

CERTIFICATE OF APPROPRIATENESS

Applicant: Manuel J. Samperio, agent for Matthew J. Heumann, owner

Property: 1203 Heights, Block 186, Lot 11, Tract 30, Houston Heights East Subdivision. The property includes a historic one and a half-story stucco & wood frame 2,286 square foot single-family residence situated on a 7,875 square foot (50'x157.5') interior lot.

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

Proposal: Alteration- Rear Addition

The applicant is proposing a 2-story 1,186 square foot rear addition.

- Proposed siding will be painted smooth cementitious lap siding with 5" exposure. Trim will be smooth cementitious as well.
- Proposed eaves will have open undersides and fascia boards to match existing eaves.
- 7:12 roof pitch with composition shingles
- Under floor crawlspace will have lattice closures.
- The front door is not original to the home and will be replaced with an appropriate wood craftsman style door.
- The remaining portion of an original dormer window on the north elevation partially demolished during a prior remodel will be removed and replaced by a single hung window matching the window in the adjacent dormer.
- All proposed windows to be double hung 1/1 except 4 fixed with 1 lite pattern. Two proposed windows in the master shower will be vinyl. The remainder of proposed windows will be wood, and all will be inset and recessed.

Public Comment:

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

- (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.

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
<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: 7,875
 Max. Allowed: 2,993
 Proposed Lot Coverage: 1,624
 Remaining Amount: 1,369

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: 7,875
 Max. FAR Allowed: 3,308
 Proposed FAR: 3,239
 Remaining Amount: 69

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

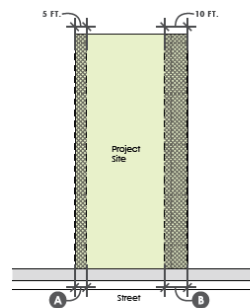
Side Wall Length:

Inset Length:

Inset on North side: 6'

Inset on South side: 15-1/2"

Side Setbacks (Addition and New Construction)



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

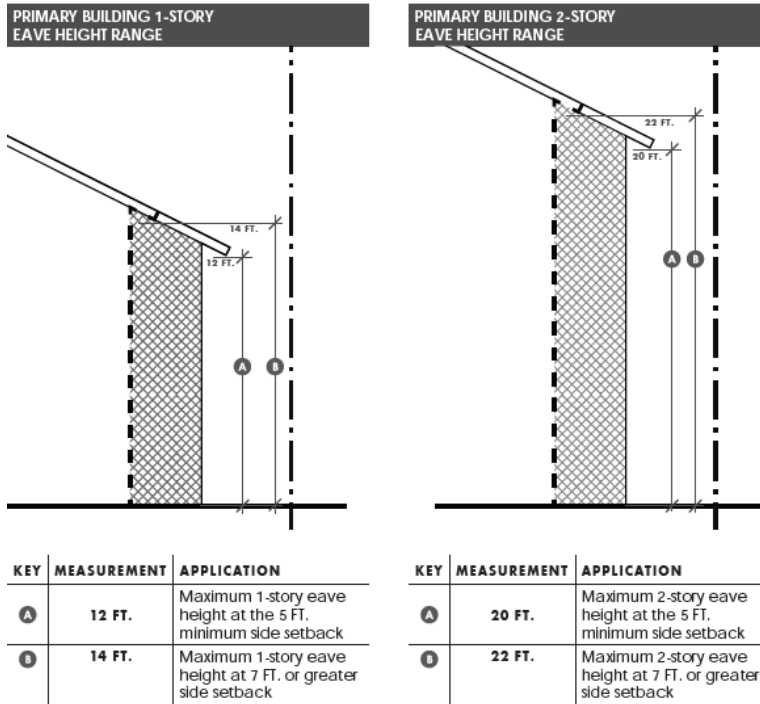
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum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

Proposed side setback (1): 7'-4 1/4"

Proposed side setback (2): 16'-2 3/4"

Cumulative side setback: 23'-7"

Eave Height (Addition and New Construction)



Proposed eave height: 22'

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: 25'-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'-2 1/2"
 Proposed first floor plate height: 10'- 7 3/8"
 Proposed second floor plate height: 8'-4"

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
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



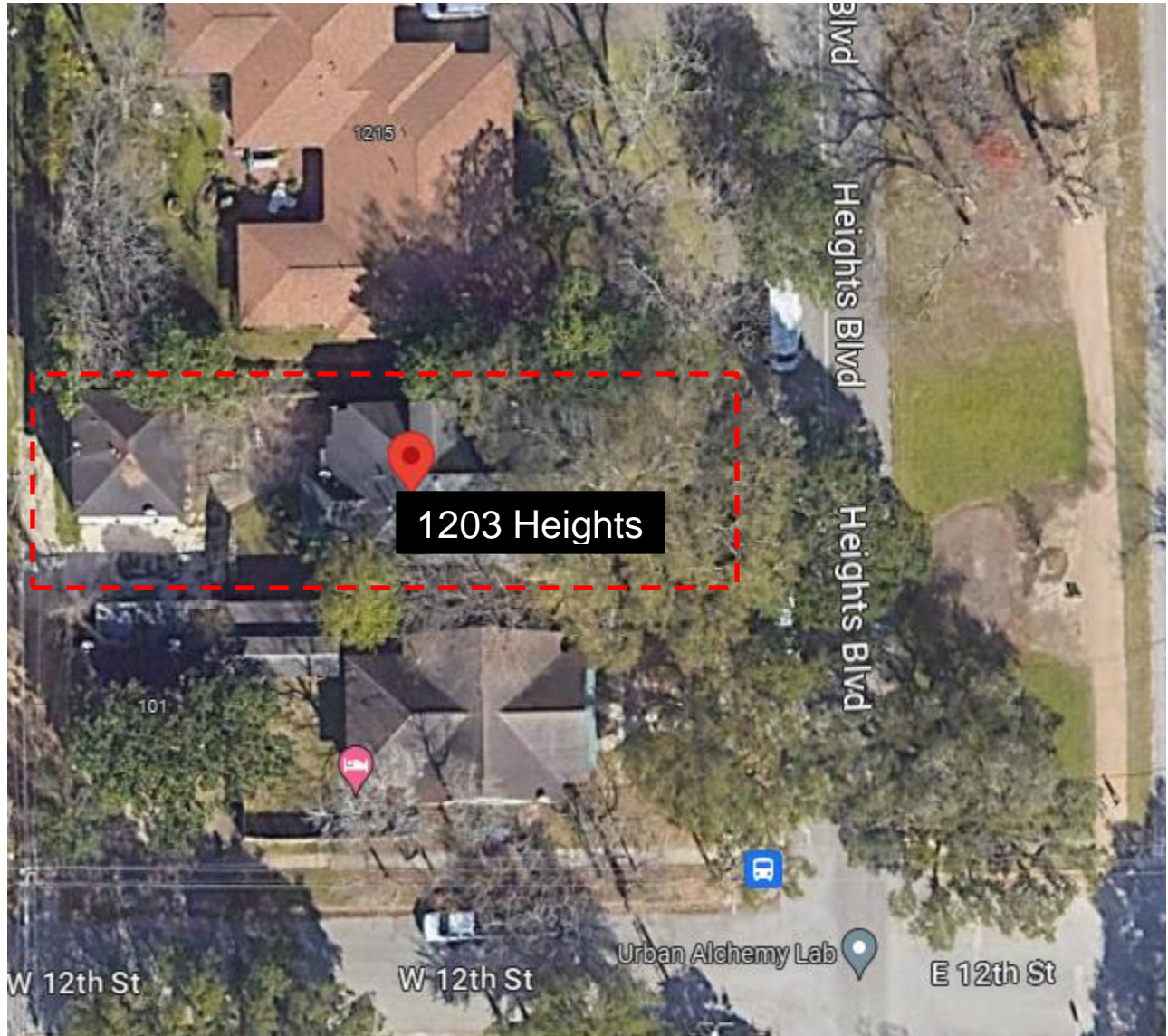
INVENTORY PHOTO



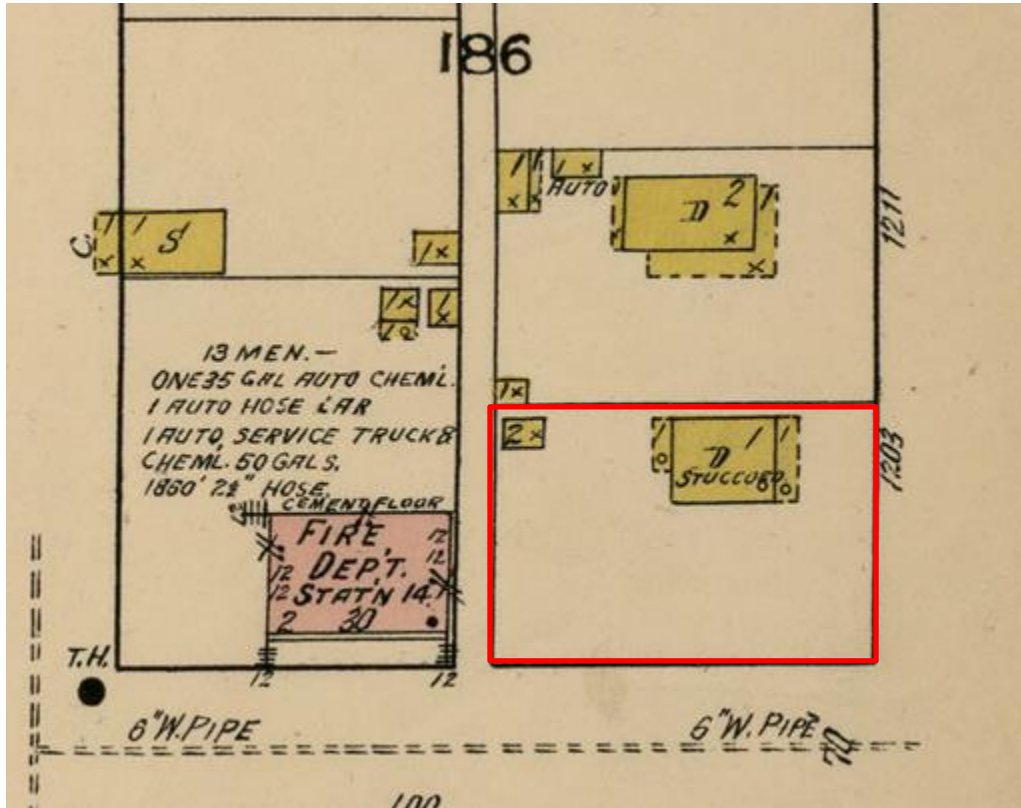
CURRENT PHOTO



AERIAL VIEW OF PROPERTY



SANBORN (1919)

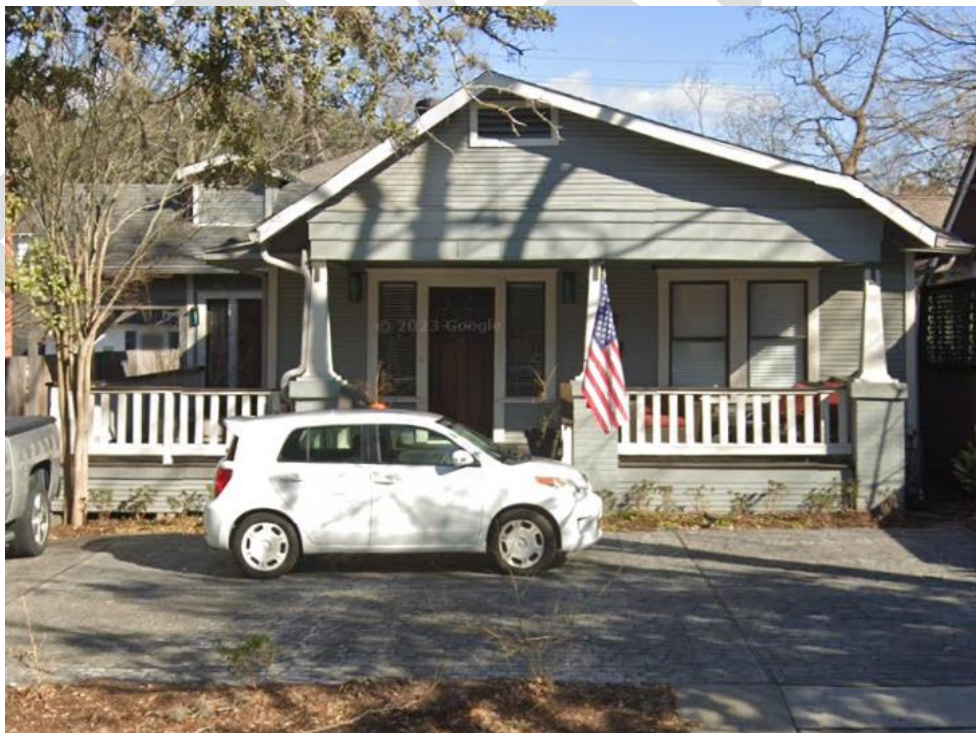


CONTEXT AREA

1201 HEIGHTS BLVD (NEIGHBOR)



1204 HEIGHTS BLVD



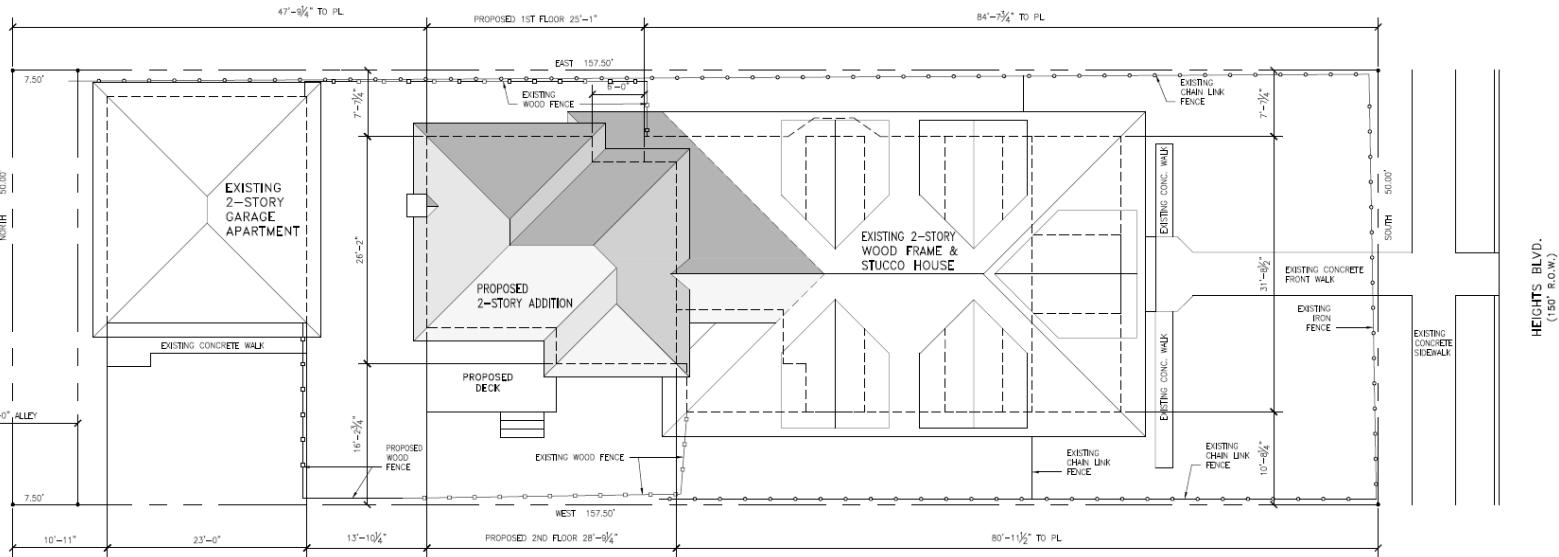
1227 HEIGHTS BLVD



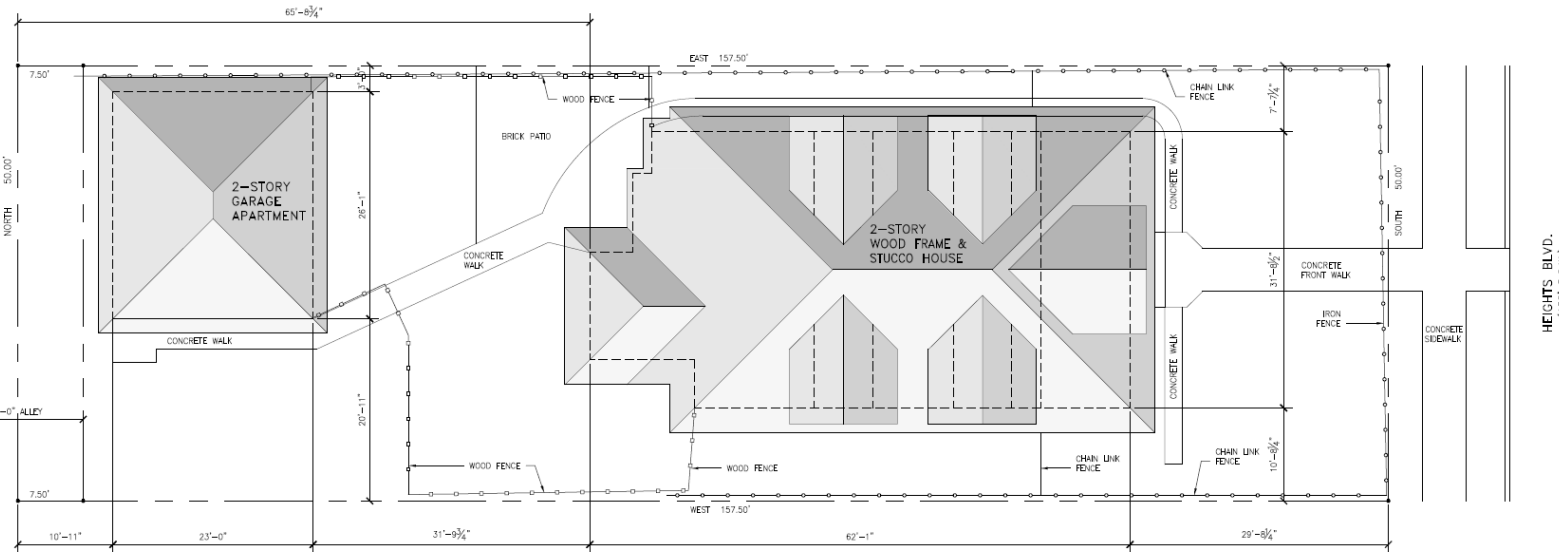
1210 HEIGHTS BLVD



SITE PLANS

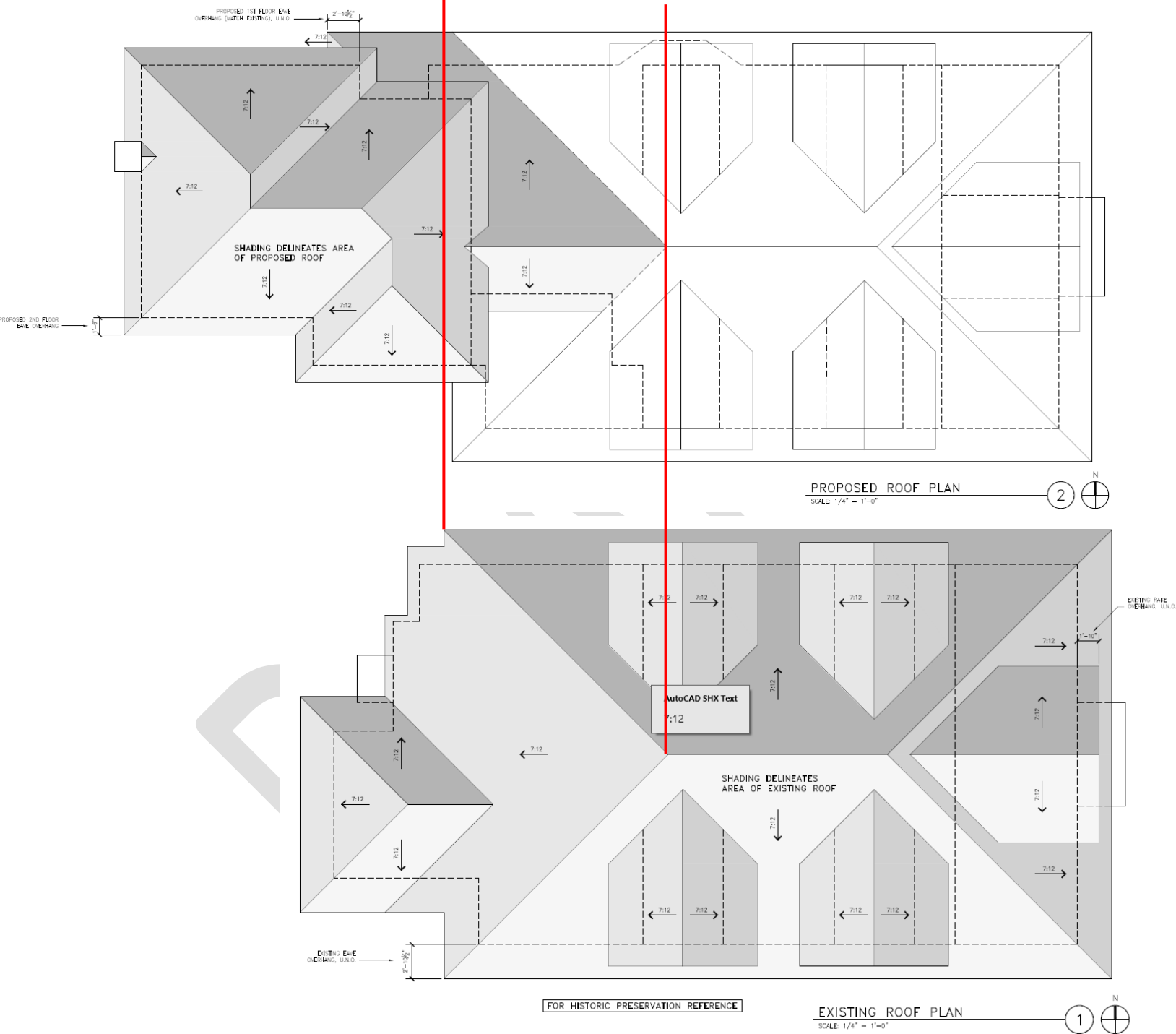


PROPOSED SITE/ROOF PLAN 2

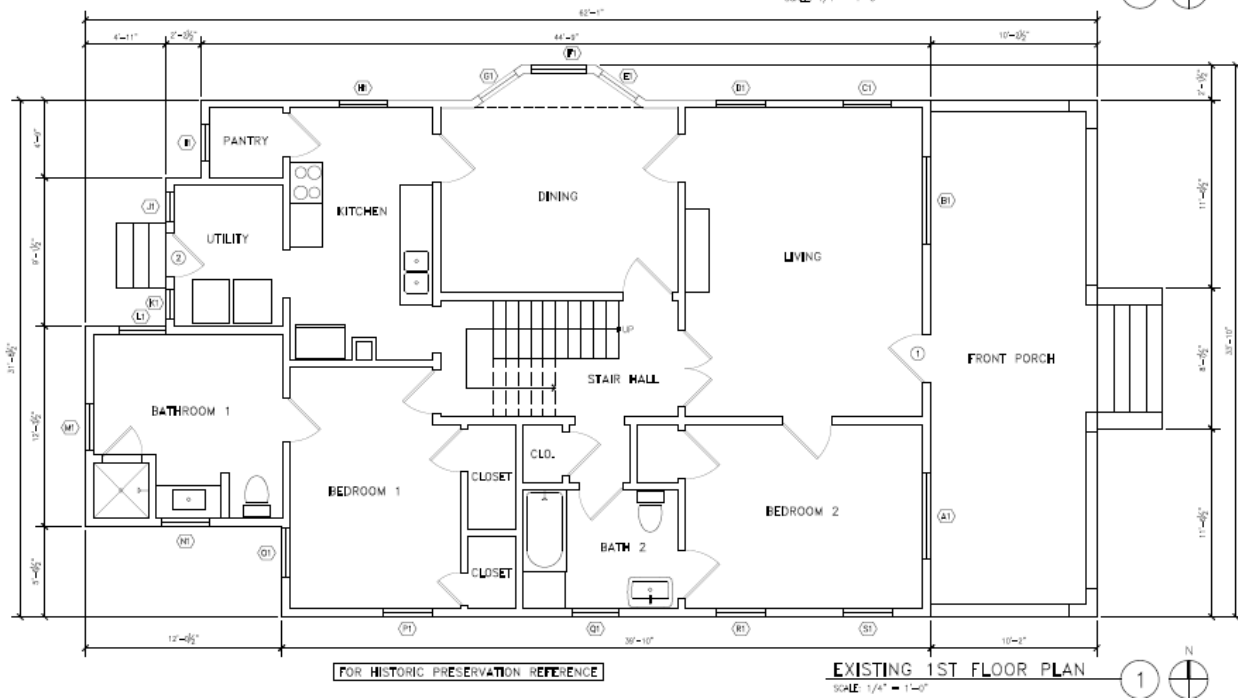
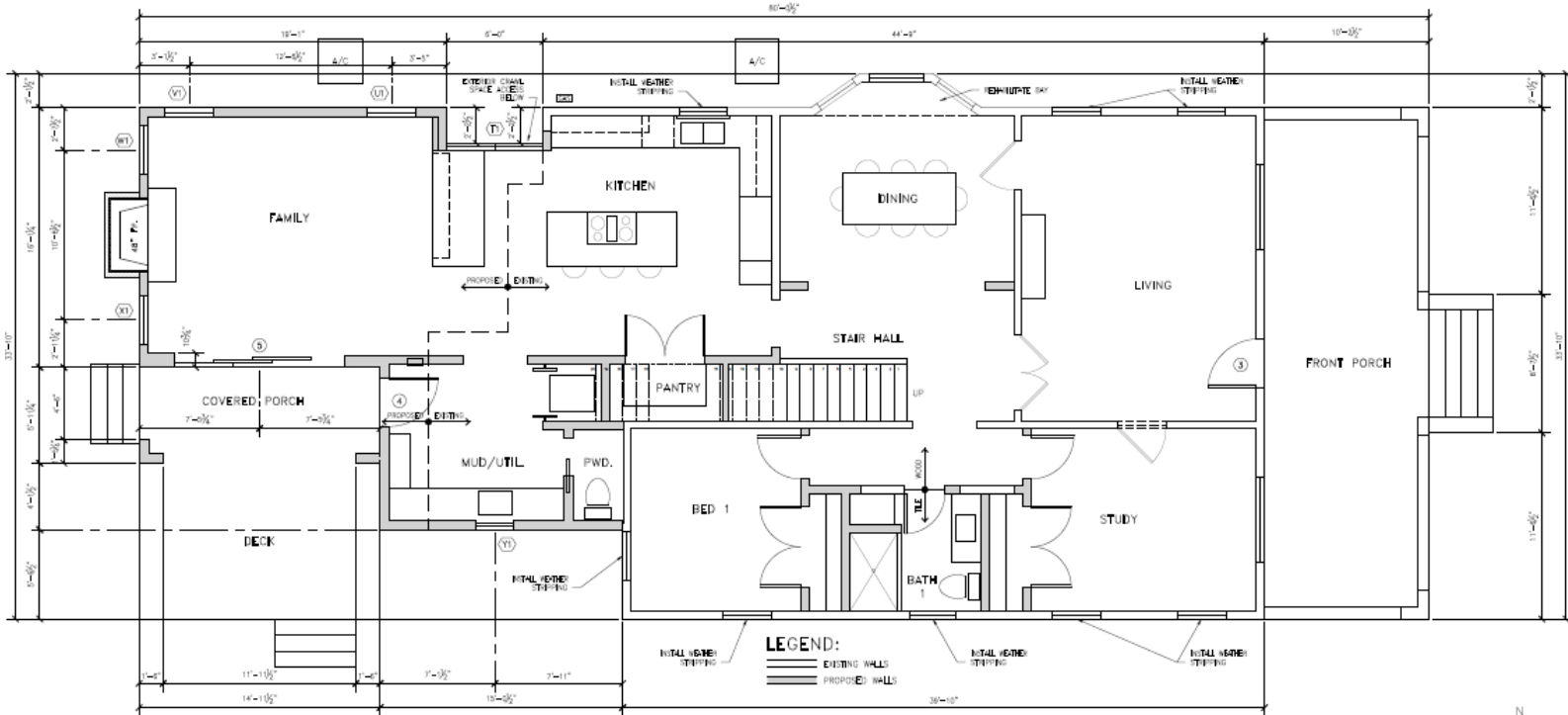


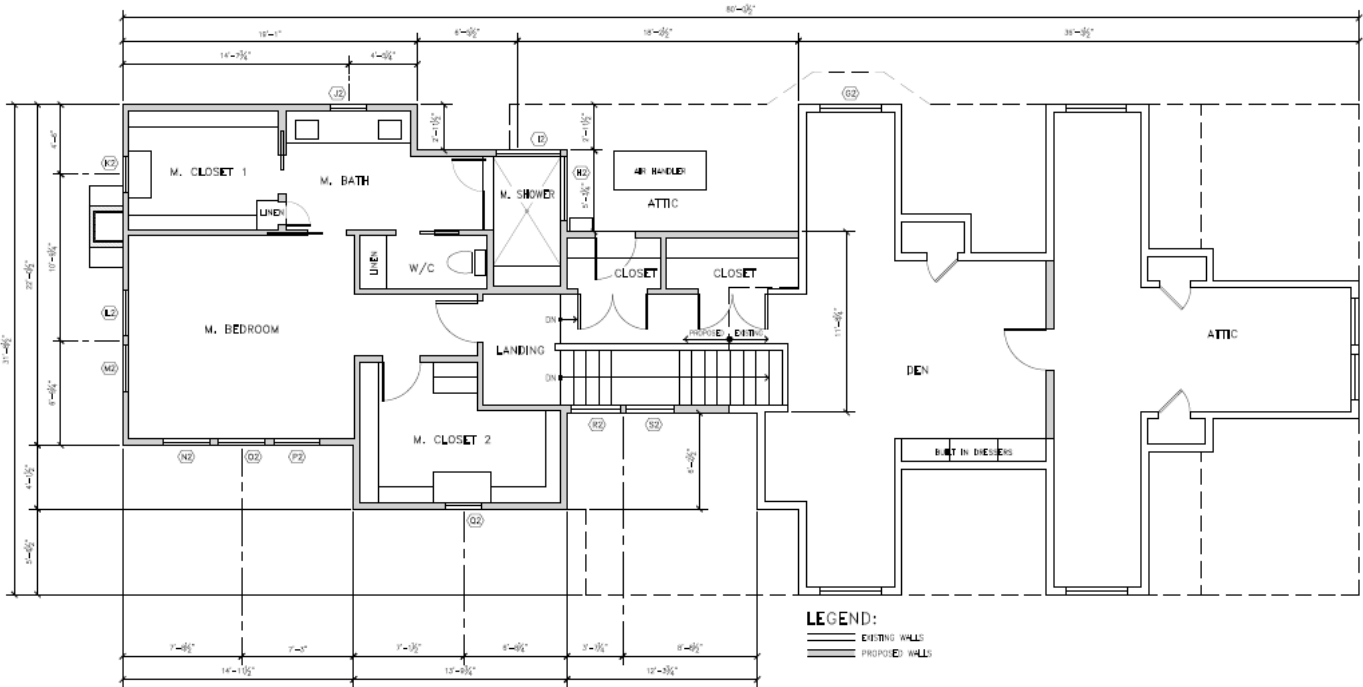
EXISTING SITE/ROOF PLAN 1

ROOF PLANS

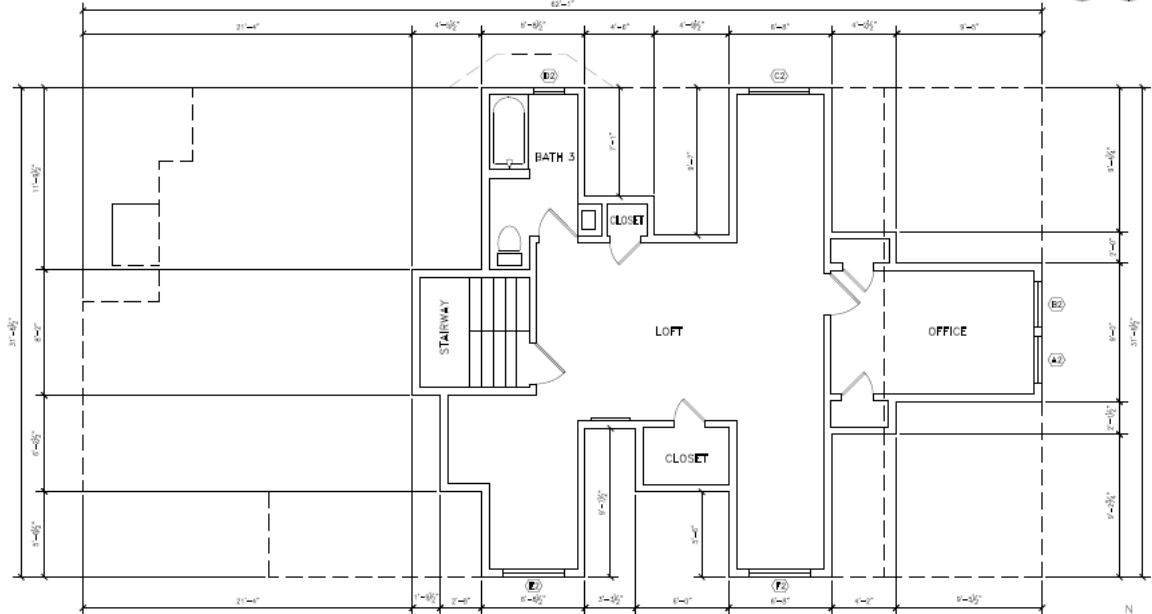


FLOOR PLANS



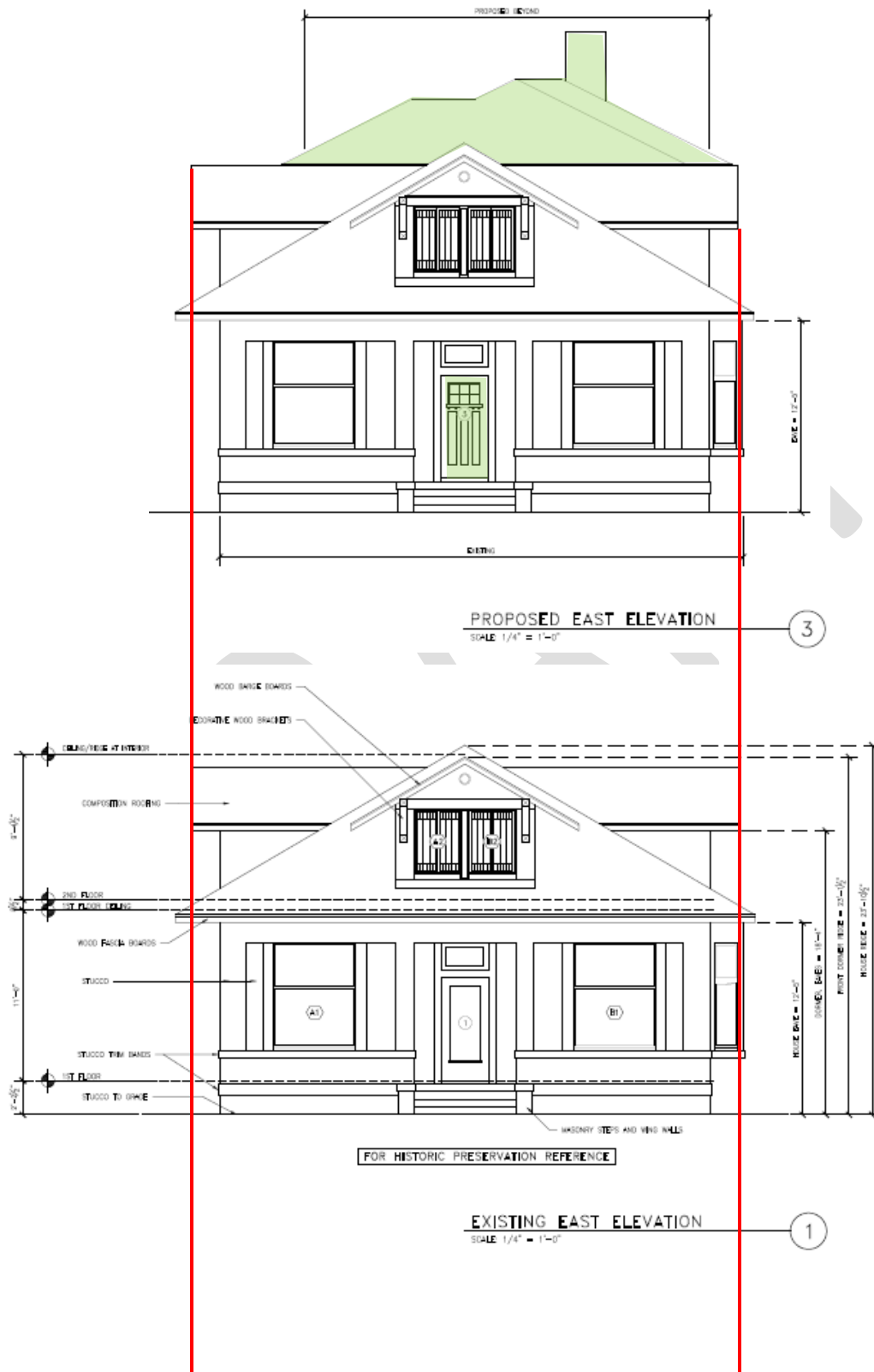


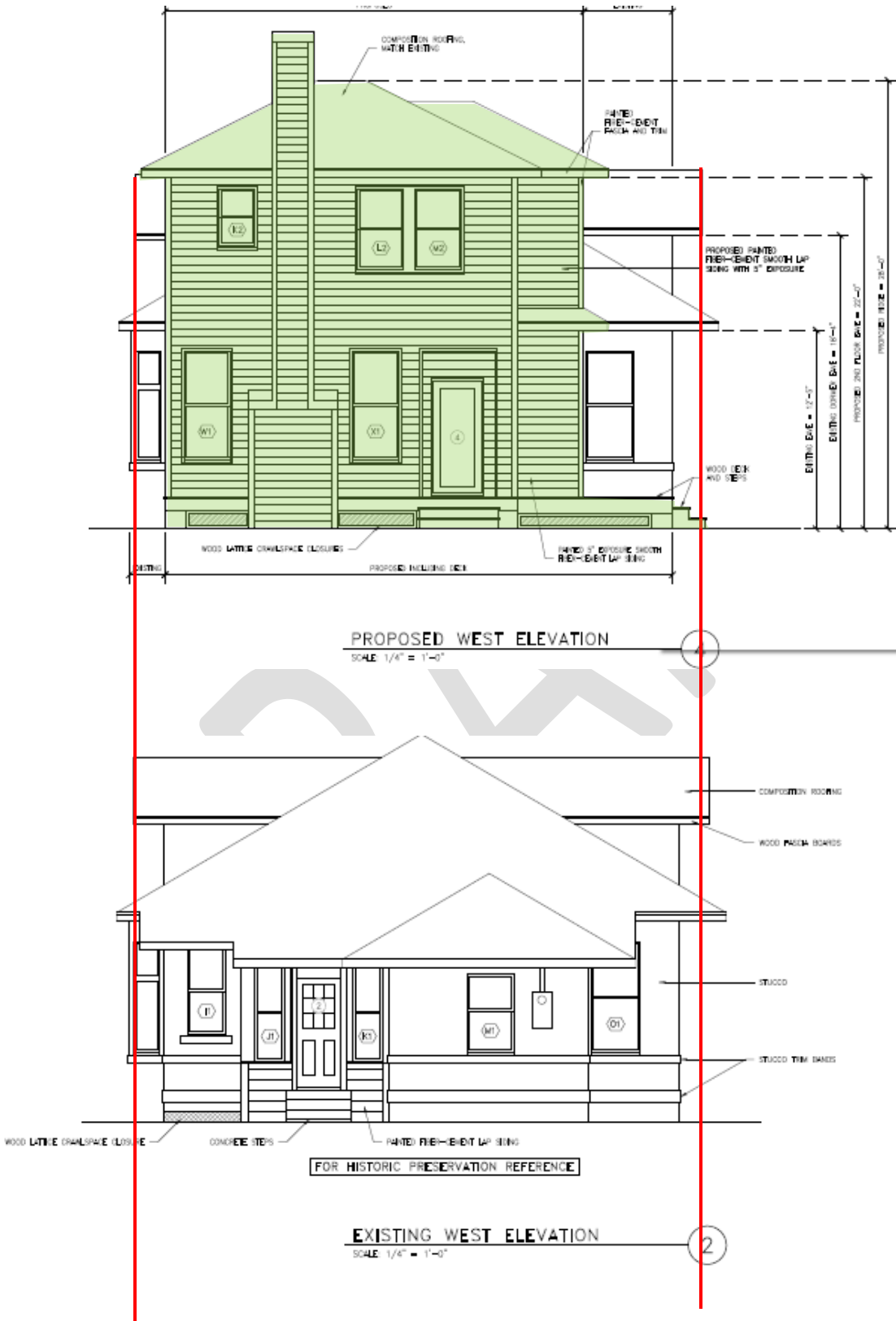
PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

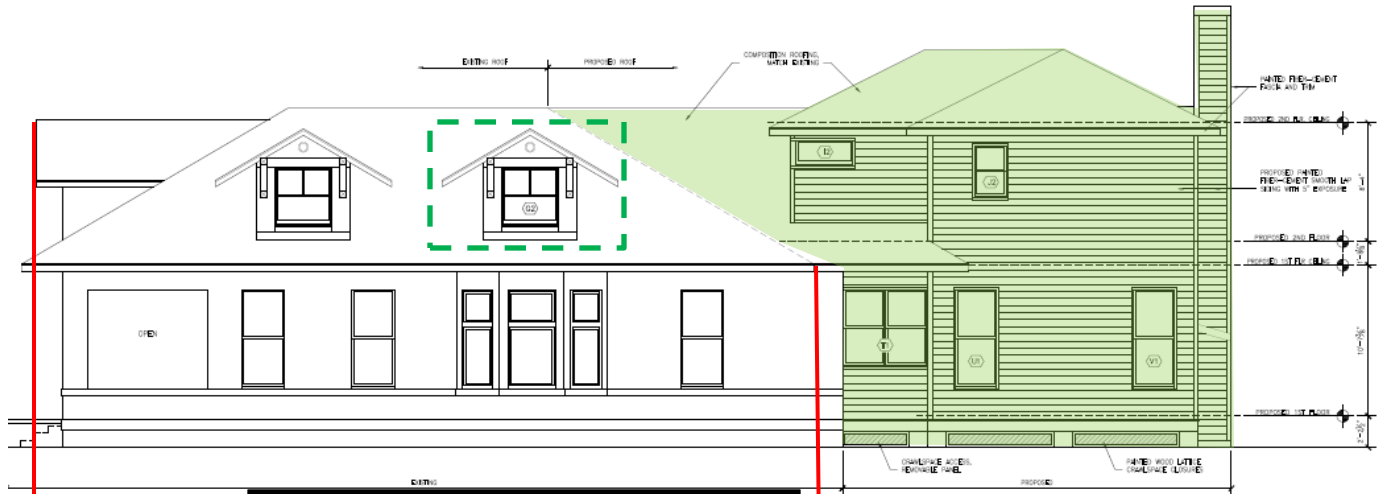


FOR HISTORIC PRESERVATION REFERENCE
EXISTING 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

ELEVATIONS

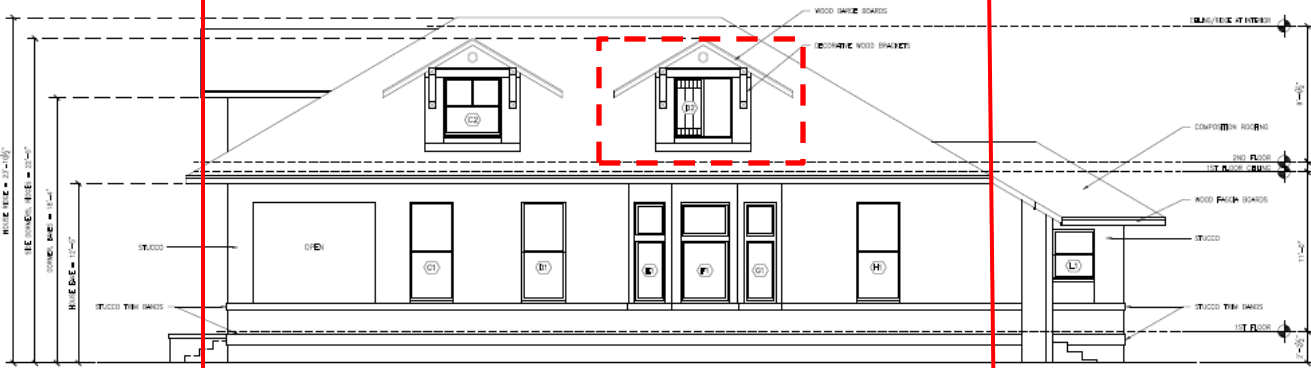






The dormer in the dashed boxes was damaged during a previous remodel and will be replaced with a single hung window that matched the neighboring dormer.

PROPOSED NORTH ELEVATION
 SCALE 1/4" = 1'-0" 2



FOR HISTORIC PRESERVATION REFERENCE

EXISTING NORTH ELEVATION
 SCALE 1/4" = 1'-0" 1

WINDOW AND DOOR SCHEDULE

EXISTING WINDOW SCHEDULE								
WINDOW	MATERIAL	LITE PATTERN	STYLE	DIMENSIONS	MOUNTING	ORIGINAL	TO REMAIN	NOTES
A1	WOOD	1/1	SINGLE HUNG	64X81	RECESSED	YES	YES	
B1	WOOD	1/1	SINGLE HUNG	64X81	RECESSED	YES	YES	
C1	WOOD	1/1	DOUBLE HUNG	37.5X81	RECESSED	YES	YES	ADD WEATHER STRIPPING
D1	WOOD	1/1	DOUBLE HUNG	37.5X81	RECESSED	YES	YES	ADD WEATHER STRIPPING
E1	WOOD	1/1	FIXED	32.5X81	RECESSED	YES	YES	
F1	WOOD	1/1	FIXED	40X81	RECESSED	YES	YES	
G1	WOOD	1/1	FIXED	32.5X81	RECESSED	YES	YES	
H1	WOOD	1/1	DOUBLE HUNG	37X81	RECESSED	YES	YES	ADD WEATHER STRIPPING
I1	WOOD	1/1	DOUBLE HUNG	28X66	RECESSED	NO	NO	
J1	ALUMINUM	1/1	FIXED	22X71	SURFACE	NO	NO	
K1	ALUMINUM	1/1	FIXED	22X71	SURFACE	NO	NO	
L1	VINYL	1/1	SINGLE HUNG	34.5X40	SURFACE	NO	NO	
M1	ALUMINUM	1/1	SINGLE HUNG	34.5X60	SURFACE	NO	NO	
N1	WOOD	STAINED GLASS	FIXED	35.5X13.5	RECESSED	NO	NO	
O1	WOOD	1/1	DOUBLE HUNG	36X81	RECESSED	YES	YES	ADD WEATHER STRIPPING
P1	WOOD	1/1	DOUBLE HUNG	36X81	RECESSED	YES	YES	ADD WEATHER STRIPPING
Q1	WOOD	1/1	DOUBLE HUNG	34X66	RECESSED	YES	YES	ADD WEATHER STRIPPING
R1	WOOD	1/1	DOUBLE HUNG	36X81	RECESSED	YES	YES	ADD WEATHER STRIPPING
S1	WOOD	1/1	DOUBLE HUNG	36X81	RECESSED	YES	YES	ADD WEATHER STRIPPING
A2	WOOD	DECORATIVE	CASEMENT	36X51	RECESSED	YES	YES	
B2	WOOD	DECORATIVE	CASEMENT	36X51	RECESSED	YES	YES	
C2	WOOD	2/1	SINGLE HUNG	48X51	RECESSED	NO	YES	
D2	WOOD	DECORATIVE	CASEMENT **	24X51	RECESSED	YES	NO	** HALF ORIGINAL WINDOW, HALF WALL INFILL
E2	WOOD	DECORATIVE	CASEMENT	48X51	RECESSED	YES	YES	
F2	WOOD	DECORATIVE	CASEMENT	48X51	RECESSED	YES	YES	

PROPOSED WINDOW SCHEDULE							
WINDOW	MATERIAL	LITE PATTERN	STYLE	DIMENSIONS	MOUNTING	BRAND	NOTES
T1	WOOD	1/1	DOUBLE HUNG	72X66	RECESSED	JELD WEN	(2)36X66 UNITS MULLED TOGETHER
U1	WOOD	1/1	DOUBLE HUNG	36X84	RECESSED	JELD WEN	
V1	WOOD	1/1	DOUBLE HUNG	36X84	RECESSED	JELD WEN	
W1	WOOD	1/1	DOUBLE HUNG	36X84	RECESSED	JELD WEN	
X1	WOOD	1/1	DOUBLE HUNG	36X84	RECESSED	JELD WEN	
Y1	WOOD	1/1	DOUBLE HUNG	28X51	RECESSED	JELD WEN	
G2	WOOD	2/1	SINGLE HUNG	48X51	RECESSED	JELD WEN	
H2	VINYL	1	FIXED	50X22	RECESSED	JELD WEN	
I2	VINYL	1	FIXED	50X22	RECESSED	JELD WEN	
J2	WOOD	1/1	DOUBLE HUNG	28X45	RECESSED	JELD WEN	
K2	WOOD	1/1	DOUBLE HUNG	28X45	RECESSED	JELD WEN	
L2	WOOD	1/1	DOUBLE HUNG	36X63	RECESSED	JELD WEN	
M2	WOOD	1/1	DOUBLE HUNG	36X63	RECESSED	JELD WEN	
N2	WOOD	1/1	DOUBLE HUNG	36X63	RECESSED	JELD WEN	
O2	WOOD	1/1	DOUBLE HUNG	36X63	RECESSED	JELD WEN	
P2	WOOD	1/1	DOUBLE HUNG	36X63	RECESSED	JELD WEN	
Q2	WOOD	1/1	DOUBLE HUNG	28X49	RECESSED	JELD WEN	
R2	WOOD	1	FIXED	38X18	RECESSED	JELD WEN	
S2	WOOD	1	FIXED	38X18	RECESSED	JELD WEN	

NOTES

1. UNLESS NOTED OTHERWISE ALL WINDOWS "JELD WEN", SITELINE SERIES WOOD WINDOW PRODUCT LINE OR OTHER MANUFACTURER'S PRODUCT LINE OF EQUAL OR BETTER QUALITY.
2. ALL WINDOWS: SEE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE FOR MAXIMUM U-FACTOR AND SHGC

* EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING

EXISTING DOOR SCHEDULE

DOOR	TYPE	MATERIAL	STYLE	DIMENSIONS	ORIGINAL	TO REMAIN	NOTES
1	--	WOOD	FULL VIEW W/ TRANSOM	36x80	NO	NO **	** TRANSOM TO REMAIN, SEE EXTERIOR ELEVATION 1/A-4.1
2	--	COMPOSITE	HALF LIGHT	32x80	NO	NO	3x3 DIVIDED LIGHTS, SEE EXTERIOR ELEVATION 2/A-4.1

PROPOSED DOOR SCHEDULE

DOOR	TYPE	MATERIAL	DIMENSIONS	NOTES
3	EXTERIOR STAIN GRADE, 1/4 VIEW, DIVIDED LIGHT, CRAFTSMAN STYLE WOOD DOOR	HARDWOOD	36x80	INSTALL IN EXISTING DOOR FRAME, SEE EXTERIOR ELEVATION 3/A-4.1
4	EXTERIOR, FULL VIEW	CLAD WOOD	36X84	SEE EXTERIOR ELEVATION 4/A-4.1
5	EXTERIOR 3 LEAF MULTI-SLIDE	CLAD WOOD	126X96	SEE EXTERIOR ELEVATION 2/A-4.3



PROPOSED DOOR STYLE

