

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 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 and a detached garage 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 – Construct a two-story garage apartment behind the contributing residence at the rear of the corner lot facing W 9th Street.

- The garage will feature a 21'-3" eave height, a 34'-11" ridge height and a 34' overall width
- A full width double gallery portico will face W 9th Street
- The roof will feature two dormers and a central pediment facing W 9th Street

See enclosed application materials and detailed project description on p. 5-25 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

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

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
Existing contributing garage apartments do not feature dormers or an articulated pediment. The use of fin-mounted multi-lite windows is also inappropriate as all contributing garage apartments identified by staff feature recessed windows with a 1/1 lite pattern.
- (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
With an overall height of nearly 35', the proposed structure would be taller than both existing secondary structures and typical contributing two-story structures. The proposed structure would be 11' taller, 2' wider and feature an eave height 3' higher than the largest contributing garage apartment in the 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
With a proposed eave height of 21'-3", the structure could fall within the range of typical contributing two-story residences; however, the proposed garage apartment is a secondary structure, not a primary residence, and should feature lower eaves and a less prominent appearance, particularly on a high-visibility corner lot.
- (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

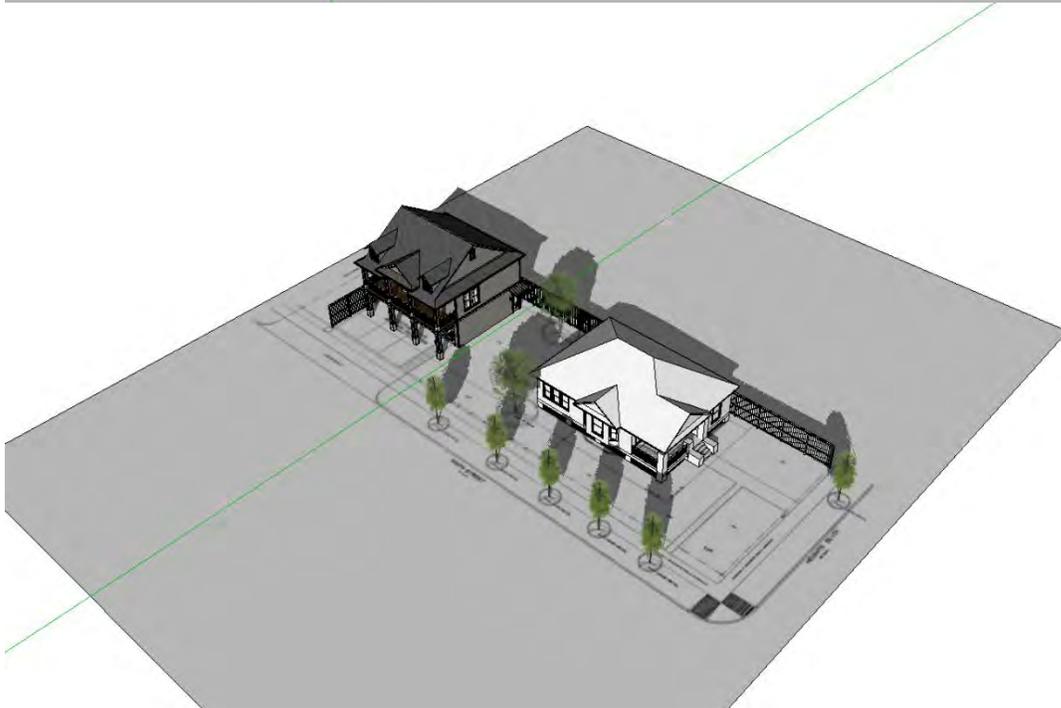


3D RENDERING – FRONT FACING W 9th STREET













DRAFT

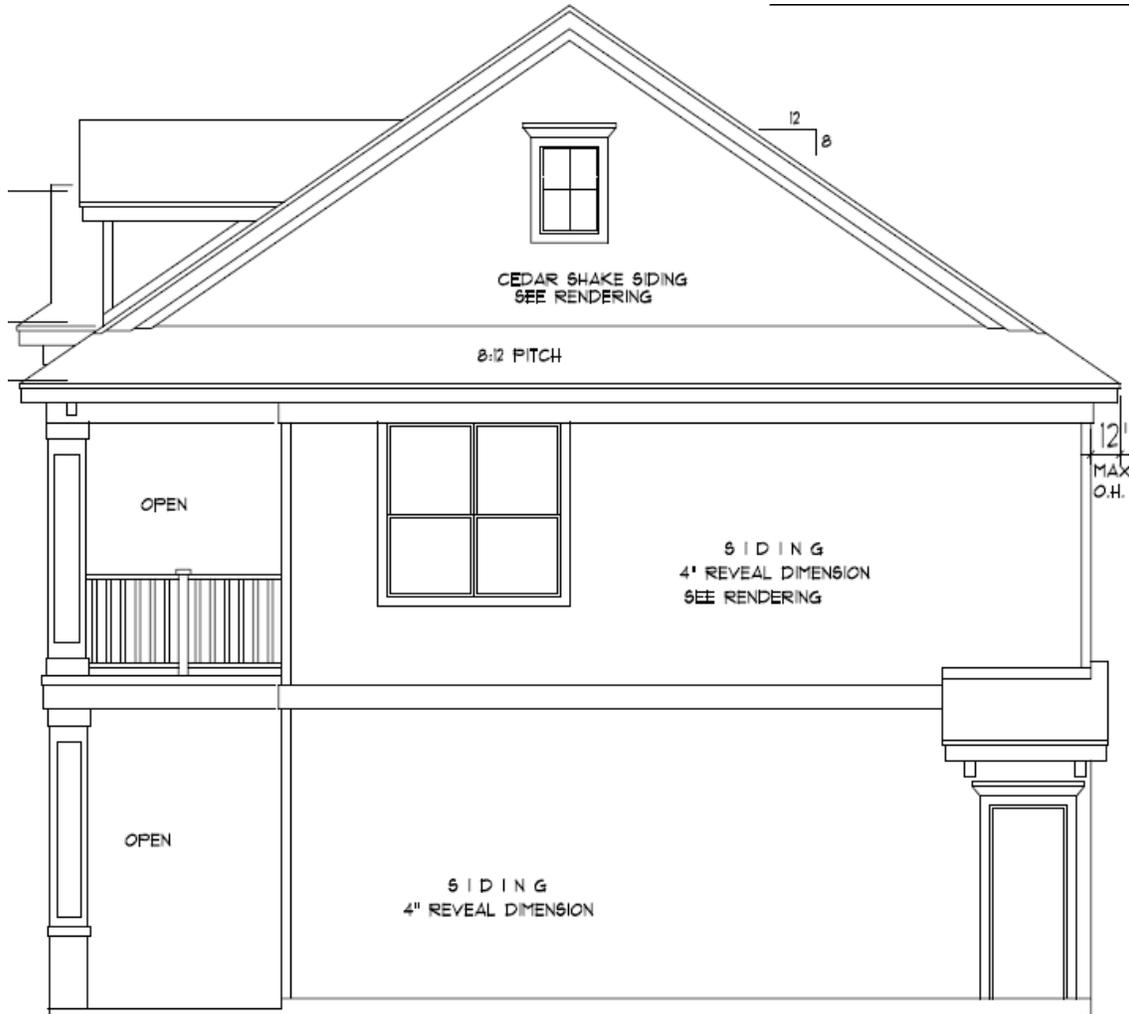
SOUTH ELEVATION – FRONT FACING E 9th STREET

PROPOSED



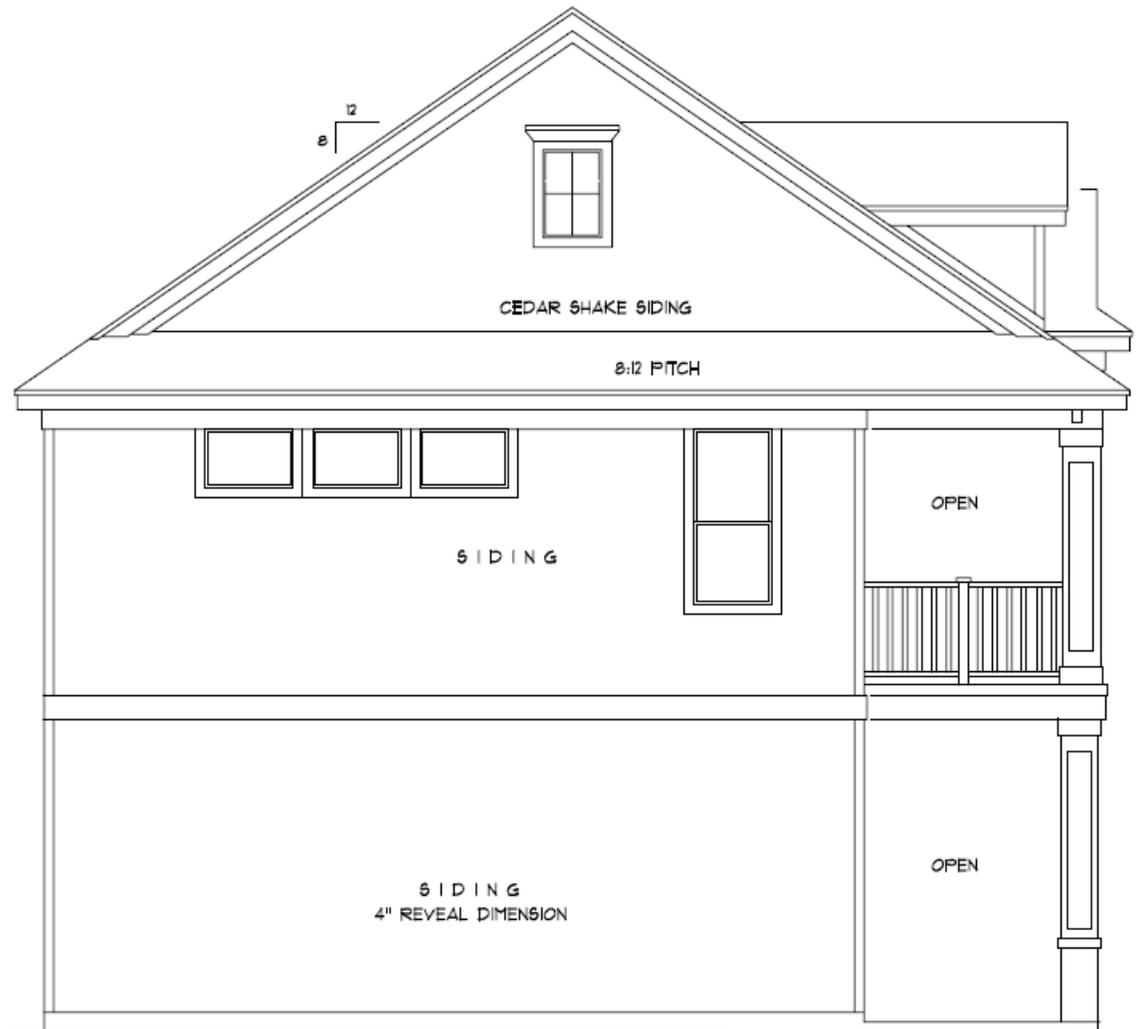
EAST ELEVATION – SIDE FACING HEIGHTS BOULEVARD

PROPOSED



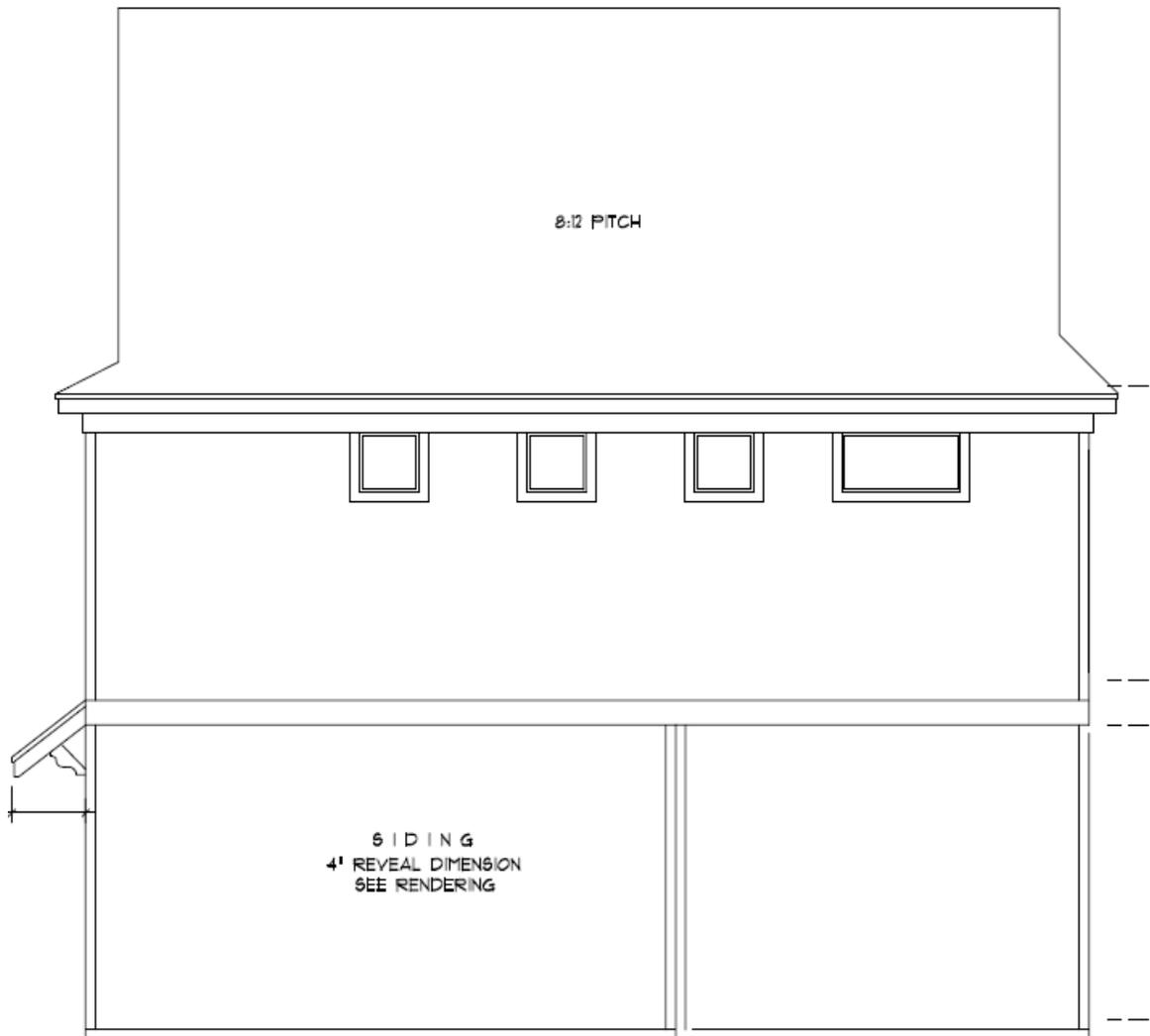
WEST SIDE ELEVATION

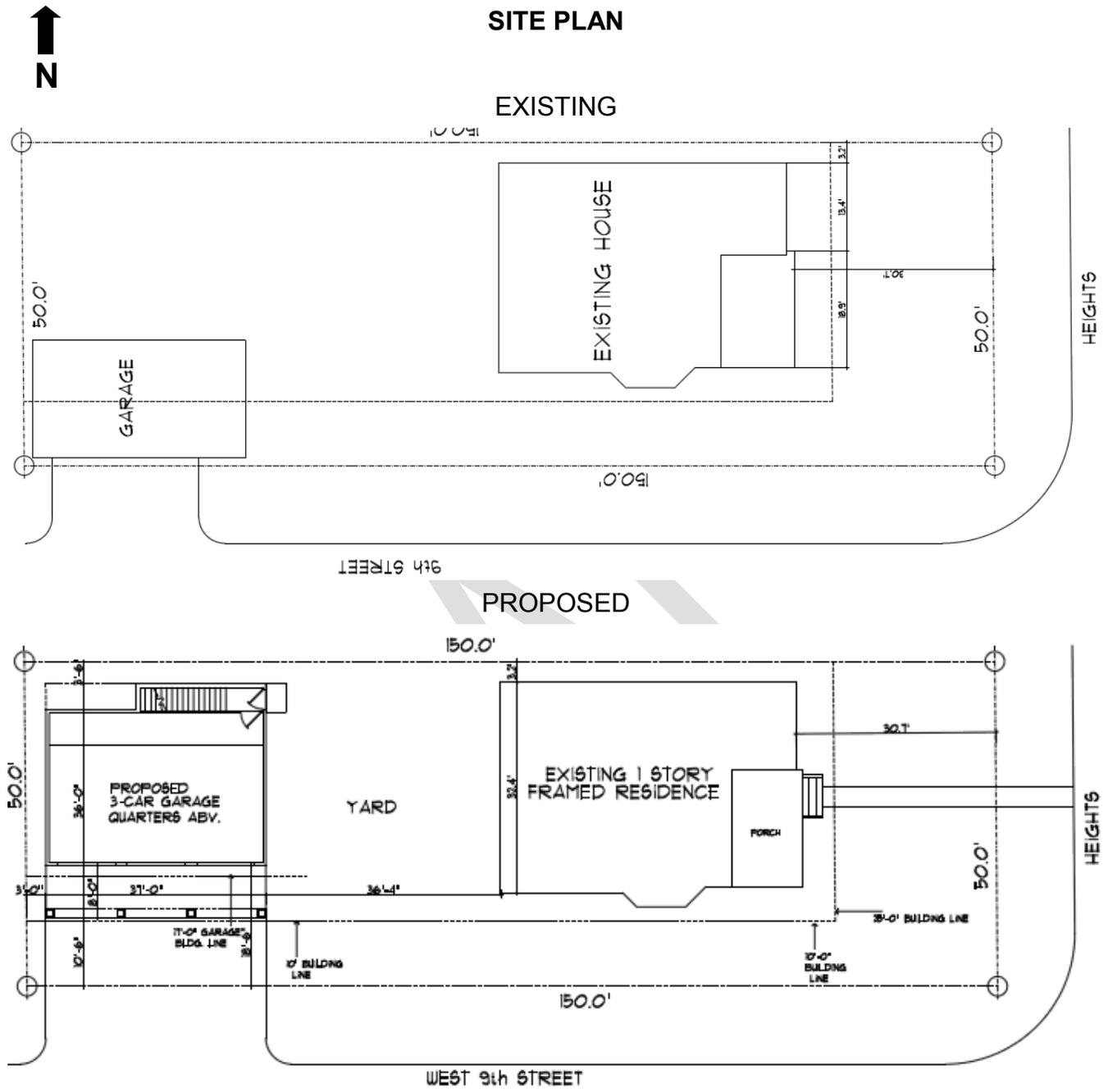
PROPOSED



NORTH (REAR) ELEVATION

PROPOSED

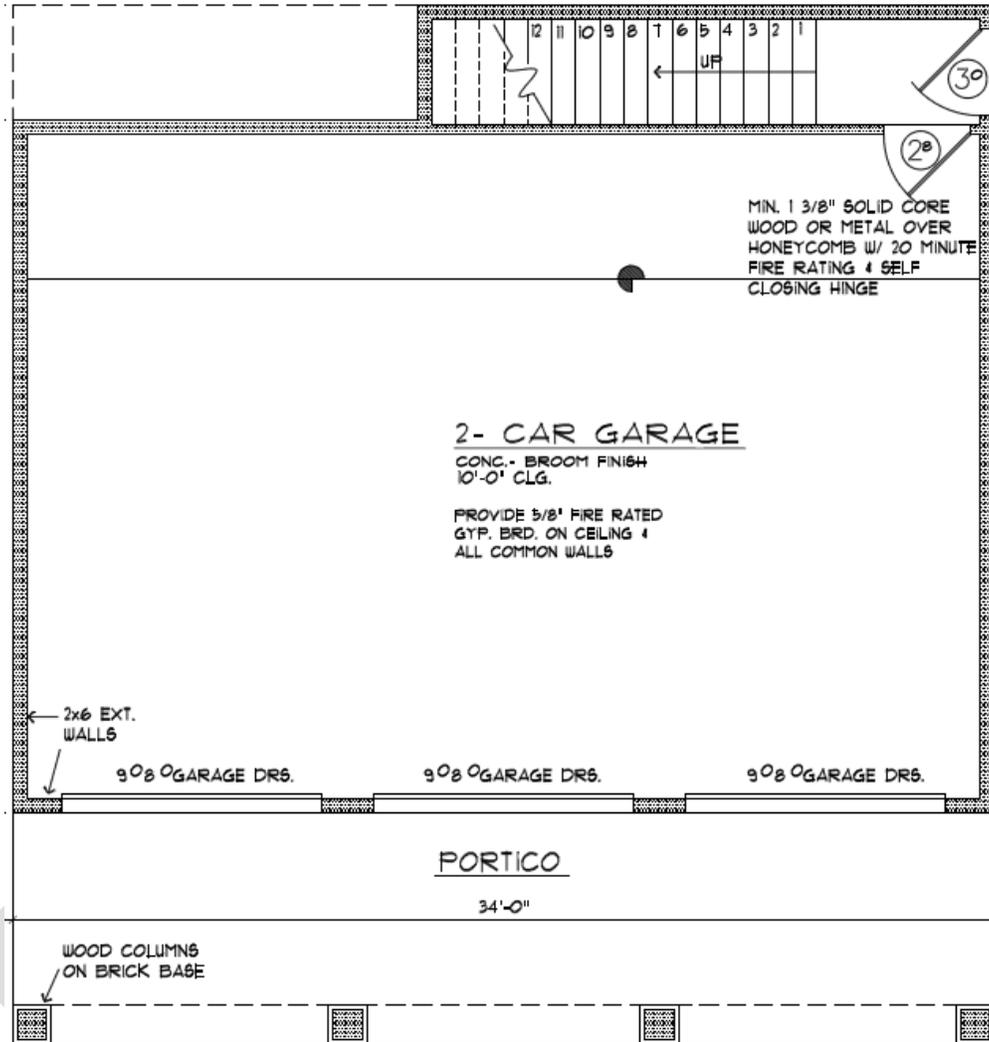






FIRST FLOOR PLAN

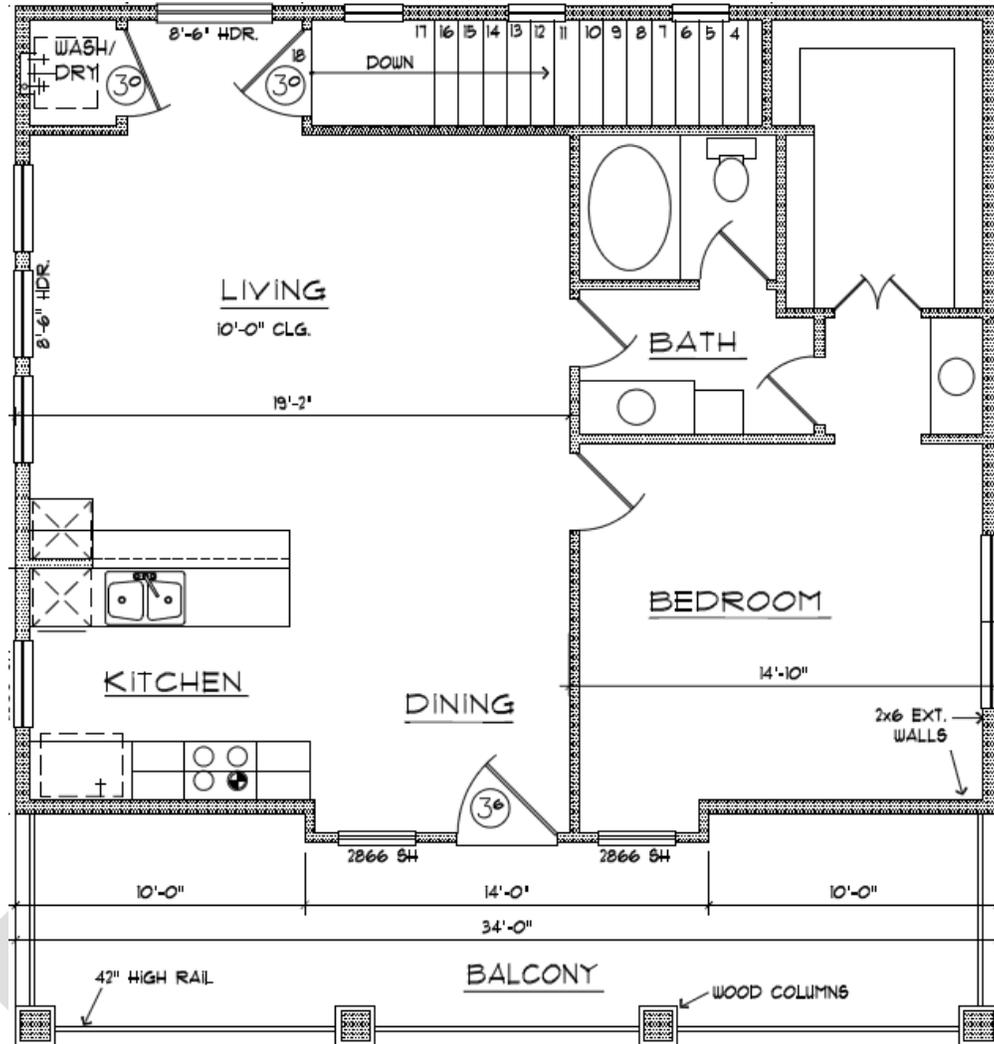
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW 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:	2866 Single Hung with 6 over 1 divides
Breakfast:	2866 Single Hung with 6 over 1 divides
Master Bed:	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
Dormers:	1630 Fixed Glass with 2 over 2 divides

WINDOW SPECIFICATIONS

Line	Item Number	UM	Qty	Customer Price	Extended Price
100	CDHGS	EA	2	\$680.83	\$1,361.66
CLAD DOUBLE HUNGS					
1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, BEIGE JAMBLINER, Colonial Glass Stop,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, ANNEALED, Insulated Glass, T=SmartSun (366), ANNEALED, Insulated Glass, B=SmartSun (366), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T,					



Rough Opening: 2' 8 1/2" X 6' 1/2"

KITCHEN & BEDROOM

Line	Item Number	UM	Qty	Customer Price	Extended Price
200	CDHGS	EA	1	\$842.29	\$842.29
CLAD DOUBLE HUNGS					
1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, BEIGE JAMBLINER, Colonial Glass Stop,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, T=Temp, Insulated Glass, T=SmartSun (366), B=Temp, Insulated Glass, B=SmartSun (366), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T,					



Rough Opening: 2' 8 1/2" X 6' 1/2"

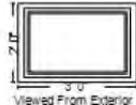
ENTRY

Line	Item Number	UM	Qty	Customer Price	Extended Price
300	CDHGS	EA	1	\$1,377.91	\$1,377.91
CLAD DOUBLE HUNGS					
2 WIDE UNIT, 4 9/16" Wall, Pine, PineMull, Standard Length, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, BEIGE JAMBLINER, Colonial Glass Stop, Zero Vert Mull,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, ANNEALED, Insulated Glass, T=Low-E (272), ANNEALED, Insulated Glass, B=Low-E (272), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T,					
T7 TALON DOUBLE HUNG, 2866, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, BRONZE, ANNEALED, Insulated Glass, T=Low-E (272), ANNEALED, Insulated Glass, B=Low-E (272), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T					



Rough Opening: 5' 4 1/2" X 6' 1/2"

BEDROOM

Line	Item Number	UM	Qty	Customer Price	Extended Price
400	CDHTS	EA	3	\$339.91	\$1,019.73
CLAD DOUBLE HUNG TRANSOMS 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 DOUBLE HUNG TRANSOM, 3020, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

Line	Item Number	UM	Qty	Customer Price	Extended Price
500	CDHTS	EA	1	\$381.33	\$381.33
CLAD DOUBLE HUNG TRANSOMS 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 DOUBLE HUNG TRANSOM, 4020, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

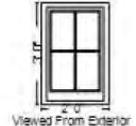
Rough Opening: 4' 0 1/2" X 2' 0 1/2"

LIVING

Line	Item Number	UM	Qty	Customer Price	Extended Price
600	CDHTS	EA	3	\$337.78	\$1,013.34
CLAD DOUBLE HUNG TRANSOMS 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 DOUBLE HUNG TRANSOM, 2020, Temp, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

Rough Opening: 2' 0 1/2" X 2' 0 1/2"

STAIRS

Line	Item Number	UM	Qty	Customer Price	Extended Price
700	CDHPS	EA	2	\$486.98	\$973.96
CLAD DOUBLE HUNG PICTURES 1 WIDE UNIT, 4 9/16" Wall, Pine, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop,					
CLAD T7 TALON DHP, 2', 0, 0, 3', 0, 0, MDL, Colony White 2604, 5/8" BARS, 2 LITES WIDE, 2 LITES HIGH, YES, Temp, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30,					
					

Rough Opening: 2' 0 1/2" X 3' 0 1/2"

DORMERS

PHOTOS OF EXAMPLE WINDOWS



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

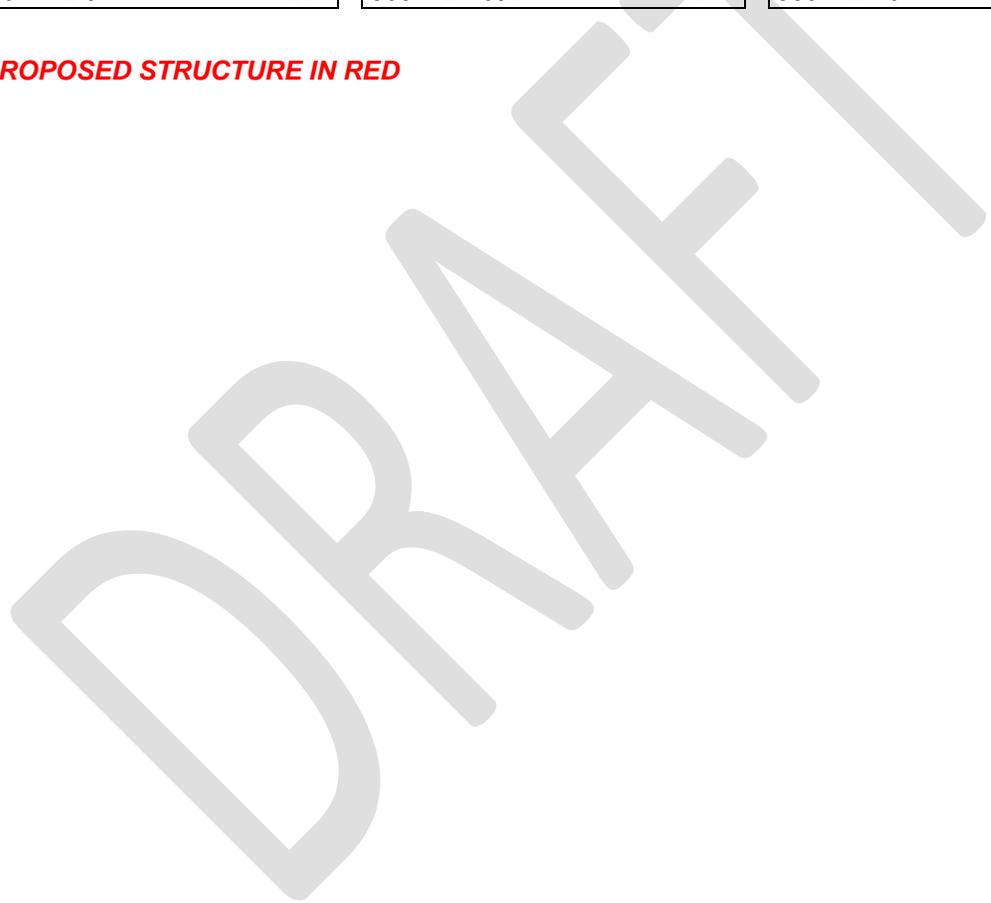


101 E 5th Street – Contributing – 1920

TYPICAL DETAILS COMPARISON
CONTRIBUTING GARAGE APARTMENTS

MAX WIDTH			RIDGE HEIGHT			EAVE HEIGHT		
901	Heights	34'	901	Heights	35'	901	Heights	21'
405	E 8 th	32'	405	E 8 th	24'	405	E 8 th	18'
939	Harvard	32'	939	Harvard	23'	101	E 5 th	17'
509	E 10 th	29'	405	Harvard	23'	405	Harvard	16'
311	E 5 th	24'	101	E 5 th	22'	939	Harvard	16'
405	Harvard	24'	311	E 5 th	21'	311	E 5 th	15'
101	E 5 th	21'	509	E 10 th	21'	509	E 10 th	15'

PROPOSED STRUCTURE IN RED



PROJECT DETAILS

Shape/Mass: The proposed garage apartment will feature an overall footprint measuring 34' wide by 36' deep including an 8' deep portico on the south side, a ridge height of 34'-11" and an eave height of 21'-3". The second floor will feature a south bump-out measuring 14' wide by 1' deep with two dormers in the roof and a central pediment.

Setbacks: The proposed garage apartment will feature a 10'-6" setback from W 9th Street, a 3' west setback and a 3'-6" north setback.

Foundation: The proposed structure will feature a slab on grade foundation.

Windows/Doors: The proposed structure will feature fin-mounted vinyl-clad wood double hung windows with a 6/1 lite pattern and 4- and single-lite fin-mounted fixed vinyl-clad wood windows.

Exterior Materials: The proposed structure will feature horizontal lap cementitious siding and cementitious shingles.

Roof: The proposed structure will feature a side gable roof with an 8/12 pitch clad in composition shingles with a 1' eave overhang.

Front Elevation (South): 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 two dormers flanking a central pediment. A full-width double gallery portico will feature paneled cementitious columns with brick bases on the first floor and paneled cementitious columns and wood balustrades on the second floor.

Side Elevation (East): The proposed structure will measure 28' wide with a 8' deep double gallery portico on the south side. A second floor bump-out on the south side will extend 1' south over the portico. 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 (West): The proposed structure will measure 28' wide with a 8' deep double gallery portico on the south side. A second floor bump-out on the south side will extend 1' south over the portico. 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 (North): Not visible from public right of way. See elevation drawing for details.