

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 30, 2015

**Applicant:** Sam Gianukos, Creole Design for Tait & Natalie Swanson, ownerS

**Property:** 1020 Arlington Street, Lot 17, Block 220, Houston Heights Subdivision. The property includes a Noncontributing 4,269 square foot, two-story wood frame single family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Noncontributing new residence, constructed circa 2007, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Construct a rear two-story addition attaching the two-story residence to the existing detached 2-story garage.

- The addition will begin at the rear wall and will measure 22' wide, 25' deep, 25' to the eave, and 31'-5" to the ridge.
- The addition will be clad with brick and cementitious lap siding.

See enclosed application materials and detailed project description on p. 5-18 for further details.

**Public Comment:** One opposed. See Attachment A, pg.19.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 22, 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.





**PROPERTY LOCATION**

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

**Building Classification**

- Contributing
- Non-Contributing
- Park

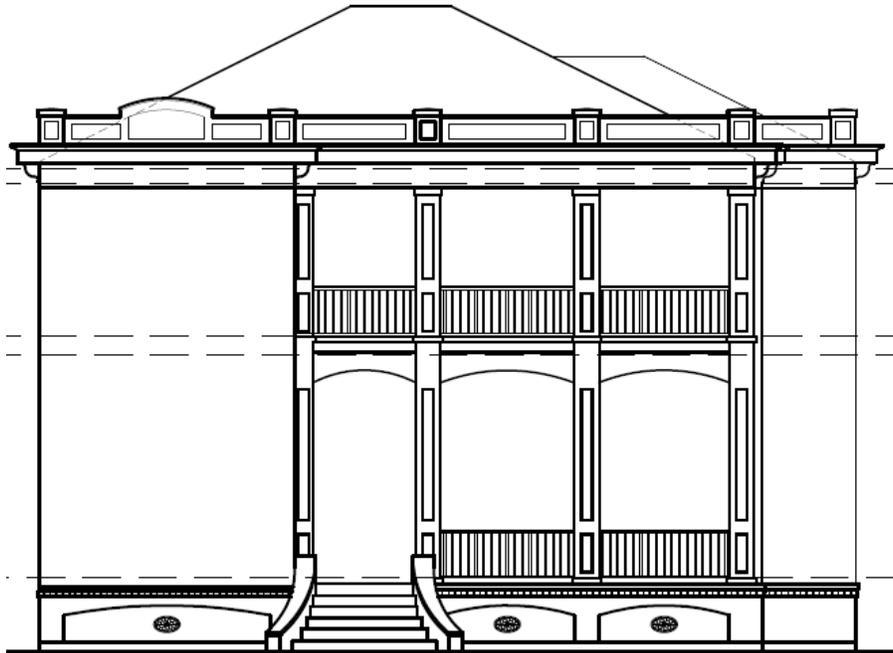


INVENTORY PHOTO



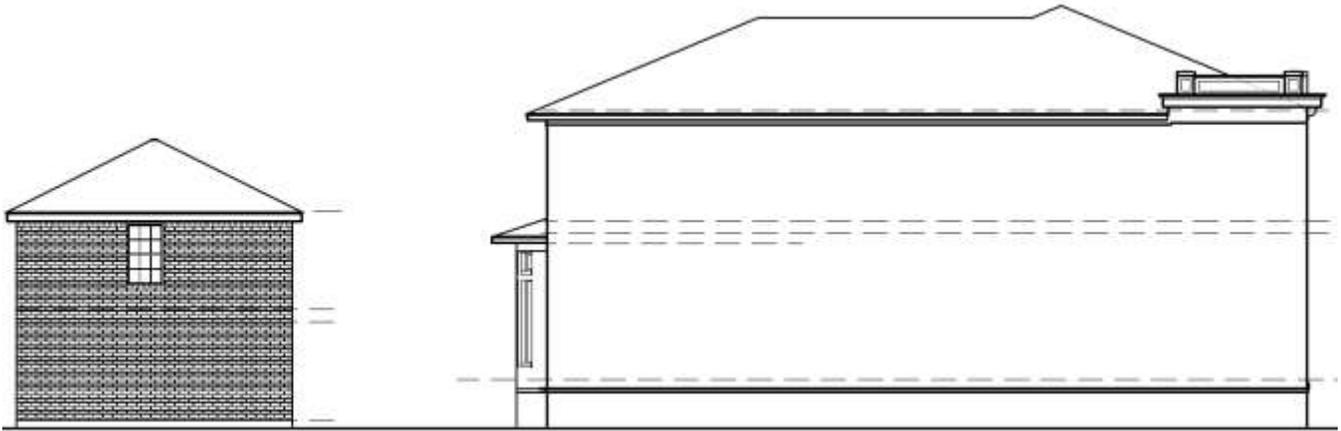
**WEST ELEVATION – FRONT FACING ARLINGTON STREET**

*EXISTING- NO PROPOSED CHANGES*

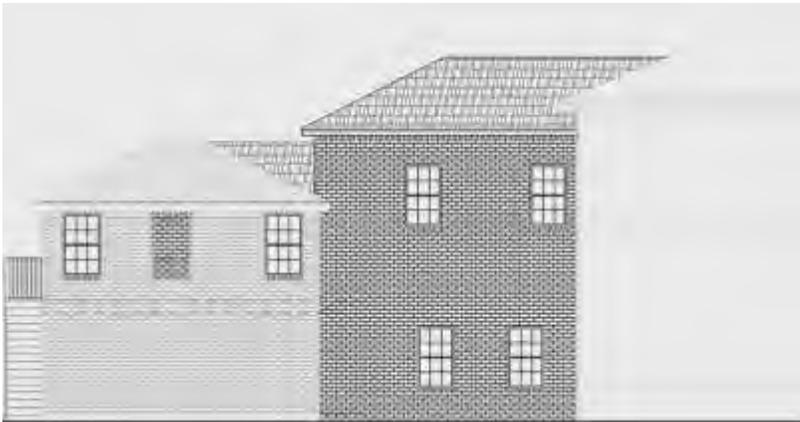


**NORTH SIDE ELEVATION**

EXISTING

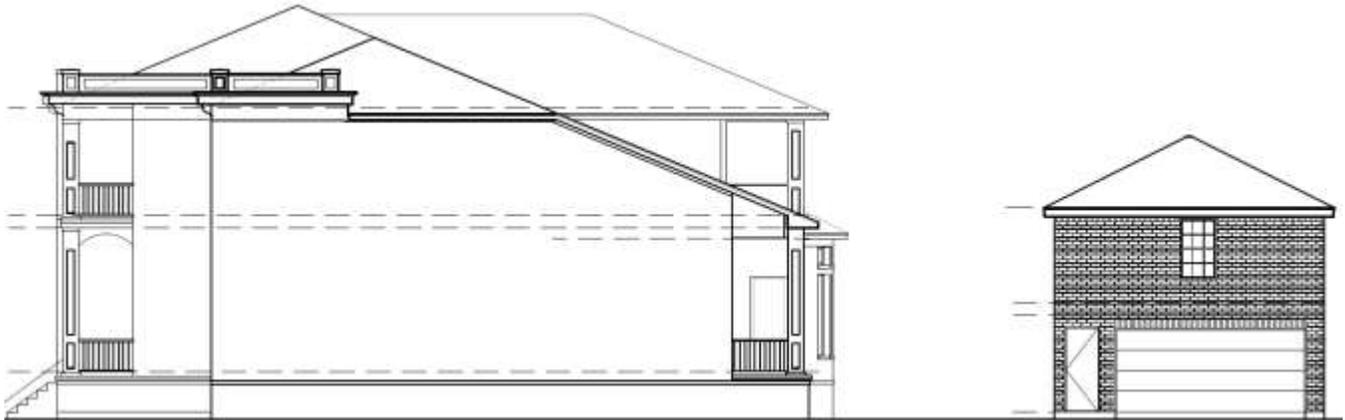


PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED



**EAST (REAR) ELEVATION**

EXISTING



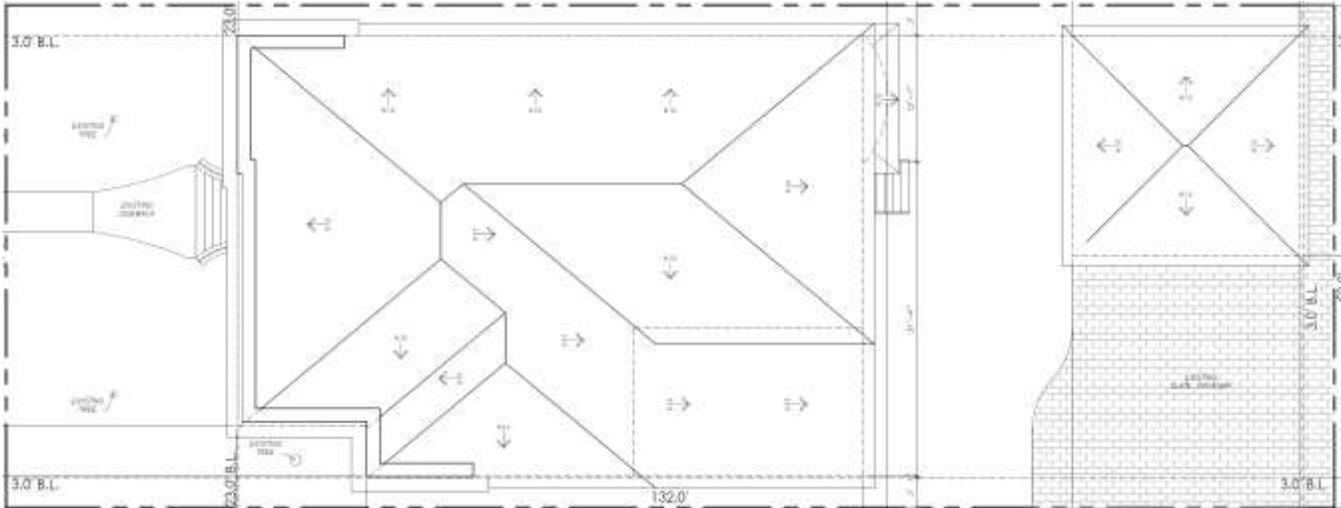
PROPOSED



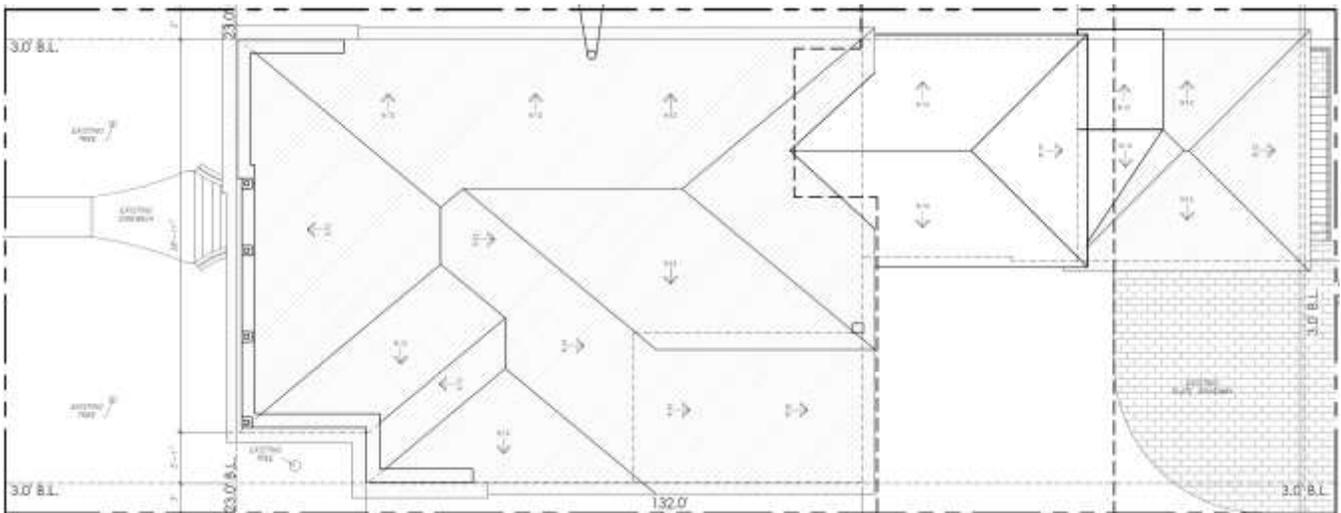


SITE PLAN

EXISTING



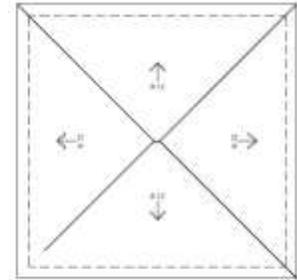
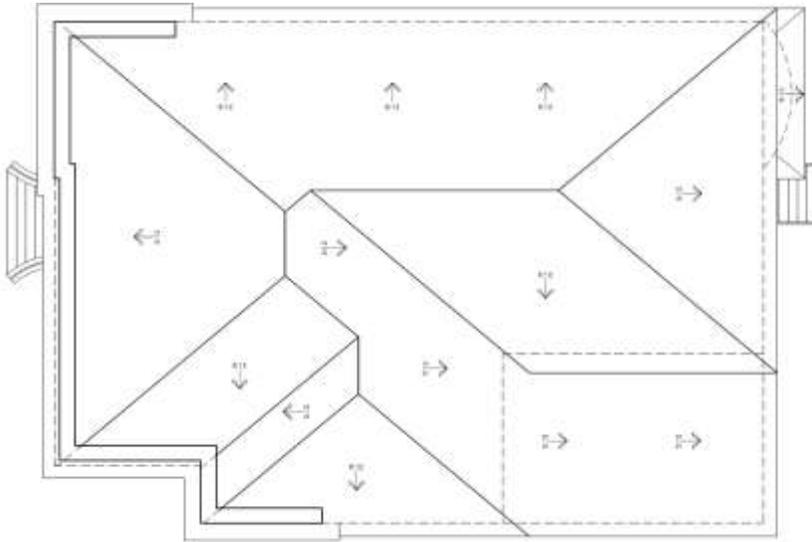
PROPOSED



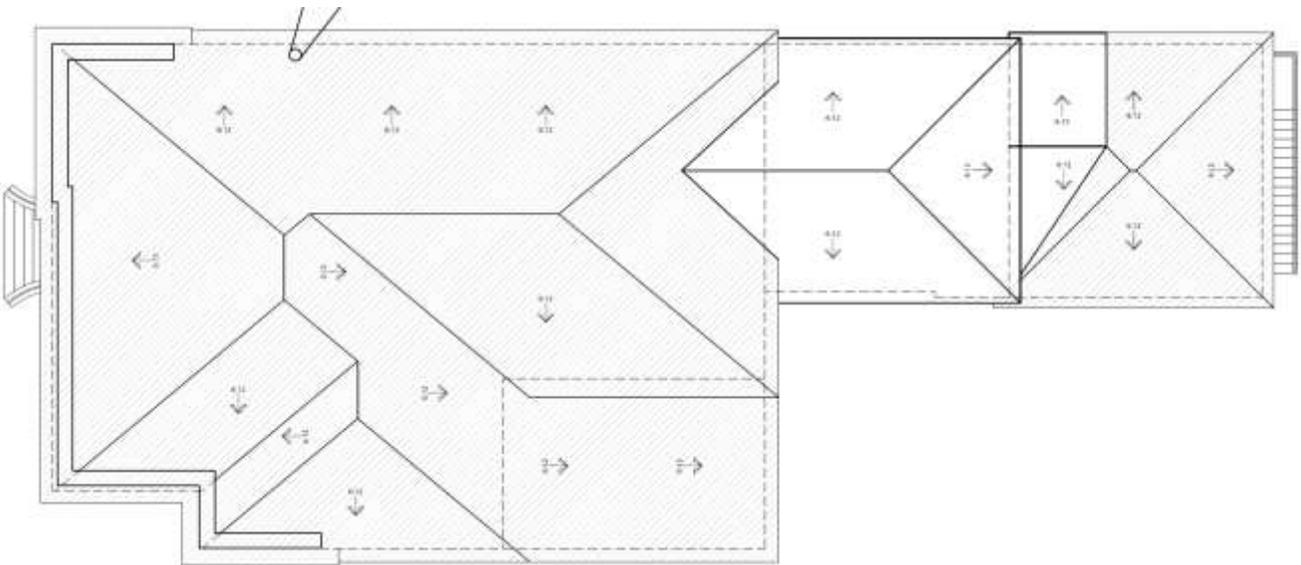


ROOF PLAN

EXISTING



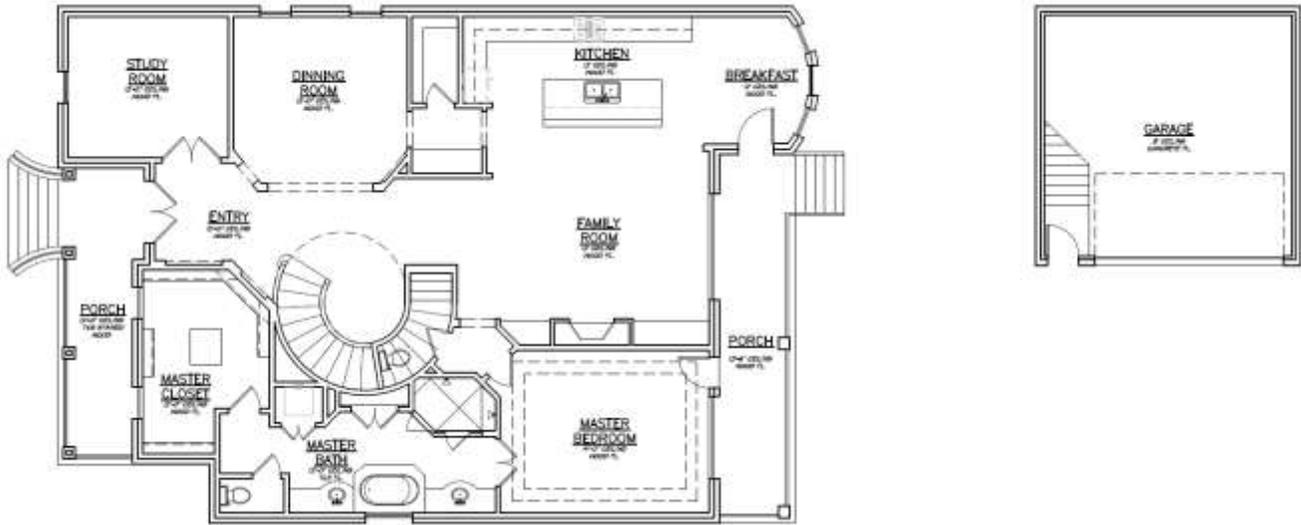
PROPOSED



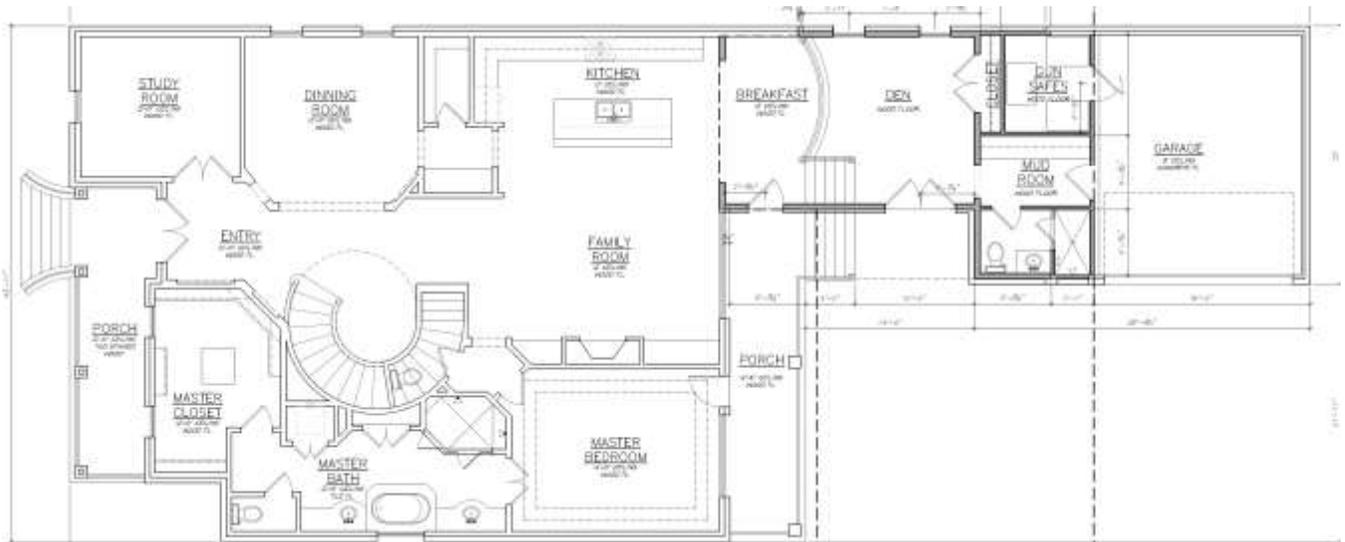


### FIRST FLOOR PLAN

#### EXISTING



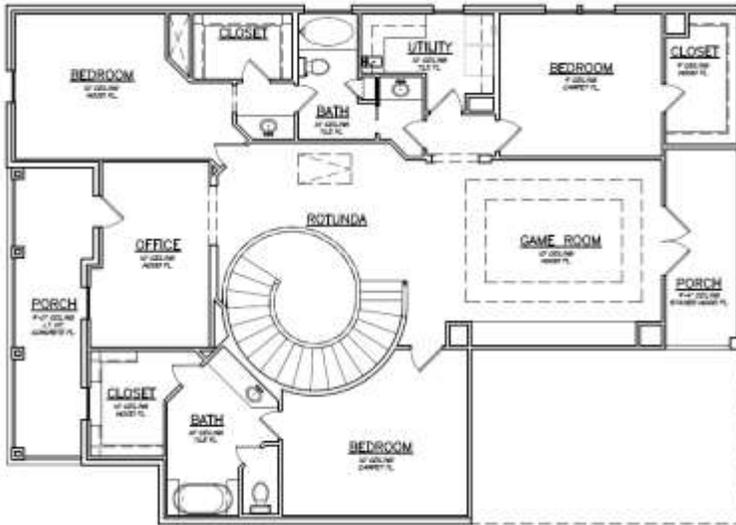
#### PROPOSED



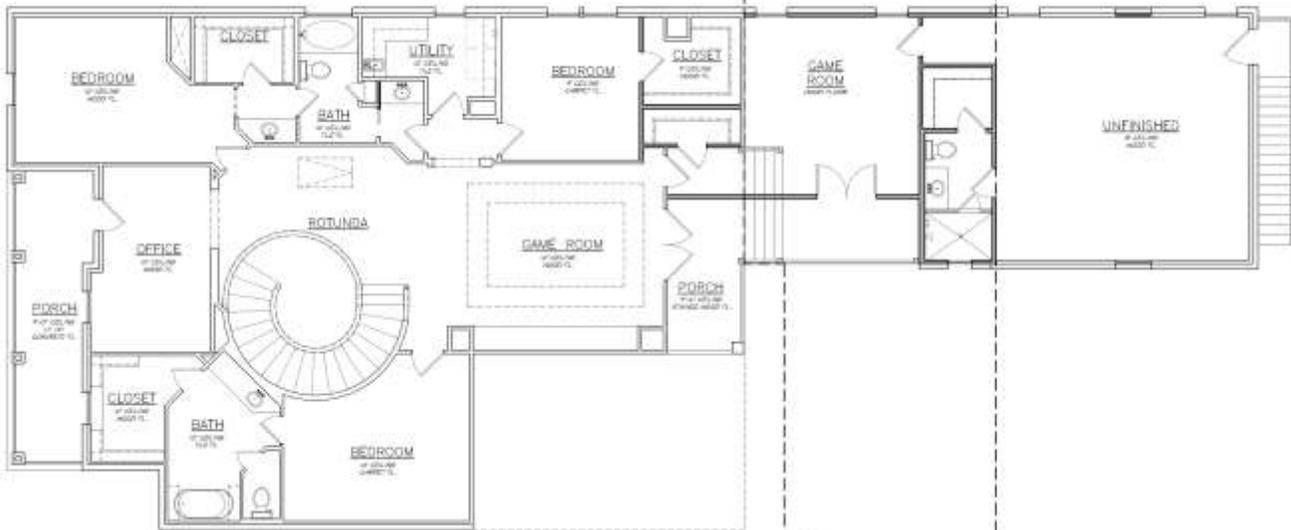


SECOND FLOOR PLAN

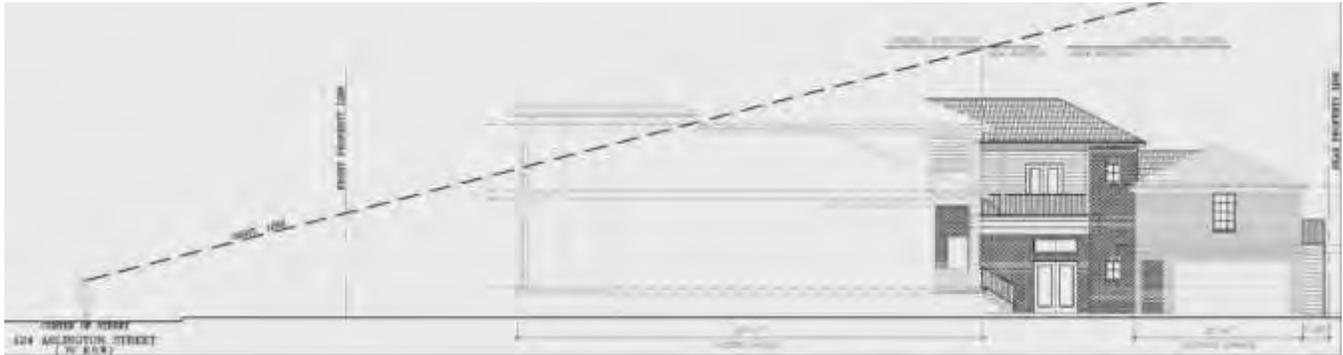
EXISTING



PROPOSED



LINE OF SIGHT



**PHOTOS SUBMITTED BY APPLICANT**

**FRONT (WEST) ELEVATION**



EXISTING REAR PORCH



REAR ELEVATION



REAR ELEVATION & DETACHED GARAGE



### PROJECT DETAILS

**Shape/Mass:** The existing residence measures 43'-11" wide, 64'-7" deep, 26'-4" to the eave, and 34'-9" to the ridge. The detached garage measures 22' wide, 22'-6" deep, 17' to the eave, and 23'-7" to the ridge. The two-story addition will begin at the rear wall and will attach the residence to the detached garage. The addition will measure 22' wide, 21'-3" deep, 24'-11" to the eave, and 31'-5" to the ridge.

**Setbacks:** The residence is setback 23' from the front property line, 3' from the side, north property line, 3'-1" from the side, south property line, and 40'-5" from the rear property line. The garage is setback from the 108' front property line, 3' from the side, north property line, 25' from the side, south property line, and 3' from the rear property line. The addition will be setback 3' from the side, north property line, and 26'-5" from the side, south property line.

**Foundation:** The residence is built on a pier and beam foundation with brick skirting and a finished floor height of 4'. The detached garage is built on a slab foundation. The addition will be built on a slab foundation.

**Windows/Doors:** The residence and garage feature 6/6 wood sash windows, 4-lite wood fixed windows, and single lite entry doors. The addition will feature 6/6 wood sash windows and single lite french doors. A 6/6 wood sash window and an entry door on the detached garage will be removed and the openings will be infilled with new brick. A new entry door will be installed on the second floor of the garage.

**Exterior Materials:** The residence and garage are clad with cementitious horizontal lap siding and brick. The residence features a rear porch with wood steps, wood guard and handrails. The proposed addition will be clad with brick and cementitious horizontal lap siding.

**Roof:** The residence features a hip roof with a combination 5/12 and 6/12 pitch. The garage features a hip roof with a 6/12 pitch. The addition will features a hip roof with a 6/12 pitch. The roof will be clad with composite shingles.

**Front Elevation:** Please see elevation drawings on pg. 5  
(West)

**Side Elevation:** Please see elevation drawings on pg. 6  
(North)

**Side Elevation:** Please see elevation drawings on pg. 7  
(South)

**Rear Elevation:** Please see elevation drawings on pg. 8  
(East)

**ATTACHMENT A**  
**PUBLIC COMMENT**

**From:** Kent Marsh  
**Sent:** Monday, October 19, 2015 11:10 AM  
**To:** DuCroz, Diana - PD  
**Cc:** CNL District C  
**Subject:** October 2015 Houston Heights South Historic District Certificate of Appropriateness Applications

The following are my comments regarding proposed Certificates of Appropriateness for the HHSHD:

301 E 10<sup>th</sup> St – OBJECT – The historic character of the existing structure is significantly reduced with the proposed 2<sup>nd</sup> floor addition to the attached garage. The historic form is severely changed to a higher volume massing and less visual differentiation between the existing and the addition. This proposal results in the unnecessary removal of historic structural elements. The building volume to ground surface ratio is much greater than is typically found in the District.

415 E 9<sup>th</sup> St – NO OBJECTION

426 Arlington St – NO OBJECTION

511 Arlington St – DEFER TO CITY BUILDING INSPECTOR DETERMINATION RECOMMENDATION

612 Arlington St – NO OBJECTION

716 Arlington St – NO OBJECTION

1020 Arlington St – OBJECT – The proposed addition makes a bad condition even worse. The resulting building volume of 4619 SF will provide a building volume to land surface ratio much greater than typically found in the District and the proposal is not in context with the historic character of the District.

J. Kent Marsh, AICP-CUD  
Vice President



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