

CERTIFICATE OF APPROPRIATENESS

Application Date: July 13, 2022

Applicant: Sam Gianukos, agent for, Dean McDaniel, owner

Property: 1429 Columbia Street, Tract 5A, Block 160, Houston Heights Neighborhood Subdivision. The property is a vacant lot situated on a 5,764 square foot (44' x 131') interior lot.

Significance: Non-contributing vacant lot, located in the Houston Heights East Historic District. Received approved COA to amend classification from contributing to non-contributing at April 21, 2022 HAHC meeting.

Proposal: New Construction: Detached Garage and Garage Apt.

- 2-story structure with 1,027 total sq. ft.
 - First floor 550 sq. ft.
 - Second floor 477 sq. ft.
- Composition shingles, 6:12 roof pitch
- Smooth, cementitious siding with 5.5 reveal
- Wood, inset & recessed, 1-over-1, single-hung, Jeld-Wen windows

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

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

[X] [] [] (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; The setbacks move the building mass towards the center of the lot. See measurable standards setbacks below.

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (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;

[X] [] [] (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;

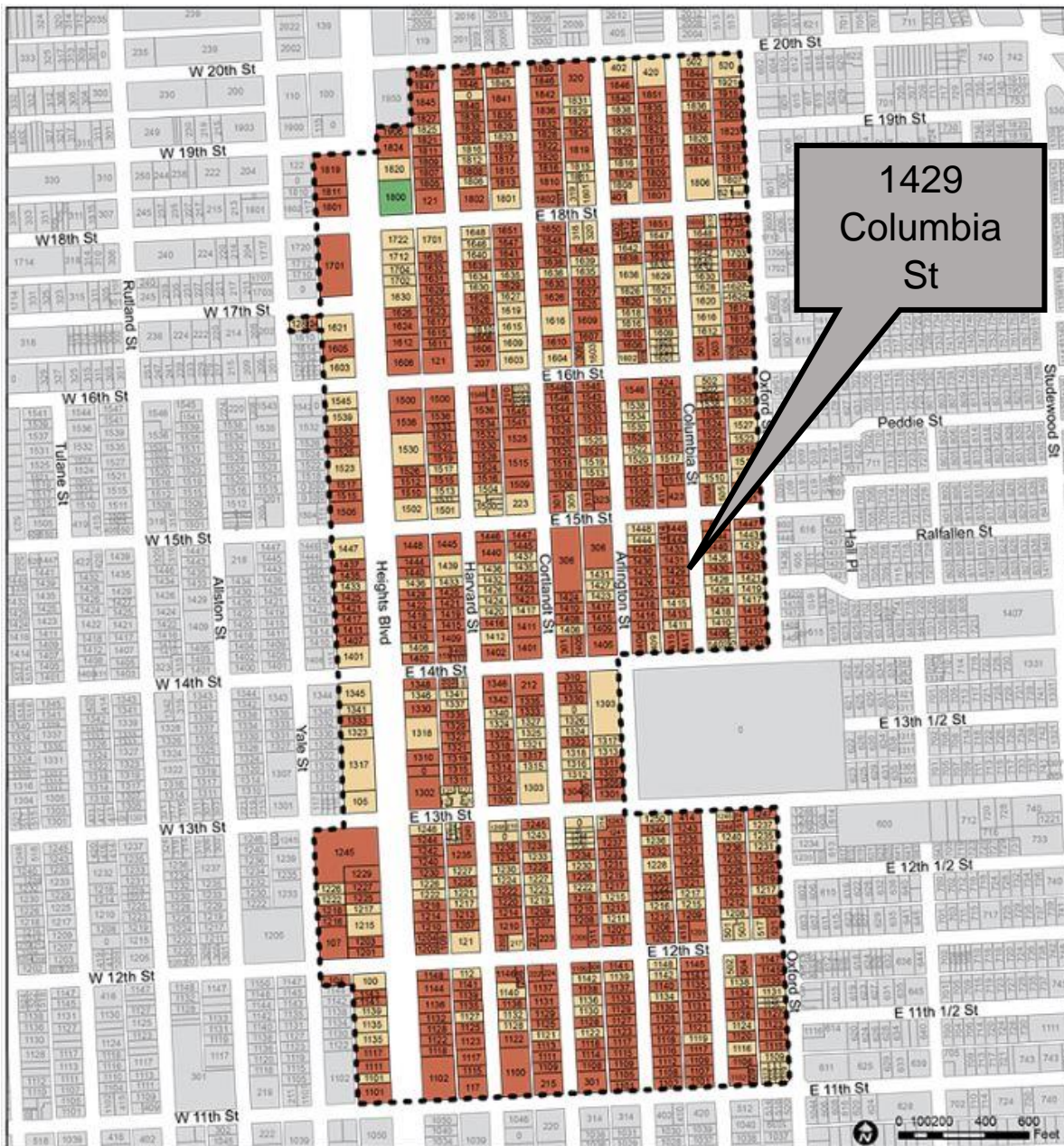
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and The F.F.E., porch eave height, first floor plate heights are proportionally similar to the existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

[X] [] [] In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. (Houston Heights Design Guidelines: Qualitative Guidelines for New Construction)

(Sec.7-1) Design a new building to reflect contemporary trends in architecture. New construction should reflect the time period in which the building is built. While many people think that new buildings in a historic district should look "historic," best practices in historic preservation — in place for more than 50 years and applied all over the United States — encourage new buildings and additions to look new. Designs should be "differentiated but compatible." Attempts to design new "historic" buildings often fail because of inaccurate scale, proportions, and detailing. In addition to failed recreations of historic buildings, even an accurate design of a historic style is inappropriate since it confuses history and the understanding of the district.

District Map






Houston Heights East Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: p17025_Heights_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

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: 5,764

Max. Allowed: 2,421

Proposed Lot Coverage: 1,478

Remaining Amount: 943

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

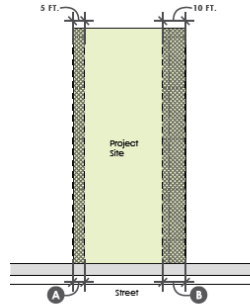
Existing Lot Size: 5,764

Max. FAR Allowed: 2,651

Proposed FAR: 2,646

Remaining Amount: 5'

Side Setbacks (Addition and New Construction)

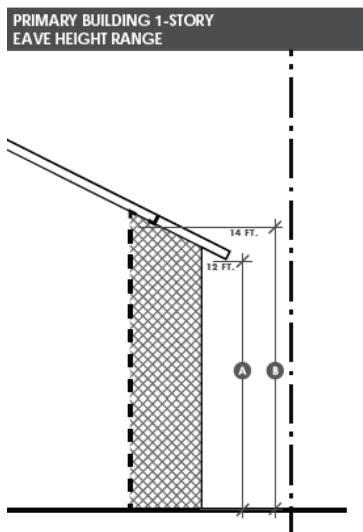


Note: This diagram shows just one example of a side setback configuration.

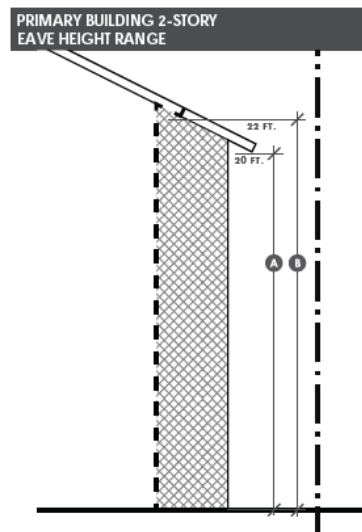
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum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

Proposed North side setback (1): 5'
Proposed South side setback (2): 14'
Cumulative side setback: 19'

Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height on North elevation: 18' 4"

Proposed eave height on South elevation: 18' 4"

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

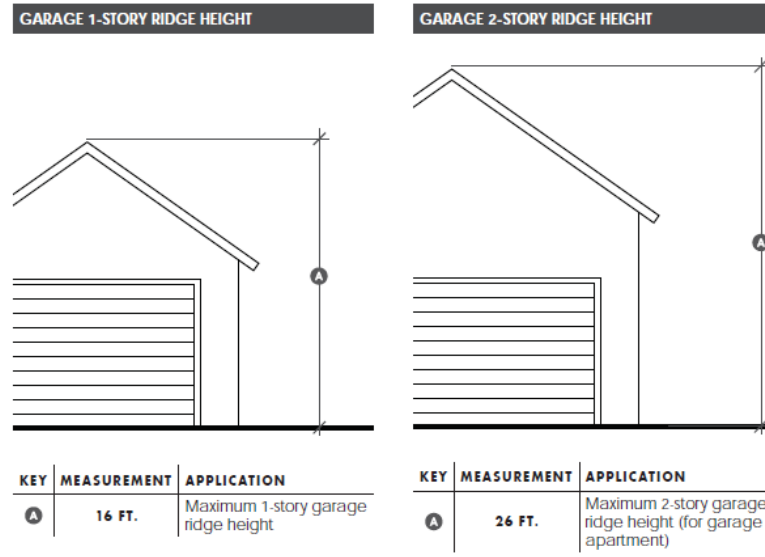
Proposed finished floor: 0.5'

Proposed first floor plate height: 9'

Proposed second floor plate height: 8'

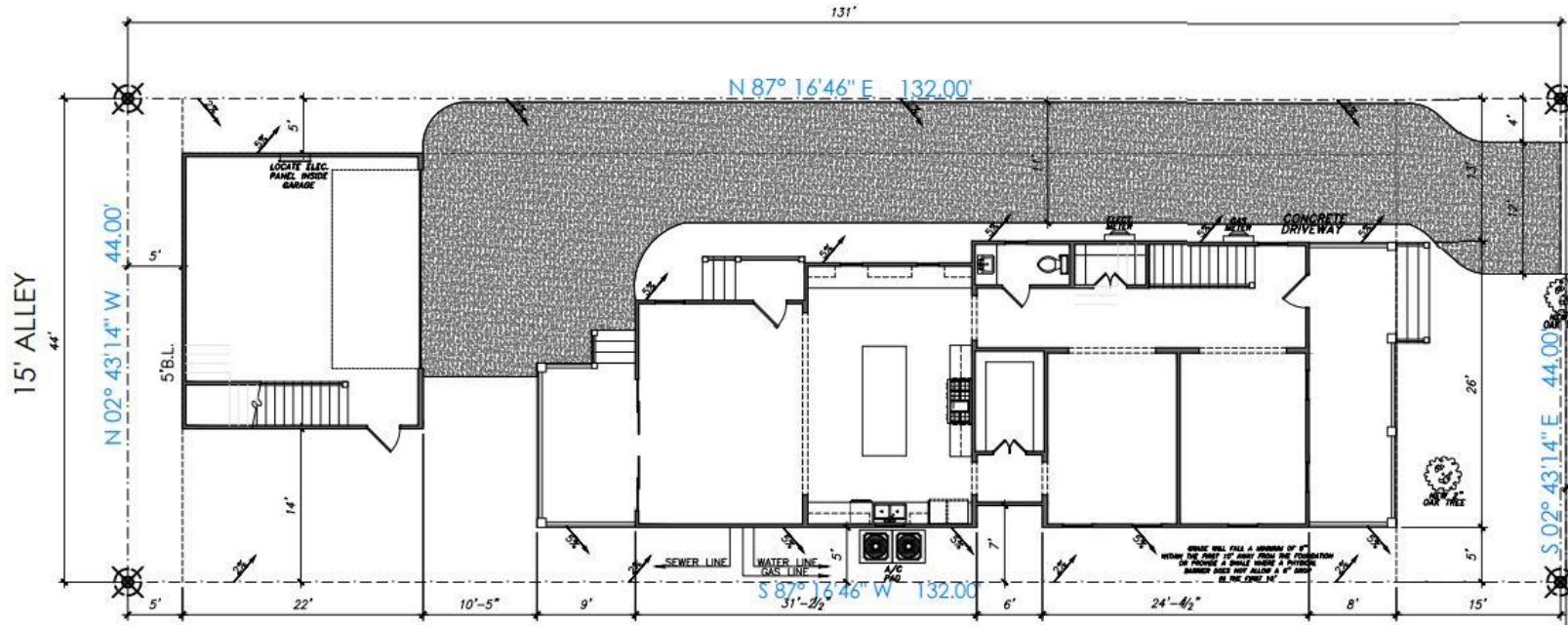
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Detached Garage Ridge Height (New Construction)

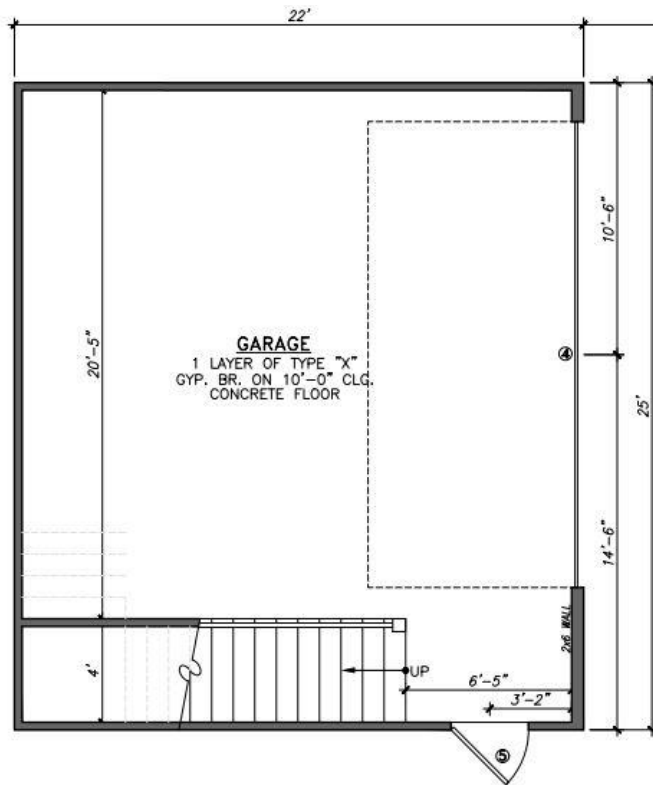


Proposed ridge height: 24' 7"

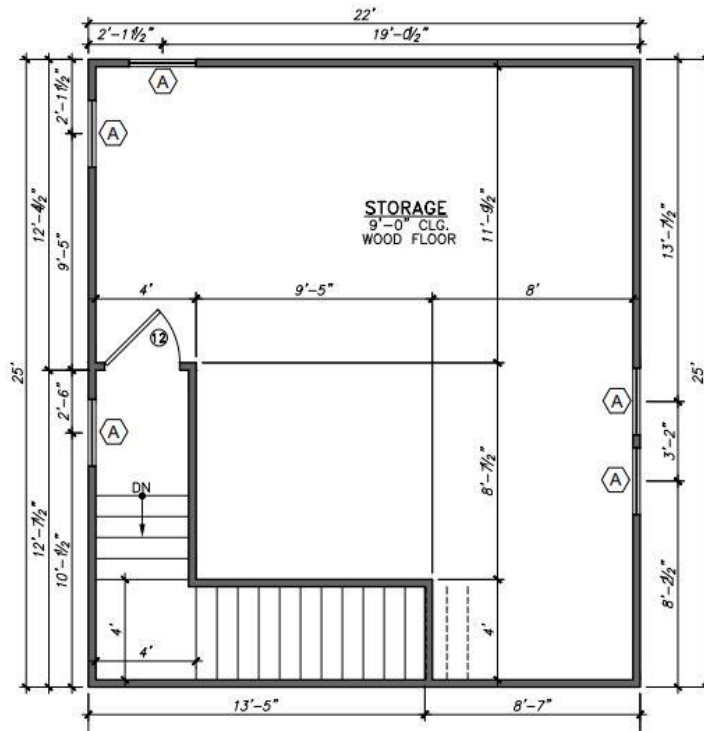
Proposed Site Plan



Proposed Garage First Floor Plan



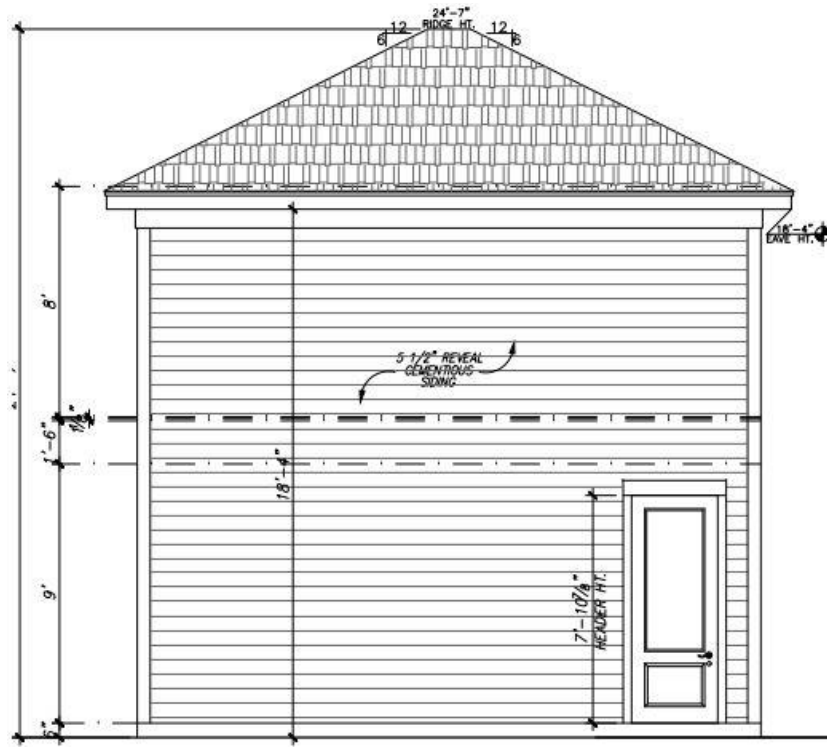
Proposed Garage Second Floor Plan



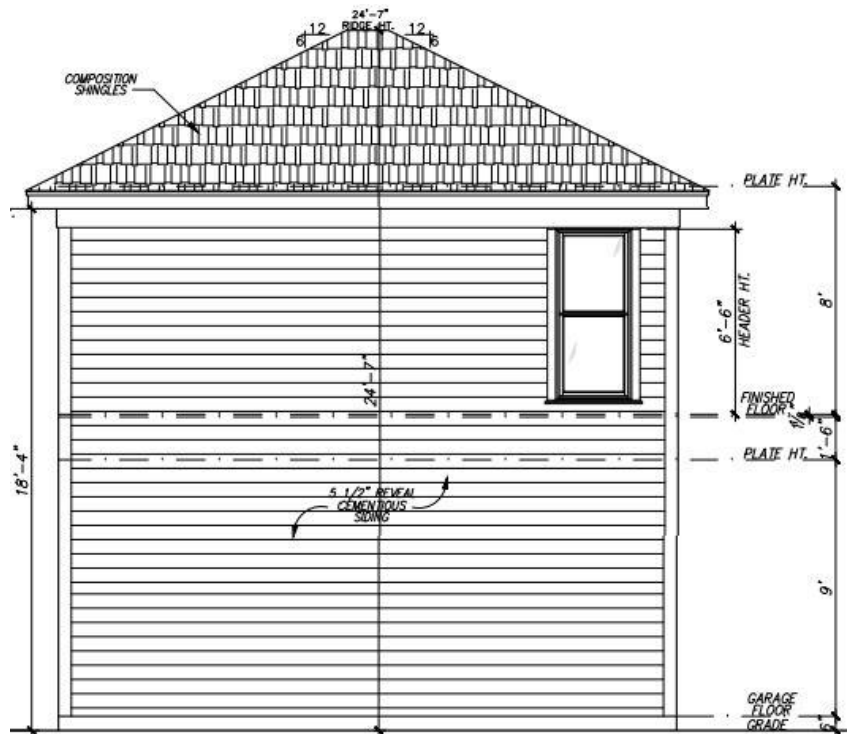
Proposed Front (East) Elevation



Proposed Garage Left (South) Elevation



Proposed Right (North) Elevation



Proposed Garage Roof Plan

