

CERTIFICATE OF APPROPRIATENESS

Applicant: David M. Gorham, Owner

Property: 501 Avondale Street, Lot 8, Block 2, Montrose Subdivision. The property includes a historic 3,068 square foot, two-story wood frame single-family residence situated on a 7,000 square foot (50' x 140') corner lot.

Significance: Contributing American Foursquare residence, constructed circa 1912, located in the Avondale West Historic District.

Proposal: New Construction – Garage

Previous COA HP2020_0158 from July 2020 was approved with connected two-story garage apartment, but scope of work was exceeded for addition. This proposed drawing set is totally new application for new construction of a detached garage.

- Two story garage and 2nd floor apartment with footprint of 606 sq ft. and second floor of 640sq for a total of 1,246sqft
- Ridge height is 27'3" – as compared to the primary residence of 31'
- All proposed windows will be wood-framed inset and recessed.
- Garage door with wood appearance – see vendor info
- Clad in 4" smooth cementitious siding
- Roof pitch matches primary residence at 7:12

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(a): 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

[X] [] [] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, 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;

[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION
AVONDALE WEST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT REAR LOT PHOTO



CONTEXT AREA



503 Avondale

503 Avondale – Contributing – 1912 (neighbor to the west)



515 & 517 Avondale

515 & 517 Avondale – Noncontributing – 1970-1973 (neighbor to the west)



502 Avondale

502 Avondale – Contributing – 1912 (across street)



610 Avondale

610 Avondale – Contributing – 1910 (across street and to the west)



2610 Whitney

2610 Whitney – Noncontributing – 1965 (neighboring north)



409 Stratford

409 Stratford – Noncontributing – 1955 (northeast)

3D RENDERING – FRONT FACING AVONDALE STREET

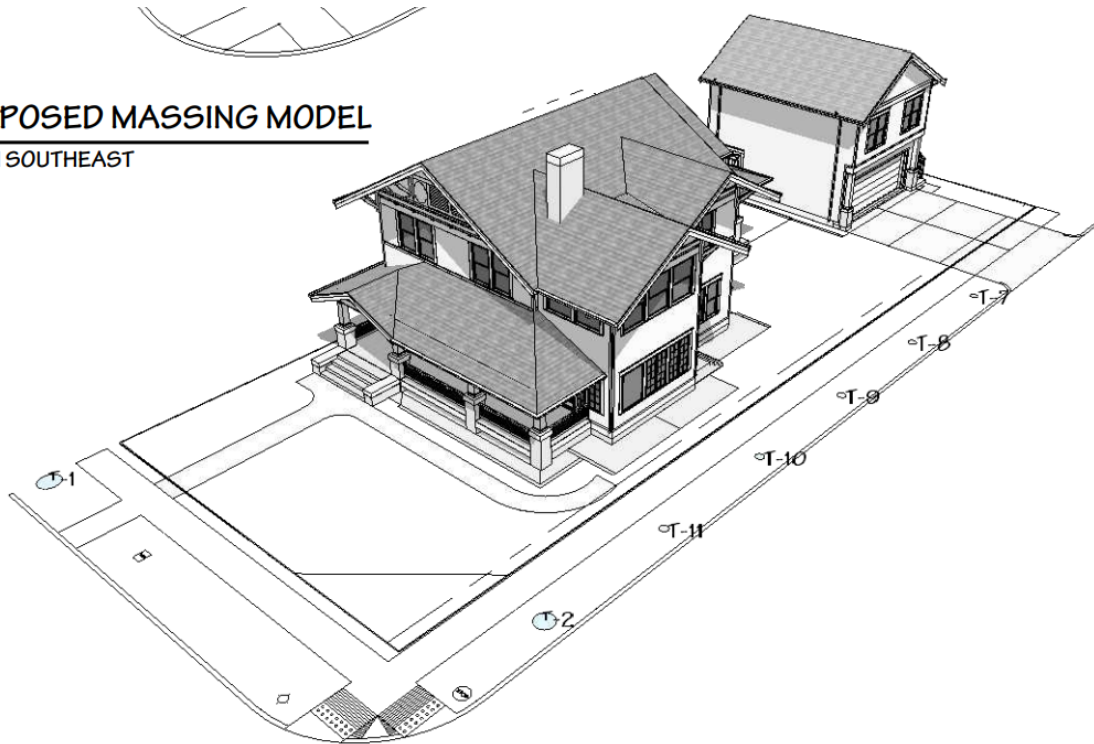
(FAÇADE TO REMAIN UNCHANGED)



PROPOSED EAST ELEVATION

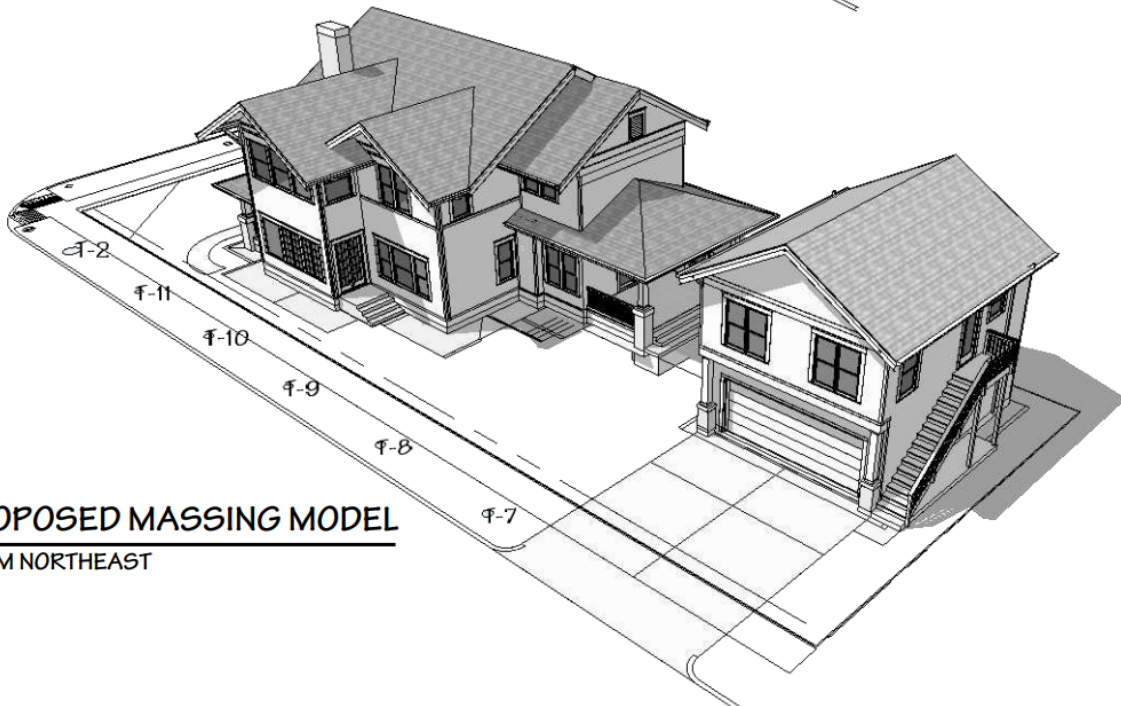
PERSPECTIVE VIEW

2 PROPOSED MASSING MODEL
FROM SOUTHEAST



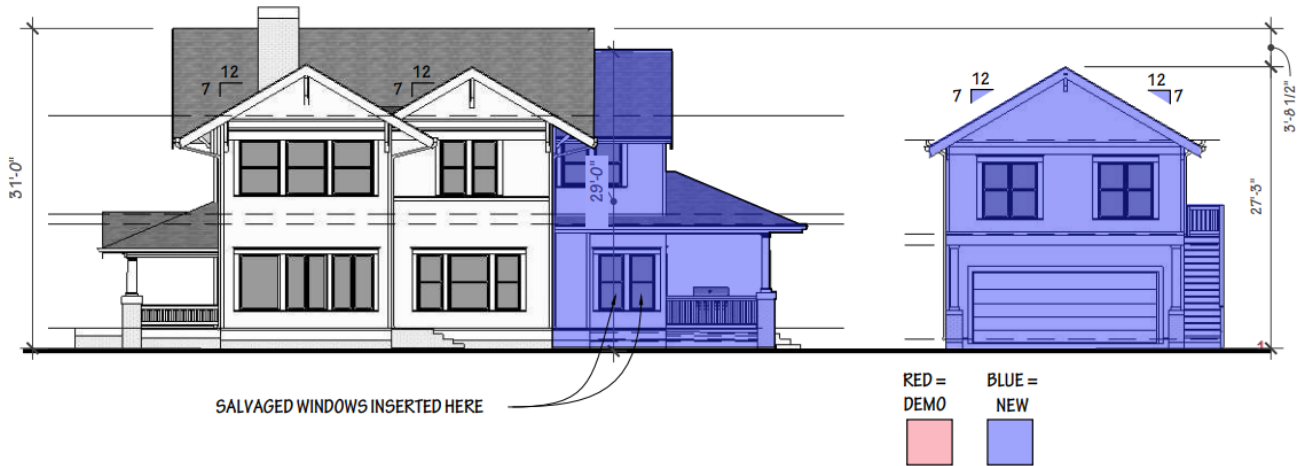
PROPOSED

2 PROPOSED MASSING MODEL
FROM NORTHEAST

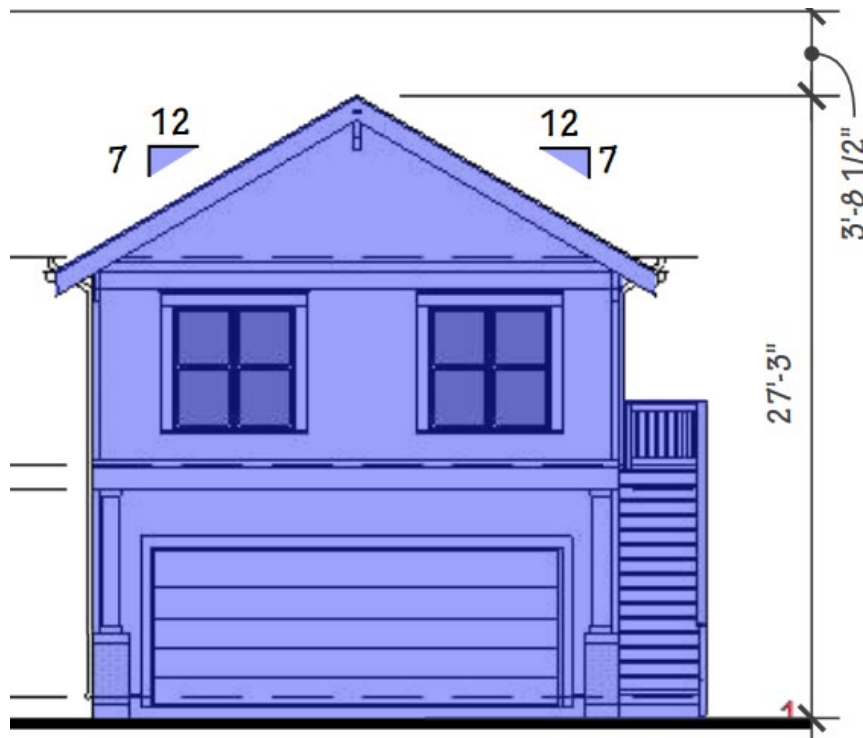


EAST ELEVATION – FACING WHITNEY STREET

2 PROPOSED EAST ELEVATION
Scale: 1/16" = 1 foot



PROPOSED



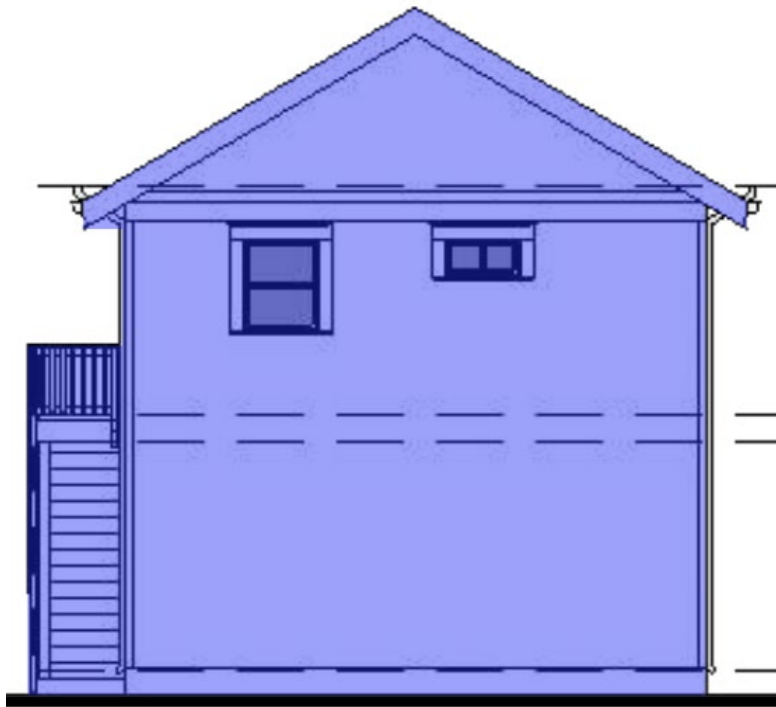
WEST SIDE ELEVATION -FACING INTERIOR

PROPOSED

3 PROPOSED WEST ELEVATION
Scale: 1/16" = 1 foot



PROPOSED



SOUTH SIDE ELEVATION - FACING PRIMARY RESIDENCE, PROPOSED



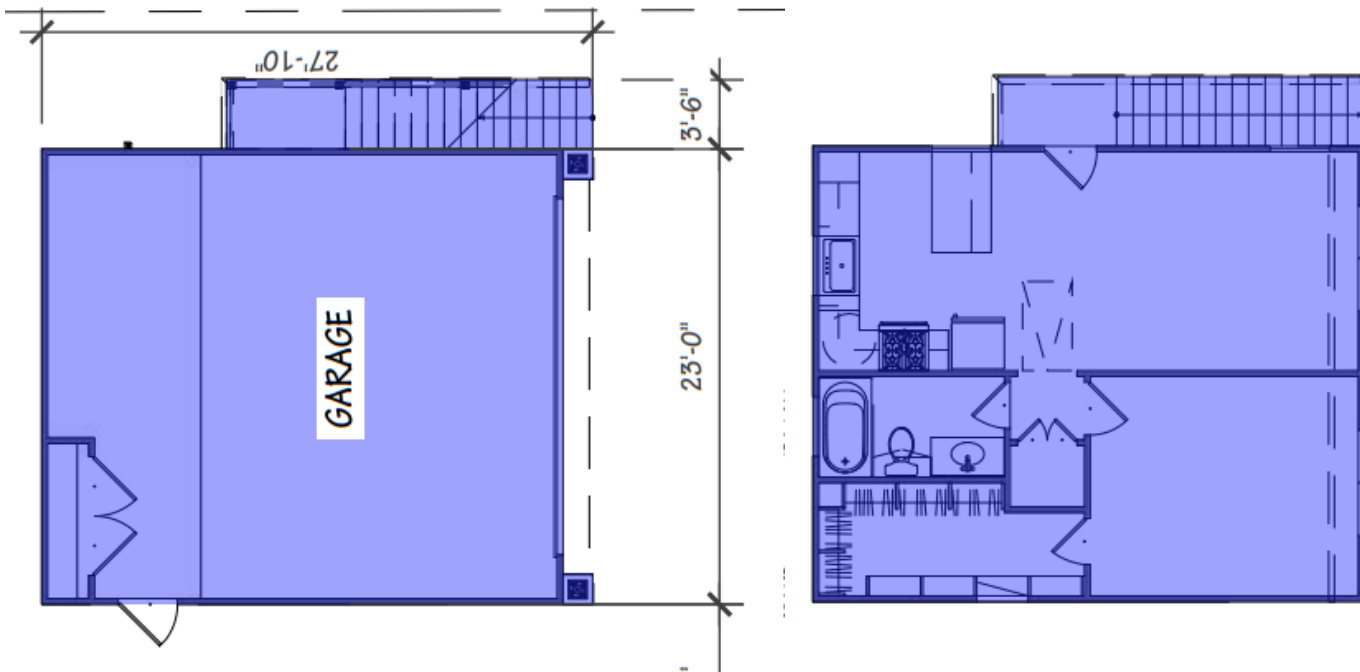
NORTH SIDE ELEVATION -REAR, PROPOSED



WEST SIDE ELEVATION

FIRST FLOOR PLAN

SECOND FLOOR PLAN



ROOF PLAN

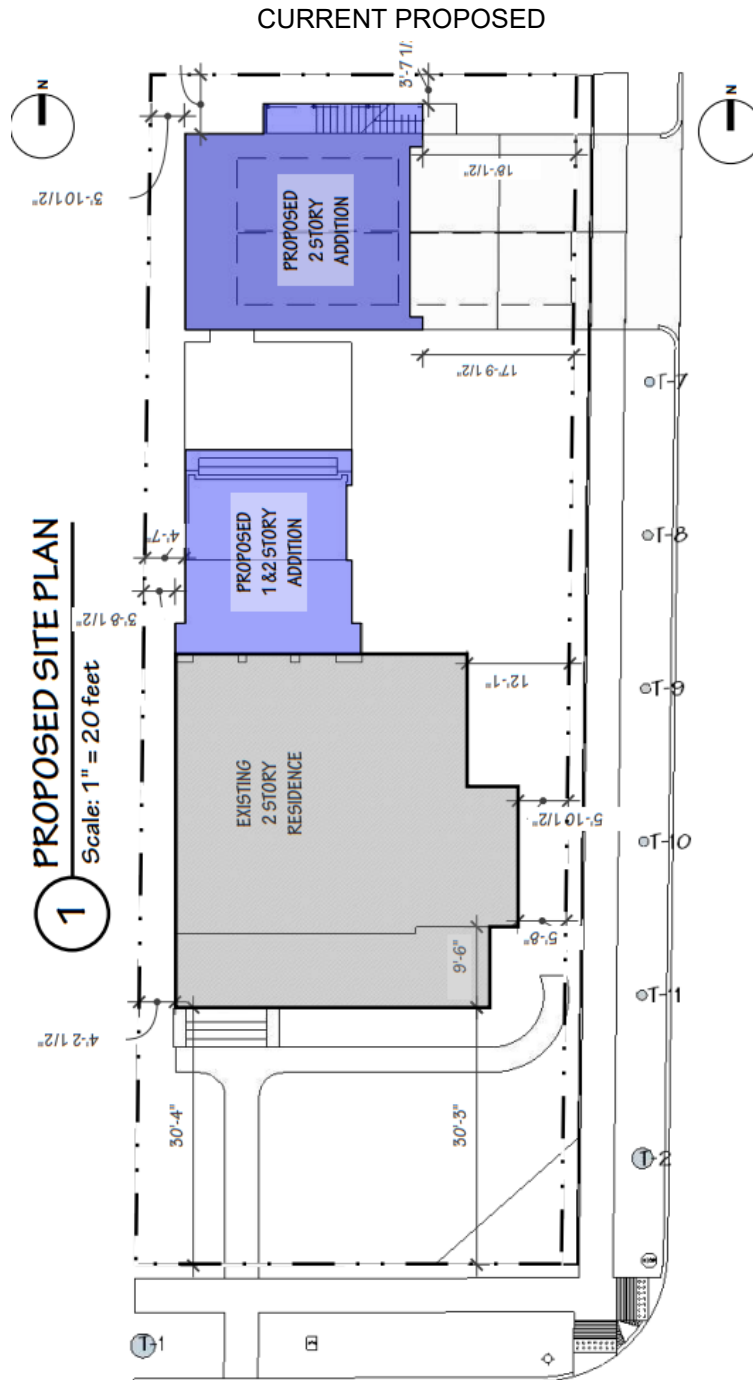


BLUE = NEW

RED = DEMO

SITE PLAN - EXISTING

APPROVED BY HAHC JULY 2020 – SCOPE OF WORK EXCEEDED AND PLANS CHANGED, NEW APPLICATION FOR GARAGE

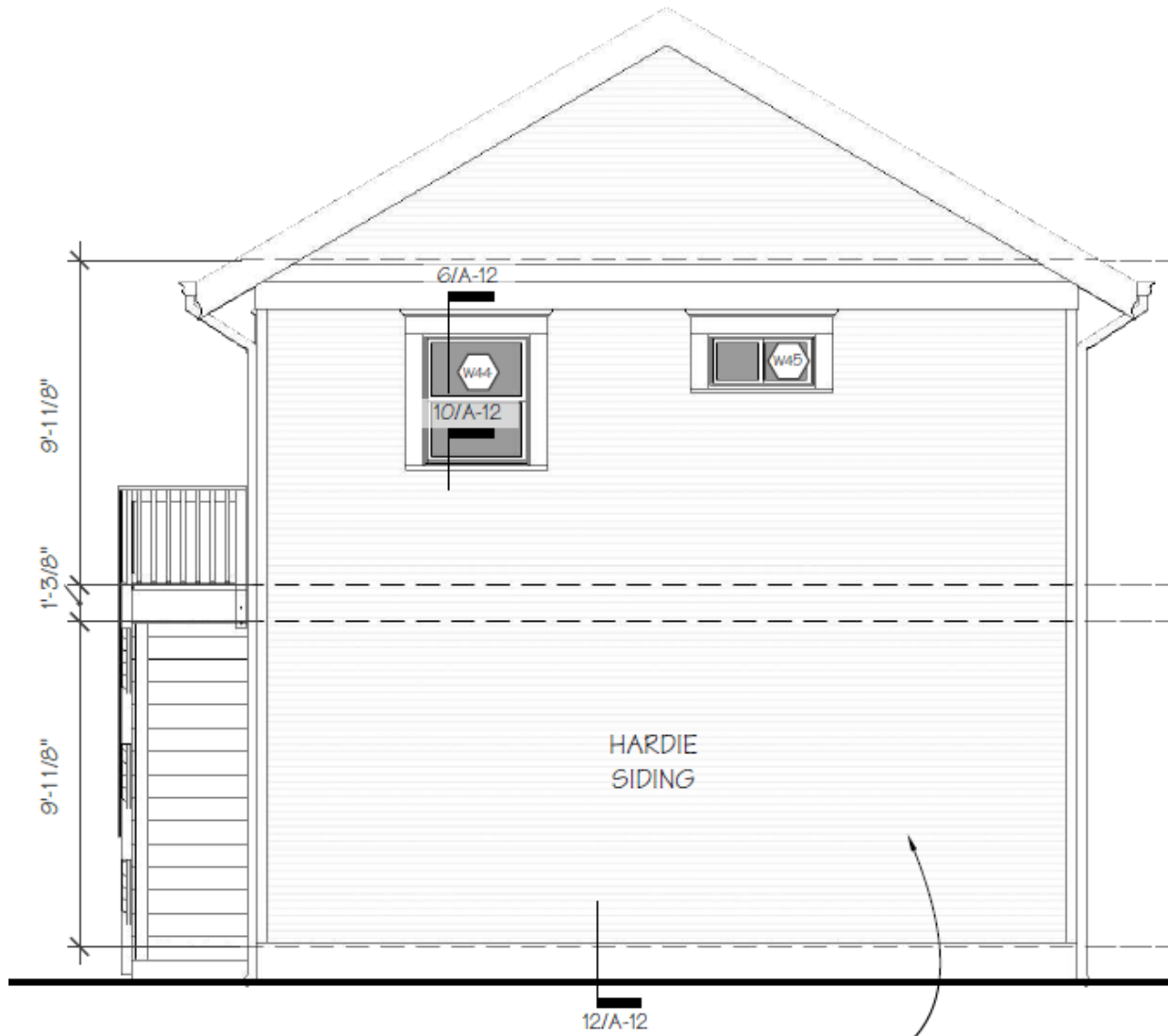


EAST ELEVATION -WINDOW DETAILS - W38, W39, W40, W41



W38	Wood	1/1	DH	32x66	Jeld Wen	New
W39	Wood	1/1	DH	32x66	Jeld Wen	New
W40	Wood	1/1	DH	32x66	Jeld Wen	New
W41	Wood	1/1	DH	32x66	Jeld Wen	New

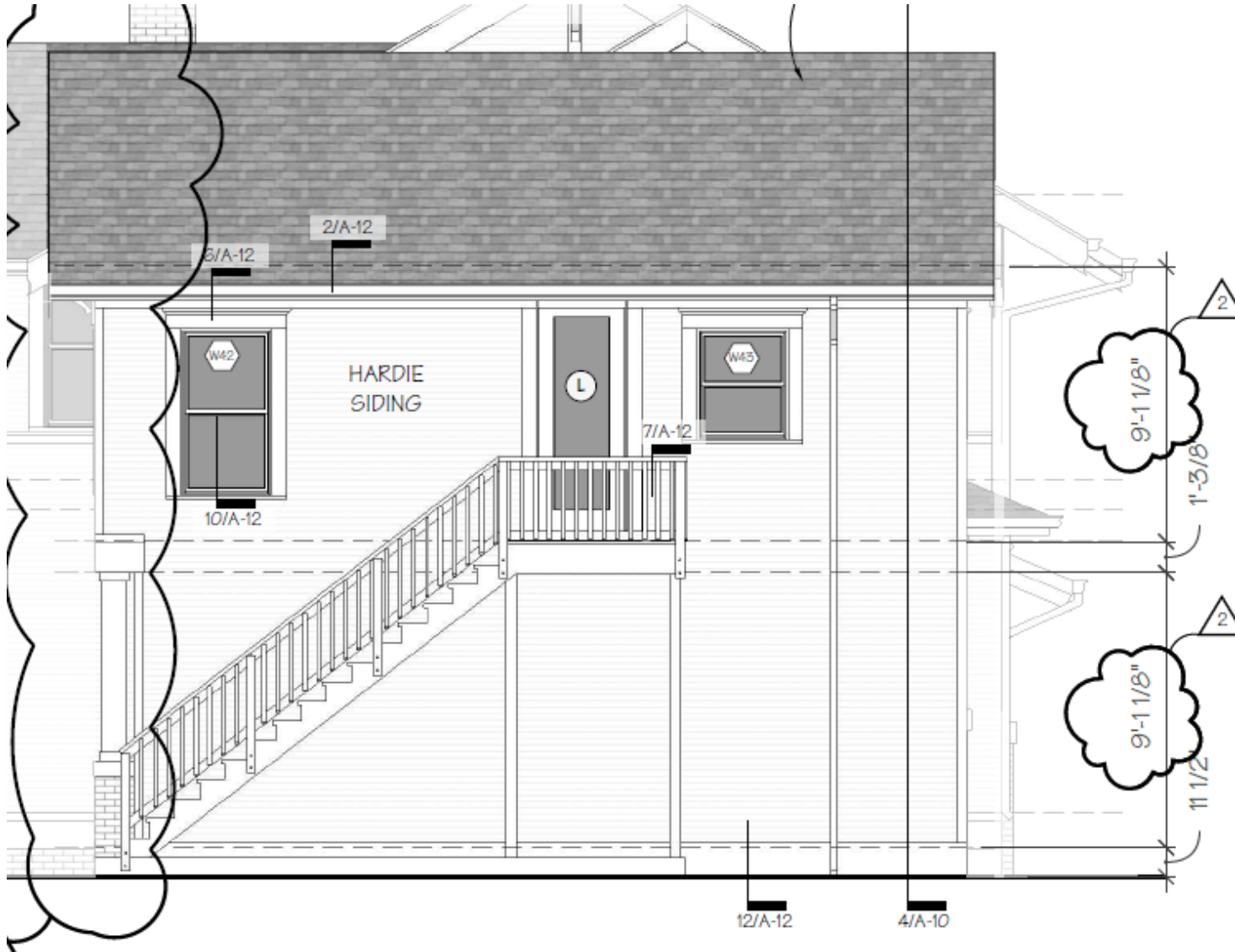
WEST ELEVATION - WINDOW DETAILS – W44. W45



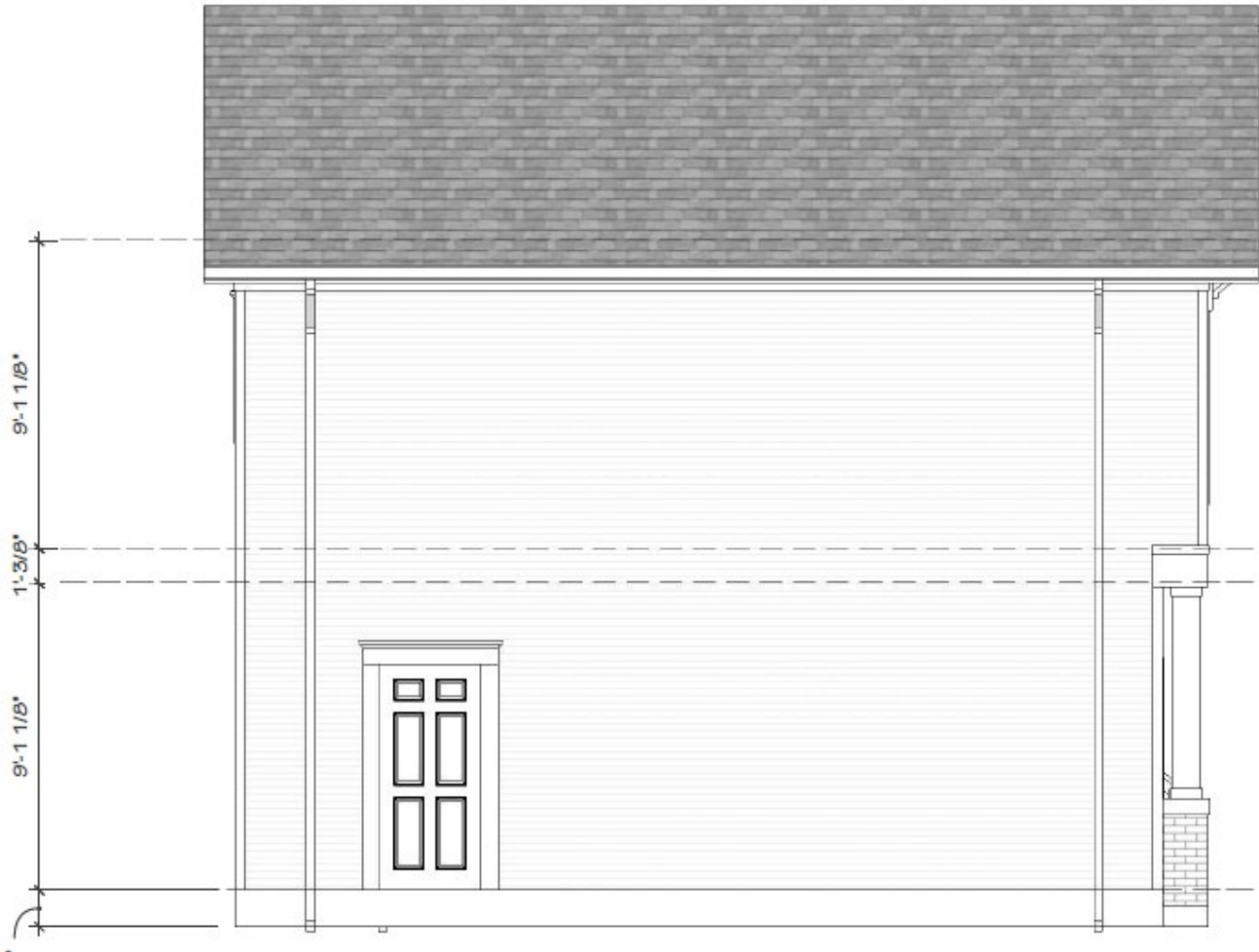
5-1/4" HARDIPLANK LAP SIDING
SMOOTH WITH 2-5/8" WEATHER
ON STURDI-STRIP RAIN SCREEN
ON WATERPROOF MEMBRANE-TYP.

W44	Wood	1/1	DH	36x44	Jeld Wen	New
W45	Wood	1/1	DH	36x18	Jeld Wen	New

NORTH ELEVATION - WINDOW DETAILS – W42, W43



W42	Wood	1/1	DH	36x66	Jeld Wen	New
W43	Wood	1/1	DH	36x44	Jeld Wen	New



Certificate Of Appropriateness: New Construction Worksheet

(For Buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* 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.

Address*: 501 Avondale Street **Lot Size (TOTAL SQ FT)*:** 7000

General New Construction Info:

Primary or Accessory Building*	Accessory Bldg
Proposed Total Square footage*	1246
Proposed stories*	2
Proposed max ridge height*	27'-3"
Proposed max eave height*	18'-6"

Lot Dimensions (W X L)*: 50 X 140

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*	3'-5 1/2"	Yes
South*	110'-0"	No
East*	18'-2"	No
West*	3'-8'	Yes

Context Area:

Neighbor #1 stories*		Neighbor #2 stories*	
Neighbor #1 ridge height		Neighbor #2 ridge height	

Square Footage/Lot Coverage:	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small>	1464
Attached Garage or Storage Space Square Footage	N/A
Detached Garage, Garage Apartment or Accessory Building Square Footage	1246
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>	718
Total Lot Coverage (base sq ft)* =	2182
Total Lot Coverage (% based on lot size)* =	31.17%

Do you have flooding issues?

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	27'-10"
Max Depth*	28'-8"

Foundation:

YES or NO

	Proposed
Grade to Finished Floor Height (1st fl)*	1'-1"
Type*	Slab
Material *	Concrete

Roof:

	Proposed
Pitch*	7:12
Style*	Gable
Material*	Composition

Cladding:

	Proposed
Primary Siding Material*	Hardiplank
Primary Siding Width Reveal	4"
Skirting Material	N/A
Soffit Material	5 1/2" Pine T&G
Fascia Material	Harditrim

YES NO

Are all windows on the addition inset & recessed? YES NO

Porch Details:

	Proposed
Eave Height	
Width	
Depth	
Decking Material	
Pier/Base Material	
Column Material	
Step Material	
Railing Height	
Railing Material	

Please fill out the window worksheet and review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 4:48 PM

REFERENCE FOR GARAGE DOOR MATERIAL – SEE ELEVATION FOR DESIGN
WOOD APPEARANCE



Windsor LP® PurposeBuilt™
Custom Trim

Standard Trim • 2" Insulation
Multiple Window Options Available

The Windsor LP PurposeBuilt Custom Trim door provides a deep carriage reveal and maximum curb appeal with limited maintenance. The LP PurposeBuilt is constructed of 2" thick steel sections with

2" vinyl back insulation, primed trim and commercial grade hardware. This eco-friendly option uses SCS certified products to form a design that will transform your home. Choose from over 100 design options.

WINDSOR DOOR 10-Year Limited Warranty

Windsor LP PurposeBuilt doors are made with trim that resists fungal decay and termites. It comes pre-primed and there are no knots or voids to cut around. Garage door trim is such a focal point of the home. Shouldn't you choose one that outlasts the elements?



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