

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 4, 2015

**Applicant:** Sam Gianukos, Creole Design, LLC, for Bill Baldwin, owner; Bradley and Summer Smith, purchasers

**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 –

At the November and December 2014 HAHC meetings, the applicant was denied a COA for a new single-family residence. The applicant is reapplying for a COA with a new design.

The new proposal is for a 5,479 square foot two-story residence with rear detached two-story garage.

- Dimensions: The house is 47'-8" wide and 77'-1" deep, with an eave height of 23' and ridge height of 30'-8" in front, 32'-5" at the rear.
- Setbacks: 10' from the front property line, 12' from the north side; 5' from south side.
- Siding: Cementitious 4" and 6" beveled lap with a smooth finish.
- Windows: 9-over-1 wood sash windows.
- Porch: Full width porch 10' deep, with 12" round columns on 23" square brick bases. Porch eave height is 11'-8".
- Foundation: 1'-6" high slab foundation.
- Garage: two-story detached garage, 24' wide x 28' deep, will be located at rear of lot, with 3' setbacks on north and west sides.

See enclosed application materials and detailed project description on p. 10-27 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 1 and 3

**HAHC Action:** Deferred



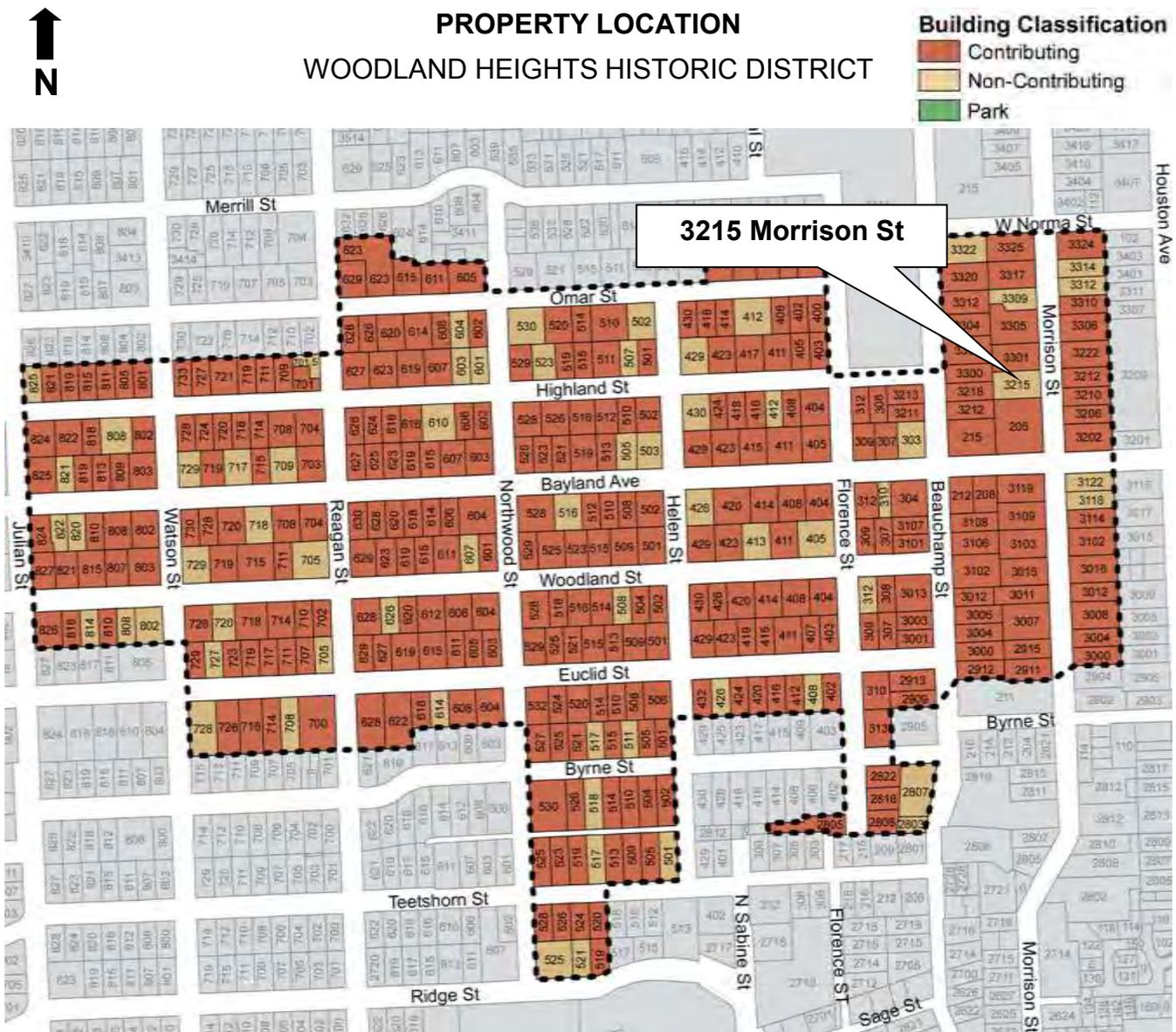
TYPICAL DETAILS & PROPOSED RESIDENCE

CONTRIBUTING 2 -STORY RESIDENCES IN DISTRICT

MAX WIDTH			FRONT WIDTH			RIDGE HT			EAVE HT			PORCH EAVE HT		
205	Bayland	67	205	Bayland	67	215	Bayland	44	215	Bayland	27	3218	Beauchamp	18
629	Omar	49	<b>3215</b>	<b>Morrison</b>	<b>42</b>	205	Bayland	40	205	Bayland	26	215	Bayland	14
<b>3215</b>	<b>Morrison</b>	<b>48</b>	212	Bayland	39	3007	Morrison	37	3325	Morrison	26	205	Bayland	13
620	Woodland	45	514	Omar	37	3325	Morrison	33	3007	Morrison	25	3007	Morrison	13
312	Bayland	44	3103	Morrison	36	629	Omar	33	629	Omar	25	611	Omar	13
212	Bayland	39	3109	Morrison	36	611	Omar	33	611	Omar	25	3325	Morrison	12
3212	Beauchamp	38	312	Bayland	34	719	Woodland	33	612	Woodland	24	3011	Morrison	12
514	Omar	37	3006	Beauchamp	31	<b>3215</b>	<b>Morrison</b>	<b>32</b>	3222	Morrison	24	3222	Morrison	12
3103	Morrison	36	3222	Morrison	30	620	Omar	32	719	Woodland	23	629	Omar	12
3109	Morrison	36	208	Bayland	30	312	Bayland	32	3102	Beauchamp	23	<b>3215</b>	<b>Morrison</b>	<b>12</b>
3012	Beauchamp	35	611	Omar	30	3102	Beauchamp	32	608	Woodland	23	3210	Morrison	11
215	Bayland	34	620	Omar	29	3222	Morrison	32	<b>3215</b>	<b>Morrison</b>	<b>23</b>	3103	Morrison	11
608	Woodland	34	3202	Morrison	28	3011	Morrison	32	3011	Morrison	22	3102	Beauchamp	11
3222	Morrison	33	3325	Morrison	28	3103	Morrison	32	3103	Morrison	22	307	Woodland	11
3006	Beauchamp	31	3210	Morrison	27	612	Woodland	31	2915	Morrison	22	620	Omar	11
3007	Morrison	31	3306	Morrison	25	629	Woodland	31	629	Woodland	22	310	Bayland	11
3218	Beauchamp	31	310	Bayland	24	608	Woodland	31	620	Omar	22	312	Bayland	11
208	Bayland	30	430	Omar	21	3306	Morrison	30	620	Woodland	21	3006	Beauchamp	11
611	Omar	30	2915	Morrison	20	3210	Morrison	30	310	Bayland	21	3306	Morrison	10
3011	Morrison	29	307	Woodland	19	3006	Beauchamp	29	307	Woodland	21	2915	Morrison	10
620	Omar	29	215	Bayland	16	3109	Morrison	29	3306	Morrison	20	3202	Morrison	10
430	Omar	29	3212	Beauchamp	15	310	Bayland	29	3210	Morrison	20	3109	Morrison	10
623	Woodland	29	629	Omar	14	620	Woodland	29	3109	Morrison	20	212	Bayland	10
3202	Morrison	28	3007	Morrison	13	2915	Morrison	28	3202	Morrison	20	3012	Beauchamp	10
3325	Morrison	28	3011	Morrison	12	3202	Morrison	28	3012	Beauchamp	20	514	Omar	10
629	Woodland	28	3012	Beauchamp	9	3212	Beauchamp	28	212	Bayland	20	430	Omar	9
3210	Morrison	27	608	Woodland	n/a	3012	Beauchamp	28	208	Bayland	20	208	Bayland	9
612	Woodland	27	612	Woodland	n/a	208	Bayland	28	3212	Beauchamp	19	3212	Beauchamp	n/a
719	Woodland	25	620	Woodland	n/a	307	Woodland	28	3006	Beauchamp	19	608	Woodland	n/a
310	Bayland	24	623	Woodland	n/a	623	Woodland	27	312	Bayland	19	612	Woodland	n/a
307	Woodland	24	629	Woodland	n/a	3218	Beauchamp	27	623	Woodland	19	620	Woodland	n/a
2915	Morrison	20	719	Woodland	n/a	514	Omar	26	3218	Beauchamp	19	629	Woodland	n/a
3306	Morrison	n/a	3218	Beauchamp	n/a	430	Omar	25	514	Omar	19	623	Woodland	n/a
3102	Beauchamp	n/a	3102	Beauchamp	n/a	212	Bayland	n/a	430	Omar	16	719	Woodland	n/a

CONTRIBUTING 1 ½ -STORY RESIDENCES IN DISTRICT

MAX WIDTH			FRONT WIDTH			RIDGE HT			EAVE HT			PORCH EAVE HT		
304	Bayland	52	<b>3301</b>	<b>Morrison</b>	<b>44</b>	3317	Morrison	30	3317	Morrison	16	3317	Morrison	16
605	Omar	44	605	Omar	44	3106	Beauchamp	29	605	Omar	15	3015	Morrison	13
<b>3301</b>	<b>Morrison</b>	<b>44</b>	304	Bayland	34	3309	Morrison	27	3015	Morrison	15	605	Omar	13
3015	Morrison	37	3317	Morrison	31	605	Omar	27	3309	Morrison	12	3309	Morrison	12
3309	Morrison	33	3106	Beauchamp	28	3015	Morrison	27	3106	Beauchamp	12	3106	Beauchamp	12
3302	Beauchamp	32	3305	Morrison	27	3302	Beauchamp	27	3302	Beauchamp	11	3302	Beauchamp	11
3317	Morrison	31	3309	Morrison	14	<b>3301</b>	<b>Morrison</b>	<b>25</b>	3305	Morrison	11	3305	Morrison	11
3106	Beauchamp	28	3015	Morrison	n/a	3305	Morrison	23	<b>3301</b>	<b>Morrison</b>	<b>10</b>	<b>3301</b>	<b>Morrison</b>	<b>10</b>
3305	Morrison	27	3302	Beauchamp	n/a	304	Bayland	21	304	Bayland	10	304	Bayland	10



**CURRENT PHOTO**



NEIGHBORING PROPERTIES



**205 Bayland – Contributing – 1910 (neighbor)**  
**Facing Bayland, not Morrison**  
67' wide, eave height 26', ridge height 40'



**3301 Morrison – Contributing – 1910 (neighbor)**  
44' wide, eave height 10', ridge height 25'



**3305 Morrison– Contributing – 1912 (blockface)**  
27' wide, eave height 11', ridge height 23'



**3206 Morrison– Contributing – 1920 (across street)**  
26' wide, eave height 10', ridge height 20'



**3210 Morrison– Contributing – 1924 (across street)**  
27' wide, eave height 20', ridge height 30'



**3212 Morrison– Contributing – 1920 (across street)**  
32' wide, eave height 14', ridge height 10'

**BLOCKFACE PHOTOS**



**3301 Morrison**

**3305 Morrison**

**3309 Morrison**



**3222 Morrison**

**3212 Morrison**

**3210 Morrison**

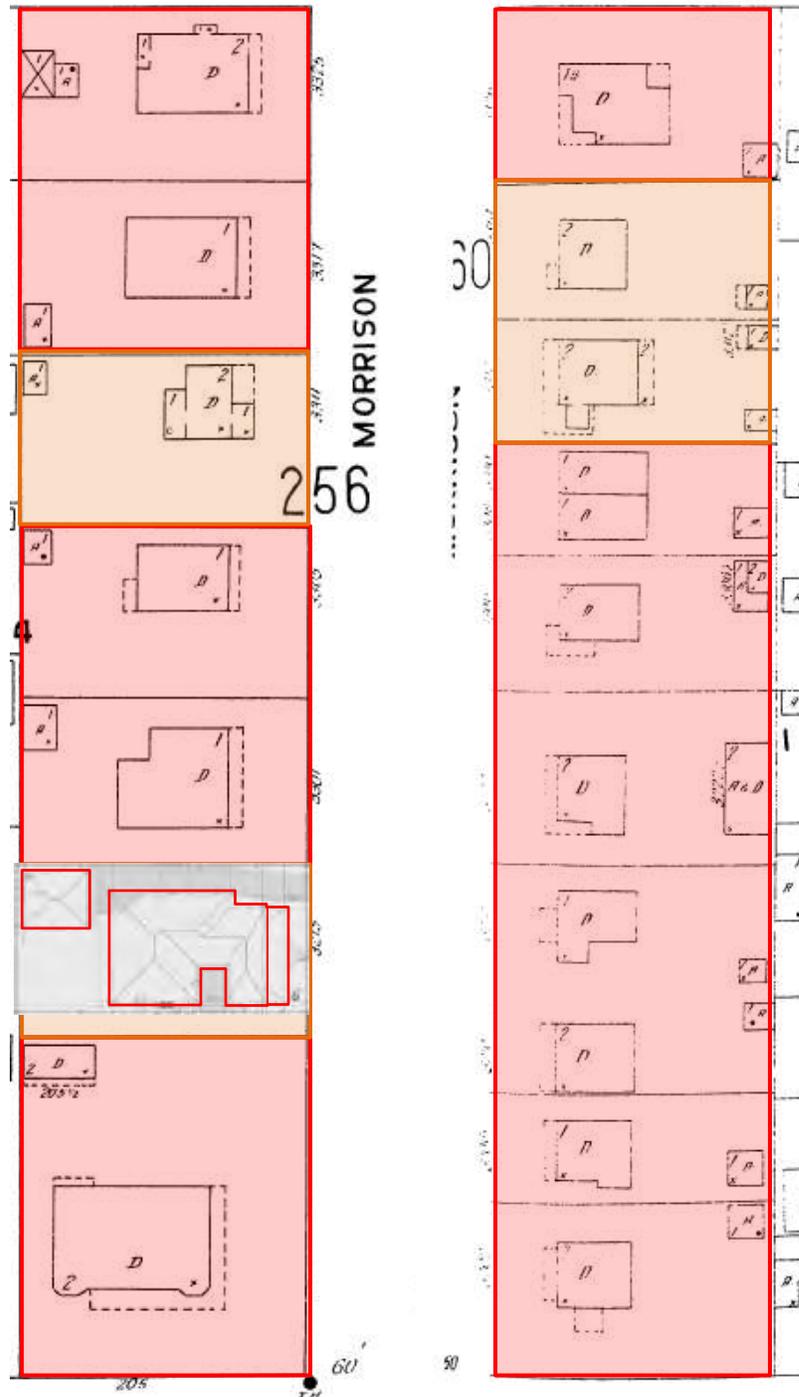
Morrison Street Front Setbacks



SANBORN FIRE INSURANCE MAPS

1924-1950

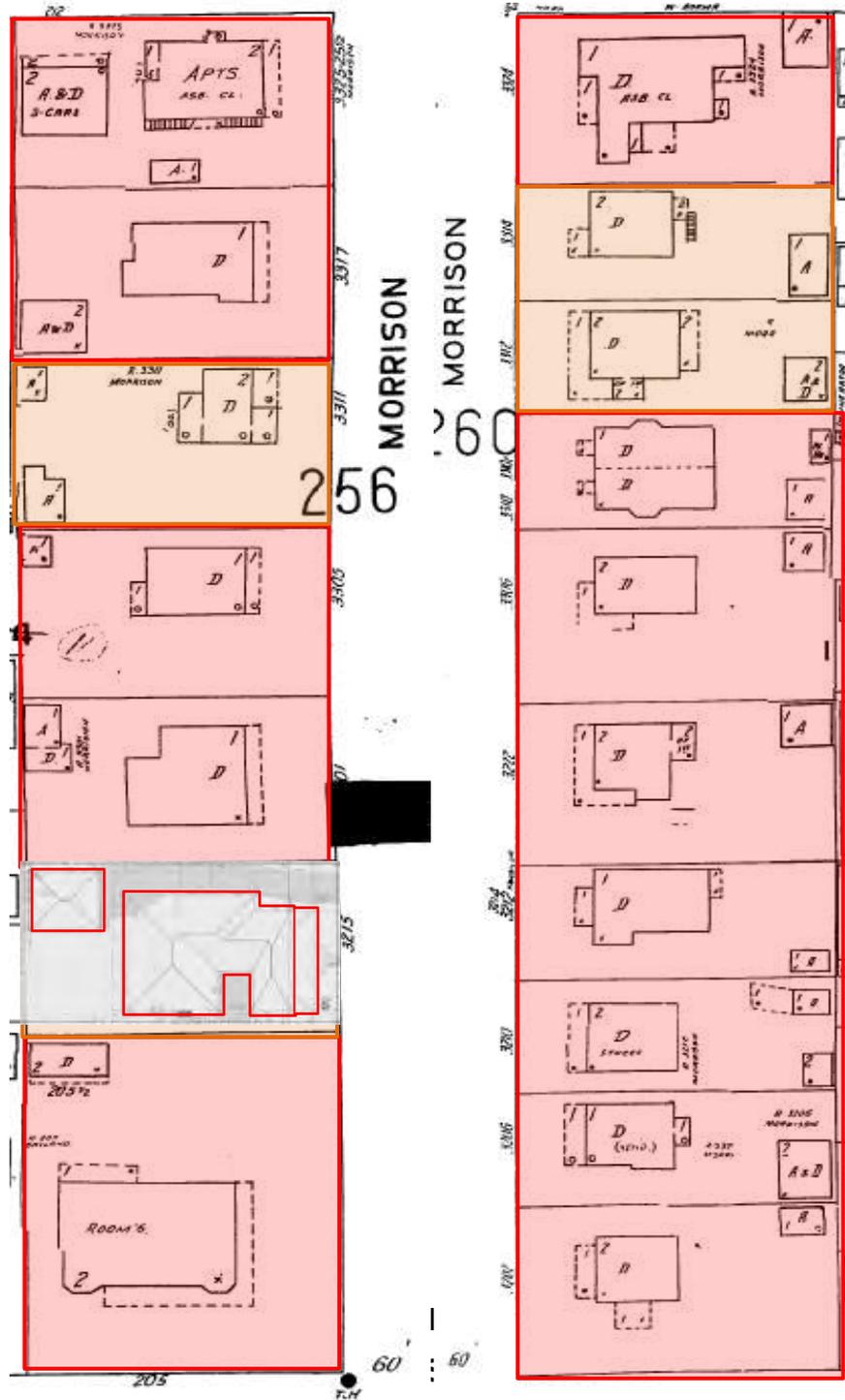
- Contributing
- Noncontributing



SANBORN FIRE INSURANCE MAPS

1924-1951

-  Contributing
-  Noncontributing





**NORTH SIDE ELEVATION**

PROPOSED



**SOUTH SIDE ELEVATION**

PROPOSED



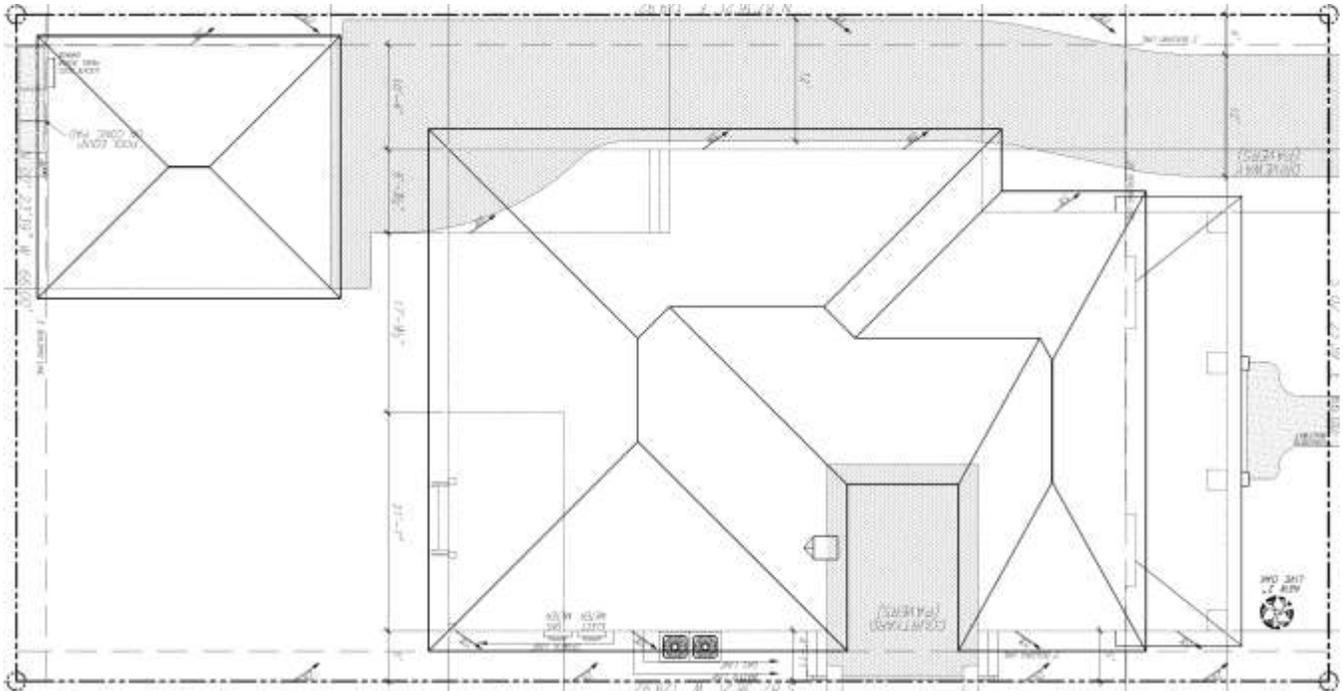
WEST (REAR) ELEVATION

PROPOSED

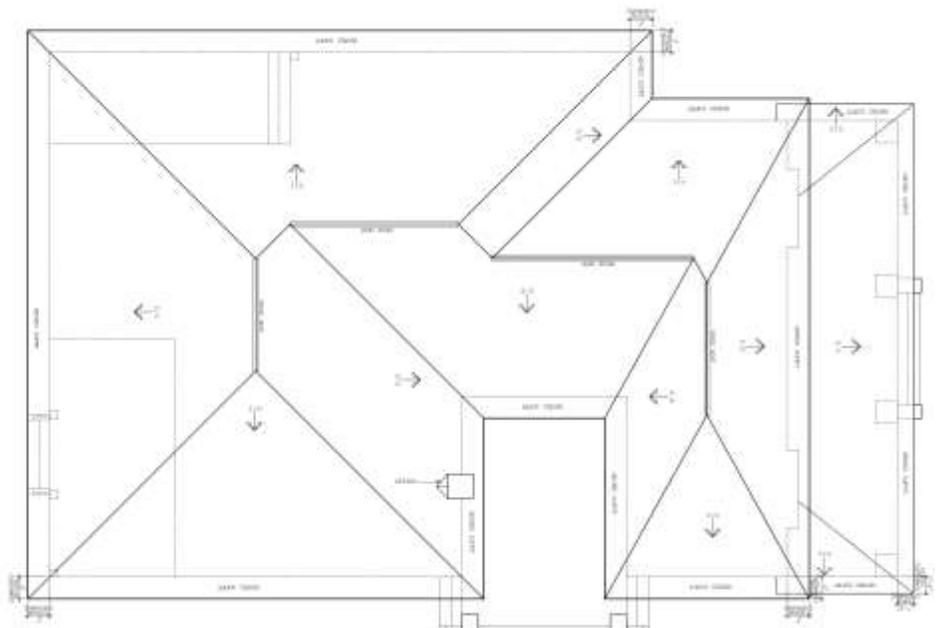
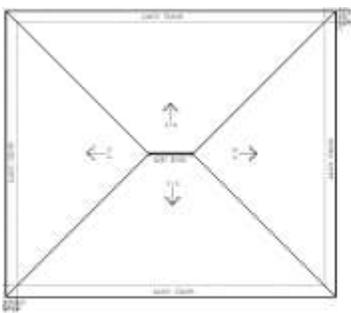




**SITE PLAN  
PROPOSED**



**ROOF PLAN  
PROPOSED**



FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED

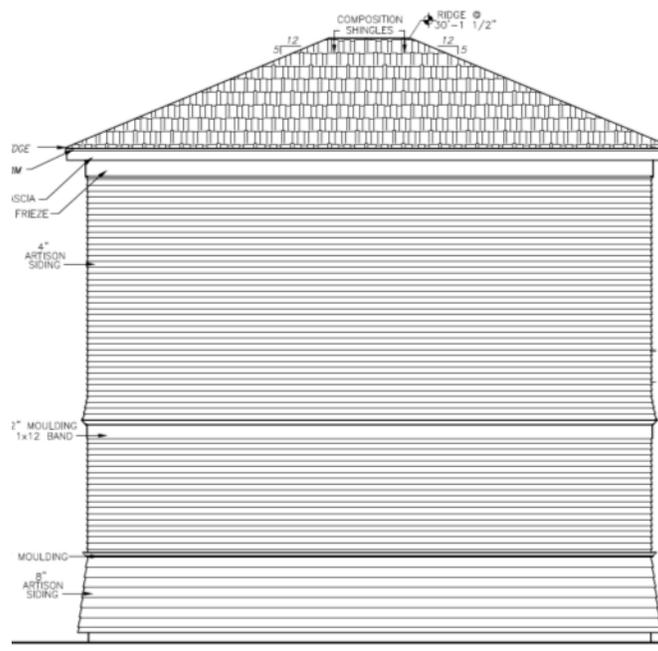


**GARAGE ELEVATIONS**

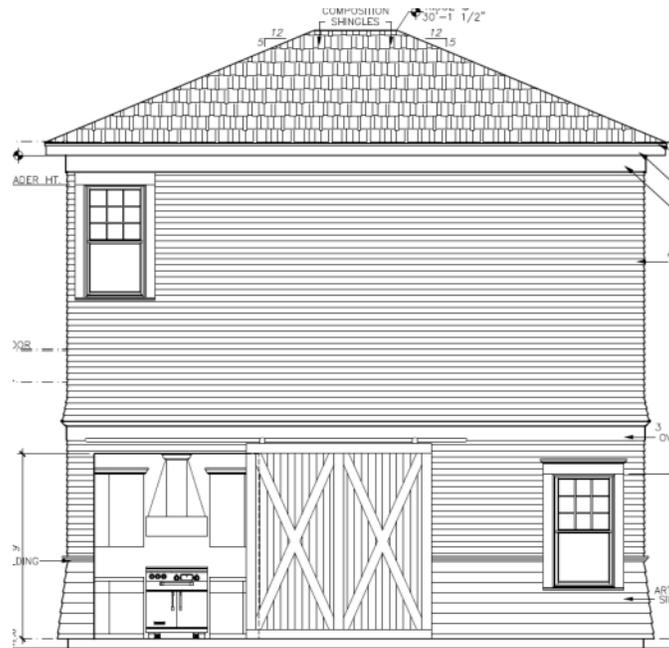
**EAST ELEVATION – FRONT FACING MORRISON STREET**



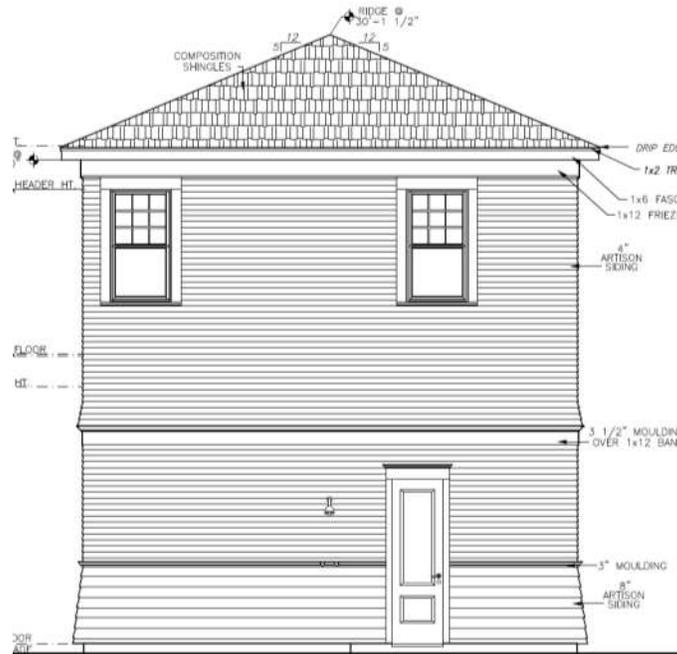
**NORTH SIDE ELEVATION**



**SOUTH SIDE ELEVATION**

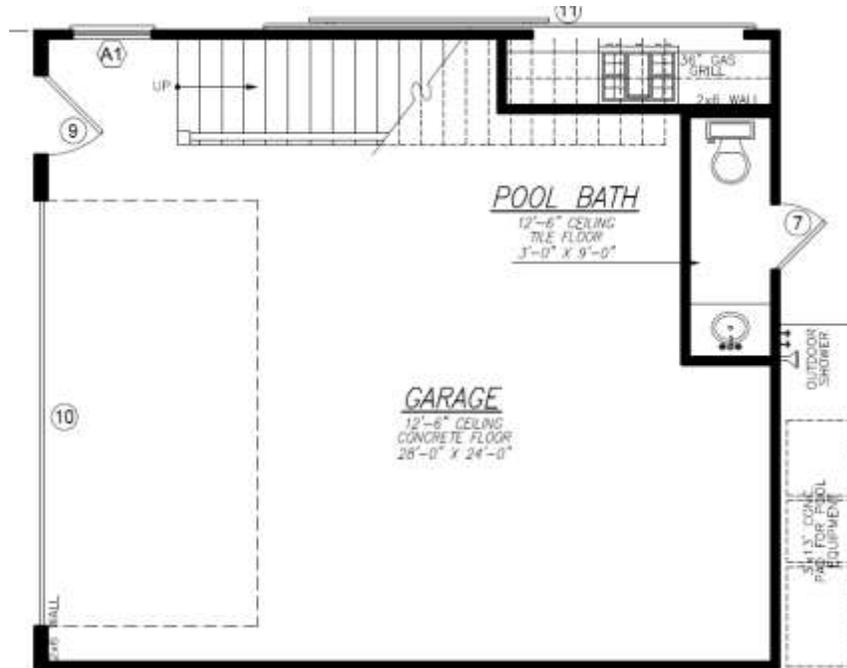


**WEST (REAR) ELEVATION**

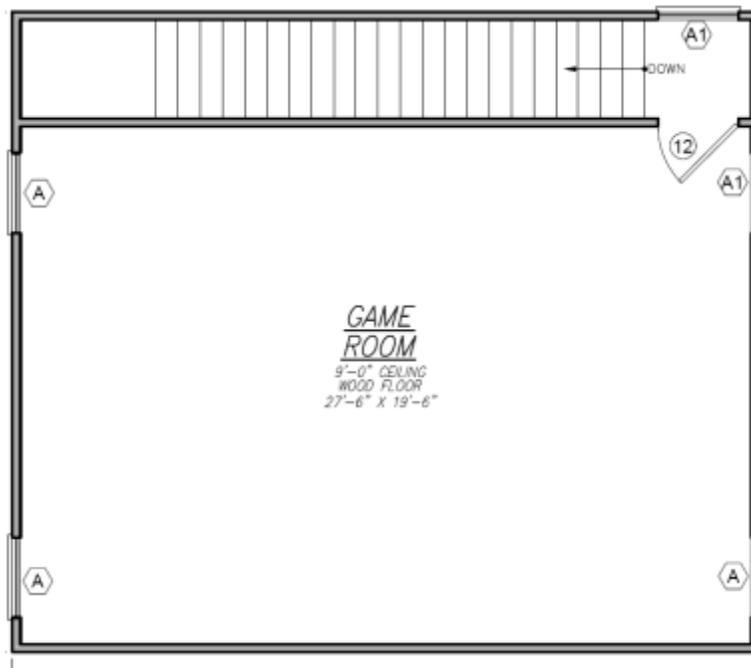


**GARAGE FLOOR PLANS**

**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



## WINDOW / DOOR SCHEDULE

## WINDOW SCHEDULE

<i>WINDOW SCHEDULE</i>				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	22	3'-0"	5'-6"	SINGLE HUNG
Ⓐ1	12	3'-0"	5'-6"	SINGLE HUNG TEMPERED
Ⓑ	10	3'-0"	6'-0"	SINGLE HUNG 3014 FIXED TRANS MULLED ABOVE
Ⓑ1	2	3'-0"	6'-0"	SINGLE HUNG TEMPERED 3014 FIXED TRANS MULLED ABOVE
Ⓒ	2	2'-0"	3'-0"	FIXED GLASS TEMPERED
Ⓓ	2	1'-6"	8'-0"	FIXED GLASS SIDELIGHT W/ 34" WOOD PANEL BOTTOM & 1614 FIXED TRANS MULLED ABOVE ALL GLASS TO BE TEMPERED
Ⓔ	1	1'-6"	3'-0"	FIXED GLASS TEMPERED

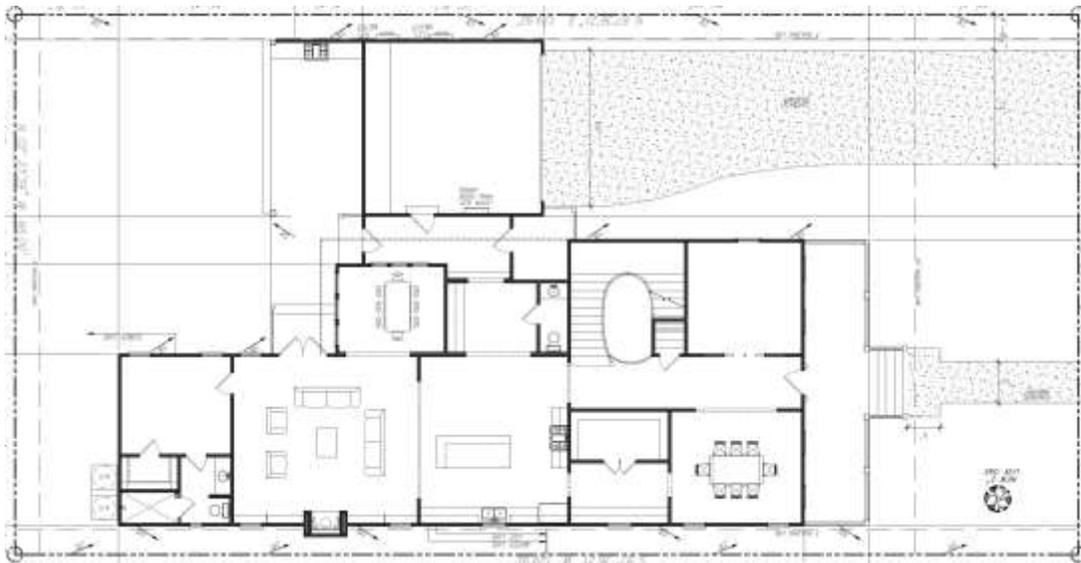
## DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	8'-0"	EXTERIOR FRONT DOOR W/ 3014 FIXED TRANSOM MULLED ABOVE
2	1	3'-0"	8'-0"	EXTERIOR REAR DOOR W/ 3014 FIXED TRANSOM MULLED ABOVE
3	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 6014 FIXED TRANSOM MULLED ABOVE
3a	2	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 6014 FIXED TRANSOM MULLED ABOVE—BOTH SIDES FIXED
4	1	(2)2'-6"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 5014 FIXED TRANSOM MULLED ABOVE
5	3	(2)2'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 4014 FIXED TRANSOM MULLED ABOVE
6	2	(2)2'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT) W/ 4014 FIXED TRANSOM MULLED ABOVE—BOTH SIDES FIXED
7	1	2'-6"	8'-0"	EXTERIOR DOOR
8	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)
9	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
10	1	16'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
11	1	9'-0"	9'-6"	SITE-BUILT BARN DOOR ON SLIDE RAIL
12	1	3'-0"	8'-0"	INTERIOR DOOR
13	4	2'-8"	8'-0"	INTERIOR DOOR
14	4	2'-6"	8'-0"	INTERIOR DOOR
15	3	(2)2'-0"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
16	6	2'-6"	8'-0"	INTERIOR POCKET DOOR
18	1	2'-6"		GLASS DOOR @ SHOWER ENCLOSURE

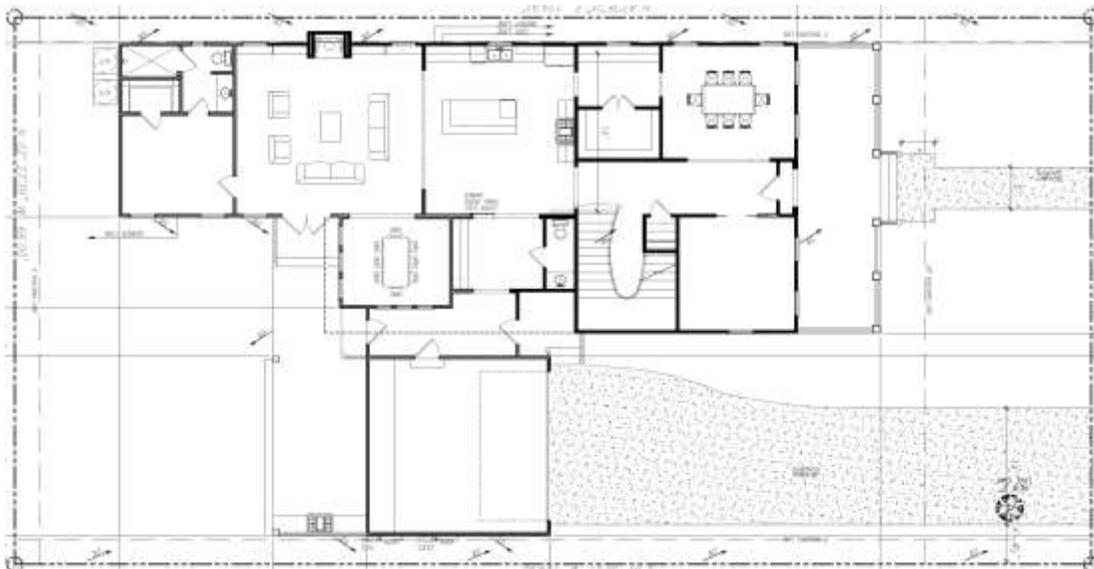
**PRIOR PROPOSALS (NOV AND DEC 2014)**

SITE PLAN

DENIED – 11/20/14



DENIED – 12/17/14



Front Elevation

DENIED – 11/20/14



DENIED – 12/17/14



**SOUTH SIDE ELEVATION**

DENIED – 11/20/14



DENIED – 12/17/14



**NORTH SIDE ELEVATION**

DENIED – 11/20/14



DENIED – 12/17/14



**WEST (REAR) ELEVATION**

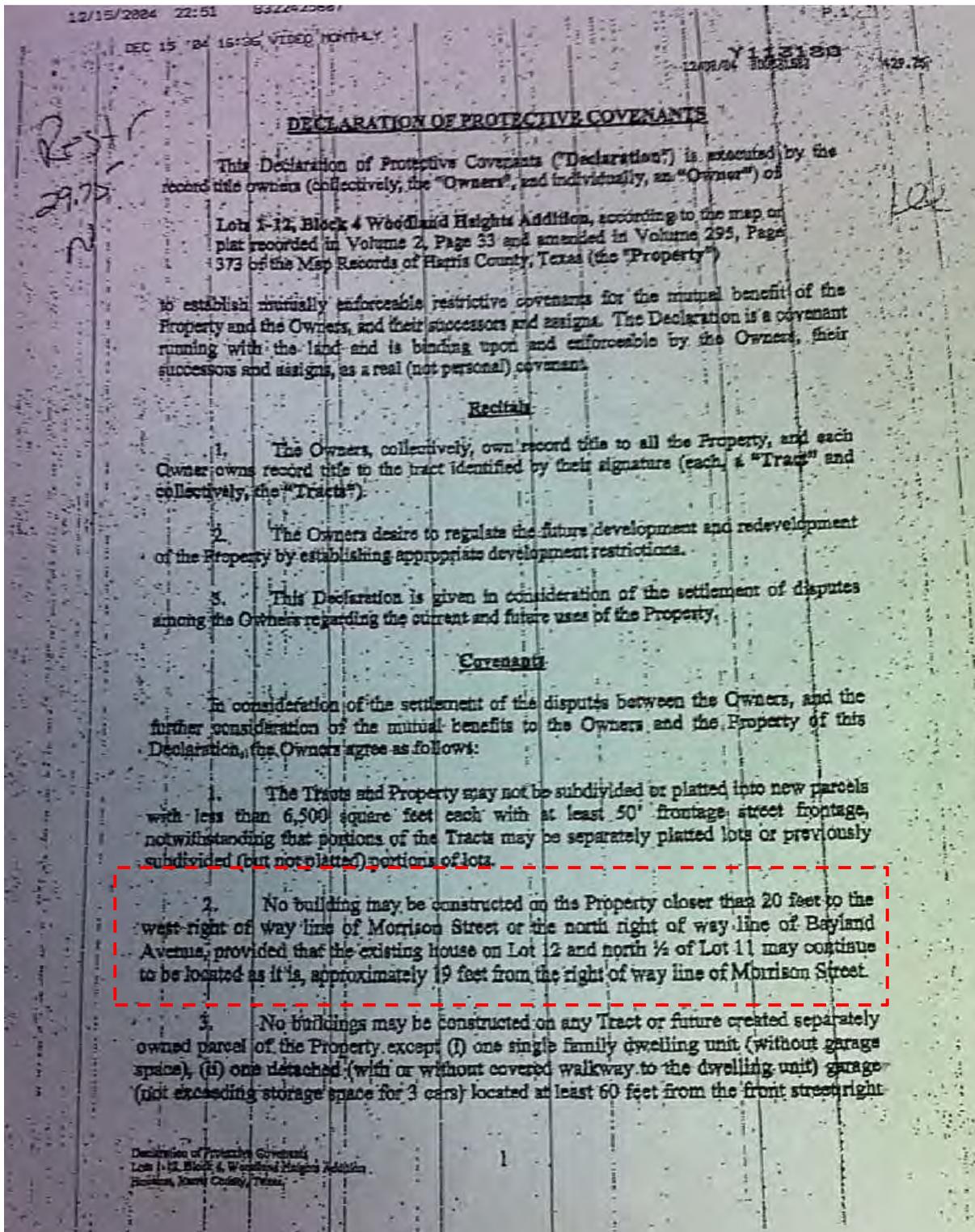
DENIED – 11/20/14



DENIED – 12/17/14



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.

2

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

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**PROJECT DETAILS**

**Shape/Mass:** The residence is 41'-6" wide at the front wall but expands to 47'-8" wide 14'-3½" back from the front wall. The house is 77'-1" deep. The residence will have an eave height of 23'-2", a front ridge height of 30'-9" and a rear eave height of 32'-5". The porch eave height is 11'-8".

The detached garage will measure 24' and 28' deep. The garage will have an eave height of 24' and a ridge height of 30'-1 ½. The residence will feature a full width front porch measuring 41'-6' wide and 10' deep.

**Setbacks:** The residence is setback 10'-1" from the front property line, 12' from the north side property line, 5' from the south side property line, and 42'-10 ½" from the rear property line.

The garage will be setback 98'-10" from the front property line, 3'-1" from the north side property line, 38'-11" from the side south property line, and 3'-1" from the rear property line.

**Foundation:** The residence will be built on a slab foundation with a 1'-6" foundation height.

The detached garage will be built on a slab foundation.

**Windows/Doors:** The residence and garage will feature 9-over-1 wood sash windows, 9-over-1 sash windows with three lite transoms and 3-lite fixed windows, a single lite wood paneled entry door with side lites and transom, and single lite French doors with transoms. The windows and door will feature cementitious trim; the tops of all windows will feature 9" cementitious trim.

The detached garage will feature a sectional overhead garage door.

**Exterior Materials:** The residence and garage will be clad with 4" and 6" smooth finish cementitious beveled lap siding and the residence will feature an exterior brick chimney. The front porch will feature wood steps, wood handrails and guardrails and 12" round columns on 23" brick bases.

**Roof:** The residence will feature a hip roof with a combination of 5/12 and 9/12 pitches. The roof will feature closed eaves with 2' overhang.

The detached garage will feature a hip roof with a 5/12 pitch. The garage will feature closed eaves with 1' overhang.

**Front Elevation:** Please see elevation drawings on pg. 10.  
(East)

**Side Elevation:** Please see elevation drawings on pg. 11.  
(North)

**Side Elevation:** Please see elevation drawings on pg. 11.  
(South)

**Rear Elevation:** Please see elevation drawings on pg. 12.  
(West)