

CERTIFICATE OF APPROPRIATENESS

Applicant: Sarah Hannah, agent for, Clinton Meyersick, owner

Property: 540 Havard Street, Lot 22, Block 289, Houston Heights Neighborhood Subdivision. The property includes a historic 1,040 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1915, located in the Houston Heights South Historic District.

Proposal: New Construction-Garage and Garage apartment

The applicant is proposing a new 2-story garage apartment at the rear of the property, behind the existing house.

First floor will be 610 SF while the second story will be 648 SF.

The garage will feature smooth Hardie siding with a 5" exposure and double hung, 1/1 windows to match existing house. All windows will be inset and recessed into the wall openings.

The new hipped roof at the garage will match the existing composition roofing material and have a slope of 5-over-12.

Public Comment: No public comment received.

Civic Association: No public comment received.

Recommendation: Approval

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

[X] [] [] (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;

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (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;

[X] [] [] (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.

HEIGHTS DESIGN GUIDELINES

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

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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,170

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: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 1,418

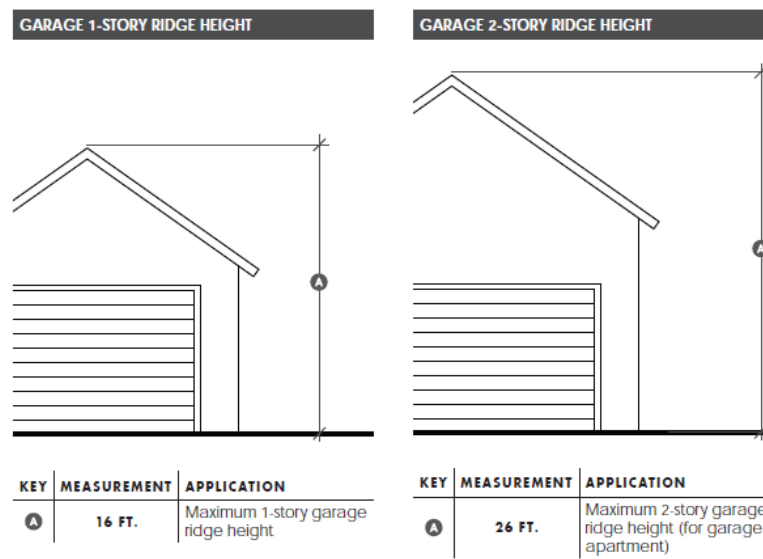
Rear Setbacks (Addition and New Construction)

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: 3'

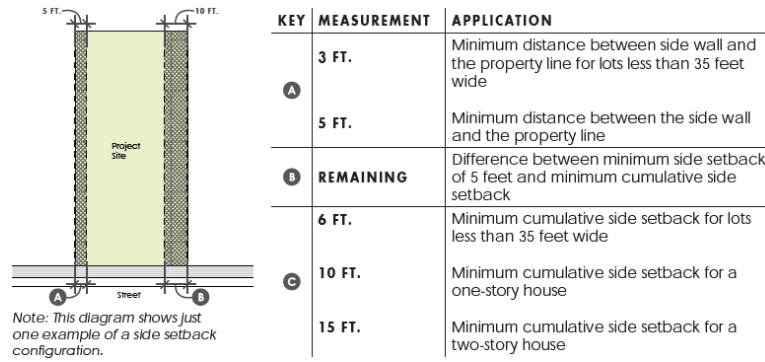
Detached Garage Ridge Height (New Construction)



Proposed ridge height: 25'-10 1/4"

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-
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Side Setbacks (Addition and New Construction)



Proposed side setback (South): 5

Proposed side setback (North): 10'

Cumulative side setback: 15

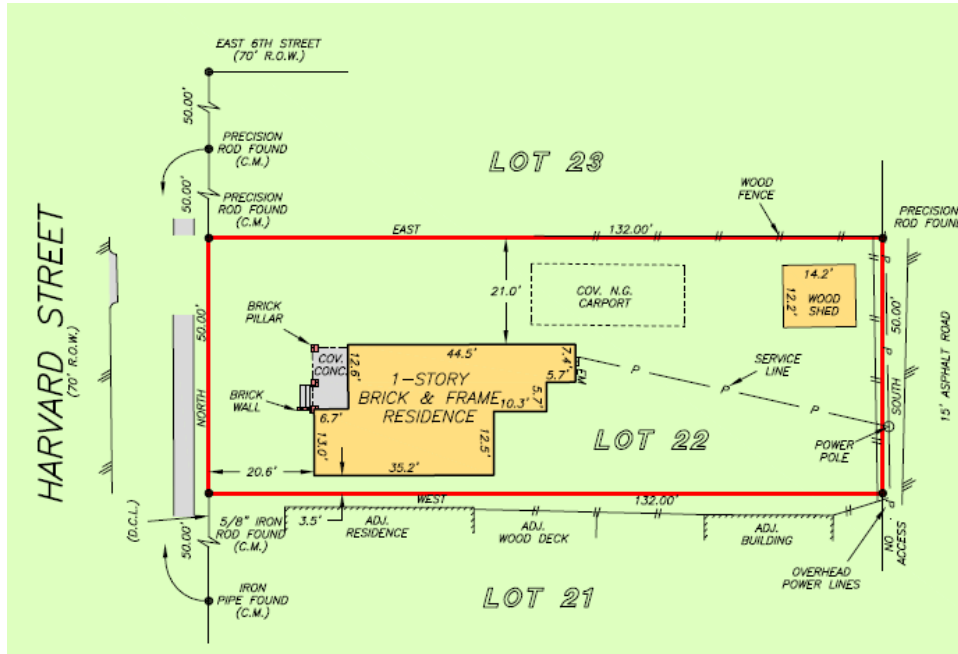


PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



SURVEY



INVENTORY PHOTO



CURRENT PHOTOS

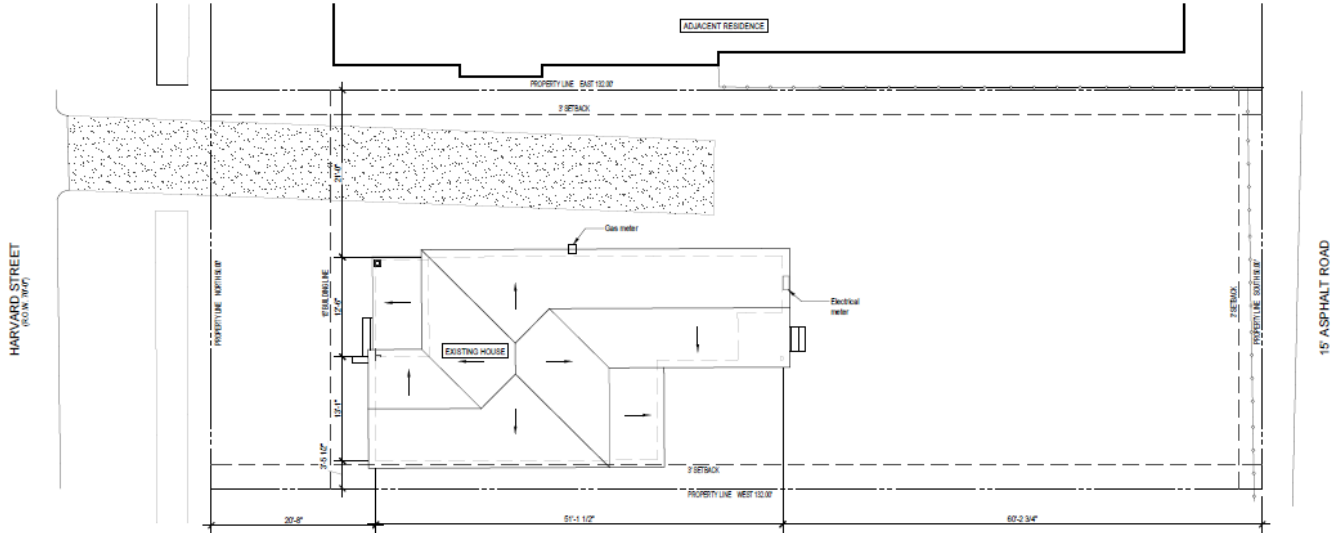




CURRENT PHOTOS

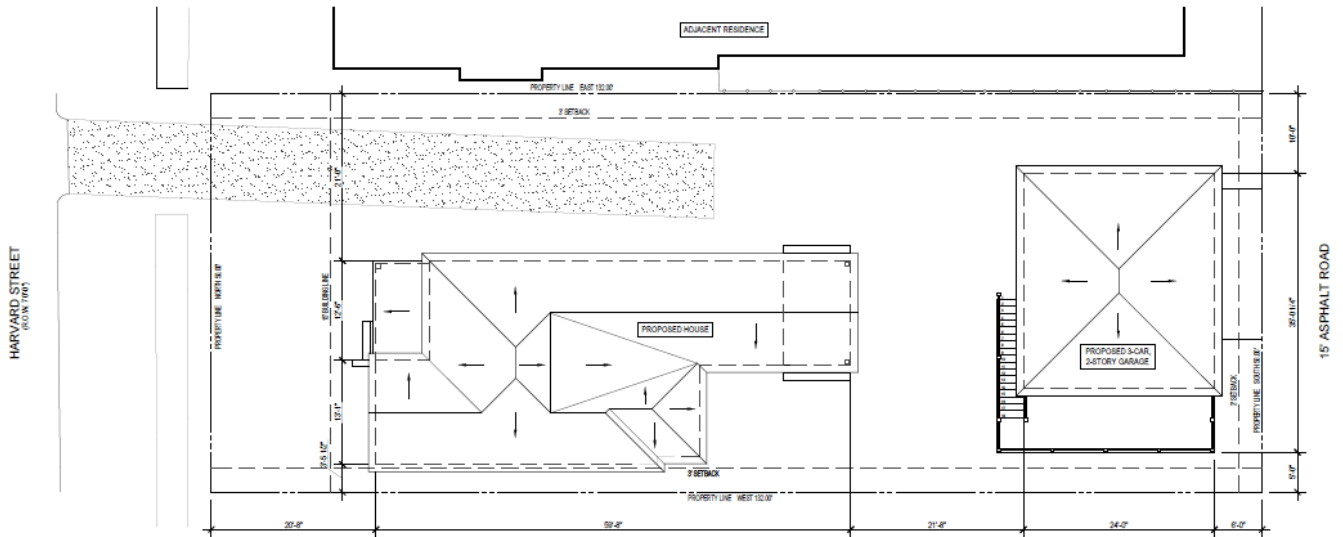


SITE PLAN



LOT 22, BLOCK 389 HOUSTON HEIGHTS

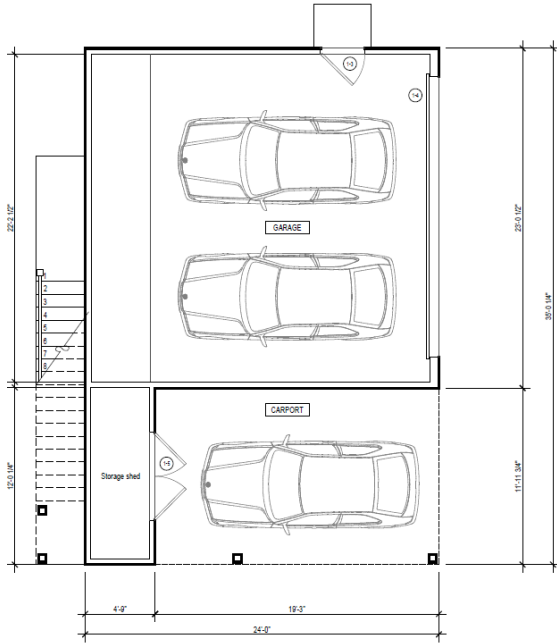
01 EXISTING SITE PLAN



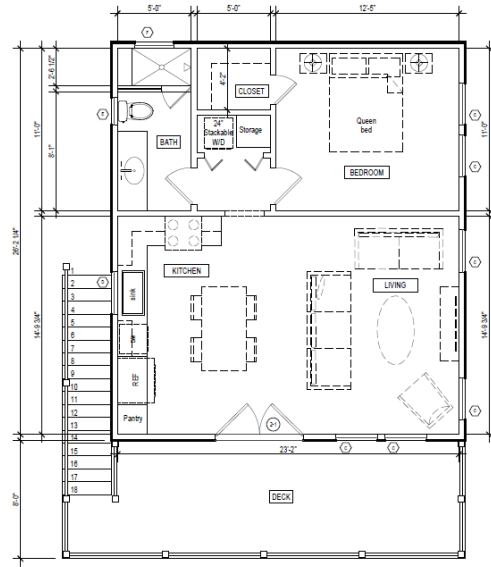
LOT 22, BLOCK 389 HOUSTON HEIGHTS

02 PROPOSED SITE PLAN

FLOOR PLANS



01 FIRST FLOOR PLAN



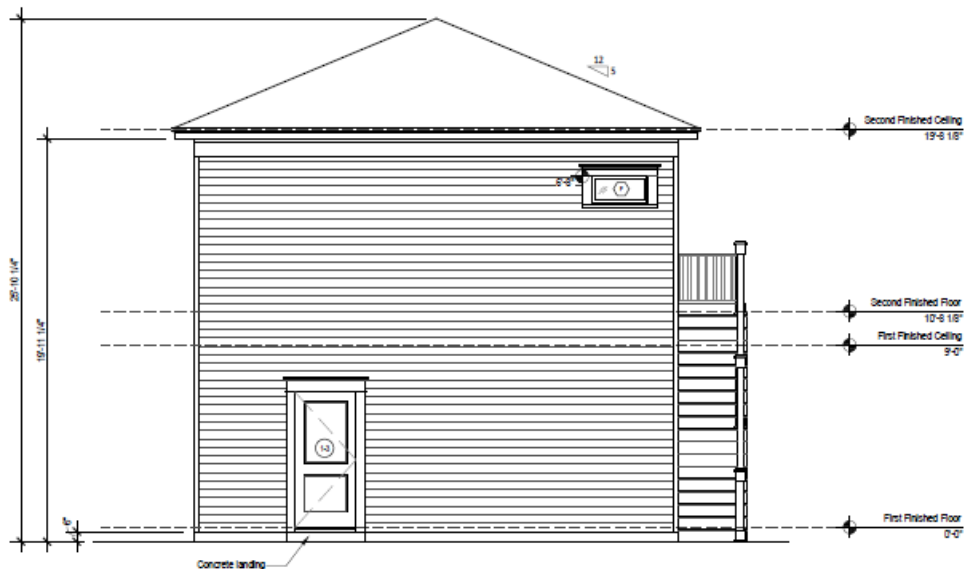
PROPOSED FIRST FLOOR SF: 810 SF
PROPOSED SECOND FLOOR SF: 668 SF
TOTAL PROPOSED SF: 1,478 SF

02 SECOND FLOOR PLAN

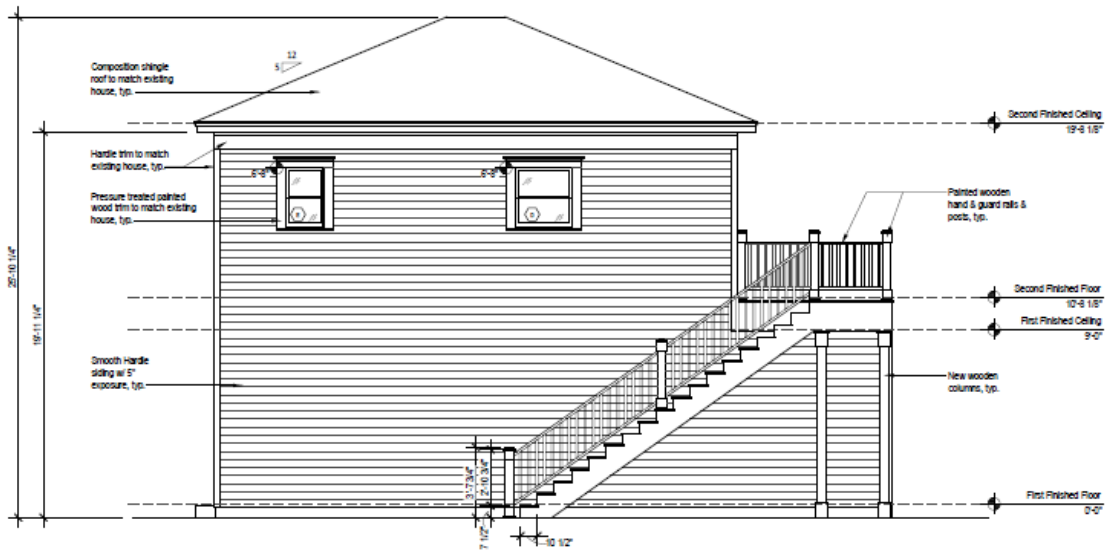
ELEVATIONS



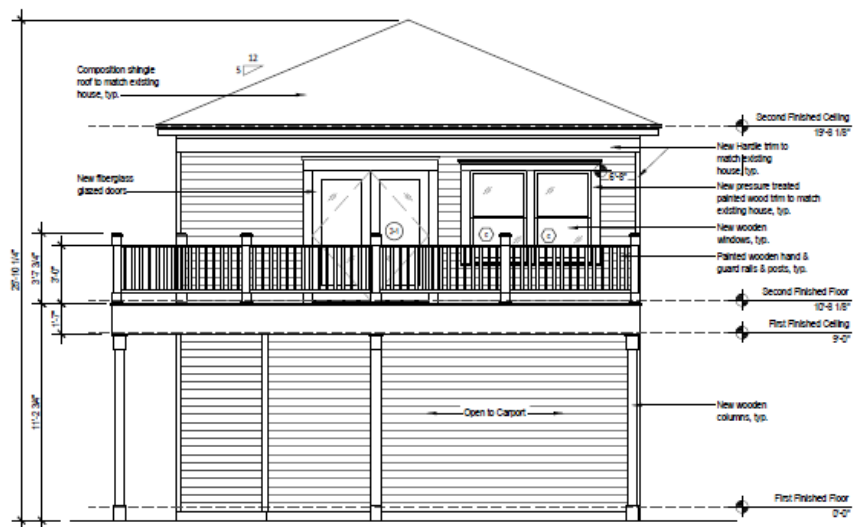
01 EAST ELEVATION



02 NORTH ELEVATION



02 WEST ELEVATION



04 SOUTH ELEVATION