

**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, block 183, 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, due in part to incompatible 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' from 34', 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:

- Change main roof shape from hipped to a front gable
- Increase of the roof pitch from 6/12 to 8/12
- Increase of the ridge height from 33' to 34'-5"
- Decrease the eave height from 23' to 22'
- Decrease of the ceiling heights from 11' to 10' at the first level, and from 10' to 9' at the second level.

See enclosed application materials and detailed project description on p. 13-22 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 2 or 3

**HAHC Action:** Denied



TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE

(dimensions in ft)	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
<b>1207 Rutland 37.5</b>	1246 Allston 32	<b>1205 Rutland 34.5</b>	327 W 16th 24	<b>1205 Rutland 12</b>	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	<b>1205 Rutland 31</b>	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	<b>1205 Rutland 8/12</b>
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	<b>1205 Rutland 22</b>	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 -	<b>201 W 16th 7/12</b>
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 -

Dash (-) indicates measurement unavailable; grey highlights typical range  
Arrows indicate proposed revisions to previously approved conditions



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT WEST



CURRENT PHOTO



NEIGHBORING PROPERTIES



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



1207 Rutland – as approved 3/27 (south neighbor)



1219 Rutland – Contributing (north neighbor)



1223 Rutland – Contributing



1228 Rutland – Contributing (across street)



1226 Rutland – Contributing (across street)

**NEIGHBORING PROPERTIES**



**1224 Rutland – Contributing (across street)**



**1222 Rutland – Contributing (across street)**



**1220 Rutland – Contributing (across street)**



**1202 Rutland – Contributing (northeast corner)**



**1148 Rutland – Contributing (southeast corner)**



**1147 Rutland – Contributing (southwest corner)**

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

<p><b>1147 Allston – Contrib. c.1920 Prairie</b></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><b>1246 Allston – Contrib. c.1910 Classic Revival</b></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><b>1341 Allston – Contrib. 1928 Colonial Revival</b></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><b>1400 Allston – Contrib. c.1920 Am Foursq/Prairie</b></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><b>1443 Allston – Contrib. c.1910 Dutch Colonial</b></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><b>1509 Allston – Contrib. c.1910 Colonial Revival</b></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><b>1531 Allston – Contrib. c.1925 Am Foursquare</b></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><b>1535 Allston – Contrib. c.1925 Am Foursquare</b></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



**RUTLAND BLOCKFACE COMPARISON**

(1201, 1205 & 1207 AS CURRENTLY PROPOSED)



**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**

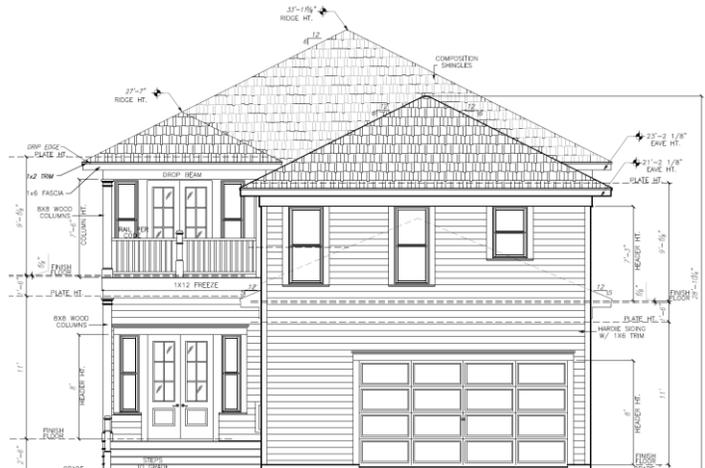


**WEST (REAR) ELEVATION**

DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14

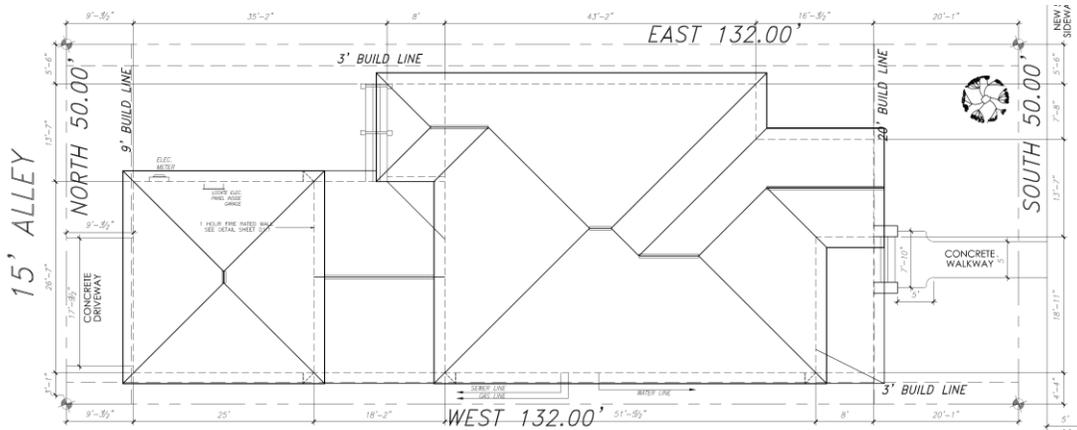


PROPOSED

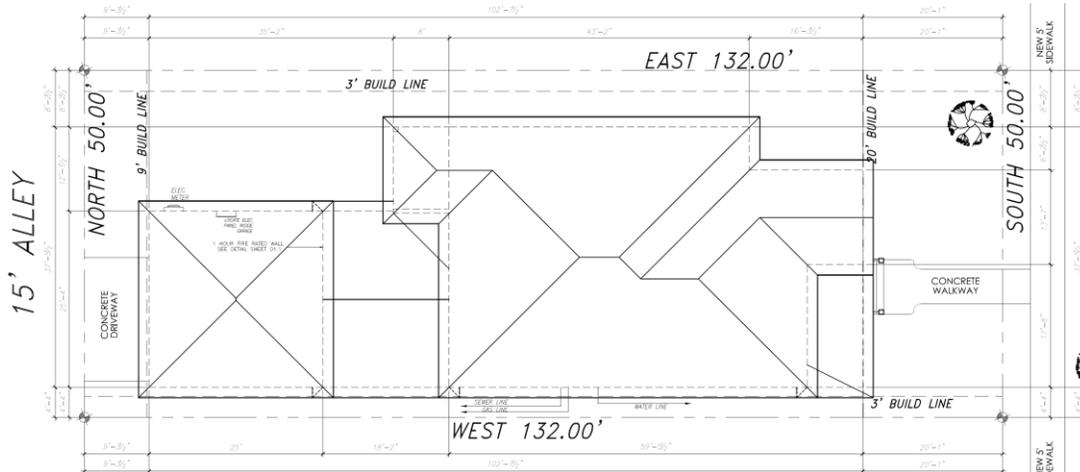




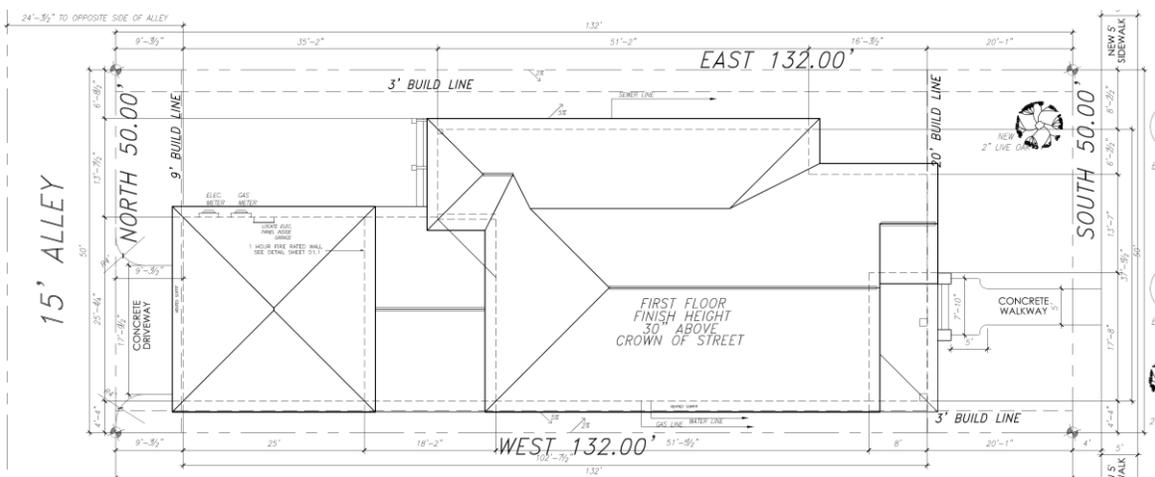
**SITE PLAN**  
 DEFERRED – 3/27/14



**APPROVED w/ CONDITIONS – 4/24/14**

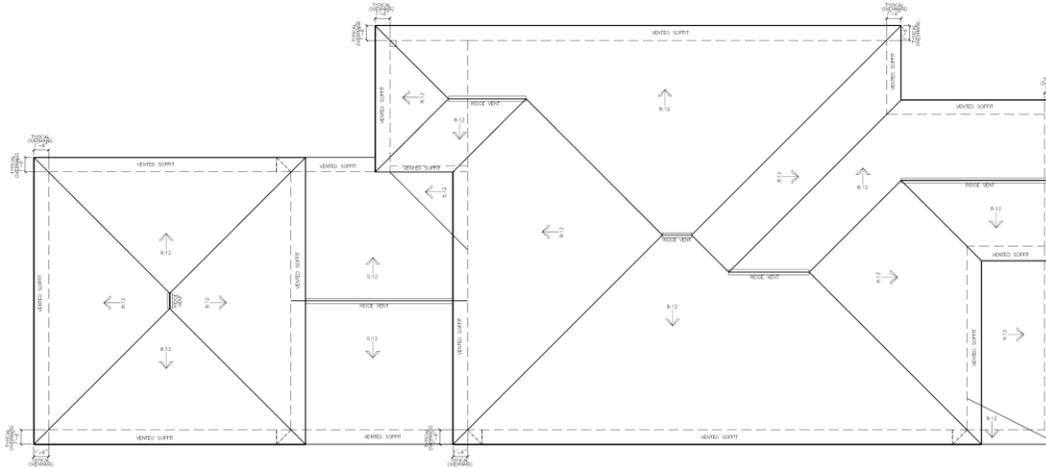


**PROPOSED**

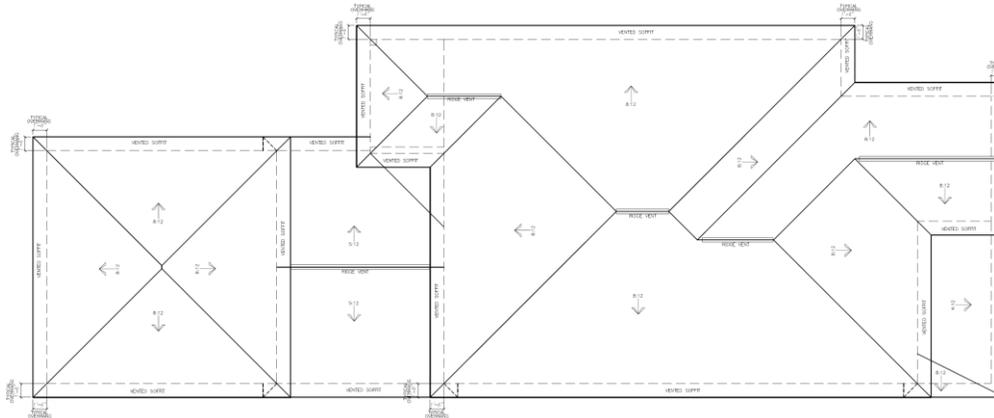




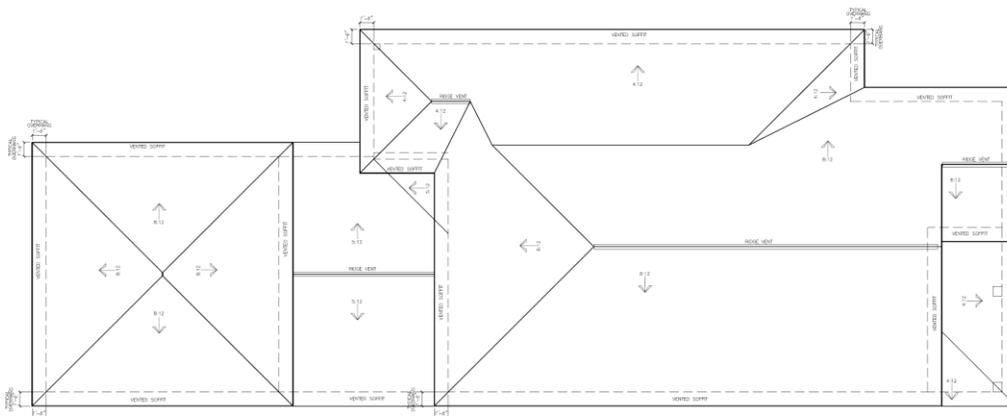
**ROOF PLAN**  
DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14



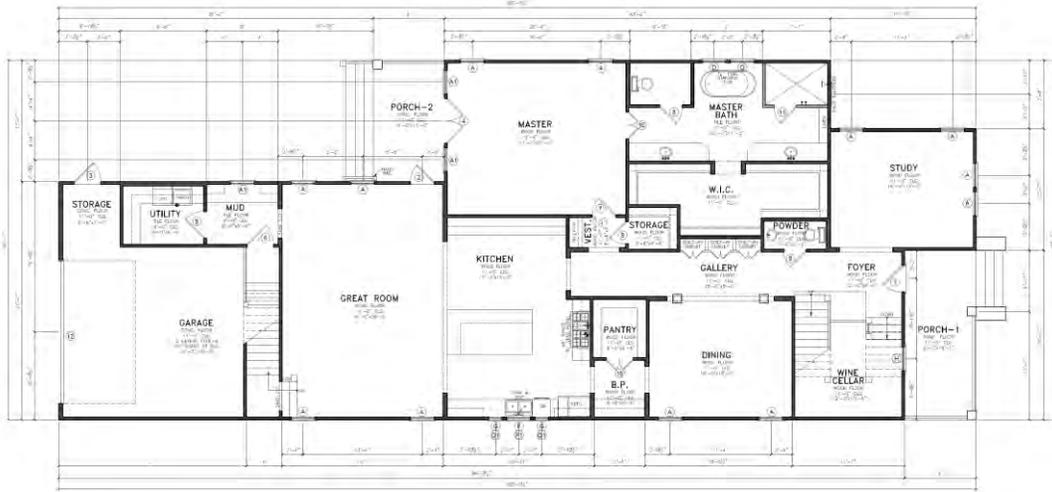
PROPOSED



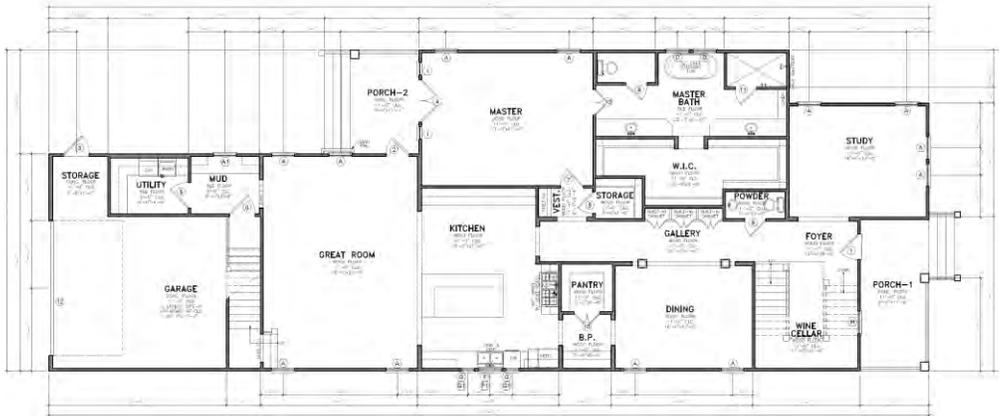


**FIRST LEVEL FLOOR PLAN**

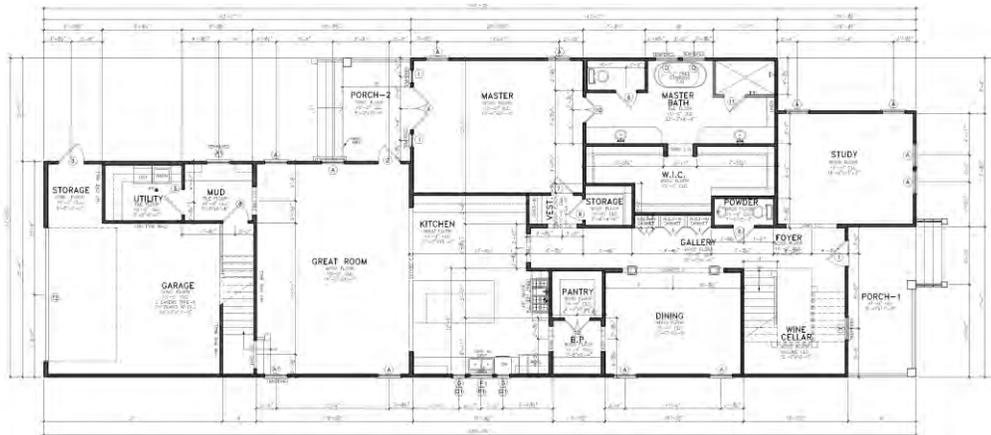
DEFERRED – 3/27/14



APPROVED w/ CONDITIONS – 4/24/14



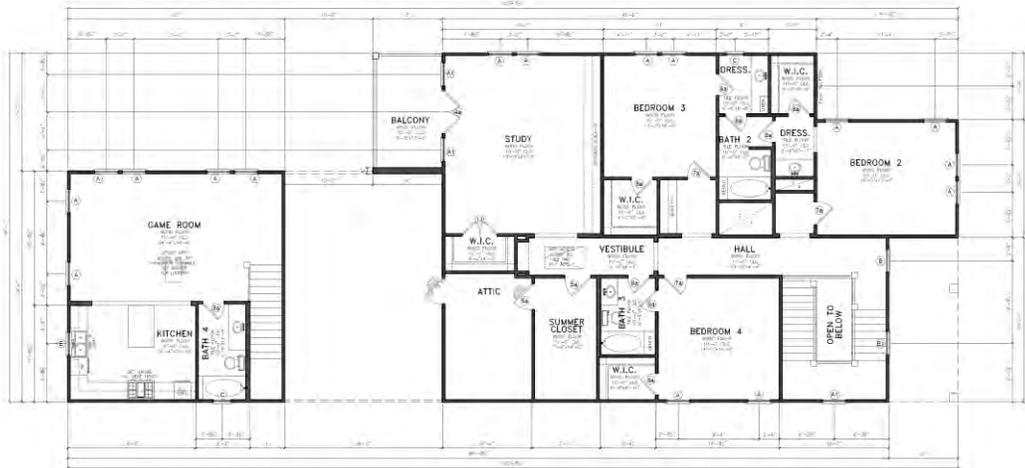
PROPOSED



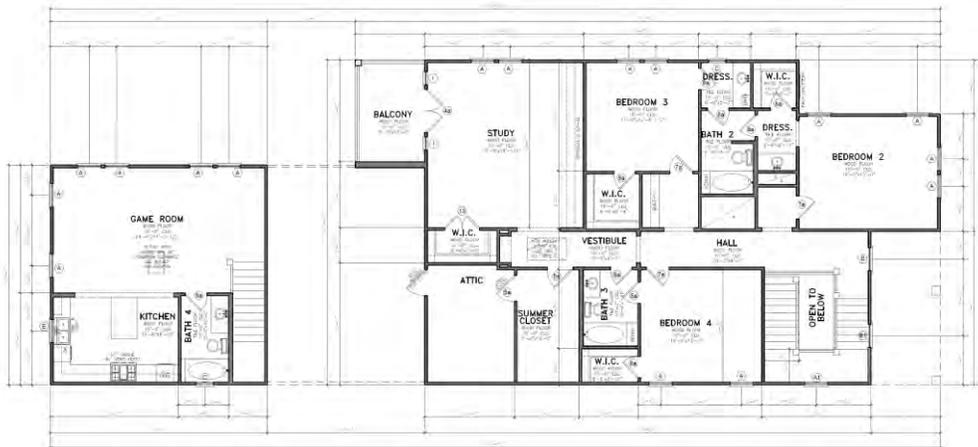


**SECOND LEVEL FLOOR PLAN**

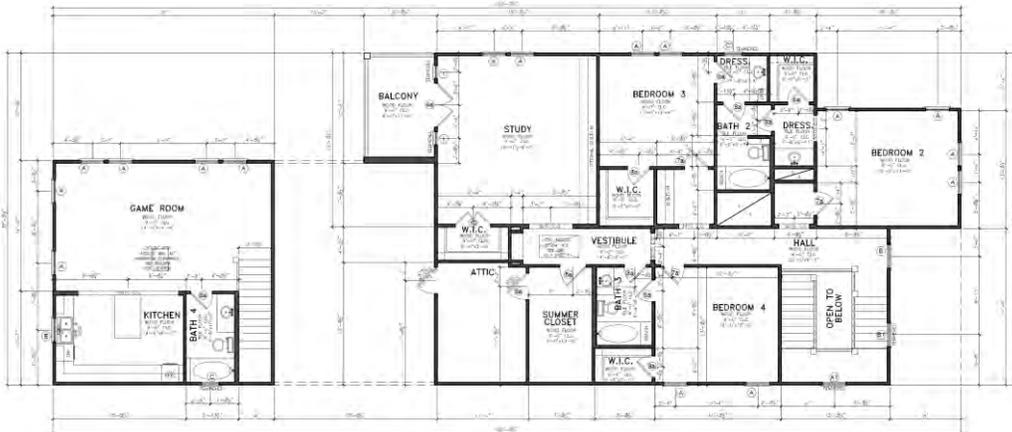
DEFERRED – 3/27/14



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 measures 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 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 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. At the second level, the section will feature 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, and a wood door with divided glass lites. 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.