

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Ben Koush, ben Koush Associates, for Genevieve Withers, owner

Property: 319 W. 15th Street, Lots 9A 20A & 21A, Block 143, Houston Heights Subdivision. The property includes a historic 1,322 square foot, one-story wood frame single-family residence and detached noncontributing garage situated on a 8,300 square foot (83' x 100') corner lot.

Significance: Noncontributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West. This project involves the noncontributing detached garage which will be demolished.

Proposal: New Construction – Construct a 43' wide by 23' deep carport and guest quarters.

- The proposed guest quarters will be approximately 20' wide by 17.5' deep.
- The proposed carport will be approximately 23' wide by 23' deep.
- The proposed structure will have an eave height of 10' and a ridge height of 20'.

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

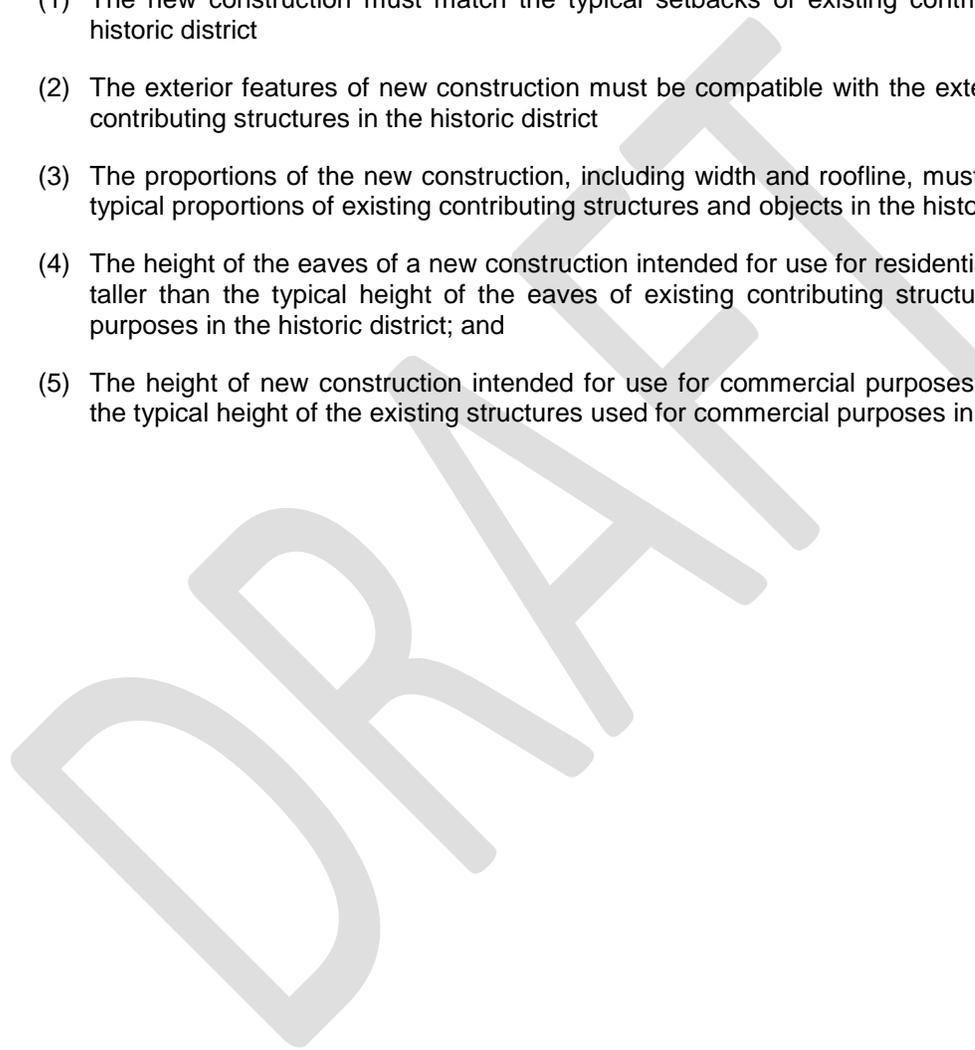
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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
- (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
- (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.





PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



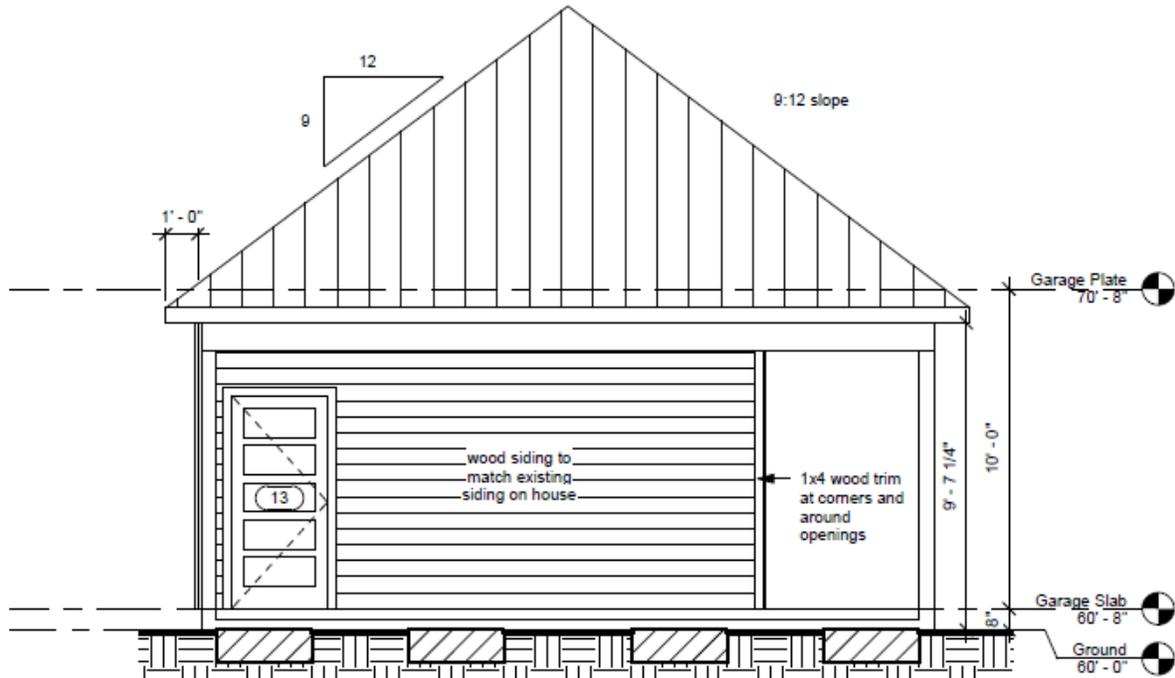
3D RENDERING

PROPOSED



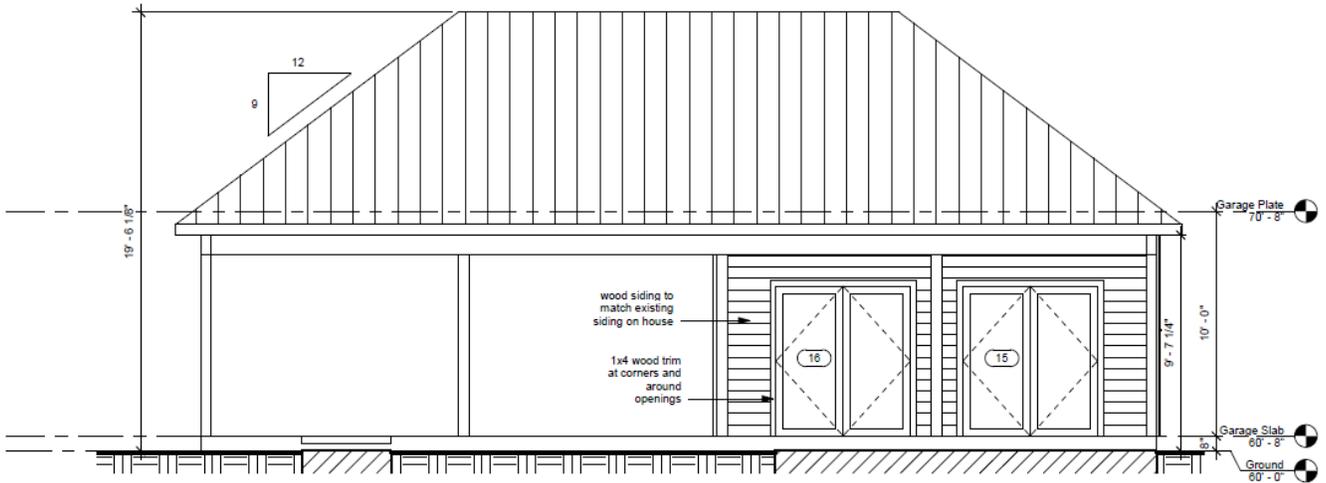
WEST ELEVATION (FACING RUTLAND STREET)

PROPOSED



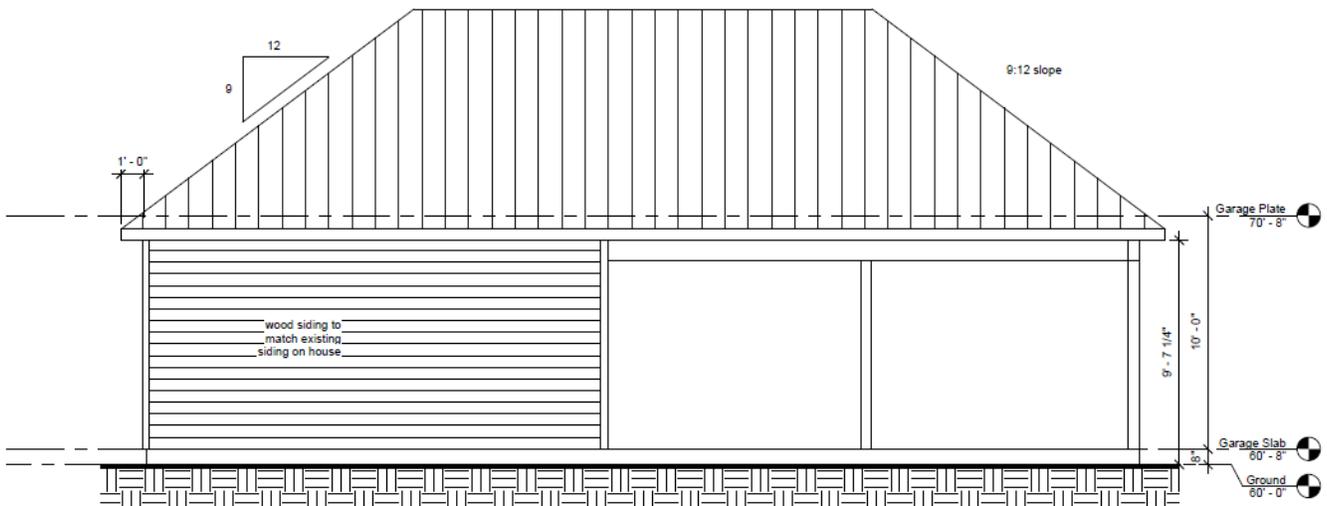
SOUTH ELEVATION (FACING W 13TH STREET)

PROPOSED



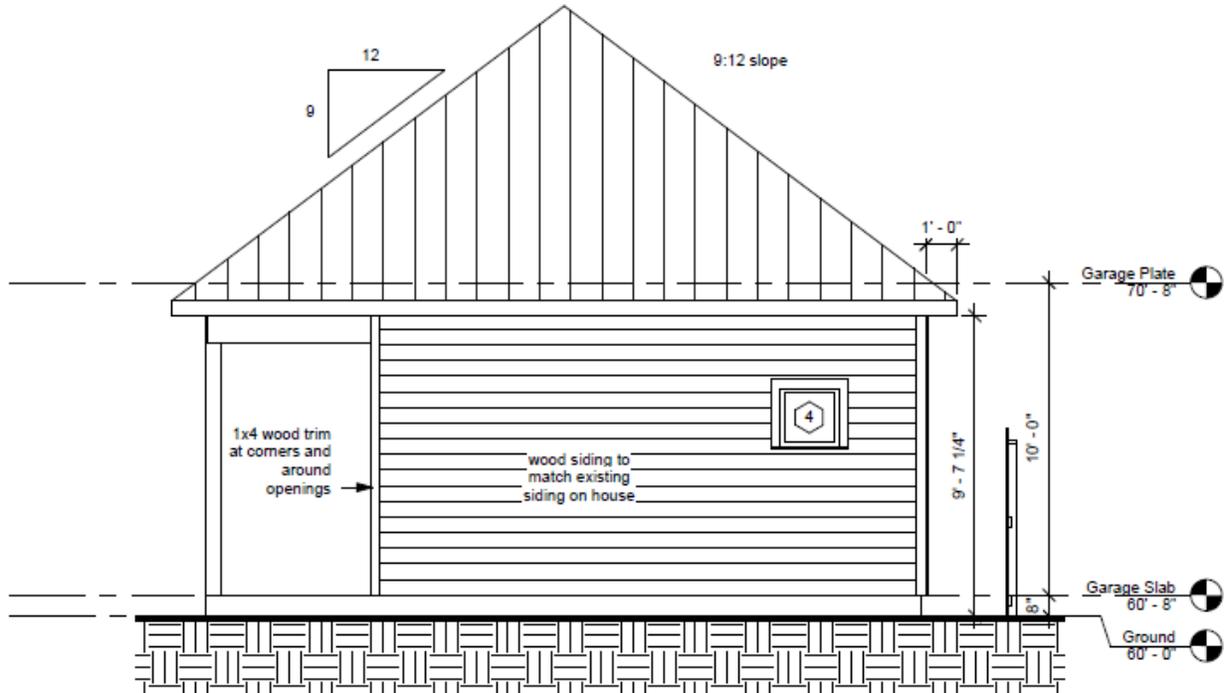
NORTH ELEVATION (FACING REAR PROPERTY LINE)

PROPOSED



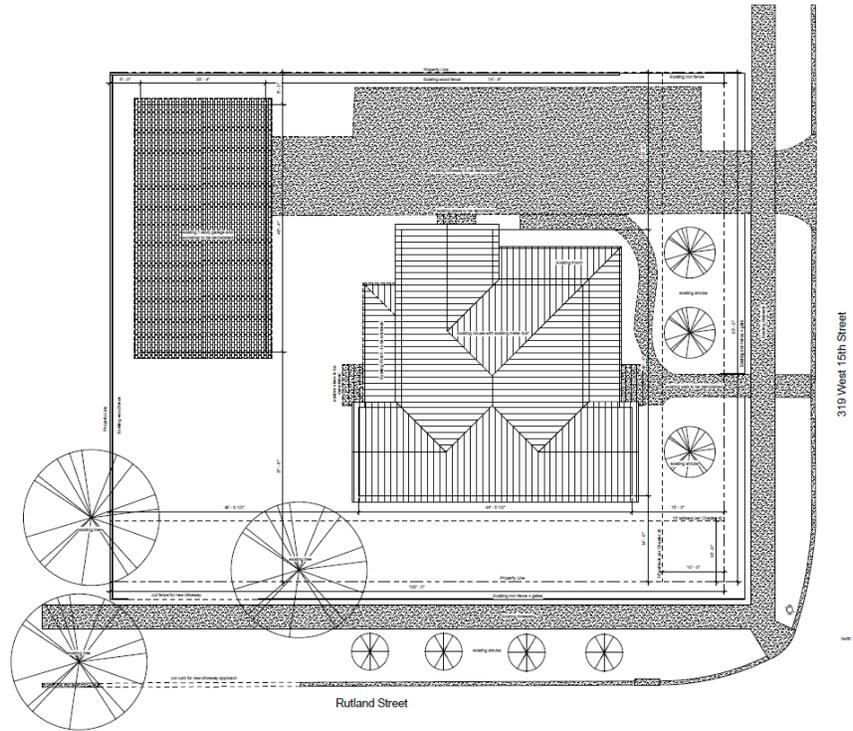
EAST ELEVATION (FACING SIDE PROPERTY LINE)

PROPOSED

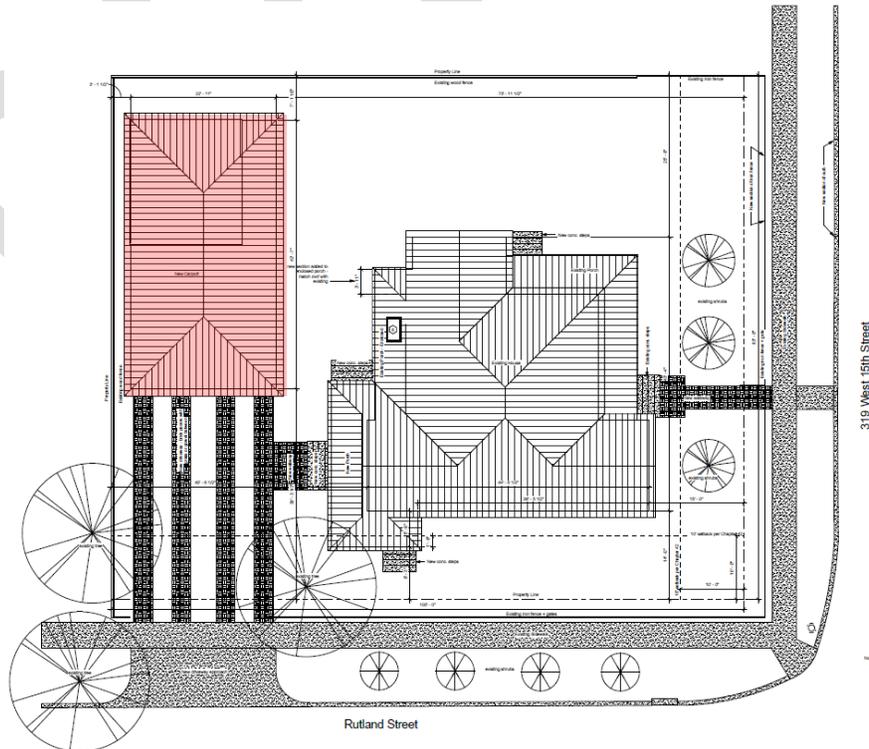




**SITE PLAN
EXISTING**



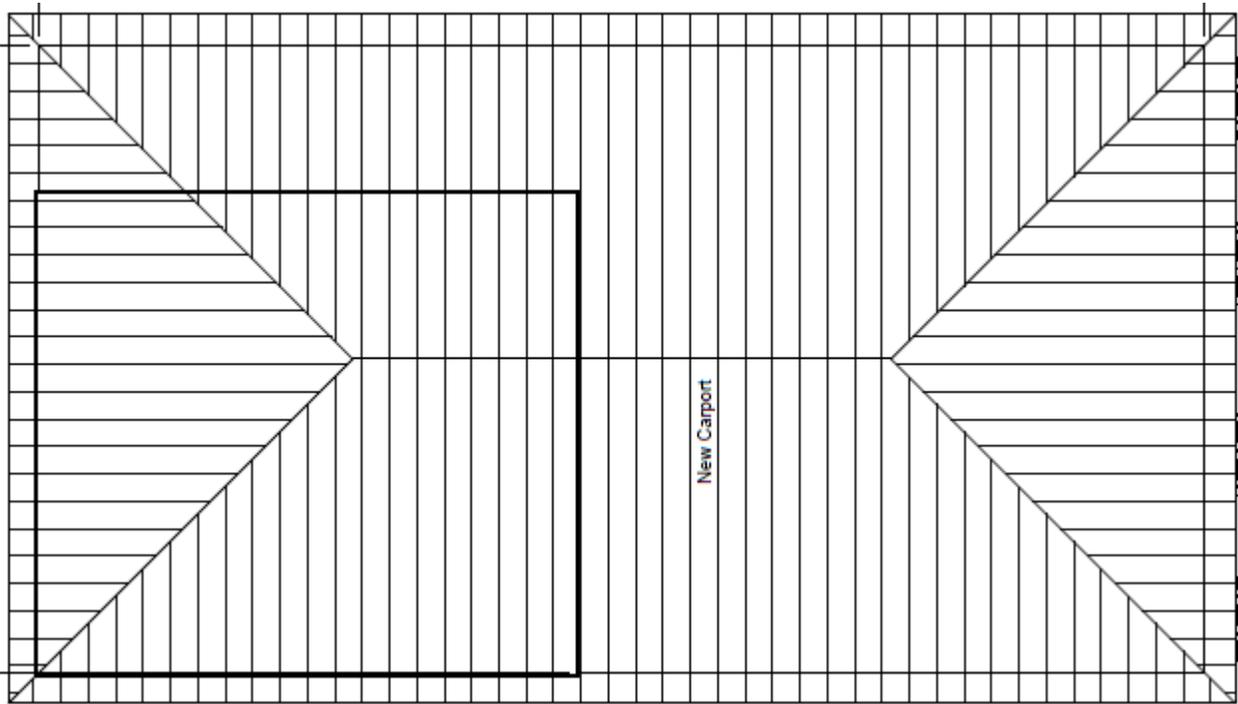
PROPOSED



ROOF PLAN

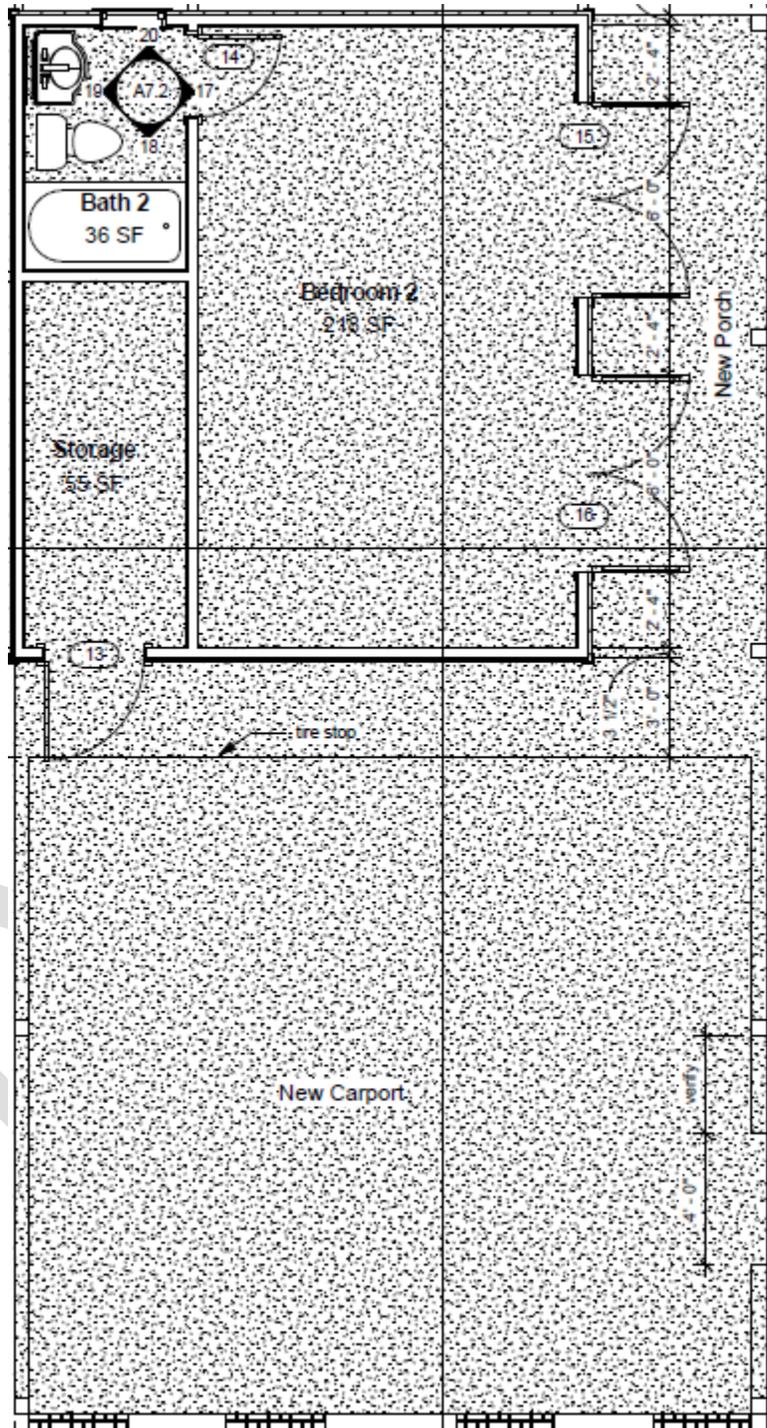


PROPOSED



FIRST FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

Door Schedule				
Door Number	Width	Height	Operation	Description
1	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
2	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
3	2' - 0"	6' - 7"	Shower Door Pull	Interior 1/2" Tempered glass, frameless shower door
4	2' - 8"	6' - 8"	Privacy	Interior single five panel pocket door
5	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
6	2' - 8"	6' - 8"	Privacy	Interior single five panel pocket door
7	2' - 6"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
8	2' - 0"	6' - 8"	Pocket Privacy	Interior single five panel pocket door
9	2' - 6"	6' - 7"	Shower Door Pull	Interior 1/2" Tempered glass, frameless shower door
10	3' - 0"	7' - 0"	Locking	Exterior French - Single Lite
11	6' - 0"	8' - 0"	Locking	Exterior double single panel glass door - tempered glass
12	3' - 0"	7' - 0"	Locking	Exterior French - Single Lite
13	3' - 0"	6' - 8"	Locking	Exterior single five panel door
14	2' - 6"	6' - 8"	Privacy	Interior single five panel door
15	6' - 0"	6' - 8"	Locking	Exterior double single panel glass door - tempered glass
16	6' - 0"	6' - 8"	Locking	Exterior double single panel glass door - tempered glass

Window Schedule					
Type Mark	Width	Height	Type	Count	Comments
1	3' - 11"	6' - 6"	single hung	1	wood frame, 2 over 2
2	2' - 8"	6' - 6"	single hung	11	wood frame, 2 over 2
3	2' - 6"	5' - 0"	single hung	2	wood frame, 1 over 1, tempered glass - Master Bath
4	2' - 0"	2' - 0"	fixed	3	wood frame, single light
5	2' - 0"	2' - 0"	fixed	1	wood frame, single lite, tempered glass in master shower
6	3' - 8 3/4"	2' - 3 3/8"	skylight	1	Fixed skylight - Velux FS S01

PROJECT DETAILS

Shape/Mass: The proposed guest quarters and carport will be a total of 42'-7" wide and 22'-11" deep. The guest space will be 19'-7" wide and 17'-5½" deep. The carport will be 23'-0" wide and 22'-11" deep. The ridge height of the structure will be 19'-6". See drawings for more detail.

Setbacks: The proposed guest quarters and carport will have a south setback of 73'-11½"; an east setback of 7'-1½"; a north setback of 3'-1½"; and a west setback of 33'-3½". Access to the carport will be from Rutland street along the west side of the property. See drawings for more detail.

Foundation: The proposed guest quarters and carport will have a concrete slab on grade foundation with an 8" exposed slab. See drawings for more detail.

Windows/Doors: The proposed guest quarters and carport will have fixed windows and double doors. See window/door schedule and drawings for more detail.

Exterior Materials: The proposed guest quarters and carport will be clad in wood lap siding with a 4½" reveal to match the siding on the original house and addition. 1"x4" wood trim will be installed at the corners and around openings. See drawings for more detail.

Roof: The roof of the proposed guest quarters and carport will be hipped with a pitch of 9:12 and an eave height of 9'-7¼". The roof will be metal with closed eaves and a 1'0" overhang. See drawings for more detail.

Front Elevation: The west elevation of the proposed carport and guest quarters is comprised of a carport located in the foreground with the roof supported by two columns. The guest quarters has no fenestration and a single door located at the northern edge. See drawings for more detail.

(West)

Side Elevation: The proposed south elevation is comprised of four bays. The two western bays make up the carport with the roof supported by columns. The two eastern bays make up the guest quarters and have a set of double doors in each bay. See drawings for more detail.

(South)

Side Elevation: The proposed north elevation is comprised of three bays. The two western bays make up the carport with the roof supported by columns. The eastern bay makes up the guest quarters and has no fenestration. See drawings for more detail.

(North)

Rear Elevation: The east elevation has the guest quarters to the north with a single square window and a covered port to the south. See drawings for more detail.

(East)