

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: -

District Map






309 E 16th St

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

Inventory Photo



Current Photos



Current Photos



Current Photos



Current Photos



Current Photos

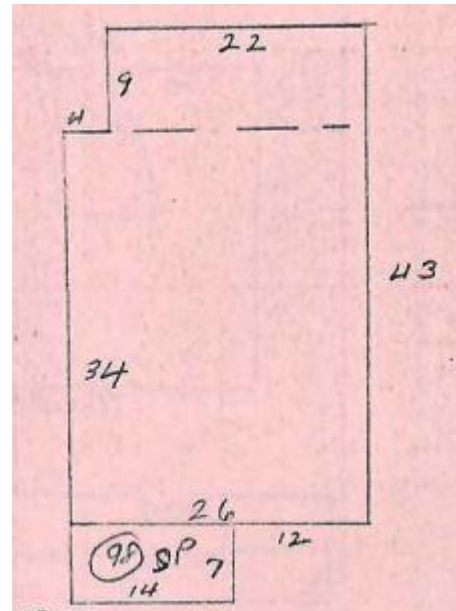
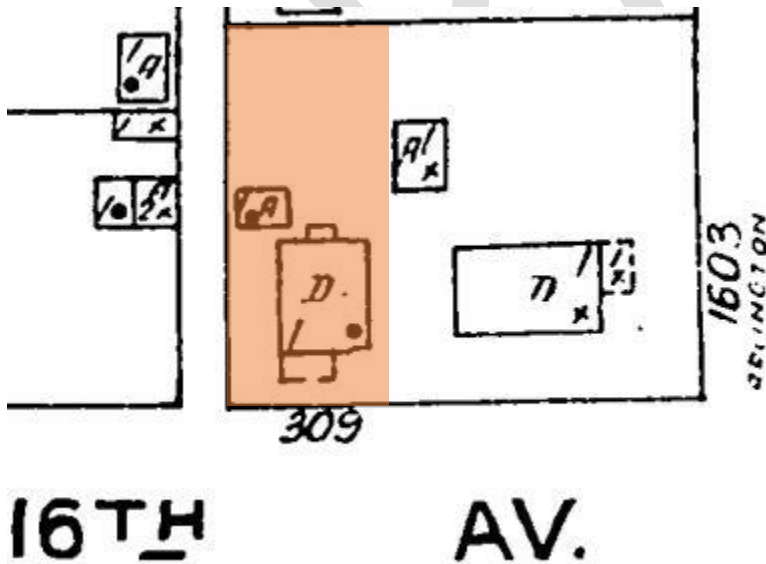


Current Photos



Sanborn

BLA – Oct. 26, 1967



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: 4,620

Max. Allowed: 2,033

Proposed Lot Coverage: 1,589

Remaining Amount: 444

 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

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

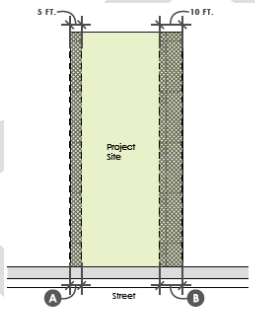
Side Wall Length: 33' 9" (West) and 42' 10-1/2" (East)

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)



Note: This diagram shows just one example of a side setback configuration.

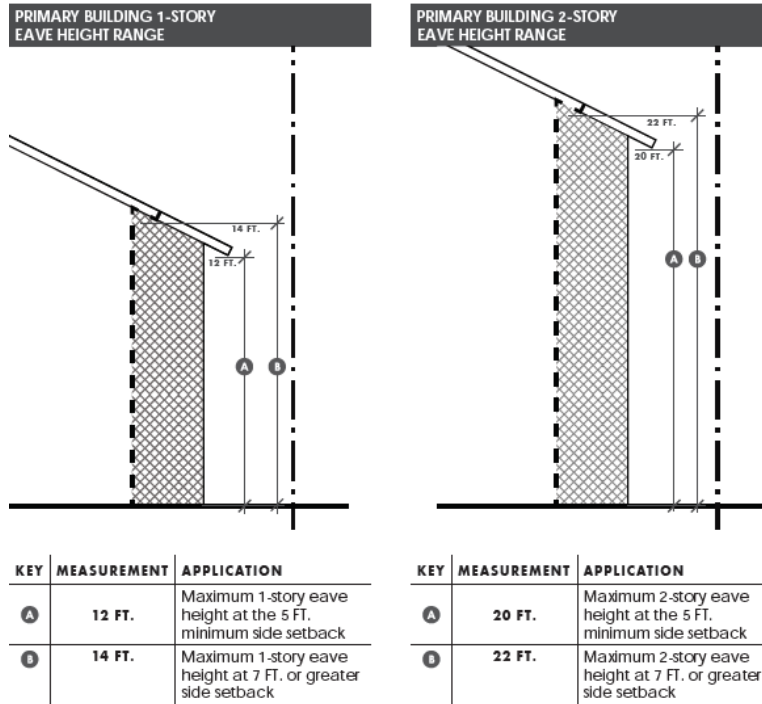
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed East side setback (1): 5' 11"

Proposed West side setback (2): 17' 7"

Cumulative side setback: 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"

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' 1-5/8"

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: 3'

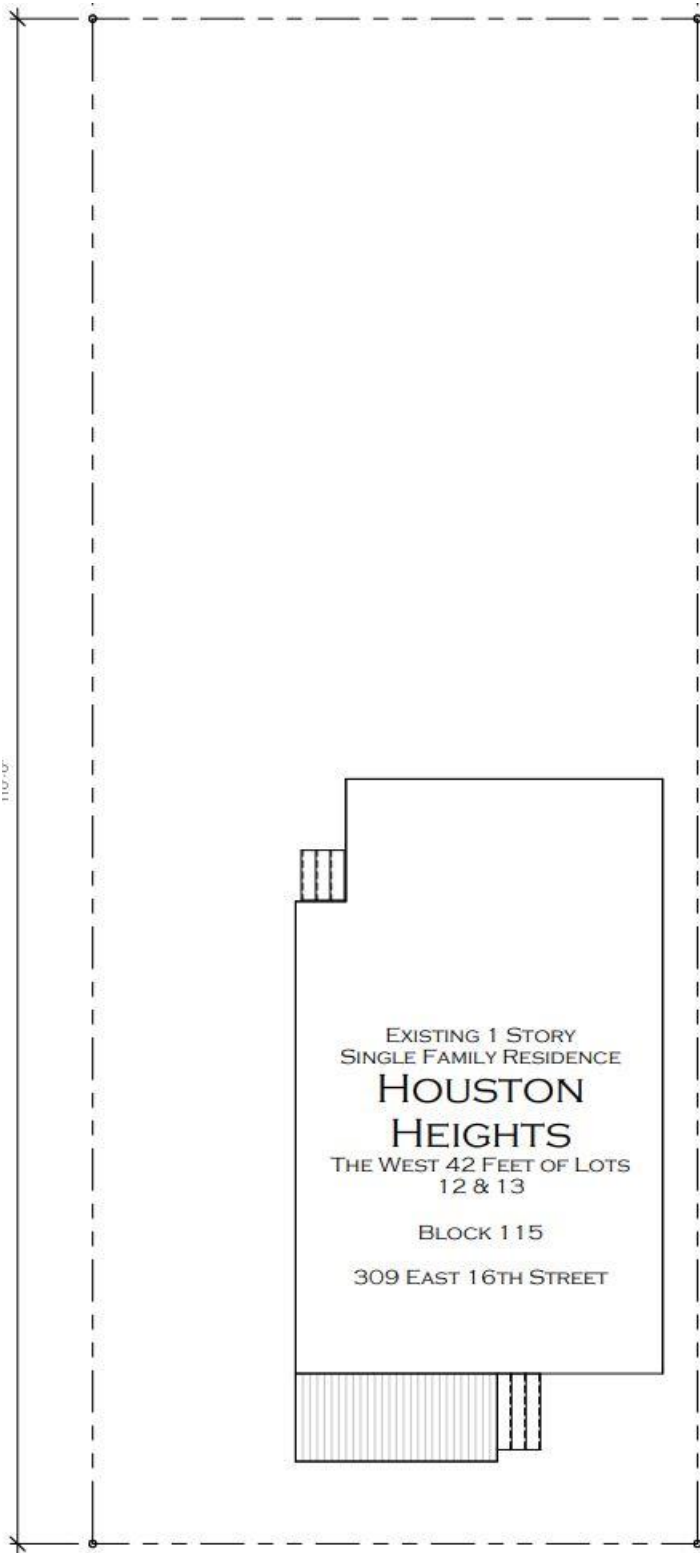
Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

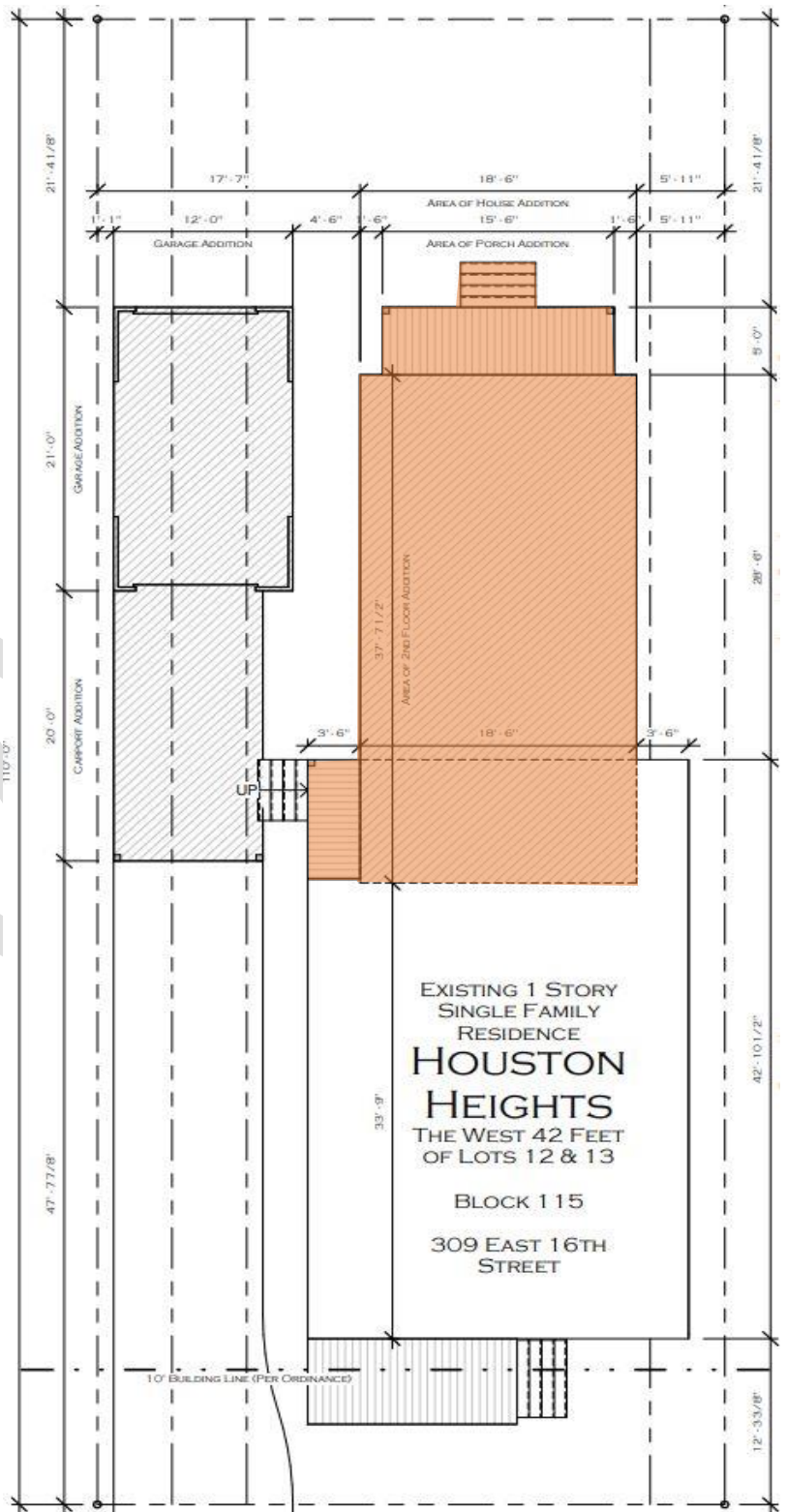
The following measurable standards are not applicable to this project:

- 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

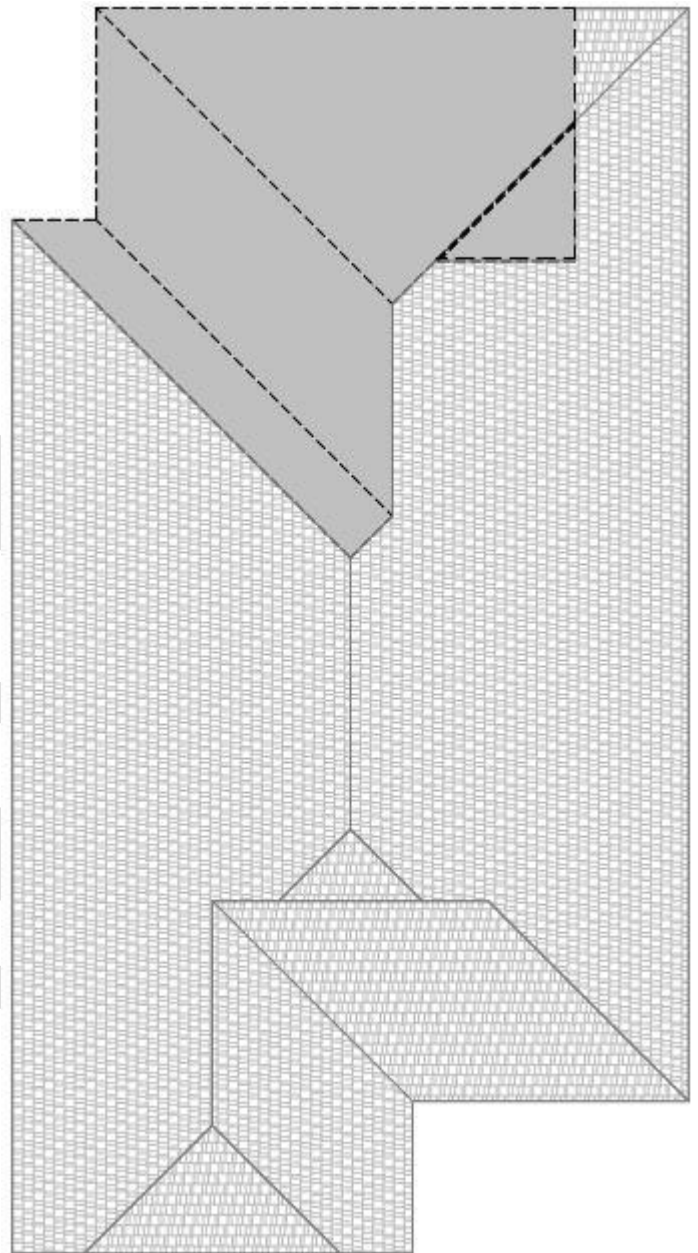
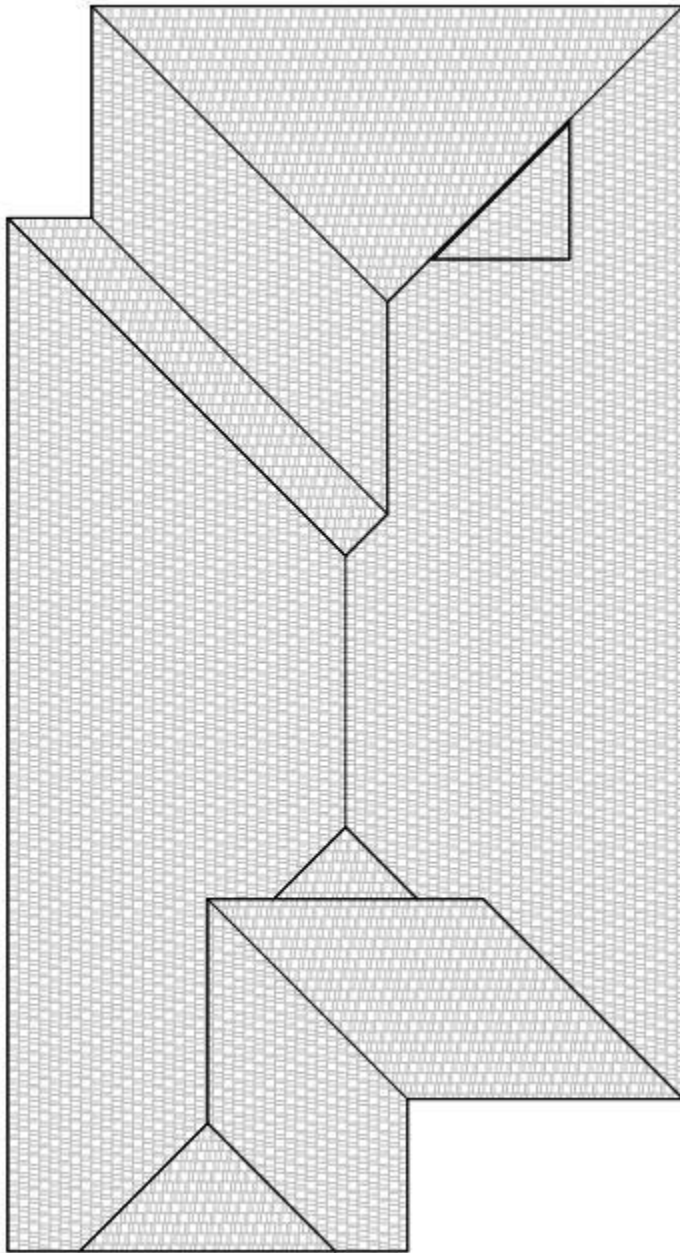


Proposed Site Plan

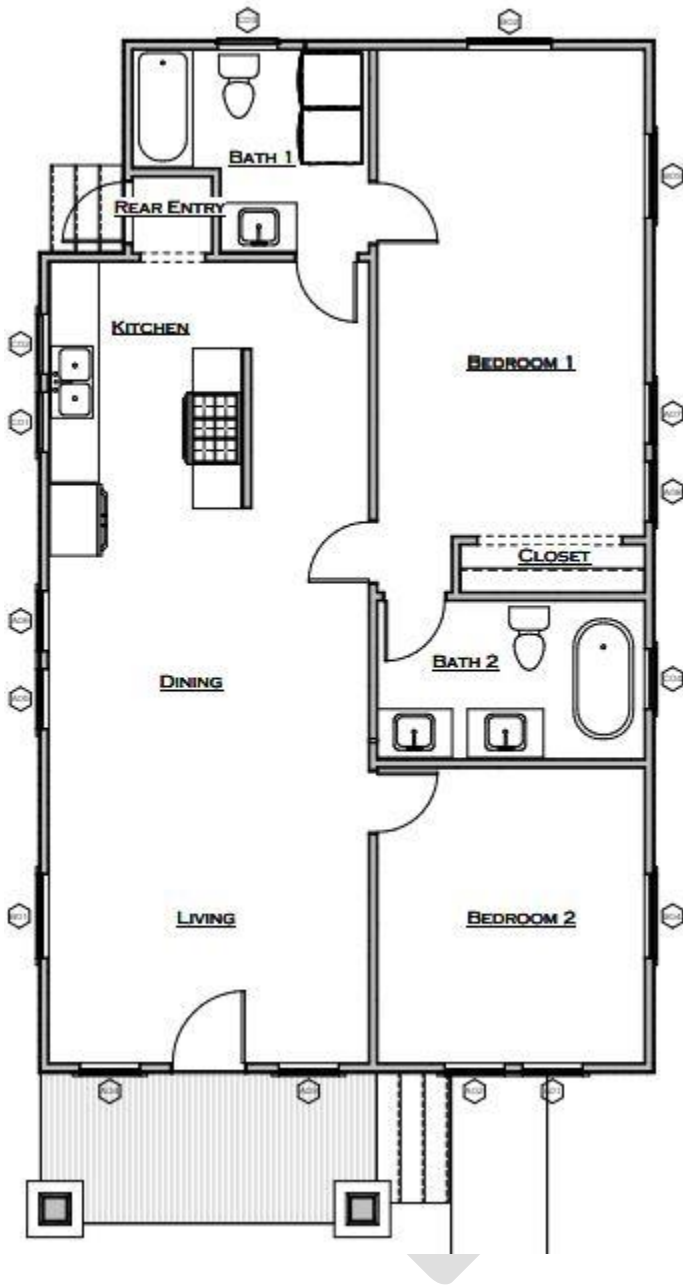


Existing Roof Plan

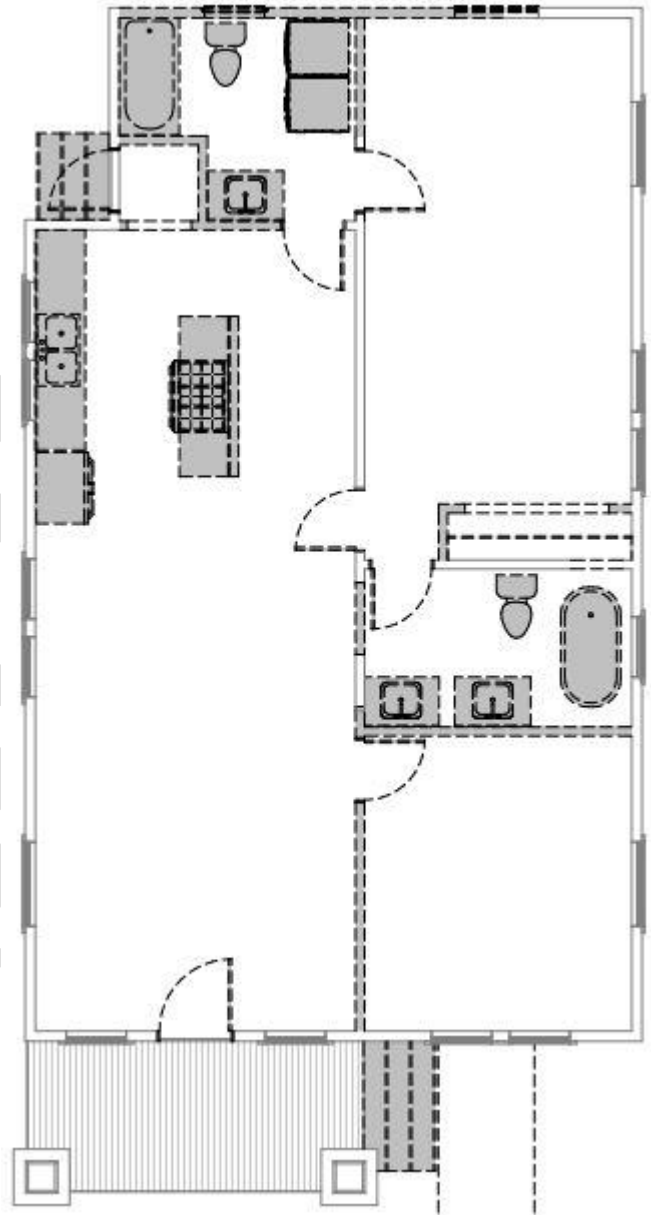
Demo Roof Plan



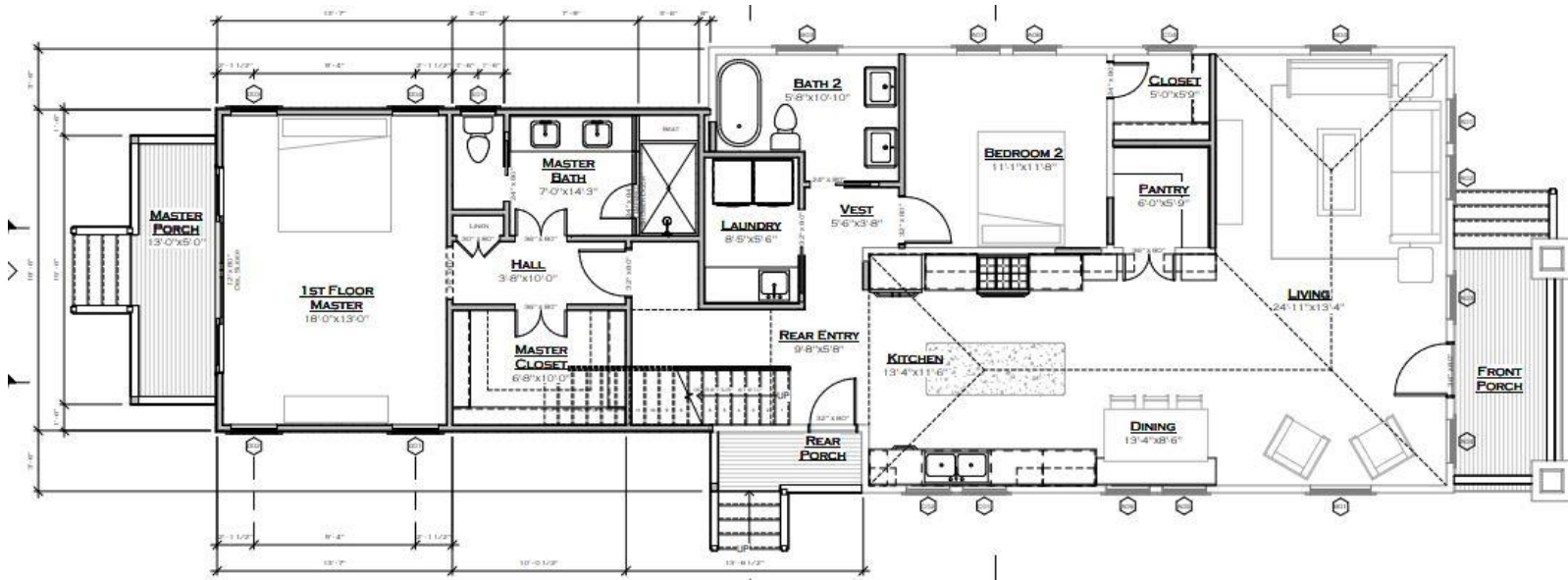
Existing Floor Plan



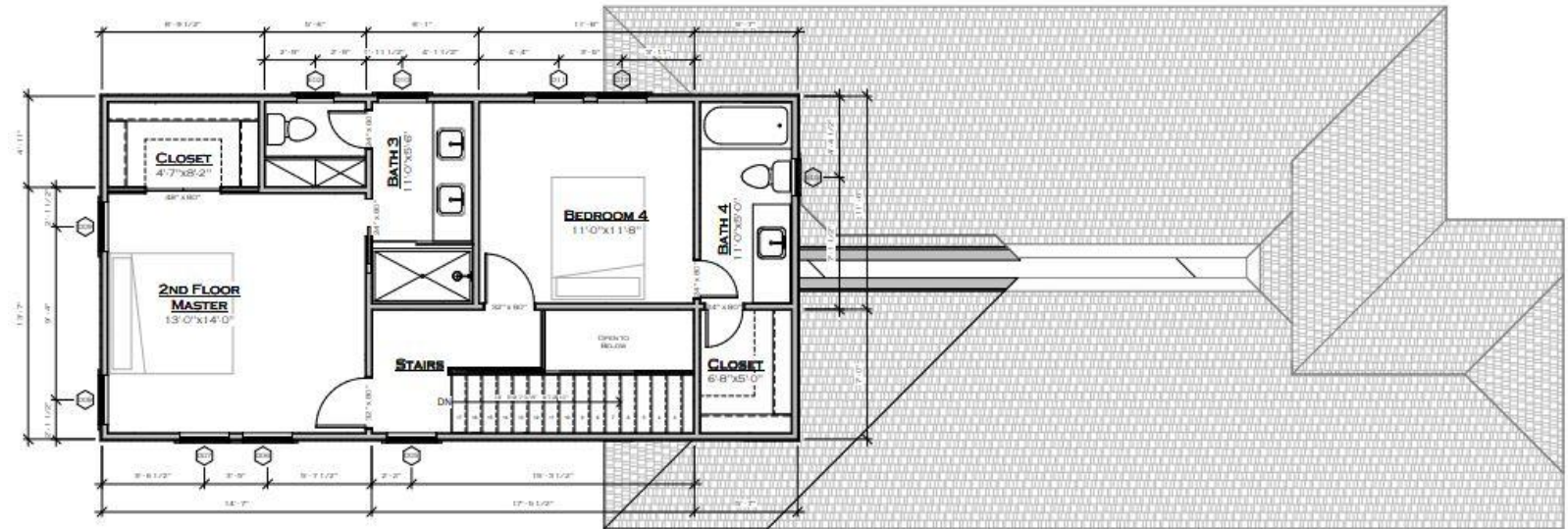
Demo Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



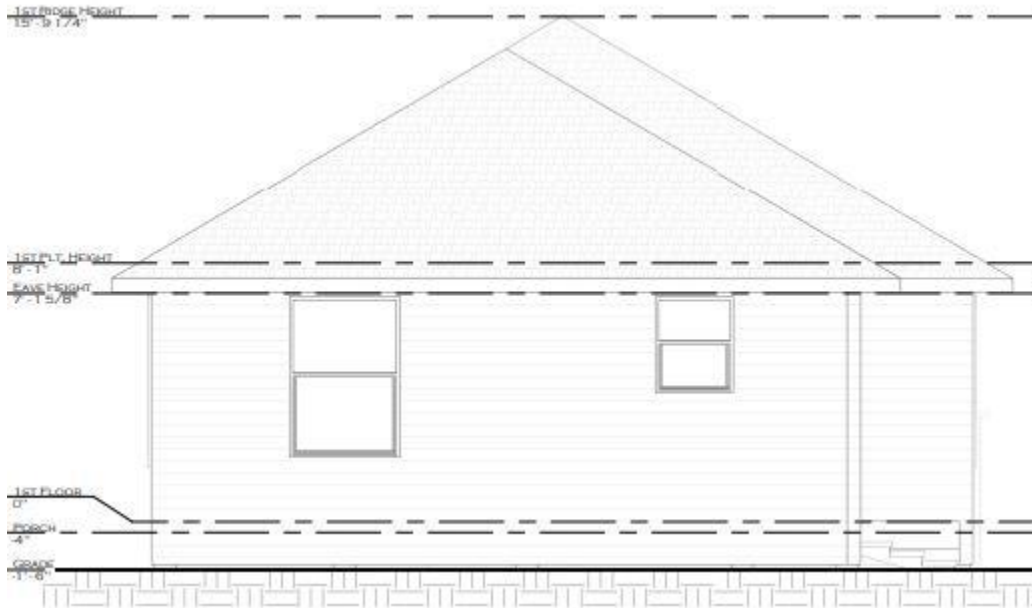
Existing Front (South) Elevation



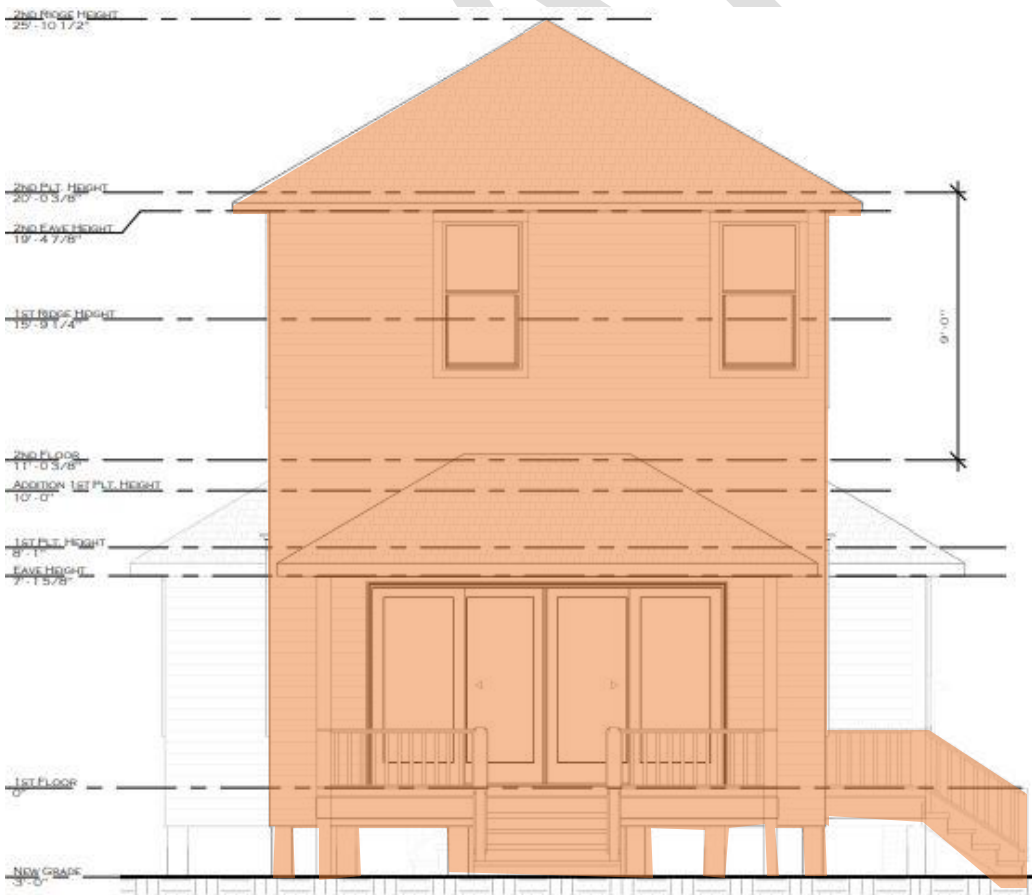
Proposed Front (South) Elevation



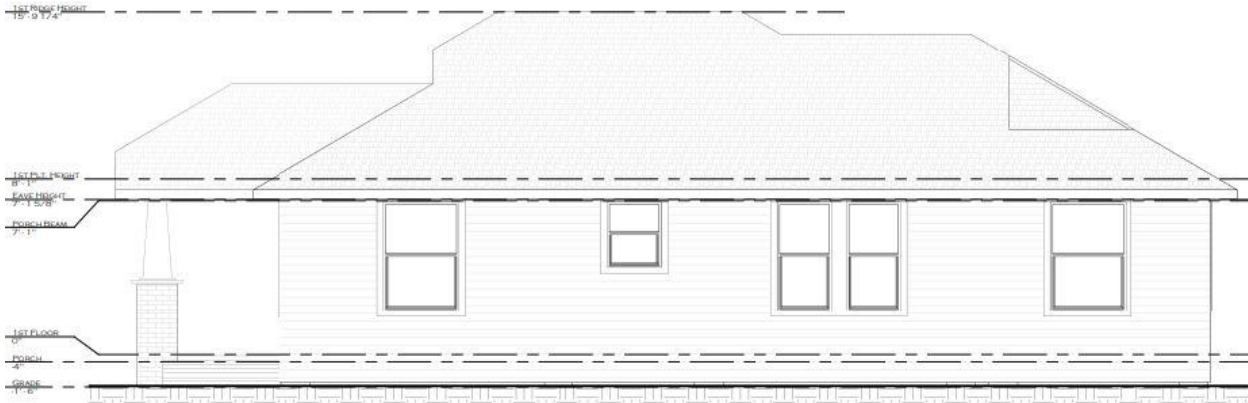
Existing Rear (North) Elevation



Proposed Rear (North) Elevation



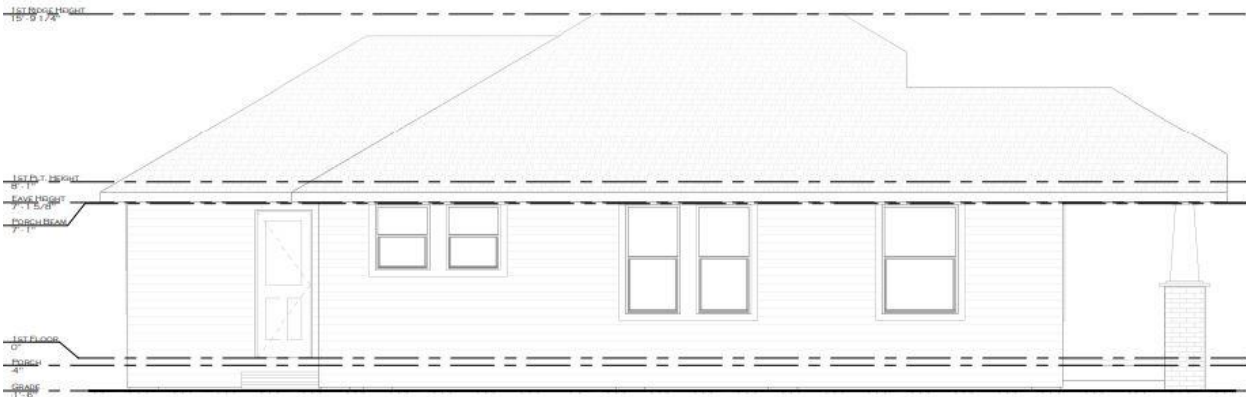
Existing East Elevation



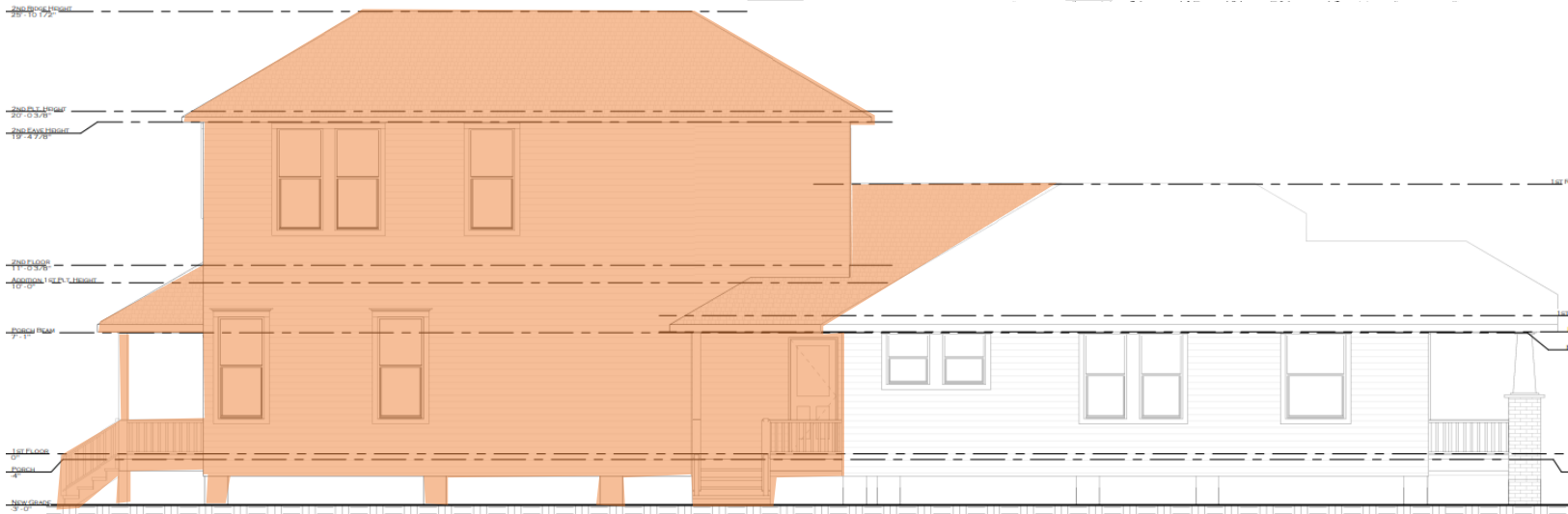
Proposed East Elevation



Existing West Elevation



Proposed West Elevation



Proposed Replacement for Front Door



Proposed Roof Plan

