

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 11, 2021

**Applicant:** Jim Whiteford agent for, Preston A. Drake, owner

**Property:** 1516 Harvard Street, Lot 16, Block 139, Houston Heights Subdivision. The property includes a historic 1,310 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow Craftsman style residence, constructed circa 1910, located in the Houston Heights historic district.

**Proposal:** Alteration: Rear Addition and New Garage

Rear Addition:

- Two-story rear addition totaling 998 square feet
- Second-story to be unconditioned storage space
- Demolish non-historic rear addition
- Ridge height of 25' 1" with a 6:12 roof pitch with composition shingles
- Wood windows, inset and recessed, with a 1-over-1
- Smooth Hardi Plank siding
- Raise rear half of original structure's ridge line to 17'-3" (which is 1'8" below original structure's ridge height of 18'-11") and extend towards proposed rear addition
  - Done in order to differentiate between the original structure's ridge height and the alteration

Garage:

- Demolish existing detached garage
- Construct one-story garage totaling 576 square feet
- Ridge height of 15' 11" with a 4:12 roof pitch using composition shingles
- Single garage door and smooth Hardi Plank siding

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

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: On front elevation of proposed rear addition, install two, inset and recessed, single- or double-hung, wood or aluminum windows.

**HAHC Action:** -

**APPROVAL CRITERIA**

**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**

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (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;
- (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;
- (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;
- (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;
- (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;
- (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
- (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**

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

**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;

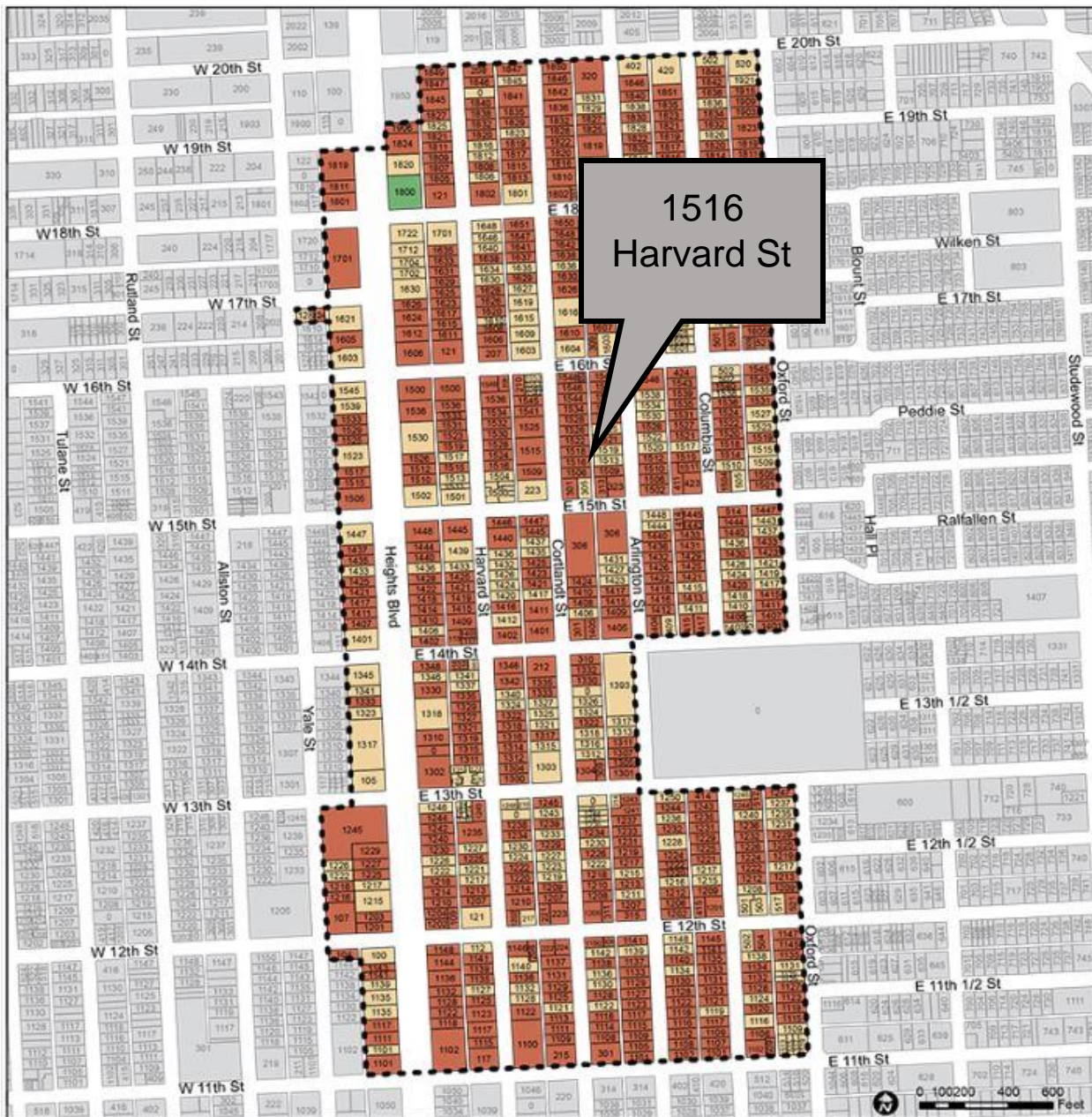
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures 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

**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.



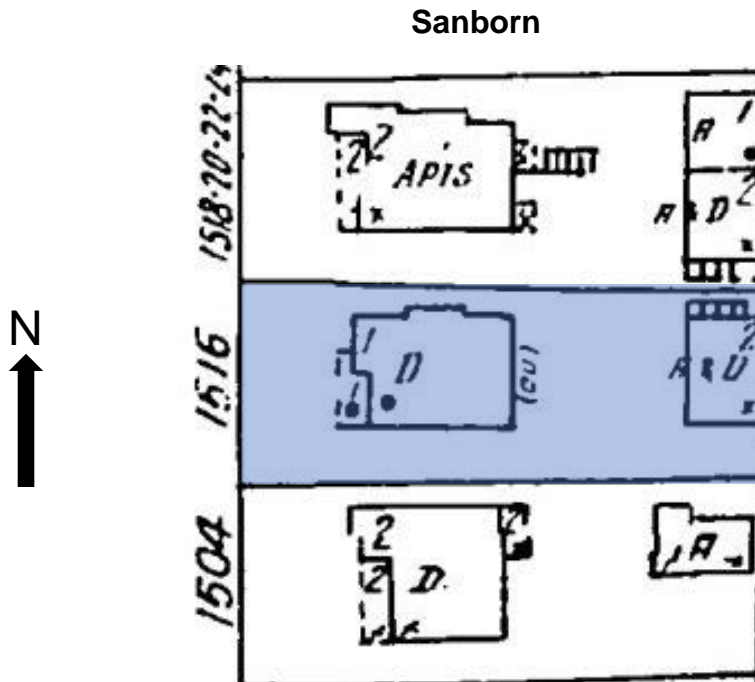
**PLANNING & DEVELOPMENT DEPARTMENT**

Inventory Photo

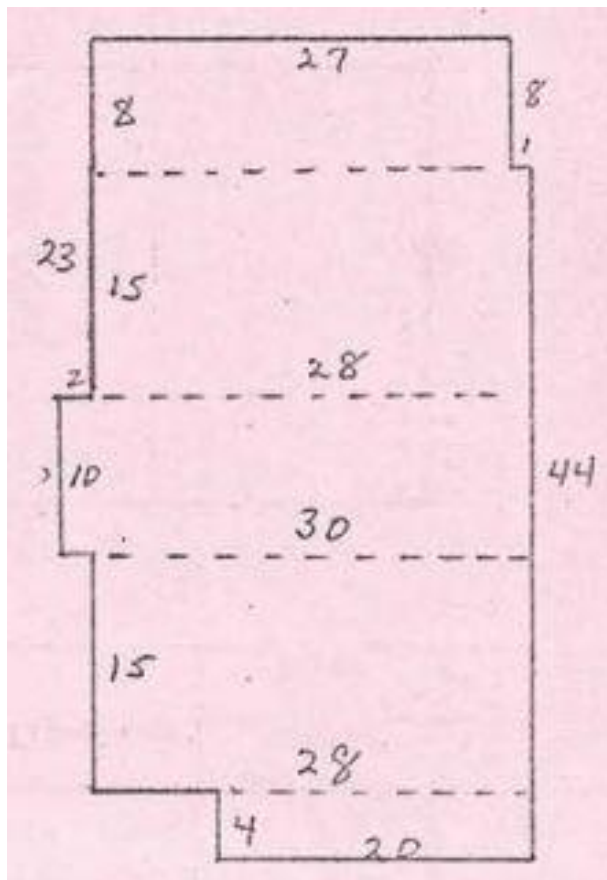


Current Photos





Harris County Building Land Assessment Survey – 11-2-1967



**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: 1,390

Remaining Amount: 1,250

     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: 2,084'

Remaining Amount: 820'

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

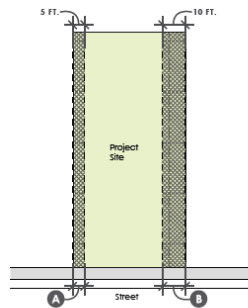
Side Wall Length: 39' 2"

Inset Length: 7' 4"

Inset on North side: 2'

Inset on South 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 addition side setback (1): 6'

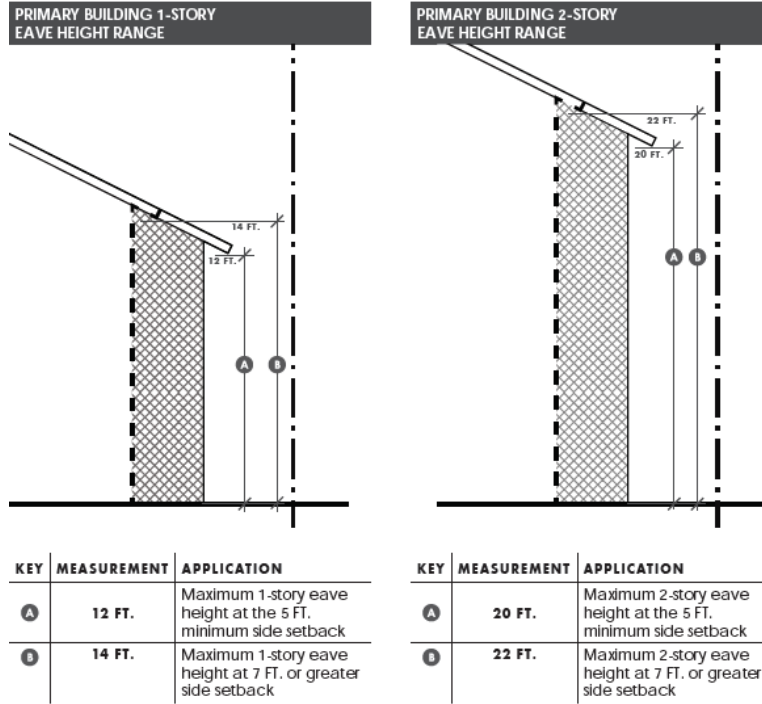
Proposed addition side setback (2): 16' 3"

Cumulative addition side setback: 22' 3"

Proposed garage side setback (1): 4' \*one-story garages with front wall set no more than 33' from the back of the lot may have a 3' side setback (section 5-11)\*



Eave Height (Addition and New Construction)



Proposed eave height: 20'

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: 40' 9-3/8"

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' 9" \*Porch eave height is the vertical distance from the ground to the eave\*

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

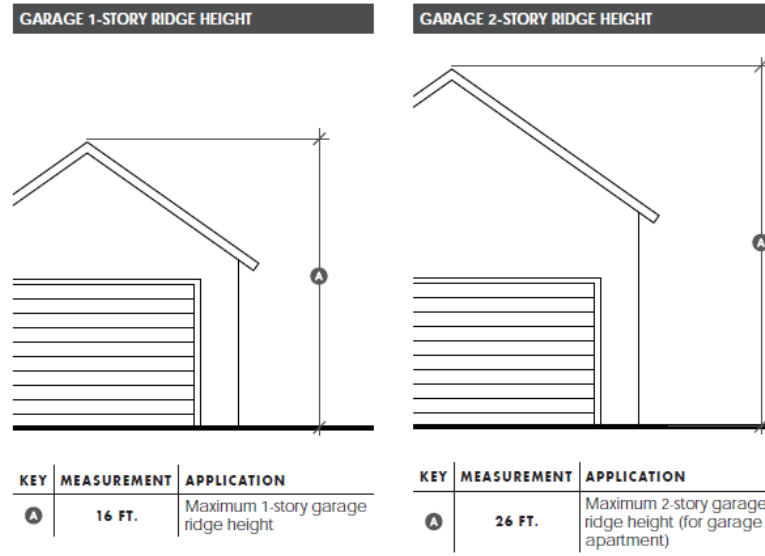
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2' 9"

Proposed first floor plate height: 9' 6"

Proposed second floor plate height: 8'

Detached Garage Ridge Height (New Construction)

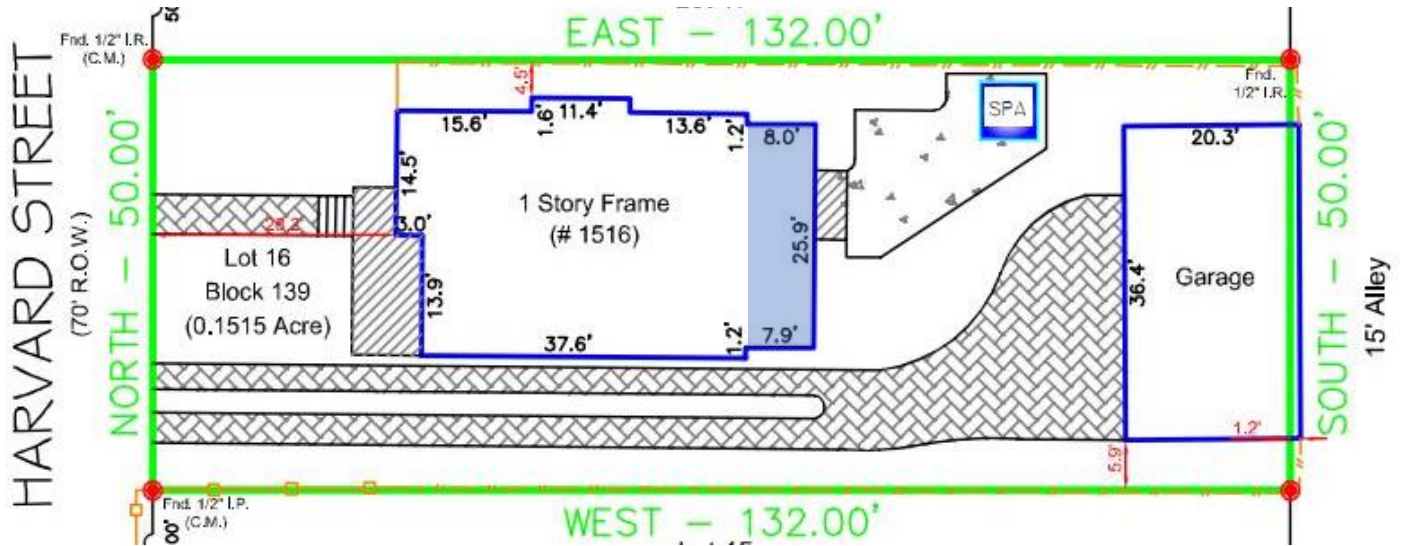


Proposed ridge height: 15' 11"

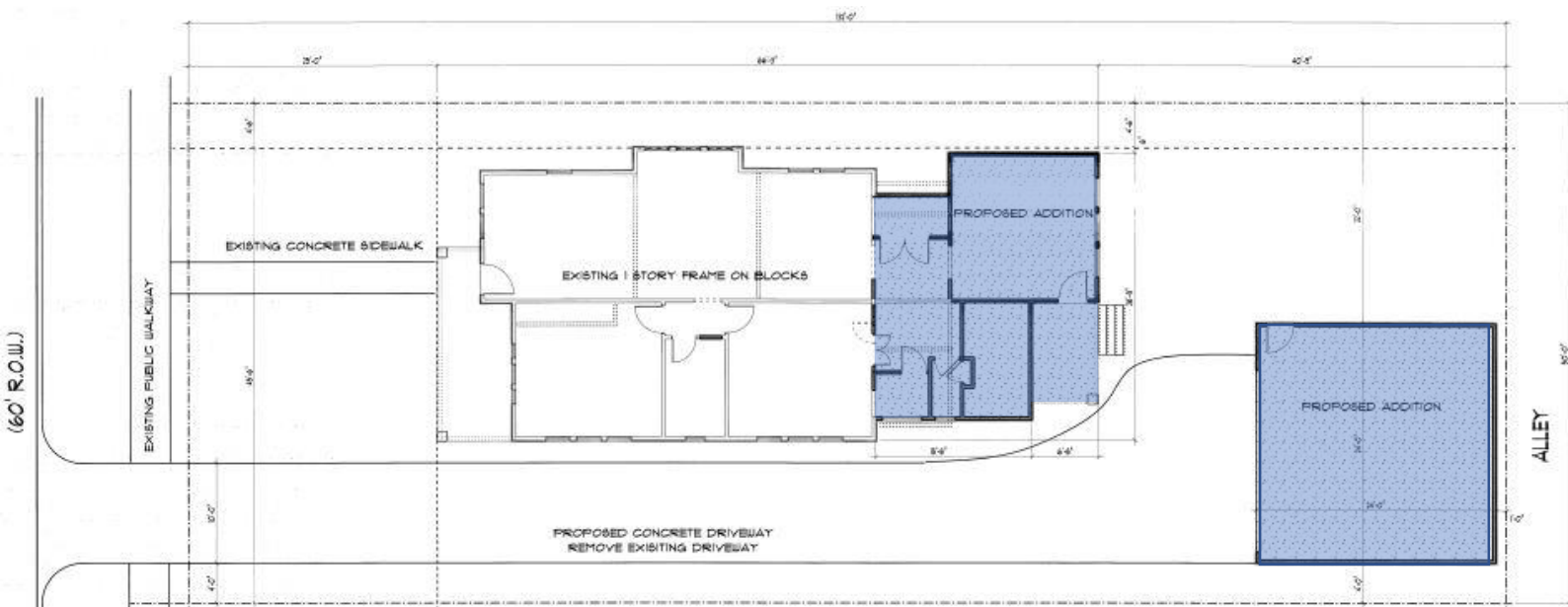
The following measurable standards are not applicable to this project:

- Front Wall Width and Insets
- Front Porch Width and Depth

Site Plan – Existing

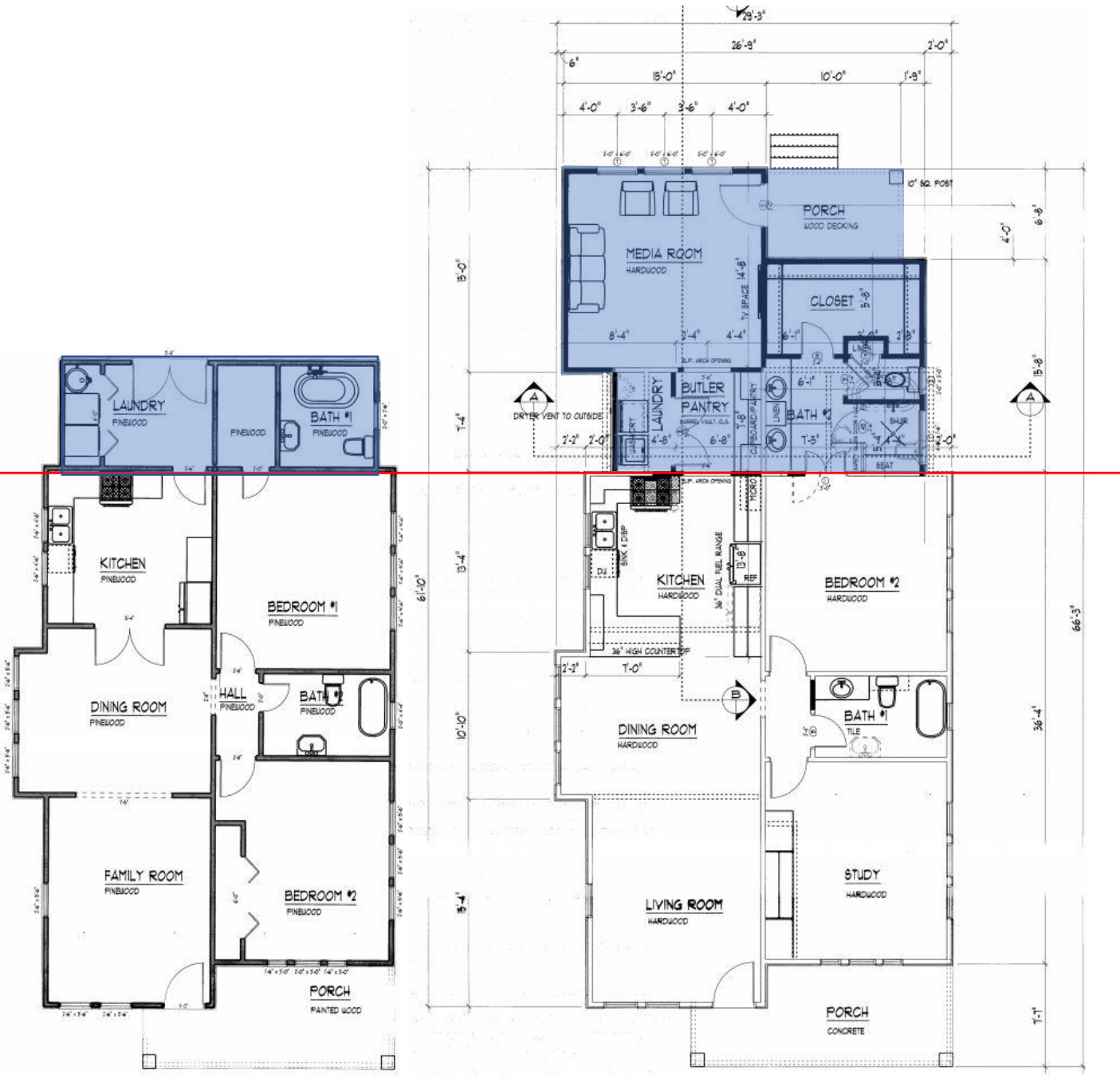


Site Plan – Proposed



Floor Plan – Existing

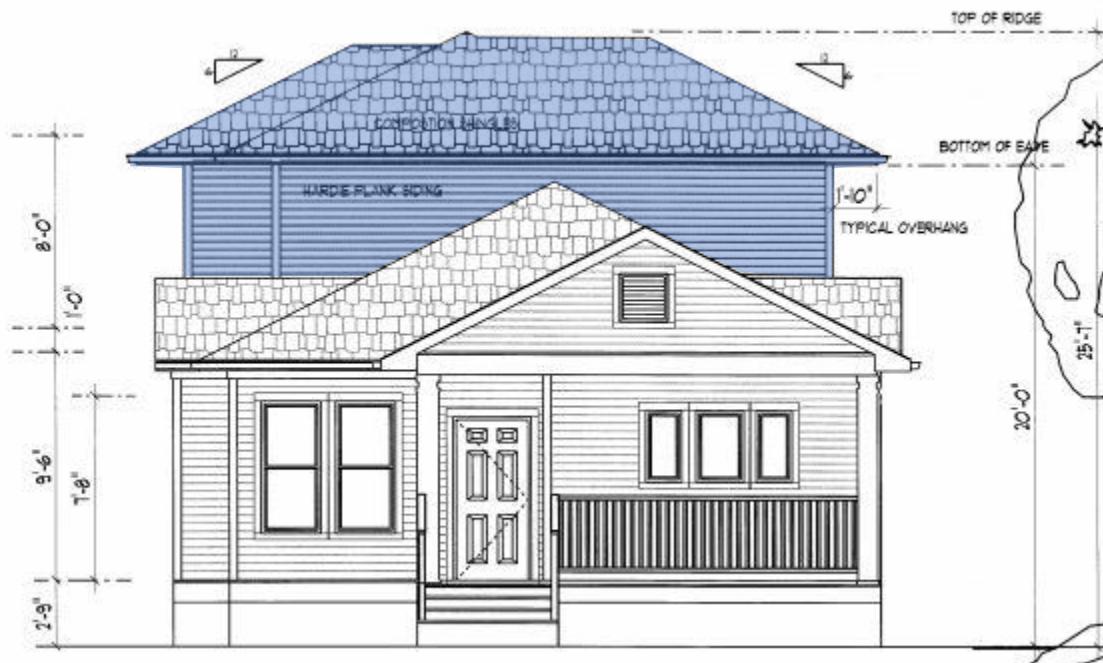
Floor Plan – Proposed



Front Elevation – Existing



Front Elevation – Proposed



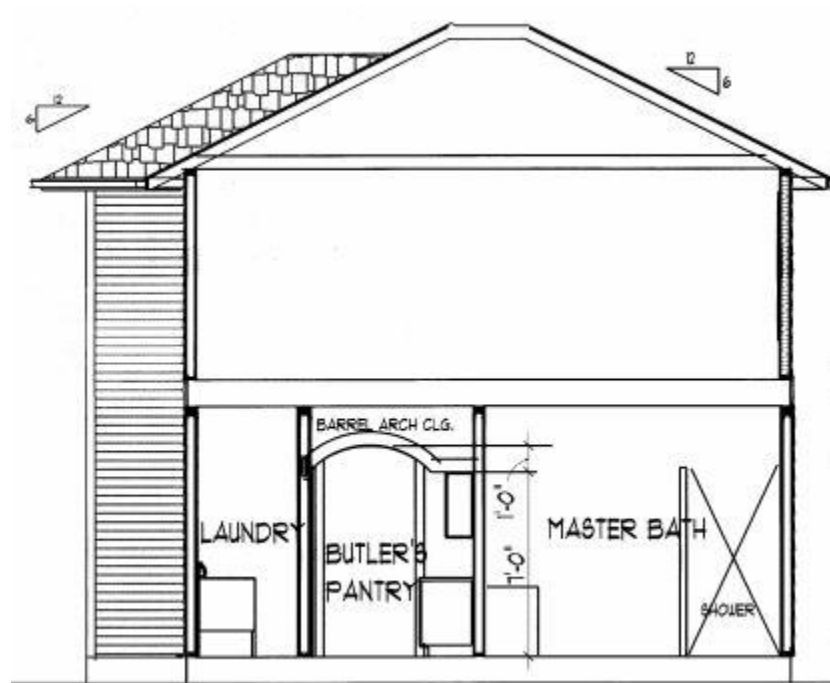
Rear (East) Elevation – Existing



Rear (East) Elevation – Proposed



Rear (East) Cross Section – Proposed

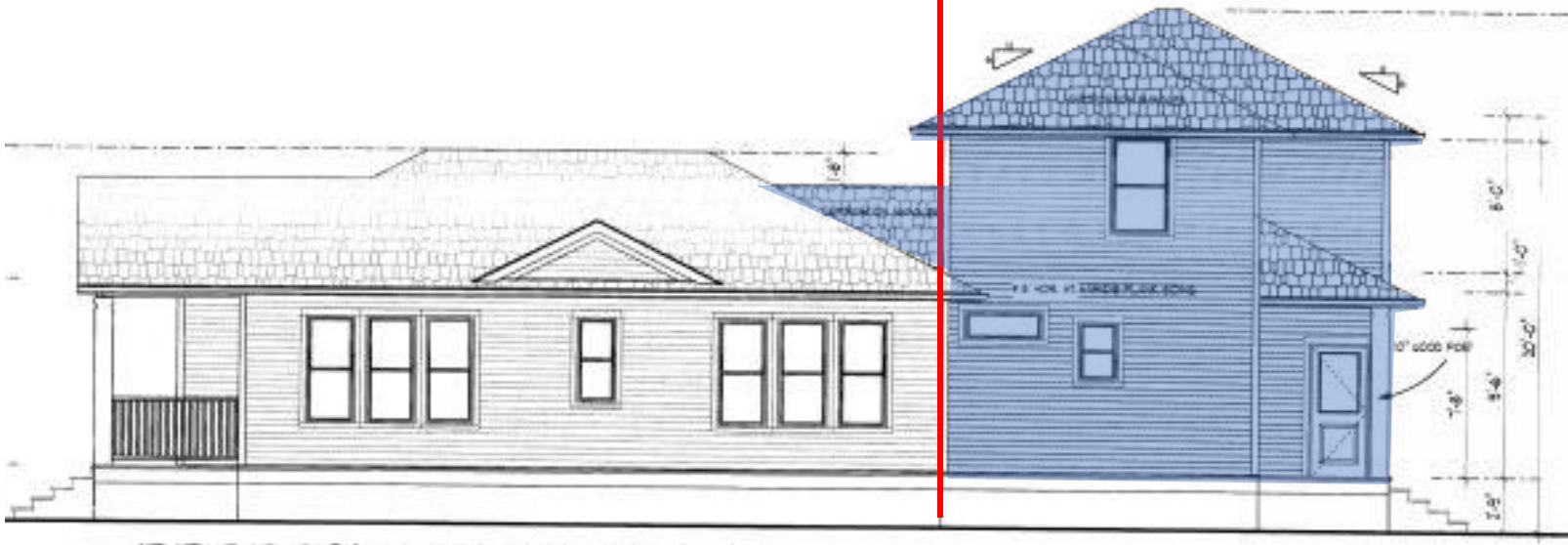




Right (South) Elevation – Existing



Right (South) Elevation – Proposed



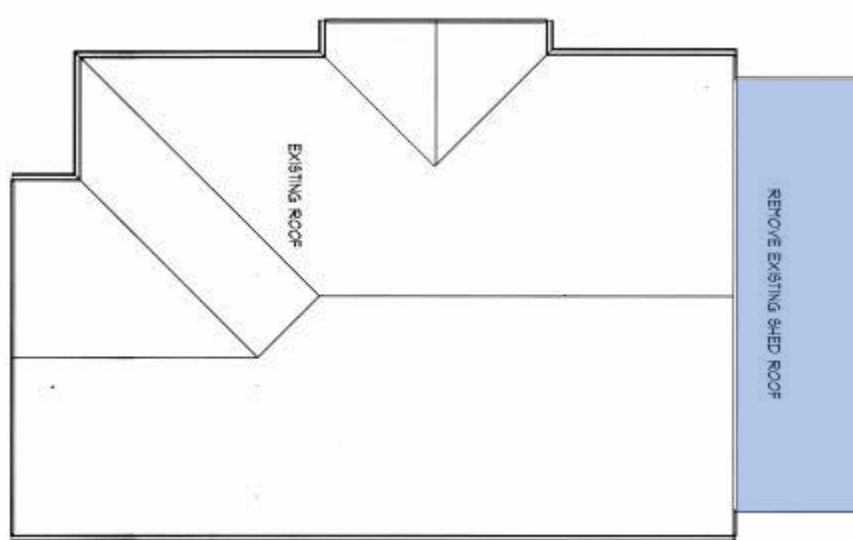
Left (North) Elevation – Existing



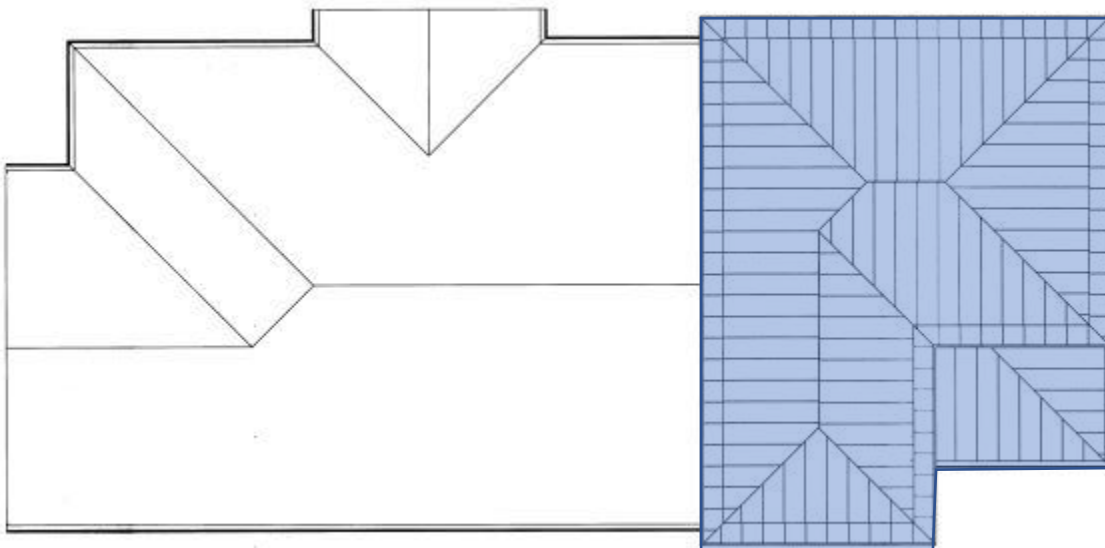
Left (North) Elevation – Proposed



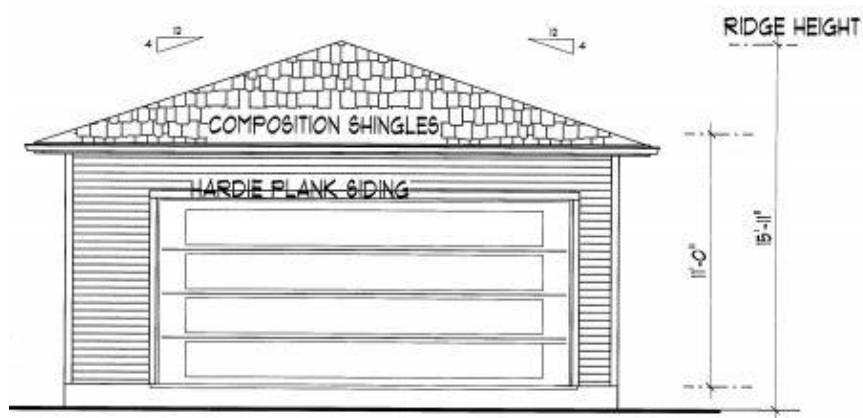
**Roof Plan – Existing**



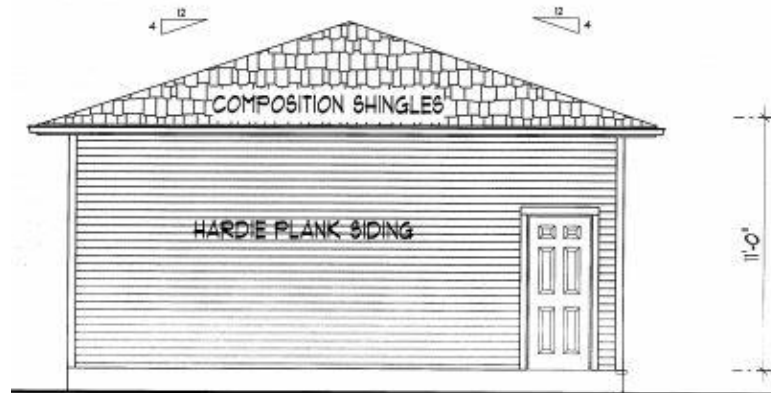
**Roof Plan – Proposed**



**Garage Front Elevation – Proposed**



**Garage Left Elevation – Proposed**



**Garage Floor Plan – Proposed**

