CERTIFICATE OF APPROPRIATENESS

Application Date: June 23, 2014

Applicant: Jordan Fairchild, Bungalow Revival for Claudia Geoly, owner

Property: 1324 Ashland Street, lot 28, tract 29A, block 175, Houston Heights Subdivision. The property includes a 1,260 historic one-story wood frame single family residence situated on a 6,600 square foot (50' x 132') interior lot. This property previously received a Certificate of Appropriateness for a one-story side addition in November 2013 and a 2½ story rear detached alley-loading garage was deferred in March 2014 and later withdrawn in April 2014.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: New Construction – Construct a 27'-4" wide by 24'-0" deep one-story alley loading garage with a height of 13'-8".

See enclosed application materials and detailed project description on p. 5-8 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: July 17, 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.

Planning Official **Date**

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.

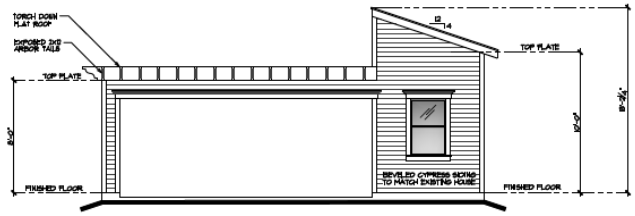
N

PROPERTY LOCATION

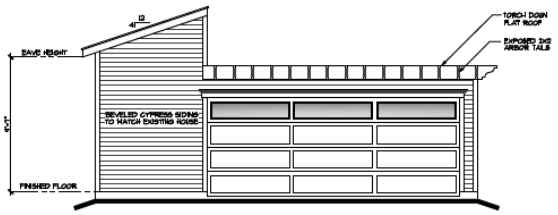
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

INVENTORY PHOTO (RESIDENCE)

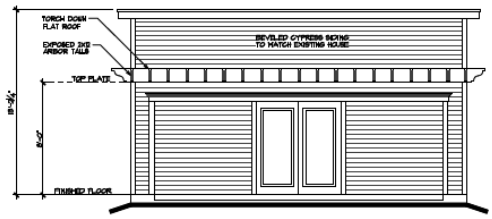
ELEVATIONS
PROPOSED



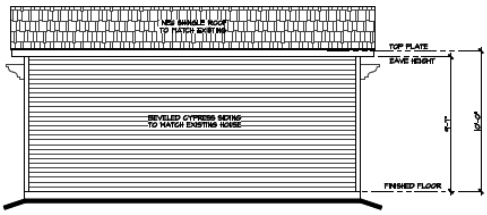
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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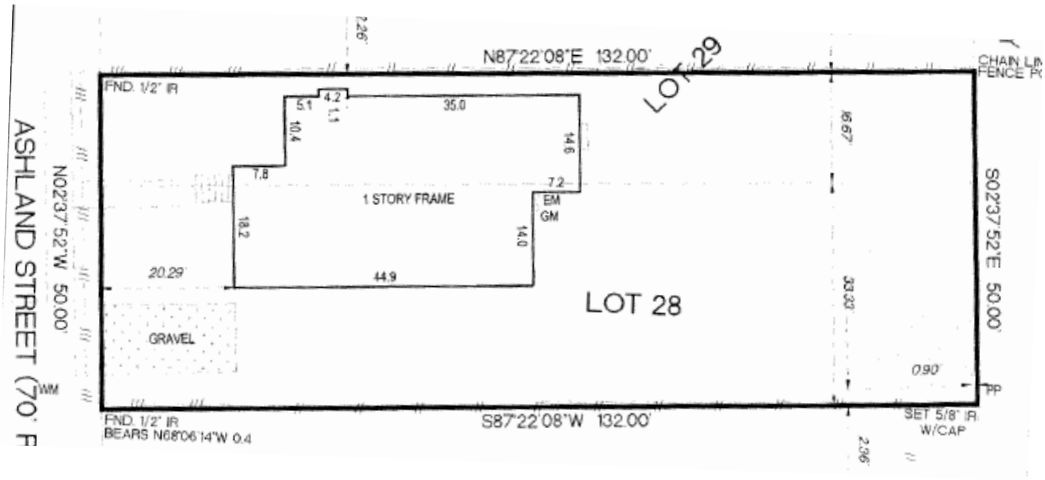
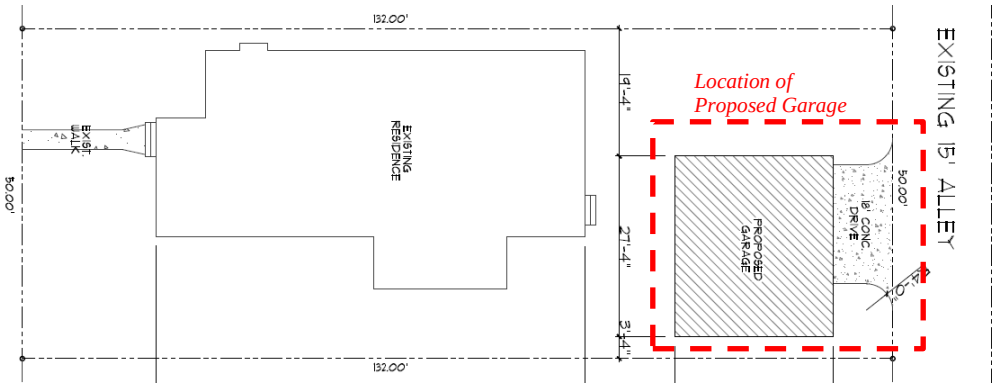
SITE PLAN

EXISTING



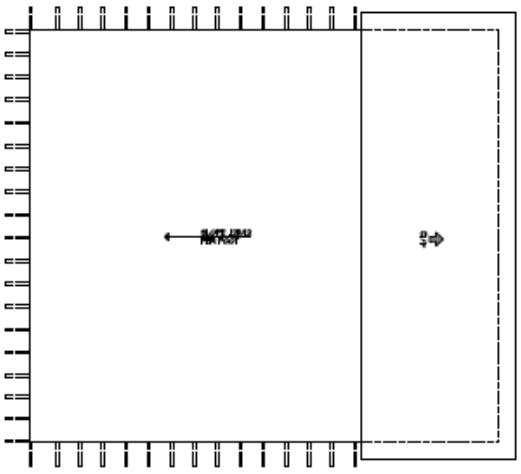
PROPOSED



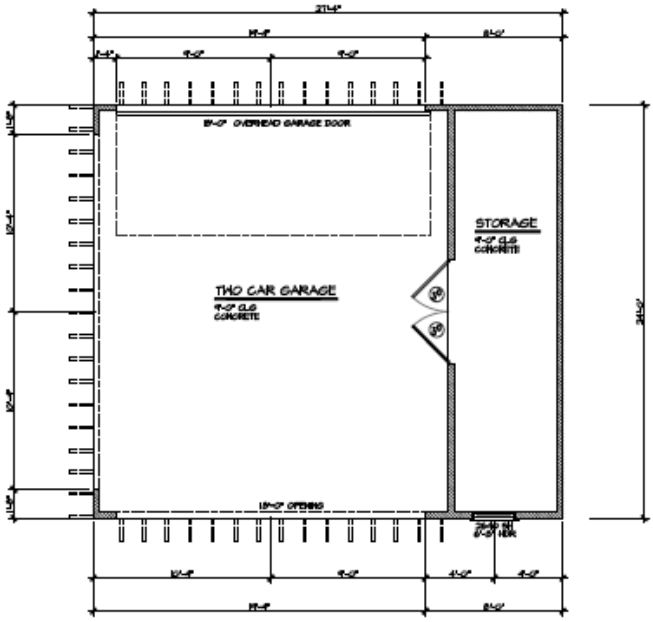
Floor Plan / Roof Plan

N

PROPOSED



ROOF PLAN



GARAGE PLAN

PROJECT DETAILS

Shape/Mass: The proposed 1-story alley loading garage will be 27'-4" wide and 24'-0" deep. The garage will have a ridge height of 13'-8". The garage will be comprised of a carport area and a storage area. The carport area will be 19'-4" wide by 24'-0" deep. This portion will be open on the west elevation (acting as a carport) and will have a garage door along the alley (east elevation). The carport portion will feature a flat roof with extending rafter tails. To the south of the garage portion will be an 8'-0" by 24'-0" storage area. This storage area will be topped with a shed roof. See drawings for more detail.

Setbacks: The proposed garage will be set back 13'-8¾" from the residence (to the west); 19'-4" from the north property line; 3'-4" from the south property line; and have a rear setback of 9'-0". See drawings fir more detail.

Foundation: The proposed garage will feature a 6" concrete slab foundation. See drawings for more detail.

Windows/Doors: The proposed garage will feature an 18'-0" overhead garage door facing the alley (east). A set of French doors will be centered on the interior of the storage portion. A single hung window will be located in the western wall of the storage portion. See drawings for more detail.

Exterior Materials: The proposed garage will be clad in beveled cypress siding. See drawings for more detail.

Roof: Above the proposed carport portion of the garage will have a torch down flat roof with a pitch of 1.25:12. The storage portion of the garage will have a composition shingle shed roof with a pitch of 4:12. Portions of the roof will feature 2"x12" exposed rafter tails. See drawings for more detail.

Front Elevation: (West) The façade of the garage will feature the carport portion, with the exposed rafters and flat roof to the north and the storage portion with the shed roof to the south. The carport portion simply features an opening while the storage portion features a single window. See drawings for more detail.

Side Elevation: (North) The north elevation will feature the open side of the carport portion of the garage. The carport roof The French doors centered in the storage portion are visible. See drawings for more detail.

Side Elevation: (South) The south elevation features the side of the storage portion of the garage. This elevation features no fenestration. See drawings for more detail.

Rear Elevation: (East) The rear elevation of the garage features the garage door entrance to the carport portion to the south and the storage portion to the north. See drawings for more detail.