

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Gail Schorre, architect for Clint Koshnick, owner

**Property:** 807 Arlington Street, Tract 11, Block 249, Houston Heights Subdivision. The property includes a historic 1,464 square foot one-story wood frame single-family residence situated on a 6,556 square foot (50' x 131') interior lot.

**Significance:** Contributing Cottage residence, constructed circa 1940, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition

The proposed project is an addition to an existing 1448 SF. The existing house includes a previous one-story addition of 343 SF at the back and a previously enclosed front porch (porch is shown on the Sanborn map).

The proposed second-floor addition of 1006 SF will be located at the back of the house, over the previous addition, over a portion of the original house, as well as over a new covered porch at the back. The portion that extends forward (11'-6 3/4") over the historic portion of the house is 25% of the front to back dimension of 46'-3" as measured on the south side.

- A new front porch is proposed to be built over the existing front deck.
- This proposal includes the replacement of the existing Dutch Lap siding with new 117 profile siding. The new addition will be clad in 117 wood siding to match.
- The original house features hipped roof forms as does the addition.
- The proposal includes the replacement of an existing, non-historic window in the previous addition on the north side with a smaller traditional style double-hung window.

**Public Comment:** A letter of opposition is received. (Attachment A)

**Civic Association:** No public 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.

**S D NA**

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

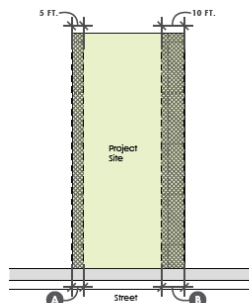
**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 6,556 SF  
 Proposed Lot Coverage: 1,497 SF  
 Proposed Percentage: 22.8%

Side Setbacks (Addition and New Construction)



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

KEY	MEASUREMENT	APPLICATION
<b>A</b>	<b>3 FT.</b>	Minimum distance between side wall and the property line for lots less than 35 feet wide
<b>B</b>	<b>5 FT.</b>	Minimum distance between the side wall and the property line
<b>B</b>	<b>REMAINING</b>	Difference between minimum side setback of 5 feet and minimum cumulative side setback
<b>C</b>	<b>6 FT.</b>	Minimum cumulative side setback for lots less than 35 feet wide
<b>C</b>	<b>10 FT.</b>	Minimum cumulative side setback for a one-story house
<b>C</b>	<b>15 FT.</b>	Minimum cumulative side setback for a two-story house

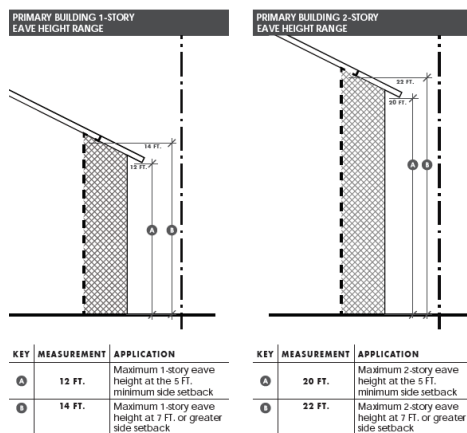
Proposed side setback (N): 5'  
 Proposed side setback (S): 10'-6"  
 Cumulative side setback: 15'-6"

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: 6,556 sf  
 Proposed FAR: 38%  
 Total square footage: 2503 sf

Eave Height (Addition and New Construction)



Proposed eave height: 22 ft  
 Proposed Ridge height is 26'-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: 3'  
 Proposed first floor plate height: 8'-4"  
 Proposed second floor plate height: 8'



Side Wall Length and Insets (Addition and New Construction)

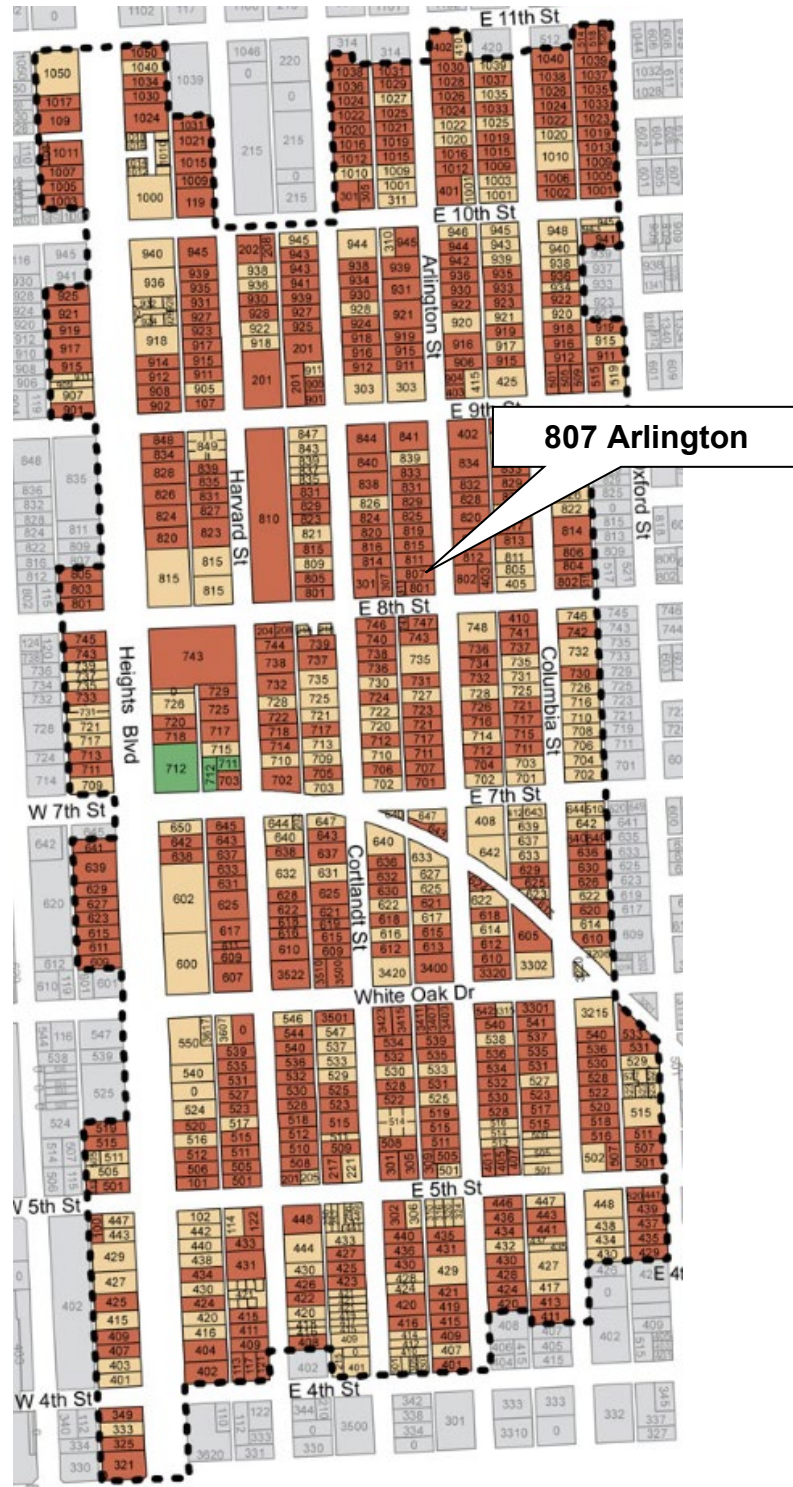
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length:35'-2"



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



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



INVENTORY PHOTO





CONTEXT AREA



Figure 1- 801 Arlington, next door neighbor



Figure 1- 811 Arlington, next door neighbor



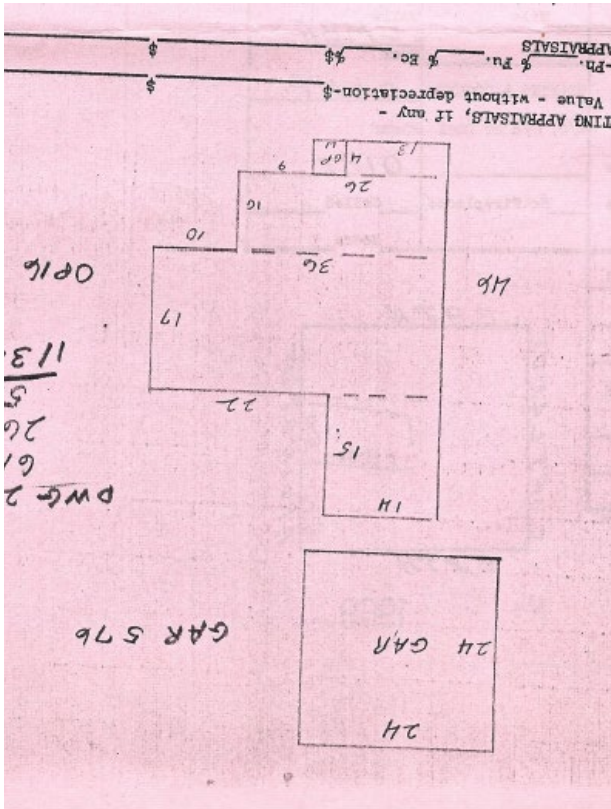
Figure 3- 802 Arlington St., across the street neighbor



Figure 4- 812 Arlington St., across the street neighbor



SANBORN MAP 1924 & BLA 1968



3D VIEW - PROPOSED



03 Southeast Corner  
HTS



05 Southwest Corner  
HTS



02 East / Front  
HTS



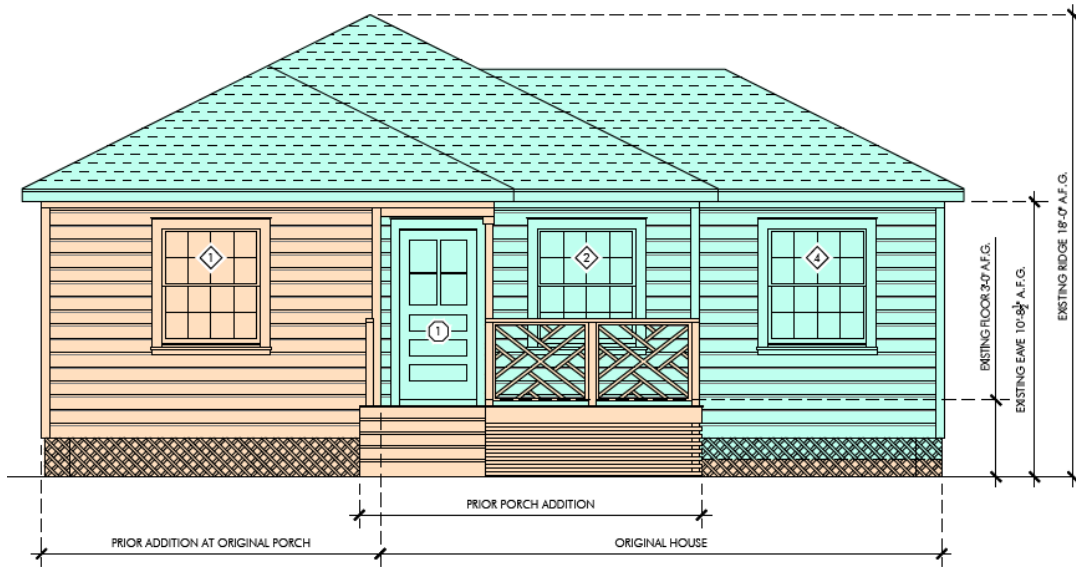
04 West / Back  
HTS



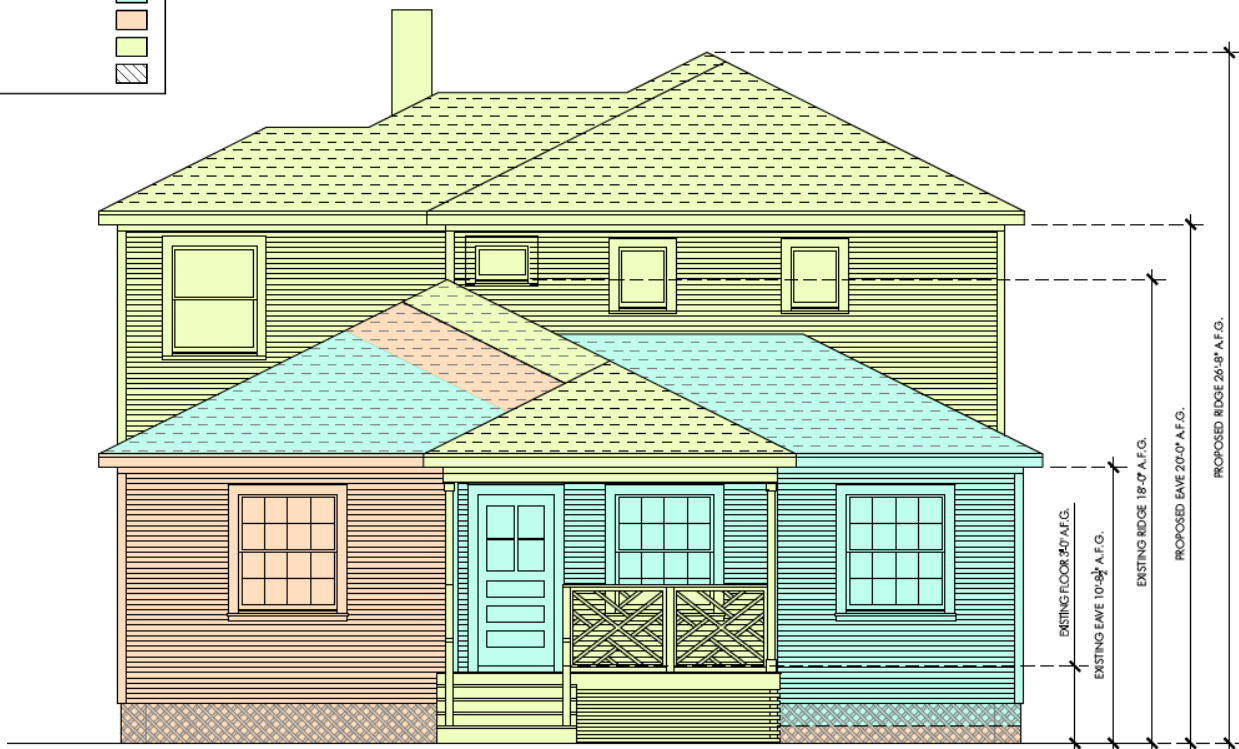
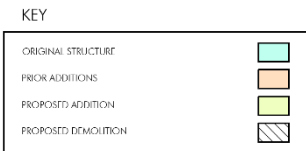
01 Northeast Corner  
HTS

**EAST ELEVATION – FRONT FACING ARLINGTON STREET**

**EXISTING**



**PROPOSED**

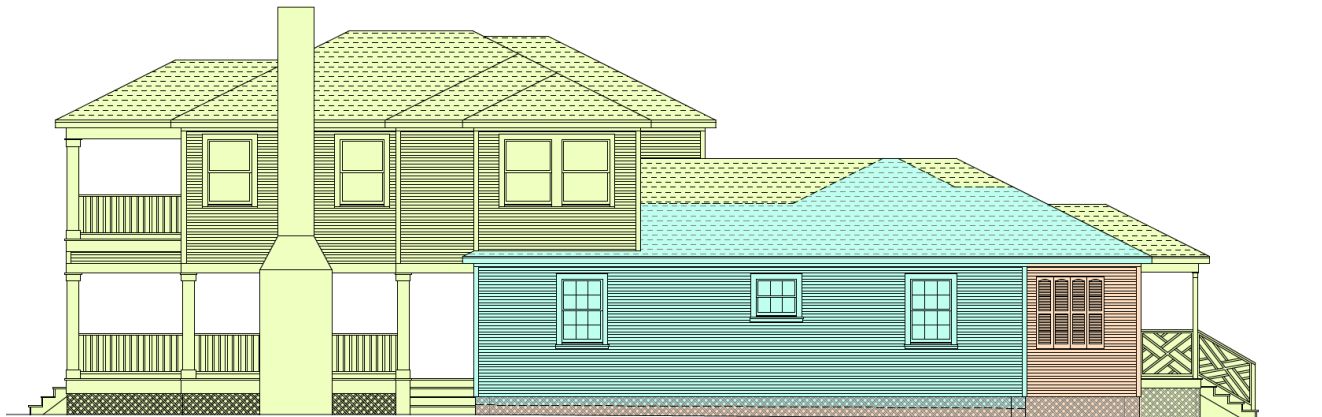


**SOUTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



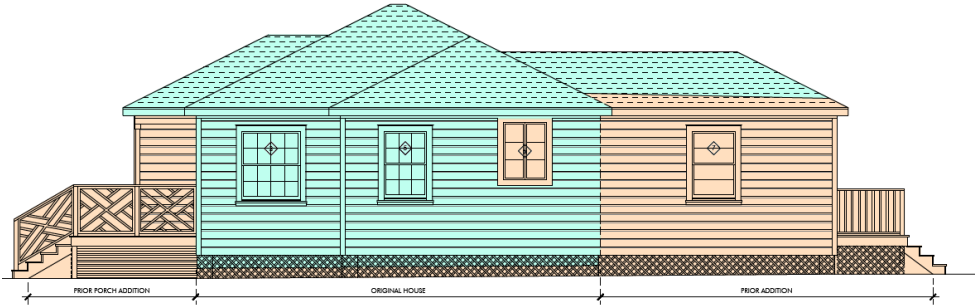
**KEY**

ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

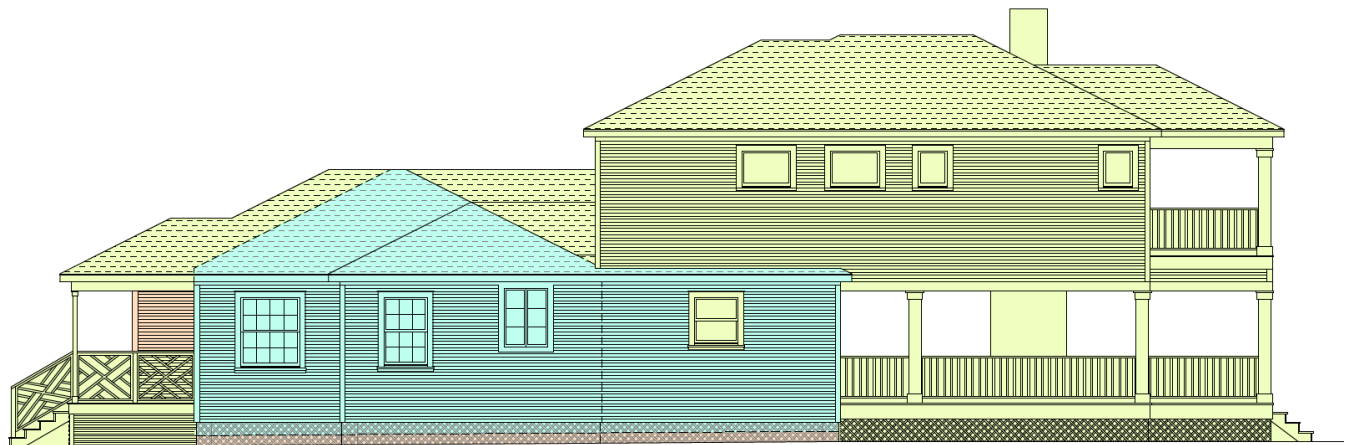


**NORTH SIDE ELEVATION**





**EXISTING**



**PROPOSED**

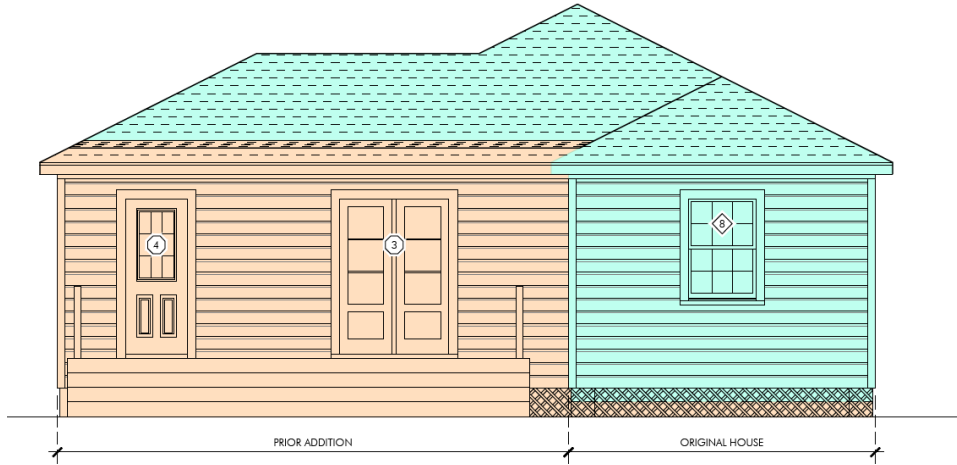


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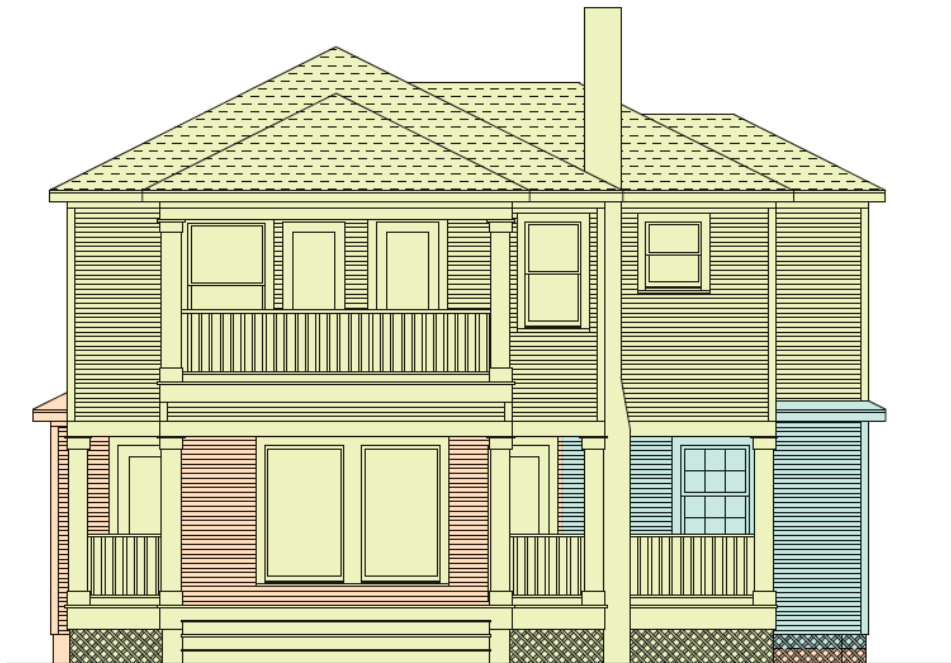
ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

**WEST (REAR) ELEVATION**





EXISTING



PROPOSED



KEY

ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

SITE/ROOF PLAN



EXISTING

PROPOSED

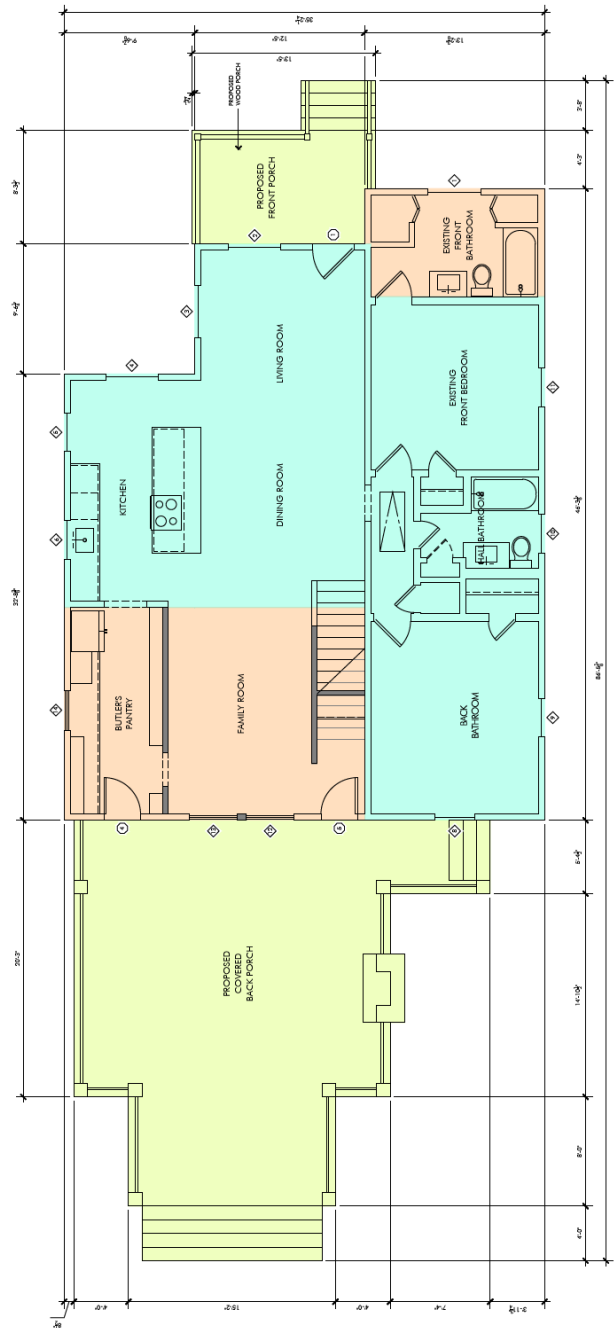
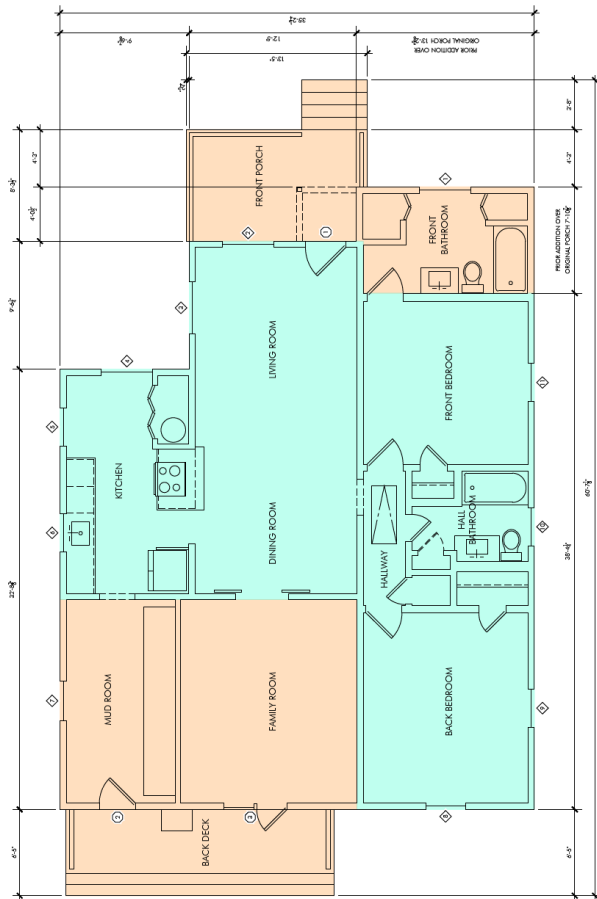


FIRST FLOOR PLAN



EXISTING

PROPOSED



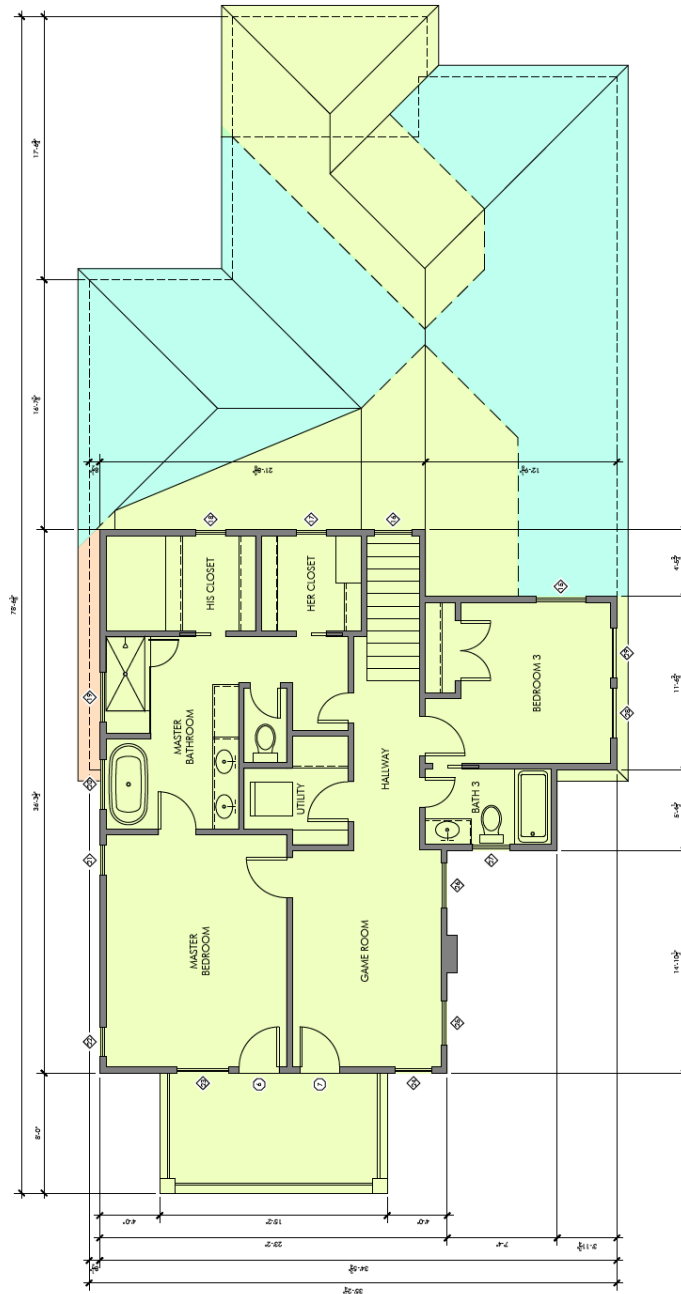
KEY

ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	



SECOND FLOOR PLAN

PROPOSED



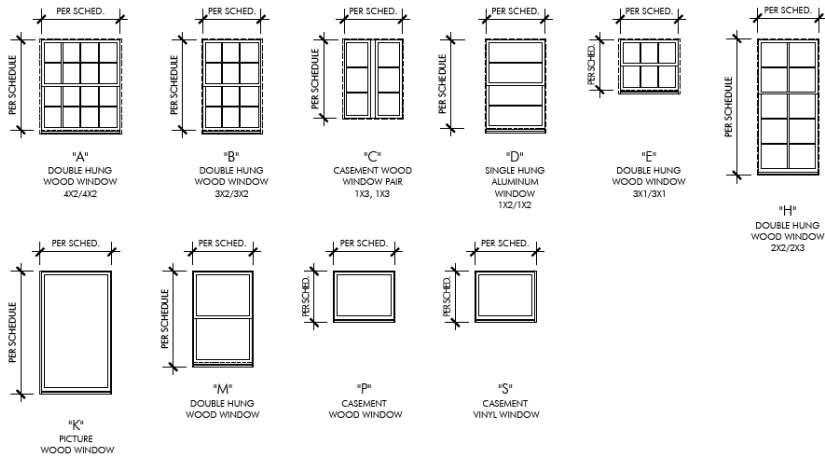
**WINDOW / DOOR SCHEDULE**

**DOOR SCHEDULE**

DOOR TYPES											
DOOR SCHEDULE											
NO.	TYPE	MATERIAL	WIDTH	HIGHT	EXISTING	REMAIN	DEMOLISH	PROPOSED	FINISH	HARDWARE	REMARKS
1	A	WOOD	36"	80"	*	*			PAINT		FRONT DOOR
2	B	COMPOSITE WOOD	32"	80"	*		*		PAINT		
3	C	WOOD	32"	80"	*		*		PAINT		
4	D	WOOD	32"	80"				*	PAINT		
5	D	WOOD	32"	80"				*	PAINT		
6	D	WOOD	32"	80"				*	PAINT		
7	D	WOOD	32"	80"				*	PAINT		

WINDOW SCHEDULE

WINDOW TYPES



NOTES

- UNLESS NOTED OTHERWISE ALL WINDOWS 'JELD WEN', 2500 SERIES WOOD WINDOW PRODUCT LINE OR OTHER MANUFACTURERS PRODUCT LINE OF EQUAL OR BETTER QUALITY.
- EXISTING WINDOWS: HEIGHT AND WIDTH TO INSIDE FACES OF JAMBS AND STOOL
- PROPOSED WINDOWS: HEIGHT AND WIDTH ARE WINDOW UNIT SIZE
- ALL WINDOWS: SEE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE FOR MAXIMUM U-FACTOR AND SHGC
- PROPOSED WINDOW HEAD HEIGHT TO MATCH EXISTING WINDOW HEAD HEIGHT.
- EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING

WINDOW SCHEDULE

NO.	TYPE	MATERIAL	STYLE	WIDTH	HEIGHT	MOUNTING	EXISTING	REMAIN	DEMOLISH	PROPOSED	NOTES
1	A	WOOD	DH	46"	53"	RECESSED	*	*			WINDOW FROM PRIOR ADDITION
2	A	WOOD	DH	46"	53"	RECESSED	*	*			ORIGINAL WINDOW
3	A	WOOD	DH	46"	53"	RECESSED	*	*			ORIGINAL WINDOW
4	A	WOOD	DH	46"	53"	RECESSED	*	*			ORIGINAL WINDOW
5	B	WOOD	DH	34"	52"	RECESSED	*	*			ORIGINAL WINDOW
6	C	WOOD	CASEMENT	34"	46"	SURFACE	*	*			WINDOW FROM PRIOR ADDITION
7	D	ALUMINUM	SH	34"	52"	SURFACE	*	*	*		WINDOW FROM PRIOR ADDITION
8	B	WOOD	DH	35"	50"	RECESSED	*	*			ORIGINAL WINDOW
9	B	WOOD	DH	34"	52"	RECESSED	*	*			ORIGINAL WINDOW
10	E	WOOD	DH	34"	30"	RECESSED	*	*			ORIGINAL WINDOW
11	B	WOOD	DH	34"	52"	RECESSED	*	*			ORIGINAL WINDOW
12	K	WOOD	PICTURE	42"	72"	RECESSED				*	
13	K	WOOD	PICTURE	42"	72"	RECESSED				*	
14	M	WOOD	DH	36"	38"	RECESSED				*	
15	M	WOOD	DH	41"	52"	RECESSED				*	
16	P	WOOD	CASEMENT	26"	19"	RECESSED				*	
17	P	WOOD	CASEMENT	24"	30"	RECESSED				*	
18	P	WOOD	CASEMENT	24"	30"	RECESSED				*	
19	S	VINYL	CASEMENT	40"	30"	RECESSED				*	
20	P	WOOD	CASEMENT	40"	30"	RECESSED				*	
21	P	WOOD	CASEMENT	24"	30"	RECESSED				*	
22	P	WOOD	CASEMENT	24"	30"	RECESSED				*	
23	M	WOOD	DH	41"	66"	RECESSED				*	
24	M	WOOD	DH	30"	56"	RECESSED				*	
25	M	WOOD	DH	37"	56"	RECESSED				*	
26	M	WOOD	DH	37"	56"	RECESSED				*	
27	M	WOOD	DH	30"	36"	RECESSED				*	
28	M	WOOD	DH	41"	56"	RECESSED				*	
29	M	WOOD	DH	41"	56"	RECESSED				*	

**ATTACHMENT A**



Dear committee members,

My name is Deirdre McDowell and I live in 811 Arlington Street, and a join north side of the proposed home addition at 807 Arlington street.

I feel the construction as planned will significantly And negatively impact the historic qualities of our neighborhood.

While I am confident the application was carefully reviewed and appears to meet the specific building guidelines for our historic district, I do not believe it upholds the underlying intent to preserve and maintain its historic relevance, look, and feel.

This build will also come at a cost to me personally, and our neighborhood, and impact many of the children with disabilities that live within it.

Please let me explain.

When I purchased my property the two things that drew me to it were the historical aspect of the neighborhood and the remarkable sunshine that came streaming through the windows. My home is located in one of the few sections with remaining original homes. The home to my south (801 Arlington) was one of the first on this block. The one across the street was rolled across logs and pulled into its current location using mules.

My home was built for a railroad executive as the Heights began its development as the first planned community. Almost all of the homes on my end of the street were crafted by Czech immigrants.

It upholds the true meaning of the Heights Historic designation, and includes the green space that is integral to its nature.

Over the years it and it's garden have provided me with shelter and solace. I have worked hard to ensure that continues by carefully repairing and maintaining both. I additionally campaigned hard for Historic designation in our area and was incredibly grateful when it passed.

The house in question at 807 Arlington is contributing, and built in a different era. However, it's small footprint and unadorned front does not distract from those homes that surround it. It falls into the background, allowing the older homes to set the tone for the neighborhood.

Adding a second story to this home will be clearly reverse that dynamic and be visible from both the north and south sides as it is located very near (only one home in) from a major corner. The homes that flank it are single story original homes built in the early 1900s.

The visible second story portions do not appear to be styled to blend with the two homes it will sit between. Again, yes, it will be easily seen.

For me personally, a second story on the home located so close to my own will completely prevent direct sunshine into all but the front of my home. It means the joy the small but sunny rooms have provided through the years will come to an end, and my garden will no longer have the direct sun it needs to thrive.

That impact will also be felt by the children that I treat as a pediatric physical therapist. I use this same home as my business location. As the only specialty trained pediatric physical therapist in the Heights, I see infants and babies who were very premature, have had brain injuries, or have other significant disability. The space is a calm, quiet, sunny one that provides them and their families a space to begin to heal, grieve and regroup.

Planted with roses, mint, rosemary, basil, and multiple flowers, the garden is used to provide a multi sensory environment for older children to practice their outside mobility. There is a raised water garden filled with large gold fish and a fountain to see, hear and touch.

A second story will impact these children and their families as well.

I Understand the new property owners have a legal right to improve, expand, and maintain their home in a way that best fits their needs. I don't wish to prevent them from doing it.

I just want it recognized that there will be a cost beyond that of construction, and it will be paid by myself, our neighborhood, and it's occupants.

I was so very hopeful there could be some sort of mutual respect among us that honored all these things in this project, and the addition could support us all. If there's anyway possible for that to happen I would be eternally grateful. OK OK so now I

Thank you for your consideration.

Deirdre McDowell  
811 Arlington street.

**APPLICANT'S MATERIAL**

**Certificate Of Appropriateness:**  
 Contributing Context Worksheet  
 New Construction and Addition



**PLANNING &  
 DEVELOPMENT  
 DEPARTMENT**

**Address:** \_\_\_\_\_ Primary Building or Accessory Structure

**For New Construction:**

Based on Sec. 33-242 of the Historic Preservation ordinance, new construction in a historic district must be **compatible** with exterior features of contributing structures in the context area (same historic district). When designing, elements of existing contributing construction in this district should be referenced, but not necessarily copied. Please give at least three examples of contributing buildings referenced. See this link for new construction criteria:

<https://bit.ly/3xG3NqJ>

Neighboring Contributing Context Address (Reference Address in same historic district)	Number of stories	Ridge Height *if available	Compatibility/Reference Reason Examples: massing, cladding, etc.
Neighboring Context Address * if next door neighbor isn't contributing	Number of stories	Ridge Height *if available	

**For an Addition:**

Based on Sec. 33-241 for Alterations, Rehabilitations, Restorations and Additions:

- The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- 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.

**Existing contributing structures must be in the context area (same historic district). Elements of existing contributing construction in this district should be referenced in the design process. Please give at least three examples of these contributing buildings. See this link for alteration criteria:**

<https://bit.ly/3wEYfMa>

Neighboring Contributing Context Address (Reference Address in same historic district)	Number of stories	Ridge Height *if available	Compatibility/Reference Reason examples: massing, cladding, etc.
Neighboring Context Address * if next door neighbor isn't contributing	Number of stories	Ridge Height *if available	



Figure 1: East / Front





Figure 2: Southeast Corner





Figure 3: Northeast Corner





Figure 4: Back view: southwest corner



Figure 5: Northwest corner





Figure 6: West facing side – Back view



Figure 7: View of south west corner and south side





Figure 8: Northwest window to be removed