

**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 – Garage

The applicant proposes to construct a two-story garage apartment

The proposal is as follows:

- Garage will be facing Arlington Street
- Garage will be slab on grade.
- Roof will be a 8:12 gable with a 26' ridge height.
- All new windows will be double hung, inset and recessed.
- Garage structure will be clad in cement board casing, 6"trim siding.

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

**Civic Association:** No comment received.

<p><b>Recommendation:</b> -</p> <p><b>HAHC Action:</b> -</p>
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**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.

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
<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: 7,260

Max. Allowed: 2,759

Proposed Lot Coverage: 2,157

Maximum Floor Area Ratio (Addition and New Construction)

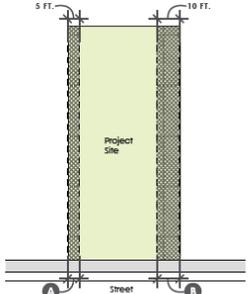
LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

Existing Lot Size: 7,260

Max. FAR Allowed: 3,049

Proposed FAR: 2,990

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
B	5 FT.	Minimum distance between the side wall and the property line
	<b>REMAINING</b>	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 (East): 11' 6"

Proposed side setback (West): 7' 0"

Cumulative side setback: 15' 0"

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'

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



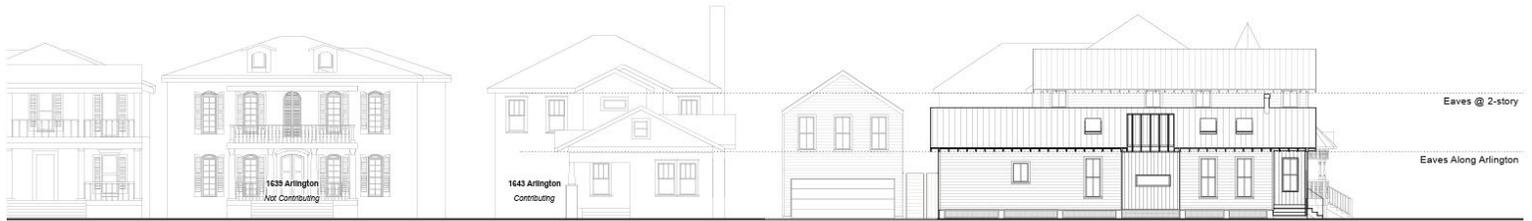
3D RENDERINGS



02-STREET VIEW - NE CORNER  
Scale: 1/4" = 1'-0"

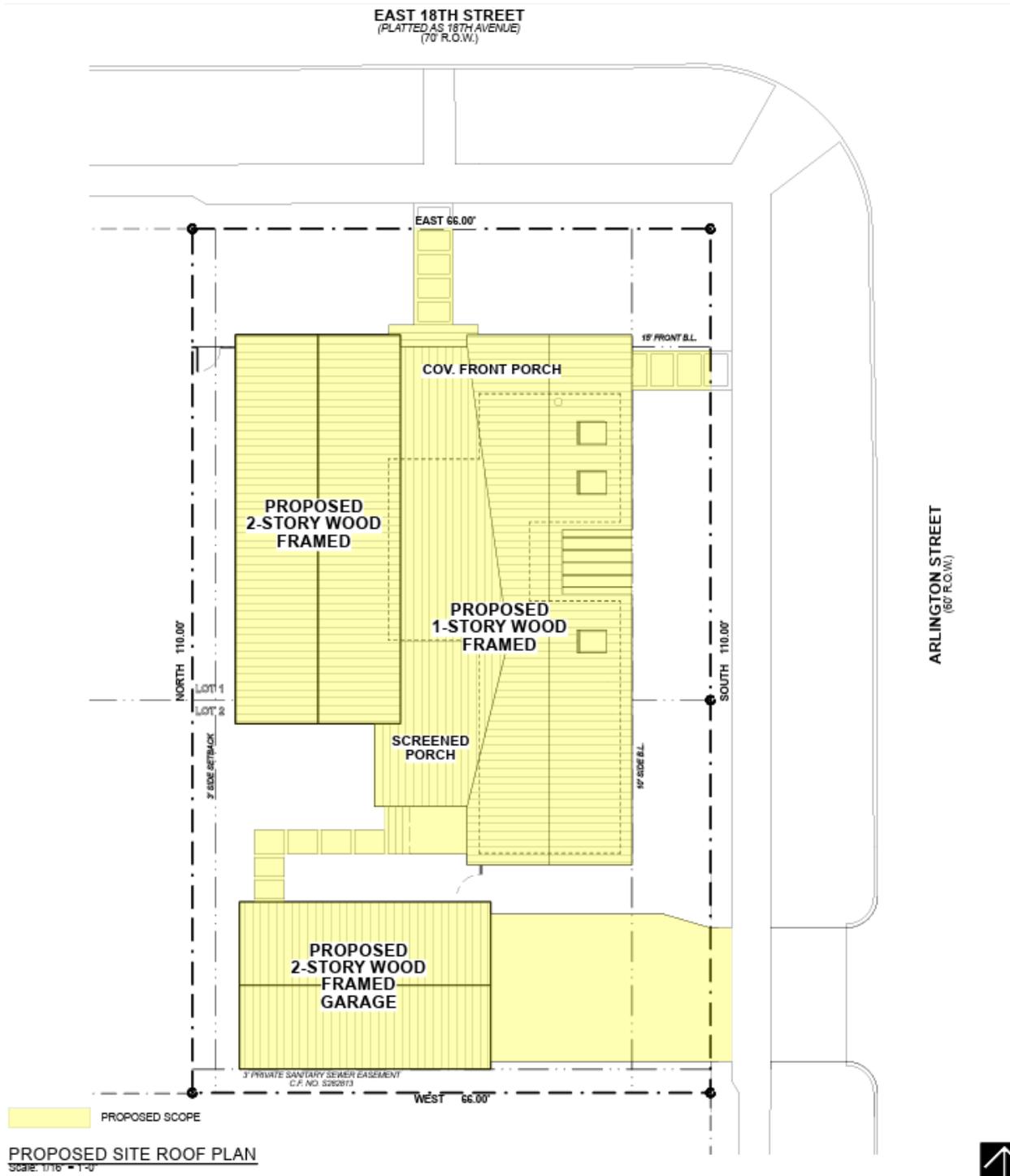


01-STREET VIEW - E 18TH STREET  
Scale: 1/80"

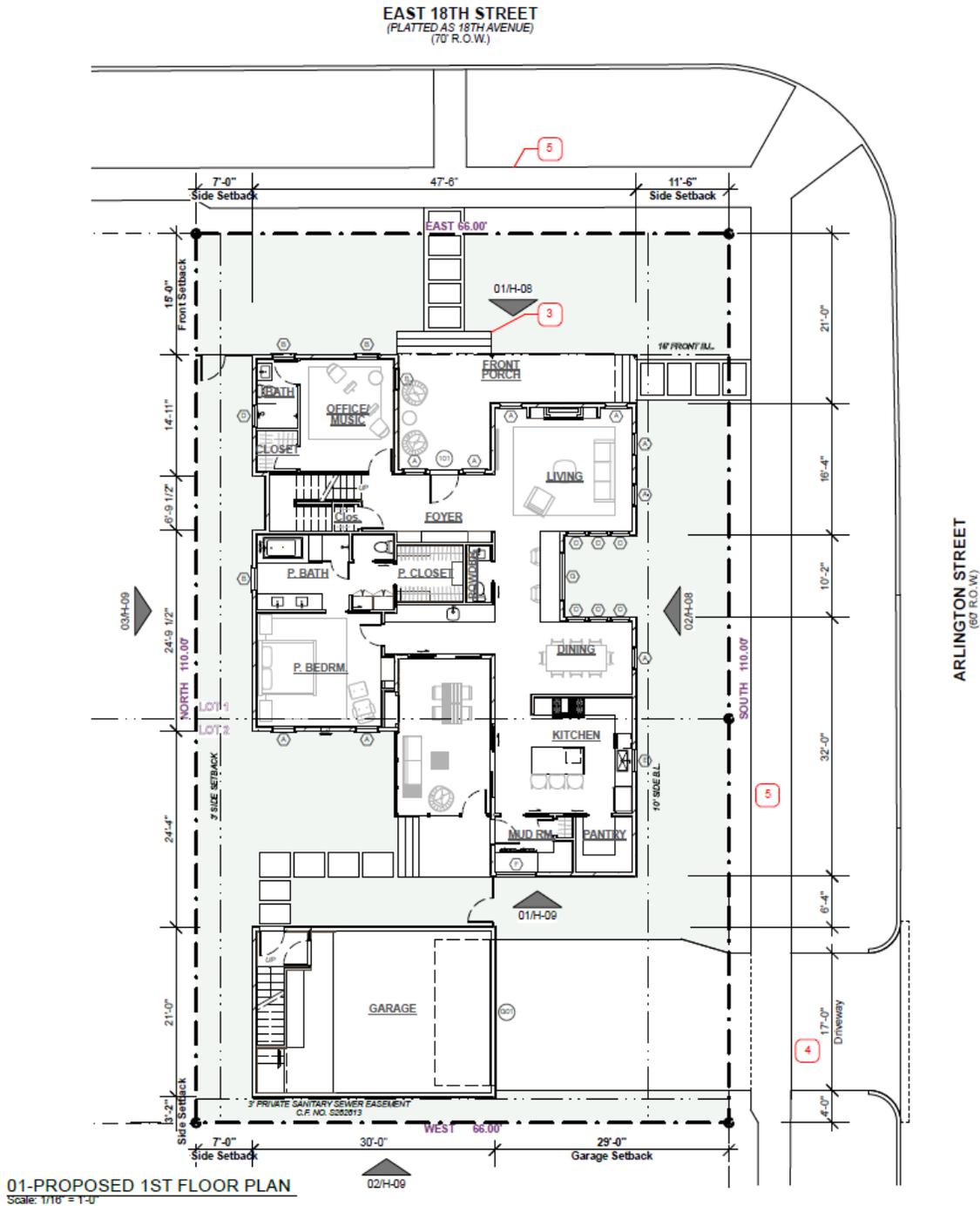


03-STREET VIEW - ARLINGTON STREET  
Scale: 1/16" = 1'-0"

### Proposed Site Plan

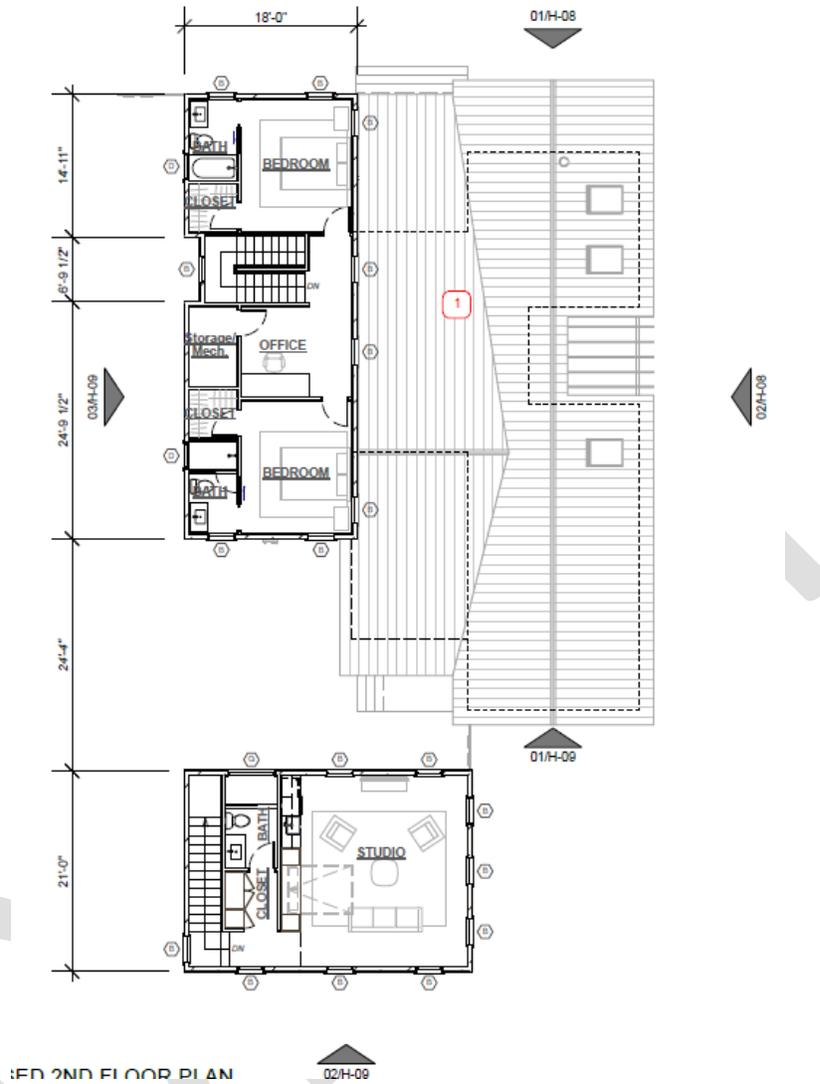


### Proposed First Floor Plan





**Proposed Second Floor Plan**



**320 E 18th St**

**Existing Condition**

Lot Size	7,260 sf
Building area	2,422 sf

area breakdown per HCAD

Lot Size	Maximum FAR (Floor Area Ratio)	Proposed FAR
7000-7999	0.42	2-story house 2,832 sf
7260	3,049 sf	+ Attached garages & Storage space n/a
		+ Detached garages > 528 sf 158 sf
		+ Enclosed porches with walls and windows 0
		<b>Total 2,990 sf</b>
Lot Size	Maximum Lot Coverage	Proposed Lot Coverage
7000-7999	0.38	2-story house 2,054 sf
7260	2,759 sf	+ Attached garages & Storage space n/a
		+ Detached garages > 528 sf 103
		<b>Total 2,157 sf</b>

Calculation per Section 5: Measurable Standards  
All attic space and open porches are not included in FAR

Detached garage, open porch, roof overhangs are excluded

### Proposed Front (NORTH) Elevation



01-NORTH (FRONT) ELEVATION

Scale: 3/32" = 1'-0"

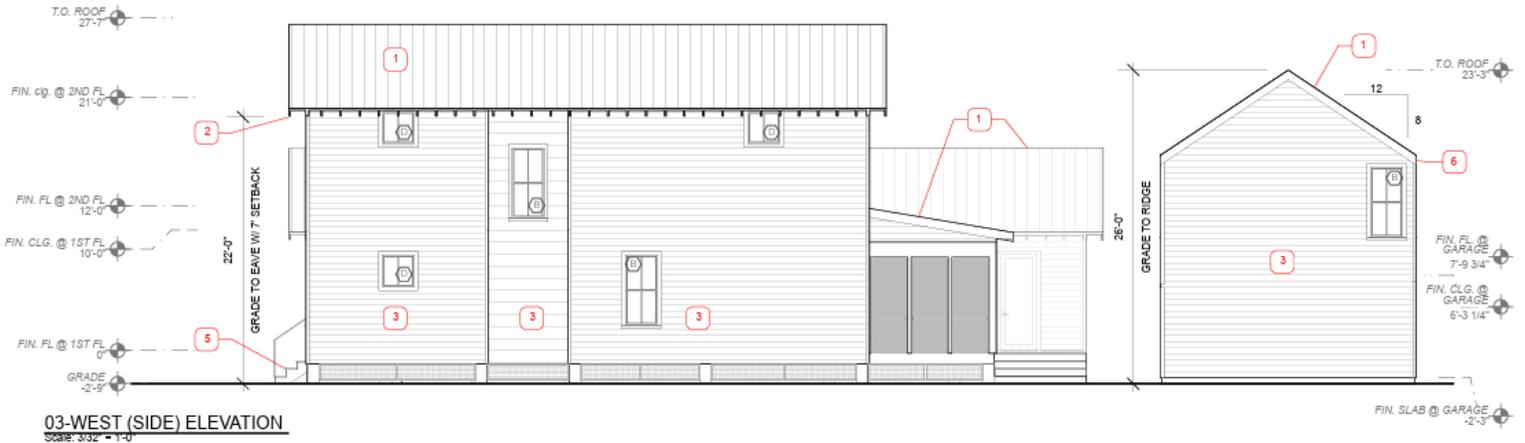
### Proposed Side (East) Elevation



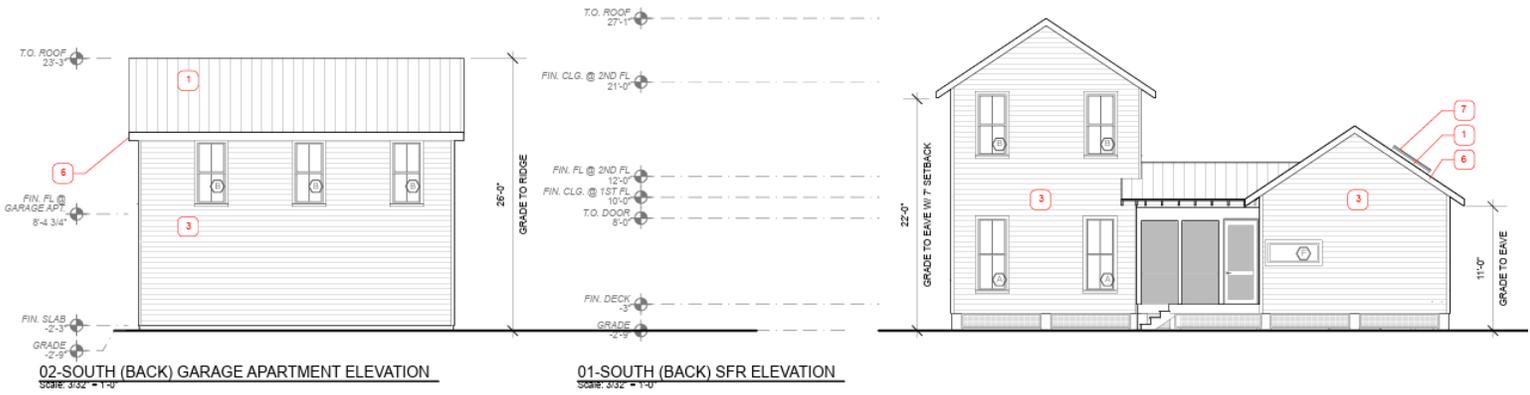
02-EAST (SIDE) ELEVATION

Scale: 3/32" = 1'-0"

Proposed Side (West) Elevation



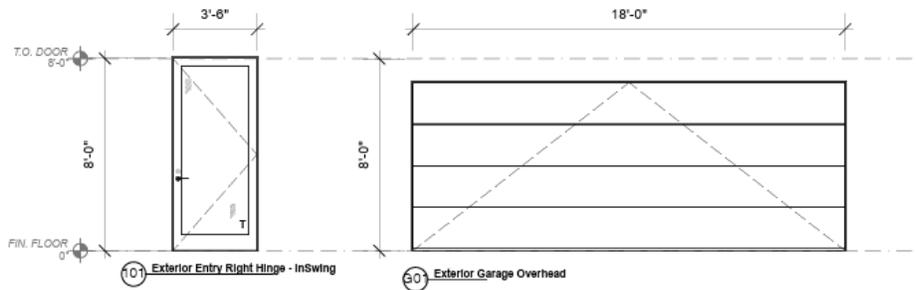
Proposed Rear (South) Elevation



DRAFT

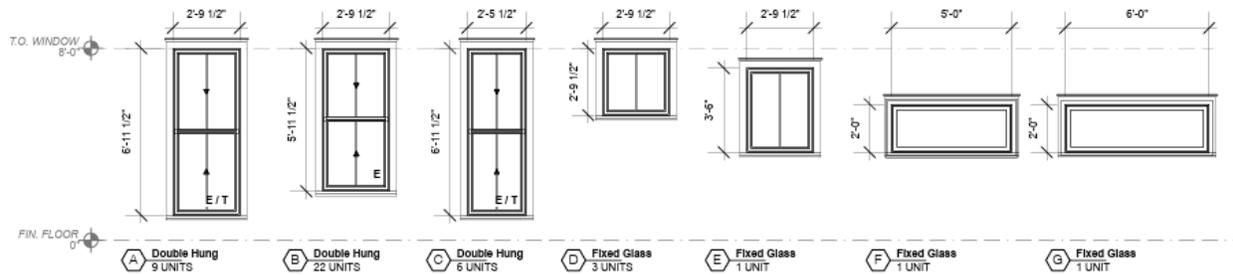
WINDOW & DOOR SCHEDULES

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