

CERTIFICATE OF APPROPRIATENESS

Application Date: Sept. 12, 2024

Applicant: Jacob Mendoza, agent for Carol Barrow, owner

Property: 315 W. 13th Street, Tracts 19B, 20B, & 21B, Block 173, Houston Heights Neighborhood Subdivision. The property includes a historic 1,426 SF, one-story wood single-family residence and detached garage situated on a 4,400 SF (44' x 100') interior (within alley) lot.

Significance: Contributing Gable-front Cottage style residence, constructed circa 1915, located in the Houston Heights West Historic District.

Proposal: New Construction – Garage or Carport

- Demolish existing detached non-contributing 336 SF garage for proposed 509 SF two-story alley-loading detached garage with above 537 SF garage apartment
 - Siding: 7 ¼" cementitious smooth with 6" exposure type
 - Roofing: new composition hip over underlayment and decking with 8:12 pitch
 - Ridge height: 25'-11 3/8"
 - Eave height: 18'-8 7/8"
 - Windows: Recessed vinyl
- **All new windows should be inset and recessed. See Attachment A.**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

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.

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: 4,400
 Max. Allowed: 1,936
 Proposed Lot Coverage: 1,394
 Remaining Amount: 542

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: 4,400
 Max. FAR Allowed: 2,112
 Proposed FAR: 1,403
 Remaining Amount: 709

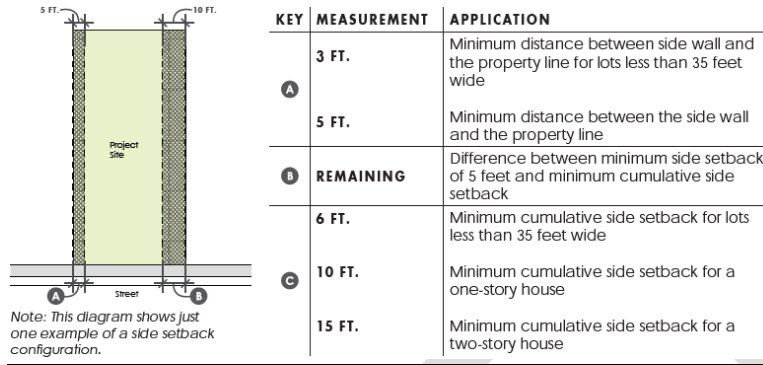
Side Wall Length and Insets (Addition and New Construction)

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: 28' 5"

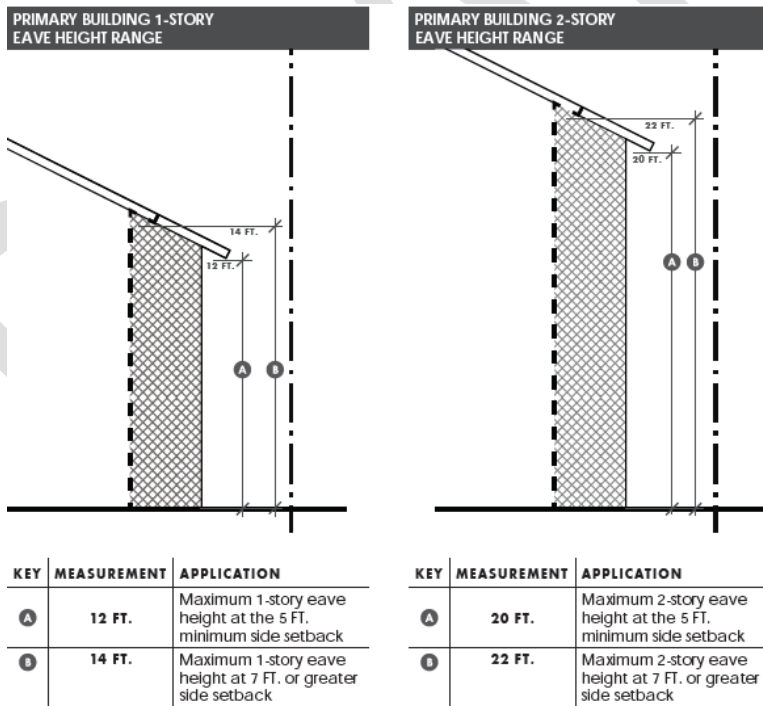
Inset Length: 0'
 Inset on North side: 0'
 Inset on South side: 0'

Side Setbacks (Addition and New Construction)



Proposed side setback (1): 10'-1 5/8"
 Proposed side setback (2): 5'-1 1/2"
 Cumulative side setback: 15'-3"

Eave Height (Addition and New Construction)



Proposed eave height: 18'-9"

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'-3"

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: 0'

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' – 11 3/8"

PROPERTY LOCATION



CURRENT PHOTO



DR

AERIAL VIEW OF PROPERTY



CONTEXT AREA



317 W 13th St – Contributing – 1915
Located to the left of structure



321 W 13th St – Contributing – 1915
Located two doors down to left of structure

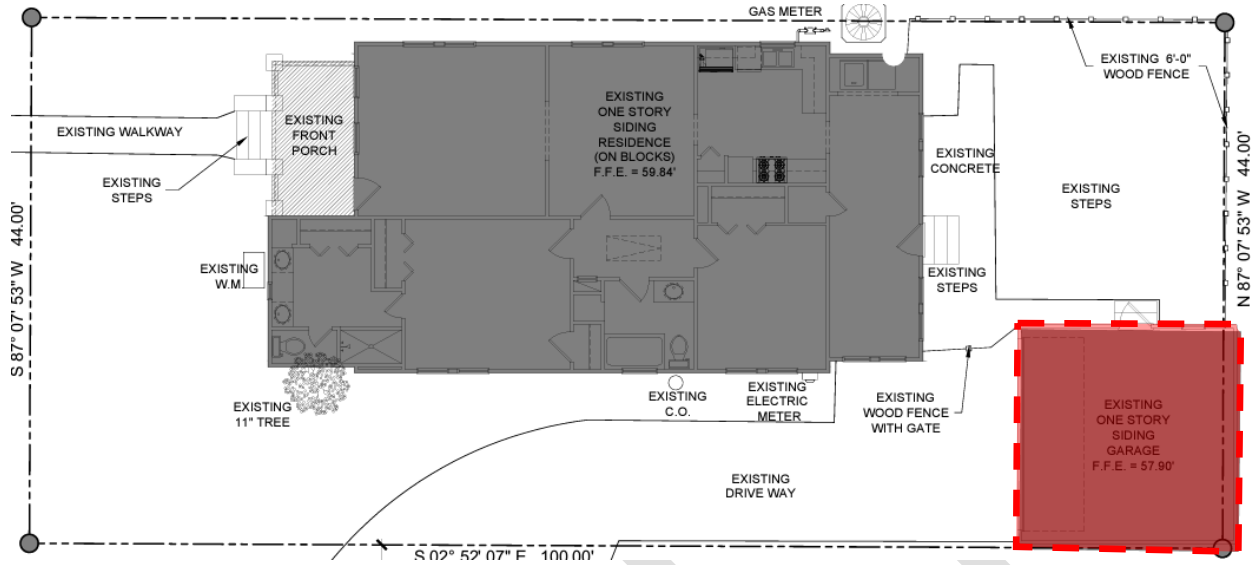


314 W 13th St – Contributing – 1905
Located across the street from structure

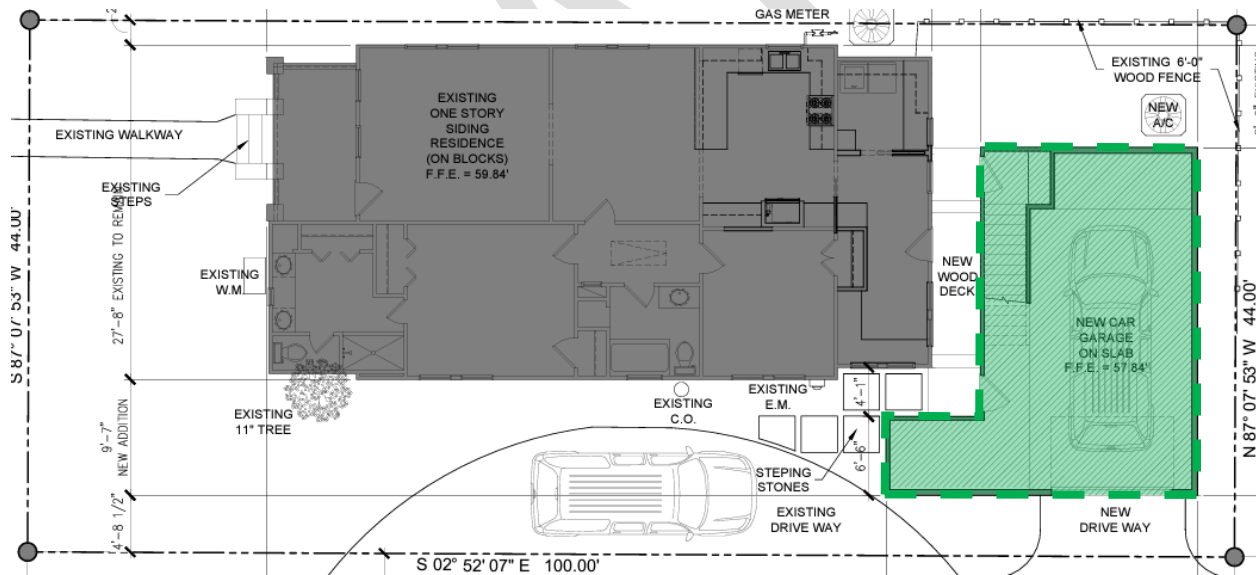


311 W 13th St – Contributing – 1915
Located to the right of structure

SITE PLAN

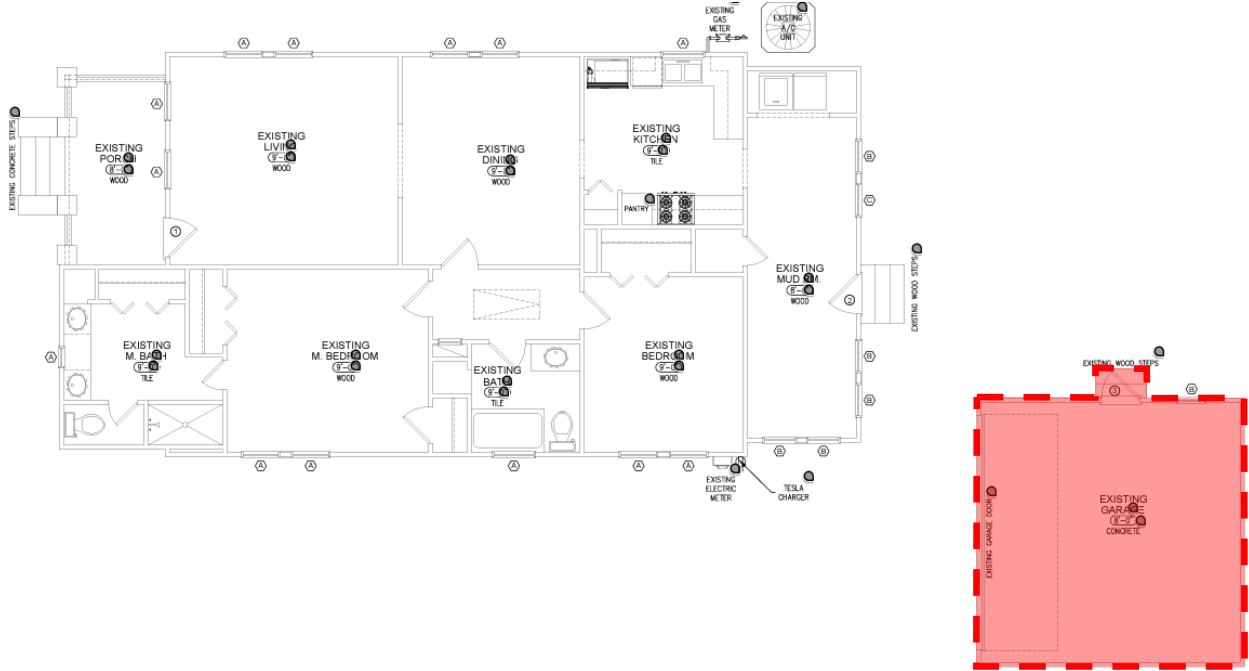


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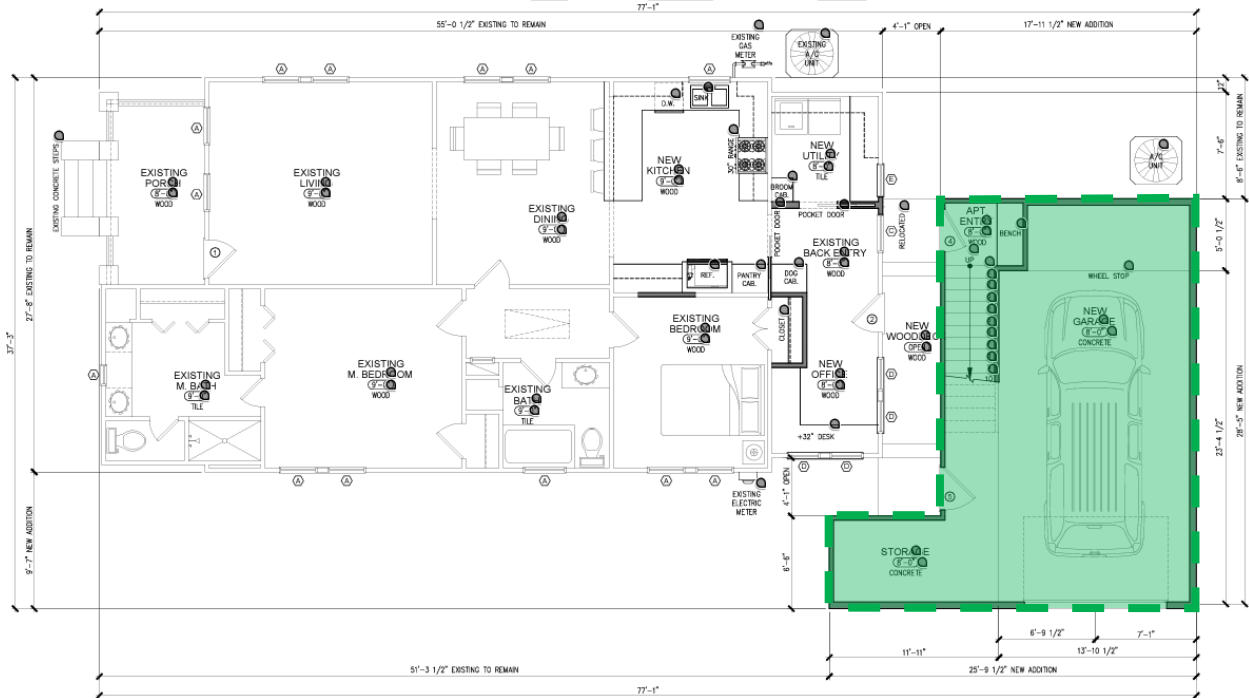


PROPOSED

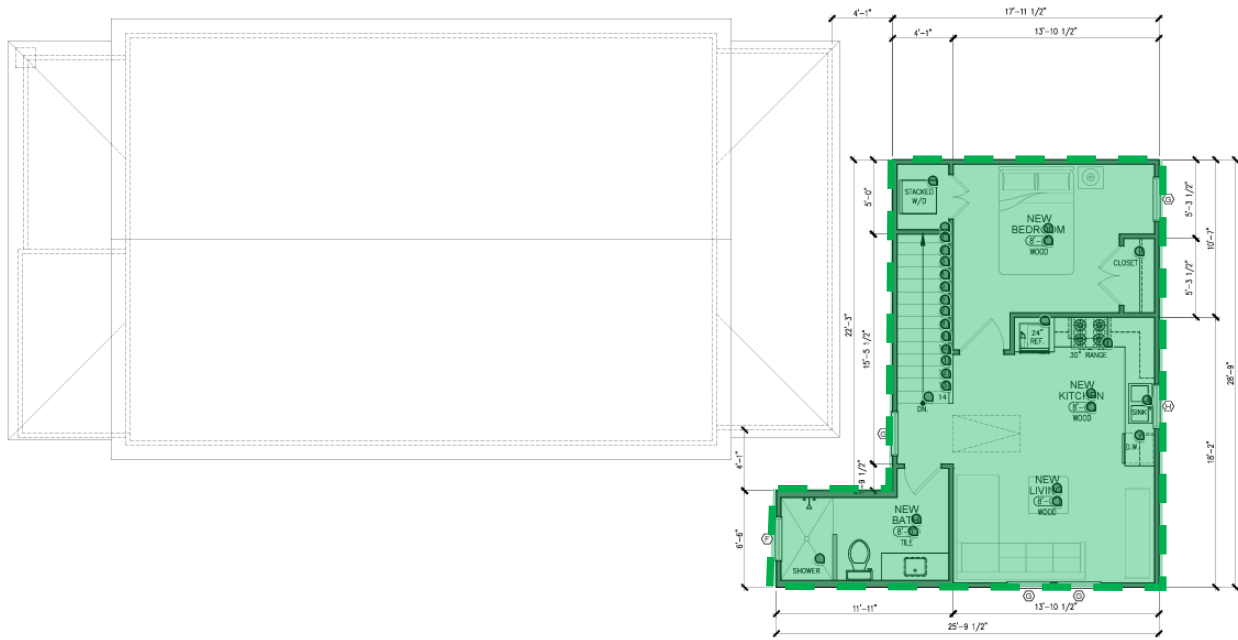
FLOOR PLAN



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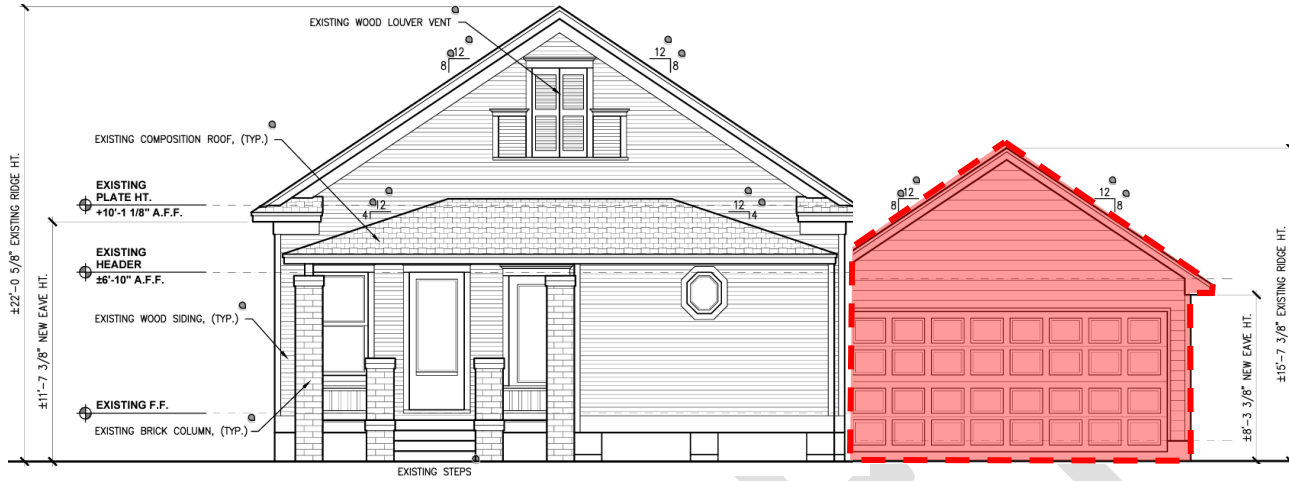
PROPOSED FIRST FLOOR



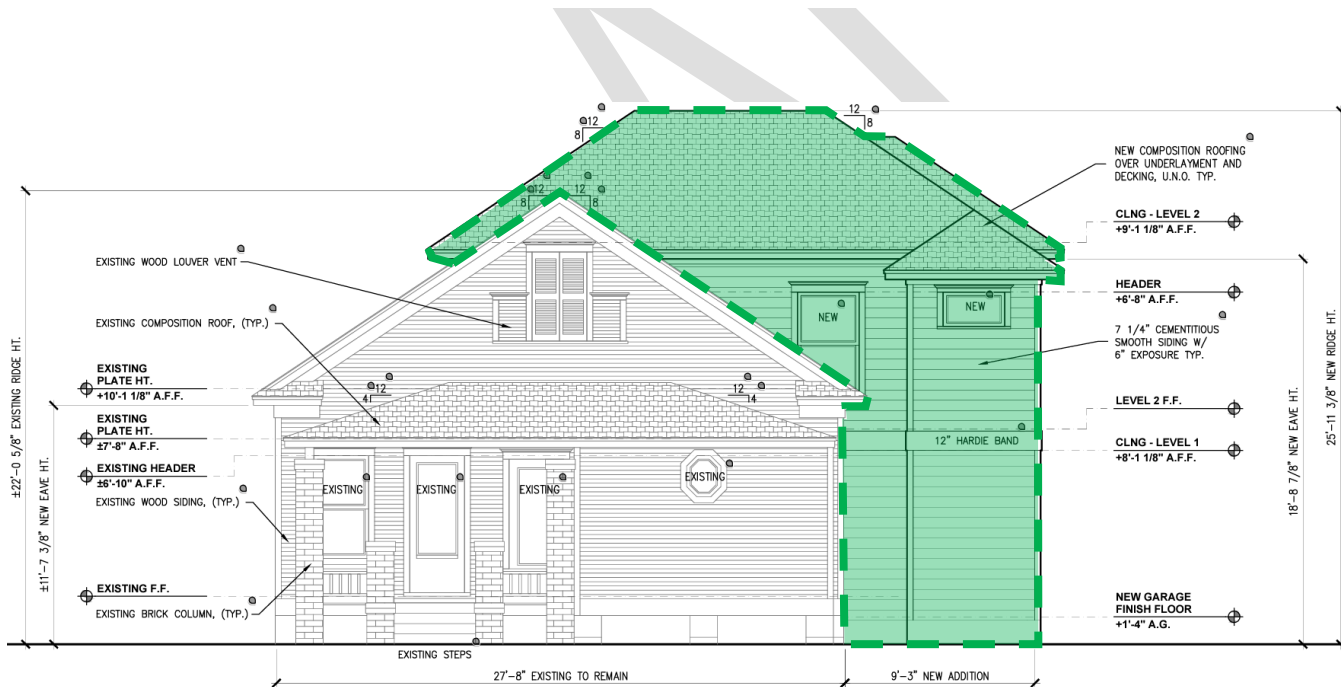
PROPOSED SECOND FLOOR

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FRONT ELEVATION

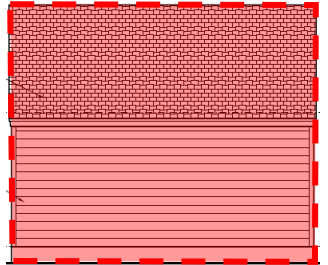
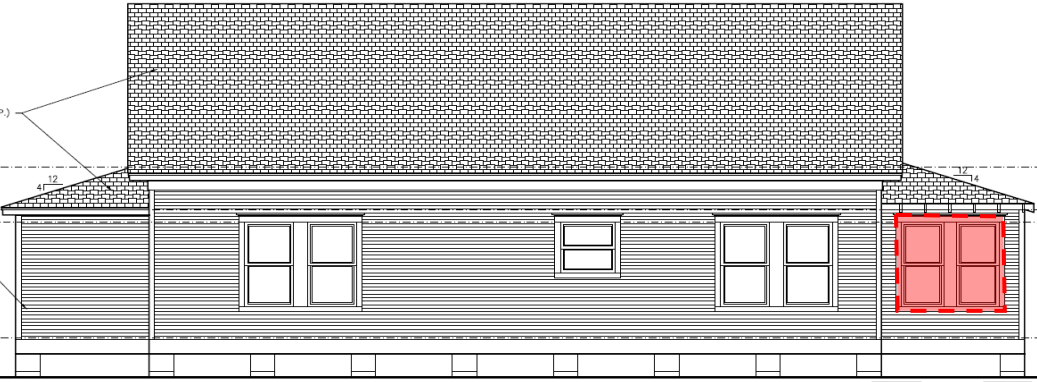


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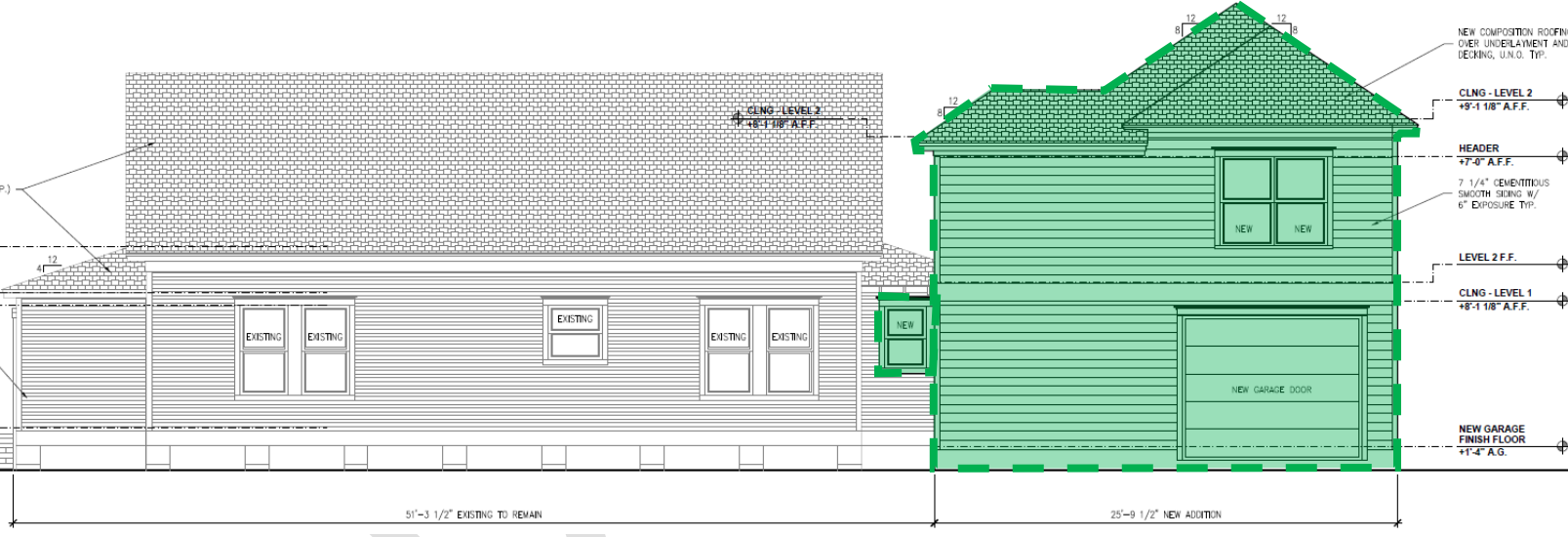


PROPOSED

RIGHT ELEVATION

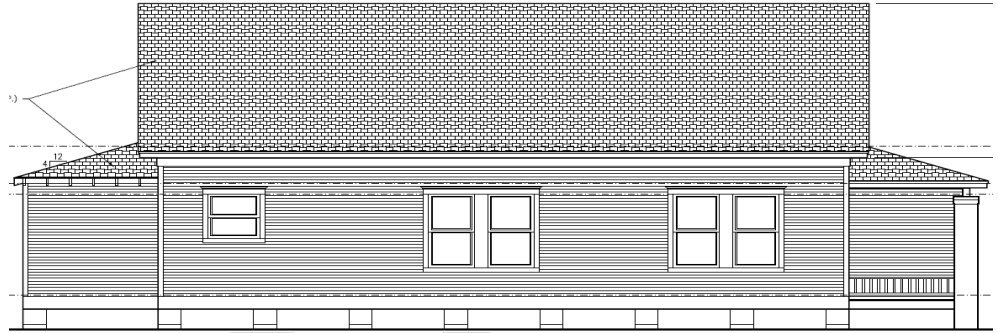
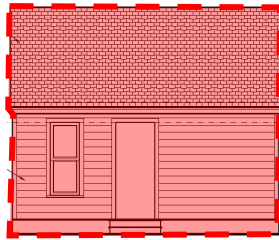


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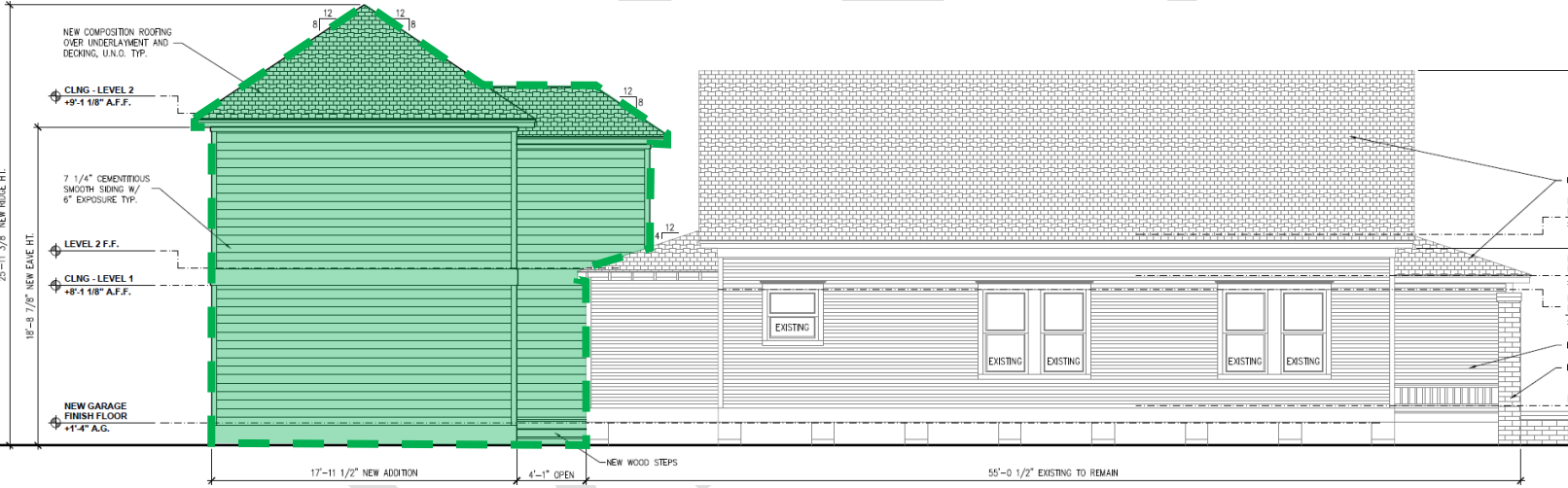


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LEFT ELEVATION



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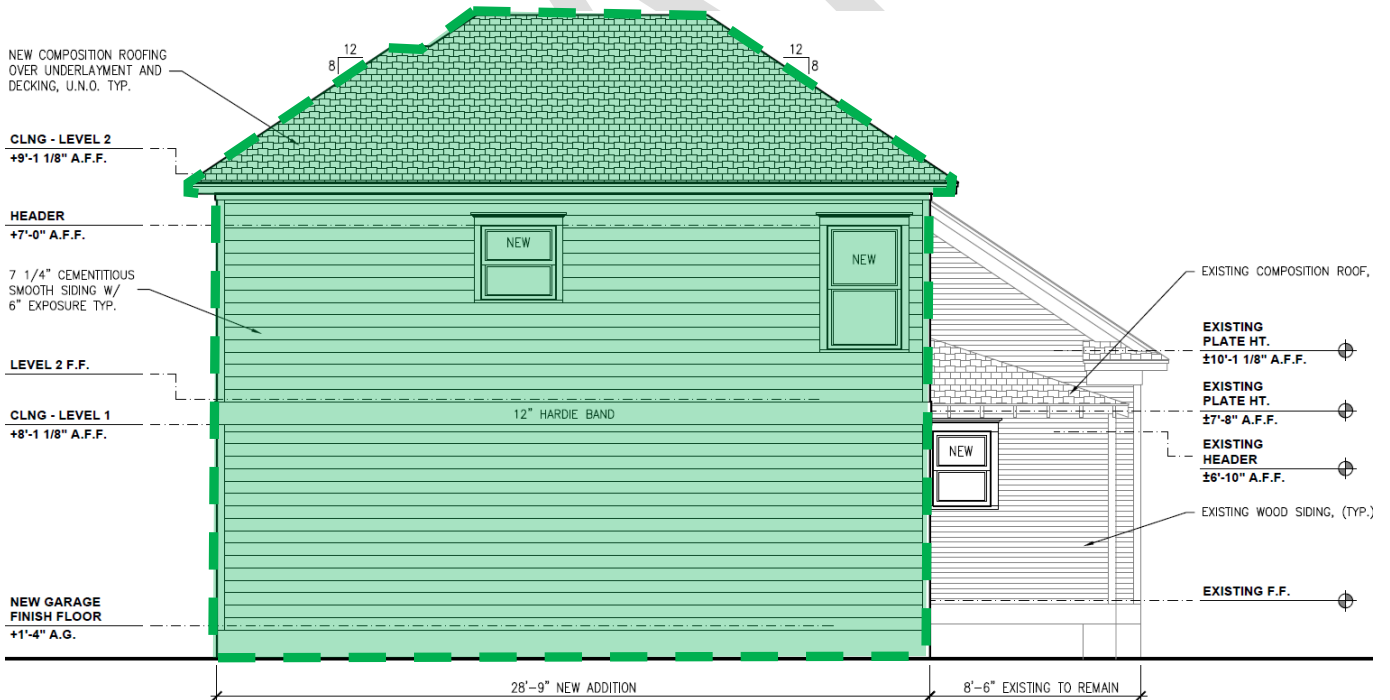


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REAR ELEVATION

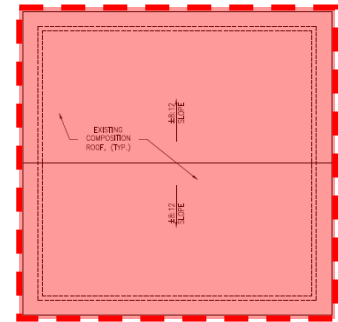
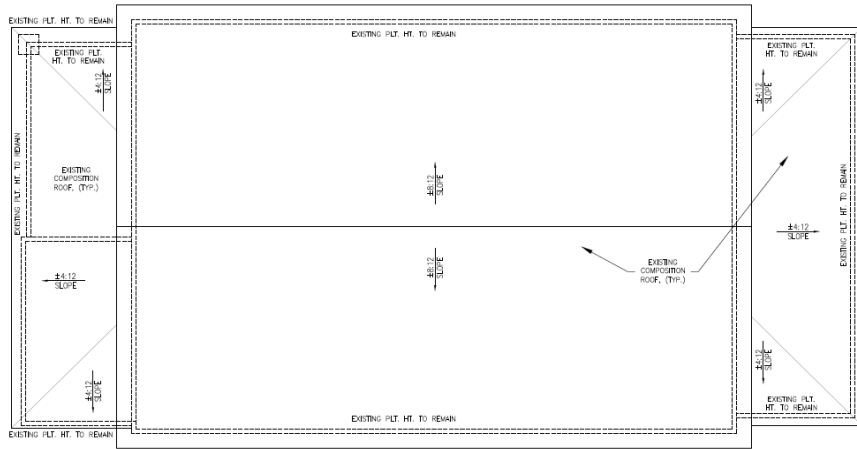


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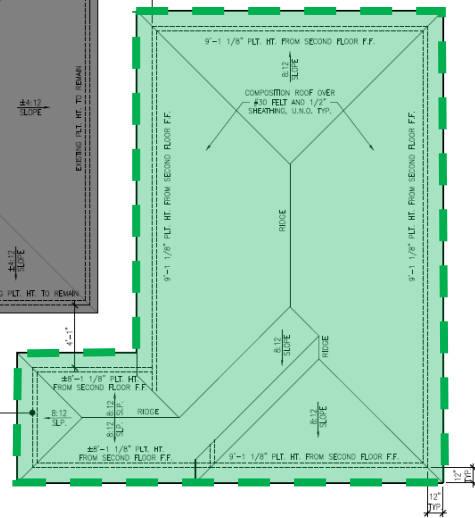
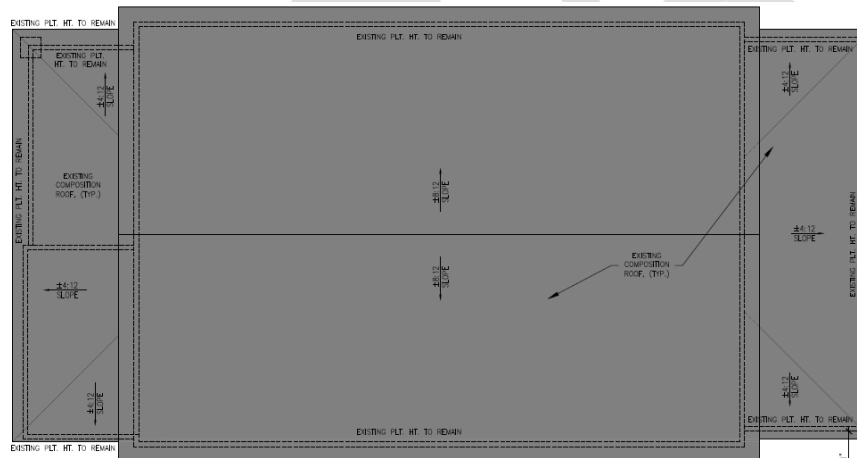


PROPOSED

ROOF PLAN



EXISTING



ROOF LEGEND	
	EXISTING ROOF SLOPE FIELD VERIFY
	NEW ROOF

PROPOSED

WINDOW AND DOOR SCHEDULE

EXISTING WINDOW SCHEDULE										
MARK	MATERIAL	LITE PATTERN	QTY							
Ⓐ	WOOD	1/1	13	EXISTING WINDOWS TO REMAIN						
Ⓑ	WOOD	1/1	6	EXISTING WINDOW TO BE REMOVED						
Ⓒ	WOOD	1/1	1	EXISTING WINDOW TO REMAIN AND BE REUSED AT NEW LOCATION						
PROPOSED WINDOW SCHEDULE										
MARK	MATERIAL	LITE PATTERN	QTY	WIDTH	HEIGHT	TYPE	WALL	MOUNTING PROF	BRAND OR EQ.	DESCRIPTION
Ⓓ	WOOD	1/1	4	2'-4"	3'-6"	D.H.	2X4	RECESSED	JELD-WEN	NEW OFFICE
Ⓔ	WOOD	1/1	1	2'-4"	3'-0"	D.H.	2X4	RECESSED	JELD-WEN	NEW UTILITY
Ⓕ	WOOD	1/1	1	3'-0"	1'-8"	D.H.	2X4	RECESSED	JELD-WEN	NEW BATH
Ⓖ	WOOD	1/1	4	3'-0"	5'-0"	D.H.	2X4	RECESSED	JELD-WEN	NEW LIVING/NEW BEDROOM
Ⓗ	WOOD	1/1	1	3'-0"	3'-0"	D.H.	2X4	RECESSED	JELD-WEN	NEW KITCHEN
EXISTING DOOR SCHEDULE										
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION				
①	1	2'-8"	6'-8"	EXTERIOR	2X4	EXISTING FRONT DOOR UNIT TO REMAIN (FIELD VERIFY)				
②	1	2'-8"	6'-8"	EXTERIOR	2X4	EXISTING BACK DOOR TO REMAIN (FIELD VERIFY)				
③	1	2'-8"	6'-8"	EXTERIOR	2X4	EXISTING DOOR TO BE REMOVE (FIELD VERIFY)				
PROPOSED DOOR SCHEDULE										
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION				
④	1	3'-0"	6'-8"	EXTERIOR	2X4	APT. ENTRY DOOR				
⑤	1	3'-0"	6'-8"	EXTERIOR	2X4	GARAGE DOOR				



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