

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 1, 2017

**Applicant:** Mike Shelton, Harvard Heights Construction for Ezra North, owner

**Property:** 1340 Harvard St, Lot 21, Block 169, Houston Heights Subdivision. The property includes a non-historic 2,700 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Noncontributing residence, constructed circa 1992, located in the Houston Heights Historic District East.

**Proposal:** New Construction – Garage Apartment – Construct a two-story garage apartment with 722 square feet of unconditioned space on the first level and 646 square feet of habitable space on the second level. The structure will have:

- A 19' eave height and a 25' ridge height.
- A max width of 19' and a max depth of 38'.
- A slab foundation with an 8" finished floor height.
- Cementitious siding with a 6" reveal.
- A 3' side (south) and 1' rear (east) setback.
- A hipped roof with 6/12 pitch.
- Double-hung, fixed, and sliding wood windows.

See project details on p. 5-12 and application materials in Attachment A.

**Public Comment:** One in support. Please see Attachment B.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** March 23, 2017



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years 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(a): 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**

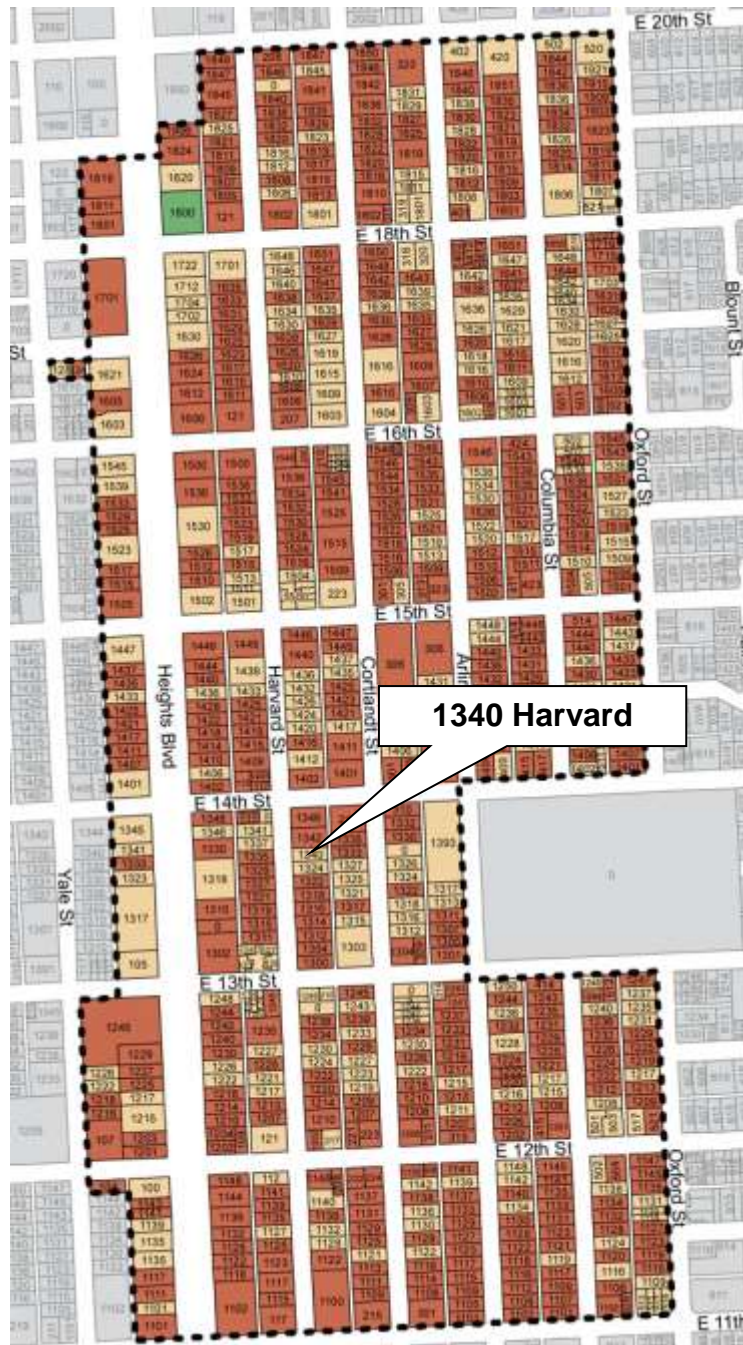
**S - satisfies D - does not satisfy NA - not applicable**

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:
  - (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
  - (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



1340 Harvard

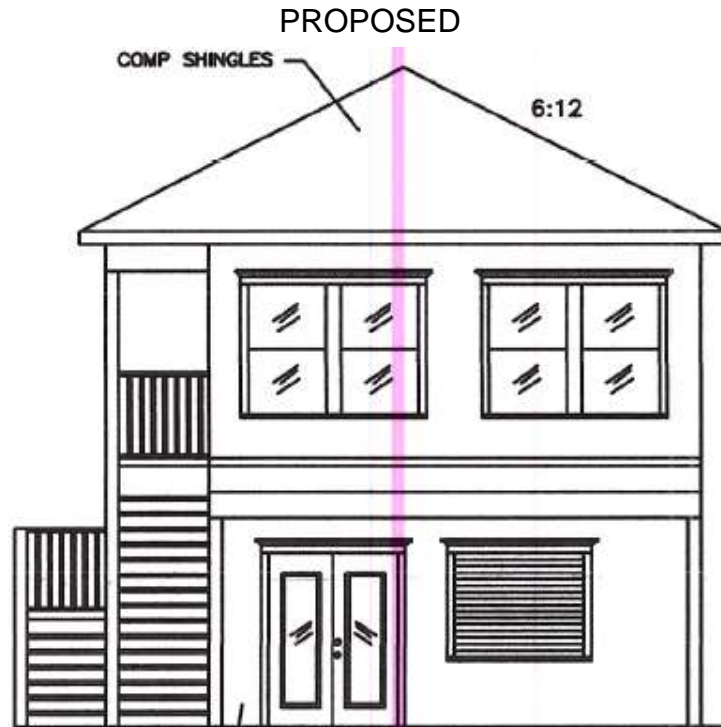
Building Classification

- Contributing
- Non-Contributing
- Park

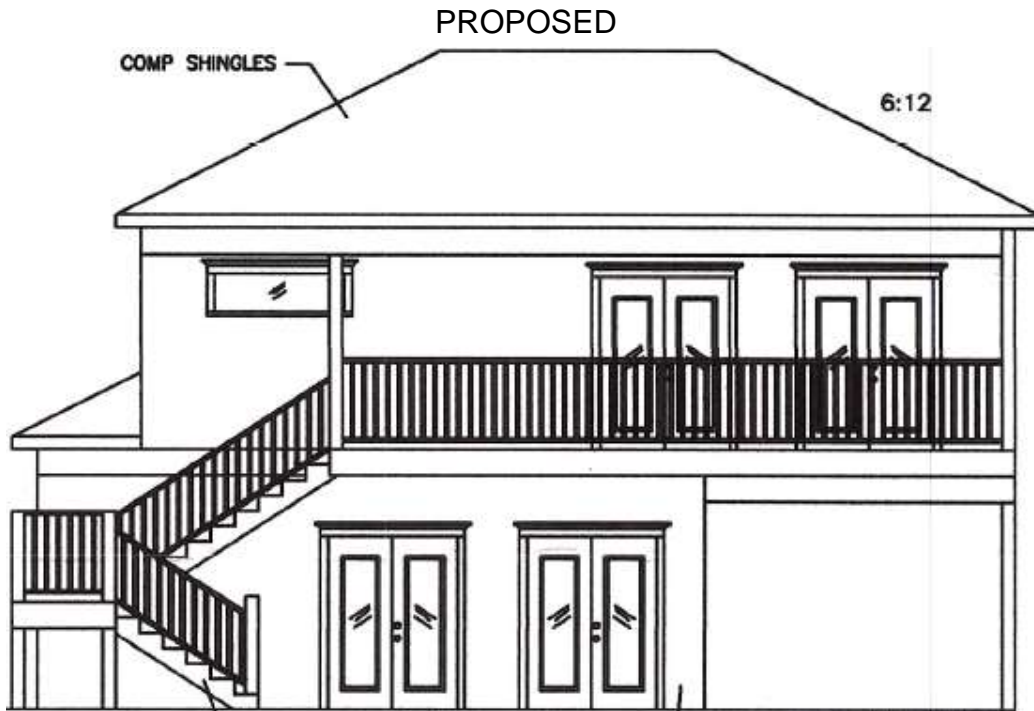
INVENTORY PHOTO



**WEST ELEVATION – FRONT FACING HARVARD**

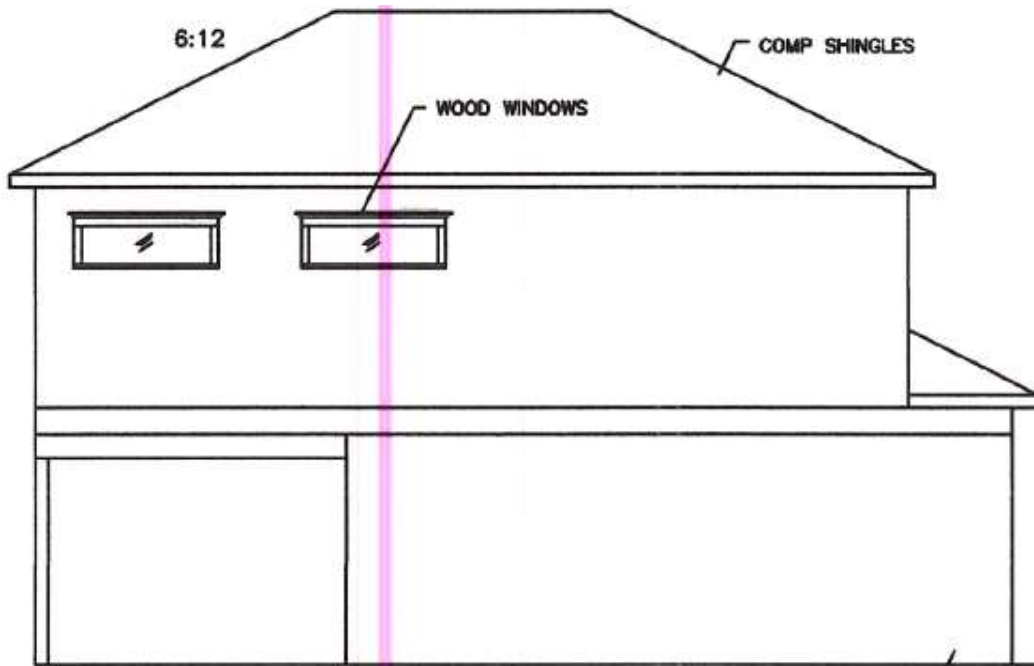


**NORTH SIDE ELEVATION**



**SOUTH SIDE ELEVATION**

PROPOSED



**EAST (REAR) ELEVATION**

PROPOSED

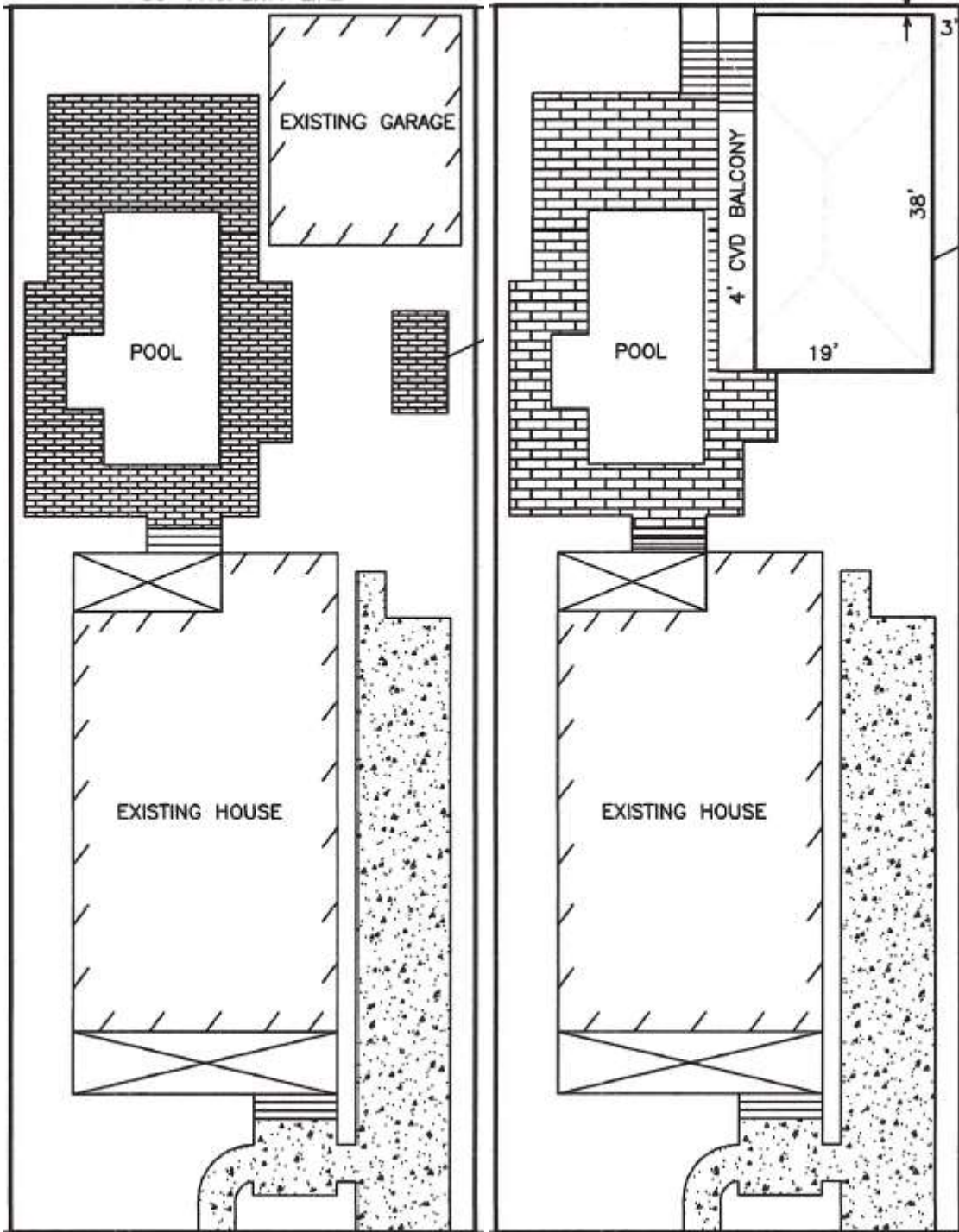


SITE PLAN



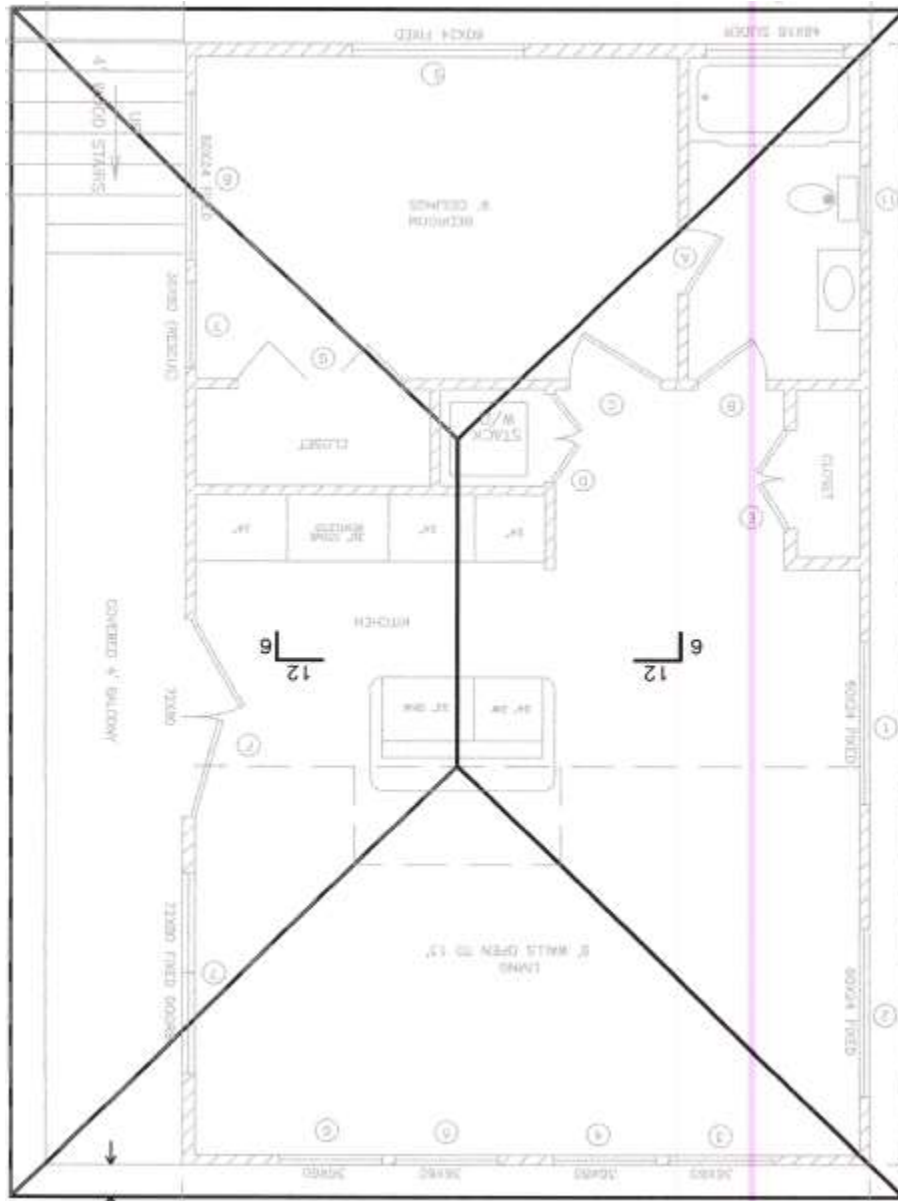
EXISTING

PROPOSED



ROOF PLAN

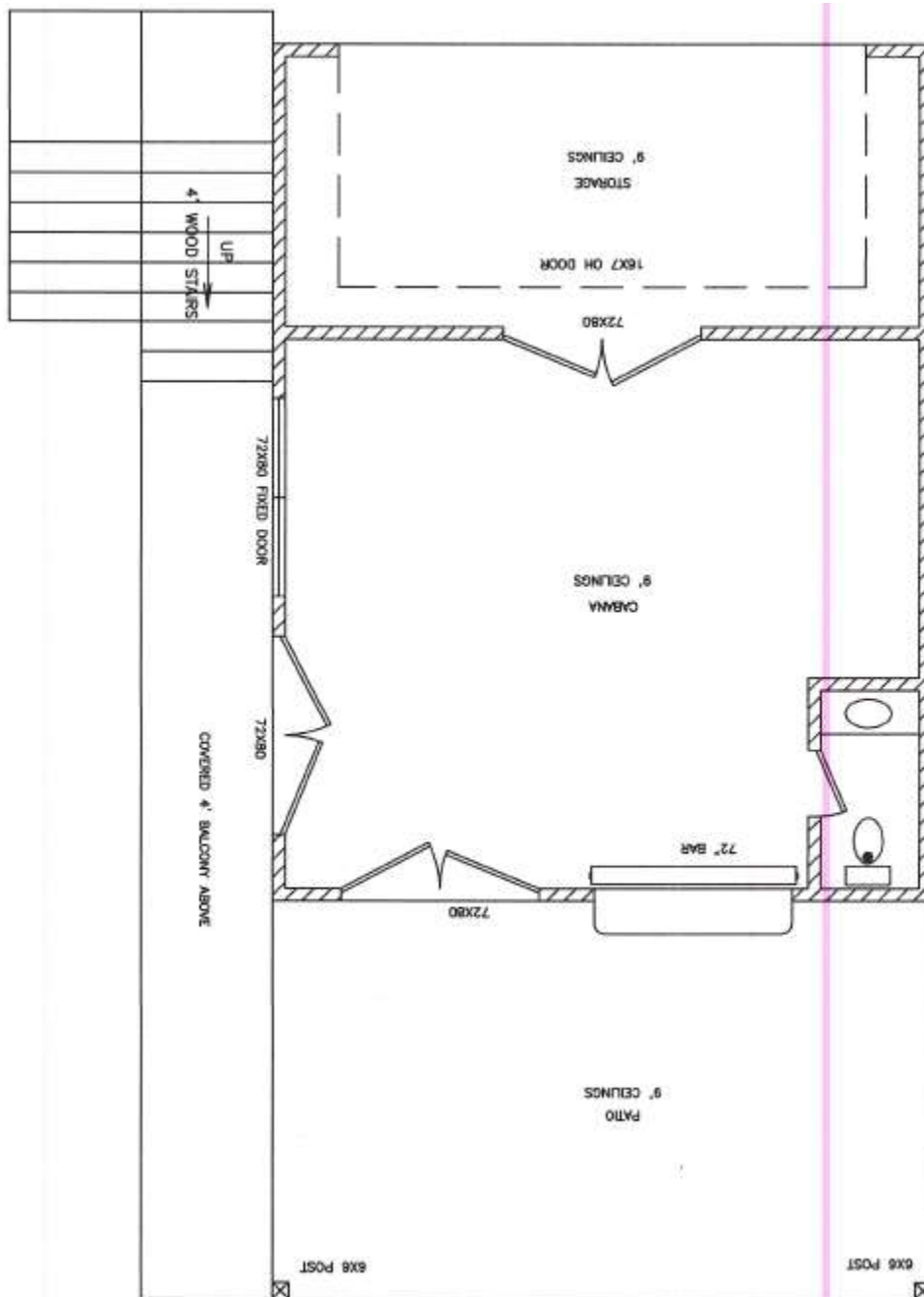
PROPOSED





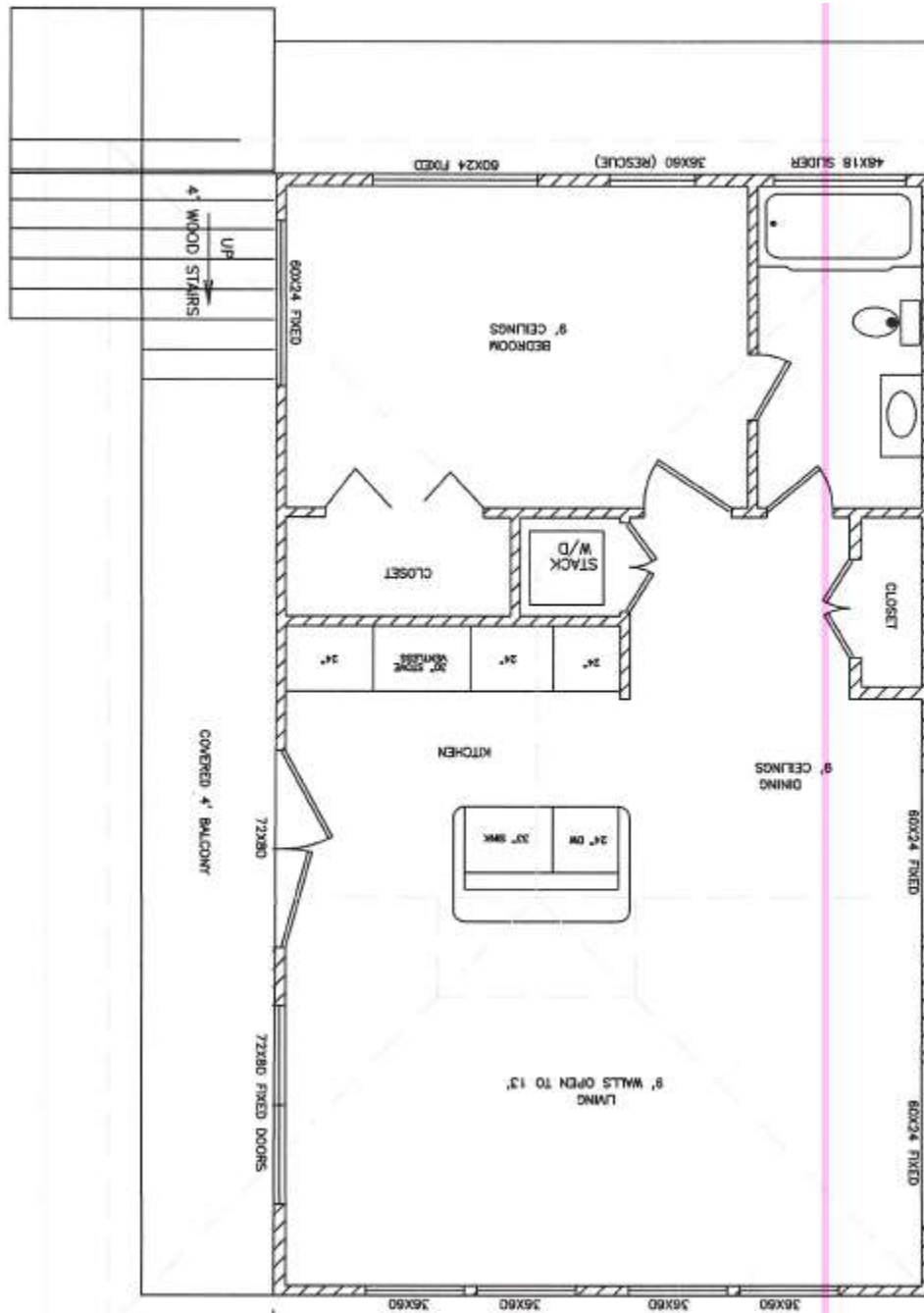
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE

LOCATION	MATERIAL	LITE PATTERN	STYLE	DIMENSION	SILL HEIGHT	MOUNTING PROFILE	BRAND
1	WOOD	FIXED	FIXED	60"X24"	56"	RECESSED	JELD-WEN
2	WOOD	FIXED	FIXED	60"X24"	56"	RECESSED	JELD-WEN
3	WOOD	FIXED	FIXED	36"X60"	20"	RECESSED	JELD-WEN
4	WOOD	1/1	DH	36"X60"	20"	RECESSED	JELD-WEN
5	WOOD	1/1	DH	36"X60"	20"	RECESSED	JELD-WEN
6	WOOD	1/1	DH	36"X60"	20"	RECESSED	JELD-WEN
7	WOOD	1/1	DH	36"X60"	20"	RECESSED	JELD-WEN
8	WOOD	FIXED	FIXED	60"X24"	56"	RECESSED	JELD-WEN
9	WOOD	FIXED	FIXED	60"X24"	56"	RECESSED	JELD-WEN
10	WOOD	SLIDER	SLIDER	48"X18"	56"	RECESSED	JELD-WEN
11	WOOD	1/1	DH	24"X33"	47"	RECESSED	JELD-WEN

DOOR SCHEDULE

LOCATION	DOOR SIZE	REMARKS
A	24"X80"	INTERIOR
B	24"X80"	INTERIOR
C	32"X80"	INTERIOR
D	36"X80"	INTERIOR
E	36"X80"	INTERIOR
F	72"X80"	METAL ONE LITE
G	60"X80"	BI-FOLD
H	72"X80"	METAL ONE LITE
I	24"X80"	INTERIOR
J	72"X80"	METAL ONE LITE
K	72"X80"	METAL ONE LITE
L	72"X80"	METAL ONE LITE FIXED
M	16'X7'	OVERHEAD FLUSH

### PROJECT DETAILS

**Shape/Mass:** The two-story garage apartment will have 722 square feet of unconditioned space on the first level, and 646 square feet of conditioned living space on the second level. The structure will have a max width of 19' and a max depth of 38' with a 19' eave height and a 25' ridge height.

**Setbacks:** The structure will be setback 3' from the south (side) property line and 1' from the rear (east) property line.

**Foundation:** The structure will have a slab foundation with an 8" finished floor height.

**Windows/Doors:** The apartment will feature double-hung, sliding, and fixed wood windows. All windows will have recessed mounting.

**Exterior Materials:** The structure will be clad in 6" cementitious siding.

**Roof:** The garage apartment will have a hipped roof with a 6/12 pitch. The roof will be covered with composition shingles.

# ATTACHMENT A

# **ATTACHMENT B**