CERTIFICATE OF APPROPRIATENESS

Application Date: September 19, 2022

Applicant: Apostolos (aka Paul) A. Lamnatos, owner

Property: 615 Heights Boulevard, Lot 8, Block 276, Houston Heights Subdivision. The property is now a non-historic 1,685 square foot, one-story wood frame single-family residence situated on a 7,500 square foot (50' x 150') interior lot.

Significance: Non-contributing single family residence, constructed circa 2022, located in the Houston Heights South Historic District.

Proposal: New Construction – Single Family Residential

- Original Bungalow structure footprint: 46’ 4” x 32’ 0-1/2”
- Proposed new construction footprint: 46’4” x 32’ 0-1/2”
- Proposed rear addition matches dimensions of previously approved COA from Jan. 27, 2022: 13’ 7-3/4” x 30’ 1”
- North setback remains unchanged at 5’ 8-13/16”
- 1’ inset at rear corners remains that previously demarcated the rear addition from the historic structure
- Structure’s ridge height at 17’5”, matching previous
  - Previously approved COA (Jan. 27, 2022) to have rear addition’s roof line tie into existing structure’s roof line
- Roof pitch will be 4:12, matching previous structure
- Composition shingles
- Double-hung, 1-over-1, inset & recessed, wood clad windows

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.

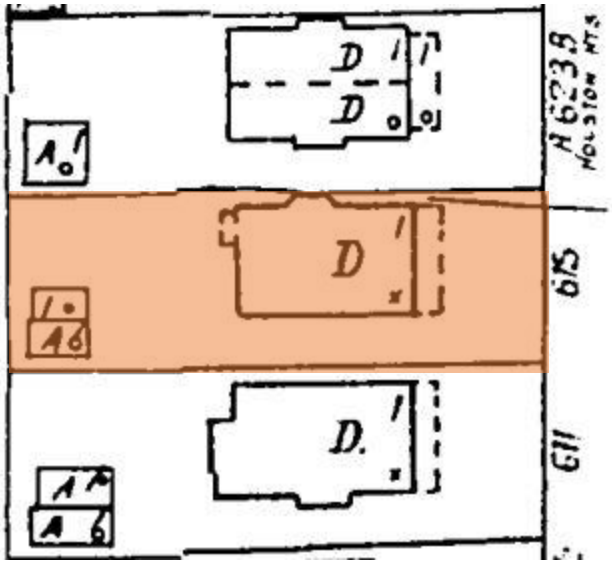
HEIGHTS DESIGN GUIDELINES

S	D	NA	
☒	☐	☐	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

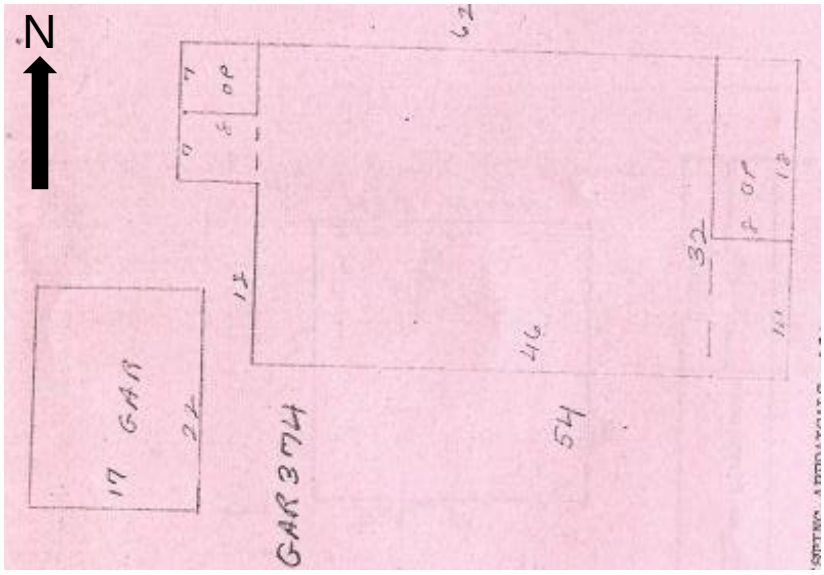
District Map

Inventory Photo

Sanborn



Harris County BLA Survey – Feb. 8, 1968



Current Conditions – Photos Taken By Staff On 10-4-2022

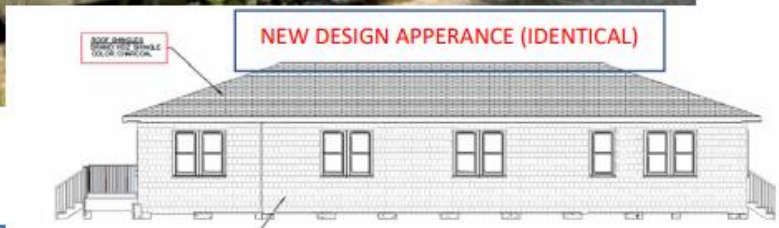
Current Conditions – Photos Taken By Staff On 10-4-2022

Current Conditions – Photos Taken By Staff On 10-4-2022

Front and North (Right) Elevation Comparisons

Rear and South (Left) Elevation Comparisons

LEFT/FRONT PHOTO



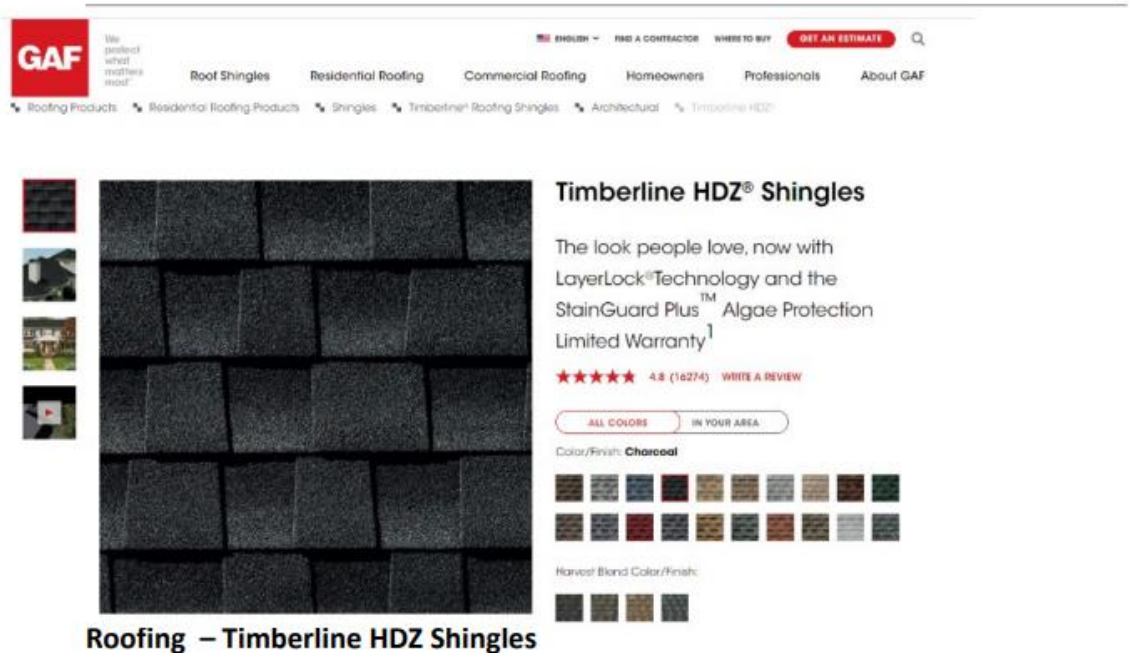
LEFT ELEVATION

REAR ELEVATION

REAR PORCH - PHOTO

Siding and Roof Materials

SIDING – WeatherSide Fibr-Cement Siding



Roofing – Timberline HDZ Shingles

Window Information

ANDERSON WINDOWS

Product Overview

The Andersen 400 Double Hung Wood Windows, 37-5/8 in. x 56-7/8 in., White, with Low-E Insulated Glass features a sturdy pine construction with an attractive, low-maintenance exterior. Its Low-E insulated glass is energy efficient and keeps you cool in the summer and warm in the winter while reducing your energy bills. The glass stays cleaner longer by significantly reducing water spots. TruScene insect screen and a variety of grille and hardware options available through special order.

- Low-E4 energy efficient glass for energy savings
- Tilt-to-clean design for easy cleaning inside your home
- Natural pine frame interior is paintable or stainable; white exterior color
- Low-maintenance exterior
- Classic series lock and keeper hardware in a stone finish for elegance, safety and peace of mind
- Additional sizes available through special order
- TruScene insect screen and a variety of grille and hardware options available through special order
- For replacement parts, please visit parts.andersenwindows.com.

The Andersen 400 series Double Hung Wood Windows, 29.625 in x 40.875 in. White, with Low-E Insulated Glass features a sturdy pine construction with an attractive, low-maintenance exterior. Its Low-E insulated glass is energy efficient and keeps you cool in the summer and warm in the winter while reducing your energy bills. The glass stays cleaner longer by significantly reducing water spots. TruScene insect screen and a variety of grille and hardware options available through special order

- Exterior Color/ Finish: White
- Exterior Color/Finish Family: White
- Features: Argon Gas Filled, Paintable/Stainable, Security Lock, Tilt-In Cleaning, Venting
- Frame Material: Wood Clad
- Frame Type: Nail Fin
- Glass Type: Insulated Glass, Low-E Glass
- Glazing Type: Double-Pane
- Grid Pattern: No Grid
- Grille Type: No Grille
- Hardware Color/Finish Family: Gray
- Included: Hardware
- Interior Color/Finish Family: Unfinished Wood
- Lock Type: Lock and Keeper/Spoon
- Number of Grids: No Grid
- Number of Locks: 1
- Product Weight (lb.): 62.5 lb
- Solar Heat Gain Coefficient: 0.31
- U-Factor: 0.30
- Window Type: Other
- Window Use Type: New Construction, Replacement
- Energy Star Qualified: North-Central
- Grid Width (in.): None
- Jamb Depth (in.): 4.5
- Product Depth (in.): 5.813 in
- Product Height (in.): 56.875 in
- Product Width (in.): 37.625 in
- Rough Opening Height (In.): 56.875 in
- Rough Opening Width (In.): 38.125 in
- Width (in.) x Height (in.): 37.625 x 56.875

Paint finish: Black exterior and unfinished oak interior, all wood windows.

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: 7,500

Max. Allowed: 2,850

Proposed Lot Coverage: 1,993

Remaining Amount: 857

☒ ☐ ☐ 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: 7,500

Max. FAR Allowed: 3,150

Proposed FAR: 1,993

Remaining Amount: 1,157

☒ ☐ ☐ 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

North Side Wall Length: 46’ 4”

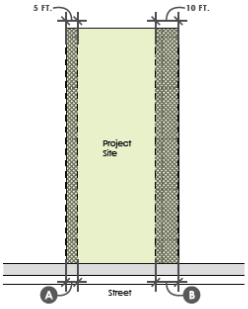
South Side Wall Length: 53’ 10”

Inset Length: 13’ 7-3/4”

Inset on North side: 1’

Inset on South side: 1’

☒ ☐ ☐ Side Setbacks (Addition and New Construction)



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

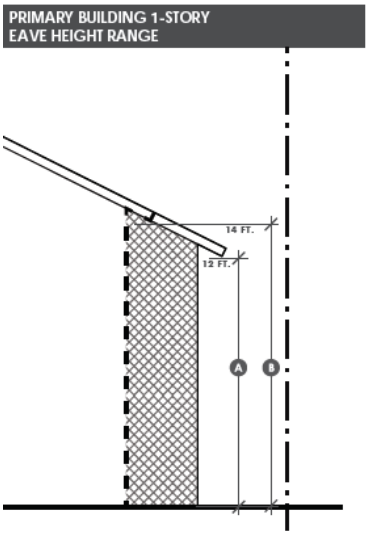
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed North setback (1): 6’-5 3/8”

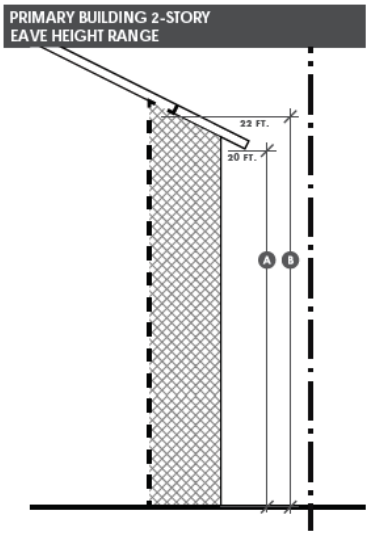
Proposed South setback (2): 16’-2”

Cumulative side setback: 22’-7 3/8”

☒ ☐ ☐ 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: 10’ 8-1/2”

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

☒ ☐ ☐ 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: 3’ 4”

☒ ☐ ☐ Building Wall (Plate) Height (Addition and New Construction)

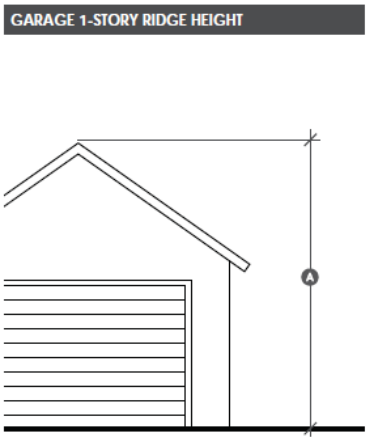
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2’ 4-1/2”

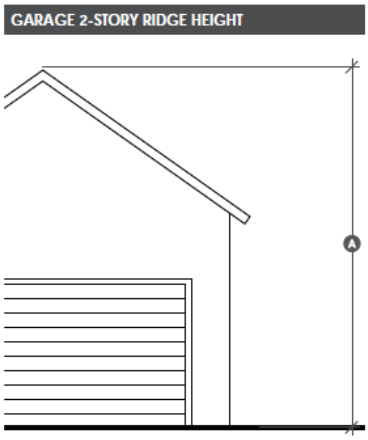
Proposed Addition first floor plate height: 8’ 4”

Proposed New Construction second floor plate height: 9’

☒ ☐ ☐ Detached Garage Ridge Height (New Construction)



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



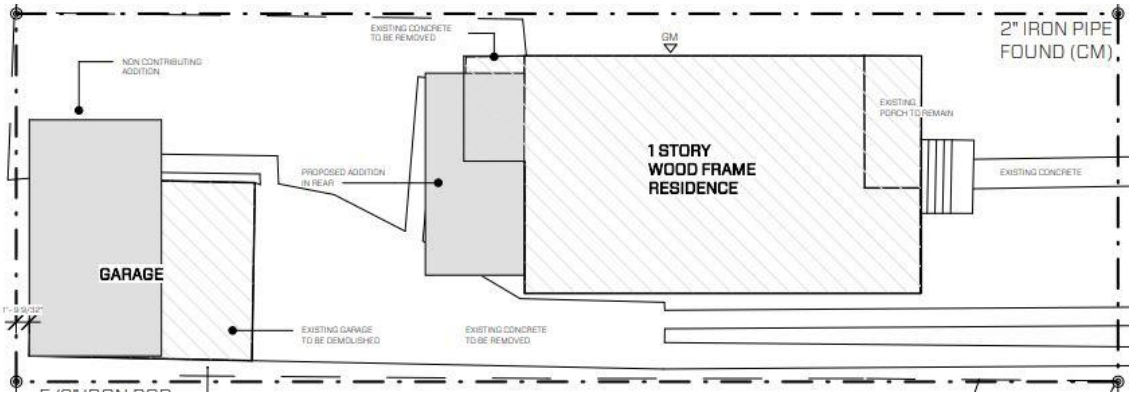
KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 26’ 0”

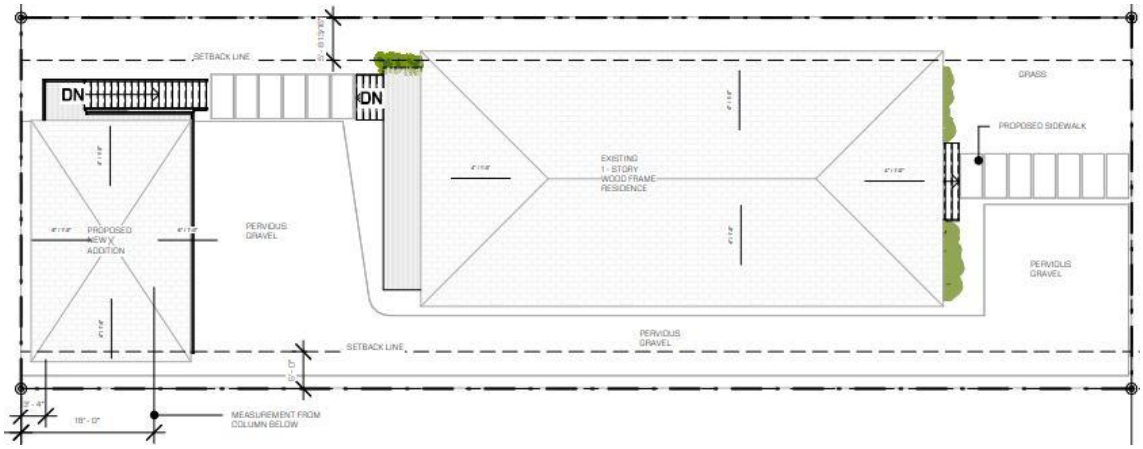
The following measurable standards are not applicable to this project:

- Front Porch Width and Depth
- Porch Eave Height

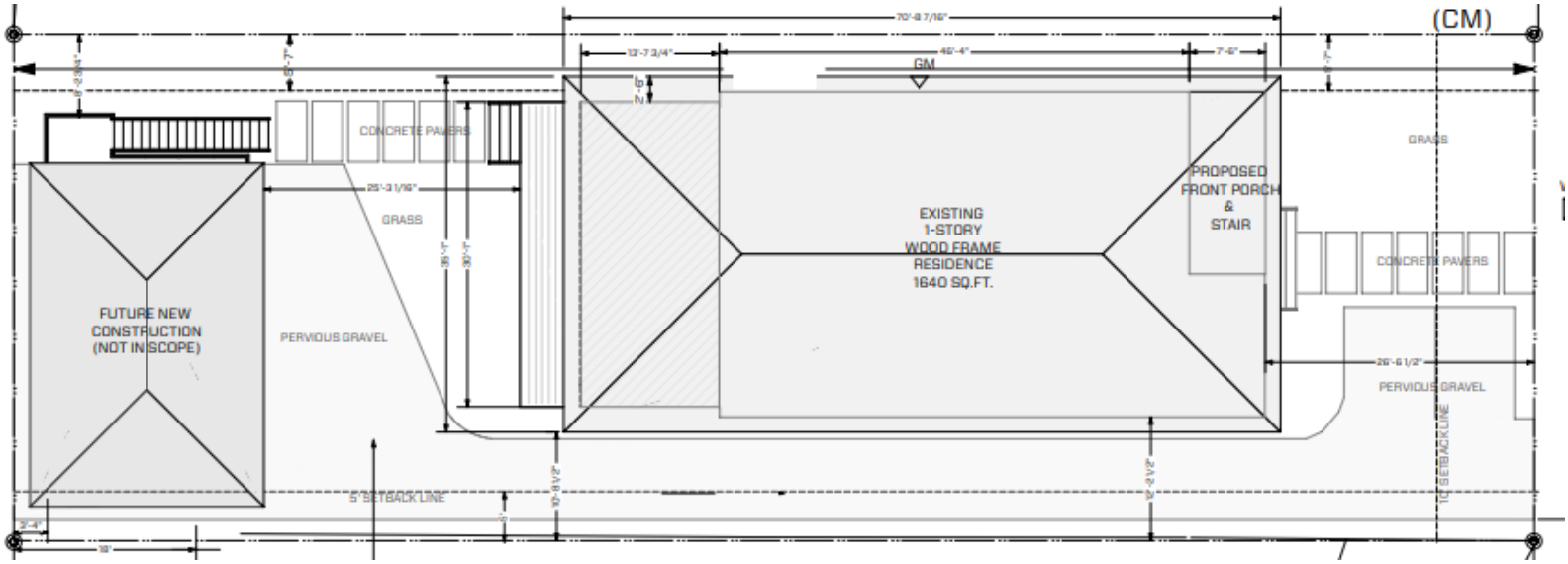
Existing Site Plan – At Jan. 27, 2022 HAHC Meeting



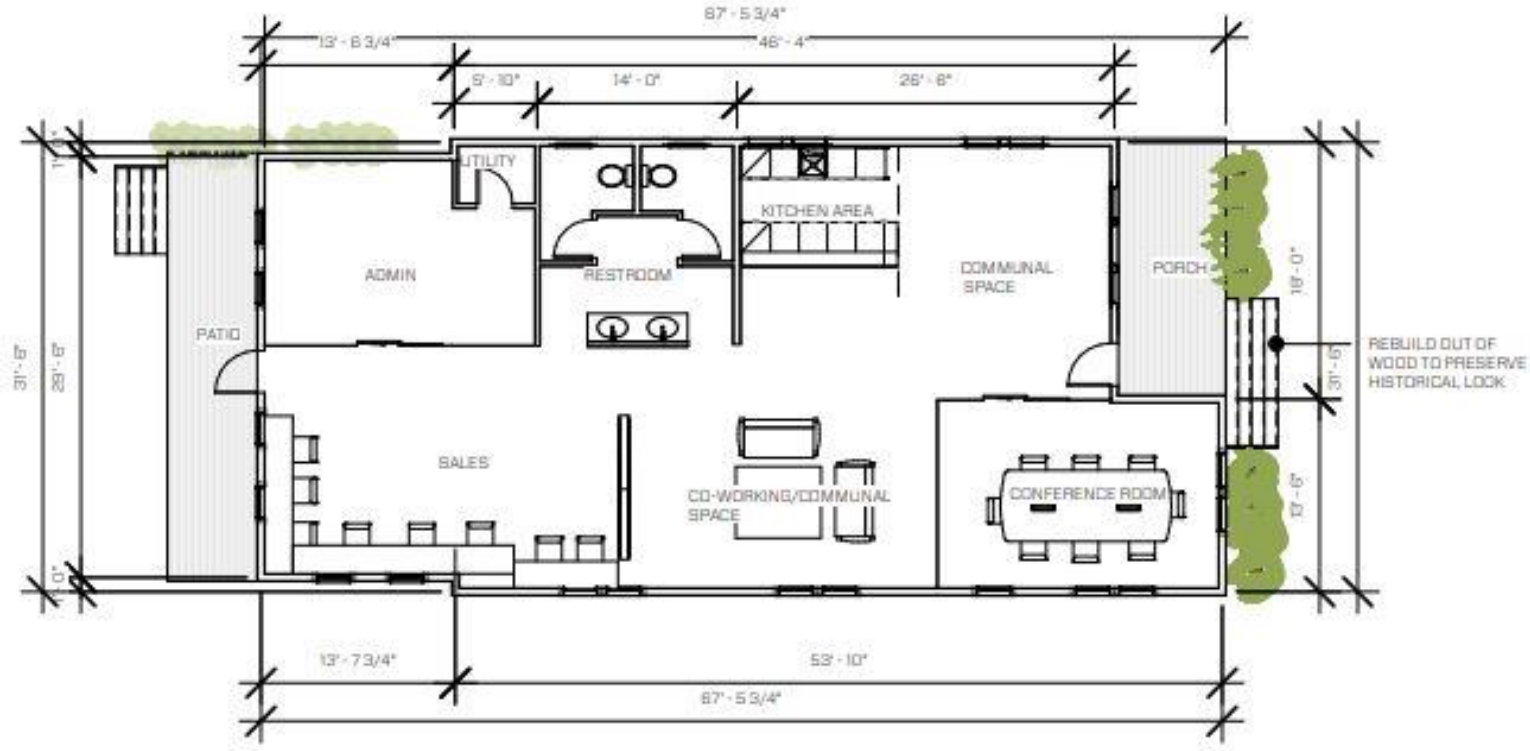
Approved Site Plan – Jan. 27, 2022



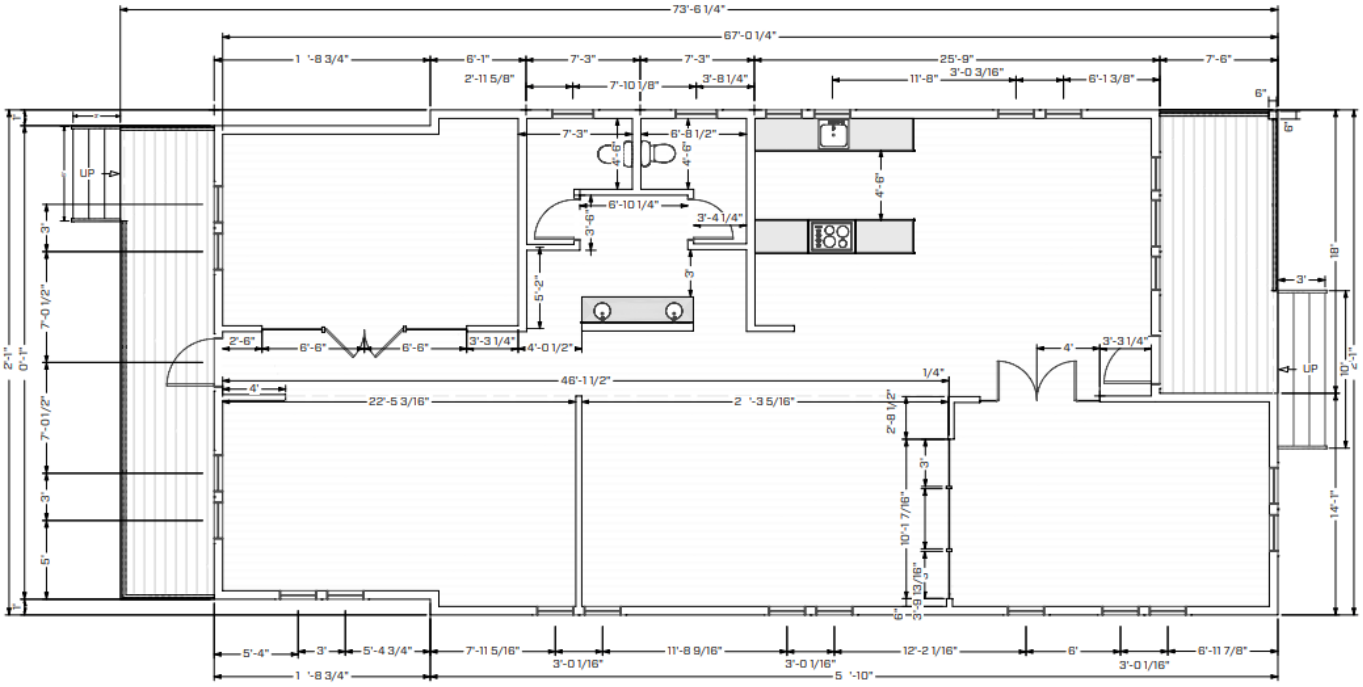
Proposed Site Plan – October 10, 2022



Approved Floor Plan – Jan. 27, 2022



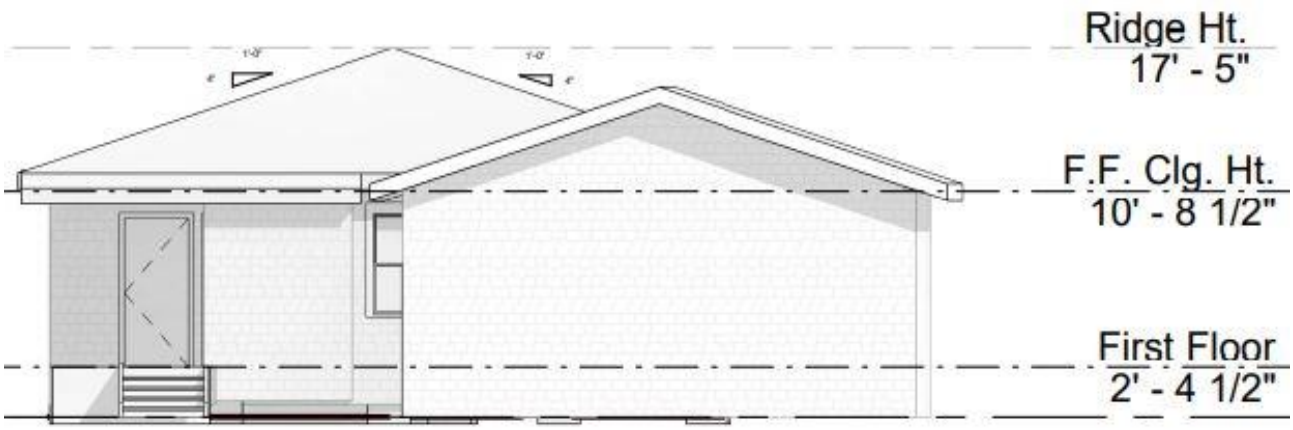
Proposed Floor Plan – October 10, 2022



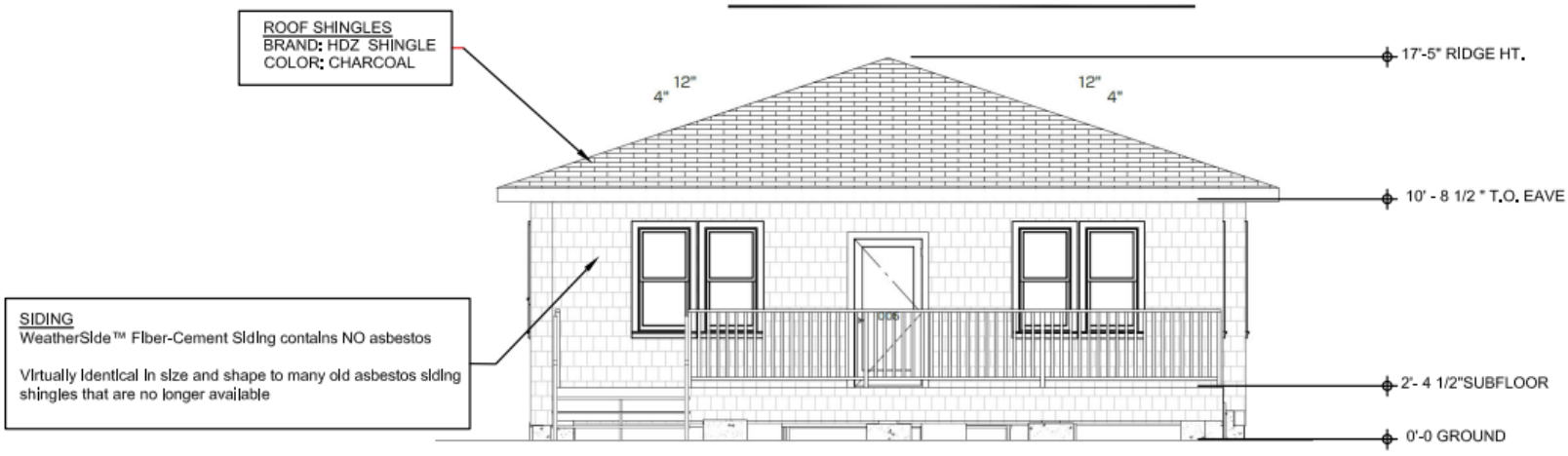
Previous Front (East) Elevation – Jan. 27, 2022 HAHC

Proposed Front (East) Elevation – October 10, 2022

Previous Rear (West) Elevation – Jan. 27, 2022 HAHC

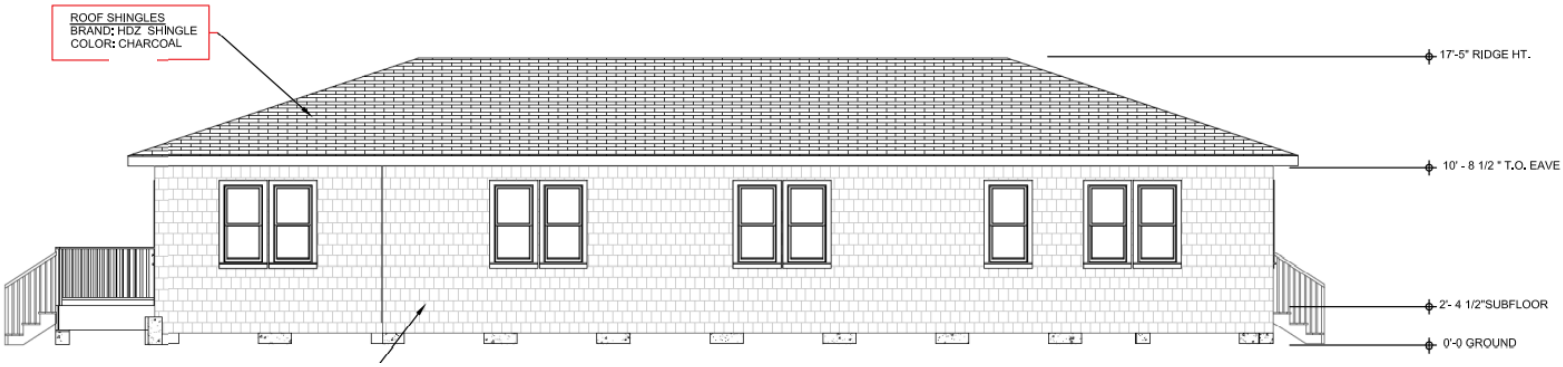


Proposed Rear (West) Elevation – October 10, 2022

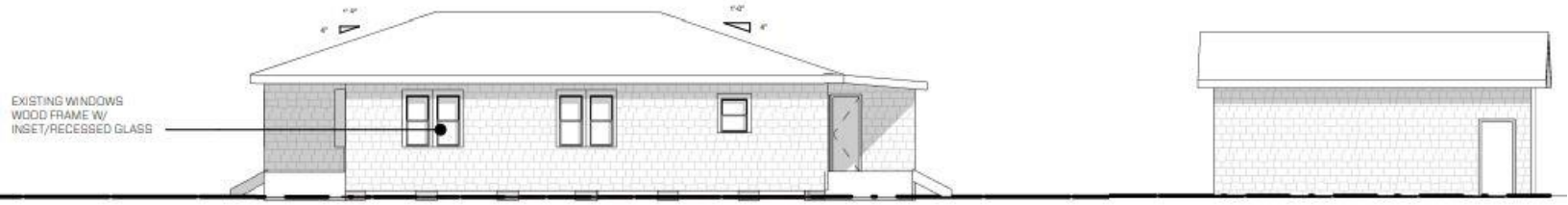


Previous South Elevation – Jan. 27, 2022 HAHC

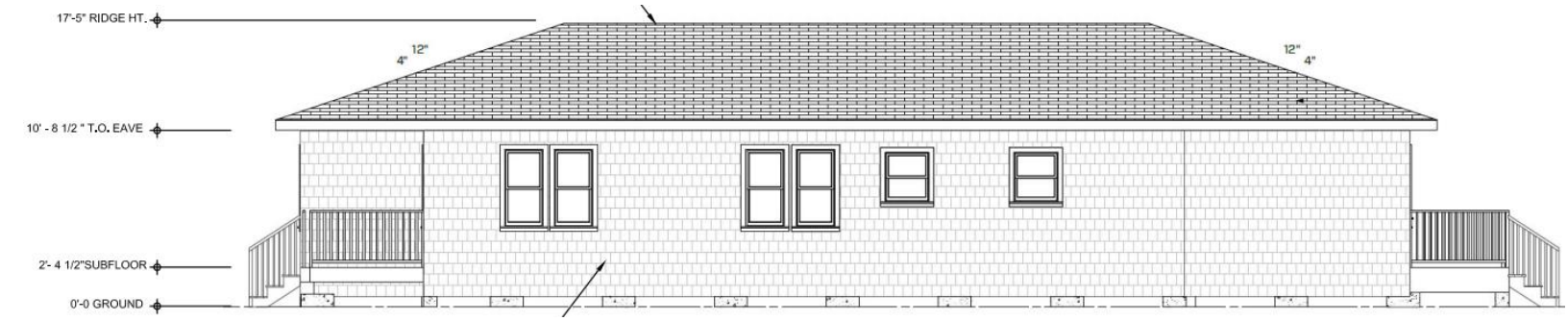
Proposed South Elevation – October 10, 2022



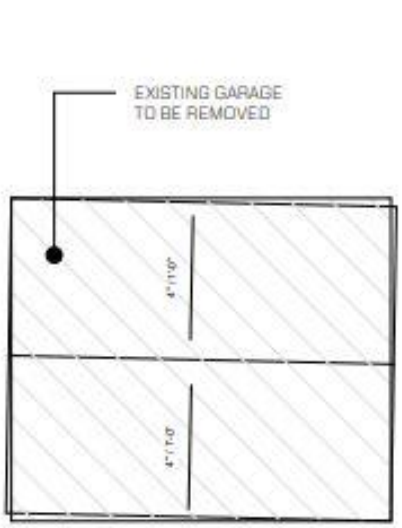
Previous North Elevation – Jan. 27, 2022 HAHC

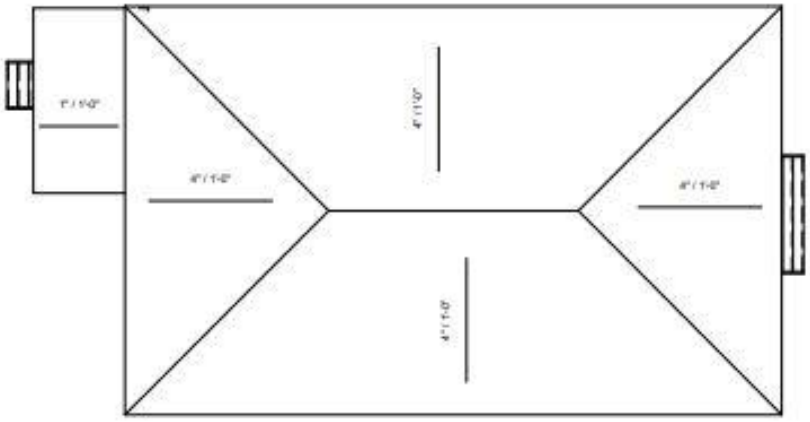


Proposed North Elevation – October 10, 2022



Previous Roof Plan – Jan. 27, 2022 HAHC





Proposed Roof Plan – October 10, 2022