

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 23, 2023

**Applicant:** Alia De Anda, agent, for Tracy Boulware, owner

**Property:** 305 E 5th Street, Tracts 13A &14A, Block 288, Houston Heights Subdivision. The property includes a historic 1,440 square foot, one-story wood frame single-family residence on a 6,600 square foot (66' x 100') corner lot.

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

**Proposal:** Alteration – Addition and alterations to the original structure:

The applicant is proposing the following:

Original Structure:

- Remove non-original asbestos siding and restore 117 siding that is underneath.
- The later addition on the side of the house has been removed without a COA or a permit due to structural issues.
- Building a wrap around porch because of physical evidence that proved it existed.
- Replacing non original porch columns with square columns.
- Add a historic window from the rear of the house to the front elevation.
- Swap windows at the rear part of the east and west elevations. W12 with W08.

Tw-story addition:

- Applicant is proposing to add a two-story addition to the rear of the existing home. The 1<sup>st</sup> floor of the addition will have a 501SF garage with a 135SF covered garage entry and a 10'x27' covered porch. There will be a covered breezeway connecting the garage with the original house.
- The addition will have a 6:12 hip roof with a ridge height of 30'.
- The addition will be clad in a 4" smooth cementitious wood siding.
- All windows on the addition and original house will be inset and recessed.

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

**Civic Association:** No comment received.

**Recommendation:** Denial and issuance of a COR with a condition:

- The ridge height of the roof connecting the original house with the addition be lowered under the soffit of the addition.
- Brick skirting be vented, final design to be approved by staff.

**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 missing 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**

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

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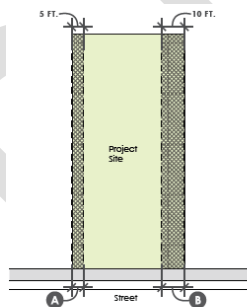
**Maximum Lot Coverage (Addition and New Construction)**

| 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 lot coverage percentage: 0.40  
 Max lot coverage: 2,640  
 Proposed Lot Coverage: 2,527

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**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> | REMAINING   | Difference between minimum side setback of 5 feet and minimum cumulative side setback    |
| <b>C</b> | 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 (E): 13'  
 Proposed side setback (W): 11'-1"  
 Cumulative side setback: 23'-1"

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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: 6,600  
 Max FAR: 2,904  
 Proposed FAR: 2,399

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Side Wall Length and Insets (Addition and New Construction)

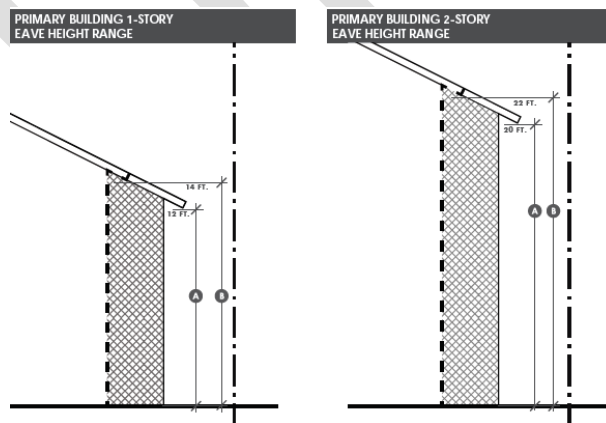
| MEASUREMENT | APPLICATION   |
|-------------|---|
| 50 FT.      | Maximum side wall length without inset (1-story)      |
| 40 FT.      | Maximum side wall length without inset (2-story)      |
| 1 FT.       | Minimum depth of inset section of side wall (1-story) |
| 2 FT.       | Minimum depth of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



Max width: 27'-5"  
 All 4 corners are shown

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Eave Height (Addition and New Construction)



| KEY | MEASUREMENT | APPLICATION   |
|-----|-------------|---|
| A   | 12 FT.      | Maximum 1-story eave height at the 5 FT. minimum side setback |
| B   | 14 FT.      | Maximum 1-story eave height at 7 FT. or greater side setback  |

| KEY | MEASUREMENT | APPLICATION   |
|-----|-------------|---|
| A   | 20 FT.      | Maximum 2-story eave height at the 5 FT. minimum side setback |
| B   | 22 FT.      | Maximum 2-story eave height at 7 FT. or greater side setback  |

Proposed eave height: 21'-10"

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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: 36"  
Proposed first floor plate height: 10'  
Proposed second floor plate height: 9'

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Porch Eave Height (Addition and New Construction)

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

Proposed rear porch eave height: 11'



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



**Building Classification**

- Contributing
- Non-Contributing
- Park



CONTEXT AREA



*Figure 1-309 E 5th St, next door neighbor*



*Figure 2-301 E 5th St, next door neighbor*



*Figure 3- 302 E 5th St, opposite neighbor*

**CONTRIBUTING STRUCTURE EXAMPLE**

BY APPLICANT

835 Harvard





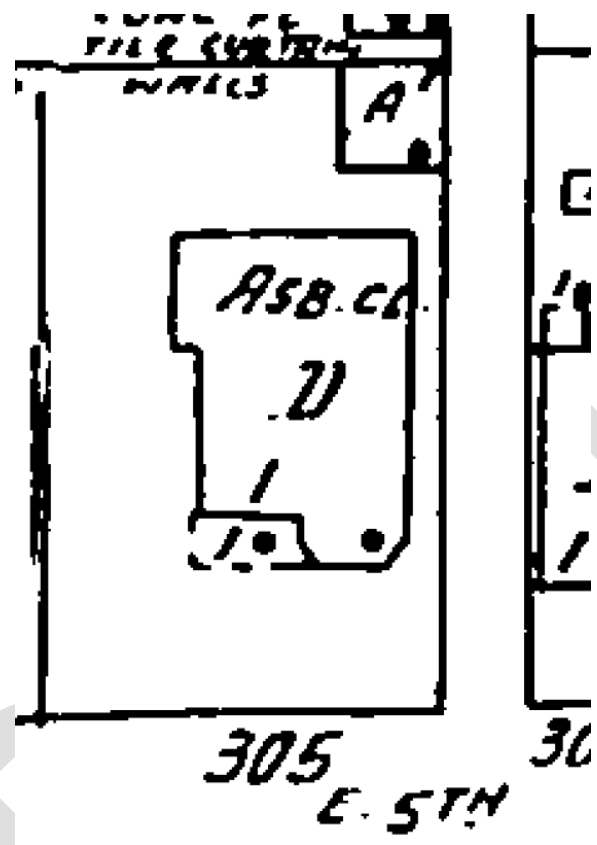
**INVENTORY PHOTO**



**CURRENT PHOTO**



SANBORN





BUILDING ASSESSMENT RECORDS

HARRIS COUNTY ARCHIVES

050-035-00-020/1

U/C Base  
is 432'  
24,

Per  
360  
690  
320  
70  
1440

Yr. Built \_\_\_\_\_ Depr \_\_\_\_\_ %  
A/C&C/H@ \$ \_\_\_\_\_ Total Unit@ \$ \_\_\_\_\_

EXISTING APPRAISALS, if any -  
100% Value - without depreciation- \$ \_\_\_\_\_  
Dep.-Ph. 40% Fu. 10% Ec. % \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

NEW APPRAISALS

|                |      |             |         |
|----------------|------|-------------|---------|
| Per            | 1440 | SF@ \$ 3.60 | \$ 5180 |
| OP             | 148  | 1.10        | 160     |
| Gen            | 432  | 1.20        | 520     |
| 100% Value     |      |             | 5860 *  |
| Less 50% Dep   |      |             | 2930    |
| New 100% Value |      |             | 2930    |

5860 \*

X .8

4690 New

Total 100% Value \$ 4690  
For 1977 factor X 2.5  
new 100% - 11,730  
@ 32% = 3750

Appraiser's name & date  
As Givily 2-5-68

TOTAL VALUE \$ 2930  
FOR 1964 10% \$ 1170



CURRENT PHOTOS



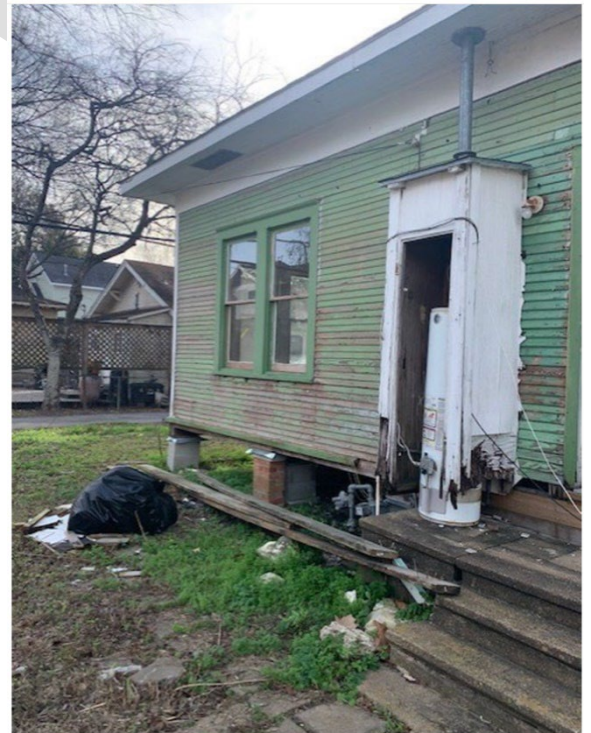
Existing South Elevation



Side- west – existing. Non-original windows to be removed and replaced with windows reclaimed from rear of house; area of missing siding to be replaced with matching 117 siding



East - existing conditions



Rear- North – Existing  
reclaim 2 windows and relocate to west openings that have non-original windows



**HAR PHOTOS**

BEFORE WORK WITHOUT A PERMIT WAS DONE





**WRAP AROUND PORCH**

PHYSICAL EVIDENCE

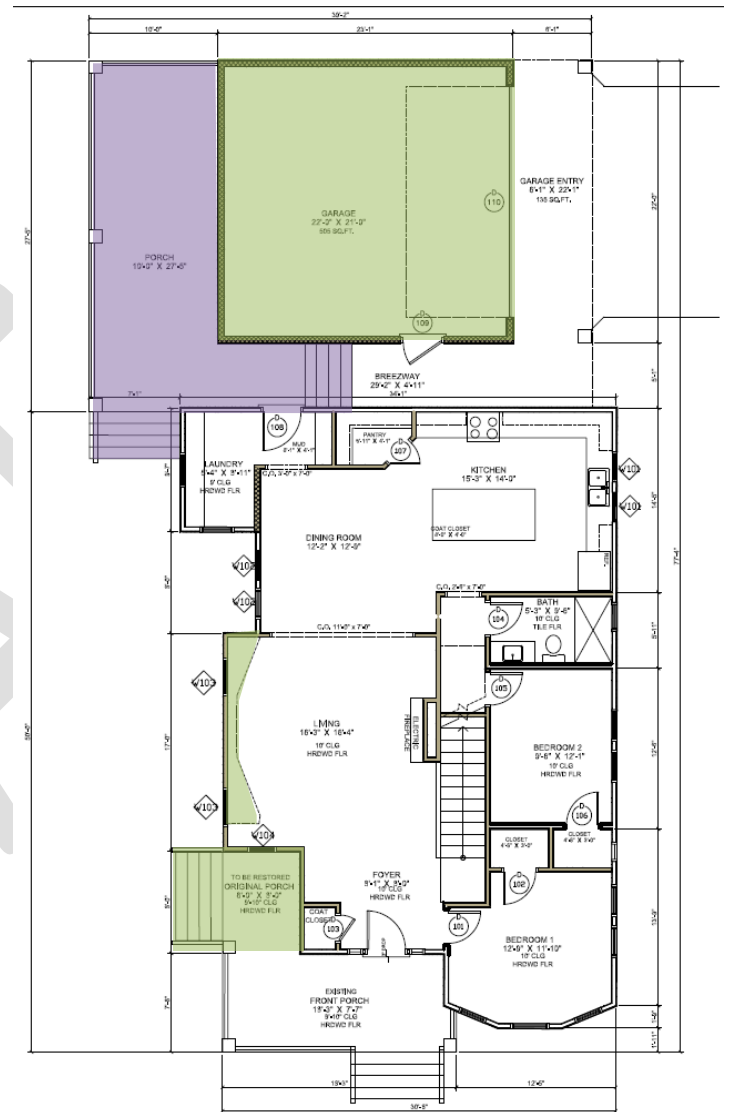
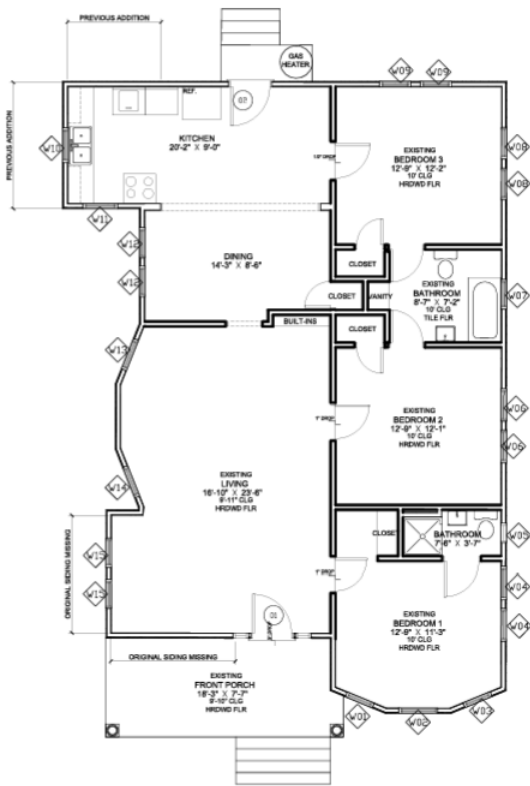




FIRST FLOOR PLAN

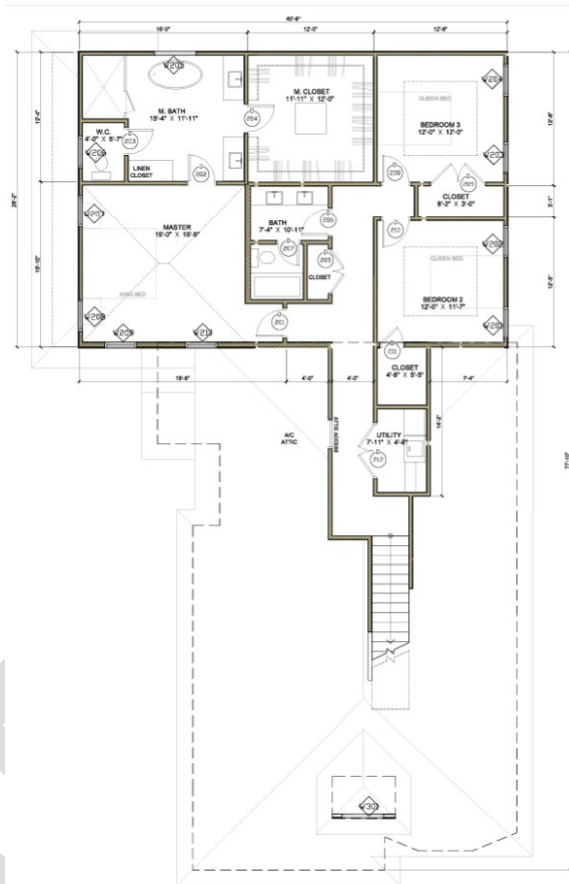
EXISTING

PROPOSED



SECOND FLOOR PLAN

PROPOSED



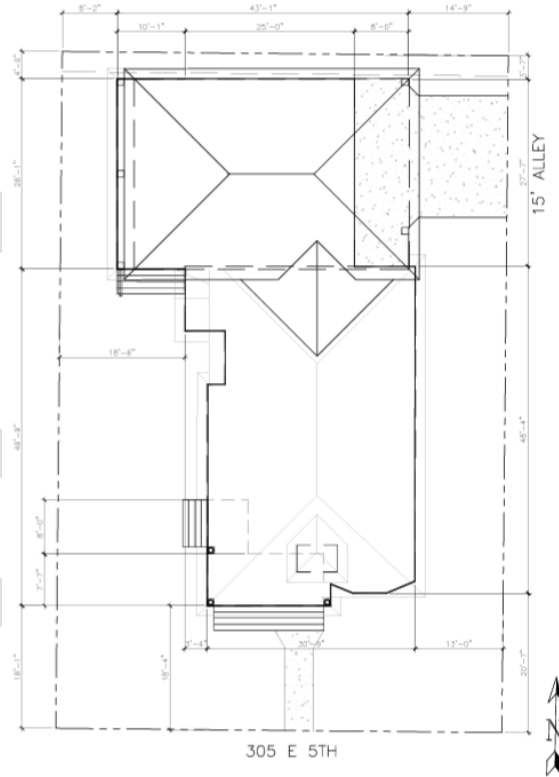
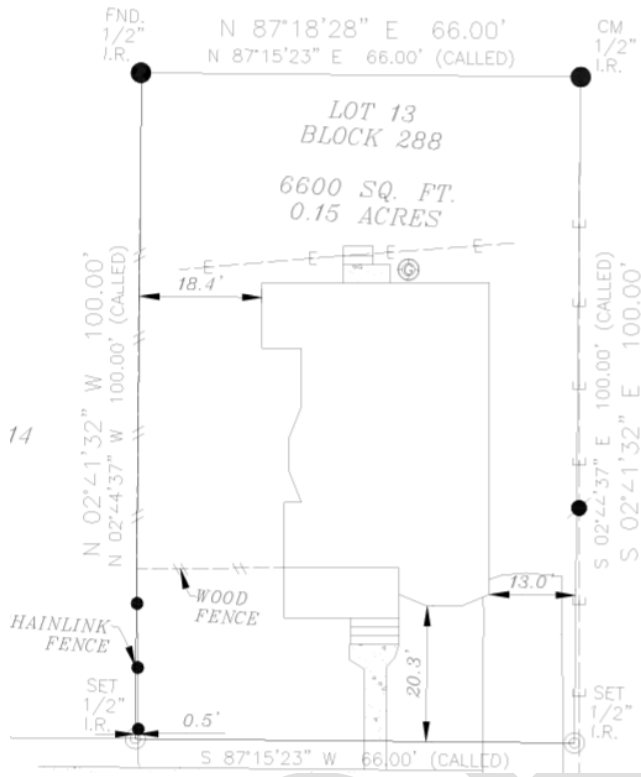


SITE/ROOF PLAN

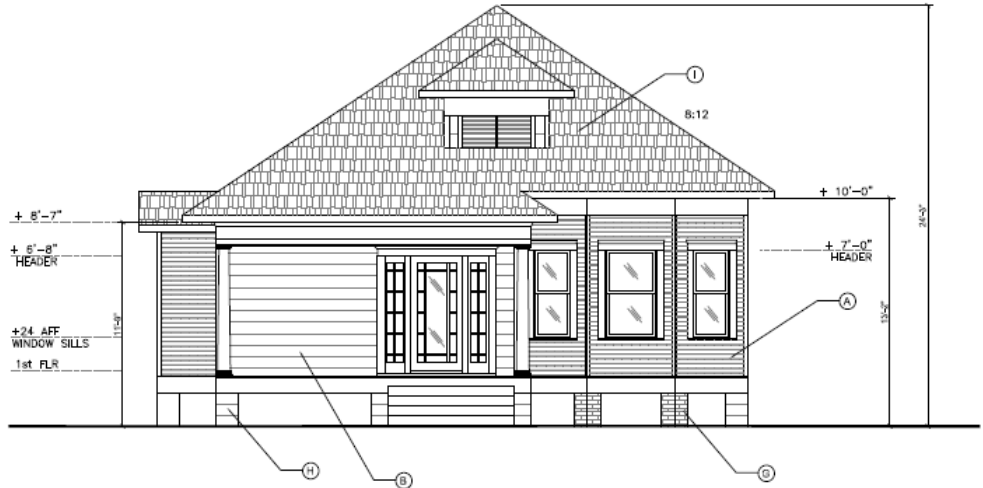


EXISTING

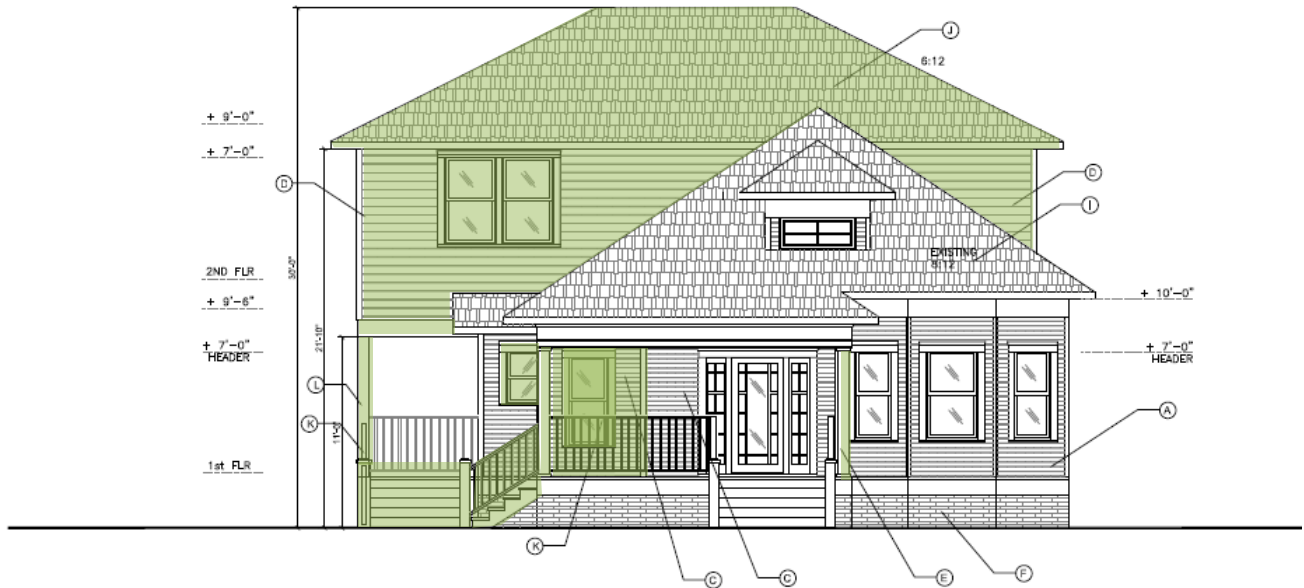
PROPOSED



**SOUTH (FRONT) ELEVATION**



**EXISTING FRONT (SOUTH) ELEVATION**



**PROPOSED FRONT (SOUTH) ELEVATION**

WEST SIDE ELEVATION



EXISTING LEFT SIDE (WEST) ELEVATION



PROPOSED LEFT SIDE (WEST) ELEVATION

**EAST (SIDE) ELEVATION**



EXISTING RIGHT/ALLEY SIDE (EAST) ELEVATION



PROPOSED RIGHT/ALLEY SIDE (EAST) ELEVATION



**NORTH (REAR) ELEVATION**



EXISTING REAR (NORTH) ELEVATION

1/4" =



PROPOSED REAR (NORTH) ELEVATION

**DOOR / WINDOW SCHEDULE**

**EXISTING**

EXISTING

| <b>DOOR SCHEDULE</b> |          |       |       |                            |       |               |
|----------------------|----------|-------|-------|----------------------------|-------|---------------|
| Number               | QUANTITY | DOOR  |       | TYPE                       | SWING | NOTES         |
|                      |          | SIZE  |       |                            |       |               |
|                      |          | WD    | HGT   |                            |       |               |
| 01                   | 1        | 3'-0" | 7'-0" | HINGED - SINGLE - EXTERIOR | LEFT  | W/ SIDELIGHTS |
| 02                   | 1        | 3'-0" | 7'-0" | HINGED - SINGLE - EXTERIOR | RIGHT | TO BE REMOVED |

EXISTING

| <b>WINDOW SCHEDULE</b> |          |       |        |             |              |  |
|------------------------|----------|-------|--------|-------------|--------------|--|
| WINDOW TAG             | Quantity | SIZE  |        | Style       | Lite Pattern | NOTES  |
|                        |          | Width | HEIGHT |             |              |  |
| W01                    | 1        | 2'-3" | 5'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W02                    | 1        | 3'-0" | 5'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W03                    | 1        | 2'-3" | 5'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W04                    | 2        | 2'-6" | 5'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W05                    | 1        | 1'-6" | 2'-6"  | FIXED       | --           | EXISTING WINDOW TO REMAIN  |
| W06                    | 2        | 2'-6" | 5'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W07                    | 1        | 2'-3" | 3'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W08                    | 2        | 2'-5" | 5'-0"  | Double Hung | --           | TO BE SALVAGED AND REINSTALLED AT PROPOSED W102 (ORIGINAL LOCATION OF W12) |
| W09                    | 2        | 2'-5" | 5'-0"  | Double Hung | --           | TO BE SALVAGED AND REINSTALLED AT PROPOSED W103                            |
| W10                    | 1        | 2'-8" | 3'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W11                    | 1        | 2'-8" | 3'-0"  | Double Hung | --           | EXISTING WINDOW TO REMAIN  |
| W12                    | 2        | 2'-4" | 3'-0"  | Double Hung | --           | TO BE SALVAGED AND REINSTALLED AT PROPOSED W101 (ORIGINAL LOCATION OF W08) |
| W13                    | 1        | 2'-6" | 5'-0"  | Double Hung | --           | METAL WINDOWS - NOT ORIGINAL, TO BE REMOVED                                |
| W14                    | 1        | 2'-6" | 5'-0"  | Double Hung | --           | METAL WINDOWS - NOT ORIGINAL, TO BE REMOVED                                |
| W15                    | 2        | 2'-3" | 5'-0"  | Double Hung | --           | EXISTING WINDOW TO BE RELOCATED (RESTORING ORIGINAL PORCH)                 |

**DOOR / WINDOW SCHEDULE**

**PROPOSED**

PROPOSED

| <b>DOOR SCHEDULE</b> |          |        |       |                            |       |       |
|----------------------|----------|--------|-------|----------------------------|-------|-------|
| Number               | QUANTITY | DOOR   |       | TYPE                       | SWING | NOTES |
|                      |          | SIZE   |       |                            |       |       |
|                      |          | WD     | HGT   |                            |       |       |
| 101                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 102                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | RIGHT | ---   |
| 103                  | 1        | 2'-0"  | 7'-0" | HINGED - SINGLE            | RIGHT | ---   |
| 104                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 105                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 106                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | RIGHT | ---   |
| 107                  | 1        | 2'-4"  | 7'-0" | HINGED - SINGLE            | RIGHT | ---   |
| 108                  | 1        | 3'-0"  | 7'-0" | HINGED - SINGLE - EXTERIOR | RIGHT | ---   |
| 109                  | 1        | 3'-0"  | 8'-0" | HINGED - SINGLE - EXTERIOR | LEFT  | ---   |
| 110                  | 1        | 18'-0" | 8'-0" | OVERHEAD - SECTIONAL       | NA    | ---   |
| 201                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 202                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 203                  | 1        | 2'-4"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 204                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 206                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 207                  | 1        | 2'-0"  | 7'-0" | HINGED - SINGLE            | RIGHT | ---   |
| 208                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 209                  | 1        | 5'-0"  | 7'-0" | HINGED - DOUBLE            | NA    | ---   |
| 210                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | RIGHT | ---   |
| 211                  | 1        | 2'-6"  | 7'-0" | HINGED - SINGLE            | LEFT  | ---   |
| 212                  | 1        | 3'-0"  | 7'-0" | POCKET - SINGLE            | LEFT  | ---   |

PROPOSED

| <b>WINDOW SCHEDULE</b> |          |       |        |             |              |   |
|------------------------|----------|-------|--------|-------------|--------------|---|
| WINDOW TAG             | Quantity | SIZE  |        | Style       | Lite Pattern | NOTES   |
|                        |          | Width | HEIGHT |             |              |   |
| W101                   | 2        | 2'-4" | 3'-0"  | SINGLE HUNG | ---          | REPLACE WINDOWS WITH ORIGINAL WINDOWS SALVAGED OF HOUSE (W12) |
| W102                   | 1        | 2'-5" | 5'-0"  | SINGLE HUNG | ---          | REPLACE WINDOWS WITH ORIGINAL WINDOWS SALVAGED OF HOUSE (W08) |
| W102                   | 1        | 2'-5" | 5'-0"  | SINGLE HUNG | ---          | REPLACE WINDOWS WITH ORIGINAL WINDOWS SALVAGED OF HOUSE (W08) |
| W103                   | 2        | 3'-0" | 5'-0"  | SINGLE HUNG | ---          | NEW WINDOW SHALL BE INSET AND RECESSED                        |
| W104                   | 1        | 2'-3" | 5'-0"  | Double Hung | ---          | NEW LOCATION OF W15   |
| W201                   | 2        | 3'-0" | 5'-0"  | SINGLE HUNG | ---          | EGRESS  |
| W202                   | 2        | 3'-0" | 5'-0"  | SINGLE HUNG | ---          | EGRESS  |
| W203                   | 1        | 4'-0" | 3'-0"  | FIXED       | ---          | TEMPERED  |
| W204                   | 1        | 3'-0" | 5'-0"  | SINGLE HUNG | ---          | TEMPERED  |
| W205                   | 1        | 3'-0" | 5'-0"  | SINGLE HUNG | ---          | EGRESS  |
| W206                   | 1        | 3'-0" | 5'-0"  | SINGLE HUNG | ---          | EGRESS  |
| W207                   | 2        | 3'-0" | 5'-0"  | SINGLE HUNG | ---          | EGRESS  |
| W301                   | 1        | 4'-0" | 2'-0"  | FIXED       | ---          | REPLACE VENT WITH WINDOW                                      |