

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: John Tsai, JT Arc Studio, LLC, for David Salazar, Houston Heights Holdings, owner

Property: 321 Heights Boulevard, Lot 4 and Tract 5, Block 313, Houston Heights Subdivision. The property consists of two lots – Lot 4 is 7500 sq ft (50’ x 150’) and is developed only with a concrete parking pad. Tract 5 is 7450 sq ft corner lot containing a historic 2,751 square foot two-story wood frame single-family residence. The owner is proposing to build the new structure on Lot 4.

Significance: Contributing Queen Anne residence, constructed circa 1900, located on Tract 5 in the Houston Heights Historic District South

Proposal: New Construction – Construct a two-story 1,308 square foot residence and integrated two-car garage. A previously proposed, 2,536 square foot secondary structure was previously denied by the HAHC at the May 2015 meeting

- The proposed structure will be 24’ wide and 54.5’ deep
- The proposed secondary structure will be set back 93’ from the front property line
- The structure will feature a shed roof sloping down towards the north property line with and eave height of 23.5’ and a ridge height of 27’.5’
- The structure will be clad in cedar lap siding

See enclosed application materials and detailed project description on p. 5-17 for further details.

Public Comment: One opposed. See Attachment A, p. 18.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 27, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO



CURRENT PHOTO

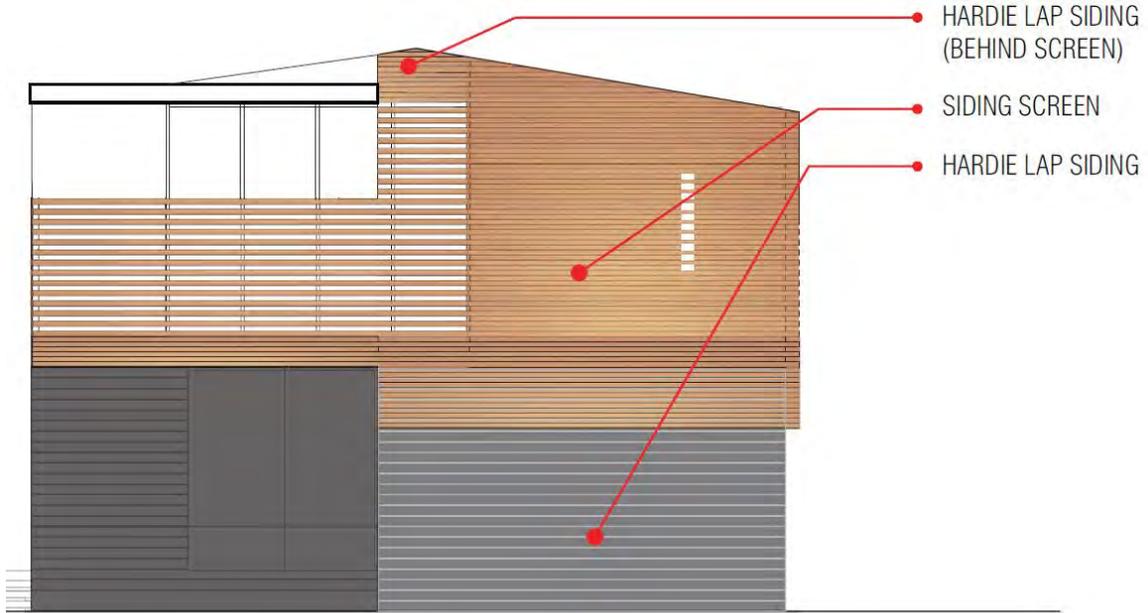


APPLICANT PHOTO

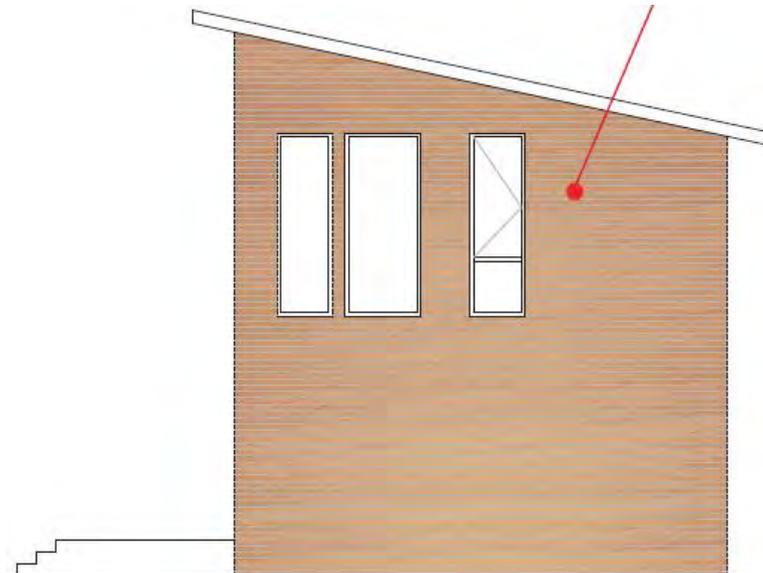


EAST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

DENIED MAY 2015



PROPOSED

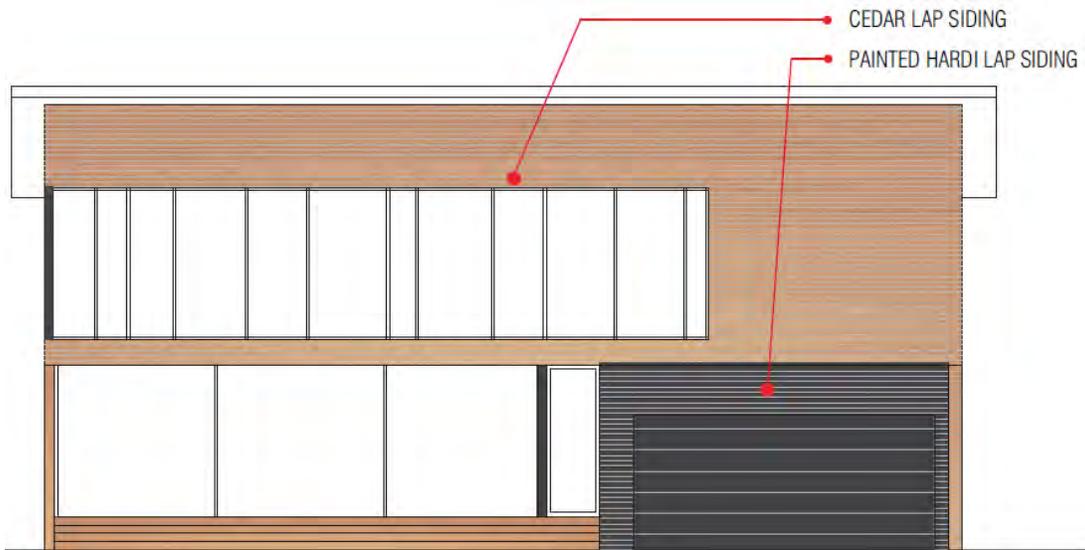


SOUTH SIDE ELEVATION

DENIED MAY 2015

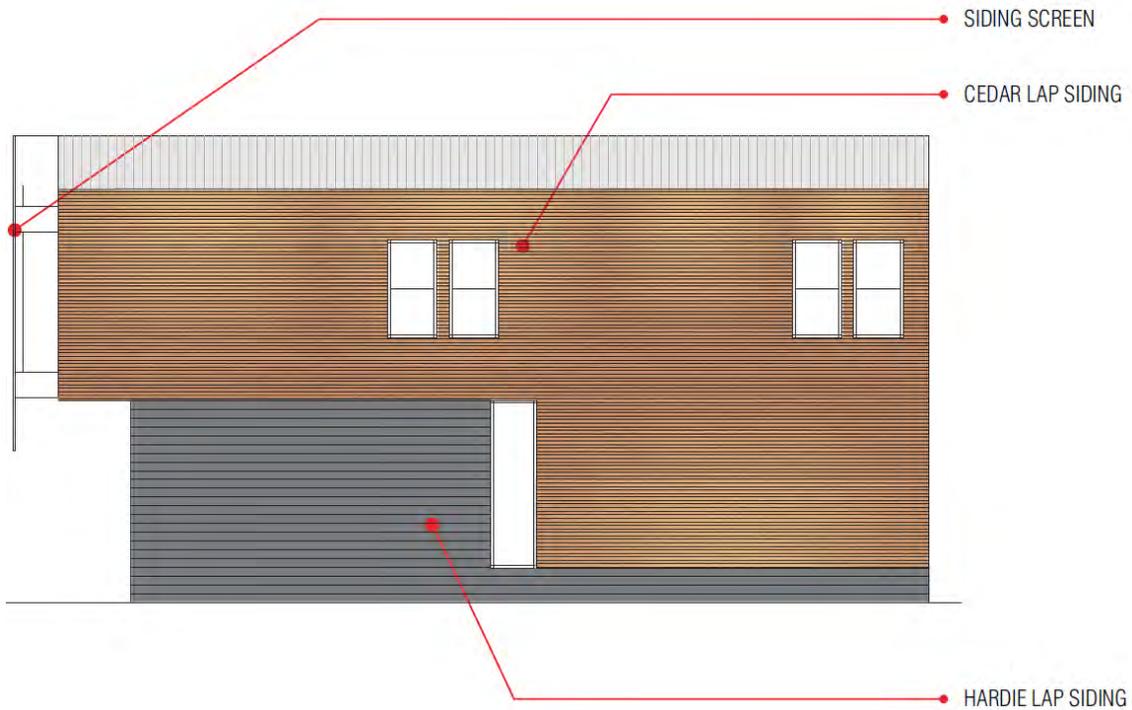


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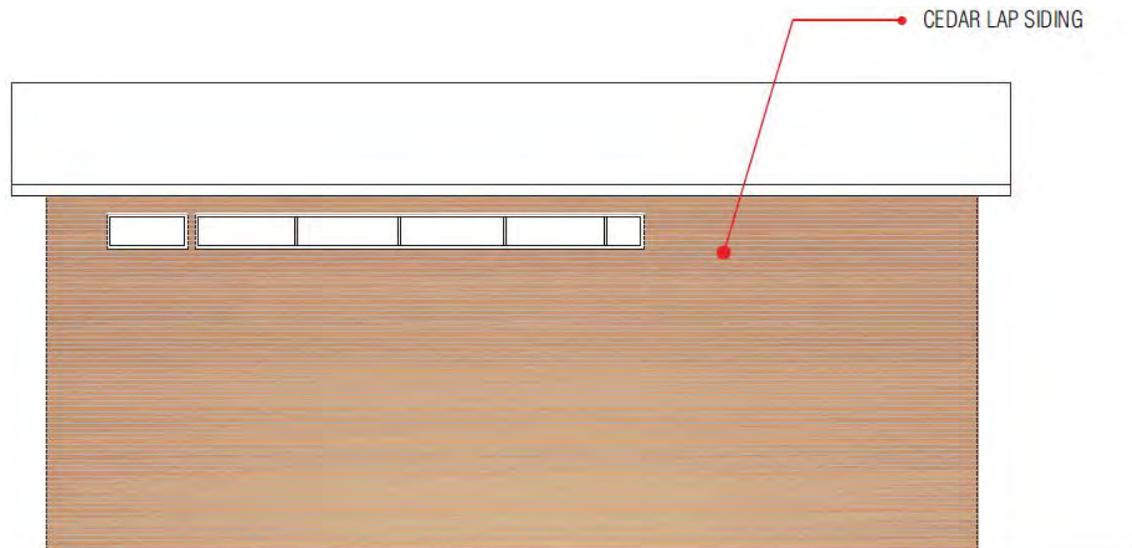


NORTH SIDE ELEVATION

DENIED MAY 2015

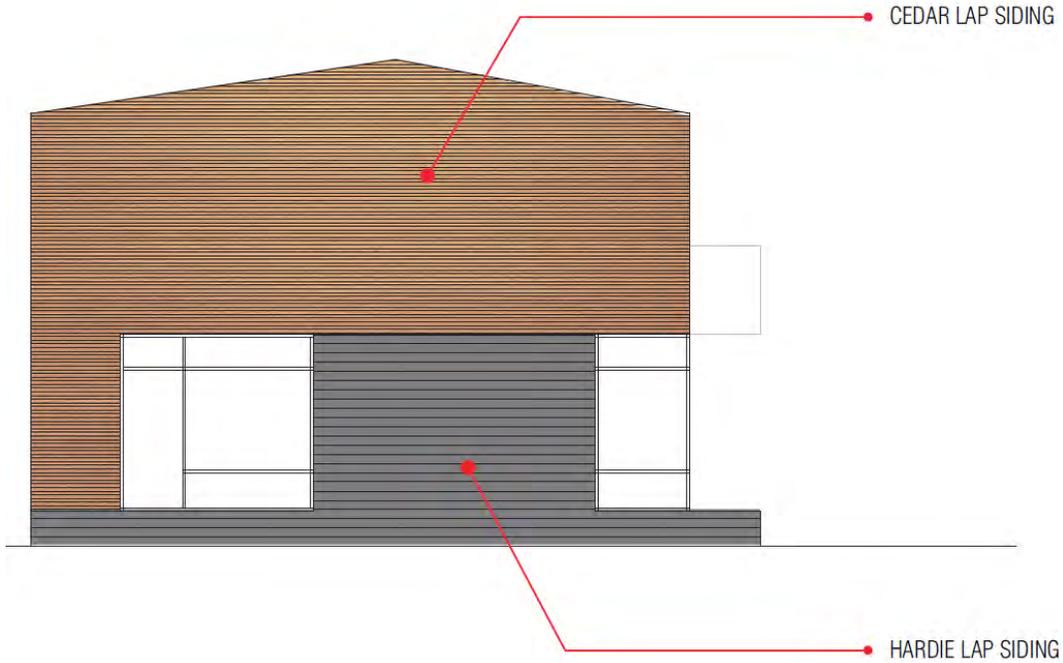


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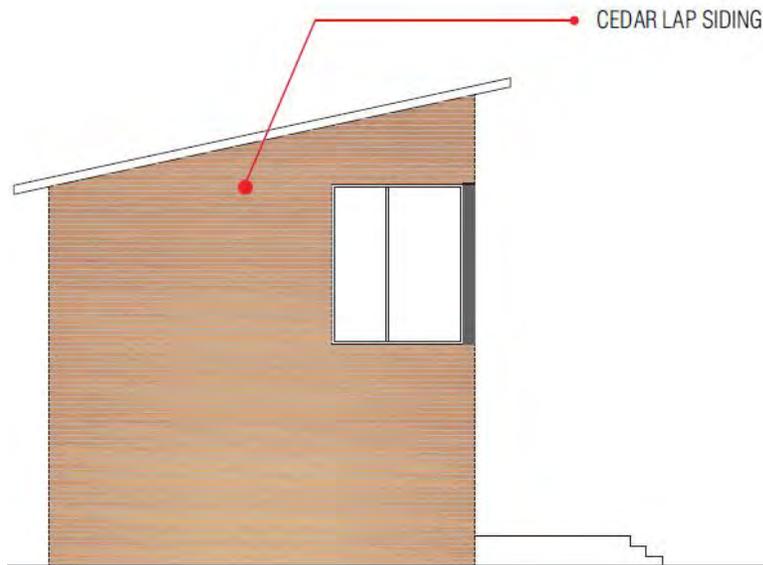


WEST (REAR) ELEVATION

DENIED MAY 2015

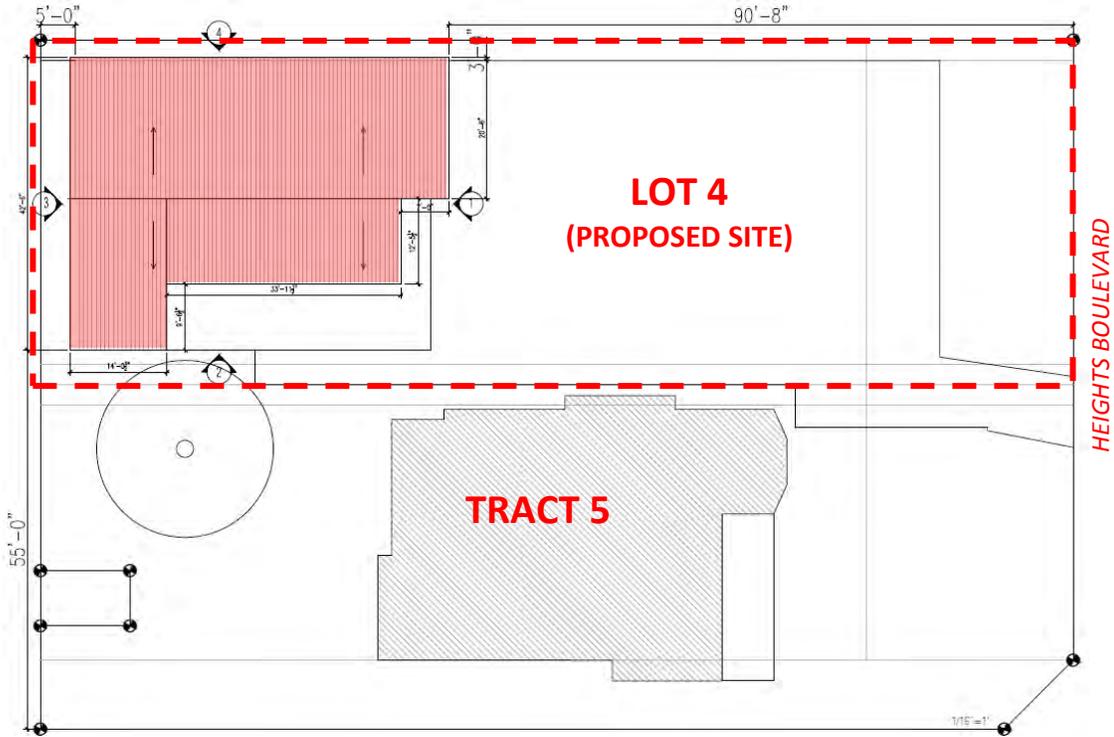


PROPOSED

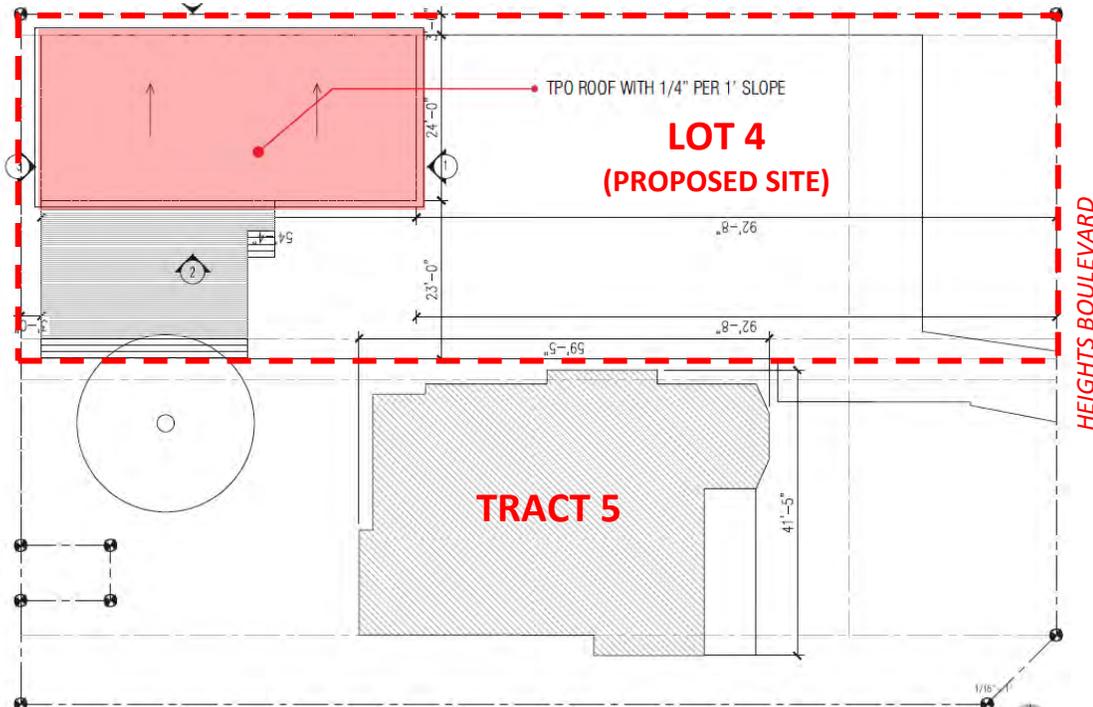




SITE PLAN
DENIED MAY 2015

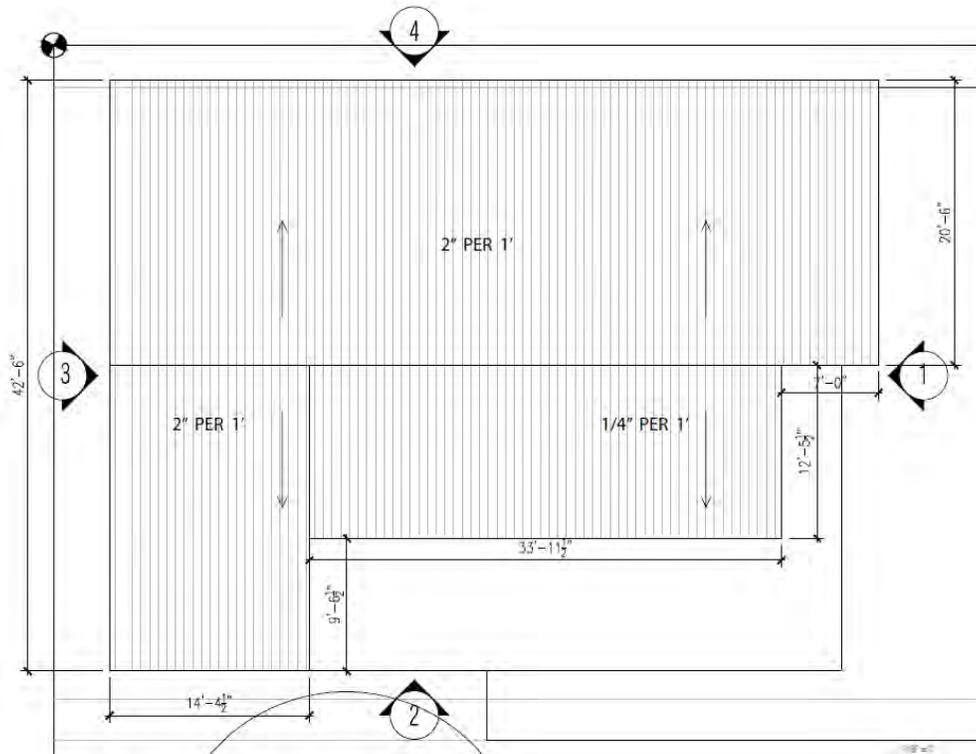


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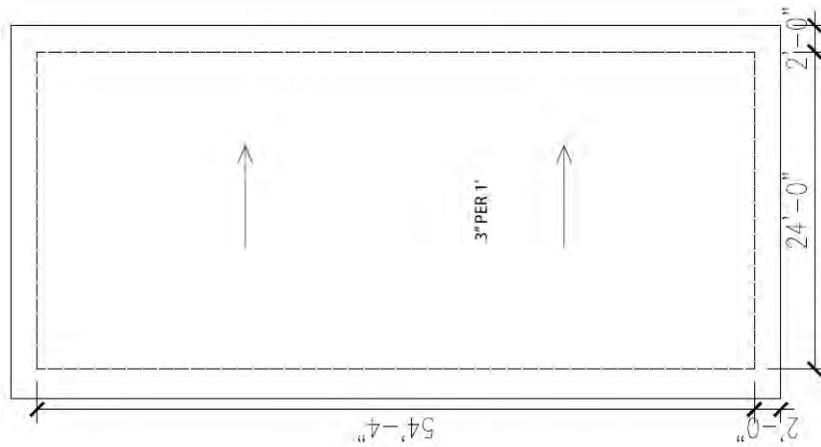


ROOF PLAN
DENIED MAY 2015



FRONT FACING HEIGHTS BOULEVARD

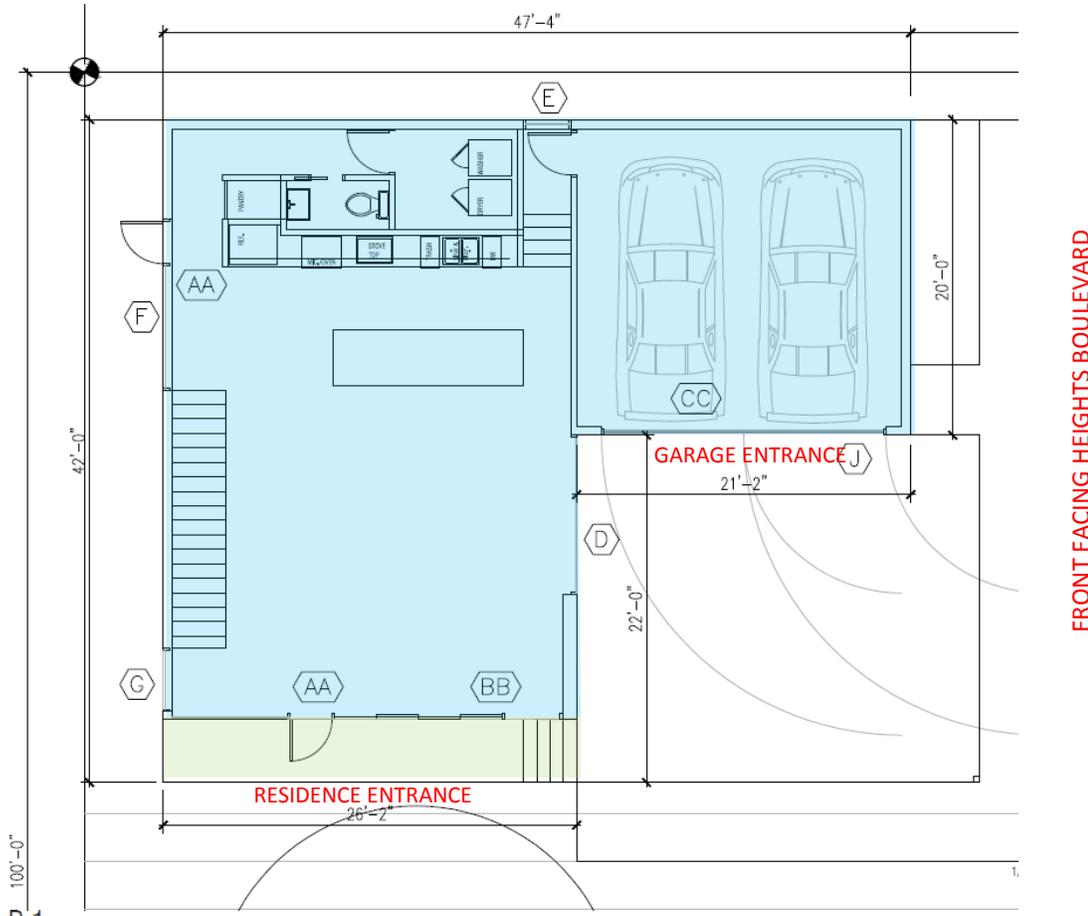
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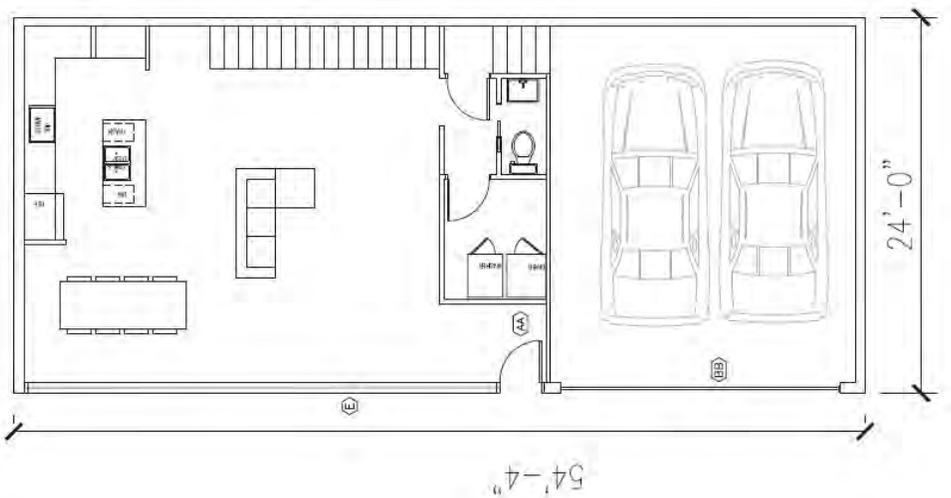


FIRST FLOOR PLAN

DENIED MAY 2015



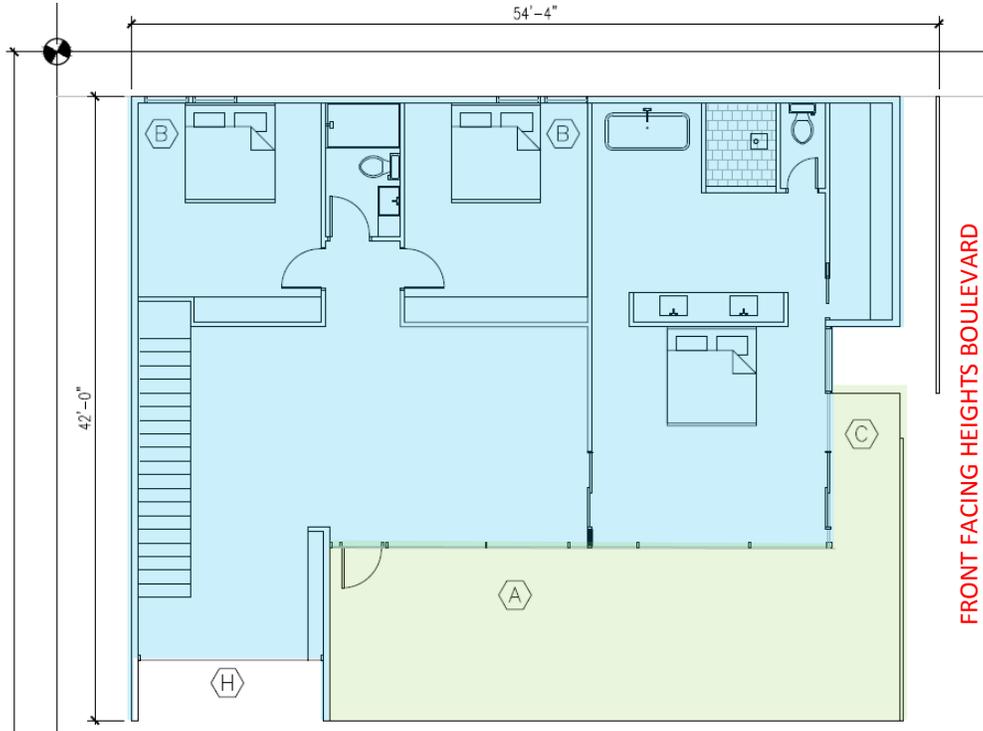
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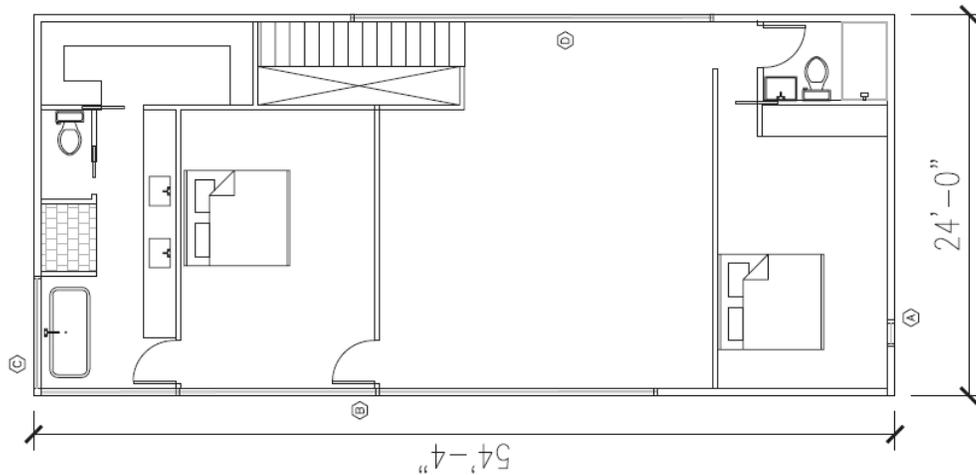


SECOND FLOOR PLAN

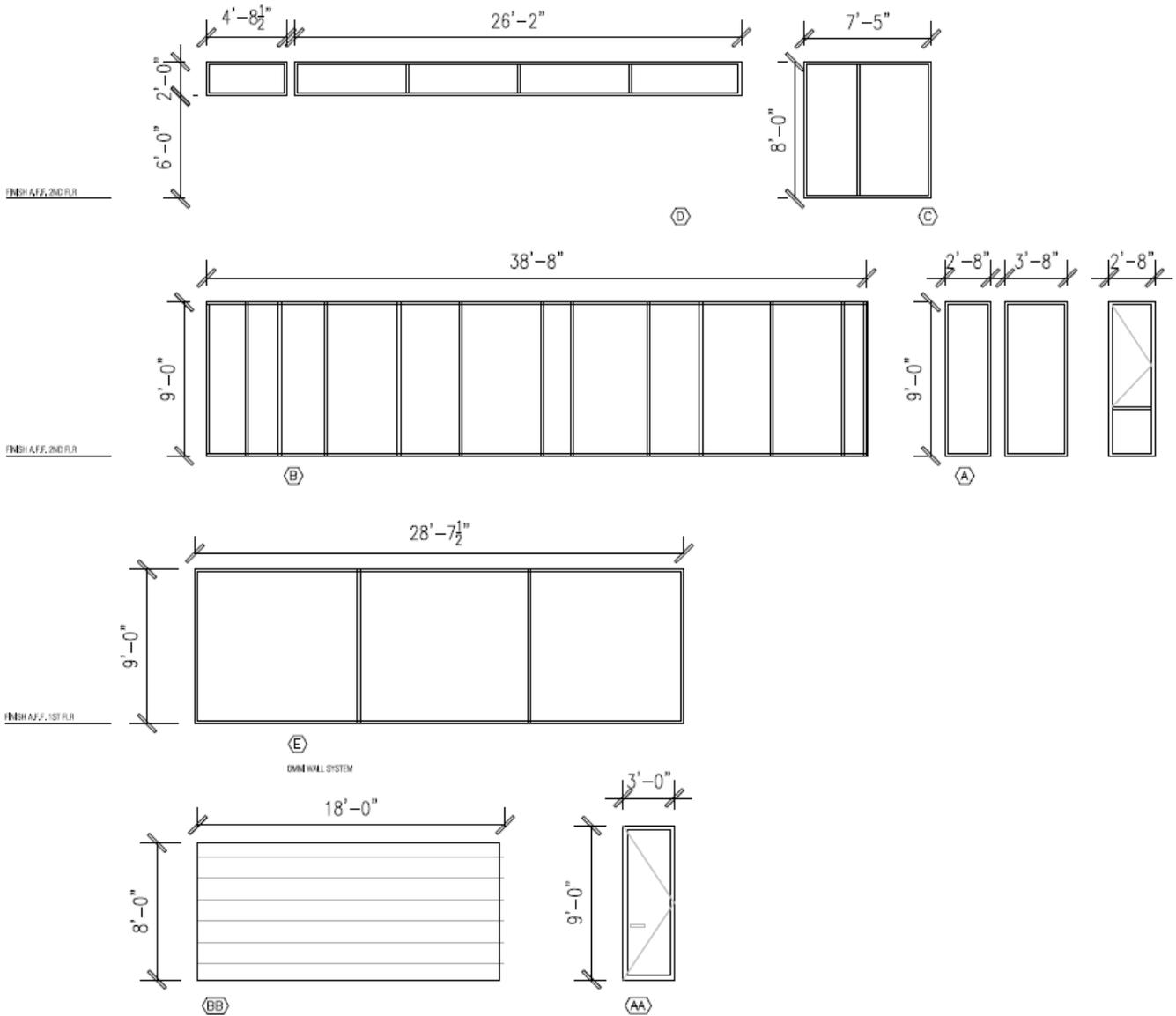
DENIED MAY 2015



PROPOSED



Window Schedule



PROJECT DETAILS**Shape/Mass:** May 2015:

The proposed residence and garage will have a total width of 42'-0" and a total depth of 54'-4". The proposed ridge height will be 27'-8". The first-story will have a depth of 47'-4" with the second-story overhanging the first by 7' (including a wood sliding screen). The front wall on the first-story will be 20'-0" wide and 20'-6" on the second-story. The integrated garage will face the south and extend 21'-2" towards the rear from the front wall. The structure will then extend 22'-0" out towards the south before extending towards the rear an additional 26'-2". The north wall will be an unbroken run of 47'-4". Portions of the second-story will overhang the first-story while other portions will be inset and feature a second-story deck.

August 2015:

The proposed residence and garage will be rectangular in shape and have a width of 24'-0" and a depth of 54'-4". The ridge height of the proposed structure will be 27'-6". See drawings for more detail.

Setbacks: May 2015:

The proposed residence and garage will have a front (east) setback of 90'-8" (to the second-story screen); a south side setback of 5'-0" from the southern lot line of Lot 4 (55'-0" from the southernmost portion of Tract 5); a north side setback of 3'-0"; and a rear (west) setback of 5'-0".

August 2015:

The proposed residence and garage will have an east (front) setback of 92'-8"; a north side setback of 3'-0"; a south side setback of 23'-0" (73'-0" to the southernmost portion of Tract 5); and a west (rear) setback of 3'-0". See drawings for more detail.

Foundation: May 2015:

The proposed residence will have a pier and beam foundation with a finished floor height of 2'-0" while the integrated garage will have a concrete slab on grade foundation.

Windows/Doors: The proposed residence and garage will have aluminum windows and doors with dark bronze frames. The window and doors will be organized to essentially be an operable storefront system. See window/door schedule and drawings for more detail.

Exterior Materials: May 2015:

The proposed residence and integrated garage will be clad in a combination of smooth cementitious lap siding and cedar wood lap siding with a 3/4" reveal. There will also be a cedar plank siding screen that will be comprised of 1"x3" cedar planks and a 3" gaps.

August 2015:

The proposed residence and garage will be clad in cedar lap siding with a 3/4" reveal. See drawings for more detail.

Roof: May 2015:

The proposed residence and integrated garage will have a standing seam metal roof with a pitch of 2" per 12" and an eave height of 26'-6".

August 2015:

The proposed residence and integrated garage will have a standing seam metal roof with a pitch of 3:12 and an eave height of 23'-6". See drawings for more detail.

Front Elevation: May 2015:

(East) The first-story of the proposed front elevation will have no fenestration on the northern portion while the southern portion will have a pair of windows. The second-story will have no fenestration on the northern portion while the southern portion will have a four floor to ceiling windows. The second-story windows will be partially obscured by the proposed siding screen. A second story deck extends to wrap the southern corner and extend along a portion of the façade.

August 2015:

The front elevation of the proposed structure will have no fenestration on the first story. The second story will be comprised of three large vertical windows. The structure will be topped with a shed roof sloping down towards the northern property line. See drawings for more detail.

Side Elevation: May 2015:

(South) The first-story of the proposed south elevation has the garage door located at the eastern portion while a glass wall spans the western portion. A deck spans the front three-quarters of the second-story. A glass window and door system spans this same area. To the rear, windows from the first-story extend up to the roof.

August 2015:

The proposed garage is located on the eastern portion of the south elevation. The remainder of first story is comprised of three large glass windows and door. On the second-story, the area above the garage door features no fenestration while the remaining area consists of a series of windows. See drawings for more detail.

Side Elevation: May 2015:

(North) The proposed north elevation has a single vertical window on the first-story and four 1-over-1 windows on the second-story.

August 2015:

The north elevation contains no fenestration on the first-story. The second-story has six horizontally oriented windows. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See **(West)** drawings for more detail.

ATTACHMENT A

PUBLIC COMMENT

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

August 2015 HAHC Meeting

Comments by J. Kent Marsh, AICP CUD, 1538 Arlington, HHEHD

321 Heights Boulevard – New Construction/Garage Resubmittal

I OBJECT to the approval of a Certificate of Appropriateness for this proposed project as the application does not meet the Approval Criteria for New Construction in a Historic District.

Does Not Meet Approval Criteria #1 - The proposed new construction does not match the typical setbacks of existing contributing structures in the historic district. The new construction is proposed to be placed 92.8 feet from the front property line. This is significantly greater than the typical front setback line within the HSHD. In fact, the adjacent contributing structure is significantly closer to the front setback line than the distance proposed for the new construction. Greater setback lines along Heights Boulevard would substantially reduce the historic character of the HSHD. The proposed construction should be placed approximately in line with the existing adjacent contributing structure.

Does Not Meet Approval Criteria #2 – The exterior features of the proposed new construction are not compatible with the exterior features of existing contributing structures in the HSHD. An example of exterior features of existing contributing structures in the HSHD can be found on the adjacent contributing structure. These existing exterior features include: Triangular bordered front gable, covered front porch with round full-height columns, triple bay double hung one-over-one windows, foundation banding and fascia banding on a one-story structure. The proposed structure includes cedar lap siding and fixed pane windows, neither of which are typical exterior features of existing contributing structures in the HSHD.

Does Not Meet Approval Criteria #3 – The roofline of the proposed new construction is a basically flat, minimum slope membrane roof which is not compatible with rooflines and resulting typical proportions of existing contributing structures in the HSHD which generally have sloped roofs in the 5:12 or 6:12 angle proportion. A typical example would be the adjacent existing contributing structure which has a sloped roof that is typically found in the HSHD.