

CERTIFICATE OF APPROPRIATENESS

Application Date: March 27, 2024

Applicant: Judyth Joines, agent for Eric Perkins, owner

Property: Lot 3, Block 1, Houston Heights Neighborhood Subdivision. The property includes a 2,084 sq. ft., two story wood frame single-family residence and detached garage situated on a 3,300 square foot (25 x 132') interior lot.

Significance: Non-contributing contemporary style residence, constructed circa 2002, located in the Houston Heights South Historic District.

Proposal: Addition of 499 sq. ft., second story addition to existing non-contributing, wood frame detached garage.

Public Comment: No public comment received.

ALL NEW WINDOWS MUST BE INSET & RECESSED
ALL CEMENTITIOUS BOARD MUST BE SMOOTH

Recommendation: -
HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale 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.

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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,910

Remaining Amount: 730

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: 2,903

Remaining Amount: 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

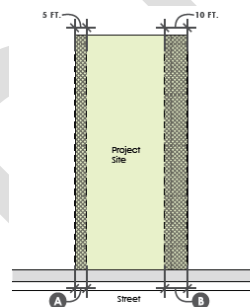
Side Wall Length: 53' 7"

Inset Length: 6'

Inset on North side: 4'

Inset on South side: 2'

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
	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

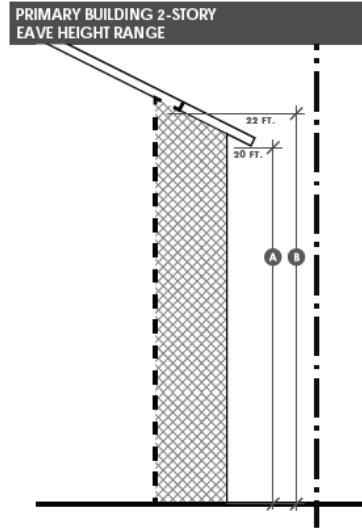
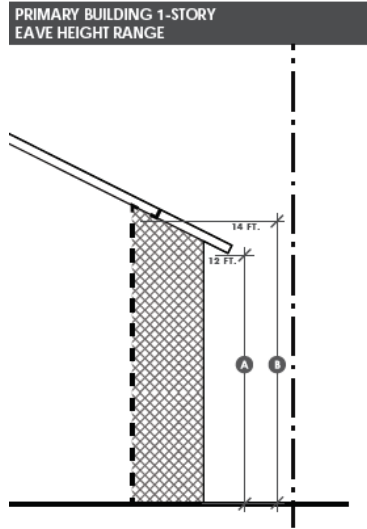
Proposed side setback (1): 5'-5 3/8"

Proposed side setback (2): 14'-11 1/16"

Cumulative side setback: 19'-16 7/16"



Eave Height (Addition and New Construction)



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

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: 20'

PROPERTY LOCATION HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

Contributing

Non-Contributing

Park

INVENTORY PHOTO



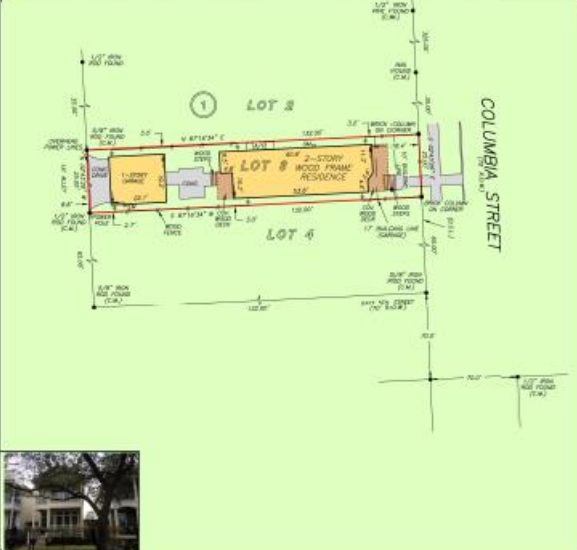





CURRENT PHOTO



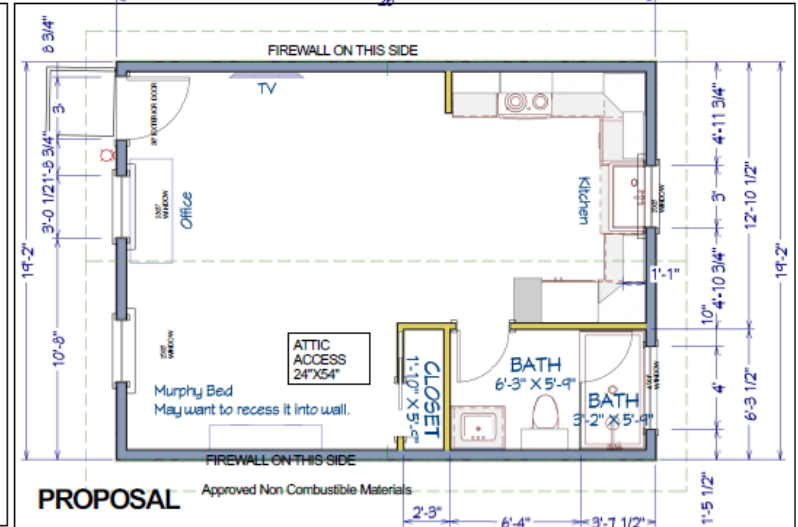
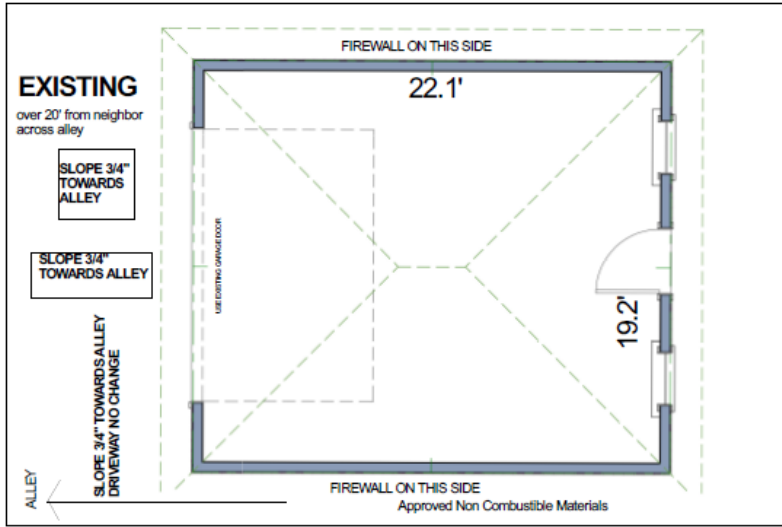
EXISTING GARAGE (Photo Supplied by Owner)



SITE PLAN

EXISTING	PROPOSAL In Turquoise color
<p>07' NO. 21002278 OLD REPUBLIC TITLE ADDRESS: 505 COLUMBIA STREET HOUSTON, TEXAS 77007 BORROWER: EXISTING GARAGE</p> <p>LOT 3, BLOCK 1 COLUMBIA STREET ADDITION A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 501076 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS</p>  	<p>07' NO. 21002278 OLD REPUBLIC TITLE ADDRESS: 505 COLUMBIA STREET HOUSTON, TEXAS 77007 BORROWER:</p> <p>LOT 3, BLOCK 1 COLUMBIA STREET ADDITION A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 501076 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS</p>  
<p>I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE PROPERTY THAT THE SURVEY AND MAKE OF THE SURVEY THAT THE SURVEY PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE SAME AS THE PROPERTY DESCRIBED IN THE ORIGINAL INSTRUMENT EXCEPT AS SHOWN HEREIN. THIS SURVEY IS CONDUCTED FOR THE PURPOSE OF THE SURVEY AND THE INSTRUMENT IS THE SAME AS THE INSTRUMENT DESCRIBED IN THE ORIGINAL INSTRUMENT MADE IN PREPARATION OF THIS SURVEY.</p> <p>ALBERT E. WELLS PROFESSIONAL LAND SURVEYOR JOB NO. 2023-0287 MONTH OF 2023 RECEIVED: MARCH 06, 2023</p>  <p>PRECISION surveyors</p> <p>ALBNEY THORPE 713-628-8220</p>	<p>I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE PROPERTY THAT THE SURVEY AND MAKE OF THE SURVEY THAT THE SURVEY PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE SAME AS THE PROPERTY DESCRIBED IN THE ORIGINAL INSTRUMENT EXCEPT AS SHOWN HEREIN. THIS SURVEY IS CONDUCTED FOR THE PURPOSE OF THE SURVEY AND THE INSTRUMENT IS THE SAME AS THE INSTRUMENT DESCRIBED IN THE ORIGINAL INSTRUMENT MADE IN PREPARATION OF THIS SURVEY.</p> <p>ALBERT E. WELLS PROFESSIONAL LAND SURVEYOR JOB NO. 2023-0287 MONTH OF 2023 RECEIVED: MARCH 06, 2023</p>  <p>PRECISION surveyors</p> <p>ALBNEY THORPE 713-628-8220</p>

FIRST FLOOR PLAN



DRAFT