

CERTIFICATE OF APPROPRIATENESS

Applicant: Jose Cordova, agent, Brickmoon Design, for Temsiri 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: New Construction – New Garage, the two-story garage is connected to the main structure with a rear patio and with a standing metal roof the second floor.

Applicant is proposing to demolish the existing non-contributing, two-story garage and construct a new, 589 SF garage with a second-story, 691 SF garage apartment.

- The garage will have a 5:12 hip/gable roof
- The garage will be clad in smooth Cementous siding with 4" exposure
- The garage will have a ridge height of 26'

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 second story balcony and roof over it be removed.

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

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%)

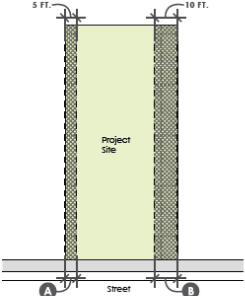
Existing Lot Size: 6,600
Max. Allowed: 2,640
Proposed Lot Coverage: 1,774

 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

 Side Setbacks (Addition and New Construction)



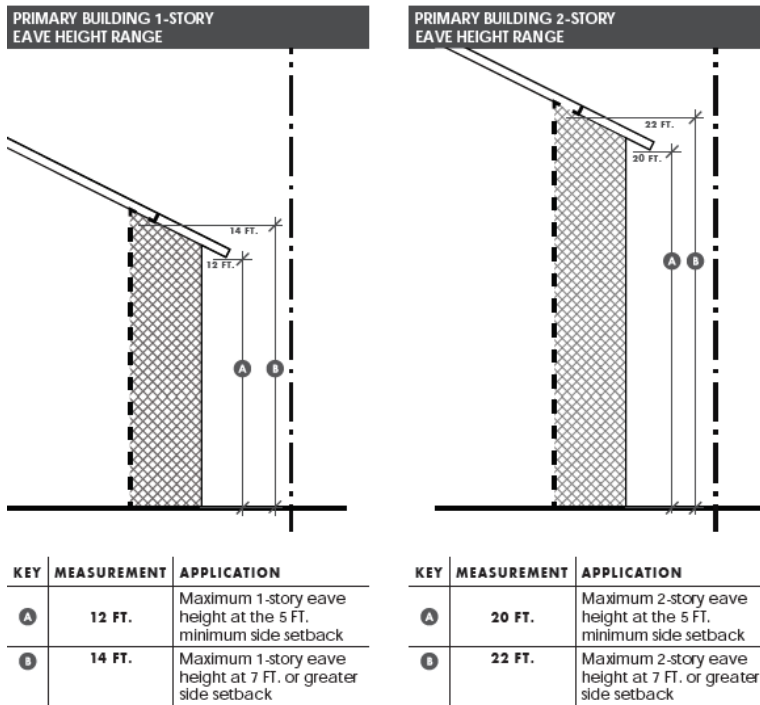
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum 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

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

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)



Proposed eave height: 18'-8 3/8"

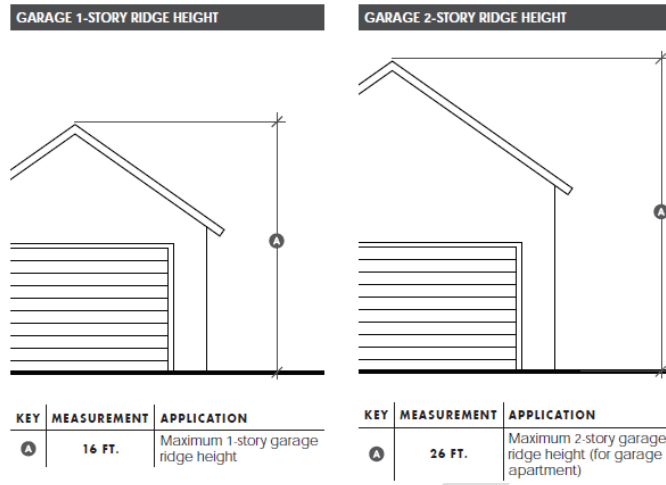
Rear Setbacks (Addition and New Construction)

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"

Detached Garage Ridge Height (New Construction)



Proposed ridge height: 25'-8 1/8"

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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 porch eave height: 9'-6" (matches existing)

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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: 11"

Proposed first floor plate height: 9'

Proposed second floor plate height: 8"



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



SANBORN & BLA 1969

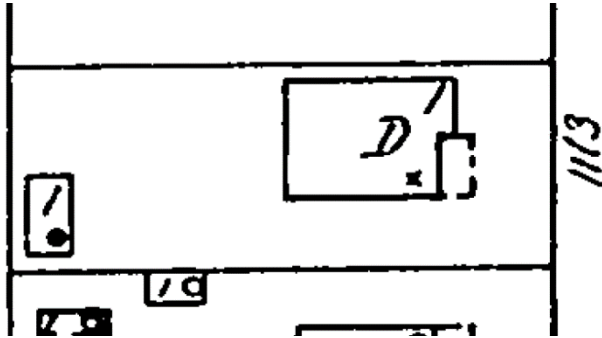


Figure 1- Sanborn map 1924-1950

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>50x132</u>	Unit Value <u>14</u>
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box, Weatherboard	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas			Factor <u>113</u>	Front Ft. Value <u>680</u>
ROOF CONS., Concrete, Steel, Wood Truss	LIGHTING, Electric			TOTAL	
ROOF, Hip, Gable, Mansard, Flat	PLUMBING, Sewer, Water, Baths			<u>320-130</u>	
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos	ELEVATORS				
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite	CONDITION, Good, Fair, Bad, Obsolete				
PERMIT DATE _____	NO. _____	AMT. _____			

600
5, 12

20
600
APT
600H

20
5 SP 1200

26
42

7 0 9 10
13 13 5

Aug 1170
65
1261

ann 049-070-00-002-8
6740
x 250 City factor
16,850 = new 100% mkt value for 1978

Co. 3290 = 5390

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

all 1070 SF @ \$ 8430 x 1.8 = 6740

Aug 1261, SF @ \$ 370	\$ 4670
070 91	100
207 600	1020
070 600	2400
SP 120	240
	8430
Lev 100	3370
	5060

appraiser's name & date
V. Kuffner
1-22-68

FOR 19 69

1070
P.M.

Total 100% Value \$ 6740
For 19 77

CONTEXT AREA

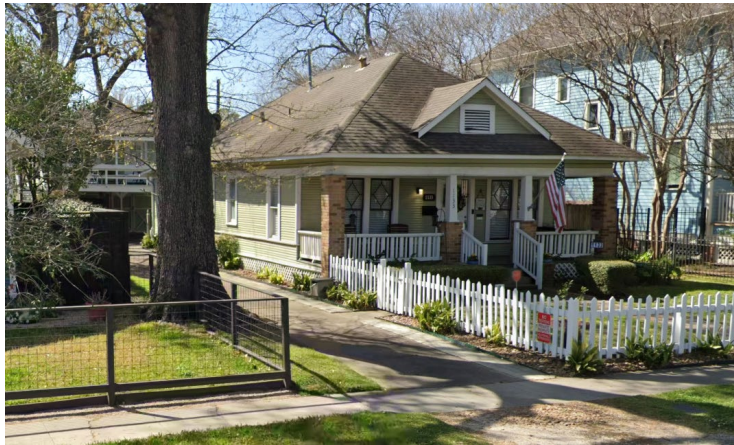


Figure 2- 1133 Allston Street_ Next Door Neighbor Contributing Structure



Figure 2- 1119 Allston Street_ Next Door Neighbor Contributing Structure



Figure 2- 1136 Allston Street_ Opposite Neighbor Contributing Structure

**CONTEXT AREA
STREET VIEW**

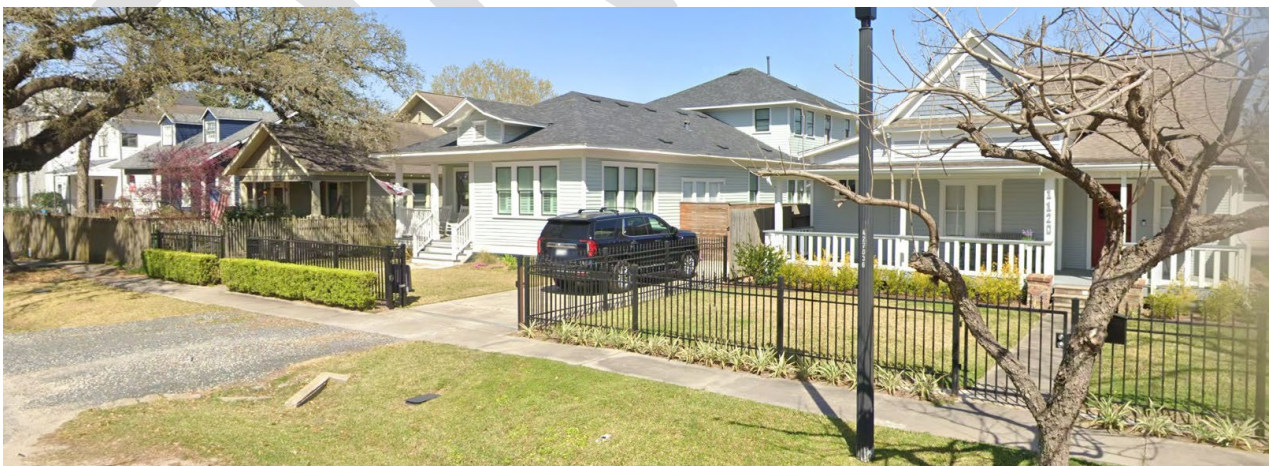
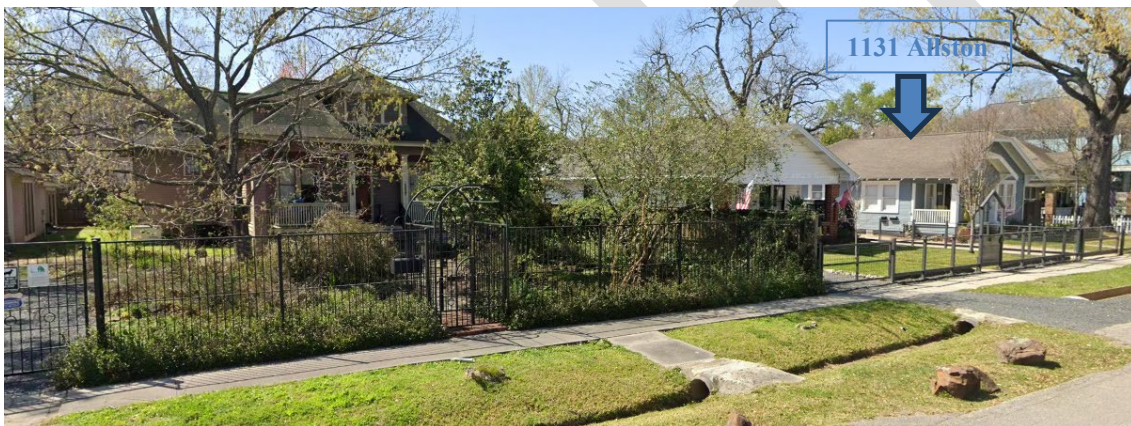


Figure 3- across the street neighbors

EXISTING PHOTOS



EXISTING GARAGE

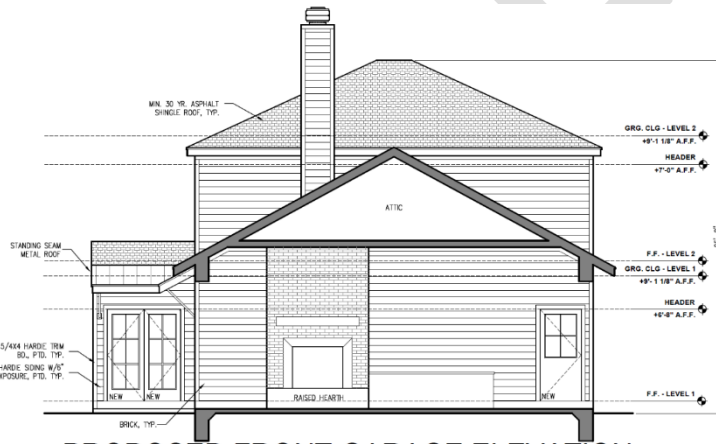
DRAFT

EAST ELEVATION – FRONT FACING ALLSTON STREET

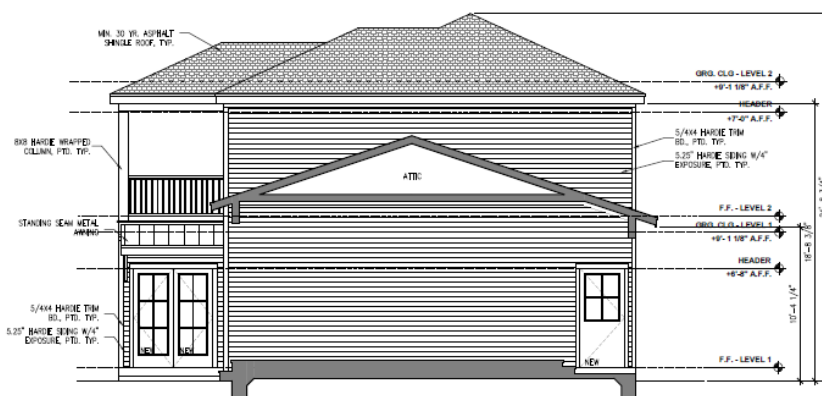
EXISTING



DEFERRED 09_12_2024



PROPOSED



EXISTING PHOTOS



SOUTH NEIGHBOR



NORTH NEIGHBOR



NORTH NEIGHBOR

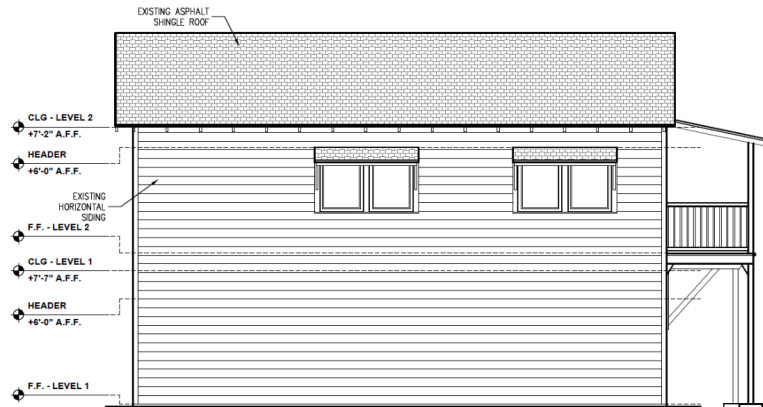


ALLEY

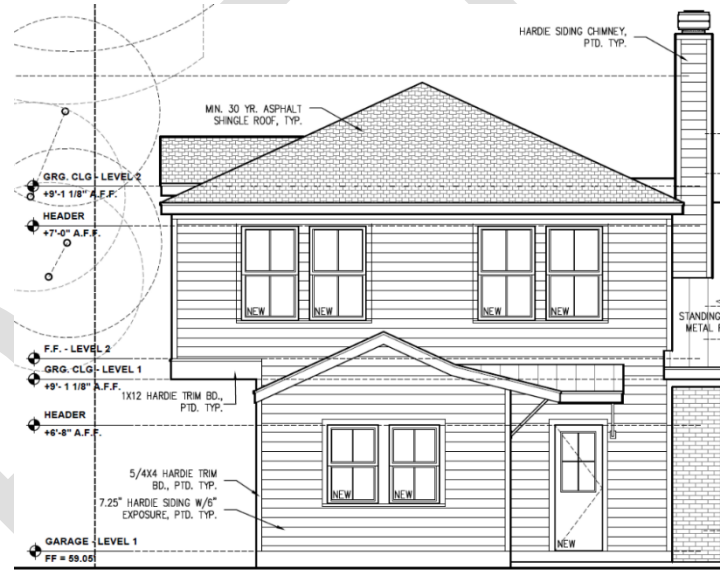
VIEW FROM ALLEY

SOUTH SIDE ELEVATION

EXISTING



DEFERRED 09_12_2024



PROPOSED

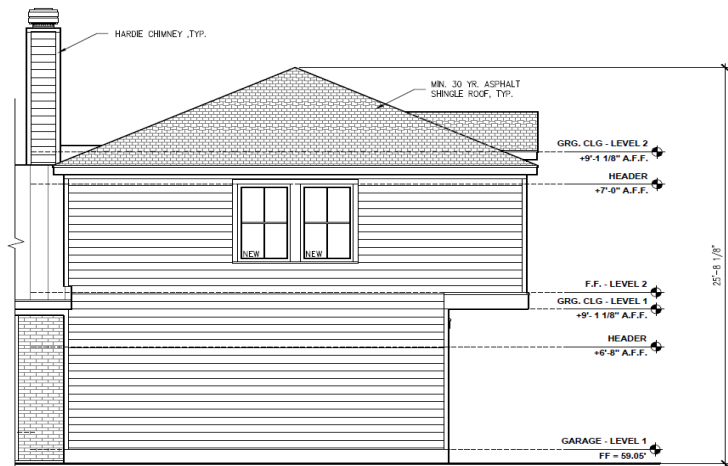


NORTH SIDE ELEVATION

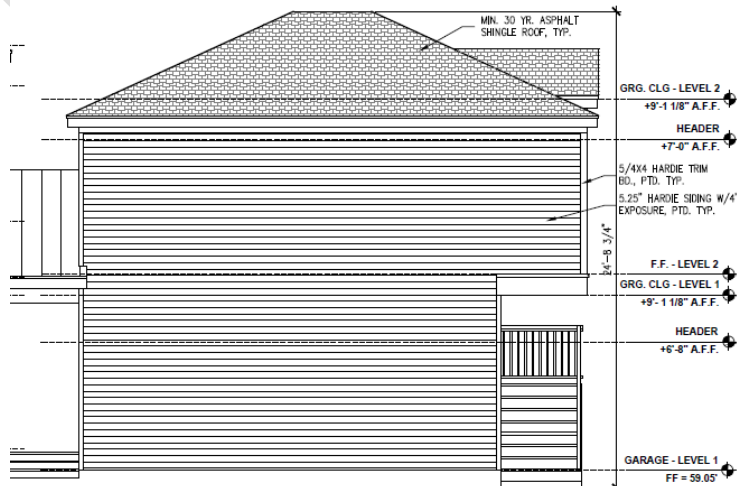
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DEFERRED 09_12_2024

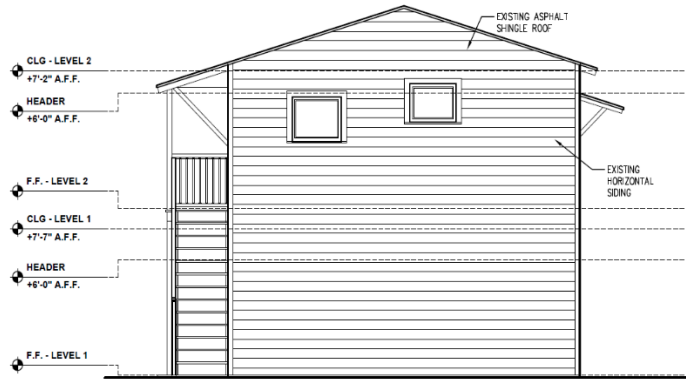


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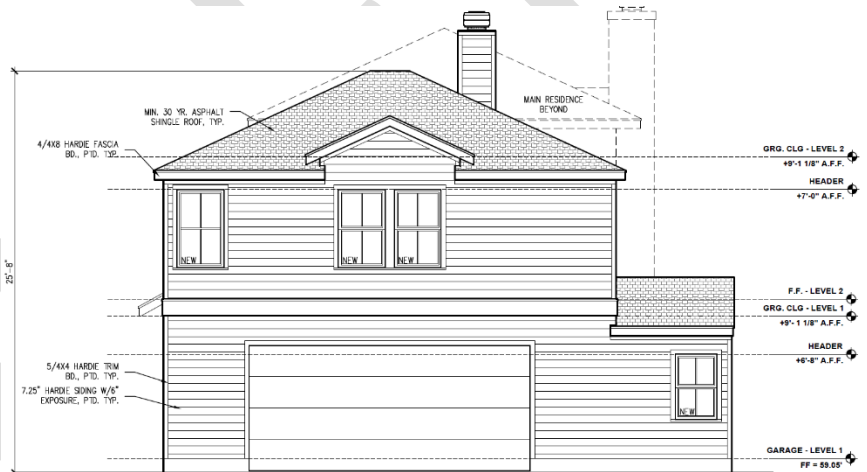


WEST (REAR) ELEVATION

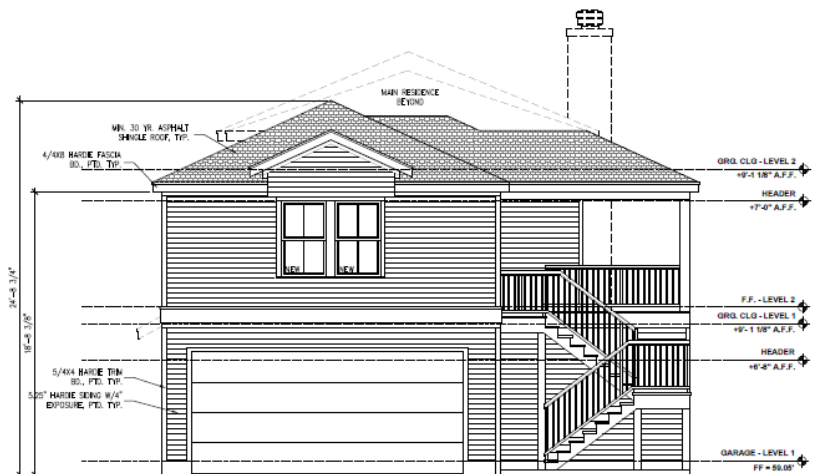
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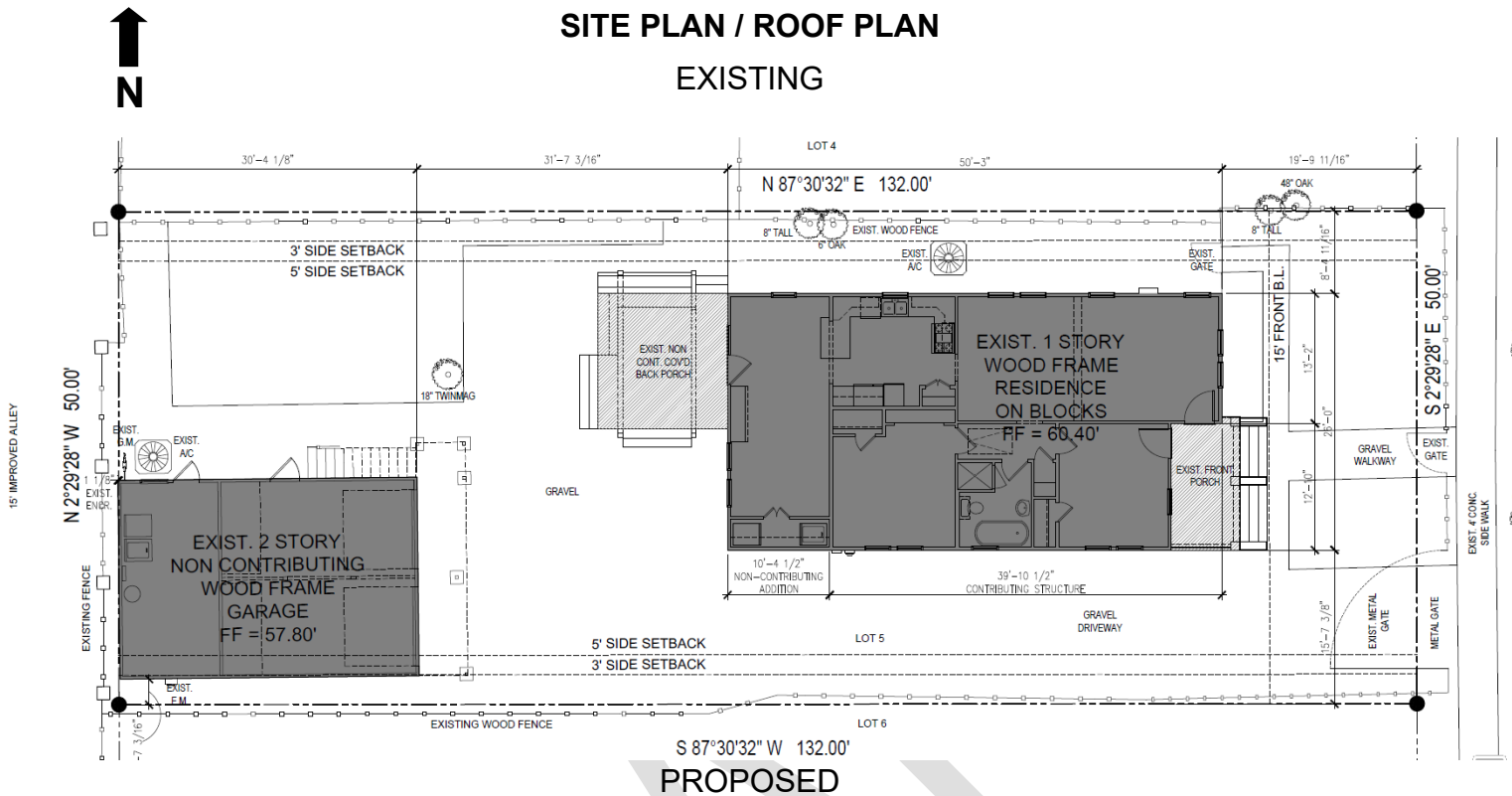


SOUTH SIDE ELEVATION

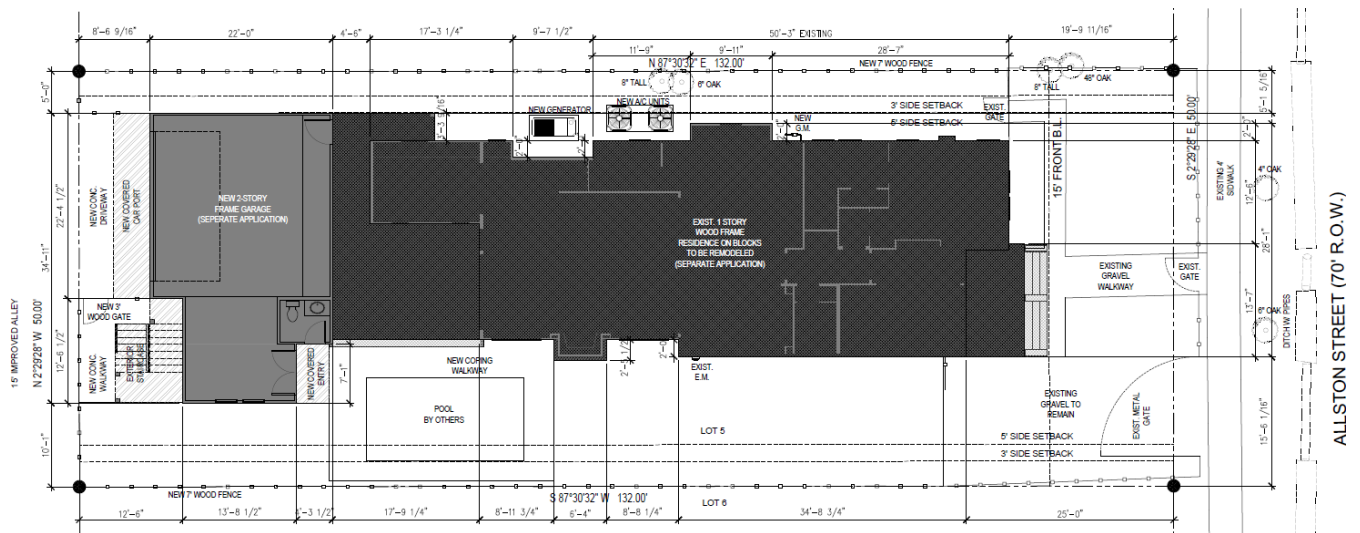


SITE PLAN / ROOF PLAN

EXISTING

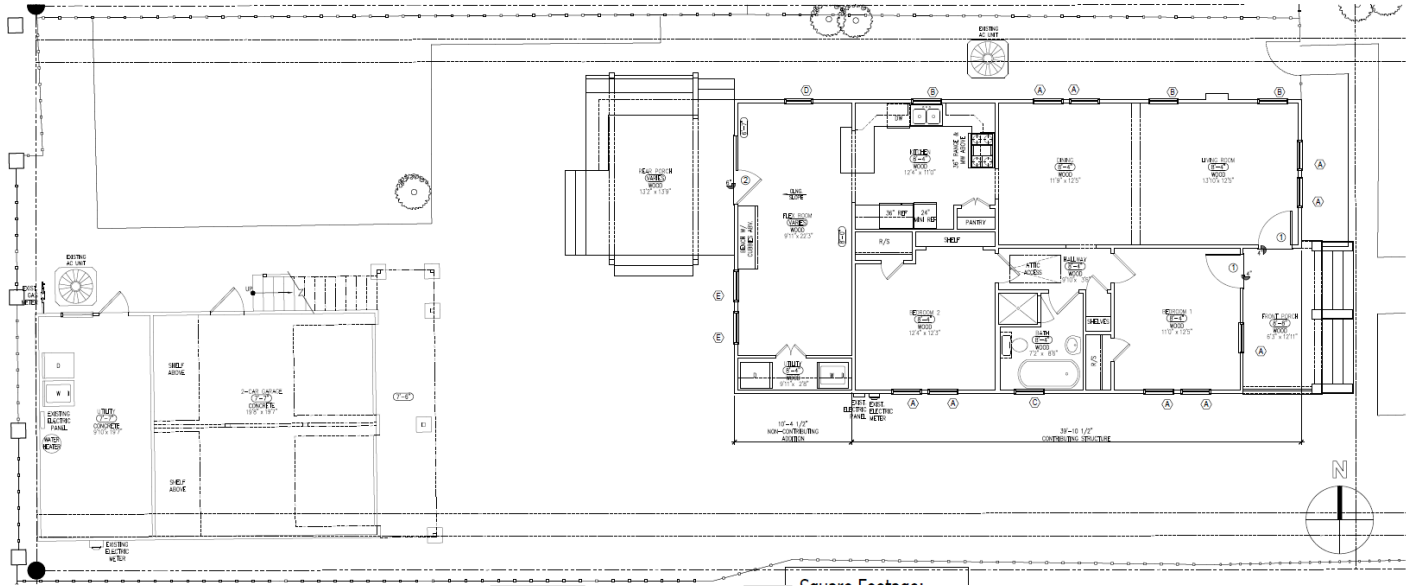


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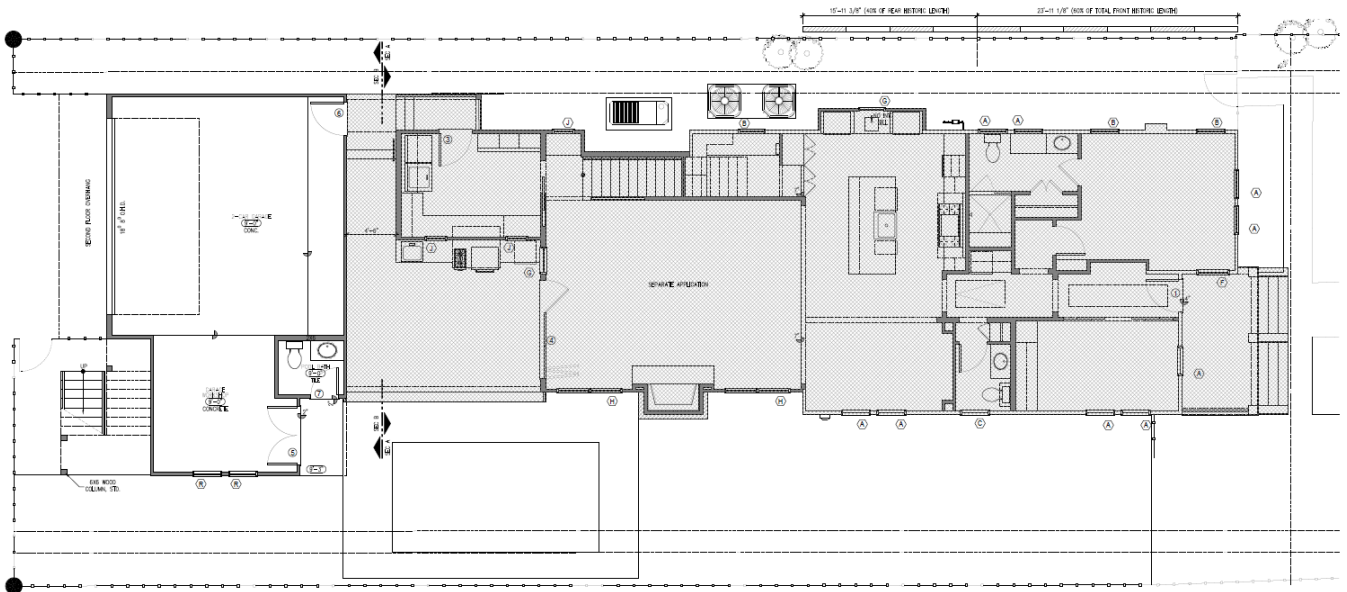


FIRST FLOOR PLAN

EXISTING



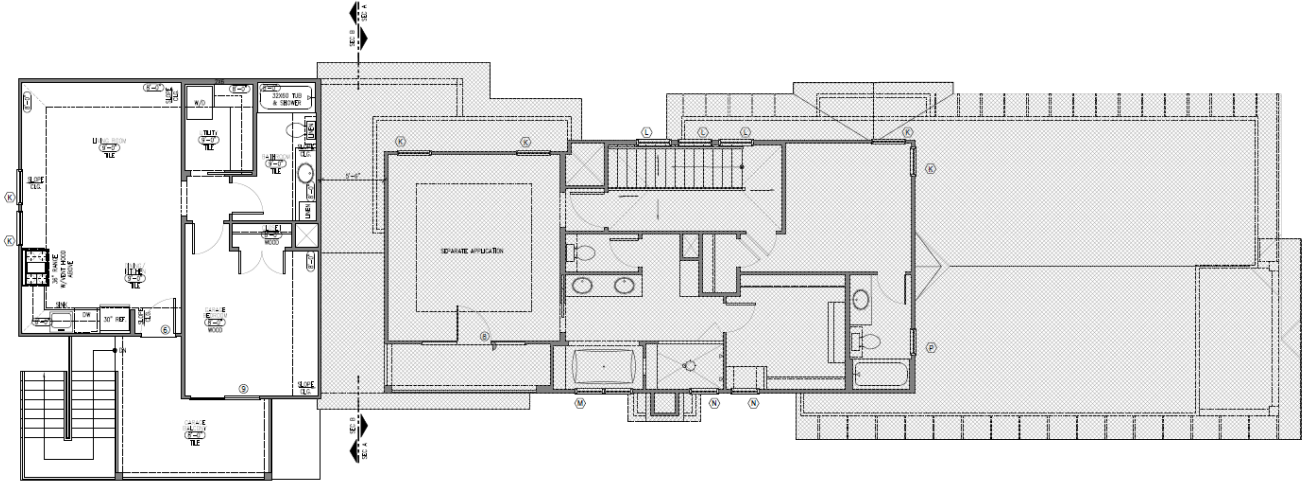
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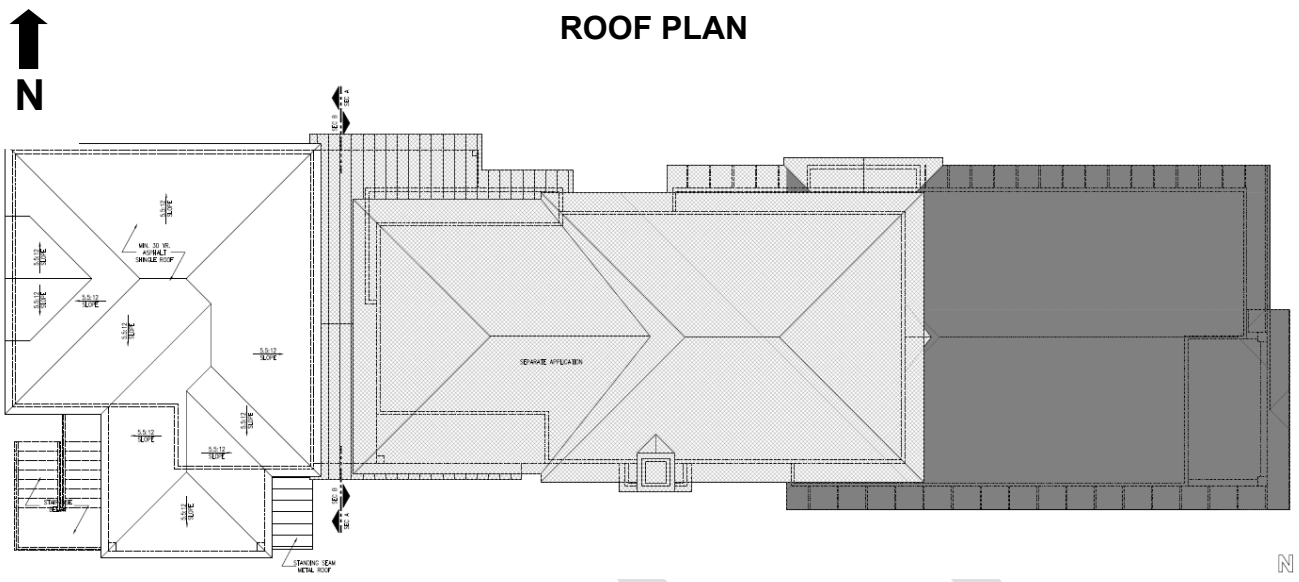


SECOND FLOOR PLAN

PROPOSED



DRAFT



WINDOW / DOOR SCHEDULE

EXISTING

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

NEW

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	9	2'-8"	5'-0"	SINGLE HUNG	ZXA	3 - OFFICE, 2 - GUEST BEDROOM, 2 - GUEST BATH, 2 - DINING, EXIST TO REMAIN
Ⓑ	2	2'-8"	3'-2"	SINGLE HUNG	ZXA	2 - GUEST BEDROOM, EXIST TO REMAIN
Ⓒ	1	2'-8"	3'-0"	SINGLE HUNG	ZXA	HALF BATH, EXIST TO REMAIN
Ⓓ	1	2'-6"	2'-10"	FIXED	ZXA	FLEX ROOM, EXIST TO REMAIN
Ⓔ						REMOVED
Ⓕ	1	3'-0"	5'-0"	SINGLE HUNG	ZXA	GUEST BEDROOM
Ⓖ	1	2'-6"	4'-0"	SINGLE HUNG	ZXA	KITCHEN
Ⓗ	2	(2)3'-0"	7'-0"	FIXED	ZXA	LIVING ROOM
Ⓙ	1	2'-4"	3'-6"	SINGLE HUNG	ZXA	BEDROOM 3 BATHROOM
Ⓚ	10	3'-0"	5'-0"	SINGLE HUNG	ZXA	BEDROOM 3, PRIMARY BEDROOM, GARAGE GREAT ROOM, GRG. BR.
Ⓛ	5	3'-0"	5'-0"	FIXED	ZXS	STAR HALLWAY, GARAGE STAR HALLWAY
Ⓜ	1	(2)2'-8"	4'-8"	FIXED	ZXA	PRIMARY BATHROOM
Ⓝ	2	2'-8"	3'-6"	SINGLE HUNG	ZXA	EXERCISE ROOM
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	ZXA	FRONT ENTRY
②						REMOVED
③	1	3'-0"	8'-0"	EXTERIOR	ZXA	MUD ROOM
④	1	2'-6"	8'-0"	EXTERIOR	ZXA	LIVING ROOM
⑤	1	(4)3'-0"	8'-0"	EXTERIOR	ZXA	LIVING ROOM
⑥	1	2'-8"	6'-8"	EXTERIOR	ZXA	EXERCISE ROOM
⑦	1	3'-0"	6'-8"	EXTERIOR	ZXA	GARAGE STAR LANDING
⑧	1	2'-6"	6'-8"	EXTERIOR	ZXA	POOL BATH
⑨	1	(3)3'-0"	6'-8"	EXTERIOR	ZXA	PRIMARY BEDROOM

