

CERTIFICATE OF APPROPRIATENESS

Application Date: April 15, 2024

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

Property: 1342 Harvard Street, Lots 22 and TR 23A, Block 169, Houston Heights Subdivision. The property includes a historic 2,898 square foot, two-story wood frame single-family residence situated on a 9,900 square foot interior lot.

Significance: Contributing Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

Construct a one-story 795 square foot rear addition that will not be visible from the street, bringing the total square footage 3,299 square feet.

- The addition will match the existing finished floor.
- The new addition will be clad in 6" smooth cementitious lap siding.
- The new addition will match the existing composition roof shingles.
- The scope of work will include the demolition of the balcony of the existing garage.
- Build a new balcony at the existing garage.
- Demolish existing steps at front porch.
- Construct/install concrete steps with hand rails.

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

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

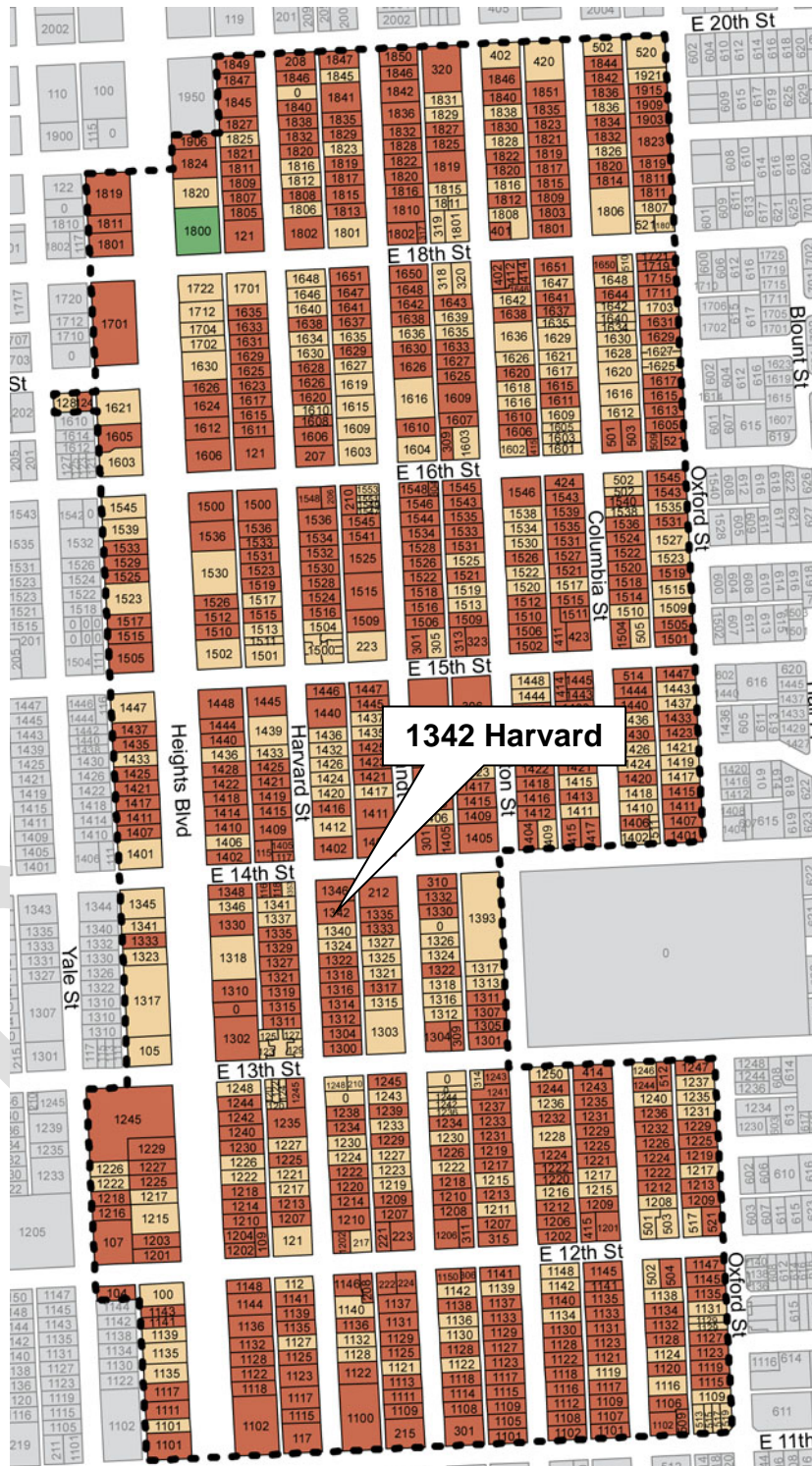
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 missing 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.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



1342 Harvard

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: 9,900
 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: 9,900
 Max. FAR Allowed: 3,960
 Proposed FAR: 3,918
 Remaining Amount: 42

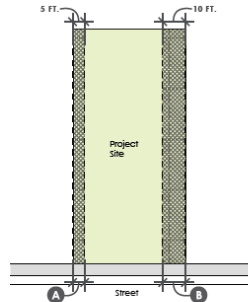
Side Wall Length and Insets (Addition and New Construction)

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.

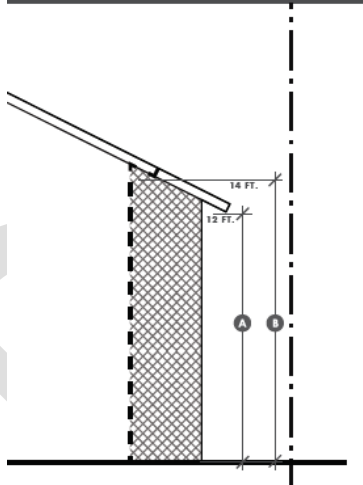
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum 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 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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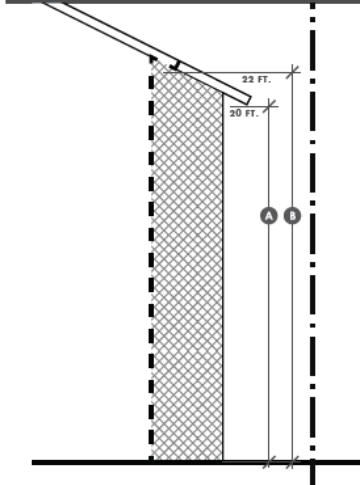
Eave Height (Addition and New Construction)

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"

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"

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)

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:

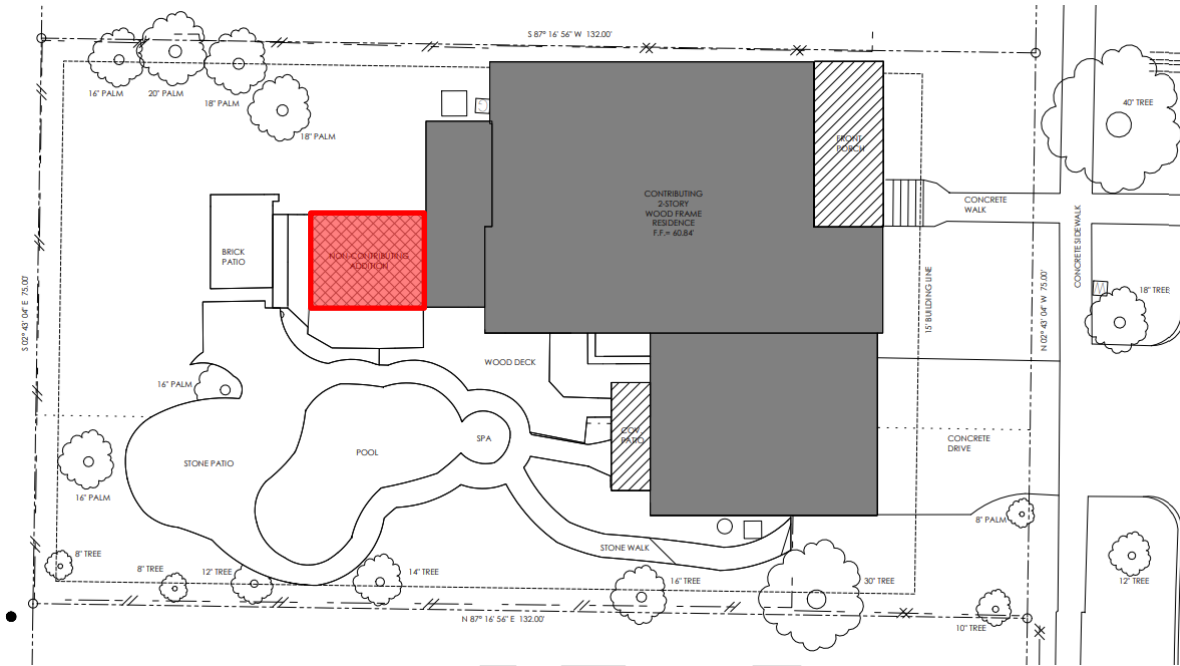
- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth

INVENTORY PHOTO

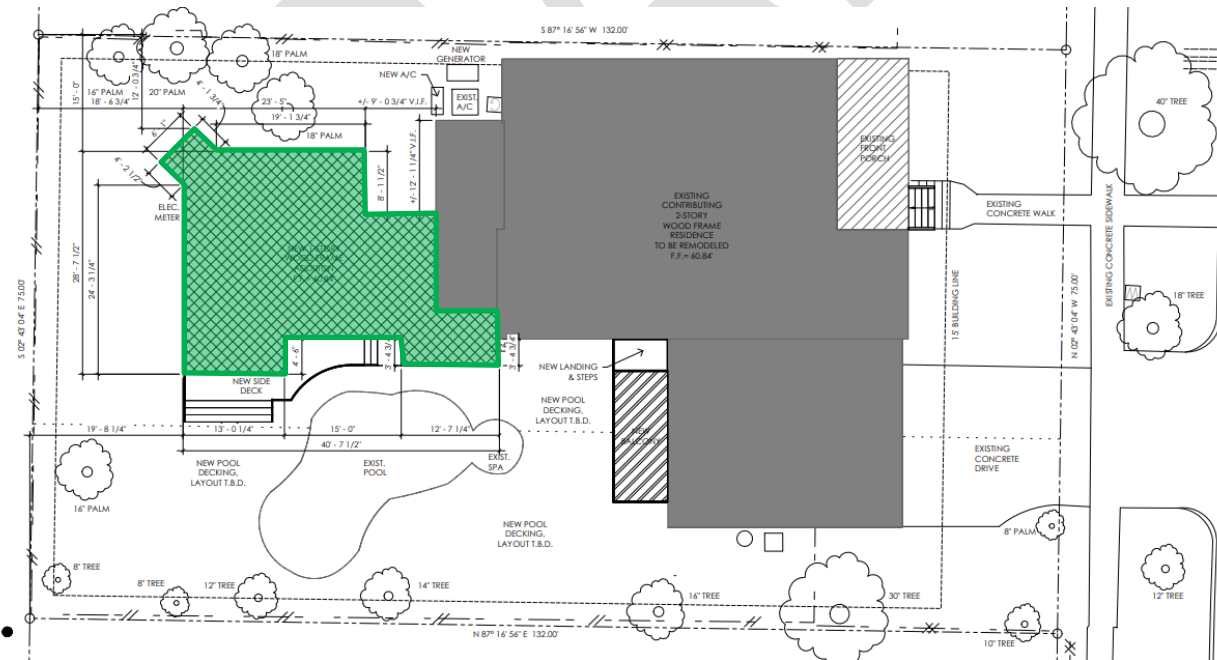




SITE PLAN EXISTING



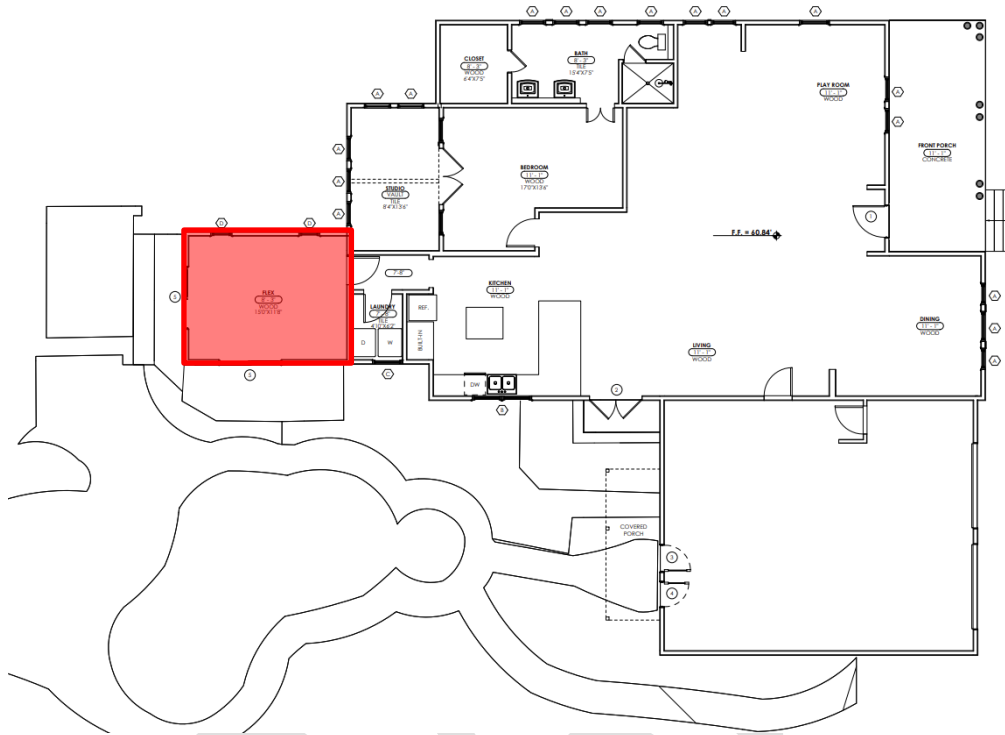
PROPOSED



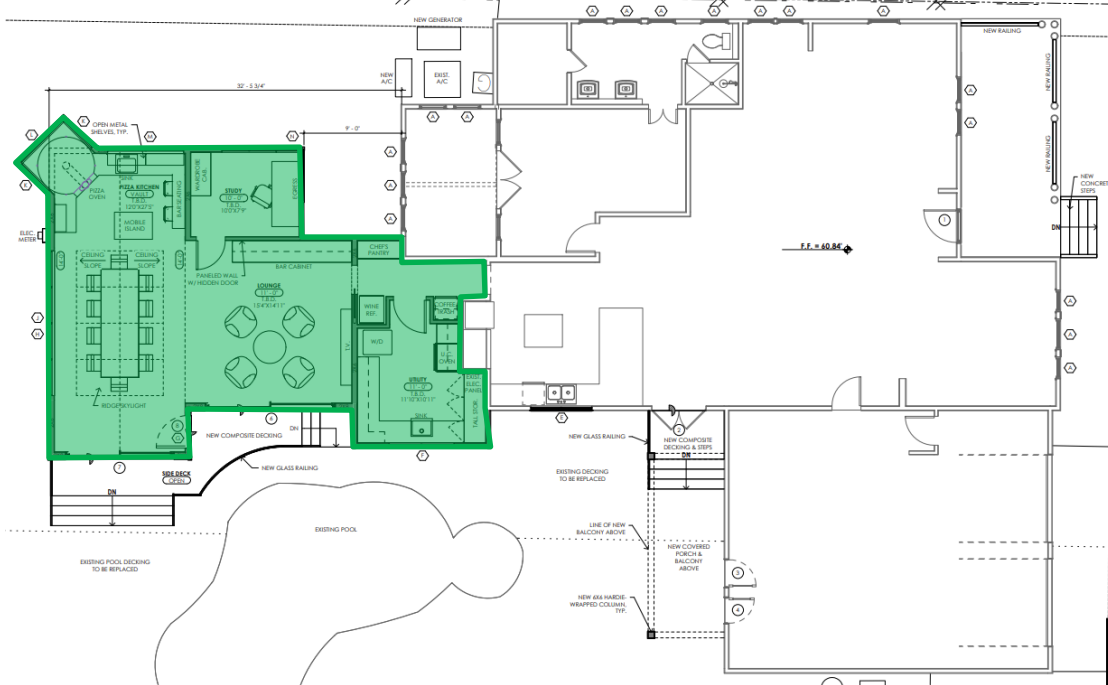


FIRST FLOOR PLAN

EXISTING



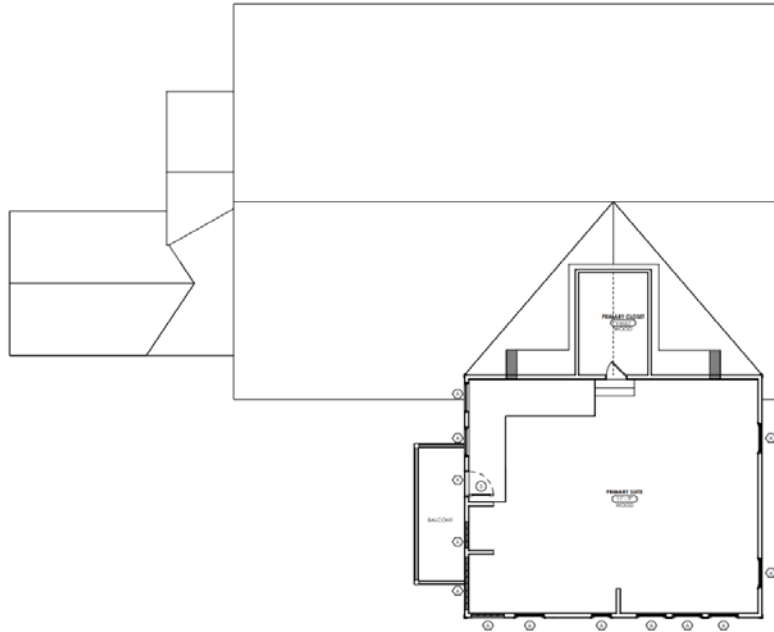
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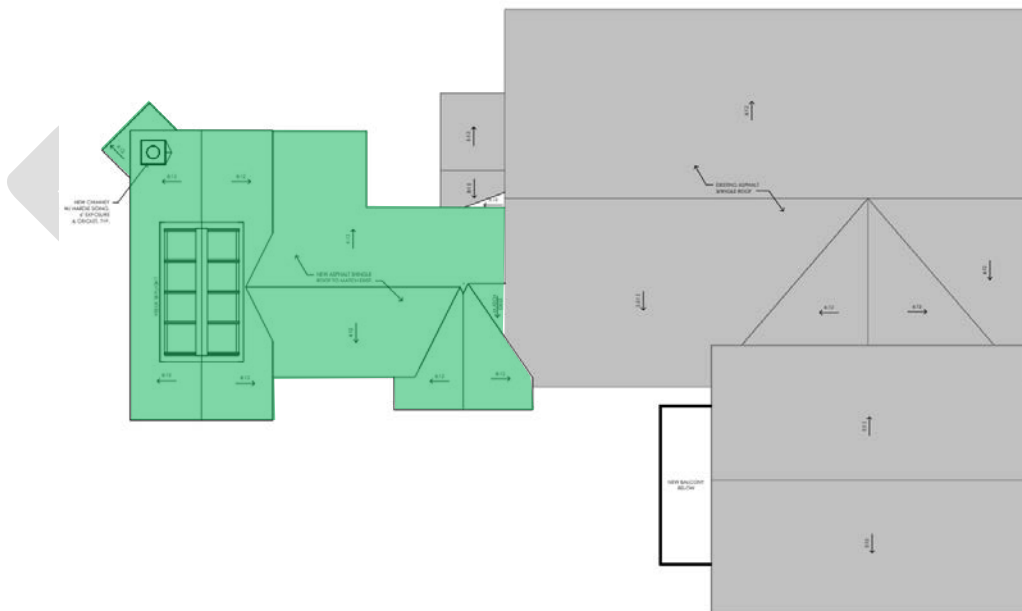
SECOND FLOOR PLAN

EXISTING



ROOF PLAN

PROPOSED



FRONT ELEVATION

EXISTING



PROPOSED

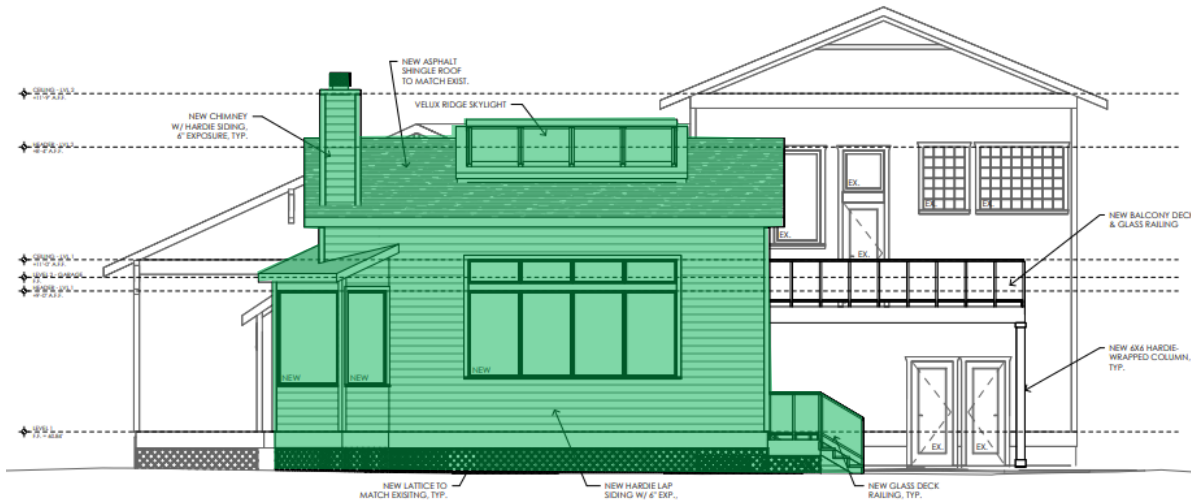


REAR ELEVATION

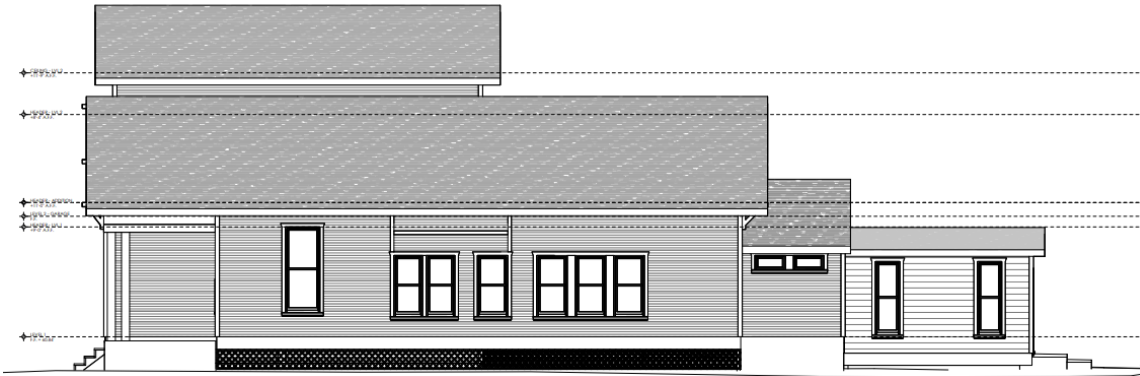
EXISTING



PROPOSED



**SIDE ELEVATION
EXISTING**



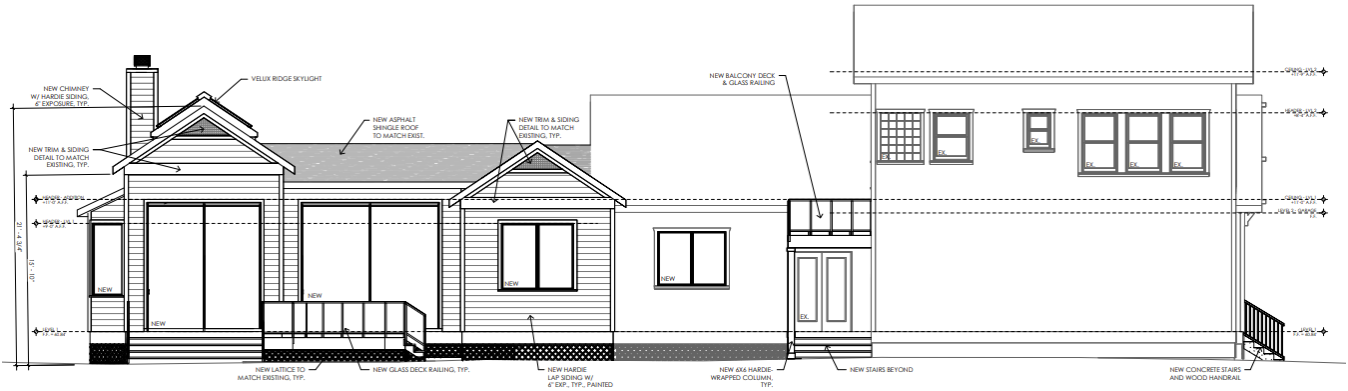
PROPOSED



**SIDE ELEVATION
EXISTING**



PROPOSED





WINDOW SCHEDULE - EXISTING						
Mark	QTY	WIDTH	HEIGHT	WINDOW TYPE	WALL	DESCRIPTION
A	30	<varies>	<varies>	varies	2X4	EXISTING WINDOWS TO REMAIN
B	1	(2)2' - 10"	4' - 6"	DH	2X4	EXISTING NON-ORIGINAL WINDOW TO BE REMOVED
C	1	2' - 10"	2' - 10"	DH	2X4	EXISTING NON-ORIGINAL WINDOW TO BE REMOVED
D	2	2' - 0"	6' - 0"	DH	2X4	EXISTING NON-ORIGINAL WINDOW TO BE REMOVED

WINDOW SCHEDULE - PROPOSED						
Mark	QTY	WIDTH	HEIGHT	WINDOW TYPE	WALL	DESCRIPTION
A	30	<varies>	<varies>	varies	2X4	EXISTING WINDOWS TO REMAIN
B	1	(2)2' - 10"	4' - 6"	DH	2X4	EXISTING NON-ORIGINAL WINDOW TO BE REMOVED
C	1	2' - 10"	2' - 10"	DH	2X4	EXISTING NON-ORIGINAL WINDOW TO BE REMOVED
D	2	2' - 0"	6' - 0"	DH	2X4	EXISTING NON-ORIGINAL WINDOW TO BE REMOVED
E	1	(2)2' - 10"	4' - 6"	FX	2X4	KITCHEN, NEW WINDOW IN EXISTING NON-ORIGINAL OPENING
F	1	(2)3' - 0"	5' - 6"	FX	2X4	UTILITY
G	1	3' - 0"	1' - 6"	TRSM	2X6	PIZZA KITCHEN, TRANSOM ABOVE DOOR
H	1	(4)3' - 4"	5' - 6"	FX	2X6	PIZZA KITCHEN
J	1	(4)3' - 4"	1' - 6"	TRSM	2X6	PIZZA KITCHEN, TRANSOM ABOVE WINDOW "H"
K	2	3' - 6"	6' - 0"	FX	2X4	PIZZA KITCHEN
L	1	5' - 5"	6' - 0"	FX	2X4	PIZZA KITCHEN
M	1	(2)3' - 6"	5' - 6"	FX	2X6	PIZZA KITCHEN
N	1	(5)2' - 6"	4' - 6"	FX/CSMT	2X4	STUDY, CORNER UNIT

DOOR TYPES SCHEDULE - EXISTING						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
1	1	3' - 0"	6' - 8"	Exterior	2X4	EXISTING FRONT DOOR TO REMAIN
2	1	(2)2' - 6"	6' - 8"	Exterior	2X4	EXISTING DOOR TO REMAIN
3	2	2' - 8"	6' - 8"	Exterior	2X4	EXISTING DOOR TO REMAIN
4	1	2' - 6"	6' - 8"	Exterior	2X4	EXISTING DOOR TO REMAIN
5	2	(2)3' - 0"	6' - 8"	Exterior	2X4	EXISTING NON-ORIGINAL DOOR TO BE REMOVED

DOOR TYPES SCHEDULE - PROPOSED						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
1	1	3' - 0"	6' - 8"	Exterior	2X4	EXISTING FRONT DOOR TO REMAIN
2	1	(2)2' - 6"	6' - 8"	Exterior	2X4	EXISTING DOOR TO REMAIN
3	2	2' - 8"	6' - 8"	Exterior	2X4	EXISTING DOOR TO REMAIN
4	1	2' - 6"	6' - 8"	Exterior	2X4	EXISTING DOOR TO REMAIN
6	1	(2)6' - 0"	11' - 0"	Exterior	2X8	LOUNGE
7	1	(2)5' - 0"	11' - 0"	Exterior	2X8	PIZZA KITCHEN
8	1	3' - 0"	9' - 0"	Exterior	2X6	PIZZA KITCHEN

<u>EXISTING SQUARE FOOTAGE</u>		<u>NEW SQUARE FOOTAGE</u>		<u>TOTAL SQUARE FOOTAGE</u>	
LEVEL 1	2,107 S.F.	LEVEL 1	619 S.F.	LEVEL 1	2,726 S.F.
LEVEL 2	596 S.F.			LEVEL 2	596 S.F.
TOTAL AC	2,703 S.F.			TOTAL AC	3,322 S.F.
FRONT PORCH	201 S.F.			FRONT PORCH	201 S.F.
COVERED PORCH	73 S.F.	COVERED PORCH	45 S.F.	COVERED PORCH	118 S.F.
BALCONY	73 S.F.	BALCONY	45 S.F.	BALCONY	118 S.F.
		SIDE DECK	93 S.F.	SIDE DECK	93 S.F.
TOTAL PORCHES	347 S.F.			TOTAL PORCHES	530 S.F.
GARAGE	596 S.F.			GARAGE	596 S.F.
TOTAL DESIGN AREA	3,646 S.F.	TOTAL DESIGN AREA	802 S.F.	TOTAL DESIGN AREA	4,448 S.F.

<u>PROPOSED CALCULATIONS OF FLOOR AREA RATIO</u>	
FIRST, SECOND FLOOR & GARAGE	3,918 S.F.
TOTAL FLOOR AREA	3,918 S.F.
LOT AREA	9,900 S.F.
F.A.R. RATIO (40% MAXIMUM)	39.58%

<u>PROPOSED CALCULATIONS OF LOT COVERAGE - HEIGHTS</u>	
FIRST FLOOR	2,726 S.F.
ATTACHED GARAGE	596 S.F.
TOTAL LOT COVERAGE	3,322 S.F.
LOT AREA	9,900 S.F.
MAX. LOT COVG. RATIO (38% MAXIMUM)	33.56%

