

CERTIFICATE OF APPROPRIATENESS

Application Date: Nov. 15, 2024

Applicant: Candice Miller, agent for Kenneth C. Gifford IV, owner

Property: 505 E 9th Street, Block 226, Tracts 13 & 14, Houston Heights Neighborhood Subdivision. The property includes a historic 954 SF, one-story wood single-family residence and detached garage situated on a 4,400 SF (44' x 100') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights South Historic District. AA for Front door replacement was approved March 2023.

Proposal: Alteration – Addition

Applicant is proposing a 260 SF demolition of 57% of the rear, north wall and of non-original corner deck and sunroom for 624 SF two-story rear addition.

- New roof to match existing roof pitch and asphalt shingles
- Proposed smooth wood lap siding with 6” reveal; wood siding, soffits, and fascia to match existing exterior cladding materials.
- Proposed eave height of 112” to match existing first floor
- Foundation and pier/beam to match existing foundation materials
- New window profiles for addition to match existing
- Plate height of second story to be 16’8 or less as to not exceed original plate height of 8’-8”
- Finished floor height of first floor addition to be 1’-4” to match existing
- All original corners of the historic home to be maintained

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -
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

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

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: 4,400
 Max. Allowed: 1,936
 Proposed Lot Coverage: 1,306
 Remaining Amount: 630

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: 4,400
 Max. FAR Allowed: 2,112
 Proposed FAR: 1,918
 Remaining Amount: 194

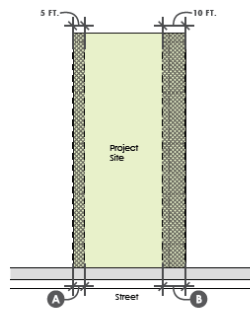
Side Wall Length and Insets (Addition and New Construction)

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

Applicant is insetting after existing house and meets criteria.

-
-
-

Side Setbacks (Addition and New Construction)



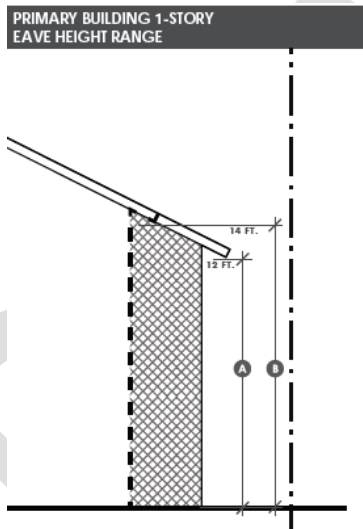
Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	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
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

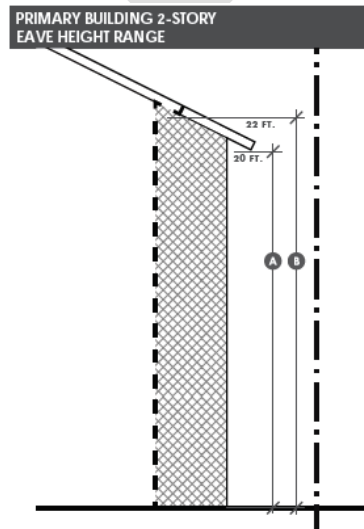
Proposed side setback (1): 19'
 Proposed side setback (2): 9'
 Cumulative side setback: 28'

-
-
-

Eave Height (Addition and New Construction)



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



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

Proposed eave height: 16'
 Ridge height: 21'

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: 23'-9/16"

Building Wall (Plate) Height (Addition and New Construction)

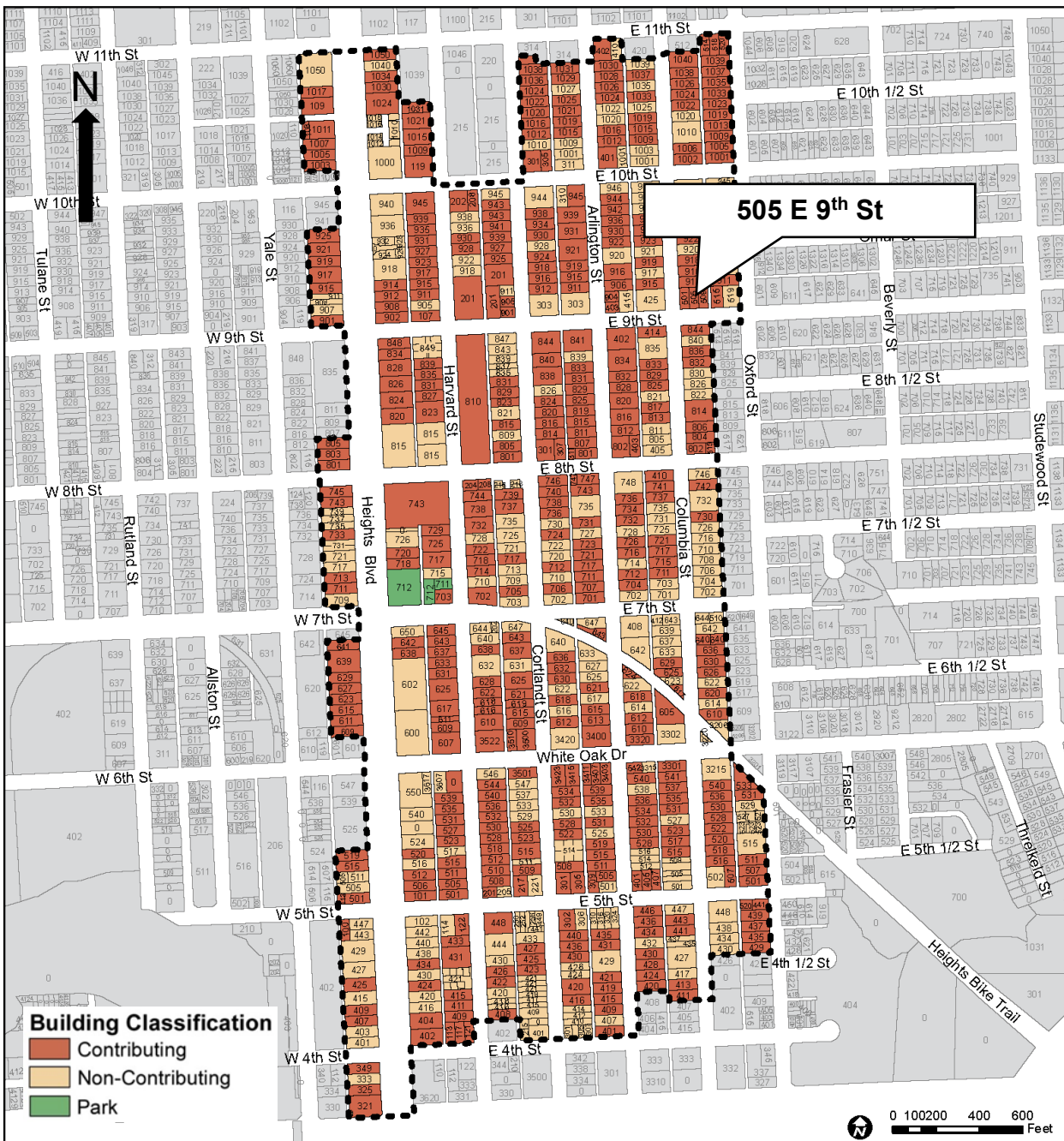
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 1'-4"

Proposed first floor plate height: 8'-8"

Proposed second floor plate height: 8'

PROPERTY LOCATION



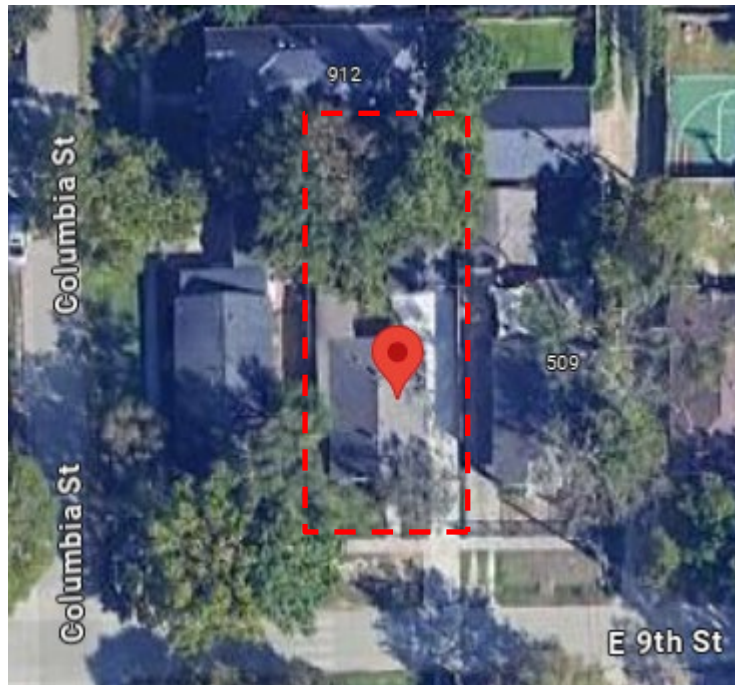
INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY

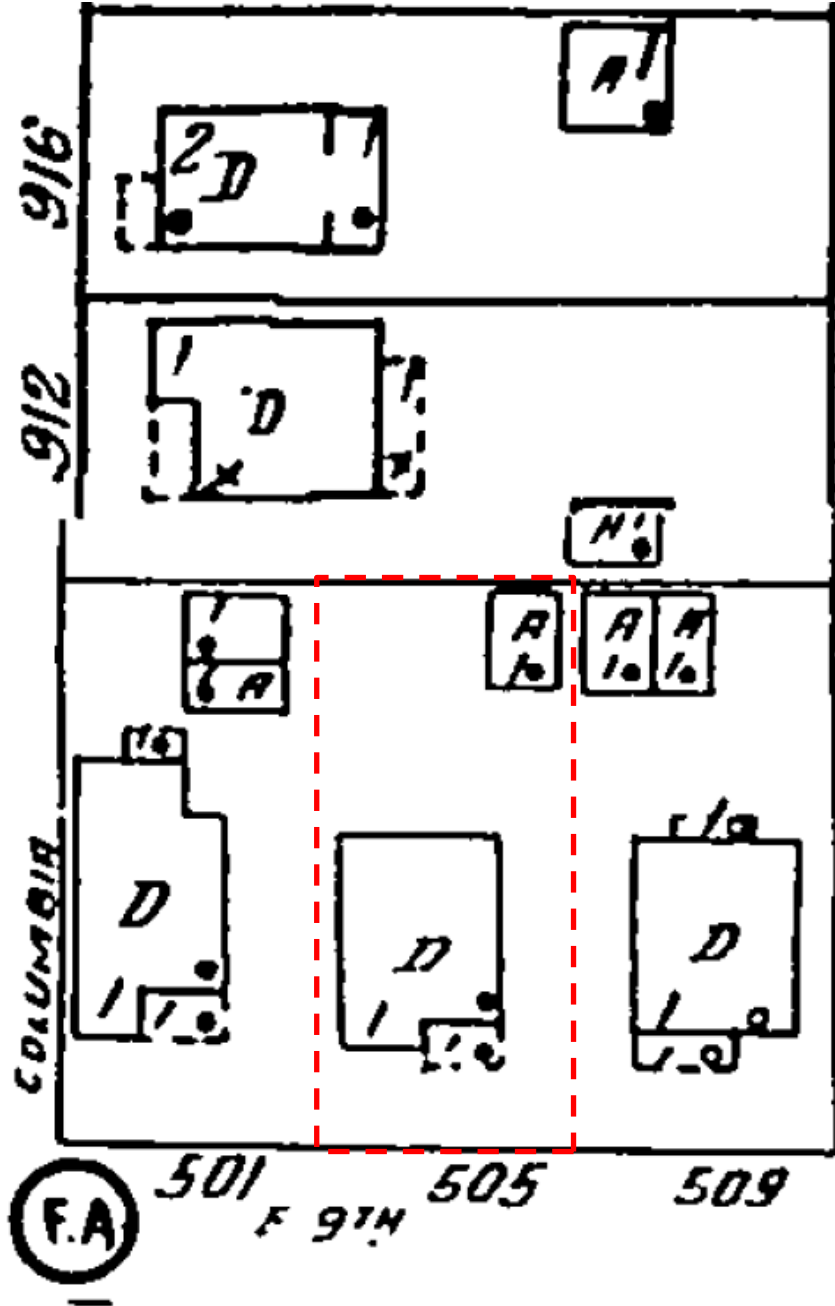


DRAFT

SANBORN

VOL. 7 1924-1950 (1925), Sheet No. 725

COLUMBIA



CONTEXT AREA



501 E 9th St – Contributing - 1920



509 E 9th St – Contributing - 1920

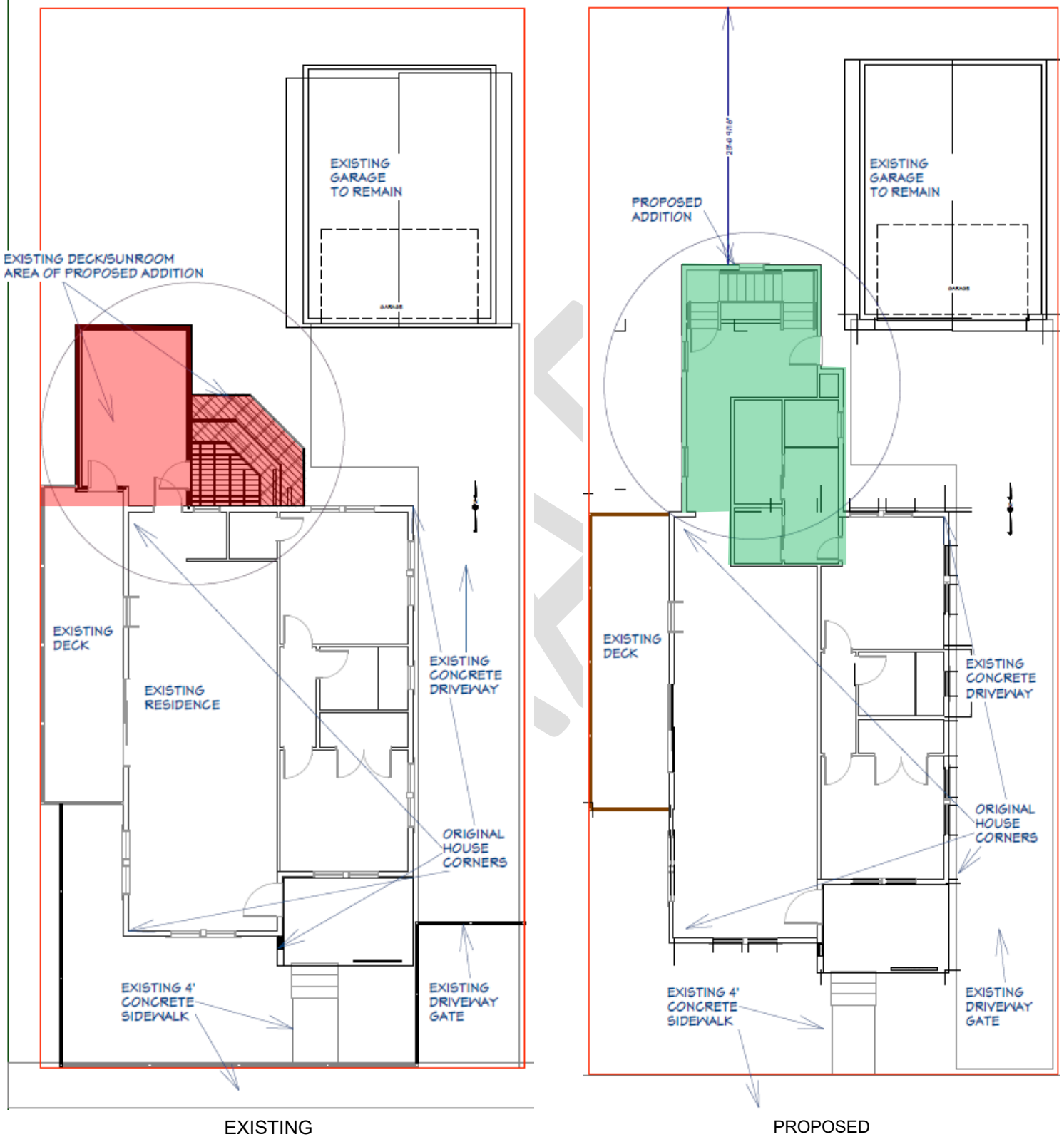


844 Columbia St – Contributing/Landmark – 1910



912 Columbia St – Contributing - 1904

SITE PLAN



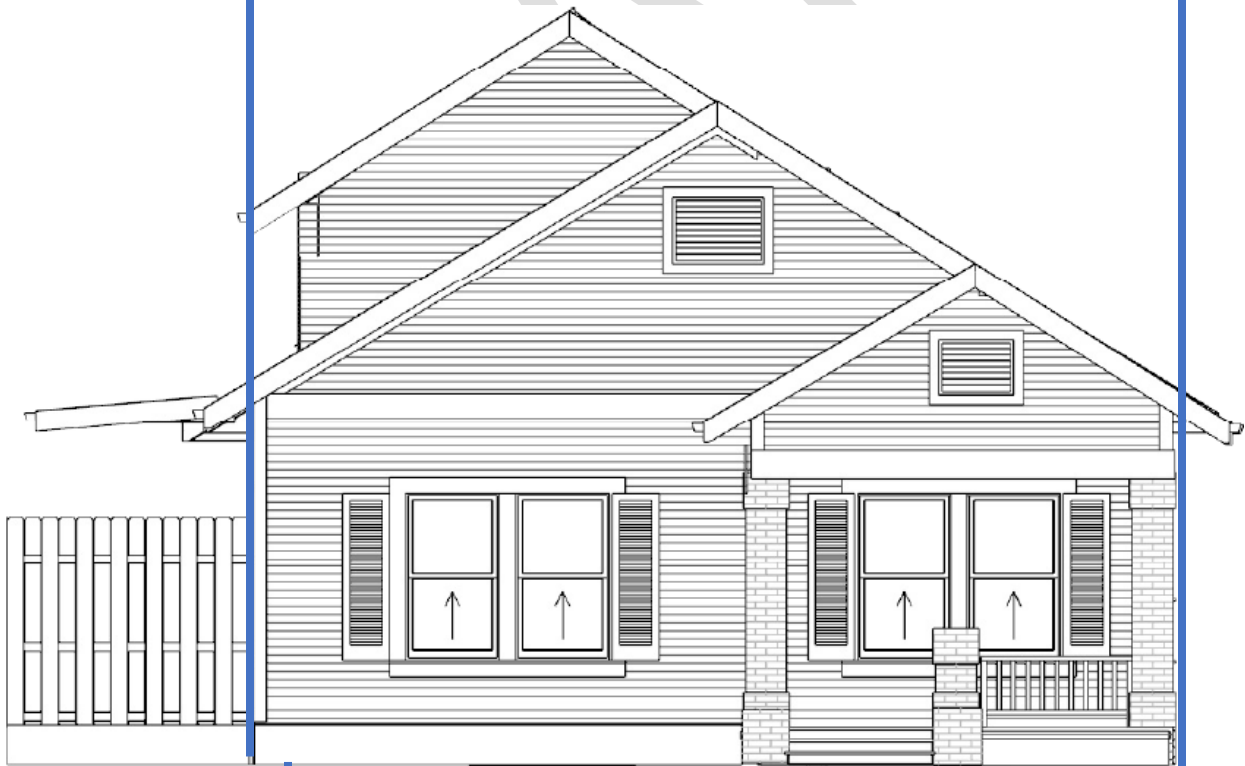
FLOOR PLAN



FRONT ELEVATION



EXISTING

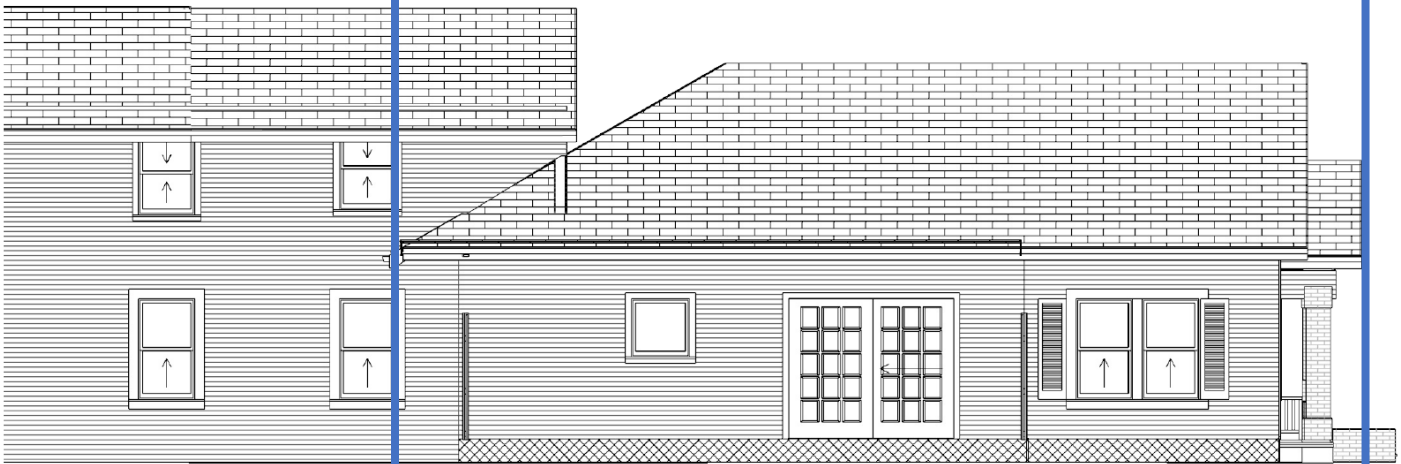


PROPOSED

LEFT ELEVATION



EXISTING



PROPOSED

RIGHT ELEVATION



EXISTING



PROPOSED

REAR ELEVATION



EXISTING



PROPOSED

ROOF PLAN

