

CERTIFICATE OF APPROPRIATENESS

Application Date: January 20, 2022

Applicant: Toufic Halabi, agent for Nicole Lowenstein, owner

Property: 415 W. 15th Street, Tracts 19A, 20A, 21A & 22B, Block 144, Houston Heights Subdivision. The property includes a 1,255 square foot, one-story wood frame single-family residence situated on a 5,720 square foot (52' x 110'.06) interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition. No work proposed to the original house.

The applicant proposes to construct a 310 SF first floor addition with a 688 SF open back porch and a 1,066 SF second floor at the rear of the original house with the following specifications:

- Gable roof (comp shingle) with 7/12 pitch that matches existing and a ridge height of 30' and an eave height of 22'.
- The addition will be clad in smooth cementous siding that matches existing.
- All original corners are to be maintained.
- All windows on addition will be inset and recessed.

See enclosed application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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.

S D NA

S - satisfies D - does not satisfy NA - not applicable

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

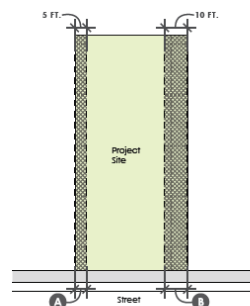
Maximum Lot Coverage (Addition and New Construction)

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: 5,720 SF
 Proposed Lot Coverage: 2,402 SF
 Maximum Lot Coverage Allowed: 2,402
 Proposed Percentage: 42%

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
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

Proposed side setback (W): 14'
 Proposed side setback (E): 5'
 Cumulative side setback: 19'

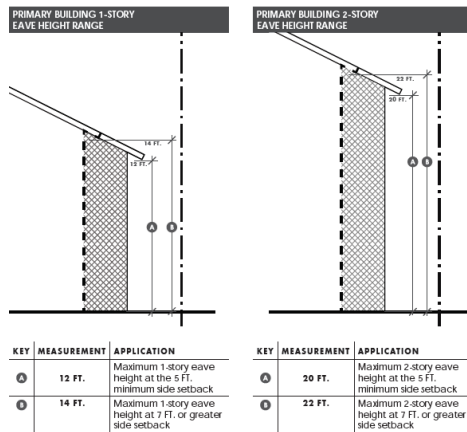
Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40



Existing Lot Size: 5,720 sf
 Proposed FAR: 46%
 Total square footage: 2,631 SF
 Maximum square footage allowed: 2,631 SF

Eave Height (Addition and New Construction)



Proposed eave height: 22'
 Proposed Ridge height is 30'

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: 30"
 Proposed first floor plate height: 10'
 Proposed second floor plate height: 9'

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



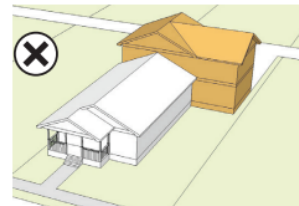
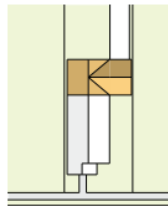
Side Wall Length:37'

HOUSTON HEIGHTS QUALITATIVE DESIGN GUIDELINES

APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES p. 6-19

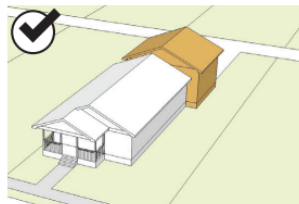
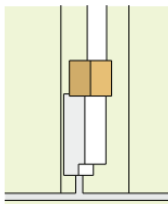
8. Two-Story Addition Offset from Historic Walls in "L-Form"

- Eave line maintained
- Height overwhelms historic building
- Does not maintain corners of historic structure
- Addition is not inset the same distance that it extends past side wall



3. One-Story Addition Inset from One Historic Wall and Offset from One Historic Wall

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains 3 corners of historic structure



PROPOSED

- Roof pitch matches historic building
- Maintains 4 corners of historic structure.
- Addition is inset on both sides and then comes out on east side.



INVENTORY PHOTO



CONTEXT AREA



Figure 1- 49 W 15th St, next door neighbor



Figure 2- 422 W 15th St, across the street neighbor



Figure 3- 420 W 15th St, across the street neighbor

EXISTING PHOTOS



Figure 4- Front Elevation



Figure 5- Rear Elevation

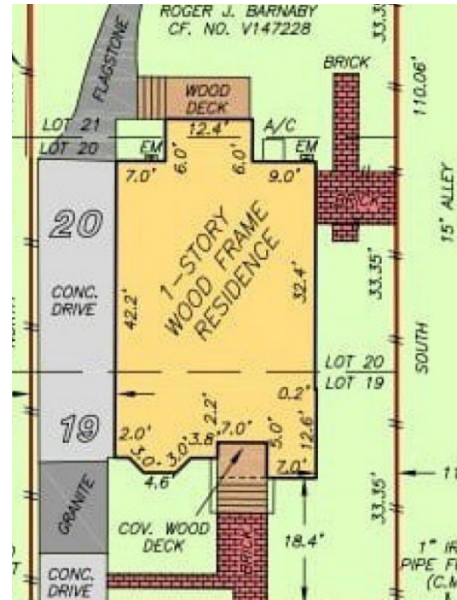
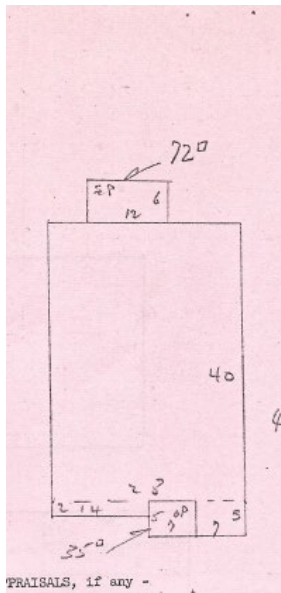
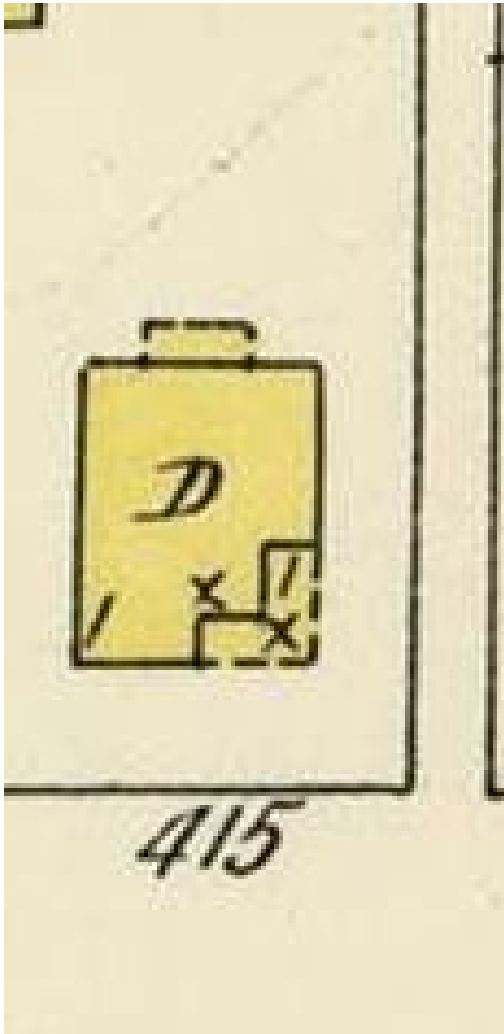


Figure 6- West Side Elevation



Figure 8- East Side Rear Corner

SANBORN MAP and TAX RECORDS





PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

3D VIEWS

PROPOSED – FRONT VIEW



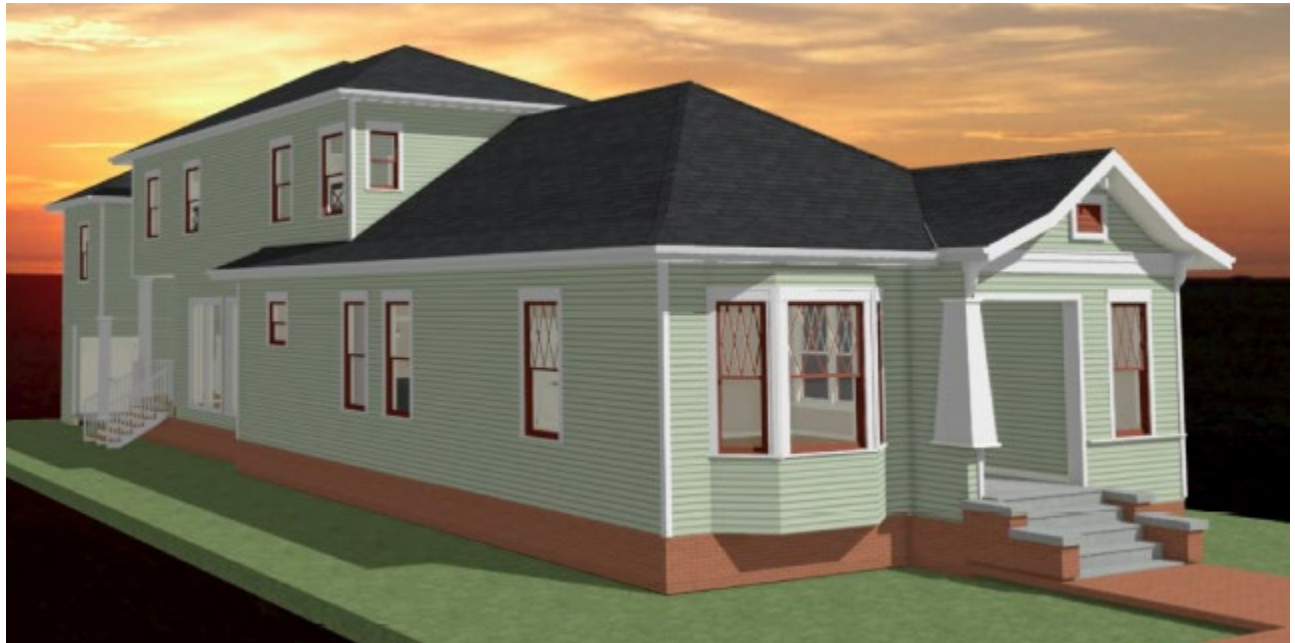


Figure 9- Southwest Elevations



Figure 10- Southeast Elevations

SOUTH ELEVATION – FRONT FACING W. 15th

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING



PROPOSED





SURVEY

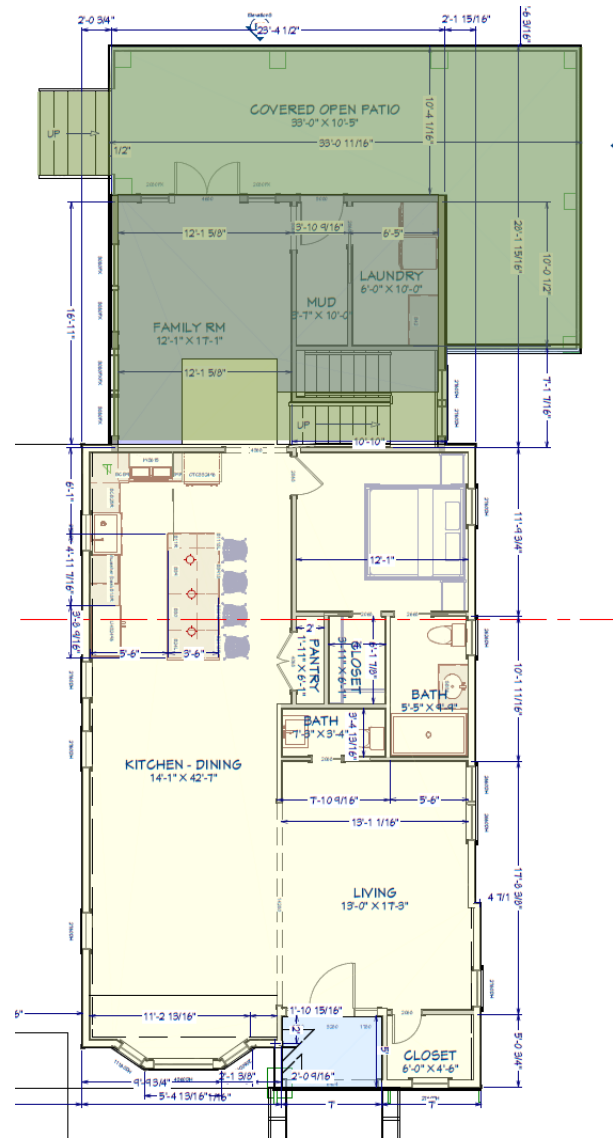
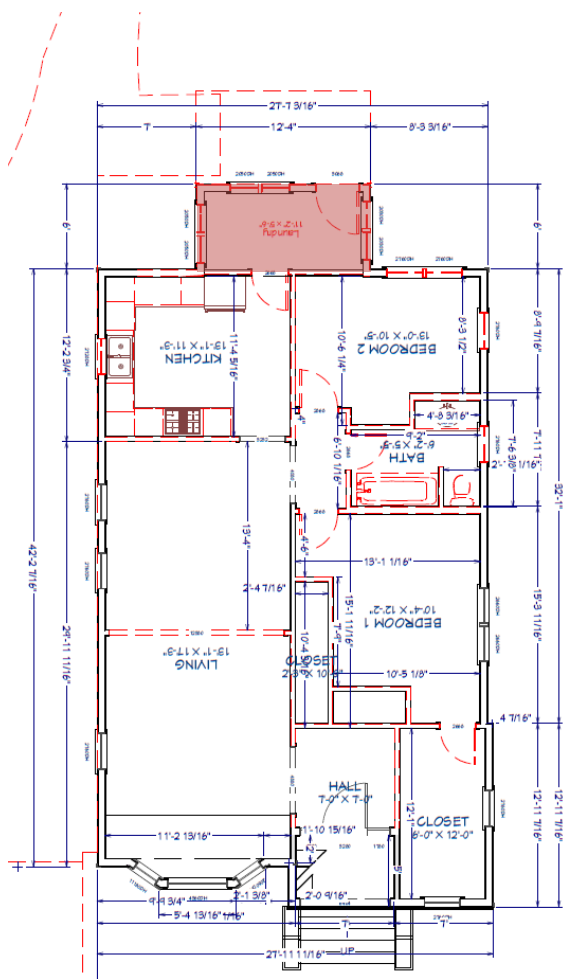


FIRST FLOOR PLAN



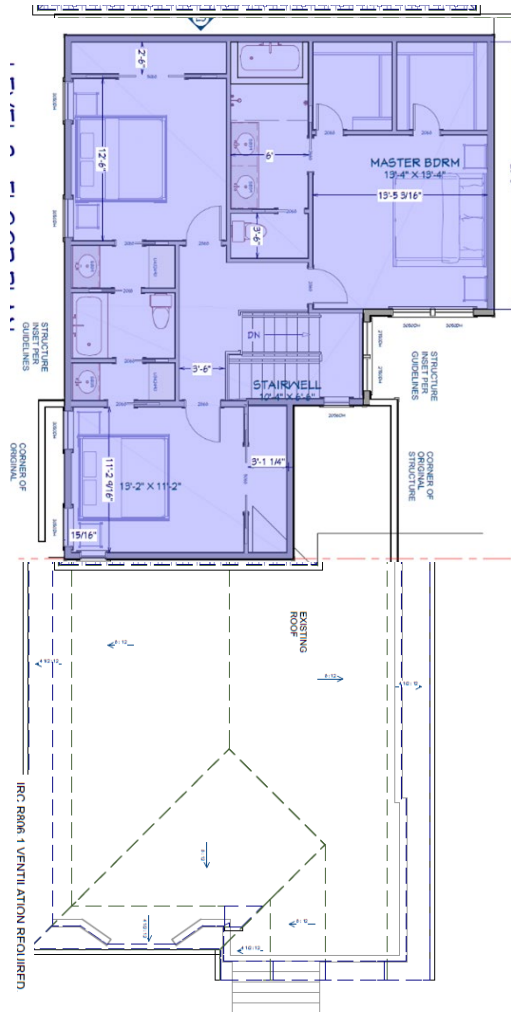
EXISTING

PROPOSED





SECOND FLOOR PLAN PROPOSED

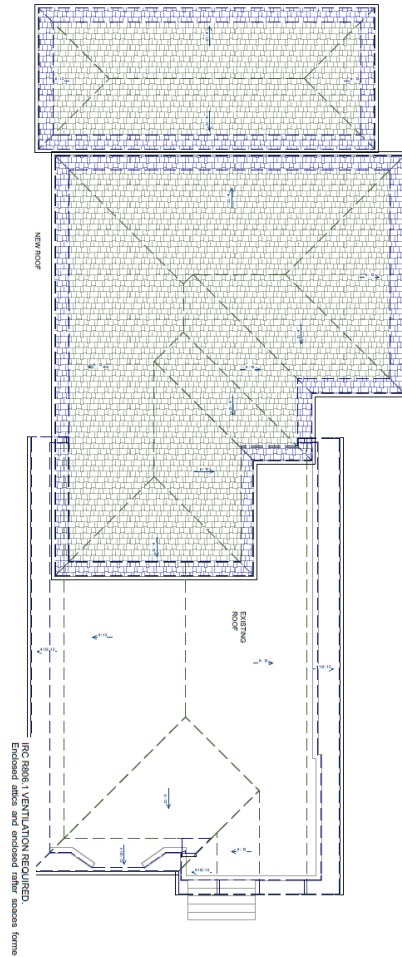
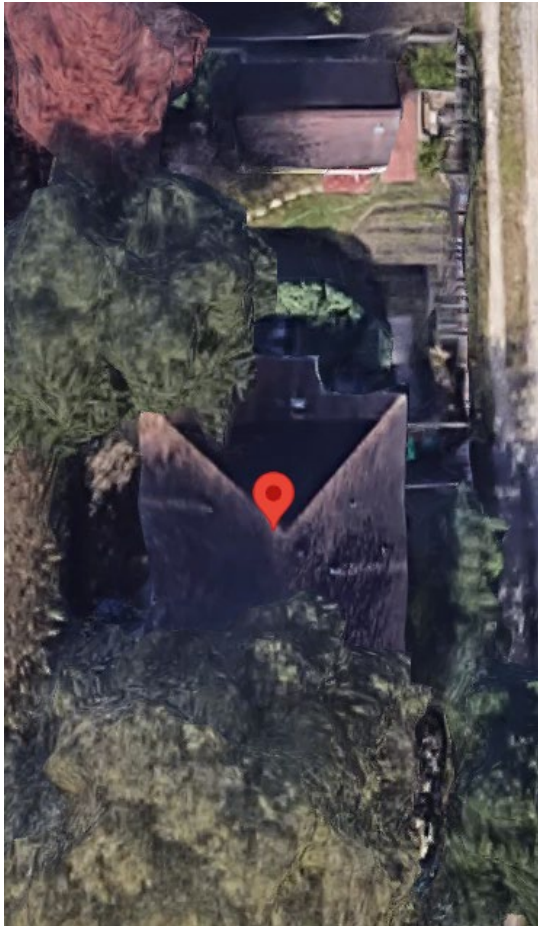




SITE/ROOF PLAN

EXISTING

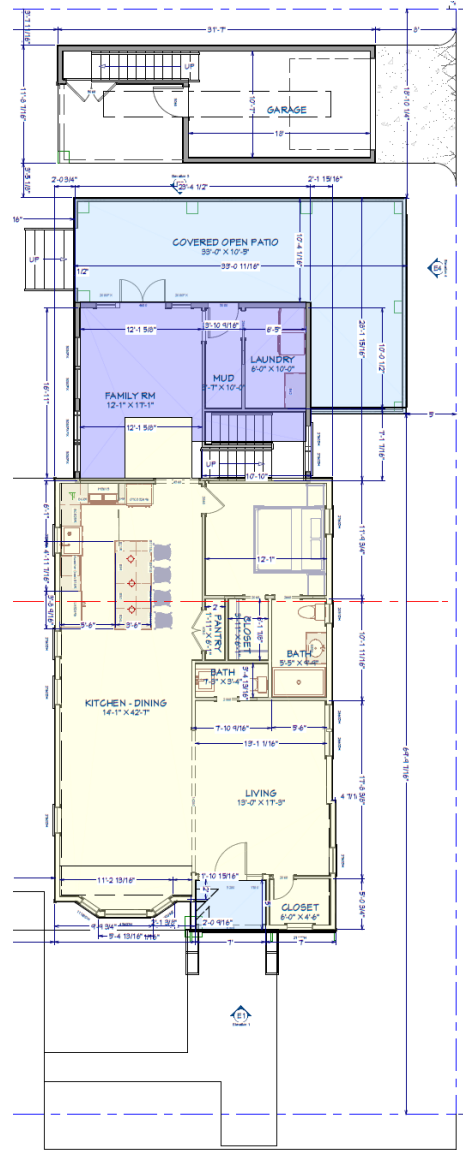
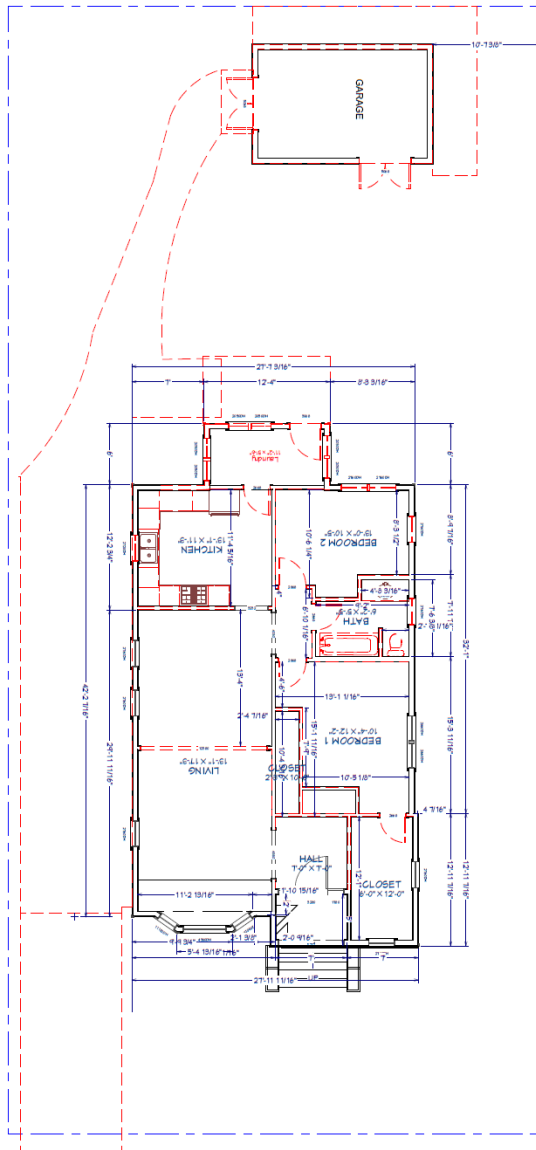
PROPOSED



FIRST FLOOR PLAN WITH GARAGE

EXISTING

PROPOSED



WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	TEMPERED	DESCRIPTION	HEADER
W01	W01-2036DH	2	3	2036DH	25"X43"		DOUBLE HUNG	2X6X28" (2)
W02	W02-2080FX	2	2	2080FX	25"X97"	YES	FIXED GLASS	2X6X28" (2)
W03	W03-2750DH	2	3	2750DH	32 3/16"X61"	YES	DOUBLE HUNG	2X6X35 3/16" (2)
W04	W04-2760DH	2	2	2760DH	32 3/16"X73"		DOUBLE HUNG	2X6X35 3/16" (2)
W05	W05-2840DH	1	2	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)
W06	W06-2850DH	1	2	2850DH	33"X61"		DOUBLE HUNG	2X6X36" (2)
W07	W07-3050DH	6	3	3050DH	37"X61"		DOUBLE HUNG	2X6X40" (2)
W08	W08-3060DH	2	2	3060DH	37"X73"		DOUBLE HUNG	2X6X40" (2)
W09	W09-3080FX	5	2	3080FX	36 9/16"X97"		FIXED GLASS	2X6X39 9/16" (2)

NEW VINYL WINDOWS
WITH SLIM BORDERS -
INSET
TO MATCH EXIST.
WINDOWS STYLE

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	D01-1780	1	2	1780 L IN	21"X98 1/2"	HINGED-DOOR E08	2X6X24" (2)
D02	D02-1780	1	2	1780 R IN	21"X98 1/2"	HINGED-DOOR E08	2X6X24" (2)
D03	D03-2068	2	2	2068 R	50"X82 1/2"	POCKET-DOOR P04	2X6X53" (2)
D04	D04-2068	1	2	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)
D05	D05-2068	4	3	2068 L	50"X82 1/2"	POCKET-DOOR P04	2X6X53" (2)
D06	D06-2068	2	3	2068 L IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)
D07	D07-2068	1	3	2068 R	50"X82 1/2"	POCKET-DOOR P04	2X6X53" (2)
D08	D08-2668	1	2	2668 L	62"X82 1/2"	POCKET-DOOR P04	2X6X65" (2)
D09	D09-2668	1	2	2668 R EX	32"X83"	EXT. HINGED-DOOR E21	2X6X35" (2)
D10	D10-2668	1	3	2668 R	62"X82 1/2"	POCKET-DOOR P04	2X6X65" (2)
D11	D11-2868	1	2	2868 L EX	66"X82 1/2"	EXT. POCKET-DOOR P04	2X6X69" (2)
D12	D12-2868	1	2	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)
D13	D13-2868	1	2	2868 R	66"X82 1/2"	POCKET-DOOR P04	2X6X69" (2)
D14	D14-2868	1	3	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)
D15	D15-2868	2	3	2868 R IN	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)
D16	D16-3068	1	1	3068 R IN	38"X82 1/2"	HINGED-PANEL	2X6X41" (2)
D17	D17-3080	1	2	3080 R IN	37 5/8"X98 1/2"	HINGED-DOOR P04	2X6X40 5/8" (2)
D18	D18-4068	1	2	4068 L/R IN	50"X82 1/2"	DOUBLE HINGED-DOOR P04	2X6X53" (2)
D19	D19-4680	1	2	4680 L/R IN	56"X98 1/2"	DOUBLE HINGED-GLASS PANEL	2X6X59" (2)
D20	D20-5068	1	1	5068 L/R IN	62"X82 1/2"	DOUBLE HINGED-PANEL	2X6X65" (2)
D21	D21-5068	2	3	5068 L/R	122"X82 1/2"	DOUBLE POCKET-DOOR P04	2X6X125" (2)
D22	D22-9080	1	1	9080	110"X99"	GARAGE-GARAGE DOOR CHD05	2X12X110" (2)