

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Dawn Diamond, owner

Property: 1116 Tulane St, Lot 25, Tract 26A, Block 204, Houston Heights Subdivision. The property includes a historic 1,431 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: New Construction – Construct a 96 square foot accessory structure at the rear of the lot. See enclosed application materials and detailed project description on p. 4-8 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

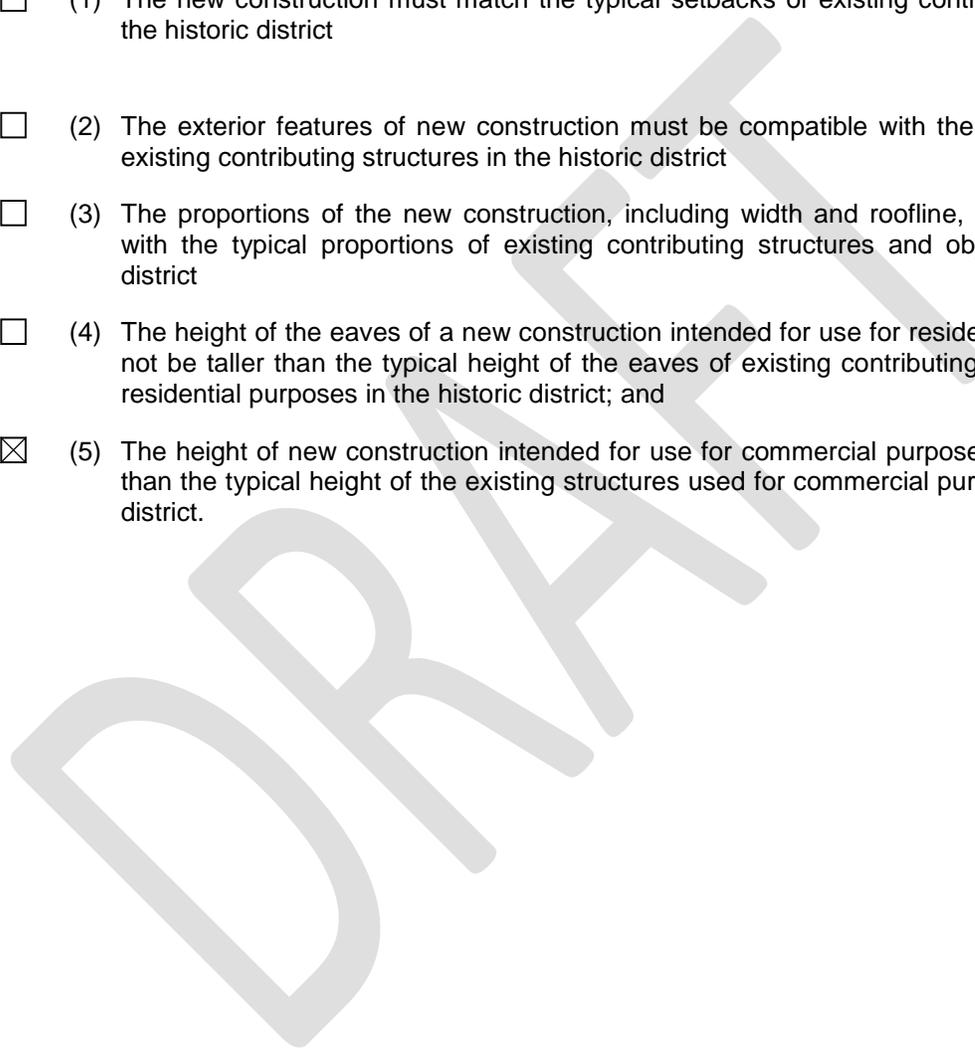
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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.

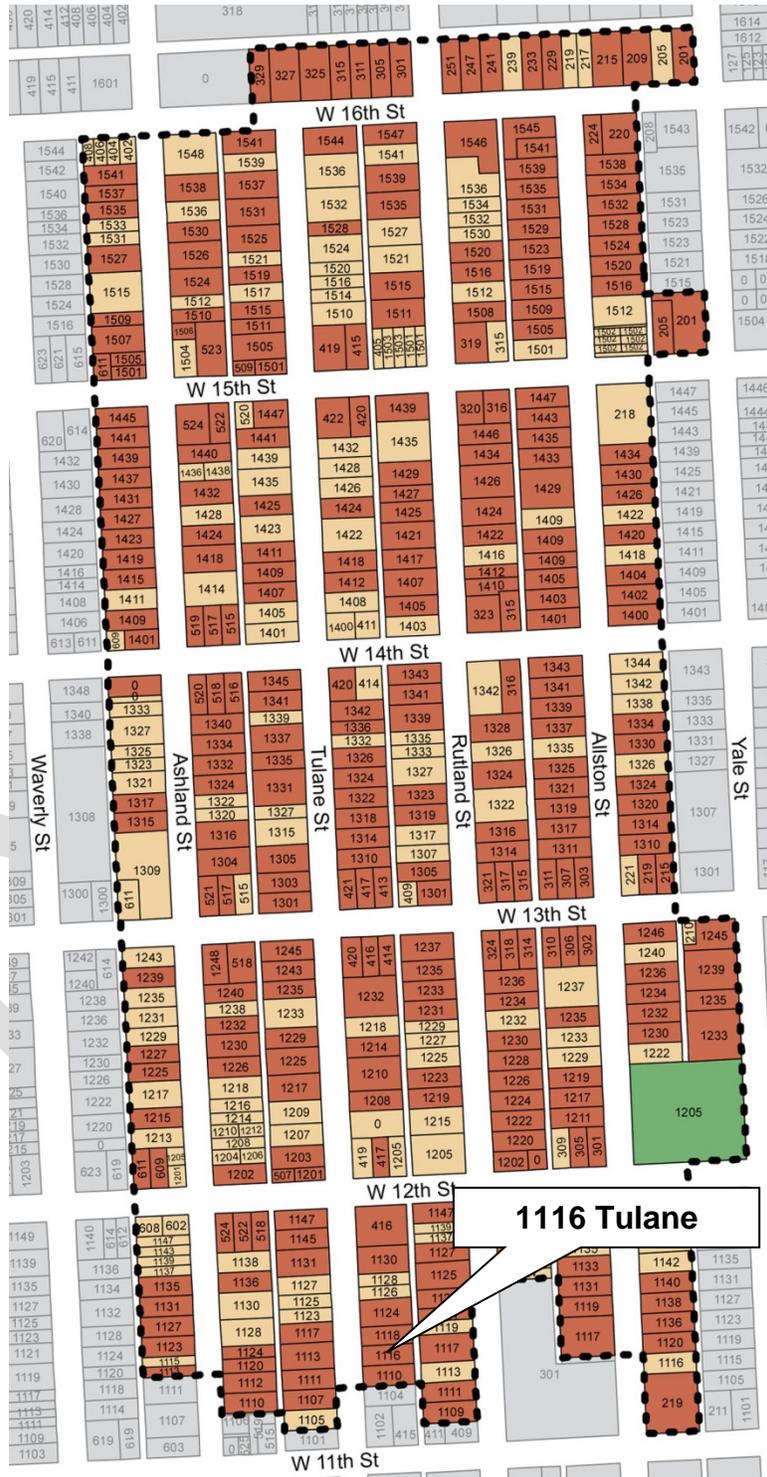




PROPERTY LOCATION
HOUSTON HEIGHTS WEST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



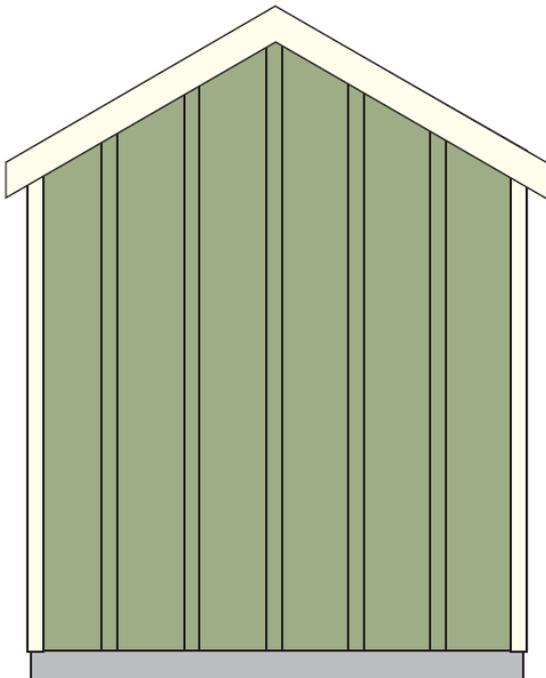
WEST ELEVATION – FRONT FACING TULANE STREET

PROPOSED



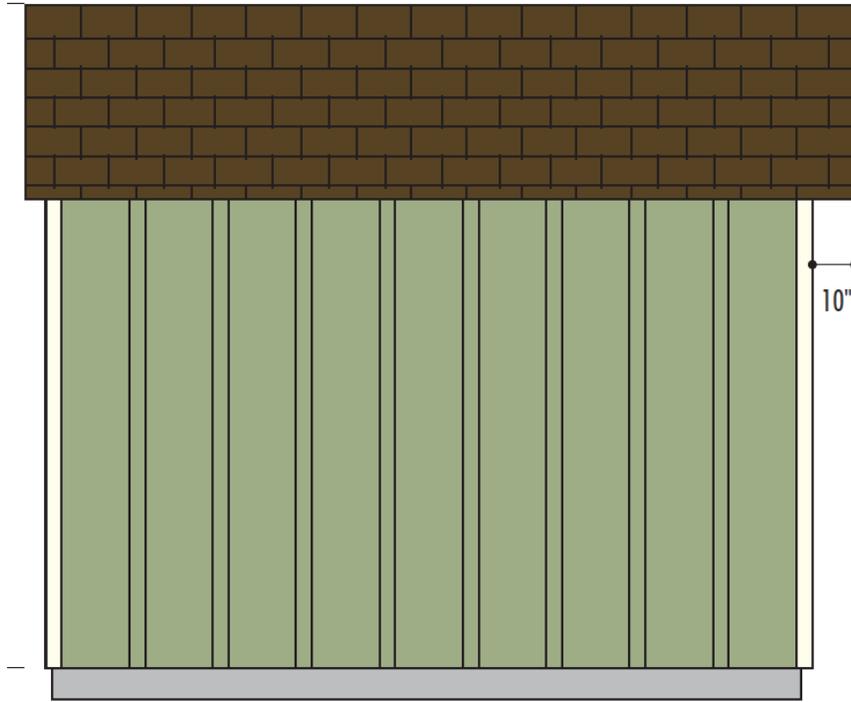
EAST (REAR) ELEVATION

PROPOSED



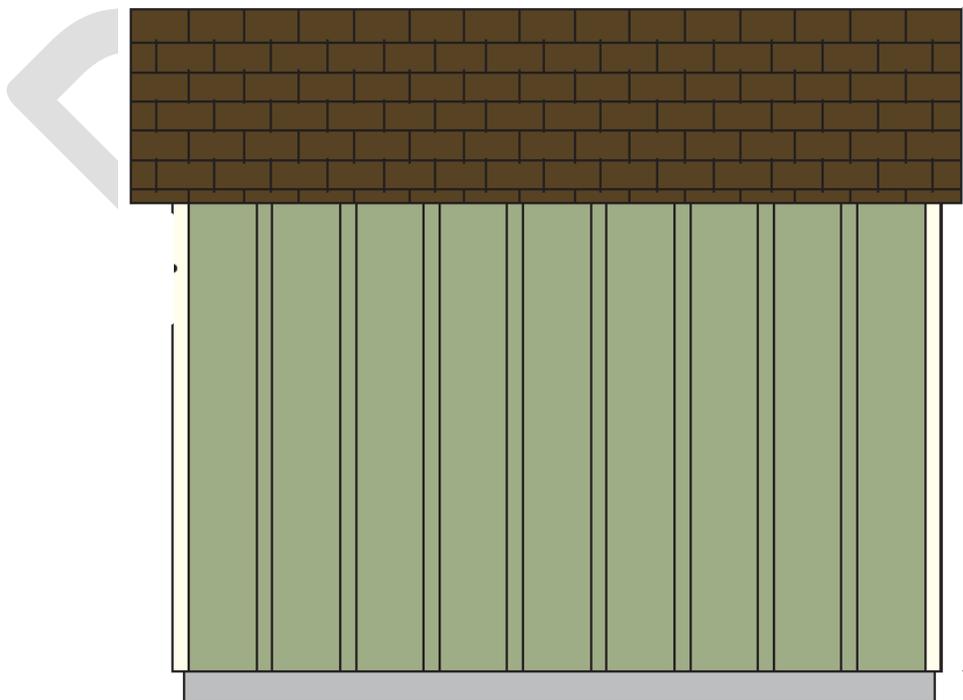
NORTH SIDE ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED





SITE PLAN
PROPOSED



PROJECT DETAILS

Shape/Mass: The accessory structure is 8' wide by 12' deep by 10'-4" tall.

Setbacks: The structure is set back approximately 116' from the front, 8' from the south side and 8' from the rear.

Foundation: The structure is on a 4" block foundation.

Windows/Doors: The structure contains a wood and glass door and a wood gable vent.

Exterior Materials: The structure is clad in cementitious lap and board and batten siding.

Roof: The structure has a front-facing gable roof with a 10'-4" ridge height, an approximately 8' eave height with a 10" overhang at the front and 4" on the sides and rear.

Front Elevation: The structure contains a wood and glass door, wood gable vent, two decorative brackets and is
(West) clad in cementitious lap siding. An approximately 6" wide fascia board follows the gable shape.

Side Elevation: The structure is clad in cementitious vertical board and batten siding.
(North)

Side Elevation: The structure is clad in cementitious vertical board and batten siding.
(South)

Rear Elevation: The structure is clad in cementitious vertical board and batten siding. An approximately 6" wide
(East) fascia board follows the gable shape.