

CERTIFICATE OF APPROPRIATENESS

Application Date: September 19, 2022

Applicant: Shadi Jam, owner; Karen Prevost, agent

Property: 121 E. 18th Street, LT 13 BLK 104
HOUSTON HEIGHTS 80TH AMEND

Significance: Contributing, 1915, Modified L-Plan Queen Anne and non-contributing 2 story garage apartment

Proposal: Alteration – Adding programming and addition between the existing residence and the detached garage, adding living space and back porch.

- Addition to be clad in smooth cementitious siding 6” lap
- Addition ridge height approx. 2” lower than existing house at 27’ 6 ¾”
- Addition of 360 SF to 1st floor, addition of 236 SF to 2nd level
- 1,246 SF from garage up and down now counts toward total FAR

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

-

Maximum Lot Coverage for primary structures, attached garages/storage space, Detached garages over 528 square feet, and sunrooms or enclosed porches with walls and windows.

Lot Size:

Lot Coverage:

Percentage:

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%)

Limit = 7,920 SF x .38 = 3,010 SF; proposed =

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Front Setbacks (New Construction) compare to context area.

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Rear Setbacks of three feet for all properties except for a front facing garage with a rear wall to alley or alley loading garaged 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.

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Side Setbacks (for Additions and New Construction) comply with five feet on each side and a cumulative total of 10 feet for one-story houses and 15 feet for two-story houses.

Consideration:

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Maximum Floor Area Ratio (FAR) for primary structures, attached garages/storage space, Detached garages over 528 square feet, detached garage apartments over 400 square feet, attics with dormers in new additions, new construction, and non-contributing houses, and sunrooms or enclosed porches with walls and windows.

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Max FAR = 7,920 SF x .42 = 3,326 SF; proposed = 3,326 SF

MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES) - continued

-

Side Wall Length and Insets (for Additions and New Construction, one and two-story)

Side Wall Length:

Inset Length:

SIDE WALL LENGTH		
KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without inset (1-story)
	40 FT.	Maximum side wall length without inset (2-story)
B	1 FT.	Minimum depth of inset section of side wall (1-story)
	2 FT.	Minimum depth of inset section of side wall (2-story)
C	6 FT.	Minimum length of inset section of side wall

Inset 2'8" on east side. Not inset on west but that corner not original as existing

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Eave Height (Addition and New Construction) at minimum side setback from property line.

Eave Height:

Meets at 22'

-

Building Wall (Plate) Height (Addition and New Construction) For Additions, appear to be the same or lower than those of existing house. For New Construction of one-story, no plate height limit. For two-story new construction, plate height does not exceed 36 inches maximum finished floor height (as measured at the front of the structure), 10 feet maximum first floor plate height, and 9 feet maximum second floor plate height.

Building Wall Height:

Meets

-

Porch Eave Height (Addition) lower than the main roof of the building unless the main roof extends over the porch. Porch Eave Height is 9-11 feet for a one-story porch.

Porch Eave Height:

-

Front Wall Width and Insets (Non-Contributing Addition and 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

MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES) - continued

Front Porch Width and Depth (Addition and New Construction) For a one-story front porch, half as wide as the front of the house. For a two-story front porch, no more than half as wide as the front of the house. Front porch is at least 6 feet deep measured from the front of the porch deck at the center of the steps, along a line perpendicular to the front edge of the porch deck, to the closest front wall of the house.

Detached Garage Ridge Height (New Construction) maximum of 16 feet for one-story garage and maximum of 26 feet for a two-story garage.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



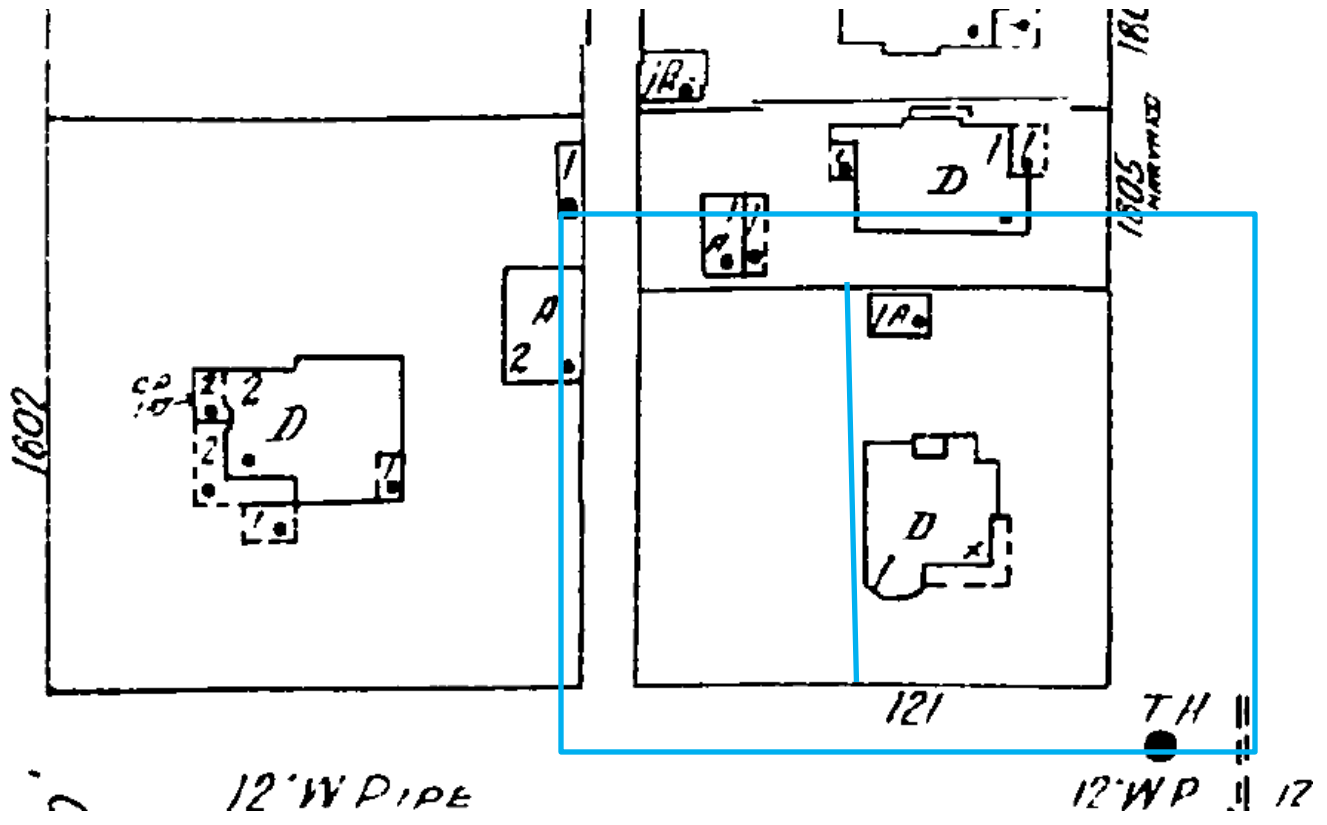


Figure 1 - Sanborn 1924-1951

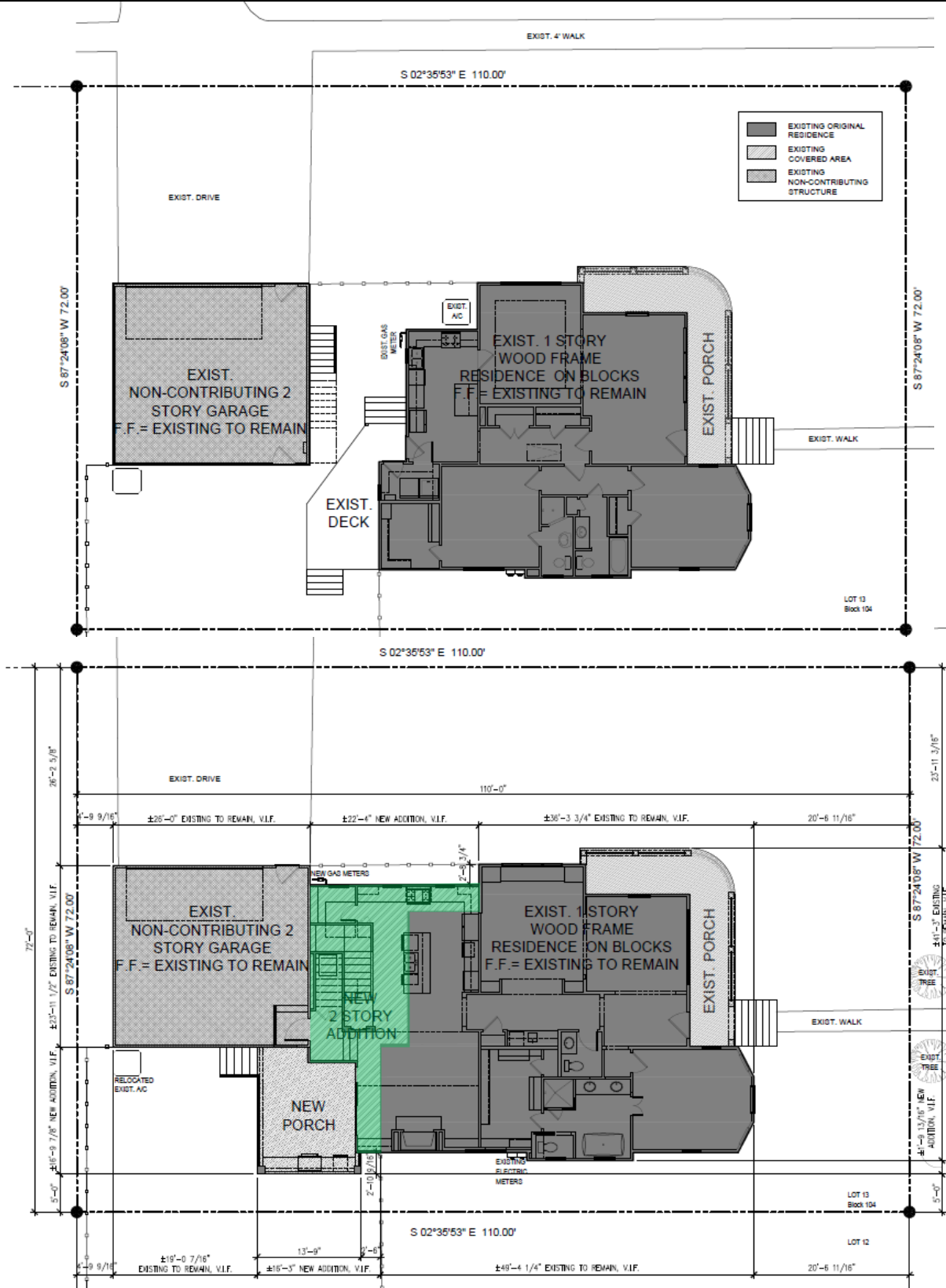


Figure 2 - Existing and Proposed Site Plans



PROPOSED FRONT ELEVATION



Figure 3- Existing and Proposed Front Elevation

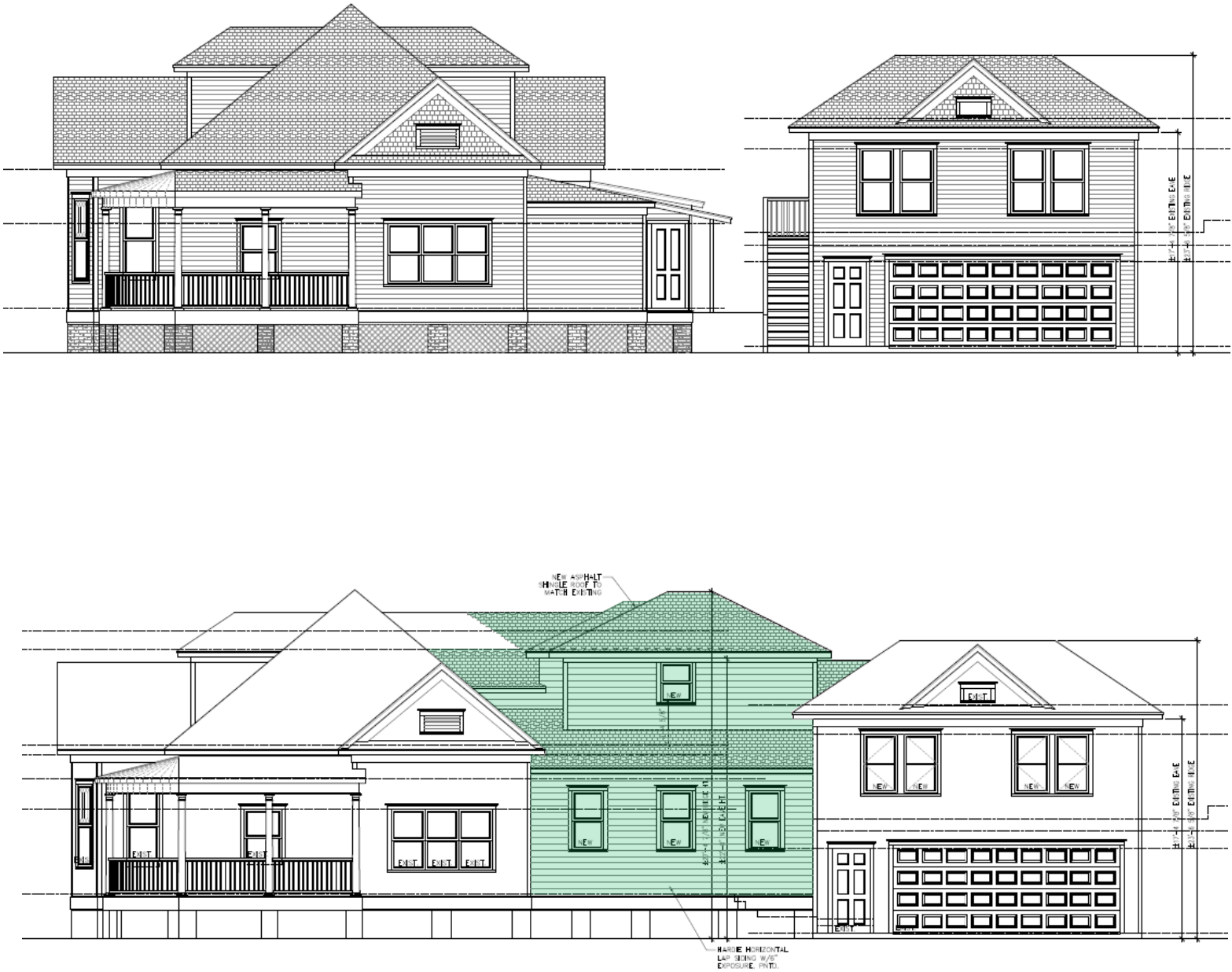


Figure 4 - Existing and Proposed East Elevations

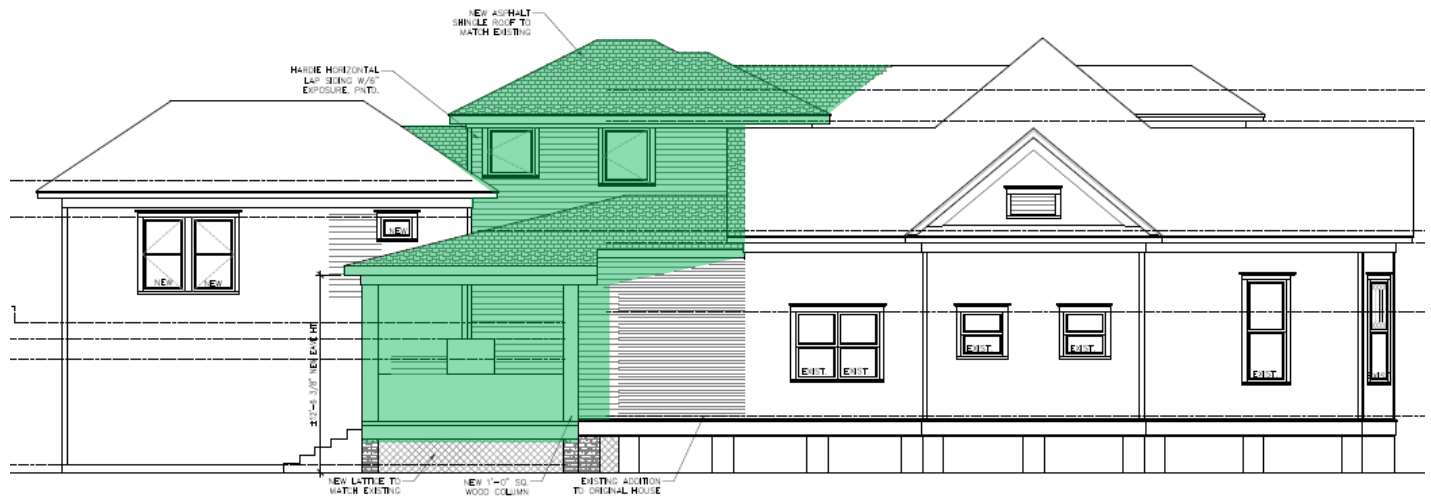
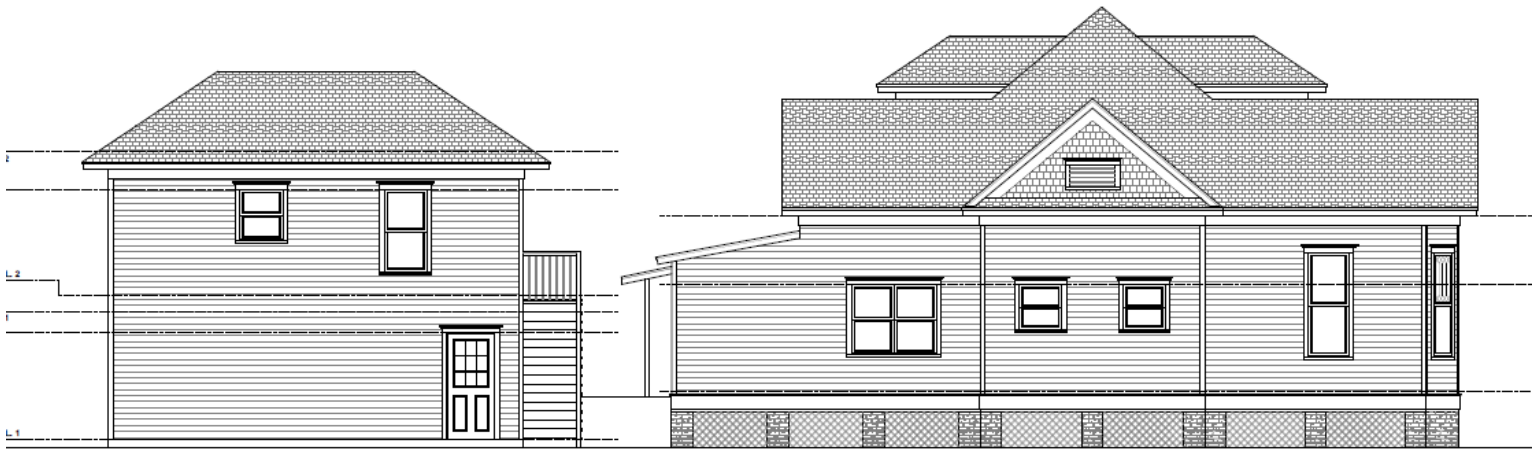
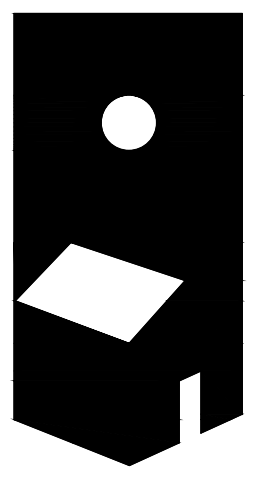
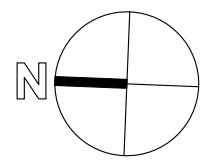
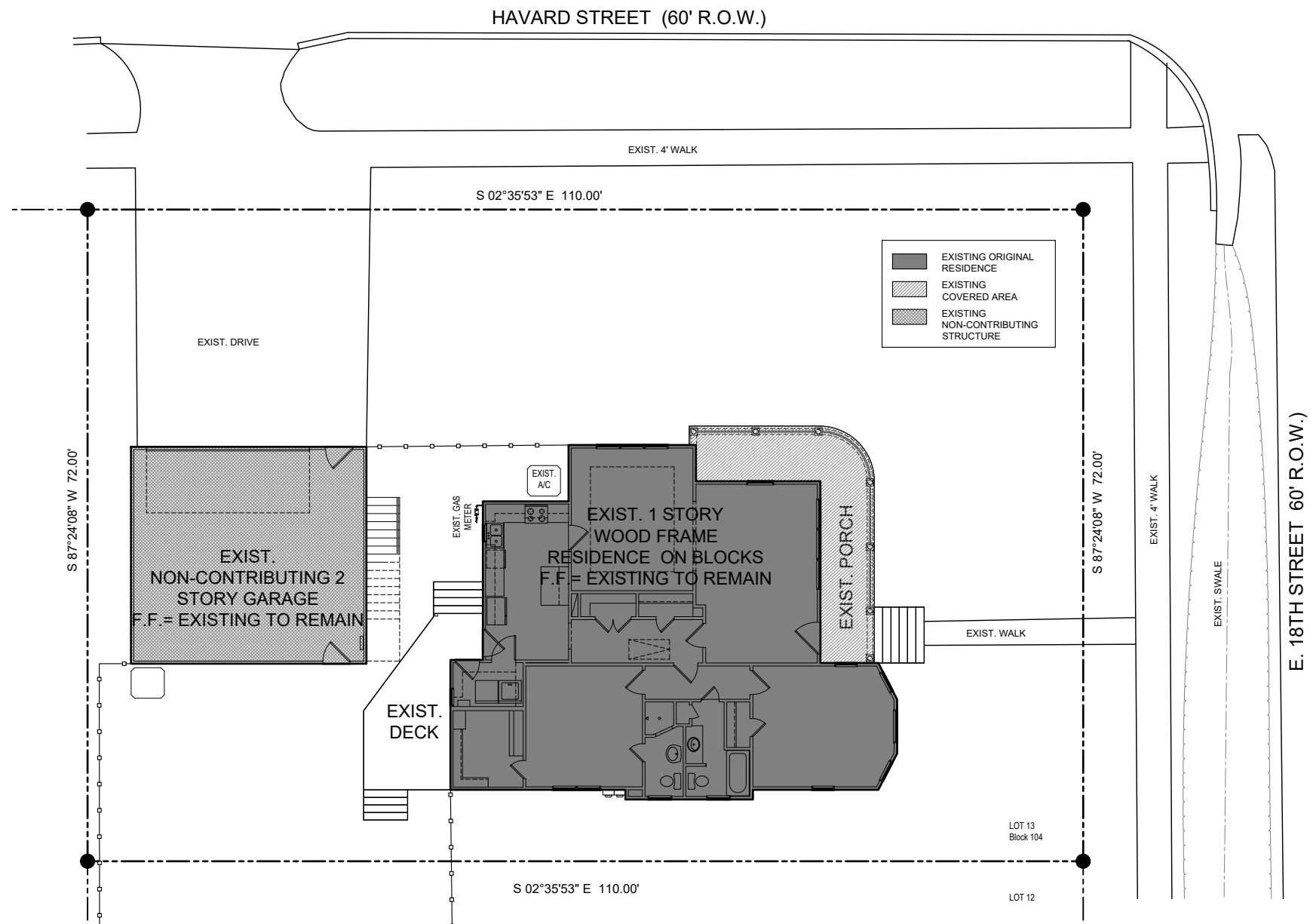
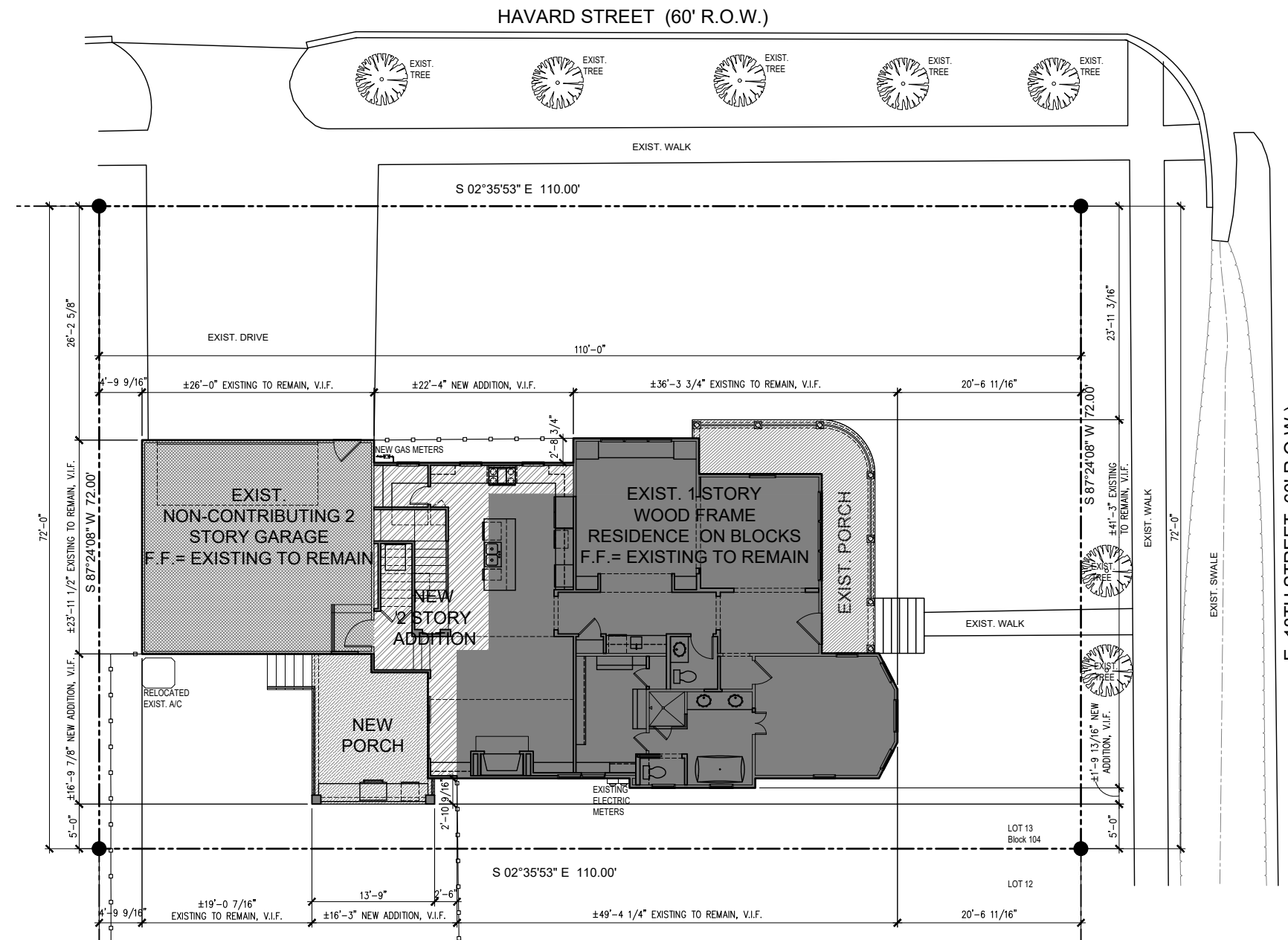


Figure 5 - Existing and Proposed West Elevations



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

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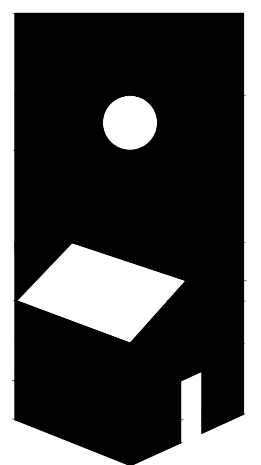
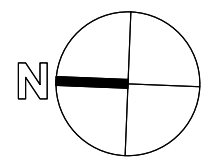
LOT 13, BLOCK 104
HOUSTON HEIGHTS
CITY OF HOUSTON

- EXISTING ENCLOSED AREA
- EXISTING COVERED AREA
- EXISTING NON-CONTRIBUTING STRUCTURE
- NEW ENCLOSED AREA
- NEW COVERED AREA

CALCULATIONS OF FLOOR AREA RATIO	
FIRST FLOOR	1,844 SQ. FT.
SECOND FLOOR	236 SQ. FT.
GARAGE	623 SQ. FT.
GARAGE APT.	623 SQ. FT.
TOTAL	3,326 SQ. FT.
LOT AREA	7,920 SQ. FT.
F.A.R. RATIO (42% MAXIMUM)	41.99%

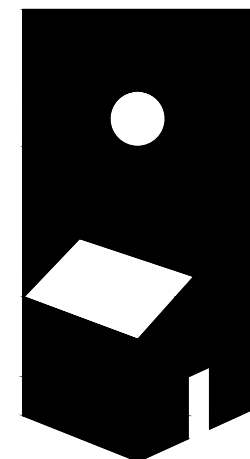
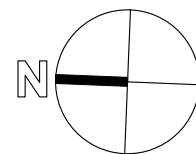
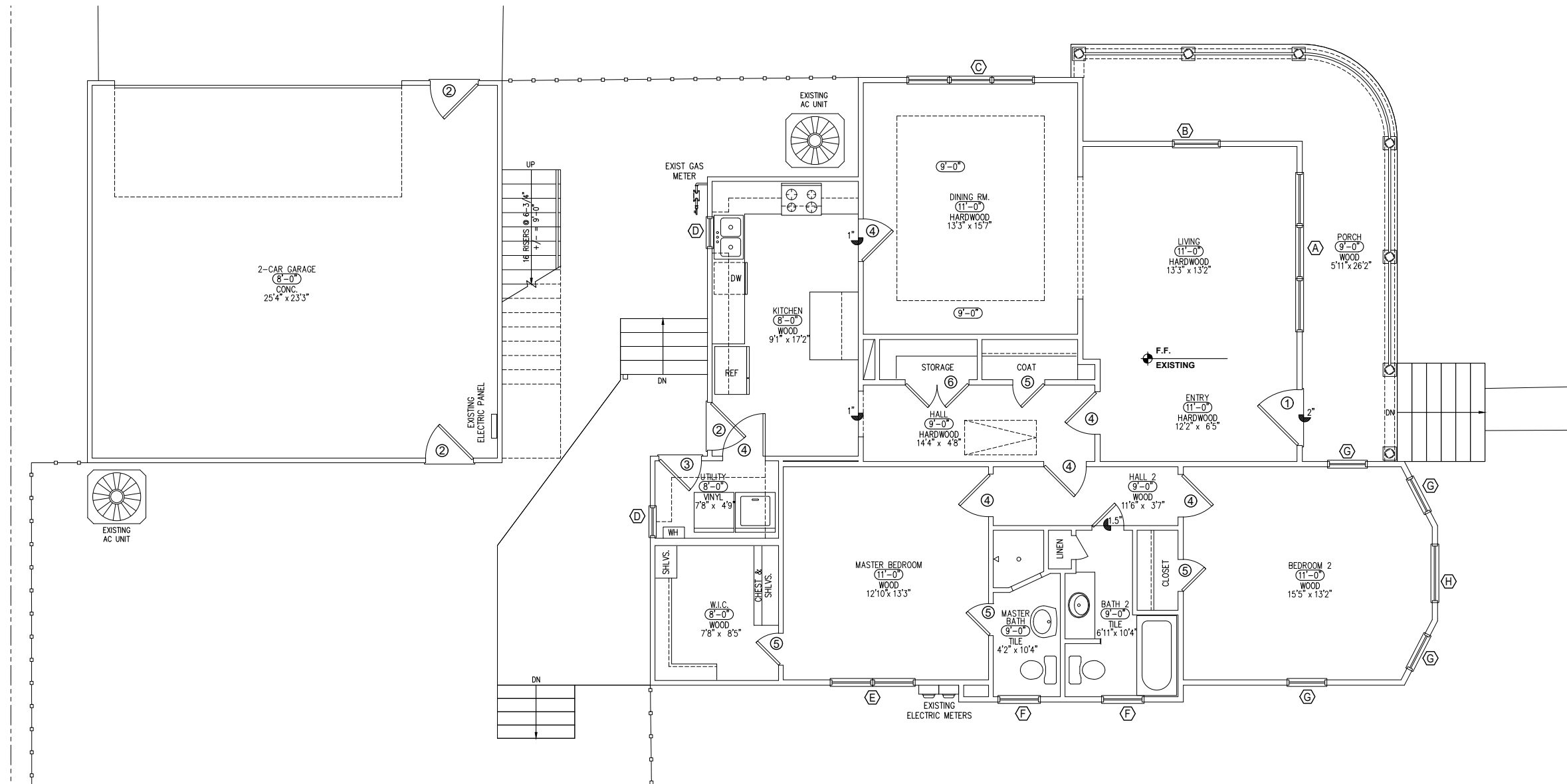
CALCULATIONS OF LOT COVERAGE - HEIGHTS	
FIRST FLOOR	2,439 SQ. FT.
LOT AREA	7,920 SQ. FT.
MAX. LOT COVG. RATIO (40% MAXIMUM)	30.79%

CALCULATIONS OF IMPERVIOUS COVERAGE - COH	
UNDER ROOF	3,219 SQ. FT.
DRIVEWAY, SIDEWALK, & STEPS	704 SQ. FT.
TOTAL IMPERVIOUS COVERED	3,923 SQ. FT.
LOT AREA	7,920 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (65% MAXIMUM)	49.53%



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

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Square Footage:

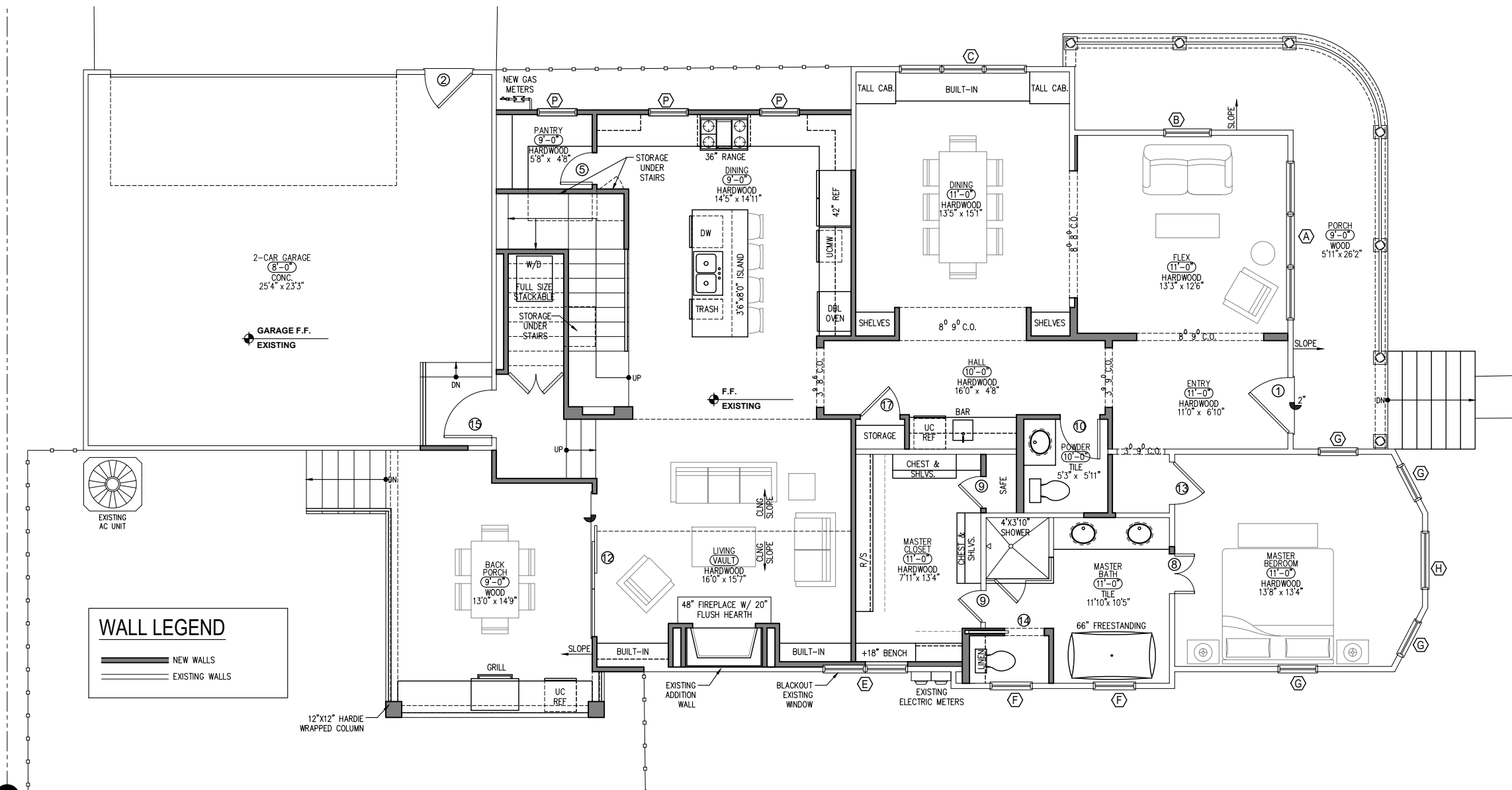
EXISTING LEVEL 1	1,484 S.F.
GARAGE APARTMENT	623 S.F.
TOTAL AC	2,107 S.F.
FRONT PORCH	233 S.F.
2-CAR GARAGE	623 S.F.
TOTAL AREA	2,963 S.F.

EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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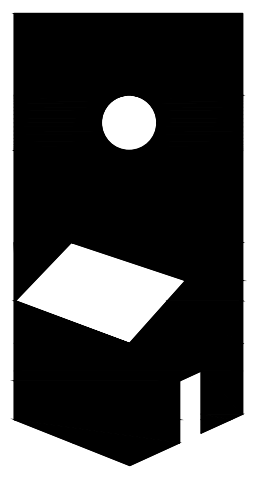
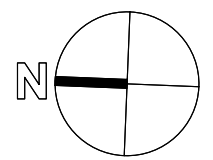


WALL LEGEND

	NEW WALLS
	EXISTING WALLS

Square Footage:

	EXISTING	NEW	TOTAL
LEVEL ONE	1,484 S.F.	360 S.F.	1,844 S.F.
LEVEL TWO	0 S.F.	236 S.F.	236 S.F.
GARAGE APT.	623 S.F.	0 S.F.	623 S.F.
TOTAL A/C	2,107 S.F.	596 S.F.	2,703 S.F.
FRONT PORCH	233 S.F.	0 S.F.	233 S.F.
BACK PORCH	0 S.F.	208 S.F.	208 S.F.
TOTAL PORCHES	233 S.F.	208 S.F.	441 S.F.
GARAGE	623 S.F.	0 S.F.	623 S.F.
TOTAL DESIGN AREA	2,963 S.F.	804 S.F.	3,767 S.F.



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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EXISTING WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	1	(3)3'-4"	4'-4"	SINGLE HUNG	2x4	LIVING
Ⓑ	1	3'-0"	4'-4"	SINGLE HUNG	2x4	LIVING
Ⓒ	1	(3)2'-8"	4'-9"	SINGLE HUNG	2x4	DINING
Ⓓ	2	2'-0"	2'-8"	SINGLE HUNG	2x4	KITCHEN, UTILITY
Ⓔ	1	(2)2'-8"	4'-4"	SINGLE HUNG	2x4	M. BED
Ⓕ	2	2'-8"	2'-10"	SINGLE HUNG	2x4	M. BATH, BATH 2
Ⓖ	4	2'-6"	6'-6"	SINGLE HUNG	2x4	BED 2
Ⓗ	1	3'-8"	6'-6"	SINGLE HUNG	2x4	BED 2
Ⓚ	7	2'-8"	5'-2"	SINGLE HUNG	2x4	APT. LIVING, APT. BED, APT. ENTRY
Ⓛ	1	3'-0"	4'-6"	SINGLE HUNG	2x4	APT. LIVING
Ⓜ	1	1'-8"	3'-2"	SINGLE HUNG	2x4	APT. BATH
Ⓝ	1	2'-8"	3'-2"	SINGLE HUNG	2x4	APT. KITCHEN
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-6"	7'-0"	EXTERIOR	2X4	ENTRY
②	4	3'-0"	6'-8"	EXTERIOR	2X4	KITCHEN, GARAGE, GARAGE APT.
③	1	2'-8"	6'-8"	EXTERIOR	2X4	UTILITY
④	7	2'-8"	6'-8"	INTERIOR	2X4	UTILITY, M. BED, BED 2, HALL, HALL 2, DINING, APT. BEDROOM
⑤	5	2'-0"	6'-8"	INTERIOR	2X4	W.I.C., M. BATH, BED 2, HALL, APT. BATH
⑥	1	(2)2'-0"	6'-8"	INTERIOR	2X4	STORAGE
⑦	1	(2)1'-6"	6'-8"	INTERIOR	2X4	APT. BED

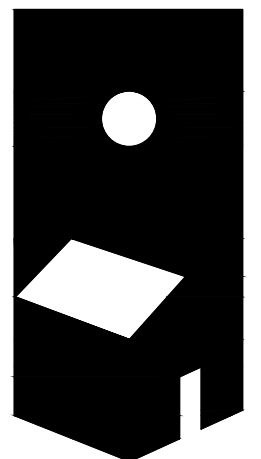
PROPOSED WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	1	(3)3'-4"	4'-4"	SINGLE HUNG	2x4	LIVING
Ⓑ	1	3'-0"	4'-4"	SINGLE HUNG	2x4	LIVING
Ⓒ	1	(3)2'-8"	4'-9"	SINGLE HUNG	2x4	DINING
Ⓓ	2	2'-0"	2'-8"	SINGLE HUNG	2x4	KITCHEN (TO BE REMOVED), UTILITY (TO BE REMOVED)
Ⓔ	1	(2)2'-8"	4'-4"	SINGLE HUNG	2x4	M. BED
Ⓕ	2	2'-8"	2'-10"	SINGLE HUNG	2x4	M. BATH, BATH 2
Ⓖ	4	2'-6"	6'-6"	SINGLE HUNG	2x4	BED 2
Ⓗ	1	3'-8"	6'-6"	SINGLE HUNG	2x4	BED 2
Ⓚ	7	2'-8"	5'-2"	SINGLE HUNG	2x4	APT. LIVING (TO BE REMOVED), APT. BED (TO BE REMOVED), APT. ENTRY (TO BE REMOVED)
Ⓛ	1	3'-0"	4'-6"	SINGLE HUNG	2x4	APT. BED (TO BE REMOVED)
Ⓜ	1	1'-8"	3'-2"	SINGLE HUNG	2x4	APT. BATH (TO BE REMOVED)
Ⓝ	1	2'-8"	3'-2"	SINGLE HUNG	2x4	APT. KITCHEN (TO BE REMOVED)
Ⓟ	3	2'-6"	4'-8"	SINGLE HUNG	2x4	KITCHEN
Ⓡ	1	3'-0"	3'-0"	CASEMENT	2x4	STAIRS
Ⓢ	6	2'-8"	4'-8"	CASEMENT	2x4	SITTING, BED 2, BED 3
Ⓣ	1	2'-0"	1'-4"	FIXED	2x6	SHARED BATH
Ⓥ	1	3'-0"	3'-6"	CASEMENT	2x4	BED 4
Ⓦ	1	2'-6"	3'-2"	SINGLE HUNG	2x6	BATH 4
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-6"	7'-0"	EXTERIOR	2X4	ENTRY
②	1	3'-0"	6'-8"	EXTERIOR	2X4	KITCHEN (TO BE REMOVED), GARAGE, GARAGE APT. (TO BE REMOVED)
③	4	2'-8"	6'-8"	EXTERIOR	2X4	UTILITY (TO BE REMOVED)
④	9	2'-8"	6'-8"	INTERIOR	2X4	UTILITY (TO BE REMOVED), M. BED (TO BE REMOVED), BED 2 (TO BE REMOVED), HALL (TO BE REMOVED), HALL 2 (TO BE REMOVED), DINING (TO BE REMOVED), APT. BEDROOM (TO BE REMOVED), BED 2, BED 3
⑤	6	2'-0"	6'-8"	INTERIOR	2X4	W.I.C. (TO BE REMOVED), M. BATH (TO BE REMOVED), BED 2 (TO BE REMOVED), HALL (TO BE REMOVED), APT. BATH (TO BE REMOVED), PANTRY
⑥	1	(2)2'-0"	6'-8"	INTERIOR	2X4	STORAGE (TO BE REMOVED)
⑦	1	(2)1'-6"	6'-8"	INTERIOR	2X4	APT. BED (TO BE REMOVED)
⑧	1	(2)1'-3"	8'-0"	INTERIOR	2X4	M. BATH
⑨	2	2'-0"	8'-0"	INTERIOR	2X4	M. CLOSET
⑩	1	2'-6"	8'-0"	INTERIOR	2X4	POWDER
⑪	1	2'-4"	6'-8"	INTERIOR	2X4	CLOSET 4
⑫	1	(3)3'-0"	8'-0"	EXTERIOR	2X4	LIVING
⑬	1	2'-8"	8'-0"	INTERIOR	2X4	M. BED
⑭	1	2'-6"	8'-0"	INTERIOR	2X6	POCKET- M. BATH
⑮	1	3'-0"	6'-8"	EXTERIOR	2X4	GARAGE- 20 MIN FIRE-RATED SELF W/ CLOSING HARDWARE
⑯	2	(2)2'-6"	6'-8"	INTERIOR	2X4	BED 2, BED 3
⑰	3	2'-6"	6'-8"	INTERIOR	2X4	SHARED BATH, BATH 4, STORAGE
⑱	2	3'-0"	6'-8"	INTERIOR	2X4	UTILITY, BED 4
⑲	1	2'-4"	6'-8"	INTERIOR	2X6	POCKET- SHARED BATH
⑳	1	1'-4"	6'-8"	INTERIOR	2X4	LINEN

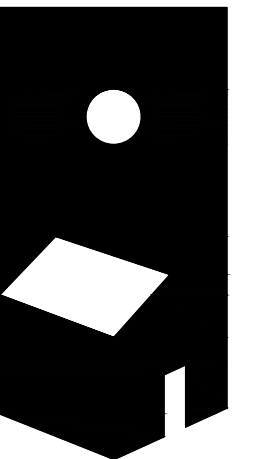
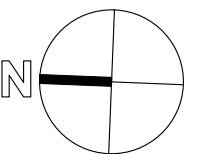
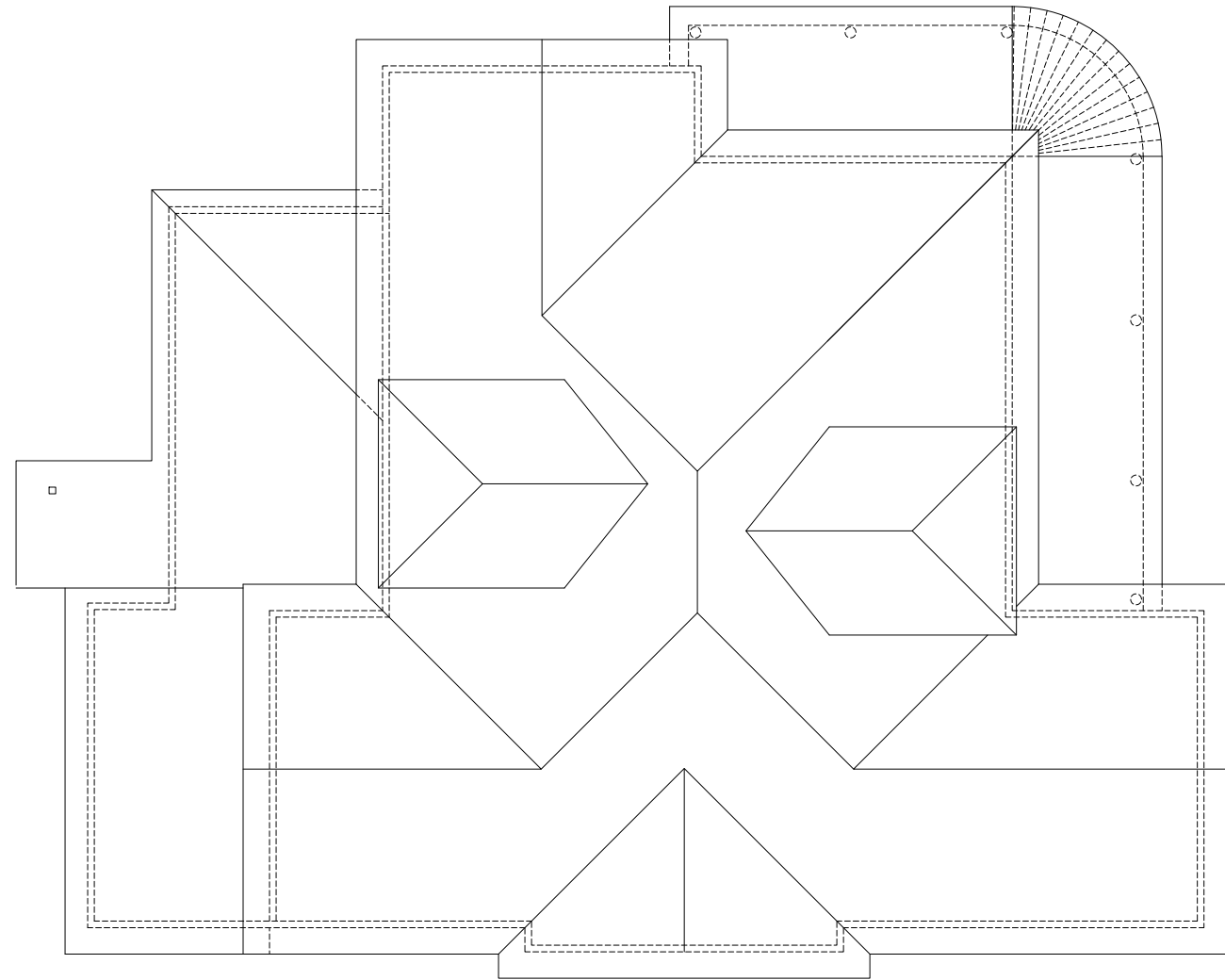
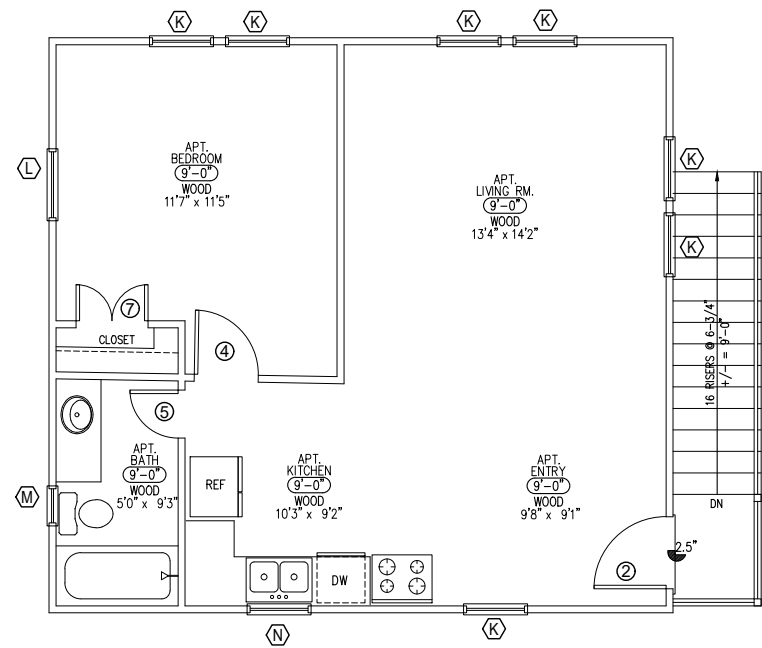
DOOR & WINDOW SCHEDULE

SCALE: 1/8" = 1'-0"

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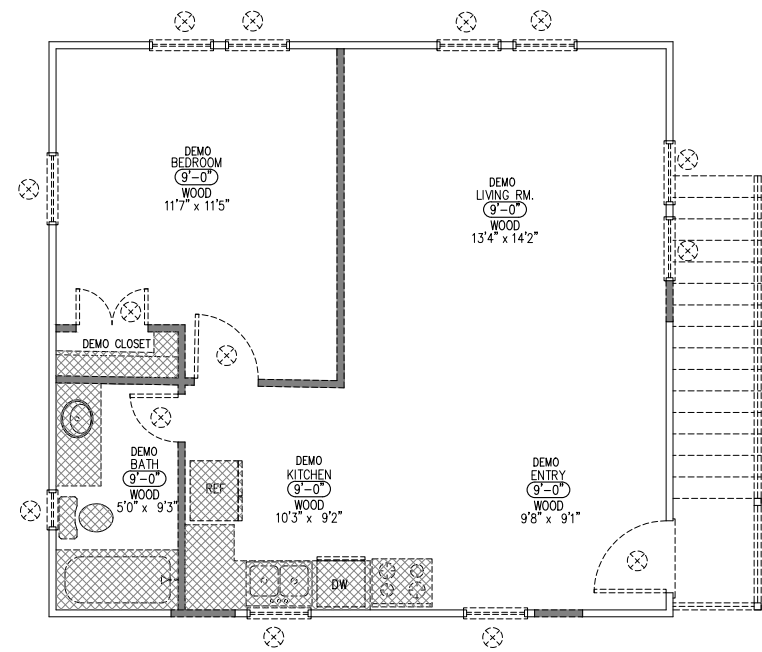
EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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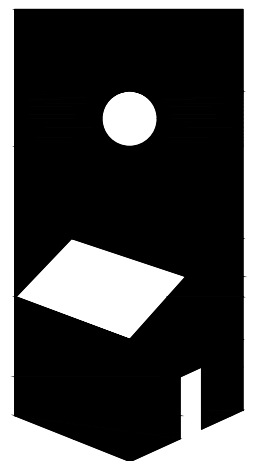
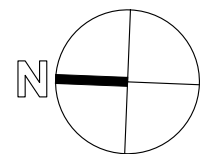
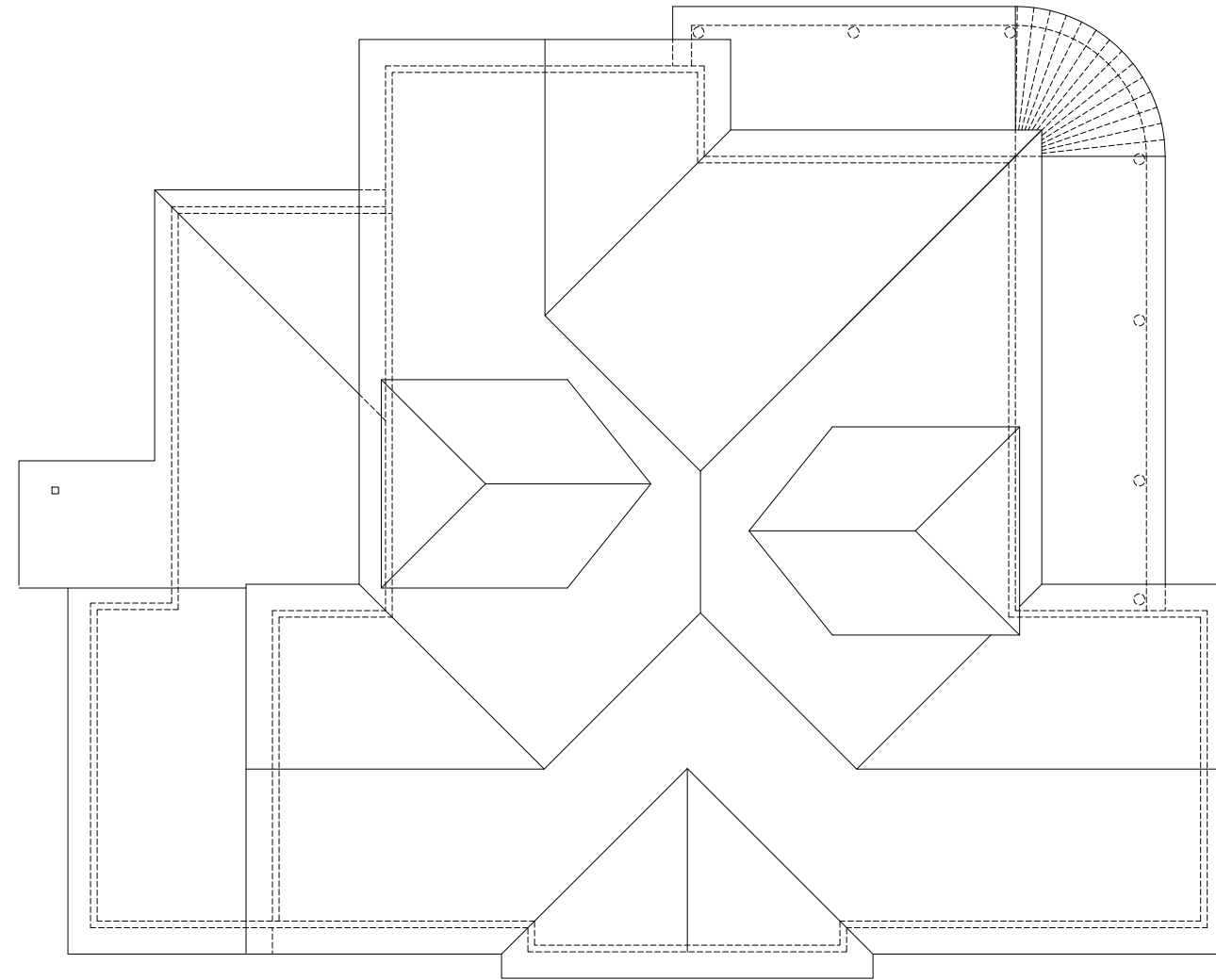
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WALL LEGEND

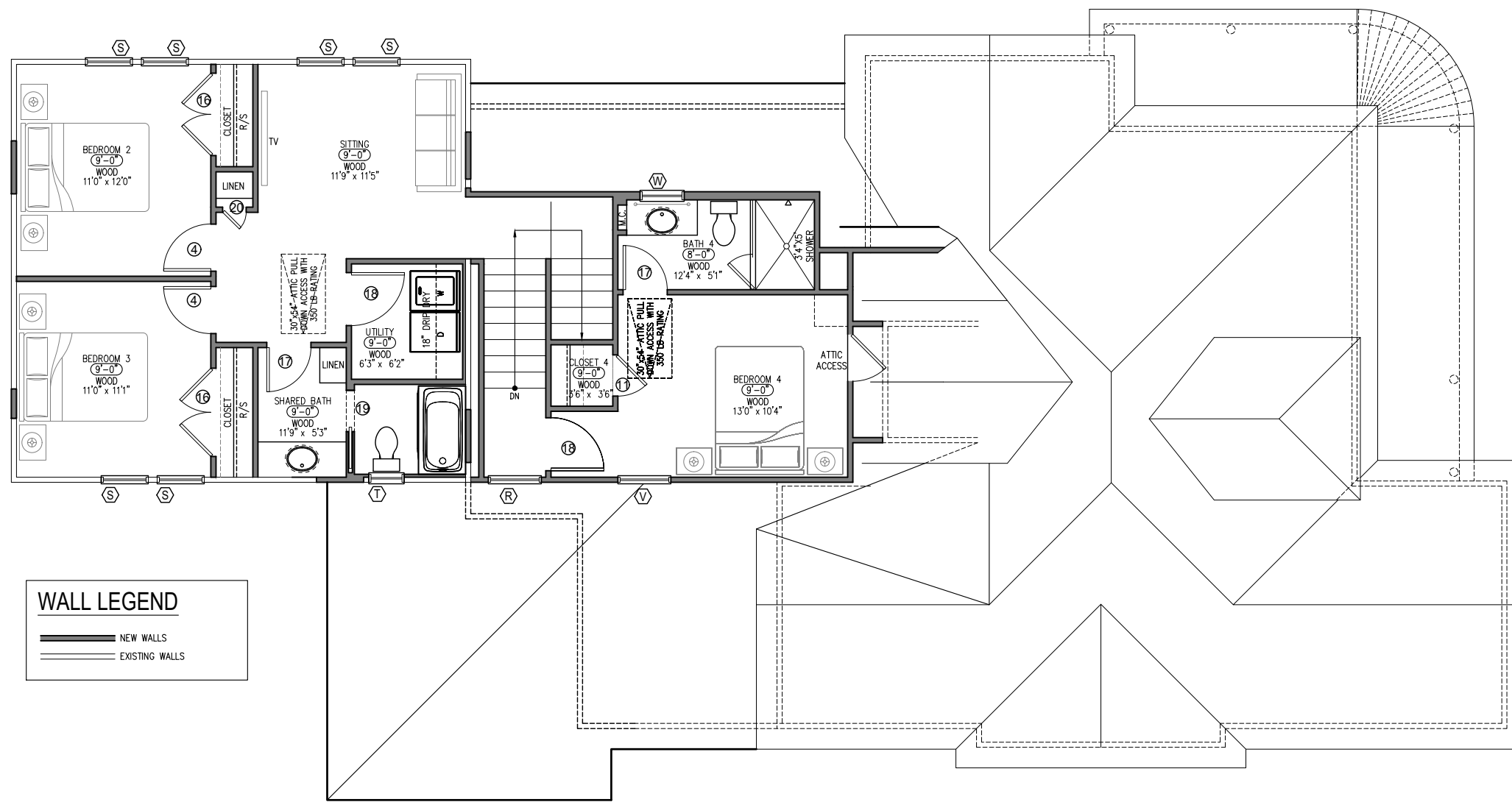
- EXISTING WALLS
- - - - - WALLS TO BE DEMOLISHED
- ▨ AREA TO BE DEMOLISHED
- ⊗ EXISTING DOOR, WINDOW, OR OTHER OPENING TO BE REMOVED (INCLUDING FRAME AND TRIM, ETC.)

NOTE:
CONTRACTOR TO FIELD VERIFY THE EXTENT OF DEMOLITION AS IT PERTAINS TO CONSTRUCTABILITY.



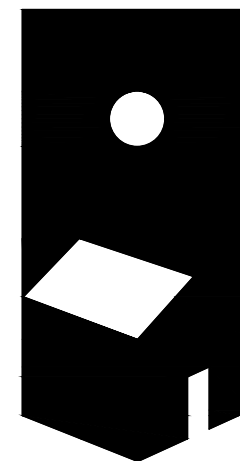
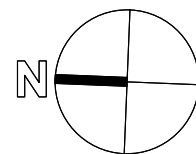
SECOND FLOOR DEMO PLAN
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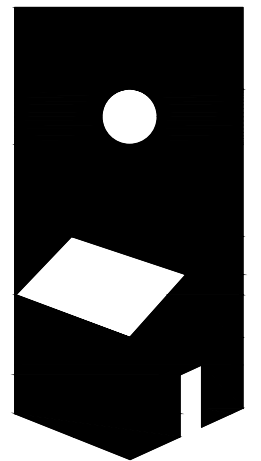
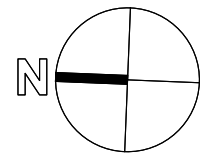
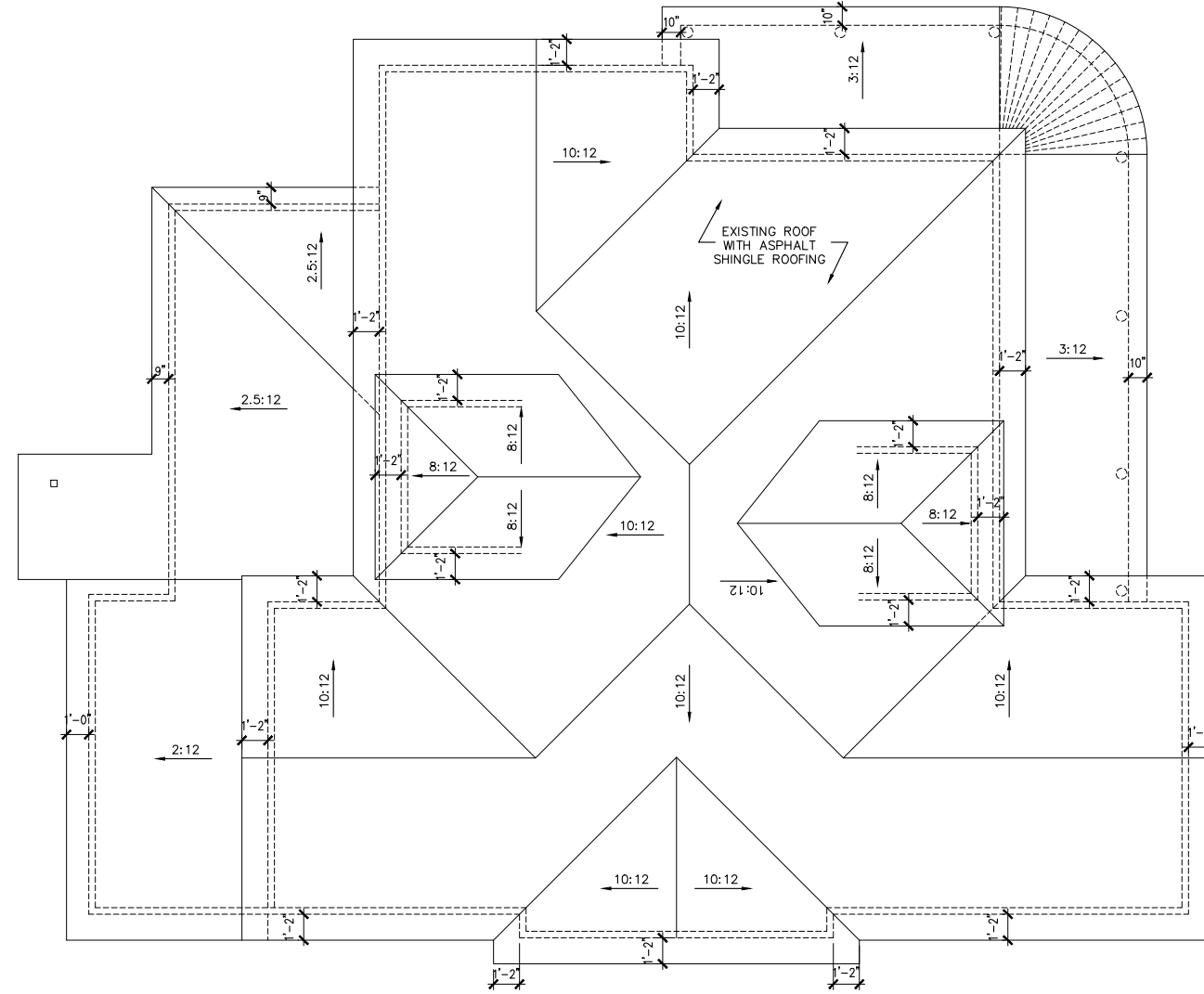
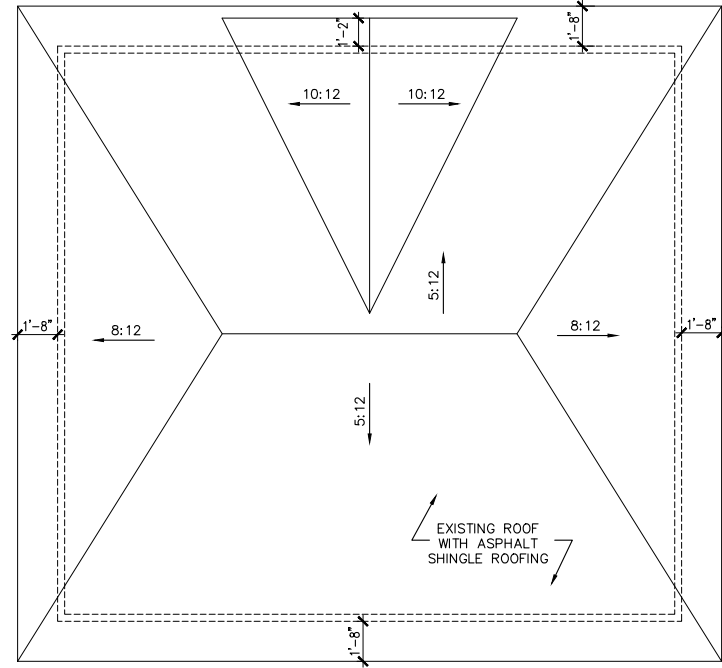
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PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

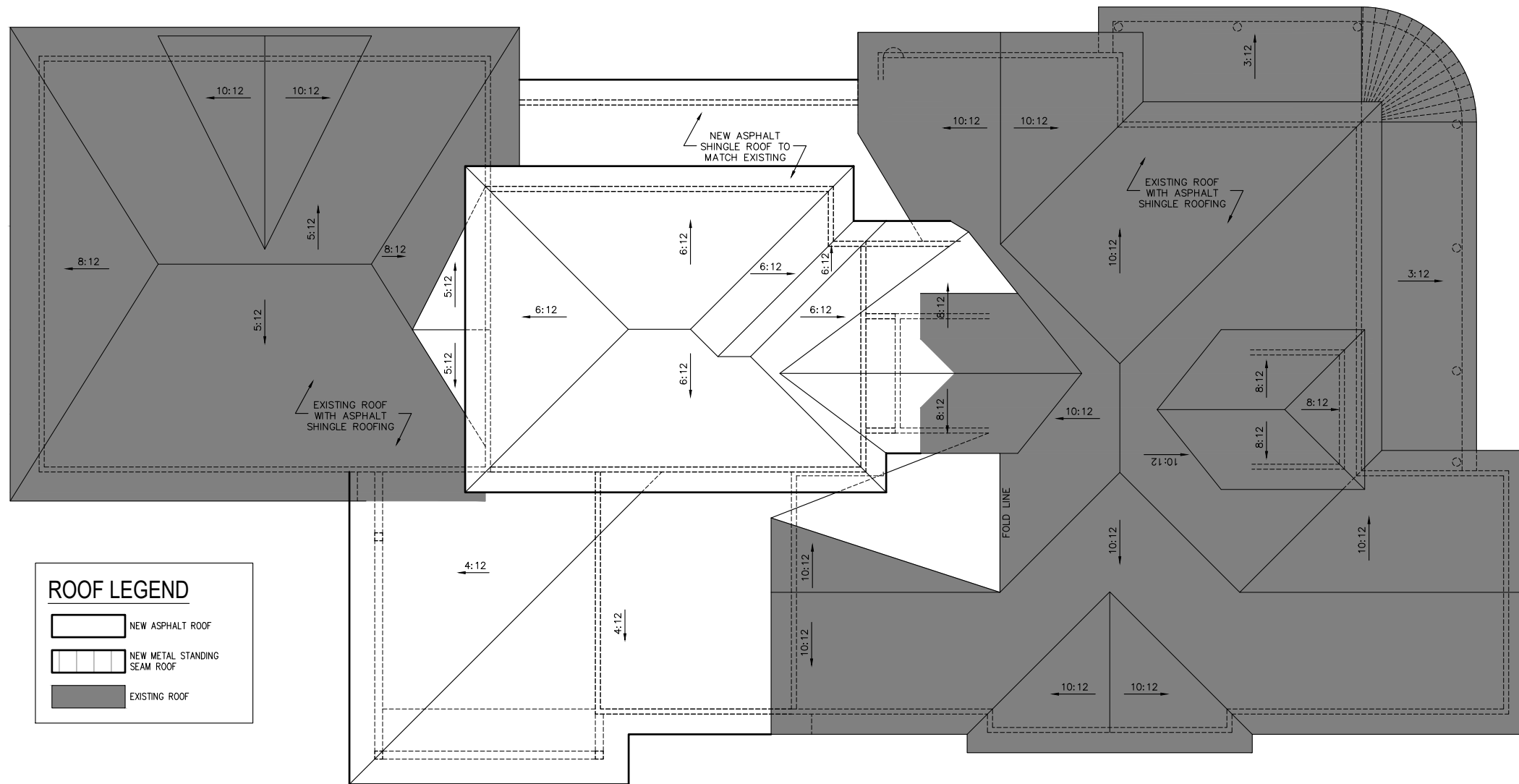
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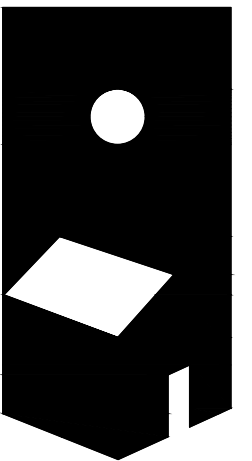
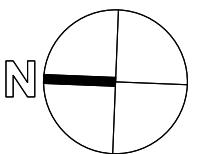


EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF LEGEND	
	NEW ASPHALT ROOF
	NEW METAL STANDING SEAM ROOF
	EXISTING ROOF



PROPOSED ROOF PLAN
 SCALE: 1/8" = 1'-0"

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 2215 DRISCOLL, LLC.



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

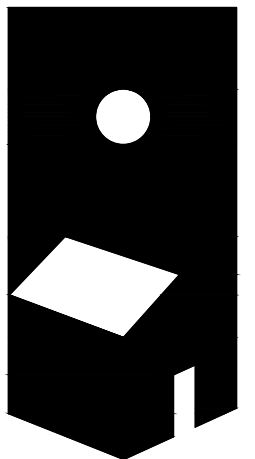


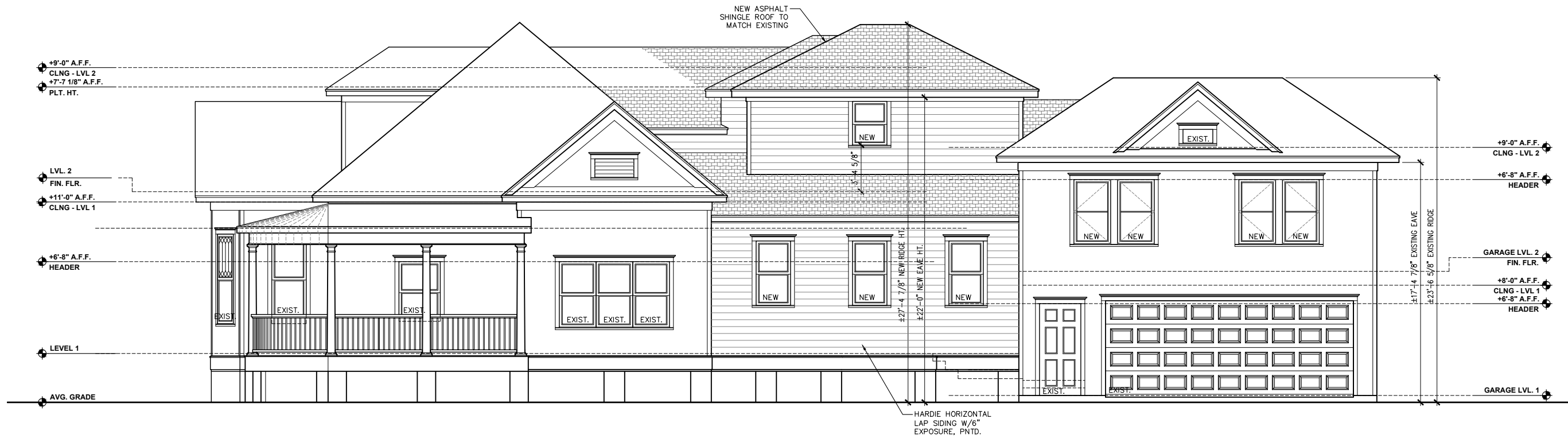
EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

10.07.22

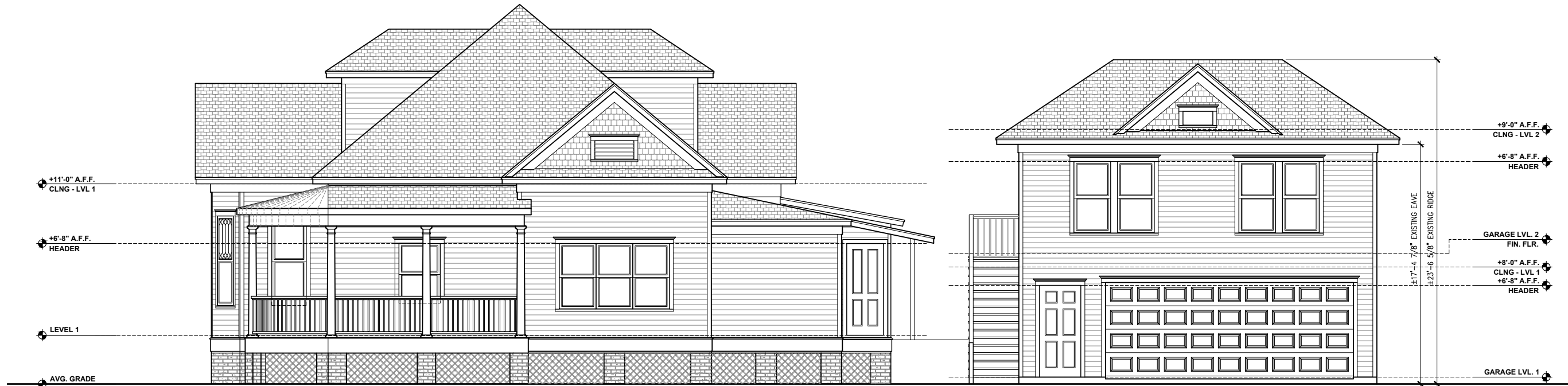
121 E. 18TH ST.
2215 DRISCOLL, LLC.





PROPOSED RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

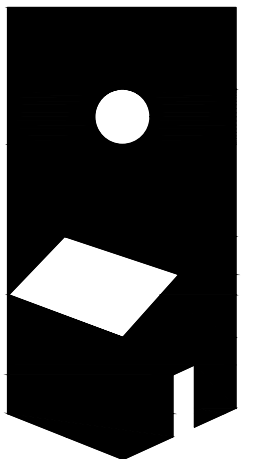


EXISTING RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

10.07.22

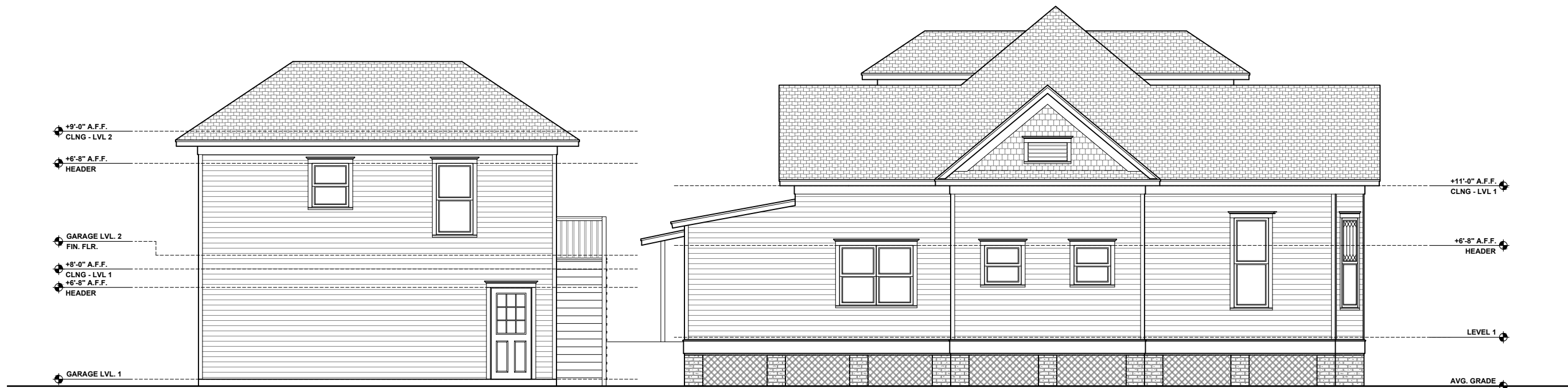
121 E. 18TH ST.
2215 DRISCOLL, LLC.





PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"

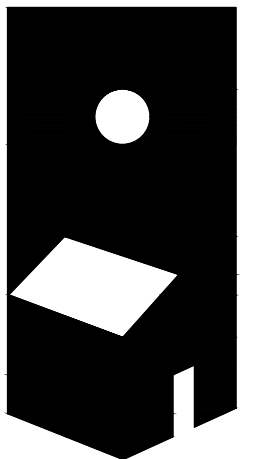


EXISTING LEFT ELEVATION

SCALE: 1/8" = 1'-0"

10.07.22

121 E. 18TH ST.
2215 DRISCOLL, LLC.





PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

10.07.22

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