CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Rod Frego, Custom Barns & Garages for Brandon Gregory, owner

Property: 1335 Rutland Street, Lot 6, Block 174, Houston Heights Subdivision. The property includes a noncontributing 1,461 square foot, one-story wood frame single-family residence and a detached garage situated on a 4,356 square foot (33' x 132') interior lot.

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

Proposal: New Construction – Construct a 608 square foot one-story garage at the rear of the property. See enclosed application materials and detailed project description on p. 4-9 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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

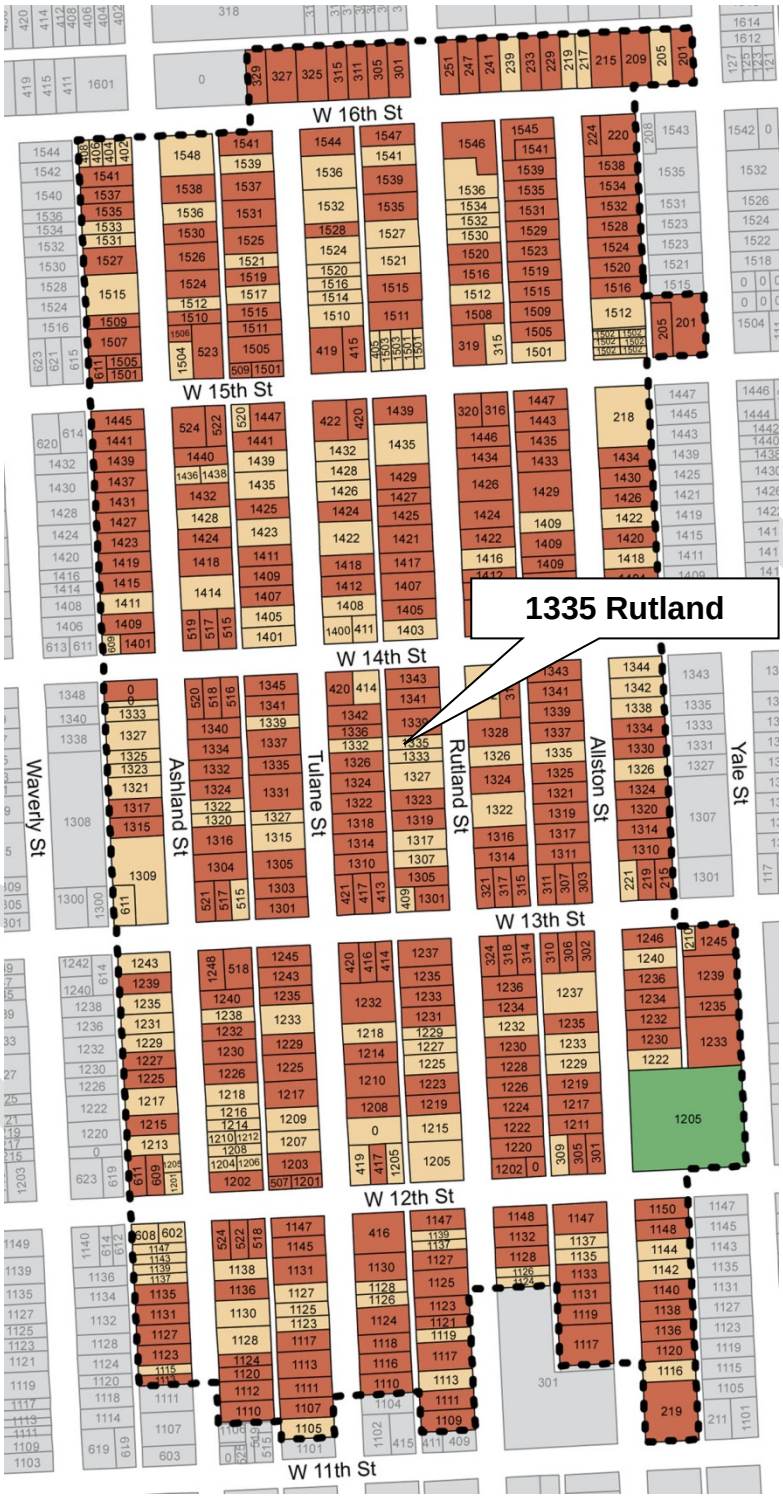
DRAFT

N

PROPERTY LOCATION

HEIGHTS WEST HISTORIC DISTRICT

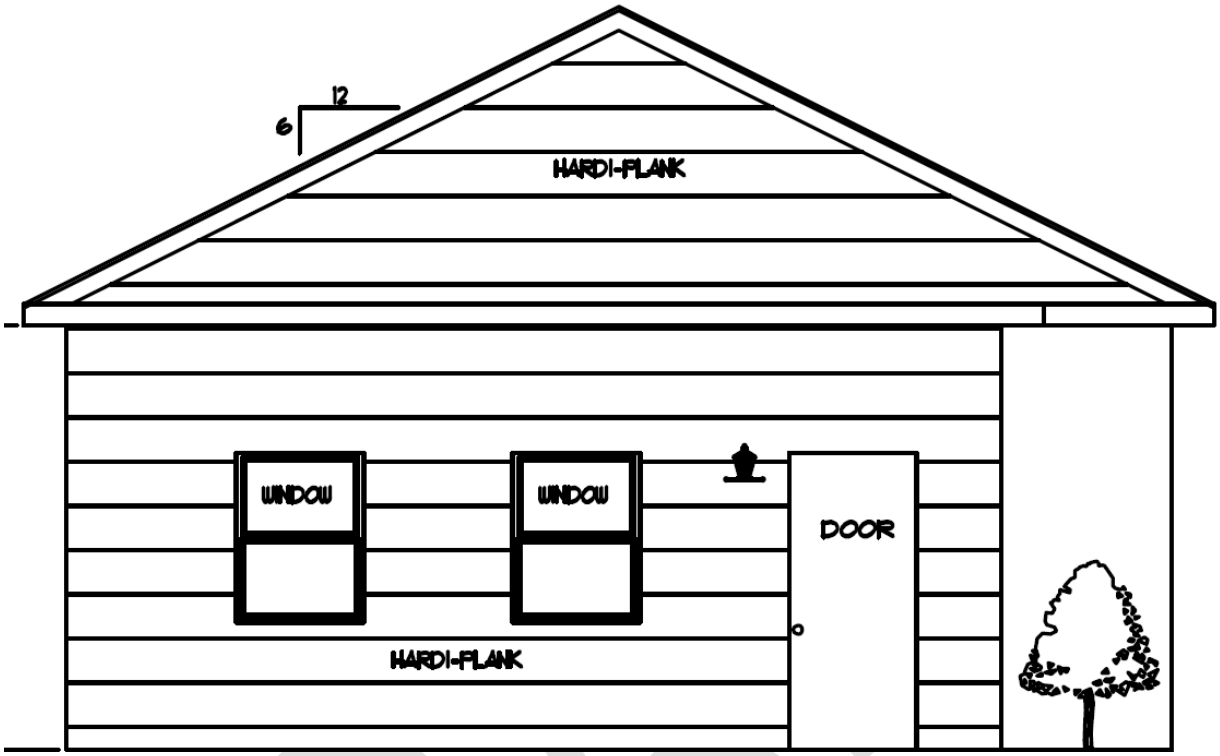
Building Classification
- Contributing
- Non-Contributing
- Park



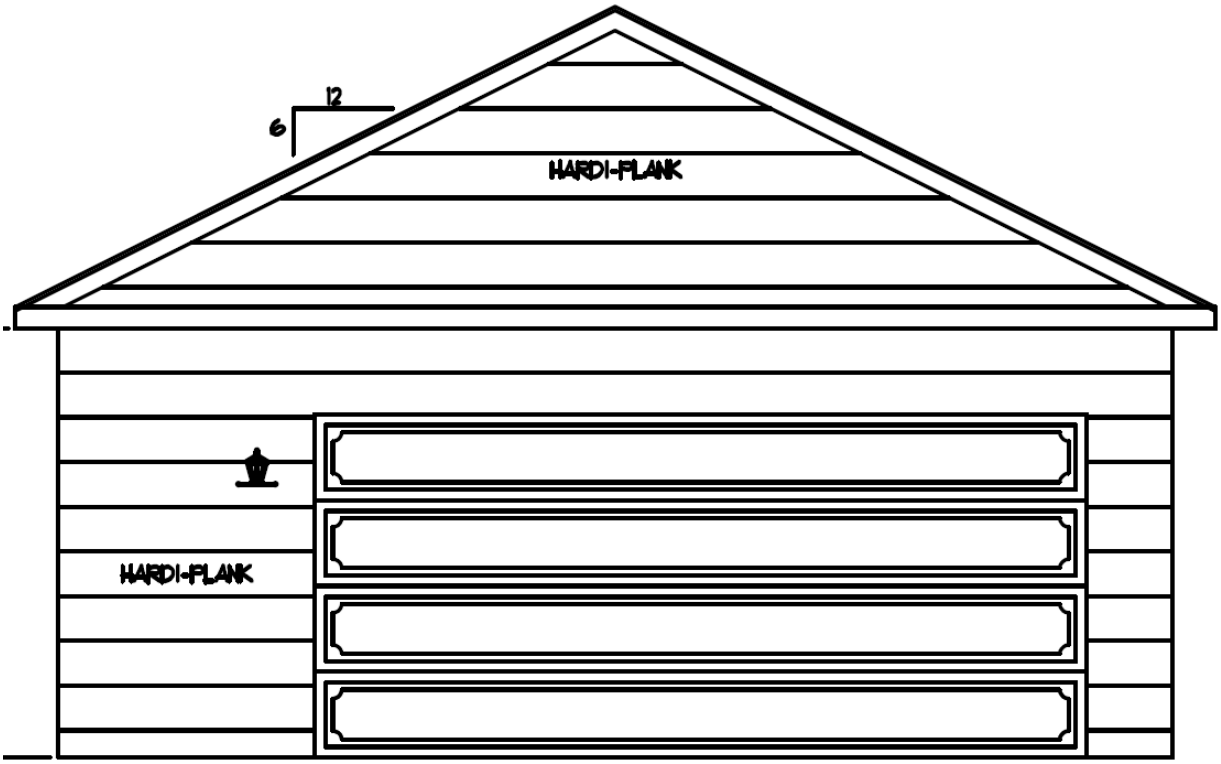
INVENTORY PHOTO

FRONT AND REAR ELEVATIONS

EAST ELEVATION – FRONT FACING RUTLAND STREET

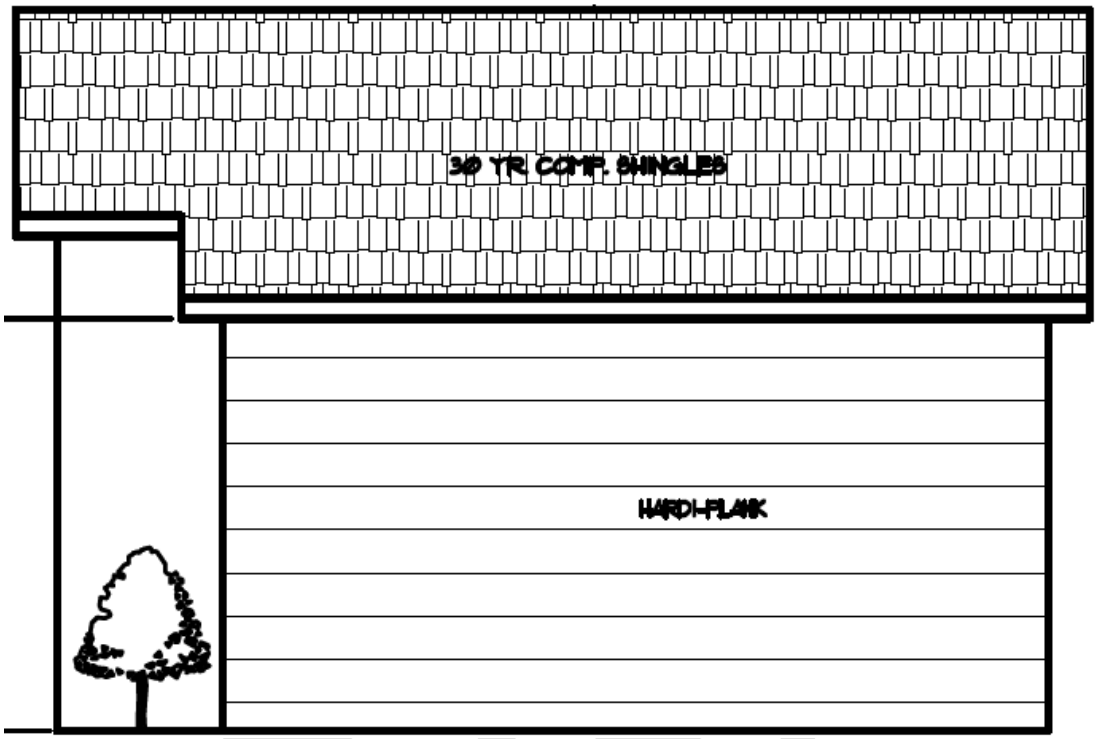


WEST ELEVATION – REAR FACING ALLEY

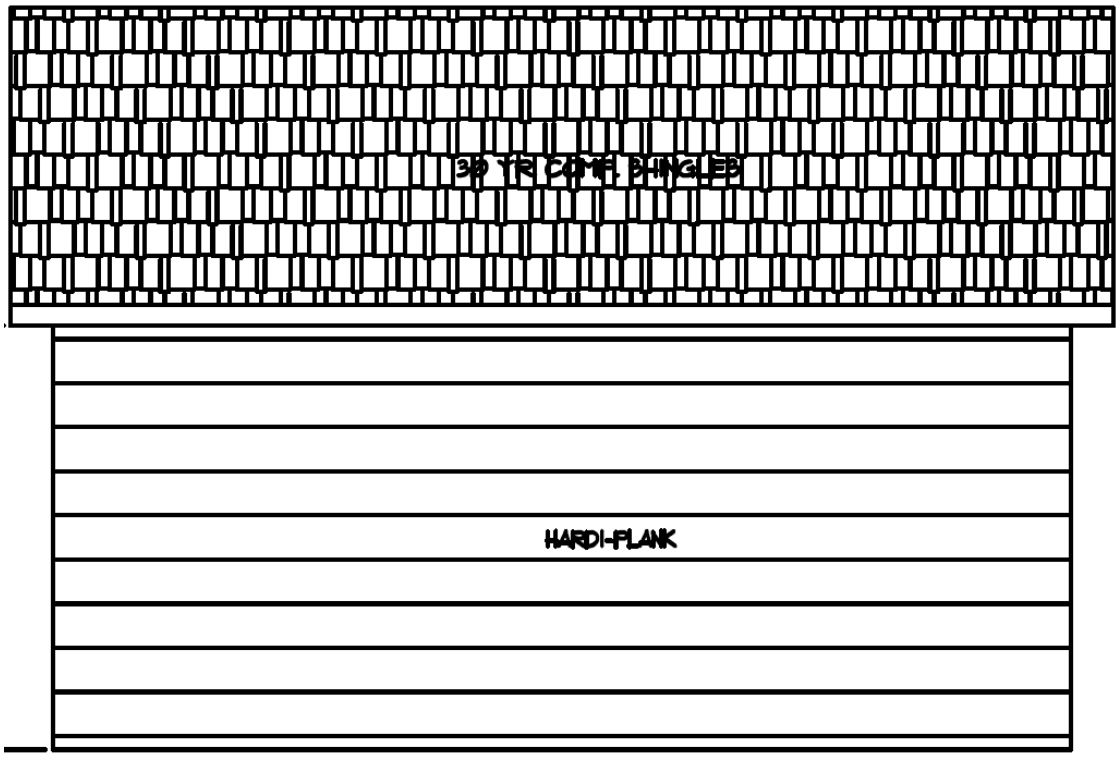


SIDE ELEVATIONS

NORTH



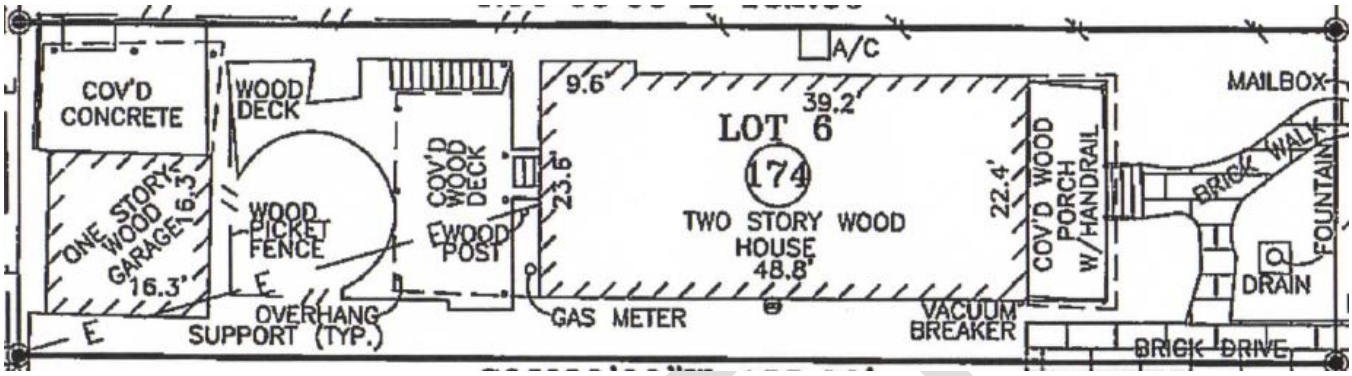
SOUTH



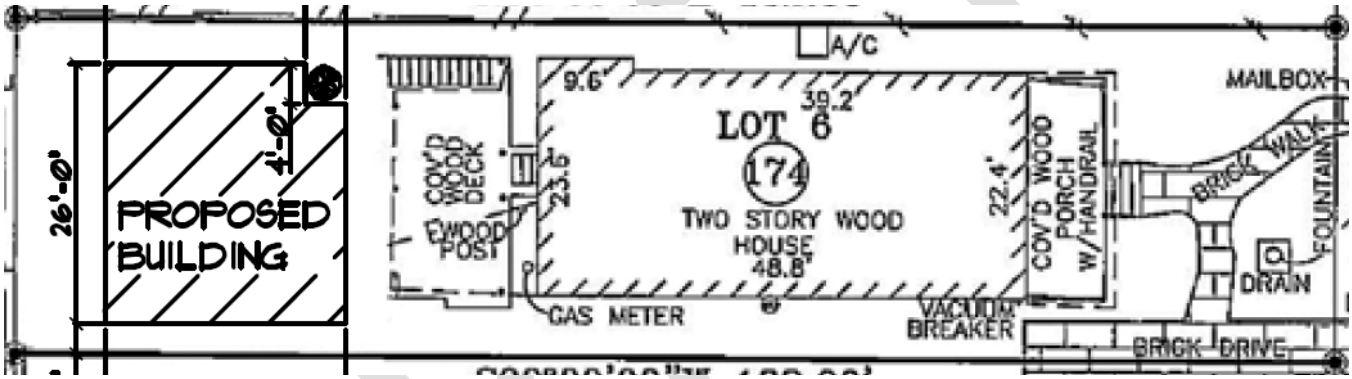
SITE PLAN

N

EXISTING



PROPOSED

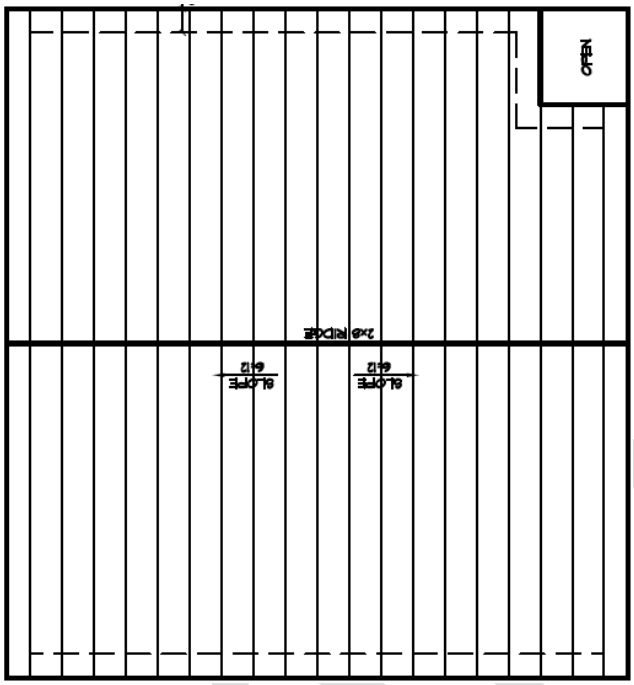


DRAFT

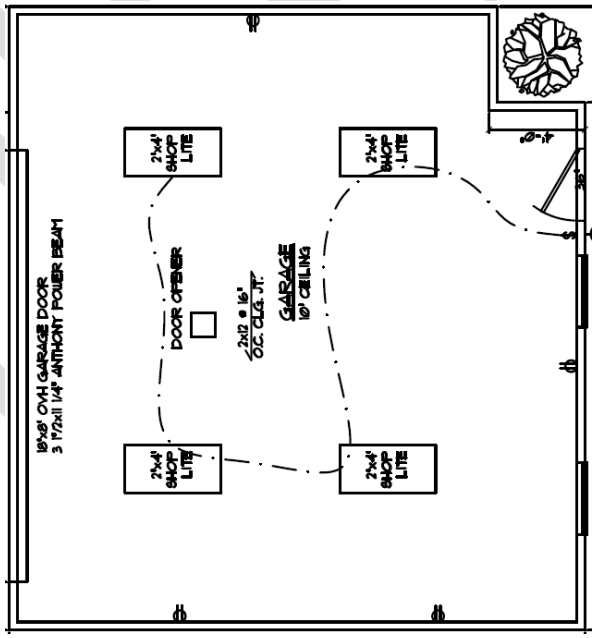
N

ROOF/FLOOR PLANS

ROOF PLAN



FIRST FLOOR PLAN



DRAFT

PROJECT DETAILS

Shape/Mass: The proposed structure will measure 26’ wide by 24’ deep with a 4’ by 4’ portion subtracted from the northeast corner. The eave will measure 10’ and the ridge will measure 17’-6”.

Setbacks: The proposed structure will be set back 4’ from the north property line, 3’ from the south property line, and 9’ from the rear property line.

Foundation: The proposed structure will feature a concrete slab on grade foundation.

Windows/Doors: The proposed structure will feature two 1/1 wood double hung windows, one wood entry door and an overhead garage door.

Exterior Materials: The proposed structure will feature horizontal lap cementitious siding.

Roof: The structure will feature a gable roof with a 6/12 pitch and a 1’ overhang clad in composition shingles.

Front Elevation: (East) The front wall will measure 22’ wide by 10’ tall. This wall will features two windows and an entry door. A recessed wall on the north side will measure 4’ wide by 10’ tall. This elevation also features a gable measuring 26’ wide by 7’-6” tall.

Side Elevation: (North) The proposed structure will measure 24’ wide by 10’ tall with a 4’ wide recessed portion on the east side.

Side Elevation: (South) The proposed structure will measure 24’ wide by 10’ tall.

Rear Elevation: (West) Elevation not visible from street right of way. See elevation drawing.

DRAFT