

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 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 – *Deferral*

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

At the February 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.

At the March 2015 meeting, the HAHC deferred a proposal that included the following revisions:

- A gable-on-hip roof form without dormers and a simplified front gable.
- Reduced eave height from 21'-3" to 19'.
- Reduced ridge height from 34'-11" to 28'-10".
- Increased setback from W 9th Street from 10'-6" to 12'-6".

This proposal includes the following revisions:

- Roof form simplified to side gable
- Front gable simplified to eyebrow dormer with scallop shingles
- Columns simplified to full brick piers

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

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

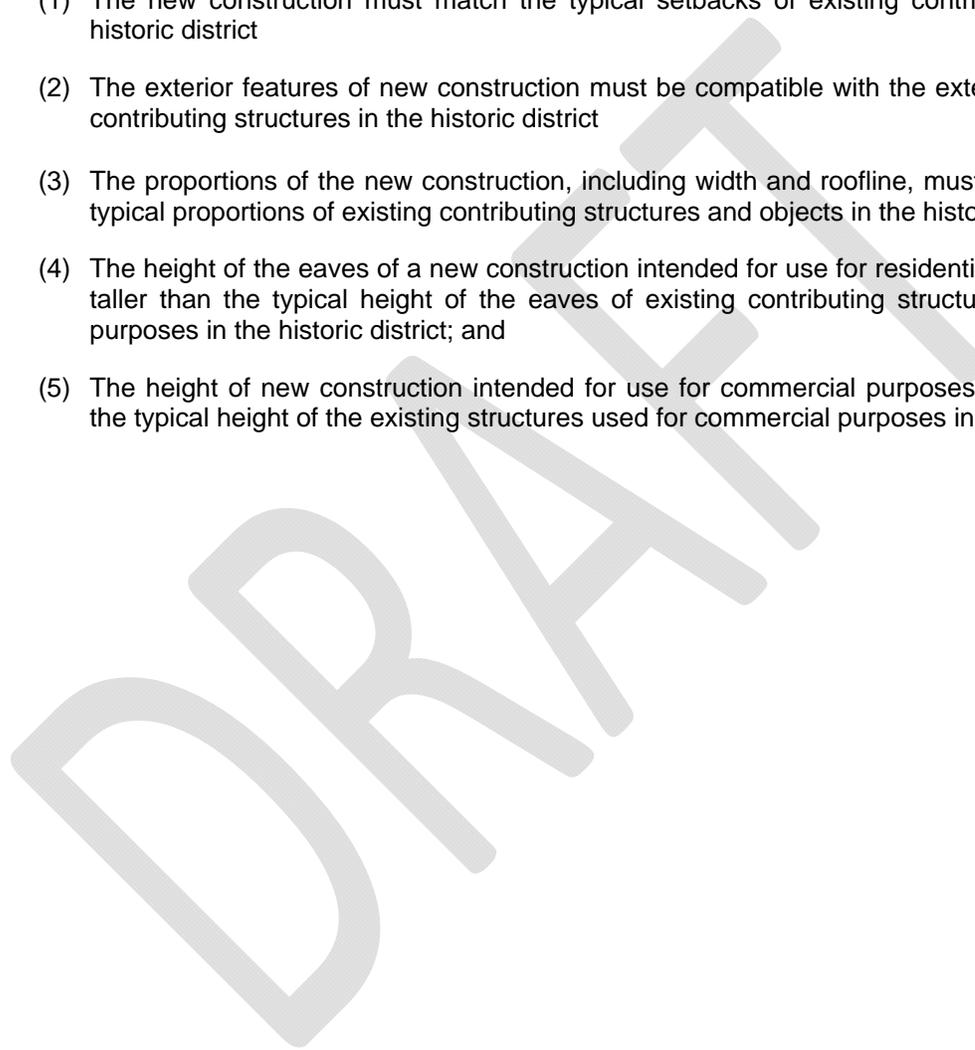
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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 SOUTH

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



INVENTORY PHOTO

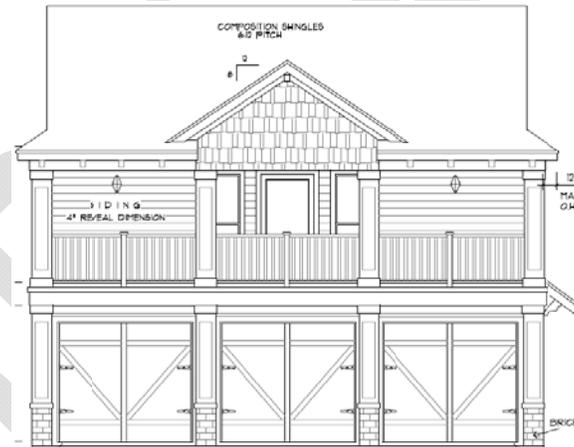


SOUTH ELEVATION – FRONT FACING W 9th STREET

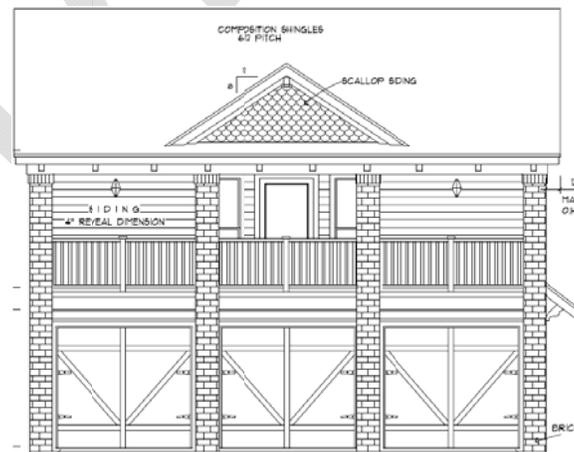
DENIED – 2/26/15



DEFERRED – 3/26/15

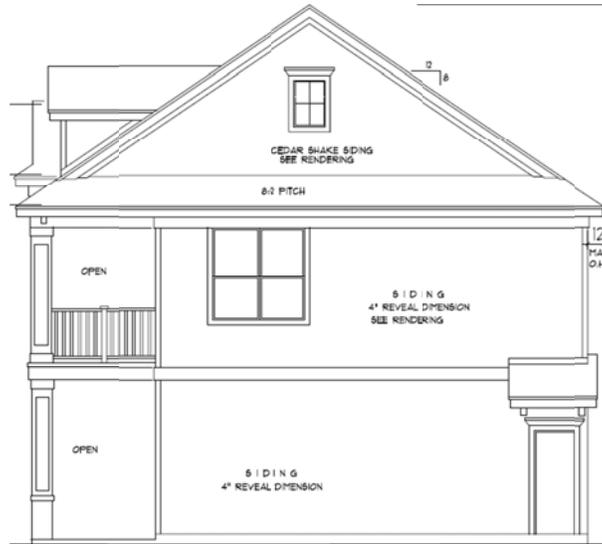


PROPOSED

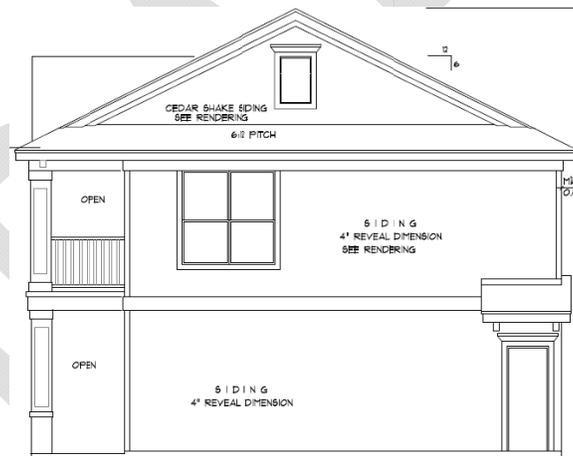


EAST ELEVATION ELEVATION – SIDE FACING HEIGHTS BOULEVARD

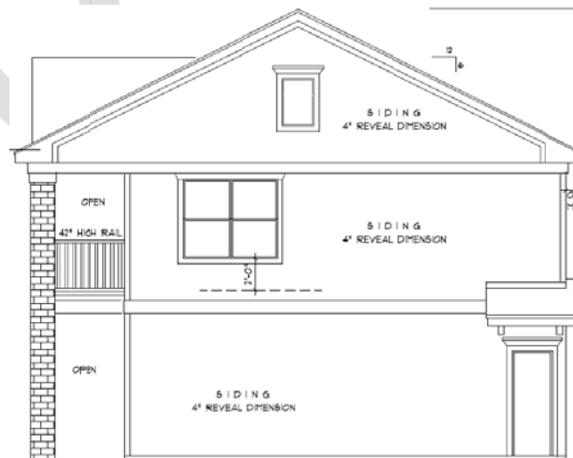
DENIED – 2/26/15



DEFERRED – 3/26/15

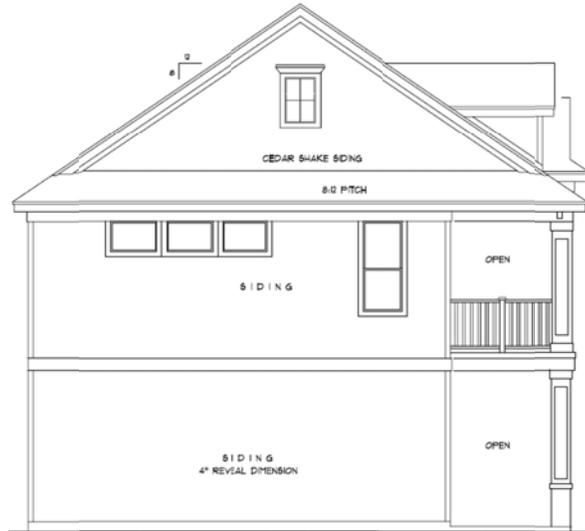


PROPOSED

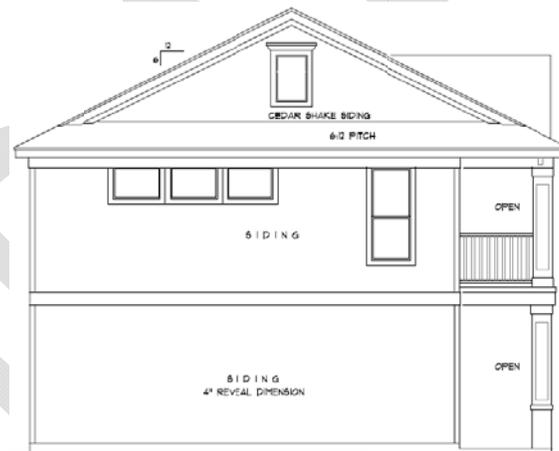


WEST SIDE ELEVATION

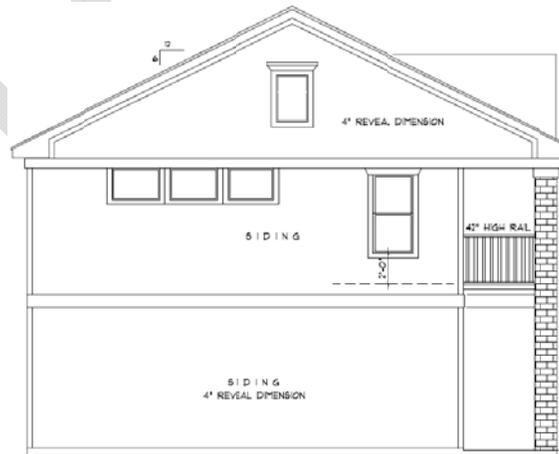
DENIED – 2/26/15



DEFERRED – 3/26/15

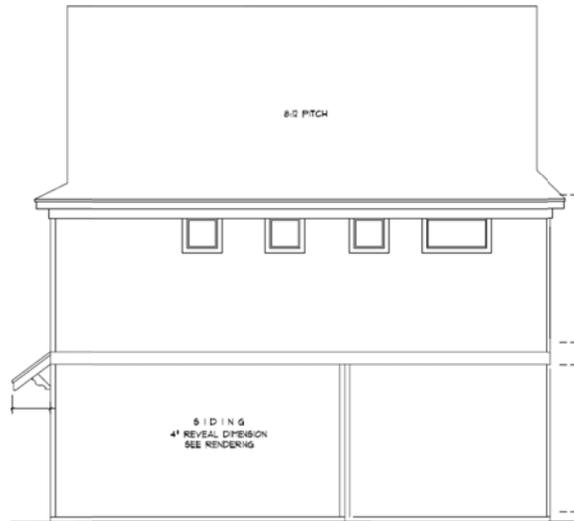


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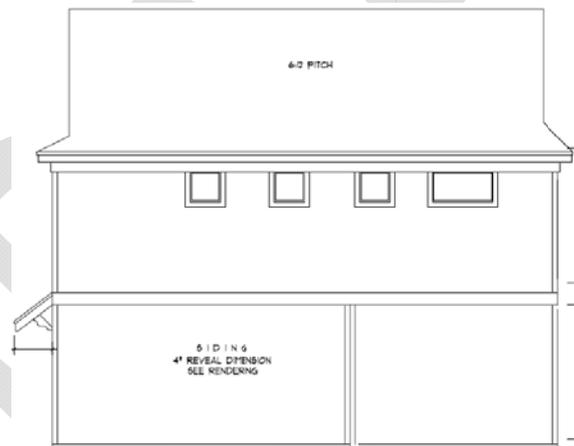


NORTH (REAR) ELEVATION

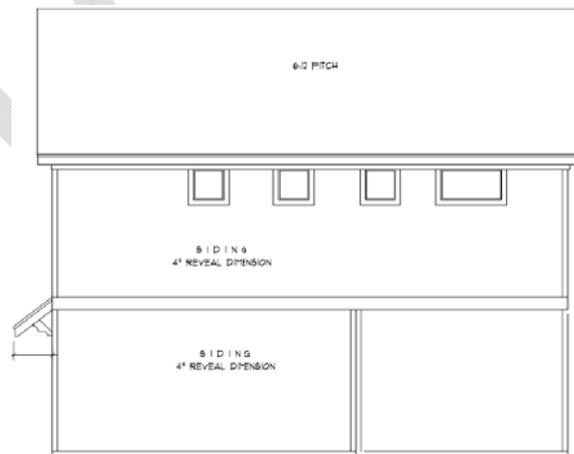
DENIED – 2/26/15



DEFERRED – 3/26/15



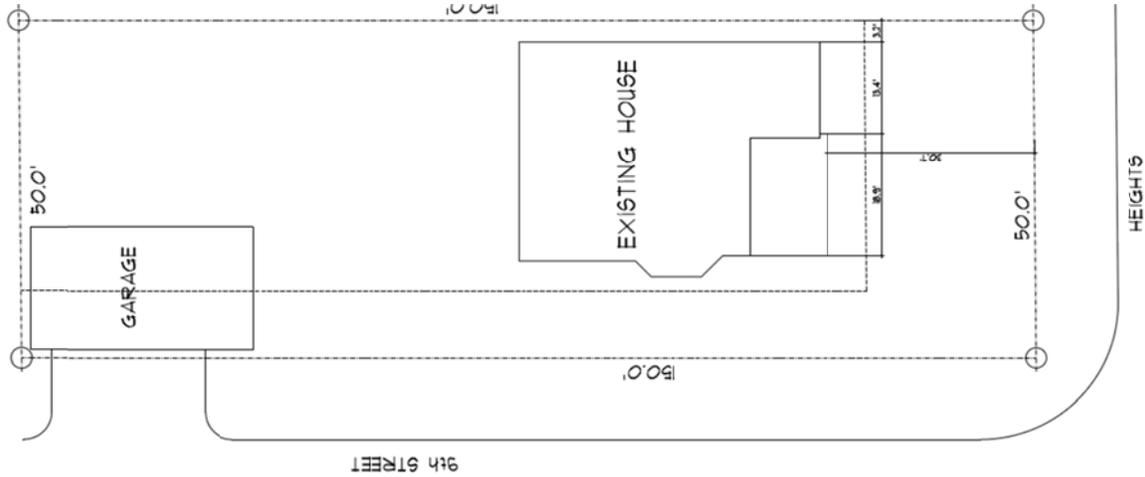
PROPOSED



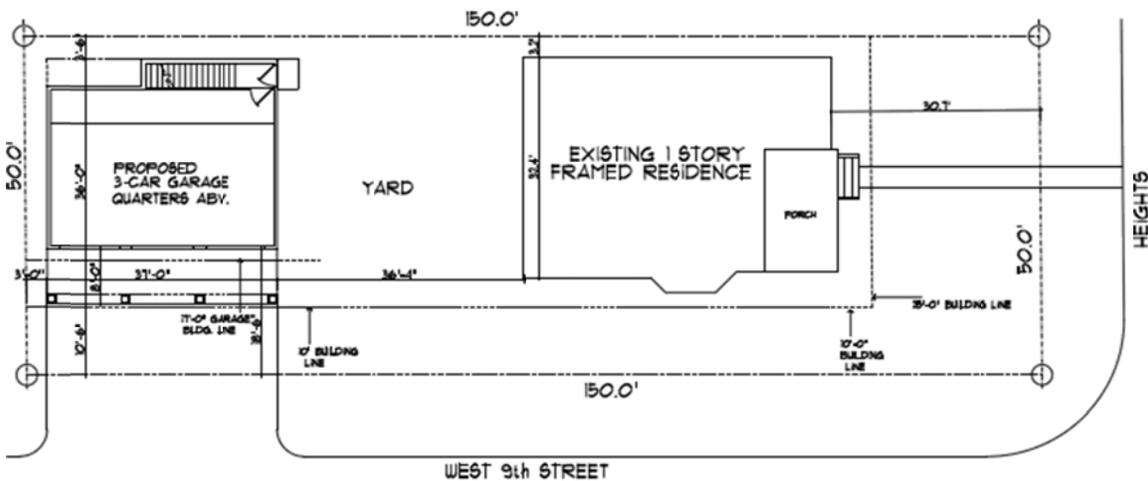


SITE PLAN

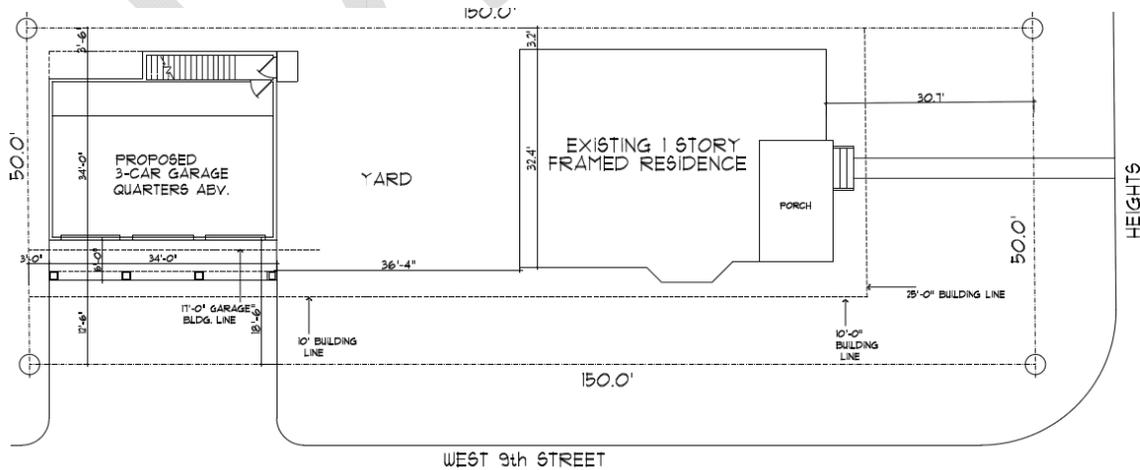
EXISTING



DENIED – 2/26/15



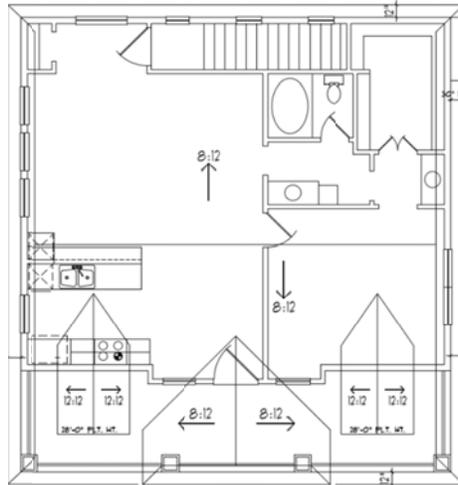
DEFERRED – 3/26/15 (NO CHANGE)



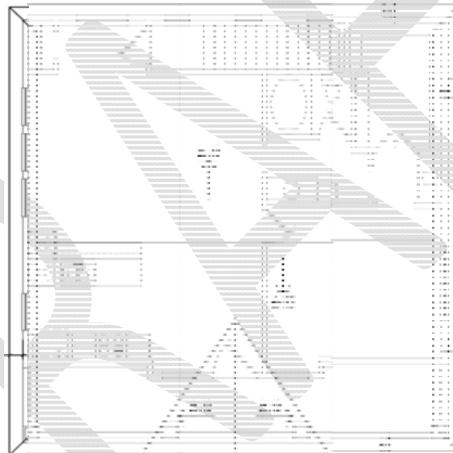


ROOF PLAN

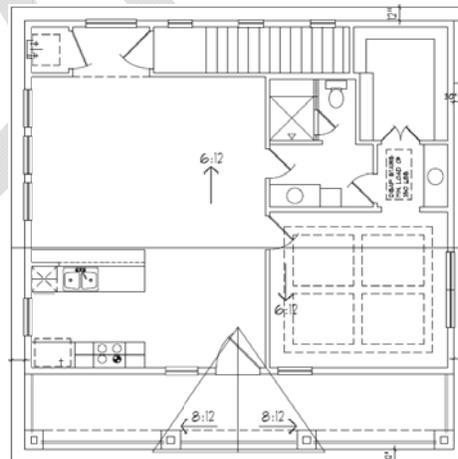
DENIED – 2/26/15



DEFERRED – 3/26/15



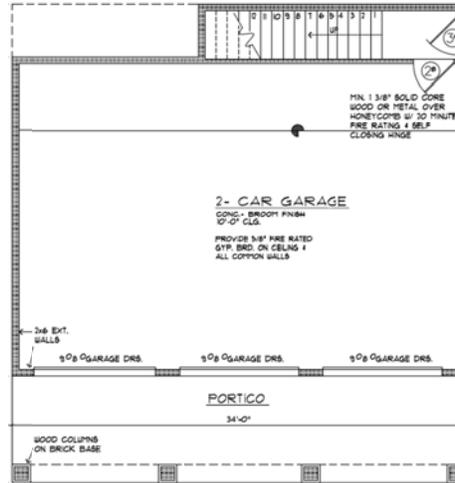
PROPOSED



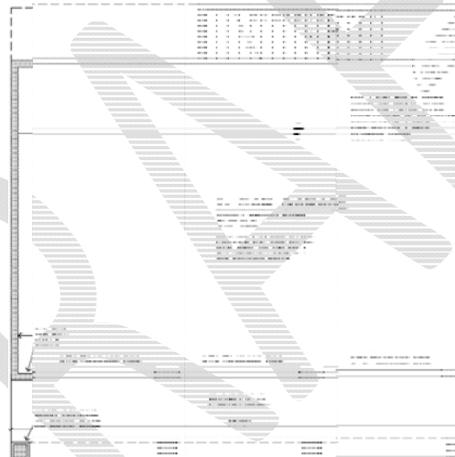


FIRST FLOOR PLAN

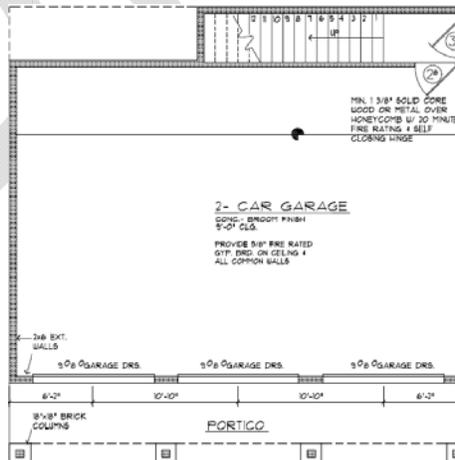
DENIED - 2/26/15



DEFERRED - 3/26/15



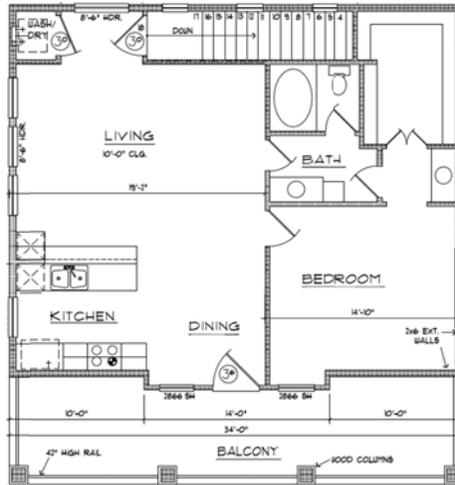
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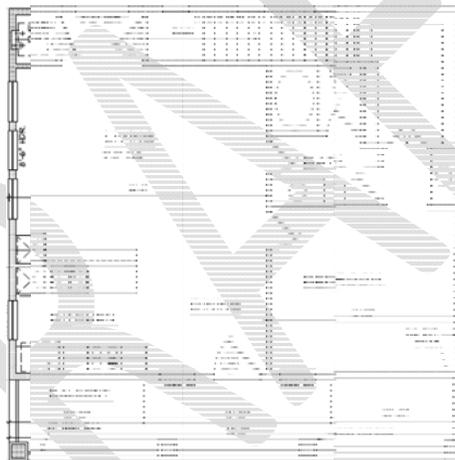


SECOND FLOOR PLAN

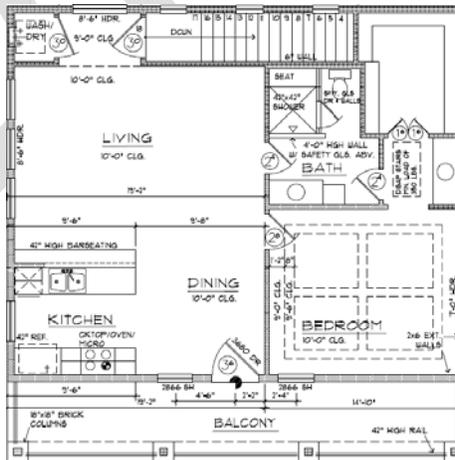
DENIED – 2/26/15



DEFERRED – 3/26/15



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:

*DOUBLE HUNG
WINDOWS IN
GARAGE
APARTMENT WILL
FEATURE 1/1 LITE
PATTERN*

2866 Single Hung with ~~6 over 1 divides~~

Breakfast:

2866 Single Hung with ~~6 over 1 divides~~

Master Bed:

*FIXED WINDOWS
IN GARAGE
APARTMENT WILL
FEATURE SINGLE
LITE*

2866 Single Hung with ~~6 over 1 divides~~

Double 2866 Single Hung with ~~6 over 1 divides~~

Side Gables:

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 (18'-6" to the garage door) from W 9th Street, a 3' west setback and a 3'-6" north setback.

Foundation: The garage apartment 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 scallop shingles.

Roof: The structure will feature a side gable roof with a 6/12 pitch and a 1' eave overhang clad with composition shingles. A front facing eyebrow dormer will be clad with cementitious scallop shingles and feature an 8/12 pitch roof 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 eyebrow dormer. A full-width double gallery portico will feature brick full-height 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.