CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Elizabeth DeVore Design 3 Inc. for Blackwater South Capital owner

Property: 429 Arlington Street, Lot 5 and 6, Block 303, Houston Heights Subdivision. The property includes an altered historic 1,964 square foot residence situated on a 13,200 square foot (100' x 132') interior lot. Lot 6 will be separated from lot 5 as part of this project. Lot 5 will be known as 429 Arlington Street.

Significance: Noncontributing Altered Cottage style residence, constructed circa 1920, located in the Houston Heights Historic District South. The applicant proposes to demolish the existing structure and divide the property into two 6,600 square foot (50' x 132') lots

Proposal: New Construction – Garage

- Construct a one-story 420 square foot front loading garage.
- Garage will measure 20' wide by 21' deep and will feature an eave height of 9'.
- Garage will feature a double width overhead rolling door.

See enclosed application materials and detailed project description on p. 4-11 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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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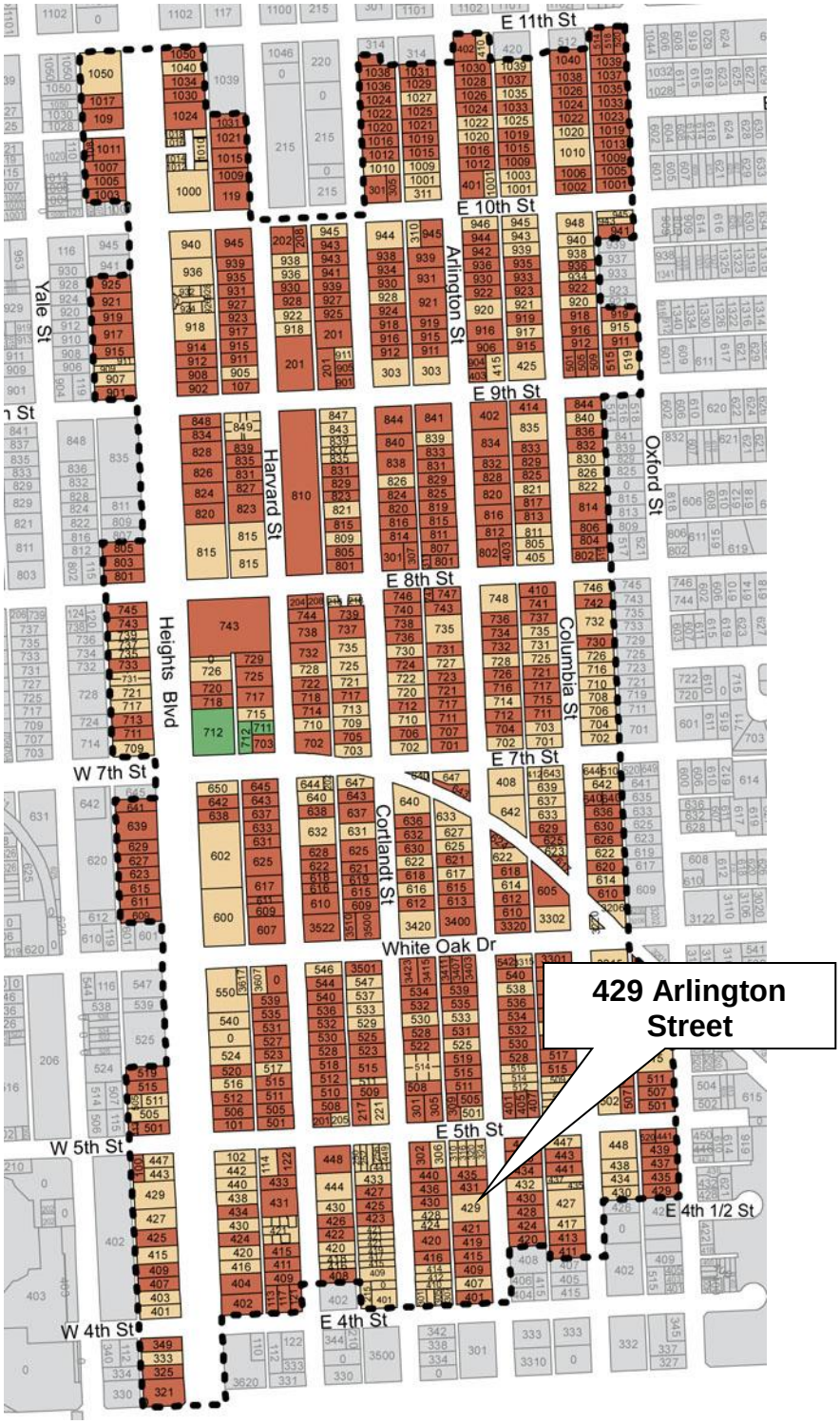
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

NEIGHBORING PROPERTIES

431 Arlington Street – Contributing – 1920 (neighbor to the north)

421 Arlington Street – Contributing – 1920 (neighbor to the south)

419 Arlington Street– Contributing – 1920 (neighbor two doors to the south)

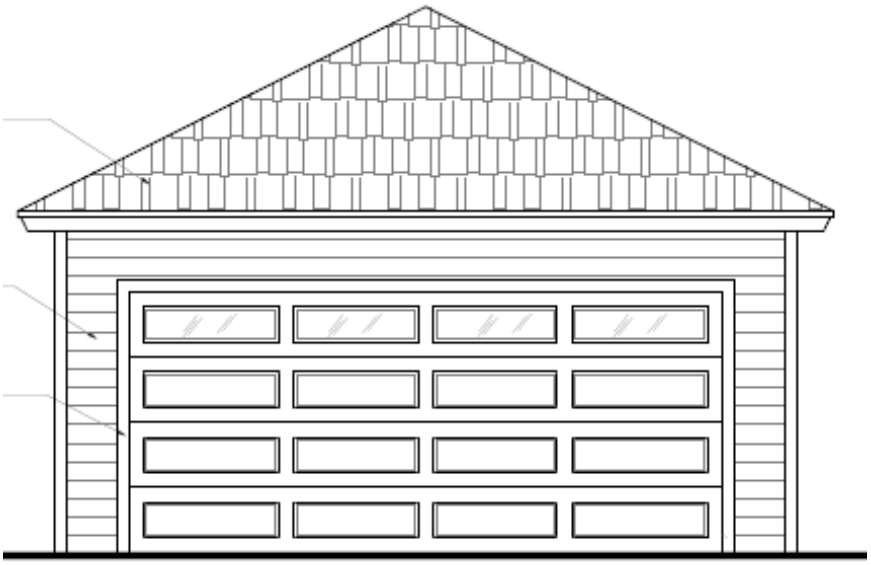
428 Arlington Street – Contributing – 1920 (across street)

430 Arlington Street – Contributing – 1920 (across street)

432 Arlington Street– Noncontributing – 2011 (across street)

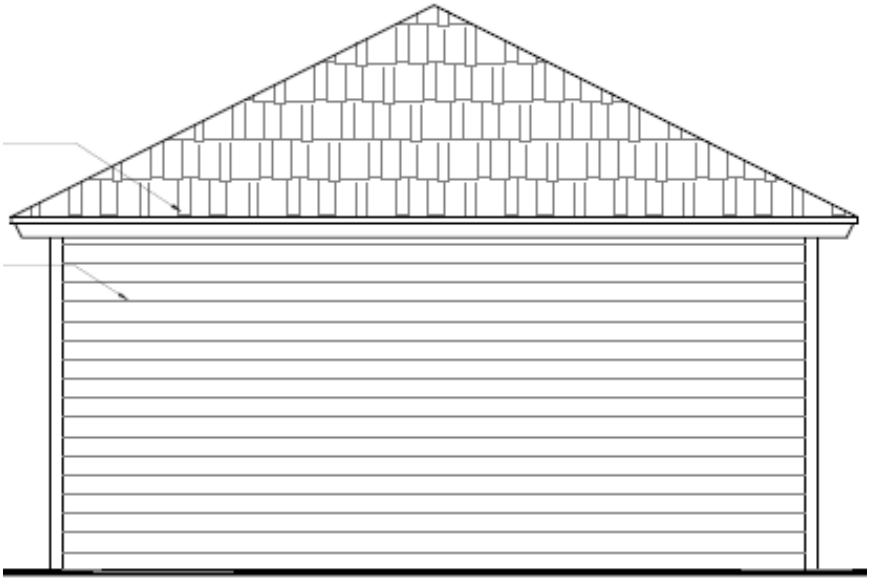
EAST ELEVATION – FRONT FACING ARLINGTON STREET

PROPOSED



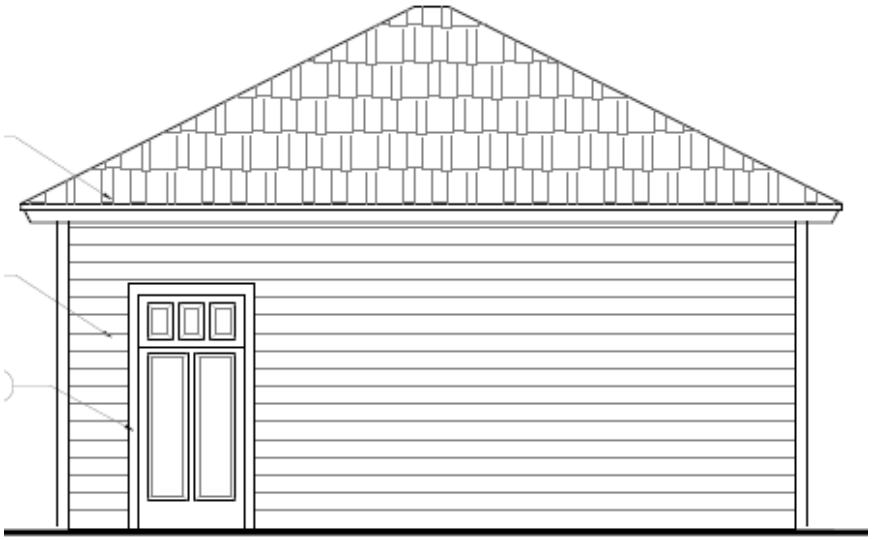
WEST (REAR) ELEVATION

PROPOSED



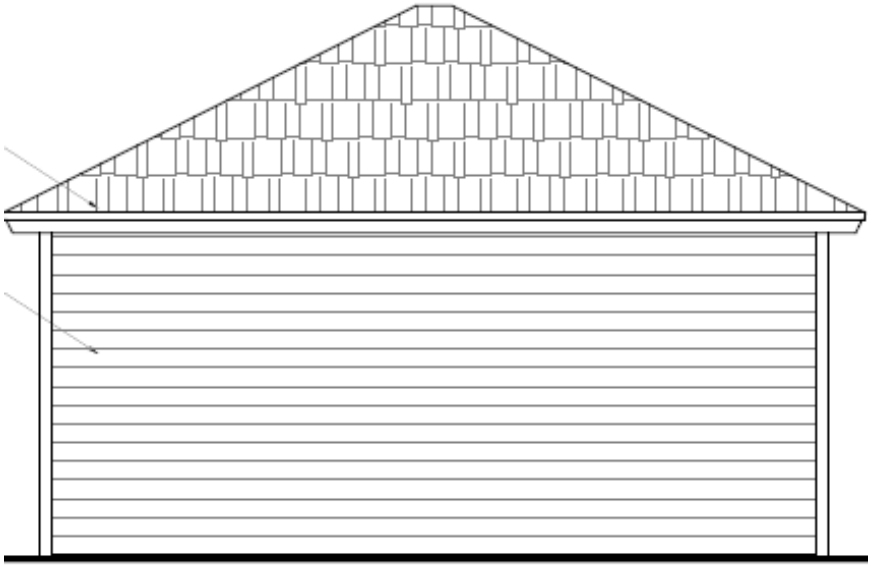
SOUTH SIDE ELEVATION

PROPOSED



NORTH SIDE ELEVATION

PROPOSED



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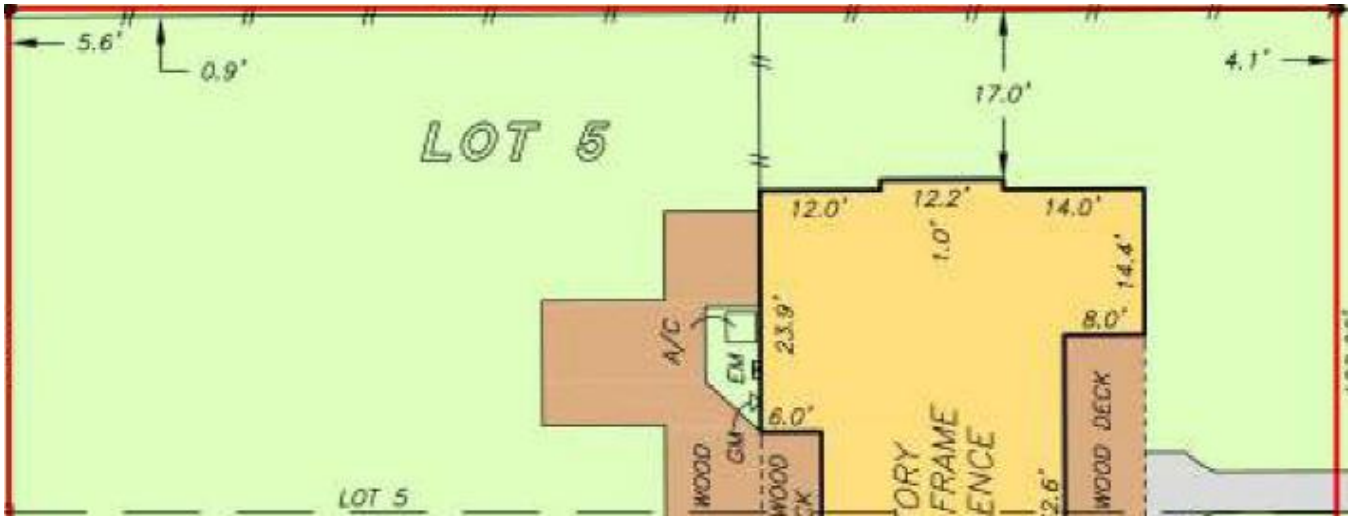
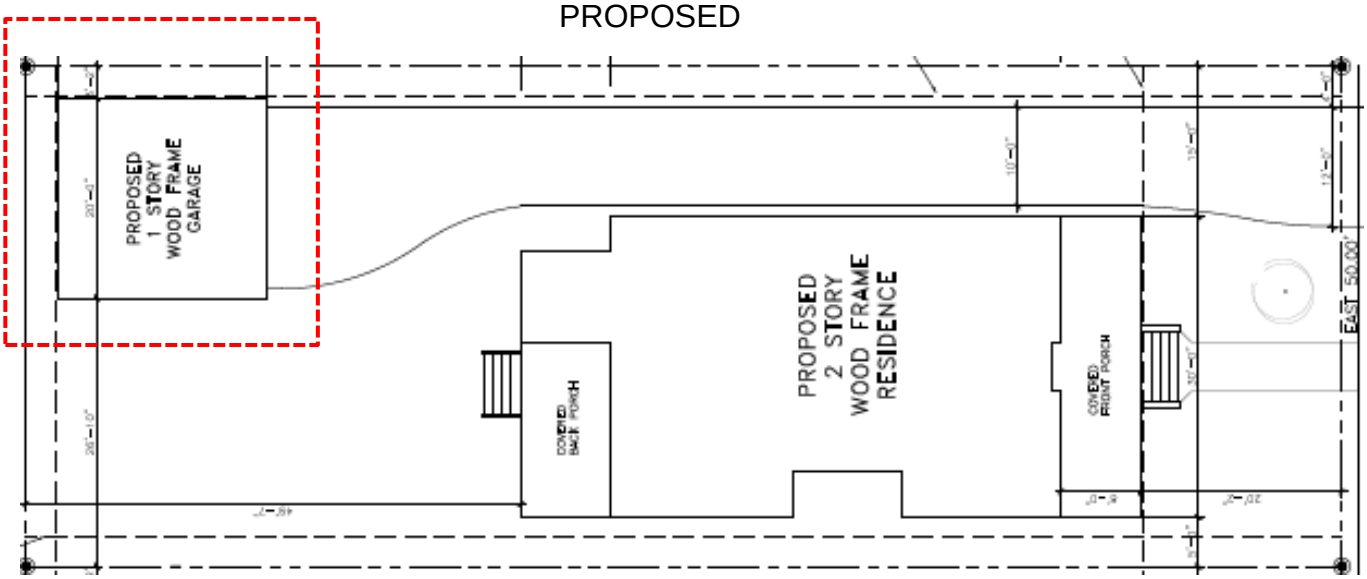
SITE PLAN

EXISTING NONCONTRIBUTING STRUCTURE TO BE DEMOLISHED



PROPOSED



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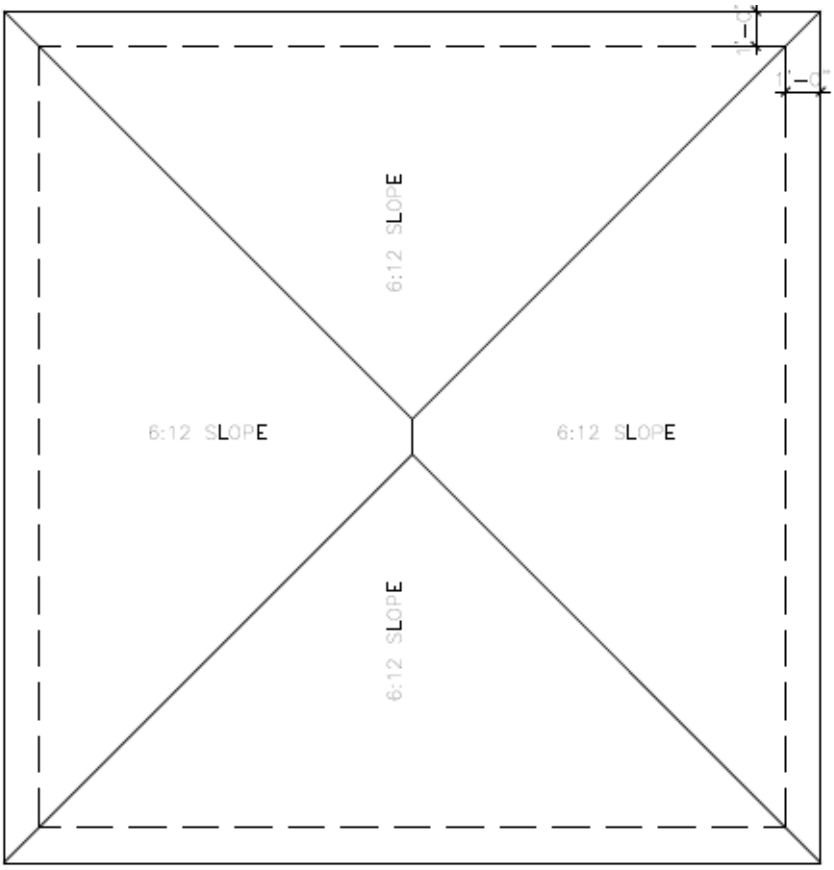
ROOF PLAN

PROPOSED



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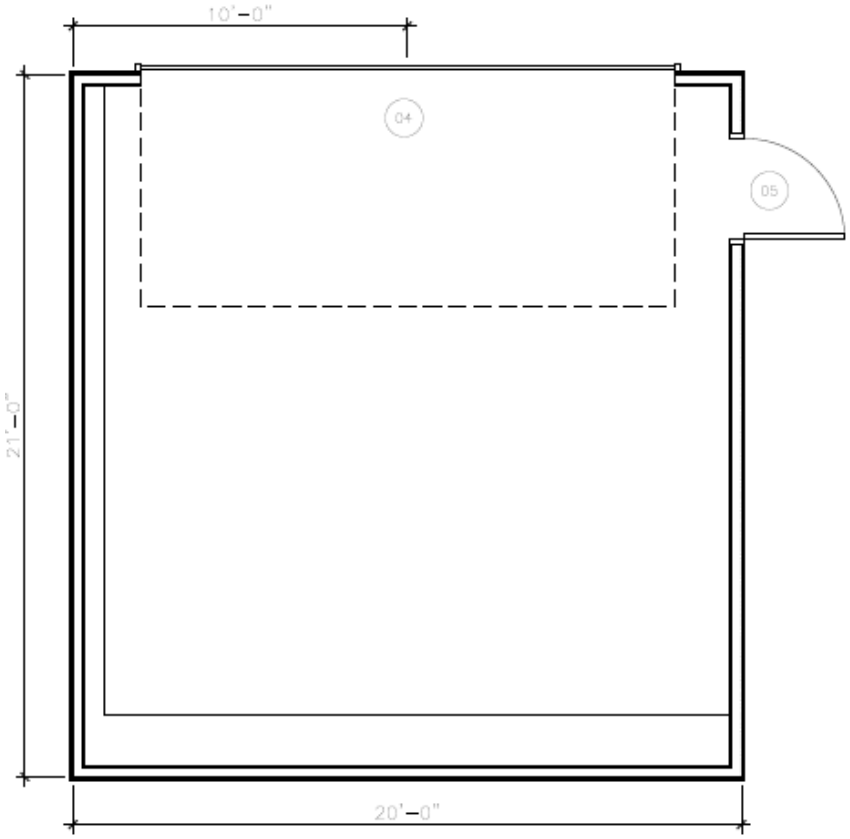
FIRST FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: Garage will measure 20’ wide by 21’ deep and will feature an eave height of 9’.

Setbacks: The garage will be constructed to within 3’ of the north property line, 9’ of the rear property line, and 26’ 10” of the south side property line.

Foundation: Reinforced concrete slab on grade.

Windows/Doors: The garage will feature a double width garage door facing the street and a pedestrian door facing the south.

Exterior Materials: Garage will be clad in cementitious siding.

Roof: Hipped roof with a 6:12 pitch.

Front Elevation: (East) The cementitious siding on the north and east wall, the garage door, as well as the roof structure, will be the only exterior features visible from the right of way.