

CERTIFICATE OF APPROPRIATENESS

Application Date: July 26, 2021

Applicant: Daniel S. Turner, architect, for Kate McGregor, owner.

Property: 1101 Heights Boulevard Lot 1, Block 1, Heights Court R/P Amend Subdivision. The property includes a new 5,038 square foot, one-story concrete commercial building situated on a 7,170 square foot corner lot.

Significance: Contributing Queen Anne Style Residence, constructed circa 1904, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition.

The house has a previous addition and interior renovation completed in 2009. The applicant proposes to construct a 4,367 square feet addition primarily to the rear of the site to include new classroom space, library, therapy spaces and gross motor development.

The applicant is proposing the following:

- Converting the former Burnett House into A New Leaf School - for children aged 5 through 11. The school will serve children with unique learning abilities and methodologies specifically focused on language and speech development.
- Converting a screen in porch on the rear of the 2009 addition to conditioned space on the north elevation at the rear of the lot.
- The new addition is to contain two habitable floors within the existing envelope of the original architecture. The applicant proposes to take full advantage of the elevated crawl space at 7'-4" along with vaulted ceilings and the use of more modern structural design and materials. The addition will also feature the following:
 - The roof will have a 6:12 and a flat pitch. The roof will be hip and gable.
 - A reinforced concrete slab on grade foundation.
 - It will be clad with smooth siding.
 - The addition's ridge height will match the existing at 25'-9".
- Adding a new commercial elevator within the footprint of our new addition to ensure full accessibility to the entire campus.

See enclosed application materials for more details.

Public Comment: No 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 missing 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

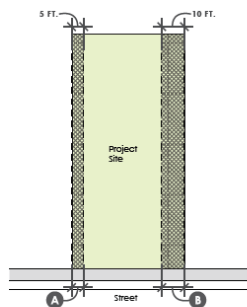
In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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: 19,818
 Max lot coverage percentage: 0.38
 Max lot coverage: 7,531
 Proposed Lot Coverage: 4,590

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 (E): 12'-11"
 Proposed side setback (W): 15'-3"
 Cumulative side setback: 28'-2"

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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: 19,818

Max FAR: 7,927

Proposed FAR: 7,191

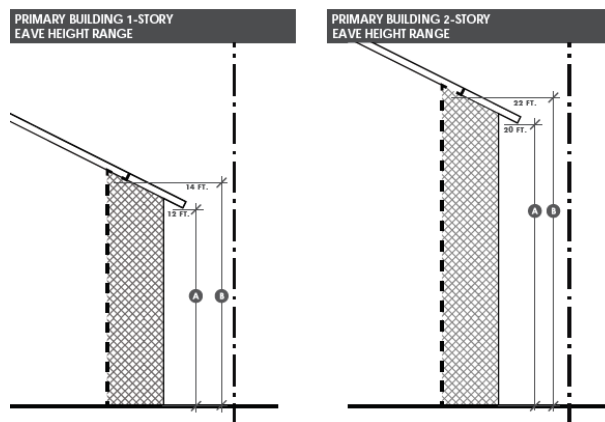
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Side Wall Length and Insets (Addition and New Construction)

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

Max width: 29'-3"

Side Wall inset depth: 2'-11"



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

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

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Eave Height (Addition and New Construction)

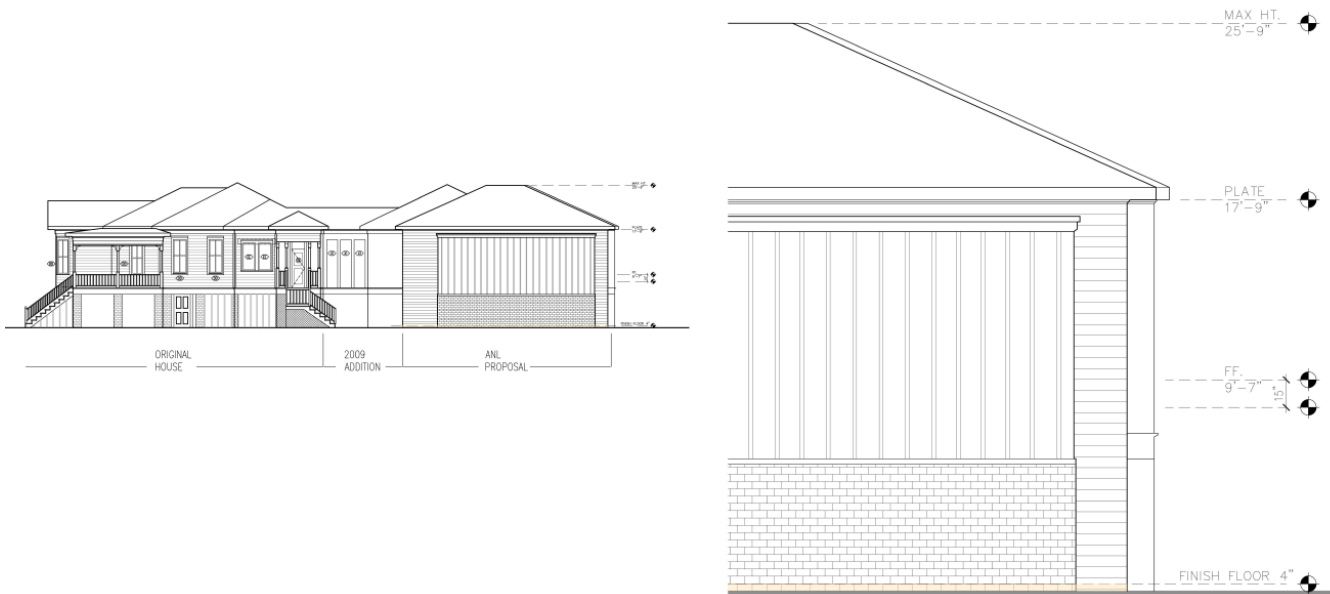
Proposed eave height: 17'-9"



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: 4"
 Proposed first floor plate height: 8'
 Proposed second floor plate height: 8'-2"



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

219 W 11th



CURRENT PHOTO



CONTEXT AREA



Figure 1_1117 Allston Street, Contributing



Figure 2- 1120 Allston Street, Contributing

3D RENDERING

PROPOSED

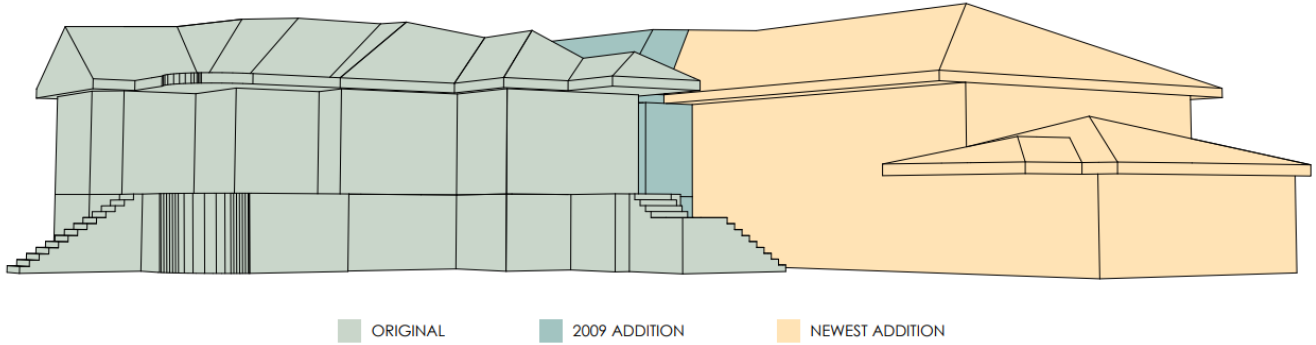


Figure 5- MASSING



Figure 3- FRONT VIEW (W 11TH STREET)



Figure 4- OBLIQUE VIEW

STREET VIEW



CURRENT STREET VIEW



PROPOSAL

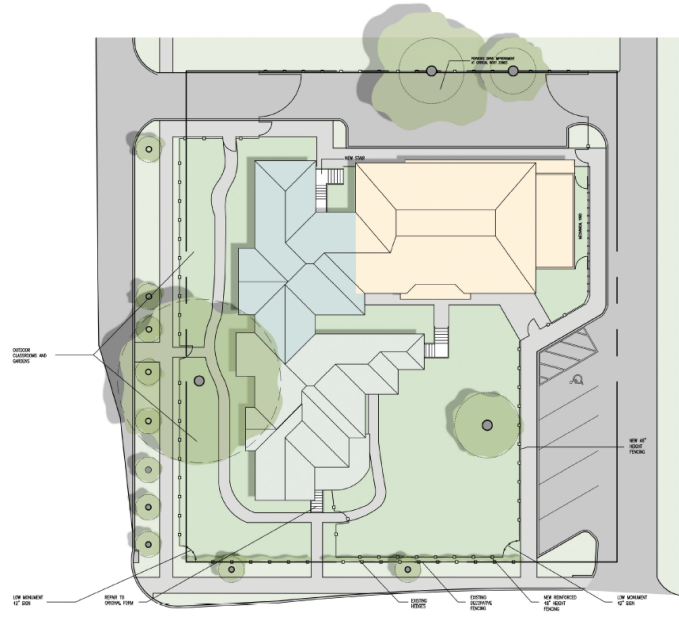
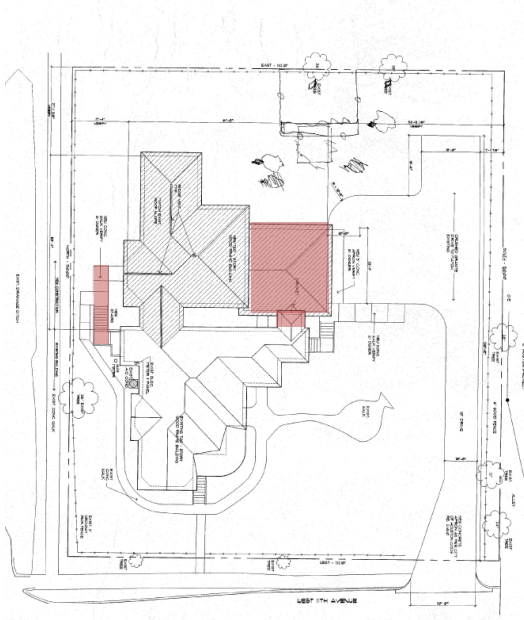


SITE PLAN

EXISTING / DEMO

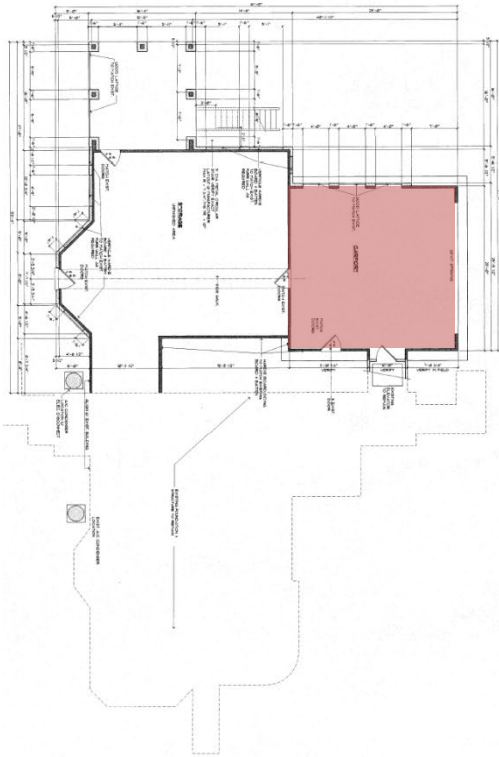
PROPOSED

ORIGINAL 2009 ADDITION NEWEST ADDITION

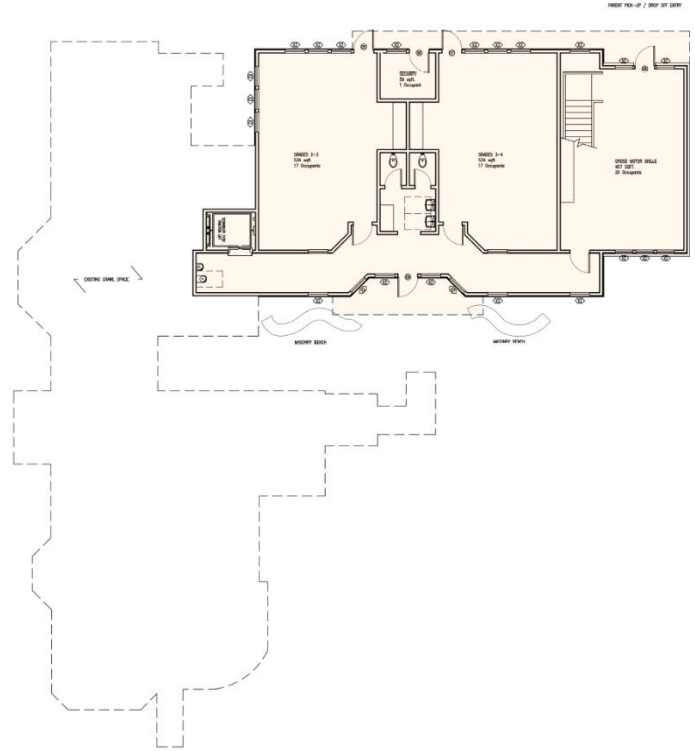


GROUND FLOOR PLAN

EXISTING / DEMO

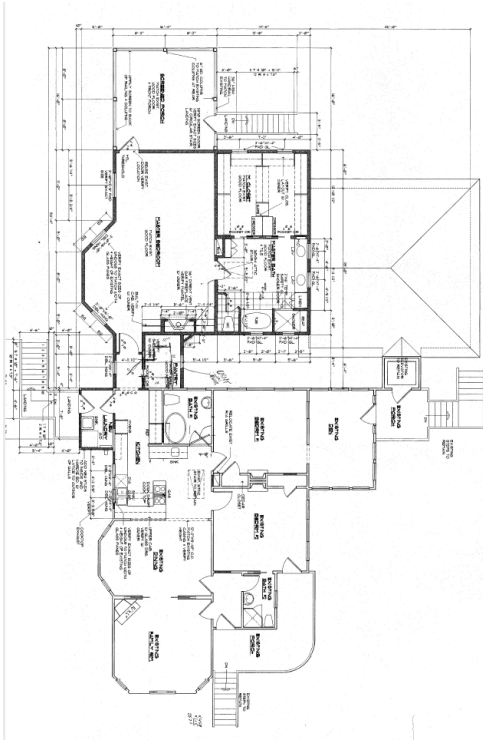


PROPOSED

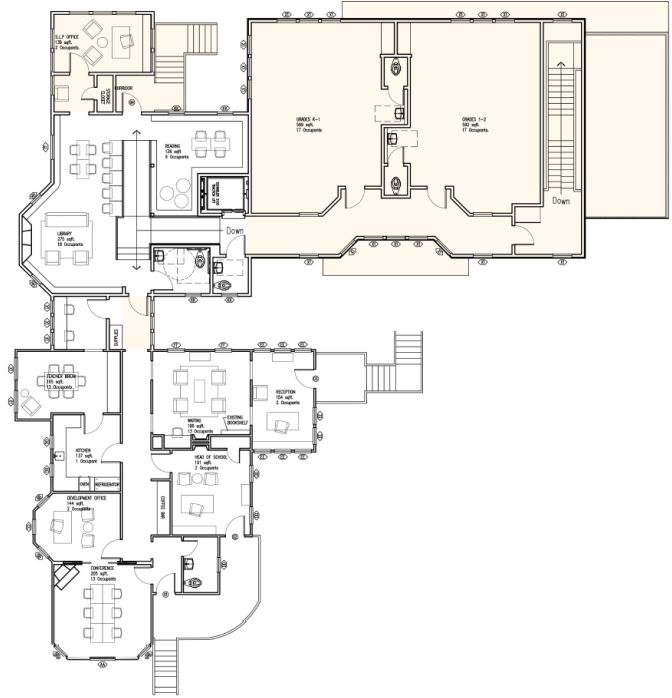


FIRST FLOOR PLAN

EXISTING

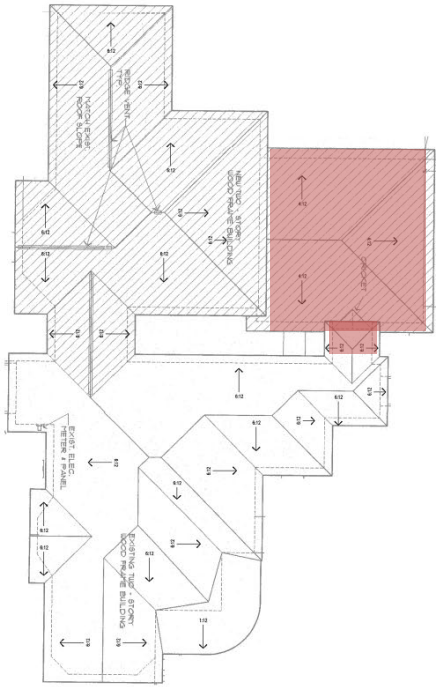


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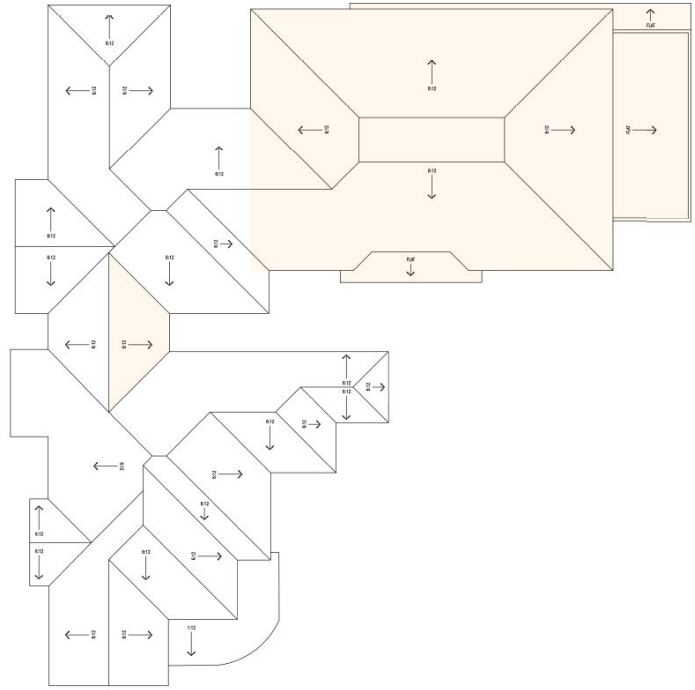


ROOF PLAN

EXISTING



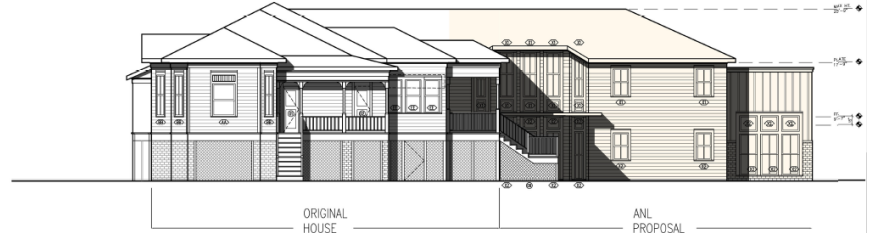
PROPOSED



SOUTH ELEVATION (FRONT)

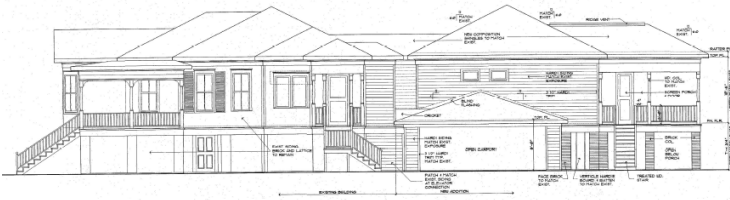


01 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



02 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION (SIDE)



03 EXISTING EAST ELEVATION
1/8" = 1'-0"



04 PROPOSED EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION (SIDE)

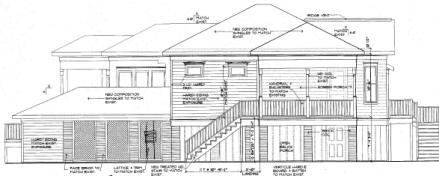


03 EXISTING WEST ELEVATION
1/8" = 1'-0"

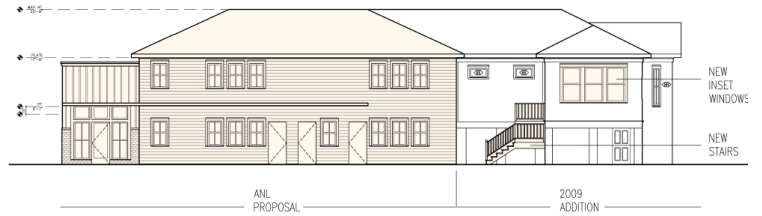


04 PROPOSED WEST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION (REAR)



01 EXISTING NORTH ELEVATION
1/8" = 1'-0"



02 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

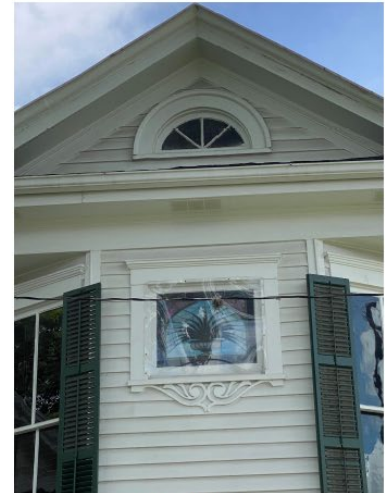
**APPLICANT'S MATERIAL
DETAILS**



MATERIAL PRECEDENT



EXISTING DECORATIVE WINDOW TRIM



EXISTING STAIN GLASS



CRAWL SPACE



EXISTING PATIO TRIM



EXAMPLE OF AN ELEVATED HOME IN THE AREA

WINDOW SCHEDULE

EXISTING WINDOW SCHEDULE				
TAG	NOMINAL SIZE	OPERATION	WALL TYPE	QUANTITY
<AA>	4'-0" X 6'-0"	SINGLE HUNG	2x4	1
<BB>	2'-0" X 6'-0"	SINGLE HUNG	2x4	4
<CC>	2'-8" X 2'-0"	FIXED	2x4	1
<DD>	2'-8" X 6'-0"	SINGLE HUNG	2x4	3
<EE>	2'-4" X 5'-0"	SINGLE HUNG	2x4	8
<FF>	3'-0" X 6'-0"	SINGLE HUNG	2x4	2
<GG>	2'-2" X 4'-4"	DOUBLE HUNG	2x6	2
<HH>	3'-0" X 6'-0"	DOUBLE HUNG	2x6	2
<JJ>	3'-10" X 9'-0"	FIXED	2x6	1
<KK>	2'-6" X 1'-4"	FIXED	2x6	4

PROPOSED WINDOW SCHEDULE				
TAG	NOMINAL SIZE	OPERATION	WALL TYPE	QUANTITY
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X
<X1>	X'-X" X X'-X"	X	2x6	X

WINDOWS TO BE FROM JELD-WEN 2500 SERIES

DOOR SCHEDULE

EXISTING DOOR SCHEDULE							
TAG	LOCATION	NOMINAL W/H	TYPE	HARDWARE	SWING	EXT / INT	FRAME
①	ORIGINAL HOUSE	3'-0" X 8'-0"	SC	XX	RH	EXT	WD
②	ORIGINAL HOUSE	3'-0" X 8'-0"	SC	XX	RH	EXT	WD
③	ORIGINAL HOUSE	3'-0" X 8'-0"	SC	XX	RH	EXT	WD

PROPOSED DOOR SCHEDULE							
TAG	LOCATION	NOMINAL W/H	TYPE	HARDWARE	SWING	EXT / INT	FRAME
④	2009 ADDITION	3'-0" X 7'-0"	XX	XX	RH	EXT	WD

HAHC Certificate of Appropriateness
***Conversion of the Burnett House at 219 W 11th. into
A New Leaf School***

July 26th, 2021

For: **HAHC Staff and Commissioners**

Existing Property
Conditions

The Burnett House, constructed in 1904 is a contributing structure - wood framed home to the Houston Heights West neighborhood. The home is in the victorian style with teardrop wood siding and trims on the primary level and a combination of board and batten, painted lattice and brick piers composing the elevated crawl space.

Decorative turned columns feature intricate wood detailing. Windows are typically two over two with decorative cut glass in both colored leaded and clear diamond cut patterning. Many of the original wood windows remain with their existing glazing intact.

the house is essentially structurally sound. Some damage and decay has been found in the original stairs which will be repaired to form during the renovation / addition.

There was also an addition and interior renovation completed in 2009. A primary suite, screen porch and attached carport were added using smooth cementitious lap siding for the primary level and a combination of materials to match the existing skirting for the new crawl space and storage.

Description of
Proposed Changes

We propose to convert the former Burnett House into A New Leaf School - for children aged 5 through 11. The school will serve children with unique learning abilities and methodologies specifically focused on language and speech development.

To properly serve this new use, we envision an addition primarily to the rear of the site to include new classroom space, library, therapy spaces and gross motor development. Our vision for the new addition is to contain two habitable floors within the existing envelope of the original architecture. We'll do this by taking full advantage of the elevated crawl space at 7'-4" along with vaulted ceilings and the use of more modern structural design and materials.

Within the original house and addition, spaces will be slightly modified to house offices, a library and administrative spaces. We will add a new commercial elevator within the footprint of our new addition to ensure full accessibility to the entire campus.

Outside of the school, the grounds will be thoughtfully reconsidered - preserving the historic wrought iron fencing and incorporating new low-monument style signage for with landscape lighting accents.

Description of Proposed Changes

We are arranging the site circulation around a rear drop off and pick up drive with secured entrance gates and monitored doors. The alley to the East will be improved to accommodate onsite and visitor parking as well as new fencing to enclose exterior outdoor activity areas in the current side yards to the East and West.

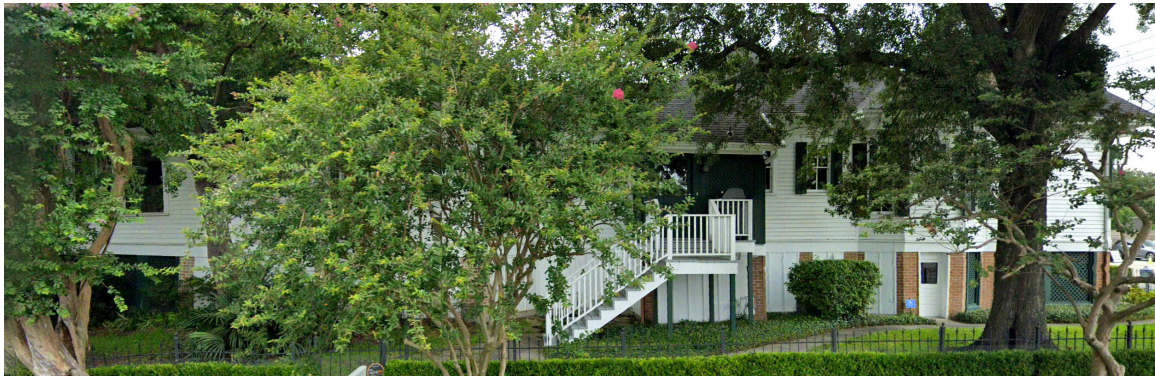
New materials will match the 2009 material palette. A New Leaf School will feature an “inverted bay window” along the south wall of the classroom addition wing. This bay window is designed to bring light into the classroom hallways as well as connect the school to the outdoor activity areas.

Existing Conditions Photo Survey



Original Home Facing W 11th (South)

Existing Photo Survey



Allston Street View (West)



Allston Street View Detail (West)

Existing Photo Survey

Connection of 2009 addition
to original home



Carport addition to be replaced with
classroom wing

