

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Mable Belcher, LSC Engineering for Cesar Hernandez. Zedna Development, owner

Property: 1212 Tulane Street, Lot 27, Block 183, Houston Heights Subdivision. The property includes a historic 1,580 square foot, 1 ½ story wood frame single-family residence situated on a 4,400 square foot (33' x 132') interior lot.

Significance: Contributing Dutch Colonial residence, constructed circa 1915, located in the Houston Heights Historic District West.

Proposal: New Construction – Construct a rear detached one-story alley loading garage. The garage will measure 23'-4" wide, 22'-4" deep, 8' to the eave, and approximately 15' to the ridge.
See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

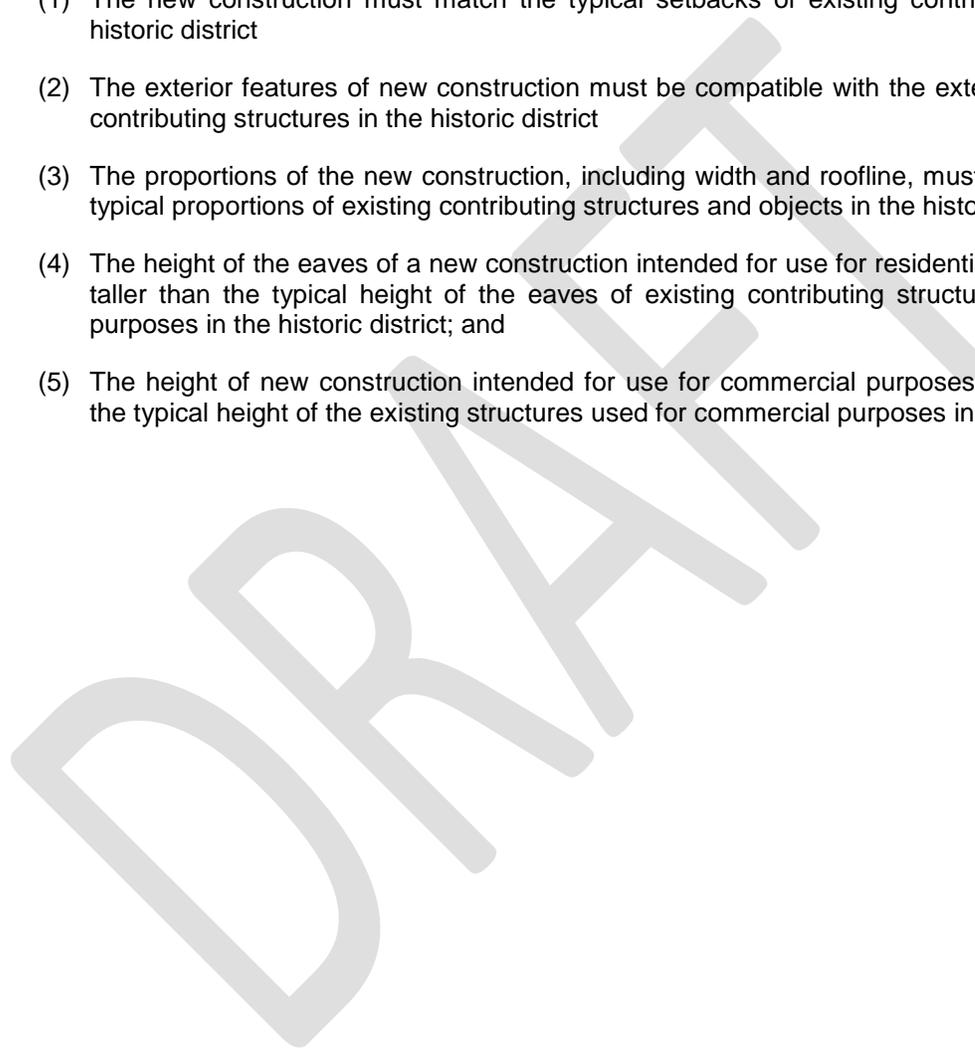
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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.

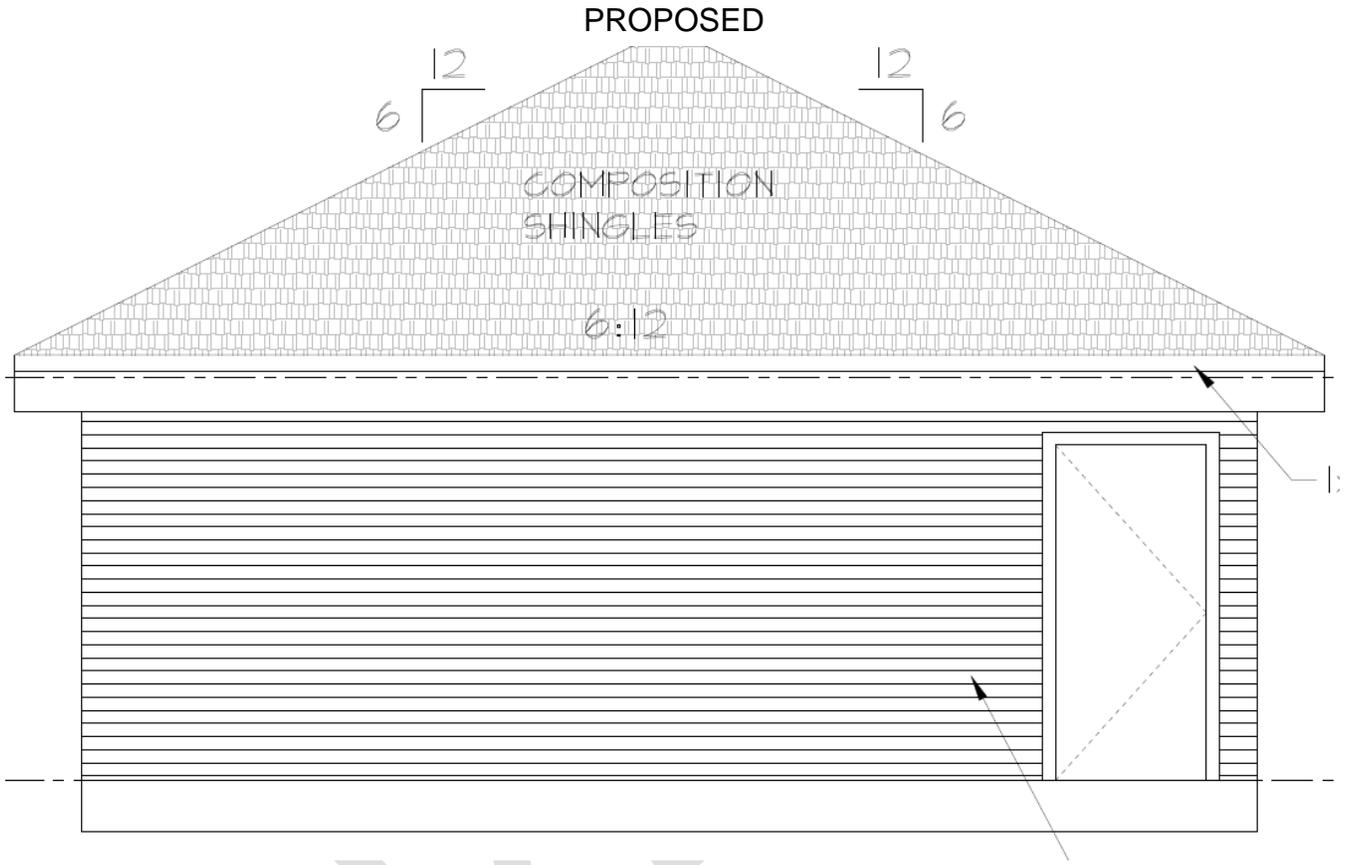




CURRENT PHOTO

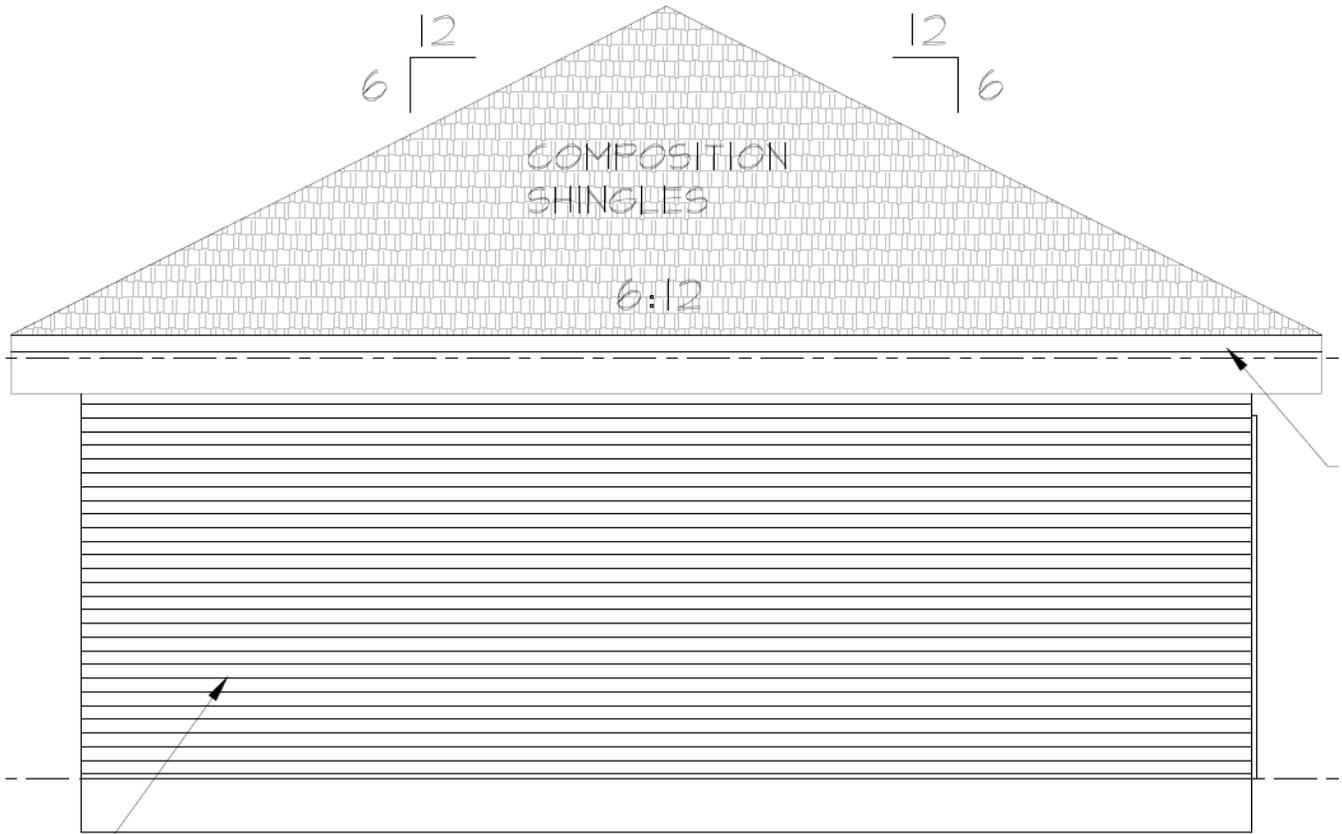


WEST ELEVATION – FRONT FACING TULANE STREET



NORTH SIDE ELEVATION

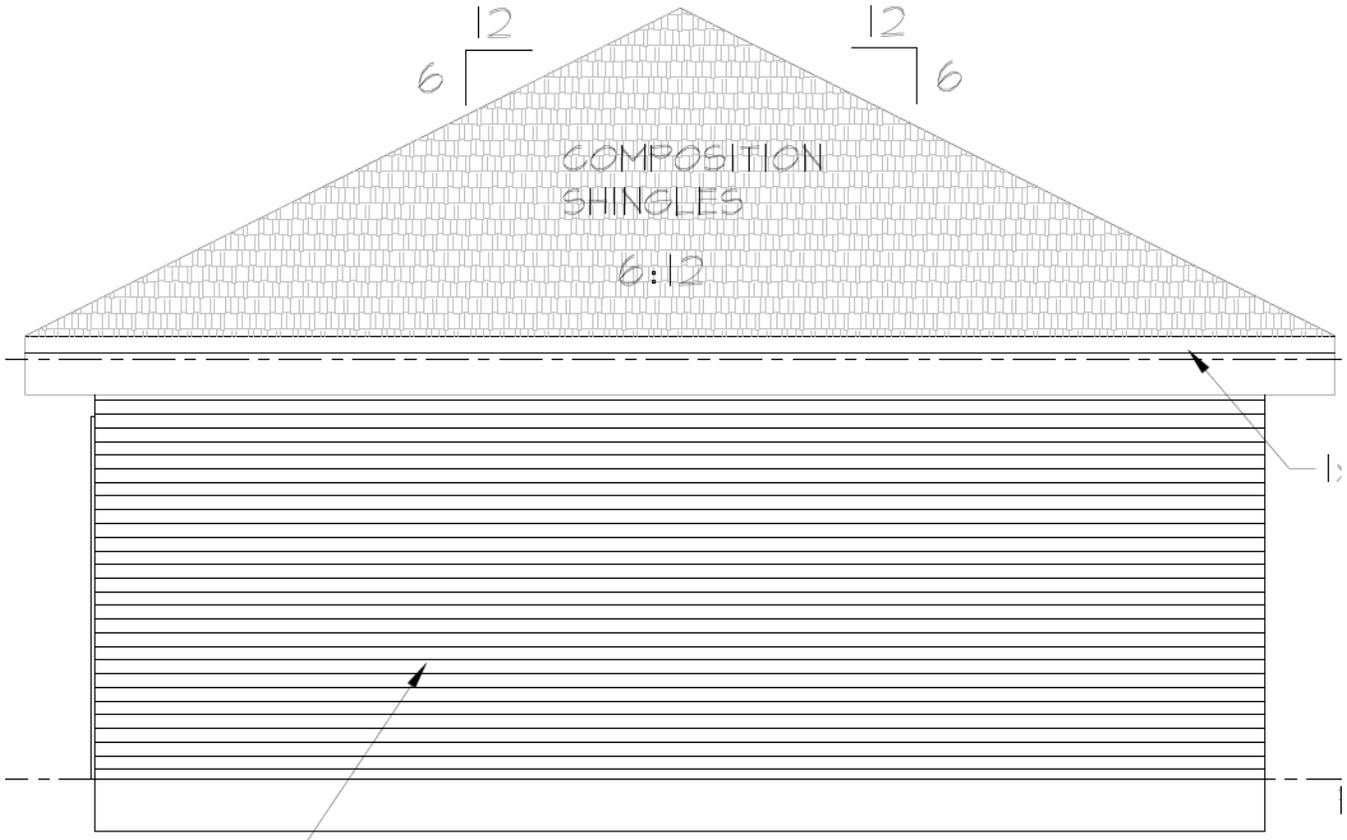
PROPOSED



DRAFT

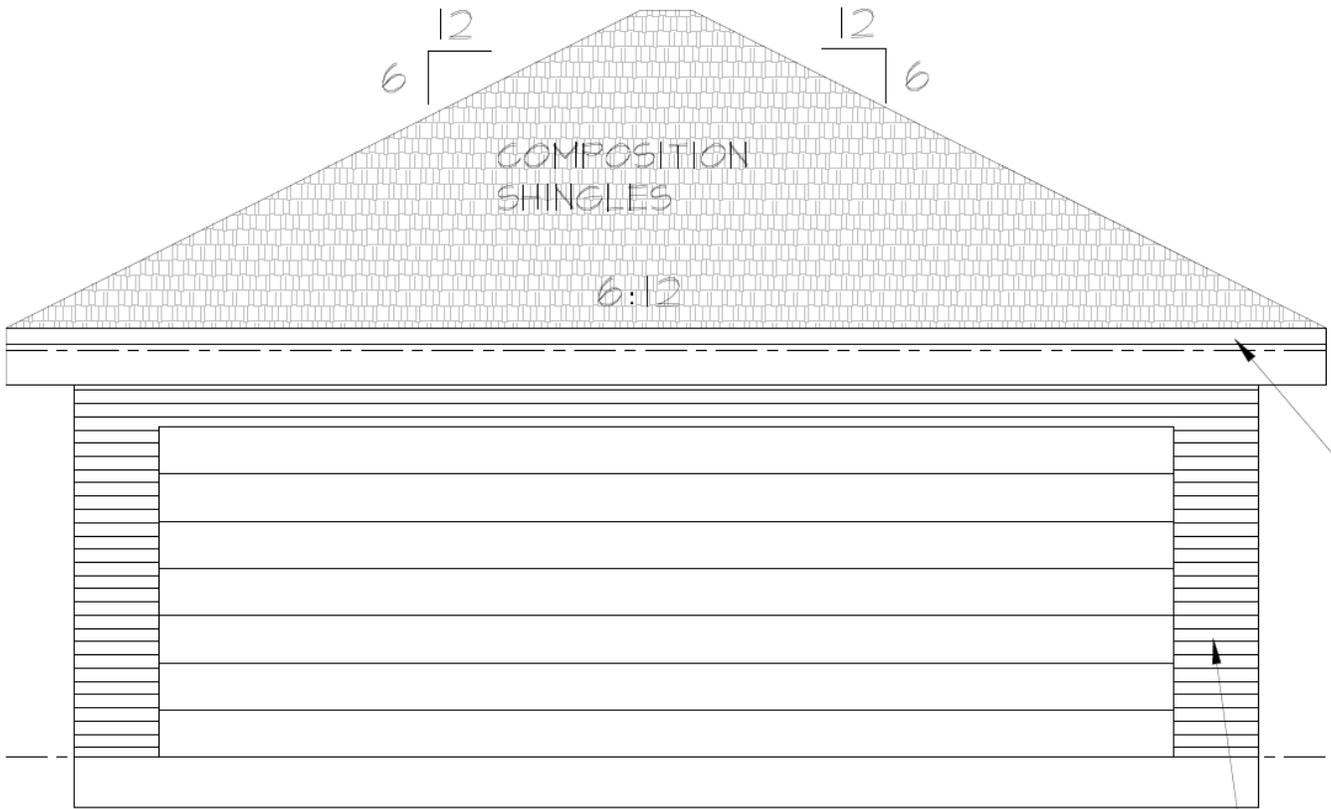
SOUTH SIDE ELEVATION

PROPOSED



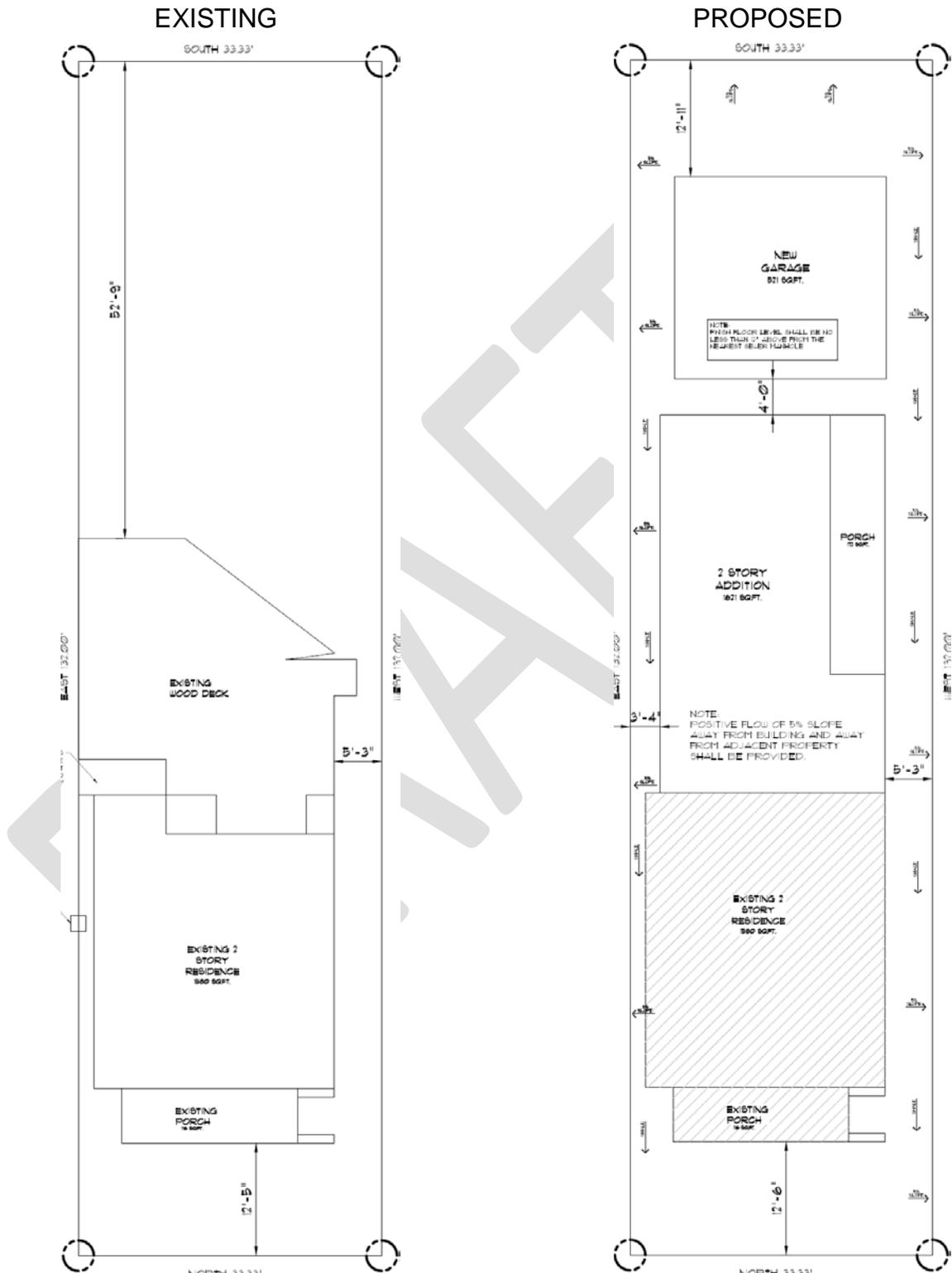
EAST (REAR) ELEVATION

PROPOSED





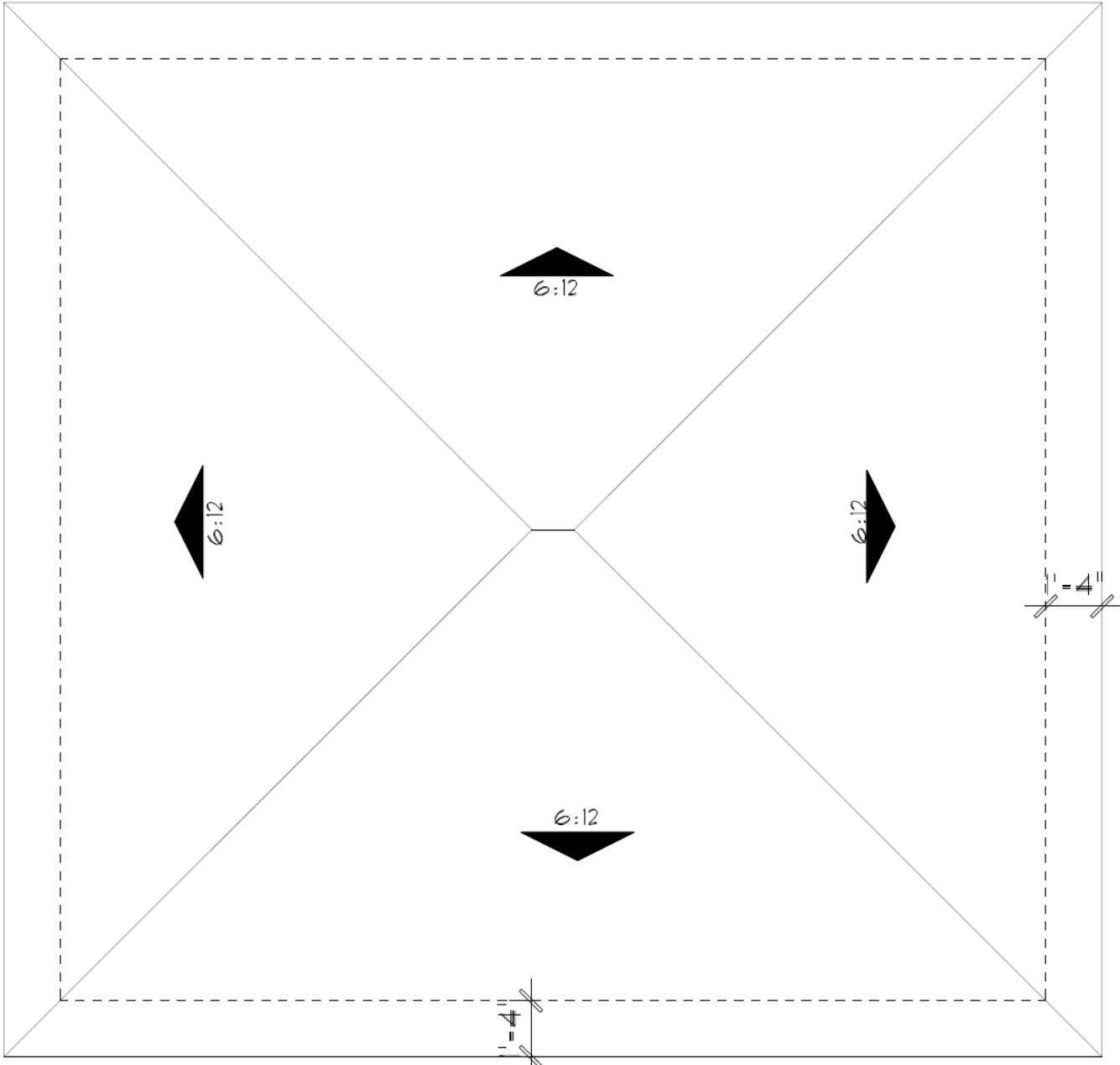
SITE PLAN





ROOF PLAN

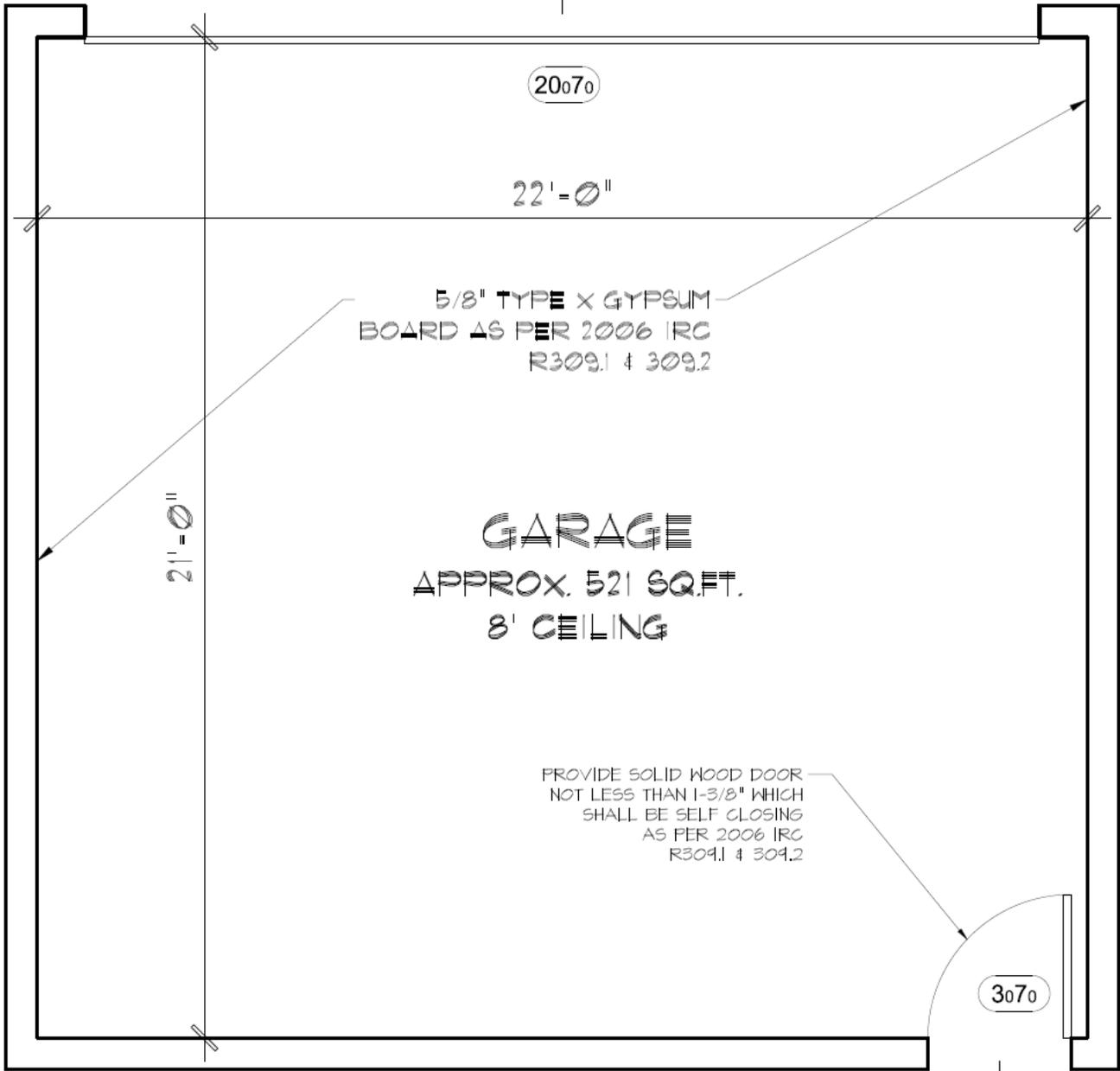
PROPOSED



FIRST FLOOR PLAN



PROPOSED



PHOTOS SUBMITTED BY APPLICANT

REAR OF LOT FACING WEST



PROJECT DETAILS

Shape/Mass: The garage will measure 23'-4" wide, 22'-4" deep, 8' to the eave, and approximately 15' to the ridge.

Setbacks: The garage will be setback 98'-8" from the front property line, 4'-5" from the north property line, 5'-3" from the south property line, and 11' from the rear property line.

Foundation: The garage will be constructed on a slab foundation.

Windows/Doors: The garage will feature an entry door and a sectional overhead garage door.

Exterior Materials: The garage will be clad with cementitious horizontal lap siding.

Roof: The garage will feature a hip roof with a 6/12 pitch with closed soffits and a 1'-4" overhang.

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