

CERTIFICATE OF APPROPRIATENESS

Application Date: June 12, 2015

Applicant: Harry & Diane Gendel, owners

Property: Lot 3, Block 441, Baker W R NSBB Amended, City of Houston, Harris County, Texas. The property is a vacant 7,500 square foot lot.

Significance: The property is a vacant lot located in the Old Sixth Ward Historic District.

Proposal: New Construction – Construct a new 3,200 square foot residential structure consisting of a single-story section at the front of the lot connected to a two-story section at the rear of the lot. The applicant received a COA in 2012 and proposes to revise the following:

- Raise the proposed ridge on the front portion from 24'-9" to 26'-8"
- Raise the proposed ridge on the back portion from 32'-8" to 34'-10"
- Increase the roof pitch from 9-over-12 to 10-over-12

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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
- (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.

OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



CURRENT PHOTO



NEIGHBORING PROPERTIES



1812 State – Noncontributing – 2005 (neighbor)



1818 State – Contributing – 1890 (neighbor)



1813 State– Contributing (across street)



1815 State– Contributing (across street)

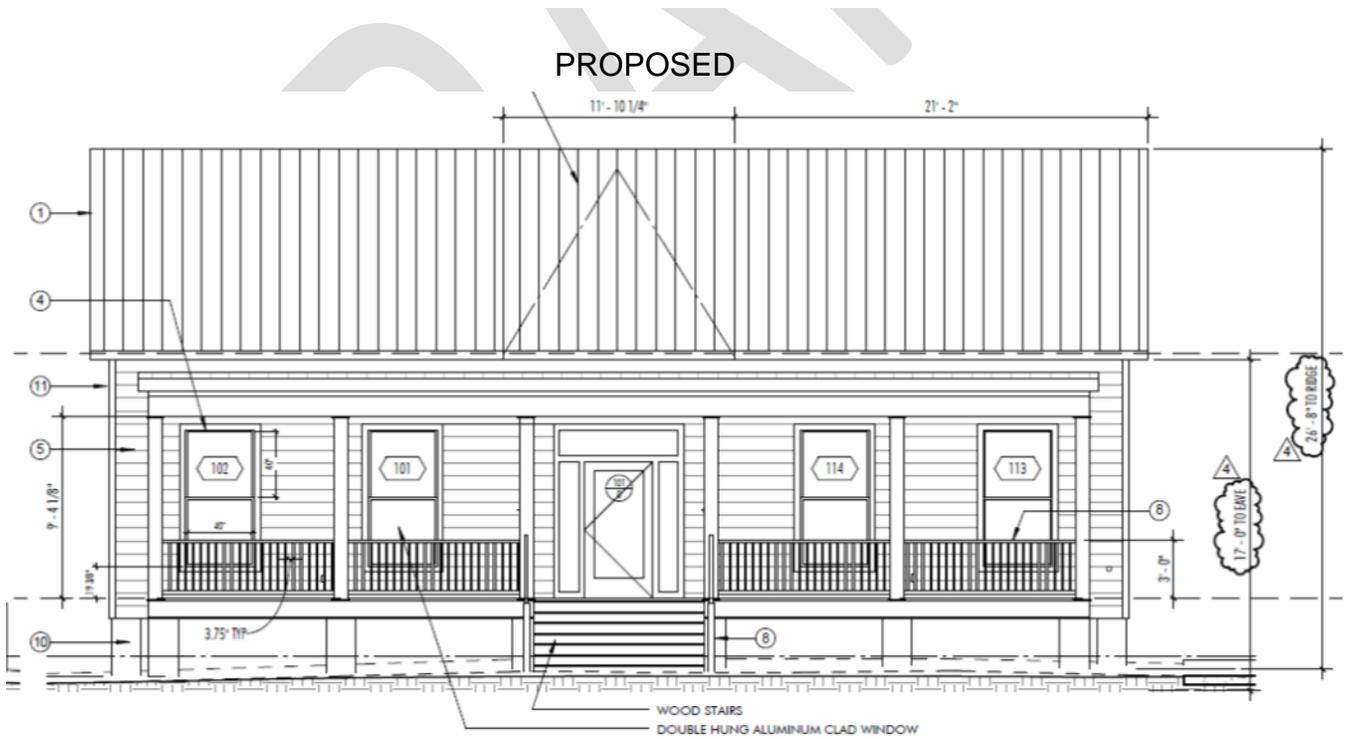
3D RENDERING – FRONT FACING STATE STREET

PROPOSED



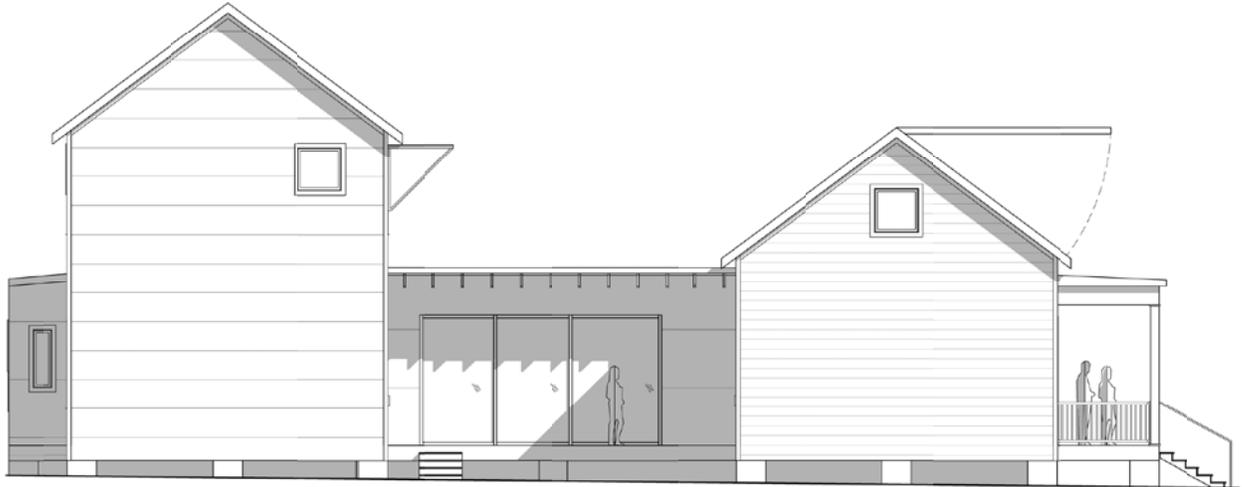
SOUTH ELEVATION – FRONT FACING STATE STREET

APPROVED – 11/15/12

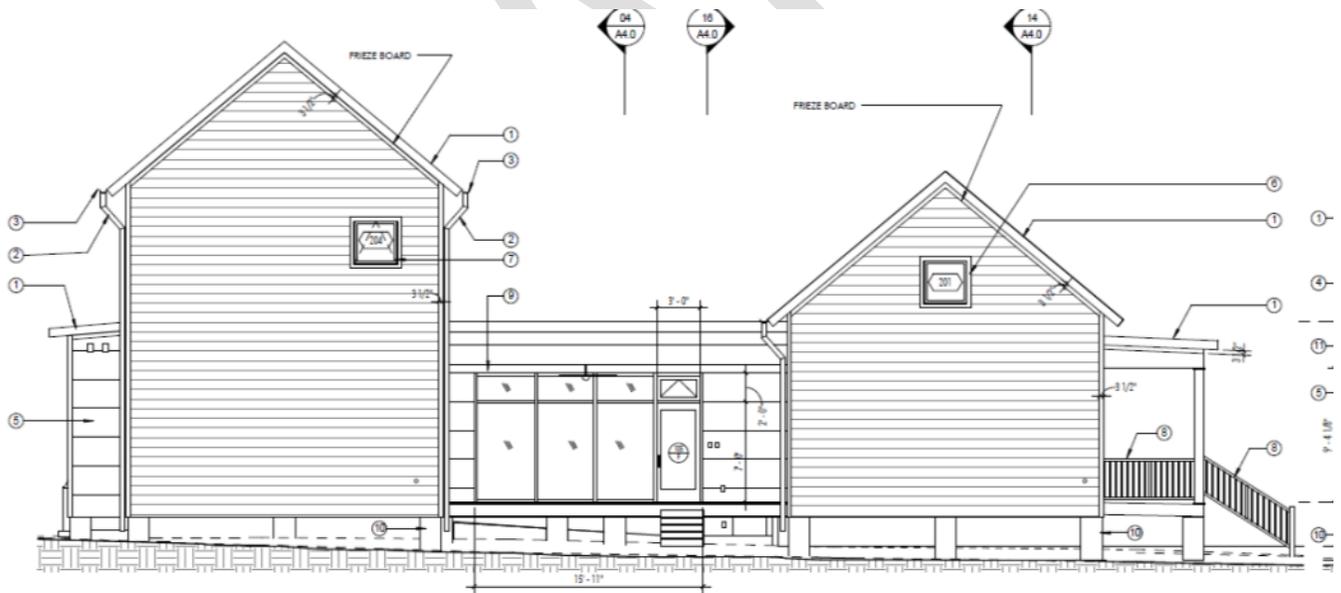


WEST SIDE ELEVATION

APPROVED – 11/15/12

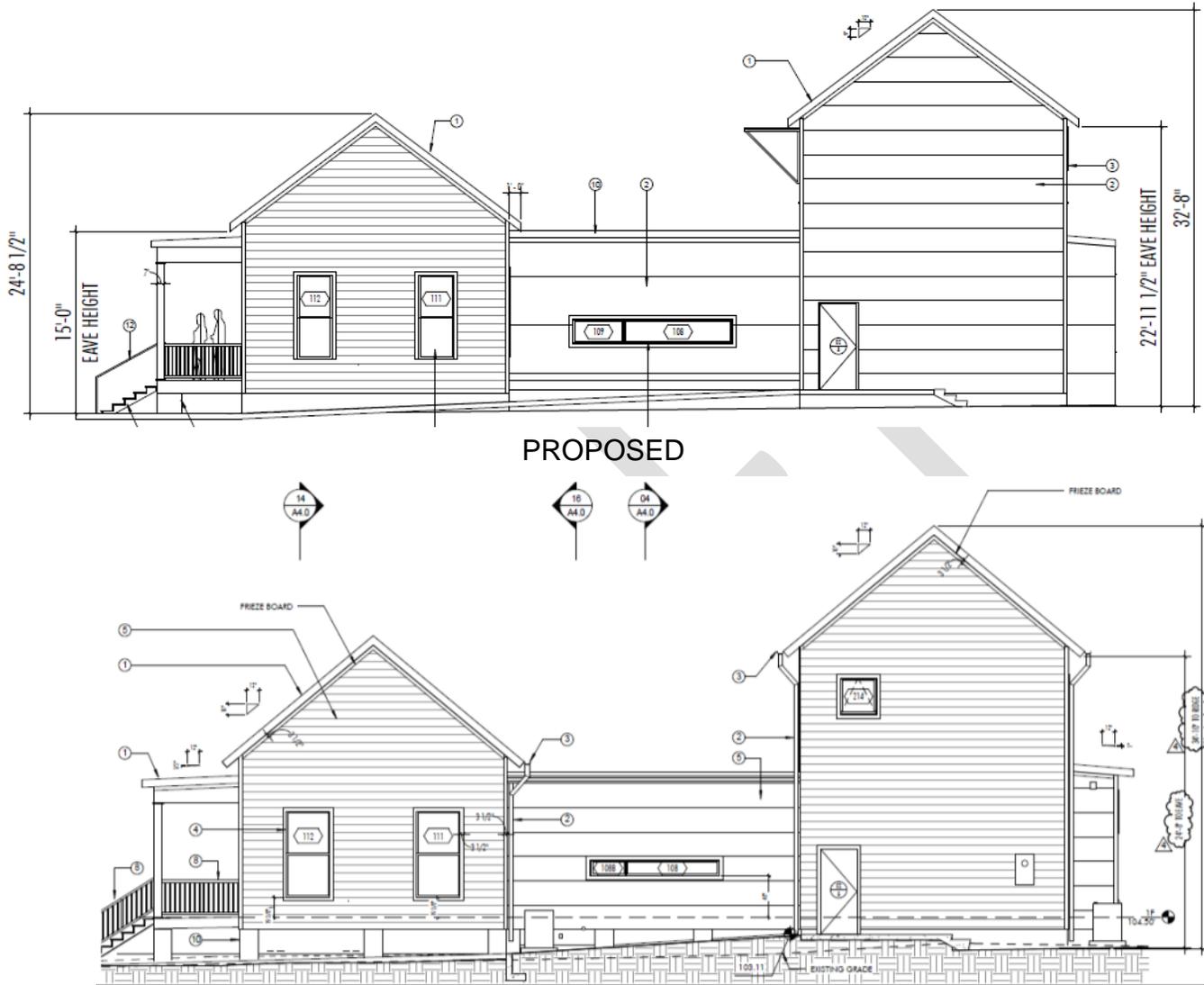


PROPOSED



EAST SIDE ELEVATION

APPROVED – 11/15/12

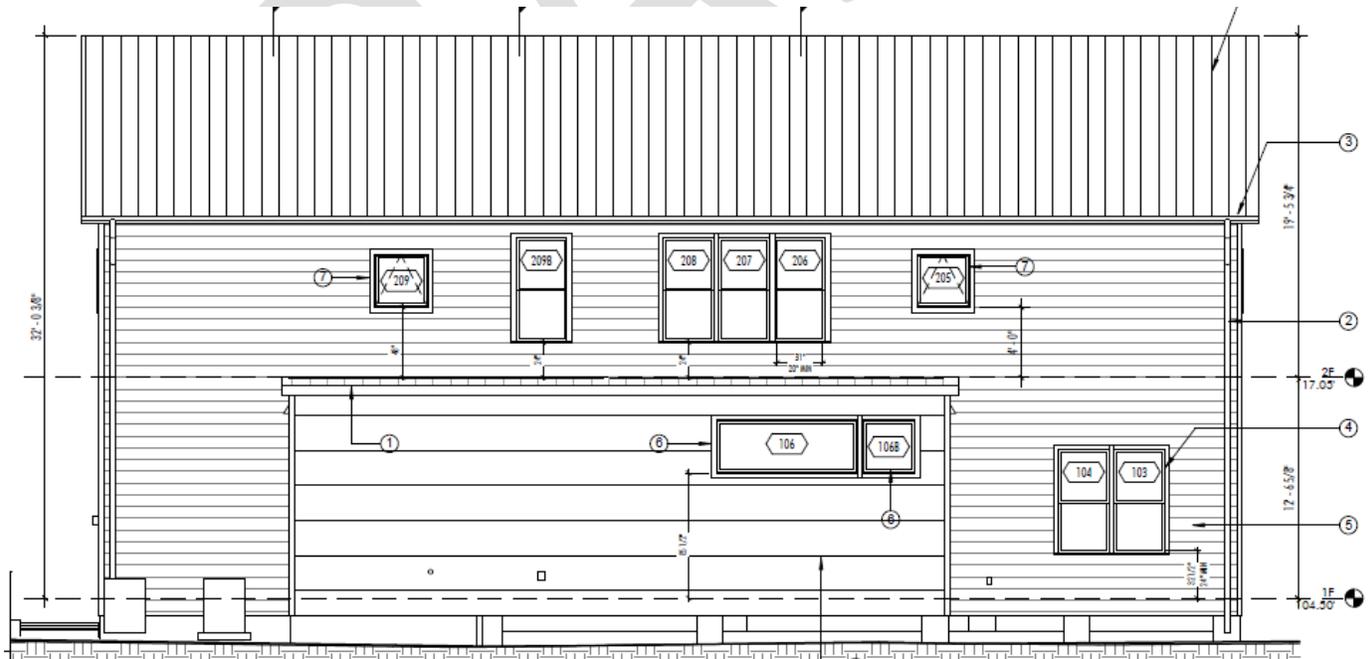


NORTH (REAR) ELEVATION

APPROVED – 11/15/12



PROPOSED

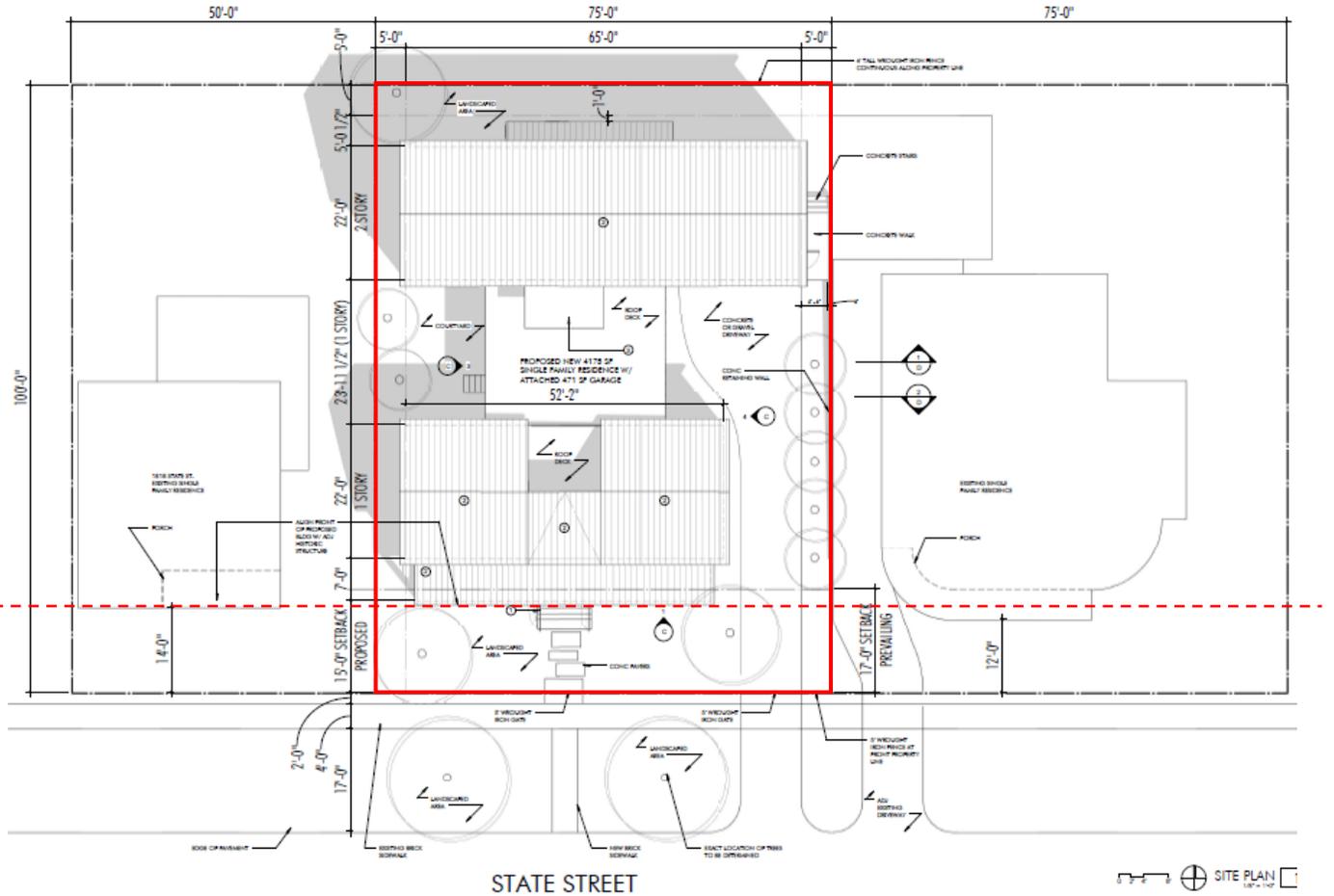


CURRENT AERIAL PHOTOGRAPH





SITE PLAN
APPROVED – 11/15/12



1818 STATE – CONT.

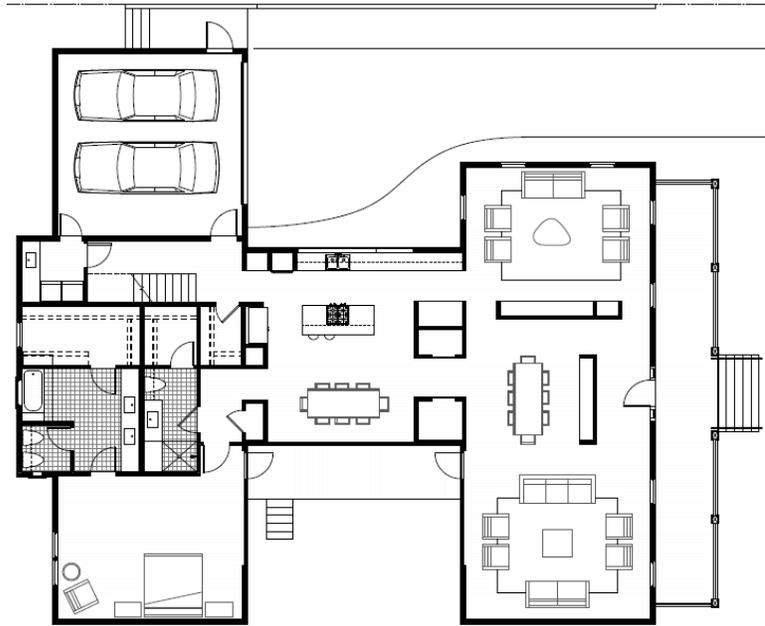
1814 STATE – PROPOSED

1812 STATE – NON-CONT.

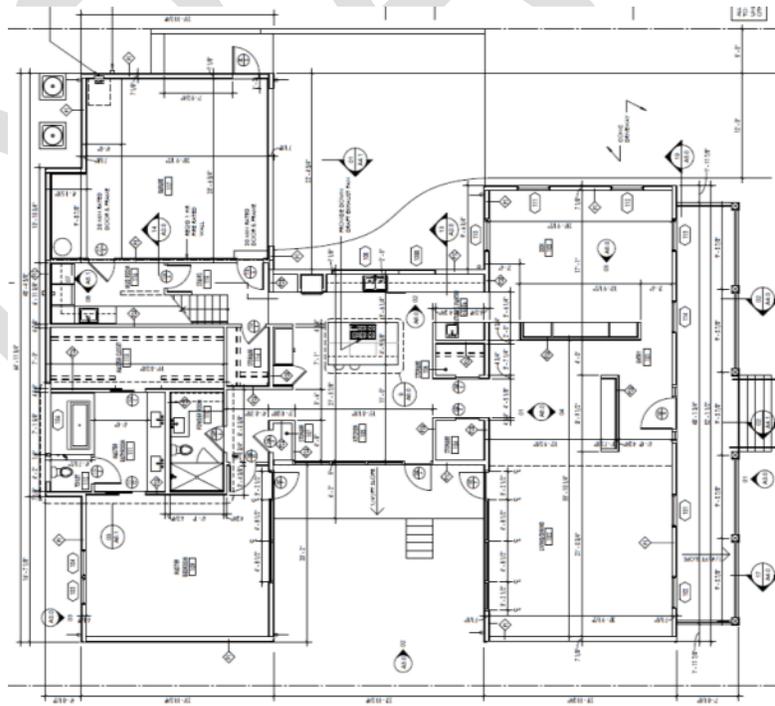


FIRST FLOOR PLAN

APPROVED – 11/15/12



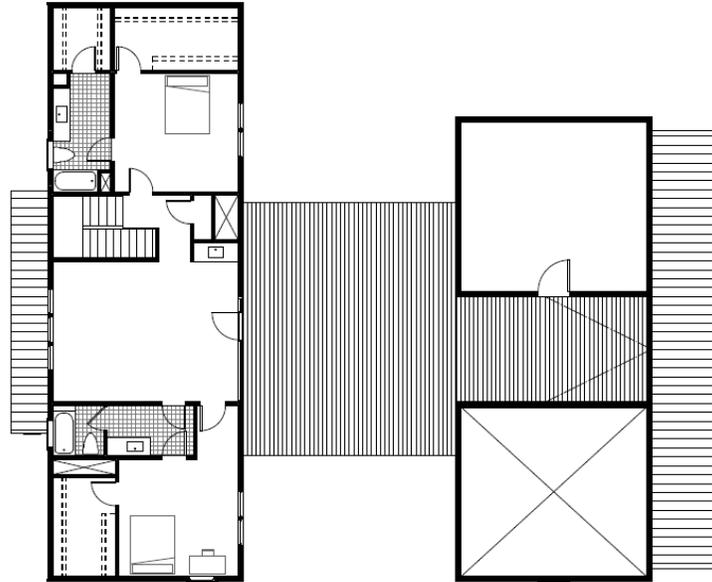
PROPOSED



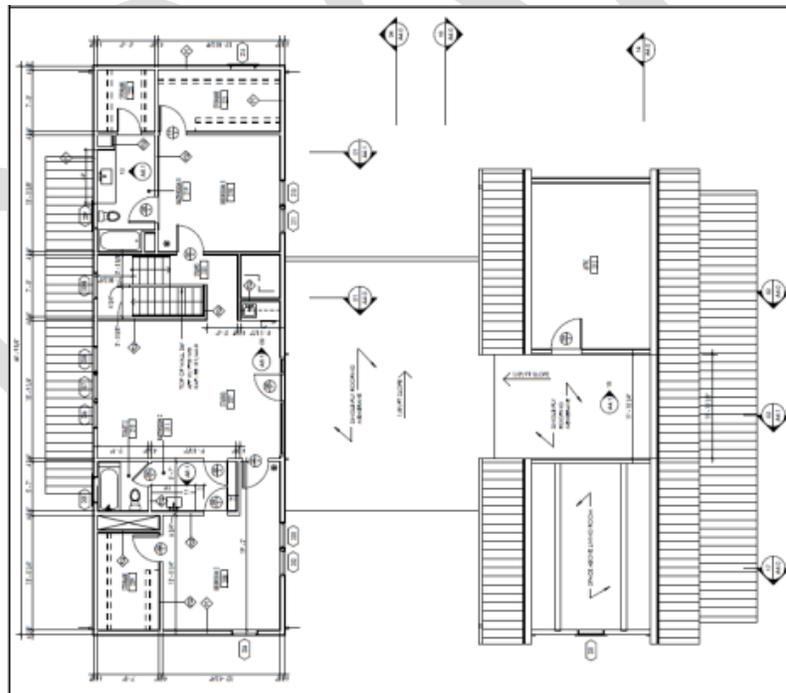


SECOND FLOOR PLAN

APPROVED – 11/15/12



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE							
ROOM	#	TYPE	LEVEL	HEIGHT	WIDTH	SILL HEIGHT	REMARKS
MASTER BEDROOM	103	A	1F	6' - 0"	3' - 0"	2' - 6"	DOUBLE HUNG WINDOW
MASTER BEDROOM	104	A	1F	6' - 0"	3' - 0"	2' - 6"	DOUBLE HUNG WINDOW
BEDROOM 2	202	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW
BEDROOM 2	203	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW
STUDIO	206	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW
STUDIO	207	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW
STUDIO	208	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW
	209B	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW
BEDROOM 3	210	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW
BEDROOM 3	211	A	2F	6' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG WINDOW

A: 10

LIVING/DINING	101	A2	1F	7' - 2 5/8"	3' - 9"	1' - 6 1/8"	DOUBLE HUNG WINDOW
LIVING/DINING	102	A2	1F	7' - 2 5/8"	3' - 9"	1' - 6 1/8"	DOUBLE HUNG WINDOW
DEN	110	A2	1F	7' - 2 5/8"	3' - 9"	1' - 6 1/8"	DOUBLE HUNG WINDOW
DEN	111	A2	1F	7' - 2 5/8"	3' - 9"	1' - 6 1/8"	DOUBLE HUNG WINDOW
DEN	112	A2	1F	7' - 2 5/8"	3' - 9"	1' - 6 1/8"	DOUBLE HUNG WINDOW
DEN	113	A2	1F	7' - 2 5/8"	3' - 9"	1' - 6 1/8"	DOUBLE HUNG WINDOW
DEN	114	A2	1F	7' - 2 5/8"	3' - 9"	1' - 6 1/8"	DOUBLE HUNG WINDOW

A2: 7

LIVING/DINING	201	B	2F	3' - 0"	3' - 0"	1' - 3 1/2"	FIXED WINDOW
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B: 1

BEDROOM 2	204	C	2F	3' - 0"	3' - 0"	4' - 0"	AWNING WINDOW
TOILET 2	205	C	2F	3' - 0"	3' - 0"	4' - 0"	AWNING WINDOW
BATHROOM 3	209	C	2F	3' - 0"	3' - 0"	4' - 0"	AWNING WINDOW
STORAGE	214	C	2F	3' - 0"	3' - 0"	4' - 0"	AWNING WINDOW

C: 4

KITCHEN	108	D	1F	2' - 0"	7' - 8 3/4"	3' - 0"	FIXED WINDOW MULLED UNIT
KITCHEN	108B	D	1F	2' - 0"	4' - 4"	3' - 0"	AWNING WINDOW MULLED UNIT

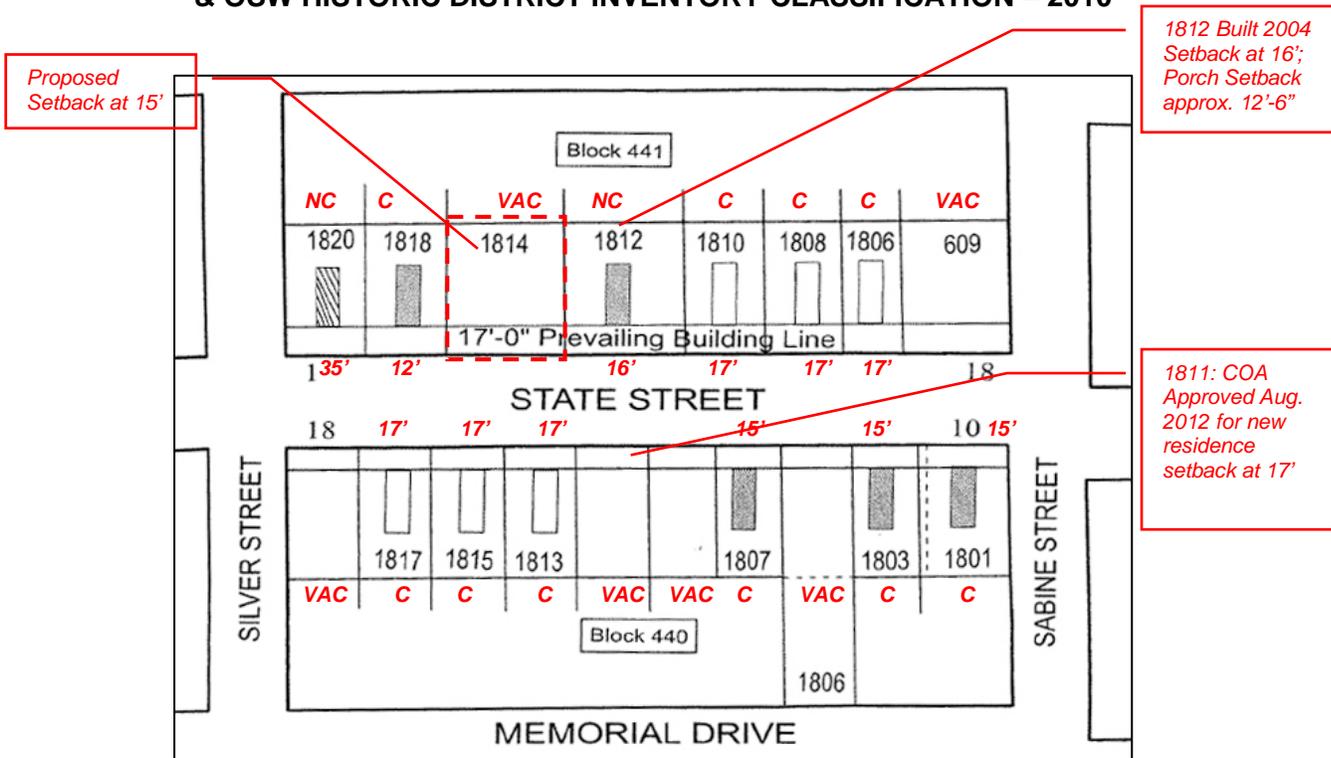
D: 2

MASTER BATHROOM	106	E	1F	3' - 0"	8' - 0"	7' - 1 1/2"	FIXED WINDOW MULLED UNIT
TOILET	106B	E	1F	3' - 0"	3' - 0"	7' - 1 1/2"	AWNING WINDOW MULLED UNIT

E: 2

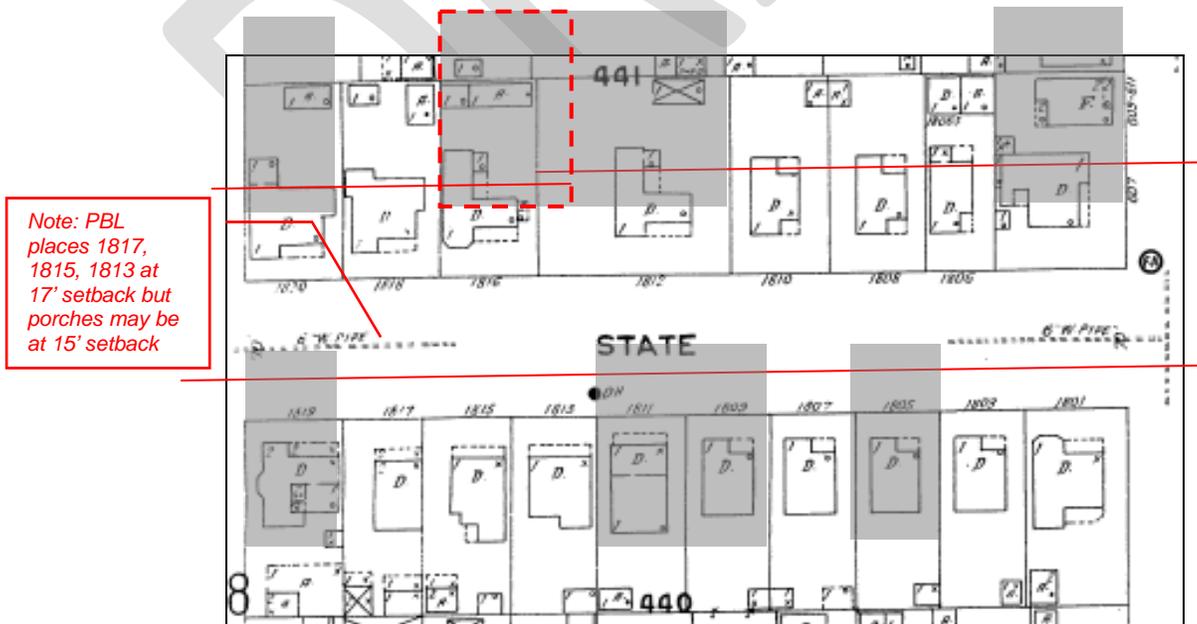
DOOR SCHEDULE																
#	OUTSIDE	HW	INSIDE	LEVEL	TYPE	WIDTH	HEIGHT	GLAZING	DOOR MATL	DOOR FIN	WALL THICKNESS	FRAME MATL	FRAME FIN	HW/RE TYPE	HAND	REMARKS
01	EXTERIOR	TO	GARAGE	GRADE	J	18' - 0"	8' - 0"		PAINTED STEEL							SECTION OVERHEAD DOOR
02	EXTERIOR	FROM	GARAGE	GRADE	A	3' - 0"	7' - 0"		WD	PTD	7' 1/8"	WD	PTD			
101	EXTERIOR	TO	ENTRY	1F	G	3' - 6"	7' - 0"	TSHP	ALUM CLAD WOOD	PAINTED	7' 1/8"	WD	PTD			SWING DOOR W/ VIEWING WINDOW
102	EXTERIOR	FROM	LIVING/DINING	1F	F	3' - 0"	8' - 10 3/4"	TSHP	ALUM CLAD WOOD	PAINTED		ALUM	CLR ANOD			SWING DOOR W/ VIEWING WINDOW
103	KITCHEN	TO	STORAGE	1F	Z	2' - 8"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
104	KITCHEN	TO	STORAGE	1F	Z	2' - 8"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
105	EXTERIOR	FROM	KITCHEN	1F	F	3' - 0"	8' - 10 3/4"		WD	PTD	6 3/4"	WD	PTD			
106	HALLWAY	TO	STORAGE	1F	A	2' - 8"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
107	EXTERIOR	FROM	MASTER BEDROOM	1F	F	3' - 0"	8' - 10 3/4"	TSHP	ALUM CLAD WOOD	PAINTED	4 3/4"	ALUM	CLR ANOD			SWING DOOR W/ VIEWING WINDOW
108	HALLWAY	TO	MASTER BEDROOM	1F	A2	3' - 0"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
109	HALLWAY	TO	POWDER ROOM	1F	A	3' - 0"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
111	MASTER BEDROOM	TO	MASTER BATHROOM	1F	C2	3' - 0"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
112	MASTER BATHROOM	FROM	TOILET	1F	A	3' - 0"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
113	MASTER BATHROOM	TO	MASTER CLOSET	1F	C	2' - 8"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
114	STAIRS	TO	STORAGE	1F	A	2' - 8"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
115	GARAGE	TO	STAIRS	1F	A	3' - 0"	7' - 0"		WD	PTD	6 3/4"	WD	PTD			FIRE RATED DOOR
116	STAIRS	FROM	MUD ROOM	1F	A	2' - 8"	7' - 0"		WD	PTD	4 3/4"	WD	PTD			
117	GARAGE	TO	MUD ROOM	1F	A	3' - 0"	7' - 0"		WD	PTD	6 3/4"	WD	PTD			
200	ROOF	FROM	STUDIO	2F	F	3' - 0"	7' - 9 1/2"	TSHP	ALUM CLAD WOOD	PAINTED		ALUM	CLR ANOD			SWING DOOR W/ VIEWING WINDOW
201	BEDROOM 2	TO	STUDIO	2F	A	3' - 0"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
202	STUDIO	TO	BATHROOM 2	2F	A	2' - 8"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
203	BEDROOM 2	TO	BATHROOM 2	2F	A	2' - 8"	8' - 0"		WD	PTD	6 3/4"	WD	PTD			
204	TOILET 2	TO	BATHROOM 2	2F	A	2' - 8"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
205	BEDROOM 2	TO	STORAGE	2F	A	3' - 0"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
206	ROOF	TO	ATTIC	2F	A	3' - 6"	9' - 0"		WD	PTD	7' 1/8"	WD	PTD			
207	STAIRS	TO	BEDROOM 3	2F	A	3' - 0"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
208	BEDROOM 3	TO	BATHROOM 3	2F	A	3' - 0"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
209	BATHROOM 3	TO	STORAGE	2F	A	2' - 8"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
210	BEDROOM 3	TO	STORAGE	2F	A	3' - 0"	8' - 0"		WD	PTD	4 3/4"	WD	PTD			
301	ATTIC	TO	ATTIC	2F	CLG	A	2' - 8"	8' - 2 1/8"		WD	4 3/4"	WD	PTD			

**PREVAILING BUILDING LINE (PBL) APPLICATION ANALYSIS MAP – 2006
& OSW HISTORIC DISTRICT INVENTORY CLASSIFICATION – 2010**



SANBORN 1924 – 1950 – INDICATING HISTORIC SETBACKS OF BOTH 15' & 17'

East end of the north blockface historic prevailing setback approx. 17' with west end property setbacks 3-6' closer to street; South blockface historic prevailing setback approx. 15' (grey indicates structures no longer existing).



MATERIALS

P1 - EXTERIOR CLAPBOARD SIDING

- 5/16" FIBER CEMENT CLAPBOARD SIDING (JAMES HARDIE COLONIAL SMOOTH)
- HOUSE WRAP DRAINAGE PLANE (W/ 6" MIN OVERLAP AT HORIZ JOINTS)
- 1/2" PLYWOOD OR OSB SHEATHING, RE: STRUCTURAL DWGS
- 2x6 STUD WALL W/ THERMAL INSULATION, R13 MIN
- 5/8" GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT

P2A - INTERIOR PARTITION

- 1/2" GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT
- 2x4 STUD WALL W/ ACOUSTIC INSULATION
- 5/8" GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT

P2B - INTERIOR PARTITION

- 1/2" GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT
- 2x6 STUD WALL W/ ACOUSTIC INSULATION
- 5/8" GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT

P3 - INTERIOR ONE-HOUR PARTITION

- 5/8" TYPE "X" GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT
- 2x6 STUD WALL W/ THERMAL INSULATION
- 5/8" TYPE "X" GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT

METAL ROOF

- CONCEALED FASTENER METAL ROOFING PANELS (16"W)
- ROSIN PAPER SLIP SURFACE
- FULLY ADHERED MEMBRANE WATERPROOFING
- 5/8" SHEATHING, OR AS REQ'D BY STRUCTURAL ENGINEER
- 2X6 RAFTERS @ 24" OC, RE: STRUCT W/ DENSE-PACK CELLULOSE INSULATION R-30 (UNVENTED)

LEVEL 1 FLOOR

- WOOD OR PORCELAIN TILE FLOOR FINISH
- 1 1/8" ADVANTECH SHEATHING (OR EQUAL)
- THERMAL INSULATION
- 2X FRAMING @ 24" OC, RE: STRUCT

LEVEL 2 FLOOR - 20" OPEN WEB FLOOR TRUSSES

- WOOD OR PORCELAIN TILE FLOOR FINISH
- 1 1/8" ADVANTECH SHEATHING (OR EQUAL)
- 20" OPEN WEB FLOOR TRUSSES @ 24" OC, RE: STRUCT

DRAFT

PROJECT DETAILS

Shape/Mass: The previously approved structure measured approximately 52" wide at the front, 65' wide at the back with an overall depth of approximately 79'-5" and 24'-9" tall at the front and 32'-8" tall at the back. The revision raises the ridge heights two feet to 26'-8" and 34'-10". A single-story connecting section with roof deck patio connects the front and rear sections and features a front roof porch hidden by an operable roof panel at the front facing central roof section.

Setbacks: Front (south) setback is 15', sides are 5' and the rear (north) is 6'. The 1800 block of State Street has a minimum prevailing building front setback of 17'. The restriction was initiated and supported by the property owners and adopted by City Council in 2006. Upon approval of the COA by the HAHC, the applicant will be required to obtain a variance from the Planning Commission to construct the residence at the proposed 15' front setback.

Foundation: The proposed foundation is concrete pier and beam with a 3' finished floor height.

Windows/Doors: The proposed windows and doors are aluminum-clad, double-hung 1-over-1, awning and fixed windows.

Exterior Materials: The residence will be clad in smooth surface cementitious horizontal siding with a small reveal at the front section to match typical reveal proportions of the district and a larger reveal at the rear section.

Roof: The front and rear sections will feature a side gable roof with a 10-over-12 pitch clad in standing-seam or corrugated metal with a galvanized finish with eave heights at 17' at the front and 24'-8" at the rear. The connecting piece has a 1/8"-over-12 pitch and is approximately 17' high.

Front Elevation: The front section of the house is a single-story to match scale of existing single-story contributing residences on the block; Windows on the front are double-hung 1-over-1; The elevation will feature a full width five-bay front porch with wood columns, guardrail and stairs; The front door will have a full-height or half-height glass insert with side lites and transom; Above the center bay a portion of the roof will feature an operable panel clad with perforated metal material to blend with the adjacent roof material; The rear section of the house at the east side will feature a double loading garage door and one set of 3'x6' double-hung 1-over-1 windows at the second level; The first level on the west side of the rear section will feature an 8'-7" tall three-part window and door system not visible from the public-right-away.

Side Elevation: The front section of the residence will feature a single 3'x3' fixed window centered in the gable (West) reflective of the gable condition on the contributing structure located to the west; the central single story connecting section will feature a three-part window system and door with transom, side porch, and flat roof deck that will not be visible from the public right-of-way due to the setback of the central section of the house; The rear two-story section will feature a 3'x3' awning window at the second level.

Side Elevation: The front section of the residence will feature two double-hung 1-over-1 windows; The central (East) single story connecting section will feature a 13'-6"x2' horizontal window that will not be visible from the public right-of-way due to the setback of the central section of the house; The rear two-story section will feature a pedestrian door accessing the garage and an awning window at the second level.

Rear Elevation: Elevation will not be visible from the public right-of-way, please see elevation and plan drawings (North) for fenestration details.