

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 25, 2021

**Applicant:** Brian Espinoza, owner; Sam Gianukos, agent

**Property:** 109 East 12th Street, Lot 13 and 14, Block 187, Houston Heights Subdivision. The property includes a historic 1,232 square foot, one-story, wood frame single-family residence situated on a 4,500 (45' x 100') interior lot.

**Significance:** Contributing bungalow craftsman style residence, constructed circa 1920, located in the Houston Heights Historic District East.

**Proposal:** Alteration – Addition: Construct a 926 square foot two-story addition to the rear of the existing contributing residence totaling 2,158 square feet.

Proposed changes include:

- match existing 2'-2" finish floor height (portion of addition), the remainder of the addition will be slab on grade to reduce overall height.
- the addition will have a roof with a 6:12 pitch
- the addition will have smooth cementitious siding with a 5 1/2" reveal
- an existing eave height of 10'-4" and a maximum ridge height of 21'-2". The proposed addition will have an eave height of 20'-4" and ridge height of 25'-9"
- matching the existing first floor plate height of 9'-3", with a second-floor plate height of 8'-1"
- dormers inset from the existing walls below with shed roofing
- retain three of the four original corners due to the smaller site and provide a vertical trim board identifying the original corner at the west rear elevation
- windows that are inset and recessed to match existing
- 2'-0" inset wall at the east elevation

Meets Heights Design Guidelines Measurable standards (see criteria checklist)

Applicant has application for the New Construction of a detached garage HP2021\_0182

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |  |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4)                  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;  |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;  |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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**

- |                                     |                          |                          |   |  |  |
|-------------------------------------|--------------------------|--------------------------|---|--|--|
| <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. |  |  |
|-------------------------------------|--------------------------|--------------------------|---|--|--|

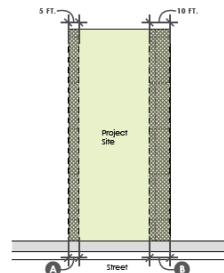
**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**Maximum Lot Coverage (Addition and New Construction)**

LOT SIZE	MAXIMUM LOT COVERAGE
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 4,500 sq ft  
Proposed Lot Coverage: 1,980 sq ft  
Proposed Percentage: 44%

**Side Setbacks (Addition and New Construction)**



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

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

Proposed side setback (1): 10'-4" (West)  
Proposed side setback (2): 6'-4" (East)  
Cumulative side setback: 16'-8" ft

**Maximum Floor Area Ratio (Addition and New Construction)**

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

Existing Lot Size: 4,500 sq ft  
Proposed FAR: .48 (2,158 sq ft)

- 
- 
- 

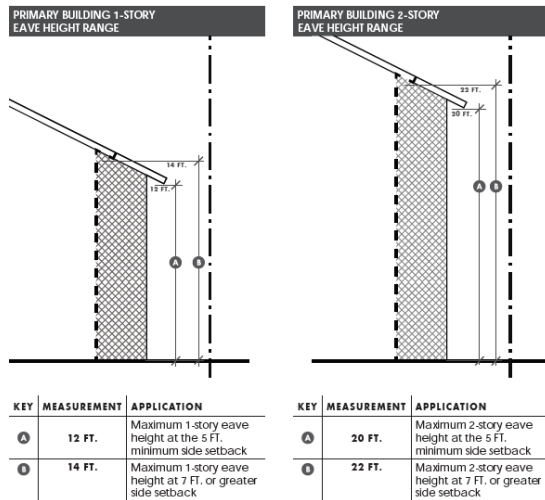
Side Wall Length and Insets (Addition and New Construction)

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

Inset depth: 2'-0"  
Inset length: N/A

- 
- 
- 

Eave Height (Addition and New Construction)



Proposed eave height: 20'-4" (2 story)

- 
- 
- 

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'-2" match existing finished floor and slab on grade  
 Proposed first floor plate height: 9'-3"  
 Proposed second floor plate height: 8'-1"  
 Existing first floor plate height: 9'-3"

The following Measurable Standards do not apply:

- Front Setbacks
- Rear Setbacks (significant distance from rear property line)
- Porch Eave Height
- Front Wall Width and Insets
- Front Porch Width and Depth
- Detached Garage Ridge Height



PROPERTY LOCATION  
HEIGHTS EAST HISTORIC DISTRICT



Building Classification

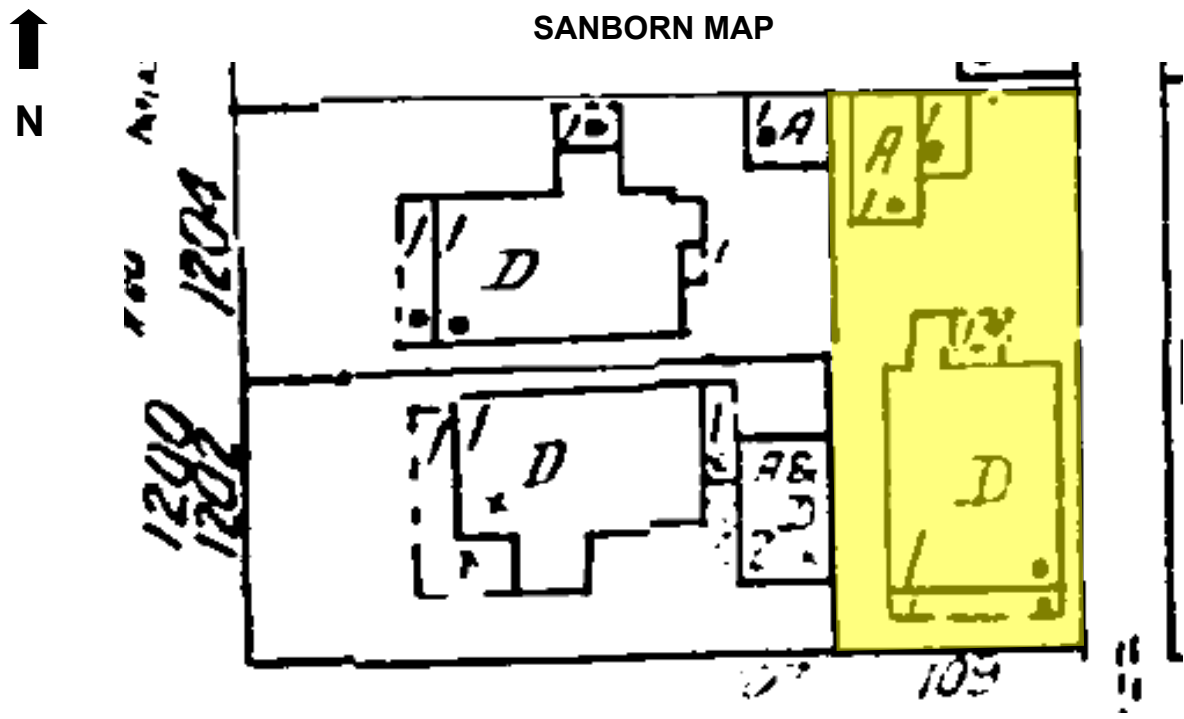
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO







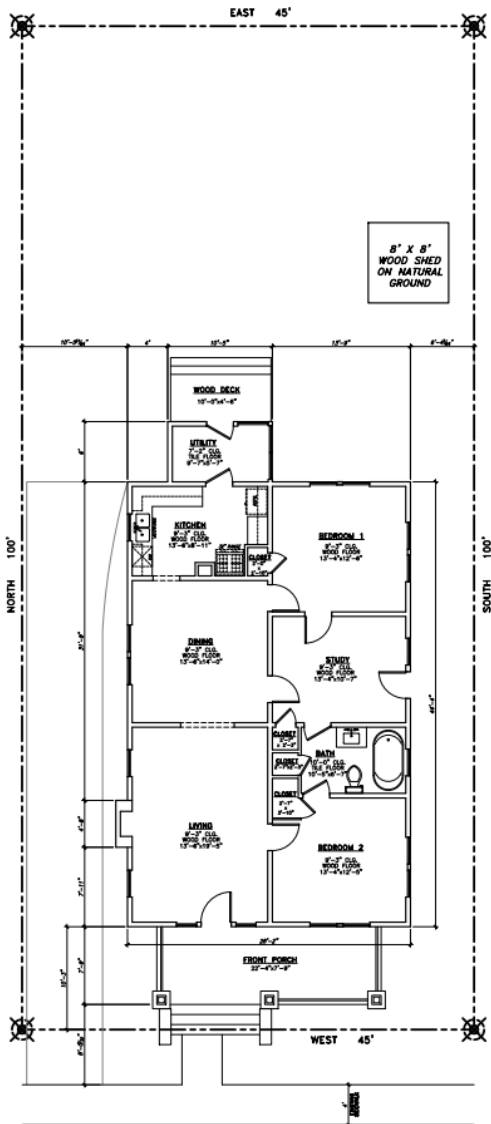
SITE PLAN



N

EXISTING

PROPOSED

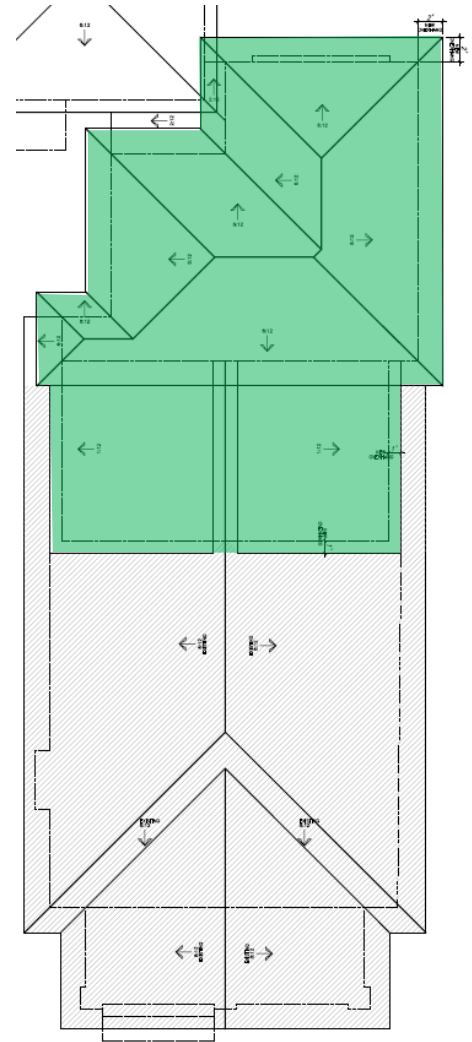
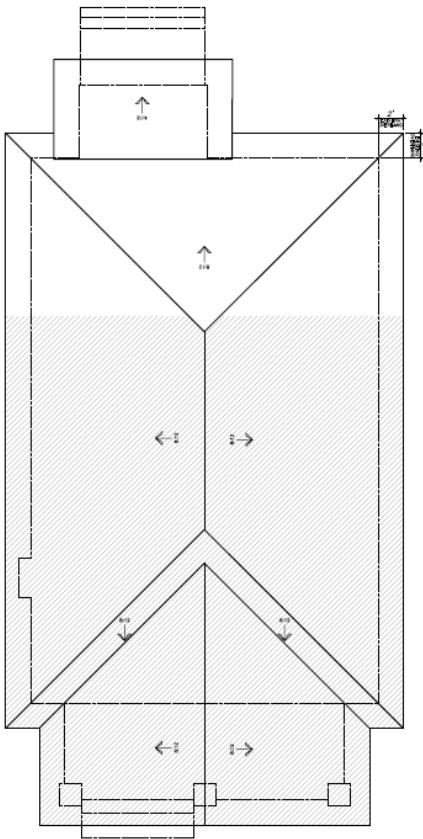




ROOF PLAN

EXISTING

PROPOSED

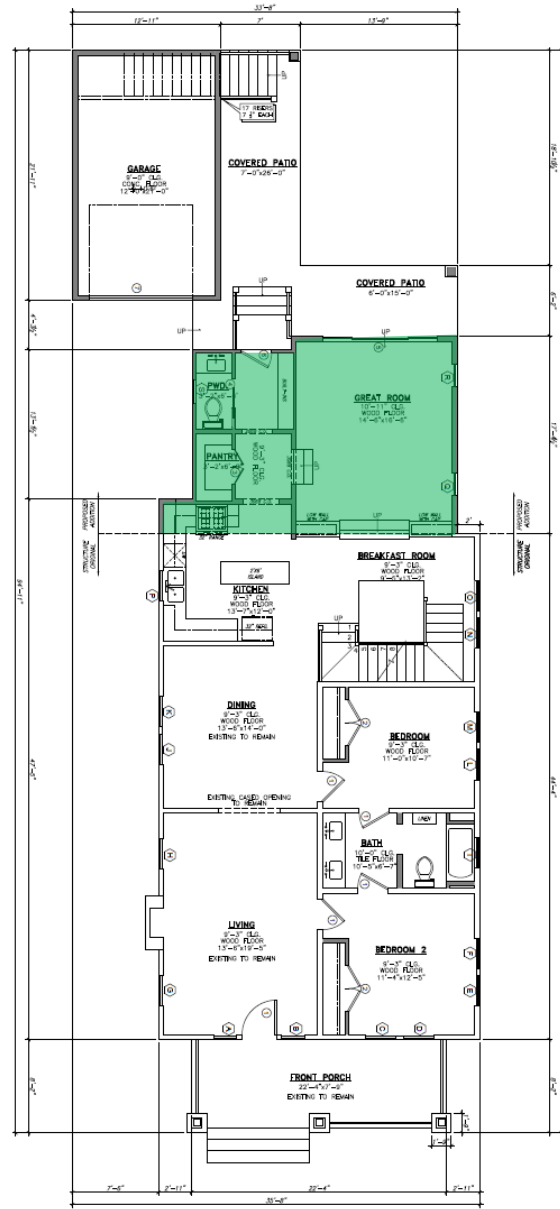
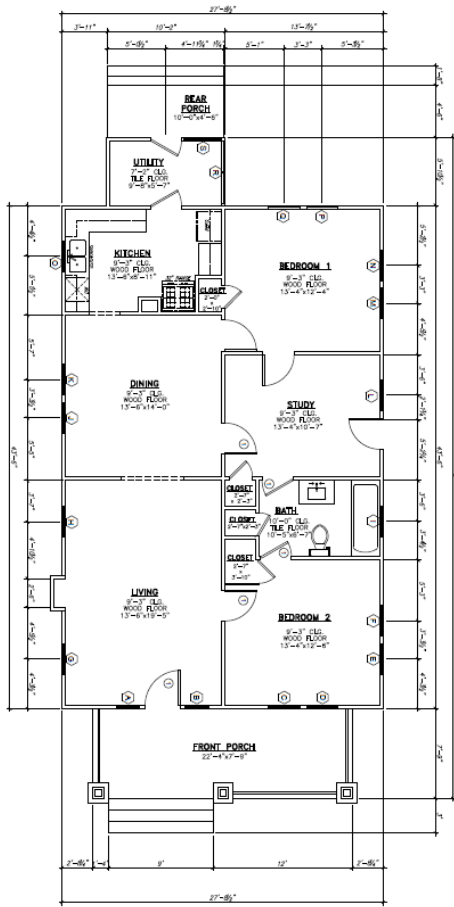




EXISTING

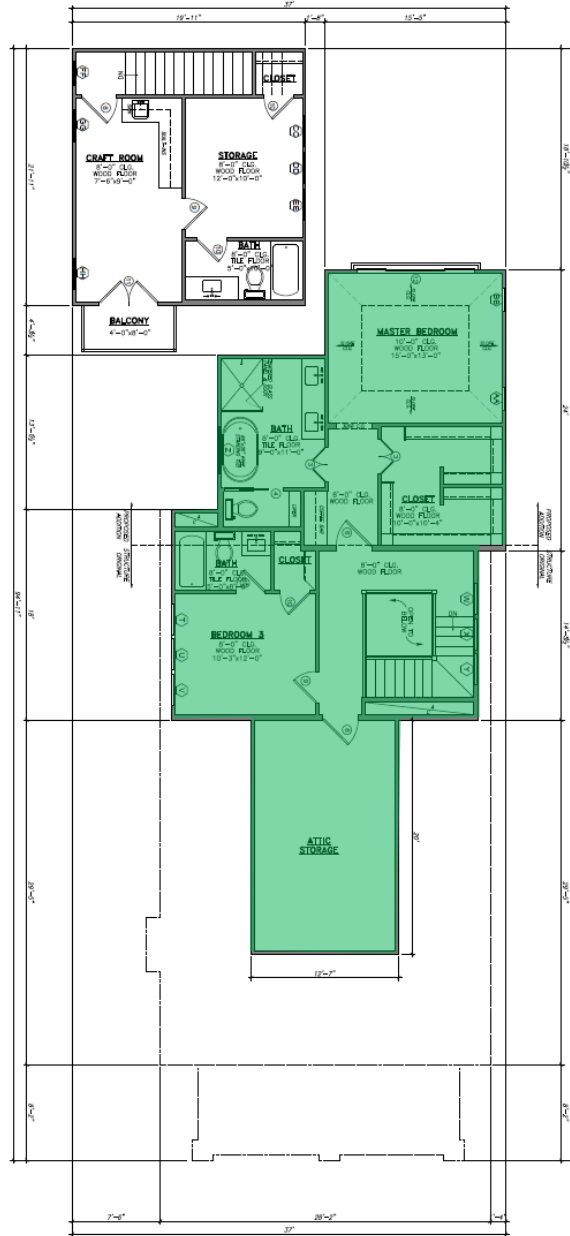
FIRST FLOOR PLAN

PROPOSED





**SECOND FLOOR PLAN**  
**PROPOSED**



NORTH ELEVATION – FRONT FACING EAST 12TH

EXISTING

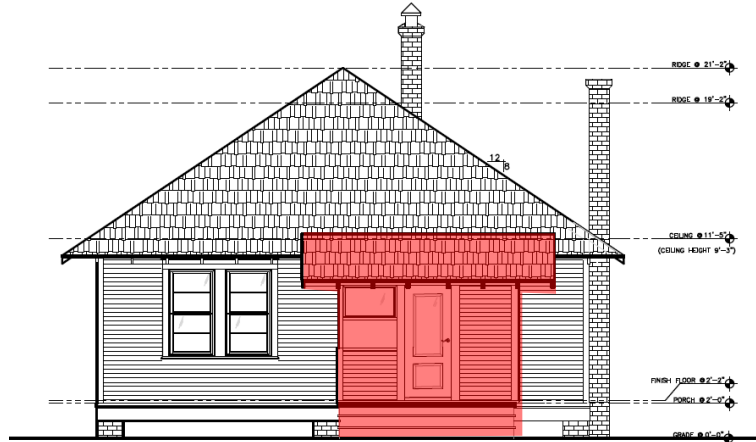


PROPOSED



SOUTH REAR ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



**EAST (SIDE) ELEVATION**

**EXISTING**



**PROPOSED**





WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS  
WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/Replacement	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No	
A	Wood	2/2	HH	24 x 60	Rec.	Original	Yes	
B	Wood	2/2	HH	24 x 60	Rec.	Original	Yes	
C	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
D	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
E	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
F	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
G	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
H	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
I	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
J	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
K	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
L	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
M	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
N	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
O	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
P	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
Q	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
R	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
S	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
T	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
U	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
V	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
W	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
X	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
Y	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
Z	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	

DAMAGE TO EXISTING WINDOWS

EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/Replacement	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No	
A	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
B	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
C	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
D	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
E	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
F	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
G	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
H	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
I	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
J	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
K	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
L	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
M	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
N	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
O	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
P	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
Q	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
R	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
S	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
T	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
U	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
V	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
W	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
X	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
Y	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	
Z	Wood	2/2	HH	32 x 60	Rec.	Original	Yes	

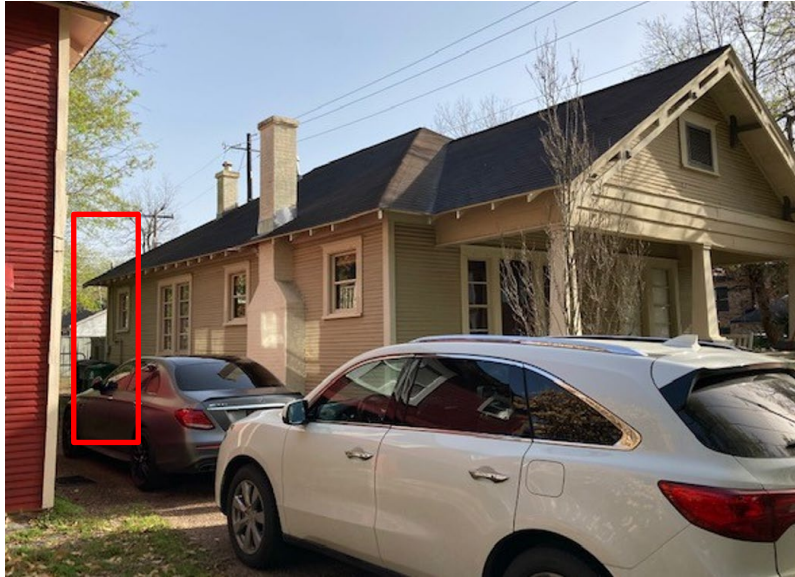
PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	WindowCo.	No	
A	Wood	2/2	HH	24 x 60	Rec.	Existing	Yes	
B	Wood	2/2	HH	24 x 60	Rec.	Existing	Yes	
C	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
D	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
E	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
F	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
G	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
H	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
I	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
J	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
K	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
L	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
M	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
N	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
O	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
P	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
Q	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
R	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
S	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
T	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
U	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
V	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
W	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
X	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
Y	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	
Z	Wood	2/2	HH	32 x 60	Rec.	Existing	Yes	



## DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	5			EXISTING DOOR TO REMAIN
2	2	(2)2'-0"	6'-8"	INTERIOR DOUBLE DOOR (UNIT)
3	3	(2)1'-6"	6'-8"	INTERIOR DOUBLE DOOR (UNIT)
4	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
5	1	10'-0"	8'-0"	EXTERIOR 4-PANEL SLIDING GLASS DOOR
6	1	3'-0"	6'-8"	EXTERIOR GLASS DOOR
7	1	9'-0"	8'-0"	OVERHEAD DOOR AT GARAGE
8	3	3'-0"	6'-8"	INTERIOR DOOR
9	2	2'-8"	6'-8"	INTERIOR DOOR
10	4	2'-6"	6'-8"	INTERIOR DOOR
11	1	(2)2'-6"	6'-8"	EXTERIOR DOUBLE GLASS DOOR (UNIT)
12	1	10'-0"	6'-8"	EXTERIOR 4-PANEL SLIDING GLASS DOOR

PHOTOS



*West corner of home, to have vertical trim board*



*East corner of home, to be inset*