

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

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

Property: 1205 Rutland (aka 1215 Rutland – B), lot 16 and southern 16.67' of lot 15, block183, Houston Heights Subdivision, 6,600 square foot (50'x132') interior lot.

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

Proposal: New Construction – Revision to an approved two-story 4,840 square foot single-family residence with attached alley loading garage that measures 37'-6" wide, 103' deep, and 34' tall.

At the March 27, 2014 HAHC meeting, the application was deferred to allow the applicant further time to develop the proposal to satisfy the approval criteria. At the time, the residence did not satisfy criteria 2 and 3 for approval, which included incompatible over-scaled width, height, and eave proportions.

At the April 24, 2014 HAHC meeting, a revised application was submitted and staff recommended approval with the conditions that the maximum ridge height be reduced to 32', and the shutters be eliminated from the residence. The HAHC approved the residence with the condition that the maximum ridge height be 33' and that the shutters be eliminated from the residence.

The approved project has been submitted for review with the following revisions:

- Main roof shape changed from the approved hipped to a front gable
- Increase of the roof pitch from the approved 6/12 to 8/12
- Increase of the ridge height from the approved 33' to 34'-5"
- Decrease of the ceiling heights by 1' at each level (11' to 10' at the first level; 10' to 9' at the second level)

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: Denial - does not satisfy criteria

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
Vertical board and batten siding is not compatible with the exterior features of the existing contributing structures in the 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
Two-story contributing residences with large widths typically have hipped roofs with moderate pitches. A front gable roof is not appropriate on a two-story structure of the proposed width, nor is the increased roof pitch. Hipped roofs recede, placing the peak height deeper into the lot, creating less impact at street view. The proposed max width, ridge height and roof pitch are at or above the typical range, which results in a house that is over-scaled and not compatible with typical historic proportions that define the district character.
The HAHC approved a COA for the proposal in April with a condition that the hipped roof ridge not exceed 33' (applicant had proposed 34'); staff maintains that this is the appropriate maximum height for the proposed residence.
If a steeper pitch is desired, it would be appropriate to maintain the approved 33' max ridge height by reducing the plate height, foundation height, width, or a combination thereof.
- (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.

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	36	36	39	24	12	2.5	10/12	20	8
Compatibility	+ 2	+ 4	+ 6	+ 1	at max	compatible	+ 2	compatible	compatible
DEFERRED – 3/27/14	40	32.5	35	23	13	2.5	6/12	19	8
Compatibility	+ 6	+ 0.5	+ 2	at max	+ 1	compatible	compatible	compatible	compatible
APPROVED COND. – 4/24/14	37.5	31	34	23	12	2.5	6/12	17.5	8
Compatibility	+ 3.5	compatible	+ 1	at max	at max	compatible	compatible	compatible	compatible
CURRENT	37.5	31	34.5	22	12	2.5	8/12	17.5	8
Compatibility	+ 3.5	compatible	+ 1.5	compatible	at max	compatible	at max	compatible	compatible

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

MAX WIDTH Typ. Range: 24 – 34		FRONT WIDTH Typ. Range: 20 – 32		RIDGE HT Typ. Range: 24 – 33		EAVE HT Typ. Range: 18 – 23		PORCH EAVE HT Typ. Range: 8 – 12		ROOF PITCH Typ. Range: 5/12 – 8/12	
1232 Tulane	40	1236 Rutland	39	209 W 16th	36	201 W 15th	25	201 W 15th	13	1443 Allston	13/12
1236 Rutland	39	1245 Yale	33	201 W 15th	35	201 W 16th	25	201 W 16th	13	1236 Rutland	12/12
1207 Rutland	37.5	1246 Allston	32	1205 Rutland	34.5	327 W 16th	24	1205 Rutland	12	1232 Tulane	10/12
1439 Rutland	35	1343 Rutland	32	1246 Allston	34	1531 Allston	23	1443 Allston	12	201 W 15th	10/12
1245 Yale	33	1205 Rutland	31	1541 Ashland	33	1537 Tulane	23	1531 Allston	12	209 W 16th	10/12
1246 Allston	32	1400 Allston	31	1541 Tulane	33	209 W 16th	23	1245 Yale	12	1205 Rutland	8/12
1343 Rutland	32	1541 Ashland	31	201 W 16th	33	1245 Yale	23	1535 Allston	11	1246 Allston	8/12
1400 Allston	31	1109 Rutland	31	327 W 16th	33	1205 Rutland	22	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



DRAFT

NEIGHBORING PROPERTIES

1201 Rutland – COA on 9/25 agenda (south neighbor)

1207 Rutland – approved 3/27 (north neighbor)



1219 Rutland – Contributing

1223 Rutland – Contributing



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)



TWO-STORY CONTRIBUTING RESIDENCES IN DISTRICT
(30 OF APPROXIMATELY 340 CONTRIBUTING RESIDENCES)

<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.

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



EAST ELEVATION – FRONT FACING RUTLAND

DEFERRED – 3/27/14



front width: 32.5
 max width: 40
 ridge ht: 35
 eave ht: 23
 porch eave ht: 13
 porch floor ht: 2.5
 pitch: 6/12

APPROVED w/ CONDITIONS – 4/24/14



front width: 31
 max width: 37.5
 ridge ht: 34 (approved at 33)
 eave ht: 23
 porch eave ht: 12
 porch floor ht: 2.5
 pitch: 6/12

PROPOSED



front width: 31
 max width: 37.5
 ridge ht: 34.5
 eave ht: 22.5
 porch eave ht: 12
 porch floor ht: 2.5
 pitch: 8/12

SOUTH SIDE ELEVATION

DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14



PROPOSED



NORTH SIDE ELEVATION
DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14



PROPOSED

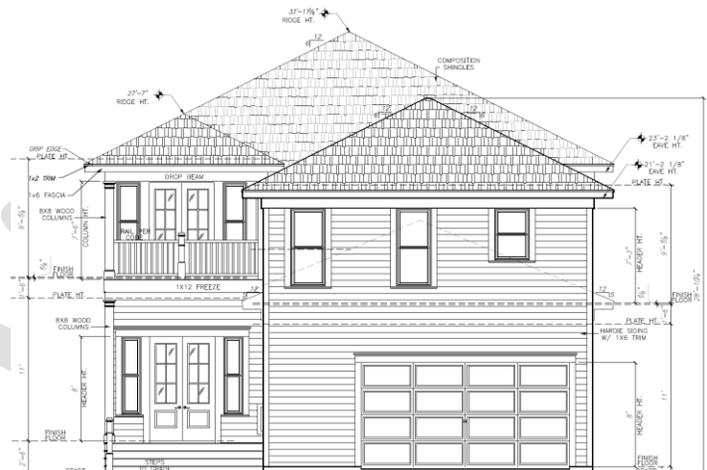


WEST (REAR) ELEVATION

DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14

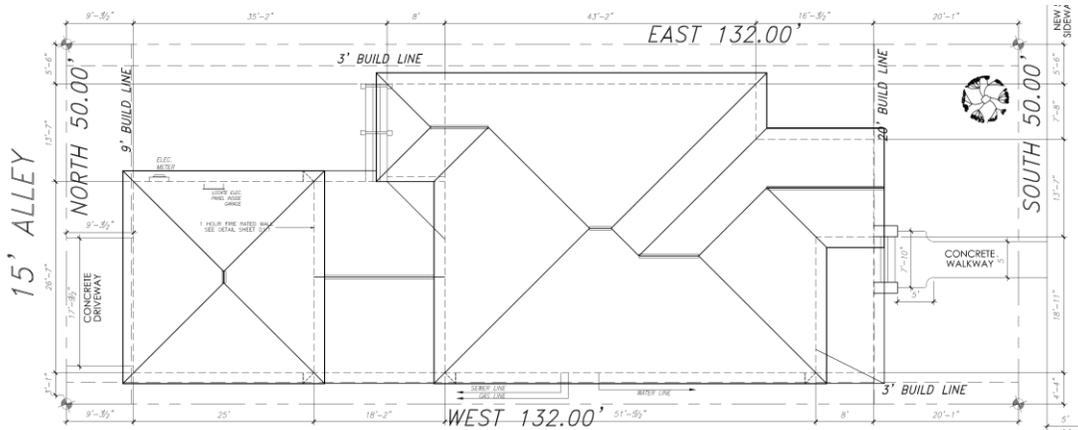


PROPOSED

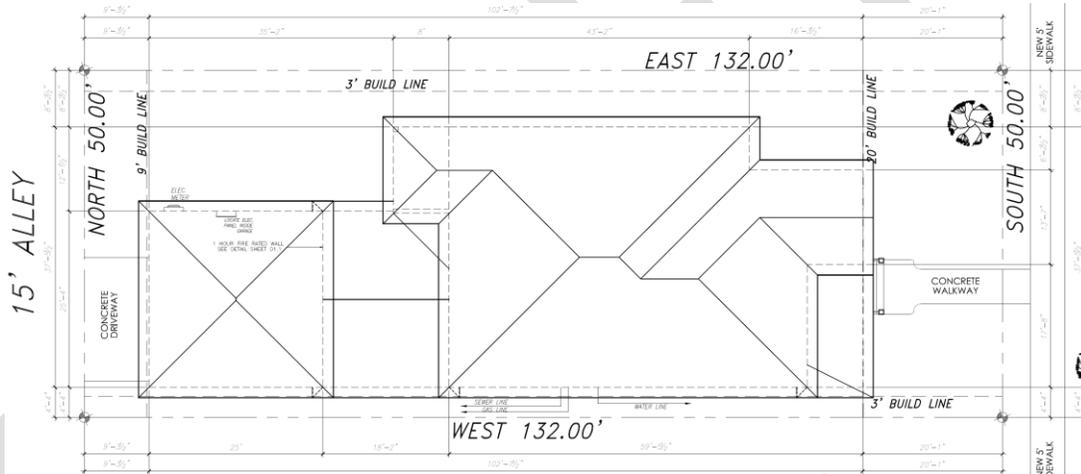




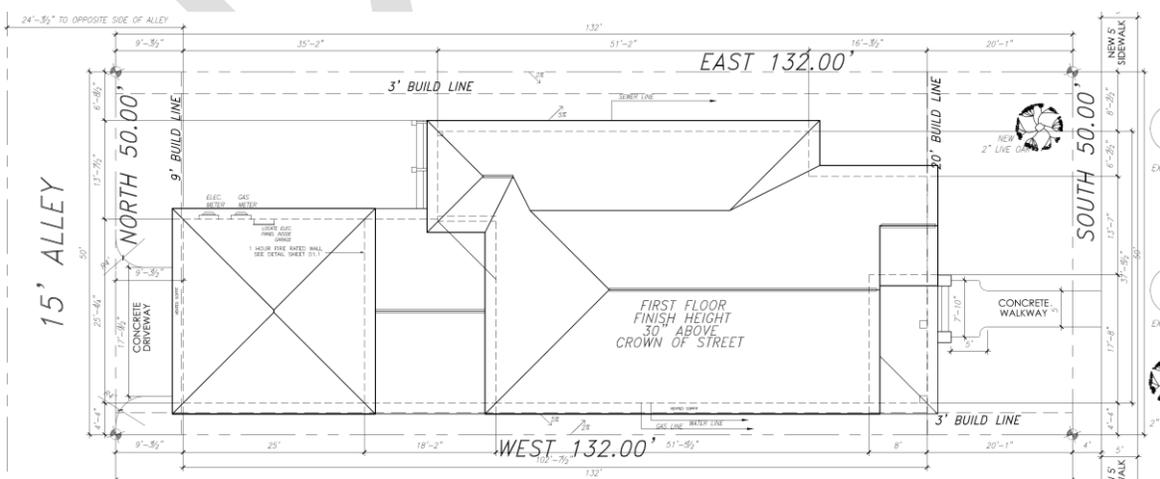
SITE PLAN
DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14

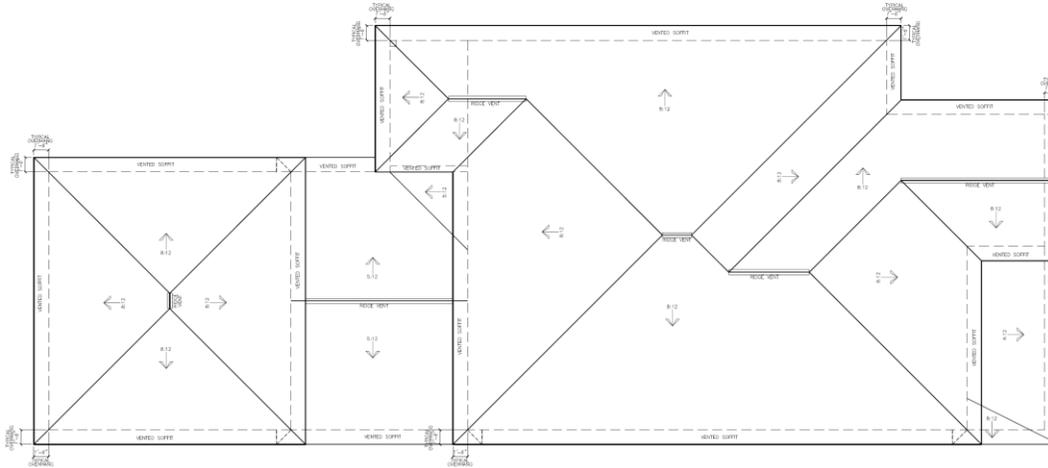


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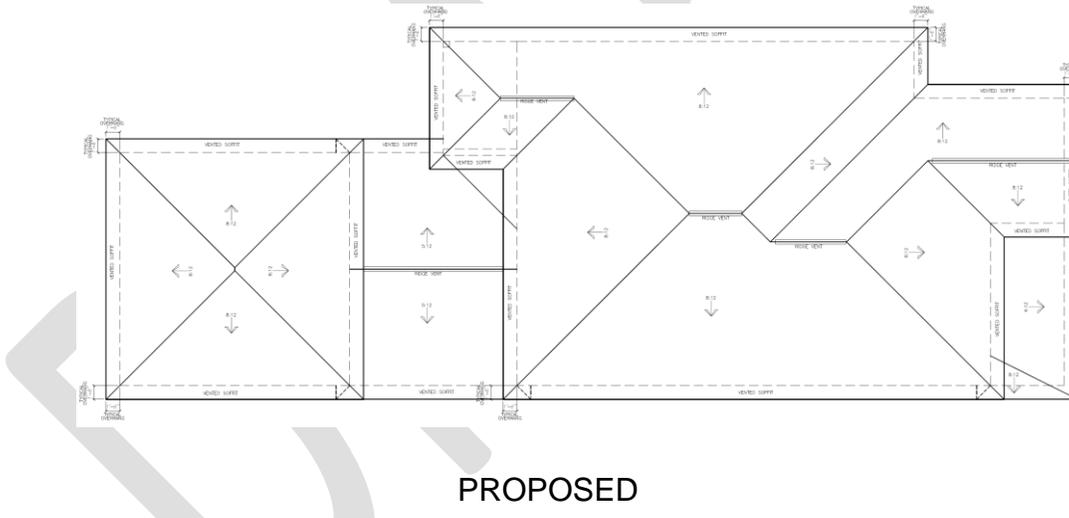




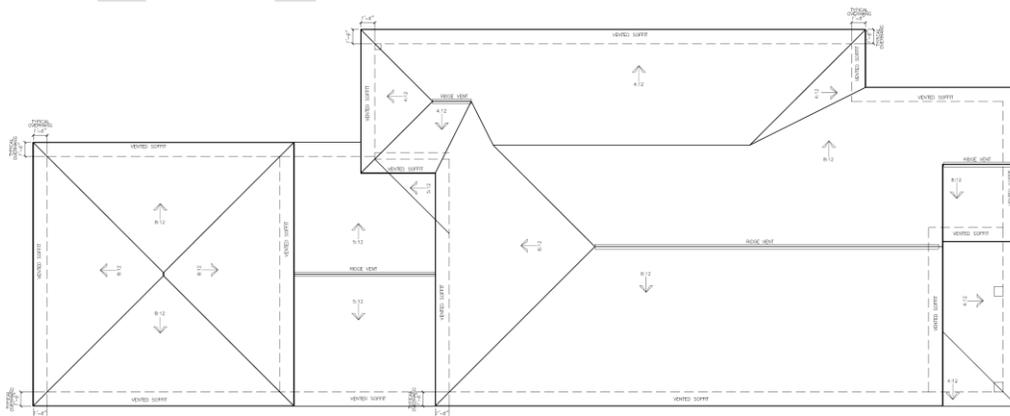
ROOF PLAN
DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14



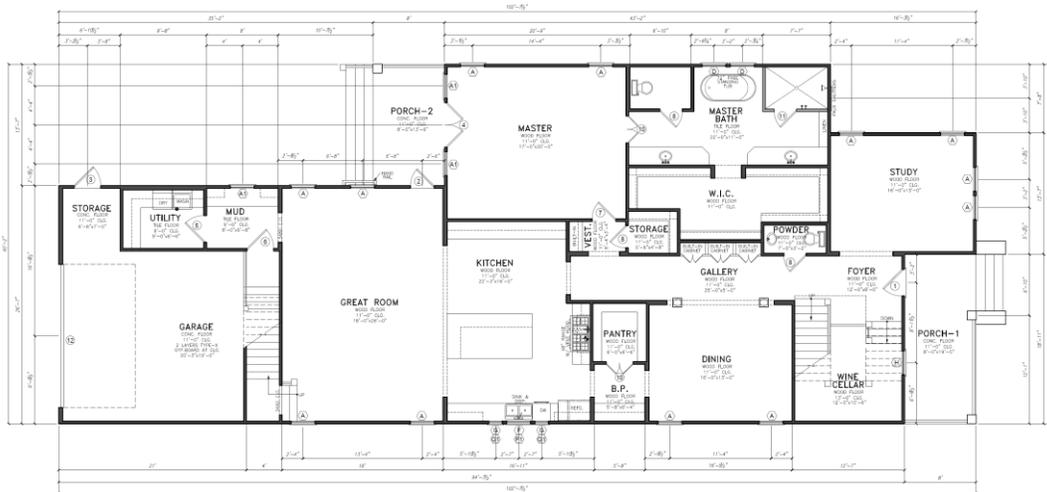
PROPOSED



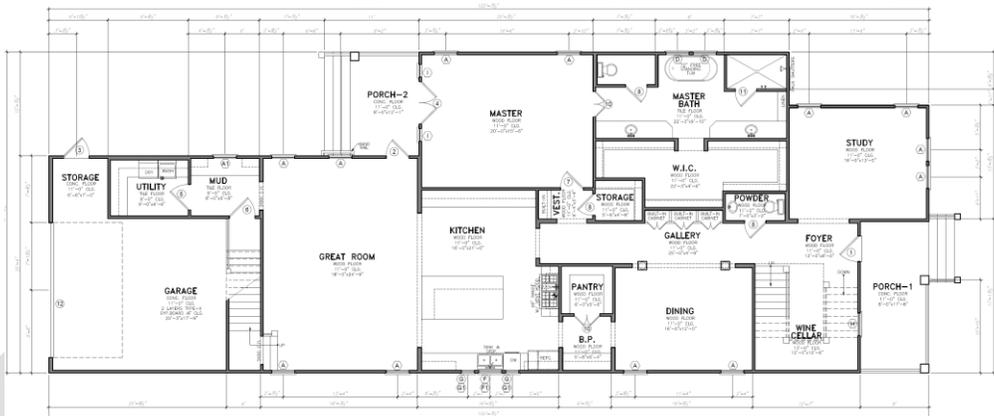


FIRST LEVEL FLOOR PLAN

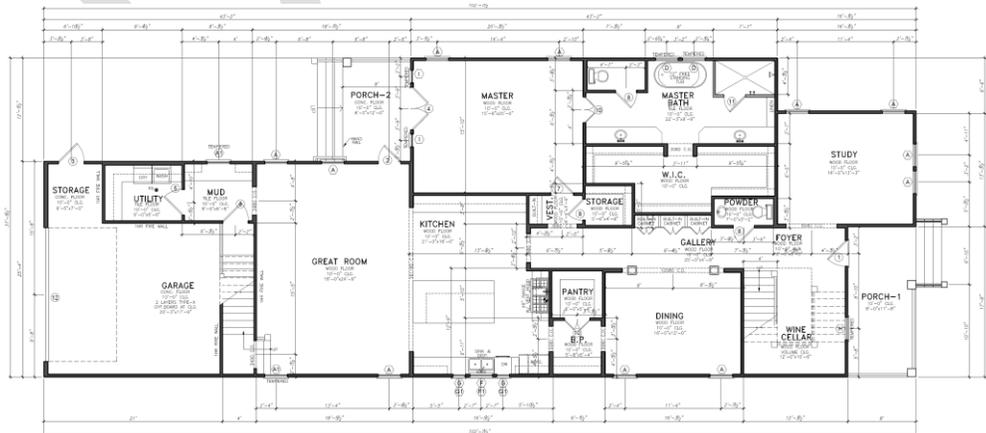
DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14

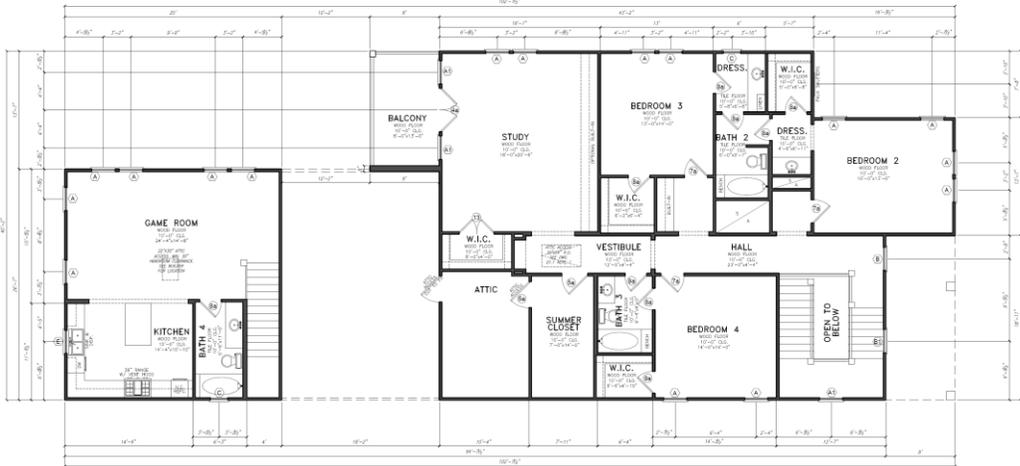


PROPOSED

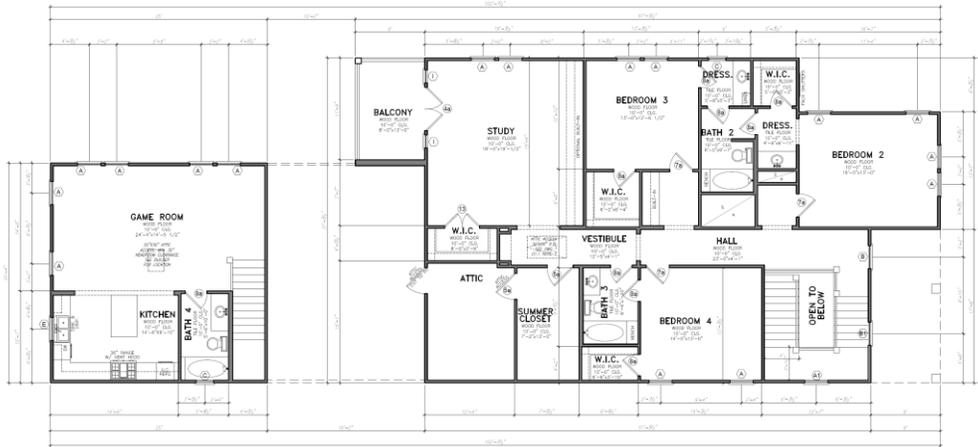




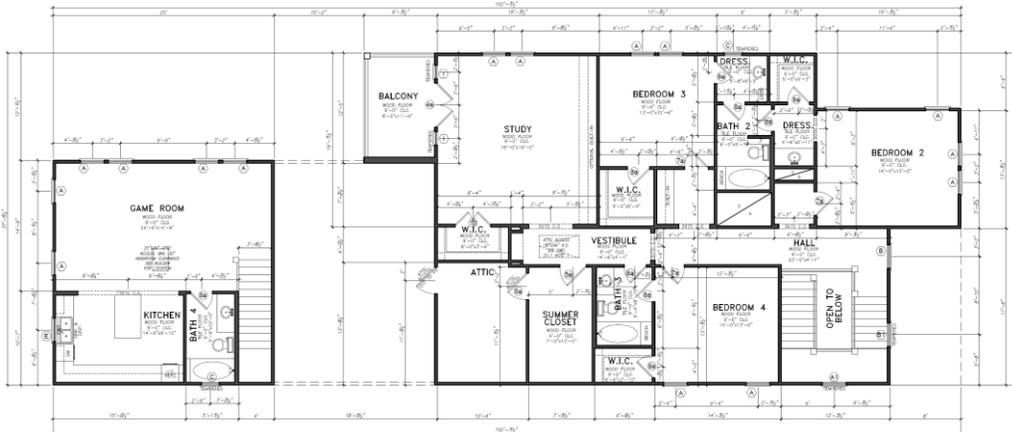
SECOND LEVEL FLOOR PLAN
DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14



PROPOSED



WINDOW / DOOR SCHEDULE

PROPOSED

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	27	2'-8"	6'-0"	SINGLE HUNG
(A1)	4	2'-8"	6'-0"	SINGLE HUNG TEMPERED
(B)	1	2'-8"	5'-0"	SINGLE HUNG
(B1)	1	2'-8"	5'-0"	SINGLE HUNG TEMPERED
(C)	2	2'-0"	3'-0"	FIXED GLASS TEMPERED
(D)	2	2'-8"	4'-6"	SINGLE HUNG TEMPERED
(E)	1	2'-8"	4'-0"	SINGLE HUNG
(F)	1	2'-8"	3'-6"	FIXED GLASS
(F1)	1	2'-8"	1'-6"	FIXED GLASS
(G)	2	1'-6"	3'-6"	FIXED GLASS
(G1)	2	1'-6"	1'-6"	FIXED GLASS
(H)	1	2'-8"	6'-0"	SINGLE HUNG TEMPERED
(I)	4	1'-6"	6'-0"	SINGLE HUNG TEMPERED

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	3'-0"	8'-0"	EXTERIOR FRENCH DOOR
4	1	(2)2'-6"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)
4a	1	(2)2'-6"	6'-8"	EXTERIOR FRENCH DOOR (UNIT)
5	1	3'-0"	8'-0"	INTERIOR DOOR
5a	2	3'-0"	6'-8"	INTERIOR DOOR
6	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
7	1	2'-8"	8'-0"	INTERIOR DOOR
7a	3	2'-8"	6'-8"	INTERIOR DOOR
8	3	2'-6"	8'-0"	INTERIOR DOOR
8a	9	2'-6"	6'-8"	INTERIOR DOOR
9				NOT USED
10	2	(2)1'-6"	8'-0"	INTERIOR FRENCH DOOR UNIT
11	1	2'-6"		GLASS DOOR AT SHOWER ENCLOSURE
12	1	16'-0"	8'-0"	OVERHEAD DOOR AT GARAGE
13	1	(2)2'-0"	6'-8"	INTERIOR FRENCH DOOR UNIT

PROJECT DETAILS

Shape/Mass: The two-story residence will measure 31' wide at the front of the residence; at 16'-4" behind the front wall, the residence extends out at the north side to an overall width of 37'-6". The residence will be 103' deep and will feature an eave height of 22'-4" (previously approved at 23'-2") and a ridge height of 34'-5" (previously approved at 33'). The residence will feature an inset partial width front porch with a 12'-2" eave height. The interior ceiling heights will be 10' at the first level and 9' at the second level (previously approved at 11' and 10' respectively).

Setbacks: 20' from the front (east) property line; 4'-4" from the south side property line; and 8'-3" from the north side property line; and 9'-4" at the rear (west) property line.

Foundation: Pier and beam foundation; piers will be clad in brick, and wood trellis will span between. Finished floor height will be 2'-6".

Windows/Doors: Wood 1-over-1 single-hung and single-lite fixed windows with wood or cementitious trim. See elevations, plans and window schedule for further window details.

Exterior Materials: Smooth horizontal lap cementitious siding with 1x6 trim. Gables proposed to feature cementitious vertical board and batten siding and eave brackets.

Roof: 8/12 front-gable roof with a 16' wide 8/12 gable at the north bay (previously approved with a 6/12 hipped roof with a 16' wide 6/12 gable at the north bay). The porch will have a 4/12 hipped roof. The connecting section between the residence and attached garage will have a 5/12 gable roof. The garage will have an 8/12 hipped roof. Closed roof eave overhangs will be 1'-6".

Front Elevation (West): From south to north (left to right): the residence will feature a 17'-8" wide by 8' inset section with an inset front porch. The bay features a 1-over-1 window and wood door with divided lights. The porch roof will feature two 10" square columns, a simple stick balustrade and stair rail, and wood porch stairs. The second level of the south bay will feature two 1-over-1 windows. The north bay will feature a centered pair of 1-over-1 windows at both the first and second level. 16'-4" behind the front wall at the north side, the residence will extend 6'-6" towards the north side property line. The front facing wall of the projection will feature no fenestration details.

Side Elevation (South): From front to back: the two story portion of the residence will extend 59'; followed by a single story 18'-6" section; followed by an attached 25' deep two-story garage. The first level (front to back) will feature two 1-over-1 windows; a set of 3 fixed windows with transoms; and two 1-over-1 windows. The second floor will feature three 1-over-1 windows. The second level above the garage will feature a single-lite fixed window.

Side Elevation (North): From front to back: the front setback portion of the residence will feature two 1-over-1 windows at both the first and second level. The north projecting portion of the residence will feature a pair of 1-over-1 windows, and two 1-over-1 windows at the first level; and a single fixed lite window followed by two sets of two 1-over-1 windows. Beyond this point, the house will feature a two-story rear facing porch with square wood columns and railings. The one story connecting section of the residence will feature two 1-over-1 windows. The garage will feature a 1-over-1 window and pedestrian door at the first level and a two sets of two 1-over-1 windows at the second level.

Rear Elevation (East): The rear of the residence will feature an alley loading two-story garage and a two story rear porch. The porch will have a set of double doors with side lites at both levels. Elevation will not be visible from the public right-of-way; see elevation drawing for further details.