

CERTIFICATE OF APPROPRIATENESS

Application Date: March 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 – *Resubmittal*

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

At the Feb 2015 meeting, the HAHC denied the following proposal for the new two-story garage apartment:

- The garage features a 21'-3" eave height, a 34'-11" ridge height, and 34' overall width.
- A full width double gallery portico facing W 9th Street with 1' paneled wood columns on brick bases
- The roof will feature two dormers and a central pediment facing W 9th Street.
- Dormers, pediment and gable will feature shake shingles and the eaves feature corbels
- Setback 10'-6" from W 9th Street.

With this proposal, the applicant has made the following revisions to the previous scope of work:

- The roof structure features a gable-on-hip form without dormers and a simplified front gable.
- The eave height has been reduced from 21'-3" to 19'.
- The ridge height has been reduced from 34'-11" to 28'-10".
- Setback from W 9th Street increased from 10'-6" to 12'-6".

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: One opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criterion 2

HAHC Action: Deferred

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

[X] [] [] (1) The new construction must match the typical setbacks of existing contributing structures in the historic district

[] [X] [] (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district

Garage apartments are common secondary structures found in Houston Heights. They are historically simple structures with little architectural detailing that are subordinate in scale and design to the main structure. The proposed new garage features excessive architectural detailing that is incompatible with the contributing structure at 901 Heights Blvd. Any detailing on the garage should take cues from the house and should be simplified.

Existing contributing garage apartments do not feature full width double gallery porches. The proposed gable-on-hip roof form, oversized paneled columns on brick bases, corbeled eaves and shake shingles on the gables are inappropriate, as they represent a higher level of detail than present on similar structures or the primary residence.

[X] [] [] (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

[X] [] [] (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

[] [] [X] (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 SOUTH

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



INVENTORY PHOTO

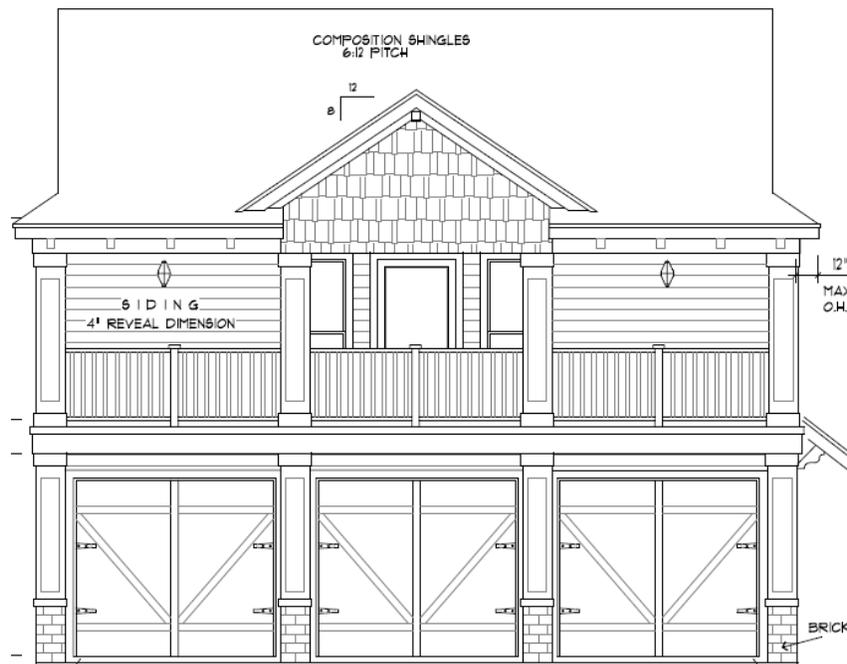


SOUTH ELEVATION – FRONT FACING W 9th STREET

DENIED – 2/26/15

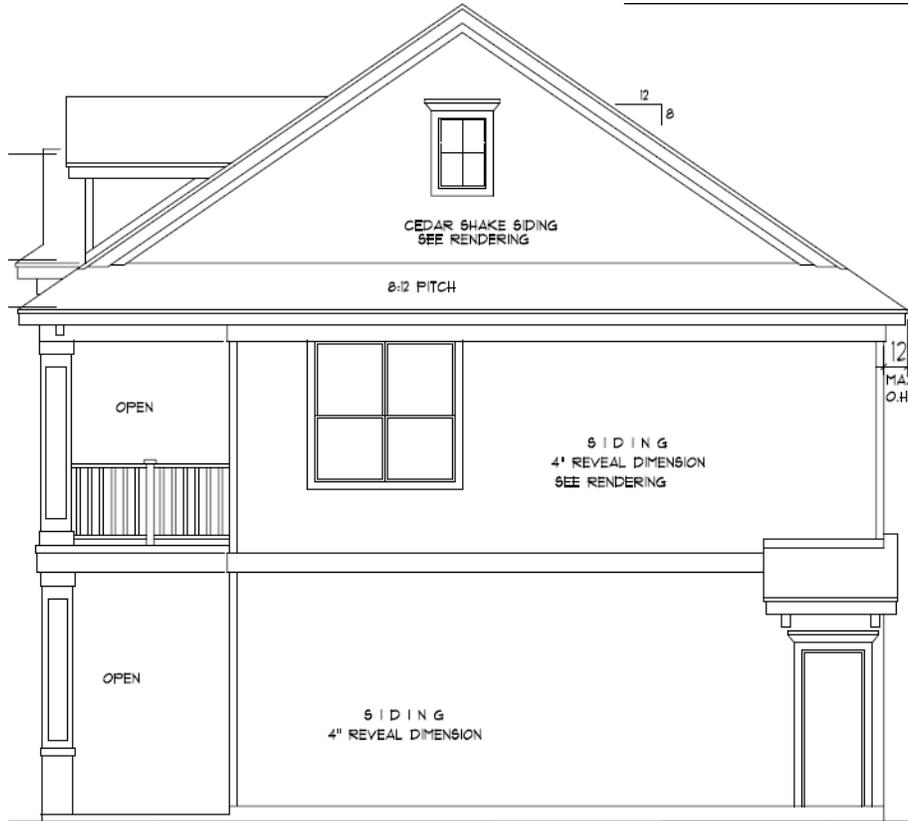


PROPOSED

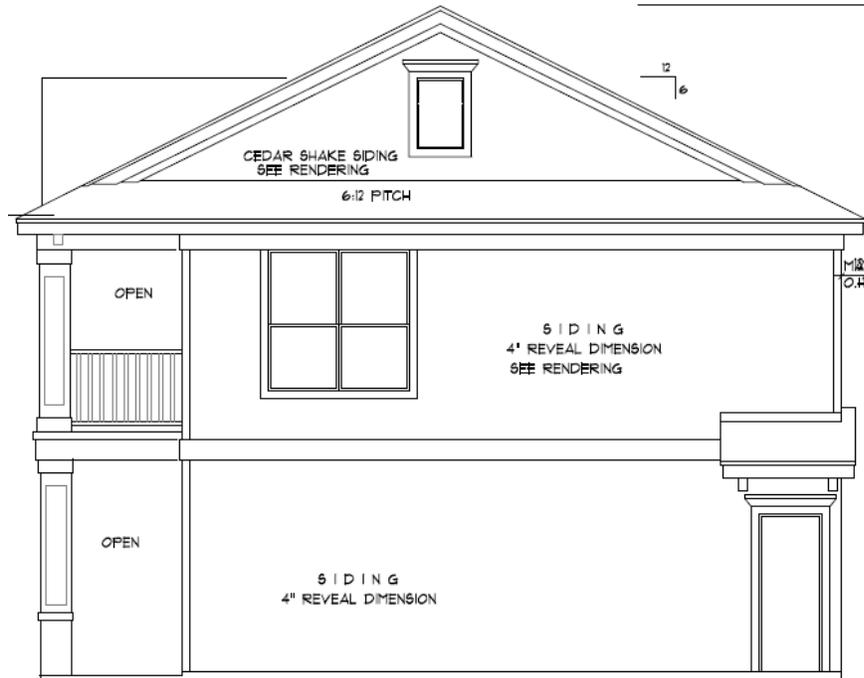


EAST SIDE FACING HEIGHTS BOULEVARD

DENIED – 2/26/15

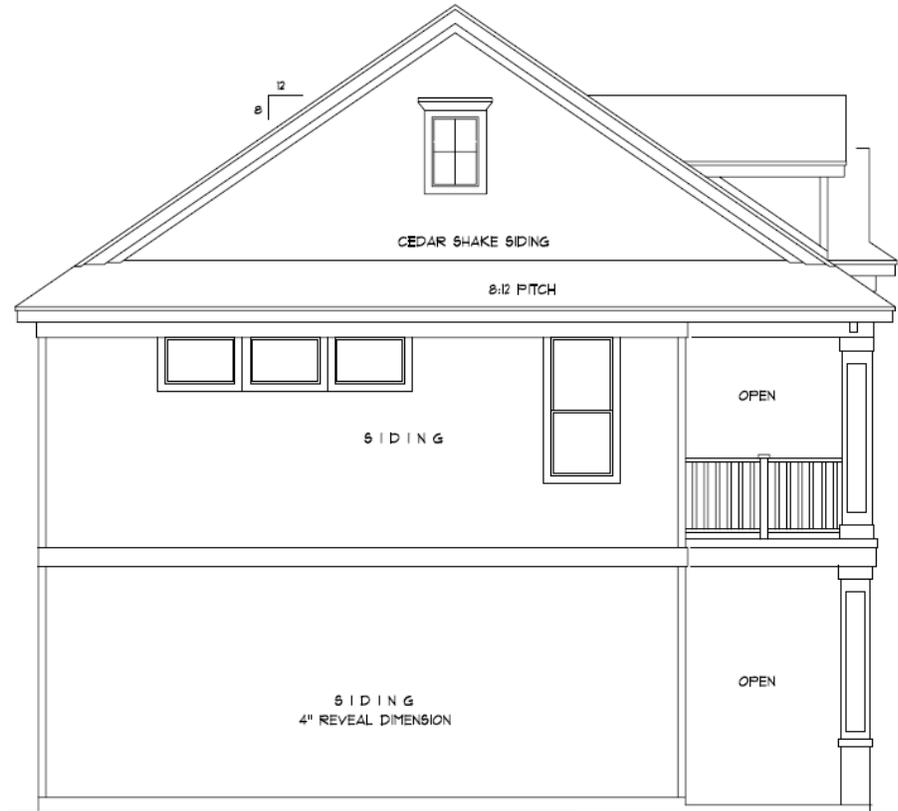


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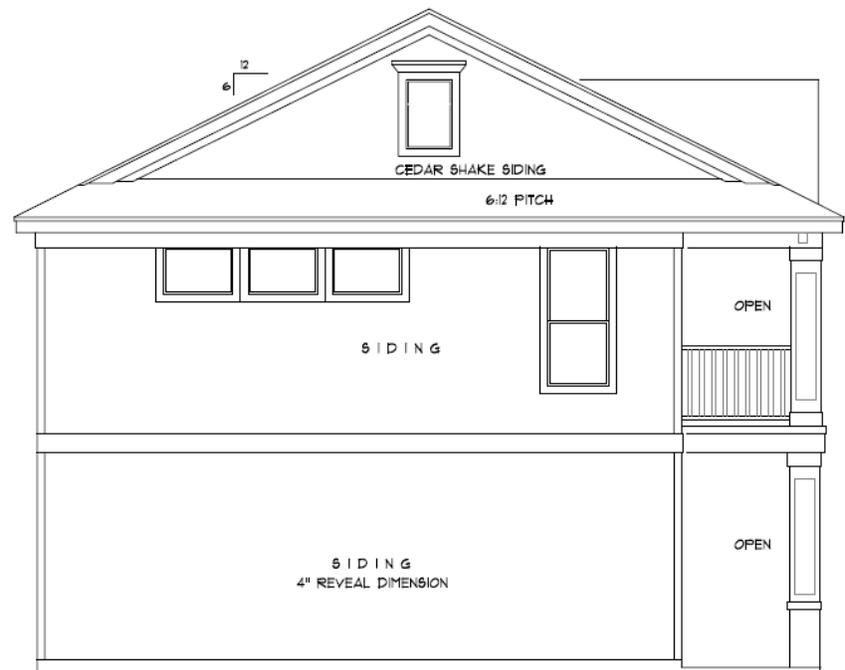


WEST SIDE ELEVATION

DENIED – 2/26/15

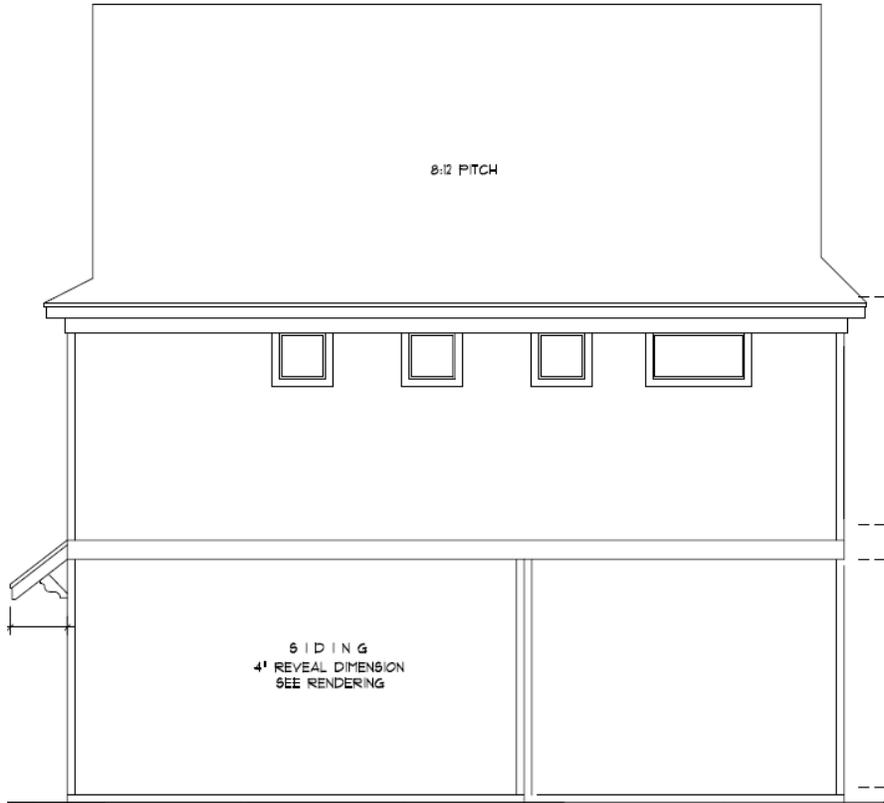


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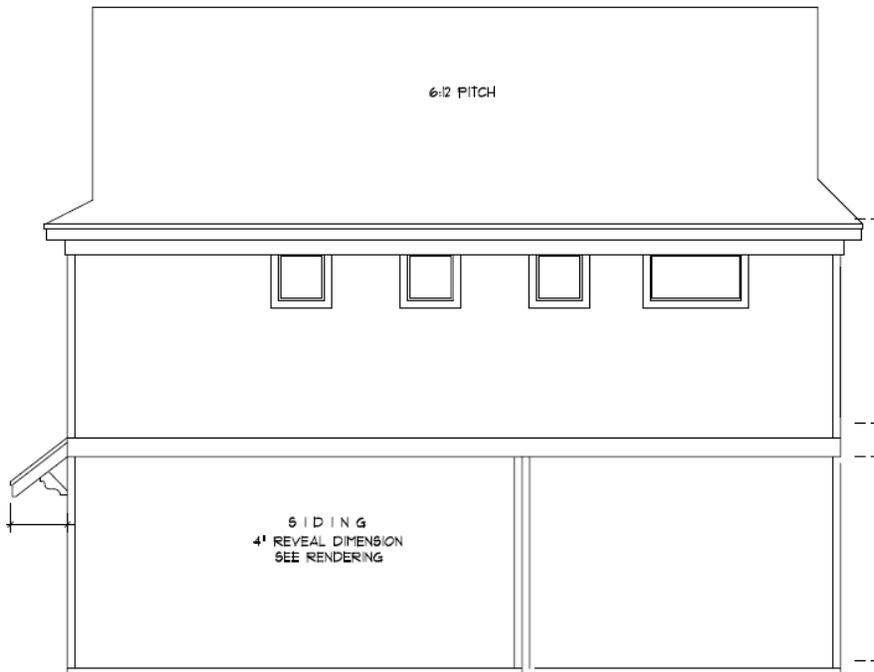


NORTH (REAR) ELEVATION

DENIED – 2/26/15



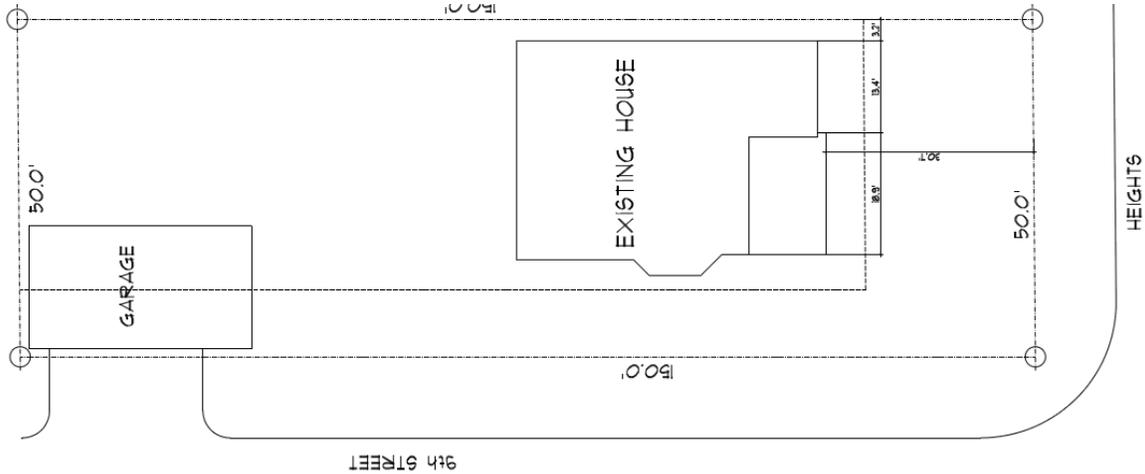
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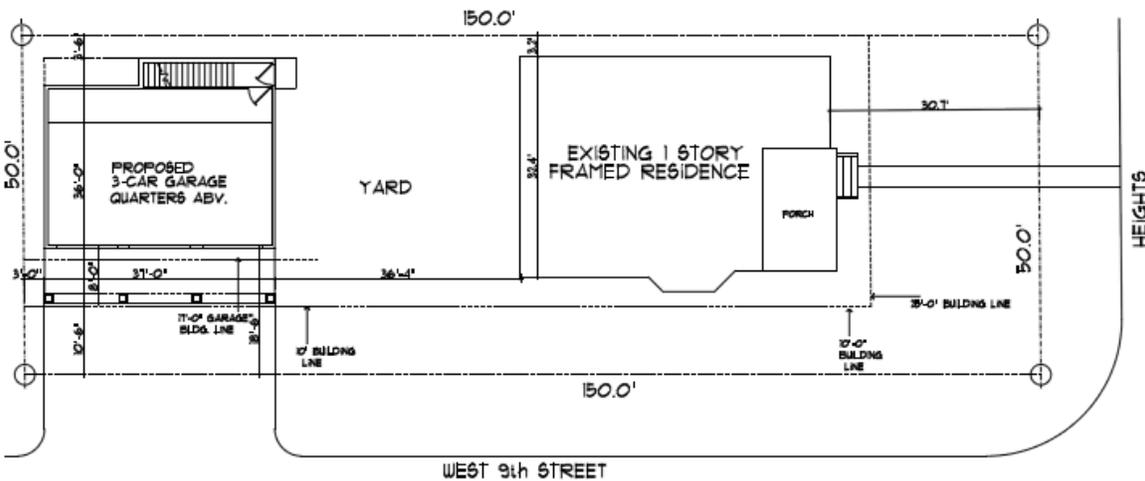


SITE PLAN

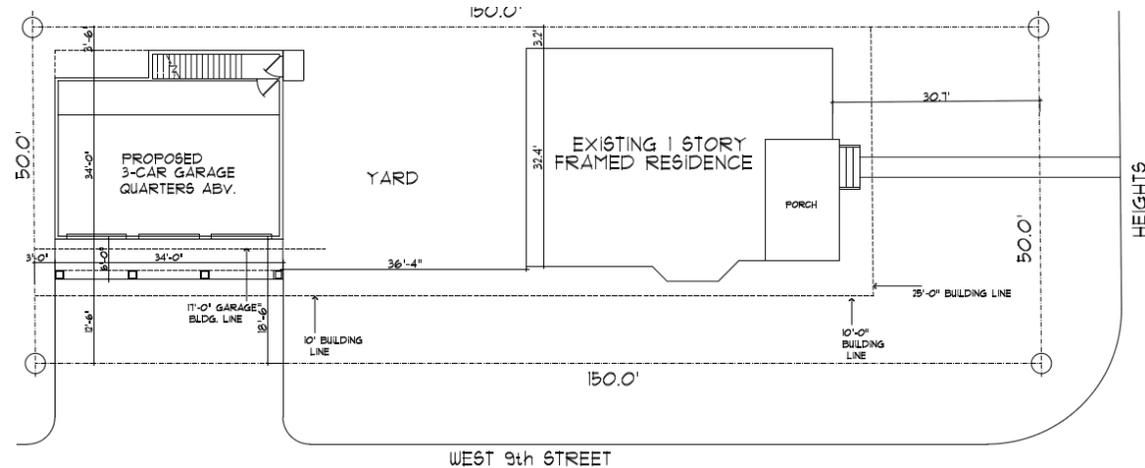
EXISTING



DENIED - 2/26/15

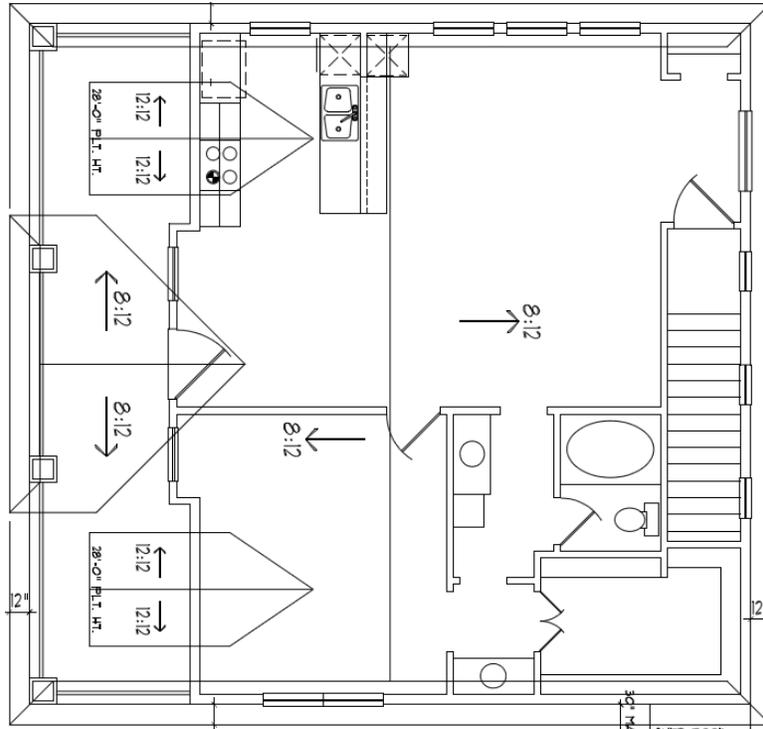


PROPOSED

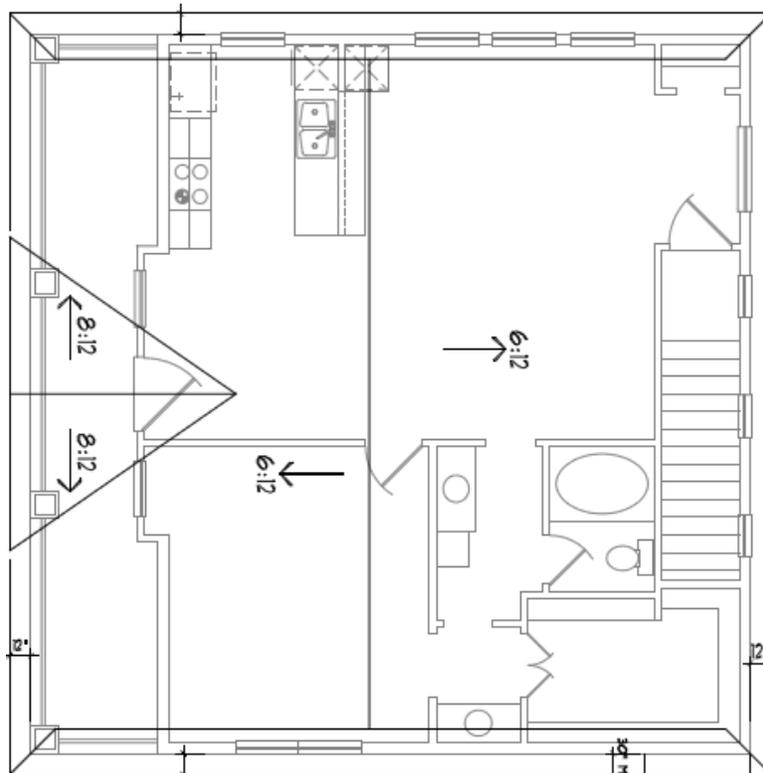




ROOF PLAN
DENIED - 2/26/15



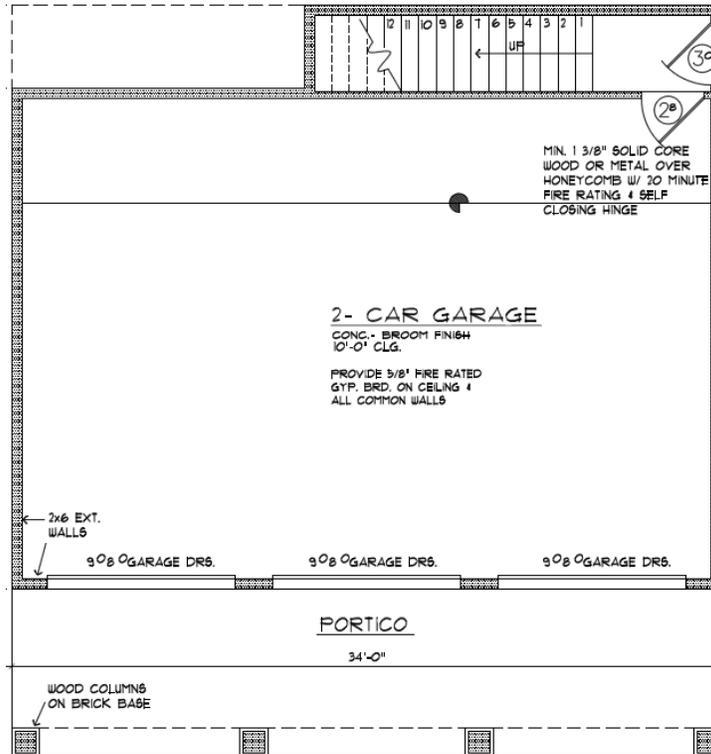
PROPOSED



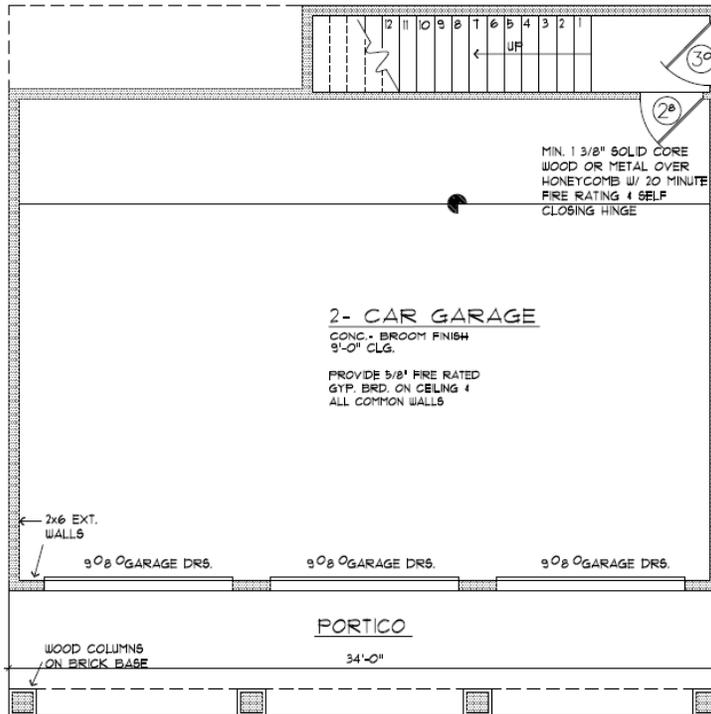


FIRST FLOOR PLAN

DENIED - 2/26/15



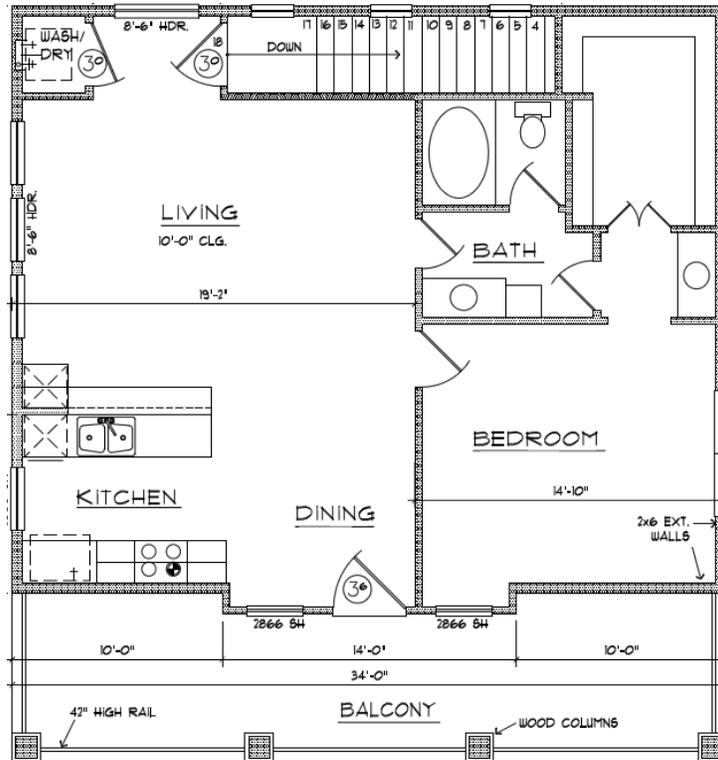
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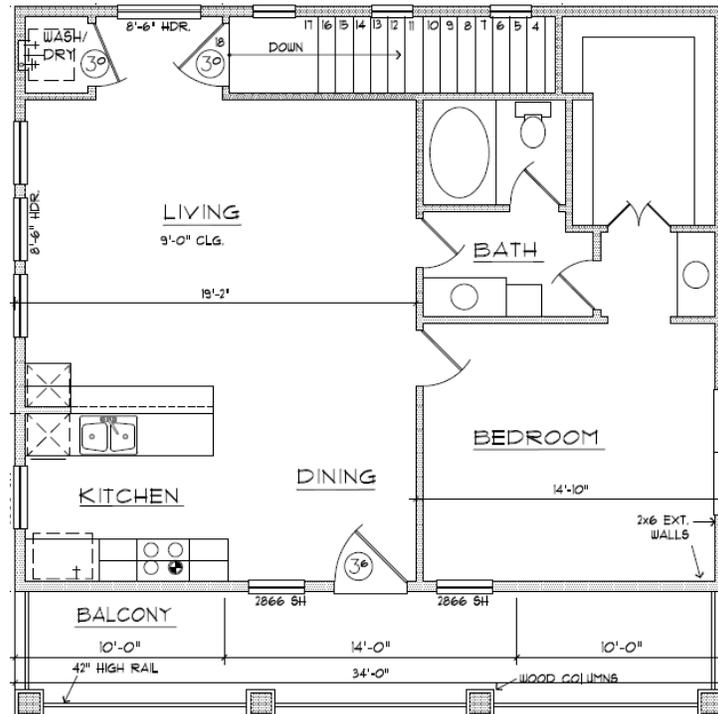


SECOND FLOOR PLAN

DENIED - 2/26/15



PROPOSED



WINDOW / DOOR 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:	<i>DOUBLE HUNG WINDOWS IN GARAGE APARTMENT WILL FEATURE 1/1 LITE PATTERN</i>	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:	<i>FIXED WINDOWS IN GARAGE APARTMENT WILL FEATURE SINGLE LITE</i>	1630 Fixed Glass with 2 over 2 divides

PHOTOS OF EXAMPLE WINDOWS



WINDOWS IN
GARAGE
APARTMENT WILL
FEATURE 1/1 LITE
PATTERN

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

PROJECT DETAILS

Shape/Mass: The proposed garage apartment will feature an overall footprint measuring 34' wide by 34' deep including an 6' deep portico on the south side, a ridge height of 28'-10" and an eave height of 19'.

Setbacks: The proposed garage apartment will feature a 12'-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 vinyl-clad wood double hung windows with a 1/1 lite pattern and single-lite fixed vinyl-clad wood windows, as well as overhead garage doors and wood entry doors.

Exterior Materials: The proposed structure will feature horizontal lap cementitious siding with a 4" reveal and cementitious shake shingles.

Roof: The proposed structure will feature a side gable on hip roof with a 6/12 pitch clad in composition shingles with a 1' eave overhang. A small gable projecting south will feature an 8/12 pitch and be clad with composition shingles.

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 a small central gable. 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 6' deep double gallery portico on the south side. 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 6' deep double gallery portico on the south side. 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: The proposed structure will measure 34' wide and feature four windows on the second floor.

ATTACHMENT A
PUBLIC COMMENT

March 23, 2015

Houston Heights South Historic District

Applications for Certificate of Appropriateness

Homeowner Review

B-16 625 Cortlandt

I **SUPPORT** a partial approval of the proposed Certificate of Appropriateness for this proposed project. No evidence has been provided to indicate the prior existence of a front dormer on the structure. The proposed front dormer will reduce the historic character of the structure. The addition of a front dormer should not be approved. The proposed rear dormer would not be visible from the front street side and will not detract from the historic visual character as seen from the street. I have no objection to the addition of the rear dormer. The Certificate of Appropriateness should be partially approved with denial of the front dormer and approval of the rear dormer.

B-17 712 Arlington

I **SUPPORT A PARTIAL APPROVAL** of this Certificate of Appropriateness. The window and partial pediment proposed in the west elevation addition is not necessary and distracts from the existing historical character of the existing structure. A continuous hip roof is in character with the remainder of the existing structure and would allow the visual importance of the existing structure to remain.

B-18 901 Heights

For the Second Time, I still **OBJECT** to the amount of fenestration proposed in this two-story garage structure. Historical character within the HSHD supports simplicity in visual design. This should be even more evident in garage accessory structures. The high level of fenestration including the proposed double gallery porch, multiple lite windows, oversized columns and shake shingles on an accessory, visual subservient structure is not appropriate. The proposed garage structure will place the existing residential main structure in visual subservience to the accessory structure.

B-19 3219 White Oak

I have **NO OBJECTION** to this proposed sign addition to a non-contributing commercial structure. The signage material is compatible with the materials of the existing structure.

B-20 605 Cortlandt

I **SUPPORT A PARTIAL APPROVAL** of this Certificate of Appropriateness. Many of the visual elements proposed in the new structure are evident in contributing structures in the HSHD, including, partial one-story front porch, one-over-one lite vertical windows, and simplicity of fenestration (not counting the garage doors). However, the proposed location within 15 feet of White Oak is not appropriate or required. There is ample room for the proposed structure to be placed farther to the north and a minimum 25 feet from White Oak. This is a self-imposed hardship. The garage is placed 44 feet back from Cortland ROW which is compatible with most deed restrictions in the Heights requiring facing garage doors to be at least 50% of the lot depth (here it is 88 feet) from the street. It is not necessary to approve a 3 foot vertical height for the first floor as this is not typical in the HSHD and would be out of historical context.

B-21 939 Harvard

I **SUPPORT** this application for demolition of this existing structure. Substantial evidence suggests that the structure was mis-classified and is not within the timeframe considered historical for the HSHD. I appreciate the significant amount of effort placed by staff in verifying the lack of historical significance of this structure.

J. Kent Marsh, AICP CUD