

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Rod Frego, Custom Barns and Garages for Michael Stencel, owner

Property: 1615 Harvard Street, Lot 10, Block 117, Houston Heights Subdivision. The property includes a historic 1,144 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (66' x 100') interior lot.

Significance: Contributing pedimented bungalow-style residence, constructed circa 1925, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct an 816 square foot, two-story garage at the rear of the property.

- The garage measures 34' wide by 24' deep and 23'-2" to the ridge;

See enclosed application materials and detailed project description on p. 4-14 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(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:
 - (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
 - (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTOS



EAST ELEVATION – FRONT FACING HARVARD STREET

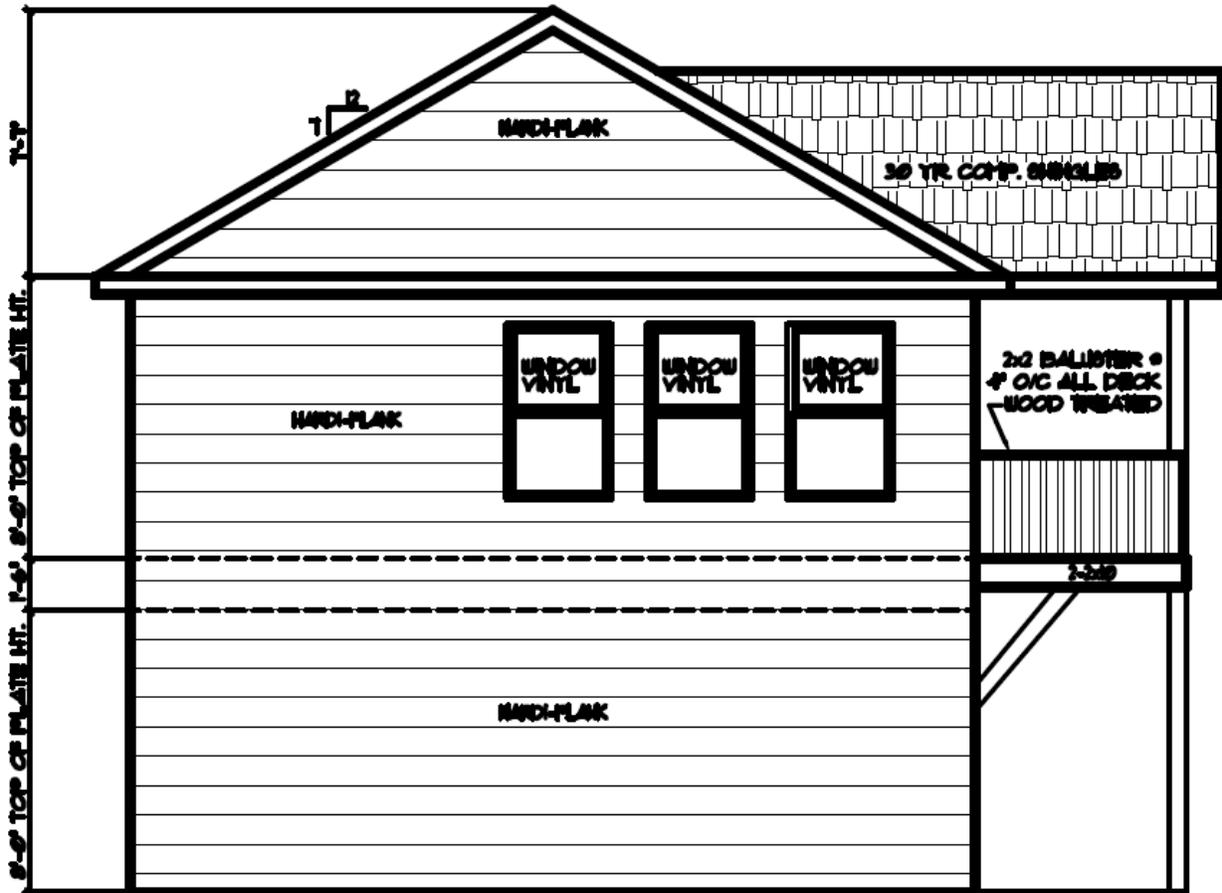
PROPOSED



DR

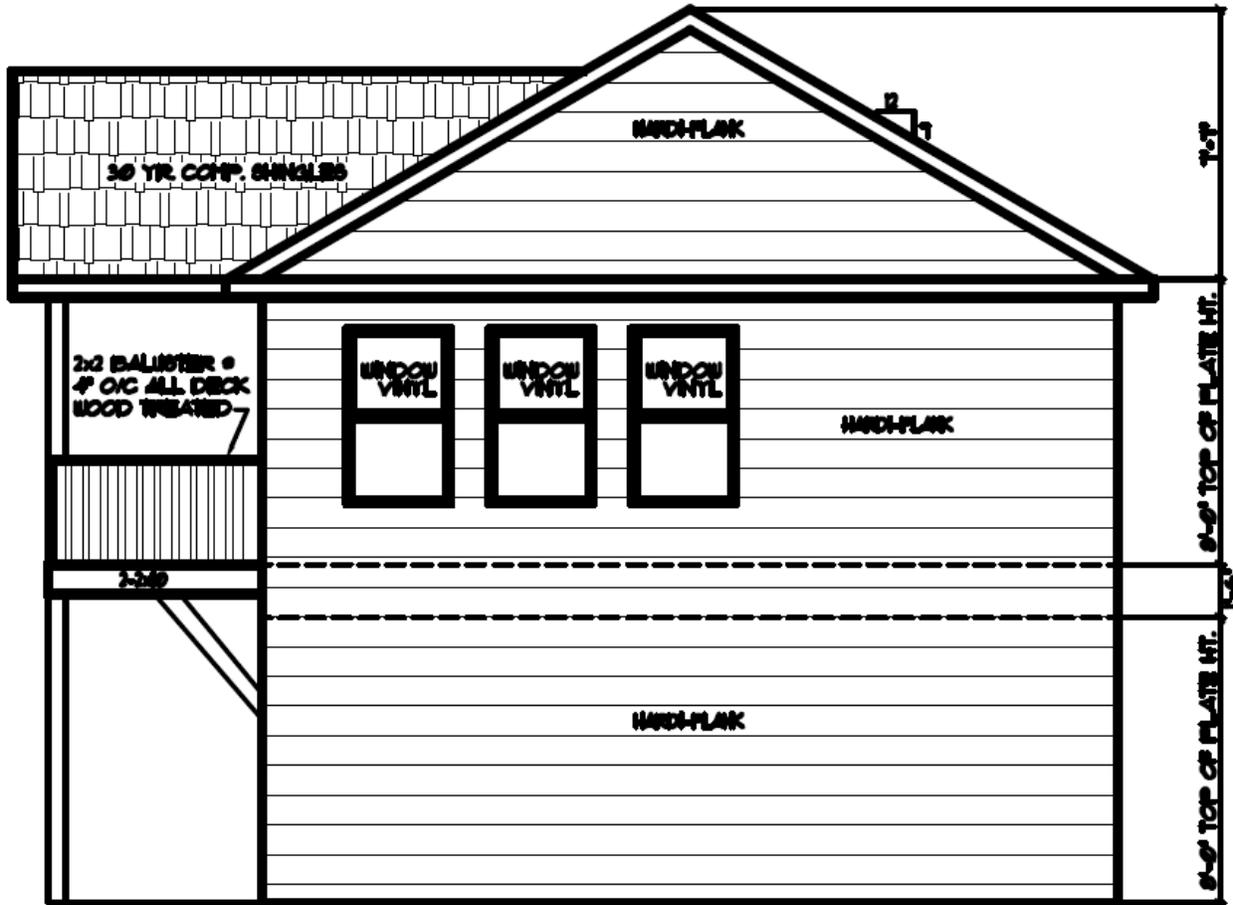
SOUTH SIDE ELEVATION

PROPOSED



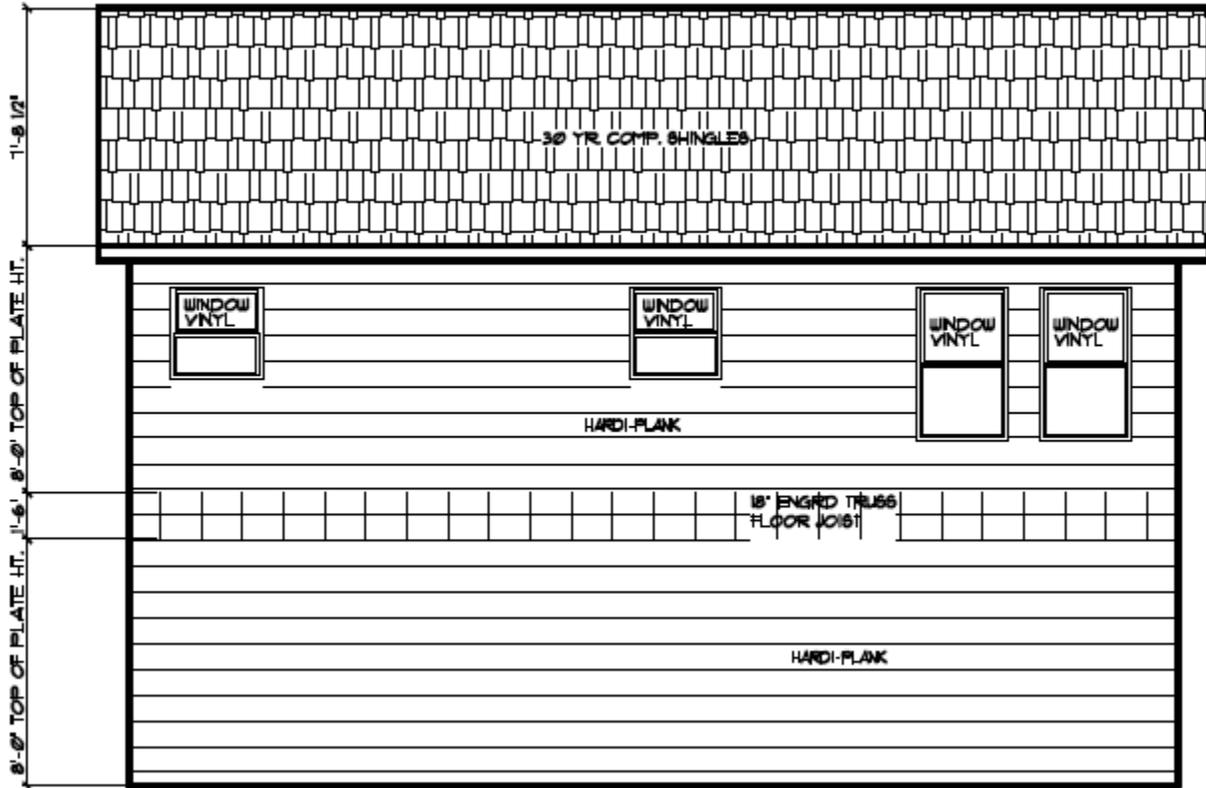
NORTH SIDE ELEVATION

PROPOSED



WEST (REAR) ELEVATION

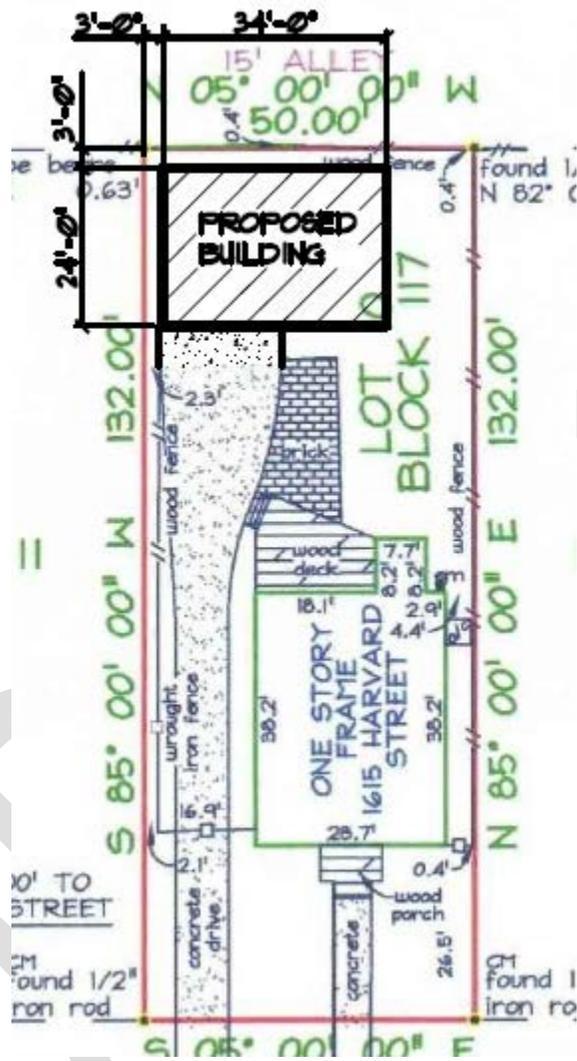
PROPOSED



DR

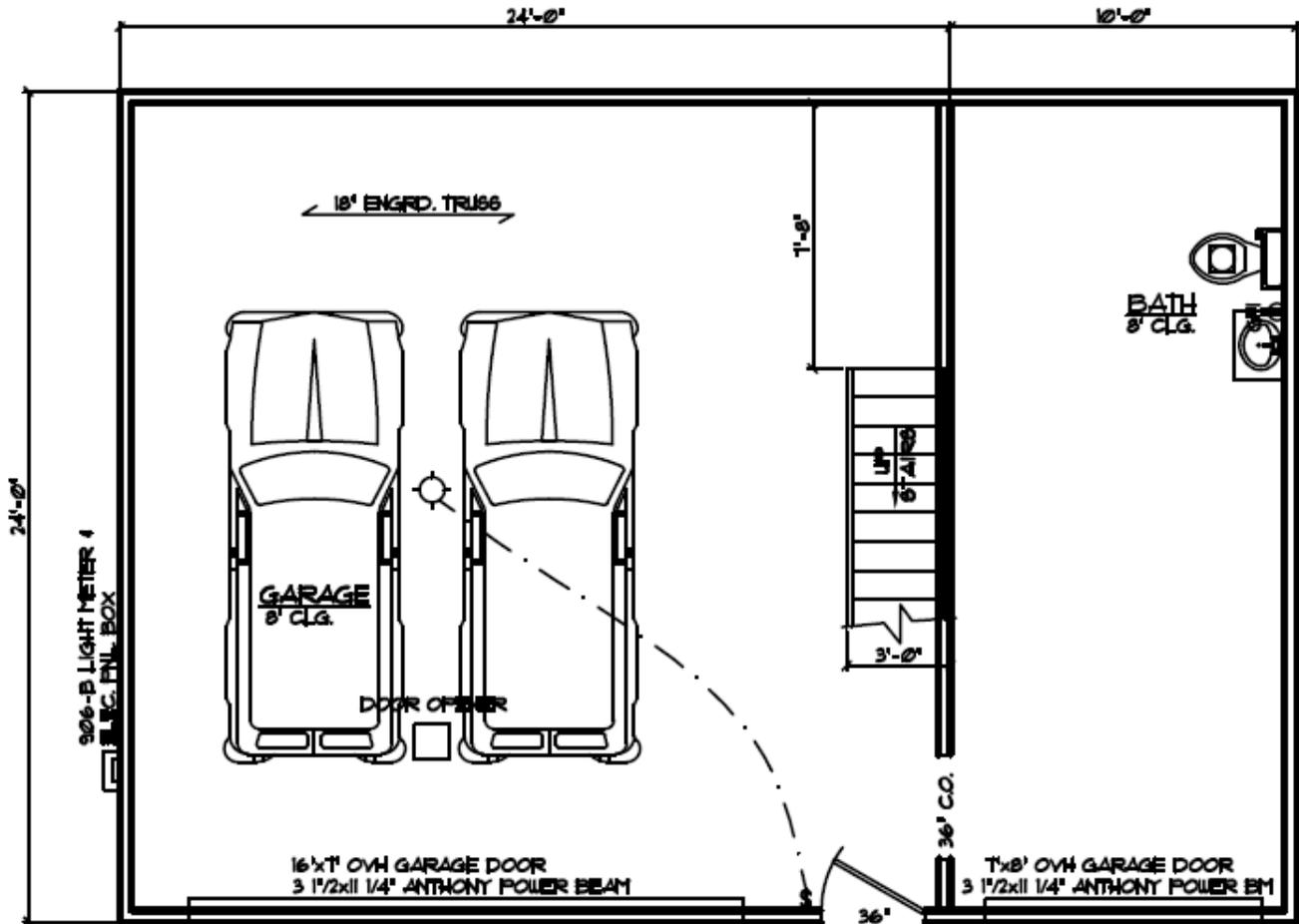


SITE PLAN
PROPOSED



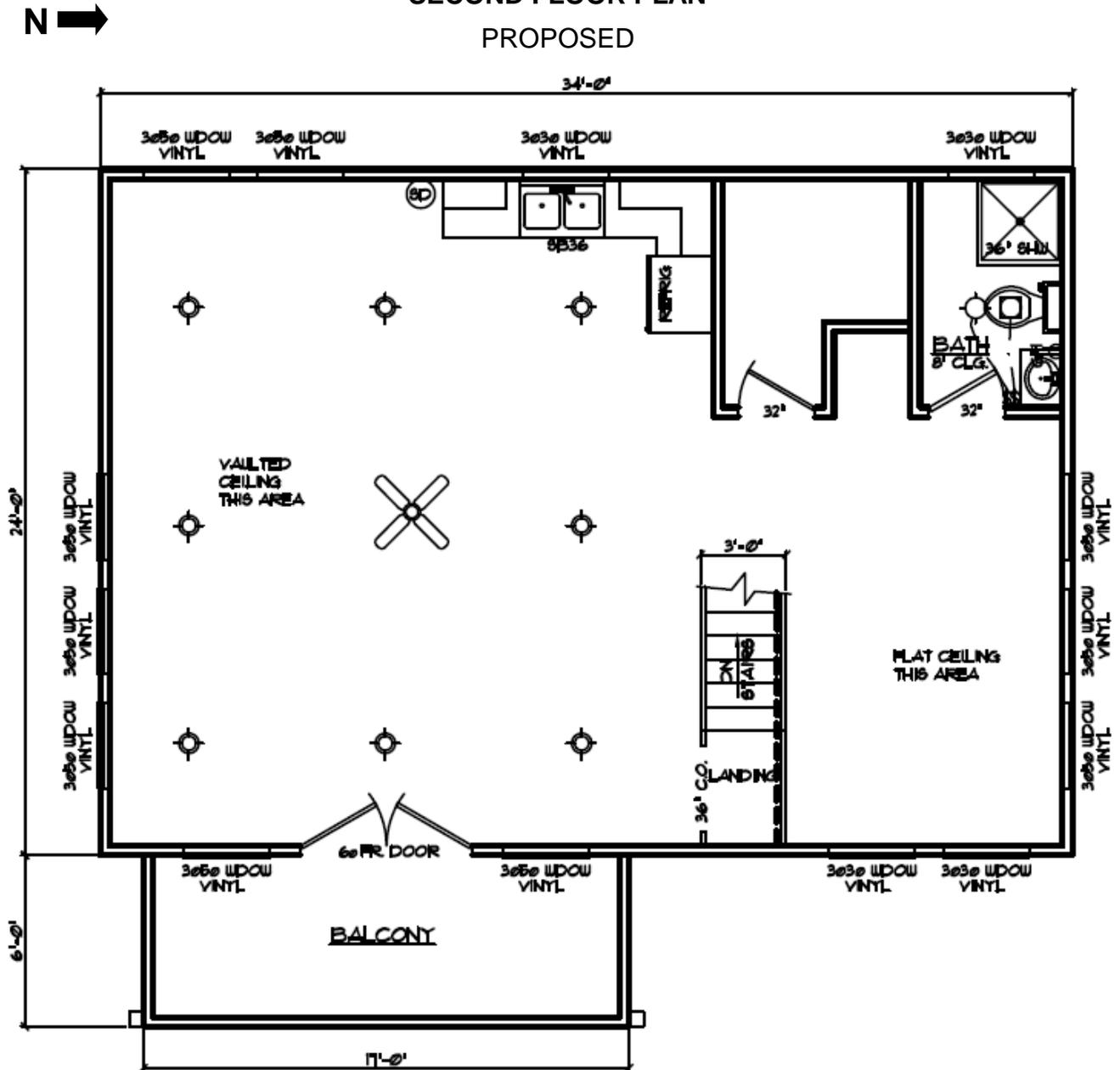
FIRST FLOOR PLAN

PROPOSED



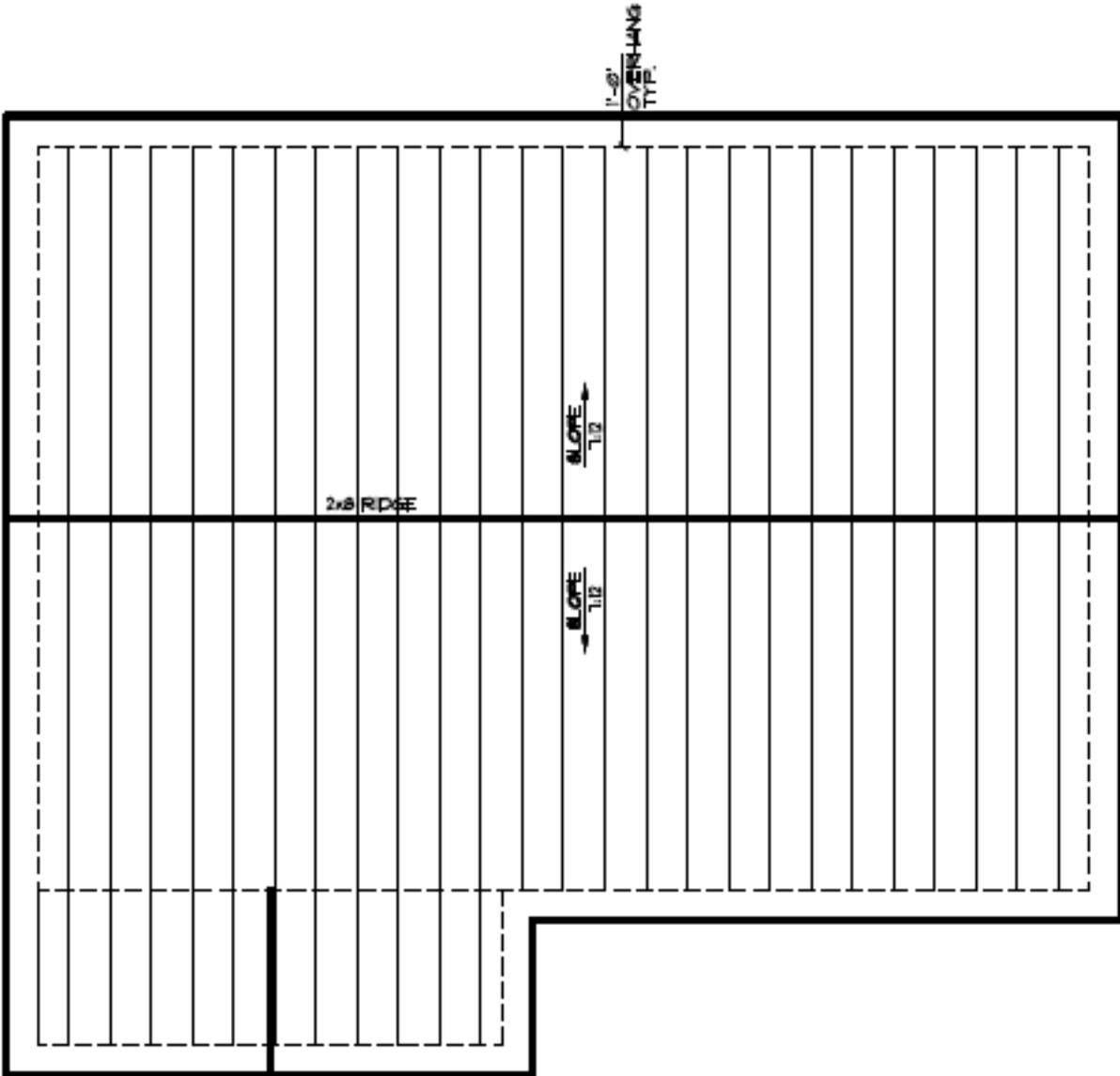
SECOND FLOOR PLAN

PROPOSED



ROOF PLAN

PROPOSED



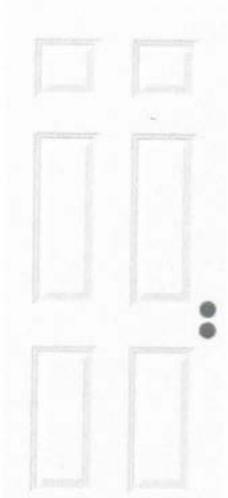
DOOR DETAILS

Clopay | Model # HDB_SW_SOL | Internet # 204598371
Value Series 16 ft. x 7 ft. Non-Insulated Solid White Garage Door
 ★★★★★ (11) | Write a Review | Questions & Answers (13)



PRODUCT NOT SO

Model # THDJW166100317 | Internet # 202036386 | Store SKU # 776781
36 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab
 ★★★★★ (15) | Write a Review | Questions & Answers (28)



- Strong, secure and easy to maintain
- Energy efficient core can reduce energy costs
- Slab door does not include frame or hardware

IN STOCK AT YOUR SELECTE

Brinkman #577 | 3 In Stock
 Houston, TX 77008

PROJECT DETAILS

Shape/Mass: The garage measures 34' wide by 24' deep and 23'-2" to the ridge. A front balcony on the second story measures 17' wide by 6' deep.

Setbacks: The garage is setback 3' from the south (side) property line, and 3' from the west (rear) property line.

Foundation: Slab on grade.

Windows/Doors: The garage features vinyl 1-over-1 windows, pedestrian doors and a garage door.

Exterior Materials: The garage is clad in cementitious siding.

Roof: The garage has a side-gable roof with a front-gable projection and 17'-6" to the eaves.

Front Elevation: The garage features two garage doors and one pedestrian door on the first floor, and four 1-over-1 windows and a pair of double-door on the second floor.

(East)

Side Elevation: The garage features three 1-over-1 windows on the second floor.

(South)

Side Elevation: The garage features three 1-over-1 windows on the second floor.

(North)

Rear Elevation: Not visible from public right-of-way.

(West)