

CERTIFICATE OF APPROPRIATENESS

Application Date: May 4, 2022

Applicant: Lynne Revis, Owner; Jessica Perrone, agent

Property: 515 E. 9th St.- Tracks 11A &12A Block 226, Houston Heights

Significance: Contributing Bungalow, circa 1920

Proposal: Alteration – Rehabilitation

- Replace a combination of original wood windows, storm windows and aluminum windows with new white vinyl windows.
- Remove synthetic siding on non-original side addition and replace with smooth cementitious siding

Public Comment: No public comment received.

Civic Association:

Recommendation: Denial - does not satisfy criteria and issuance of COR for residing side addition with smooth cementitious siding and installing new 1/1, inset and recessed, windows that match the profile of the original wooden windows. Final window details to be approval by staff.

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 Guideline

MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES)

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Maximum Lot Coverage for primary structures, attached garages/storage space, Detached garages over 528 square feet, and sunrooms or enclosed porches with walls and windows.

Lot Size: 33' x 132' (4,356 sq ft)

Lot Coverage: .44

Percentage: 44%

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%)

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Front Setbacks (New Construction) compare to context area.

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Rear Setbacks of three feet for all properties except for a front facing garage with a rear wall to alley or alley loading garaged 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.

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Side Setbacks (for Additions and New Construction) comply with five feet on each side and a cumulative total of 10 feet for one-story houses and 15 feet for two-story houses.

Consideration:

The lot is 33' wide, therefore 9'-4" cumulative setback is in compliance

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Maximum Floor Area Ratio (FAR) for primary structures, attached garages/storage space, Detached garages over 528 square feet, detached garage apartments over 400 square feet, attics with dormers in new additions, new construction, and non-contributing houses, and sunrooms or enclosed porches with walls and windows.

Lot Size: 33' x 132' (4,356 sq ft)

FAR : .48

Percentage: 48%

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES) - continued

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Side Wall Length and Insets (for Additions and New Construction, one and two-story)
 Side Wall Length: 36'-6" (inset included)
 Inset Length: 1' x 7'-3"

SIDE WALL LENGTH		
KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without inset (1-story)
	40 FT.	Maximum side wall length without inset (2-story)
B	1 FT.	Minimum depth of inset section of side wall (1-story)
	2 FT.	Minimum depth of inset section of side wall (2-story)
C	6 FT.	Minimum length of inset section of side wall

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Eave Height (Addition and New Construction) at minimum side setback from property line.
 Eave Height: 21'-7"
 (Second Floor Addition)

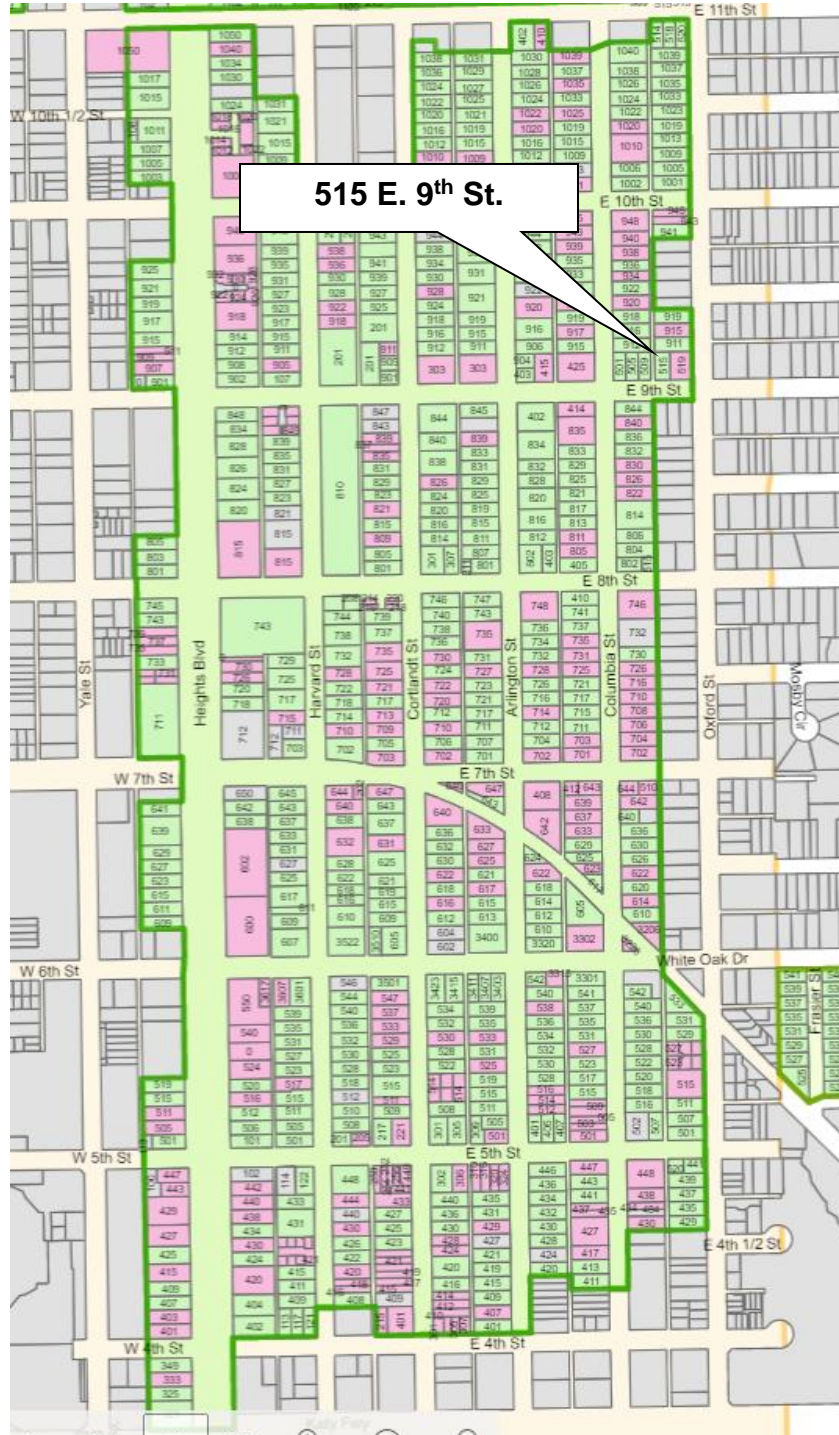
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Building Wall (Plate) Height (Addition and New Construction) For Additions, appear to be the same or lower than those of existing house. For New Construction of one-story, no plate height limit. For two-story new construction, plate height does not exceed 36 inches maximum finished floor height (as measured at the front of the structure), 10 feet maximum first floor plate height, and 9 feet maximum second floor plate height.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO:



Figure 1 - June 2010



Figure 2 - Staff photo June 2022



Figure 4 - Alum window in infilled porch



Figure 3 - 2 forms of siding under removed synthetic siding



Figure 5 - Staff photo - June 2022



Figure 6 - - Staff photo - June 2022



Figure 7 - - Staff photo - June 2022



Figure 8 - - Staff photo - June 2022



Figure 9 - - Staff photo - June 2022



Figure 10 - - Staff photo - June 2022



Figure 11 - side of infilled porch - inappropriate windows, installed on surface-would need to become inset and recessed



Figure 12 - Rear of house - one window replaced