

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: New Construction – Two story detached garage.

The applicant is proposing to construct a 526 Sq Ft new garage with a 526 Sq Ft garage apartment above at the rear of the home. The garage will be accessed through the rear alley of the home. It will also have the same architectural exterior language as the new proposed addition to the main house. It will have exterior Hardie siding and Hardie trim.

The proposed scope of work meets Heights Design Guidelines.

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(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;
- (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.

HEIGHTS DESIGN GUIDELINES

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

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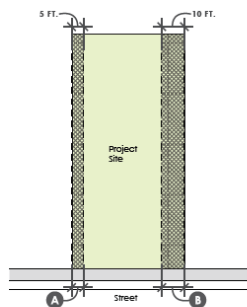
Maximum Lot Coverage (Addition and New Construction)

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

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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"

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Maximum Floor Area Ratio (Addition and New Construction)

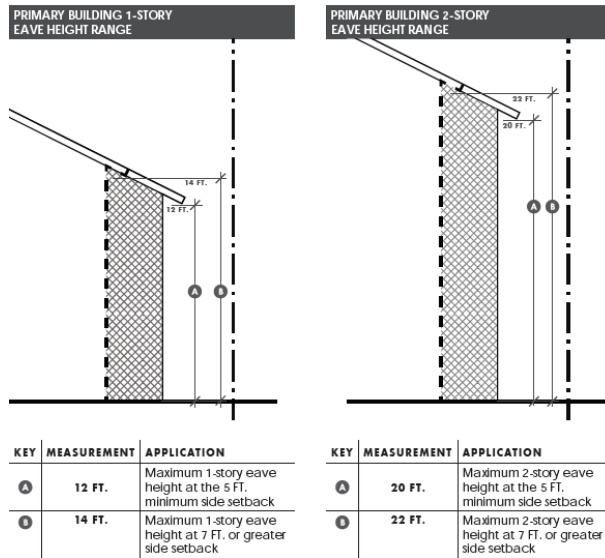
LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40



Existing Lot Size: 6,600
Max FAR: 2,904
Proposed FAR: 2,904

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Eave Height (Addition and New Construction)



Proposed eave height: 19'-4 1/2"

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

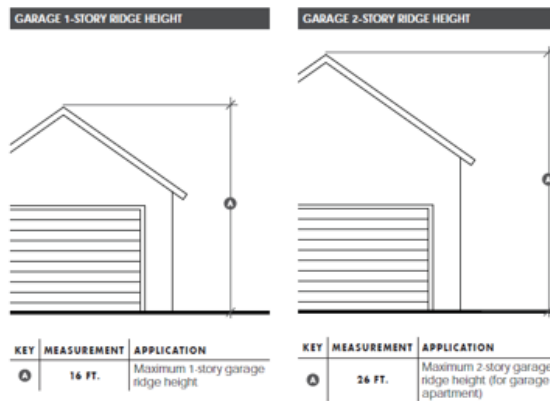
Proposed finished floor: 9"
Proposed first floor plate height: 9'
Proposed second floor plate height: 9'

Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback is 8'- 9 1/4" as it's a rear-facing garage



Max ridge height is 25'-7 7/8"



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

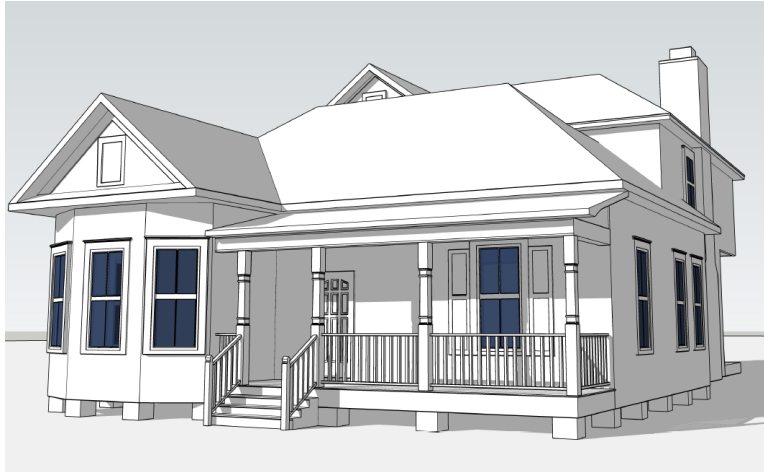
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



3D RENDERING

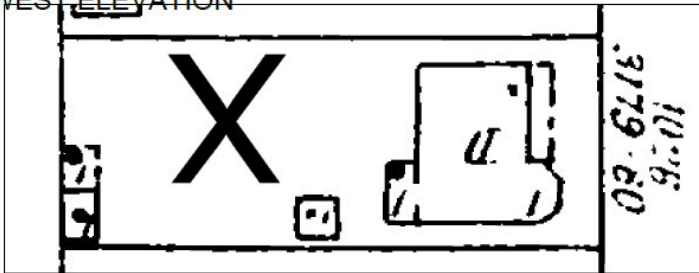
PROPOSED



SANBORN AND PHOTOS



WEST ELEVATION



SOUTH ELEVATION

REMOVING ADDITION

ORIGINAL TO REMAIN



EAST ELEVATION

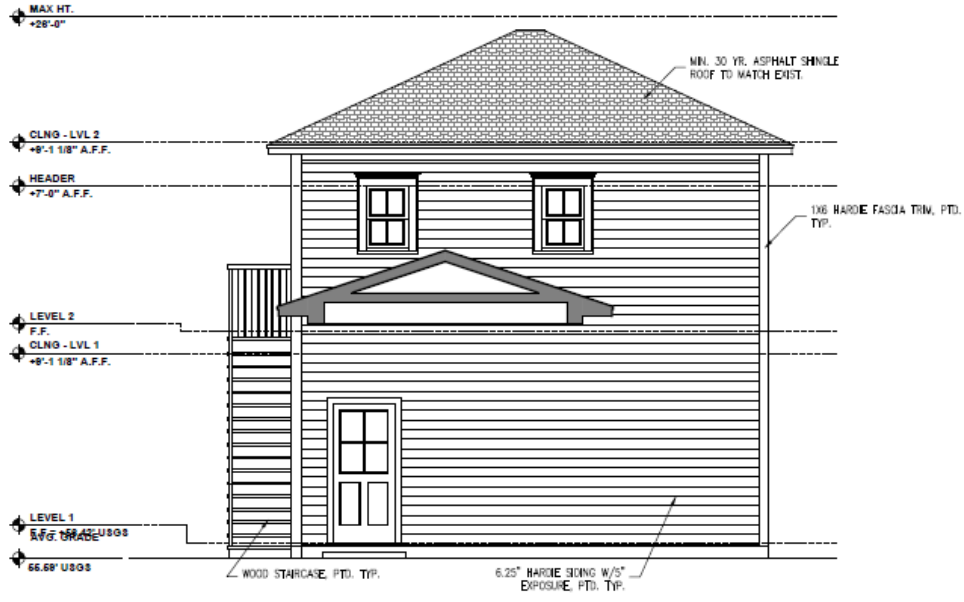
REMOVING ADDITION



EAST & NORTH ELEVATION

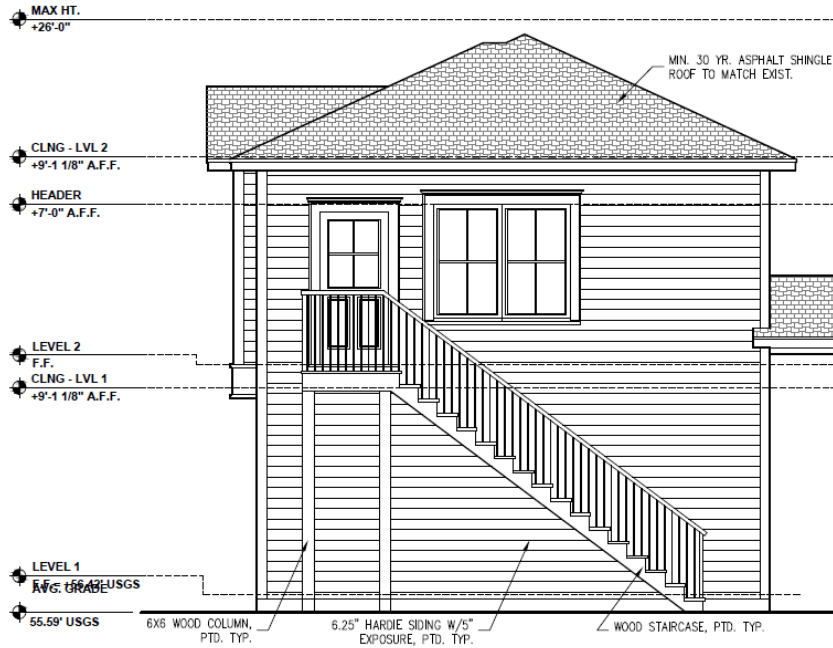
05.24.21
1026 ARLINGTON ST.
MURRAY RESIDENCE

WEST ELEVATION
PROPOSED

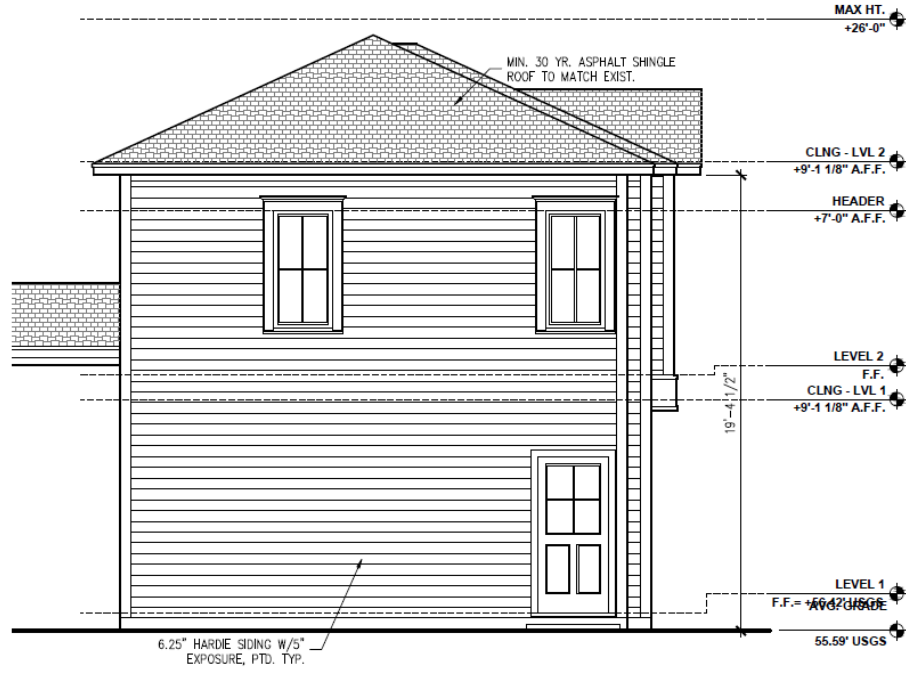


NORTH SIDE ELEVATION

PROPOSED



SOUTH SIDE ELEVATION
PROPOSED



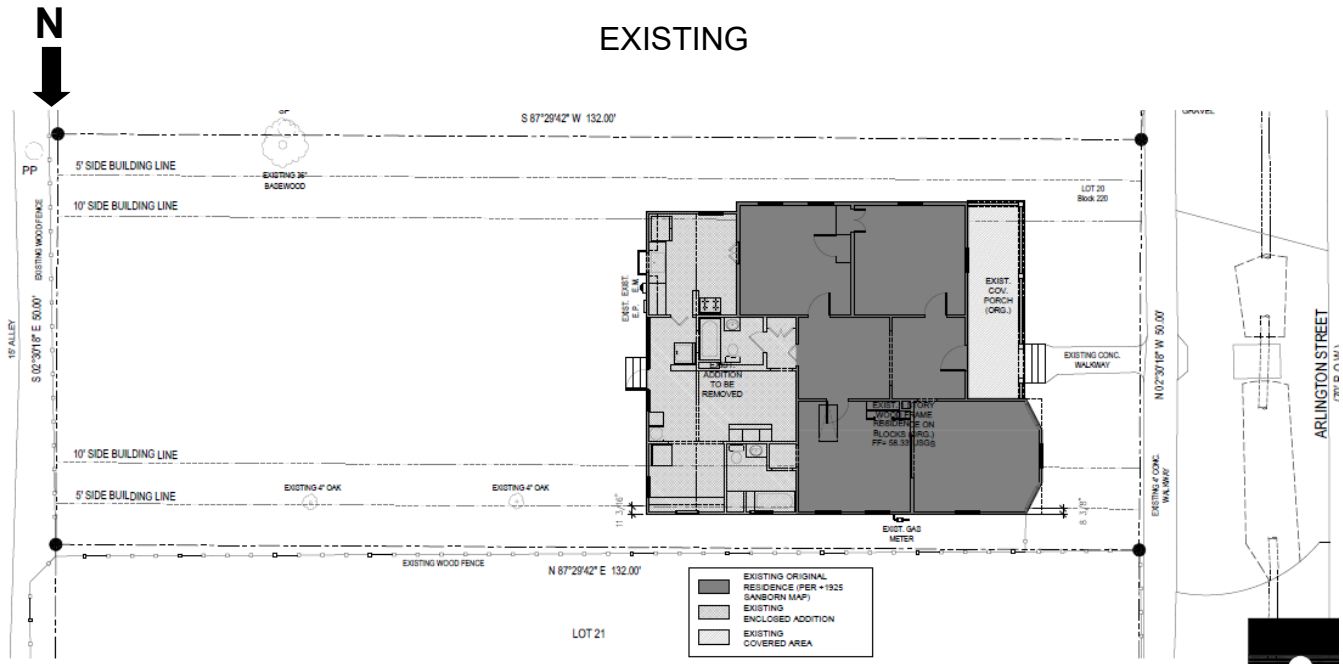
WEST (REAR) ELEVATION

PROPOSED

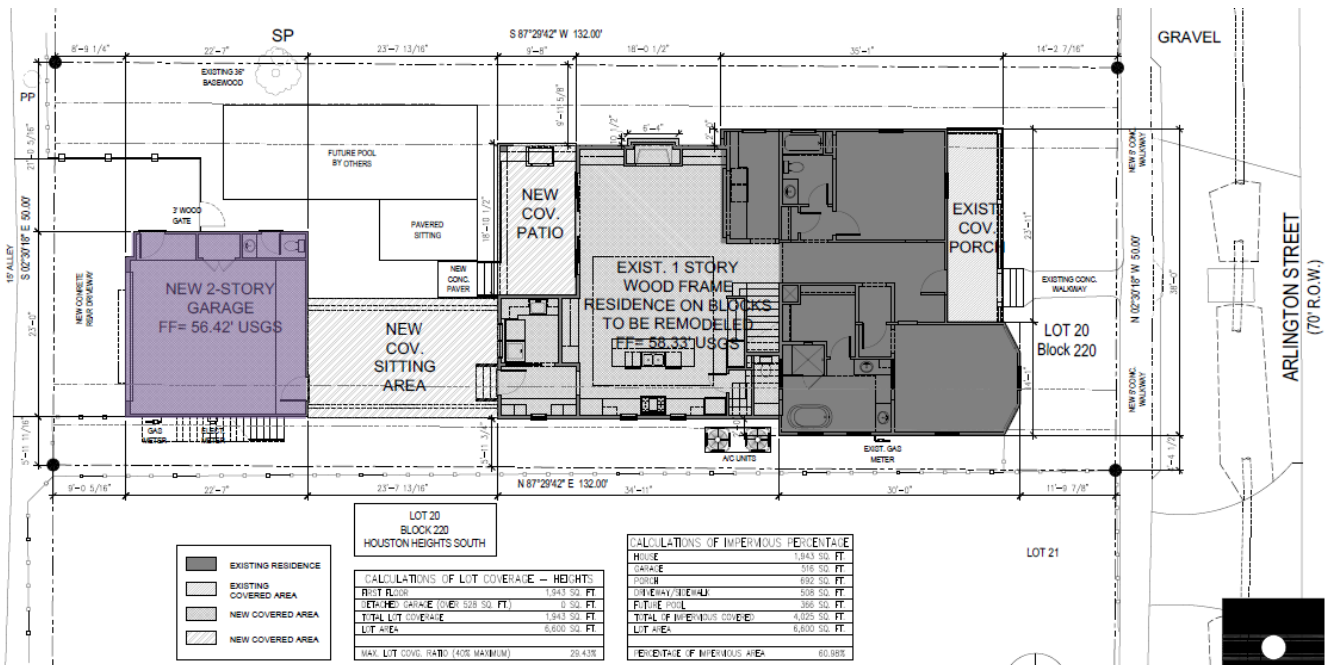


SITE PLAN

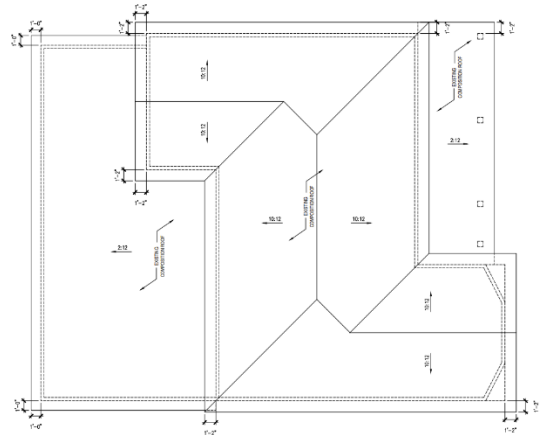
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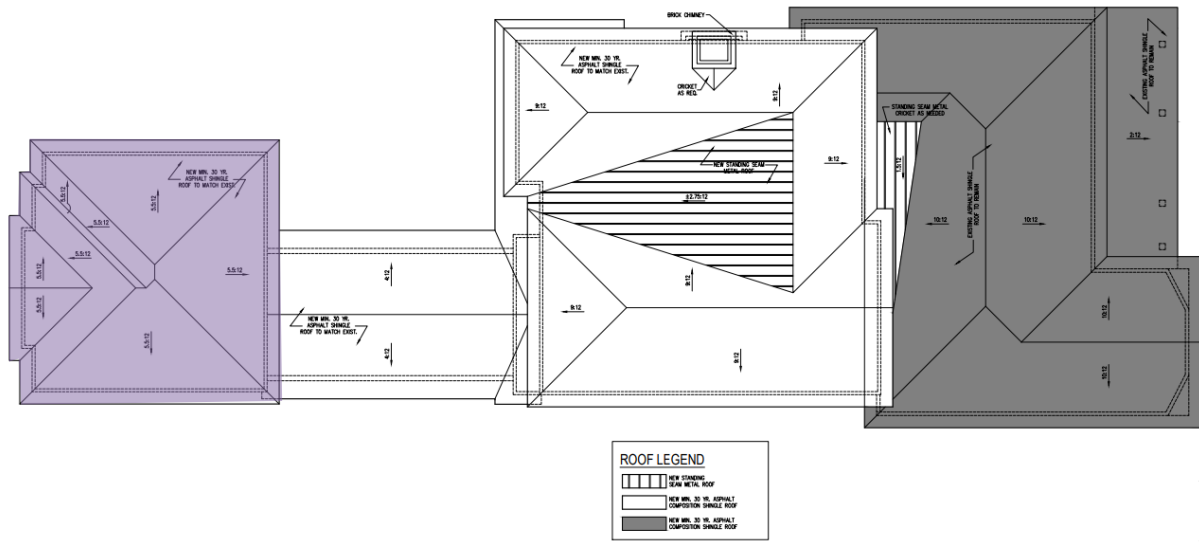
PROPOSED



ROOF PLAN
EXISTING



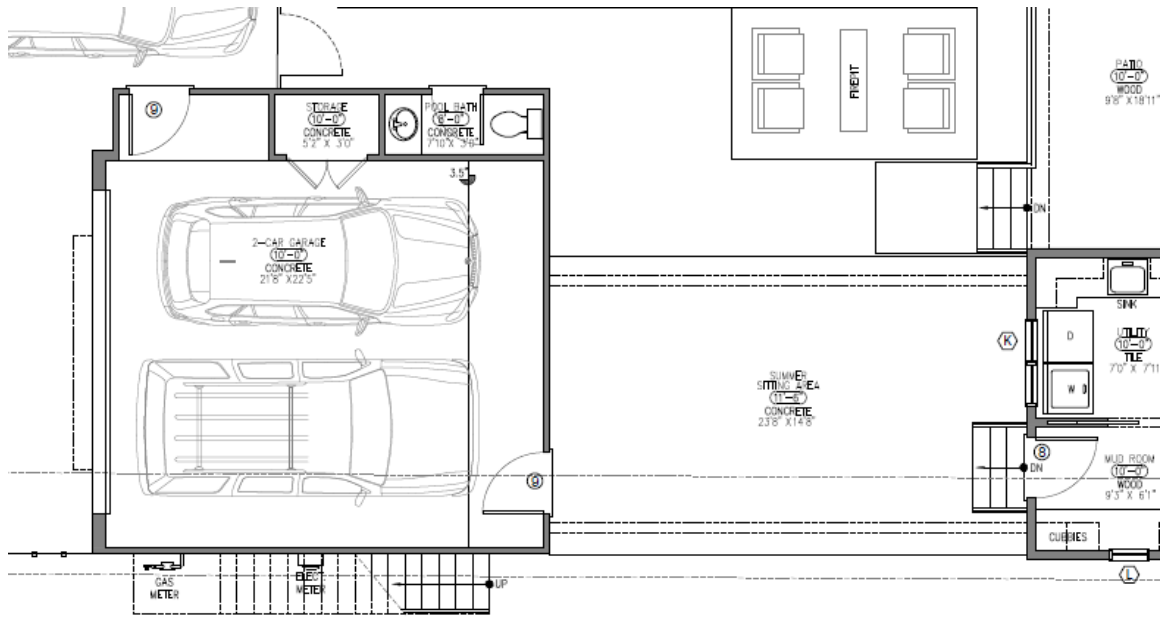
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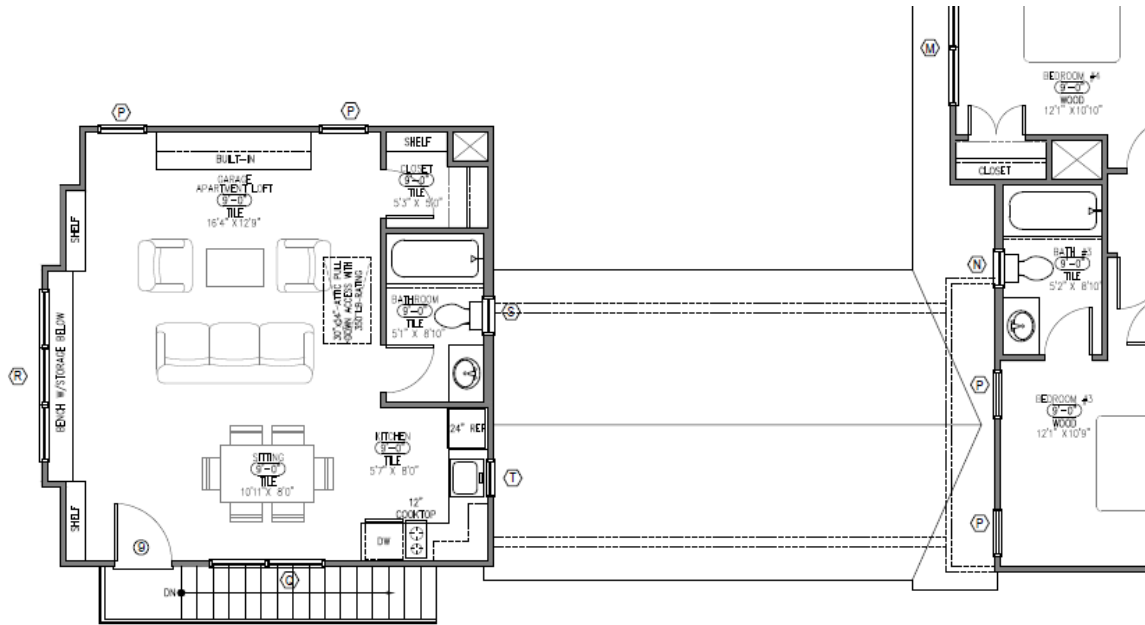
FIRST FLOOR PLAN

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 - CAMERON 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