

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 30, 2015

**Applicant:** Alexander Ridgeway, Brickmoon Design for Levitt Partnership Housing, Inc, owner

**Property:** 409 W 13<sup>th</sup> Street, Tracts 17B and 18B, Block 174, Houston Heights Subdivision. The property includes a new 2,482 square foot, two-story wood frame single-family residence with attached garage situated on a 2,867 square foot (47' x 61') interior lot.

**Significance:** New residence, constructed circa 2014, located in the Houston Heights Historic District West.

**Proposal:** New Construction – Residence-*Revision*

At the November 2013 the applicant received a Certificate of Appropriateness to construct a 2-story single family residence with attached garage. In the 2013 Certificate the applicant was approved to install a single lite entry door with single lite side lites. The applicant is revising the previously approved COA and is now requesting approval for the following:

- Install a front entry double door, two 6-lite wood paneled entry doors.

See enclosed application materials and detailed project description on p. 6-15 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

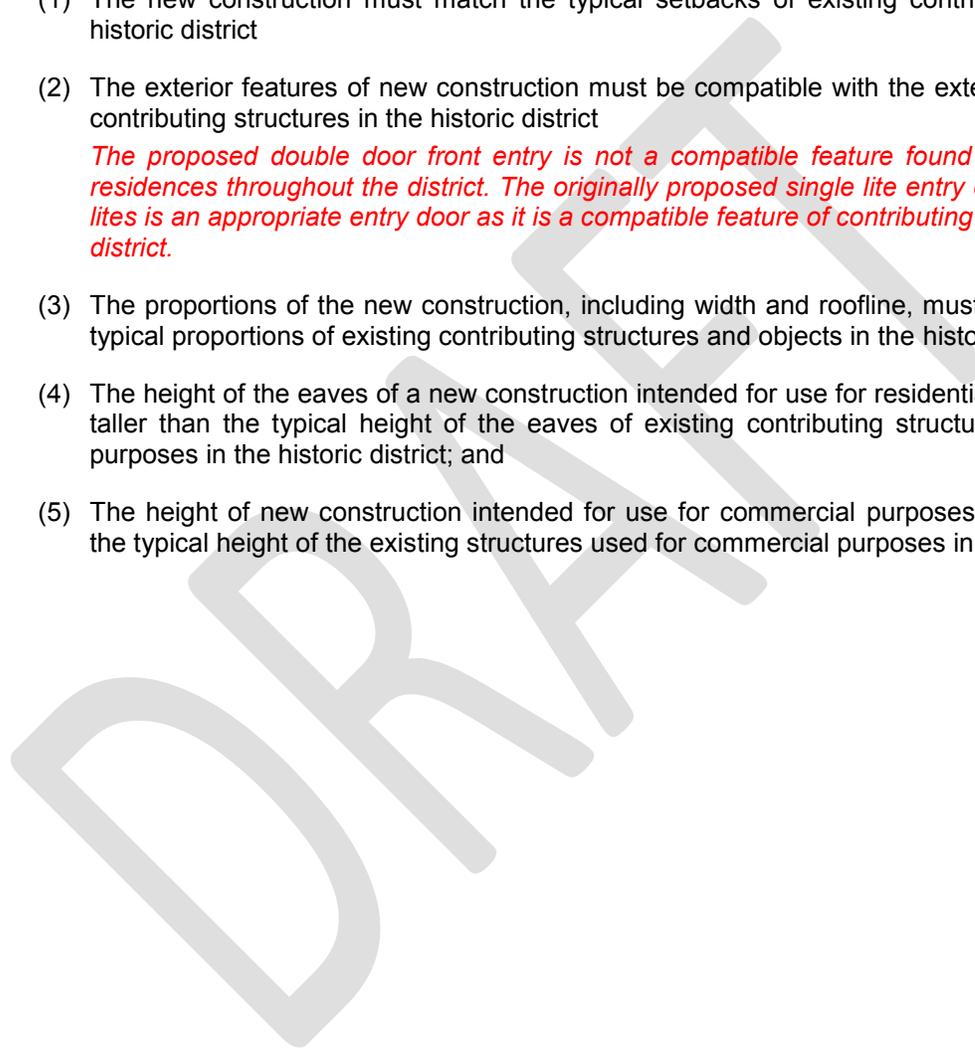
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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  
*The proposed double door front entry is not a compatible feature found on contributing historic residences throughout the district. The originally proposed single lite entry door with single lite side lites is an appropriate entry door as it is a compatible feature of contributing residence in the historic 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
- (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 WEST

**Building Classification**

- Contributing
- Non-Contributing
- Park



409 W 13<sup>th</sup> ST

CURRENT PHOTO



**NEIGHBORING PROPERTIES**



413 W 13<sup>th</sup> – Contributing – 1915 (neighbor)



1301 Rutland – Contributing – 1910 (neighbor)



417 W 13<sup>th</sup> – Contributing – 1915 (blockface)



421 W 13<sup>th</sup> – Contributing – 1920 (blockface)



414 W 13<sup>th</sup> – Contributing – 1915 (across street)



1237 Rutland – Contributing – 1911 (across street)

**SOUTH ELEVATION – FRONT FACING W 13<sup>TH</sup> STREET**

APPROVED – 11/7/13



PROPOSED



**EAST SIDE ELEVATION**

APPROVED – 11/7/13 – NO PROPOSED CHANGES



**WEST SIDE ELEVATION**

APPROVED – 11/7/13 – NO PROPOSED CHANGES



**NORTH (REAR) ELEVATION**

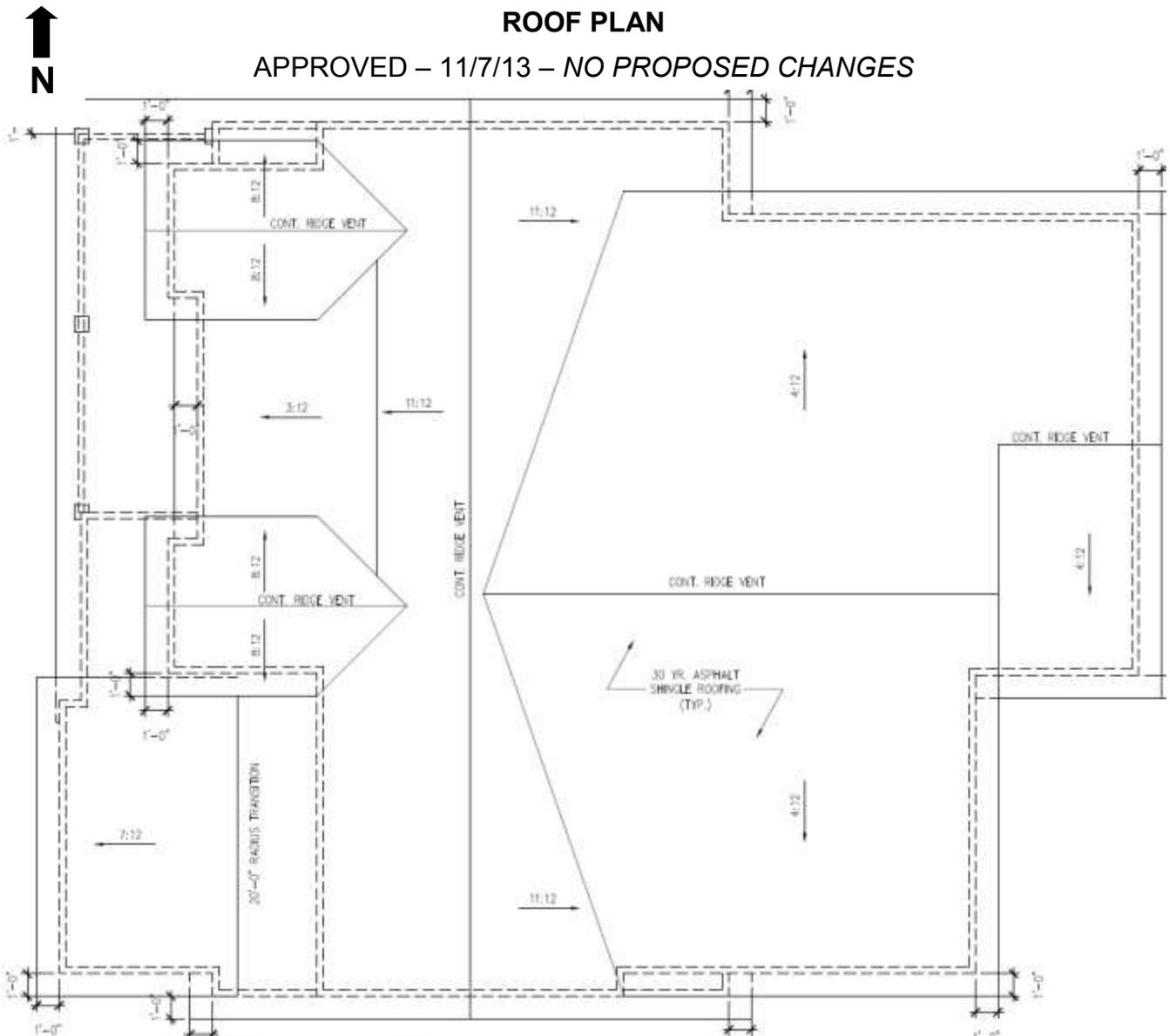
APPROVED – 11/7/13 – NO PROPOSED CHANGES





**ROOF PLAN**

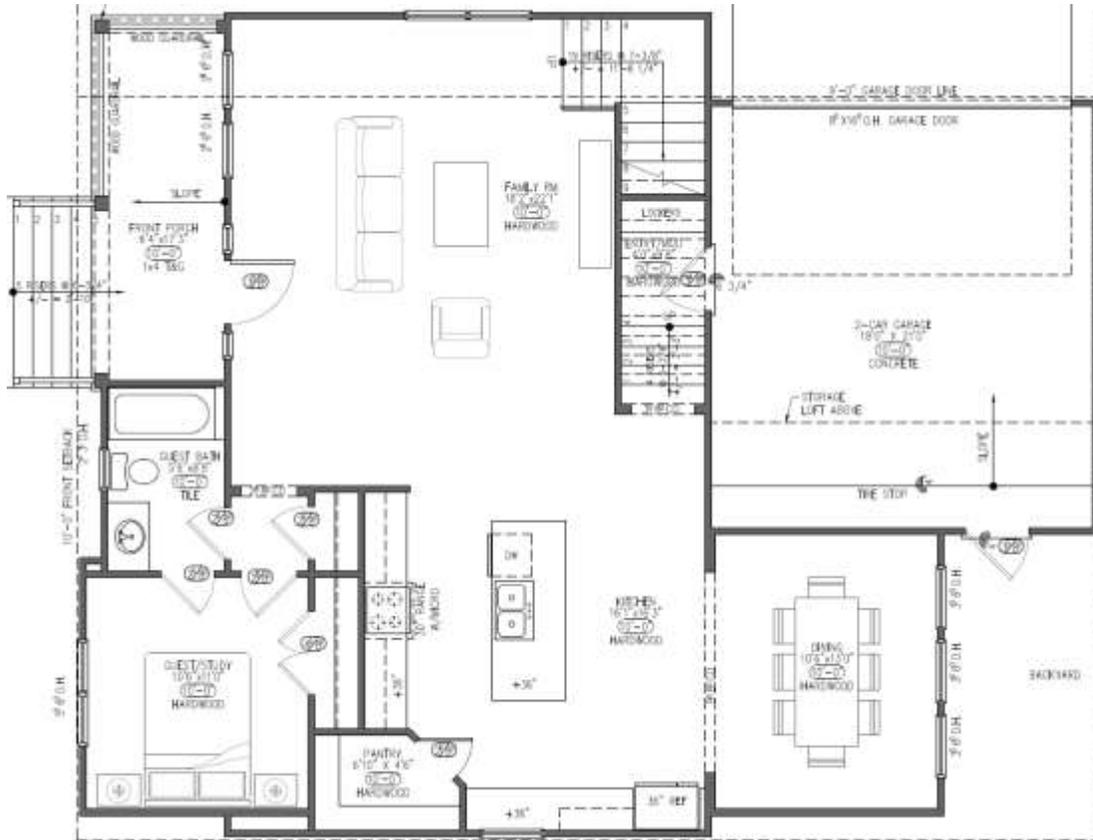
APPROVED – 11/7/13 – NO PROPOSED CHANGES



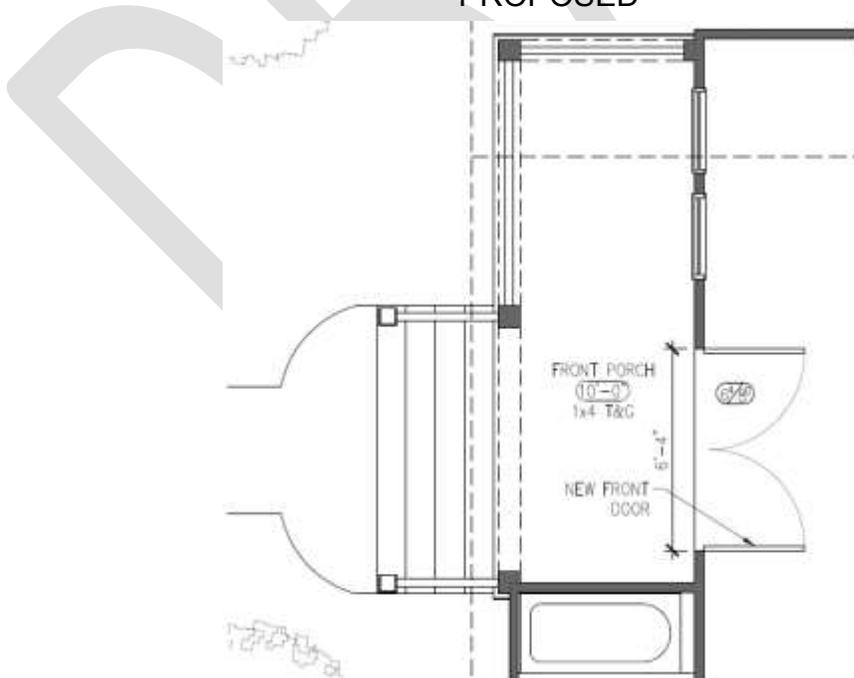


FIRST FLOOR PLAN

APPROVED – 11/7/13



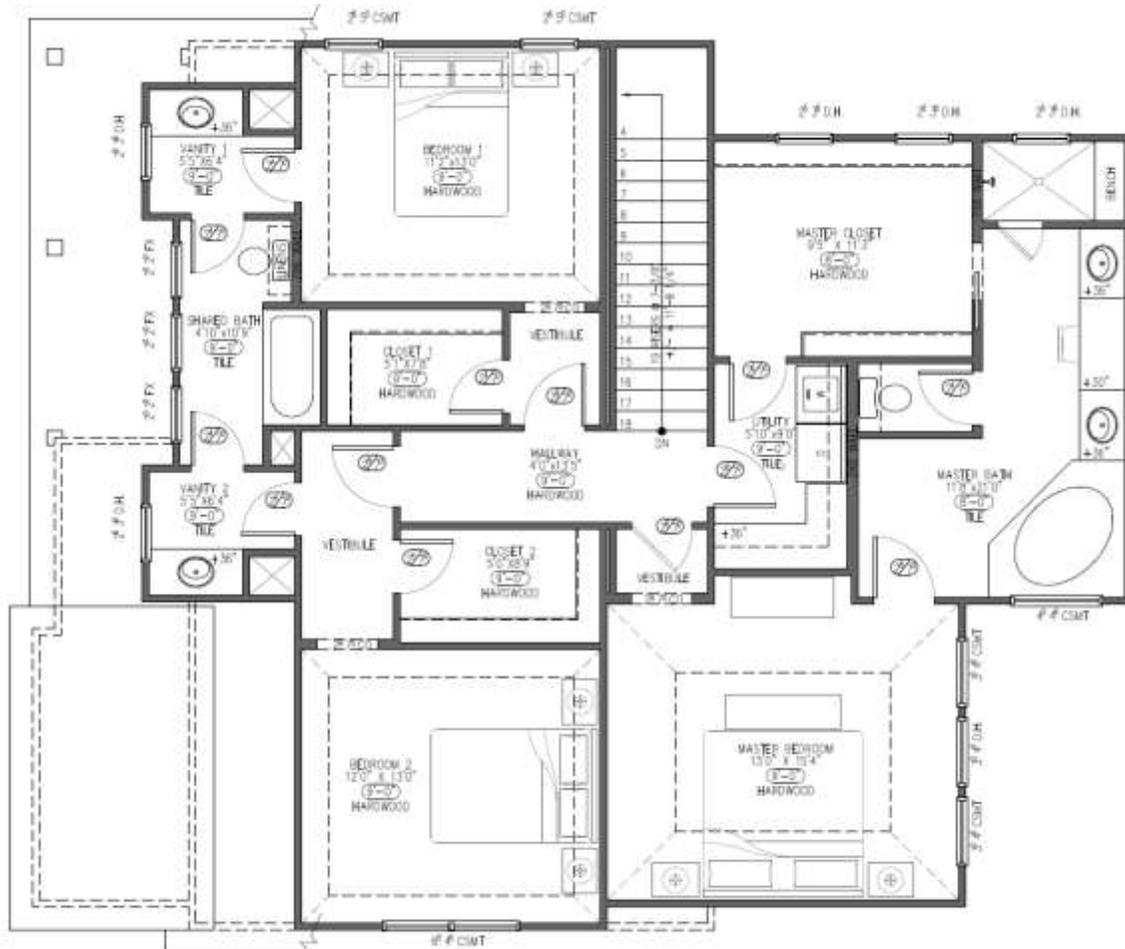
PROPOSED





**SECOND FLOOR PLAN**

APPROVED – 11/7/13 – NO PROPOSED CHANGES



**HOUSTON HEIGHTS HISTORIC DISTRICT WEB MANUAL**

**DEFINING FEATURES**

Compatible	Incompatible
<p><b>Front Door</b></p> <ul style="list-style-type: none"><li>▪ Single door facing street (except at inset partial-width porches)</li><li>▪ Recessed panels</li><li>▪ Glass lights</li><li>▪ Sidelights</li><li>▪ Rectilinear transom</li></ul>	<ul style="list-style-type: none"><li>▪ Main entry door facing side property line</li><li>▪ Double doors</li><li>▪ Round fanlights</li><li>▪ Pediments</li><li>▪ Masonry arches</li><li>▪ Pilasters</li></ul>

**PHOTOS SUBMITTED BY APPLICANT**  
**EXISTING FRONT (SOUTH) ELEVATION**



INTERIOR VIEW OF EXISTING FRONT ENTRY OPENING



**PROJECT DETAILS**

**Shape/Mass:** The proposed residence will measure 39' wide and 47'-8" deep. The residence will have a front eave height of 17'-2" and a rear two-story eave height of 22'-2" and will have an overall height of 29'-3 3/8" to the ridge.

**Setbacks:** The residence will be setback 10' from the front property line, 3'-2" from the east property line, 5'-3/16" from the west property line, and 3'-2" from the rear property line.

**Foundation:** The residence will be built on a pier and beam foundation with wood lattice skirting. The foundation will have a height of 2'-10".

**Windows/Doors:** The proposed residence will feature wood 1-over-1 sash, single lite fixed, and 2 lite casement windows. The residence will feature a **double door front entry made up of two 38", 6-lite wood paneled doors (previously proposed single lite wood paneled entry door with single lite side lites)**, paneled entry door, and sectional overhead garage door. The front entry opening will measure 6'-4" wide.

**Exterior Materials:** The residence will be clad with cementitious horizontal lap siding with 6" reveal.

**Roof:** The residence will feature a cross gable roof that will be clad with composite shingles. The front side gable will have an 11/12 pitch and the rear gable will feature a 4/12 pitch. The residence will feature two front gable dormers and a shed roof dormer on the front elevation. The front gable dormers will have an 8/12 pitch and the shed roof dormer will have a 3/12 pitch. The proposed roof will feature closed soffits and 1' overhangs.

**Front Elevation:** Please see elevation drawings on pg. 6  
**(South)**

**Side Elevation:** Please see elevation drawings on pg. 7  
**(East)**

**Side Elevation:** Please see elevation drawings on pg. 7  
**(West)**

**Rear Elevation:** Please see elevation drawings on pg. 8  
**(North)**