

## CERTIFICATE OF APPROPRIATENESS

**Applicant:** Sam Gianukos, agent for Veronica Saenz, owner

**Property:** 1628 Harvard St, lot 20, block 116. Houston Heights East Subdivision. The property includes a two-story wood frame approximately 2,100 square foot single-family residence situated on a 6,600 square foot interior lot.

**Significance:** Contributing Craftsman residence, constructed circa 1925, located in the Heights East Historic District.

**Proposal:** Alteration- Addition

The applicant is proposing to construct a 749 square foot two-story addition and detached garage to the existing structure. The application for the garage is HP2024\_0056.

- To add a total of 749 sq ft.
- The original pitch of the house roof is 9/12, 6/12, 5/12, 4/12, 3/12. The applicant proposes a 7/12, and 5/12 roof pitch on the new addition.
- The existing top eave height is 21'-7" and remains the same on the roof extension. The existing top ridge height is 34'-6" and remains the same on the new roof.
- The current original level 1 ceiling height is 9'-8" and 9'-8" at level 2. We propose the same ceiling height for the extension.
- The existing house structure has 3.5" wood siding as the exterior finish. The new siding on the addition will be 3.5" cementitious siding to match the existing.

**Public Comment:** No public comment received

**Civic Association:**

**Recommendation:** Approval

**HAHC Action:**

## ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(7)	The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.		

**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: 1,910

Remaining Amount: 730

☒ ☐ ☐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: 2,903

Remaining Amount: 1

☒ ☐ ☐Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
<b>50 FT.</b>	Maximum side wall length without inset (1-story)
<b>40 FT.</b>	Maximum side wall length without inset (2-story)
<b>1 FT.</b>	Minimum depth of inset section of side wall (1-story)
<b>2 FT.</b>	Minimum depth of inset section of side wall (2-story)
<b>6 FT.</b>	Minimum length of inset section of side wall

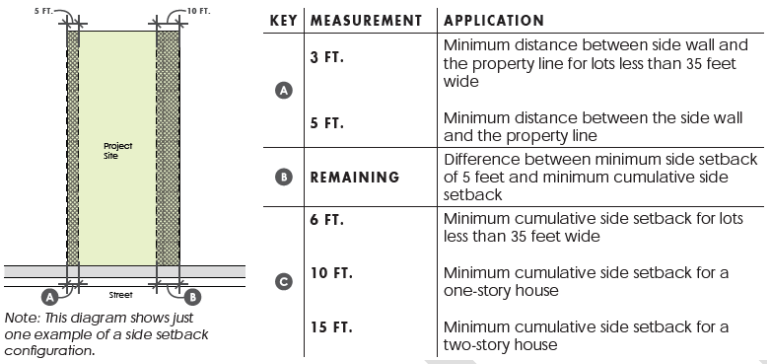
Side Wall Length: 53' 7"  
Inset Length: 6'  
Inset on North side: 4'  
Inset on South side: 2'

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Side Setbacks (Addition and New Construction)



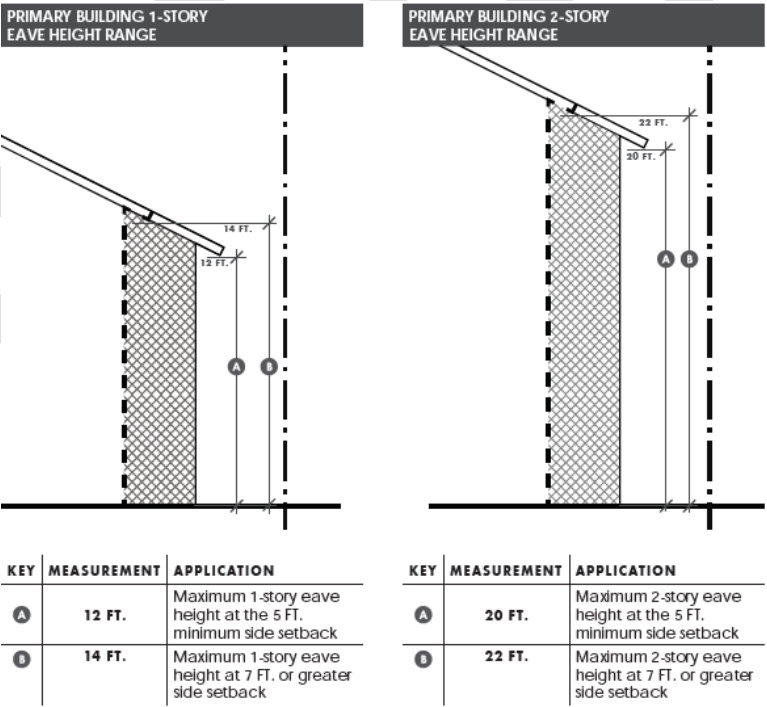
Proposed side setback (1): 5'-5 3/8"  
Proposed side setback (2): 14'-11 1/16"  
Cumulative side setback: 19'-16 7/16"

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Eave Height (Addition and New Construction)



Proposed eave height: 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: 19'

☒ ☐ ☐Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 9' 11"

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

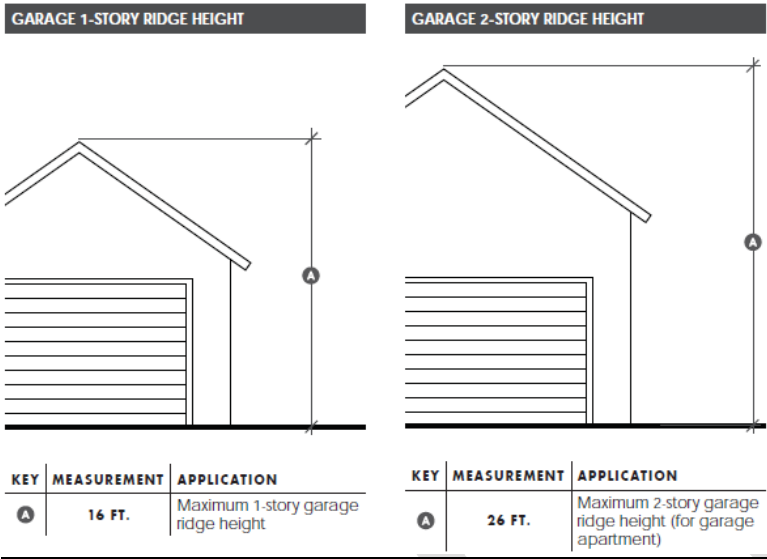
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2'

Proposed first floor plate height: 9'

Proposed second floor plate height: 9'

☒ ☐ ☐Detached Garage Ridge Height (New Construction)



Proposed ridge height: 22' 8"

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



PROPERTY LOCATION  
HEIGHTS EAST HISTORIC DISTRICT

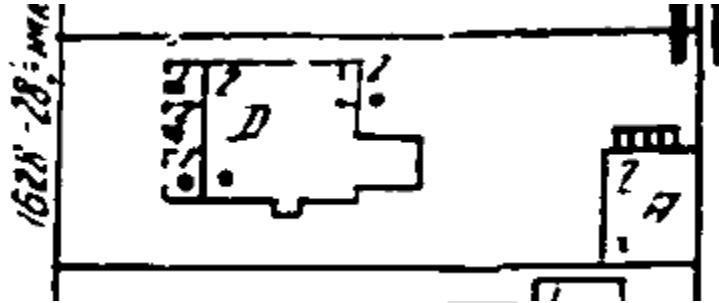
**Building Classification**

- Contributing
- Non-Contributing

INVENTORY PHOTO



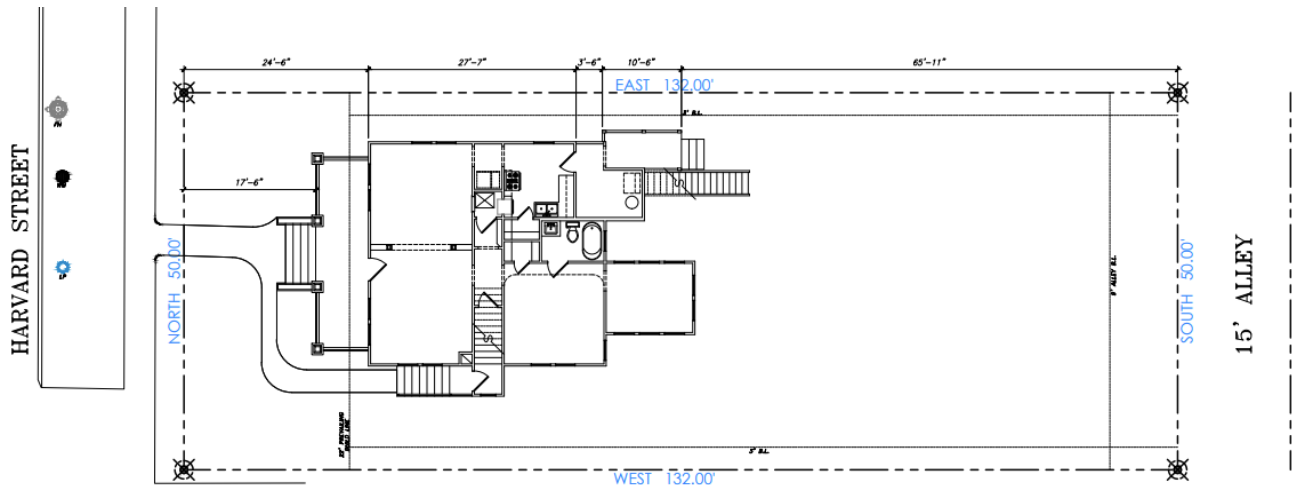
SANBORN (1924-1950)



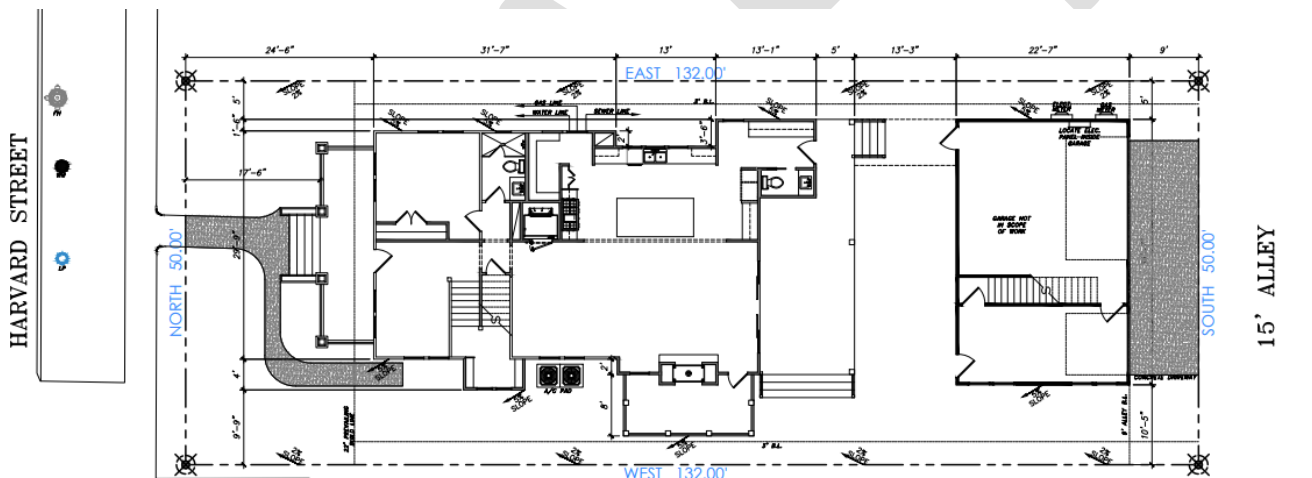
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## SITE PLANS

### EXISTING



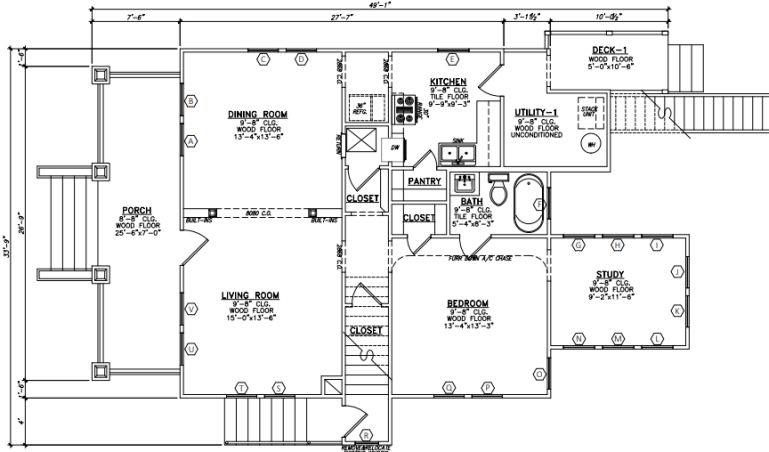
### PROPOSED



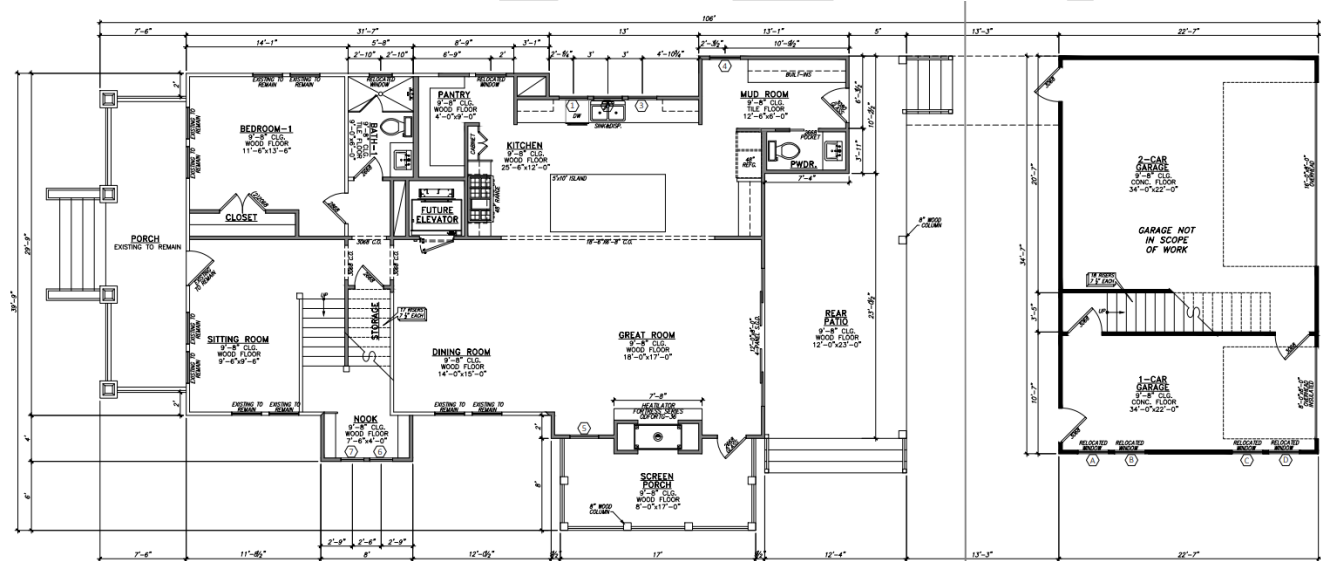
## FLOOR PLANS

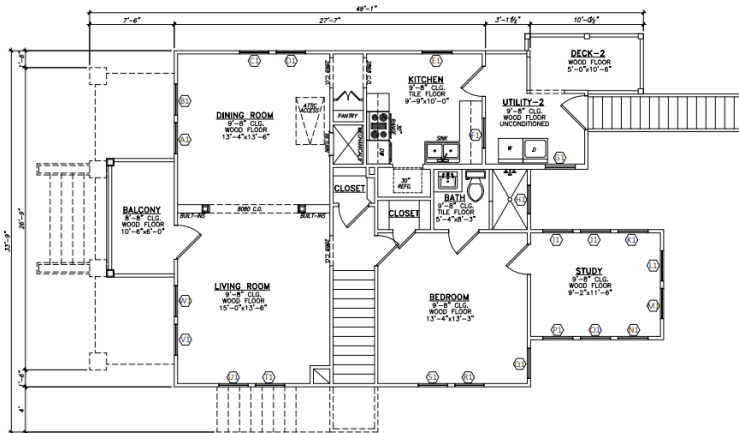
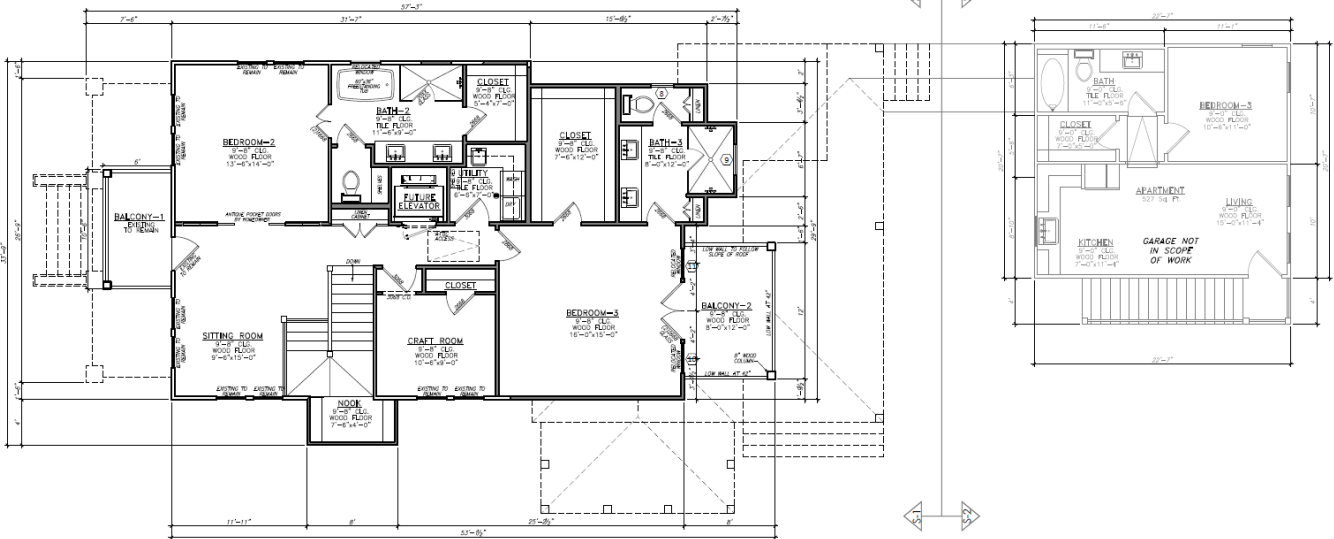
## FIRST FLOOR

## EXISTING



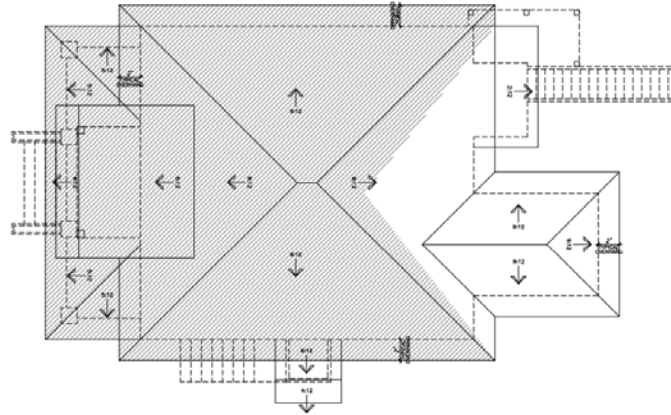
## PROPOSED



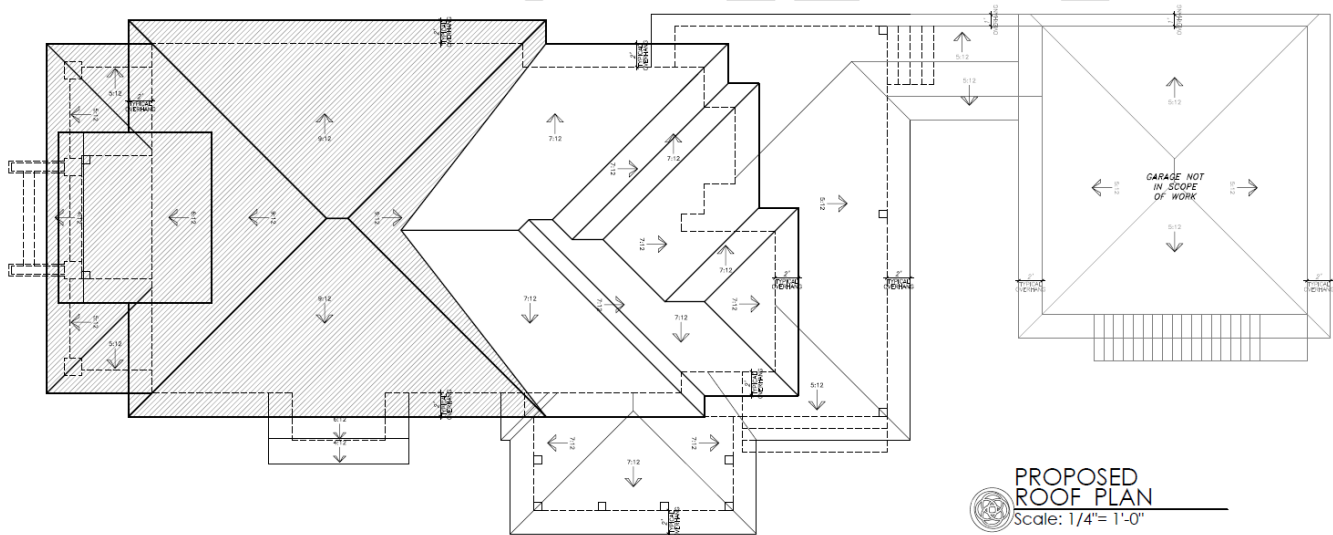
**FLOOR PLANS  
SECOND FLOOR****EXISTING****PROPOSED**

## ROOF PLANS

### EXISTING



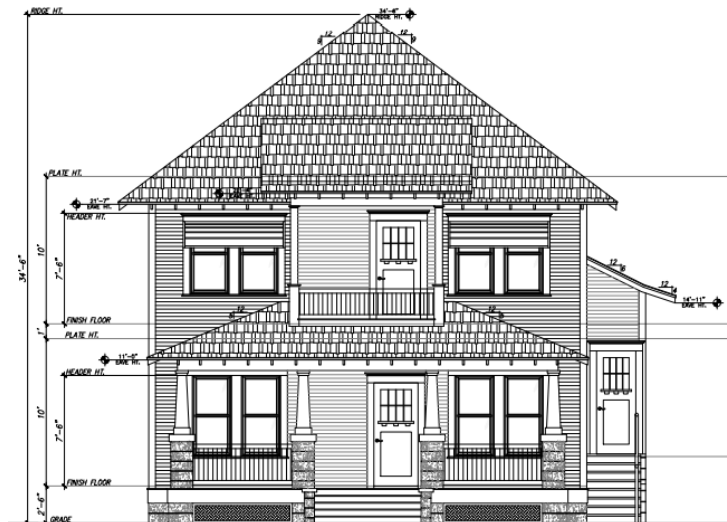
### PROPOSED



PROPOSED  
ROOF PLAN  
Scale: 1/4"= 1'-0"

## ELEVATIONS

### EXISTING NORTH (FRONT)

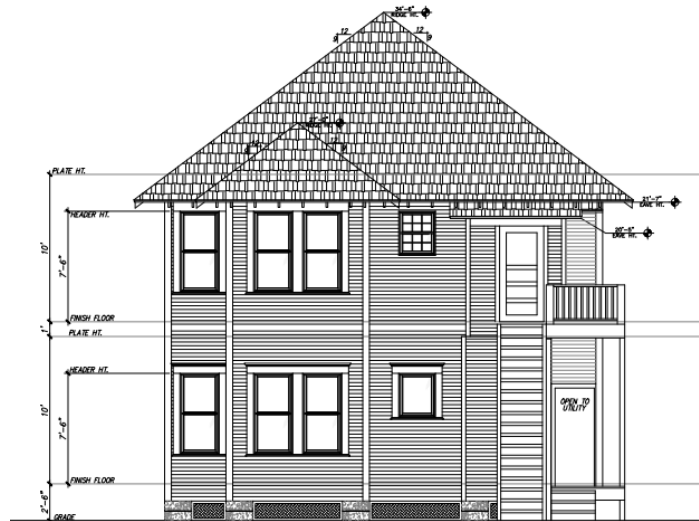


### PROPOSED NORTH



# ELEVATIONS

## EXISTING SOUTH (REAR)



## PROPOSED SOUTH



ELEVATIONS

EXISTING EAST (SIDE)



PROPOSED EAST



EXISTING WEST (SIDE)



PROPOSED WEST



**WINDOW SCHEDULE**

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