

## HDC 14-08; 810 Coryell Street

<b>Request</b>	A request for a Certificate of Appropriateness to enclose the existing garage door opening.
<b>Owner/ Applicant</b>	Sophia Martin
<b>Location</b>	810 Coryell Street; located on the north side of Coryell Street between Kansas Avenue and Iowa Avenue
<b>Acreage</b>	0.135 Acres
<b>Zoning</b>	“RSF-7-RNC-HC” (Residential Single Family with a minimum lot size of 7,000 square feet, with a Residential Neighborhood Conservation overlay and a Historic Conservation overlay)
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Location map</li><li>2. Site photos</li><li>3. Proposed elevation</li><li>4. Proposed windows</li></ol>

The Commission should consider this request based up general conformance with the Residential Neighborhood Conservation District, Preservation Plan and Design Guidelines.

**Site and Surrounding Area** The subject property is a noncontributing resource located on Coryell Street between Kansas Avenue and Iowa Avenue within the League City Historic District. The two story house has a garage door opening on the front façade facing Coryell Street. However, there is currently no garage door covering the opening, and the interior of the garage is open to the exterior of the property. The applicant has indicated that the garage door was damaged during Hurricane Ike and has been missing ever since.

**Project Description** The applicant has proposed enclosing the garage door opening in order to expand the interior living space of the home. The request is to enclose the opening with fiber cement siding to match the existing exterior of the house. The applicant also intends to include two new windows on the enclosure (see attached). The proposed windows are 36-inch square aluminum windows with a 6-over-6 configuration.

**Staff Findings** Section 125-81.H.1.a of the zoning ordinance states that “a maximum of two different window styles are permitted on each building facade provided that one style is consistent on each façade of the building. Dormer windows, transoms, gable windows and glass block windows are exceptions to this requirement provided that they are consistent in character with other windows on the building.”

The front façade of the home currently has two windows, and the exiting windows are of differing shapes and sizes. Staff finds that the inclusion of a third type of window on the front elevation of the home is not consistent with the provision of the zoning ordinance that requires only two types of windows per elevation. Staff recommends that the applicant select a window that is consistent with the size and shape of either of the existing windows in order to meet this requirement.

For additional information, you may contact Wallis McMillin, Planner at (281) 554-1079 or at Wallis.McMillin@leaguecity.com.



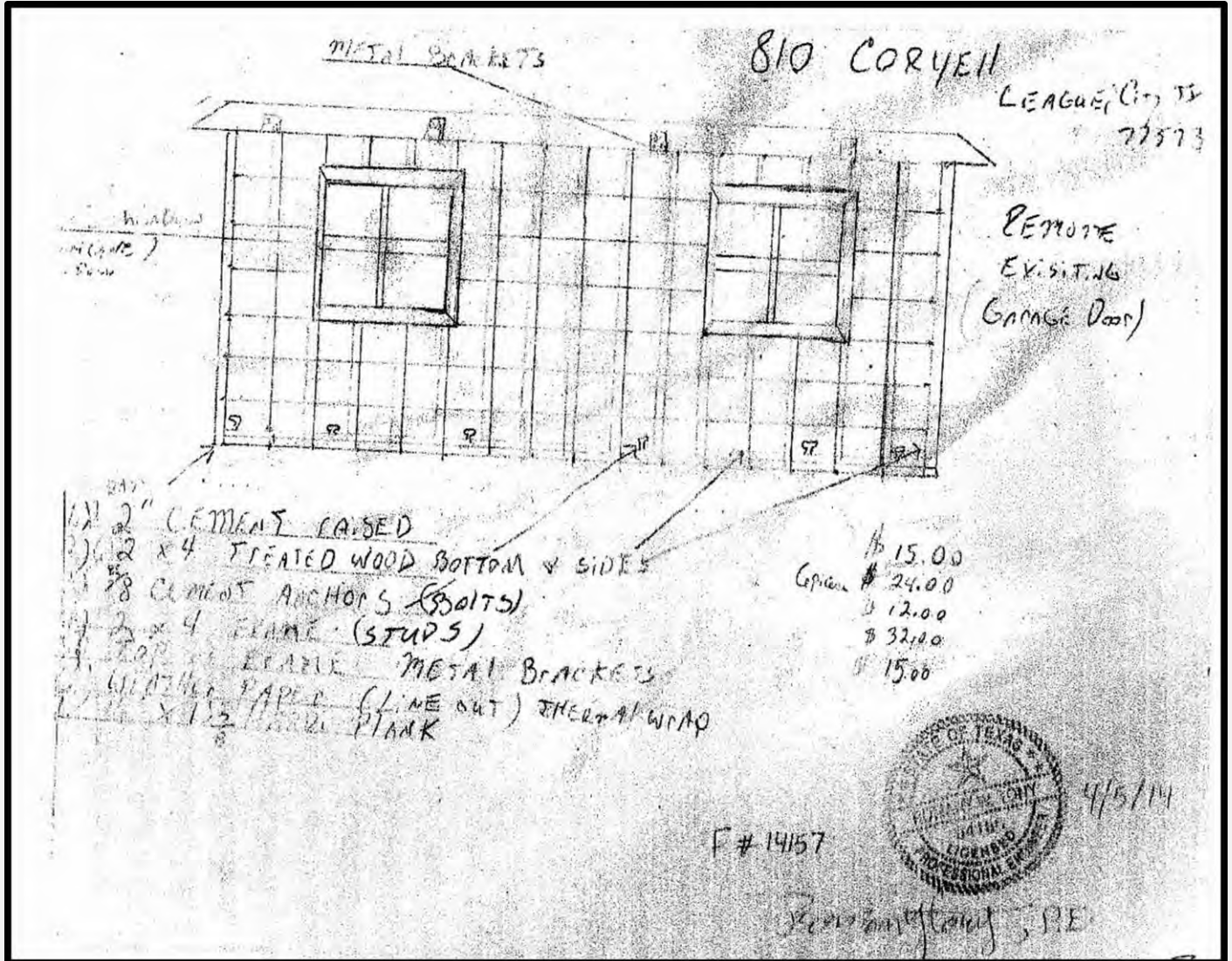
View of the front of the house from Coryell Street



View of the front of the house from Coryell Street



## Proposed Elevation



## Proposed Windows



**Proposed PlyGem Window:**  
Single Hung Aluminum  
36x36  
6 over 6; faux divided lite

### Location Map

