

CERTIFICATE OF APPROPRIATENESS

Applicant: Toufic Halabi, agent for Nicole Lowenstein, owner

Property: 415 W. 15th Street, Tracts 19A, 20A, 21A & 22B, Block 144, Houston Heights Subdivision. The property includes a 1,255 square foot, one-story wood frame single-family residence situated on a 5,720 square foot (52' x 110'.06) interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: New Construction – Garage

The applicant proposes to demolish an existing one-story noncontributing garage and construct a 371 SF detached garage and a 216 SF garage apartment on the second floor at the rear of the lot with the following specifications:

- Hip roof (comp shingle) with 6/12 pitch with a ridge height of 23'-4" and an eave height of 19'-8".
- The garage will be clad in smooth Cementous siding that matches existing.
- All windows on addition will be inset and recessed.
 - Proposed double hung windows will be inset and recessed.

See enclosed application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation:

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;
Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.
- (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.

S D NA S - satisfies D - does not satisfy NA - not applicable

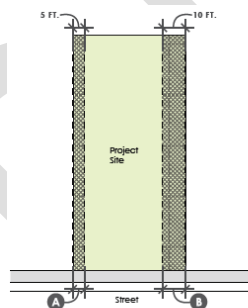
HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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: 5,720 SF
 Proposed Lot Coverage: 2,402 SF
 Maximum Lot Coverage Allowed: 2,402
 Proposed Percentage: 42%
 Garage and Garage apartment are exempt as they are under 528 SF

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 (W): 12'-5"
 Proposed side setback (E): 3'-7"

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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: 5,720 sf

Proposed FAR: 46%

Total square footage: 2,631 SF

Maximum square footage allowed: 2,631 SF

Garage and Garage apartment are exempt as they are under 528 SF

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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: 30"

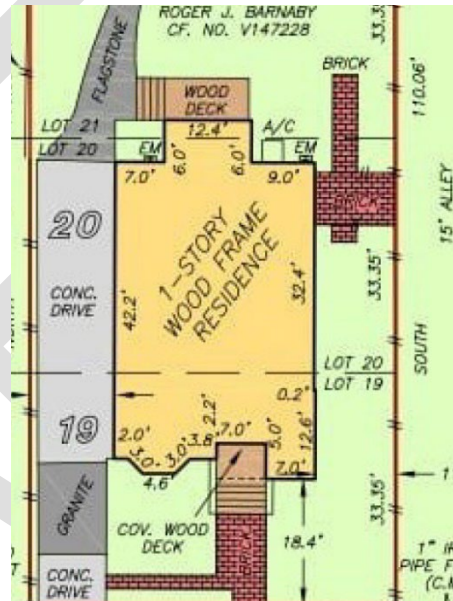
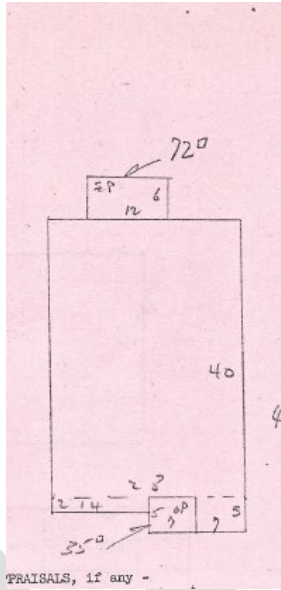
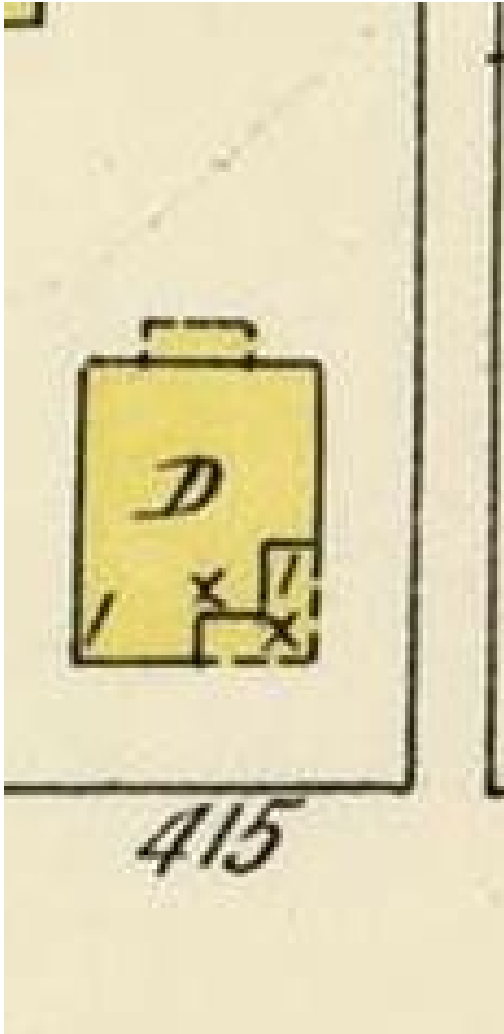
Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

INVENTORY PHOTO



SANBORN MAP



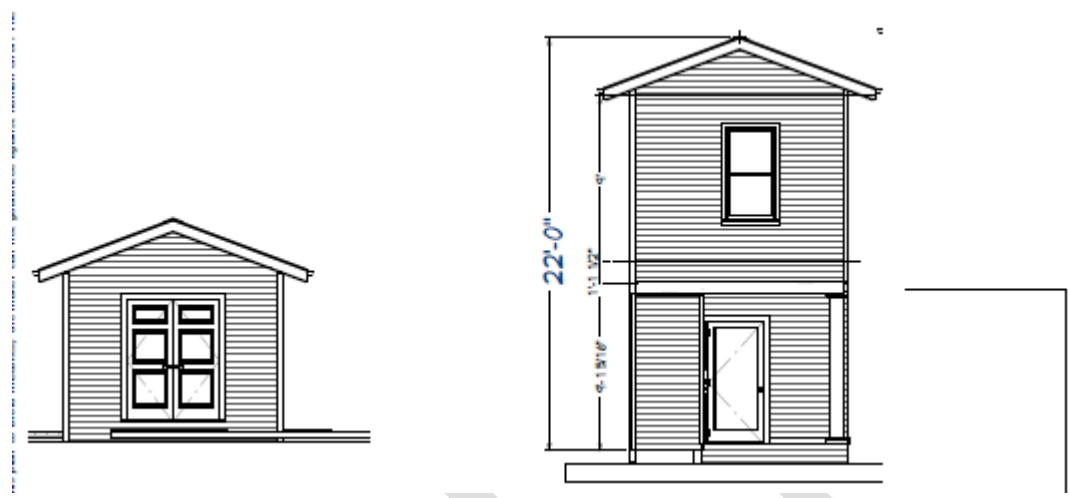


PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT



WEST SIDE ELEVATION



DRAFT

EAST SIDE ELEVATION

PROPOSED





SURVEY

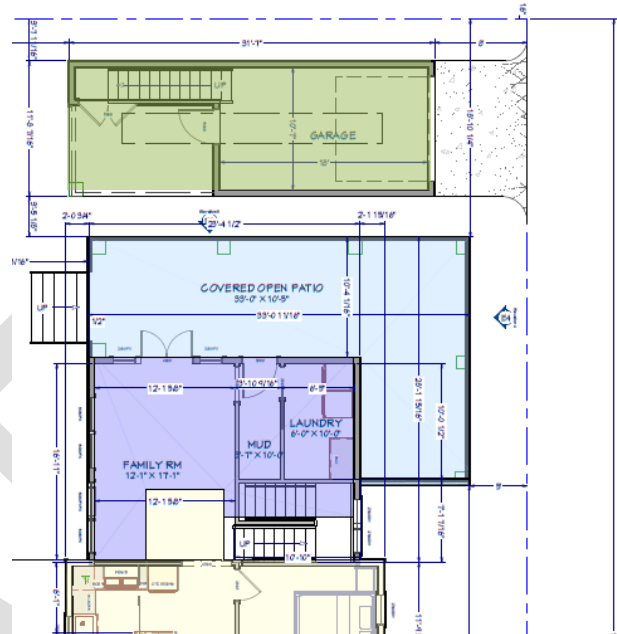
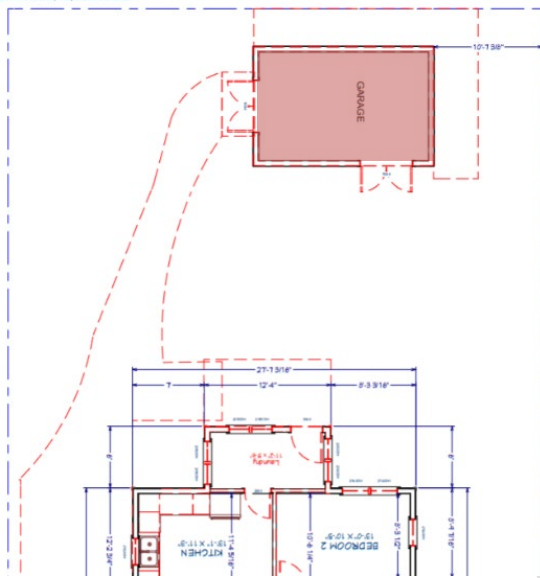


FIRST FLOOR PLAN



EXISTING

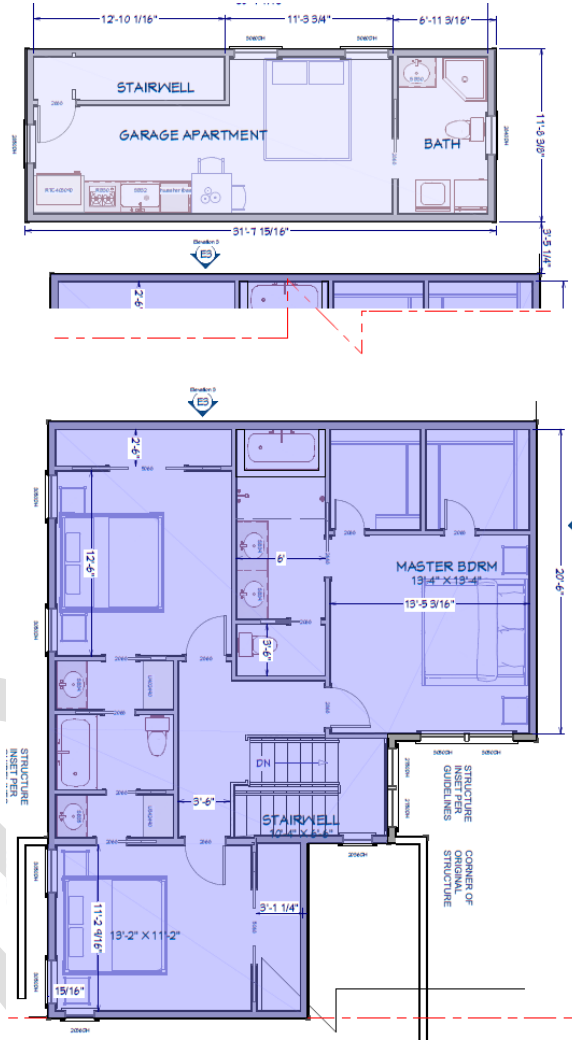
PROPOSED



DRAFT



SECOND FLOOR PLAN PROPOSED

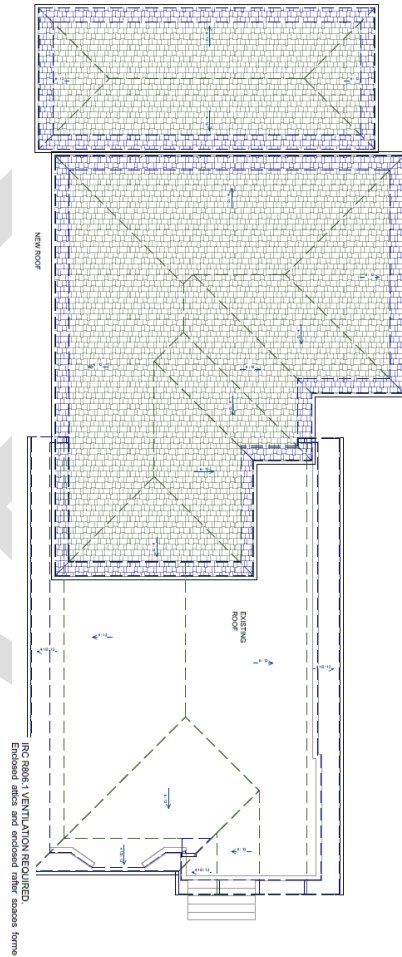
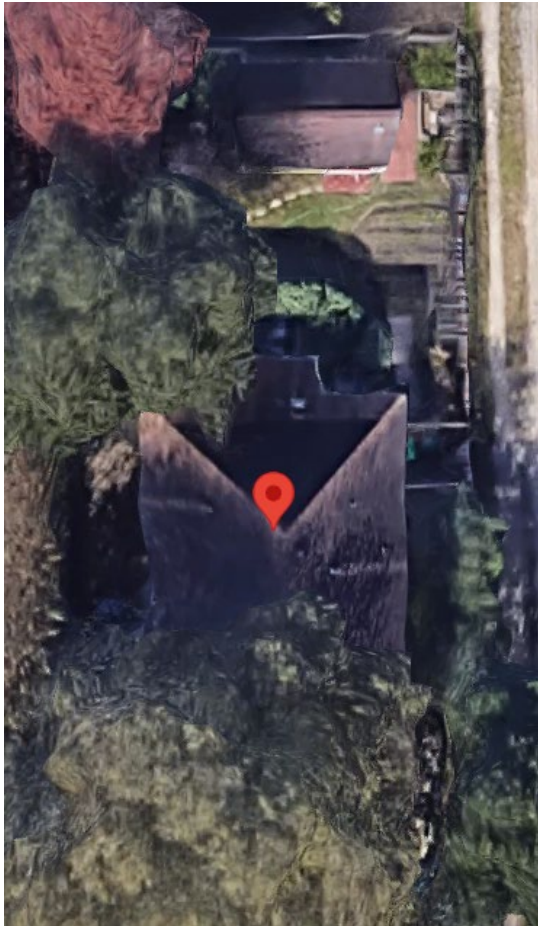




SITE/ROOF PLAN

EXISTING

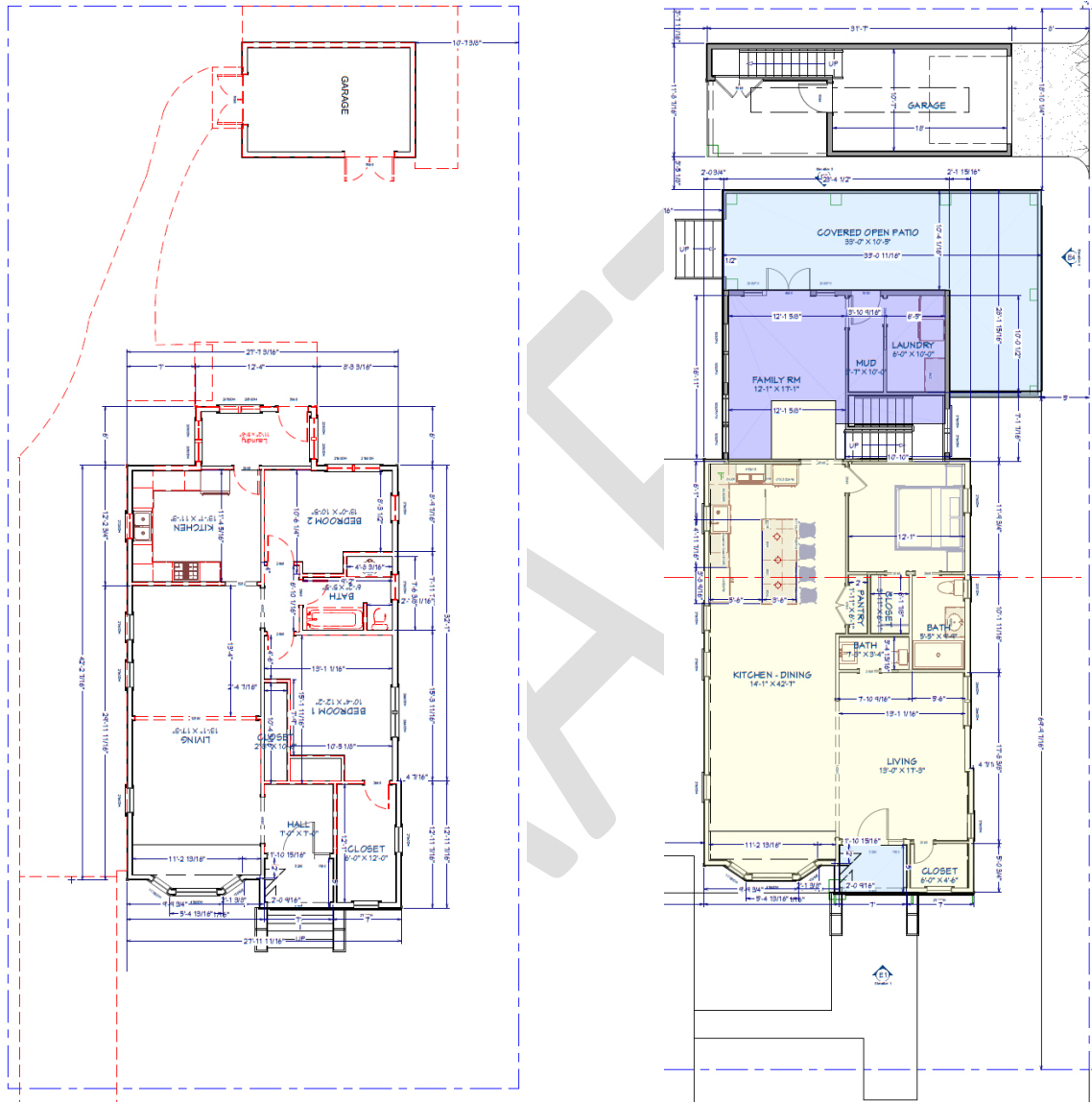
PROPOSED



FIRST FLOOR PLAN WITH GARAGE

EXISTING

PROPOSED



WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	TEMPERED	DESCRIPTION	HEADER
W01	W01-2036DH	2	3	2036DH	25"X43"		DOUBLE HUNG	2X6X28" (2)
W02	W02-2080FX	2	2	2080FX	25"X97"	YES	FIXED GLASS	2X6X28" (2)
W03	W03-2750DH	2	3	2750DH	32 3/16"X61"	YES	DOUBLE HUNG	2X6X35 3/16" (2)
W04	W04-2760DH	2	2	2760DH	32 3/16"X73"		DOUBLE HUNG	2X6X35 3/16" (2)
W05	W05-2840DH	1	2	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)
W06	W06-2850DH	1	2	2850DH	33"X61"		DOUBLE HUNG	2X6X36" (2)
W07	W07-3050DH	6	3	3050DH	37"X61"		DOUBLE HUNG	2X6X40" (2)
W08	W08-3060DH	2	2	3060DH	37"X73"		DOUBLE HUNG	2X6X40" (2)
W09	W09-3080FX	5	2	3080FX	36 9/16"X97"		FIXED GLASS	2X6X39 9/16" (2)

NEW VINYL WINDOWS
WITH SLIM BORDERS -
INSET
TO MATCH EXIST.
WINDOWS STYLE

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	D01-1780	1	2	1780 L IN	21"X98 1/2"	HINGED-DOOR E08	2X6X24" (2)
D02	D02-1780	1	2	1780 R IN	21"X98 1/2"	HINGED-DOOR E08	2X6X24" (2)
D03	D03-2068	2	2	2068 R	50"X82 1/2"	POCKET-DOOR P04	2X6X53" (2)
D04	D04-2068	1	2	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)
D05	D05-2068	4	3	2068 L	50"X82 1/2"	POCKET-DOOR P04	2X6X53" (2)
D06	D06-2068	2	3	2068 L IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)
D07	D07-2068	1	3	2068 R	50"X82 1/2"	POCKET-DOOR P04	2X6X53" (2)
D08	D08-2668	1	2	2668 L	62"X82 1/2"	POCKET-DOOR P04	2X6X65" (2)
D09	D09-2668	1	2	2668 R EX	32"X83"	EXT. HINGED-DOOR E21	2X6X35" (2)
D10	D10-2668	1	3	2668 R	62"X82 1/2"	POCKET-DOOR P04	2X6X65" (2)
D11	D11-2868	1	2	2868 L EX	66"X82 1/2"	EXT. POCKET-DOOR P04	2X6X69" (2)
D12	D12-2868	1	2	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)
D13	D13-2868	1	2	2868 R	66"X82 1/2"	POCKET-DOOR P04	2X6X69" (2)
D14	D14-2868	1	3	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)
D15	D15-2868	2	3	2868 R IN	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)
D16	D16-3068	1	1	3068 R IN	38"X82 1/2"	HINGED-PANEL	2X6X41" (2)
D17	D17-3080	1	2	3080 R IN	37 5/8"X98 1/2"	HINGED-DOOR P04	2X6X40 5/8" (2)
D18	D18-4068	1	2	4068 L/R IN	50"X82 1/2"	DOUBLE HINGED-DOOR P04	2X6X53" (2)
D19	D19-4680	1	2	4680 L/R IN	56"X98 1/2"	DOUBLE HINGED-GLASS PANEL	2X6X59" (2)
D20	D20-5068	1	1	5068 L/R IN	62"X82 1/2"	DOUBLE HINGED-PANEL	2X6X65" (2)
D21	D21-5068	2	3	5068 L/R	122"X82 1/2"	DOUBLE POCKET-DOOR P04	2X6X125" (2)
D22	D22-9080	1	1	9080	110"X99"	GARAGE-GARAGE DOOR CHD05	2X12X110" (2)

