CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Spencer Howard, Spencer Howard Design + Construction Management for Finial Orb Heights I LP, owner

Property: 711 Heights Boulevard, Lot 10, Block 261, Houston Heights Subdivision. The property includes a historic 1,408 square foot, one-story wood frame mixed use building and a detached garage situated on a 7,500 square foot (50' x 150') interior lot.

Significance: Contributing Bungalow mixed use structure, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: New Construction – Construct a rear one-story 1,400 square foot detached commercial building at the rear of the lot

- 29' wide, 48' deep, and 18'-9" to the ridge
- Clad with 3 ½" cementitious horizontal lap siding
- Wood single lite windows

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

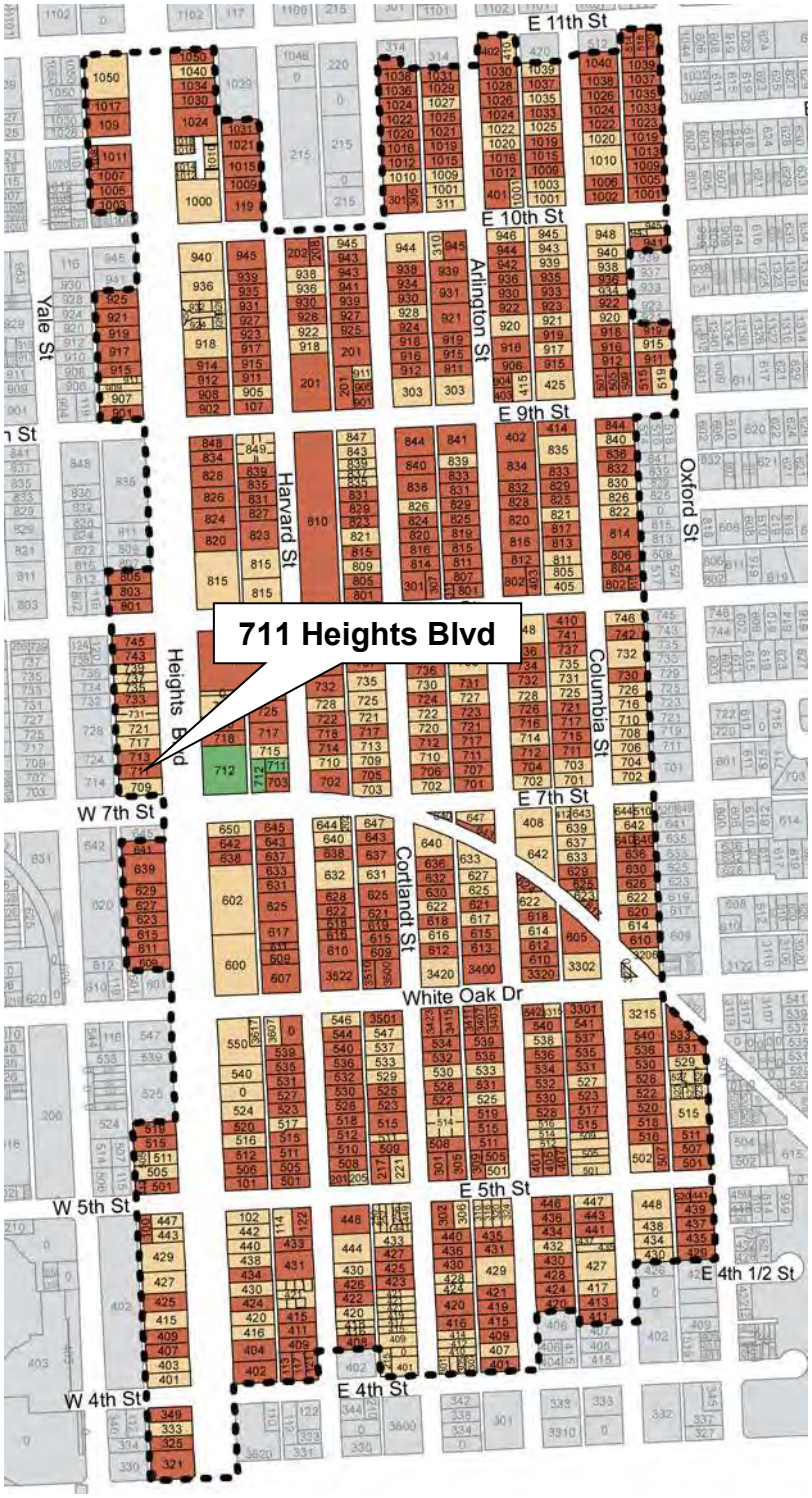
.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park



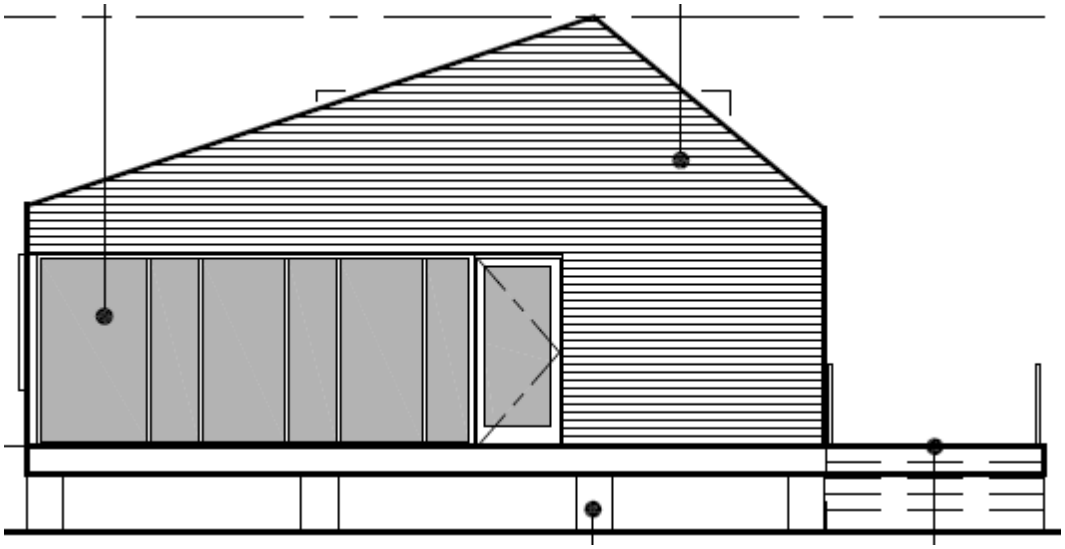
INVENTORY PHOTO

3D RENDERING – FRONT FACING HEIGHTS BOULEVARD

PROPOSED

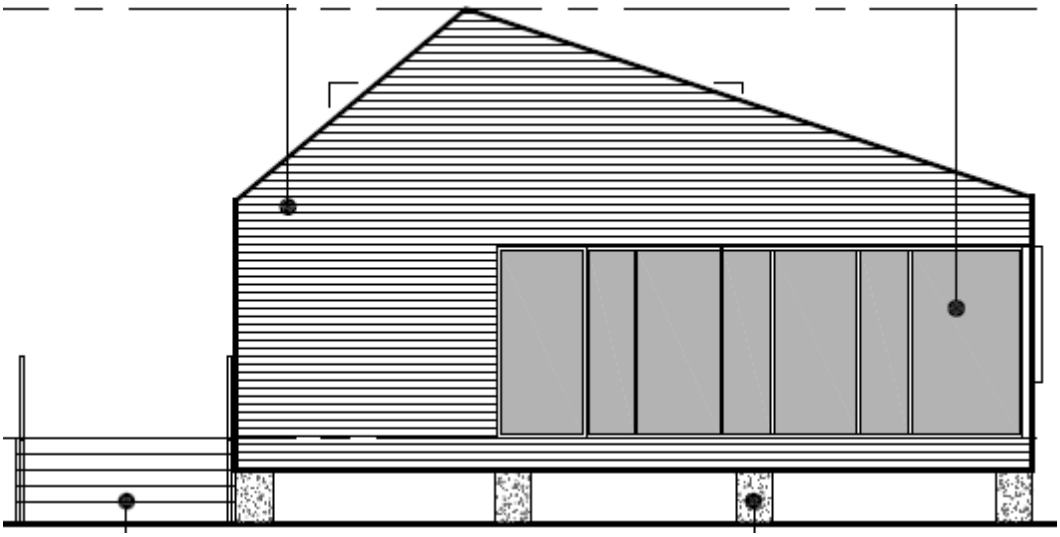
EAST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

PROPOSED



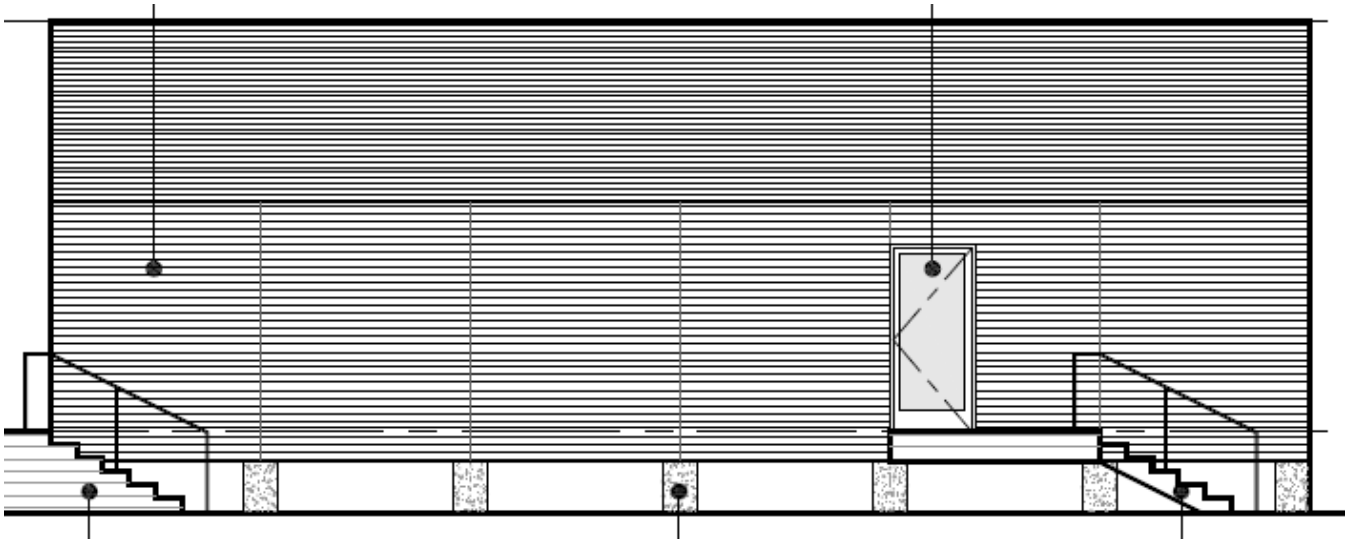
WEST (REAR) ELEVATION

PROPOSED



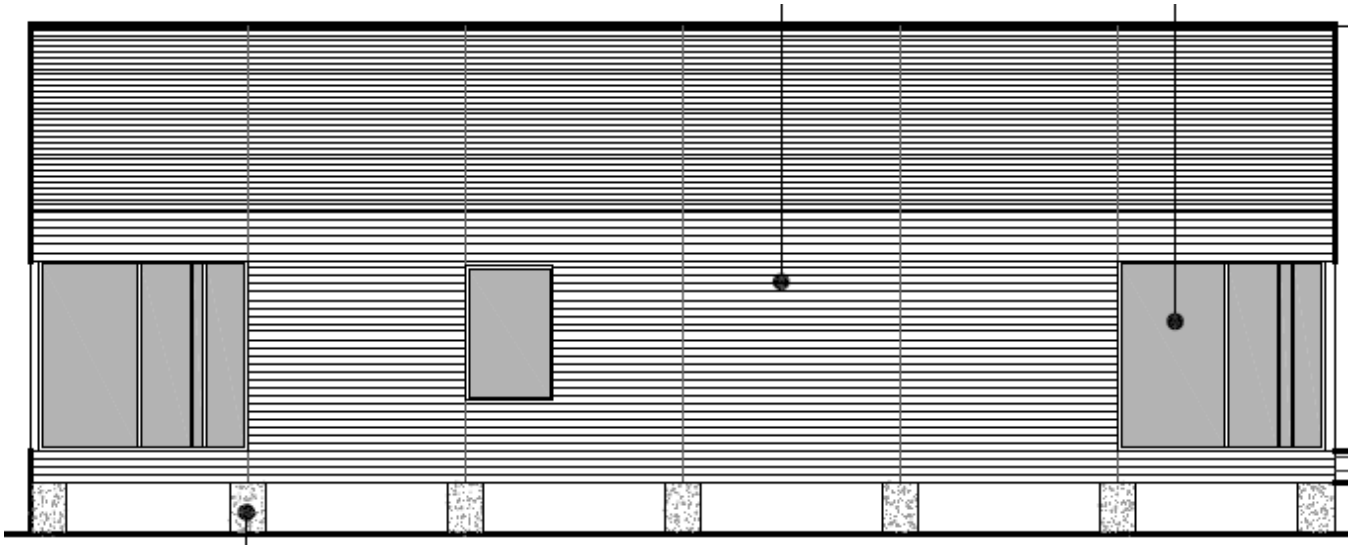
NORTH SIDE ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

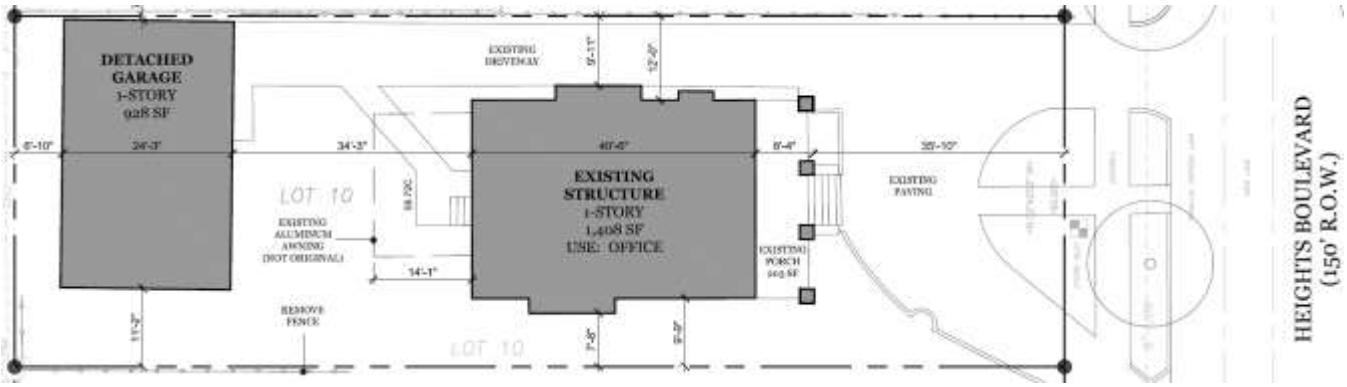
PROPOSED



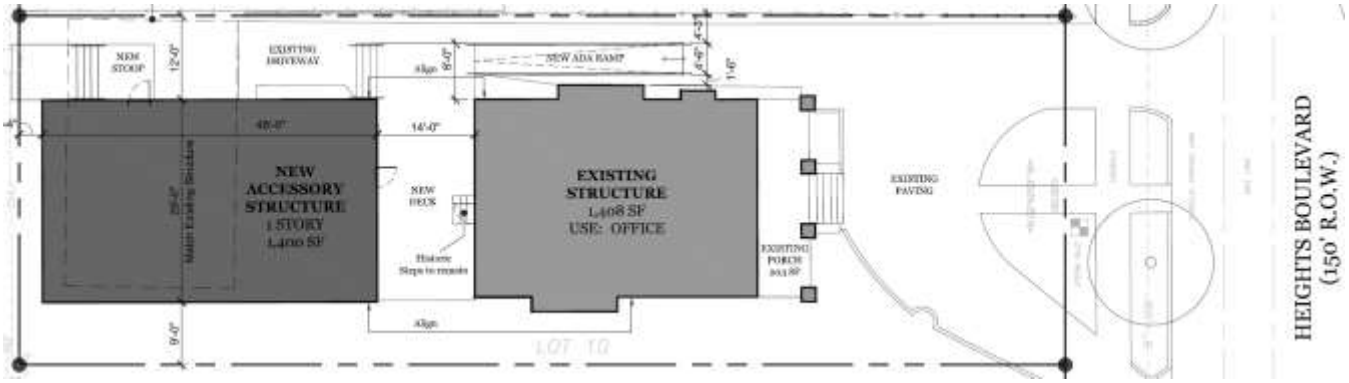
SITE PLAN

N

EXISTING



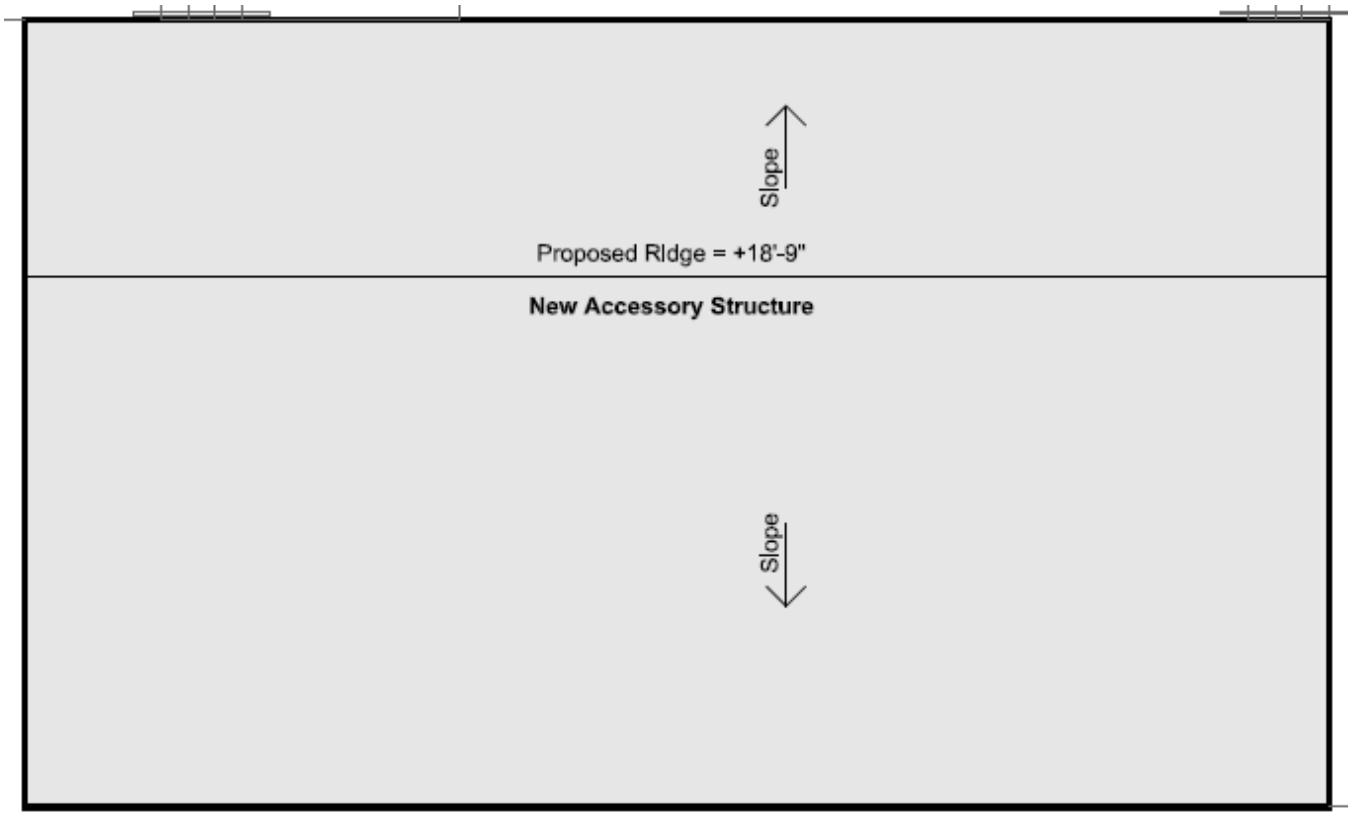
PROPOSED



ROOF PLAN

N

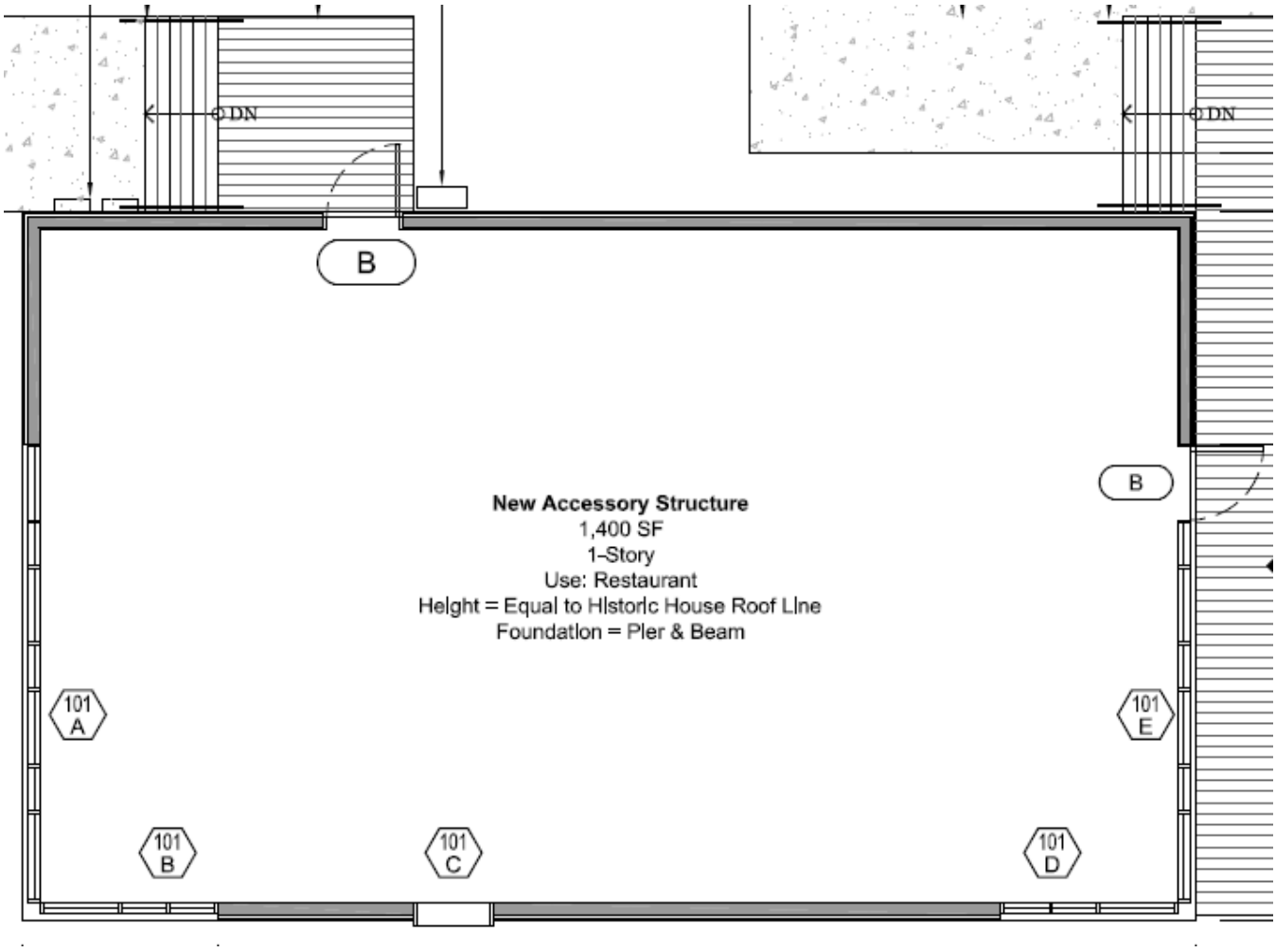
PROPOSED



FIRST FLOOR PLAN

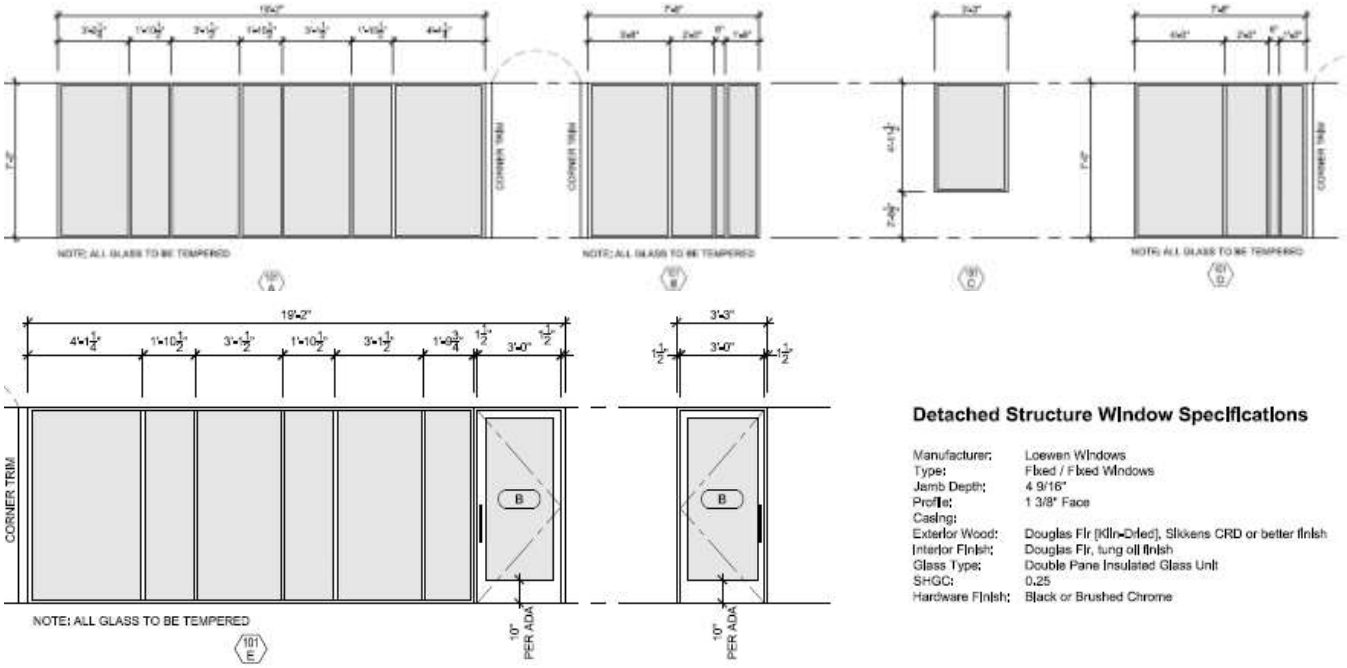
N

PROPOSED



WINDOW / DOOR SCHEDULE

SUB-HEADING



Detached Structure Window Specifications

Manufacturer:	Loewen Windows
Type:	Fixed / Fixed Windows
Jamb Depth:	4 9/16"
Profile:	1 3/8" Face
Casing:	
Exterior Wood:	Douglas Fir (Kiln-Dried), Sikkens CRD or better finish
Interior Finish:	Douglas Fir, tung oil finish
Glass Type:	Double Pane Insulated Glass Unit
SHGC:	0.25
Hardware Finish:	Black or Brushed Chrome

PHOTOS SUBMITTED BY APPLICANT

EXISTING GARAGE TO BE DEMOLISHED

PROJECT DETAILS

Shape/Mass: The detached structure will measure 29' wide, 48' deep, and 18'-9" to the ridge.

Setbacks: The structure will be setback 98'-8" from the front property line, 12' from the north, side property line, 9' from the south, side property line, and 3'-4" from the rear property line.

Foundation: The structure will be built on a pier and beam foundation with a 3'-1" finished floor height.

Windows/Doors: The structure will feature wood single lite fixed windows and single lite entry doors.

Exterior Materials: The structure will be clad with 3 ½" smooth finish cementitious horizontal laps siding.

Roof: The structure will feature an asymmetrical gable roof with a 4/12 pitch on the north elevation and a 10/12 pitch on the south elevation. The roof will be clad with cementitious lap siding.

Front Elevation: (East) Please see elevation drawings on pg. 6

Side Elevation: (North) Please see elevation drawings on pg. 7

Side Elevation: (South) Please see elevation drawings on pg. 7

Rear Elevation: (West) Please see elevation drawings on pg. 6