

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 26, 2023

**Applicant:** Jena Turner, owner

**Property:** 904 Arlington St. – Track 14, Block 227, Houston Heights

**Significance:** Contributing 1916 Folk Victorian

**Proposal:** Alteration – Work was completed without a permit or COA

Remove a window in the attic level gable on the South face and replace with a new window.  
Remove front facing door on non-original addition and install siding in its place

**Public Comment:** None

**Civic Association:** None

**Recommendation:** Denial - does not satisfy criteria and issuance of a COR that the new window be removed and re-installed inset and recessed with a windowsill, as it originally was, and a 1/1, wood or wood clad window, full or partial length, approved by staff be installed inset and recessed where the front door was removed.

**HAHC Action:** -

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** -  
**Effective:**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

## APPROVAL CRITERIA

### ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S                                   | D                                   | NA                                  |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><span style="color: red;">Removal of the original window in the gable that was inset and recessed with one flush mounted and without a windowsill does not preserve the historic character of the property.</span>  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><span style="color: red;">Removal of the original window in the gable that was inset and recessed with one flush mounted and without a windowsill does not preserve the historic character of the property. Removal of the door and replacement with a solid wall does not preserve the extant penetration pattern common in the historic district.</span> |
| <input type="checkbox"/>            | <input checked="" 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;<br><span style="color: red;">Removal of the door and replacement with a solid wall does not maintain the distinctive stylistic features of the original house.</span>  |
| <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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (11) The proposed activity will comply with any applicable deed restrictions.   |

PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



904 Arlington

INVENTORY PHOTO





After modifications to non original window and door

