

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 19, 2022

**Applicant:** Apostolos (aka Paul) A. Lamnatos, owner

**Property:** 615 Heights Boulevard, Lot 8, Block 276, Houston Heights Subdivision.  
The property is now a non-historic 1,685 square foot, one-story wood frame single-family residence situated on a 7,500 square foot (50' x 150') interior lot.

**Significance:** Non-contributing single family residence, constructed circa 2022, located in the Houston Heights South Historic District.

**Proposal:** New Construction – Detached, Rear ADU

- Existing non-contributing 1-story detached garage already demolished
- Three-leveled ADU setback 127' front property line
- Ground level will be open and unconditioned space with pervious gravel
- Second floor conditioned space, approximately 268 sq. ft.
- Partial third floor will be open balcony
- Roof pitch will be 4:12 and 6:12
- Composition shingles
- Double-hung, 1-over-1, inset & recessed, wood clad windows

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -



District Map

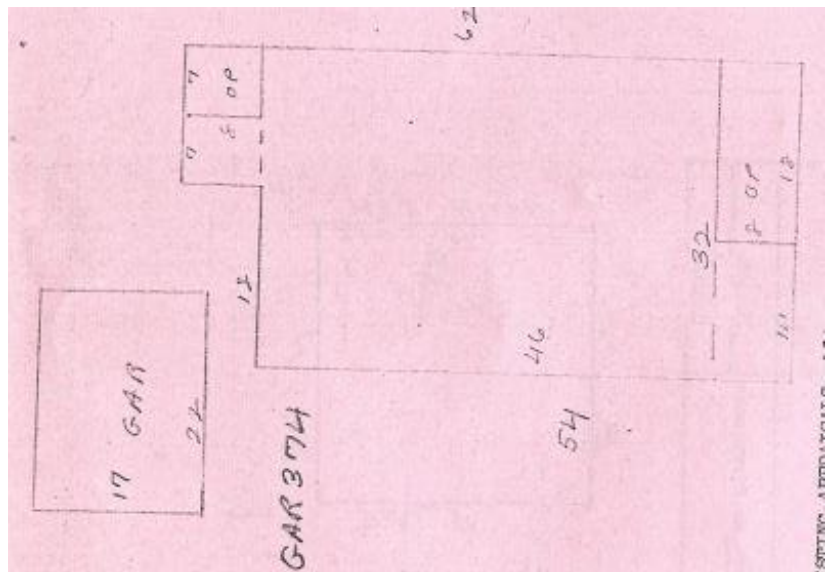
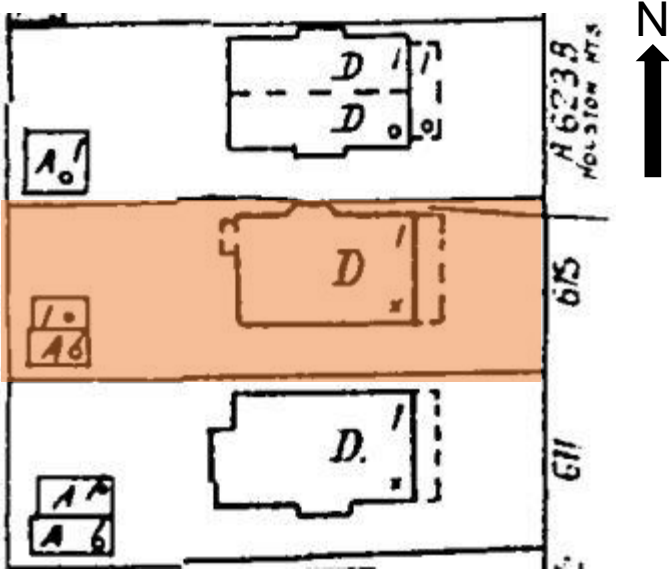


Inventory Photo

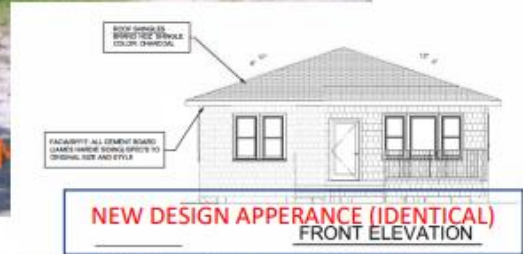
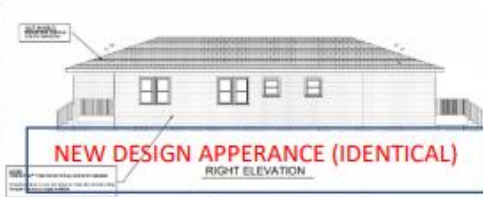


Sanborn

Harris County BLA Survey – Feb. 8, 1968



Front and North (Right) Elevation Comparisons

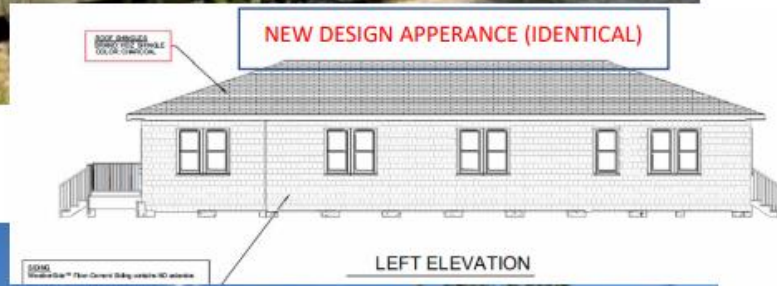


FRONT ELEVATION PHOTO

Rear and South (Left) Elevation Comparisons



LEFT/FRONT PHOTO



LEFT ELEVATION



REAR PORCH - PHOTO



REAR ELEVATION

Siding and Roof Materials

WeatherSide™  
Fiber-Cement Siding



Benefits:

- **No caulking required at the joints.** After properly removing and disposing of the old siding in accordance with local, state, and federal regulations regarding asbestos-containing products, simply nail in place and paint.
- **Pre-primed from the factory** and ready to paint the color of your choice
- **Distinctive beauty** unavailable in other siding products
- **Durable fiber-cement construction** helps resist warping, rotting, expansion/contraction, UV degradation, and even termite infestation
- **UL Classified to ANSI/UL23 and non-combustible** in accordance with ASTM E136
- **Peace of mind...** backed by a 25-year 10M warranty\*

Product Details:

Siding Standards & Code Approvals:

- UL Classified to ANSI/UL23
- ASTM E136
- State of Florida approved
- Meets or exceeds the requirements of the Texas Department of Insurance (excludes Profile 14)
- Miami-Dade County Product Center Approved (excludes Emphasis™ and Profile 14)

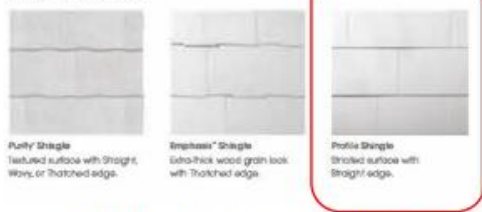
Matching Accessories:

WeatherSide™ Fiber-Cement Siding accessories offer faster, easier, more accurate installation, and include:



	Profile 1™ Straight Edge	Profile 2™ Notched	Emphasis™ 14" Nails, 25 Year	Profile 8™	Profile 10™	Profile 12™
Size	12 in. x 36 in.	12 in. x 36 in.	14" Nails, 25 Year	4" x 32 in.	17" x 36 in.	14" Nails, 25 Year
Exposure	11 in.	13 1/2 in.	13 in.	9 in.	17 in.	13 1/2 in.
Thickness	7/8 in.	7/8 in.	7/8 in.	7/8 in.	7/8 in.	7/8 in.
Profile/Board	10	10	10	10	10	10
Number/Box	2	2	2	2	2	2
Weight/Box	30	35	41	15	35	35
Weight	150	175	205	75	175	175

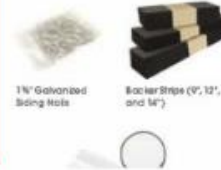
Shingle Selector:



**Purely Shingle**  
Textured surface with Straight, Wave, or Thatched edges.

**Emphasis™ Shingle**  
Extra-thick wood grain look with Thatched edge.

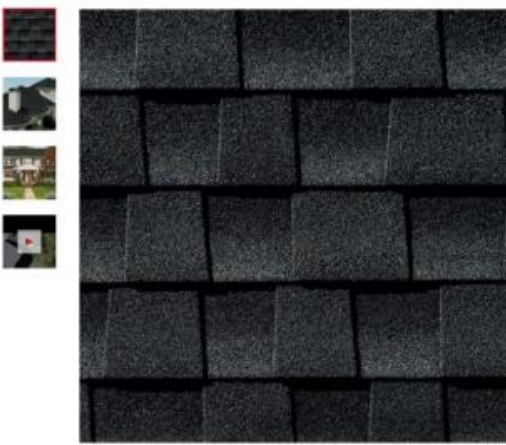
**Profile Shingle**  
Strained surface with Straight edge.



1 1/2" Galvanized Siding Nails

Backer Strips (8", 12", and 16")

SIDING – WeatherSide Fibr-Cement Siding



Timberline HDZ® Shingles

The look people love, now with LayerLock® Technology and the StainGuard Plus™ Algae Protection Limited Warranty<sup>1</sup>

★★★★★ 4.8 (16274) WRITE A REVIEW

ALL COLORS IN YOUR AREA



Harvest Blend Color/Finish:

Roofing – Timberline HDZ Shingles

## Window Information

# ANDERSON WINDOWS

## Product Overview

The Andersen 400 Double Hung Wood Windows, 37-5/8 in. x 56-7/8 in., White, with Low-E Insulated Glass features a sturdy pine construction with an attractive, low-maintenance exterior. Its Low-E insulated glass is energy efficient and keeps you cool in the summer and warm in the winter while reducing your energy bills. The glass stays cleaner longer by significantly reducing water spots. TruScene insect screen and a variety of grille and hardware options available through special order.

- Low-E4 energy efficient glass for energy savings
- Tilt-to-clean design for easy cleaning inside your home
- Natural pine frame interior is paintable or stainable; white exterior color
- Low-maintenance exterior
- Classic series lock and keeper hardware in a stone finish for elegance, safety and peace of mind
- Additional sizes available through special order
- TruScene insect screen and a variety of grille and hardware options available through special order
- For replacement parts, please visit [parts.andersenwindows.com](http://parts.andersenwindows.com).



The Andersen 400 series Double Hung Wood Windows, 29.625 in. x 40.875 in., White, with Low-E Insulated Glass features a sturdy pine construction with an attractive, low-maintenance exterior. Its Low-E insulated glass is energy efficient and keeps you cool in the summer and warm in the winter while reducing your energy bills. The glass stays cleaner longer by significantly reducing water spots. TruScene insect screen and a variety of grille and hardware options available through special order.

- Exterior Color/ Finish: White
- Exterior Color/Finish Family: White
- Features: Argon Gas Filled, Paintable/Stainable, Security Lock, Tilt-In Cleaning, Venting
- Frame Material: Wood Clad
- Frame Type: Nail Fin
- Glass Type: Insulated Glass, Low-E Glass
- Glazing Type: Double-Pane
- Grid Pattern: No Grid
- Grille Type: No Grille
- Hardware Color/Finish Family: Gray
- Included: Hardware
- Interior Color/Finish Family: Unfinished Wood
- Lock Type: Lock and Keeper/Spoon
- Number of Grids: No Grid
- Number of Locks: 1
- Product Weight (lb.): 62.5 lb
- Solar Heat Gain Coefficient: 0.31
- U-Factor: 0.30
- Window Type: Other
- Window Use Type: New Construction, Replacement
- Energy Star Qualified: North-Central
- Grid Width (in.): None
- Jamb Depth (in.): 4.5
- Product Depth (in.): 5.813 in
- Product Height (in.): 56.875 in
- Product Width (in.): 37.625 in
- Rough Opening Height (in.): 56.875 in
- Rough Opening Width (in.): 38.125 in
- Width (in.) x Height (in.): 37.625 x 56.875

Paint finish: Black exterior and unfinished oak interior, all wood windows.



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: 7,500

Max. Allowed: 2,850

Proposed Lot Coverage: 1,993

Remaining Amount: 857

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

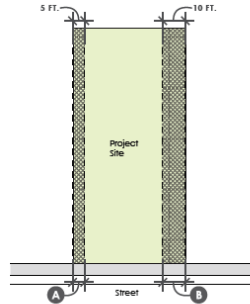
Existing Lot Size: 7,500

Max. FAR Allowed: 3,150

Proposed FAR: 1,993

Remaining Amount: 1,157

Side Setbacks (Addition and New Construction)



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

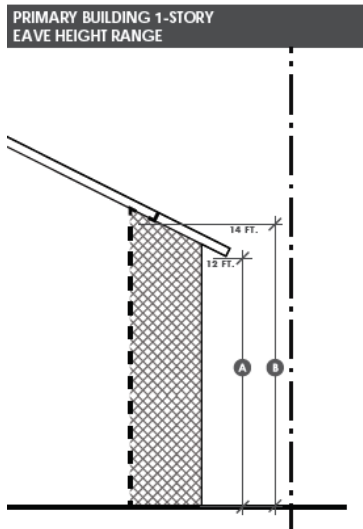
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum 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 setback (1): 12' 4-3/4"

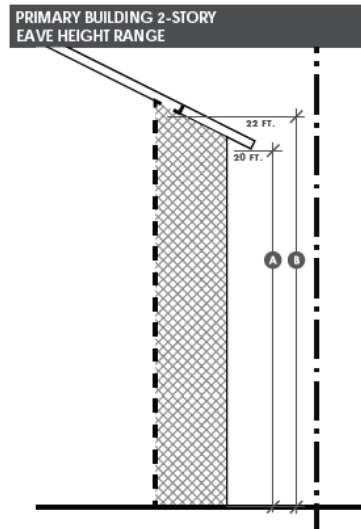
Proposed South setback (2): 5'

Cumulative side setback: 17' 7-3/4"

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: 20'

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**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' 4"

**Building Wall (Plate) Height (Addition and New Construction)**

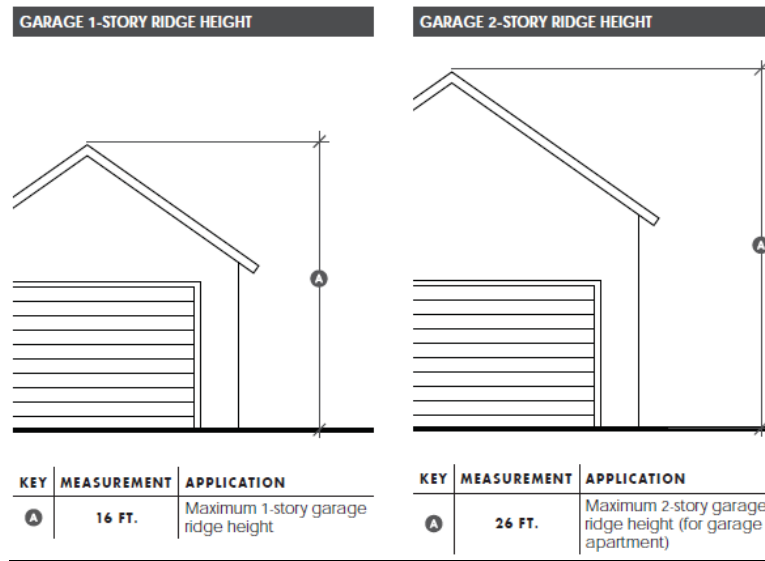
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 0' 0"

Proposed New Construction second floor plate height: 7' 10"



Detached Garage Ridge Height (New Construction)

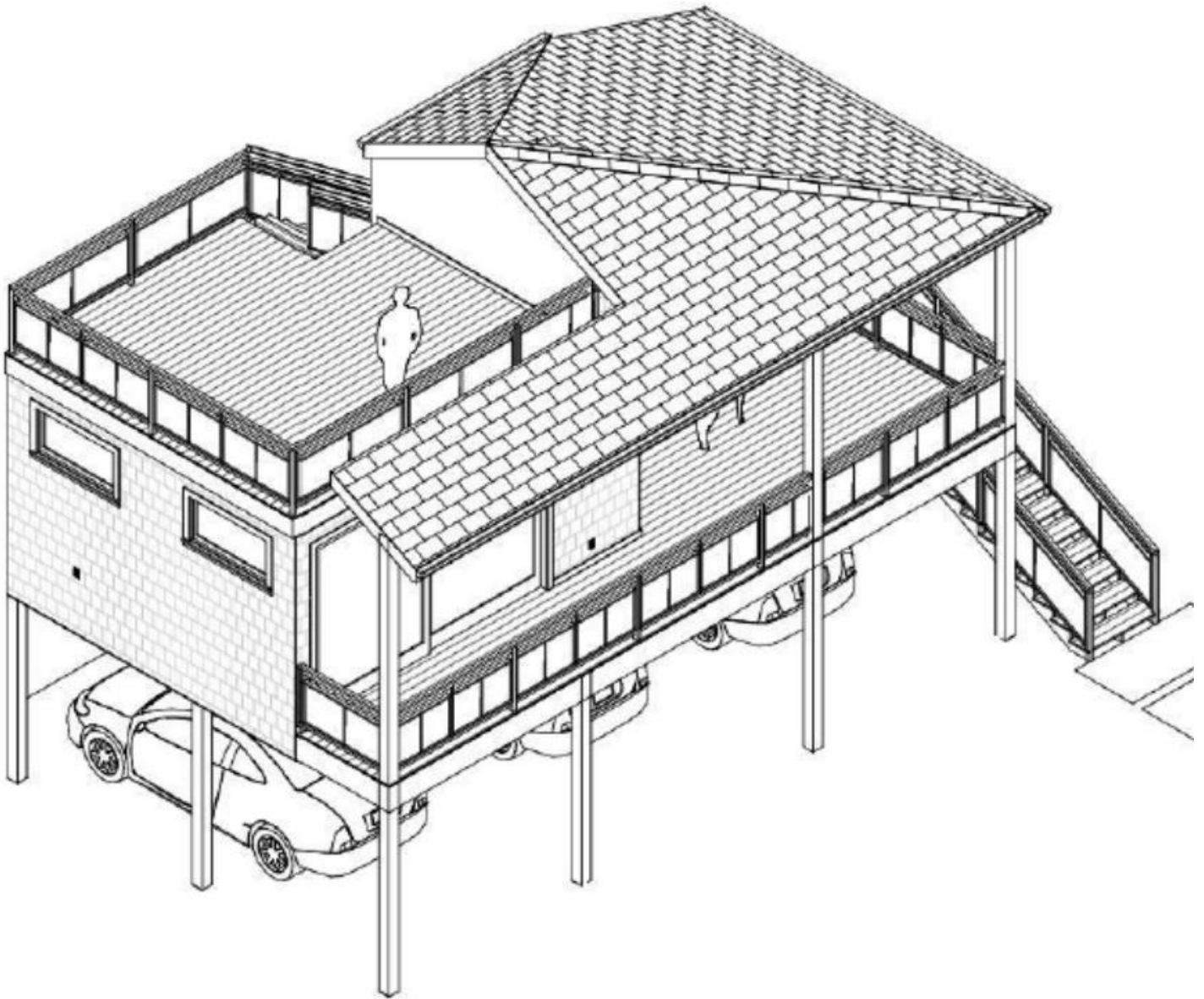


Proposed ridge height: 26' 0"

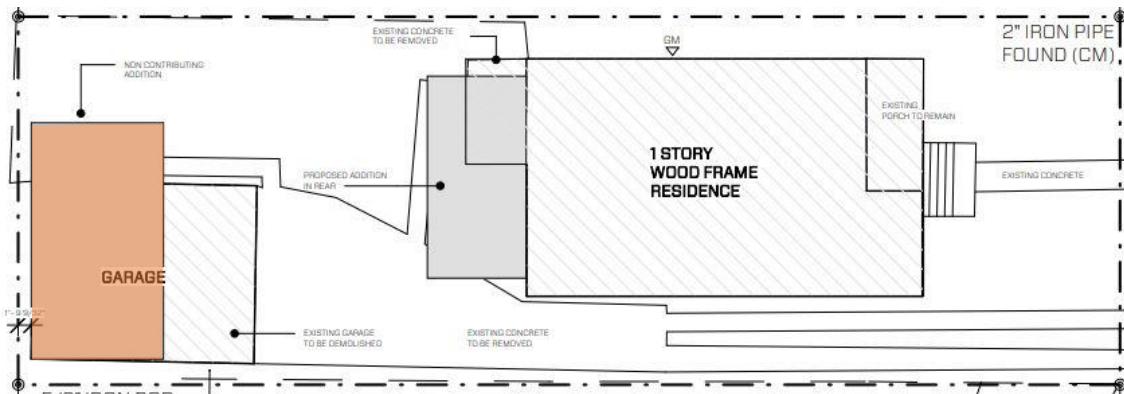
The following measurable standards are not applicable to this project:

- Front Porch Width and Depth
- Porch Eave Height

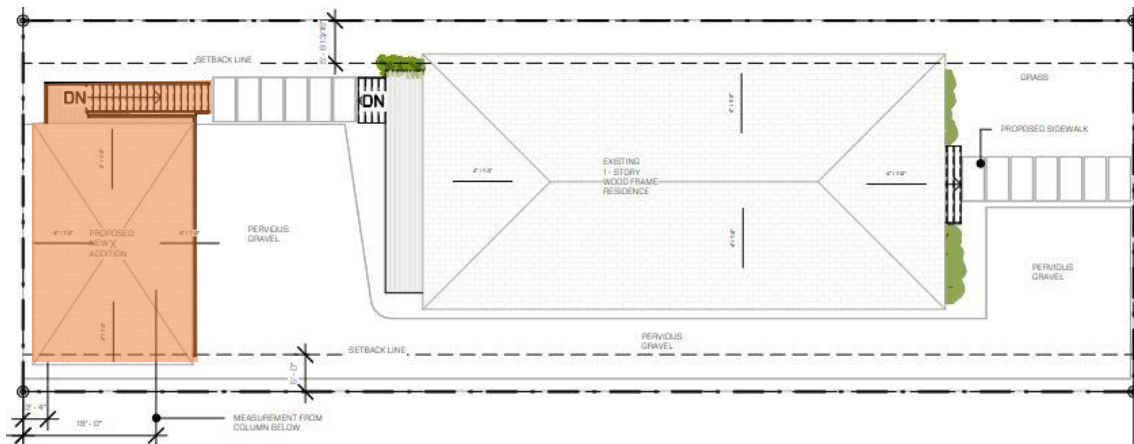
3D Rendering – ADU



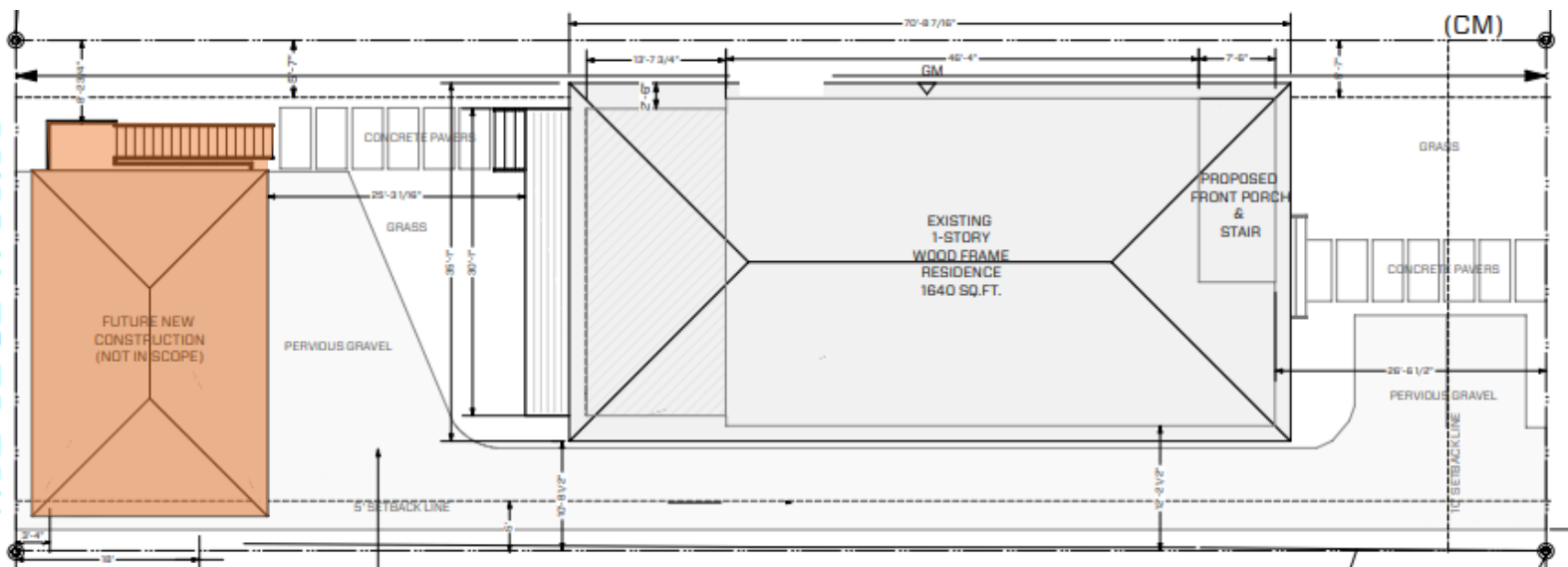
Existing Site Plan – At Jan. 27, 2022 HAHC Meeting



Approved Site Plan – Jan. 27, 2022

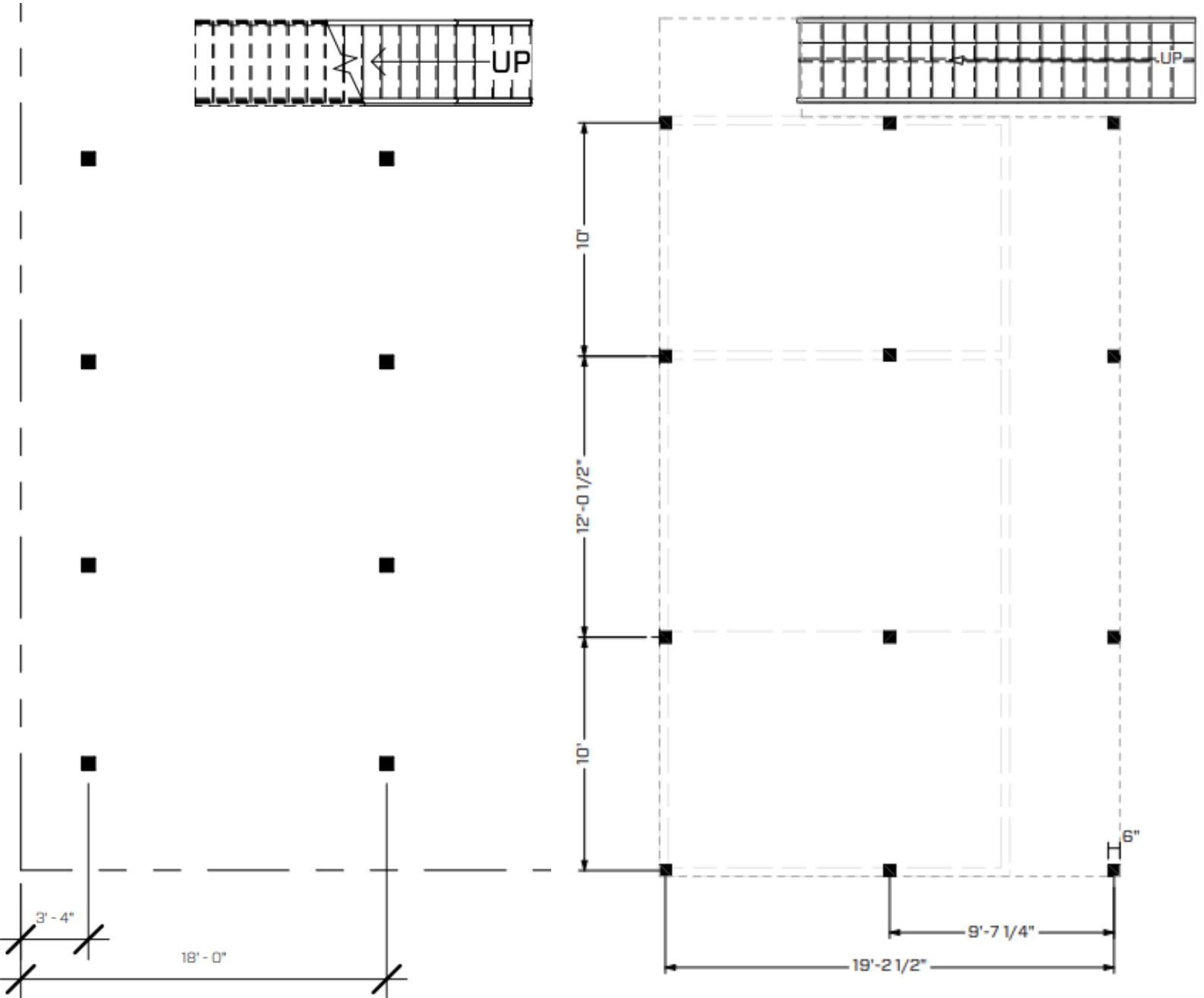


Proposed ADU Site Plan – October 10, 2022

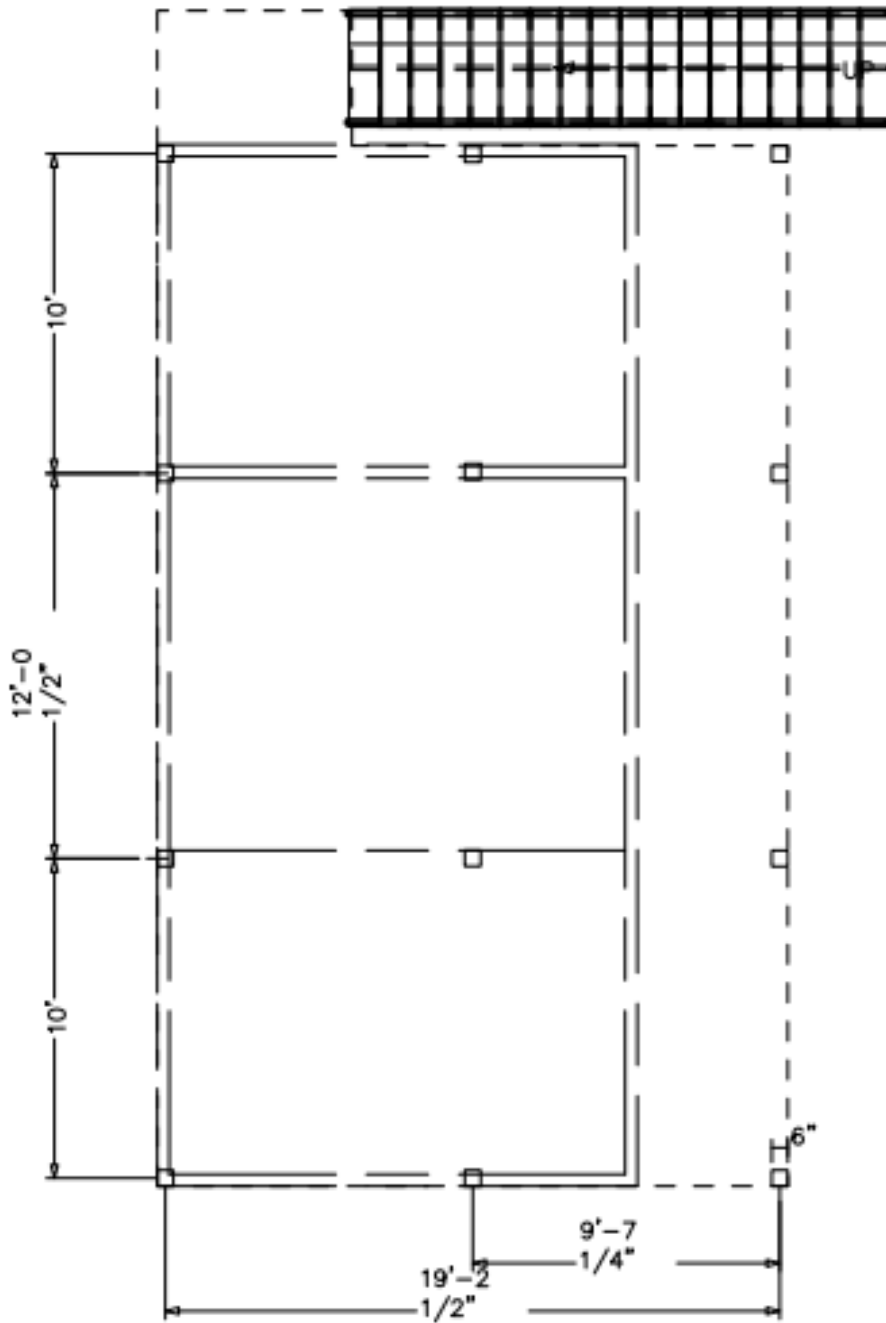


Approved Floor Plan – Jan. 27, 2022

Approved Floor Plan – June 21, 2022

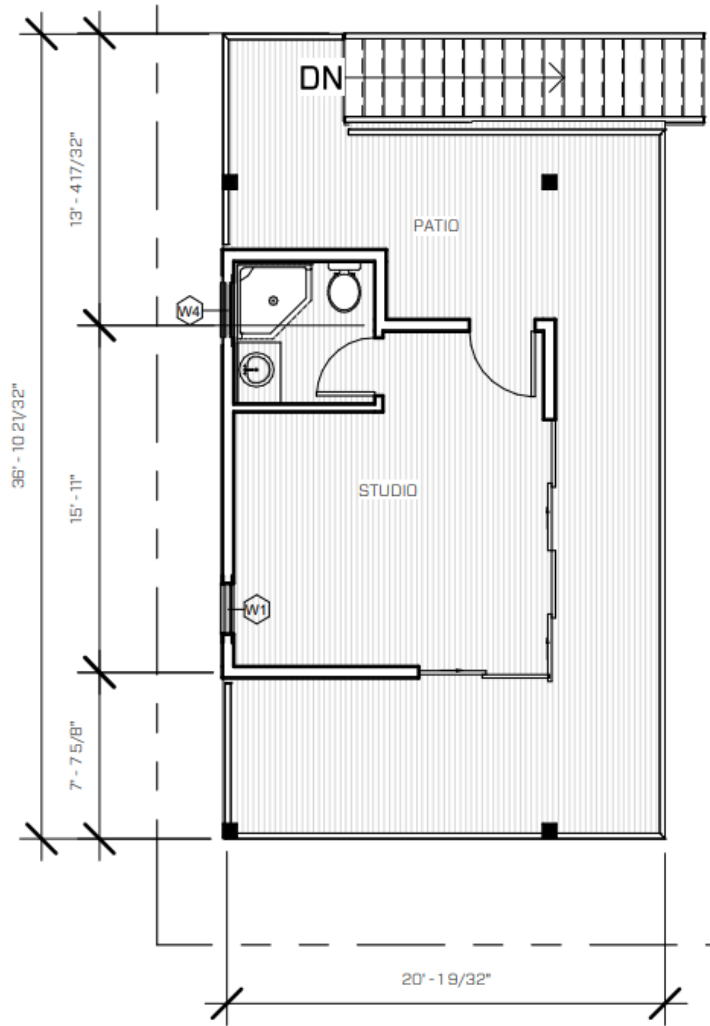


Proposed Open Air Ground Level Plan – October 10, 2022

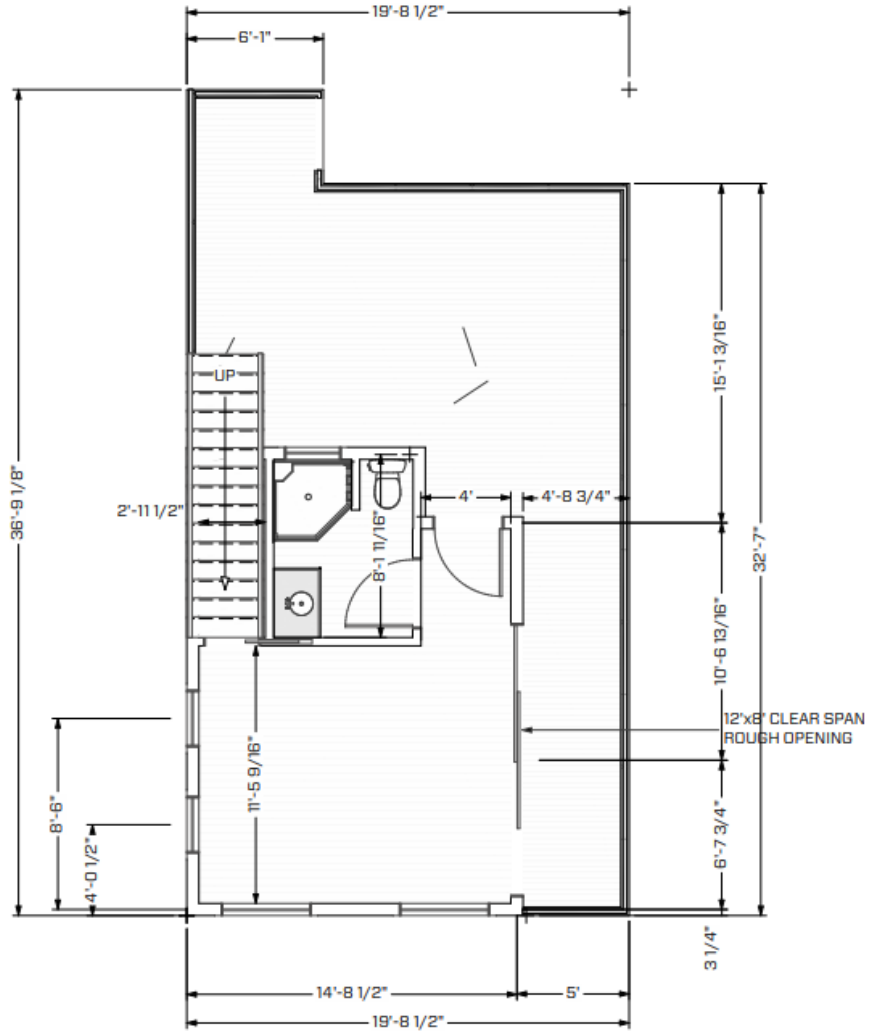




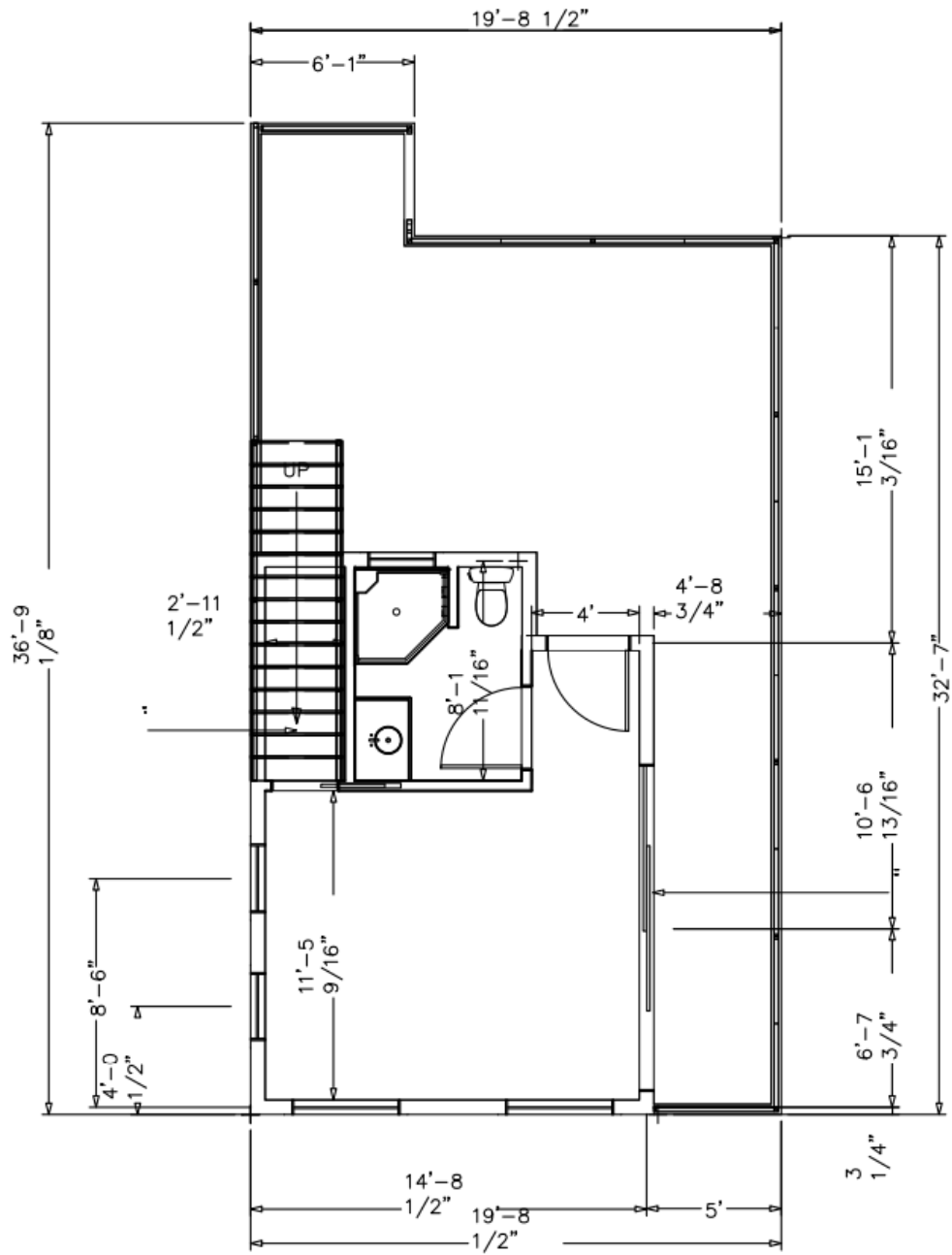
Approved Second Floor Plan – Jan. 27, 2022



Approved Second Floor Plan – June 21, 2022

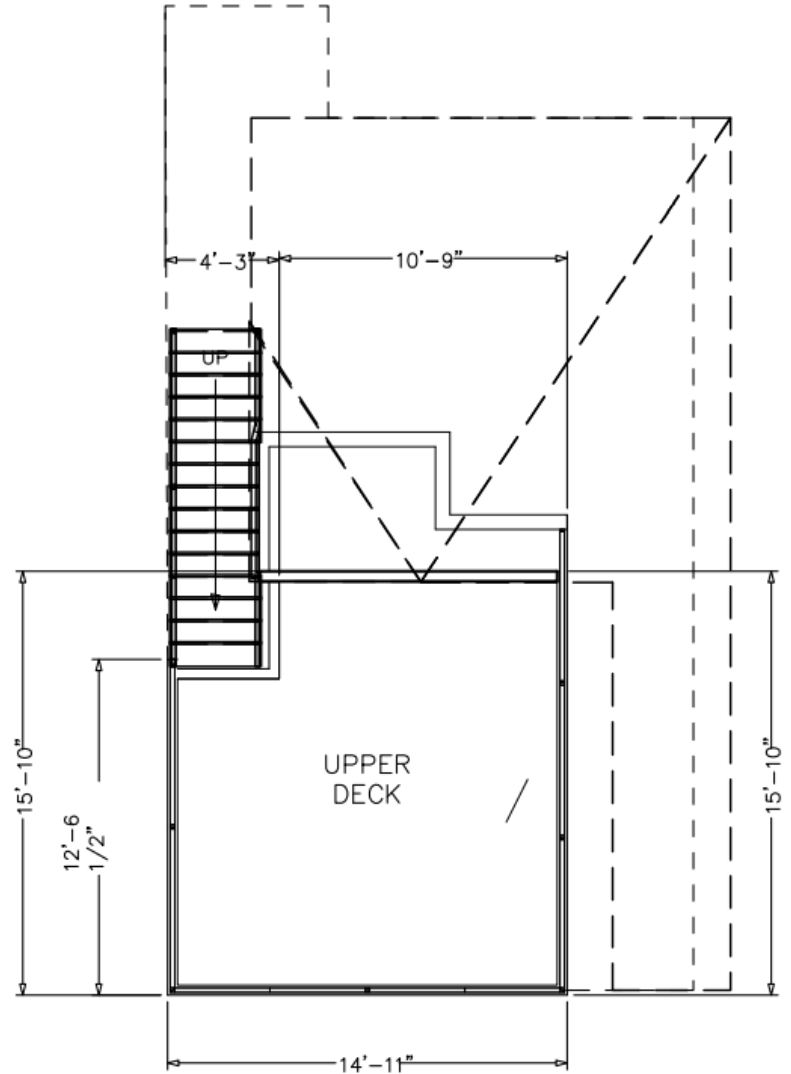
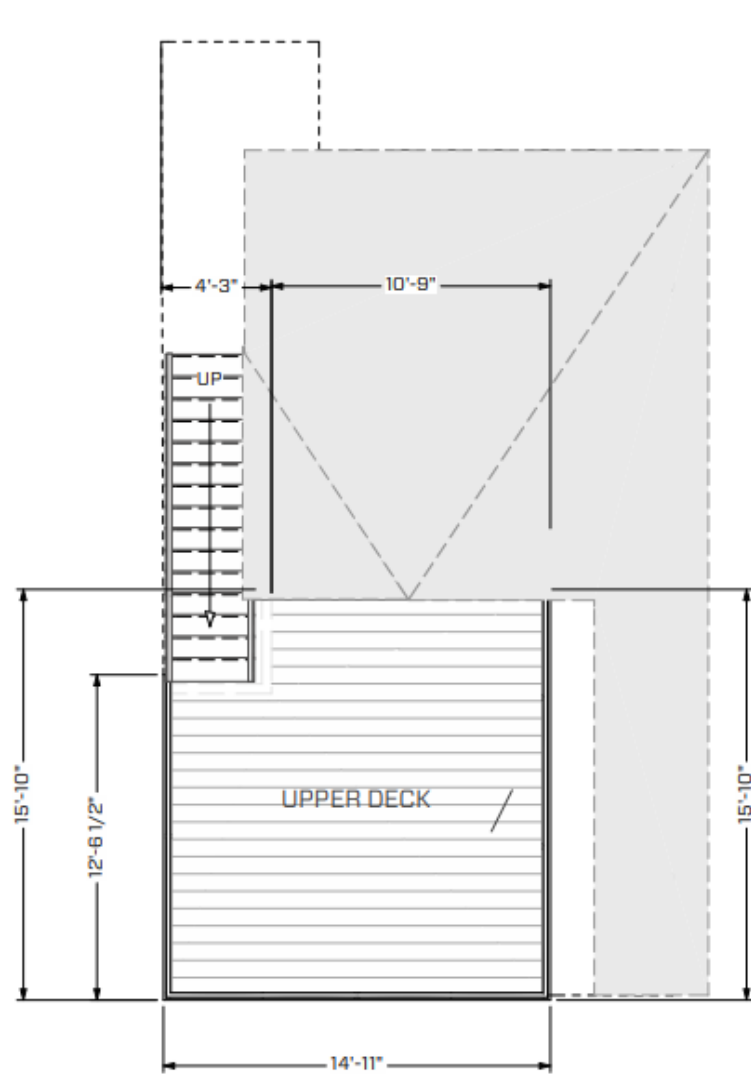


Proposed Second Level Plan – October 10, 2022



Approved Third Floor Plan – June 21, 2022

Proposed Second Level Plan – October 10, 2022



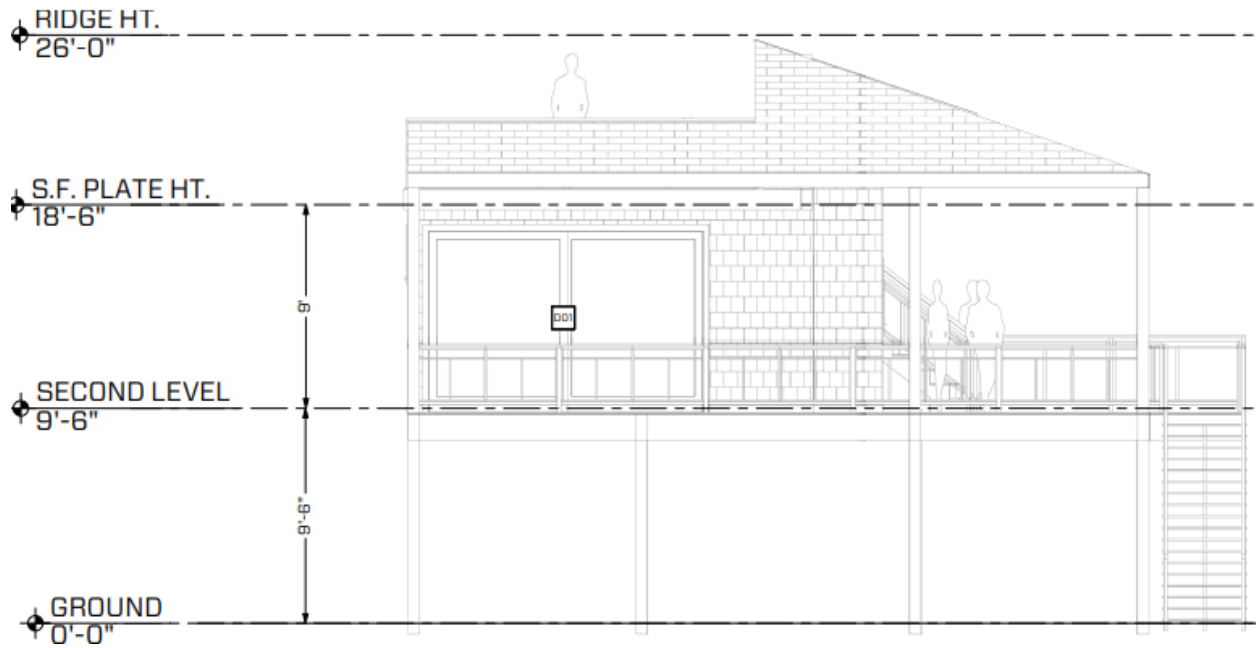
**Previous Existing Front (East) Elevation – Jan. 27, 2022 HAHC**



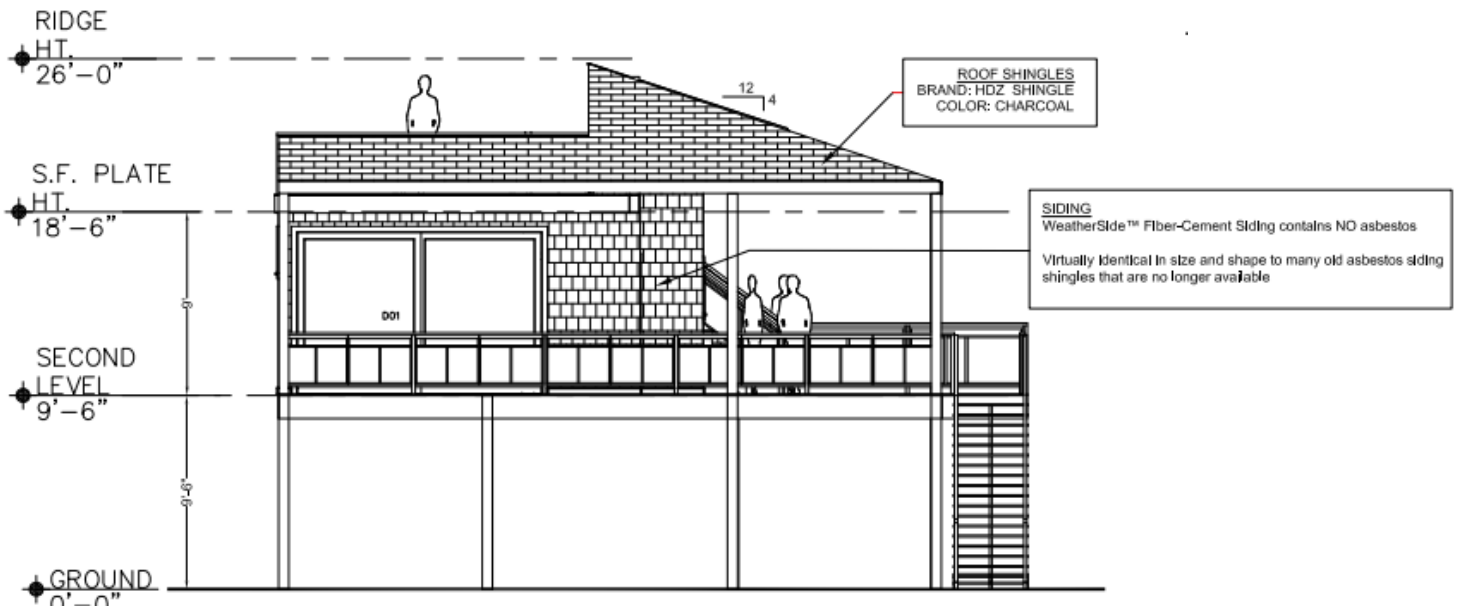
**Approved Front (East) Elevation – Jan. 27, 2022 HAHC**



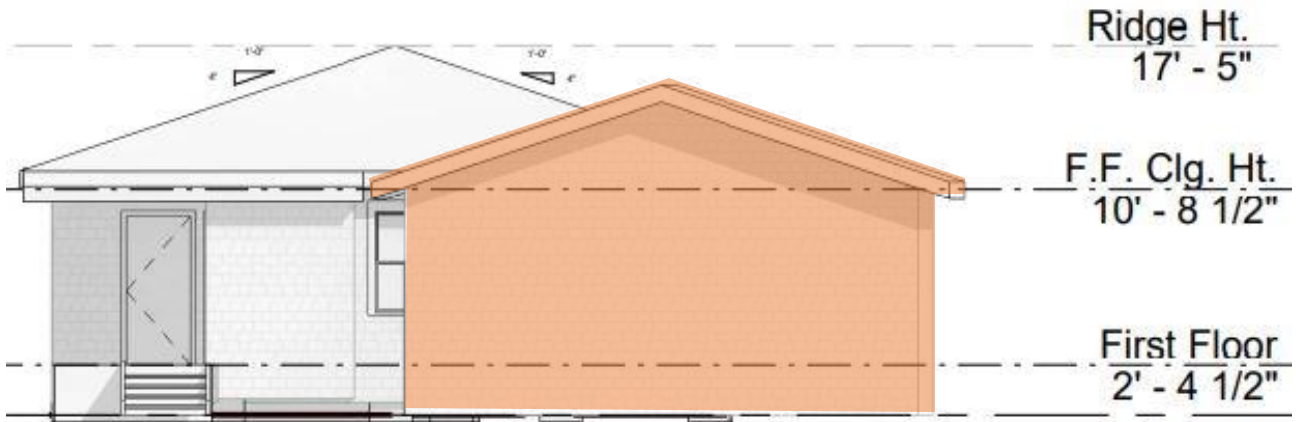
Revised Front (East) Elevation – June 21, 2022



Proposed Front (East) Elevation – October 10, 2022



Previous Rear (West) Elevation



Approved Rear (West) Elevation – Jan. 27, 2022 HAHC

T.O. Second Level  
25' - 9 1/2"

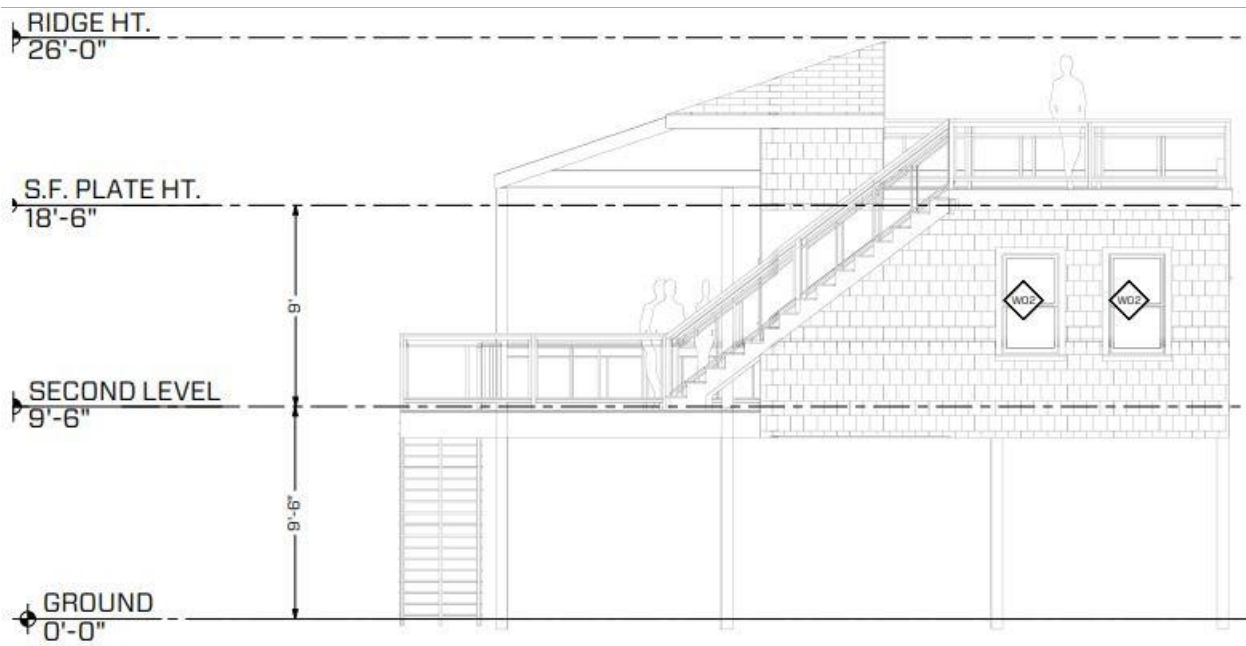
S.F. Plate Height  
19' - 8"

Second Level  
10' - 8"

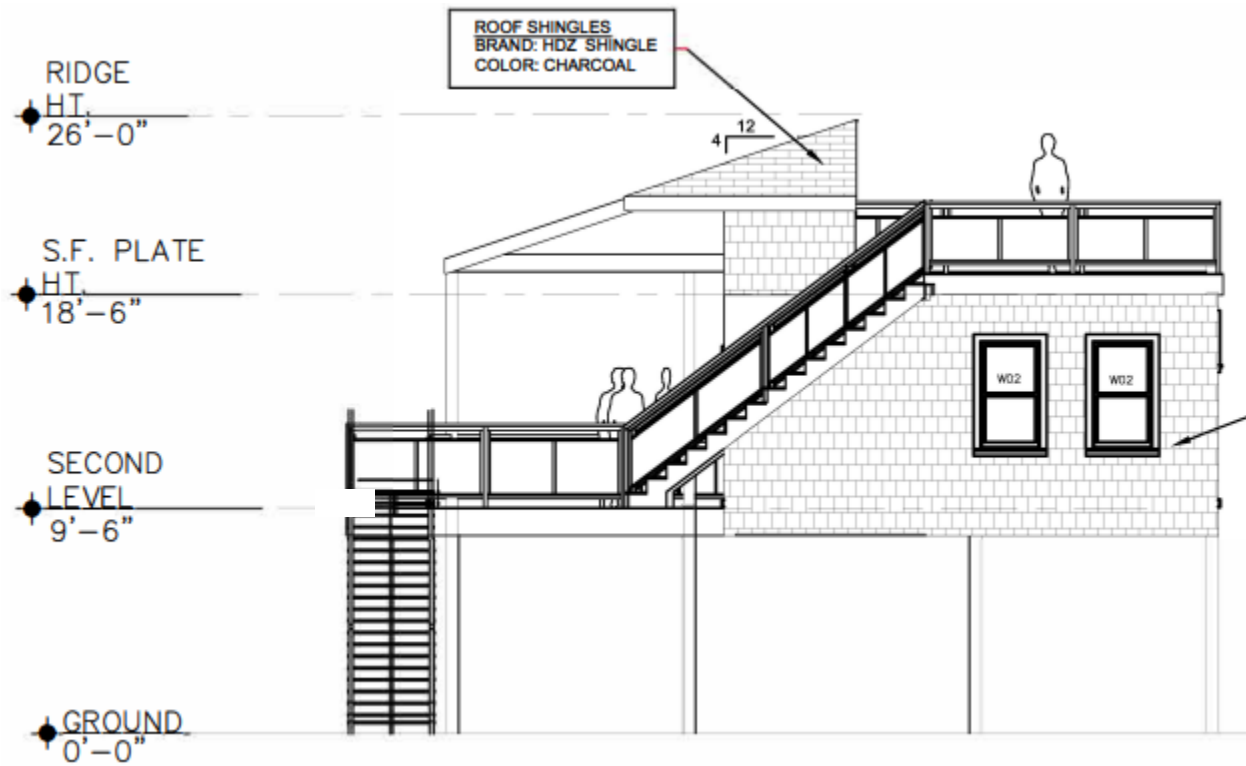
Studio Plate Height  
9' - 6"



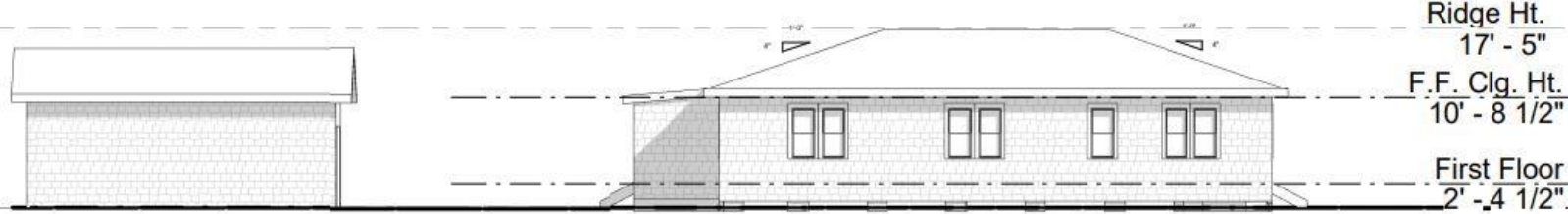
Revised Rear (West) Elevation – June 21, 2022



Proposed Rear (West) Elevation – October 10, 2022



Previous South Elevation

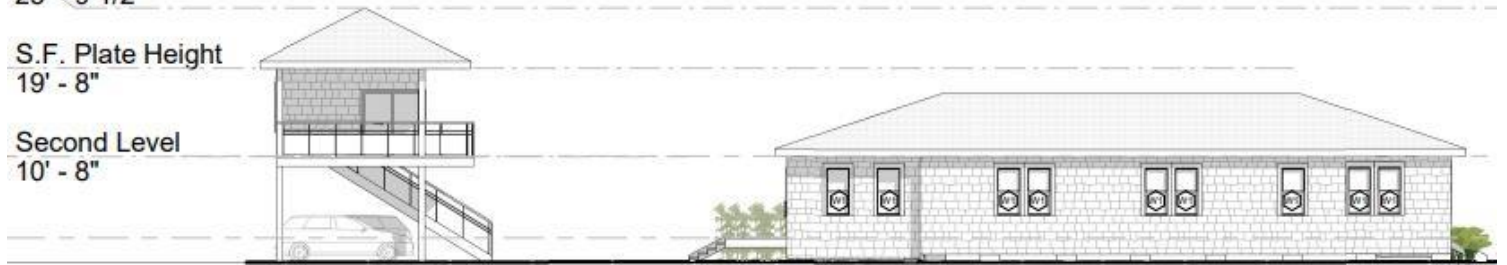


Approved South Elevation – Jan. 27, 2022 HAHC

T.O. Second Level 25' - 9 1/2"

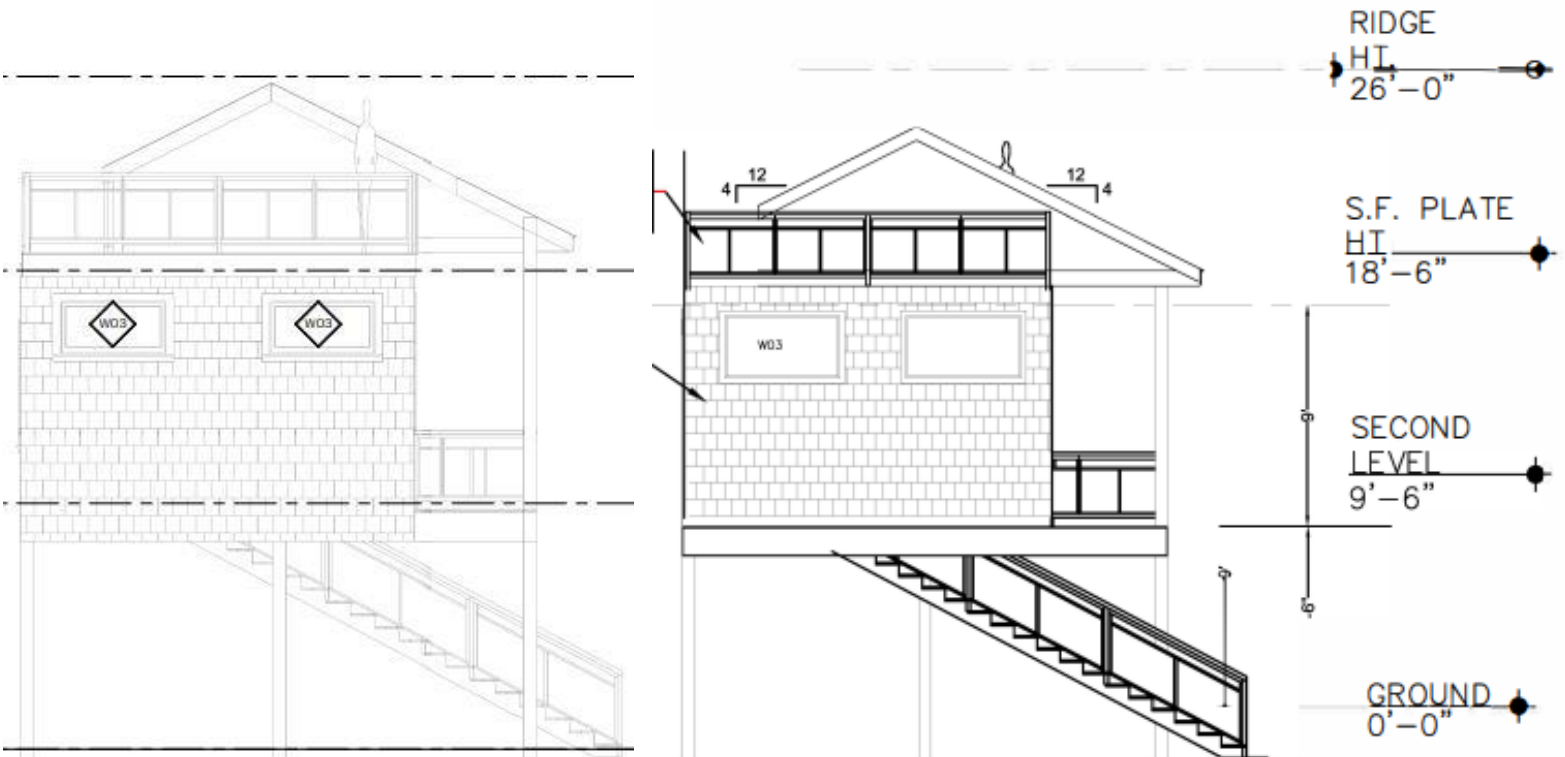
S.F. Plate Height 19' - 8"

Second Level 10' - 8"



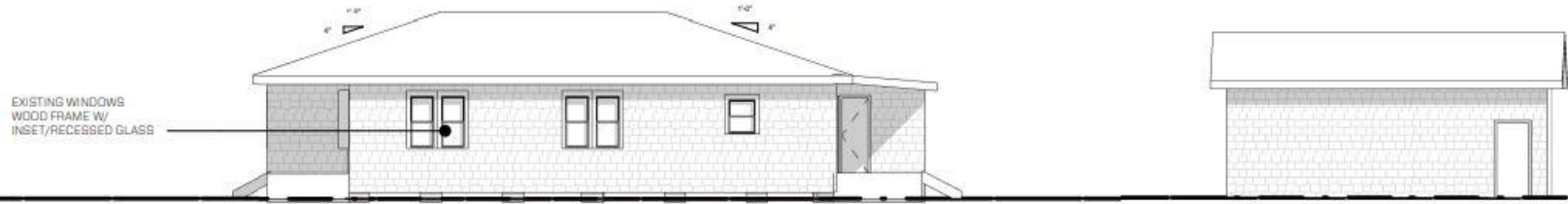
Revised South Elevation – June 21, 2022

Proposed South Elevation – October 10, 2022





Previous North Elevation

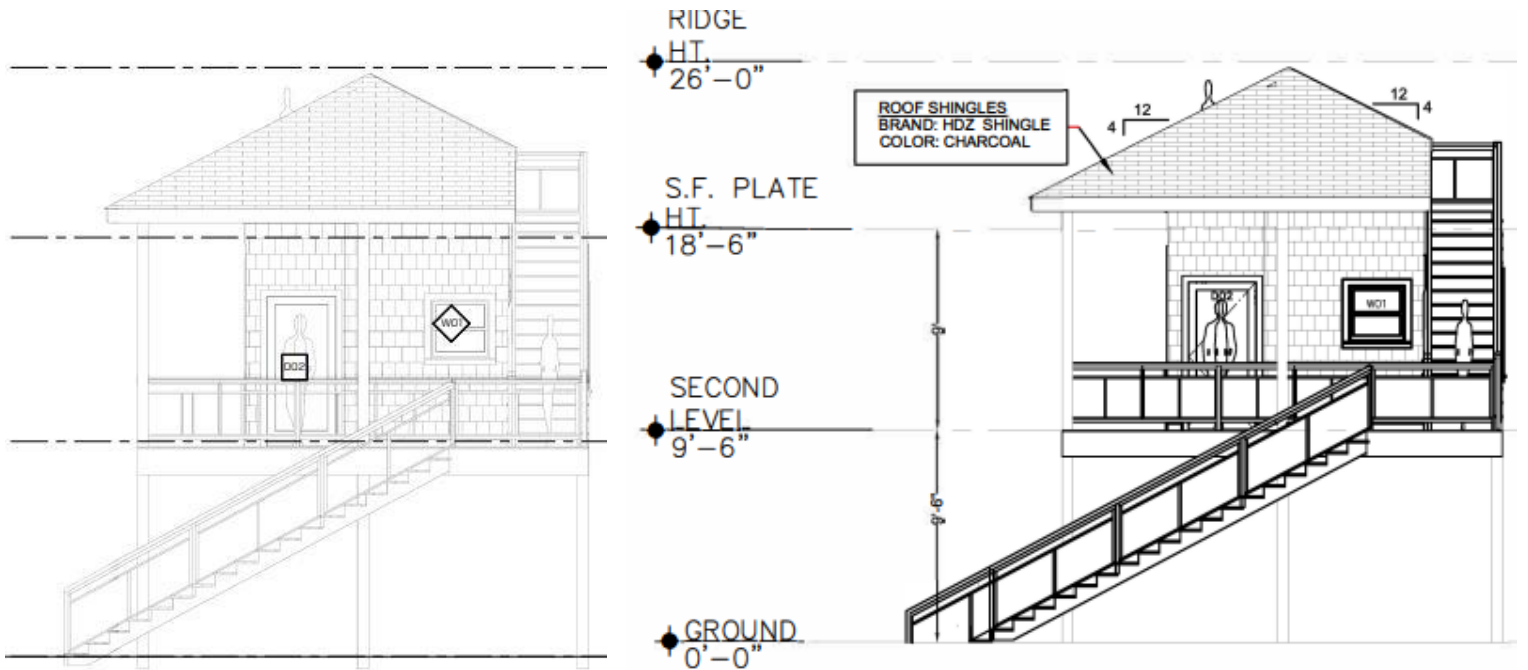


Approved North Elevation – Jan. 27, 2022 HAHC

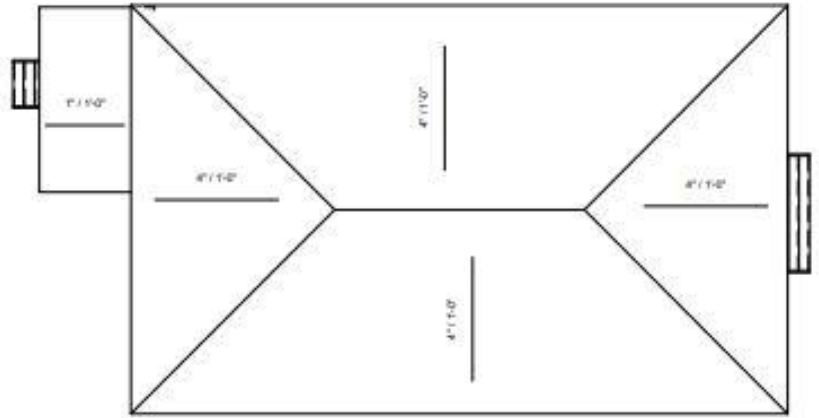


Revised North Elevation – June 21, 2022

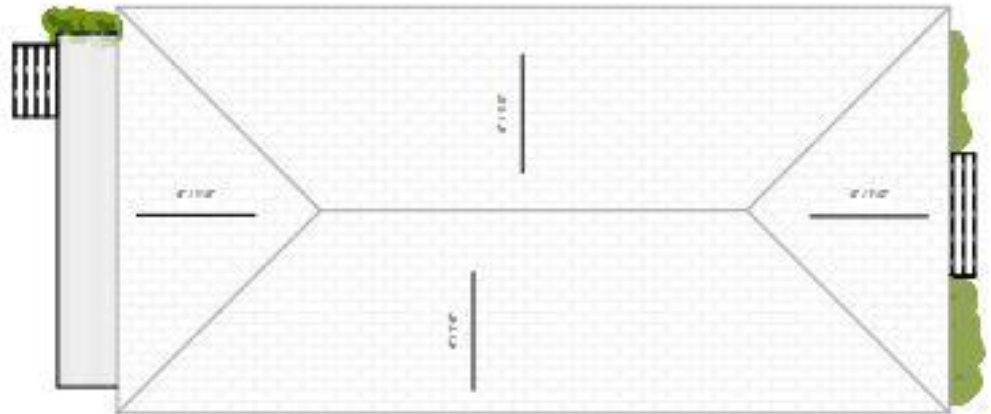
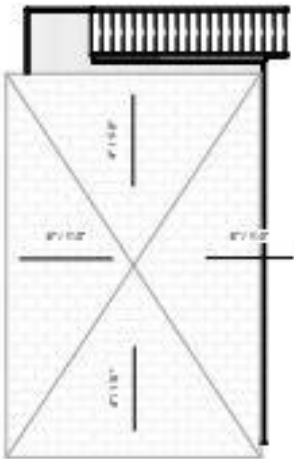
Proposed North Elevation – October 10, 2022



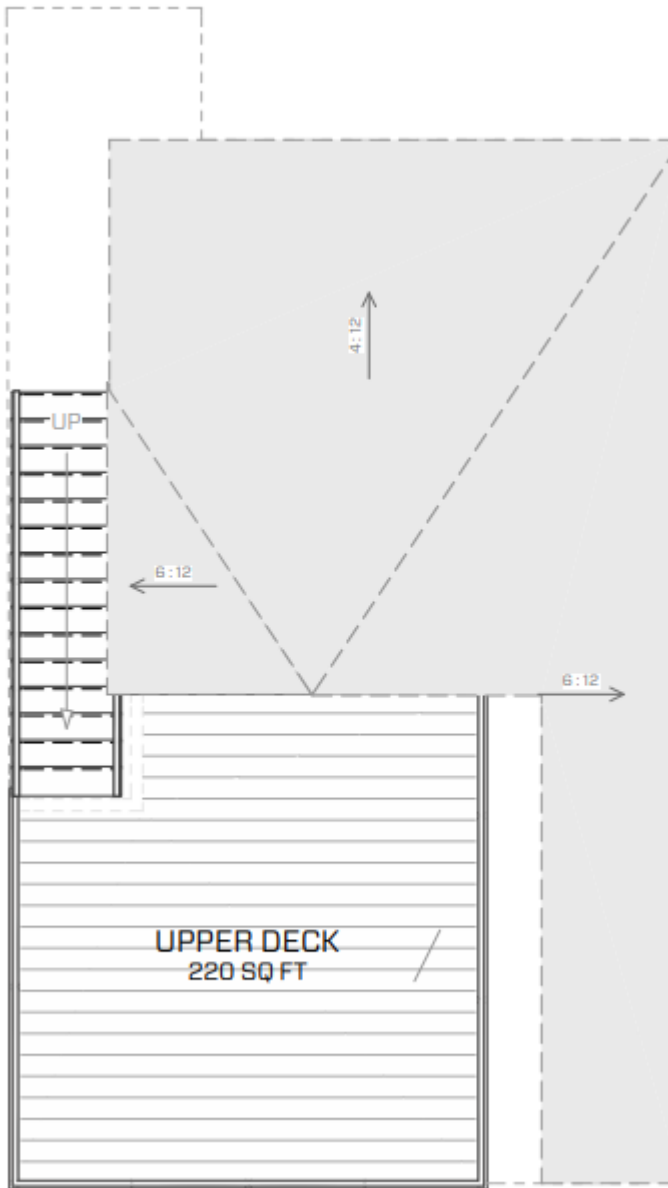
Previous Roof Plan



Approved Roof Plan – Jan. 27, 2022 HAHC



Revised Roof Plan – June 21, 2022



Proposed Roof Plan – Oct. 10, 2022

