

CERTIFICATE OF APPROPRIATENESS

Application Date: February 12, 2024

Applicant: Israel Valles, agent for Robert W. Drummond, owner

Property: 721 Columbia Street, Lot 7, Block 257, Houston Heights Neighborhood Subdivision. The property includes a historic 2,589 square foot, one-story wood single-family residence and attached carport situated on a 6,600 square foot (132' x 50') interior lot.

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

Proposal: Alteration – Addition, windows, porch

Rear Addition:

- A partial second story addition (660 square feet) at the rear of the existing one-story single-family dwelling with smooth Hardie plank siding.
- A partial demolition will remove a non-historic side addition and carport on the south elevation.
 - ****this work was completed in February, 2024 at the time of the initial application process.**
- All windows included in the addition will be one-over-one inset and recessed wood windows.
- A small, uncovered side deck will be added to the south (left) elevation at the rear 50% of first floor, as well as a small rear (west) porch.

Windows:

- Existing windows on the east (front), north (right), and south (left) elevations are non-historic and will be replaced with various sets of one-over-one wood windows. Photographic evidence from the interior shows ghosting and infill of previous window openings.

Front Porch:

- Replace non-historic metal columns and railings with tapered wood columns and wood railings to match the context area.
- Replace existing porch tile flooring with wood decking.

Information subject to change before final staff report

Recommendation: Denial of COA, Issuance of COR for work completed on removal of attached carport and non-historic rear side addition.

Approval of proposed partial rear addition, windows, and front porch as is.

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

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: 2,050
 Remaining Amount: 590

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: 2,740
 Remaining Amount: 164

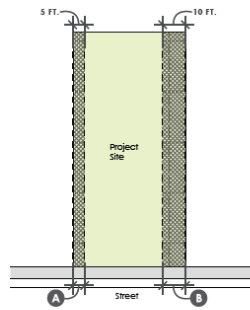
Side Wall Length and Insets (Addition and New Construction)

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'- 9"
 Inset Length: 6'
 Inset on North side: 2'
 Inset on South side: 2'

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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

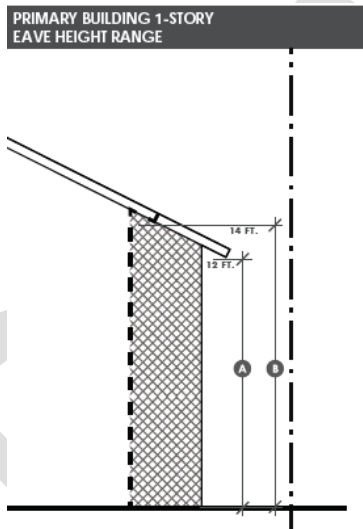
Proposed side setback (south): 17' - 3/4" house; 7' - 9 1/2" porch (need to have another 4' - 2 1/2")

Proposed side setback (north): 3' - 0"

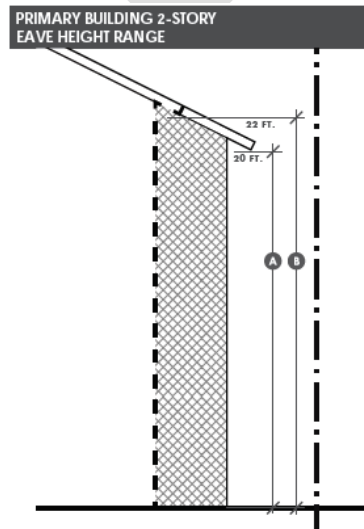
Cumulative side setback: 10' - 9 1/2" (need to have 15' cumulative side setback)

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Eave Height (Addition and New Construction)



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



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: 21'

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'

Porch Eave Height (Addition and New Construction)

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

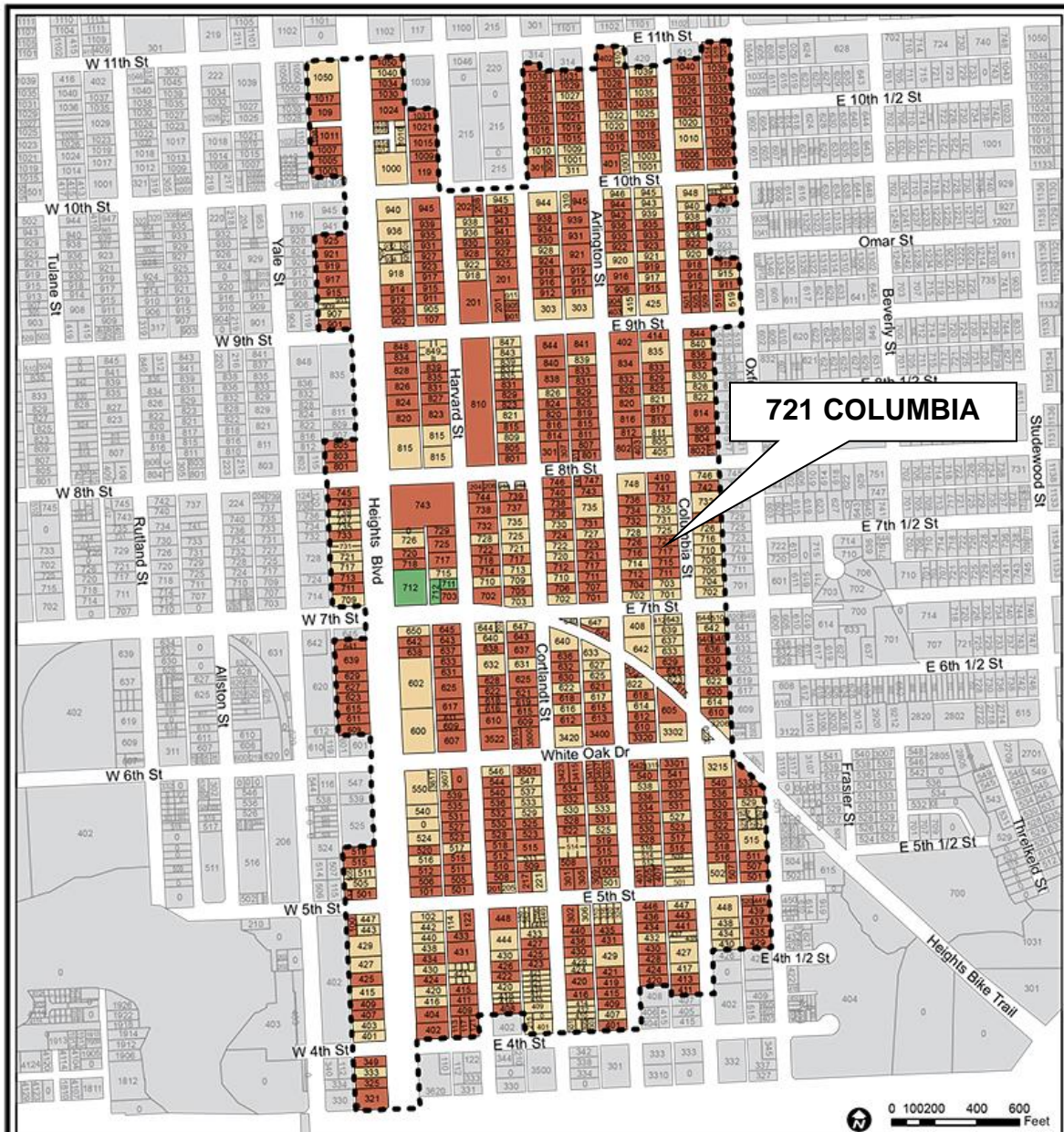
Proposed porch eave height: 10' – 6"

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: 1' – 6"
 Existing first floor plate height: 10' – 6"
 Proposed second floor plate height: 9' – 0"

PROPERTY LOCATION IN HISTORIC DISTRICT



Houston Heights South Historic District

Historic District Boundary



Building Classification

Contributing

Non-Contributing

Park

Established: June 29, 2011
Source: GIS Services Division
Date: 4/24/2013
Reference: pj17025_Heights_South

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
EAST (FRONT) ELEVATION



CURRENT PHOTO
EAST (FRONT) ELEVATION



1969 BLA

CITY OF HOUSTON HARRIS COUNTY BUILDING ASSESSMENT

SP No. 8A Sect. No. 50-4-0-6
 REVALUED Date 2-1-68
 OWNER Ennis Ray M.
 ADDRESS 721 Columbia
 SECTION Houston Hts. Section
 LOT No. 7 Block No. 257

EXHIBIT NO.	TYPE	DATE	VAL.	ITEM
0776010500	20	253	7	

1969 Present Value 390
 10% INCREASE TOTAL -> 430
 Ennis, Ray M. 721

No. Stories	ROOF TYPE	FOUNDATION	EXTER. FINISHES
Single Family	Gable	W/ & Paper	Finished Attic
Duplex	Flat	Masonry	Basement
Garage Apt.	Wood Panels	Plaster	Clapboard

FOUNDATION	ROOFING	FLOORING	DOOR
Concrete Slab	Wood Shingles	Tile	Wood
Beam & Pier	Comp. Shingles	W/ C/H or Dual	None
Concr. Blk.	Tar & Gravel	Wid. Panels	None

EXTERIOR WALLS	FLOORING	HEATING & COOLING	STAIRS
Brick Veneer	Tile	Stove	Comp
Block Veneer	W/ C/H or Dual	W/ C/H or Dual	Floor
Plaster	Asphalt Tile	None	DIRT
Shakes	Wid. Panels	W/ C/H or Dual	None

CLASS 1 V. Bldg. C/A & -
 Base Unit 3.90
 Total Unit 3.90

EXISTING APPROPRIATIONS ON BLOCK BOOK
 Land - Item 1 \$20-1090
 Improvements \$160-1540

REVALUED VALUE \$ 1820
 1969

APPROVAL: APPROVED FOR THE CITY OF HOUSTON
 DATE 2-1-68
 TOTAL VALUE \$ 1820
 FOR 1969 REVALUATION FOR 25% INCREASE
 20 253 1820
 20 253 1820

Co 20% 390

1976 BLA

CITY OF HOUSTON HARRIS COUNTY BUILDING ASSESSMENT

ACN 050-004-00-006-7

OWNER ENNIS RAY M.
 ADDRESS LOT 7 BLK 257 HOUSTON HTS
 DESCR. Houston Hts. Section
 LAND VALUE 2040
 IMPROVEMENTS 1780

EXHIBIT NO.	TYPE	DATE	VAL.	ITEM
0776010500	20	253	017	

1976 Present Value 3410

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Single Family	Concr. Slab	Gable	Walls
Duplex	Beam & Pier	Hipped	Roof
Car Att.	Concr. Blk.	Flat	Floor
Finish Att.	Plaster	Plaster	Ceiling
Basement	Plaster	Plaster	Doors

CEILING	FLOORING	ROOFING	DOOR
None	Wid. Panels	Wid. Shingles	None
Deck V.	Hardwood	Comp. Shk.	None
Stairs V.	Terrazzo	Tar & Gravel	CASPORT
Asbestos	Vinyl	Plaster	Roof
Shakes	Wid. Panels	Plaster	Floor

EXTERIOR WALLS	FLOORING	HEATING & COOLING	STAIRS
Brick Veneer	Tile	Stove	Comp
Block Veneer	W/ C/H or Dual	W/ C/H or Dual	Floor
Plaster	Asphalt Tile	None	DIRT
Shakes	Wid. Panels	W/ C/H or Dual	None

CLASS 1 V. Bldg. C/A & -
 Base Unit 3.90
 Total Unit 3.90

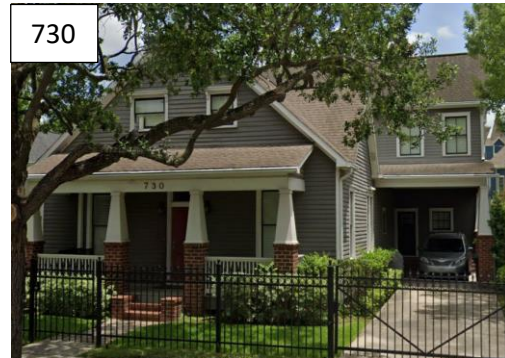
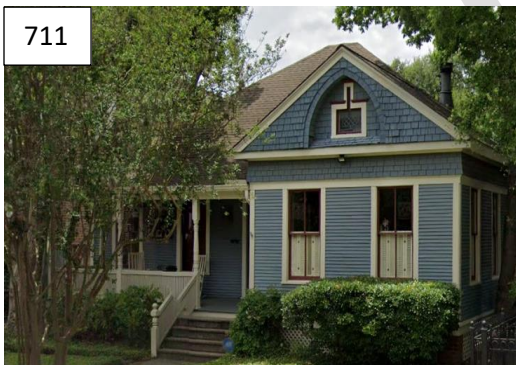
EXISTING APPROPRIATIONS ON BLOCK BOOK
 Land - Item 1 \$20-1090
 Improvements \$160-1540

REVALUED VALUE \$ 4260
 1976

APPROVAL: APPROVED FOR THE CITY OF HOUSTON
 DATE 12-14-77
 TOTAL VALUE \$ 4260
 FOR 1976 REVALUATION FOR 25% INCREASE
 20 253 4260
 20 253 4260

Co 20% 3410

CONTEXT AREA – COLUMBIA STREET



EXISTING PHOTOS

EAST (FRONT) ELEVATION



EAST AND SOUTH ELEVATION WITH ATTACHED CARPORT

Carport and non-historic side addition has since been removed.



SOUTH (LEFT) ELEVATION – CARPORT SIDE



CAMERA FACING WEST – CARPORT ATTACHED TO SOUTH ELEVATION

Carport and non-historic side addition has since been removed.



SOUTH ELEVATION OF SIDE WALL NOT COVERED BY CARPORT



WEST (REAR) ELEVATION



OBLIQUE VIEW OF WEST (REAR) ELEVATION



NORTH (RIGHT) ELEVATION

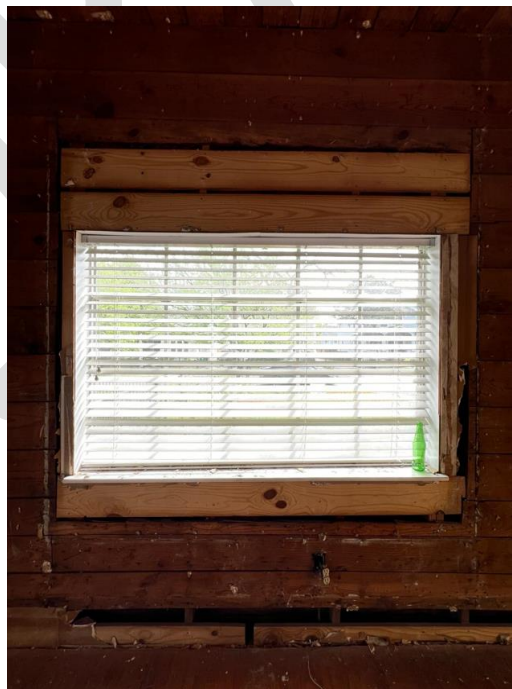


INTERIOR WINDOW INFILL/GHOSTING OF ORIGINAL WINDOW OPENINGS:

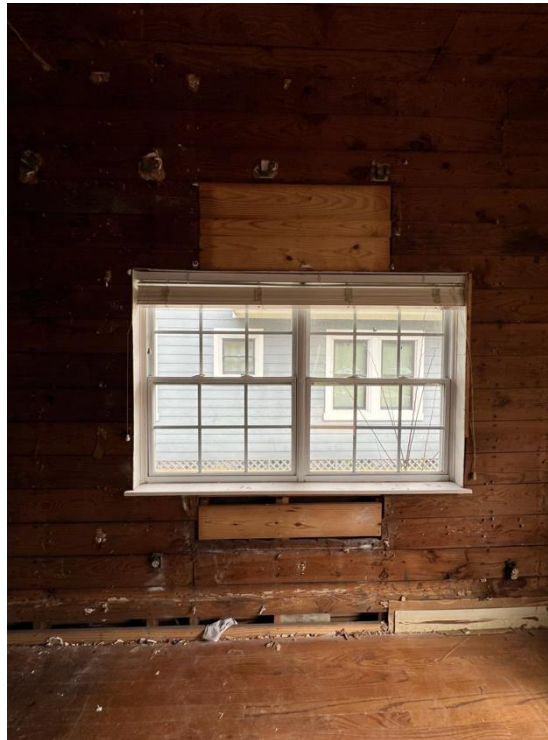
EAST (FRONT) ELEVATION



EAST (FRONT) ELEVATION



NORTH (RIGHT) ELEVATION



NORTH (RIGHT) ELEVATION



1ST & 2ND RED TAG NOTICE - INSPECTOR PHOTOS AFTER CARPORT REMOVAL



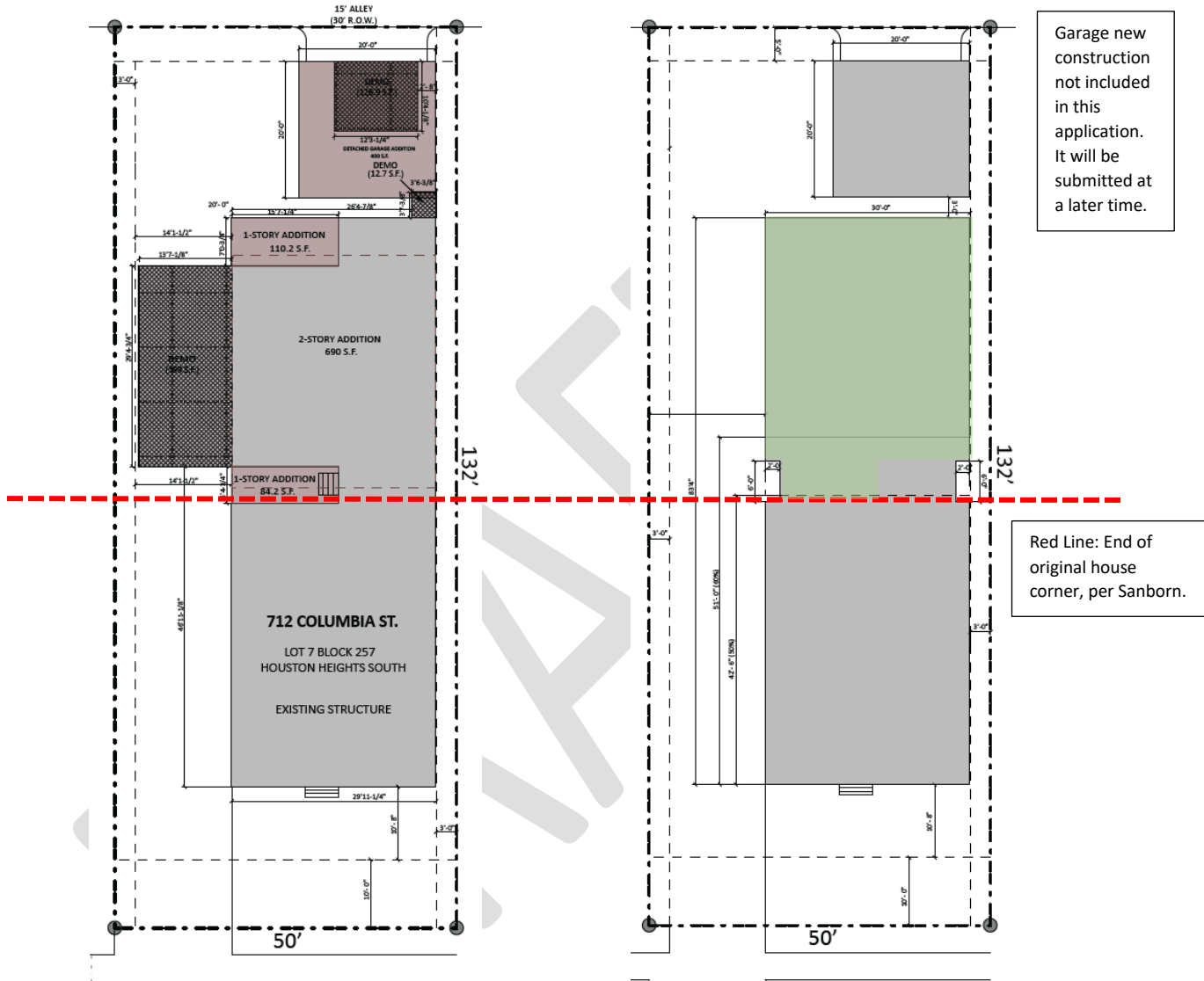
1ST & 2ND RED TAG NOTICE - INSPECTOR PHOTOS AFTER CARPORT REMOVAL



SITE PLAN

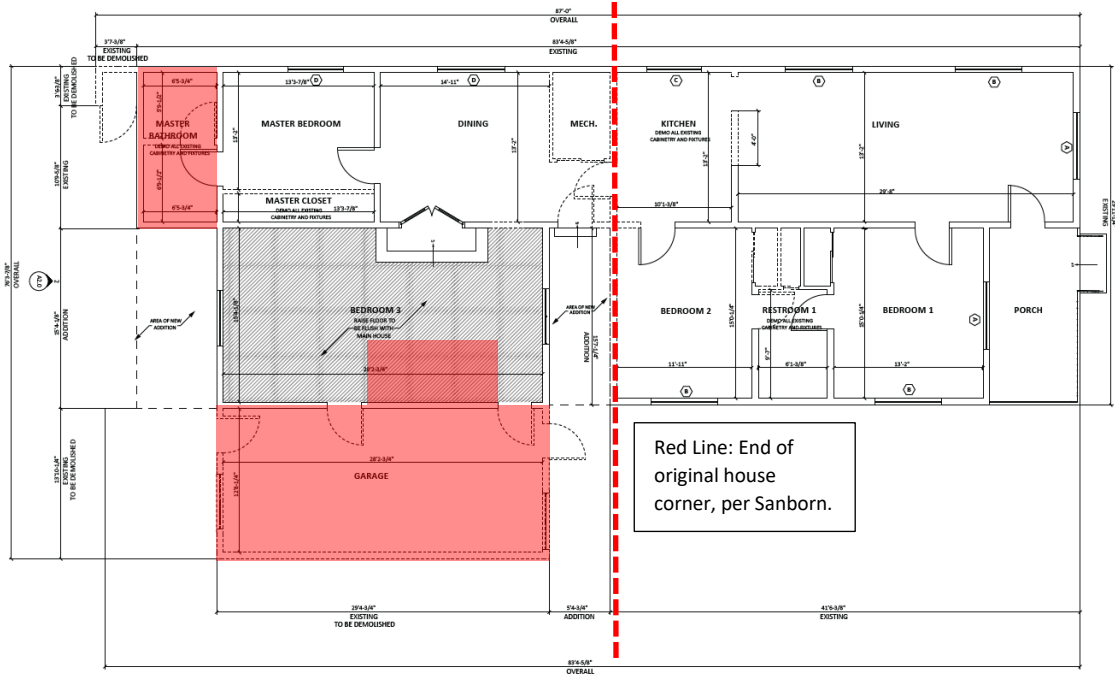
EXISTING

PROPOSED

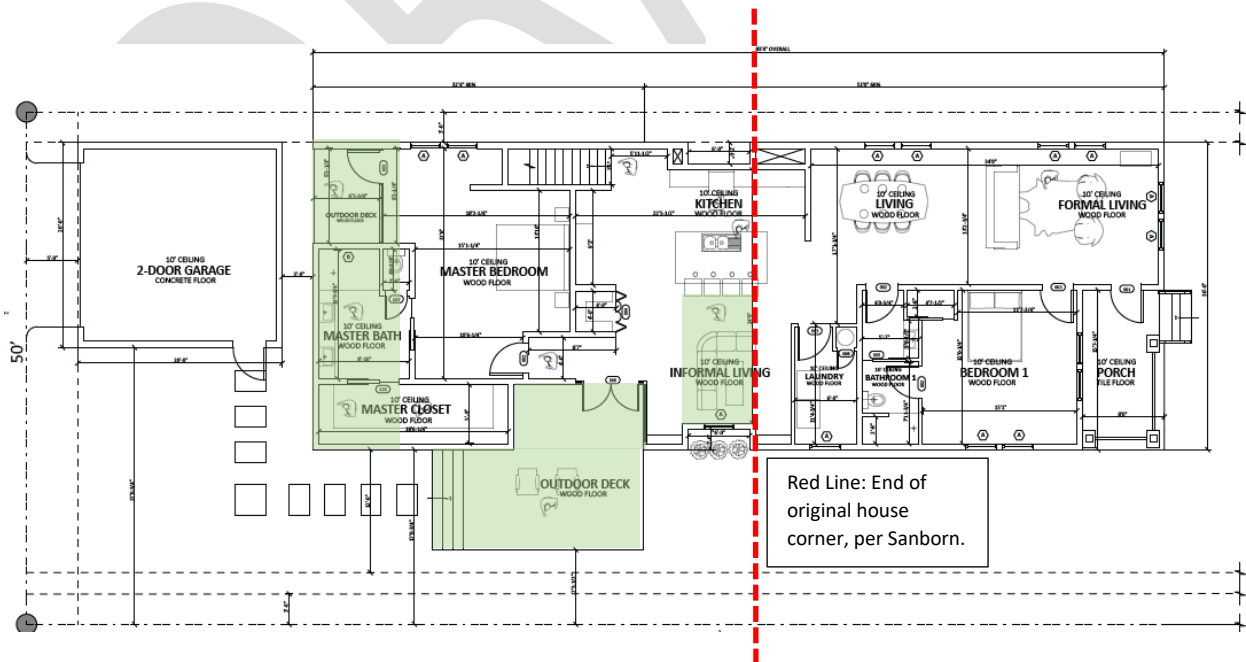


FIRST FLOORPLAN

EXISTING



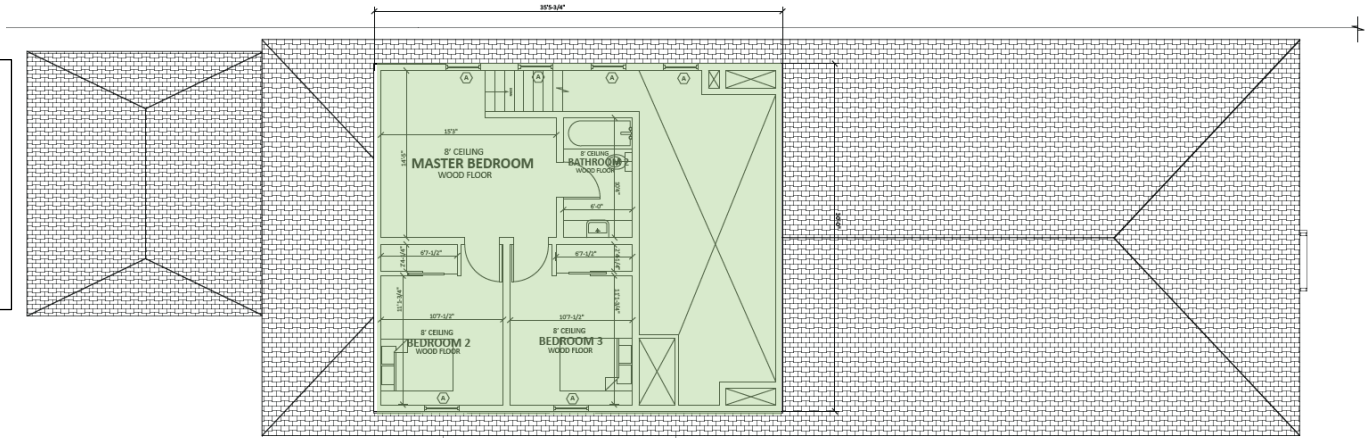
PROPOSED



SECOND FLOORPLAN

PROPOSED

Garage new construction not included in this application. It will be submitted at a later time.

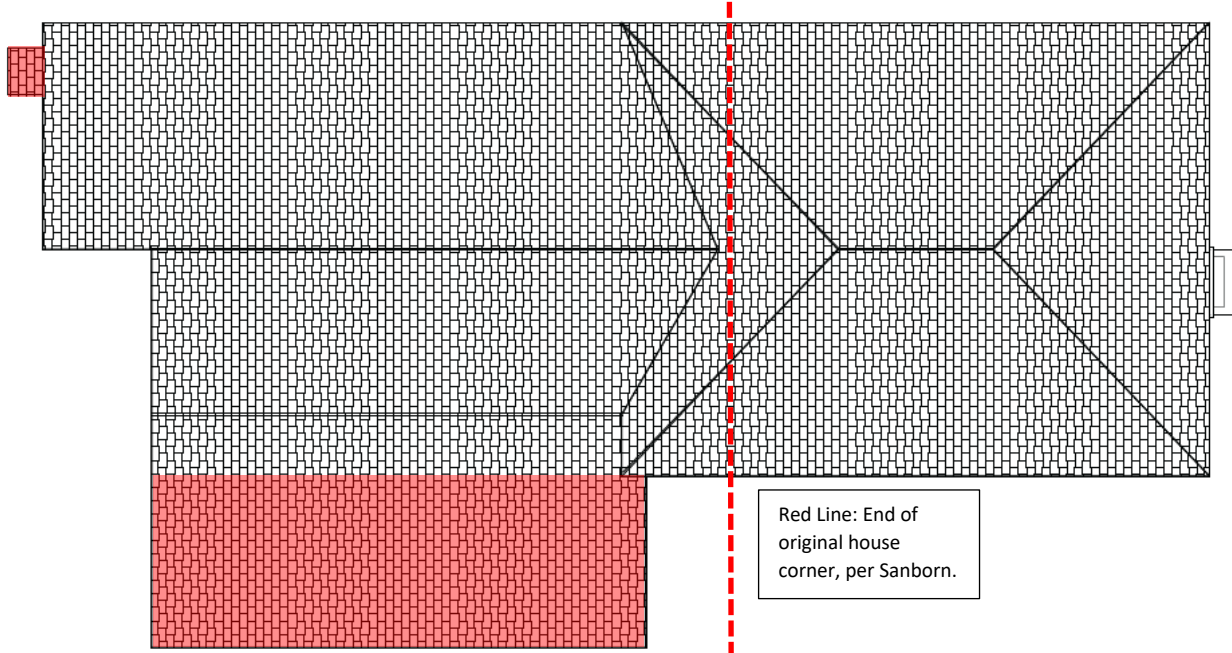


Partial second story addition begins at 60% back and after the original house inset and corner.

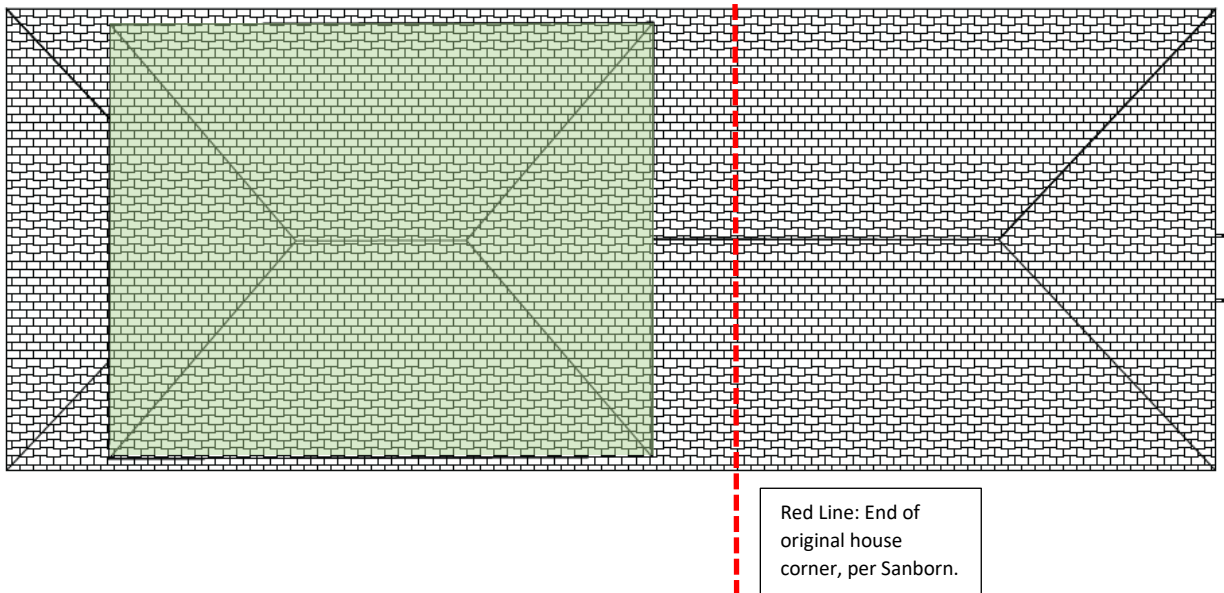
DRAFT

ROOF PLAN

EXISTING

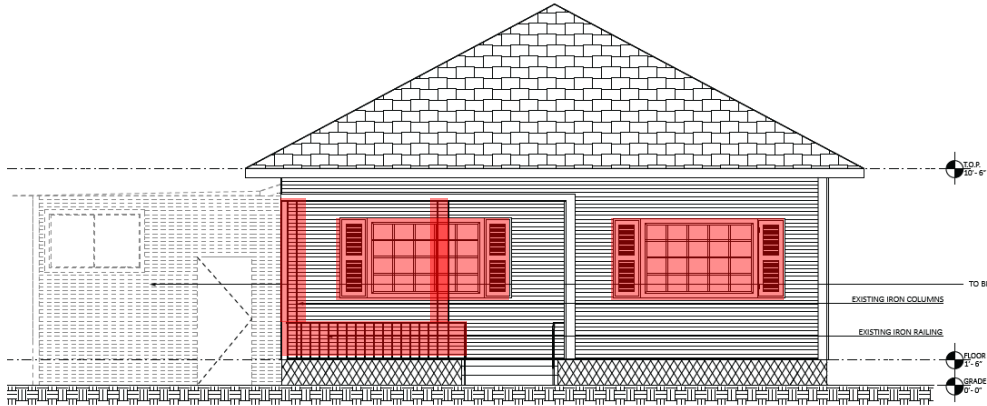


PROPOSED

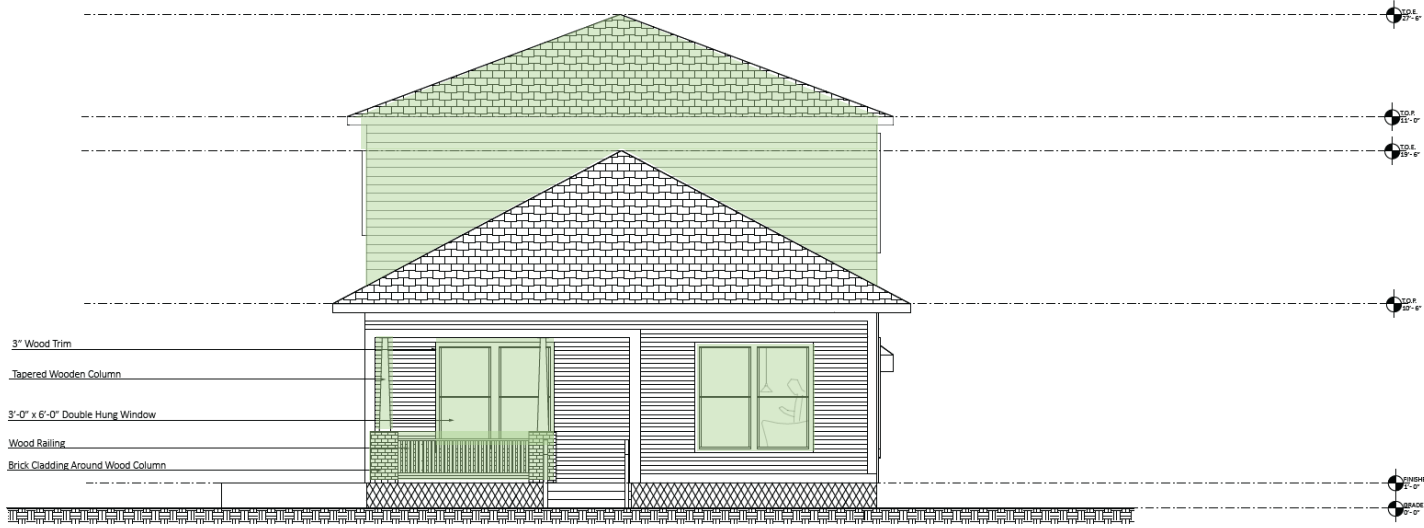


EAST (FRONT) ELEVATION

EXISTING

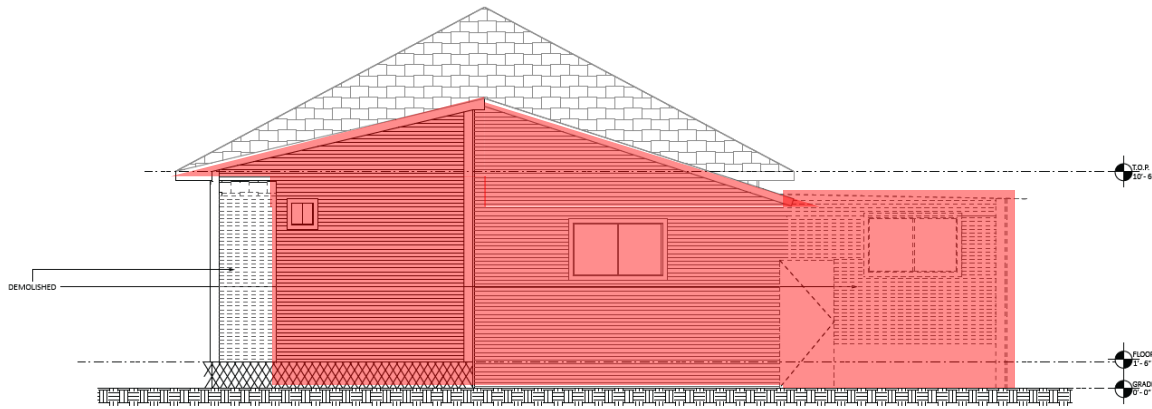


PROPOSED

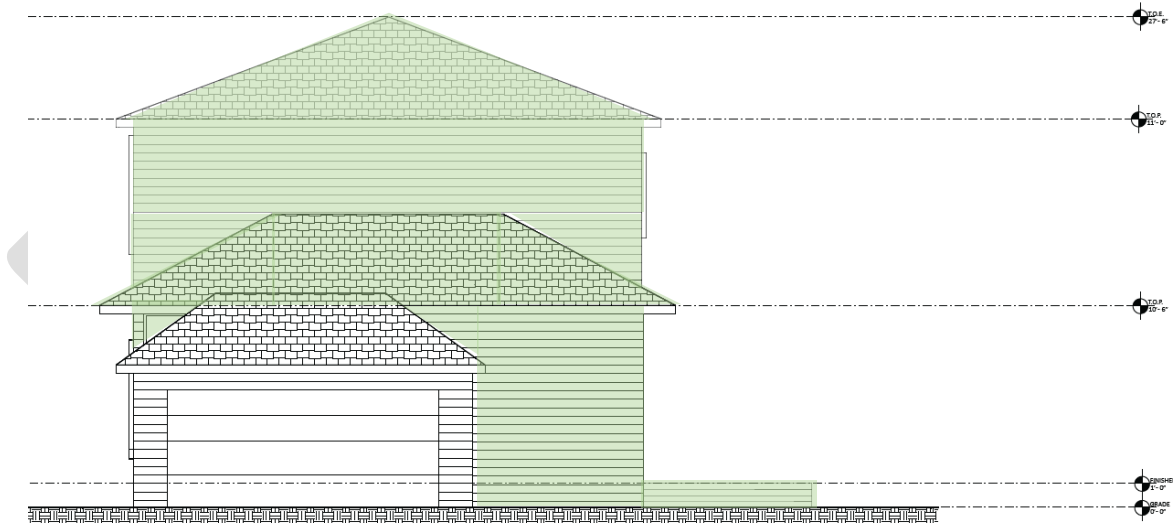


WEST (REAR) ELEVATION

EXISTING



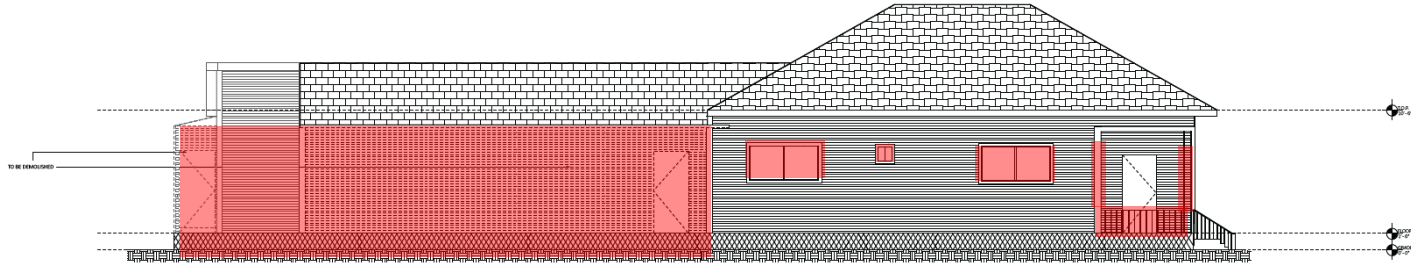
PROPOSED



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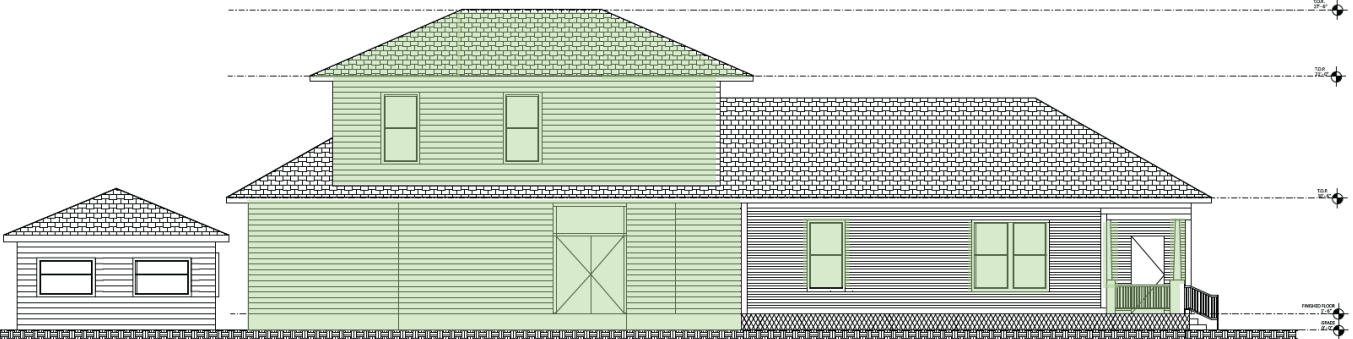
SOUTH (LEFT) ELEVATION

EXISTING



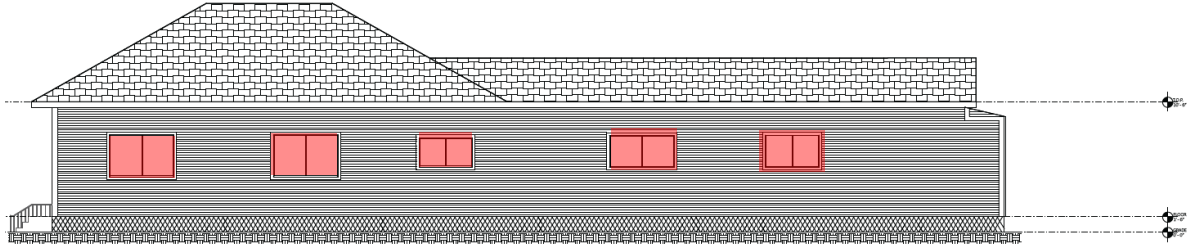
PROPOSED

Garage new construction not included in this application. It will be submitted at a later time.



NORTH (RIGHT) ELEVATION

EXISTING



PROPOSED

