

CERTIFICATE OF APPROPRIATENESS

Applicant: Anthony M. Romanoski, owner

Property: 2010 State Street, Lot 4 & Tract 3A, Block 415, Baker W R NSBB Subdivision. The property is a vacant lot (52' x 100') interior lot.

Significance: Noncontributing vacant lot, located in the Old Sixth Ward Historic District.

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

- Build a detached 846 SF two-story garage at the rear of the lot.
- The structure will have a 26'5" ridge height and an 8:12 gable roof.

See enclosed detailed project description and application materials for further details.

Public Comment: One letter of opposition received, see attachment A

Civic Association: No public comment received

Recommendation: Approval with conditions that the roof of the garage will be 6:12 instead of 8:12.

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.

OLD SIXTH WARD DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



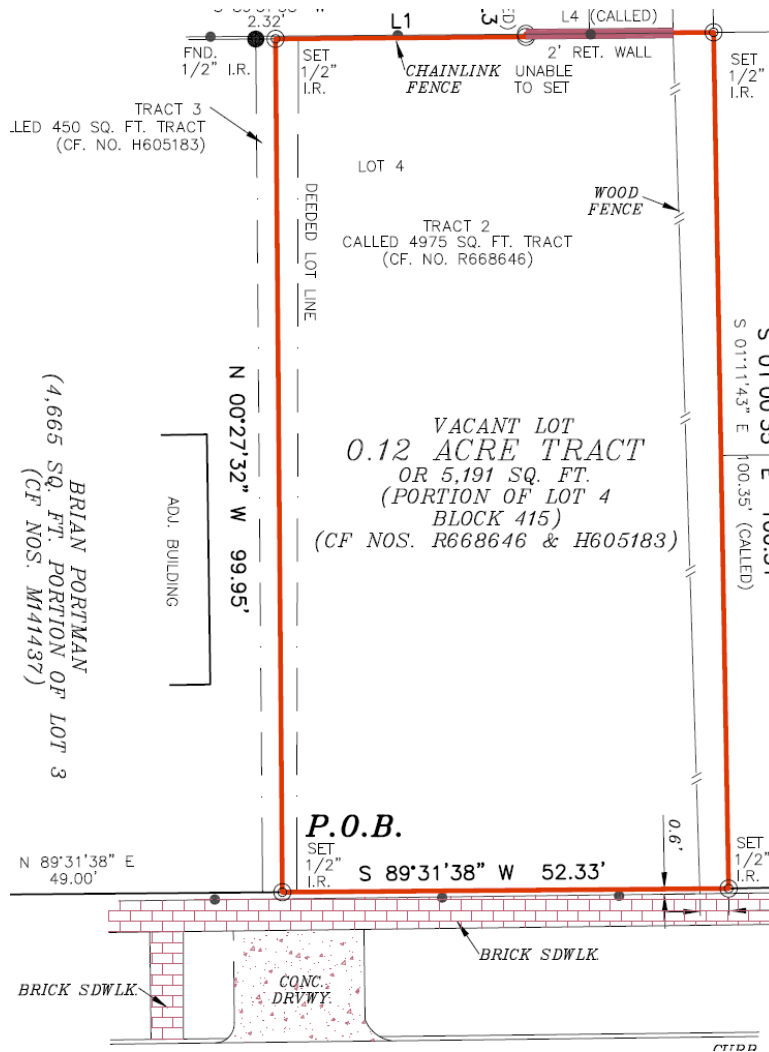
Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



SURVEY



CONTEXT AREA
CONTRIBUTING STRUCTURES IN OSW



Figure 1_2014 State St. _next door neighbor



Figure 2_2016 State St. _neighbor



Figure 1_609 White St._ example of contributing tall structures in the context area

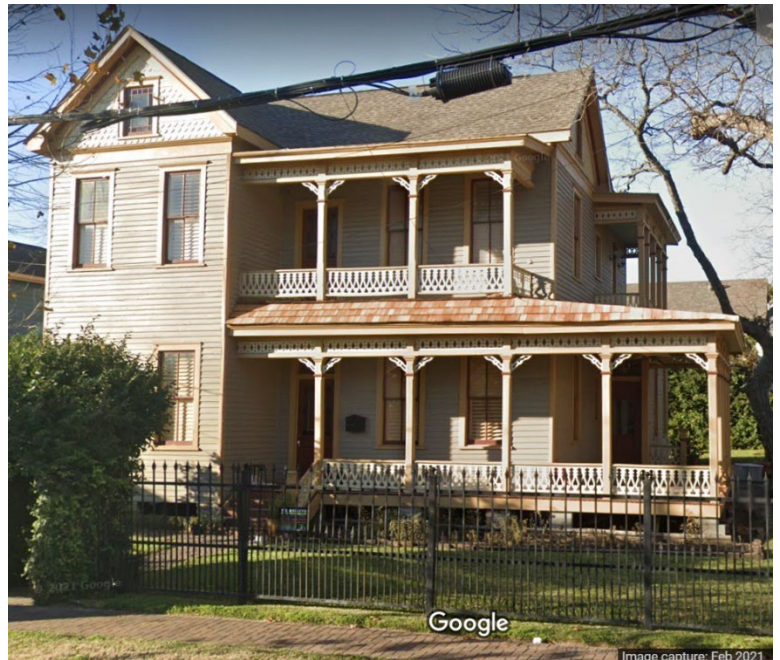


Figure 2_1914 State St._ example of contributing tall structures in the context area



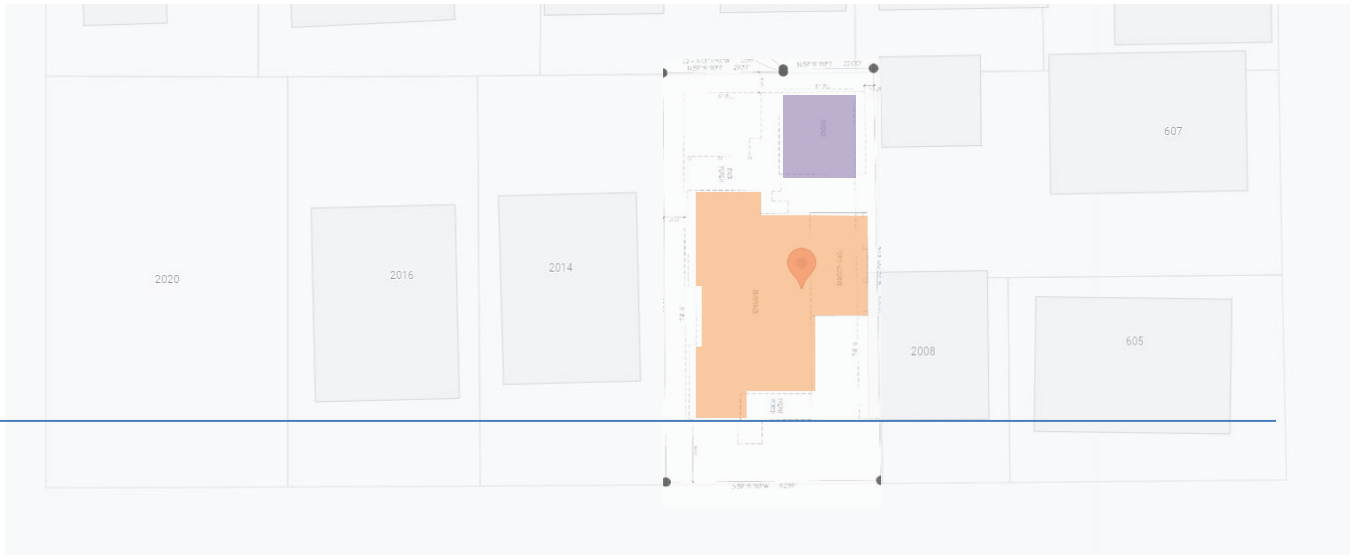
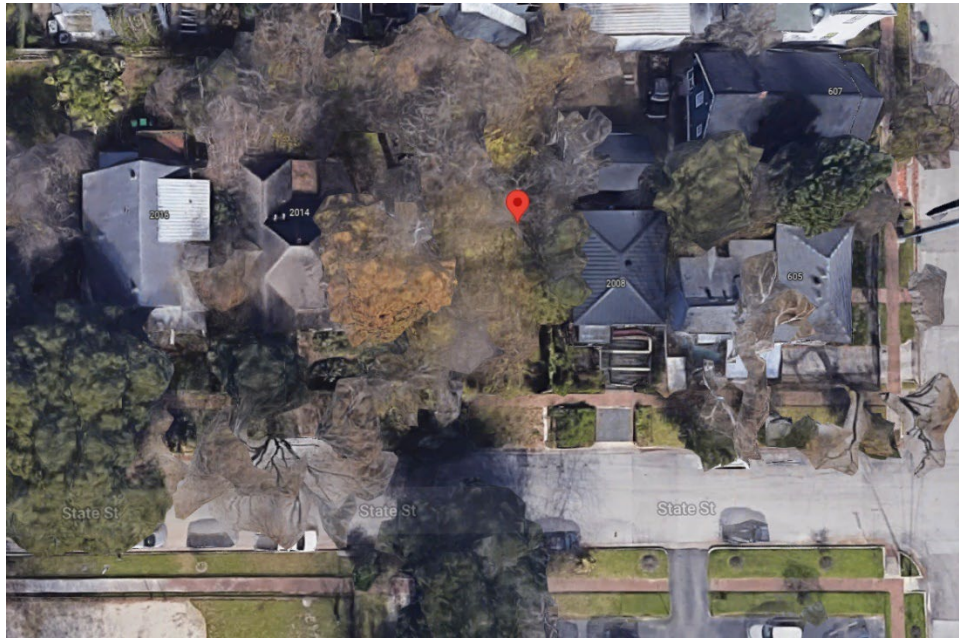
Figure 3- 1718 Lubbock St- example of contributing tall structures in the context area



Figure 4_2018 Kane Street_35'-3" tall



Figure 5_1910 Kane Street



OSW DESIGN GUIDELINES

C. Parking

1. New construction shall provide off-street parking as required in the Houston Code.
2. Garages or covered carports shall be located on the rear half of the lot; driveways must be placed to the side of the dwelling for interior lots. Driveway material must be concrete, stone, brick pavers, or gravel.
3. Driveway access to the garage on interior lots is limited to a single driveway with a maximum width of 10 feet at any point within the front half of the lot.
4. On corner lots, garage access shall be from the side street.
5. Exception: On lots of insufficient width (generally 25 feet wide), a porous parking pad in compliance with City codes may be placed in front of the building for off-street parking. Variances may be granted for special circumstances.



Figure IV-3. Appropriate configurations for garages and driveway access.

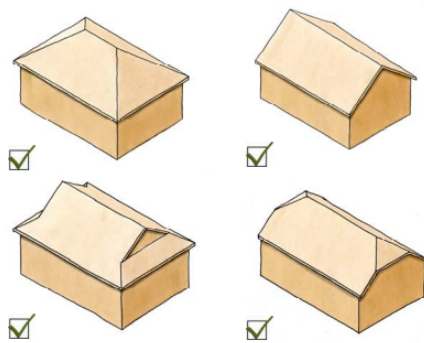


Figure V-4. Appropriate roof forms, clockwise from top left, include hip, gable, truncated gable, and gable-on-hip.

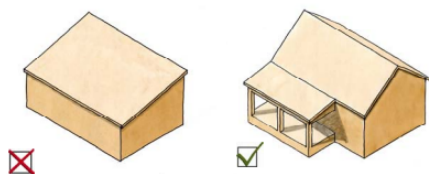


Figure V-5. Monopitch or shed roofs should be avoided unless part of a subordinate element.

2. Roof Forms.

- a. Residential buildings should have pitched roofs of simple profiles, generally limited to gabled roofs, hipped roofs, or some combination thereof. Hybrid designs such as a gable-on-hip roof or truncated gable are also acceptable.
- b. Monopitch roofs should be avoided but are permissible when part of a subordinate element or framing into a vertical element.
- c. Roof pitches should be in the range of 6-on-12 to 12-on-12.
- d. Flat roofs are permissible only on storefront, commercial buildings. Flat roofs shall be defined by a parapet along any street-facing elevation.

SOUTH FRONT ELEVATION

PROPOSED

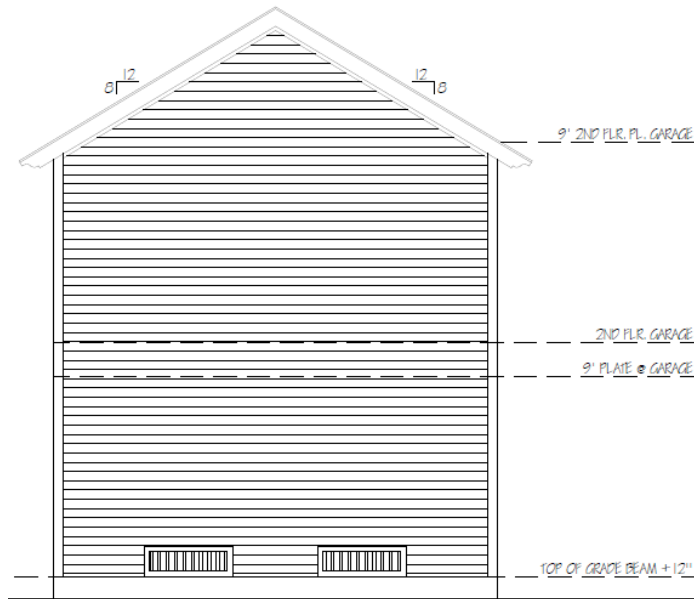


NORTH REAR ELEVATION

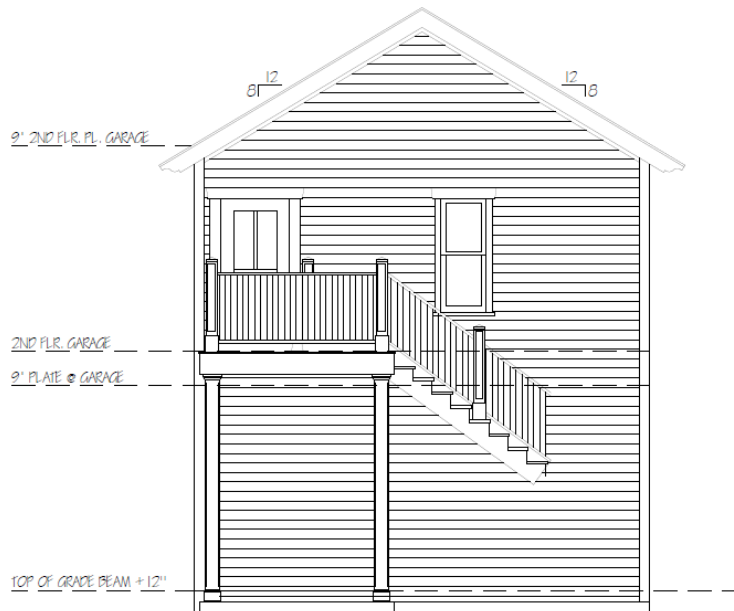
PROPOSED



**WEST SIDE ELEVATION
PROPOSED**

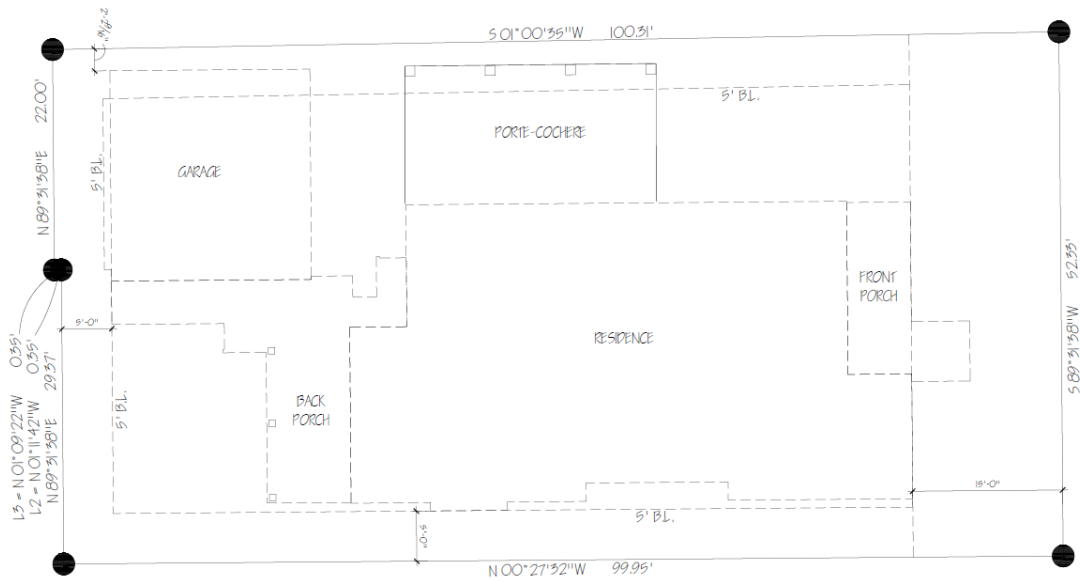


**EAST SIDE ELEVATION
PROPOSED**



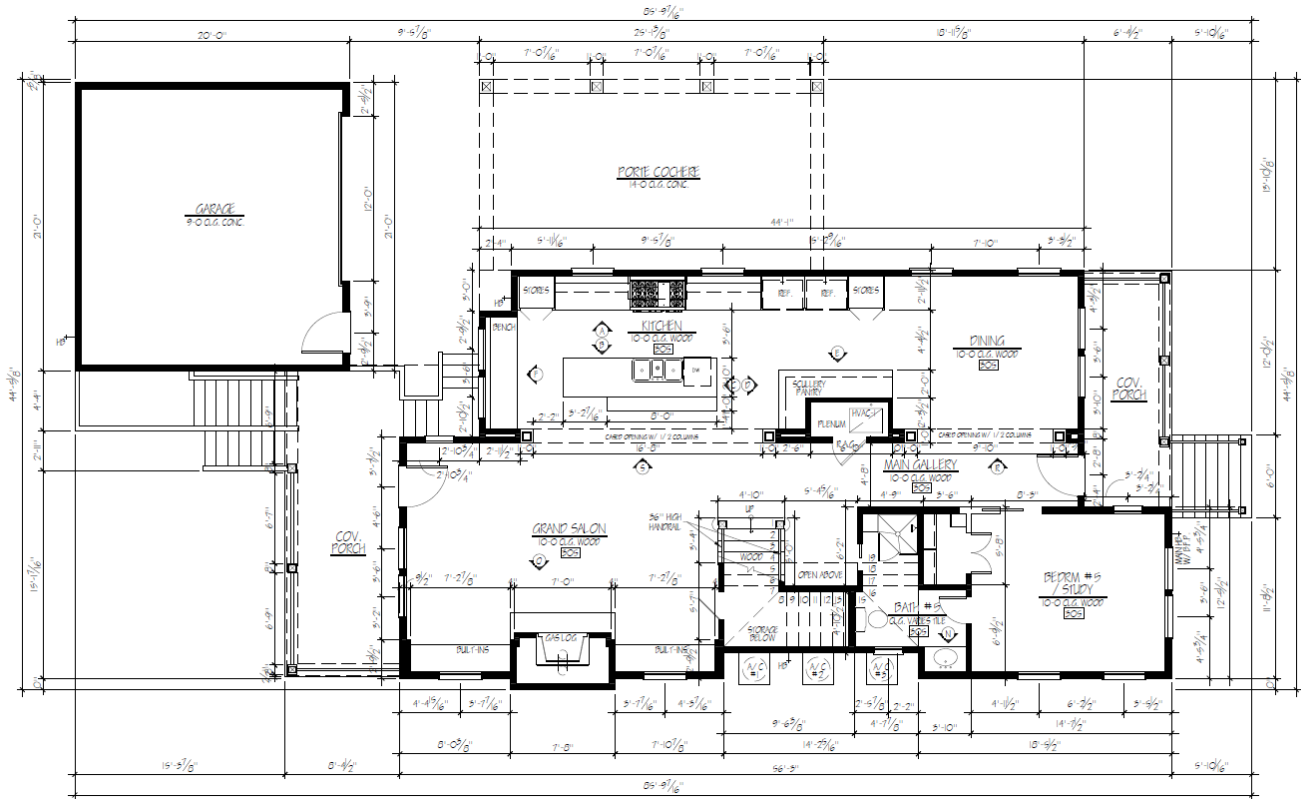


SITE PLAN PROPOSED



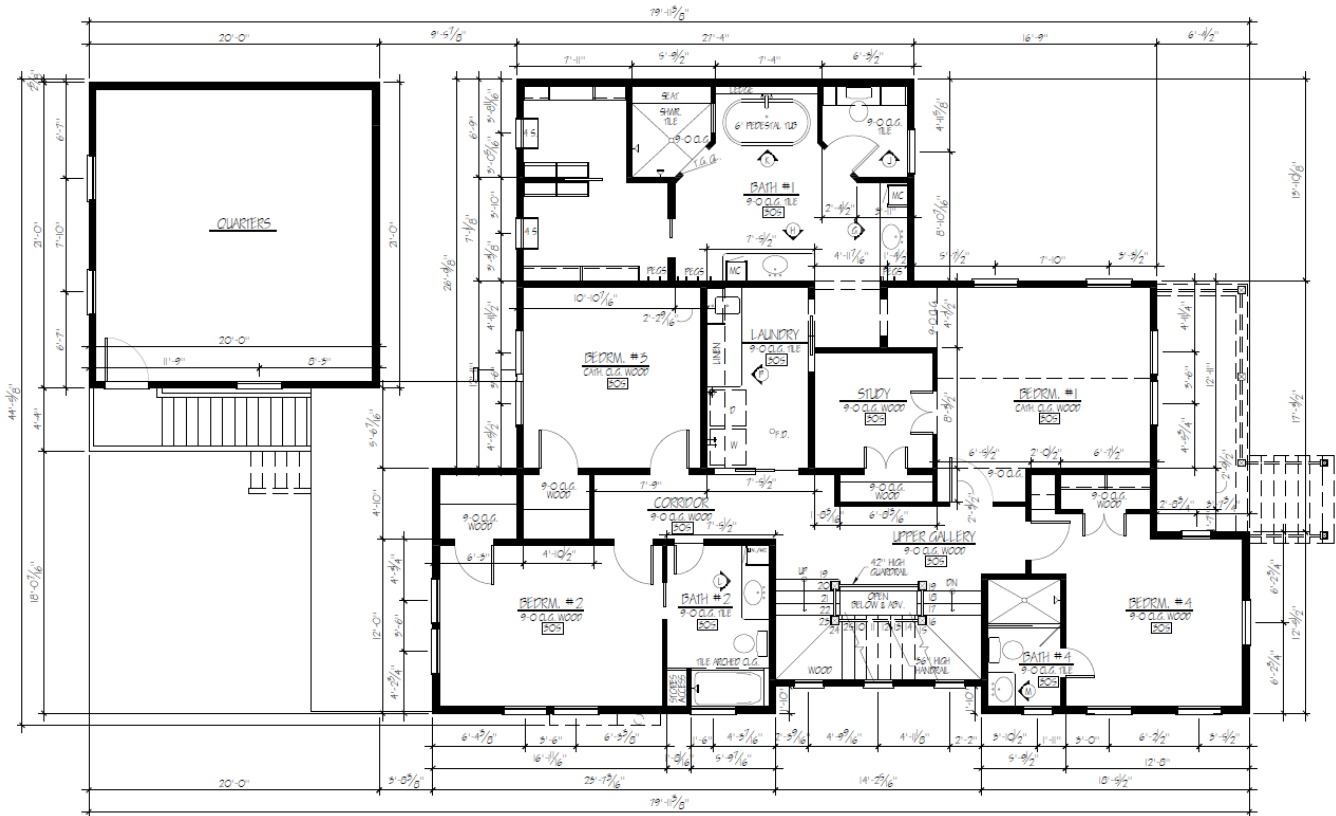
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE				
SYM	AMOUNT		SIZE	DESCRIPTION
	RH	LH		
①	1	2	3/0 x 9/8 x 1-3/4"	SOLID CORE DOOR
②	--	1	3/6 x 9/8 x 1-3/4"	LOW. MECH. DOOR
③	2	--	3/6 x 9/8 x 1-3/4"	SOLID CORE, INTERIOR DOOR
④	4		3/0 x 9/8 x 1-3/4"	SOLID CORE, WOOD PANEL, INTERIOR, DOUBLE DOORS
⑤	1	5	3/8 x 9/8 x 1-3/4"	SOLID CORE, INTERIOR DOOR
⑥	1		3/6 x 9/8 x 1"	SOLID CORE, WOOD PANEL, POCKET, INTERIOR DOOR
⑦	2		3/6 x 9/8 x 1-3/4"	SOLID CORE, WOOD PANEL, POCKET, INTERIOR DOOR
⑧	2		3/8 x 9/8 x 1-3/4"	SOLID CORE, WOOD PANEL, POCKET, INTERIOR DOOR
⑨	2	1	3/0 x 9/8 x 1-3/4"	SOLID CORE, INTERIOR DOOR
⑩	--	2	3/8 x 9/8 x 1-3/4"	METAL, FOAM FILLED PANEL, FIRE RATED (ONE 5'-0" TALL)
⑪	1		12-0 x 8-0	METAL OVERHEAD INSULATED GARAGE DOOR

WINDOW SCHEDULE			
SYM	AMT.	SIZE	DESCRIPTION
A	2	3/6 x 3/6	FIXED WINDOW (TEMPERED)
B	3	3/6 x 3/6	SINGLE HUNG WINDOWS
C	12	3/6 x 3/6	SINGLE HUNG WINDOWS
D	9	3/6 x 3/6	SINGLE HUNG WINDOWS
E	14	3/6 x 3/6	SINGLE HUNG WINDOWS
F	2	3/6 x 3/6	SINGLE HUNG WINDOWS

ATTACHMENT A

Dear Historic Commission Review Committee –

I live at 2008 State Street and have owned this property since 2007. First I would like to acknowledge the letter written by Brian Portman, which I have copied below. Brian and I own the adjoining properties to 2010 State and share several concerns regarding the submitted plans. I appreciate his research and the concise statement of those issues for the committee. I support each argument he presents – I see no need to duplicate his words.

Here are other concerns to please add:

- 1) The design for such a large structure and the interior layout of equal bedroom/ bath counts and living space above the garage, begs the question of whether this will strictly be an owner occupied residence. There are options here which could open the possibility of commercial ventures, such as running a bed and breakfast or an Air B&B business on the site. If so, this intent should certainly be stated publicly. If those ideas were actualized this would change the quiet nature of the street and our low density traffic – offering large special events and an increase demand for parking are two main concerns.
- 2) The current grade level of the 2010 property is slightly higher than that of 2008. Because 2010 has been an open natural terrain, drainage has never been an issue – except obviously in torrential rain circumstances. I have installed a French drain and bricked a v-trough around my structure to help manage any issues. My concern now is with the proposed main structure, extended driveway, and outbuildings – there is a large percentage of hard scape in relation to green space and perhaps a higher grade elevation being discussed. I would like assurances that all drainage concerns which impact surrounding properties are being considered to the full extent. Directly related to my property, the east side of the driveway is certainly an opportunity for a short barrier curb to help mitigate any future problems.
- 3) I hope I am wrong in my assumption, but after looking at the site plans, it seems most, if not all, existing trees will need to be removed to make way for structure. As I understand new construction ordinances of the past, owners needed to plant new oak trees in the city parkway related to any sizeable new construction. I don't know if this is still a requirement, if so, seems irony at its best! Aesthetically speaking, I truly regret the choice of not retaining the old growth oak trees of the property. Practically speaking, it will eliminate all the western side tree cover and also the direct energy savings I enjoy from having the barrier of trees along the fence line.
- 4) This last point is just a matter of record. After reviewing the recent survey of 2010 State, I find there are inconsistencies with the survey of 2008 State, prepared in 1992. As drawn, the recent survey shows the eastern [common] property boundary as running along the exterior wall of my 1939 structure. I have contacted representatives of the Overland Surveyors Consortium who produced last year's survey, for a review of the two documents. I am awaiting a decision from them and hoping for a favorable response. Obviously, easement issues and discussions will come into play if the two surveys cannot be reckoned.

Thank you all for your time and commitment to reviewing and considering the information for the benefit of all parties.

Best regards –
Karen Willis
2008 State Street
Houston, Texas 77007

APPLICANT'S MATERIAL

LINE	BEARING	DISTANCE
L1	N 89°31'38" E	29.37'
L2	N 01°11'43" W	0.35'
L3	N 01°09'22" W	0.35'
L4	N 89°29'17" E	22.00'
L5	N 89°31'38" E	22.00'

ARZ PROPERTIES LLC
0.1686 ACRE TRACT
(CF NO. 20120591575)
(A.K.A. TRACTS 9, 9B & E. 33.5' OF LOT 10)

ROLANDO D. LAURENZO & BLANCA O.
4408 SQ. FT. TRACT
(A.K.A. TRACTS 8, 8A-2 & 9A)

0.12 ACRE TRACT
HARRIS COUNTY, TEXAS

BEING A 0.12 ACRE TRACT OF LAND OUT OF THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1 IN HARRIS COUNTY, TEXAS, AND BEING ALL OF A 4,975 SQUARE FOOT TRACT DESCRIBED IN CLERKS FILE NO. R668646 AND A PORTION OF A 450 SQUARE FOOT TRACT DESCRIBED IN CLERKS FILE NO. H605183, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 415, W. R. BAKER ADDITION, AN UNRECORDED SUBDIVISION IN SAID SURVEY, SAID 0.12 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found on the North ROW line of State Street (70 foot Public ROW) at the Southwest corner of a 4,665 square foot tract described in Clerks File No. M141437, (O.P.R.H.C.T.), same being the Southeast corner of that certain John C. Courtney IV, 4,645 square foot tract;

THENCE N 89°31'38" E along the North ROW line of State Street (70 foot Public ROW), passing the common line of the said 4,665 square foot tract and the said 450 square foot tract, a total distance of 49.00 feet to a 1/2" iron rod set on the North ROW line of State Street (70 foot Public ROW), same being the South line of the said 450 square foot tract, for the Southwest corner and POINT OF BEGINNING hereof;

THENCE N 00°27'32" W, through the interior of the said 450 square foot tract, a distance of 99.95 feet to a 1/2" iron rod set on the South line of that certain 0.1686 acre tract recorded in Clerks File No. 20120591575, (O.P.R.H.C.T.), same being the North line of the said 450 square foot tract, for the Northwest corner hereof, from which a 1/2" iron rod found at the North common corner of the said 4,665 square foot tract and the said 450 square foot tract bears S 89°31'38" W, a distance of 2.32 feet.

THENCE N 89°31'38" E, along the South line of said 0.1686 acre tract, a total distance of 29.37 feet to a point on the South line of said 0.1686 acre tract, at the west end of a 0.70 foot wide concrete wall;

THENCE along the Common line of said 0.1686 tract and this tract, the following two (2) courses and distances:

1) N 01°09'22" W for a distance of 0.35 feet to a point in said concrete wall;

2) N 89°31'38" E along the center line of said wall, passing the South common corner of the said 0.1686 acre tract and that certain 4,408 square foot tract recorded in Clerks File No. RP-2021-342297, (O.P.R.H.C.T.), and passing the end of said wall, for a total distance of 22.00 feet to 1/2" iron rod set on the South line of said 4,408 square foot tract, same being the North line of Lot 5, of said Block 415, W. R. Baker Addition, unrecorded subdivision, at the Northeast corner of the said 4,975 square foot tract for the Northeast corner hereof;

THENCE S 01°00'35" E through the interior of said Lot 5, along the East line of said 4,975 square foot tract and this tract, a distance of 100.31 feet to a 1/2" iron rod set on the North ROW line of State Street, same being the South line of said Lot 5, at the Southeast corner of the said 4,975 square foot tract for the Southeast corner hereof, from which a 5/8" iron rod found on the West ROW line of White Street, at the Southeast corner of Lot 6, of said Block 415, W. R. Baker Addition, unrecorded subdivision, bears N 88°53'32" E, a distance of 96.41 feet;

THENCE S 89°31'38" W along the North ROW line of State Street (70 foot Public ROW), a distance of 52.33 feet to the POINT OF BEGINNING of the herein described tract and containing 0.12 acre (5,191 Sq. Ft.) of land;

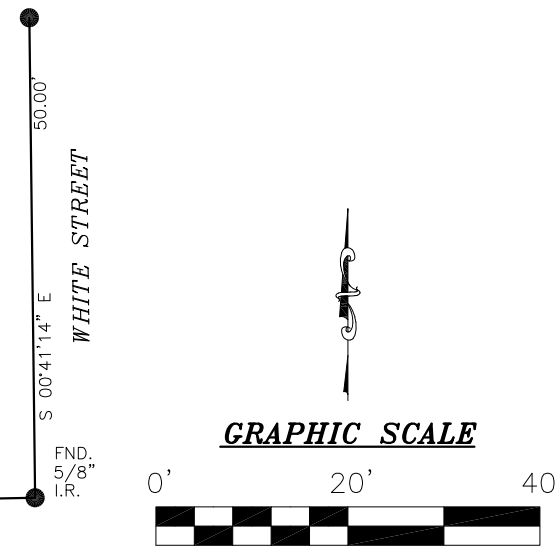
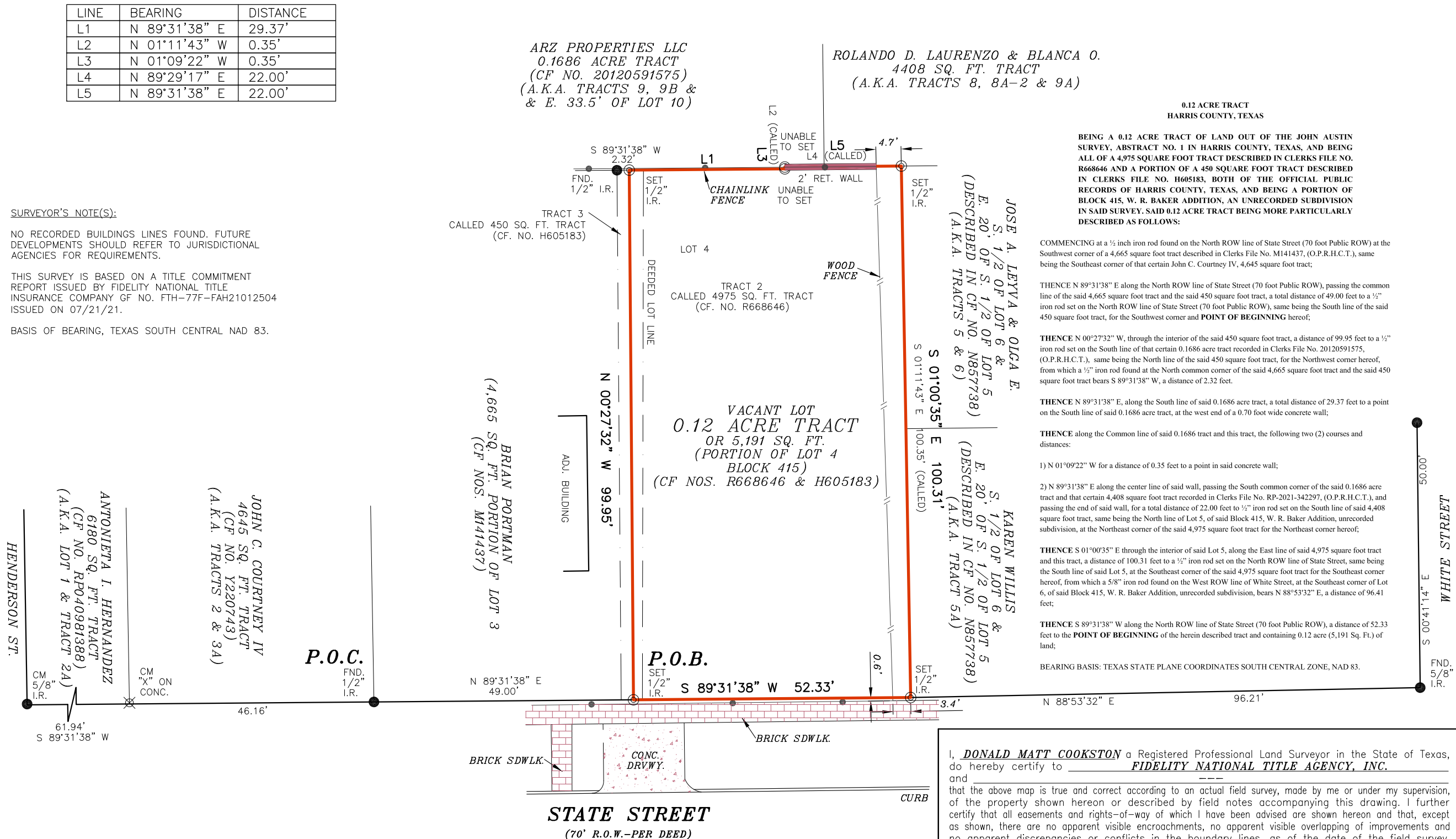
BEARING BASIS: TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, NAD 83.

SURVEYOR'S NOTE(S):

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. FTH-77F-FAH21012504 ISSUED ON 07/21/21.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.



ANTONIETA I. HERNANDEZ
6180 SQ. FT. TRACT
(CF NO. RP040981388)
(A.K.A. LOT 1 & TRACT 2A)

JOHN C. COURTNEY IV
4645 SQ. FT. TRACT
(CF NO. Y220743)
(A.K.A. TRACTS 2 & 3A)

BRIAN PORTMAN
(4,665 SQ. FT. PORTION OF LOT 3)
(CF NOS. M141437)

HENDERSON ST.

STATE STREET
(70' R.O.W.-PER DEED)

WHITE STREET

FLOOD INFORMATION
FIRM: 48201C PANEL: 0670 M
REV. DATE: 06/09/2014
ZONE: "X & SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

STATE STREET
(70' R.O.W.-PER DEED)

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	WOOD FENCE
	CHAINLINK FENCE
	DEEDED LOT LINE
	FOUND "X" ON CONCRETE
	SET 1/2" IRON ROD
	FOUND IRON ROD
	CONTROL MONUMENT

I, DONALD MATT COOKSTON a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE AGENCY, INC. and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 0.23 ACRE PARCEL OF LAND recorded in Clerk's File R668646 & H605183, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the JOHN AUSTIN SURVEY, A-1

Borrower: ANTHONY ROMANOSKI AND COLBY WULF
Address: 2014 STATE ST., HOUSTON, TX 77007 GF No. FTH-77F-FAH21012504

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: _____

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	2108027765	NO.	1	REVISION	SPLITTED TWO SURVEY	DATE	08/30/21
DATE:	08/04/21						
DRAWN BY:	RK						
APPROVED BY:	DMC						

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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