

CERTIFICATE OF APPROPRIATENESS

Application Date: October 17, 2022

Applicant: John Rogers, agent for, Rob Taylor, owner

Property: 319 E 18th Street, Lots 12A & 13A, Block 106, Houston Heights Neighborhood Subdivision. The property is a vacant lot situated on a 5,500 square foot (50' x 110') corner lot.

Significance: This property is a vacant located in the Houston Heights East Historic District. At creation of historic district, there was a non-contributing structure constructed circa 1960. Demolished October 2021.

Proposal: New Construction – Single Family Residential

- Construct a two-story single family residential totaling 2,504 sq. ft.
 - First-floor 1,691 sq. ft.
 - Second-floor 813 sq. ft.
- Max ridge height at 29' 9-1/4"
- Standing seam metal roof with a 10:12 pitch
- Mix of horizontal smooth, cementitious siding and vertical board-n-batten
- Fixed and casement aluminum windows, with 1-over-1, inset and recessed windows
- Slab foundation height of 2' with vents to appear as pier-and-beam
- A screened in breezeway connecting garage to single-family residential

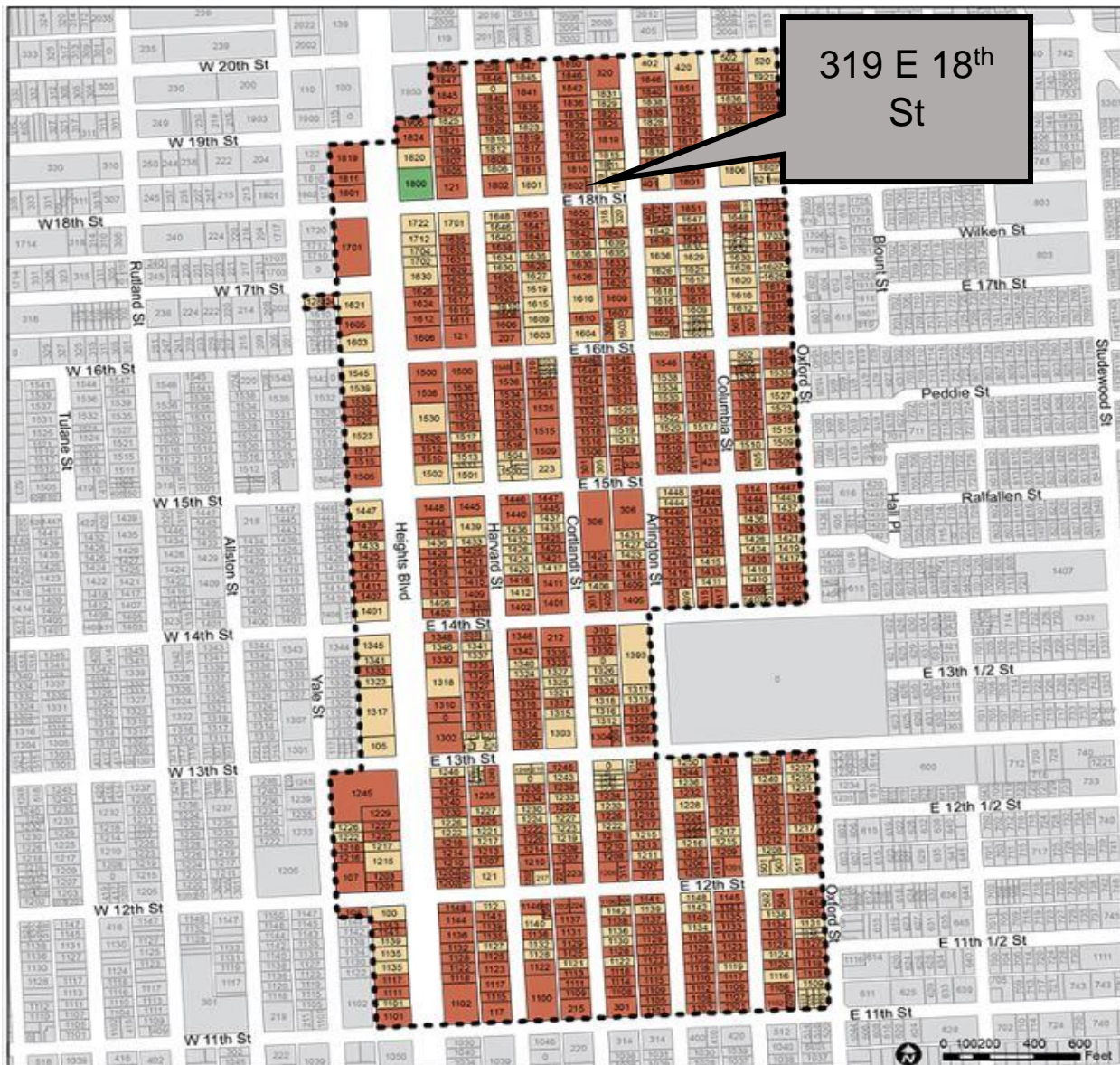
Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

District Map






Houston Heights East Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

Current Photo – May 2022



DRAFT

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: 5,500

Max. Allowed: 2,310

Proposed Lot Coverage: 1,691

Remaining Amount: 619

 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: 5,500

Max. FAR Allowed: 2,530

Proposed FAR: 2,504

Remaining Amount: 26

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

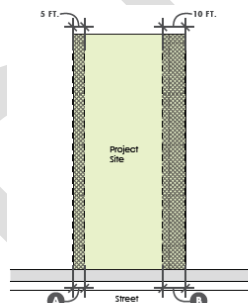
Side Wall Length: 40' 0"

Inset Length: 13' 6"

Inset on East side: 7'

Inset on West 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
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

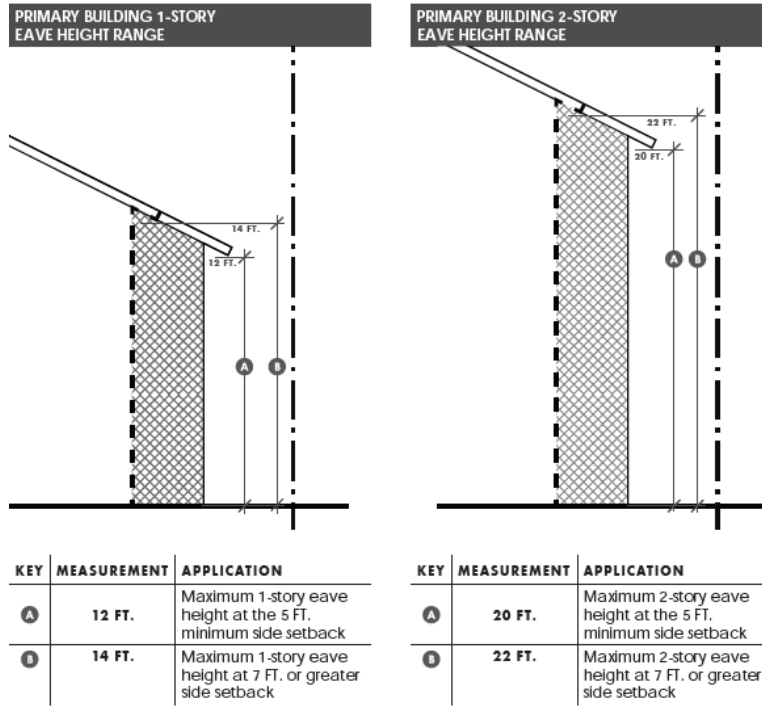
Proposed side setback (East): 6' 0"

Proposed side setback (West): 9' 0"

Cumulative side setback: 15' 0"



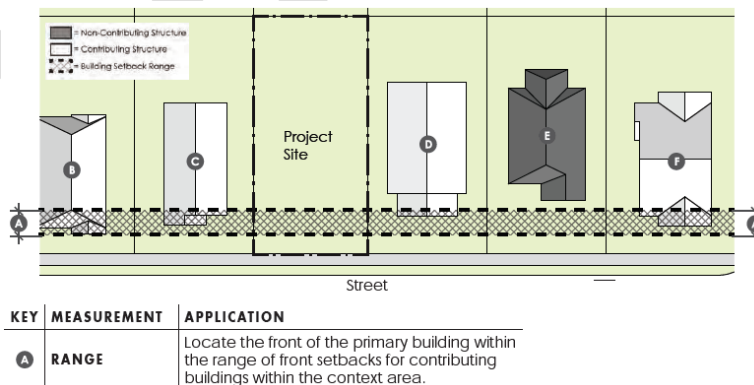
Eave Height (Addition and New Construction)



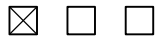
Proposed eave height: 20' 9"



Front Setbacks (New Construction) The setback is the distance from the property line to the front wall, porch, or exterior feature.



Proposed front setback: 17'



Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building for lots < /= 50 ft wide
35 FT.	Maximum width of 2-story building for lots < /= 50 ft wide
50 FT.	Maximum width of building for lots > 50 ft wide

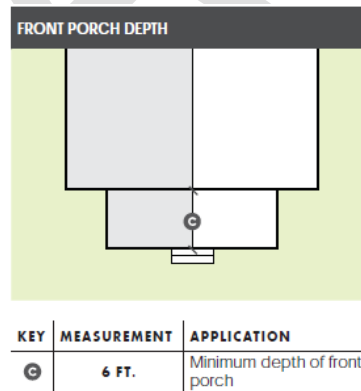
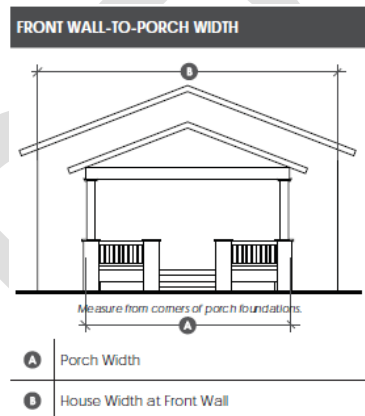
Proposed front wall width: 35' (Max. width of 2-story building for lots less than or equal to 50' wide is 35' wide.



Front Porch Width and Depth (Addition and New Construction)

The width of a porch is measured between the corners of the porch foundation at the front of the porch.

A front porch must be at least 6' deep.



KEY	MEASUREMENT	APPLICATION
A	50%	Minimum percentage of front wall width that is covered by porch

Proposed front porch width: 15' 6"

Proposed front porch depth: 7'

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 10' 8"

Building Wall (Plate) Height (Addition and New Construction)

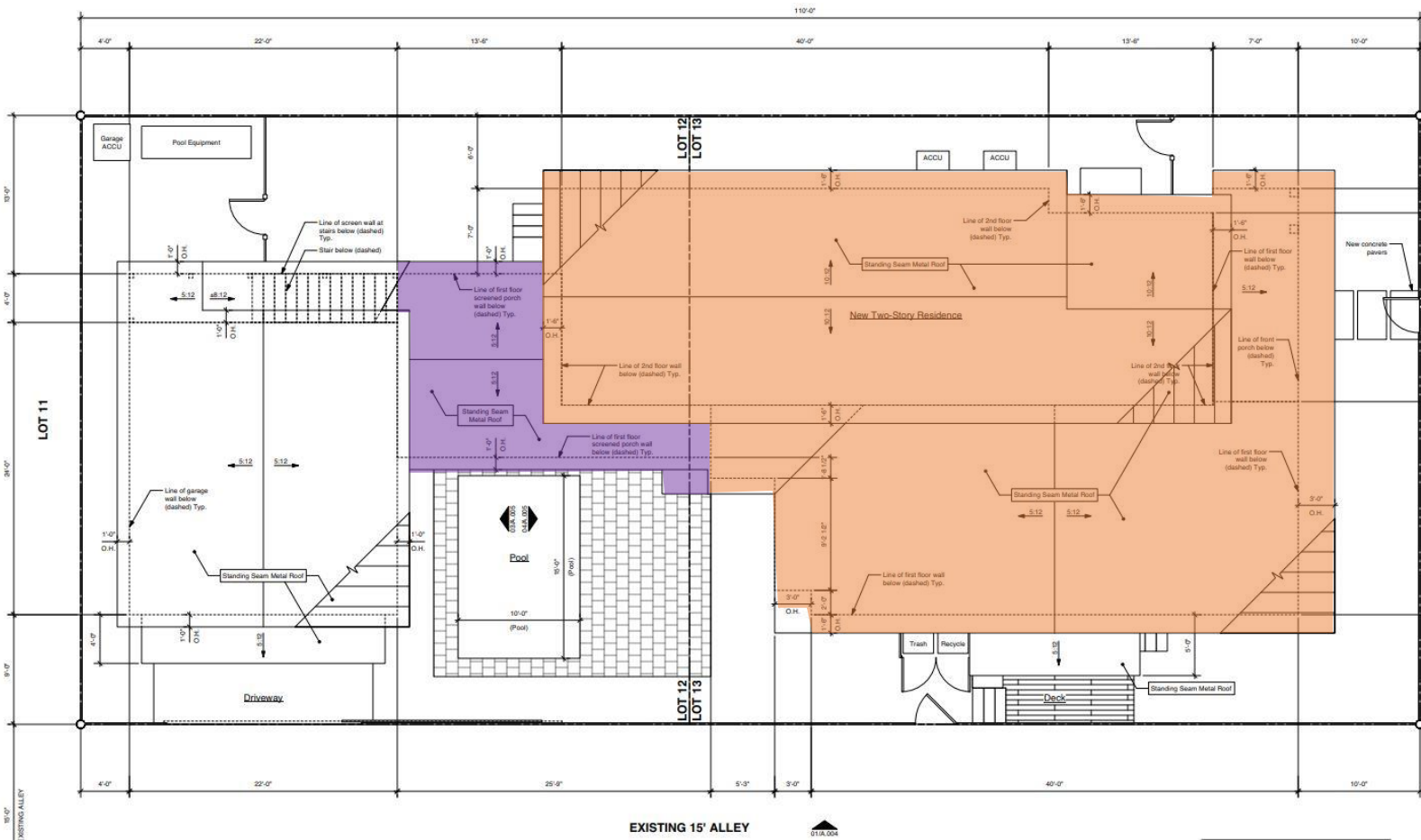
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2'

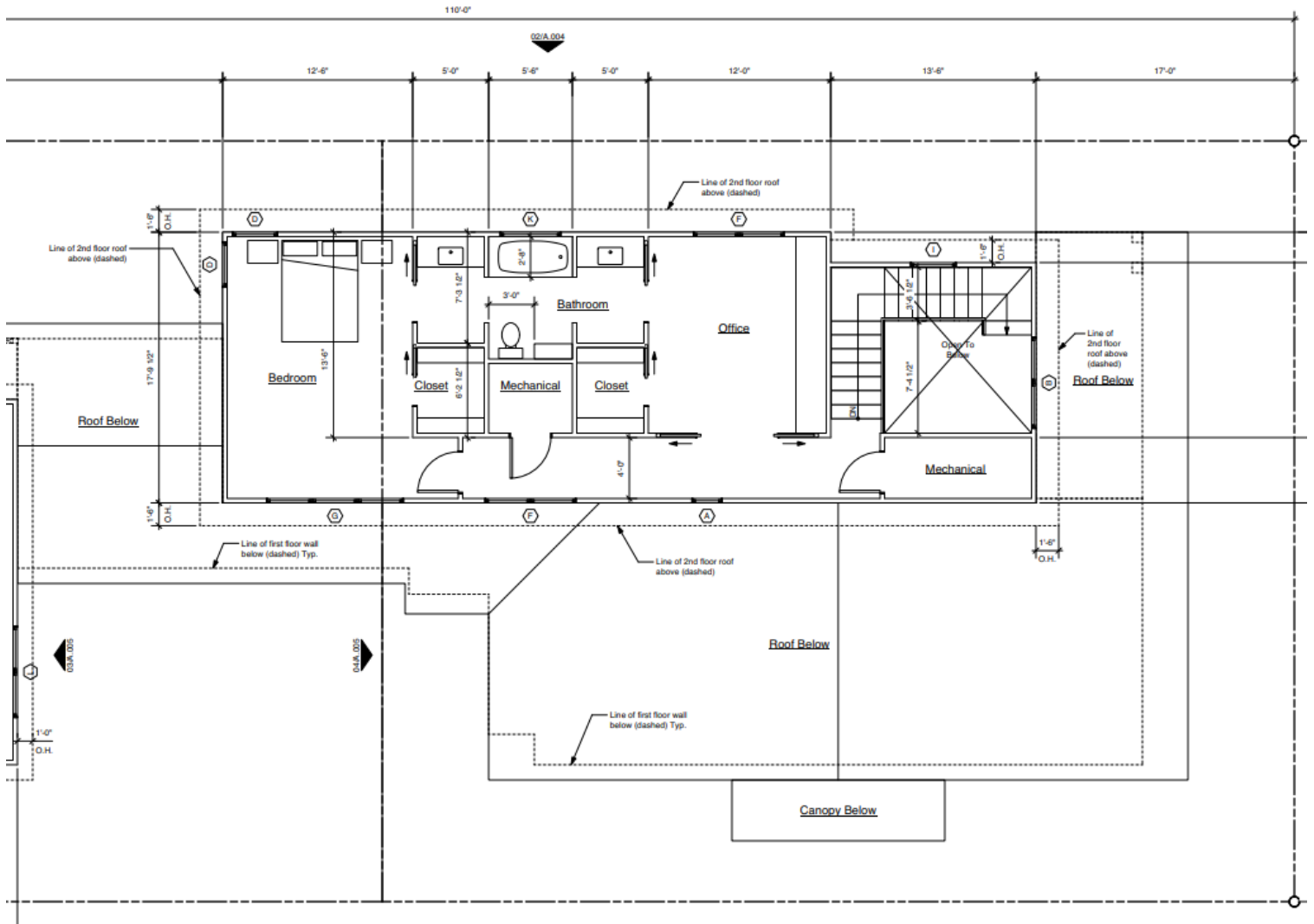
Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

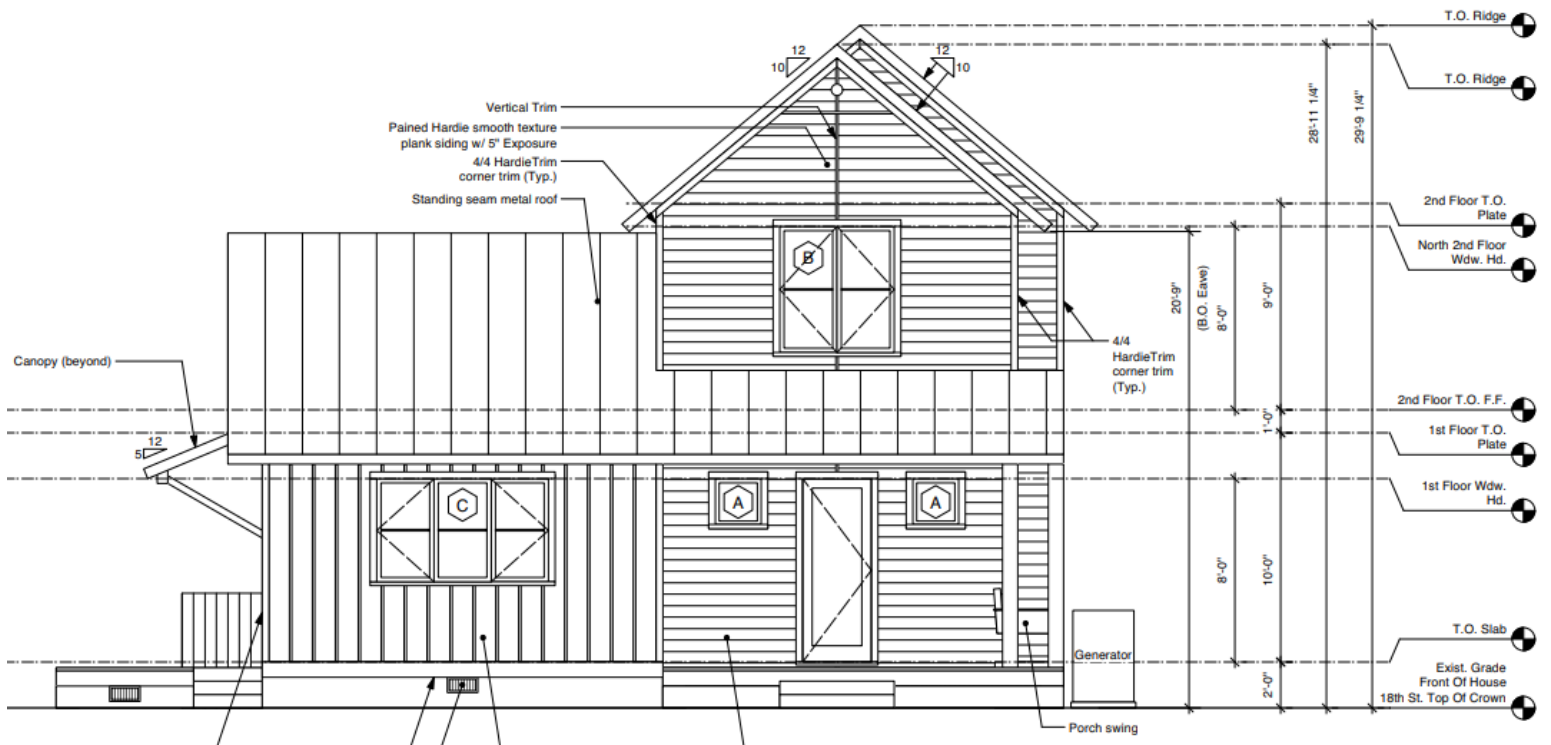
Proposed Site Plan



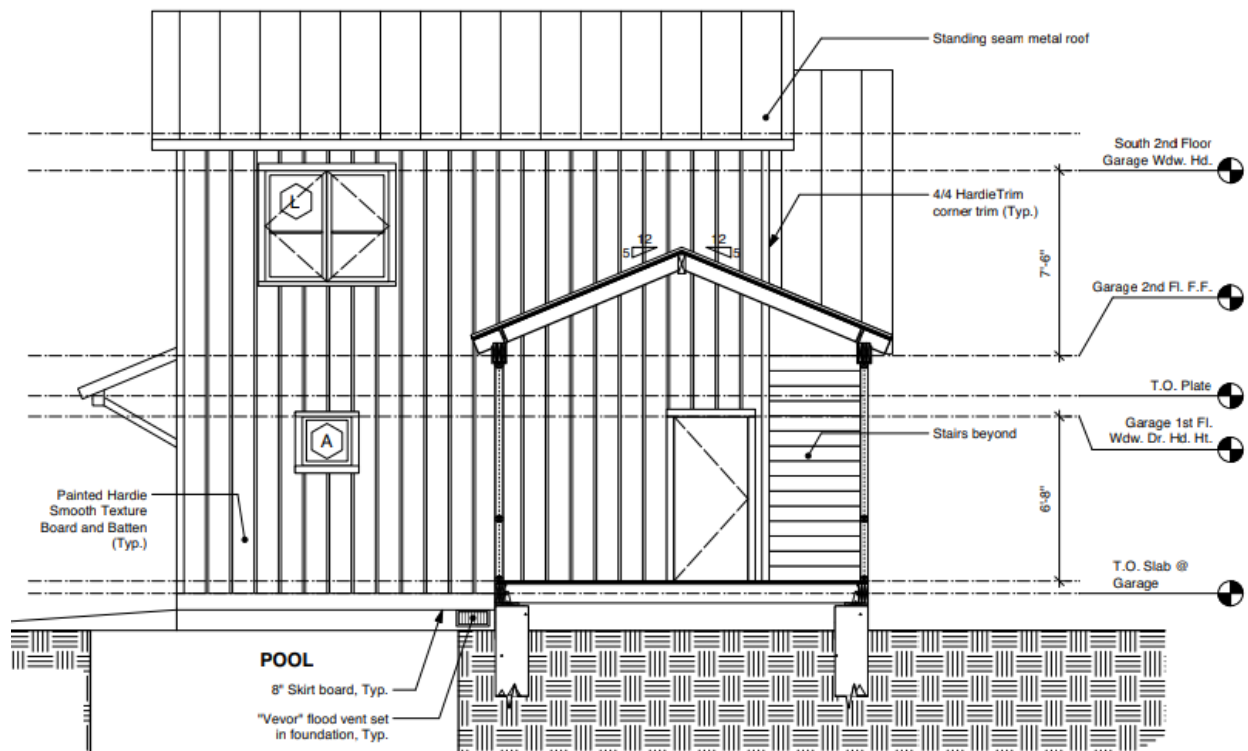
Proposed Second Floor Plan



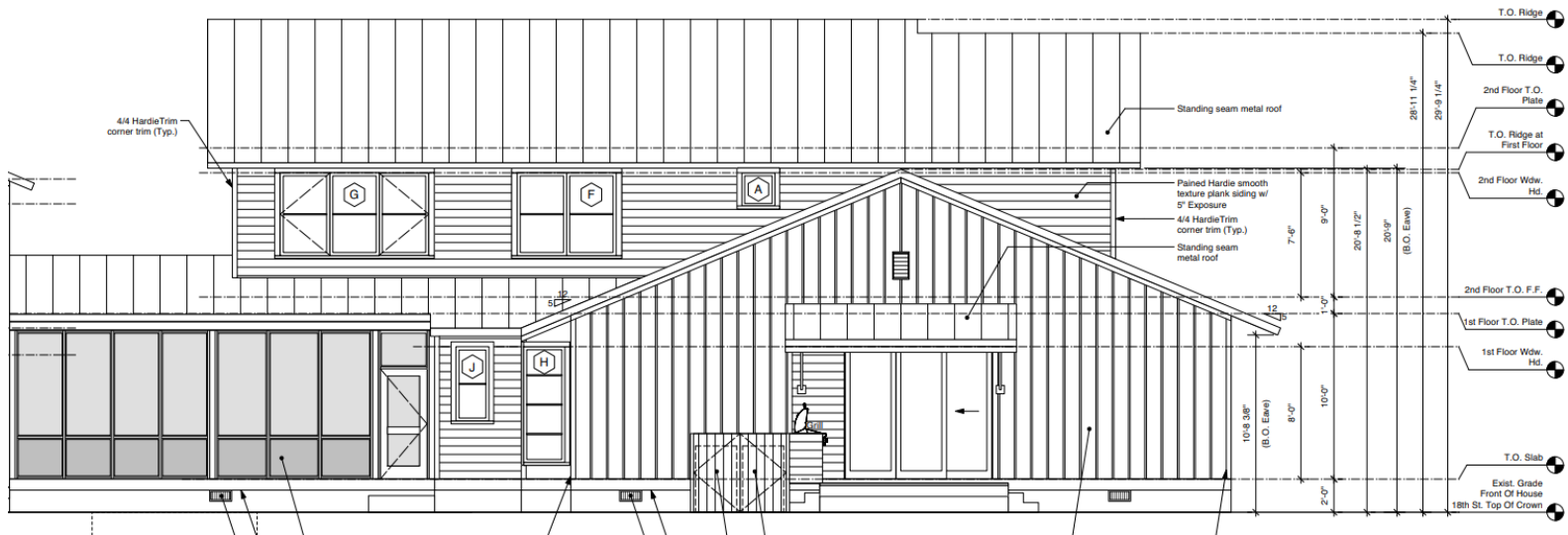
Proposed Front (South) Elevation



Proposed Rear (North) Elevation



Proposed Left (West) Elevation



Proposed Right (East) Elevation

