

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Joseph & Crystal Wright, owners

Property: 1535 Arlington Street, lot 3, block 138, Houston Heights Subdivision. The property includes a historic 956 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1925, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a two-story detached front-loading garage measuring 24' wide by 22' deep with a 26' ridge height at the rear of the lot.

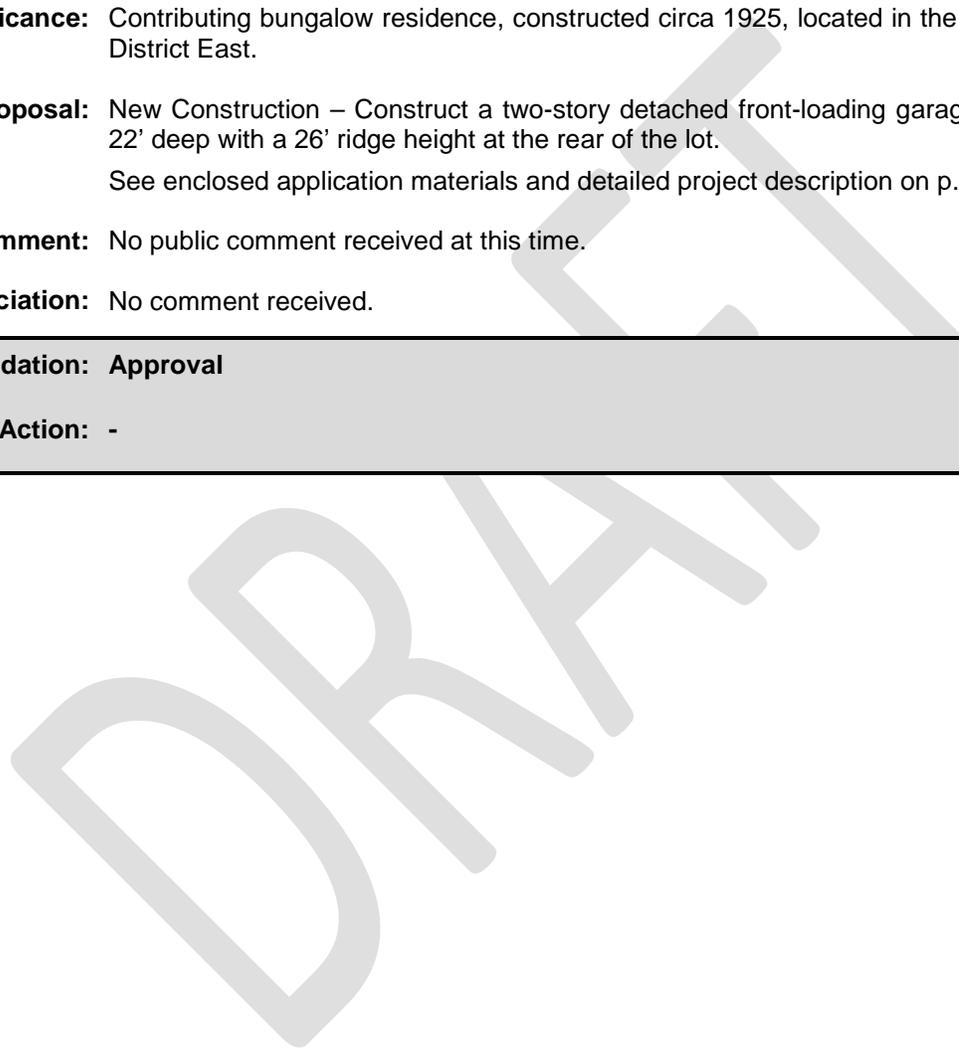
See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



APPROVAL CRITERIA

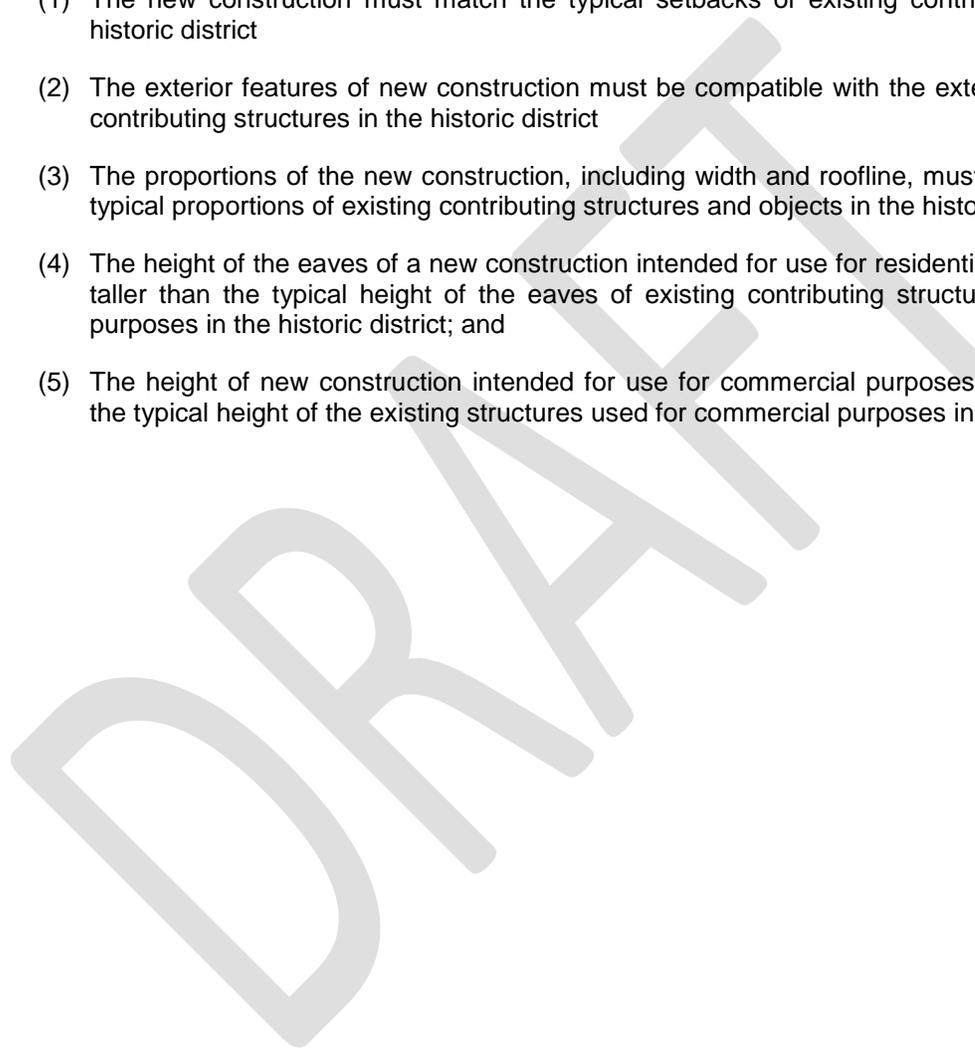
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

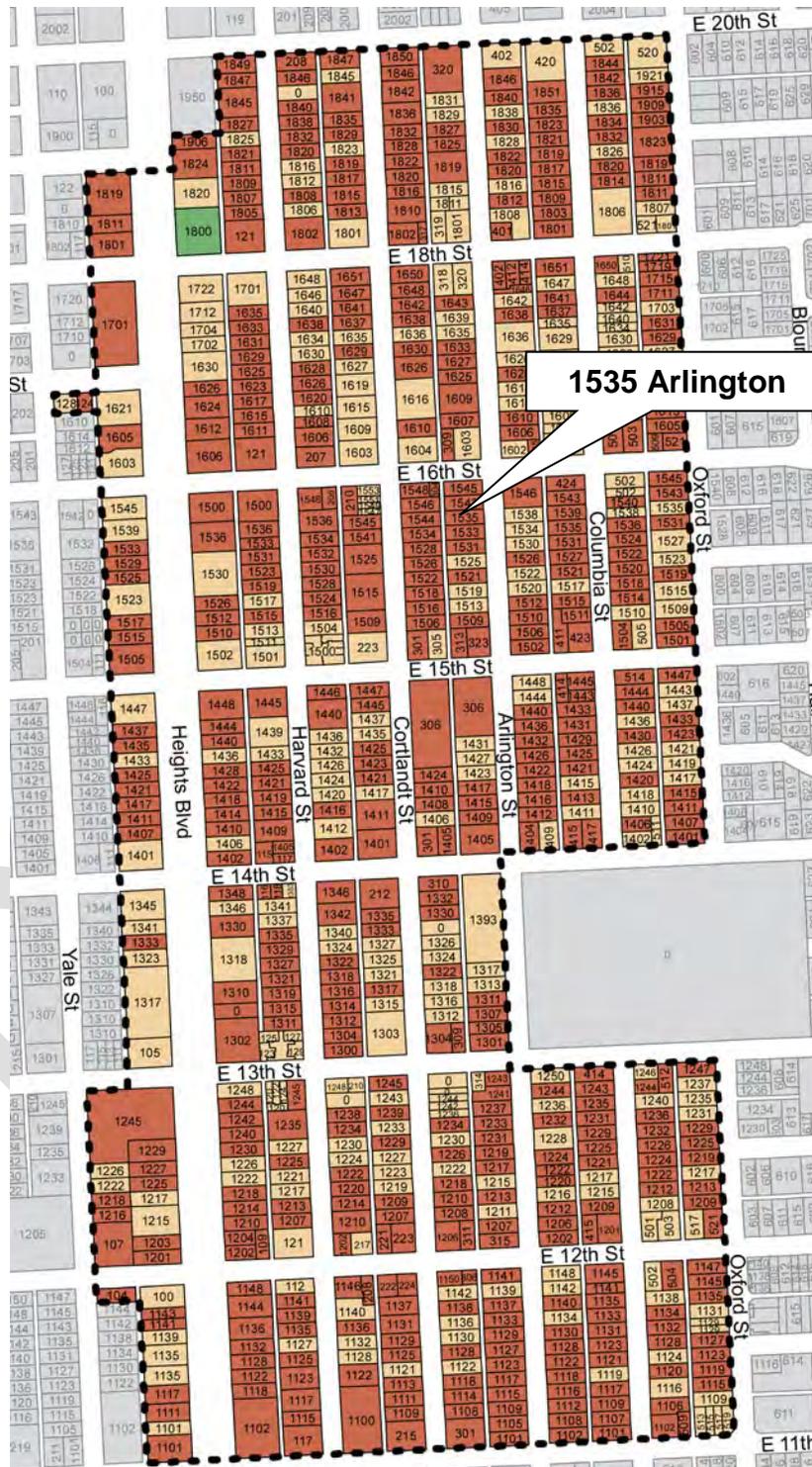
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the 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 EAST HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park

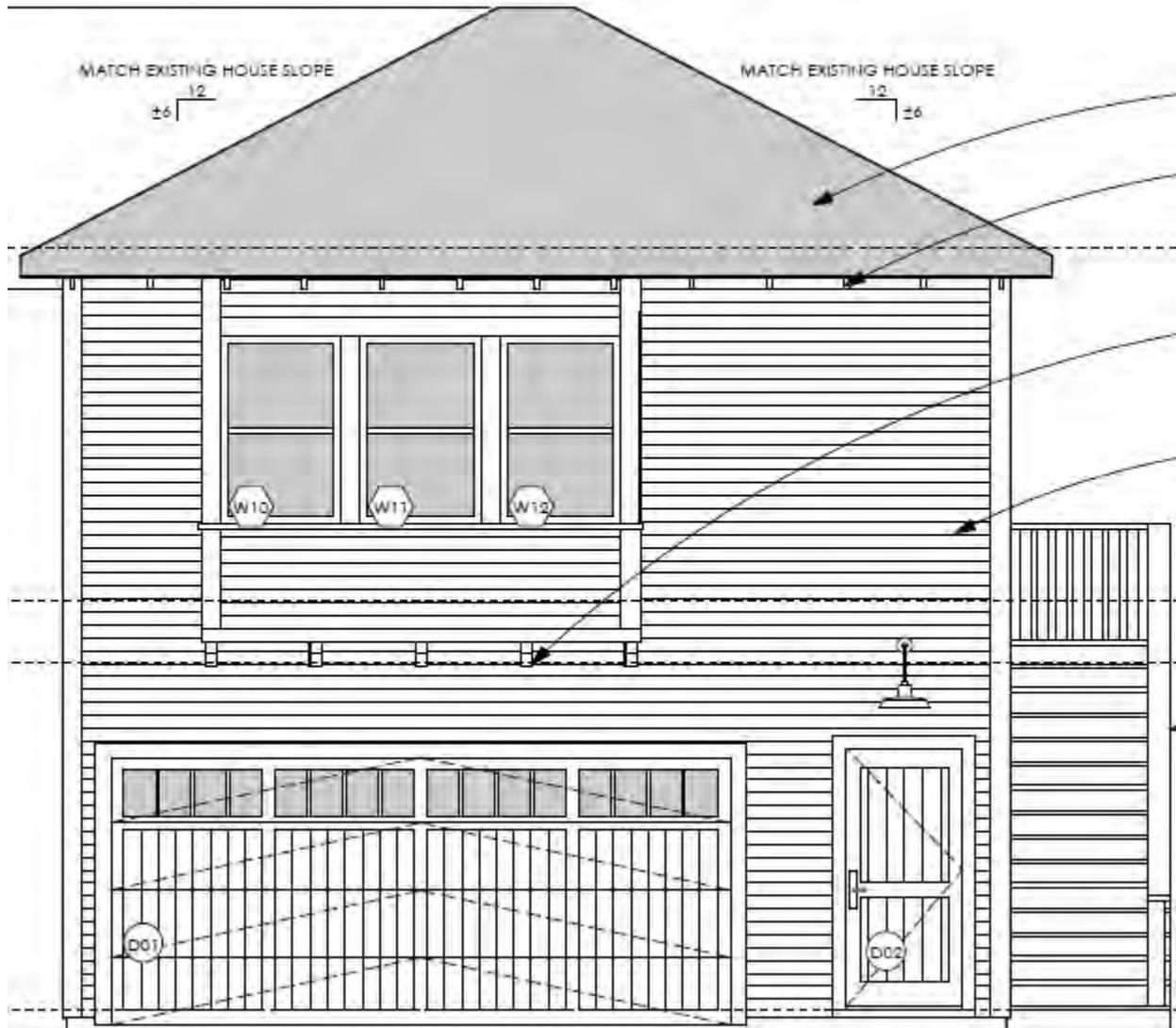


INVENTORY PHOTO



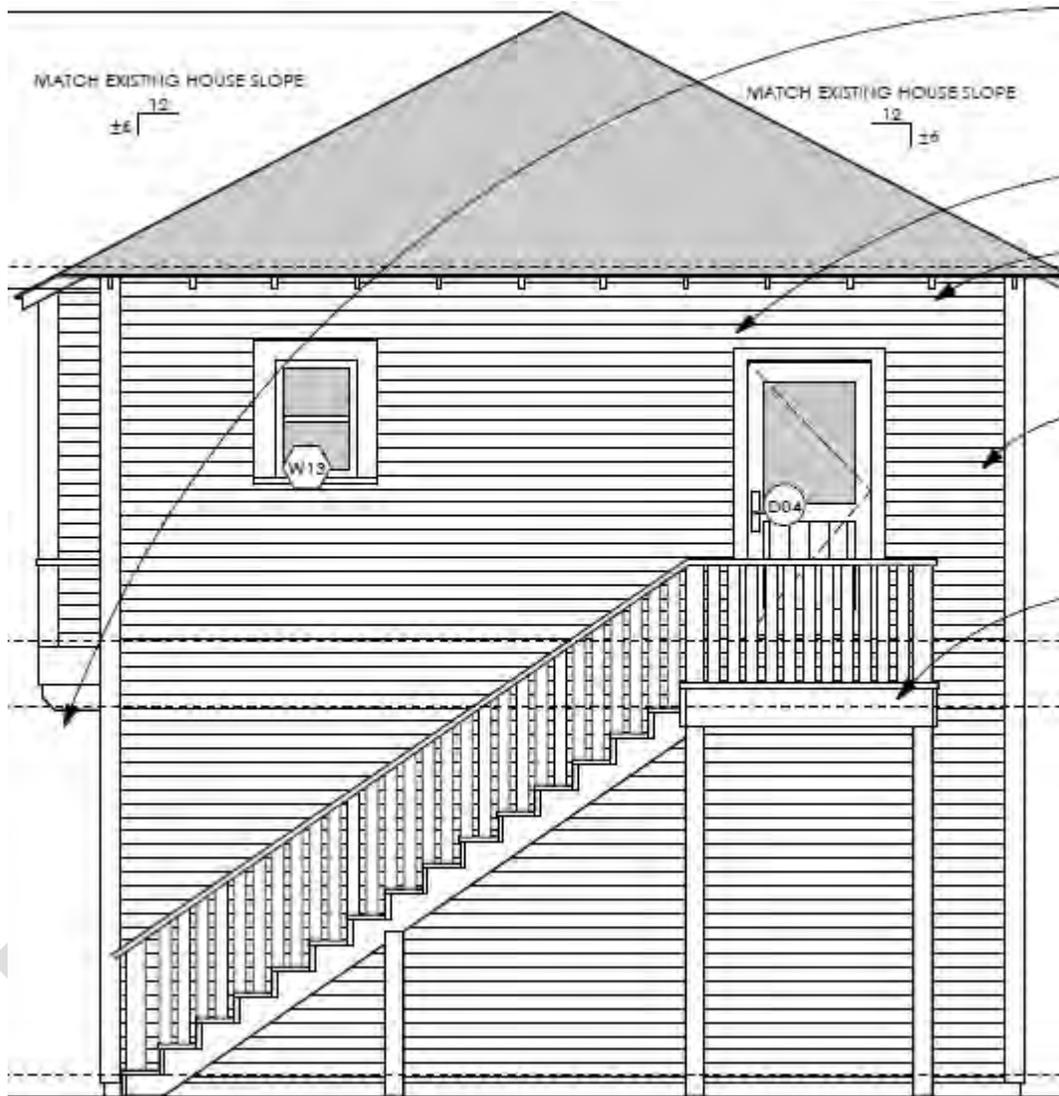
EAST ELEVATION – FRONT FACING ARLINGTON STREET

PROPOSED



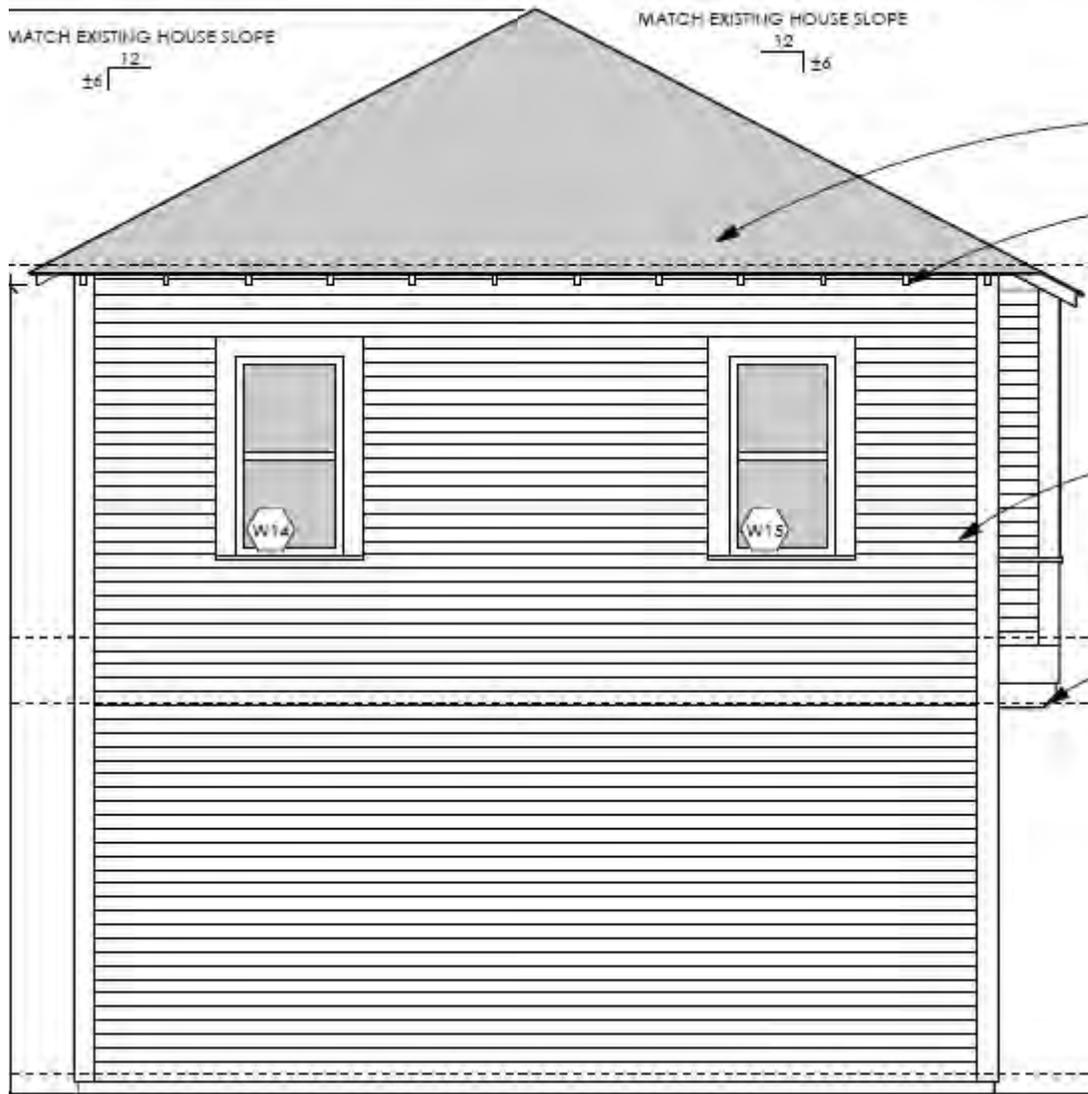
NORTH SIDE ELEVATION

PROPOSED

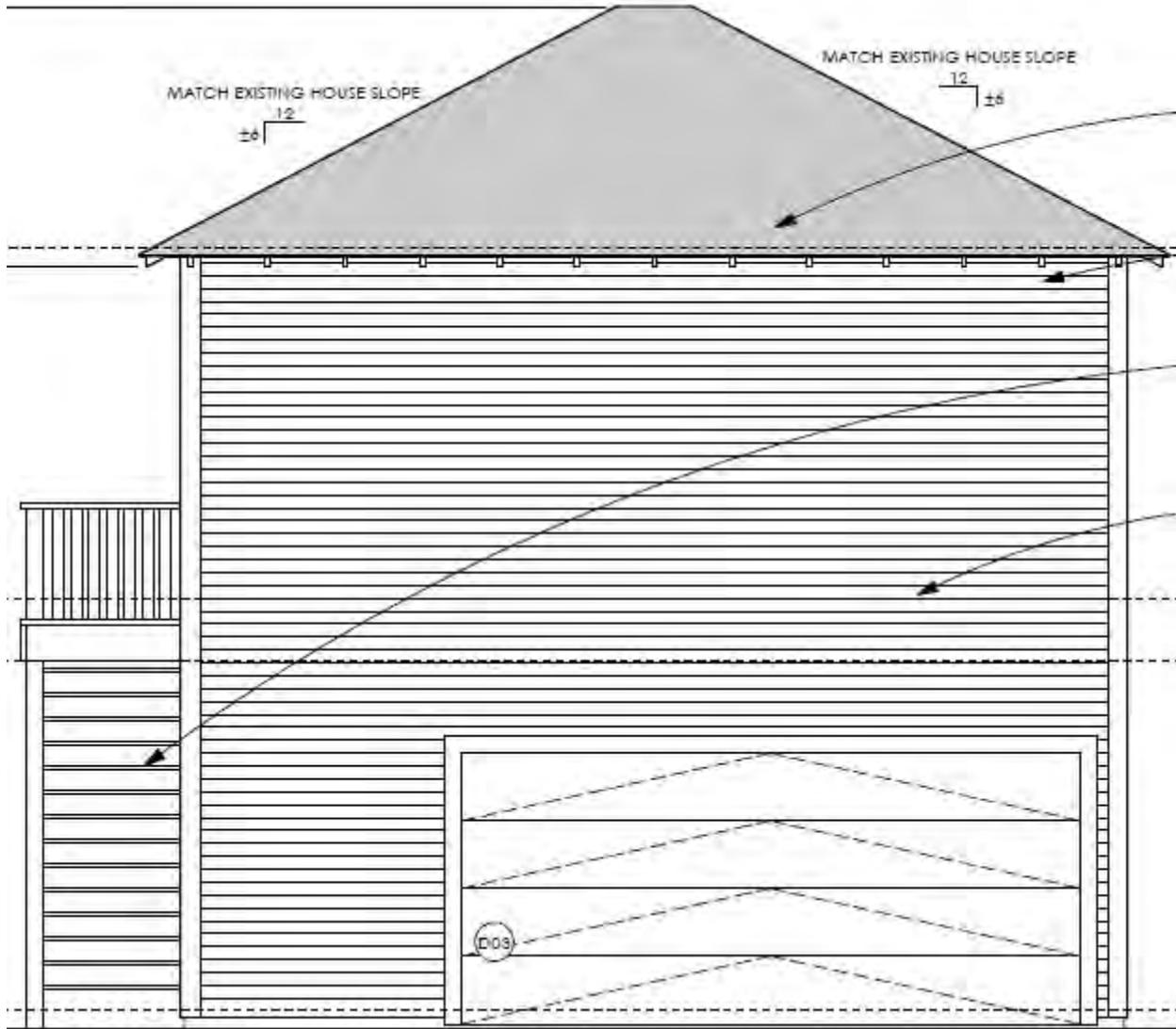


SOUTH SIDE ELEVATION

PROPOSED



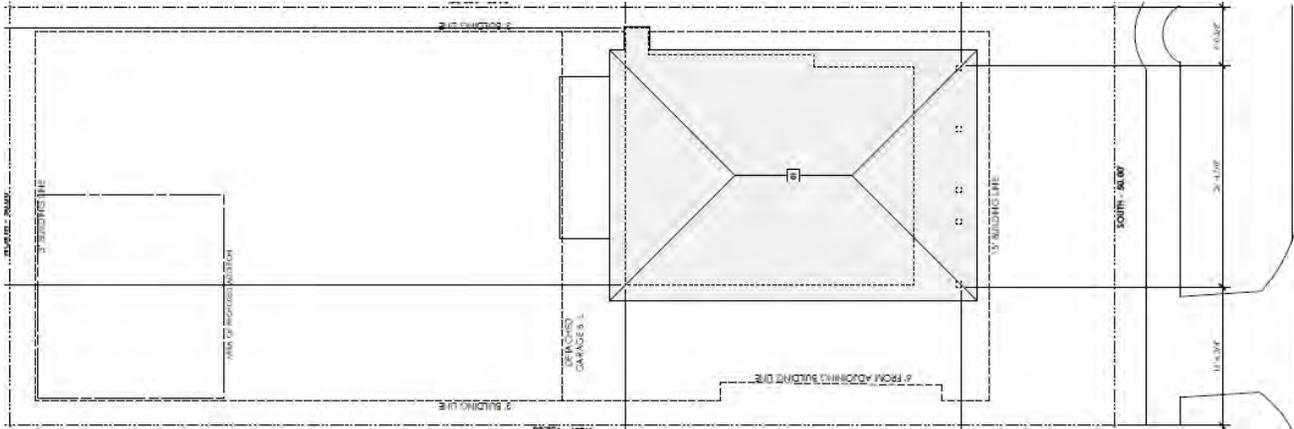
WEST (REAR) ELEVATION
PROPOSED



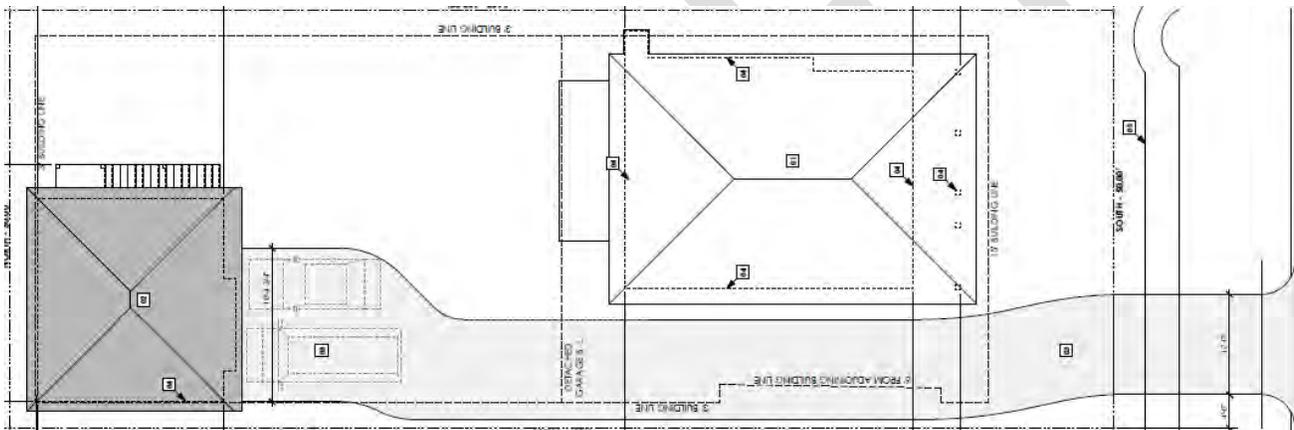


SITE PLAN

EXISTING

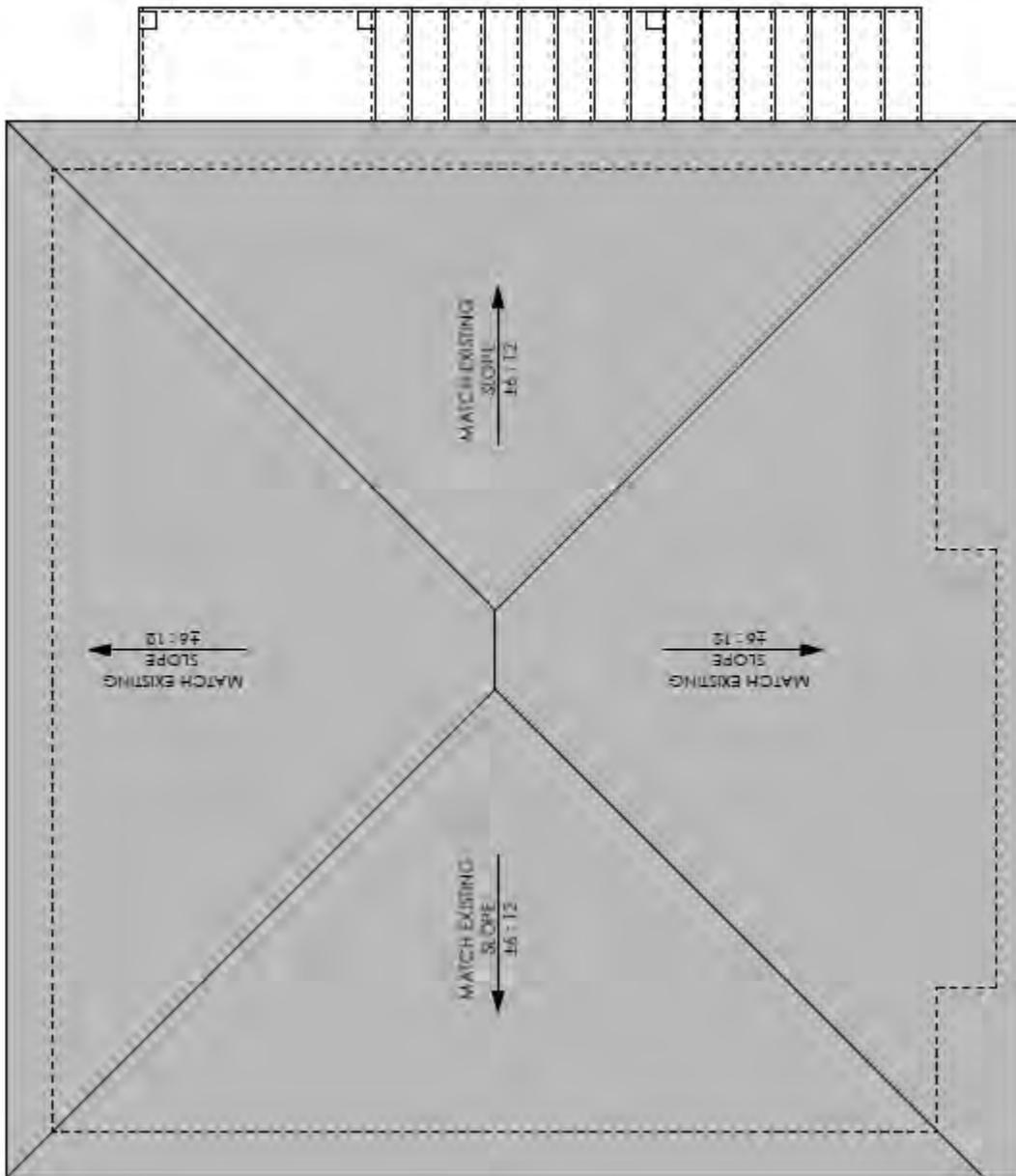


PROPOSED





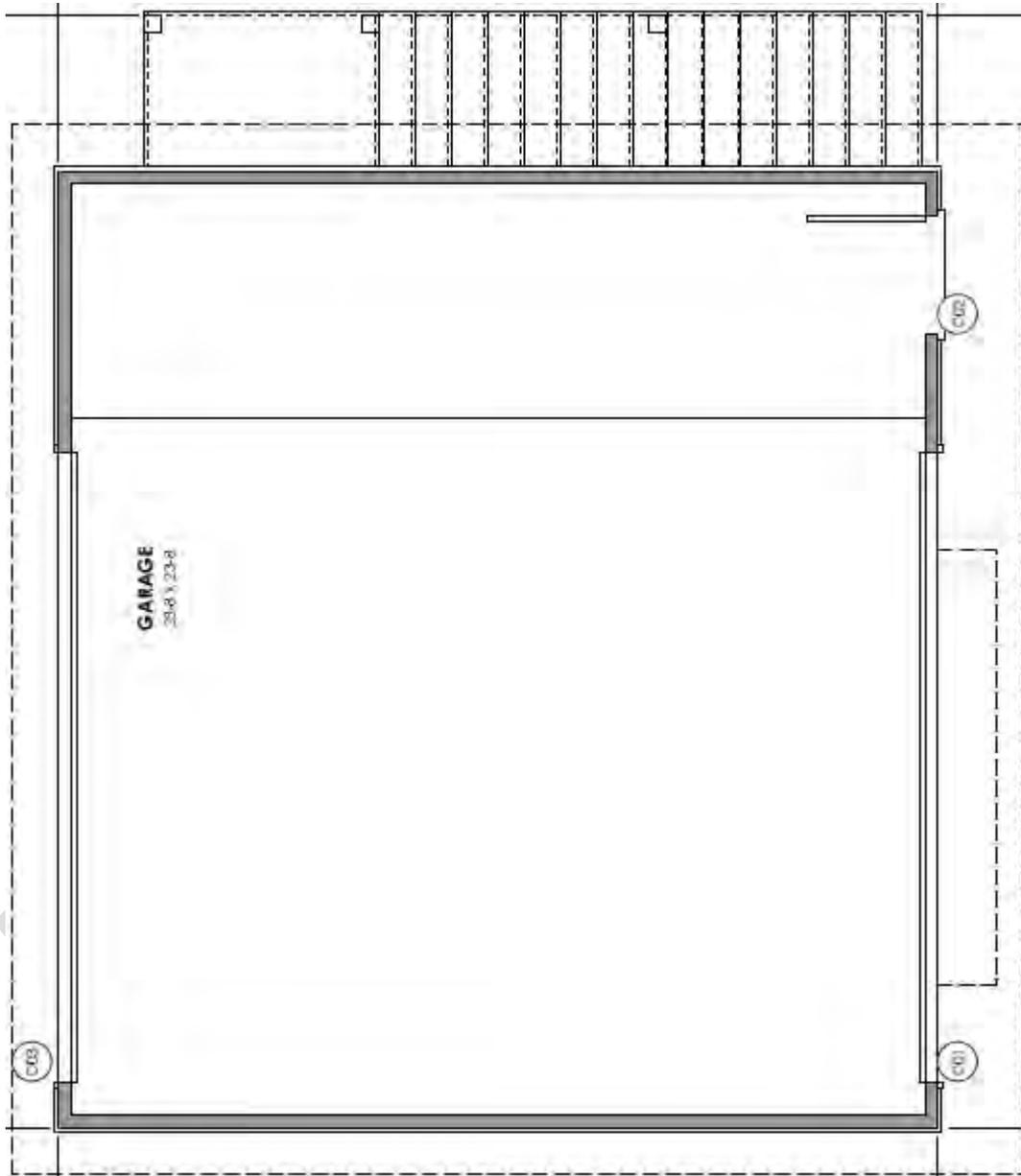
ROOF PLAN
PROPOSED





FIRST FLOOR PLAN

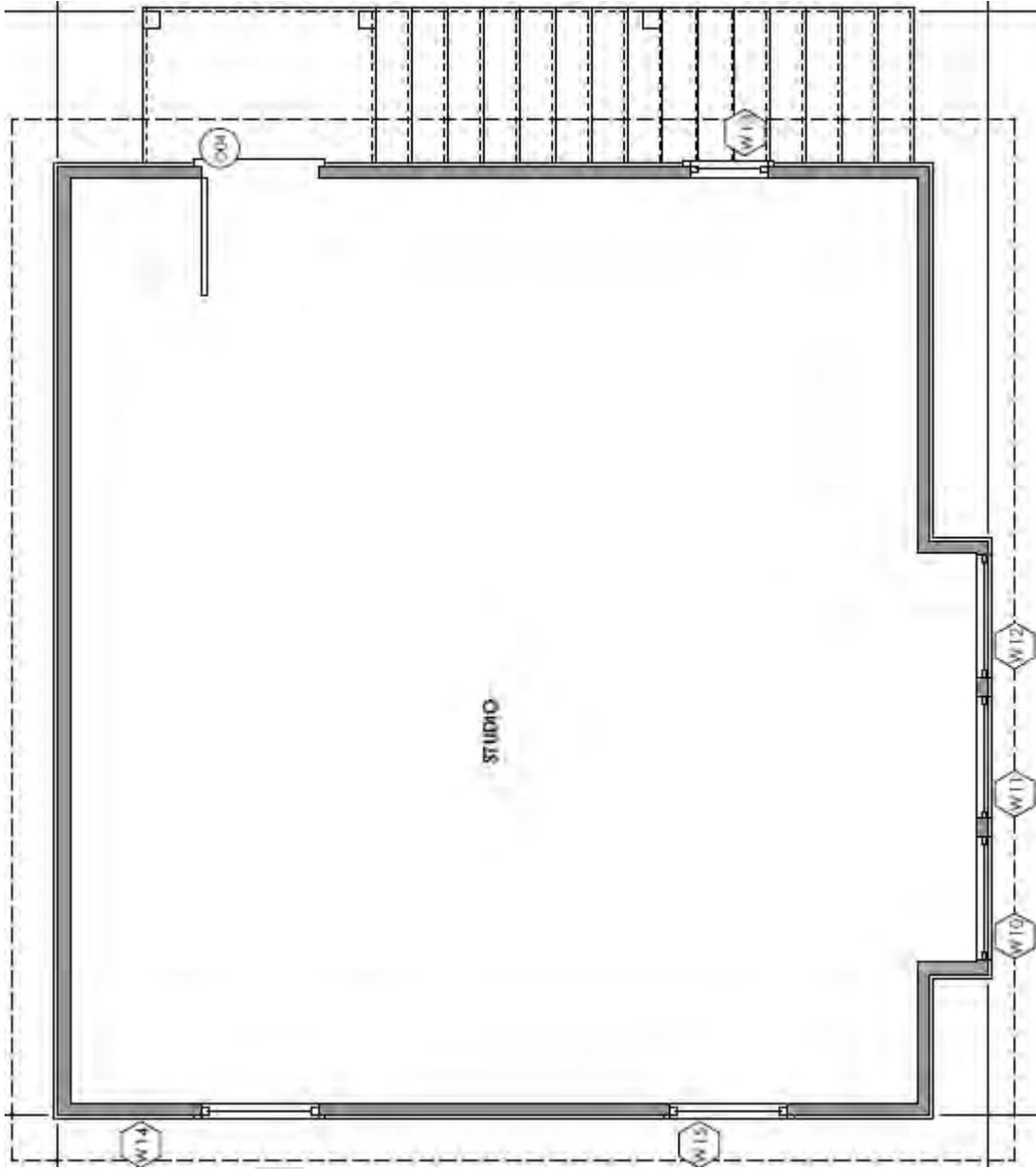
PROPOSED



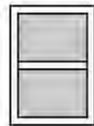
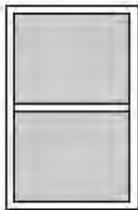


SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE



first floor

A

NEW WINDOW
PAINTED WOOD
3'-2" x 4'-10" SINGLE HUNG

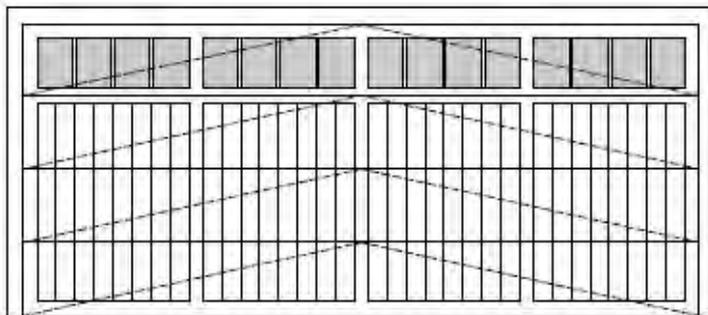
B

NEW WINDOW
PAINTED WOOD
1'-2" x 2'-10" SINGLE HUNG

C

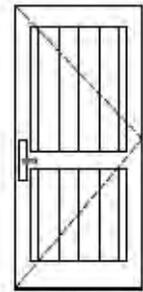
NEW WINDOW
PAINTED WOOD
3'-2" x 4'-10" SINGLE HUNG

first floor



1

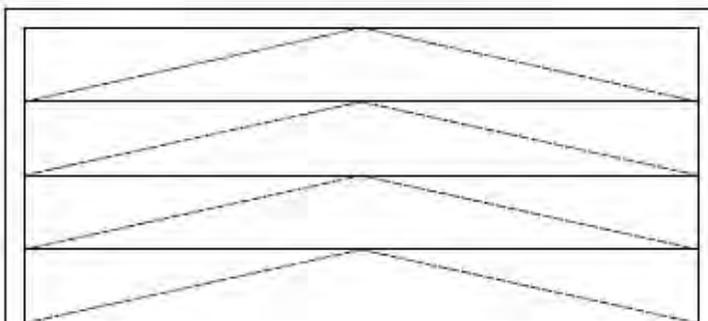
NEW GARAGE DOOR
PAINTED WOOD
16'-0" x 7'-0"



2

NEW DOOR
PAINTED WOOD
3'-0" x 6'-0"

first floor



3

NEW GARAGE DOOR
PAINTED METAL
16'-0" x 7'-0"



4

NEW DOOR
PAINTED WOOD
3'-0" x 6'-0"

PROJECT DETAILS

Shape/Mass: The proposed structure will measure 24' wide by 22' deep with a 19'-8" eave height and a 26'-4" ridge height. The north wall will feature a 4' wide exterior staircase.

Setbacks: The proposed structure will feature a 3'-3" south setback, an 18'-5" north setback and a 3'-3" west (rear) setback.

Foundation: The proposed structure will feature a concrete slab on grade foundation.

Windows/Doors: The proposed structure will feature two overhead garage doors, two wood doors, and six single hung wood 1/1 windows.

Exterior Materials: The proposed garage will be clad with horizontal lap cementitious siding with a 4" reveal. An exterior set of wood stairs will be featured on the north wall.

Roof: The proposed structure will feature a hipped roof with a 6/12 pitch clad in composition shingles.

Front Elevation: The proposed structure measures 24' wide by 19'-8" tall and features an overhead garage door and an entry door on the first floor and three windows on the second floor.
(East)

Side Elevation: The proposed structure measures 22' wide by 19'-8" tall and features an exterior wood staircase to the second floor which features a wood entry door and one window.
(North)

Side Elevation: The proposed structure measures 22' wide by 19'-8" tall and features two windows on the second floor.
(South)

Rear Elevation: Elevation not visible from right of way. See elevation drawing for details.
(West)