

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 29, 2015

**Applicant:** John Tsai, JT Arc Studio, LLC, for David Salazar, Houston Heights Holdings, owner

**Property:** 321 Heights Boulevard, Lot 4 and Tract 5, Block 313, Houston Heights Subdivision. The property consists of two lots – Lot 4 is 7500 sq ft (50' x 150') and is developed only with a concrete parking pad. Tract 5 is 7450 sq ft corner lot containing a historic 2,751 square foot two-story wood frame single-family residence. The owner is proposing to build the new structure on Lot 4.

**Significance:** Contributing Queen Anne residence, constructed circa 1900, located on Tract 5 in the Houston Heights Historic District South

**Proposal:** New Construction – Construct a two-story 2,536 square foot residence and integrated garage.

- The proposed structure will be 42' wide and 54.5' deep, with a total footprint of 930 square feet on the first floor; the second floor footprint includes an additional 676 square feet overhanging the first floor (for a total 1,606 square feet on the second floor)
- The proposed design will include an inset side facing garage located in the front half of the structure; a side facing front door located on the rear half of the structure; and a second-story partial wrap around balcony facing the front and side elevations
- The proposed front setback will be 91' and the residence will virtually span lot line to lot line (Lot 4) with a 5' south side setback and a 3' north side setback
- The structure will feature an eave height of 26' 6", a ridge height of 27' 8", and shallow roof pitches ranging from ¼:12 to 2:12
- The façade will feature horizontal lap cementitious siding, a horizontal plank cedar screen, and a fenestration pattern not typical of the contributing structures within the district.

See enclosed application materials and detailed project description on p. 5-15 for further details.

**Public Comment:** One who has expressed no objection. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 1, 2, 3, 4

**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 front setback of 91' for the new residence and integrated garage does not match the typical setbacks within the Houston Heights Historic District South which would range between 20' and 25'. Due to the width of the proposed residence/garage, the structure virtually spans lot line to lot line of Lot 4. The proposed south side setback will be 5' while the north side setback will be 3'. More typical side setbacks can be achieved with the reduction of the overall width of the structure. This reduced width would allow room for a driveway on one side of the lot, which is a condition commonly seen throughout the Houston Heights Historic District South.

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

The fenestration pattern on the façade and low roof pitch of the proposed new residence and integrated garage is not compatible with the existing contributing structures within the Houston Heights Historic District South. A more typical fenestration pattern and traditional roof pitch should be incorporated. Although the proposed materials of cedar and cementitious lap siding are compatible, the way in which they are integrated into the design, with the use of screens partially obscuring windows and portions of the structure, is not compatible with other contributing structures. The integration of a partial wrap around balcony facing the street, a side facing front door on the rear half of the structure, and a side facing garage door located on the front half of the structure are also not compatible with other contributing structures.

- (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

The 42' width of the proposed structure is wider than what is typically found in the Houston Heights Historic District South. A more compatible width would not typically exceed 35'. The proposed roofline does not match typical district roofline configurations. The proposed roof has shallow pitches of ¼":12 and 2:12, with more typical roofs having steeper pitches ranging from 5:12 - 8:12.

- (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

*The proposed eave height 26.5' is significantly higher than that of a typical contributing house within the Houston Heights Historic District South. A more compatible eave height for a house would be around 23'.*

- (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.

*The applicant has presented this project as a secondary structure to the historic house located on adjacent Lot 5. However, due to its size and containment within its own lot (Lot 4), the proposed structure is more similar to a main residence than a secondary structure (such as a garage apartment). A building over 900 square feet located on its own lot is a primary structure. As proposed, the structure will be a 42' wide by 54.5' deep two-story, single-family residence and integrated garage with a footprint of 2,289 square feet located at the rear of Lot 4. Staff is reviewing this project as a New Construction of a Residence and Garage. Therefore, this project must meet criteria for New Construction, meaning all proportions, setbacks, and exterior features must be compatible with what is typical of other contributing structures within the district*

*If a secondary structure is desired, then the proposed building should be narrower and shallower than currently designed. The proposed structure should be placed as far back on the lot as possible and have exterior features more compatible with those found on existing contributing buildings. Reducing the mass of the structure would allow it to be less visible overall and what will be visible, and what will be visible would be more appropriate.*

*If a residence is desired, then the proposed building should meet the required proportions and scale of contributing structures located in the district and match typical setbacks. The exterior features should also be compatible with other historic contributing structures in material, roof pitch, garage placement, front door and porch location, etc.*



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



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

INVENTORY PHOTO



CURRENT PHOTO

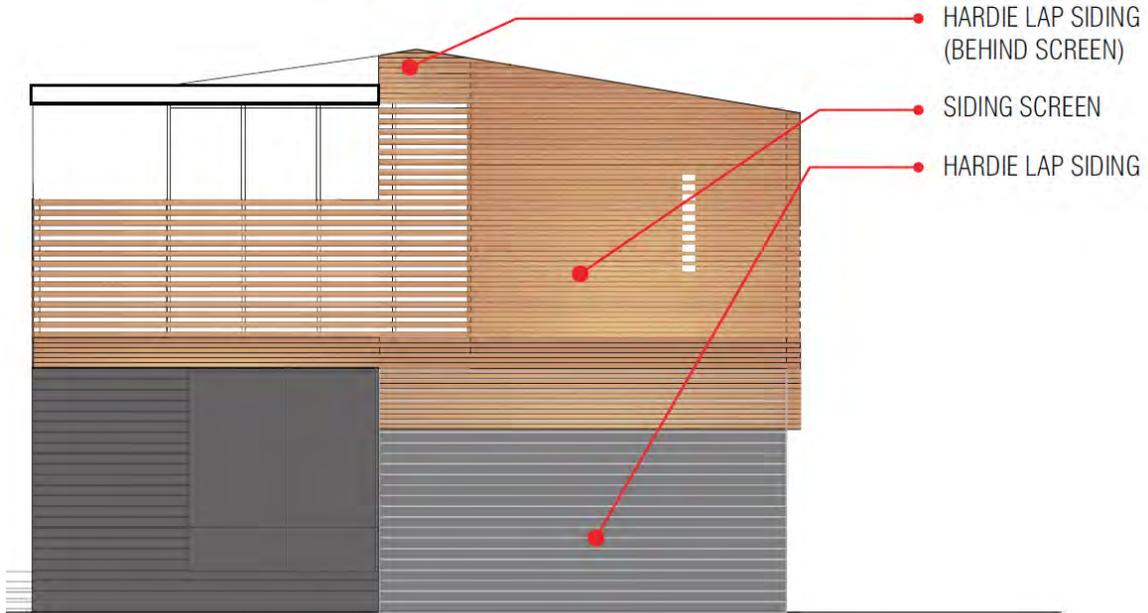


APPLICANT PHOTO



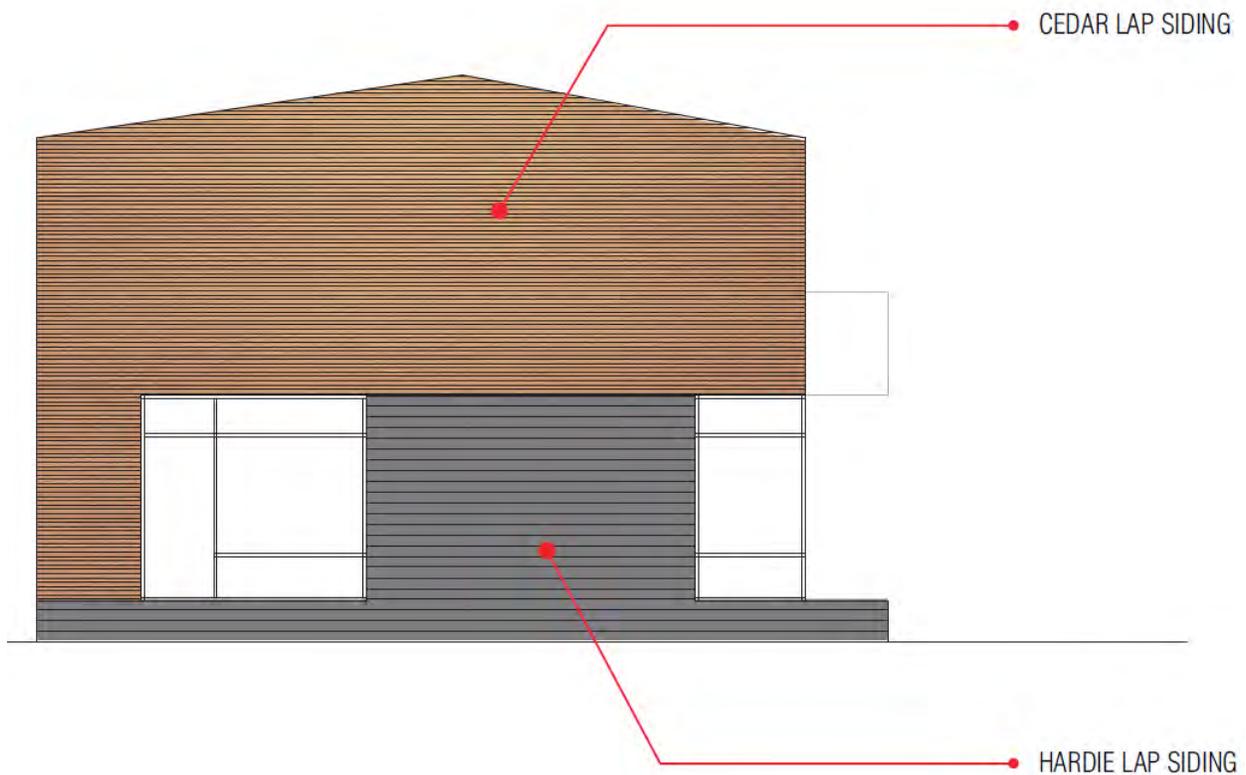
**EAST ELEVATION – FRONT FACING HEIGHTS BOULEVARD**

PROPOSED

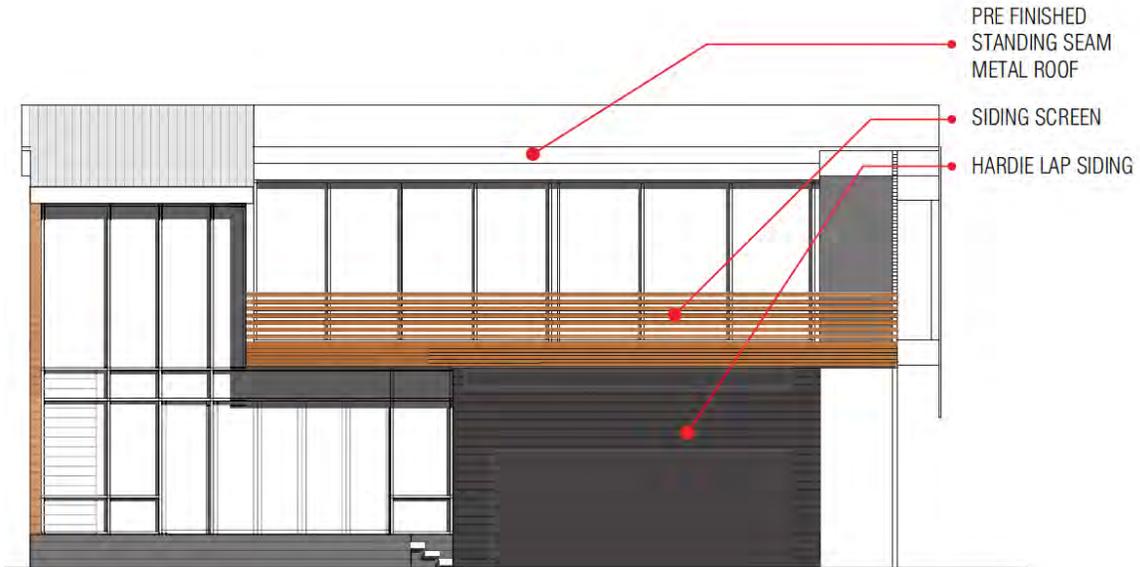


**WEST (REAR) ELEVATION**

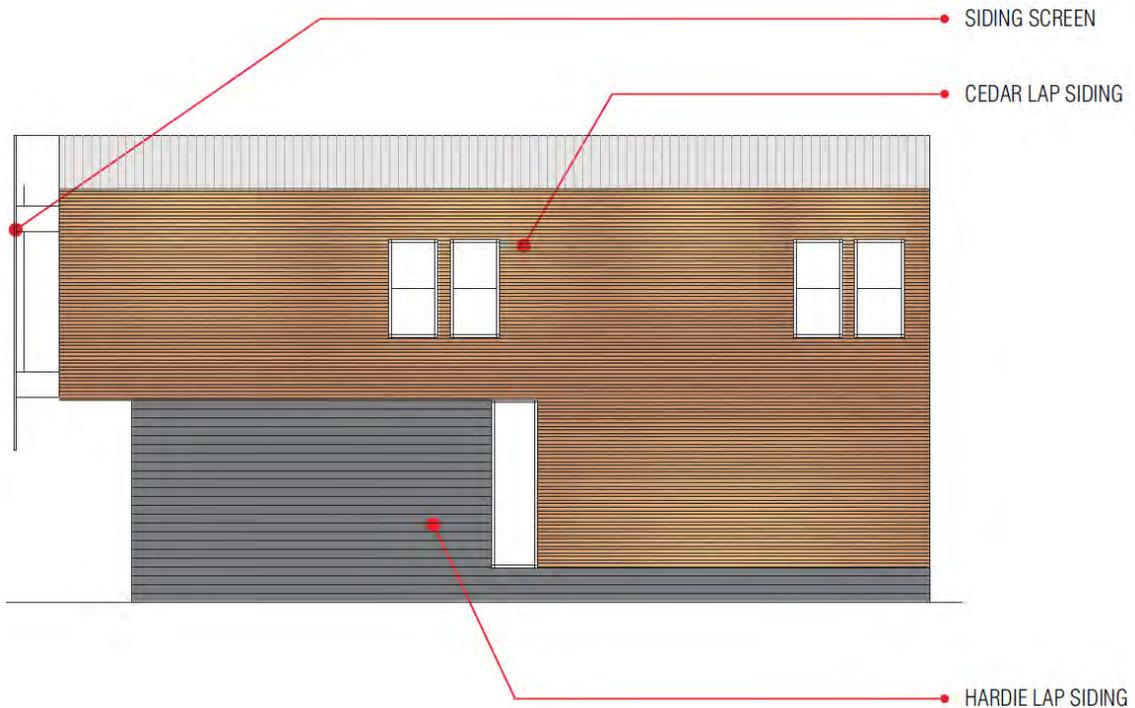
PROPOSED

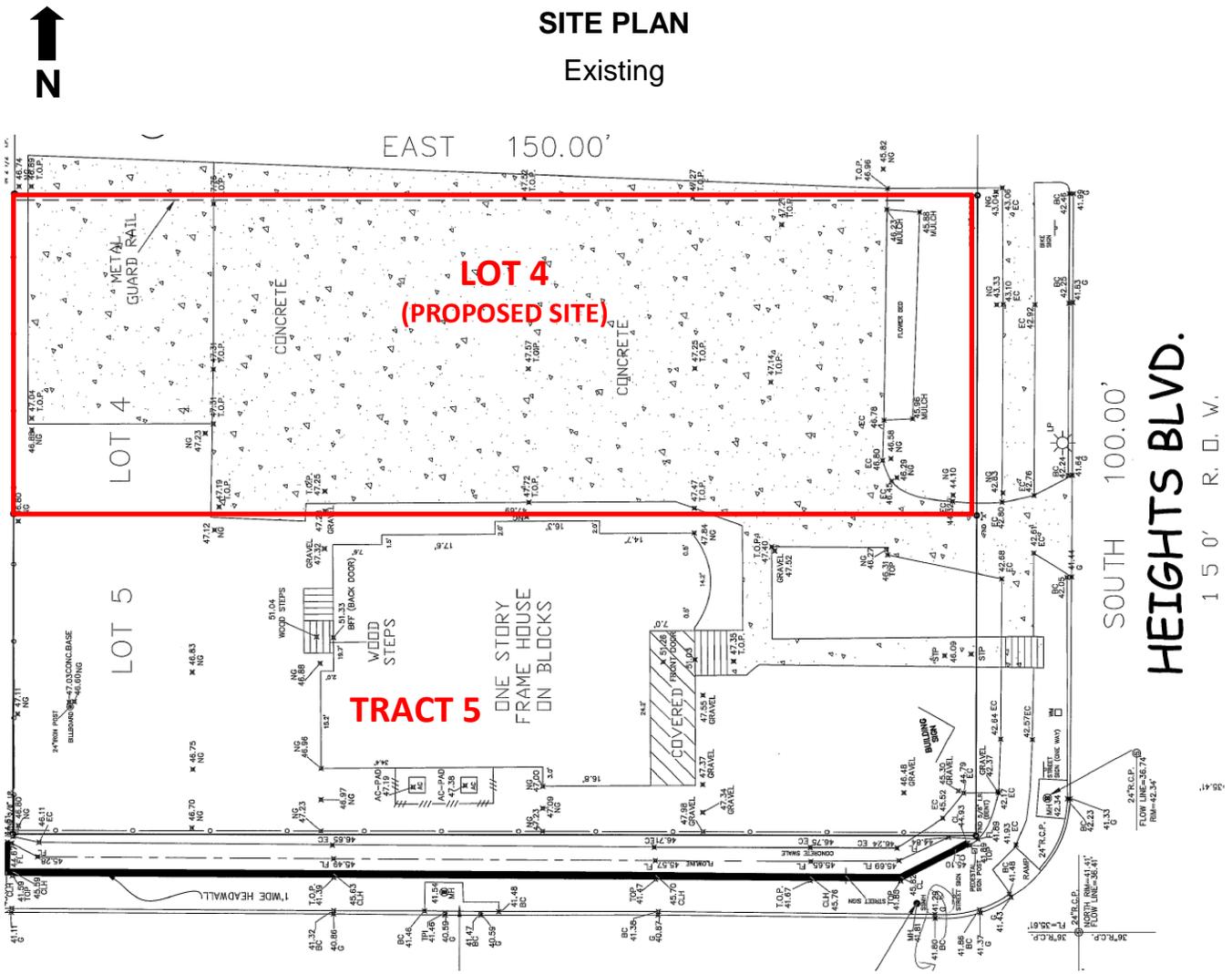


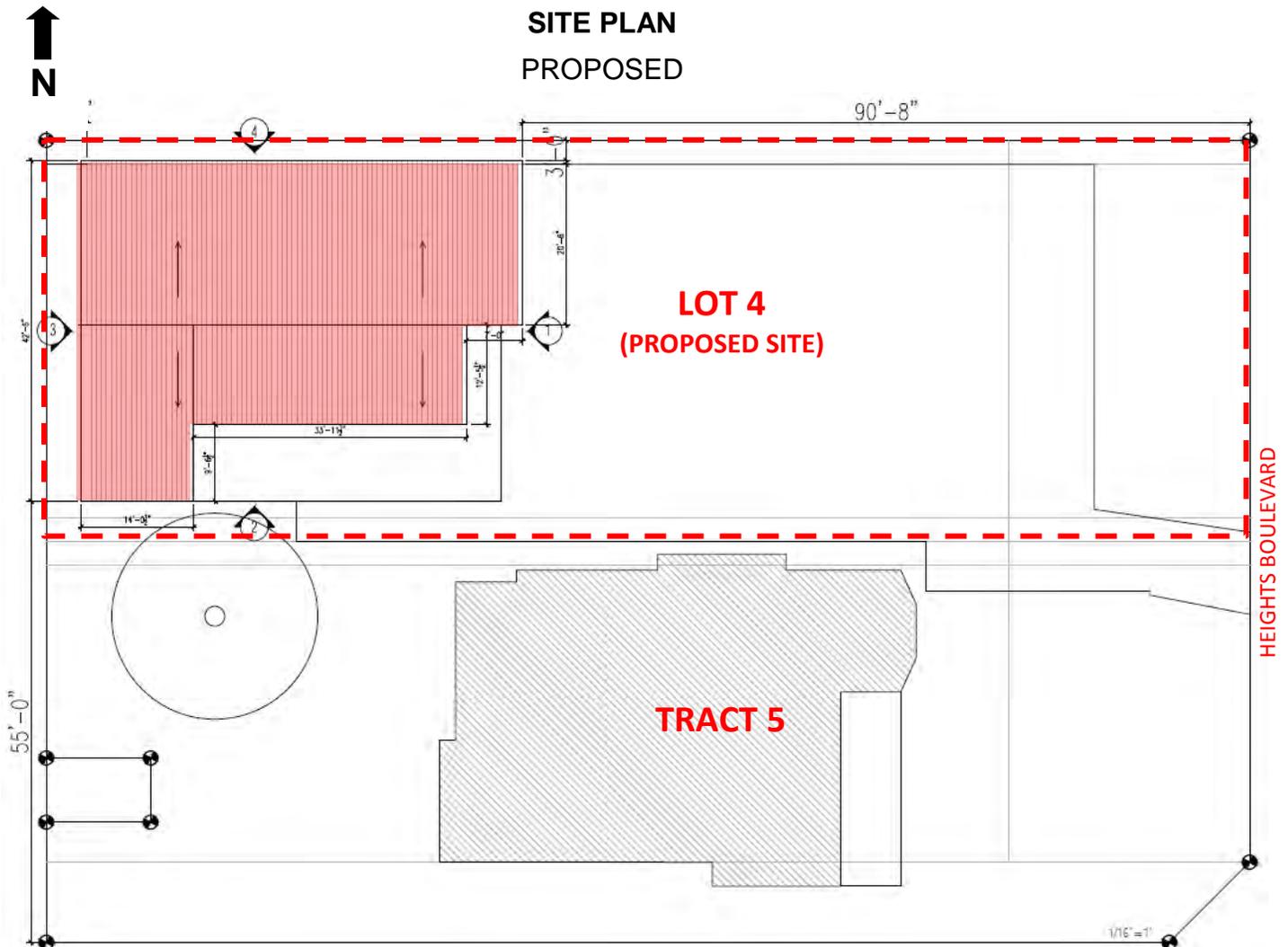
**SOUTH SIDE ELEVATION**  
PROPOSED

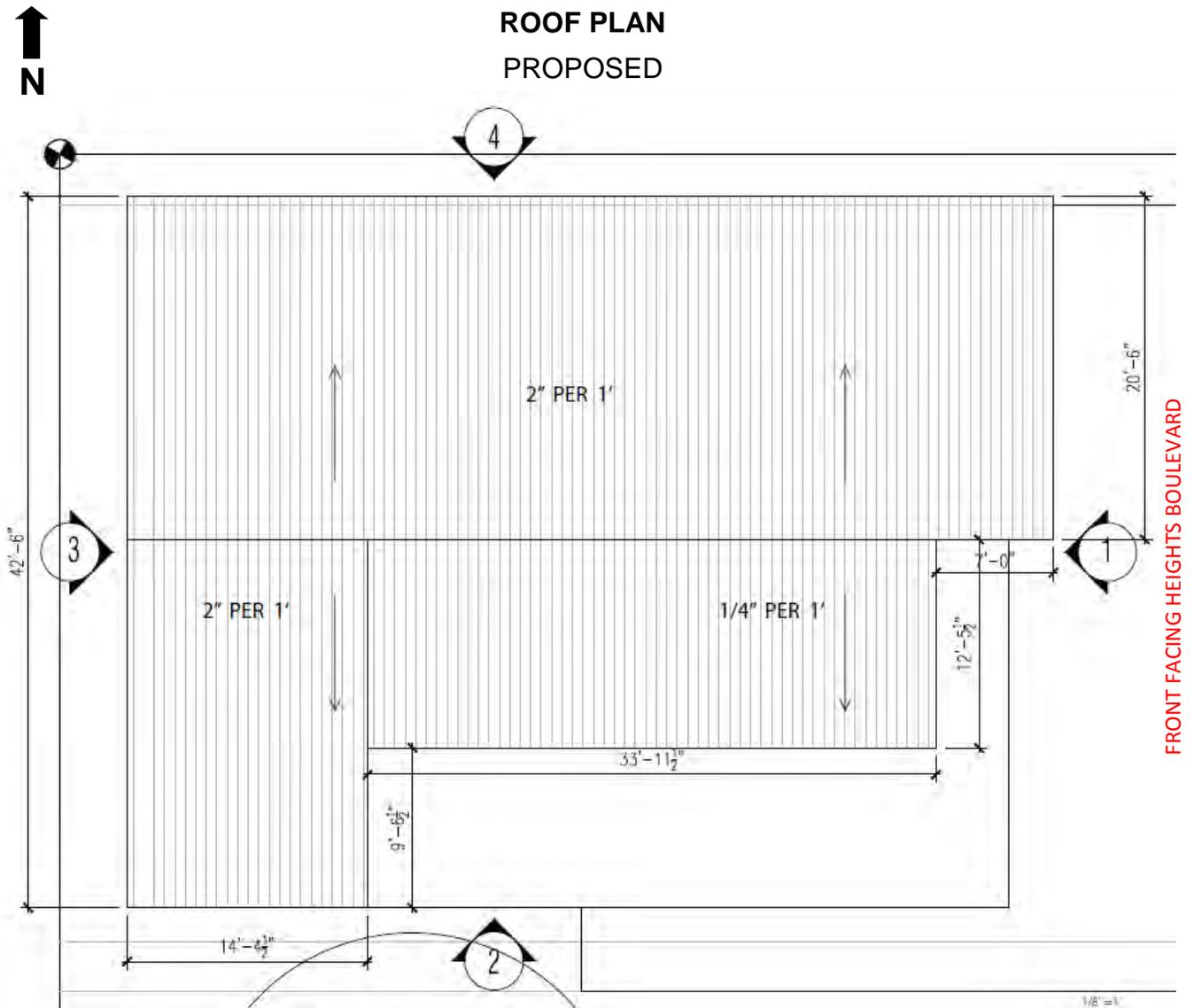


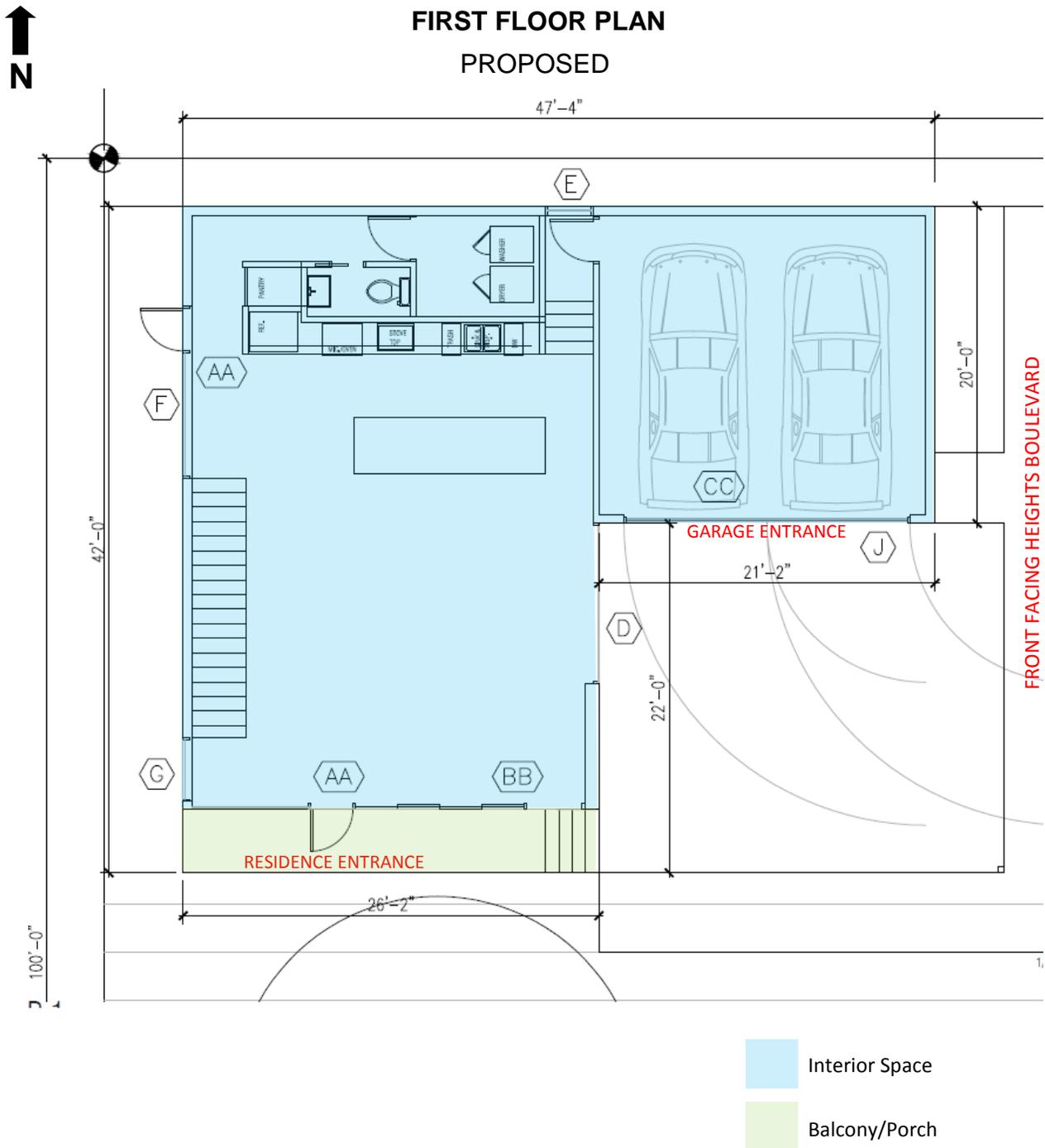
**NORTH SIDE ELEVATION**  
PROPOSED





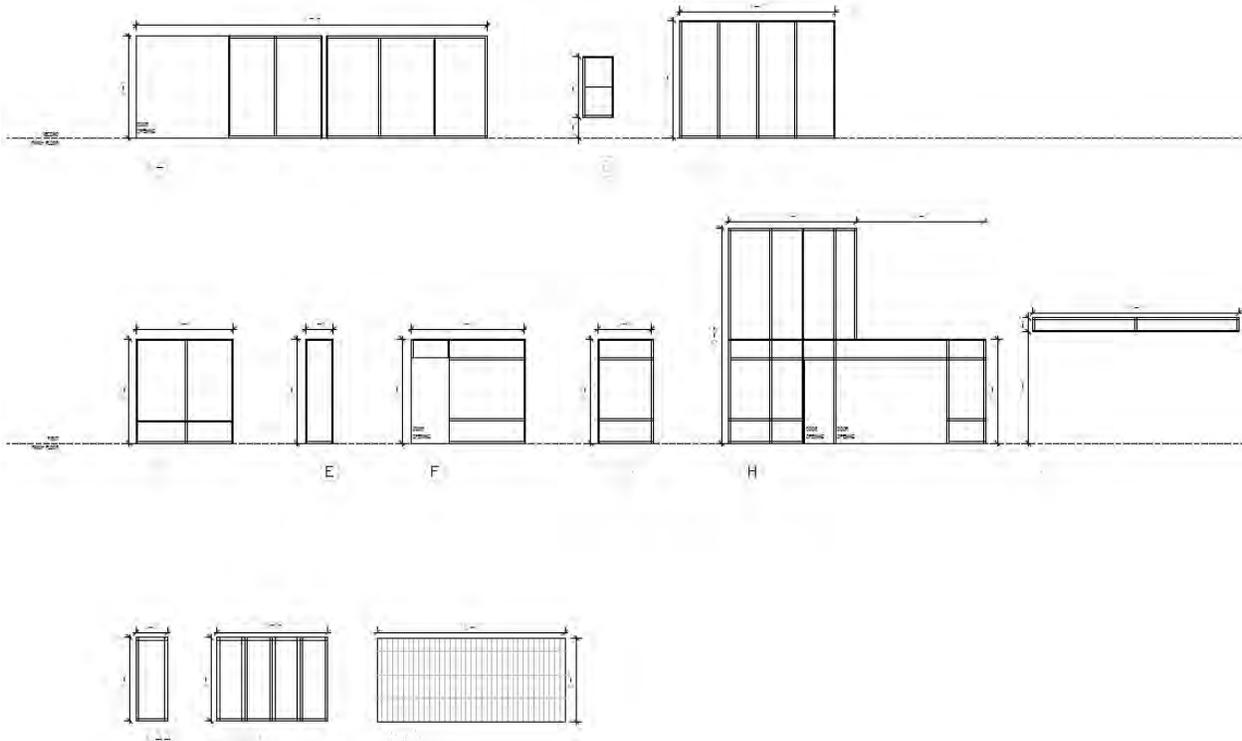








WINDOW / DOOR SCHEDULE



SECTION A-A

RAM S800 HEAVY PICTURE WINDOW

HEAVY

EXTERIOR

INTERIOR

1" OA GLASS

SECTION B-B

A

B

RAM INDUSTRIES

19118 MILLA CT      21476 BRD TEXAS 77471      (281)499-4832

CUSTOMER	NAME	LEAD TIME	WKS
PROJECT	QTY	GLASS SIGNIFICANT	YES
CITY	FINISH	FRAME SIGNIFICANT	YES
STATE	DP	FRASH SIGNIFICANT	YES

OUTER GLASS	CUSTOMER APPROVAL
AIR SPACE	BY:
INNER GLASS	DATE:

STANDARD TOLERANCES FOR DIMENSIONS UNLESS SPECIFICALLY SHOWN OTHERWISE

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**PROJECT DETAILS**

**Shape/Mass:** The proposed residence and garage will have a total width of 42'-0" and a total depth of 54'-4". The proposed ridge height will be 27'-8". The first-story will have a depth of 47'-4" with the second-story overhanging the first by 7' (including a wood sliding screen). The front wall on the first-story will be 20'-0" wide and 20'-6" on the second-story. The integrated garage will face the south and extend 21'-2" towards the rear from the front wall. The structure will then extend 22'-0" out towards the south before extending towards the rear an additional 26'-2". The north wall will be an unbroken run of 47'-4". Portions of the second-story will overhang the first-story while other portions will be inset and feature a second-story deck. See drawings for more detail.

**Setbacks:** The proposed residence and garage will have a front (east) setback of 90'-8" (to the second-story screen); a south side setback of 5'-0" from the southern lot line of Lot 4 (55'-0" from the southernmost portion of Tract 5); a north side setback of 3'-0"; and a rear (west) setback of 5'-0". See drawings for more detail.

**Foundation:** The proposed residence will have a pier and beam foundation with a finished floor height of 2'-0" while the integrated garage will have a concrete slab on grade foundation. See drawings for more detail.

**Windows/Doors:** The proposed residence and garage will have aluminum windows and doors. The window and doors will be organized to essentially be an operable storefront system. See window/door schedule and drawings for more detail.

**Exterior Materials:** The proposed residence and integrated garage will be clad in a combination of smooth cementitious lap siding and cedar wood lap siding with a 4<sup>3</sup>/<sub>4</sub>" reveal. There will also be a cedar plank siding screen that will be comprised of 1"x3" cedar planks and a 3" gaps. See drawings for more detail.

**Roof:** The proposed residence and integrated garage will have a standing seam metal roof with a pitch of 2" per 12" and an eave height of 26'-6". See drawings for more detail.

**Front Elevation:** The first-story of the proposed front elevation will have no fenestration on the northern portion (East) while the southern portion will have a pair of windows. The second-story will have no fenestration on the northern portion while the southern portion will have a four floor to ceiling windows. The second-story windows will be partially obscured by the proposed siding screen. A second story deck extends to wrap the southern corner and extend along a portion of the façade. See drawings for more detail.

**Side Elevation:** The first-story of the proposed south elevation has the garage door located at the eastern portion (South) while a glass wall spans the western portion. A deck spans the front three-quarters of the second-story. A glass window and door system spans this same area. To the rear, windows from the first-story extend up to the roof. See drawings for more detail.

**Side Elevation:** The proposed north elevation has a single vertical window on the first-story and four 1-over-1 (North) windows on the second-story. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence and addition is not visible from the public Right-of-Way. See (West) drawings for more detail.

**ATTACHMENT A**  
**PUBLIC COMMENT**

HSHSD

321 Heights Blvd. – No objection. Detached structure with totally different style sets the proposed apart from the existing contributing structure as appropriate.

638 Heights – Needs better visual division between existing and proposed. Not sure where the existing house ends.

641 Heights Blvd. – Application posted is not complete. Workslope not included. Structural only?

642 Heights Blvd. – No workslope. Application looks like 638 Heights Blvd.

747 Arlington – Application incomplete. Just one photo posted.

825 Arlington – Recommend different siding pattern for addition. Question shape of proposed windows.

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