

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Sam Gianukos, Creole Design for Michael Bastian, owner

Property: 1201 Rutland, lot 17 and 18, block 183, Houston Heights Subdivision. The property is an 8,800 square foot (66.66' x 132') vacant corner lot.

Significance: The property is located in the Houston Heights Historic District West.

Proposal: New Construction – On a corner lot, construct a two-story, 4,360 square foot single-family residence that is 43' wide; 56' deep at the W 12th side; 96' deep at the north side; and 36'-6" tall.

At the January 16, 2014 HAHC meeting the applicants presented an initial design concept for the residence that measured approximately 38' wide, 70' deep, and 33'-6" tall. Staff provided recommendations to comply with criteria including typical dimensional ranges established by field measurements of all contributing two-story residences in the district. The HAHC expressed excitement for new residences at the former site of a chicken processing plant and encouraged the applicants to continue to work with staff.

At the June 19, 2014 HAHC meeting the applicant was denied a COA for a new two-story residence on the basis that the proposal did not satisfying criteria 1, 2, 3 and 4. Staff met with the applicants on several occasions to discuss compatible design options. The applicant has submitted a revised application which includes the following changes:

- 43' maximum width; a 6' reduction from 49' (34' max recommended)
- 36' front width; a 2' reduction from 38' (32' max recommended)
- 19'-8" W 12th side setback; a 9' increase from 12'-8" (20' recommended)
- 36'-6" ridge height; a 1'-6" reduction from 38' (33' max recommended)
- 23' main eave height; a 1' reduction from 24' (23' max recommended)
- 12' porch eave height; a 1' reduction from 13' (12' max recommended)
- Replacement of two diamond shape windows with rectangular windows
- Replacement of fluted porch columns with smooth round columns

See enclosed application materials and detailed project description on p. 12-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Approval with conditions:

- The max ridge height of the hip roof to not exceed 33'.
- Porch stairs be wood or composite decking instead of brick

HAHC Action: -

CONTRIBUTING 2-STORY RESIDENCES IN DISTRICT

TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE

<i>(dimensions in ft)</i>	MAX WIDTH	FRONT WIDTH	RIDGE HEIGHT	EAVE HEIGHT	PORCH EAVE HEIGHT	FINISHED FLOOR HEIGHT	ROOF PITCH	PORCH WIDTH	PORCH DEPTH
Typical Contributing 2-Story Residences*	24 – 34	20 – 32	28 – 33	18 – 23	8 – 12	1.5 – 3	5 – 8/12	6 – 32	6 – 10
DESIGN CONCEPT – 1/16/14	38-42	32	33.5	24	-	-	-	-	-
Compatibility	+ 8	at max	+ 0.5	+ 1	-	-	-	-	-
DENIED – 6/19/14	49	38	38	24	13	2.5	8/12	31	9
Compatibility	+ 15	+ 6	+ 5	+ 1	+ 1	compatible	at max	compatible	compatible
CURRENT	43	36	36.5	23	12	2.5	8/12	29	7
Compatibility	+ 9	+ 4	+3.5	compatible	compatible	compatible	at max	compatible	compatible

* determined by removing a-typical outliers found in the district to provide a compatible range

MAX WIDTH	FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 24 – 34	Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1201 Rutland 43	1236 Rutland 39	1201 Rutland 36.5	201 W 15th 25	201 W 15th 13	1443 Allston 13/12
1232 Tulane 40	1201 Rutland 36	209 W 16th 36	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1236 Rutland 39	1245 Yale 33	201 W 15th 35	327 W 16th 24	1201 Rutland 12	1232 Tulane 10/12
1439 Rutland 35	1246 Allston 32	1246 Allston 34	1201 Rutland 23	1443 Allston 12	201 W 15th 10/12
1245 Yale 33	1343 Rutland 32	1541 Ashland 33	1531 Allston 23	1531 Allston 12	209 W 16th 10/12
1246 Allston 32	1400 Allston 31	1541 Tulane 33	1537 Tulane 23	1245 Yale 12	1201 Rutland 8/12
1343 Rutland 32	1541 Ashland 31	201 W 16th 33	209 W 16th 23	1535 Allston 11	1246 Allston 8/12
1400 Allston 31	1109 Rutland 31	327 W 16th 33	1245 Yale 23	1109 Rutland 11	1531 Allston 8/12
1541 Ashland 31	1537 Tulane 31	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
1109 Rutland 31	1232 Tulane 30	1537 Tulane 32	1443 Allston 22	509 W 15th 11	1237 Rutland 8/12
1537 Tulane 31	1147 Allston 28	1245 Yale 32	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
209 W 16th 31	1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1237 Rutland 30	1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
201 W 15th 28	1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	1235 Yale 8/12
1429 Rutland 28	1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
611 W 15th 28	201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1147 Allston 28	1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1341 Allston 28	1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1531 Allston 28	1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston -	1537 Tulane 7/12
1427 Tulane 28	611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland -	611 W 15th 7/12
1541 Tulane 28	1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland -	201 W 16th 7/12
201 W 16th 28	1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland -	1147 Allston 6/12
1447 Tulane 27	1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland -	1400 Allston 6/12
1235 Yale 25	201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland -	1541 Ashland 6/12
1443 Allston 24	1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston -	1439 Rutland 6/12
1509 Allston 21	1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane -	1535 Rutland 6/12
1535 Allston 21	1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane -	1427 Tulane 6/12
1535 Rutland 21	209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane -	1245 Yale 6/12
1202 Rutland -	1202 Rutland -	1535 Rutland 26	1427 Tulane 18	611 W 15th -	1202 Rutland -
509 W 15th -	509 W 15th -	1427 Tulane 25	611 W 15th 17	209 W 16th -	1343 Rutland -
327 W 16th -	327 W 16th -	611 W 15th 22	1109 Rutland 16	327 W 16th -	509 W 15th -

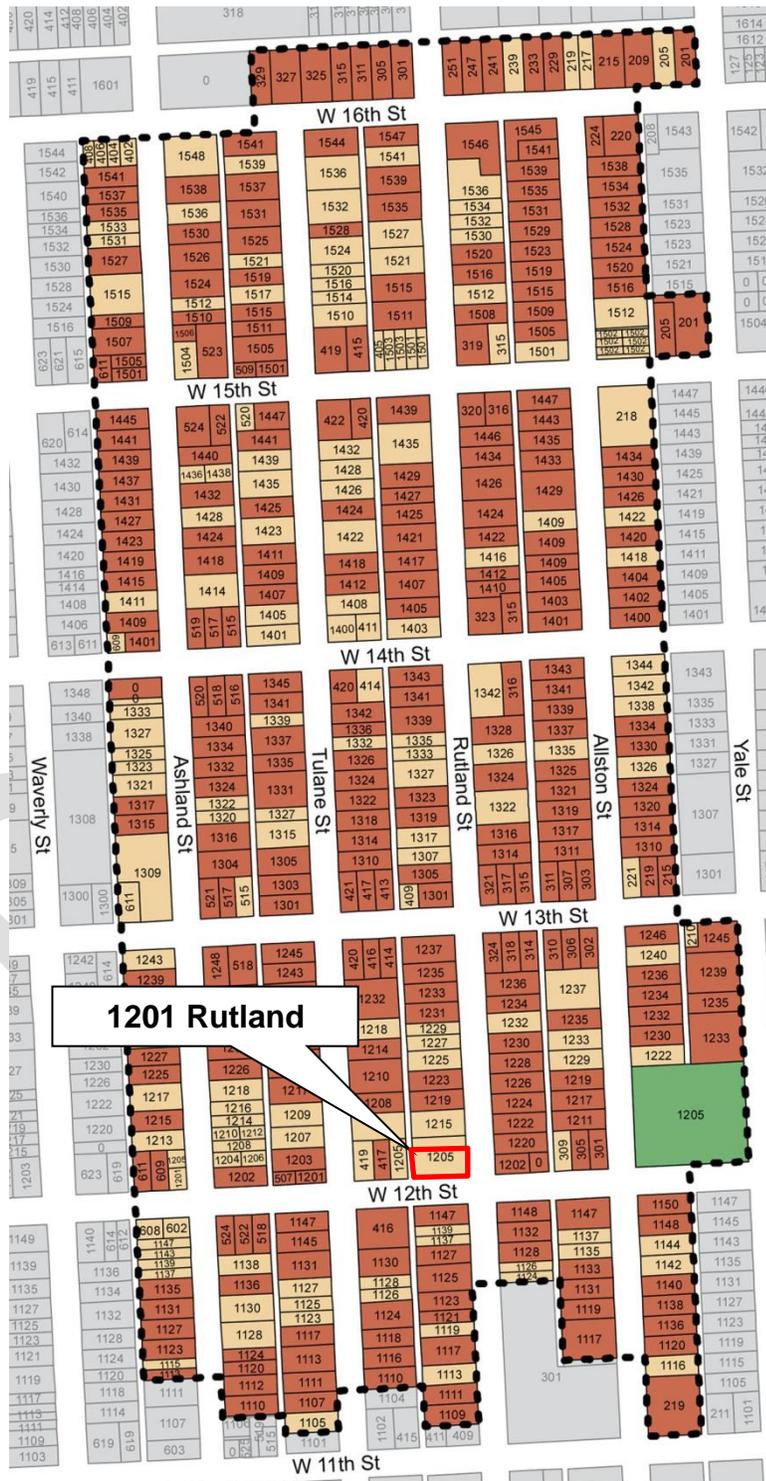
- indicates measurement unavailable; grey highlights typical range



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



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NEIGHBORING PROPERTIES



1223 Rutland – Contributing



1219 Rutland – Contributing



1207 Rutland (Prop. C) – Approved March 2014



1205 Rutland (Prop. B) – Approved April 2014



1147 Rutland – Contributing (southwest corner)



1148 Rutland – Contributing (corner)

NEIGHBORING PROPERTIES



1202 Rutland – Contributing (northeast corner)



1220 Rutland – Contributing (across street)



1222 Rutland – Contributing (across street)



1224 Rutland – Contributing (across street)



1226 Rutland – Contributing (across street)



1228 Rutland – Contributing (across street)

ALL 2-STORY CONTRIBUTING RESIDENCES IN DISTRICT (30)

<p>1147 Allston – Contrib. c.1920 Prairie</p> <p>front width: 28 max width: 28 ridge ht: 28 eave ht: 20 porch eave ht: 10 porch floor ht: 2 pitch: 6/12 residence s.f.: 2,450 lot s.f: 9,900 lot on block: corner</p> 	<p>1246 Allston – Contrib. c.1910 Classic Revival</p> <p>front width: 32 max width: 32 ridge ht: 34 eave ht: 22 porch eave ht: - porch floor ht: 2 pitch: 8/12 residence s.f.: 1,980 lot s.f: 6,600 lot on block: corner</p> 
<p>1341 Allston – Contrib. 1928 Colonial Revival</p> <p>front width: 28 max width: 28 ridge ht: 27 eave ht: 18 porch eave ht: - porch floor ht: 3 pitch: 7/12 residence s.f.: 2,240 lot s.f: 6,600 lot on block: interior</p> 	<p>1400 Allston – Contrib. c.1920 Am Foursq/Prairie</p> <p>front width: 31 max width: 31 ridge ht: 29 eave ht: 20 porch eave ht: 10 porch floor ht: 2 pitch: 6/12 residence s.f.: 2,460 lot s.f: 6,600 lot on block: corner</p> 
<p>1443 Allston – Contrib. c.1910 Dutch Colonial</p> <p>front width: 24 max width: 24 ridge ht: 32 eave ht: 32 porch eave ht: 12 porch floor ht: 2 pitch: 13/12 residence s.f.: 1,868 lot s.f: 6,600 lot on block: interior</p> 	<p>1509 Allston – Contrib. c.1910 Colonial Revival</p> <p>front width: 18 max width: 21 ridge ht: 28 eave ht: 21 porch eave ht: 10 porch floor ht: 2 pitch: 7/12 residence s.f.: 1,320 lot s.f: 6,600 lot on block: interior</p> 
<p>1531 Allston – Contrib. c.1925 Am Foursquare</p> <p>front width: 24 max width: 28 ridge ht: 31 eave ht: 23 porch eave ht: 12 porch floor ht: 3 pitch: 8/12 residence s.f.: 2,030 lot s.f: 6,600 lot on block: interior</p> 	<p>1535 Allston – Contrib. c.1925 Am Foursquare</p> <p>front width: 21 max width: 21 ridge ht: 28 eave ht: 20 porch eave ht: 11 porch floor ht: 3 pitch: 8/12 residence s.f.: 1,764 lot s.f: 6,600 lot on block: interior</p> 

2-STORY CONTRIBUTING RESIDENCES CONT.

1541 Ashland – Contrib. c.1910 Colonial Revival

front width: 31
max width: 31
ridge ht: 33
eave ht: 21
porch eave ht: -
porch floor ht: 3
pitch: 6/12
residence s.f.: 2,232
lot s.f.: 6,600
lot location: interior



1109 Rutland – Contrib. 1928 Col Revival

front width: 31
max width: 31
ridge ht: 30
eave ht: 16
porch eave ht: 11
porch floor ht: 2
pitch: 7/12
residence s.f.: 2,160
lot s.f.: 6,900
lot location: interior



1202 Rutland – Contrib. c.1920 Craftsman

front width: -
max width: -
ridge ht: 31
eave ht: 21
porch eave ht: -
porch floor ht: 3
pitch: -
residence s.f.: 3,023
lot s.f.: 4,250
lot location: corner



1236 Rutland – Contrib. 1907 Queen Anne

front width: 39
max width: 39
ridge ht: 28
eave ht: 20
porch eave ht: -
porch floor ht: 2
pitch: 12/12
residence s.f.: 2,280
lot s.f.: 7,470
lot location: interior



1237 Rutland – Contrib. 1911 Queen Anne

front width: 26
max width: 30
ridge ht: 31
eave ht: 22
porch eave ht: -
porch floor ht: 2
pitch: 8/12
residence s.f.: 2,260
lot s.f.: 8,710
lot location: corner



1343 Rutland – Contrib. c.1925 Colonial Revival

front width: 32
max width: 32
ridge ht: 29
eave ht: 22
porch eave ht: 11
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,290
lot s.f.: 4,880
lot location: corner



1429 Rutland – Contrib. c.1930 Colonial Revival

front width: 25
max width: 28
ridge ht: 28
eave ht: 22
porch eave ht: -
porch floor ht: 3
pitch: 7/12
residence s.f.: 1,793
lot s.f.: 7,920
lot location: interior



1439 Rutland – Contrib. c.1930 Colonial Revival

front width: 28
max width: 35
ridge ht: 27
eave ht: 19
porch eave ht: 9
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,530
lot s.f.: 8,880
lot location: interior



2-STORY CONTRIBUTING RESIDENCES CONT.

1535 Rutland – Contrib. c.1920 Folk Victorian

front width: 21
max width: 21
ridge ht: 26
eave ht: 19
porch eave ht: 10
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,744
lot s.f: 8,712
lot location: corner



1232 Tulane – Contrib. c.1925 Craftsman

front width: 30
max width: 40
ridge ht: 27
eave ht: 18
porch eave ht: -
porch floor ht: 2
pitch: 10/12
residence s.f.: 2,140
lot s.f: 6,600
lot location: interior



1427 Tulane – Contrib. 1927 Craftsman Apt

front width: 28
max width: 28
ridge ht: 25
eave ht: 18
porch eave ht: 9
porch floor ht: 1
pitch: 6/12
residence s.f.: 2,186
lot s.f: 5,799
lot location: corner



1447 Tulane – Contrib. c.1915 Craftsman

front width: 27
max width: 27
ridge ht: 30
eave ht: 21
porch eave ht: 10
porch floor ht: 3
pitch: 8/12
residence s.f.: 2,566
lot s.f: 8,799
lot location: interior



1537 Tulane – Contrib. c.1910 Colonial Revival

front width: 31
max width: 31
ridge ht: 32
eave ht: 33
porch eave ht: -
porch floor ht: 2
pitch: 7/12
residence s.f.: 2,348
lot s.f: 7,250
lot location: corner



1541 Tulane – Contrib. c. 1910 Colonial Revival

front width: 28
max width: 28
ridge ht: 33
eave ht: 22
porch eave ht: -
porch floor ht: 1
pitch: 8/12
residence s.f.: 3,030
lot s.f: 6,600
lot location: interior



201 W 15th – Contrib. 1902 Queen Anne

front width: 28
max width: 22
ridge ht: 35
eave ht: 25
porch eave ht: 13
porch floor ht: 3
pitch: 10/12
residence s.f.: 2,530
lot s.f: 12,300
lot location: corner



509 W 15th – Contrib. c.1910 Colonial Revival

front width: -
max width: -
ridge ht: 27
eave ht: 22
porch eave ht: 11
porch floor ht: 2
pitch: -
residence s.f.: 1,056
lot s.f: 1,782
lot location: corner



2-STORY CONTRIBUTING RESIDENCES CONT. & PROPOSED

611 W 15th – Contrib. c.1940 Garage Apt

front width: 25
 max width: 28
 ridge ht: 22
 eave ht: 17
 porch eave ht: -
 porch floor ht: -
 pitch: 7/12
 residence s.f.: 1,516
 lot s.f.: 2,948
 lot location: corner



201 W 16th – Contrib. c.1910 Queen Anne

front width: 28
 max width: 28
 ridge ht: 33
 eave ht: 25
 porch eave ht: 13
 porch floor ht: 3
 pitch: 7/12
 residence s.f.: 2,630
 lot s.f.: 6,800
 lot location: corner



209 W 16th – Contrib. c.1910 Queen Anne

front width: 14 (bay)
 max width: 31
 ridge ht: 36
 eave ht: 23
 porch eave ht: -
 porch floor ht: 2
 pitch: 10/12
 residence s.f.: 2,770
 lot s.f.: 9,800
 lot location: interior



327 W 16th – Contrib. c.1910 – Queen Anne

front width: -
 max width: -
 ridge ht: 33
 eave ht: 24
 porch eave ht: -
 porch floor ht: 2
 pitch: 8/12
 residence s.f.: 1,480
 lot s.f.: -
 lot location: interior



1235 Yale – Contrib. c.1915 – American Foursquare

front width: 25
 max width: 25
 ridge ht: 29
 eave ht: 20
 porch eave ht: 10
 porch floor ht: 2
 pitch: 8/12
 residence s.f.: 1,392
 lot s.f.: 6,600
 lot location: interior



1245 Yale – Contrib. c.1910 Colonial Revival

front width: 33
 max width: 33
 ridge ht: 32
 eave ht: 23
 porch eave ht: 12
 porch floor ht: 3
 pitch: 6/12
 residence s.f.: 2,700
 lot s.f.: 7,980
 lot location: corner

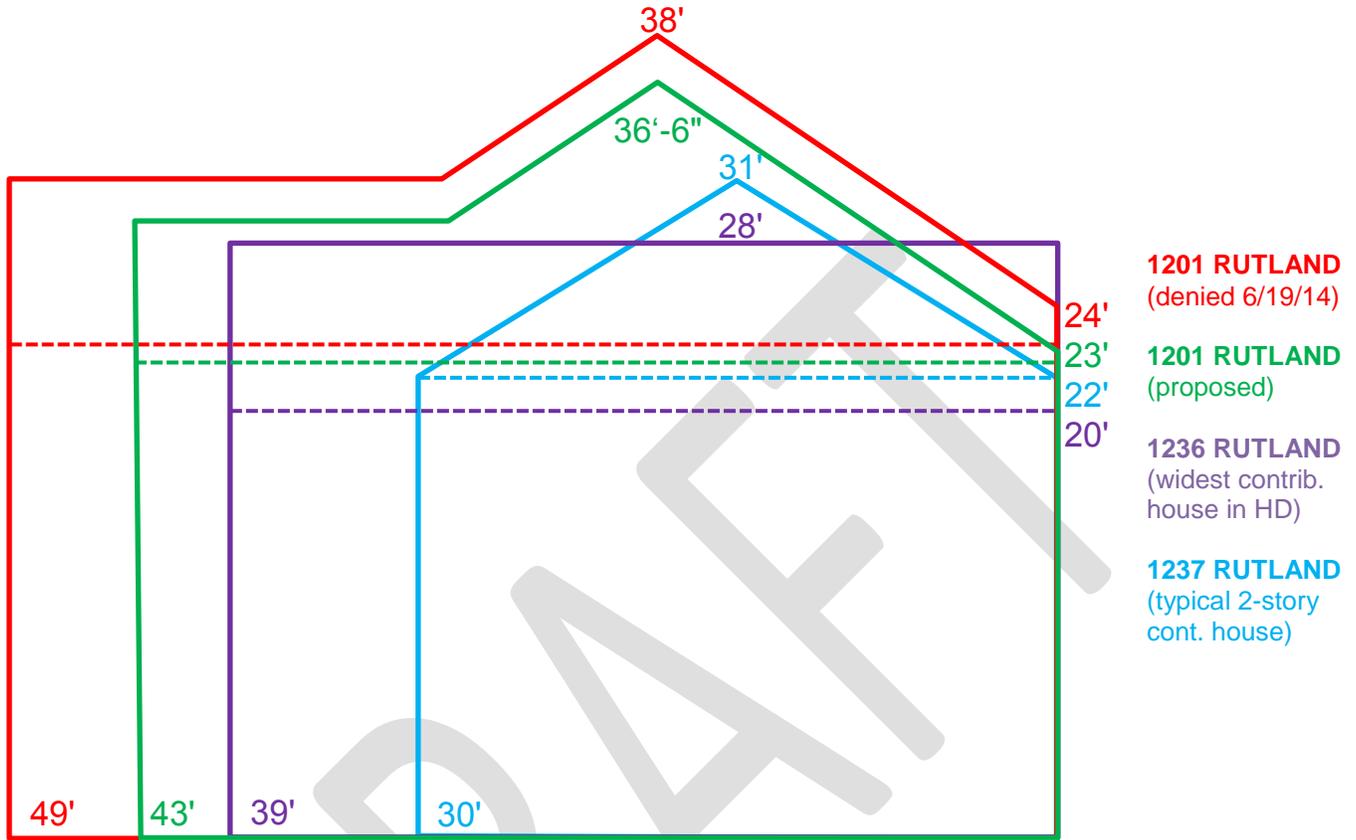


1201 Rutland - PROPOSED

front width: 43
 max width: 36
 ridge ht: 36.5
 eave ht: 23
 porch eave ht: 12
 porch floor ht: 2.5
 pitch: 8/12
 residence s.f.: 4,360
 lot s.f.: 8,800
 lot on block: corner



PROPOSED RESIDENCE & 2-STORY CONTRIBUTING RESIDENCES ON BLOCK



EAST ELEVATION – FRONT FACING RUTLAND

DENIED – 6/19/14



PROPOSED



SOUTH SIDE ELEVATION – FACING W 12TH

DENIED – 6/19/14



PROPOSED



NORTH SIDE ELEVATION

DENIED – 6/19/14



PROPOSED



WEST (REAR) ELEVATION

DENIED – 6/19/14

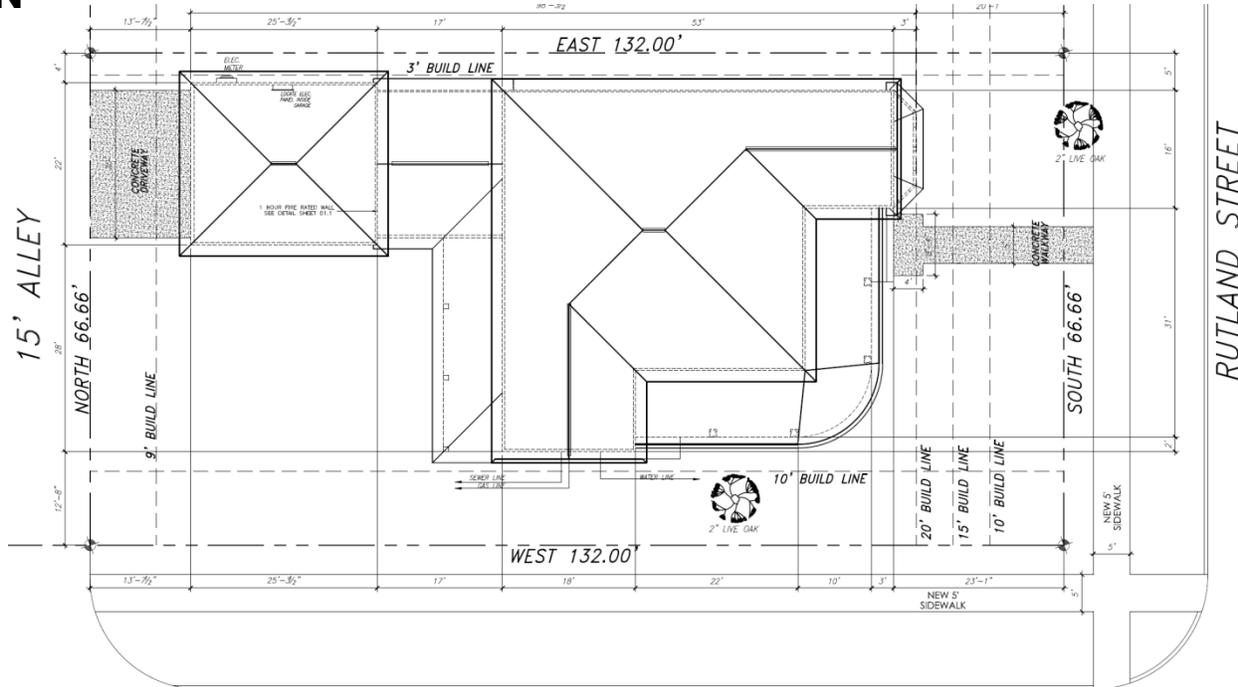


PROPOSED



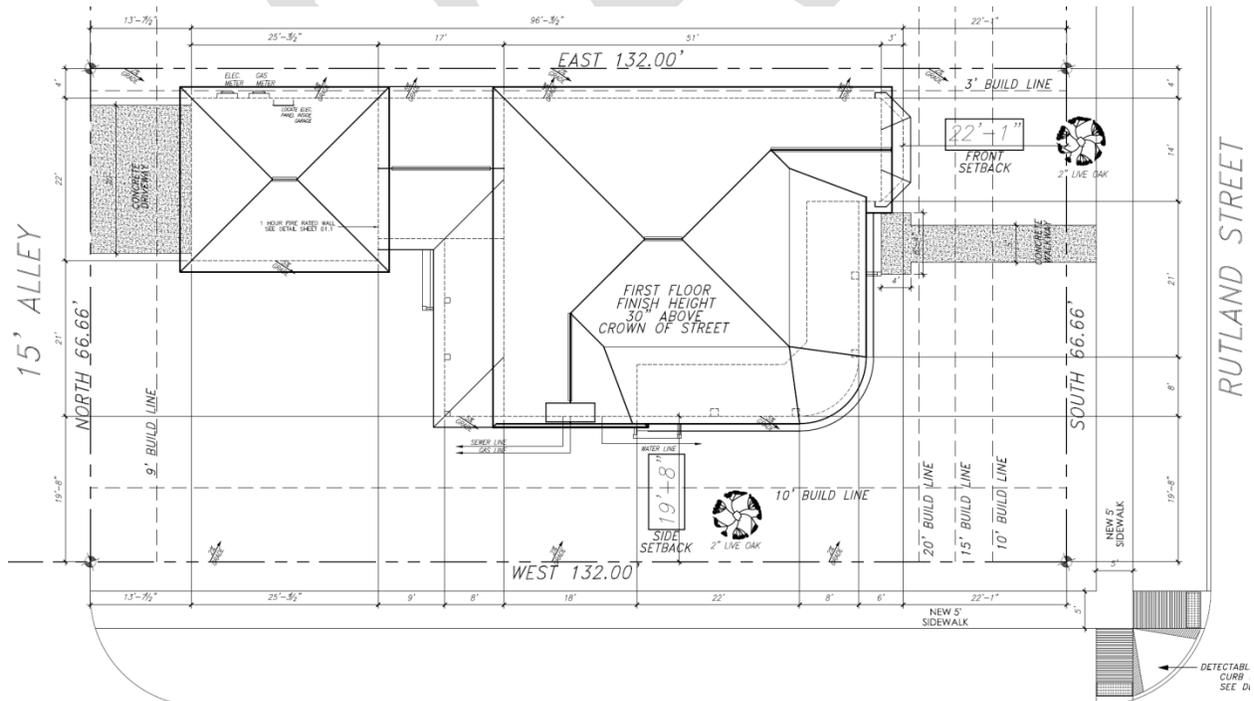


SITE PLAN
DENIED - 6/19/14



WEST 12th STREET

PROPOSED

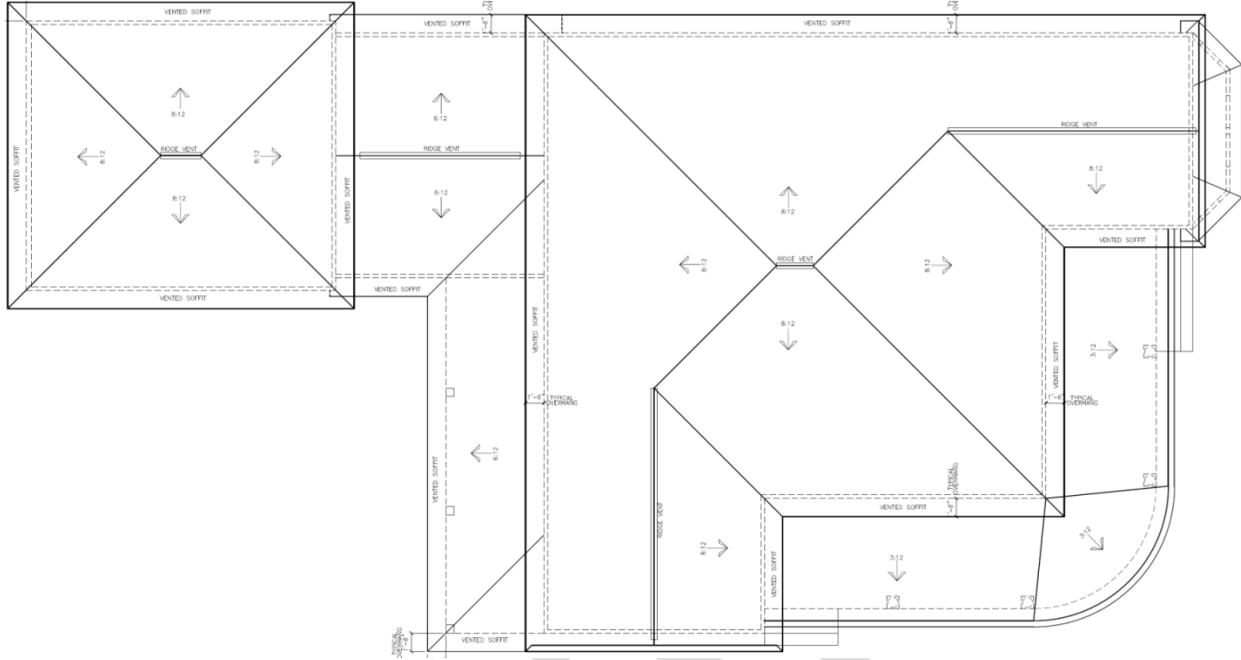


WEST 12th STREET

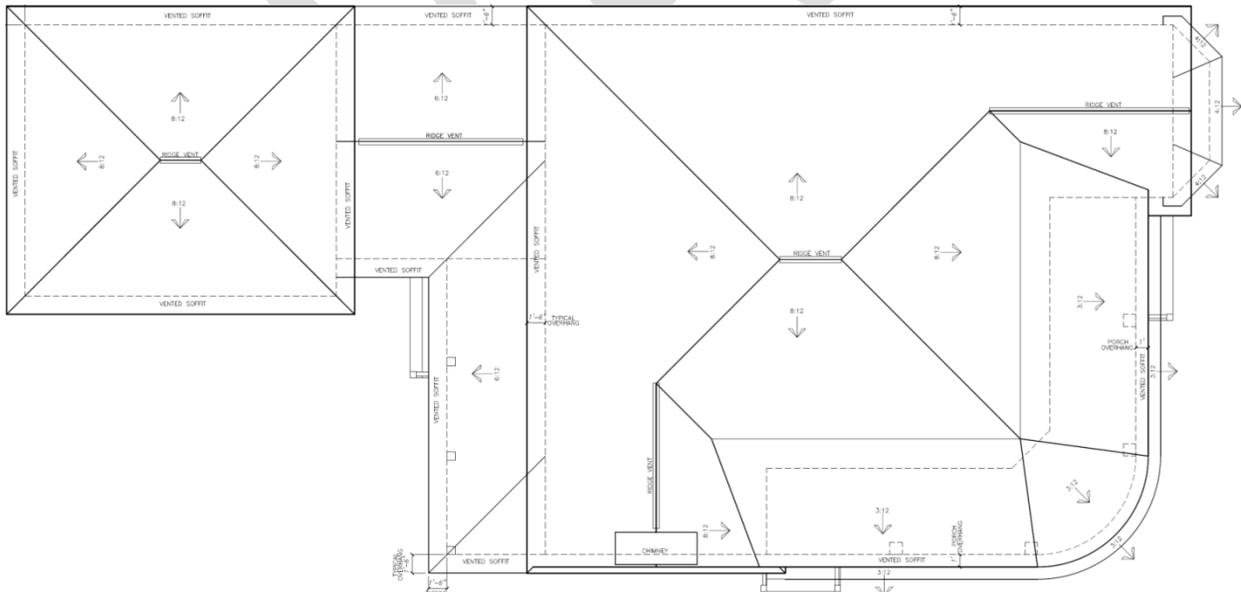


ROOF PLAN

DENIED – 6/19/14



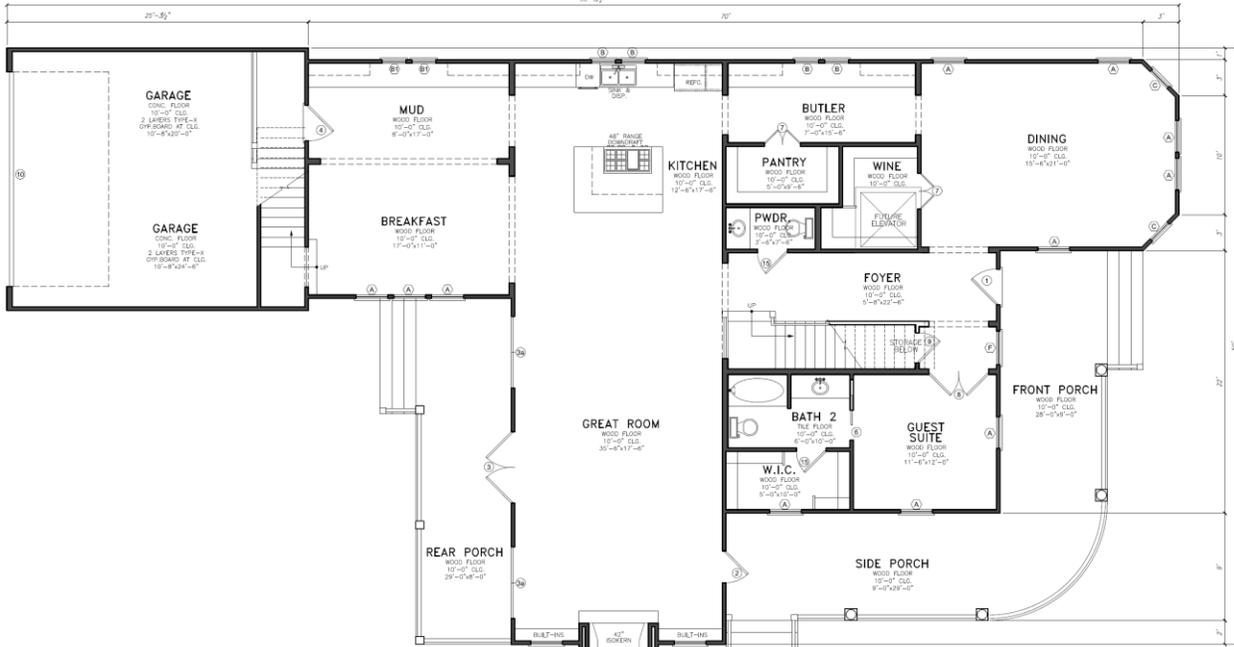
PROPOSED





FIRST FLOOR PLAN

DENIED - 6/19/14



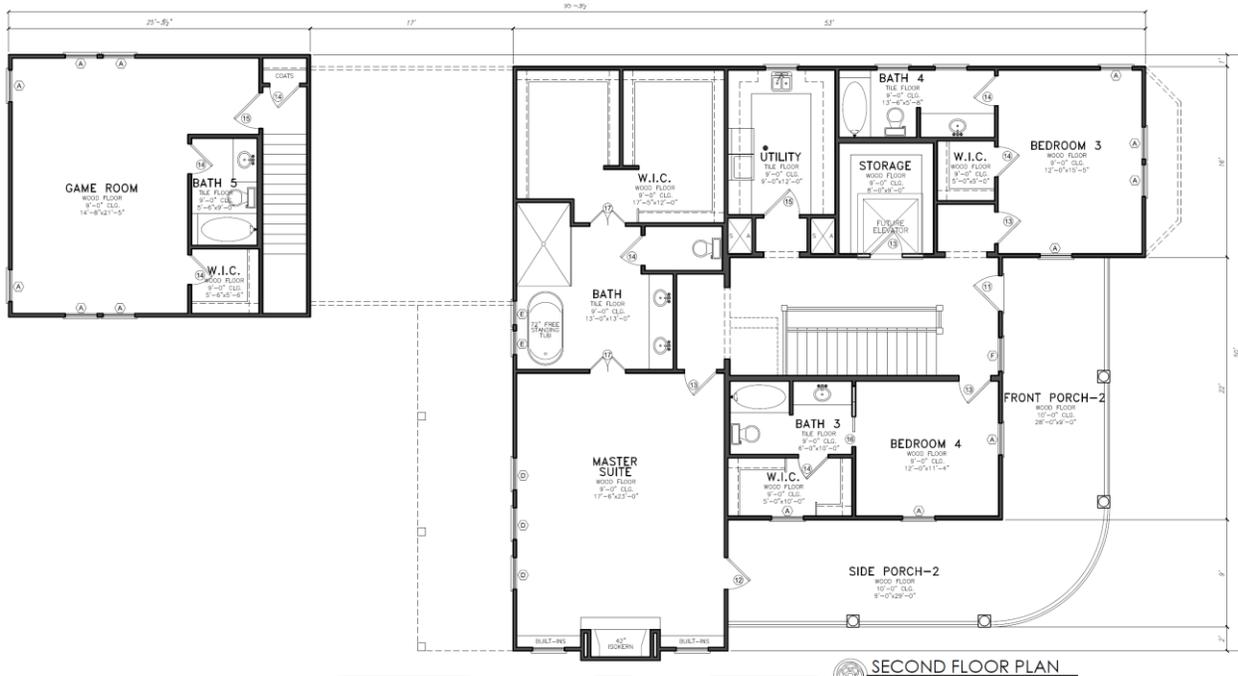
PROPOSED



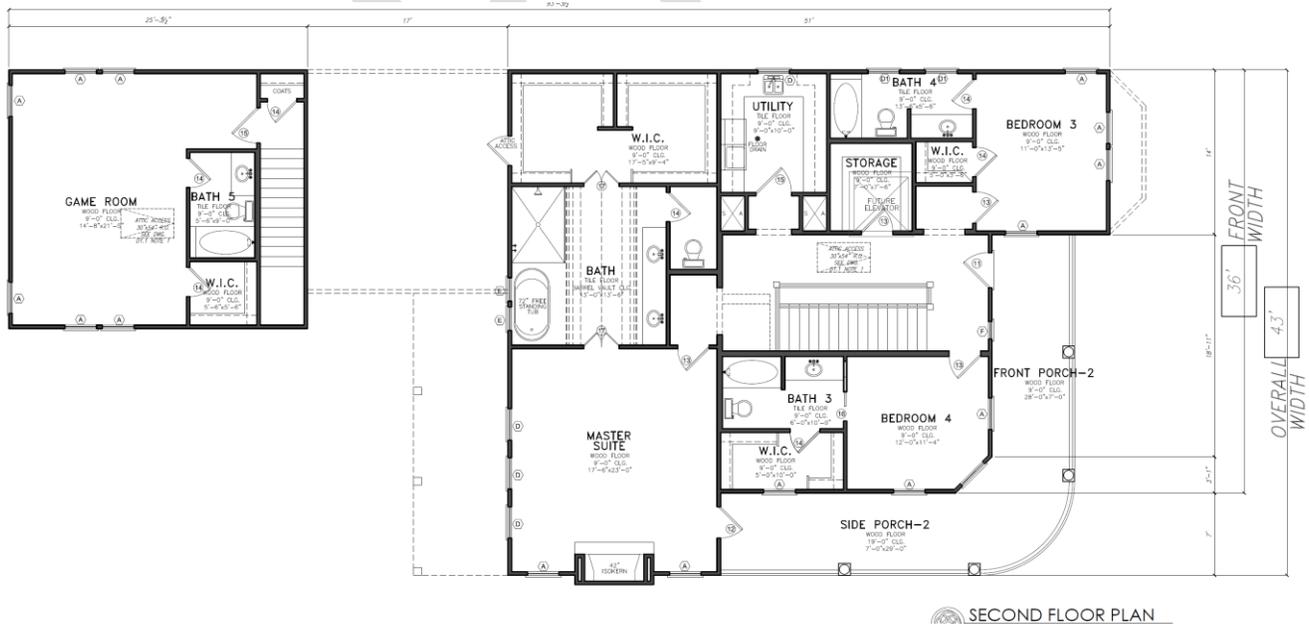


SECOND FLOOR PLAN

DENIED – 6/19/14



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	31	2'-8"	6'-0"	SINGLE HUNG
(B)	4	2'-0"	4'-6"	SINGLE HUNG
(C)	2	2'-0"	6'-0"	SINGLE HUNG
(D)	6	2'-8"	2'-0"	FIXED GLASS
(D1)	2	2'-8"	2'-0"	FIXED GLASS TEMPERED
(E)	2	2'-0"	2'-0"	FIXED GLASS TEMPERED
(F)	2	1'-6"	3'-0"	FIXED GLASS
(G)	1	1'-6"	2'-0"	FIXED GLASS

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	8'-0"	EXTERIOR FRONT DOOR
2	1	2'-8"	8'-0"	EXTERIOR FRENCH DOOR
3	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)
3a	2	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR FIXED (UNIT)
4	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
5	2	2'-6"	8'-0"	INTERIOR DOOR
6	1	2'-6"	8'-0"	INTERIOR POCKET DOOR
7	2	(2)1'-6"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
8	1	(2)2'-6"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
9	1	2'-6"		INTERIOR DOOR (CUT TO FIT)
10	1	18'-0"	8'-0"	OVERHEAD DOOR AT GARAGE
11	1	3'-0"	6'-8"	EXTERIOR FRENCH DOOR
12	1	2'-8"	6'-8"	EXTERIOR FRENCH DOOR
13	4	2'-8"	6'-8"	INTERIOR DOOR
14	7	2'-6"	6'-8"	INTERIOR DOOR
15	2	3'-0"	6'-8"	INTERIOR DOOR
16	1	2'-6"	6'-8"	INTERIOR POCKET DOOR
17	2	(2)1'-6"	6'-8"	INTERIOR FRENCH DOOR (UNIT)

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PROJECT DETAILS

Shape/Mass: Two-story residence measuring 36' wide at the front, comprised of a northern 14' wide bay and an inset 22' wide south bay with porch. 23' behind the front wall at the porch, the residence extends out at the south side 7', giving the residence an overall width of 43'. The residence will total 93'-4" deep at the north side and 62' deep at the south side (measured from front most wall to rear porch). The residence will feature an eave height of 23' and a ridge height of 36'-6". The front porch will wrap around the southern side at both the first and second levels, with a 12' eave height at the first level. The ceiling heights will be 10' at the first level and 9' at the second level.

Setbacks: The residence will be setback 22' from the front (east) property line; 19'-8" from the south side property line; 4' from the north side property line; and 13'-8" at the rear (west) property line.

Foundation: The residence will feature a brick-clad pier and beam foundation with wood trellis. The finished floor height will be 2'-6".

Windows/Doors: The residence will feature wood 1-over-1 single-hung and single-lite fixed windows.

Exterior Materials: The house will feature smooth horizontal lap cementitious siding. The front facing gable will feature fish scale decorative siding. The side facing gable will feature horizontal siding.

Roof: The residence will feature an 8/12 gable-on-hip roof (both the front and south side elevations feature sections with a front gable). The front porch will have a 3/12 shed roof. The rear porch and one-story connector will have a 6/12 pitch roof. The garage will have an 8/12 hip roof.

Front Elevation: Facing Rutland, the front elevation features three bays as defined by a projecting section with a front gable at the north side, a central inset front wall, and a wrap-around double-gallery porch. **(East)** The north side bay features a projecting tri-part bay with four one-over-one windows at the first level. The second level of the north bay features a pair of one-over-one windows and fish scale siding in the gable and decorative pane window. The central bay features a wood paneled front door, a fixed rectangular window, and one one-over-one window at the first level. The second level of the central bay features a divided light door, a fixed rectangular window, and a one-over-one window. The wrap-around double-gallery porch features smooth round columns and spindlework balustrade. The south side of the house has a projecting volume with a side gable. The front facing wall of this volume features a divided lite door at both the first and second levels.

Side Elevation: Facing W 12th, from front to back, the first and second level features one-over-one windows, one **(South)** centered in each bay of the double-gallery porch. The projecting side gable wing features a brick chimney with a one-over-one window on either side at both levels. A one-story rear porch connects to the projecting side gable wing and an inset single story section of the residence to the two-story garage. The single story portion of the residence features a set of three one-over-one windows. The garage features a pair of one-over-one windows at the second level.

Side Elevation: From front to back, the first level will feature two one-over-one windows, two sets of two one-over-one windows, and one set of three one-over-one windows. The second level features a one-over-one windows, and three single lite fixed windows. The garage will feature a pair of one-over-one windows at the second level. **(North)**

Rear Elevation: From north to south, the alley loading garage will feature a double vehicular overhead garage door and two one-over-one windows at the level above. The rear porch will feature simple stick balustrade and 8'x8' square columns. The rear wall features three pairs of divided lite french doors, one set will be functional and two will be fixed. The second level will feature five single lite fixed windows. See elevation drawings for further details for all elevations. **(West)**