

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Elizabeth DeVore Design 3 Inc, owner

Property: 429 Arlington Street, Lot 5 and 6, Block 303, Houston Heights Subdivision. The property includes an altered historic 1,964 square foot residence situated on a 13,200 square foot (100' x 132') interior lot. Lot 6 will be separated from lot 5 as part of this project. Lot 5 will be known as 429 Arlington Street.

Significance: Noncontributing Altered Cottage style residence, constructed circa 1920, located in the Houston Heights Historic District South. The applicant proposes to demolish the existing structure and divide the property into two 6,600 square foot (50' x 132') lots

Proposal: New Construction – Residence

- Construct a two-story 2,938 square foot residence.
- Residence will measure 30' wide by 62' 3" deep and will feature an eave height of 22' and a ridge height of 31' 2".
- Residence will be set back 20' 2" from the front property line.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 27, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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

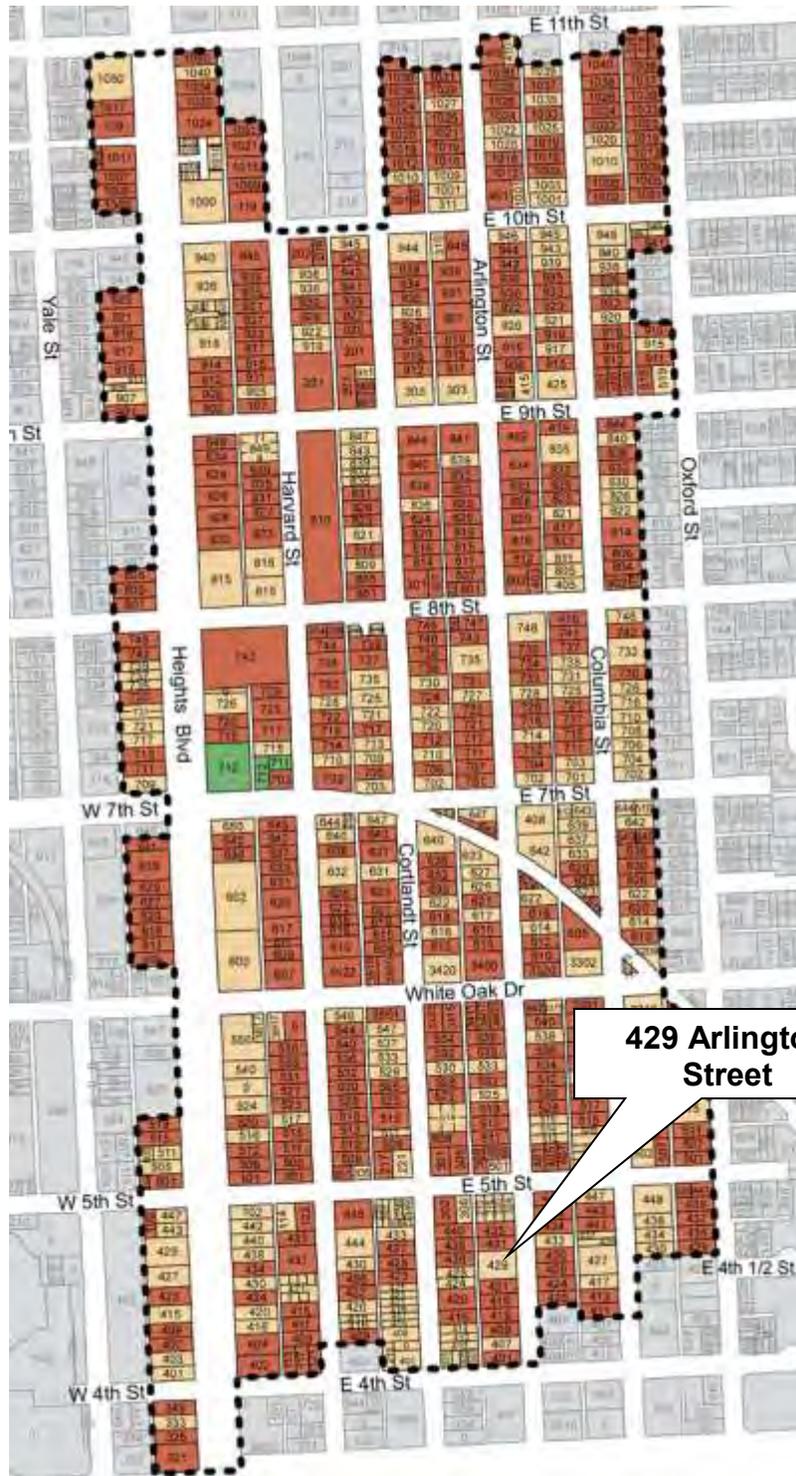
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



431 Arlington Street – Contributing – 1920 (neighbor to the north)



421 Arlington Street – Contributing – 1920 (neighbor to the south)



419 Arlington Street– Contributing – 1920 (neighbor two doors to the south)



428 Arlington Street – Contributing – 1920 (across street)



430 Arlington Street – Contributing – 1920 (across street)



432 Arlington Street– Noncontributing – 2011 (across street)

EAST ELEVATION – FRONT FACING ARLINGTON STREET

PROPOSED



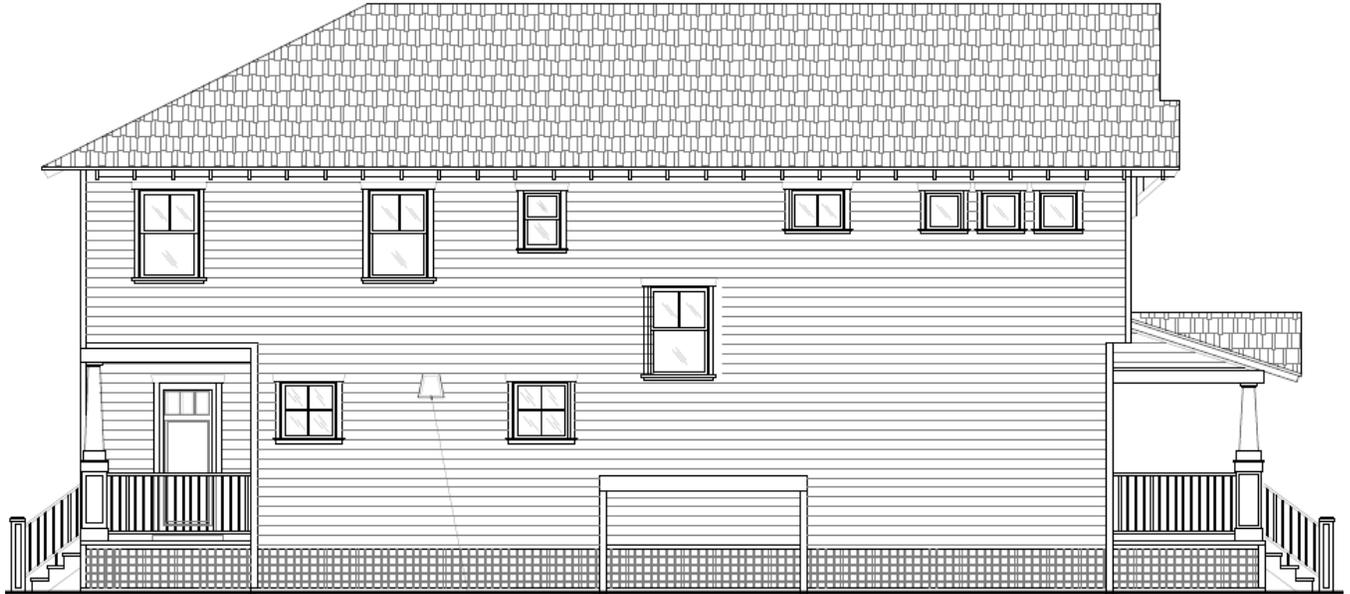
WEST (REAR) ELEVATION

PROPOSED



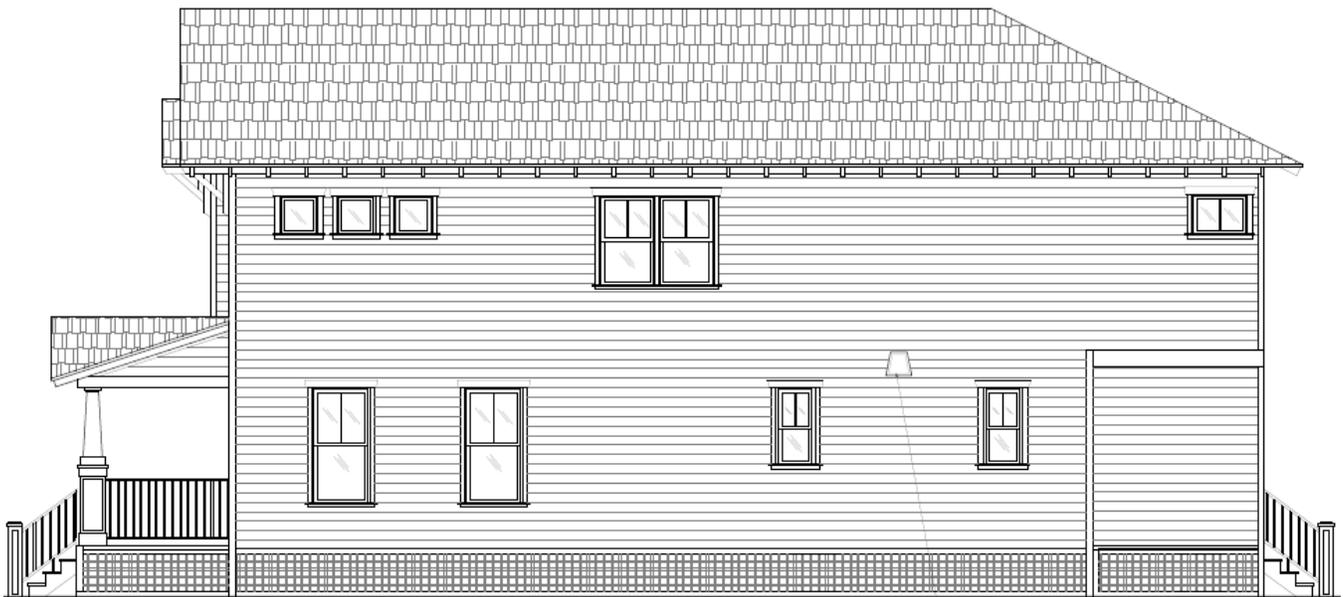
SOUTH SIDE ELEVATION

PROPOSED



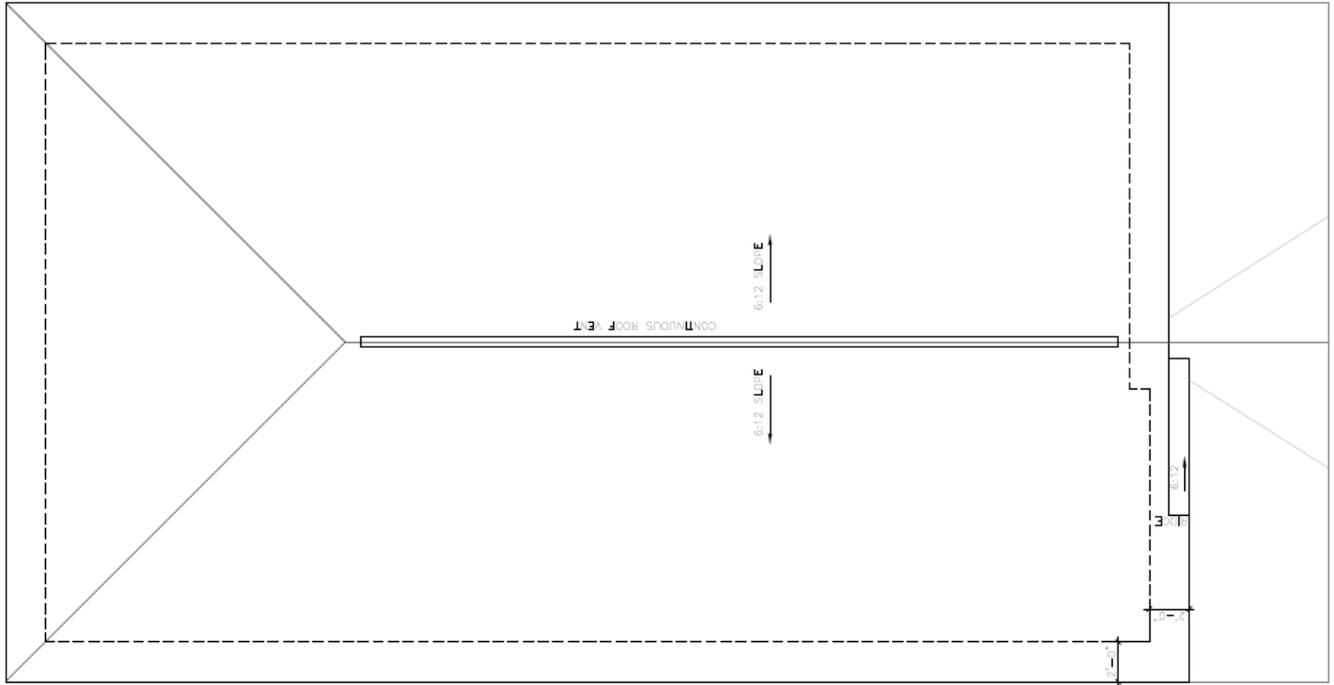
NORTH SIDE ELEVATION

PROPOSED





ROOF PLAN
PROPOSED





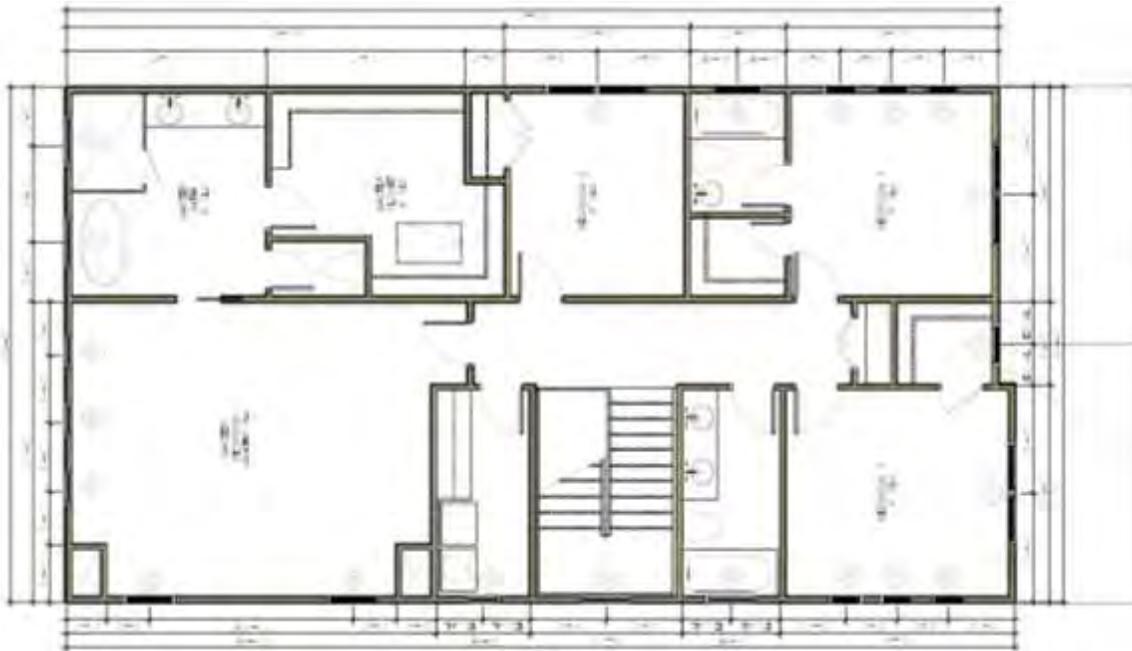
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

SUB-HEADING

429 Arlington Lot 5

WINDOW SCHEDULE

1. (2) 36" x 72" 2/1 WOOD DOUBLE HUNG
2. (2) 36" x 72" 2/1 WOOD DOUBLE HUNG
3. 36" x 72" 2/1 WOOD DOUBLE HUNG
4. 36" x 72" 2/1 WOOD DOUBLE HUNG
5. 24" x 48" 2/1 WOOD DOUBLE HUNG
6. 24" x 48" 2/1 WOOD DOUBLE HUNG
7. 36" x 48" 2/1 WOOD DOUBLE HUNG
8. 36" x 96" WOOD FIXED
9. 36" x 96" WOOD FIXED
10. 36" x 36" WOOD FIXED
11. 36" x 36" WOOD FIXED
12. (2)36" x 56" 2/1 WOOD DOUBLE HUNG EGRESS
13. 30" x 56" 2/1 WOOD DOUBLE HUNG
14. (2)36" x 56" 2/1 WOOD DOUBLE HUNG EGRESS
15. 24" x 24" WOOD FIXED
16. 24" x 24" WOOD FIXED
17. 24" x 24" WOOD FIXED
18. 36" x 24" WOOD FIXED TEMPERED
19. (2)36" x 56" 2/1 WOOD DOUBLE HUNG EGRESS
20. 36" x 24" WOOD FIXED TEMPERED
21. 36" x 24" WOOD FIXED TEMPERED
22. 24" x 24" WOOD FIXED
23. 24" x 24" WOOD FIXED
24. 24" x 24" WOOD FIXED
25. 36" x 56" 2/1 WOOD DOUBLE HUNG EGRESS
26. 36" x 56" 2/1 WOOD DOUBLE HUNG EGRESS
27. 24" x 36" 2/1 WOOD DOUBLE HUNG
28. 36" x 56" 2/1 WOOD DOUBLE HUNG
29. 36" x 24" WOOD FIXED TEMPERED
30. 24" x 24" WOOD FIXED
31. 24" x 24" WOOD FIXED
32. 24" x 24" WOOD FIXED

DOOR SCHEDULE

1. 3' X 6'8" SINGLE LITE DOOR W/ TRANSOM
2. 3' X 8' SINGLE LITE DOOR
3. 3' X 8' SINGLE LITE DOOR
4. 16' X 8' OVERHEAD GARAGE DOOR
5. 3' X 6'8" GARAGE DOOR

TYPICAL DETAILS OF CONTRIBUTING TWO-STORY STRUCTURES WITHIN HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

MAX WIDTH		RIDGE HT		EAVE HT		PORCH EAVE HT	
902	Heights 45	425	Heights 39	917	Heights 26	122	E 5th 22
840	Cortlandt 43	828	Heights 39	943.5	Cortlandt 25	938	Cortlandt 18
935	Harvard 41	119	E 10th 38	122	E 5th 25	848	Heights 13
609	Cortlandt 39	122	E 5th 38	1005	Heights 24	1015	Heights 13
536	Harvard 38	917	Heights 38	1007	Heights 24	941	Cortlandt 13
848	Heights 37	943.5	Cortlandt 36	828	Heights 24	429	Arlington 12
1050	Heights 36	921	Heights 35	119	E 10th 23	828	Heights 12
122	E 5 th 35	1005	Heights 35	921	Heights 23	1011	Heights 12
505	Harvard 35	1011	Heights 35	941	Cortlandt 23	119	E 10th 12
805	Heights 34	532	Harvard 34	425	Heights 23	840	Cortlandt 12
202	E 10th 34	1015	Heights 34	1011	Heights 23	202	E 10th 11
732	Harvard 33	1007	Heights 33	1015	Heights 23	919	Heights 11
828	Heights 33	909	Heights 32	429	Arlington 22	917	Heights 11
1015	Heights 33	840	Cortlandt 32	919	Heights 22	425	Heights 11
919	Heights 33	919	Heights 32	402	E 11th 22	717	Harvard 11
802	Columbia 33	429	Arlington 31	840	Cortlandt 21	1005	Heights 11
917	Heights 32	202	E 10th 31	848	Heights 21	1035	Oxford 11
532	Cortlandt 32	732	Harvard 31	532	Harvard 21	1007	Heights 11
941	Cortlandt 31	1015	Harvard 31	404	Heights 20	1015	Harvard 11
425	Heights 30	609	Cortlandt 30	528	Harvard 20	921	Heights 11
429	Arlington 30	941	Cortlandt 30	349	Heights 20	402	E 11th 11
1011	Heights 30	717	Harvard 30	609	Cortlandt 19	532	Harvard 11
404	Heights 30	848	Heights 30	536	Harvard 19	702	Harvard 11
528	Harvard 30	1050	Heights 30	802	Columbia 19	935	Harvard 11
717	Harvard 30	505	Harvard 29	902	Heights 19	902	Heights 10
1005	Heights 29	528	Harvard 29	532	Cortlandt 19	609	Cortlandt 10
1035	Oxford 28	536	Harvard 29	733	Heights 19	802	Columbia 10
943.5	Cortlandt 27	805	Heights 29	732	Arlington 19	732	Harvard 10
1007	Heights 27	813	Cortlandt 28	935	Harvard 19	404	Heights 10
1015	Harvard 27	938	W 15th 28	911	Harvard 19	349	Heights 10
...		

PROJECT DETAILS

Shape/Mass: The residence will measure 30' wide by 62' 3" deep and will feature an eave height of 22' and a ridge height of 31' 2". The front porch will be 8' deep and will feature a 12' eave height. The height dimensions are measured from existing natural grade, which is 4" taller than the crown of the street.

Setbacks: The residence will be set back 20' 2" from the east (front), 5' from the south, and 15' from the north property lines.

Foundation: 3' finished floor height measured from the crown of the street or 2' 8" from existing natural grade. The crawlspace will be clad in wood lattice skirting

Windows/Doors: The residence will feature 2-over-1, wood, double hung/fixed, recessed profile windows. The residence will feature a 3-lite craftsman style front door.

Exterior Materials: The residence will feature smooth finish horizontal lap cementitious siding.

Roof: Front facing gable, with inset gable, and a 6:12 pitch. The roof will feature a 2' overhang and exposed rafter tails

Front Elevation: The residence will feature a full width front porch with four tapered columns on wood panel piers.
(East) The porch canopy will feature a front facing gable over the front entry. The façade of the residence will feature a three bay configuration: The first floor will feature two pairs of windows flanking the center front door. The second floor will feature two pairs of windows flanking a single central window. The south bay will bump out 1' from the remainder of the front wall and will feature a front facing gable. This gable and the primary gable will feature cementitious shingle siding and 8 craftsman style roof brackets.

Side Elevation: The first floor will feature four windows and the second floor will feature 6.
(North)

Side Elevation: The first floor will feature 4 windows and the second floor will feature 7. The residence will feature a covered side porch at the rear of the south elevation.
(South)

Rear Elevation: The rear of the property will not be visible from the right of way.
(West)