

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 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 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 – *Resubmittal*

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 19' eave height (2'-3" lower than the previously denied submittal), a 28'-10" ridge height (6'-1" lower than the previously denied submittal) and a 34' overall width
- A full width double gallery portico will face W 9<sup>th</sup> Street

See enclosed application materials and detailed project description on p. 5-20 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criterion 2

**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 full width double gallery porches. The use of multi-lite windows is inappropriate as all contributing garage apartments identified by staff as well as the contributing primary residence on the lot feature windows with a 1/1 lite pattern. The proposed gable-on-hip roof form, oversized paneled columns on brick bases and shake shingles on the gable are inappropriate, as they also represent a higher level of detail than present on similar structures or the primary residence.*
- (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

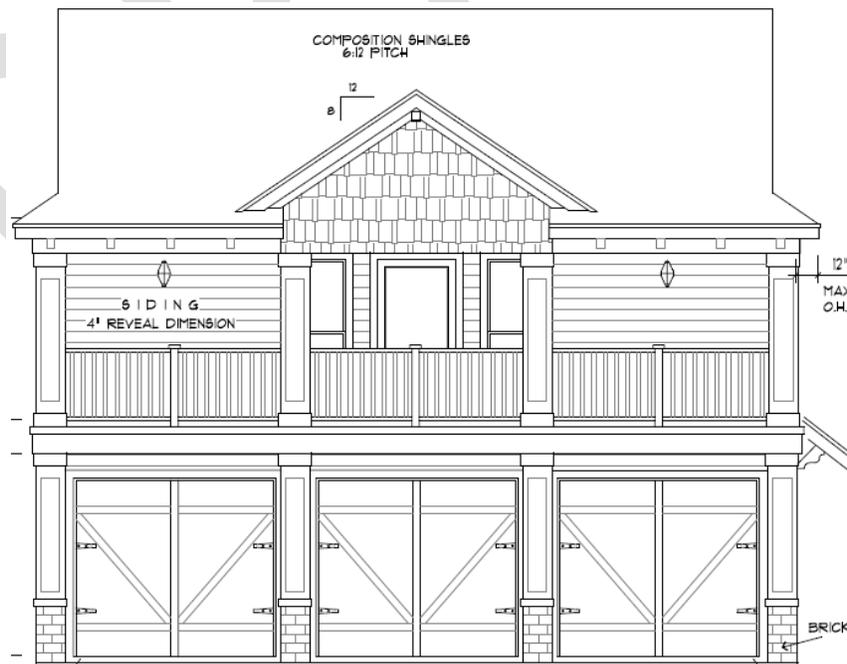


**SOUTH ELEVATION – FRONT FACING W 9<sup>th</sup> STREET**

DENIED – 2/26/15

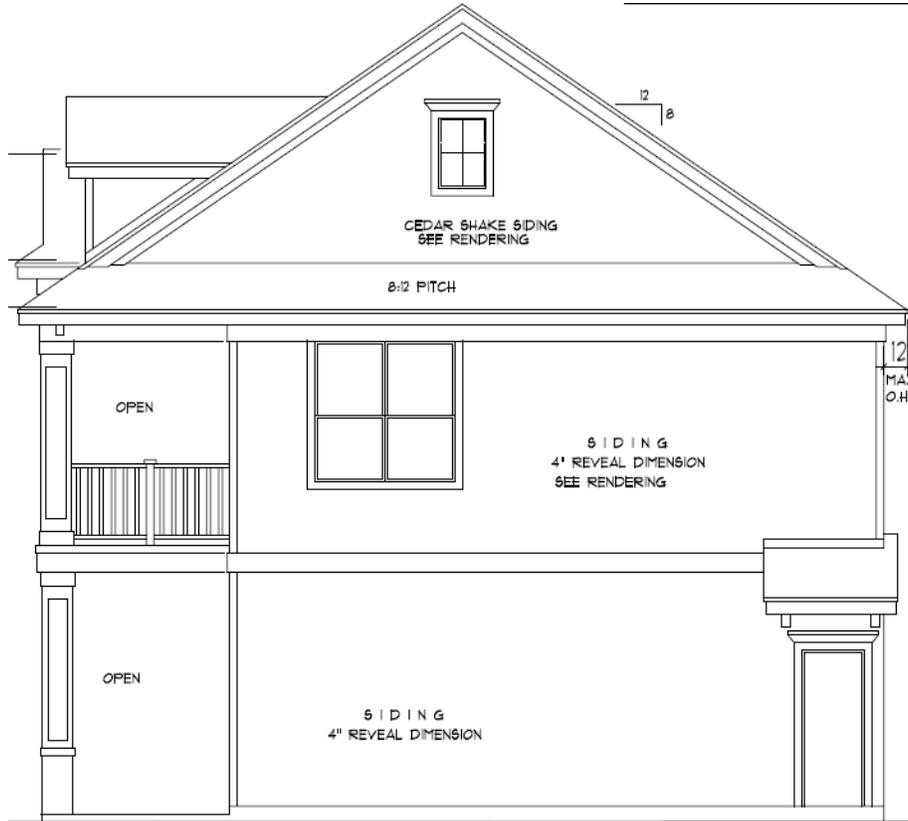


PROPOSED

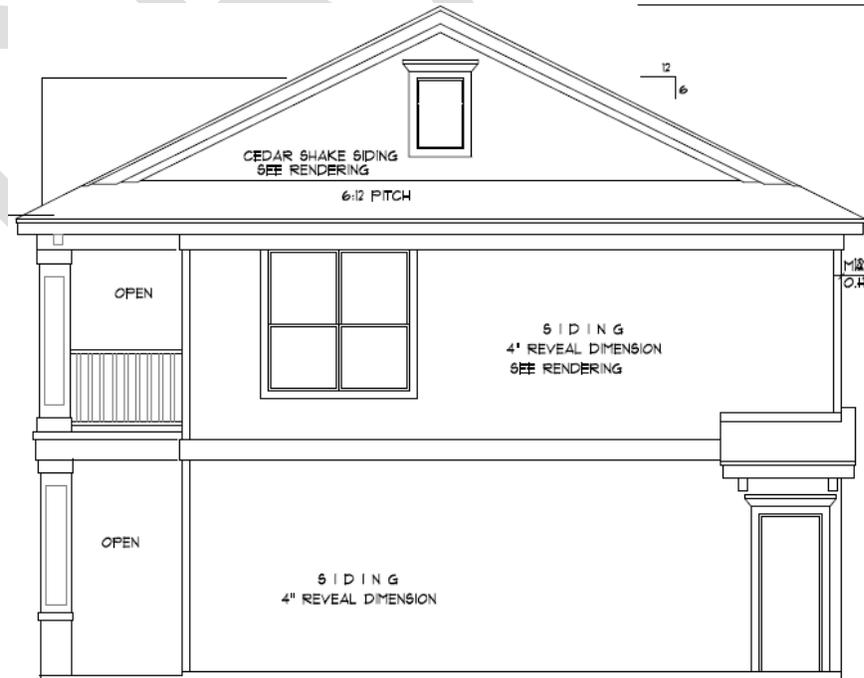


**EAST SIDE FACING HEIGHTS BOULEVARD**

DENIED – 2/26/15

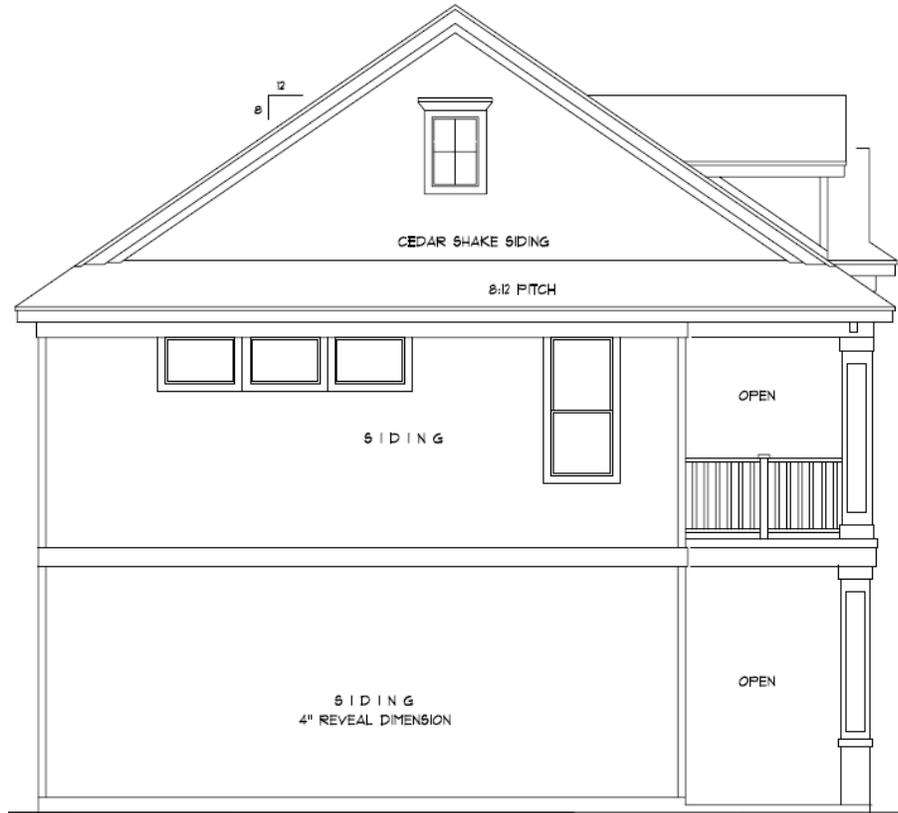


PROPOSED

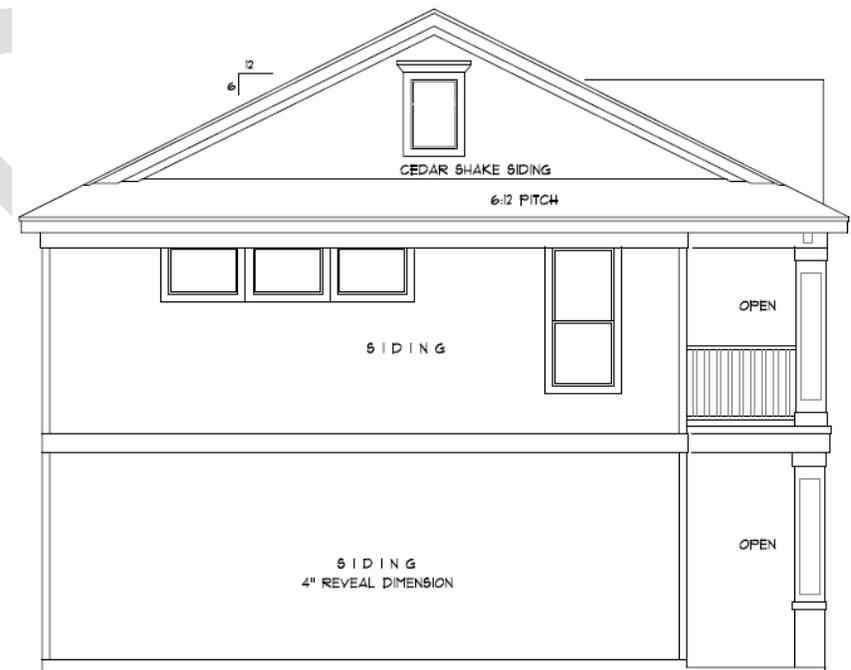


WEST SIDE ELEVATION

DENIED – 2/26/15

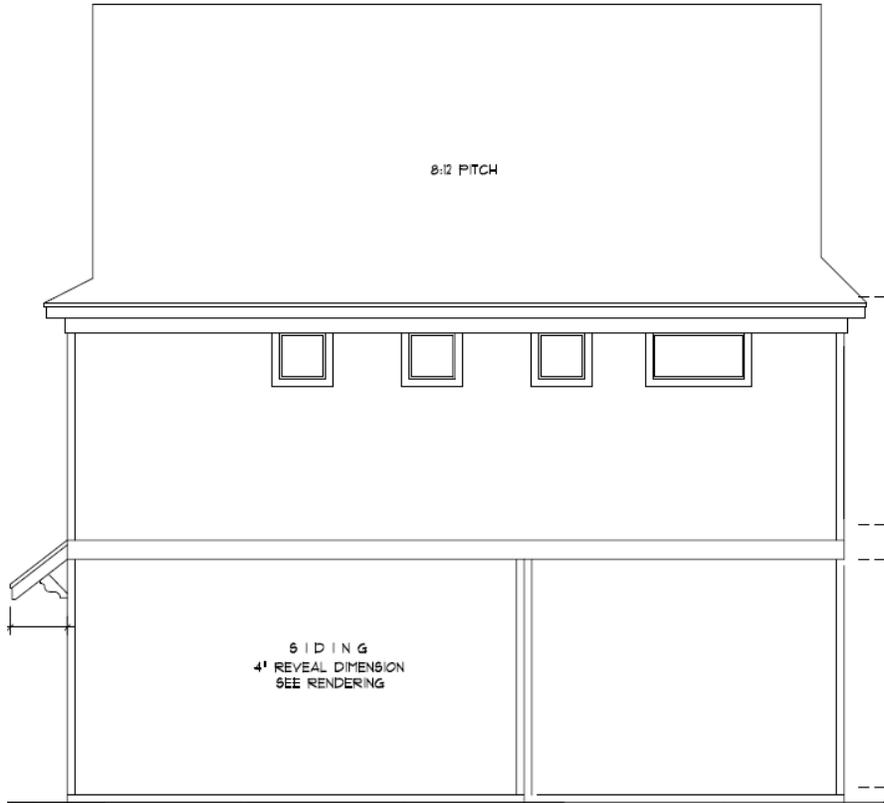


PROPOSED

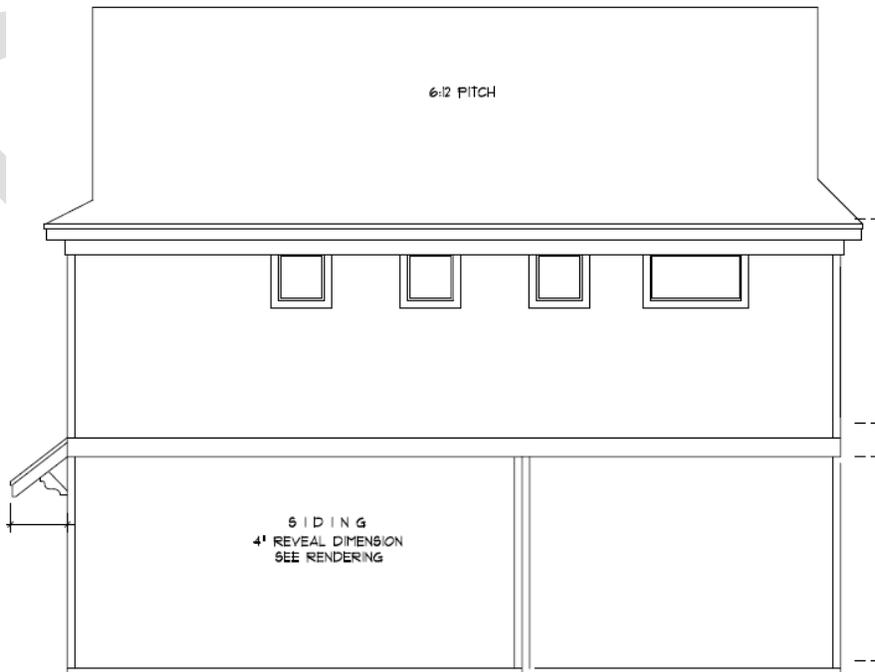


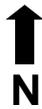
**NORTH (REAR) ELEVATION**

DENIED – 2/26/15



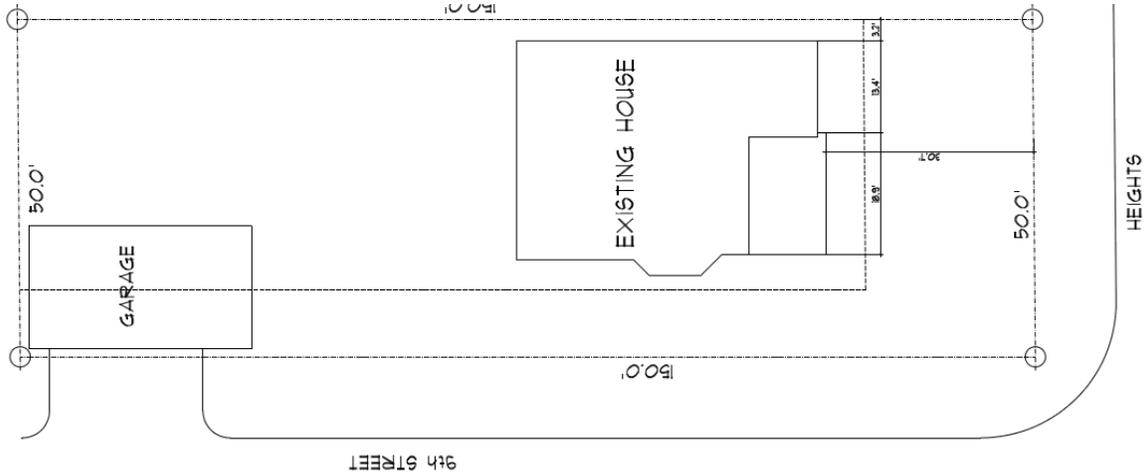
PROPOSED



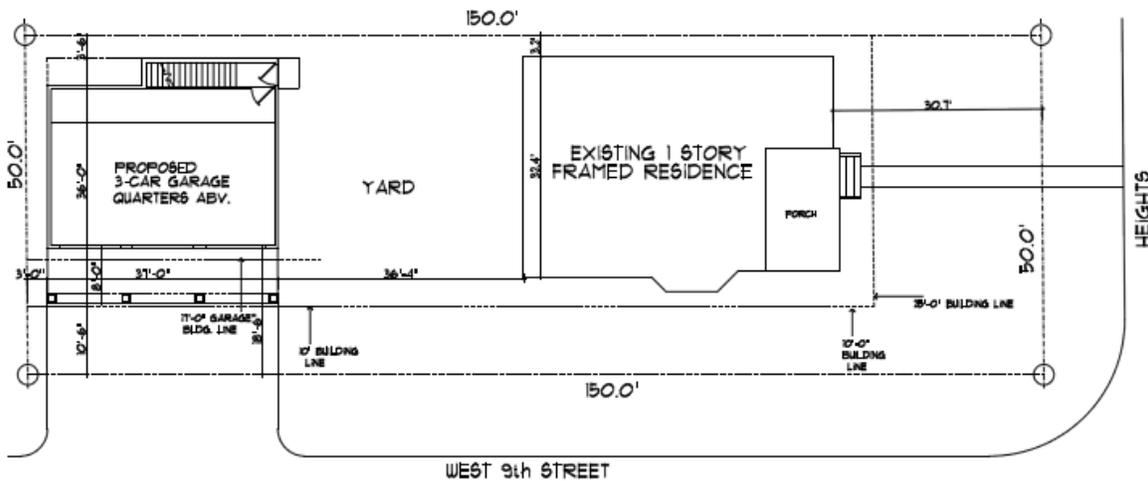


**SITE PLAN**

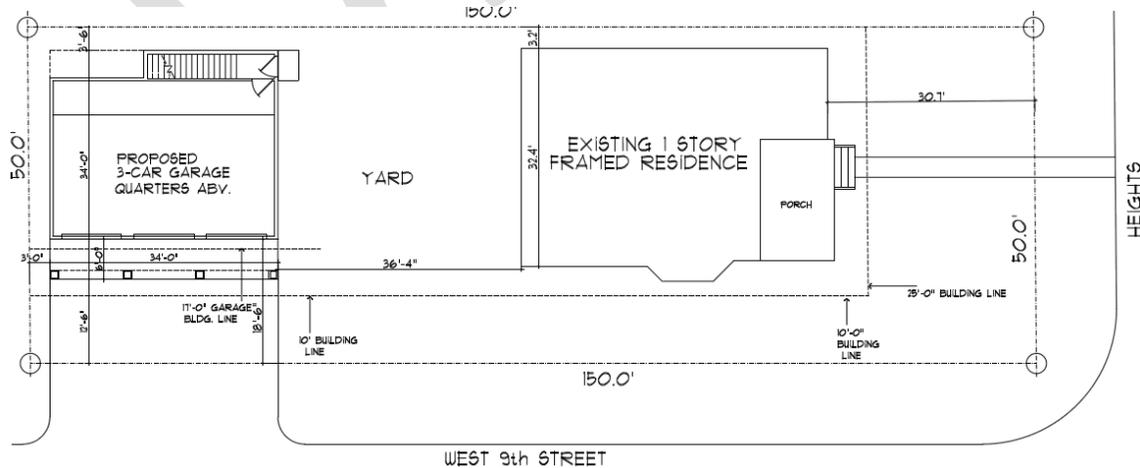
**EXISTING**



**DENIED - 2/26/15**

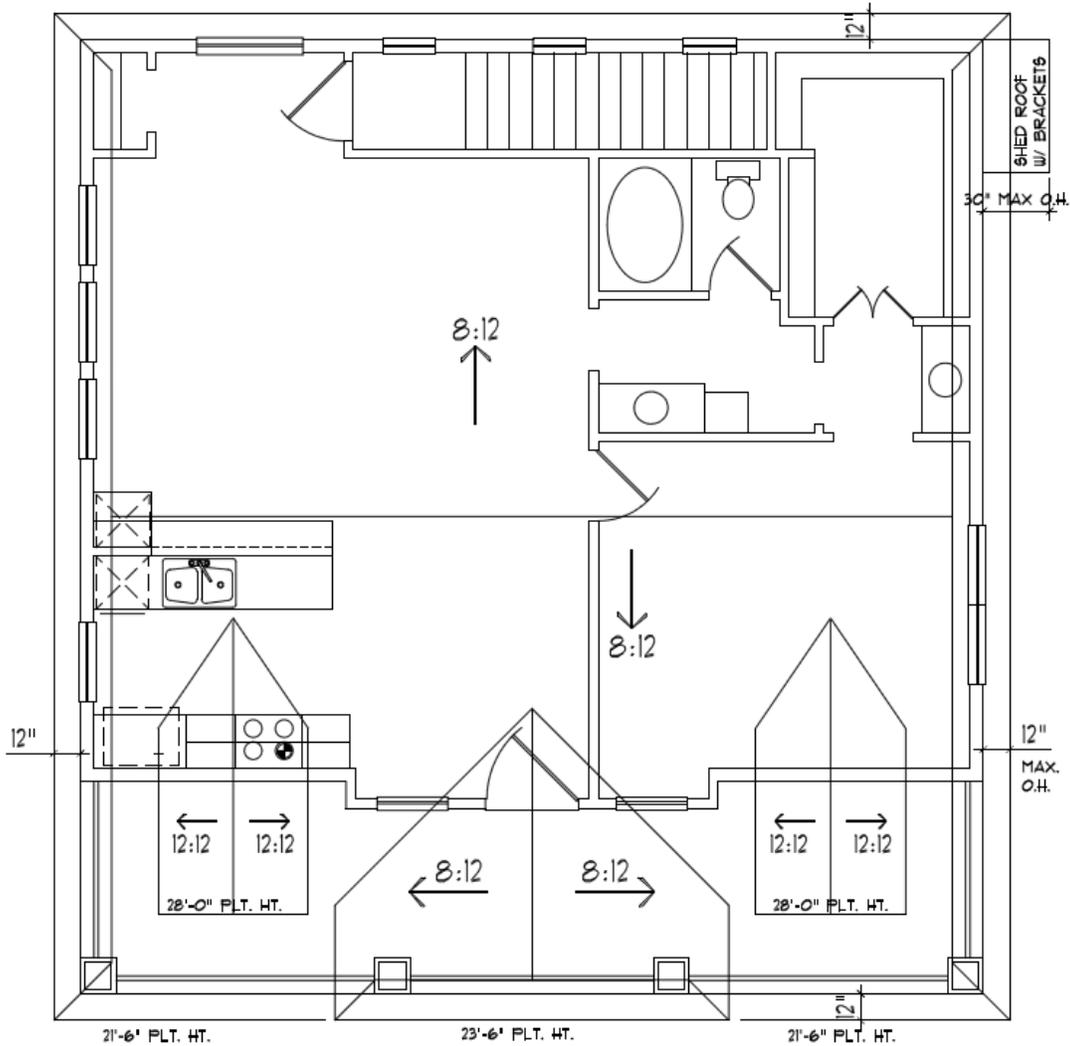


**PROPOSED**





**ROOF PLAN**  
DENIED - 2/26/15



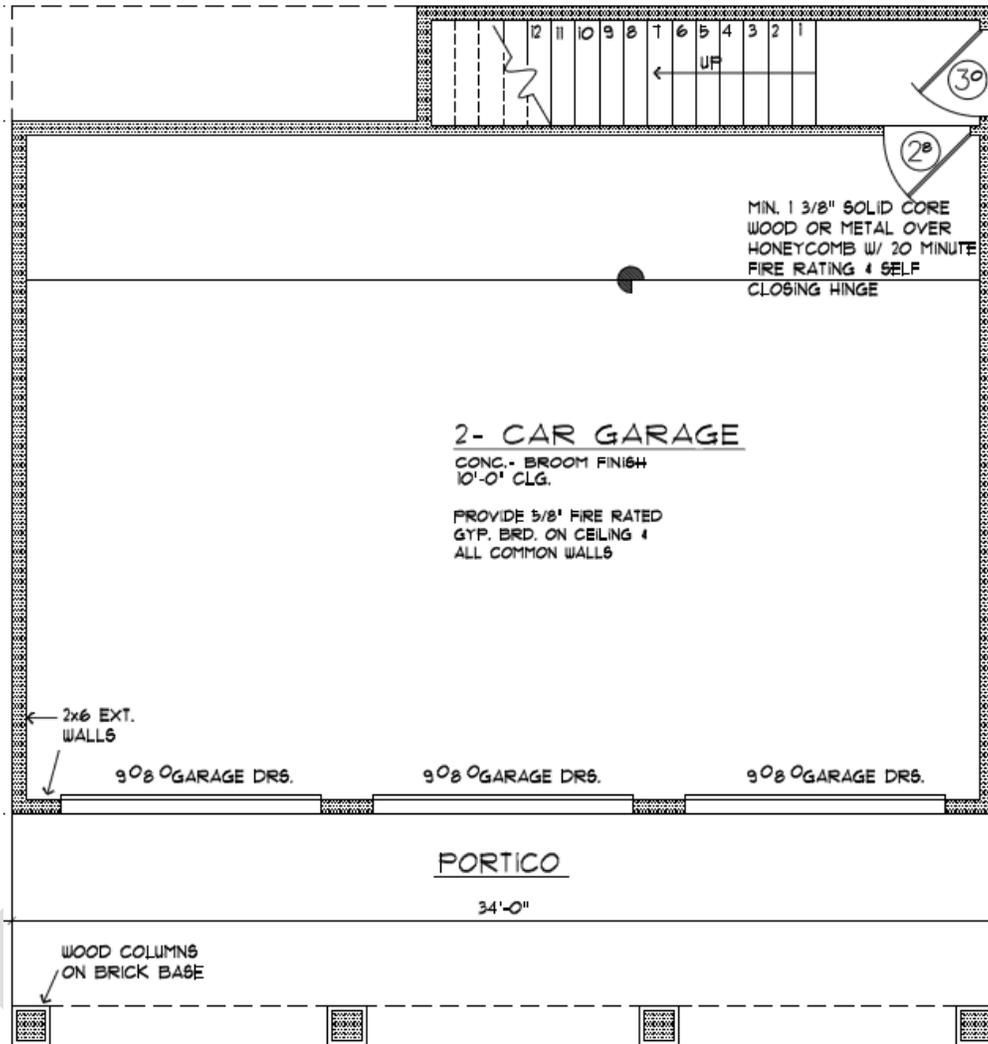
**PROPOSED**

Insert proposed site plan.

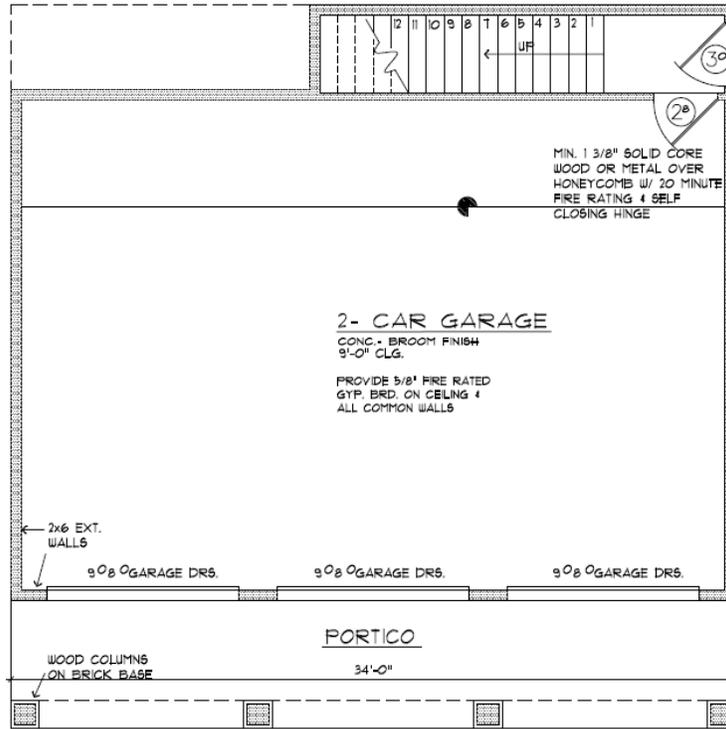


FIRST FLOOR PLAN

DENIED - 2/26/15



PROPOSED

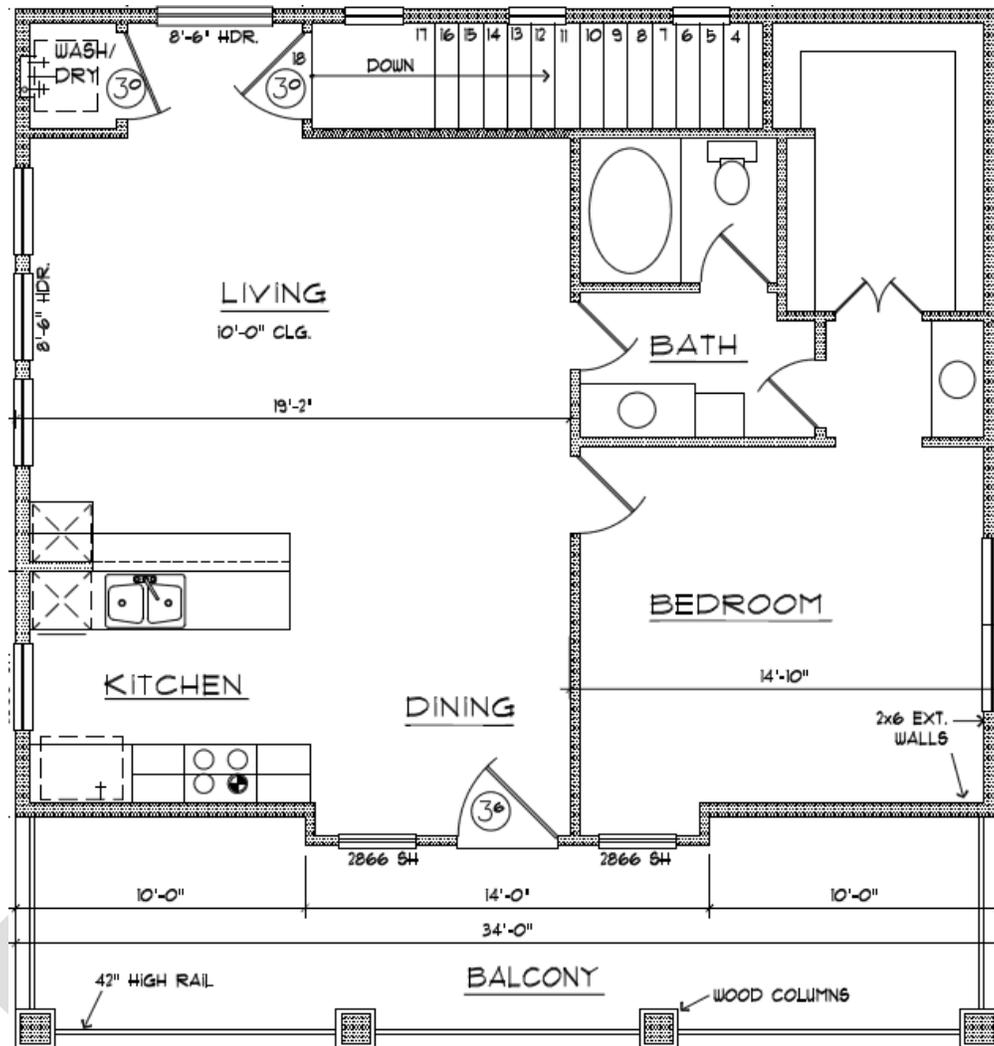


DRAFT

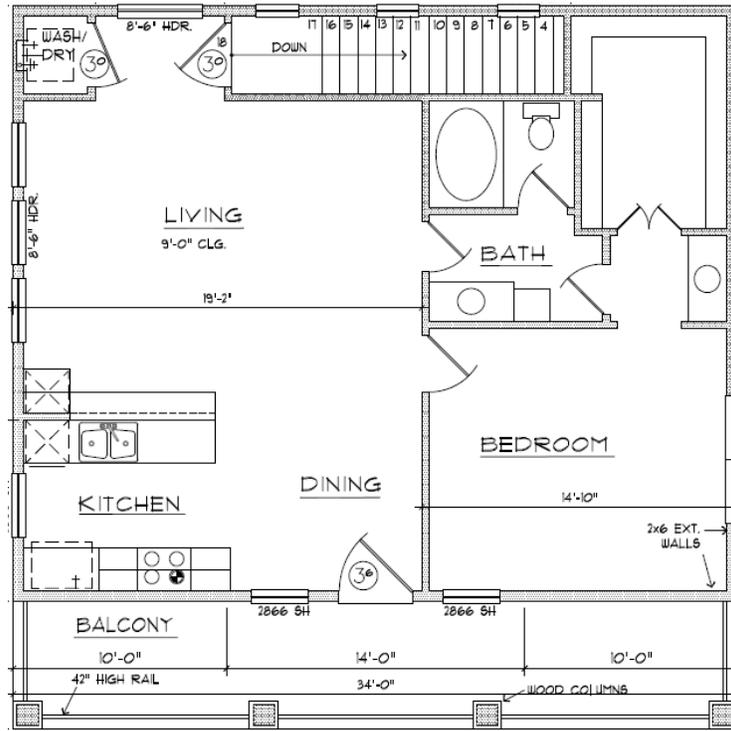


**SECOND FLOOR PLAN**

DENIED - 2/26/15



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:	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' 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' 6 1/2"

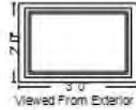
ENTRY

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' 6 1/2"

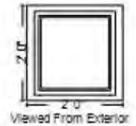
BEDROOM

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 8<sup>th</sup> Street – Contributing – 1940



939 Harvard Street – Contributing – 1920



509 E 10<sup>th</sup> Street – Contributing – 1940 (across street)



311 E 5<sup>th</sup> Street – Contributing – 1920



405 Harvard Street – Contributing – 1920



101 E 5<sup>th</sup> Street – Contributing – 1920

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**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 10'-6" setback from W 9<sup>th</sup> 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, as well as overhead garage doors and wood entry doors.

**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 6/12 pitch clad in composition shingles with a 1' eave overhang.

**Front Elevation:** Though the lot faces Heights Boulevard, the primary façade of the proposed structure will face E 9<sup>th</sup> 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 gable. 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:** 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.