

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 11, 2022

**Applicant:** Carrie Carreno, agent for, Joseph Rothbauer, owner

**Property:** 731 Arlington Street, Lot 5, Block 258, Houston Heights Neighborhood Subdivision. The property includes a historic 1,196 square foot, one-story wood single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights South Historic District. Received approved AA for demolishing non-historic, attached carport, garage, and sunroom in November 7, 2022.

**Proposal:** Alteration: Rear Addition, Front Porch, and Re-Roof

- Two-story rear addition totaling 2025 sq. ft
  - First-floor is 1307 sq. ft.
  - Second-floor is 718 sq. ft.
- Max ridge height at 27' 0-1/4"
  - Original structure ridge height 15' 10-5/8"
- Rear addition will have 1-over-1, double-hung, wood, Jeld-Wen windows, inset & recessed
- Roof pitch of 7:12 with composition shingles
- 117 wood siding with a 4.25" reveal matching existing
- Inset & recessed, 1-over-1, double-hung, Jeld-Wen wood windows
- Remove door opening on North elevation and replacing with a 1-over-1, double-hung, wood, Jeld-Wen window, inset & recessed
- Adding a window opening on South elevation of historic structure for bathroom with a 1-over-1, double-hung, wood, Jeld-Wen window, inset & recessed
- Replace front porch spindle columns, ornate bracket work, and balustrade
- New front porch columns to be tapered columns
  - Brick base to remain unchanged
- Raising original structure's finished floor height from 18" to 36"

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>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 checked="" type="checkbox"/> | <input 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   |                            |
| <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.   |                            |

**HEIGHTS DESIGN GUIDELINES**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

District Map



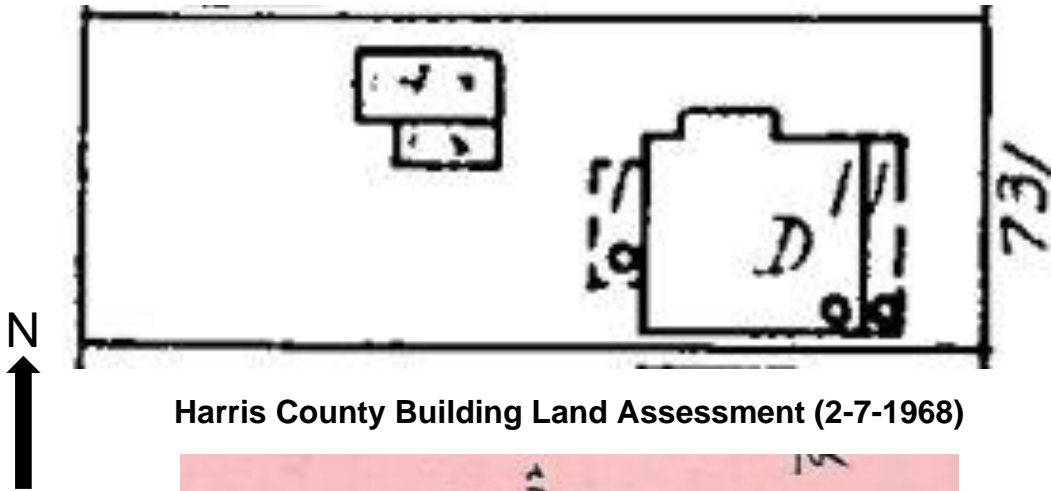
**Inventory Photo**



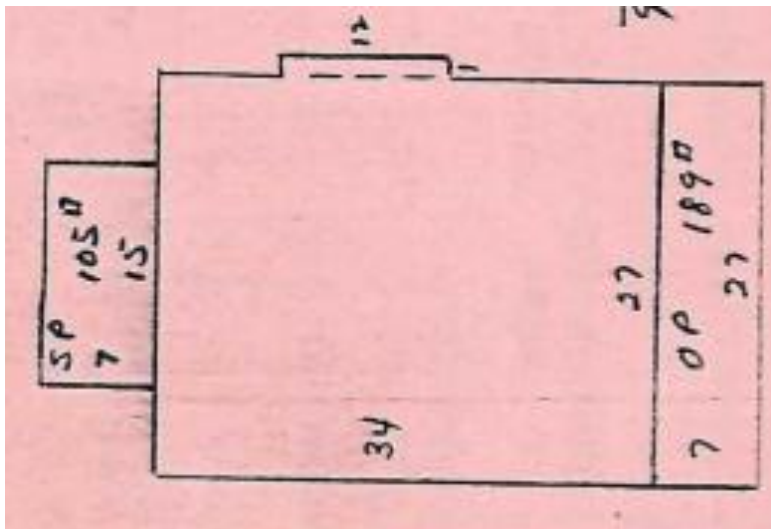
**Current Photo**



Sanborn



Harris County Building Land Assessment (2-7-1968)



**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
<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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 2,185

Remaining Amount: 455

     Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,903

Remaining Amount: 1

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

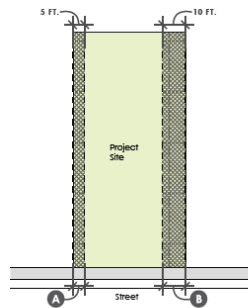
Side Wall Length: 50' 0"

Inset Length: 6'

Inset on North side: 2'

Inset on South side: 2'

Side Setbacks (Addition and New Construction)



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

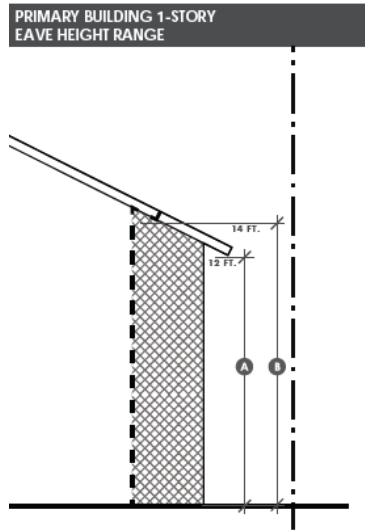
Proposed side setback (South): 8' -5 3/8"

Proposed side setback (North): 15' 8-3/8"

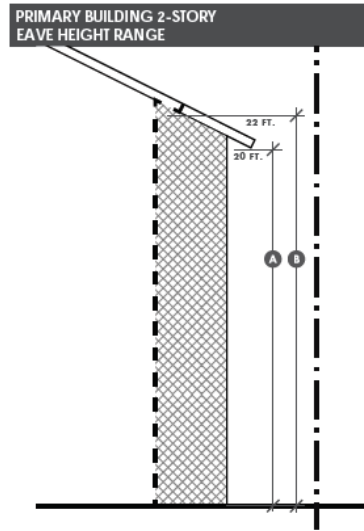
Cumulative side setback: 24' 1-3/8"



Eave Height (Addition and New Construction)



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



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

Proposed eave height: 23'

\*\*Sec. 5-15: Small increases in side setback qualify for the equivalent increase in eave height. North side setback is 8'-5 3/8" which allows for an eave height of 23'



**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

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: 5' 1"

\*\*With a 15' alley, this gives 20' 1" of clearance\*\*

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: 8' 1"

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' 9"

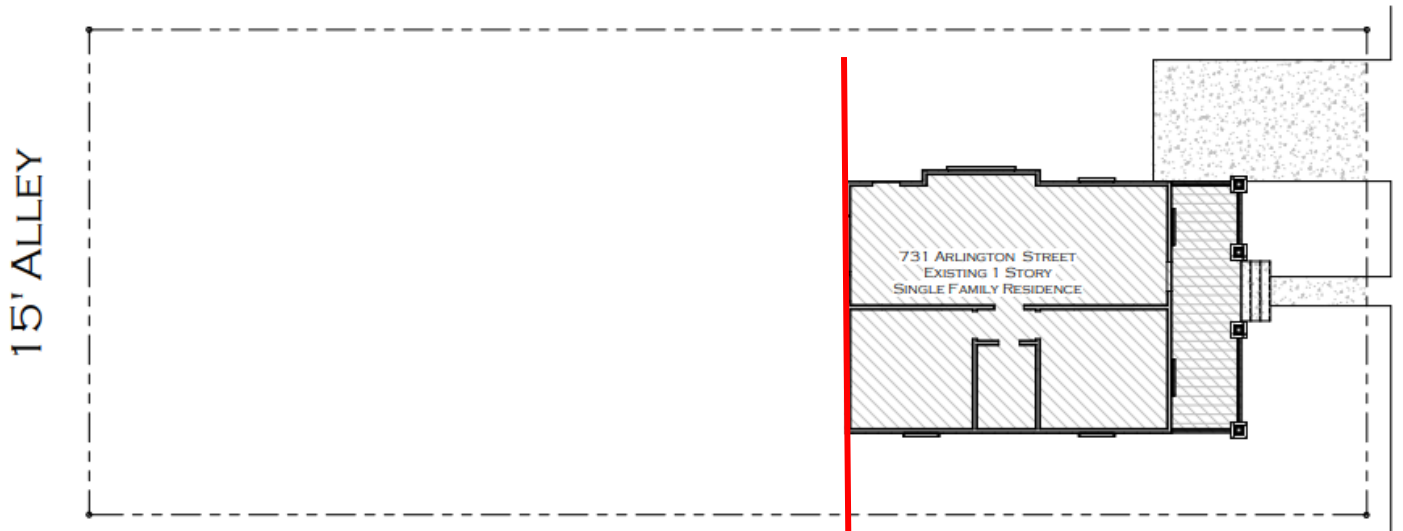
Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

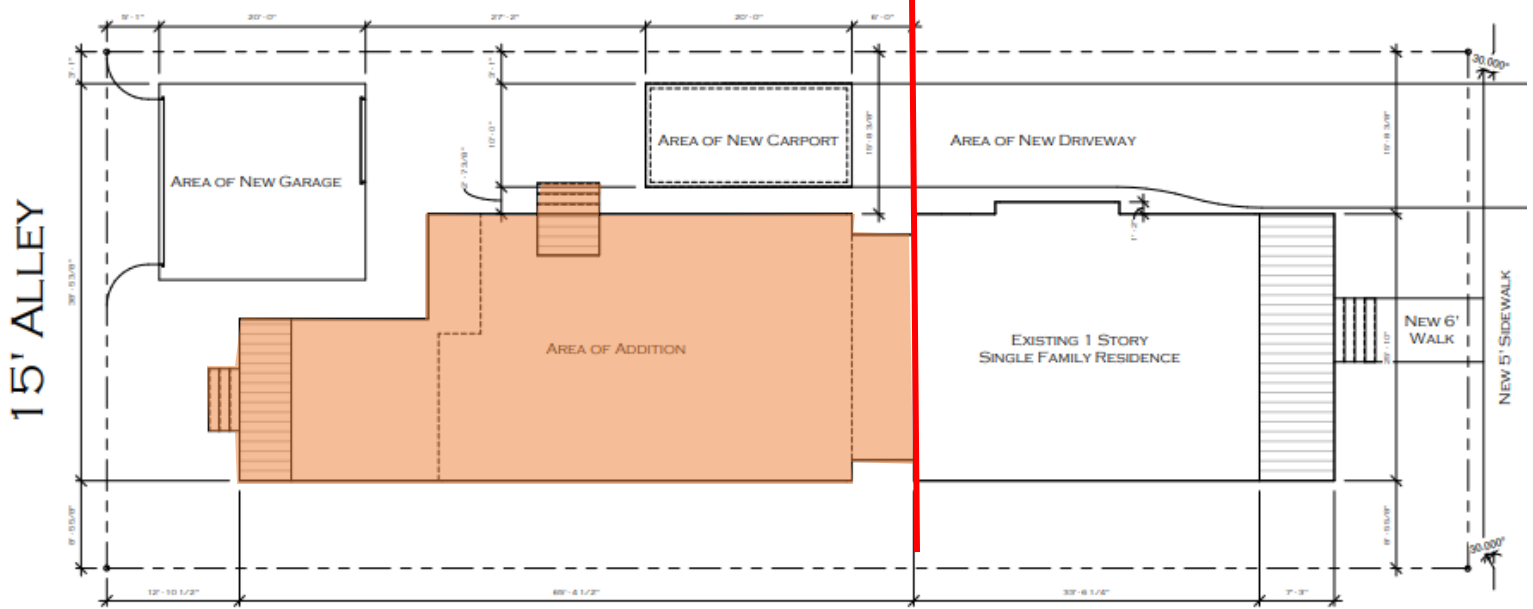
The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width
- Front Porch Width and Depth

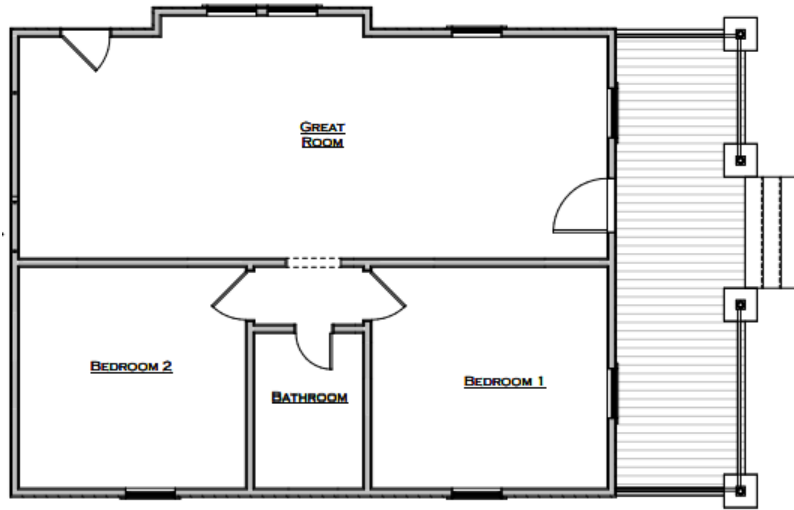
Existing Site Plan



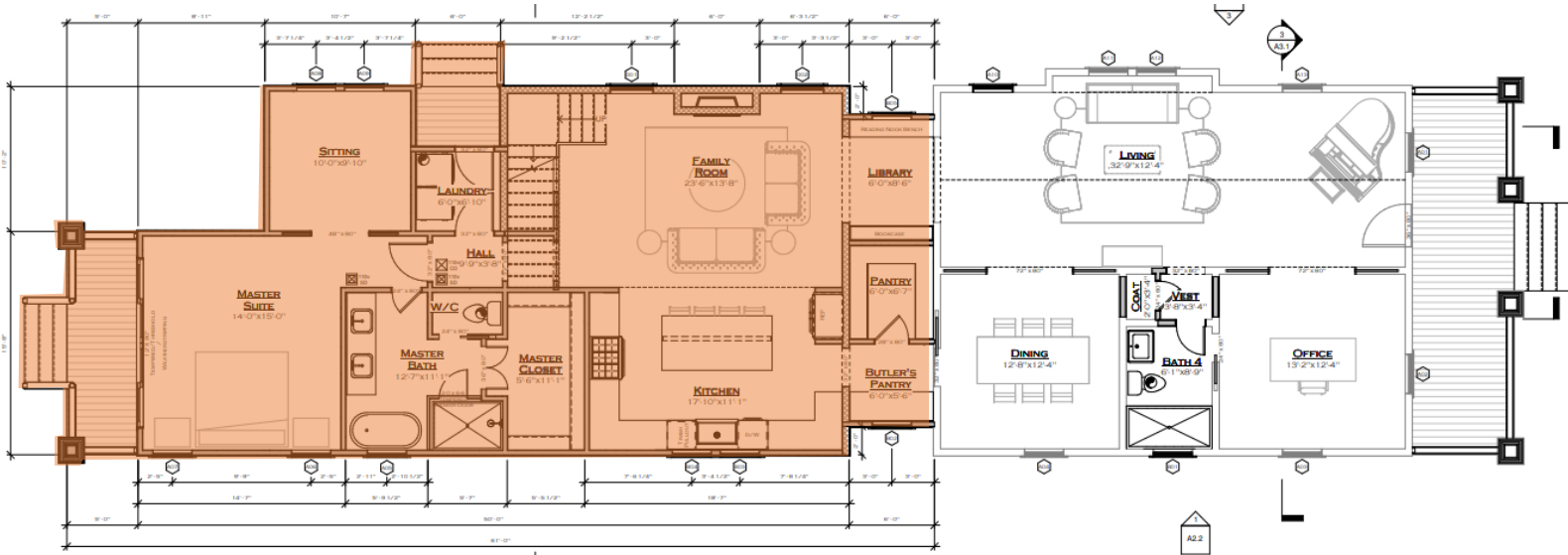
Proposed Site Plan



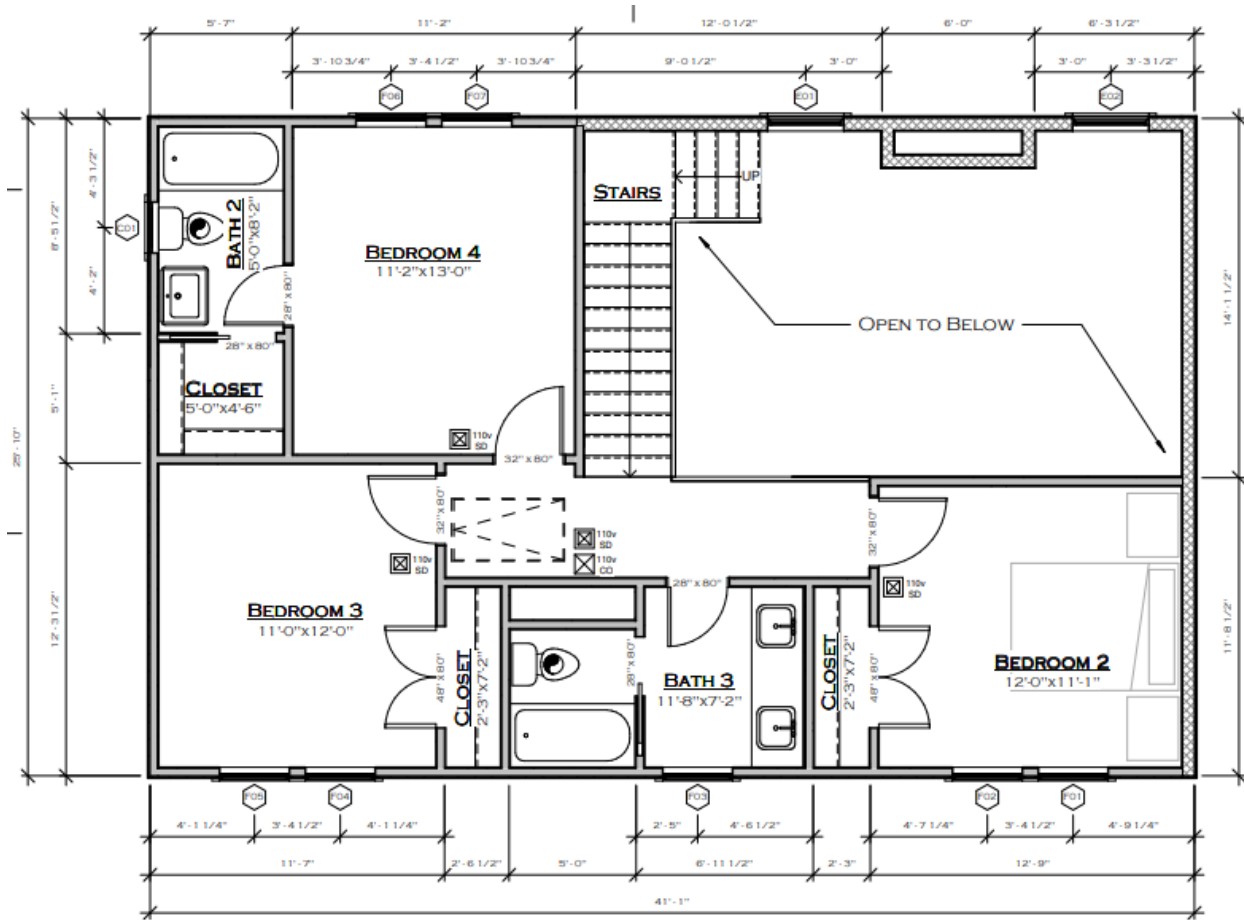
Existing First Floor Plan



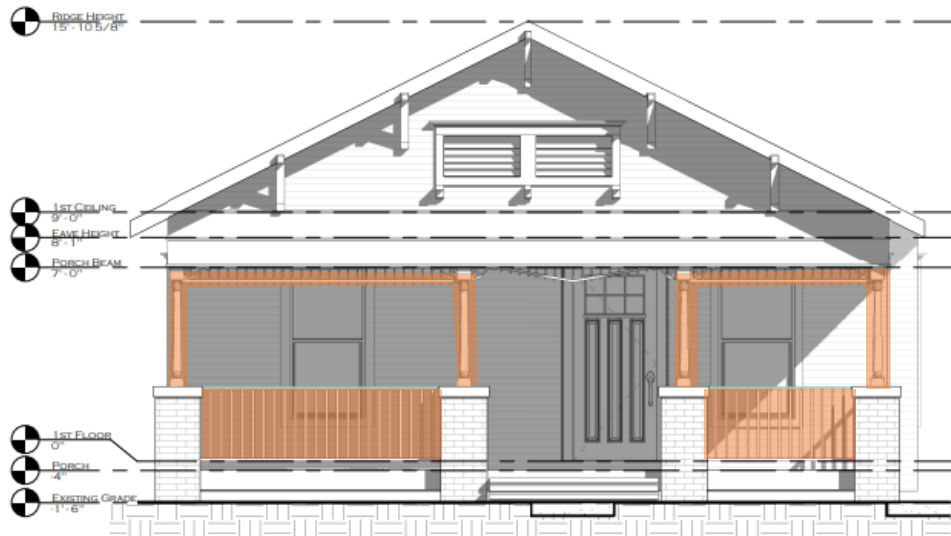
Proposed First Floor Plan



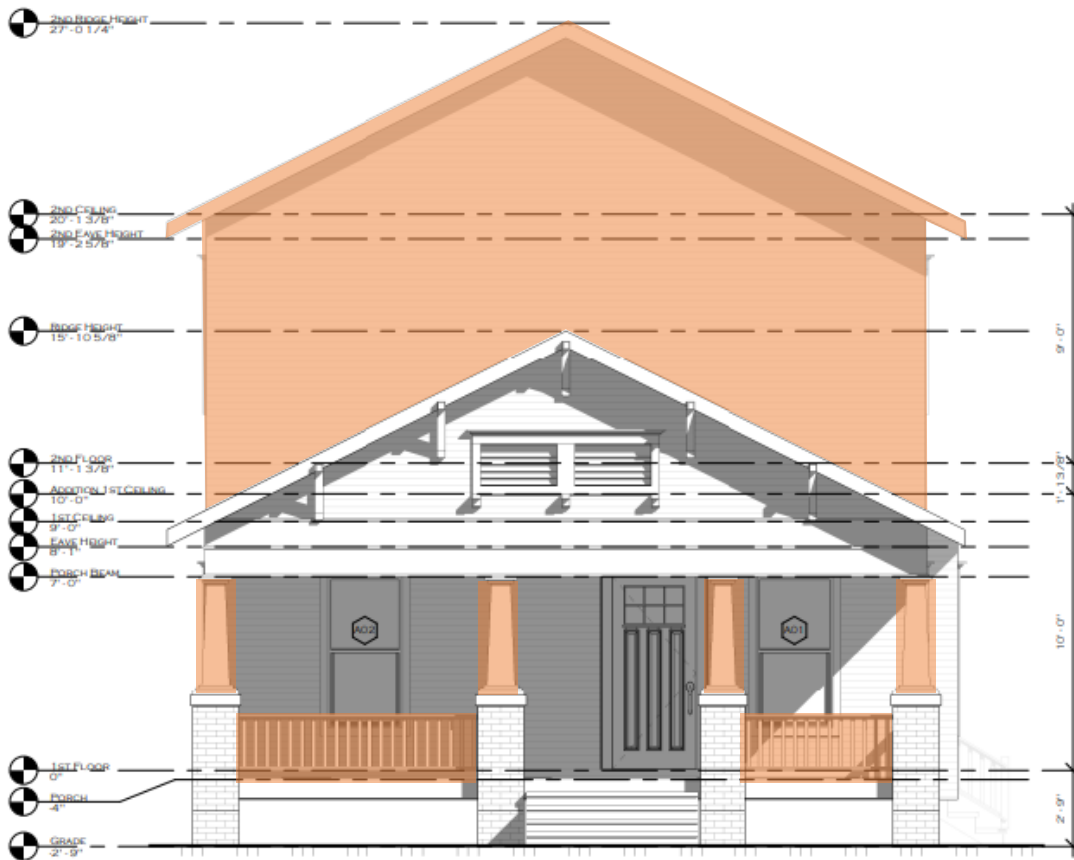
Proposed Second Floor Plan



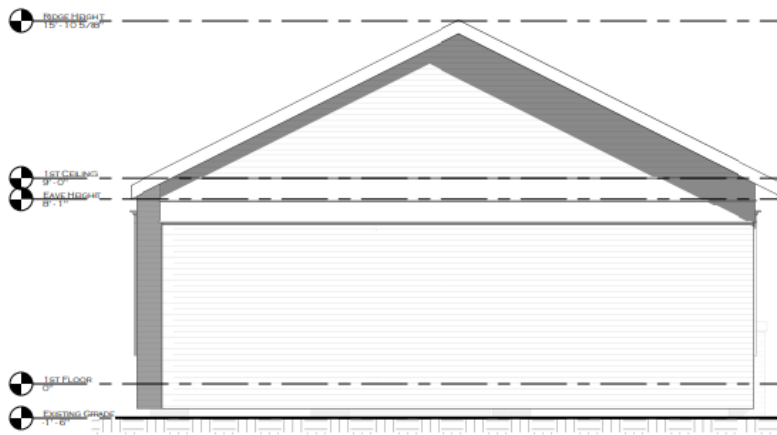
### Existing Front (East) Elevation



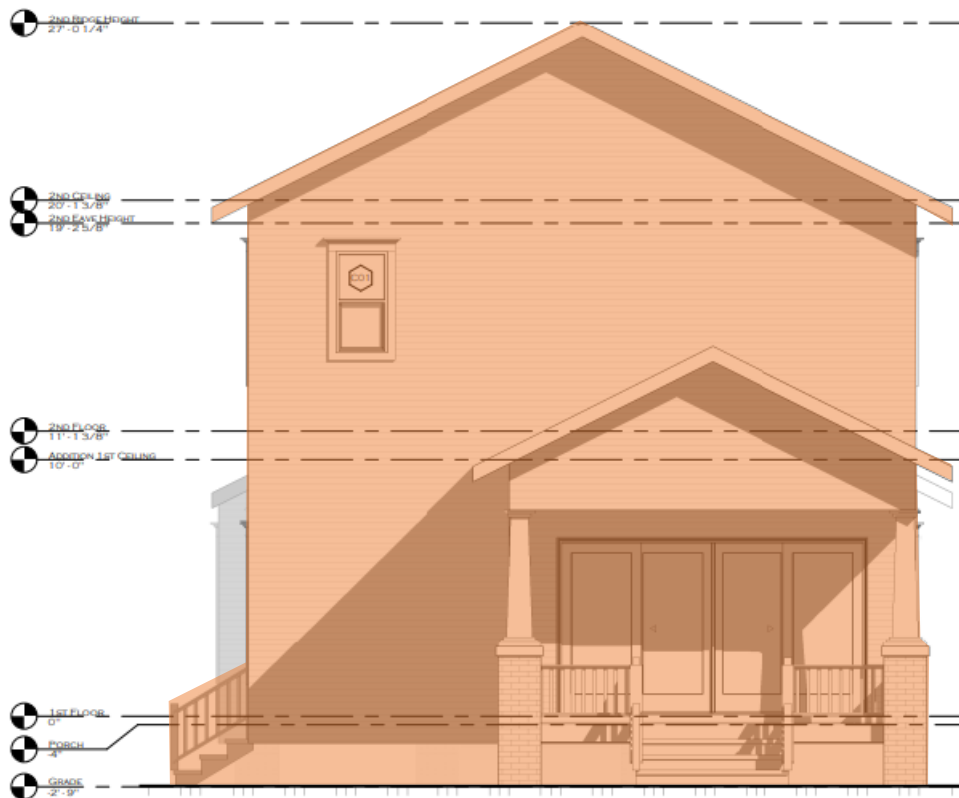
### Proposed Front (East) Elevation



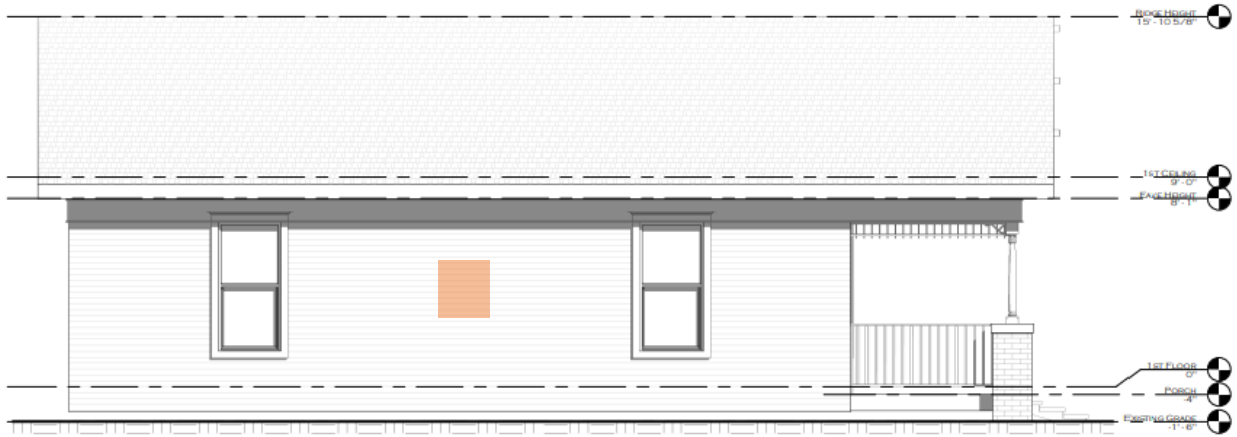
### Existing West Elevation



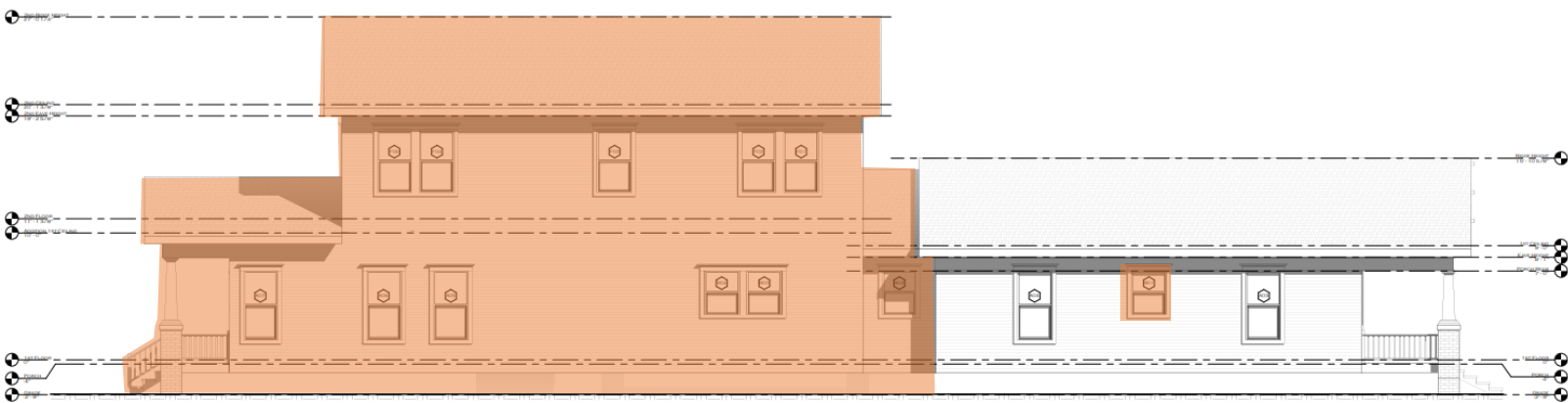
### Proposed West Elevation



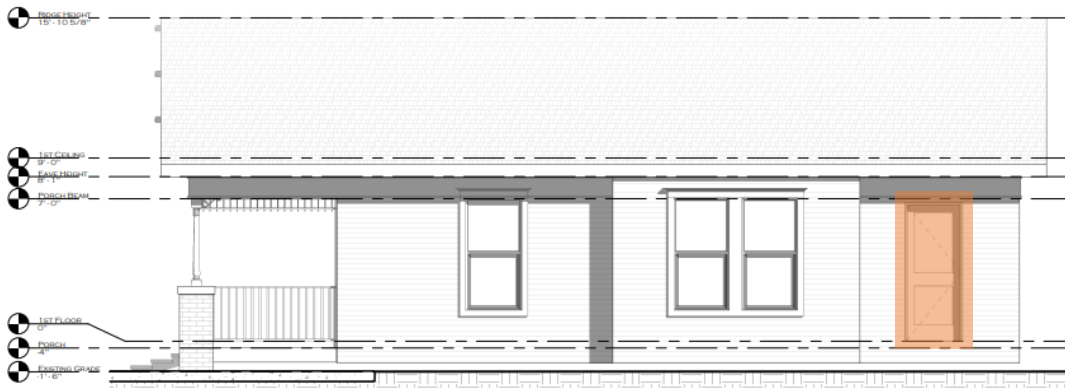
Existing South Elevation



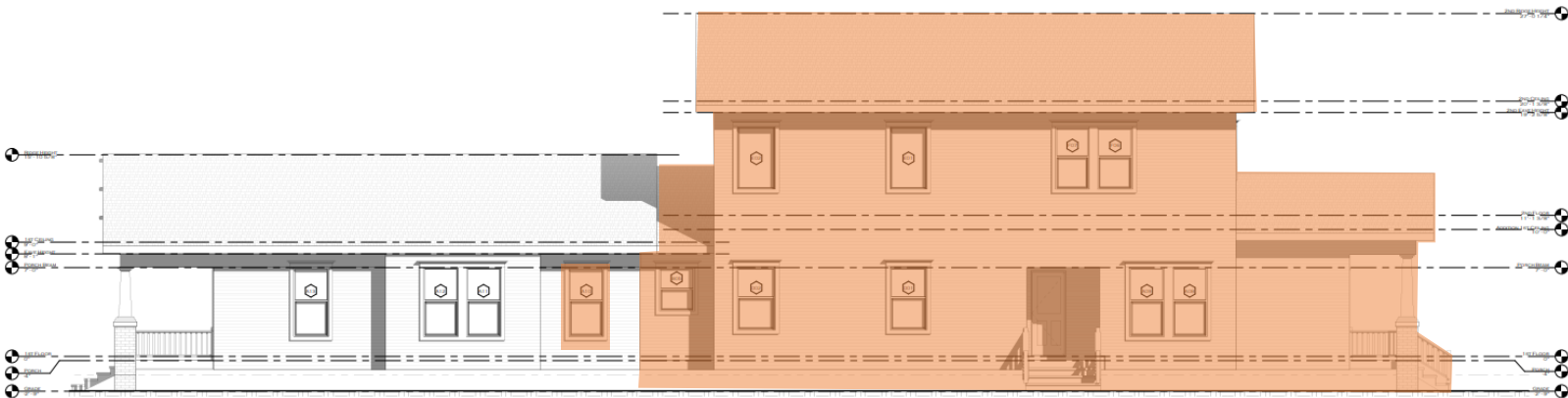
Proposed South Elevation



Existing North Elevation

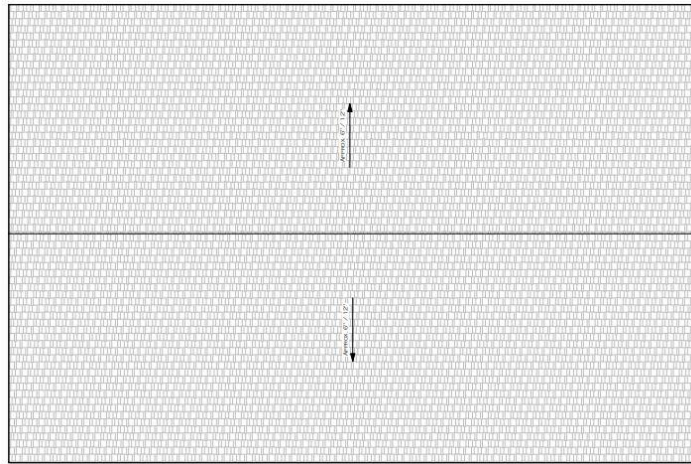


Proposed North Elevation





### Existing Roof Plan



### Proposed Roof Plan

