

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2016

Applicant: Paul Newsoroff, Kirksey Architecture for Glenn Clements Jr., MFT Heights, LLP, owner

Property: 1050 Yale Street, Lots 1,2,3, Tracts 21, 22, 23, 23A, 24, 24A, Block 216, Houston Heights Subdivision. The property includes a 6,184 square foot, one-story post office situated on a 44,550 square foot (150' x 297') corner lot.

Significance: Noncontributing modern post office, constructed circa 1988, located in the Houston Heights Historic District South.

Proposal: New Construction – Mixed-Used Commercial. The applicant proposes a new mixed- use development consisting of three buildings accounting for 22,010 square feet of conditioned space. A noncontributing post office will be demolished.

- The east building is a two story, 11,680 square foot structure measuring 138' – 6" wide by a maximum depth of 62' and an overall height of 37' – 8".
- The west building is a two story, 9,130 square foot structure measuring 107' – 6" wide by 42' – 6" deep and an overall height of 37' – 8".
- The coffee shop is a one story, 1,200 square foot structure measuring 48' – 6" wide by 23' deep and a ridge height of 27' – 4".
- All three buildings will be clad in painted brick and utilize aluminum and glass storefront systems and canopies.
- The two main buildings will feature a zero lot line setback from the W 11th Street sidewalk; a 10' setback from Heights Boulevard and a 24' – 8" setback from Yale Street.

See enclosed application materials and detailed project description on p. 7-26 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- The proposed building setbacks are appropriate and indicative of traditional storefront buildings. The use of a zero lot line setback on the primary elevation encourages pedestrian activity and is a common feature of historic commercial buildings.*
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- The proposed exterior materials are compatible with the exterior features of existing contributing structures within the context area. The use of a contemporary storefront system and smaller second floor windows mimics the fenestration pattern of historic commercial buildings. The use of brick as the primary cladding material is indicative of historic structures as is the use of decorative coursing to delineate a cornice at the top of the structures. The inclusion of awnings and canopies are compatible with the commercial buildings within the district. Sited to face Heights Boulevard, the Coffee Shop utilizes a gable roof and abstracted bungalow design in order to relate to the neighboring properties.*
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- The use of storefronts, awnings and a decorative cornice are items that bring scale and proportion to the building that mimics details found on contributing commercial structures in the district. The use of two buildings along W 11th Street instead of one long strip is compatible with the size of contributing commercial structures.*
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.
- While the proposed structures do feature a taller overall height, the structures are compatible due to their location along the major streets of W11th Street and Heights Boulevard. Dividing the project into three structures instead of one serves to make the structures compatible in overall width and depth.*



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



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CURRENT PHOTO



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CONTEXT AREA



1050 Heights – Contributing – 1920 (across street)



1017 Heights – Contributing – 1920 (neighbor)



1011 Heights– Contributing – 1910 (neighbor)



1007 Heights– Contributing – 1908 (neighbor)



1005 Heights– Contributing – 1910 (neighbor)



1003 Heights– Contributing – 1920 (neighbor)



1034 Heights – Contributing – 1920 (across street)



1030 Heights – Contributing – 1920 (across street)



1024 Heights – Contributing – 1940 (across street)



1015 Heights – Contributing – 1910 (across street)

3D RENDERING – FRONT FACING W 11th

PROPOSED



3D RENDERING – SIDE FACING HEIGHTS

PROPOSED



3D RENDERING – SIDE FACING YALE

PROPOSED



3D RENDERING – SIDE FACING YALE

PROPOSED



**3D RENDERING – NORTH ELEVATION – FRONT FACING W 11th
PROPOSED**



**3D RENDERING – EAST ELEVATION – SIDE FACING HEIGHTS
PROPOSED**

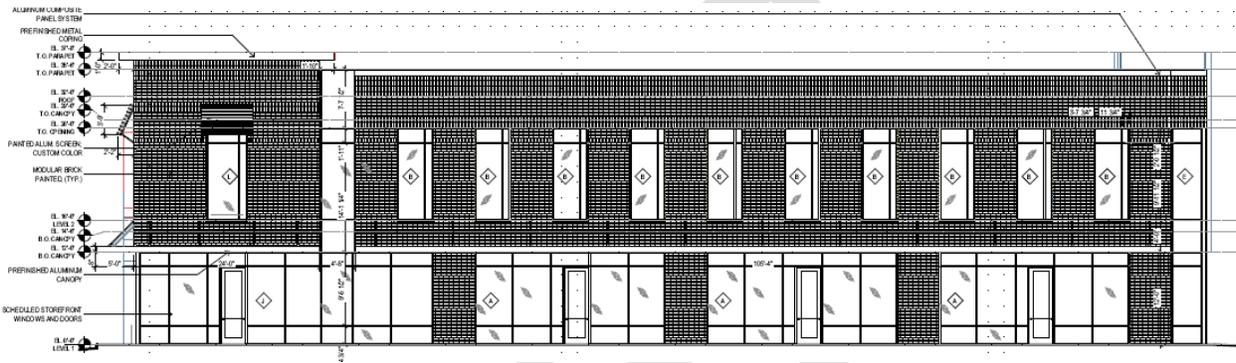


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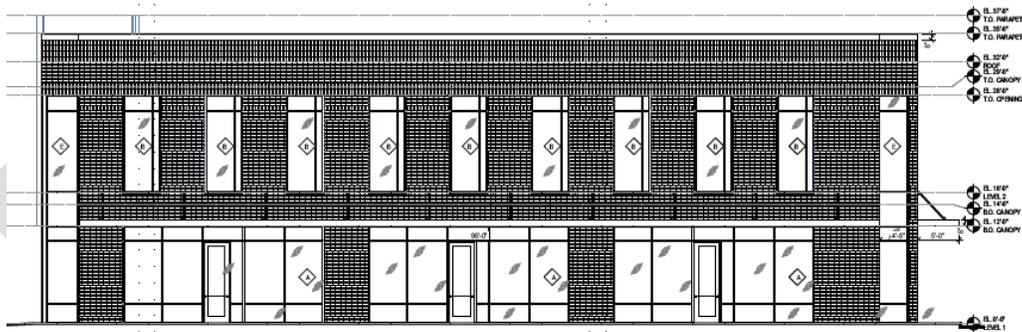
NORTH ELEVATION – FRONT FACING W 11th
MAIN BUILDINGS
PROPOSED



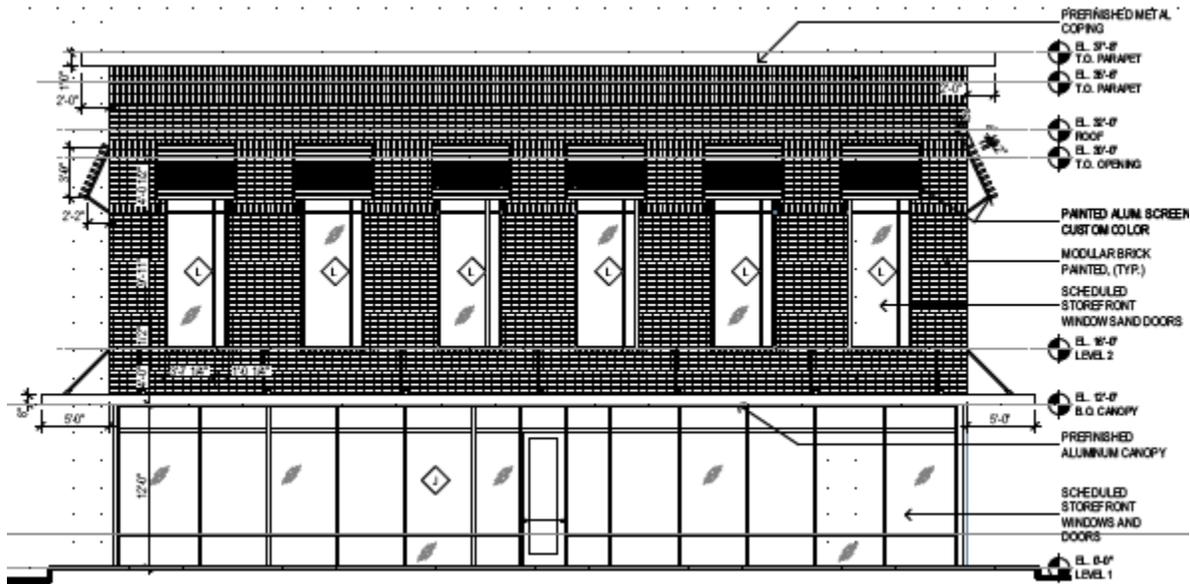
DETAIL – EAST BUILDING



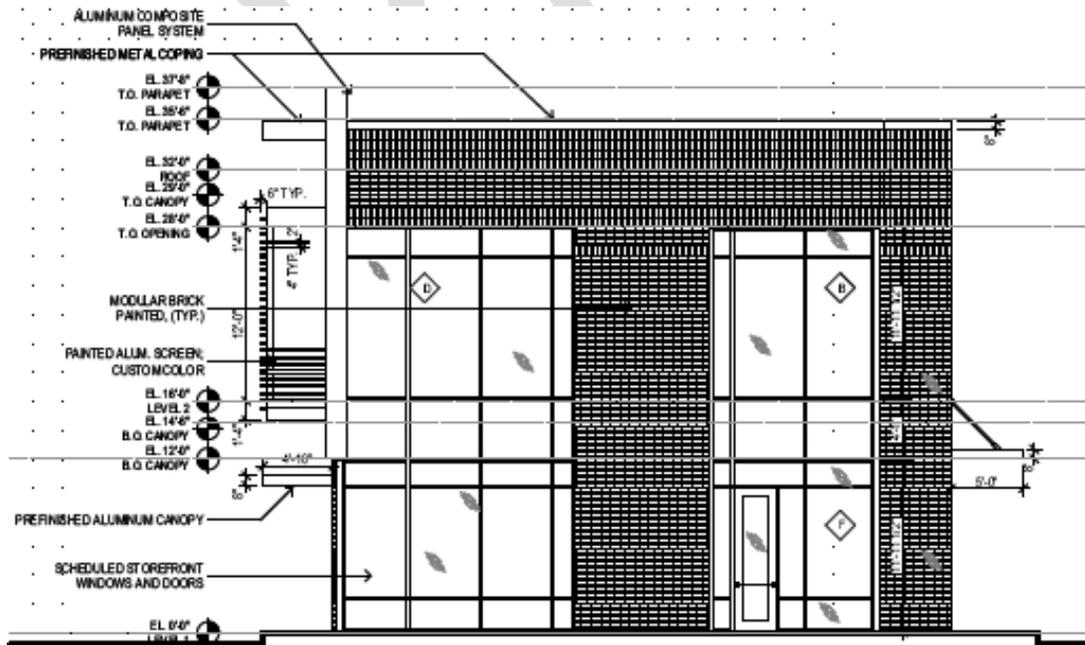
DETAIL – WEST BUILDING



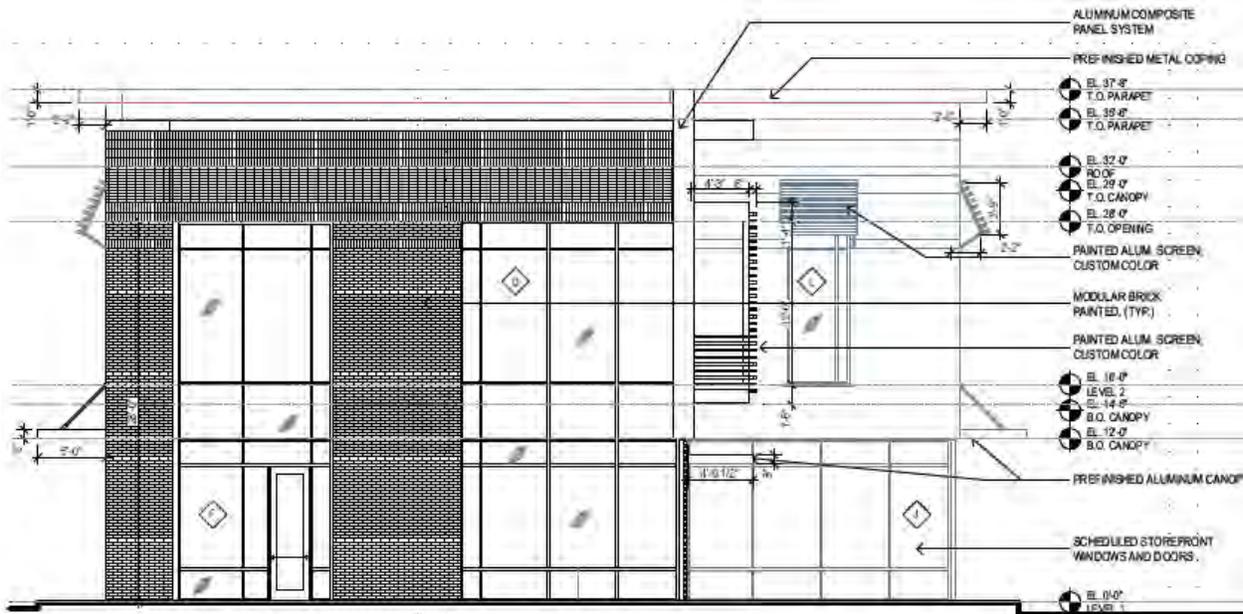
EAST SIDE ELEVATION
 MAIN BUILDINGS
 PROPOSED
 EAST BUILDING



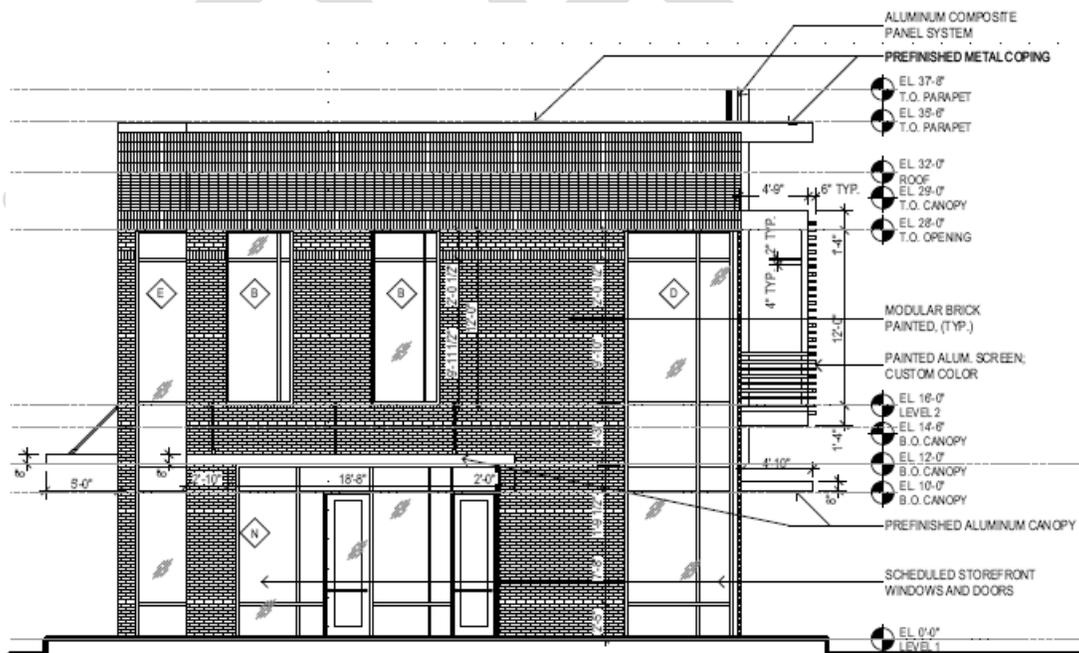
WEST BUILDING



WEST SIDE ELEVATION
 MAIN BUILDINGS
 PROPOSED
 EAST BUILDING



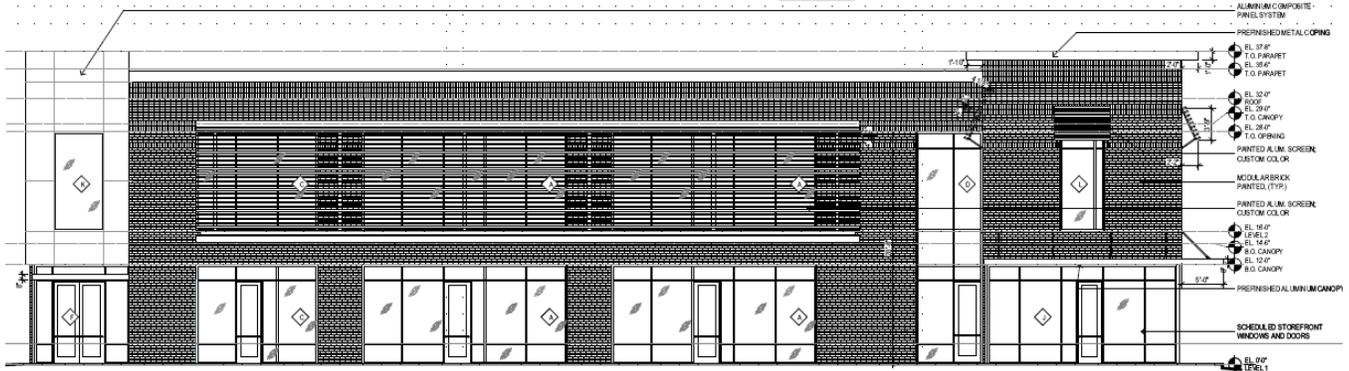
WEST BUILDING



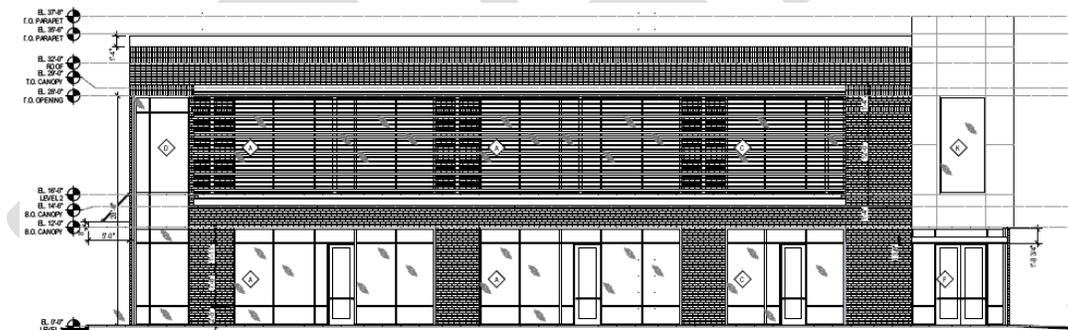
SOUTH (REAR) ELEVATION
MAIN BUILDINGS
PROPOSED



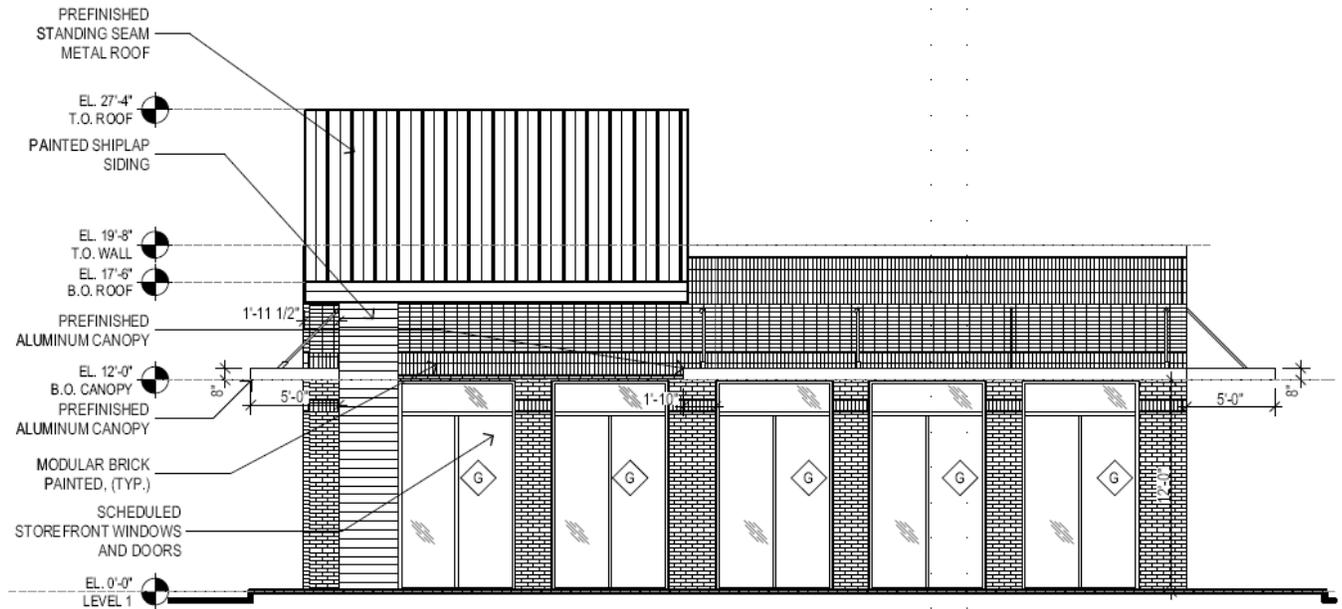
EAST BUILDING



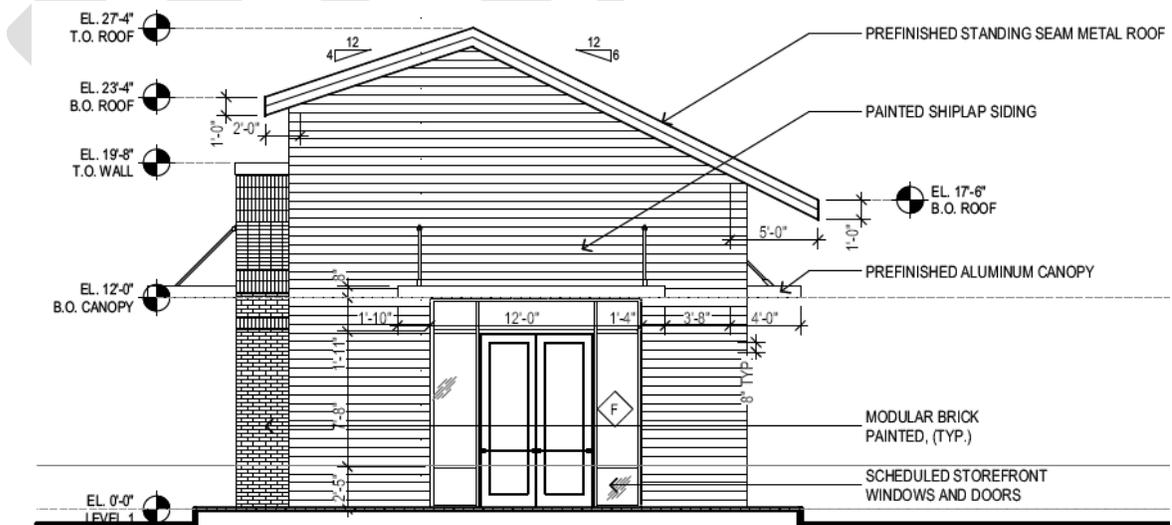
WEST BUILDING



NORTH ELEVATION – FRONT FACING W 11th
COFFEE SHOP
PROPOSED

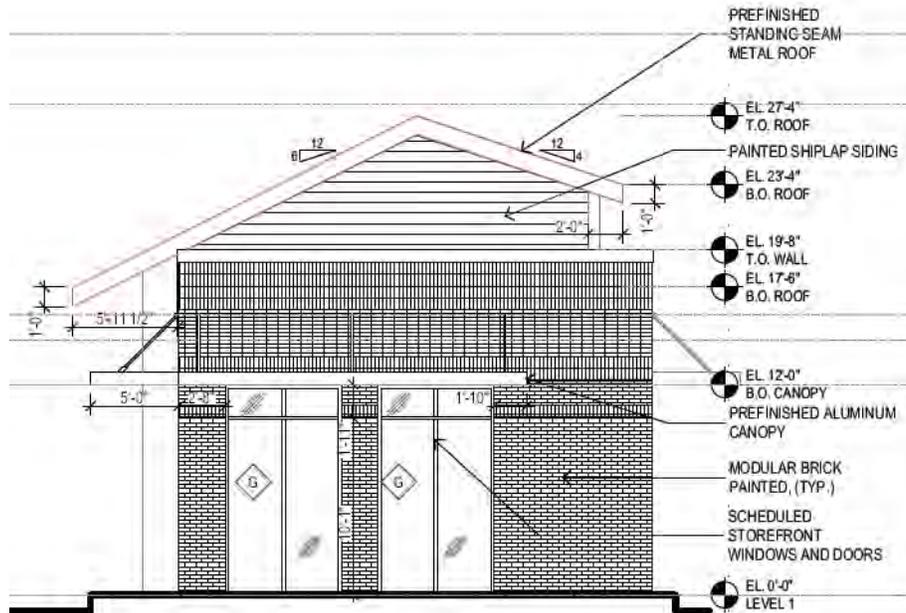


EAST SIDE ELEVATION
COFFEE SHOP
PROPOSED



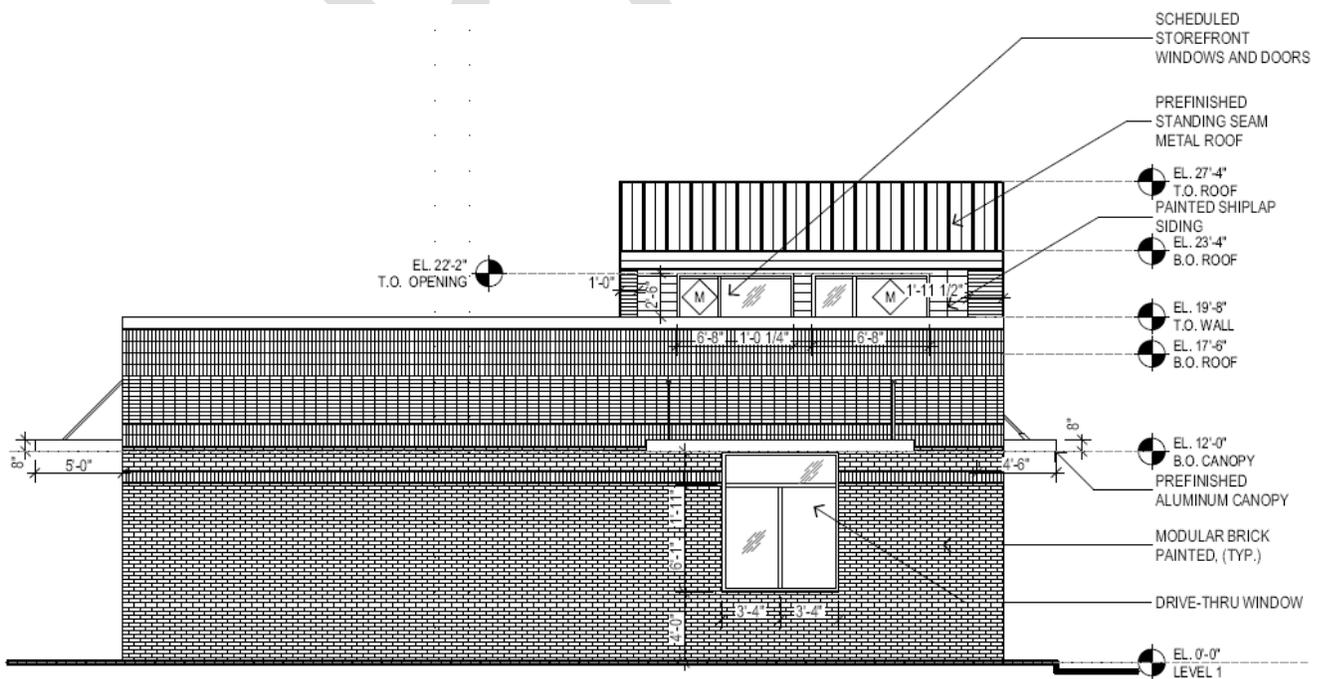
WEST SIDE ELEVATION

COFFEE SHOP PROPOSED



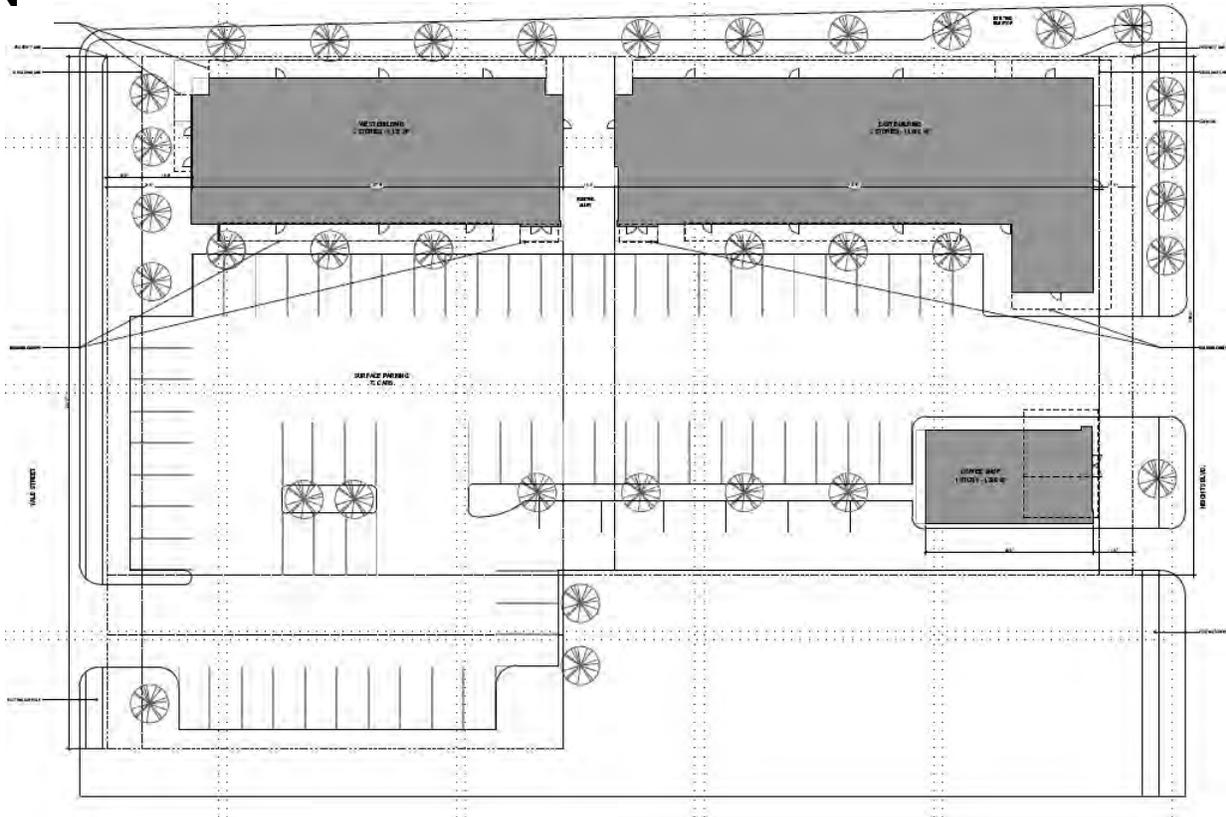
SOUTH (REAR) ELEVATION

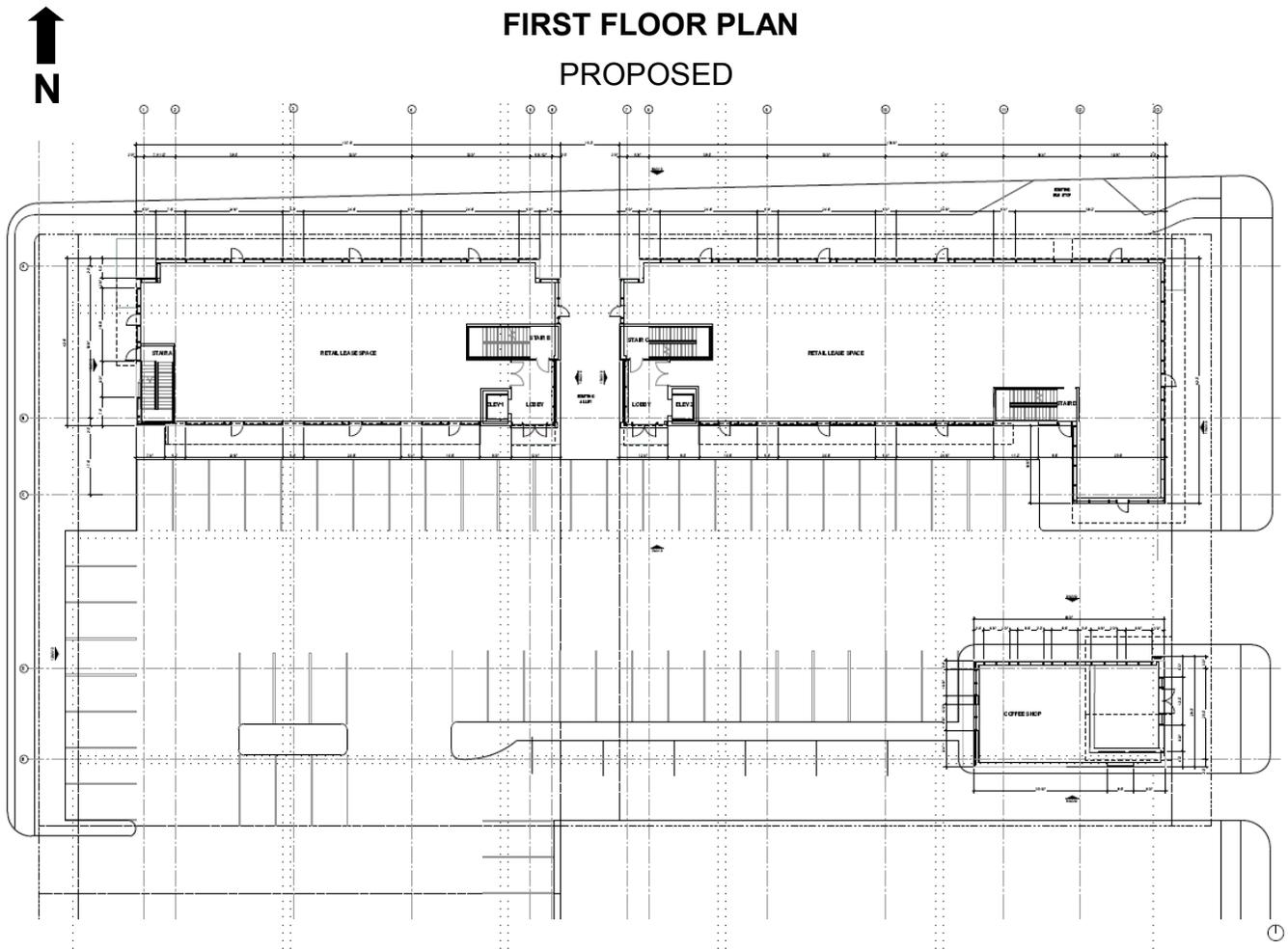
COFFEE SHOP PROPOSED





**ROOF PLAN
PROPOSED**

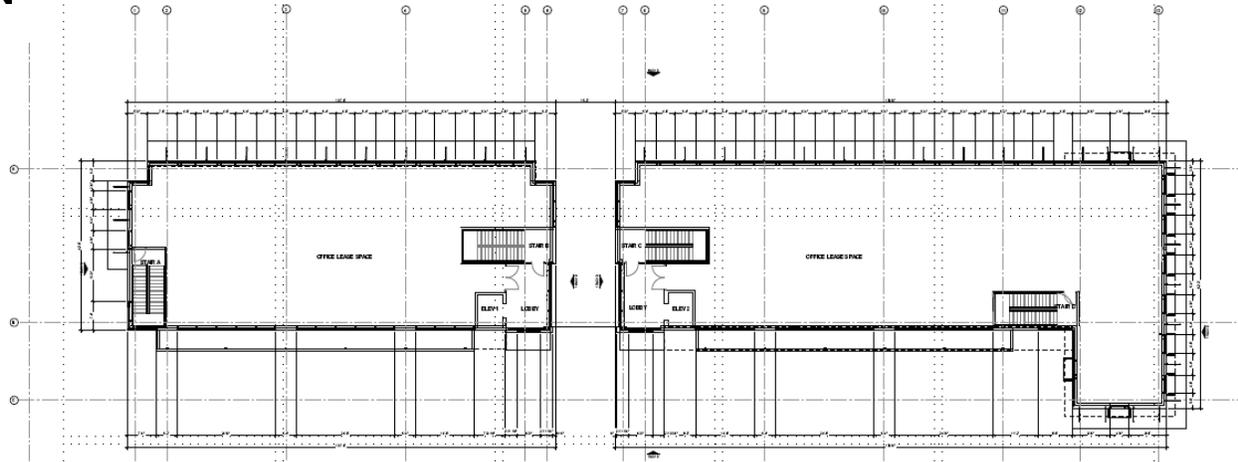






SECOND FLOOR PLAN

PROPOSED



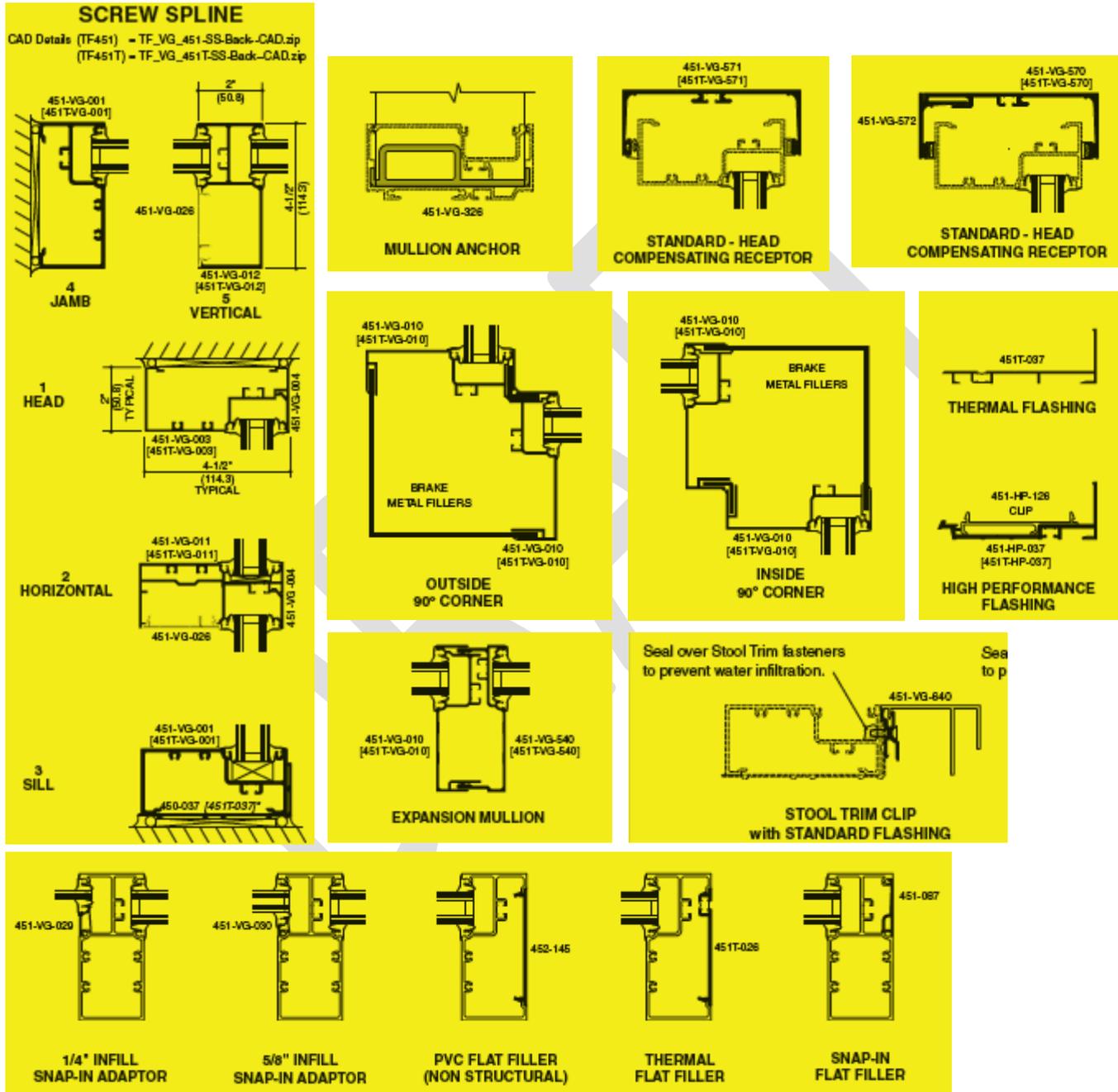
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WINDOW / DOOR SCHEDULE

SCHEDULE

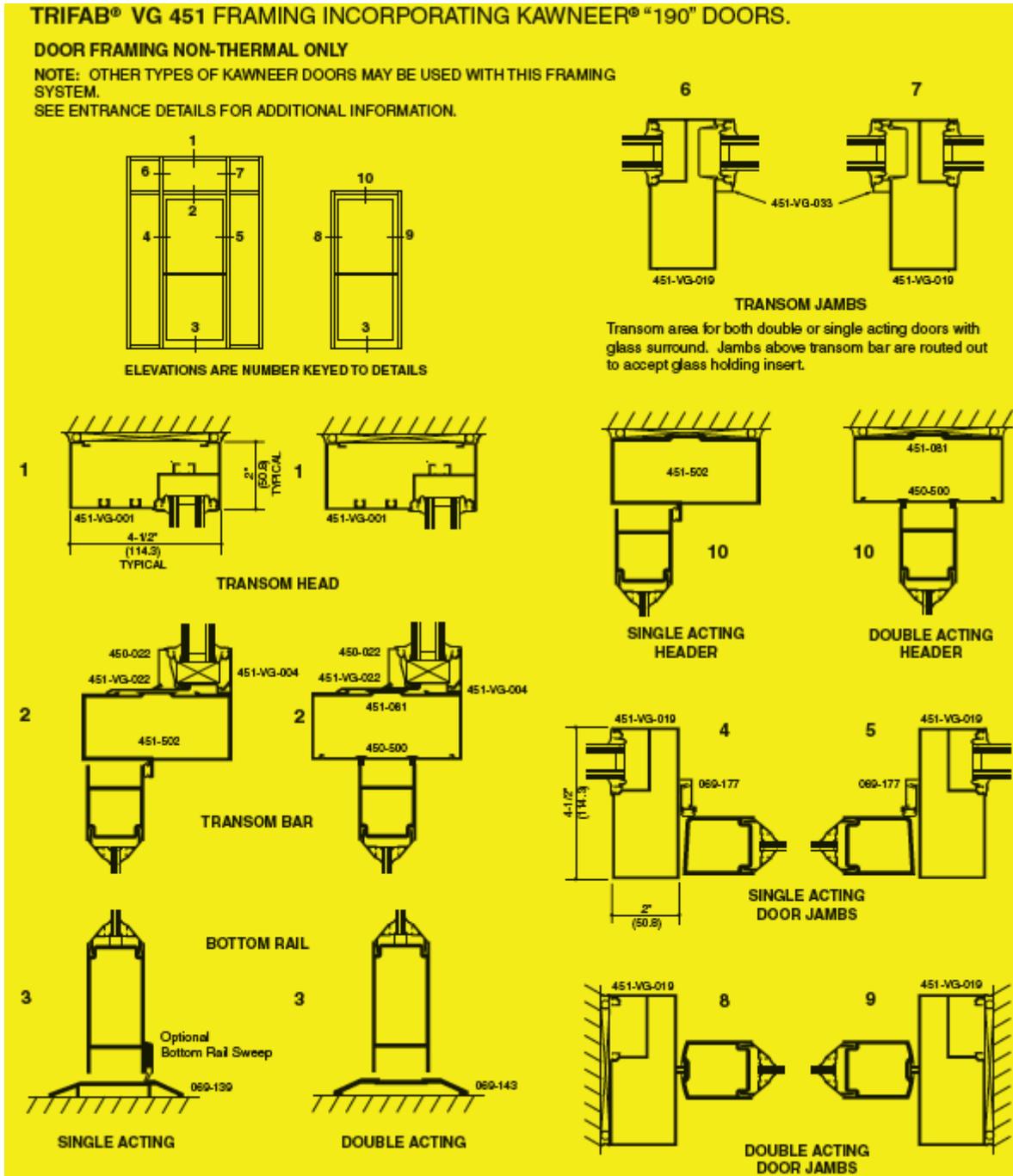
WINDOW SCHEDULE				
TYPE	DESCRIPTION	WIDTH	HEIGHT	NOTES
A	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	24'-8"	12'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
B	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	4'-8"	12'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
C	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	14'-8"	12'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
D	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	15'-6"	28'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
E	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	3'-10"	28'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
F	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	11'-9"	28'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
G	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	6'-3"	12'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
H	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	4'-8"	35'-6"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
J	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	RE: PLANS	RE: ELEVATIONS	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
K	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	6'-0"	12'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
L	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	4'-8"	12'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
M	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	6'-8"	2'-6"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION
N	ALUM. STOREFRONT WINDOW SYSTEM, CUSTOM COLOR WITH 1" CLEAR INSULATED LOW-E GLAZING	18'-8"	12'-0"	RE: ELEVATIONS FOR MULLION SPACING INFORMATION

WINDOW / DOOR SCHEDULE
STORE FRONT FRAMING DETAILS



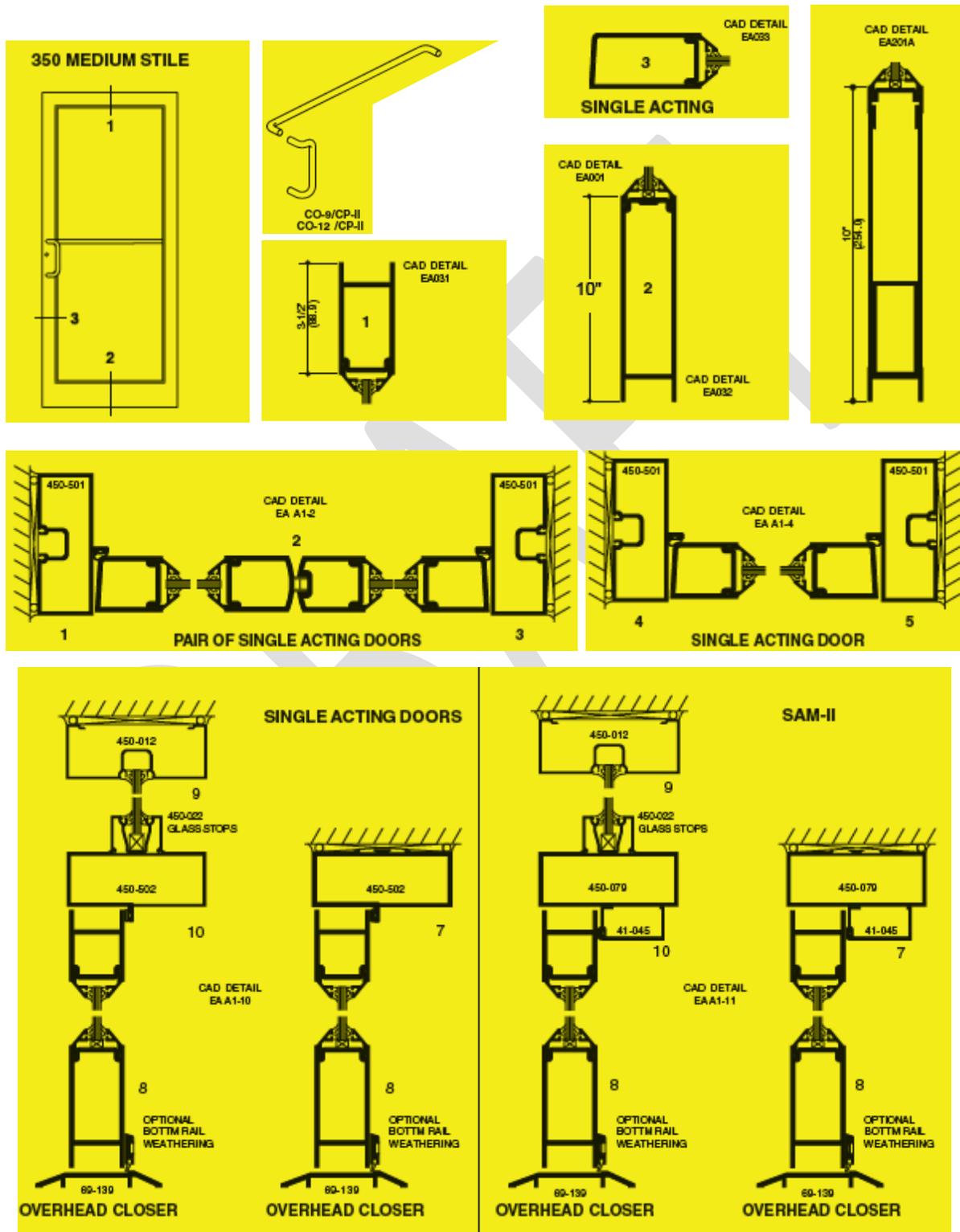
WINDOW / DOOR SCHEDULE

STORE FRONT FRAMING DETAILS



WINDOW / DOOR SCHEDULE

DOOR DETAILS



APPLICANT WRITTEN DESCRIPTION

Project Description: The owner, MFT Interests, is proposing a new mixed-use development at 1050 Yale Street in The Heights, South Historic District. The project consist of two, retail-office buildings, both 2-stories in height, and one single-story coffee shop with drive-thru. The west building is approximately 9,130sf and the east building is approximately 11,880sf. The coffee shop is approximately 1,200sf. The proposed retail-office buildings are separated by an existing 15'-wide alley and utility easement that will remain and be utilized as new patio space. The proposed building design notes brick (or painted brick) along the main, north elevation. Retail storefront is proposed along the ground floor and punched windows are proposed along the 2nd floor of the office level. All glazing to be insulated, low-e; clear at retail spaces and light-reflective at office spaces. Retail signage is proposed along the 2nd floor overhang and will be handled via separate applications from this QOA application. The back-of-house, south elevation notes utilizing brick (or painted brick). An aluminum fascia caps the perimeter parapets for the exterior walls and roof to terminate. The majority of low-sloping roofing will be white, reflecting in accordance with the energy code. A portion of the proposed coffee shop will utilize standing seam metal roofing components.

Sincerely,



Paul Newsoroff
Vice President, Kirksey Architecture

DRY

PROJECT DETAILS

Shape/Mass: The proposed development consists of three buildings accounting for 22,010 square feet of conditioned space. The east building is a two story, 11,680 square foot structure measuring 138' – 6" wide by a maximum depth of 62' and an overall height of 37' – 8". The west building is a two story, 9,130 square foot structure measuring 107' – 6" wide by 42' – 6" deep and an overall height of 37' – 8". The coffee shop is a one story, 1,200 square foot structure measuring 48' – 6" wide by 23' deep and a ridge height of 27' – 4".

Setbacks: The proposed buildings will feature the following setbacks.

The east building will be setback 6' from the north; 11' – 4" on the east; 162' from the west and 122' – 4" from the south.

The west building will be setback 6' from the south; 165' from the east; 24' – 4" from the west; and 151' – 4" from the south.

The coffee shop will be setback 128' – 4" from the north; 10' from the east; 262' from the west and 15' from the south.

Foundation: The proposed foundations for all three buildings are slab on grade.

Windows/Doors: The proposed structures will feature a glass and aluminum storefront system on the first floors. The second floors of the main buildings will feature fixed, four-lite windows on the second story along with two, 6' x 12' fixed windows. The first floor storefronts on Heights, W11th and Yale will feature suspended aluminum awnings while the second floor windows feature aluminum shade screens. The south elevation features a larger aluminum shade structure over the second floor windows.

Exterior Materials: The proposed structures will feature a glass and aluminum storefront system along with a painted modular brick veneer. The coffee shop building will also feature painted shiplap siding. The proposed canopies and awnings are prefinished aluminum.

Roof: The proposed east and west buildings feature a low-sloping roof that terminates into a parapet rising from each side elevation capped with metal coping. The maximum height of the east and west buildings is 37' – 8". The proposed parapets will be painted modular brick like the elevations. The coffee shop roof features a mixture of low-sloping roof concealed by a parapet wall along with a front facing gable roof clad in standing seam metal. The coffee shop has an overall ridge height of 27' – 4". The coffee shop gable roof facing Heights Boulevard features a 4:12 roof pitch to the south and a 6:12 roof pitch to the north.

Front Elevation: The proposed east and west buildings feature two stories. The first floor of each building utilizes a glass and aluminum storefront system with doors opening on to W 11th Street. These storefront sections are punctuated by 5' – 4" sections of modular brick veneer. Suspended aluminum awnings cover the storefront systems. Both buildings feature inset corners facing the utility easement running between the two structures. The west building also features an inset corner to the west. The second story of the east building features a delineated volume that rises above the remaining parapet wall by 2' and features a four-lite window with an aluminum shade screen. The remainder of the east and west second floors feature four-lite fixed windows.

(North)

The coffee shop features five sets of two, full length storefront windows topped with transoms across the elevation. Two sets of these windows are located under a standing seam gabled roof supported by brackets terminating into the elevation. This roof is suspended over the parapet roof that is present on all four elevations of the coffee shop. Please see drawings for more information.

Side Elevation: The proposed east building features a first floor glass and aluminum storefront system that spans the entire elevation. An aluminum awning is suspended above the storefront. The second story

(East)

features six, four-lite fixed aluminum windows that are topped with aluminum shade screens. A brick banding delineates the parapet from the second story and is finished with a metal coping.

The proposed west building's east elevation features three glass and aluminum storefronts separated on the first floor with a suspended aluminum awning running the entirety of the elevation. The second story features nine, four-lite windows. A brick banding delineates the parapet wall from the second floor is finished with a metal coping.

The proposed coffee shop features the main entrance on the east elevation. The main portion of the elevation is clad in shiplap siding and features an unbalanced, front facing gable. The south side of the gable features a 4:12 roof pitch while the north side features a 6:12 roof pitch. Modular brick veneer wraps around the south elevation of the building and covers the first 4' of the east elevation. This 4' portion projects out by the depth of one brick from the remaining of the east elevation. A double door surrounded by storefront sidelights and a transom are located in the middle of the shiplap portion of the elevation. An aluminum suspended awning is located above the transom. Please see drawings for more detail.

Side Elevation: The proposed east building features two, double height storefronts. The parapet wall is delineated
(West) from the second floor with brick banding and is finished with a metal coping.

The proposed west building features an inset corner on towards the south that contains a double height storefront window. The remainder of the first floor elevation features a glass and aluminum storefront system and a suspended aluminum awning. The second floor features two, four-lite windows along with a brick banding that delineates the parapet wall from the second floor and is finished with a metal coping. A double height storefront window is located on the north corner of the elevation and a profile of an aluminum shade screen is present off of the second floor.

The proposed coffee shop's west elevation is clad in painted modular brick. Two pairs of storefront windows are located beneath a suspended aluminum awning. A shiplap-clad, offset gable protrudes from the main volume of the structure to support an unbalanced gable roof. Please see drawings for more detail.

Rear Elevation: The proposed east building's south elevation is clad in painted modular brick. The west end of the
(South) elevation features a pair of doors in a storefront window system and the second floor features an aluminum clad volume that contains one full length plate glass window. The primary portion of the elevation features a set of three glass and aluminum storefronts. The second floor features storefront windows directly above those on the first floor and they are shielded by a full length aluminum shade screen. A double height storefront system is towards the east end of the elevation before the building turns the corner and extends around the eastern side of the block. The south elevation of this piece features an aluminum and glass storefront system and a suspended aluminum awning. The second floor features a four-lite window with an aluminum shade screen.

The proposed west building's south elevation is clad in painted modular brick. The first floor features three glass and aluminum storefronts in the center of the elevation. The west end of the elevation features a double height storefront window while the east end features a pair of doors in a storefront window system. The second floor features three glass and aluminum storefront window systems directly above the first floor storefronts. The second floor windows are shielded by a full length aluminum shade screen. The east end of the second floor features an aluminum clad volume that contains one full length plate glass window.

The proposed coffee shop's south elevation is clad in painted modular brick. A drive thru window is towards the east end of the elevation. Underneath the gable roof that covers the front portion of the building are two clerestory windows. The base for the gable roof is clad in shiplap. Please see drawings for more information.