

CERTIFICATE OF APPROPRIATENESS

Application Date: July 3, 2023

Applicant: Joel James, agent for, Terrence Smith, owner

Property: 1638 Arlington Street, Tracts 23 & 23A, Block 114, Houston Heights Neighborhood Subdivision. The property includes a historic 1,055 square foot, one-story wood single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1900, located in the Houston Heights East Historic District.

Proposal: Alteration: Addition

- 2-story rear addition totaling 1,579 sq. ft.
 - First floor 1,146 sq. ft.
 - Second floor 433 sq. ft.
- Mix of 4:12, 6:12, and 8:12 roof pitches with asphalt shingles
 - Rear portion of roof line will be redone to align with rear addition's
- Max ridge height 26' 2-1/2"
 - Original structure's ridge height 21' 1-1/2"
- Remove non-historic windows on right elevation facing street and replace with matching beveled siding
- Remove non-historic windows on right elevation facing side property and replace with one window and matching beveled siding
- Remove non-historic addition (closet) on right elevation and replace with matching beveled siding
- Existing historic windows on front half will remain
- Jeld-Wen wood windows, inset & recessed, mix of DH, Fixed, & Casement
- Smooth, cementitious siding with a 6" reveal
- Open, covered breezeway connecting between garage and addition
- New porch concrete steps with a free-standing wooden handrail
- Repair & replace damaged porch deck boards where needed
- Repair & replace original siding on front elevation where needed with siding from rear wall

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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.

District Map



1638
Arlington St

Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008
Source: GIS Services Division
Date: May 1, 2013
Reference: pj17025_Heights_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING &
DEVELOPMENT
DEPARTMENT

Inventory Photo



Current Photo



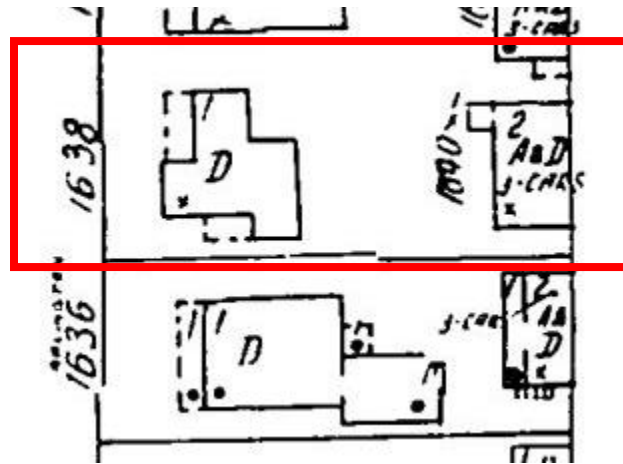
Google Street View – Jan. 2020



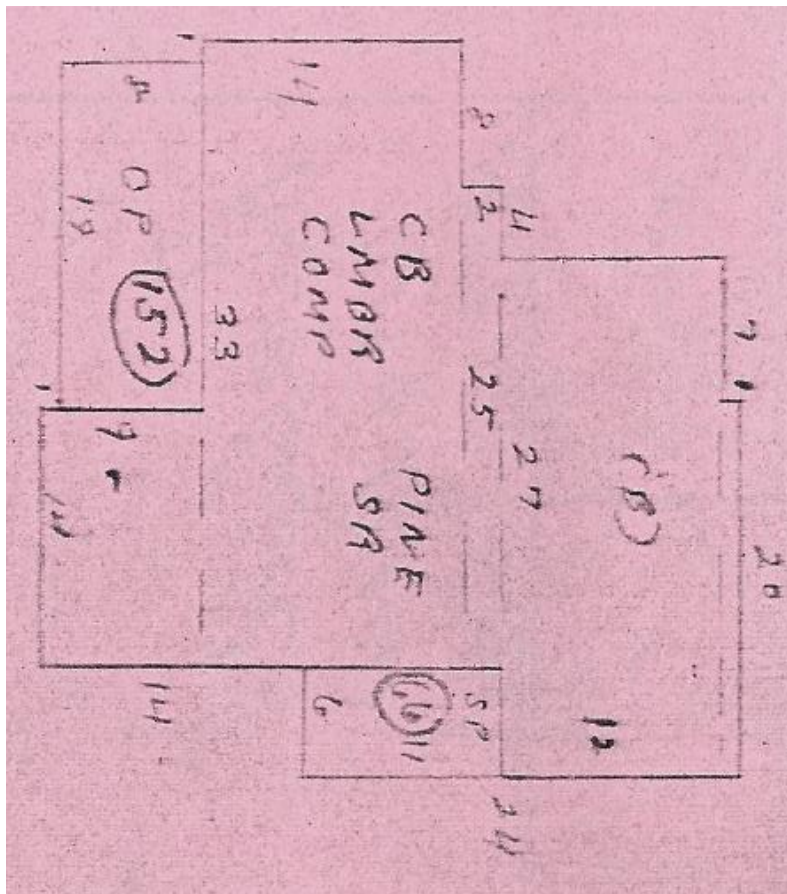
Google Aerial View



Sanborn Map



Harris County Building Land Assessment Survey: 1-24-1977



Photos Provided By Applicant



Non-historic additions and windows on right elevation



Non-historic addition on rear elevation

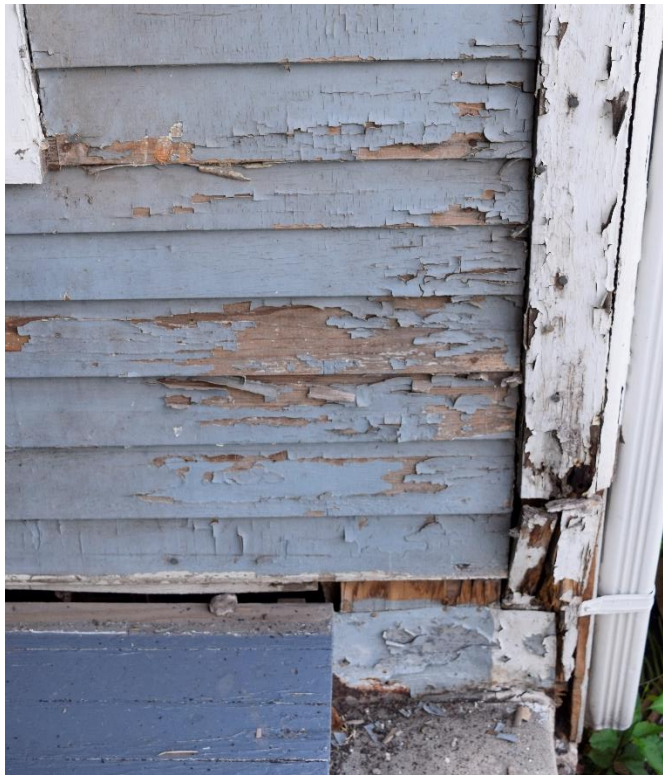
Photos Provided By Staff (7-20-2023)



Photos Provided By Staff (7-20-2023)



Photos Provided By Staff (7-20-2023)



Photos Provided By Staff (7-20-2023)



HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA S - satisfies D - does not satisfy NA - not applicable

 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. Allowed: 2,640

Proposed Lot Coverage: 2,234

Remaining Amount: 406

 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 Allowed: 2,904

Proposed FAR: 2,893

Remaining Amount: 11

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

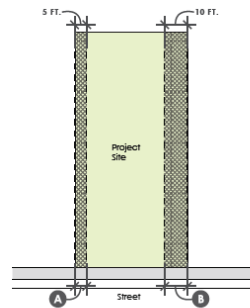
North Side Wall Length: 32' 11-1/2"

Inset on North side: 8' 9" and 9'

South Side Wall Length: 17' 9-1/2"

Inset on South side: 2' 3-1/2"

Side Setbacks (Addition and New Construction)



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

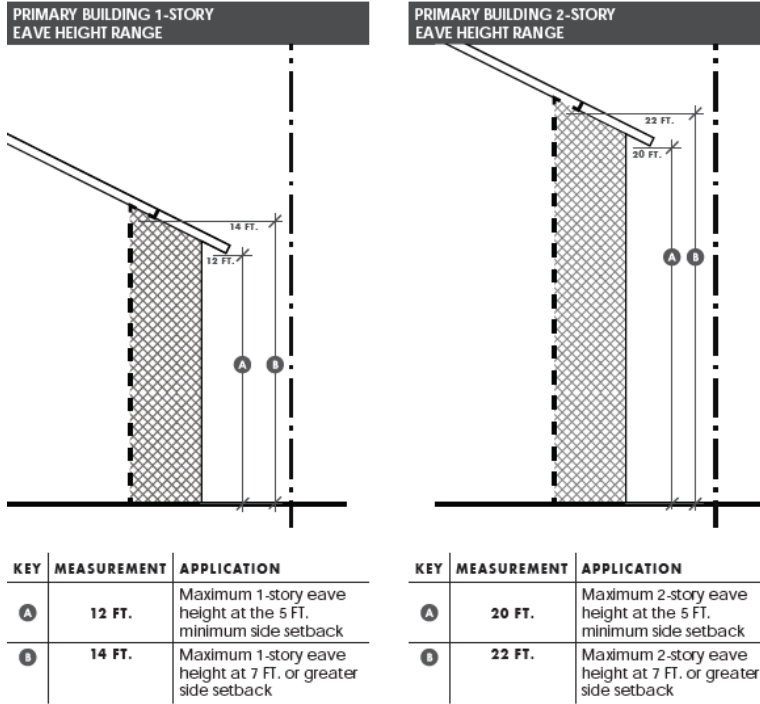
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum 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 South side setback (1): 8' 1-1/2"

Proposed North side setback (2): 7' 0"

Cumulative side setback: 15' 1-1/2"

Eave Height (Addition and New Construction)



Proposed eave height: 21' 1-1/2"

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: >25'

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: 10' 1-1/8"

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: 2' 4"

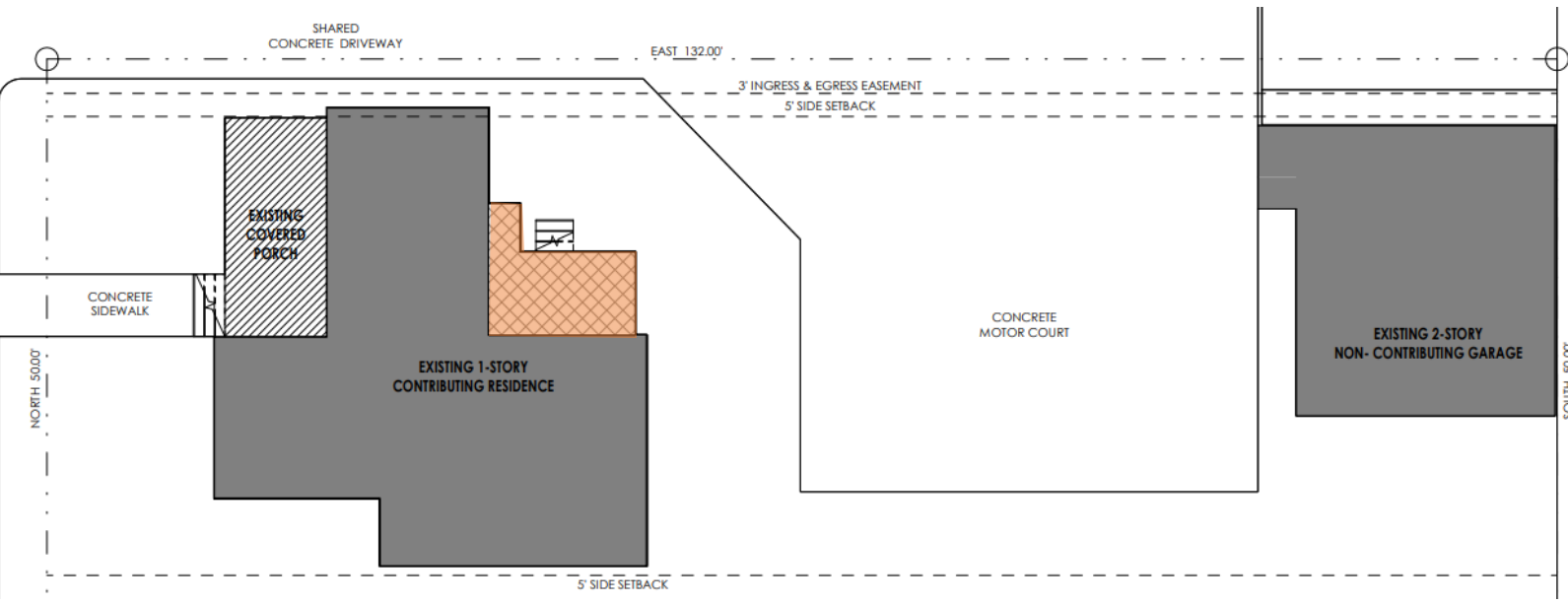
Proposed first floor plate height: 10'

Proposed second floor plate height: 8'

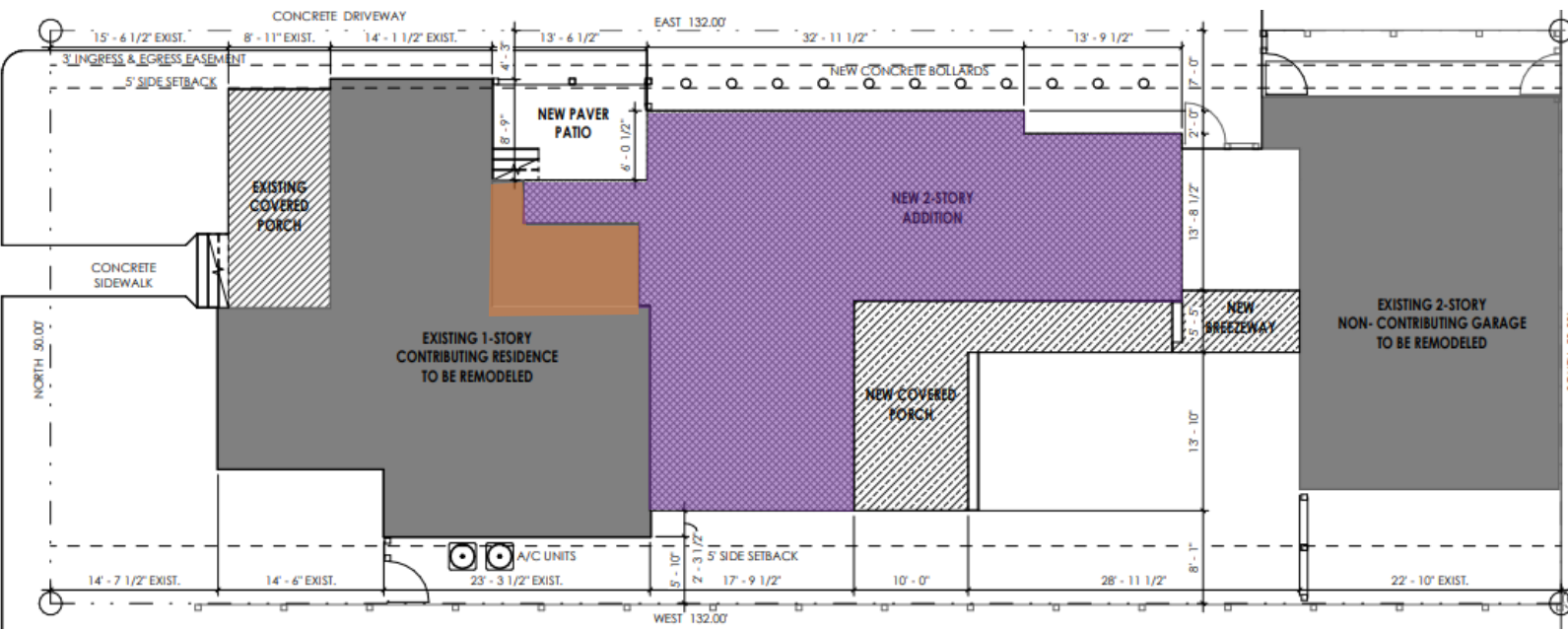
The following measurable standards are not applicable to this project:

- Front Setback
- Front Wall Width and Insets
- Front Porch Width and Depth

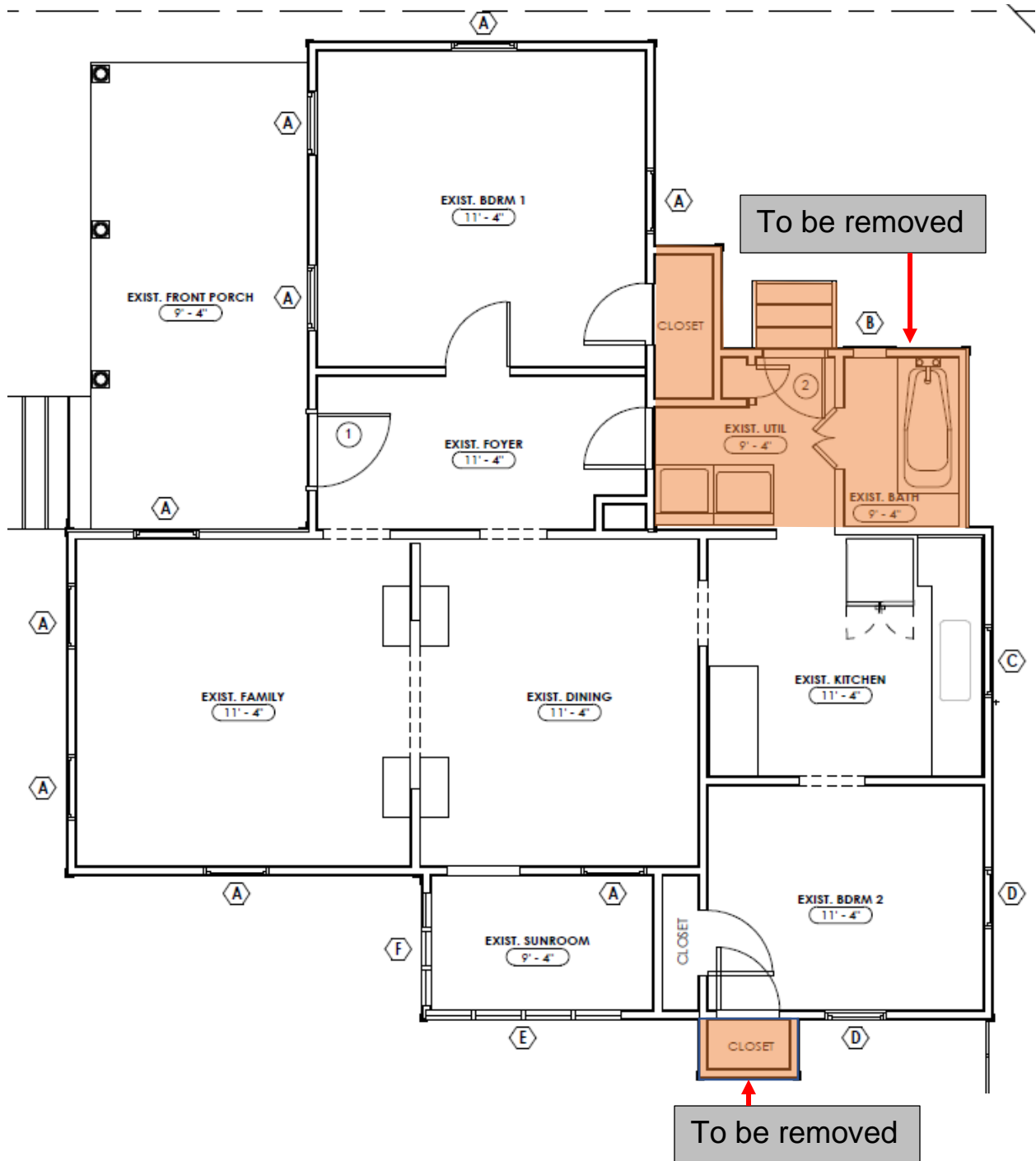
Existing Site Plan



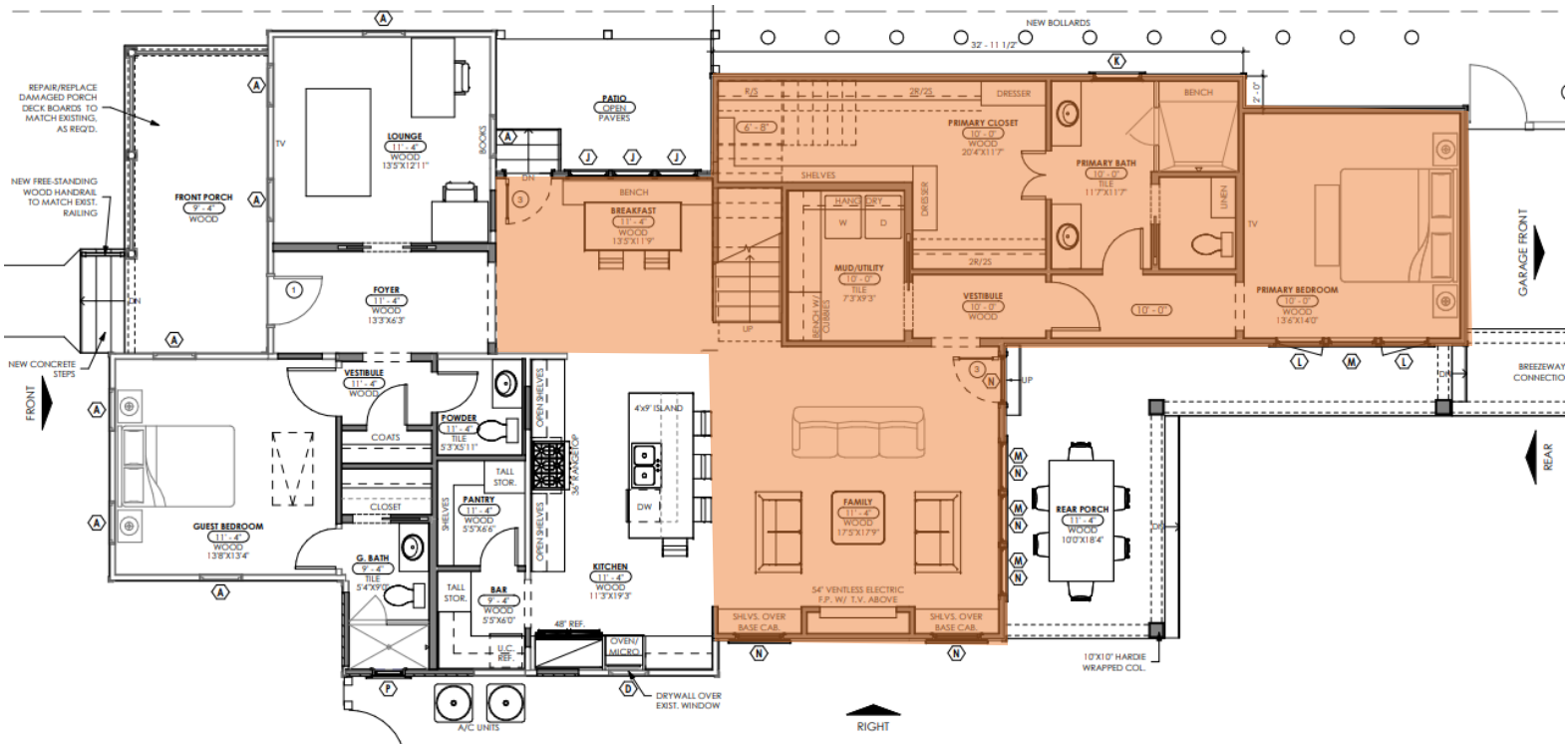
Proposed Site Plan



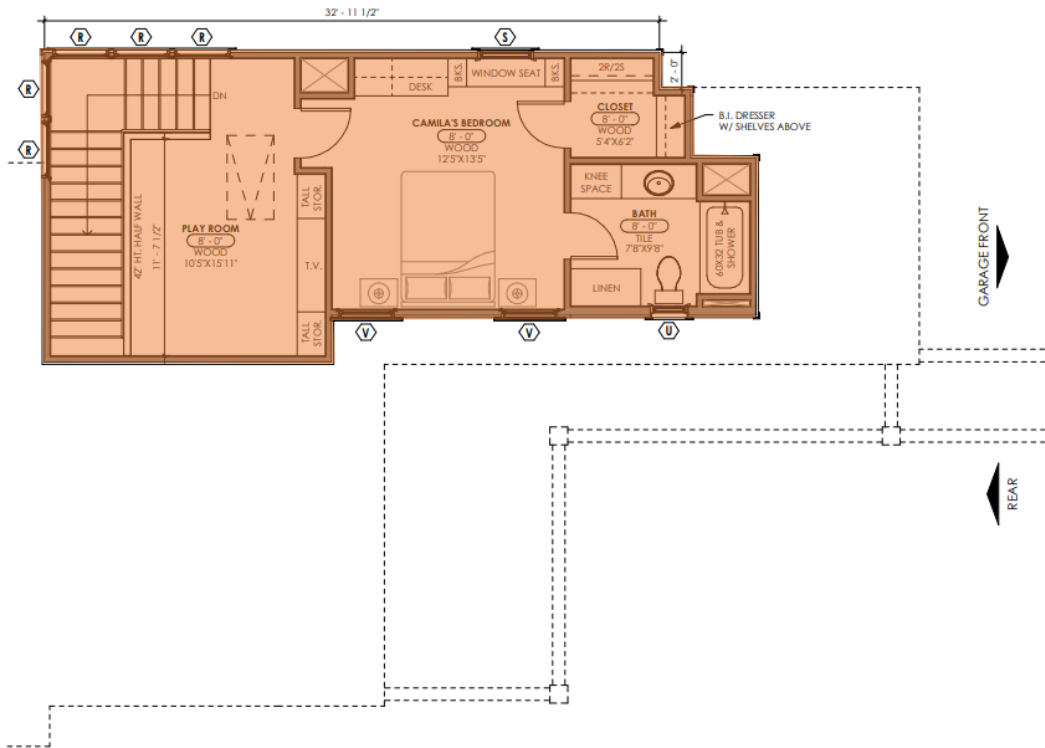
Existing First Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



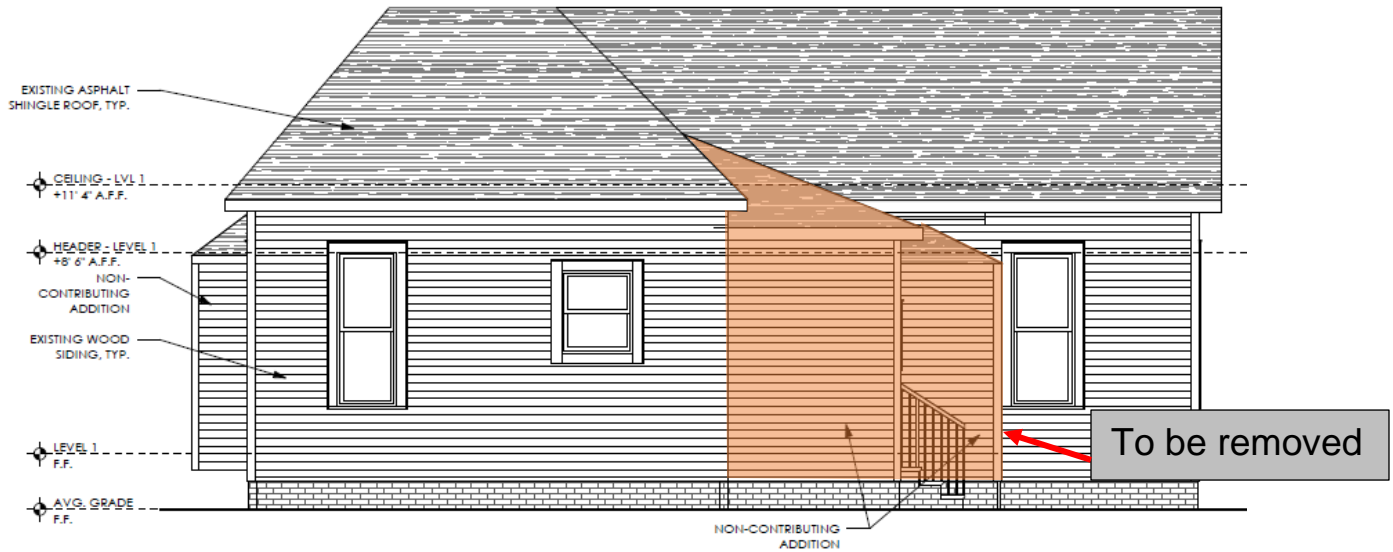
Existing Front (West) Elevation



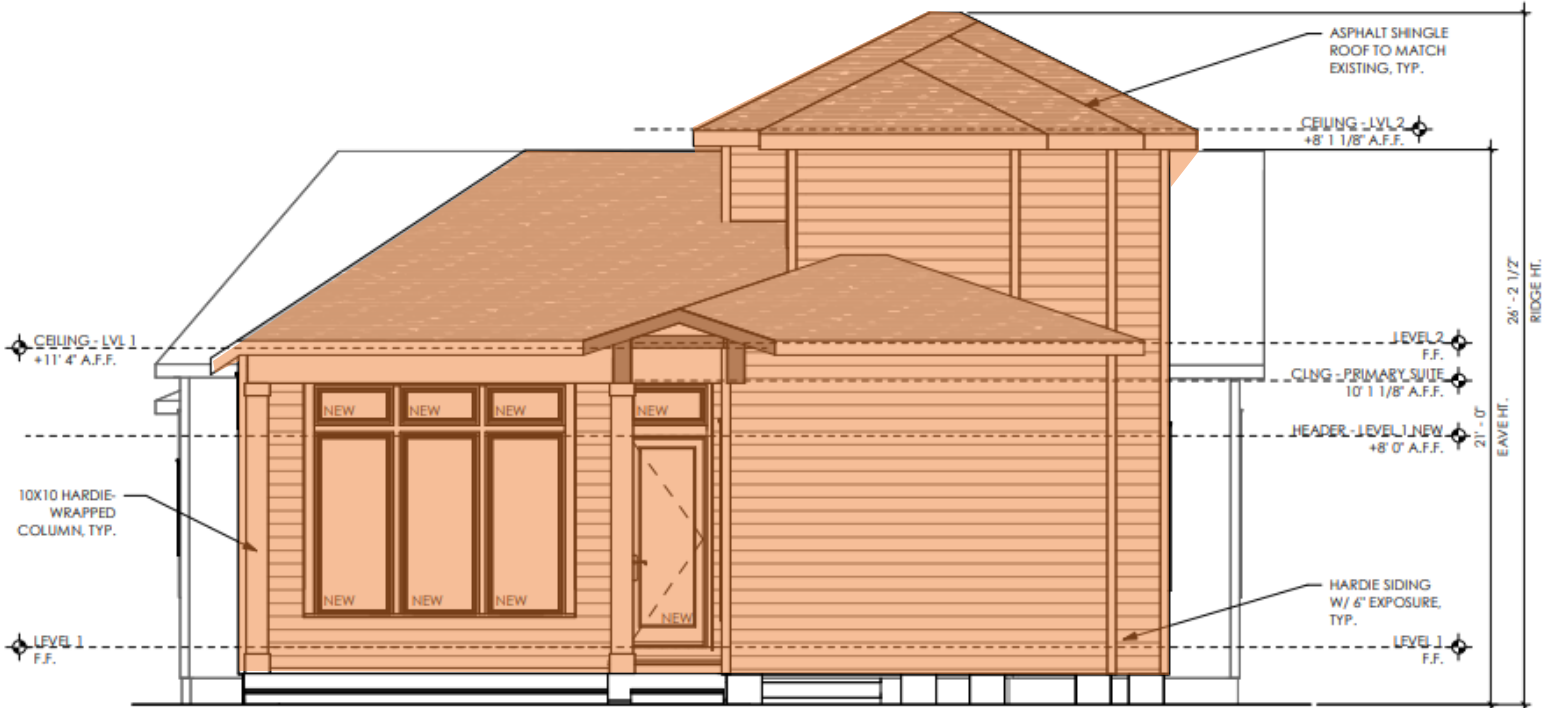
Proposed Front (West) Elevation



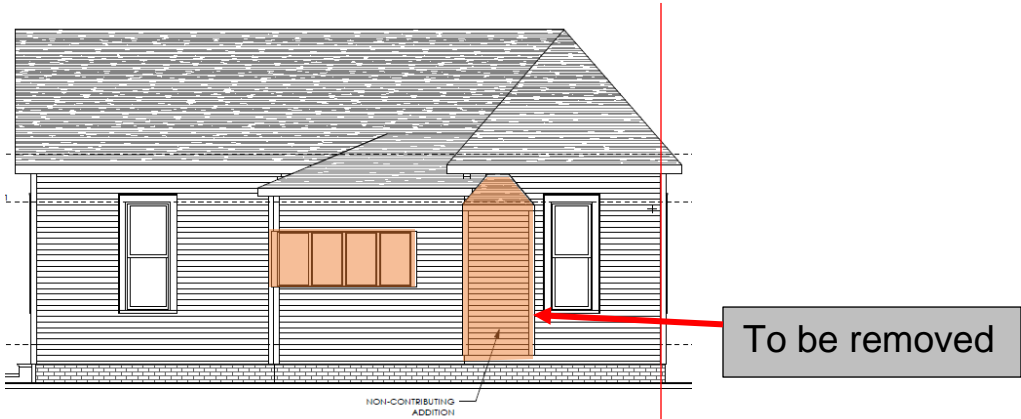
Existing Rear (East) Elevation



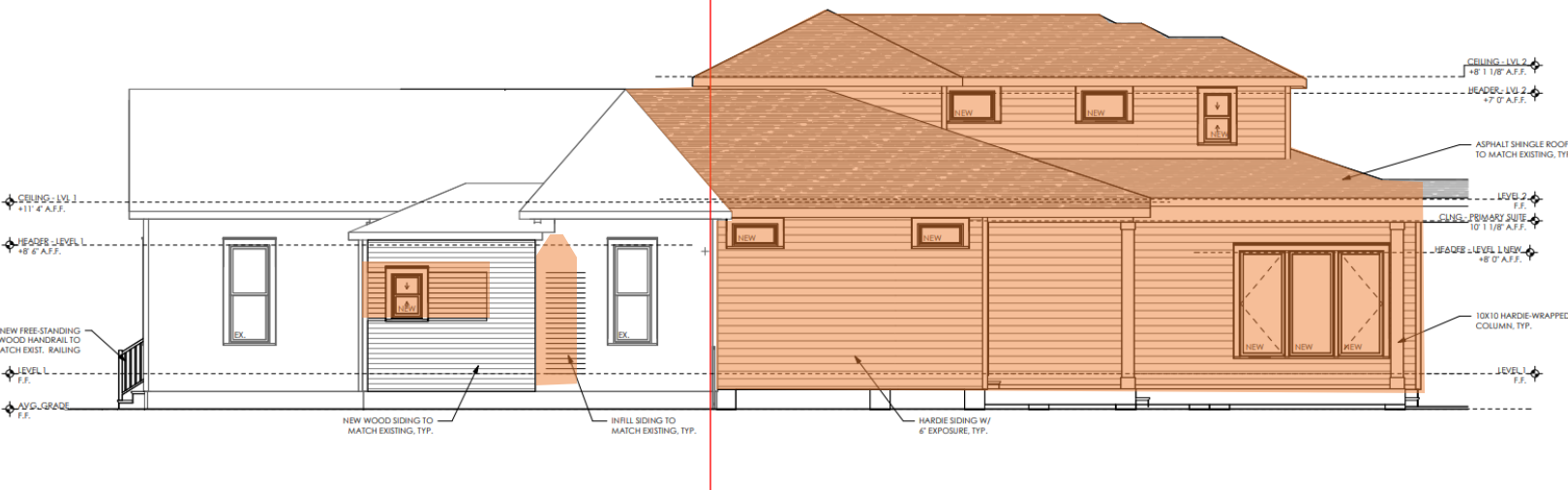
Proposed Rear (East) Elevation



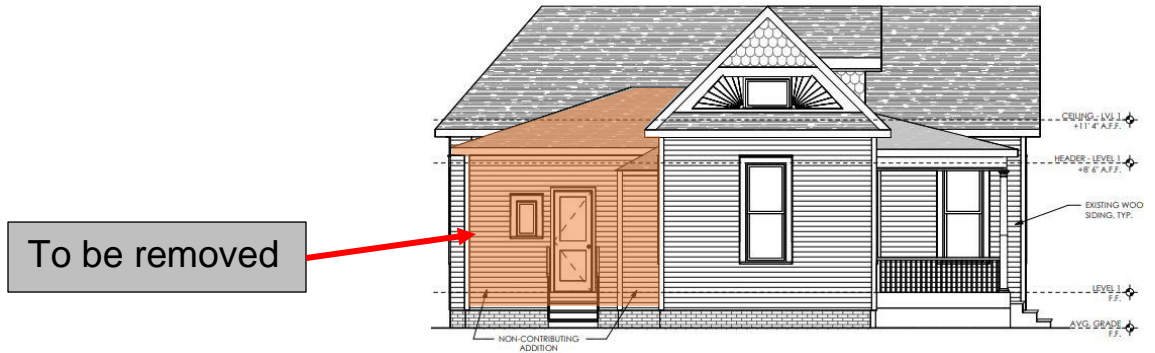
Existing Right (South) Elevation



Proposed Right (South) Elevation



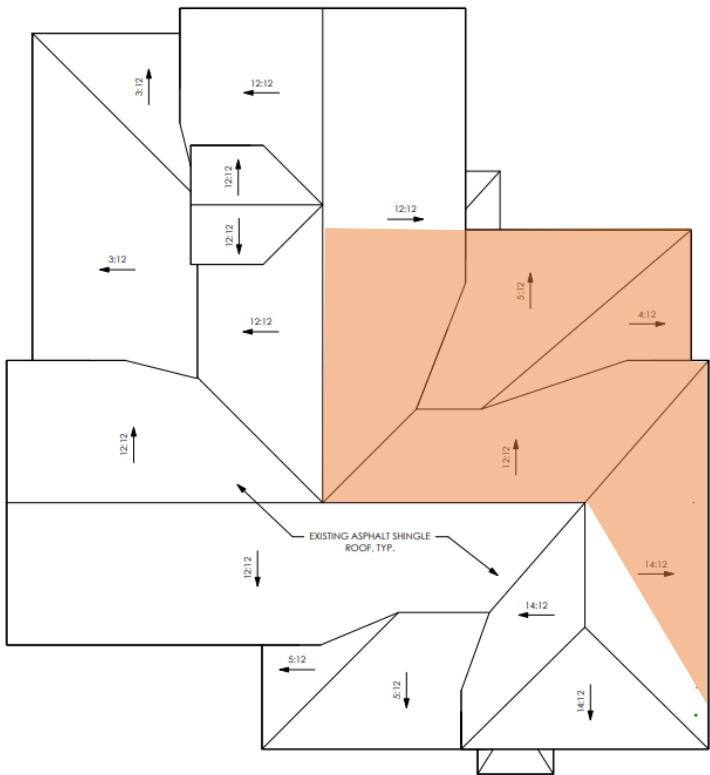
Existing Left (North) Elevation



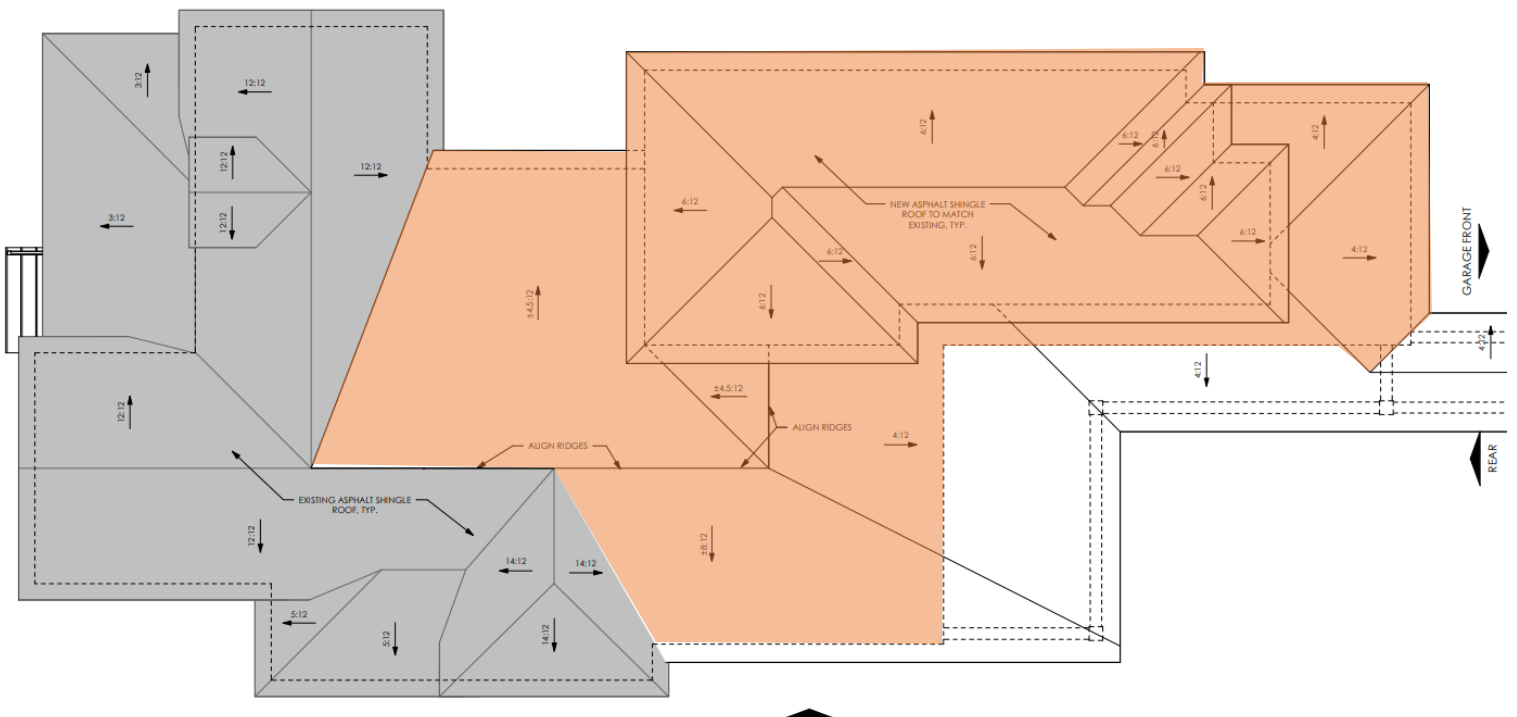
Proposed Left (North) Elevation



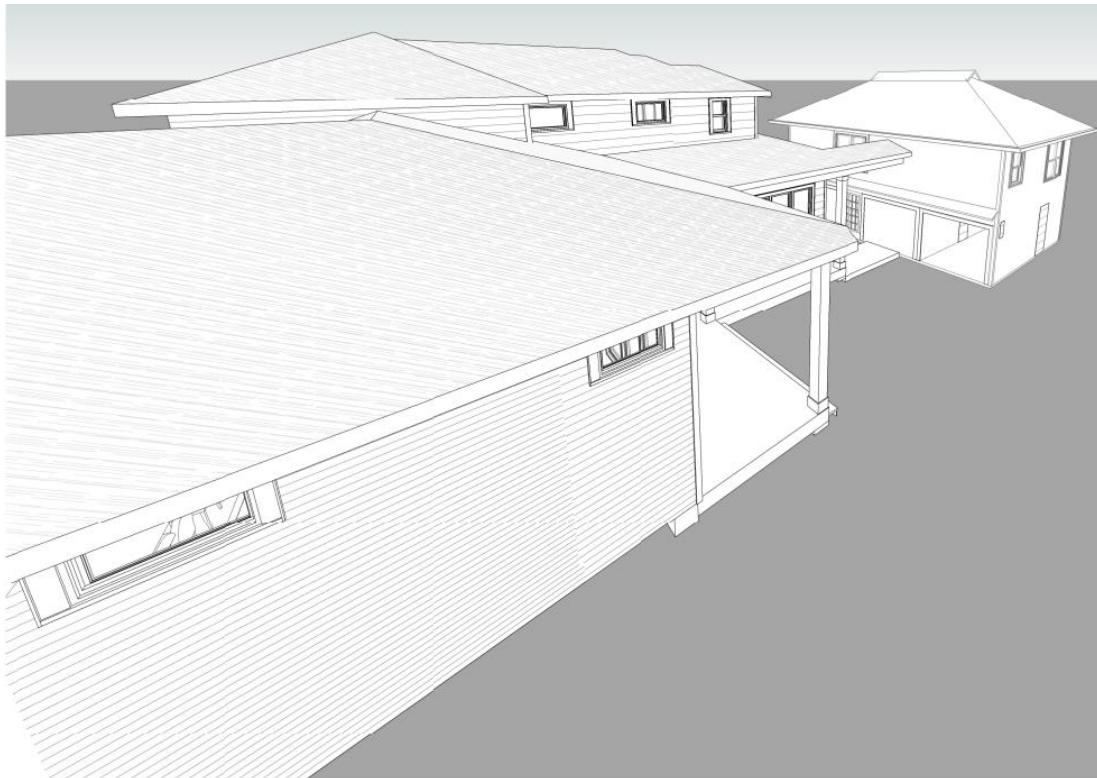
Existing Roof Plan



Proposed Roof Plan



3D Perspectives



3D Perspectives

