

## 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:** New Construction: The applicant is proposing the following:

- Demolish non-contributing, one-story metal garage.
- Construct a 528 SF two-story detached garage at the rear of the lot.
  - Garage will have alleyway access
  - Ridge height of the garage will be 24'-8"
  - Mix of fixed, single pane and double-hung, 1-over-1, inset & recessed, vinyl windows
  - **Minimum 1 1/4 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
  - 1 1/4 inch minimum inset for Fixed Window
- Garage will be clad in 6" smooth Hardie siding.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

**HEIGHTS DESIGN GUIDELINES**

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 2,640

Detached Garage 825 SF (Exempt)

        Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,904

Detached Garage 825 SF (Exempt)

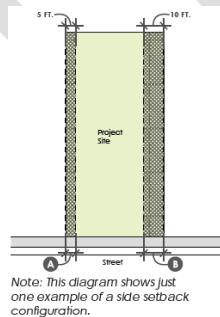
Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 24inProposed first floor plate height:9ftProposed second floor plate height:9ft  Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

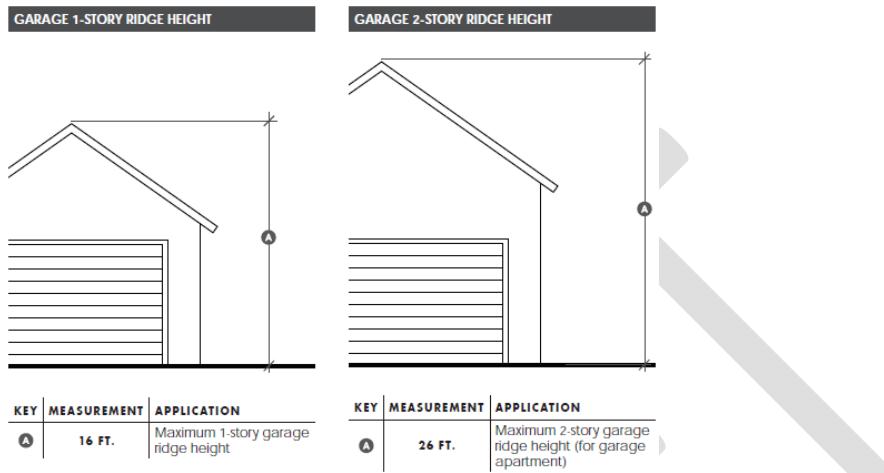
Rear setback is at least 24'  Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	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 side setback (N): 5'Proposed side setback (S): 20'-1"Cumulative side setback: 25'-1"



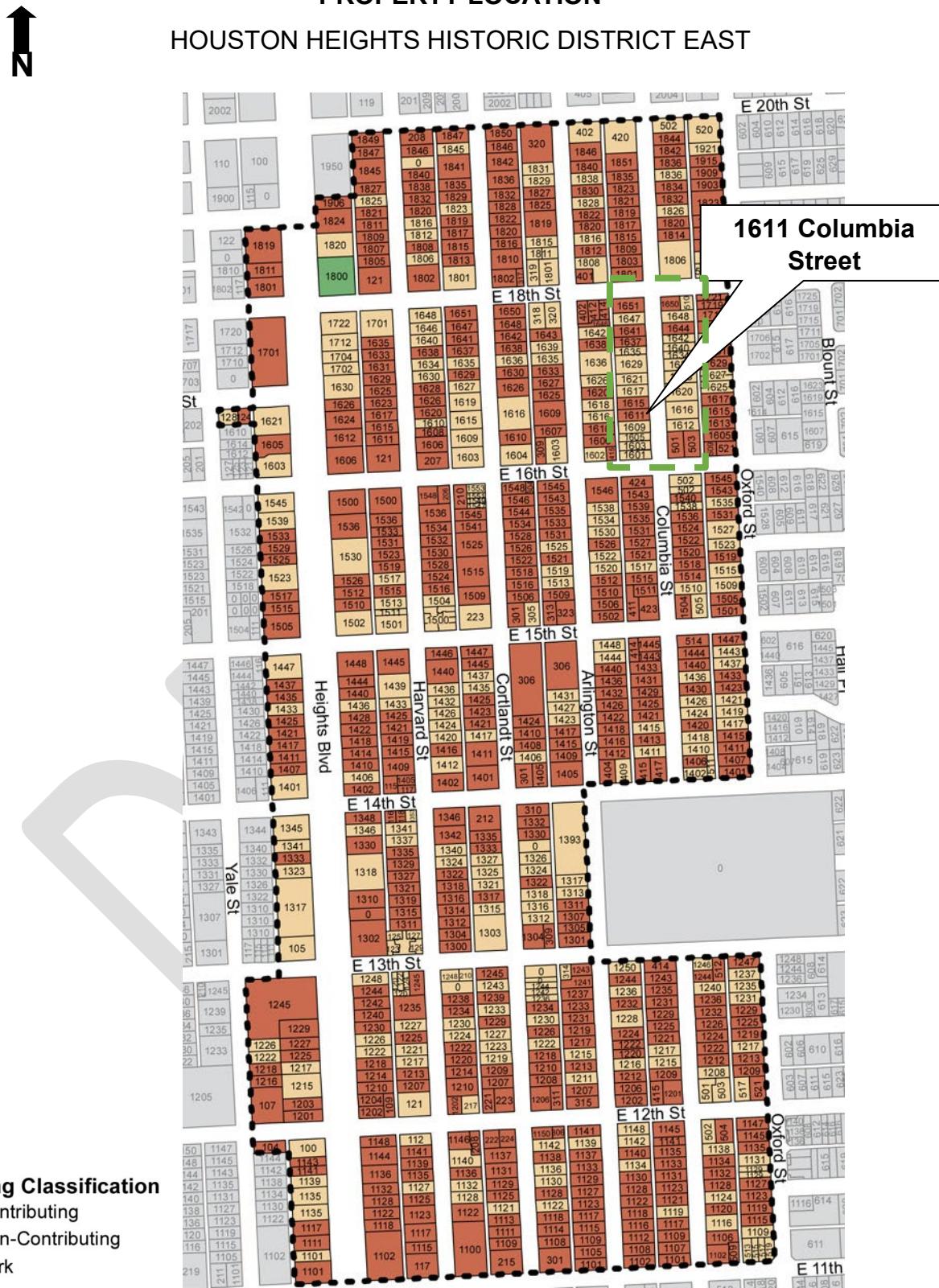
Detached Garage Ridge Height (New Construction)



The ridge height is 24'-8"

## PROPERTY LOCATION

# HOUSTON HEIGHTS HISTORIC DISTRICT EAST



## Building Classification

## Contributing

Contributing  
Non-Contributing

Non  
Park

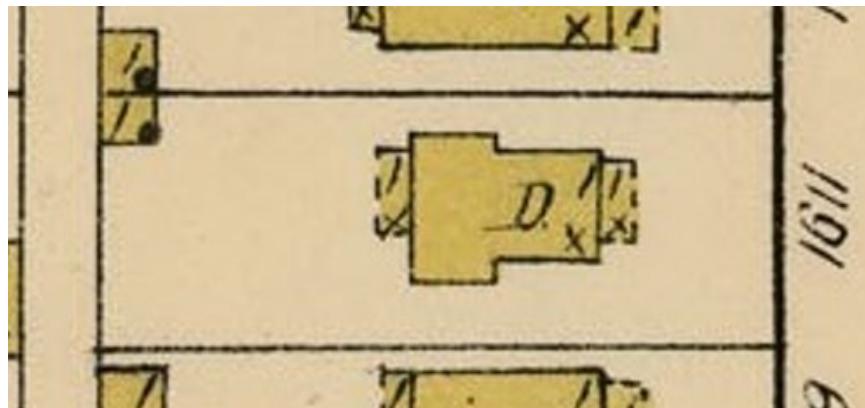
**INVENTORY PHOTO**

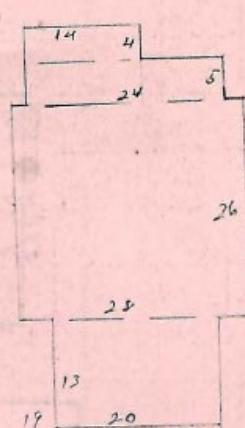


**CURRENT PHOTO**



**SANBORN MAP & BLA 1967**



<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">162</span> CP 9	GAR 18 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">198</span> 11
	

## 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*

February 12, 2026

HP2026\_0005

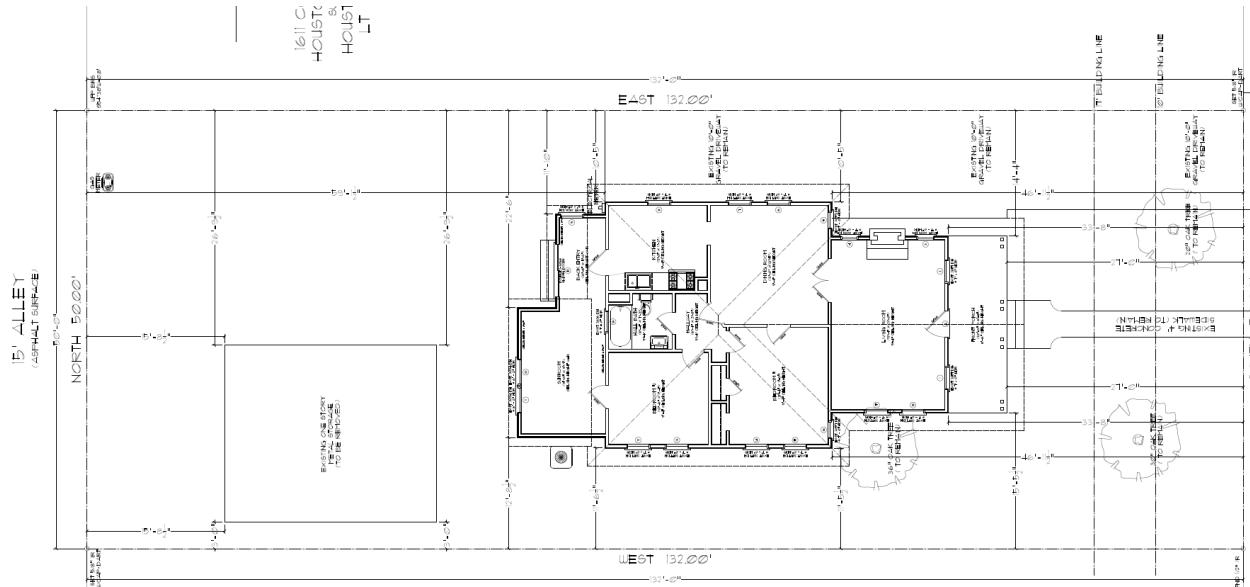
1611 Columbia Street

Houston Heights East

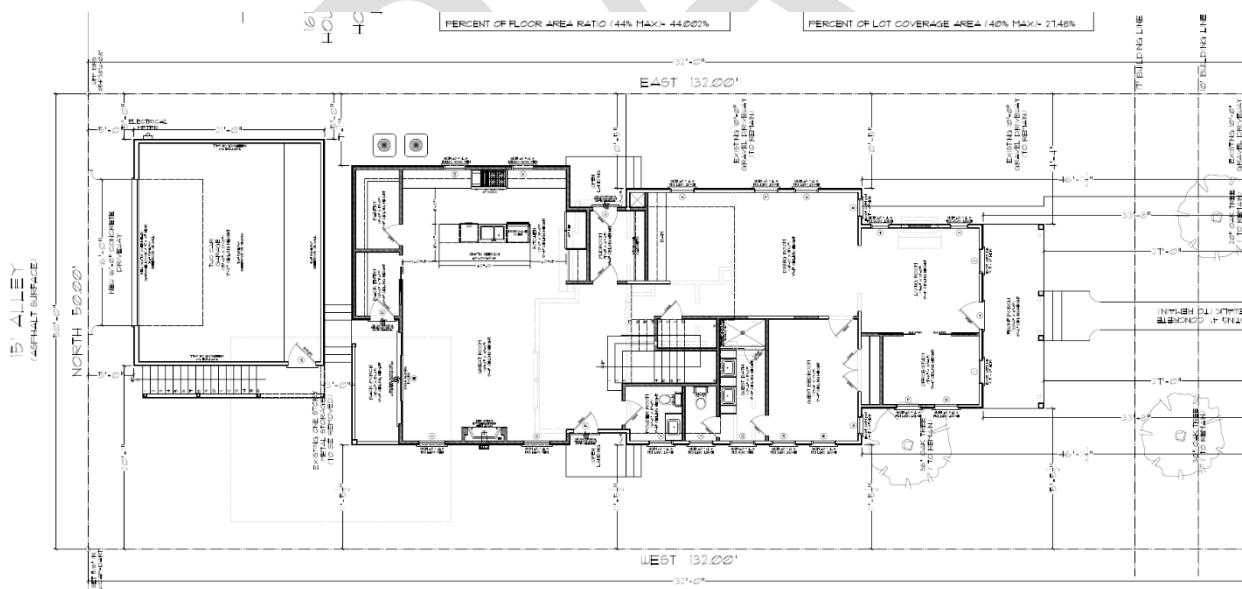
**SITE PLAN**

N

EXISTING



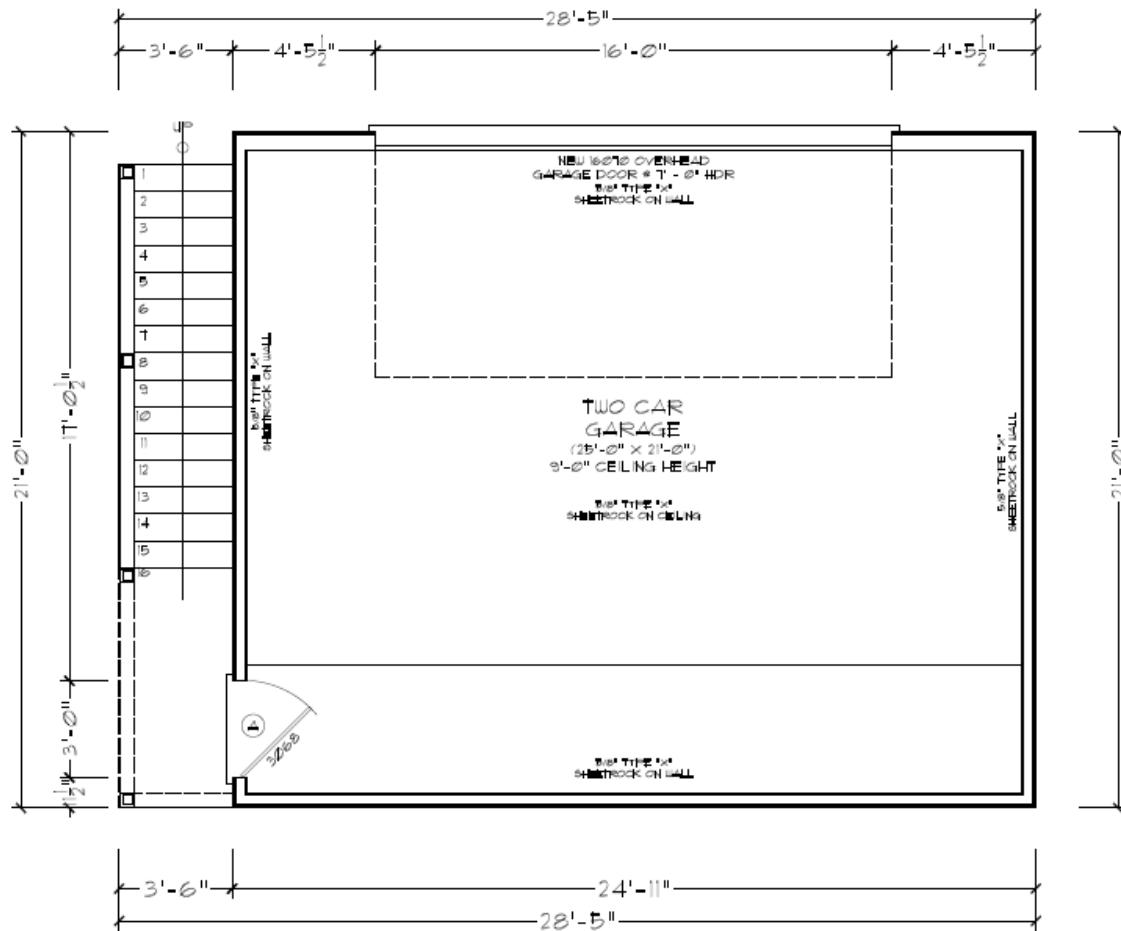
PROPOSED





## FIRST FLOOR PLAN

## PROPOSED

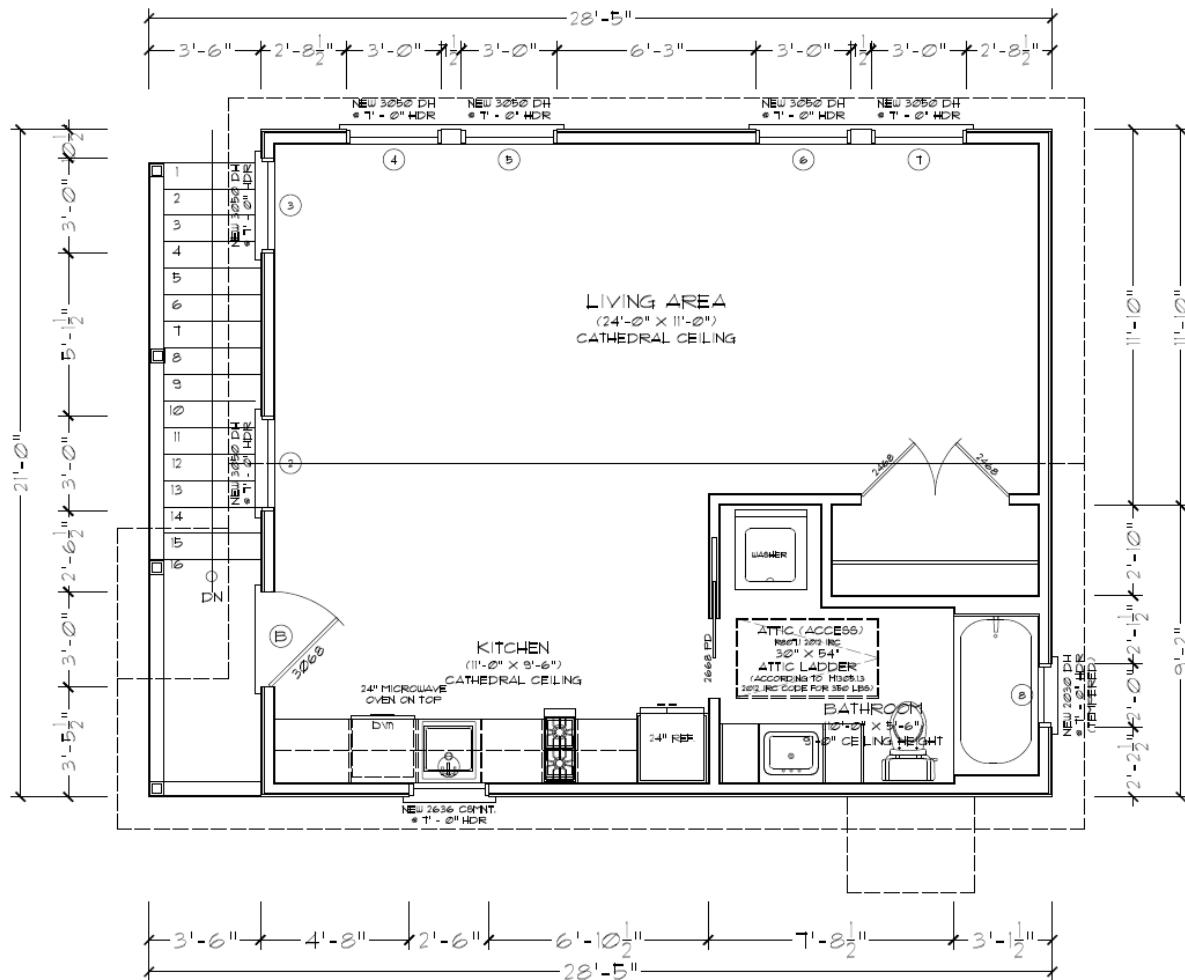


PROPOSED GARAGE 1ST FLOOR PLAN

ESC. 1/4" = 1" - Ø"



## PROPOSED



## PROPOSED GARAGE 2ND FLOOR PLAN

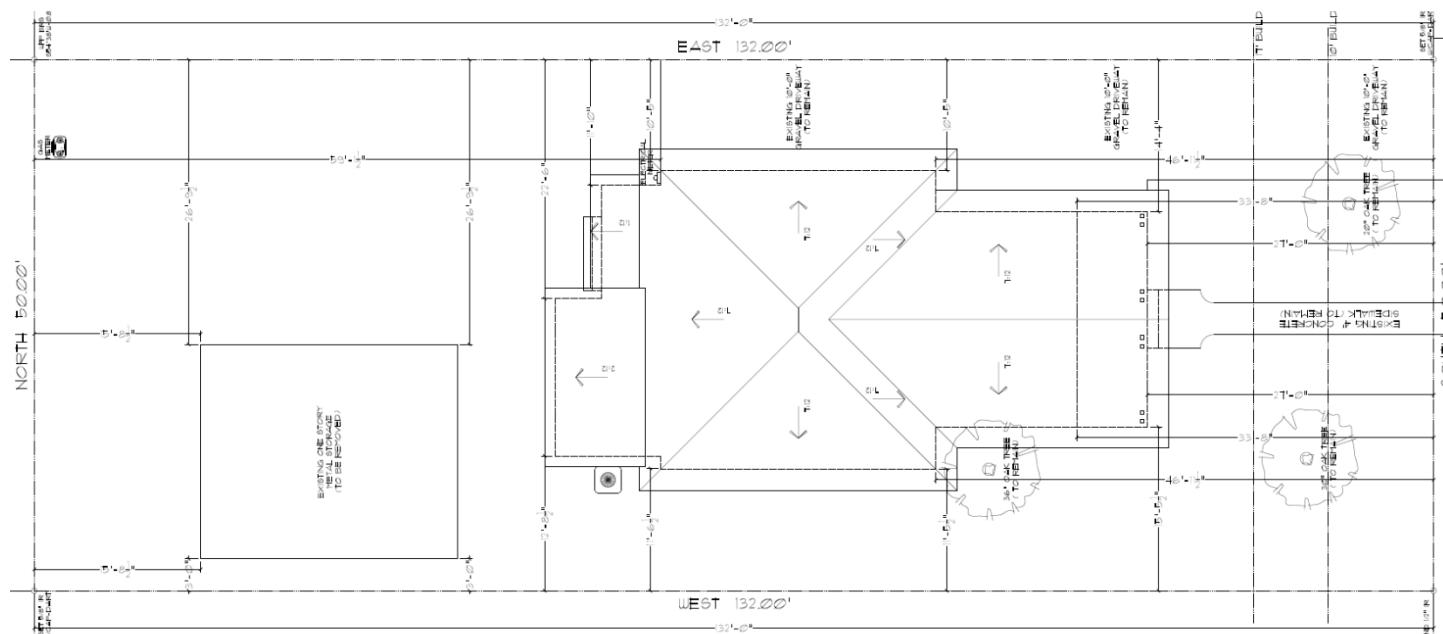
ESC. 1/4" = 1" - Ø"

PROPOSED TWO CAR GARAGE AREA = 525.00 SqF  
PROPOSED 2ND FLOOR LIVING AREA = 525.00 SqF

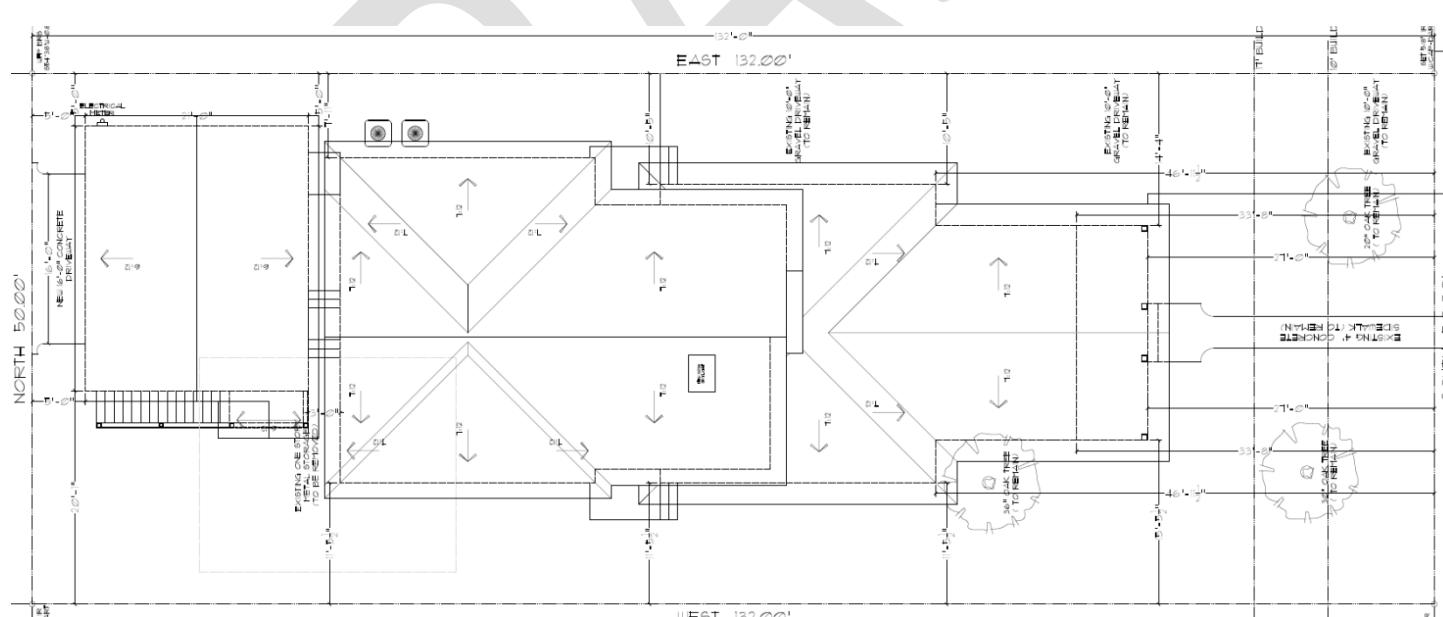
ROOF PLAN

N

EXISTING



PROPOSED



February 12, 2026

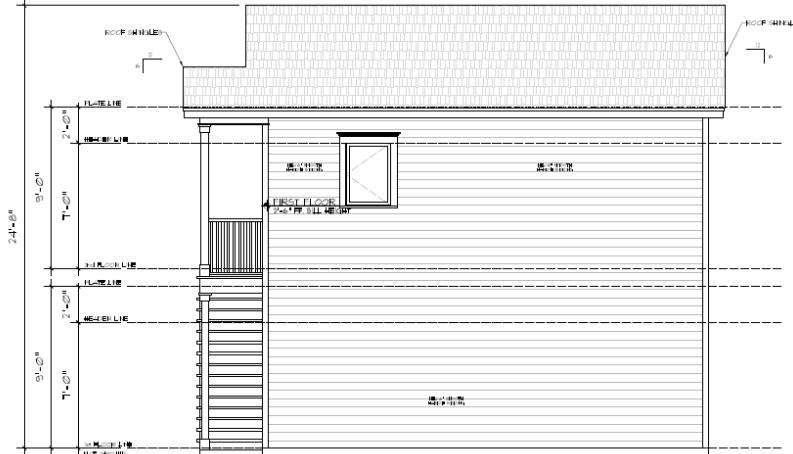
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ITEM B4

1611 Columbia Street

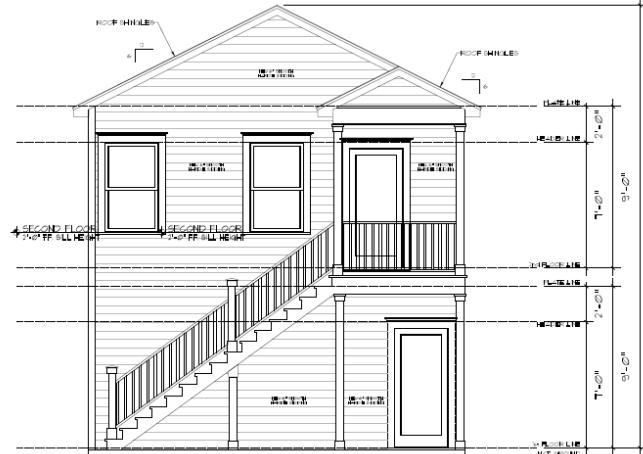
Houston Heights East

## ELEVATIONS



PROPOSED GARAGE FRONT ELEVATION

ESC. 1/4" = 1' - 0"



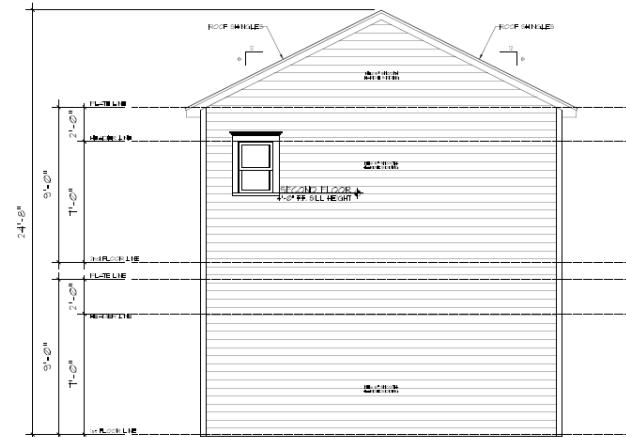
PROPOSED GARAGE SOUTH ELEVATION

ESC. 1/4" = 1' - 0"



PROPOSED GARAGE BACK ELEVATION

ESC. 1/4" = 1' - 0"



PROPOSED GARAGE NORTH ELEVATION

ESC. 1/4" = 1' - 0"

## WINDOW &amp; DOOR SCHEDULES

## NEW DOOR SCHEDULE

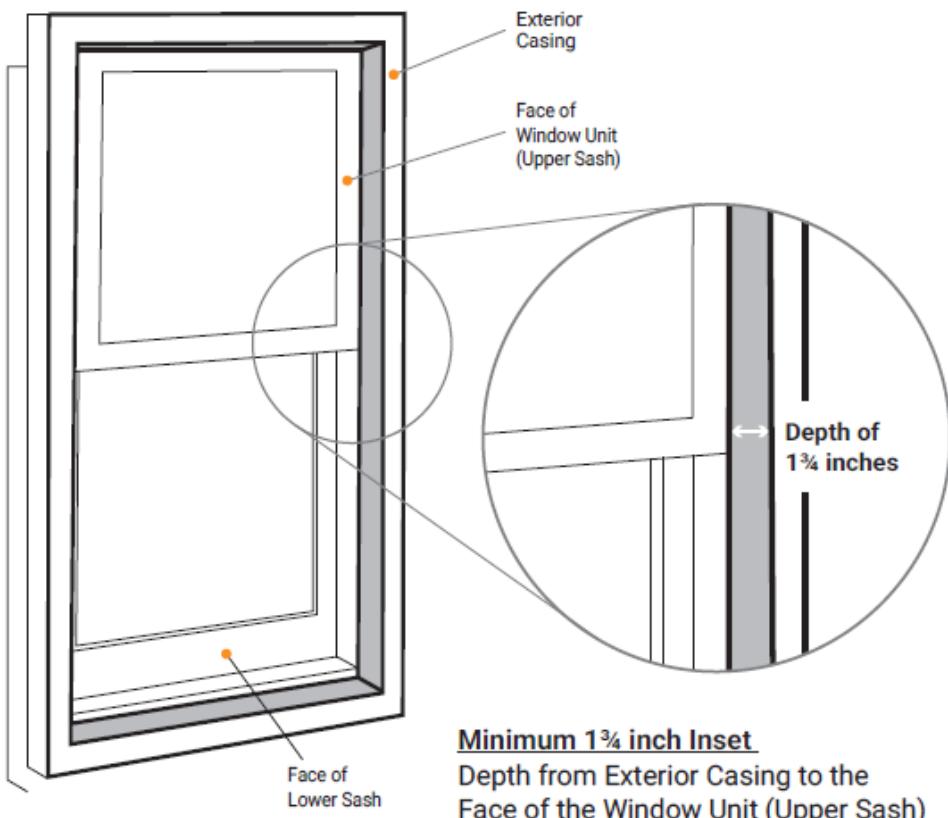
MARK	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS	EXISTING TO REMAIN
(A)	LH	3'-0"	6'-8"	FIBERGLASS	TEMPERED	NEW
(B)	LH	3'-0"	6'-8"	FIBERGLASS	TEMPERED	NEW

## NEW WINDOW SCHEDULE

MARK	LITE PATTERN	STYLE	DIMENSIONS	MATERIAL	MOUNTING PROFILE	EXISTING TO REMAIN
2ND FLOOR						
(1)	1/1	CASEMENT	30"X36"	VINYL FRAME	RECESSED	NEW
(2)	1/1	DH	36"X60"	VINYL FRAME	RECESSED	NEW
(3)	1/1	DH	36"X60"	VINYL FRAME	RECESSED	NEW
(4)	1/1	DH	36"X60"	VINYL FRAME	RECESSED	NEW
(5)	1/1	DH	36"X60"	VINYL FRAME	RECESSED	NEW
(6)	1/1	DH	36"X60"	VINYL FRAME	RECESSED	NEW
(7)	1/1	DH	36"X60"	VINYL FRAME	RECESSED	NEW
(8)	1/1	DH	24"X36"	VINYL FRAME	RECESSED	NEW



## 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](mailto:historicpreservation@houstontx.gov)

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