

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 20, 2022

**Applicant:** Toufic Halabi, agent for Nicole Lowenstein, owner

**Property:** 415 W. 15<sup>th</sup> 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 544 SF first floor addition with a 134 SF open side porch and a 644 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 26'-10 7/16" 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; the original house has no proposed alterations.
- All windows on addition will be inset and recessed.
- The proposed addition meets all Heights Measurable standards and the covered side porch is included in lot coverage and FAR calculations.

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**

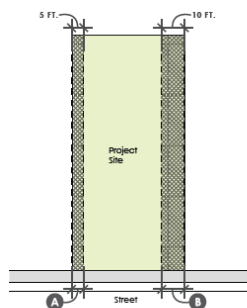
Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)



Existing Lot Size: 5,720 SF  
 Proposed Lot Coverage: 1,960 SF  
 Maximum Lot Coverage Allowed: 2,402 SF  
 Proposed Percentage: 42%

Side Setbacks (Addition and New Construction)



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

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

Proposed side setback (W): 11'-8"  
 Proposed side setback (E): 12'-8"  
 Cumulative side setback: 23'-4"

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

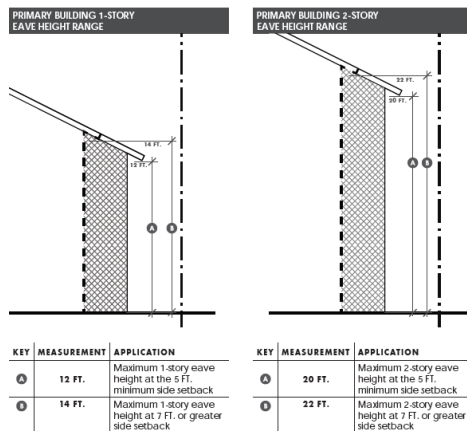
Proposed FAR: 46%

Total square footage: 2,577 SF with covered porch

2,443 SF without the covered porch

Maximum square footage allowed: 2,631 SF

Eave Height (Addition and New Construction)



Proposed eave height: 22'

Proposed Ridge height is 26'-10"

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'



1. 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: 15'-2 3/4"  
 Length of inset is 13'- 1 7/8"

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*

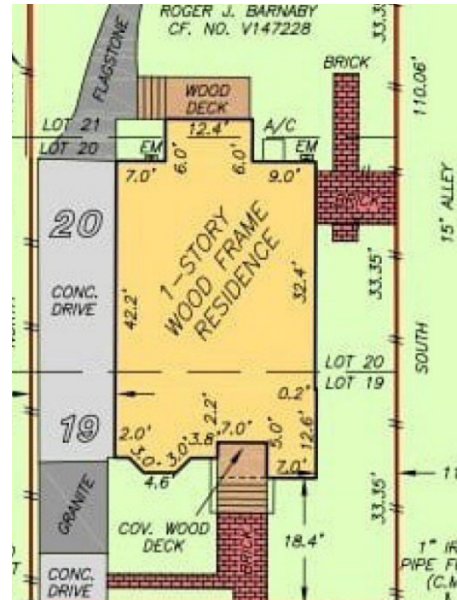
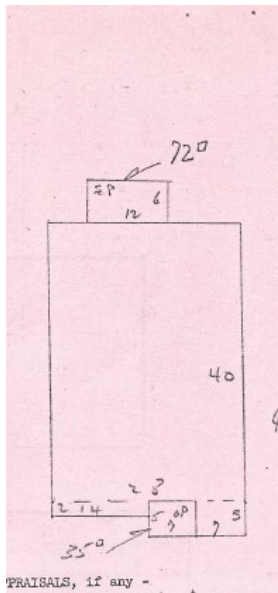
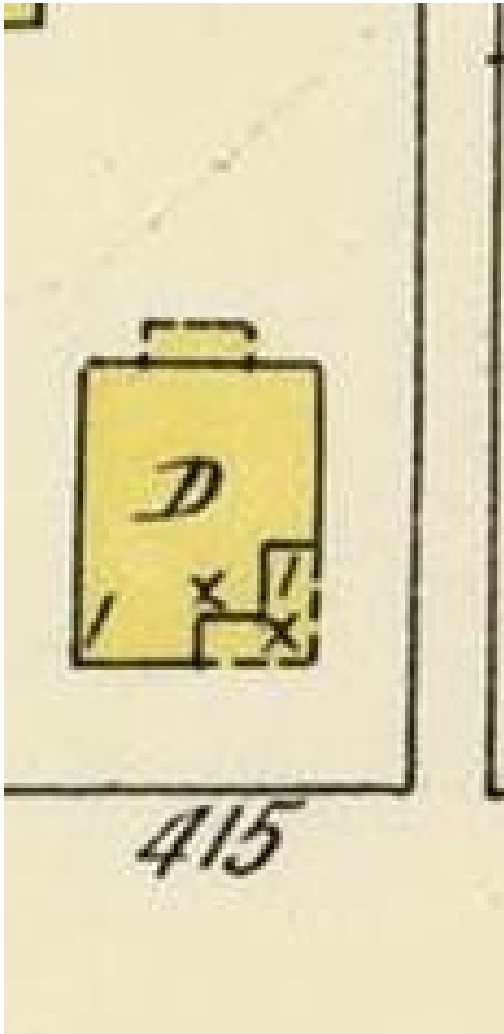


*Figure 7- West Side Elevation*



*Figure 8- East Side Rear Corner*

SANBORN MAP and TAX RECORDS





PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT



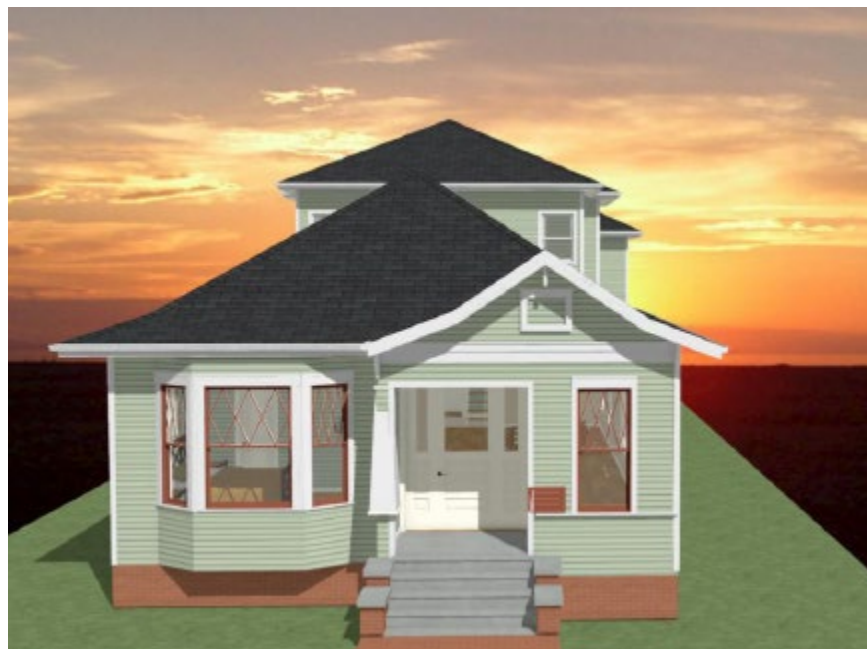
- Contributing
- Non-Contributing
- Park

**3D VIEWS**

DEFERRED 2/2022 – FRONT VIEW



**PROPOSED**

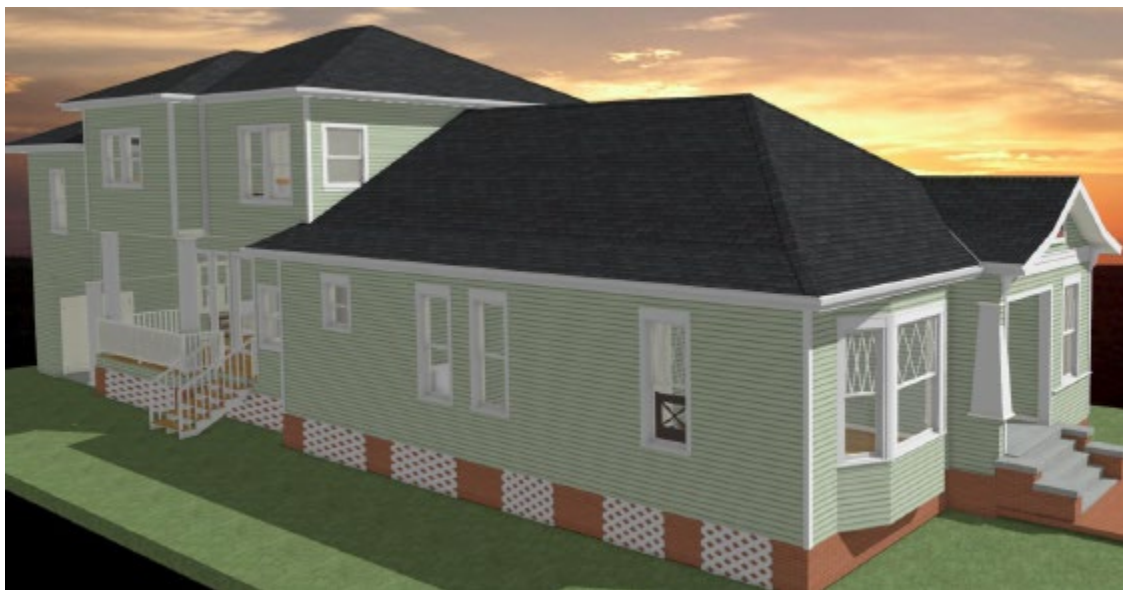


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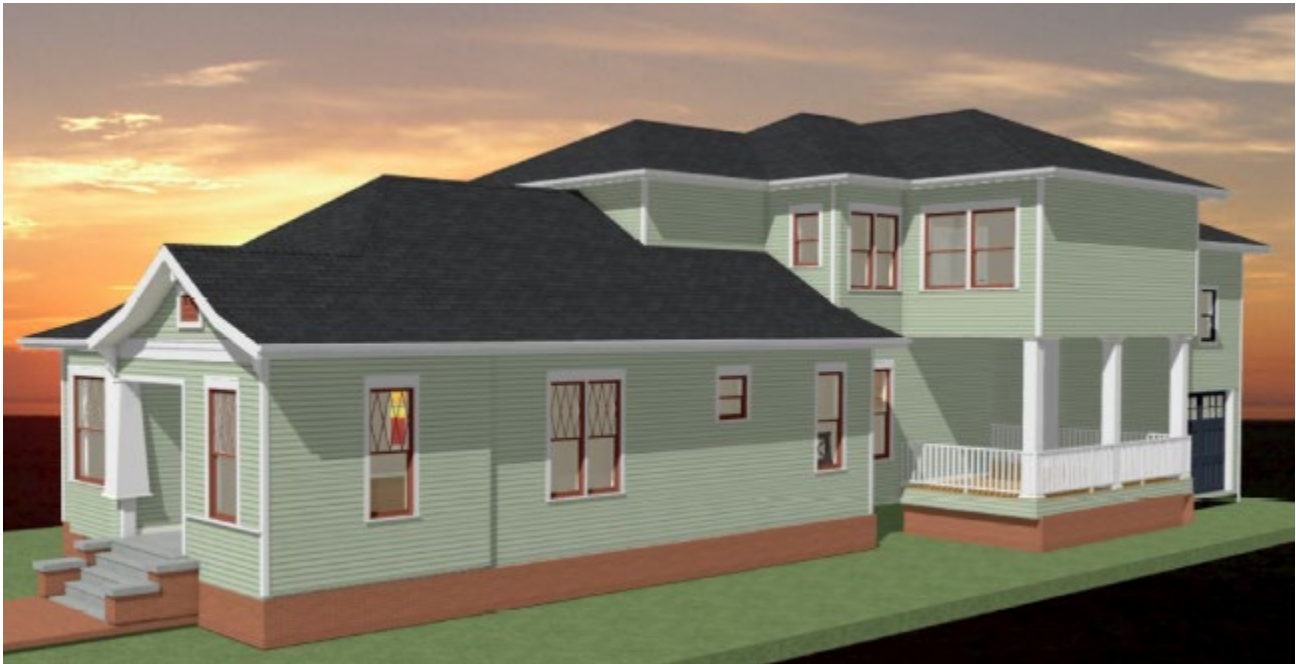


*Figure 9- Southwest Elevations*

PROPOSED



DEFERRED 2/2022



*Figure 10- Southeast Elevations*

PROPOSED



PROPOSED

REAR VIEW





**SOUTH ELEVATION – FRONT FACING W. 15<sup>th</sup>**

EXISTING



DEFERRED 2/2022



PROPOSED



WEST SIDE ELEVATION

EXISTING



DEFERRED 2/2022



PROPOSED



**EAST SIDE ELEVATION**

**EXISTING**



DEFERRED 2/2022



**PROPOSED**



**NORTH (REAR) ELEVATION**

EXISTING



DEFERRED 2/2022



PROPOSED



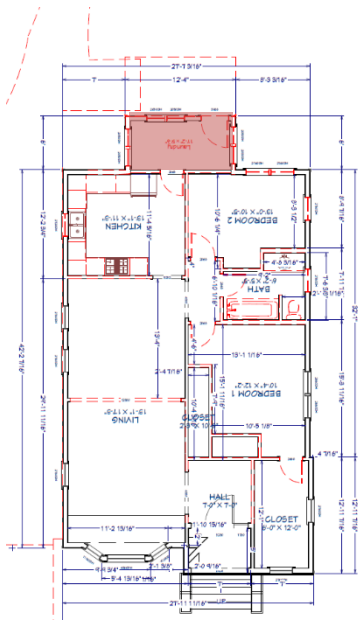


SURVEY



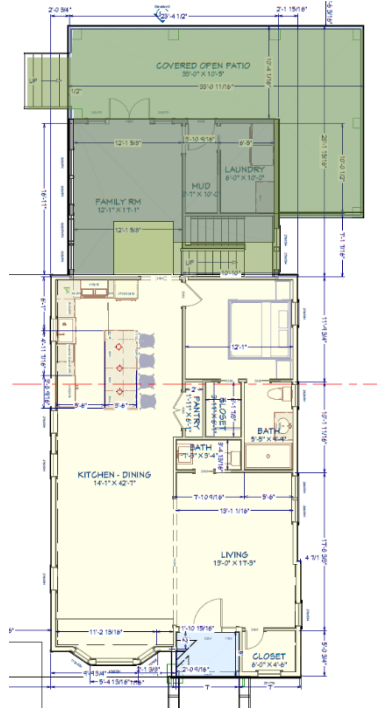


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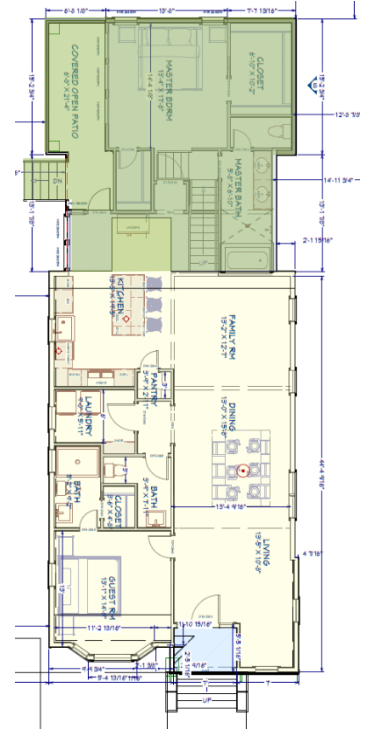


FIRST FLOOR PLAN

DEFERRED 2/2022



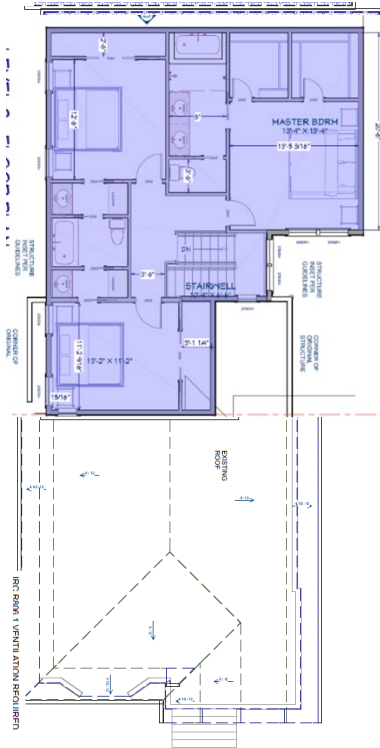
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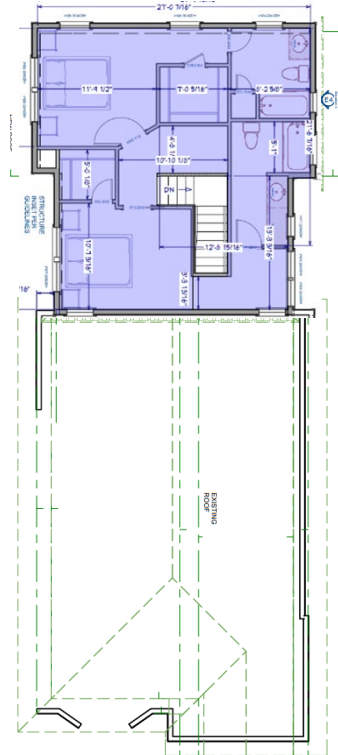


SECOND FLOOR PLAN

DEFERRED 2/2022

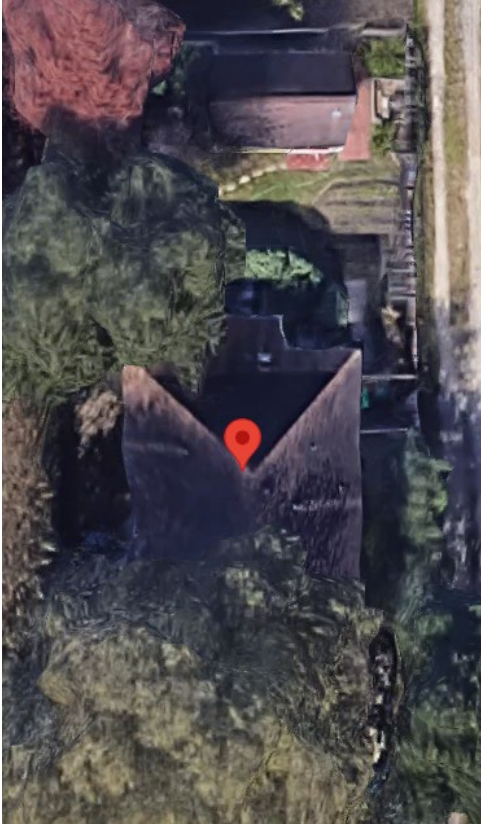


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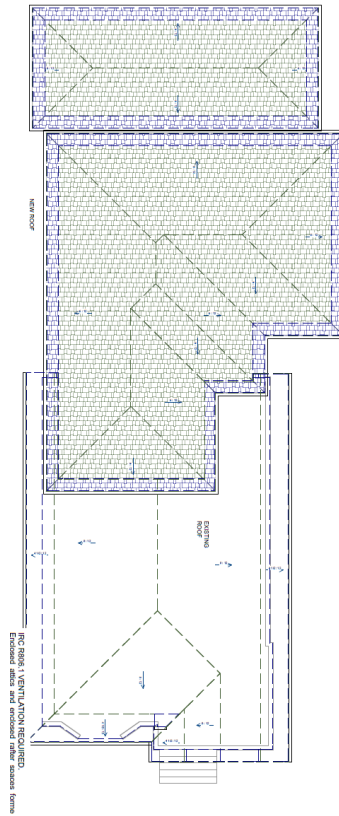


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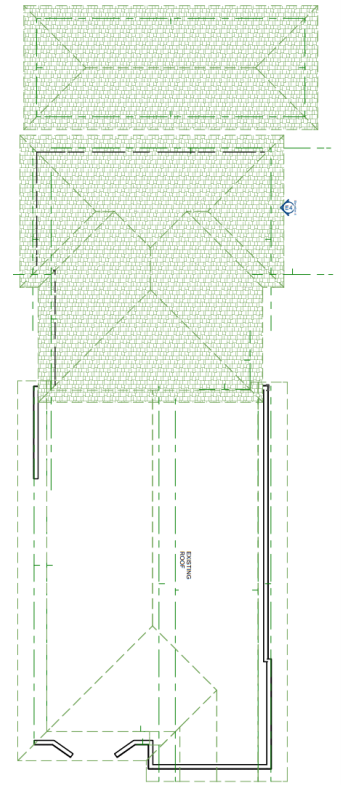


SITE/ROOF PLAN

DEFERRED 2/2022



PROPOSED



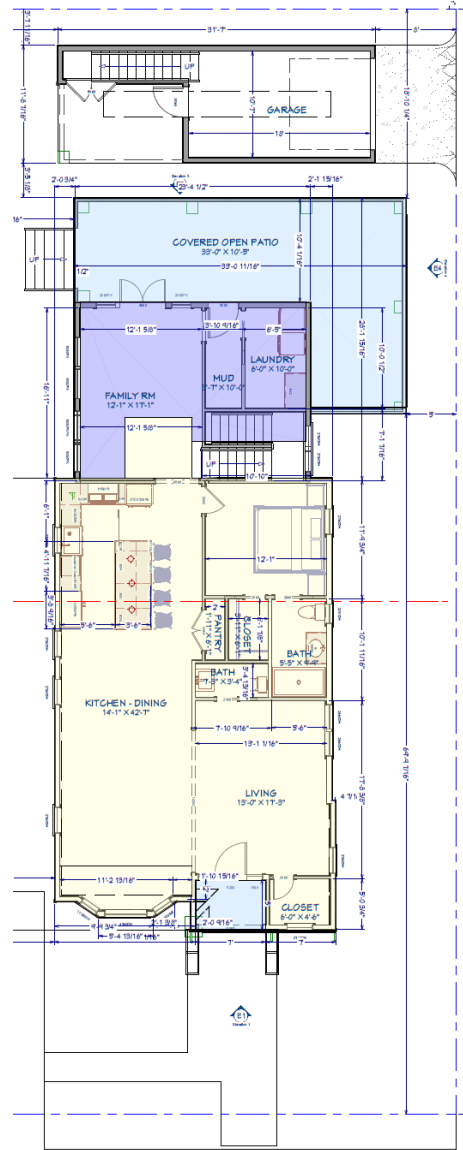
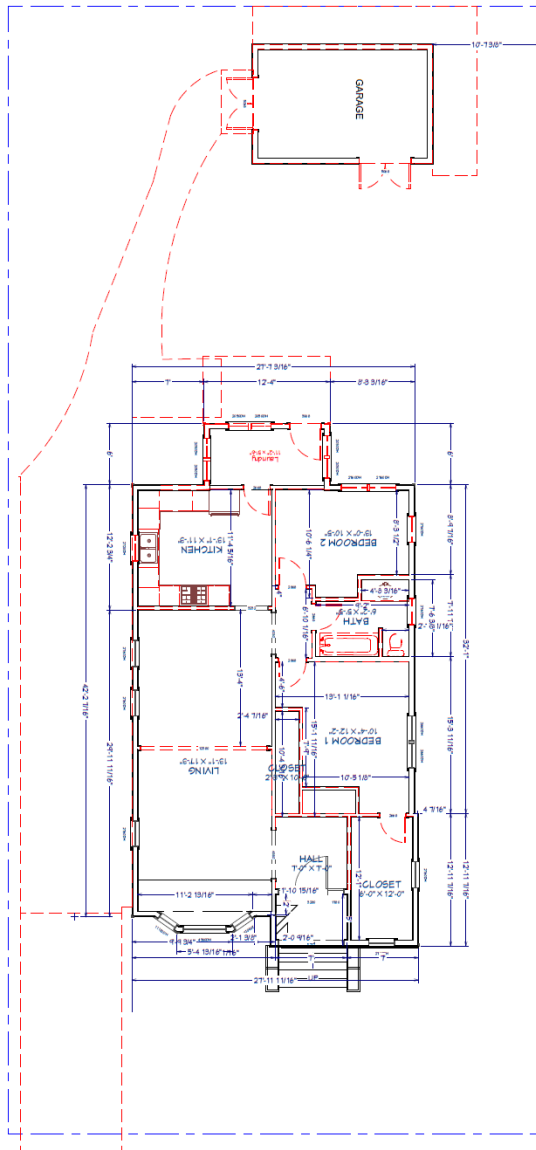




FIRST FLOOR PLAN WITH GARAGE

EXISTING

DEFERRED 2/2022





**WINDOW AND DOOR SCHEDULE**

DOOR SCHEDULE							
LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	TEMPERED
D01-1668	1	3	1668 L IN	20"X82 1/2"	HINGED-DOOR P04	2X6X23" (2)	
D02-2068	1	2	2068 L IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	
D03-2068	1	2	2068 R	50"X82 1/2"	POCKET-DOOR P04	2X6X53" (2)	
D04-2068	3	2	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	
D05-2068	2	3	2068 L IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	
D06-2068	1	3	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	
D07-2668	1	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	
D08-2668	2	2	2668 R	62"X82 1/2"	POCKET-DOOR P04	2X6X65" (2)	
D09-2668	1	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	
D10-2668	1	2	2668 R IN	32"X82 1/2"	HINGED-GLASS PANEL	2X6X35" (2)	YES
D11-2668	1	3	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	
D12-2668	1	3	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X32" (2)	
D13-2868	2	3	2868 L	66"X82 1/2"	POCKET-DOOR P04	2X6X69" (2)	
D14-2868	1	3	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)	
D15-3068	1	2	3068 L IN	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	
D16-3068	1	2	3068 R IN	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	
D17-3068	1	2	3068 R IN	38"X82 1/2"	HINGED-PANEL	2X6X38" (2)	
D18-3280	1	2	3280 R IN	40"X98 1/2"	HINGED-DOOR E08	2X6X43" (2)	
D19-5068	1	2	5068 L/R IN	62"X82 1/2"	DOUBLE HINGED-PANEL	2X6X65" (2)	
D20-9080	1	2	9080	110"X99"	GARAGE-GARAGE DOOR CHD05	2X12X116" (2)	

NEW VINYL WINDOW  
TO BE SLIM  
BORDERS,  
INSET TO MATCH  
EXISTING STYLE.

WINDOW SCHEDULE									
NUMBER	TEMPERED	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER
W01	YES	W01-1540DH	1	2	1540DH	18"X49"		DOUBLE HUNG	2X6X21" (2)
W02		W02-2840DH	2	2	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)
W03		W03-2840DH	1	3	2840DH	32 11/16"X49"		DOUBLE HUNG	2X6X35 11/16" (2)
W04		W04-2840DH	2	3	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)
W05		W05-2850DH	1	3	2850DH	33"X61"		DOUBLE HUNG	2X6X33" (2)
W06		W06-3040DH	4	3	3040DH	37"X49"		DOUBLE HUNG	2X6X40" (2)
W07		W07-3050DH	2	3	3050DH	37"X61"		DOUBLE HUNG	2X6X40" (2)
W08		W08-3060DH	2	3	3060DH	37"X73"		DOUBLE HUNG	2X6X37" (2)
W09	YES	W09-3080FX	3	2	3080FX	36 9/16"X97"		FIXED GLASS	2X6X39 9/16" (2)
W10		W10-2840SH	2	3	2840SH	33"X49"		SINGLE HUNG	2X6X36" (2)
W11		W11-2034DH	1	3	2034DH	25"X40 7/8"		DOUBLE HUNG	2X6X28" (2)
W12	YES	W12-2030FX	1	3	2030FX	25"X37"		FIXED GLASS	2X6X28" (2)
W13	YES	W13-3030FX	1	3	3030FX	37"X37"		FIXED GLASS	2X6X40" (2)
W15		W15-2640DH	2	2	2640DH	31"X49"		DOUBLE HUNG	2X6X34" (2)