

Certificate Of Appropriateness: New Construction Worksheet

(For Houston Heights East, West, or South Districts only)



PLANNING & DEVELOPMENT DEPARTMENT

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:

https://www.houstontx.gov/planning/historicpres/design_guide_heights_district/july2018/houston-heights-design-guidelines-july2018.pdf

*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Address*: _____

Lot Size (Total Sq Ft)*: _____

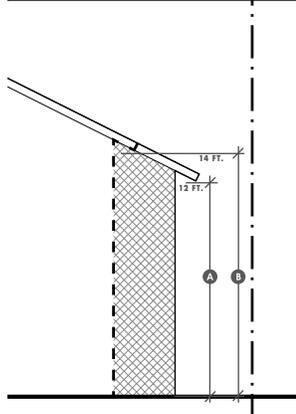
Lot Dimensions (W X L)*: _____

General New Construction Info:

| | |
|--------------------------------|--|
| Primary or Accessory Building* | |
| Proposed Total Square footage* | |

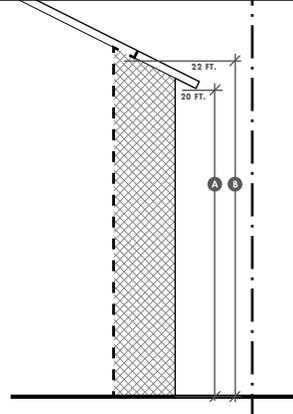
| | |
|---|--|
| Proposed stories* | |
| Proposed max ridge height* measured from grade | |
| Proposed max eave height* measured from grade | |

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



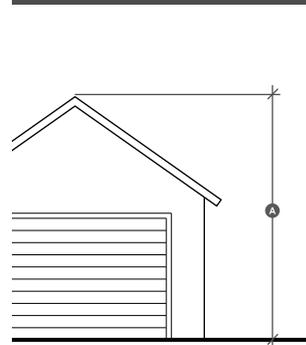
| KEY | MEASUREMENT | APPLICATION |
|-----|-------------|---|
| A | 12 FT. | Maximum 1-story eave height at the 5 FT. minimum side setback |
| B | 14 FT. | Maximum 1-story eave height at 7 FT. or greater side setback |

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



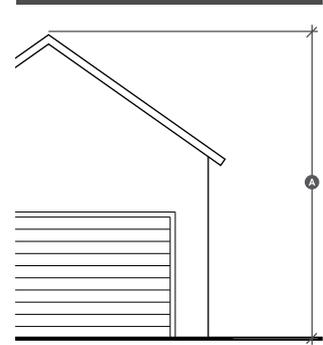
| KEY | MEASUREMENT | APPLICATION |
|-----|-------------|---|
| A | 20 FT. | Maximum 2-story eave height at the 5 FT. minimum side setback |
| B | 22 FT. | Maximum 2-story eave height at 7 FT. or greater side setback |

GARAGE 1-STORY RIDGE HEIGHT



| KEY | MEASUREMENT | APPLICATION |
|-----|-------------|-------------------------------------|
| A | 16 FT. | Maximum 1-story garage ridge height |

GARAGE 2-STORY RIDGE HEIGHT



| KEY | MEASUREMENT | APPLICATION |
|-----|-------------|--|
| A | 26 FT. | Maximum 2-story garage ridge height (for garage apartment) |

Context Area:

| Neighboring Contributing Context Address (must be in same historic district) | Number of stories | Ridge Height <i>*if available</i> | Shares property line with this property-Y/N? |
|---|-------------------|--------------------------------------|--|
| | | | |
| | | | |
| | | | |

| Neighboring Context Address <i>* if next door neighbor isn't contributing</i> | Number of stories | Ridge Height <i>*if available</i> |
|--|-------------------|--------------------------------------|
| | | |
| | | |

Are all windows inset & recessed?* YES or NO

| | |
|---------------|--|
| Window Notes: | |
|---------------|--|

Please fill out the window worksheet and review guidelines for drawing submissions
See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

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Address*: _____

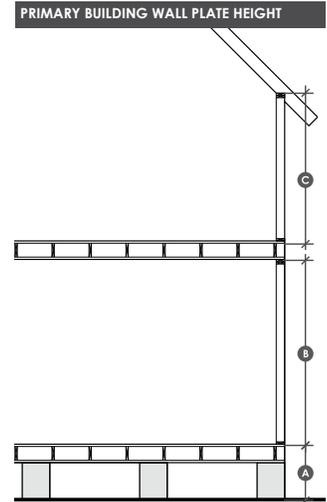
Lot Size (Total Sq Ft)*: _____

Lot Dimensions (W X L)*: _____

Building Wall (Plate) Height:

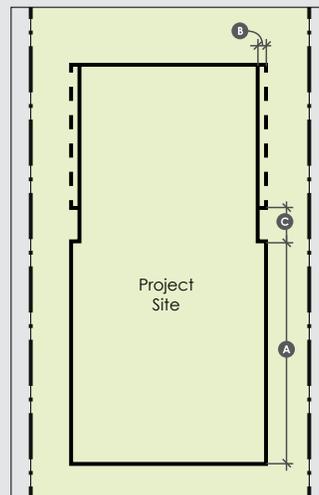
| | |
|--|--|
| A. Proposed max finished floor height* measured @ front from grade | |
| B. Proposed first floor height (Plate Height) from max finished floor height | |
| C. Proposed second floor height (Plate Height) from first floor height | |

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



Max Width/Depth (Overall):

| *widest building wall corner to corner* | Proposed |
|---|----------|
| Max Width* | |
| Max Depth* | |
| Side wall inset width *if applicable | |



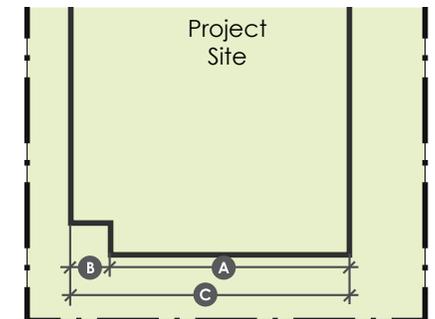
| SIDE WALL LENGTH | | |
|------------------|-------------|---|
| KEY | MEASUREMENT | APPLICATION |
| A | 50 FT. | Maximum side wall length without inset (1-story) |
| | 40 FT. | Maximum side wall length without inset (2-story) |
| B | 1 FT. | Minimum depth of inset section of side wall (1-story) |
| | 2 FT. | Minimum depth of inset section of side wall (2-story) |
| C | 6 FT. | Minimum length of inset section of side wall |

Front Wall Width/Insets:

| *widest building wall corner to corner* | Proposed |
|---|----------|
| Max Width* | |
| Max Depth* | |
| Inset Width | |

Overall building widths are dependent on the width of the lot. The maximum width of a one-story building on a 50-foot-wide lot with a 10 foot minimum cumulative side setback is 40 feet. As a lot gets wider, the building can be wider, to a point; for every two feet of additional lot width the building can be one foot wider. Smaller increases in lot width qualify for the equivalent increase in building width, using a 2:1 ratio; for example, a 60 foot wide lot could have a maximum 50 foot wide building.

| KEY | MEASUREMENT | APPLICATION |
|-----|-------------|--|
| A | 30 FT. | Maximum front wall width before inset |
| B | 4 FT. | Minimum width of inset section of front wall |
| C | 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 |



If new construction is a garage, is it front-facing or alley loading?

front-facing

alley loading

not applicable

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.

Please fill out the window worksheet and review guidelines for drawing submissions

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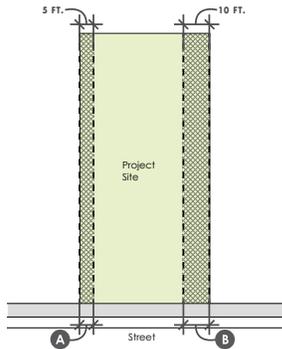
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Address*: _____

Lot Size (Total Sq Ft)*: _____

Lot Dimensions (W X L)*: _____

| | Proposed | Shares property line with neighbor -Y/N? |
|--------|----------|--|
| North* | | |
| South* | | |
| East* | | |
| West* | | |

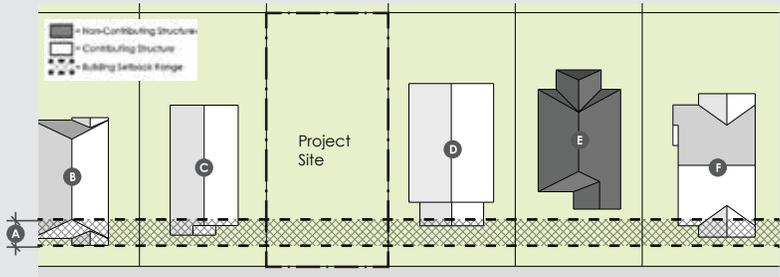


Note: This diagram shows just one example of a side setback configuration.

| 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 |

Context Area: Are front setbacks within range of contributing buildings for the context area?

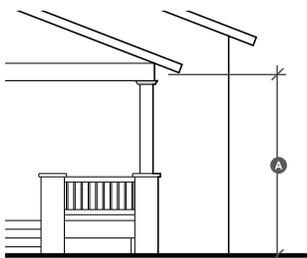
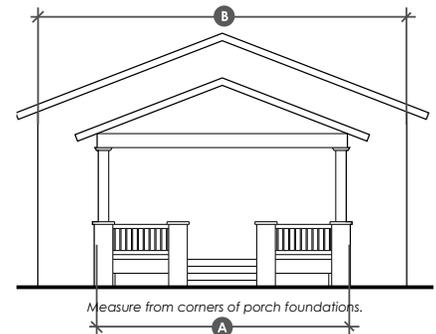
YES NO not applicable



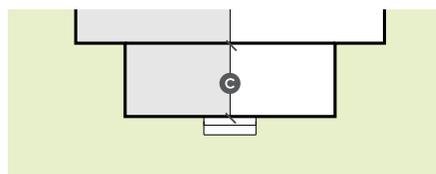
| IF applicable: | Front Setback of Contributing Neighbors (must be in same historic district) |
|----------------|--|
| #1 | |
| #2 | |
| #3 | |

Porch Measurements:

| Proposed | Front Porch | Rear Porch | Side Porch | Side Porch |
|-------------------------------------|-------------|------------|------------|------------|
| Eave Height | | | | |
| Width | | | | |
| Depth | | | | |
| Railing Height | | | | |
| % front wall width covered by porch | | | | |



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



| KEY | MEASUREMENT | APPLICATION |
|-----|-------------|------------------------------|
| C | 6 FT. | Minimum depth of front porch |

| KEY | MEASUREMENT | APPLICATION |
|-----|-------------|---|
| A | 50% | Minimum percentage of front wall width that is covered by porch |

Example:
 18 ft. Porch Width
 ÷ 26 ft. Width of Front Wall of House
 0.69 (69%) Percentage of Front Wall Covered by Porch

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Lot Size (Total Sq Ft)*: _____

Lot Dimensions (W X L)*: _____

| Square Footage/Maximum Lot Coverage: | | | Proposed |
|--------------------------------------|-----------------------------|---|--|
| LOT SIZE | MAXIMUM LOT COVERAGE | Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small> | |
| <4000 | .44 (44%) | | |
| 4000-4999 | .44 (44%) | Attached Garage or Storage Space Square Footage | |
| 5000-5999 | .42 (42%) | Detached Garage, Garage Apartment or Accessory Building Square Footage | |
| 6000-6999 | .40 (40%) | | |
| 7000-7999 | .38 (38%) | <small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small> | |
| 8000+ | .38 (38%) | | |
| | | | Total Lot Coverage (base sq ft)* = |
| | | | Total Lot Coverage (% based on lot size)* = |

| Floor to Area Ratio (FAR): | | | Proposed |
|---|--------------------|---|-------------------------------------|
| LOT SIZE | MAXIMUM FAR | Living Space/Conditioned SQ FT of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows, attics with dormers</small> | |
| <4000 | .48 | + Attached Garage or Storage Space Square Footage | |
| 4000-4999 | .48 | + Detached Garage apartments with area over 400 sq feet | |
| 5000-5999 | .46 | Detached Garage, Garage Apartment or Accessory Building Square Footage | |
| 6000-6999 | .44 | | |
| 7000-7999 | .42 | <small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small> | |
| 8000+ | .40 | | |
| Please also refer to the FAR calculator in Preservation Tracker and have drawings that accurately support this information* | | | FAR (sq ft)* = |
| | | | FAR (% based on lot size)* = |

Material Info:

Foundation:

| | Proposed |
|------------|----------|
| Type* | |
| Material * | |

Do you have flooding issues? YES NO

Cladding:

| | Proposed |
|-----------------------------|----------|
| Primary Siding Material* | |
| Primary Siding Width Reveal | |
| Skirting Material | |
| Soffit Material | |
| Fascia Material | |

Roof:

| | Proposed |
|-----------|----------|
| Pitch* | |
| Style* | |
| Material* | |

Porch Details:

| | Proposed |
|--------------------|----------|
| Decking Material | |
| Pier/Base Material | |
| Column Material | |
| Step Material | |
| Railing Material | |

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