

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 25, 2021

**Applicant:** Daniel Frigo, owner

**Property:** 922 Arlington Street, Lot 19, Block 227, Houston Heights Subdivision. The property includes a historic 1,060 square foot, one-story, wood frame single-family residence situated on a 6,600 (50' x 132') interior lot. The site includes a non-contributing detached garage.

**Significance:** Contributing bungalow style residence, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition: Construct a 1,840 square foot two-story addition to the rear of the existing contributing residence totaling 2,900 square feet. Based on the sanborn image, there was a non-historic addition constructed at the rear of the home, which shall remain.

Proposed changes include:

- existing siding and all existing windows (of original historic home) shall remain
- floor height of addition shall match existing finished floor height (2'-2")
- demolition of existing detached garage and to be replaced with a carport.

Two- Story Addition:

- 1,840 sq ft two-story addition
- Roof will have a ridge height of 29'-0" with composition shingles
- Roof will be a front facing hip roof with a 7/12 pitch
- The addition will be clad in 6" smooth cementitious siding reveal
- Inset & recessed 1/1 sash windows shall be installed
- 2'-0" x 6'-0" wall inset separating addition and contributing structure

Meets Heights Design Guidelines Measurable standards (see criteria checklist)

**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.

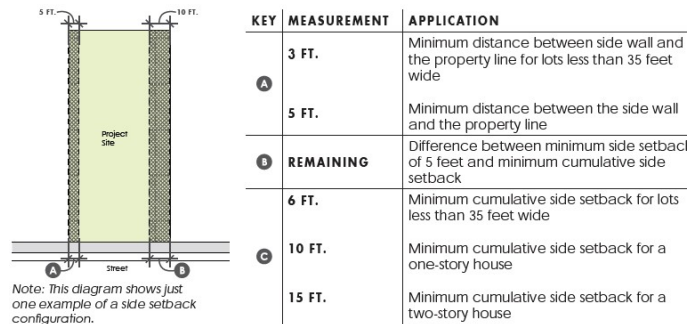
**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**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: 6,600 sq ft  
Proposed Lot Coverage: 2,075 sq ft  
Proposed Percentage: 31.44%

**Side Setbacks (Addition and New Construction)**



Proposed side setback (1): 6'-6" ft (North)  
Proposed side setback (2): 17'-4" Ft (South)  
Cumulative side setback: 23'-10" ft

**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 sq ft  
Proposed FAR: .44 (2,900 sq ft)

- 

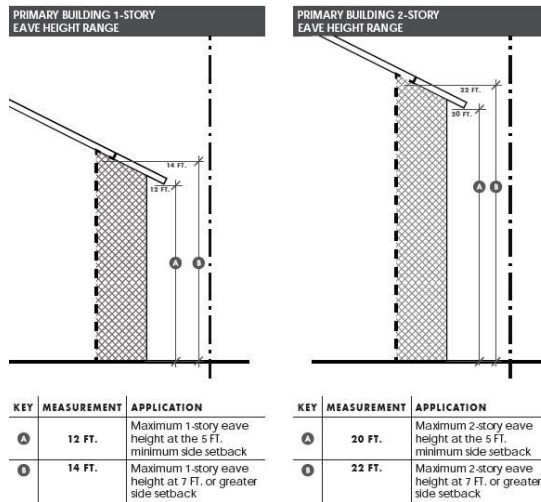
Side Wall Length and Insets (Addition and New Construction)

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

Inset depth: 2'-0" (2 ft)  
Inset length: 6'-0" (6 ft)

- 

Eave Height (Addition and New Construction)



Proposed eave height: 19'-11" (2 story)

- 

Building Wall (Plate) Height (Addition and New Construction)

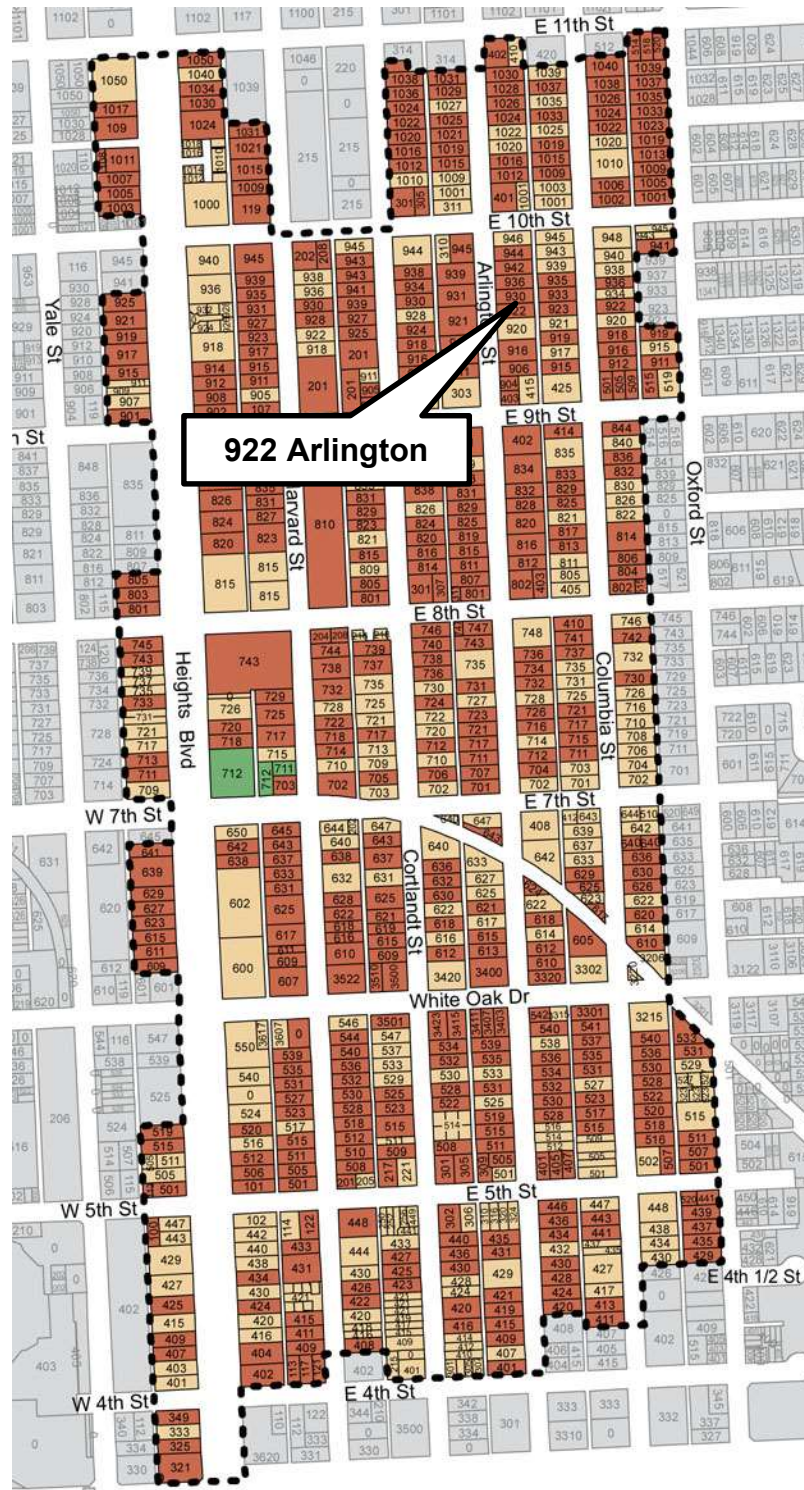
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2'-2" (26") (match existing finished floor)  
Proposed first floor plate height: 8'-10" ft  
Proposed second floor plate height: 9 ft  
Existing first floor plate height: 8'-10" ft

The following Measurable Standards do not apply:

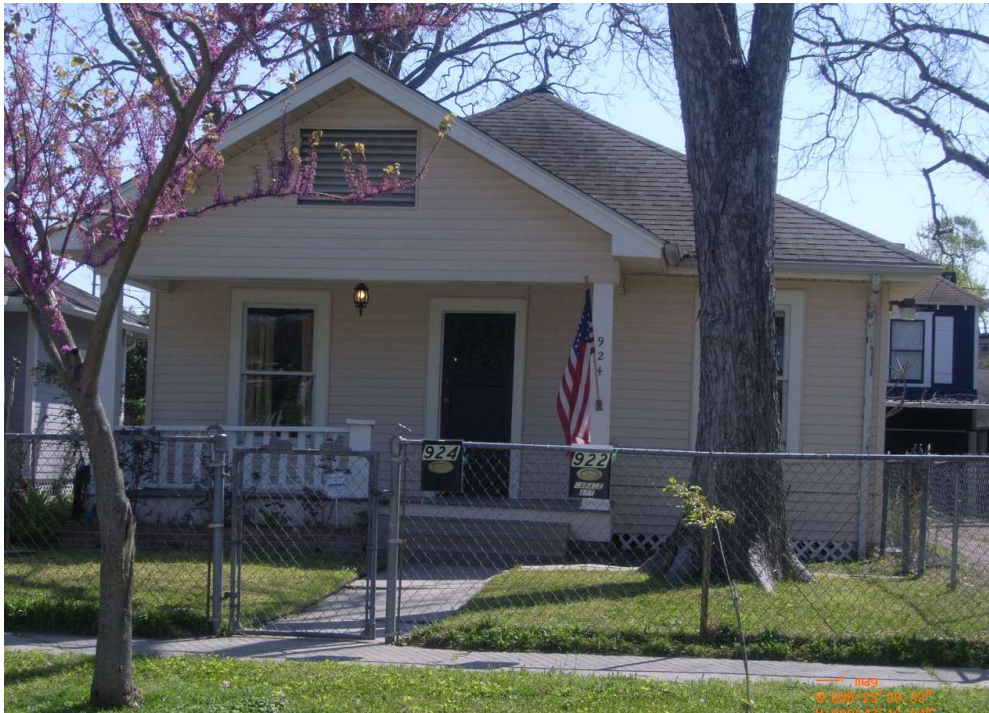
- Front Setbacks
- Rear Setbacks (significant distance from rear property line)
- Porch Eave Height
- Front Wall Width and Insets
- Front Porch Width and Depth
- Detached Garage Ridge Height

PROPERTY LOCATION  
HEIGHTS SOUTH HISTORIC DISTRICT



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

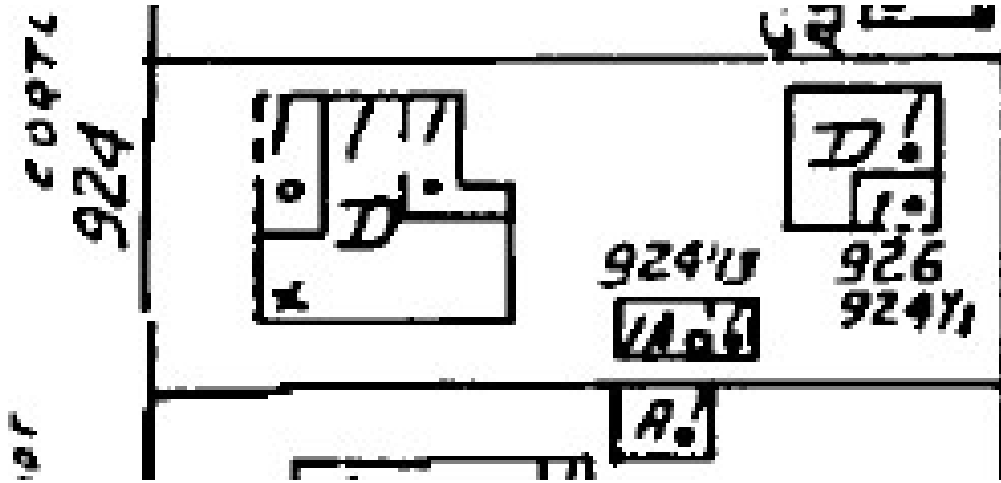
**INVENTORY PHOTO**



**CURRENT PHOTO**



SANBORN MAP



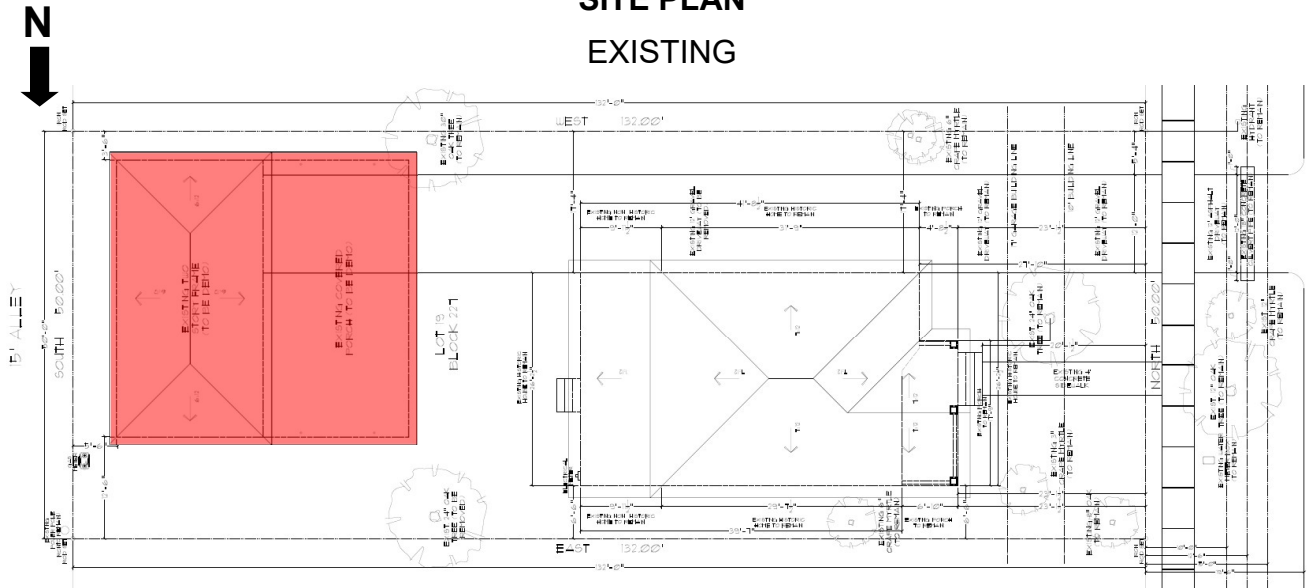


**RENDERINGS**

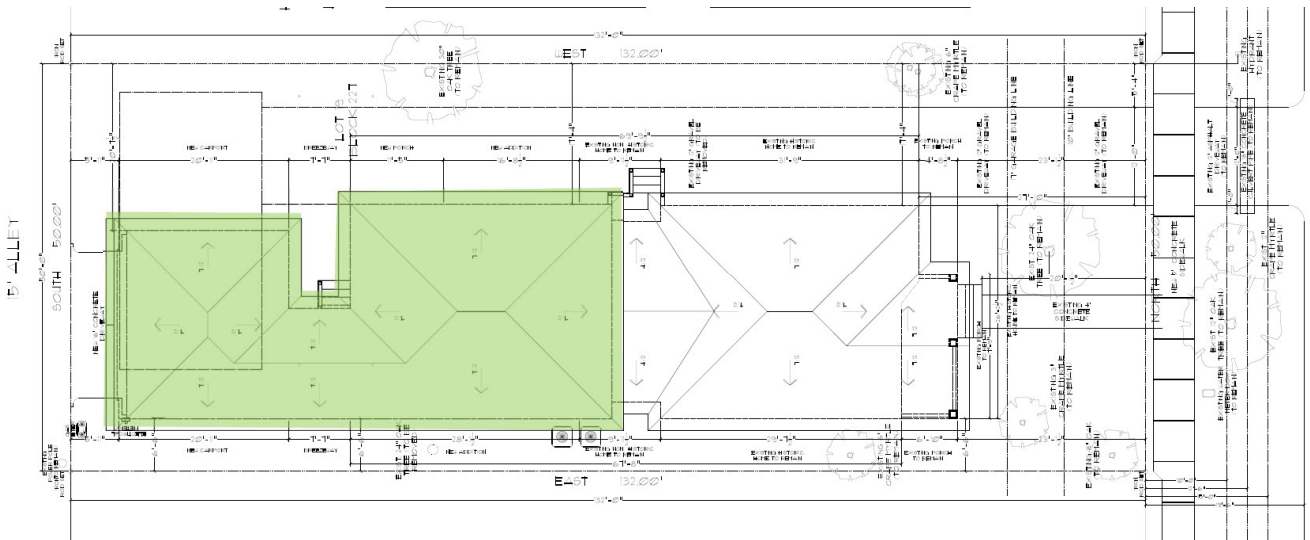
**PROPOSED**



**SITE PLAN  
EXISTING**

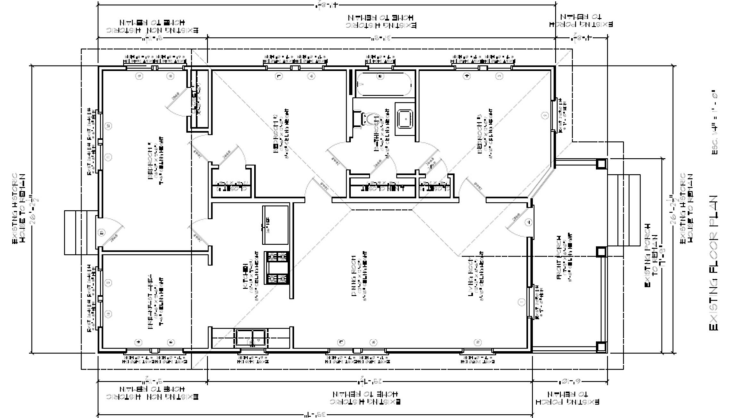


**PROPOSED**



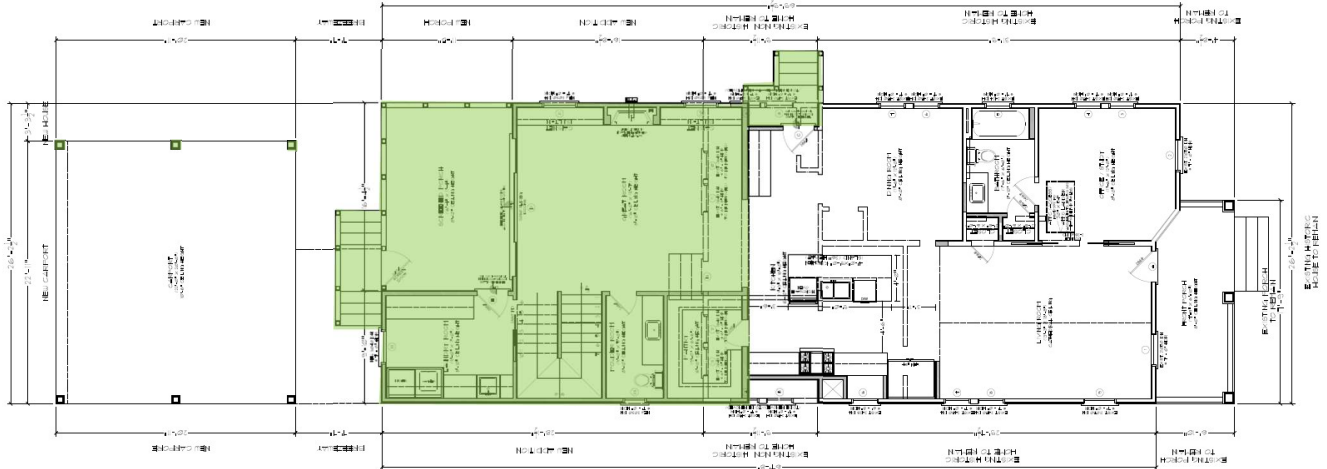
**FIRST FLOOR PLAN**

**EXISTING**



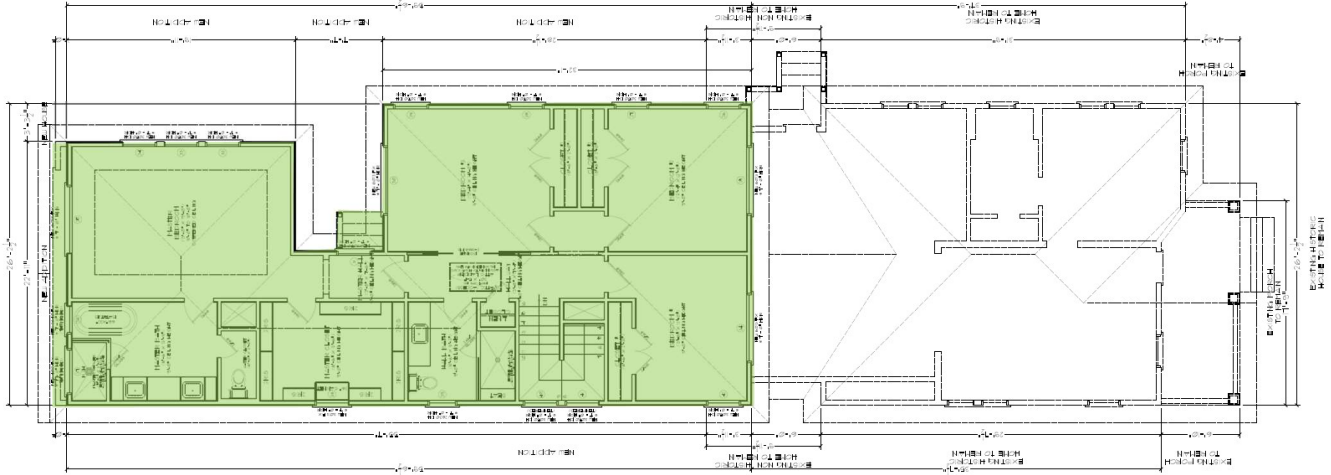
**FIRST FLOOR PLAN**

**PROPOSED**



**SECOND FLOOR PLAN**

**PROPOSED**



WEST ELEVATION – FRONT FACING ARLINGTON

EXISTING



PROPOSED

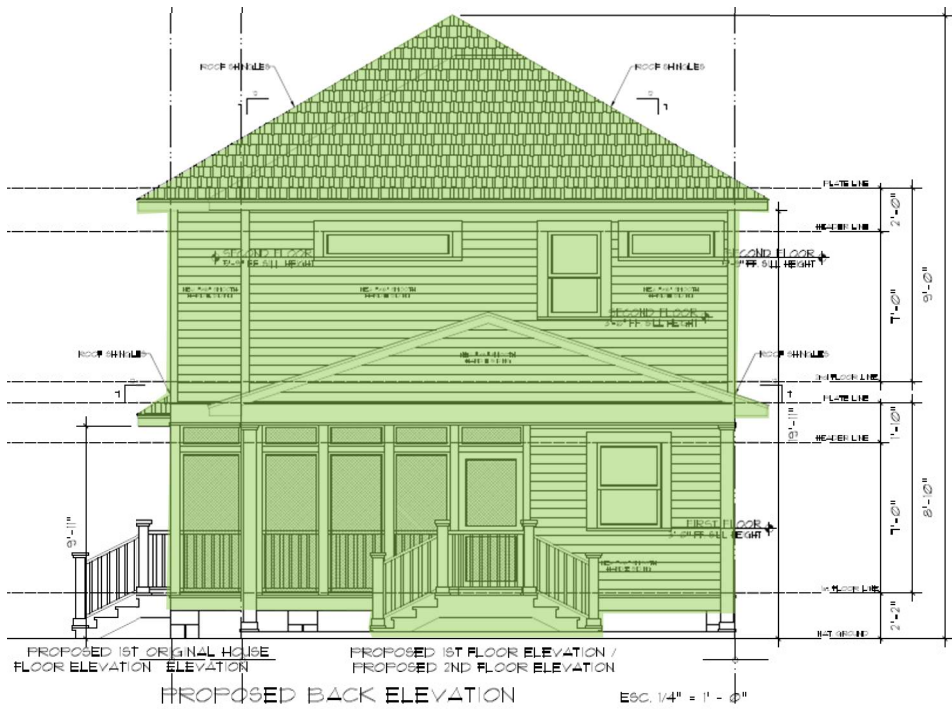


**EAST REAR ELEVATION**

EXISTING



**PROPOSED**

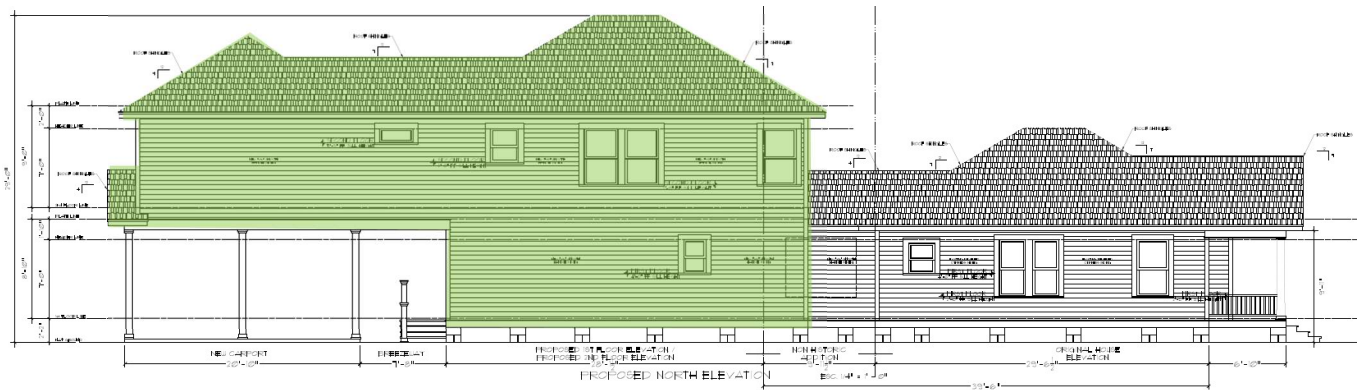


**NORTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**SOUTH (SIDE) ELEVATION**

**EXISTING**



**PROPOSED**





**WINDOW SCHEDULE****EXISTING WINDOW SCHEDULE**

MARK	LITE PATTERN	STYLE	DIMENSIONS	MATERIAL	MOUNTING PROFILE	EXISTING TO REMAIN
①	1/1	DH	34"X60"	WOOD FRAME	RECESSED	YES
②	1/1	DH	34"X60"	WOOD FRAME	RECESSED	YES
③	1/1	DH	28"X60"	WOOD FRAME	RECESSED	YES
④	1/1	DH	28"X60"	WOOD FRAME	RECESSED	YES
⑤	1/1	DH	28"X28"	WOOD FRAME	RECESSED	YES
⑥	1/1	DH	28"X60"	WOOD FRAME	RECESSED	YES
⑦	1/1	DH	28"X60"	WOOD FRAME	RECESSED	YES
⑧	1/1	DH	28"X60"	WOOD FRAME	RECESSED	NO
⑨	1/1	DH	28"X60"	WOOD FRAME	RECESSED	NO
⑩	1/1	DH	30"X56"	WOOD FRAME	RECESSED	NO
⑪	1/1	DH	30"X56"	WOOD FRAME	RECESSED	NO
⑫	1/1	DH	30"X56"	WOOD FRAME	RECESSED	NO
⑬	1/1	DH	30"X56"	WOOD FRAME	RECESSED	NO
⑭	1/1	DH	28"X60"	WOOD FRAME	RECESSED	NO
⑮	1/1	DH	28"X60"	WOOD FRAME	RECESSED	NO
⑯	1/1	DH	28"X32"	WOOD FRAME	RECESSED	YES
⑰	1/1	DH	28"X60"	WOOD FRAME	RECESSED	YES
⑱	1/1	DH	28"X60"	WOOD FRAME	RECESSED	YES
⑲	1/1	DH	34"X60"	WOOD FRAME	RECESSED	YES

**EXISTING WINDOW SCHEDULE**

MARK	LITE PATTERN	STYLE	DIMENSIONS	MATERIAL	MOUNTING PROFILE	EXISTING TO REMAIN
⑳	1/1	DH	36"X36"	WOOD FRAME	RECESSED	NO
㉑	1/1	DH	36"X36"	WOOD FRAME	RECESSED	NO
㉒	1/1	DH	36"X48"	WOOD FRAME	RECESSED	NO
㉓	1/1	DH	24"X36"	WOOD FRAME	RECESSED	NO
㉔	1/0	FIXED	12"X15"	WOOD FRAME	RECESSED	NO
㉕	1/0	FIXED	12"X15"	WOOD FRAME	RECESSED	NO
㉖	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㉗	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㉘	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㉙	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㉚	1/0	FIXED	12"X15"	WOOD FRAME	RECESSED	NO
㉛	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㉜	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㉝	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㉞	1/0	FIXED	12"X15"	WOOD FRAME	RECESSED	NO
㉟	1/1	DH	30"X48"	WOOD FRAME	RECESSED	NO
㊱	1/0	FIXED	48"X15"	WOOD FRAME	RECESSED	NO
㊲	1/0	FIXED	36"X15"	WOOD FRAME	RECESSED	NO
㊳	1/1	DH	30"X36"	WOOD FRAME	RECESSED	NO
㊴	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㊵	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO
㊶	1/1	DH	36"X60"	WOOD FRAME	RECESSED	NO

**DOOR SCHEDULE**

**EXISTING DOOR SCHEDULE**

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS	EXISTING TO REMAIN
Ⓐ	EXISTING	2'-8"	6'-8"	WOOD FRAME	TEMPERED	YES
Ⓑ	EXISTING	2'-8"	6'-8"	WOOD FRAME	TEMPERED	NO

**NEW DOOR SCHEDULE**

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS	EXISTING TO REMAIN
Ⓒ	NEW	2'-8"	8'-0"	WOOD FRAME	TEMPERED	NO
Ⓓ	NEW	12'-0"	8'-0"	WOOD FRAME	TEMPERED	NO
Ⓔ	NEW	2'-8"	8'-0"	WOOD FRAME	TEMPERED	NO
Ⓕ	NEW	2'-8"	8'-0"	WOOD FRAME	TEMPERED	NO

**ATTACHMENT A**

# CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/Replacement	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>	
A	1-Wood	1/1	DH	34 x 60	Recessed	Original	Yes	
B	2-Wood	1/1	DH	34 x 60	Recessed	Original	Yes	
C	3-Wood	1/1	DH	28 x 60	Recessed	Original	Yes	
4	Wood	1/1	DH	28 x 60	Recessed	Original	Yes	
5	Wood	1/1	DH	28 x 28	Recessed	Original	Yes	
6	Wood	1/1	DH	28 x 60	Recessed	Original	Yes	
7	Wood	1/1	DH	28 x 60	Recessed	Replacement	No	
8	Wood	1/1	DH	28 x 60	Recessed	Replacement	No	
9	Wood	1/1	DH	28 x 60	Recessed	Replacement	No	
10	Wood	1/1	DH	30 x 56	Recessed	Replacement	No	
11	Wood	1/1	DH	30 x 56	Recessed	Replacement	No	
12	Wood	1/1	DH	30 x 56	Recessed	Replacement	No	

DAMAGE TO EXISTING WINDOWS							
Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/Description
<i>Ex. A1</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Missing Parts</i>
A							
B							
C							

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>WindowCo.</i>	<i>No</i>	
A	20-Wood	1/1	DH	36 x 36	Recessed		No	
B	21-Wood	1/1	DH	36 x 36	Recessed		No	
C	22-Wood	1/1	DH	36 x 48	Recessed		No	
23	Wood	1/1	DH	24 x 36	Recessed		No	
24	Wood	1/0	Fixed	72 x 15	Recessed		No	
25	Wood	1/0	Fixed	72 x 15	Recessed		No	
26	Wood	1/1	DH	36 x 50	Recessed		No	
27	Wood	1/1	DH	36 x 50	Recessed		No	
28	Wood	1/1	DH	36 x 50	Recessed		No	
29	Wood	1/1	DH	36 x 50	Recessed		No	
30	Wood	1/0	Fixed	72 x 15	Recessed		No	
31	Wood	1/1	DH	36 x 50	Recessed		No	
32	Wood	1/1	DH	36 x 50	Recessed		No	