

CERTIFICATE OF APPROPRIATENESS

Application Date: October 14th, 2021

Applicant: Jose I. Ramirez, agent for Rafael M. Locken, homeowner.

Property: 535 Columbia, Tract 8, Block 78, Houston Heights Subdivision. The property includes a historic 1,680 square foot one-story single-family residence situated on a 6,600 square foot interior lot. A previous remodel in 1995 replaced all original wood siding with fiber cementitious siding and squared off the back of the house, taking off a portion of the back and absorbing a back porch.

Significance: Contributing craftsman bungalow residence, constructed circa 1920, located in Houston Heights South Historic District.

Proposal: Alteration—Applicant proposes to build a 1,740 square foot two-story rear addition.

- 667 square feet will be added to the first floor.
- 1,073 square feet will be added to the second story.
- Some damaged and rotted siding will be replaced with smooth fiber cementitious siding to match in size and material on historic structure.
- Wood windows will be used on addition to match historic wood windows on the original historic structure.
- Front façade is not being altered or changed.

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

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

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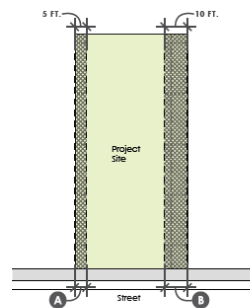
Maximum Lot Coverage (Addition and New Construction)

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 lot coverage percentage: 0.40
 Max lot coverage: 2,640 square feet
 Proposed Lot Coverage: 2,640 square feet

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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
	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
	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 side setback (E): 16"
 Proposed side setback (W): N/A
 Cumulative side setback: 16"

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 square feet
 Max FAR: 2,904 square feet
 Proposed FAR: 2,904square feet

Side Wall Length and Insets (Addition and New Construction)

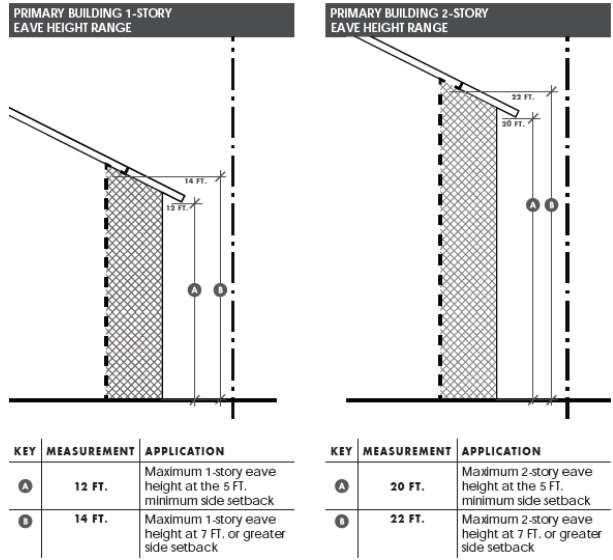
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall



Max width: 50ft
 Side Wall inset depth: 2ft
 Side Wall inset depth: 2ft



Eave Height (Addition and New Construction)



Proposed eave height: 19'

Inventory Photograph



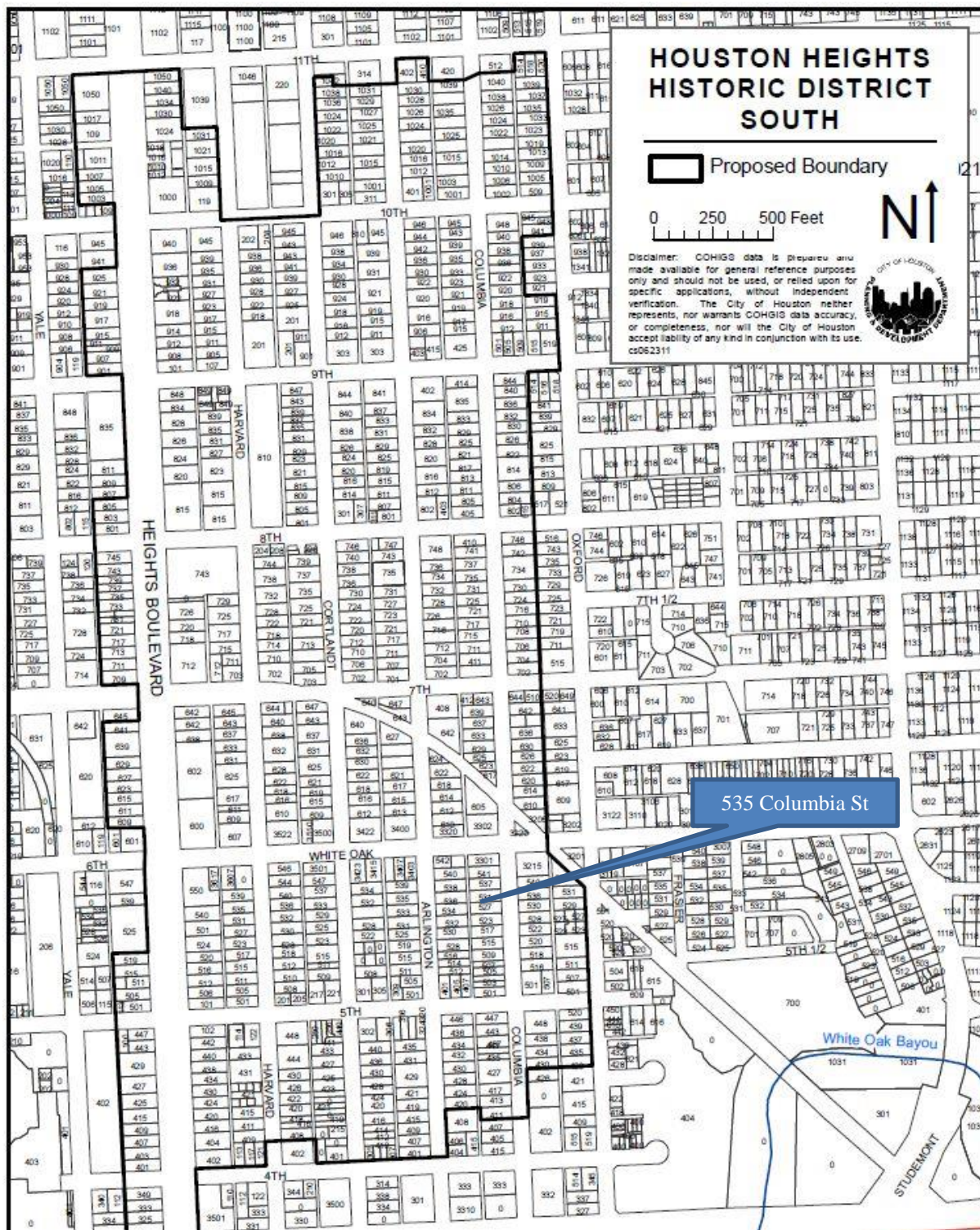
Current Photograph



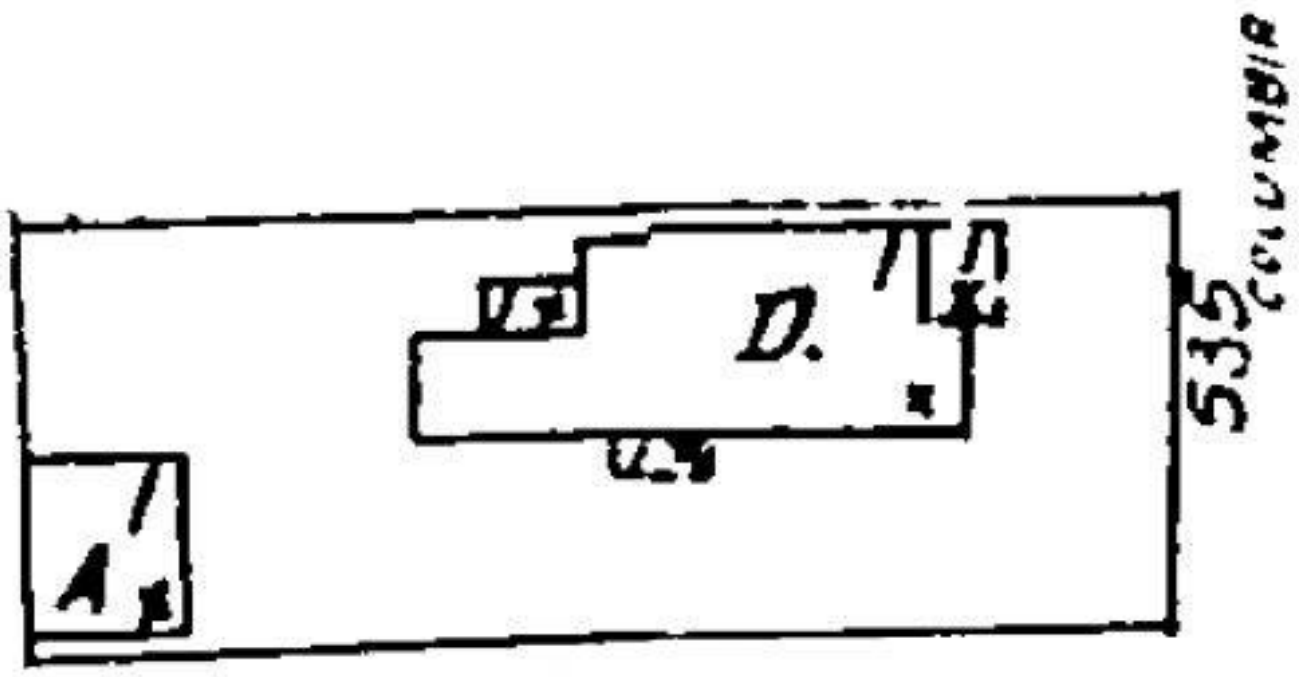
1995 Rear Remodel and Addition



District Map



Historic Sanborn Map 1924



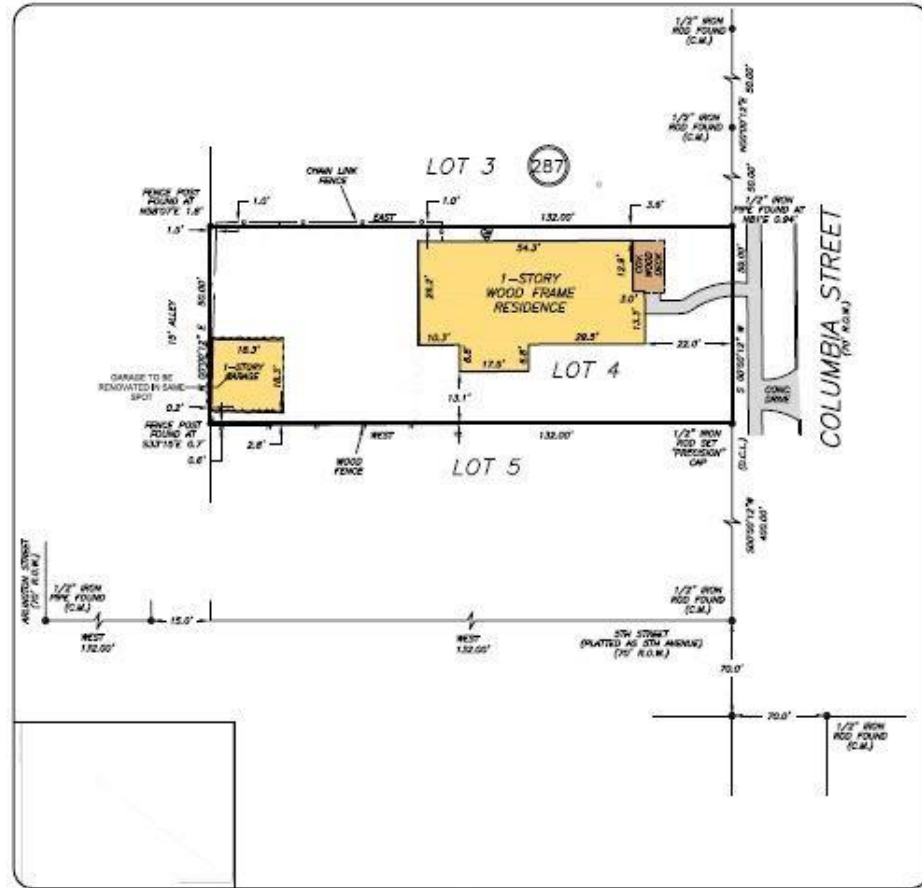
Survey

OF NO. 21103919ME FRONTIER TITLE
 ADDRESS: 535 COLUMBIA STREET
 HOUSTON, TEXAS 77007
 BORROWER: HAUSLOGA, LLC

LOT 4, BLOCK 287
HOUSTON HEIGHTS

AN ADDITION IN HARRIS COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 1-A, PAGE 114 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48010C 0870 W MAP REVISION: 06/05/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS UNASSISTED OR FROM AERIAL PHOTOGRAPH DETERMINATION WITHOUT DETAILED FIELD STUDY

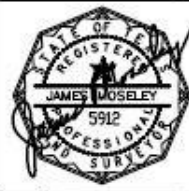
A SIMILARITY INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 1-A, PG. 114, H.C.M.K.

DRAWN BY: JH

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE ORDINARY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCUMBRANCES APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED BY THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 2021-0848
 OCTOBER 04, 2021

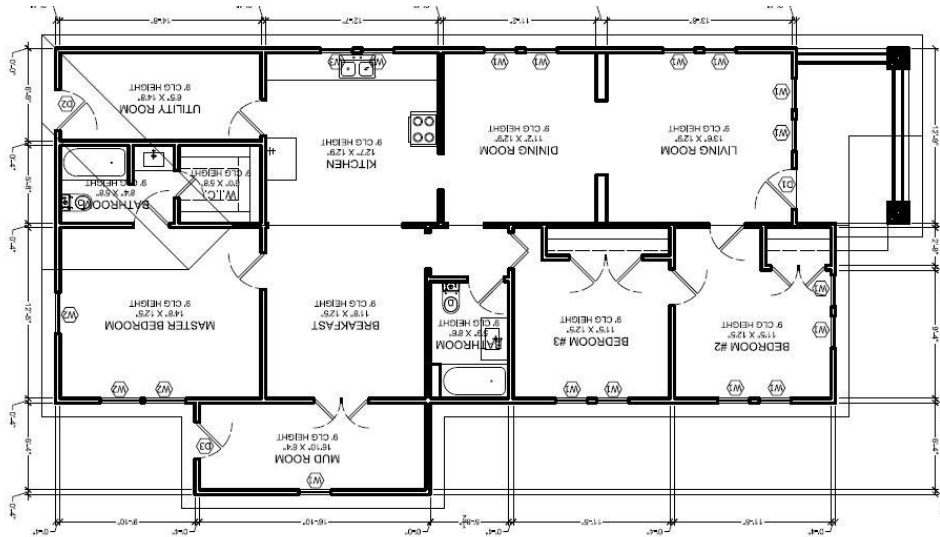


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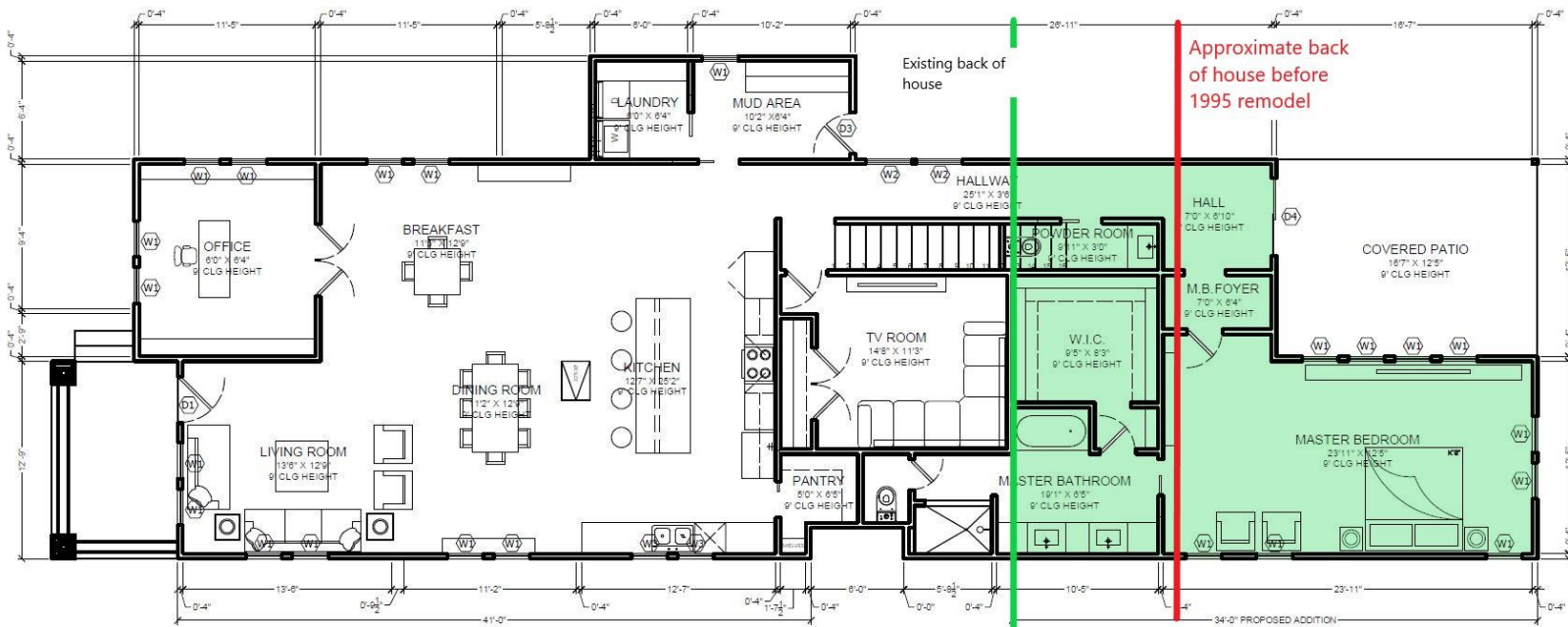
1-800-LANDSURVEY
 www.precision-surveyors.com

281-494-1586 FAX 281-494-1887 210-820-4941 FAX 210-820-1355
 380 WINDREARER STREET SUITE 150 HOUSTON, TEXAS 77058 12211 HE LOOP 410 SUITE 400 SAN ANTONIO, TEXAS 78217
 P.O. BOX 120248 DALLAS, TX 75248-0248

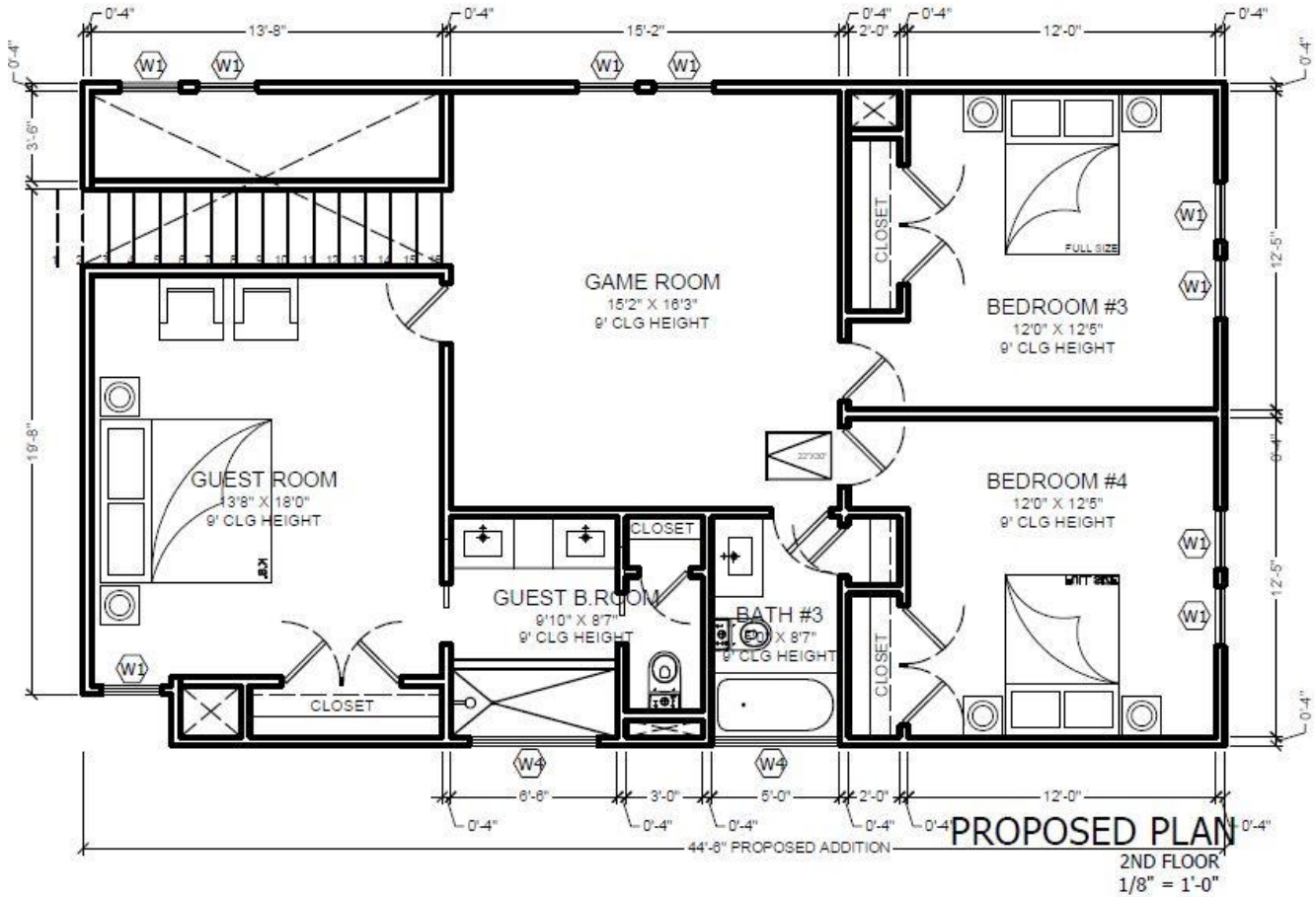
Existing First Floor Plan



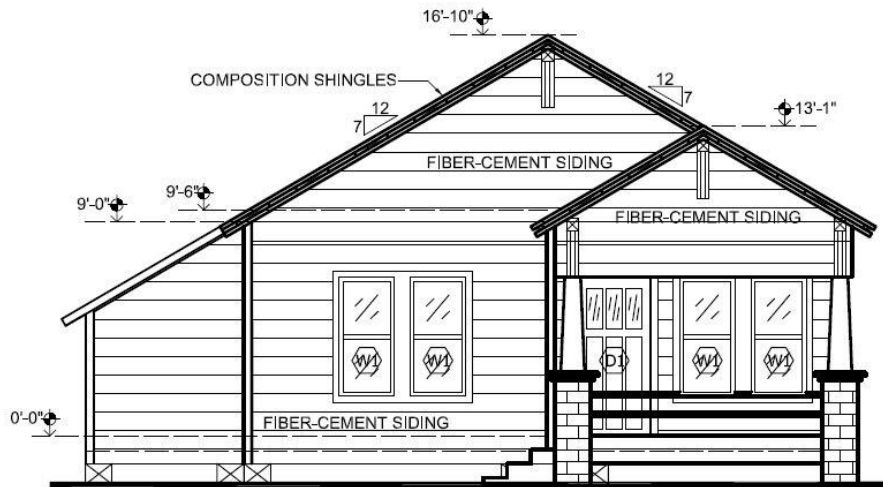
Proposed First Floor Plan



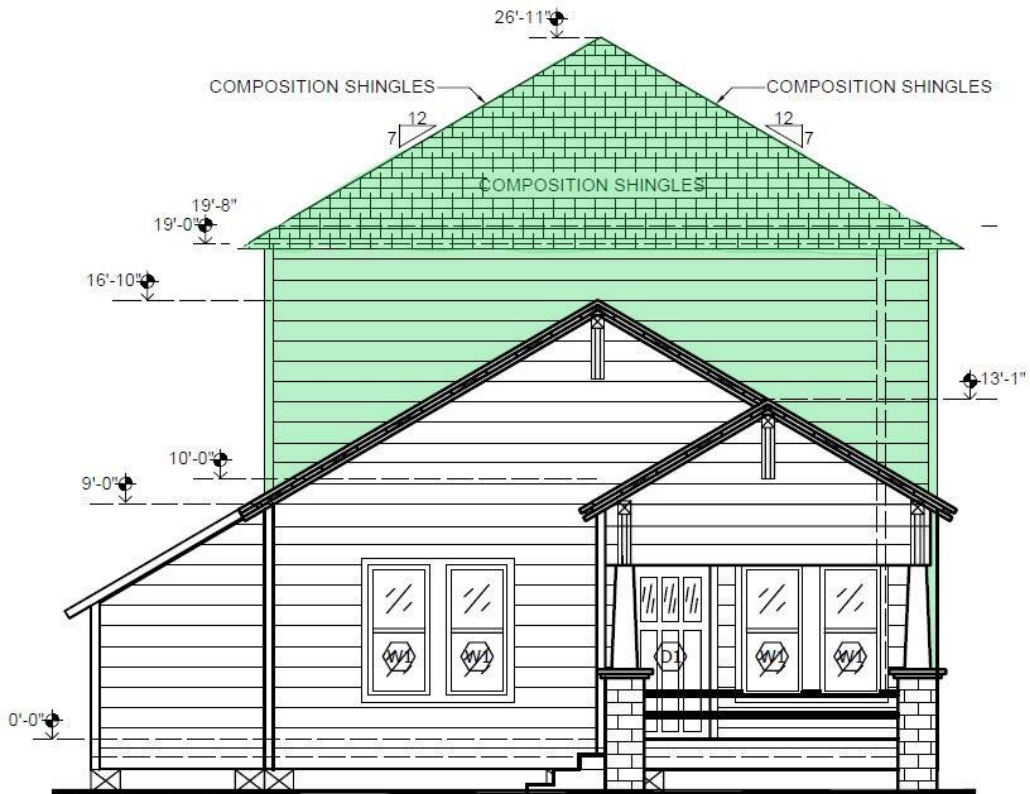
Proposed Second Story Floor Plan



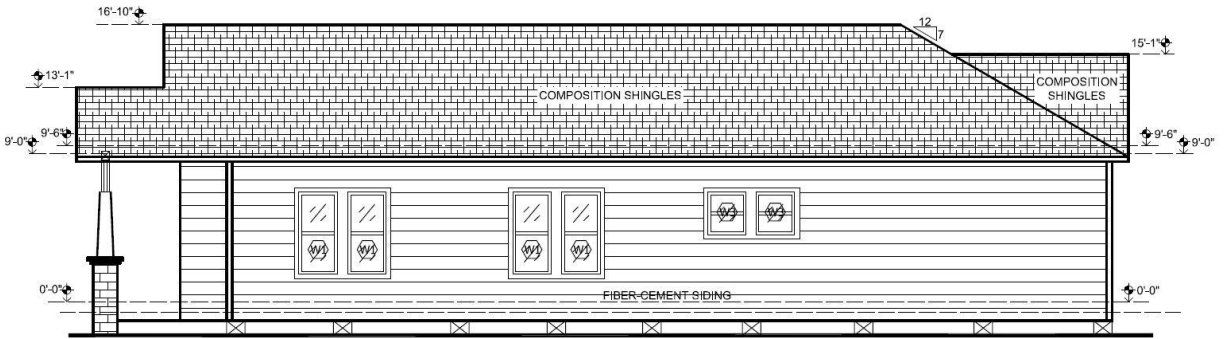
Existing East Elevation (front)



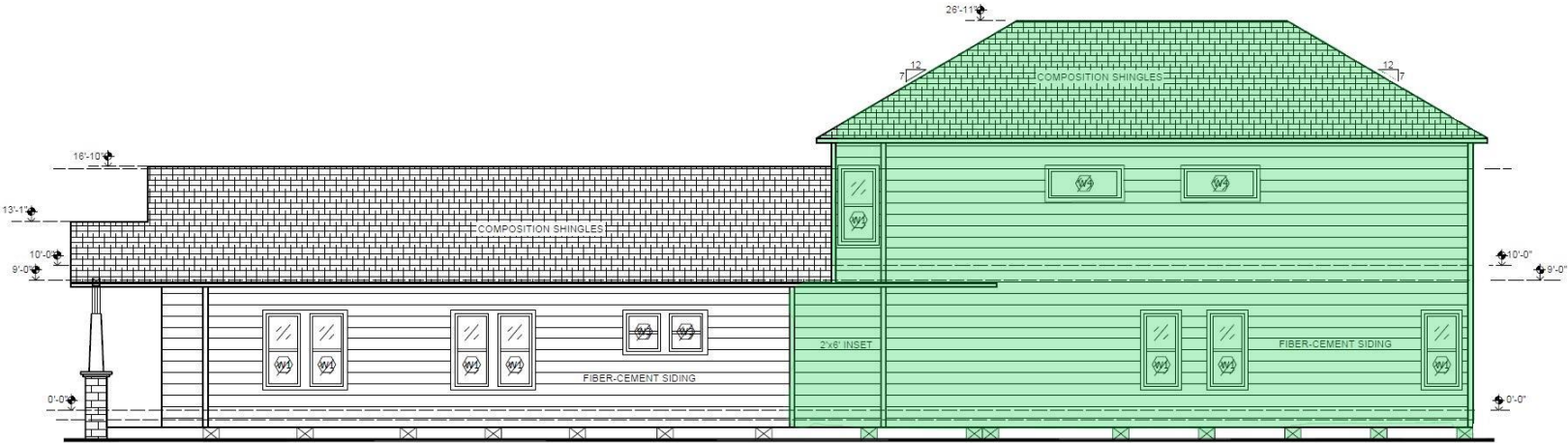
Proposed East Elevation (front)



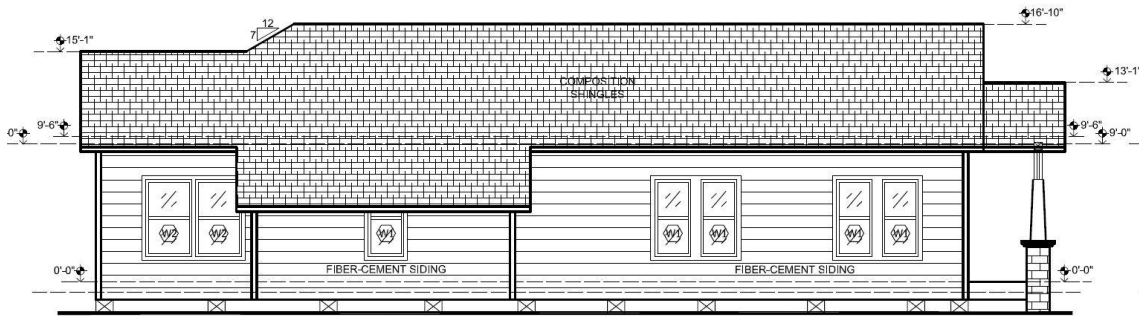
Existing North Elevation (right)



Proposed North Elevation (right)



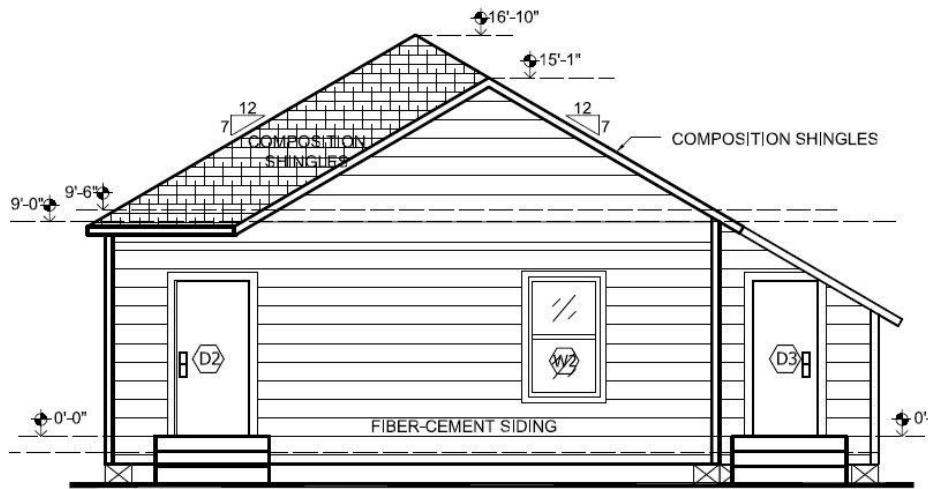
Existing South Elevation (left)



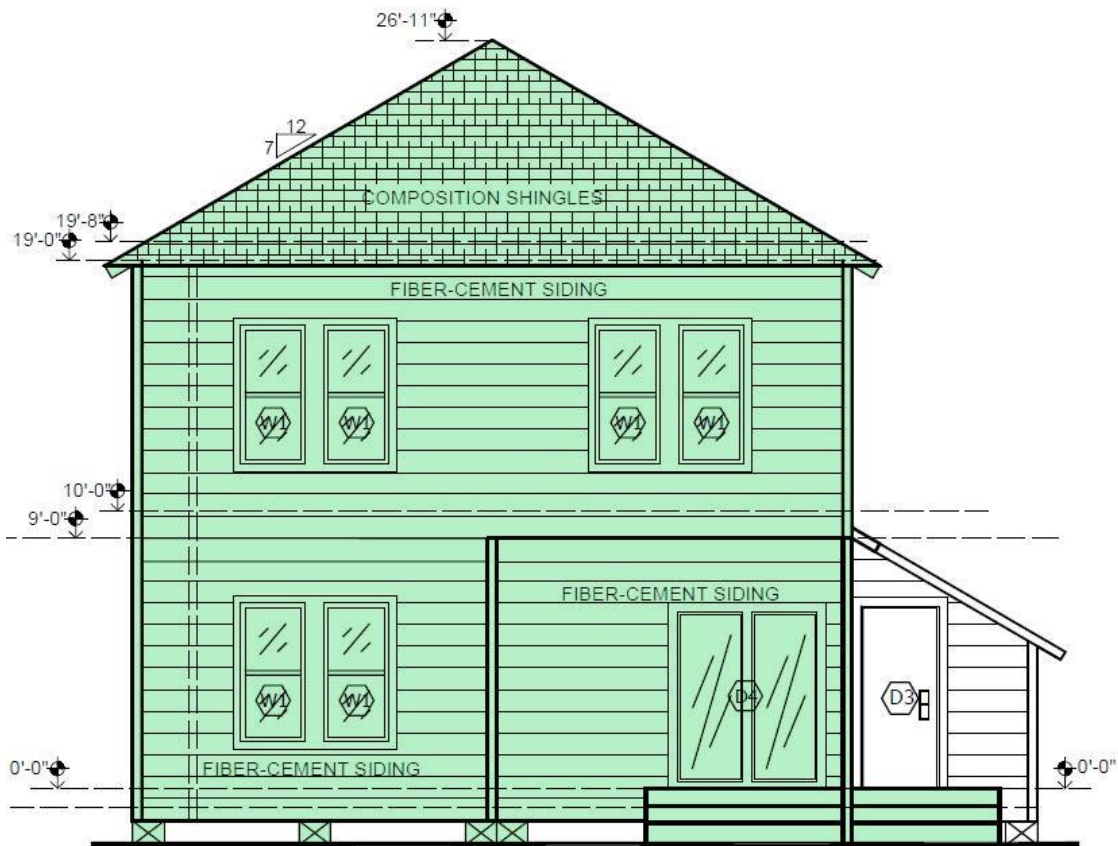
Proposed South Elevation (left)



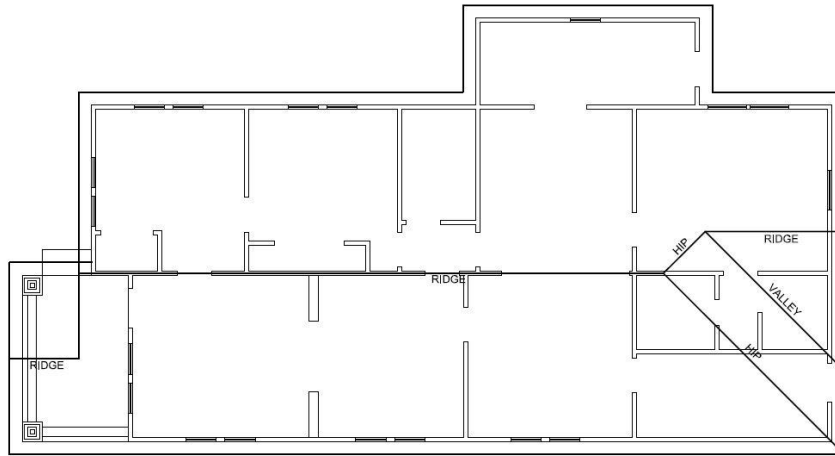
Existing West Elevation (back)



Proposed West Elevation (back)



Existing Roof Plan



Proposed Roof Plan

EXISTING ROOF LAYOUT

1ST FLOOR
1/8" = 1'-0"

