CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Craig Garcia, AIA, Gage Design for Angela Stout, Stout Law Firm, owner

Property: 201 W 16th St, Lots 49 & 50, Block 132, Houston Heights Subdivision. The property includes a historic 2,626 square foot, two-story wood frame single-family residence and a detached garage situated on a 7,208 square foot (53' x 136') corner lot.

Significance: Noncontributing two-story garage located in the Houston Heights Historic District West.

Proposal: Alteration – Install a new 15'-11" wide by 7'-10" tall garage door on the front of the noncontributing garage located at the rear of the property.

See enclosed application materials and detailed project description on p. 4-8 for further details.

Public Comment: One who has expressed no objection. See Attachment A, pg. 8.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☒	☐	☐	(1)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
			(2)	For an addition to a noncontributing structure:
☐	☐	☒	(a)	The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
☐	☐	☒	(b)	The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(c)	The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

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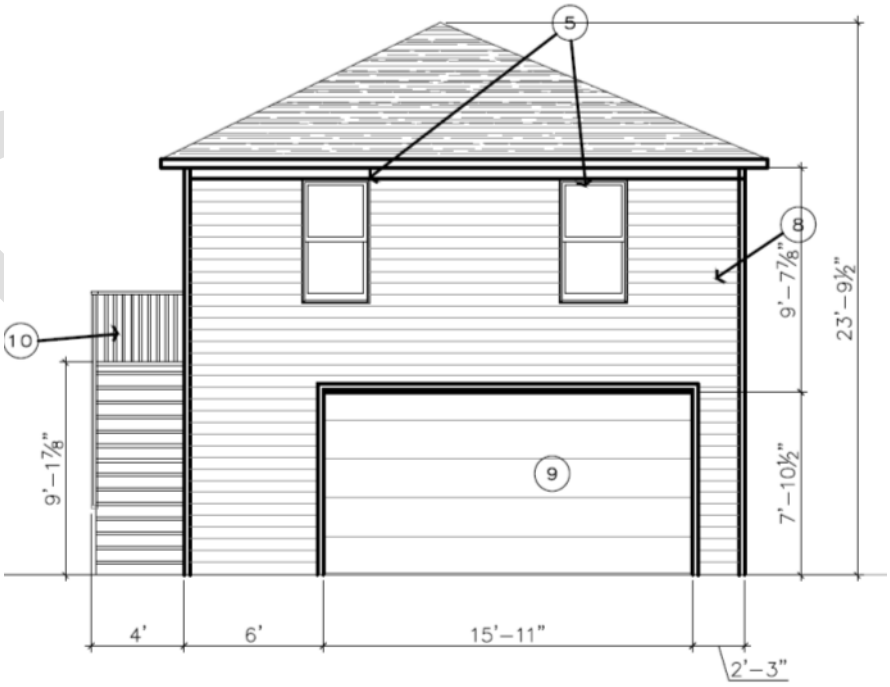
SOUTH ELEVATION – FRONT FACING W 16th STREET

EXISTING

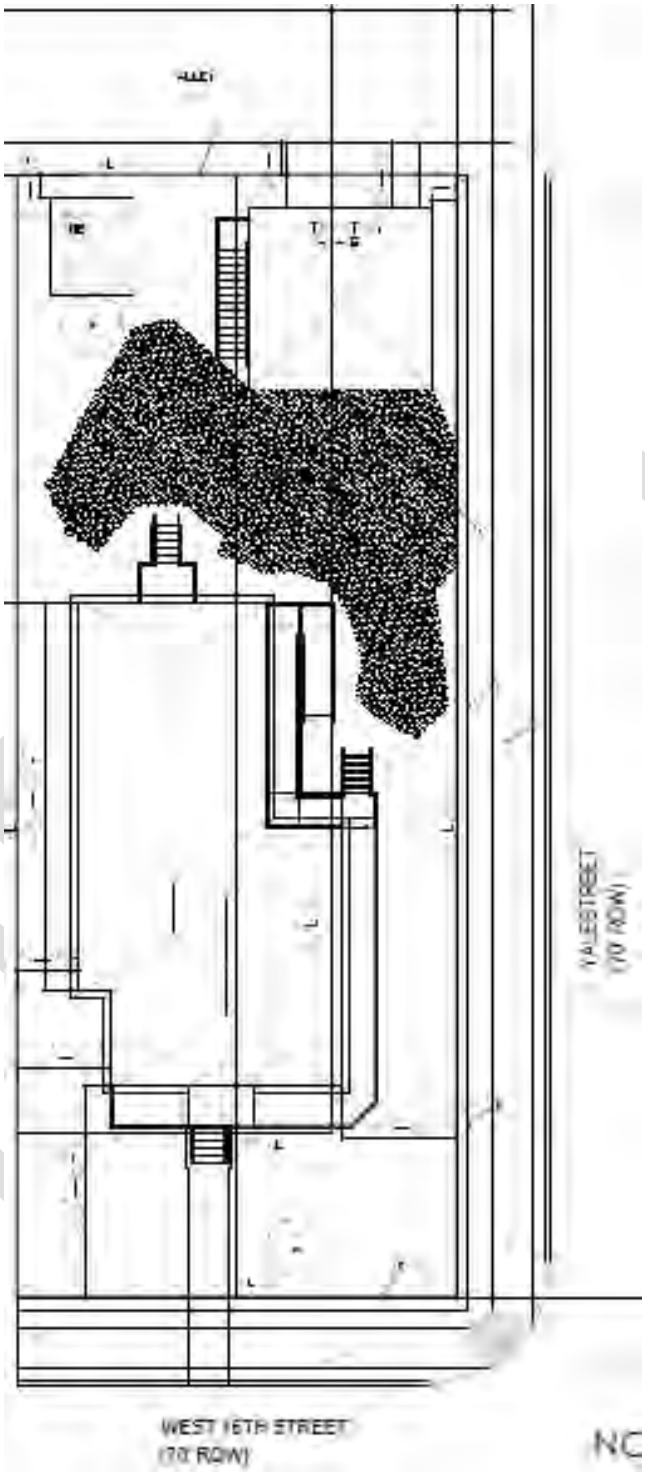
PROPOSED



N

SITE PLAN

EXISTING



RENDERINGS PROVIDED BY APPLICANT

19 PROPOSED ELEVATION WITH GARAGE DOOR
NTS

PROPOSED VIEW FROM YALE STREET
NTS

ATTACHMENT A

PUBLIC COMMENT

From: Kent Marsh
Sent: Tuesday, November 10, 2015 2:58 PM
To: DuCroz, Diana - PD
Cc: Wallace Brown, Margaret - PD
Subject: Nov 19 HAHC Meeting

Diana, I know you are out but wanted to provide input for this month's HAHC agenda.

HHEHD – 1246 Columbia, no objection; 1341 Cortlandt, object, window needs to be vertically oriented to be compatible with typical district window proportions; 1515 Oxford, object, fixed windows, square windows, faux shutters, and 2nd story breezeway connection are not compatible with typical district elements.

HHSHD – 102 W 11th St, object (this should be listed in the HHEHD), proposed sign area proportion to total façade area exceeds other contributing commercial sign proportion in the district (HHEHD); 113 E 4th St, I will defer to Pete Stockton's report as to the suitability to restore this existing contributing structure

HHWHD – 201 W 16th, no objection to relocation of garage door from alley side to front street side of garage but no driveway opening should be granted to Yale as this is a major thoroughfare and residential access should be denied to this congested street; 1205 Rutland, no application was posted; 1411 Ashland, application is incomplete.

J. Kent Marsh, AICP CUD
Vice President

marshdarcy PARTNERS

8955 Katy Freeway, Suite 215
Houston, Texas 77024
tel 713.647.9880, ext. 301 | fax 713.647.6448
cell 832.444.4132
www.marshdarcypartners.com

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