

CERTIFICATE OF APPROPRIATENESS

Applicant: Jose Cordova, agent, Brickmoon Design, for Tamsiri Laoboonraung owner

Property: 1131 Allston Street, Lot 5, Block 203, Houston Heights Subdivision. The property includes a historic 1,242 square foot, one-story wood frame single-family residence and a 613SF two-story detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Addition

Construct a two-story addition at the rear of the original house and a two-story garage.

The proposed addition will be as follow:

First floor

- 450 SF first floor rear addition that is 2' inset on both sides
- 187 SF Rear Patio that connects to the two- story garage with conditioned space on top of a part of it.
- First floor side addition that is 2' offset on the north elevation

Second floor

- 874 story that encroaches over the original house for 25%
- Ridge height of the addition will be at 28'-4 7/8"

All new windows to be inset and recessed

Addition will be clad in smooth 4" exposure siding

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions: that the side addition bump be removed and that the second front door is to remain.**

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

- 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: 6,600
Max. Allowed: 2,640
Proposed Lot Coverage: 1,774

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 Allowed: 2,904
Proposed FAR: 2,881 (porch with conditioned space on top isn't included)
AC space over patio is 119 SF

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

South Side Wall Length: 34' 8 3/4"
Inset Length: 8'-8 1/4"

North Side Wall Length: 50'-3"
Inset Length: 9'-4"

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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
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 side setback (S): 15'-6 1/6"
Proposed side setback (N): 5'-0"
Cumulative side setback: 20'-6 1/6"

-
-
-

Eave Height (Addition and New Construction)

**PRIMARY BUILDING 1-STORY
EAVE HEIGHT RANGE**

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

**PRIMARY BUILDING 2-STORY
EAVE HEIGHT RANGE**

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: 22'

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: 8'-6 9 1/6"

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'-6" (matches existing)

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'-7"

Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

HOUSTON HEIGHTS HISTORIC DISTRICTS DESIGN GUIDELINES DEFINITIONS

the rough floor that serves as the base for the finish floor. Also called western framing.

Porch – a raised, usually unenclosed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.

Porte-cochère – a covered structure attached to a building, through which a vehicle can pass, which allows passengers to exit vehicles and enter the building under cover and out of the weather.

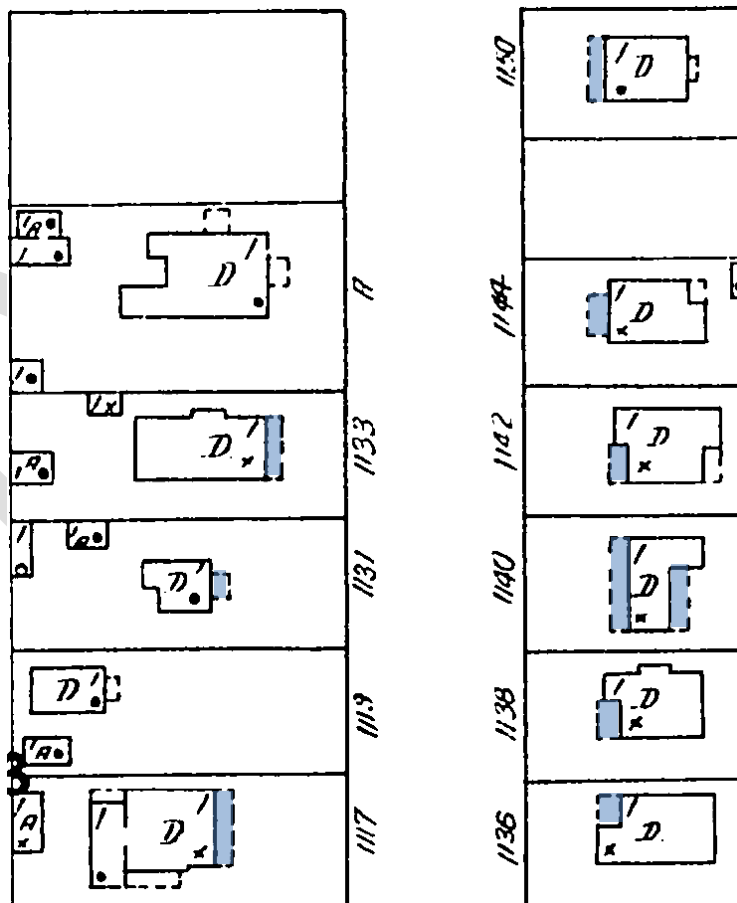
Post – a wooden vertical structural element that supports a horizontal structural element (beam) laid across its upper ends.

Post-and-beam – a simple type of construction system, composed of vertical structural members that support a horizontal structural member.

8-12

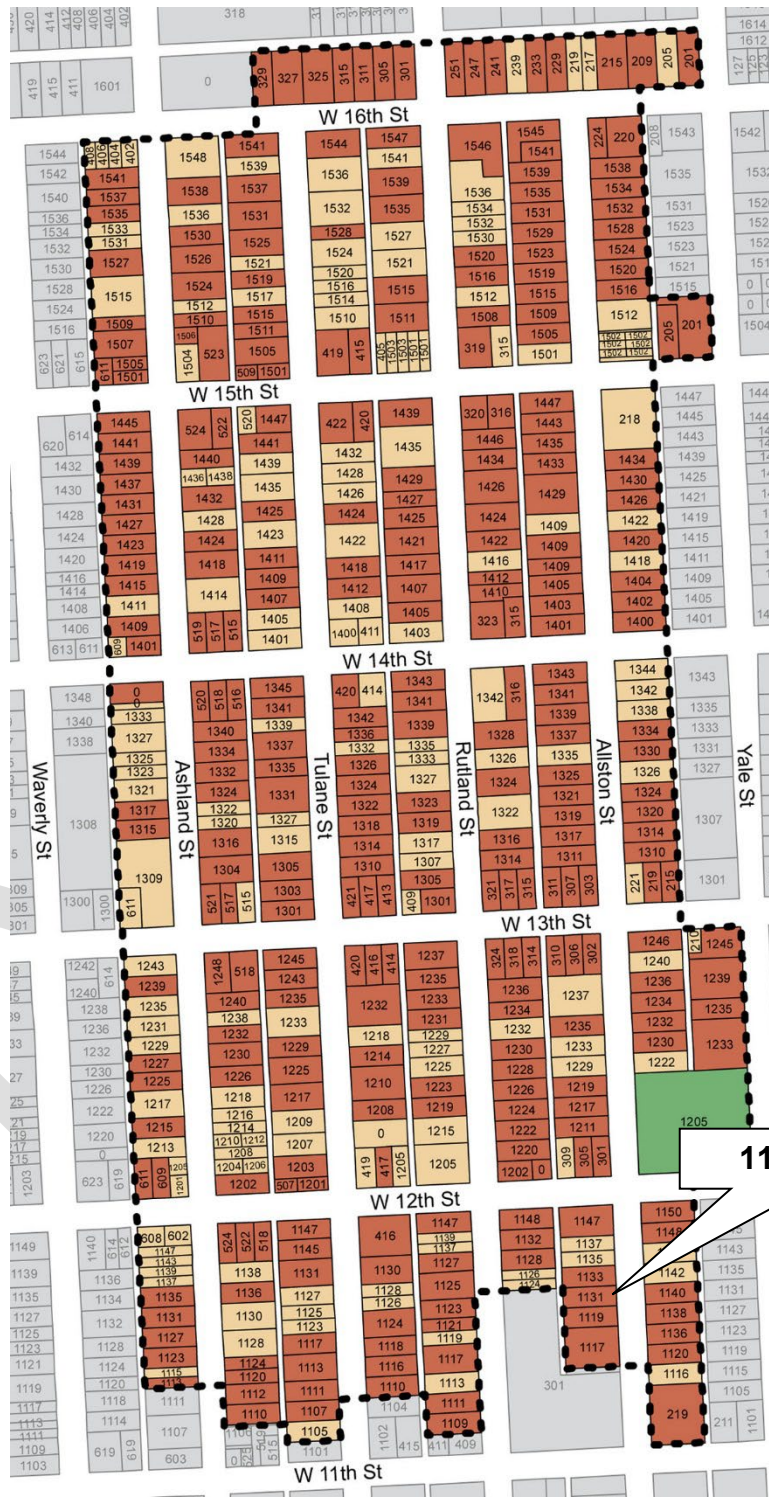
Section 8: Additional Resources: Council Review Draft, July 2018

Examples of Typical Historic Porches





PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



SANBORN & BLA 1969

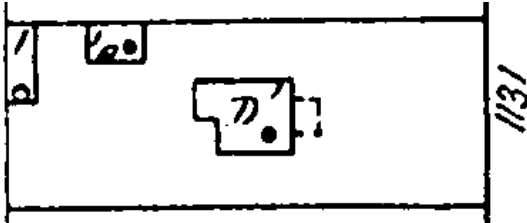


Figure 1- Sanborn map 1924-1950

Map No. _____	Addition <u>Houston Hts.</u>	No. Sq. Ft. <u>1307</u>	Price Per Sq. Ft. <u>2.00</u>	IMPROVEMENTS	
Block <u>203</u>	Lot <u>5</u>			Percent Good <u>75</u>	<u>1610</u>
OWNER <u>Davidson, Earl</u>	ADDRESS <u>1131 Allston</u>			Other Bldgs. <u>200</u>	<u>30</u>
TYPE OF PROPERTY <u>Occ.</u>	OCCUPIED VACANT			Total All Bldgs. <u>1420</u>	
BASEMENT, Whole Part	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt			LAND VALUE	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features			Front x Depth <u>50x 132</u>	Unit Value <u>14</u>
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas			Factor <u>14</u>	Front Ft. Value <u>113</u>
Weatherboard	LIGHTING, Electric			TOTAL	
ROOF CONS., Concrete, Steel, Wood Truss	PLUMBING, Sewer, Water, Baths			<u>320-130</u>	
ROOF, Hip, Gable, Mansard, Flat	ELEVATORS				
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos	CONDITION, Good, Fair, Bad, Obsolete				
EXTERIOR TRIM, Stone, Marble, Granite					
PERMIT DATE _____	NO. _____	AMT. _____			

ann 049-070-00-002-8

6740
x 250 City factor
16,850 = new 100% mkt value for 1978

Co. 3290 = 5390

DRUG 1261.00	SP 370	\$ 4670.00
APT 600	170	1000.00
200	400	2400.00
SP 120	200	240.00
		8430.00
		Less 10% 843.00
		5060.00

appraiser's name & date
V. K. [signature]
1-22-68

FOR 19 69

appraiser's name & date
10/7/76
P.M.

Total 100% Value \$ 6740

For 19 77

CONTEXT AREA

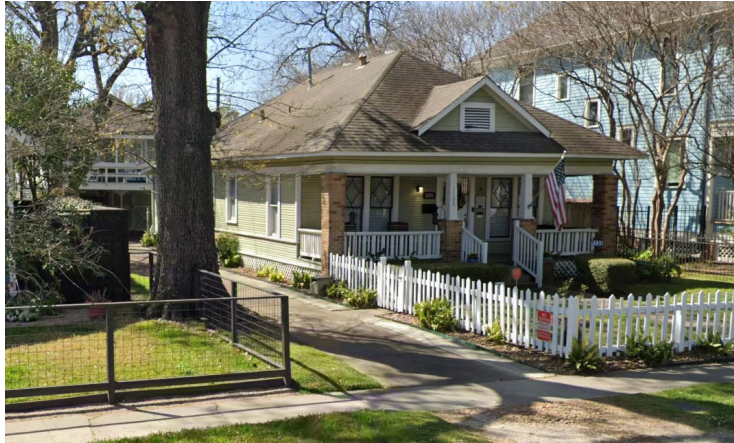


Figure 2- 1133 Allston Street_ Next Door Neighbor Contributing Structure



Figure 2- 1119 Allston Street_ Next Door Neighbor Contributing Structure



Figure 2- 1136 Allston Street_ Opposite Neighbor Contributing Structure

**CONTEXT AREA
STREET VIEW**

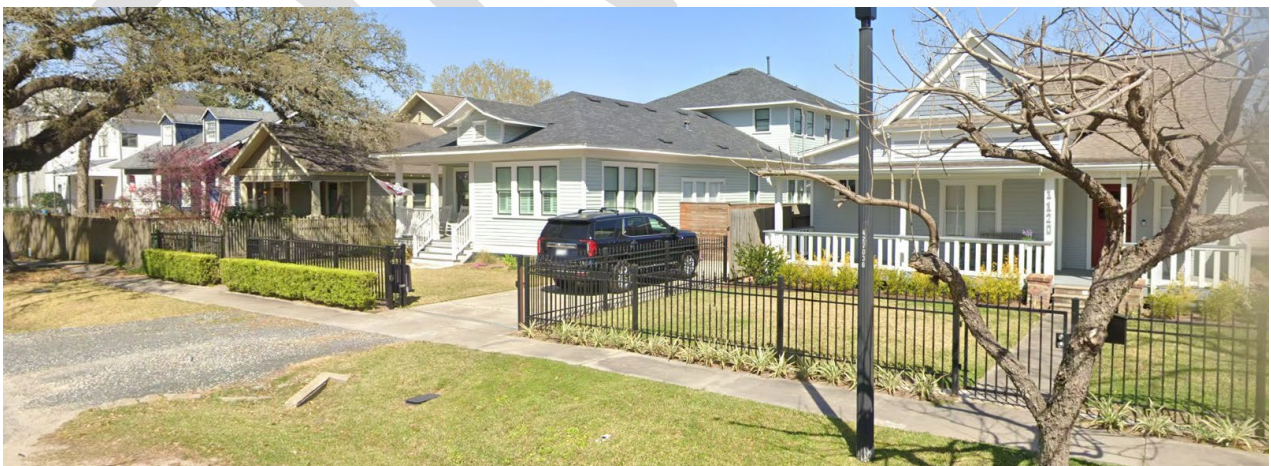


Figure 3- across the street neighbors

EXISTING PHOTOS



FRONT VIEW



NON ORIGINAL REAR ADDITION



EXISTING GARAGE



REAR VIEW



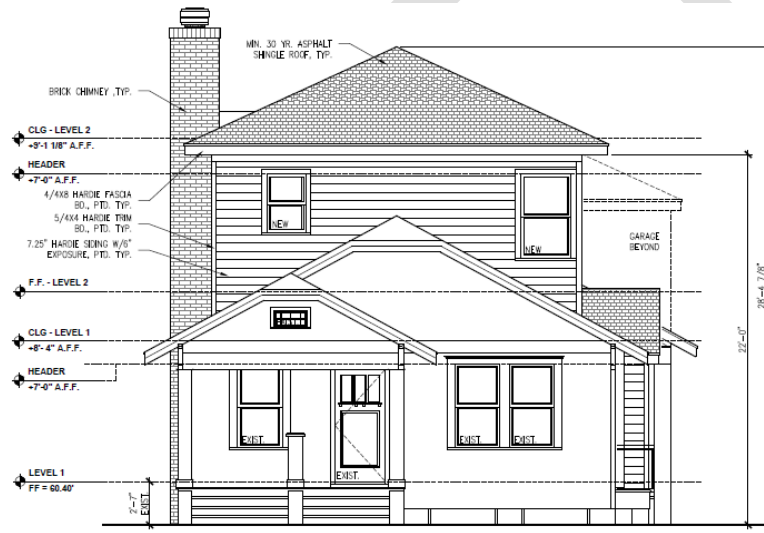
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EAST ELEVATION – FRONT FACING ALLSTON STREET

EXISTING



DEFERRED 09_12_2024



PROPOSED



3D RENDERINGS

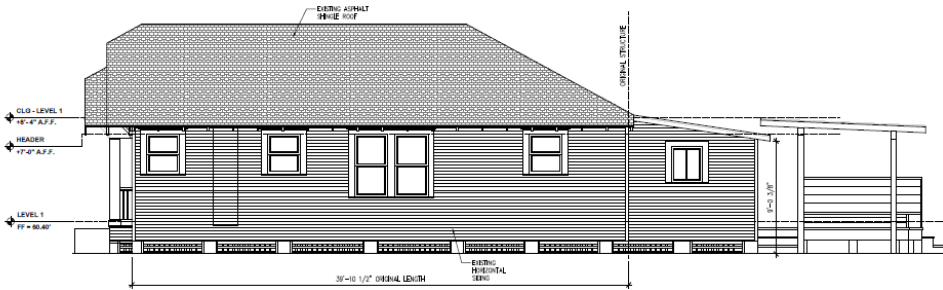
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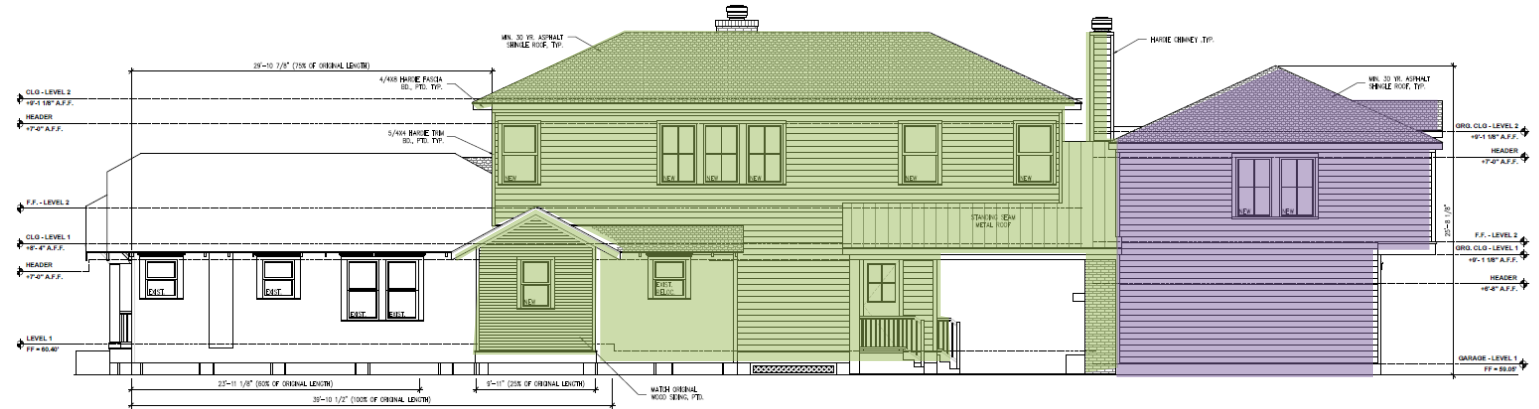
PROPOSED



**NORTH SIDE ELEVATION
EXISTING**



DEFERRED 09_12_2024

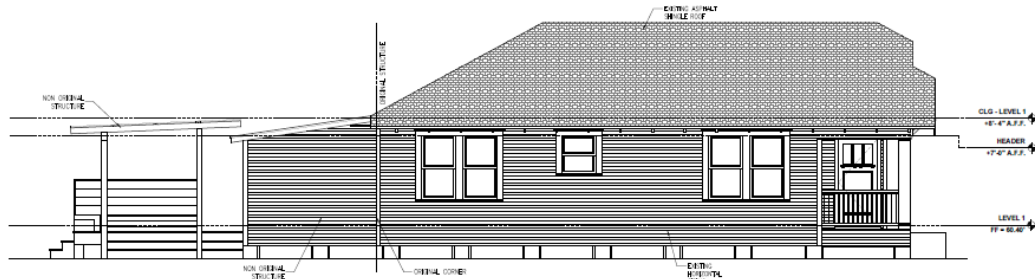


PROPOSED



SOUTH SIDE ELEVATION

EXISTING



DEFERRED 09_12_2024



PROPOSED

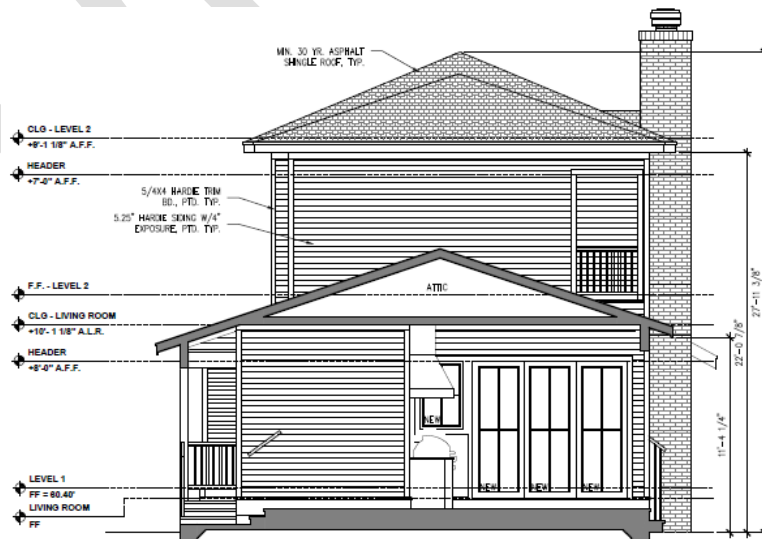
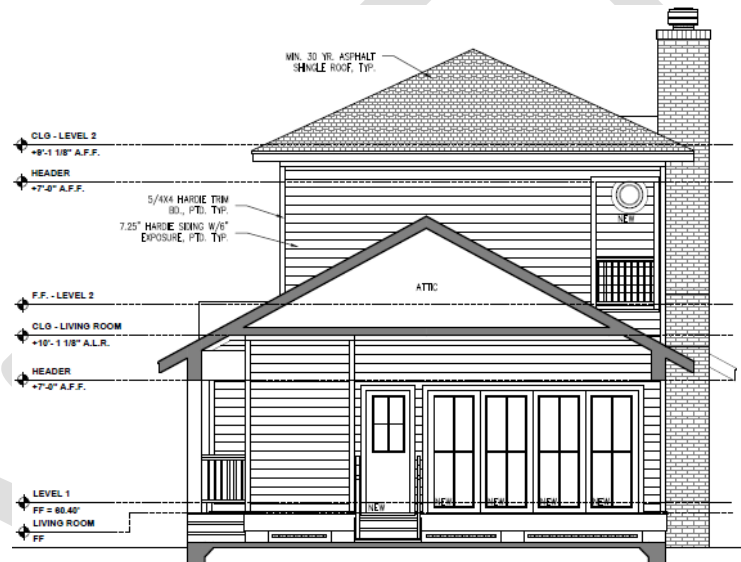


EAST (REAR) ELEVATION

EXISTING

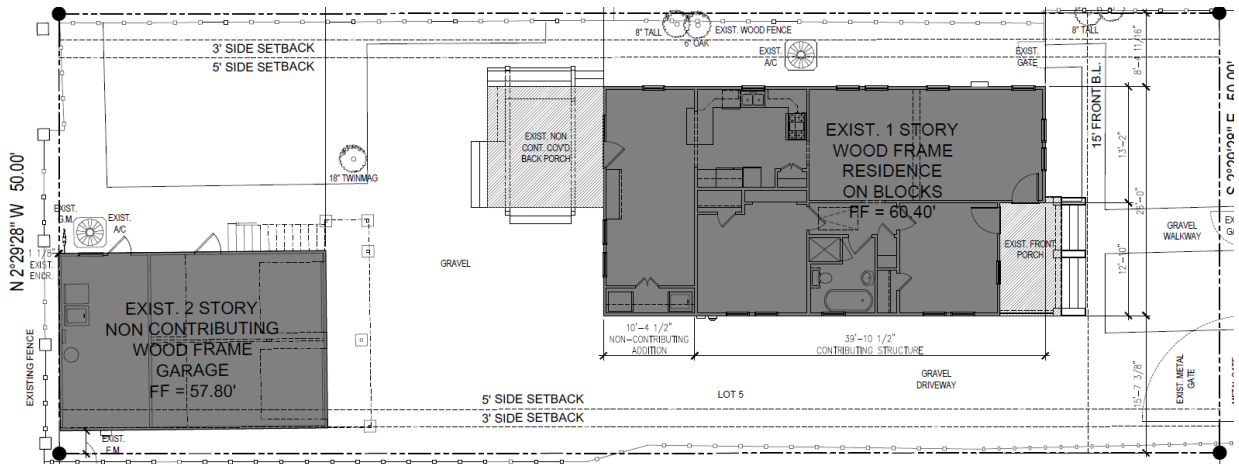


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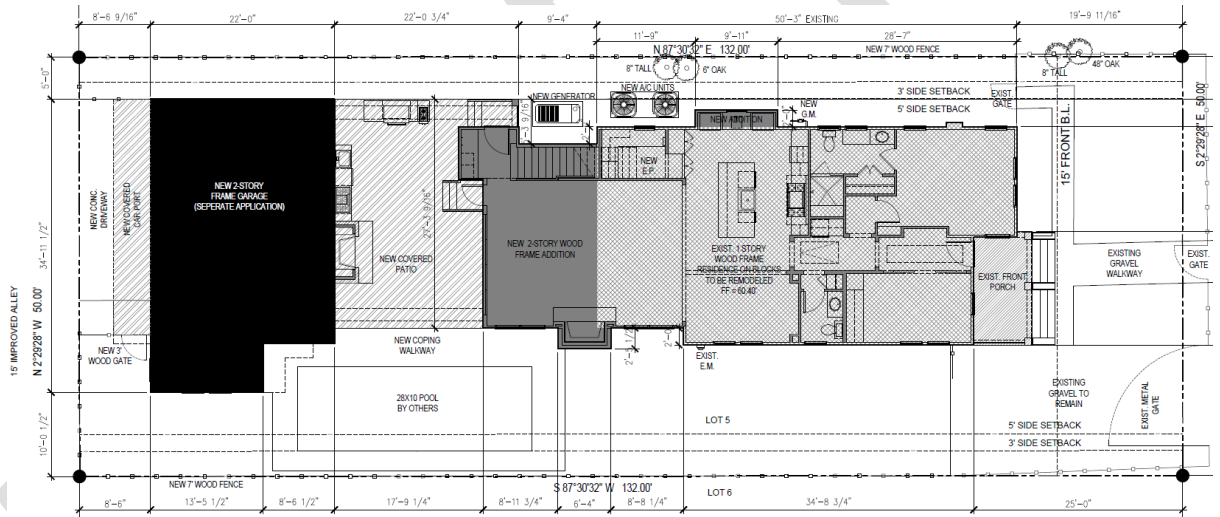




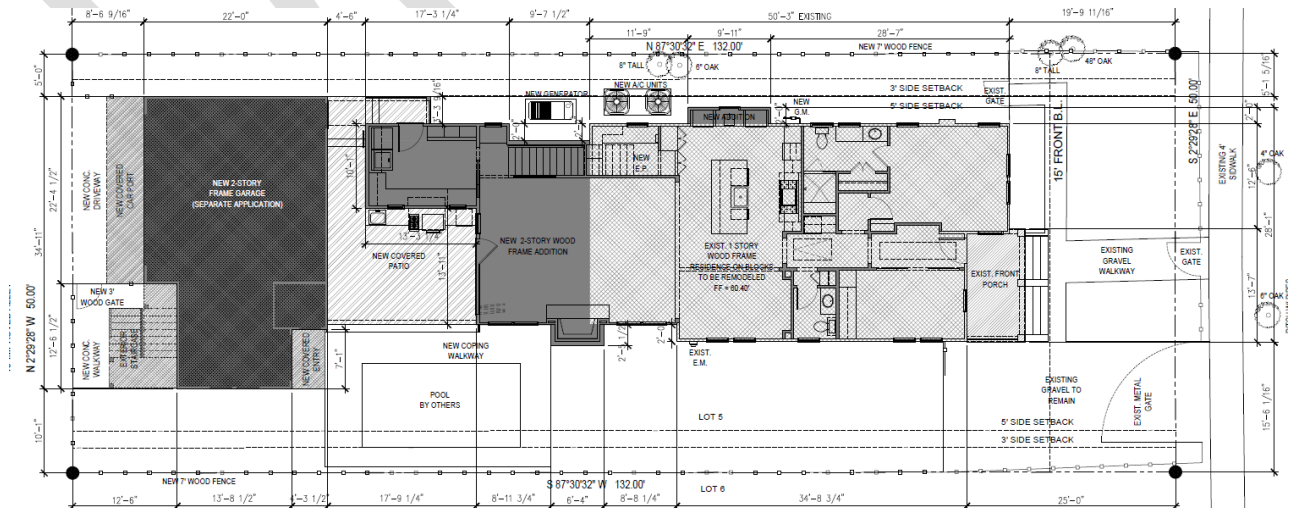
SITE PLAN / ROOF PLAN EXISTING



DEFERRED 09_12_2024

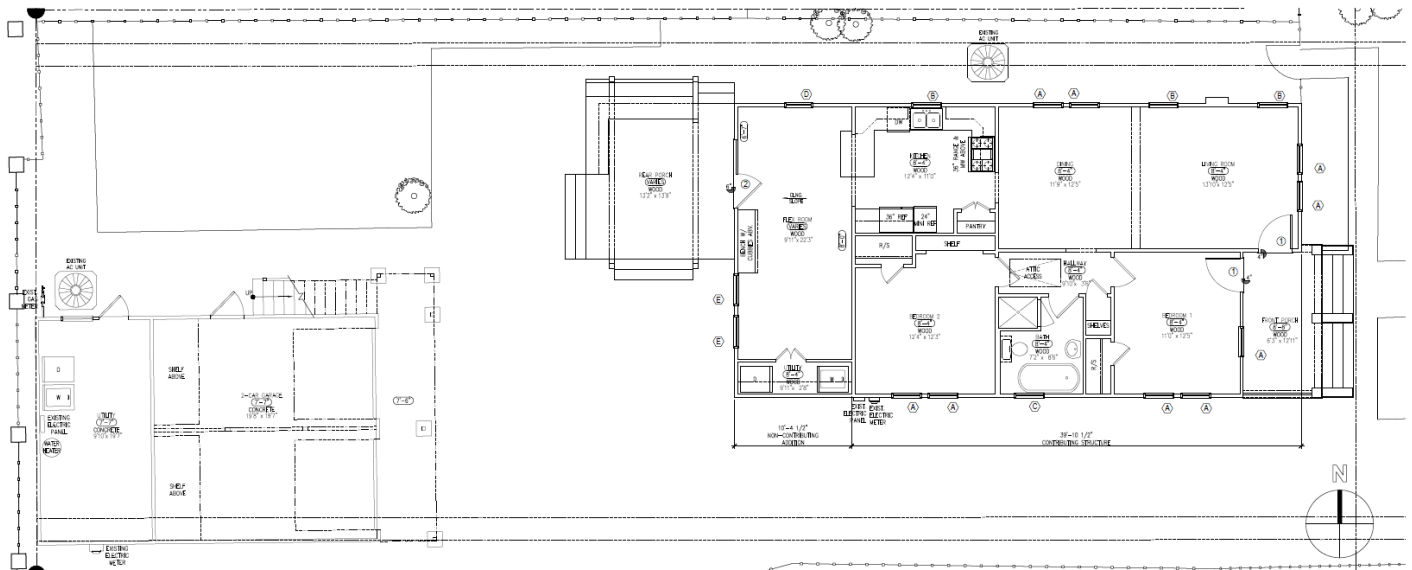


PROPOSED

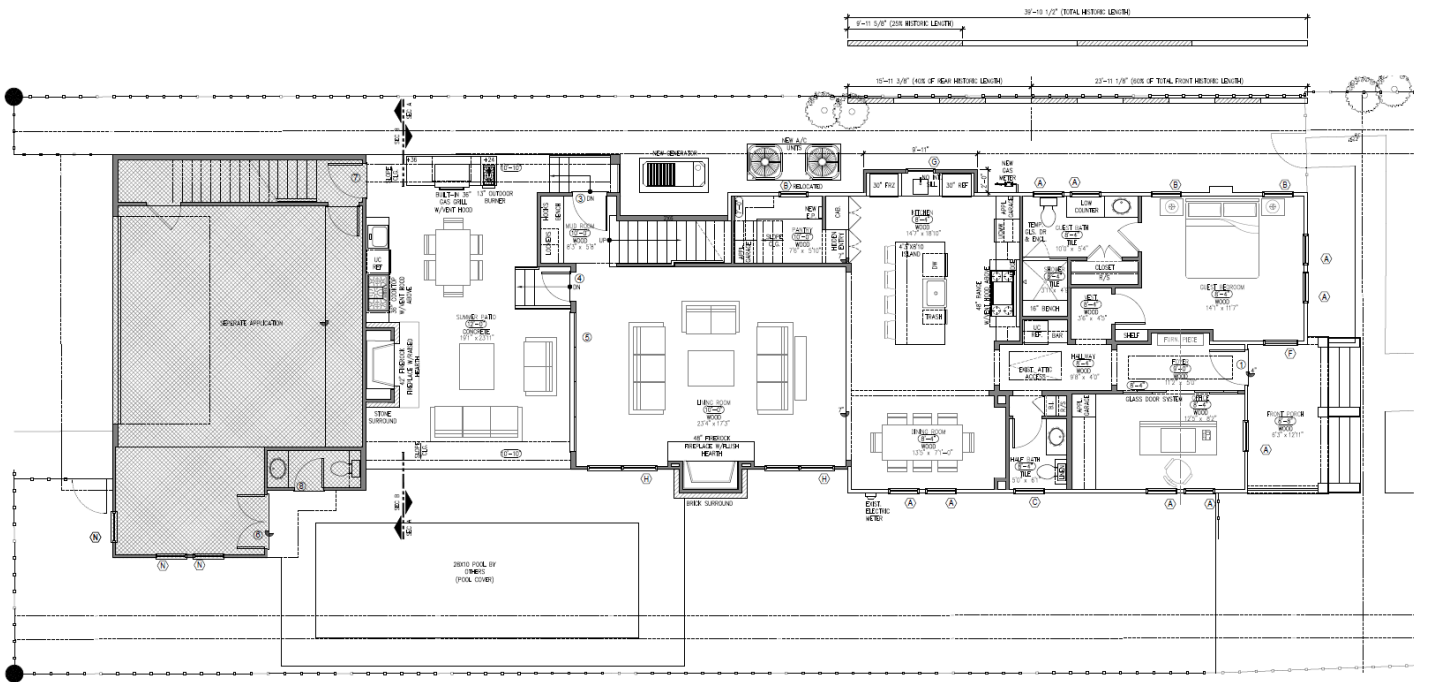


FIRST FLOOR PLAN

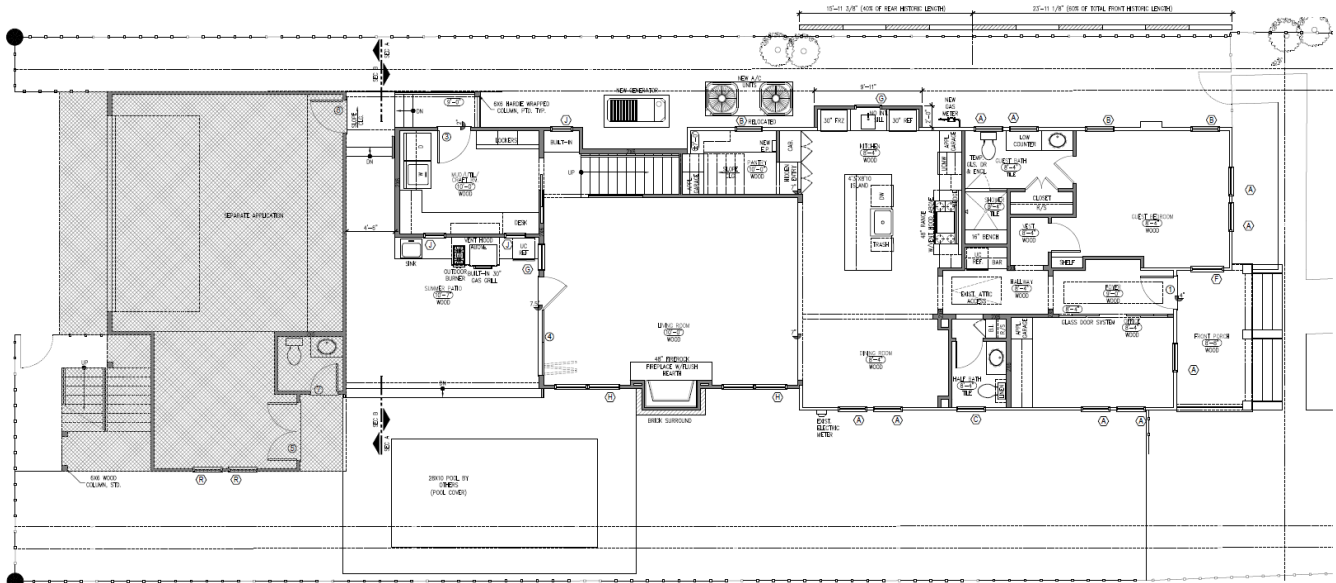
EXISTING



DEFERRED 09_12_2024



PROPOSED



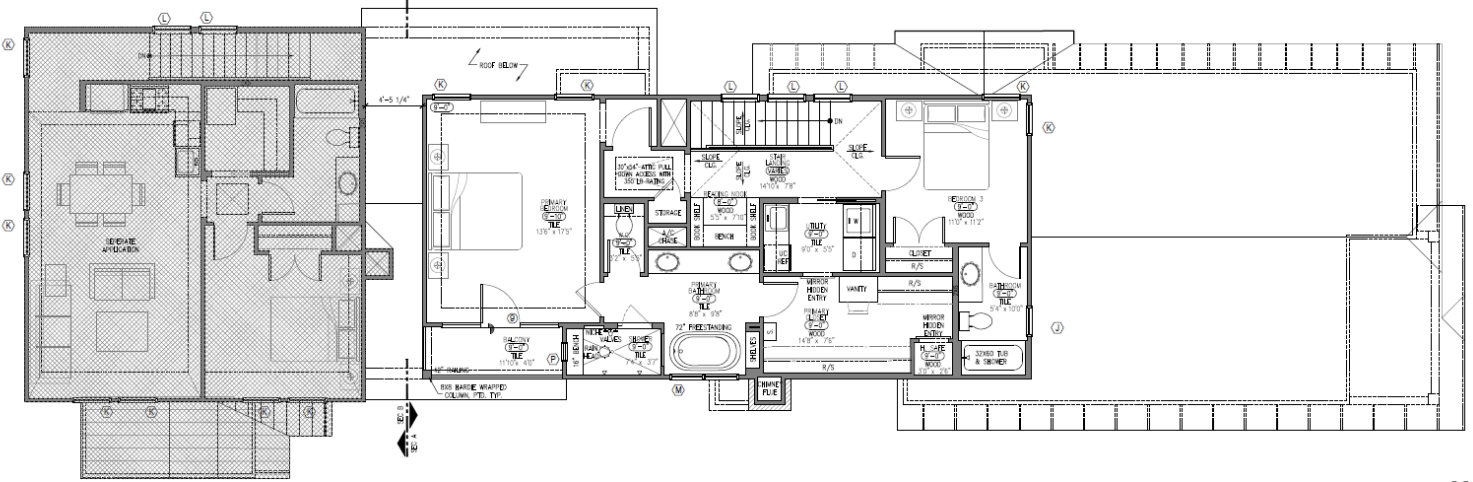
Square Footage:

EXISTING		NEW		TOTAL	
LEVEL 1	1,242 S.F.	LEVEL 1	450 S.F.	LEVEL 1	1,692 S.F.
LEVEL 2	0 S.F.	LEVEL 2	874 S.F.	LEVEL 2	874 S.F.
GARAGE LVL. 1	0 S.F.	GARAGE LVL. 1	38 S.F.	GARAGE LVL. 1	38 S.F.
GARAGE APT. LVL. 2	613 S.F.	GARAGE APT. LVL. 2	40 S.F.	GARAGE APT. LVL. 2	653 S.F.
TOTAL AC	1,855 S.F.	TOTAL AC	1,402 S.F.	TOTAL AC	3,257 S.F.
FRONT PORCH	92 S.F.	REAR PATIO	146 S.F.	FRONT PORCH	92 S.F.
REAR PATIO	187 S.F.	BALCONY	61 S.F.	REAR PATIO	333 S.F.
BALCONY	0 S.F.	TOTAL PORCH	207 S.F.	BALCONY	61 S.F.
TOTAL PORCH	279 S.F.	GARAGE	37 S.F.	TOTAL PORCH	486 S.F.
GARAGE	613 S.F.	GARAGE - BALCONY	12 S.F.	GARAGE	650 S.F.
GARAGE - BALCONY	117 S.F.	TOTAL AREA	1,658 S.F.	GARAGE BALCONY	129 S.F.
TOTAL AREA	2,864 S.F.	TOTAL AREA	1,658 S.F.	TOTAL AREA	4,522 S.F.

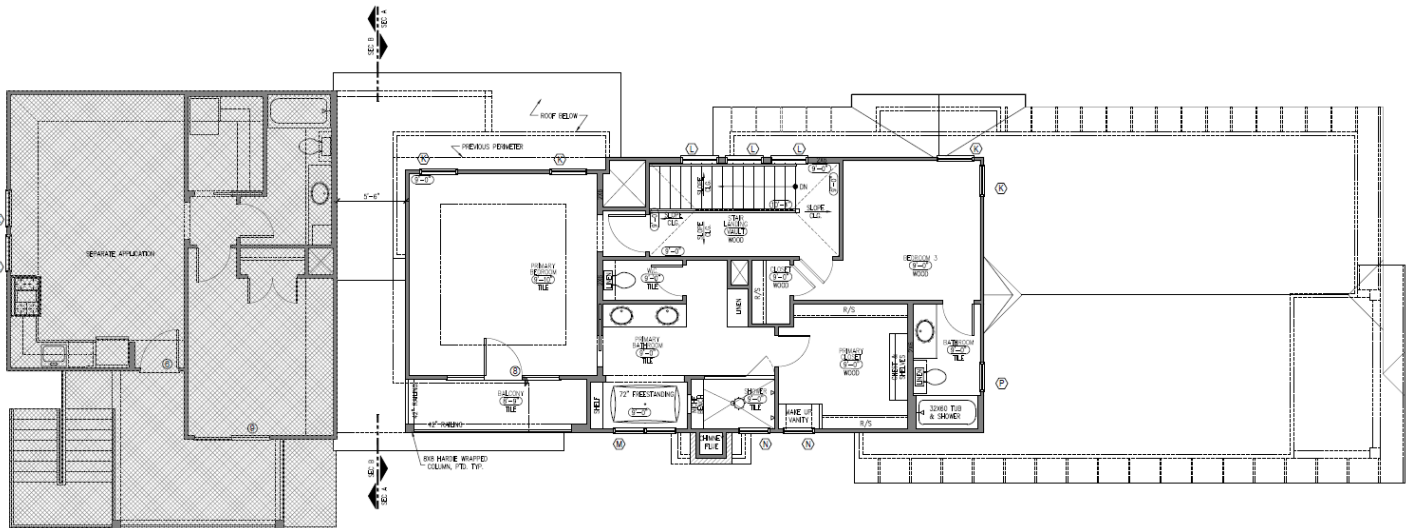


SECOND FLOOR PLAN

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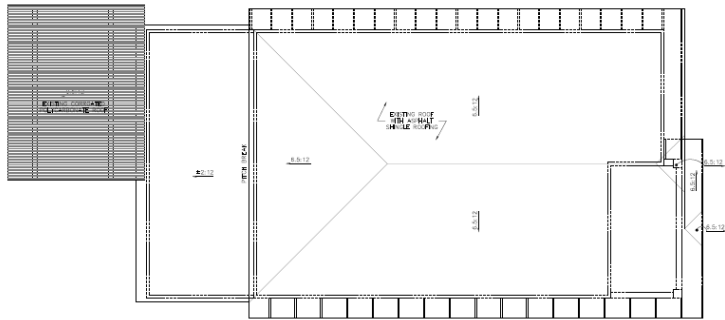


PROPOSED

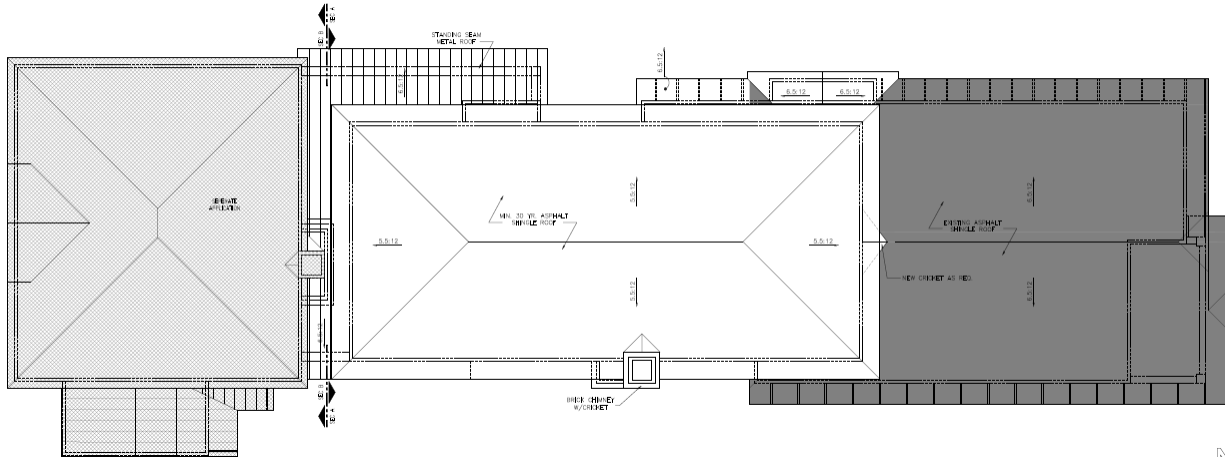


ROOF PLAN

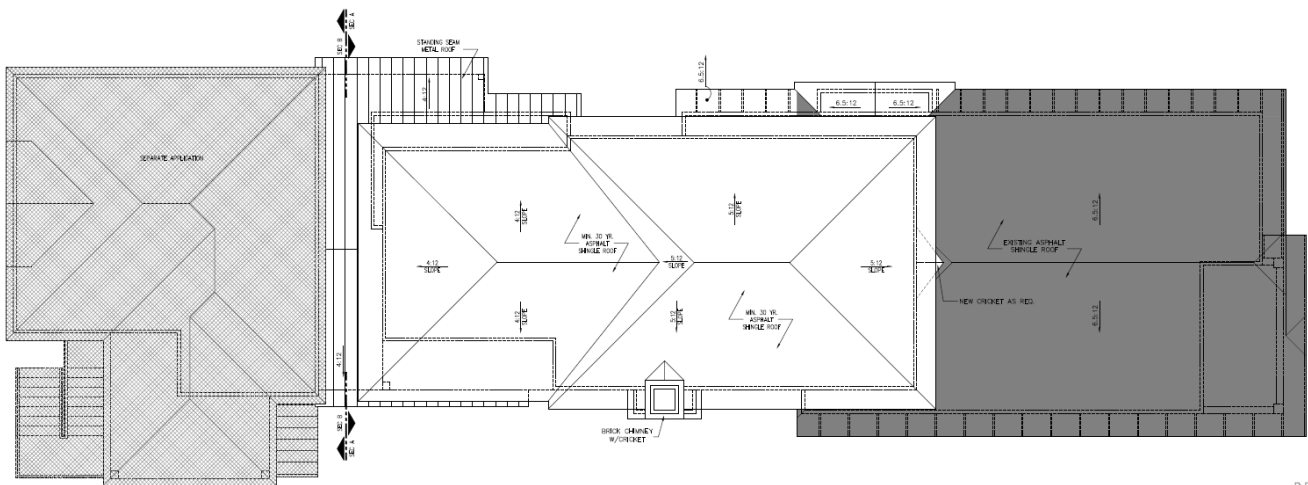
EXISTING



DEFERRED 09_12_2024



PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	9	2'-8"	5'-0"	SINGLE HUNG	2X4	5 - BEDROOM 1 & 2, 2 - LIVING ROOM, 2 - DINING ROOM
(B)	3	2'-8"	3'-2"	SINGLE HUNG	2X4	2 - LIVING ROOM, 1 - KITCHEN (TO BE RELOCATED)
(C)	1	2'-8"	3'-0"	SINGLE HUNG	2X4	BATHROOM
(D)	1	2'-6"	2'-10"	FIXED	2X4	FLEX ROOM (TO BE REMOVED)
(E)	2	2'-10"	2'-2"	SUDER	2X4	FLEX ROOM (TO BE REMOVED)
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	2	3'-0"	6'-8"	EXTERIOR	2X4	FRONT ENTRY, LIVING ROOM (TO BE REMOVED)
(2)	1	(2)3'-0"	6'-0"	EXTERIOR	2X4	FLEX ROOM

NEW

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	9	2'-8"	5'-0"	SINGLE HUNG	2X4	3 - OFFICE, 2 - GUEST BEDROOM, 2 - GUEST BATH, 2 - DINING, EXIST TO REMAIN
(B)	3	2'-8"	3'-2"	SINGLE HUNG	2X4	2 - GUEST BEDROOM, EXIST TO REMAIN, 1 - RELOCATED TO PANTRY
(C)	1	2'-8"	3'-0"	SINGLE HUNG	2X4	HALF BATH, EXIST TO REMAIN
(D)						REMOVED
(E)						REMOVED
(F)	1	3'-0"	5'-0"	SINGLE HUNG	2X4	GUEST BEDROOM
(G)	1	2'-6"	4'-0"	SINGLE HUNG	2X4	KITCHEN
(H)	2	(2)3'-0"	7'-0"	FIXED	2X4	LIVING ROOM
(J)	1	2'-4"	3'-6"	SINGLE HUNG	2X4	BEDROOM 3 BATHROOM
(K)	11	3'-0"	5'-0"	SINGLE HUNG	2X4	BEDROOM 3, PRIMARY BEDROOM, GARAGE GREAT ROOM, GRG. BR.
(L)	5	3'-0"	5'-0"	FIXED	2X6	STAIR HALLWAY, GARAGE STAIR HALLWAY
(M)	1	(2)2'-8"	4'-6"	FIXED	2X4	PRIMARY BATHROOM
(N)	3	2'-8"	4'-2"	SINGLE HUNG	2X4	EXERCISE ROOM
(P)	1	2'-6" - DIAMETER		FIXED	2X4	EXERCISE ROOM
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR	2X4	FRONT ENTRY
(2)						REMOVED
(3)	1	3'-0"	8'-0"	EXTERIOR	2X4	MUD ROOM
(4)	1	2'-6"	8'-0"	EXTERIOR	2X4	LIVING ROOM
(5)	1	(4)3'-0"	8'-0"	EXTERIOR	2X4	LIVING ROOM
(6)	1	(2)2'-4"	6'-8"	EXTERIOR	2X4	EXERCISE ROOM
(7)	1	3'-0"	6'-8"	EXTERIOR	2X4	GARAGE STAIR LANDING
(8)	1	2'-6"	6'-8"	EXTERIOR	2X4	POOL BATH
(9)	1	(3)3'-0"	6'-8"	EXTERIOR	2X4	PRIMARY BEDROOM



APPLICANT'S SUPPORTING DOCUMENTS

DRAFT



brickmoon
DESIGN

Project: 1131 Allston St.
Houston Heights West Historic District

Respondent Contact: 281-501-2712

[BRICKMOON RESPONSE: Changes based on feedback from HAHC meeting on 09/12/24.](#)

1. Commissioner suggested to bring program downstairs to reduce volume of the second floor.
 - a. Utility room and study area were relocated to the first floor. Additionally, we pinched in the width of the primary bedroom so that the exterior north wall on the second floor is broken up versus having one long wall. The space between the wall of the second floor primary suite and garage increased from 4'-5" to 5'-6". A dashed line has been drawn on the second floor plan to show where the previous perimeter of the second floor plan design was.
 - b. The roof over the primary suite was also redesigned to minimize volume. The roof slope above the master suite is 4:12 which decreases the volume of the roof that you would see from the street.
2. Commissioner stated that the patio was too large for historical context.
 - a. By bringing program from upstairs down to the first floor, the patio decreased in size. The previous patio was 19'-1" x 23'-11" and is now 17'-9" x 13'-11".
3. Commissioner stated the connection piece between garage and main residence was too large in volume.
 - a. Our previous design showed a 6.5:12 slope for the roof on the connection piece. We have redesigned it to show a 4:12 to minimize volume. We would like to keep it at 4:12 in case we have to switch over to shingle roofing which require a minimum of a 4:12 pitch to be granted warranty by contractors.
4. Additional suggestions from historic staff and commissioner member at our on site walk through on 09/19.
 - a. Siding has been changed from 6" exposure to 4" exposure to be more in line with historic context.

- b. We have added photos to show that the North neighbor has a two story garage building along their South edge. Our South neighbor is given more privacy by having our two story garage relocated to the north edge since they have a one story building at their rear. To the west is a 15' alley and behind that is Regions bank parking lot.