

CERTIFICATE OF APPROPRIATENESS

Applicant: Brett Zamore, agent for Shivkumar Vithal, owner

Property: 320 E 18th Street, Lots 1A & 2A, Block 115, Houston Heights Neighborhood Subdivision. The property is a two-story a 7,260 square foot (66' x 110') corner lot.

Significance: This property is a 1970 non-contributing Duplex structure in the Houston Heights East Historic District.

Proposal: New Construction – Single Family Residential

The applicant proposes to construct a two-story single family residential totaling 2,990sq. ft.

The design for the property includes demolition of a 2-story noncontributing

duplex to be replaced with a new 1 and 2-story residence. The proposal is as follows:

- Front entry faces E 18th St.
- Home Structure is pier and beam with a wood lattice covering the crawl space.
- 1-story addition is located along the east and turns the corner along E 18th St.
- 2-story addition is along the west side facing E 18th St and a non-contributing home along its west.
- Main rooflines are 8:12 gabled with max ridge height of 29'-10" and a max eave height of 22'. Standing seam metal roofing on the house and garage
- Building wall plate heights meet guidelines.
- Windows: majority are double hung with a similar design style as the contributing homes in context area, all windows to be inset and recessed.
- Smooth cement board casing, trim and 6" siding to have similar character to contributing homes.

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: -</p> <p>HAHC Action: -</p>
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District Map



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: 7,260

Max. Allowed: 2,759

Proposed Lot Coverage: 2,157

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: 7,260

Max. FAR Allowed: 3,049

Proposed FAR: 2,990

Side Wall Length and Insets (Addition and New Construction)

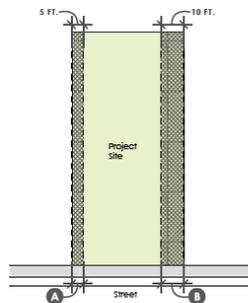
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Side Wall Length: 32'

Inset on East side: 10'-2"

Inset on West side: 6'-9"

Side Setbacks (Addition and New Construction)



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

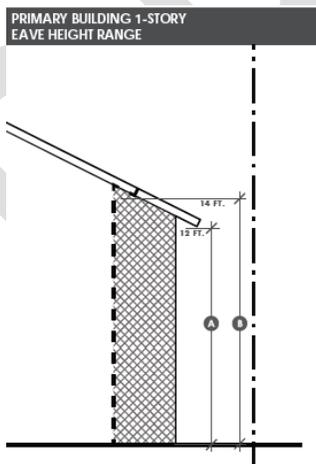
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum 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 (East): 11' 6"

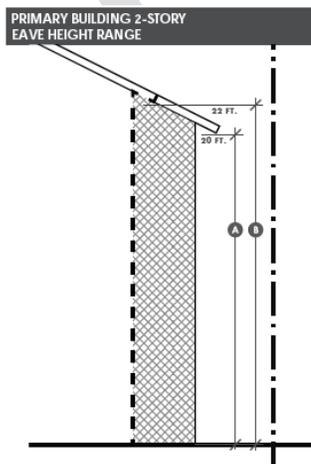
Proposed side setback (West): 7' 0"

Cumulative side setback: 15' 0"

Eave Height (Addition and New Construction)

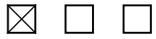


KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

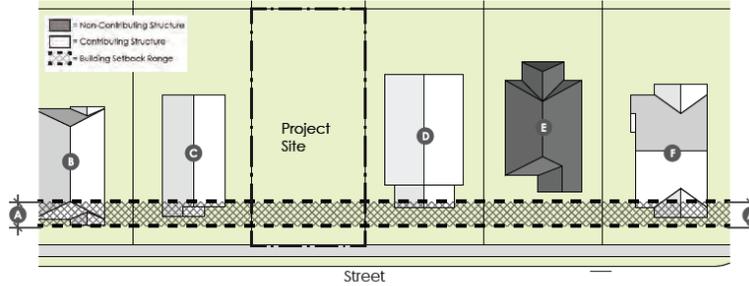


KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 22'



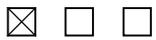
Front Setbacks (New Construction) The setback is the distance from the property line to the front wall, porch, or exterior feature.



If applicable:	Front Setback of Contributing Neighbors (must be in same historic district)
#1	15' (402 E 18th)
#2	10'2" (401 E 18th)
#3	17' (412 E 18th)

KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: 15'

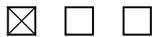


Front Wall Width and Insets (New Construction)

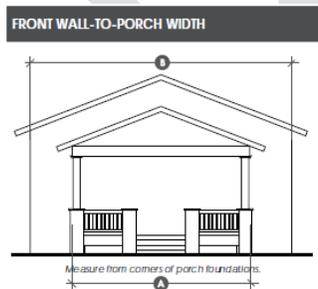
MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building for lots <= 50 ft wide
35 FT.	Maximum width of 2-story building for lots <= 50 ft wide
50 FT.	Maximum width of building for lots > 50 ft wide

Max front wall width: 18'

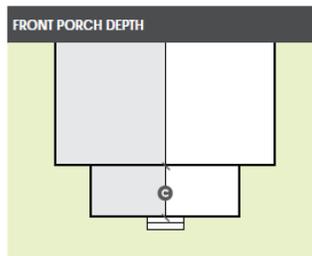
Max front wall depth: 14'



Front Porch Width and Depth (Addition and New Construction)



A	Porch Width
B	House Width at Front Wall



KEY	MEASUREMENT	APPLICATION
C	6 FT.	Minimum depth of front porch

KEY	MEASUREMENT	APPLICATION
A	50%	Minimum percentage of front wall width that is covered by porch

The width of a porch is measured between the corners of the porch foundation at the front of the porch. A front porch must be at least 6' deep.

Proposed front porch width: 29'-6", Proposed front porch depth: 6'

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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: 11'

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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: 33"

Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

Current Photo
(to be demolished)



CONEXT AREA



3D RENDERINGS



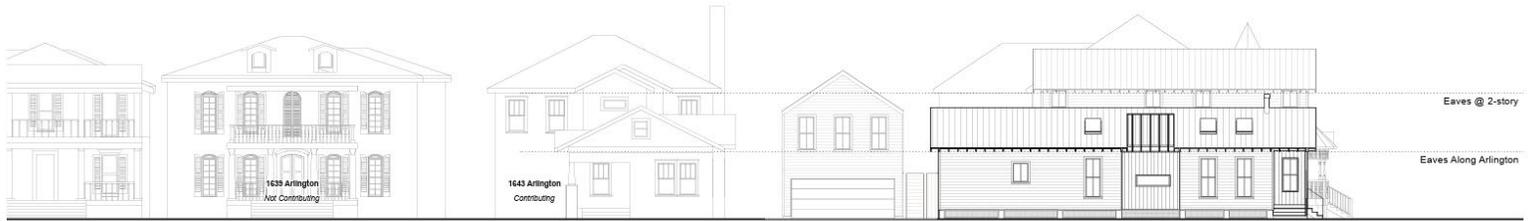
02-STREET VIEW - NE CORNER

Scale: 1/4" = 1'-0"



01-STREET VIEW - E 18TH STREET

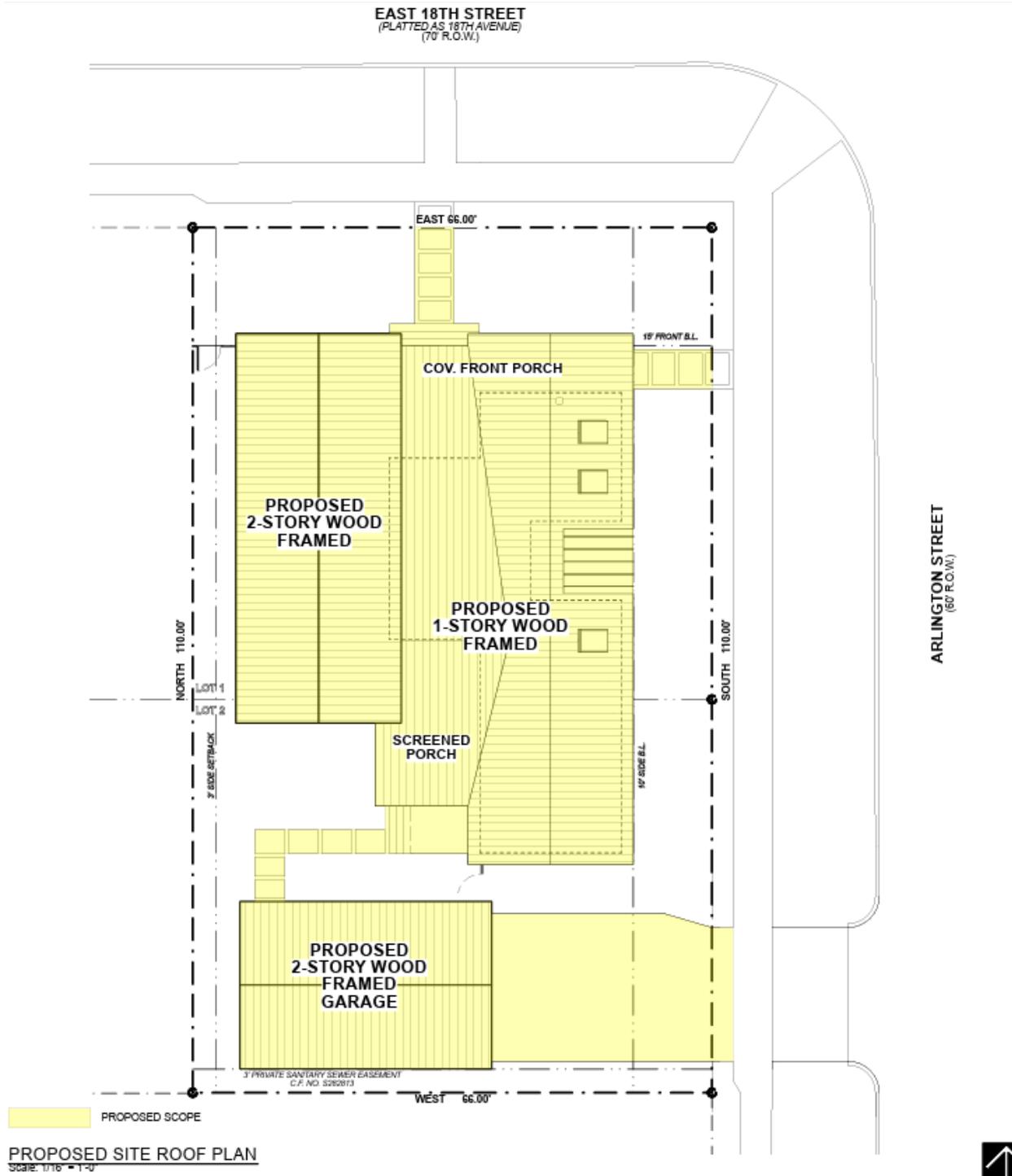
Scale: 1/80



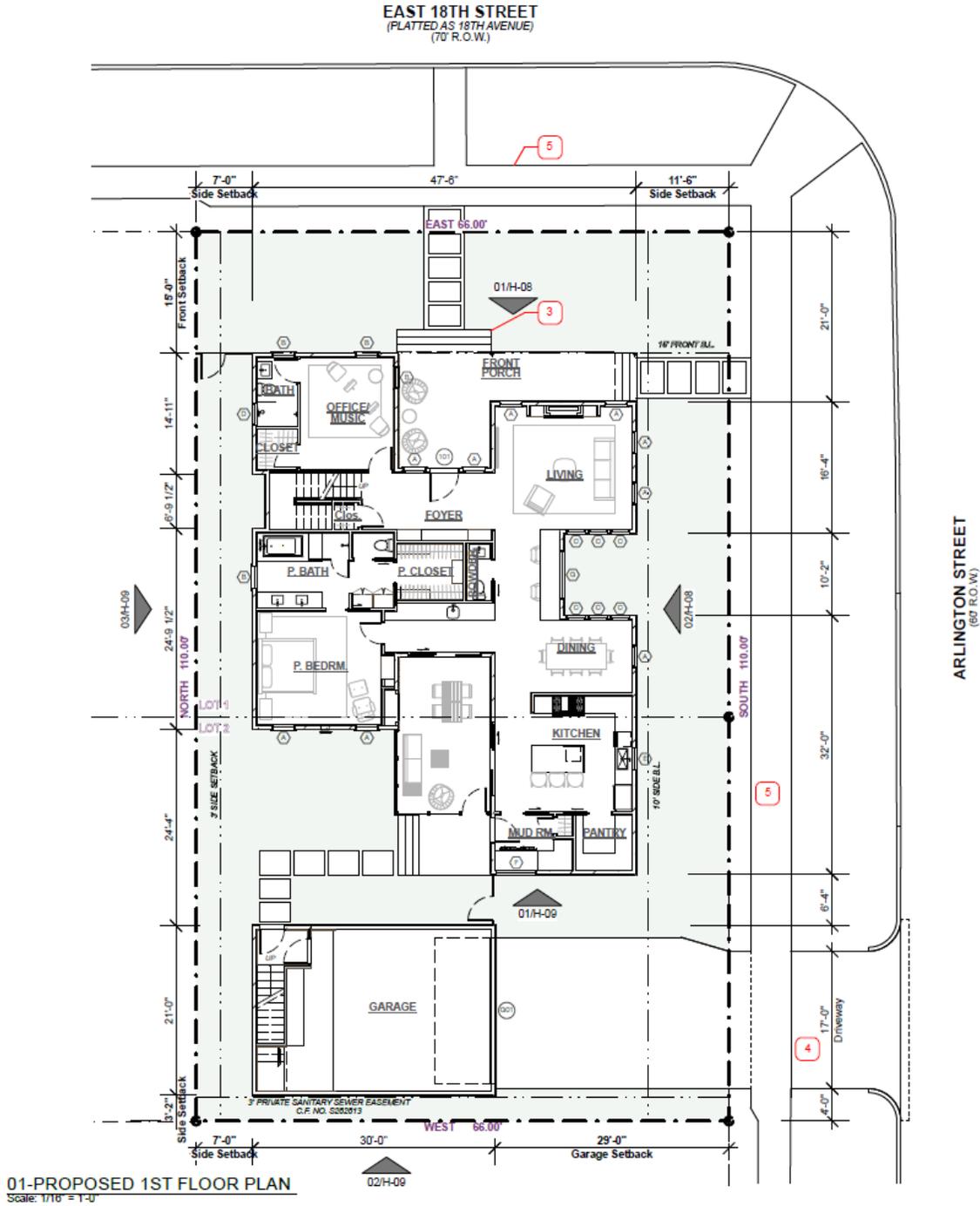
03-STREET VIEW - ARLINGTON STREET

Scale: 1/16" = 1'-0"

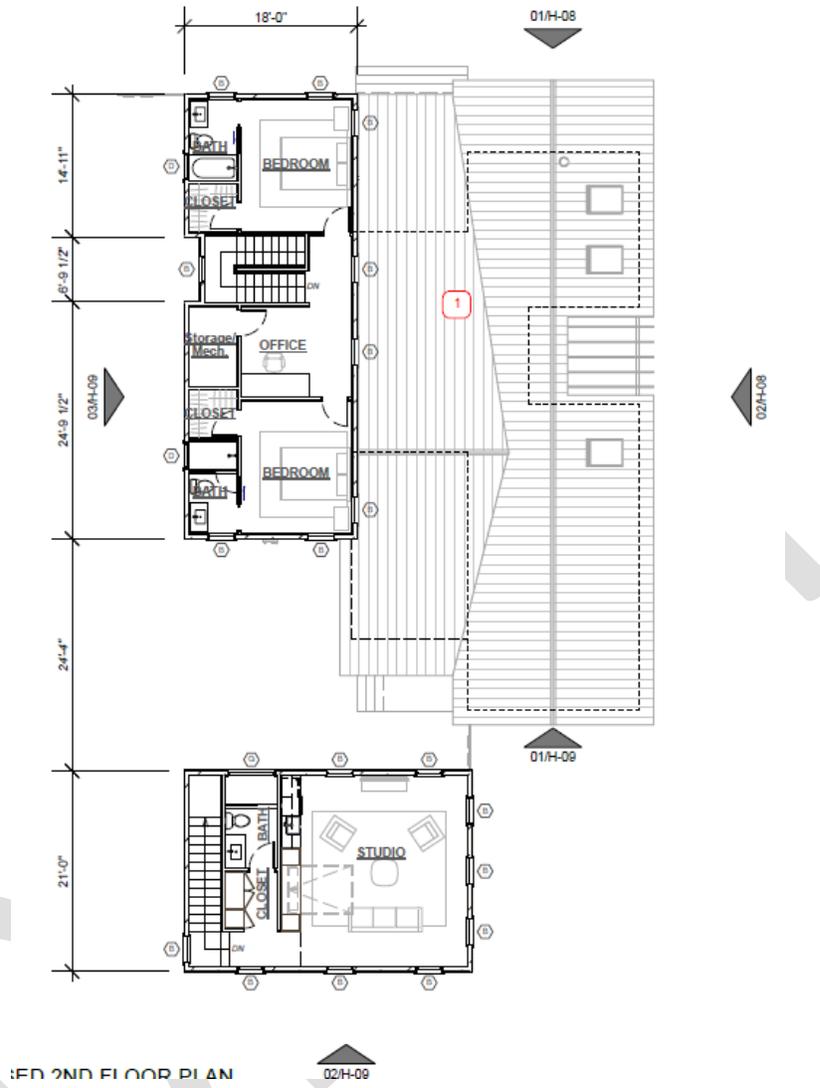
Proposed Site Plan



Proposed First Floor Plan



Proposed Second Floor Plan



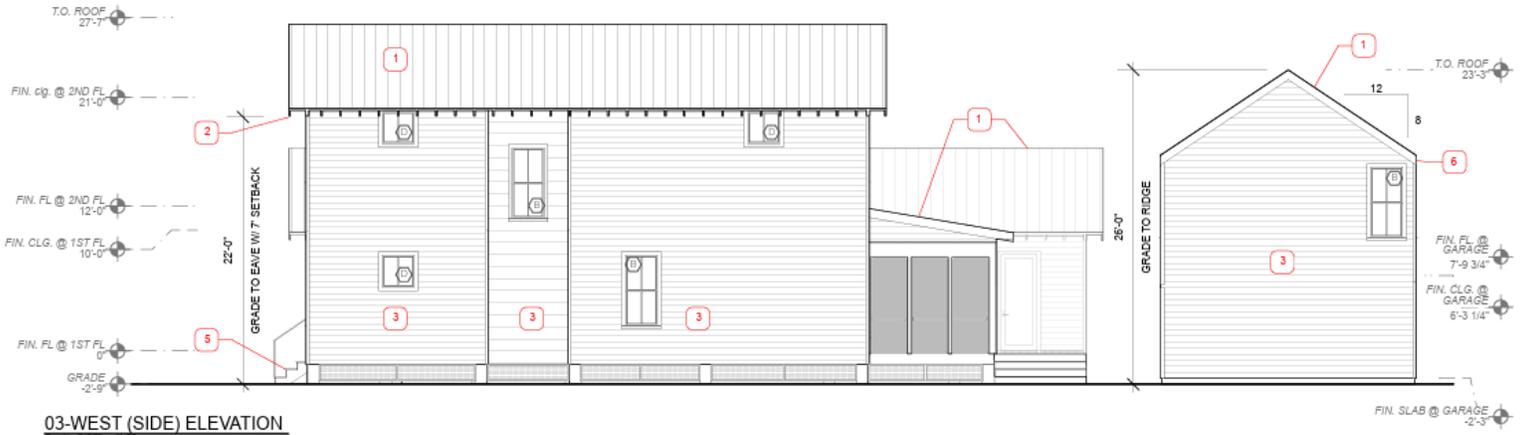
Proposed Front (NORTH) Elevation



Proposed Side (East) Elevation

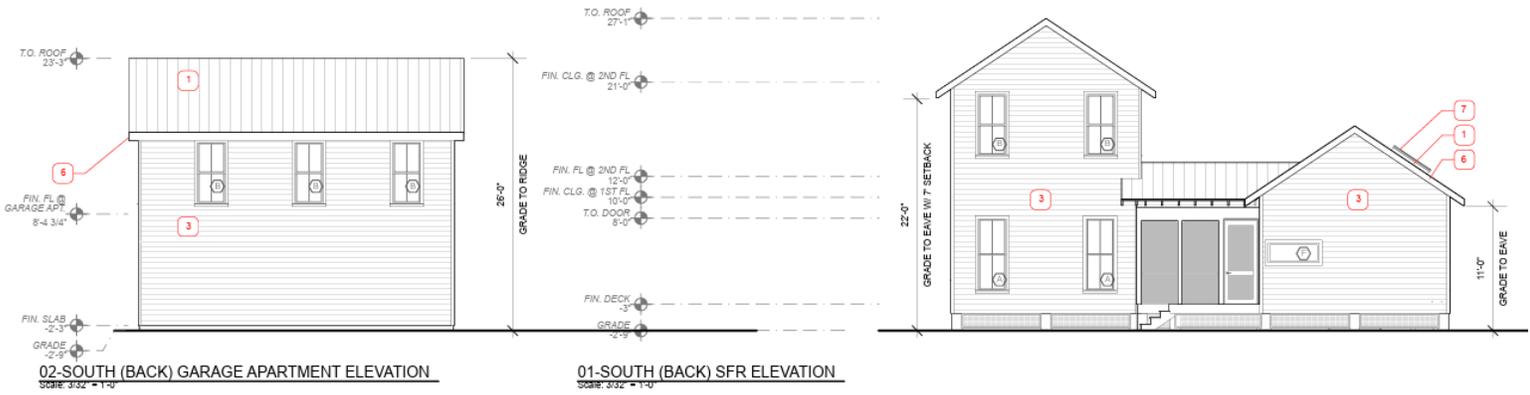


Proposed Side (West) Elevation



DRAFT

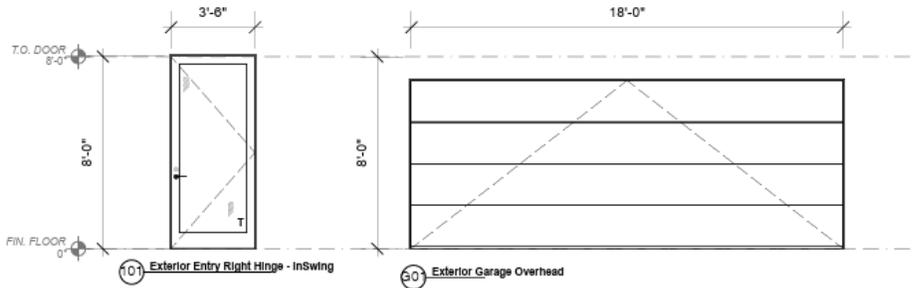
Proposed Rear (South) Elevation



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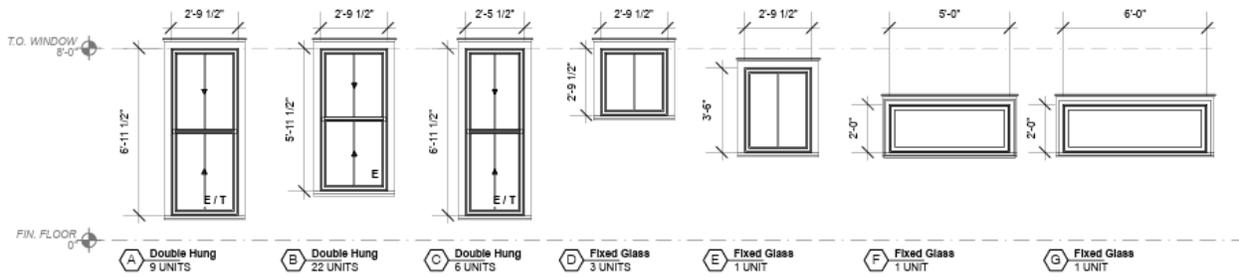
WINDOW & DOOR SCHEDULES

DOOR #	LEAF						MANUF.	REMARKS
	TYPE	MATRL.	FIN.	WIDTH	HEIGHT	THICK		
101	1	WOOD/GLASS	SEAL	3'-6"	8'-0"	1 3/4"	TBD	
G01	2	ALUMN.	PTD.	18'-0"	7'-0"	2"	OVERHEAD DOOR	



02-DOOR SCHEDULE (SUMMARY OF DOORS FACING STREETS)

Scale: 3/16" = 1'-0"



01-WINDOW SCHEDULE

Scale: 3/16" = 1'-0"

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
n/a							

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
n/a	

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
A	um Clad	2/2	DH	3 1/2"x83 1/2"	Recessed	Sierra Pacific	
B	um Clad	2/2	DH	3 1/2"x73 1/2"	Recessed	Sierra Pacific	
C	um Clad	2/2	DH	9 1/2"x83 1/2"	Recessed	Sierra Pacific	
D	um Clad	2	Fixed	3 1/2"x33 1/2"	Recessed	Sierra Pacific	
E	um Clad	2	Fixed	33 1/2"x42"	Recessed	Sierra Pacific	
F	um Clad	n/a	Fixed	60"x24"	Recessed	Sierra Pacific	
G	um Clad	n/a	Fixed	72"x24"	Recessed	Sierra Pacific	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary