

CERTIFICATE OF APPROPRIATENESS

Application Date: June 29, 2023

Applicant: Carrie Carreno, agent for, Danielle Morris, owner

Property: 1037 Columbia Street, Lot 4, Block 220, Houston Heights Neighborhood Subdivision. The property includes a historic 1,193 square foot, one-story wood single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1909, located in the Houston Heights South Historic District.

Proposal: Alteration: Rear Addition

- One-story rear addition totaling 1058 sq. ft.
- Max ridge height 22' 6-1/8" and composition shingles
- Addition roof pitch 9:12
- Rear porch roof pitch 4:12
- Single-hung, inset & recessed, 1-over-1, Jeld-Wen wood windows
- LP smooth, smartside siding with a 4"-5" reveal to match historic profile
- Raise and level historic structure prior to addition work
 - Existing foundation at 24"
 - Raise and level to 36"

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:

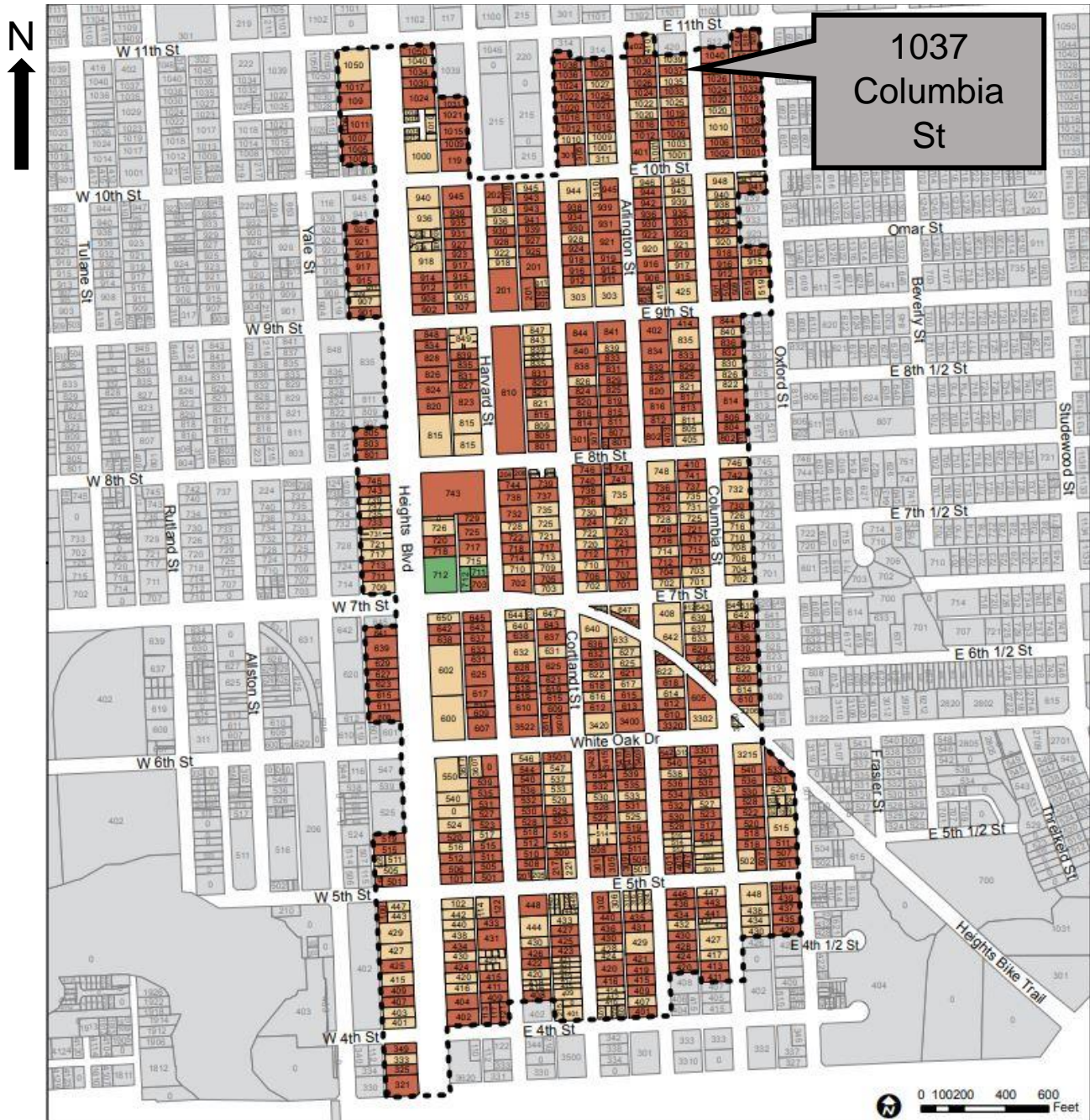
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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

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

District Map



Inventory Photo



Photos Provided By Applicant



Photos Provided By Applicant

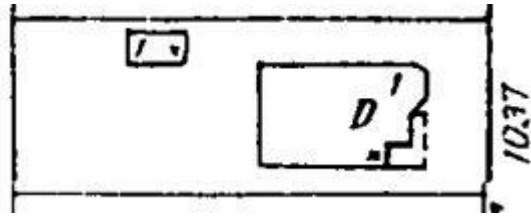
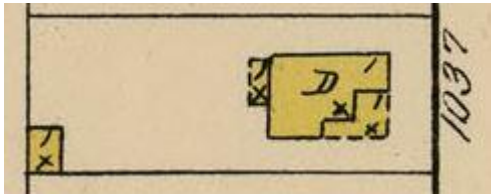


Photos Provided By Applicant

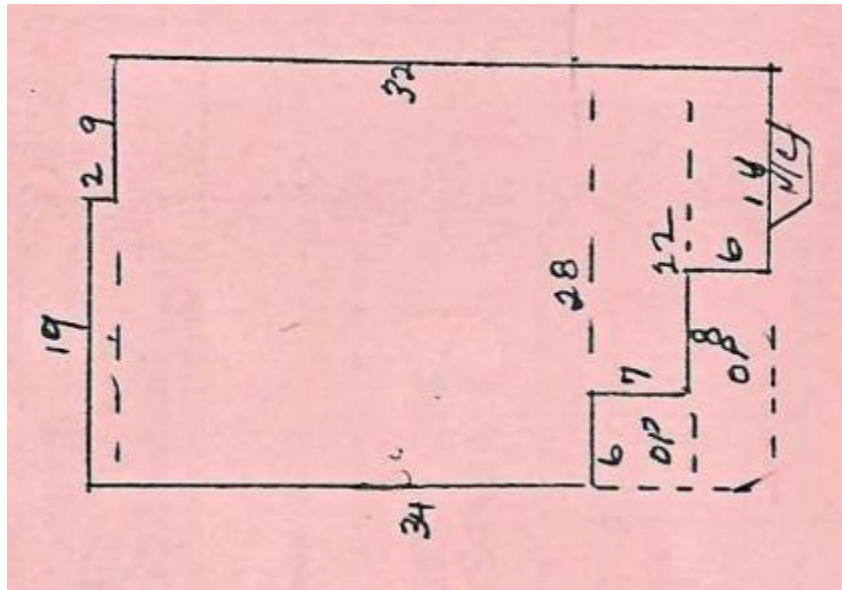


1919 Sanborn

1951 Sanborn



Harris County Building Land Assessment Survey: 1-24-1977



Harris County Building Land Assessment Survey: 5-23-1980



National Register of Historic Places Nomination Photo: 1988



HOUSTON HEIGHTS MULTIPLE RESOURCE AREA
CHARLES E. COOMBS HOUSE (SITE # 128)
1037 COLUMBIA
HOUSTON, HARRIS CO., TEXAS
C.E. DAVIS, 1988
NEGATIVE ON FILE - TEXAS HISTORICAL COMMISSION
CAMERA FACING NORTHWEST

DESCRIPTION 1-story, frame dwelling; modified L-plan with a pier and beam foundation; double hipped-roof with gable over ell on east elevation; 4-bay porch extends from ell and wraps around the south elevation; porch roof is supported by slender Tuscan-style columns; one primary and two secondary single-door entrances are located on the porch; wood 1/1 windows; gabled ell with canted bay on east elevation is detailed by pent roof and wide frieze board; highlighting the east elevation of the bay is a wood-sash window with fixed upper sash divided into multiple diamond-shaped panes; jigsaw brackets further accent the bay.

Building material: wood frame, clapboard Roof: asphalt
Physical condition: good Site: original X moved date

Alterations: screened-in-porch enclosed prior to 1925; secondary front entrance added during WWII; modern, frame garage is Non-contributing

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: 2,251

Remaining Amount: 389

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: 2,251

Remaining Amount: 653

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 Wall Length: 46' 1-1/2"

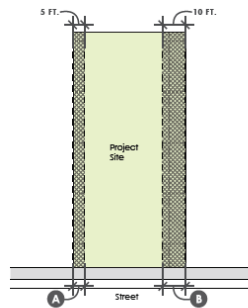
North Side Wall Length: 32' 1-1/2"

North Inset Length: 6'

Inset on North side: 1'

Offset on South side: 4' 9-1/2" (Original corner lost due to non-historic additions)

Side Setbacks (Addition and New Construction)



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

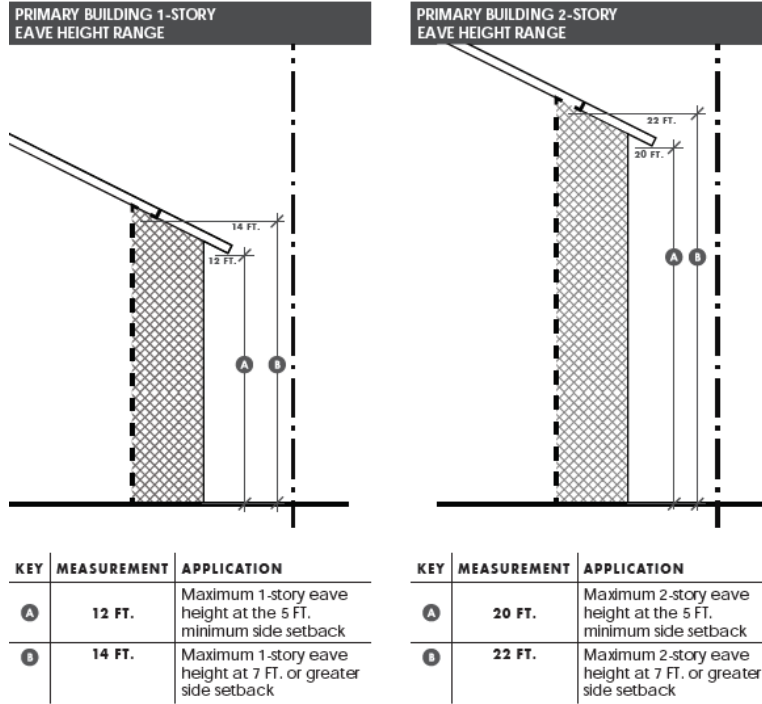
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum 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 North side setback (1): 11' 11-7/8"

Proposed South side setback (2): 5' 1-1/8"

Cumulative side setback: 16' 1"

Eave Height (Addition and New Construction)



Proposed eave height: 11' 2-7/8"

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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.

Proposed rear setback: 28' 6-1/4"

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 10' 10"

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

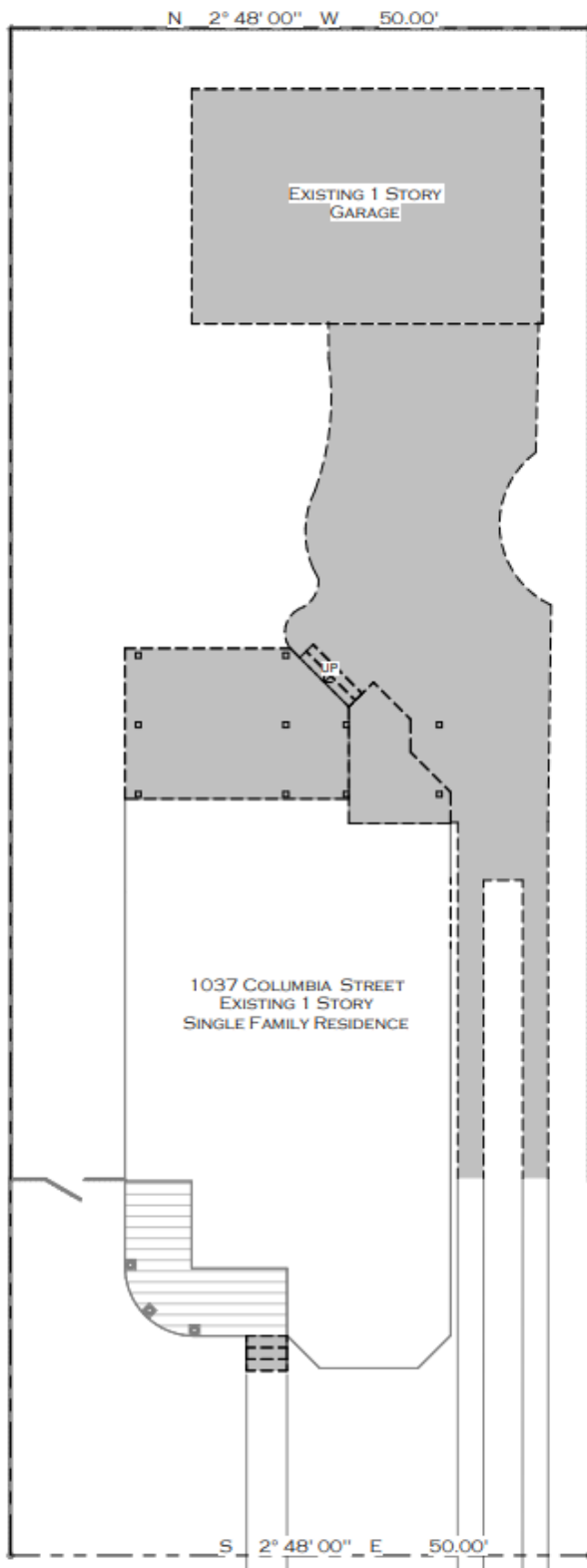
Proposed finished floor: 3'

Proposed first floor plate height: 10'

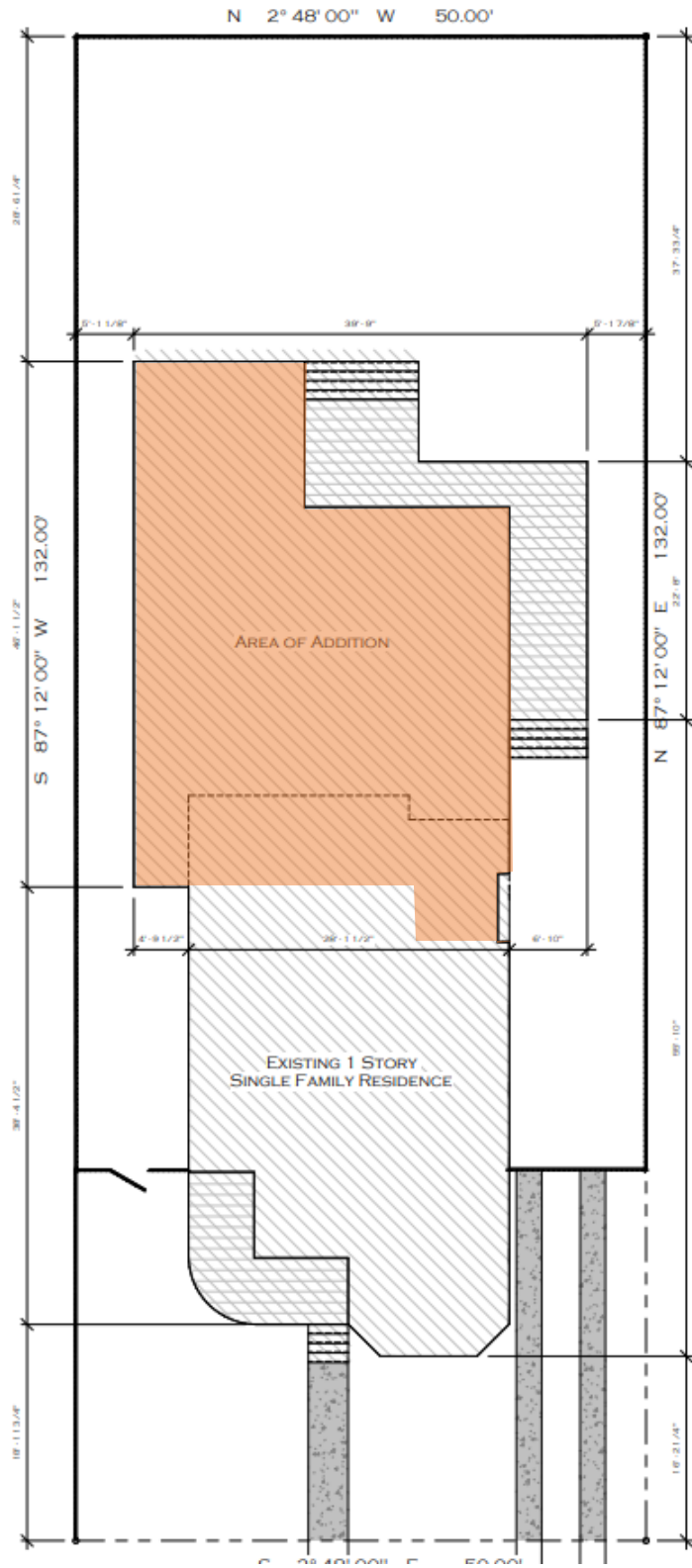
The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth

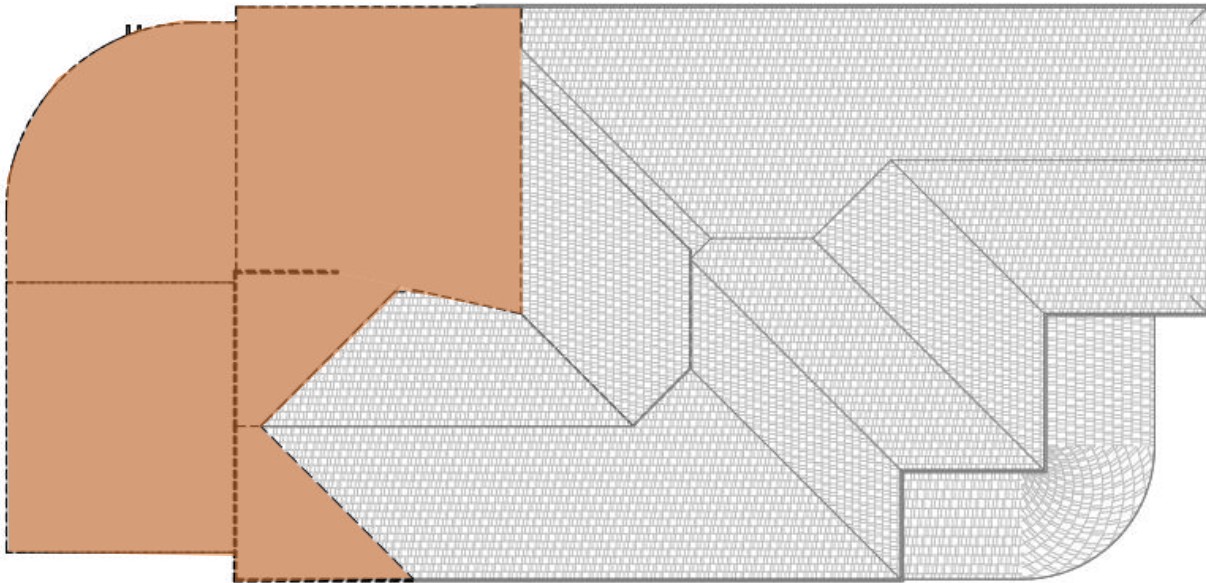
Existing Site Plan



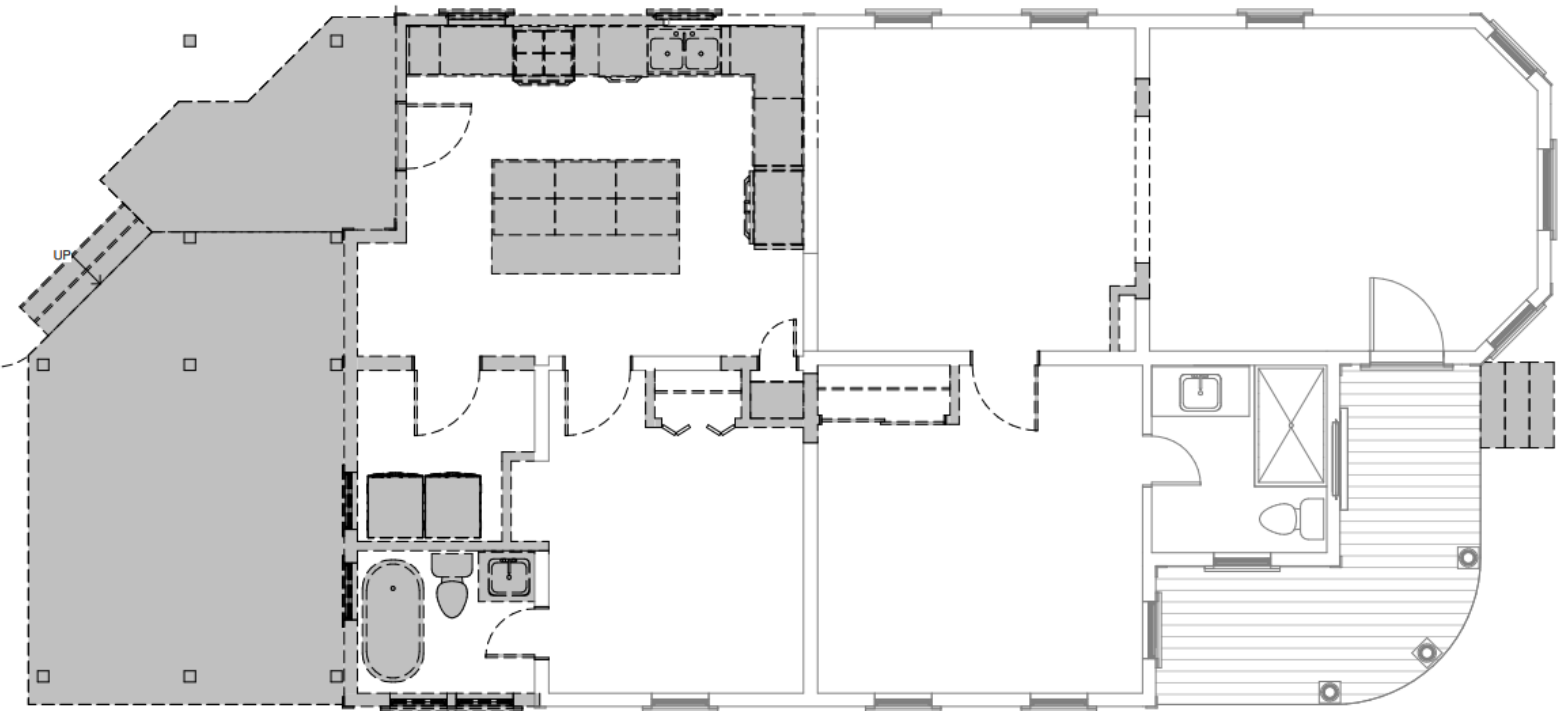
Proposed Site Plan



Demo Roof Plan



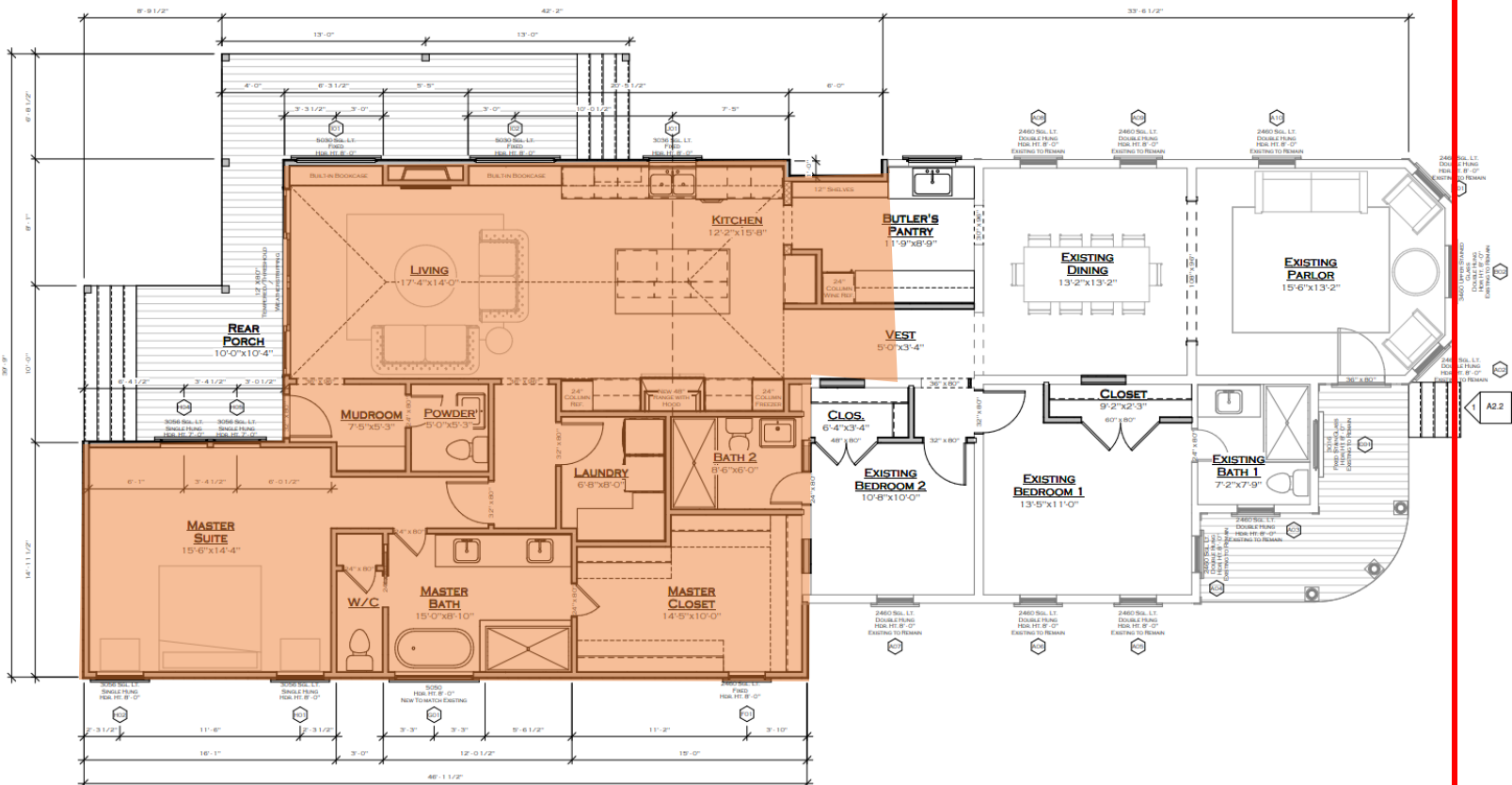
Demo Floor Plan



Existing Floor Plan



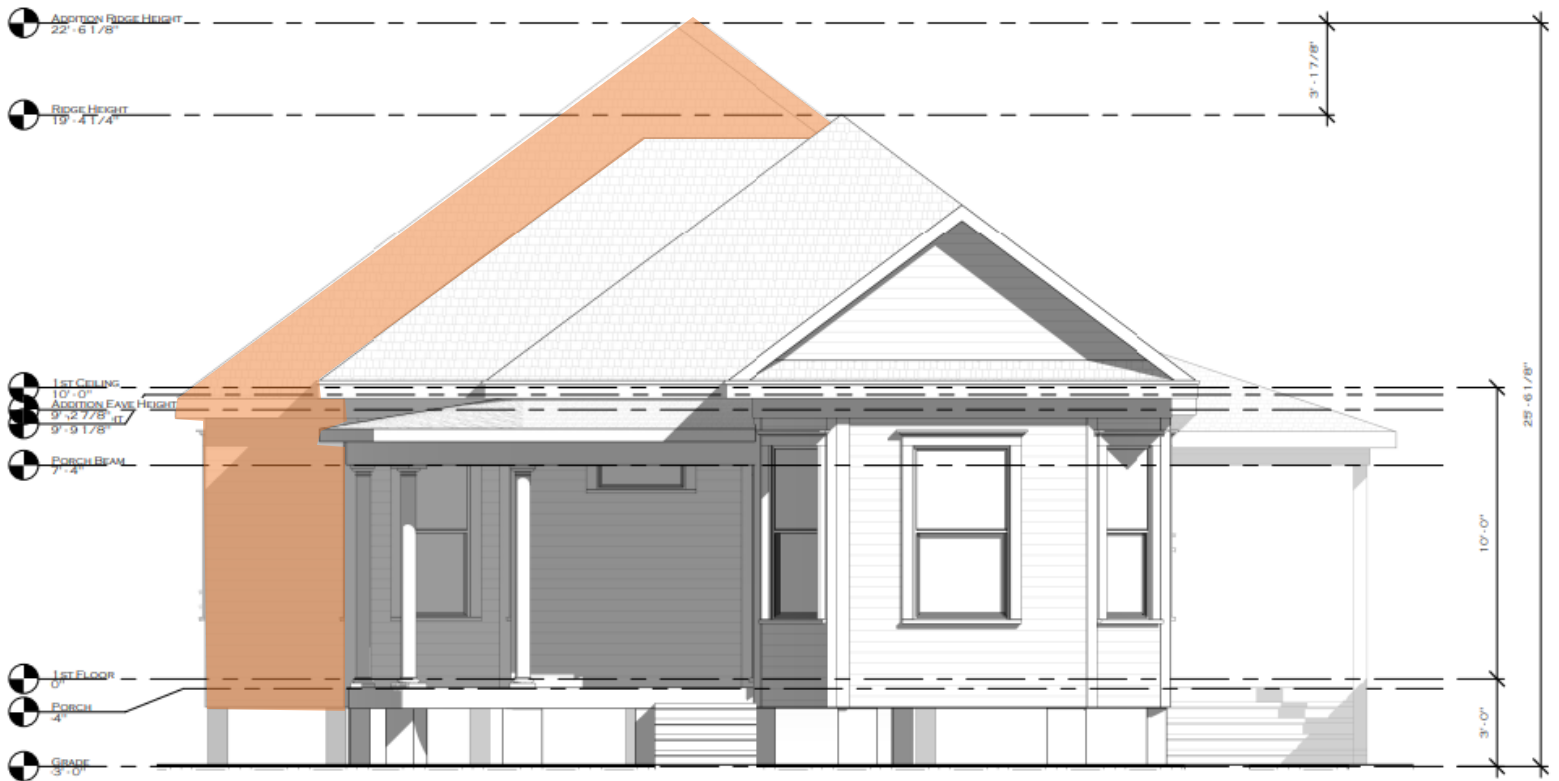
Proposed Floor Plan



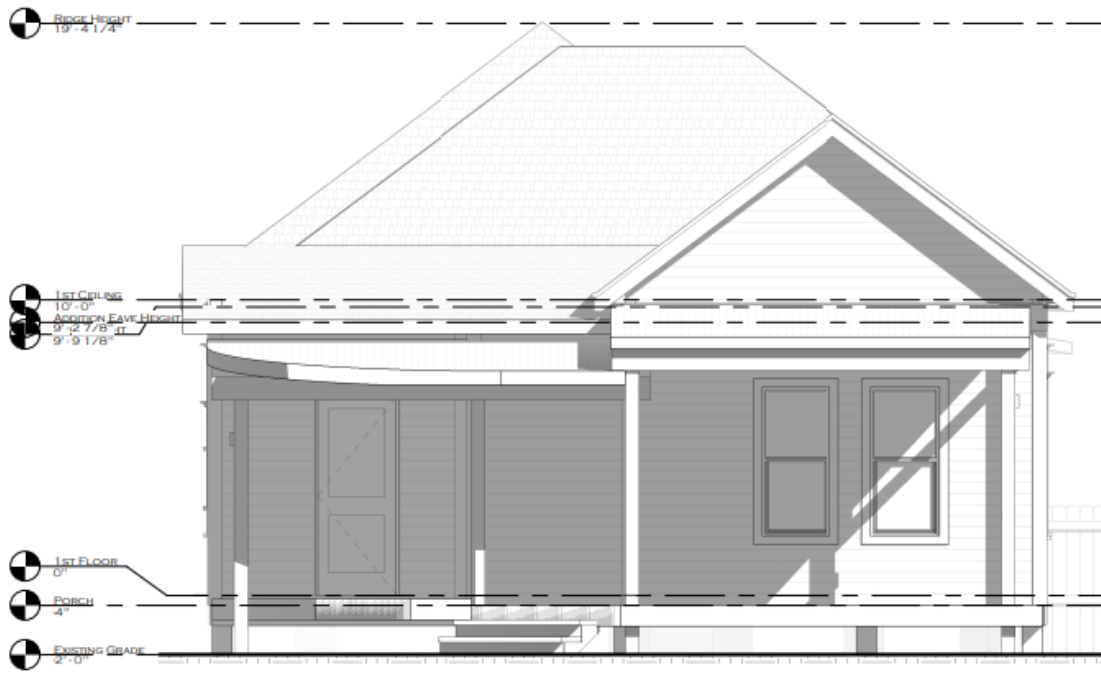
Existing Front (East) Elevation



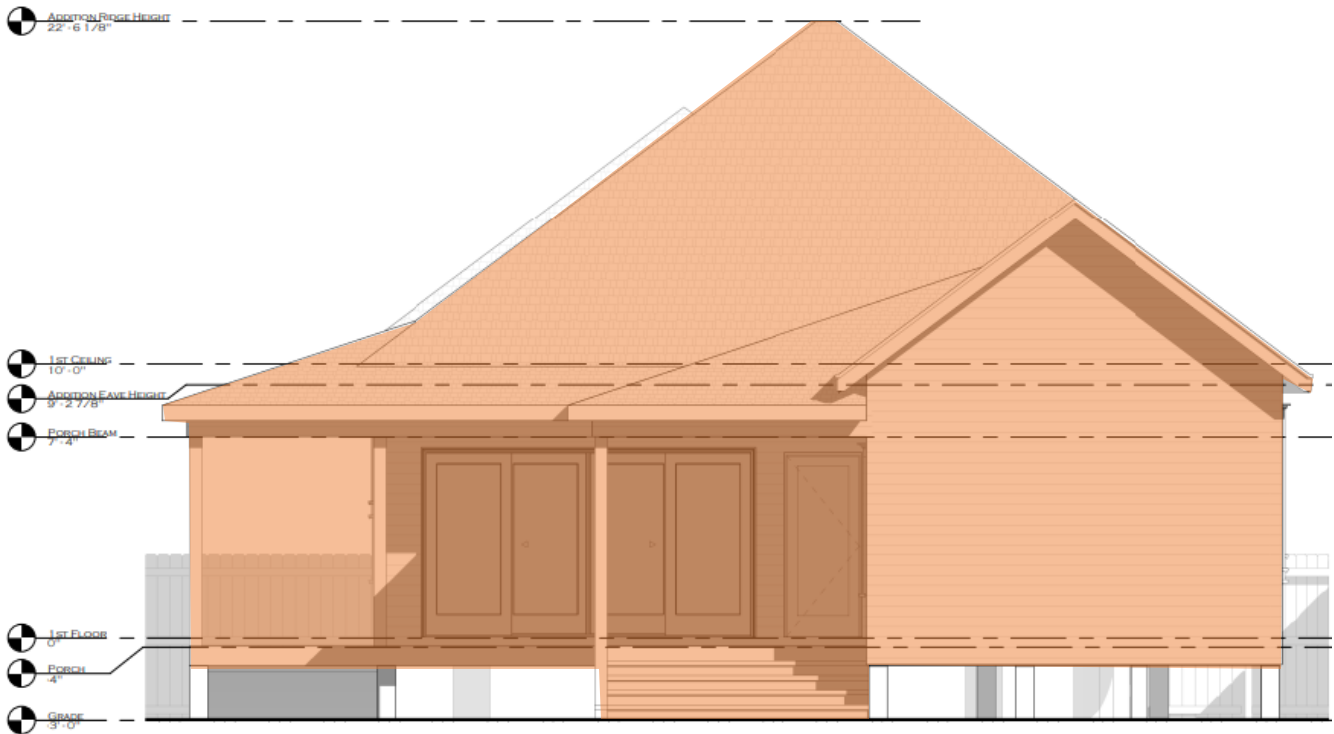
Proposed Front (East) Elevation



Existing Rear (West) Elevation



Proposed Rear (West) Elevation



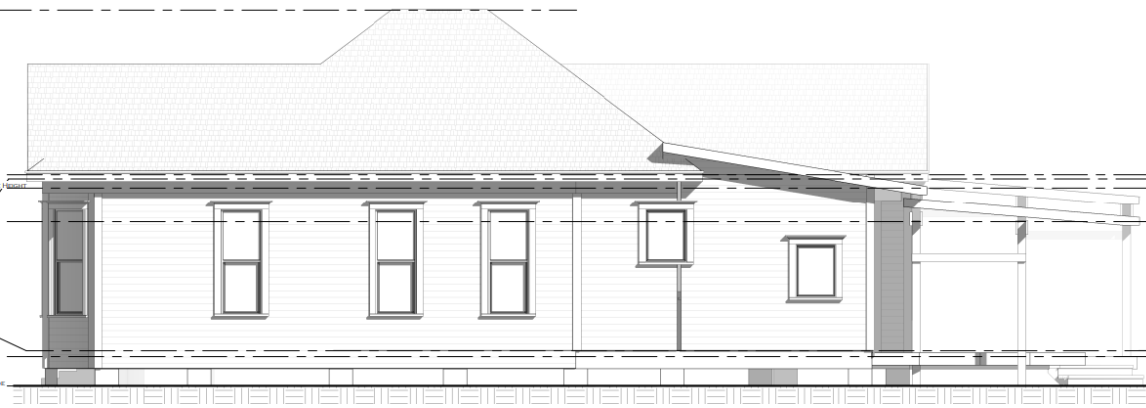
Existing Left (South) Elevation



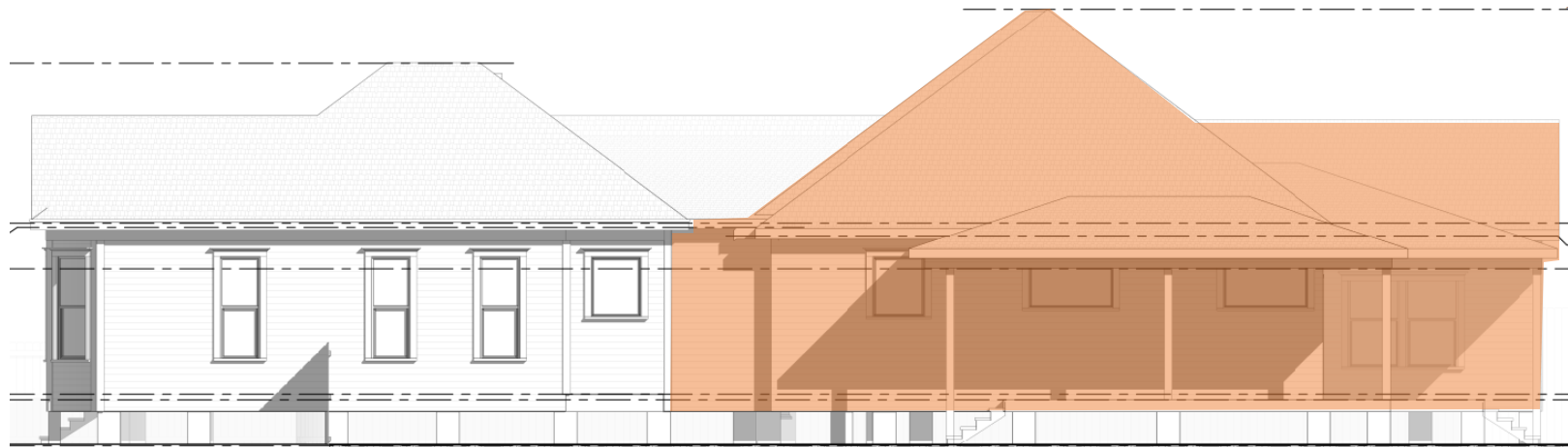
Proposed Left (South) Elevation



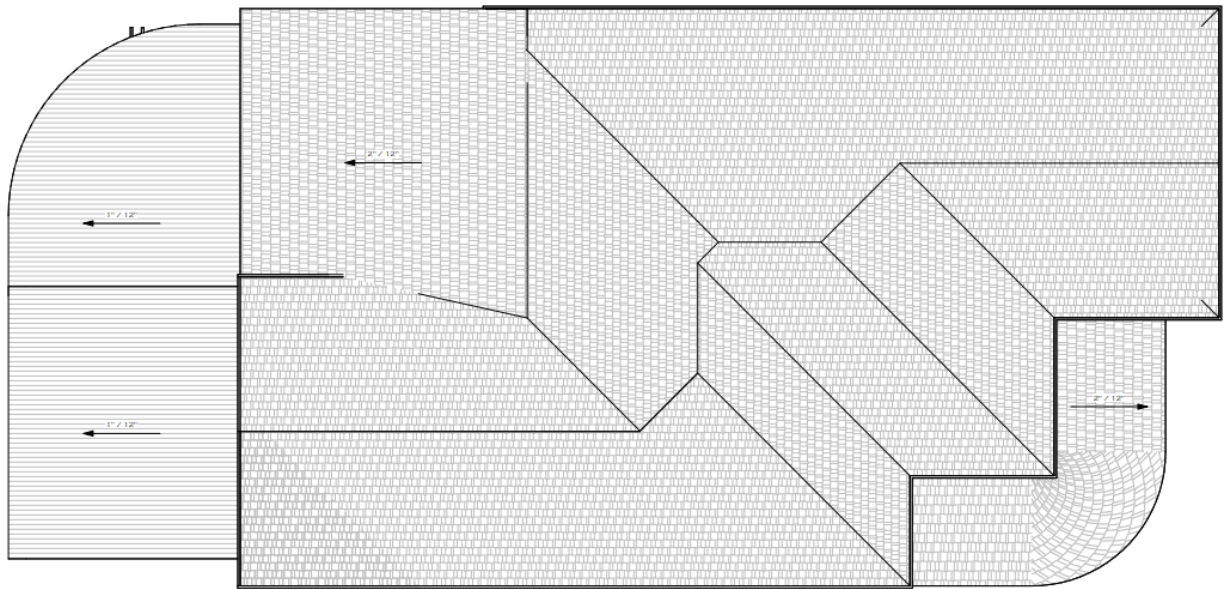
Existing Right (North) Elevation



Proposed Right (North) Elevation



Existing Roof Plan



Proposed Roof Plan

