

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 6, 2014

**Applicant:** Kevin Watson, Robert Sanders Homes for Tommy Watts, owner

**Property:** 1820 Heights Boulevard, Lots 17 and 18, block 104, Houston Heights Subdivision. The property includes a new 3,991 square foot two-story single-family residence situated on a 15,000 square foot (100' x 150') interior lot.

**Significance:** Noncontributing Ranch style residence, constructed circa 1950, located within the Houston Heights Historic District East. The residence was demolished in 2013.

**Proposal:** New Construction – Construct a rear detached one-story garage. The garage will measure 22' wide, 27' deep, 9'-5" to the eave and 17'-11" to the ridge.

See enclosed application materials and detailed project description on p. 5-12 for further details.

**Public Comment:** Five in favor. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** August 28, 2014



**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 EAST

Building Classification

- Contributing
- Non-Contributing
- Park



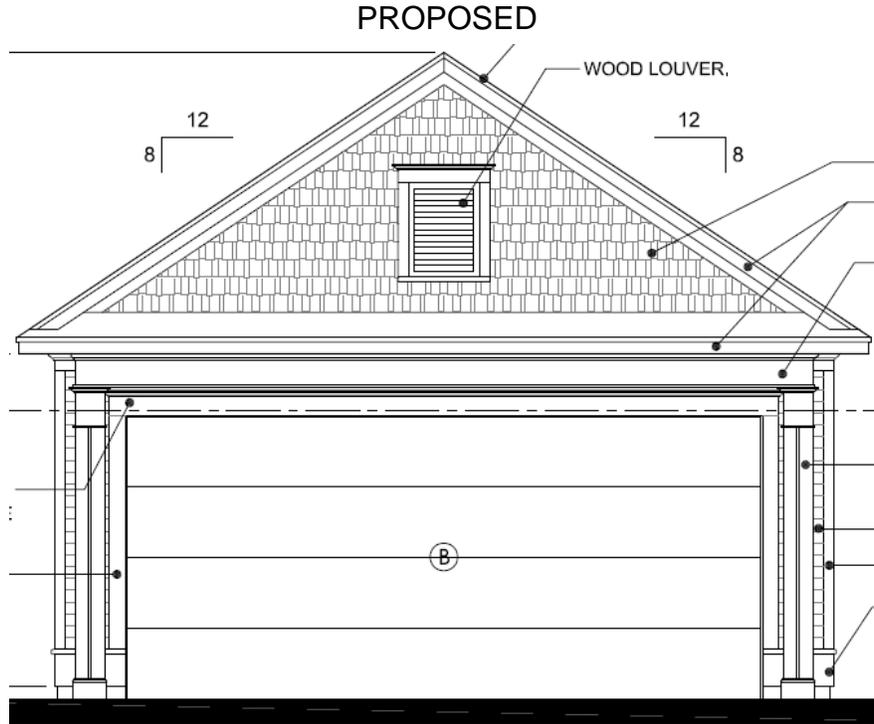
**INVENTORY PHOTO**



**CURRENT PHOTO**

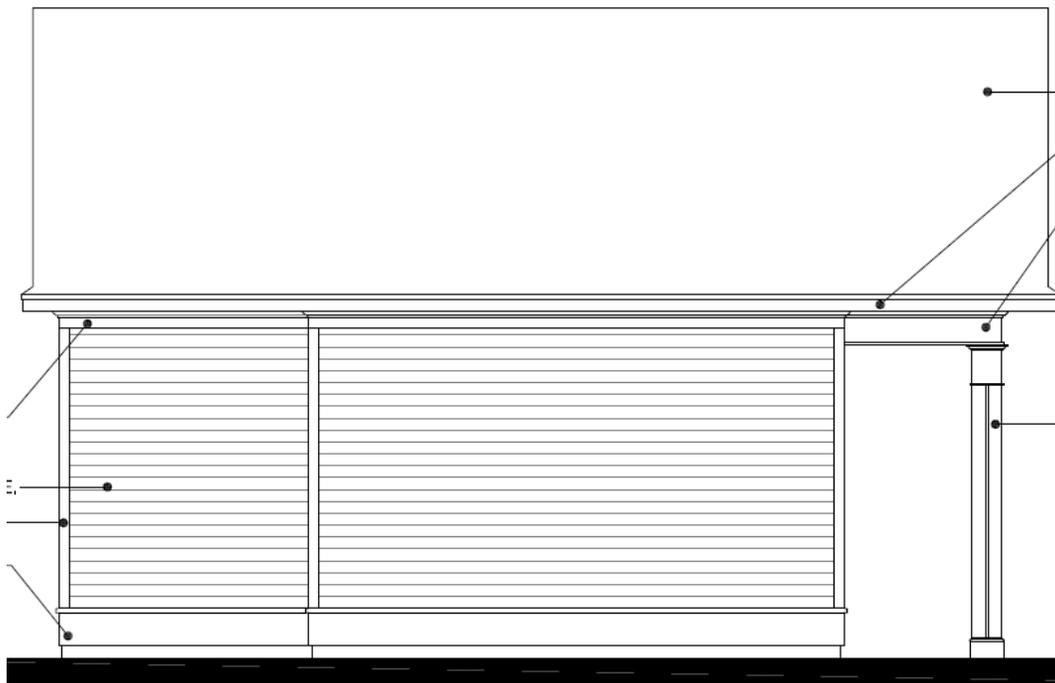


**WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD**



**NORTH SIDE ELEVATION**

PROPOSED



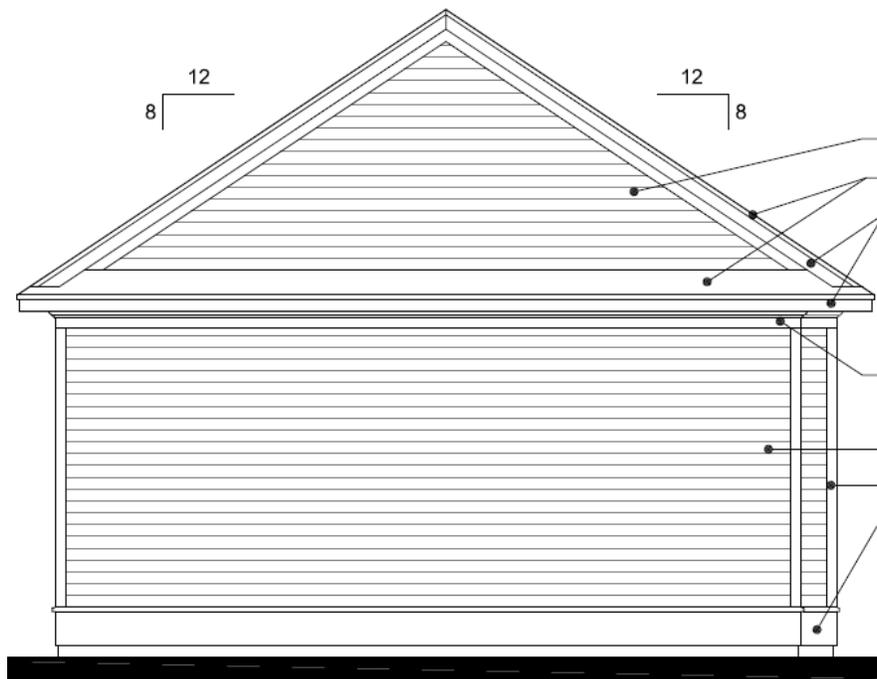
**SOUTH SIDE ELEVATION**

PROPOSED



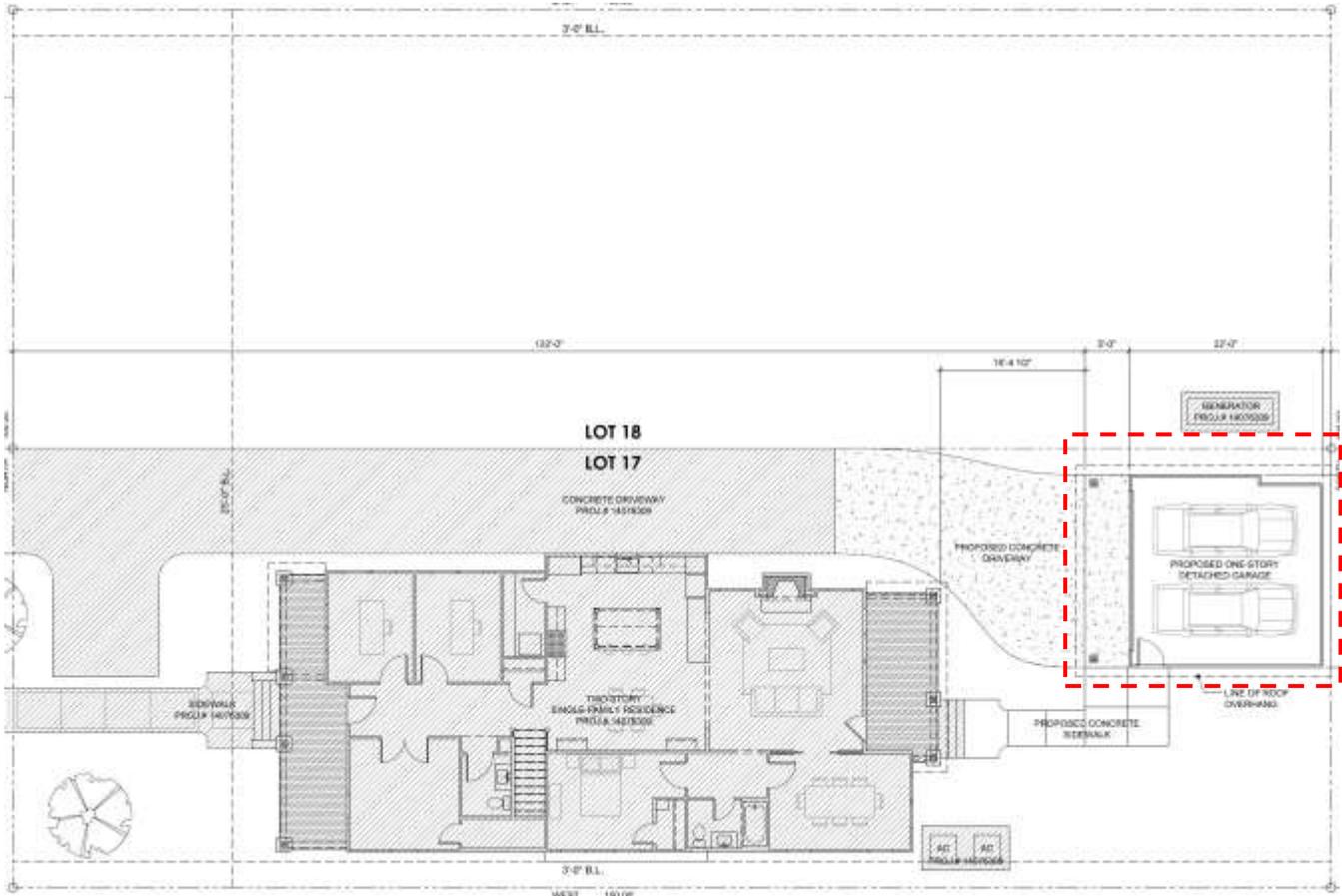
**EAST (REAR) ELEVATION**

PROPOSED



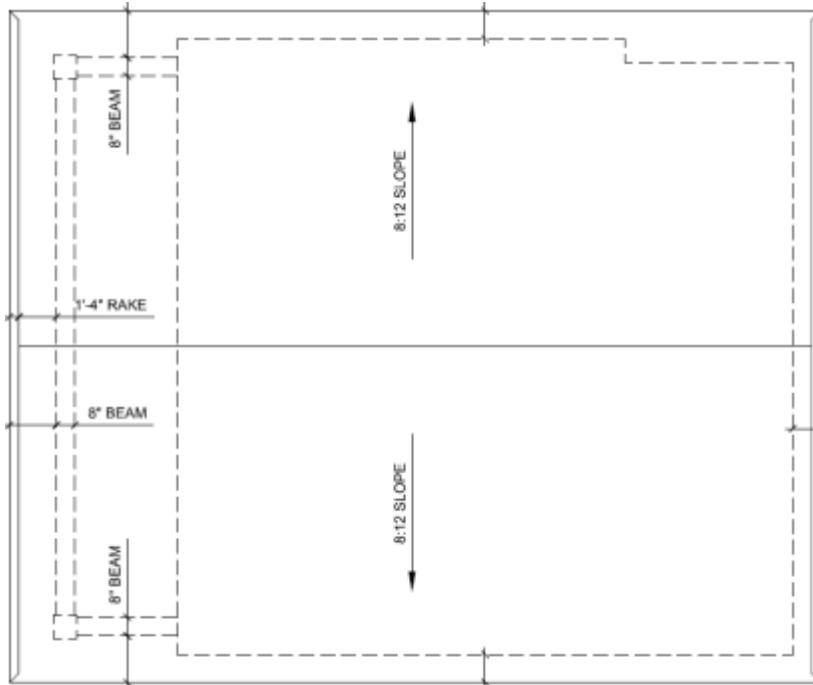


**SITE PLAN**  
**PROPOSED**

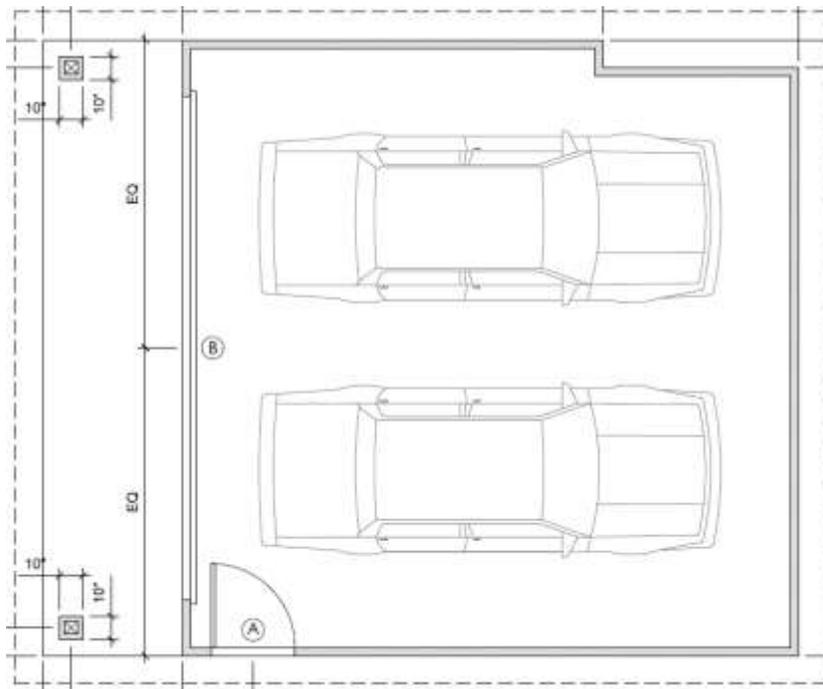




**ROOF PLAN**  
**PROPOSED**



**FIRST FLOOR PLAN**  
**PROPOSED**



**WINDOW / DOOR SCHEDULE****EXTERIOR DOOR SCHEDULE****EXTERIOR DOOR SCHEDULE**

| DOOR LABEL | DOOR SIZE    | ROUGH OPENING     | THICKNESS | JAMB   | MATERIAL   | FINISH | GLAZING | U-FACTOR | SHGC | NOTES              |
|------------|--------------|-------------------|-----------|--------|------------|--------|---------|----------|------|--------------------|
| A          | 36" x 80"    | 38-1/2" x 83"     | 1-3/4"    | 4-5/8" | FIBERGLASS | PAINT  | -       | -        | -    | 2-PANEL SQUARE TOP |
| B          | 18-0" x 8-0" | 18-3" x 8'-1 1/2" | -         | -      | STEEL      | PAINT  | -       | -        | -    | -                  |

**PROJECT DETAILS**

**Shape/Mass:** The garage will measure 22' wide, 27' deep, 9'-5" to the eave and 17'-11" to the ridge.

**Setbacks:** The garage will be setback 122' from the front property line, 3' from the north property line, 25' from the south property line, and 1' from the rear property line.

**Foundation:** The garage will be built on a slab foundation.

**Windows/Doors:** The garage will feature a paneled entry door and a sectional overhead garage door.

**Exterior Materials:** The garage will be clad with cementitious horizontal lap siding with a 4" reveal and the front gable will be clad with cedar shakes. The garage will feature square cementitious clad columns.

**Roof:** The garage will feature a gable roof with an 8/12 pitch and 1' overhang. The roof will be clad with composite shingles.

**Front Elevation:** The garage will feature a sectional overhead garage door and square columns. The gable will feature cedar shakes and a rectangular vent.

**(West)**

**Side Elevation:** The garage will feature a paneled entry door.

**(South)**

**ATTACHMENT A  
PUBLIC COMMENT**

| <b>Houston Heights East Historic District Development Review Committee (ad-hoc)</b> |                     |                        |                                       |   |   |                  |
|---|---------------------|------------------------|---------------------------------------|---|---|------------------|
| <b>Monthly Review Report</b>  |                     |                        |                                       |   |   |                  |
| The DRC report for Certificate of Appropriateness Applications is as follows:       |                     |                        |                                       |   |   |                  |
| Month:  | Aug-14              |                        |                                       | Date of Report:                                   | 26-Aug-14   |                  |
| <u>HAHC Action</u>  | <u>Site Address</u> | <u>APPLICANT</u>       | <u>COMPANY</u>                        | <u>PROPOSED ACTIVITY</u>                          | <u>DRC Response</u>   | <u>DRC Vote</u>  |
|   | 1209 Oxford St      | Aldo Rojas, Owner      |                                       | Alteration: 1-story addition                      | Support<br>No Object<br>Object  | 5<br>0<br>0      |
|   | 1209 Oxford St      | Aldo Rojas, Owner      |                                       | NC: 1-story detached garage                       | Support<br>No Object<br>Object  | 5<br>0<br>0      |
|   | 1226 Heights Blvd   |                        |                                       | Revision - front porch                            | Support - Either Proposa<br>Support - 6" Porch<br>No Object<br>Object | 2<br>2<br>0<br>0 |
|   | 1820 Heights Blvd   | Tommy Watts, Owner     | Kevin Watson,<br>Robert Sanders Homes | NC: 1-story detached garage                       | Support<br>No Object<br>Object  | 5<br>0<br>0      |
|   | 110-112 W 12th St   | Gerald W. Bodzy, Owner | Gary Chandler                         | Alteration: New windows<br>and other misc changes | Support<br>No Object<br>Object  | 4<br>0<br>0      |
|   | 128 W 17th St       |                        |                                       | NC - 3 story office/house                         | Support<br>No Object<br>Object  | 2<br>0<br>3      |
| <b>*NC = New Construction</b>   |                     |                        |                                       |   |   |                  |

From: Jonathan Smulian  
 Sent: Saturday, August 23, 2014 11:16 AM  
 To: 'Brie Kelman'; 'Kent Marsh'; DuCroz, Diana - PD  
 Cc: 'Mitch McFarland'; 'Mark R. Williamson'; 'Joy Tober'; 'Zucker, Jim'; 'Charlie Thorp'  
 Subject: RE: FW: HAHC

- 1209 Oxford -support
- 1209 Oxford -garage -support
- 1226 Heights Blvd -support
- 1820 Heights Blvd -support
- 110-112 W 12th -support
- 128 W 17th -object

Building form and materials not compatible with adjacent buildings on south side block face of 17<sup>th</sup> street between Heights Boulevard and Yale. This property was included in the historic district specifically to complement and complete the form and character of this block face.

**From:** Charlie Thorp  
**Sent:** Saturday, August 23, 2014 12:28 PM  
**To:** Brie Kelman; Jonathan Smulian; Kent Marsh; DuCroz, Diana - PD  
**Cc:** Mitch McFarland; Mark R. Williamson; Joy Tober; Zucker Jim; Charlie Thorp  
**Subject:** Re: FW: HAHC

1209 Oxford -support  
 1209 Oxford -garage -support  
 1226 Heights Blvd -support  
 1820 Heights Blvd -support  
 110-112 W. 12th -support-Fabulous- Finally  
 128 W 17th -object - Will continue to object  
 Charlie Thorp

**From:** Zucker, Jim  
**Sent:** Monday, August 25, 2014 10:25 PM  
**To:** DuCroz, Diana - PD; Brie Kelman; Jonathan Smulian; Kent Marsh  
**Cc:** Mitch McFarland; Mark R. Williamson; Joy Tober; Charlie Thorp  
**Subject:** RE: FW: HAHC

1209 Oxford: Support. Glad to see the Staff is allowing them to have not one, but two gables instead of requiring them to hip the roof and expose pedestrians to more shingles.

1209 Oxford Garage: Support.

1226 Heights: Permit a reduce front building line. This is such a boring design, it needs a substantial porch and with the apartment building next to it, the shorter set back won't be as noticeable. This was a bad design from the beginning.

1820 Heights: Support

110-112 W. 12th St.: Support

128 W. 17th: Support, the proposal fits with the scale, volume, and massing found on Yale St.

**From:** Joy Tober  
**Sent:** Monday, August 25, 2014 9:36 PM  
**To:** DuCroz, Diana - PD  
**Cc:** Brie Kelman; Jonathan Smulian; Kent Marsh; Mitch McFarland; Mark R. Williamson; Zucker, Jim; Charlie Thorp  
**Subject:** Re: FW: HAHC

Below please find my recommendations for the East Houston Heights August HAHC proposed COA applications.

1209 Oxford (Item B.32) - Support

1209 Oxford (Item B.33) - Support

1820 Heights (Item B.35) - Support

110-112 W. 12th (Item B.36) - I am a little confused about the south (rear) wall. According to the plans, it looks as if the entire wall will be demolished, a portion will be extended 4" and a new fenestration added to the new wall. However, the written description states "new windows will be installed in existing window openings" which lead me to believe that the wall will not be demolished. If that is the case, then why is the entire fenestration changing?

128 W 17th (Item B. 37) - Objection - the proposed new construction remains out of scale and out of proportion and is not compatible with the existing historic district.

1226 Heights (Item B.34) - No report available at this time

Thank you,  
 Joy Tober

**From:** Eric Kalman  
**Sent:** Tuesday, August 26, 2014 10:50 AM  
**To:** DuCroz, Diana - PD  
**Cc:** Jonathan Smulkin; Kent Marsh; Mitch McFarland; Mark R. Williamson; Jay Tober; Zucker, Ben; Charles Thorp  
**Subject:** Re: FW: H&HC

Thank you for the clarification, Diana. If I don't receive a specific response for option 1 or 2, I will assume that folks support both when I compile the results.

For the record, here are my responses:

1209 Oxford: Support.

1209 Oxford Garage: Support.

1226 Heights: Support Option 2 to allow a reduced front building line. A 3.5 ft porch would not provide a contemporary use, nor be compatible with the porches in the neighborhood (my original porch is 8' deep). Also, no one would ever notice this for 2 reasons: 1) most would assume the sidewalk is the property line (I'm still confused why the property line is 2 ft behind the sidewalk); 2) there is a huge apartment building next to it that is basically built directly on the property line - significantly further forward than this front porch.

1820 Heights: Support

110-112 W. 12th St.: Support

128 W. 17th: Support; the proposal fits with the scale, volume, and massing found on Yale St., as well as the early 1900's property next door (the proposed building is only 1 ft taller than the historic house next door). This will be a beautiful building that will dramatically improve this corner - an old ugly car wash, another vacant lot and a vet clinic.