

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Sam Gianukos, Creole Design, LLC, for Bill Baldwin, owner

Property: 3215 Morrison Street, Lot 1 & N 12.5 ft of Lot 2, Block 1, Manors at Woodland Heights Subdivision. The property is an 8,580 square foot (66' x 130') interior lot.

Significance: The property is a vacant lot located in the Woodland Heights Historic District.

Proposal: New Construction – Construct a 5,180 square foot hybrid one and half story/two-story residence with side attached garage.

- Residence measures 59'-5" wide and 84' deep, with eave heights of 15'-6" at the front eave and 22'-10" at the rear, and ridge height of 38'-5".
- Residence will be clad with cementitious horizontal lap siding and will feature 1-over-1 wood sash windows, operable shutters, and 1' round fiberglass columns.
- Setbacks are 25'-6" from the front property line for main body of the house and 65'-4" for front of attached side garage, 6; 3'-6" from the south side; 3'-1" from north side,

See enclosed application materials and detailed project description on p. 7-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1, 2, 3, and 4.

HAHC Action: Denied

- (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
- The proposed 1½ story residence has a front eave height of 15'-6" and a rear eave height of 22'-10". The typical eave height for a 1½ story residence in the district is in the low teens and no more than 14'.*
- For comparison, a contributing 1½ story house is located on the adjacent property at 3301 Morrison. This house has an eave height of 9'-7" and ridge height of 25'.*
- (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.

TIMELINE

8.5.2014: Staff met with the prospective owner, Bradley Smith, who presented a site survey and a sketch of proposed house. Staff provided him with the criteria for new construction and the Woodland Heights Web Manual, as well as the following information and feedback on the proposed design.

- Two-story residence
 - o 35' Width
 - o 30'-32' Ridge Height
 - o Full width or partial width front porch
 - o 2' to 30" foundation
 - o Porch eave height 10'-12'
 - o Garage located at the rear
 - o Wood lattice skirting
- Incompatible features
 - o Flared brick steps
 - o Brick foundation skirting
 - o Fan lite over door

8.26.2014: Mr. Smith submitted another sketch of proposed residence to staff. Staff's feedback on 8.27.14:

- Side attached garage, brick foundation skirting, flared brick steps, masonry arches all incompatible elements for this historic district. Staff recommended that front porch elements be simplified.

9.23.2014: Staff met with Mr. and Mrs. Smith and Mr. Gianukos to discuss proposed new hybrid 1½ / 2-story residence. They provided front and side elevations and floor plans showing ridge height of 38'-5", attached side garage with 47'-4" front setback, and 6/6 sash windows in dormers.

Staff provided following feedback:

- Two-story residence: ridge height should not exceed 30'-32' or eave height of more than 23'
- 1½ story residence: ridge height should not exceed 27'-28' or eave height of more than 14'
- If proposing a 1½ story residence, the proportions should match the proportions of a true 1½ story residence. Same for a 2-story residence.
- Garage would need to be located at rear of lot and be detached or have appearance of being detached from street, as per typical in the district and stated in Woodland Heights Historic District profile.
- 6/6 sash windows should be simplified to 1/1 and shutters removed, all not typical elements of contributing structures in Woodland Heights.
- Columns on porch should be no more than 10" in diameter; 12" diameter is not typical of the district

10.2.2014: Staff met with Mr. and Mrs. Smith and Mr. Gianukos to discuss submission for October 23, 2014 HAHC meeting. They provided revised plan for 1½ story residence with 33'-34' ridge height.

- Staff again discussed with the applicant that a 33'-34' ridge height on a 1½ story residence was not typical; max ridge height should be in high 20s.
- Trying to mask a 2-story residence as a 1½ story residence is forcing the higher ridge height. Staff recommended constructing a 2-story residence with a typical two-story façade if two full stories are desired.
- Staff again recommended that the attached side garage be detached and relocated to the rear of the lot
- Applicant stated that they had data supporting higher ridge heights for 1 ½ story residences and would provide the information with the application (information has not been submitted by applicant).

10.29.2014: Applicants submitted application for a hybrid 1½ / 2-story residence with a 38'-5" ridge height and attached side garage.

TYPICAL DETAILS & PROPOSED RESIDENCE
CONTRIBUTING 1 ½ -STORY RESIDENCES IN DISTRICT

MAX WIDTH	FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
3215 Morrison 59	3301 Morrison 44	3215 Morrison 38'	3215 Morrison 16	3215 Morrison 16	3309 Morrison 9/12
304 Bayland 52	605 Omar 44	3317 Morrison 30	3317 Morrison 16	3317 Morrison 16	3317 Morrison 9/12
605 Omar 44	3215 Morrison 35	3106 Beauchamp 29	605 Omar 15	3015 Morrison 13	3301 Morrison 8/12
3301 Morrison 44	304 Bayland 34	3309 Morrison 27	3015 Morrison 15	605 Omar 13	3015 Morrison 8/12
3015 Morrison 37	3317 Morrison 31	605 Omar 27	3309 Morrison 12	3309 Morrison 12	605 Omar 8/12
3309 Morrison 33	3106 Beauchamp 28	3015 Morrison 27	3106 Beauchamp 12	3106 Beauchamp 12	304 Bayland 8/12
3302 Beauchamp 32	3305 Morrison 27	3302 Beauchamp 27	3302 Beauchamp 11	3302 Beauchamp 11	3215 Morrison 7/12
3317 Morrison 31	3309 Morrison 14	3301 Morrison 25	3305 Morrison 11	3305 Morrison 11	3106 Beauchamp 7/12
3106 Beauchamp 28	3015 Morrison -	3305 Morrison 23	3301 Morrison 10	3301 Morrison 10	3302 Beauchamp 7/12
3305 Morrison 27	3302 Beauchamp -	304 Bayland 21	304 Bayland 10	304 Bayland 10	3305 Morrison 7/12

CONTRIBUTING 2 -STORY RESIDENCES IN DISTRICT

MAX WIDTH	FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
629 Omar 49	212 Bayland 39	215 Bayland 44	215 Bayland 27	3218 Beauchamp 18	3218 Beauchamp 11/12
620 Woodland 45	514 Omar 37	3215 Morrison 38'	3325 Morrison 26	3215 Morrison 16	215 Bayland 11/12
312 Bayland 44	3103 Morrison 36	3007 Morrison 37	3007 Morrison 25	215 Bayland 14	430 Omar 10/12
212 Bayland 39	3109 Morrison 36	3325 Morrison 33	629 Omar 25	3007 Morrison 13	3007 Morrison 9/12
3212 Beauchamp 38	3215 Morrison 35	629 Omar 33	611 Omar 25	611 Omar 13	3210 Morrison 8/12
514 Omar 37	312 Bayland 34	611 Omar 33	612 Woodland 24	3325 Morrison 12	3215 Morrison 7/12
3103 Morrison 36	3006 Beauchamp 31	719 Woodland 33	3222 Morrison 24	3011 Morrison 12	3325 Morrison 7/12
3109 Morrison 36	3222 Morrison 30	620 Omar 32	3215 Morrison 23	3222 Morrison 12	3011 Morrison 7/12
3215 Morrison 35	208 Bayland 30	312 Bayland 32	719 Woodland 23	629 Omar 12	3011 Morrison 7/12
3012 Beauchamp 35	611 Omar 30	3102 Beauchamp 32	3102 Beauchamp 23	3210 Morrison 11	629 Omar 7/12
215 Bayland 34	620 Omar 29	3222 Morrison 32	608 Woodland 23	3103 Morrison 11	620 Omar 7/12
608 Woodland 34	3202 Morrison 28	3011 Morrison 32	3011 Morrison 22	3102 Beauchamp 11	514 Omar 7/12
3222 Morrison 33	3325 Morrison 28	3103 Morrison 32	3103 Morrison 22	307 Woodland 11	3212 Beauchamp 7/12
3006 Beauchamp 31	3210 Morrison 27	612 Woodland 31	2915 Morrison 22	620 Omar 11	3102 Beauchamp 7/12
3007 Morrison 31	3306 Morrison 25	629 Woodland 31	629 Woodland 22	310 Bayland 11	3006 Beauchamp 7/12
3218 Beauchamp 31	310 Bayland 24	608 Woodland 31	620 Omar 22	312 Bayland 11	312 Bayland 7/12
208 Bayland 30	430 Omar 21	3306 Morrison 30	620 Woodland 21	3006 Beauchamp 11	310 Bayland 7/12
611 Omar 30	2915 Morrison 20	3210 Morrison 30	310 Bayland 21	3306 Morrison 10	3222 Morrison 6/12
3011 Morrison 29	307 Woodland 19	3006 Beauchamp 29	307 Woodland 21	2915 Morrison 10	3202 Morrison 6/12
620 Omar 29	215 Bayland 16	3109 Morrison 29	3306 Morrison 20	3202 Morrison 10	3103 Morrison 6/12
430 Omar 29	3212 Beauchamp 15	310 Bayland 29	3210 Morrison 20	3109 Morrison 10	2915 Morrison 6/12
623 Woodland 29	629 Omar 14	620 Woodland 29	3109 Morrison 20	212 Bayland 10	307 Woodland 6/12
3202 Morrison 28	3007 Morrison 13	2915 Morrison 28	3202 Morrison 20	3012 Beauchamp 10	611 Omar 6/12
3325 Morrison 28	3011 Morrison 12	3202 Morrison 28	3012 Beauchamp 20	514 Omar 10	208 Bayland 6/12
629 Woodland 28	3012 Beauchamp 9	3212 Beauchamp 28	212 Bayland 20	430 Omar 9	3306 Morrison -
3210 Morrison 27	608 Woodland -	3012 Beauchamp 28	208 Bayland 20	208 Bayland 9	3109 Morrison -
612 Woodland 27	612 Woodland -	208 Bayland 28	3212 Beauchamp 19	3212 Beauchamp -	608 Woodland -
719 Woodland 25	620 Woodland -	307 Woodland 28	3006 Beauchamp 19	608 Woodland -	612 Woodland -
310 Bayland 24	623 Woodland -	623 Woodland 27	312 Bayland 19	612 Woodland -	620 Woodland -
307 Woodland 24	629 Woodland -	3218 Beauchamp 27	623 Woodland 19	620 Woodland -	623 Woodland -
2915 Morrison 20	719 Woodland -	514 Omar 26	3218 Beauchamp 19	629 Woodland -	629 Woodland -
3306 Morrison -	3218 Beauchamp -	430 Omar 25	514 Omar 19	623 Woodland -	719 Woodland -
3102 Beauchamp -	3102 Beauchamp -	212 Bayland -	430 Omar 16	719 Woodland -	212 Bayland -



CURRENT PHOTO



NEIGHBORING PROPERTIES



*205 Bayland – Contributing – 1910 (neighbor)
Facing Bayland, not Morrison*



3301 Morrison – Contributing – 1910 (neighbor)



3305 Morrison– Contributing – 1912 (blockface)



3206 Morrison– Contributing – 1920 (across street)



3210 Morrison– Contributing – 1924 (across street)



3212 Morrison– Contributing – 1920 (across street)

BLOCKFACE PHOTOS



3301 Morrison

3305 Morrison

3309 Morrison



3222 Morrison

3212 Morrison

3210 Morrison

EAST ELEVATION – FRONT FACING MORRISON

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



WEST (REAR) ELEVATION

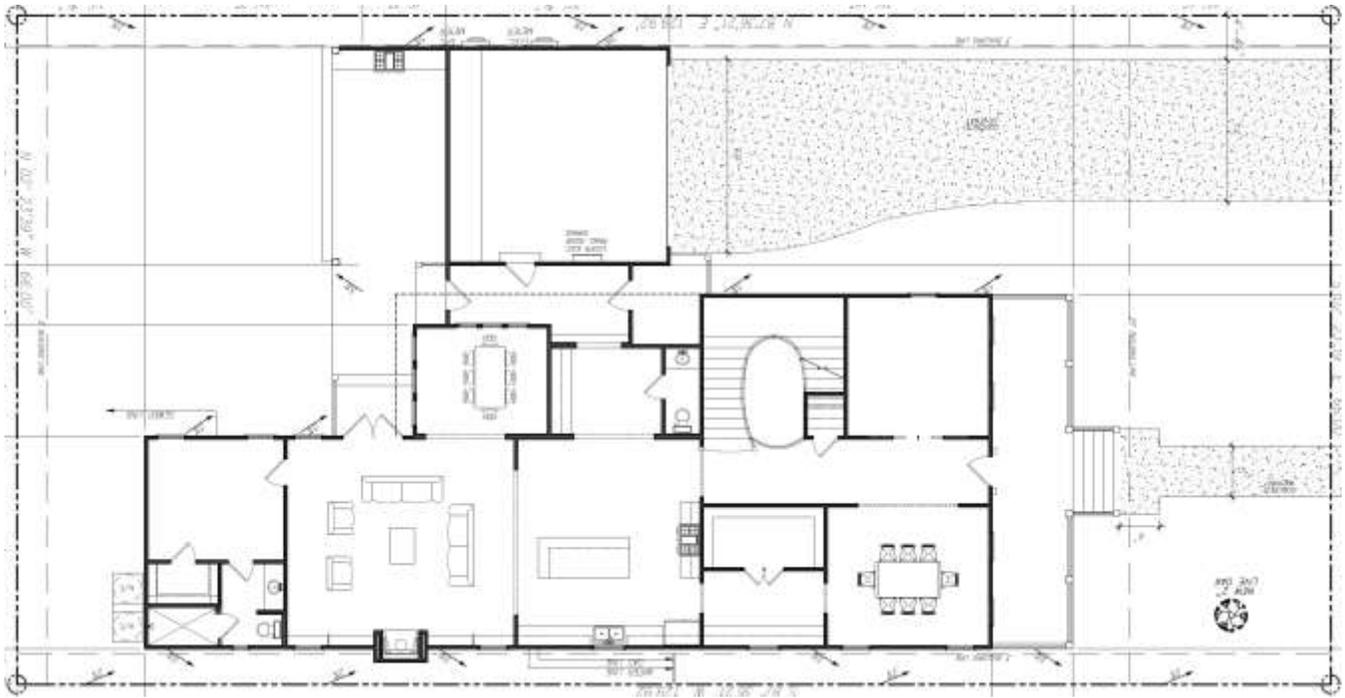
PROPOSED

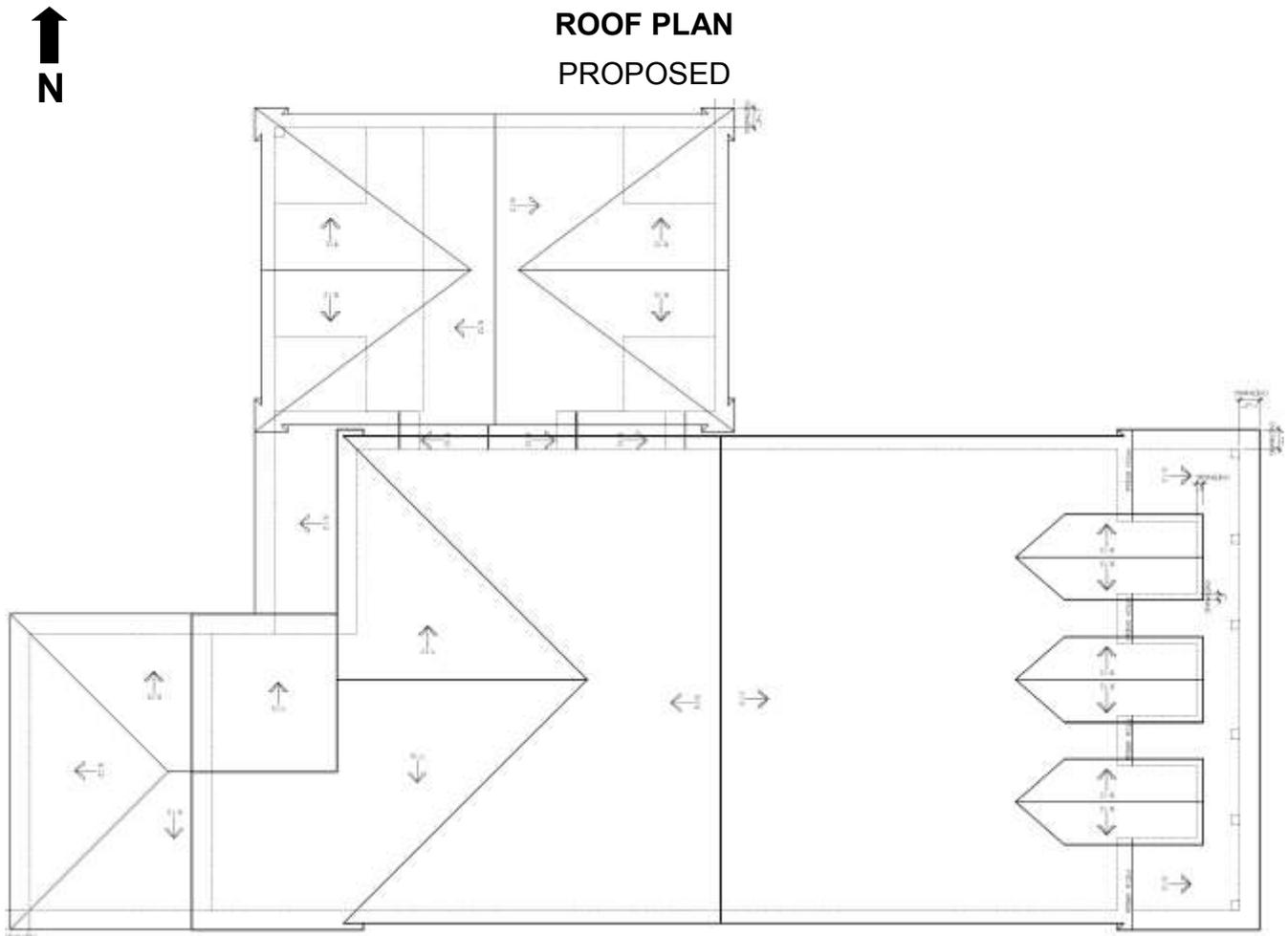




SITE PLAN

PROPOSED



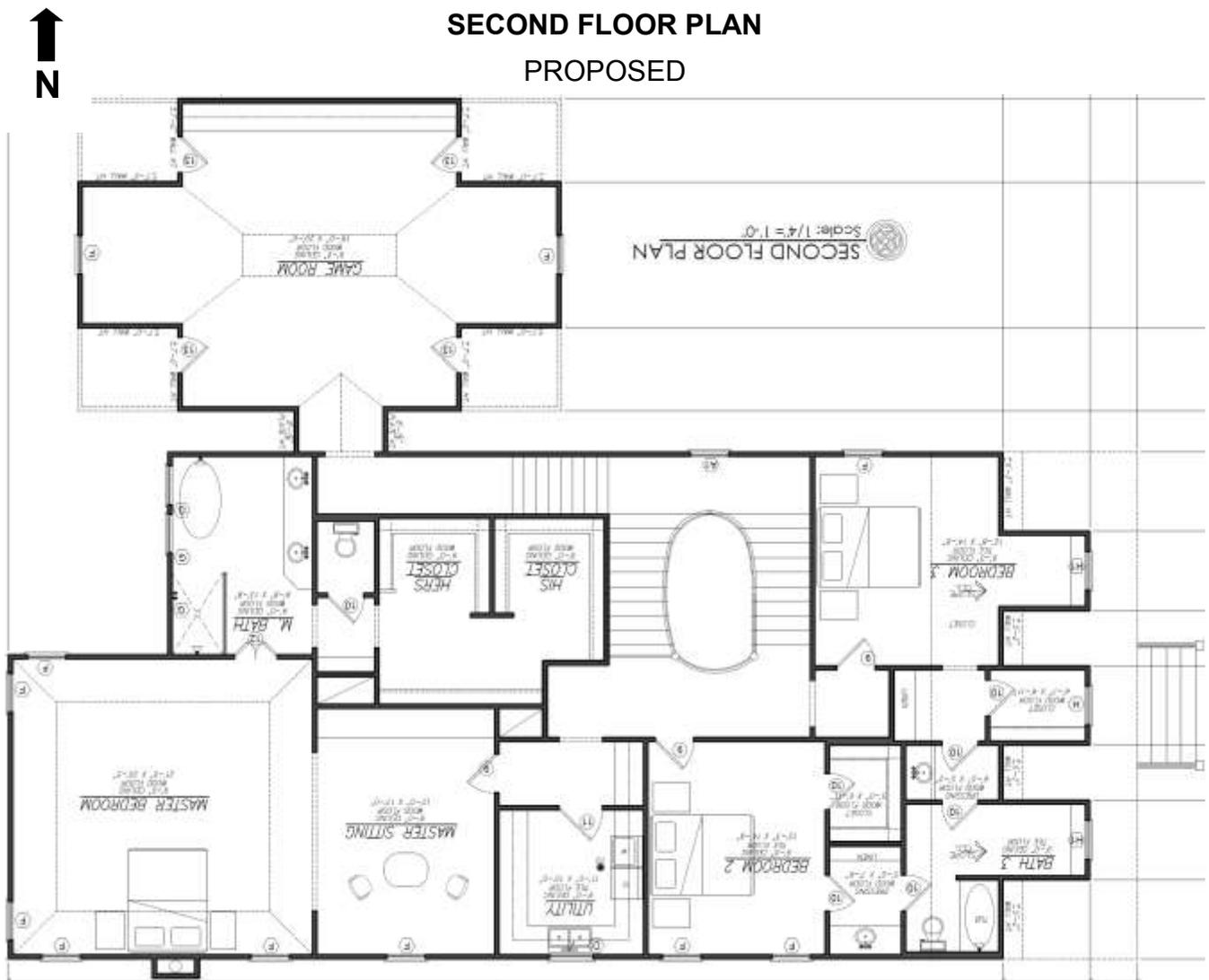




FIRST FLOOR PLAN

PROPOSED





WINDOW / DOOR SCHEDULE

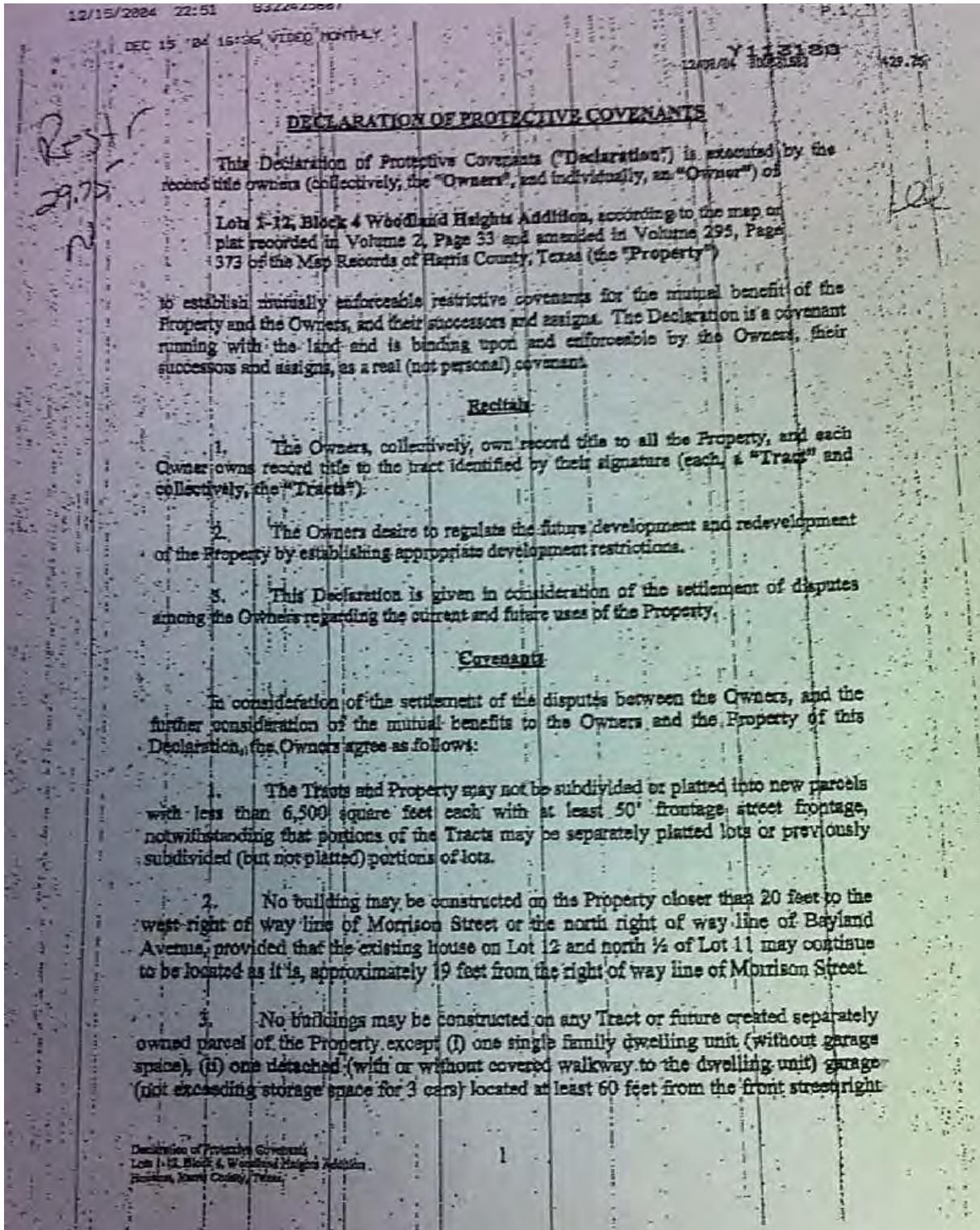
WINDOW SCHEDULE

<i>WINDOW SCHEDULE</i>				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	7	2'-8"	6'-0"	SINGLE HUNG
A1	3	2'-8"	7'-0"	SINGLE HUNG TEMPERED
A2	3	2'-8"	7'-0"	SINGLE HUNG
B	3	2'-6"	7'-0"	SINGLE HUNG
C	3	2'-0"	7'-0"	SINGLE HUNG
D	3	3'-0"	4'-6"	SINGLE HUNG
E	1	2'-0"	3'-6"	SINGLE HUNG TEMPERED
F	11	2'-8"	5'-6"	SINGLE HUNG
G	2	2'-8"	5'-0"	SINGLE HUNG TEMPERED
H	1	2'-8"	4'-6"	SINGLE HUNG
H1	2	2'-8"	4'-6"	SINGLE HUNG TEMPERED

DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	8'-0"	EXTERIOR FRONT DOOR
2	2	3'-0"	8'-0"	EXTERIOR FRENCH DOOR
3	1	3'-0"	8'-0"	20 MIN FIRE RATED DOOR WITH CLOSER
4	1	2'-8"	8'-0"	INTERIOR DOOR
5	4	2'-6"	8'-0"	INTERIOR DOOR
6	1	2'-6"		GLASS DOOR @ SHOWER ENCLOSURE
7	1	(2)2'-0"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
8	1	(2)2'-6"	8'-0"	INTERIOR POCKET DOOR (UNIT)
9	3	2'-8"	6'-8"	INTERIOR DOOR
10	7	2'-6"	6'-8"	INTERIOR DOOR
11	1	3'-0"	6'-8"	INTERIOR DOOR
12	1	(2)1'-6"	6'-8"	INTERIOR FRENCH DOOR (UNIT)
13	4	2'-6"		INTERIOR DOOR (CUT TO FIT)
14	1	18'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
15	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)

WOODLAND HEIGHTS ADDITION DEED RESTRICTIONS



of way line, with or without upstairs garage apartment (enclosed stairwell allowed), provided that the square footage of the enclosed living space of the apartment may not exceed 50% of the enclosed air conditioned square footage of the primary dwelling unit, and (iii) one single story accessory building which is not a separate dwelling unit and does not exceed 650 square feet in area.

4. The Owners adopt and ratify as valid covenants restricting the Property the Declaration of Restrictions for Woodland Heights recorded under Clerk's File No. L913034 in the Official Public Records of Real Property of Harris County, Texas recorded November 1, 1988 (the "Woodland Heights Declaration"). The covenants in Article II of the Woodland Heights Declaration are incorporated herein for all purposes. In the event of conflict between the Declaration and the Woodland Heights Declaration, the most restrictive shall control.

5. Each of the Owners represent that they are not in violation of either the Declaration or the Woodland Heights Declaration, with the exception of Flybaby, Inc. and St. Jude Assisted Living, Inc., who shall be bound by the Agreed Judgment signed on November 23, 2004 in Case No. 2004-38579, Singleton v. Flybaby, Inc. and St. Jude Assisted Living, Inc., in the 190th Judicial District Court of Harris County, Texas, and shall cease their non-conforming use by May 21, 2005.

6. This Declaration may be enforced by the Owners, their successors or assigns with record title to any portion of the Property or by Woodland Heights Civic Association or its successors or assigns as a non-profit entity representing the interests of Woodland Heights Neighborhood. Prior to bringing any action to enforce this Declaration, the party asserting violation must provide prior written notice by certified mail to the alleged violator detailing the alleged violation and the actions required to cure it within thirty (30) days from the posting of such notice within which to cure the violation. The notice may be sent to the residence located on the violator's property and a copy provided to the address reflected on the records of either Harris County Appraisal District or any governmental entity with taxing authority over the parcel in question. The prevailing party in any enforcement action shall collect its reasonable attorney's fees and costs.

7. This Declaration is construed under Texas laws and enforceable by an action brought in the applicable state or federal court with jurisdiction in Harris County, Texas.

8. This Declaration is perpetual and may not be modified except by a writing executed by all of the then record title Owners of all of the Property and recorded in the Official Public Records of Real Property of Harris County, Texas which writing amends or terminates the Declaration.

9. The Recitals are correct and relied upon as the basis for executing this Declaration.

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Declaration of Restrictive Covenants
 Lots 1-12, Block 4, Woodland Heights Addition
 Houston, Harris County, Texas

PROJECT DETAILS

Shape/Mass: The residence will measure 35' wide and 83'-10" deep and the attached garage will measure 24'-5" wide and 22'-2" deep; the residence and garage will have an overall width of 59'-5". The residence will have a front eave height of 15'-6", a rear eave height of 22'-10", and a ridge height of 38'-5". The attached garage will have an eave height of 17'-9" and a ridge height of 27'-6". The residence will feature a full width front porch measuring 35' wide and 8' deep.

Setbacks: The residence is setback 25'-6" from the front property line, 27'-6" from the side, north property line, 3'-6" from the side, south property line, and 12'-8" from the rear property line. The attached garage will be setback 65'-4" from the front property line, 3'-1" from the side, north property line, and 42'-6" from the rear property line.

Foundation: The residence will be built on a pier and beam foundation with brick piers and wood lattice skirting. The foundation will measure 2'-6" in height. The attached garage will be built on a slab foundation.

Windows/Doors: The residence and garage will feature 1-over-1 wood sash windows, single lite wood paneled entry doors and a sectional overhead garage door.

Exterior Materials: The residence will be clad with smooth finish cementitious horizontal lap siding. The residence will feature operable wood shutters on the first floor of the front elevation, and an exterior brick chimney. The front porch will feature wood steps, wood handrails and guardrails and 1' round permacast columns.

Roof: The roof will feature a side gable roof with gable dormers. The roof will have a combination of 6/12 and 7/12 roof pitches; the gable dormers will have an 8/12 pitch. The residence will feature closed eaves with a 1'-6" overhang. The attached garage will feature a cross gable roof with a combination of 6/12 and 8/12 roof pitches. The garage will feature closed eaves with a 1'-6" overhang. The residence and garage will feature classic style eave returns and will be clad with composite shingles.

Front Elevation: The residence will feature a full width front porch with six 1' round columns, wood steps, and wood handrails and guardrails. The first floor of the residence will feature four 1-over-1 wood sash windows with wood operable shutters and two single lite wood paneled entry doors. The residence will feature three gable dormers with 1-over-1 wood sash windows. The garage will feature a sectional overhead garage door and the second floor will feature a 1-over-1 sash window.

Side Elevation: The first floor of the residence will feature four 1-over-1 sash windows and a set of single lite wood paneled french doors. The second floor will feature three 1-over-1 sash windows. The side gable will feature a wood louvered vent.

Side Elevation: The first floor will feature seven 1-over-1 sash windows and the second floor will feature six 1-over-1 sash windows. The residence will feature an exterior brick chimney. The side gable will feature a wood louvered vent.

Rear Elevation: The first floor will feature a ribbon of three 1-over-1 sash windows, a single lite wood paneled entry door and a covered porch measuring 27' wide and 11'-3" deep. The second floor of the residence will feature four 1-over-1 sash windows and the garage will feature a 1-over-1 sash window.