

CERTIFICATE OF APPROPRIATENESS

Applicant: Daniel Kornberg, agent and Lewis Marks, owner

Property: 2023 Arlington Street, Lots 7, 8, and 9, Block 69, Houston Heights (outside of the historic district). The property is situated on a 19,800 square foot interior lot.

Significance: Contributing Landmark – The Anson M. Allebach House is a bungalow style home built in circa 1912. Individually listed in the Nation Register of Historic Places in June of 1983.

- Proposal:**
- New Construction –
 - The project involves the demolition of an existing 924 sq. ft. garage and accessory dwelling unit (ADU) to make way for a new, larger 1,392 sq. ft. garage and ADU.
 - The design includes a covered patio connecting the new garage/ADU structures to the existing residence.
 - The existing driveway on the east side of the site will be removed, with primary vehicle access to the new garage relocated to the alley.
 - The existing fence along the alley will be rebuilt to better accommodate vehicle access.
 - **Information subject to change before final report**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

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

[X] [] [] (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;

[] [X] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
The exterior features of the windows at the right elevation and the ridge height are features that are mostly not compatible to the contributing structures in the context area. The proposed patio is also not compatible to the context area.

[] [X] [] (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;

[] [X] [] (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.

INVENTORY PHOTO

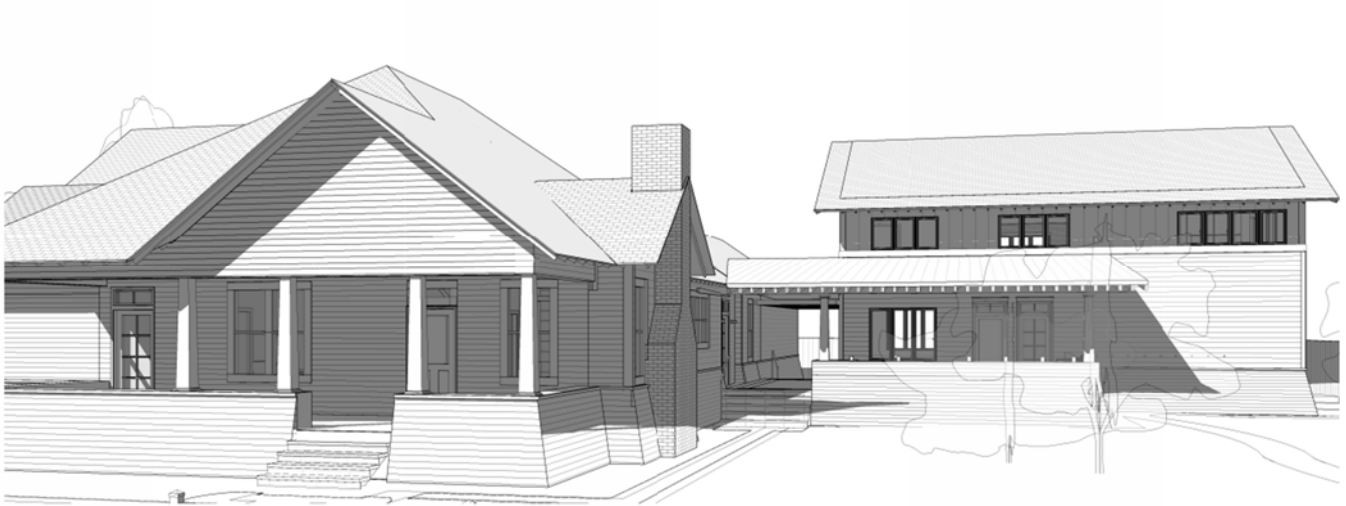


CURRENT PHOTO

CURRENT PHOTOS

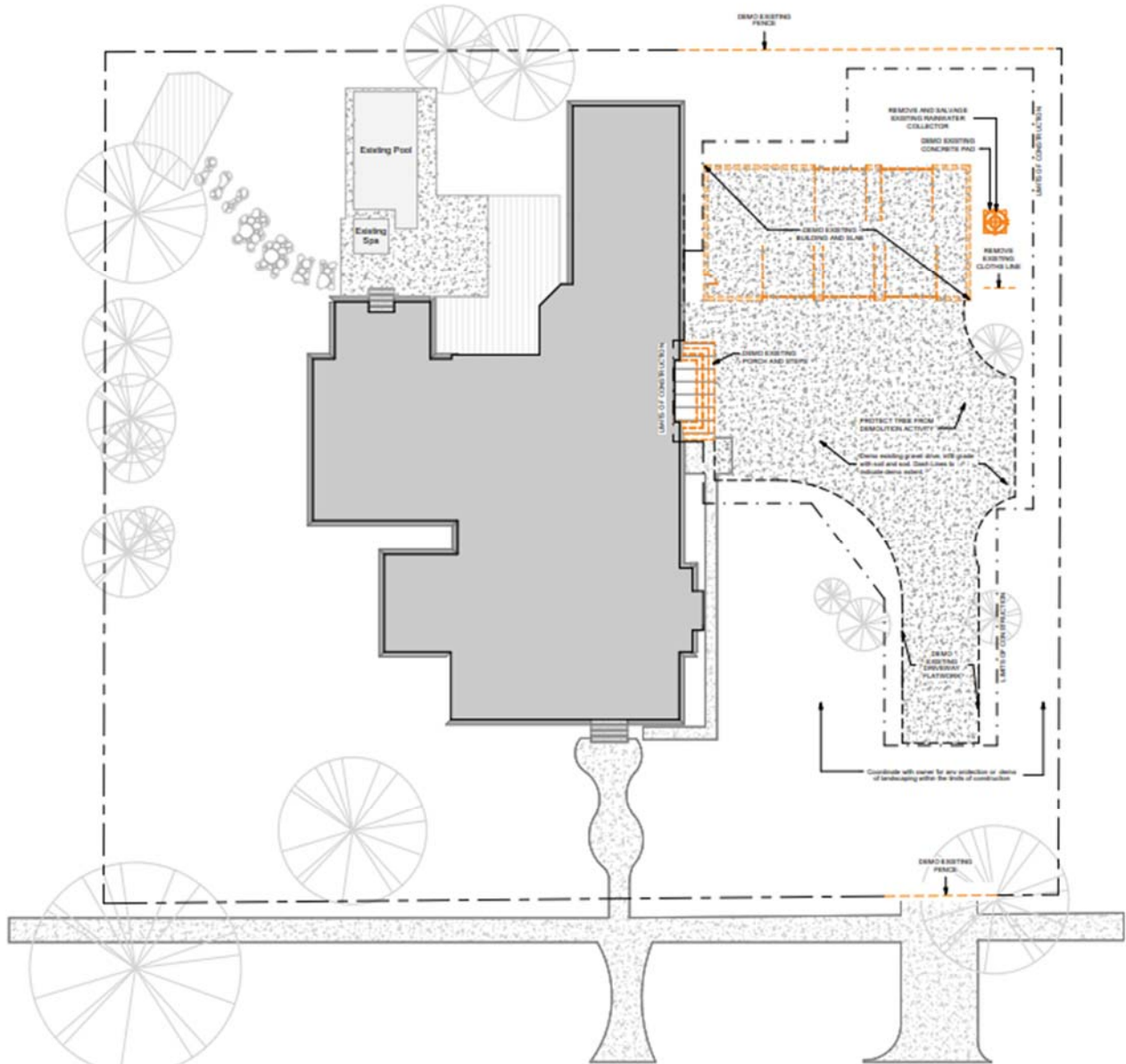
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RENDERING

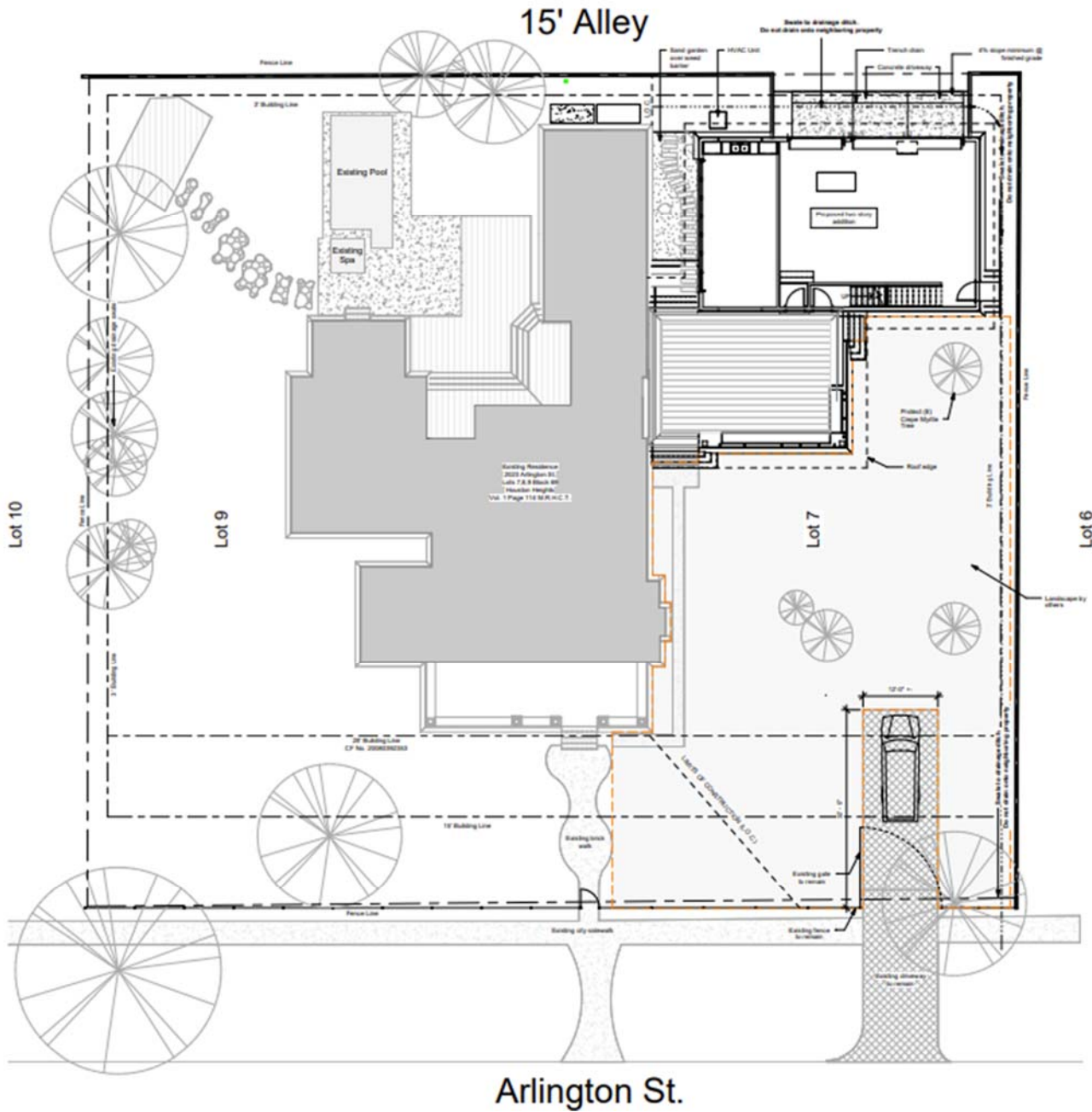


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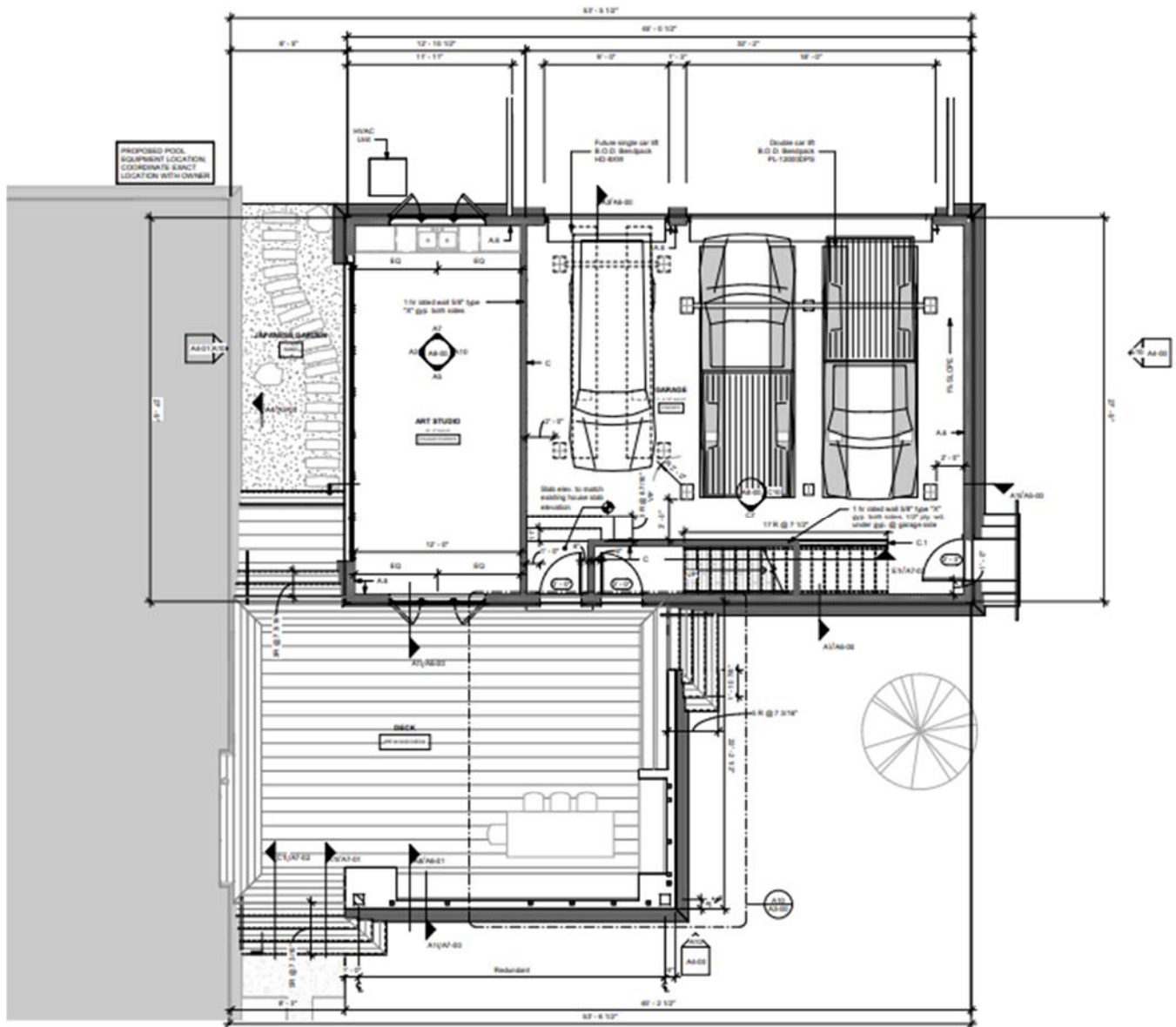
EXISTING SITE PLAN



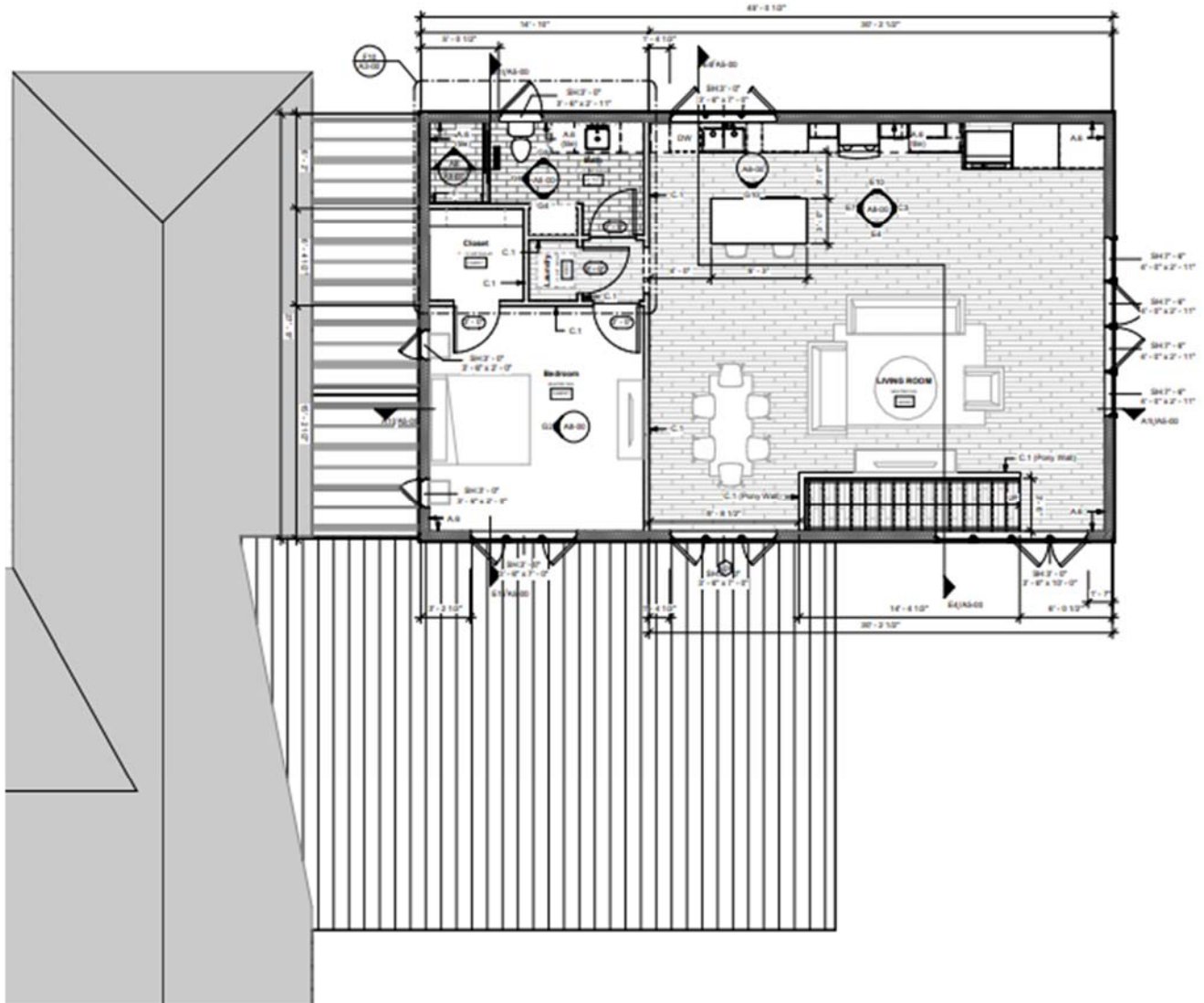
PROPOSED SITE PLAN



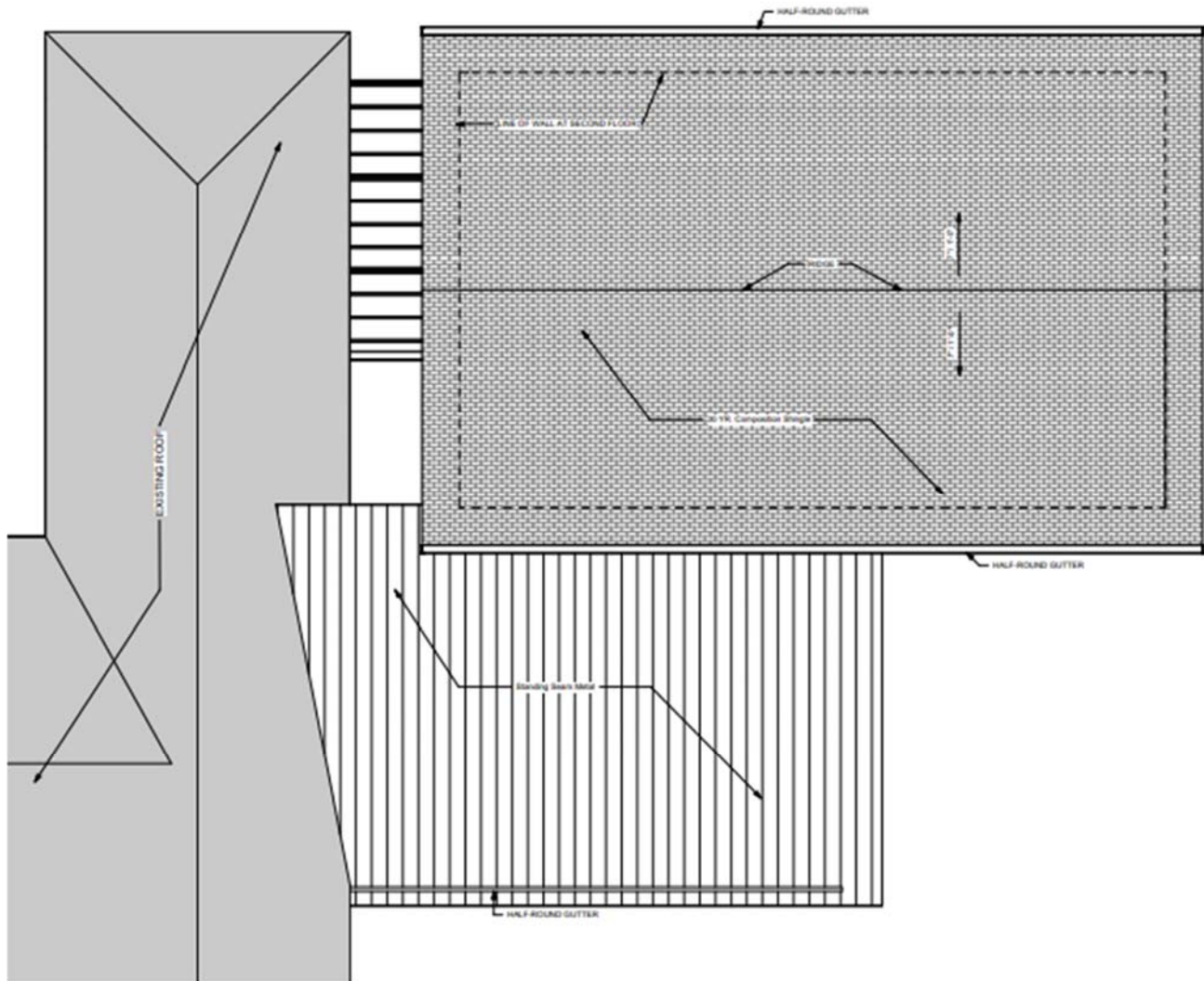
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



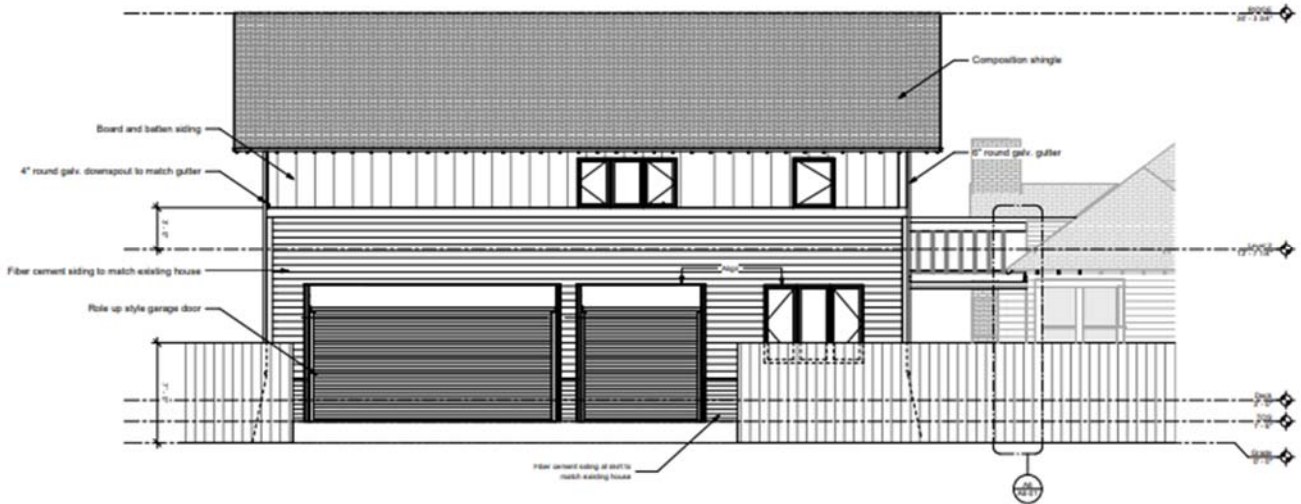
PROPOSED ROOF PLAN



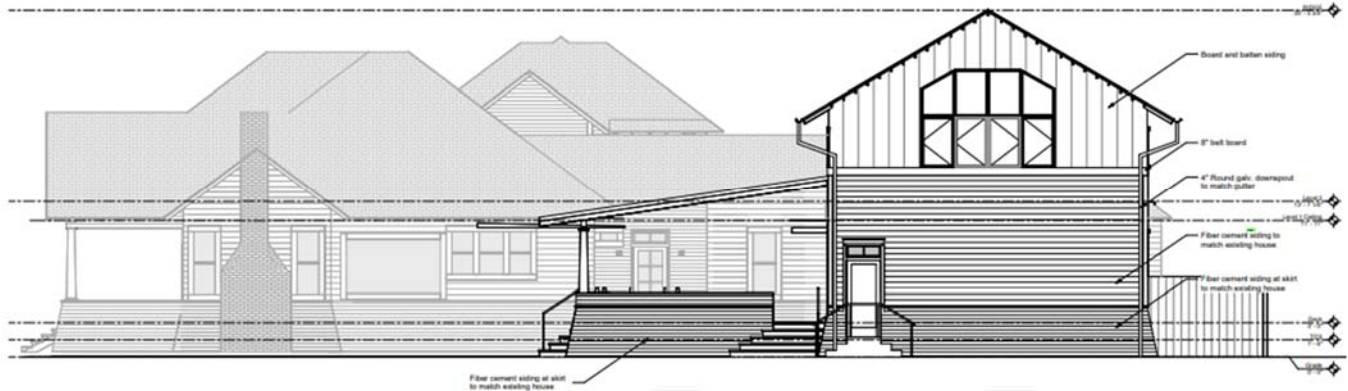
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED ELEVATIONS



PARTIAL SECTION AND PROPOSED ELEVATION

