

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2015

**Applicant:** Rod Frego, Custom Barns & Garages, for Wallace Rowell, owner

**Property:** 1429 Allston Street, Lots 5 & 6, Block 154, Houston Heights Subdivision. The property includes a historic 1,808 square foot, one-story wood frame single-family residence and a detached garage situated on a 13,200 square foot (100' x 132') interior lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West.

**Proposal:** New Construction – Construct a rear 2-story detached garage.

- 38' wide, 24' deep, 17'-6" to the eave, and 25'-8" to the ridge.
- The building footprint is 912 sq ft. The apartment will be 912 sq ft.
- Cementitious horizontal lap siding
- 7/12 side gable roof
- 1-over-1 vinyl sash windows

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:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** August 27, 2015



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**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

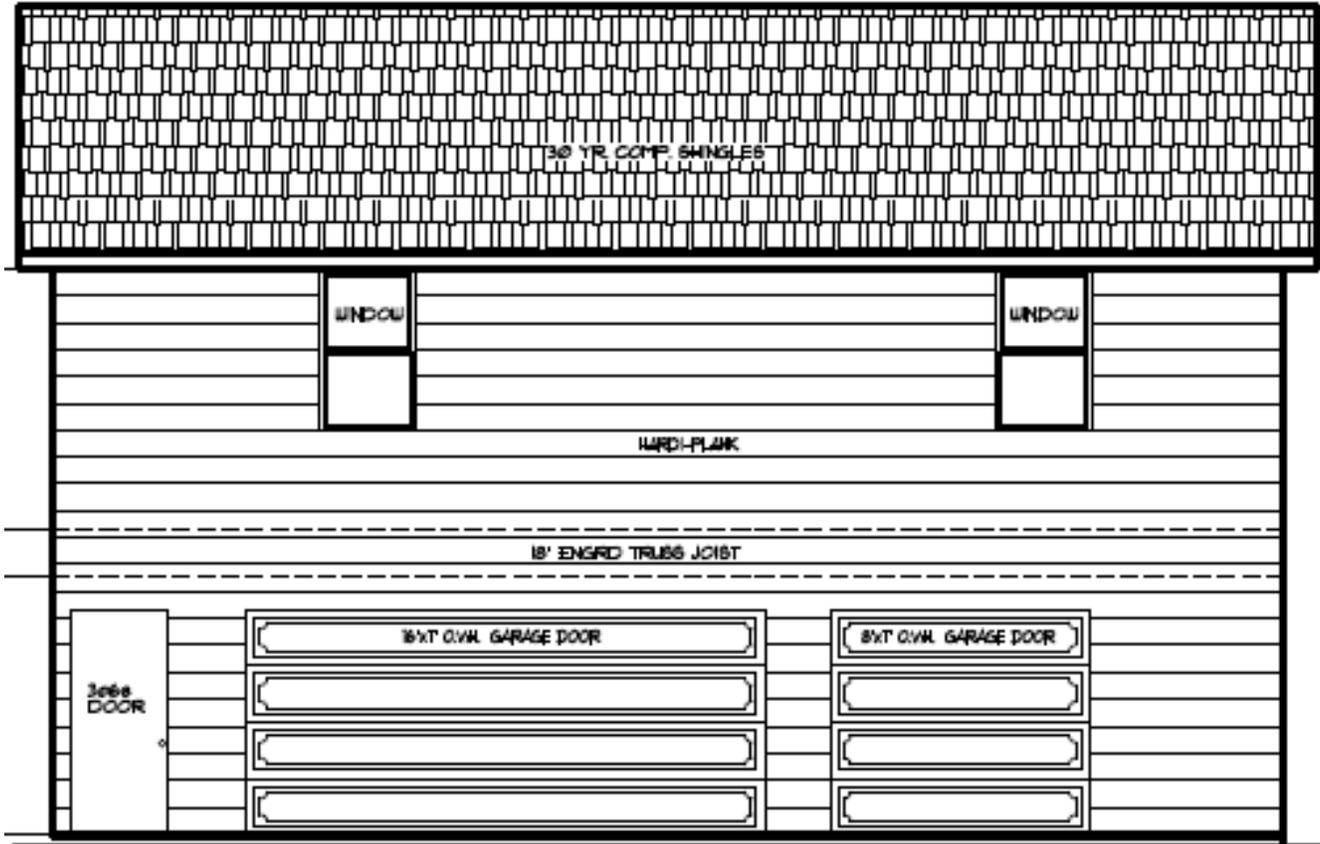


INVENTORY PHOTO



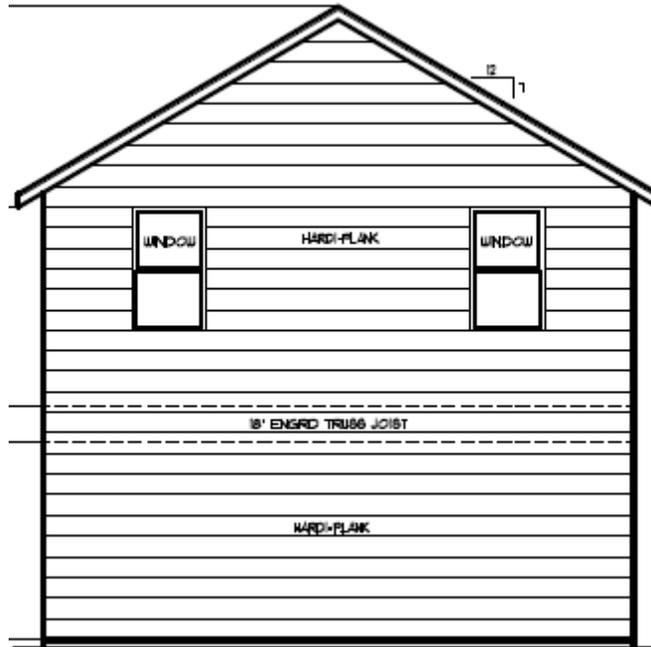
EAST ELEVATION – FRONT FACING ALLSTON STREET

PROPOSED



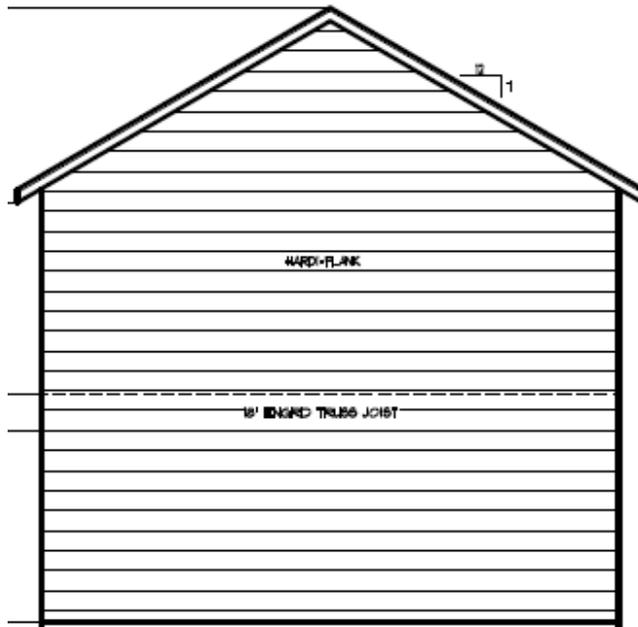
**NORTH SIDE ELEVATION**

PROPOSED



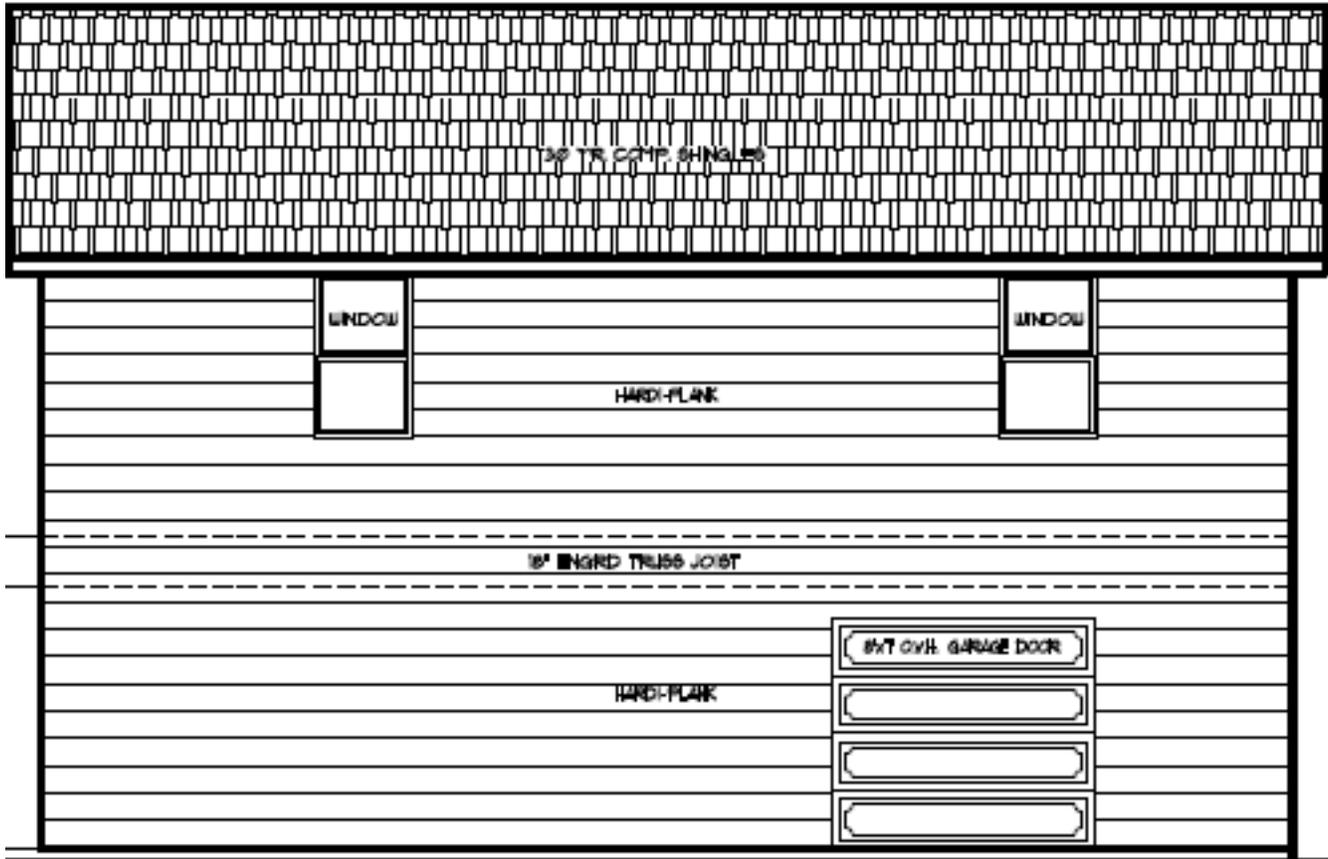
**SOUTH SIDE ELEVATION**

PROPOSED



WEST (REAR) ELEVATION

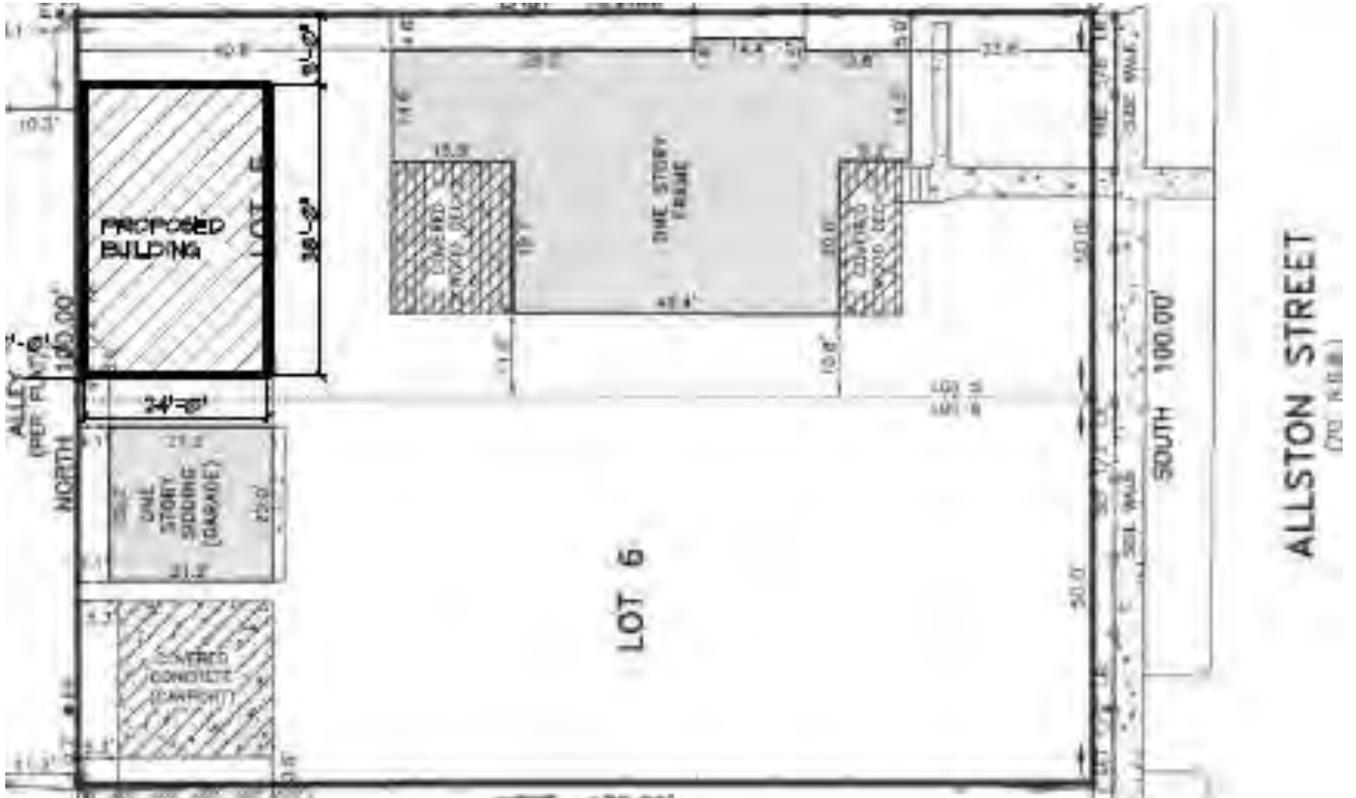
PROPOSED





SITE PLAN

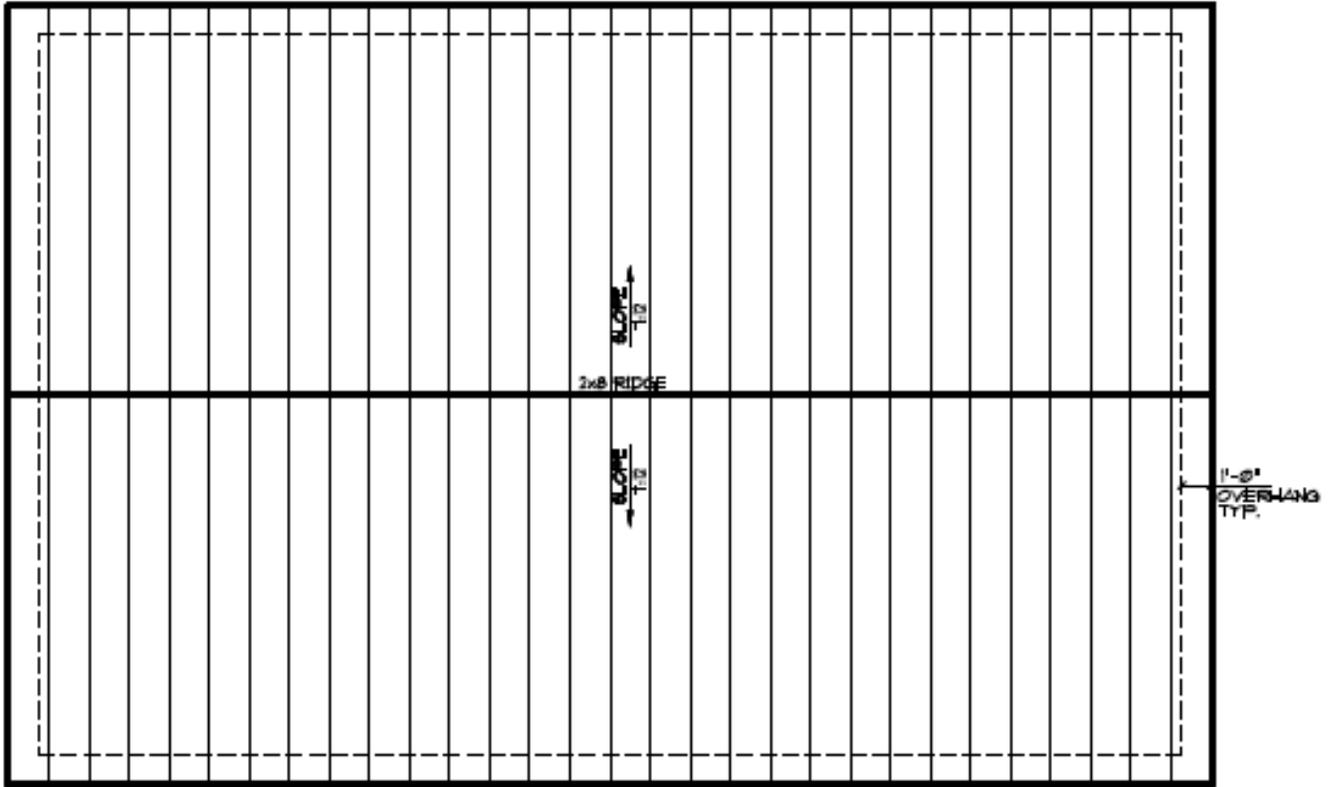
PROPOSED

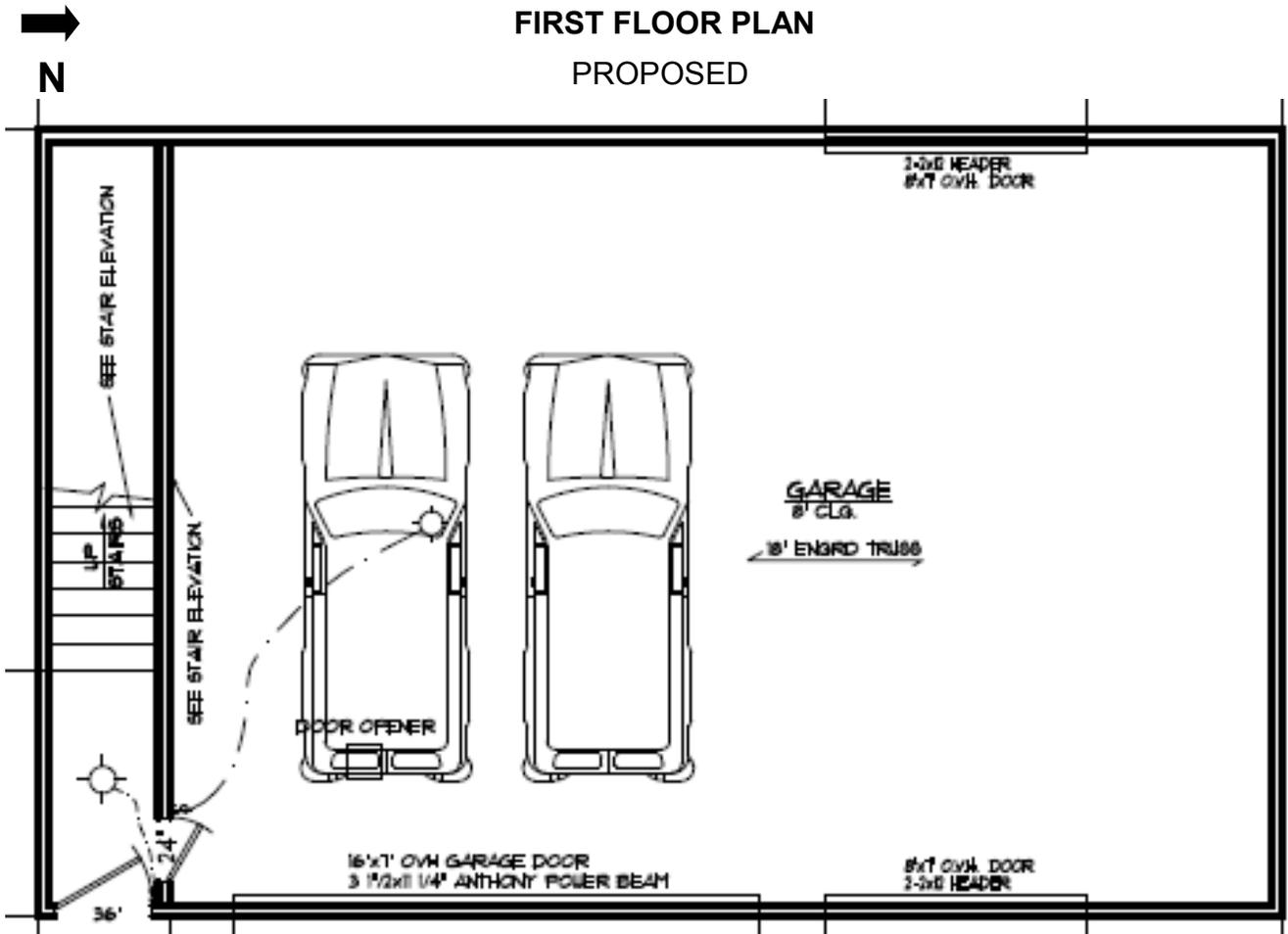


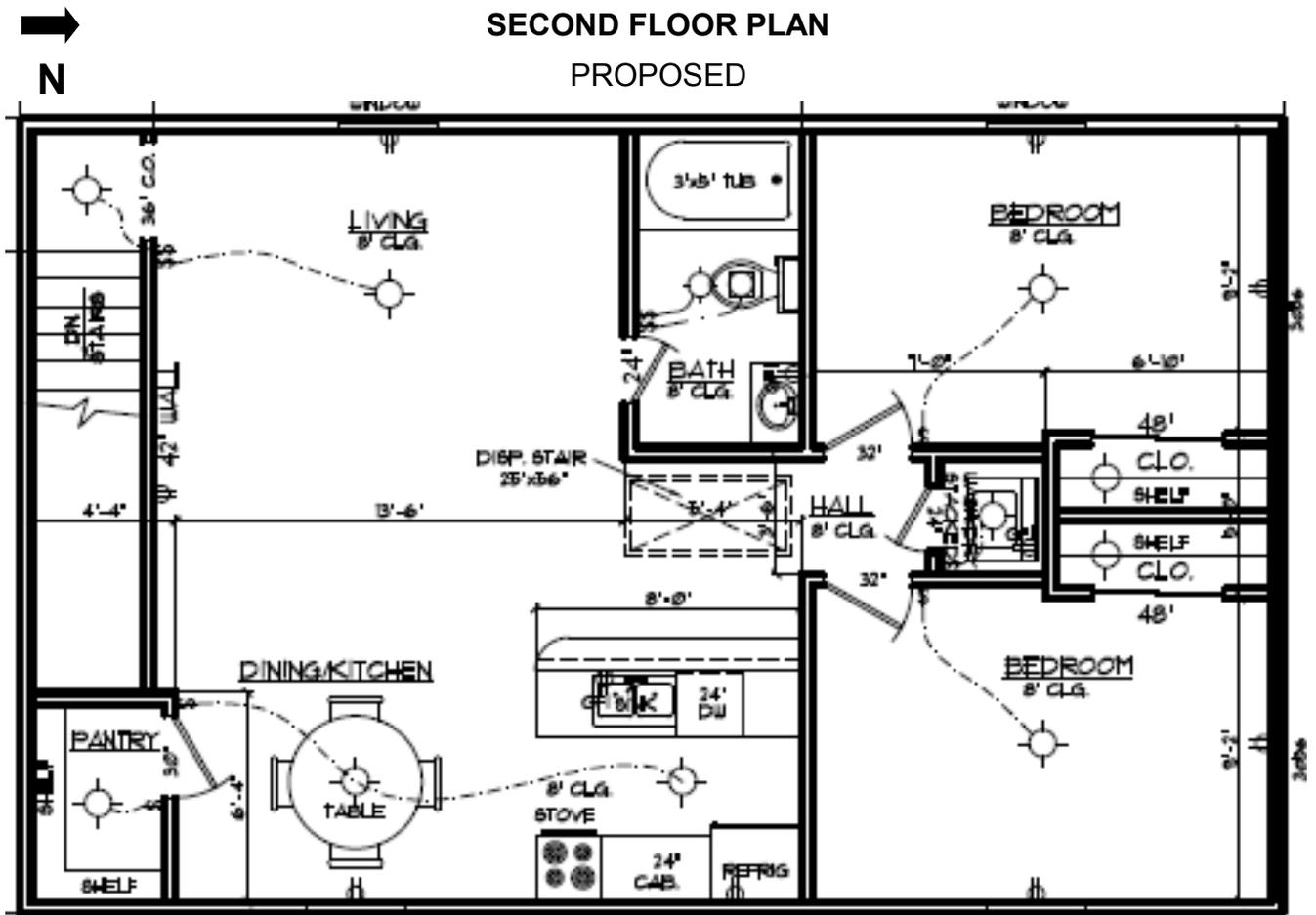


ROOF PLAN

PROPOSED







### PROJECT DETAILS

**Shape/Mass:** The garage will measure 38' wide, 24' deep, 17'-6" to the eave, and 25'-8" to the ridge.

**Setbacks:** The garage will be setback 107' from the front property line, 9' from the north, side property line, 53' from the south, side property line, and 1' from the rear property line.

**Foundation:** The garage will be built on a slab foundation.

**Windows/Doors:** The garage will feature 1-over-1 sash vinyl windows, entry door, and three sectional overhead garage doors.

**Exterior Materials:** The garage will be clad with smooth finish cementitious horizontal lap siding.

**Roof:** The garage will feature a 7/12 side gable roof with a 1' overhang. The roof will be clad with composite shingles.

**Front Elevation:** Please see elevation drawings on pg. 5  
(East)

**Side Elevation:** Please see elevation drawings on pg. 6  
(North)

**Side Elevation:** Please see elevation drawings on pg. 6  
(South)

**Rear Elevation:** Please see elevation drawings on pg. 7  
(West)