

**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 1¾ 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
  - 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**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 may 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**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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: 24in

Proposed first floor plate height: 9ft

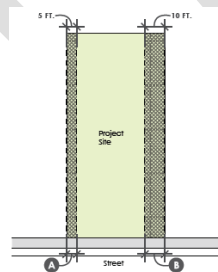
Proposed second floor plate height: 9ft

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

Proposed side setback (N): 5'

Proposed side setback (S): 20'-1"

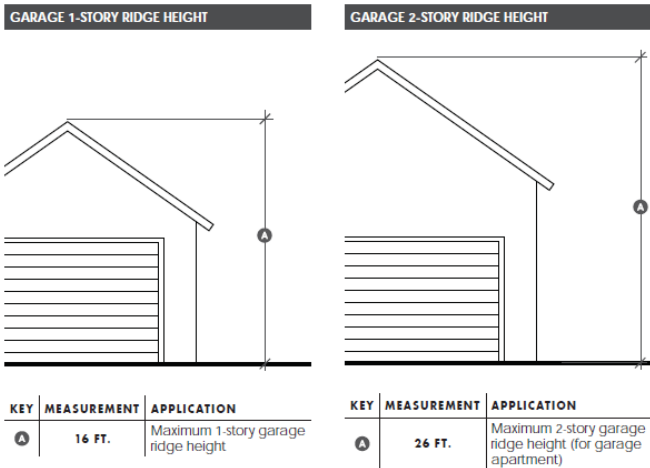
Cumulative side setback: 25'-1"

☒

☐

☐

Detached Garage Ridge Height (New Construction)



The ridge height is 24'-8"

## PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT EAST



## Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

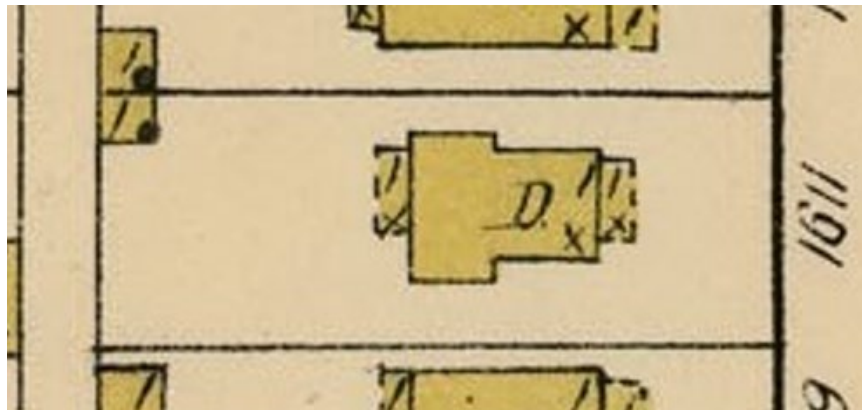


CURRENT PHOTO





## SANBORN MAP &amp; BLA 1967



11-22 06 00

Harris County Building Assessment

Map No. 9A Subd. No. HR-85-0-4

Grant No. REV Date 10/20/67

Owner LOGAN H S

Street No. 1611 COLUMBIA

Section HCL HTS

Lot No. 10 Block No. 114

County Accounting

SEQUENCE NO.	VOL.	NO.	SUB.	ITEM
084014460	20	110	10	

Co. value 440

Ec. val

DATE 10/20/67 VALUE 420

NEW OWNER Fehle Hertel w

1. No. Stories	ROOF TYPE	WALLS	EXTERIOR FINISHES
<input checked="" type="checkbox"/> Single Family	Double	2 1/2" & Paper	Finished Siding
<input checked="" type="checkbox"/> Duplex	Shingle	<input checked="" type="checkbox"/> Sheetrock	Baseboard
<input checked="" type="checkbox"/> Garage Apt.		Wood Panels	CURBOUT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Block	Wood Shingles		Floor
Brick & Stone	<input checked="" type="checkbox"/> Comp. Shingles	2 No. Bedrooms	
<input checked="" type="checkbox"/> Cover - Sike	Tar & Gravel	1 No. Bath	DRAWER
		Tile	WALLS
EXTERIOR WALLS	FLORING		LAMBR
Brick Veneer	<input checked="" type="checkbox"/> Tile	HEATING & COOLING	COMP
Stone Veneer	Hardwood	A/C, G/E or Dual	Placer
<input checked="" type="checkbox"/> Siding	Asphalt Tile		SLAB
Shakes	Wool Carpet	No. Fireplaces	Ceiling
		Doors	

CLASS 1 (Base Unit \$ 3.80)

EXISTING APPRAISALS OF BLOCK BOOK

Land - Asses. \$ 470

Impro. - Asses. \$ 990

PROPERTY VALUE \$

Registered in name of SAME

EIRTH

132

1611

1611

162 G-AR

CP 18

198

9 11

PWG 56

120

728

260

1164

141 4

24 5

26

25

13

19

20

6 or 20 (120)

EXISTING APPRAISALS, if any -

100% Value - without depreciation - \$

Dep.-Ph. 60% 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*





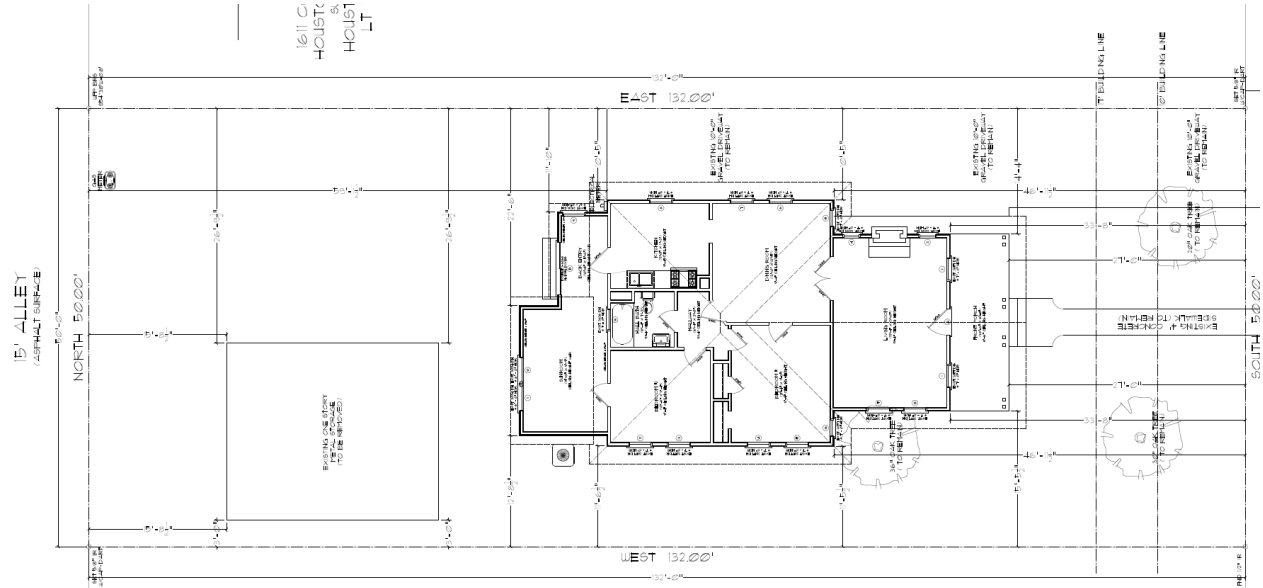
*Figure 3-1615 Columbia, next door neighbor*



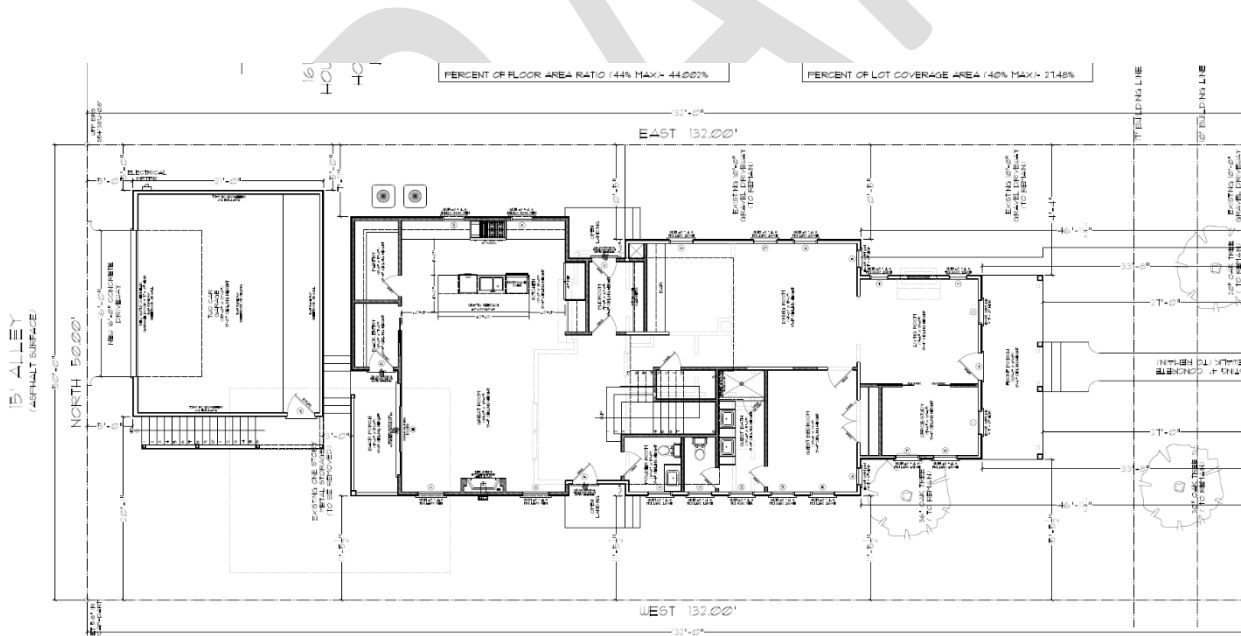
*Figure 4\_501 E 16th Street, contributing, corner of Columbia & E 16th*

# SITE PLAN

EXISTING



PROPOSED





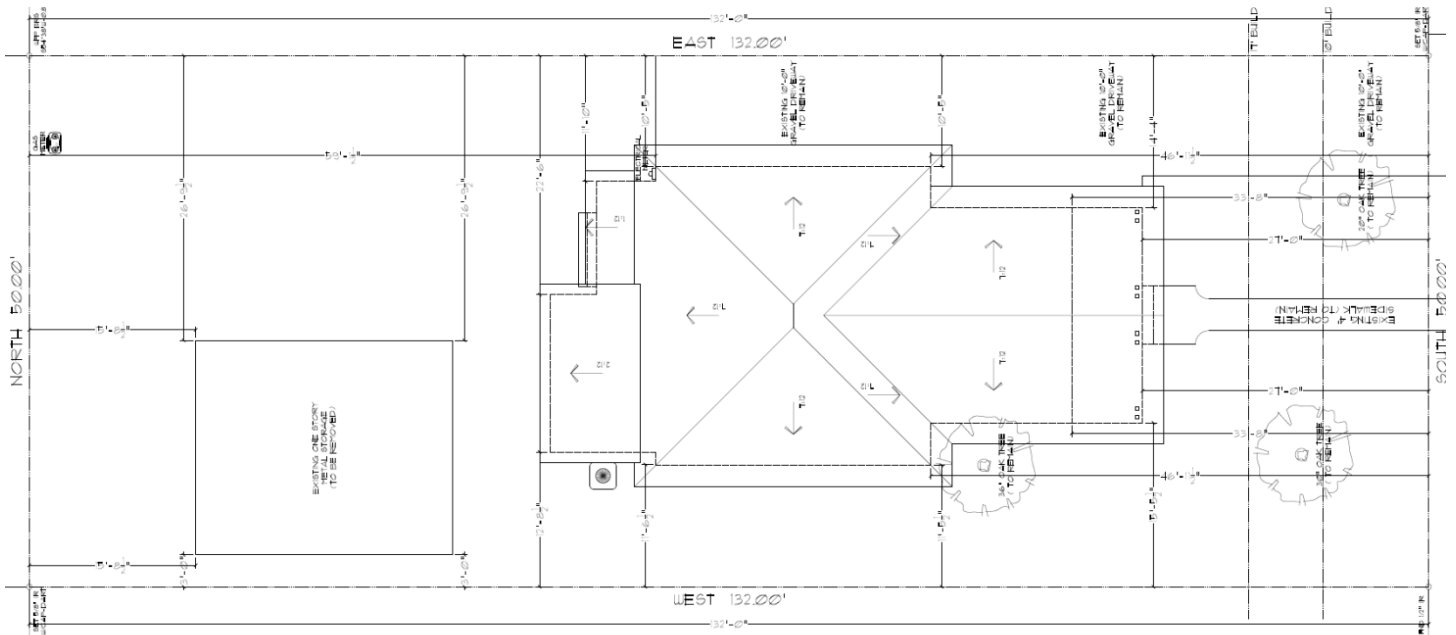




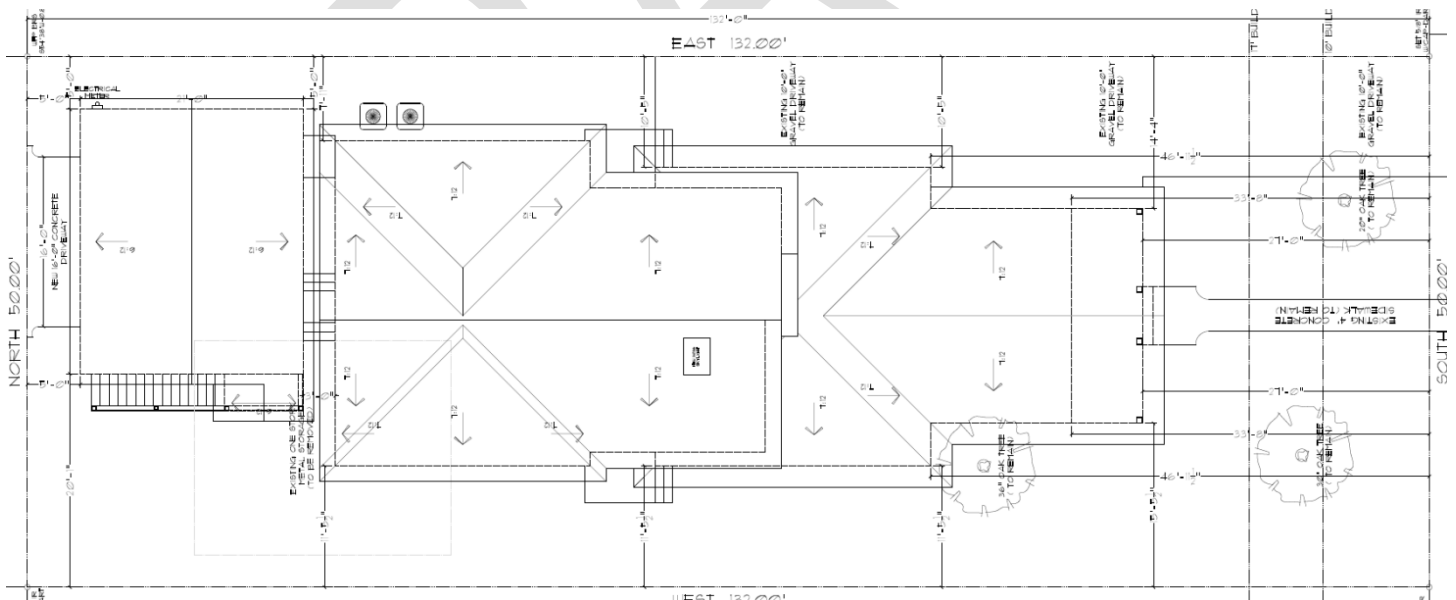
## ROOF PLAN



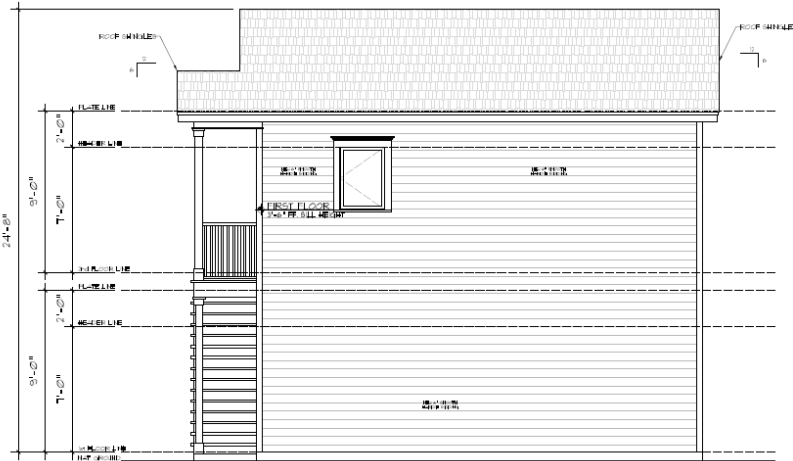
EXISTING



PROPOSED

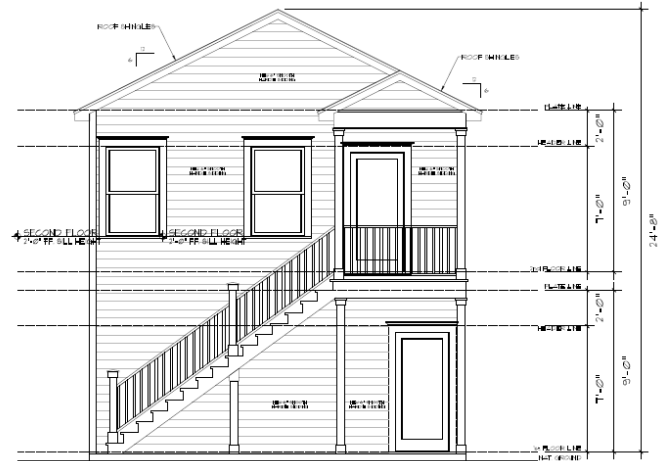


## ELEVATIONS



PROPOSED GARAGE FRONT ELEVATION

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



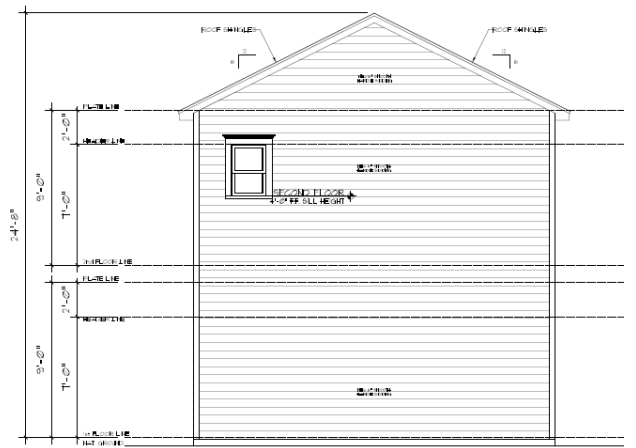
PROPOSED GARAGE SOUTH ELEVATION

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'-0"	FIBERGLASS	TEMPERED	NEW	
(B)	LH	3'-0"	6'-0"	FIBERGLASS	TEMPERED	NEW	

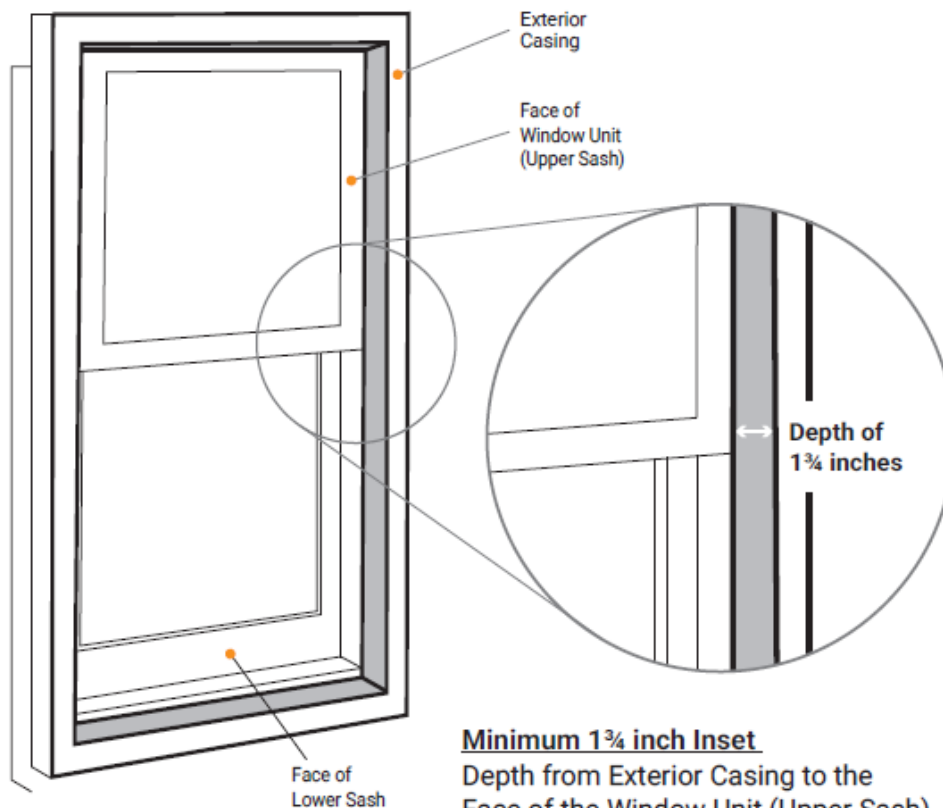
## NEW WINDOW SCHEDULE

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