CERTIFICATE OF APPROPRIATENESS

Application Date: June 7, 2022

Applicant: Carrie Carreno, agent for, Joseph E. Rothbauer, owner.

- Property: 309 E 16th Street, Tracts 12 & 13, Block 115, Houston Heights Neighborhood Subdivision. The property includes a historic 1,062 square foot, one-story wood frame single-family residence situated on a 4,620 square foot (42' x 110') interior lot.
- Significance: Contributing Bungalow Craftsman style residence, constructed circa 1920, located in the Houston Heights East Historic District.

Proposal: Alteration: Addition

- 2-story rear addition totaling 1,150 sq ft
- Raise existing historic structure from 18" to 3'
- Remove non-historic siding to reveal historic lap siding underneath
- Replace windows with 1-over-1, single-hung, Jeld-Wen wood windows
- Replace non-historic front door with an appropriate Craftsman door
- Composition shingles with a roof pitch of 7:12
- Smooth, cementitious siding
- Information Subject to Change Before Final Report

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

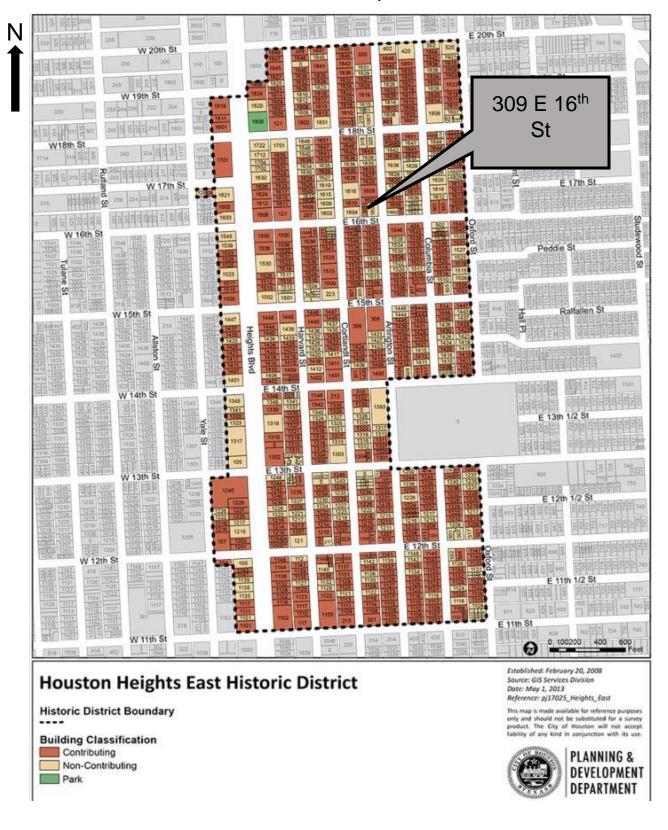
APPROVAL CRITERIA

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
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;
\boxtimes			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
\square			(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;
\square			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
\boxtimes			(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;
\boxtimes			(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;
\boxtimes			(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
\boxtimes				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

District Map

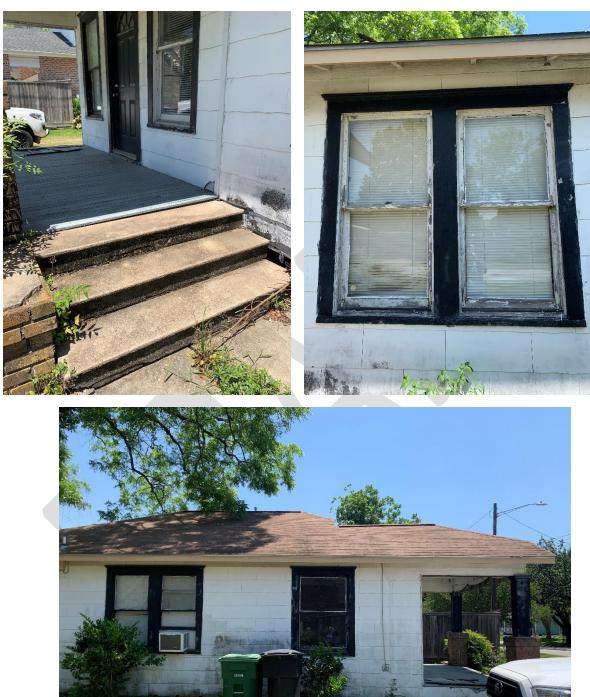


Inventory Photo

















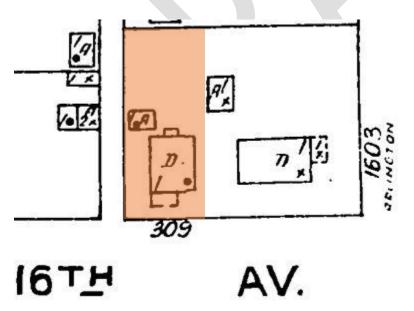


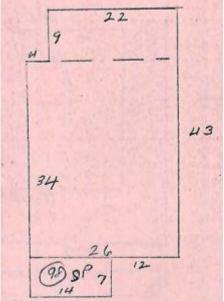


Sanborn



BLA - Oct. 26, 1967





HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA S - satisfies D - does not satisfy NA - not applic
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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: 4,620 Max. Allowed: 2,033 Proposed Lot Coverage: 1,589 Remaining Amount: 444

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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: 4,620

Max. FAR Allowed: 2,218

Proposed FAR: 2,212

Remaining Amount: 6

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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: 33' 9" (West) and 42' 10-1/2" (East)

Inset Length: 37' 7-1/2" (West) and 28' 6" (East)

Inset on West side: 3' 6"

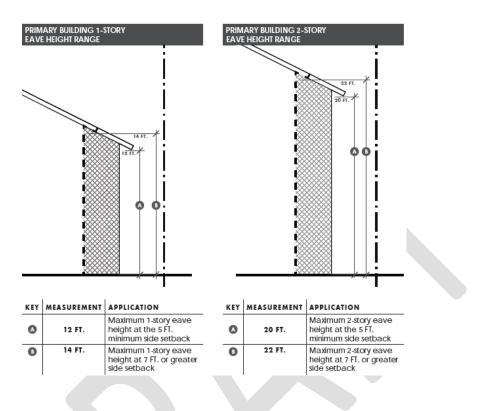
Inset on East side: 3' 6"

Side Setbacks (Addition and New Construction)

5 FT. +++++++++++++++++++++++++++++++++++	KEY	MEASUREMENT	APPLICATION
	•	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
Project		5 FT.	Minimum distance between the side wall and the property line
Site	0	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
A THE Street	6 0	10 FT.	Minimum cumulative side setback for a one-story house
Note: This diagram show one example of a side s configuration.		15 FT.	Minimum cumulative side setback for a two-story house

<u>Proposed East side setback (1):</u> 5' 11" <u>Proposed West side setback (2):</u> 17' 7" <u>Cumulative side setback:</u> 23' 6"

Eave Height (Addition and New Construction)



Proposed eave height: 19' 6-7/8" at minimum 5' side setback

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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: 21' 4-1/8"

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Porch Eave Height (Addition and New Construction)

MEASUREMENT APPLICATION

9-11 FT.	Minimum and maximum
Y -11 FL	1-story porch eave height.

Proposed porch eave height: 10' 1-5/8"

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

MEASUREMENT APPLICATION Maximum finished floor 36 IN. height (as measured at

36 IN.	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: 3'

Proposed first floor plate height: 10'

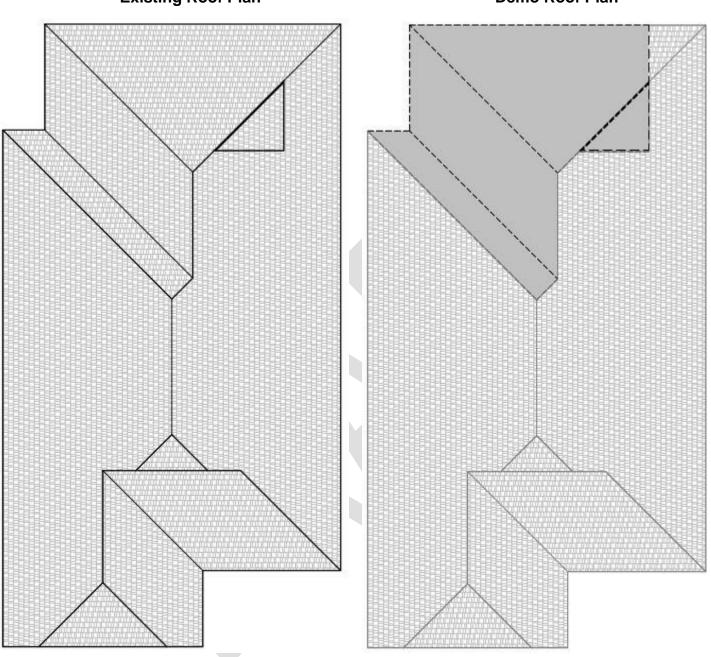
Proposed second floor plate height: 9

The following measurable standards are not applicable to this project:

- Front Setbacks
- Rear Setbacks
- Side Setbacks
- Side Wall Length and Insets
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height

Existing Site Plan 21'-41/8' 18'-6' AREA OF HOUSE ADDITION 1 12'-0" 1 1 5'-11" I 15'-6' E ADD A OF PORCH ADDR 1 à ١ ŧ 21'-0" Ì 2 Gue 20.01 ADDH CARPORT Í I I I **EXISTING 1 STORY** EXISTING 1 STORY SINGLE FAMILY 101/20 SINGLE FAMILY RESIDENCE RESIDENCE HOUSTON HOUSTON £. 121 HEIGHTS HEIGHTS 'EE THE WEST 42 FEET OF LOTS THE WEST 42 FEET 12&13 OF LOTS 12 & 13 47"-77/8" BLOCK 115 BLOCK 115 309 EAST 16TH STREET 309 EAST 16TH STREET I ï 1 12-33/8

Proposed Site Plan

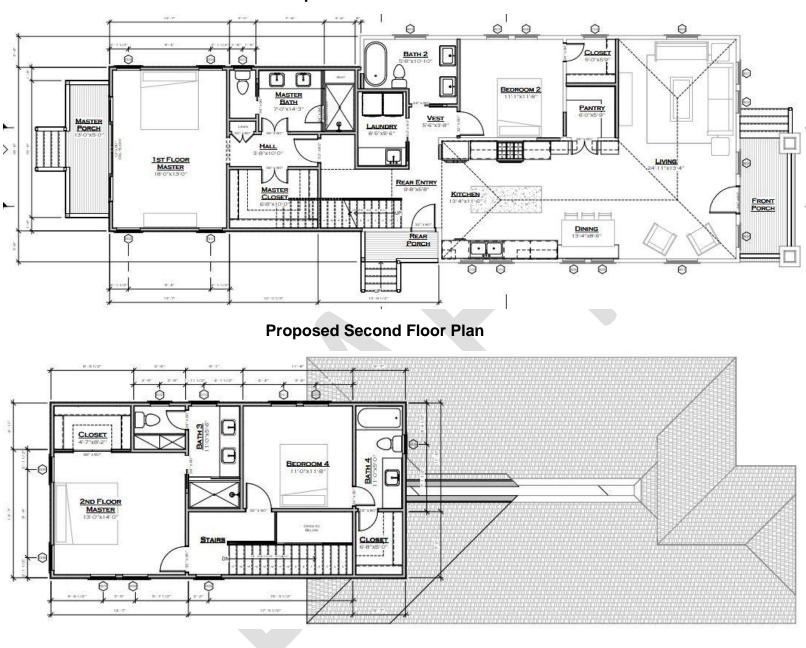


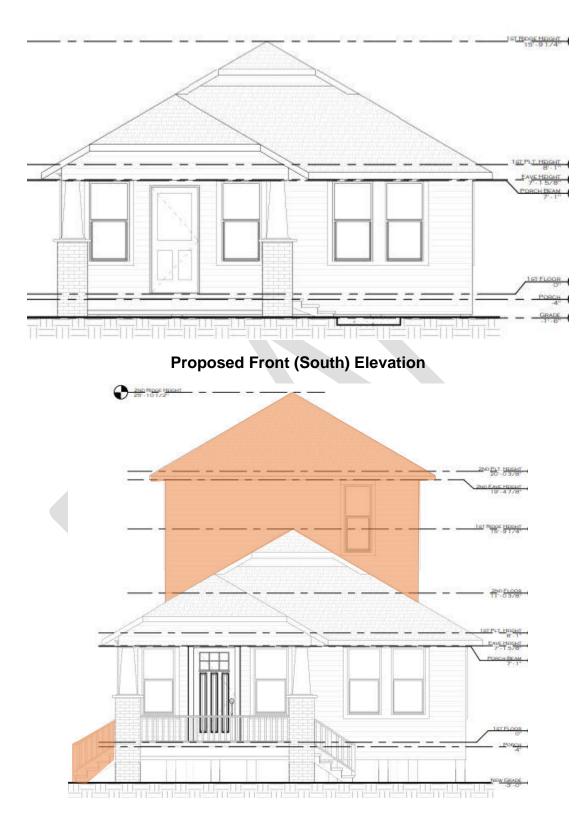
Existing Roof Plan

Demo Roof Plan

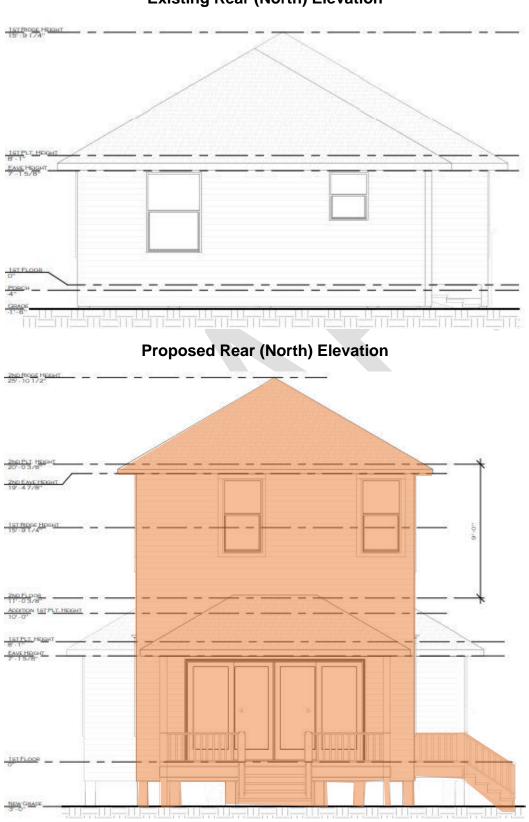


Demo Floor Plan



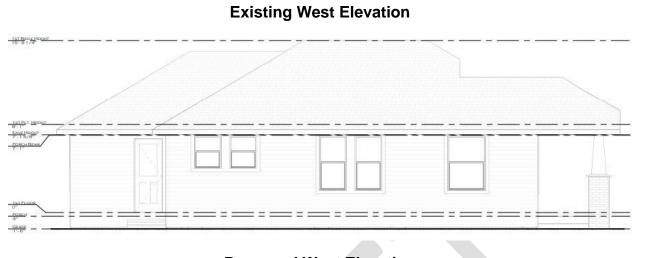


Existing Front (South) Elevation

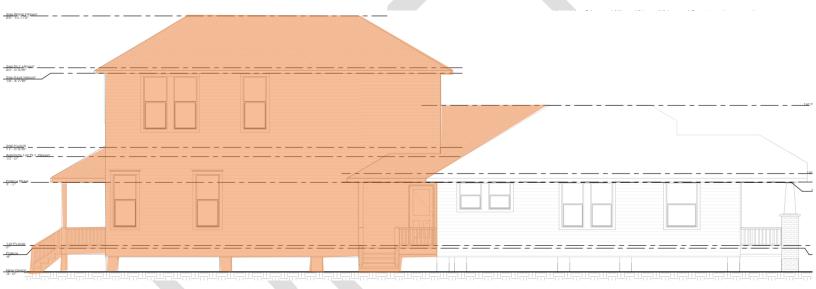














Proposed Replacement for Front Door