

CERTIFICATE OF APPROPRIATENESS

Application Date: June 28, 2021

Applicant: Kevin Syphard, Owner; Sam Gianukos; Agent

Property: 1329 Harvard St, Lot 5, Block 170, Houston Heights Subdivision. The property includes a historic 2,310 square-foot, two-story wood-frame single-family residence, situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing circa 1910 hipped bungalow in the Heights East Historic District.

Proposal: New Construction, applicant proposes to:

- Construct a new 1,121 square foot two-story garage
- The maximum ridge height of garage shall be 25'-11", while the maximum eave height of 19'-0"
- Construct a roof with 5/12, 8/12, and 4/12 pitch
- Install 1/1 inset and recessed wood windows as well as 0/0 transom windows
- Install 1 x 4 1/2" and 1 x 7 1/2" smooth cementitious siding
- Construct the garage on a slab on grade foundation
- Existing garage shall be demolished

See enclosed detailed project description and application materials 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(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;
- (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

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

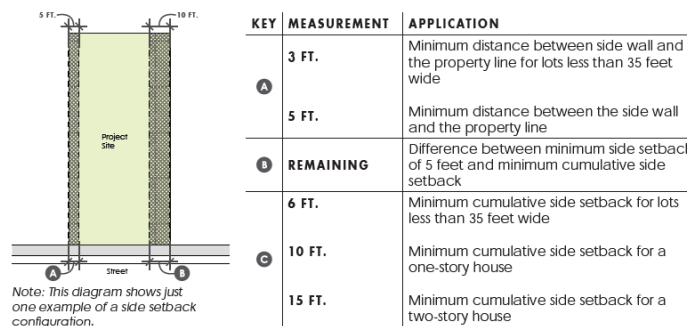
HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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 sq ft
 Proposed Lot Coverage: 1,372 sq ft
 Proposed Percentage: 40%

Side Setbacks (Addition and New Construction)



Proposed side setback (1): 21'-9" ft (North)
 Proposed side setback (2): 3 ft (South)
 Cumulative side setback: 24'-9"

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

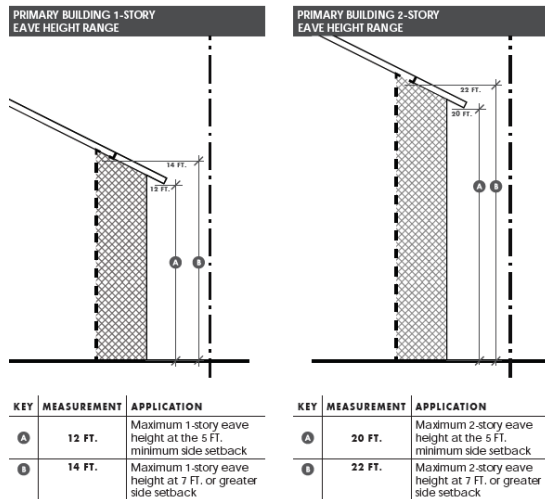
Existing Lot Size: 6,600 sq ft
 Proposed FAR: .44 (2,376 sq ft)

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

Inset depth: N/A

Eave Height (Addition and New Construction)



Proposed eave height: 19'-0" (2 story)

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: 11'-2 1/2"

Proposed first floor plate height: 9 ft

Proposed second floor plate height: 7 ft

Existing first floor plate height: N/A

The following Measurable Standards do not apply:

- Front Setbacks
- Rear Setbacks (significant distance from rear property line)
- Porch Eave Height
- Front Wall Width and Insets
- Front Porch Width and Depth
- Detached Garage Ridge Height



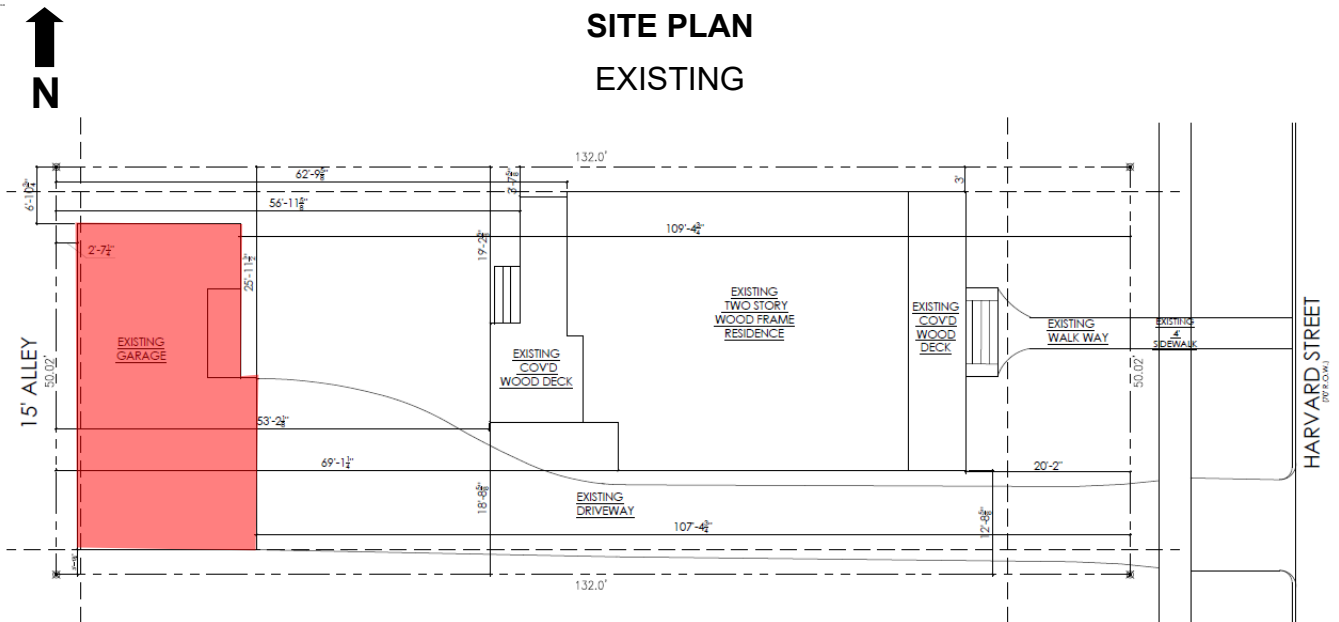
Building Classification

- Contributing
- Non-Contributing
- Park

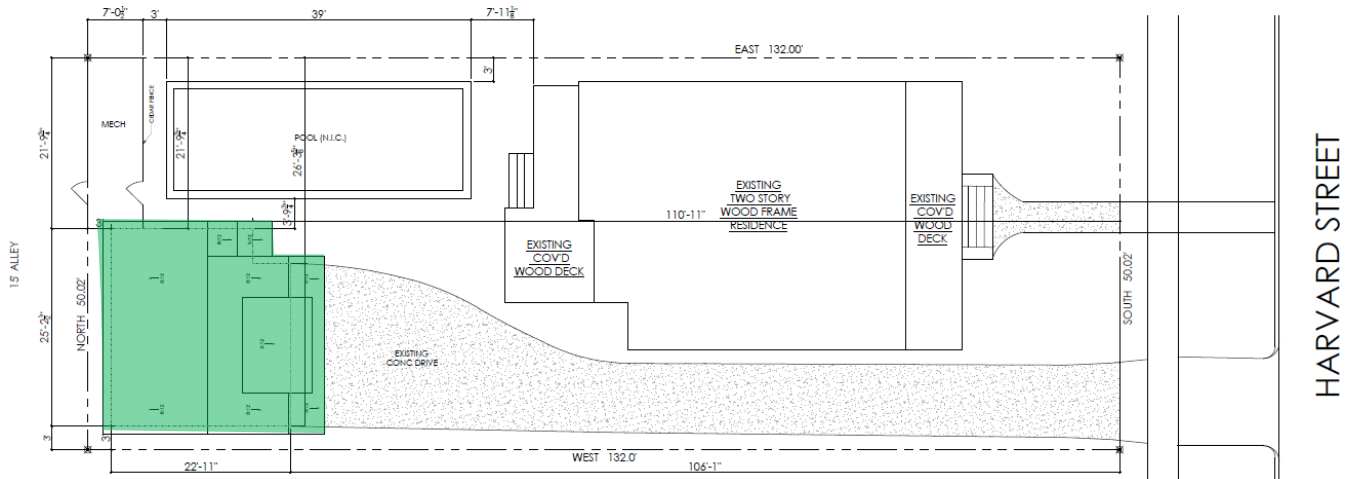
INVENTORY PHOTOS



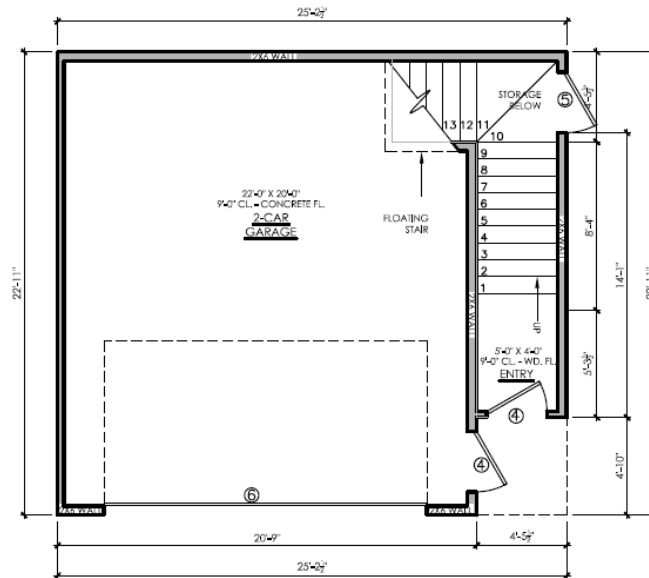
**SITE PLAN
EXISTING**



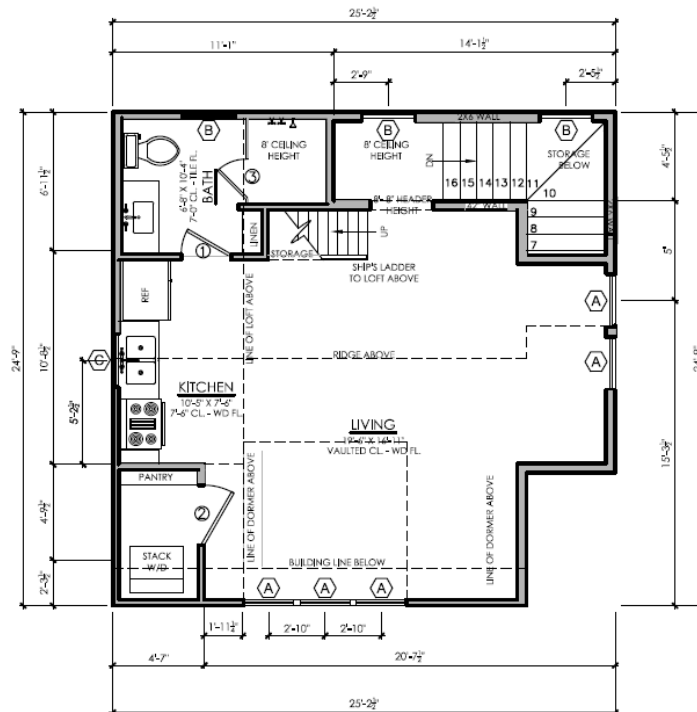
PROPOSED



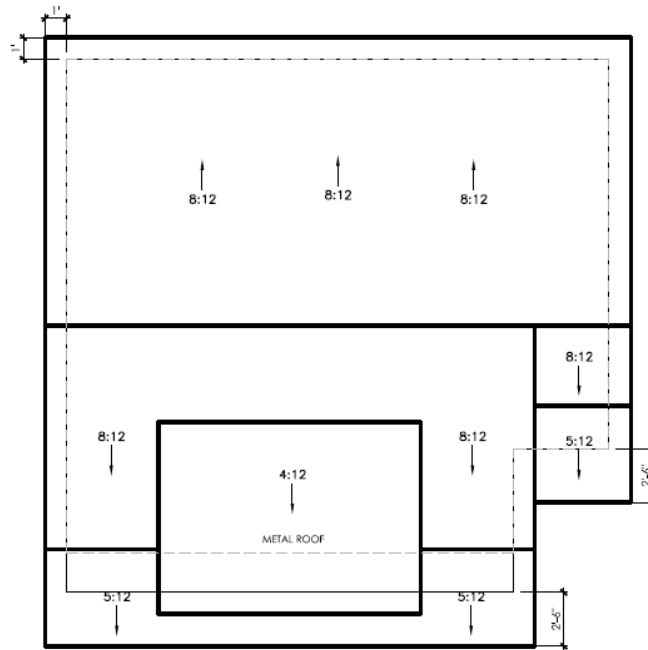
PROPOSED FLOOR PLAN – LEVEL 1



PROPOSED FLOOR PLAN – LEVEL 2



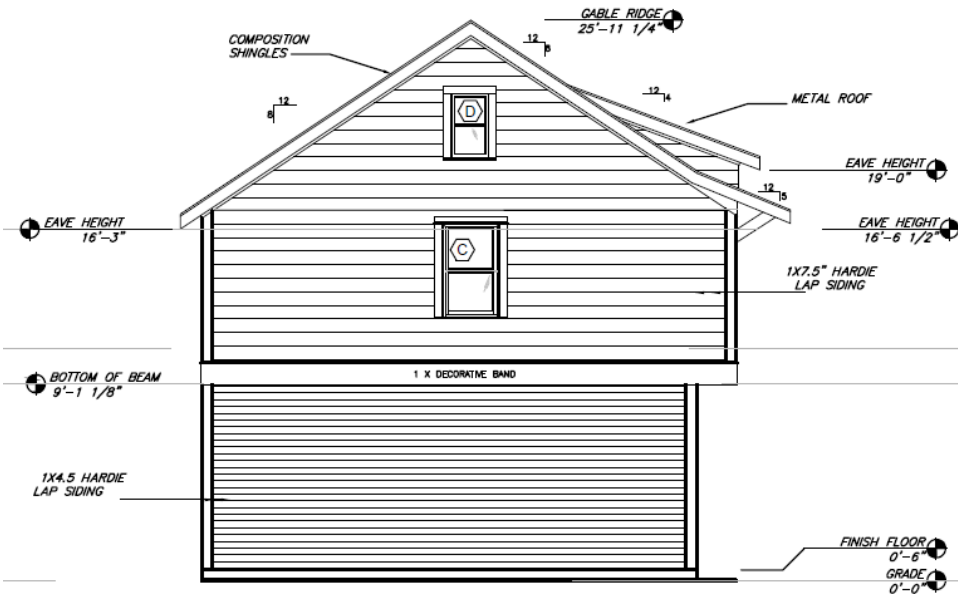
PROPOSED ROOF PLAN



FRONT ELEVATION



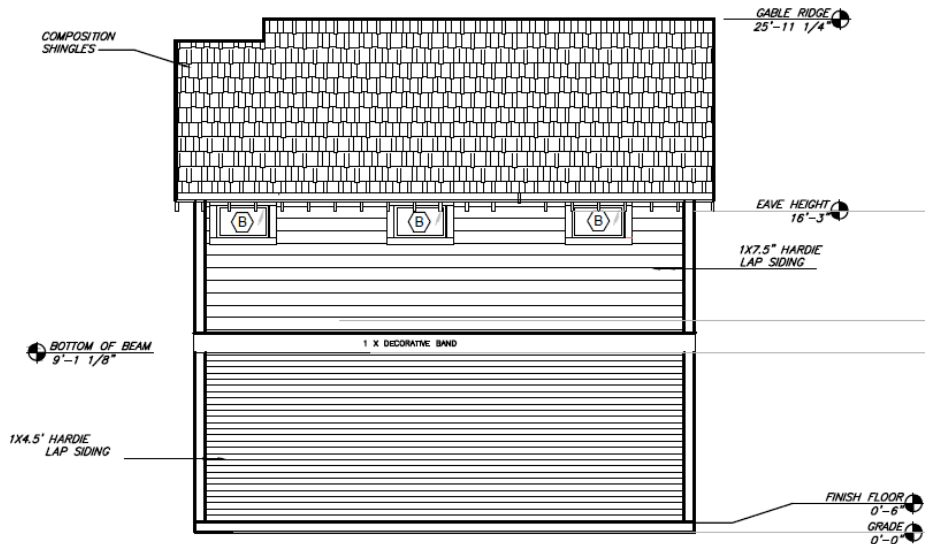
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



EXISTING SOUTH ELEVATION

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
①	1	2'-6"	6'-6"	INTERIOR DOOR
②	1	3'-0"	6'-6"	INTERIOR DOOR
③	2	2'-0"	6'-6"	INTERIOR DOOR
④	2	3'-0"	7'-0"	EXTERIOR DOOR
⑤	1	3'-0"	7'-0"	20MIN FIRE RATED DOOR W/ CLOSER
⑥	1	16'-0"	8'-0"	OVERHEAD GARAGE DOOR

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
Ⓐ	5	2'-6"	6'-0"	DOUBLE HUNG
Ⓑ	3	2'-8"	1'-8"	TRANSOM TEMPERED
Ⓒ	1	2'-6"	4'-5"	DOUBLE HUNG
Ⓓ	1	1'-10"	3'-0"	DOUBLE HUNG

<i>1329 HARVARD SF CHART</i>	
FIRST FLOOR	74
SECOND FLOOR	594
TOTAL HEATED	668
GARAGE	453
TOTAL UN-HEATED	453
TOTAL COVERED	1,121

LOT CALCULATION OF IMPERVIOUS PERCENTAGE	
GARAGE/GARAGE APT	594 SQ.FT.
SIDEWALK/DRIVEWAY	1,240 SQ.FT.
POOL	481 SQ.FT.
EXISTING HOUSE	1,378 SQ.FT.
TOTAL IMPERVIOUS COVER	3,766 SQ.FT.
LOT AREA	6,603 SQ.FT.
PERCENTAGE IMPERVIOUS AREA	57.03%

LOT CALCULATION OF PROPOSED IMPERVIOUS PERCENTAGE	
HOUSE/GARAGE/GARAGE APT	1,850 SF
SIDEWALK/DRIVEWAY	1,323 SF
POOL	585 SF
TOTAL IMPERVIOUS COVER	3,758 SF
LOT AREA	6,603 SF
PERCENTAGE IMPERVIOUS AREA	56.91%