

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Thomas Frausto, owner

Property: 1626 Heights Blvd, Lot 19, Block 117, Houston Heights Subdivision. The property includes a historic 2,350 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,500 square foot (50' x 150') interior lot.

Significance: Contributing Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East.

Proposal: New Construction – Demolish a 1-story non-contributing detached garage and construct a rear 2-story detached garage.

- 42' wide, 20' deep, 18'-8" to the eave, and 25'-8" to the ridge.
- Cementitious horizontal lap siding with a 4" reveal
- 8/12 side gable roof
- 1/1 aluminum sash windows

See enclosed application materials and detailed project description on p. 5-18 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

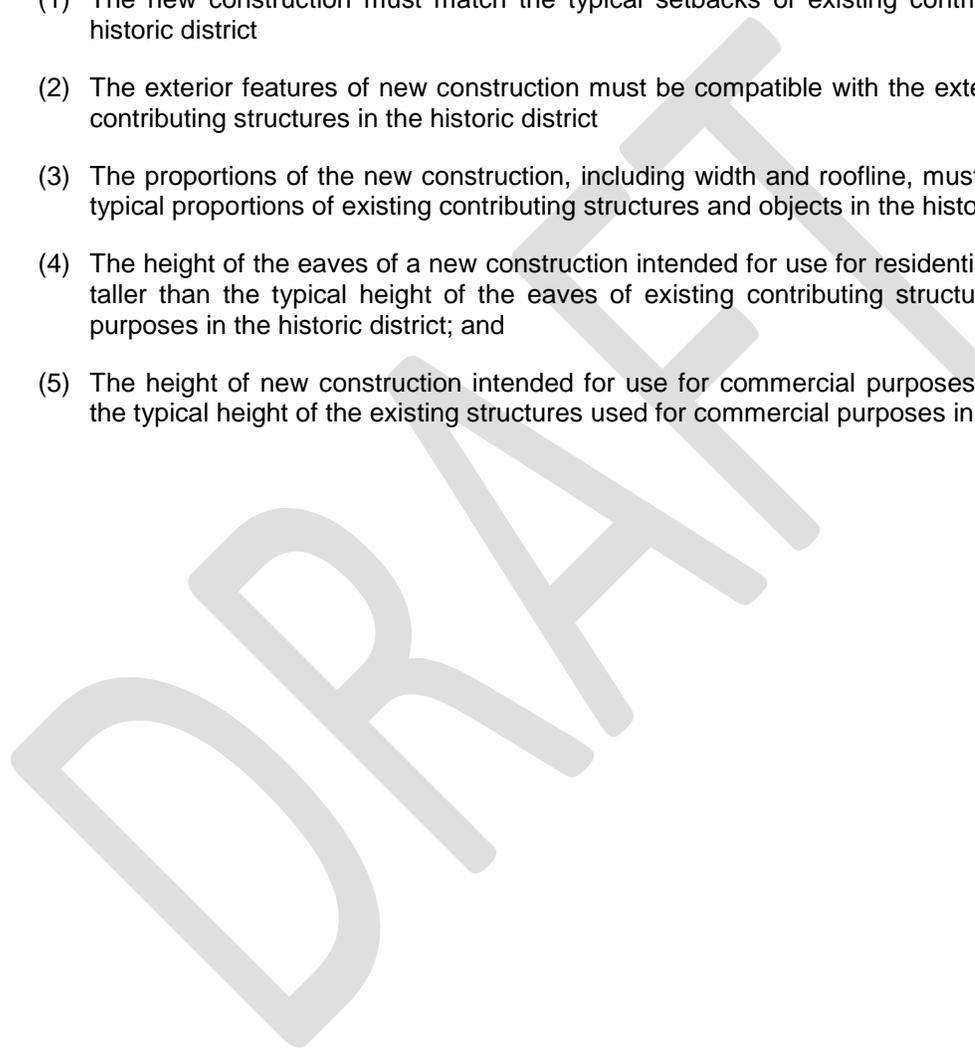
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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 HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park

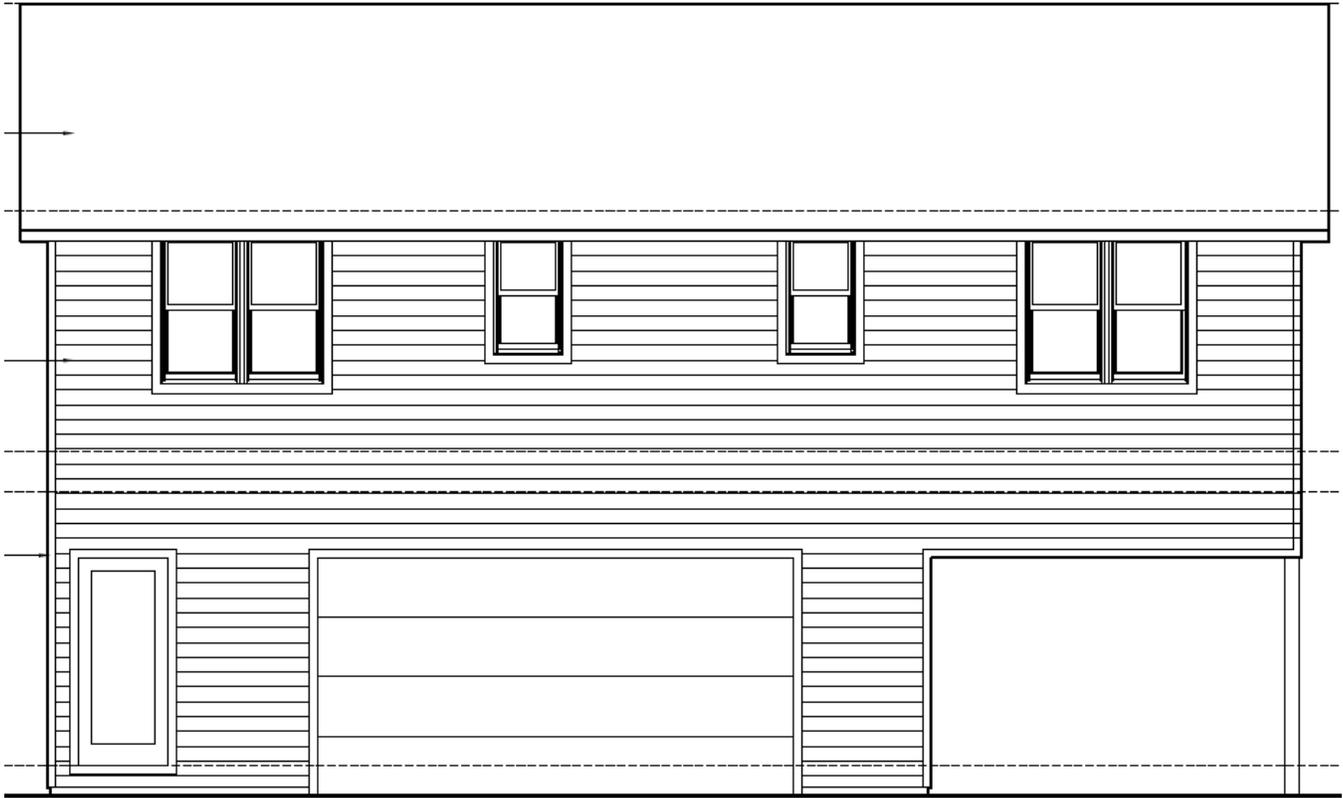


INVENTORY PHOTO



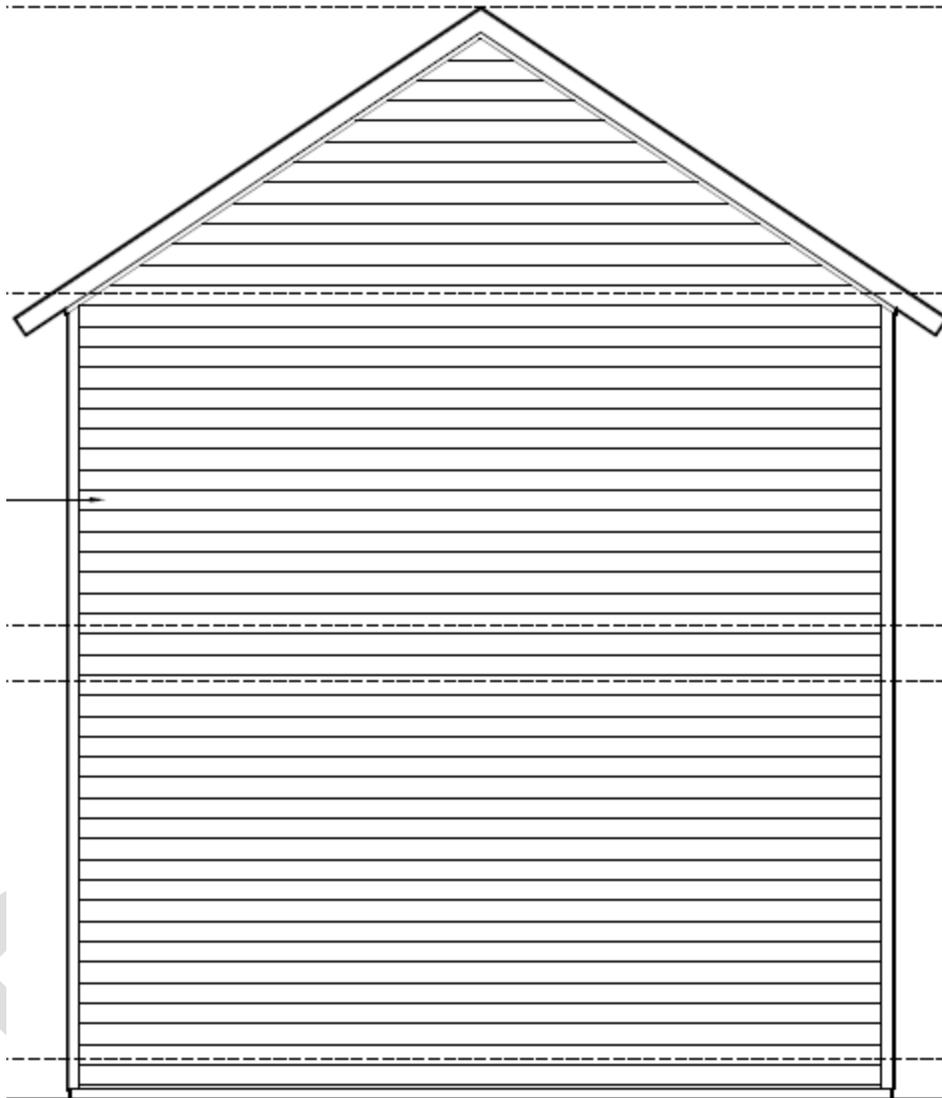
WEST ELEVATION – FRONT FACING HEIGHTS BLVD

PROPOSED



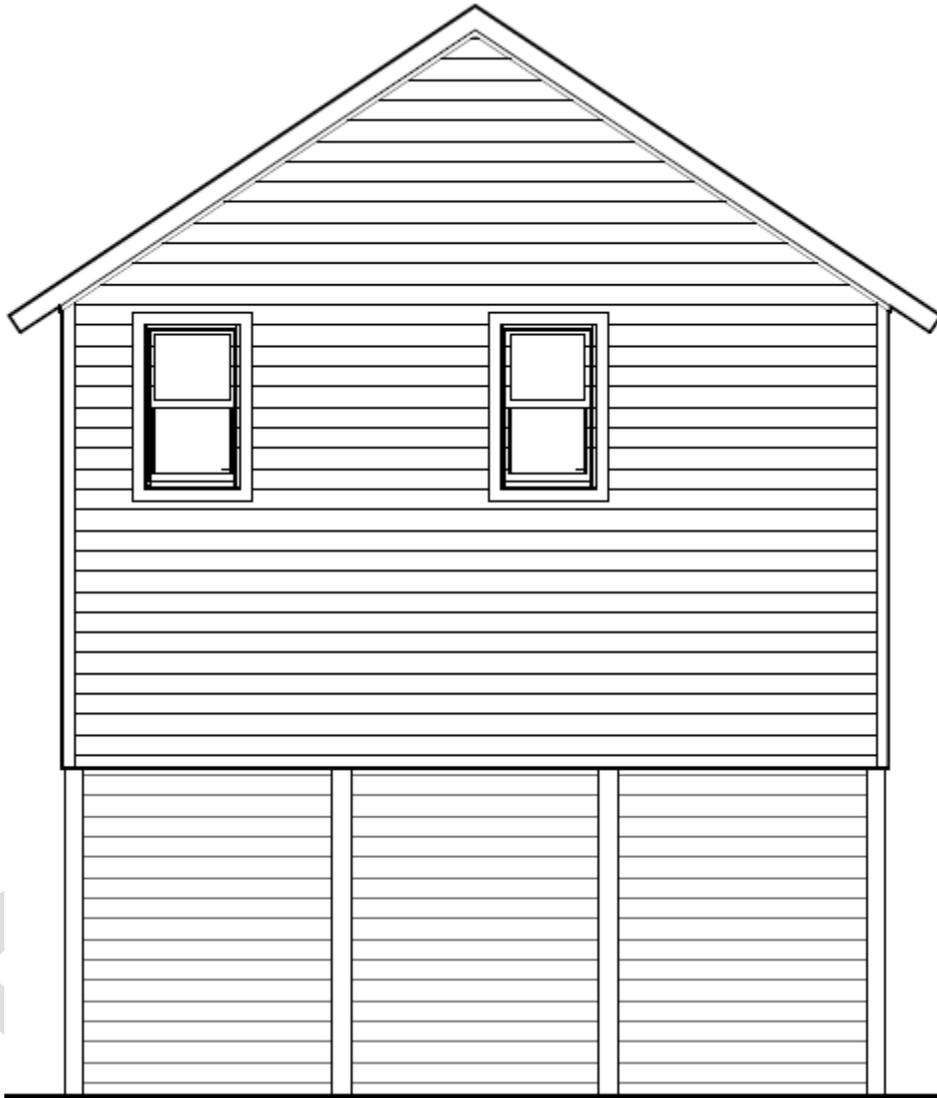
NORTH SIDE ELEVATION

PROPOSED



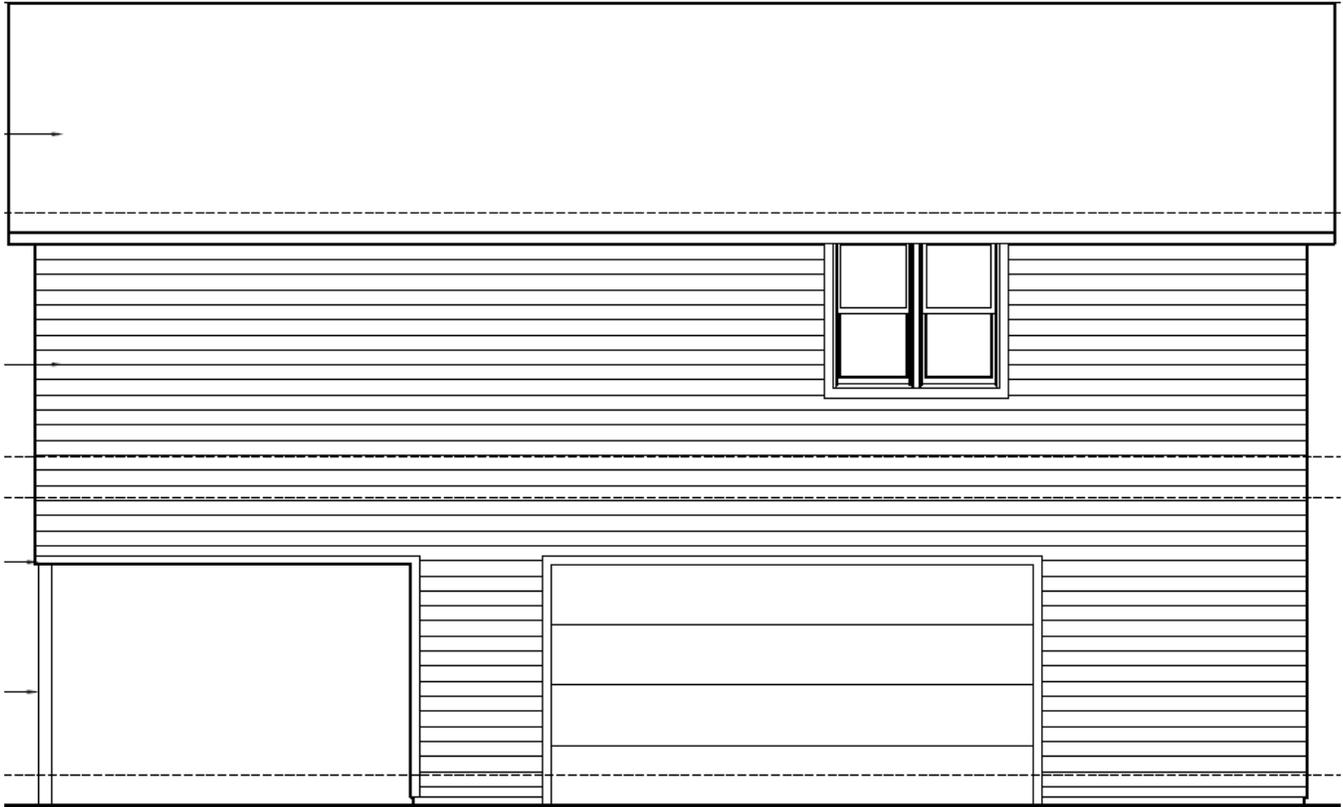
SOUTH SIDE ELEVATION

PROPOSED



EAST (REAR) ELEVATION

PROPOSED

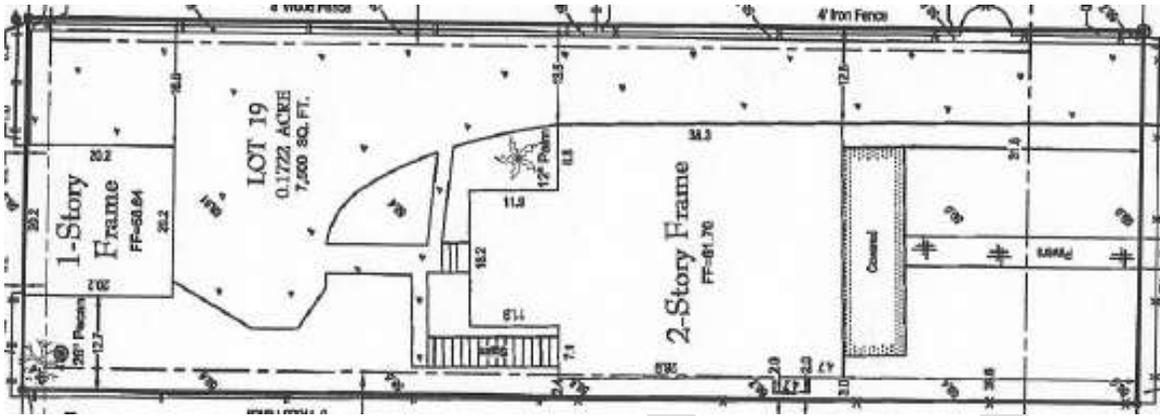


DRAFT

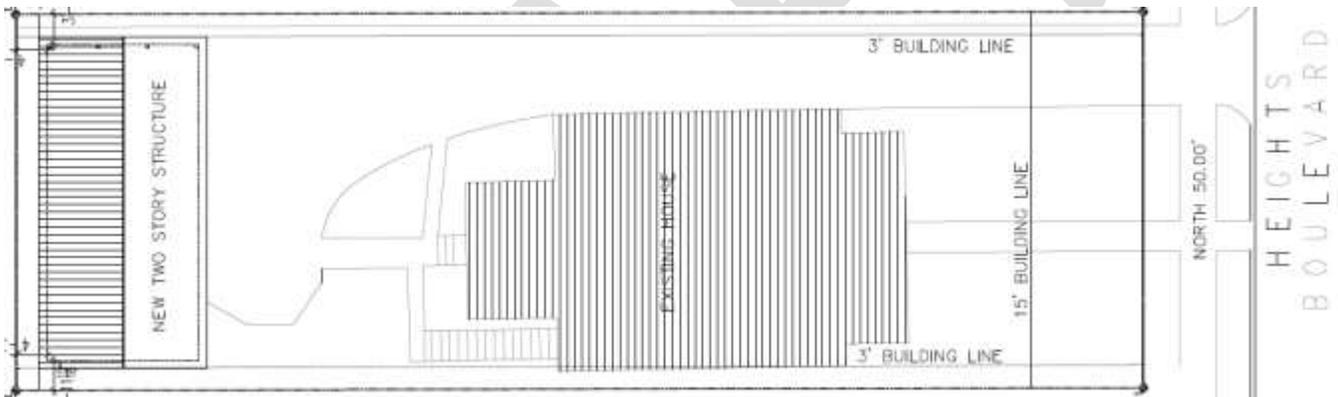


SITE PLAN

EXISTING

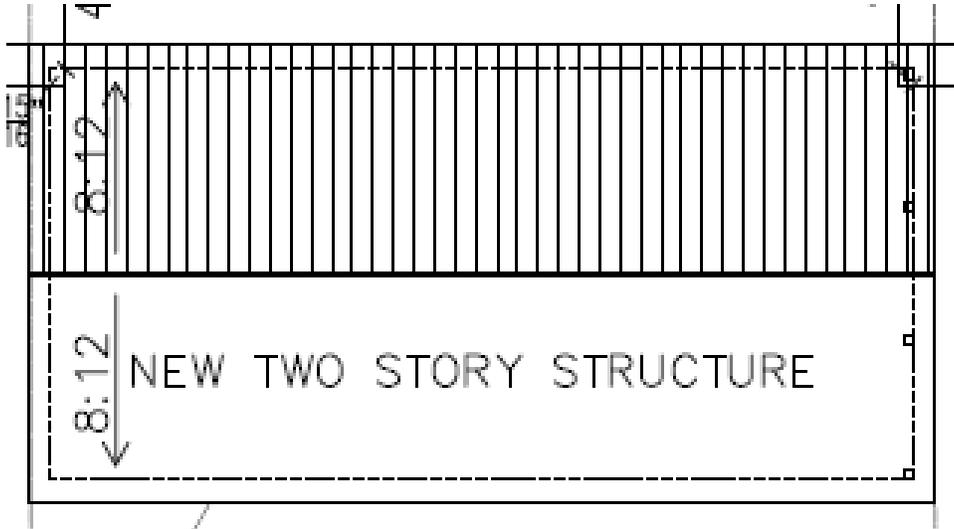


PROPOSED





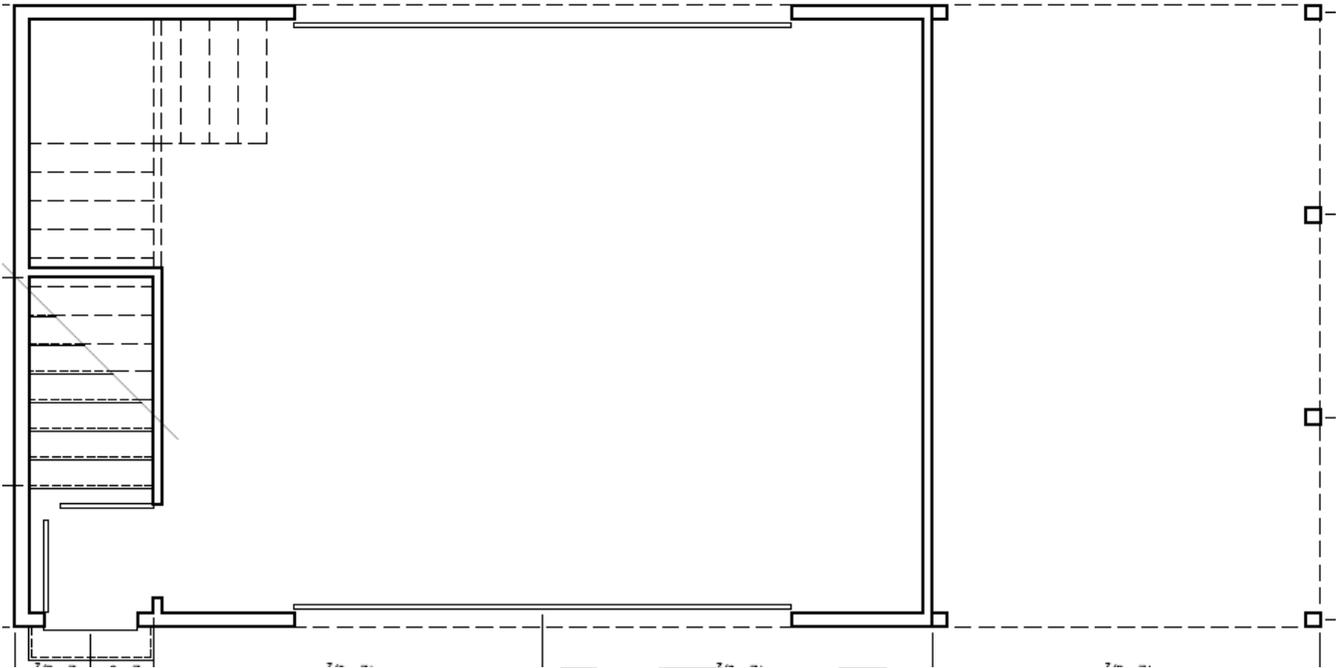
ROOF PLAN
PROPOSED



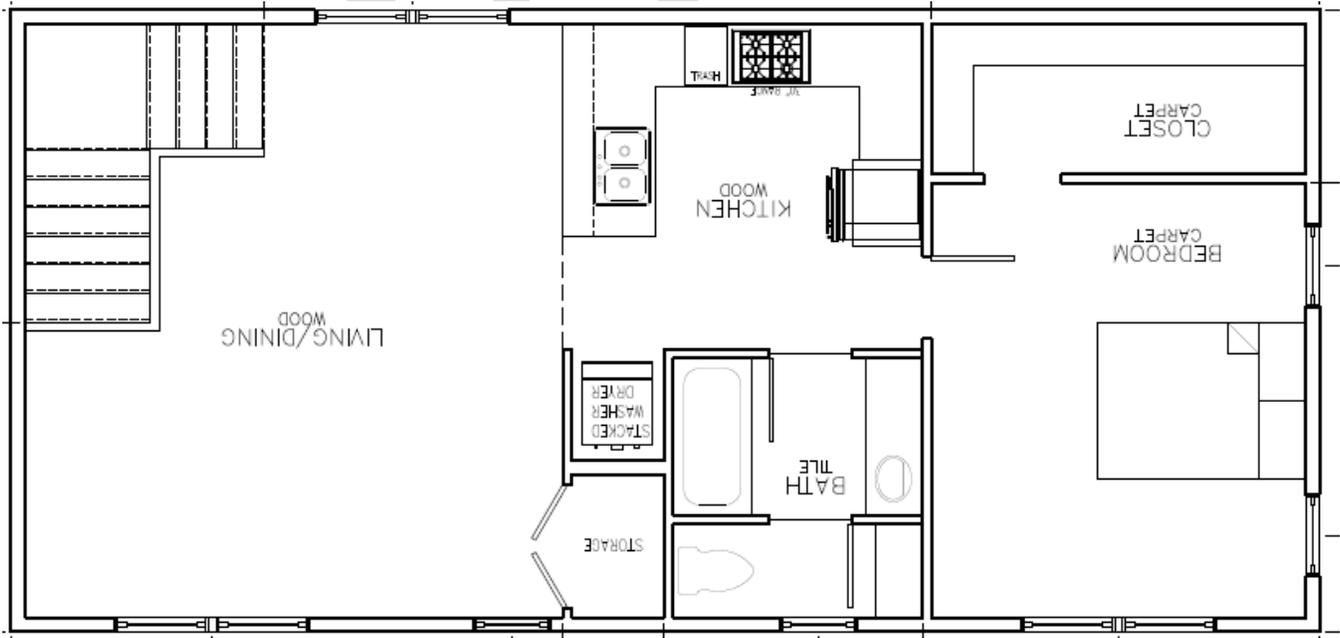
DRAFT



FIRST FLOOR PLAN
PROPOSED



SECOND FLOOR PLAN
PROPOSED



PHOTOS SUBMITTED BY APPLICANT

FRONT (WEST) ELEVATION OF NONCONTRIBUTING GARAGE- TO BE DEMOLISHED



SIDE (NORTH) ELEVATION OF NONCONTRIBUTING GARAGE- TO BE DEMOLISHED



SIDE (SOUTH) ELEVATION OF NONCONTRIBUTING GARAGE- TO BE DEMOLISHED



REAR (EAST) ELEVATION OF NONCONTRIBUTING GARAGE- TO BE DEMOLISHED



EXISTING CONDITION OF NONCONTRIBUTING GARAGE- TO BE DEMOLISHED



EXISTING CONDITION OF NONCONTRIBUTING GARAGE- TO BE DEMOLISHED



PROJECT DETAILS

Shape/Mass: The garage will measure 42' wide, 20' deep, 18'-8" to the eave, and 25'-8" to the ridge.

Setbacks: The garage will be setback 125'-9" from the front property line, 3'-11" from the north, side property line, 3'-11" from the south, side property line, and 4'-3" from the rear property line.

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

Windows/Doors: The garage will feature 1-over-1 aluminum sash windows, a single lite entry door, and two sectional overhead garage doors.

Exterior Materials: The garage will be clad with a smooth finish cementitious horizontal lap siding with a 4" reveal.

Roof: The garage will feature an 8/12 side gable roof. The roof will be clad with composite shingles.

Front Elevation: Please see elevation drawings on pg. 5
(West)

Side Elevation: Please see elevation drawings on pg. 6
(North)

Side Elevation: Please see elevation drawings on pg. 7
(South)

Rear Elevation: Please see elevation drawings on pg. 8
(East)