

CERTIFICATE OF APPROPRIATENESS

Application Date: April 15, 2024

Applicant: Joel James, agent, for Alicia York, owner

Property: 1824 Heights Blvd, Lots19 and 20, Block 104, Houston Heights Subdivision. The property includes a historic 3,791 square foot, two-story wood frame single-family residence situated on a 15,000 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1889, located in the Houston Heights Historic District East.

Proposal: New Construction – Garage

Construct a two-story 3,371 square foot 3 car garage and dwelling.

- The existing house will be raised 8"
- The existing porch will be removed and a new porch (better resembling the original, as seen in a historic photograph), will be constructed in the existing footprint. The new porch will feature columns, drop beam, railings, and hipped roof
- The proposed addition will begin at the rear of the rear of the existing structure and be inset 1'-6" on the south and 9" (to the new side porch) on the north
- The new addition will include a one-story connecting portion that will be 18½' wide by 20' deep with a ridge height of 20'
- The two-story portion of the addition will have a ridge height of 26'
- The one-story side extension will have a ridge height of 19'

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: - 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;
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.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification

- Contributing
- Non-Contributing
- Park

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: 15,000
 Max. Allowed: 3,960
 Proposed Lot Coverage: 3,322
 Remaining Amount: 638

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: 15,000
 Max. FAR Allowed: 3,960
 Proposed FAR: 3,918
 Remaining Amount: 42

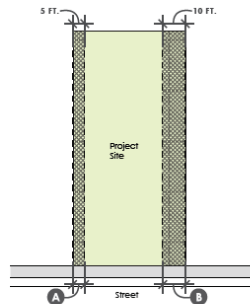
Side Wall Length and Insets (Addition and New Construction)

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

South Side Wall Length: 40' - 7 1/2"
 North Side Wall Length: 32' - 5 3/4"
 North Inset Length: 9' - 0 3/4"
 Inset on North side: 8' - 1 1/2"
 Offset on South side: 15' - 0"

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Side Setbacks (Addition and New Construction)



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

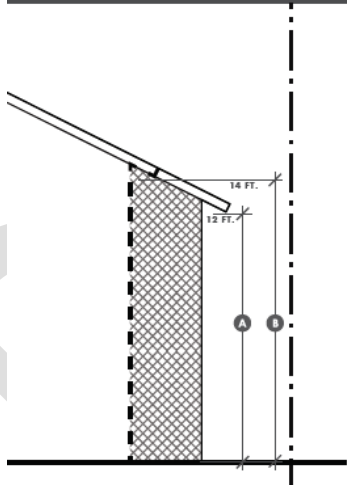
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum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

Proposed North side setback (1): 15' - 0"
 Proposed South side setback (2): 31' 4 1/2"
 Cumulative side setback: More than 46' - 4 1/2"

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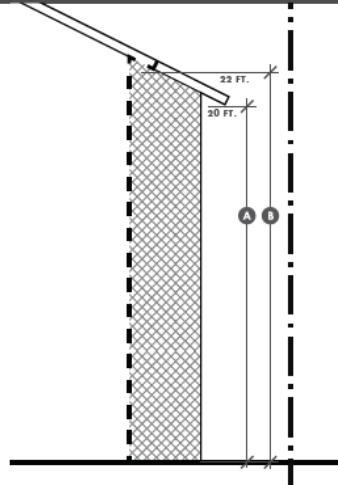
Eave Height (Addition and New Construction)

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

Proposed eave height: 11' - 0"

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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' 8-1/4"

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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'-0" (Existing)

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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: 3' (match existing)

Proposed first floor plate height: 10' (Existing)

The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth

INVENTORY PHOTO

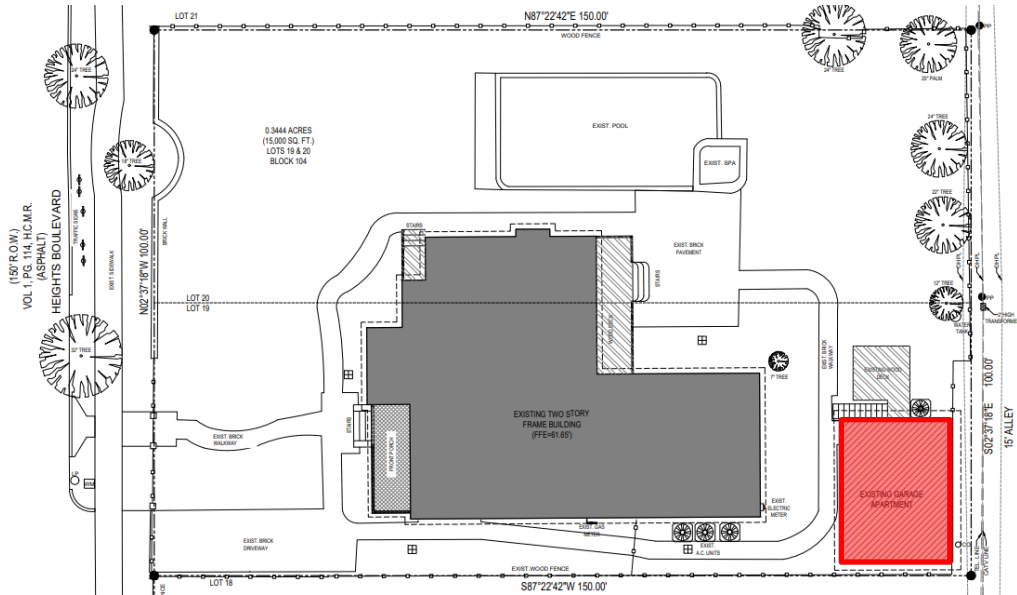


HISTORIC PHOTO

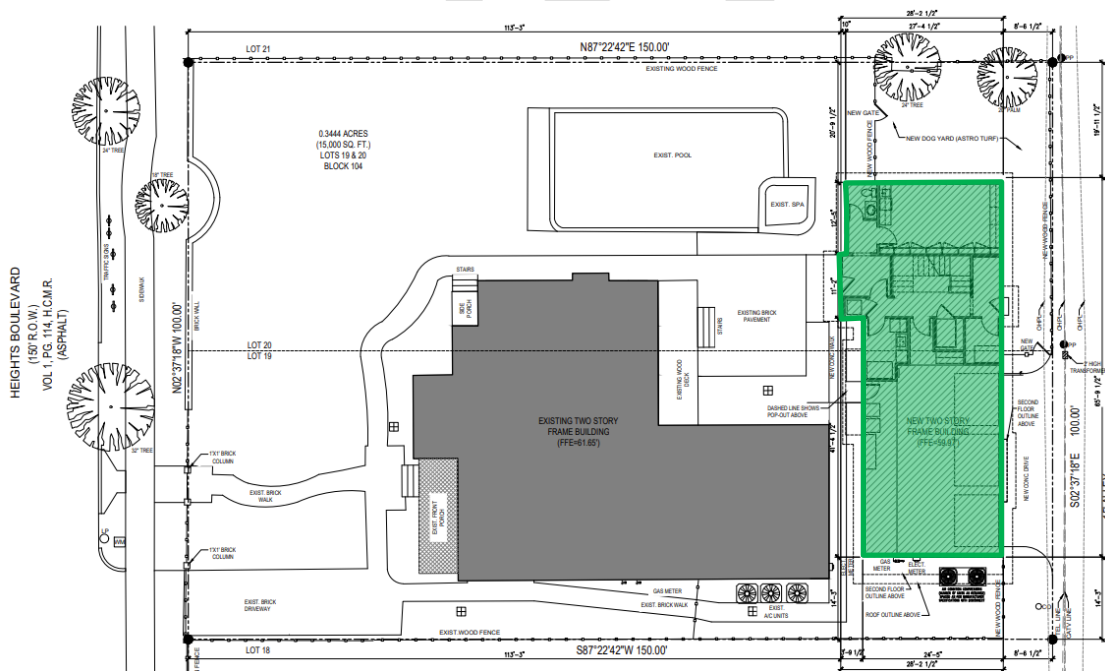




SITE / ROOF PLAN EXISTING



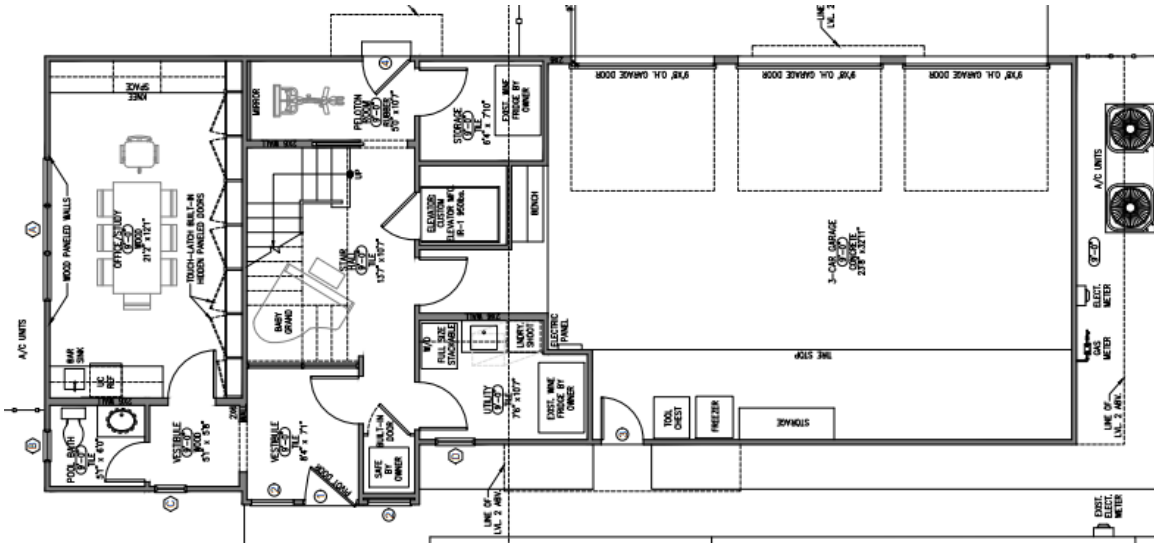
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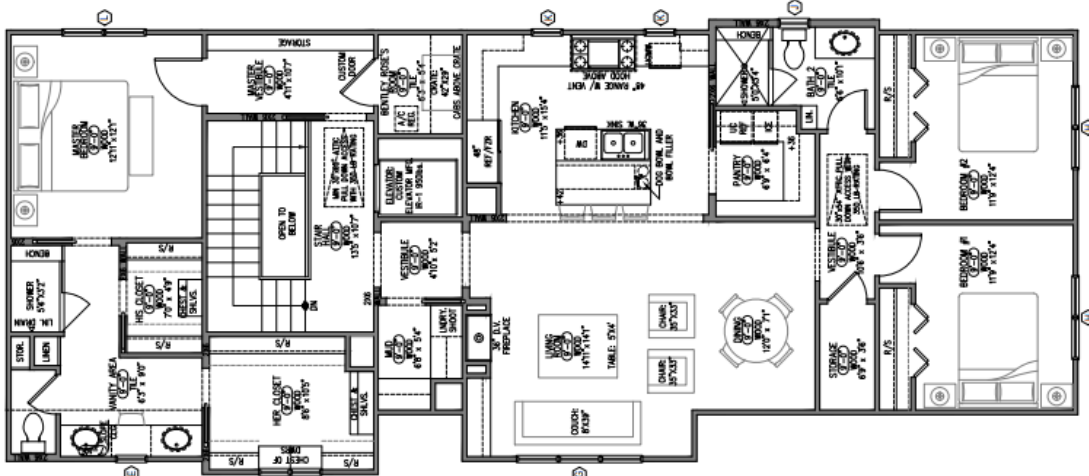


FIRST FLOOR PLAN

EXISTING

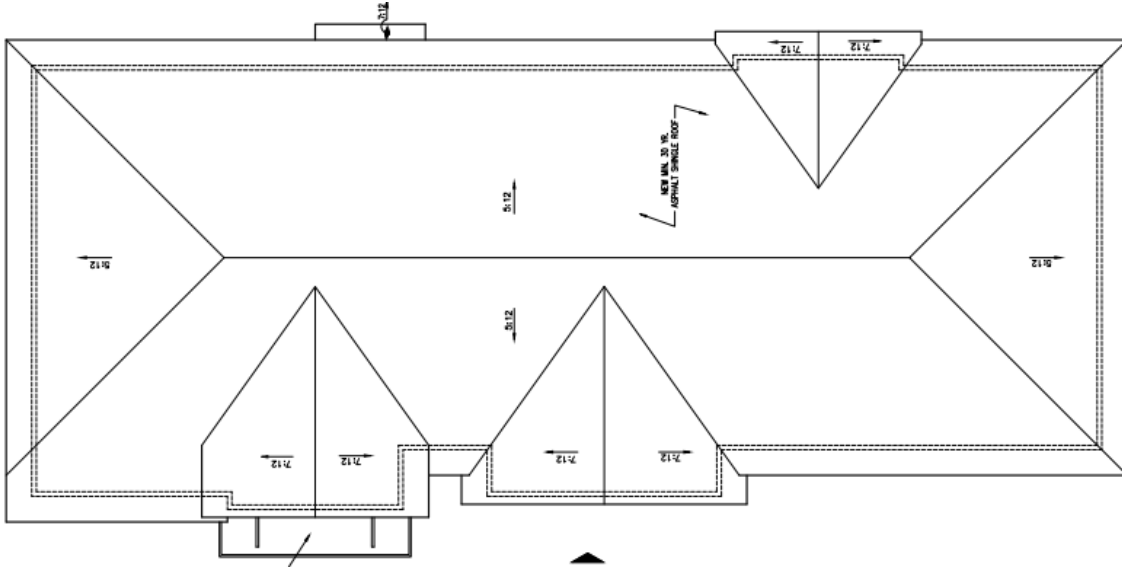


PROPOSED





ROOF PLAN
EXISTING



DRAFT

FRONT ELEVATION

PROPOSED

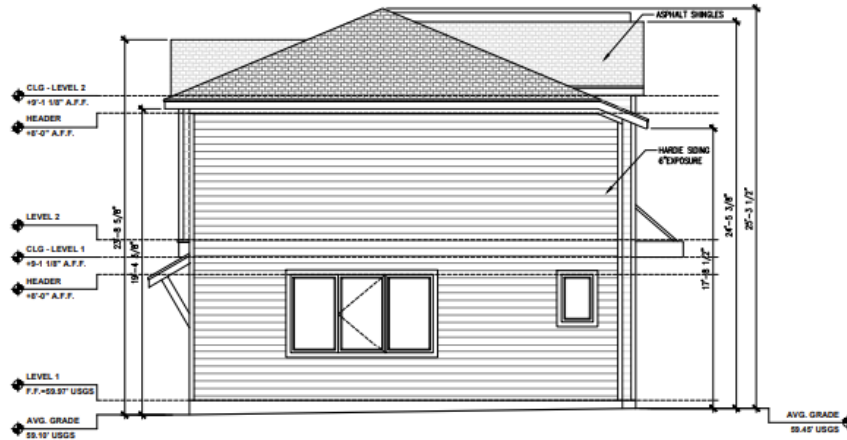


REAR ELEVATION

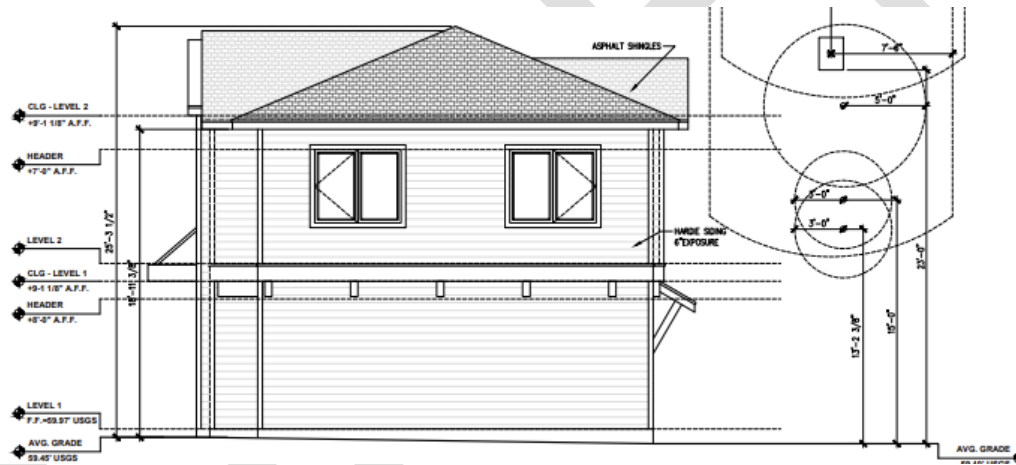
PROPOSED



**SIDE ELEVATION
PROPOSED**



**SIDE ELEVATION
PROPOSED**



NEW

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
A	1	(2)3'-0"	5'-0"	FIXED	2X4	OFFICE/STUDY (MULLED UNIT)
		3'-0"	5'-0"	CASEMENT		
B	1	2'-0"	3'-0"	FIXED	2X4	POOL BATH
C	1	2'-0"	4'-6"	FIXED	2X4	VESTIBULE
D	1	2'-6"	4'-6"	CASEMENT	2X4	UTILITY
E	1	2'-0"	3'-8"	CASEMENT	2X4	VANITY AREA
F	1	(2)2'-0"	3'-6"	FIXED	2X4	HER CLOSET
G	1	(2)2'-8"	5'-6"	CASEMENT	2X4	LIVING ROOM (MULLED UNIT)
		2'-8"	5'-6"	FIXED		
H	2	(2)2'-8"	4'-6"	CASEMENT	2X4	BEDROOM #1, BEDROOM #2
J	1	2'-0"	3'-0"	FIXED	2X6	BATH 2
K	2	2'-0"	4'-6"	CASEMENT	2X4	KITCHEN
L	1	(2)2'-8"	5'-6"	CASEMENT	2X4	MASTER BEDROOM
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
1	1	3'-6"	8'-0"	EXTERIOR	2X4	FRONT DOOR - PIVOT
2	2	2'-8"	8'-0"	EXTERIOR	2X4	VESTIBULE - FIXED
3	1	2'-8"	6'-8"	EXTERIOR	2X4	GARAGE
4	1	3'-0"	6'-8"	EXTERIOR	2X4	PELTON ROOM



