

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

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 – 3,849 square foot two story residence.

- Structure will feature an eave height of 22' 4" and a ridge height of 32' 10".
- The residence will measure 96' 10" deep by 45' wide. The front portion of the house will measure 36' wide.
- Proposed finished floor height of 3' 2" from the foundation pier caps.
- Structure will feature a front porch eave height of 13' 2"
- Structure will be set back 25' from the front and approximately 3' on the north and south sides.
- Many height and width dimensions meet or exceed the maximum typical ranges recorded in Houston Heights Historic District West. See the tables on page 14 for a comparison of this proposal to the District's typical details.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: One opposed. Please see Attachment A

Civic Association: No comment received.

Recommendation: Denial – Does not satisfy criteria 2 and 3.

HAHC Action: Denied

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
The proposed residence will be setback 25' from the front property line. This is compatible with the setbacks of contributing structures found within Houston Heights Historic District West.
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
The proposed residence features stone tapered pier front porch supports. This exterior feature is not compatible with the district's contributing structures, which typically feature brick piers or wood columns.
The residence also features several fixed 3 over 1 casement windows and 4 over 1 double hung windows that are not compatible with the district's contributing structures which tend to feature simpler 1 over 1 windows.
The residence also features multiple wall depth variations and projections. These are not compatible with existing contributing structures which tend to feature simpler massing.
The residence also features 14 triangular shaped roof brackets that will be visible from the right of way. These are incompatible because they are much larger than brackets found on contributing structures. In addition, the contributing structures that do feature brackets have much less of them than is proposed for this structure.
- (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
Proposed residence has multiple proportions at or above the maximum range resulting in an overall scale that is not compatible with typical historic proportions that define the district character. The max width, front width, porch eave height, foundation height and ridge height are above the typical dimensions of the district.
The front width is 4' wider than the maximum typical, porch eave height and ridge heights are 1' taller than maximum typical, and the foundation and eave height are at the maximum for typical dimensions.
The maximum width is 12' wider than typical, however that figure includes a garage and side porch located to the rear of the property.
- (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 WEST

Building Classification

- Contributing
- Non-Contributing
- Park





INVENTORY PHOTO



NEIGHBORING PROPERTIES
EXISTING SITE VIEWING WEST



EXISTING SITE VIEWING NORTH



ACROSS THE STREET



3D RENDERING – FRONT FACING ASHLAND STREET

PROPOSED



EAST ELEVATION – FRONT FACING ASHLAND STREET
PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



NORTH SIDE ELEVATION

PROPOSED



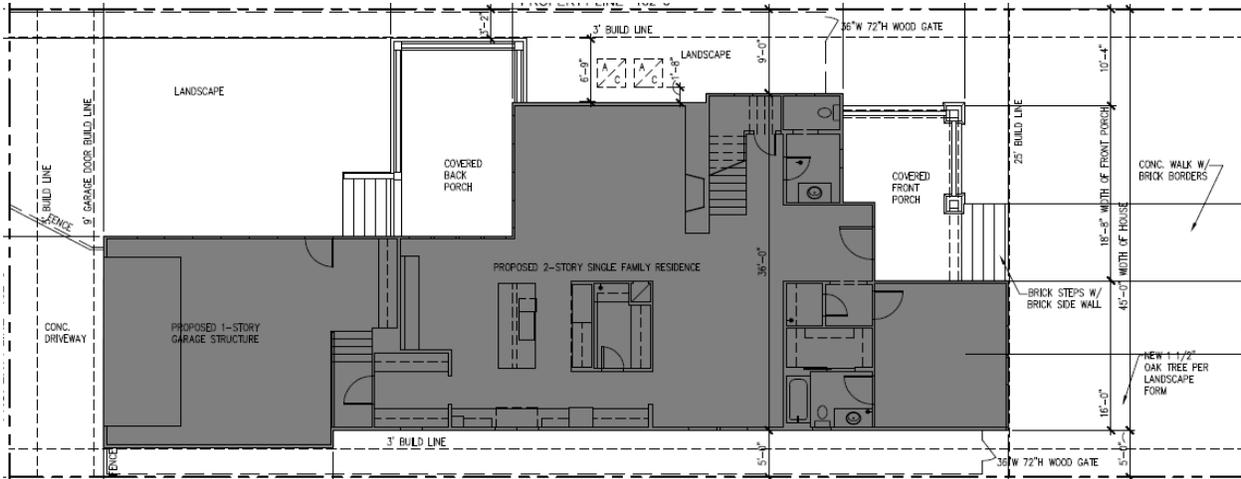
WEST (REAR) ELEVATION

PROPOSED

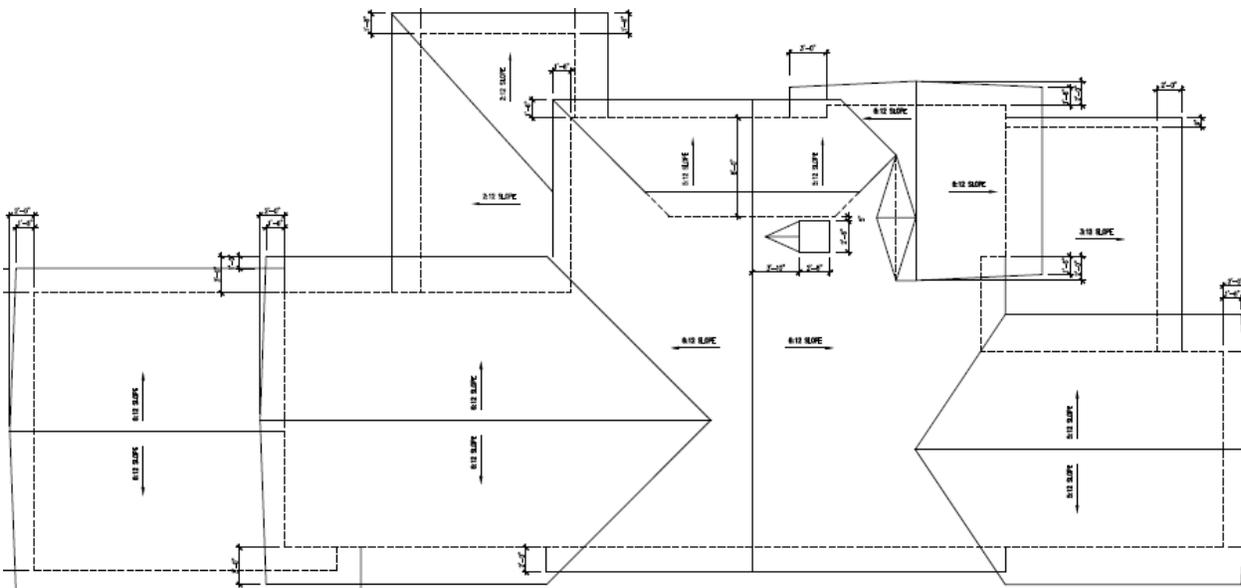




SITE PLAN PROPOSED



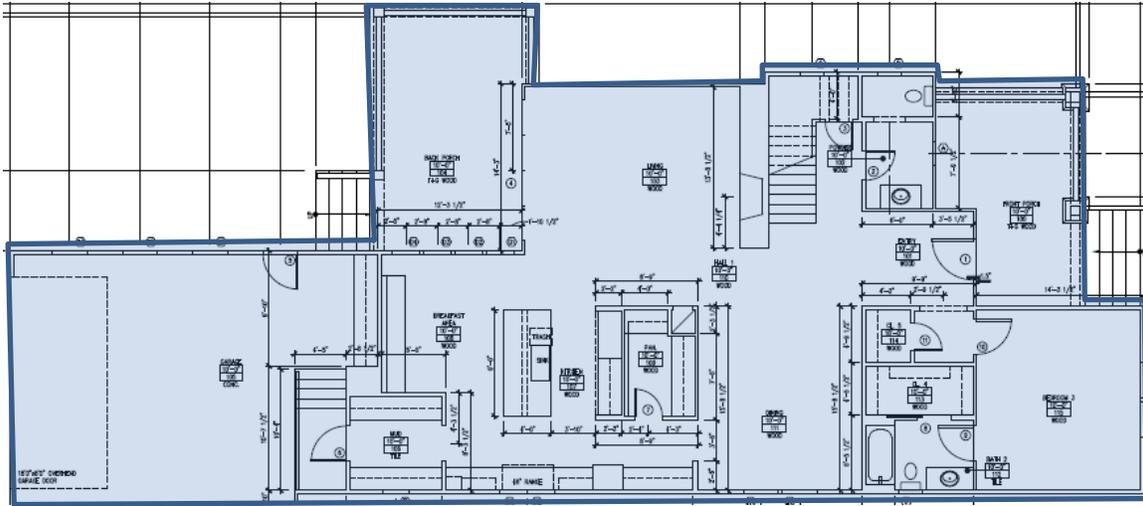
ROOF PLAN PROPOSED





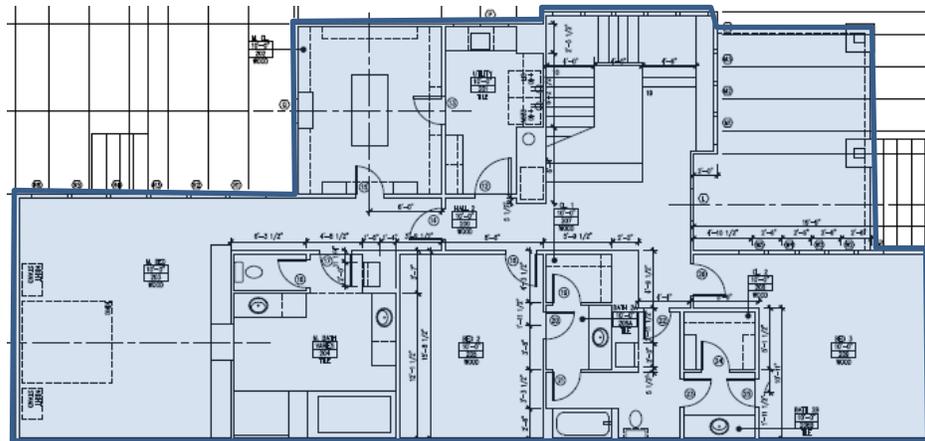
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

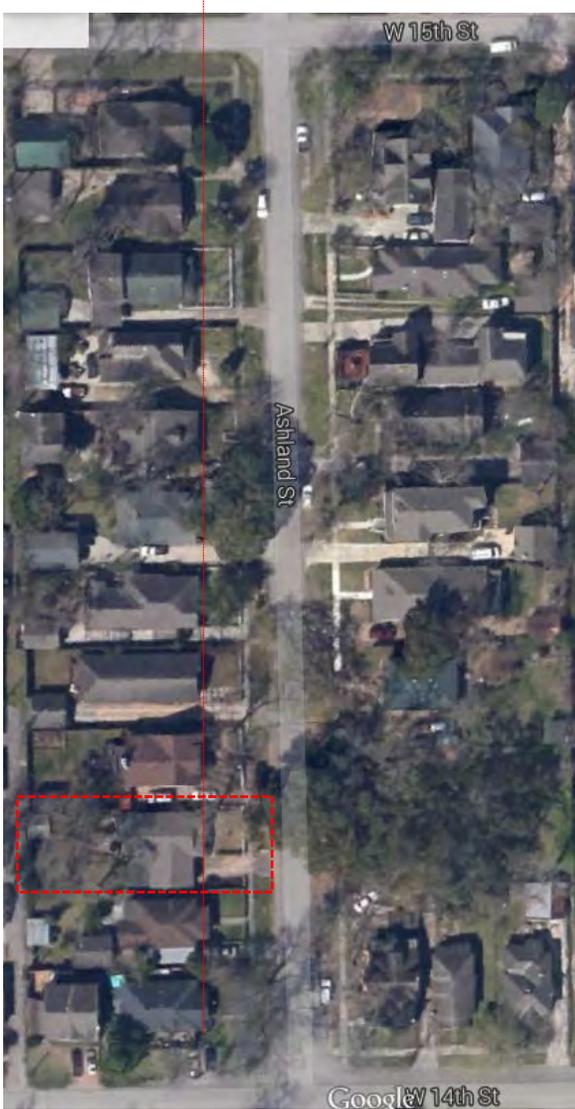
SUB-HEADING

TYPE	SIZE	ALL (RE: ELEVATIONS). 2X4 WALL U.N.O. DOUBLE HUNG JELD-WEN TRADITION PLUS WOOD WINDOW (1 OVER 1) U.N.O.
(A)	24x48	
(B)	24x48	
(C)	24x48	
(D1)(D2)(D3)(D4)	28x72	
(E1)(E2)(E3)	36x54	
(F)	28x56	
(G1)(G2)	28x56	CASEMENT
(H1)(H2)	36x76	
(J)	24x48	
(K1)(K2)	32x76	DIVIDED LITES RE: ELEVATION
(L)	32x24	FIXED, DIVIDED LITES RE: ELEVATION
(M1)(M2)(M3)(M4)	28x48	FIXED, DIVIDED LITES, RE: ELEVATION, TEMPERED
(N1)(N2)(N3)(N4)(N5)	28x48	FIXED, DIVIDED LITES, RE: ELEVATION
(P)	36x54	
(Q)	24x48	
(E1)(E2)(E3)	36x72	CASEMENT W/ DIVIDED LITES, EGRESS, RE: ELEVATIONS
(S)	112x24 GROUP	WOOD FIXED
(T)	112x48 GROUP	WOOD DOUBLE HUNG (TEMPERED), RE: ELEVATIONS
(U)	64x72 DOUBLE	WOOD DOUBLE HUNG, EGRESS, RE: ELEVATIONS
(V)	112x72 GROUP	WOOD DOUBLE HUNG, EGRESS, RE: ELEVATIONS
(W1)(W2)(W3)(W4)	24x72	WOOD DOUBLE HUNG, RE: ELEVATIONS
(W5)(W6)(W7)	24x46	DORMER W/ DIVIDED LITES, RE: ELEVATIONS

Applicant has clarified that the windows labeled "V" are fixed casement, not double hung as indicated on the above chart.

BLOCKFACE

PREVIOUS 21' SETBACK



PROPOSED 25' SETBACK



HOUSTON HEIGHTS WEST TYPICAL DETAILS

TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE

<i>(dimensions in ft)</i>	MAX WIDTH	FRONT WIDTH	RIDGE HEIGHT	EAVE HEIGHT	PORCH EAVE HEIGHT	FINISHED FLOOR HEIGHT	ROOF PITCH	PORCH WIDTH	PORCH DEPTH
Typical Contributing 2-Story Residences*	24 – 34	20 – 32	28 – 33	18 – 23	8 – 12	1.5 – 3	5 – 8/12	6 – 32	6 – 10
1411 Ashland Street	45	36	34	22	13	3	6/12	20	12
Compatibility	+ 9	+ 4	+1	compatible	+1	at max	compatible	compatible	+2

MAX WIDTH	FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 24 – 34	Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1411 Ashland 45	1236 Rutland 39	209 W 16th 36	201 W 15th 25	1411 Ashland 13	1443 Allston 13/12
1232 Tulane 40	1411 Ashland 36	201 W 15th 35	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1236 Rutland 39	1245 Yale 33	1411 Ashland 34	327 W 16th 24	201 W 15th 13	1232 Tulane 10/12
1439 Rutland 35	1246 Allston 32	1246 Allston 34	1531 Allston 23	1443 Allston 12	201 W 15th 10/12
1245 Yale 33	1343 Rutland 32	1541 Ashland 33	1537 Tulane 23	1531 Allston 12	209 W 16th 10/12
1246 Allston 32	1400 Allston 31	1541 Tulane 33	206 W 16th 23	1245 Yale 12	1235 Yale 8/12
1343 Rutland 32	1541 Ashland 31	201 W 16th 33	1245 Yale 23	1535 Allston 11	1246 Allston 8/12
1400 Allston 31	1109 Rutland 31	327 W 16th 33	1411 Ashland 22	1109 Rutland 11	1531 Allston 8/12
1541 Ashland 31	1537 Tulane 31	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
1109 Rutland 31	1232 Tulane 30	1537 Tulane 32	1443 Allston 22	509 W 15th 11	1237 Rutland 8/12
1537 Tulane 31	1147 Allston 28	1245 Yale 32	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
209 W 16th 31	1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1237 Rutland 30	1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
201 W 15th 28	1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	201 W 16th 7/12
1429 Rutland 28	1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
611 W 15th 28	201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1147 Allston 28	1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1341 Allston 28	1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1531 Allston 28	1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston -	1537 Tulane 7/12
1427 Tulane 28	611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland -	611 W 15th 7/12
1541 Tulane 28	1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland -	1411 Ashland 6/12
201 W 16th 28	1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland -	1147 Allston 6/12
1447 Tulane 27	1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland -	1400 Allston 6/12
1235 Yale 25	201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland -	1541 Ashland 6/12
1443 Allston 24	1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston -	1439 Rutland 6/12
1509 Allston 21	1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane -	1535 Rutland 6/12
1535 Allston 21	1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane -	1427 Tulane 6/12
1535 Rutland 21	209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane -	1245 Yale 6/12
1202 Rutland -	1202 Rutland -	1535 Rutland 26	1427 Tulane 18	611 W 15th -	1202 Rutland -
509 W 15th -	509 W 15th -	1427 Tulane 25	611 W 15th 17	209 W 16th -	1343 Rutland -
327 W 16th -	327 W 16th -	611 W 15th 22	1109 Rutland 16	327 W 16th -	509 W 15th -

PROJECT DETAILS

Shape/Mass: The proposed residence will measure 96' 10" deep by a maximum width of 45' 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 includes a covered porch at the north side of the property which will be set back 78' from the front property line. The residence will feature a width of 36' between the side porch and the front wall.

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: The residence will feature wood interior sash mounted 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: The residence will feature a ½ width front porch with wood or composite steps. The porch will be supported by two 8" by 8" square columns atop tapered stone piers. The foundation at the front porch will be clad in painted wood lattice.

(East)

The area directly to the south of the front porch will feature horizontal lap cementitious skirting. This section will feature two 4-over-1 windows on the first floor, four 3-over-1 windows on the second and a front facing gable.

The area directly above the porch will feature a bump out with a side facing gable roof. This bump out will feature four 3-over-1 windows.

The front elevation will feature 11 large craftsman style brackets.

Side Elevation: 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.

(North)

Side Elevation: 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.

(South)

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

(West)

ATTACHMENT A
PUBLIC COMMENT
KENT MARSH

Agenda Item #38 - 1411 Ashland – I **object** to the granting of this CofA. The only significant positive part of this application is that the existing suburban style non-period house was removed previously. The proposed house maximum width, front width, and height are all greater than the typical found for contributing structures found in the HHWHD. The resulting proposed mass is not in context with typical HHWHD contributing 2-story structures. The exterior elements of new construction should be in character with the context of the HHWHD. The proposed large brackets, the tapered stone front columns, and the number of windows placed in a ribbon pattern are not supported by typical elements found on contributing structures in the HHWED. The company name of the applicant – 2Scale, is certainly not the case with this application.

J. Kent Marsh, AICP CUD
1538 Arlington