

CERTIFICATE OF APPROPRIATENESS

Applicant: Toufic Halabi, agent for Michele Stanley, owner

Property: 1611 Columbia Street, Lot 10, Block 114, Houston Heights Neighborhood Subdivision. The property includes a contributing 1,164 square foot one-story single-family residence with a detached garage situated on a 6,600 square foot interior lot.

Significance: Contributing Bungalow Craftsman single-family residence, constructed in 1920, located in the Houston Heights East historic district.

Proposal: Alteration: The applicant is proposing a two-story addition to the rear of the existing house.

Original Structure:

- Demolish non-original addition to the back of the existing house.
- Replace non-original porch elements with four square columns.
- Replace non-original front door with appropriate front door.
- Remove chimney on the north elevation.
- Remove non-original aluminum siding and repair original siding underneath it.

Rear and partial second story addition:

- 2-story addition at the rear of the existing house and a partial-second story encroaching 30% (11'-11") on the existing house.
 - First floor 442 sq. ft.
 - Second floor 980 sq. ft.
- Max ridge height at 26' with a roof pitch of 7:12 and composition shingles that match the existing roof.
- Mix of fixed, single pane and double-hung, 1-over-1, inset & recessed, composite fibrex windows
 - **Minimum 1¼ inch Inset**
 - Depth from Exterior Casing to the
 - Face of the Window Unit (Upper Sash)
 - Windows must be 1-over-1 if single or double-hung
 - and equally horizontally divided
 - 1¾ inch minimum inset for Fixed Window
- Cladding on the addition will be 6" smooth Cementous siding.

Public Comment: No public comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)			The proposed activity must retain and preserve the historical character of the property;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)			The proposed activity must contribute to the continued availability of the property for a contemporary use;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(3)			The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)			The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(5)			The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(6)			New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(7)			The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(8)			Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(9)			The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(10)			The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(11)			The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**S D NA** S - satisfies D - does not satisfy NA - not applicable☒ ☐ ☐Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 2,640

☒ ☐ ☐Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,904

Side Wall Length and Insets (Addition and New Construction)

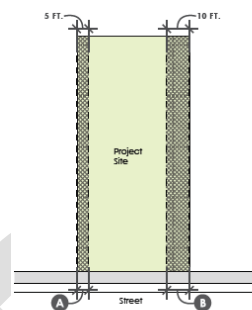
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

South Side First Floor Wall Length: 25' 11-1/2"

Inset depth on First Floor South side: 1'-3"

North Side First Floor Wall Length: 25' 11-1/2"

Inset on First Floor North side: 2'

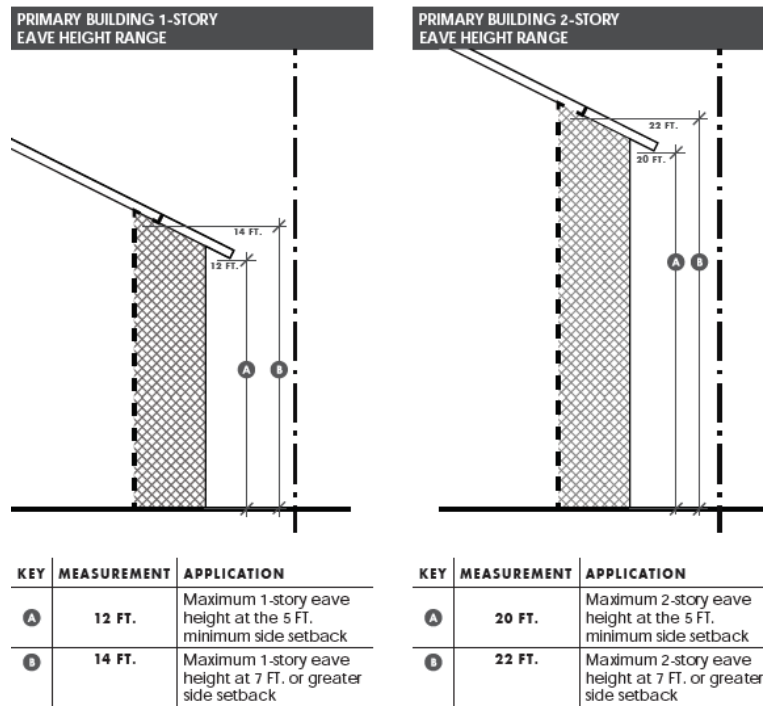
Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed South side setback (1): 11'-5 1/2"

Proposed North side setback (2): 7'-11"

Cumulative side setback: 19'-4 1/2"

Eave Height (Addition and New Construction)

Proposed eave height: 19'-1"

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



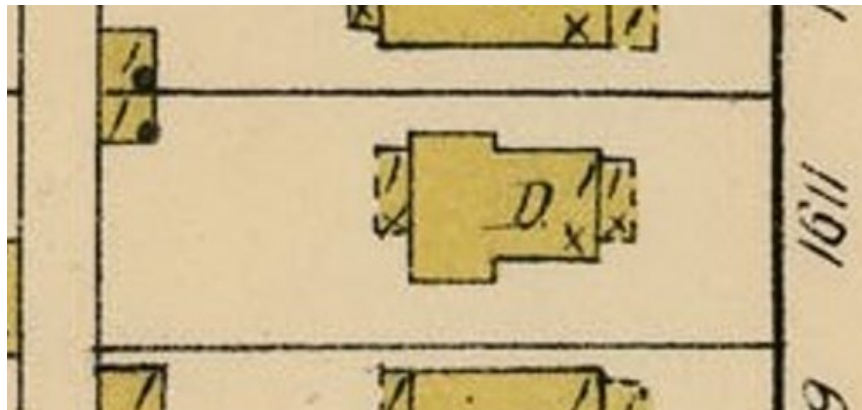
INVENTORY PHOTO



CURRENT PHOTO



SANBORN MAP & BLA 1967



0-12 US 98

INLAND COUNTY - DENVER
City of Aurora, Denver

HARRIS COUNTY BUILDING ASSESSMENT

Map No. 9A Ass't No. HR-85-0-4

Permit No. REV Date 10/26/67

Owner LOGAN H S

Street No. 16W COLUMBIA

Address HCN HTS Section _____

Lot No. 10 Block No. 114

SEQUENCE NO. VOL. 1 20 110 10

COUNTY ACCOUNT NO.

Co. value 440 -20 mm

Ac. val

MAP NUMBER VALUE 420

NEW OWNER
Fehle Herbert W

NO. STORIES		ROOF TYPE	INTERIOR	BATH FUNCTIONS
X Single Family	Doble	2/C & Paper	Finished Attic	
Duplex	Sip	X Sheetrock	Basement	
Garage Apt.		Wood Panels	CHIMNEY	
FOUNDATION	ROOFING	Plaster	Roof	
Concrete Blk	Wood Shingles		Floor	
Poor & Floor	X Comp. Shingles	2-Sq. Bedrooms		
X Concr. Bks.	(Car & Gravel)	X No. Bath	DRAPER	
		Tile	Walls	
			X MBR	
EXTERIOR WALLS	FINISHING	PAINTING & COOKING	COMP	
Brick Veneer	X Plac	A/C, O/H or Dual	Floor	
Stone Veneer	Hardwood		SLAB	
X Timber	Asphalt Tile	No. Fireplaces	Ceiling	
Shakes	Vinyl Carpet		Fence	

CLASH 1 1/2 (Dense Unit # 280)
A/C C/H \$
(Total Dist#)

BEHINDS ASSIGNMENTS OF BLOCK BOOK

Lend - Assess. \$ 470

Improv.-Assess. \$ 990

PERMIT VALUES \$

Reentered in name of SAME

EIGHTH

ARLINGTON

132

COLUMBIA

EIGHTH

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>162</p> <p>CP</p> <p>9</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>GAR</p> <p>18</p> <p>198</p> <p>11</p> </div>	
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PWG 56

120

728

260

1164

EXISTING APPRAISALS, if any -				
100% Value - without depreciation-\$				\$
Dep.-Ph. 100 & Fu.	\$ Ec.	\$		\$

CONTEXT AREA

Street Views



Figure 1_street view with 1611 Columbia to the right



Figure 2_Street view with 1611 Columbia to the left



Figure 3-1615 Columbia, next door neighbor



Figure 4_501 E 16th Street, contributing, corner of Columbia & E 16th

EXISTING PHOTOS



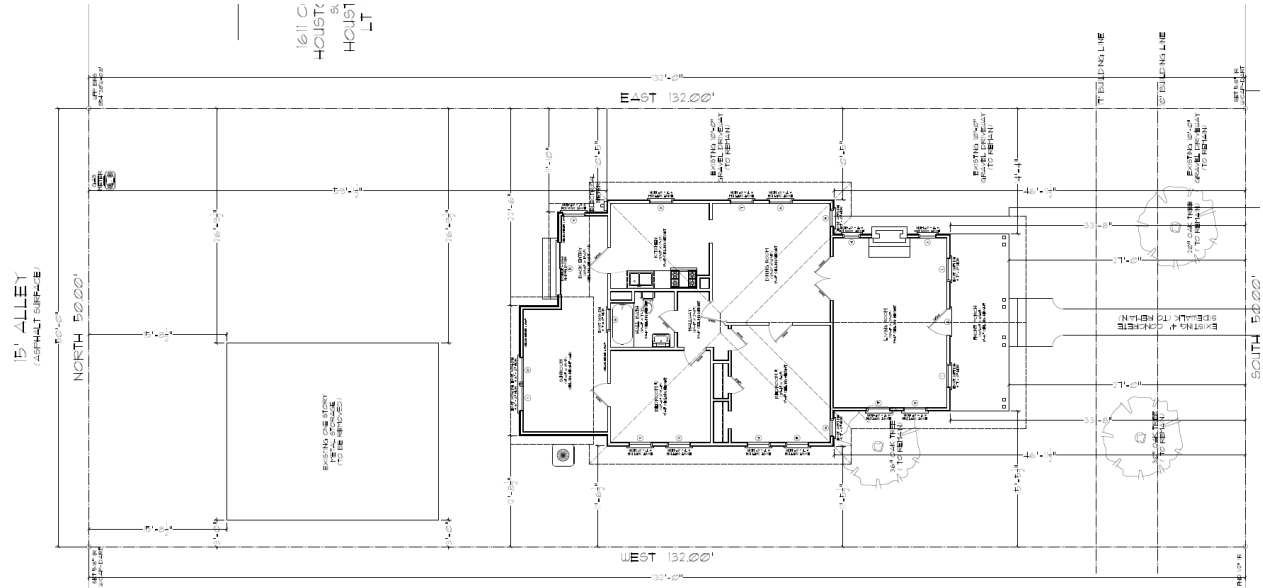
PROPOSED 3D



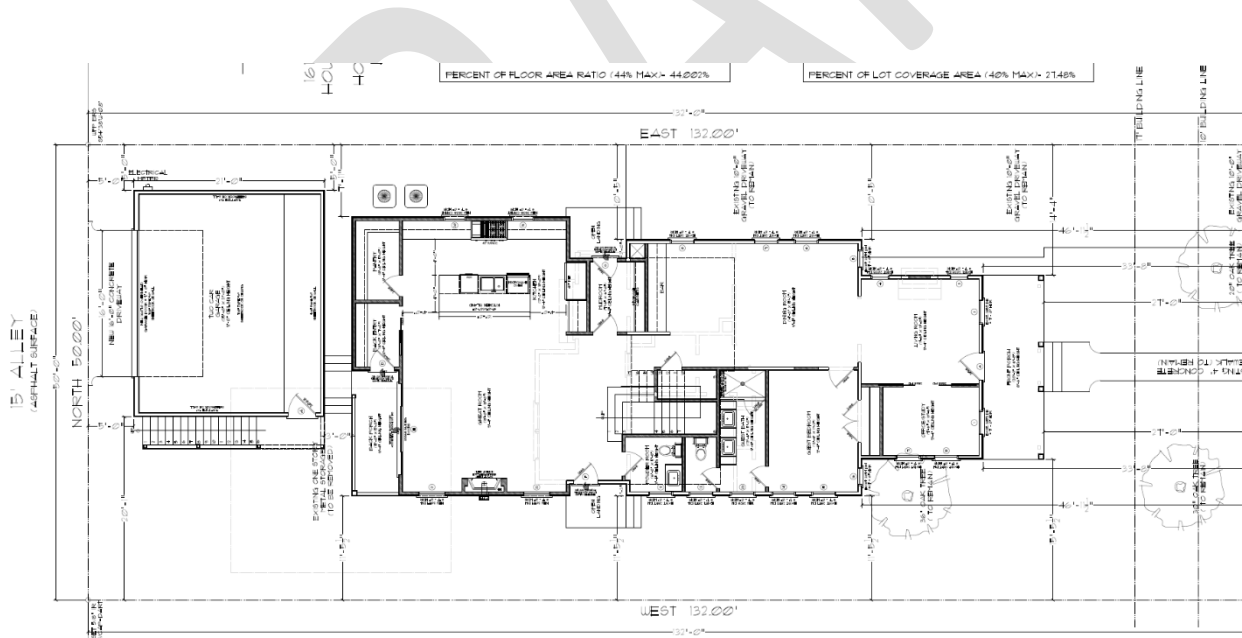
SITE PLAN



EXISTING



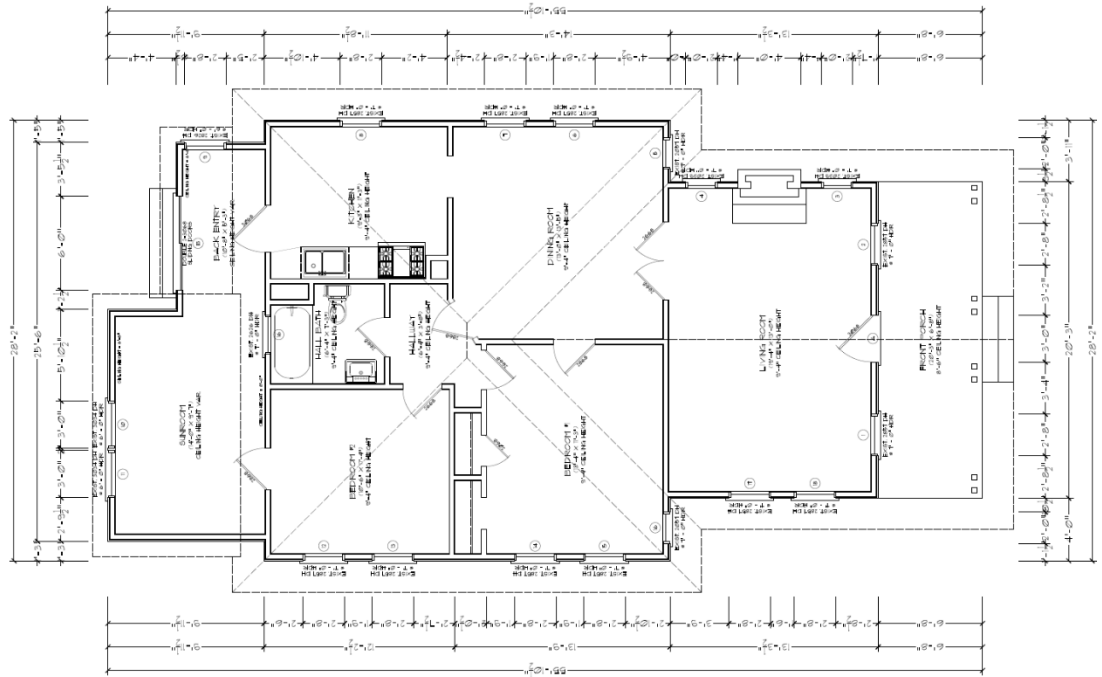
PROPOSED



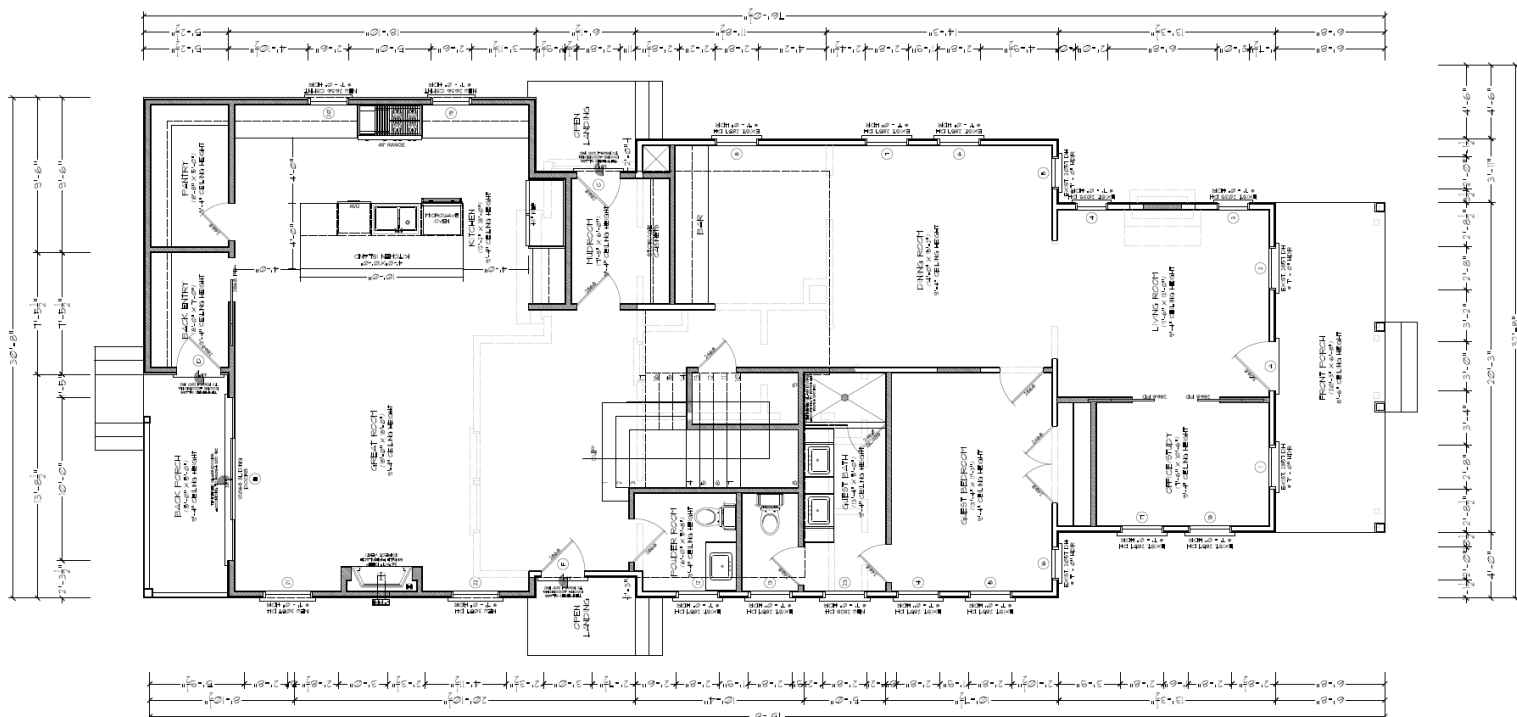


EXISTING

FIRST FLOOR PLAN



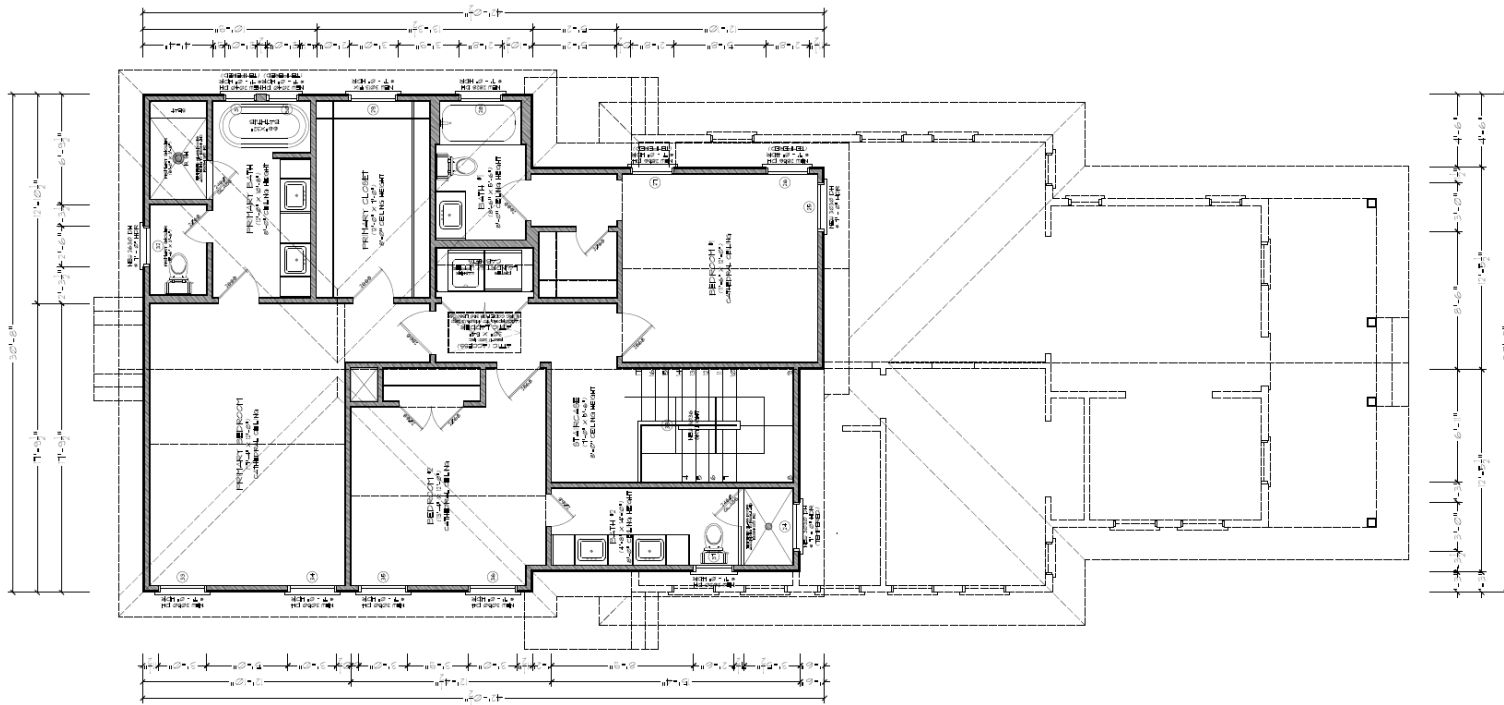
PROPOSED



SECOND FLOOR PLAN



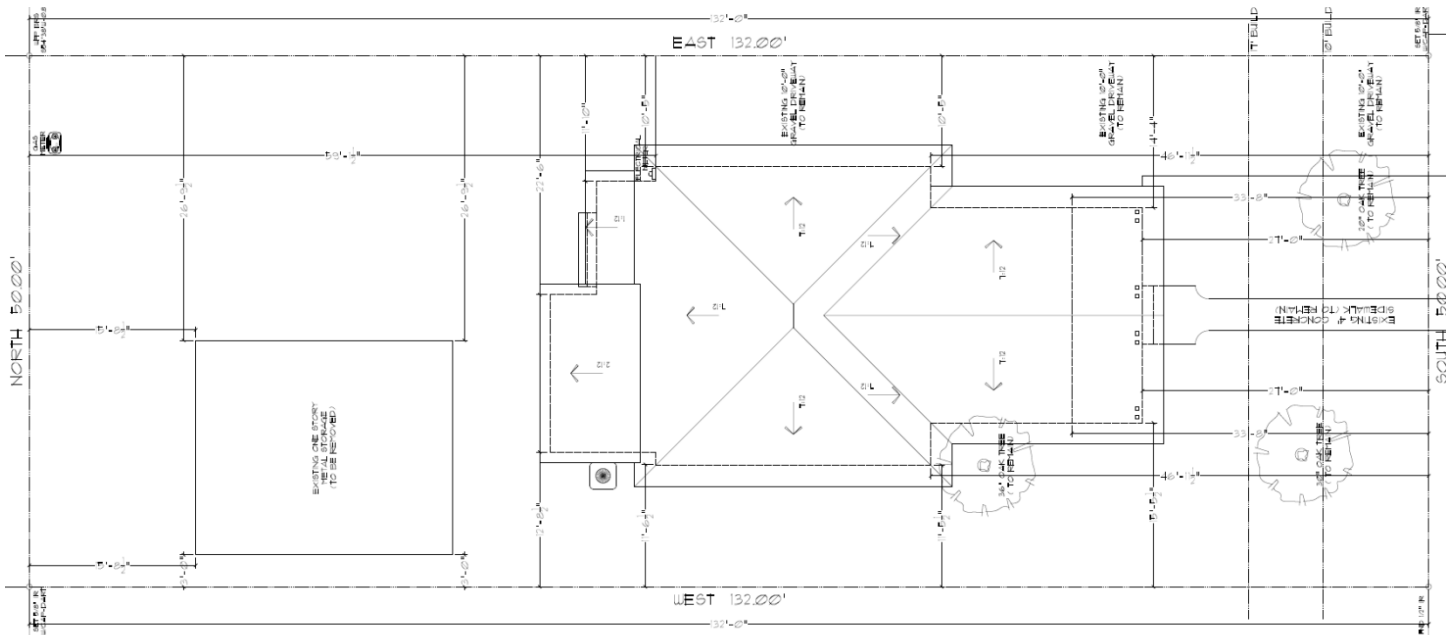
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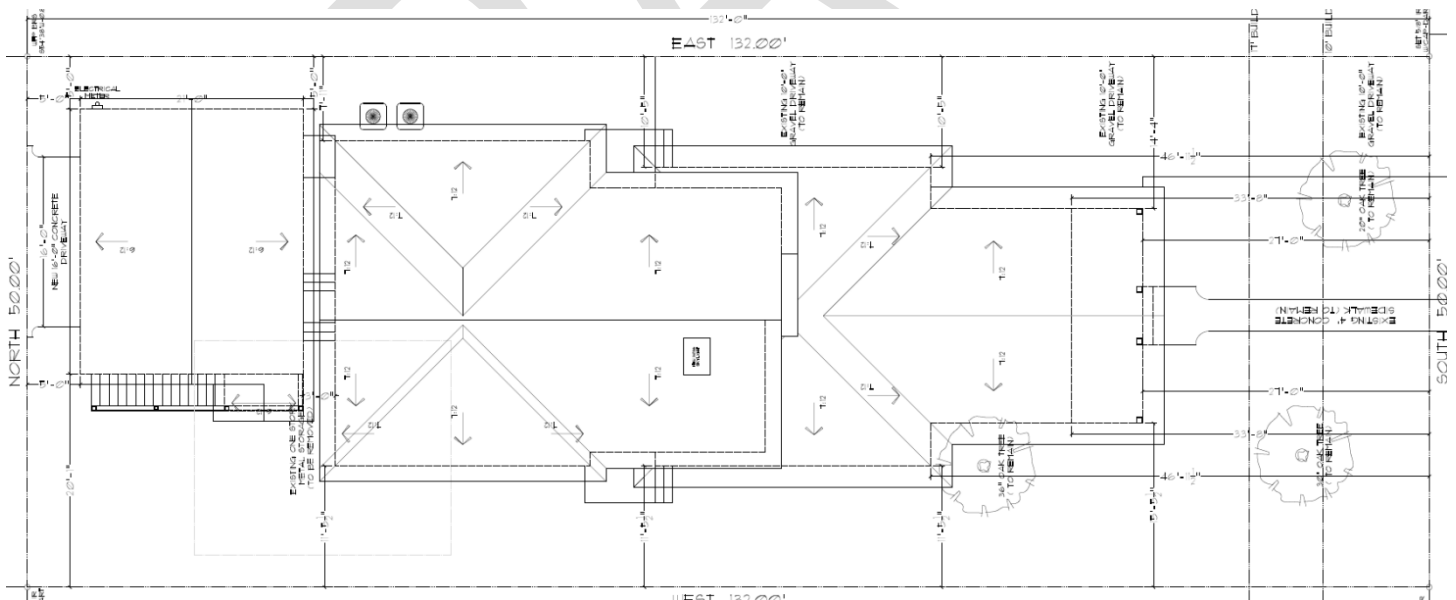
ROOF PLAN



EXISTING



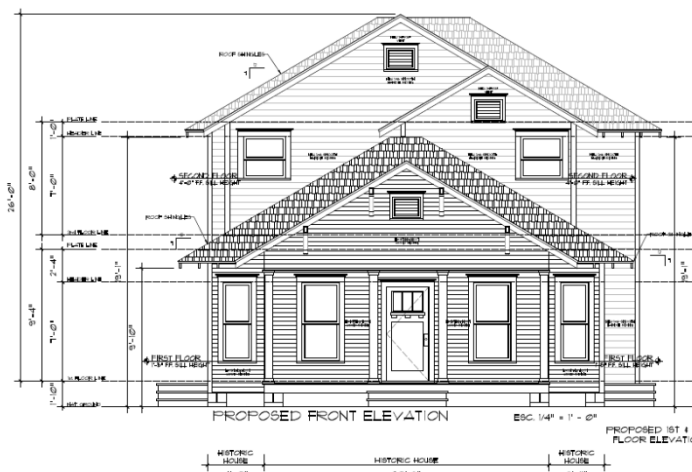
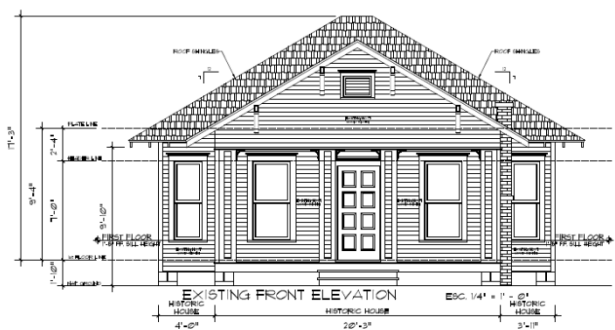
PROPOSED



FRONT EAST ELEVATION

EXISTING

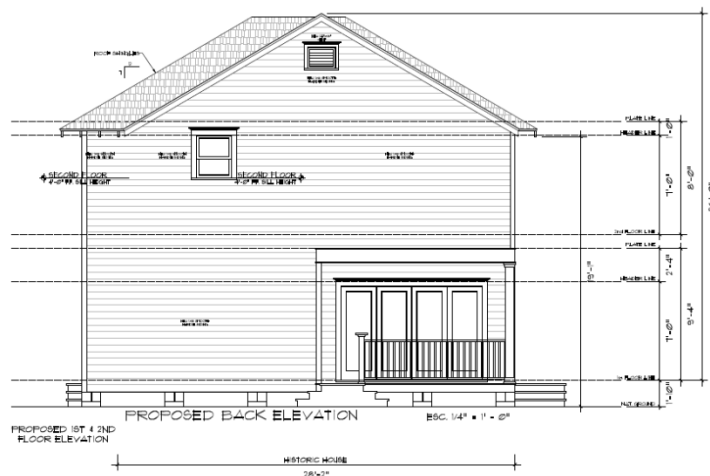
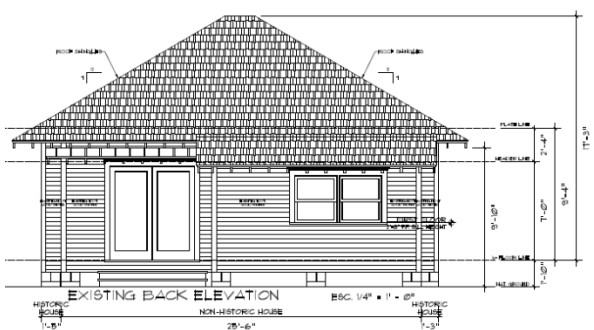
PROPOSED



REAR WEST ELEVATION

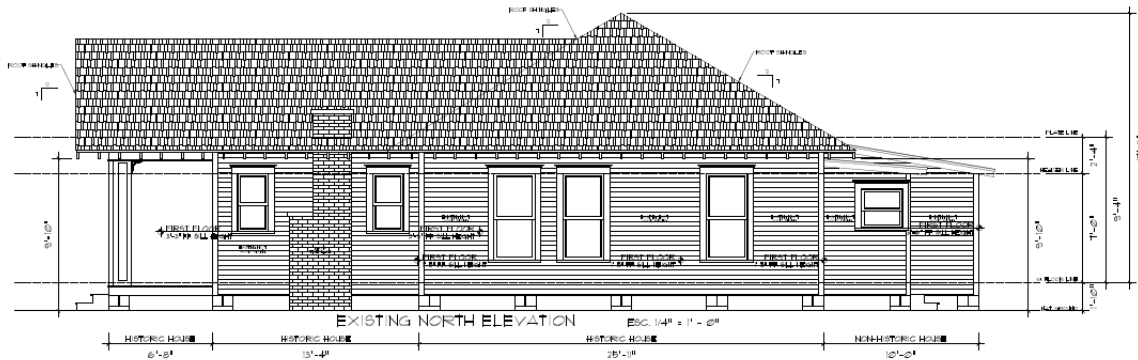
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PROPOSED

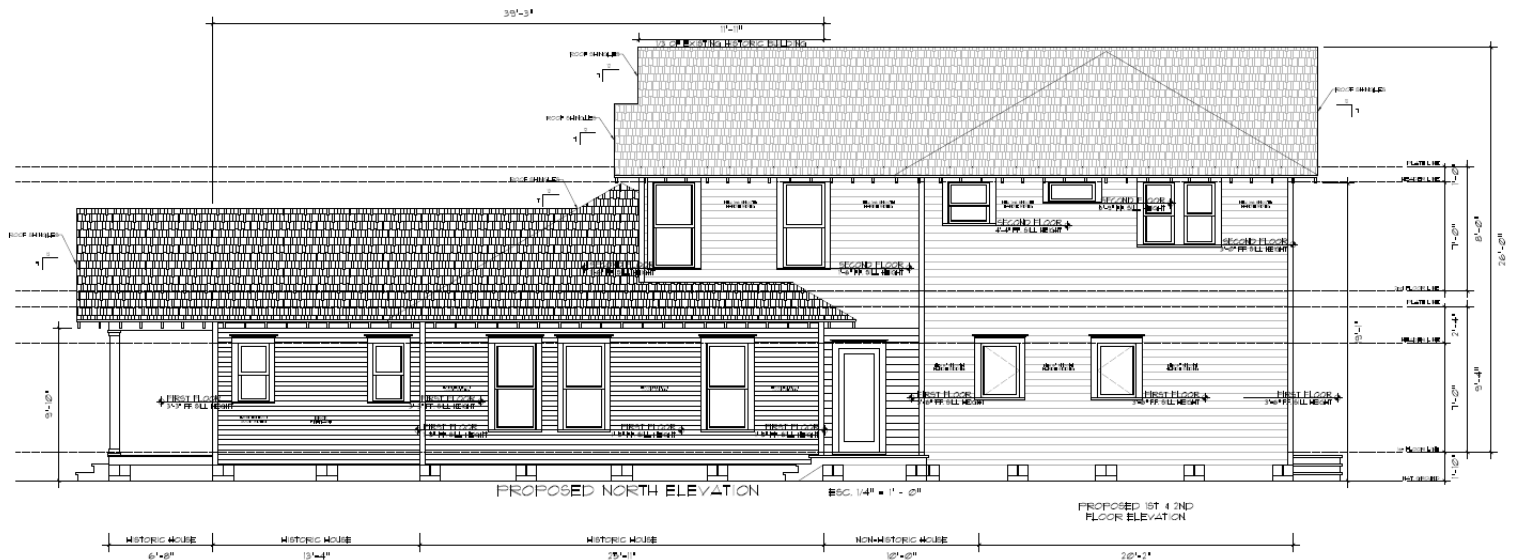


SIDE NORTH ELEVATION

EXISTING

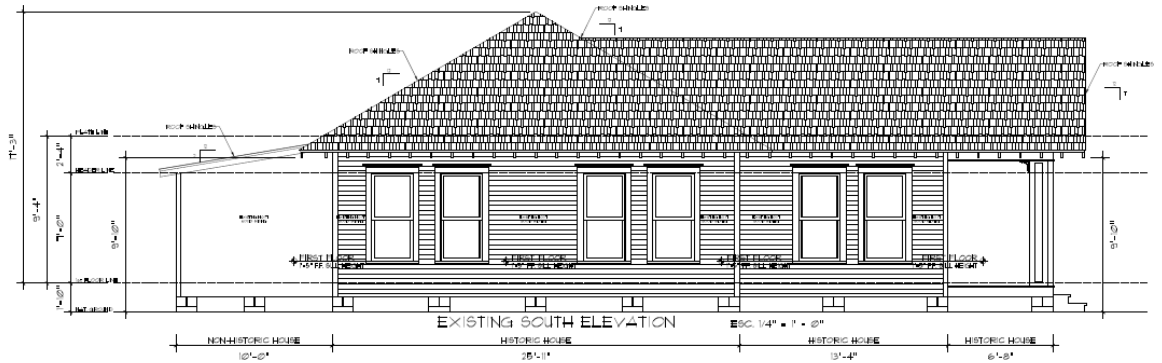


PROPOSED

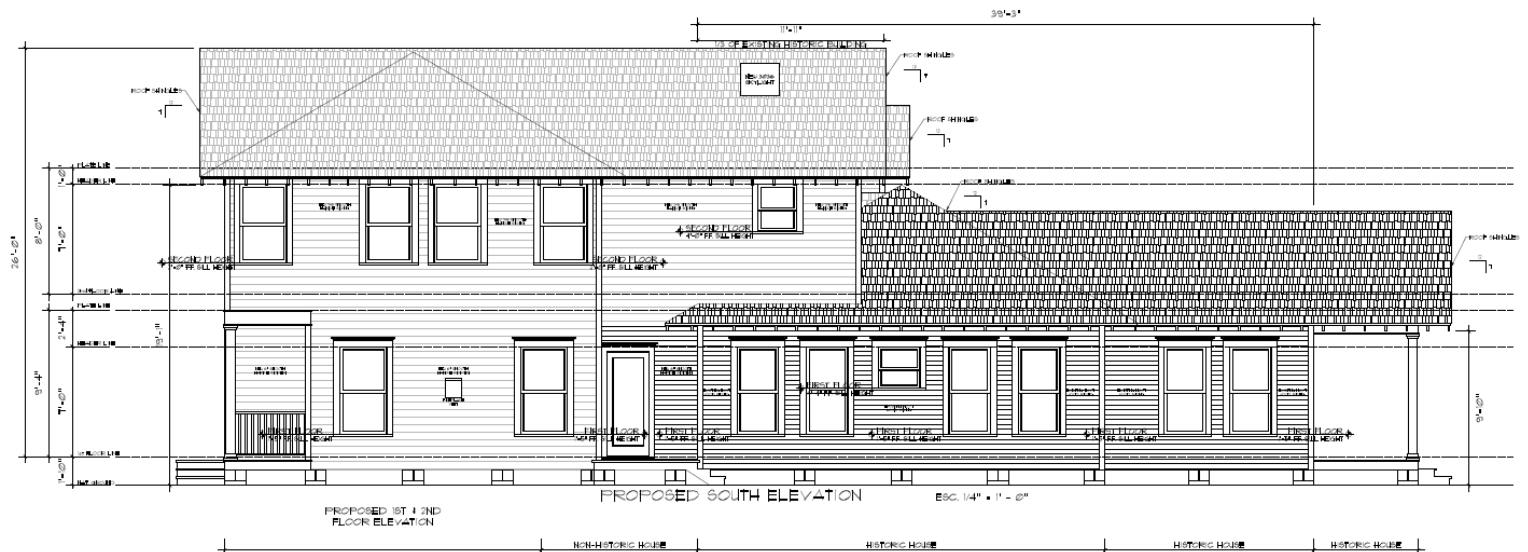


SIDE NORTH ELEVATION

EXISTING



PROPOSED



WINDOW & DOOR SCHEDULES

EXISTING DOOR SCHEDULE

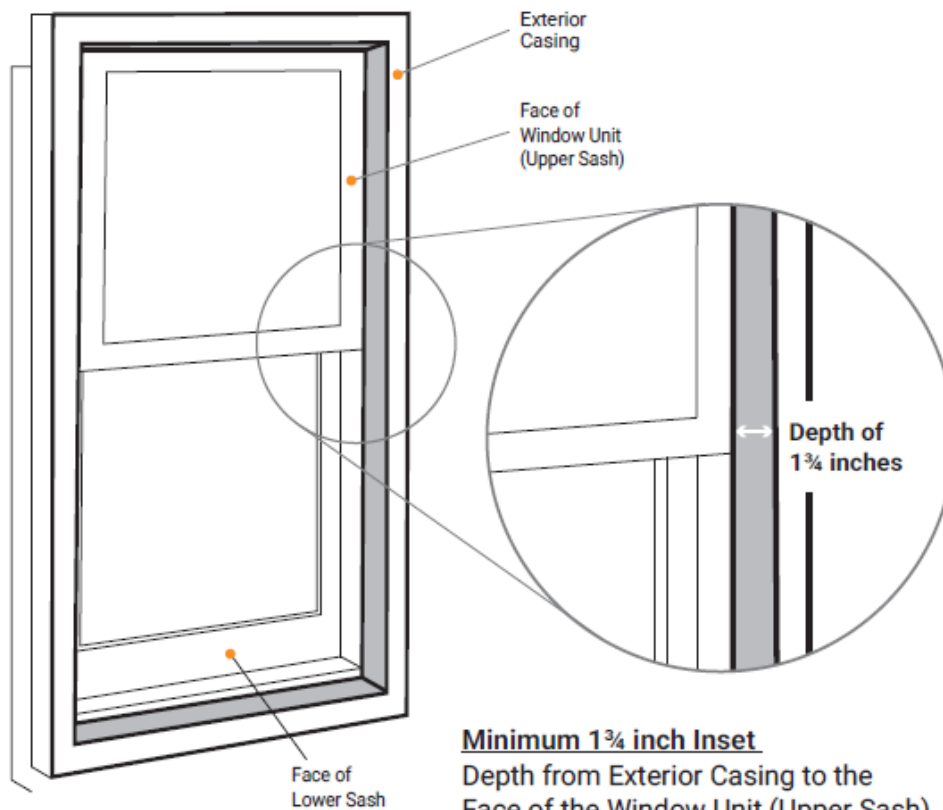
MARK	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS	EXISTING TO REMAIN
(A)	EXISTING	3'-0"	6'-8"	WOOD FRAME	TEMPERED	NO
(B)	SLIDING	6'-0"	6'-8"	WOOD FRAME	TEMPERED	NO

EXISTING WINDOW SCHEDULE

MARK	LITE PATTERN	STYLE	DIMENSIONS	MATERIAL	MOUNTING PROFILE	EXISTING TO REMAIN
1ST FLOOR						
(1)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(2)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(3)	1/1	DH	24"x45"	WOOD FRAME	RECESSED	YES
(4)	1/1	DH	24"x45"	WOOD FRAME	RECESSED	YES
(5)	1/1	DH	24"x67"	WOOD FRAME	RECESSED	YES
(6)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(7)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(8)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(9)	1/1	DH	32"x30"	WOOD FRAME	RECESSED	NO
(10)	1/1	DH	36"x40"	WOOD FRAME	RECESSED	NO
(11)	1/1	DH	36"x40"	WOOD FRAME	RECESSED	NO
(12)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(13)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(14)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(15)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(16)	1/1	DH	24"x67"	WOOD FRAME	RECESSED	YES
(17)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES
(18)	1/1	DH	32"x67"	WOOD FRAME	RECESSED	YES



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:
Houston Office of Preservation
832-393-6556
historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation