

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 19, 2022

**Applicant:** Jose Cordova, agent for, Shadi Jam, owner

**Property:** 111 E 18th Street, Lot 12, Block 104, Houston Heights Neighborhood Subdivision. The property is a vacant lot situated on a 6,600 square foot (60' x 110') interior lot. This property was recently replatted. Previous plat showed lots 12 & 13 of block 104 listed as 121 E 18<sup>th</sup> Street.

**Significance:** This is a vacant lot located in the Houston Heights East Historic District.

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

- A CMU block pier foundation with a 2' 8" F.F.E.
- 2-story sfr totaling 2,892 sq. ft.
  - 1<sup>st</sup> floor totaling 1,420 sq. ft.
  - 2<sup>nd</sup> floor totaling 1,472 sq. ft.
- Max. ridge height at 29' 4-7/8"
- Roof pitch of 10:12 on front gable; 5:12 and 6:12 roof pitches on remaining sections of structure
- Mix of composition shingles and standing seam metal
- Double-hung, 1-over-1, inset & recessed, wood windows visible from public R.O.W.
- Mix of smooth, cementitious siding with 5" reveal and vertical board and batten siding

**Public Comment:** No public comment received.

**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;
- (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;
- (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

(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**

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

District Map



### Houston Heights East Historic District

Historic District Boundary

- 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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,420

Remaining Amount: 1,220

     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: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,892

Remaining Amount: 12

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

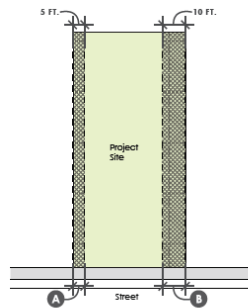
Side Wall Length: 38'-1/2"

Inset Length: 0'

Inset on North side: 0'

Inset on South side: 0'

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

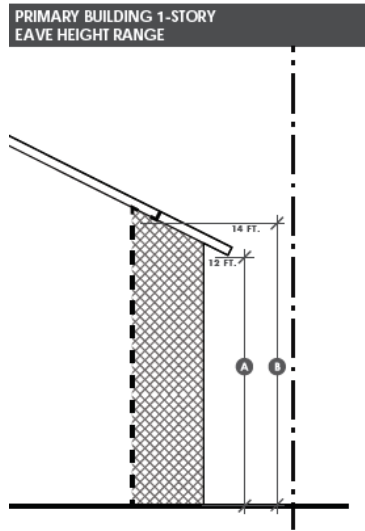
Proposed side setback (East): 15' 0"

Proposed side setback (West): 5' 2"

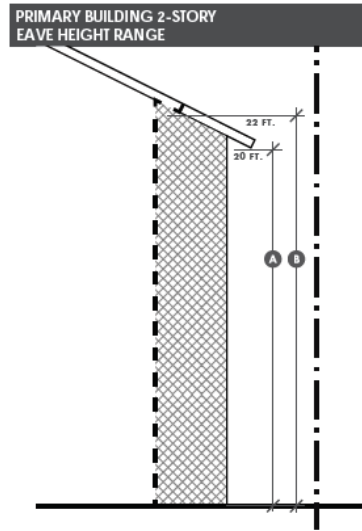
Cumulative side setback: 20' 2"



Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height (East elevation): 21' 9-3/8"

Proposed eave height (West elevation): 20'

**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: 3' 2"

**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' 11-1/4"

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' 8"

Proposed first floor plate height: 10'

Proposed second floor plate height: 8'

Detached Garage Ridge Height (New Construction)

**GARAGE 1-STORY RIDGE HEIGHT**

KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

**GARAGE 2-STORY RIDGE HEIGHT**

KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 25' 5-7/8"

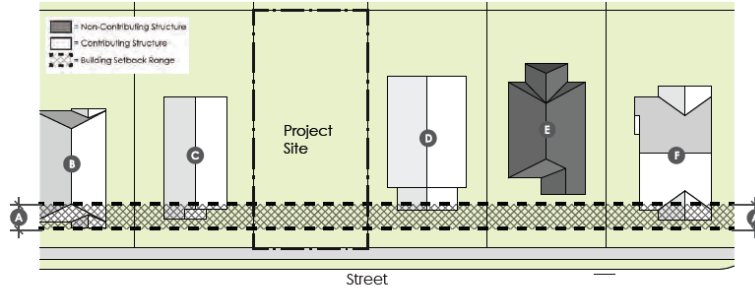


**Front Wall Width and Insets (New Construction)**

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: 39' 10"

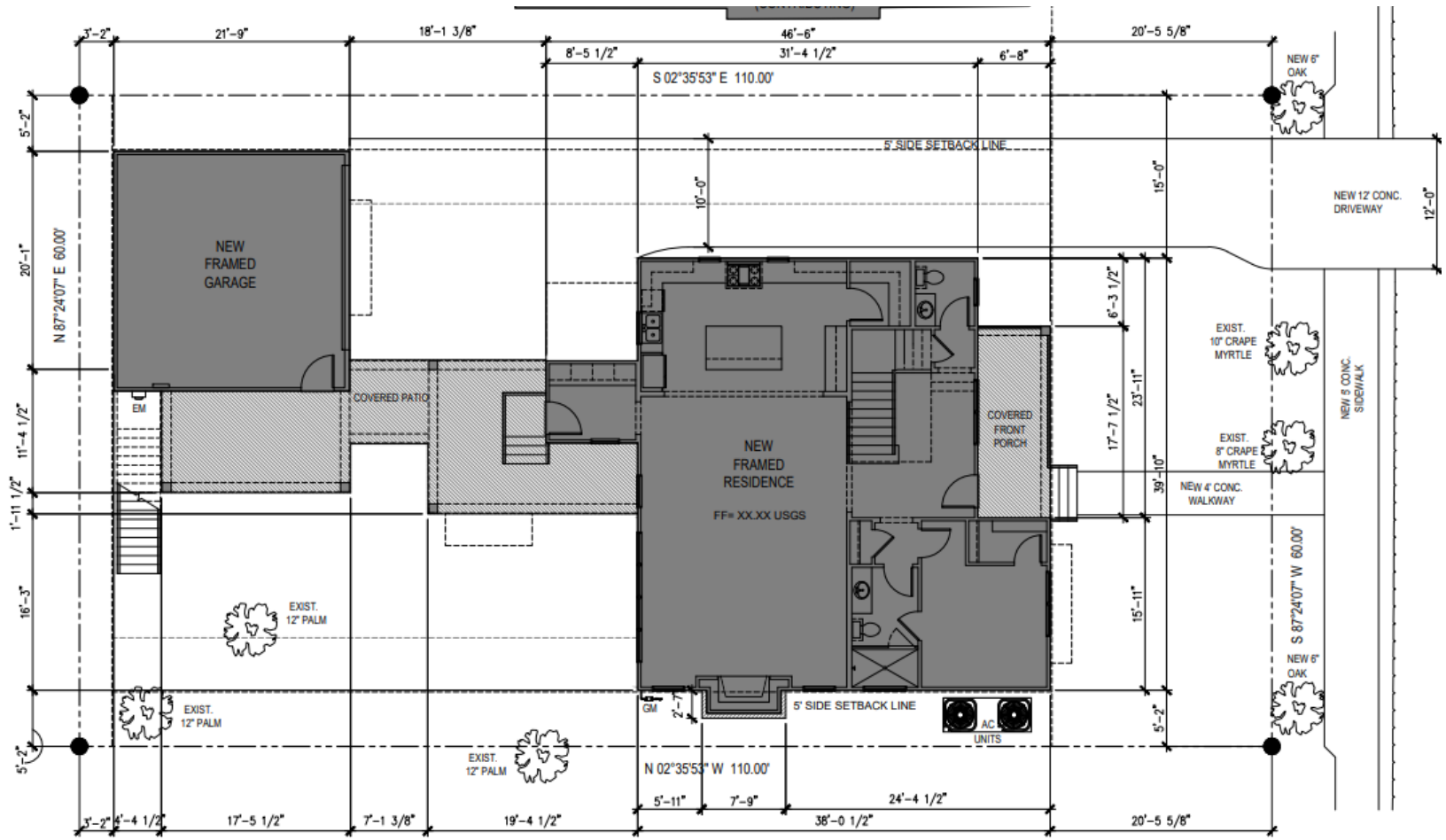
**Front Setbacks (New Construction)** The setback is the distance from the property line to the front wall, porch, or exterior feature.



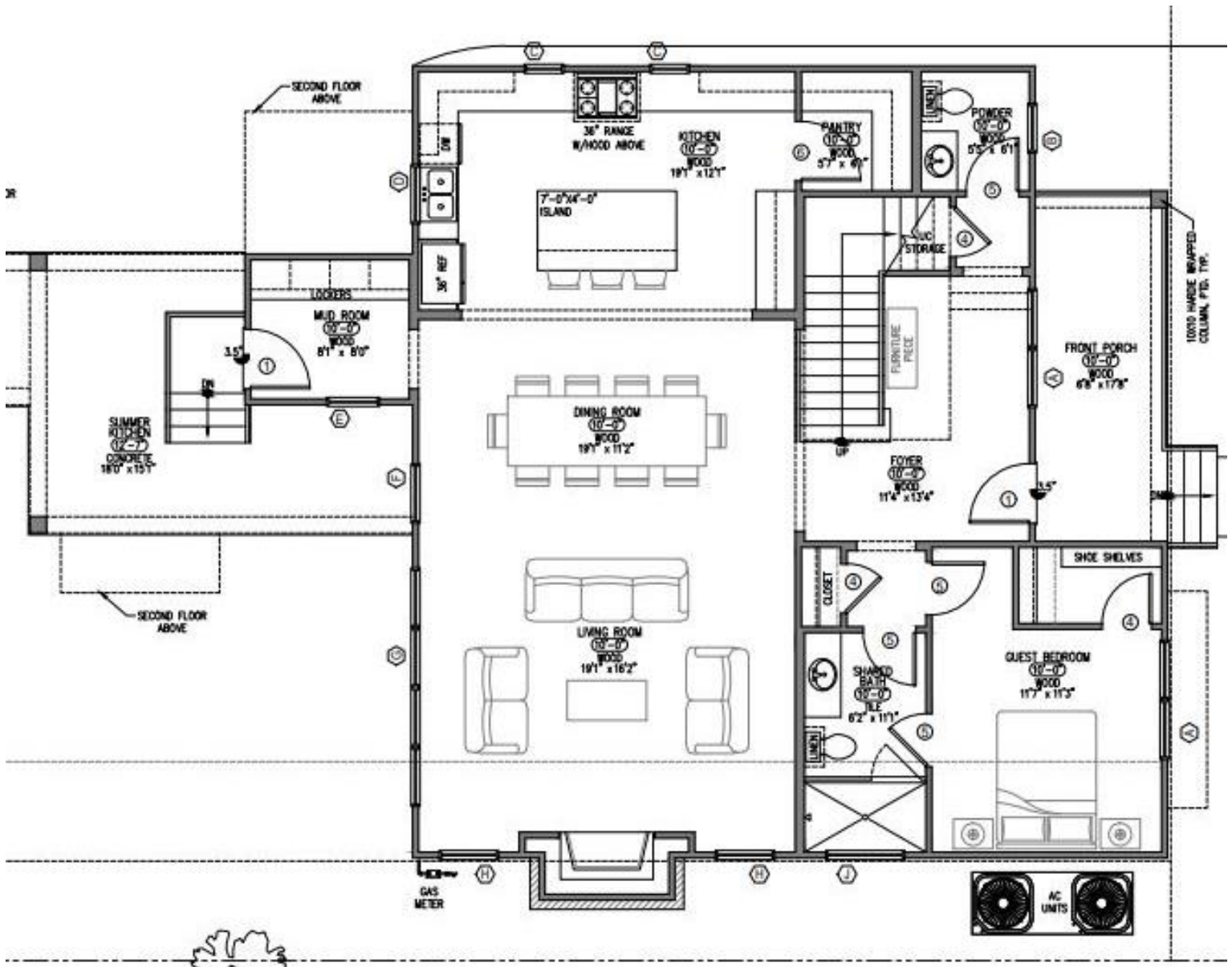
KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: 20' 5-5/8" (to front wall)

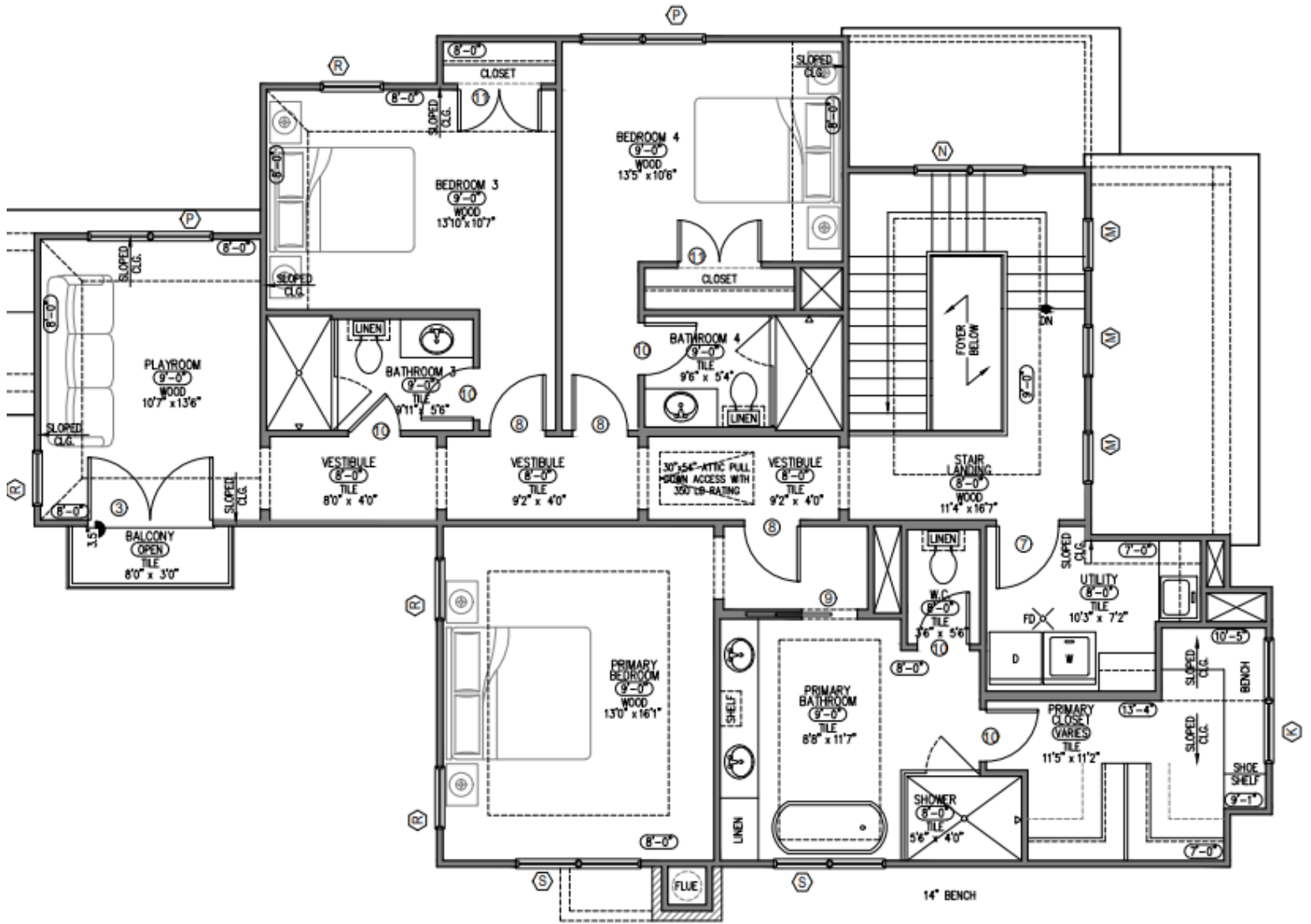
Proposed Site Plan



Proposed First Floor Plan



Proposed Second Floor Plan



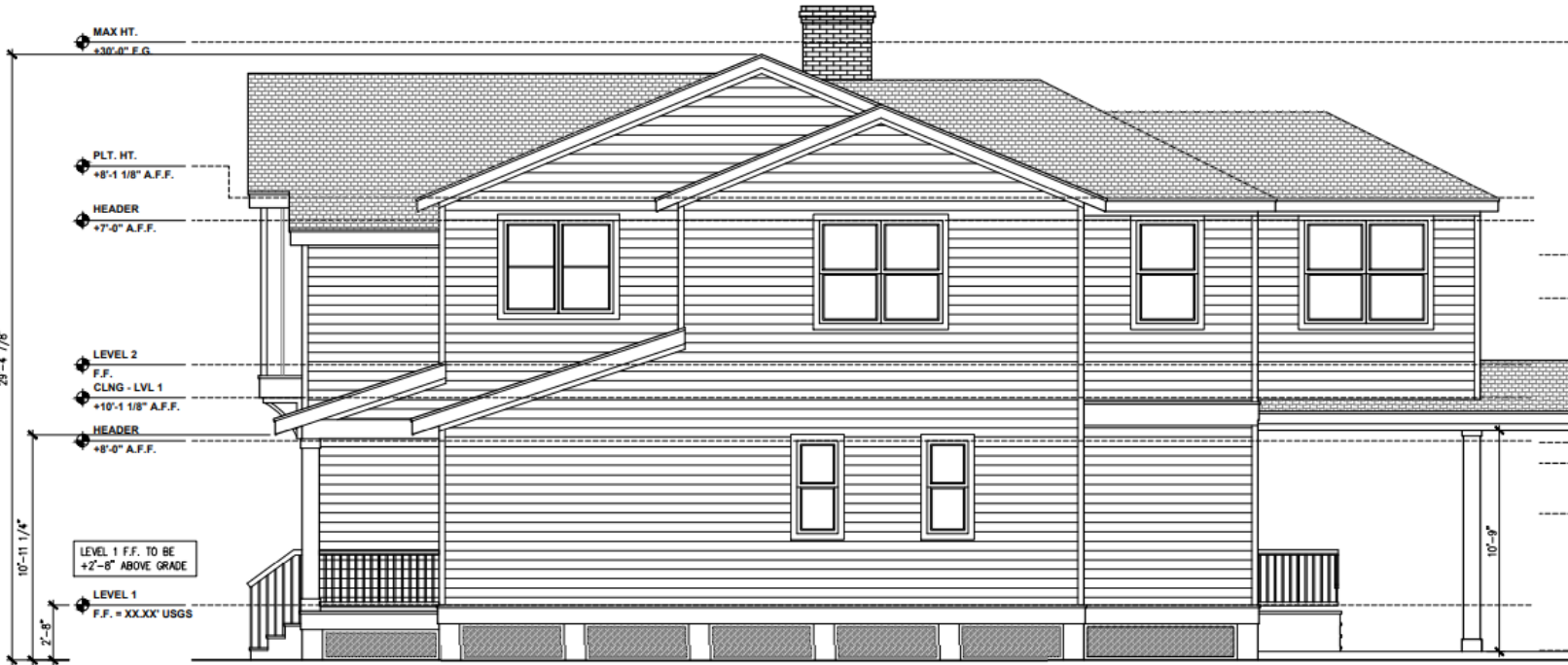
### Proposed Front (South) Elevation



### Proposed Rear (North) Elevation



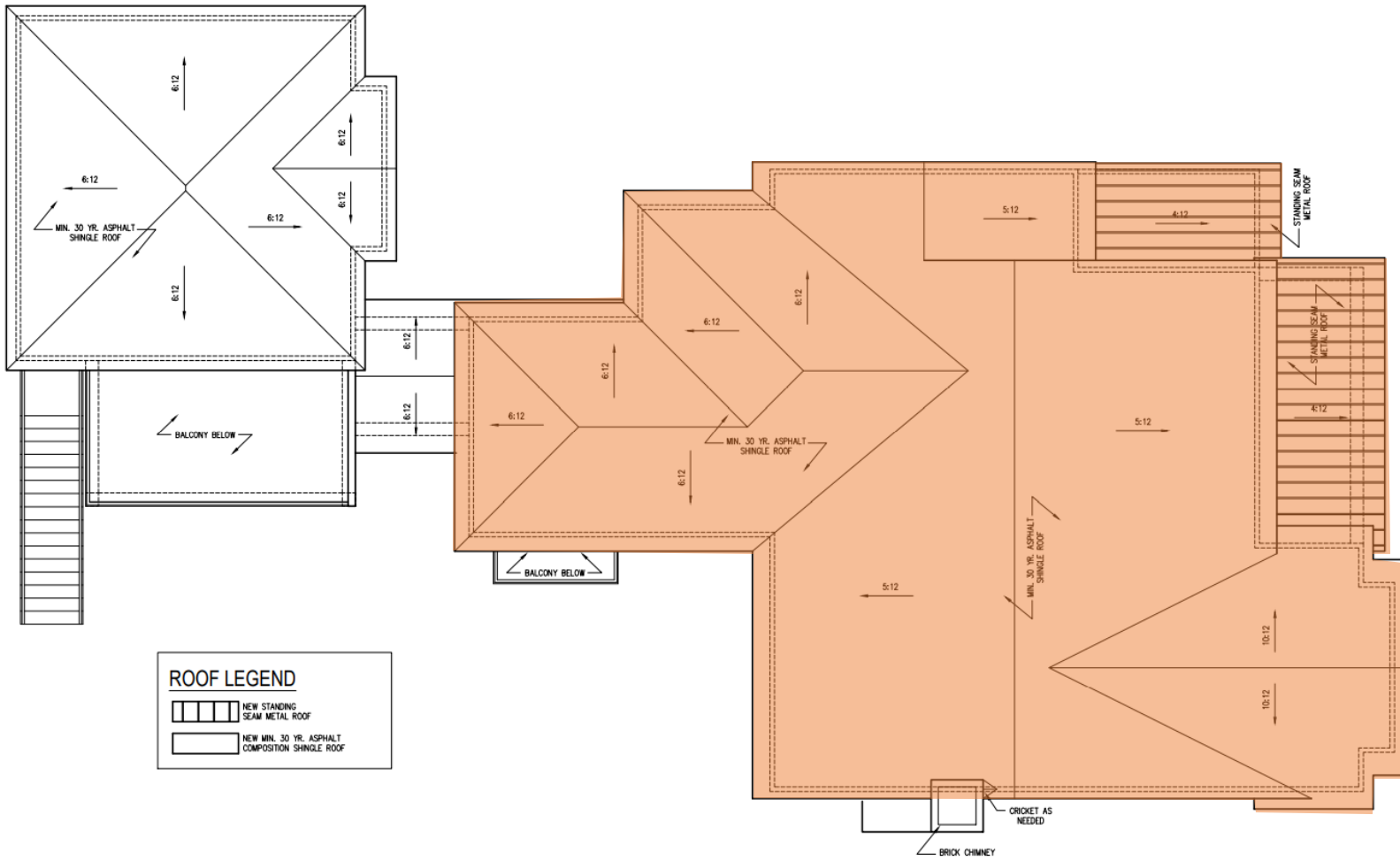
Proposed Right (East) Elevation



Proposed Left (West) Elevation



Proposed Roof Plan



3D Renderings

