

CERTIFICATE OF APPROPRIATENESS

Application Date: June 10, 2024

Applicant: Steven Deterling, owner

Property: 202 Stratford Street, Lt 2, Blk 5, Avondale, 6,000 SF Lot

Significance: Main house is contributing circa 1914 Craftsman and noncontributing garage.

Proposal: Noncontributing circa 1980 garage to be razed and new accessory garage/accessory building built at rear of lot behind the contributing main house.

- 860 SF garage with workshop
- Over 600 SF for admin approval

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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

[X] [] [] (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;

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

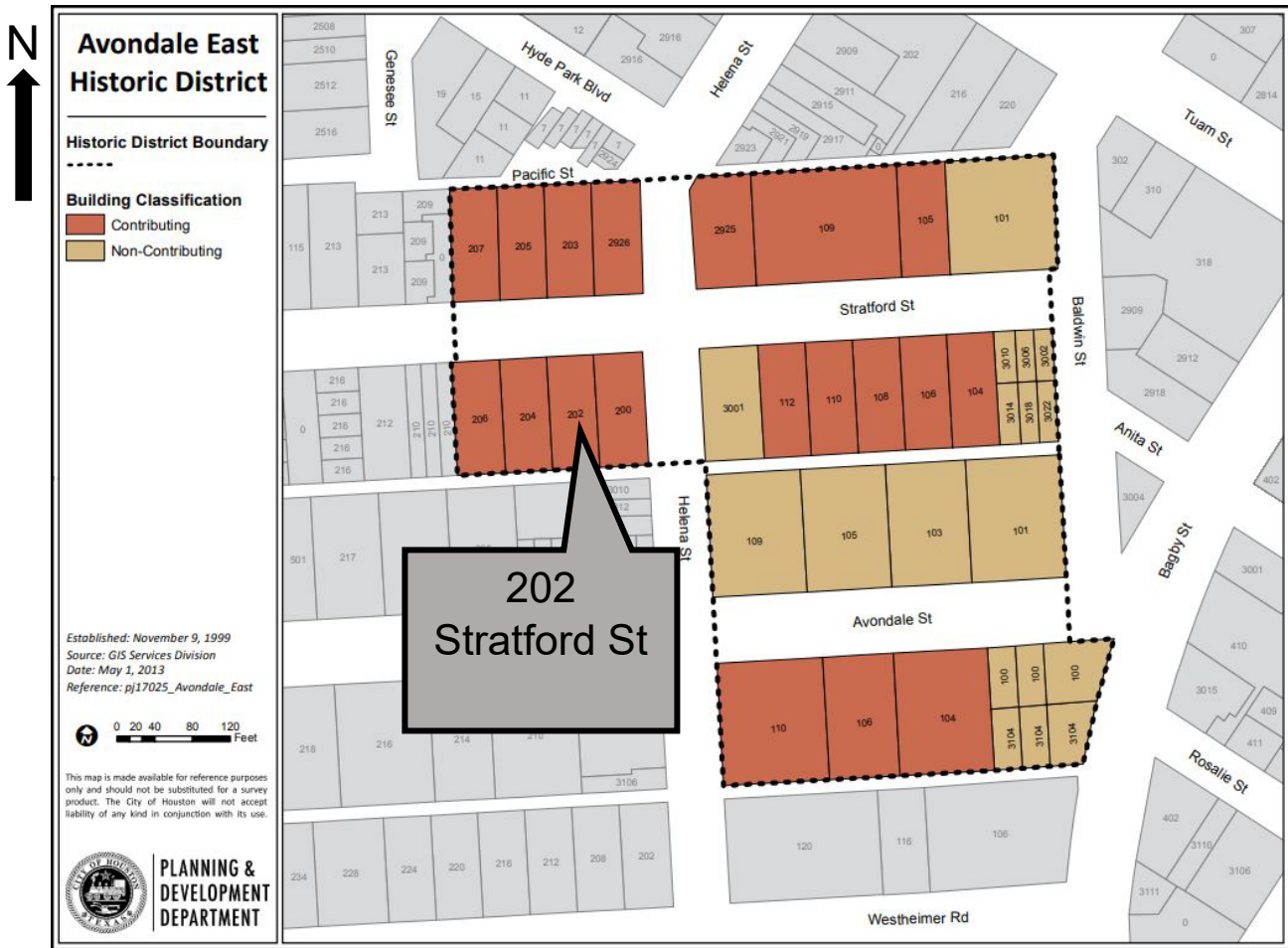
[X] [] [] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions 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;

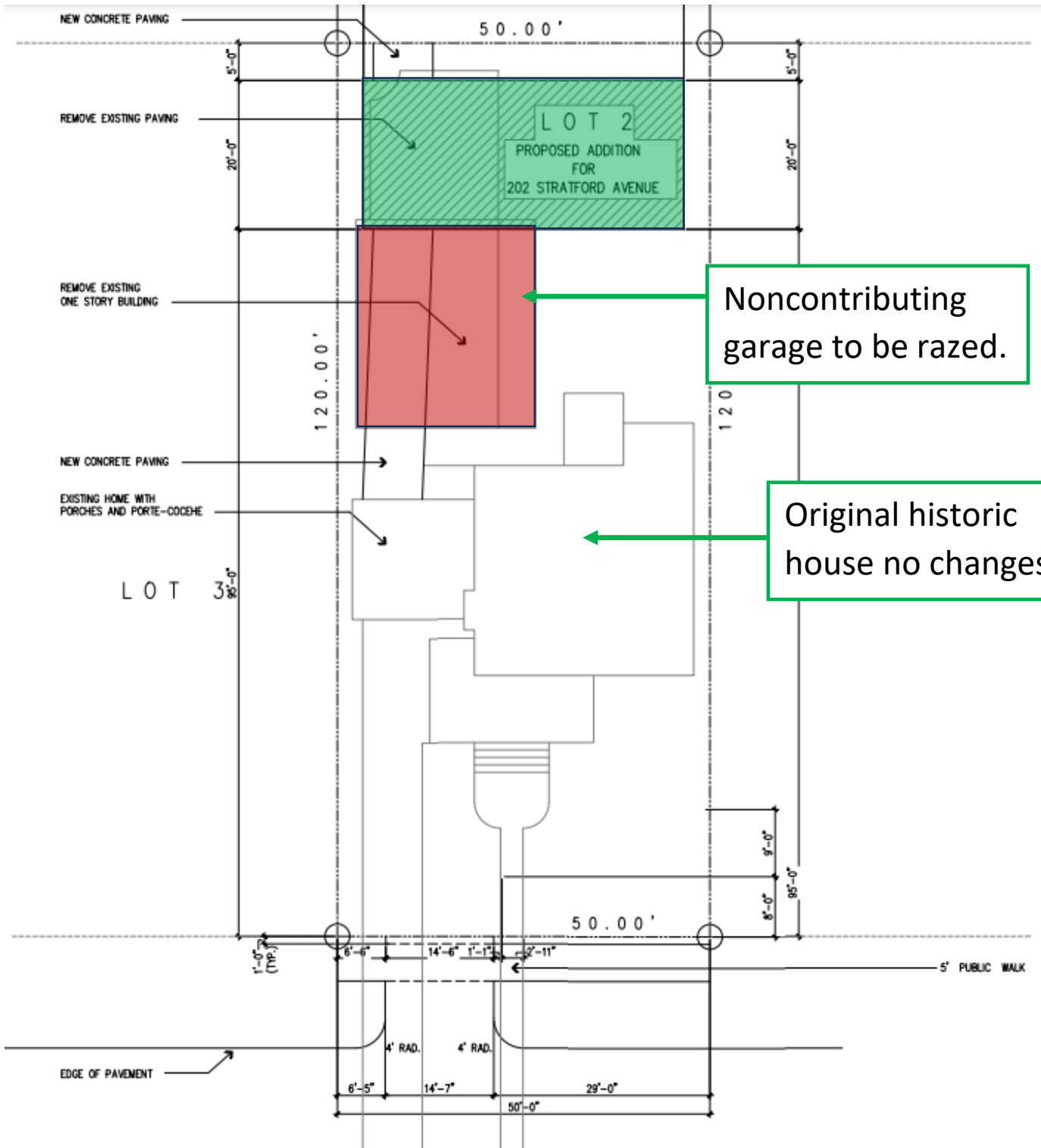
[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(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.

District Map

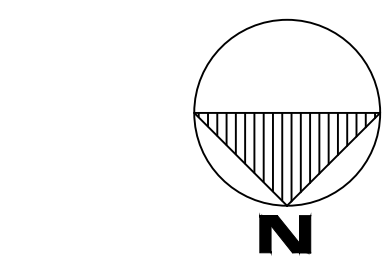
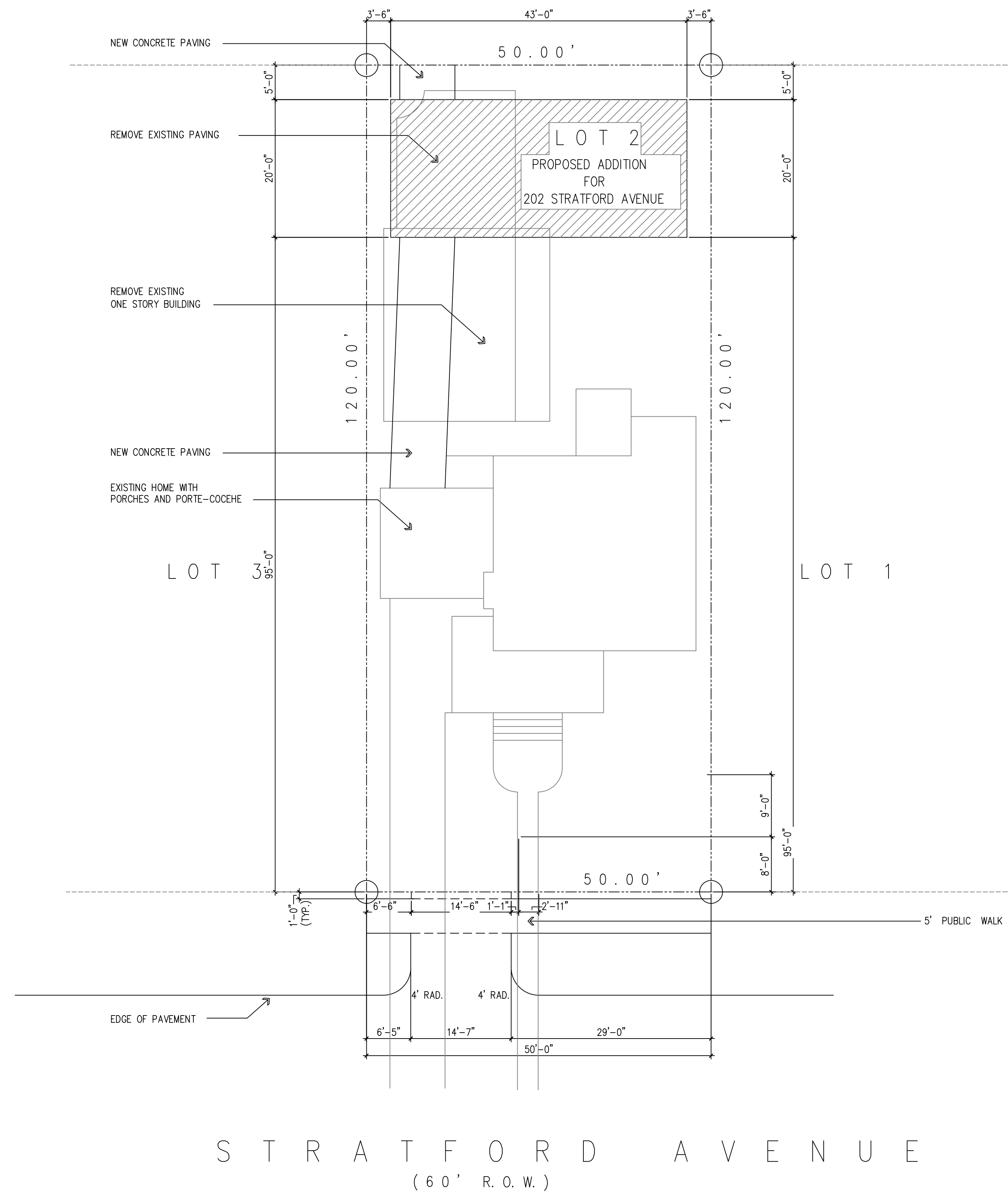




Noncontributing garage to be razed.

Original historic house no changes

See Drawings Attached for Details



SITE PLAN

SCALE: 1" = 10' - 0"

DRAWING LIST

1. SITE PLAN / CODE ANALYSIS
2. DRAINAGE PLAN
3. FLOOR PLAN / BUILDING SECTIONS
4. INTERIOR ELEVATIONS
5. EXTERIOR ELEVATIONS
6. NOT USED
7. NOT USED
8. ELECTRICAL PLAN / DETAILS
9. SOLAR PLAN
- DT.1 DETAILS
- DT.2 DETAILS

202 STRATFORD AVENUE

LOT 2, BLOCK 5, OF AVONDALE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 32 OF THE MAP OF RECORDS OF HARRIS COUNTY, TEXAS.

CODE SUMMARY

- BUILDING CODE COMPLIANCE
- 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS w/ CITY OF HOUSTON AMENDMENTS
 - 2012 UNIFORM MECHANICAL CODE
 - 2012 UNIFORM PLUMBING CODE
 - 2020 NATIONAL ELECTRIC CODE
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2012 INTERNATIONAL FIRE CODE

CONTRACTOR HAS AN OPTION TO USE A.D.S.'S H.D.P.E. PIPE IN PLACE OF R.C.P. SHOWN.

PROPERTY LINES AND BUILDING LOCATIONS WERE DERIVED FROM SURVEY BY OTHERS

ALL DIMENSIONS AND CONDITIONS ARE INTENDED TO BE COMPLETE AND ACCURATE. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNERS OFFICE SHALL BE NOTIFIED OF ANY SPECIFIC VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DETERLING ADDITION

202 STRATFORD AVENUE

HOUSTON, TEXAS

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CYPRESS, TEXAS 77429
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FAX: 281-351-9478
E-MAIL: stargazer@devi.net

Stargazer
Design Group, Inc.

DRAWN BY:
LYN ELLIS

PROJECT NO: 202105
PLOT DATE: 3/30/2024
REVISIONS:
1. CITY COMMENTS 11/7/2022

FILE: 202STRATFORD

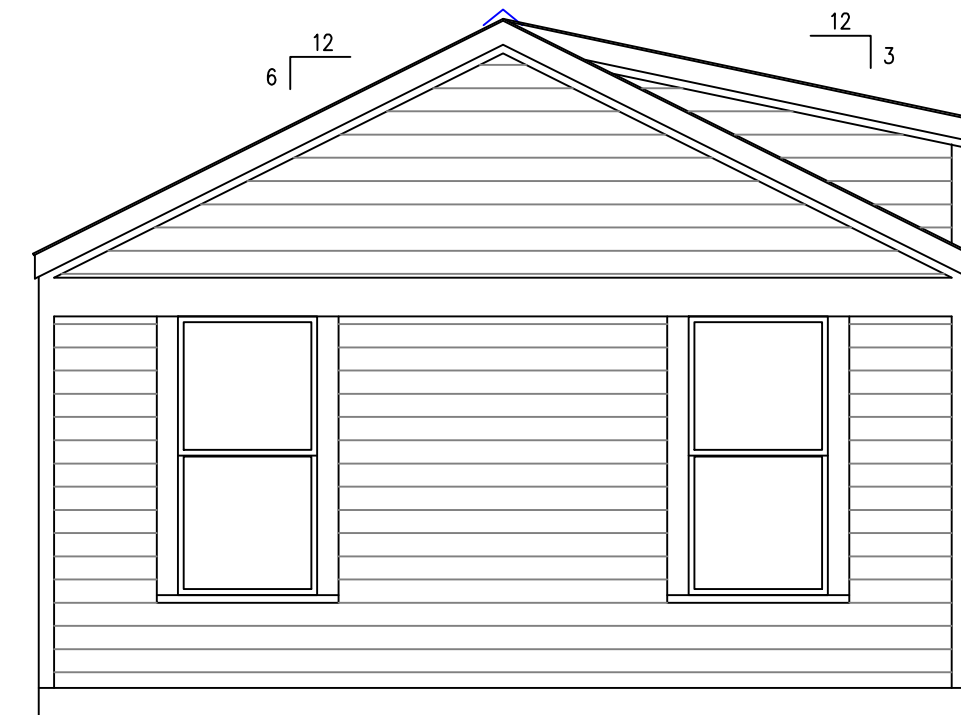
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DRAWING NUMBER

1

DRAWING LIST
SITE PLAN

1" = 10'

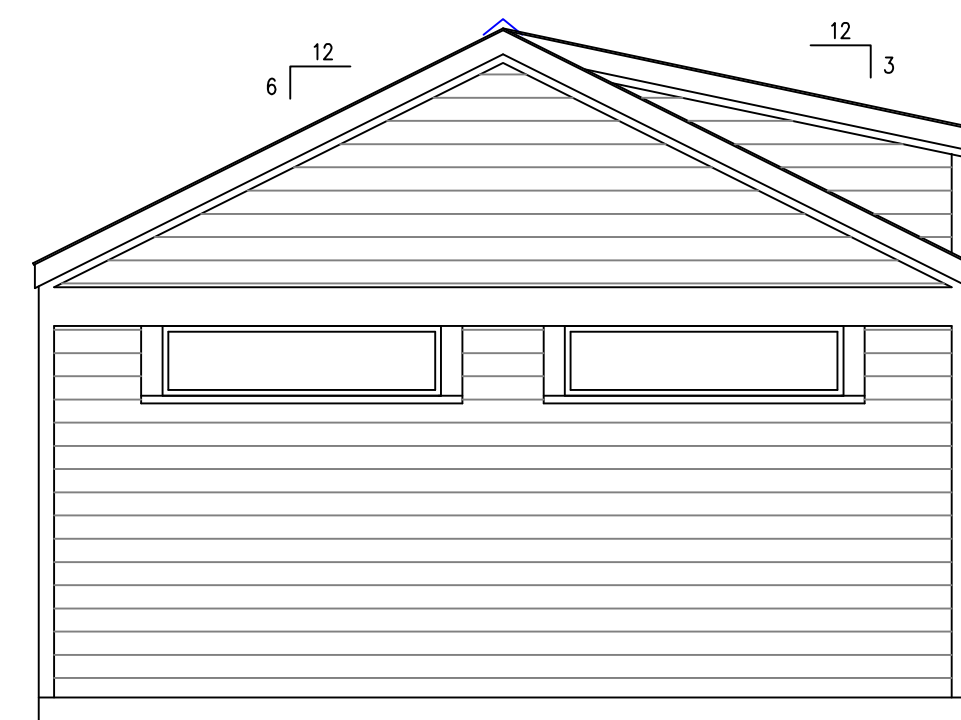


LEFT ELEVATION

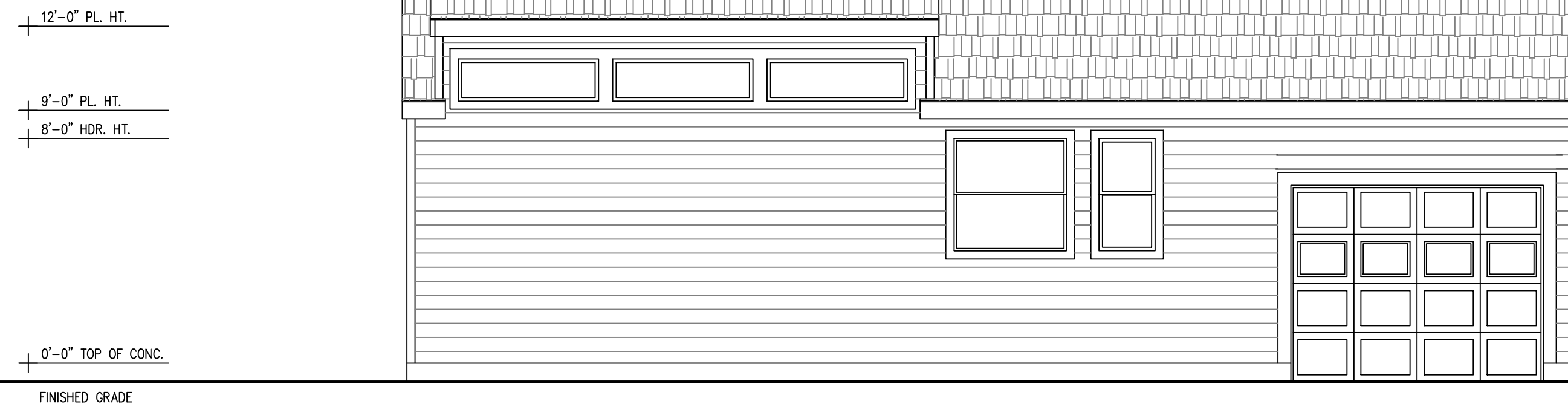


FRONT ELEVATION

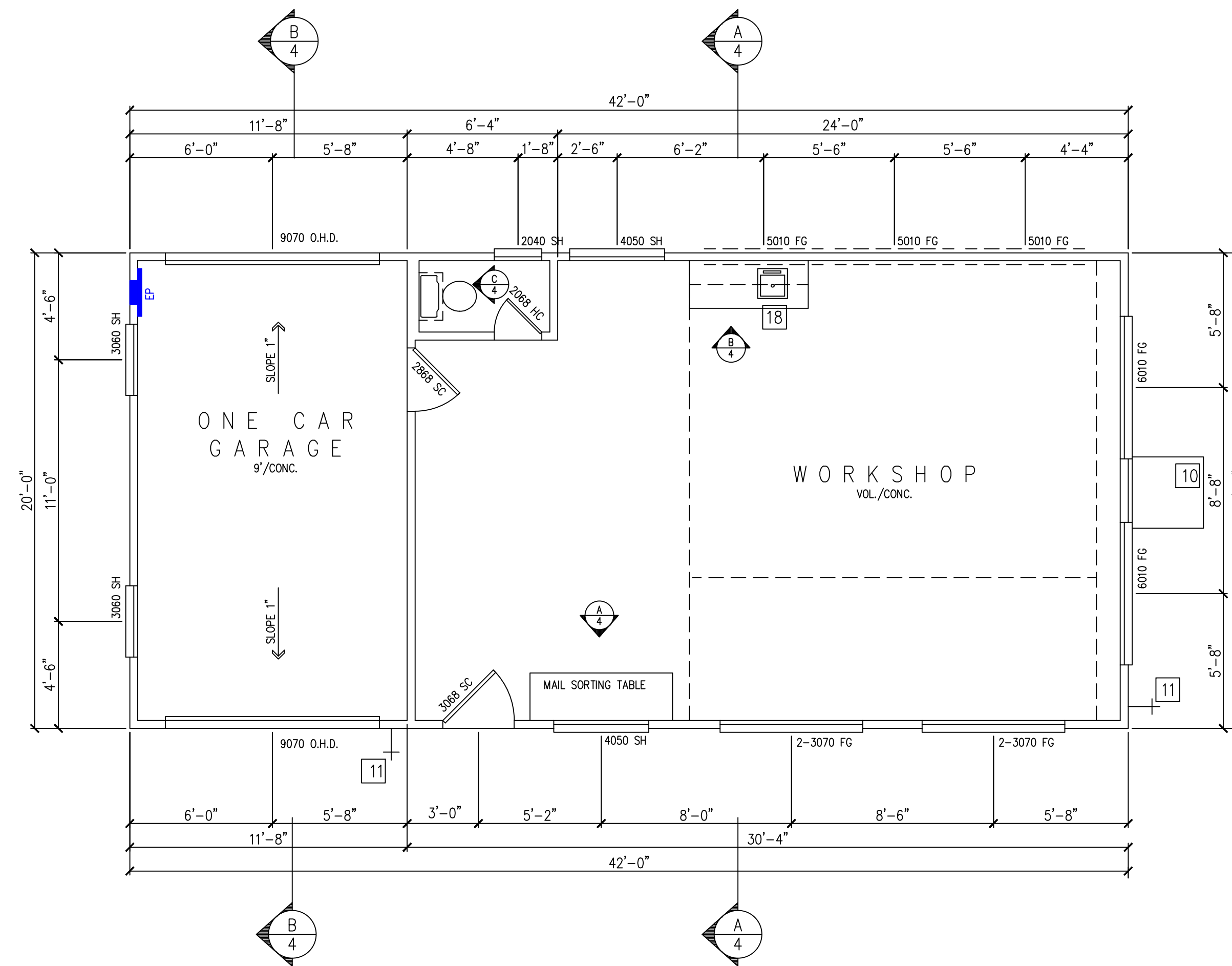
SCALE: 1/4" = 1'-0"



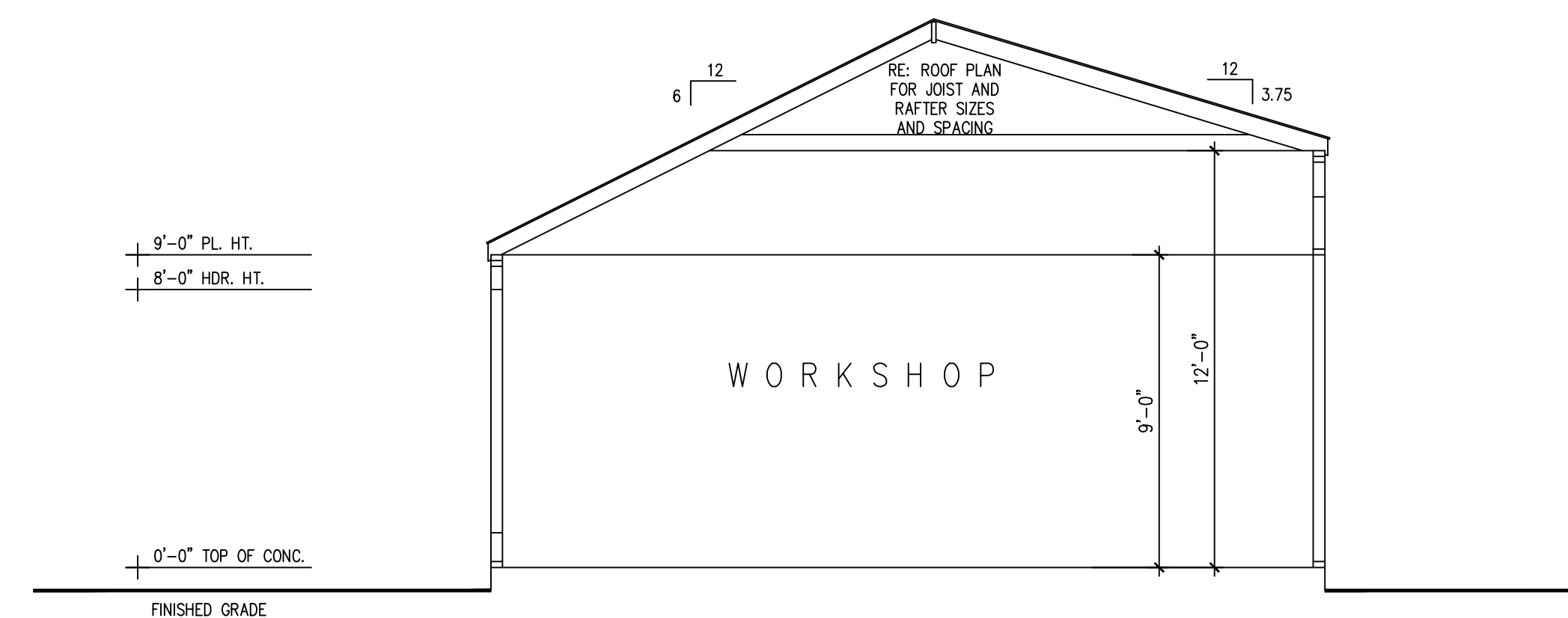
RIGHT ELEVATION



REAR ELEVATION



FLOOR PLAN
SCALE: 1/4" = 1' - 0"



SECTION - A
SCALE: 1/4" = 1' - 0"