

CERTIFICATE OF APPROPRIATENESS

Application Date: June 28, 2021

Applicant: Li Li agent for, owner

Property: 1239 Yale Street, Lot 3, Tracts 2 & 4A, Block 185, (South Half of Lot 3 and North Half of Lot 4), Houston Heights Subdivision. The property includes a historic 1,365 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights West Historic District. Previous COA application in June 2019 to demolish original structure and application denied. Denial upheld by HPAB in October 2019.

Proposal: Alteration: Rear Addition and New Garage and Garage Apt

- Build a 1-story 524 sq. ft. rear addition
- Rear addition ridge height 17' 8" with a 6:12 roof pitch
- Composition roof shingles and smooth cementitious siding
- Build a 2-story garage (518') and garage apt. (547")
- Garage/Garage Apt ridge height 24' 8" with a 6:12 roof pitch and composition roof shingles and smooth cementitious siding
- Composite, inset & recessed, single-hung, 1-over-1 windows

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

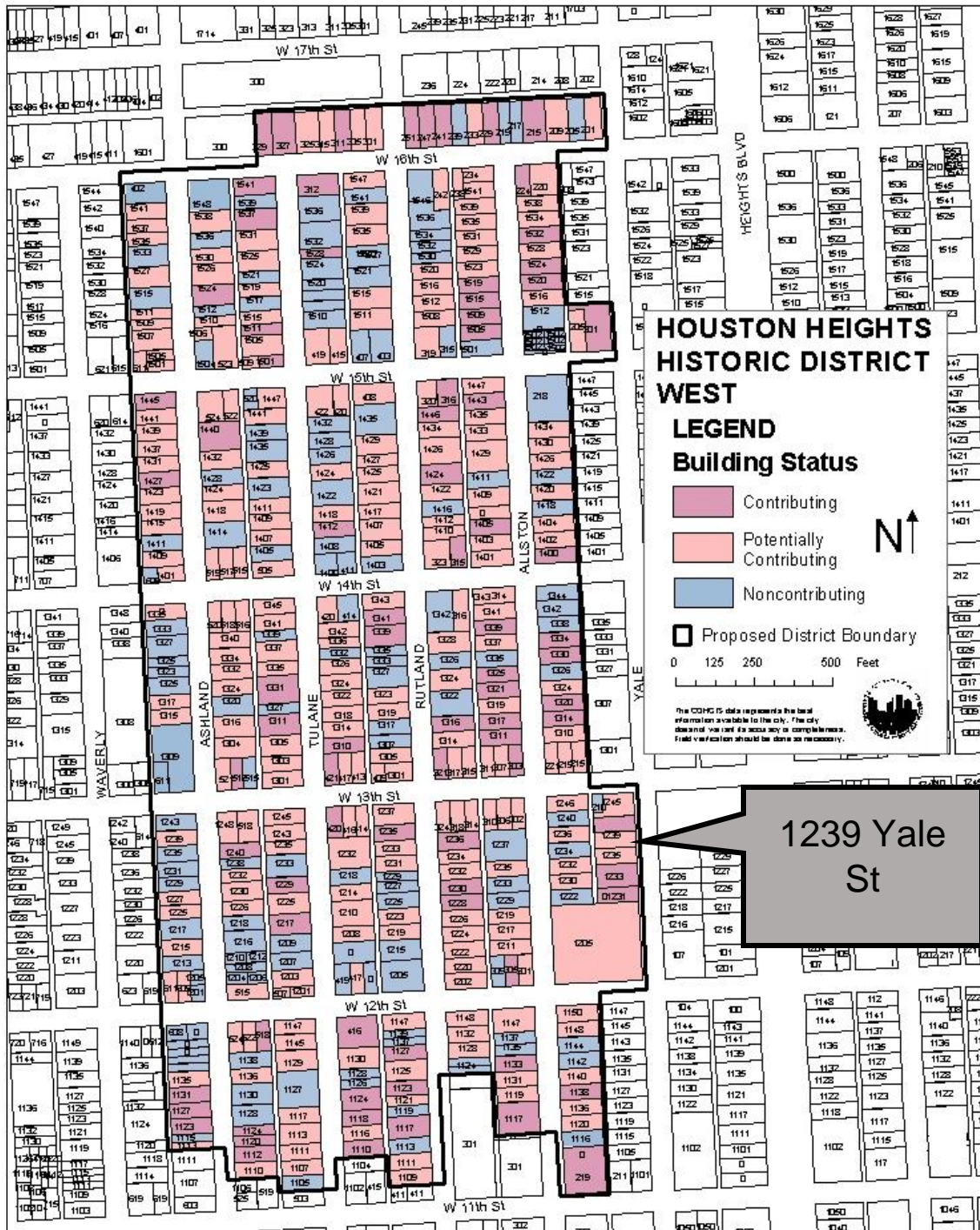
S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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 HISTORIC DISTRICT WEST

LEGEND

Building Status

- Contributing
- Potentially Contributing
- Noncontributing

Proposed District Boundary

0 125 250 500 Feet

The CHHS data represents the best information available to the city. The city does not warrant its accuracy or completeness. Field verification should be done as necessary.

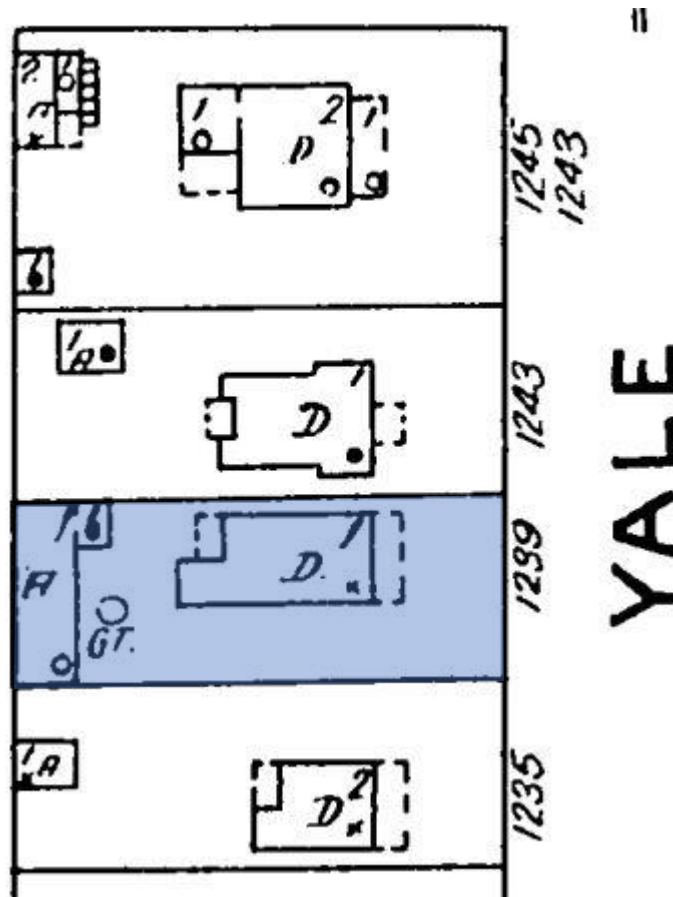


1239 Yale St

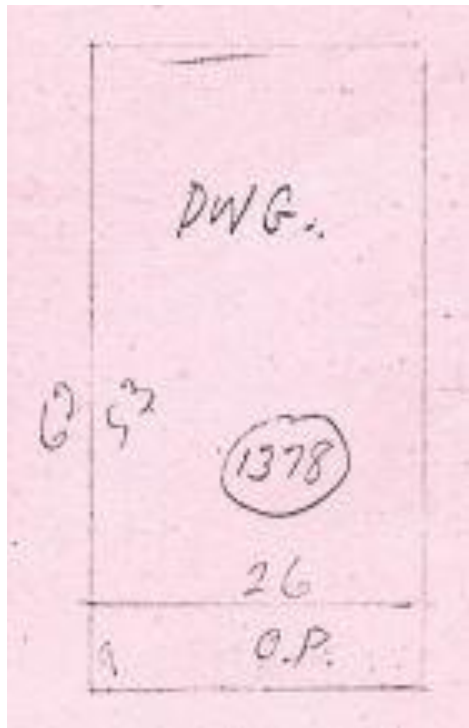
Inventory Photo



Sanborn 1924



Harris County Building Land Assessment Survey – 12-6-1967



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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,365

Remaining Amount: 751

 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: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 1,908'

Remaining Amount: 996'

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

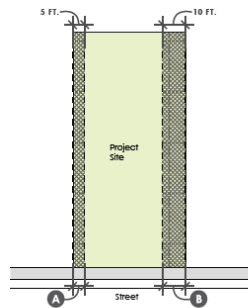
Side Wall Length: 52' 9"

Inset Length: 6'

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
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

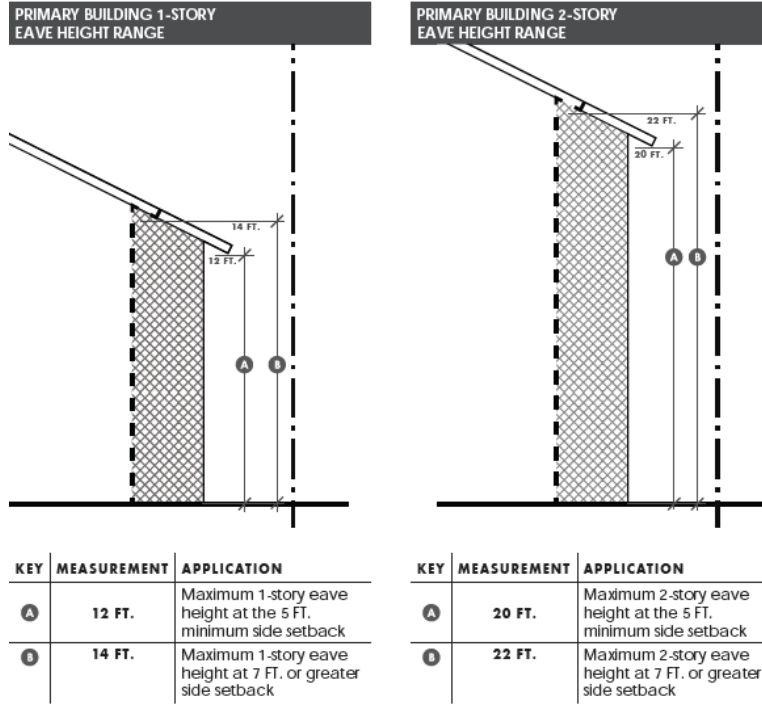
Proposed addition side setback (1): 5'

Proposed addition side setback (2): 18' 9"

Cumulative addition side setback: 23' 9"

Proposed garage side setback (1): 5'

Eave Height (Addition and New Construction)



Proposed eave height: 18' 1"

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: 5'

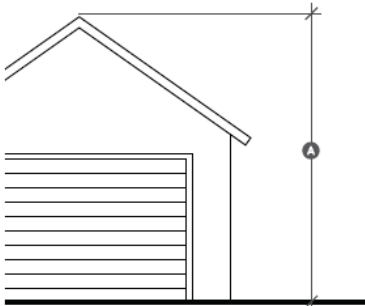
Building Wall (Plate) Height (Addition and New Construction)

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: 8"
 Proposed first floor plate height: 9'
 Proposed second floor plate height: 9'

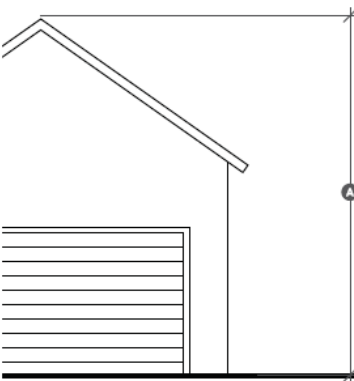
Detached Garage Ridge Height (New Construction)

GARAGE 1-STORY RIDGE HEIGHT



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

GARAGE 2-STORY RIDGE HEIGHT

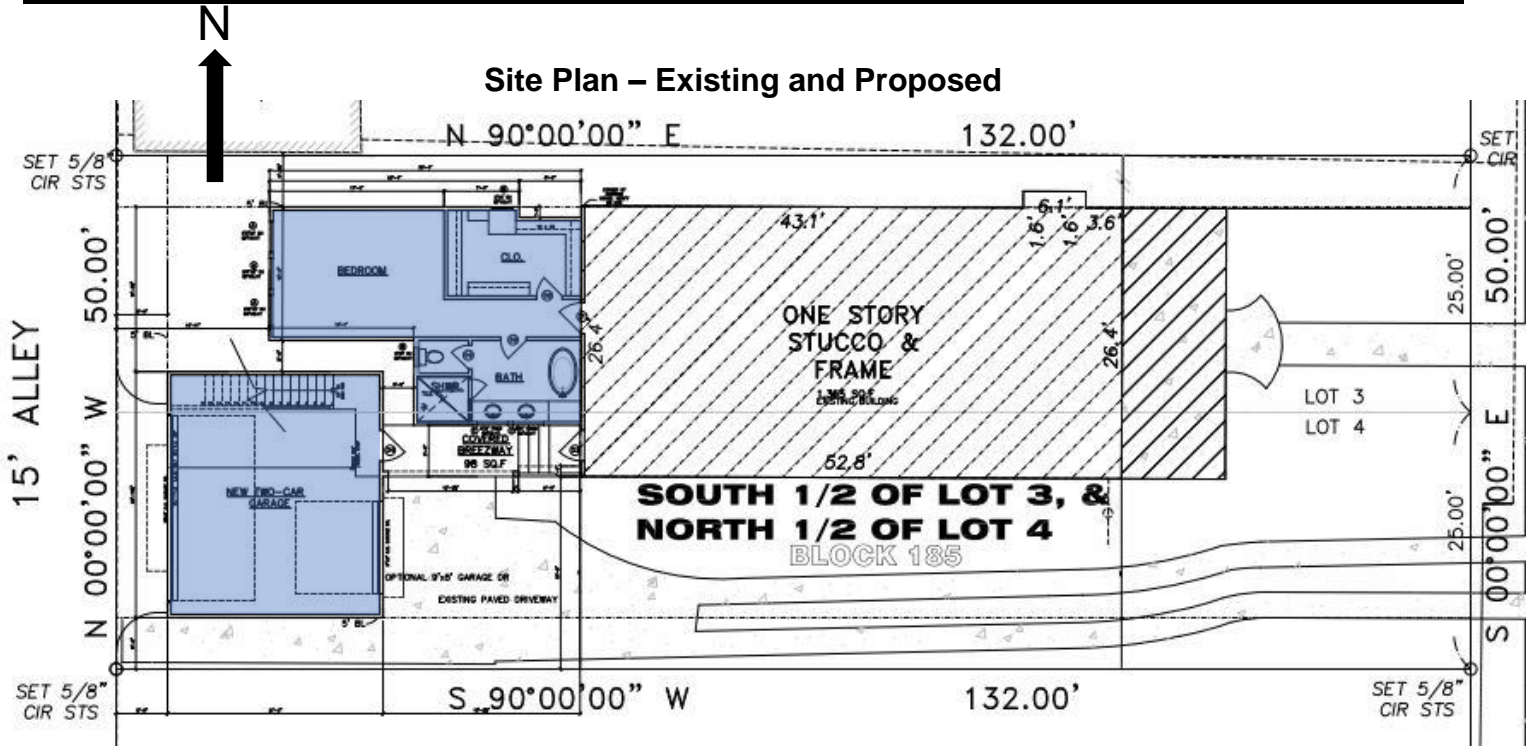


KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

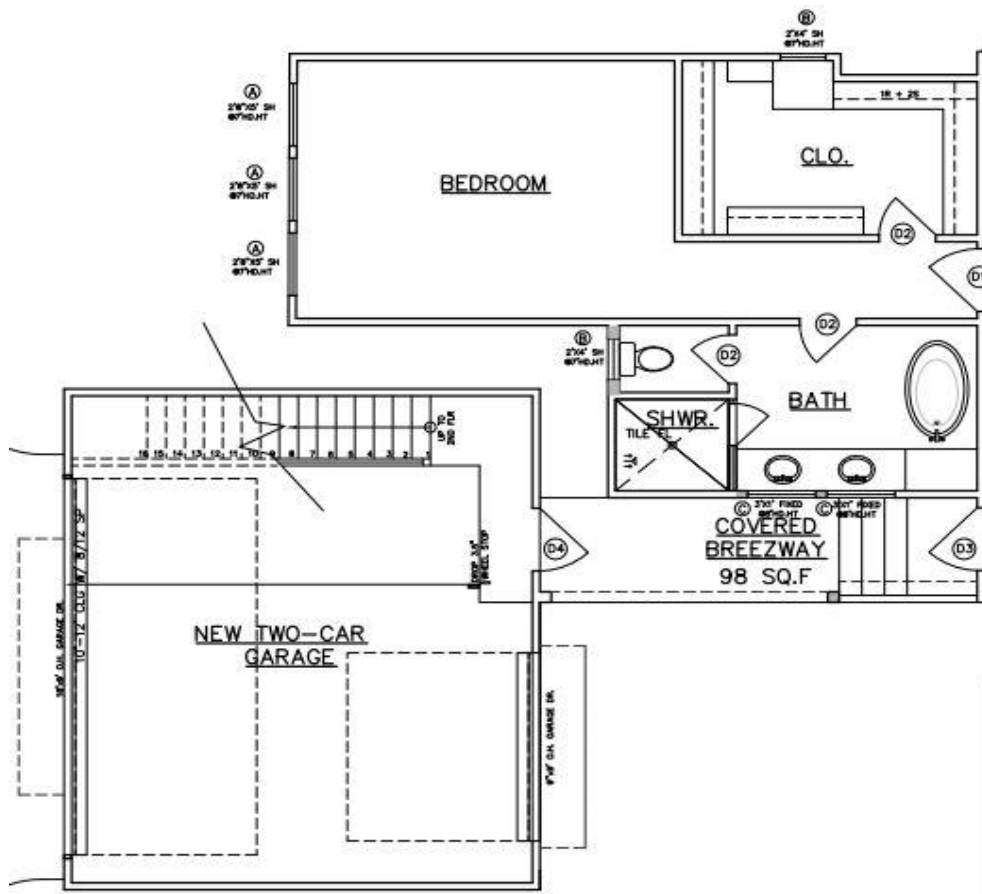
Proposed ridge height: 24' 8"

The following measurable standards are not applicable to this project:

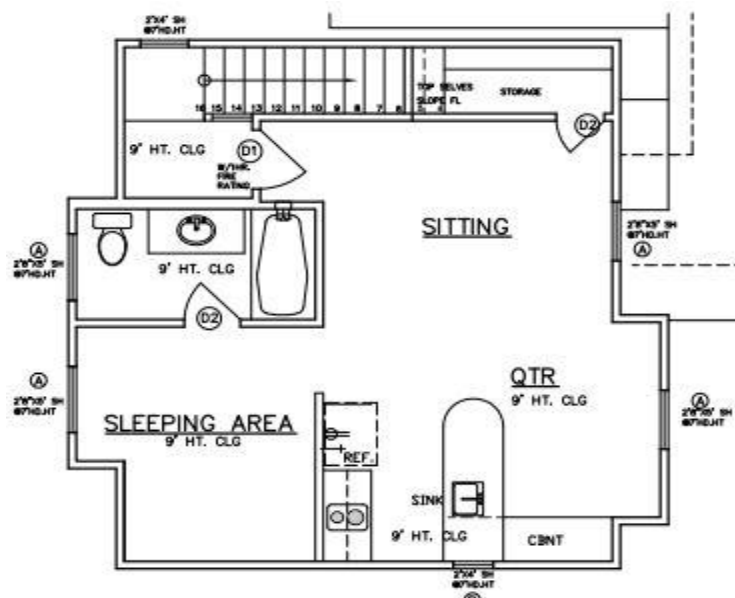
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height



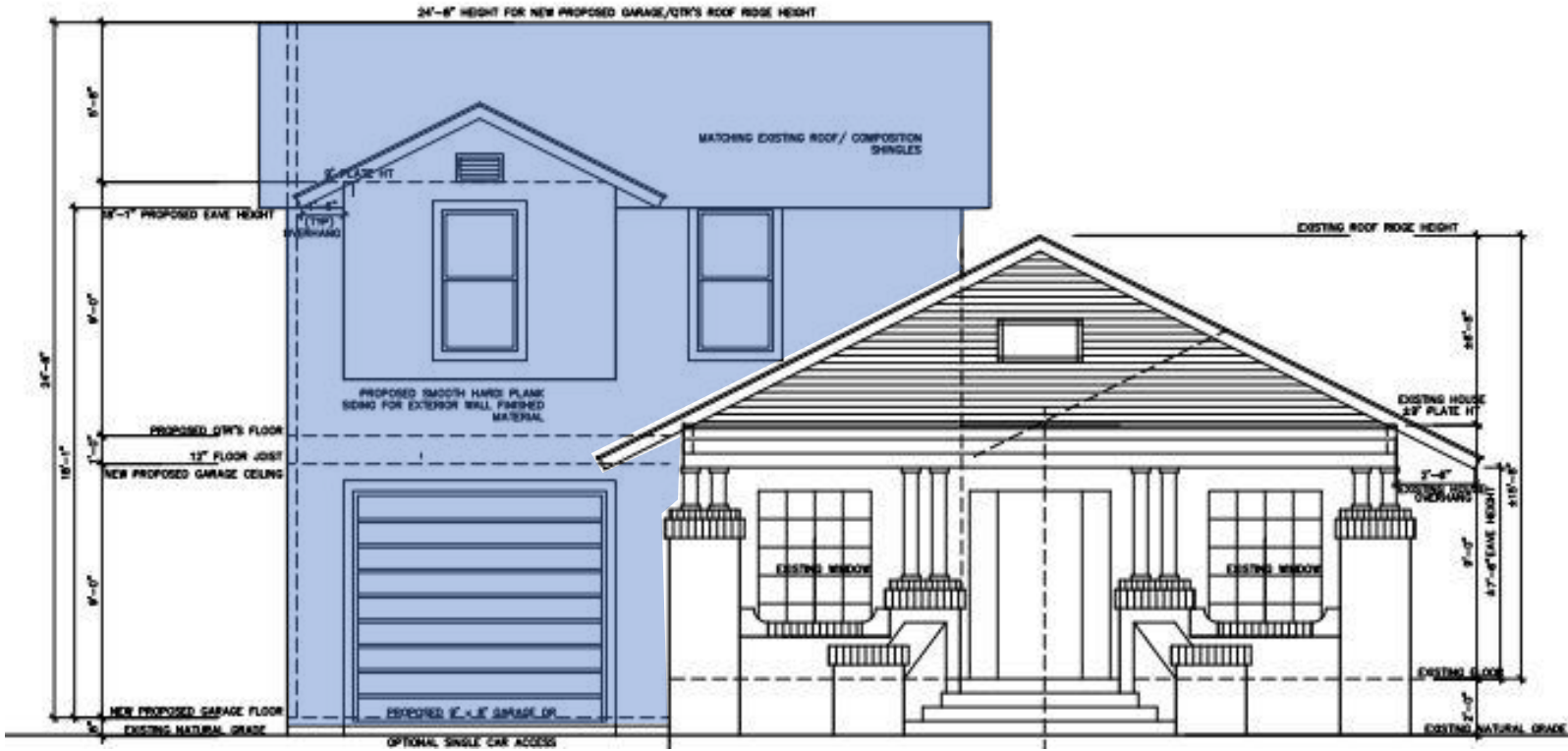
First Floor Plan Rear Addition and Garage – Proposed



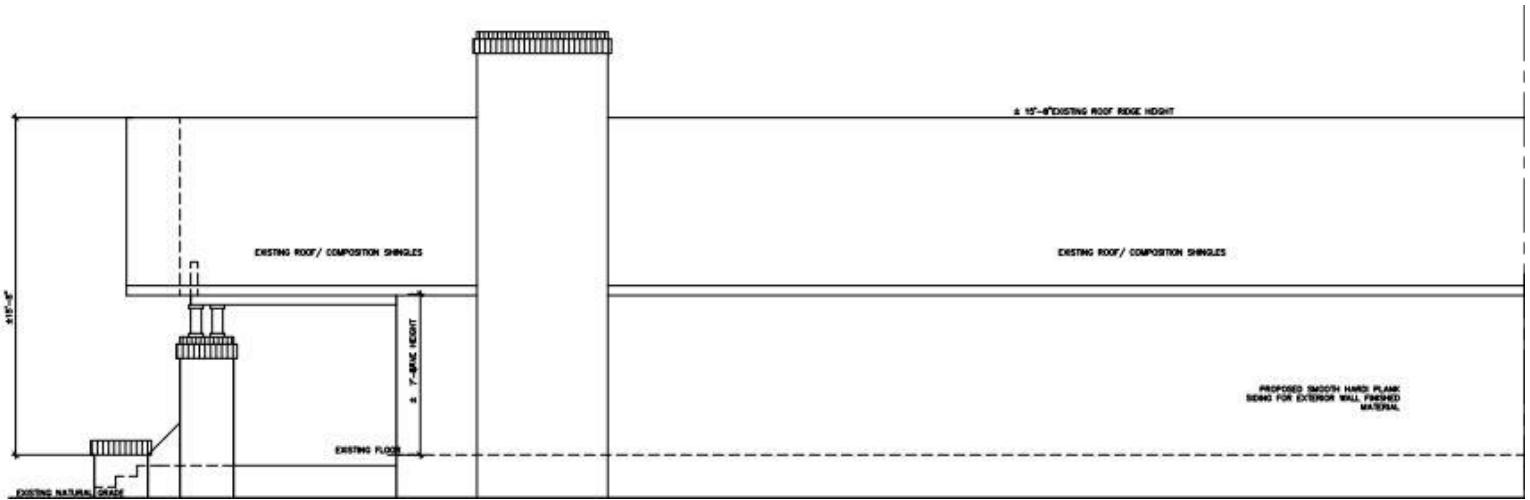
Second Floor Plan Garage Apt – Proposed



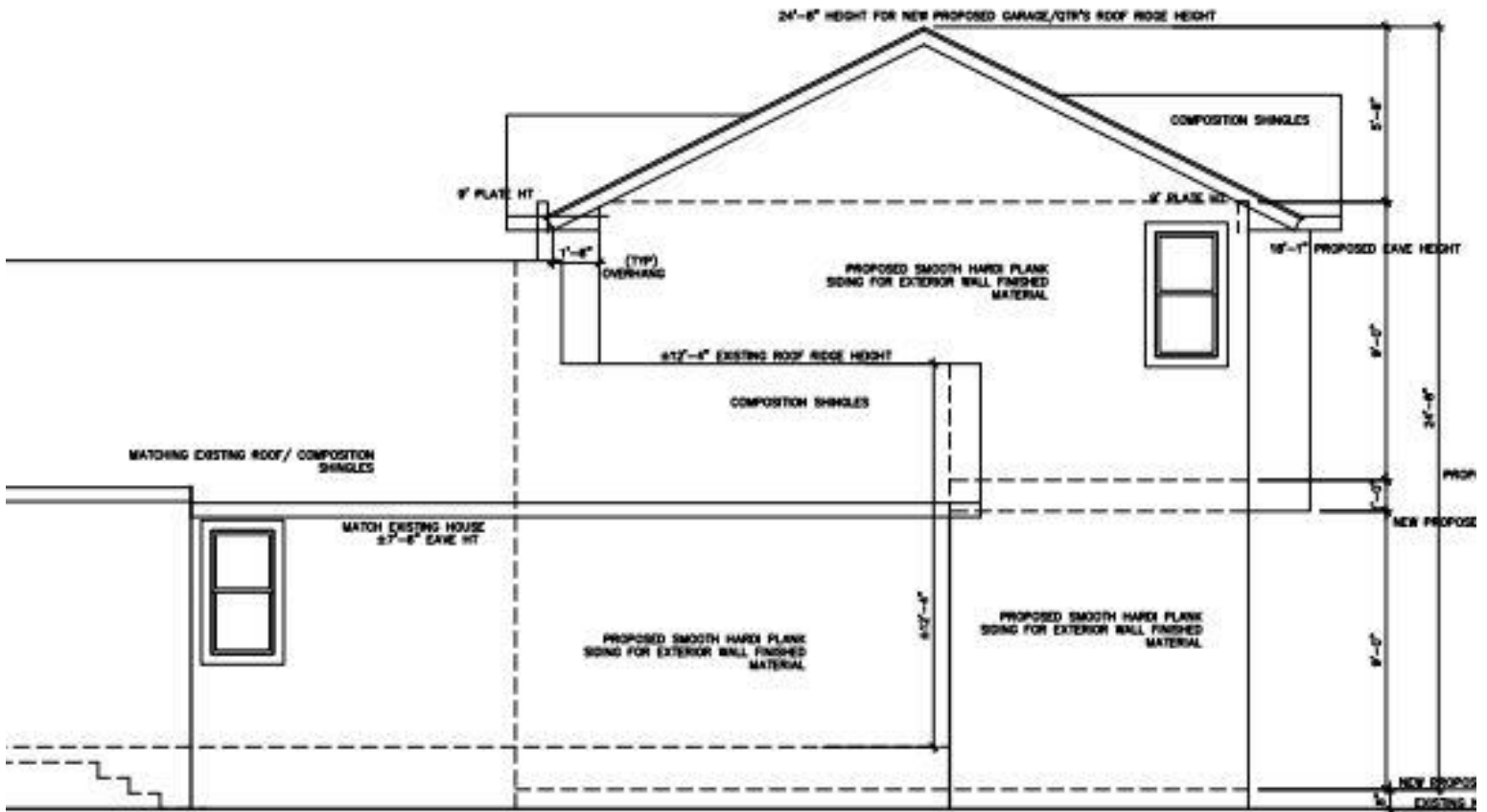
Front (East) Elevation – Proposed



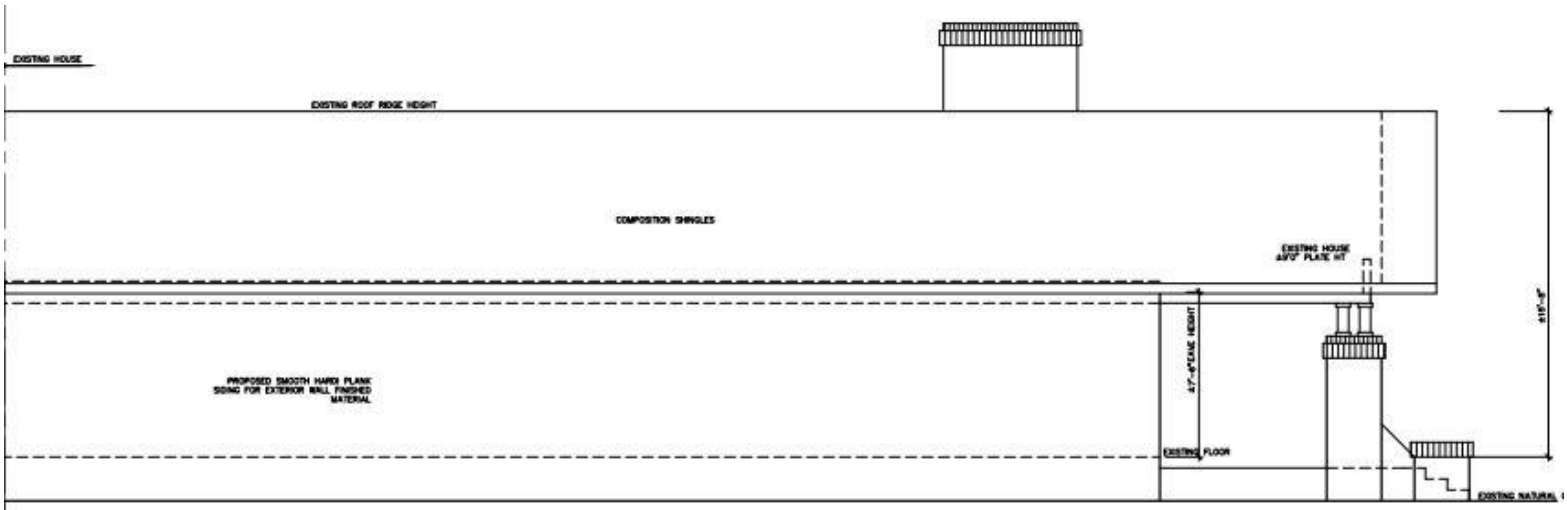
Right (North) Elevation – Existing



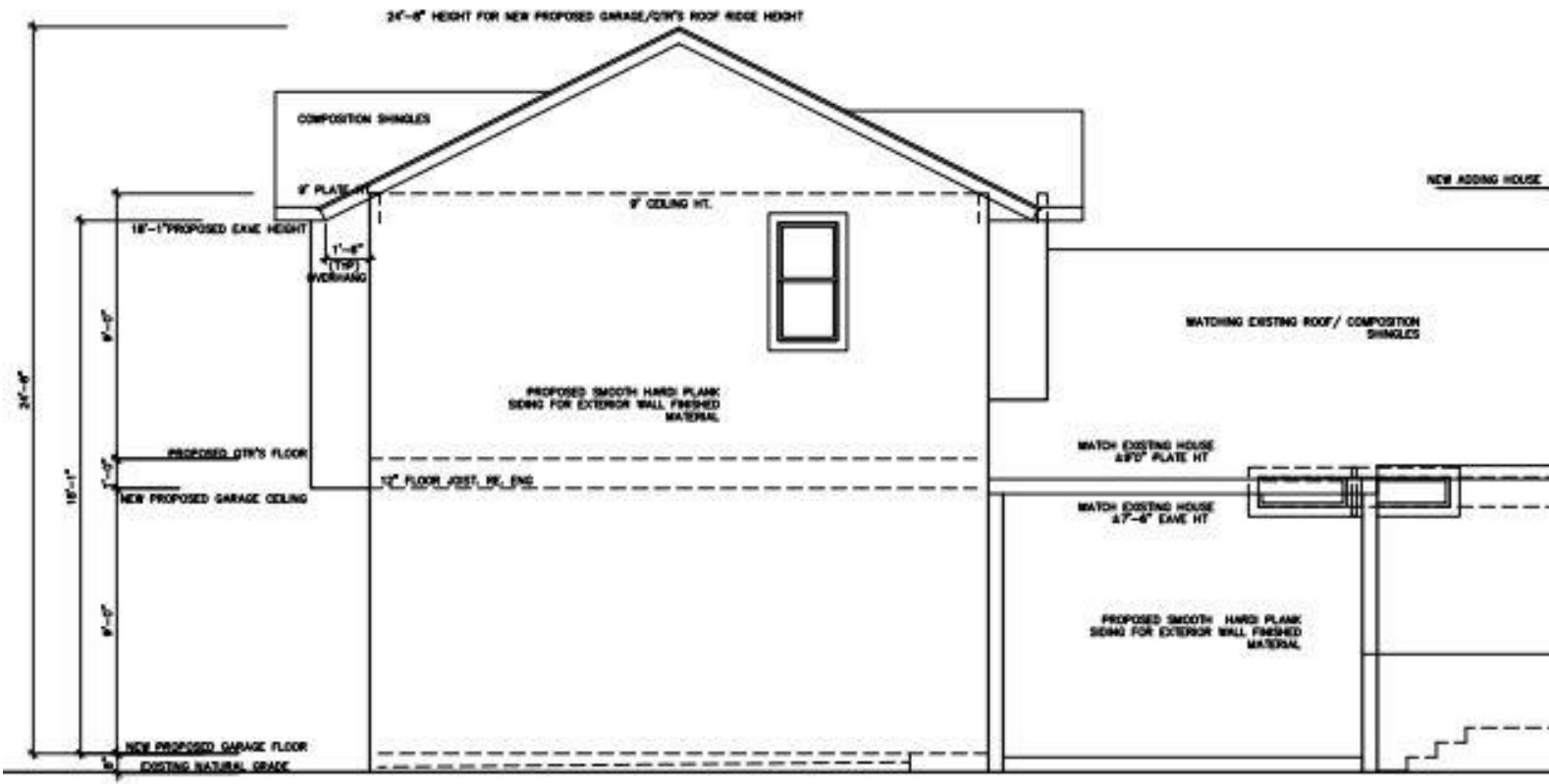
Right (North) Elevation – Proposed



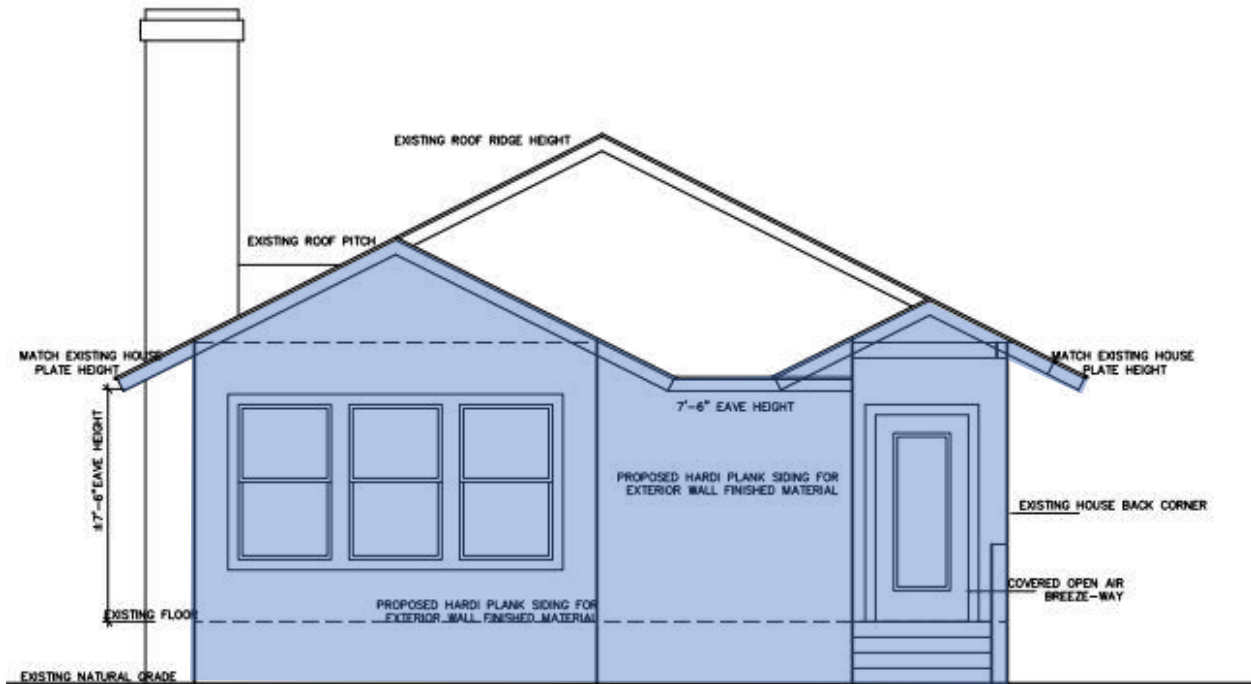
Left (South) Elevation – Existing



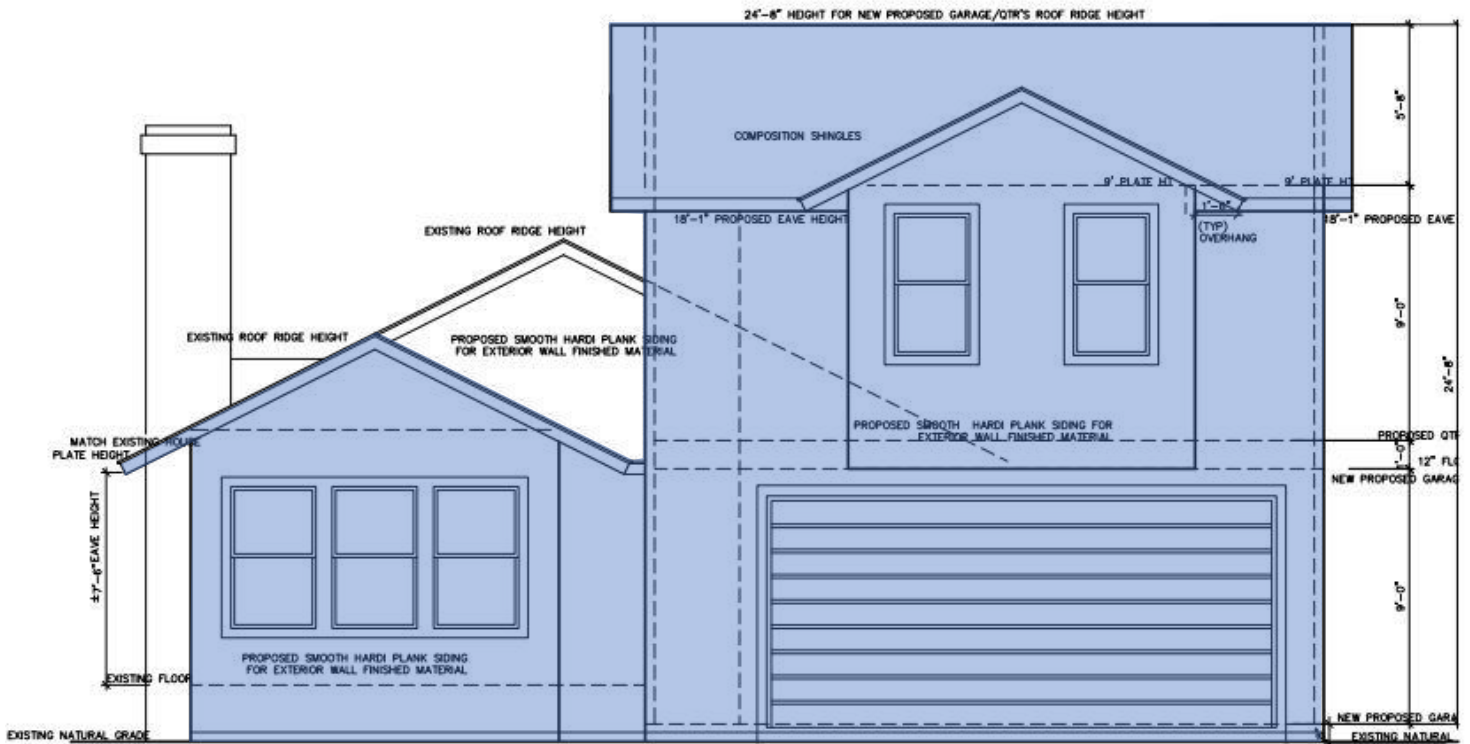
Left (South) Elevation – Proposed



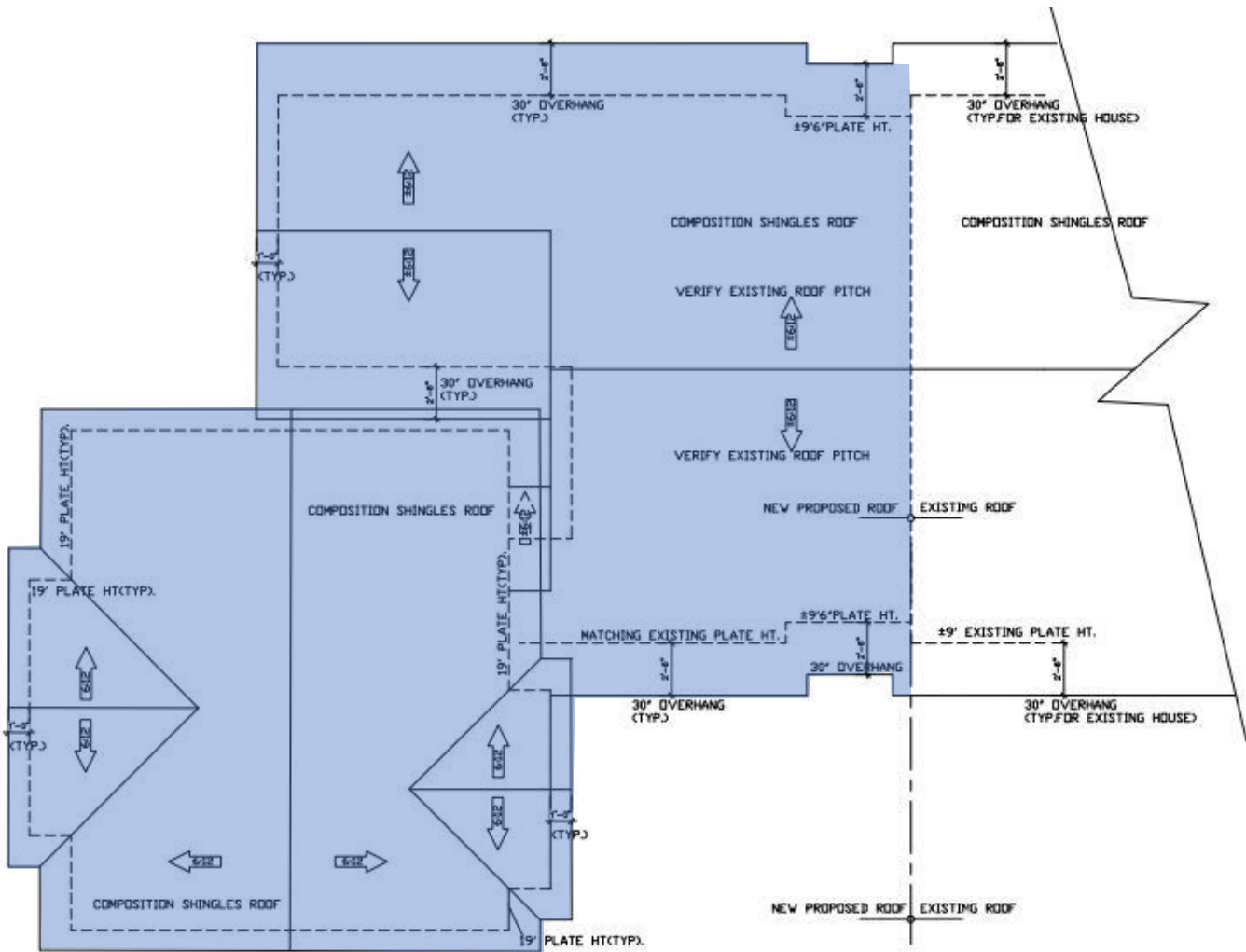
Rear (West) Elevation Without Garage – Proposed



Rear (West) Elevation With Garage and Garage Apt – Proposed



Roof Plan – Proposed



Door/Window Schedule – Proposed

DOOR SCHEDULE		
DESCRIPTION/SIZE	NUMBER	LOCATION
D1 2'8"x6'8" INTERIOR WD DR	1	PROPOSED ONE STORY BEDRM ENTRY
	1	AT PROPOSED 2ND FLOOR ENTRY WITH 1HR FIRE RATE
D2 2'4"x6'8" INTERIOR WD DR	3	AT PROPOSED ONE STORY CLOSET & BATH RM
	2	AT PROPOSED 2ND FLOOR CLO & BATH
D3 2'8"x6'8" EXTERIOR ENTRY	1	AT PROPOSED ONE STORY BACK ENTRY
D4 2'8"x6'8" METAL DR.	1	AT PROPOSED GARAGE SIDE DR.

WINDOW SCHEDULE ONE LIGHT (TYP)		
DESCRIPTION/SIZE	NUMBER	LOCATION
A 2'8"x5' SH COMPOSITE RECESSED INSTALLING	3	@7' HD.HT. AT PROPOSED ONE STORY BEDRM
	5	@7' HD.HT. AT PROPOSED 2ND FLOOR LIVING SPACE, ABOVE GARAGE.
B 2'0"x4' SH COMPOSITE RECESSED INSTALLING	1	@7' HD.HT. AT PROPOSED ONE STORY CLOSET
	1	@7' HD.HT. AT PROPOSED ONE STORY BATHRM.
	2	@7' HD.HT. AT PROPOSED 2ND FLOOR LIVING SPACE, ABOVE GARAGE.
C 3'0"x1' TRANSOM COMPOSITE RECESSED INSTALLING	2	@8' HD.HT. AT PROPOSED ONE STORY BATHRM.