

CERTIFICATE OF APPROPRIATENESS

Application Date: May 24, 2021

Applicant: Alexander Ridgway, Brickmoon Design, for Gretchen L. Murray, owner

Property: 1026 Arlington Street, Lot 20, Block 220, Houston Heights Subdivision. The property includes a historic 1,314 square foot, one-story wood frame single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition

Applicant is proposing to add a two-story addition to the rear of an existing one-story historical home. The applicant is proposing the following:

- The existing structure will not be changed except for one column at the front porch. The applicant would like to have a symmetrical entry to the home. The same columns will be used but moved down to make them symmetrical. Staff verified that the porch has been altered and the columns aren't original.
- Remove the rear addition of the existing home due to it not being original and adding a two-story addition. Photos provide evidence that that addition is not in the same architectural language as the original house and the Sanborn process that.
- The original house will have the exterior updated by cleaning it and painting it without changing the material. Currently, there is composition siding with 10.5" exposure and wood trim. The new addition will have complimentary material which would be Hardie siding with 5" exposure to have contrast with the original. The addition will also have its first floor flushed with the existing first floor. First floor will have a ceiling height of ten feet and a second-floor ceiling height of nine feet. The two-story addition ridge height will be below thirty feet in height from grade.

Public Comment: No public comment received.

Civic Association: No comment received.

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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of missing 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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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.

-

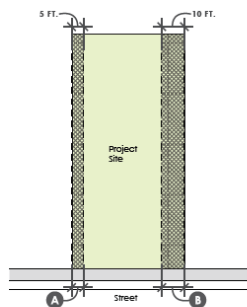
Maximum Lot Coverage (Addition and New Construction)

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 lot coverage percentage: 0.40
 Max lot coverage: 2,640
 Proposed Lot Coverage: 1,913

-

Side Setbacks (Addition and New Construction)



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

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

Proposed side setback (N): 5'-11 3/4"
 Proposed side setback (S): 9'-11 5/8"
 Cumulative side setback: 15'-10 7/8"

-

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: 2,904
Proposed FAR: 2,904

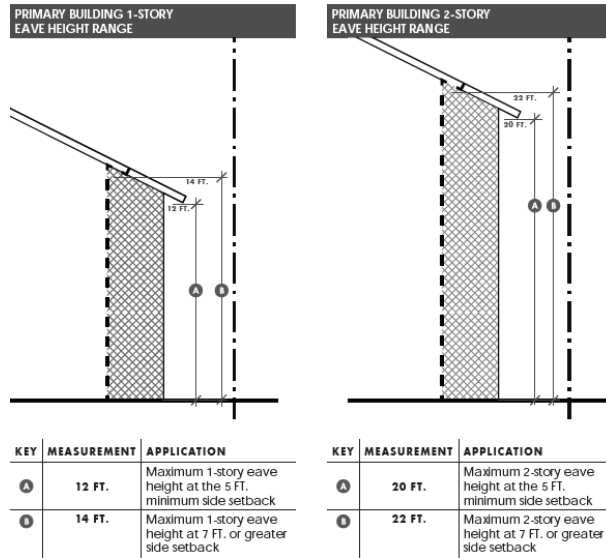
-

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

Max width: 23'-11"
Side Wall inset depth: 2'

Eave Height (Addition and New Construction)



Proposed eave height: 21'-11 3/4"

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 35"

Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed rear porch eave height: 11'- 7 1/2" (at the rear and can't be seen from the street)



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

CONTEXT AREA



Figure 1- 1028 Arlington, next door neighbor



Figure 2- 1024 Arlington, next door neighbor



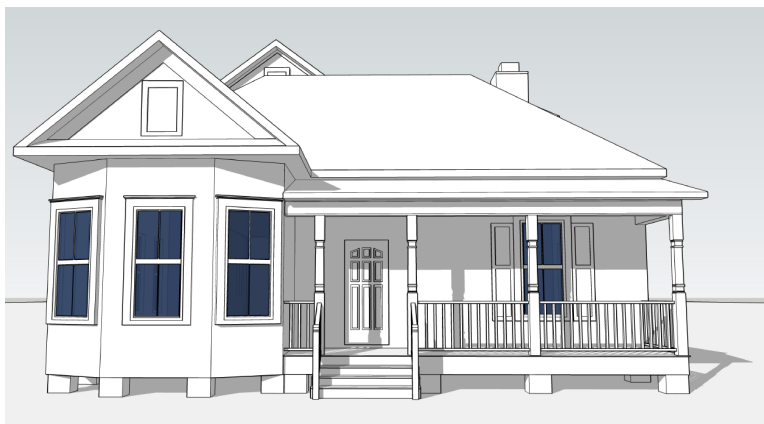
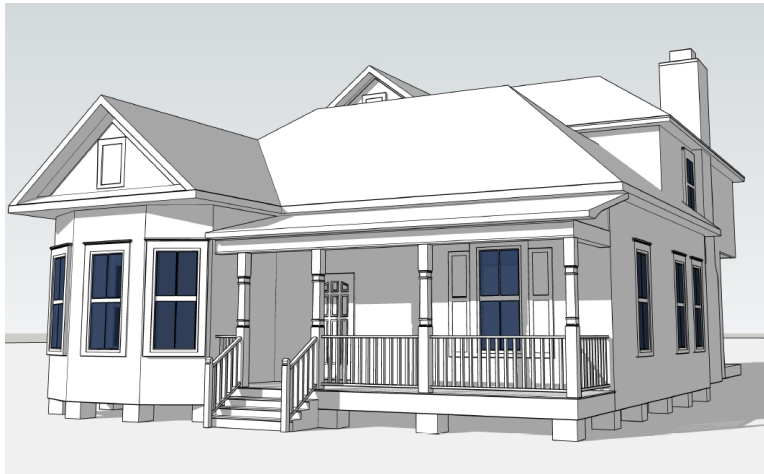
Figure 3- 1025 Arlington, opposite neighbor

INVENTORY PHOTO



3D RENDERING

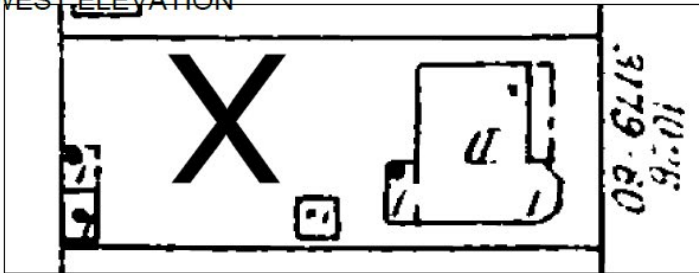
PROPOSED



SANBORN AND PHOTOS



WEST ELEVATION



SOUTH ELEVATION

REMOVING ADDITION

ORIGINAL TO REMAIN



EAST ELEVATION

REMOVING ADDITION



EAST & NORTH ELEVATION

05.24.21
1026 ARLINGTON ST.
MURRAY RESIDENCE

BUILDING ASSESSMENT RECORDS
HARRIS COUNTY ARCHIVES

IMPROVEMENTS		Price Per Sq. Ft.	Percent Good	Other Bldgs.	Total All Bldgs.
No. Sq. Ft.	\$				
1413	2820	2.00	65	1	1880

LAND VALUE		Unit Value	Front Ft. Value - - \$
Front x Depth	Factor		
50 x 132 @ 11	-113		620
TOTAL			620

GAR (400) 20
 NOT STANDARD
 14 24 (24)
 38 6 OP
 6 5/P (90)
 37 51 28
 14 8
 14 6

APPRALS	P. - Fu. \$ Fu. \$ Ec. \$ \$	Value - without depreciation - \$
Dec 1465	4.00	5860
OP 144	1.20	170
S/P 90	2.50	230
GR 400	.50	200
LESS 5574		6460
		3580
		2910

APPRAISER'S name & date
 1/23/68
 H. B. ...
 TOTAL VALUE \$ 2910
 FOR 1969 104 \$ 1160
 5390 - 1540

APPLICANT'S PHOTOS

PORCH DETAILS

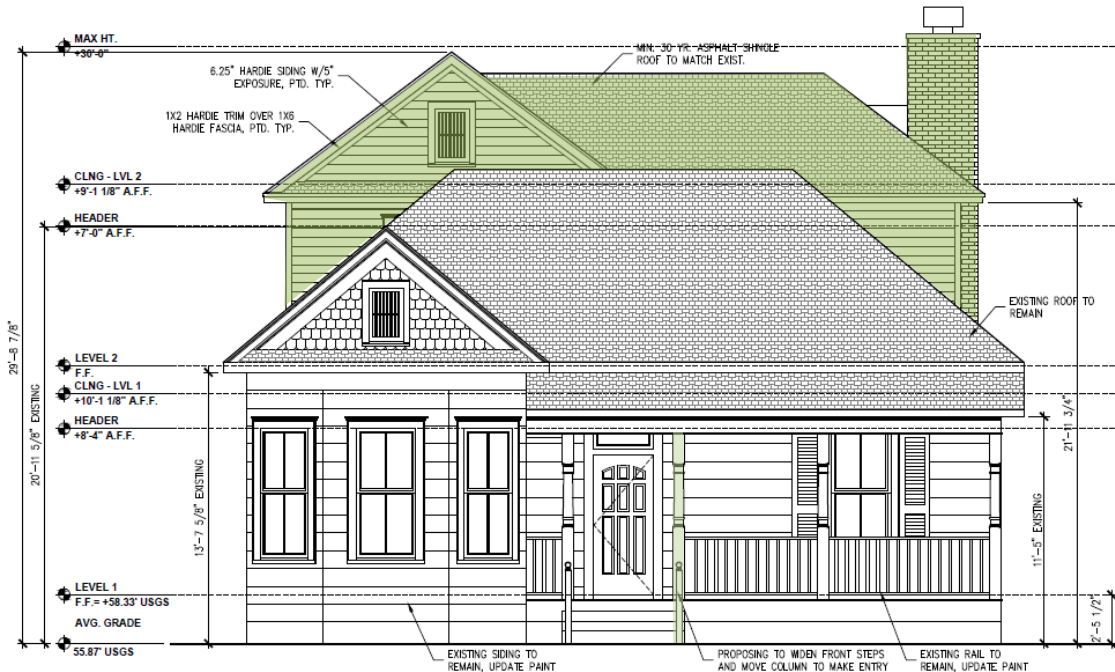


WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

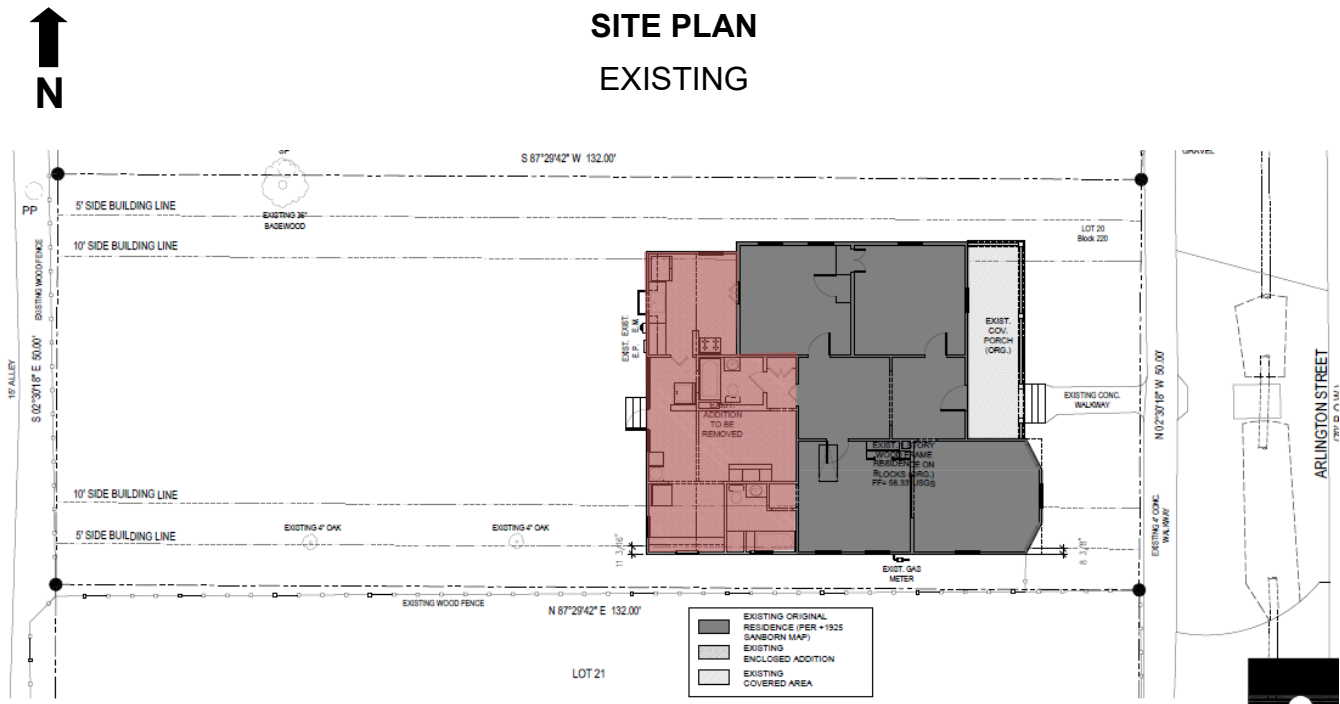
EXISTING



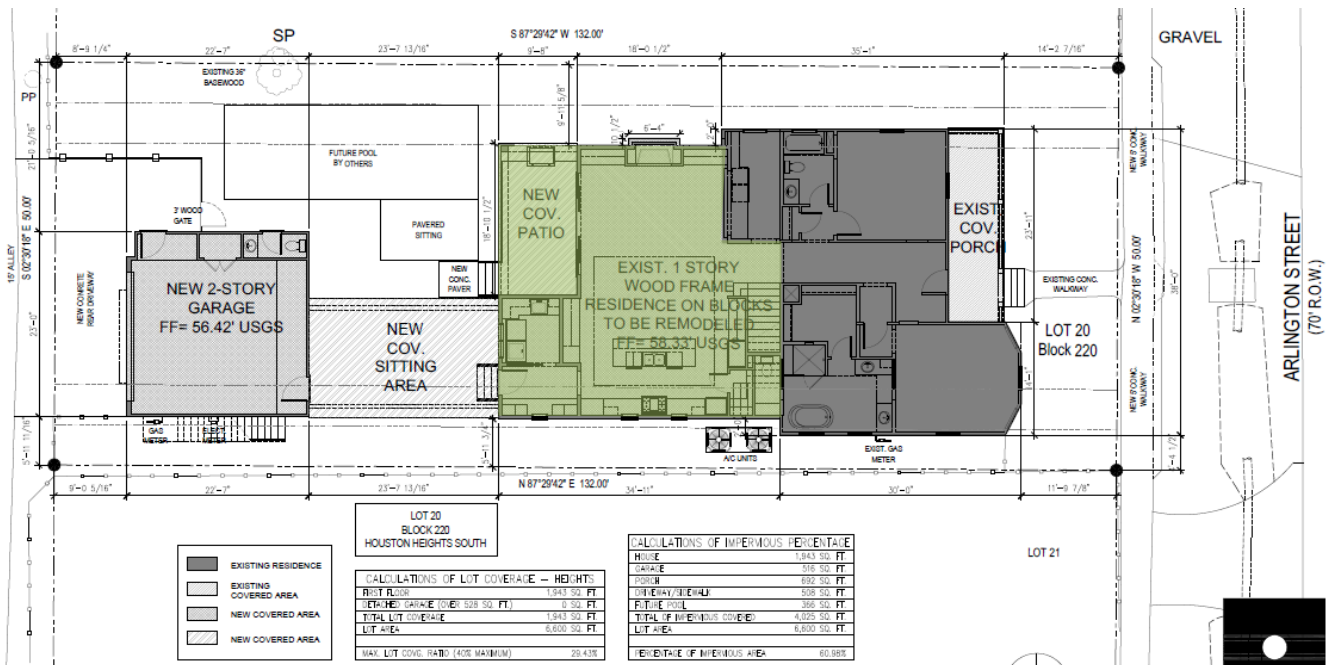
PROPOSED



**SITE PLAN
EXISTING**

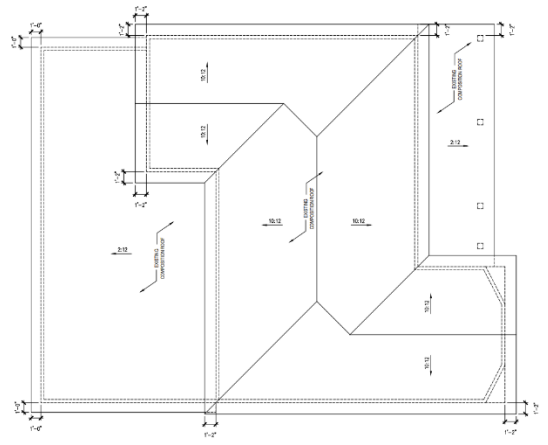


PROPOSED

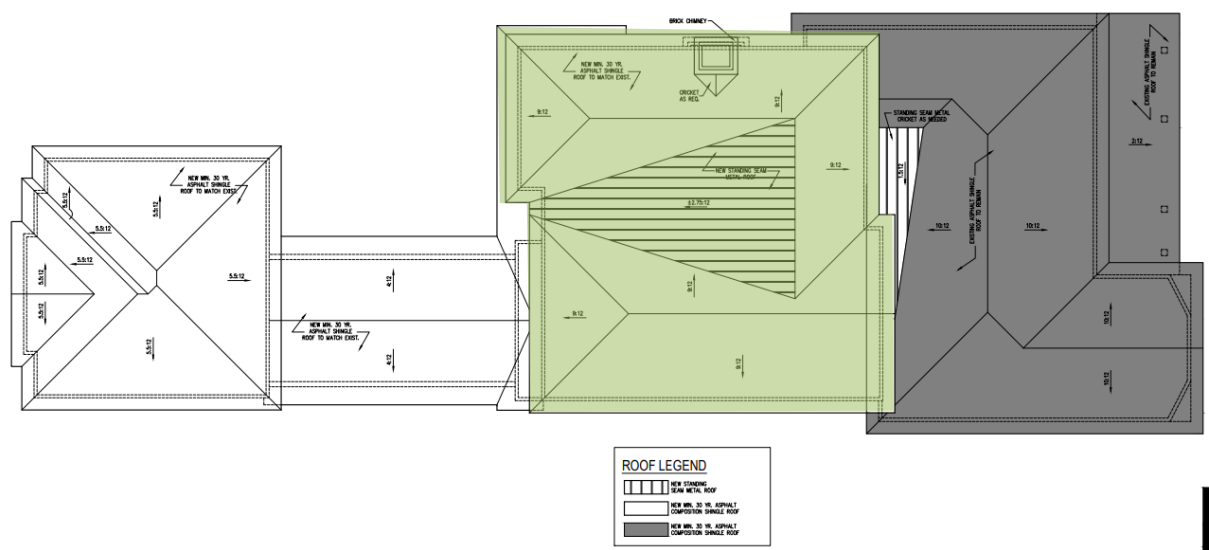




ROOF PLAN EXISTING



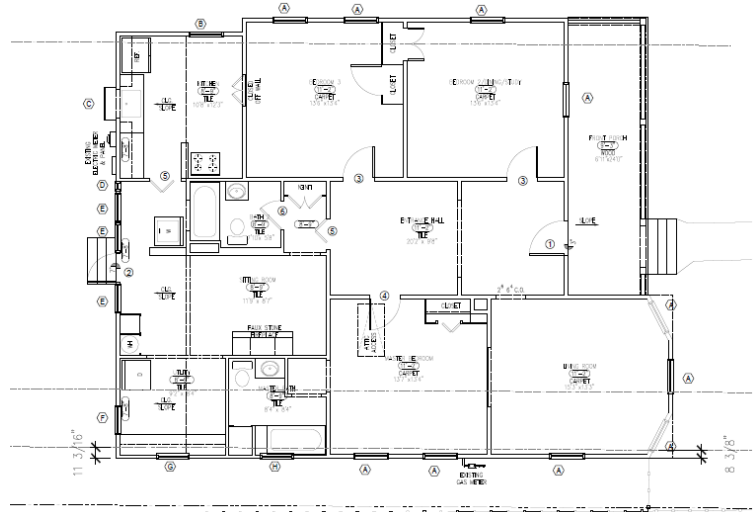
PROPOSED



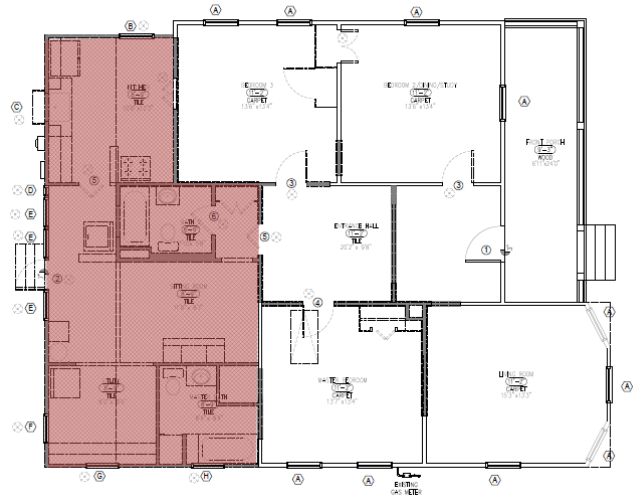


FIRST FLOOR PLAN

EXISTING



DEMO

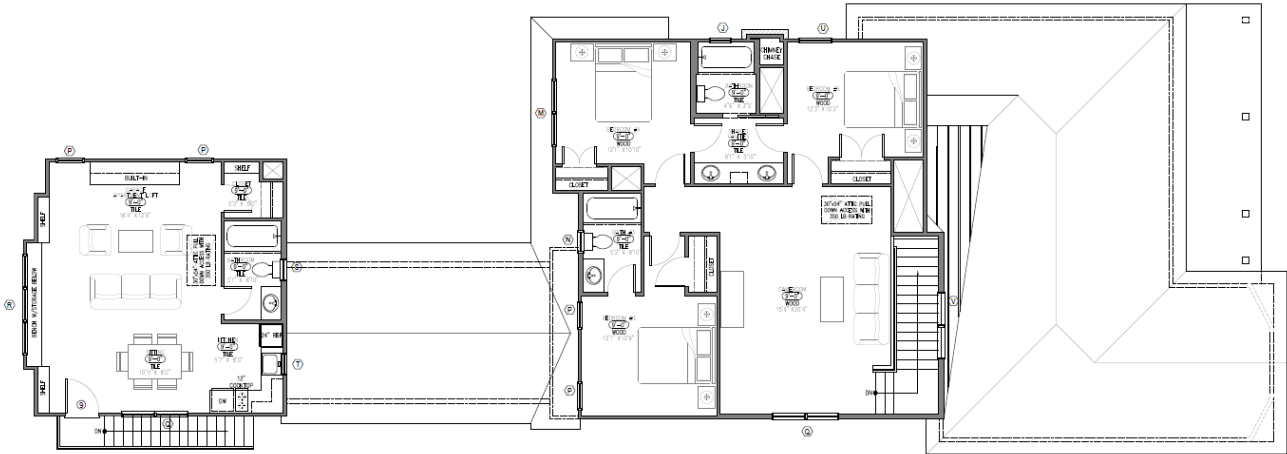


PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	10	3'-0"	6'-6"	SINGLE HUNG	2x4	2 - BEDROOM 2 2 - BEDROOM 3 2 - MASTER BEDROOM 4 - LIVING ROOM
(B)	1	3'-0"	4'-10"	SINGLE HUNG	2x4	KITCHEN
(C)	1	2'-5"	2'-9"	FIXED	2x4	KITCHEN
(D)	1	0'-10"	3'-0"	FIXED	2x4	UTILITY
(E)	3	2'-6"	3'-0"	FIXED	2x4	UTILITY
(F)	1	2'-6"	2'-4"	FIXED	2x4	UTILITY
(G)	1	3'-0"	3'-4"	SINGLE HUNG	2x4	UTILITY
(H)	1	3'-0"	3'-4"	FIXED	2x4	MASTER BATH
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	7'-0"	EXTERIOR	2x4	ENTRY
(2)	1	2'-6"	6'-4"	EXTERIOR	2x4	SITTING ROOM
(3)	2	2'-6"	6'-8"	INTERIOR	2x4	BEDROOM 2, BEDROOM 3
(4)	1	2'-6"	6'-4"	INTERIOR	2x4	MASTER BEDROOM
(5)	2	2'-6"	6'-8"	INTERIOR	2x4	VESTIBULE, KITCHEN - FOLD DOOR
(6)	1	2'-6"	6'-8"	INTERIOR	2x4	BATHROOM 2

PROPOSED

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	9	3'-0"	6'-6"	SINGLE HUNG	2x4	2 - MASTER BATHROOM 4 - MASTER BEDROOM 2 - GUEST BEDROOM 1 - GUEST BATH
(B)	1	3'-0"	4'-10"	SINGLE HUNG	2x4	KITCHEN (TO BE REMOVED)
(C)	1	2'-5"	2'-9"	FIXED	2x4	KITCHEN (TO BE REMOVED)
(D)	1	0'-10"	3'-0"	FIXED	2x4	UTILITY (TO BE REMOVED)
(E)	3	2'-6"	3'-0"	FIXED	2x4	UTILITY (TO BE REMOVED)
(F)	1	2'-6"	2'-4"	FIXED	2x4	UTILITY (TO BE REMOVED)
(G)	1	3'-0"	3'-4"	SINGLE HUNG	2x4	UTILITY (TO BE REMOVED)
(H)	1	3'-0"	3'-4"	FIXED	2x4	MASTER BATH (TO BE REMOVED)
(J)	1	2'-0"	3'-0"	SINGLE HUNG	2x4	SHARED BATH
(K)	1	(2) 2'-2"	3'-0"	FIXED	2x4	UTILITY
(L)	3	2'-0"	4'-6"	FIXED	2x4	1 - MUD ROOM 2 - KITCHEN
(M)	1	(2) 3'-0"	5'-0"	SINGLE HUNG	2x4	1 - BEDROOM #4
(N)	1	2'-0"	3'-0"	FIXED	2x4	BATHROOM #3
(P)	4	2'-6"	5'-0"	CASEMENT	2x4	2 - BEDROOM #3 2 - GARAGE APARTMENT LOFT
(Q)	2	(2) 3'-0"	5'-0"	FIXED	2x4	1 - CAMEREROOM 1 - SITTING GARAGE APARTMENT LOFT
(R)	1	(3) 3'-0"	5'-0"	FIXED	2x4	SITTING GARAGE APARTMENT LOFT
(S)	1	2'-0"	3'-0"	FIXED	2x4	BATHROOM GARAGE APARTMENT LOFT
(T)	1	2'-0"	3'-0"	SINGLE HUNG	2x4	KITCHEN GARAGE APARTMENT LOFT
(U)	1	3'-0"	5'-0"	SINGLE HUNG	2x4	BEDROOM #5
(V)	1	(2) 3'-0"	3'-0"	FIXED	2x4	STAIR HALL

DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	7'-0"	EXTERIOR	2x4	ENTRY
(2)	1	2'-6"	6'-4"	EXTERIOR	2x4	SITTING ROOM
(3)	2	2'-6"	6'-8"	INTERIOR	2x4	BEDROOM 2, BEDROOM 3 (TO BE REMOVED)
(4)	1	2'-6"	6'-4"	INTERIOR	2x4	MASTER BEDROOM (TO BE REMOVED)
(5)	2	2'-6"	6'-8"	INTERIOR	2x4	VESTIBULE, KITCHEN - FOLD DOOR (TO BE REMOVED)
(6)	1	2'-6"	6'-8"	INTERIOR	2x4	BATHROOM 2 (TO BE REMOVED)
(7)	1	12'-8"	8'-0"	EXTERIOR	2x4	LIVING ROOM
(8)	1	3'-0"	8'-0"	EXTERIOR	2x4	MUD ROOM
(9)	3	3'-0"	6'-8"	EXTERIOR	2x4	2 - CAR GARAGE 1 - APARTMENT LOFT
(10)	2	2'-6"	6'-8"	INTERIOR	2x4	BEDROOM 2, BEDROOM 3

APPLICANT'S MATERIAL

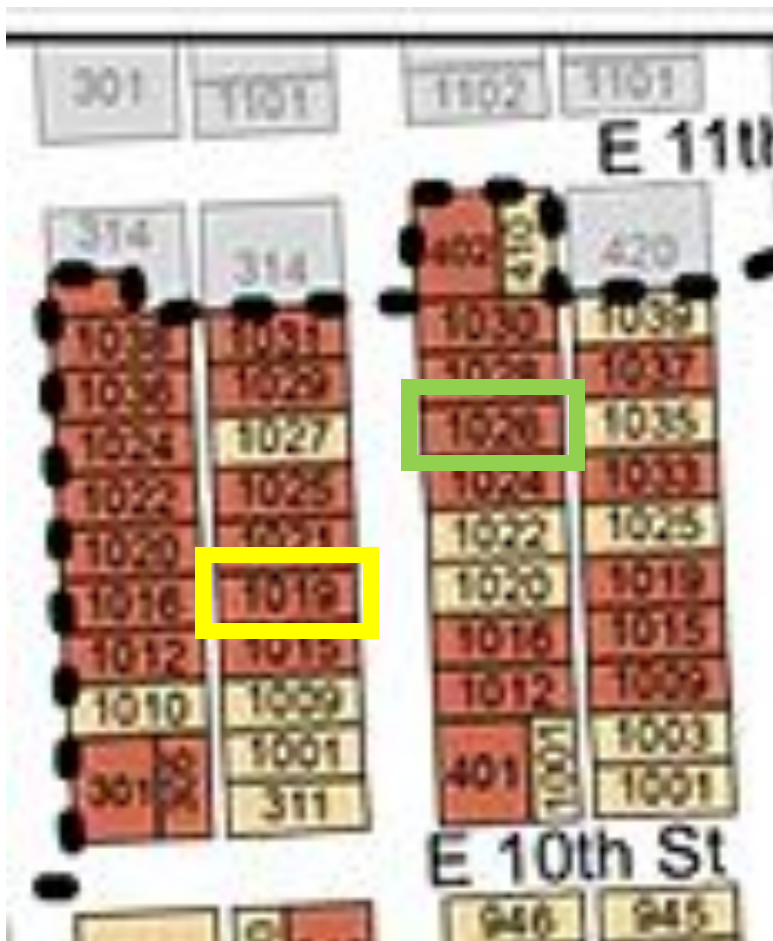


brickmoon
DESIGN

Project: 1026 Arlington St.

Respondent: Alex Ridgway

Respondent Contact: 281-501-2712



1019 Arlington

