

CERTIFICATE OF APPROPRIATENESS

Applicant: Oliver Sanchez, agent for, Alvaro Alvarez, owner

Property: 3201 Allen Parkway, Tract 43, Abst 1 J Austin Neighborhood Subdivision.
The property includes a historic 36,452 square foot, two-story rectangular plan, reinforced concrete, office, and manufacturing warehouse situated on a 41,749 sq. ft. corner lot.

Significance: Star Engraving Company Building is a City of Houston Landmark designated in 2010 and individually listed on the National Register of Historic Places. The two-story, rectangular plan, reinforced concrete, Spanish Mediterranean style, combination office and manufacturing warehouse was constructed circa 1930.

Proposal: New Construction: Detached Accessory Structure

- Detached, 604 sq. ft. accessory structure at rear of the lot
- CMU clad in plaster with steel windows and doors
- Pitched skylight atop flat roof with a parapet
- Max ridge height of 13' 8"

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

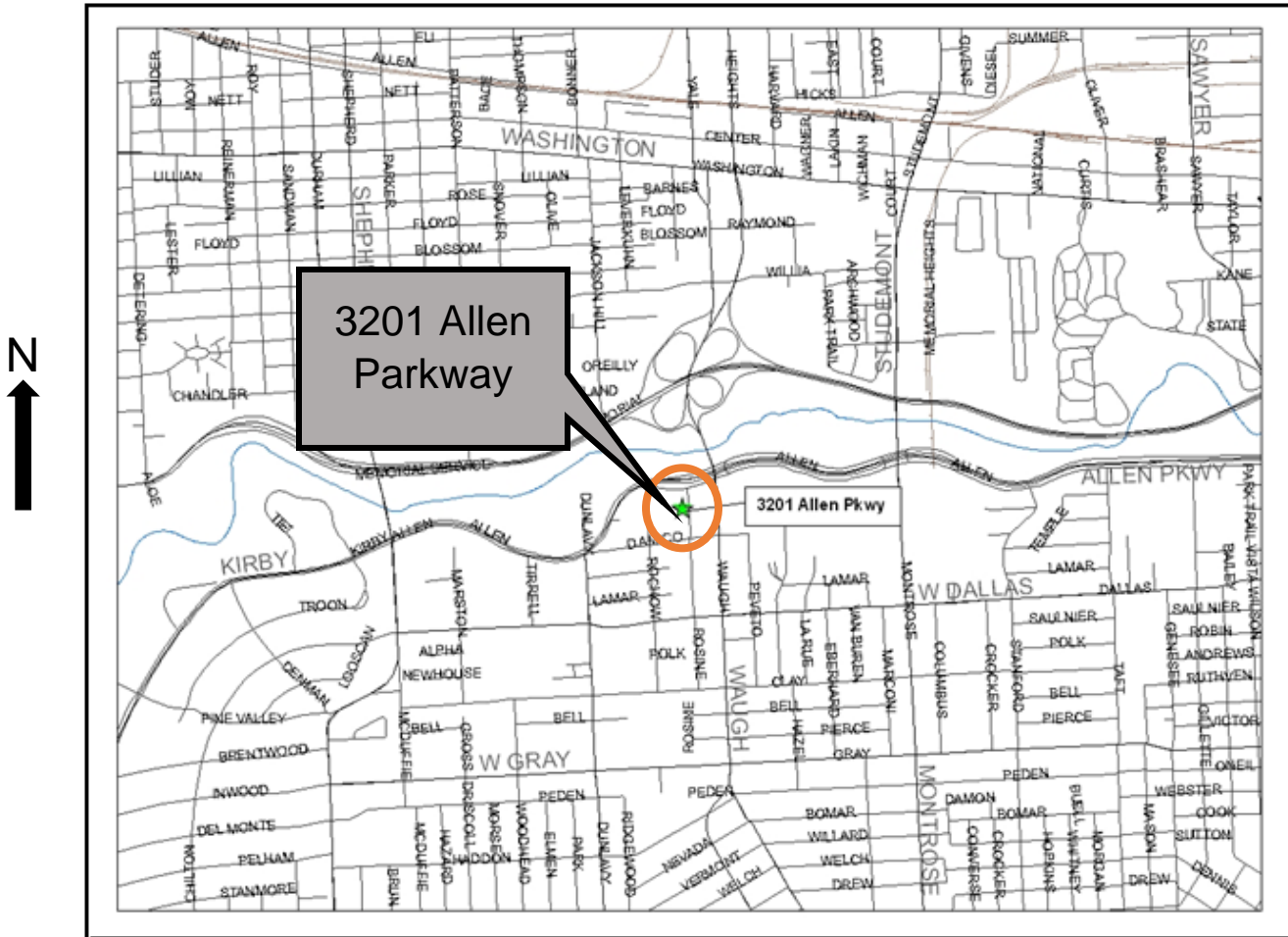
Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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;
- (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.

STAR ENGRAVING COMPANY BUILDING



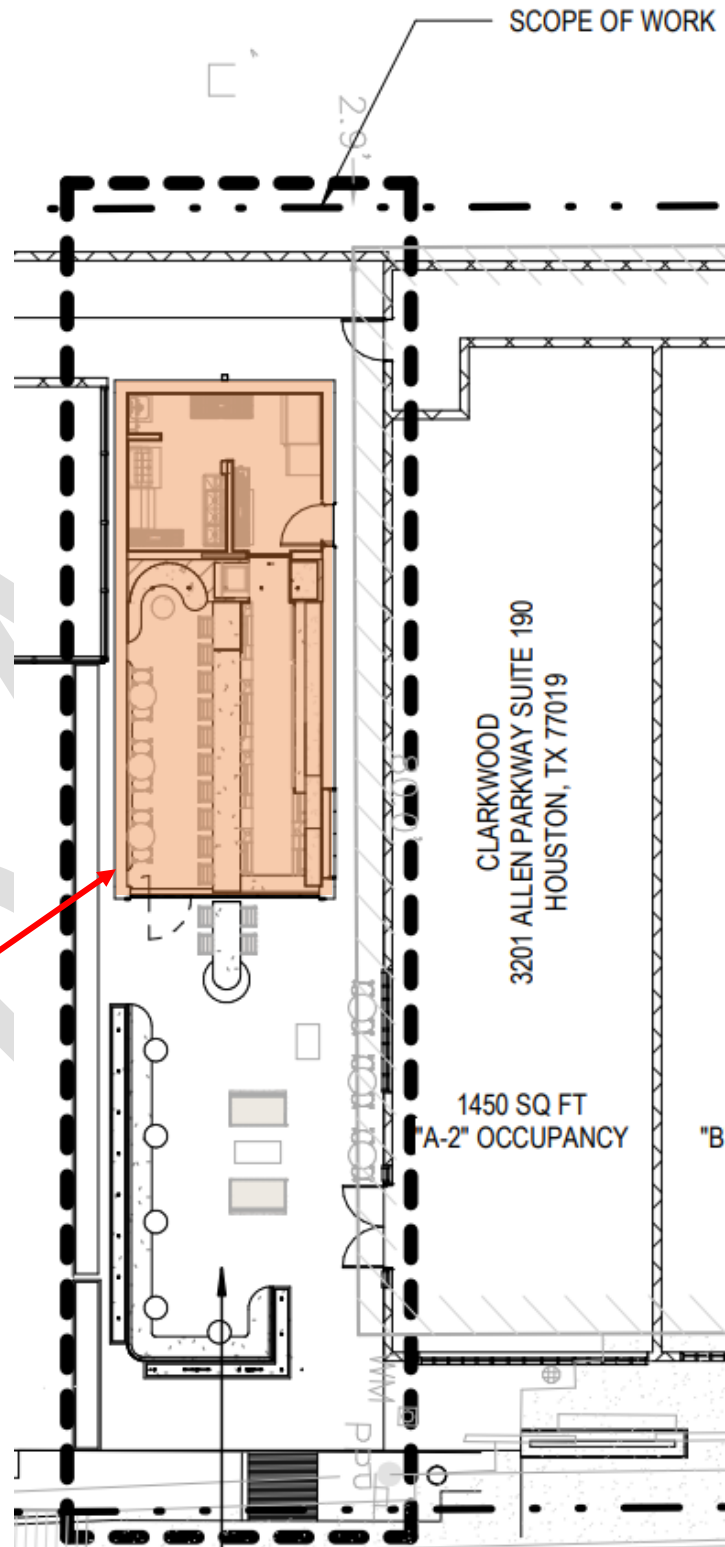
CURRENT PHOTO



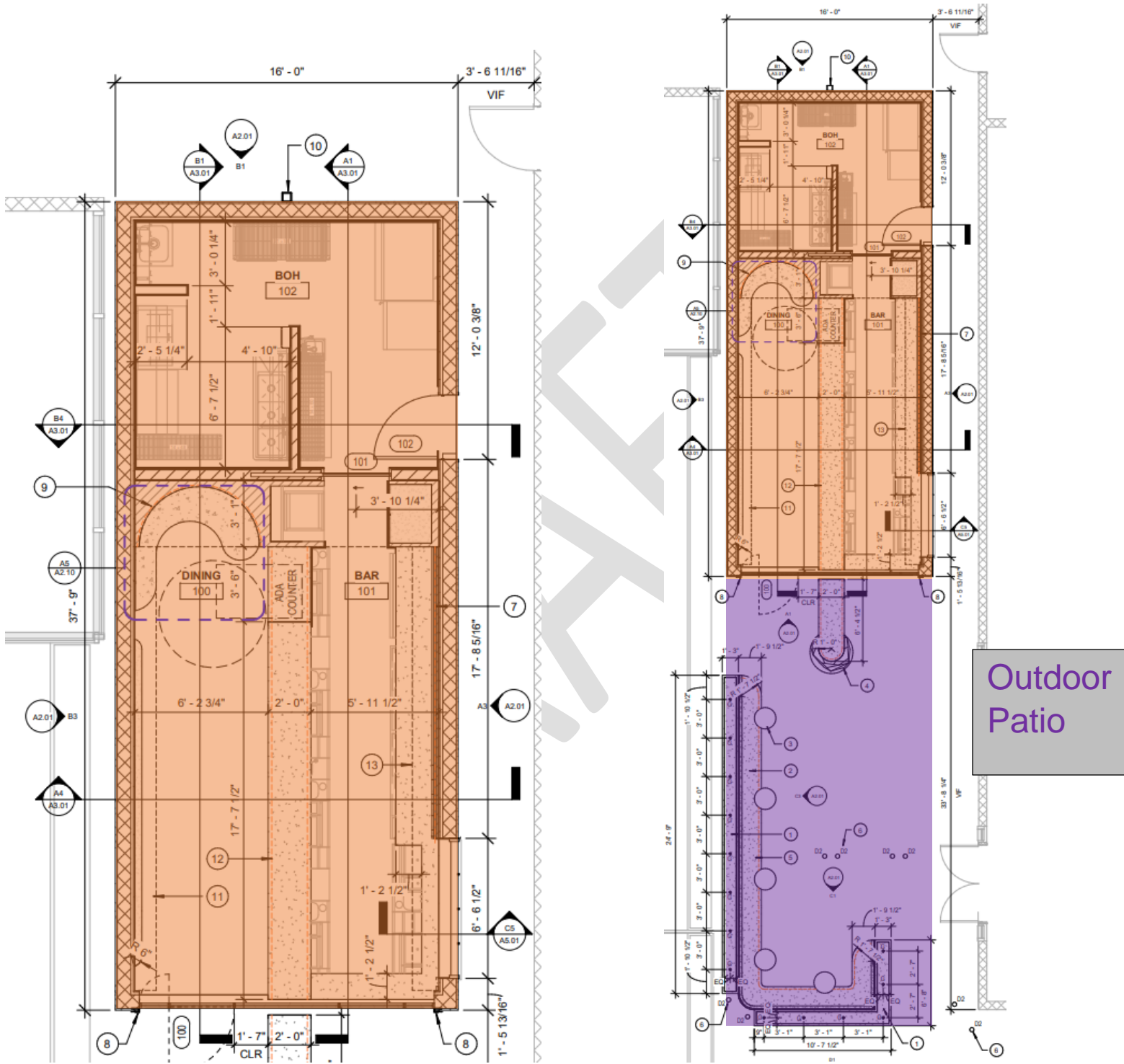
Google Satellite Image



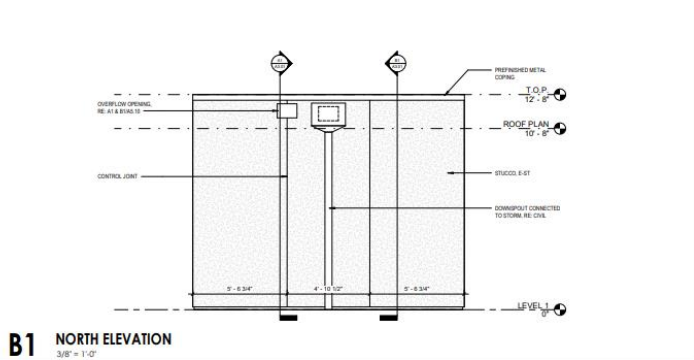
Proposed Site Plan



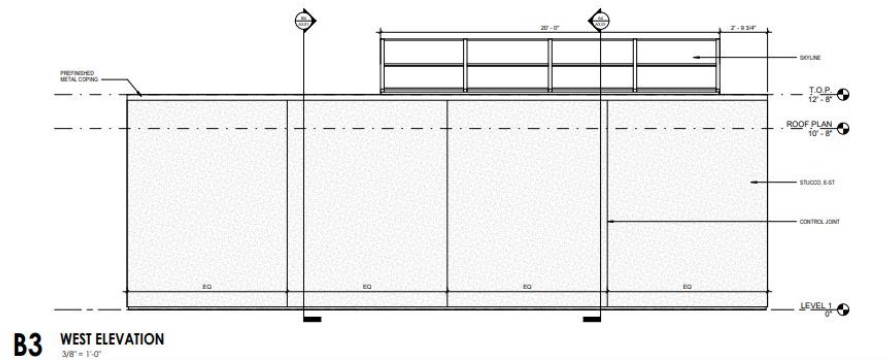
Proposed Floor Plan



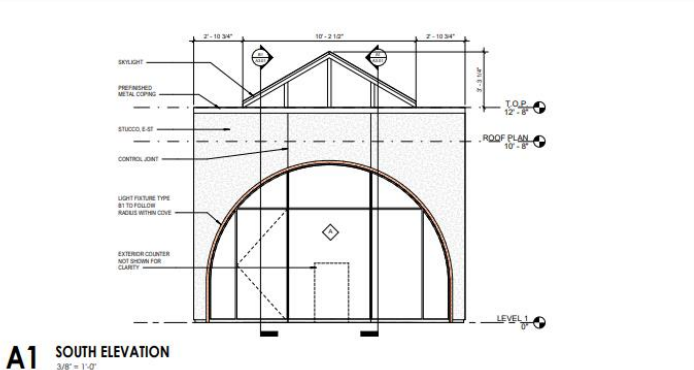
Proposed Elevations



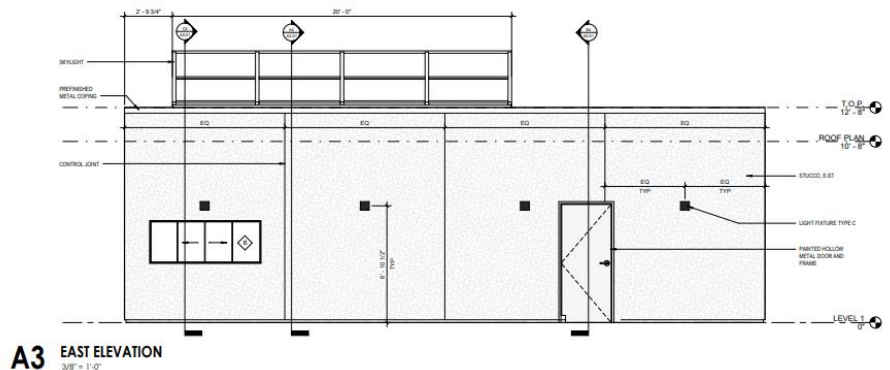
B1 NORTH ELEVATION
3/8" = 1'-0"



B3 WEST ELEVATION
3/8" = 1'-0"



A1 SOUTH ELEVATION
3/8" = 1'-0"



A3 EAST ELEVATION
3/8" = 1'-0"

Proposed Roof Plan

