

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 30, 2015

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

**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- for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

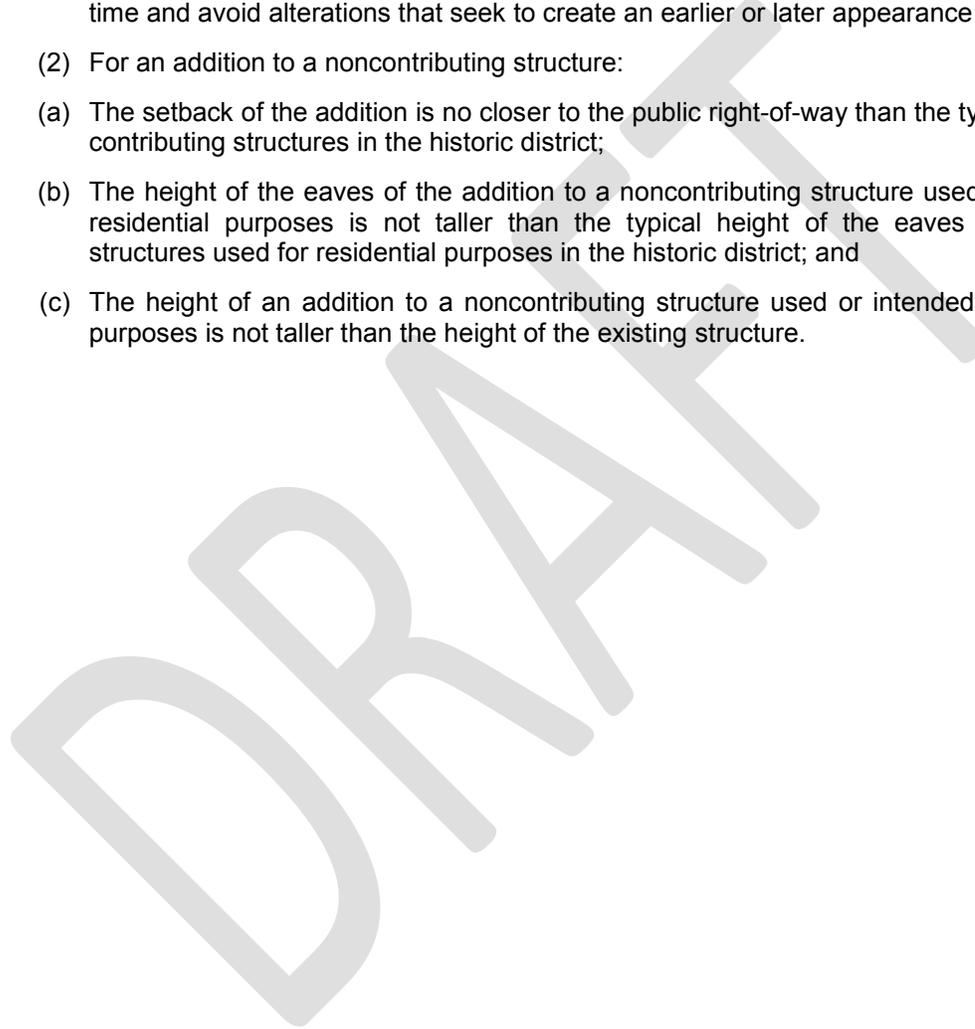
**ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S D NA**

**S - satisfies D - does not satisfy NA - not applicable**

- (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
  - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
  - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
  - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.





**PROPERTY LOCATION**

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

**Building Classification**

- Contributing
- Non-Contributing
- Park

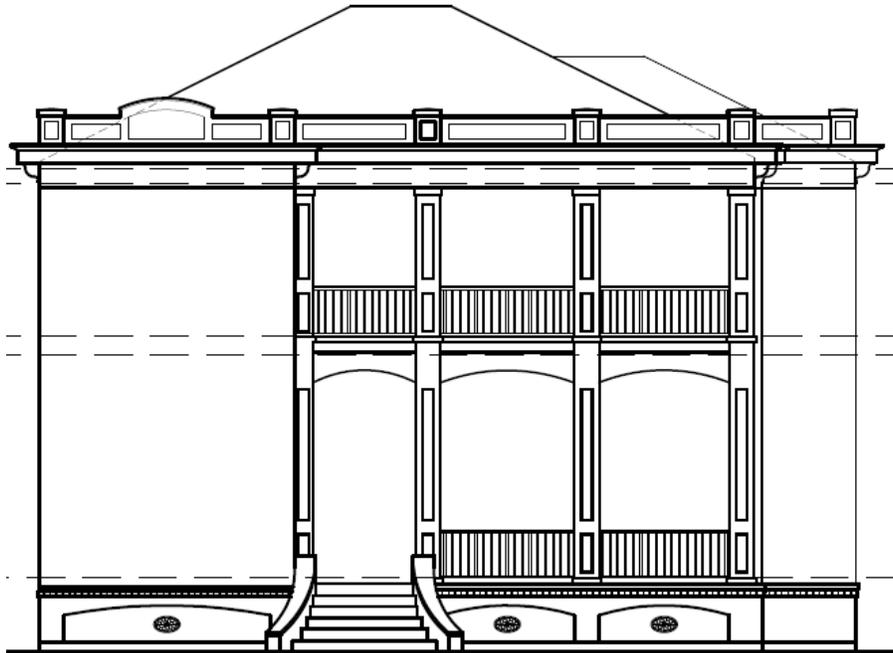


INVENTORY PHOTO



**WEST ELEVATION – FRONT FACING ARLINGTON STREET**

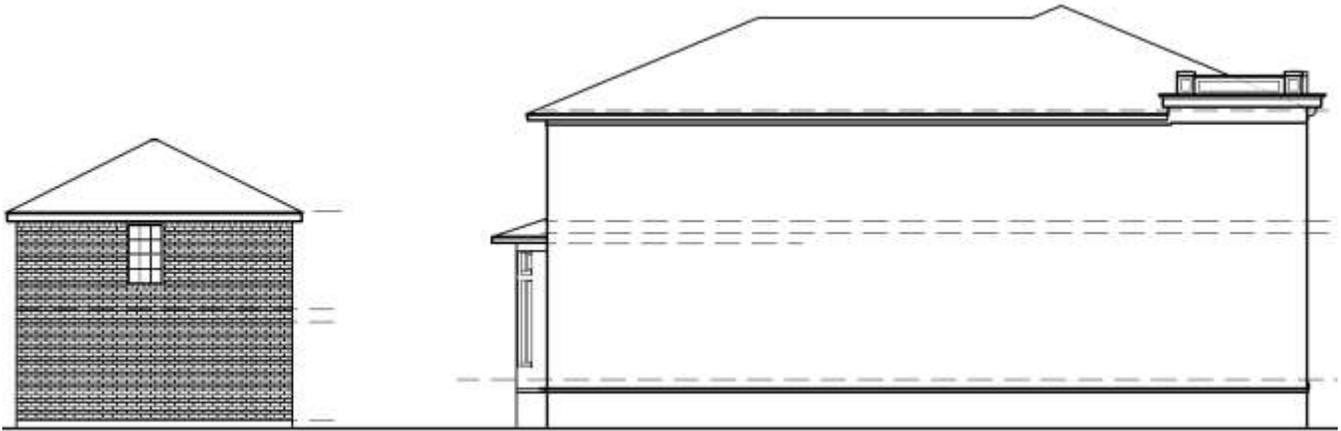
*EXISTING- NO PROPOSED CHANGES*



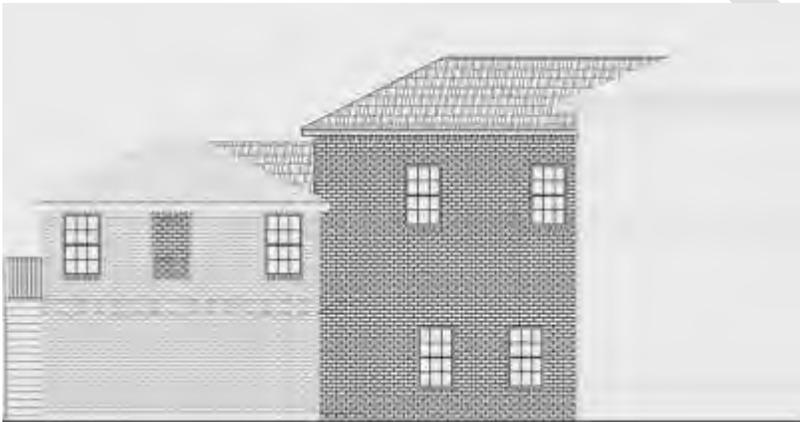
DRAFT

**NORTH SIDE ELEVATION**

EXISTING

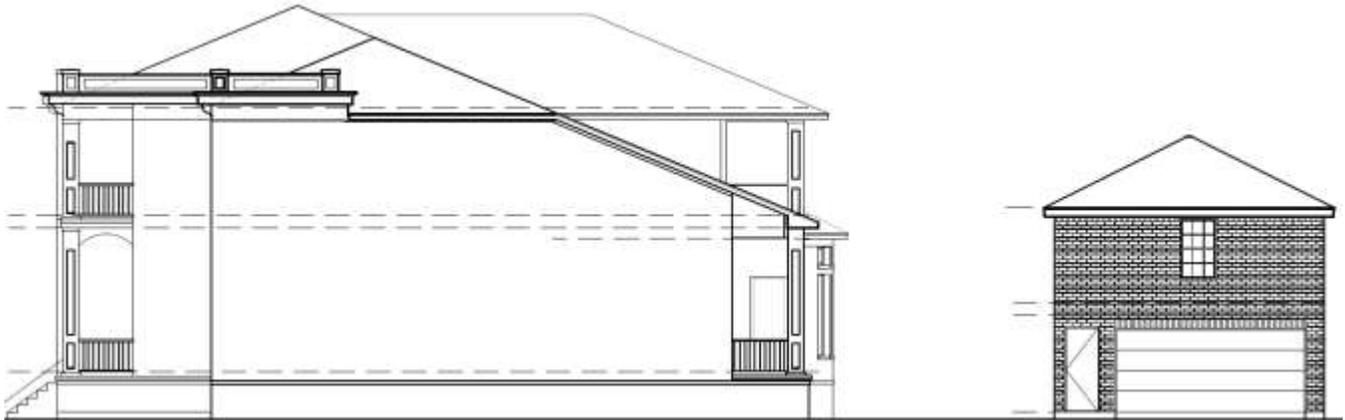


PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED



**EAST (REAR) ELEVATION**

EXISTING



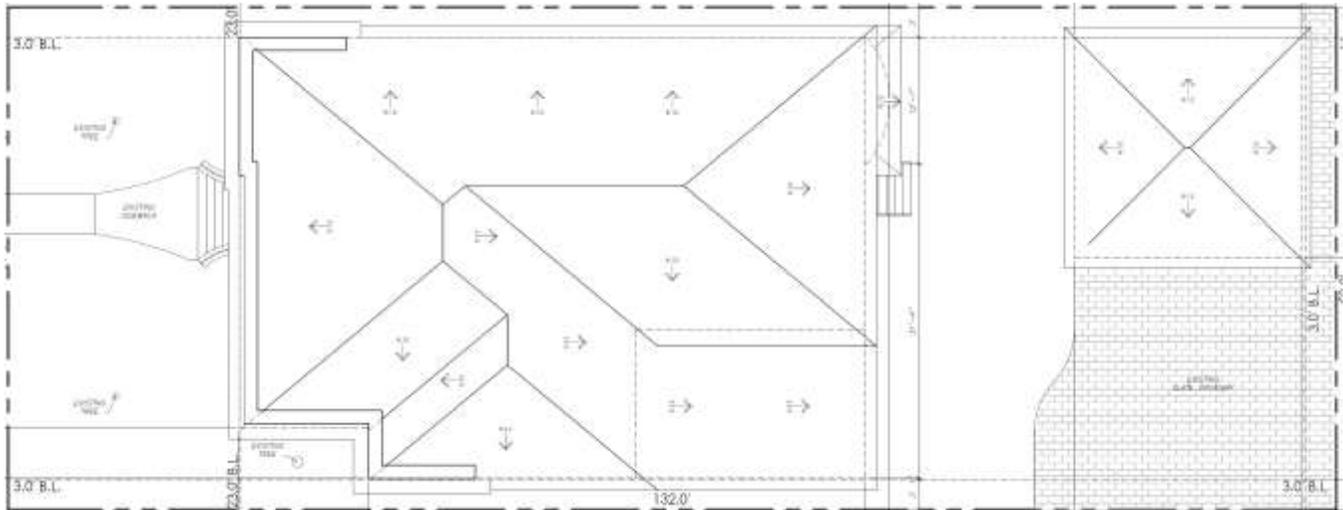
PROPOSED



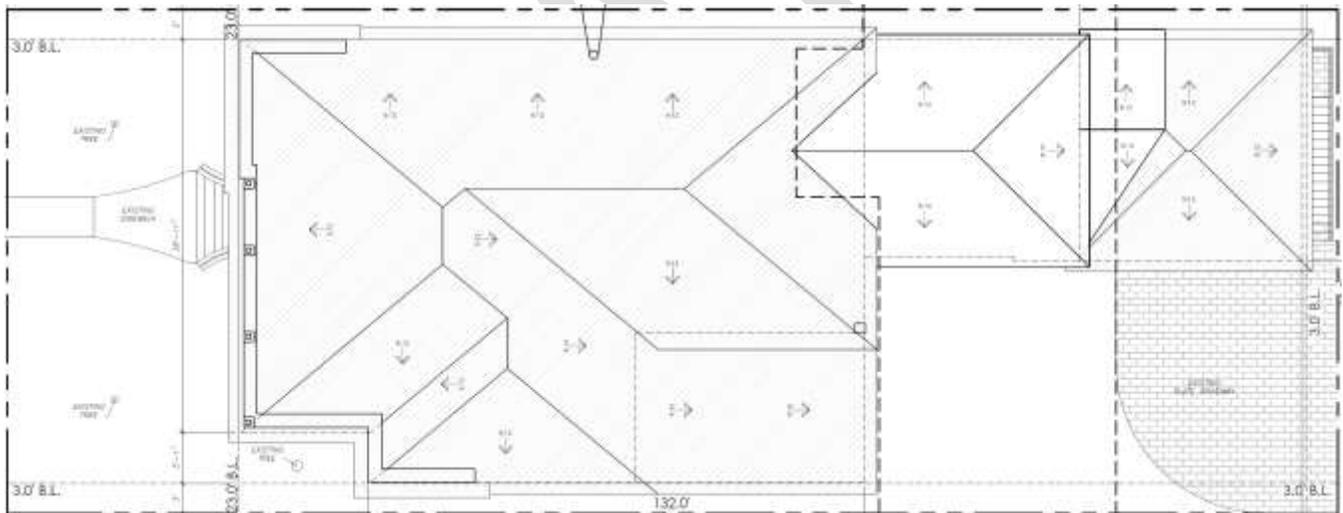


**SITE PLAN**

**EXISTING**



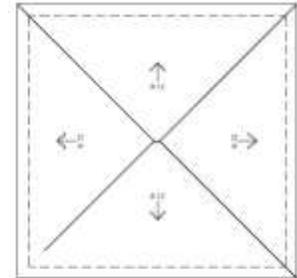
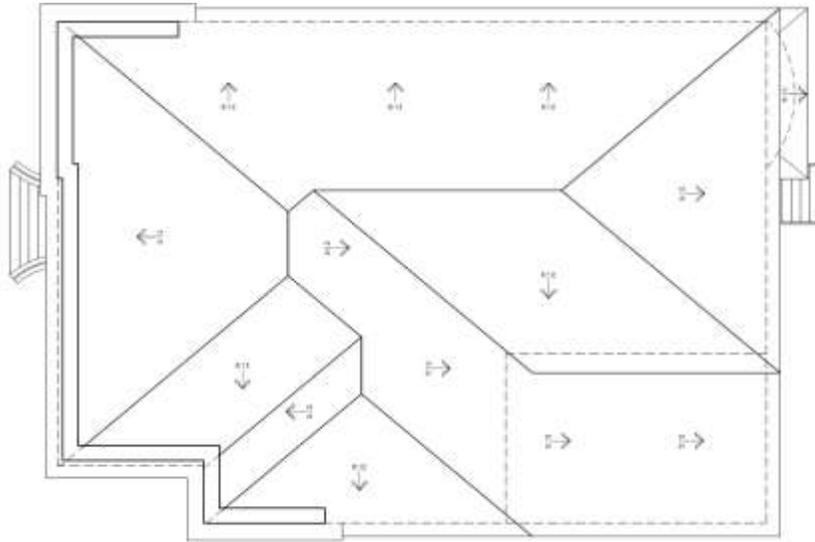
**PROPOSED**



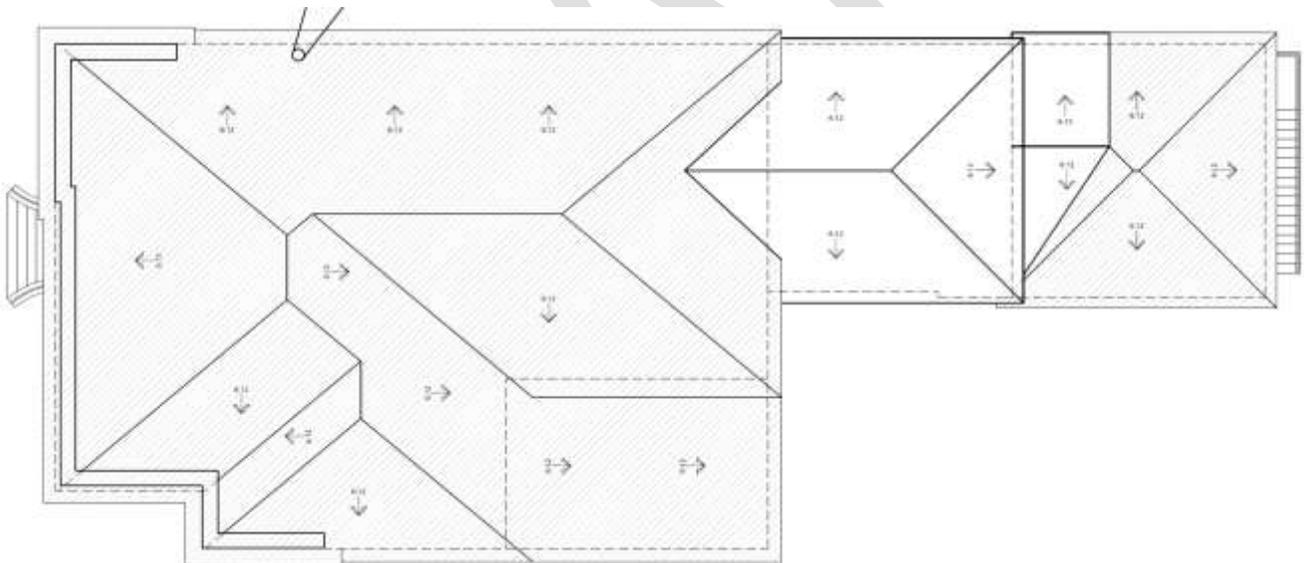


ROOF PLAN

EXISTING



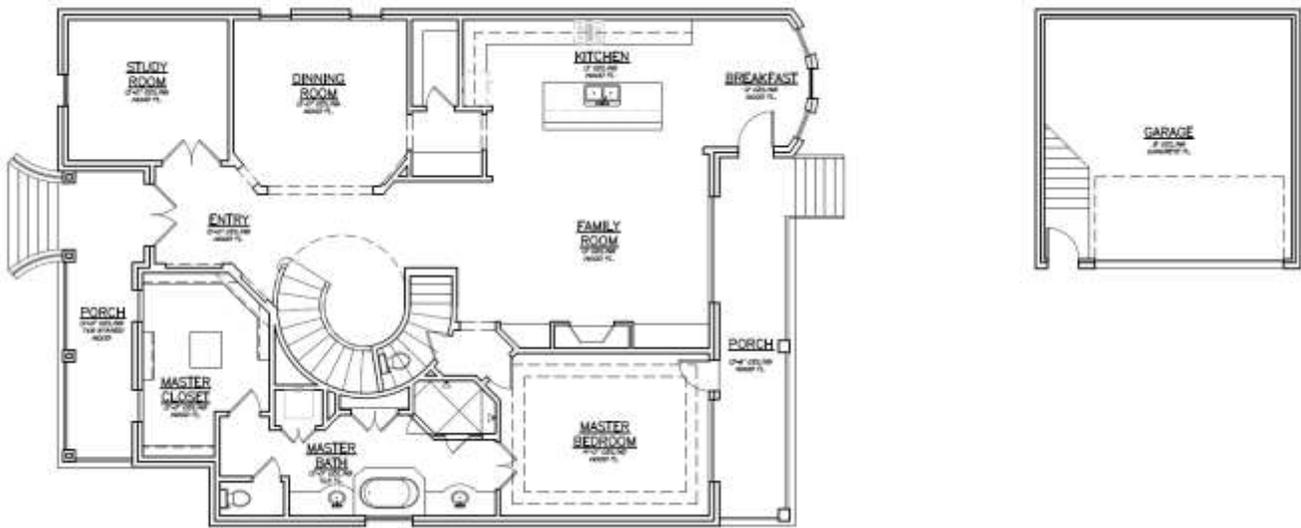
PROPOSED



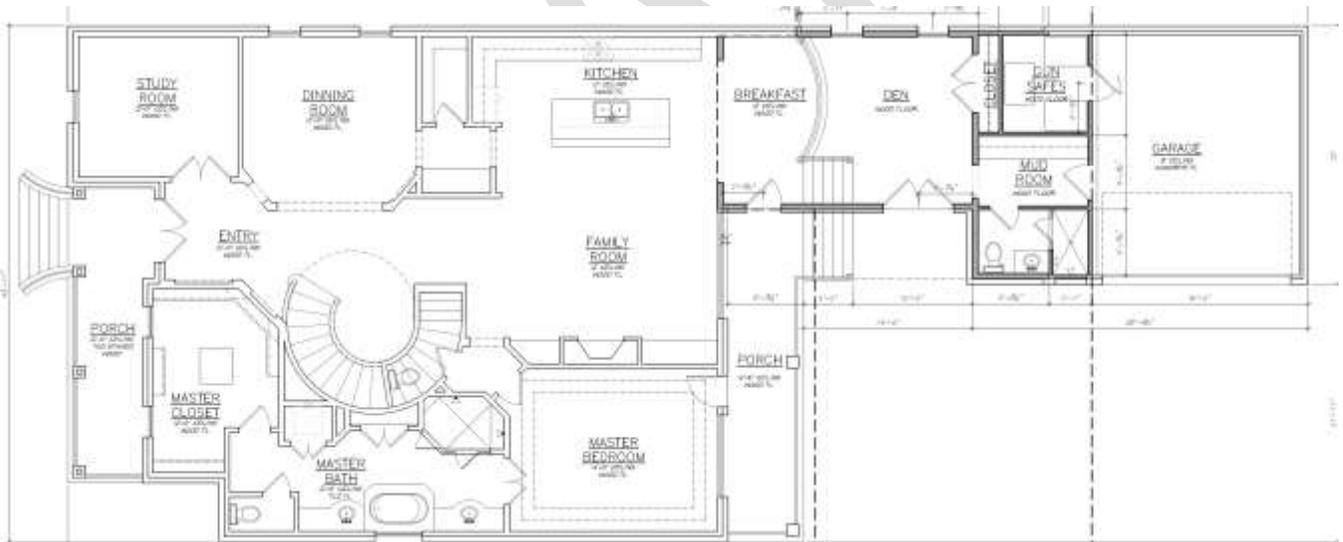


### FIRST FLOOR PLAN

EXISTING



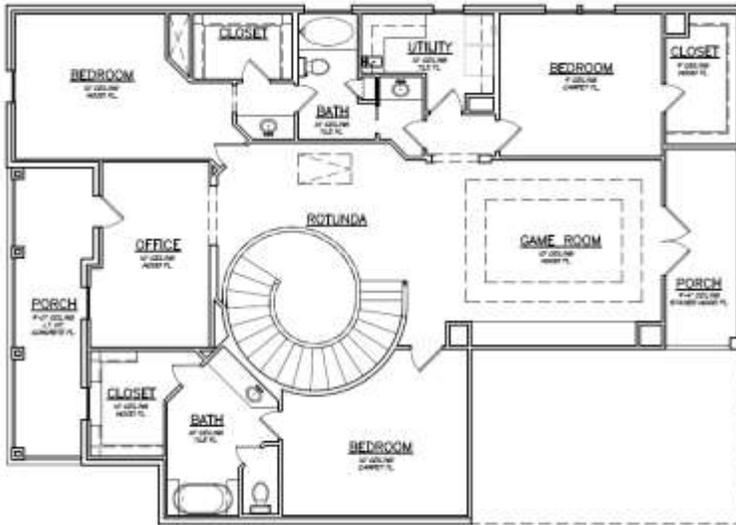
PROPOSED



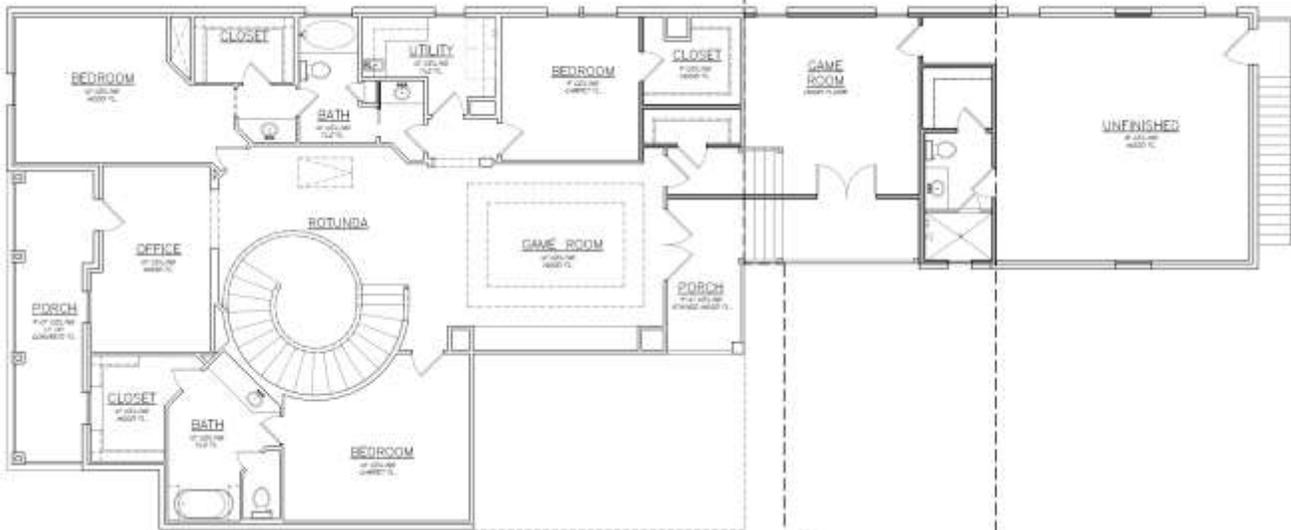


**SECOND FLOOR PLAN**

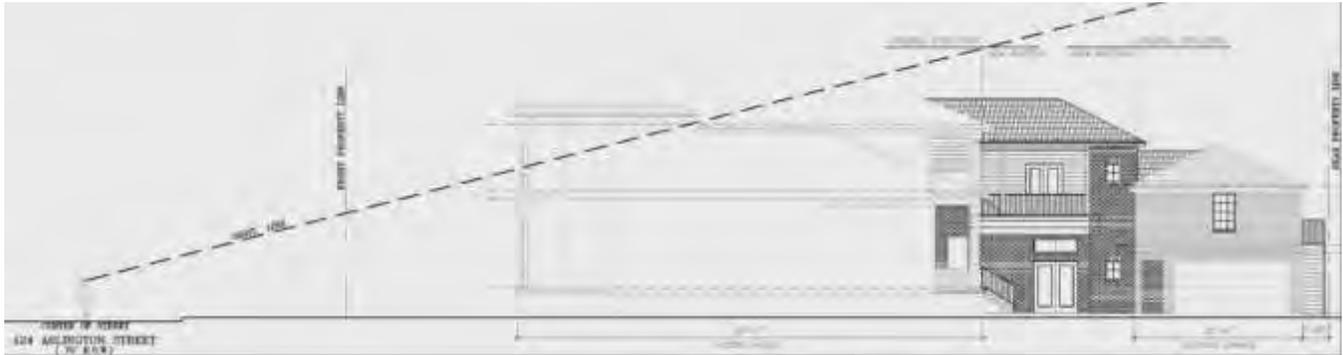
EXISTING



PROPOSED



LINE OF SIGHT



DRAFT

**PHOTOS SUBMITTED BY APPLICANT**

SUB-HEADING









## 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, to the eave, and 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, to the eave, and 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 a entry door on the detached garage will be removed the in 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)**