

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Kevin Walton, Robert Sanders Homes, for Jeffery & Jessica Smith, owner

Property: 1232 Arlington Street, Lot 21, Block 190, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1½-story, 2,135 square foot residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne Cottage-style residence, constructed circa 1906, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a one-story, two-car, alley-loading garage at the rear of the property. The garage will be 20' wide by 23' deep, have a total ridge height of 13'-9", and will be clad in cementitious lap siding.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

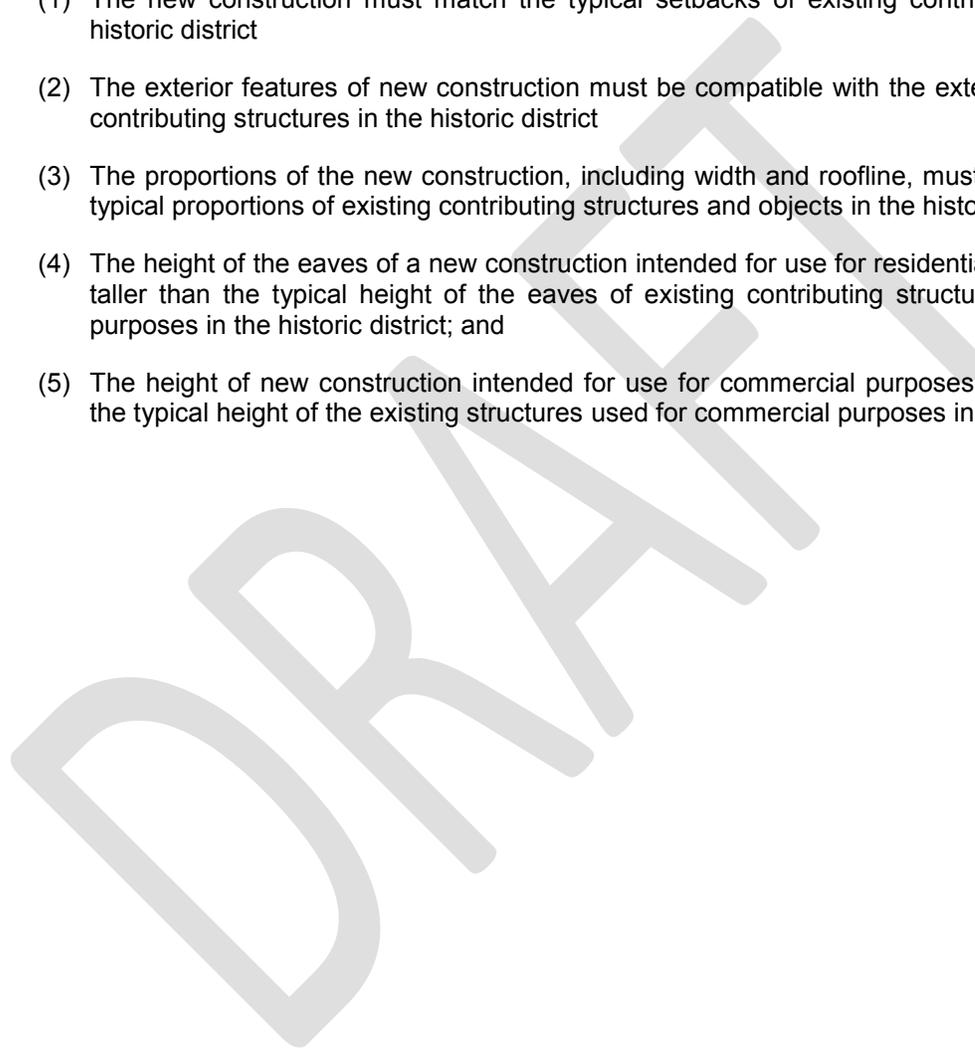
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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.

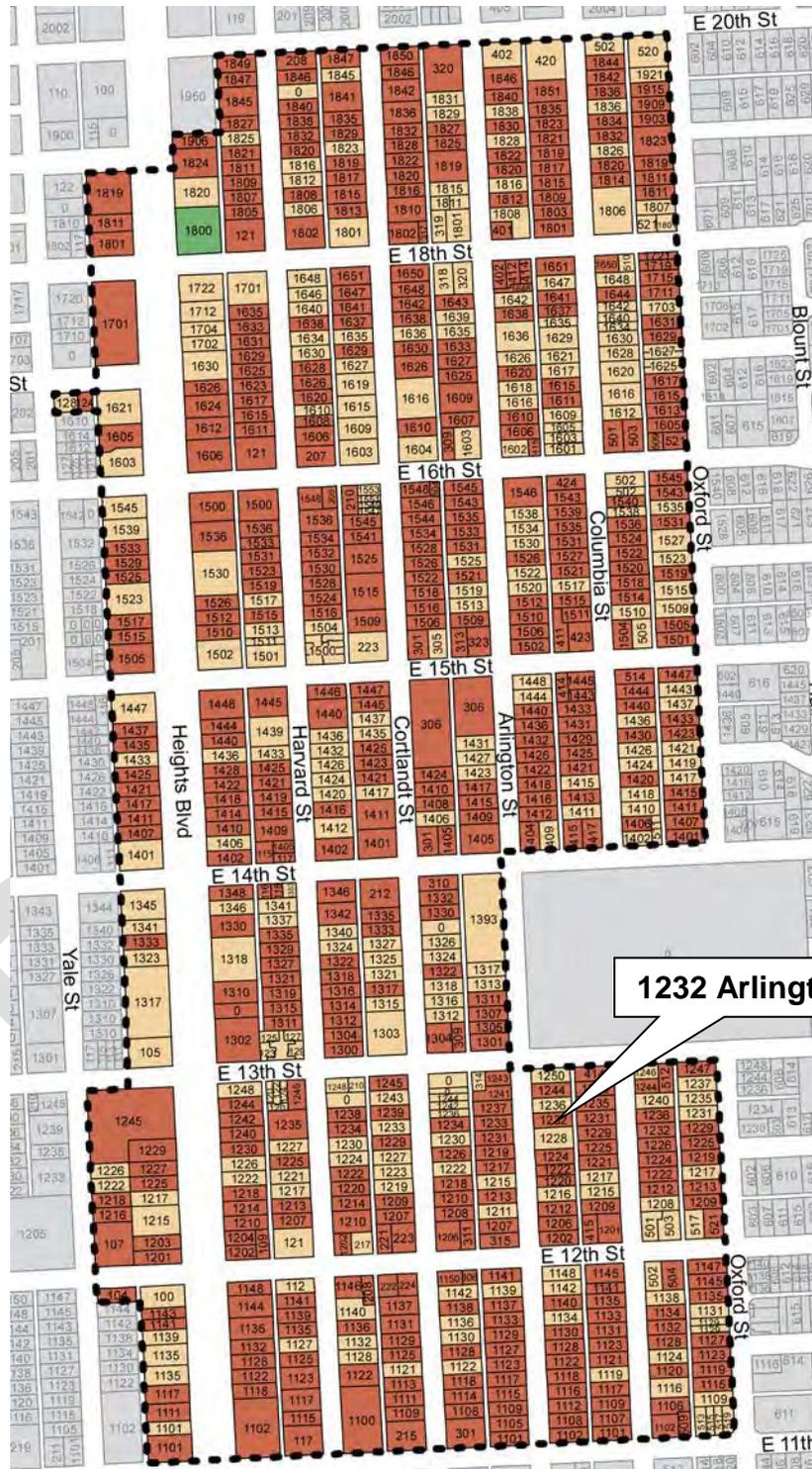




PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



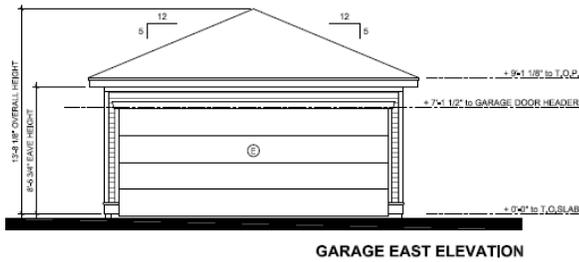
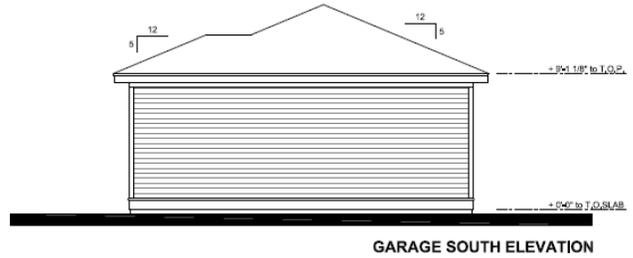
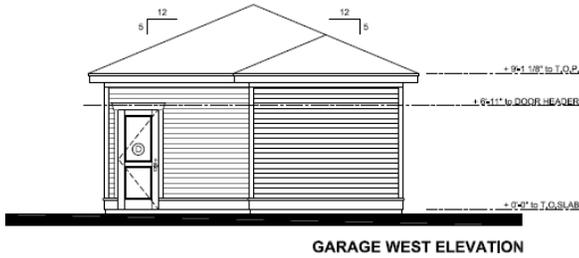
1232 Arlington

INVENTORY PHOTO

(HOUSE)



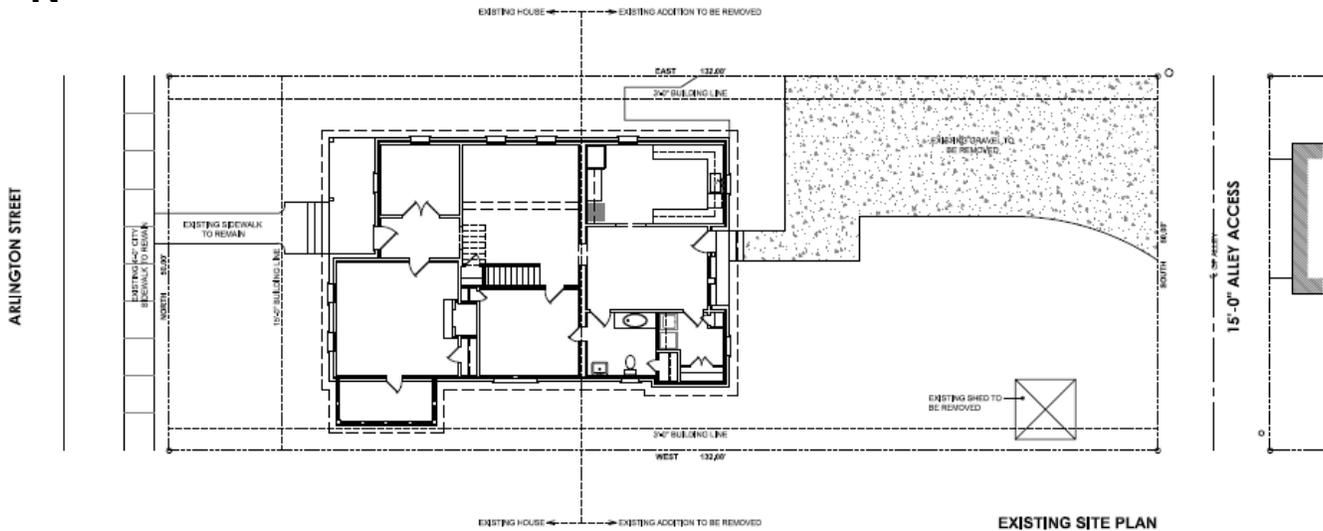
GARAGE ELEVATIONS
PROPOSED



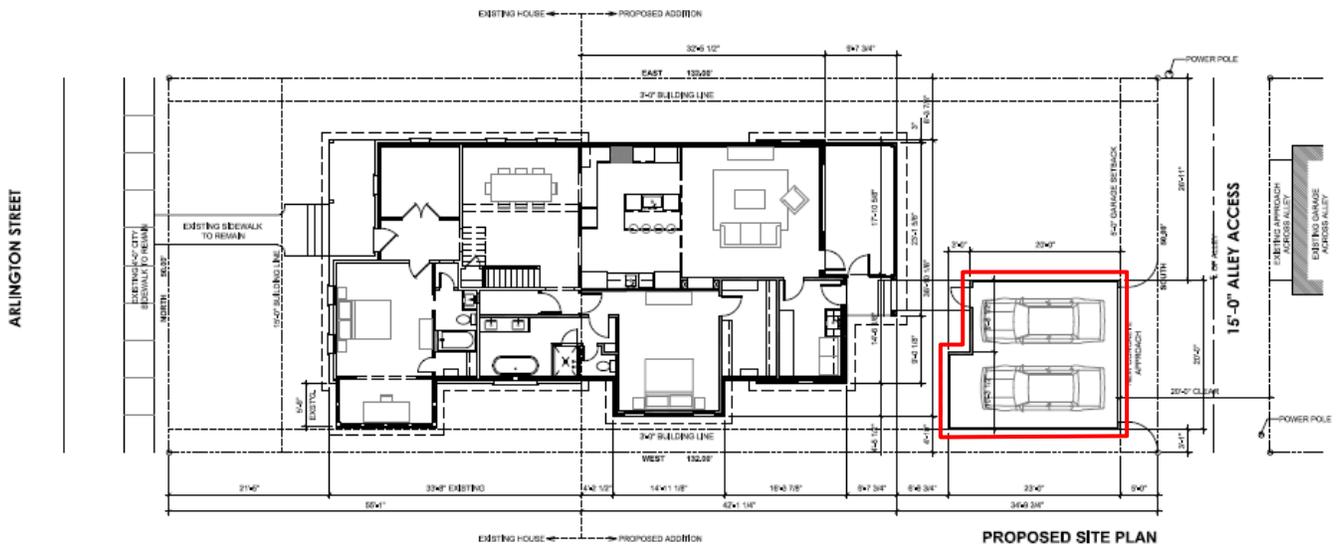
DRAFT



**SITE PLAN
EXISTING**

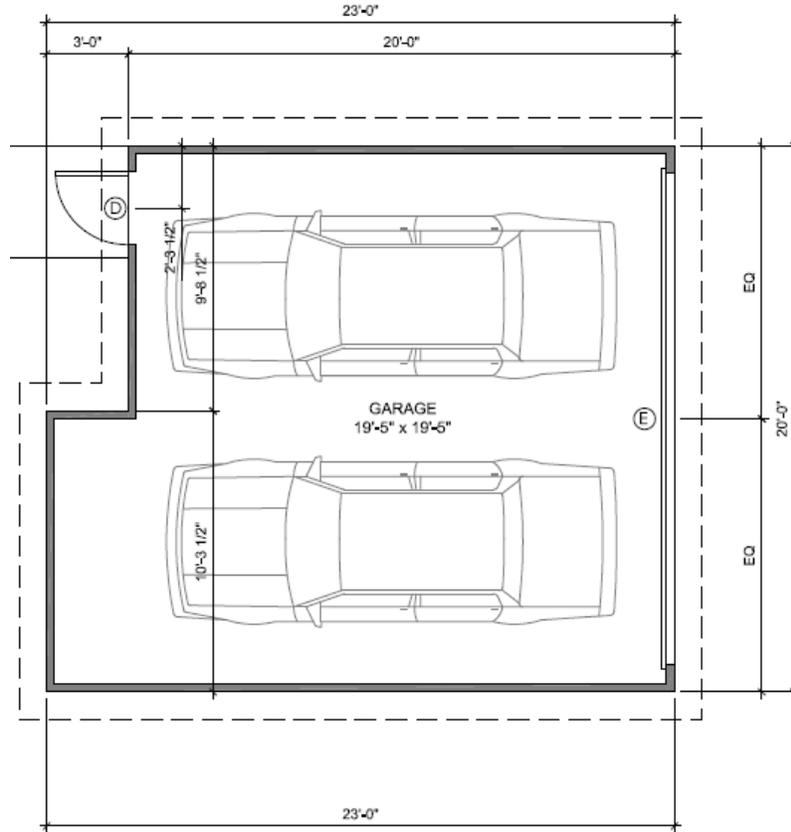


PROPOSED





FIRST FLOOR PLAN
PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

| WINDOW LABEL | MODEL # | QUANTITY | JAMB | FRAME SIZE | ROUGH OPENING | GLAZING | U-FACTOR | SHGC | NOTES |
|---------------------|---------|----------|---------|-------------------|-------------------|--------------------|----------|------|---------------------------------------|
| FIRST FLOOR | | | | | | | | | |
| 101 | TWD3376 | 2 | 4-9/16" | 33-3/8" x 76-1/2" | 34-1/8" x 77-1/4" | LOW-E 270 W/ ARGON | - | - | EGRESS |
| 102 | TWD2576 | 1 | 4-9/16" | 25-3/8" x 76-1/2" | 26-1/8" x 77-1/4" | LOW-E 270 W/ ARGON | - | - | - |
| 103 | TWD3376 | 5 | 4-9/16" | 33-3/8" x 76-1/2" | 34-1/8" x 77-1/4" | LOW-E 270 W/ ARGON | - | - | - |
| 104 | TWD2156 | 2 | 4-9/16" | 21-3/8" x 56-1/2" | 22-1/8" x 57-1/4" | LOW-E 270 W/ ARGON | - | - | - |
| SECOND FLOOR | | | | | | | | | |
| 201 | TWD2964 | 1 | 4-9/16" | 29-3/8" x 64-1/2" | 30-1/8" x 65-1/4" | LOW-E 270 W/ ARGON | - | - | WINDOW OPENING CONTROL DEVICE |
| 202 | TWD2140 | 1 | 4-9/16" | 21-3/8" x 40-1/2" | 22-1/8" x 41-1/4" | LOW-E 270 W/ ARGON | - | - | - |
| 203 | TWD2964 | 2 | 4-9/16" | 29-3/8" x 64-1/2" | 30-1/8" x 65-1/4" | LOW-E 270 W/ ARGON | - | - | EGRESS, WINDOW OPENING CONTROL DEVICE |
| 204 | TWD3352 | 1 | 4-9/16" | 33-3/8" x 52-1/2" | 34-1/8" x 53-1/4" | LOW-E 270 W/ ARGON | - | - | - |
| 205 | TWD3352 | 1 | 4-9/16" | 33-3/8" x 52-1/2" | 34-1/8" x 53-1/4" | LOW-E 270 W/ ARGON | - | - | - |
| 206 | TWD2964 | 2 | 4-9/16" | 29-3/8" x 64-1/2" | 30-1/8" x 65-1/4" | LOW-E 270 W/ ARGON | - | - | EGRESS, WINDOW OPENING CONTROL DEVICE |
| 207 | TWD2140 | 1 | 4-9/16" | 21-3/8" x 40-1/2" | 22-1/8" x 41-1/4" | LOW-E 270 W/ ARGON | - | - | - |
| 208 | TWD2964 | 1 | 4-9/16" | 29-3/8" x 64-1/2" | 30-1/8" x 65-1/4" | LOW-E 270 W/ ARGON | - | - | WINDOW OPENING CONTROL DEVICE |

EXTERIOR DOOR SCHEDULE

| DOOR LABEL | DOOR SIZE | ROUGH OPENING | THICKNESS | JAMB | MATERIAL | FINISH | GLAZING | U-FACTOR | SHGC | NOTES |
|------------|----------------|--------------------|-----------|--------|------------|--------|--------------------|----------|------|--------------------------|
| A | 32" x 96" | 34-1/2 x 99" | 1-3/4" | 4-5/8" | FIBERGLASS | PAINT | LOW-E 270 W/ ARGON | - | - | FULL-LITE, FLUSH GLAZED |
| B | 32" x 96" | 34-1/2 x 99" | 1-3/4" | 4-5/8" | FIBERGLASS | PAINT | LOW-E 270 W/ ARGON | - | - | FULL-LITE, FLUSH GLAZED |
| C | TBD | TBD | 1-3/4" | - | WOOD | PAINT | INSECT SCREEN | - | - | CUSTOM BUILT SCREEN DOOR |
| D | 32" x 80" | 34-1/2" x 83" | 1-3/4" | 4-5/8" | FIBERGLASS | PAINT | - | - | - | TWO-PANEL, SQUARE-TOP |
| E | 16'-0" x 7'-0" | 16'-3" x 7'-1 1/2" | - | - | METAL | PAINT | - | - | - | - |



PROJECT DETAILS

Shape/Mass: The proposed one-story, alley-loading will be 20' in width and 23' in depth. The proposed ridge height will be 13'-9". See drawings for more detail.

Setbacks: The proposed garage will have a north side setback of 26'-11"; a south side setback of 3'-0"; and a rear (east facing alley) setback of 5'-0". See drawings for more detail.

Foundation: The proposed garage will have a concrete slab on grade foundation. See drawing for more detail.

Windows/Doors: The proposed garage will not feature any windows; however, there will be two pairs of faux shuttered windows on the north elevation. The west elevation will have a fiberglass entry door and the east elevation (facing alley) will have a metal garage door. See drawings and window/door schedule for more detail.

Exterior Materials: The proposed garage will be clad in cementitious siding with a 4" reveal. The soffit will have vented fiber cement panels. See drawings for more detail.

Roof: The garage will have a composition hipped shingle roof with a pitch of 5:12. See drawings for more detail.

**Front Elevation:
(West)** The front elevation will have an entry door to the north and no additional fenestration. A portion of the building extends forward towards the rear of the house. See drawings for more detail.

**Side Elevation:
(North)** The north elevation has two faux shuttered windows. See drawings for more detail.

**Side Elevation:
(South)** The south elevation features no fenestration. See drawings for more detail.

**Rear Elevation:
(East)** The rear elevation has a single metal garage door. See drawings for more detail.