

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 25, 2021

**Applicant:** Brian Espinoza, owner; Sam Gianukos, agent

**Property:** 109 East 12th Street, Lot 13 and 14, Block 187, Houston Heights Subdivision. The property includes a historic 1,232 square foot, one-story, wood frame single-family residence situated on a 4,500 (45' x 100') interior lot.

**Significance:** Contributing bungalow craftsman style residence, constructed circa 1920, located in the Houston Heights Historic District East.

**Proposal:** New Construction – Addition: Construct a 926 square foot two-story addition to the rear of the existing contributing residence totaling 2,158 square feet.

Proposed changes include:

- Constructing a detached one car garage with storage room and craft room above
- the addition will have a roof with a 6:12 pitch
- the addition will have smooth cementitious siding with a 5 ½" reveal
- a maximum ridge height of 24'-8" and have an eave height of 18'-6"
- windows that are inset and recessed to match existing

Meets Heights Design Guidelines Measurable standards (see criteria checklist)

Applicant has application for the Alteration of the contributing home HP2021\_0181

**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.

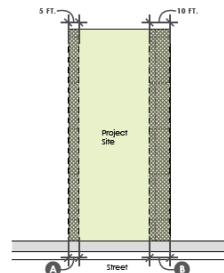
**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**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: 4,500 sq ft  
Proposed Lot Coverage: 1,980 sq ft  
Proposed Percentage: 44%

**Side Setbacks (Addition and New Construction)**



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
<b>A</b>	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
<b>B</b>	5 FT.	Minimum distance between the side wall and the property line
<b>B</b>	<b>REMAINING</b>	Difference between minimum side setback of 5 feet and minimum cumulative side setback
<b>C</b>	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
<b>C</b>	10 FT.	Minimum cumulative side setback for a one-story house
<b>C</b>	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 3'-0" (West)  
Proposed side setback (2): 29'-0" (East)  
Cumulative side setback: 32'-0" ft

**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

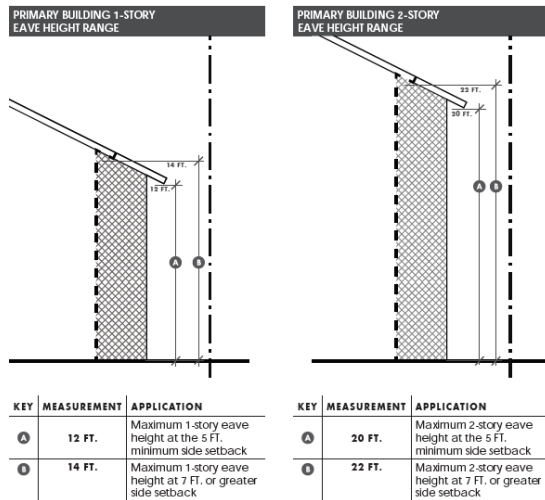
Existing Lot Size: 4,500 sq ft  
Proposed FAR: .48 (2,158 sq ft)

**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

Inset depth: N/A  
Inset length: N/A

**Eave Height (Addition and New Construction)**



Proposed eave height: 18'-6" (2 story)

**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: 0'-6" slab on grade  
Proposed first floor plate height: 9'-0"  
Proposed second floor plate height: 8'-1"  
Existing first floor plate height: N/A (New Construction)

The following Measurable Standards do not apply:

- Front Setbacks
- Rear Setbacks – 3'-0"
- Porch Eave Height
- Front Wall Width and Insets
- Front Porch Width and Depth
- Detached Garage Ridge Height – 24'-8"



PROPERTY LOCATION  
HEIGHTS EAST HISTORIC DISTRICT



109 East 12th St

Building Classification

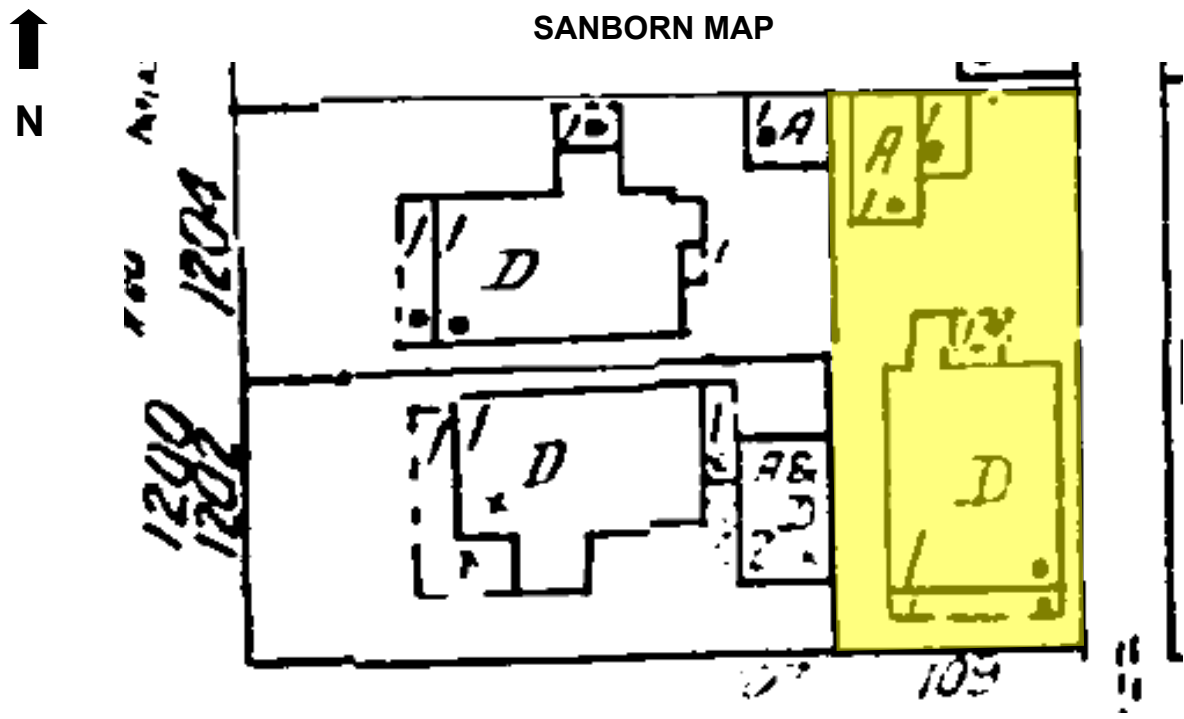
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO







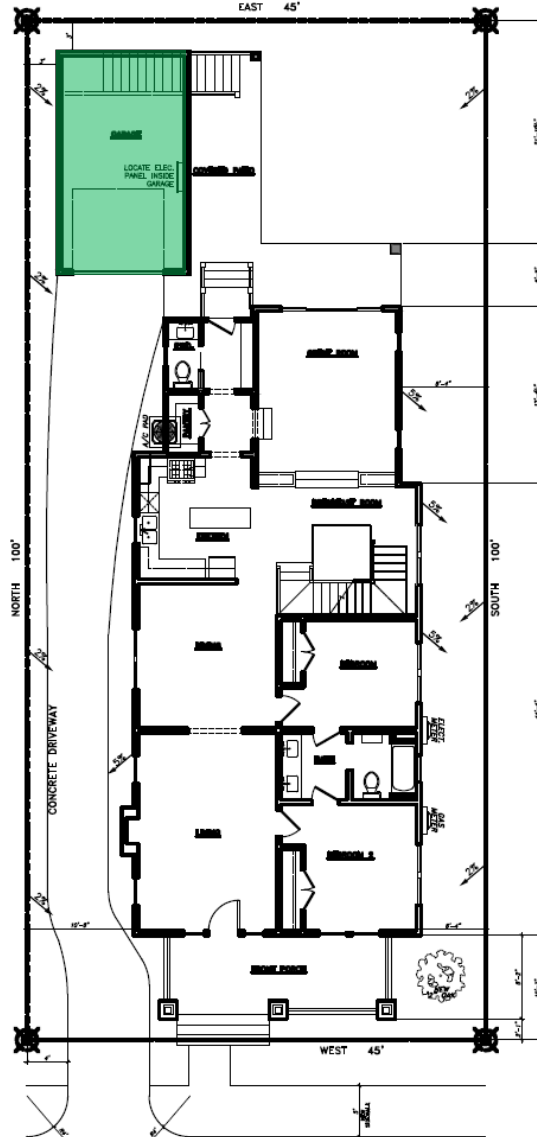
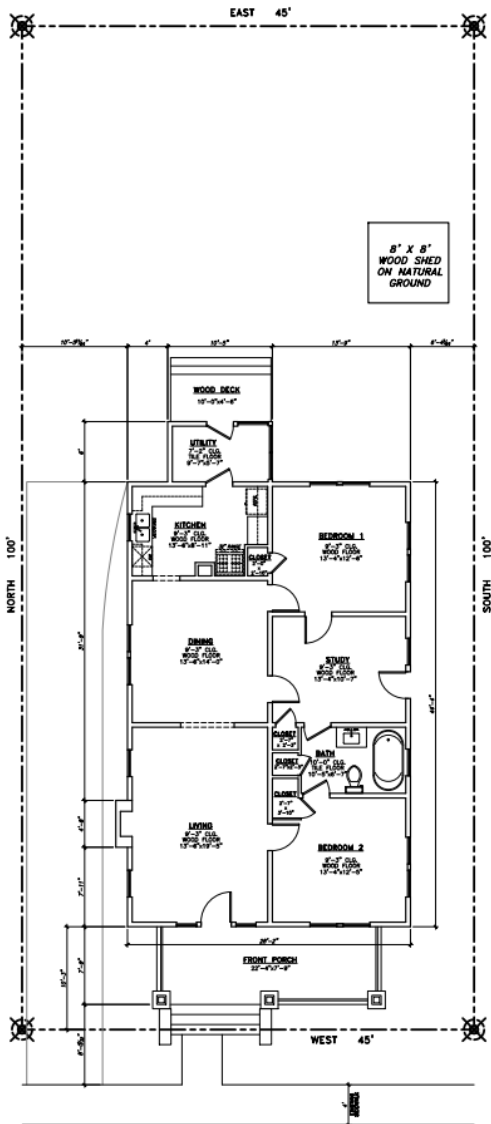


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SITE PLAN

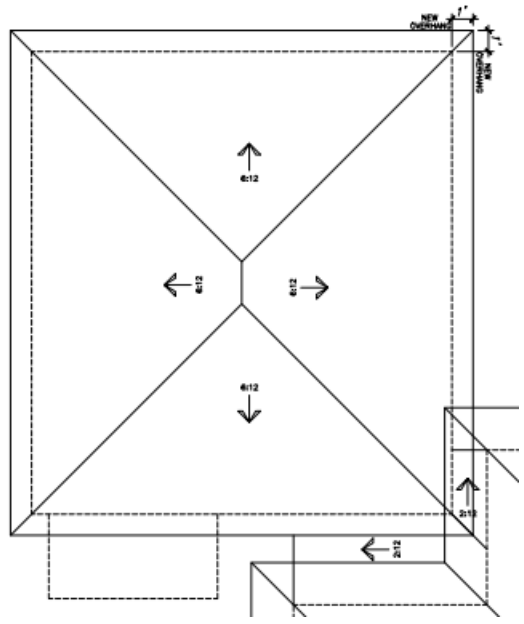
EXISTING

PROPOSED



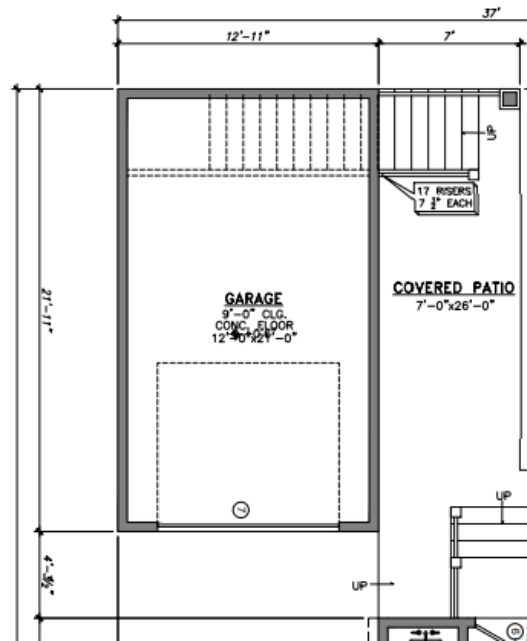


ROOF PLAN

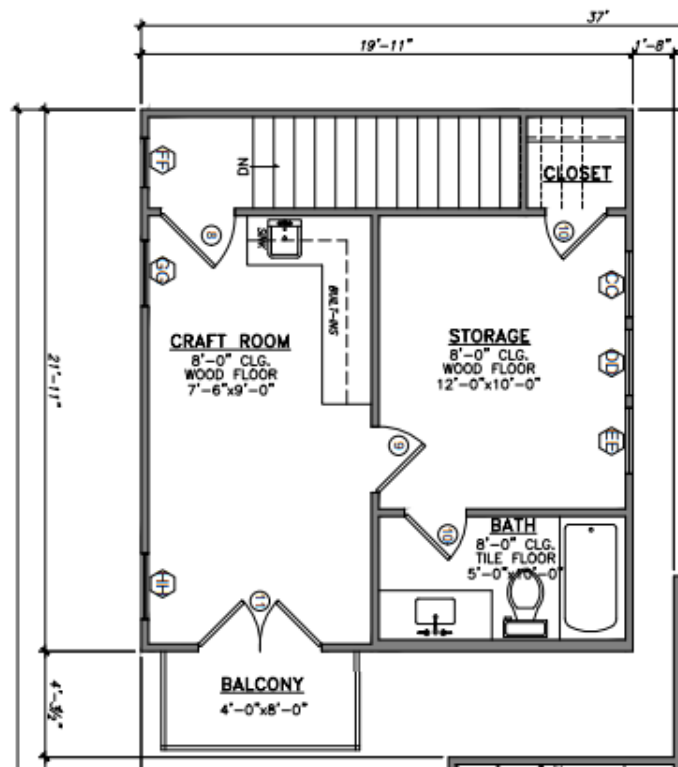




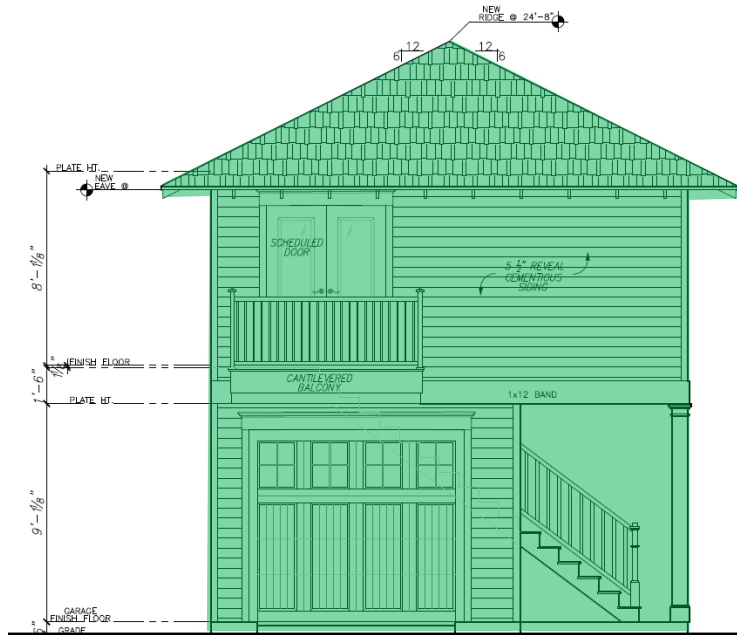
### FIRST FLOOR PLAN



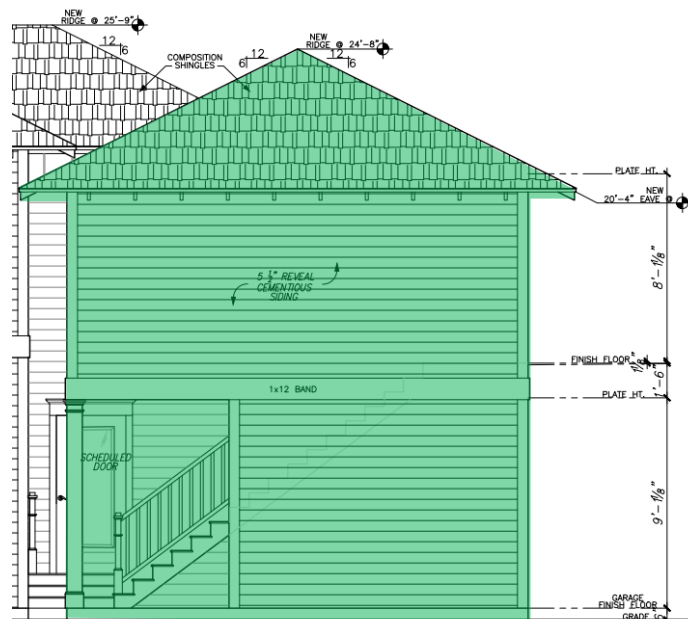
### SECOND FLOOR PLAN



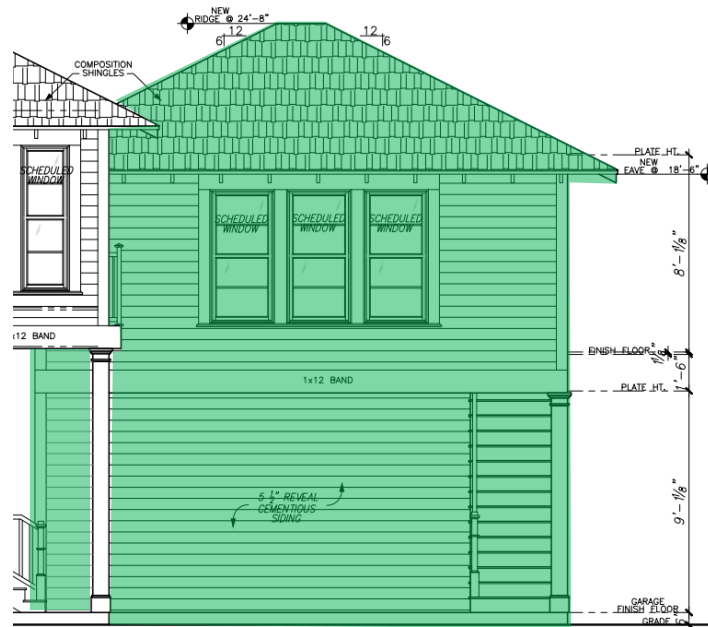
**NORTH ELEVATION – FRONT FACING EAST 12TH**



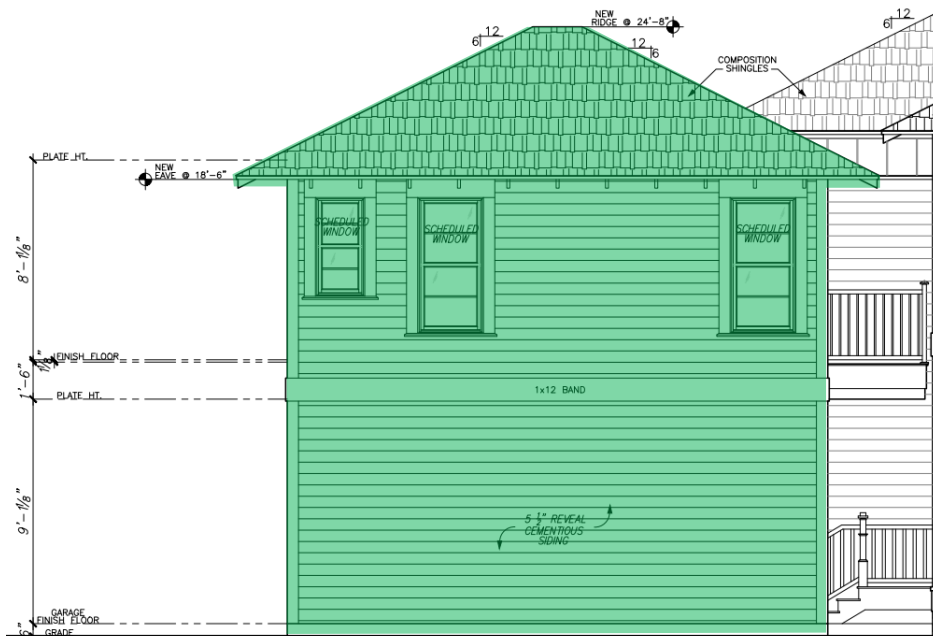
**SOUTH REAR ELEVATION**



### WEST SIDE ELEVATION



### EAST (SIDE) ELEVATION



## DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	5			EXISTING DOOR TO REMAIN
2	2	(2)2'-0"	6'-8"	INTERIOR DOUBLE DOOR (UNIT)
3	3	(2)1'-6"	6'-8"	INTERIOR DOUBLE DOOR (UNIT)
4	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
5	1	10'-0"	8'-0"	EXTERIOR 4-PANEL SLIDING GLASS DOOR
6	1	3'-0"	6'-8"	EXTERIOR GLASS DOOR
7	1	9'-0"	8'-0"	OVERHEAD DOOR AT GARAGE
8	3	3'-0"	6'-8"	INTERIOR DOOR
9	2	2'-8"	6'-8"	INTERIOR DOOR
10	4	2'-6"	6'-8"	INTERIOR DOOR
11	1	(2)2'-6"	6'-8"	EXTERIOR DOUBLE GLASS DOOR (UNIT)
12	1	10'-0"	6'-8"	EXTERIOR 4-PANEL SLIDING GLASS DOOR