

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Sam Gianukos, Creole Design, LLC, for Bill Baldwin, owner

Property: 3215 Morrison Street, Lot 1 & N 12.5 ft of Lot 2, Block 1, Manors at Woodland Heights Subdivision. The property is an 8,580 square foot (66' x 130') interior lot.

Significance: The property is a vacant lot located in the Woodland Heights Historic District.

Proposal: New Construction – Construct a 5,180 square foot one and half story residence with side attached garage.

Residence measures 59'-5" wide and 84' deep, with eave heights of 15'-6" at the front eave and 22'-10" at the rear, and ridge height of 38'-5".

Residence will be clad with cementitious horizontal lap siding and will feature 1-over-1 wood sash windows, operable shutters, and 1' round fiberglass columns.

See enclosed application materials and detailed project description on p. 7-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1, 2, 3, and 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
The proposed garage is setback 65'-4" from the front property line. The typical location of garages found in the district is at the rear of the property.
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
*The residence features shutters, which are not a typical feature found on contributing residences in the historic district. The proposed 1' round columns are not typical of contributing residences; a typical column would be an 8" or 10" column.
The house also features an attached side garage located only 65'-4" from the front property line on a lot that is 130' deep. Attached side garages are not a feature found in Woodland Heights Historic District. Historically, garages are detached and located at the rear of the property.*
- (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
*The house is two stories but is designed to appear as a 1½ story house from the front elevation. A typical 1½ story house in Woodland Heights Historic District has an eave height in the low teens and ridge height in the mid-20s.
The roof line of the proposed residence measures 38'-5" high, which is incompatible with the typical ridge height found in the district for both 1½ and two-story residences. The typical roof line for a 1½ story residence in the district is in the mid-20s and not more than 27', and the typical roof line for two story residence is between 30' to 32'. The 1½ story contributing house at 3301 Morrison next door has a ridge height of 25', 13' less than that proposed for the new house at 3215 Morrison.
Furthermore, the front porch eave has a height of 15'-6", which is several feet higher than what is appropriate for a porch eave in the historic district. The adjacent contributing house at 3301 Morrison features a porch eave height of 9'-7". The applicant's proposed front porch eave height of 15'-6" is 6' taller than that of the adjacent historic house.
Including the attached garage, the width of the proposed house is 59'-5, significantly greater than typical width of contributing houses, which generally ranges from 25' to 35' in the district.
The proportions of the proposed new construction are clearly incompatible with the typical proportions of existing contributing structures 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
*The proposed 1½ story residence has a front eave height of 15'-6" and a rear eave height of 22'-10". The typical eave height for a 1½ story residence in the district is in the low teens and no more than 14'.
For comparison, a contributing 1½ story house is located on the adjacent property at 3301 Morrison. This house has an eave height of 9'-7" and ridge height of 25'.*

- (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.

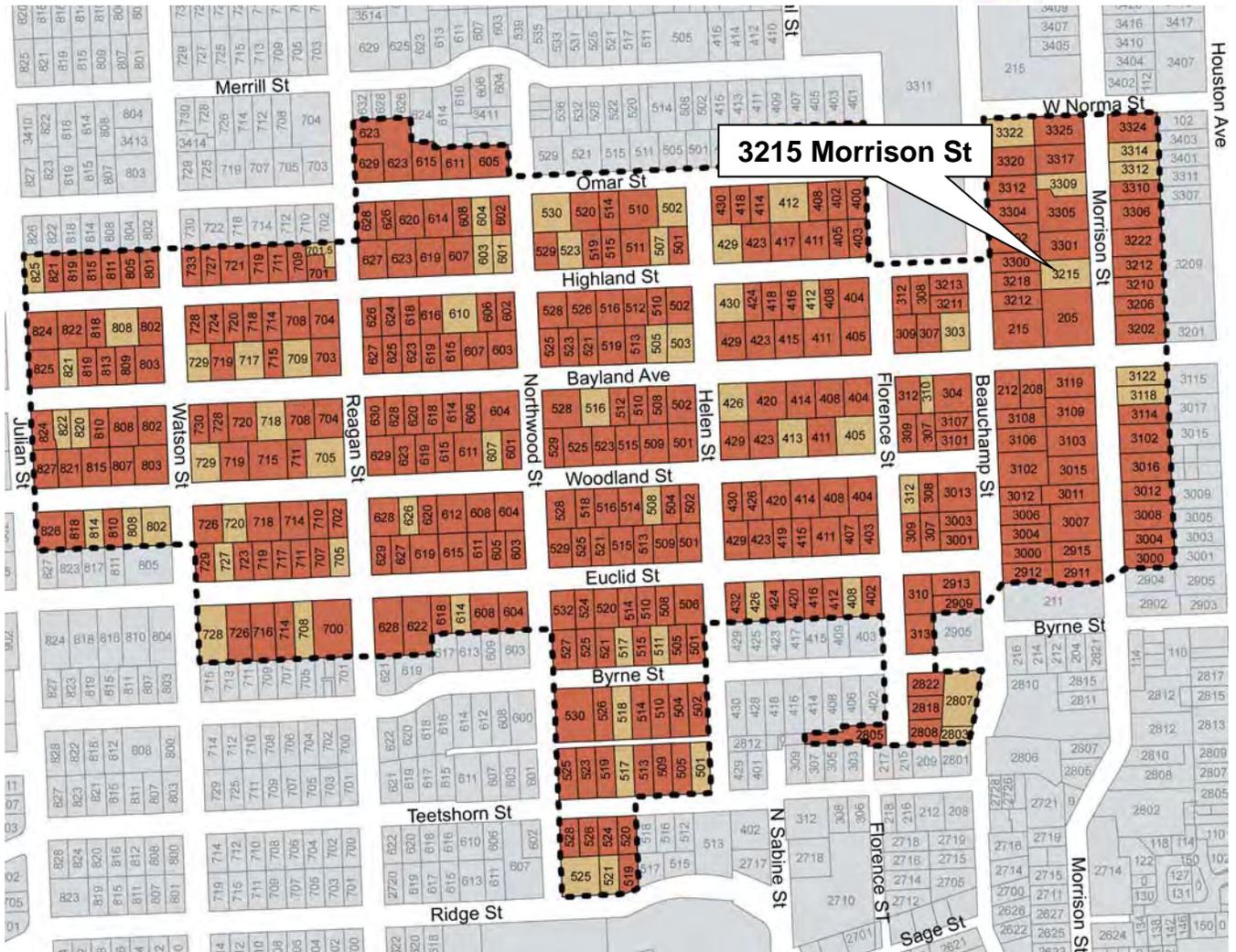
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PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



DRAFT

NEIGHBORING PROPERTIES



**205 Bayland – Contributing – 1910 (neighbor)
Facing Bayland, not Morrison**



3301 Morrison – Contributing – 1910 (neighbor)



3305 Morrison– Contributing – 1912 (blockface)



3206 Morrison– Contributing – 1920 (across street)



3210 Morrison– Contributing – 1924 (across street)



3212 Morrison– Contributing – 1920 (across street)

BLOCKFACE PHOTOS



3301 Morrison

3305 Morrison

3309 Morrison



3222 Morrison

3212 Morrison

3210 Morrison

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SOUTH SIDE ELEVATION
PROPOSED



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WEST (REAR) ELEVATION

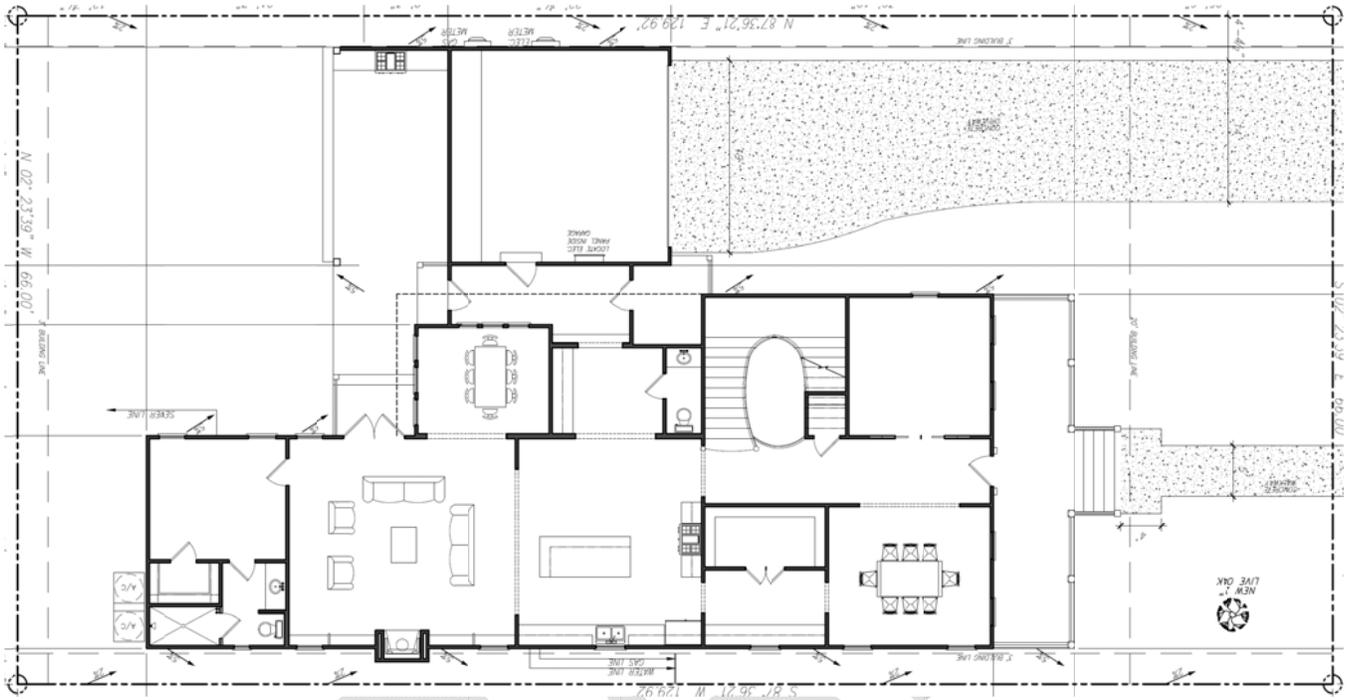
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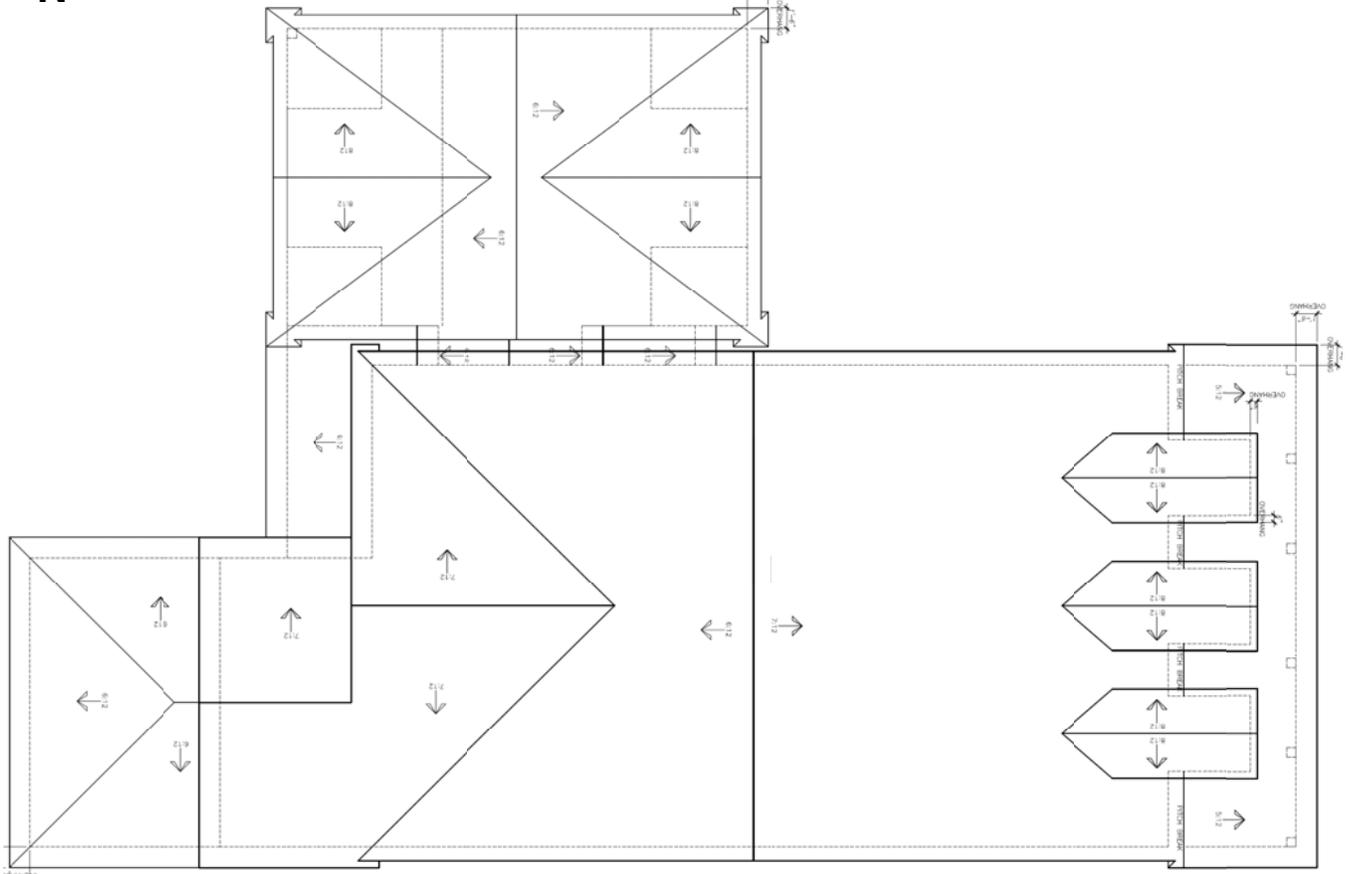
SITE PLAN

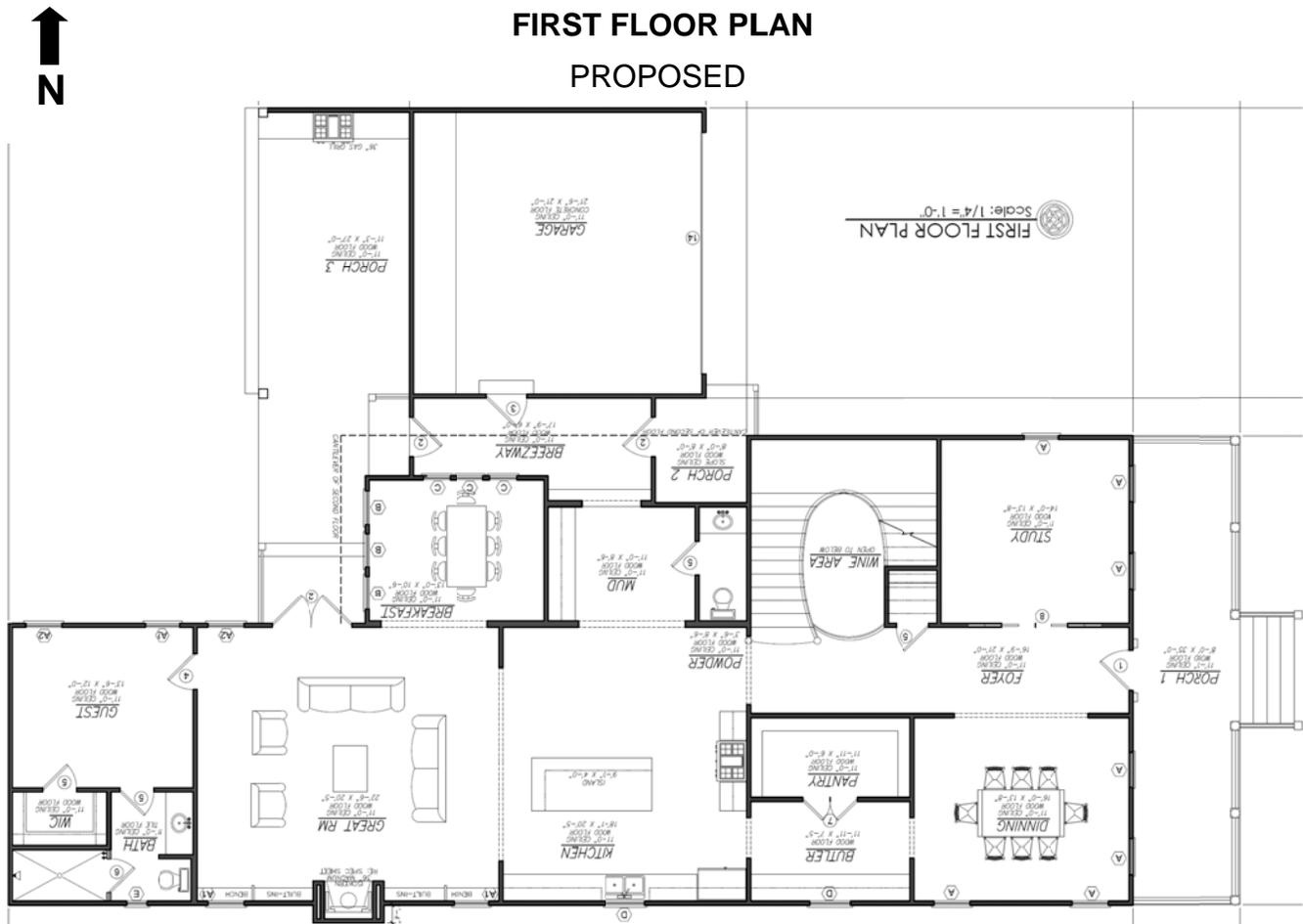
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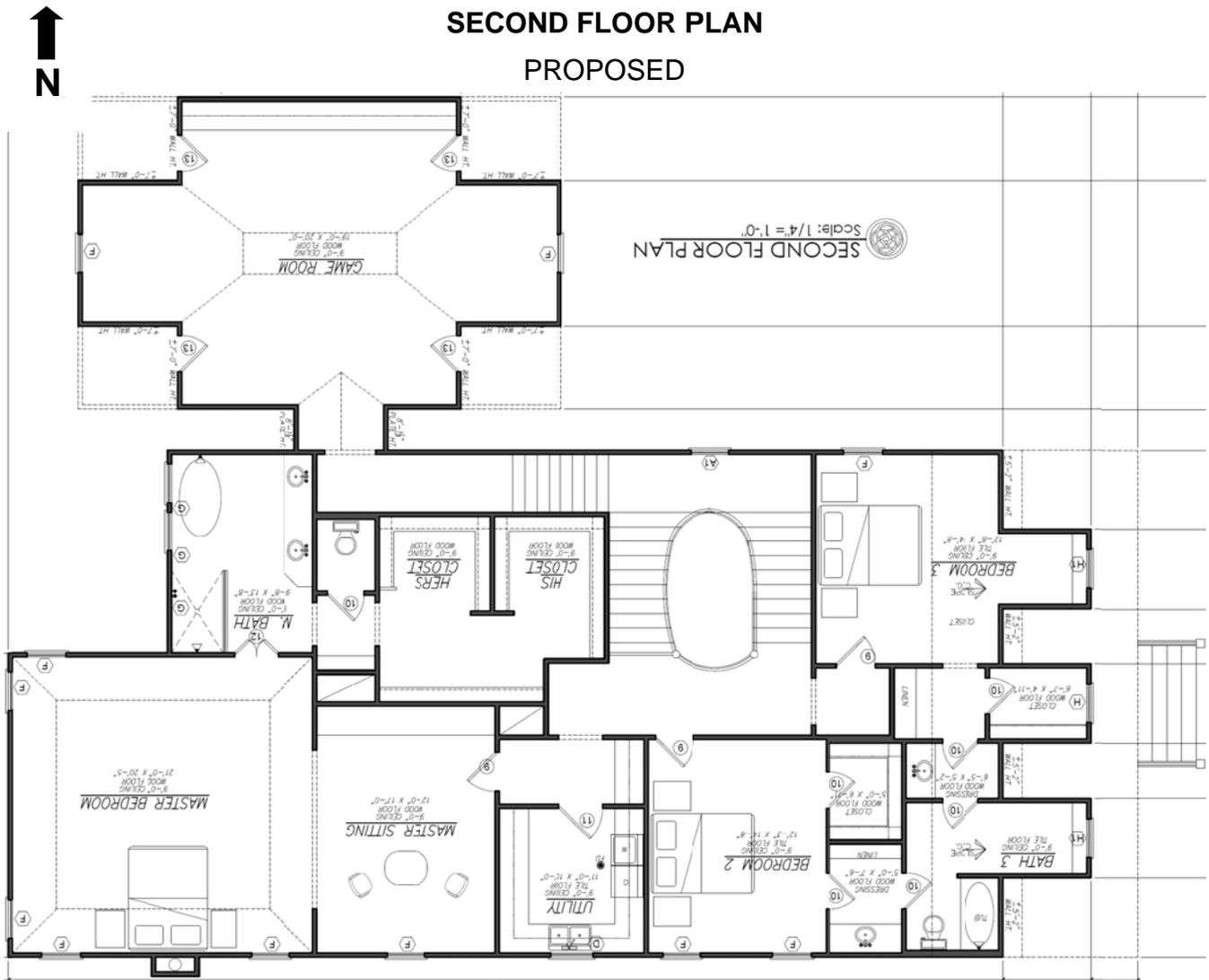




ROOF PLAN
PROPOSED







WINDOW / DOOR SCHEDULE

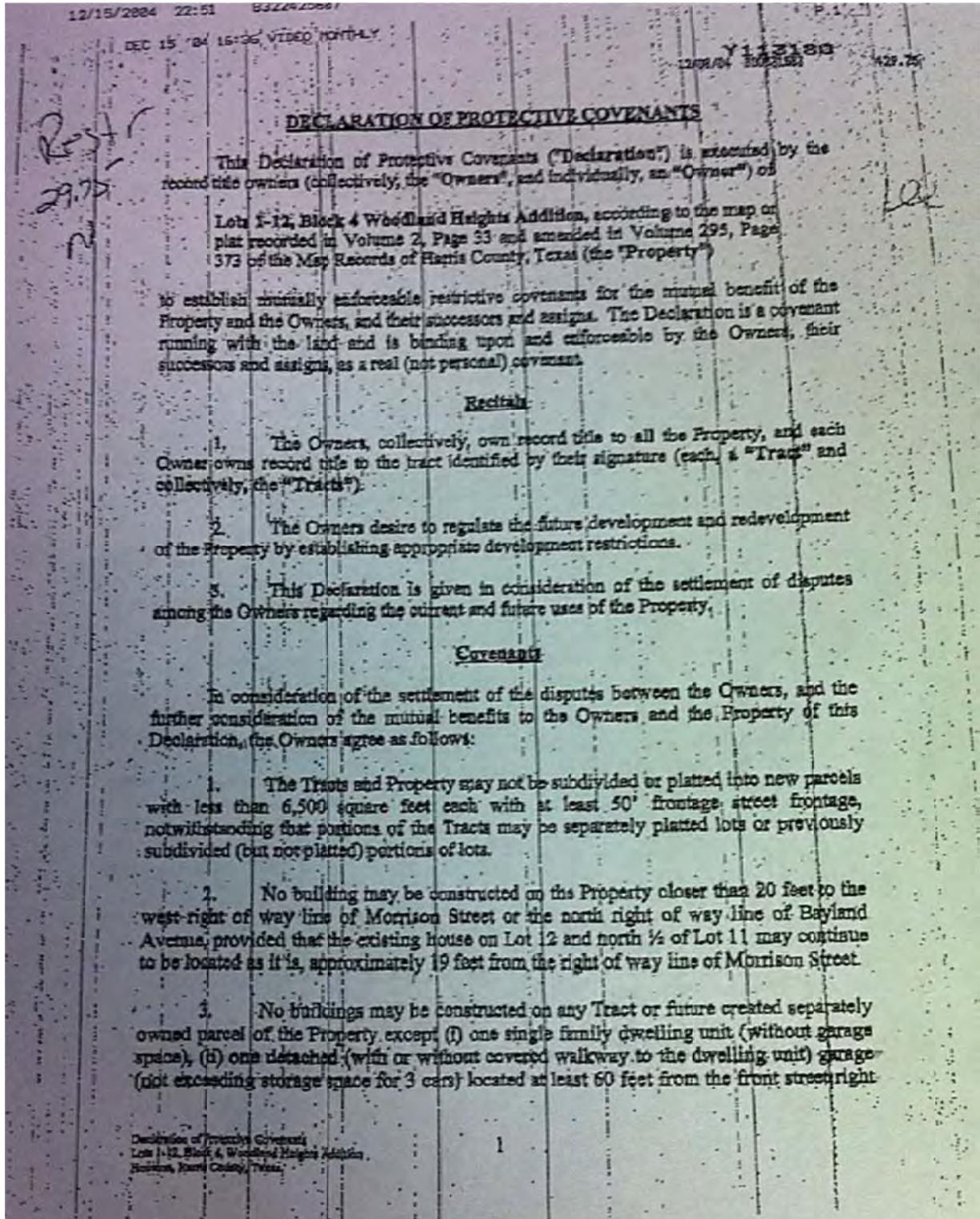
WINDOW SCHEDULE

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>A</i>	7	2'-8"	6'-0"	SINGLE HUNG
<i>A1</i>	3	2'-8"	7'-0"	SINGLE HUNG TEMPERED
<i>A2</i>	3	2'-8"	7'-0"	SINGLE HUNG
<i>B</i>	3	2'-6"	7'-0"	SINGLE HUNG
<i>C</i>	3	2'-0"	7'-0"	SINGLE HUNG
<i>D</i>	3	3'-0"	4'-6"	SINGLE HUNG
<i>E</i>	1	2'-0"	3'-6"	SINGLE HUNG TEMPERED
<i>F</i>	11	2'-8"	5'-6"	SINGLE HUNG
<i>G</i>	2	2'-8"	5'-0"	SINGLE HUNG TEMPERED
<i>H</i>	1	2'-8"	4'-6"	SINGLE HUNG
<i>H1</i>	2	2'-8"	4'-6"	SINGLE HUNG TEMPERED

DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	1	3'-0"	8'-0"	EXTERIOR FRONT DOOR
2	2	3'-0"	8'-0"	EXTERIOR FRENCH DOOR
3	1	3'-0"	8'-0"	20 MIN FIRE RATED DOOR WITH CLOSER
4	1	2'-8"	8'-0"	INTERIOR DOOR
5	4	2'-6"	8'-0"	INTERIOR DOOR
6	1	2'-6"		GLASS DOOR @ SHOWER ENCLOSURE
7	1	(2)2'-0"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
8	1	(2)2'-6"	8'-0"	INTERIOR POCKET DOOR (UNIT)
9	3	2'-8"	6'-8"	INTERIOR DOOR
10	7	2'-6"	6'-8"	INTERIOR DOOR
11	1	3'-0"	6'-8"	INTERIOR DOOR
12	1	(2)1'-6"	6'-8"	INTERIOR FRENCH DOOR (UNIT)
13	4	2'-6"		INTERIOR DOOR (CUT TO FIT)
14	1	18'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
15	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)

WOODLAND HEIGHTS ADDITION DEED RESTRICTIONS



of way line, with or without upstairs garage apartment (enclosed stairwell allowed), provided that the square footage of the enclosed living space of the apartment may not exceed 50% of the enclosed air conditioned square footage of the primary dwelling unit, and (iii) one single story accessory building which is not a separate dwelling unit and does not exceed 650 square feet in area.

4. The Owners adopt and ratify as valid covenants restricting the Property the Declaration of Restrictions for Woodland Heights recorded under Clerk's File No. L913034 in the Official Public Records of Real Property of Harris County, Texas recorded November 1, 1988 (the "Woodland Heights Declaration"). The covenants in Article II of the Woodland Heights Declaration are incorporated herein for all purposes. In the event of conflict between the Declaration and the Woodland Heights Declaration, the most restrictive shall control.

5. Each of the Owners represent that they are not in violation of either the Declaration or the Woodland Heights Declaration, with the exception of Flybaby, Inc. and St. Jude Assisted Living, Inc., who shall be bound by the Agreed Judgment signed on November 23, 2004 in Case No. 2004-38579, Singleton v. Flybaby, Inc. and St. Jude Assisted Living, Inc., in the 190th Judicial District Court of Harris County, Texas, and shall cease their non-conforming use by May 21, 2005.

6. This Declaration may be enforced by the Owners, their successors or assigns with record title to any portion of the Property or by Woodland Heights Civic Association or its successors or assigns as a non-profit entity representing the interests of Woodland Heights Neighborhood. Prior to bringing any action to enforce this Declaration, the party asserting violation must provide prior written notice by certified mail to the alleged violator detailing the alleged violation and the actions required to cure it within thirty (30) days from the posting of such notice within which to cure the violation. The notice may be sent to the residence located on the violator's property and a copy provided to the address reflected on the records of either Harris County Appraisal District or any governmental entity with taxing authority over the parcel in question. The prevailing party in any enforcement action shall collect its reasonable attorney's fees and costs.

7. This Declaration is construed under Texas laws and enforceable by an action brought in the applicable state or federal court with jurisdiction in Harris County, Texas.

8. This Declaration is perpetual and may not be modified except by a writing executed by all of the then record title Owners of all of the Property and recorded in the Official Public Records of Real Property of Harris County, Texas which writing amends or terminates the Declaration.

9. The Recitals are correct and relied upon as the basis for executing this Declaration.

Declaration of Protective Covenants
 Lots 7-12, Block 4, Woodland Heights Addition
 Houston, Harris County, Texas

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PROJECT DETAILS

Shape/Mass: The residence will measure 35' wide and 83'-10" deep and the attached garage will measure 24'-5" wide and 22'-2" deep; the residence and garage will have an overall width of 59'-5". The residence will have a front eave height of 15'-6", a rear eave height of 22'-10", and a ridge height of 38'-5". The attached garage will have an eave height of 17'-9" and a ridge height of 27'-6". The residence will feature a full width front porch measuring 35' wide and 8' deep.

Setbacks: The residence is setback 25'-6" from the front property line, 27'-6" from the side, north property line, 3'-6" from the side, south property line, and 12'-8" from the rear property line. The attached garage will be setback 65'-4" from the front property line, 3'-1" from the side, north property line, and 42'-6" from the rear property line.

Foundation: The residence will be built on a pier and beam foundation with brick piers and wood lattice skirting. The foundation will measure 2'-6" in height. The attached garage will be built on a slab foundation.

Windows/Doors: The residence and garage will feature 1-over-1 wood sash windows, single lite wood paneled entry doors and a sectional overhead garage door.

Exterior Materials: The residence will be clad with smooth finish cementitious horizontal lap siding. The residence will feature operable wood shutters on the first floor of the front elevation, and an exterior brick chimney. The front porch will feature wood steps, wood handrails and guardrails and 1' round permacast columns.

Roof: The roof will feature a side gable roof with gable dormers. The roof will have a combination of 6/12 and 7/12 roof pitches; the gable dormers will have an 8/12 pitch. The residence will feature closed eaves with a 1'-6" overhang. The attached garage will feature a cross gable roof with a combination of 6/12 and 8/12 roof pitches. The garage will feature closed eaves with a 1'-6" overhang. The residence and garage will feature classic style eave returns and will be clad with composite shingles.

Front Elevation: The residence will feature a full width front porch with six 1' round columns, wood steps, and wood handrails and guardrails. The first floor of the residence will feature four 1-over-1 wood sash windows with wood operable shutters and two single lite wood paneled entry doors. The residence will feature three gable dormers with 1-over-1 wood sash windows. The garage will feature a sectional overhead garage door and the second floor will feature a 1-over-1 sash window.

Side Elevation (North): The first floor of the residence will feature four 1-over-1 sash windows and a set of single lite wood paneled french doors. The second floor will feature three 1-over-1 sash windows. The side gable will feature a wood louvered vent.

Side Elevation (South): The first floor will feature seven 1-over-1 sash windows and the second floor will feature six 1-over-1 sash windows. The residence will feature an exterior brick chimney. The side gable will feature a wood louvered vent.

Rear Elevation (West): The first floor will feature a ribbon of three 1-over-1 sash windows, a single lite wood paneled entry door and a covered porch measuring 27' wide and 11'-3" deep. The second floor of the residence will feature four 1-over-1 sash windows and the garage will feature a 1-over-1 sash window.