

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 14, 2022

**Applicant:** Jon Bartell, agent for, Steven and Ubby Sanchez, owner

**Property:** 2187 Troon Rd, Tracts 2A & 3, Block 52, River Oaks Sec. 3 Neighborhood Subdivision. The property includes a historic 4,555 square foot, two-story brick single-family residence and a detached garage situated on a 12,378 square foot (86.6' x 150') interior lot.

**Significance:** Contributing Colonial Revival style residence, constructed circa 1908. City of Houston designated landmark in 2012 named the Tomlinson-Blundell House.

**Proposal:** New Construction: Garage and Garage Apt.

- Two-story detached, rear structure totaling approximately 690 sq. ft.
- Max ridge height of 24' 11" with a 4:12 roof pitch
- Roof material either slate or composition shingles
- Clad in stucco
- Triple set of aluminum windows on front elevation with a 2-over-2 lite pattern, single-hung, inset & recessed

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> Approval</p> <p><b>HAHC Action:</b> -</p>
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**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**

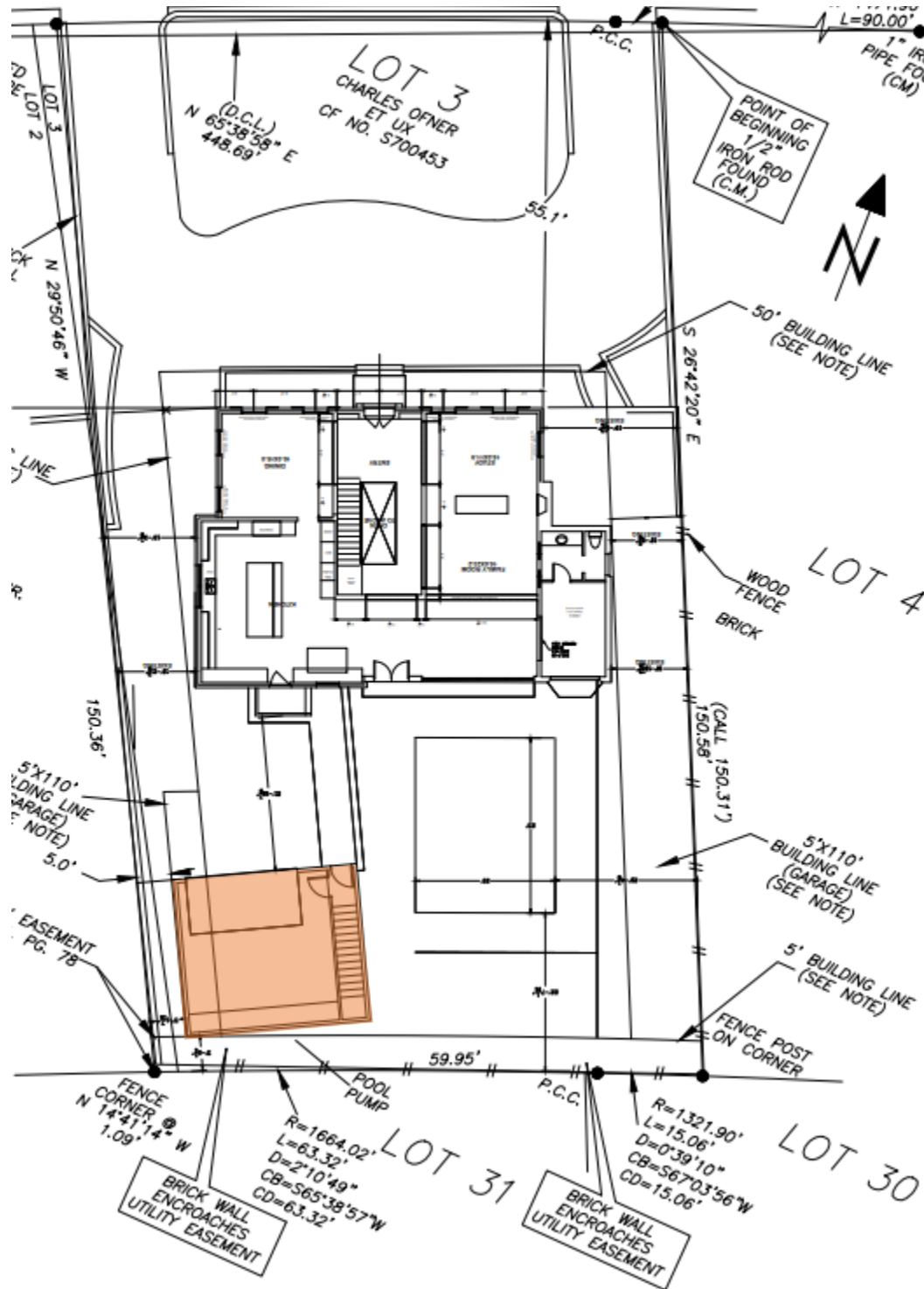
**S - satisfies D - does not satisfy NA - not applicable**

- (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.

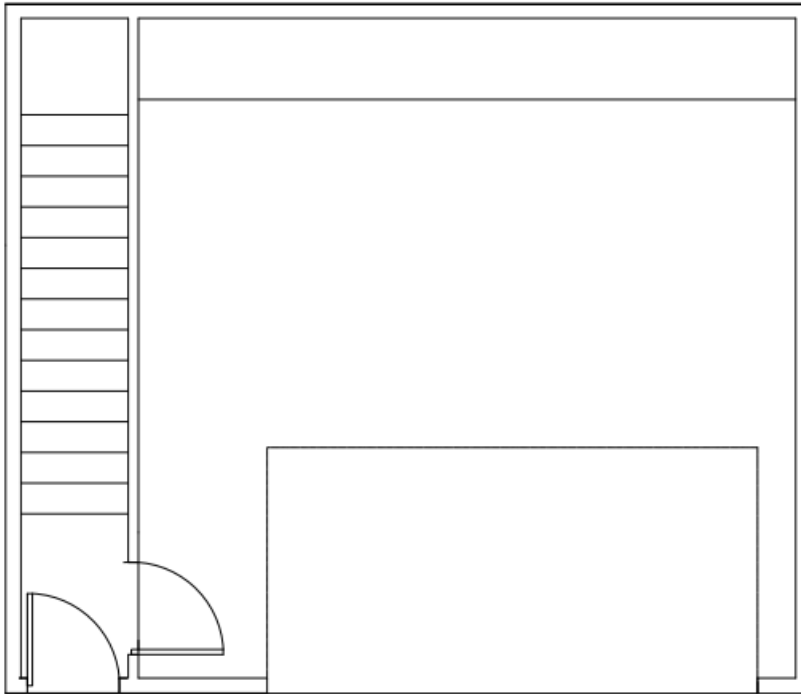
Inventory Photo



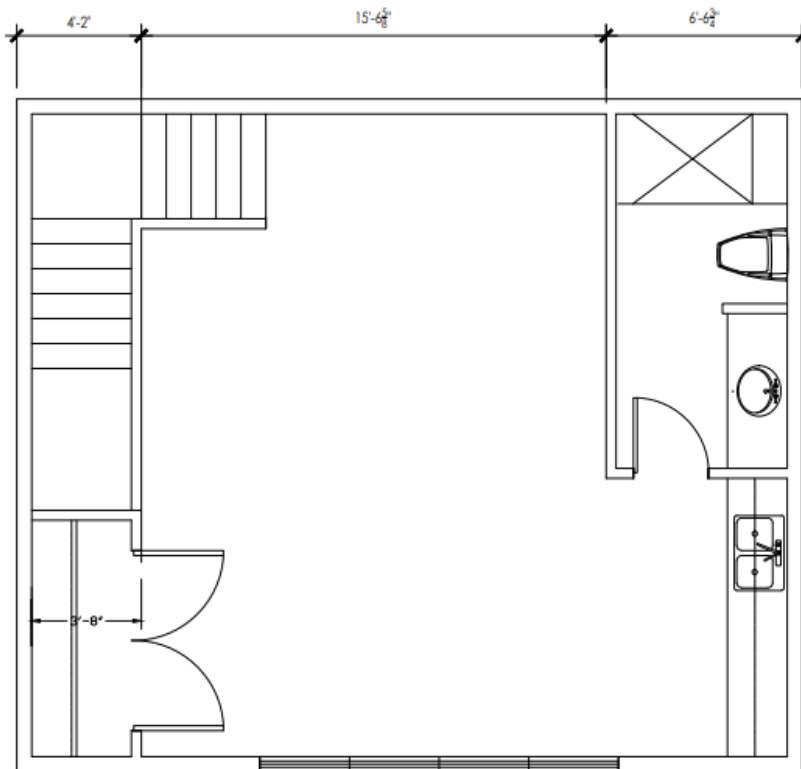
Proposed Site Plan



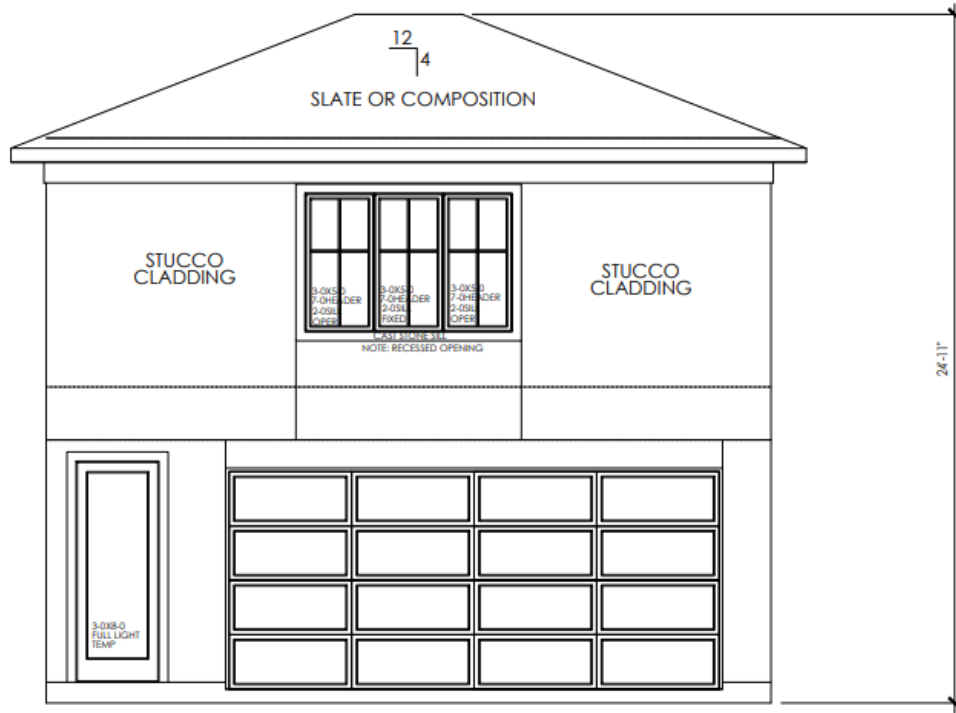
**Proposed First Floor Garage Plan**



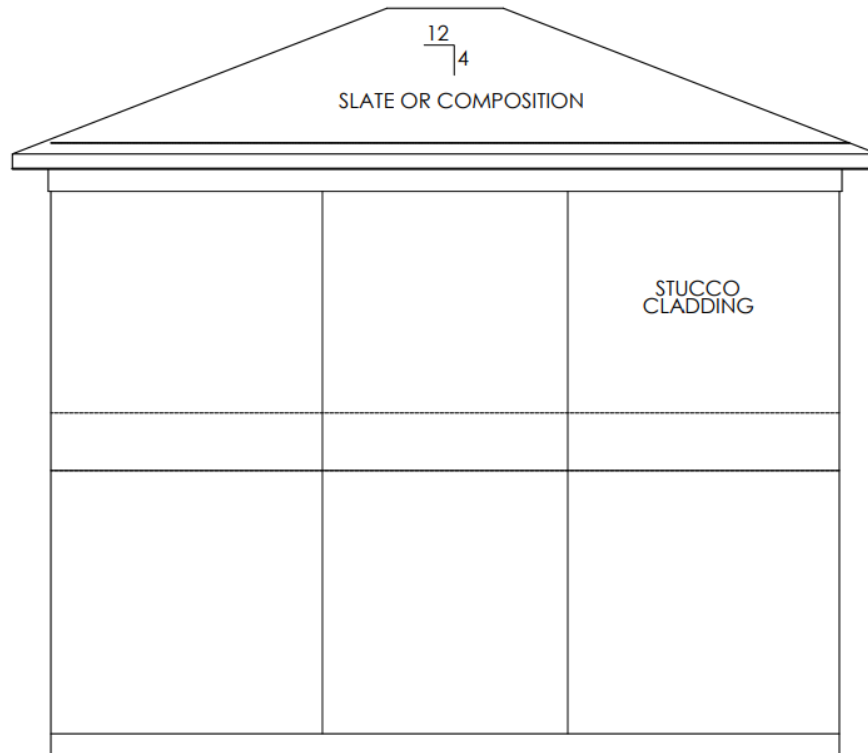
**Proposed Second Floor Garage Apt Plan**



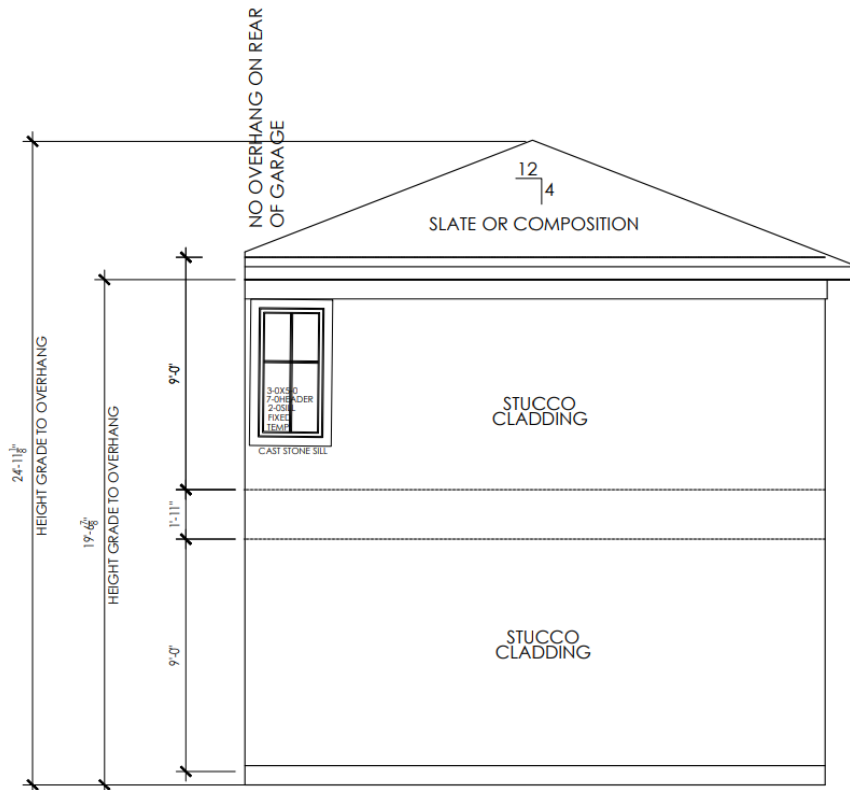
**Proposed Front (North) Elevation**



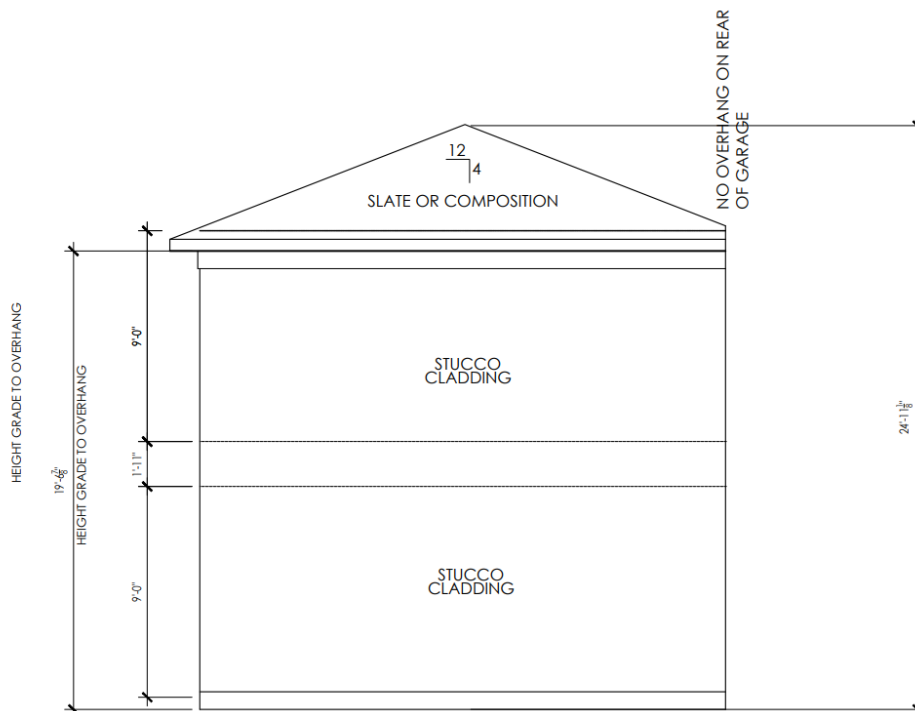
**Proposed South Elevation**



### Proposed East Elevation



### Proposed West Elevation



**Proposed Garage/Apt Roof Plan**

