

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Alex Ridgeway of Brickmoon Design for Thomas and Monica Springer, owners

Property: 1205 Rutland Street, Lot 17 and 18, Block 183, Houston Heights Subdivision. The property includes an 8,800 square foot (66' x 132') corner lot.

Significance: The property is a vacant lot located in the Houston Heights Historic District West. The property is two of five platted lots that were the former location of a now demolished poultry processing plant.

Proposal: New Construction – Construct a 4,448 square foot two story residence with attached alley loading three car two-story garage.

At the September 2015 HAHC meeting, the applicant proposed to construct a 5,341 square foot residence with attached garage. Staff found that the design failed to meet Criterion 3 for New Construction within a Historic District because the structure’s wide mass and tall height resulted in proportions that were incompatible with the smaller Contributing structures within Houston Heights Historic District West. Staff also found that the lack of delineation between the main residence and proposed attached garage was incompatible. The HAHC accepted Staff’s recommendation to deny the proposal a COA.

The following month, the applicant made the following revisions:

- Reduced the ridge height from 32’ 1” to 31’ 5”
- Reduced the front width from 39’ 5” to 36’
- Reduced the maximum width from 42’ 11” to 41’ 9”
- Reduced the porch eave height from 11’ 7” to 10’ 7”
- Reduced the south side setback from 20’ 7” to 21’ 9”
- Altered the south facing exterior wall and roof structure to articulate the transition between the main residence and proposed attached rear garage.

Staff found that the revised design met the Ordinance’s criteria for new construction and recommended approval. However, the HAHC voted to deny the request for failing to conform to Criterion 3 for new construction.

The applicant now proposes the following additional revisions based on feedback from the HAHC and staff

- Increased the roof pitch from 5:12 to 6:12 while lowering the eave height to address concerns that the roof structure was not properly proportioned to the massing of the residence.
- Lowered the ridge height of the portion of the roof between the rear garage and the main portion of the structure to improve visual delineation between the two masses.
- Widened the previously proposed 15’ wide front porch to the full width of the façade. The two front facing bump outs have also been reduced in depth by 2’ to allow for the front porch to be 7’ deep without altering the proposed 20’ front setback.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 19, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

- Omitted proposed paneled side columns.
- Replaced second floor casement windows with 1-over-1 windows on the south elevation.

See enclosed application materials and detailed project description on p. 6-27 for further details.

Public Comment: No comment recieved.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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DEVELOPMENT
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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

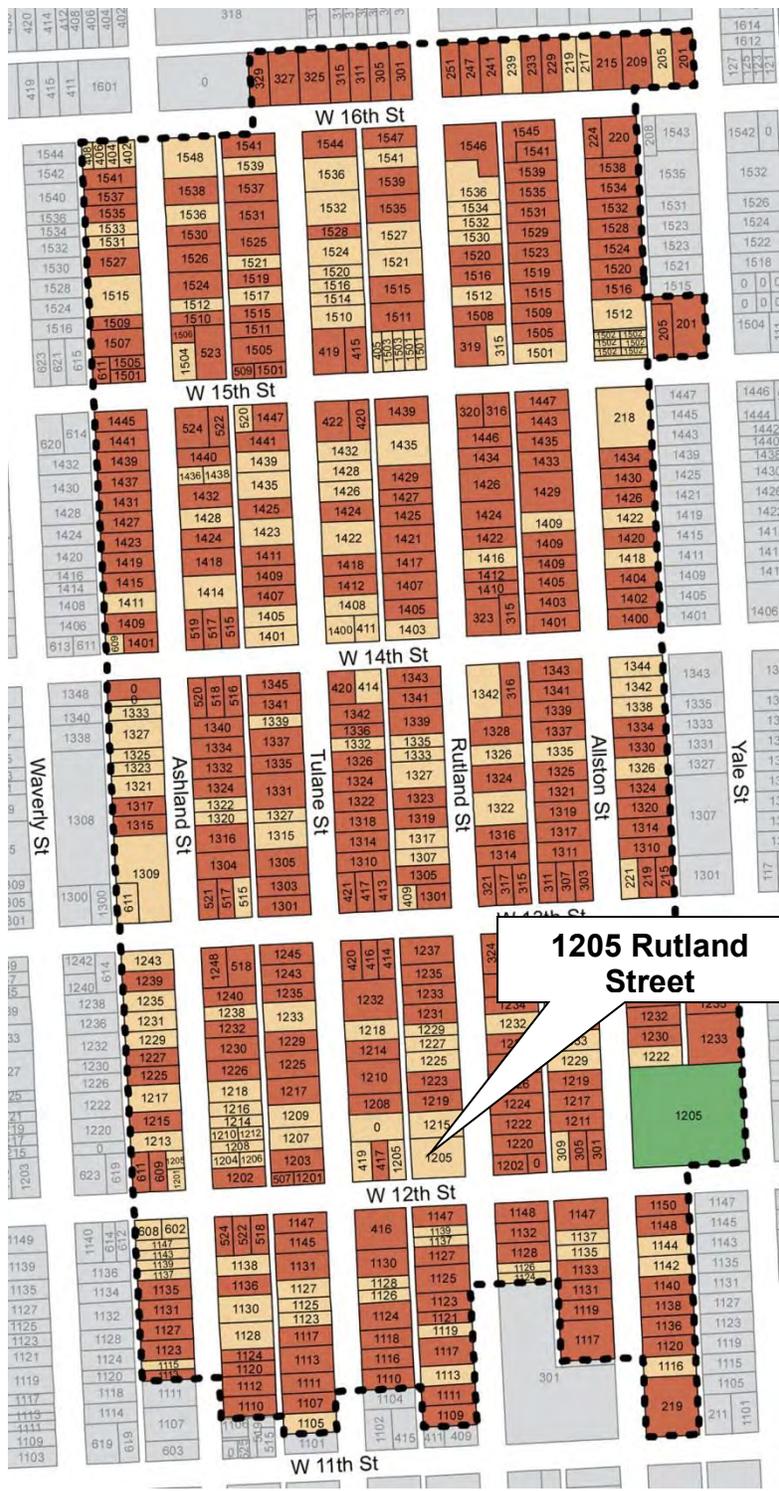
S - satisfies D - does not satisfy NA - not applicable

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

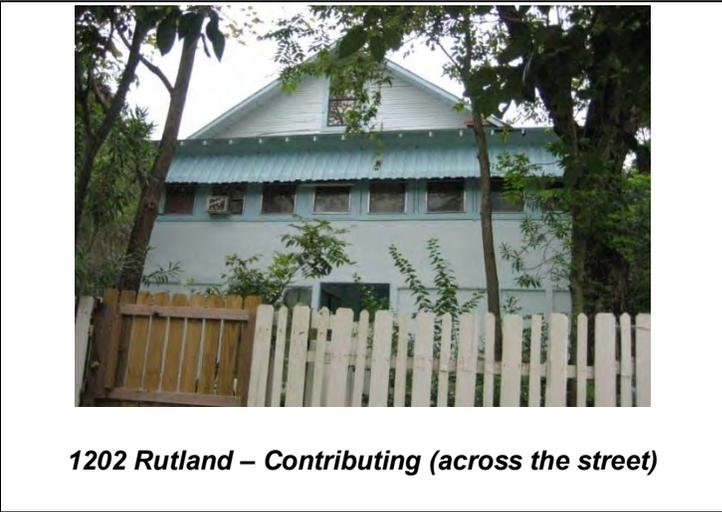
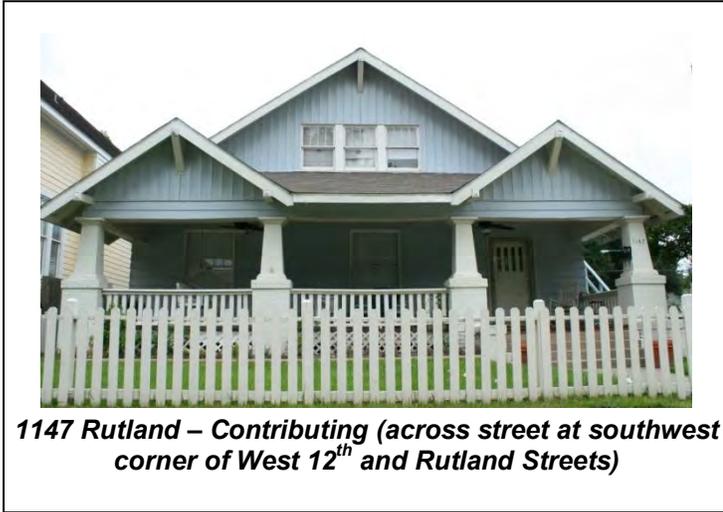


INVENTORY PHOTO

NONCONTRIBUTING STRUCTURE HAS BEEN DEMOLISHED



NEIGHBORING PROPERTIES



PROPOSED 3D RENDERINGS



PROPOSED 3D RENDERINGS



APPROVED RESIDENCES FOR THE LOTS NEXT DOOR



1207 Rutland Street
Eave Height: **22' 11"**
Ridge Height: **31' 10"**
Front Width: **24'**
Max Width: **27'**
Depth: **108'**

1211 Rutland Street
Eave Height: **23' 1"**
Ridge Height: **32' 10"**
Front Width: **24'**
Max Width: **27'**
Depth: **108'**

1215 Rutland Street
Eave Height: **22' 11"**
Ridge Height: **31' 10"**
Front Width: **24'**
Max Width: **27'**
Depth: **108'**

1205 Rutland Street
Eave Height: **21' 6"**
Ridge Height: **31' 10"**
Front Width: **36'**
Max Width: **41' 9"**
Depth: **102' 10"**



ALL 2-STORY CONTRIBUTING RESIDENCES IN DISTRICT (30)

<p>1147 Allston – Contrib. c.1920 Prairie</p> <p>front width: 28 max width: 28 ridge ht: 28 eave ht: 20 porch eave ht: 10 porch floor ht: 2 pitch: 6/12 residence s.f.: 2,450 lot s.f: 9,900 lot on block: corner</p> 	<p>1246 Allston – Contrib. c.1910 Classic Revival</p> <p>front width: 32 max width: 32 ridge ht: 34 eave ht: 22 porch eave ht: - porch floor ht: 2 pitch: 8/12 residence s.f.: 1,980 lot s.f: 6,600 lot on block: corner</p> 
<p>1341 Allston – Contrib. 1928 Colonial Revival</p> <p>front width: 28 max width: 28 ridge ht: 27 eave ht: 18 porch eave ht: - porch floor ht: 3 pitch: 7/12 residence s.f.: 2,240 lot s.f: 6,600 lot on block: interior</p> 	<p>1400 Allston – Contrib. c.1920 Am Foursq/Prairie</p> <p>front width: 31 max width: 31 ridge ht: 29 eave ht: 20 porch eave ht: 10 porch floor ht: 2 pitch: 6/12 residence s.f.: 2,460 lot s.f: 6,600 lot on block: corner</p> 
<p>1443 Allston – Contrib. c.1910 Dutch Colonial</p> <p>front width: 24 max width: 24 ridge ht: 32 eave ht: 32 porch eave ht: 12 porch floor ht: 2 pitch: 13/12 residence s.f.: 1,868 lot s.f: 6,600 lot on block: interior</p> 	<p>1509 Allston – Contrib. c.1910 Colonial Revival</p> <p>front width: 18 max width: 21 ridge ht: 28 eave ht: 21 porch eave ht: 10 porch floor ht: 2 pitch: 7/12 residence s.f.: 1,320 lot s.f: 6,600 lot on block: interior</p> 
<p>1531 Allston – Contrib. c.1925 Am Foursquare</p> <p>front width: 24 max width: 28 ridge ht: 31 eave ht: 23 porch eave ht: 12 porch floor ht: 3 pitch: 8/12 residence s.f.: 2,030 lot s.f: 6,600 lot on block: interior</p> 	<p>1535 Allston – Contrib. c.1925 Am Foursquare</p> <p>front width: 21 max width: 21 ridge ht: 28 eave ht: 20 porch eave ht: 11 porch floor ht: 3 pitch: 8/12 residence s.f.: 1,764 lot s.f: 6,600 lot on block: interior</p> 

1541 Ashland – Contrib. c.1910 Colonial Revival

front width: 31
max width: 31
ridge ht: 33
eave ht: 21
porch eave ht: -
porch floor ht: 3
pitch: 6/12
residence s.f.: 2,232
lot s.f: 6,600
lot location: interior



1109 Rutland – Contrib. 1928 Col Revival

front width: 31
max width: 31
ridge ht: 30
eave ht: 16
porch eave ht: 11
porch floor ht: 2
pitch: 7/12
residence s.f.: 2,160
lot s.f: 6,900
lot location: interior



1202 Rutland – Contrib. c.1920 Craftsman

front width: -
max width: -
ridge ht: 31
eave ht: 21
porch eave ht: -
porch floor ht: 3
pitch: -
residence s.f.: 3,023
lot s.f: 4,250
lot location: corner



1236 Rutland – Contrib. 1907 Queen Anne

front width: 39
max width: 39
ridge ht: 28
eave ht: 20
porch eave ht: -
porch floor ht: 2
pitch: 12/12
residence s.f.: 2,280
lot s.f: 7,470
lot location: interior



1237 Rutland – Contrib. 1911 Queen Anne

front width: 26
max width: 30
ridge ht: 31
eave ht: 22
porch eave ht: -
porch floor ht: 2
pitch: 8/12
residence s.f.: 2,260
lot s.f: 8,710
lot location: corner



1343 Rutland – Contrib. c.1925 Colonial Revival

front width: 32
max width: 32
ridge ht: 29
eave ht: 22
porch eave ht: 11
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,290
lot s.f: 4,880
lot location: corner



1429 Rutland – Contrib. c.1930 Colonial Revival

front width: 25
max width: 28
ridge ht: 28
eave ht: 22
porch eave ht: -
porch floor ht: 3
pitch: 7/12
residence s.f.: 1,793
lot s.f: 7,920
lot location: interior



1439 Rutland – Contrib. c.1930 Colonial Revival

front width: 28
max width: 35
ridge ht: 27
eave ht: 19
porch eave ht: 9
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,530
lot s.f: 8,880
lot location: interior



1535 Rutland – Contrib. c.1920 Folk Victorian

front width: 21
max width: 21
ridge ht: 26
eave ht: 19
porch eave ht: 10
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,744
lot s.f: 8,712
lot location: corner



1232 Tulane – Contrib. c.1925 Craftsman

front width: 30
max width: 40
ridge ht: 27
eave ht: 18
porch eave ht: -
porch floor ht: 2
pitch: 10/12
residence s.f.: 2,140
lot s.f: 6,600
lot location: interior



1427 Tulane – Contrib. 1927 Craftsman Apt

front width: 28
max width: 28
ridge ht: 25
eave ht: 18
porch eave ht: 9
porch floor ht: 1
pitch: 6/12
residence s.f.: 2,186
lot s.f: 5,799
lot location: corner



1447 Tulane – Contrib. c.1915 Craftsman

front width: 27
max width: 27
ridge ht: 30
eave ht: 21
porch eave ht: 10
porch floor ht: 3
pitch: 8/12
residence s.f.: 2,566
lot s.f: 8,799
lot location: interior



1537 Tulane – Contrib. c.1910 Colonial Revival

front width: 31
max width: 31
ridge ht: 32
eave ht: 33
porch eave ht: -
porch floor ht: 2
pitch: 7/12
residence s.f.: 2,348
lot s.f: 7,250
lot location: corner



1541 Tulane – Contrib. c. 1910 Colonial Revival

front width: 28
max width: 28
ridge ht: 33
eave ht: 22
porch eave ht: -
porch floor ht: 1
pitch: 8/12
residence s.f.: 3,030
lot s.f: 6,600
lot location: interior



201 W 15th – Contrib. 1902 Queen Anne

front width: 28
max width: 22
ridge ht: 35
eave ht: 25
porch eave ht: 13
porch floor ht: 3
pitch: 10/12
residence s.f.: 2,530
lot s.f: 12,300
lot location: corner



509 W 15th – Contrib. c.1910 Colonial Revival

front width: -
max width: -
ridge ht: 27
eave ht: 22
porch eave ht: 11
porch floor ht: 2
pitch: -
residence s.f.: 1,056
lot s.f: 1,782
lot location: corner



611 W 15th – Contrib. c.1940 Garage Apt

front width: 25
max width: 28
ridge ht: 22
eave ht: 17
porch eave ht: -
porch floor ht: -
pitch: 7/12
residence s.f.: 1,516
lot s.f.: 2,948
lot location: corner



201 W 16th – Contrib. c.1910 Queen Anne

front width: 28
max width: 28
ridge ht: 33
eave ht: 25
porch eave ht: 13
porch floor ht: 3
pitch: 7/12
residence s.f.: 2,630
lot s.f.: 6,800
lot location: corner



209 W 16th – Contrib. c.1910 Queen Anne

front width: 14 (bay)
max width: 31
ridge ht: 36
eave ht: 23
porch eave ht: -
porch floor ht: 2
pitch: 10/12
residence s.f.: 2,770
lot s.f.: 9,800
lot location: interior



327 W 16th – Contrib. c.1910 – Queen Anne

front width: -
max width: -
ridge ht: 33
eave ht: 24
porch eave ht: -
porch floor ht: 2
pitch: 8/12
residence s.f.: 1,480
lot s.f.: -
lot location: interior



1235 Yale – Contrib. c.1915 – American Foursquare

front width: 25
max width: 25
ridge ht: 29
eave ht: 20
porch eave ht: 10
porch floor ht: 2
pitch: 8/12
residence s.f.: 1,392
lot s.f.: 6,600
lot location: interior



1245 Yale – Contrib. c.1910 Colonial Revival

front width: 33
max width: 33
ridge ht: 32
eave ht: 23
porch eave ht: 12
porch floor ht: 3
pitch: 6/12
residence s.f.: 2,700
lot s.f.: 7,980
lot location: corner



1205 Rutland – Proposed

front width: 36'
max width: 42'
ridge ht: 32'
eave ht: 22'
porch eave ht: 11'
porch floor ht: 2.5
pitch: 5/12
residence s.f.: 4,536
lot s.f.: 8,800
lot on block: corner



EAST ELEVATION – FRONT FACING RUTLANDT STREET

DENIED 9/24/2015



DENIED 10/22/2015



PROPOSED



WEST (REAR) ELEVATION

DENIED 9/24/2015



DENIED 10/22/2015



PROPOSED



SOUTH SIDE ELEVATION FACING WEST 12th STREET

DENIED 9/24/2015



DENIED 10/22/2015



PROPOSED



NORTH SIDE ELEVATION

DENIED 9/24/2015



DENIED 10/22/2015

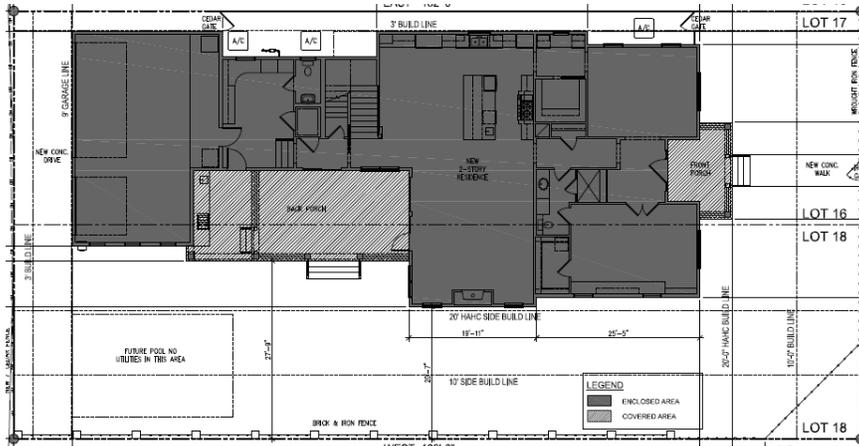


PROPOSED

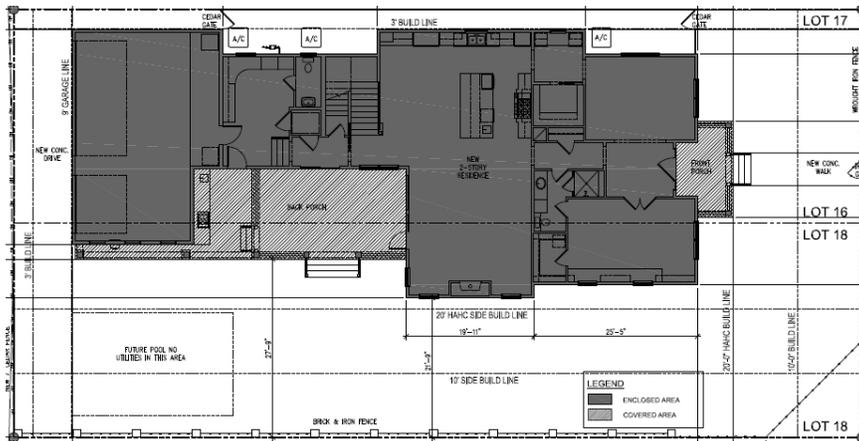




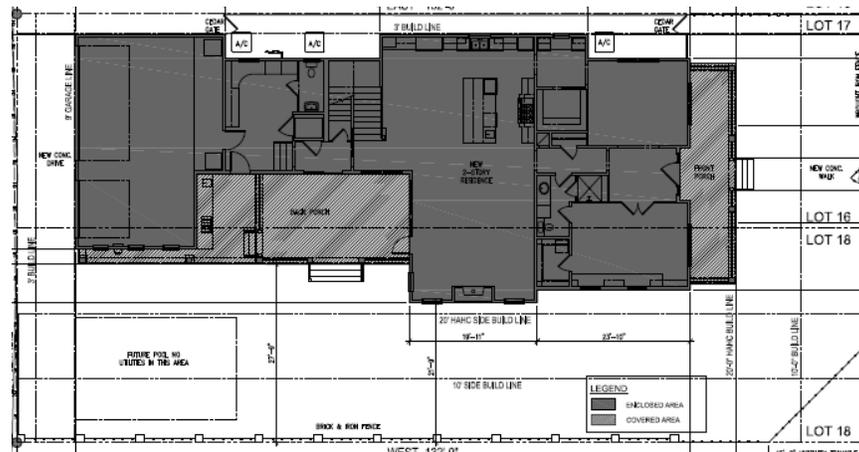
SITE PLAN
DENIED 9/24/2015



DENIED 10/22/2015

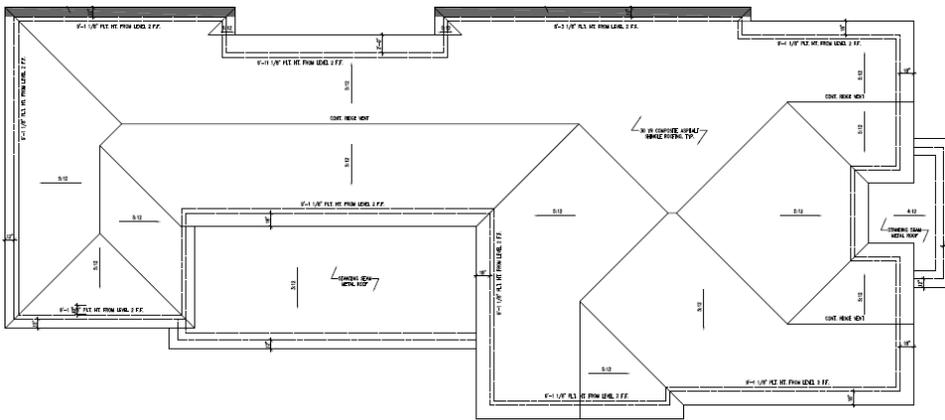


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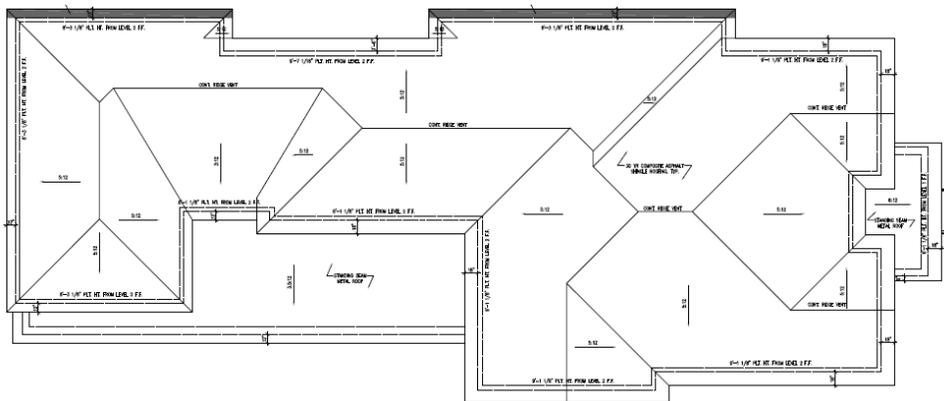




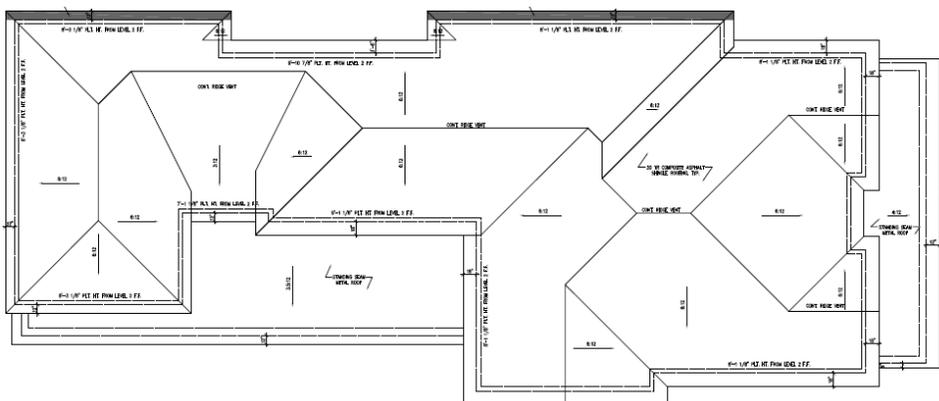
ROOF PLAN
DENIED 9/24/2015



DENIED 10/22/2015



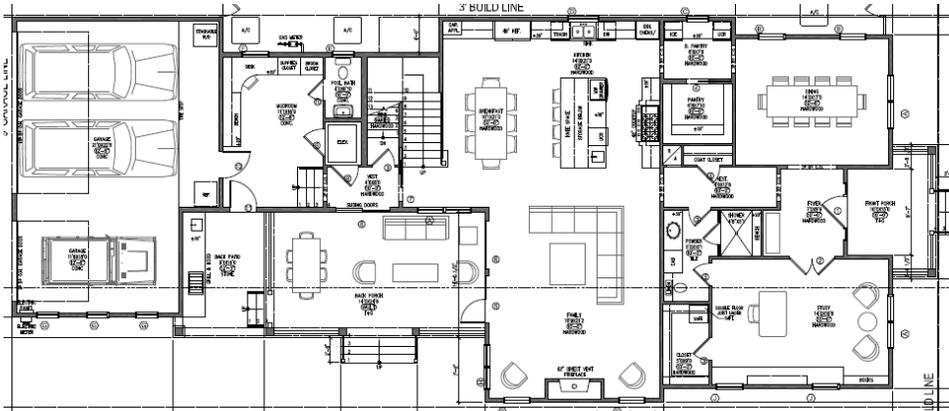
PROPOSED



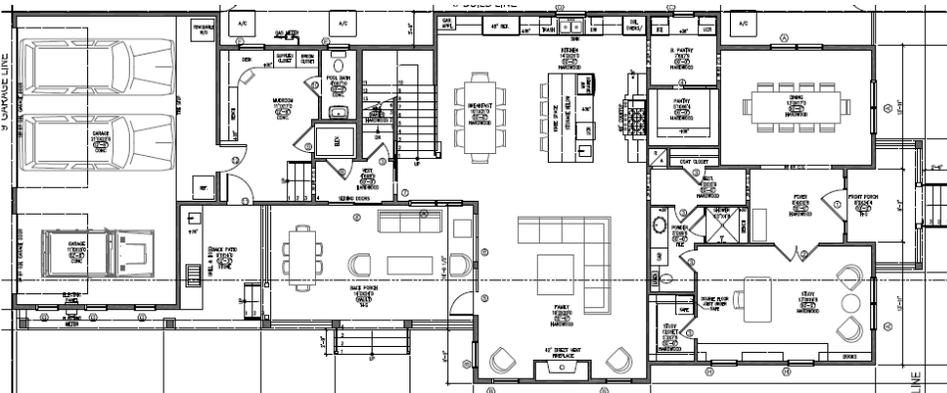


FIRST FLOOR PLAN

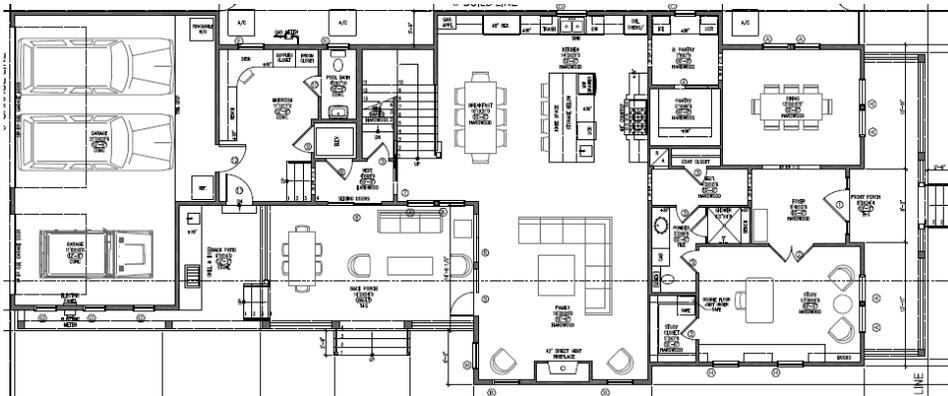
DENIED 9/24/2015



DENIED 10/22/2015



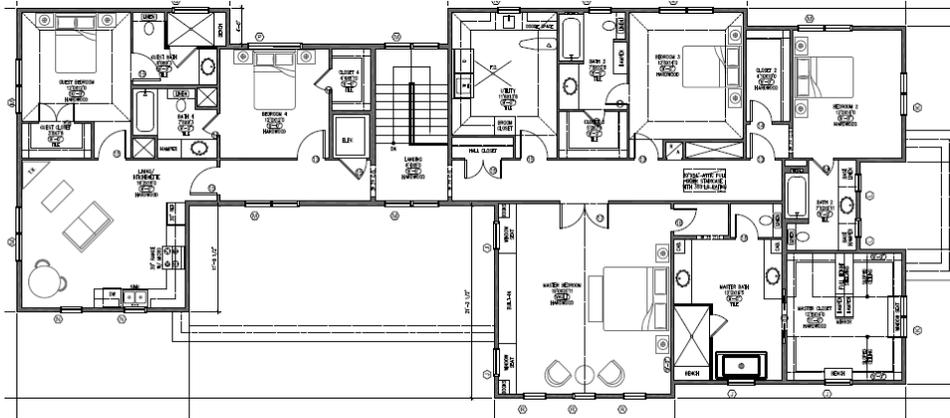
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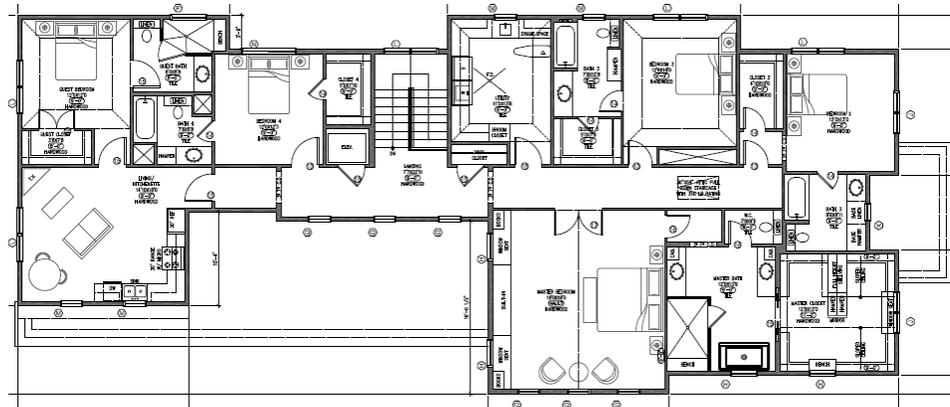


SECOND FLOOR PLAN

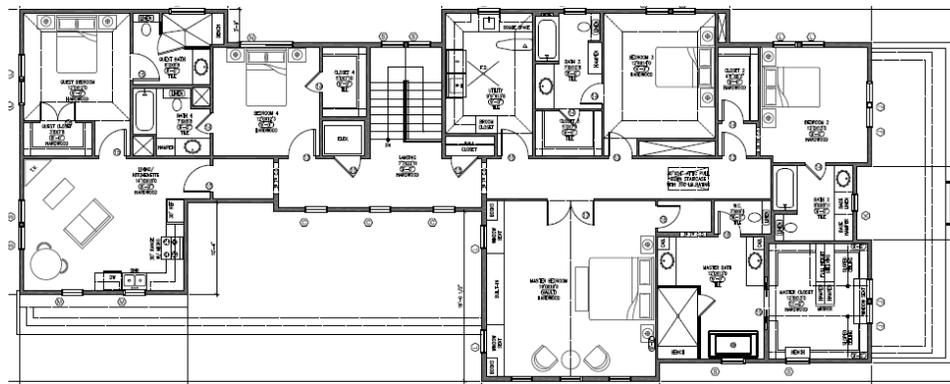
DENIED 9/24/2015



DENIED 10/22/2015



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	8	3'-0"	6'-0"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - STUDY, DINING, BREAKFAST
(B)	3	3'-0"	6'-0"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - FAMILY
(C)	4	2'-6"	4'-0"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - BUTLER'S PANTRY, LANDING
(D)	1	3'-6"	4'-0"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - KITCHEN
(E)	1	2'-6"	4'-6"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - POOL BATH
(F)	1	3'-0" 3'-0"	1'-6" 4'-6"	TRANSOM DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT WITH TRANSOM - MULLED UNIT: MUDROOM
(G)	3	2'-6"	2'-0"	FIXED	2X6	NEW ALUM. CLAD WINDOW, PICTURE RECESSED MOUNT - GARAGE
(H)	2	3'-0"	5'-0"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - STUDY
(J)	4	2'-4"	5'-0"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - MASTER CLOSET, BEDROOM 2
(K)	1	2'-0"	2'-0"	FIXED	2X6	NEW ALUM. CLAD WINDOW, 2/2 RECESSED MOUNT - BATH 2
(L)	8	2'-8"	5'-0"	CASEMENT	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - BEDROOM 2, BEDROOM 3, GUEST BEDROOM, MASTER BEDROOM
(M)	4	2'-6"	3'-6"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - BATH 3, UTILITY, LIVING/KITCHENETTE
(N)	1	5'-0"	3'-6"	SLIDER	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - BEDROOM 4
(P)	1	4'-0"	1'-6"	FIXED	2X6	NEW ALUM. CLAD WINDOW, PICTURE RECESSED MOUNT - GUEST BATH
(Q)	3	2'-6"	4'-0"	FIXED	2X6	NEW ALUM. CLAD WINDOW, PICTURE RECESSED MOUNT - MASTER BEDROOM
(R)	1	2'-4"	6'-0"	CASEMENT	8"CMU	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - WINE CELLAR
(S)	6	2'-8"	5'-0"	DOUBLE HUNG	2X6	NEW ALUM. CLAD WINDOW, 1/1 RECESSED MOUNT - STAIRS, LIVING/KITCHENETTE, MASTER BATHROOM, MASTER CLOSET

DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	1'-6" 3'-6" 1'-6"	8'-0" 8'-0" 8'-0"	SIDELITE EXTERIOR SIDELITE	2X6	MULLED UNIT: TEMPERED. FOYER
(2)	1	(2)2'-6"	8'-0"	INTERIOR	2X4	UNIT: STUDY
(3)	5	2'-6"	8'-0"	INTERIOR	2X4	STUDY CLOSET, POWDER, COAT CLOSET, WINE CELLAR
(4)	1	2'-6"	8'-0"	INT POCKET	2X6	PANTRY
(5)	1	(2)2'-8"	8'-0"	EXTERIOR	2X6	UNITY: 1 OPERABLE, 1 FIXED. FAMILY
(6)	1	(2)2'-8"	8'-0"	EXTERIOR	2X6	UNITY: 2 FIXED. FAMILY
(7)	1	3'-0"	8'-0"	INT POCKET	2X6	BREAKFAST
(8)	1	(2)3'-0"	8'-0"	EXT SLIDING	2X6	UNIT: TEMPERED. BACK PORCH
(9)	2	3'-0"	8'-0"	INTERIOR	2X4	ELEVATOR
(10)	1	2'-4"	8'-0"	INTERIOR	2X4	POOL BATH
(11)	1	3'-0"	8'-0"	EXTERIOR	2X6	MUDROOM
(12)	1	3'-0"	8'-0"	EXTERIOR	2X6	20 MIN FIRE RATED DOOR W/ SELF-CLOSING HARDWARE: GARAGE
(13)	3	2'-8"	7'-0"	INTERIOR	2X4	BEDROOM 2, BEDROOM 3, BEDROOM 4
(14)	6	2'-4"	7'-0"	INTERIOR	2X4	CLOSET 4, BATH 4, BATH 3, CLOSET 3, CLOSET 2, BATH 2
(15)	7	3'-0"	7'-0"	INTERIOR	2X4	LIVING/KITCHENETTE, GUEST BEDROOM, GUEST BATHROOM, ELEV, UTILITY, HALL CLOSET, BASEMENT STORAGE
(16)	1	(2)2'-0"	7'-0"	INTERIOR	2X4	UNIT: GUEST CLOSET
(17)	1	(2)2'-8"	7'-0"	INTERIOR	2X4	UNIT: MASTER BEDROOM
(18)	2	2'-6"	7'-0"	INTERIOR	2X4	MASTER BATHROOM
(19)	1	(2)1'-6"	7'-0"	INT POCKET	2X6	UNIT: MASTER CLOSET

TYPICAL DETAILS OF HOUSTON HEIGHTS WEST

TWO-STORY CONTRIBUTING STRUCTURES

DENIED 9/24/2015

FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1236 Rutland 39	209 W 16th 36	201 W 15th 25	201 W 15 th 13	1443 Allston 13/12
1205 Rutland 39	201 W 15th 35	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1245 Yale 33	1246 Allston 34	327 W 16th 24	1205 Rutland 12	1232 Tulane 10/12
1246 Allston 32	327 W 16th 33	1205 Rutland 23	1443 Allston 12	201 W 15th 10/12
1343 Rutland 32	1541 Ashland 33	1537 Tulane 23	1531 Allston 12	209 W 16th 10/12
1400 Allston 31	1541 Tulane 33	206 W 16 th 23	1245 Yale 12	1235 Yale 8/12
1541 Ashland 31	201 W 16th 33	1245 Yale 23	1535 Allston 11	1246 Allston 8/12
1109 Rutland 31	1205 Rutland 32	1531 Allston 23	1109 Rutland 11	1531 Allston 8/12
1537 Tulane 31	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
1232 Tulane 30	1537 Tulane 32	1443 Allston 22	509 W 15th 11	1237 Rutland 8/12
1147 Allston 28	1245 Yale 32	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	201 W 16 th 7/12
1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston #	1537 Tulane 7/12
611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland #	611 W 15th 7/12
1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland #	1245 Yale 6/12
1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland #	1147 Allston 6/12
1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland #	1400 Allston 6/12
201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland #	1541 Ashland 6/12
1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston #	1439 Rutland 6/12
1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane #	1535 Rutland 6/12
1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane #	1427 Tulane 6/12
209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane #	1205 Rutland 5/12
1202 Rutland *	1535 Rutland 26	1427 Tulane 18	611 W 15th #	1202 Rutland *
509 W 15th *	1427 Tulane 25	611 W 15th 17	209 W 16th #	1343 Rutland *
327 W 16th *	611 W 15th 22	1109 Rutland 16	327 W 16th *	509 W 15th *

- No one story porch * - Obstructed from measurement

TYPICAL DETAILS OF HOUSTON HEIGHTS WEST

TWO-STORY CONTRIBUTING STRUCTURES

DENIED 10/22/2015

FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1236 Rutland 39	209 W 16th 36	201 W 15th 25	201 W 15 th 13	1443 Allston 13/12
1205 Rutland 36	201 W 15th 35	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1245 Yale 33	1246 Allston 34	327 W 16th 24	1245 Yale 12	1232 Tulane 10/12
1246 Allston 32	327 W 16th 33	1205 Rutland 23	1443 Allston 12	201 W 15th 10/12
1343 Rutland 32	1541 Ashland 33	1537 Tulane 23	1531 Allston 12	209 W 16th 10/12
1400 Allston 31	1541 Tulane 33	206 W 16 th 23	1205 Rutland 11	1235 Yale 8/12
1541 Ashland 31	201 W 16th 33	1245 Yale 23	1535 Allston 11	1246 Allston 8/12
1109 Rutland 31	1245 Yale 32	1531 Allston 23	1109 Rutland 11	1531 Allston 8/12
1537 Tulane 31	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
1232 Tulane 30	1537 Tulane 32	1443 Allston 22	509 W 15th 11	1237 Rutland 8/12
1147 Allston 28	1205 Rutland 31	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	201 W 16 th 7/12
1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston #	1537 Tulane 7/12
611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland #	611 W 15th 7/12
1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland #	1245 Yale 6/12
1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland #	1147 Allston 6/12
1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland #	1400 Allston 6/12
201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland #	1541 Ashland 6/12
1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston #	1439 Rutland 6/12
1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane #	1535 Rutland 6/12
1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane #	1427 Tulane 6/12
209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane #	1205 Rutland 5/12
1202 Rutland *	1535 Rutland 26	1427 Tulane 18	611 W 15th #	1202 Rutland *
509 W 15th *	1427 Tulane 25	611 W 15th 17	209 W 16th #	1343 Rutland *
327 W 16th *	611 W 15th 22	1109 Rutland 16	327 W 16th *	509 W 15th *

- No one story porch * - Obstructed from measurement

TYPICAL DETAILS OF HOUSTON HEIGHTS WEST

TWO-STORY CONTRIBUTING STRUCTURES

PROPOSED

FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1236 Rutland 39	209 W 16th 36	201 W 15th 25	201 W 15 th 13	1443 Allston 13/12
1205 Rutland 36	201 W 15th 35	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1245 Yale 33	1246 Allston 34	327 W 16th 24	1245 Yale 12	1232 Tulane 10/12
1246 Allston 32	327 W 16th 33	1531 Allston 23	1443 Allston 12	201 W 15th 10/12
1343 Rutland 32	1541 Ashland 33	1537 Tulane 23	1531 Allston 12	209 W 16th 10/12
1400 Allston 31	1541 Tulane 33	206 W 16 th 23	1205 Rutland 11	1235 Yale 8/12
1541 Ashland 31	201 W 16th 33	1245 Yale 23	1535 Allston 11	1246 Allston 8/12
1109 Rutland 31	1205 Rutland 32	1205 Rutland 22	1109 Rutland 11	1531 Allston 8/12
1537 Tulane 31	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
1232 Tulane 30	1537 Tulane 32	1443 Allston 22	509 W 15th 11	1237 Rutland 8/12
1147 Allston 28	1245 Yale 32	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	201 W 16 th 7/12
1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston #	1537 Tulane 7/12
611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland #	611 W 15th 7/12
1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland #	1205 Rutland 6/12
1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland #	1147 Allston 6/12
1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland #	1400 Allston 6/12
201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland #	1541 Ashland 6/12
1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston #	1439 Rutland 6/12
1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane #	1535 Rutland 6/12
1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane #	1427 Tulane 6/12
209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane #	1245 Yale 6/12
1202 Rutland *	1535 Rutland 26	1427 Tulane 18	611 W 15th #	1202 Rutland *
509 W 15th *	1427 Tulane 25	611 W 15th 17	209 W 16th #	1343 Rutland *
327 W 16th *	611 W 15th 22	1109 Rutland 16	327 W 16th *	509 W 15th *

- No one story porch * - Obstructed from measurement

PROJECT DETAILS

Shape/Mass: **Denied 9/24/15:** *Proposed structure will measure 39' deep at the front (with a maximum width of 42' 11" starting 17' 5" from the front wall) by 102' 10" deep with an eave height of 22' 8" and a ridge height of 32' 1". The proposed front porch will measure 15' wide and will feature an eave height of 11' 7".*

Denied 10/22/15: *The applicant has lowered the max ridge height, ridge height, lowered the front width and max width, lowered the front porch eave height, and revised the roof structure and massing of the proposed attached garage to better articulate the rear of the structure from the main residence. The conditioned square footage has been reduced from 5,341 square feet to 4,536 square feet. The revised residence will measure 36' wide at the front (with a maximum width of 41' 9") by 102' 10" deep with an eave height of 22' 8" and a ridge height of 31' 5". The porch eave height has been reduced to 10' 7".*

Proposed: The roof pitch has been raised to 6:12 resulting in a ridge height of 31' 10" and an eave height of 21' 11". The two front facing bump outs have been reduced in size and the previous 15' wide front porch has been expanded to span the front width of the structure. The square footage of the proposed residence is now 4, 448.

All height dimensions are measured from the existing natural grade, which is 1' 8" taller than the crown of Rutland Street.

Setbacks: **Denied 9/24/15:** *The proposed residence will be constructed to within 20' of the front property line, 20' 7" from the south property line, 3' 2" from the north property line and 9' 1" from the rear property line.*

Proposed: The south side setback has been reduced to 21' 9"

Foundation: Pier and beam foundation with a finished floor height of 2' 8" from existing natural grade or 4' 4" from the crown of Rutland Street.

Windows/Doors: Residence will feature wood recessed mounted single hung 1-over-1 windows and single lite casement windows. The proposed front entrance will feature a wood three light Craftsman style door with a dentil shelf and a pair of side lites.

Exterior Materials: Residence will be clad in smooth finish cementitious siding with a 6" exposure. The front and side porches will be supported by 10" square cementitious columns and will feature wood guardrails. Both porches will be accessible by a set of wood steps.

Roof: **Denied 9/24/15 and 10/22/15:** *The residence will feature a hipped roof with a 5:12 pitch. The residence will also feature two front facing and one side facing gable, each with a 5:12 pitch.*

Proposed: The roof pitch has been raised to 6:12.

Front Elevation: The façade will feature three bays. The two side bays will feature gable roofs and the central bay (East) will be recessed from the side bays. The front porch will span the front width of the residence. The porch will feature four 10" square columns. The flanking bays will each feature pairs of adjoining 1-over-1 windows on the first and second floor. A casement window will be located on the second floor above the front porch.

Side Elevation: The first 25' 5" of the structure will feature four 1-over-1 windows at the first and second floors. (South) The next 19' 11" of the structure will feature two 1-over-1 windows on the first floor and three 1-over-1 windows on the second. This section of the structure will bump out 2' from the first section and will feature a gabled roof. The next 34' 8" of the structure will consist of a two-story mass with a 1st floor side porch. The area behind the side porch will feature a set of sliding doors, a door with a transom lite and a pair of 1-over-1 windows. The second floor will feature three 1-over-1 windows. The remaining 17' 10" of the structure will consist of the side elevation of the proposed

attached garage with upstairs living space. This will feature three casement windows on the first floor and a pair of 1-over-1 windows on the second.

Side Elevation: The north elevation features an exterior wall that bumps out and recesses in four locations. The
(North) first 17' 5" of the residence will be built to within 5' 2" of the north property line and will feature a pair of adjoining 1-over-1 windows on the first and second floors. The next 32' 11" will bump out 2' towards the north side property line and will feature a two 1-over-1 windows on the first floor and four on the second. The next 24' of the structure will be recessed 7' 2" from the north side property line and will feature a pair of 1-over-1 windows on the first floor, one with a transom window, and a pair of 1-over-1 windows and a pair of casement windows on the second. The remaining 23' 5" of the structure will be set back 3' 2" from the north side property line and will feature one single lite casement window on the second floor.

Rear Elevation: The proposed alley loading two-story attached garage will be situated at the rear of the property.
(West) The 1st floor will feature a double width garage door, as well a separate single garage door, for a total of three car bays. The 2nd floor will feature two pairs of adjoining 1-over-1 windows.