

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Mike Shelton, Harvard Heights for Michael Spencer, owner

Property: 534 Arlington St, Lot 20, Block 287, Houston Heights Subdivision. The property includes a historic 1,190 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: New Construction – Garage

Construct a 1,344 square foot, two-story, alley-loading garage at the rear of the property.

See enclosed application materials and detailed project description on p. 4-14 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(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; and objects in the historic district;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:
 - (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
 - (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



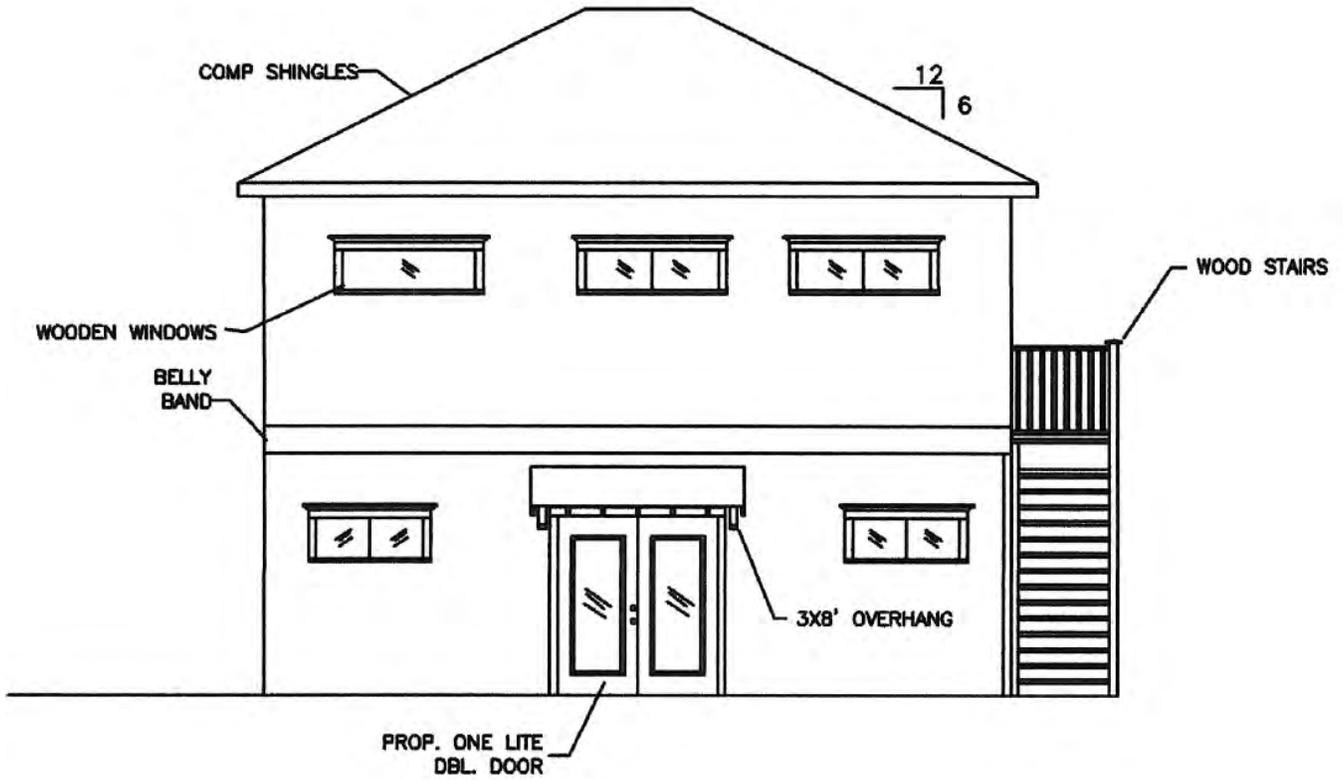
534 Arlington

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING ARLINGTON STREET

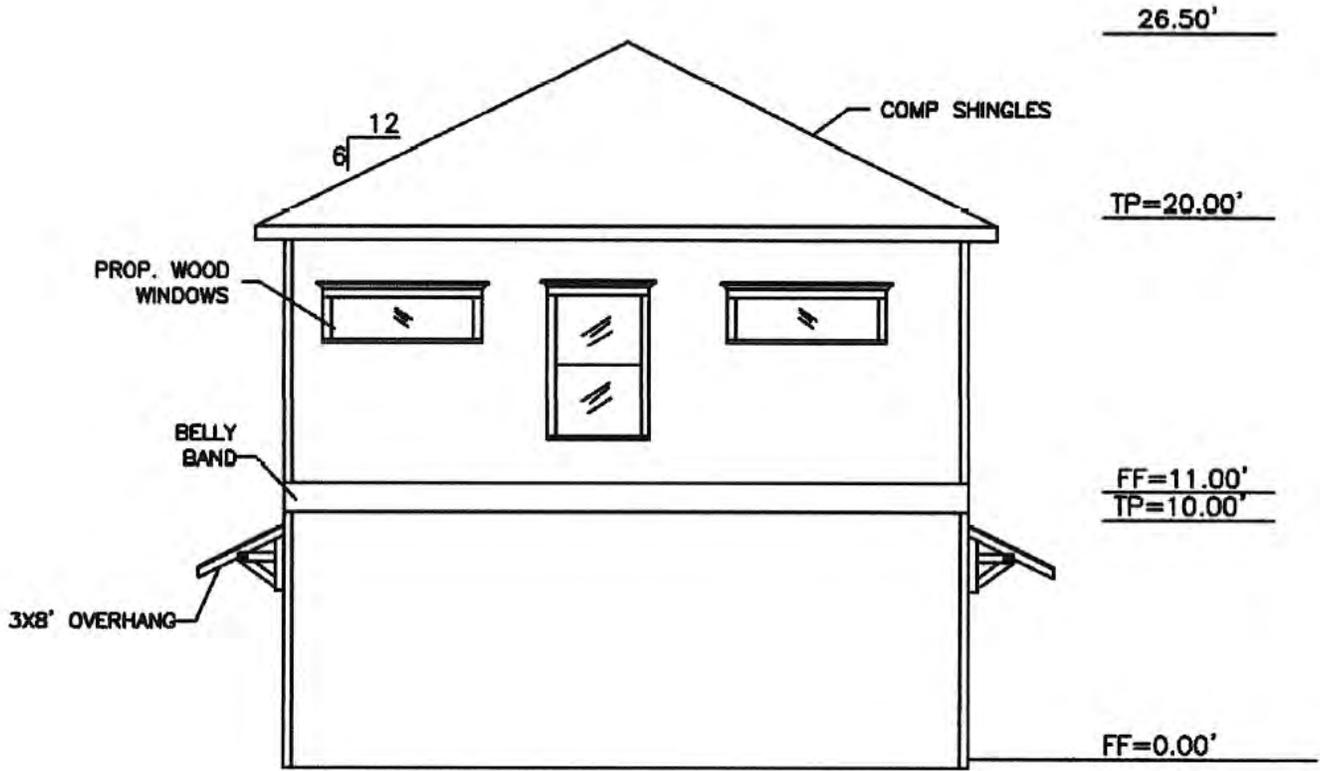
PROPOSED



DR

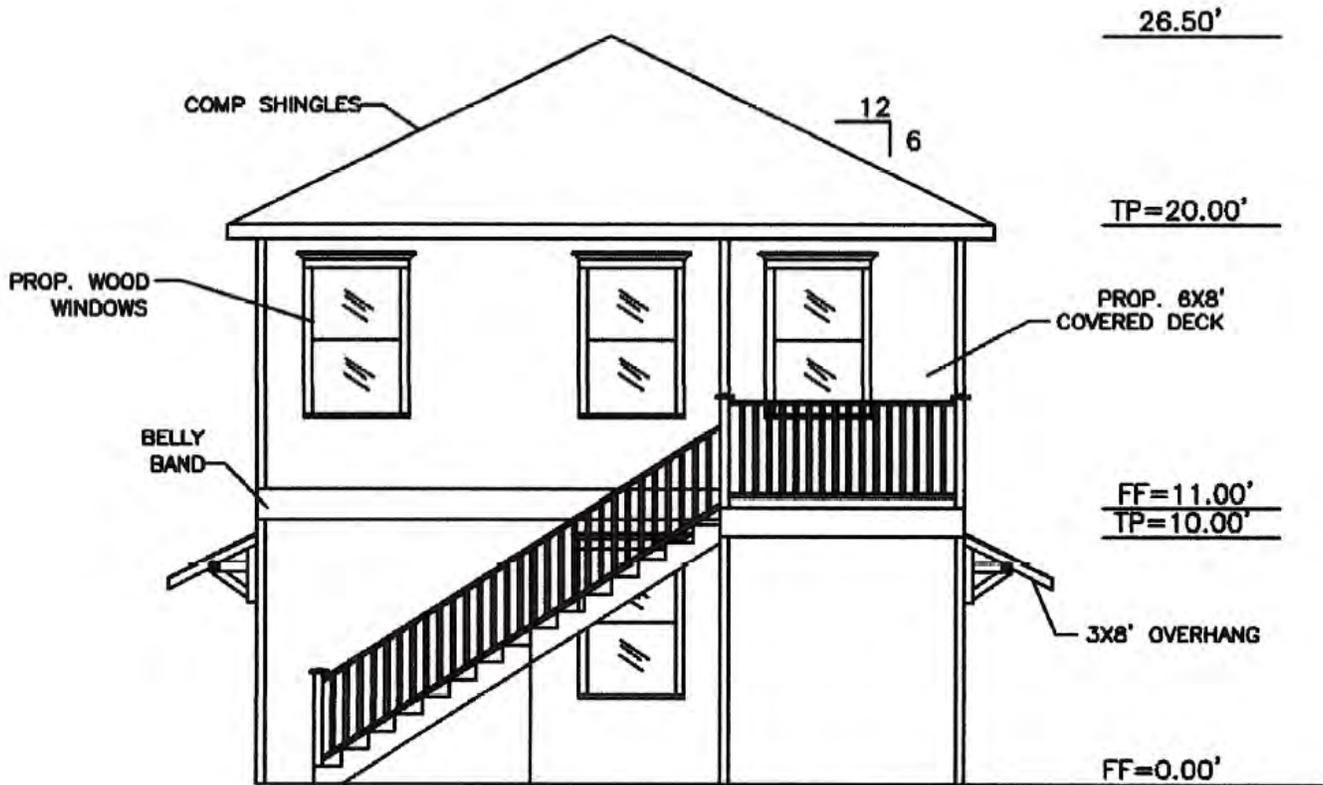
NORTH SIDE ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

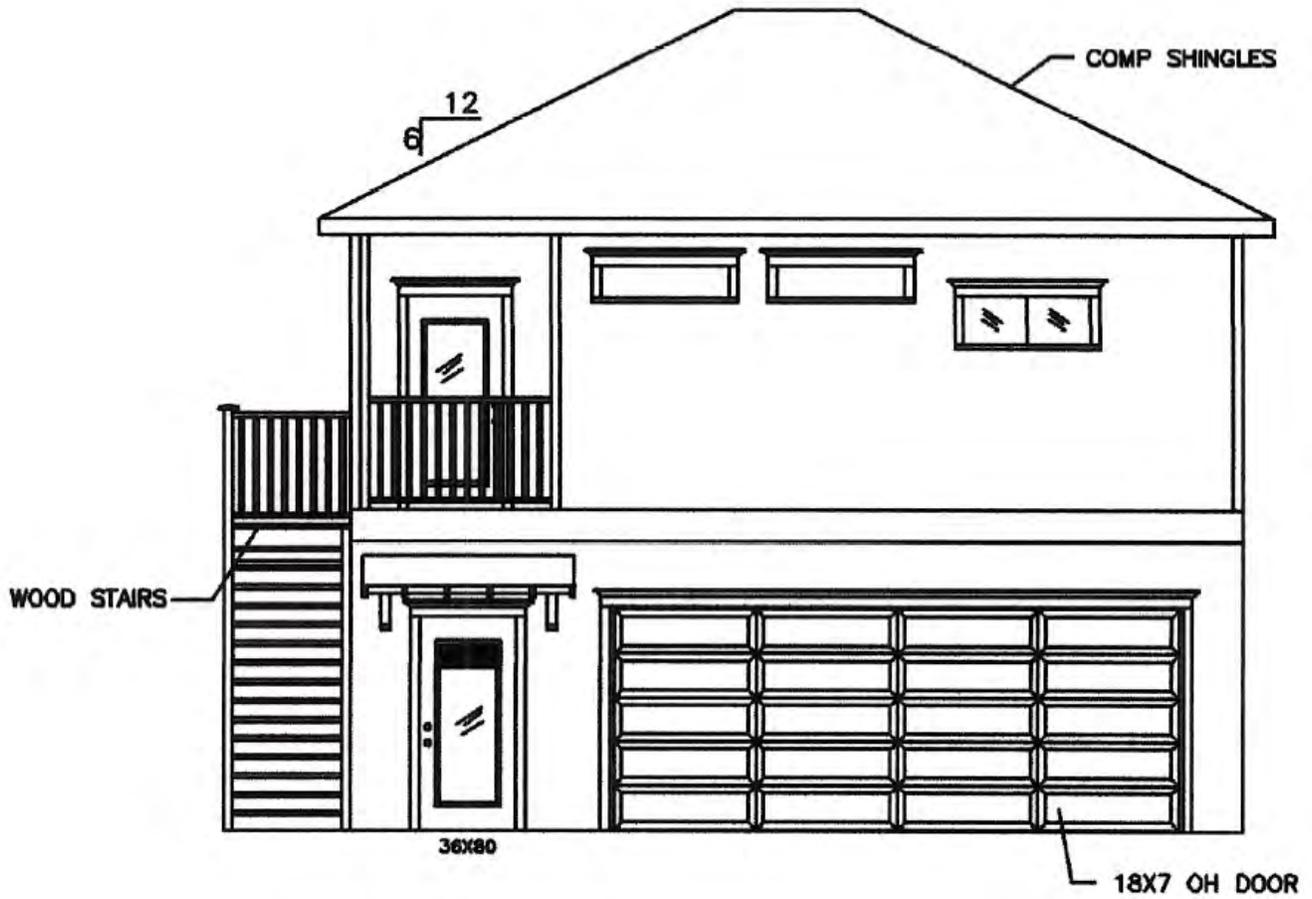
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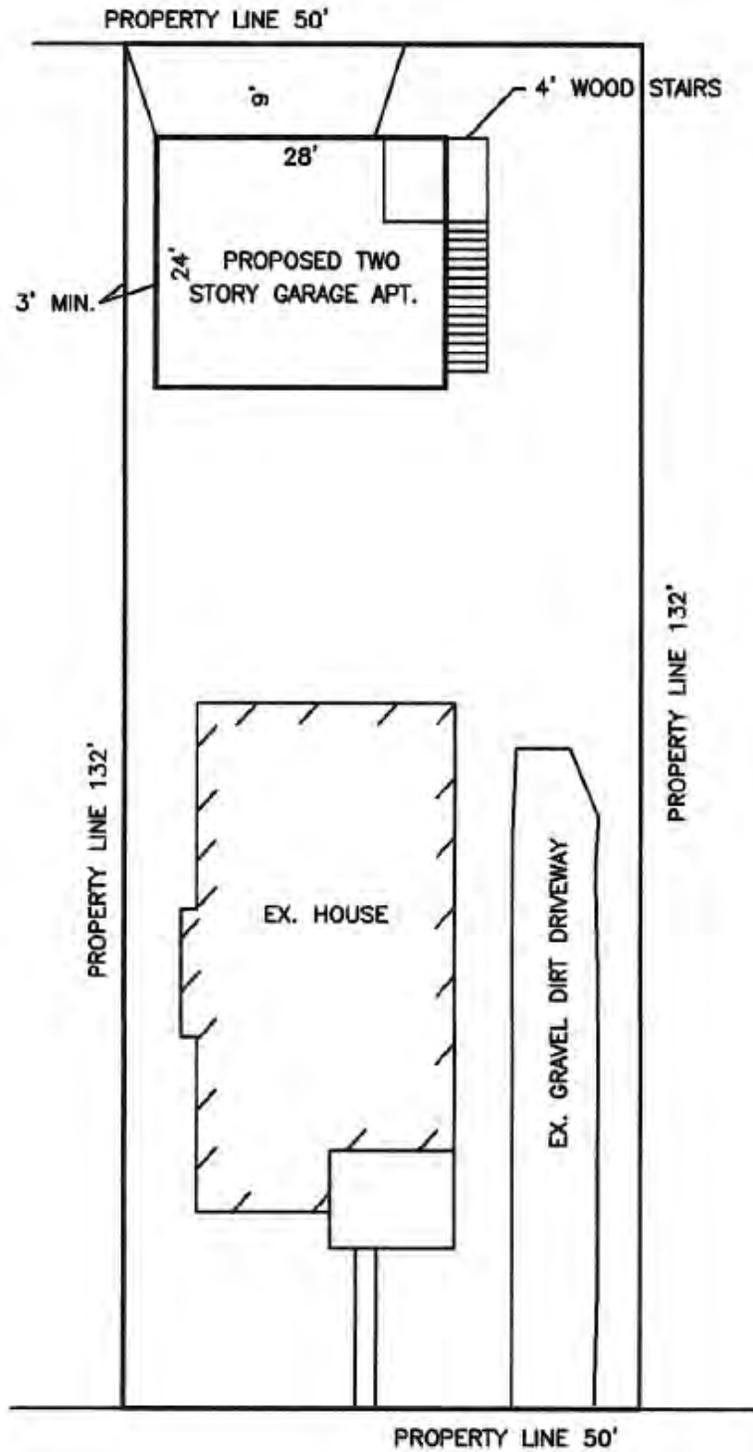
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EAST (REAR) ELEVATION

PROPOSED

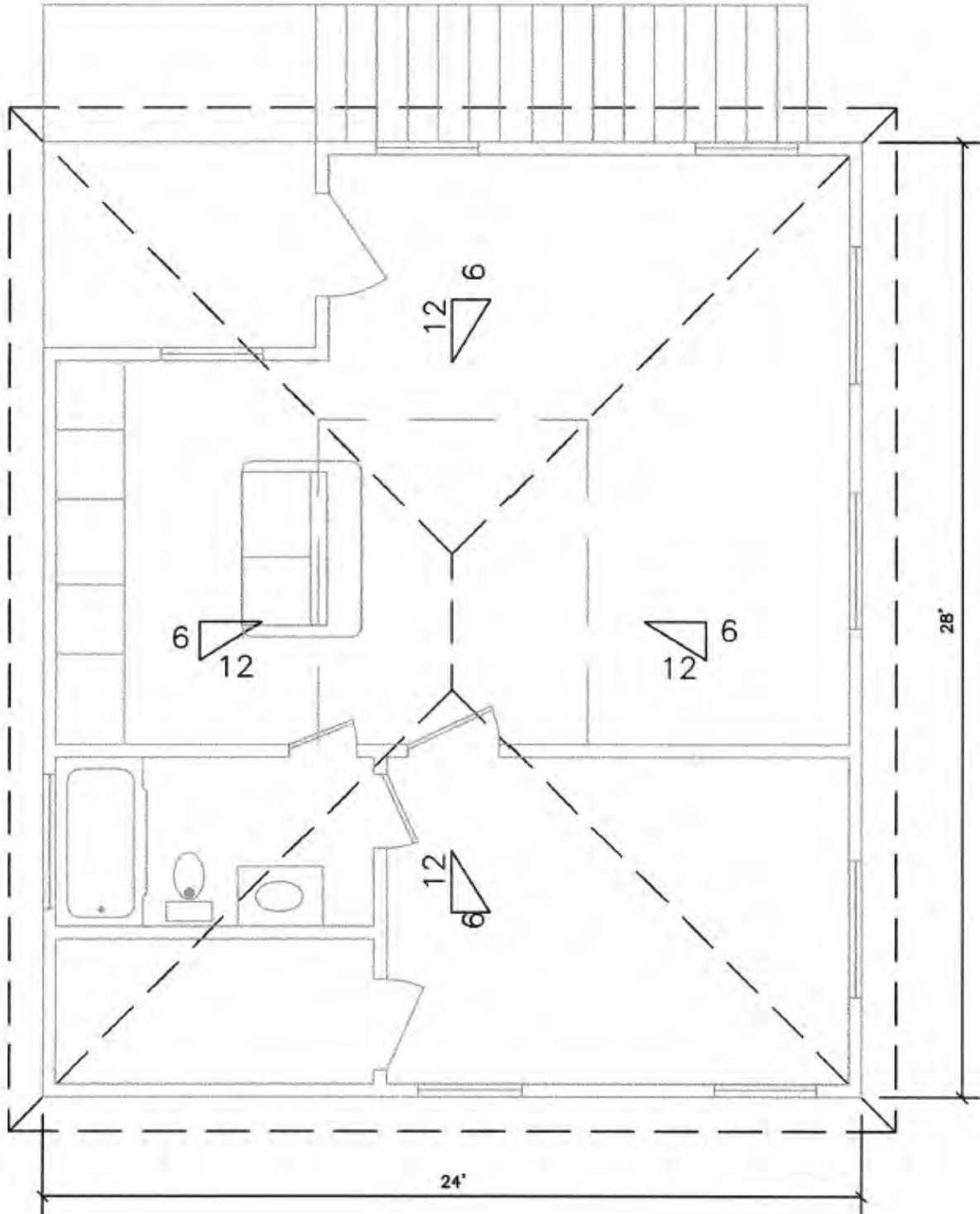


SITE PLAN
PROPOSED

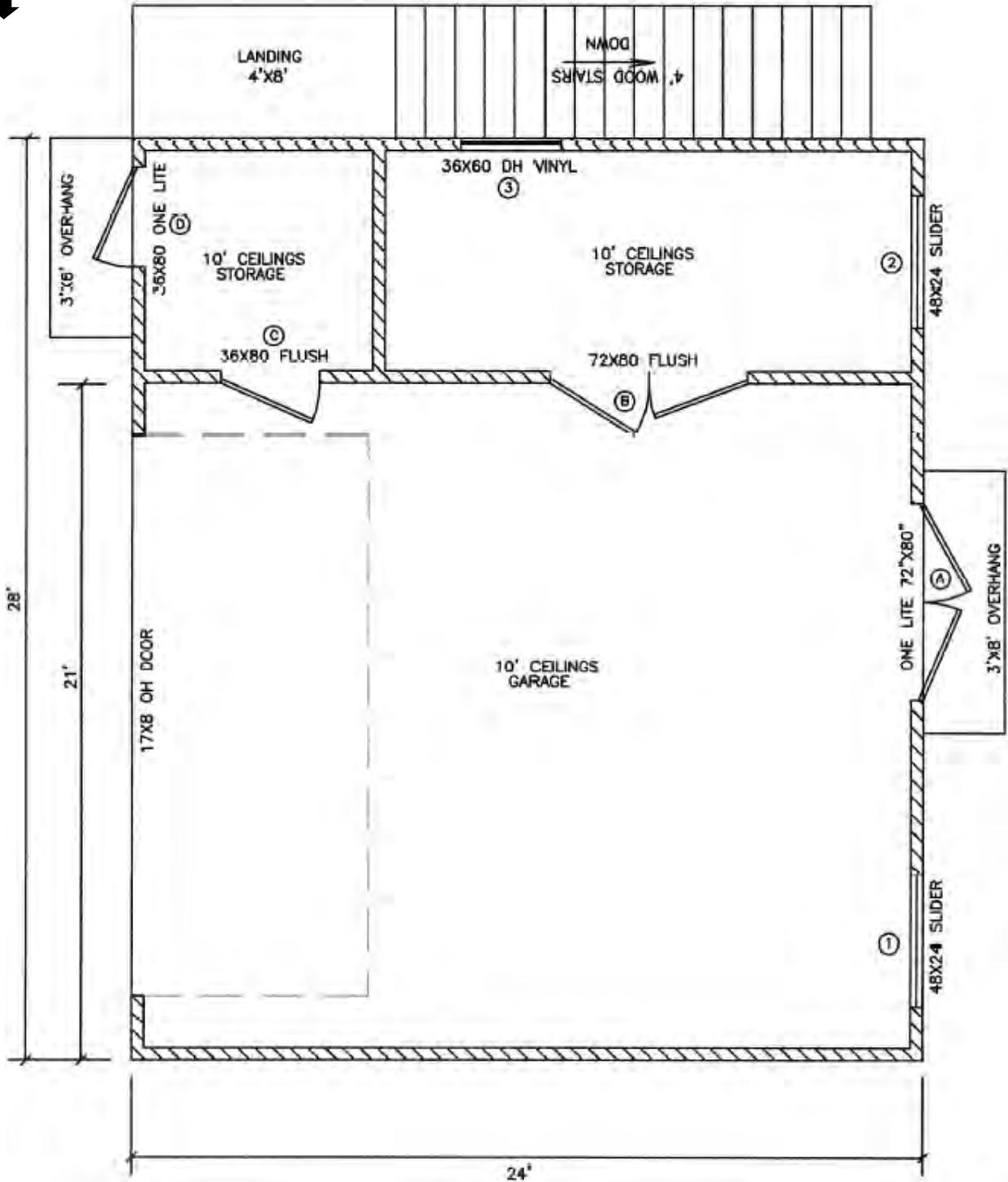


ROOF PLAN

PROPOSED

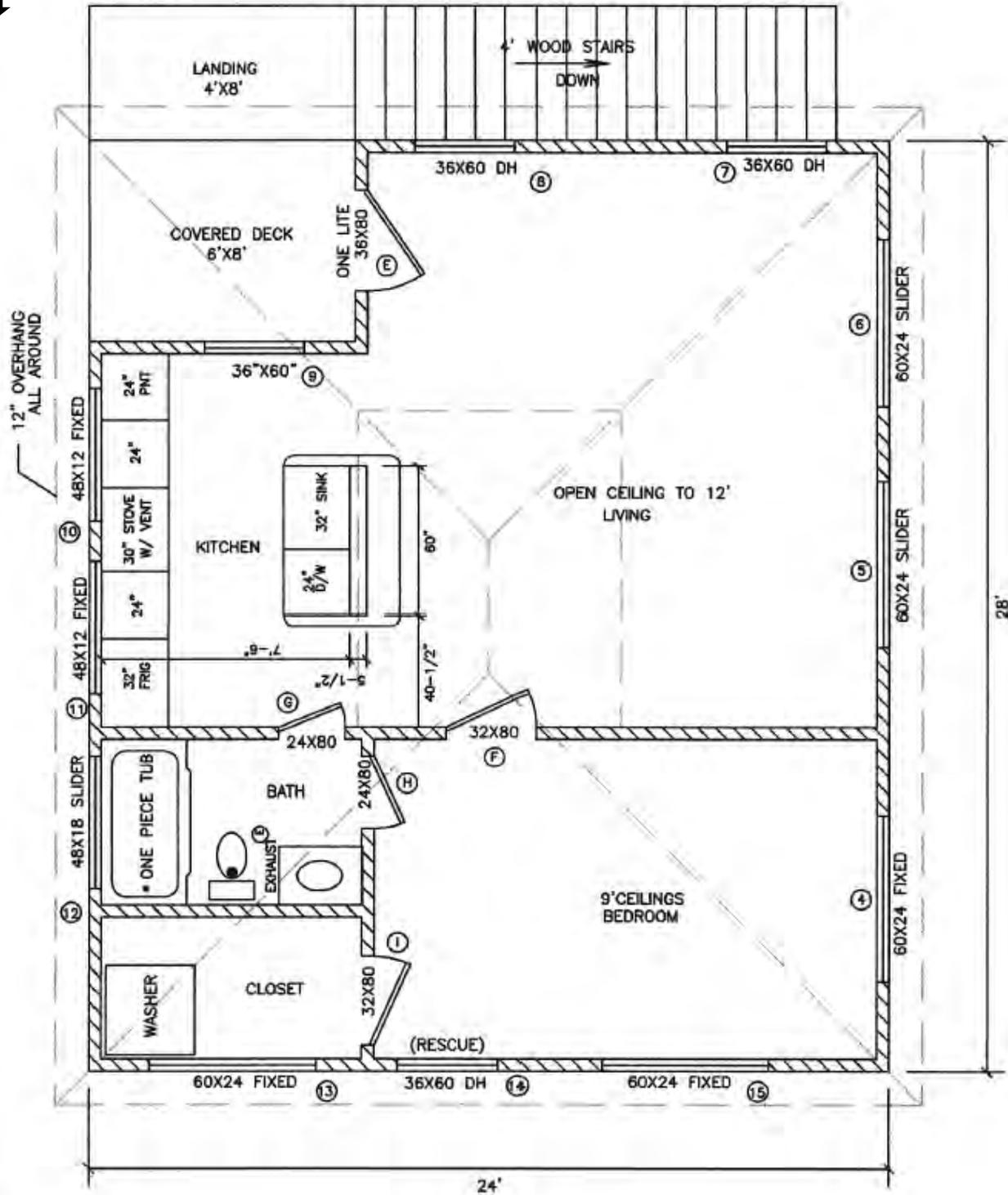


FIRST FLOOR PLAN
PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE

LOCATION	DOOR SIZE	REMARKS
A	72"x80"	METAL ONE LITE
B	72"x80"	INTERIOR
C	36"x80"	INTERIOR
D	36"x80"	METAL ONE LITE
E	36"x80"	METAL ONE LITE
F	32"x80"	INTERIOR
G	24"x80"	INTERIOR
H	24"x80"	INTERIOR
I	32"x80"	INTERIOR

WINDOW SCHEDULE

LOCATION	WINDOW SIZE	SILL HEIGHT	REMARKS
1	48"x24"	56"	WOOD SLIDER
2	48"x24"	56"	WOOD SLIDER
3	36"x60"	24"	VINYL DH
4	60"x24"	56"	WOOD FIXED
5	60"x24"	56"	WOOD SLIDER
6	60"x24"	56"	WOOD SLIDER
7	36"x60"	24"	WOOD DH
8	36"x60"	24"	WOOD DH
9	36"x60"	24"	WOOD DH
10	48"x12"	90"	WOOD FIXED
11	48"x12"	90"	WOOD FIXED
12	48"x18"	84"	WOOD SLIDER
13	36"x24"	56"	WOOD SLIDER
14	60"x24"	56"	WOOD FIXED
15	36"x60"	24"	WOOD DH (RESCUED)
	60"x24"	56"	WOOD FIXED

PROJECT DETAILS

Shape/Mass: The garage measures 28' wide by 24' deep by 26'-6" tall.

Setbacks: The garage is setback 3' from the north property line and 9 feet from the east (rear) property line.

Foundation: The garage will have concrete grade beams 8" above finished grade.

Windows/Doors: The garage has wood double-hung, fixed and slider windows, an overhead garage door and metal pedestrian doors.

Exterior Materials: The garage will be clad in 6 inch cementitious siding with a 1" by 12" belly band and a 1" by 6" band below the soffit.

Roof: The roof has a 6-over-12 pitch, a 20' eave height, a 26'-6" ridge height and a 12" overhang. Two 3' by 8' shed roofs cover entrances located on the first floor.

Front Elevation: The garage contains a pair of double doors, two slider windows on the first floor, and two slider windows and a fixed window on the second-floor. A 4' by 8' stair leading to the second floor is located to the south.

Side Elevation: The garage contains a 1-over-1 window is located on the first floor and three 1-over-1 windows on the second floor.

Side Elevation: The garage contains two fixed windows and 1-over-1 windows on the second floor.

Rear Elevation: Not visible from public right-of-way.