

CERTIFICATE OF APPROPRIATENESS

Application Date: Feb. 1, 2024

Applicant: Valere Costello, owner

Property: 443 Columbia Street, Lot 2, Block 304, Houston Heights Neighborhood Subdivision. The property includes a historic 780 square foot, one-story wood single-family residence situated on a 6,600 square foot (50' x 132') interior lot. An addition of 851 sq. ft. was constructed in 1998 increasing the total square footage to 1,631 sq. ft.

Significance: Contributing Cottage style residence, constructed circa 1940, located in the Houston Heights South Historic District. Applicant received approved COA Jan. 24, 2020. COA has expired.

Proposal: Alteration: Second-Story Addition

- Second-story addition above a non-original rear addition (1998) and extending past existing rear wall totaling 1,221 sq. ft.
- Max ridge height 29' 7" with composition shingles with a 6:12 roof pitch and a 10:12 roof pitch on the front facing roof pane of second-story addition
- Smooth, cementitious siding
- Mix of fixed, casement, and DH, 1-over-1 lite pattern, inset & recessed, wood windows
- All windows on original structure to remain unchanged except for one window at the rear on the left (South) elevation that will be removed and sided over.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria
Design Guidelines

Does not satisfy criteria 10 and Houston Heights

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

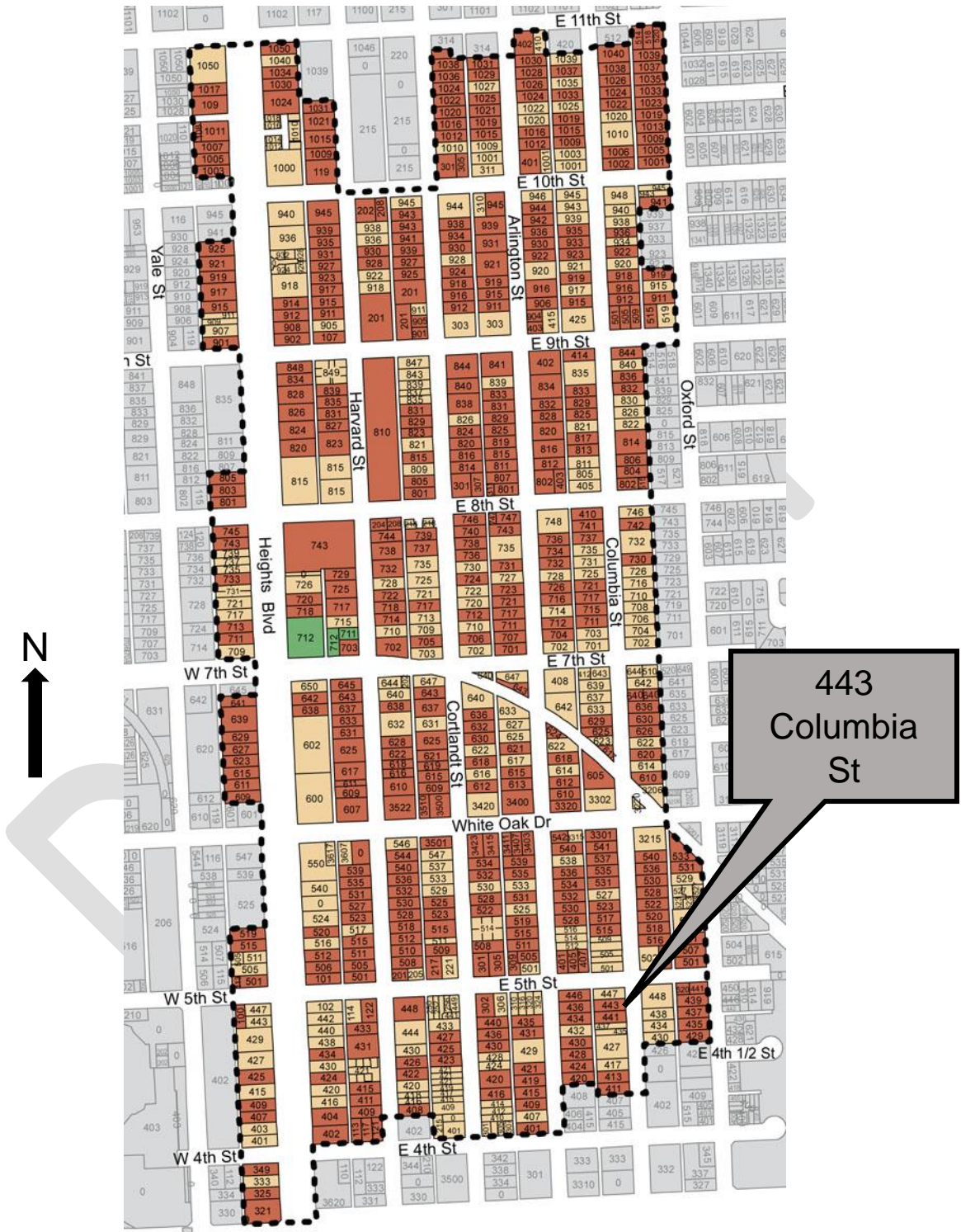
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 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; |
| <input type="checkbox"/> | <input checked="" 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; and
The proposed addition's massing is incompatible being 1.5 times larger than the original structure prior to the 1998 addition. It is incompatible to the size, scale, and character of the property and the contributing structures in 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. |

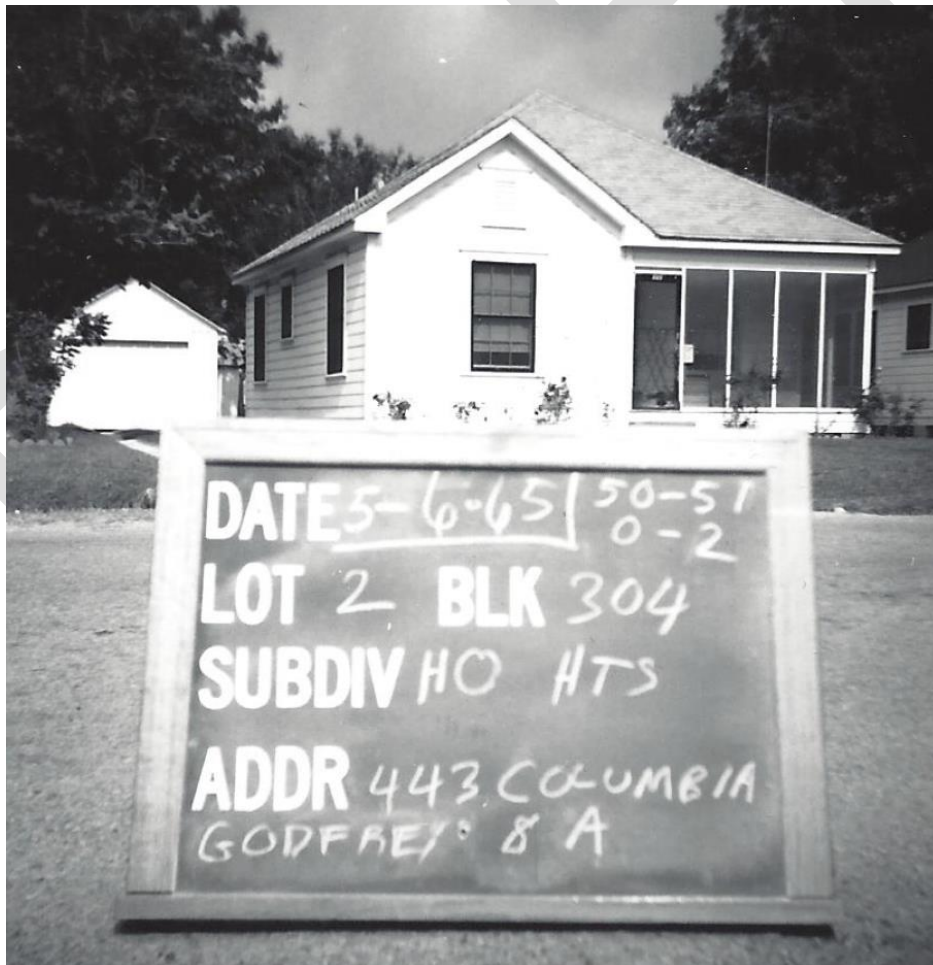
HEIGHTS DESIGN GUIDELINES

- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. Second-story conditioned space above porch space that is not a typical porch dimension and is incompatible with the qualitative standards set forth in the design guidelines. |
|--------------------------|-------------------------------------|--------------------------|--|

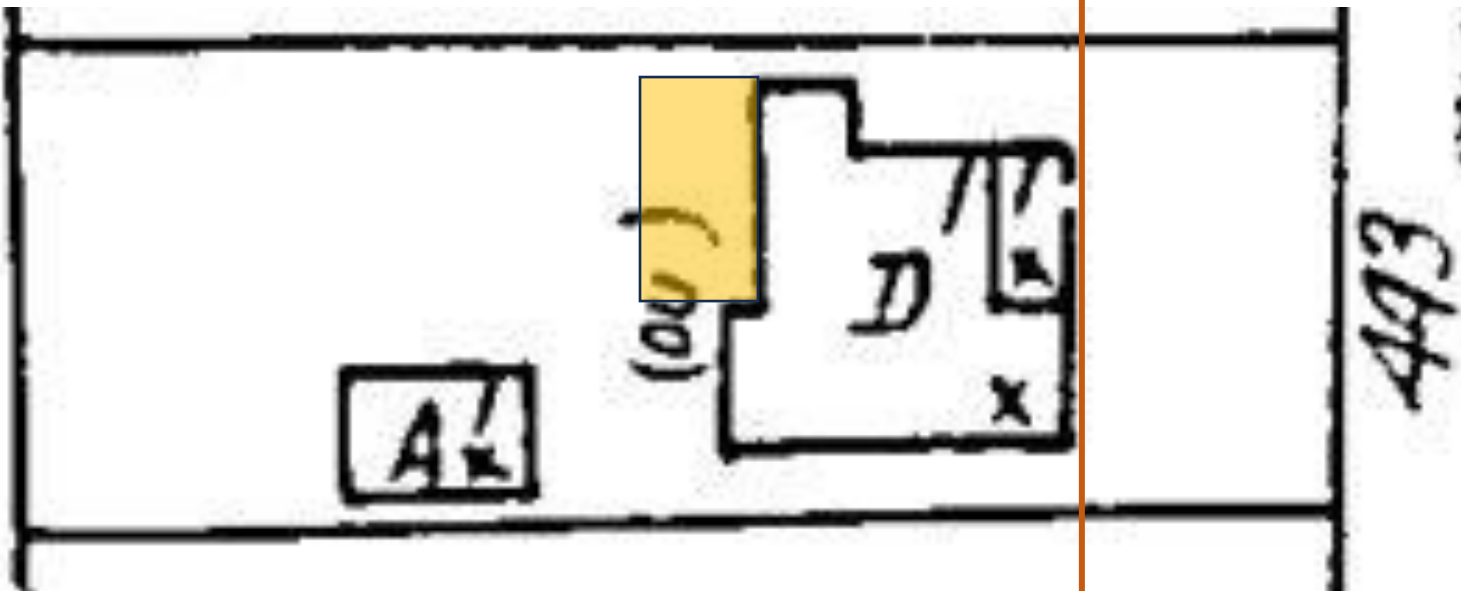
District Map



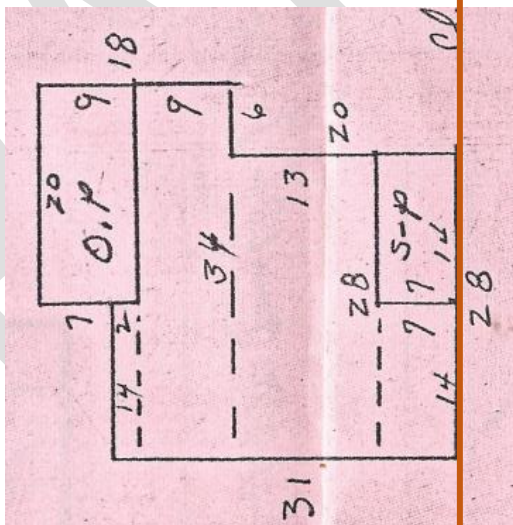
Inventory Photo



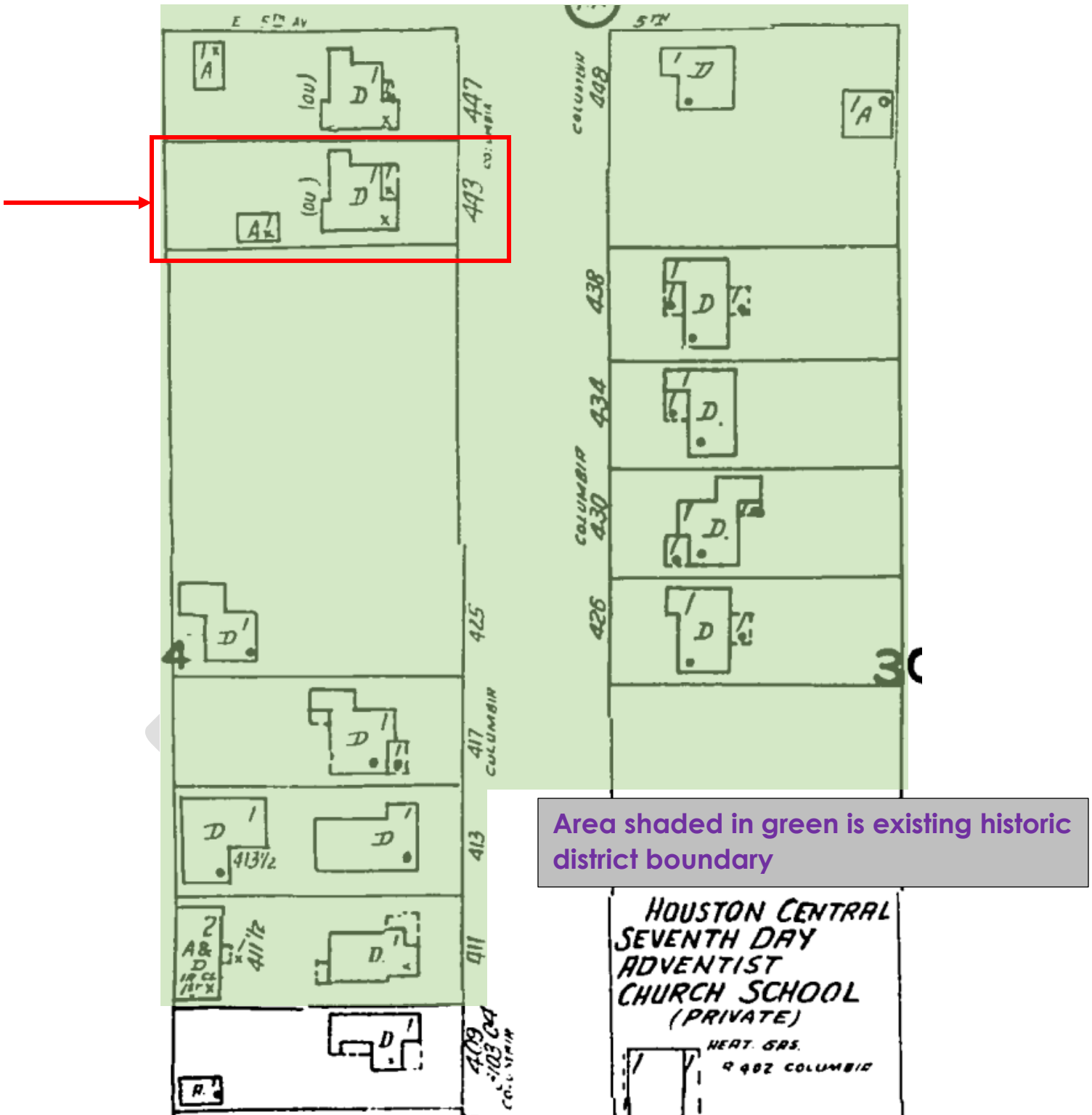
Sanborn 1951



Harris County Building Land Assessment Survey: 11-21-1966



Context Area in Period of Significance



Area shaded in green is existing historic district boundary

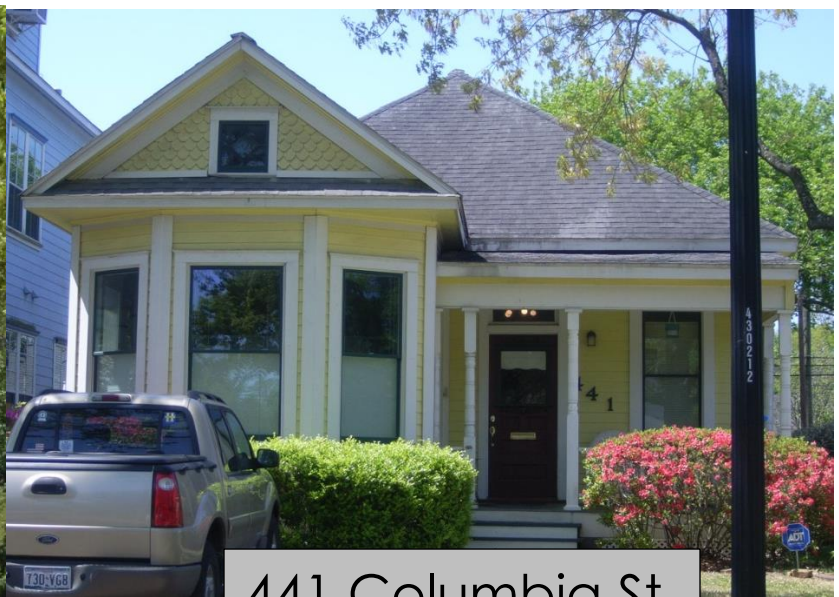
Context Area As of March 2024 – Google Aerial View



Context Area – Contributing Structures



411 Columbia St

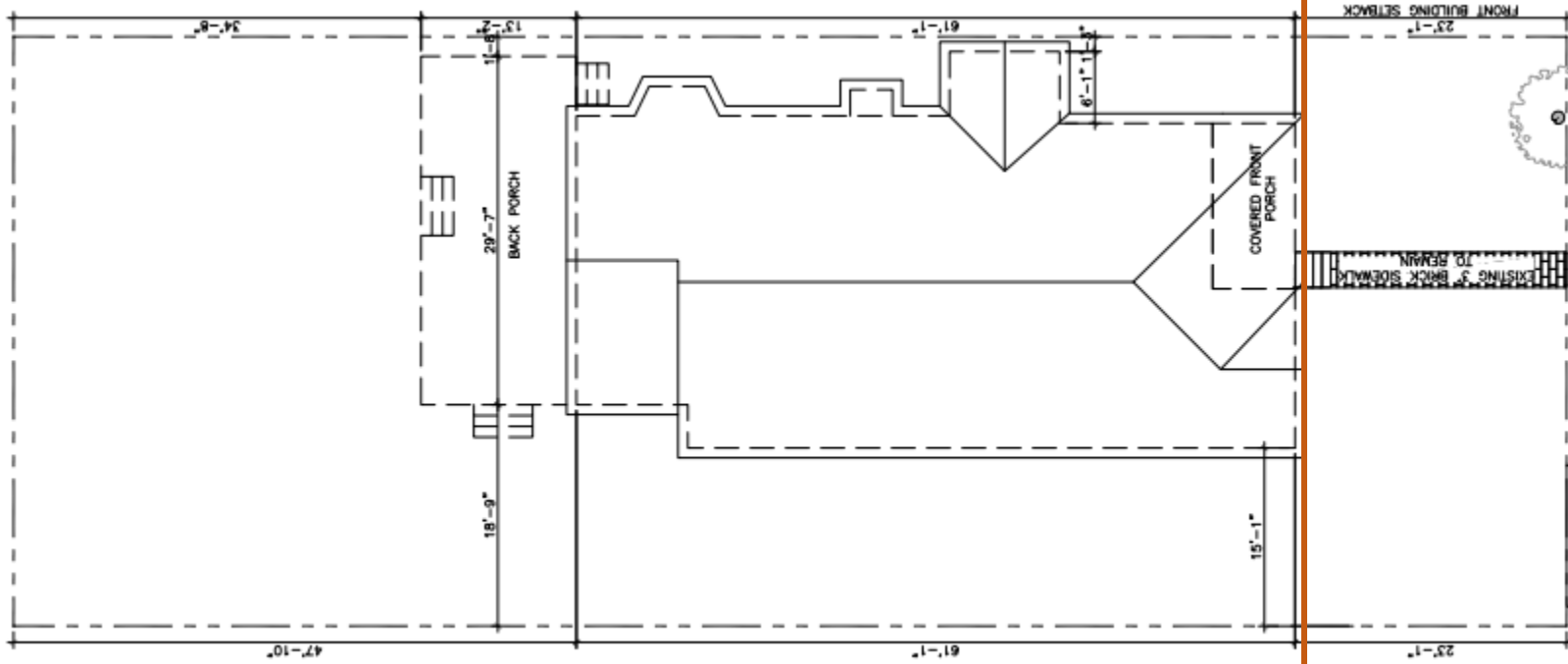


441 Columbia St

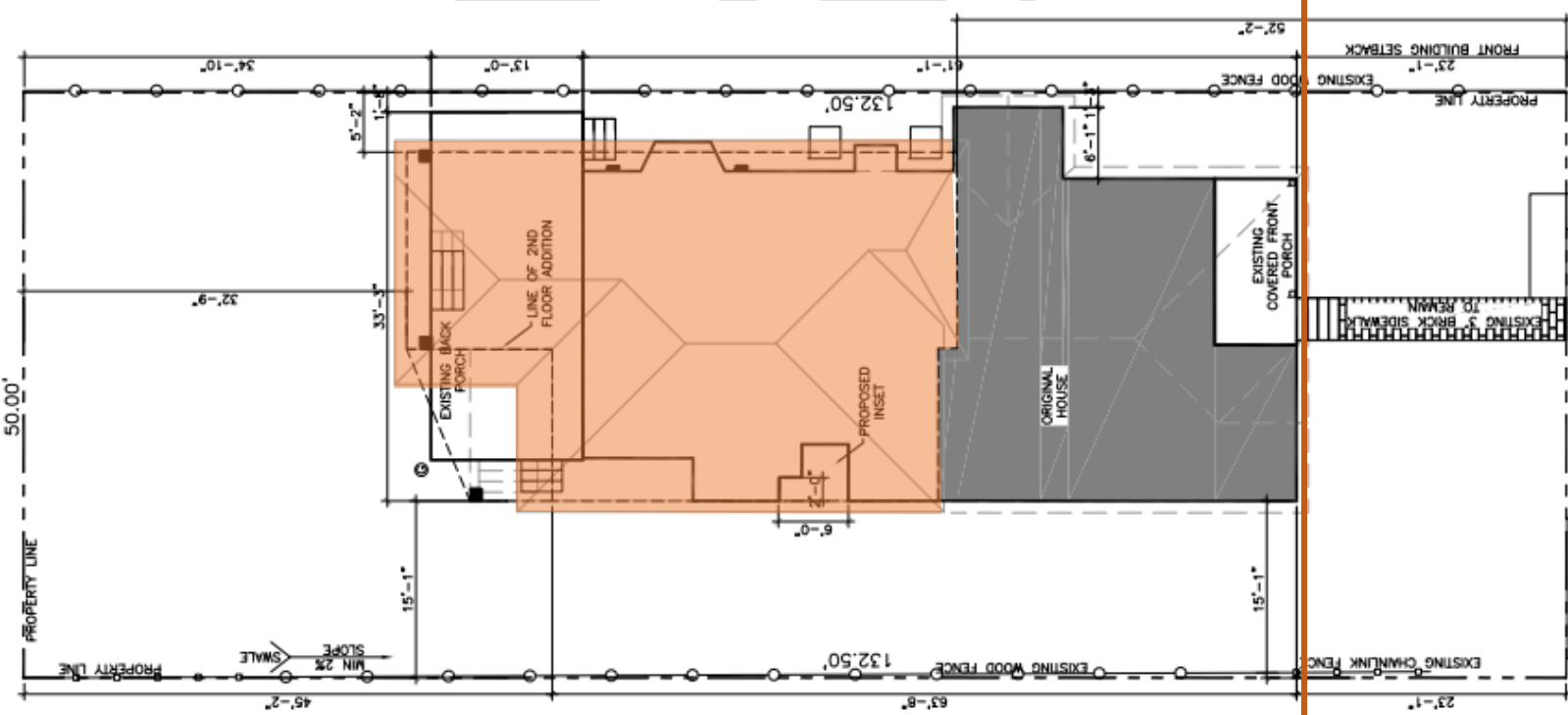


413 Columbia St

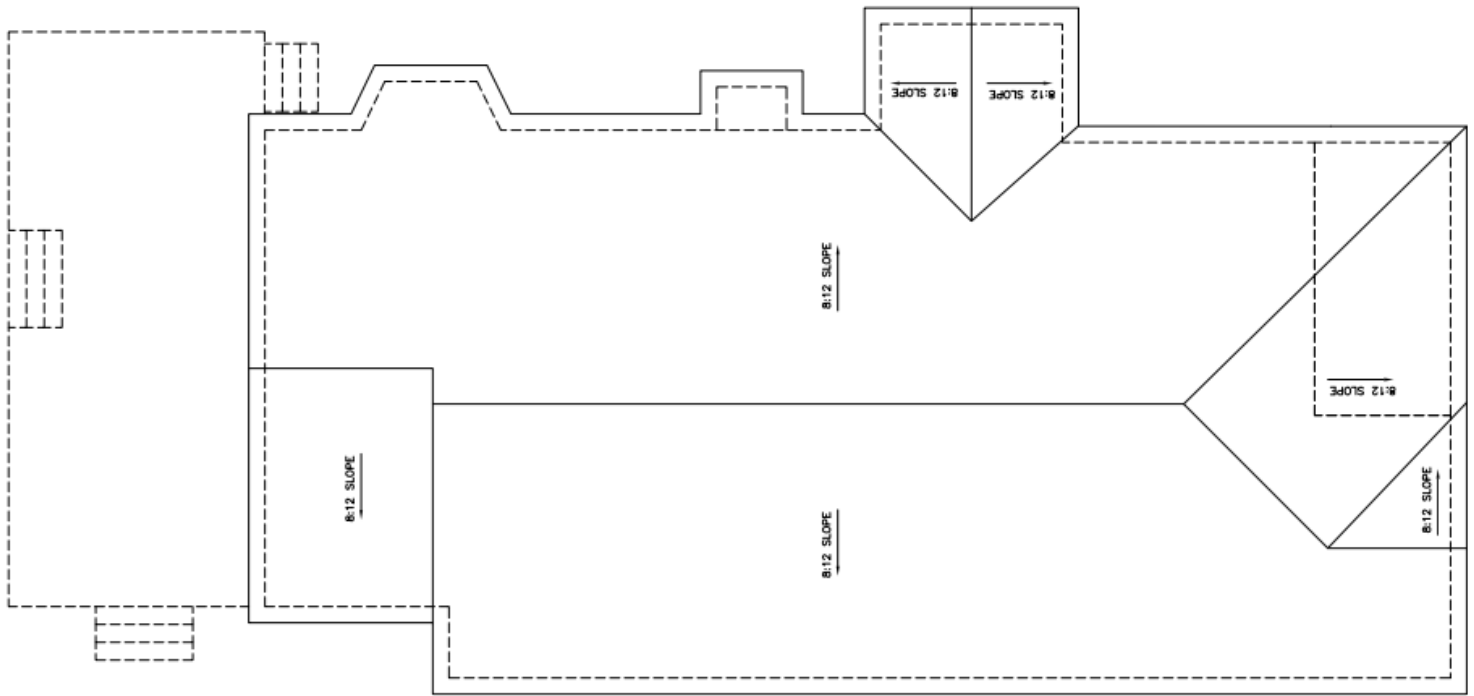
Existing Site Plan



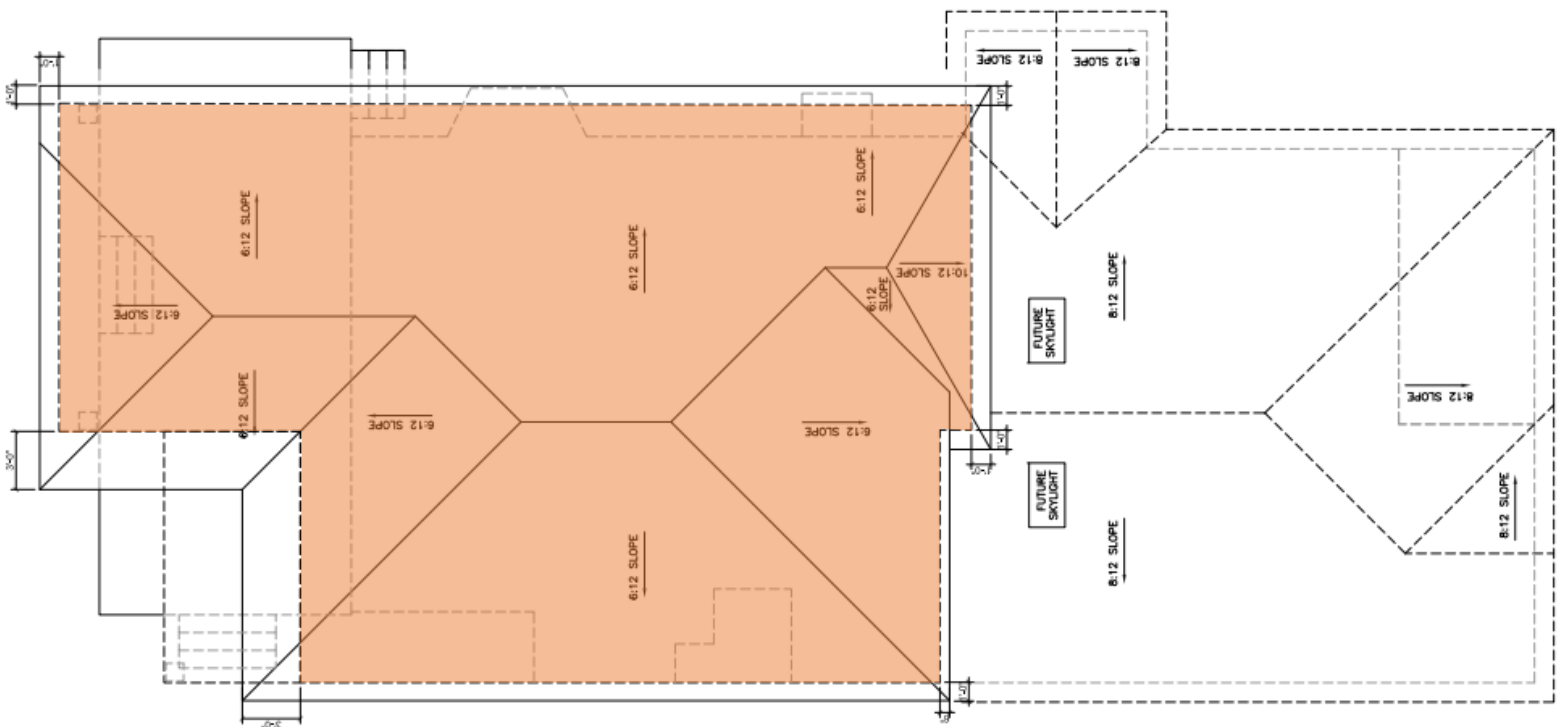
Proposed Site Plan



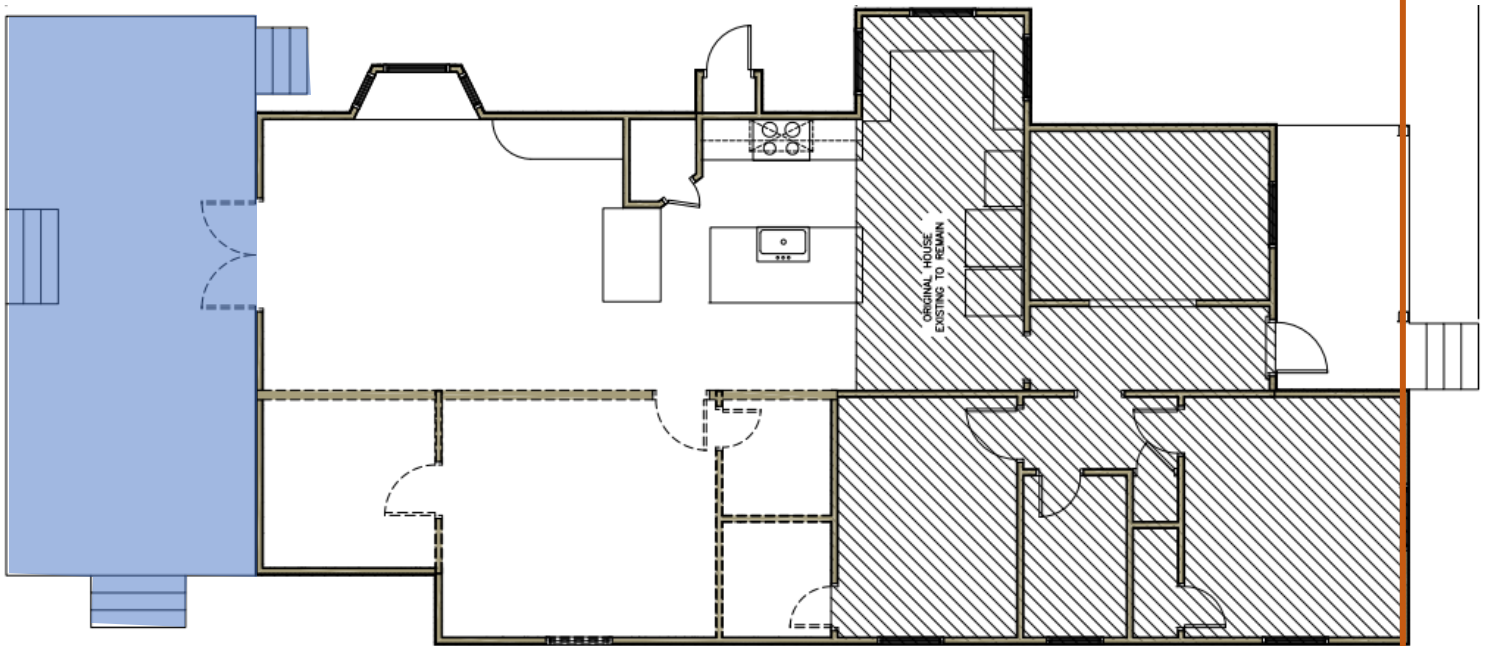
Existing Roof Plan



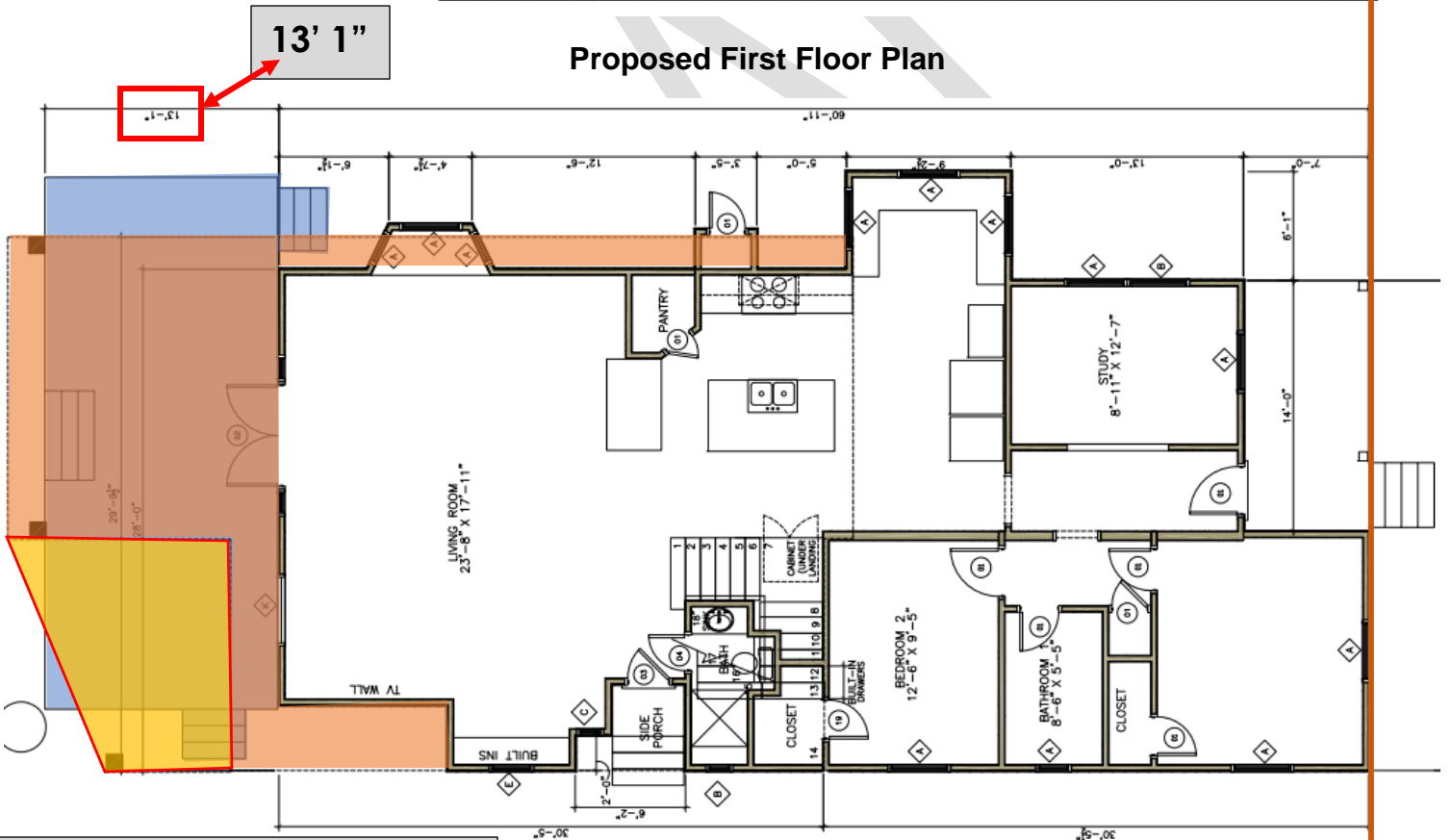
Proposed Roof Plan



Existing First Floor Plan

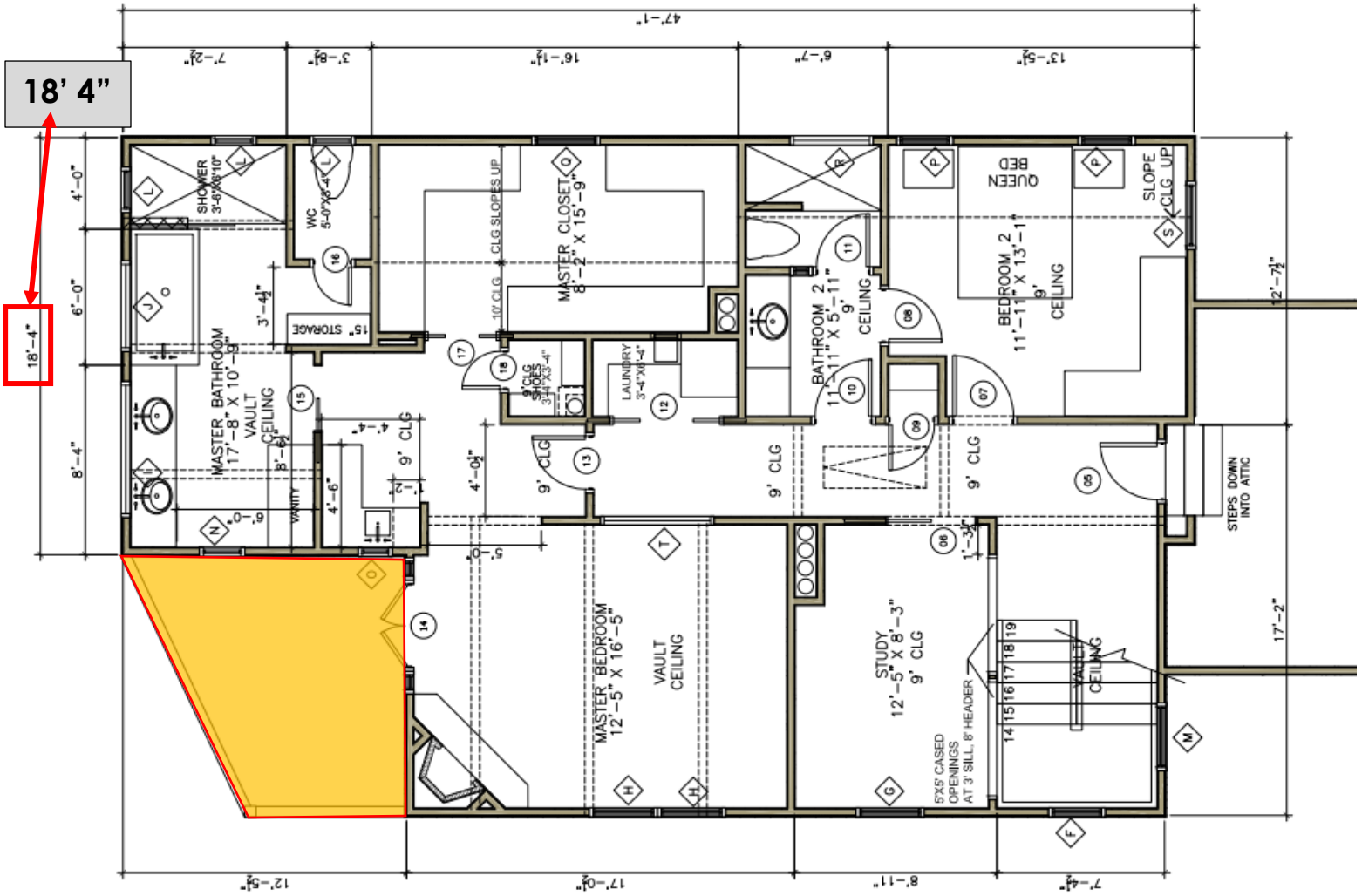


Proposed First Floor Plan



Area shaded in yellow is the second floor open balcony

Proposed Second Floor Plan



18' 4"

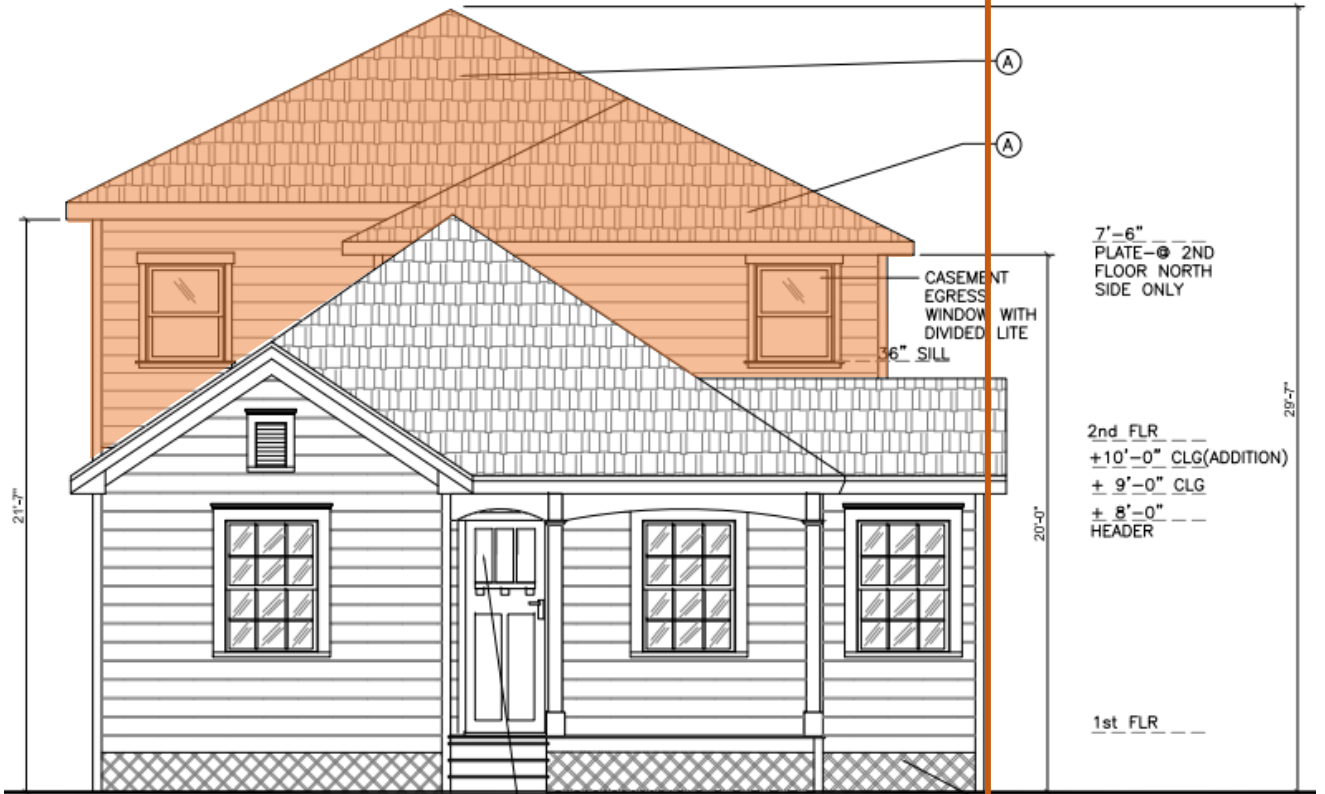
18'-4"

Area shaded in yellow is the second floor open balcony

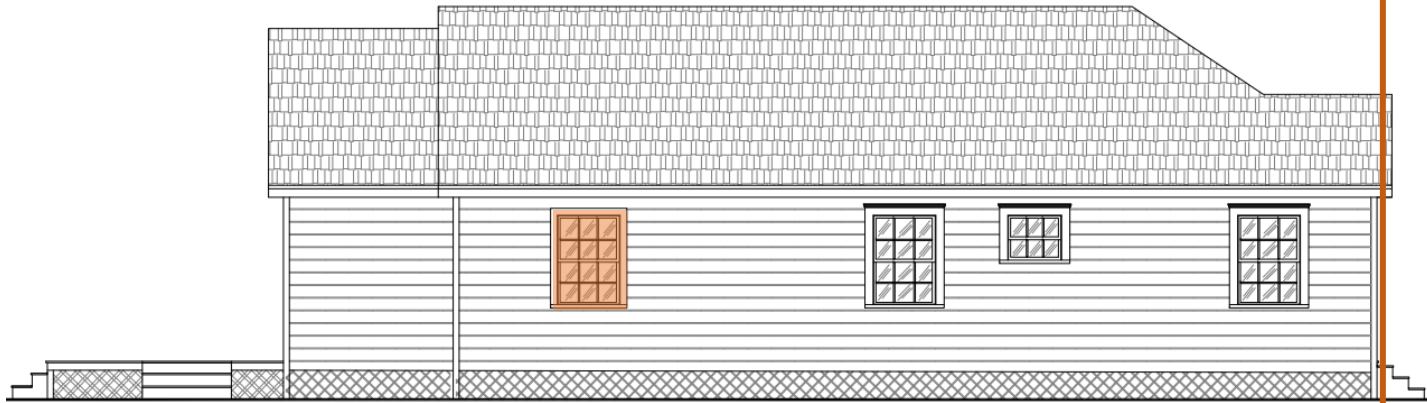
Existing Front (East) Elevation



Proposed Front (East) Elevation



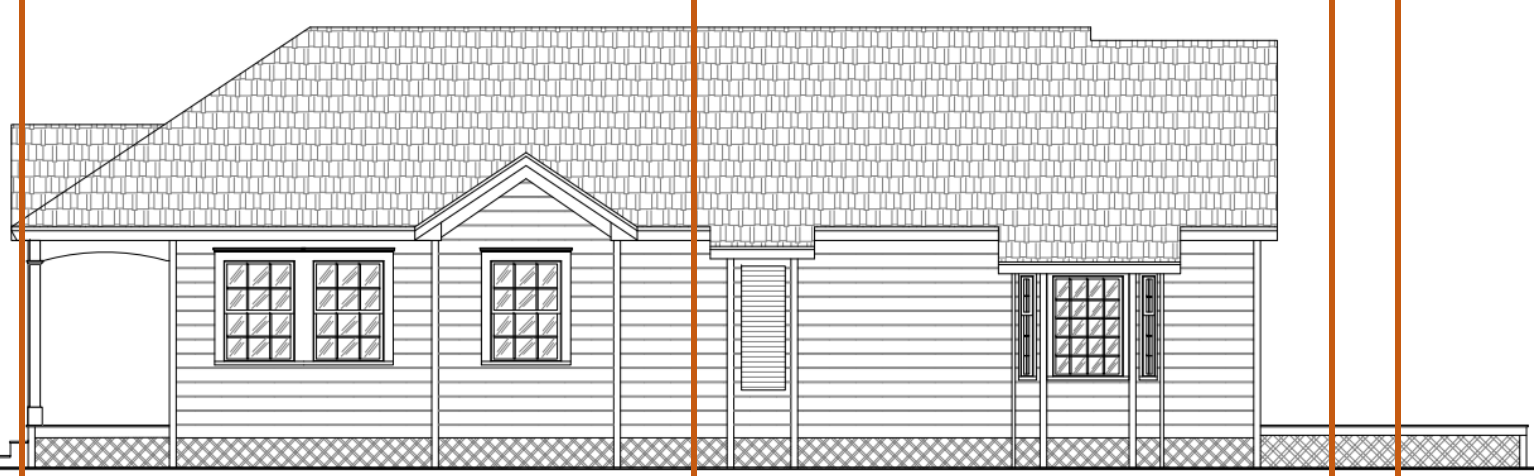
Existing Left (South) Elevation



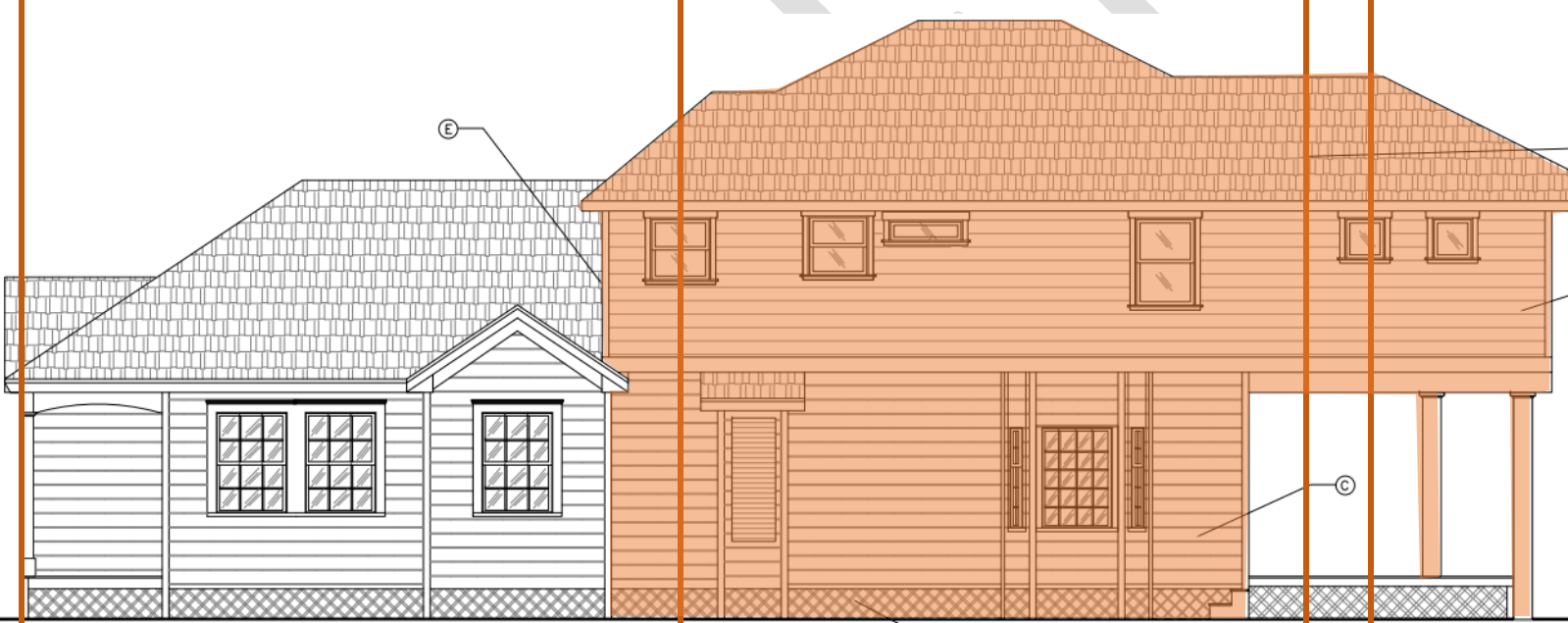
Proposed Left (South) Elevation



Existing Right (North) Elevation



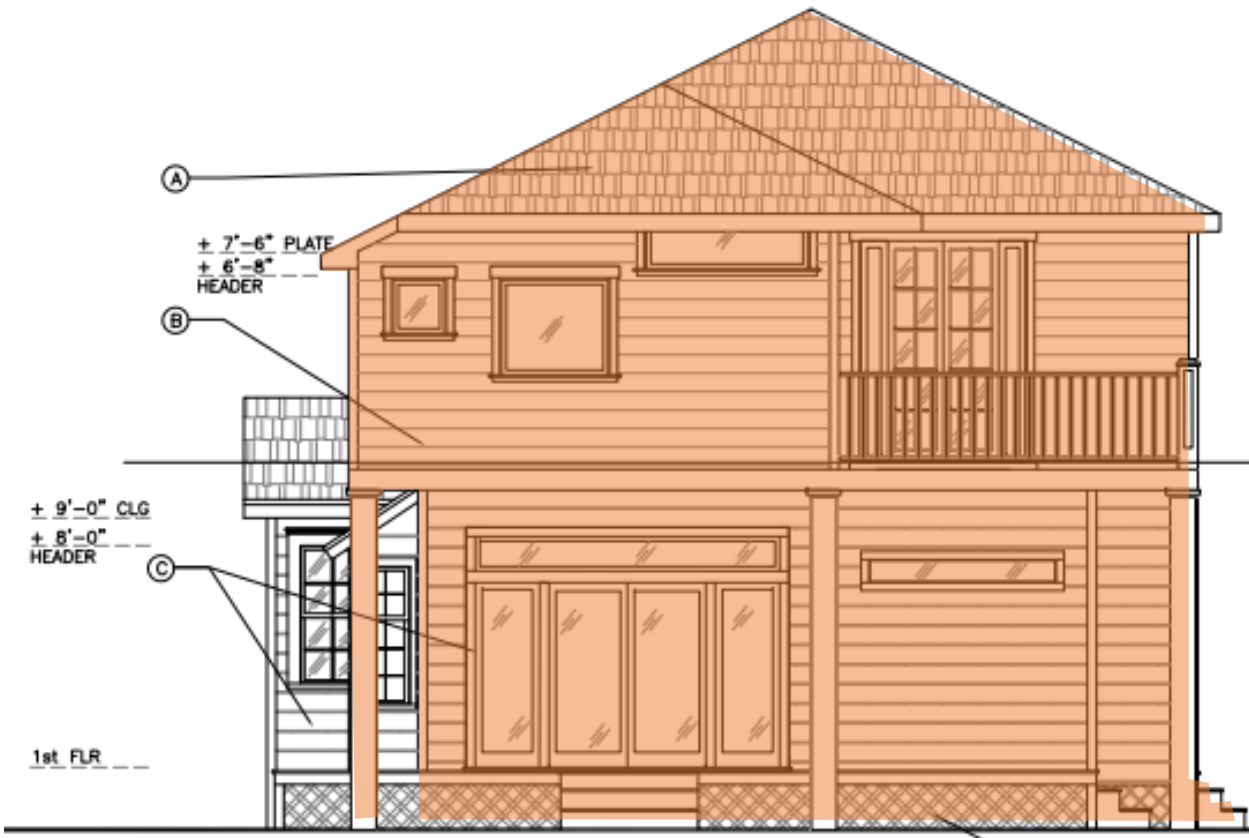
Proposed Right (North) Elevation



Existing Rear (West) Elevation



Proposed Rear (West) Elevation



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: 1,613 ****without** sq. ft. below conditioned space**

Remaining Amount: 1,027 ****without** sq. ft. below conditioned space**

Proposed Lot Coverage: 1,813 ****with** sq. ft. below conditioned space**

Remaining Amount: 827 ****with** sq. ft. below conditioned space**

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: 2,834 ****without** sq. ft. below conditioned space**

Remaining Amount: 70 ****without** sq. ft. below conditioned space**

Proposed FAR: 3,034 ****with** sq. ft. below conditioned space**

Remaining Amount: -130 ****with** sq. ft. below conditioned space**

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

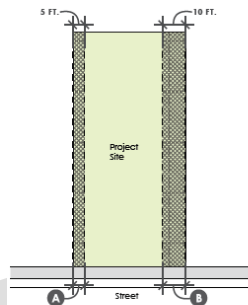
Side Wall Length: 39' 1-1/2"

Inset Length: 6' 2"

Inset on North side: N/A

Inset on South side: 2'

Side Setbacks (Addition and New Construction)



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

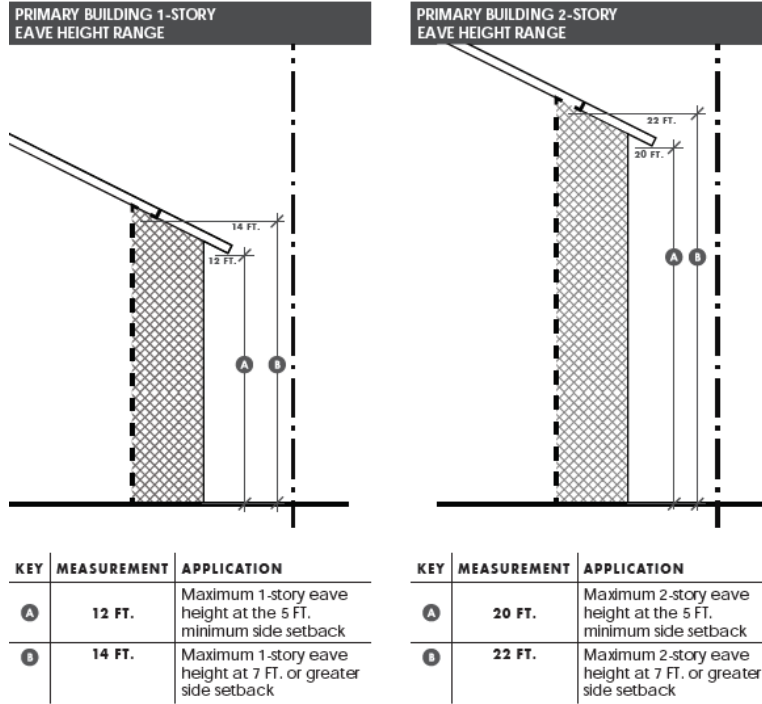
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum 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 North side setback (1): 5' 0"

Proposed South side setback (2): 15' 1"

Cumulative side setback: 20' 1"

Eave Height (Addition and New Construction)



Proposed eave height on North elevation with a 5' side setback: 20'

Proposed eave height on South elevation with a 15' 1" side setback: 21' 7"

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: 34' 10"

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: 11' 0"

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: 2'

Proposed second floor plate height on North elevation: 7' 6"

Proposed second floor plate height on South elevation: 9'