#### **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 – Garage & Garage Apartment

- Garage 528 sq. ft.
- Gar. Apt 528 sq. ft.
- Max ridge height at 25' 1"
- Standing seam metal roof with a 5:12 pitch
- Vertical board-n-batten, smooth, cementitious siding
- Fixed and casement aluminum windows, with 1-over-1, inset and recessed windows
- Slab foundation height of 1' 6"
- A screened in breezeway connecting garage to single-family residential
- Alley access to a 15' with a 9' setback

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

319 E 18th St Houston Heights East

#### **APPROVAL CRITERIA**

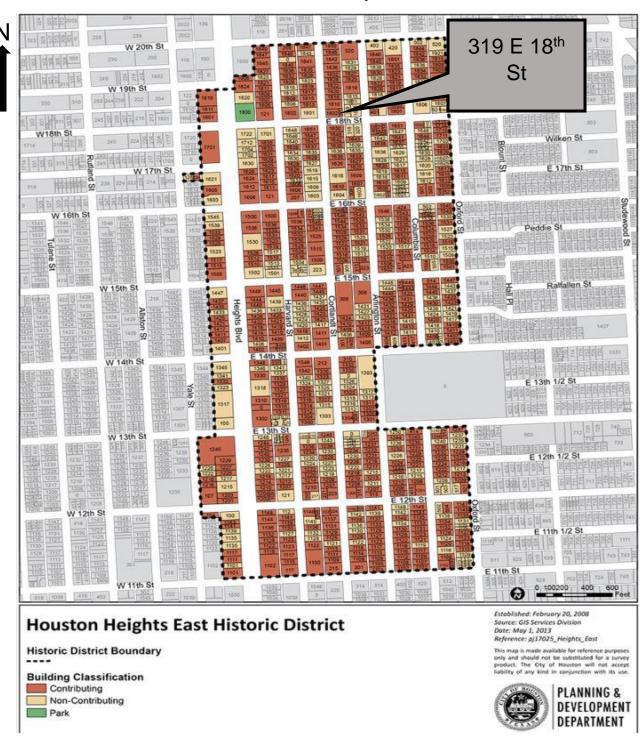
### NEW CONSTRUCTION IN A HISTORIC DISTRICT

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:

3	ט	NA		5 - Satisfies D - does not satisfy NA - not applicable
			(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;
$\boxtimes$			(2)	The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
			(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 othe 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;
			(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 lo 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
$\boxtimes$				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

HPO File No. 2022\_0256

### **District Map**



November 17, 2022 HPO File No. 2022\_0256 319 E 18th St Houston Heights East

# Current Photo - May 2022



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ITEM A9 319 E 18th St **Houston Heights East** 

#### HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
$\boxtimes$			Maximum Lot	Coverage (Addition an	d 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:** 

Maximum Floor Area Ratio (Addition and I	d New Construction)
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LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
<b>***</b>	.40

Existing Lot Size: 5,500

Max. FAR Allowed: 2,530

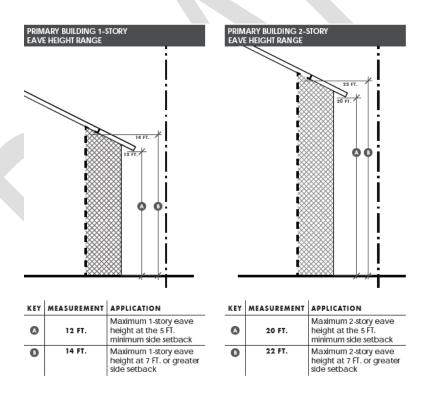
Proposed FAR: 2,504

Remaining Amount:

## Side Setbacks (Addition and New Construction)

5 FT. 10 FT.	KEY	MEASUREMENT	APPLICATION
	۵	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
Brokert		5 FT.	Minimum distance between the side wall and the property line
Project Site	8	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
Street	Θ	10 FT.	Minimum cumulative side setback for a one-story house
Note: This diagram shows just one example of a side setback configuration.		15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (East): 13' 0"
Proposed side setback (West): 9' 0"
Cumulative side setback: 22' 0"



Proposed eave height: 19' 5-3/8""

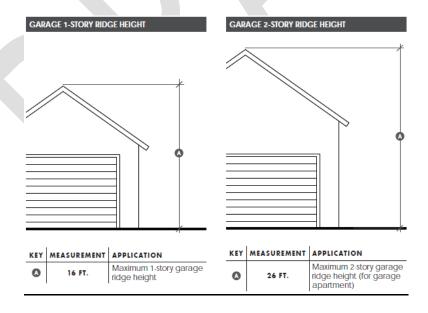
$\boxtimes$		Building Wall (Plate) Height (Addition and New Construction)
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MEASUREMENT	APPLICATION	
36 IN.	Maximum finished floor height (as measured at the front of the structure)	
10 FT.	Maximum first floor plate height	
9 FT.	Maximum second floor plate height	

Proposed finished floor: 1' 6"

Proposed first floor plate height: 8'

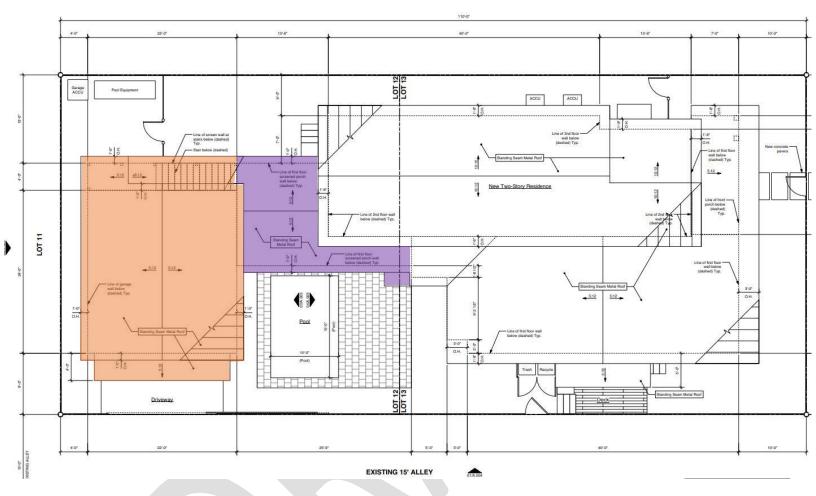
Proposed second floor plate height: 9'



Proposed ridge height: 25' 1"

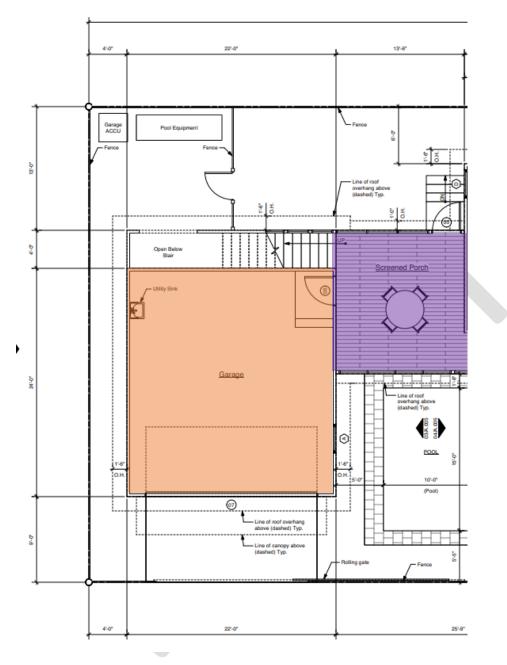
319 E 18th St Houston Heights East

# **Proposed Site Plan**

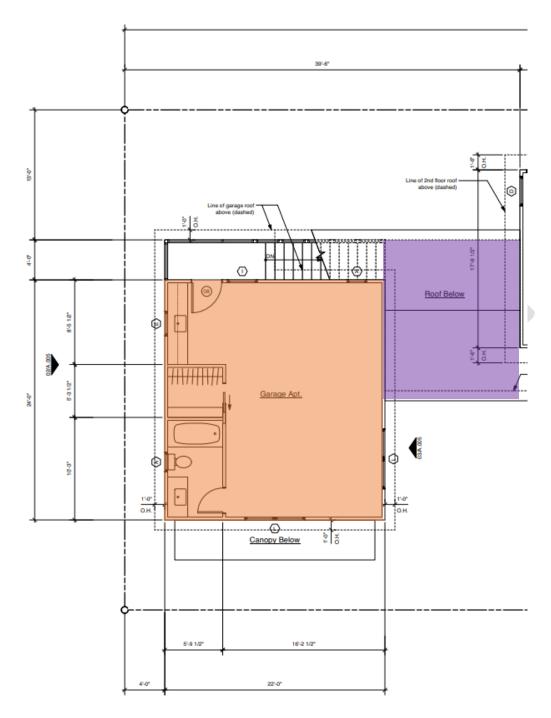


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# **Proposed Garage First Floor Plan**

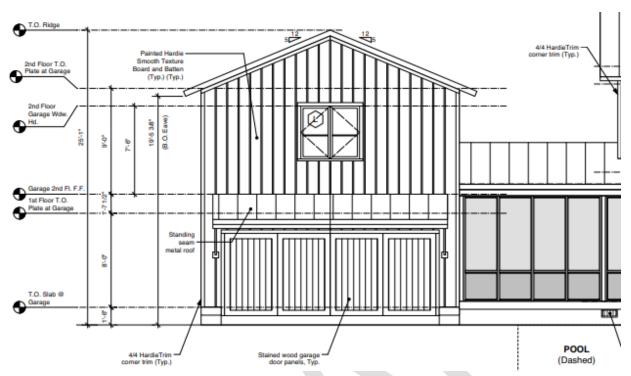


# **Proposed Garage Apt Second Floor Plan**



319 E 18th St Houston Heights East

### **Proposed Front (West) Elevation**



### **Proposed Rear (East) Elevation**

