

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 3, 2014

**Applicant:** Guillermo G. Avalos, GAD Commercial & Residential for Michael Bastian, owner

**Property:** 1207 Rutland (aka 1215 Rutland – C), lot 16 and northern 16.67' of lot 15, block183, Houston Heights Subdivision, 6,600 square foot (50'x132') vacant interior lot.

**Significance:** The property is located in the Houston Heights Historic District West.

**Proposal:** New Construction – Revision to an approved two-story 4,276 square foot single family residence that measures 28' in width at the front 18' deep section; 37'-9" at its maximum width, 76'-4" deep; and 32'-6" tall. The hipped roof has a combination of 6/12 and 7/12 pitches. The COA was granted on March 27, 2014.

The approved project has been submitted for review with the following revisions:

Residence

- Increase roof pitch from 6/12 and 7/12 to 8/12
- Increase ridge height from 32'-6" to 35'-4"
- Decrease the eave height from 22'-7" to 21'-7"
- Decrease the first floor ceiling height from 11' to 10'
- Center front door with the porch stairs and porch gable roof
- Add sidelights and transom to the front door
- Reduce number of front porch columns from 4 to 3

Garage

- Increase roof pitch from 6/12 to 8/12
- Increase ridge height from 24' to 26'-10"

See enclosed application materials and detailed project description on p. 13-24 for further details.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** Partial Approval:

- Denial of the roof pitch and ridge height revisions to the residence
- Approval of the residence front door and porch column revisions
- Approval of the detached garage roof pitch and ridge height revisions

**HAHC Action:** Partially Approved:

- Denied roof pitch and ridge height revisions to the residence
- Approved residence front door and porch column revisions
- Approved detached garage roof pitch and ridge height revisions

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** September 25, 2014



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official

Date

**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

*The proposed max width, ridge height and roof pitch are at or above the typical range, which results in a house that is over-scaled and not compatible with typical historic proportions that define the district character. Two-story contributing residences with large widths typically have hipped roofs with moderate pitches.*

*The HAHC approved a COA for the proposal in March with a width larger than typical because the max width was not overbearing due to the combined conditions of a front setback (20'), max ridge height (32'-6"), eave height (22'-6"), and front width (28') that were within the typical ranges. Staff maintains that the previously approved proportions are appropriate for the proposed residence.*

*If a consistent roof pitch is desired, it would be appropriate to reduce the 7/12 pitch at the front to 6/12 to match the main roof. If an 8/12 pitch is desired, it would be appropriate to reduce the plate height, foundation height, width, or a combination thereof to maintain the approved 32'-6" max ridge height and overall compatible proportions within typical range.*

- (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.

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
APPROVED – 3/27/14	37.5	28	32.5	22.5	11	2.5	6 – 7/12	28	6
Compatibility	+3.5	compatible	compatible	compatible	compatible	compatible	compatible	compatible	compatible
CURRENT	37.5	28	35.5	21.5	11	2.5	8/12	28	6
Compatibility	+ 3.5	compatible	+ 2.5	compatible	compatible	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	1207 Rutland 35.5	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1207 Rutland 37.5	1246 Allston 32	201 W 15th 35	327 W 16th 24	1443 Allston 12	1232 Tulane 10/12
1439 Rutland 35	1343 Rutland 32	1246 Allston 34	1531 Allston 23	1531 Allston 12	201 W 15th 10/12
1245 Yale 33	1400 Allston 31	1541 Ashland 33	1537 Tulane 23	1245 Yale 12	209 W 16th 10/12
1246 Allston 32	1541 Ashland 31	1541 Tulane 33	209 W 16th 23	1207 Rutland 11	1207 Rutland 8/12
1343 Rutland 32	1109 Rutland 31	201 W 16th 33	1245 Yale 23	1535 Allston 11	1246 Allston 8/12
1400 Allston 31	1537 Tulane 31	327 W 16th 33	1246 Allston 22	1109 Rutland 11	1531 Allston 8/12
1541 Ashland 31	1232 Tulane 30	1443 Allston 32	1443 Allston 22	1343 Rutland 11	1535 Allston 8/12
1109 Rutland 31	1207 Rutland 28	1537 Tulane 32	1237 Rutland 22	509 W 15th 11	1237 Rutland 8/12
1537 Tulane 31	1147 Allston 28	1245 Yale 32	1343 Rutland 22	1147 Allston 10	1447 Tulane 8/12
209 W 16th 31	1341 Allston 28	1531 Allston 31	1429 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1237 Rutland 30	1439 Rutland 28	1202 Rutland 31	1541 Tulane 22	1509 Allston 10	327 W 16th 8/12
201 W 15th 28	1427 Tulane 28	1237 Rutland 31	509 W 15th 22	1535 Rutland 10	1235 Yale 8/12
1429 Rutland 28	1541 Tulane 28	1109 Rutland 30	1207 Rutland 21.5	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 -	201 W 16th 7/12
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**



**1205 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)**



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

**NEIGHBORING PROPERTIES**



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



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



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



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



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



**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**

APPROVED – 3/27/14



front width: 28  
 max width: 37.5  
 ridge ht: 32.5  
 eave ht: 22.5  
 porch eave ht: 11  
 porch floor ht: 2.5  
 pitch: 6/12 – 7/12

**PROPOSED**



front width: 28  
 max width: 37.5  
 ridge ht: 35.5  
 eave ht: 21.5  
 porch eave ht: 11  
 porch floor ht: 2.5  
 pitch: 8/12

**SOUTH SIDE ELEVATION**

APPROVED – 3/27/14



**PROPOSED**



**NORTH SIDE ELEVATION**

APPROVED – 3/27/14



**PROPOSED**



**WEST (REAR) ELEVATION**

APPROVED – 3/27/14



PROPOSED

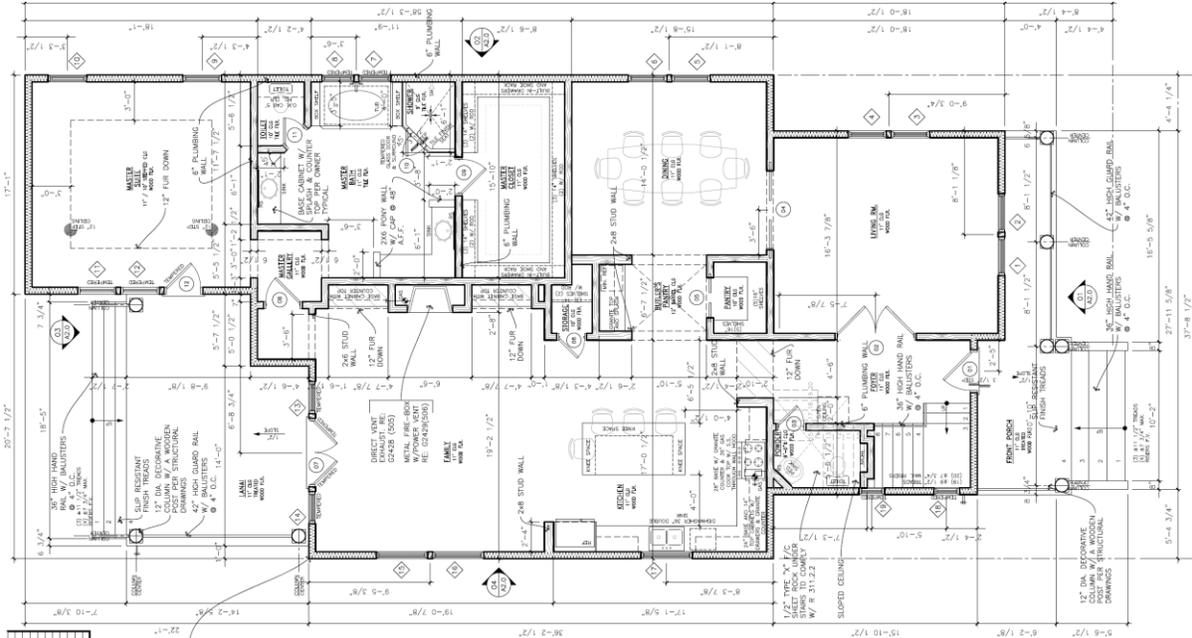




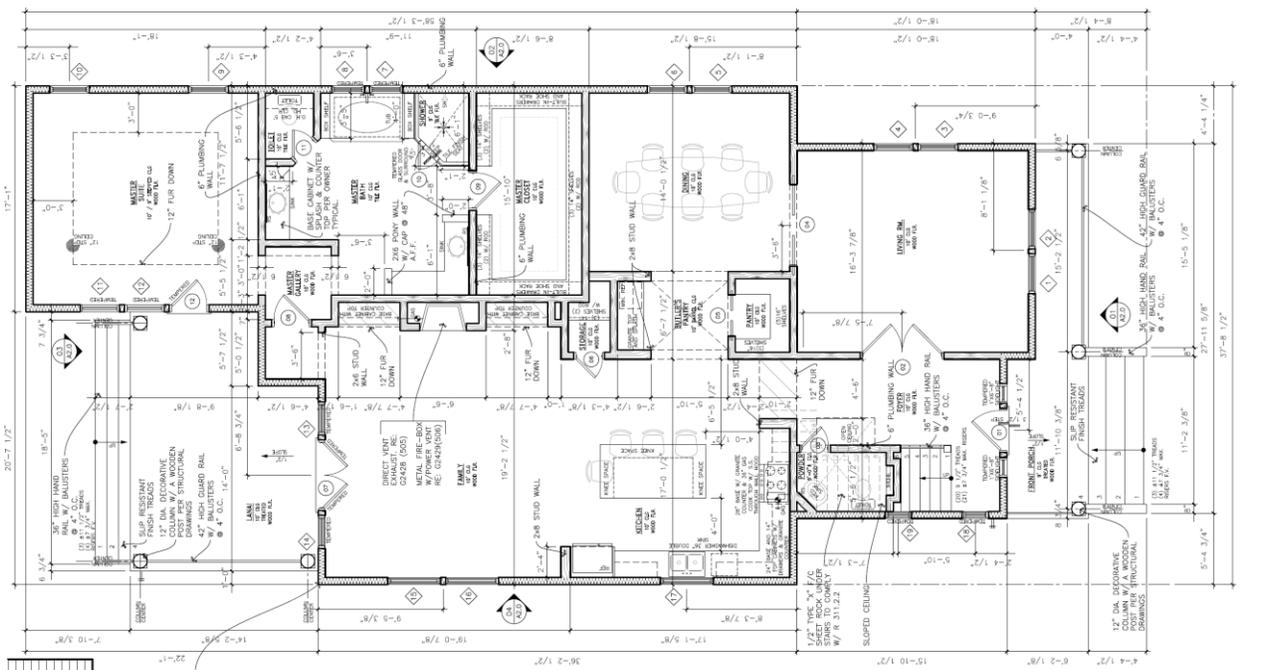




FIRST LEVEL FLOOR PLAN  
 APPROVED - 3/27/14

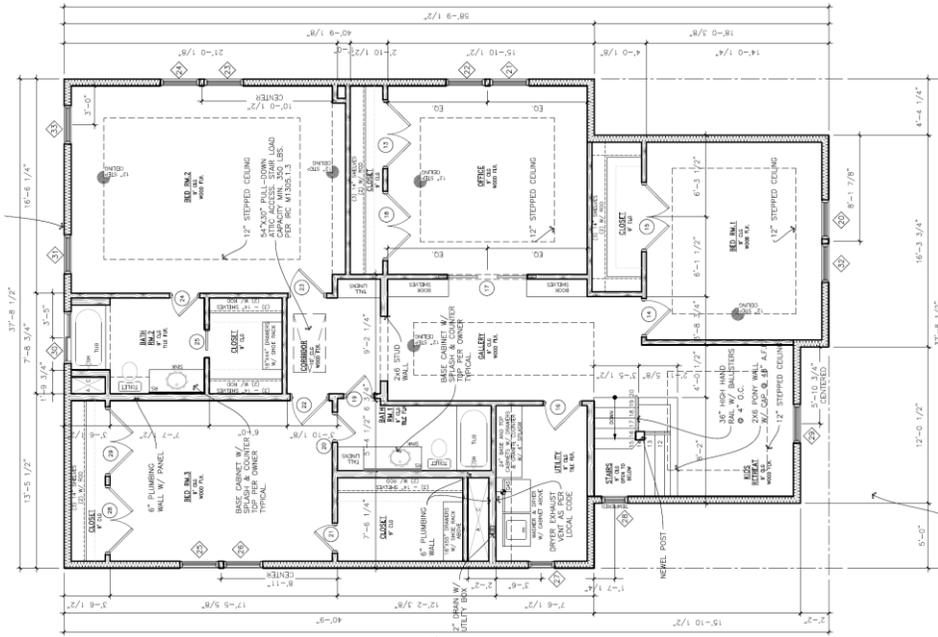


PROPOSED

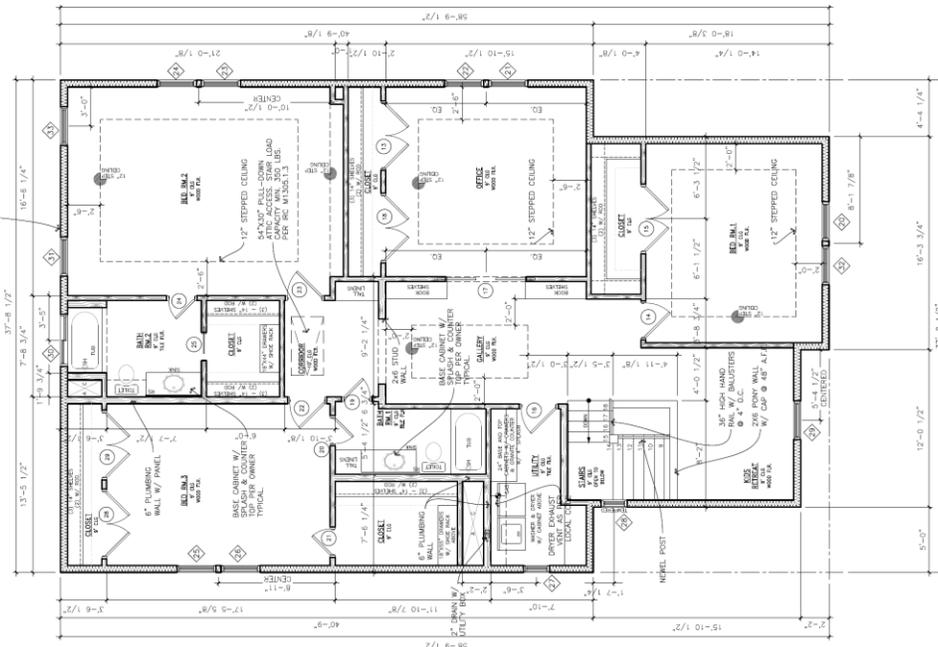




**SECOND LEVEL FLOOR PLAN**  
 APPROVED – 3/27/14



**PROPOSED**



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE							
MARK	SIZE			MATL	GLAZING	FIRE RATING LABEL	NOTES
	WD	HGT	THK				
1	3'-0"	8'-0"	3/4"	WOOD	3/8" TEMPERED	---	16" TRANSOM/(2) 18" SIDE LIGHTS
2	6'-0"	8'-0"	3/4"	WOOD	---	---	---
3	2'-0"	6'-8"	3/8"	WOOD	---	---	---
4	6'-0"	8'-0"	3/8"	WOOD	---	---	---
5	3'-0"	8'-0"	3/8"	WOOD	---	---	---
6	2'-0"	8'-0"	3/4"	WOOD	---	---	---
7	5'-0"	8'-0"	3/4"	WOOD	3/8" TEMPERED	---	16" TRANSOM
8	2'-8"	8'-0"	3/4"	WOOD	---	---	---
9	2'-8"	6'-8"	3/4"	WOOD	---	---	---
10	2'-0"	7'-0"	3/4"	GLASS	---	---	TEMPERED GLASS DOOR
11	2'-0"	8'-0"	3/4"	WOOD	---	---	---
12	2'-8"	8'-0"	3/4"	WOOD	3/8" TEMPERED	---	16" TRANSOM
13	5'-0"	6'-8"	3/4"	---	---	---	---
14	2'-8"	6'-8"	3/4"	WOOD	---	---	---
15	5'-0"	6'-8"	3/4"	---	---	---	---
16	2'-8"	6'-8"	3/4"	WOOD	---	---	---
17	6'-0"	8'-0"	3/8"	WOOD	---	---	---
18	5'-0"	6'-8"	3/4"	---	---	---	---
19	2'-0"	6'-8"	3/4"	WOOD	---	---	---
20	2'-0"	6'-8"	3/4"	WOOD	---	---	---

21	2'-0"	6'-8"	3/4"	WOOD	---	---	---
22	2'-8"	6'-8"	3/4"	WOOD	---	---	---
23	2'-8"	6'-8"	3/4"	WOOD	---	---	---
24	2'-0"	6'-8"	3/4"	WOOD	---	---	---
25	2'-0"	6'-8"	3/8"	WOOD	---	---	---
26	3'-0"	8'-0"	3/4"	---	---	---	---
27	16'-3"	8'-0"	3/4"	---	---	---	---
28	5'-0"	6'-8"	3/4"	---	---	---	---
29	5'-0"	6'-8"	3/4"	---	---	---	---
30	3'-0"	8'-0"	3/4"	---	---	---	---
31	3'-0"	6'-8"	3/4"	---	---	---	---

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MAT	NOTES
	WIDTH	HEIGHT			
1	3'-0"	6'-0"	SH	WOOD	---
2	3'-0"	6'-0"	SH	WOOD	---
3	3'-0"	6'-0"	SH	WOOD	---
4	3'-0"	6'-0"	SH	WOOD	---
5	3'-0"	6'-0"	SH	WOOD	---
6	3'-0"	6'-0"	SH	WOOD	---
7	2'-6"	5'-0"	SH	WOOD	Tempered/translucent
8	2'-6"	5'-0"	SH	WOOD	Tempered/translucent
9	3'-0"	6'-0"	SH	WOOD	---
10	3'-0"	6'-0"	SH	WOOD	---
11	3'-0"	6'-0"	FX	WOOD	Fixed door slab / 16" transom
12	3'-0"	6'-0"	FX	WOOD	Fixed door slab / 16" transom
13	2'-6"	5'-0"	SH	WOOD	Temp. / 16" Transom
14	2'-6"	5'-0"	SH	WOOD	Temp. / 16" Transom
15	4'-0"	6'-6"	SH	WOOD	16" Transom
16	4'-0"	6'-6"	SH	WOOD	16" Transom
17	4'-0"	5'-0"	SH	WOOD	16" Transom
18	2'-0"	4'-0"	SH	WOOD	Tempered
19	2'-0"	4'-0"	SH	WOOD	Tempered
20	3'-0"	5'-0"	SH	WOOD	---
21	3'-0"	5'-0"	SH	WOOD	---
22	3'-0"	5'-0"	SH	WOOD	---
23	3'-0"	5'-0"	SH	WOOD	---
24	3'-0"	5'-0"	SH	WOOD	---
25	3'-0"	5'-0"	SH	WOOD	---
26	3'-0"	5'-0"	SH	WOOD	---
27	2'-0"	3'-0"	SH	WOOD	---
28	2'-0"	4'-0"	SH	WOOD	---
29	3'-0"	4'-0"	SH	WOOD	---
30	4'-0"	1'-6"	GL	ALUM	Provide thermal break
31	3'-0"	5'-0"	SH	WOOD	---
33	3'-0"	5'-0"	SH	WOOD	---
34	3'-0"	5'-0"	SH	WOOD	---
35	3'-0"	5'-0"	SH	WOOD	---
36	3'-0"	5'-0"	SH	WOOD	---
37	3'-0"	5'-0"	SH	WOOD	---
38	3'-0"	5'-0"	SH	WOOD	---
40	3'-0"	1'-8"	FX	WOOD	WINDOW @ GABLE END

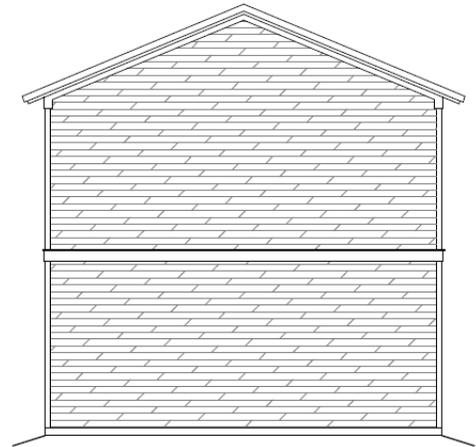
**DETACHED GARAGE**

APPROVED – 3/27/14

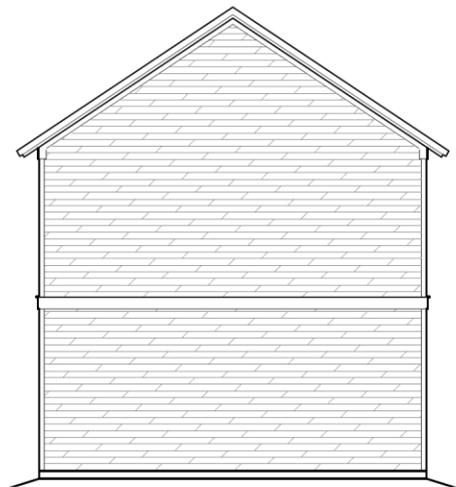
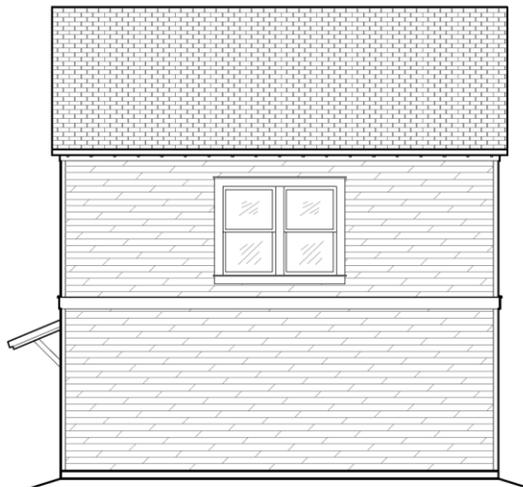
**Front (East)**



**North Side**



**PROPOSED**



**DETACHED GARAGE**

APPROVED – 3/27/14

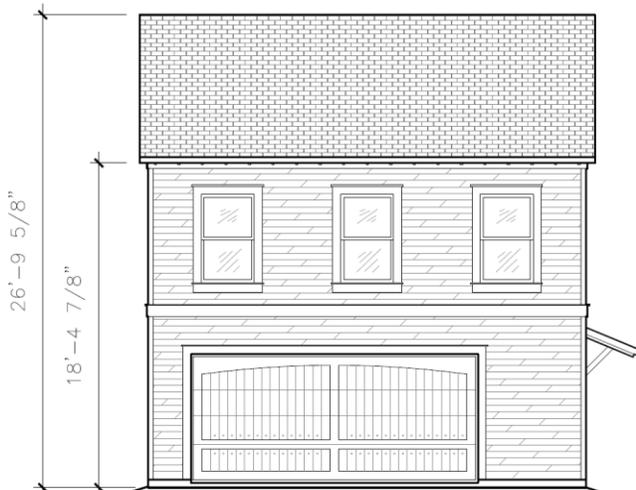
**Rear (West)**



**South Side**



**PROPOSED**



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**PROJECT DETAILS**

**Shape/Mass:** The two-story residence will measure 37'-9" wide overall; 28' wide at the front 18' deep section; 80'-9" deep; 35'-5" tall (previously approved at 32'-6"). The residence will have an eave height of 21'-7" (previously approved at 22'-7"). The interior ceiling heights will be 10' at the first level and 9' at the second level (previously approved at 11' and 9' respectively).

**Setbacks:** Residence will be setback 20' from the front (east) property line to the front of the porch; 6'-2" from the south side property line; and 6'-2" from the north side property line; and 25'-6" at the rear (west) property line.

**Foundation:** Pier and beam foundation; piers will be clad in brick. A cementitious trim casing with vertical battens and metal screen mesh will span between piers. Finished floor height will be 2'-7".

**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. Front gables to feature fish-scale shingles.

**Roof:** 8/12 hipped main roof at the widest section; an 8/12 hip at the front section; and 8/12 north bay and porch gables (previously approved with a 6/12 hipped main roof at the widest section; a 7/12 hip at the front section; and 7/12 front bay and porch gables). Closed eaves will overhang 1'.

**Front Elevation:** The front portion of the house will feature a one-story full width porch. The southern portion of the porch will feature a front gable above the porch entrance. The porch features 12" smooth round columns, simple stick balustrade and stair rail, and wood porch stairs. The first level features a front door with sidelight and transom centered with the porch stair and gable, and a pair of 1-over-1 windows to the side. The second story will feature a single window above the porch entrance and a pair of 1-over-1 windows. The north bay gable will feature a horizontally positioned window.

**Side Elevation:** The front section of the residence, behind the front porch, features three windows extending diagonally from the first level to the second. The section of the residence features a single 1-over-1 window and a pair of 1-over-1 windows at both levels. The single level rear section of the residence features a rear porch with similar details as the front porch.

**Side Elevation:** The front section of the residence, behind the front porch, features a pair of 1-over-1 windows at the first level and no windows at the second level. The following section of the residence features two pairs of 1-over-1 windows at both levels. The single level rear section of the residence features two 1-over-1 windows.

**Rear Elevation:** The rear section of the residence is one-story and features a rear porch. The elevation is not visible from the public right-of-way. See elevation drawings for further details for all elevations.

**Garage:** Detached two-story garage is 24'-10" wide, 21'-11" deep, 26'-10" tall (previously approved at 23'-11"), and will have an 8/12 hipped roof (previously approved at 6/12). Garage will be on a slab foundation and will be setback 5' from the rear (west) property line and 3' from the north side property line. The front (east) façade features a centered pair of windows on the second story. An awning for a side door extends out from the south elevation. The north elevation features no fenestration; the south elevation features a single door topped by an awning. The rear (west) elevation will feature a garage door and three windows on the second story.