

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Ali Afshari, builder, for Hossein Taghizadeh, Persepolis Homes, LLC, owner

Property: 1226 Heights Boulevard, Lot 19, Block 187, Houston Heights Subdivision. The property is a 7,500 square foot (50' x 150') interior lot. The new two-story house approved by HAHC in July 2013 is partially completed.

Significance: At the time of the Houston Heights Historic District East inventory, the property was classified as a vacant lot.

Proposal: New Construction (Revision) – Revise COA granted in July 2013 for new two-story house to construct a 3'-8" deep covered front stoop instead of previously approved 6' deep full width front porch.

In December 2013, city staff became aware that the partially constructed house (framing and foundation only at that time – see p. 17) was built 2.2' forward of the approved location, which would put the front porch over the required 25' front building line when completed. A 25' front setback is required on Heights Blvd, which is a Major Thoroughfare. The error occurred because the construction crew measured the 25' front building line from a fence on the property instead of from the actual property line.

In July 2014, the owner applied for a front building line variance that was denied by Planning Commission. Additionally, two options for a revised front porch design were denied in August 2014 by the HAHC. These two options included: 1) Reduce porch depth from 6' to 3'-8" so as not to extend past the required 25' building setback line; or 2) Reduce front setback from 25' to 22.8'. On appeal to the Planning Commission, September 19, 2014, the HAHC denial was upheld.

The applicant is now requesting HAHC approval for a shallow covered stoop. The stoop:

- will be set behind the required 25' front building line.
- will be flanked by brick wing walls.
- will be 11'-1½" wide and 3'-7¼" deep.
- will have a shed roof which will extend 1'-8" over the 25' building line and will have an eave height of 12'-6".
- steps will extend 3' into the 25' building line

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

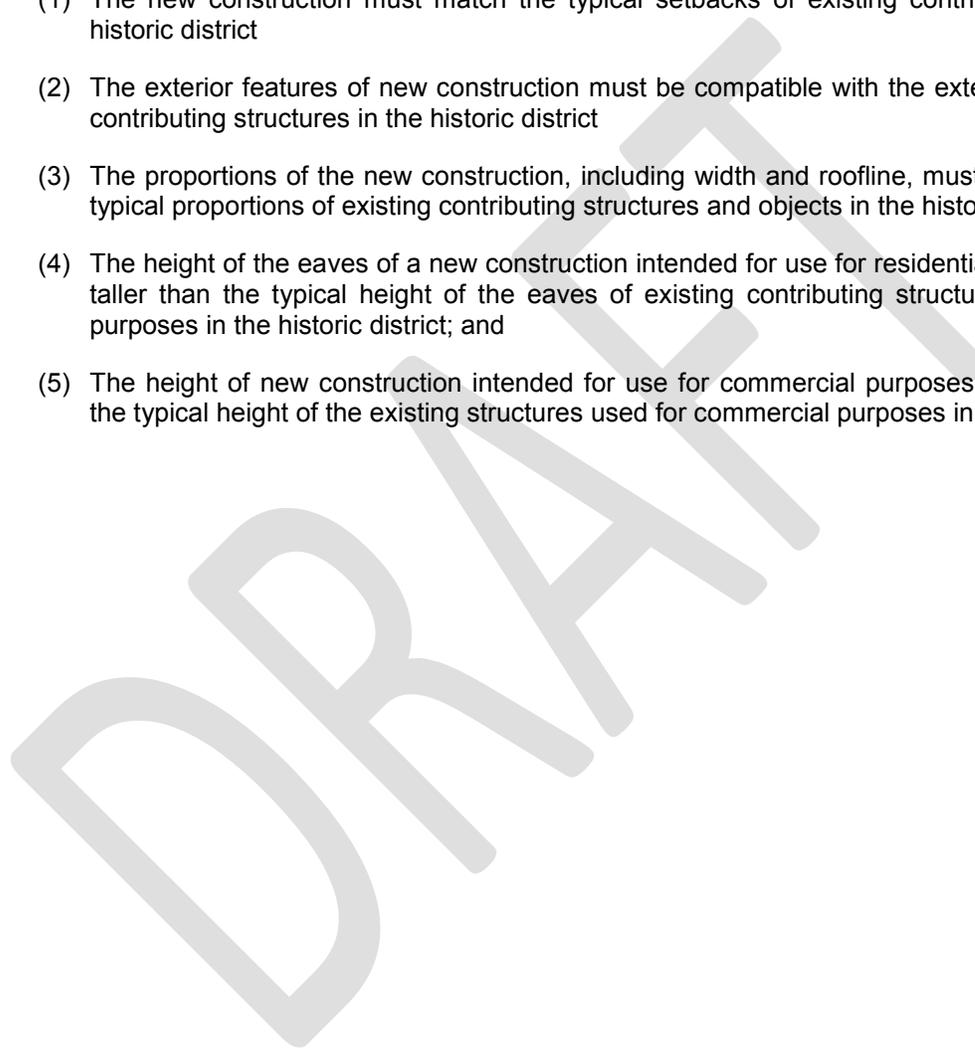
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

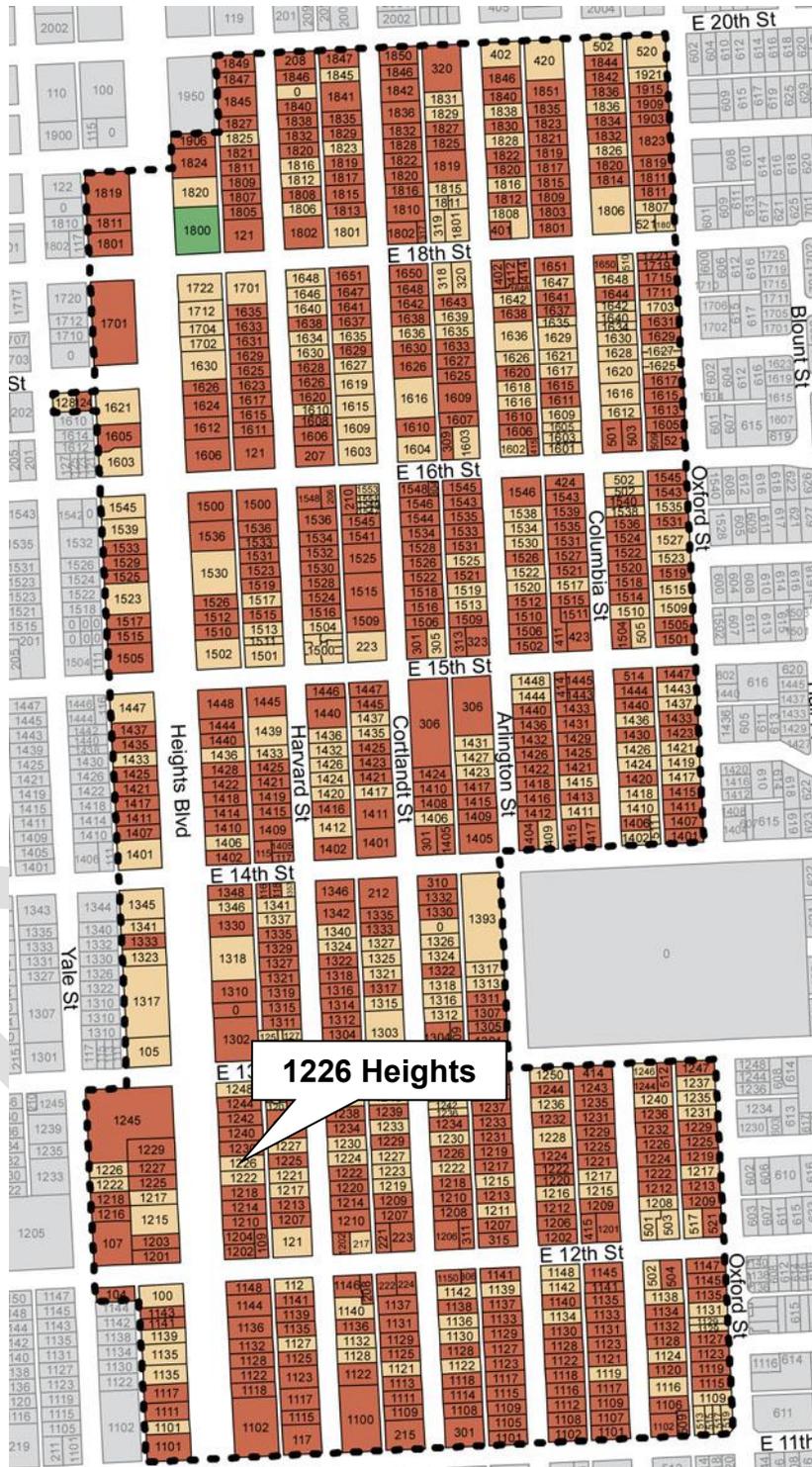




PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO



CURRENT PHOTO



PROPERTIES ALONG EAST SIDE HEIGHTS BOULEVARD



1230 Heights – Contributing – 1920 (neighbor)



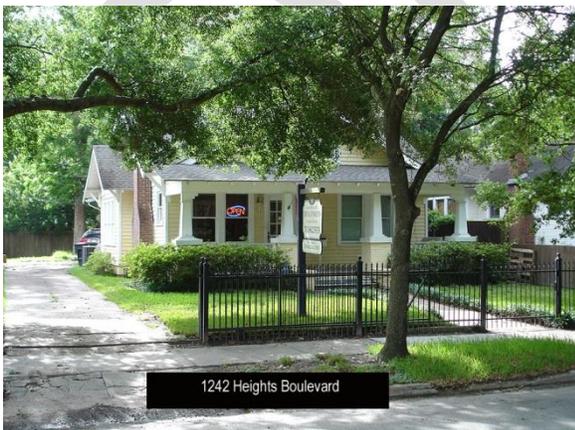
1222 Heights – Noncontributing – 1964 (neighbor)



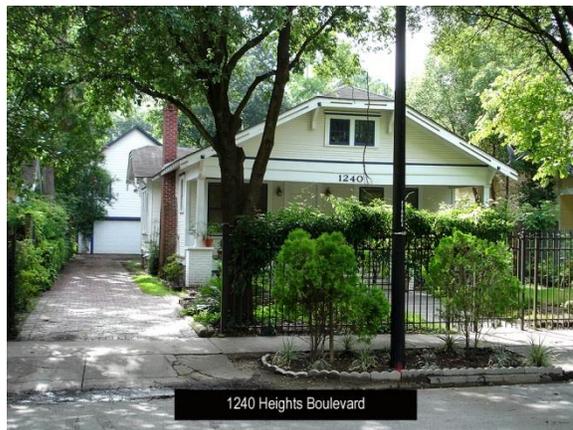
1248 Heights – Noncontributing – 1955



1244 Heights – Contributing – 1920



1242 Heights – Contributing – 1925



1240 Heights – Contributing – 1920

PROPERTIES ALONG EAST SIDE HEIGHTS BOULEVARD



1218 Heights Boulevard
1218 Heights – Contributing – 1920



1214 Heights Boulevard
1214 Heights – Contributing – 1905



1210 Heights Boulevard
1210 Heights – Contributing – 1930



1204 Heights Boulevard
1204 Heights – Contributing – 1920



1202 Heights Boulevard
1202 Heights – Contributing – 1920

WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

APPROVED – 7/25/13



PROPOSED – Nov 2014

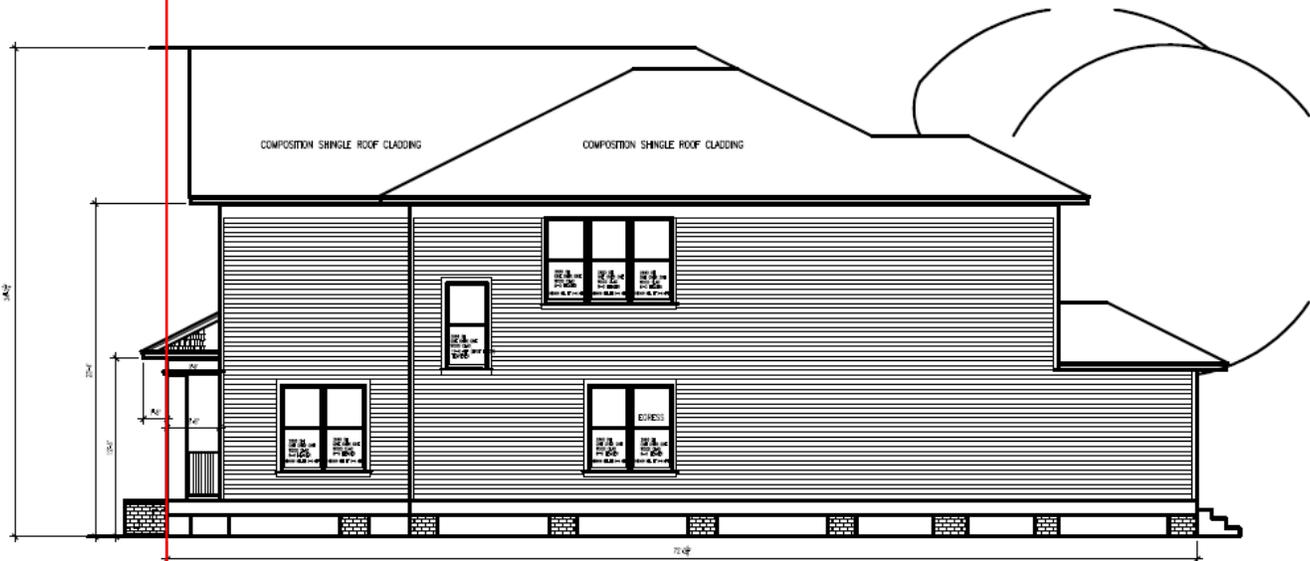


SOUTH SIDE ELEVATION

APPROVED – 7/17/13



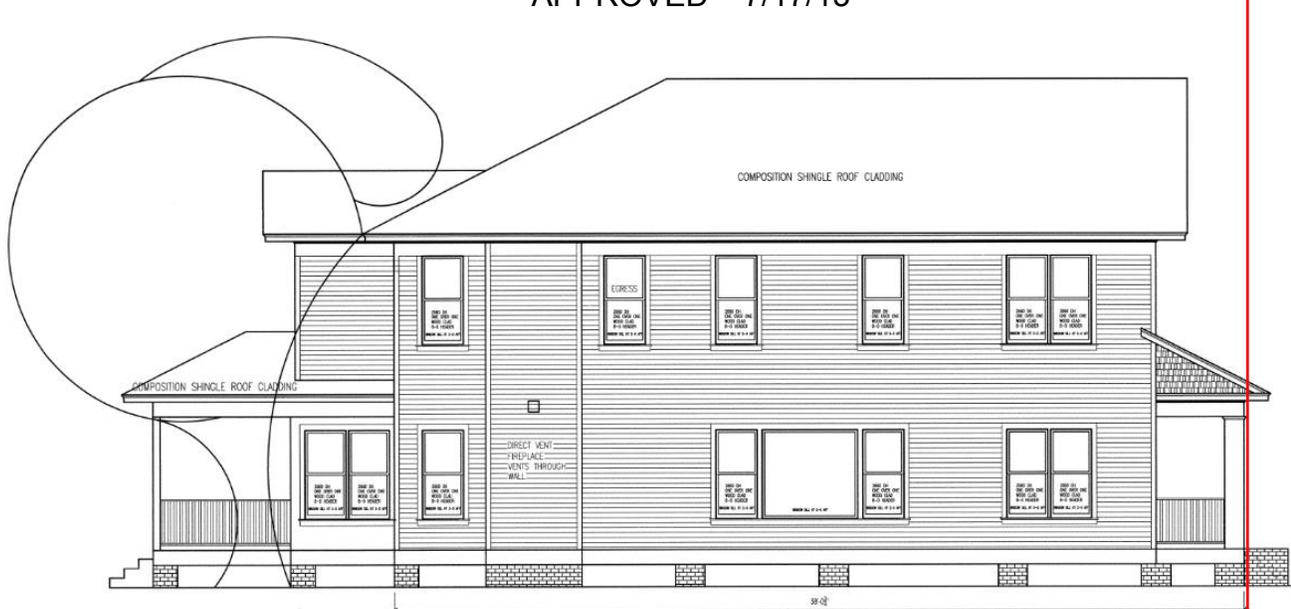
PROPOSED Nov 2014



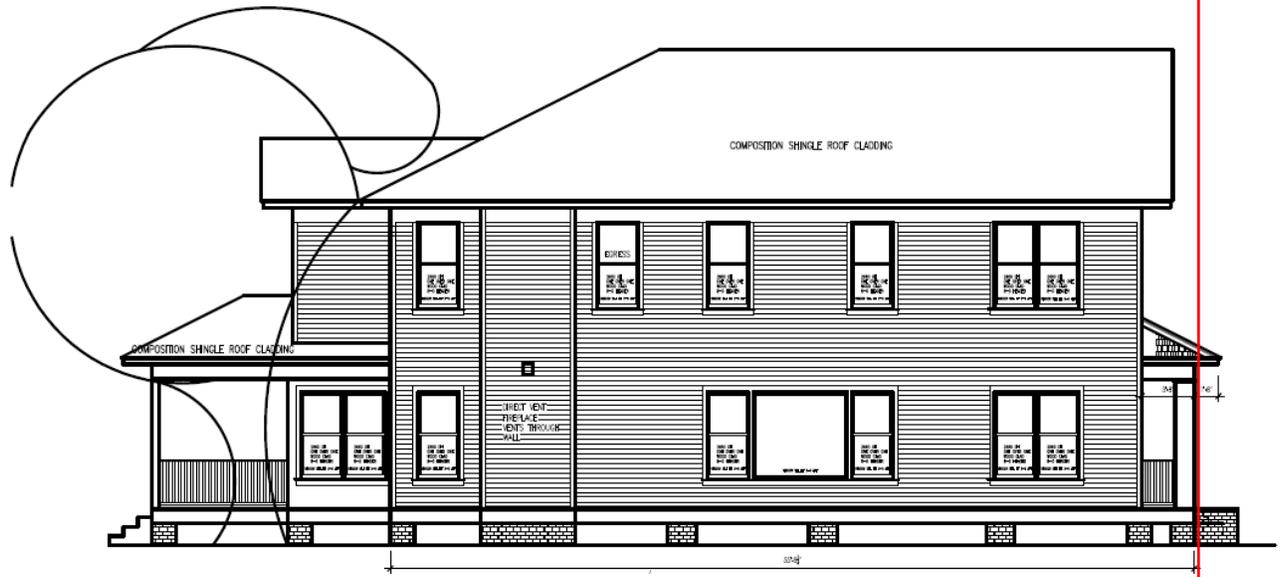
25' Building Line

NORTH SIDE ELEVATION

APPROVED – 7/17/13



PROPOSED Nov 2014



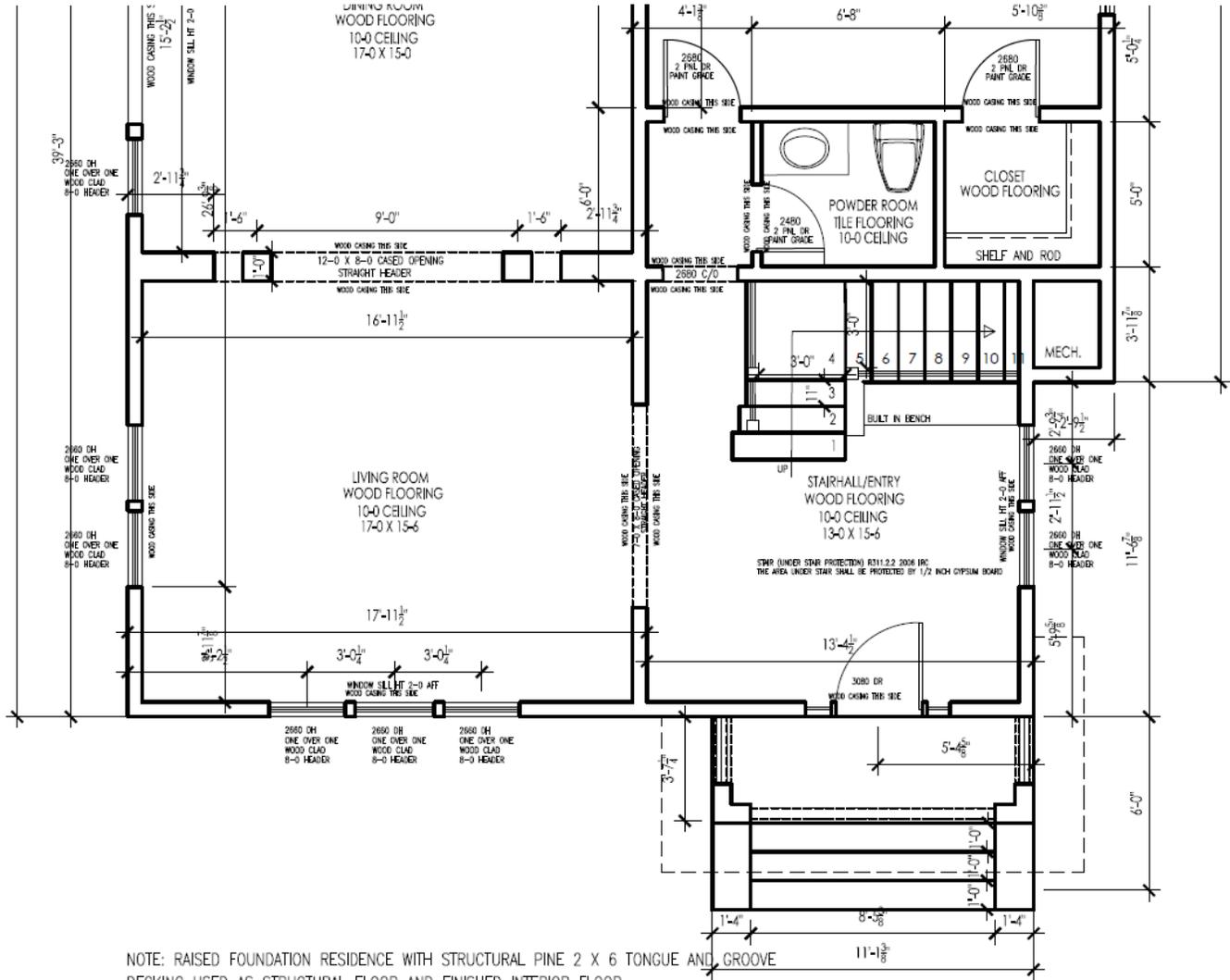
25' Building Line

STOOP DETAILS

(NOT TO SCALE)

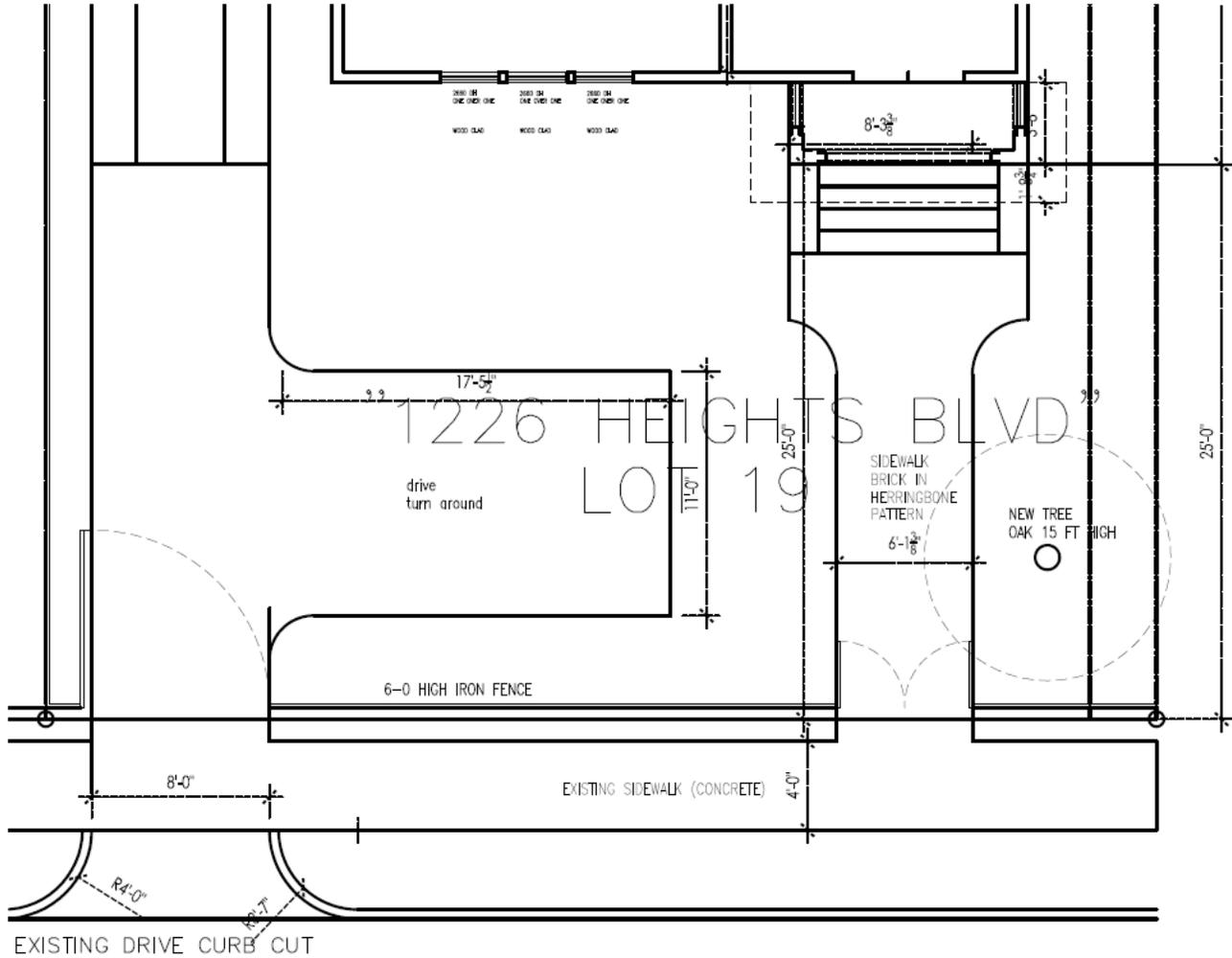


FLOOR PLAN
PROPOSED



NOTE: RAISED FOUNDATION RESIDENCE WITH STRUCTURAL PINE 2 X 6 TONGUE AND GROOVE DECKING USED AS STRUCTURAL FLOOR AND FINISHED INTERIOR FLOOR

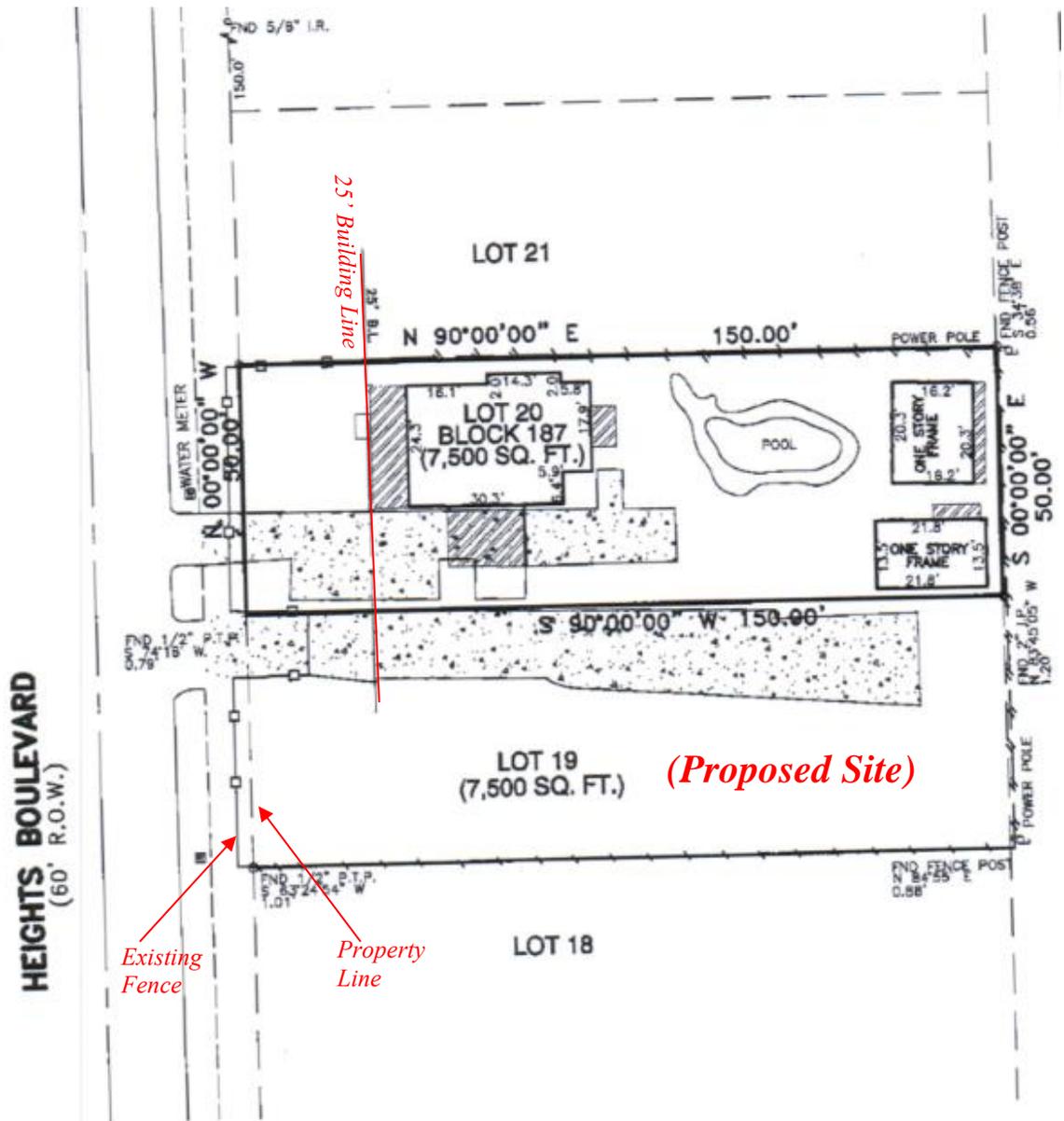
SITE PLAN
PROPOSED





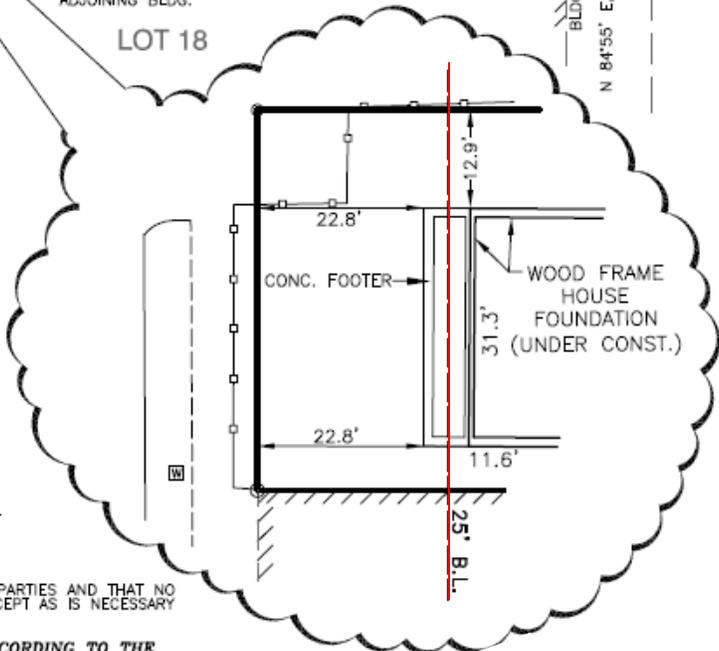
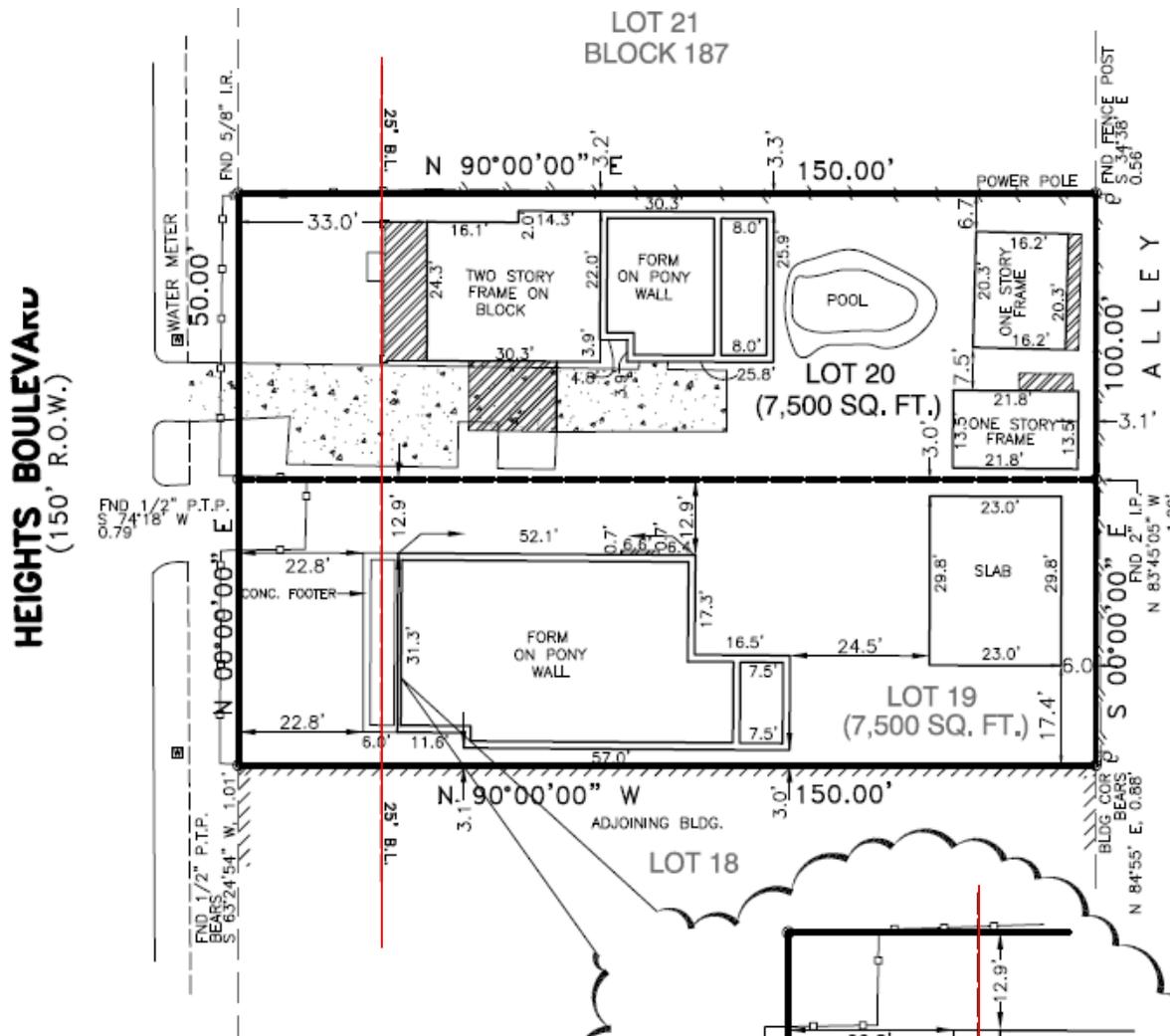
SURVEY

Original Submitted Survey (Showing 25' Building Line)
(07-05-2013)





SURVEY
AS BUILT (CURRENT CONDITION)



NOTES:

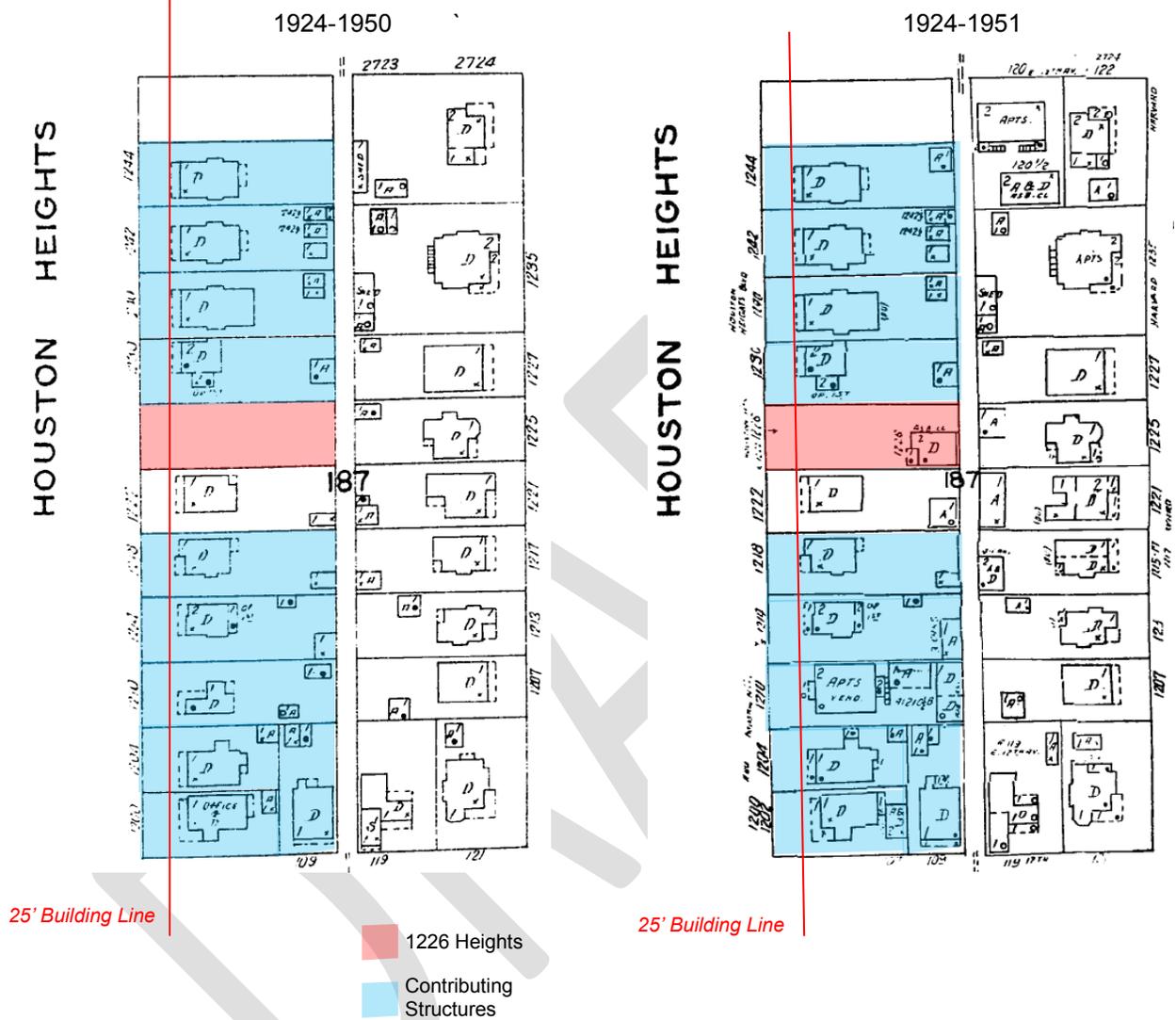
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 13002111 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PLAT OF LOT 19 & 20, IN BLOCK 187 OF HOUSTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1A, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SANBORN MAPS

SHOWING CONSISTENT SETBACKS



Staff Photos Taken 12/30/2013



1226 Heights being framed



1226 Heights being framed



1226-1230 Heights porch comparison



1230 Heights – 1226 Heights (Framed)

Staff Photos Taken 07/08/2014



1226 Heights sided without porch



1226 Heights and neighboring noncontributing apartment building

DRAFT

**DENIED OPTIONS AUGUST 2014
ELEVATIONS**

OPTION #1 (Reduced porch depth)



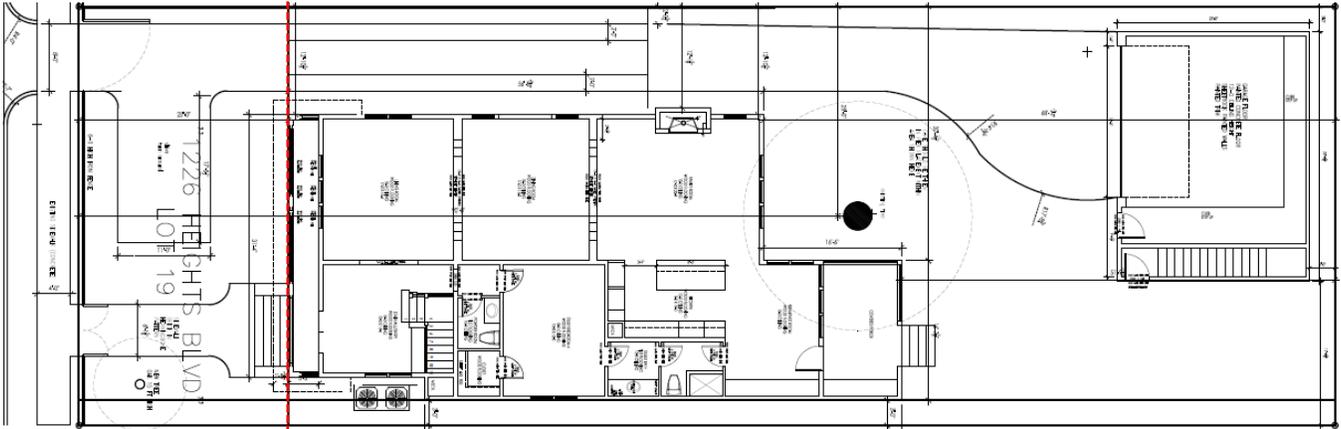
OPTION #2 (Reduced front setback)



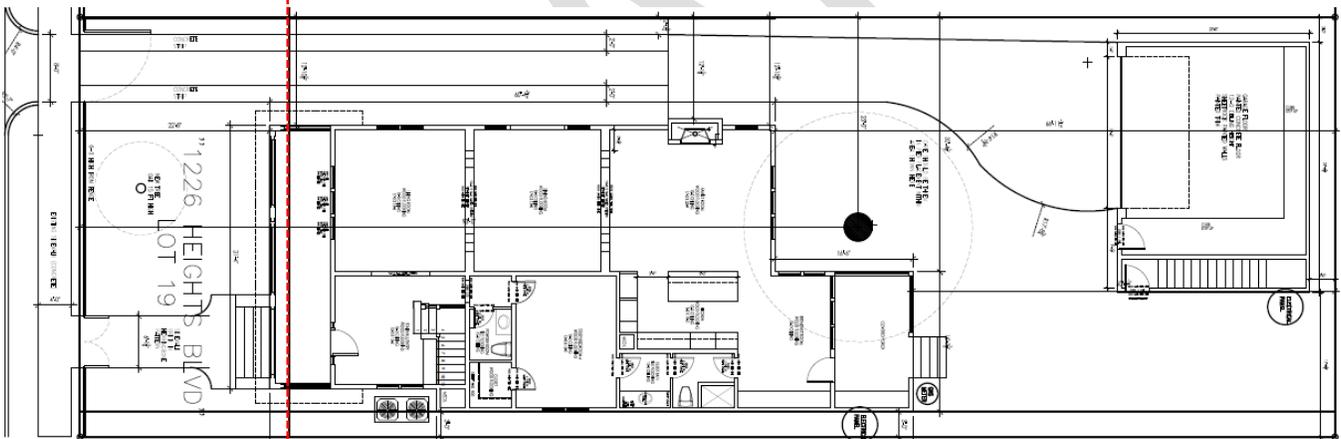
25' Building Line

DENIED OPTIONS AUGUST 2014
SITE PLAN

OPTION #1 (Reduced porch depth)



OPTION #2 (Reduced front setback)



25' Building Line

PROJECT DETAILS

Shape/Mass: The proposed covered stoop will be 11'-1½" wide and 3'-7¼" deep. The stoop will be located on the southern portion of the front wall on the façade. Three wood steps will extend from the stoop and will be flanked with brick wing walls. Two 1'-4" square columns, located at each end of the stoop will support the roof. A 3'-6" tall wood railing will be installed. See drawings for more detail.

Setbacks: The proposed covered stoop will be set behind the 25' front building line. The steps (each 1'-0" deep) will extend 3'-0" forward the 25' building line. The proposed roof will extend 1'-8" forward the 25' building line. See drawings for more detail.

Exterior Materials: The stoop will feature a wood floor, railing, cornice, header, and steps. The columns will be clad in smooth cement board. The wing walls flanking the steps will be brick. See drawings for more detail.

Roof: The proposed stoop will be topped by a composition shingle shed roof. The proposed stoop roof will have an eave height of 12'-6". See drawings for more detail.

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