

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 19, 2023

**Applicant:** Sam Gianukos, Creole Designs for Stannia Sofyan, owner

**Property:** 717 Arlington Street, Lot 9, Block 258, Houston Heights Subdivision. The property includes a historic 1,387 square foot, one-story wood frame single-family residence and a detached shed situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Pyramid Roof Cottage, constructed circa 1915, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition, the applicant is proposing to construct a rear two story addition with a covered breezeway connected to a two-story detached garage at the rear of the original structure.

The applicant is proposing the following:

Addition:

- Porch non original columns to be replaced with appropriate columns.
- The applicant is proposing to increase 8" to the height of the existing house finished floor line.
- The proposed addition will have a 6/12 pitch and 4/12 pitch at back porch.
- The addition will be clad in 1x6 cementitious siding.
- Proposed ridge height to be 27'-5 3/8"
- All windows on the addition will be inset and recessed.
- Windows on the original house will only be repaired and not replaced.

Garage:

- The existing garage is planned to be demolished. In addition
- The 412 SF two story garage will be 25'- 5 3/8" tall with a composite shingles roof with a 6:12 pitch.
- The garage will be clad in 3 1/2" reveal cementitious wood siding.
- All windows will be inset and recessed.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation: Approval with conditions:** to shift rear part of addition to the south to align with inset on the north elevation, shift south wall of sunroom north by 11" to meet cumulative side setback.

**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:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
|                                     |                                     |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <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 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 type="checkbox"/>            | <input checked="" 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<br><i>The proposed massing overwhelms the original structure and has a complicated roof system that takes away from the historic home.</i>   |
| <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.  |

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;

[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.

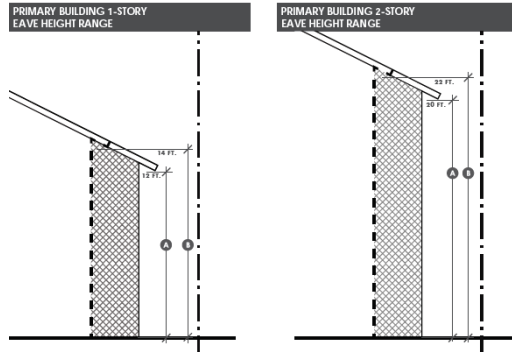
HEIGHTS DESIGN GUIDELINES

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

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

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Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
ⓐ	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
ⓑ	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
ⓐ	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
ⓑ	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 20'  
 Max Ridge height: 27'- 53/8"

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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: 32"  
 Proposed first floor plate height: 9'- 1 1/4"  
 Proposed second floor plate height: 8'-1 1/4"

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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

All four corners are maintained with appropriate insets

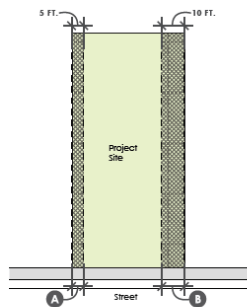
**Maximum Lot Coverage** (Addition and New Construction)

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 sqft  
Proposed Lot Coverage is 2,463 sqft  
Maximum Lot Coverage: 2,640 sqft

**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 north side setback (1): 9'-0 1/2"  
Proposed south side setback (1): 5'- 0 1/2"  
Cumulative side setback: 14'-1"

**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 sq ft  
Maximum Lot Coverage: 2,904 sq ft  
Proposed Sq Ft: 2,797 sq ft

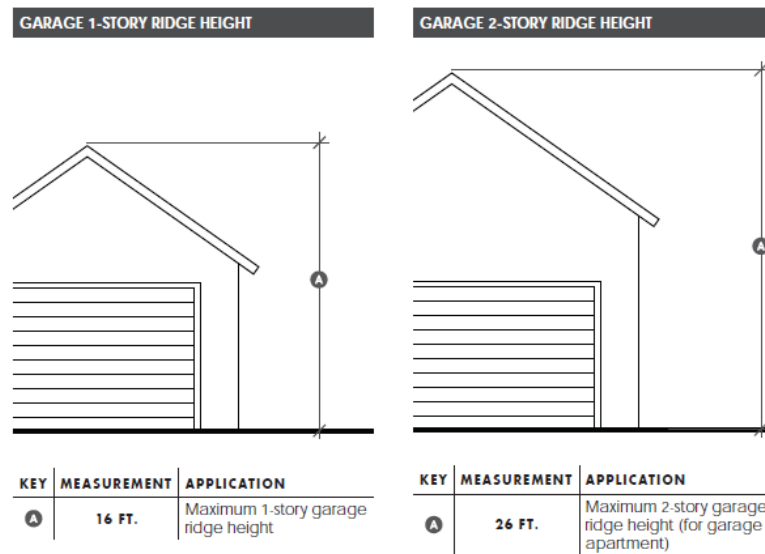
Rear Setbacks (Addition and New Construction)

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: 9' 0 1/2"

\*\*With a 15' alley, this gives 24' 0 1/2" of clearance\*\*



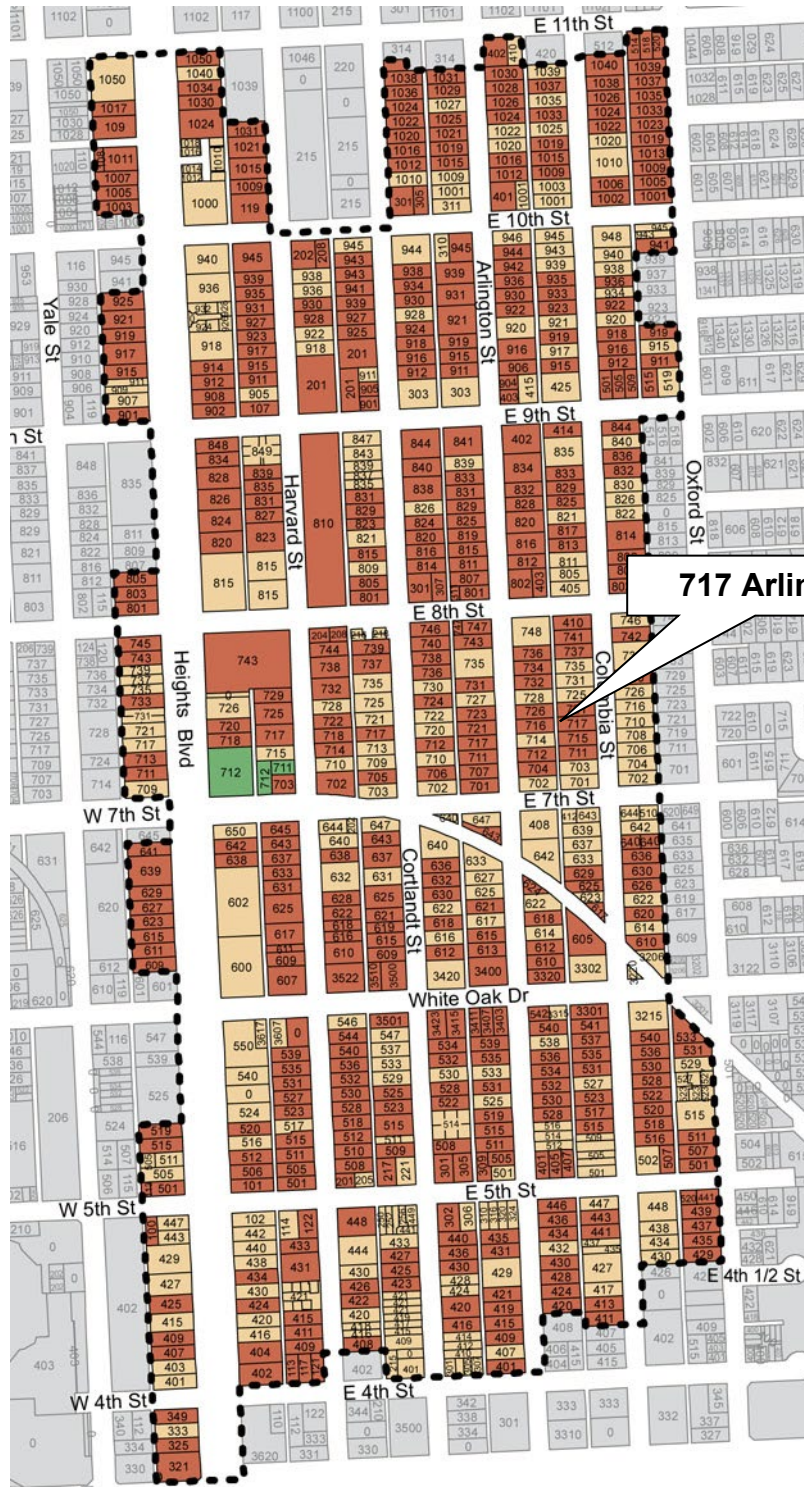
Proposed max ridge heights is 25'- 5 3/8"



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

- Building Classification**
- Contributing
  - Non-Contributing
  - Park



717 Arlington

INVENTORY PHOTO





SANBORN MAP & TAX RECORDS

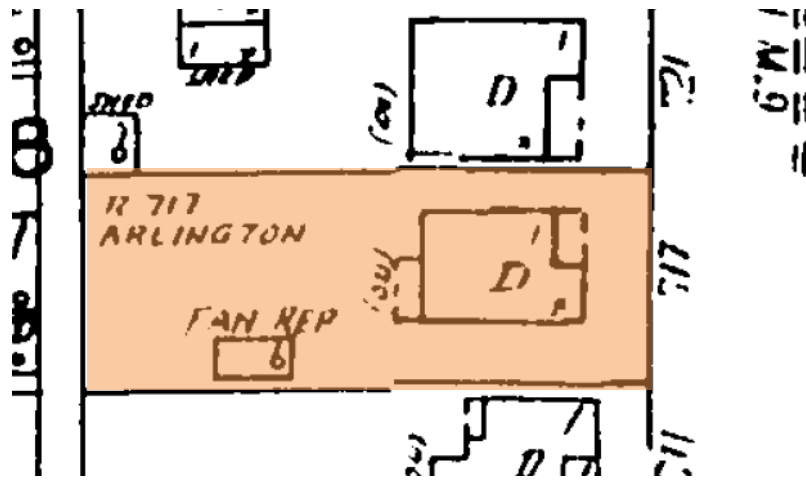


Figure 1- Sanborn map 1924-1951

050-005-00-022/3

GAR  
 20 NC  
 14

68° 72'	12
32	37
6 13	6 14

Res  
 78.  
 841.  
 942.

EXISTING APPRAISALS, if any -		100% Value - without depreciation-		Depr. %		Total Unit @ \$	
Dep.	Ph.	%	\$	\$	%	\$	\$
Dep.	Ph.	70	\$	\$			
NEW APPRAISALS							
Res	942	SP	4.60	\$	4330		
OP	84		1.20		100		
SP	72		2.50		180		
					4610	*	
		Less 70%			3230		
					1380		
Total 100% Value \$ 3230							
For 1973 Factor X 2.5							
New 100% - 8080							
CO 32% = 2590							

praiser's name & date

TOTAL VALUE \$ 1380

AL LADEAU

**NEIGHBORING PROPERTIES**



714 Arlington Street – Noncontributing – 2007 (across street)



726 Arlington Street – Noncontributing – 2010 (across street)



721 Arlington Street – Contributing – 1900 (neighbor)

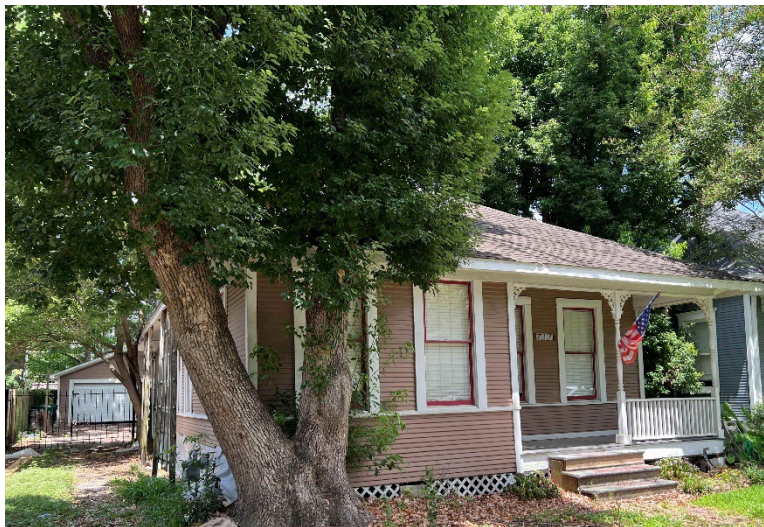
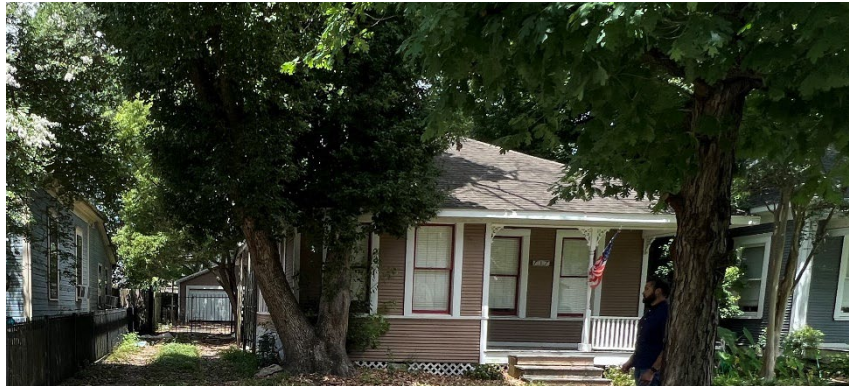


723 Arlington Street – Contributing – 1910 (across street)



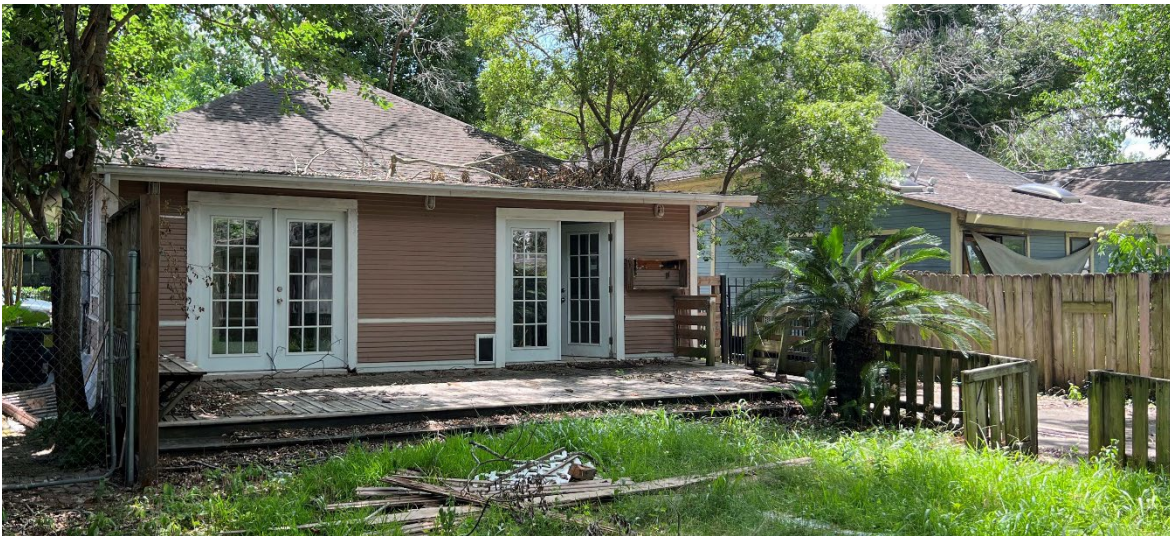
727 Arlington Street – Noncontributing – 1995 (neighbor)

EXISTING PHOTOS



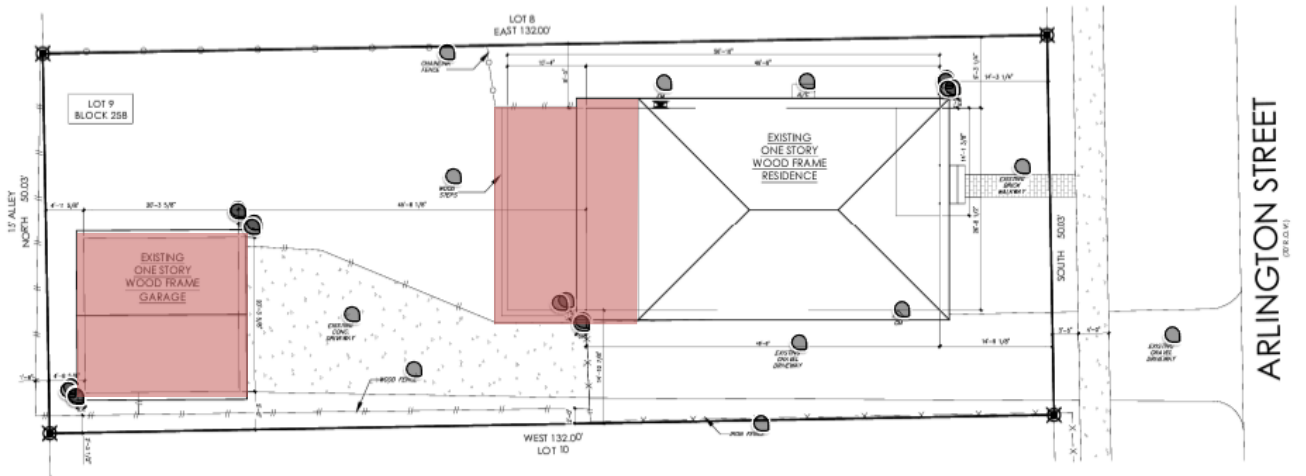


*Figure 1- Rear Elevation showing Sunroom and later addition*

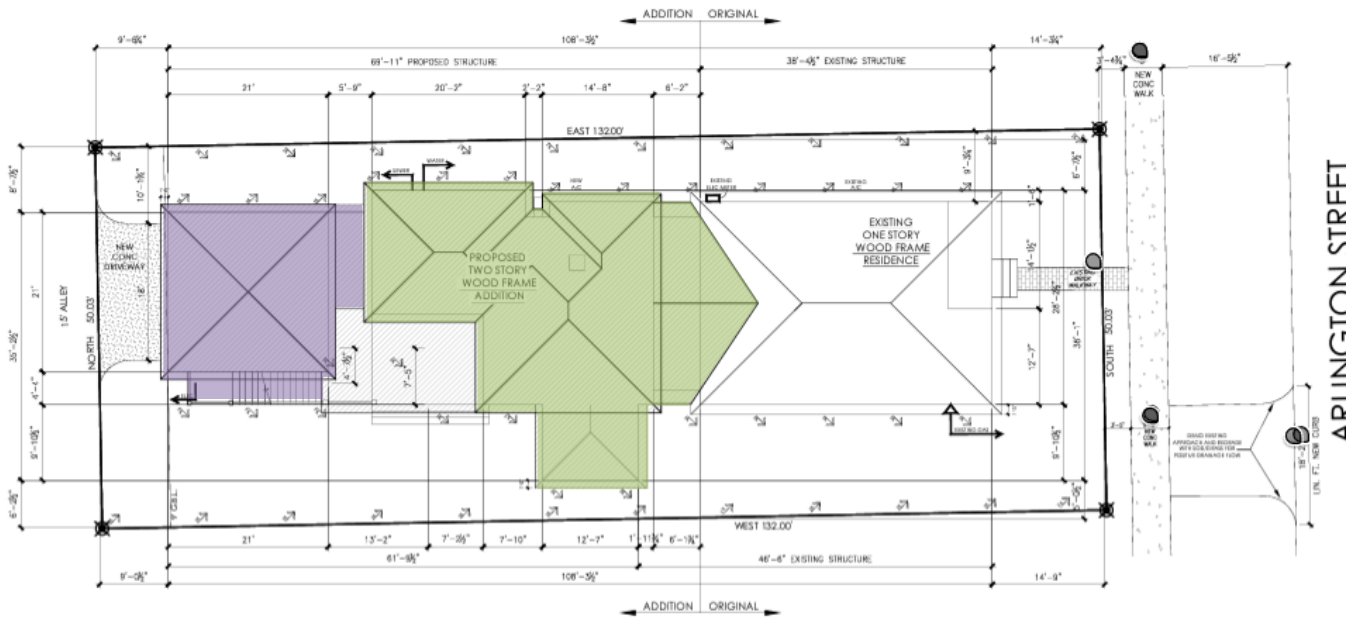


*Figure 2- Rear Elevation showing Sunroom*

SITE PLAN

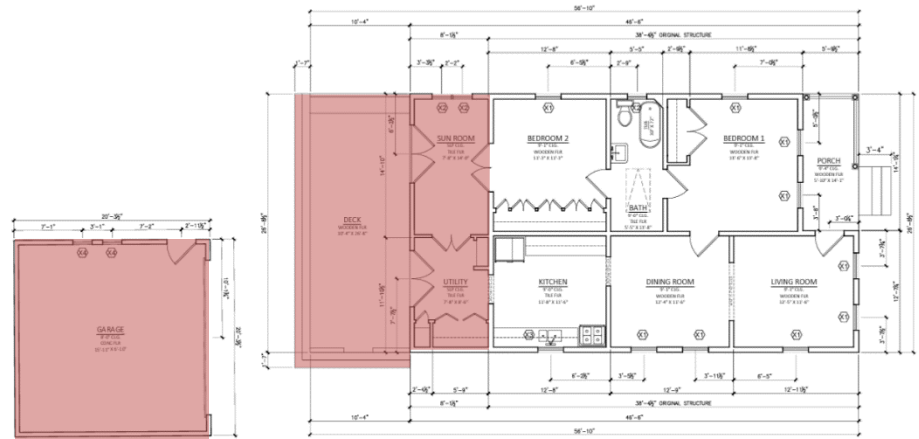


EXISTING SITE PLAN  
1/8" = 1' - 0"



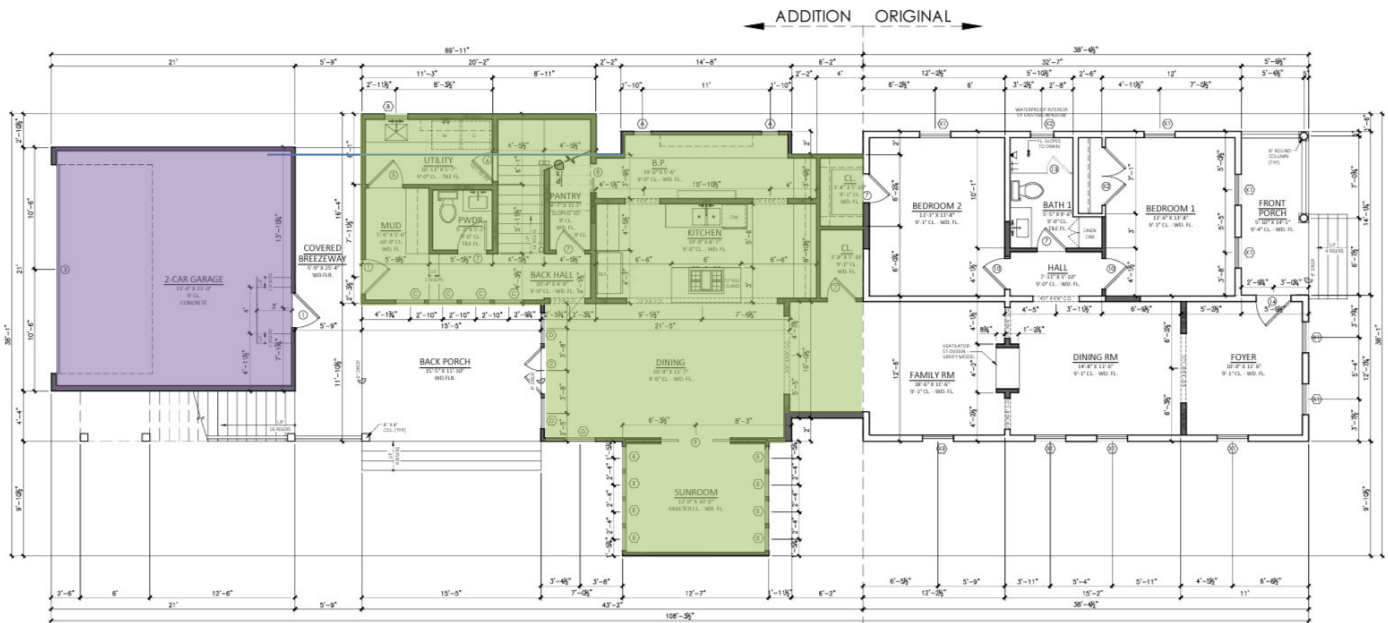
PROPOSED SITE PLAN  
1/8" = 1' - 0"

FIRST FLOOR PLAN



EXISTING GARAGE FLOOR PLAN  
3/16" = 1' - 0"

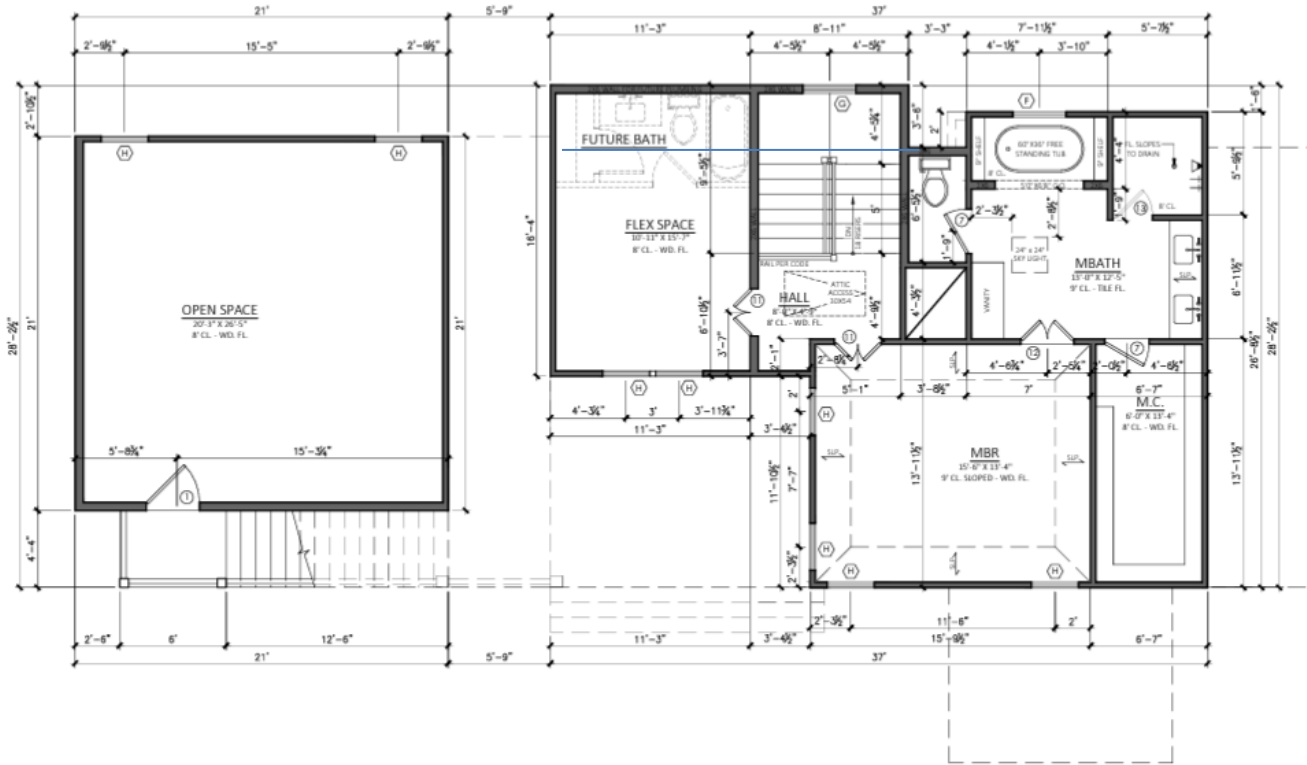
EXISTING FLOOR PLAN  
3/16" = 1' - 0"



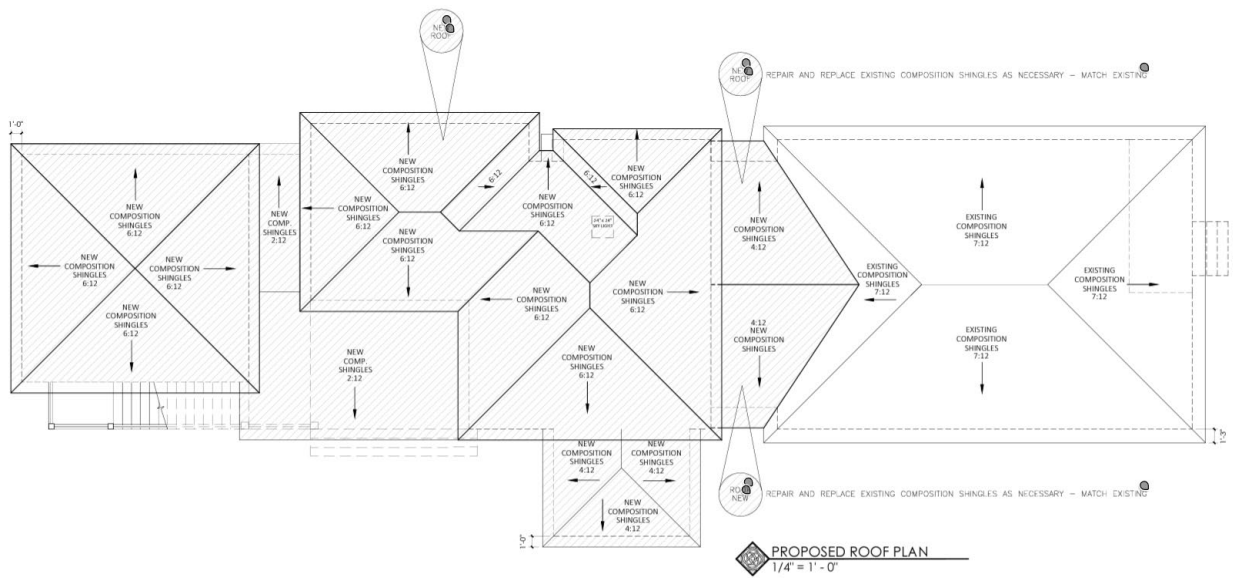
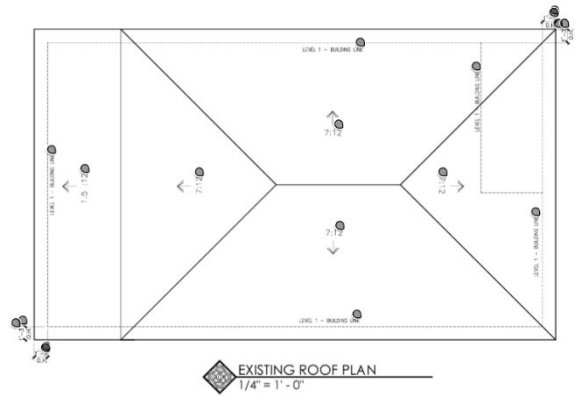
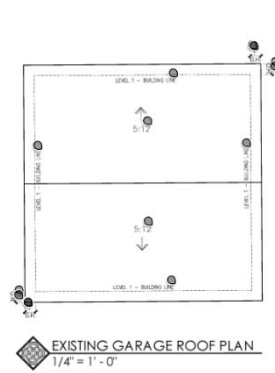
PROPOSED 1st FLOOR PLAN  
3/16" = 1' - 0"

SECOND FLOOR PLAN

PROPOSED



ROOF PLAN





EAST FRONT ELEVATION

EXISTING



EXISTING  
FRONT ELEVATION  
1/8" = 1' - 0"

PROPOSED

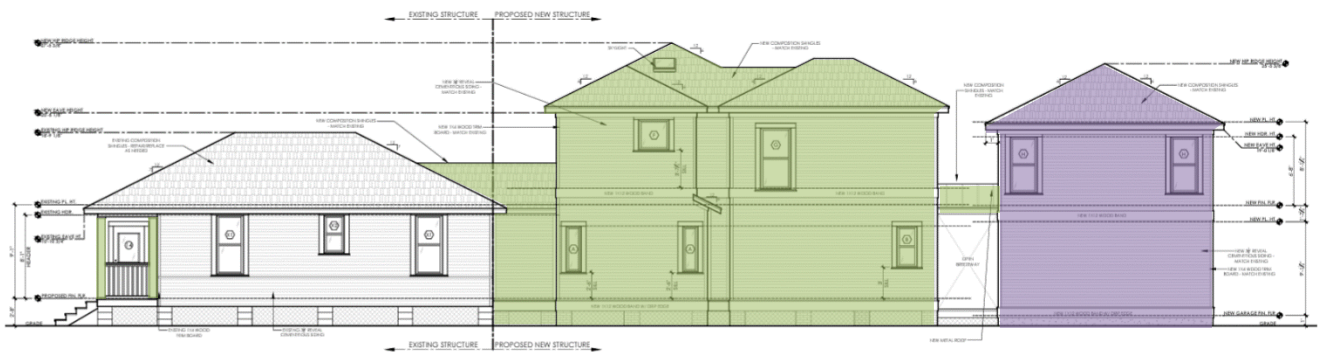


PROPOSED  
FRONT ELEVATION  
1/8" = 1' - 0"

**NORTH SIDE ELEVATION**



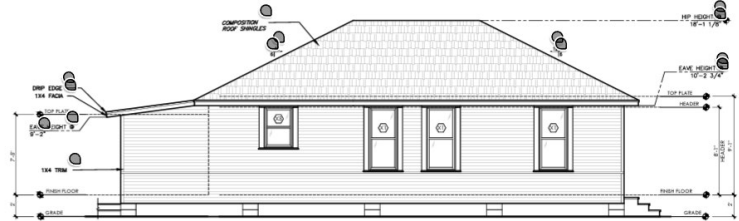
EXISTING  
RIGHT ELEVATION  
1/8" = 1' - 0"



PROPOSED  
RIGHT ELEVATION  
1/8" = 1' - 0"

**SOUTH SIDE ELEVATION**

EXISTING

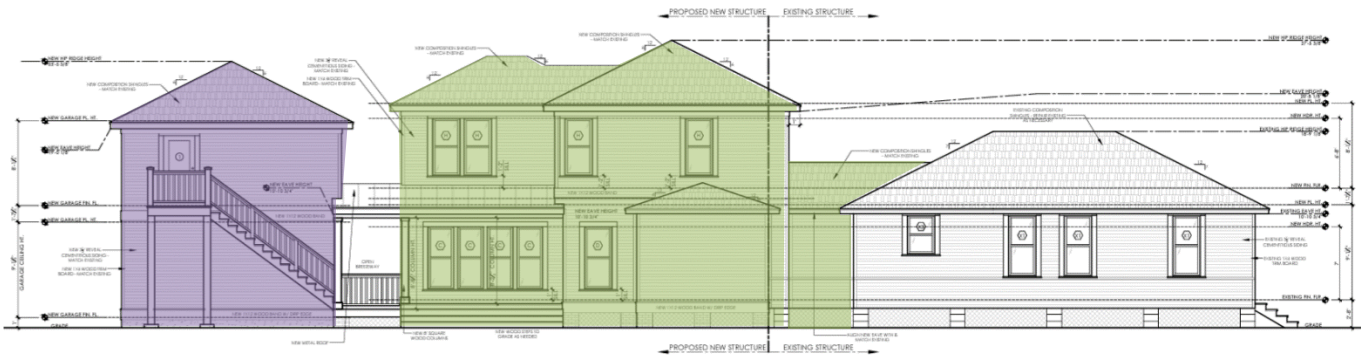


EXISTING  
LEFT ELEVATION



1/8" = 1' - 0"

**PROPOSED**




PROPOSED  
RIGHT ELEVATION




1/8" = 1' - 0"

**EAST (REAR) ELEVATION**  
**EXISTING**



 **EXISTING**  
**REAR ELEVATION**  
1/8" = 1' - 0"



 **PROPOSED**  
**REAR ELEVATION**  
1/8" = 1' - 0"

**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE				
TAG	QTY	WIDTH	HEIGHT	DESCRIPTION
(X1)	9	2'-8"	5'-10"	EXISTING TO REMAIN
(X2)	1	2'-0"	4'-10"	EXISTING TO REMAIN - WATERPROOF INTERIOR OF UNIT
(A)	2	1'-6"	4'-6"	CASEMENT
(B)	1	2'-0"	4'-0"	SINGLE HUNG
(C)	4	2'-6"	6'-0"	SINGLE HUNG
(D)	5	2'-8"	6'-0"	SINGLE HUNG
(E)	8	2'-0"	6'-0"	SINGLE HUNG
(F)	1	3'-0"	3'-0"	PICTURE - PLATE GLASS
(G)	1	3'-0"	6'-0"	SINGLE HUNG - TEMPERED
(H)	8	2'-8"	5'-6"	SINGLE HUNG

DOOR SCHEDULE				
TAG	QTY.	WIDTH	HEIGHT	DESCRIPTION
(X1)	1	3'-0"	6'-8"	EXTERIOR FRONT DOOR - EXISTING TO REMAIN
(X2)	1	5'-0"	6'-8"	(2)2'6"X6'8" INTERIOR DOUBLE DOOR UNIT - EXISTING TO REMAIN
(1)	3	3'-0"	6'-8"	EXTERIOR DOOR
(2)	1	4'-0"	6'-8"	(2)2'0"X6'8" EXTERIOR DOUBLE DOOR UNIT - TEMPERED
(3)	1	18'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
(4)	0	3'-0"	6'-8"	20 MIN. FIRE-RATED DOOR W/ SELF CLOSER
(5)	1	3'-0"	6'-8"	INTERIOR DOOR @ UTILITY
(6)	1	2'-6"	CUT	INTERIOR DOOR UNDER STAIR @ PANTY - CUT TO FIT
(7)	7	2'-6"	6'-8"	INTERIOR DOOR
(8)	1	2'-6"	6'-8"	INTERIOR POCKET DOOR UNIT
(9)	1	6'-0"	6'-8"	(2)3'-0"X6'8" INTERIOR DOUBLE DOOR UNIT
(10)	2	2'-8"	6'-8"	INTERIOR DOOR
(11)	2	2'-8"	6'-8"	(2)1'4"X6'8" INTERIOR DOUBLE DOOR UNIT
(12)	1	3'-0"	6'-8"	(2)1'6"X6'8" INTERIOR DOUBLE DOOR UNIT
(13)	2	2'-0"	CUT	GLASS DOOR @ SHOWER - TEMPERED
(14)	2	3'-0"	6'-8"	EXTERIOR FRENCH HALF LITE DOOR