

CERTIFICATE OF APPROPRIATENESS

Applicant: Emerson Jones Jr, agent for Efrain J. Franco, owner

Property: 420 W. 14th Street, Tracts 34,35,36, Block 174, Houston Heights Subdivision. The property includes a 932 sqft square foot, one-story wood frame single-family residence situated on a 5,500 (55' x 83.33') square foot corner lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West. Based on the Sanborn maps, this property was most likely moved to this location.

Proposal: Alteration – Addition

- Existing home is 932 sq ft and the two-story addition and attached garage proposed is 1,468 sq ft which will result in a total of 2,400 sq ft of enclosed space (including the garage).
- Demolish existing, non-contributing garage (exempt)
- Note: house was probably moved to this location based on the Sanborn Maps and Harris County archive documents show a very different footprint.
- Addition has hipped roof in comp shingle with 7/12 pitch. Existing gable is 8/12.
- Proposed ridge height is 30' with an eave height of 20'
- The addition will be clad in smooth cementitious siding that matches existing.
- All original corners are to be maintained; the original house has no proposed alterations.
- All windows on addition will be inset and recessed 1/1 wood windows.
- The proposed addition meets all Heights Measurable standards

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (1) | The proposed activity must retain and preserve the historical character of the property. | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (7) | The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological, or cultural material, including but not limited to siding, windows, doors and porch elements; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| | | | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |

HEIGHTS DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

S D NA

S - satisfies D - does not satisfy NA - not applicable

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)



Existing Lot Size: 5,500 SF
 Proposed Lot Coverage: 1,781
 Proposed Percentage: .32 (32%)

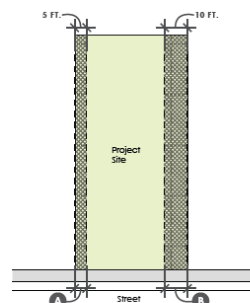
Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear/side setback: 5'

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (A): 5'
 Proposed side setback (B): 22'5"
 Cumulative side setback (C): 18'



Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

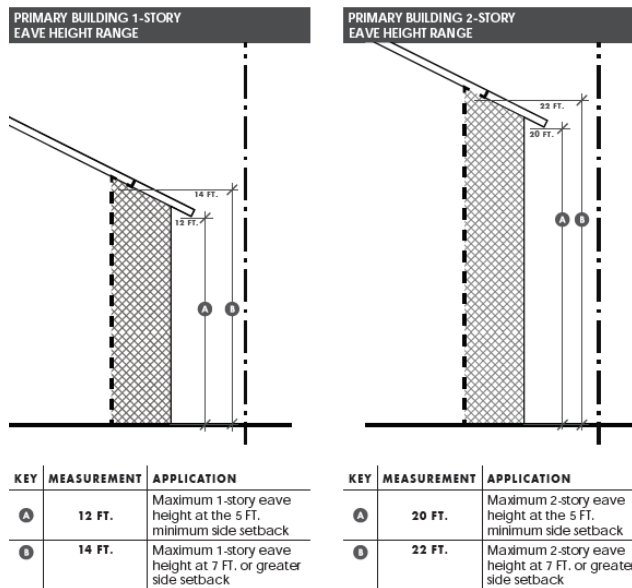


Existing Lot Size: 5,500 SF
 Proposed FAR: .43 (43%)
 Total square footage: 2,400
 Maximum square footage allowed: 2,530sqft

LEVEL 1 EXISTING USABLE AREA: 774 SF
 LEVEL 1 ADDITION USABLE AREA: 248 SF
 LEVEL 2 ADDITION CONDITIONED SPACE: 806 SF
 TOTAL ENCLOSED SPACE: 1,828 SF
 MAX ENCLOSED SPACE: 2,530 (FAR)



Eave Height (Addition and New Construction)



Proposed eave height: 20'
 Proposed Ridge height: 30'

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 32"
 Proposed first floor plate height: 9' 2"
 Proposed second floor plate height: 9'

1. Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

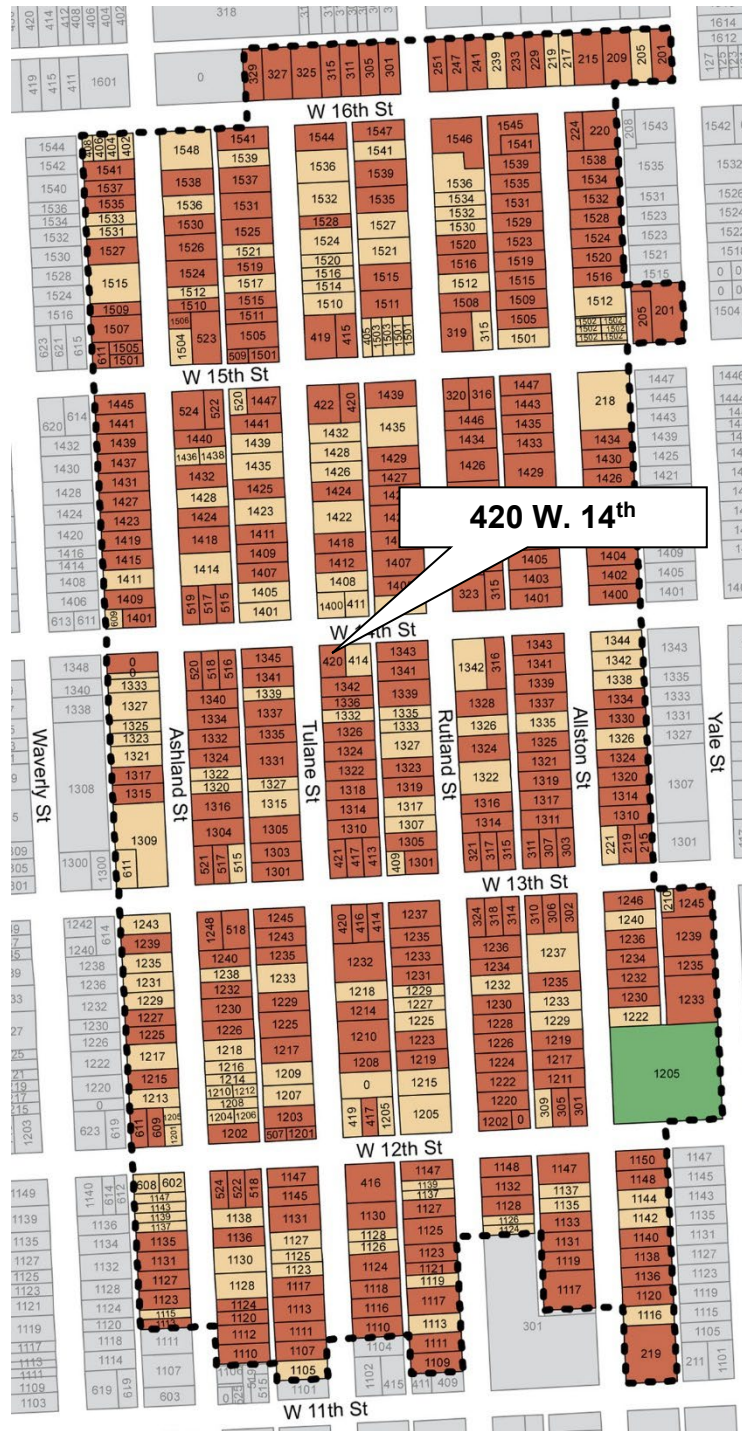
Side Wall Length: 40' existing plus 30'7" proposed
 Depth of inset: 2'
 Length of inset: 6'

Measurables not applicable to this application:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height



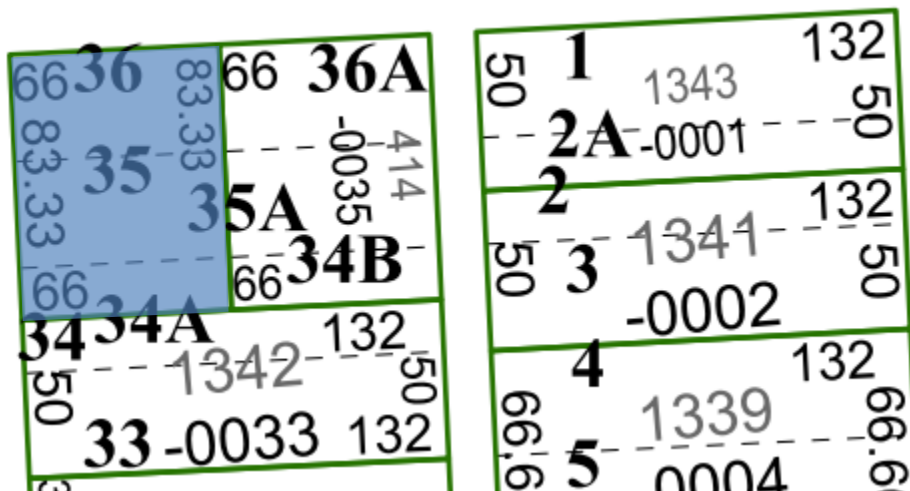
PROPERTY LOCATION
HOUSTON HEIGHTS WEST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

Tract/Parcel



AERIAL C. 2020



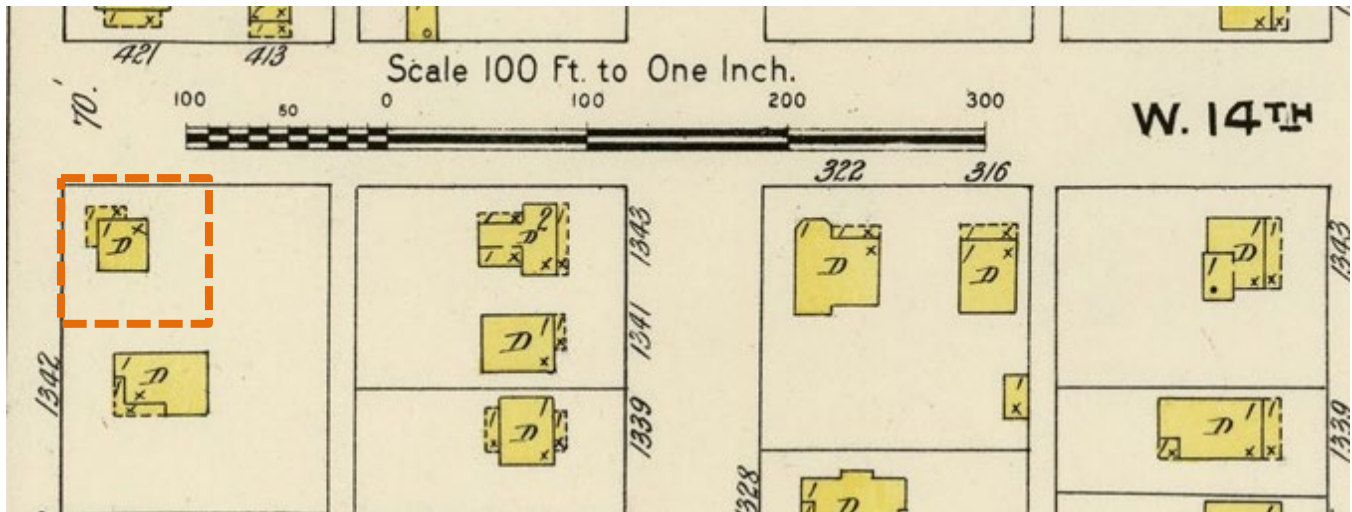
INVENTORY PHOTO



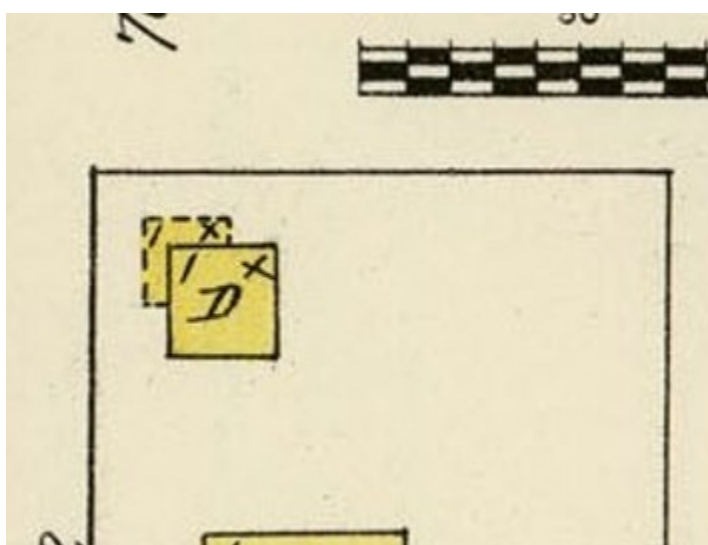
EXISTING PHOTO



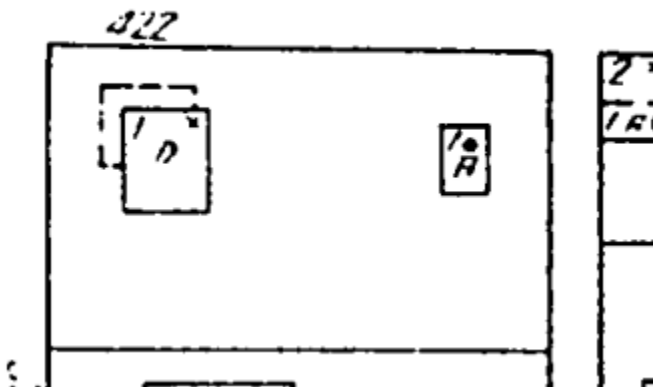
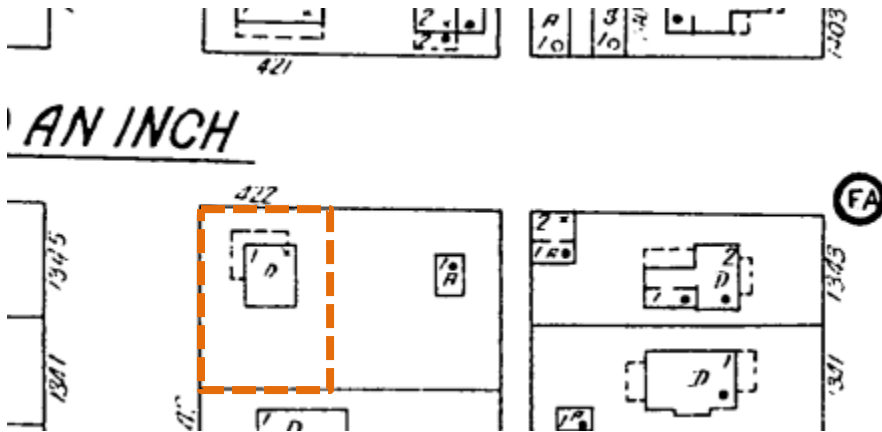
SANBORN MAP c. 1919



AERIAL C. 2020



SANBORN MAP c. 1925-50



HARRIS COUNTY ARCHIVE - C. 1930

Map No. _____ Addition <u>Houston Hts</u>		No. Sq. Ft. <u>1055</u>		Price Per Sq. Ft. <u>200</u>		Price <u>\$ 2110</u>	
Block <u>174</u> Lot <u>W 1/2 of N 1/2 - 34</u> (VV)		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
OWNER <u>Ray, R. J.</u>		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
ADDRESS <u>428 W. 14th St.</u>		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
TYPE OF PROPERTY <u>Res - OCCUPIED VACANT</u>		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
BASEMENT, Whole Part _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
ROOF CONS., Concrete, Steel, Wood Truss _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
ROOF, Hip, Gable, Mansard, Flat _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite. _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
LIGHTING, Electricity _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
PLUMBING, Sewer, Water, Baths _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
ELEVATORS _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
CONDITION, Good, Fair, Bad, Obsolete _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	
PERMIT DATE _____ NO. _____ AMT. _____		No. Sq. Ft. _____		Price Per Sq. Ft. _____		Price _____	

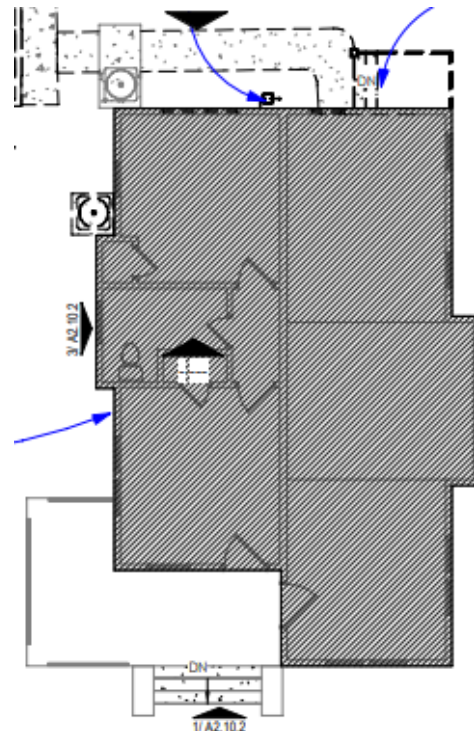
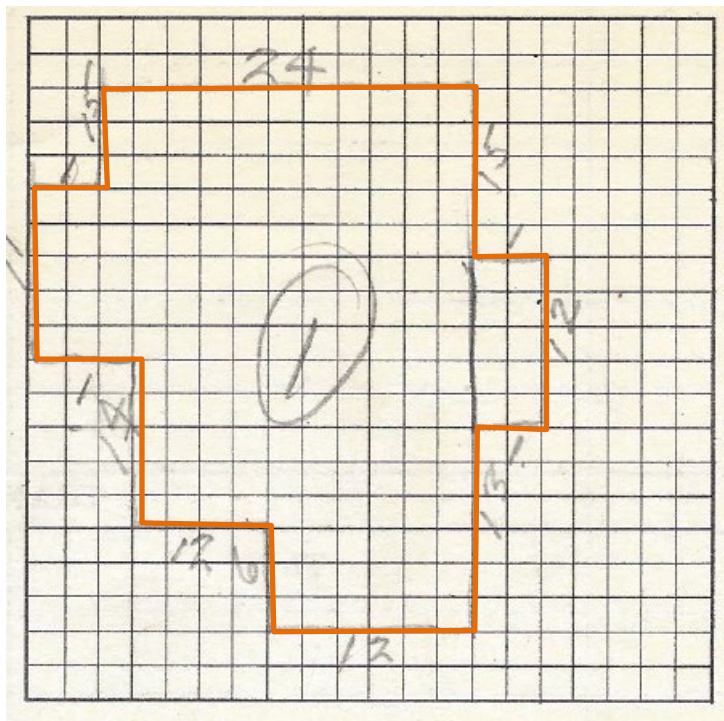
IMPROVEMENTS			
No. Sq. Ft.	Price Per Sq. Ft.	Value	Percent Good
1055	200	\$ 2110	65
		1370	65
		25	Other Bldgs.
		60	Total All Bldgs.
		1455	

LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
83.333 x 66	@ 10		680
ca sup.			50
			730
TOTAL			320 - 730

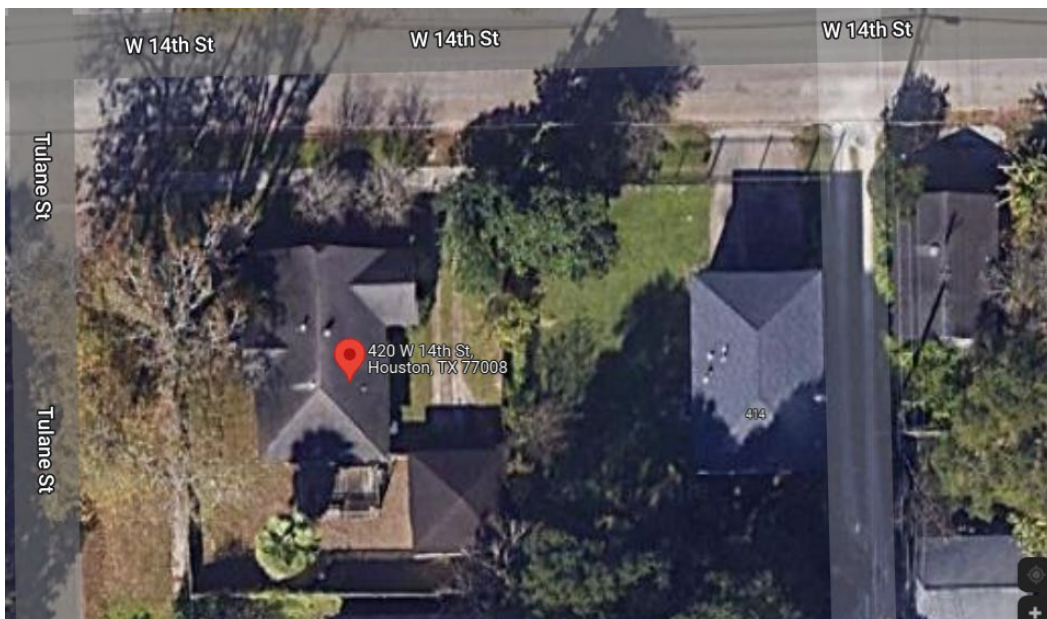
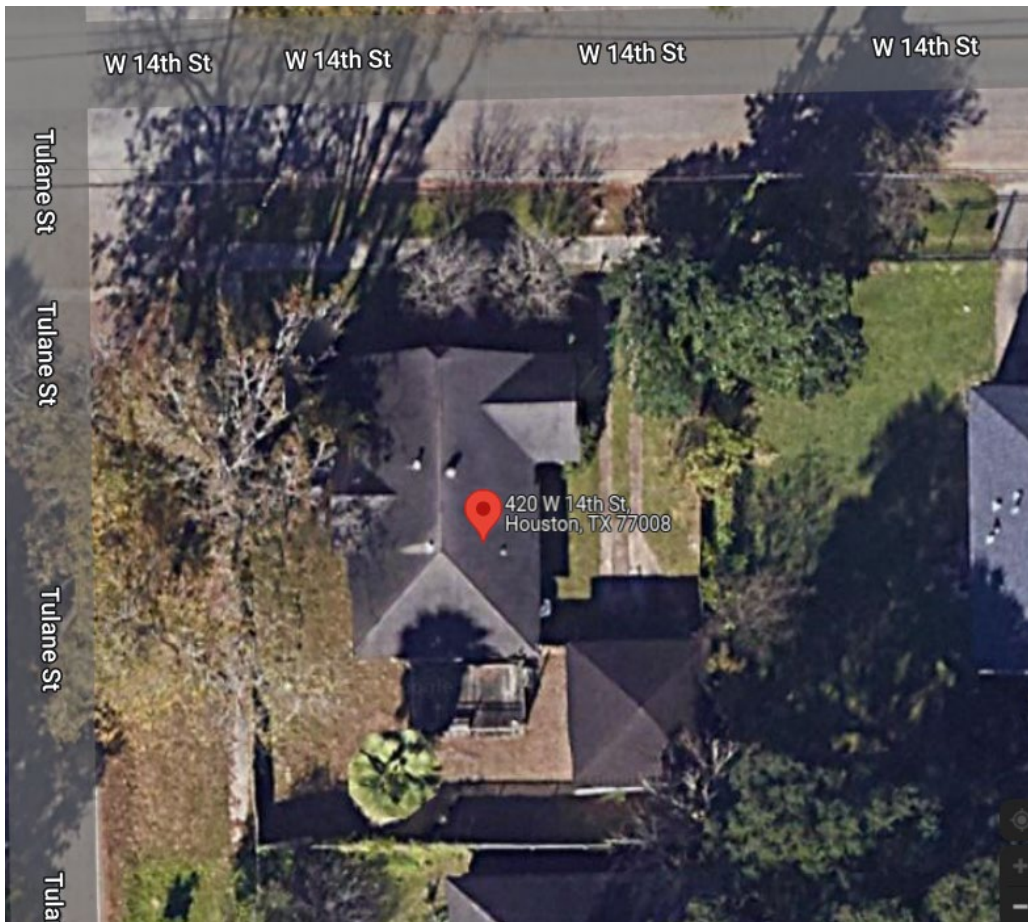
SQ FT 1,055

*BELOW NOT TO SCALE

CURRENT FOOTPRINT



CURRENT AERIAL (GOOGLE)



STREET VIEW C. 2020



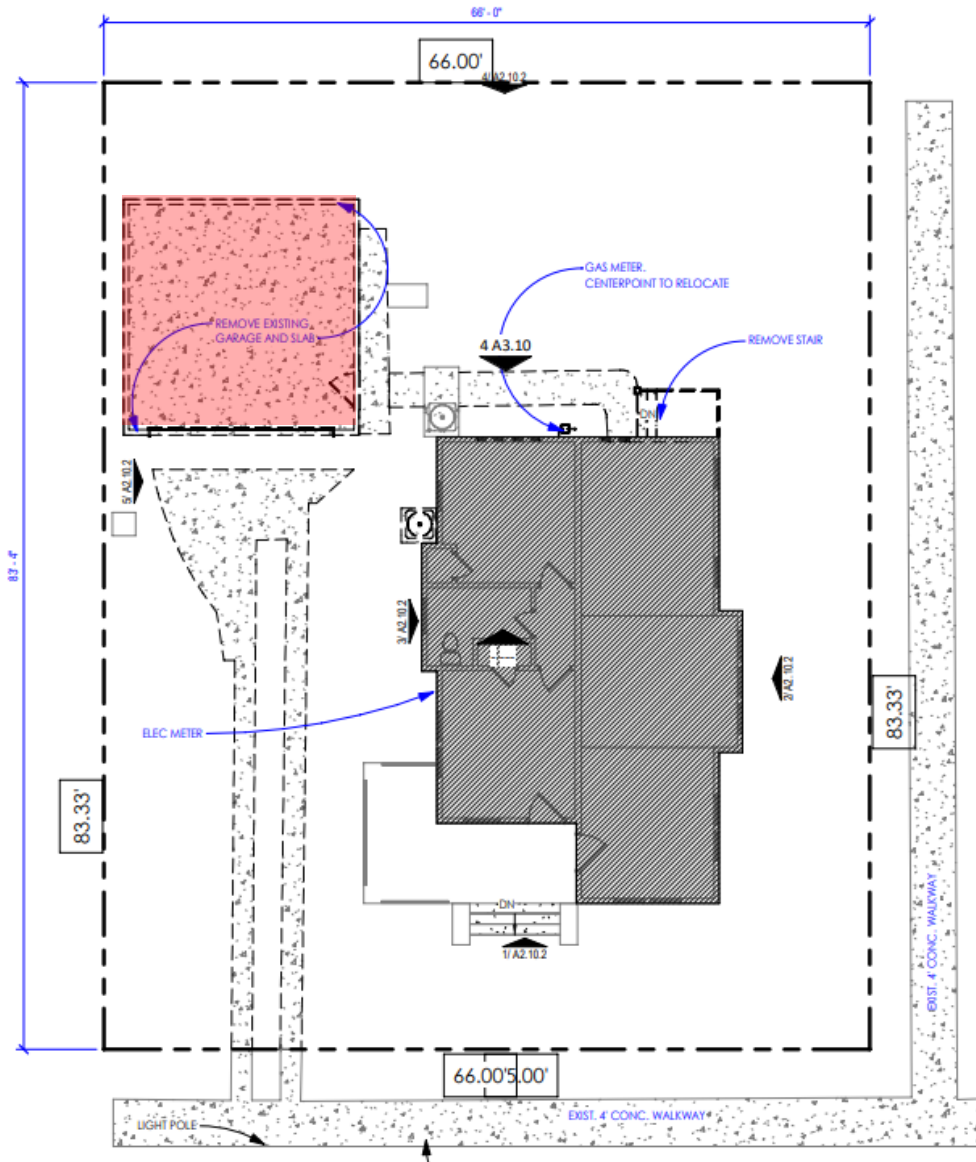
STREET VIEW C. 2020





SITE PLAN

EXISTING - demolish existing garage (non contributing)

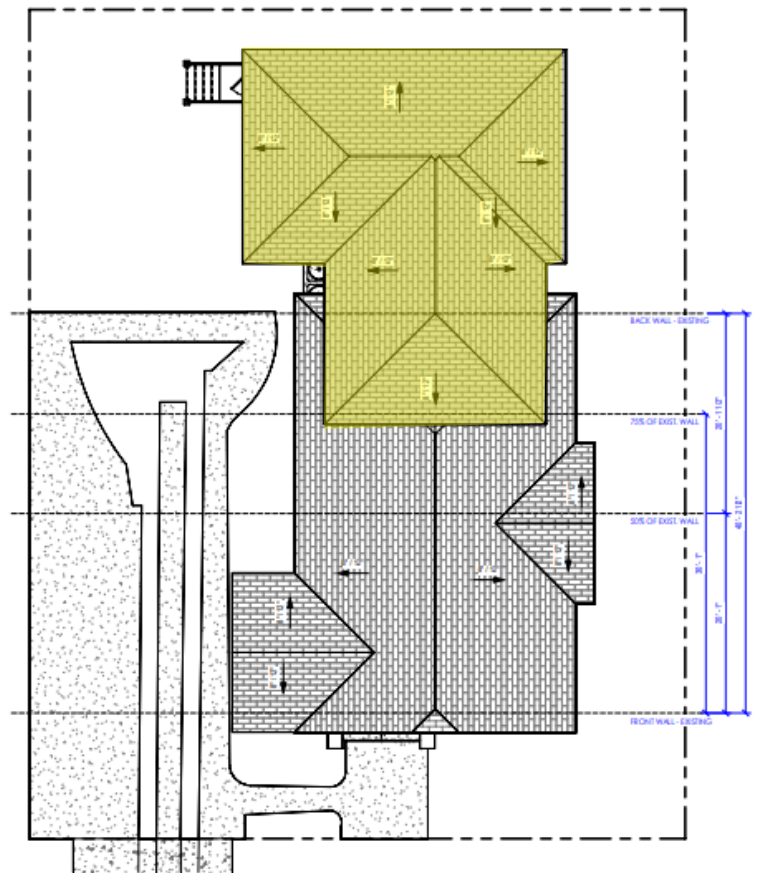
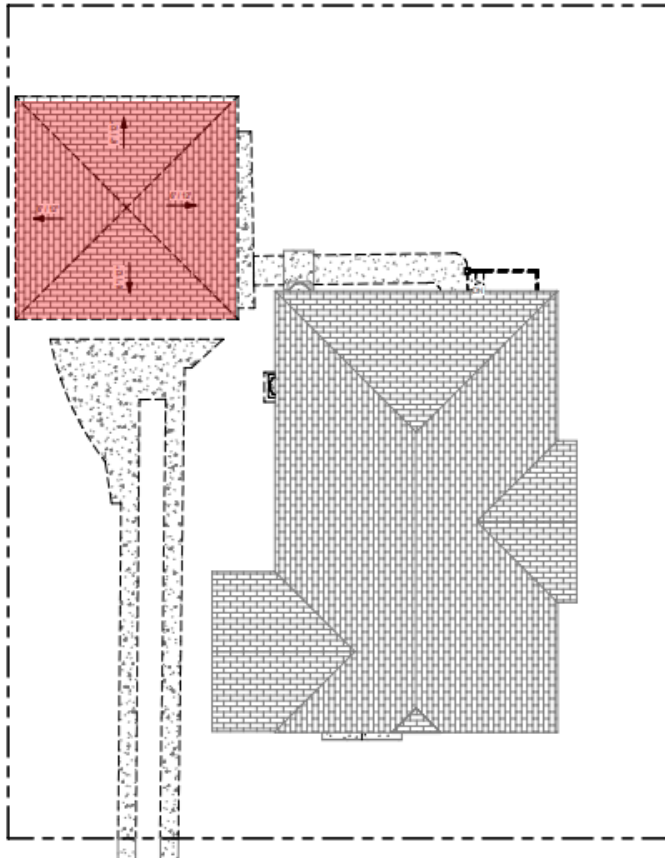




ROOF PLAN

EXISTING

PROPOSED

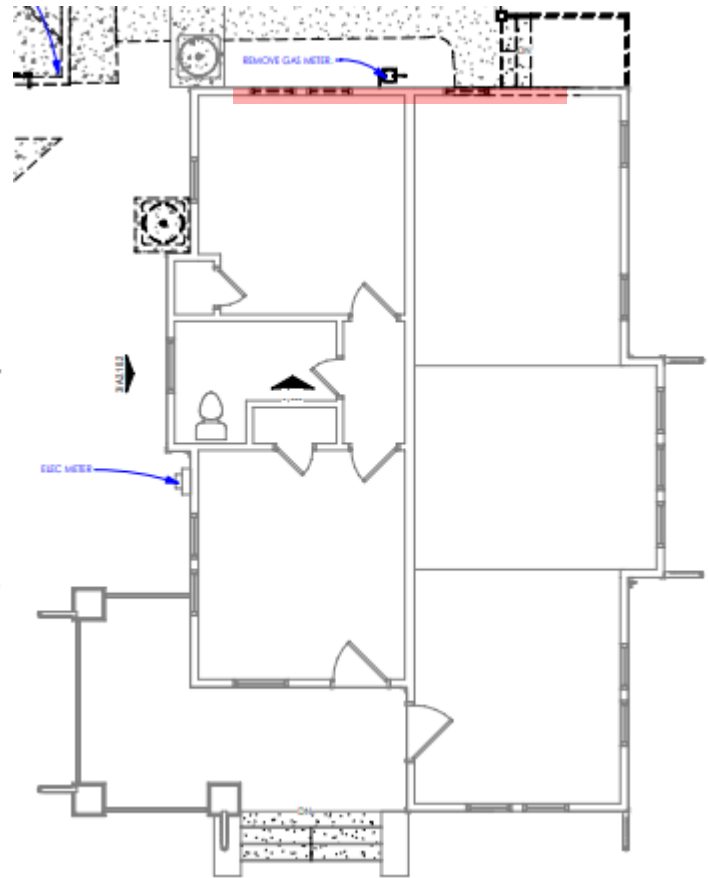
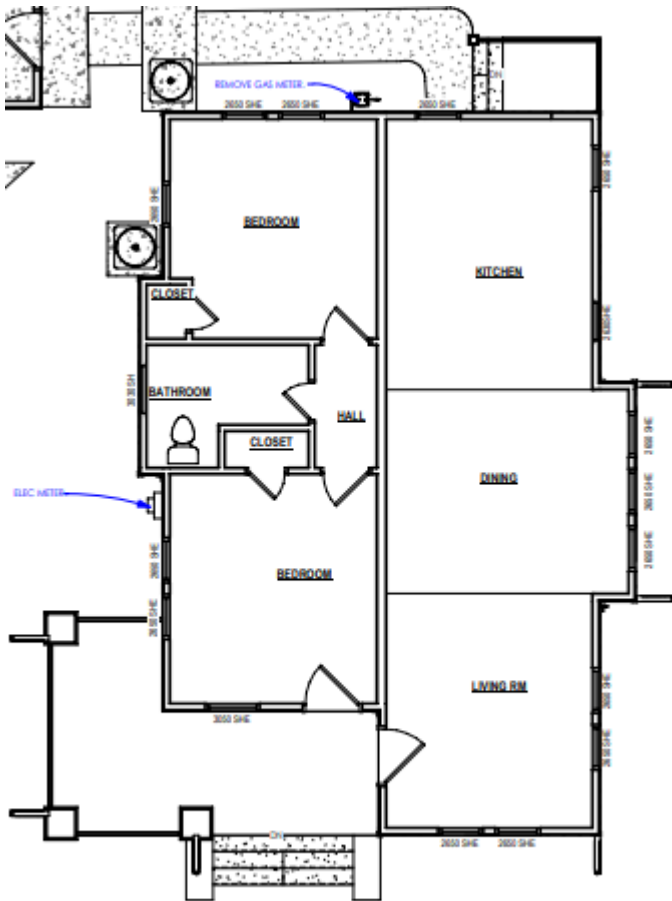




FIRST FLOOR PLAN -PRIMARY RESIDENCE

EXISTING

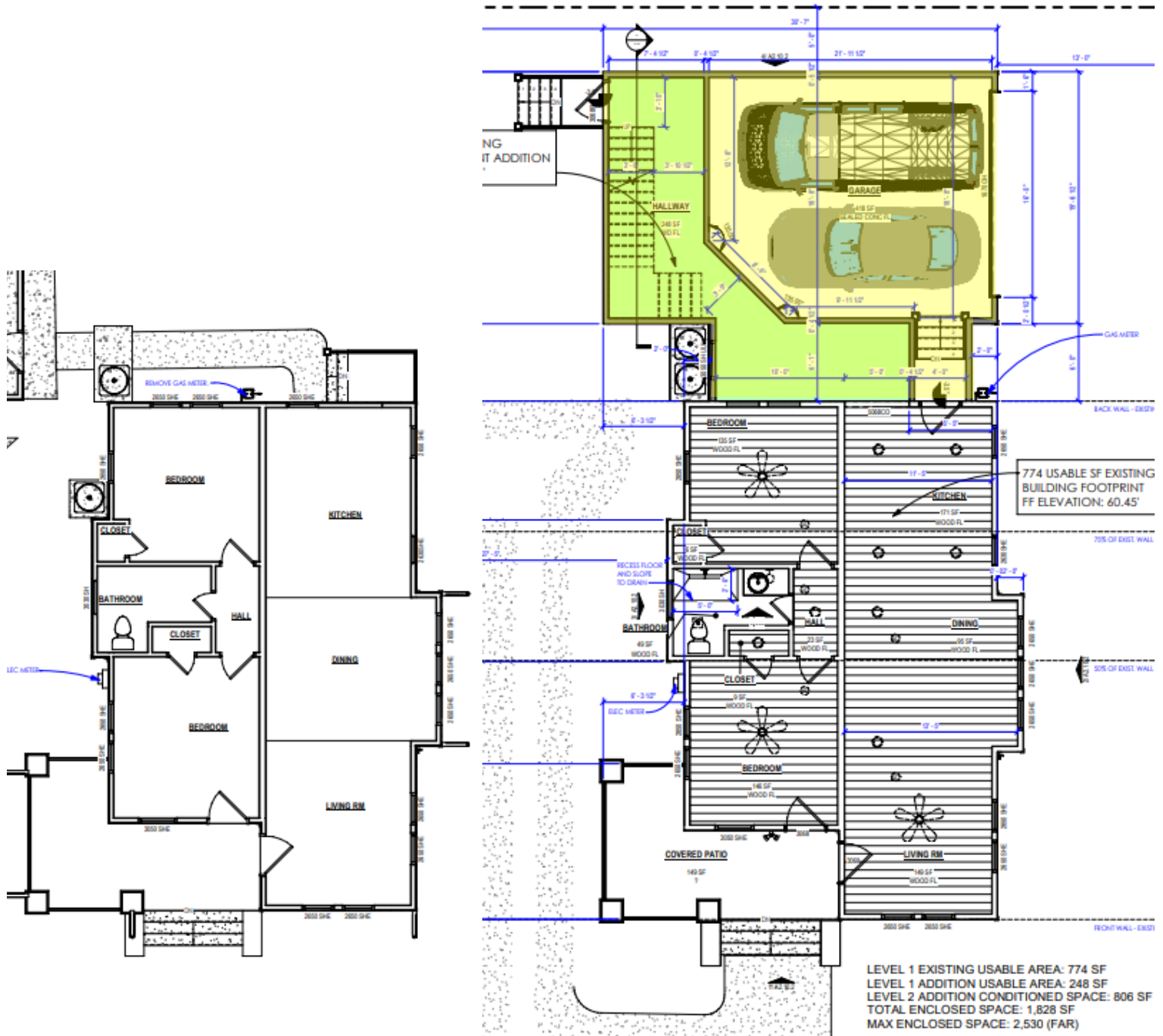
DEMOLITION PLAN



FIRST FLOOR PLAN

EXISTING

PROPOSED

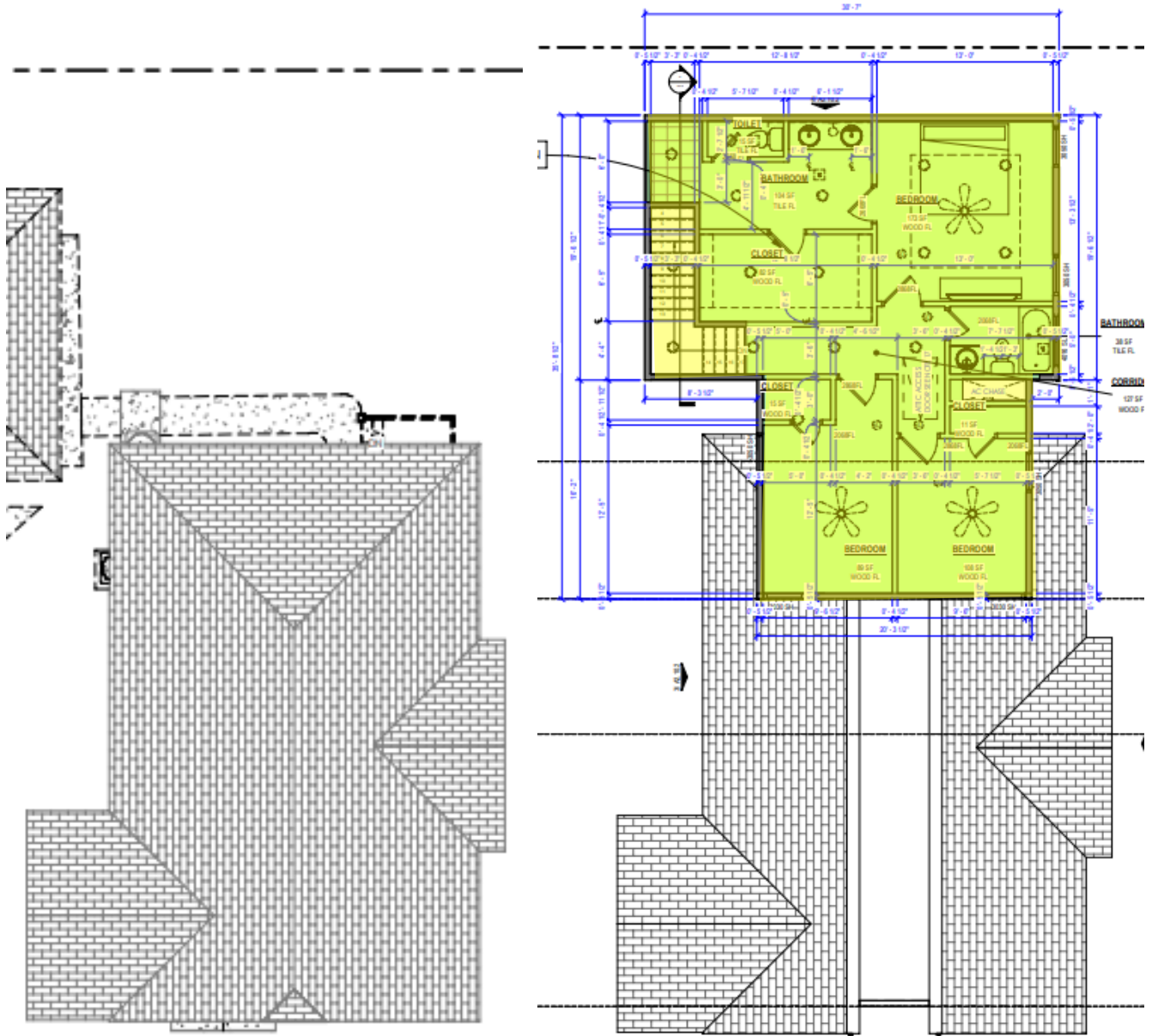




SECOND FLOOR PLAN

EXISTING

PROPOSED



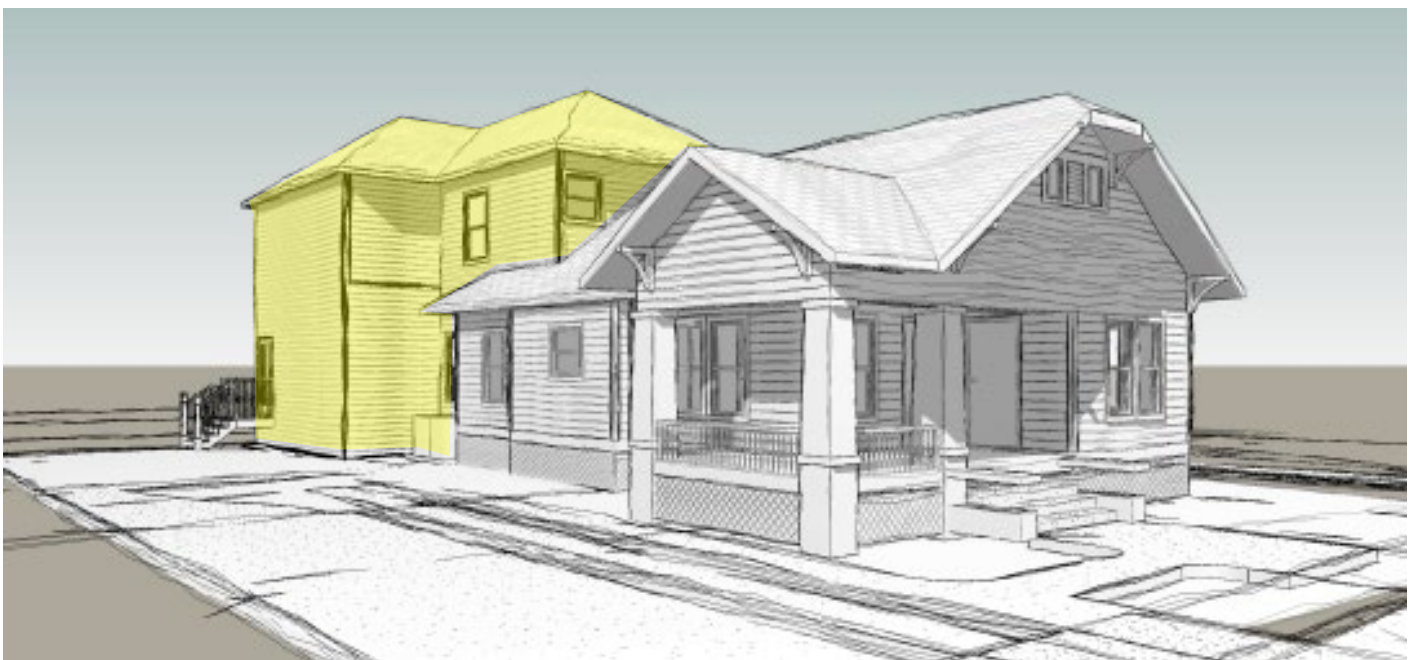
3D VIEWS

FRONT VIEW



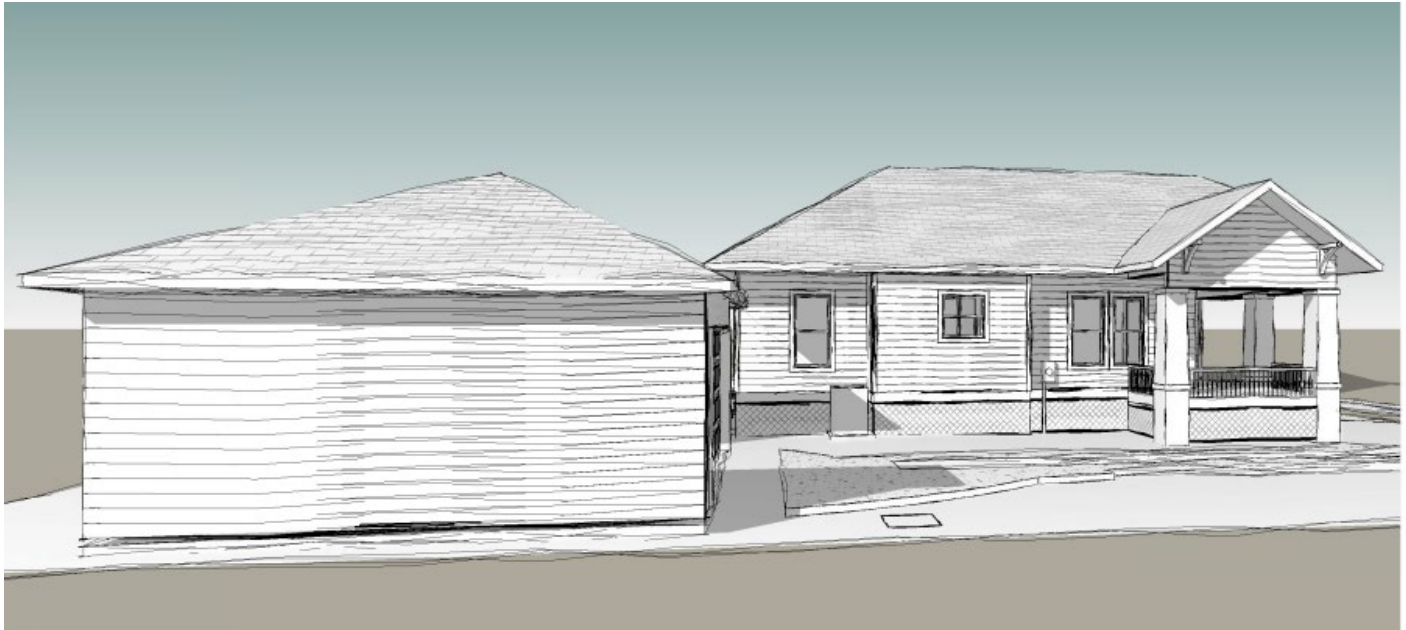
④ 3D FRONT-EXISTING

PROPOSED



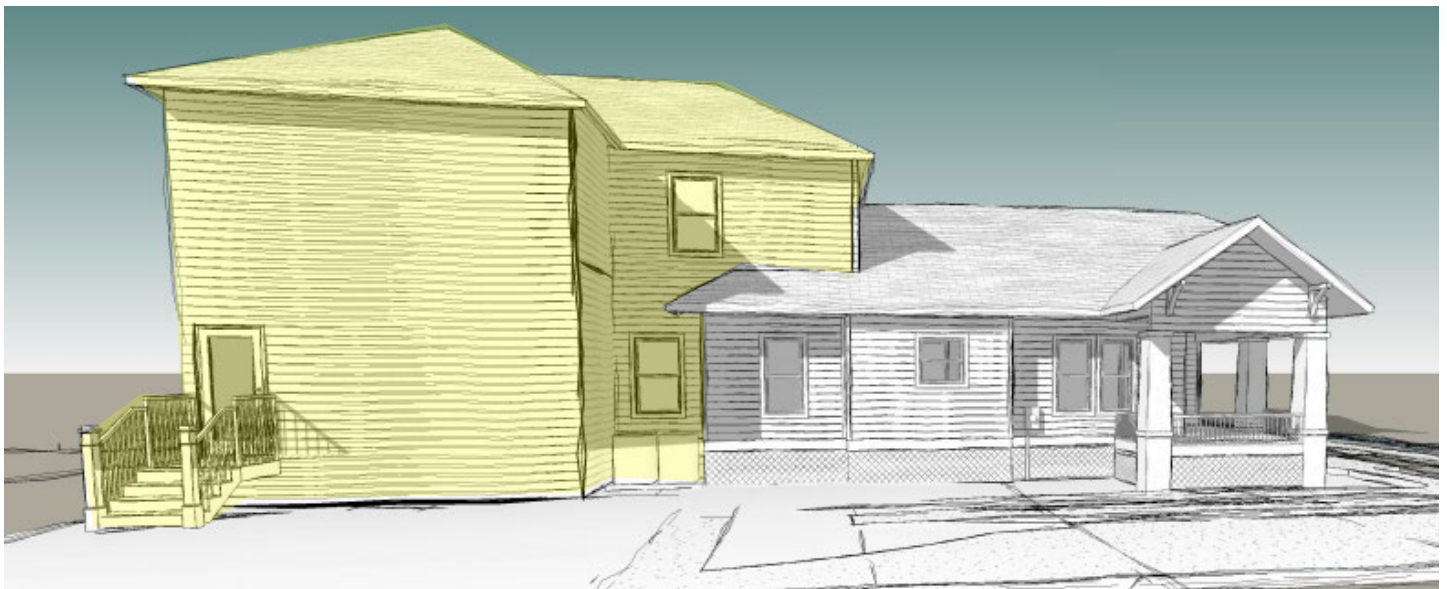
REAR VIEW/EAST SIDE

EXISTING



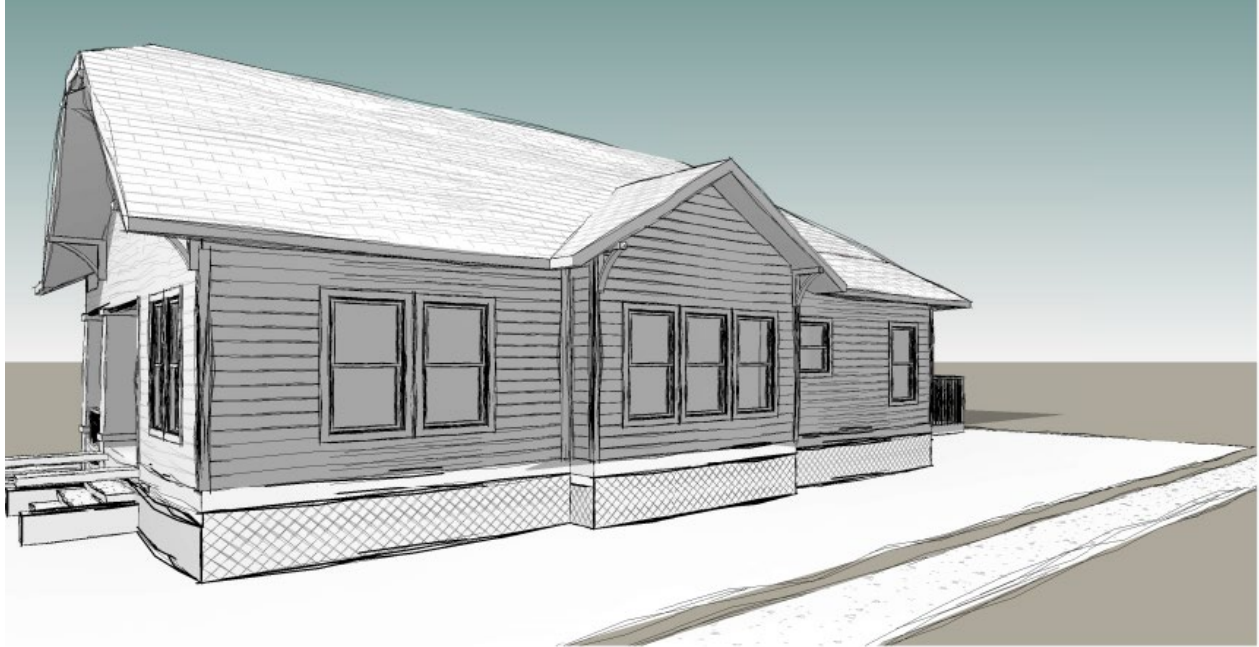
5 3D BACK-EXISTING

PROPOSED



3D RENDERING – SIDE VIEW FACING TULANE (CORNER LOT)

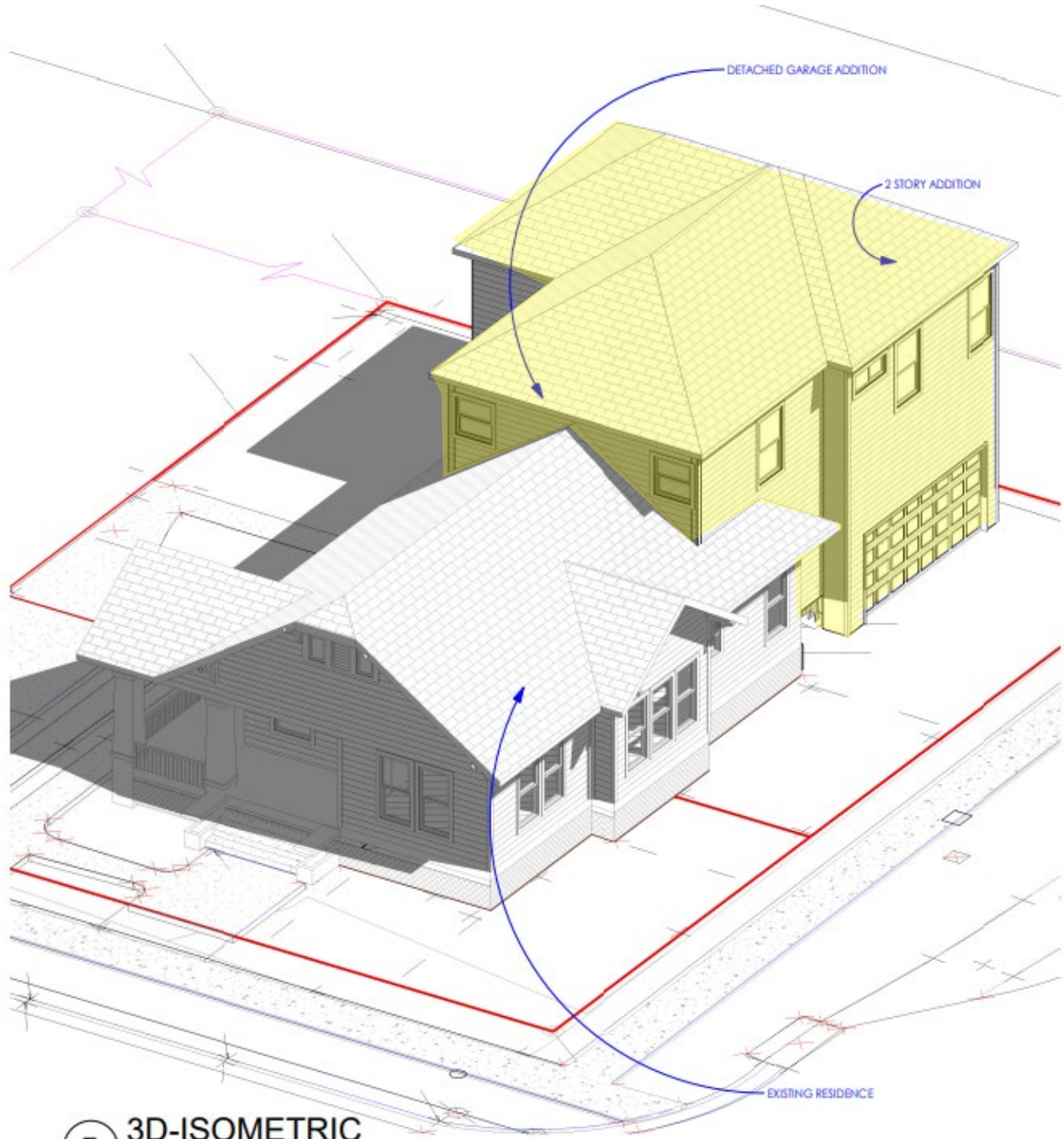
EXISTING



PROPOSED



3D-ISOMETRIC



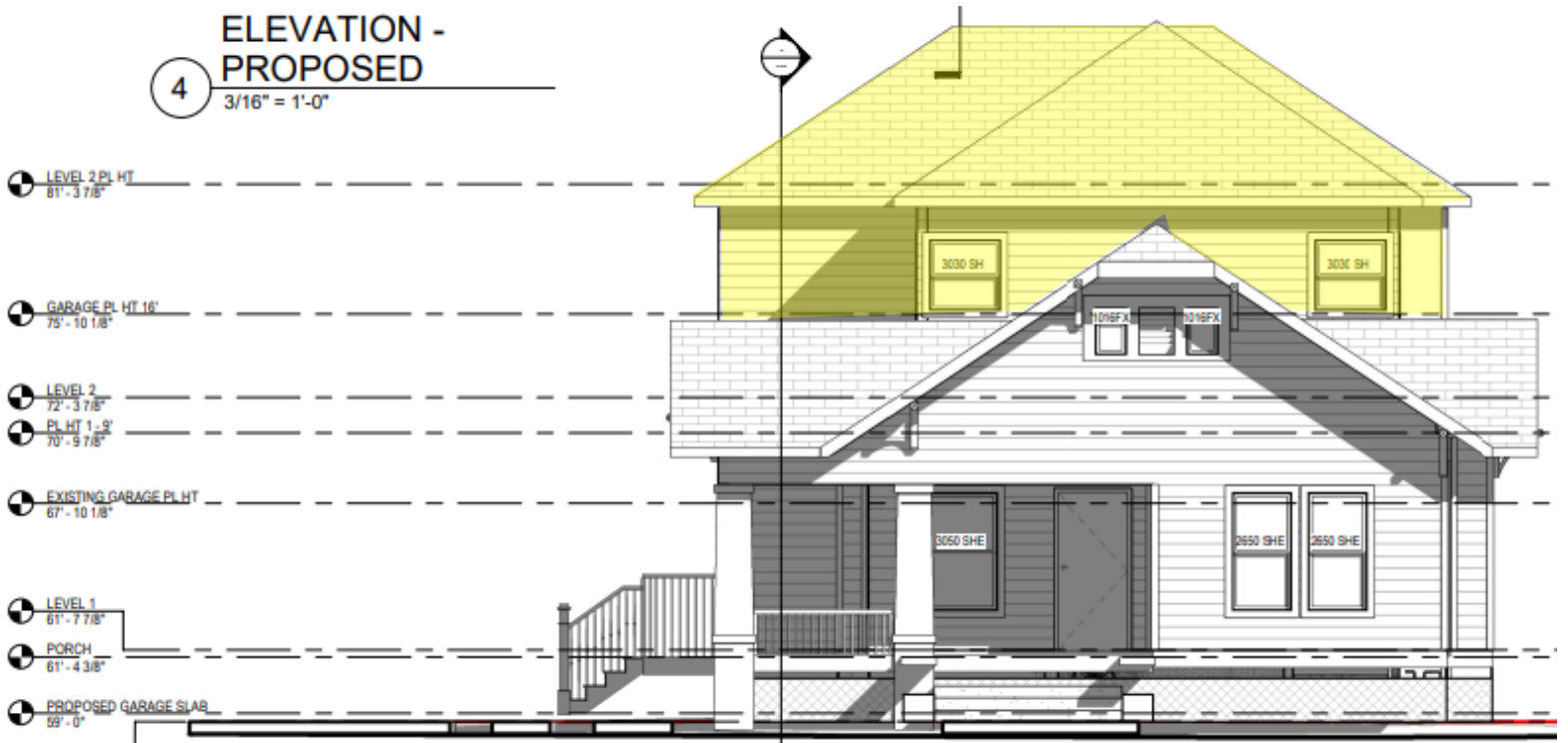
7 3D-ISOMETRIC

NORTH ELEVATION – FRONT FACING W. 14th
EXISTING



PROPOSED

4 **ELEVATION - PROPOSED**
3/16" = 1'-0"

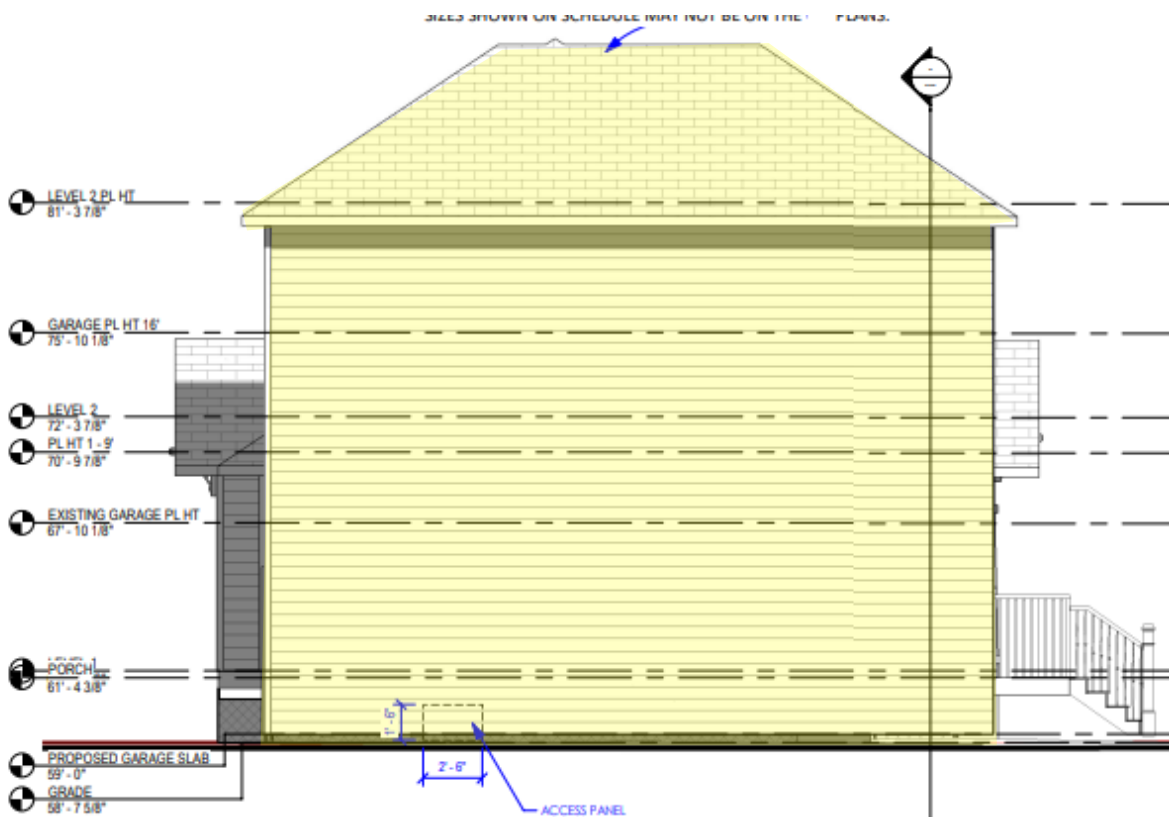


SOUTH (REAR) ELEVATION

EXISTING



PROPOSED

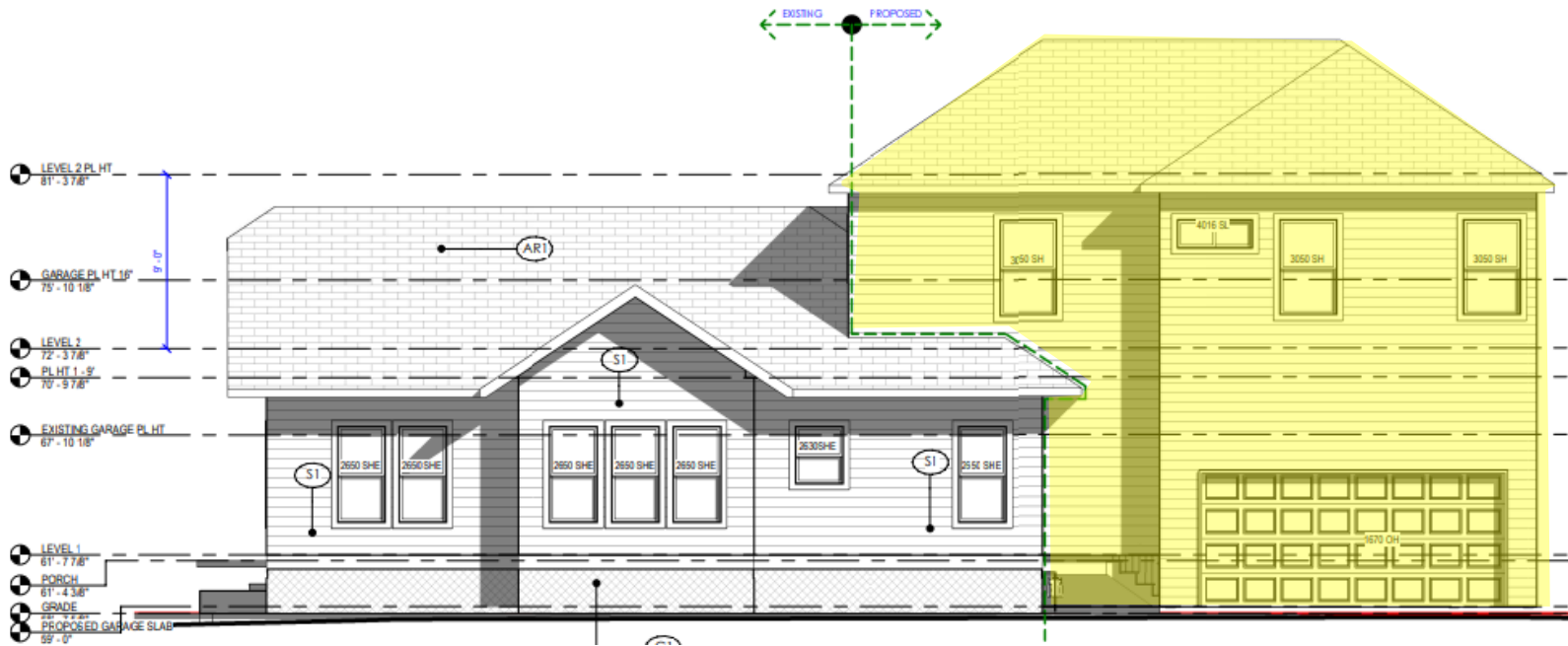


EAST SIDE ELEVATION

EXISTING

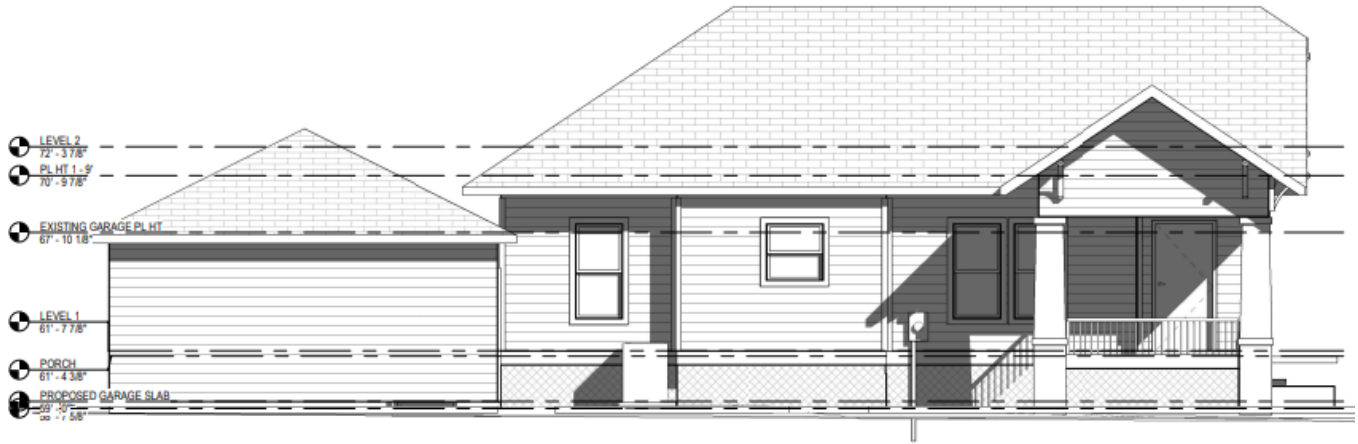


PROPOSED

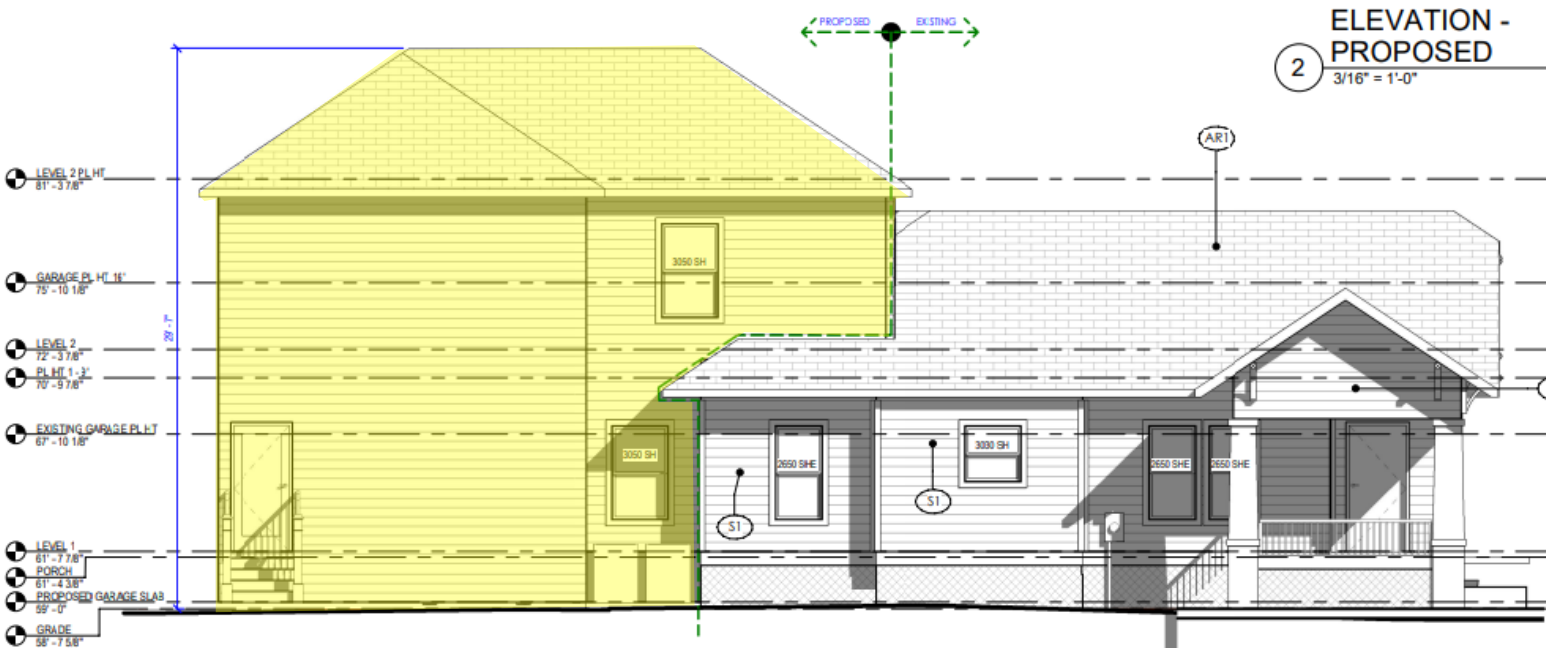


WEST SIDE ELEVATION

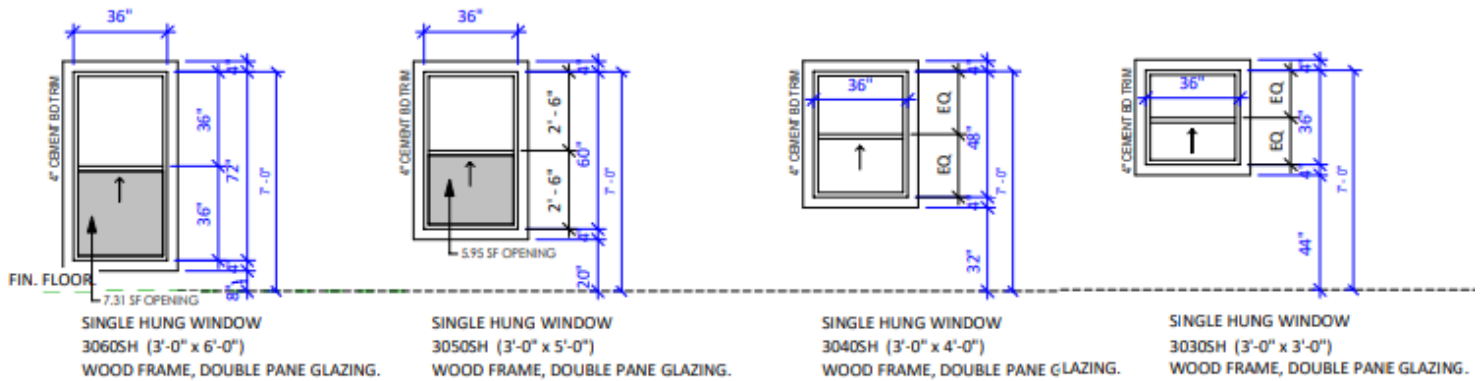
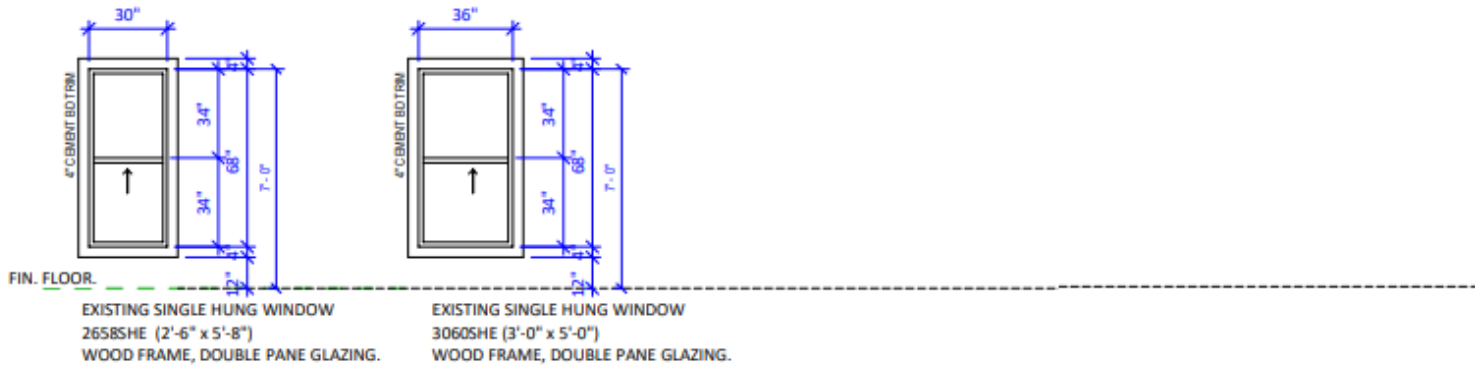
EXISTING



PROPOSED



WINDOW AND DOOR SCHEDULE



*NEW GLAZING TO BE:

- LOW-E
- DOUBLE PANE CLEAR GLASS
- WOOD FRAME
- U-VALUE: 0.3
- SHCG: 0.21
- ENERGY STAR QUALIFIED SOUTH/CENTRAL ZONE

1. AT HAZARDOUS LOCATIONS INCLUDING SHOWER ENCLOSURES, PROVIDE TEMPERED GLAZING PER IRC R308
2. PROVIDE CEMENT BOARD TRIM AROUND WINDOWS AT EXTERIOR CEMENT BOARD SIDING ONLY.
OMIT CEMENT BOARD TRIM AT BRICK VENEER EXTERIOR.
3. REFER TO PLANS FOR WINDOW SIZES AND LOCATIONS. ALL WINDOW SIZES SHOWN ON SCHEDULE MAY NOT BE ON THE PLANS.

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
2650SHE	WOOD	1/1	SH	30X60	RECESSED	ORIGINAL	YES
3050SHE	WOOD	1/1	SH	36X60	RECESSED	ORIGINAL	YES
3030SHE	WOOD	1/1	SH	36X36	RECESSED	ORIGINAL	YES
2630SHE	WOOD	1/1	SH	30X36	RECESSED	ORIGINAL	YES
2650SHE	WOOD	1/1	SH	30X60	RECESSED	ORIGINAL	NO

8 TOTAL
8 TOTAL
1 TOTAL
1 TOTAL
2 TOTAL

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
4016SL	WOOD	1/1	SL	48X18	RECESSED	PELLA	
3050SH	WOOD	1/1	SH	36X60	RECESSED	PELLA	
3030SH	WOOD	1/1	SH	36X36	RECESSED	PELLA	

1 TOTAL
5 TOTAL
2 TOTAL

Certificate Of Appropriateness: Alteration/Addition Worksheet



PLANNING & DEVELOPMENT DEPARTMENT

(For Houston Heights East, West, or South Districts only)

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:

https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Please fill out all information to the best of your knowledge. Not all fields will apply to every project.

Address: 420 W 14TH ST HOUSTON TX 77008

Lot Size (Total Sq Ft): 5500 SF

Lot Dimensions (W X L): 66'x83.33'

General Addition Info:		Existing	Proposed Demolition	Proposed/New square footage only
Primary Building	Square Footage (including garage and accessory structures)	932SF	0	1468SF
or	Total Conditioned Living Space	932SF	0	1468SF
Accessory Structure	Stories	1	0	2

Historic Preservation Tracker now offers a calculator for Lot Coverage and Floor to Area Ratio (FAR). Please create an application here <https://cohweb.houstontx.gov/HPT/login.aspx> and use that tool to calculate and save a **draft** of your application. We will also accept documents uploaded to Tracker that prove these calculations are accurate. Please refer to Section 5 pages 5-9 and 5-12 in the design guidelines for what square footage must be included or is exempt from each calculation. https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

Drawings must be labeled with measurements and support these numbers

Maximum Lot Coverage:

Total Lot Coverage (base sq ft)* =	1781
Total Lot Coverage (% based on lot size) =	32%

Floor to Area Ratio (FAR):

FAR (sq ft) =	1828
FAR (% based on lot size) =	33%

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Window information:

Are all windows inset & recessed? YES or NO

Window Notes:
Please upload vendor and material information documents into Preservation Tracker

PELLAWOOD

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For Houston Heights East, West, or South Districts only)



PLANNING & DEVELOPMENT DEPARTMENT

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:

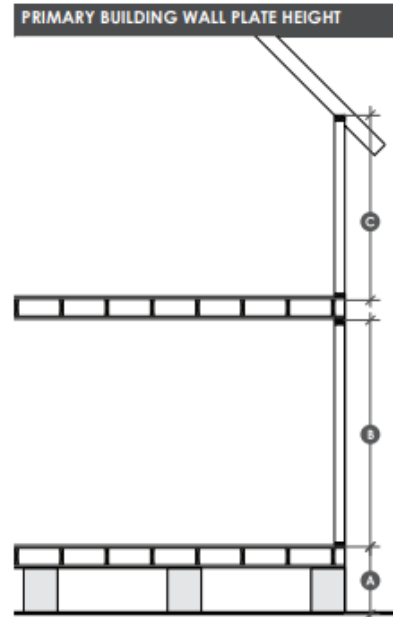
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/July2018/Houston-Heights-Design-Guidelines-July2018.pdf

*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Building Wall (Plate) Height:

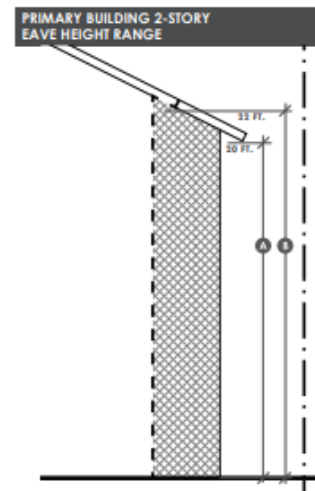
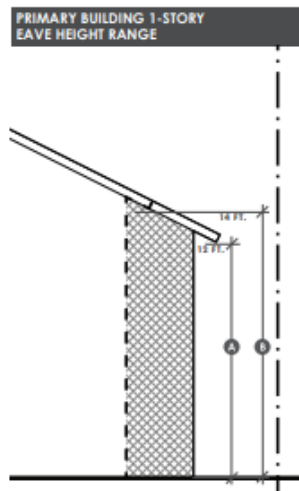
KEY	MEASUREMENT	APPLICATION
A	36 IN.	Maximum finished floor height (as measured at the front of the structure)
B	10 FT.	Maximum first floor plate height
C	9 FT.	Maximum second floor plate height

	Existing	Proposed/ New only
A. Finished floor height measured @ front from grade	2'-8"	2'-8"
B. First floor height (Plate Height) from max finished floor height	9'-2"	9'-2"
C. Second floor height (Plate Height) from first floor height	NA	9'-0"



Ridge and Eave Height:

	Existing	Proposed/New only
Stories	1	2
Max Ridge Height	NA	30'
Max Eave Height	12'	20'



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

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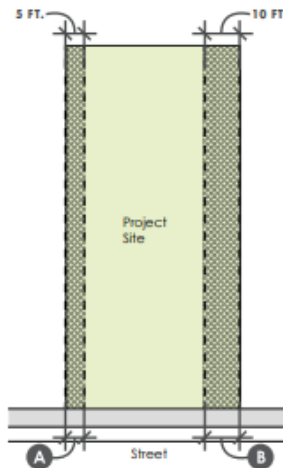
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

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Setbacks From Property Line:

	Existing	Proposed	Shares property line with neighbor -Y/N?
North	12'7"	13'0"	N
South	30'7"	5'	Y
East	27'5"	22'5"	Y
West	11'0"	13'	N

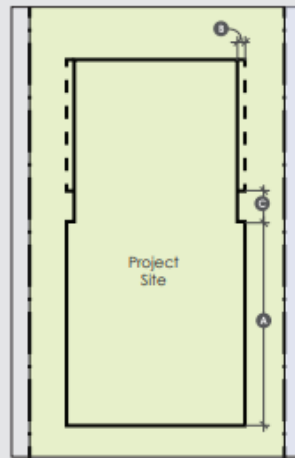
Note: This diagram shows just one example of a side setback configuration



KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Max Width/Depth (Overall)

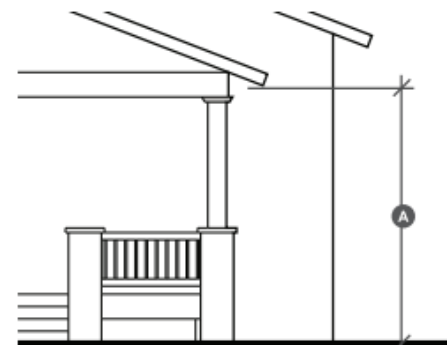
widest building wall corner to corner	Existing	Proposed
Max Width	40'	30'7"
Max Depth	NA	65'9"
Side wall inset width *if applicable	NA	2'



SIDE WALL LENGTH		
KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without inset (1-story)
	40 FT.	Maximum side wall length without inset (2-story)
B	1 FT.	Minimum depth of inset section of side wall (1-story)
	2 FT.	Minimum depth of inset section of side wall (2-story)
C	6 FT.	Minimum length of inset section of side wall

Porch Measurements (if applicable):

Proposed/New	Existing/Front	Rear Porch	Side Porch	Side Porch
A. Eave Height	11'	NA	NA	NA
Width	18'	NA	18'7"	NA
Depth	12'	NA	5'4"	NA
Railing Height	2'	NA	42"	NA



KEY	MEASUREMENT	APPLICATION
A	9-11 FT.	Minimum and maximum 1-story porch eave height.

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Material Info:

Foundation:

	Existing	Proposed
Type	PIER AND BEAM	PIER AND BEAM
Material	BRICK/WOOD	CONC

Do you have flooding issues?

YES

NO

Cladding:

	Existing	Proposed
Primary Siding Material <small>*If using cementitious siding, smooth is recommended.</small>	WOOD SIDING	CEMENT BD SIDING
Primary Siding Width Reveal (exposed width)	4"	6"
Skirting Material	WOOD	WOOD
Soffit Material	WOOD	CEMENT BD
Fascia Material	WOOD	CEMENT BD

Roof:

	Existing	Proposed
Pitch	8/12	7/12
Style	GABLE	HIP
Material	COMPOSITE SHINGLES	COMPOSITE SHINGLES

Porch Details:

	Existing	Proposed
Decking Material	WOOD	CONC
Pier/Base Material	MASONTY	CONC
Column Material	WOOD	WOOD
Step Material	CONC	WOOD
Railing Material	WOOD	METAL

Questions or Additional Information: