

CERTIFICATE OF APPROPRIATENESS

Application Date: November 22, 2016

Applicant: Bryan & Taylor Napler Earle, owners

Property: 2110 Kane Street, Lot 4, Block 406, BAKER W R NSBB Subdivision. The property includes a historic 1,989 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Noncontributing bungalow residence, constructed circa 1920, located in the Old Sixth Ward Historic District.

Proposal: New Construction – Garage apartment

- Construct a new two-story single-car detached garage apartment at the rear half of the lot. A single-car carport will be attached to the front of the garage. Access to the second floor is from an exterior wood staircase on the west elevation.
- The garage and attached carport will be setback 50' feet from the front property line, 3' feet from the rear, and 3' from east side property line.
- The garage will measure 18' wide by 23' deep. The first floor will be 346 square feet and the second floor living area will be 359 square feet.
- The front-gable roof will have an eave height of approximately 19', a ridge height of 23', and an 8:12 roof pitch.
- The attached carport will measure 11' wide by 22' deep, with an eave height of 9', a ridge height of approximately 12' and a 5:12 roof pitch. The carport will have a gable front and will be supported by simple 4 x 4 posts.
- Siding will be smooth 8" horizontal lap cementitious siding.
- Windows will be 1-over-1 double hung vinyl windows and three fixed clad vinyl windows.

See enclosed application materials and detailed project description on p. 3-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Old Sixth Ward is not in support of this project. See Attachment A.

Recommendation: Deferral

HAHC Action: Deferred

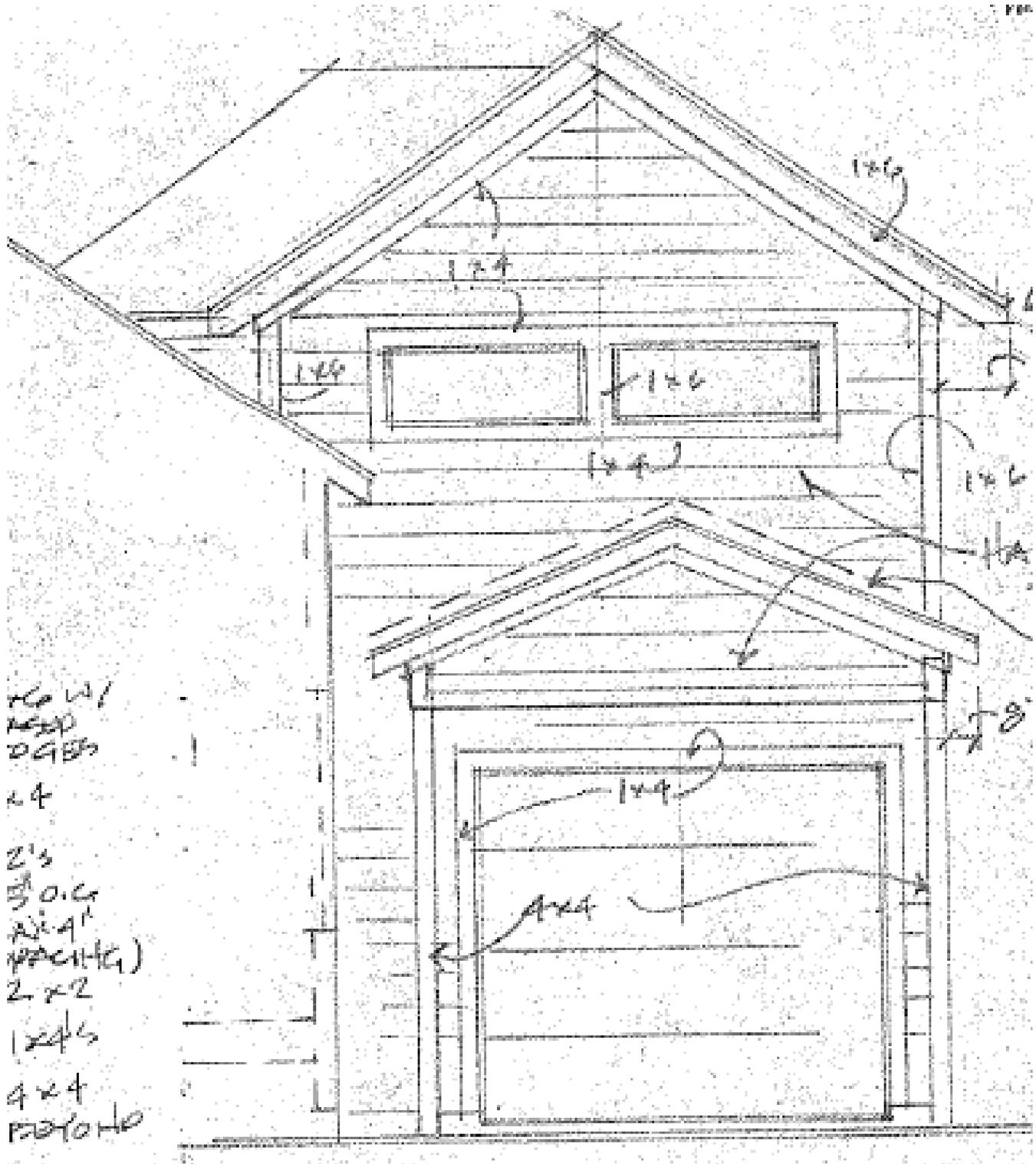


CURRENT PHOTO



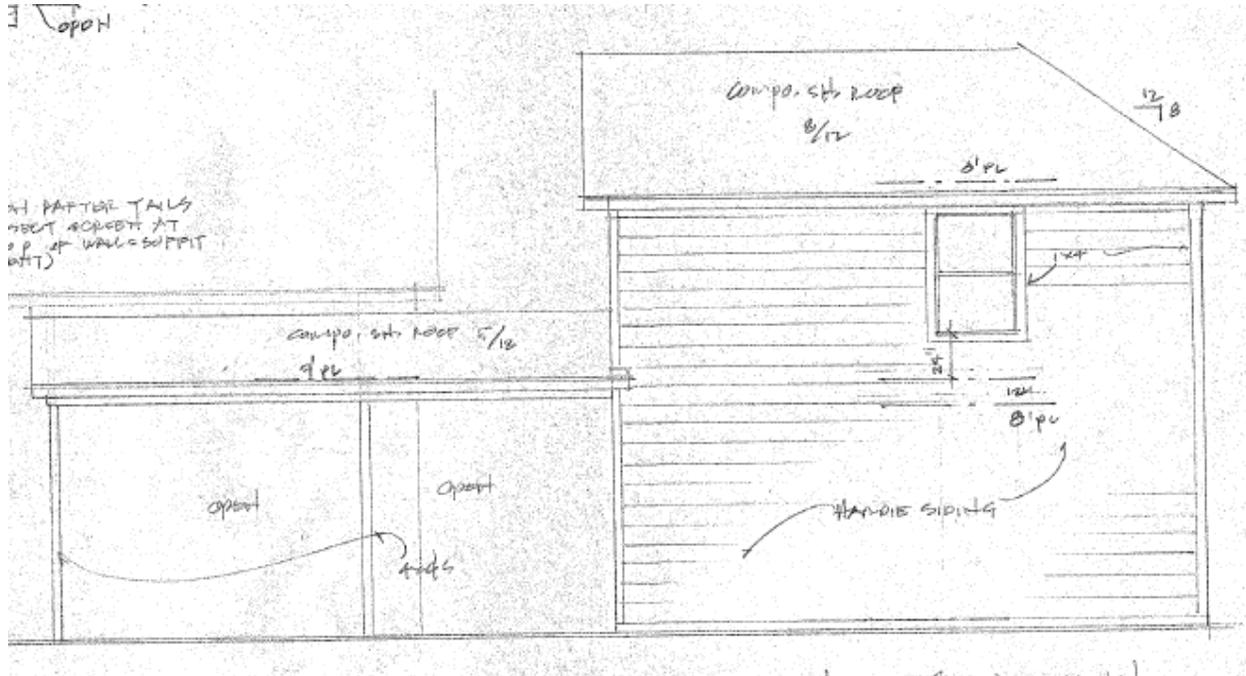
SOUTH ELEVATION – FRONT FACING KANE STREET

PROPOSED

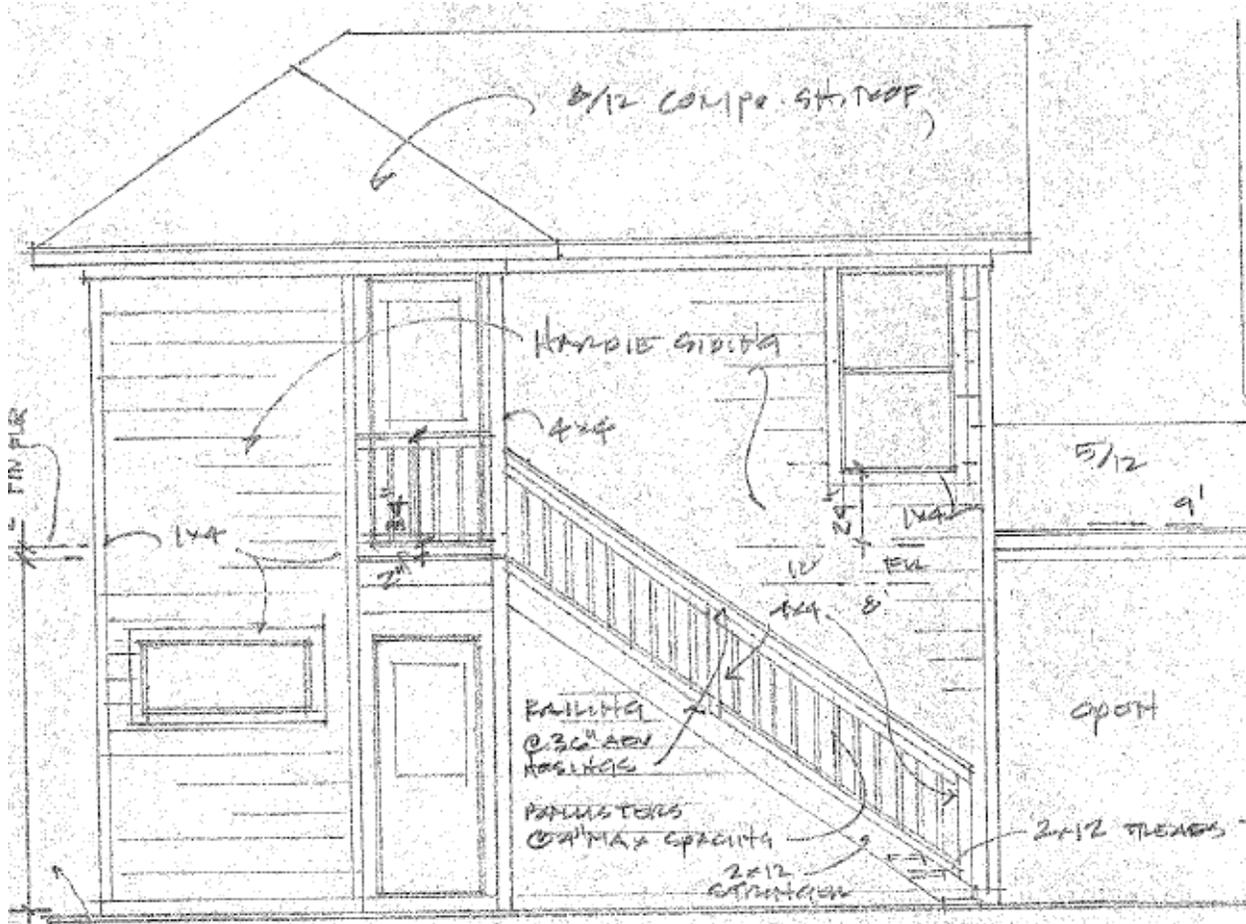


EAST SIDE ELEVATION

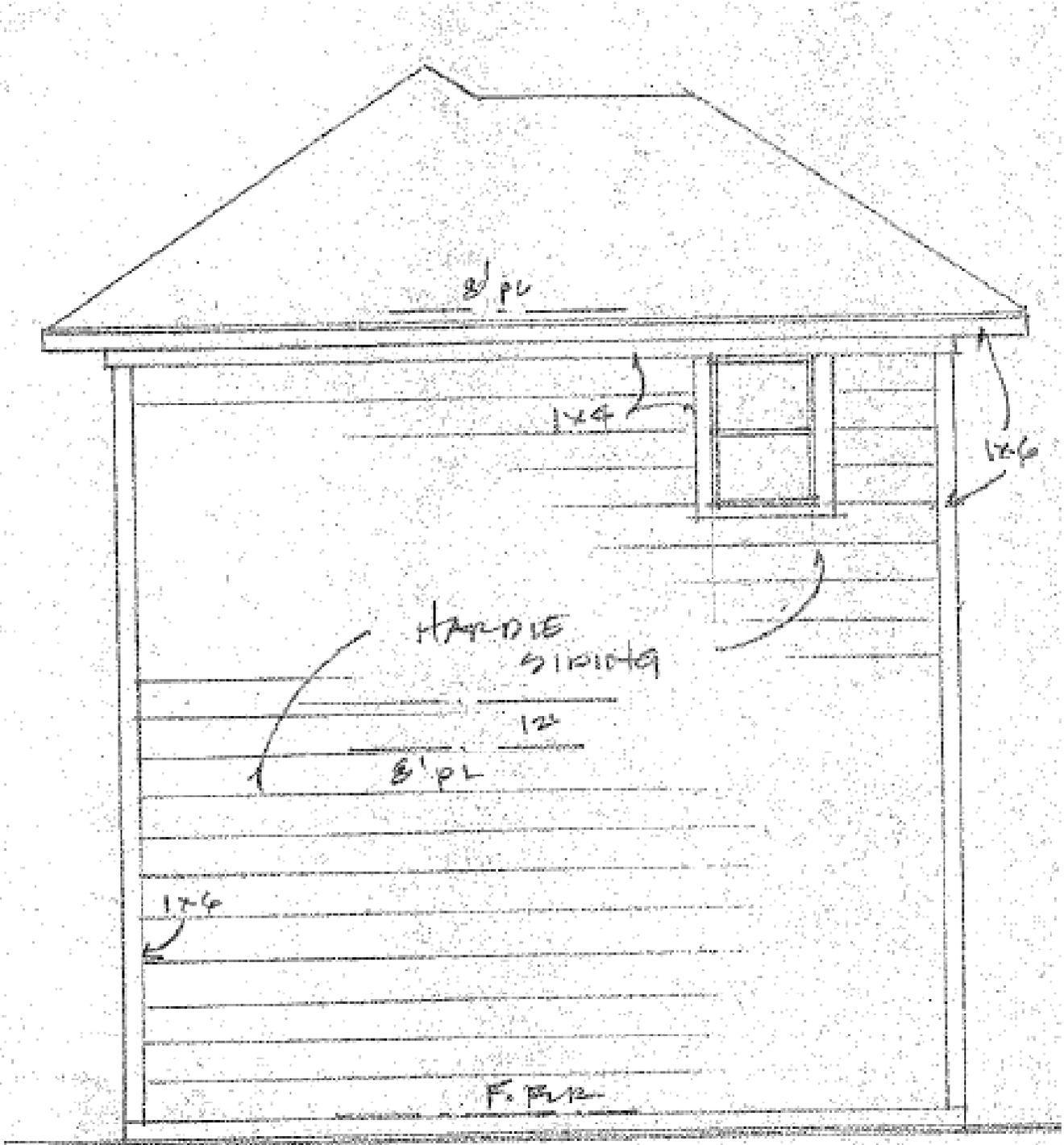
PROPOSED



WEST SIDE ELEVATION
PROPOSED

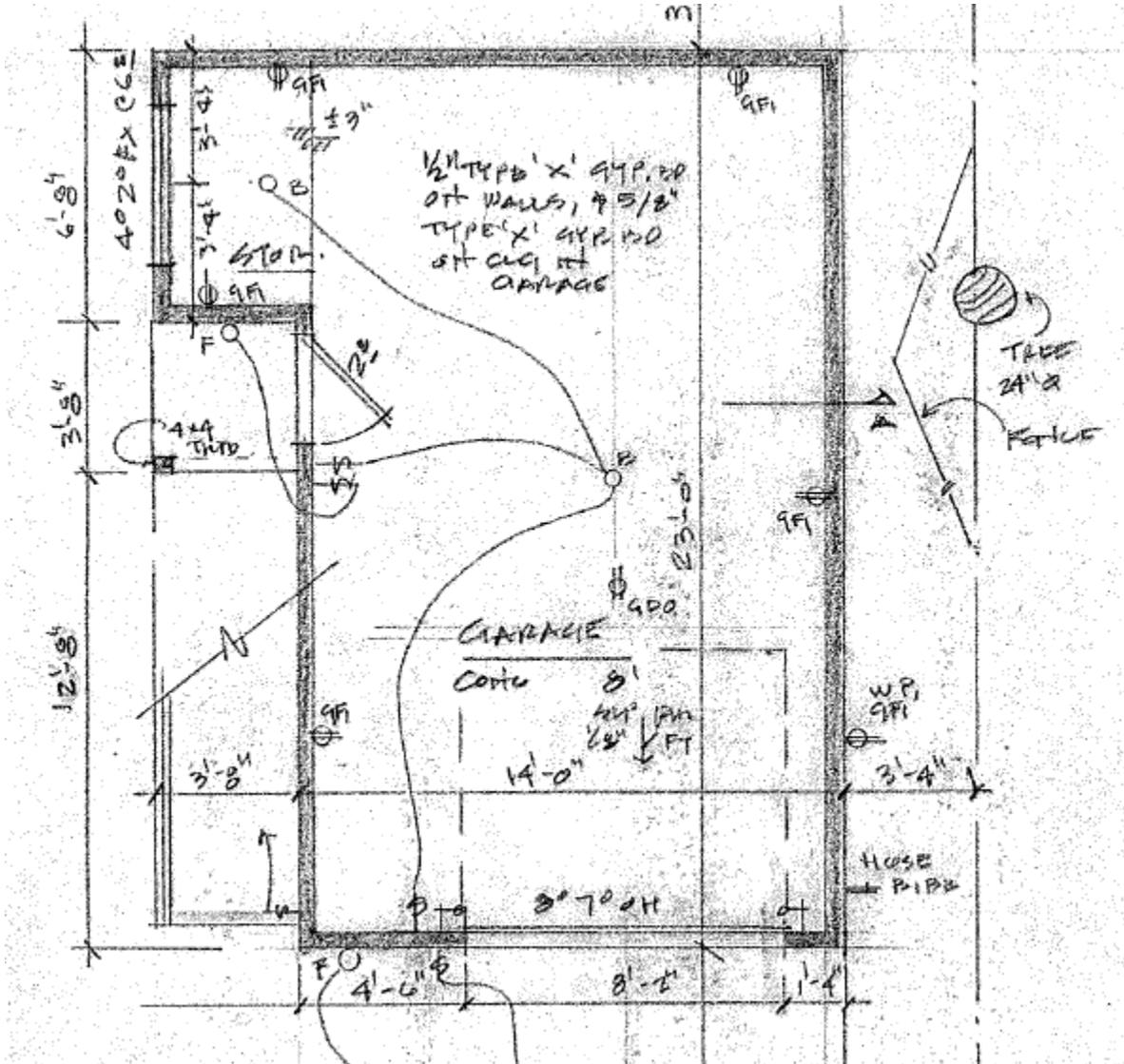


NORTH (REAR) ELEVATION
PROPOSED





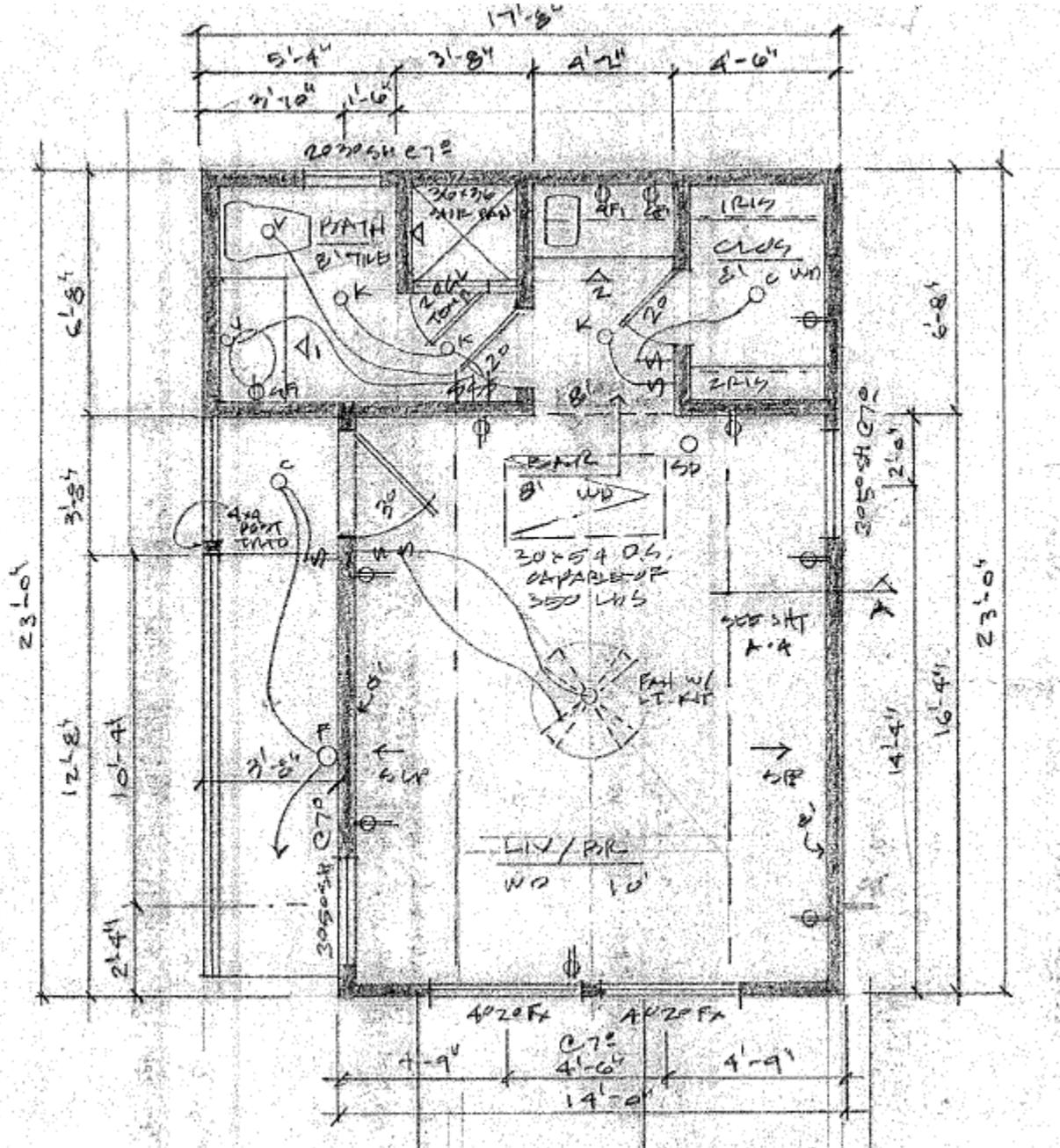
FIRST FLOOR PLAN
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

Doors

Type	Width	Height	Number	Comments	Location
1. Garage	8ft	7ft	1	Overhead garage door	First fl garage
2. Exterior Single Door with Glass Window	2ft 8in	6ft 8 in	1	window 4 ft wide x 2 ft tall, fixed at 6 ft 8 header height	West side of garage
3. Exterior Single Door	3ft	6ft 8 in	1		Second fl garage
4. Interior Doors	2ft	6ft 8 in	2		Interior second fl garage
5. Interior Tempered Glass Door	2ft	6ft	1		Interior Bathroom second fl garage

Windows

Type	Width	Height	Number	Comments	Location
1. Window Single Hung	2ft	3f	1	Operable at 7ft header height	Bathroom Second fl garage
2. Window	3ft	5ft	2	Operable at 7ft header height	Living room second fl garage facing front
3. Window	4ft	2ft	2	Operable at 7ft header height	Sides of garage

PROJECT DETAILS

Shape/Mass: The proposed garage apartment will measure 17'-8" wide by 23' deep. The proposed carport will measure 11' wide by 22' deep.

Setbacks: The proposed garage apartment will be set back 3'-4" from the north (rear), 3'-4" from the east, approximately 50' from the south and approximately 30' from the west property lines.

Foundation: Proposed garage apartment will have a concrete slab foundation on drilled concrete piers.

Windows/Doors: All new windows will be 1-over-1 double hung vinyl windows and three fixed clad vinyl windows. All new doors will be fiberglass and one steel garage door on the front elevation. Please refer to the window and door schedule.

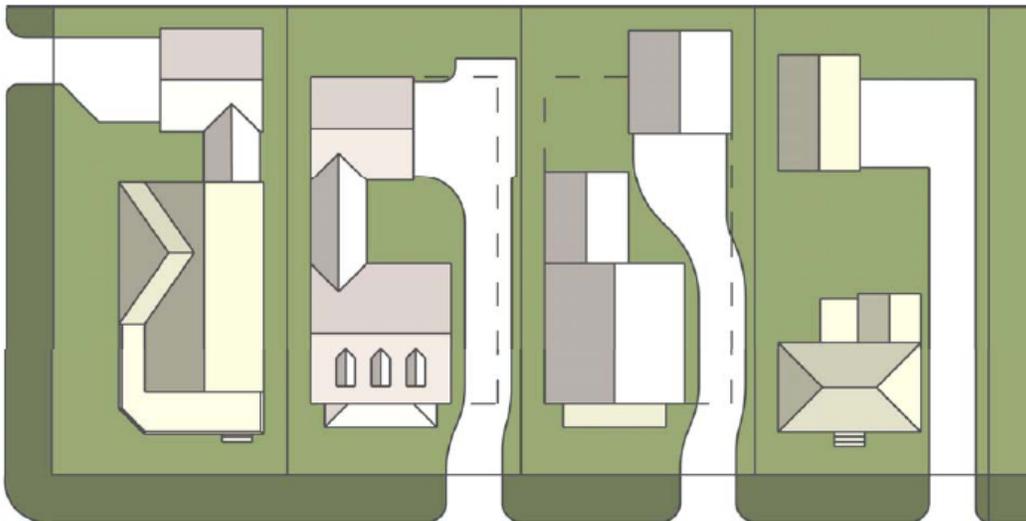
Exterior Materials: Proposed garage apartment will be clad in smooth horizontal 8" cementitious siding.

Roof: The proposed gable roof will have an eave height approximately 19', a ridge height of 22'-6" and an 8:12 roof pitch. The proposed garage apartment will have an attached carport that measures 11' wide by 22' deep, with an eave height of 9', a ridge height of approximately 12' and a 5:12 roof pitch.

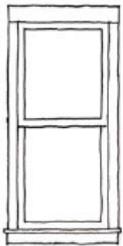
OLD SIXTH WARD GUIDELINES

C. Parking

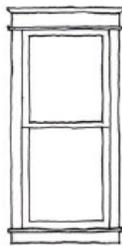
1. New construction shall provide off-street parking as required in the Houston Code.
2. Garages or covered carports shall be located on the rear half of the lot; driveways must be placed to the side of the dwelling for interior lots. Driveway material must be concrete, stone, brick pavers, or gravel.
3. Driveway access to the garage on interior lots is limited to a single driveway with a maximum width of 10 feet at any point within the front half of the lot.
4. On corner lots, garage access shall be from the side street.
5. Exception: On lots of insufficient width (generally 25 feet wide), a porous parking pad in compliance with City codes may be placed in front of the building for off-street parking. Variances may be granted for special circumstances.



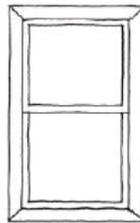
OLD SIXTH WARD GUIDELINES
WINDOWS



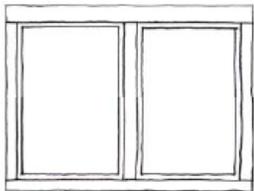
Window trim should articulate a sill element, as well as a header that is deeper than the jambs.



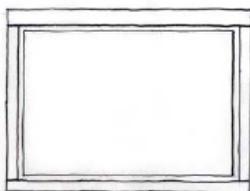
This same principle can be rendered with more ornate moldings in a more decorative or more formal style.



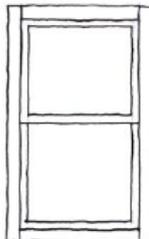
Do not use mitered boards of the same width to trim an opening.



Expansive views and greater amounts of glazing may be achieved by mulling together several vertical windows.



Windows shall be vertically proportioned, that is, taller than they are wide.



The horizontal trim elements should dominate at corners, so that the jambs appear to rest on the sill, and the header appears to rest on the jambs.

3. Windows:

- a. Proportion: Any single window should be square or vertically proportioned (i.e., taller than it is wide). Several windows may be grouped together for wider arrangements.
- b. Types: Windows should be of wood or clad wood profiles. Vinyl and fiberglass profiles that resemble wood may also be used. Residential aluminum windows should be avoided. Operable windows should be double hung, single hung, or casement types.

Divided lights, if used, should be true divided lights with working muntins (strips of wood that separate and hold the panes of glass) rather than snap-in false muntins.

- c. Specialty Windows: Specialty windows include such shapes as round, oval, or fan. They shall be used sparingly and generally only for accent purposes. They shall be of similar materials and construction as the other windows and compatible with the architectural style of the house.

- d. Shutters: Shutters should be real, operable units and (whether operable or decorative) should be correctly proportioned to the window opening (i.e., with a width equal to one half the opening width). Shutters should not be used on double or triple openings. Rolling shutters are not recommended.

Figure V-9. Window and trim configurations.

ATTACHMENT A

OLD SIXTH WARD NEIGHBORHOOD ASSOCIATION COMMENT

Johnson, Cory - PD

From: Kriegl, Matthew - PD
Sent: Monday, December 12, 2016 8:11 AM
To: Johnson, Cory - PD
Subject: FW: 2110 Carport/Garage

Matthew Kriegl, Planner
City of Houston Planning & Development Department
Historic Preservation Office
(832) 393-6557

From: Ryan Boehner [REDACTED]
Sent: Friday, December 09, 2016 3:46 PM
To: Kriegl, Matthew - PD
Cc: Adrian M
Subject: 2110 Carport/Garage

Matt and Cory,

The Old Sixth Ward Neighborhood Association requests deferral of 2110 Kane, so we might work with the applicant to produce more-compatible revisions. We do not necessarily object to new construction of auxiliary structures, and have successfully worked with applicants like those at 1716 Lubbock and 716 Sabine.

This design features several horizontally-proportioned windows, inappropriate for the neighborhood and not consistent with guidelines 3.a on page 34.

The carport/apartment/garage combination is not typical of the neighborhood. Some committee members believe C.2 on page 16 of the design guidelines allows for carports ***or*** garages, not combinations both. Even if you do not support that reading, we believe this combination remains inappropriate.

We feel somewhat concerned about the proximity of the new construction to the historic home: will rainwater runoff from the auxiliary structure splash onto and affect conservation of the historic structure?

Finally, the design appears generic, and does not reference the historic house itself or the surrounding context area. This seems not to satisfy HPO 33.242.a.3., which says **"The scale and proportions of the new construction, including the relationship of the width, 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;"** It also seems not to satisfy E.2 on page 13 of the design guidelines, which reference "New construction within the District shall be subject to the compatibility standards and design criteria established in these guidelines. Compatibility means that the new construction is consistent with historic structures in terms of setbacks, exterior features, and scale. No specific architectural style is dictated by these guidelines, nor should any new construction replicate historic architecture."

With thanks

Ryan Boehner and Adrian Melendez