

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Ryan Strickland, owner

Property: 901 Heights Boulevard, Lot 12, Block 231, Houston Heights Subdivision. The property includes a historic 1,260 square foot, one-story wood frame single-family residence situated on a 7,500 square foot (50' x 150') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: New Construction – Construct a two-story garage apartment behind the contributing residence at the rear of the corner lot facing W 9th Street.

- The garage will feature a 21'-3" eave height, a 34'-11" ridge height and a 34' overall width
- A full width double gallery portico will face W 9th Street
- The roof will feature two dormers and a central pediment facing W 9th Street

See enclosed application materials and detailed project description on p. 5-25 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 2, 3 & 4

HAHC Action: Denied



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



INVENTORY PHOTO

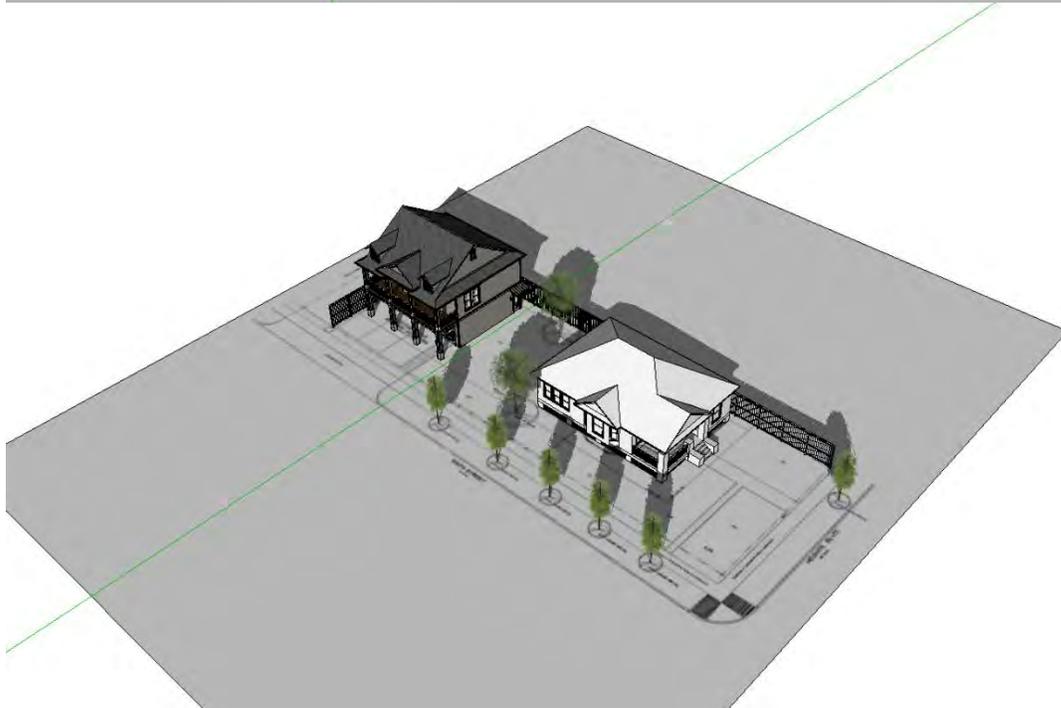


3D RENDERING – FRONT FACING W 9th STREET











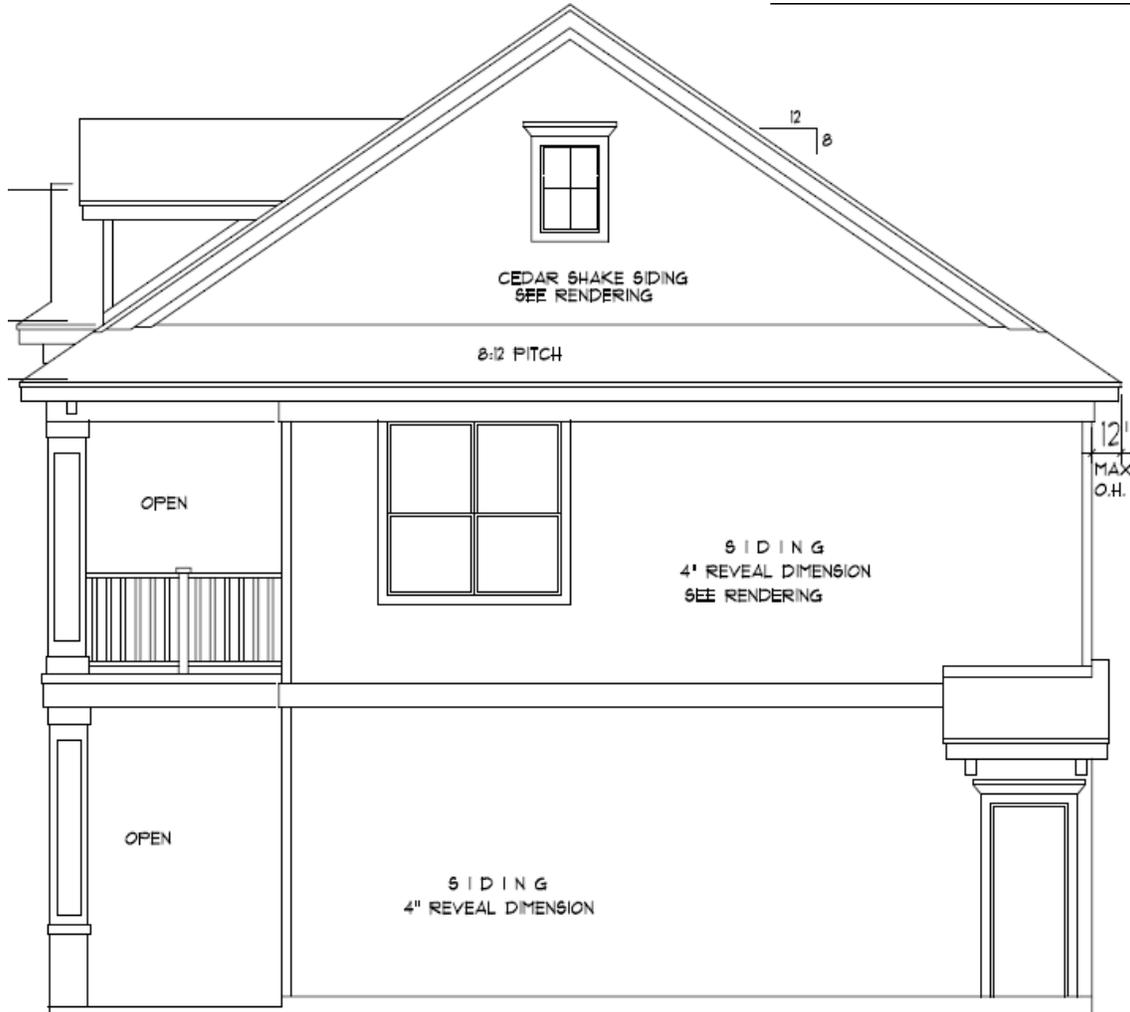


SOUTH ELEVATION – FRONT FACING E 9th STREET
PROPOSED



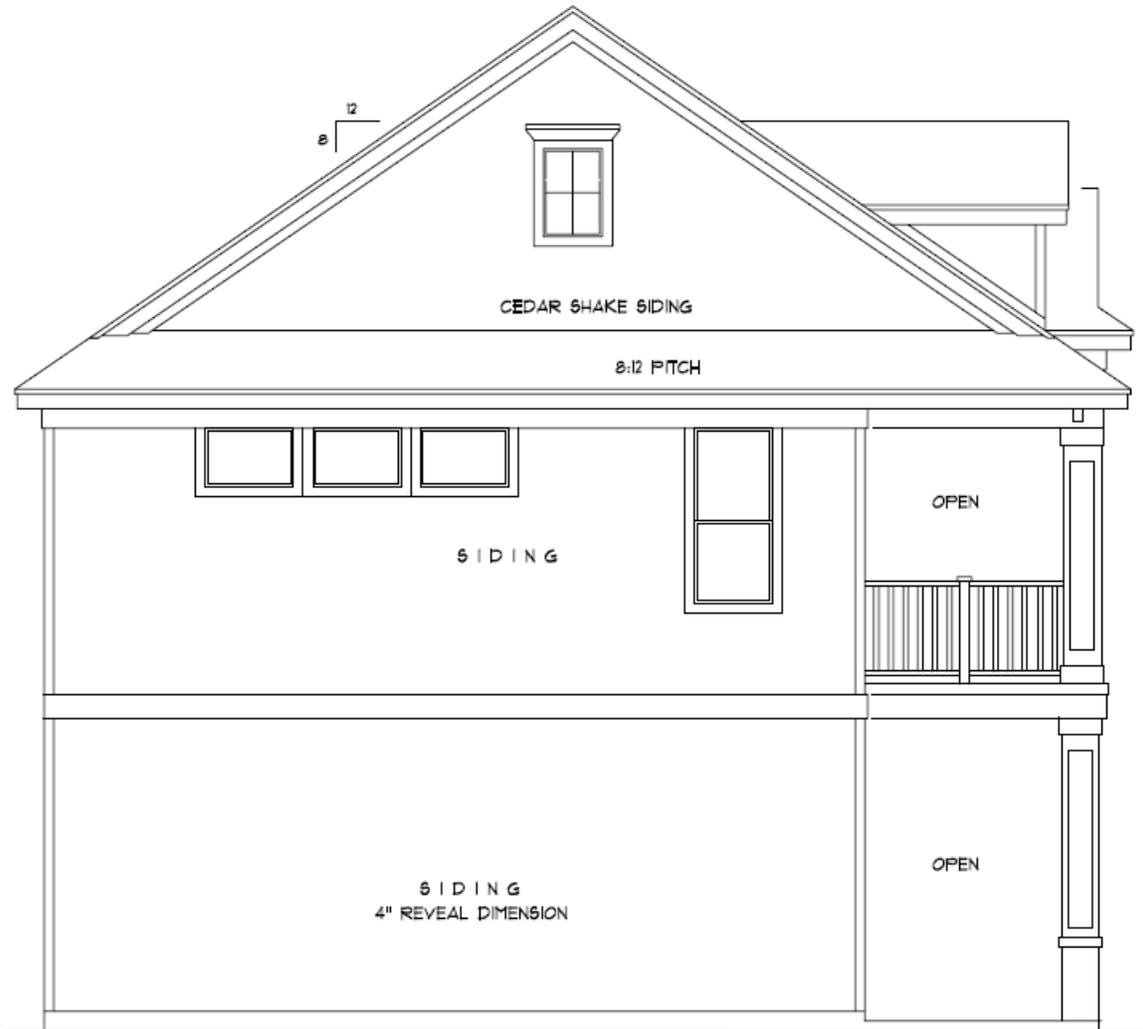
EAST ELEVATION – SIDE FACING HEIGHTS BOULEVARD

PROPOSED



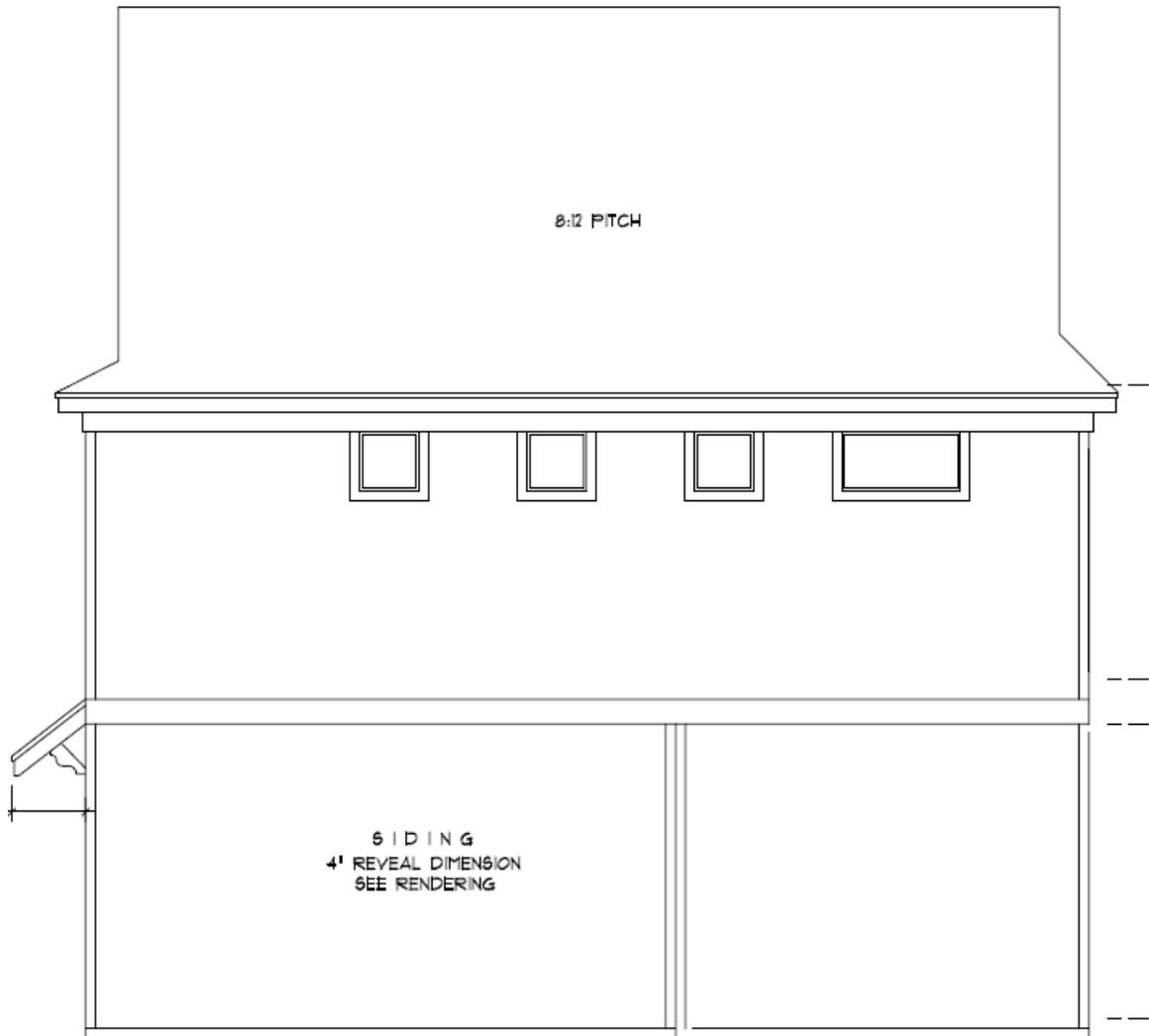
WEST SIDE ELEVATION

PROPOSED



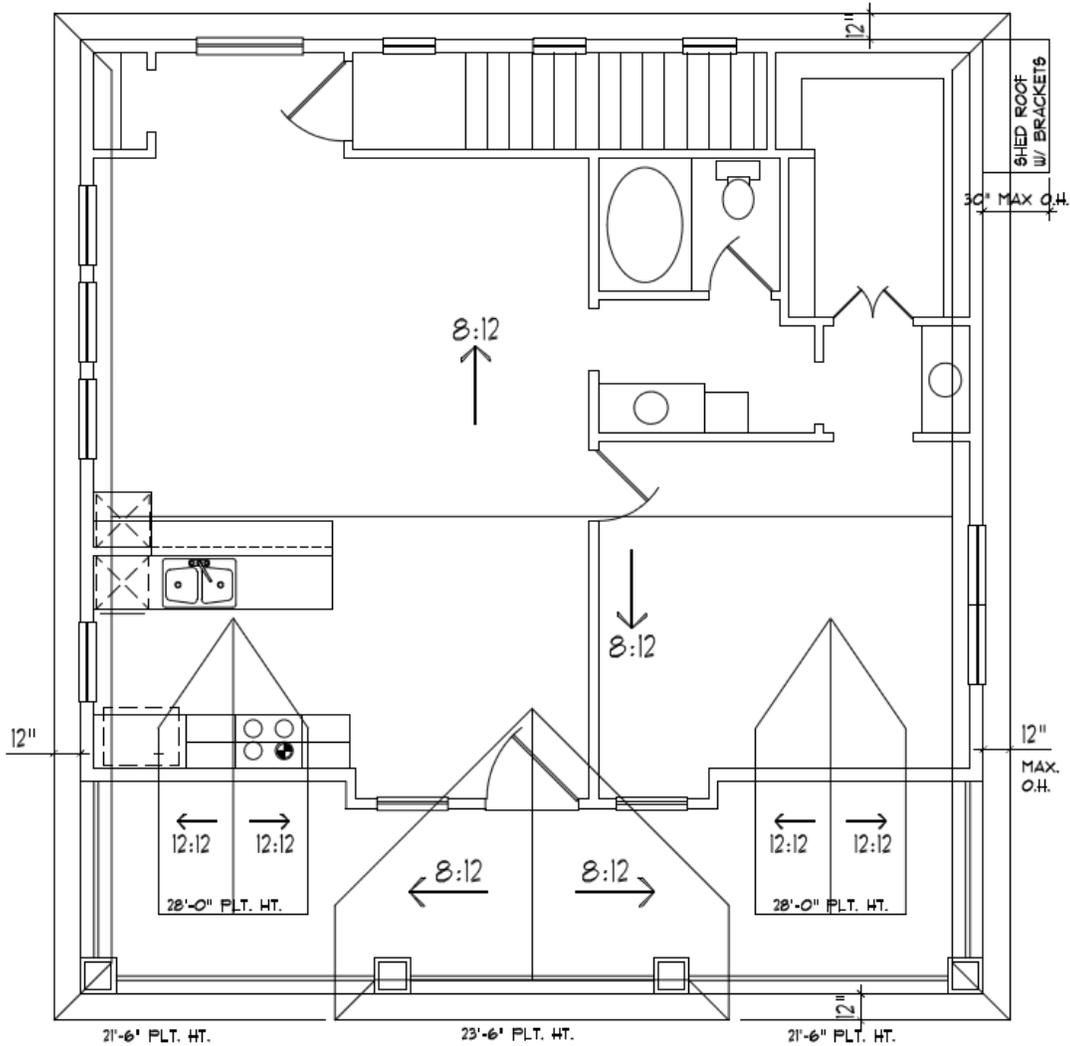
NORTH (REAR) ELEVATION

PROPOSED



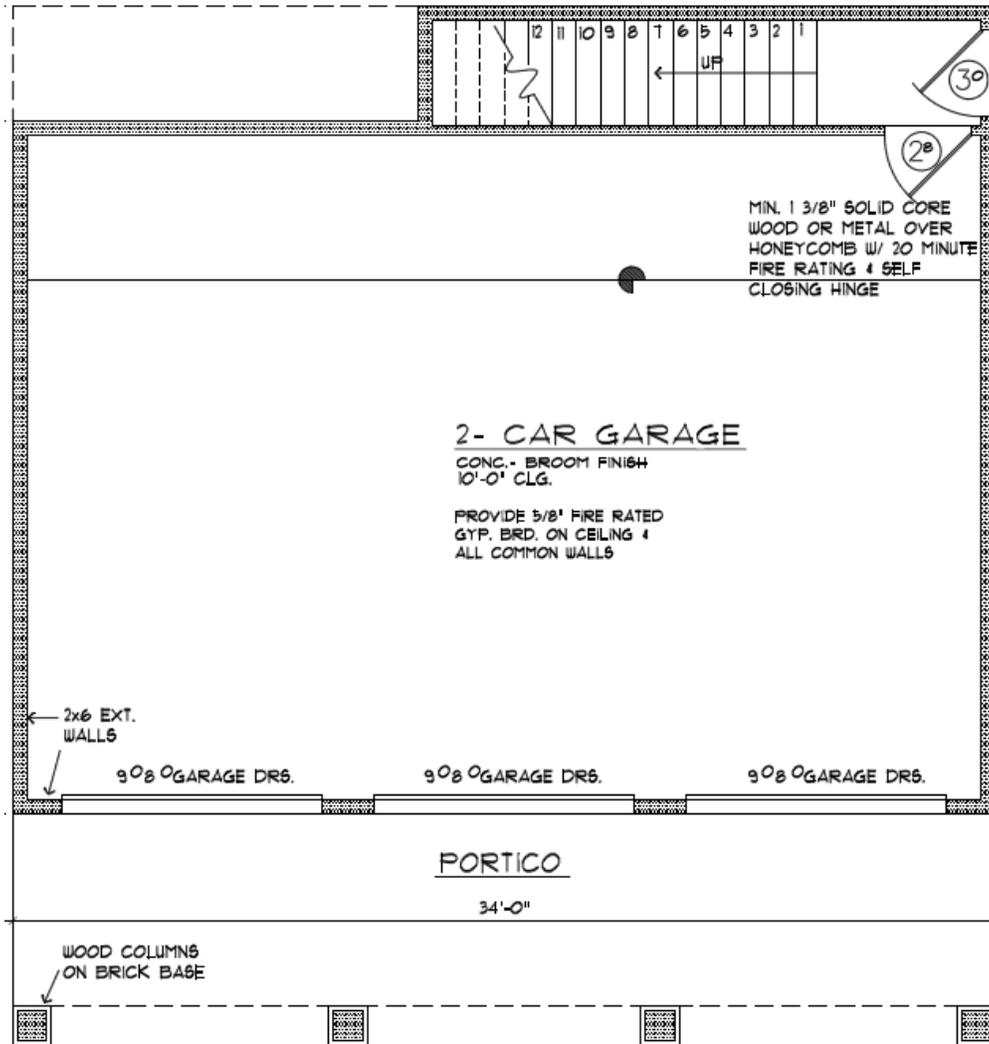


ROOF PLAN
PROPOSED





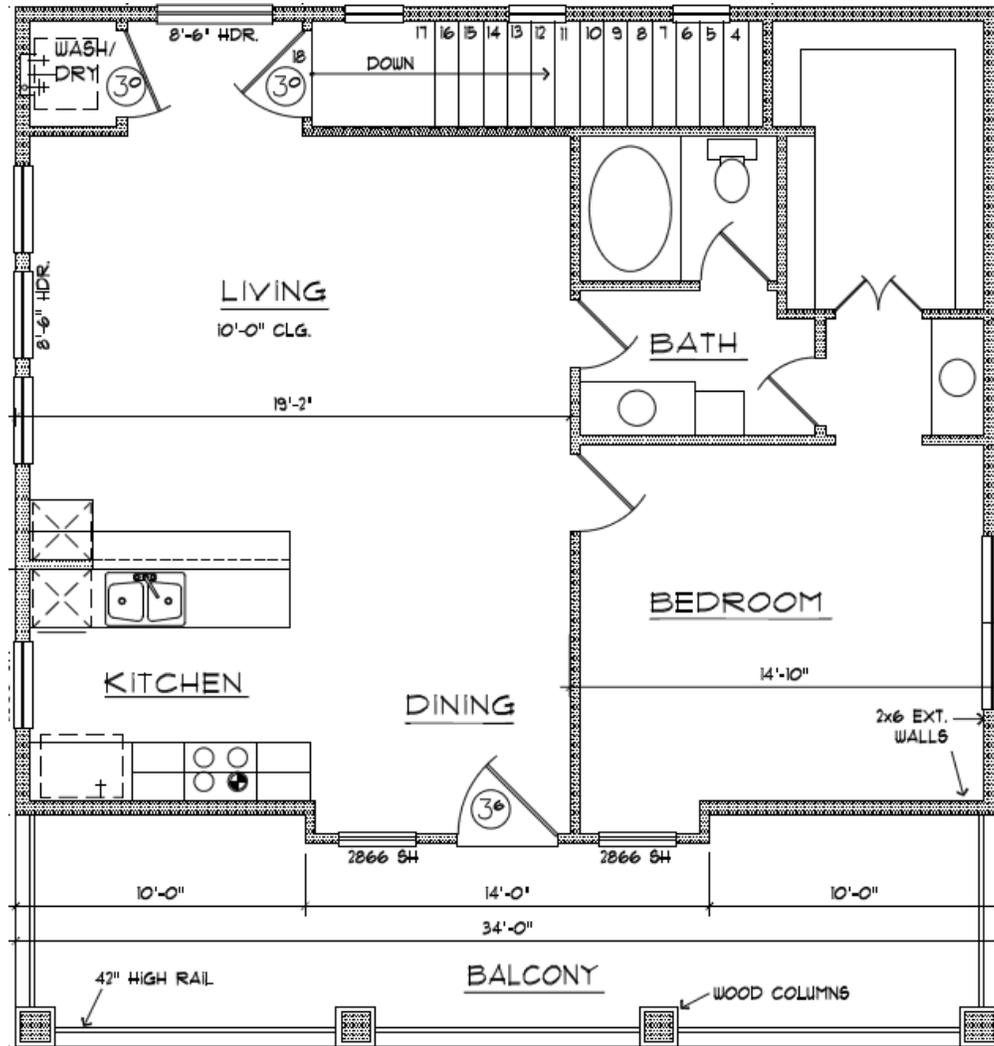
FIRST FLOOR PLAN
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW SCHEDULE

Doors:

Style:

Garage Doors:	Wayne Dalton 9700 Carriage House Door
Backyard Entry Door:	3080 Anderson A-Series
Living to Patio Door:	3080 Anderson A-Series
All Interior Doors:	TruStile 5 panel door

Windows:

Stair Well:	2020 Fixed Glass with clear glass
Entry:	4020 Fixed Glass with clear glass
Living:	3020 Fixed Glass with clear glass
Kitchen:	2866 Single Hung with 6 over 1 divides
Breakfast:	2866 Single Hung with 6 over 1 divides
Master Bed:	2866 Single Hung with 6 over 1 divides Double 2866 Single Hung with 6 over 1 divides
Side Gables:	1630 Fixed Glass with 2 over 2 divides
Dormers:	1630 Fixed Glass with 2 over 2 divides

WINDOW SPECIFICATIONS

Line	Item Number	UM	Qty	Customer Price	Extended Price
100	CDHGS	EA	2	\$680.83	\$1,361.66
CLAD DOUBLE HUNGS					
1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, BEIGE JAMBLINER, Colonial Glass Stop,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, ANNEALED, Insulated Glass, T=SmartSun (366), ANNEALED, Insulated Glass, B=SmartSun (366), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T,					



Rough Opening: 2' 8 1/2" X 6' 6 1/2"

KITCHEN & BEDROOM

Line	Item Number	UM	Qty	Customer Price	Extended Price
200	CDHGS	EA	1	\$842.29	\$842.29
CLAD DOUBLE HUNGS					
1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, BEIGE JAMBLINER, Colonial Glass Stop,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, T=Temp, Insulated Glass, T=SmartSun (366), B=Temp, Insulated Glass, B=SmartSun (366), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T,					



Rough Opening: 2' 8 1/2" X 6' 6 1/2"

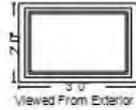
ENTRY

Line	Item Number	UM	Qty	Customer Price	Extended Price
300	CDHGS	EA	1	\$1,377.91	\$1,377.91
CLAD DOUBLE HUNGS					
2 WIDE UNIT, 4 9/16" Wall, Pine, PineMull, Standard Length, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, BEIGE JAMBLINER, Colonial Glass Stop, Zero Vert Mull,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, ANNEALED, Insulated Glass, T=Low-E (272), ANNEALED, Insulated Glass, B=Low-E (272), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, ANNEALED, Insulated Glass, T=Low-E (272), ANNEALED, Insulated Glass, B=Low-E (272), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T					



Rough Opening: 5' 4 1/2" X 6' 6 1/2"

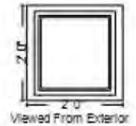
BEDROOM

Line	Item Number	UM	Qty	Customer Price	Extended Price
400	CDHTS	EA	3	\$339.91	\$1,019.73
CLAD DOUBLE HUNG TRANSOMS 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 DOUBLE HUNG TRANSOM, 3020, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

Line	Item Number	UM	Qty	Customer Price	Extended Price
500	CDHTS	EA	1	\$381.33	\$381.33
CLAD DOUBLE HUNG TRANSOMS 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 DOUBLE HUNG TRANSOM, 4020, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

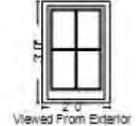
Rough Opening: 4' 0 1/2" X 2' 0 1/2"

LIVING

Line	Item Number	UM	Qty	Customer Price	Extended Price
600	CDHTS	EA	3	\$337.78	\$1,013.34
CLAD DOUBLE HUNG TRANSOMS 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 DOUBLE HUNG TRANSOM, 2020, Temp, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

Rough Opening: 2' 0 1/2" X 2' 0 1/2"

STAIRS

Line	Item Number	UM	Qty	Customer Price	Extended Price
700	CDHPS	EA	2	\$486.98	\$973.96
CLAD DOUBLE HUNG PICTURES 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 TALON DHP, 2', 0, 0, 3', 0, 0, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, YES, Temp, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

Rough Opening: 2' 0 1/2" X 3' 0 1/2"

DORMERS

PHOTOS OF EXAMPLE WINDOWS



CONTRIBUTING GARAGE APARTMENTS
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



405 E 8th Street – Contributing – 1940



939 Harvard Street – Contributing – 1920



509 E 10th Street – Contributing – 1940 (across street)



311 E 5th Street – Contributing – 1920



405 Harvard Street – Contributing – 1920



101 E 5th Street – Contributing – 1920

TYPICAL DETAILS COMPARISON
CONTRIBUTING GARAGE APARTMENTS

MAX WIDTH			RIDGE HEIGHT			EAVE HEIGHT		
901	Heights	34'	901	Heights	35'	901	Heights	21'
405	E 8 th	32'	405	E 8 th	24'	405	E 8 th	18'
939	Harvard	32'	939	Harvard	23'	101	E 5 th	17'
509	E 10 th	29'	405	Harvard	23'	405	Harvard	16'
311	E 5 th	24'	101	E 5 th	22'	939	Harvard	16'
405	Harvard	24'	311	E 5 th	21'	311	E 5 th	15'
101	E 5 th	21'	509	E 10 th	21'	509	E 10 th	15'

PROPOSED STRUCTURE IN RED

PROJECT DETAILS

Shape/Mass: The proposed garage apartment will feature an overall footprint measuring 34' wide by 36' deep including an 8' deep portico on the south side, a ridge height of 34'-11" and an eave height of 21'-3". The second floor will feature a south bump-out measuring 14' wide by 1' deep with two dormers in the roof and a central pediment.

Setbacks: The proposed garage apartment will feature a 10'-6" setback from W 9th Street, a 3' west setback and a 3'-6" north setback.

Foundation: The proposed structure will feature a slab on grade foundation.

Windows/Doors: The proposed structure will feature fin-mounted vinyl-clad wood double hung windows with a 6/1 lite pattern and 4- and single-lite fin-mounted fixed vinyl-clad wood windows.

Exterior Materials: The proposed structure will feature horizontal lap cementitious siding and cementitious shingles.

Roof: The proposed structure will feature a side gable roof with an 8/12 pitch clad in composition shingles with a 1' eave overhang.

Front Elevation: Though the lot faces Heights Boulevard, the primary façade of the proposed structure will face E 9th Street. It will measure 34' wide and feature three overhead garage doors on the first floor and two windows and a door on the second floor. The roof will feature two dormers flanking a central pediment. A full-width double gallery portico will feature paneled cementitious columns with brick bases on the first floor and paneled cementitious columns and wood balustrades on the second floor.

Side Elevation: The proposed structure will measure 28' wide with a 8' deep double gallery portico on the south side. A second floor bump-out on the south side will extend 1' south over the portico. The first floor will feature one door with a shed roof above. The second floor will feature a pair of double hung windows and the gable will feature one window.

Side Elevation: The proposed structure will measure 28' wide with a 8' deep double gallery portico on the south side. A second floor bump-out on the south side will extend 1' south over the portico. The second floor will feature one double hung window and a ribbon of three fixed windows and the gable will feature one window.

Rear Elevation: Not visible from public right of way. See elevation drawing for details.