

CERTIFICATE OF APPROPRIATENESS

Application Date: 12/16/2022

Applicant: Sarah Hannah, agent for Kristina Ronneberg, owner

Property: Lot 8, Block 107, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one story, wood frame 1,379 sq ft single family residence built circa 1910 on a 6,600 square foot lot with shed garage and carport-built c. 2012.

Significance: Contributing Queen Anne Cottage constructed circa 1910, located in the Houston Heights Historic District East with a non-contributing shed garage at rear. Non-contributing, detached carport was built c. 2012 with COA.

Proposal: Alteration- Addition

The applicant is proposing to:

- Construct a 888 square foot one-story addition at the rear of the house, bringing the total square footage of the house to 2280 SF.
- The addition will begin at the location of the original rear corners.
- The addition will feature smooth Hardie siding with a 4.5" exposure to match existing.
- All windows double hung, 1/1 windows to match existing. will be inset and recessed into the wall openings.
- The new hipped and gabled roof at the addition will match the existing composition roofing material and have a slope of 8-over-12 and 5-over-12.

Public Comment: No public comment received.

Civic Association: No 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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(7) The proposed replacement of 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;
(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;
(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;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(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

-

Maximum Lot Coverage (Addition and New Construction)

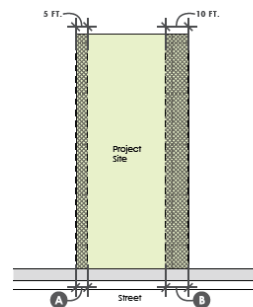
LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)



Existing Lot Size: 6,600 sqft
 Proposed Lot Coverage: 2,306 sq ft
 Proposed Percentage: 34.9%

-

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

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
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	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
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 5'-1 1/4"
 Proposed side setback (1): 14'-2 3/4"

Cumulative side setback: 19'-4"

-

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 sq ft
 Proposed Sq Ft: 2,306 sq ft

Proposed FAR: 34.9%

-
-
-

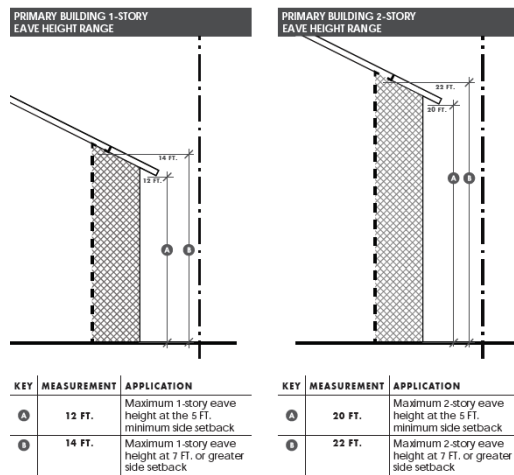
Side Wall Length and Insets (Addition and New Construction)

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

Inset Length: 11'- 9 3/4"

-
-
-

Eave Height (Addition and New Construction)



Proposed eave height: 12'- 10 1/4" to match existing

-
-
-

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: 35 "to match existing

Proposed first floor plate height: 9'-10"

PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



1819 Columbia

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO (s)



CURRENT PHOTO

Photos taken from East



CURRENT CONDITION PHOTOS

Ronneberg Chow Residence
1819 Columbia St.
Houston, TX 77008

East Elevation



North Elevation





West Elevation

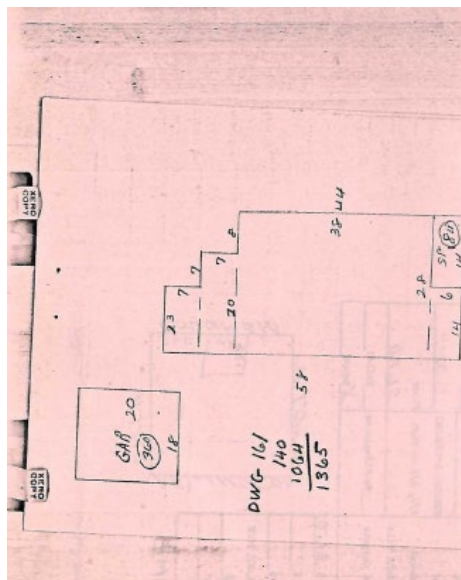
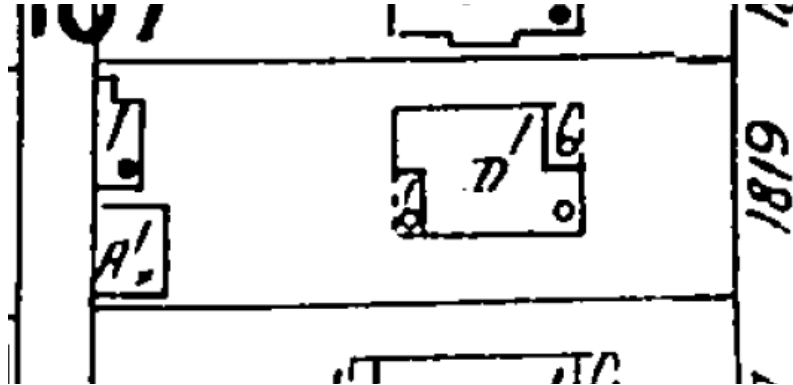


South Elevation

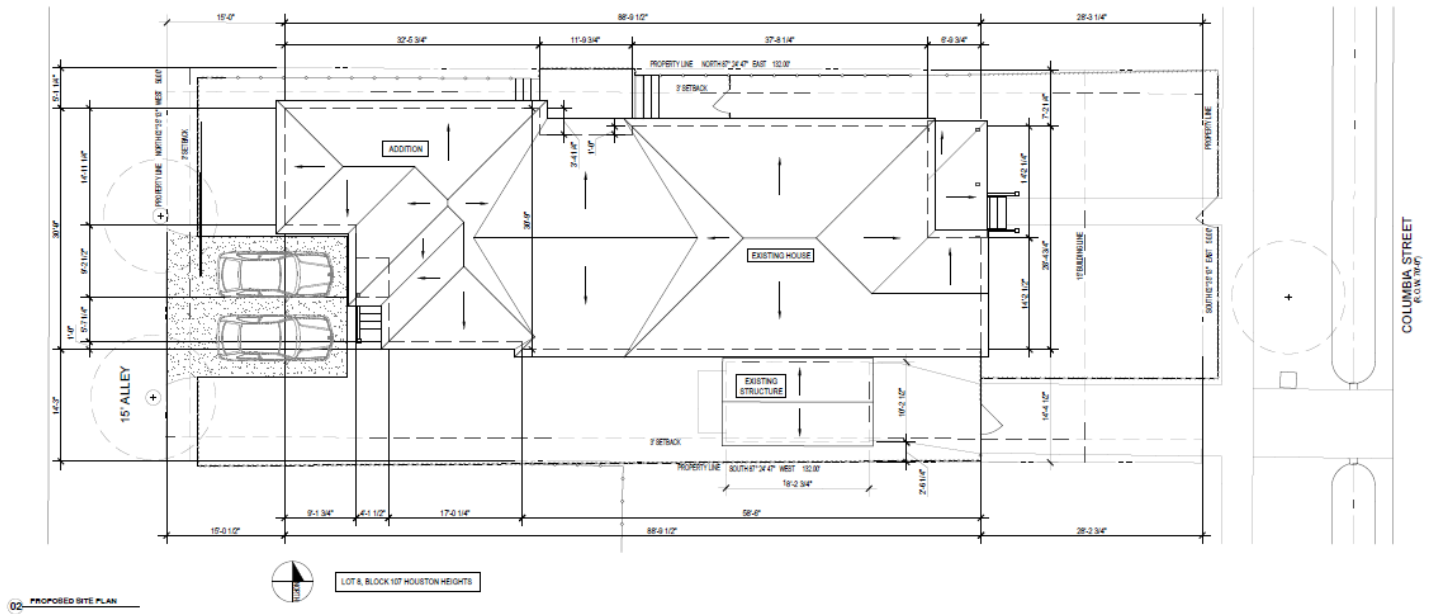
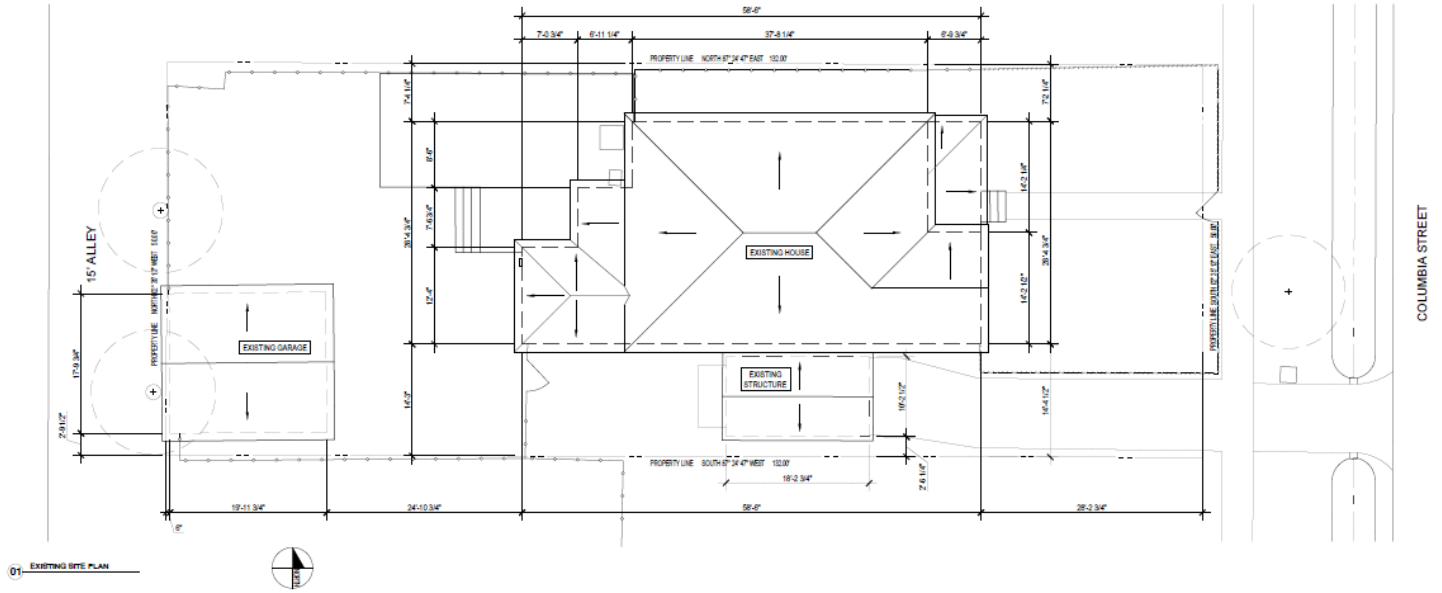




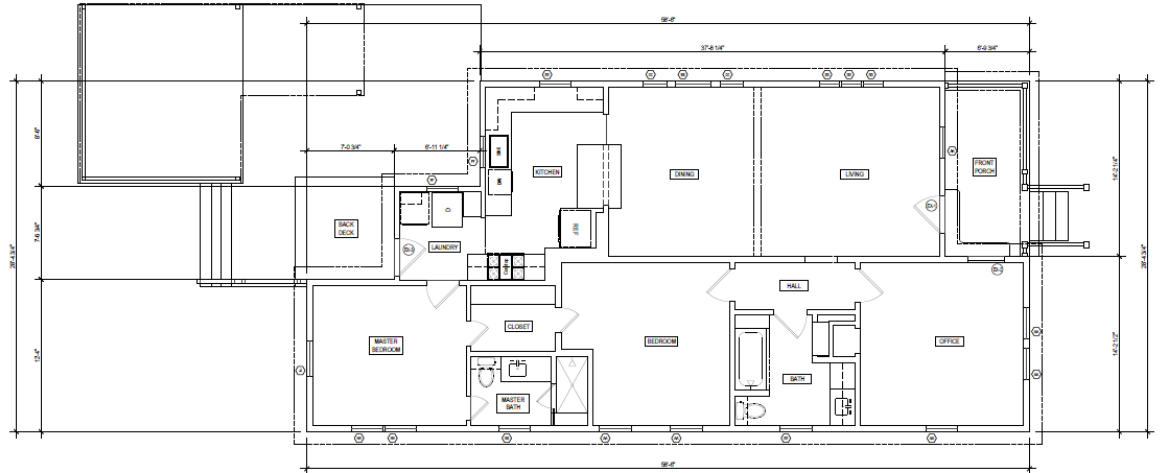
HISTORICAL DOCUMENTATION



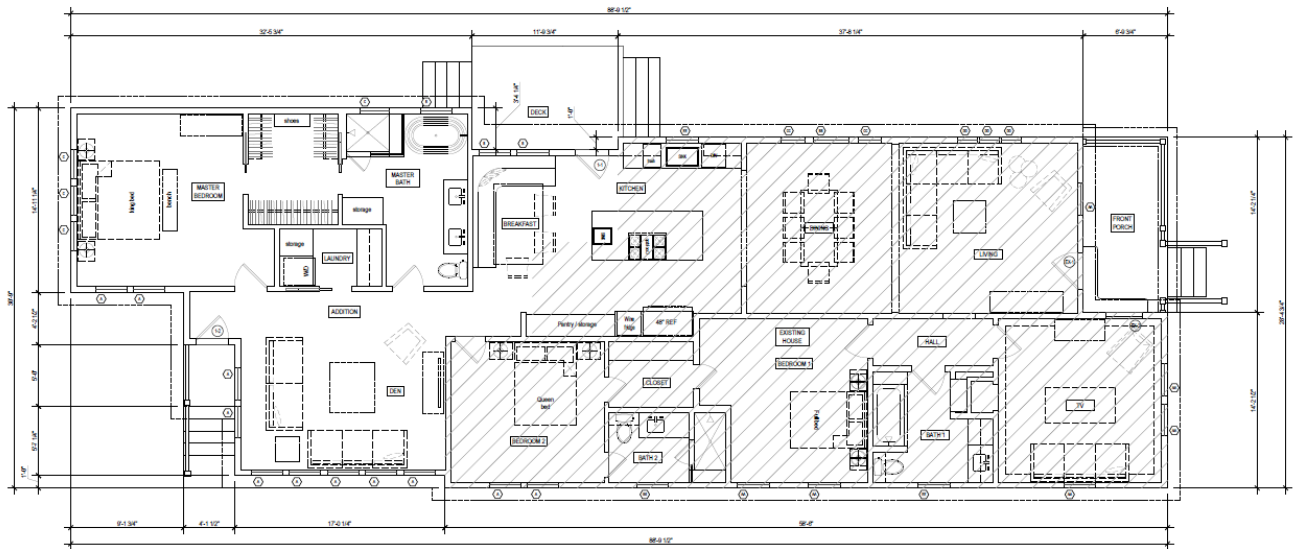
SITE PLAN



FIRST FLOOR PLAN



01 EXISTING FLOOR PLAN

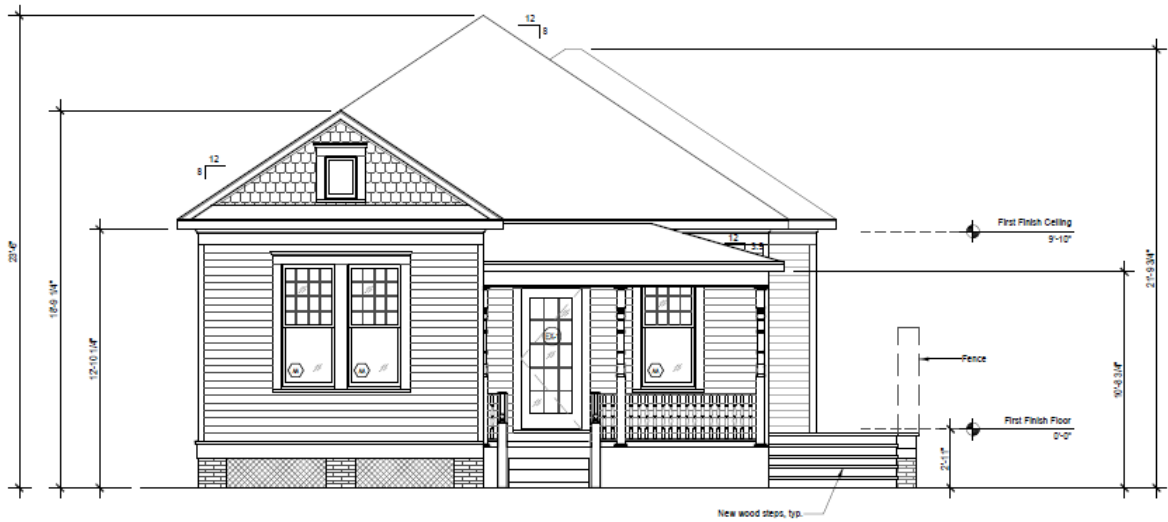


02 PROPOSED FLOOR PLAN

FRONT EAST ELEVATION



01 EXISTING EAST ELEVATION

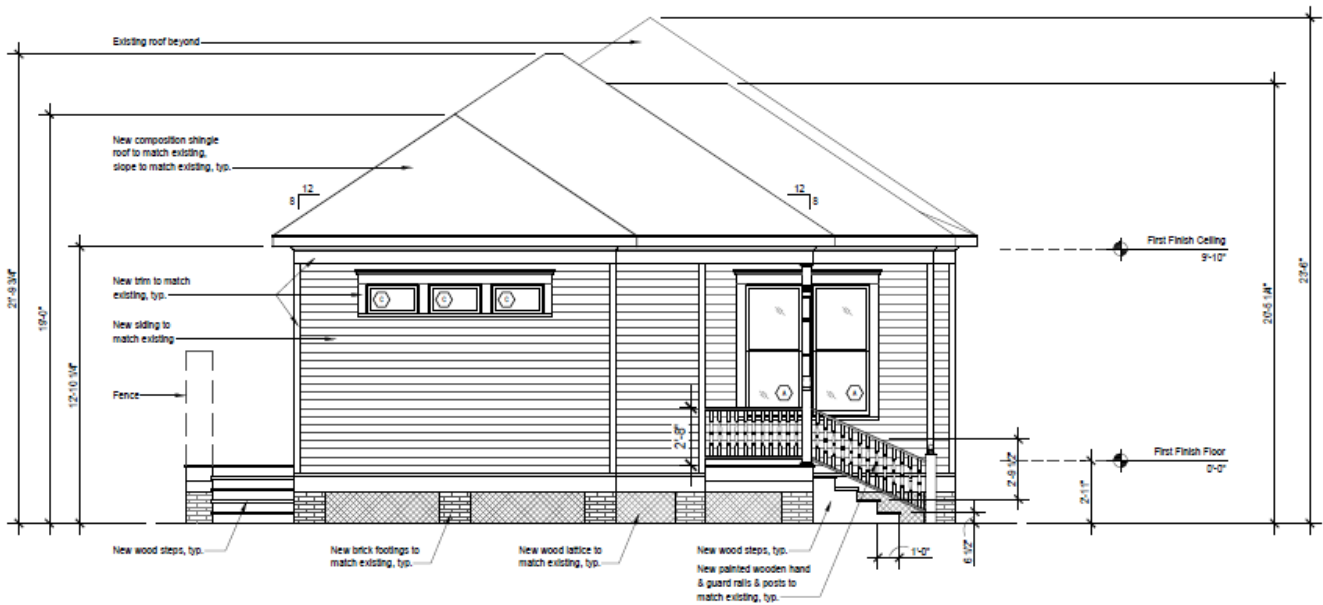


02 PROPOSED EAST ELEVATION

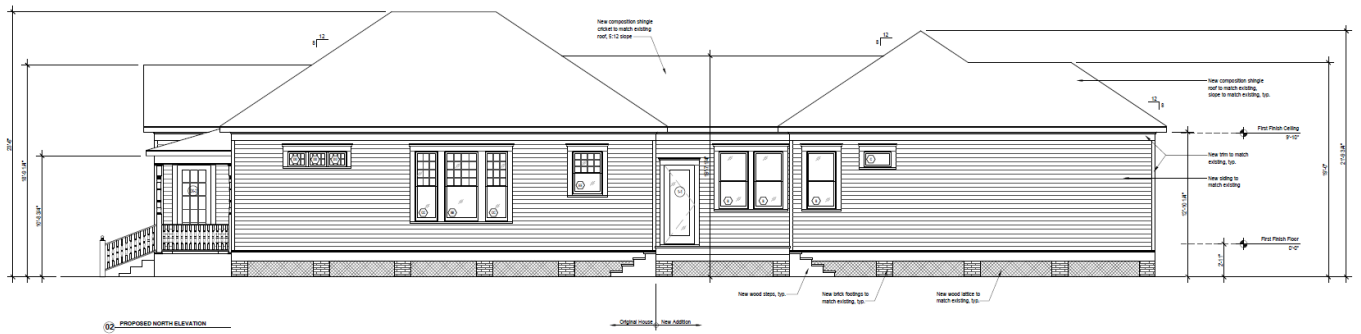
WEST ELEVATION – (REAR)



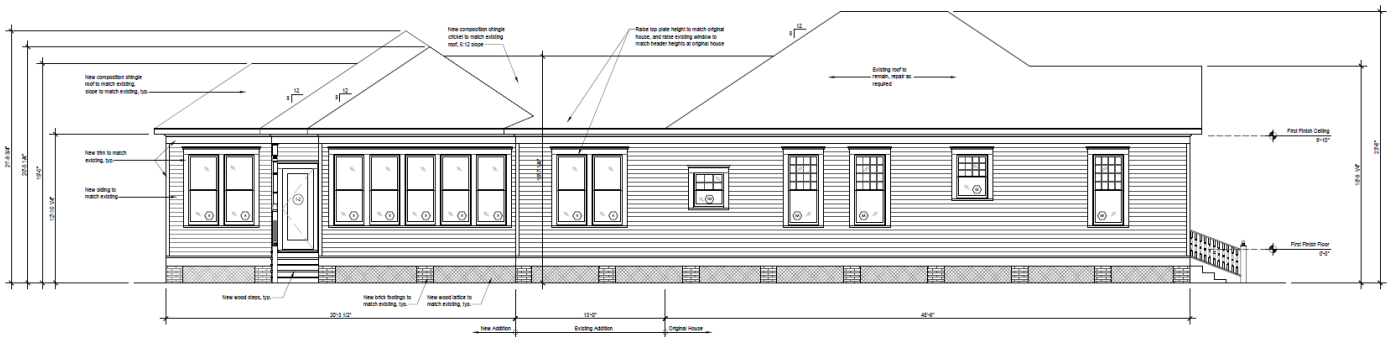
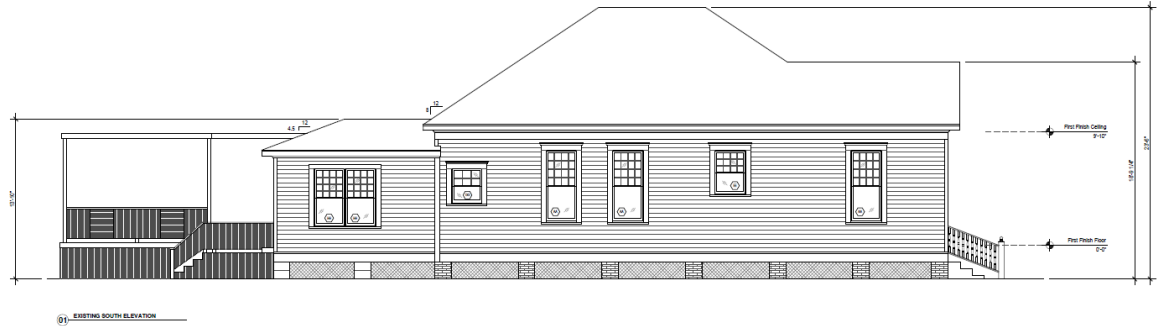
01 EXISTING WEST ELEVATION



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION



WINDOW/ DOOR SCHEDULE

EXISTING DOOR SCHEDULE						
SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
EX-1	Living Room	Swing	36"	84"	-	Existing to remain
EX-2	Office	Fixed	36"	84"	-	Existing to remain
EX-3	Laundry	Swing	36"	80"	-	To be removed

PROPOSED DOOR SCHEDULE						
SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
1-1	Kitchen	Swing	32"	84"	Exterior lock set, finish TBD	Glazed with single lite
1-2	Den	Swing	32"	84"	Exterior lock set, finish TBD	Glazed with single lite

EXISTING WINDOW SCHEDULE								
SYMBOL	LOCATION	TYPE	QUANTITY	FRAME WIDTH	FRAME HEIGHT	TOP OF SILL	MODEL NUMBER	NOTES
AA	Living, Office, Bedroom	Dbl Hung	6	33 5/8"	76 9/16"	25"	-	Existing to remain
BB	Dining	Dbl Hung	1	37 5/8"	76 9/16"	25"	-	Existing to remain
CC	Dining	Dbl Hung	2	25 5/8"	76 9/16"	25"	-	Existing to remain
DD	Living	Fixed	3	22 15/16"	17 3/4"	82 1/2"	-	Existing to remain
EE	Bath, Kitchen	Dbl Hung	2	33 5/8"	48 9/16"	53"	-	Existing to remain
FF	Kitchen, Laundry	Dbl Hung	2	33 3/8"	34 9/16"	48", 50"	-	To be removed
GG	Master Bath	Dbl Hung	1	33 1/8"	38 9/16"	44"	-	Existing to remain
HH	Master Bedroom	Dbl Hung	2	33 3/8"	62 9/16"	20"	-	To be removed, replaced with new window A in existing location (see proposed window schedule)
JJ	Master Bedroom	Dbl Hung	1	37 3/8"	62 9/16"	20"	-	To be removed

PROPOSED WINDOW SCHEDULE								
SYMBOL	LOCATION	TYPE	QUANTITY	FRAME WIDTH	FRAME HEIGHT	TOP OF SILL	MODEL NUMBER	NOTES
A	Bedroom 2, Den, Master Bedroom	Dbl Hung	11	33 3/8"	76"	25 1/2"	SWD3376	
B	Breakfast, Master Bath	Dbl Hung	3	33 3/8"	64"	37 5/8"	SWD3364	
C	Master Bedroom, Master Bath	Fixed	4	32"	18"	85 1/4"	SWC3218	