

CERTIFICATE OF APPROPRIATENESS

Application Date: October 20, 2023

Applicant: Robert A. Bush, owner

Property: 828 Arlington St., Lot 19, Block 250, Houston Heights South Neighborhood Subdivision. The property includes an historic 1,380 square foot, one-story wood single-family residence situated on a 6,600 square foot (132' x 50') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1905, located in the Houston Heights South Historic District.

Proposal: Original Historic Home

Front Elevation, front gable replace vent with window
Addition of Dormer, South side
Addition of Dormer, East side
No original windows to be touched

Rear Addition of 460 sq.ft., inset from original house, rear of home
replace windows, move door, add inset and recessed windows, add sliding doors, and add gable.

Public Comment: No public comment received.

Civic Association: No comment received.

**ALL NEW WINDOWS MUST BE INSET & RECESSED
ALL CEMENTITIOUS BOARD MUST BE SMOOTH**

Recommendation: Approval
HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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 retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) 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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600

Max. Allowed: 2,940

Proposed Lot Coverage: 1,810

Remaining Amount: 830

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 1,810

Remaining Amount: 1,094



Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length: 40'

Inset Length: 6'



Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

Note: This diagram shows just one example of a side setback configuration.

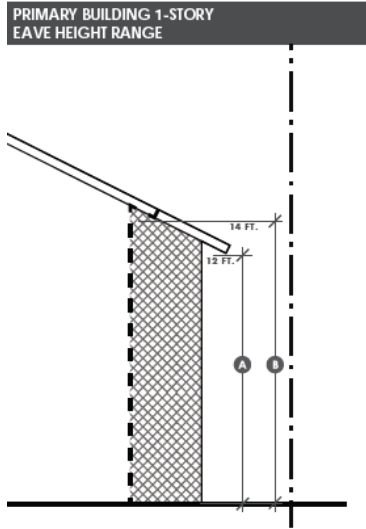
Proposed side setback (1): 6'

Proposed side setback (2): 26' 4 13/16"

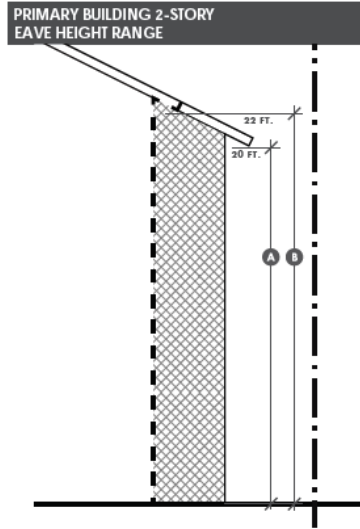
Cumulative side setback: 32' 4 13/16"



Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Heights Design Guidelines Section 5-16: Plate heights for additions should appear to be the same or lower than those of the existing house.

Proposed eave height: 15' 7"

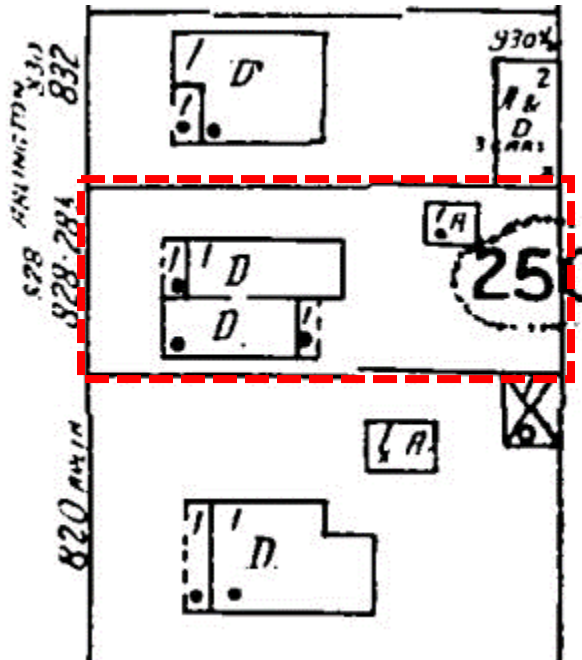
District Map



INVENTORY PHOTO

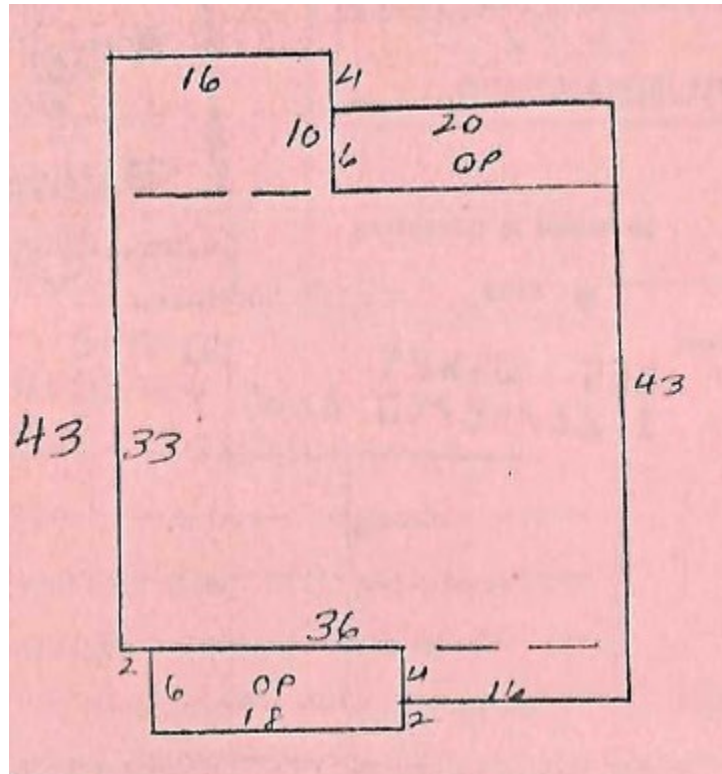


SANBORN MAP



BLA MAPS

Map No. _____ Addition <u>Houston Hts.</u>		IMPROVEMENTS	
Block <u>250</u> Lot <u>19</u>		No. Sq. Ft. <u>1384</u>	Price Per Sq. Ft. <u>185</u>
OWNER <u>Mc Behan, Viola G.</u>		\$ <u>2560</u>	
ADDRESS <u>828 Arlington</u>		Percent Good	
TYPE OF PROPERTY <u>RES</u> OCCUPIED VACANT		60 1530	
BASEMENT, Whole Part _____	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____	Other Bldgs.	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____	1 50	
WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____	Total All Bldgs.	
ROOF CONS., Concrete, Steel, Wood Truss _____	LIGHTING, Electricity _____	1580	
ROOF, Hip, Gable, Mansard, Flat _____	PLUMBING, Sewer, Water, Baths _____	LAND VALUE	
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. _____	ELEVATORS _____	Front x Depth	Unit Value
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____	CONDITION, Good, Fair, Bad, Obsolete _____	Factor	Front Ft. Value - - \$
PERMIT DATE _____ NO. _____ AMT. _____		<u>50 X 132 @ 10</u>	<u>565</u>
			TOTAL
		<u>100-550</u>	



1969

CONTEXT AREA



832 Arlington St.



820 Arlington St.

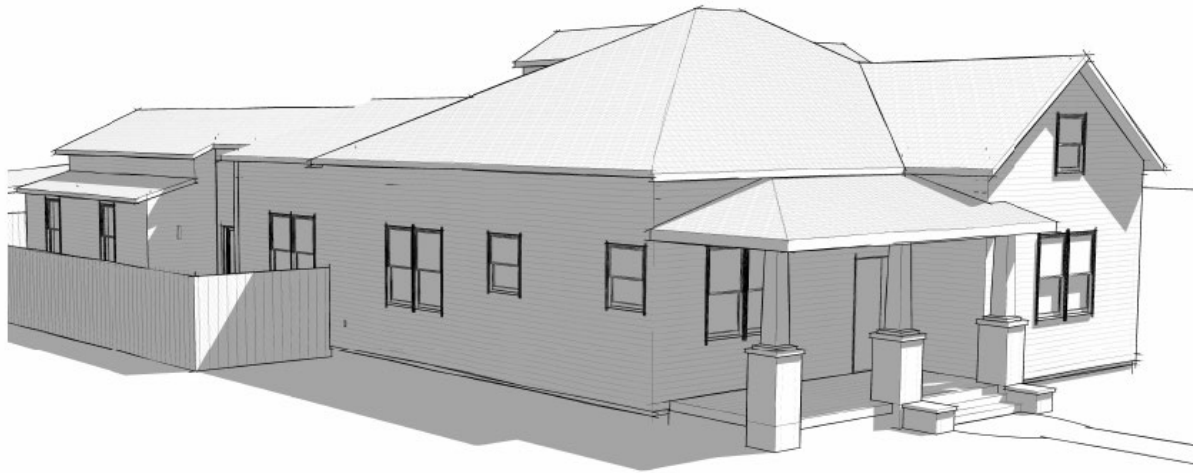


829 Arlington St.

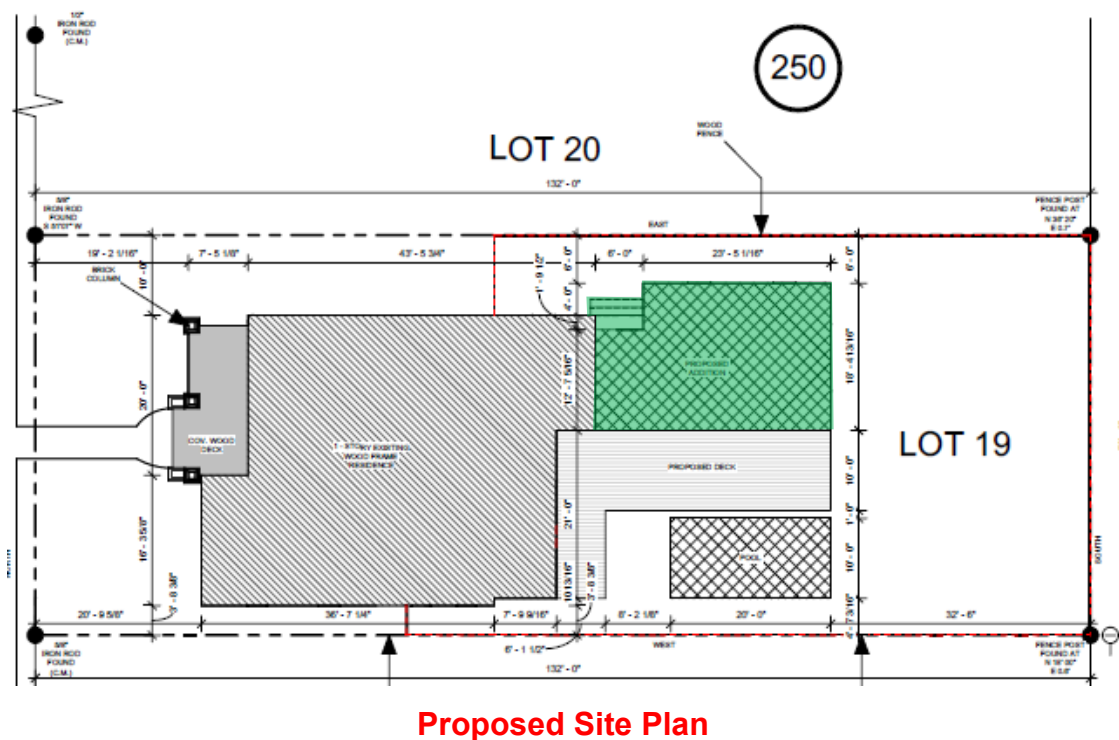
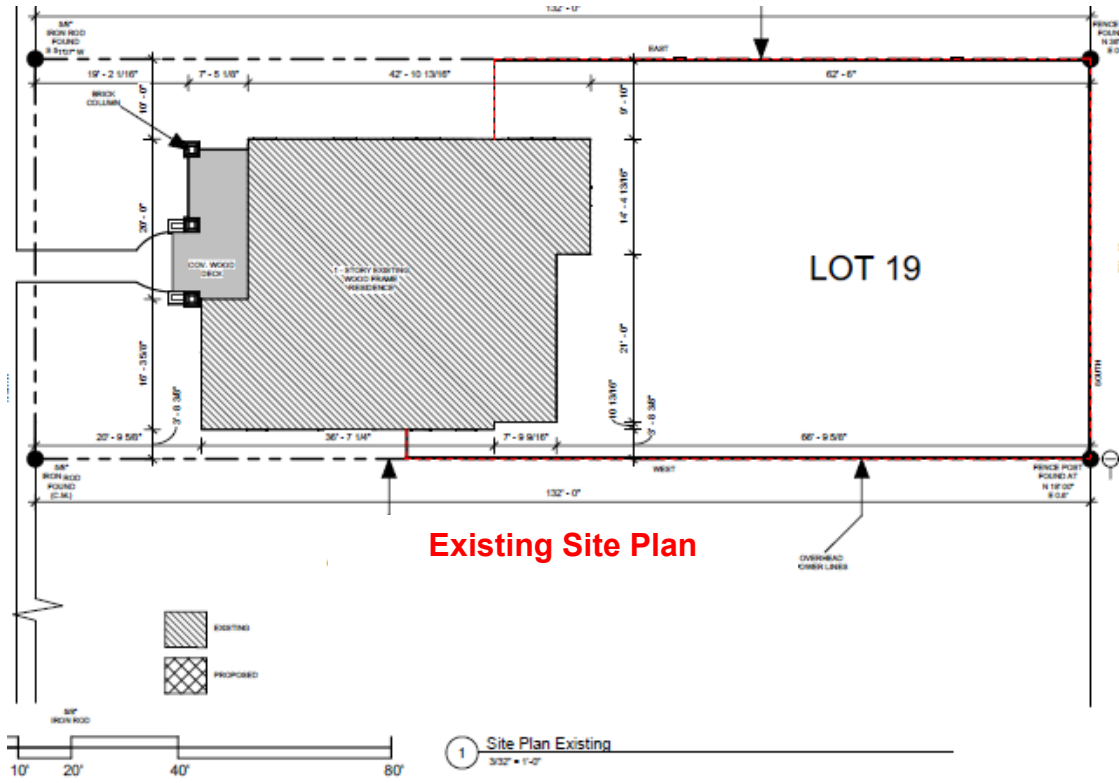
EXISTING PHOTO



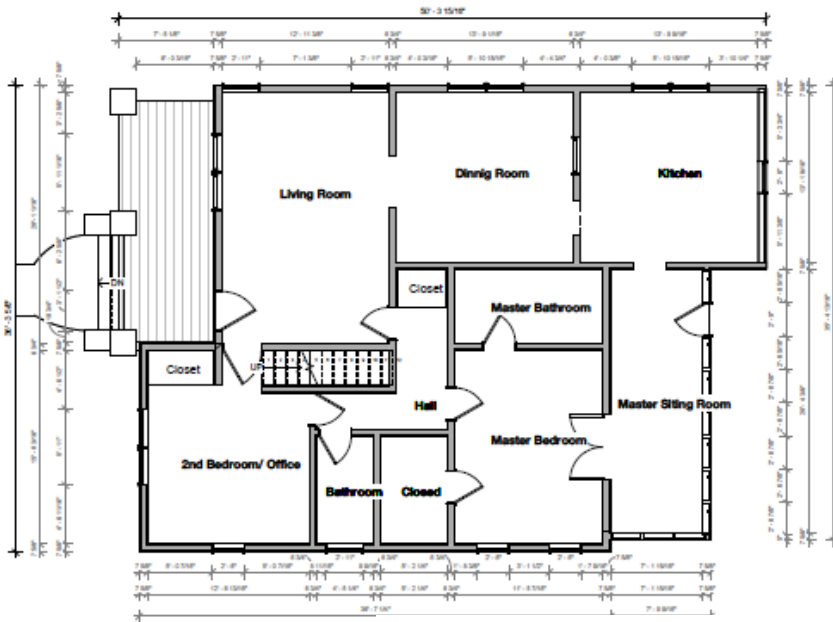
3D RENDERING



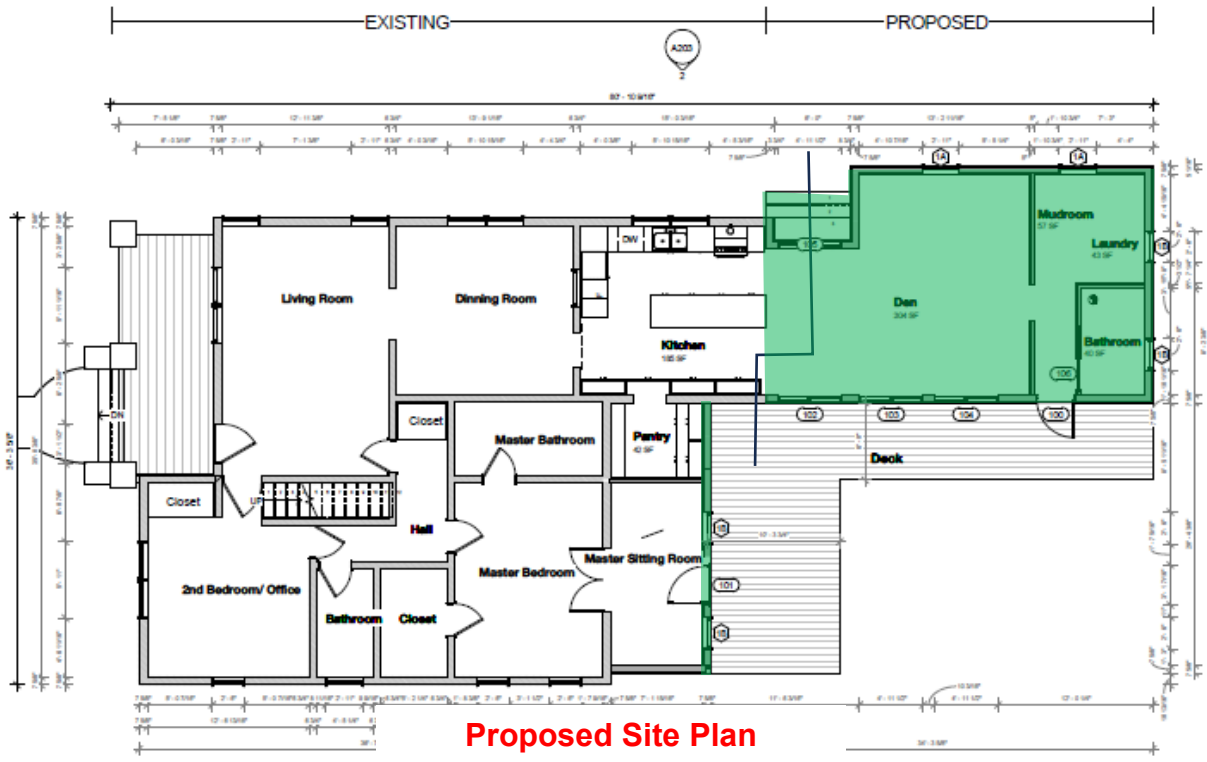
SITE PLANS



FIRST FLOOR

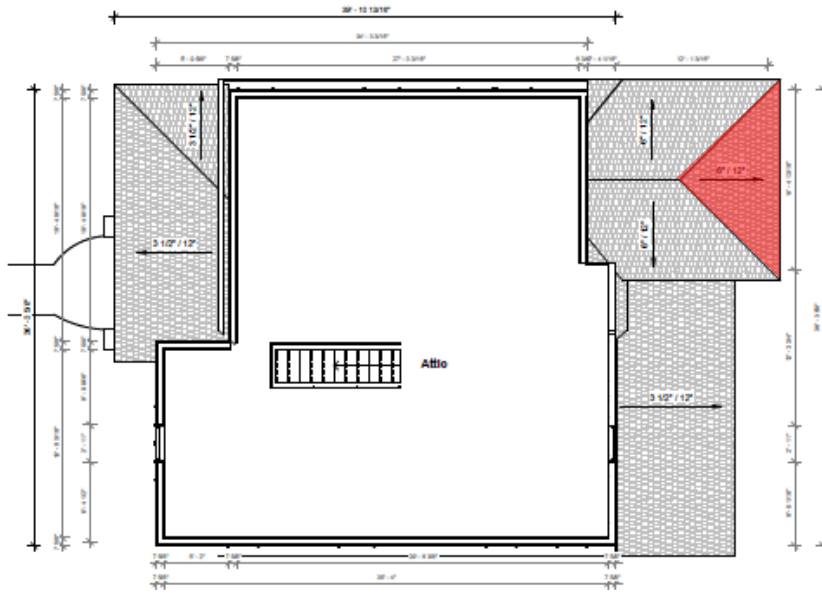


Existing Site Plan

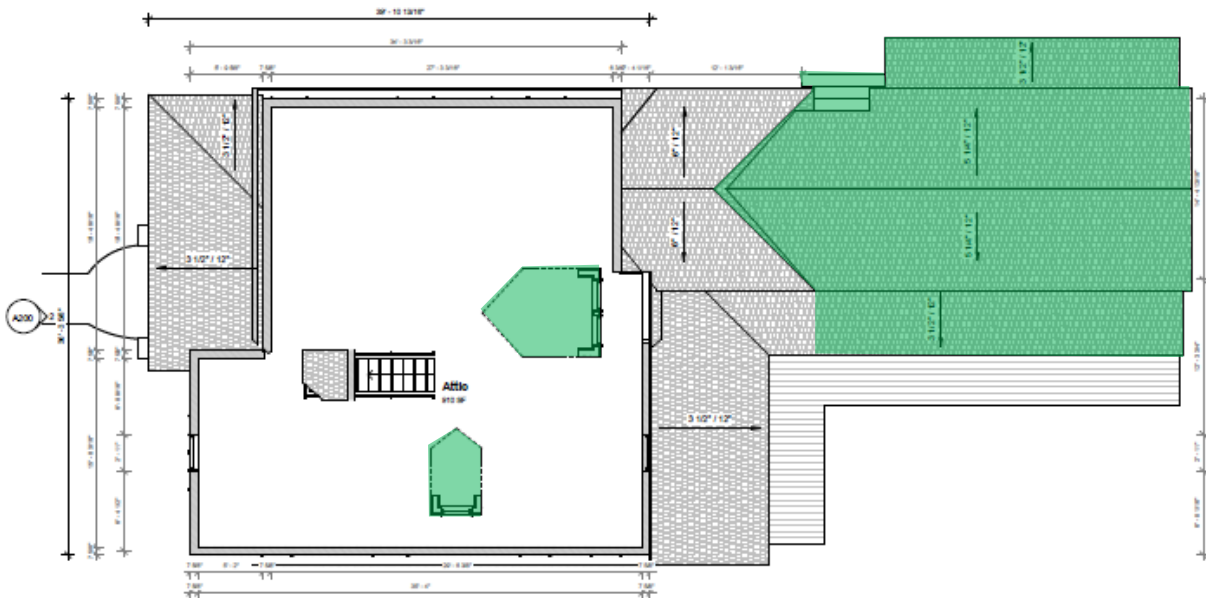
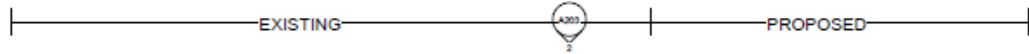
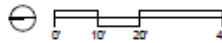


Proposed Site Plan

SECOND FLOOR/ ATTIC

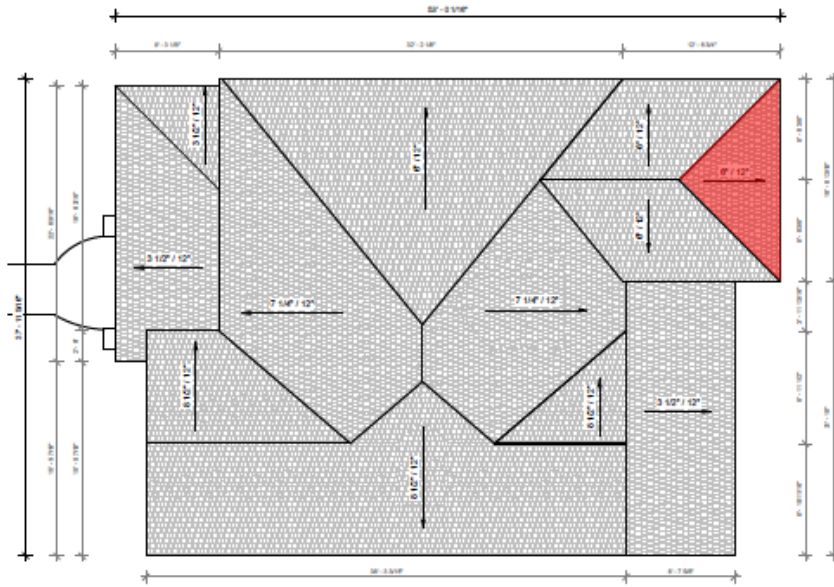


Existing Site Plan

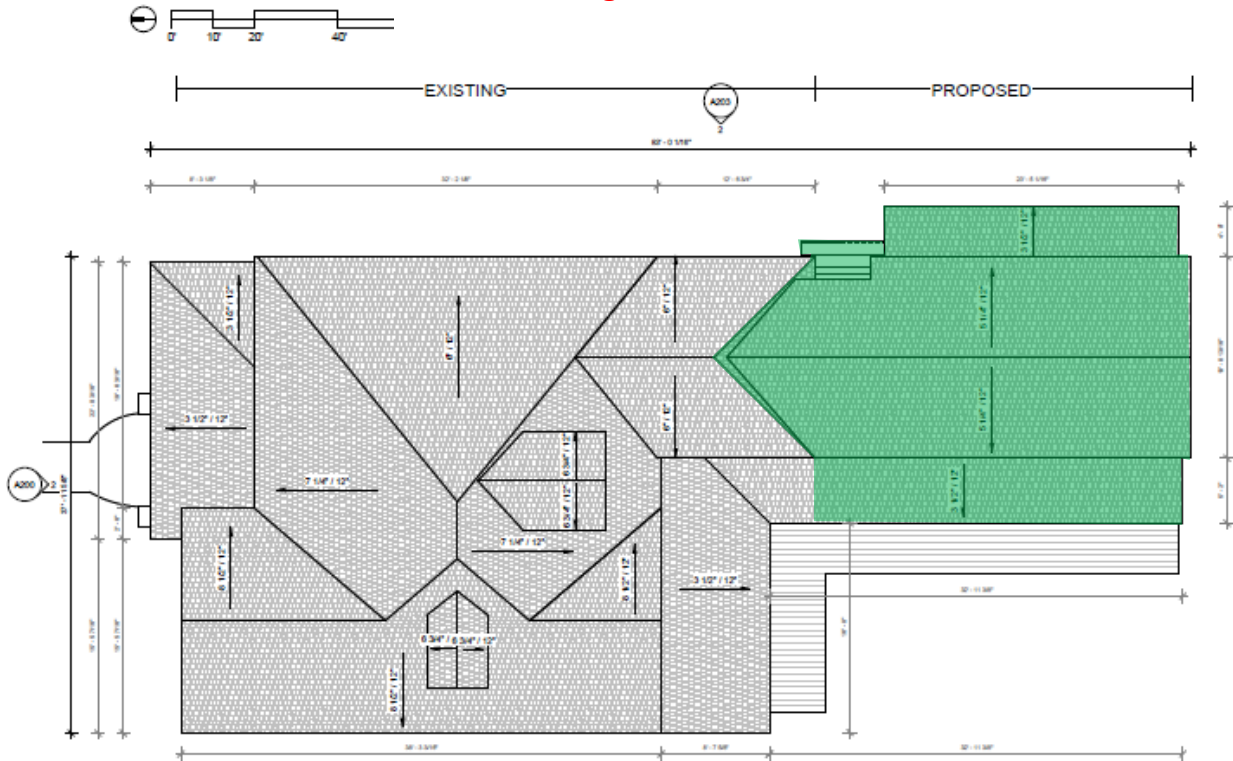


Proposed Site Plan

ROOF PLAN



Existing Site Plan



Proposed Site Plan

NORTH ELEVATION



Existing Site Plan

1 NORTH ELEVATION - EXISTING
11/10/23



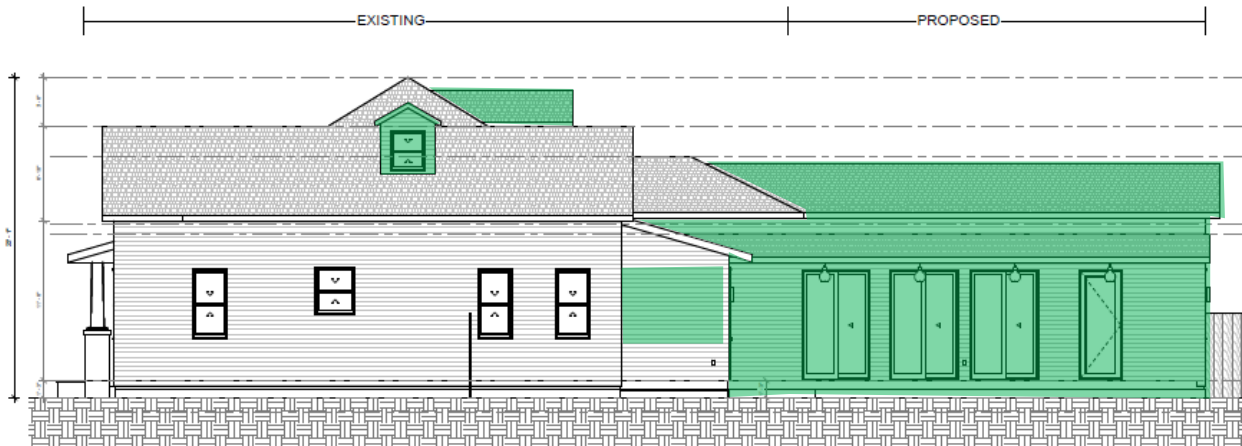
Proposed Site Plan

WEST ELEVATION



Existing Site Plan

1 WEST ELEVATION - EXISTING
1/8" = 1'-0"



Proposed Site Plan

SOUTH ELEVATION



Existing Site Plan

1 SOUTH ELEVATION - EXISTING
10'-0" x 10'-0"



Proposed Site Plan

EAST ELEVATION



Existing Site Plan



Proposed Site Plan

PROPOSED WINDOWS & DOORS

WINDOWS

DOORS



**Jeld-Wen Sitrine
Clad-Wood Window: Double-Hung**



**Jeld-Wen 2500 Sitrine
Clad-Wood Sliding Doors**