

CERTIFICATE OF APPROPRIATENESS

Application Date: October 17, 2022

Applicant: John Rogers, agent for, Rob Taylor, owner

Property: 319 E 18th Street, Lots 12A & 13A, Block 106, Houston Heights Neighborhood Subdivision. The property is a vacant lot situated on a 5,500 square foot (50' x 110') corner lot.

Significance: This property is a vacant located in the Houston Heights East Historic District. At creation of historic district, there was a non-contributing structure constructed circa 1960. Demolished October 2021.

Proposal: New Construction – Garage & Garage Apartment

- Garage 528 sq. ft.
- Gar. Apt 528 sq. ft.
- Max ridge height at 25' 1"
- Standing seam metal roof with a 5:12 pitch
- Vertical board-n-batten, smooth, cementitious siding
- Fixed and casement aluminum windows, with 1-over-1, inset and recessed windows
- Slab foundation height of 1' 6"
- A screened in breezeway connecting garage to single-family residential
- Alley access to a 15' with a 9' setback

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**

- (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;

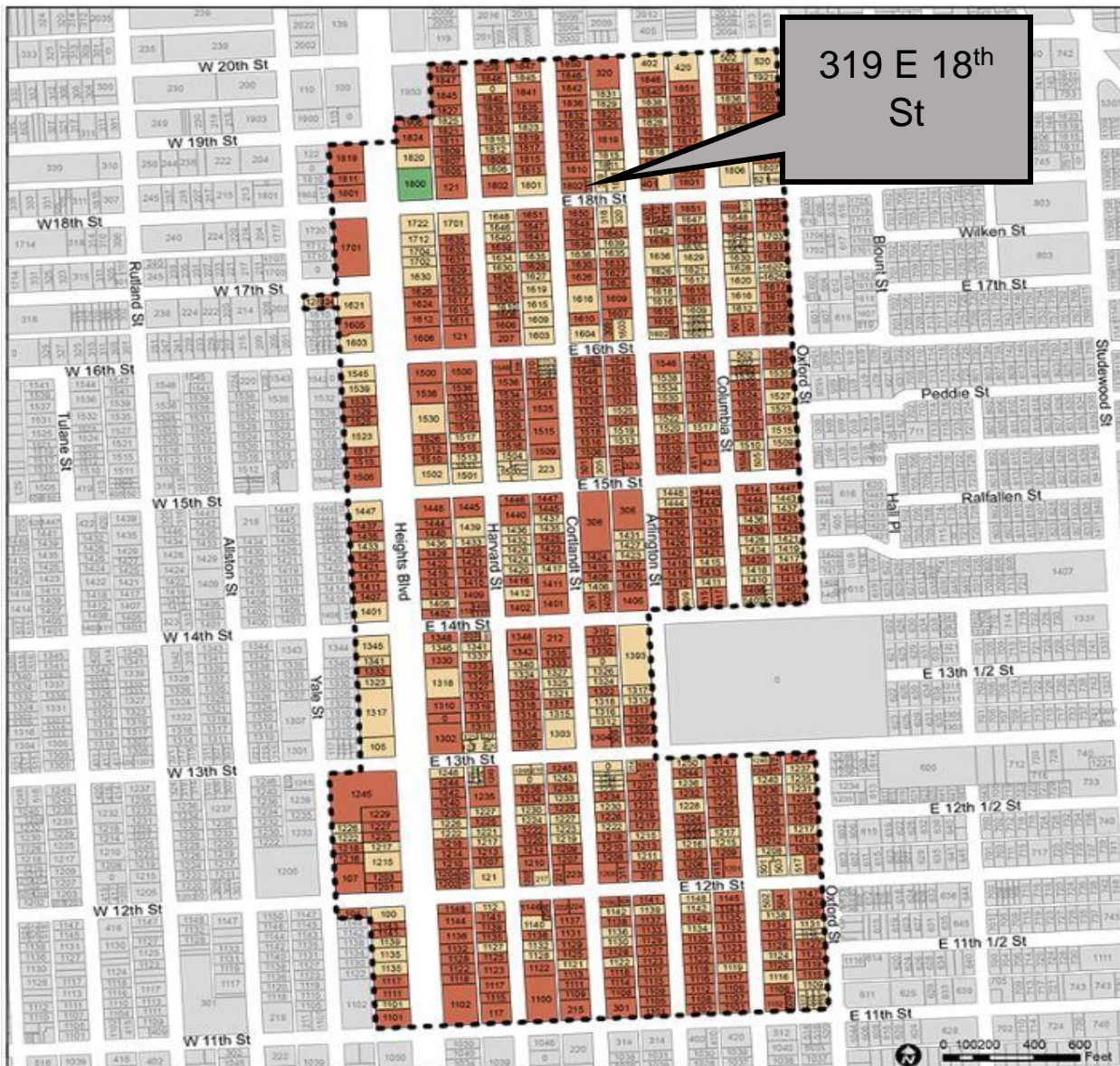
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures 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






Houston Heights East Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

Current Photo – May 2022



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: 5,500

Max. Allowed: 2,310

Proposed Lot Coverage: 1,691

Remaining Amount: 619

 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: 5,500

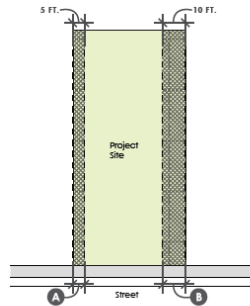
Max. FAR Allowed: 2,530

Proposed FAR: 2,504

Remaining Amount: 26



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

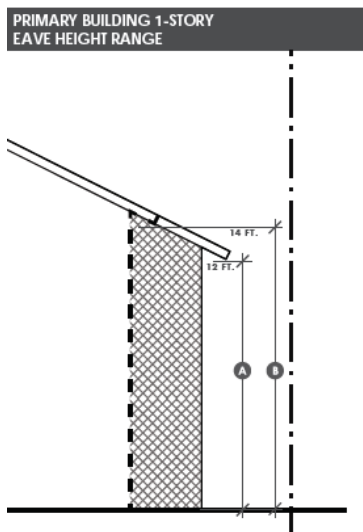
Proposed side setback (East): 13' 0"

Proposed side setback (West): 9' 0"

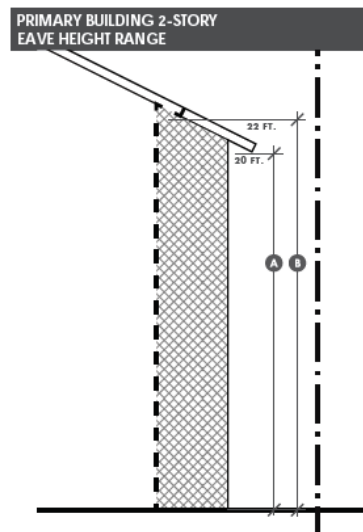
Cumulative side setback: 22' 0"



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: 19' 5-3/8"

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

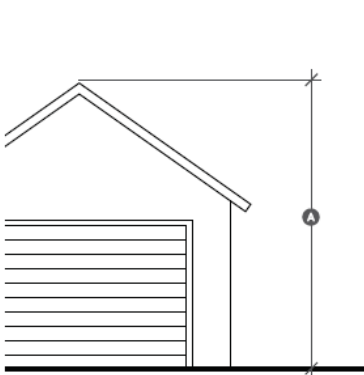
Proposed finished floor: 1' 6"

Proposed first floor plate height: 8'

Proposed second floor plate height: 9'

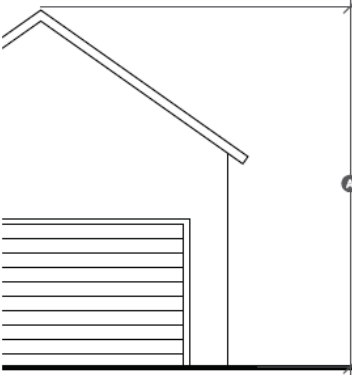
Detached Garage Ridge Height (New Construction)

GARAGE 1-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

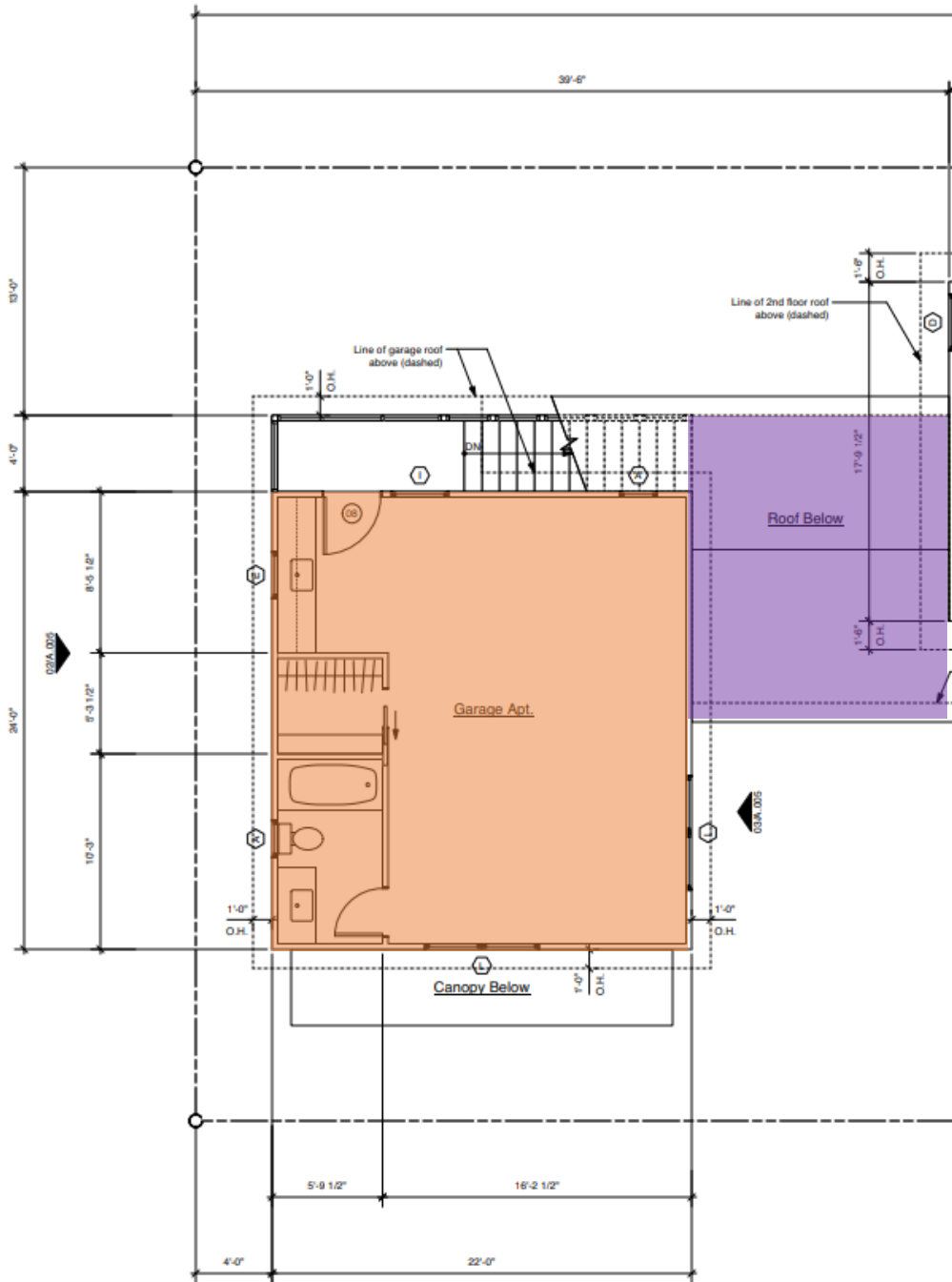
GARAGE 2-STORY RIDGE HEIGHT



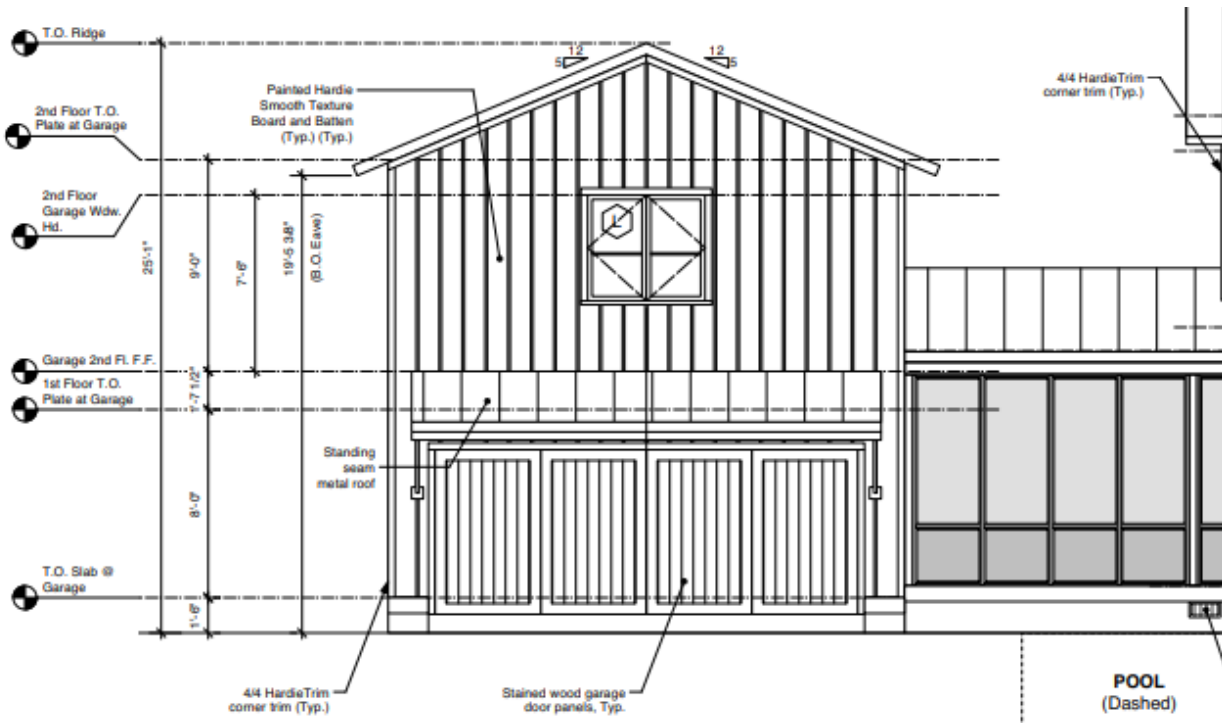
KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 25' 1"

Proposed Garage Apt Second Floor Plan



Proposed Front (West) Elevation



Proposed Rear (East) Elevation

