

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Luke Fry, Sun Collective Design Group for Will Rallis, Olympic REI – owner

Property: 536 Harvard Street, lot 21, block 289, Houston Heights Subdivision. The property includes a historic 2,808 square foot four-plex apartment building and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing brick apartment residence, constructed circa 1935, located in the Houston Heights Historic District South.

Proposal: New Construction – Construct a one story alley loading garage to the rear of a contributing four-plex.

See enclosed application materials and detailed project description on p. 5 - 9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 28, 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

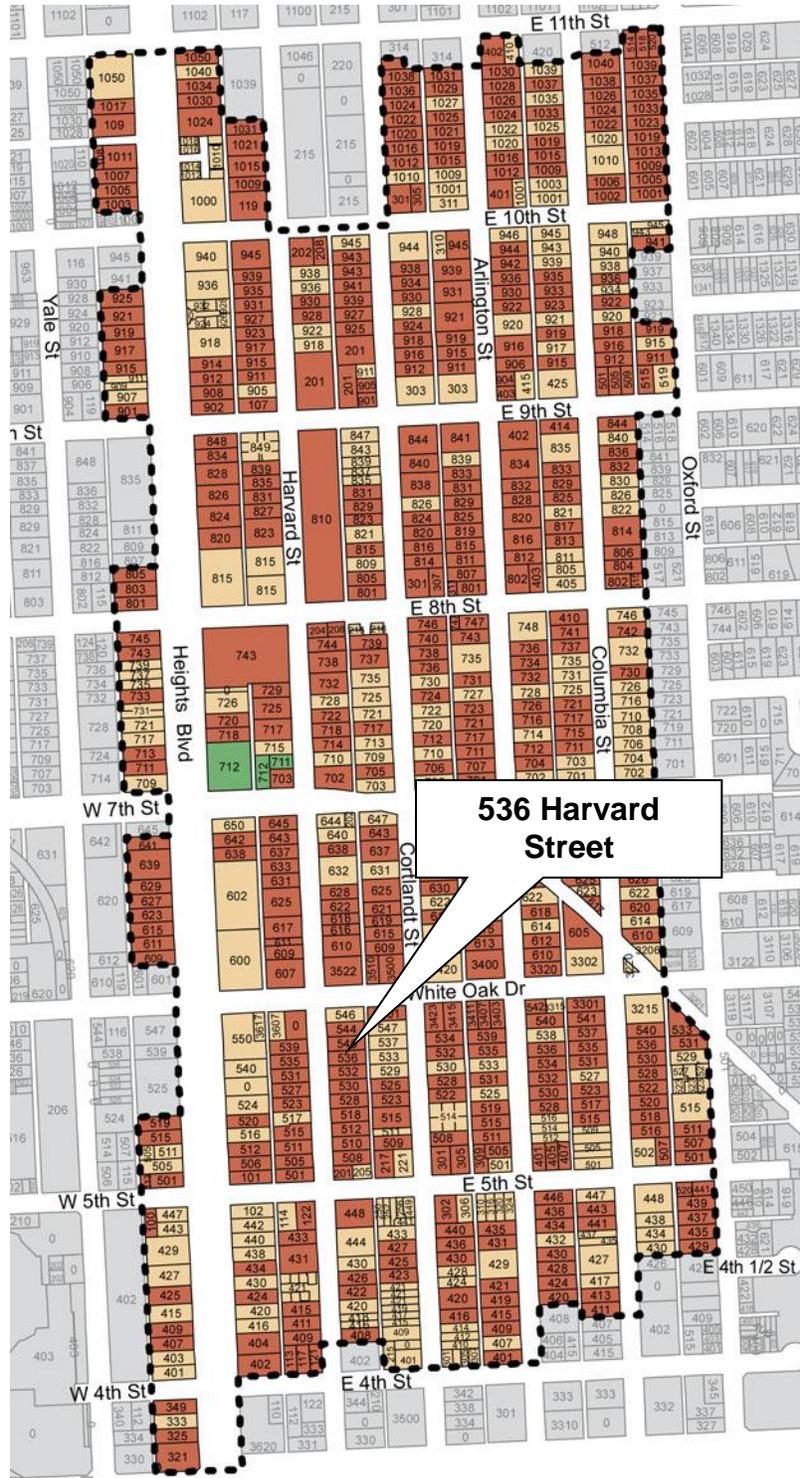
S - satisfies D - does not satisfy NA - not applicable

- (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 HISTORIC DISTRICT SOUTH

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

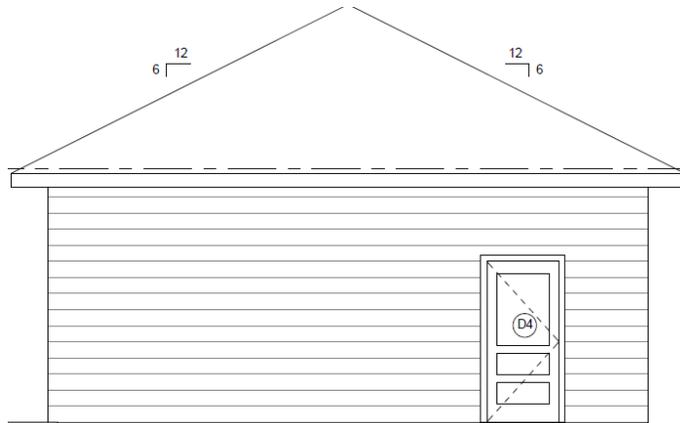


INVENTORY PHOTO



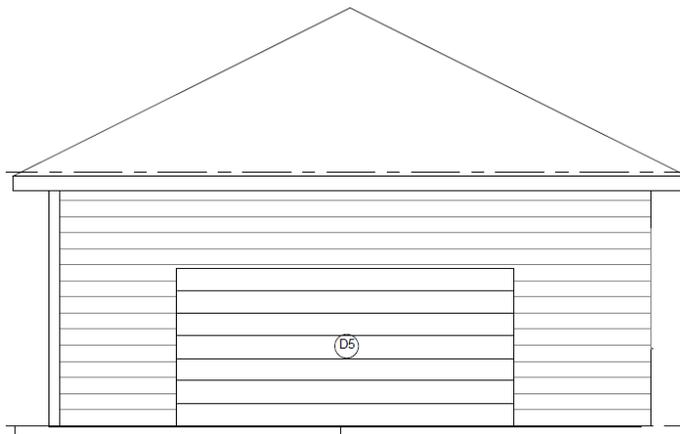
WEST ELEVATION – FRONT FACING HARVARD STREET

PROPOSED



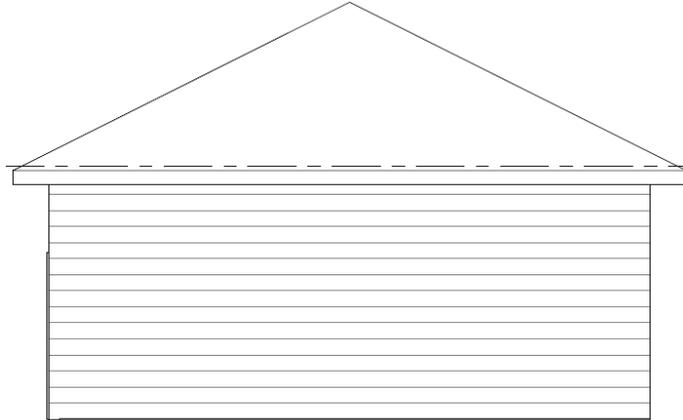
EAST (REAR) ELEVATION

PROPOSED



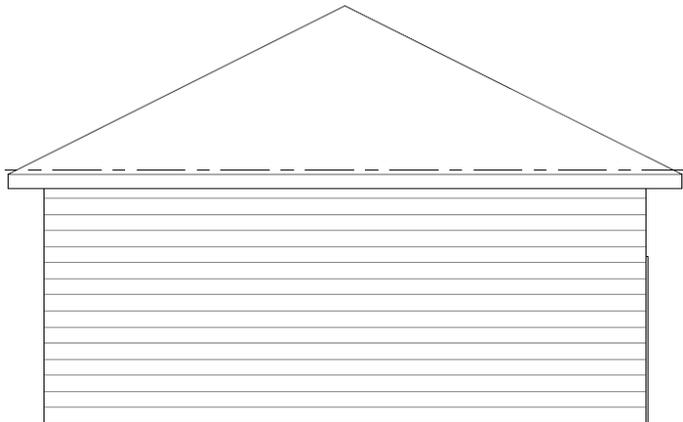
SOUTH SIDE ELEVATION

PROPOSED



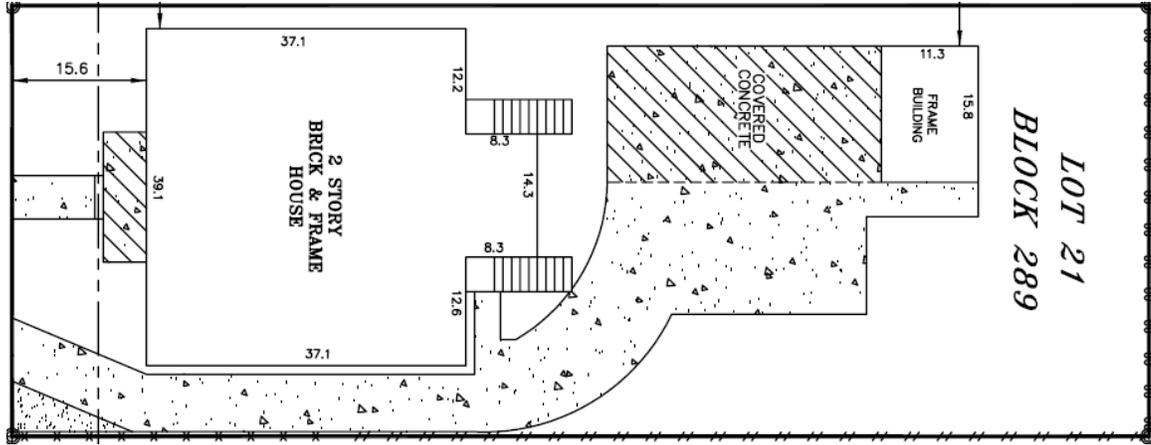
NORTH SIDE ELEVATION

PROPOSED

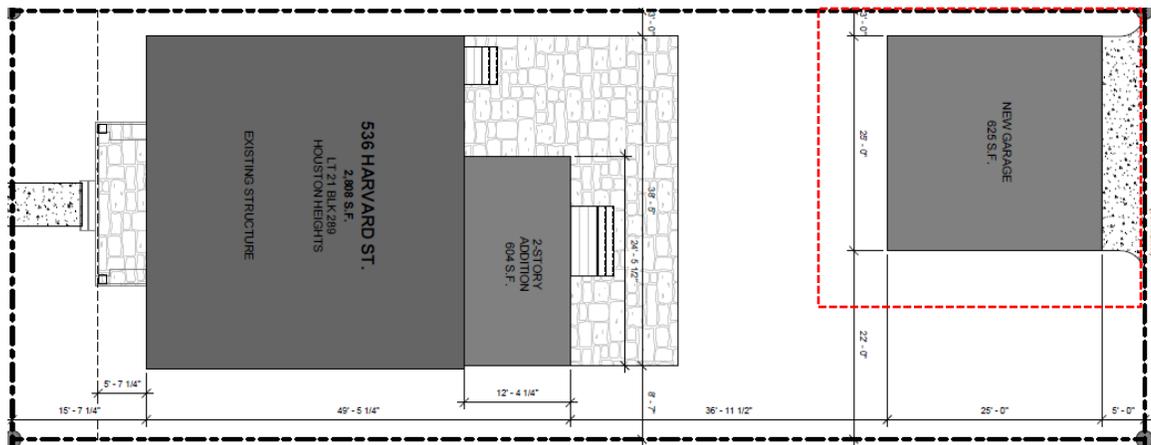




SITE PLAN
EXISTING



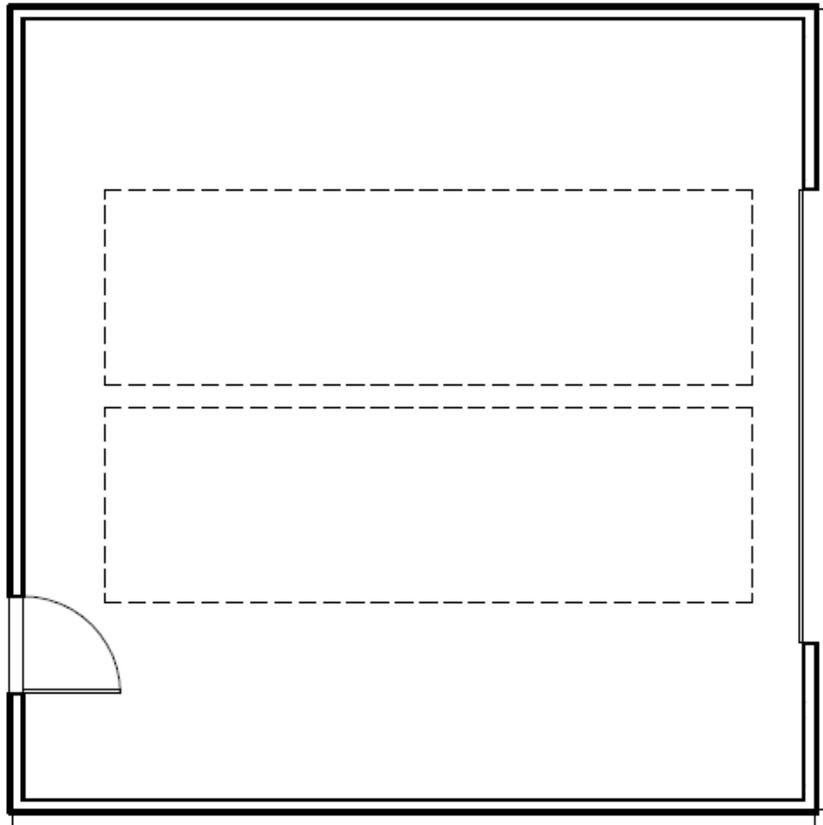
PROPOSED





FIRST FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: The proposed garage will measure 35' wide by 25' deep and will feature an eave height of 10' and a ridge height of 17'.

Setbacks: 5' from the alleyway (east), 22' from the south, and 3' from the north.

Foundation: Concrete slab.

Windows/Doors: A 14' wide by 7' tall overhead rolling garage door facing the alley and a 7' by 3' entry door facing the house.

Exterior Materials: Horizontal lap cementitious siding.

Roof: 6 over 12 pitch hipped roof.

Front Elevation: The west elevation will feature an entry door.
(West)

Side Elevation: The south elevation will consist of a solid wall of siding and roof structure.
(South)

Side Elevation: The north elevation will consist of a solid wall of siding and roof structure.
(North)

Rear Elevation: The east elevation will feature an overhead rolling garage door.
(East)