

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** July 13, 2022

**Applicant:** Sam Gianukos, agent for, Dean McDaniel, owner

**Property:** 1429 Columbia Street, Tract 5A, Block 160, Houston Heights Neighborhood Subdivision. The property is a vacant lot situated on a 5,764 square foot (44' x 131') interior lot.

**Significance:** Non-contributing vacant lot, located in the Houston Heights East Historic District. Received approved COA to amend classification from contributing to non-contributing at April 21, 2022 HAHC meeting.

**Proposal:** New Construction: Single-Family Residential

- 2-story structure with 2,626 total sq. ft.
  - First floor 1,456 sq. ft.
  - Second floor 1,170 sq. ft.
- Highest ridge height at 29' 2"
- Composition shingles, 7:12 roof pitch on main portion of roof; 6:12 on rear segments
- Smooth, cementitious siding with 5.5 reveal
- Wood, inset & recessed, 1-over-1, single-hung, Jeld-Wen windows

**Public Comment:** Public Comment Received in Opposition Hereof

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**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:

**S D NA S - 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; **The setbacks move the building mass towards the center of the lot. See measurable standards setbacks below.**

(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 other 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; **The context area has six remaining one-story contributing structures. Typical eave heights are 10'-12' and a porch eave height of 9'-11'. The typical contributing structures have a width of 25'-35'. Typical front setbacks are 20'. Typical ridge height 2-story in HHE is 27'.**

(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 lot size, warrant an atypical height, except that;

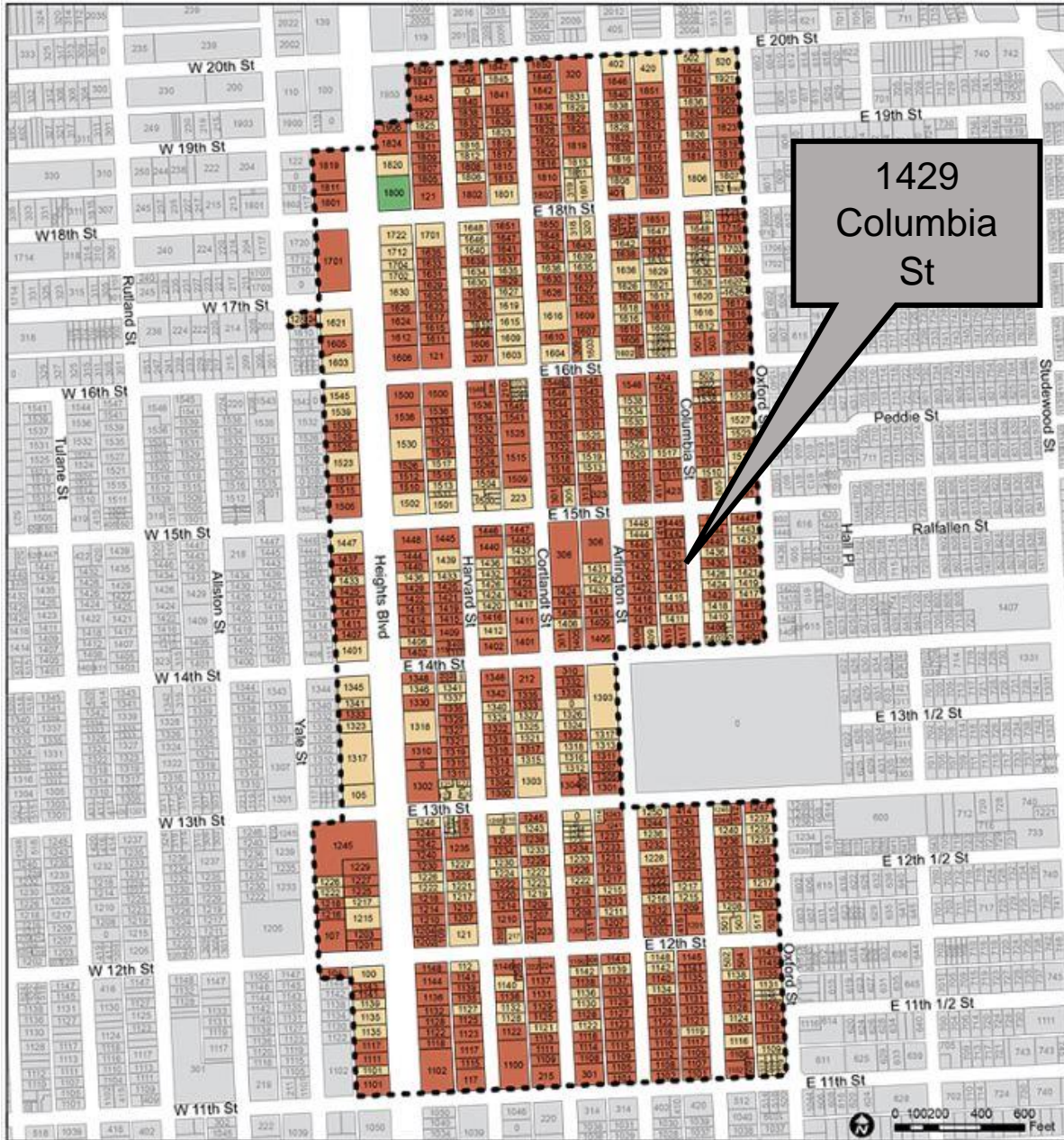
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and **The F.F.E., porch eave height, first floor plate heights are proportionally similar to the 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.  
(Houston Heights Design Guidelines: Qualitative Guidelines for New Construction)

**(Sec.7-1) Design a new building to reflect contemporary trends in architecture. New construction should reflect the time period in which the building is built. While many people think that new buildings in a historic district should look "historic," best practices in historic preservation — in place for more than 50 years and applied all over the United States — encourage new buildings and additions to look new. Designs should be "differentiated but compatible." Attempts to design new "historic" buildings often fail because of inaccurate scale, proportions, and detailing. In addition to failed recreations of historic buildings, even an accurate design of a historic style is inappropriate since it confuses history and the understanding of the district.**

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

**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
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 5,764

Max. Allowed: 2,421

Proposed Lot Coverage: 1,456

Remaining Amount: 965

     Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

Existing Lot Size: 5,764

Max. FAR Allowed: 2,651

Proposed FAR: 2,626

Remaining Amount: 25'

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 South Length: 24' 4-1/2"

Side Wall North Length: 30' 10"

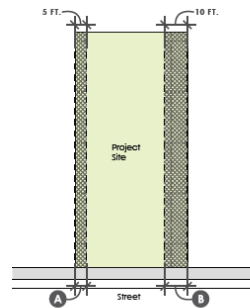
South Inset Length: 6'

North Inset Length: 6'

Inset on South side: 2'

Inset on North side: 2'

Side Setbacks (Addition and New Construction)



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

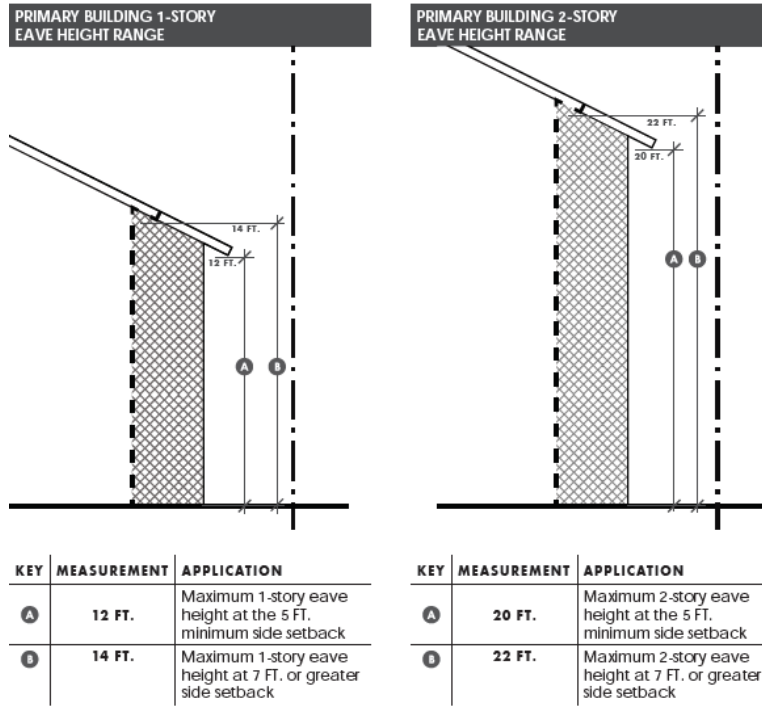
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum 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 North side setback (1): 13'

Proposed South side setback (2): 5'

Cumulative side setback: 18'

Eave Height (Addition and New Construction)



Proposed eave height on North elevation: 19' 11"

Proposed eave height on South elevation: 19' 11"

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: 37' 5"

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' 11"

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

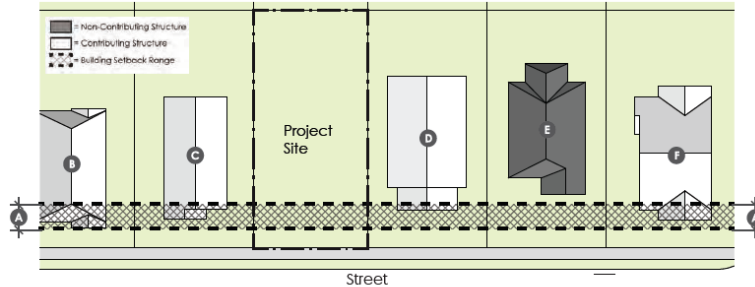
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2'

Proposed first floor plate height: 10'

Proposed second floor plate height: 8'

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



KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: 20' (to porch) 28' (to front wall)

\*\*\* This street block is covered by a minimum building line ordinance and has a minimum front set back of 20'. The 20' minimum should be to the front of the porch.\*\*\*

**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: 26' (Max. width of 2-story building for lots less than 50' wide is 35' wide. This lot is 44' wide.)

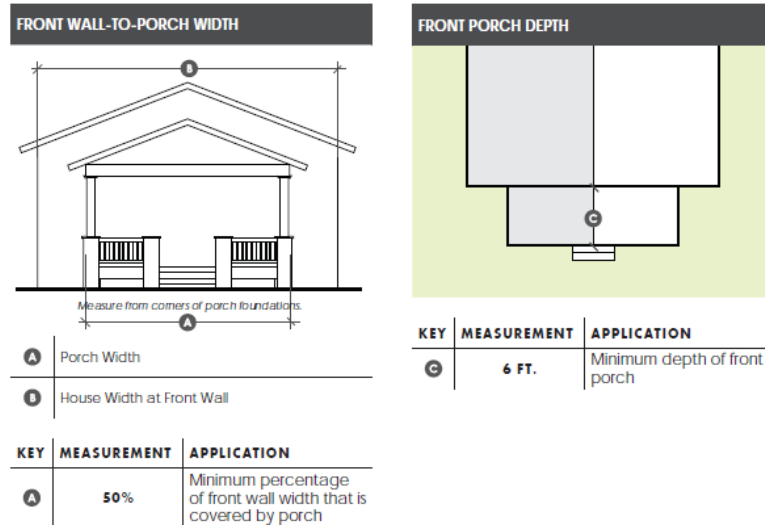


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Front Porch Width and Depth (Addition and New Construction)

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

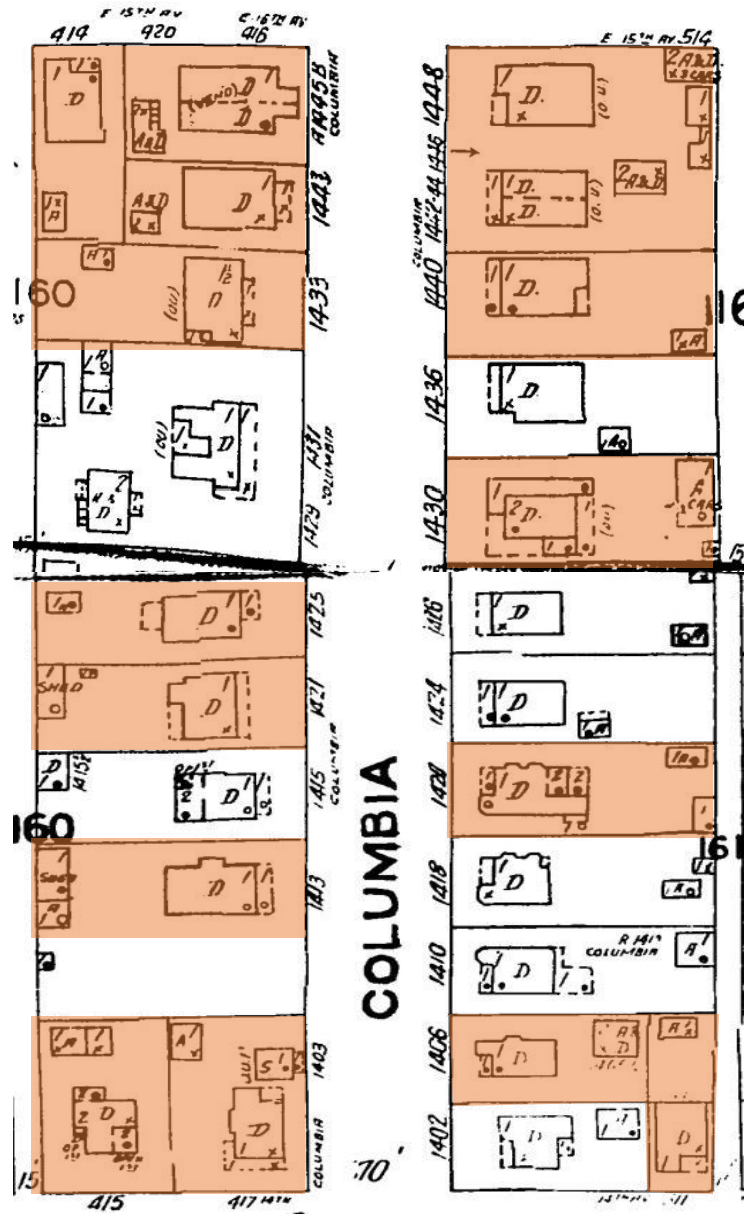
A front porch must be at least 6' deep.



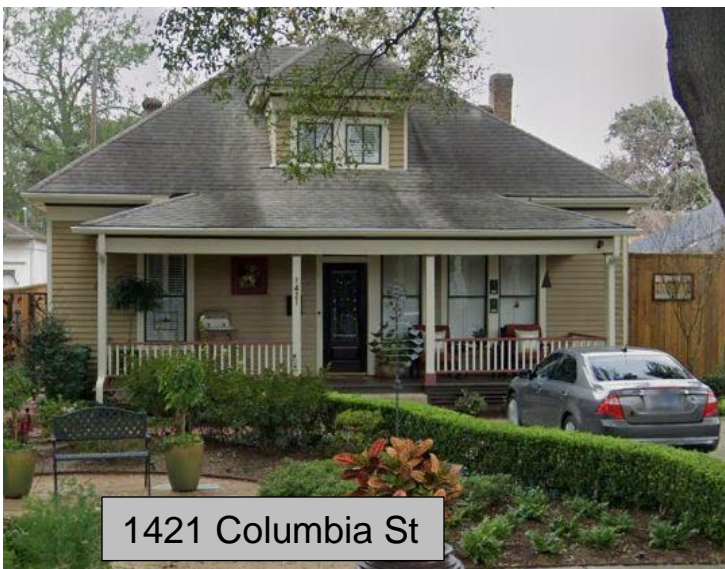
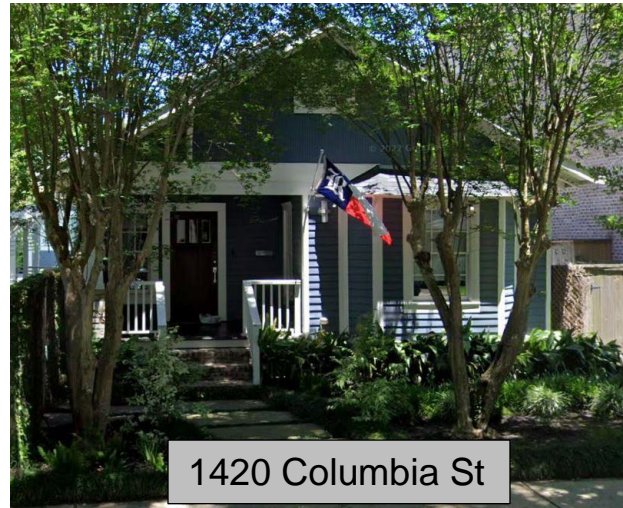
Proposed front porch width: 26'

Proposed front porch depth: 8'

Context Area – Highlighted Structures Are Contributing



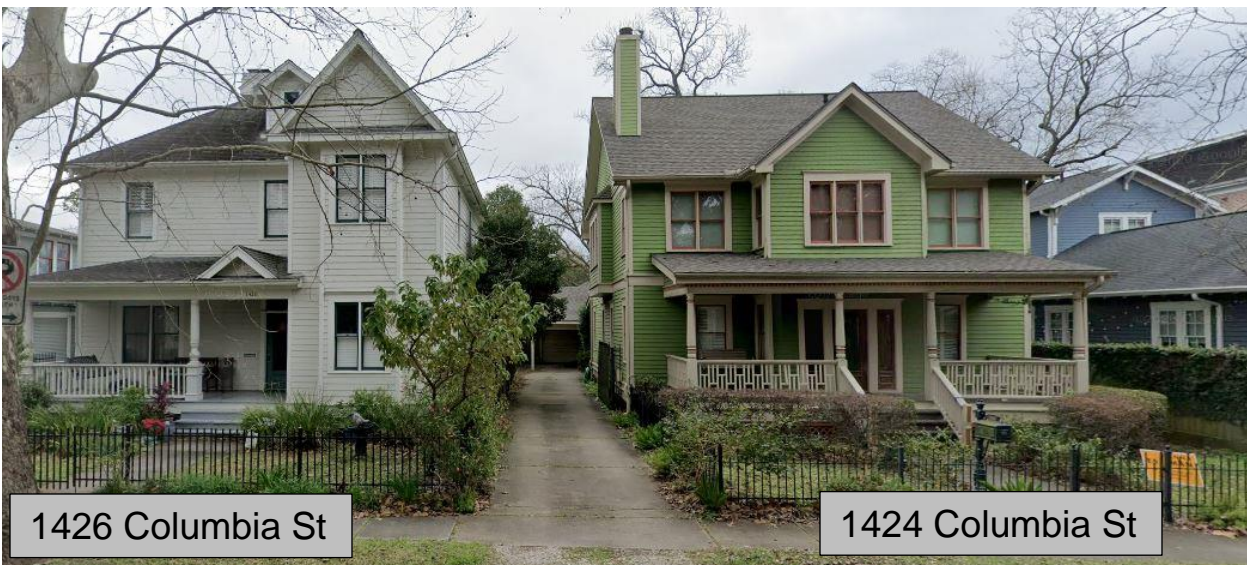
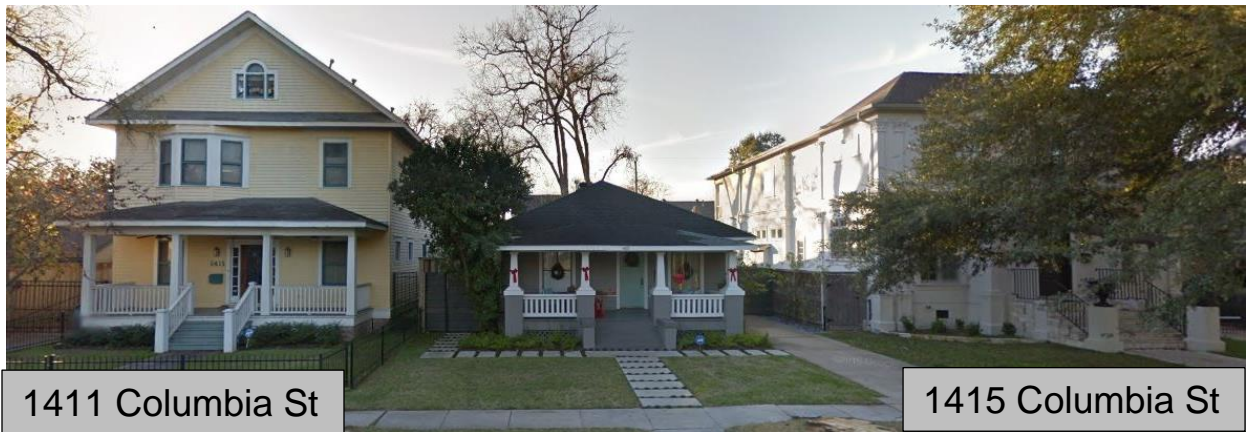
Contributing Structures in Context Area



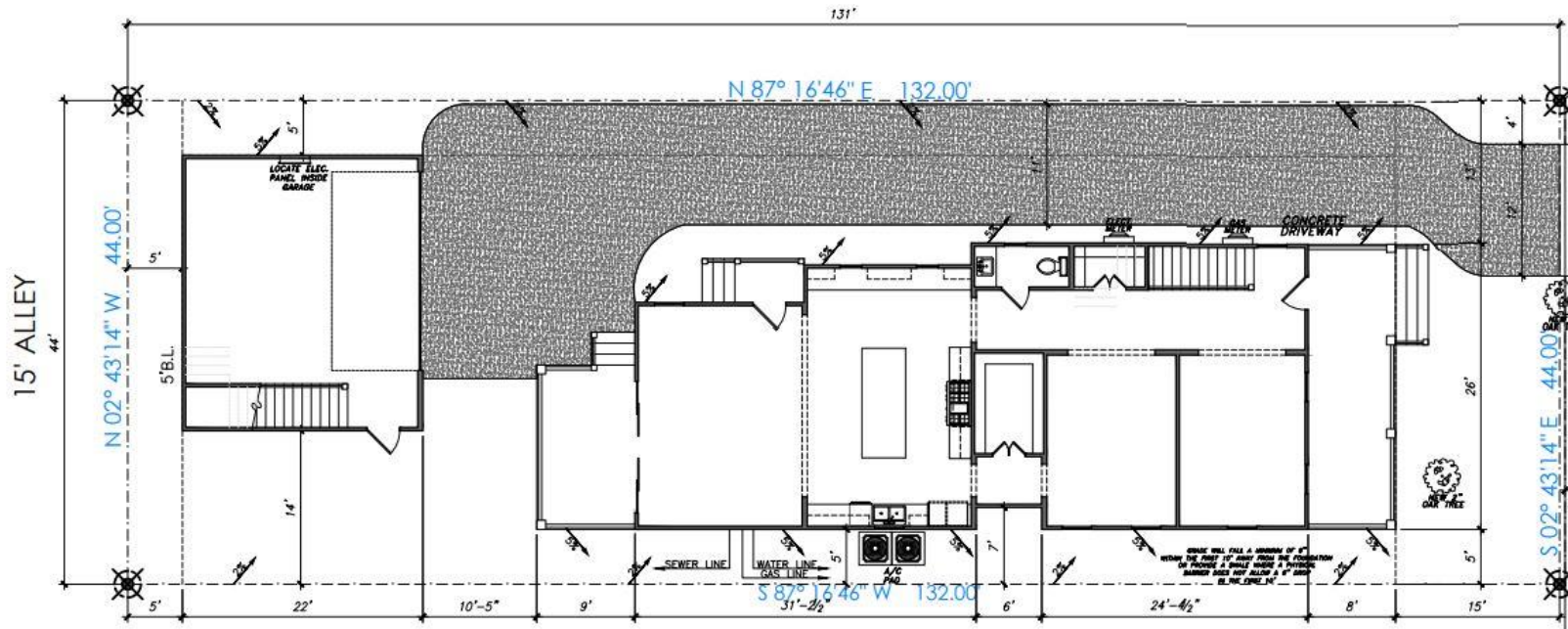
**Contributing Structures in Context Area**



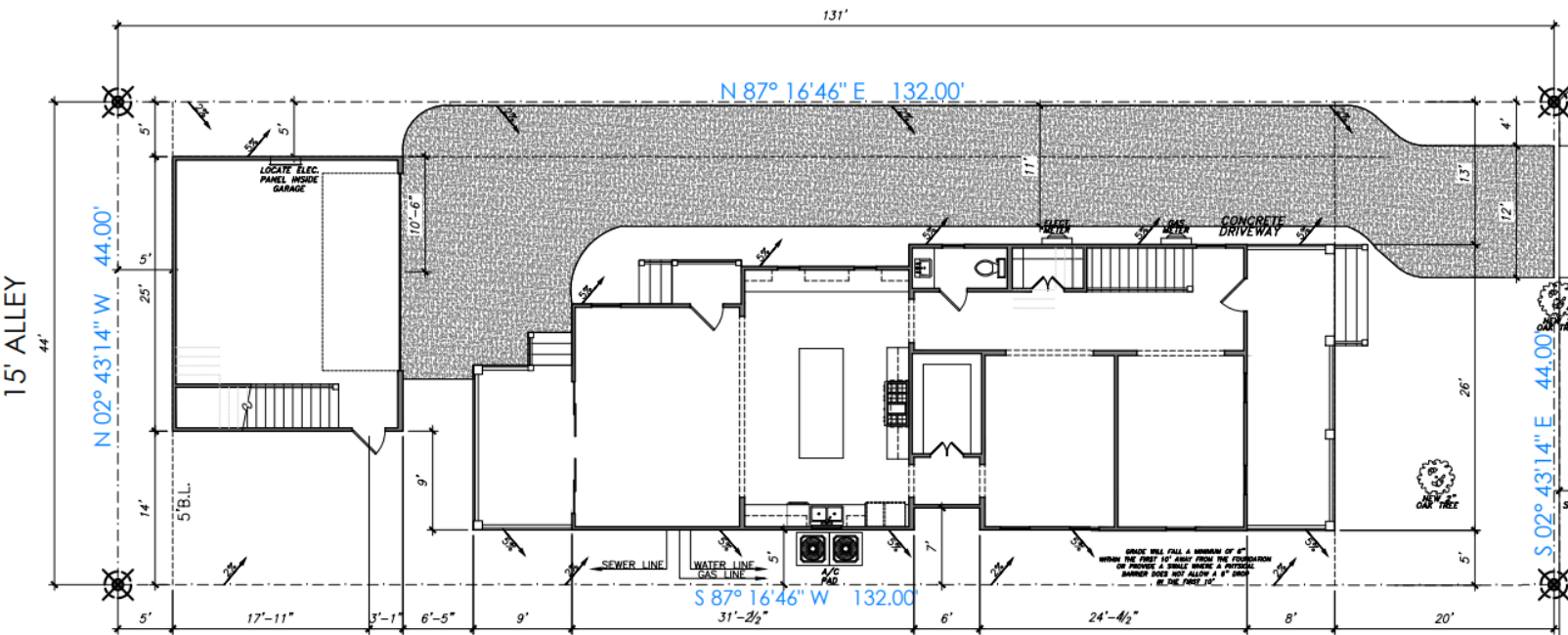
**Non-Contributing Structures in Context Area**



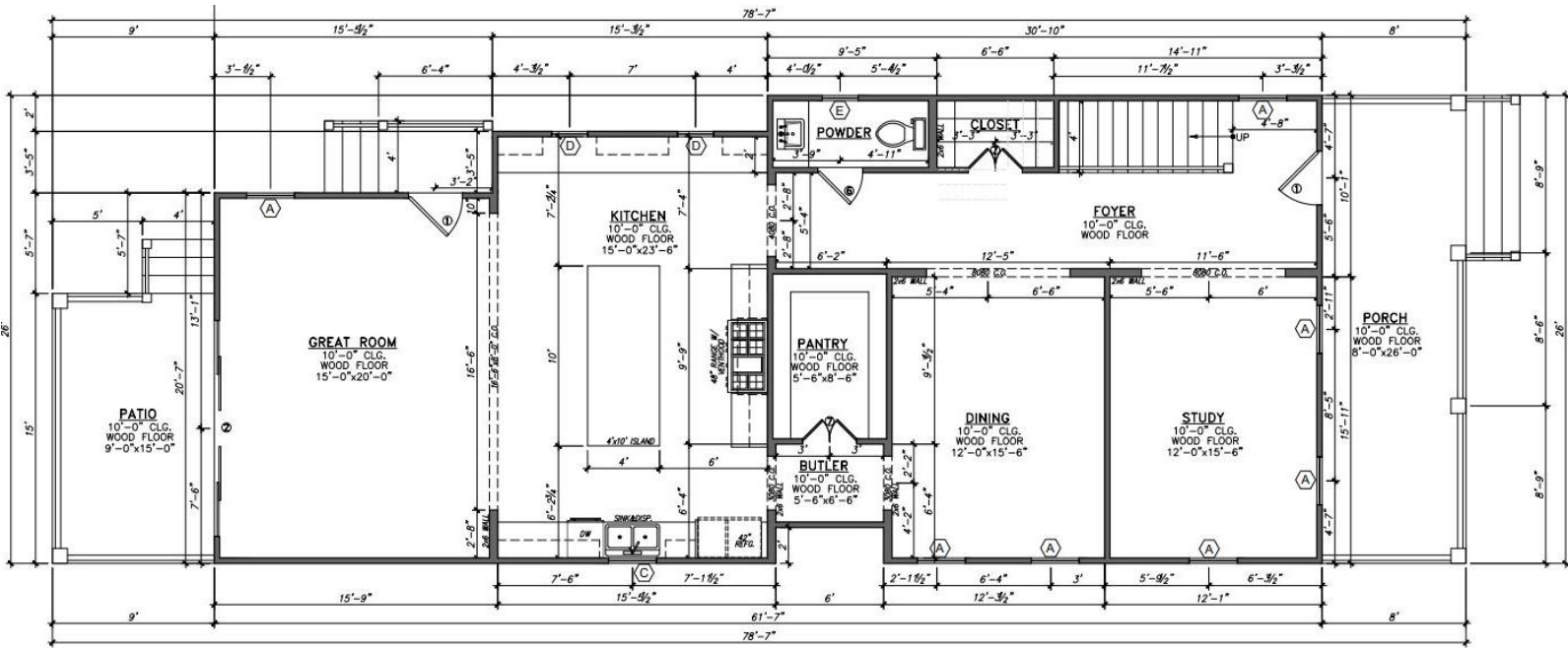
Proposed Site Plan – Deferred from Sept. 8, 2022 HAHC



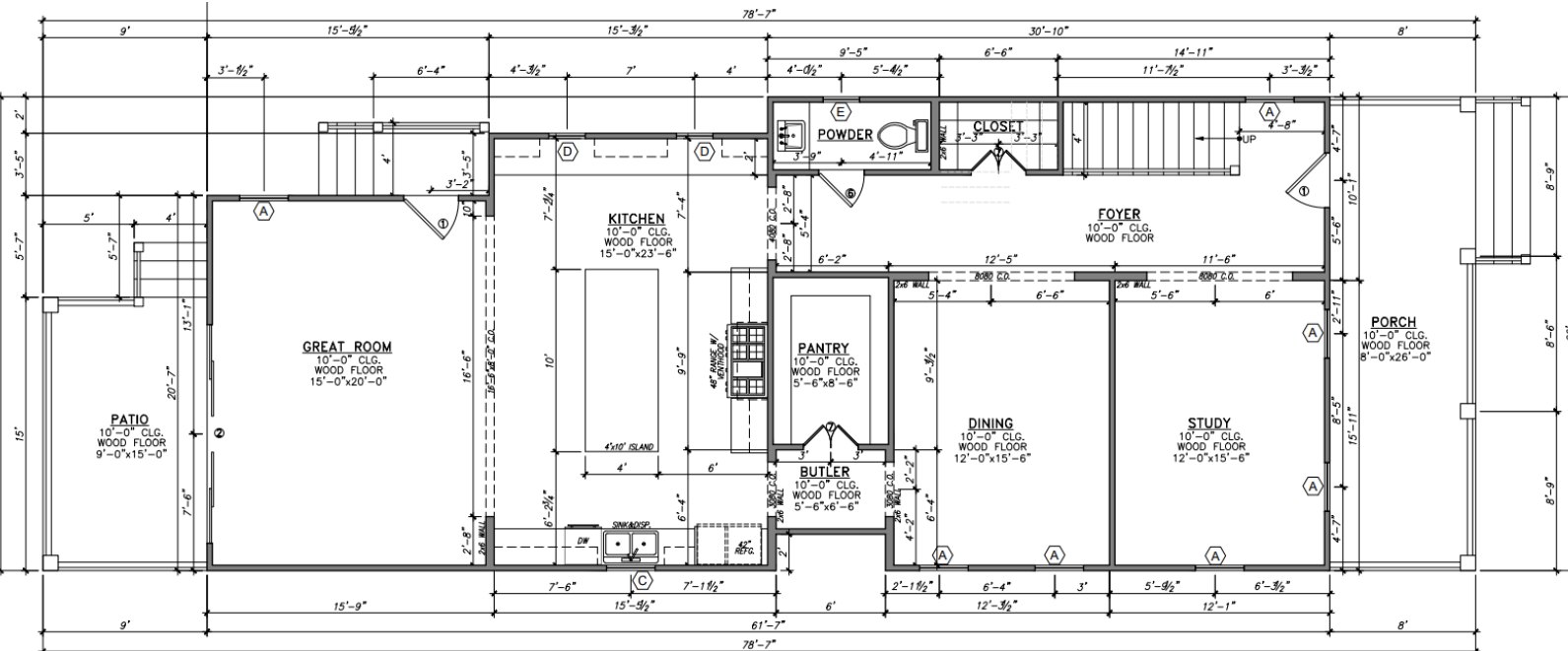
Proposed Site Plan – Oct. 20, 2022 HAHC



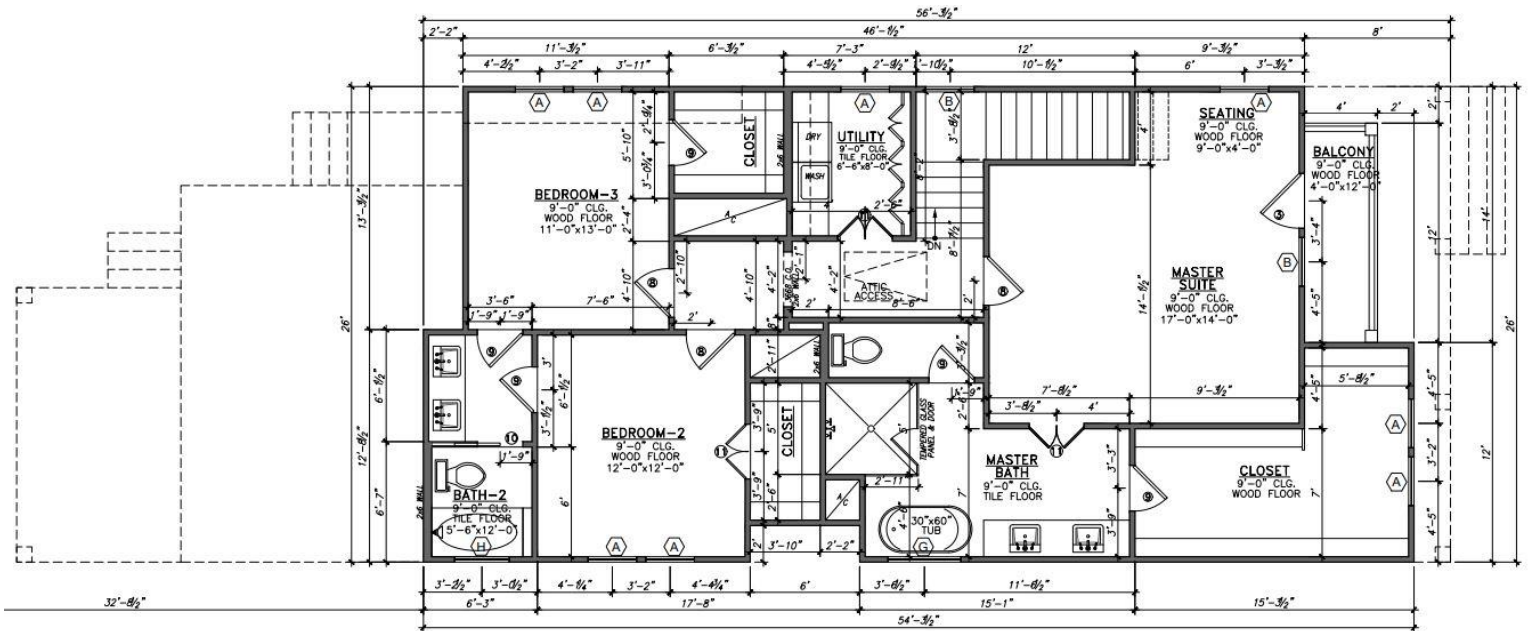
Proposed First Floor Plan – Deferred from Sept. 8, 2022 HAHC



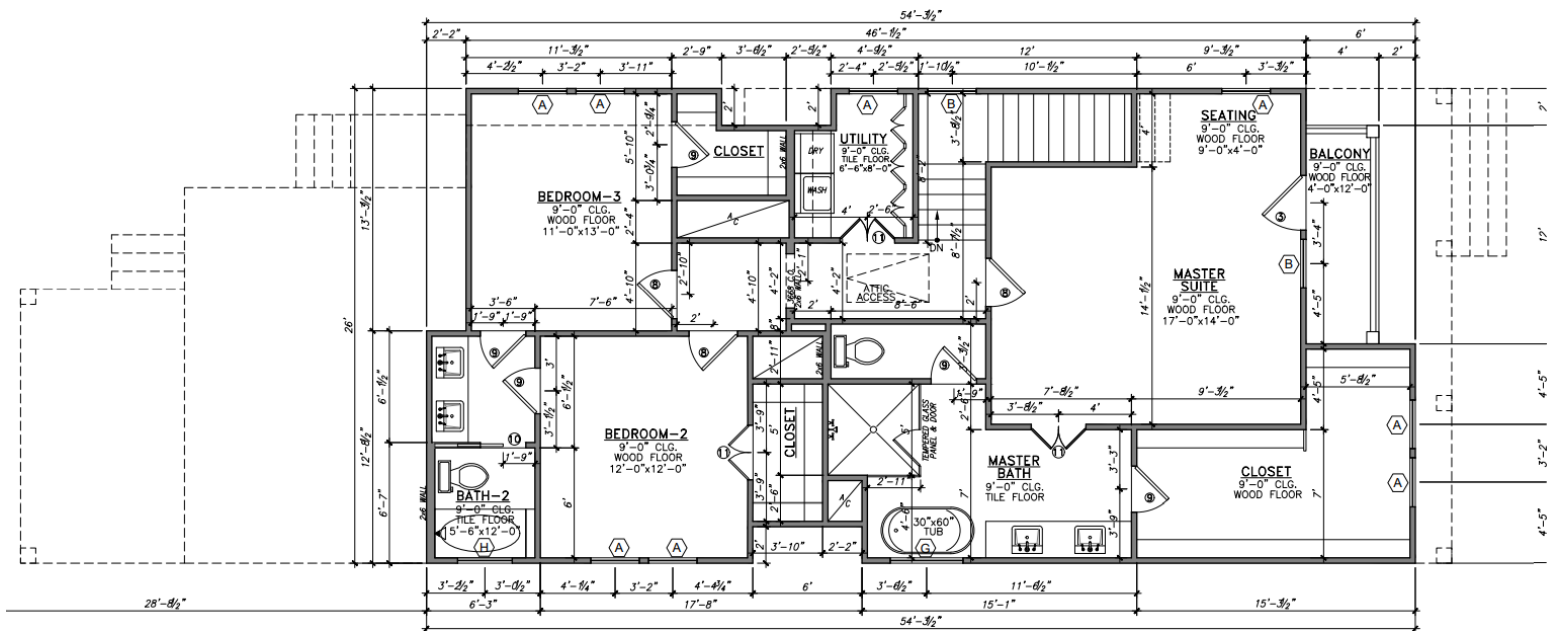
Proposed First Floor Plan – Oct. 20, 2022 HAHC



Proposed Second Floor Plan – Deferred from Sept. 8, 2022 HAHC



Proposed Second Floor Plan – Oct. 20, 2022 HAHC



Proposed Front (East) Elevation – Deferred from Sept. 8, 2022 HAHC



Proposed Front (East) Elevation – Oct. 20, 2022 HAHC





Proposed Left (South) Elevation – Deferred from Sept. 8, 2022 HAHC



Proposed Left (South) Elevation – Oct. 20, 2022 HAHC



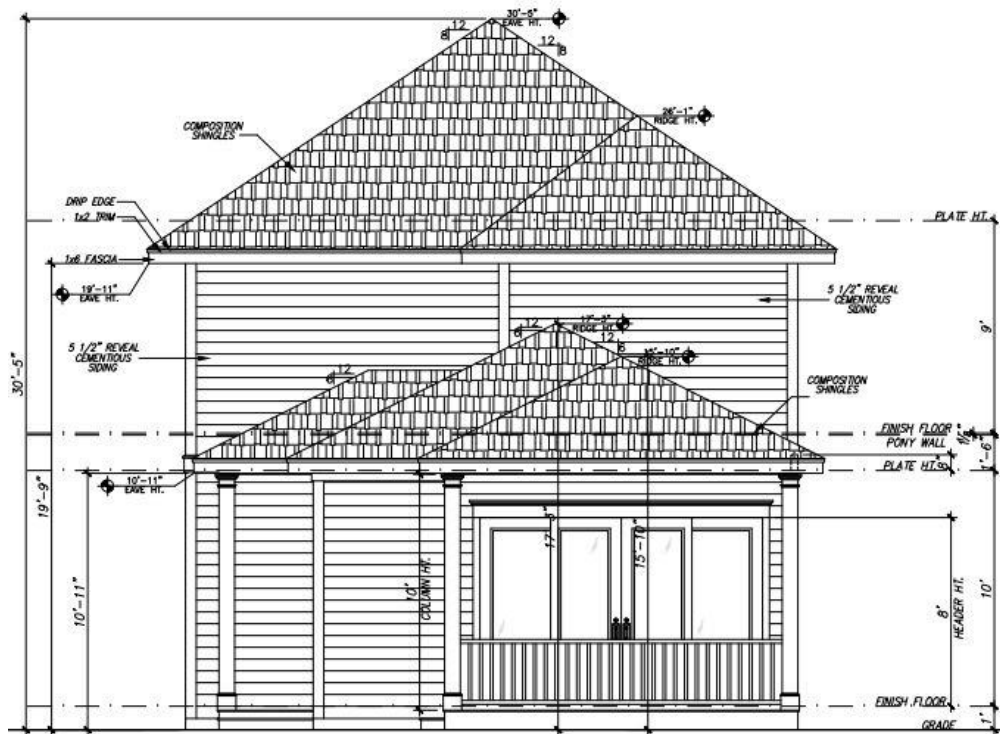
Proposed Right (North) Elevation – Deferred from Sept. 8, 2022 HAHC



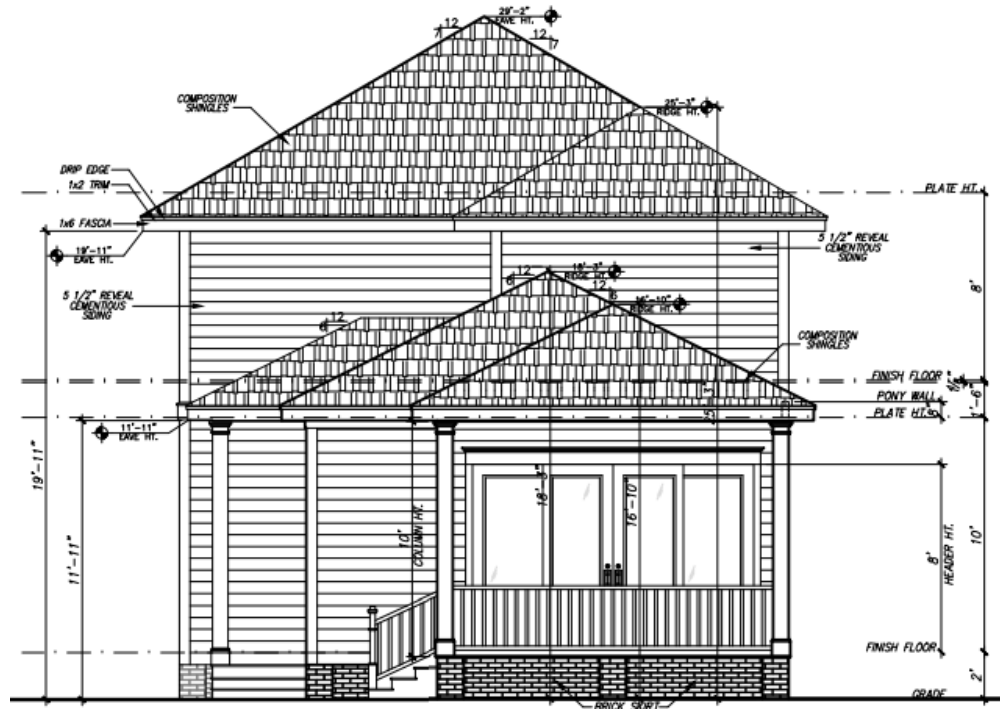
Proposed Right (North) Elevation – Oct. 20, 2022 HAHC



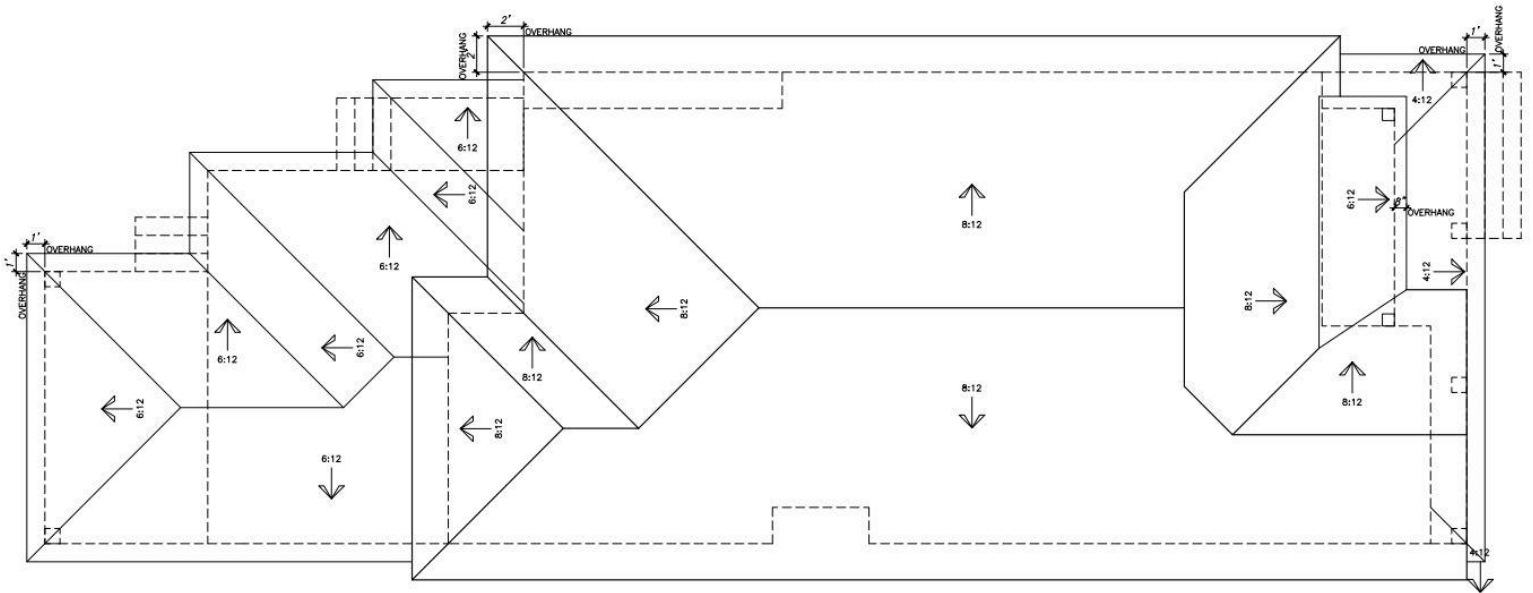
Proposed Rear (West) Elevation – Deferred from Sept. 8, 2022 HAHC



Proposed Rear (West) Elevation – Oct. 20, 2022 HAHC



**Proposed Roof Plan – Deferred from Sept. 8, 2022 HAHC**



**Proposed Roof Plan – Oct. 20, 2022 HAHC**

