

CERTIFICATE OF APPROPRIATENESS

Application Date: January 25, 2022

Applicant: Mark Gatewood, owner

Property: 1809 Columbia Street, Lot 11, Block 107, Houston Heights Neighborhood Subdivision. The property includes a historic 1,310 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman Bungalow style residence, constructed circa 1920, located in the Houston Heights East Historic District.

Proposal: Alteration – Rear Addition

- Construct rear addition with two stories.
- Proposed first floor 445 sq. ft. (HAHC 3-2-22)
- Proposed first floor 525 sq. ft. (HAHC 4-13-22)
- Proposed second floor 1,140 sq. ft. (HAHC 3-2-22)
- Proposed second floor 1,005 sq. ft. (HAHC 4-13-22)
- Allow existing structure’s ridge line drop towards rear for 3’ then extend straight back to proposed rear addition
- Demolish side walls of non-historic rear addition and inset 2’ on both sides with a 6’ length of inset side wall
- After inset length on North side, addition comes out 1’ and runs for 27’ to the rear
- After inset length on South side, addition comes out 7’ and runs for 27’ to the rear
- Remaining 7’ 4-1/2” of rear addition on the North side will inset 1’
- North side shortened by 6’ 8.5” (from 44’ 3.5” to 37’ 5”)
- On South side (2 floor) lengthened by 1’ (from 27.5’ to 28.5’)
- Rear addition ridge height increased from 29’ 10” to 30’ with 6:12 roof pitch and composition roof shingles. Roof pitch over master bedroom 4:12. Historic structure’s ridge height at 22’ 7”
- Existing structure’s roof pitch is 9:12 with smooth Hardie plank siding
- Double-hung, 1-over-1, recessed, wood windows

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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <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 checked="" type="checkbox"/> | <input 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 | |
| <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 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. |
|-------------------------------------|--------------------------|--------------------------|---|

District Map






1809
Columbia
St

Houston Heights East Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

Inventory Photo



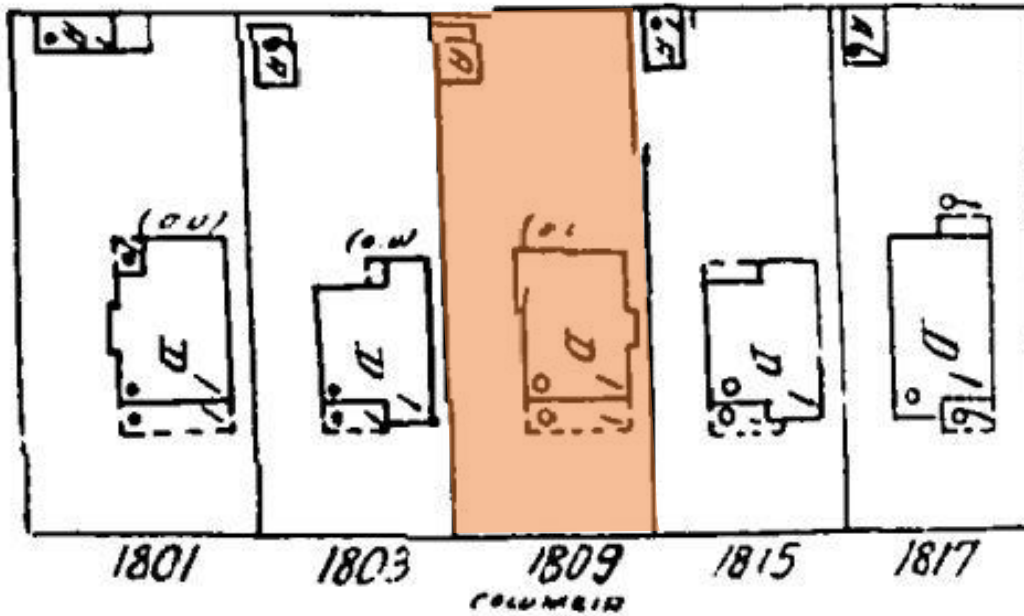
Current Photo



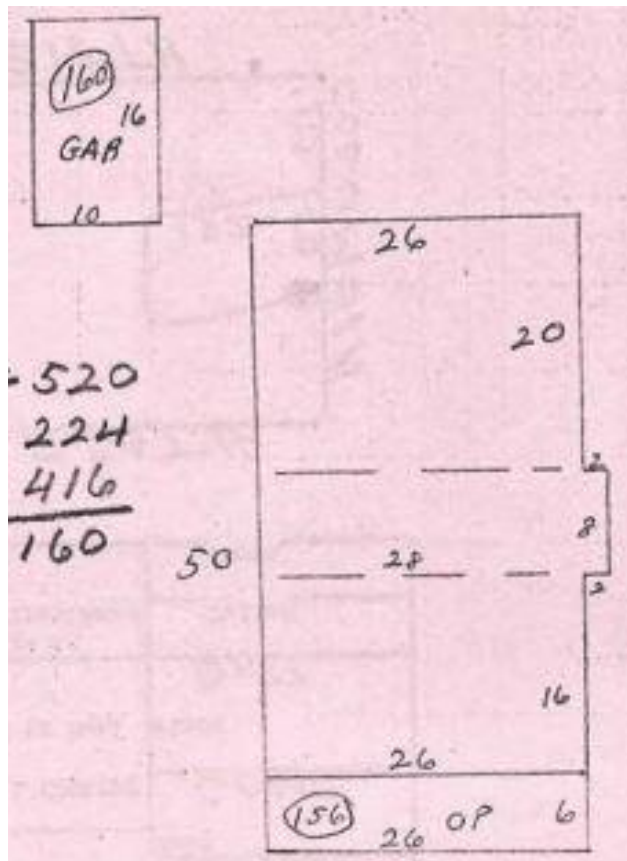
Current Photo



Sanborn



Harris County Building Land Assessment Survey – 10-2-1967



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: 1,835+28+140 = 2,003

Remaining Amount: 637

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: 2,840 (without rear porch)

Remaining Amount: 64

Proposed FAR: 2,840+140 (with rear porch) = 2,980

Remaining Amount: 76

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

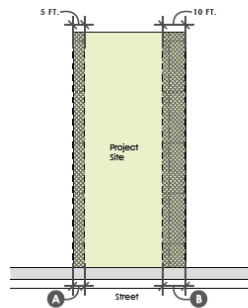
Side Wall Length: 36' 0-1/2"

Inset Length: 6'

Inset on North side: 2'

Inset on South side: 2'

Side Setbacks (Addition and New Construction)



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

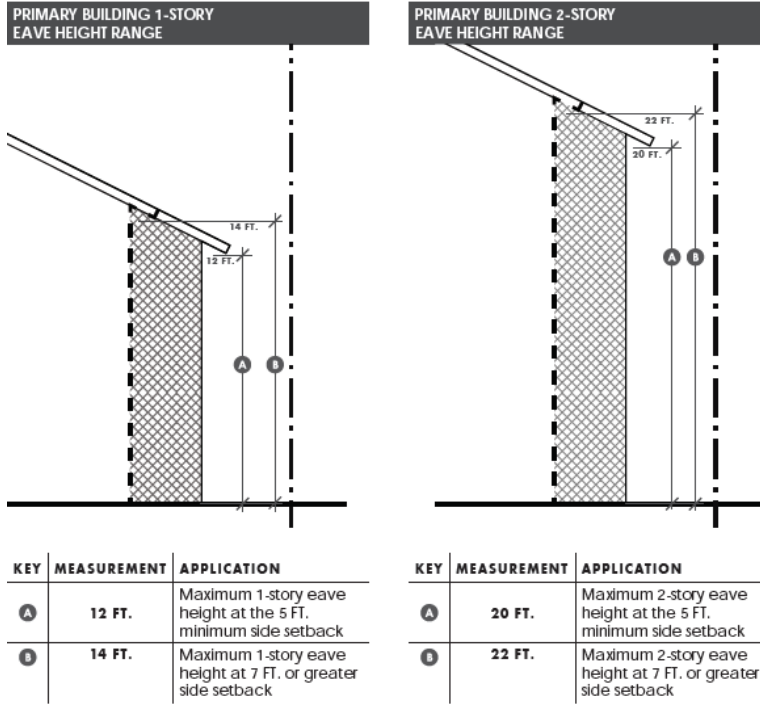
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum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

Proposed side setback (South): 12' 9-1/2"

Cumulative side setback: 19' 9-1/2"

Eave Height (Addition and New Construction)



Proposed eave height: 21' 8"

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: 10' 9"

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' 9"

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' 7"

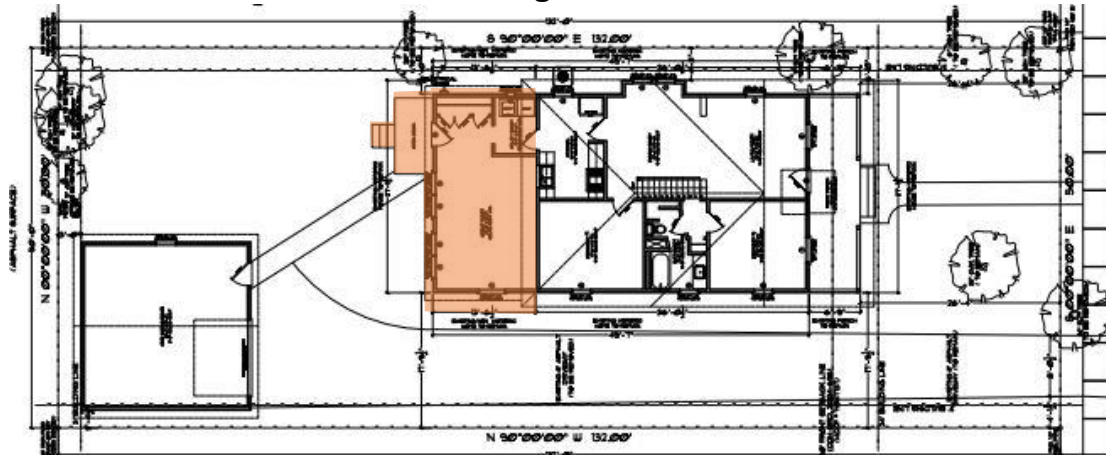
Proposed first floor plate height: 9' 10"

Proposed second floor plate height: 9'

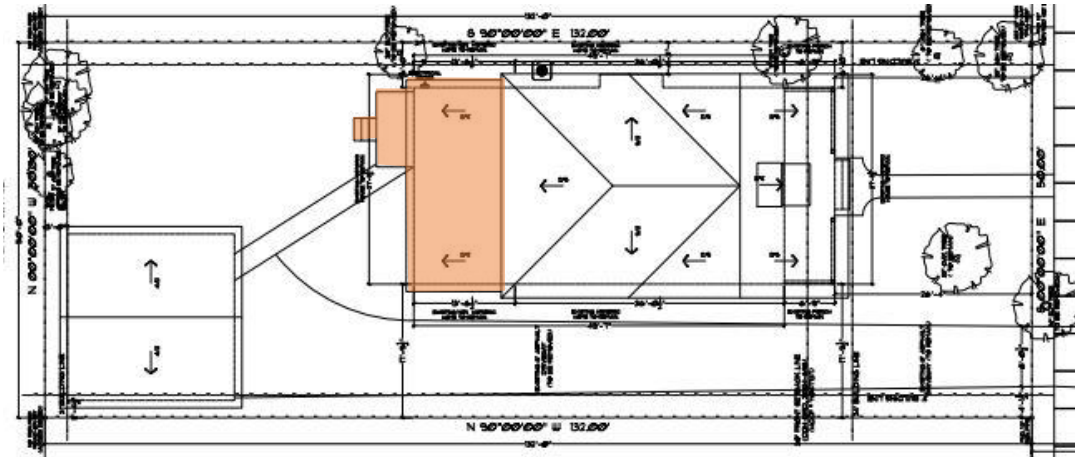
The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height
- Detached Garage Ridge Height

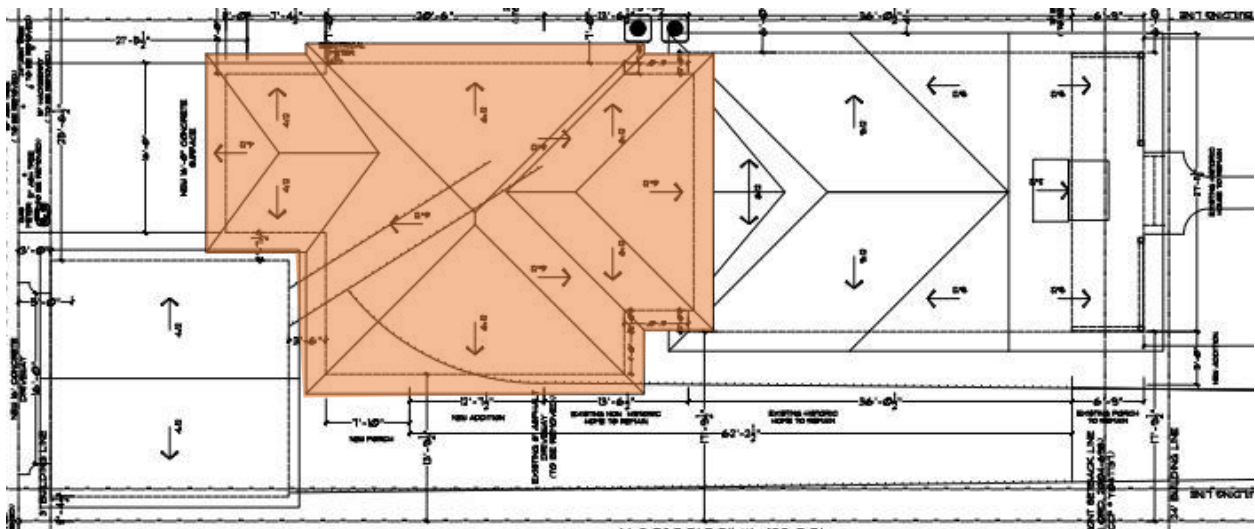
Existing Site Plan



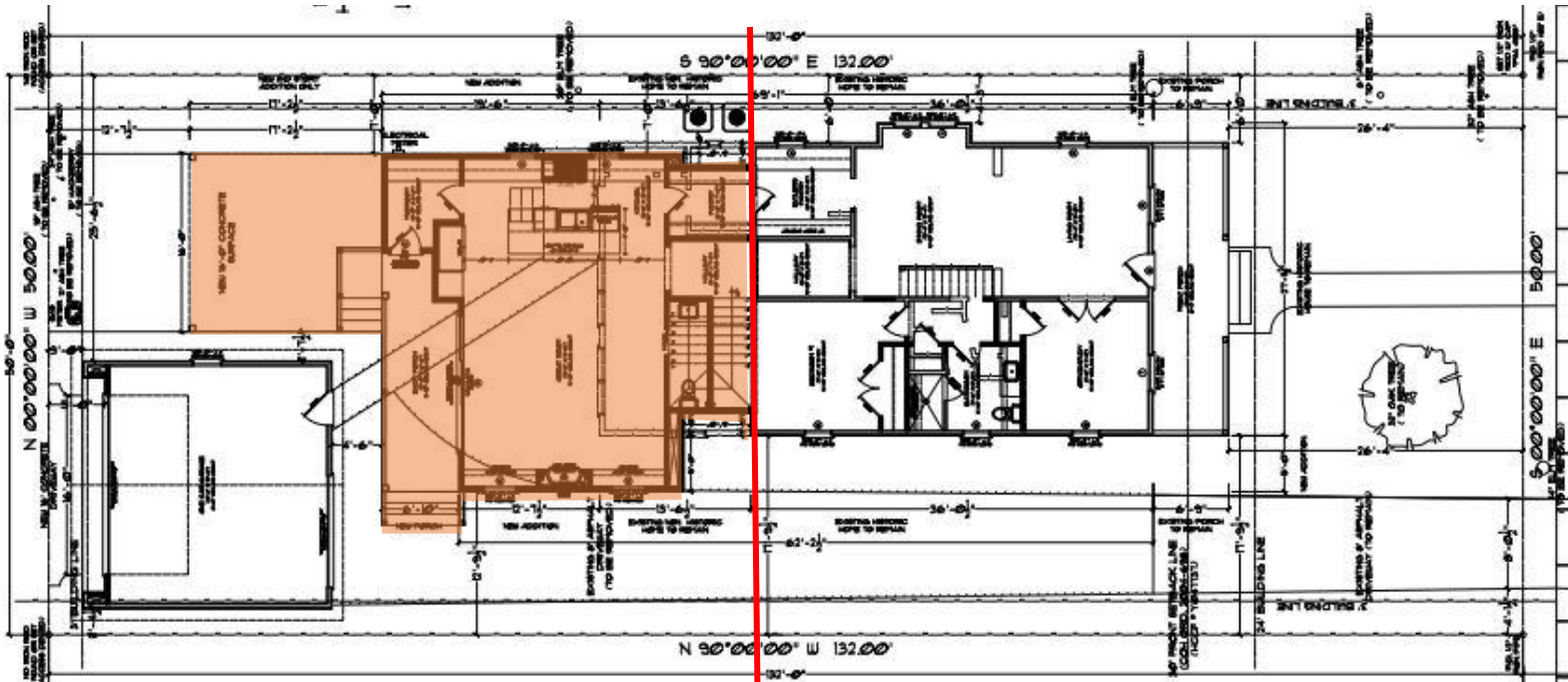
Existing Roof Plan



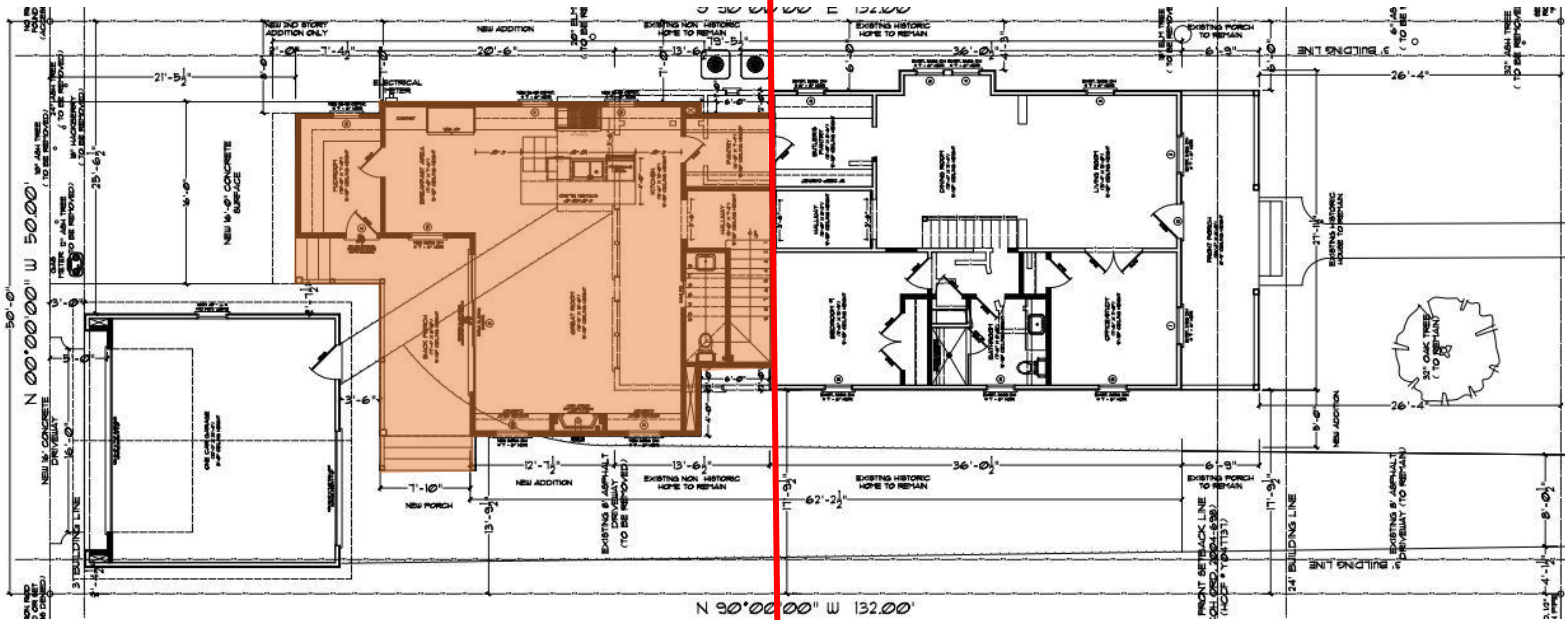
Proposed Roof Plan



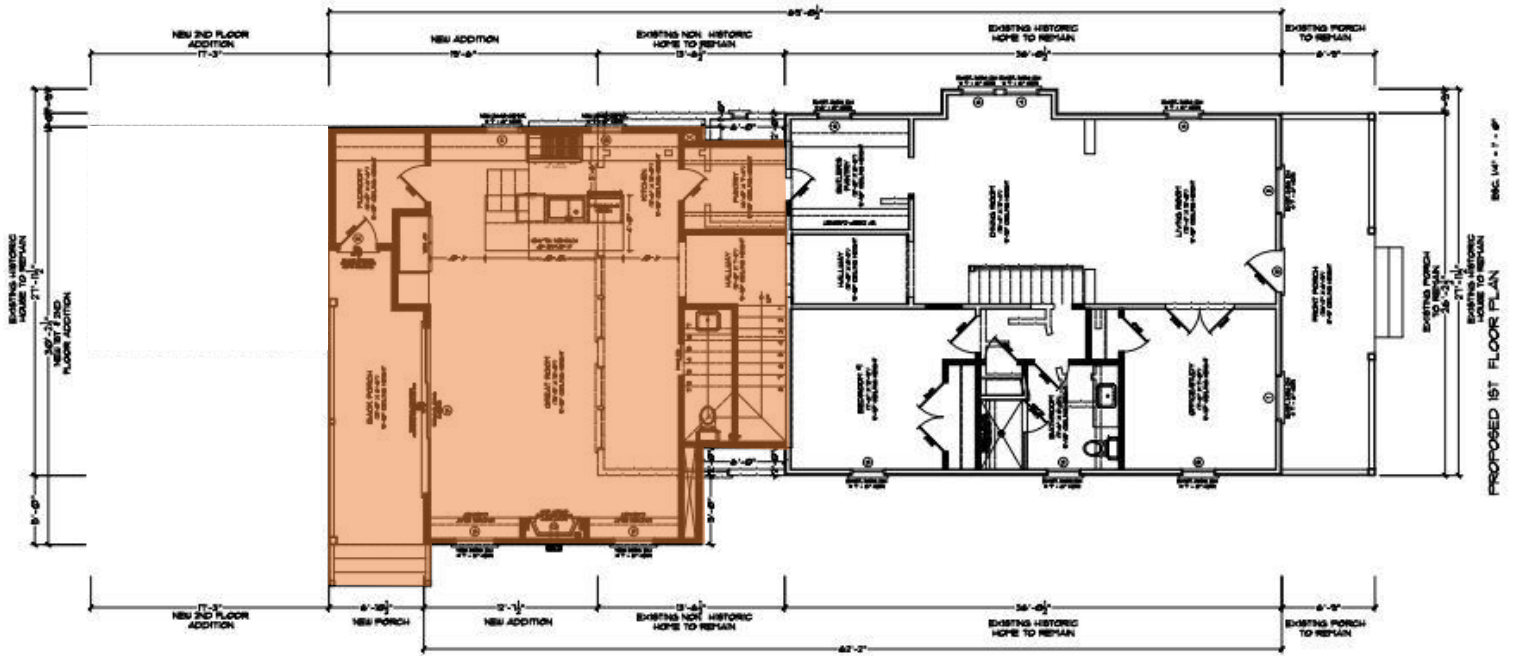
Deferred Site Plan from HAHC 3-2-2022



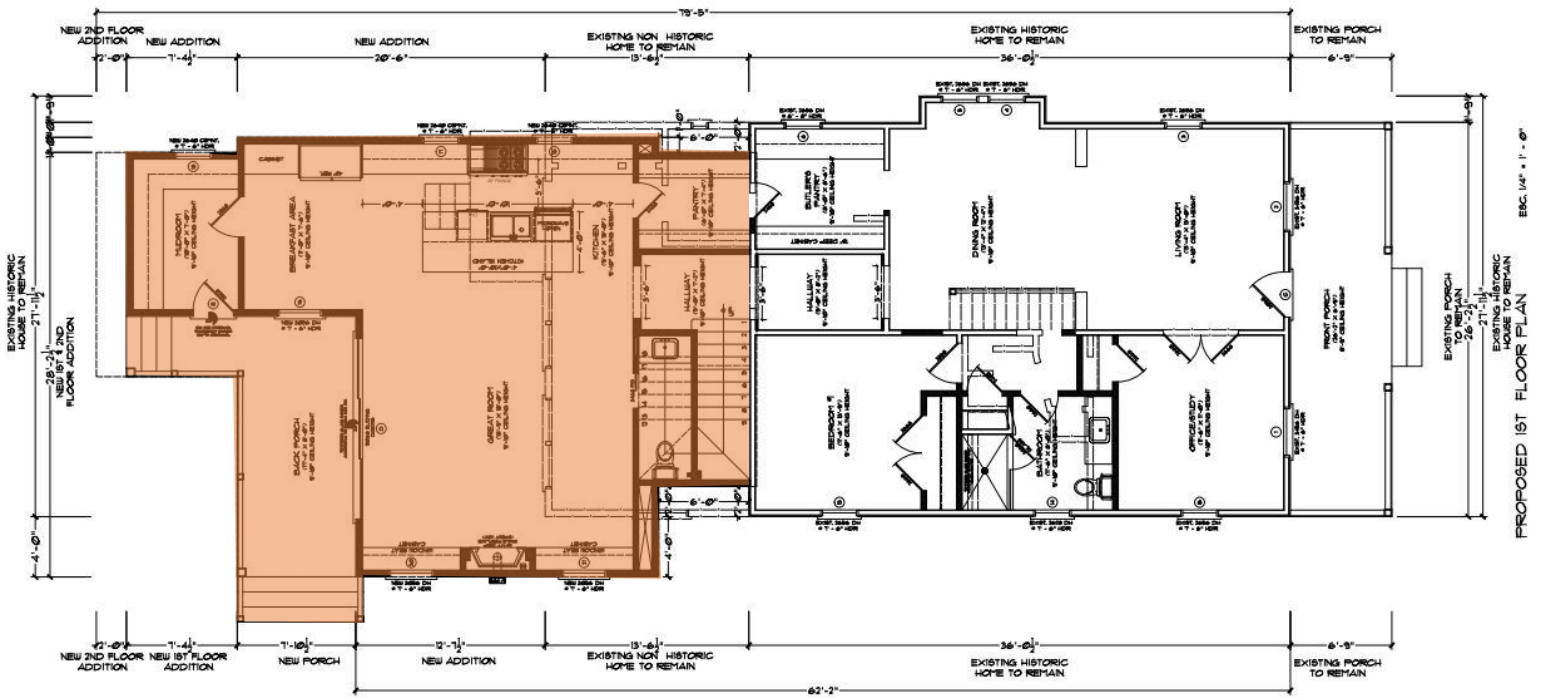
Proposed Site Plan for HAHC 4-21-2022



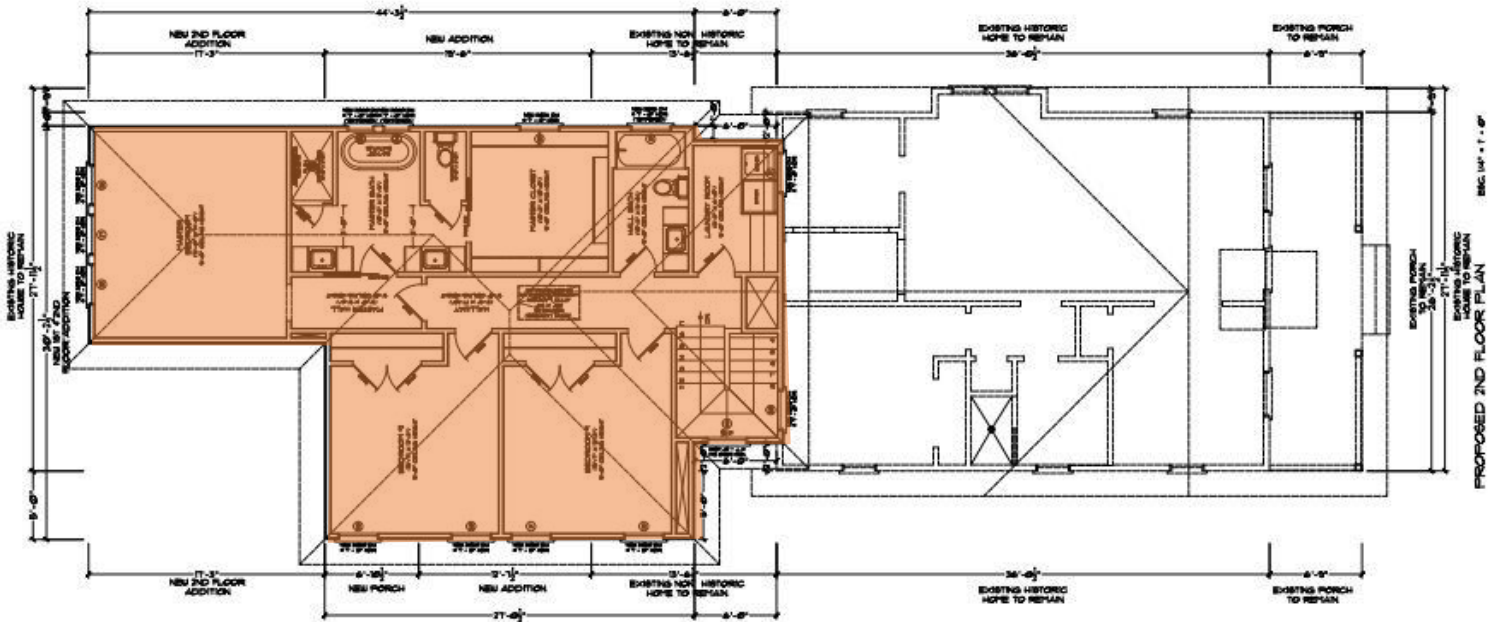
Deferred First Floor Plan from HAHC 3-2-2022



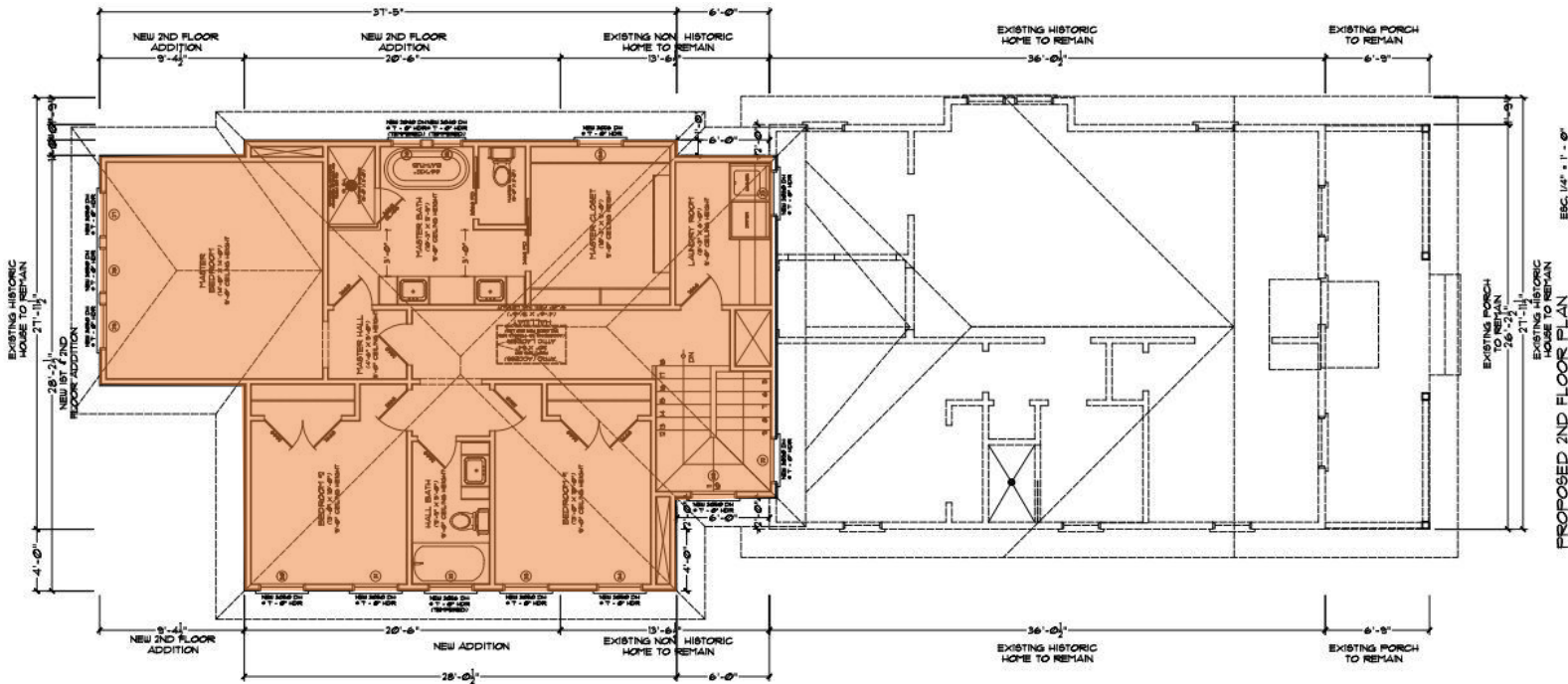
Proposed First Floor Plan for HAHC 4-21-2022



Deferred Second Floor Plan from HAHC 3-2-2022



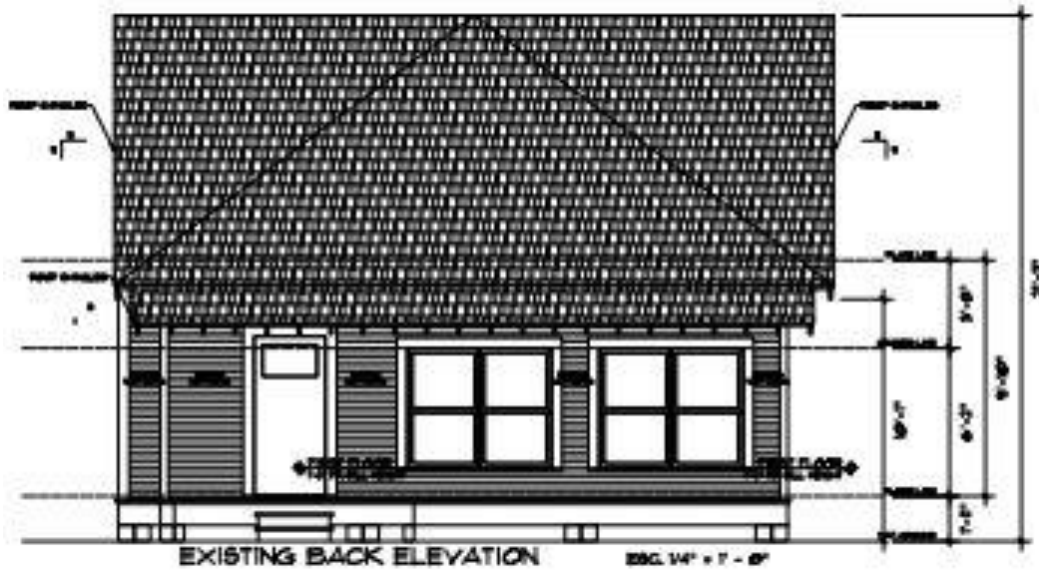
Proposed Second Floor Plan for HAHC 4-21-2022



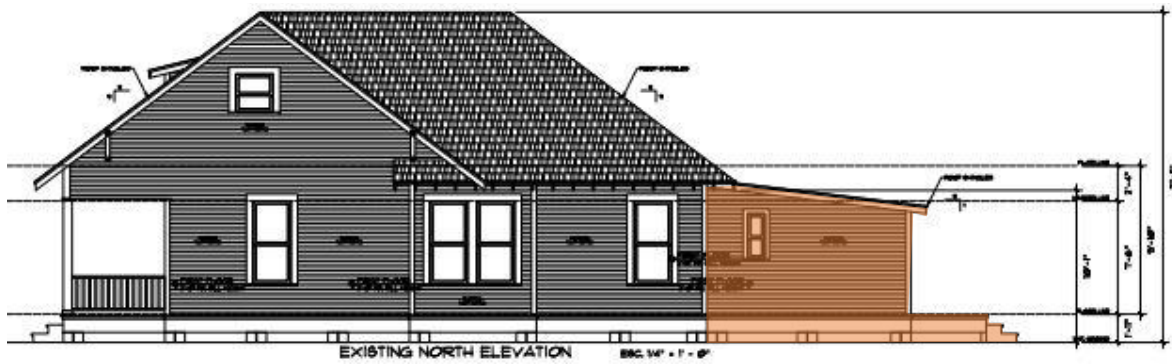
Existing Front (East) Elevation



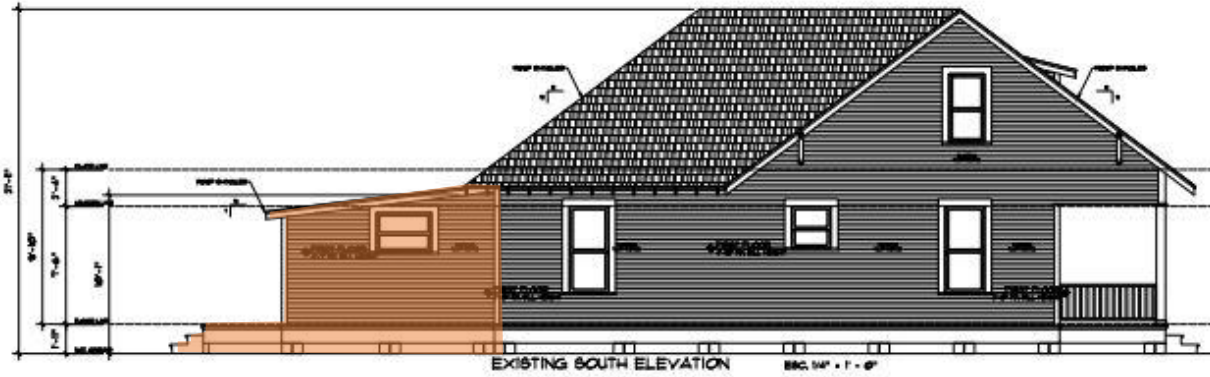
Existing Rear (West) Elevation



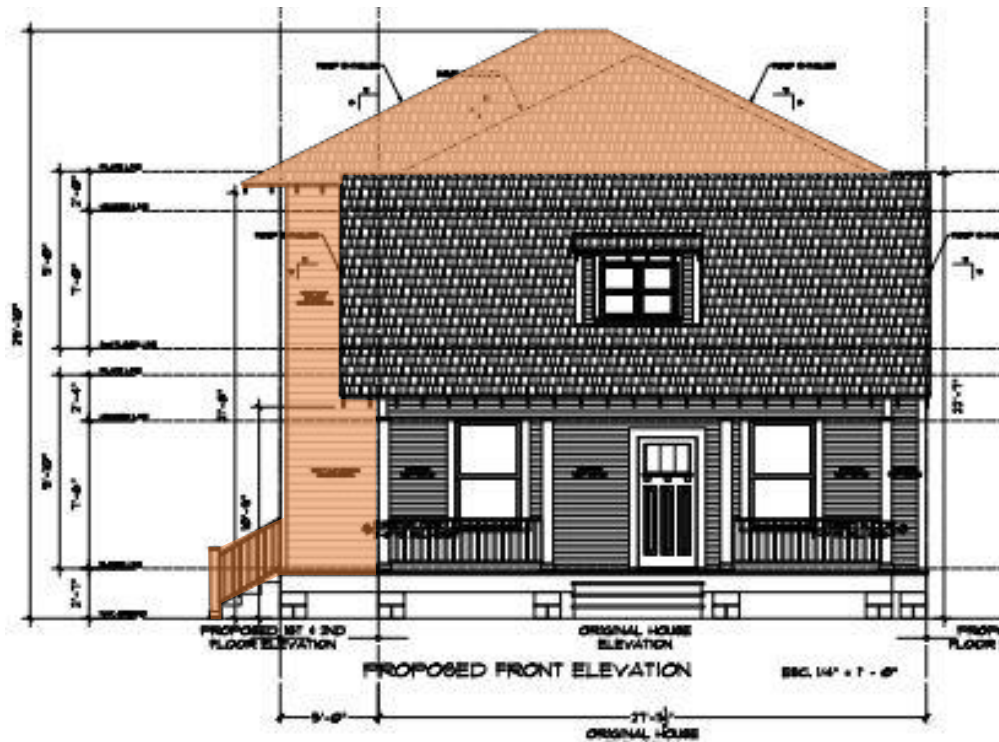
Existing North Elevation



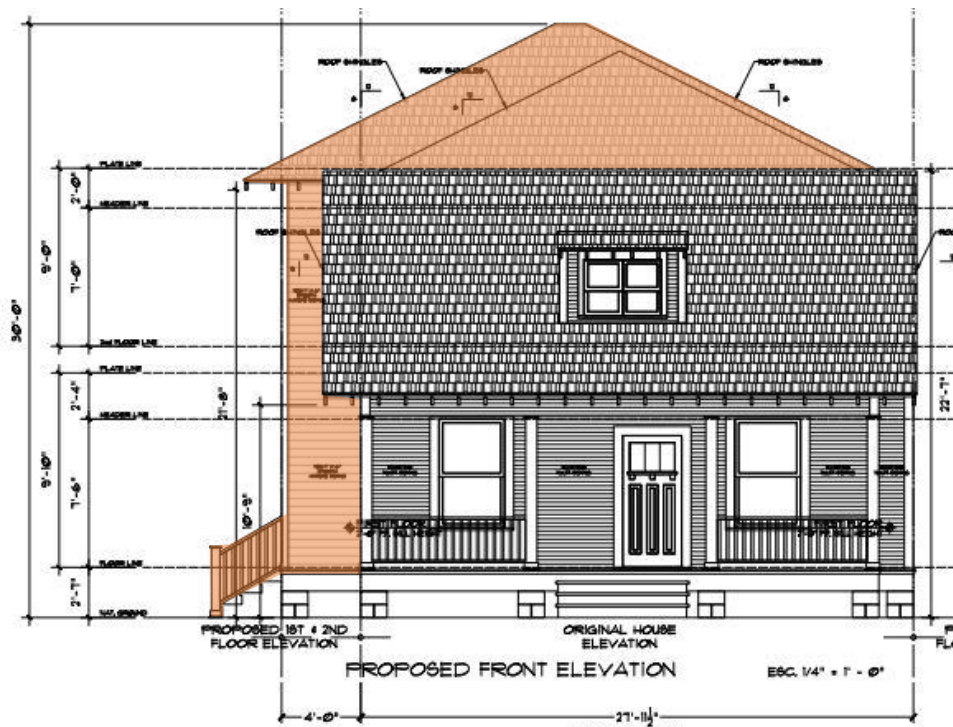
Existing South Elevation



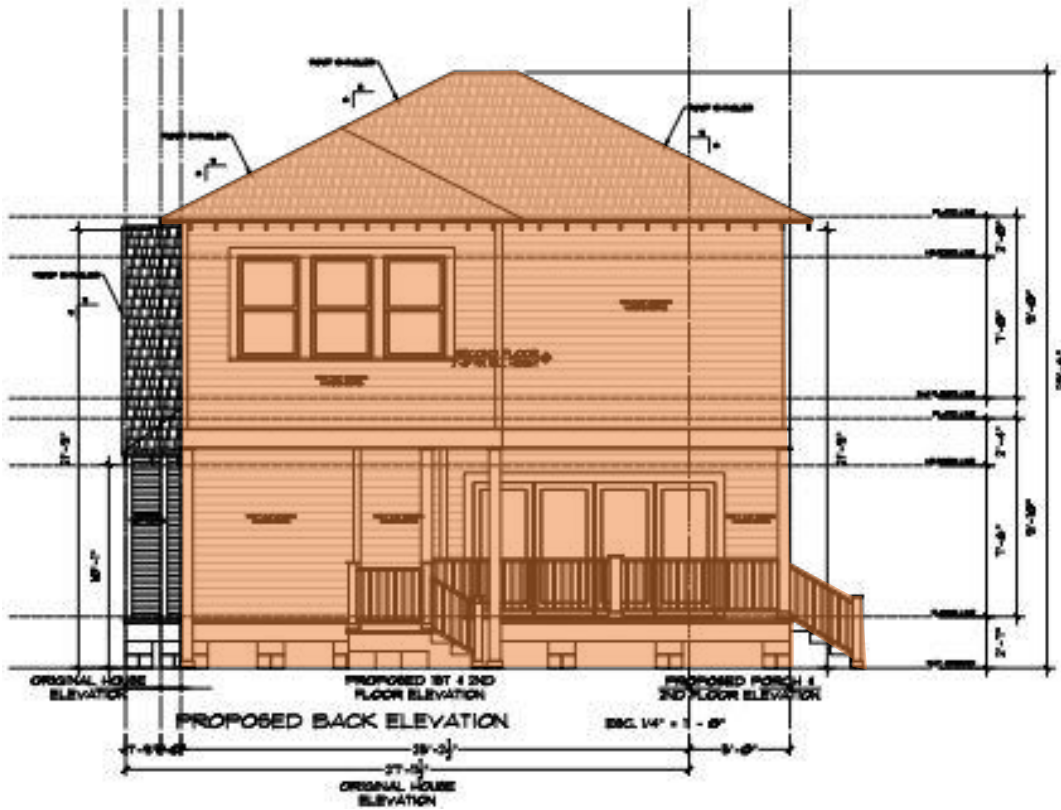
Deferred Front (East) Elevation from HAHC 3-2-2022



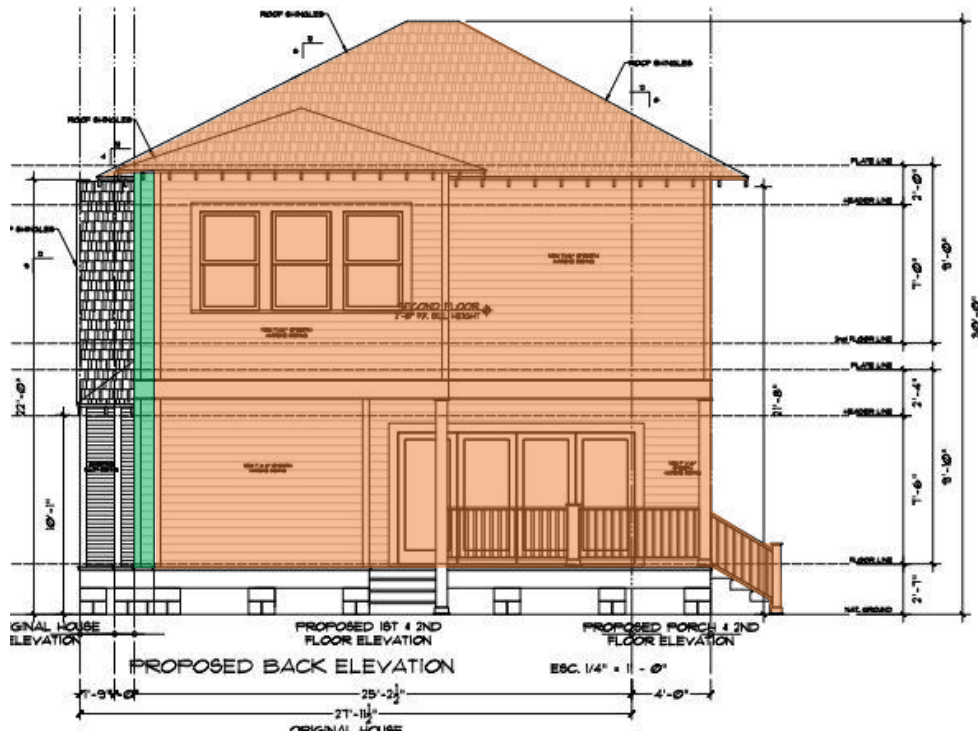
Proposed Front (East) Elevation for HAHC 4-21-2022



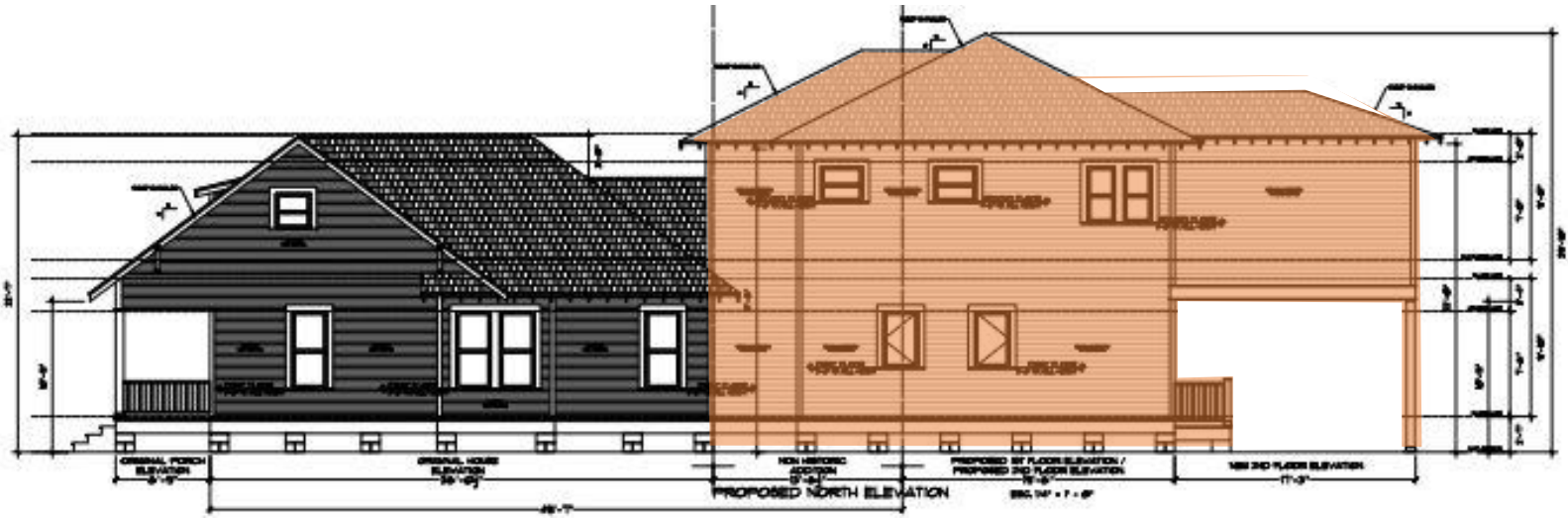
Deferred Rear (West) Elevation from HAHC 3-2-2022



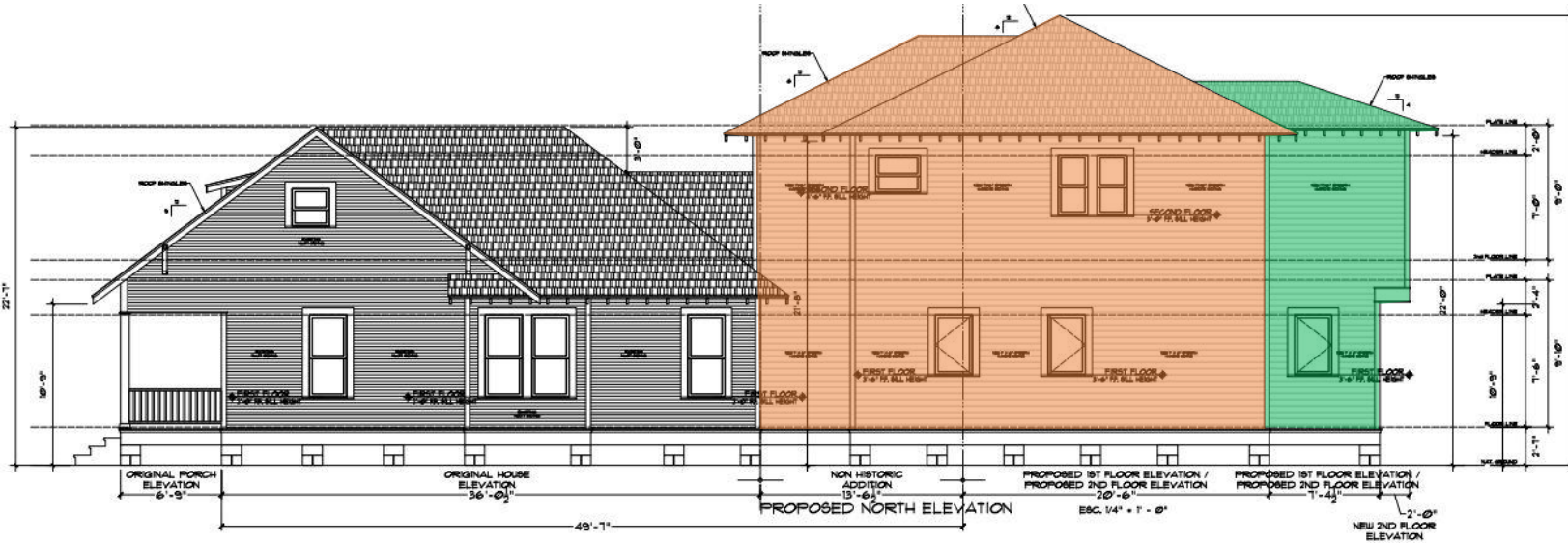
Proposed Rear (West) Elevation for HAHC 4-21-2022



Deferred North Elevation from HAHC 3-2-2022



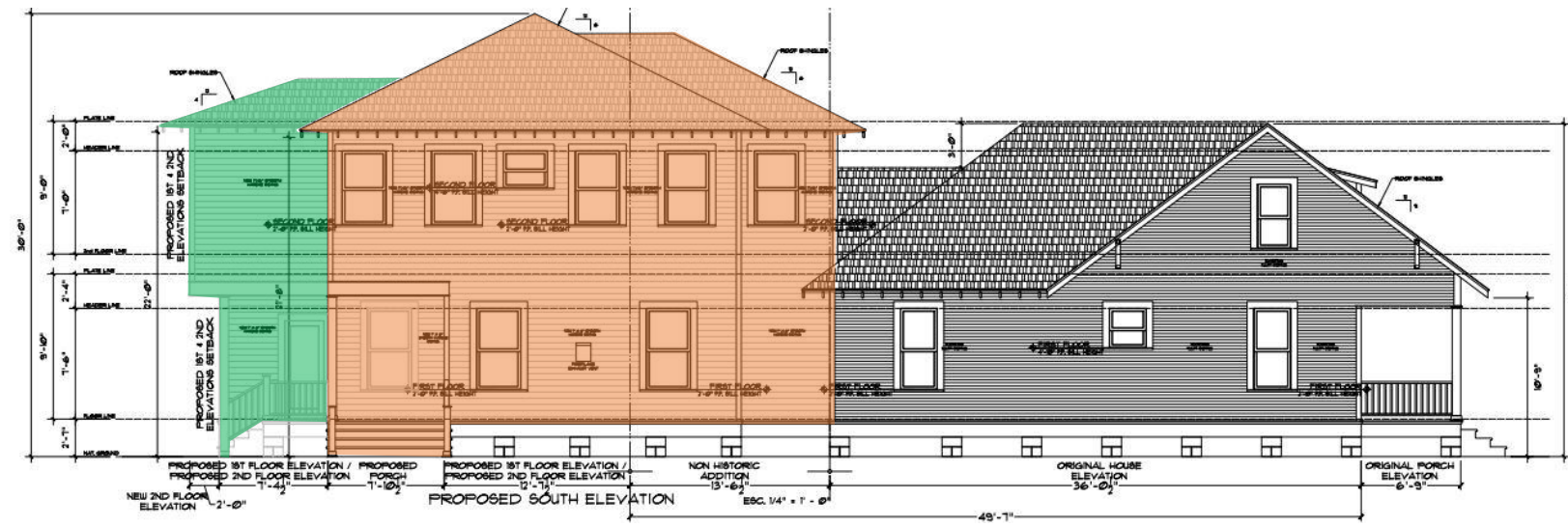
Proposed North Elevation for HAHC 4-21-2022



Deferred South Elevation from HAHC 3-2-2022



Proposed South Elevation for HAHC 4-21-2022



Proposed North Sight Line



Proposed South Sight Line

