

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: John Tsai, JT Arc Studio, LLC, for David Salazar, Houston Heights Holdings, owner

Property: 321 Heights Boulevard, Lot 4 and Tract 5, Block 313, Houston Heights Subdivision. The property includes a historic 2,751 square foot two-story wood frame single-family residence situated on a 14,950 square foot corner lot. The existing house is located on Lot 5 and the owner is proposing to build a second structure at the rear of Tract 4.

Significance: Contributing Queen Anne residence, constructed circa 1900, located in the Houston Heights Historic District South.

Proposal: New Construction – Construct a two-story 2,536 square foot residence and garage.

- The proposed structure will be 42’ wide and 54.5’ deep with a ridge height of 28’ with an eave height of 26.5’
- The proposed front setback will be 91’

See enclosed application materials and detailed project description on p. 4-14 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, 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 front setback of 91' for the new residence and garage does not match the typical setbacks within the Houston Heights Historic District South which range between 20' and 25'.
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district

The lack of fenestration on the façade and low roof pitch of the proposed new residence and garage is not compatible with the existing contributing structures within the Houston Heights Historic District South. Additional fenestration and a more traditional roof pitch should be incorporated.
- (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 42' width of the proposed structure is wider than what is typically found in the Houston Heights Historic District South. A more compatible width would not typically exceed 35'. The proposed roofline does not match typical district roofline configurations. The proposed roof has a pitch of 2" per 12", with more typical roofs having steeper pitches. More compatible roofs would feature pitches ranging from 5:12 - 8:12.
- (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 eave height 26.5' is significantly higher for that of a typical contributing house within the Houston Heights Historic District South. A more compatible eave height for a house would be around 20' and typically lower for a secondary structure.
- (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 SOUTH



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

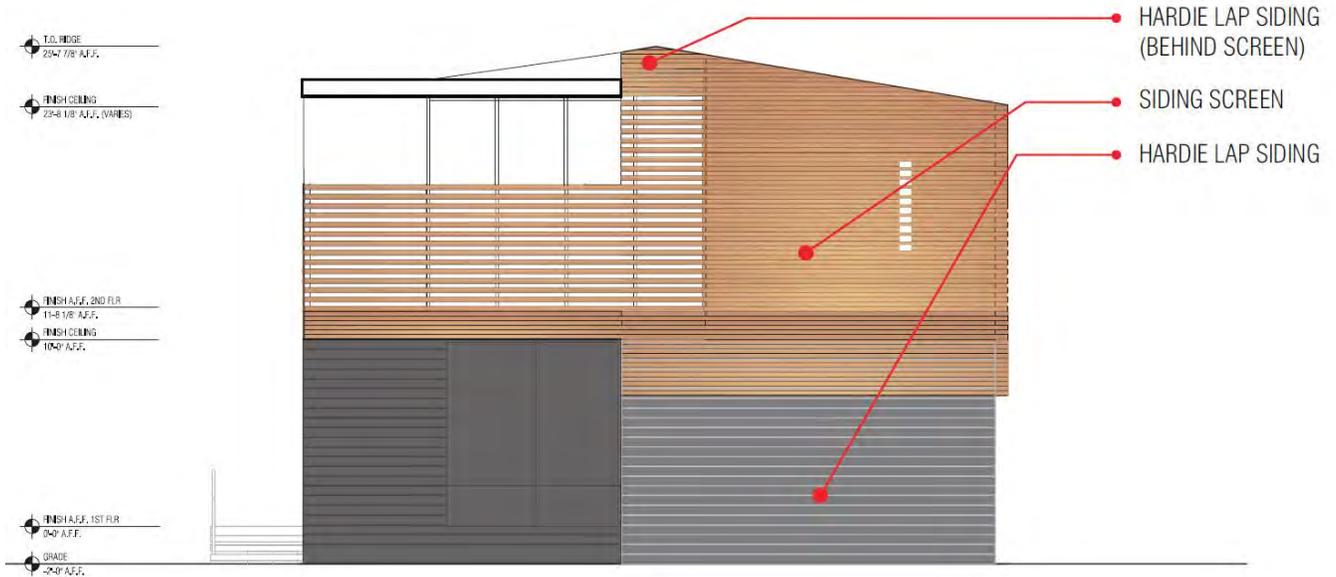
INVENTORY PHOTO



CURRENT PHOTO

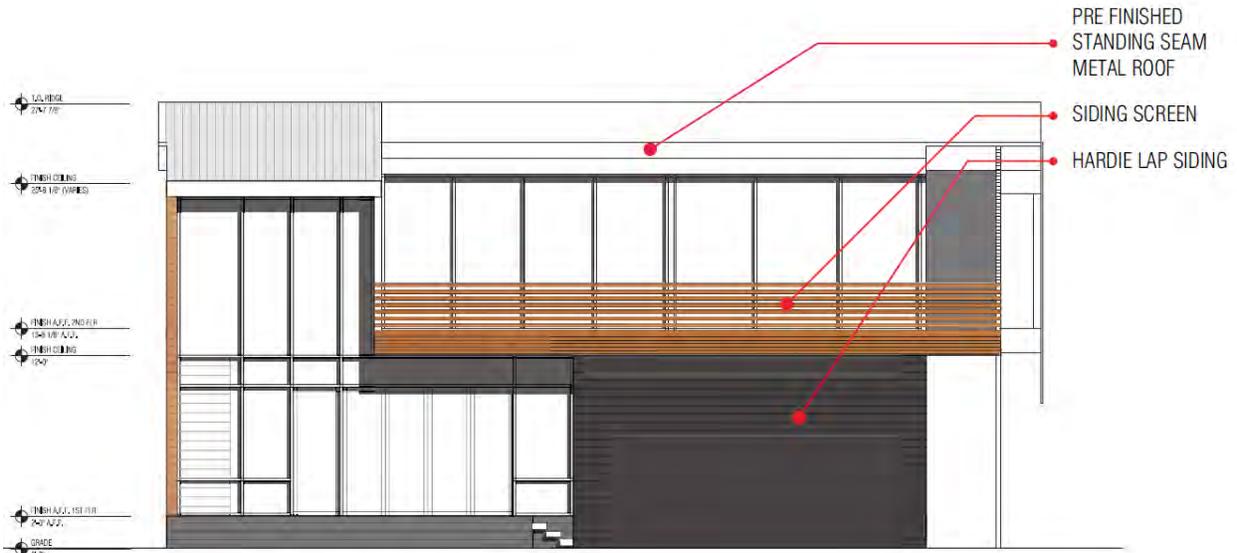


EAST ELEVATION – FRONT FACING HEIGHTS BOULEVARD
PROPOSED



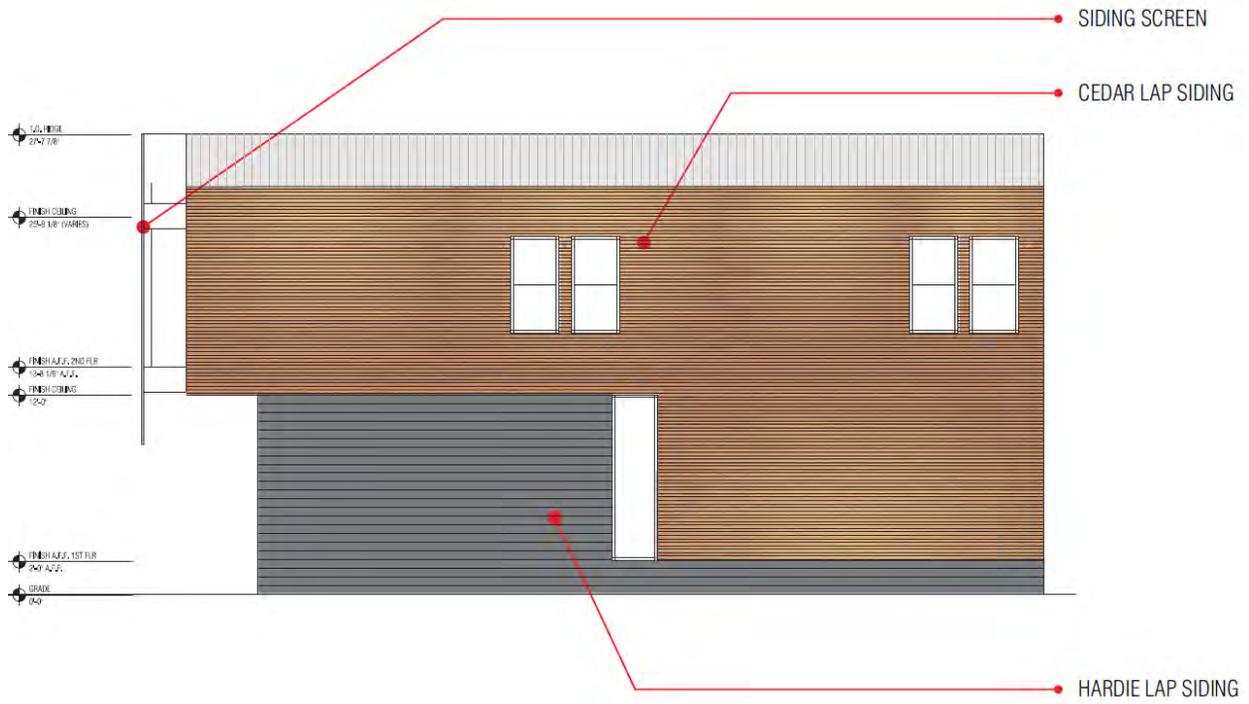
DRAFT

SOUTH SIDE ELEVATION
PROPOSED



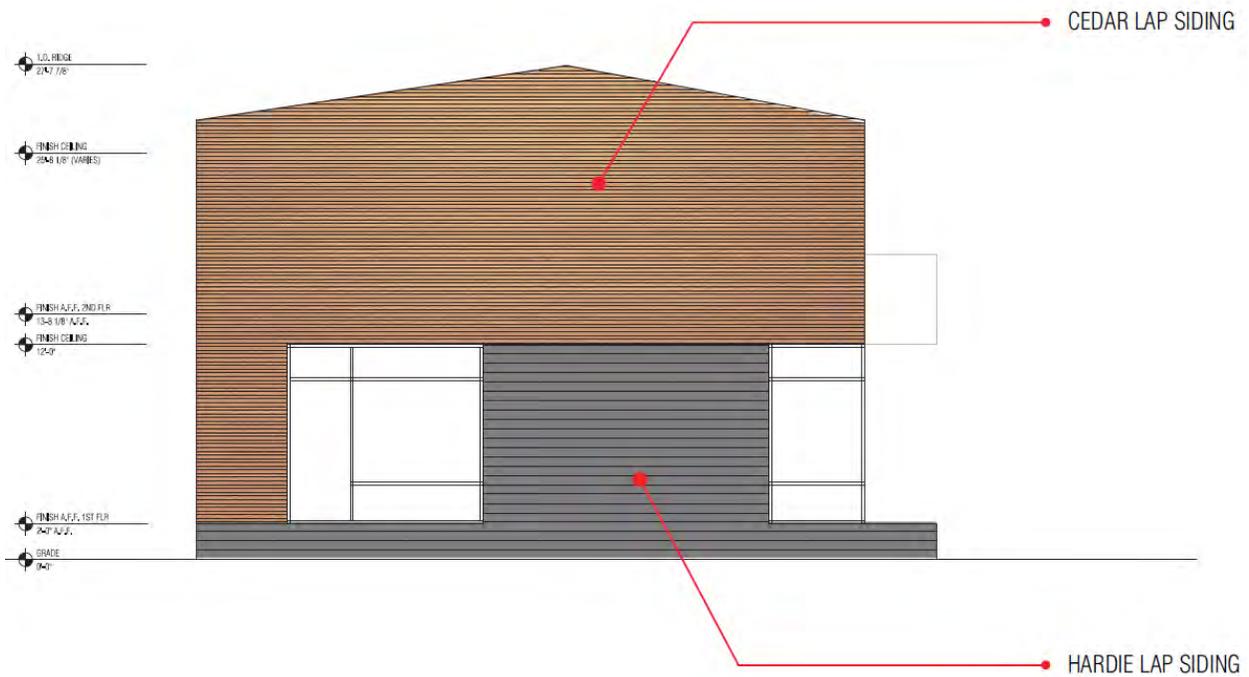
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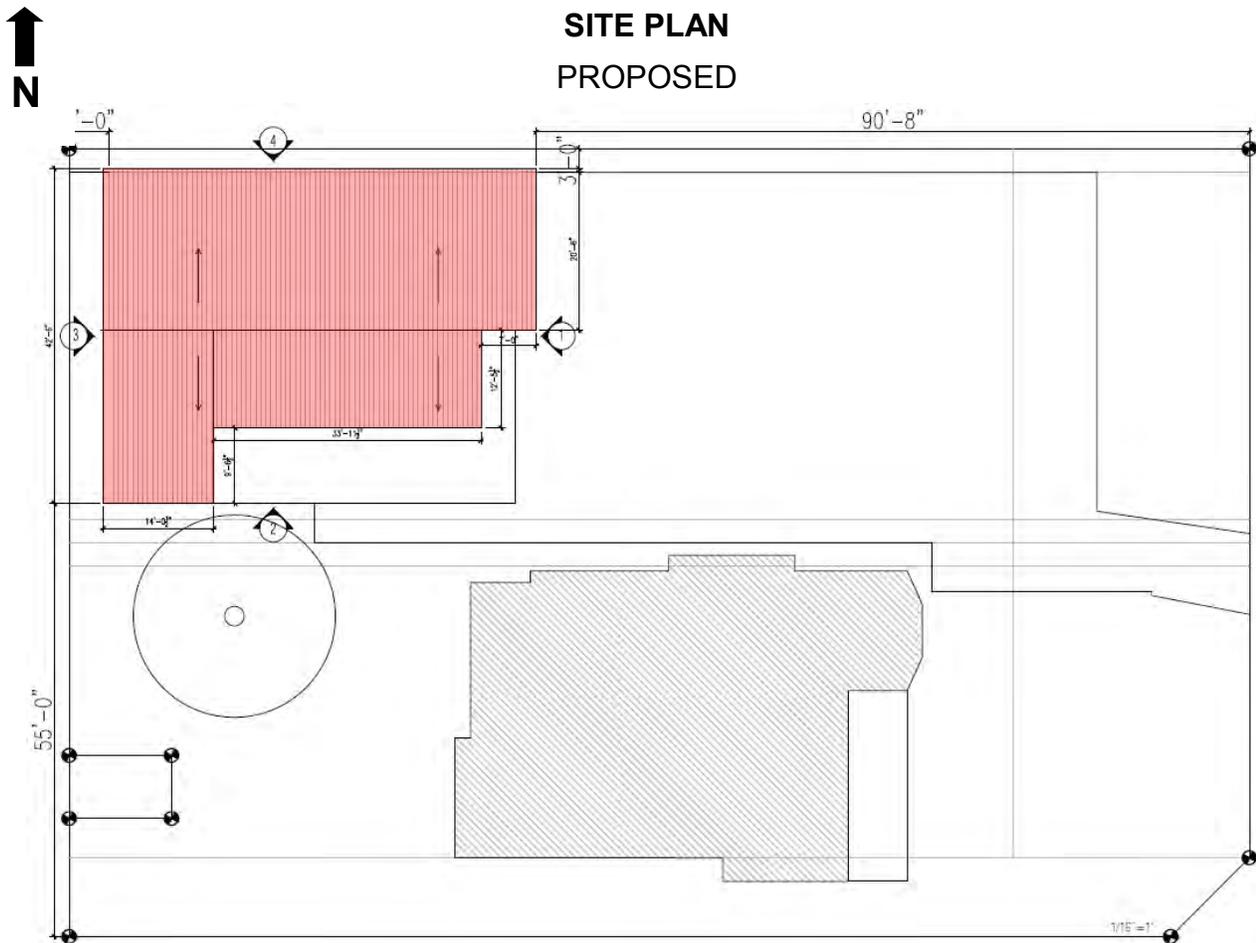
**NORTH SIDE ELEVATION
PROPOSED**



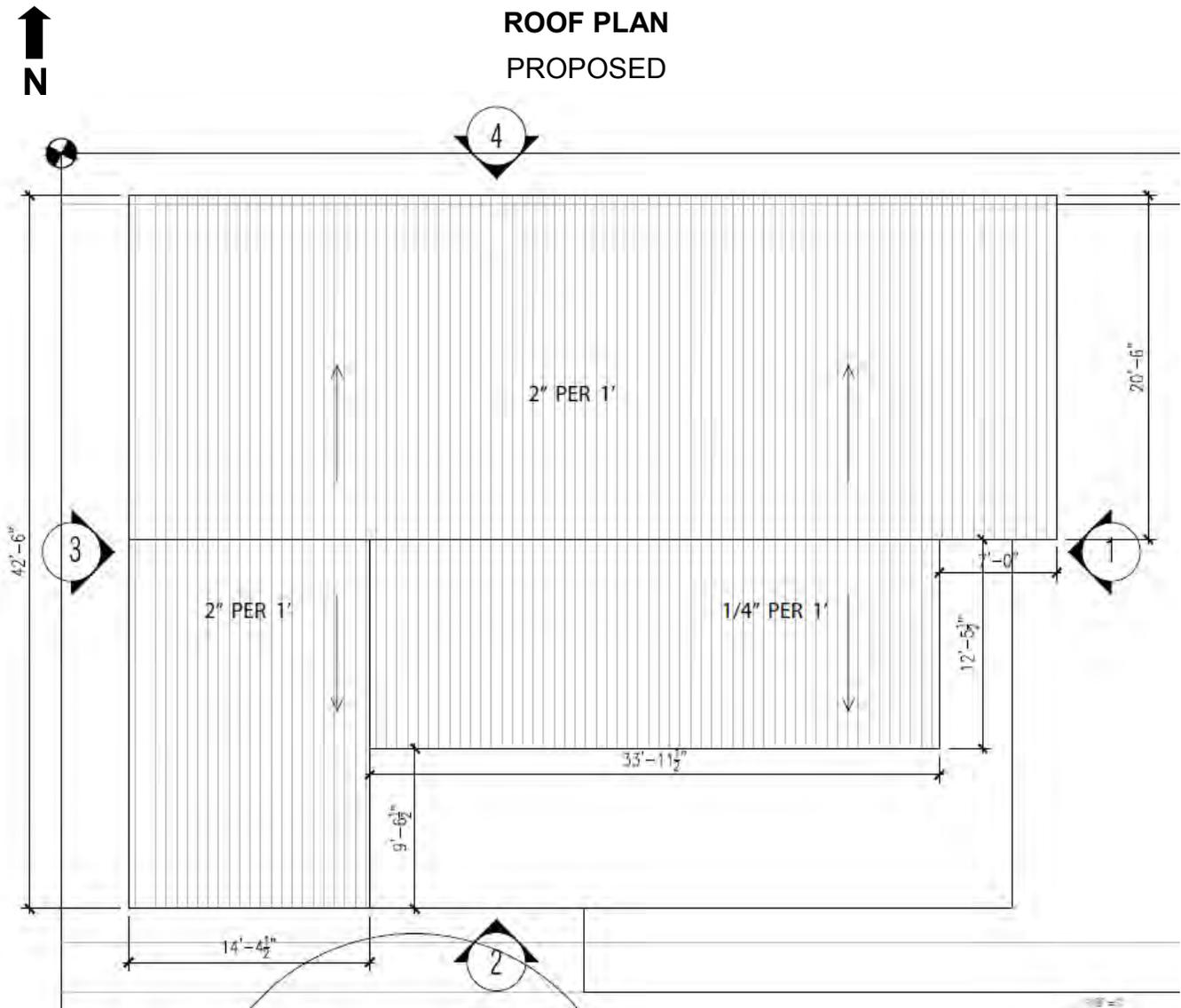
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WEST (REAR) ELEVATION
PROPOSED





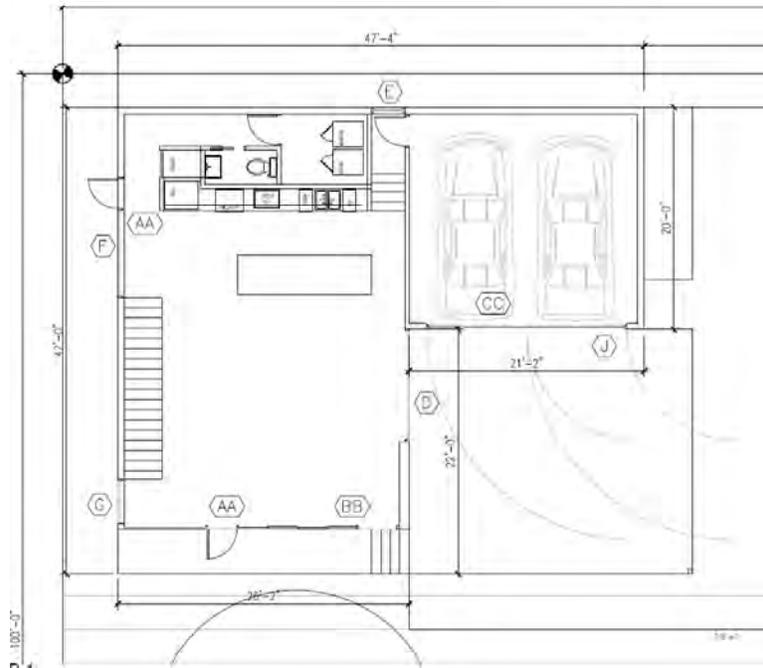
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FIRST FLOOR PLAN

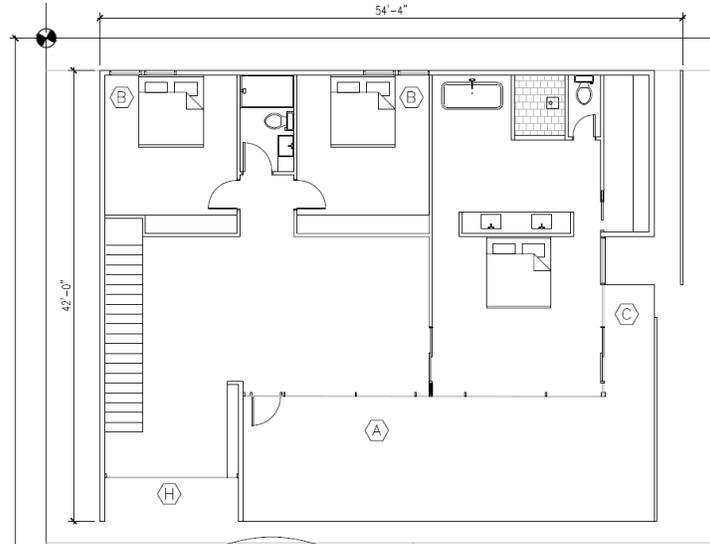
PROPOSED





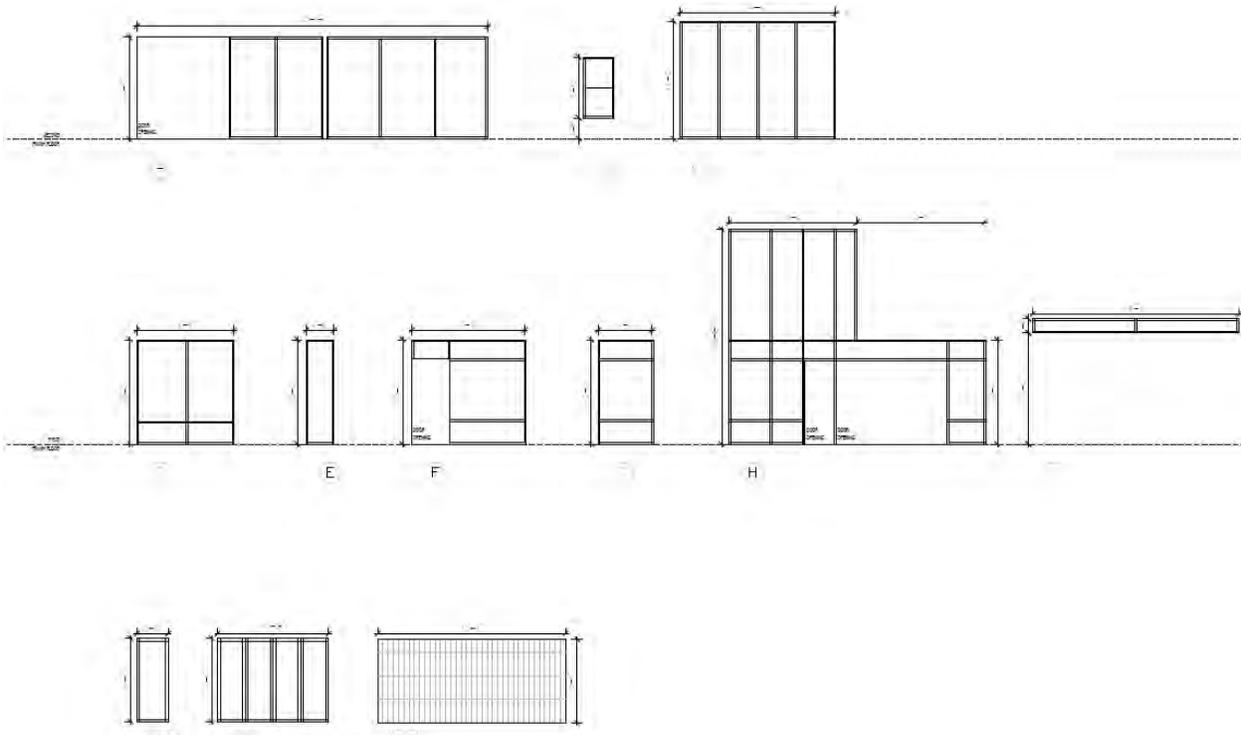
SECOND FLOOR PLAN

PROPOSED



DRAFT

WINDOW / DOOR SCHEDULE



SECTION A-A

RAM S800 HEAVY PICTURE WINDOW

EXTERIOR INTERIOR

1" CA GLASS

SECTION B-B

RAM INDUSTRIES		12110 BELLAIR CT	STARBUCKS, TEXAS 77057	(281) 486-8888
CUSTOMER	NAME	CITY	STATE	ZIP
PROJECT	NO.	CHECK	DATE	BY
CITY	STATE	ZIP	DATE	BY
STATE	ZIP	DATE	BY	DATE
OUTER GLASS	CUSTOMER APPROVAL			
AIR SPACE	BY			
INNER GLASS	DATE			

STANDARD TOLERANCES FOR CUTSIZES SHOWN APPLY UNLESS SPECIFICALLY SHOWN OTHERWISE

PROJECT DETAILS

Shape/Mass: The proposed residence and garage will have a total width of 42'-0" and a total depth of 54'-4". The proposed ridge height will be 27'-8". The first-story will have a depth of 47'-4" with the second-story overhanging the first by 7' (including a wood sliding screen). The front wall on the first-story will be 20'-0" wide and 20'-6" on the second-story. The integrated garage will face the south and extend 21'-2" towards the rear from the front wall. The structure will then extend 22'-0" out towards the south before extending towards the rear an additional 26'-2". The north wall will be an unbroken run of 47'-4". Portions of the second-story will overhang the first-story while other portions will be inset and feature a second-story deck. See drawings for more detail.

Setbacks: The proposed garage and residence will have a front (east) setback of 90'-8" (to the second-story screen); a south side setback of 55'-0"; a north side setback of 3'-0"; and a rear (west) setback of 5'-0". See drawings for more detail.

Foundation: The proposed residence will have a pier and beam foundation with a finished floor height of 2'-0" while the integrated garage will have a concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: The proposed residence and garage will have aluminum windows and doors. The window and doors will be organized to essentially be an operable storefront system. See window/door schedule and drawings for more detail.

Exterior Materials: The proposed residence and integrated garage will be clad in a combination of smooth cementitious lap siding and cedar wood lap siding with a 4³/₄" reveal. There will also be a cedar plank siding screen that will be comprised of 1"x3" cedar planks and a 3" gaps. See drawings for more detail.

Roof: The proposed residence and integrated garage will have a standing seam metal roof with a pitch of 2" per 12" and an eave height of 26'-6". See drawings for more detail.

Front Elevation: The first-story of the proposed front elevation will have no fenestration on the northern portion (East) while the southern portion will have a pair of windows. The second-story will have no fenestration on the northern portion while the southern portion will have a four floor to ceiling windows. The second-story windows will be partially obscured by the proposed siding screen. A second story deck extends to wrap the southern corner and extend along a portion of the façade. See drawings for more detail.

Side Elevation: The first-story of the proposed south elevation has the garage door located at the eastern portion (South) while a glass wall spans the western portion. A deck spans the front three-quarters of the second-story. A glass window and door system spans this same area. To the rear, windows from the first-story extend up to the roof. See drawings for more detail.

Side Elevation: The proposed north elevation has a single vertical window on the first-story and four 1-over-1 (North) windows on the second-story. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See (West) drawings for more detail.