

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Corum Properties Ltd, owner

Property: 1341 Tulane St, lot 3, tract 2, block 175, Houston Heights Subdivision. The property includes a historic 1,326 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (66' x 100') interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1915, located in the Houston Heights Historic District West.

Proposal: New Construction – Construct a 1,012 square foot two-story garage at the rear of the lot that measures 24' to the ridge by 22' wide by 22' deep on the first floor, and 24' deep on the second floor.

See enclosed application materials and detailed project description on p. 4-10 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: October 23, 2014



**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 WEST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

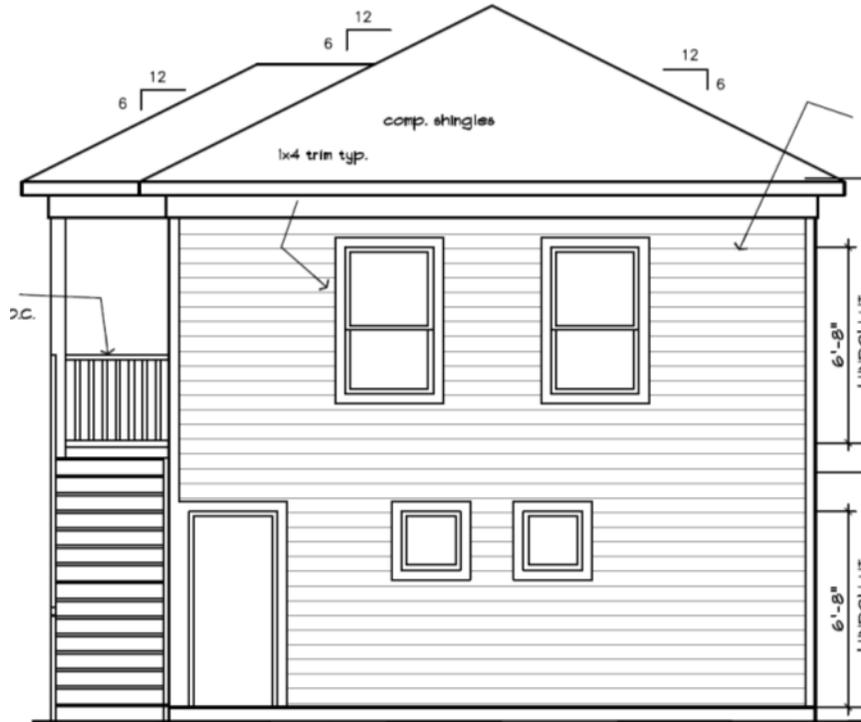


CURRENT PHOTO



EAST ELEVATION – FRONT FACING TULANE

PROPOSED



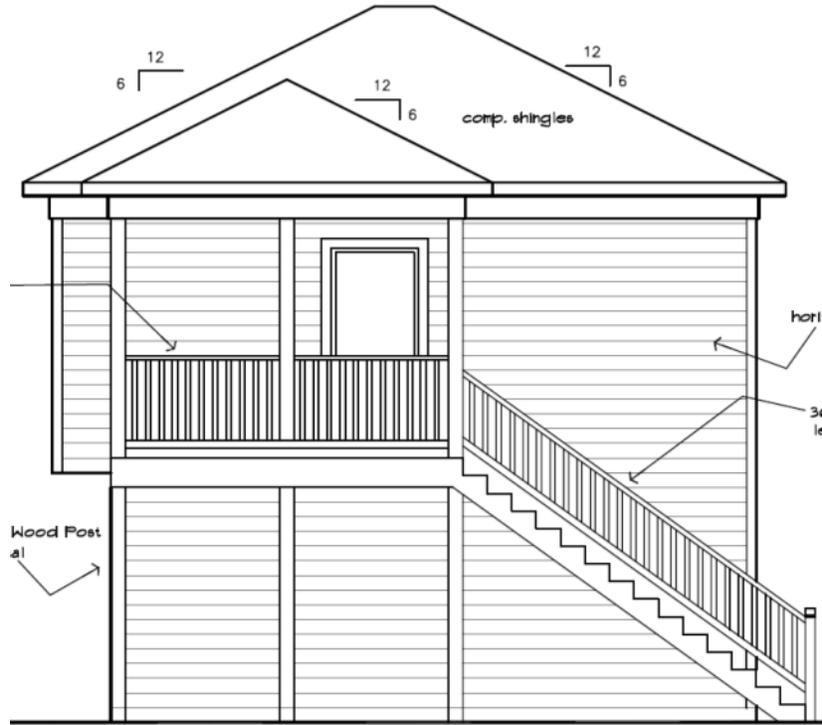
WEST (REAR) ELEVATION

PROPOSED



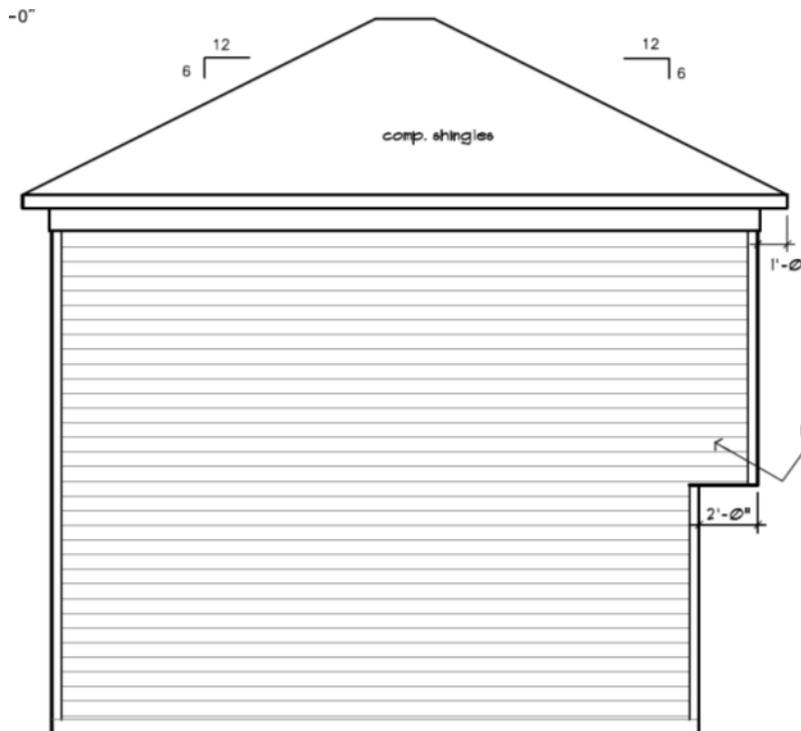
SOUTH SIDE ELEVATION

PROPOSED



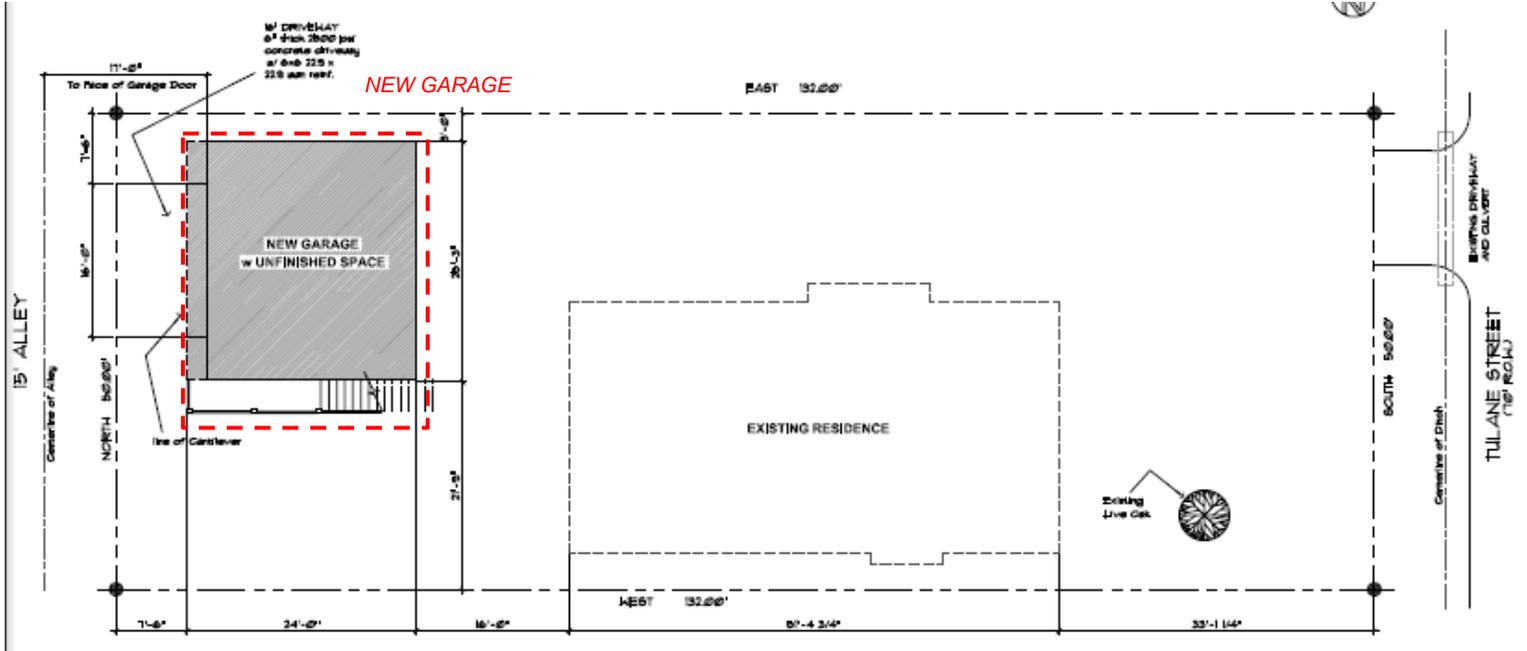
NORTH SIDE ELEVATION

PROPOSED

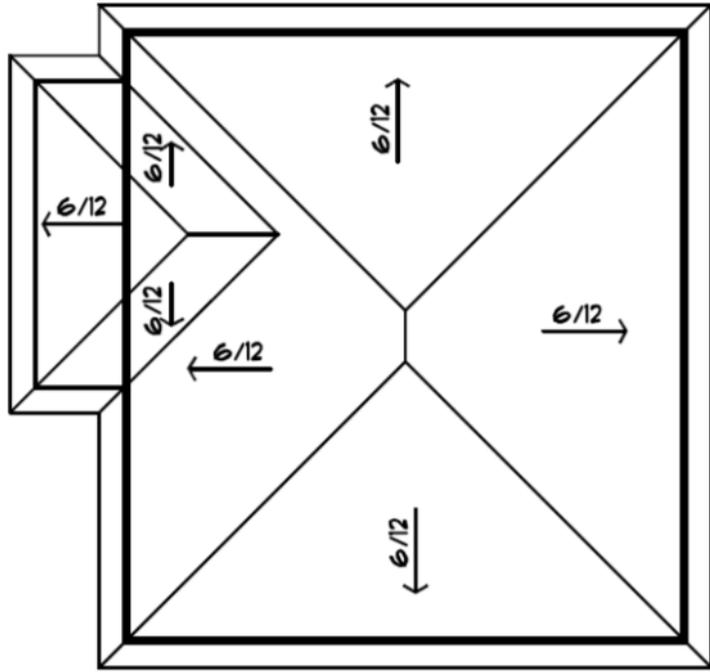


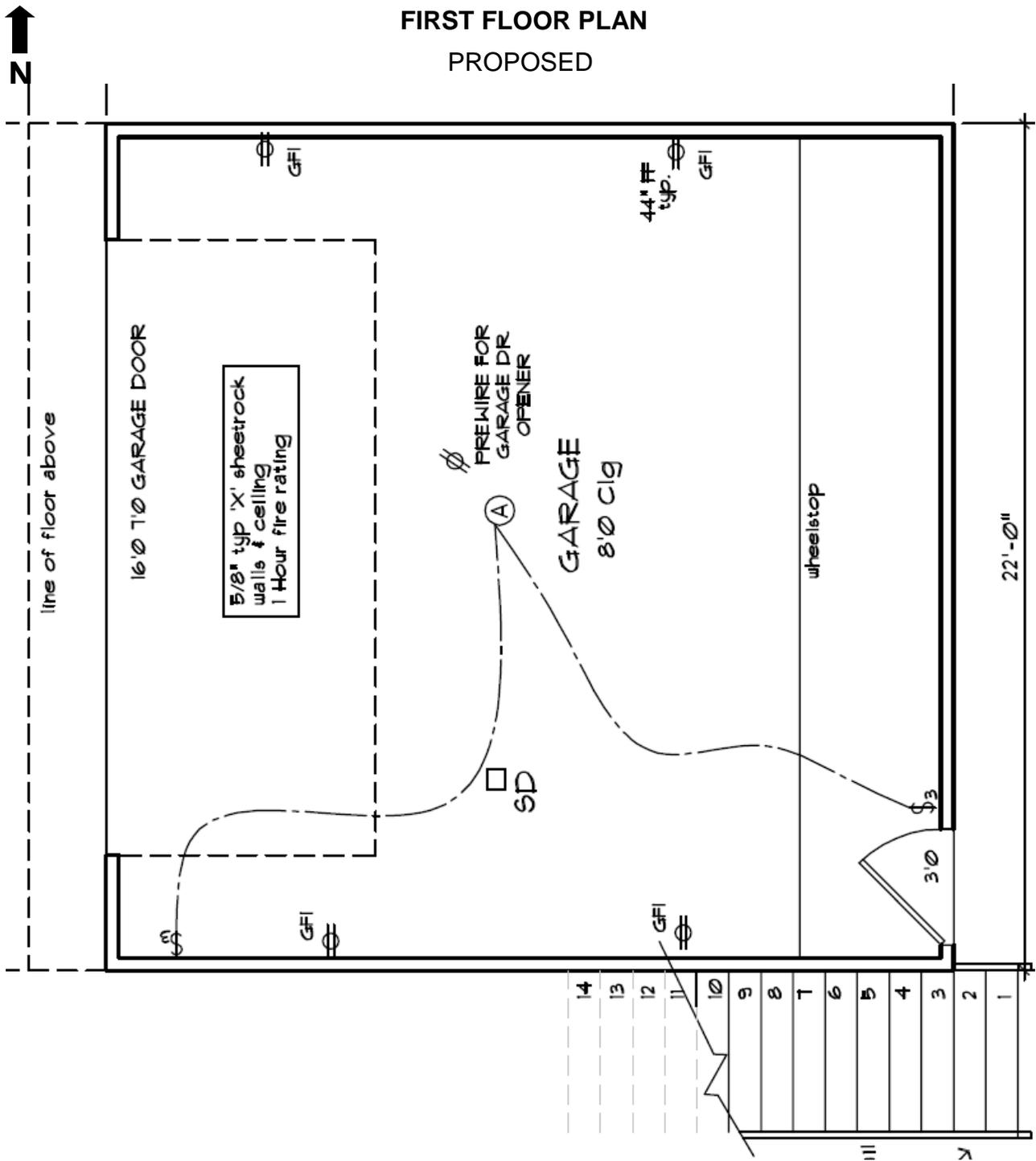


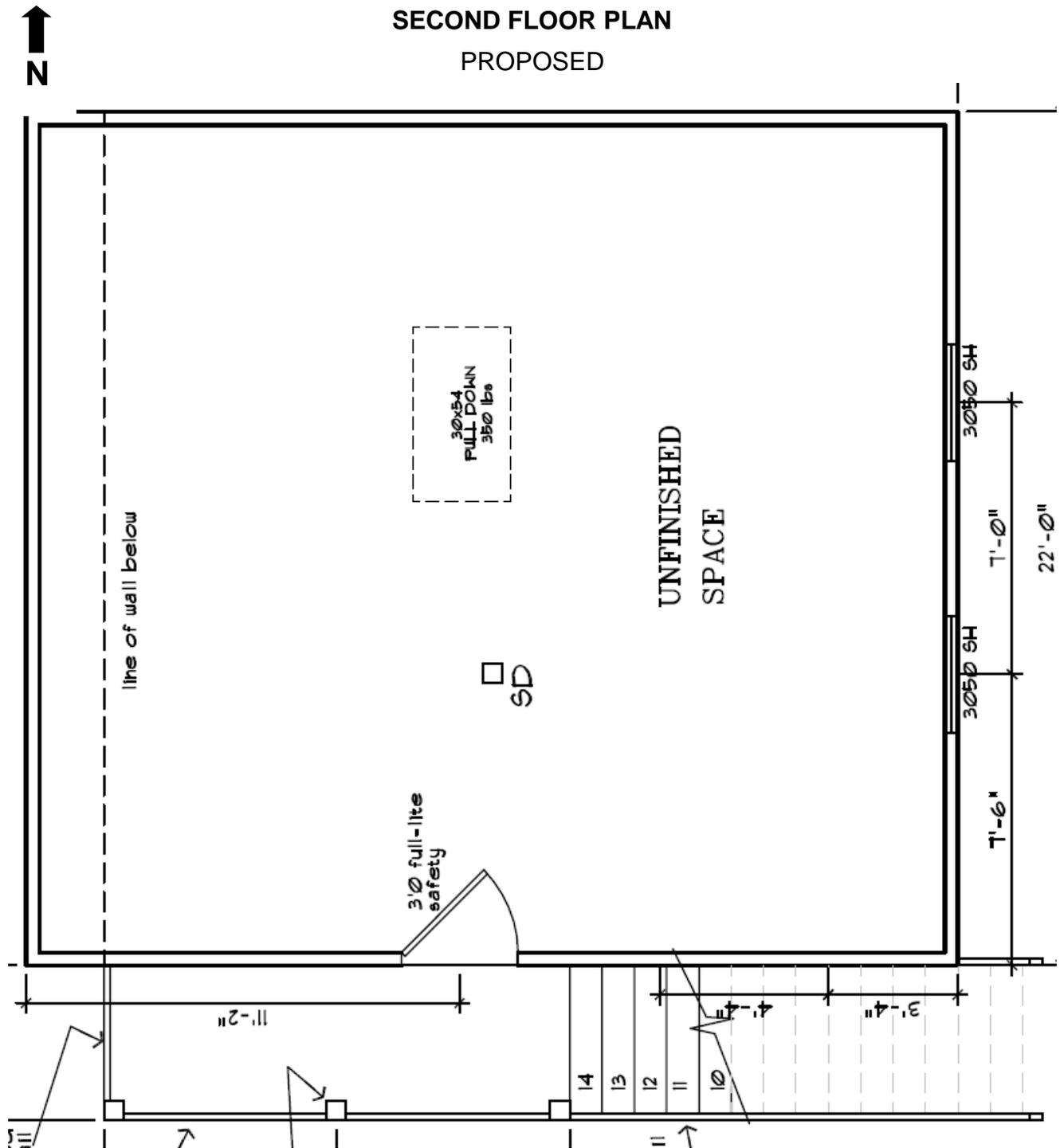
**SITE PLAN
PROPOSED**



**ROOF PLAN
PROPOSED**







PROJECT DETAILS

Shape/Mass: The new garage measures 22' wide by 22' deep on the first floor, and 24' deep on the second floor and is 24' to the ridge.

Setbacks: The garage is set back 3' from the north (side) and 7'-6" from the west (rear).

Foundation: The foundation is slab on grade.

Windows/Doors: The garage has 1-over-1 single-hung and fixed windows, two pedestrian doors and a garage door.

Exterior Materials: The garage is clad in horizontal cementitious siding.

Roof: The roof is hipped, clad in composite shingles, has a 6-over-12 pitch, a 1' eave overhang and a second-story, hipped porch covering. It is 24' to the ridge and has an 18' eave height.

Front Elevation: The front elevation has a pedestrian door, two fixed windows on the first floor and two 1-over-1 (East) windows on the second floor. To the south is a 4' wide wood staircase with a 36" high guardrail leading to a second-story landing.

Side Elevation: This elevation has a wood stair leading to a second-story landing with a pedestrian door. The (South) second floor extends to the rear 2' past the first floor wall and has three 4" by 4" wood posts supporting the landing.

Side Elevation: The second floor extends to the rear 2' past the first floor wall. (North)

Rear Elevation: This elevation has a multi-panel garage door and is not visible from the public right of way. (West)