

CERTIFICATE OF APPROPRIATENESS

Application Date: July 20, 2022

Applicant: Casey Roth, agent for, Craig Vollmers, owner

Property: 3618 Burlington Street, Lot 20, Tract 19, Block 6, Westmoreland Neighborhood Subdivision. The property includes a historic 5,890 square foot, two-story brick veneer single-family residence situated on a 12,500 square foot (100' x 125') corner lot.

Significance: Contributing English Queen Ann style residence, constructed circa 1908, located in the Westmoreland Historic District. Received approved COA in August 2015 for constructing an attached open deck on North elevation at NW corner.

Proposal: New Construction: Garage and Garage Apt

- Construct 2-story garage and garage apartment with a footprint of 601.25 sq. ft. and total square footage of 960'
- Roof will have Enviroshake roofing with a 6:12 pitch and a standing seam metal awning over the entry doors on garage level
- Ridge height of 27' 3-7/8"
- Smooth, cementitious board and batten siding
- 1-over-1, inset & recessed, double-hung, aluminum clad windows

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

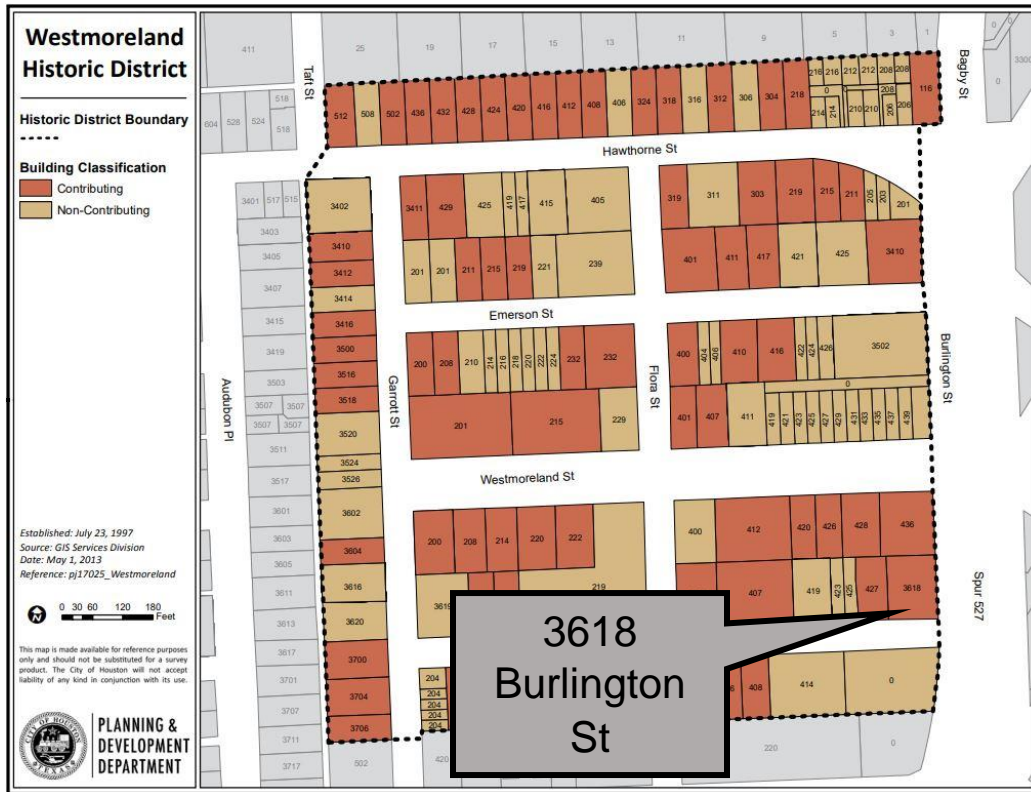
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(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

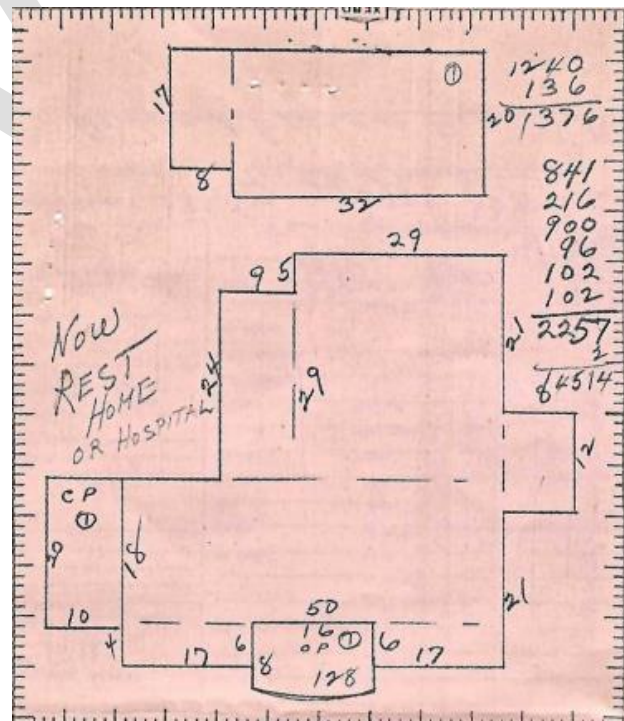
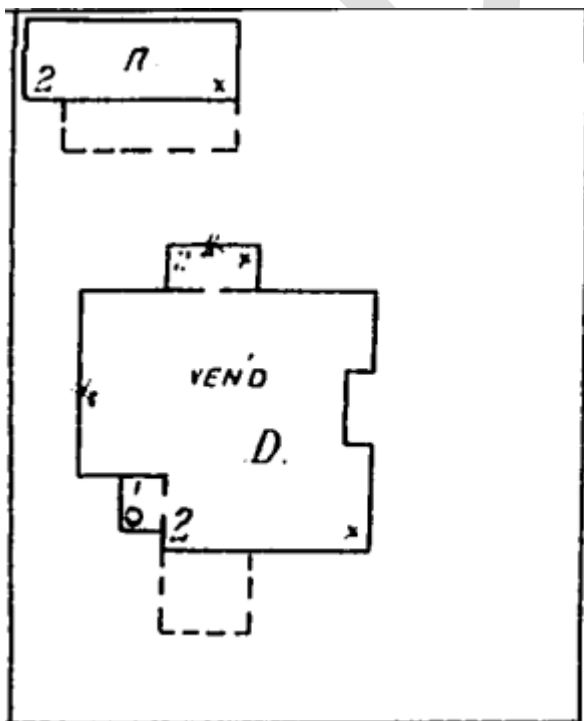
- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; The existing, historic structure currently has Enviroshake roofing and there are cedar shake shingles in the Westmoreland Historic District.
(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.

District Map



Sanborn

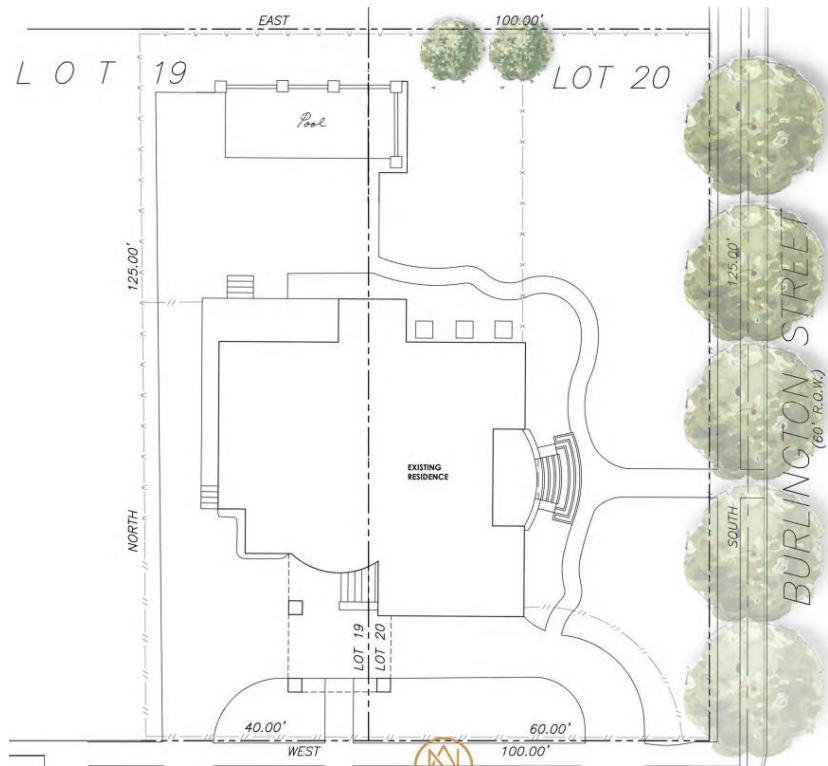
Harris County BLA – Feb. 8, 1966



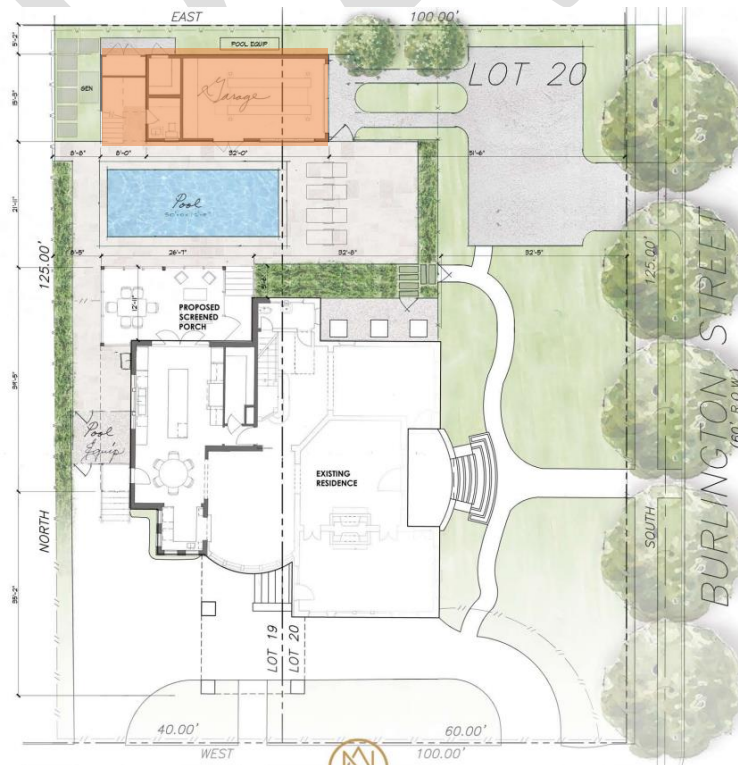
Inventory Photo



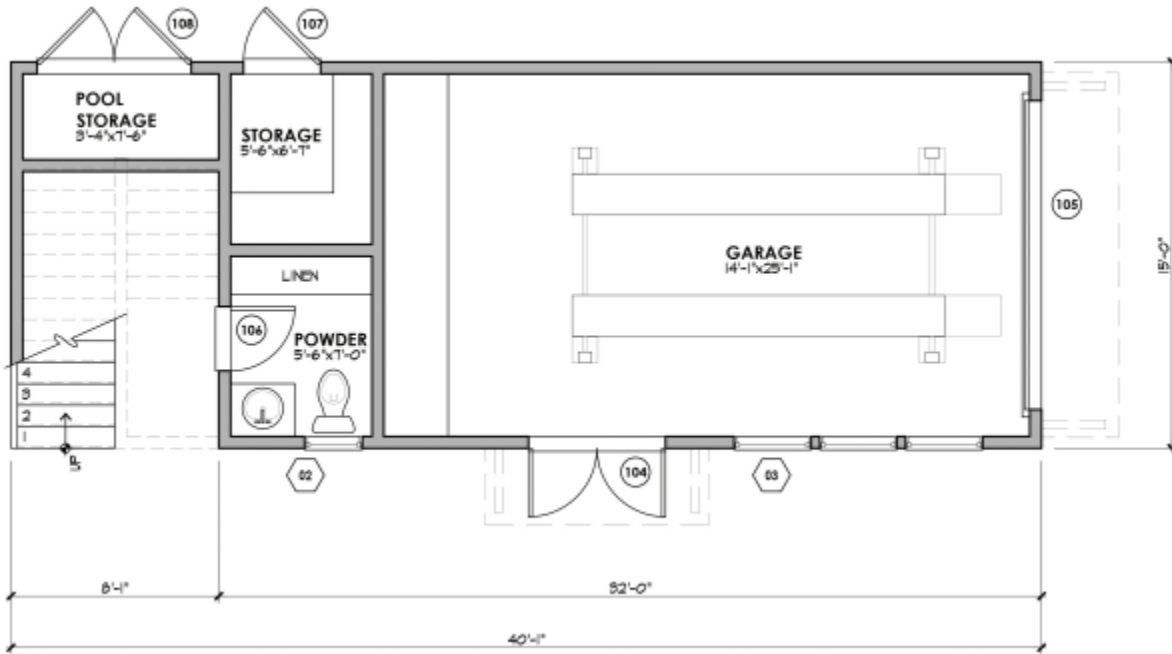
Existing Site Plan



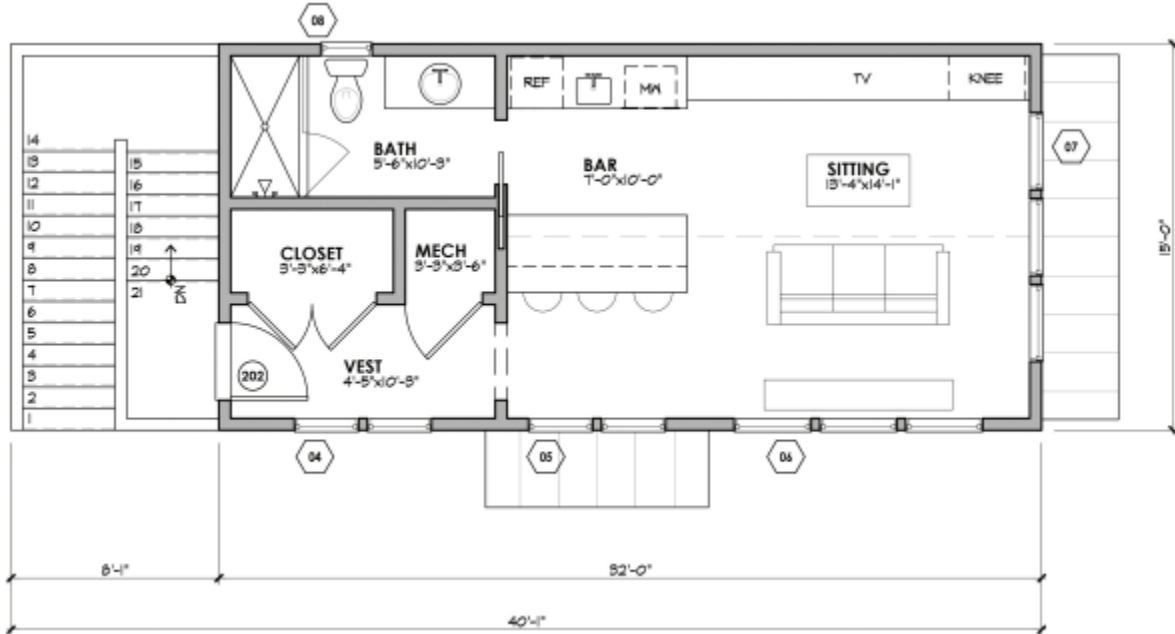
Proposed Site Plan



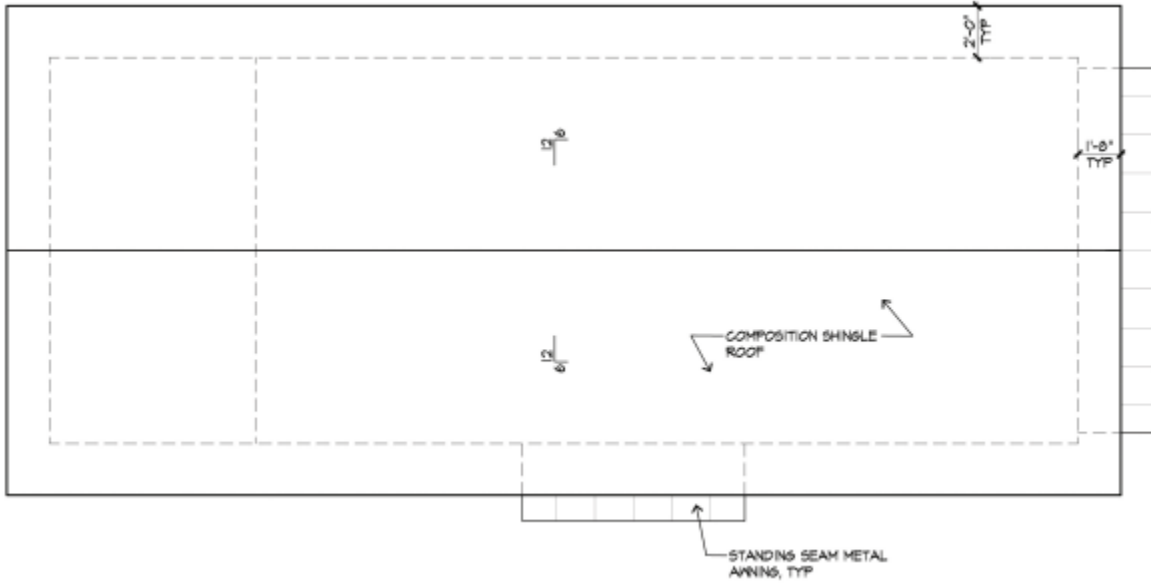
Proposed First Floor Garage Plan



Proposed Second Floor Garage Apt Plan



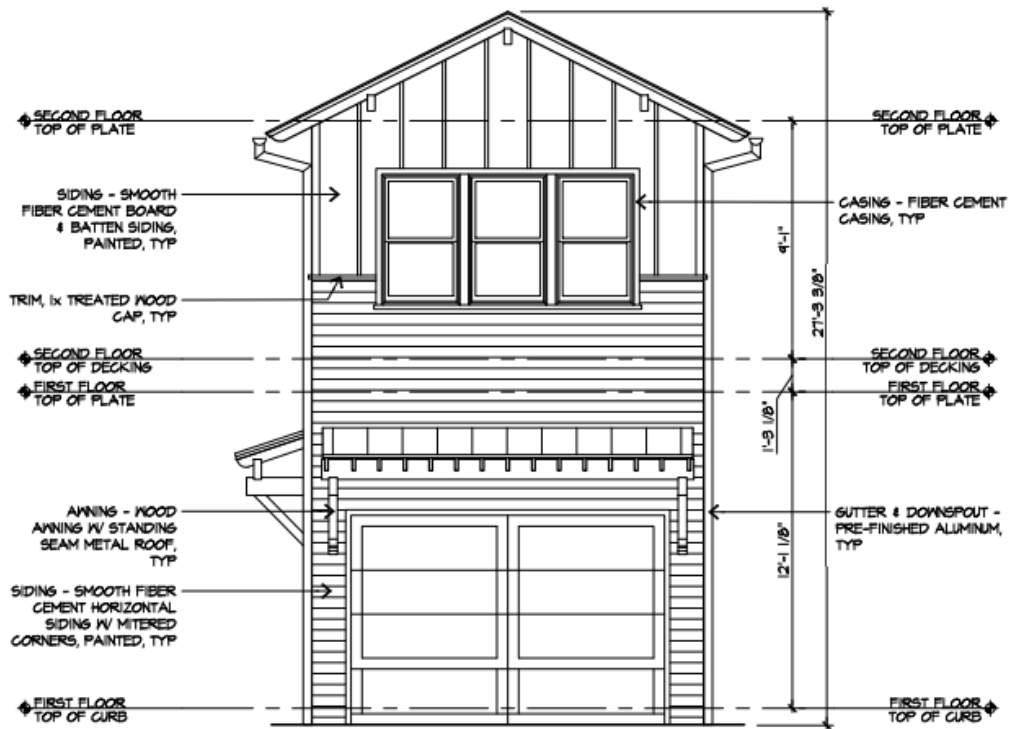
Proposed Garage/Apt Roof Plan



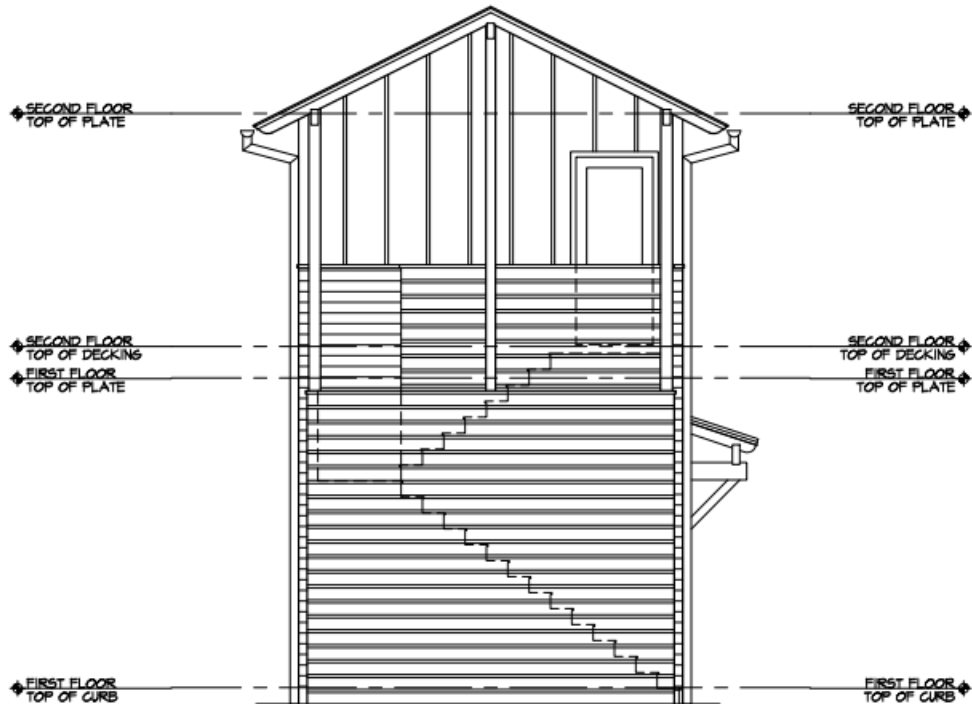
Proposed Wood Material at Carriage House Stairs



Proposed East Elevation



Proposed West Elevation



Proposed South Elevation



Proposed North Elevation

