

CERTIFICATE OF APPROPRIATENESS

Applicant: Sam Gianukos, agent for Veronica Saenz, owner

Property: 1628 Harvard St, lot 20, block 116. Houston Heights East Subdivision. The property includes a two-story wood frame approximately 2,100 square foot single-family residence situated on a 6,600 square foot interior lot.

Significance: Contributing Craftsman residence, constructed circa 1925, located in the Heights East Historic District.

Proposal: New Construction- Garage

The applicant is proposing to construct a 749 square foot two-story addition and detached garage to the existing structure. The application for the garage is HP2024_0056.

- To add a total of 749 sq ft.
- The original pitch of the house roof is 9/12, 6/12, 5/12, 4/12, 3/12. The applicant proposes a 7/12, and 5/12 roof pitch on the new addition.
- The existing top eave height is 21'-7" and remains the same on the roof extension. The existing top ridge height is 34'-6" and remains the same on the new roof.
- The current original level 1 ceiling height is 9'-8" and 9'-8" at level 2. We propose the same ceiling height for the extension.
- The existing house structure has 3.5" wood siding as the exterior finish. The new siding on the addition will be 3.5" cementitious siding to match the existing.

Public Comment: No public comment received

Civic Association:

Recommendation: Approval

HAHC Action:

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.
- ☐ ☐ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- ☐ ☐ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- ☐ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

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: 1,910

Remaining Amount: 730

☒ ☐ ☐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: 2,903

Remaining Amount: 1

☒ ☐ ☐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

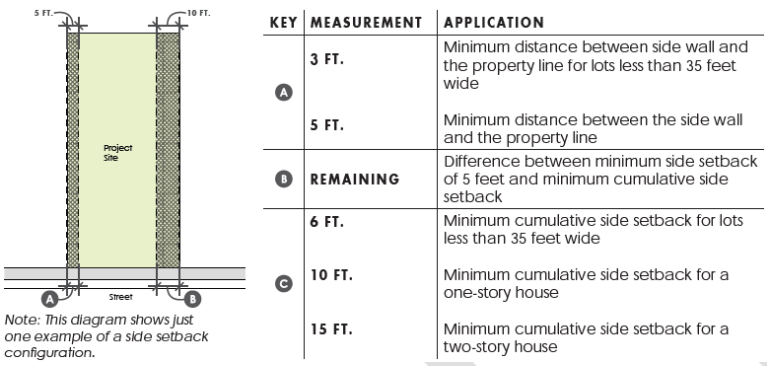
Side Wall Length: 53' 7"
Inset Length: 6'
Inset on North side: 4'
Inset on South side: 2'

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Side Setbacks (Addition and New Construction)



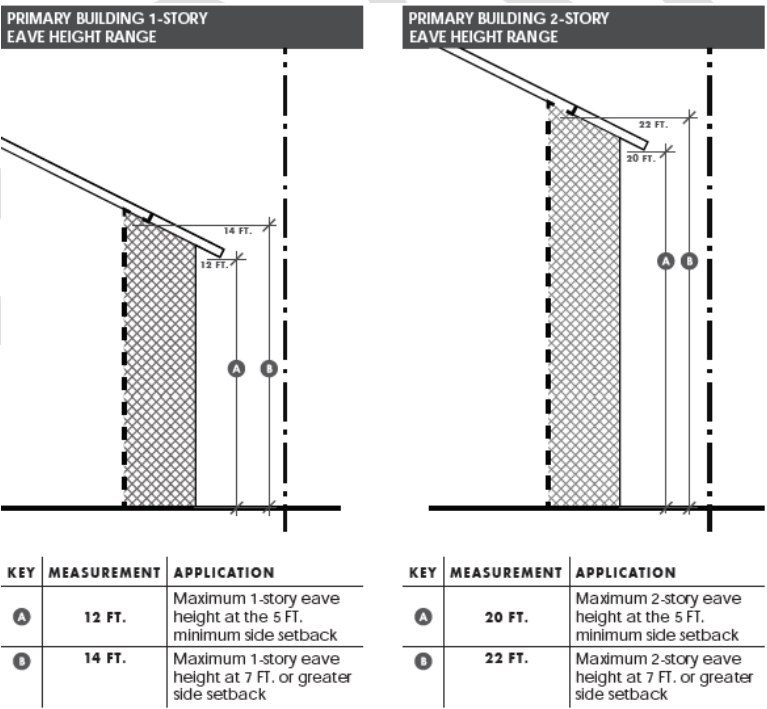
Proposed side setback (1): 5'-5 3/8"
Proposed side setback (2): 14'-11 1/16"
Cumulative side setback: 19'-16 7/16"

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Eave Height (Addition and New Construction)



Proposed eave height: 20'

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS☒ ☐ ☐**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: 19'

☒ ☐ ☐**Porch Eave Height (Addition and New Construction)**

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

Proposed porch eave height: 9' 11"

☒ ☐ ☐**Building Wall (Plate) Height (Addition and New Construction)**

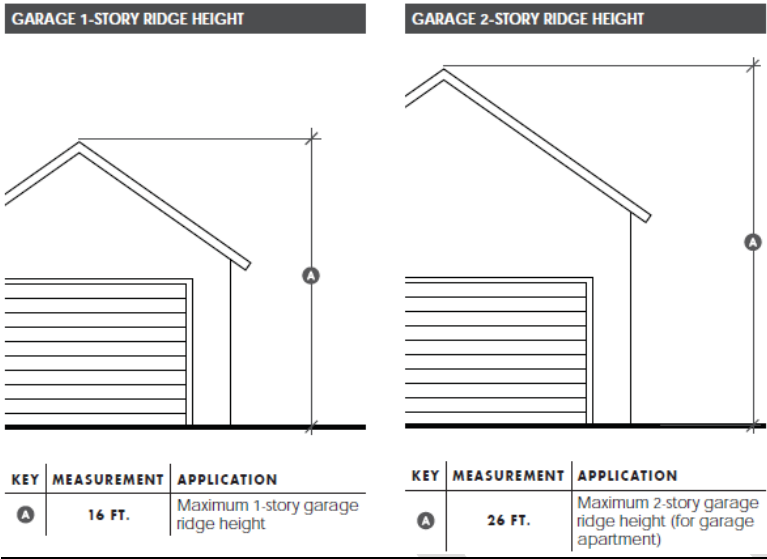
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2'

Proposed first floor plate height: 9'

Proposed second floor plate height: 9'

☒ ☐ ☐**Detached Garage Ridge Height (New Construction)**



Proposed ridge height: 22' 8"

The following measurable standards are not applicable to this project:

- Front Setbacks
- Rear Setbacks
- Side Setbacks
- Side Wall Length and Insets
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height



PROPERTY LOCATION
HEIGHTS EAST HISTORIC DISTRICT

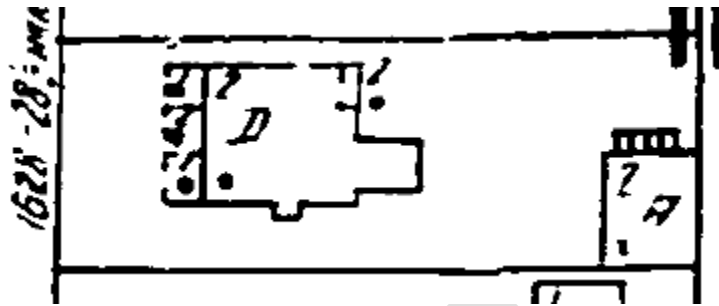
**Building Classification**

- Contributing
- Non-Contributing

INVENTORY PHOTO



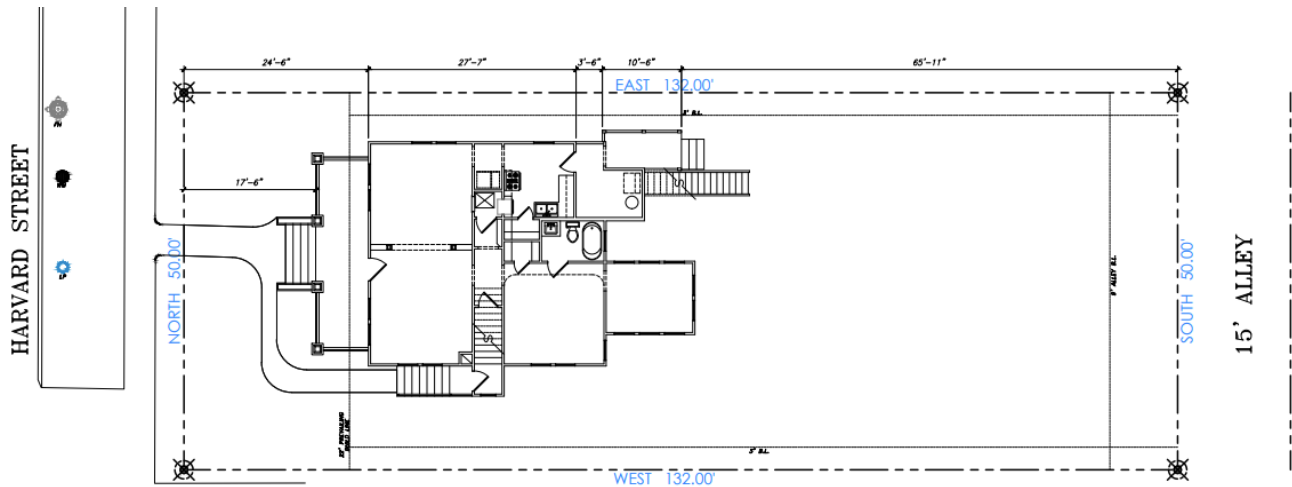
SANBORN (1924-1950)



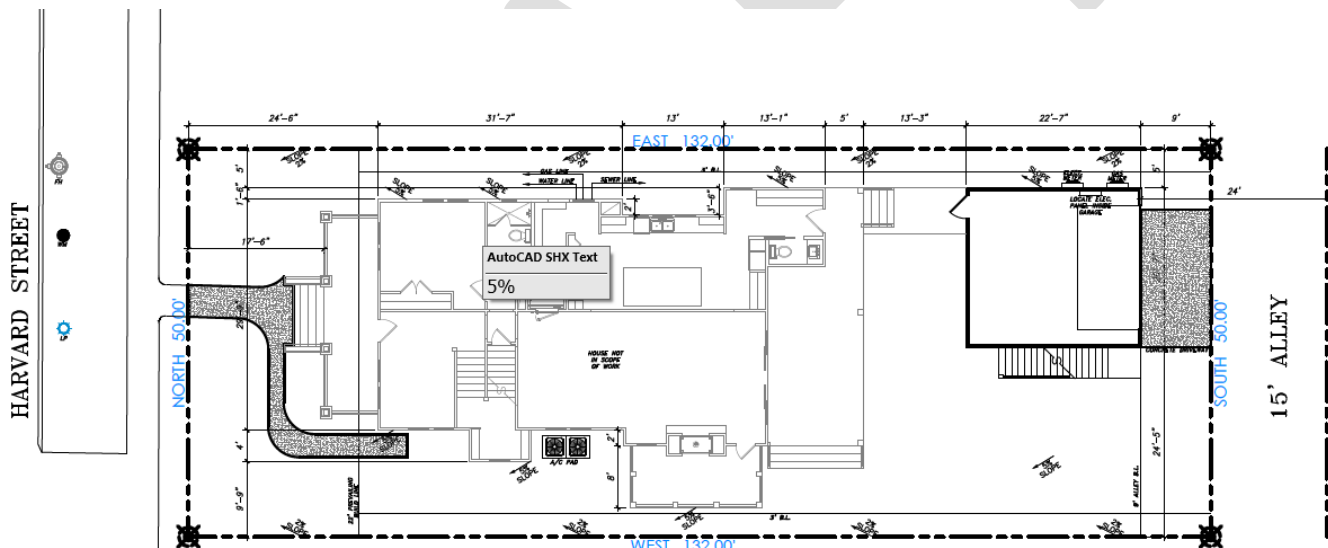
DRAFT

SITE PLANS

EXISTING

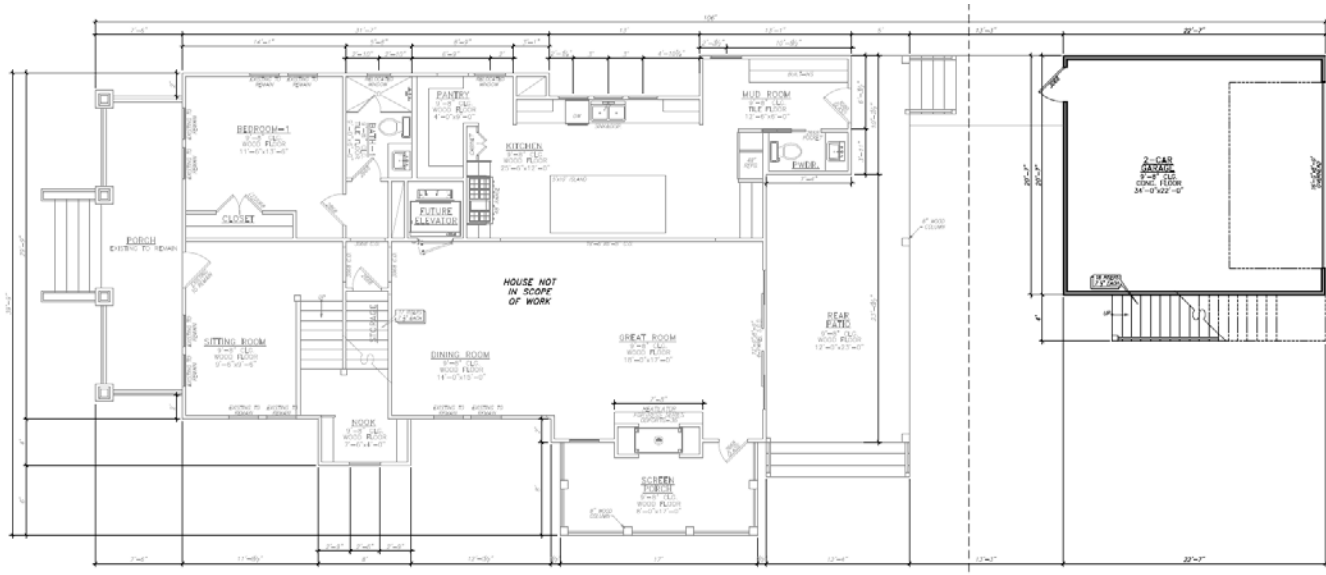
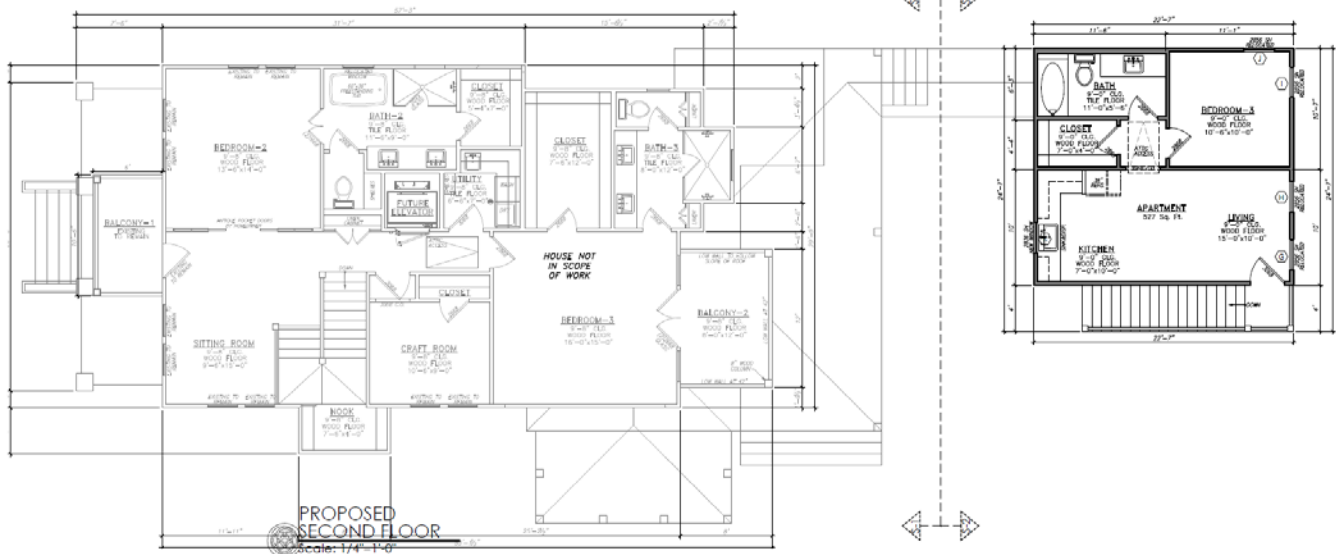


PROPOSED



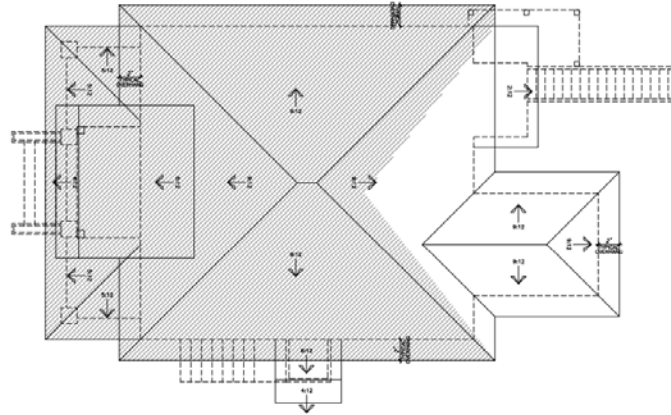
FLOOR PLANS

FIRST FLOOR

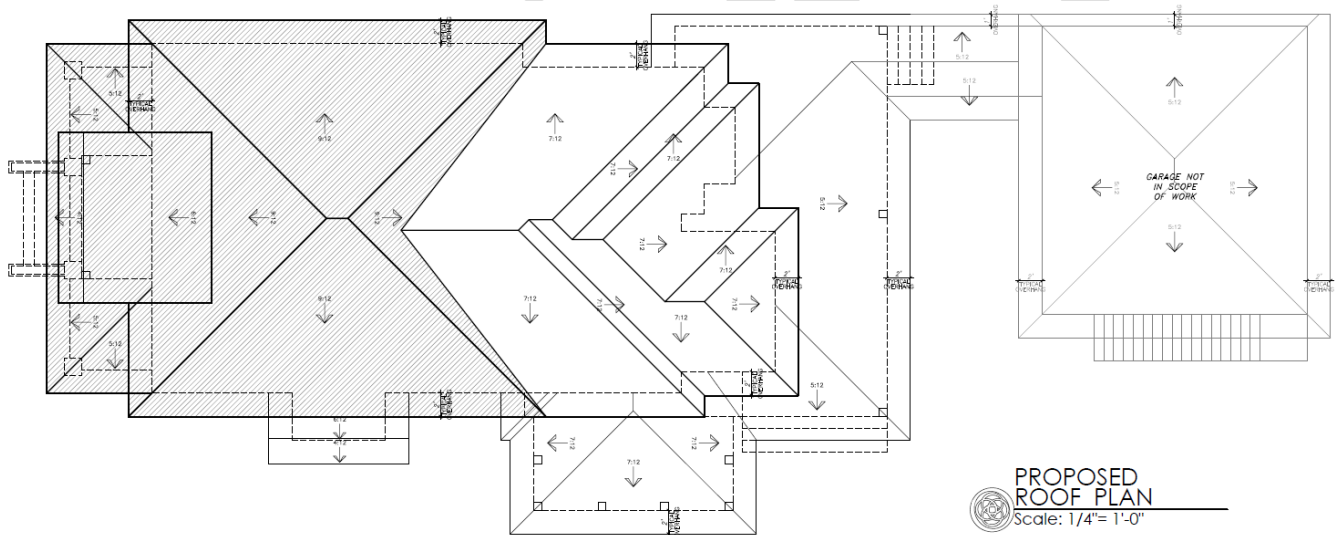
FLOOR PLANS
SECOND FLOOR

ROOF PLANS

EXISTING



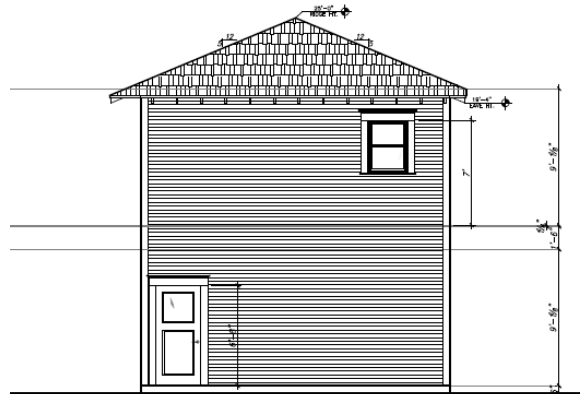
PROPOSED



PROPOSED
ROOF PLAN
Scale: 1/4"= 1'-0"

ELEVATIONS

(FRONT)



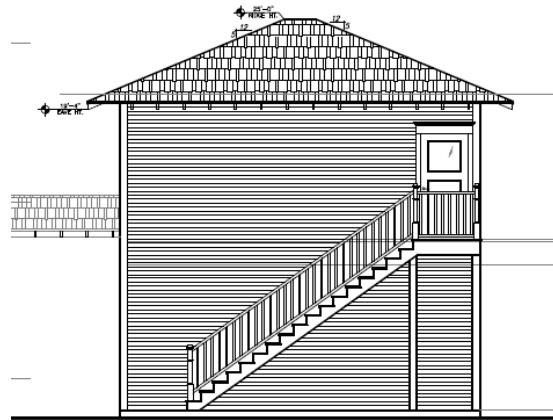
ELEVATIONS

(REAR)

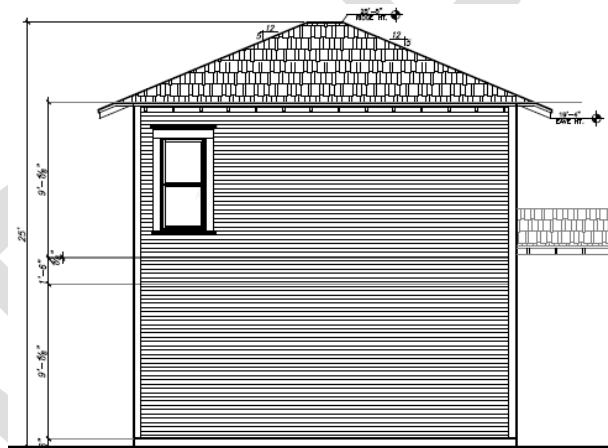


ELEVATIONS

(SIDE)



(SIDE)



WINDOW SCHEDULE

DRAFT