

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2015

Applicant: Greg Swedberg, 2Scale Architects for David Gordon, Whitestone Builders owner

Property: 1411 Ashland Street, Lot 15 and 14, Block 151, Houston Heights Subdivision. The property consists of a 6,000 square foot (50' x 132') interior lot.

Significance: Noncontributing residence, located in the Houston Heights Historic District West. This house was demolished on 10/8/14 and the site is currently vacant.

Proposal: New Construction – *Resubmittal* 3,849 square foot two story residence. The applicant submitted an application for the November 20, 2014 HAHC meeting. The Commission accepted staff’s recommendation to deny the application for not meeting criteria 2 and 3 of the Ordinance’s requirements for new construction within Historic Districts.

The applicant has since modified their design to eliminate incompatible exterior features and to make the proportion of the proposed residence’s exterior dimensions compatible with Contributing residence’s within Houston Heights Historic District West.

The applicant is now submitting a Certificate of Appropriateness application with the following revisions:

- Reduced the proposed dimensions, including width from 36’ to 35’, ridge height from 32’ 10” to 32’ 4”, eave height from 22’ 4” to 21’ 8”, and the porch eave height from 13’ 2” to 12’ 6”.
- Omitted several previously proposed incompatible exterior features, including tapered stone porch columns, 4 and 1 over 1 windows, and seven triangular shaped roof brackets.

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: One opposed. Please see attachment A.

Civic Association: No comment received.

<p>Recommendation: Approval</p> <p>HAHC Action: Approved</p>
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CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES
EXISTING SITE VIEWING WEST



EXISTING SITE VIEWING NORTHWEST



ACROSS THE STREET



3D RENDERING – FRONT FACING ASHLAND STREET

DENIED 11/20/14



PROPOSED



EAST ELEVATION – FRONT FACING ASHLAND STREET

DENIED 11/20/14

PROPOSED



SOUTH SIDE ELEVATION

DENIED 11/20/14



PROPOSED



Front

NORTH SIDE ELEVATION

DENIED 11/20/14



PROPOSED

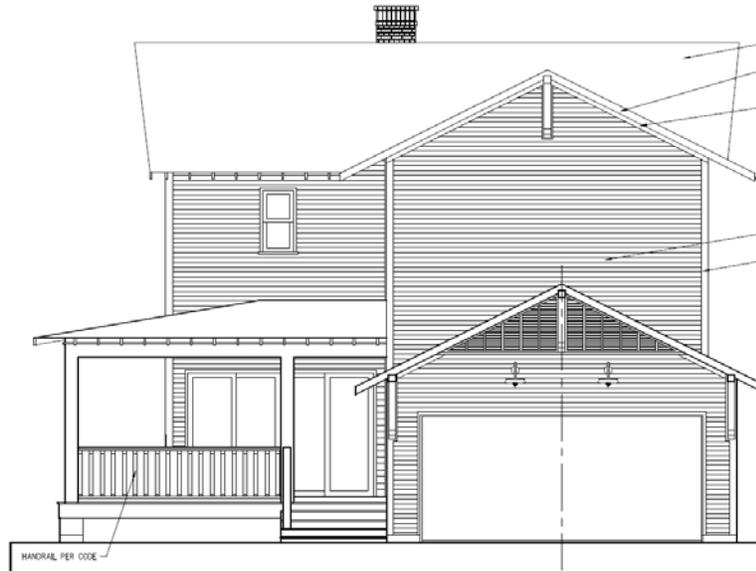


WEST (REAR) ELEVATION

DENIED 11/20/14

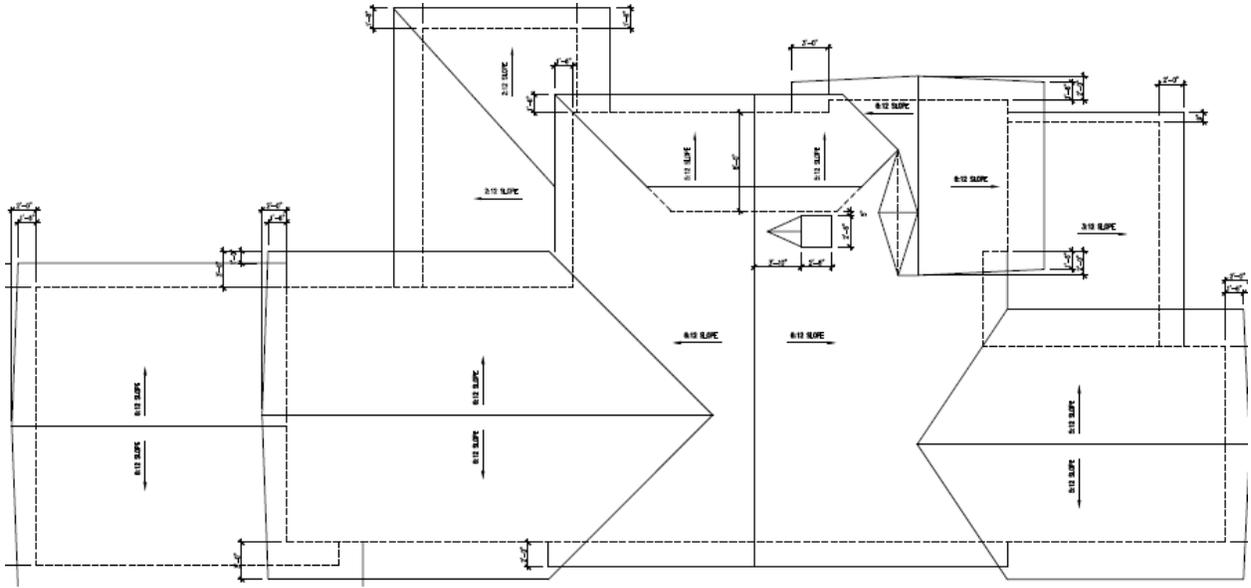


PROPOSED

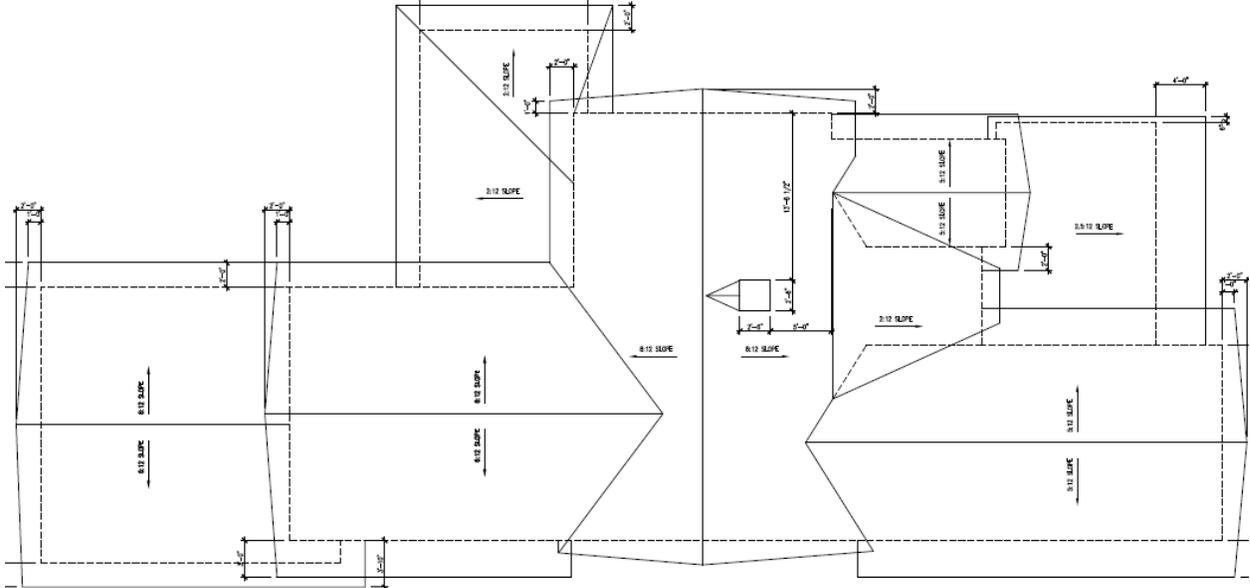




ROOF PLAN
DENIED 11/20/14



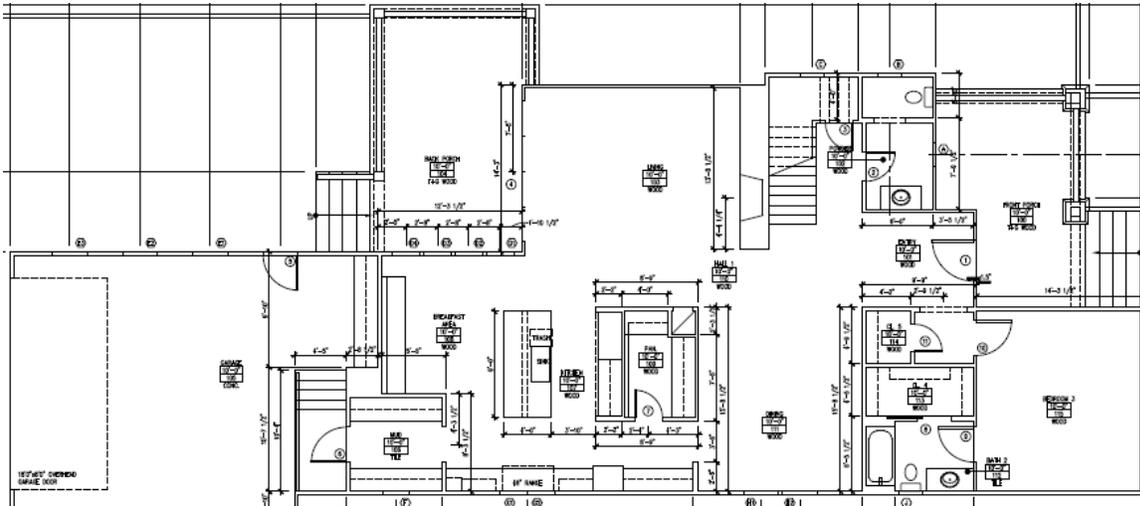
PROPOSED



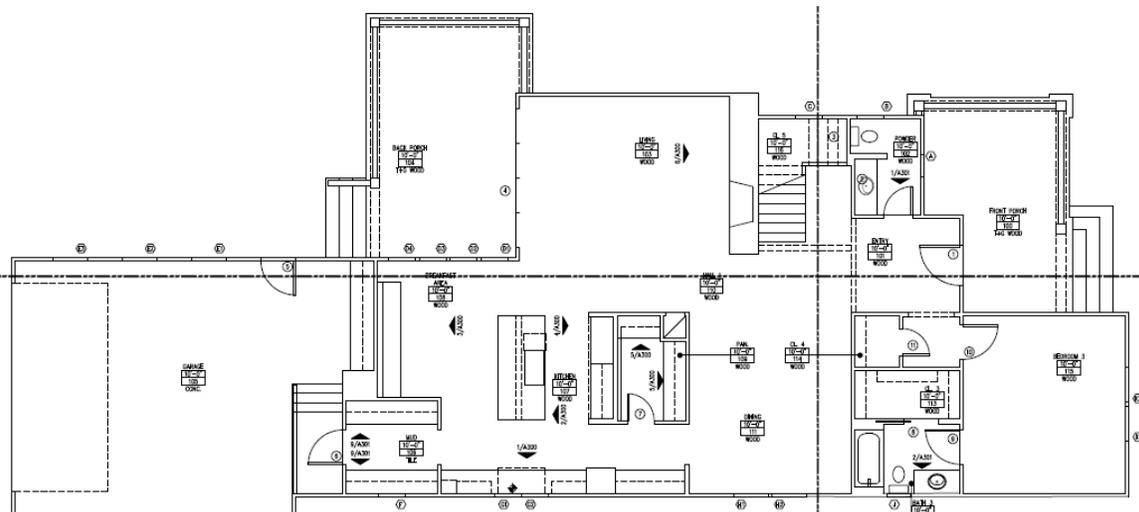


FIRST FLOOR PLAN

DENIED 11/20/14



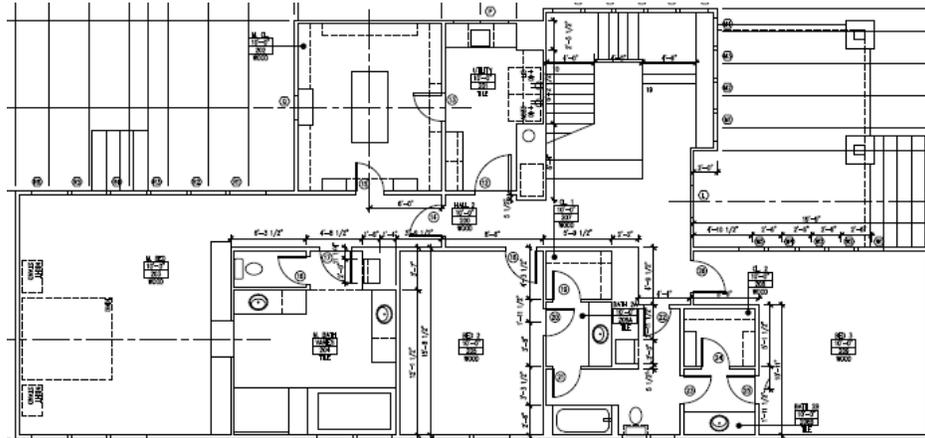
PROPOSED



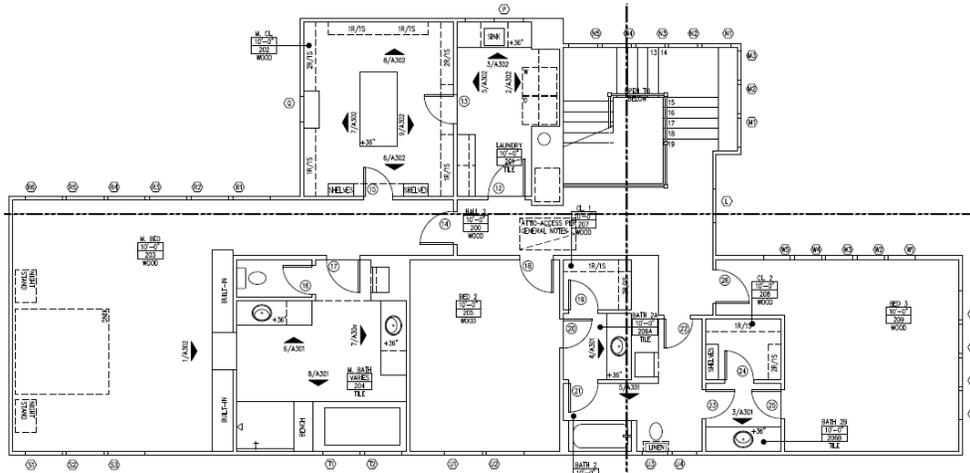


SECOND FLOOR PLAN

DENIED 11/20/14

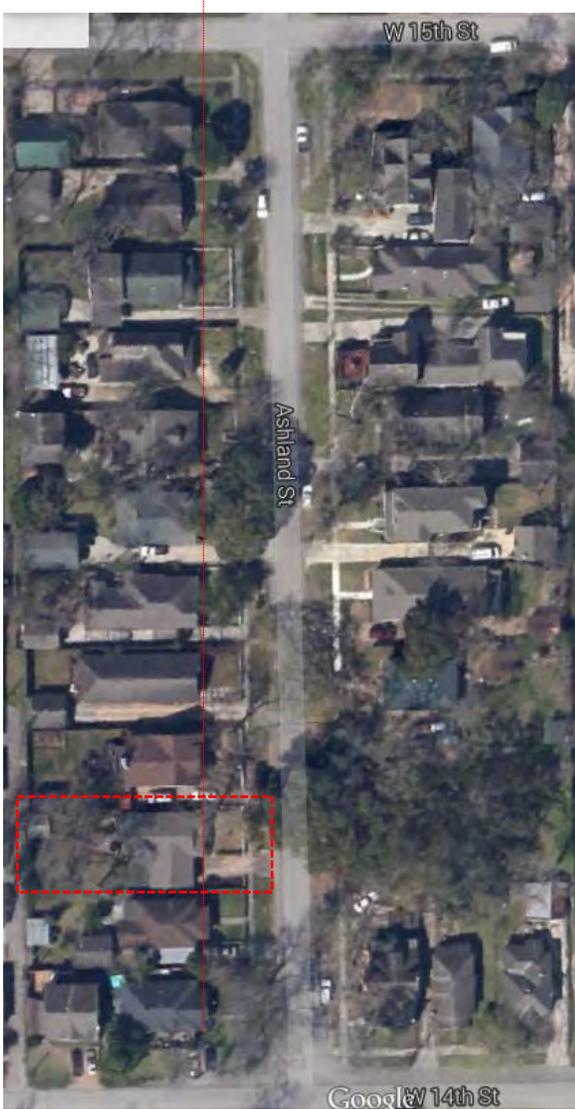


PROPOSED



BLOCKFACE

PREVIOUS 21' SETBACK



PROPOSED 25' SETBACK



HOUSTON HEIGHTS WEST TYPICAL DETAILS

TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE

DENIED 11/20/14

FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1236 Rutland 39	209 W 16th 36	201 W 15th 25	1411 Ashland 13	1443 Allston 13/12
1411 Ashland 36	201 W 15th 35	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1245 Yale 33	1246 Allston 34	327 W 16th 24	201 W 15 th 13	1232 Tulane 10/12
1246 Allston 32	1411 Ashland 33	1531 Allston 23	1443 Allston 12	201 W 15th 10/12
1343 Rutland 32	1541 Ashland 33	1537 Tulane 23	1531 Allston 12	209 W 16th 10/12
1400 Allston 31	1541 Tulane 33	206 W 16 th 23	1245 Yale 12	1235 Yale 8/12
1541 Ashland 31	201 W 16th 33	1245 Yale 23	1535 Allston 11	1246 Allston 8/12
1109 Rutland 31	327 W 16th 33	1411 Ashland 22	1109 Rutland 11	1531 Allston 8/12
1537 Tulane 31	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
1232 Tulane 30	1537 Tulane 32	1443 Allston 22	509 W 15th 11	1237 Rutland 8/12
1147 Allston 28	1245 Yale 32	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	201 W 16 th 7/12
1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston #	1537 Tulane 7/12
611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland #	611 W 15th 7/12
1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland #	1411 Ashland 6/12
1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland #	1147 Allston 6/12
1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland #	1400 Allston 6/12
201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland #	1541 Ashland 6/12
1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston #	1439 Rutland 6/12
1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane #	1535 Rutland 6/12
1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane #	1427 Tulane 6/12
209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane #	1245 Yale 6/12
1202 Rutland *	1535 Rutland 26	1427 Tulane 18	611 W 15th #	1202 Rutland *
509 W 15th *	1427 Tulane 25	611 W 15th 17	209 W 16th #	1343 Rutland *
327 W 16th *	611 W 15th 22	1109 Rutland 16	327 W 16th *	509 W 15th *

- No one story porch * - Obstructed from measurement

HOUSTON HEIGHTS WEST TYPICAL DETAILS
TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE
PROPOSED REVISIONS

FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1236 Rutland 39	209 W 16th 36	201 W 15th 25	201 W 15 th 13	1443 Allston 13/12
1411 Ashland 35	201 W 15th 35	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1245 Yale 33	1246 Allston 34	327 W 16th 24	1411 Ashland 12	1232 Tulane 10/12
1246 Allston 32	327 W 16th 33	1531 Allston 23	1443 Allston 12	201 W 15th 10/12
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201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston #	1537 Tulane 7/12
611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland #	611 W 15th 7/12
1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland #	1411 Ashland 6/12
1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland #	1147 Allston 6/12
1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland #	1400 Allston 6/12
201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland #	1541 Ashland 6/12
1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston #	1439 Rutland 6/12
1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane #	1535 Rutland 6/12
1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane #	1427 Tulane 6/12
209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane #	1245 Yale 6/12
1202 Rutland *	1535 Rutland 26	1427 Tulane 18	611 W 15th #	1202 Rutland *
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327 W 16th *	611 W 15th 22	1109 Rutland 16	327 W 16th *	509 W 15th *

- No one story porch * - Obstructed from measurement

PROJECT DETAILS

Shape/Mass: Denied 11/20/14: *The proposed residence will measure 96' 10" deep by a front width of 36' and will feature an eave height of 22' 4" and a ridge height of 32' 10". The front porch eave height will be 13' 2". The maximum width of 45' includes a covered porch at the north side of the property which will be set back 78' from the front property line.*

Proposed Revisions: Front width has been reduced to 35', ridge height reduced to 32' 4", eave height reduced to 21' 8", and porch eave height reduced to 12' 6"

Setbacks: The residence will be set back 25' from the west (front), 3' from the south and 3' 2" on the north.

Foundation: Pier and beam foundation with a 3' 2" finished floor height measured from the top of the foundation pier caps. The foundation will feature a combination of wood lattice and horizontal lap smooth finish cementitious skirting.

Windows/Doors: Denied 11/20/14: *The residence will feature wood interior sash mounted windows.*

Proposed Revision: The eighteen 3 over 1 casement windows and two double hung 4 over 1 windows have all been replaced with interior sash mounted wood 1 over 1 windows.

Exterior Materials: The structure will be sided in 6" horizontal lap smooth finish cementitious siding.

Roof: The residence will feature a roof consisting of two side and one front facing gable. The side gables will feature a 6:12 pitch and the front gable will feature a 5:12 pitch. The front roof will feature a shed roof with a 3:12 pitch.

Front Elevation: (East) The residence will feature a ½ width front porch with concrete steps. The porch will be supported by two 8" by 8" square columns. The foundation at the front porch will be clad in painted wood lattice.

The area directly to the south of the front porch will feature horizontal lap cementitious skirting. This section will feature two 1-over-1 windows on the first floor, four 1-over-1 windows on the second and a front facing gable.

The area directly above the porch will feature a bump out with a front facing gable roof. This bump out will feature three 1-over-1 windows.

The front elevation will feature 6 large craftsman style brackets.

Side Elevation: (North) Viewing from front to back, the proposed residence will feature a 13' deep front porch with a shed roof. The next 34' for the house will feature two windows on the first floor and six on the second. There will be a 12' 11" deep side porch behind this section.

Side Elevation: (South) The first floor will feature 5 windows and the second floor will feature 9. Approximately the first 20' of the house will feature no windows on the first or second floors.

Rear Elevation: (West) The residence will feature an attached alley loading garage.

ATTACHMENT A
PUBLIC COMMENT
KENT MARSH

1411 Ashland – OBJECT

The proposed large brackets are not a prevailing element found within the district. While it is not necessary or even desired to copy exactly the historic elements found within the district, the emulation of the existing elements is desired. The proposed brackets are out of scale and out of context with elements found on contributing structures in the district.