

CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Zachary T. Ball, owner

Property: 813 Colquitt Street, Tract 9 &10, Block 16, Lockhart Connor & Barziza Subdivision. The property includes a historic 1,268 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1920, located in the First Montrose Commons Historic District.

Proposal: New Construction – Construct a 19' wide by 25' deep by 12' tall office and storage area at the rear southeast corner of the property.

- Storage area will be approximately 17' wide by 9' deep
- Office area will be approximately 10' wide by 16' deep
- The building will be clad in plywood and have a shallow pitch metal roof

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 19, 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

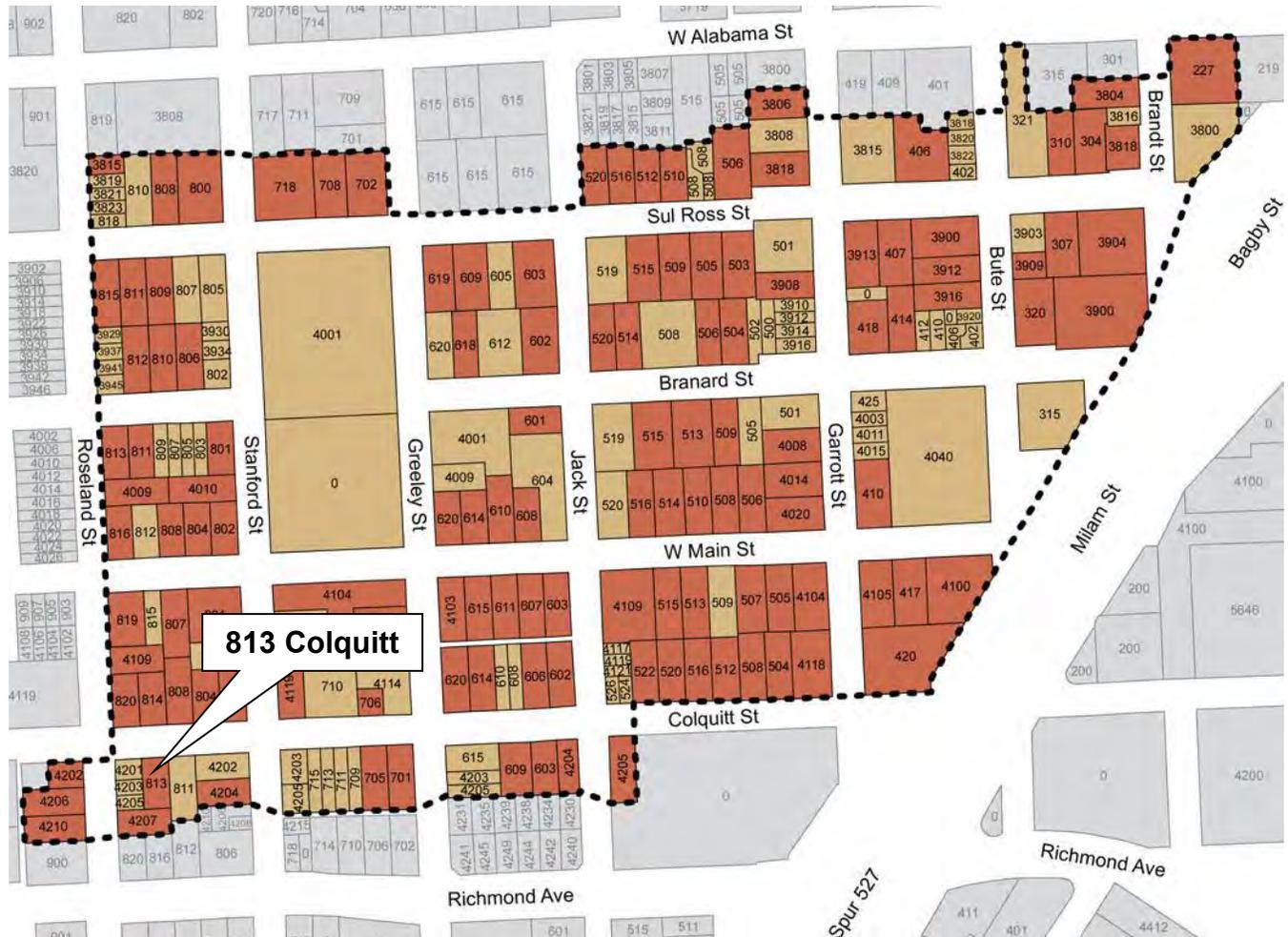
S - satisfies D - does not satisfy NA - not applicable

- (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

FIRST MONTROSE COMMONS HISTORIC DISTRICT



Building Classification

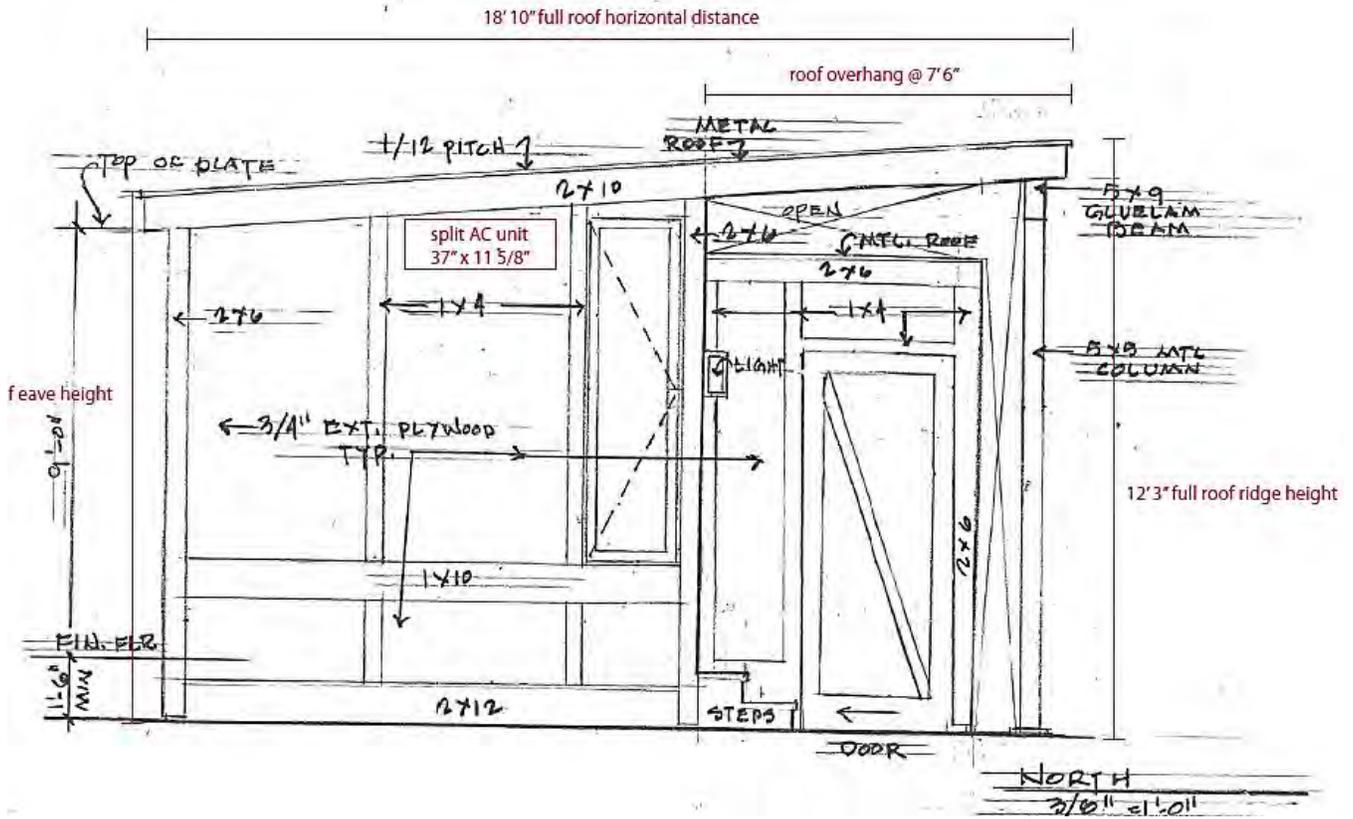
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

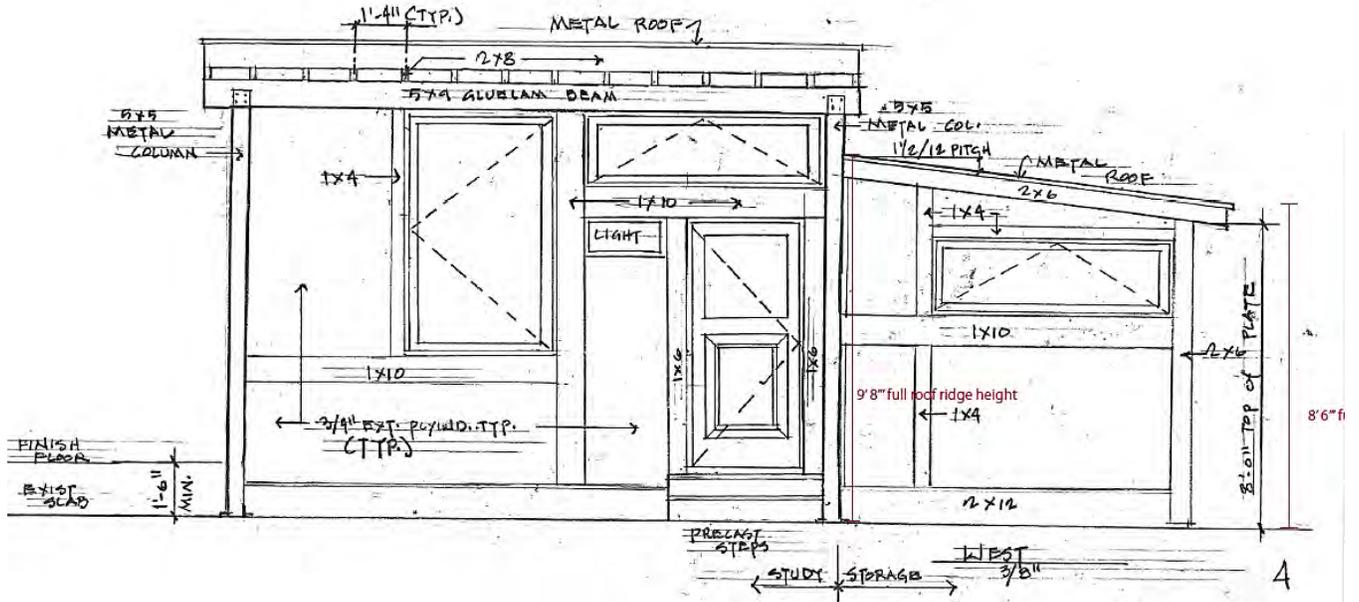


NORTH ELEVATION – FRONT FACING COLQUITT STREET

PROPOSED

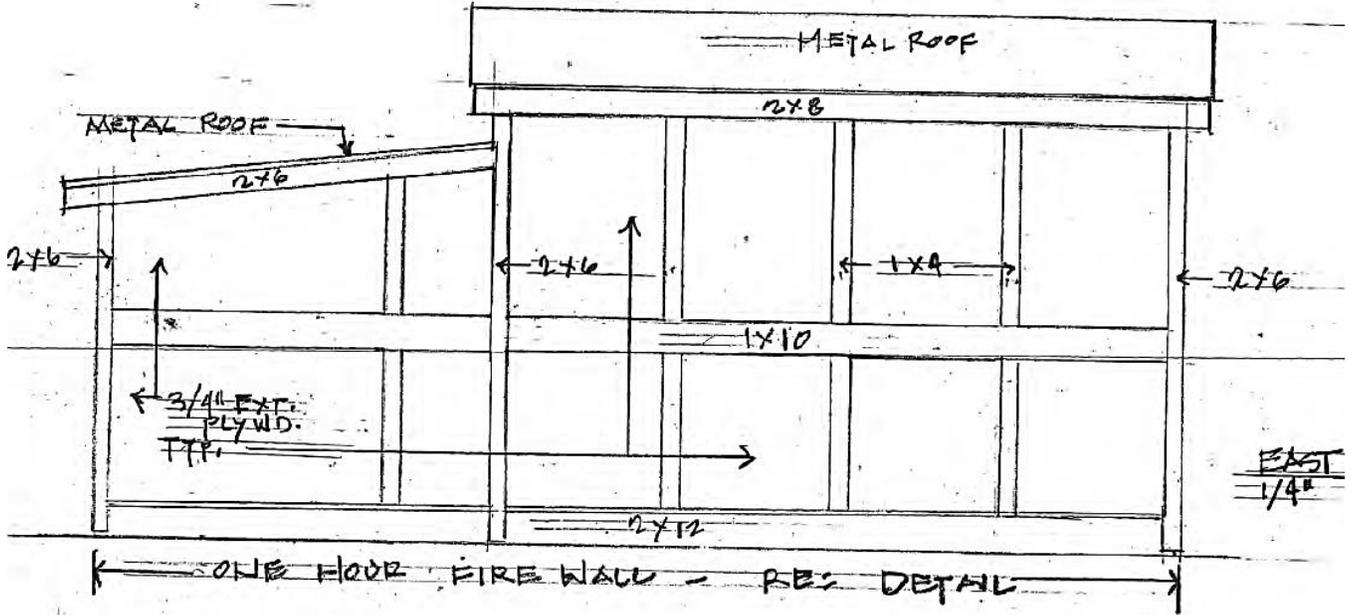


WEST SIDE ELEVATION
PROPOSED



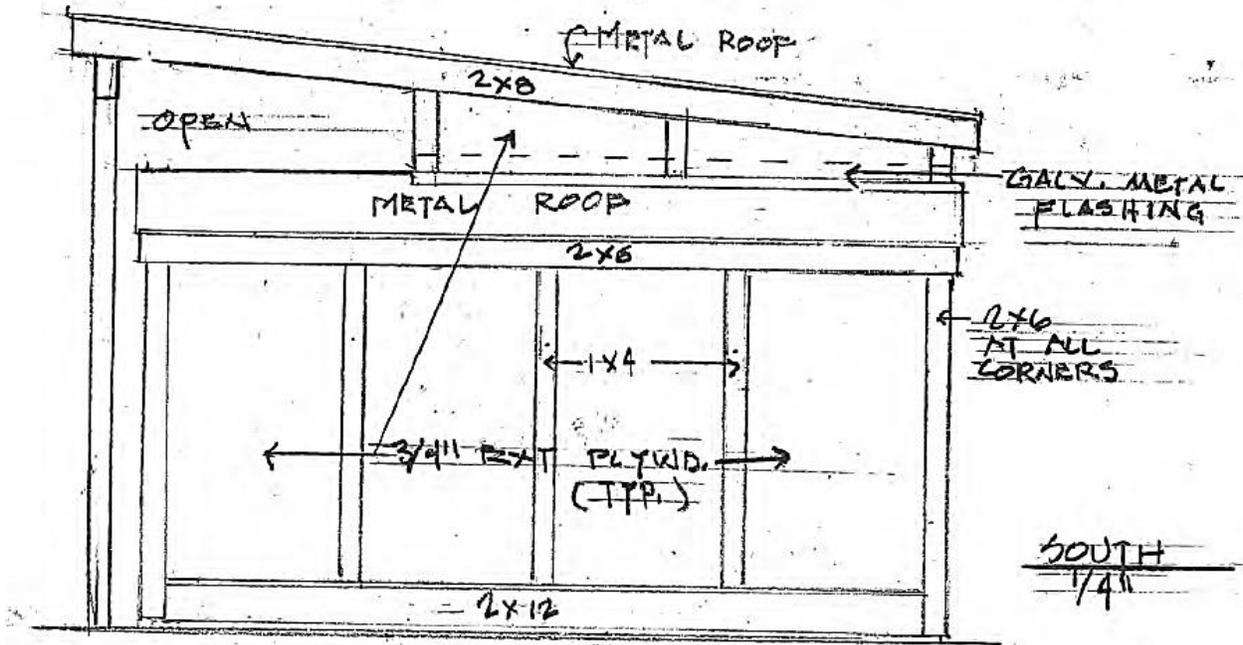
EAST SIDE ELEVATION

PROPOSED

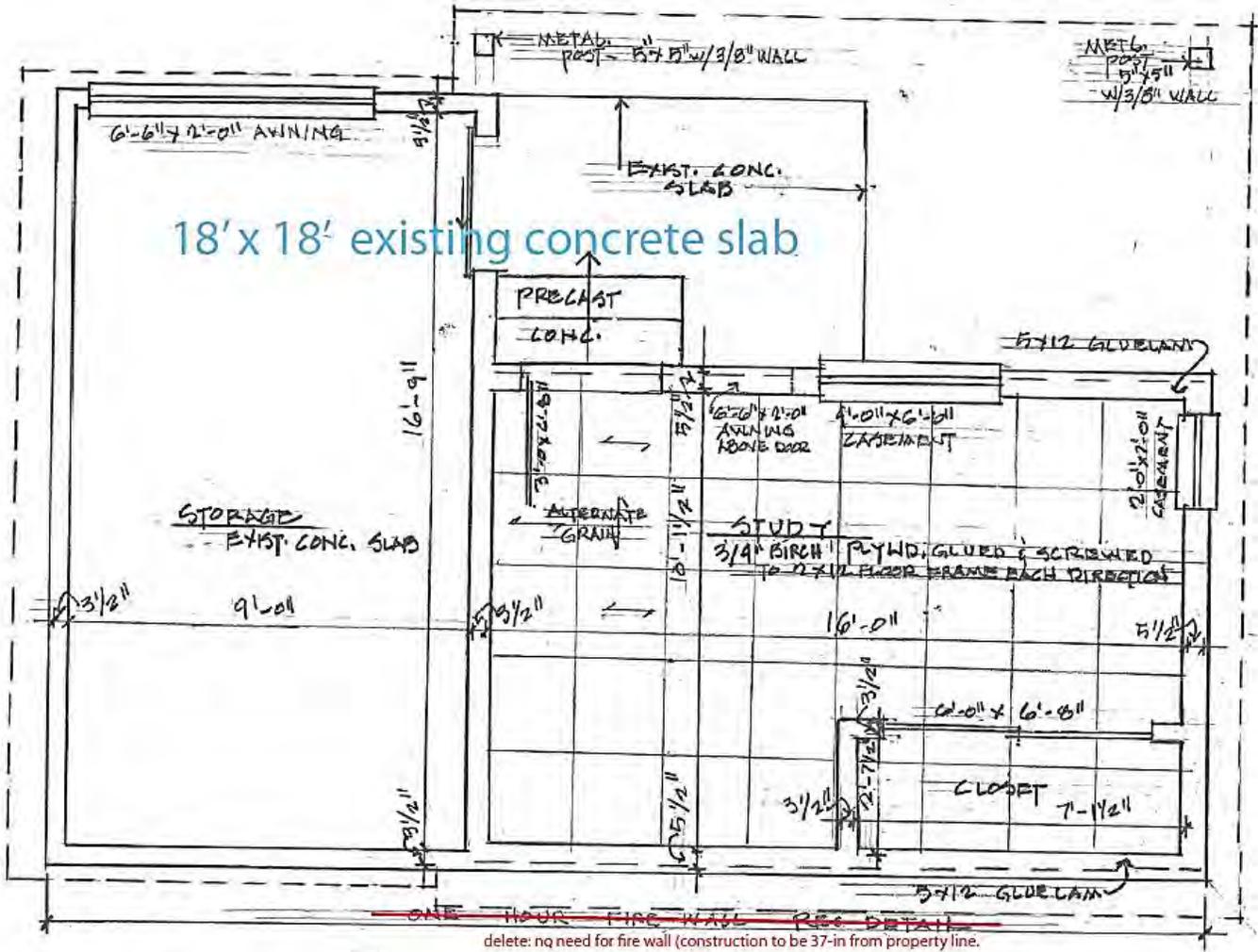


SOUTH (REAR) ELEVATION

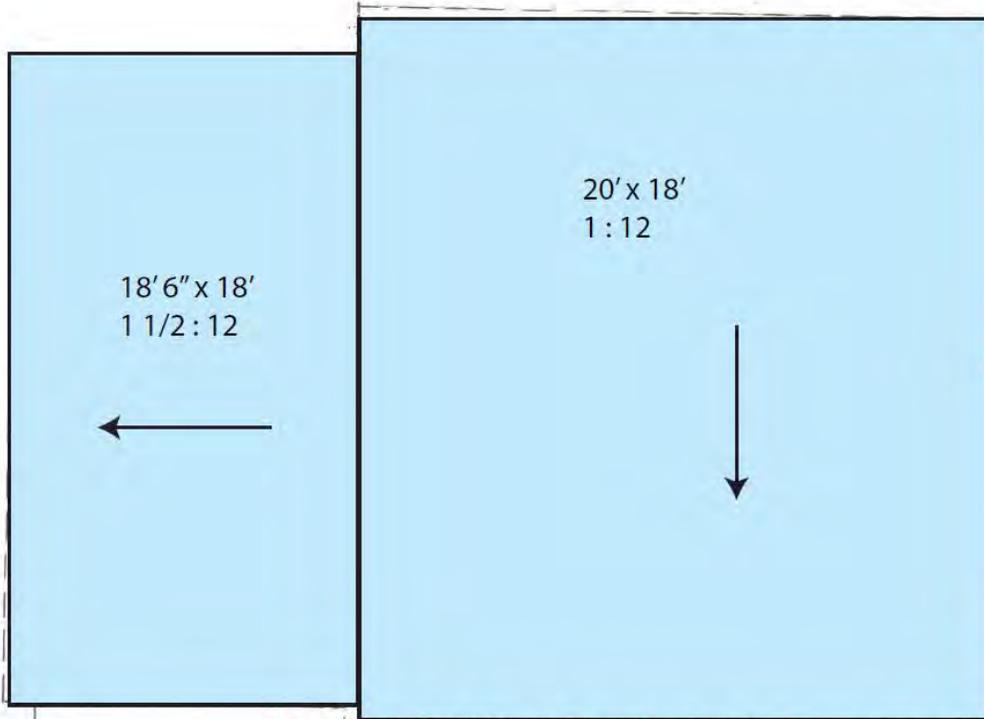
PROPOSED



FIRST FLOOR PLAN
 PROPOSED

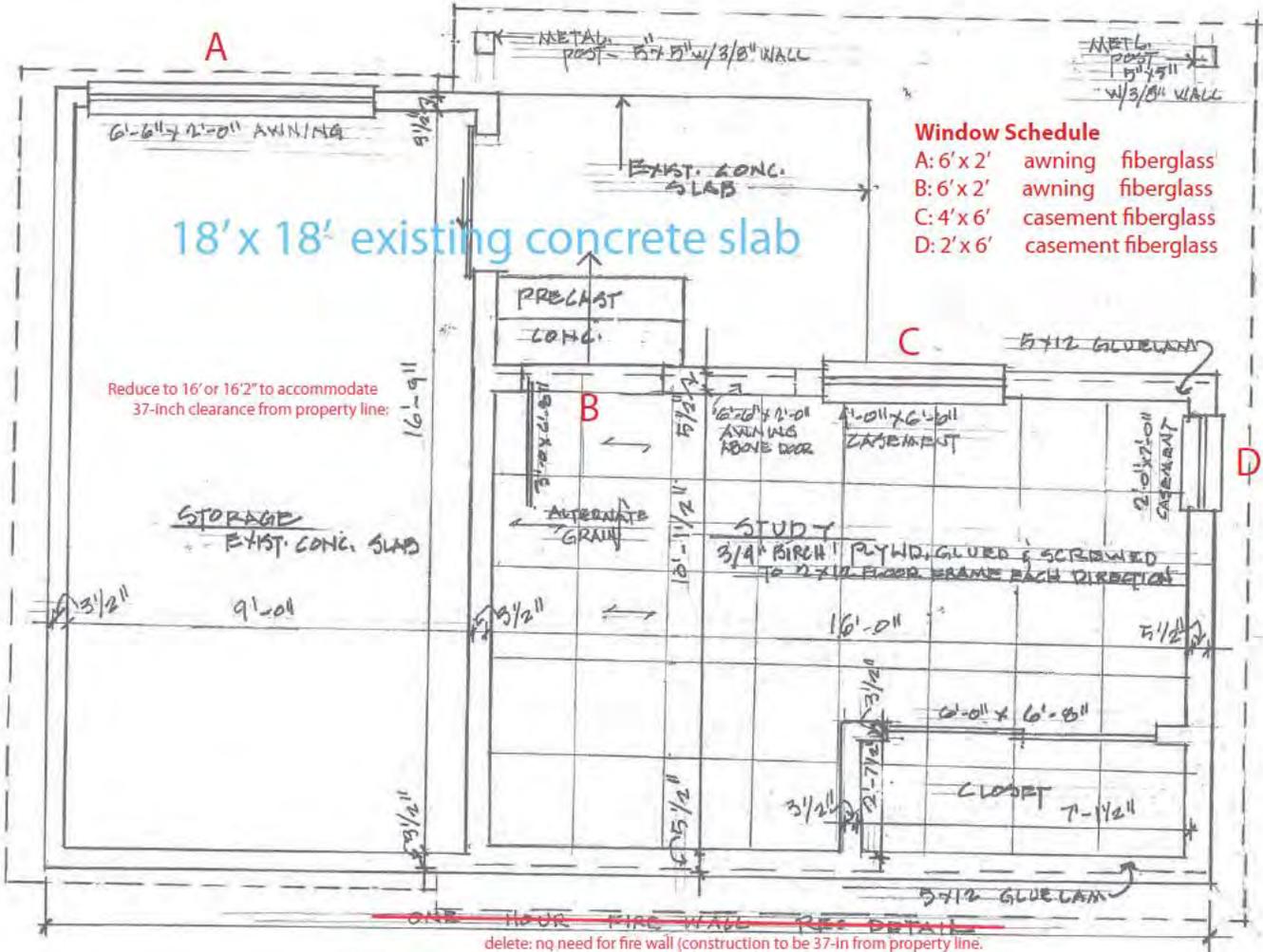


ROOF PLAN



STUDY & STORAGE
813 COLQUITT ST.
HOUSTON, TX 77006

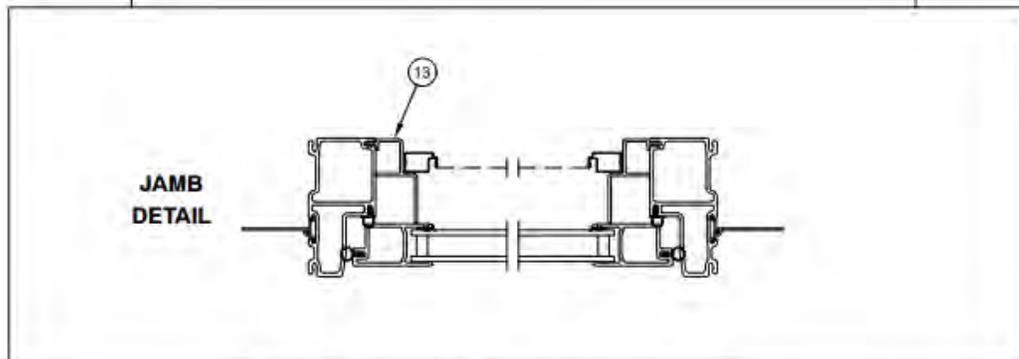
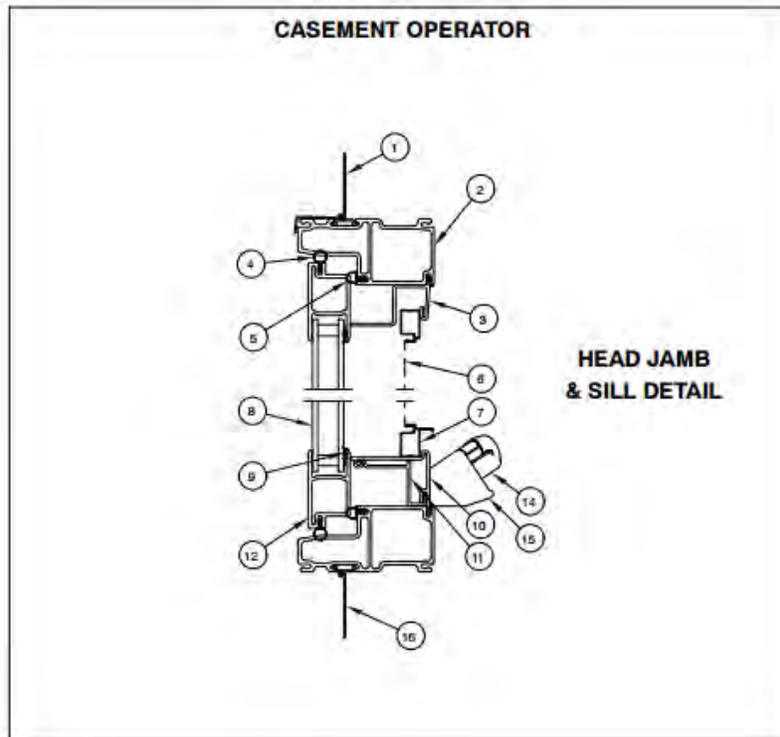
WINDOW SCHEDULE



WINDOW SCHEDULE

For windows, we should use Marvin Infinity all-Ultrex (inside and out) casement windows for the four windows shown.

WINDOW DETAIL



NOTE: Not to scale; specifications subject to change without notice.

- | | |
|--------------------------|-------------------------------|
| 1. Nail Fin w/Drip Cap | 10. Frame Cover,Sill, Top |
| 2. Frame | 11. Frame Cover, Sill, Bottom |
| 3. Frame Cover Head Jamb | 12. Sash |
| 4. Sash Weather Strip | 13. Frame Cover, Jamb |
| 5. Foam Weather Strip | 14. Roto Gear Folding Handle |
| 6. Screen Mesh | 15. Roto Gear Assembly |
| 7. Screen Frame | 16. Nail Fin, Locking |
| 8. Insulated Glass | |
| 9. Glazing Boot, Sash | |

PROJECT DETAILS

Shape/Mass: The proposed secondary structure will have a maximum width of 18'-10" and a maximum depth of 25'-0". The proposed ridge height will be 12'-3". The secondary structure will be comprised of two portions: an office and a storage area. The storage area will be approximately 17' wide by 9' deep. The office area will be approximately 10' wide by 16' deep. See drawing for more detail.

Setbacks: The proposed secondary structure will have a front (north) setback of 76'-3"; an east side setback of 3'-1"; a west side setback of 30'-11"; and a rear (south) setback of 3'-1". See drawings for more detail.

Foundation: The proposed foundation will be an existing concrete slab with a finished floor height of 1'-6". Load bearing concrete block will be installed for portions of the building that will extend past the existing concrete slab. See drawings for more detail.

Windows/Doors: The proposed structure will have a mix of casement and awning windows. The windows will be constructed from pultruded fiberglass. See drawings and window details for more information.

Exterior Materials: The structure will be clad in plywood with 1"x4", 2"x6", and 1"x10" trim boards. 5"x5" metal posts support the overhanging roof. See drawings for more detail.

Roof: The proposed roof will have a metal shed roof with pitches of 1:12 and 1½:12 and an eave height of 10'-6". See drawings for more detail.

Front Elevation: The proposed front elevation features the entry door (topped by a transom) to the storage area to the west and the office portion, with a single casement window to the east. The roof, supported by two metal columns, extends over the western portion of the elevation. See drawings for more detail.
(North)

Side Elevation: The east elevation features no fenestration or doors and is comprised of plywood cladding and trim boards. See drawings for more detail.
(East)

Side Elevation: The west elevation is comprised of the storage area to the south and the office area to the north. The storage area features a single awning window. The office area features an entry door topped by an awning window. A casement window is located to the north. The roof, supported by two metal posts, extends west, over the office portion. See drawings for more detail.
(West)

Rear Elevation: The rear elevation is not visible from the public Right-of-Way. See drawings for more detail.
(South)