

CERTIFICATE OF APPROPRIATENESS

Applicant: Alia De Anda, agent for Tracy Bowhere, owner

Property: 247 W 16th Street, Lots 28, Tract 27 and 29, Block 132, Houston Heights West Subdivision. The property includes a contributing 1,027 square foot one-story single-family residence situated on a 6,800 square foot interior lot.

Significance: A bungalow style residence, constructed in 2014 located in the Houston Heights West Historic District.

Proposal: Alteration/Addition: Applicant proposes to construct a second-story addition to the contributing one-story home.

- Construct a two-story addition with an attached garage.
- All existing siding, windows, and brick will remain.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

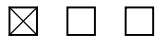
APPROVAL CRITERIA

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property; <i>Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.</i>		
<input 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 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 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 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 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 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 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 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 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 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 MEASURABLE STANDARDS

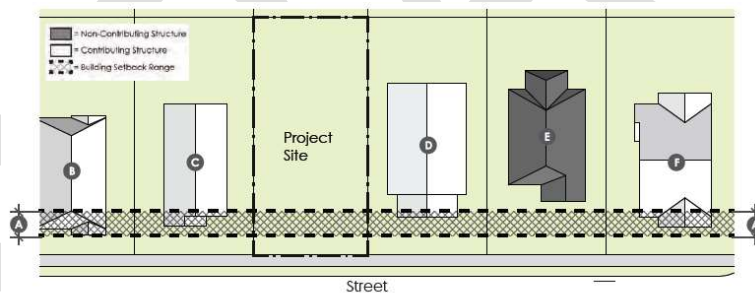
Maximum Lot Coverage (Addition and New Construction)

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: 6,800 sq ft

Proposed Lot Coverage: 2,992 sq ft

Proposed Percentage: 44% (.44)

Front Setbacks (New Construction)

KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: 11'-0" +/-

Rear Setbacks (Addition and New Construction)

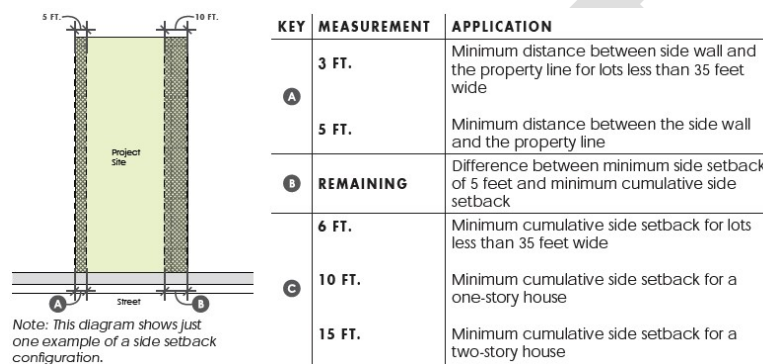
The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- 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: (garage stays as is, rear addition satisfies requirement)

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Side Setbacks (Addition and New Construction)



Proposed side setback (1): Re-check dimensions

Proposed side setback (2): (north) N/A (no change to existing)

Cumulative side setback: N/A

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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: 3,300 sq ft

Proposed FAR: 44% (1,458 sq ft)

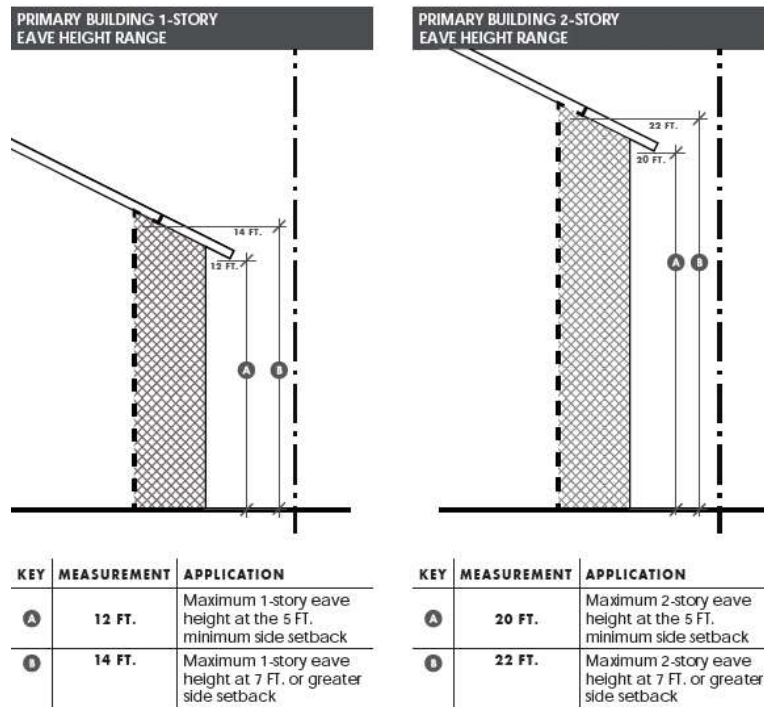
Side Wall Length and Insets (Addition and New Construction)

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

Side Wall Length: N/A

Inset depth: N/A

Inset length: N/A

Eave Height (Addition and New Construction)

Proposed eave height: n/a (existing to remain)

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: n/a (no change to existing)

Proposed first floor plate height: n/a (no change to existing)

Proposed second floor plate height: n/a (no change to existing)

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Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: - n/a

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Front Wall Width and Insets (New Construction)

Proposed front wall width: n/a

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Front Porch Width and Depth (Addition and New Construction)

Proposed front porch width: n/a

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Detached Garage Ridge Height (New Construction)

Proposed ridge height: n/a (existing to remain)

DISTRICT MAP



Historic District Boundary

Building Classification

Contributing

Non-Contributing

Park

INVENTORY PHOTO



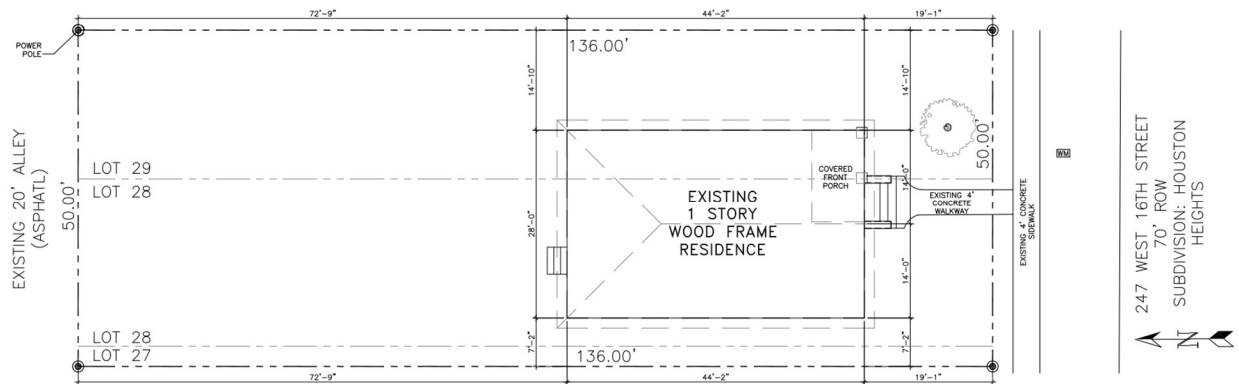
CURRENT PHOTOS



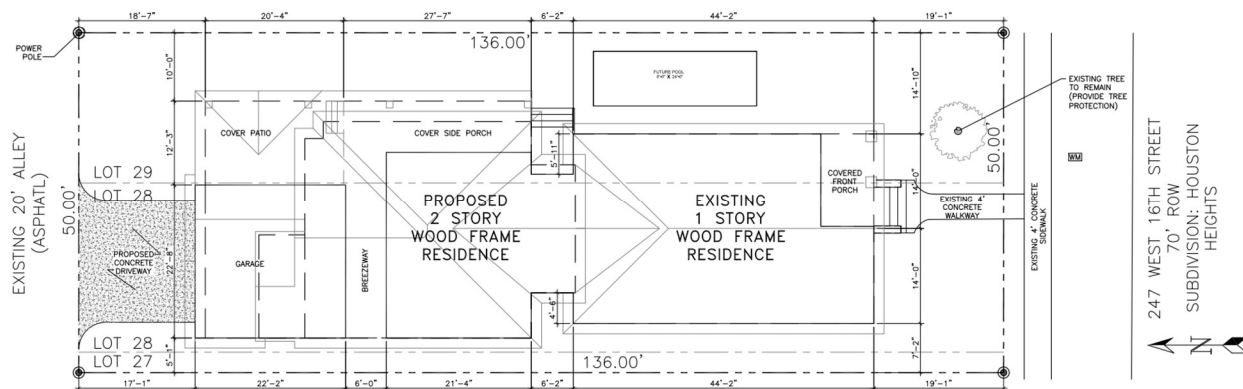


SITE PLAN

EXISTING

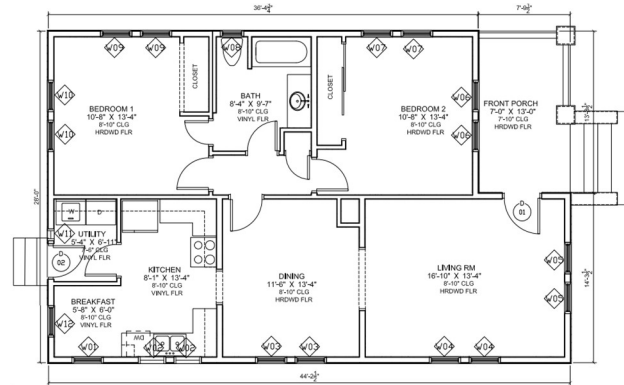


PROPOSED

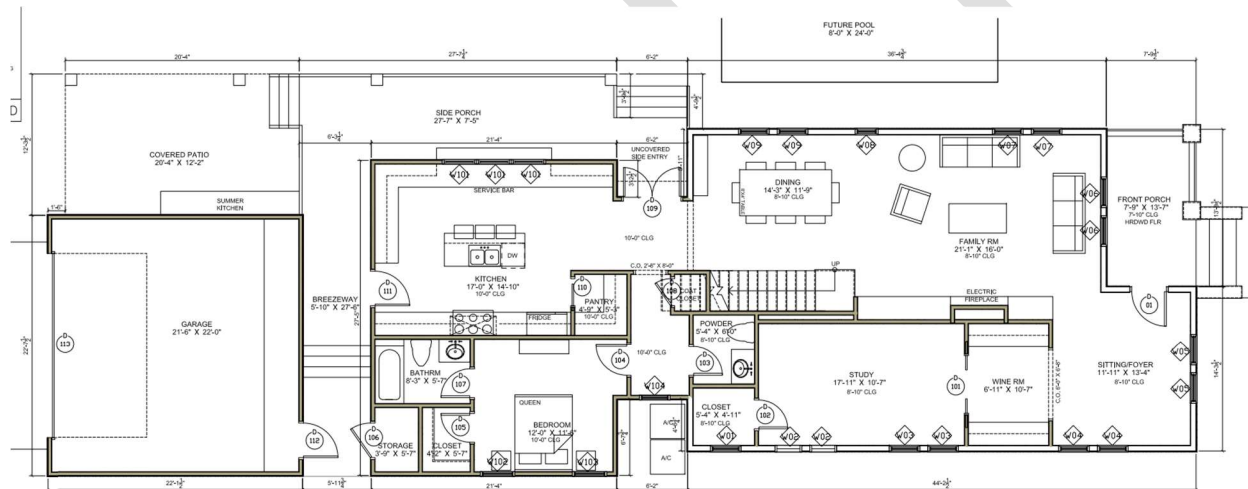


FIRST FLOOR PLAN

EXISTING

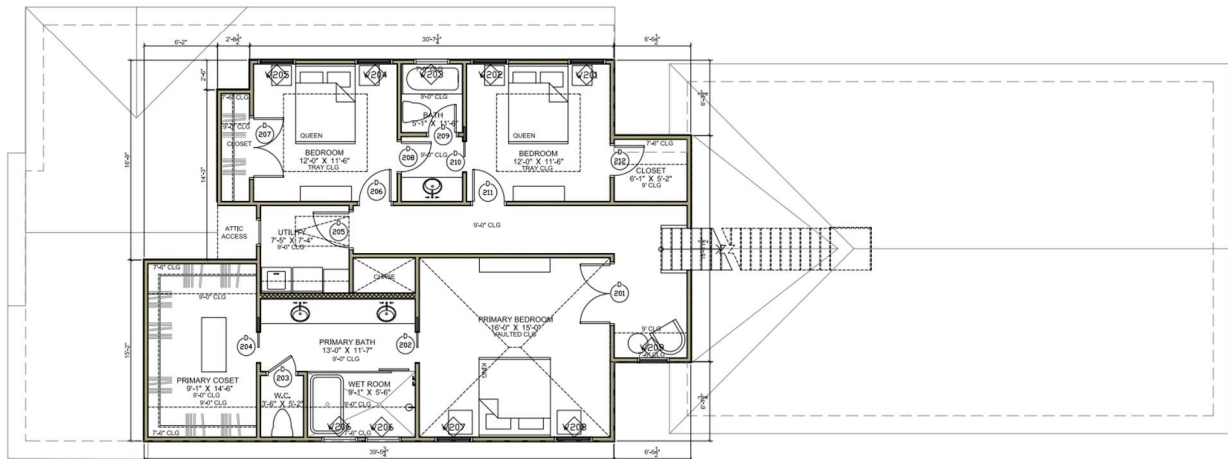


PROPOSED



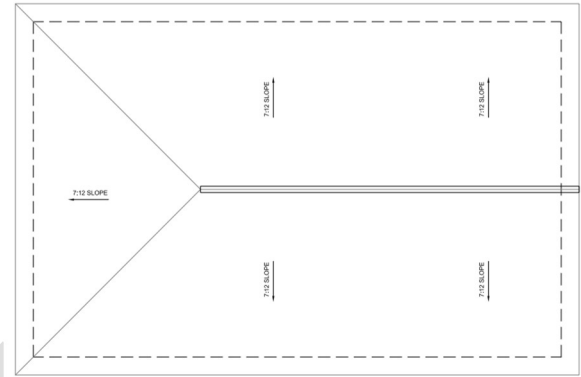
SECOND FLOOR PLAN

PROPOSED

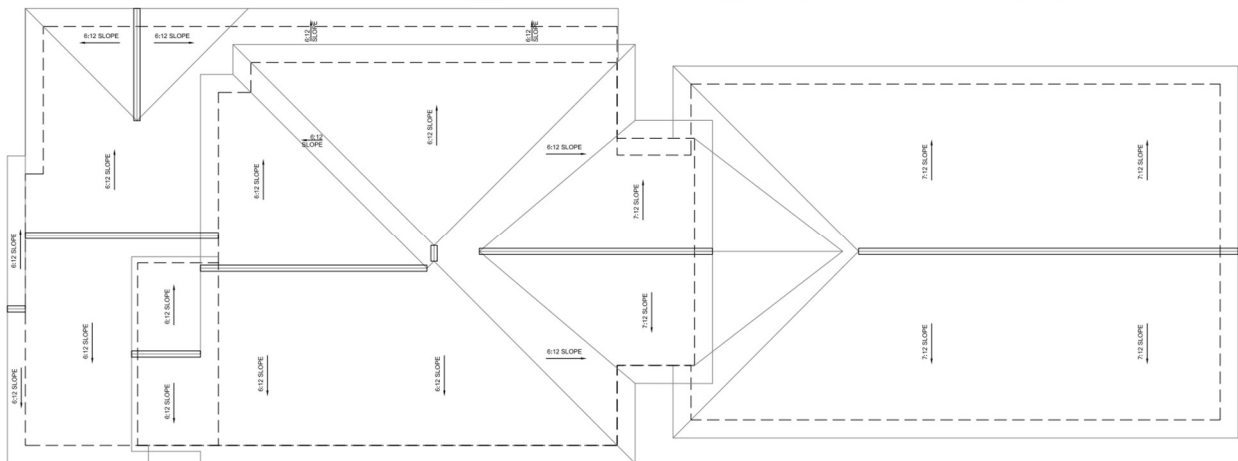


ROOF PLAN

EXISTING



PROPOSED



FRONT ELEVATIONS

EXISTING

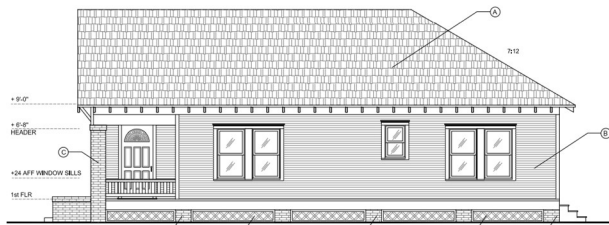


PROPOSED



RIGHT-SIDE ELEVATIONS

EXISTING

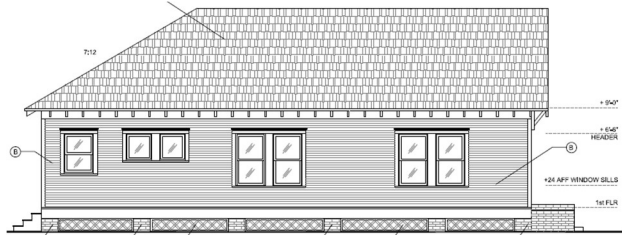


PROPOSED



LEFT-SIDE ELEVATIONS

EXISTING



PROPOSED

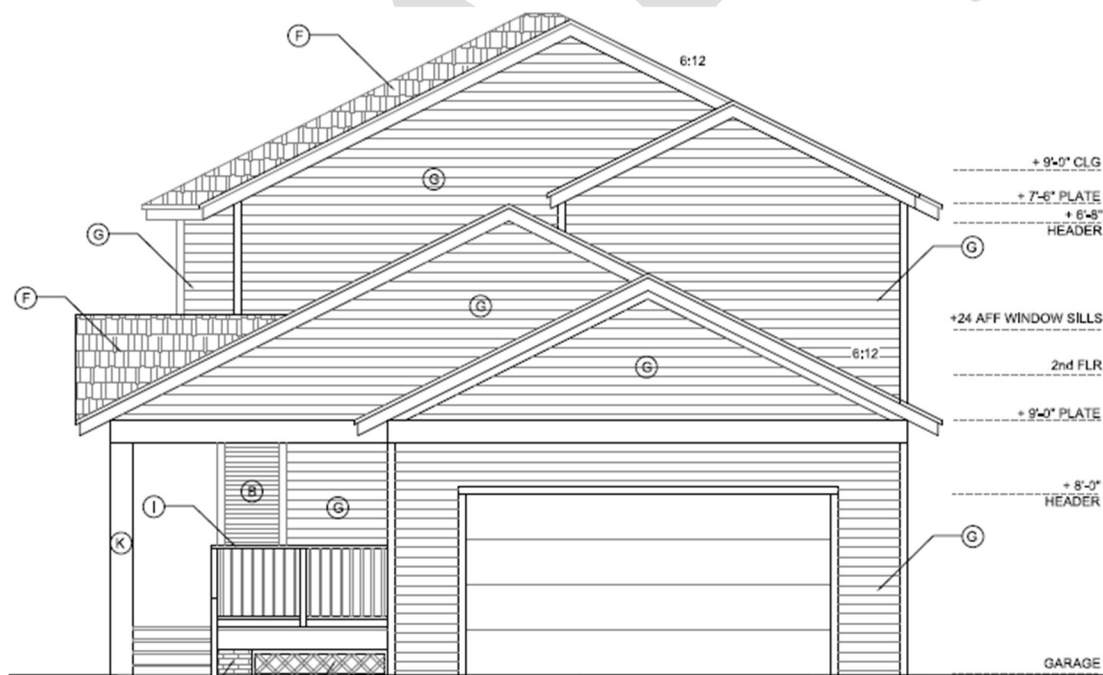


REAR ELEVATIONS

EXISTING



PROPOSED



WINDOW SCHEDULE**EXISTING**

WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W01	1	2'-8"	3'-6"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W02	2	2'-4"	2'-4"	FIXED	1	EXISTING WINDOW TO REMAIN
W03	2	2'-8"	4'-8"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W04	2	2'-8"	4'-8"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W05	2	2'-8"	4'-8"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W06	2	2'-8"	4'-8"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W07	2	2'-8"	4'-8"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W08	1	2'-0"	3'-0"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W09	2	2'-8"	4'-8"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W10	2	2'-8"	4'-8"	SINGLE HUNG	1/1	EXISTING WINDOW TO BE REMOVED
W11	1	1'-0"	4'-6"	FIXED	1	EXISTING WINDOW TO BE REMOVED
W12	1	2'-8"	3'-6"	SINGLE HUNG	1/1	EXISTING WINDOW TO BE REMOVED

PROPOSED

WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W101	3	3'-0"	6'-0"	Awning	1	KITCHEN PASS THROUGH, INSET AND RECESSED
W102	1	3'-0"	6'-0"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W103	1	3'-0"	6'-0"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W104	1	2'-8"	4'-6"	SINGLE HUNG	1/1	INSET AND RECESSED
W201	1	3'-2"	4'-8"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W202	1	3'-2"	4'-8"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W203	1	3'-0"	2'-0"	FIXED	1	TEMPERED, INSET AND RECESSED
W204	1	3'-2"	4'-8"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W205	1	3'-2"	4'-8"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W206	2	3'-0"	2'-0"	FIXED	1	TEMPERED, INSET AND RECESSED
W207	1	3'-2"	4'-8"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W208	1	3'-2"	4'-8"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W209	1	2'-8"	3'-5"	Standard	1/1	INSET AND RECESSED

DOOR SCHEDULE**EXISTING**

DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
01	1	3'-0"	6'-8"	STANDARD	LEFT	FRONT DOOR TO REMAIN
02	1	2'-8"	6'-8"	STANDARD	LEFT	EXITING TO BE REMOVED

PROPOSED

DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
101	1	5'-0"	6'-8"	POCKET DOUBLE	NA	--
102	1	2'-6"	6'-8"	STANDARD	RIGHT	--
103	1	2'-6"	6'-8"	STANDARD	RIGHT	--
104	1	2'-8"	8'-0"	HINGED - SINGLE	RIGHT	--
105	1	2'-6"	8'-0"	STANDARD	RIGHT	--
106	1	3'-0"	8'-0"	HINGED - SINGLE	LEFT	--
107	1	2'-6"	8'-0"	STANDARD	LEFT	--
108	1	2'-4"	8'-0"	HINGED - SINGLE	LEFT	--
109	1	5'-0"	8'-0"	HINGED - DOUBLE	NA	SIDE PORCH
110	1	2'-4"	8'-0"	POCKET	LEFT	--
111	1	3'-0"	8'-0"	HINGED - SINGLE	RIGHT	BACK DOOR
112	1	3'-0"	8'-0"	HINGED - SINGLE	RIGHT	FIRE RATED DOOR
113	1	16'-0"	8'-0"	OVERHEAD - SECTIONAL	NA	GARAGE DOOR
201	1	5'-0"	6'-8"	HINGED - DOUBLE	NA	--
202	1	2'-6"	8'-0"	POCKET - SINGLE	RIGHT	--
203	1	2'-4"	8'-0"	HINGED - SINGLE	LEFT	--
204	1	2'-6"	8'-0"	POCKET - SINGLE	RIGHT	--
205	1	3'-0"	6'-8"	HINGED - SINGLE	RIGHT	--
206	1	2'-8"	6'-8"	HINGED - SINGLE	RIGHT	--
207	1	5'-0"	6'-8"	HINGED - DOUBLE	NA	--
208	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	--
209	1	2'-4"	6'-8"	HINGED - SINGLE	RIGHT	--
210	1	2'-6"	6'-8"	POCKET - SINGLE	RIGHT	--
211	1	2'-8"	6'-8"	HINGED - SINGLE	LEFT	--
212	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	--