

## CERTIFICATE OF APPROPRIATENESS

**Applicant:** Fabian Duran, agent for Elie Stephan, owner

**Property:** 1203 Tulane Street, Lot 16 & 17, Block 182, Houston Heights Neighborhood Subdivision. The property includes a contributing 1,558 square foot one-story single-family residence situated on a 7,260 square foot (132'x55') interior lot.

**Significance:** Contributing Bungalow single-family residence, constructed in 1920, located in the Houston Heights West historic district.

**Proposal:** : New Construction: The applicant is proposing the following:

- Demolish non-contributing, one-story metal garage.
- Construct a 526 SF two-story detached garage at the rear of the lot.
  - Garage will have alleyway access
  - Ridge height of the garage will be 26'
  - Mix of fixed, single pane and double-hung, 1-over-1, inset & recessed, vinyl windows
    - **Minimum 1¼ inch Inset**
    - Depth from Exterior Casing to the
    - Face of the Window Unit (Upper Sash)
    - Windows must be 1-over-1 if single or double-hung
    - and equally horizontally divided
    - 1¼ inch minimum inset for Fixed Window
  - Garage will be clad in 6" smooth Hardie siding.

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

**Civic Association:** No comment received

**Recommendation:** Approval

**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**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;  |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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;<br><br>(a) Design guidelines for an individual historic district may provide that a new construction with two stories may 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<br><br>(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**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 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: 7,260

Max. Allowed: 2,759

Proposed Lot Coverage: 2,488

Detached Garage 526 SF (Exempt)

☒ ☐ ☐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: 3,043

Detached Garage 526 SF (Exempt)

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'-3"

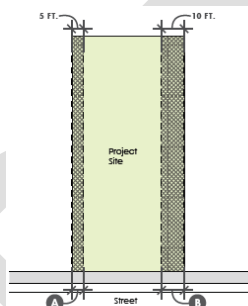
Inset depth on South side: 2'

Inset width on South side: 6'

North Side Wall Length: 34'-3"

Inset depth on North side: 2'

Inset width on North side: 8'

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                                    |

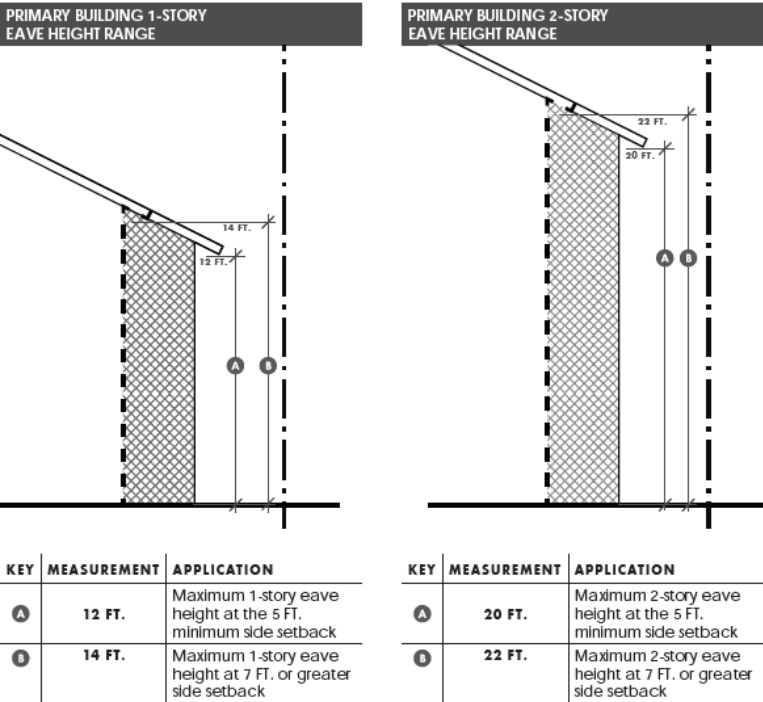
Proposed South side setback (1): 5'-1/4"

Proposed North side setback (2): 10'-21/4"

Cumulative side setback: 15'-2 1/2"



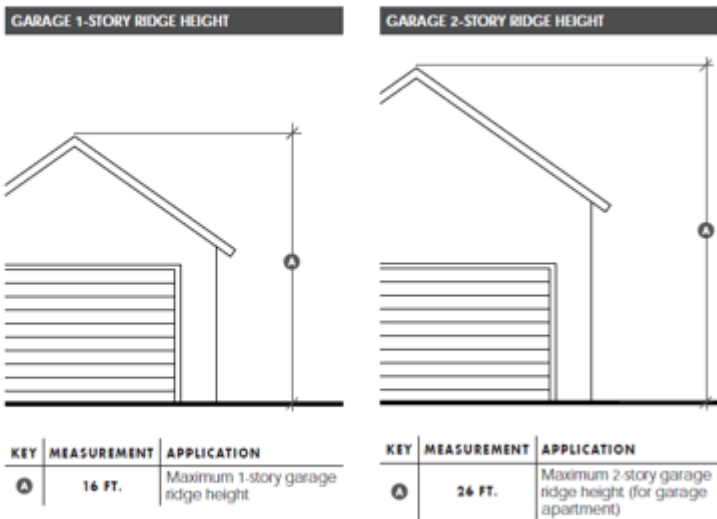
Eave Height (Addition and New Construction)



Proposed eave height: 19'-10"



Detached Garage Ridge Height (New Construction)

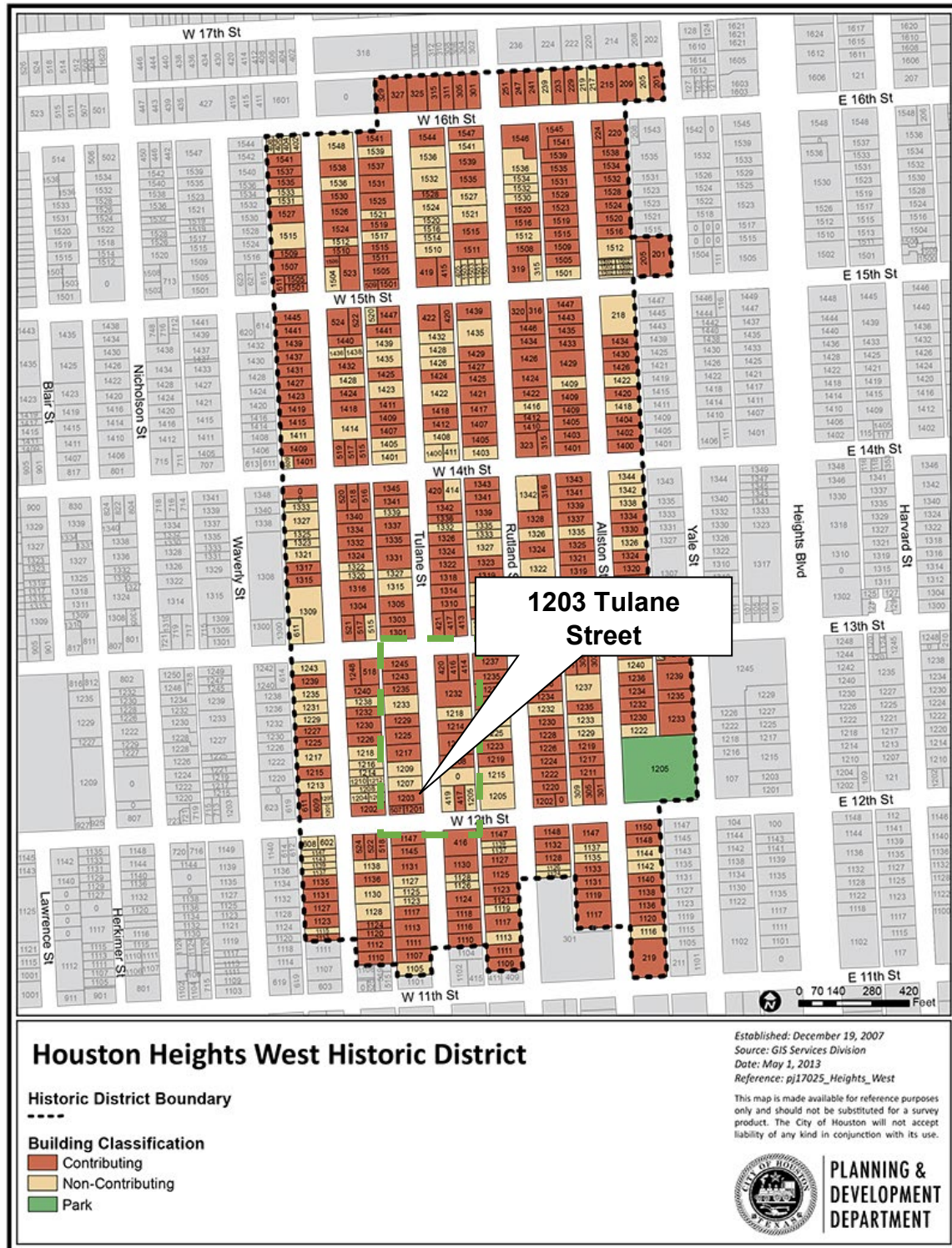


The ridge height is 26'



## PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT WEST





INVENTORY PHOTO



CURRENT PHOTO





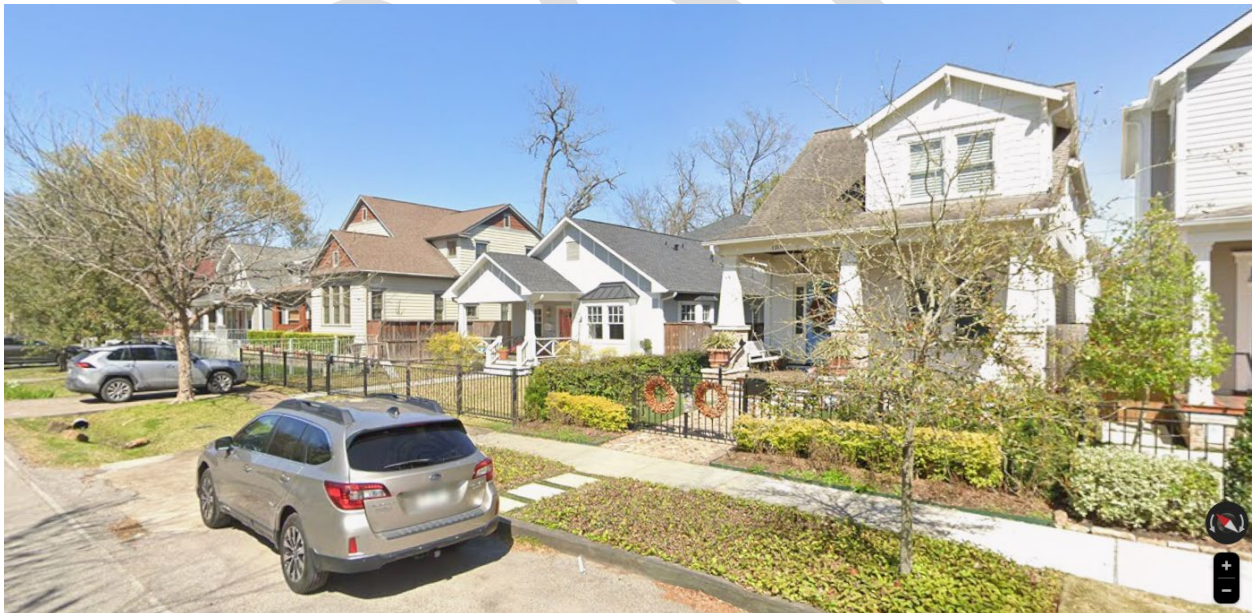


## CONTEXT AREA

### Street Views



*Figure 1\_street view with 1203 Tulane to the left*



*Figure 2\_Street view across the street from 1203 Tulane*



CONTEXT AREA



Figure 3-1201 Tulane (left) 1207 Tulane (right), next door neighbors



Figure 4\_419 W 12th, non-contributing, across the street



Figure 5\_1208 Tulane, Contributing, across the street



EXISTING PHOTOS





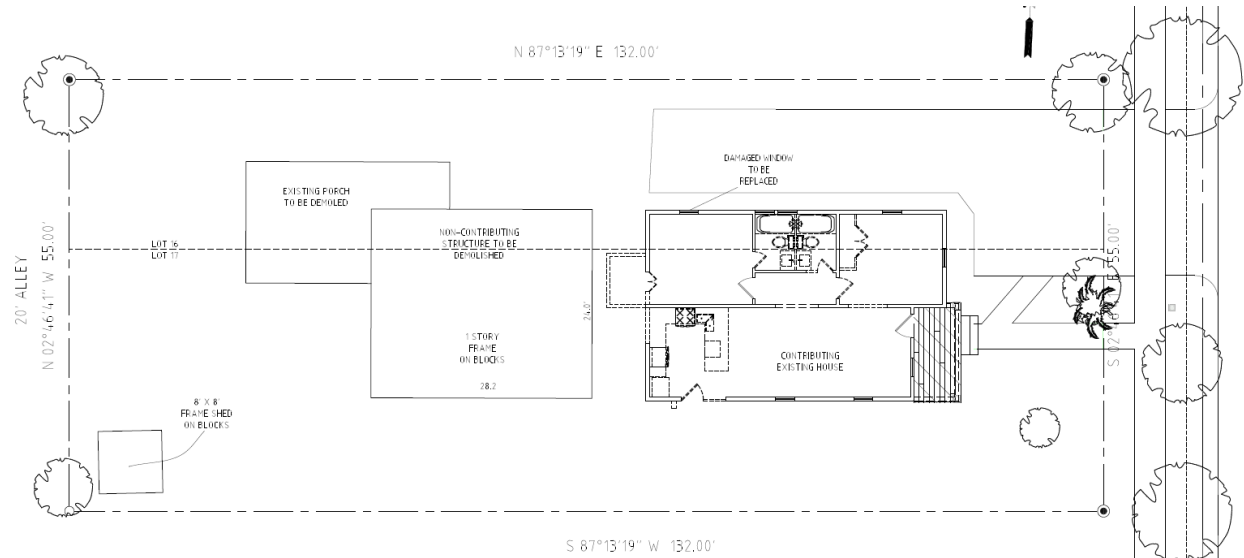
**PROPOSED 3D**



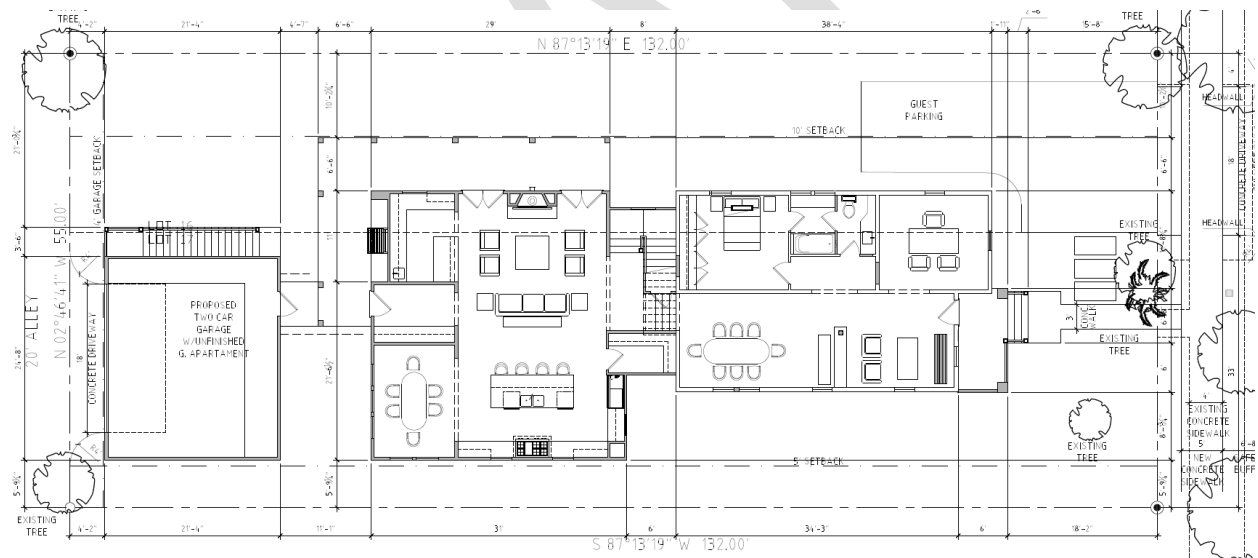


## SITE PLAN

EXISTING

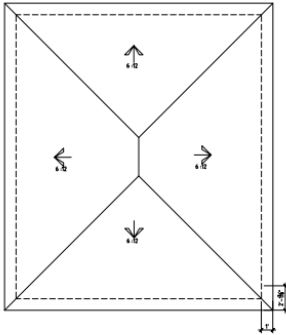


PROPOSED



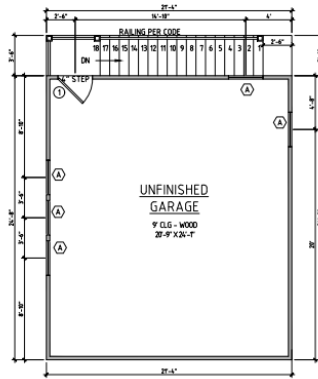


## FLOOR PLANS



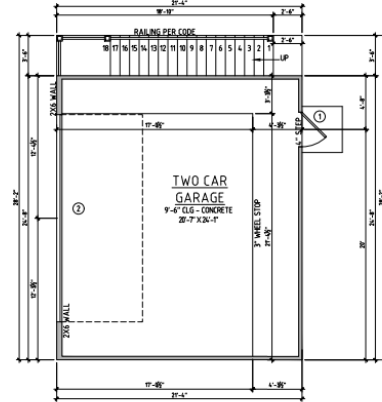
ROOF PLAN

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



UNFINISHED GARAGE FLOOR PLAN

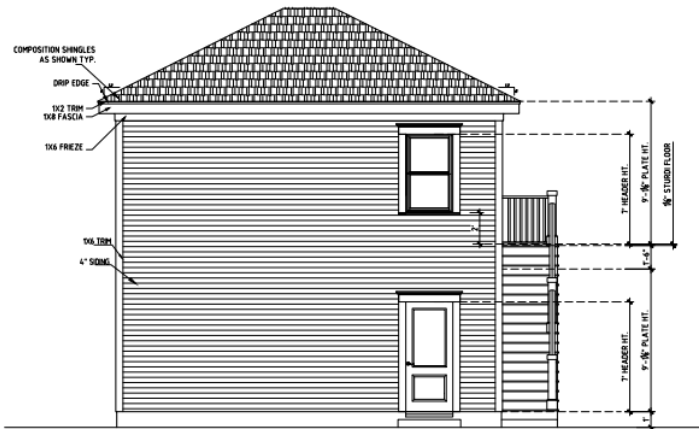
Scale: 1/4"= 1'-0"



GARAGE FLOOR PLAN

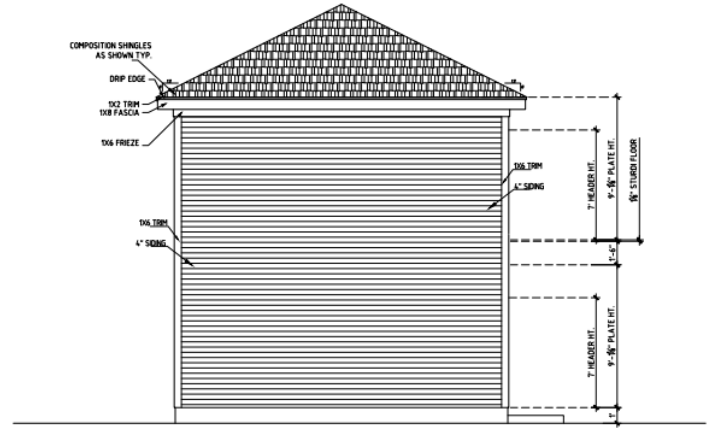
Scale: 1/4"= 1'-0"

## ELEVATIONS



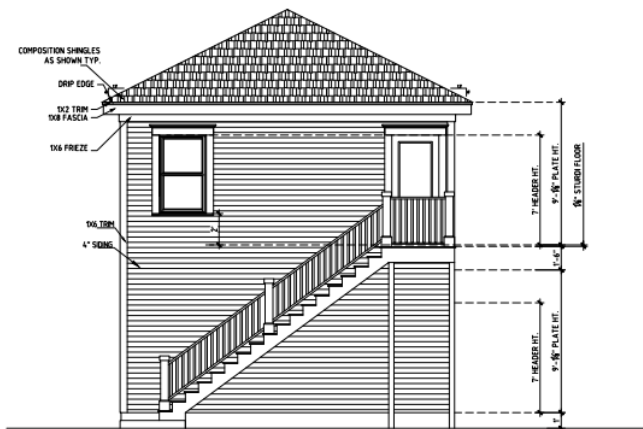
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

## WINDOW &amp; DOOR SCHEDULES

| 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                 |
|                          |          |              |       |            |                |                      |                    |
|                          |          |              |       |            |                |                      |                    |
|                          |          |              |       |            |                |                      |                    |
|                          |          |              |       |            |                |                      |                    |
|                          |          |              |       |            |                |                      |                    |
|                          |          |              |       |            |                |                      |                    |
|                          |          |              |       |            |                |                      |                    |
|                          |          |              |       |            |                |                      |                    |

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

| 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                        | Wood     | 1/1          | DH    | 36 X 60    | Inset          | Jeld-Wen     |       |
|                          |          |              |       |            |                |              |       |
|                          |          |              |       |            |                |              |       |
|                          |          |              |       |            |                |              |       |
|                          |          |              |       |            |                |              |       |
|                          |          |              |       |            |                |              |       |
|                          |          |              |       |            |                |              |       |
|                          |          |              |       |            |                |              |       |

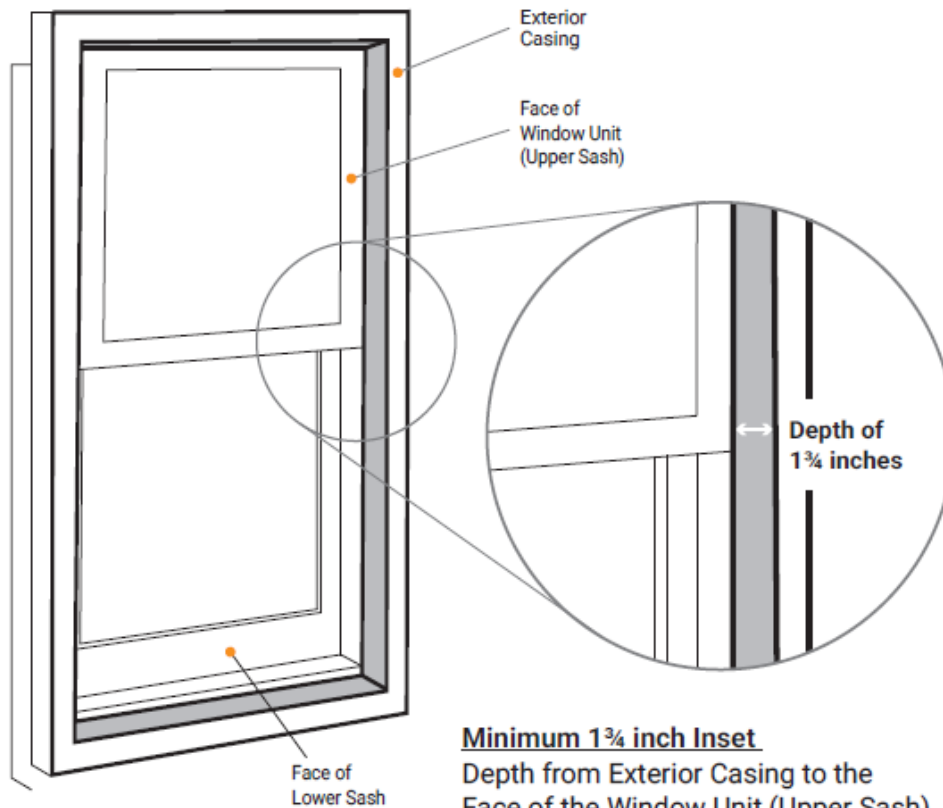
| DOOR SCHEDULE |      |        |        |                      |
|---------------|------|--------|--------|----------------------|
| DOOR NO.      | QTY. | WIDTH  | HEIGHT |                      |
| (1)           | 2    | 3'-0"  | 6'-8"  | EXTERIOR DOOR        |
| (2)           | 1    | 18'-0" | 7'-0"  | OVERHEAD GARAGE DOOR |

| WINDOW SCHEDULE |     |       |        |                    |
|-----------------|-----|-------|--------|--------------------|
| MARK            | QTY | WIDTH | HEIGHT | DESCRIPTION        |
| (A)             | 5   | 3'-0" | 5'-0"  | SINGLE HUNG WINDOW |





## Historic Window Standard: New Construction & Replacement



### Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the  
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1  
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

**For more information contact:**  
Houston Office of Preservation  
832-393-6556  
[historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)

City of Houston | Planning and Development | Houston Office of Preservation

## AREA CALCULATIONS

| SQUARE FOOTAGE CALCULATION               |            |
|--|------------|
| <b>EXISTING BUILDINGS</b>                | 1,669 S.F. |
| FIRST FLOOR:                             | 916 S.F.   |
| FRONT PORCH:                             | 74 S.F.    |
| STRUCTURE:                               | 679 S.F.   |
|  |            |
|  |            |
| <b>BUILDINGS AFTER DEMOLITION</b>        | 955 S.F.   |
| FIRST FLOOR:                             | 881 S.F.   |
| FRONT PORCH:                             | 74 S.F.    |
| STRUCTURE:                               | 0 S.F.     |
|  |            |
|  |            |
| <b>PROPOSED ADDITION</b>                 | 3,573 S.F. |
| FIRST FLOOR:                             | 1,104 S.F. |
| SECOND FLOOR:                            | 1,058 S.F. |
| SIDE PORCH:                              | 359 S.F.   |
| GARAGE:                                  | 526 S.F.   |
| UNFINISHED GARAGE:                       | 526 S.F.   |
|  |            |
|  |            |
| <b>PROPOSED BUILDINGS AFTER ADDITION</b> | 4,528 S.F. |
| FIRST FLOOR:                             | 1,985 S.F. |
| SECOND FLOOR:                            | 1,058 S.F. |
| SIDE PORCH:                              | 359 S.F.   |
| GARAGE:                                  | 526 S.F.   |
| UNFINISHED GARAGE:                       | 526 S.F.   |
| FRONT PORCH:                             | 74 S.F.    |

| LEGAL DESCRIPTION  |               |
|--|---------------|
| LOT 16-17, BLOCK 182<br>SPEC HOUSE<br>HARRIS COUNTY, TEXAS |               |
| LOT COVERAGE CALCULATIONS                                  |               |
| LOT AREA   | 7,260 SQ. FT. |
| MAX FOOT PRINT   | 4,356 SQ. FT. |
| BUILDING FOOT PRINT  | 2,959 SQ. FT. |
| DRIVEWAY & WALKWAY   | 726 SQ. FT.   |
| TOTAL IMPERVIOUS AREA                                      | 3,685 SQ. FT. |
| IMPERVIOUS COVER %   | 51%           |