

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2015

Applicant: Greg Swedberg, 2Scale Architects for David Gordon, Whitestone Builders owner

Property: 1411 Ashland Street, Lot 15 and 14, Block 151, Houston Heights Subdivision. The property consists of a 6,000 square foot (50' x 132') interior lot.

Significance: Noncontributing residence, located in the Houston Heights Historic District West. This house was demolished on 10/8/14 and the site is currently vacant.

Proposal: New Construction – *Resubmittal* 3,849 square foot two story residence. The applicant submitted an application for the November 20, 2014 HAHC meeting. The Commission accepted staff’s recommendation to deny the application for not meeting criteria 2 and 3 of the Ordinance’s requirements for new construction within Historic Districts.

The applicant has since modified their design to eliminate incompatible exterior features and to make the proportion of the proposed residence’s exterior dimensions compatible with Contributing residence’s within Houston Heights Historic District West.

The applicant is now submitting a Certificate of Appropriateness application with the following revisions:

- Reduced the proposed dimensions, including width from 36’ to 35’, ridge height from 32’ 10” to 32’ 4”, eave height from 22’ 4” to 21’ 8”, and the porch eave height from 13’ 2” to 12’ 6”.
- Omitted several previously proposed incompatible exterior features, including tapered stone porch columns, 4 and 1 over 1 windows, and seven triangular shaped roof brackets.

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

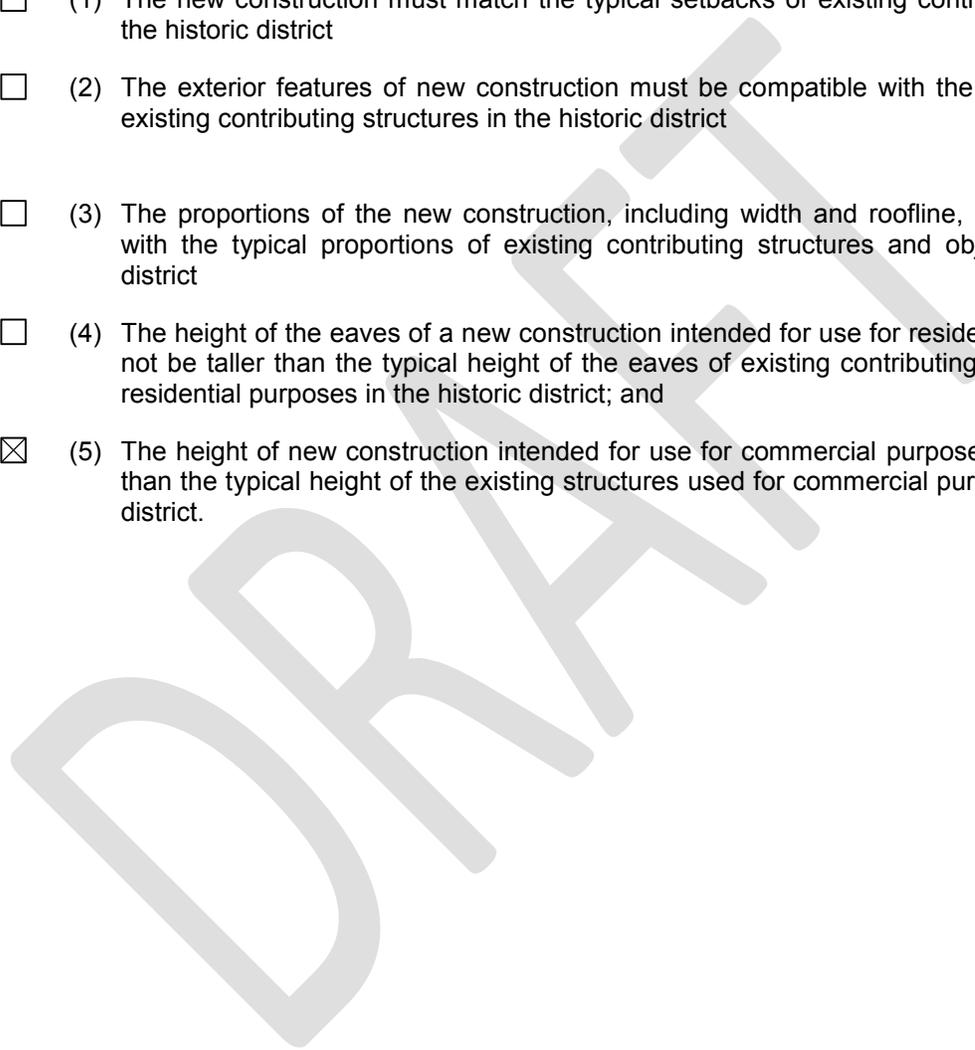
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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



NEIGHBORING PROPERTIES
EXISTING SITE VIEWING WEST



EXISTING SITE VIEWING NORTH



ACROSS THE STREET



3D RENDERING – FRONT FACING ASHLAND STREET

DENIED 11/20/14



PROPOSED



EAST ELEVATION – FRONT FACING ASHLAND STREET

DENIED 11/20/14

PROPOSED



SOUTH SIDE ELEVATION

DENIED 11/20/14



PROPOSED



Front

NORTH SIDE ELEVATION

DENIED 11/20/14



PROPOSED

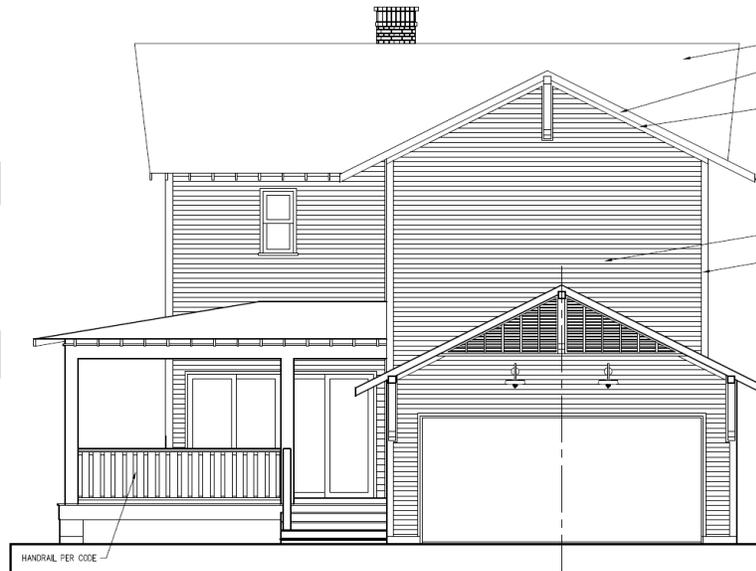


WEST (REAR) ELEVATION

DENIED 11/20/14

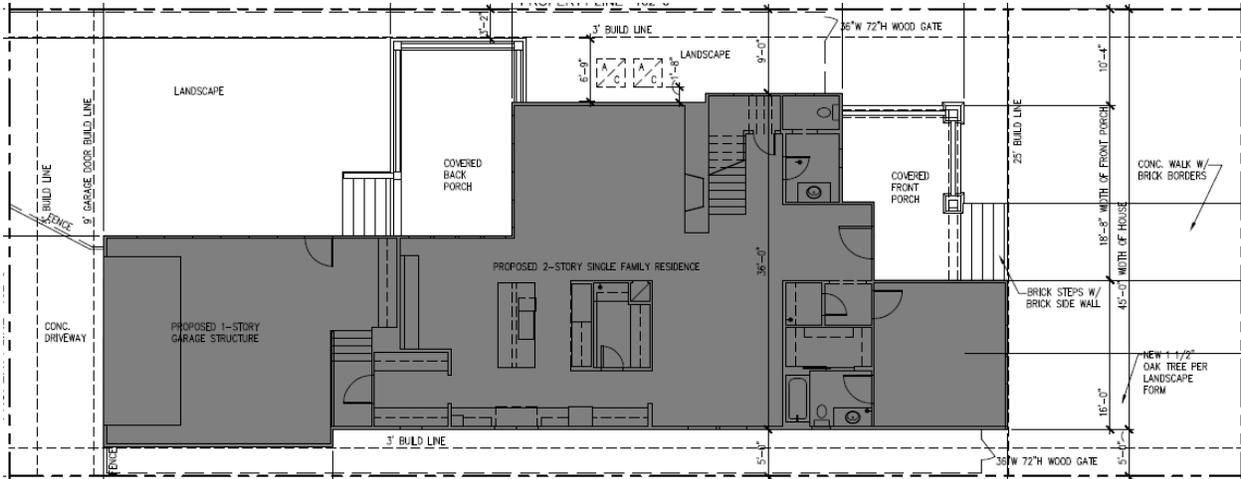


PROPOSED





SITE PLAN
DENIED 11/20/14

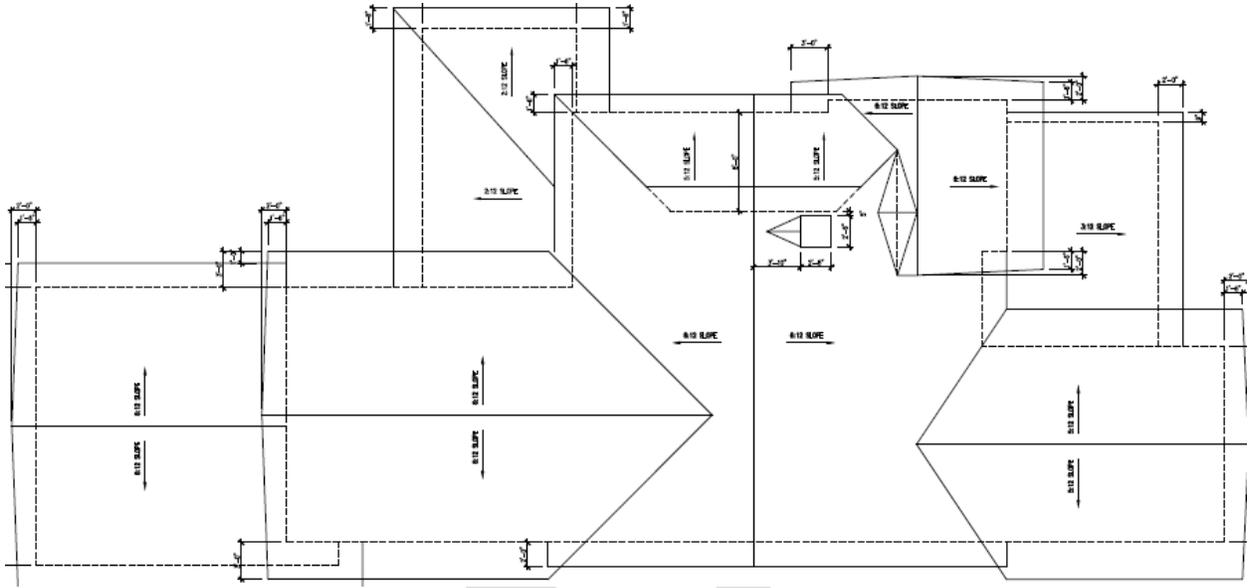


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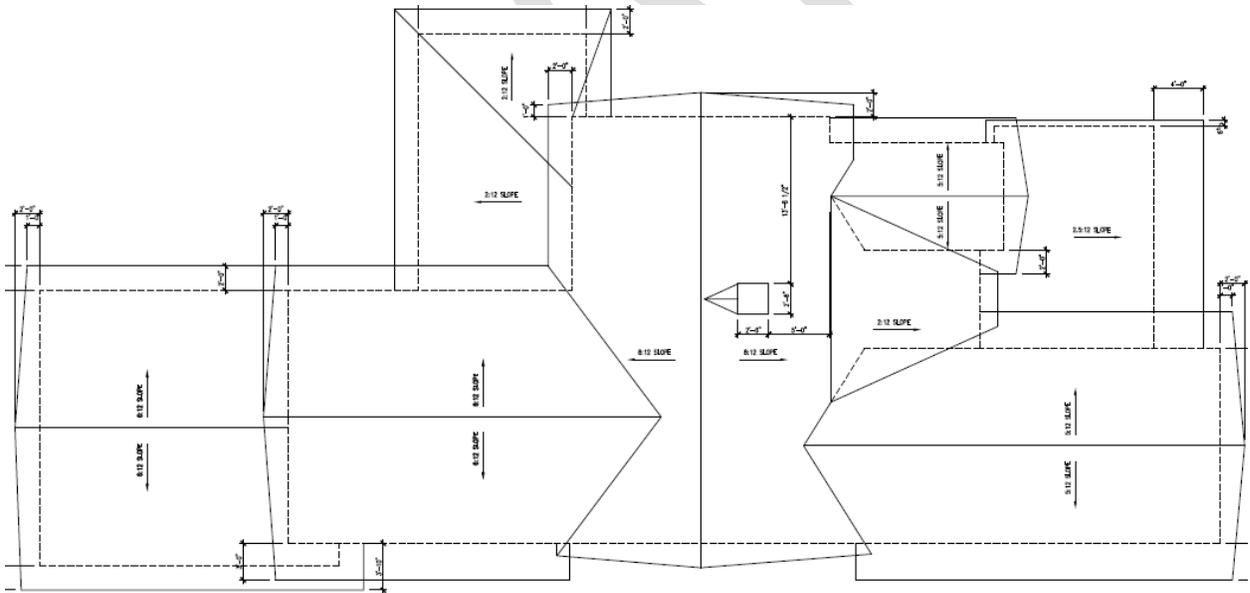




ROOF PLAN
DENIED 11/20/14



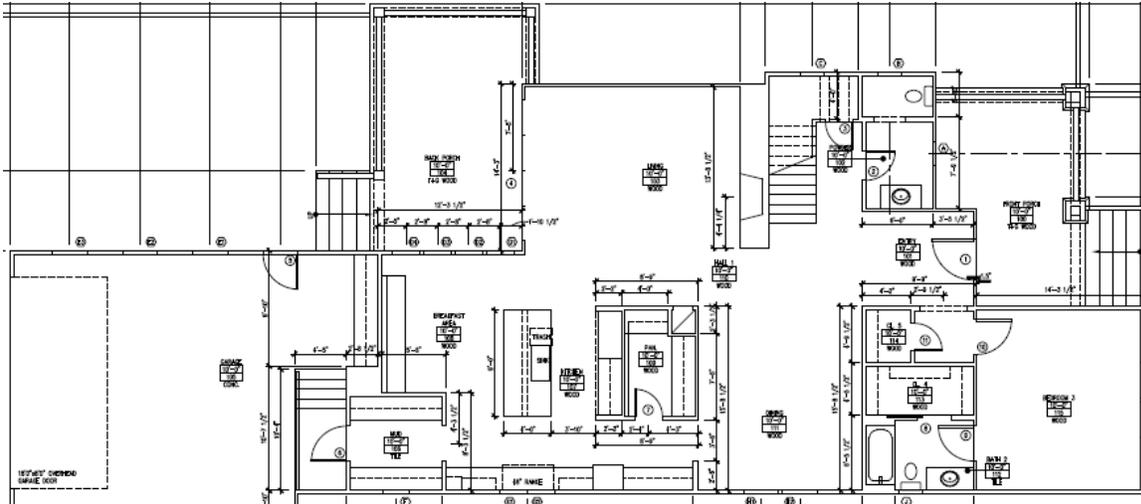
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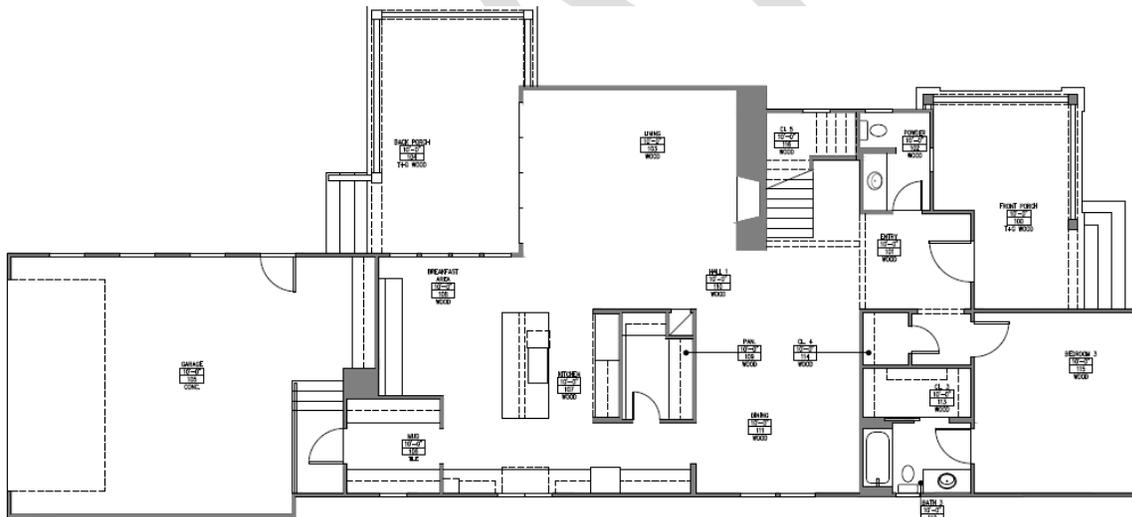


FIRST FLOOR PLAN

DENIED 11/20/14



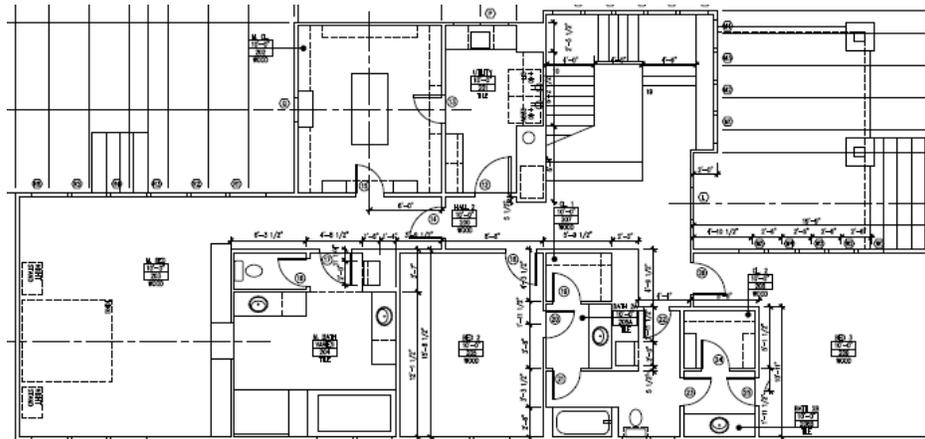
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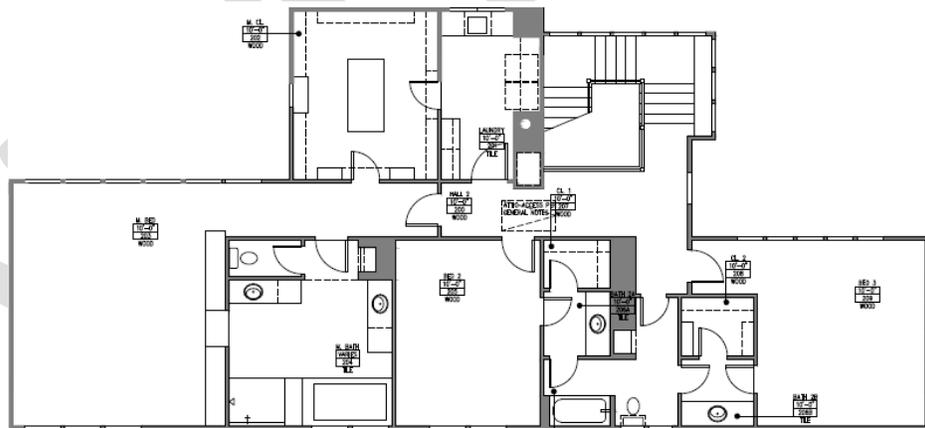


SECOND FLOOR PLAN

DENIED 11/20/14



PROPOSED

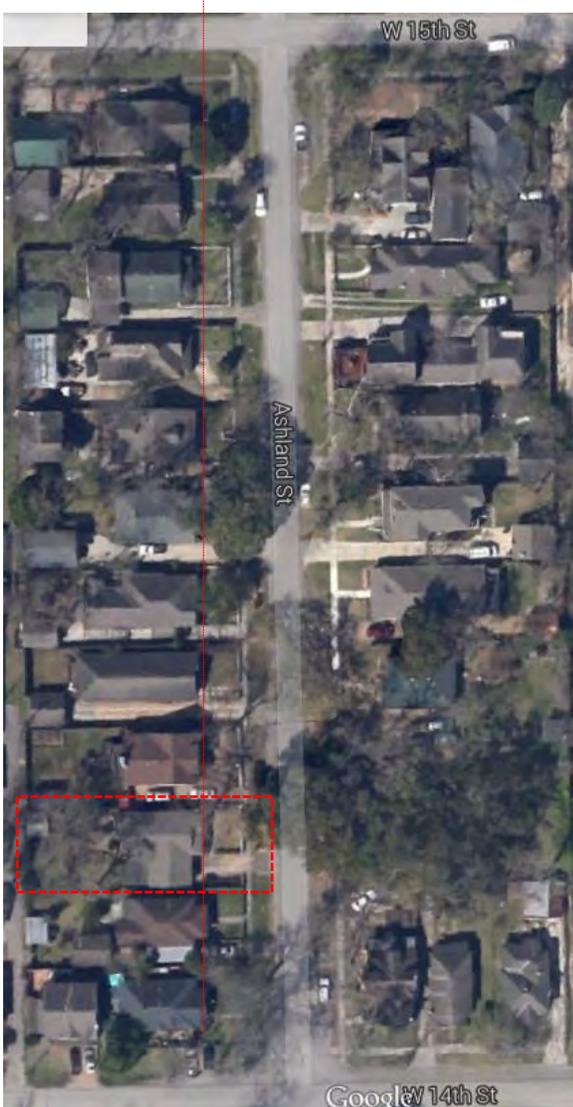


BLOCKFACE

PREVIOUS 21' SETBACK



PROPOSED 25' SETBACK



HOUSTON HEIGHTS WEST TYPICAL DETAILS

TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE

DENIED 11/20/14

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	1443	Allston	13/12
1411	Ashland	36	201	W 15th	35	201	W 16th	25	201	W 16th	13
1245	Yale	33	1246	Allston	34	327	W 16th	24	201	W 15 th	13
1246	Allston	32	1411	Ashland	33	1531	Allston	23	1443	Allston	12
1343	Rutland	32	1541	Ashland	33	1537	Tulane	23	1531	Allston	12
1400	Allston	31	1541	Tulane	33	206	W 16 th	23	1245	Yale	12
1541	Ashland	31	201	W 16th	33	1245	Yale	23	1535	Allston	11
1109	Rutland	31	327	W 16th	33	1411	Ashland	22	1109	Rutland	11
1537	Tulane	31	1443	Allston	32	1246	Allston	22	1343	Rutland	11
1232	Tulane	30	1537	Tulane	32	1443	Allston	22	509	W 15th	11
1147	Allston	28	1245	Yale	32	1237	Rutland	22	1147	Allston	10
1341	Allston	28	1531	Allston	31	1343	Rutland	22	1400	Allston	10
1439	Rutland	28	1202	Rutland	31	1429	Rutland	22	1509	Allston	10
1427	Tulane	28	1237	Rutland	31	1541	Tulane	22	1535	Rutland	10
1541	Tulane	28	1109	Rutland	30	509	W 15th	22	1447	Tulane	10
201	W 16th	28	1447	Tulane	30	1509	Allston	21	1235	Yale	10
1447	Tulane	27	1400	Allston	29	1541	Ashland	21	1439	Rutland	9
1237	Rutland	26	1343	Rutland	29	1202	Rutland	21	1427	Tulane	9
1429	Rutland	25	1235	Yale	29	1447	Tulane	21	1246	Allston	#
611	W 15th	25	1147	Allston	28	1147	Allston	20	1429	Rutland	#
1235	Yale	25	1509	Allston	28	1400	Allston	20	1541	Ashland	#
1443	Allston	24	1535	Allston	28	1535	Allston	20	1237	Rutland	#
1531	Allston	24	1236	Rutland	28	1236	Rutland	20	1202	Rutland	#
201	W 15th	22	1429	Rutland	28	1235	Yale	20	1236	Rutland	#
1535	Allston	21	1341	Allston	27	1439	Rutland	19	1341	Allston	#
1535	Rutland	21	1439	Rutland	27	1535	Rutland	19	1232	Tulane	#
1509	Allston	18	1232	Tulane	27	1341	Allston	18	1537	Tulane	#
209	W 16th	14	509	W 15th	27	1232	Tulane	18	1541	Tulane	#
1202	Rutland	*	1535	Rutland	26	1427	Tulane	18	611	W 15th	#
509	W 15th	*	1427	Tulane	25	611	W 15th	17	209	W 16th	#
327	W 16th	*	611	W 15th	22	1109	Rutland	16	327	W 16th	*

- No one story porch * - Obstructed from measurement

HOUSTON HEIGHTS WEST TYPICAL DETAILS

TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE

PROPOSED REVISIONS

FRONT WIDTH			RIDGE HT			EAVE HT			PORCH EAVE HT			ROOF PITCH		
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1236	Rutland	39	209	W 16th	36	201	W 15th	25	201	W 15 th	13	1443	Allston	13/12
1411	Ashland	35	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	1411	Ashland	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	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	1411	Ashland	32	1411	Ashland	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	#	1411	Ashland	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 11/20/14:** *The proposed residence will measure 96' 10" deep by a front width of 36' and will feature an eave height of 22' 4" and a ridge height of 32' 10". The front porch eave height will be 13' 2". The maximum width of 45' includes a covered porch at the north side of the property which will be set back 78' from the front property line.*

Proposed Revisions: Front width has been reduced to 35', ridge height reduced to 32' 4", eave height reduced to 21' 8", and porch eave height reduced to 12' 6"

Setbacks: The residence will be set back 25' from the west (front), 3' from the south and 3' 2" on the north.

Foundation: Pier and beam foundation with a 3' 2" finished floor height measured from the top of the foundation pier caps. The foundation will feature a combination of wood lattice and horizontal lap smooth finish cementitious skirting.

Windows/Doors: **Denied 11/20/14:** *The residence will feature wood interior sash mounted windows.*

Proposed Revision: The eighteen 3 over 1 casement windows and two double hung 4 over 1 windows have all been replaced with interior sash mounted wood 1 over 1 windows.

Exterior Materials: The structure will be sided in 6" horizontal lap smooth finish cementitious siding.

Roof: The residence will feature a roof consisting of two side and one front facing gable. The side gables will feature a 6:12 pitch and the front gable will feature a 5:12 pitch. The front roof will feature a shed roof with a 3:12 pitch.

Front Elevation: The residence will feature a ½ width front porch with concrete steps. The porch will be supported
(East) by two 8" by 8" square columns. The foundation at the front porch will be clad in painted wood lattice.

The area directly to the south of the front porch will feature horizontal lap cementitious skirting. This section will feature two 4-over-1 windows on the first floor, four 3-over-1 windows on the second and a front facing gable.

The area directly above the porch will feature a bump out with a side facing gable roof. This bump out will feature four 3-over-1 windows.

The front elevation will feature 6 large craftsman style brackets.

Side Elevation: Viewing from front to back, the proposed residence will feature a 13' deep front porch with a shed
(North) roof. The next 34' for the house will feature two windows on the first floor and six on the second. There will be a 12' 11" deep side porch behind this section.

Side Elevation: The first floor will feature 5 windows and the second floor will feature 9. Approximately the first
(South) 20' of the house will feature no windows on the first or second floors.

Rear Elevation: The residence will feature an attached alley loading garage.
(West)