

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2015

Applicant: Anaceli Aldaz-Granell for Anna Lena Vogel-Thuren, owner

Property: 1435 Tulane Street, lot 6 and 7, block 152, Houston Heights Subdivision. The property includes a 3,836 square foot residence situated on a 9,420 square foot (69' x 137') interior lot.

Significance: Noncontributing contemporary residence, constructed circa 2006, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition *Noncontributing*:

Construct a covered porch to the rear and side of a Noncontributing residence.

- Side porch will measure 29' wide by 23' deep with an eave height of 11'.
- Porch will feature a standing seam metal roof supported by 7 wood square columns
- Side porch will feature a 54' deep by 7' tall attached brick fence with a 4' tall horizontal wood slat screen along the east property line.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: One Supportive. Please see Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: March 26, 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

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any noncontributing structure in an 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

- (1) 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

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



1435 Tulane

INVENTORY PHOTO



PHOTOS SUBMITTED BY APPLICANT

VIEW FROM THE EAST (FRONT)



VIEW FROM THE WEST (REAR)



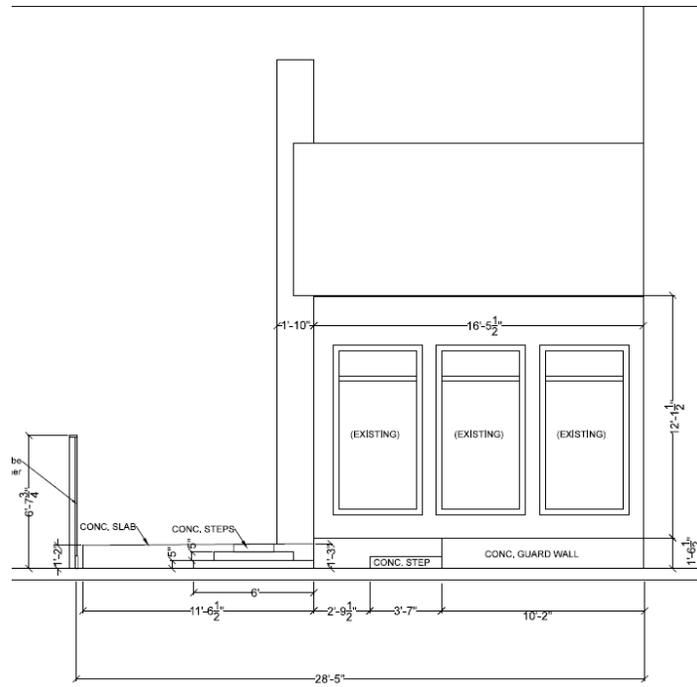
3D RENDERING – FRONT FACING TULANE



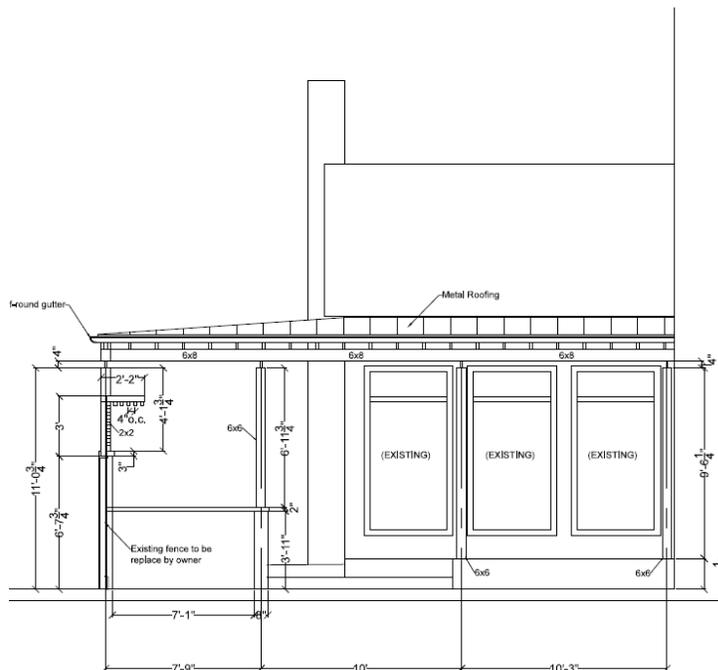
3D RENDERING – REAR



EAST ELEVATION – FRONT FACING TULANE
EXISTING

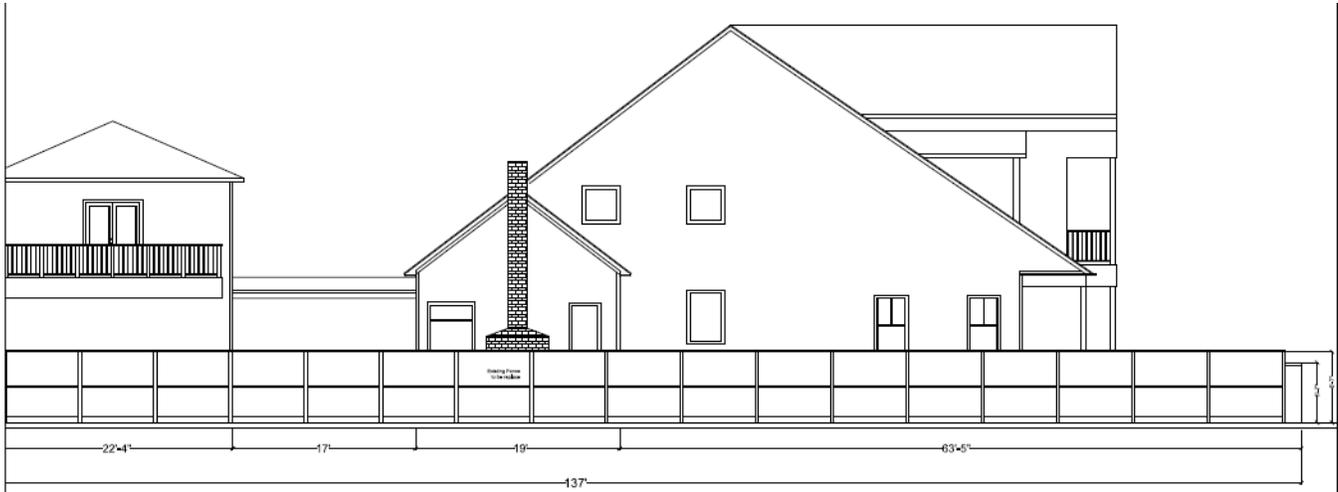


PROPOSED

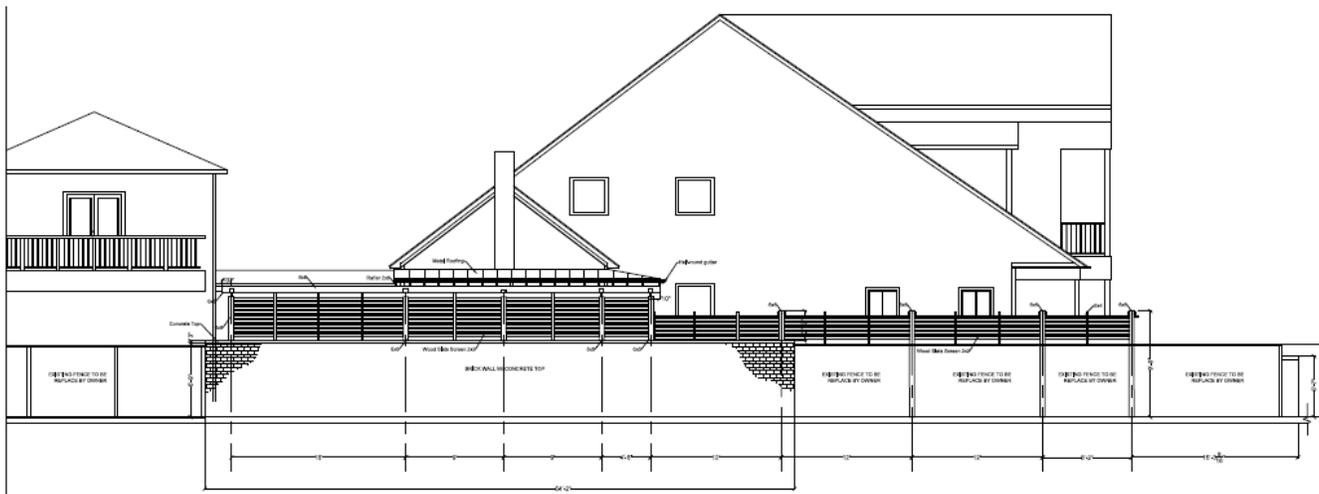


WEST SIDE ELEVATION

EXISTING

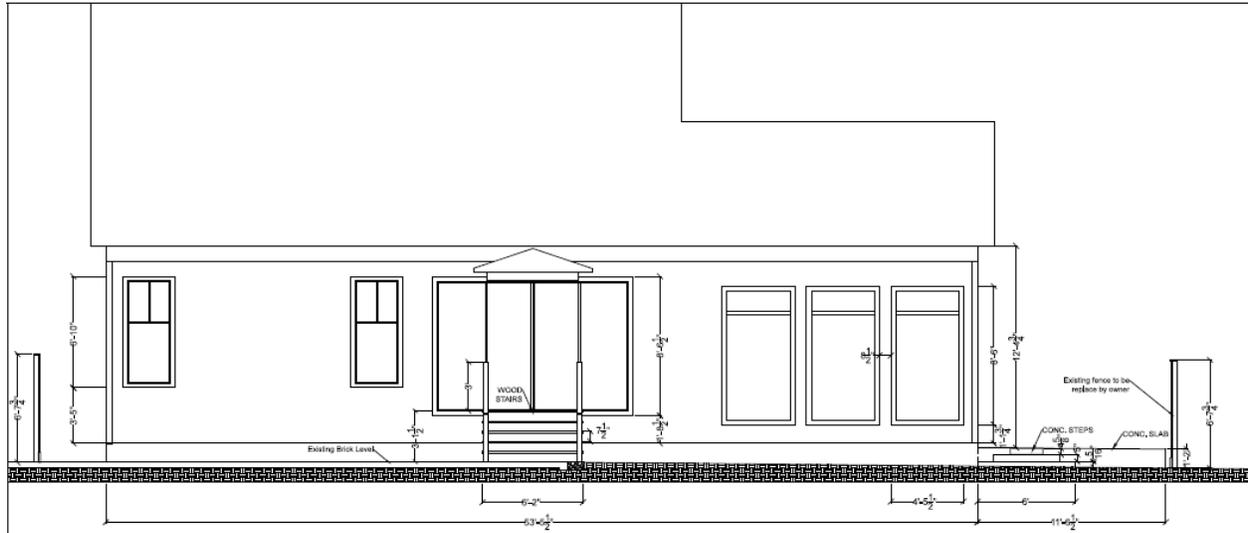


PROPOSED

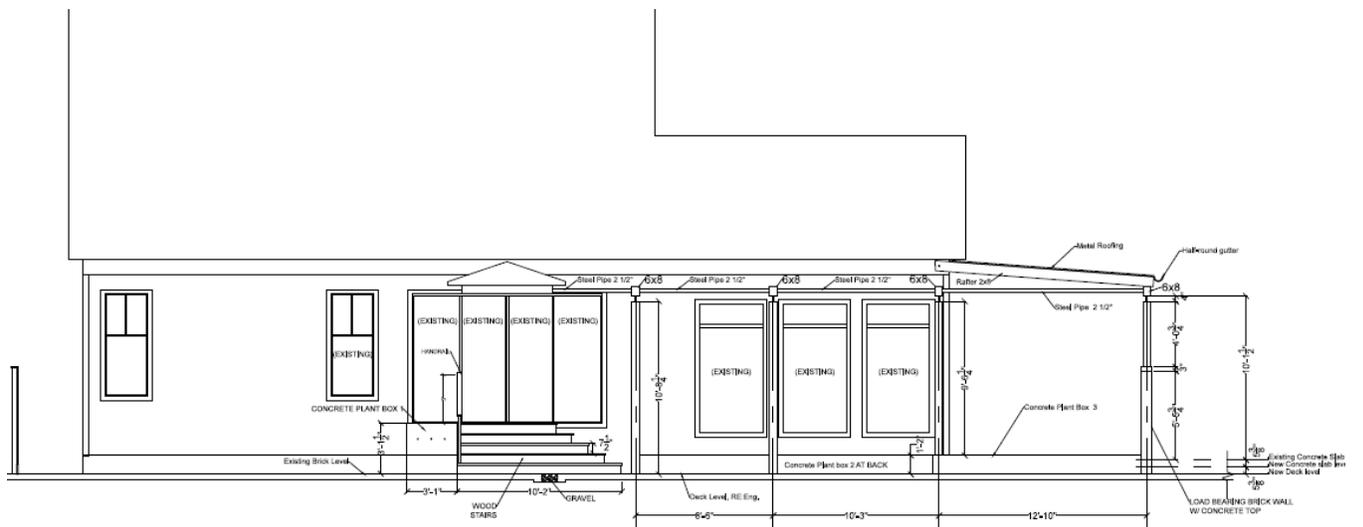


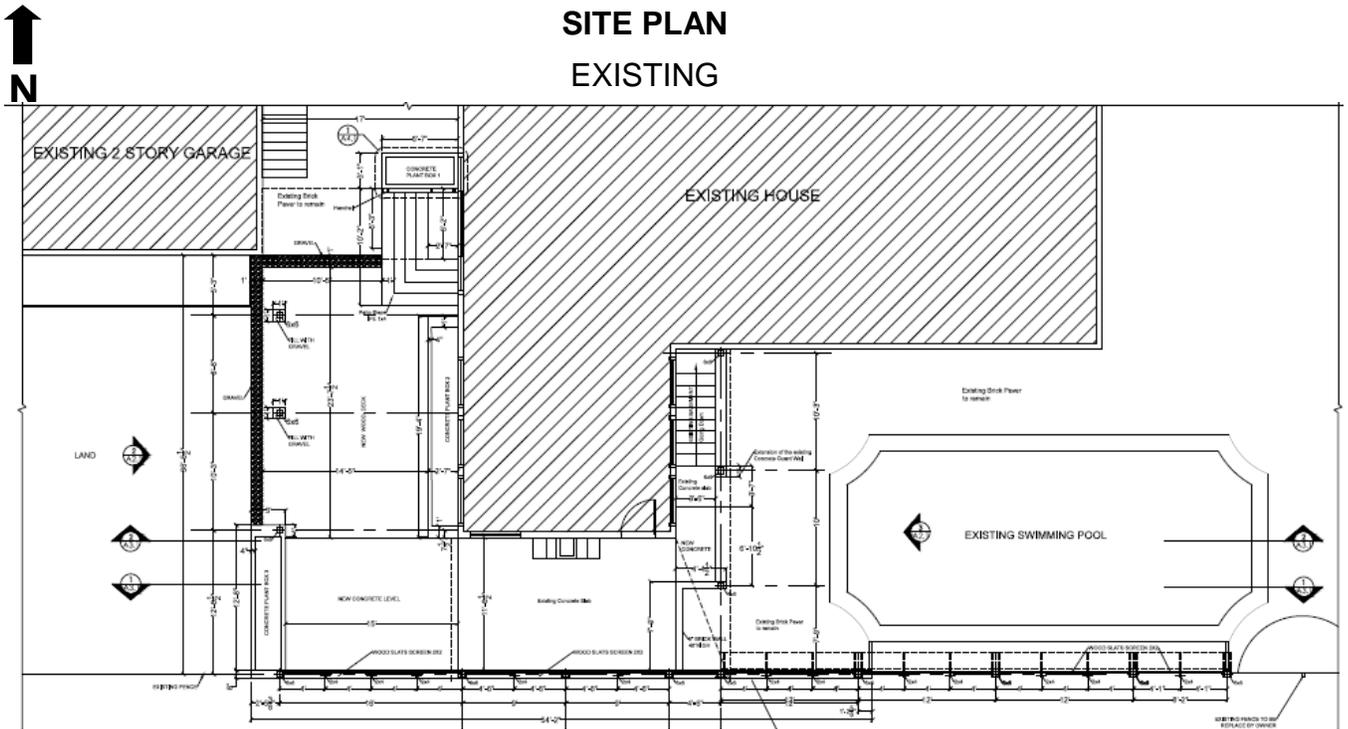
WEST (REAR) ELEVATION

EXISTING

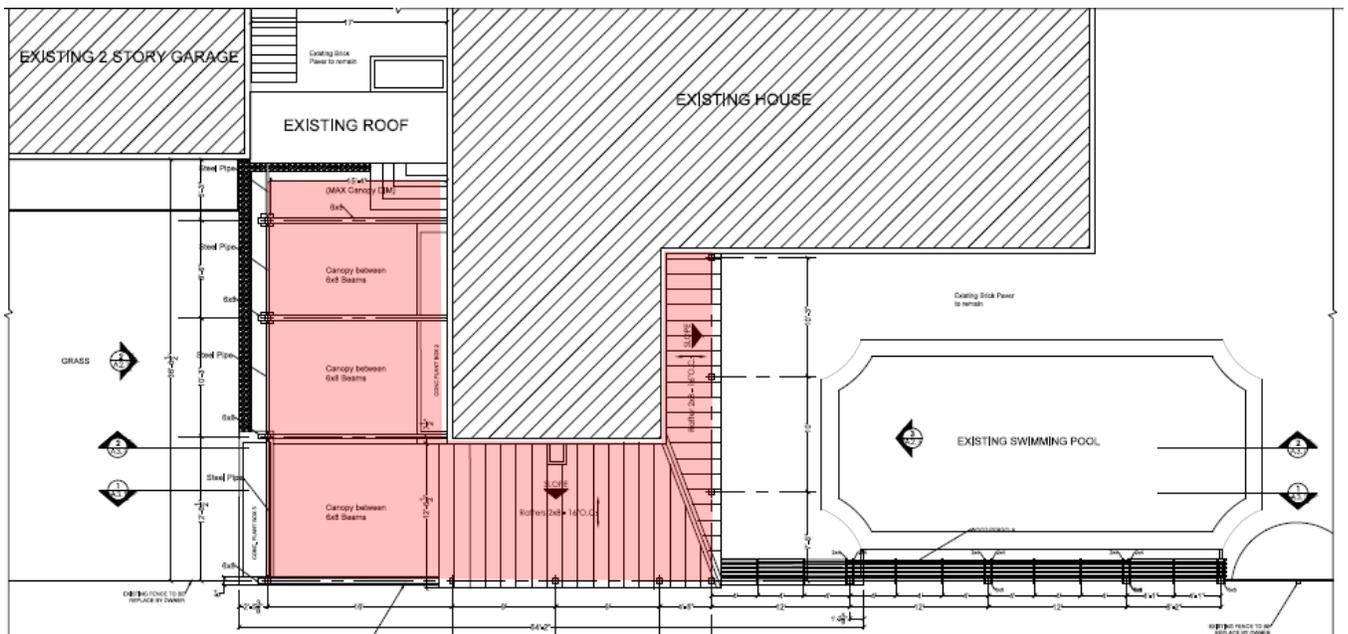


PROPOSED





PROPOSED



PROJECT DETAILS

Shape/Mass: Porch will wrap around an existing 19' deep by approximately 15' wide bump out to the rear of the existing structure. The porch will measure 29' wide by 23' deep and will feature an eave height of 11'.

Setbacks: The porch will be set back 64' from the street and will be built along the east facing property line.

Exterior Materials: The porch will consist of a metal standing seam roof and seven 6" by 6" square wooden columns. The porch floor will consist of a concrete slab.

ATTACHMENT A
PUBLIC COMMENT

B-14 1435 Tulane

I **SUPPORT** this application. The addition of a one-story porch to a non-contributing structure will enhance the historical character of the District.

J. Kent Marsh, AICP CUD