

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 6, 2014

**Applicant:** Kevin Watson, Robert Sanders Homes for Tommy Watts, owner

**Property:** 1820 Heights Boulevard, Lots 17 and 18, block 104, Houston Heights Subdivision. The property includes a new 3,991 square foot two-story single-family residence situated on a 15,000 square foot (100' x 150') interior lot.

**Significance:** Noncontributing Ranch style residence, constructed circa 1950, located within the Houston Heights Historic District East. The residence was demolished in 2013.

**Proposal:** New Construction – Construct a rear detached one-story garage. The garage will measure 22' wide, 27' deep, 9'-5" to the eave and 17'-11" to the ridge.

See enclosed application materials and detailed project description on p. 5-10 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

DRAFT

**APPROVAL CRITERIA**

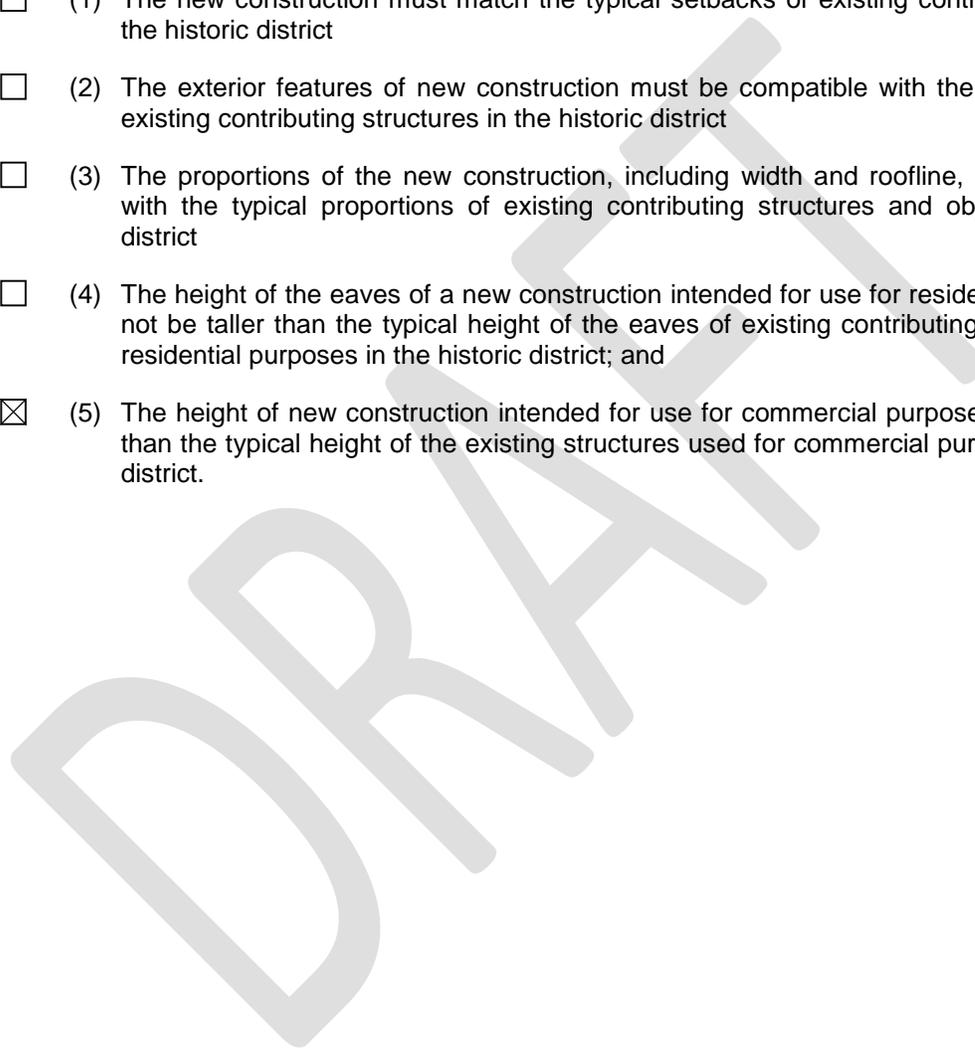
**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

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  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



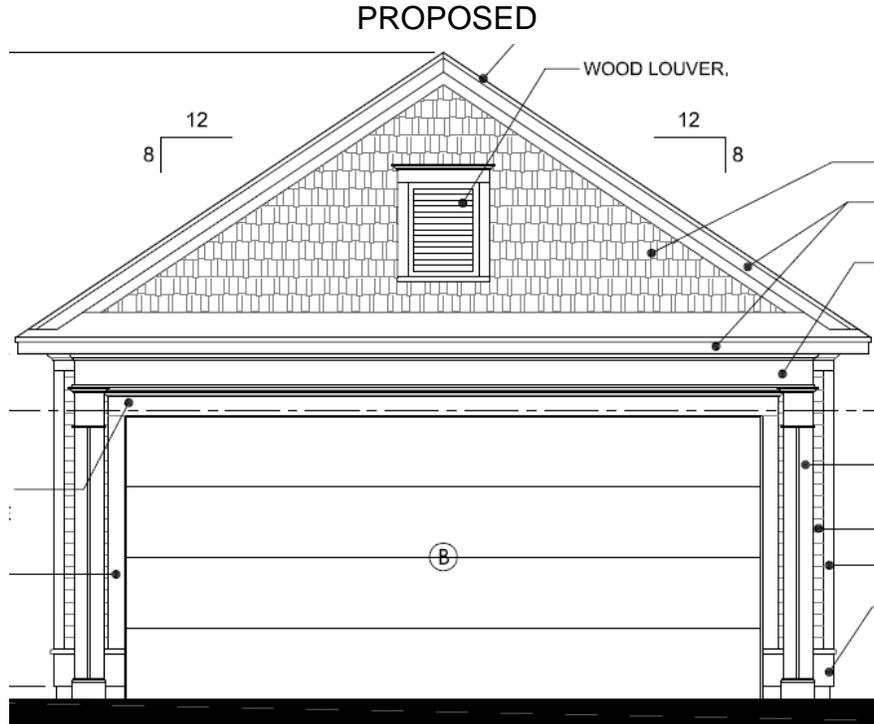
**INVENTORY PHOTO**



**CURRENT PHOTO**

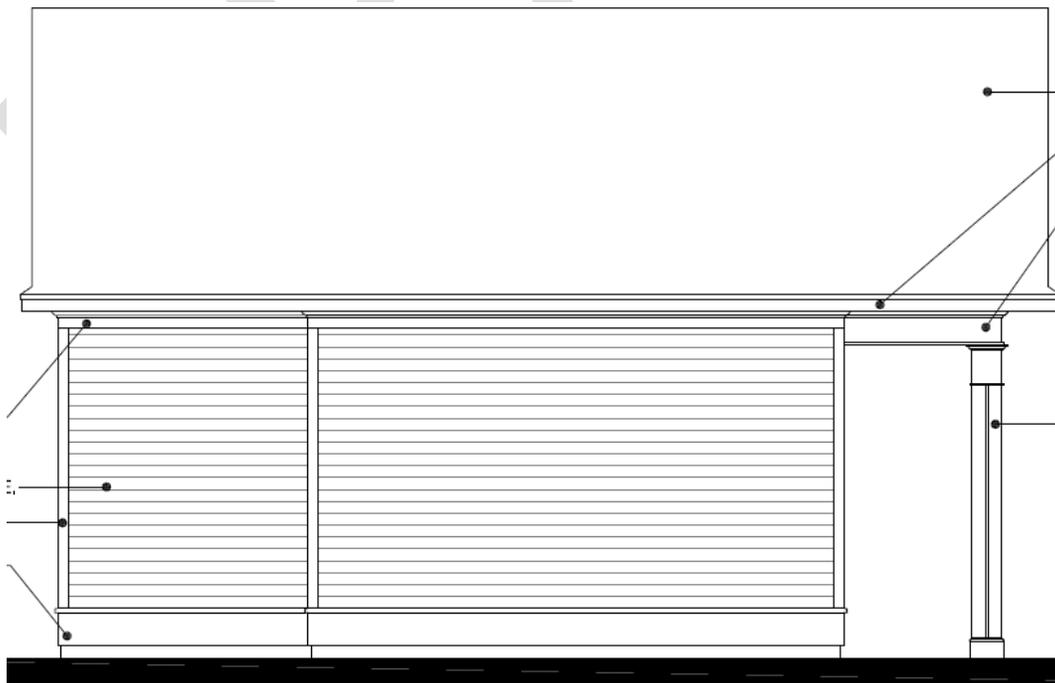


**WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD**



**NORTH SIDE ELEVATION**

**PROPOSED**



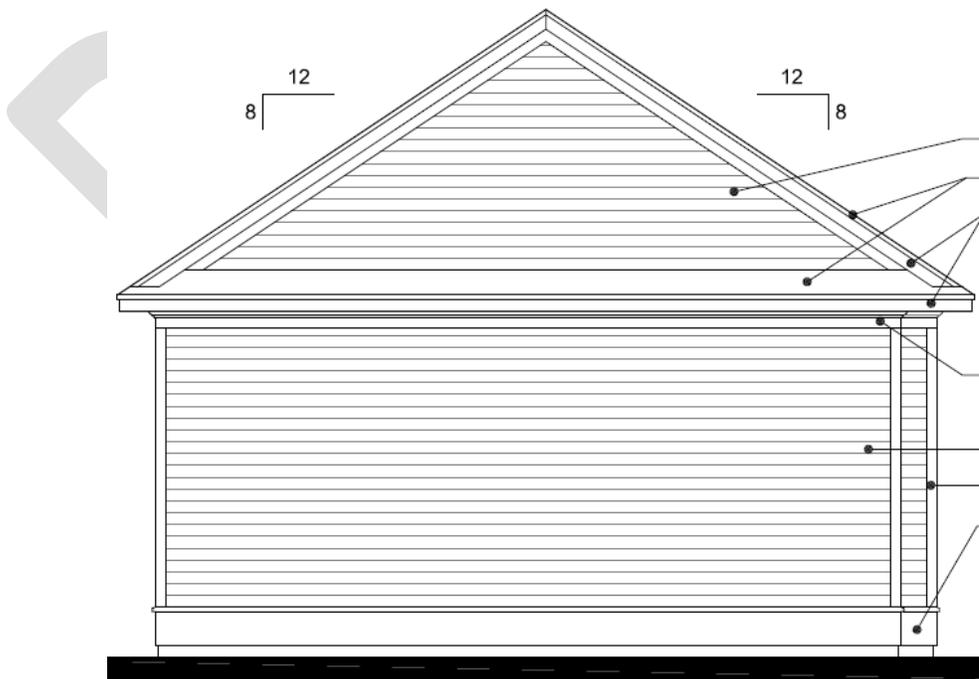
**SOUTH SIDE ELEVATION**

PROPOSED



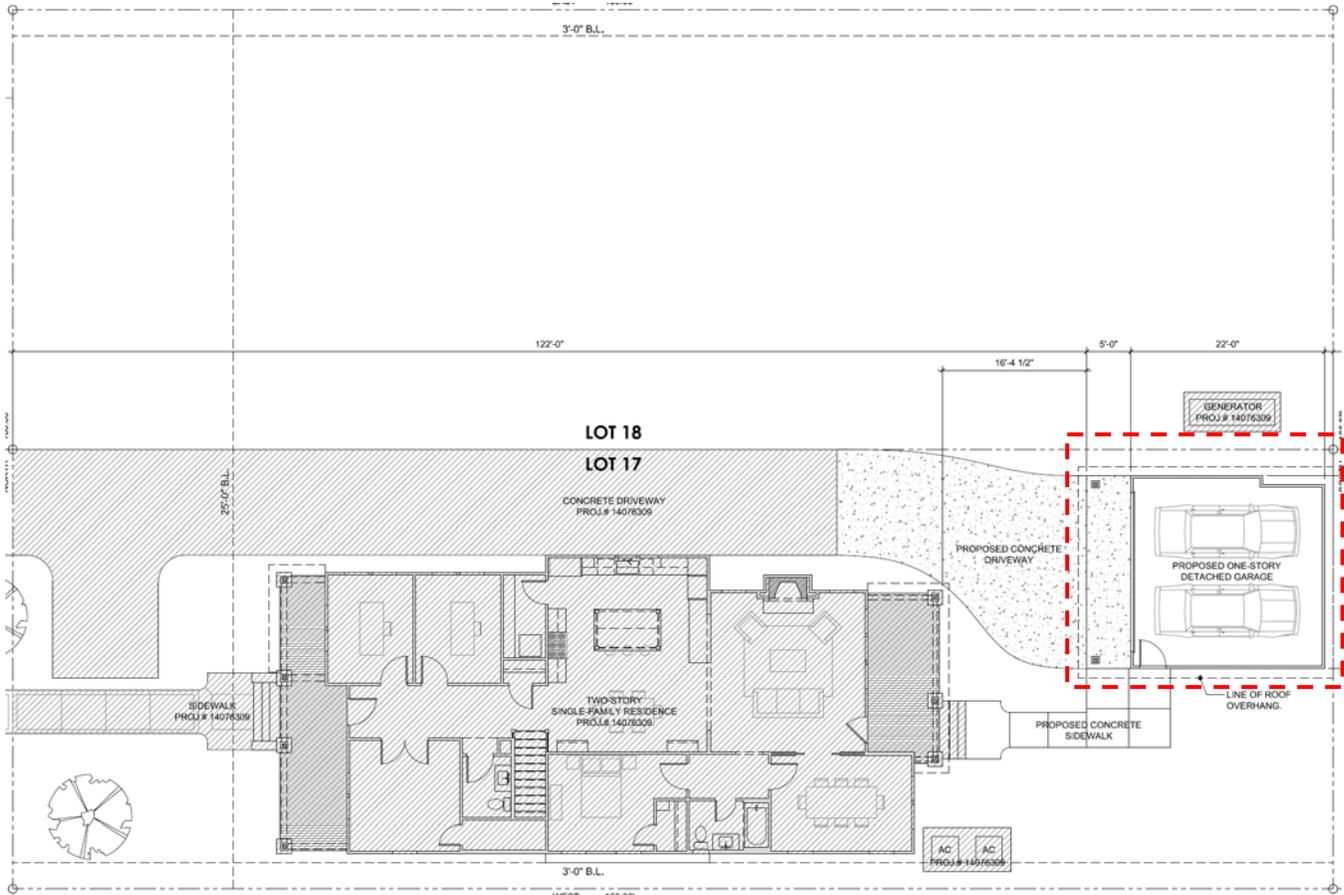
**EAST (REAR) ELEVATION**

PROPOSED



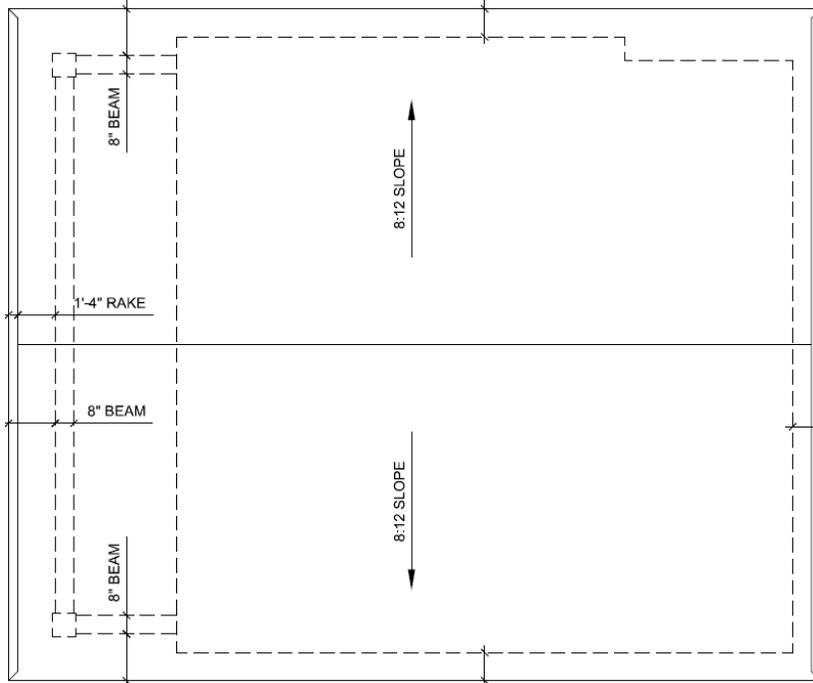


**SITE PLAN**  
**PROPOSED**

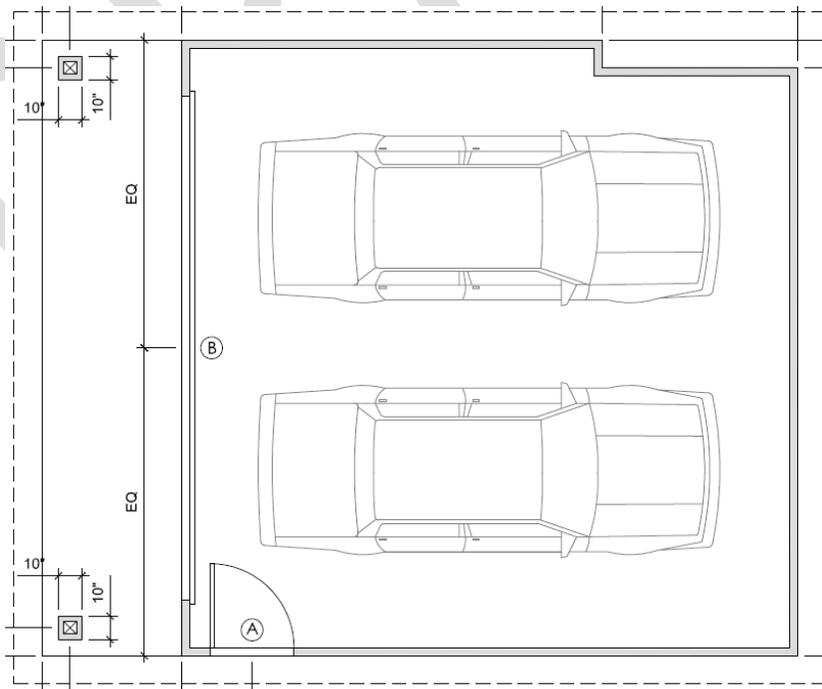




**ROOF PLAN  
PROPOSED**



**FIRST FLOOR PLAN  
PROPOSED**



**WINDOW / DOOR SCHEDULE**

**EXTERIOR DOOR SCHEDULE**

**EXTERIOR DOOR SCHEDULE**

DOOR LABEL	DOOR SIZE	ROUGH OPENING	THICKNESS	JAMB	MATERIAL	FINISH	GLAZING	U-FACTOR	SHGC	NOTES
A	36" x 80"	38-1/2 x 83"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	-	-	-	2-PANEL, SQUARE TOP
B	18'-0" x 8'-0"	18'-3" x 8'-1 1/2"	-	-	STEEL	PAINT	-	-	-	-

**PROJECT DETAILS**

**Shape/Mass:** The garage will measure 22' wide, 27' deep, 9'-5" to the eave and 17'-11" to the ridge.

**Setbacks:** The garage will be setback 122' from the front property line, 3' from the north property line, 25' from the south property line, and 1' from the rear property line.

**Foundation:** The garage will be built on a slab foundation.

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

**Exterior Materials:** The garage will be clad with cementitious horizontal lap siding with a 4" reveal and the front gable will be clad with cedar shakes. The garage will feature square cementitious clad columns.

**Roof:** The garage will feature a gable roof with an 8/12 pitch and 1' overhang. The roof will be clad with composite shingles.

**Front Elevation:** The garage will feature a sectional overhead garage door and square columns. The gable will feature cedar shakes and a rectangular vent.

**(West)**

**Side Elevation:** The garage will feature a paneled entry door.

**(South)**