

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 31, 2022

**Applicant:** Judyth Jones, agent for, Timoth lezzoni, owner

**Property:** 432 Arlington Street, Lot 21, Block 304, Houston Heights Neighborhood Subdivision. The property includes a 3,059 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Non-contributing Contemporary style residence, constructed circa 2011, located in the Houston Heights South Historic District.

**Proposal:** Alteration - Addition

- Enclose open air second-story porch into conditioned space
- Conditioned addition 22'x10' (220 sq. ft)

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> Denial - does not satisfy criteria  <b>Design Guidelines</b></p> <p><b>HAHC Action:</b> -</p>	<p><b>Does not satisfy criteria #3 and Houston Heights</b></p>
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APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

[X] [ ] [ ] (a) 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; and

[X] [ ] [ ] (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

[ ] [ ] [X] (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

[ ] [X] [ ] (a) 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 from the property line of similar elements of existing contributing structures in the context area; and The present North side setback is approximately 2' 3" according to the site plan submitted for new construction in 2011. Houston Heights Design Guidelines requires a minimum 5' side setback (sec.5-11)

[X] [ ] [ ] (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

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

If the director finds that an application for a certificate of appropriateness pursuant to this subsection does not satisfy the applicable criteria, or that the application does not satisfy the general intent and purposes of this article, the director shall refer the application to the HAHC for consideration (Sec.33-241.1(c))

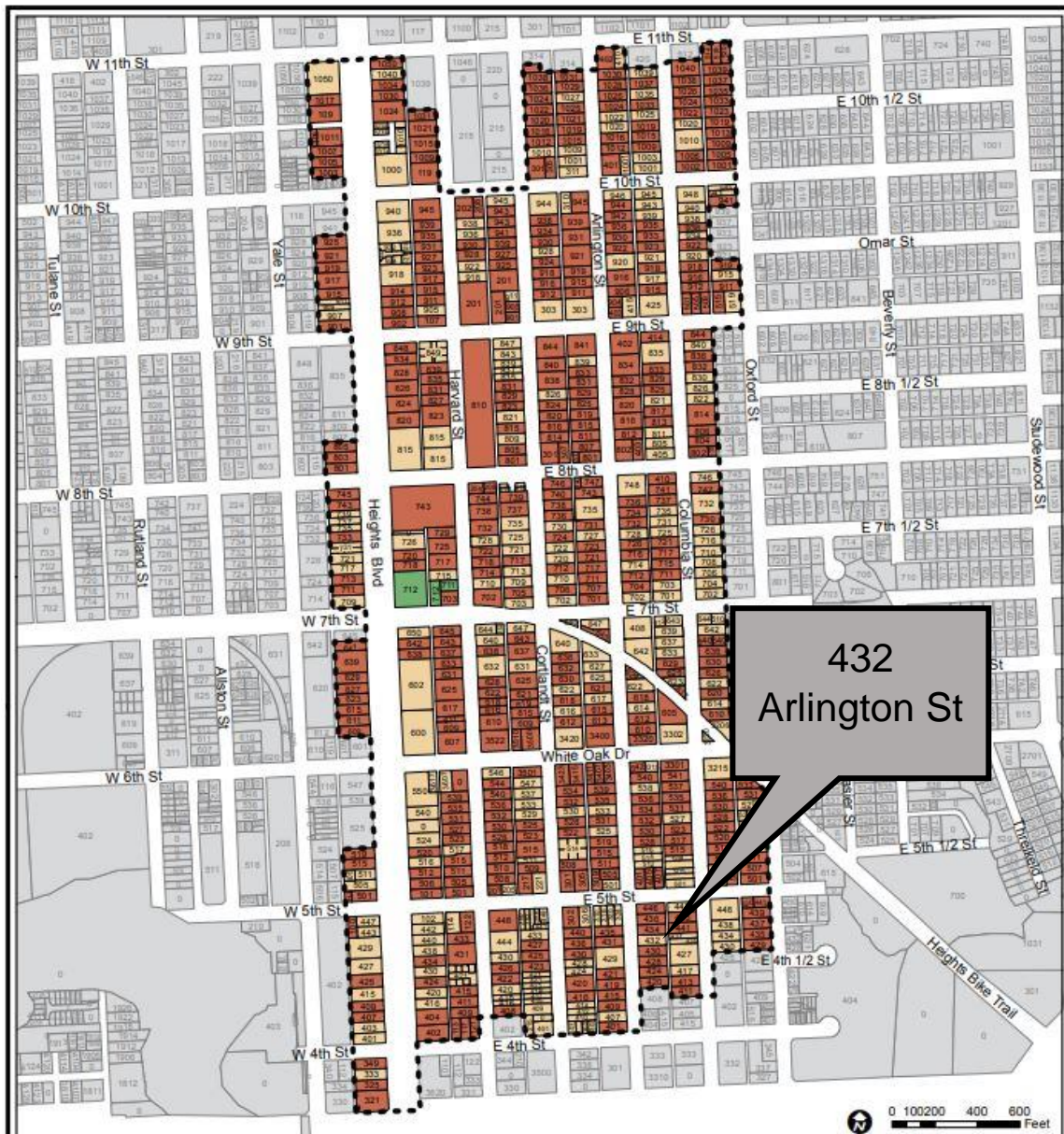
In the event of a conflict between the criteria in this division and the design guidelines, more restrictive criteria shall control. (Sec.33-240(a)(3))

The Houston Heights Design Guidelines (approved by City Council July 2018) is the more restrictive and therefore, recommendation of denial is based on section five: Measurable Standards in the design guidelines.

- 1. Enclosed porches with walls and windows are include in the FAR calculations. Based on the lot size (6,600 sq.ft.) the maximum square footage allowed is 2,904. The existing house is 3,709 sq.ft. and is already over the allowable FAR. This is because the current structure was constructed in 2011 before the adoption of the Houston Heights Design Guidelines. The proposal for adding 220 sq.ft. is not allowable according to the Measurable Standard on FAR (sec.5-12).

- 2. The proposed addition does not propose an inset as stated in the Houston Heights Design Guidelines (5-14).

District Map



Houston Heights South Historic District

Historic District Boundary  
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Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 29, 2011  
 Source: GIS Services Division  
 Date: 4/24/2013  
 Reference: pj17025\_Heights\_South

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

**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: 2,130

Remaining Amount: 510

     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: 3,929

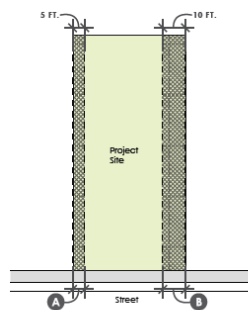
Remaining Amount: 1,025

**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: 47' 2"  
 Inset Length: 0'  
 Inset on North side: 0'  
 Inset on South side: N/A

**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
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	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
	15 FT.	Minimum cumulative side setback for a two-story house

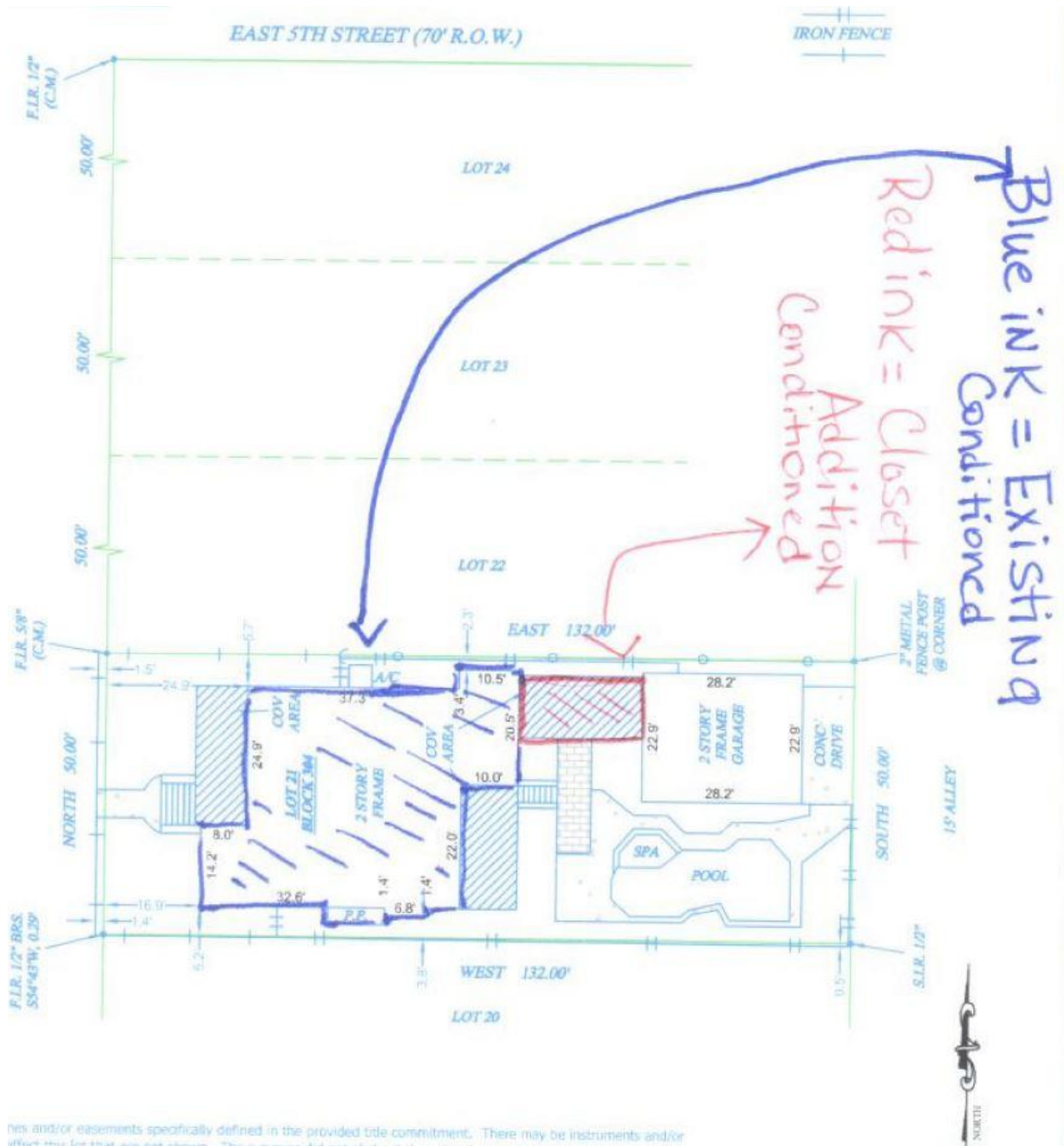
Proposed side setback (North): 2' 3"  
 Proposed side setback (2): N/A  
 Cumulative side setback: N/A

Current Photos Provided By Applicant





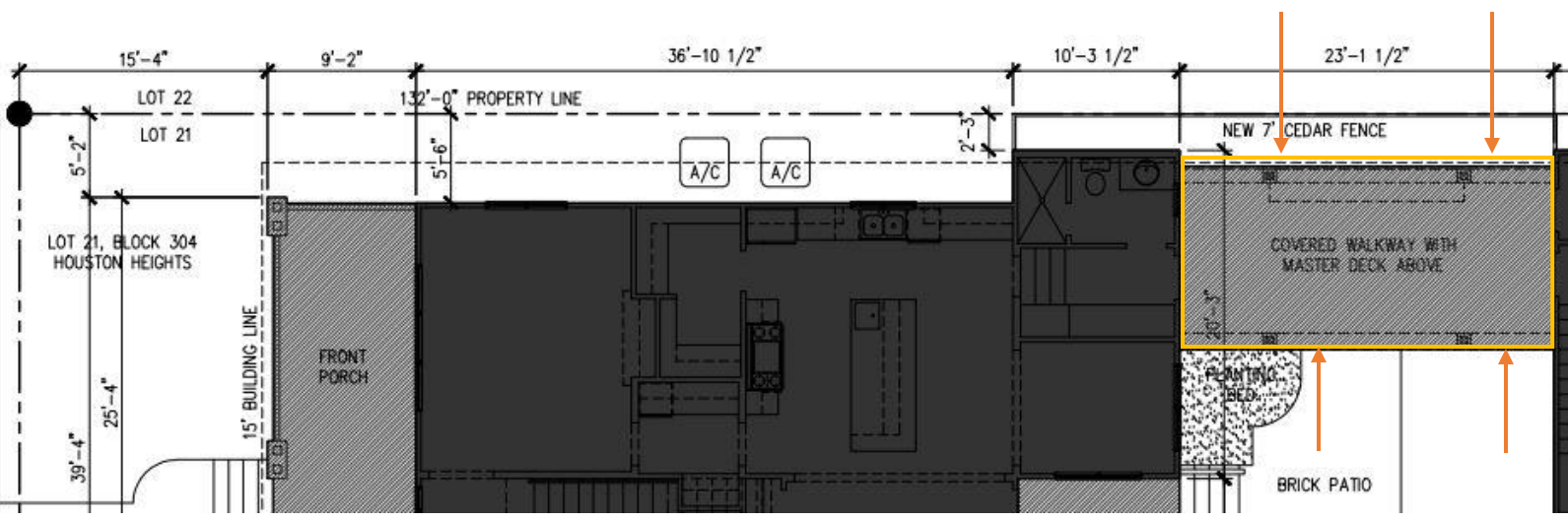
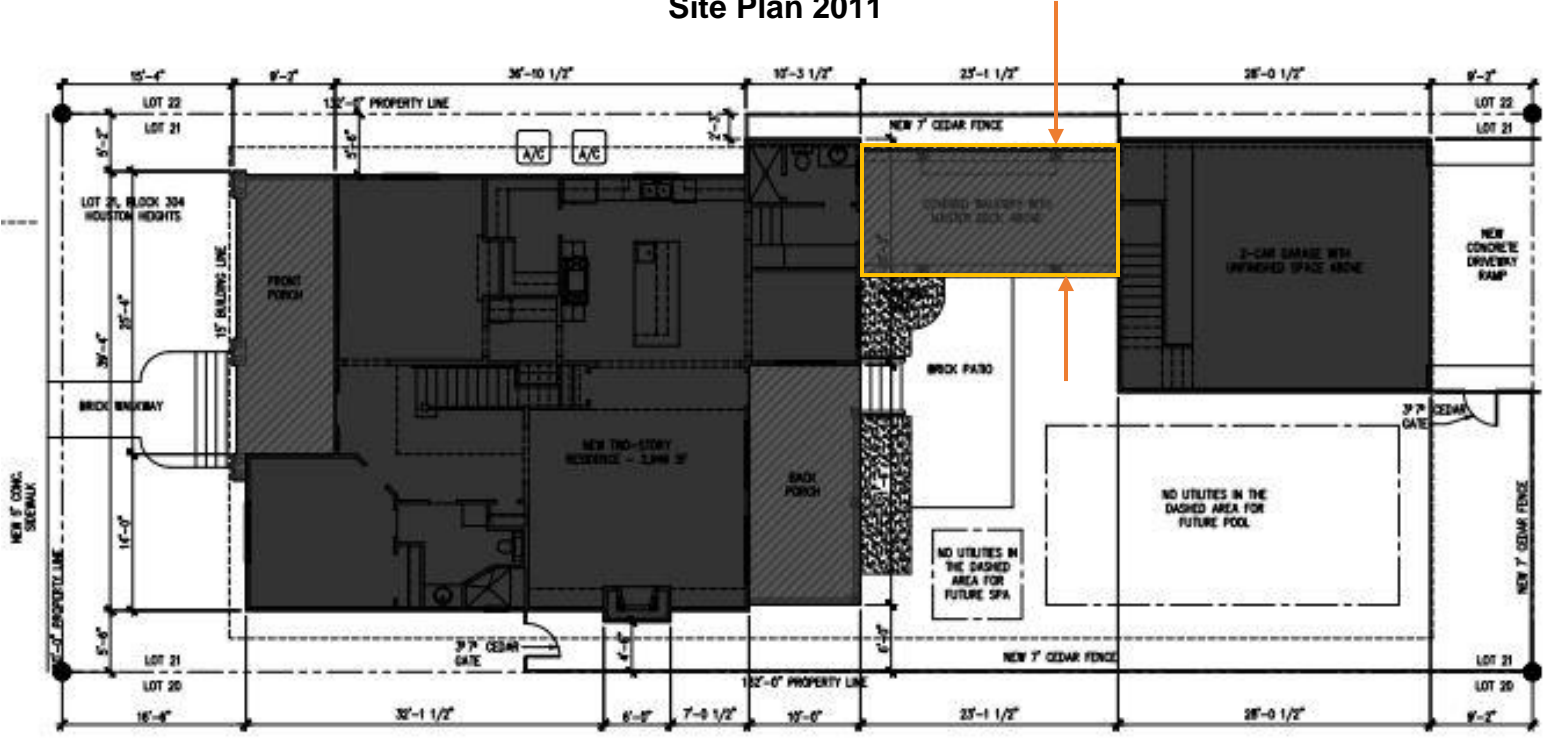
Site Plan 2022



has and/or easements specifically defined in the provided title commitment. There may be instruments and/or



Site Plan 2011



3D Renderings Provided By Applicant



SEE WINDOW & DOOR SCHEDULE  
3050 SINGLE HUNG VINYL WINDOW

HORIZONTAL FIBER CEMENT  
SIDING - TO BE SMOOTH  
FINISH TO MATCH EXISTING  
AS MUCH AS POSSIBLE.

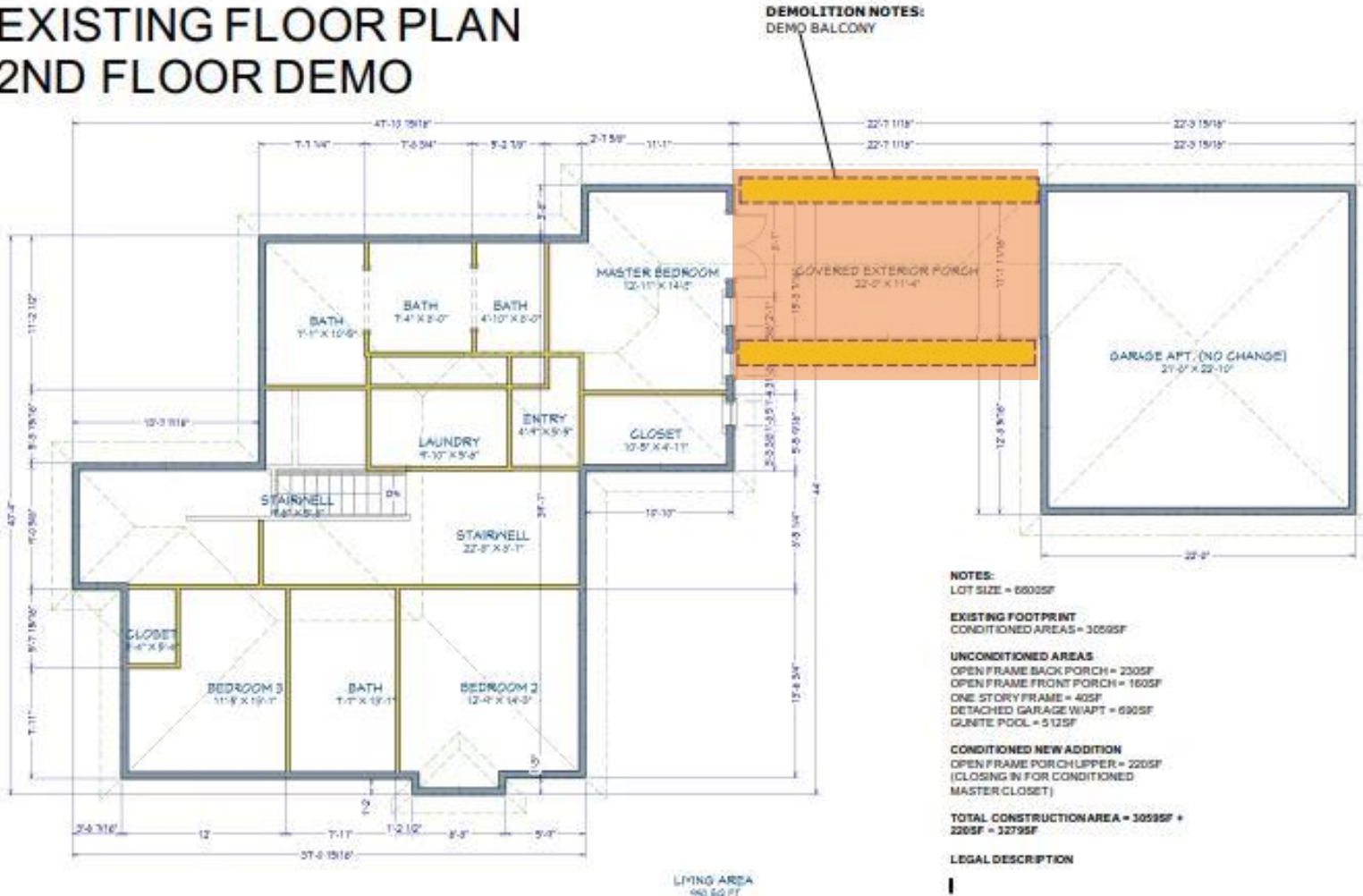
NO NEW CONCRETE  
USING EXISTING

PROPOSAL - ENCLOSE BALCONY  
TO CREATE MASTER CLOSET

COLUMNS EXISTING  
NO CHANGE

Demolition Plan

EXISTING FLOOR PLAN  
 2ND FLOOR DEMO



DEMOLITION NOTES:  
 DEMO BALCONY

- NOTES:**  
 LOT SIZE = 6600SF  
**EXISTING FOOTPRINT**  
 CONDITIONED AREAS = 3059SF  
**UNCONDITIONED AREAS**  
 OPEN FRAME BACK PORCH = 230SF  
 OPEN FRAME FRONT PORCH = 160SF  
 ONE STORY FRAME = 40SF  
 DETACHED GARAGE W/APT = 690SF  
 GRNITE POOL = 512SF  
**CONDITIONED NEW ADDITION**  
 OPEN FRAME PORCH UPPER = 220SF  
 (CLOSING IN FOR CONDITIONED MASTER CLOSET)  
**TOTAL CONSTRUCTION AREA = 3059SF + 220SF = 3279SF**

**LEGAL DESCRIPTION**

Legal Description:	L T 21 BLK 384 HOUSTON HEIGHTS
Property Address:	432 ARLINGTON ST HOUSTON TX 77007

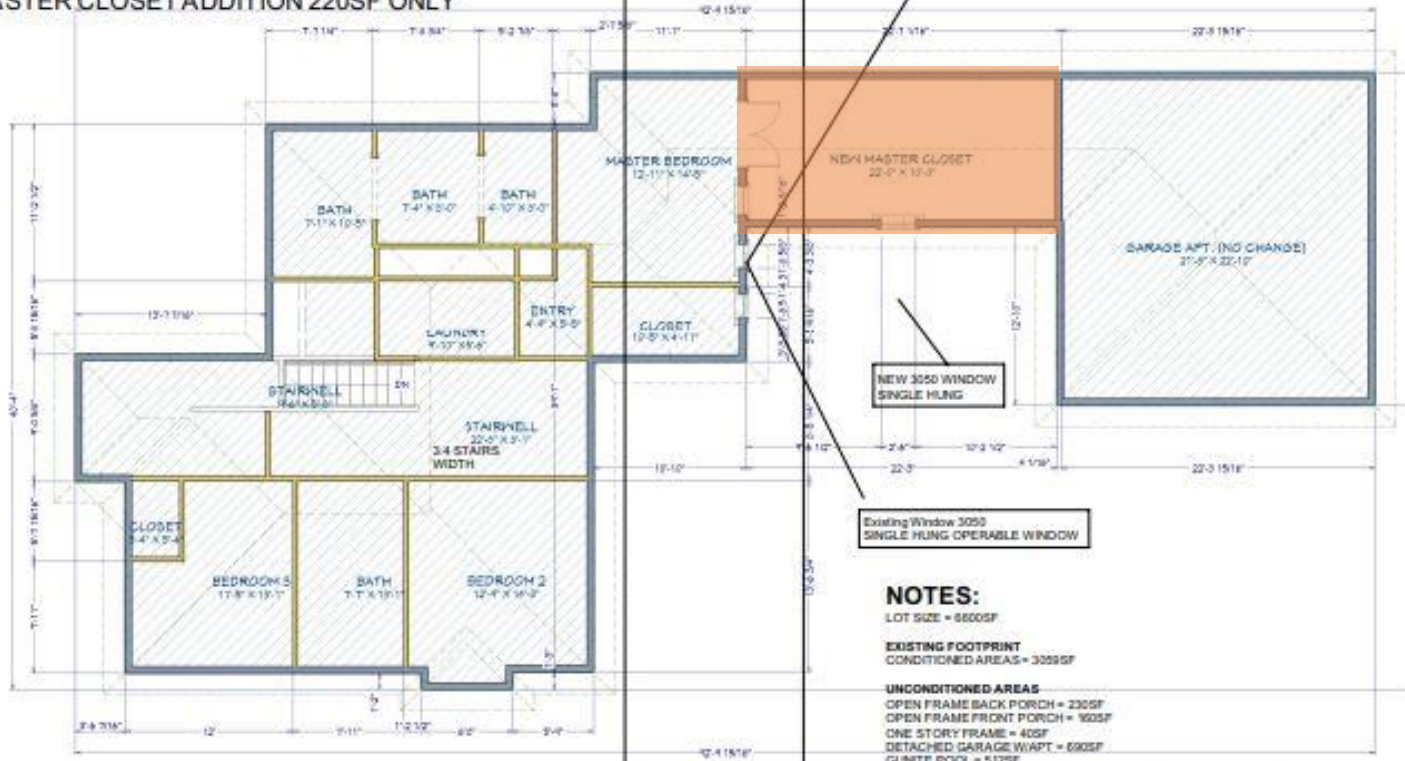
LIVING AREA  
 960 SQ FT

Proposed Plan

PROPOSED PLAN 2nd FLOOR

1ST FLOOR EXISTING - NO CHANGE  
 2ND FLOOR EXISTING - NO CHANGE  
 MASTER CLOSET ADDITION 220SF ONLY

Escape and rescue opening - R310.1 Basements and bedrooms shall have a door or operational window that opens to a yard or court that leads to the right of way that meets the following minimum requirements: • 24" minimum clear opening height • 20" minimum clear opening width • 5 square feet of clear opening for 1st floor windows • 5.7 square feet of clear opening for windows on all other floors • Finished sill height not more than 44" a.f.f.



NOTES:

- LOT SIZE = 6600SF
- EXISTING FOOTPRINT
- CONDITIONED AREAS = 3059SF
- UNCONDITIONED AREAS
- OPEN FRAME BACK PORCH = 230SF
- OPEN FRAME FRONT PORCH = 905SF
- ONE STORY FRAME = 40SF
- DETACHED GARAGE W/APT. = 690SF
- GUNITE POOL = 510SF
- CONDITIONED NEW ADDITION
- OPEN FRAME PORCH UPPER = 220SF (CLOSING IN FOR CONDITIONED MASTER CLOSET)
- TOTAL CONSTRUCTION AREA = 3059SF + 220SF = 3279SF