

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 10, 2024

**Applicant:** Natalie Armstrong, Protolab Architects, agent; Brandon Scott, owner

**Property:** 915 Columbia St.- Lot 10 Block 227, Houston Heights; 6,600 SF Lot, 1,045 SF 1-story bungalow contributing and non-contributing 2-story garage duplex.

**Significance:** Main house is contributing in HHS HD

**Proposal:** 2-story rear addition that begins at the rear of the existing, original 1-story house.

- Non-contributing garage to be demolished.
- The proposed addition has 1,811 SF
- No alterations to existing exterior of original house

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:**

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**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.

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

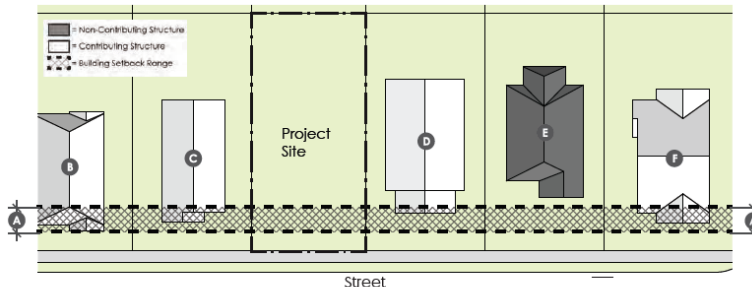
**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

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  
 Proposed Lot Coverage: 2,317 SF  
 Proposed Percentage: 35%

Front Setbacks (New Construction)



KEY	MEASUREMENT	APPLICATION
<b>A</b>	<b>RANGE</b>	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: No Change. Meets.

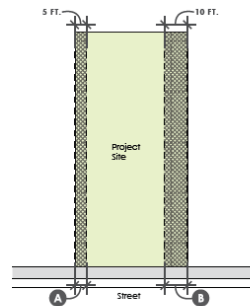
Rear Setbacks (Addition and New Construction)

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: 15' Meets.

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 left side setback (1): 11'9 3/4"

Proposed side setback (2): 3' 2 3/4"

Cumulative side setback: Minimum required – 15' Meets

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

Proposed FAR: Allowed 2,904 Proposed 2,856 SF Meets



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: Meets  
Inset Length: N/A



Eave Height (Addition and New Construction)

**PRIMARY BUILDING 1-STORY  
EAVE HEIGHT RANGE**

KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

**PRIMARY BUILDING 2-STORY  
EAVE HEIGHT RANGE**

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 20' Proposed. Meets.

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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: No change proposed from existing - Meets.  
Proposed first floor plate height: No change.  
Proposed second floor plate height: 9.' Meets.

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Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: No Change

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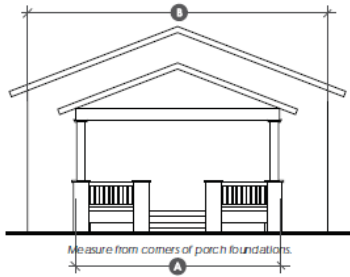
Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building for lots </= 50 ft wide
35 FT.	Maximum width of 2-story building for lots </= 50 ft wide
50 FT.	Maximum width of building for lots > 50 ft wide

Proposed front wall width: No Change

Front Porch Width and Depth (Addition and New Construction)

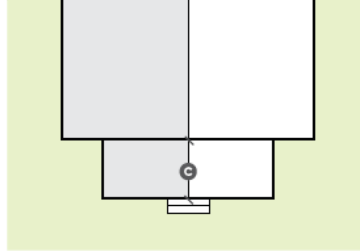
**FRONT WALL-TO-PORCH WIDTH**



<b>A</b>	Porch Width
<b>B</b>	House Width at Front Wall

KEY	MEASUREMENT	APPLICATION
<b>A</b>	50%	Minimum percentage of front wall width that is covered by porch

**FRONT PORCH DEPTH**

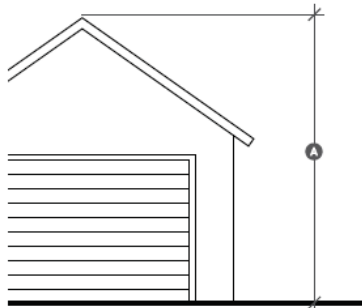


KEY	MEASUREMENT	APPLICATION
<b>C</b>	6 FT.	Minimum depth of front porch

Proposed front porch width: No Change

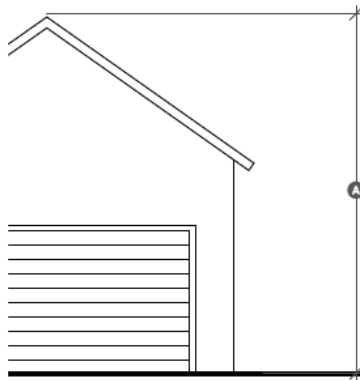
Detached Garage Ridge Height (New Construction)

**GARAGE 1-STORY RIDGE HEIGHT**



KEY	MEASUREMENT	APPLICATION
<b>A</b>	16 FT.	Maximum 1-story garage ridge height

**GARAGE 2-STORY RIDGE HEIGHT**



KEY	MEASUREMENT	APPLICATION
<b>A</b>	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: N/A



PROPERTY LOCATION  
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT





**INVENTORY PHOTO**



**CURRENT PHOTO**



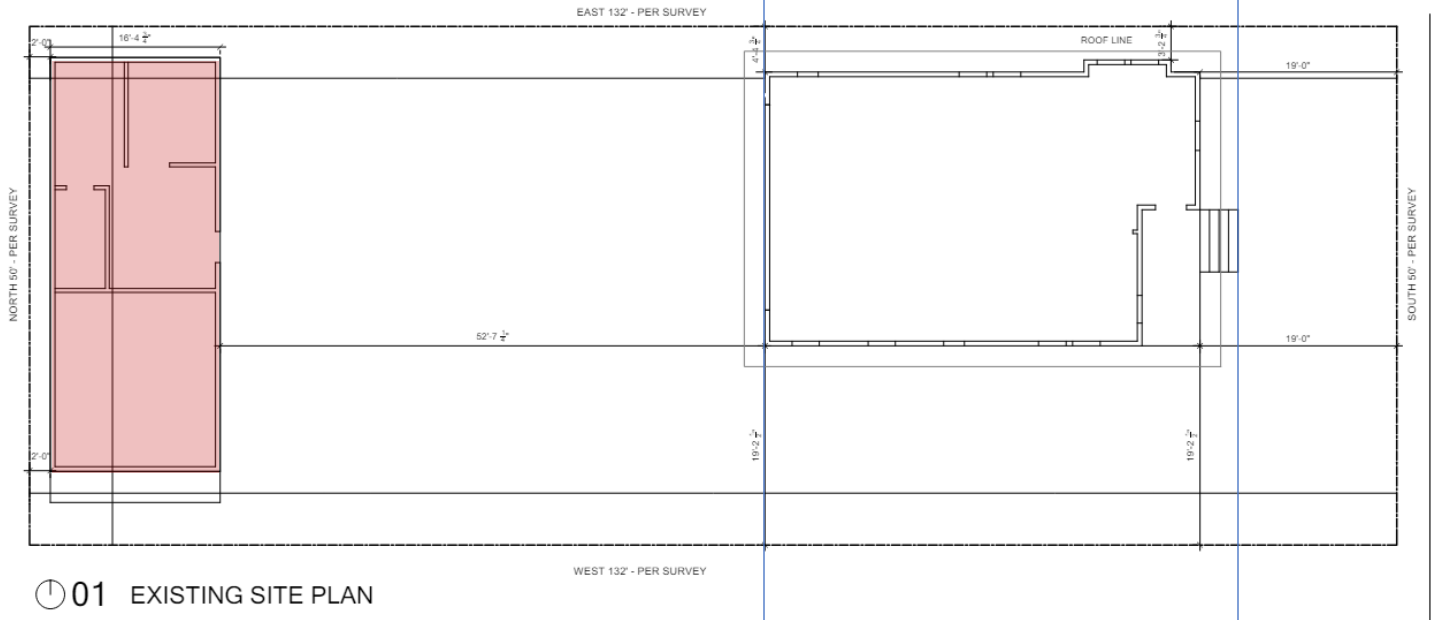
*Figure 1 - Note Context Area - Apartments on left and large SF on right.*



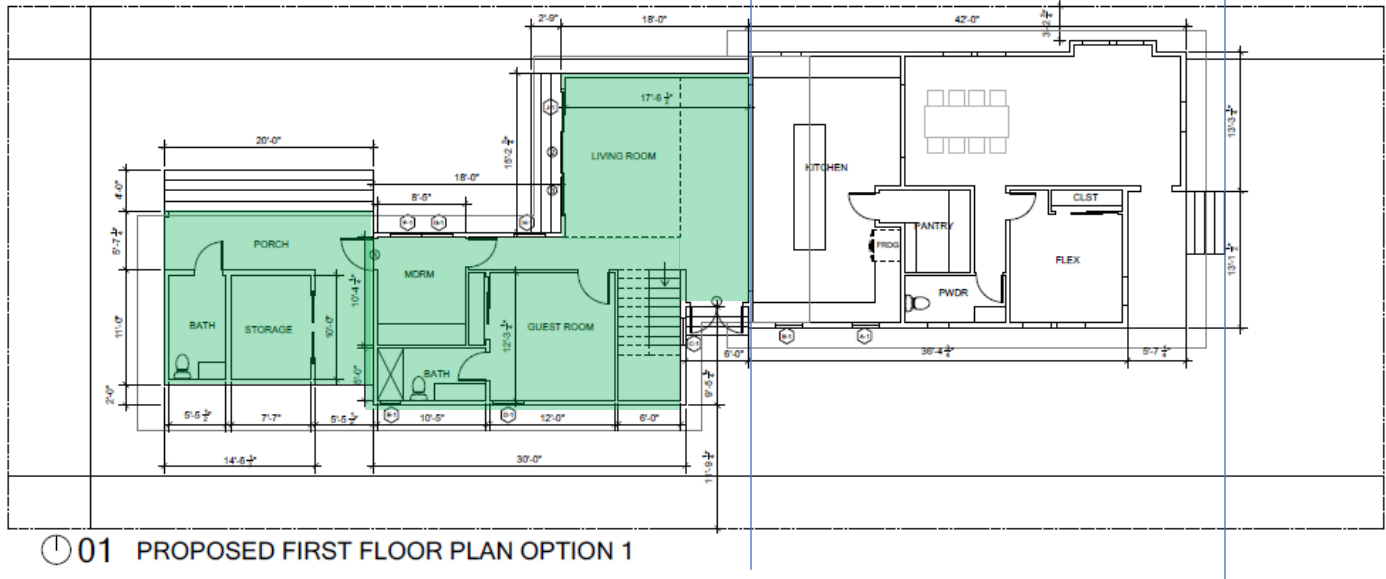
**AERIAL VIEW OF PROPERTY**

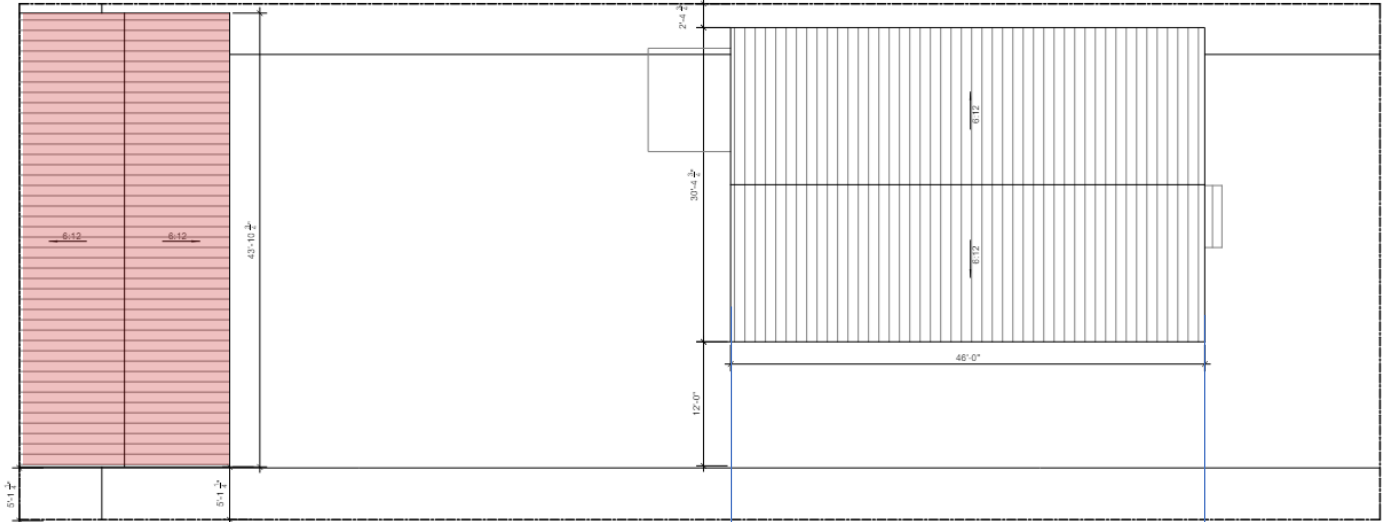


**Plans**

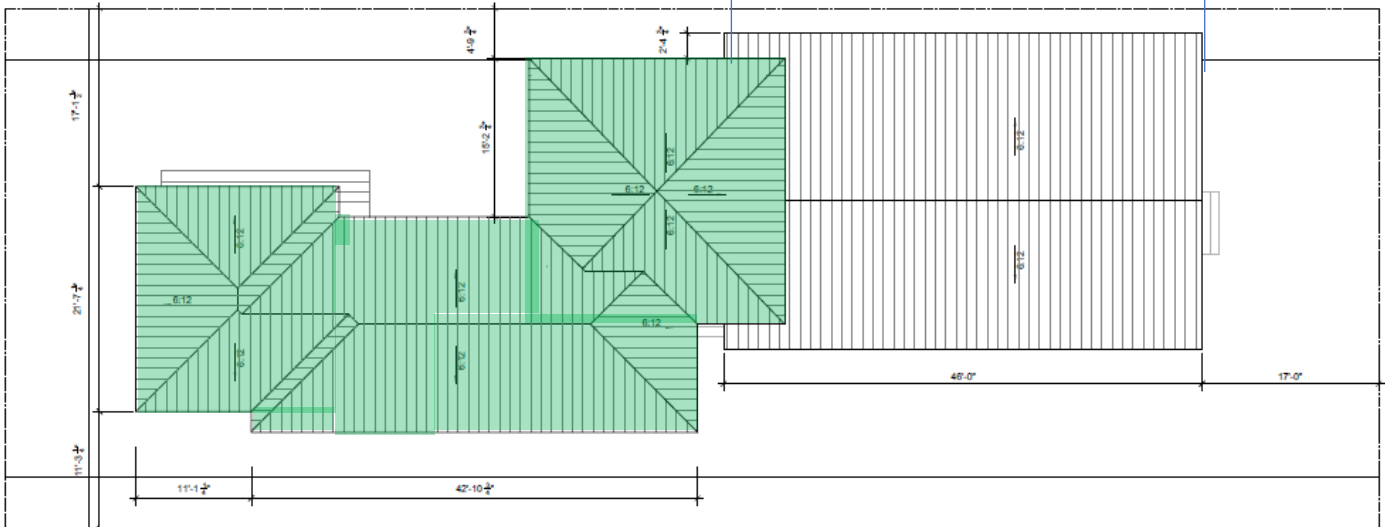


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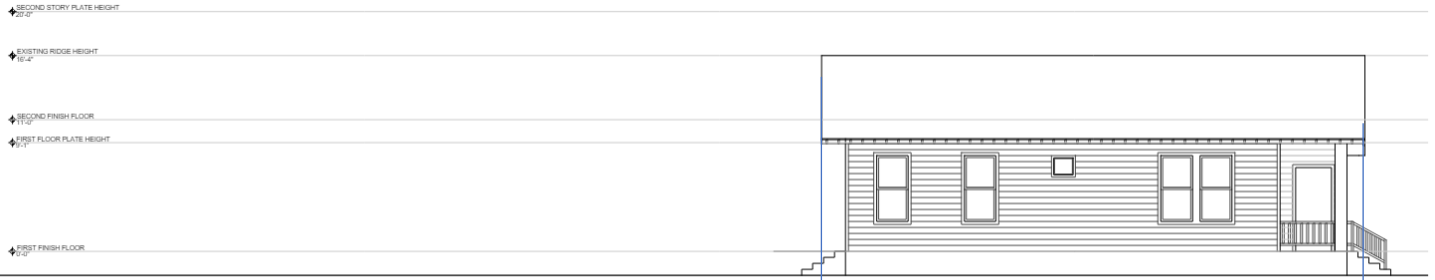




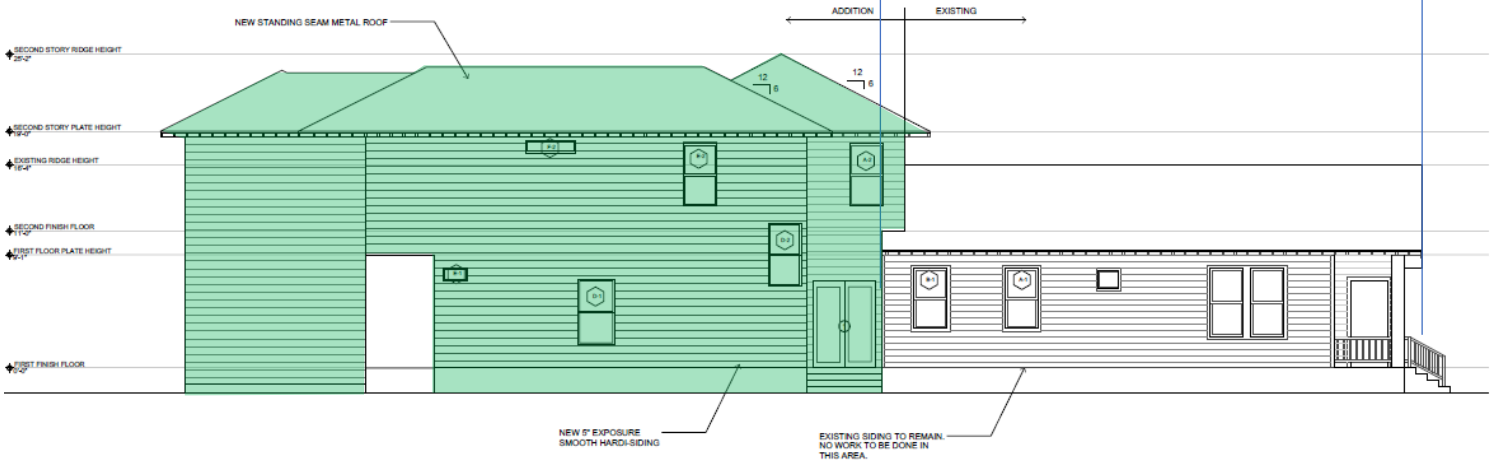
01 EXISTING ROOF PLAN



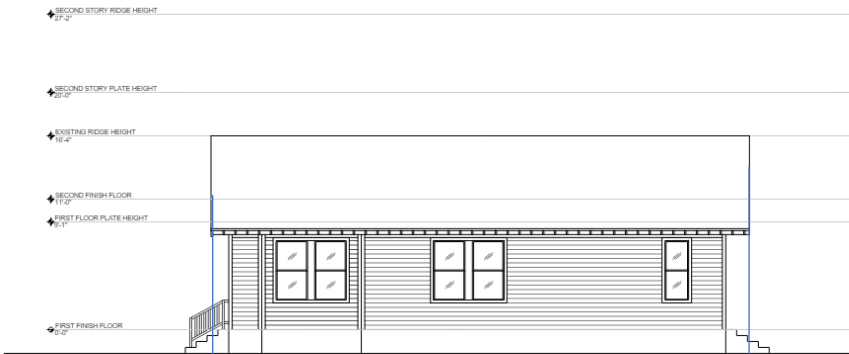
01 PROPOSED ROOF PLAN OPTION 1



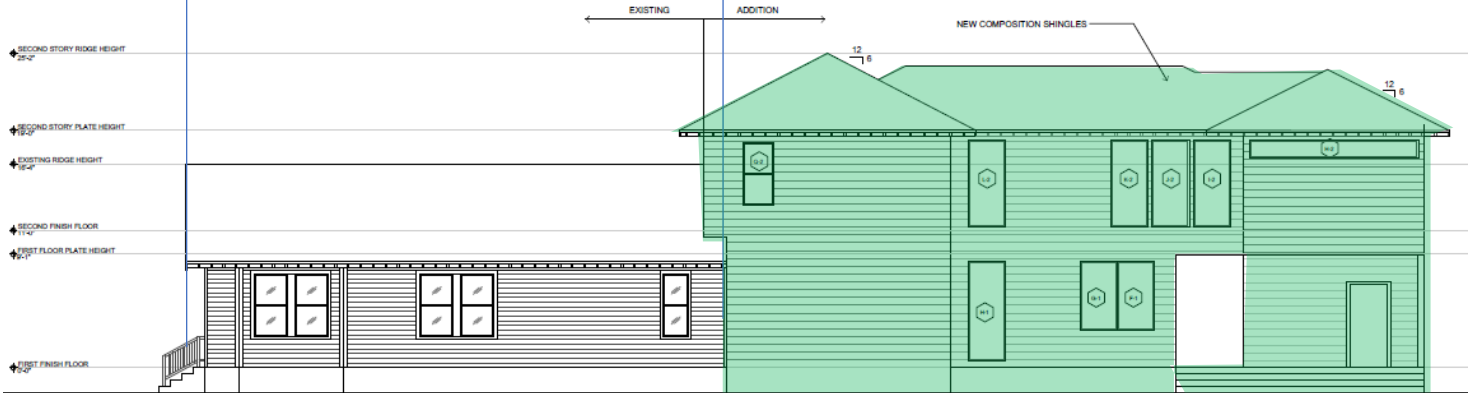
02 EXISTING SOUTH ELEVATION



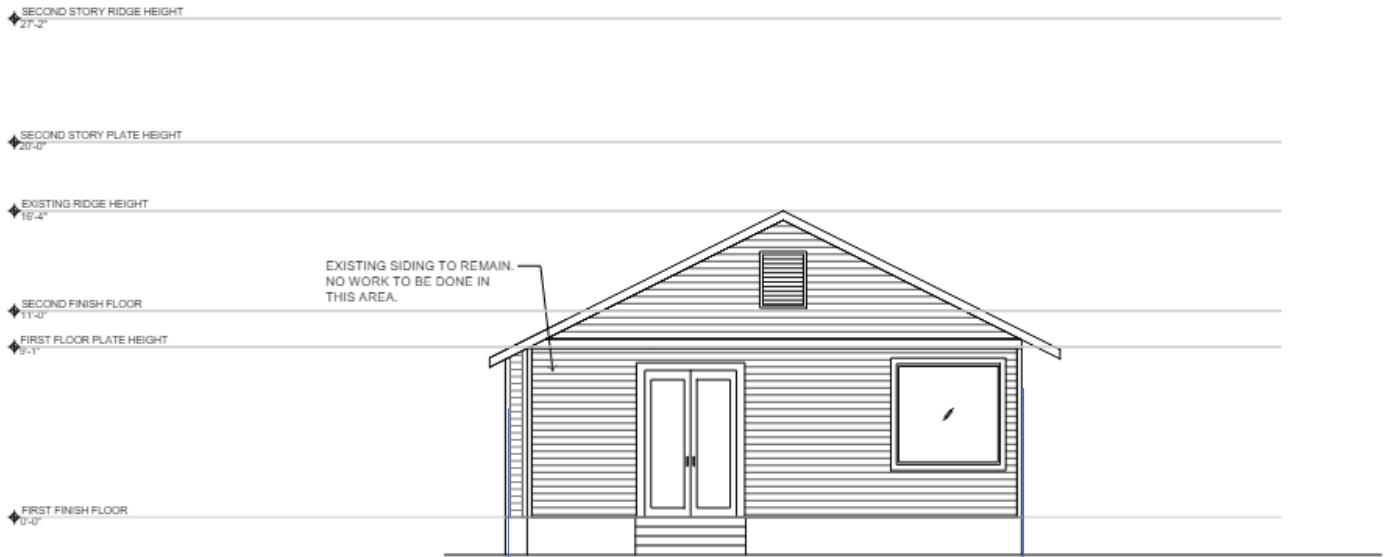
01 PROPOSED SOUTH ELEVATION OPTION 1 & 2



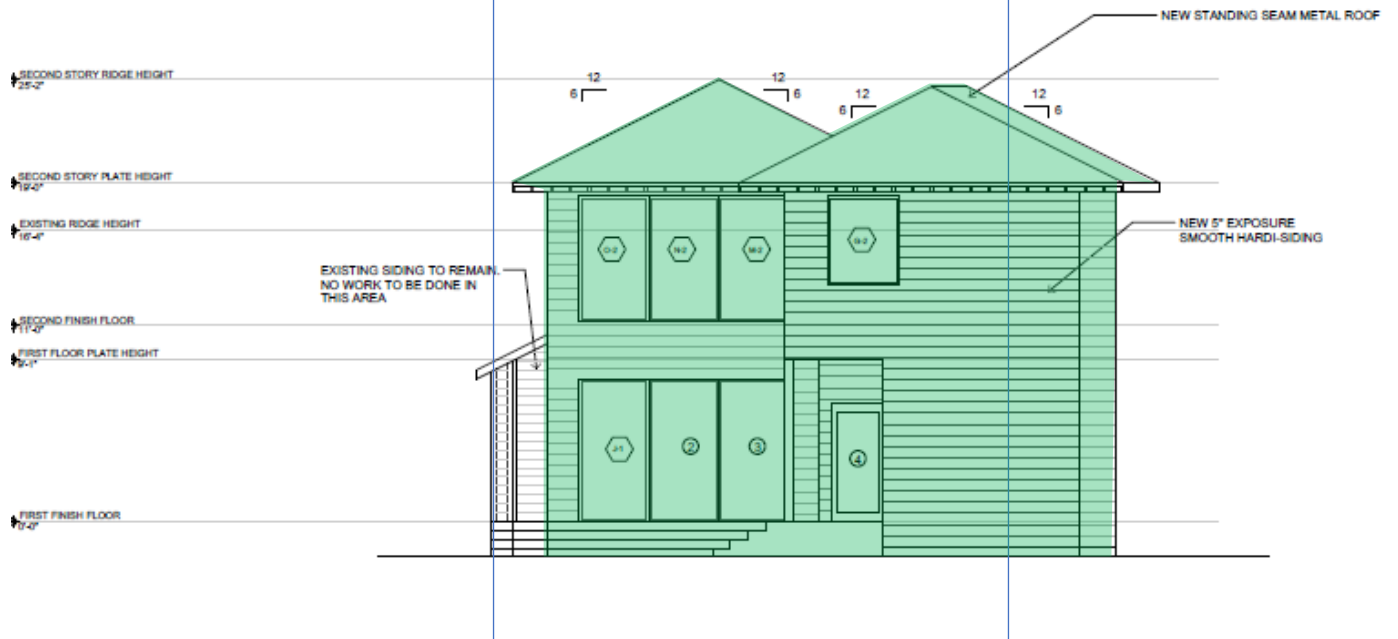
02 EXISTING NORTH ELEVATION



01 PROPOSED NORTH ELEVATION OPTION 1 & 2



## 02 EXISTING WEST ELEVATION

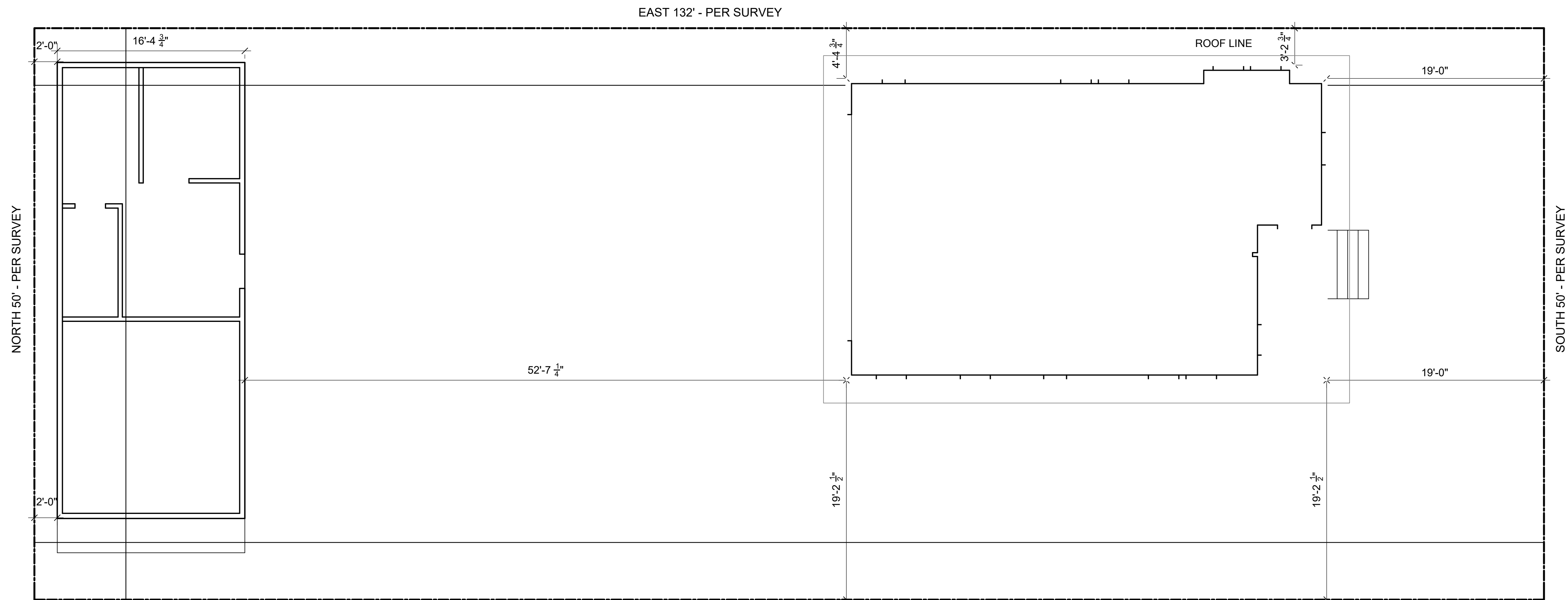


## 01 PROPOSED WEST ELEVATION OPTION 1

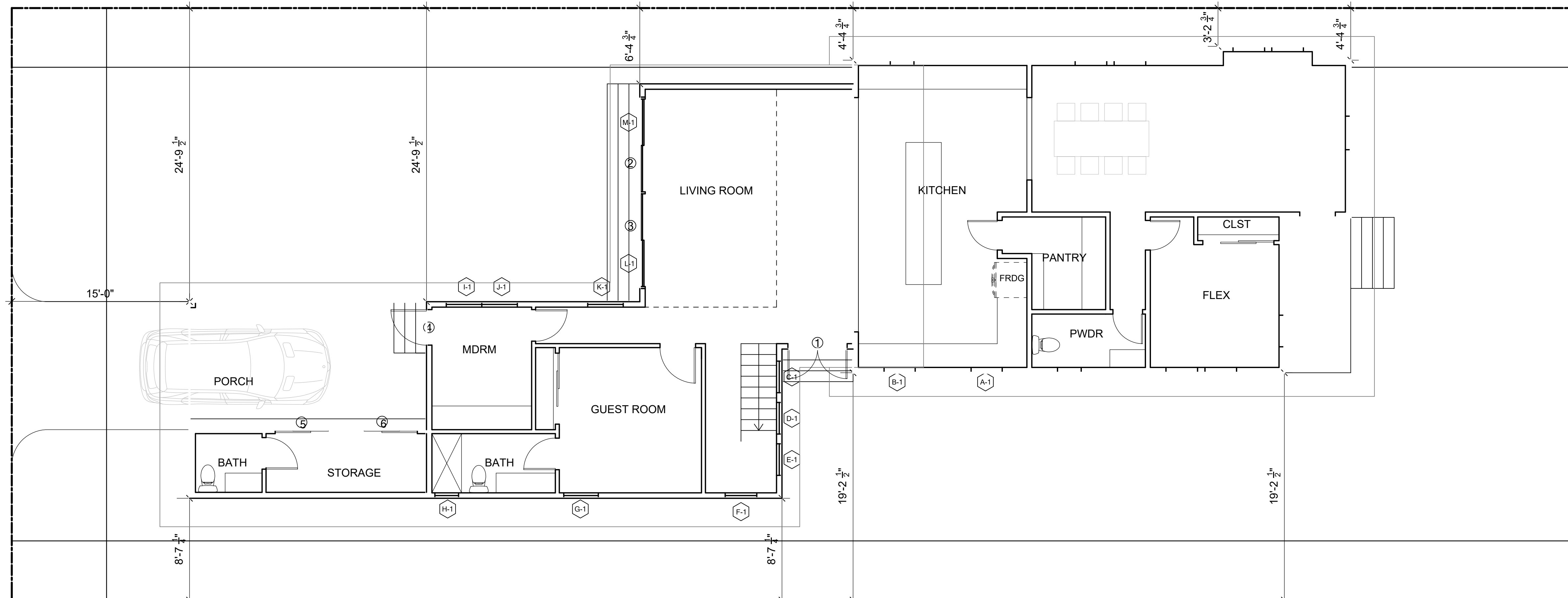
See Drawings Attached for Details

SQUARE FOOTAGE CALCULATIONS

AREA	SQUARE FOOTAGE
LAND AREA	6600 SQ. FT.
EXISTING FIRST FLOOR HOUSE	1045 SQ. FT.
EXISTING FRONT PORCH	73 SQ. FT.
PROPOSED FIRST FLOOR ADDITION	1167 SQ. FT.
PROPOSED SECOND FLOOR ADDITION	1023 SQ. FT.
TOTAL LIVING FIRST FLOOR - CONDITIONED	1898 SQ. FT.
TOTAL LIVING SECOND FLOOR - CONDITIONED	1023 SQ. FT.
TOTAL LIVING - CONDITIONED	2921 SQ. FT.



01 EXISTING SITE PLAN

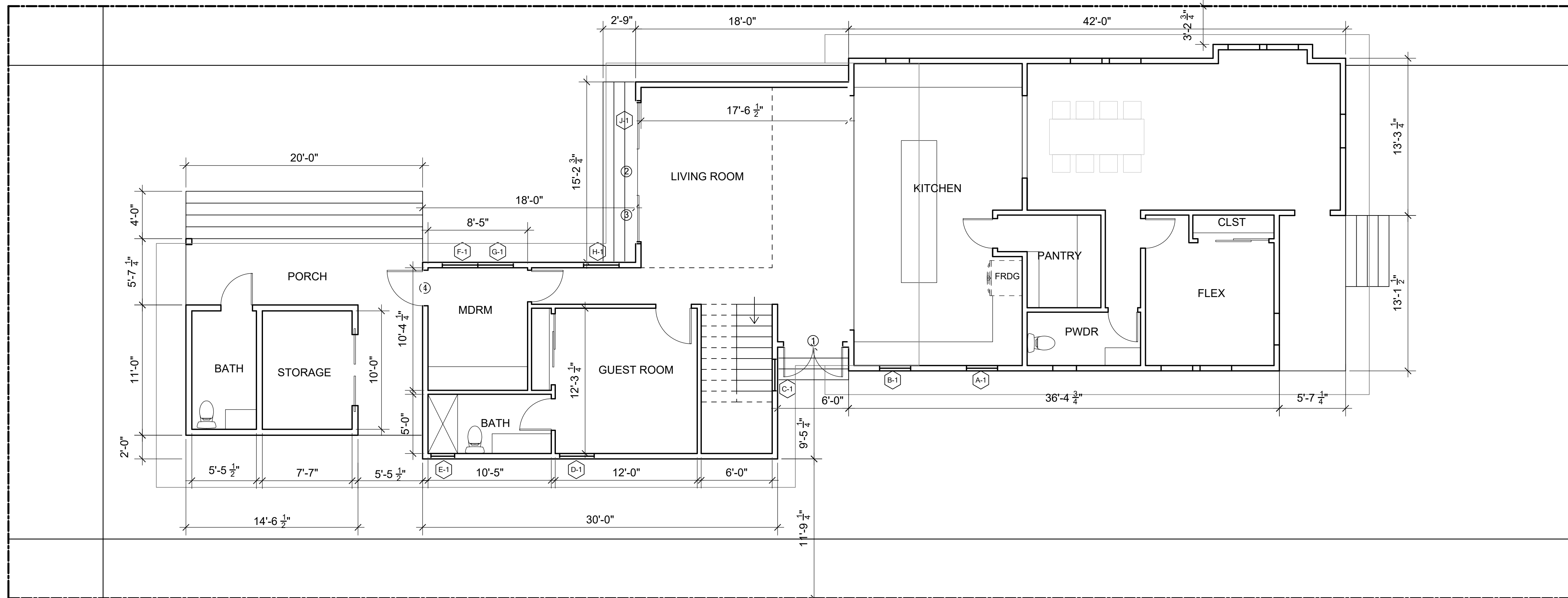


02 ORIGINALLY PROPOSED FIRST FLOOR PLAN

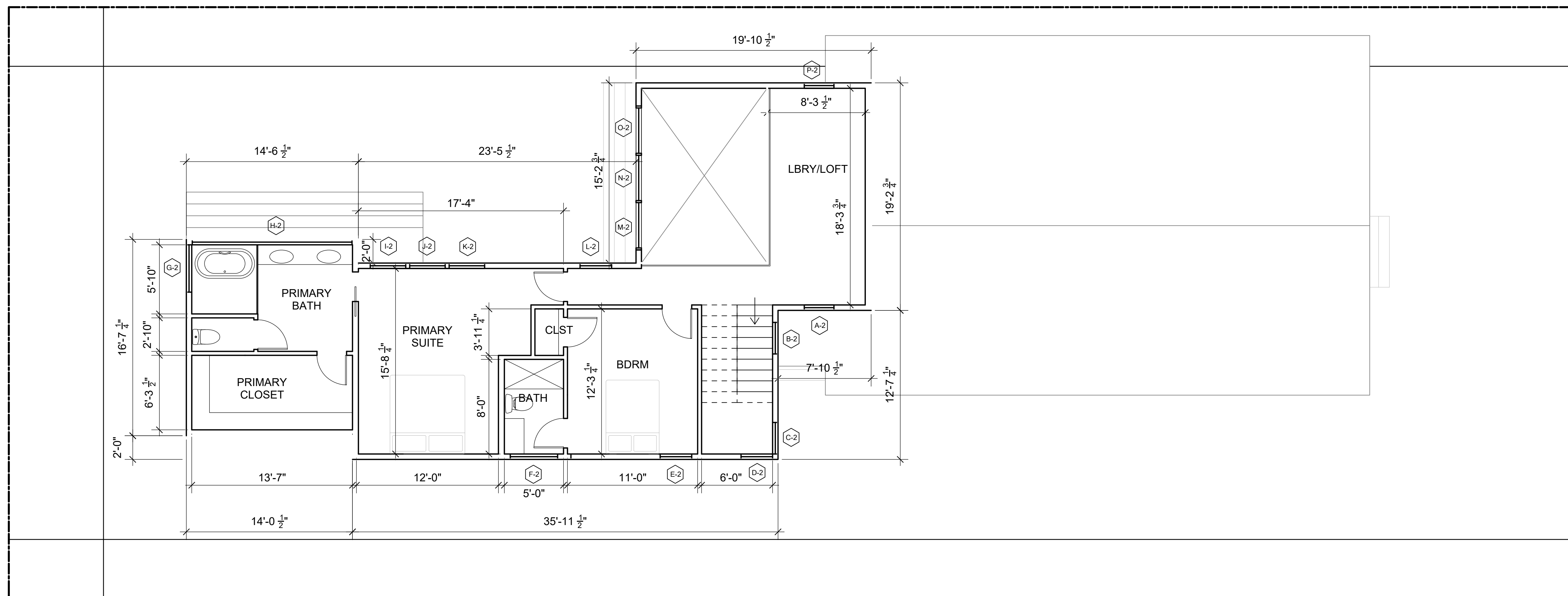


SQUARE FOOTAGE CALCULATIONS

AREA	SQUARE FOOTAGE
LAND AREA	6600 SQ. FT.
EXISTING FIRST FLOOR HOUSE	1045 SQ. FT.
EXISTING FRONT PORCH	73 SQ. FT.
PROPOSED FIRST FLOOR ADDITION	815 SQ. FT.
PROPOSED SECOND FLOOR ADDITION	996 SQ. FT.
TOTAL LIVING FIRST FLOOR - CONDITIONED	1860 SQ. FT.
TOTAL LIVING SECOND FLOOR - CONDITIONED	996 SQ. FT.
TOTAL LIVING - CONDITIONED	2856 SQ. FT.



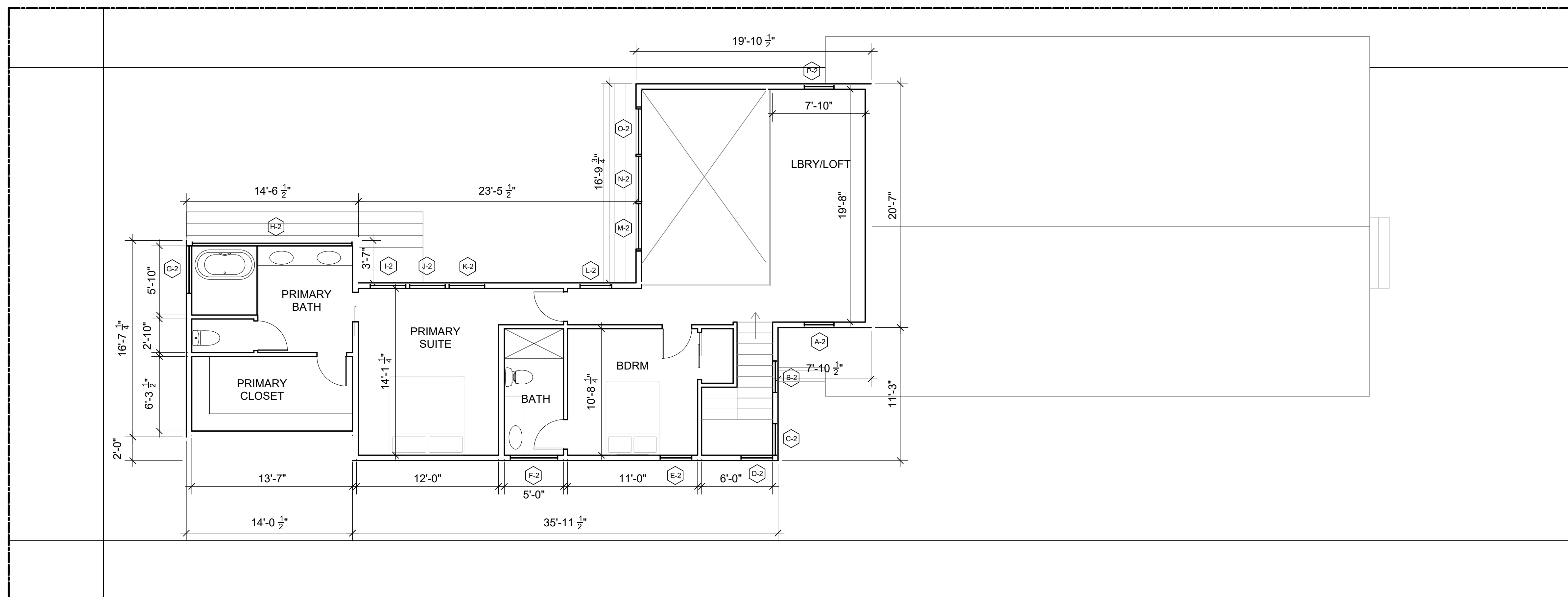
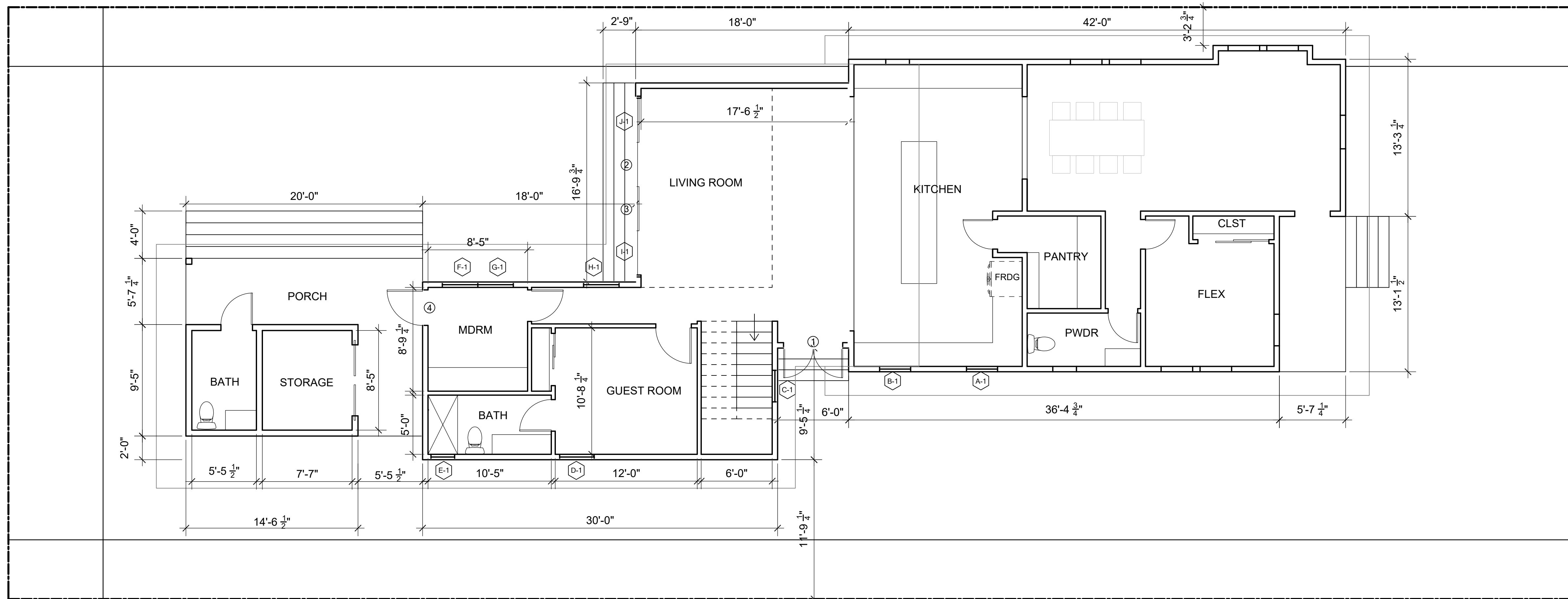
01 PROPOSED FIRST FLOOR PLAN OPTION 1

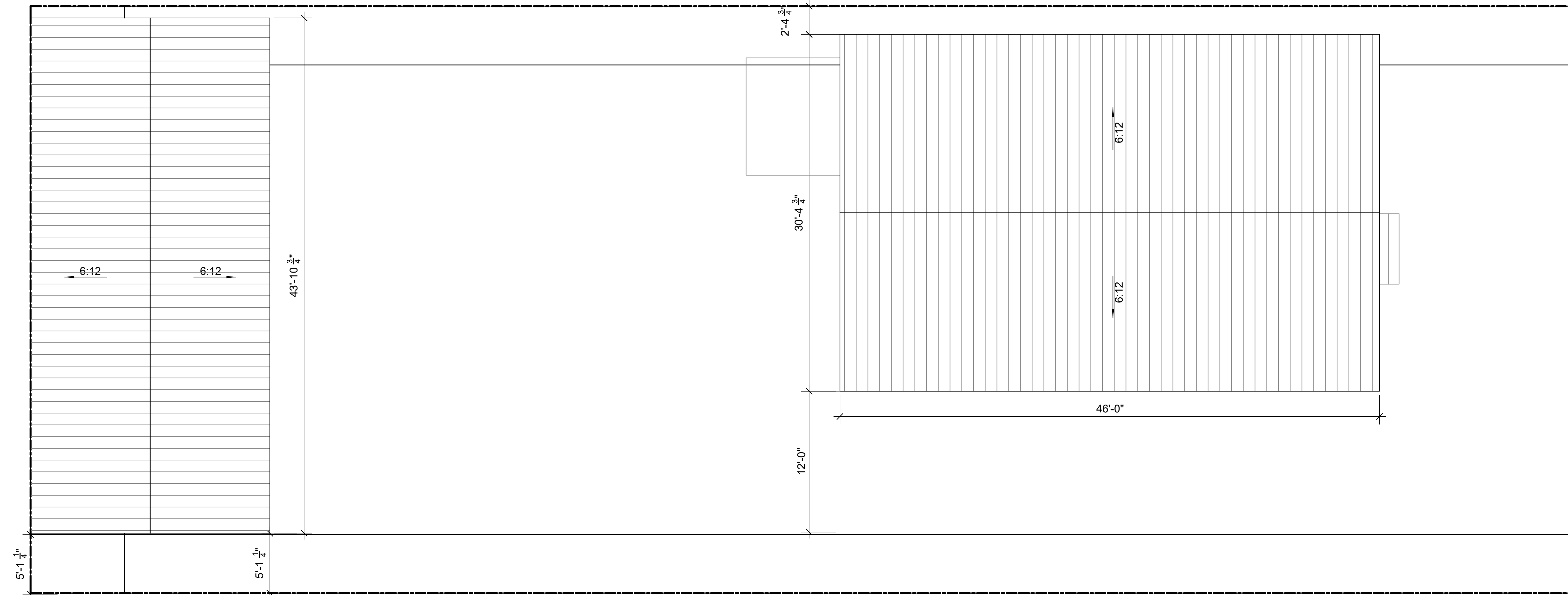


02 PROPOSED SECOND FLOOR PLAN OPTION 1

SQUARE FOOTAGE CALCULATIONS

AREA	SQUARE FOOTAGE
LAND AREA	6600 SQ. FT.
EXISTING FIRST FLOOR HOUSE	1045 SQ. FT.
EXISTING FRONT PORCH	73 SQ. FT.
PROPOSED FIRST FLOOR ADDITION	787 SQ. FT.
PROPOSED SECOND FLOOR ADDITION	952 SQ. FT.
TOTAL LIVING FIRST FLOOR - CONDITIONED	1832 SQ. FT.
TOTAL LIVING SECOND FLOOR - CONDITIONED	952 SQ. FT.
TOTAL LIVING - CONDITIONED	2784 SQ. FT.





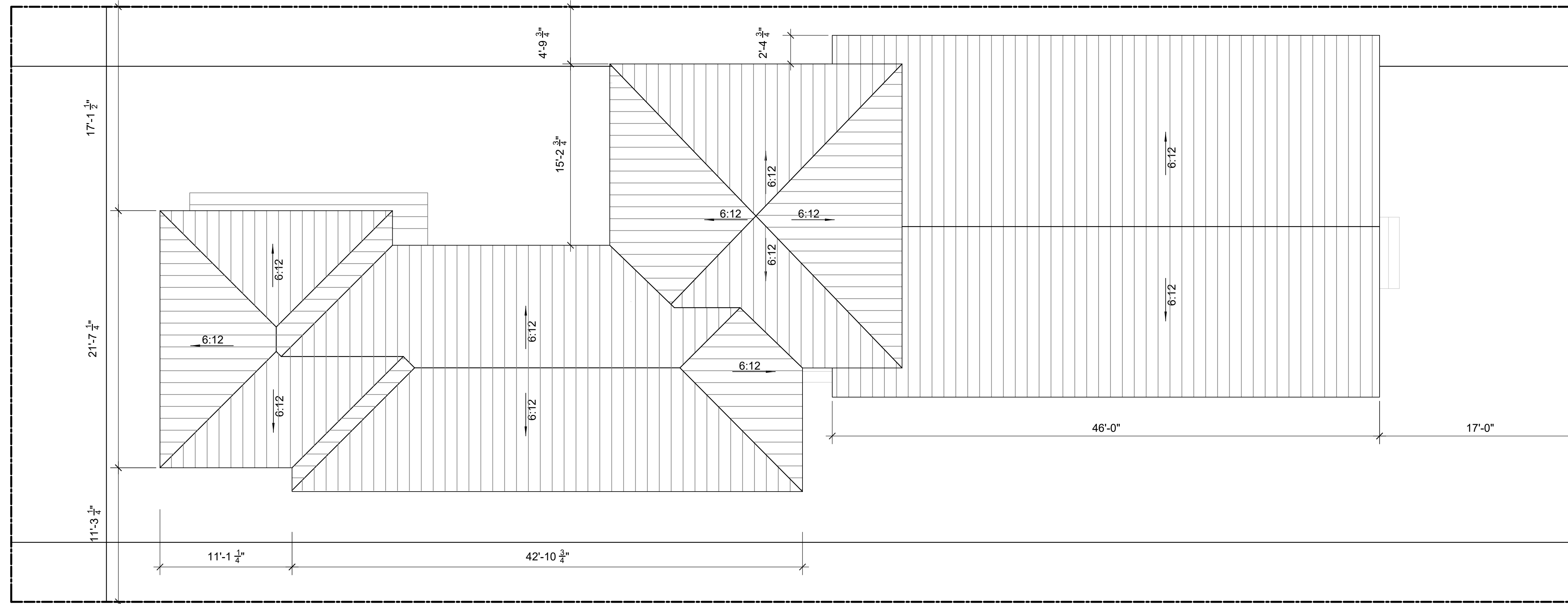
01 EXISTING ROOF PLAN

GENERAL NOTES  
FOR REVIEW

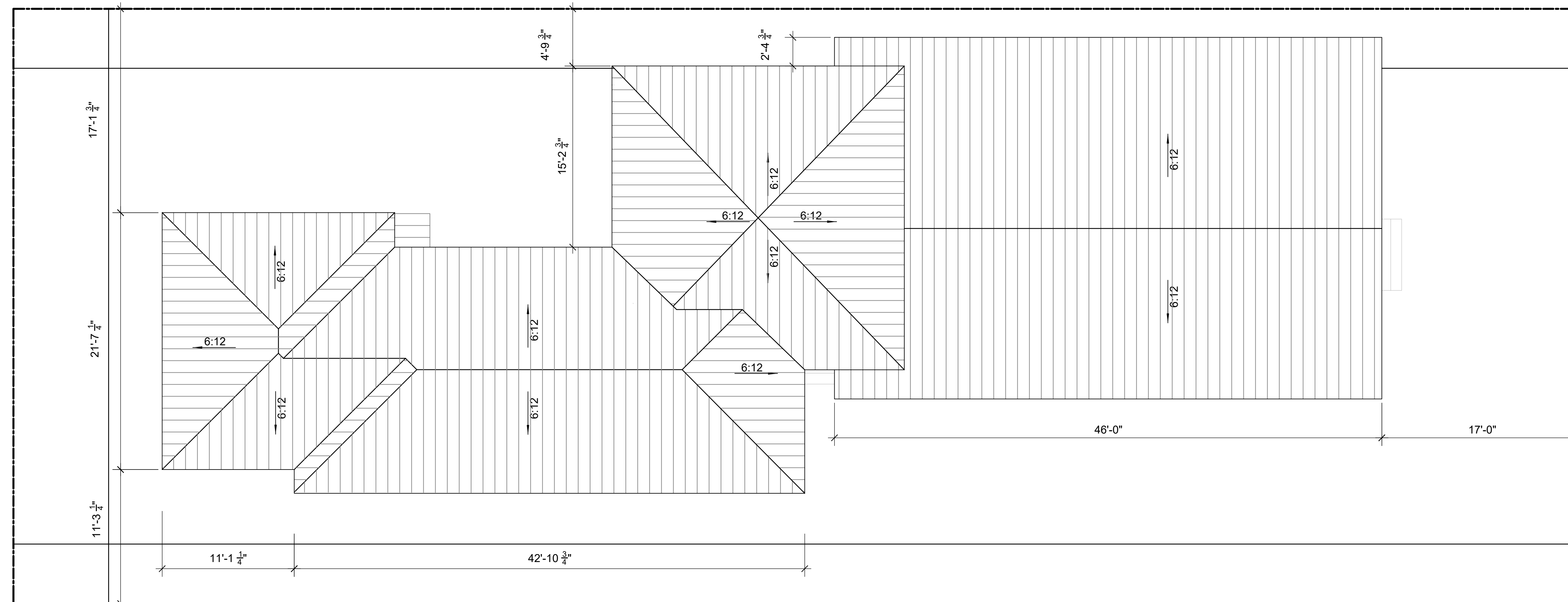
ROOF PLAN

SHEET: A-1.03  
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DATE: 07.11.24

REV ISSUE DATE



01 PROPOSED ROOF PLAN OPTION 1



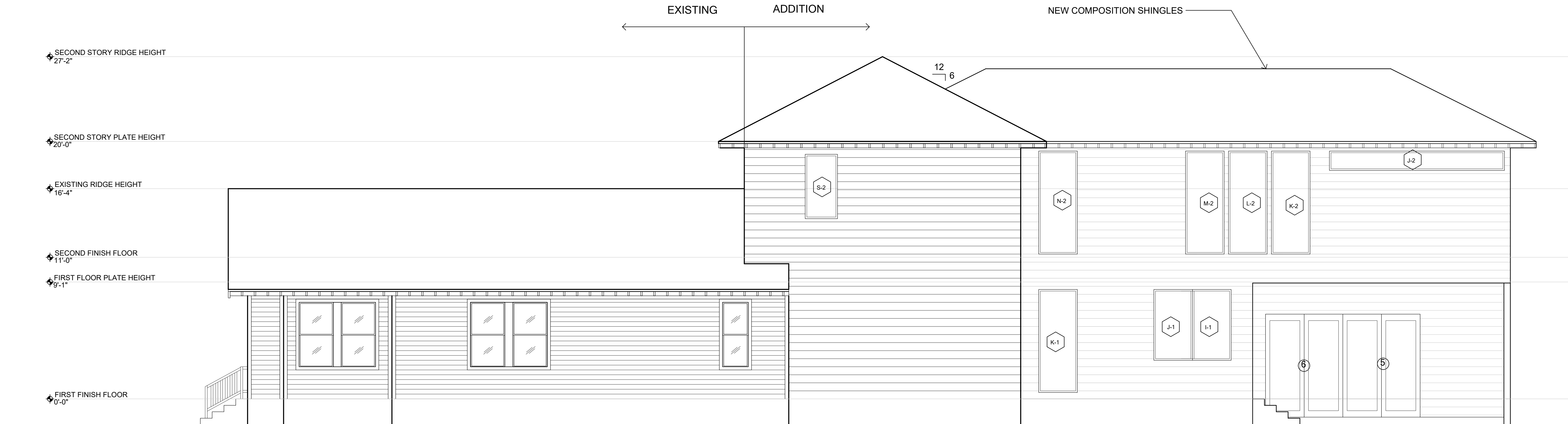
02 PROPOSED ROOF PLAN OPTION 2

GENERAL NOTES  
 FOR REVIEW

ROOF PLAN

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REV ISSUE DATE

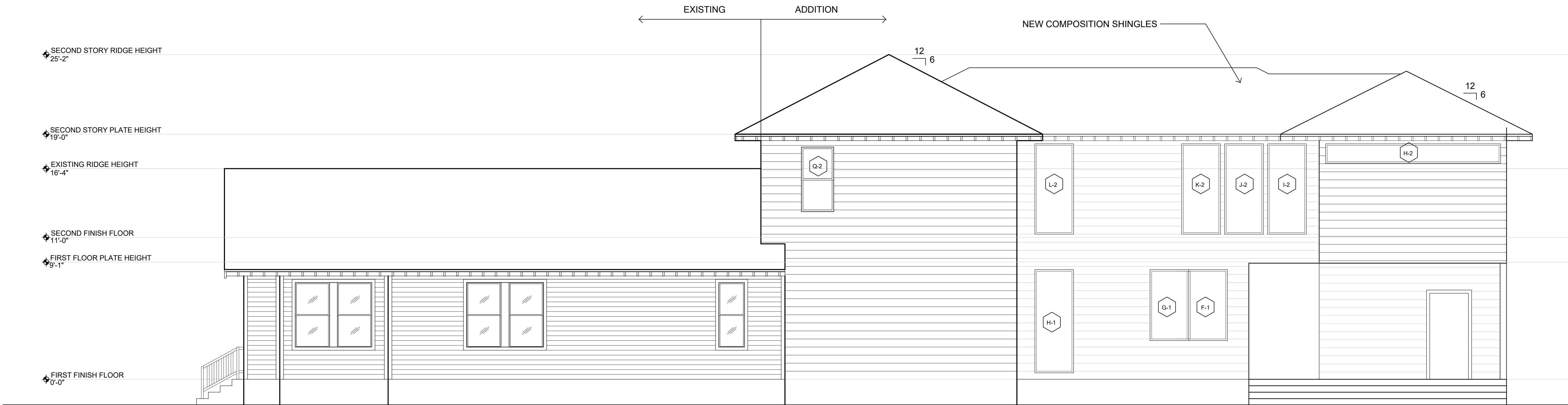


01 ORIGINALLY PROPOSED NORTH ELEVATION



02 EXISTING NORTH ELEVATION

GENERAL NOTES  
FOR REVIEW



# 01 PROPOSED NORTH ELEVATION OPTION 1 & 2

ELEVATIONS

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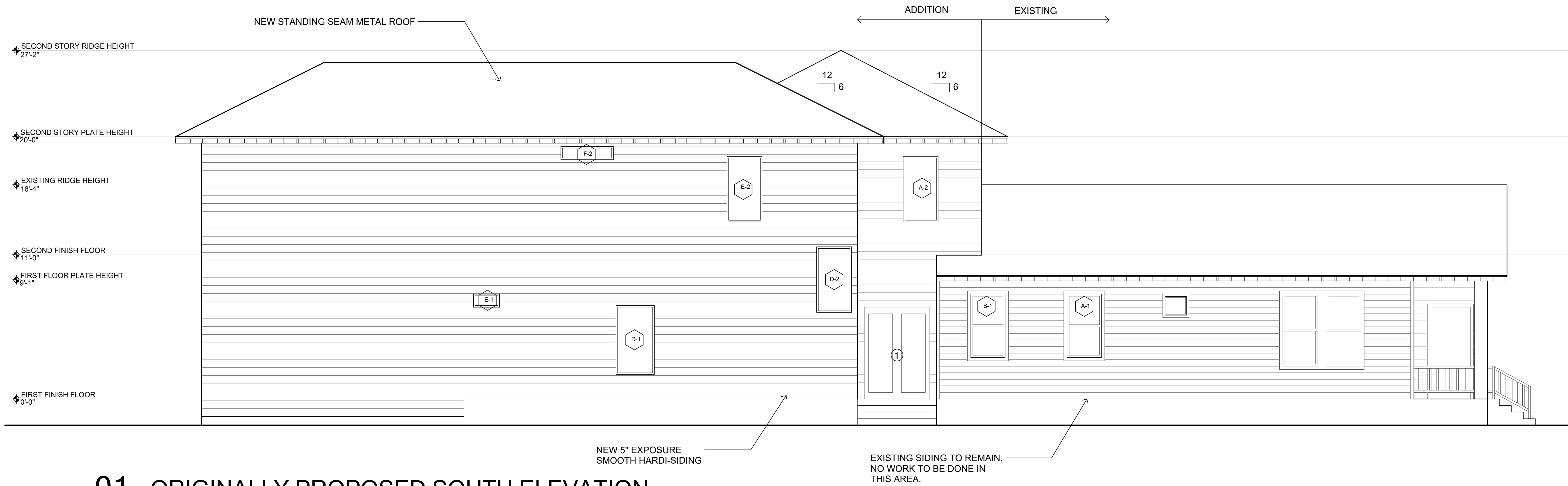
REV ISSUE DATE

GENERAL NOTES  
FOR REVIEW

ELEVATIONS

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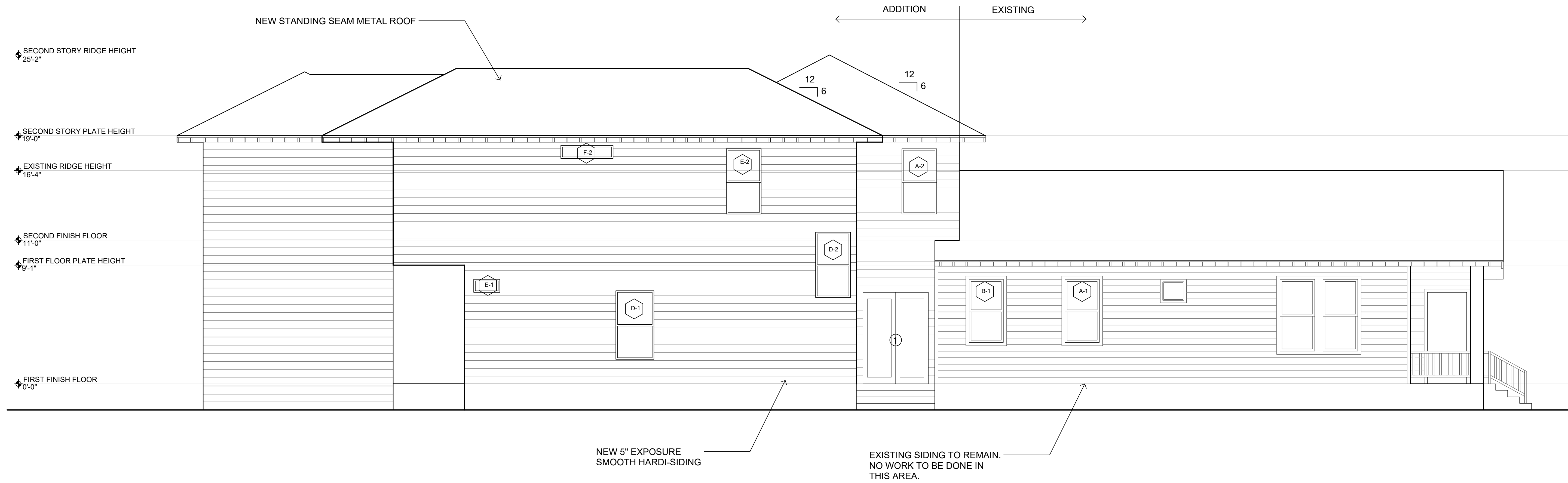
REV ISSUE DATE



01 ORIGINALLY PROPOSED SOUTH ELEVATION



02 EXISTING SOUTH ELEVATION



01 PROPOSED SOUTH ELEVATION OPTION 1 & 2

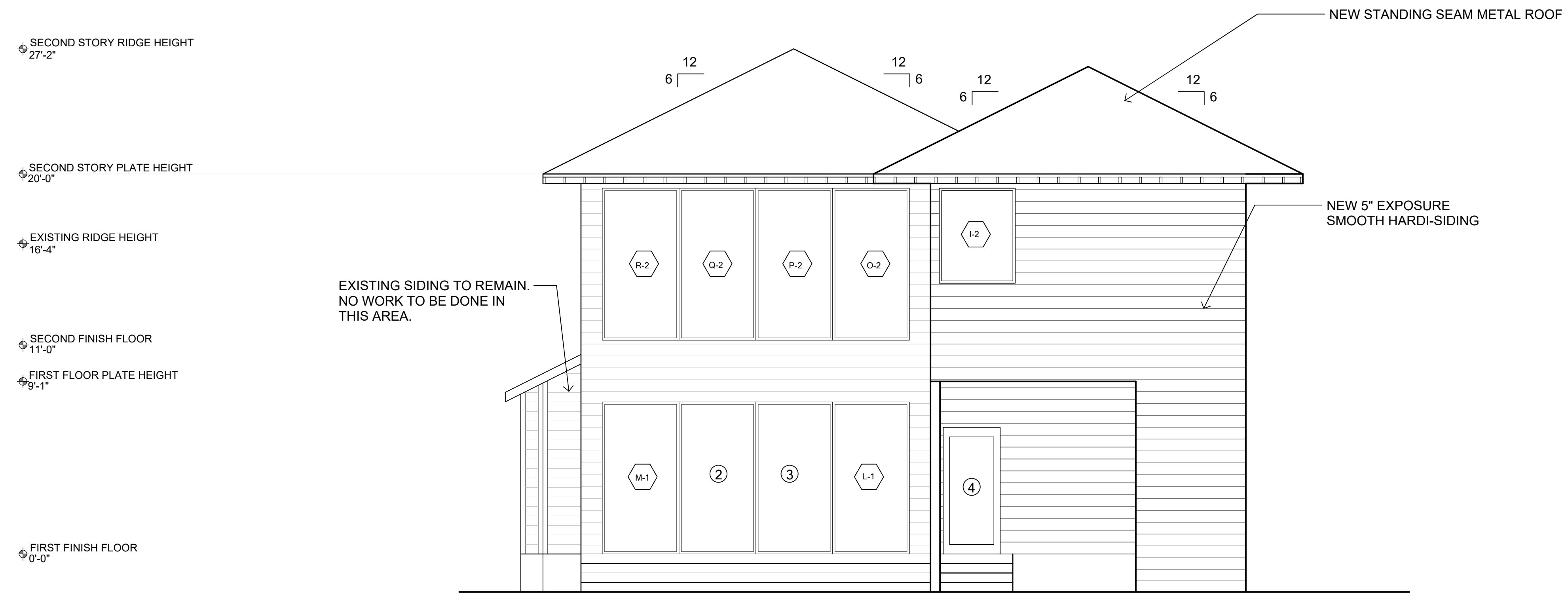
GENERAL NOTES  
FOR REVIEW

ELEVATIONS

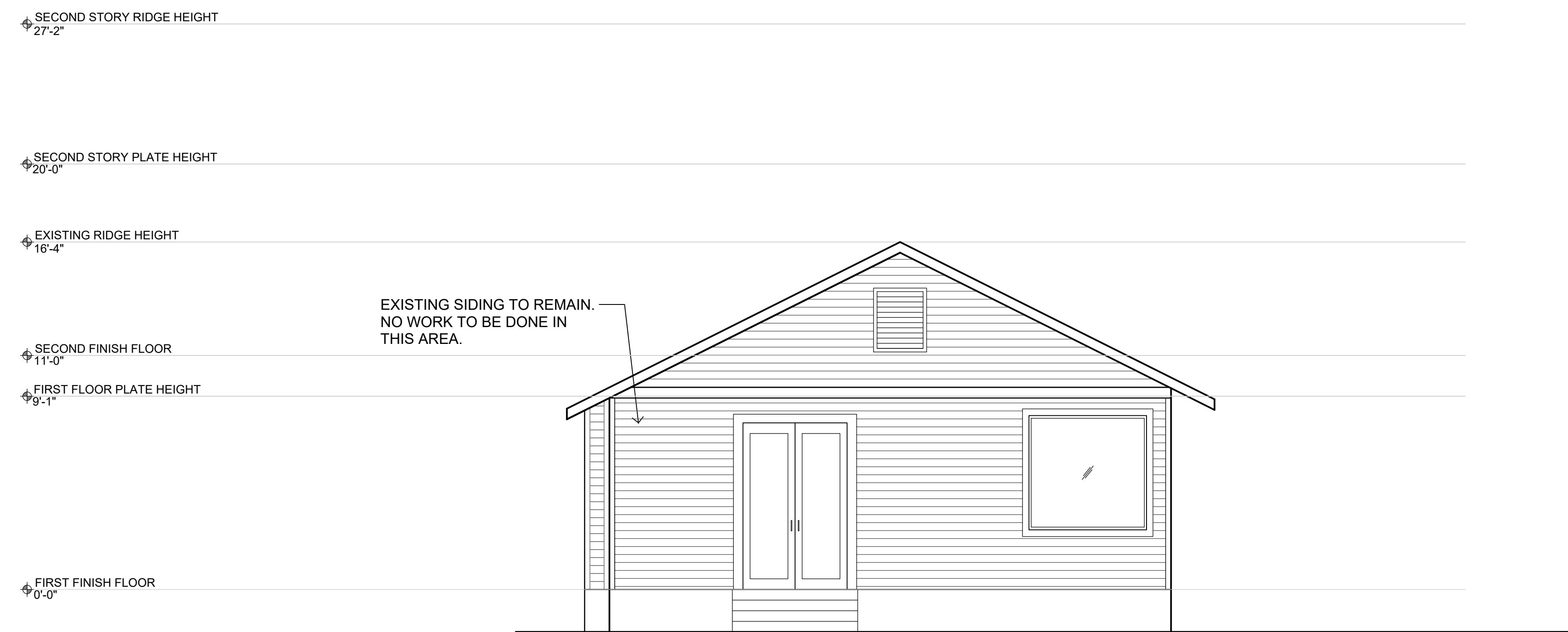
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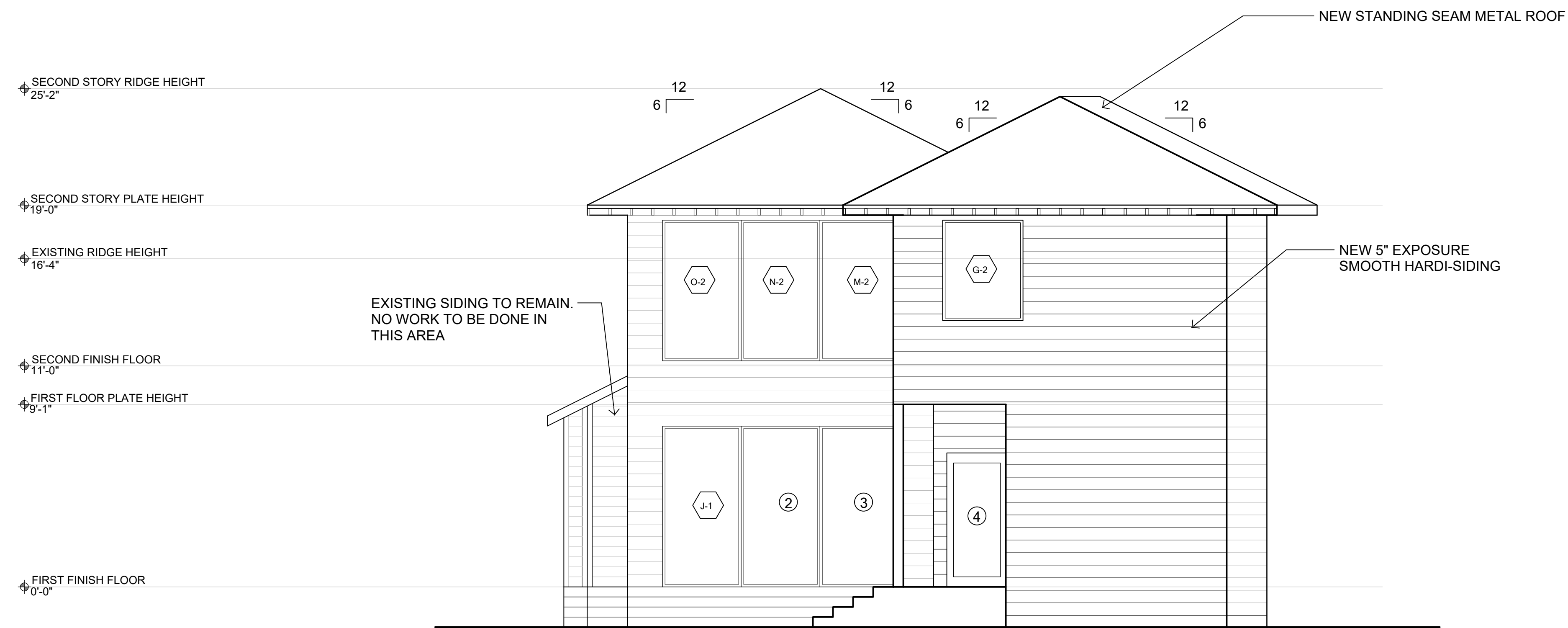




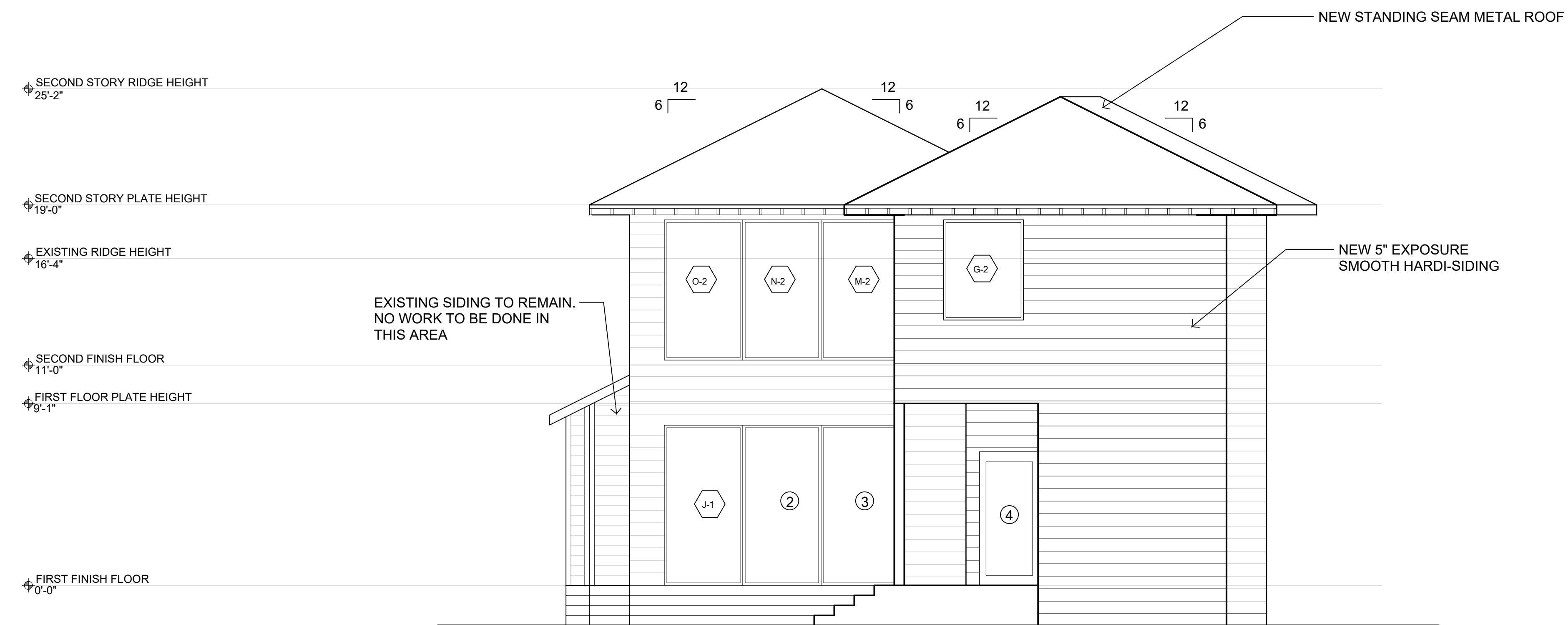
01 ORIGINALLY PROPOSED WEST ELEVATION



02 EXISTING WEST ELEVATION



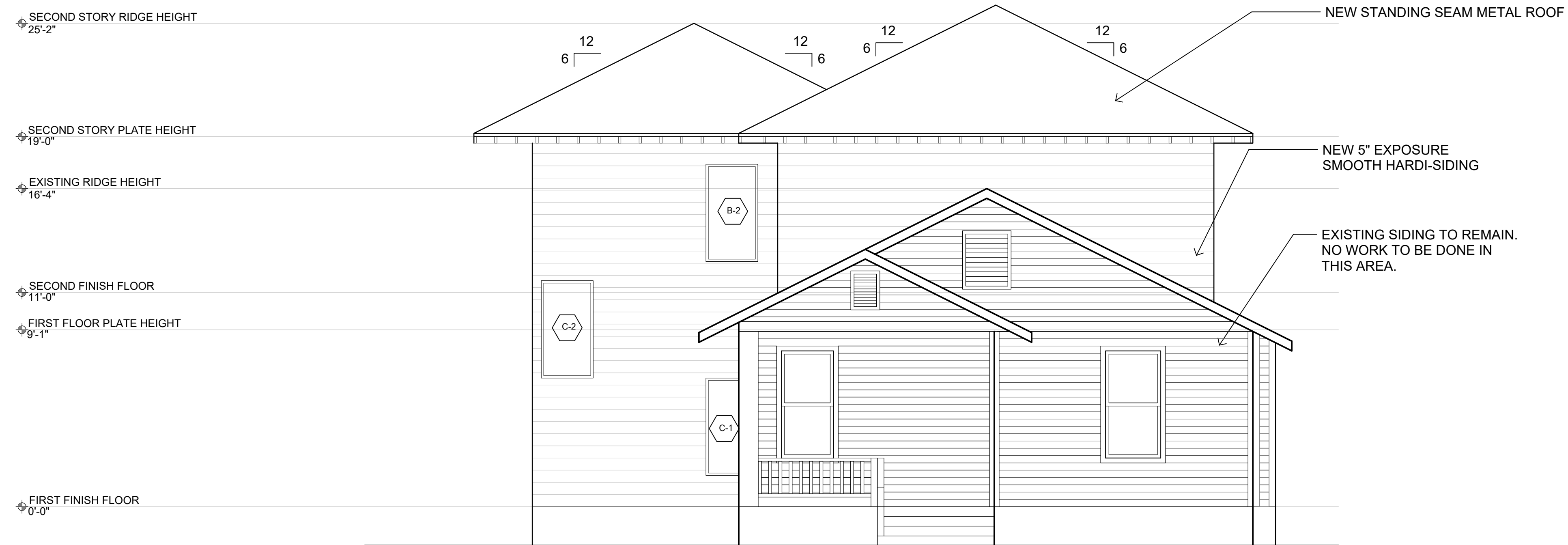
01 PROPOSED WEST ELEVATION OPTION 1



02 PROPOSED WEST ELEVATION OPTION 2

GENERAL NOTES

FOR REVIEW



01 PROPOSED EAST ELEVATION



02 EXISTING EAST ELEVATION

ELEVATIONS

SHEET: **A-2.07**  
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