CERTIFICATE OF APPROPRIATENESS

Applicant: Joey Hernandez, agent for, Rob Tegtmeier III, owner

Property: 707 Arlington Street, Block 258, Lot 11, Houston Heights Subdivision. The property includes a historic one-story wood frame 1,620 square foot single-family residence situated on a 6,600 square foot lot.

Significance: Contributing Gable-front cottage, constructed circa 1930, located in the Houston Heights South District.

Proposal: New Construction- Garage

The applicant is proposing to demolish the existing shed and build a new two-story alley loading garage to the rear of the property.

- 1st floor: 870 square feet 2nd floor: 870 square feet (1,740 total)
- Wood siding to match existing residence with 5" reveal
- All windows will be inset and recessed with windowsill, 1/1 double hung wood material
- Front facing windows will be trimmed identically
- Hipped 6:12 pitched roof with asphalt shingles

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action:

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
☒	☐	☐	(1)	The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
☒	☐	☐	(2)	The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
☒	☐	☐	(3)	The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
☒	☐	☐	(4)	The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

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

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%)

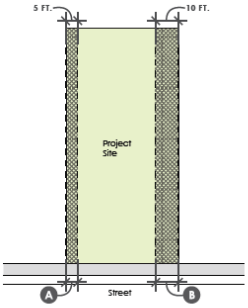
Existing Lot Size: 6,600
Max. Allowed: 2,640
Proposed Lot Coverage: 1,962
Remaining Amount: 678

☒ ☐ ☐ 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: 2,304
Remaining Amount: 600

☒ ☐ ☐ Side Setbacks (Addition and New Construction)



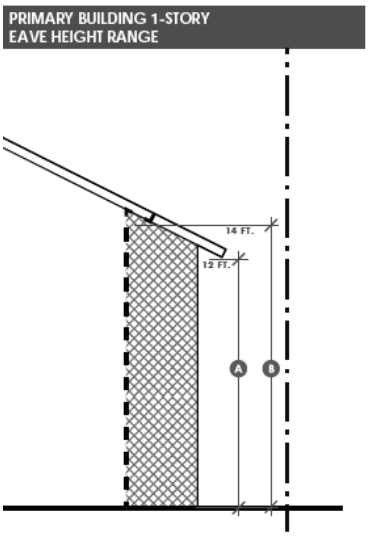
Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	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
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

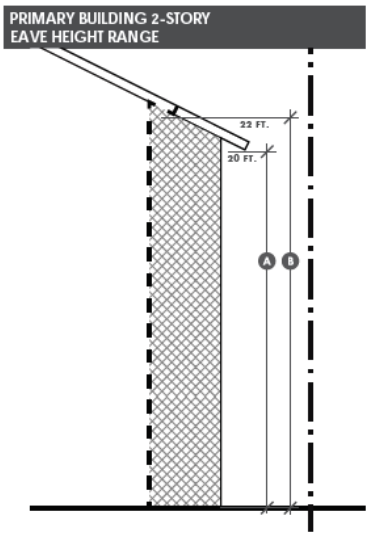
Proposed side setback (1): 9’
Proposed side setback (2): 5’
Cumulative side setback: 14’

It has been determined that the 15’ cumulative is only applicable to houses, therefore, the proposed 14’ is still allowed.

☒ ☐ ☐ 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: 19’5”

☒ ☐ ☐ 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.

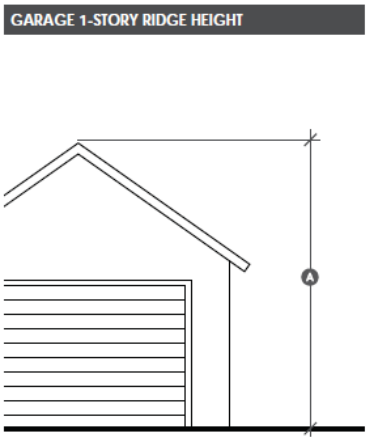
Proposed rear setback: 25’

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

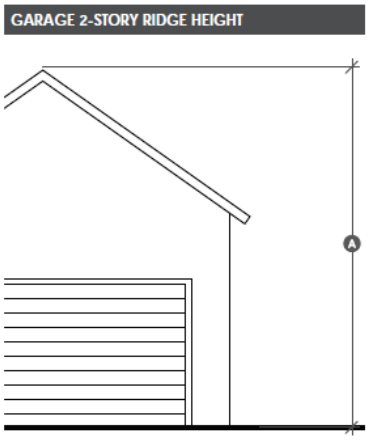
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2”
Proposed first floor plate height: 10’
Proposed second floor plate height: 9’

☒ ☐ ☐ Detached Garage Ridge Height (New Construction)



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height



KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 26’

PROPERTY LOCATION

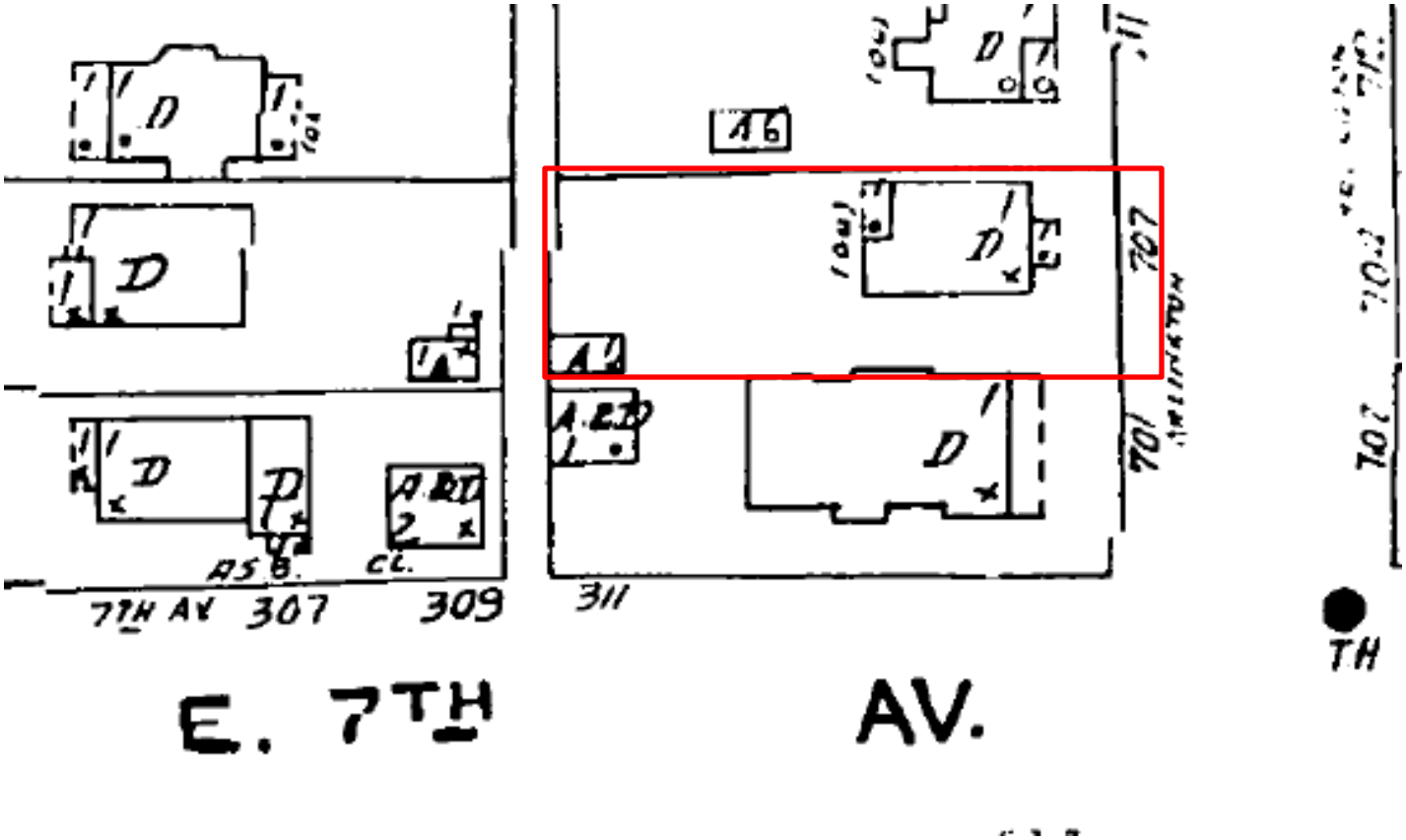
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

INVENTORY PHOTO

CURRENT PHOTO

AERIAL VIEW OF PROPERTY

SANBORN (1924-1951)



CONTEXT AREA

711 ARLINGTON (NEIGHBOR)

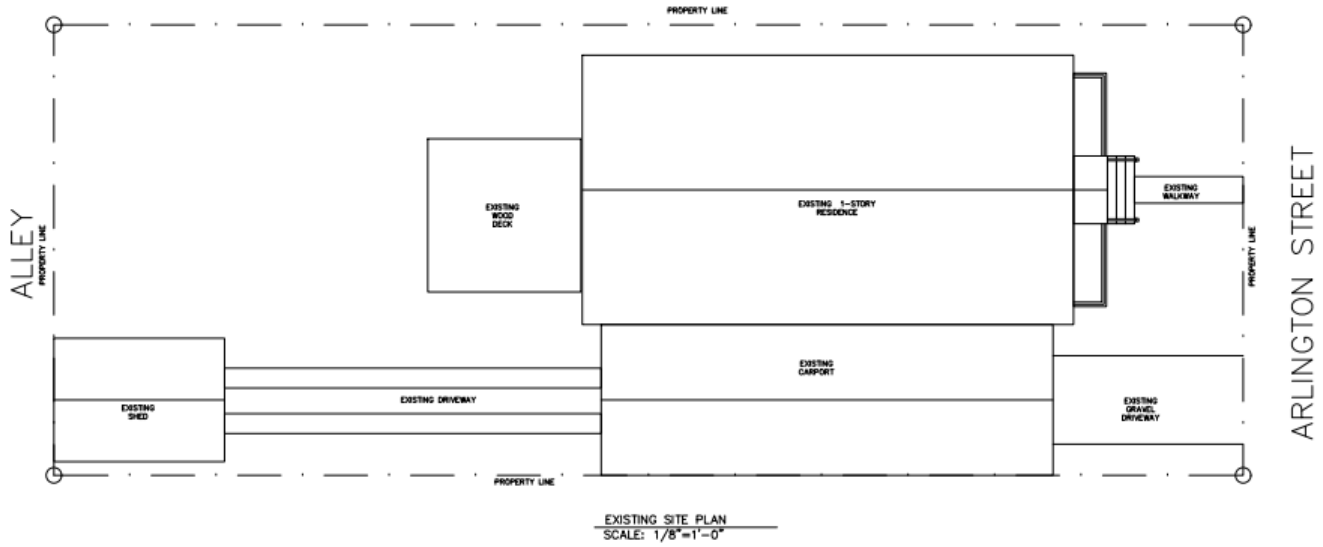
717 ARLINGTON

613 ARLINGTON

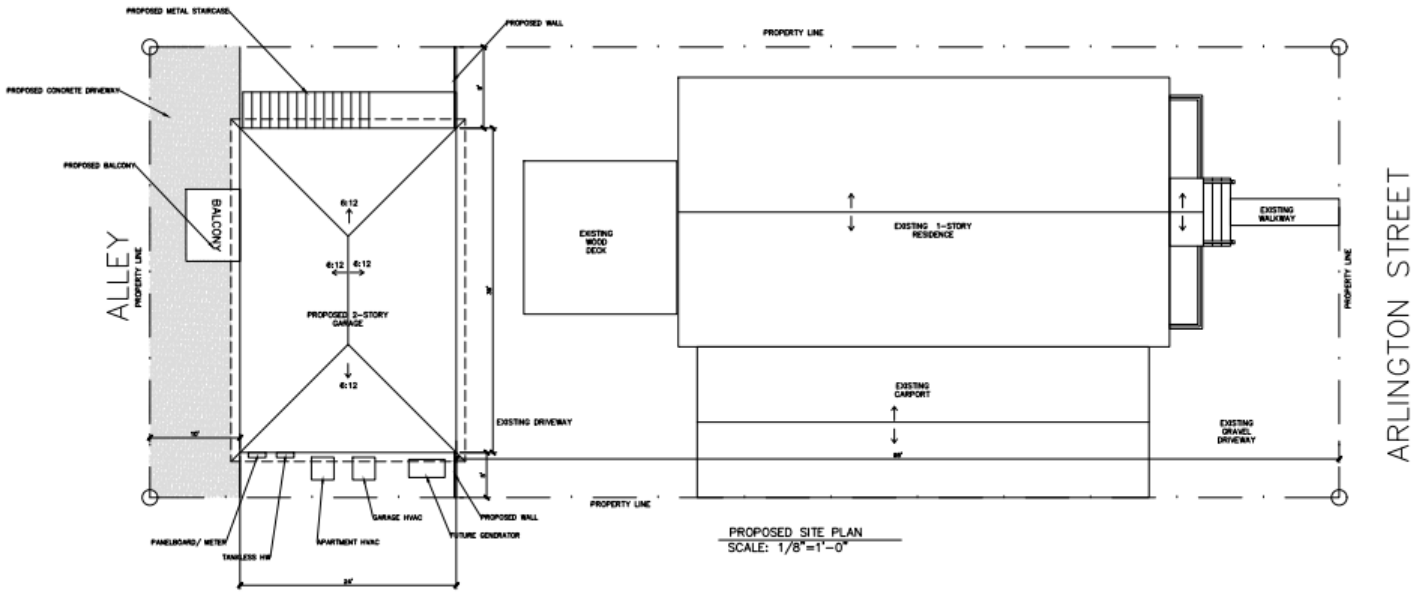
615 ARLINGTON

VIEW FROM ALLEY (SHED TO BE DEMOLISHED)

SITE PLANS (EXISTING, PROPOSED)

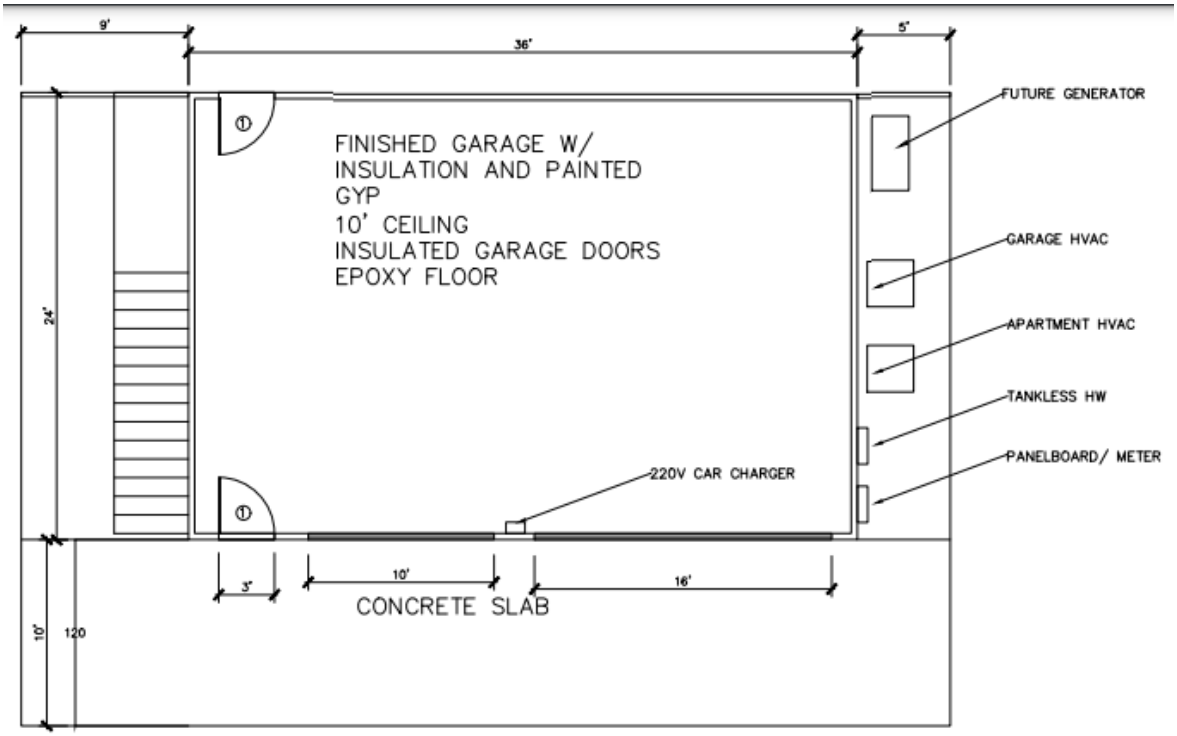


EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

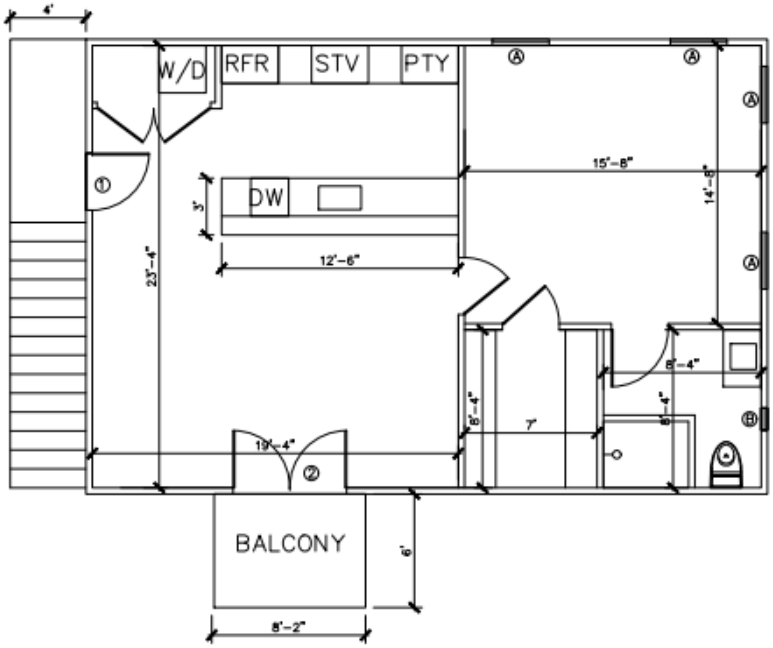


PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

FLOOR PLANS

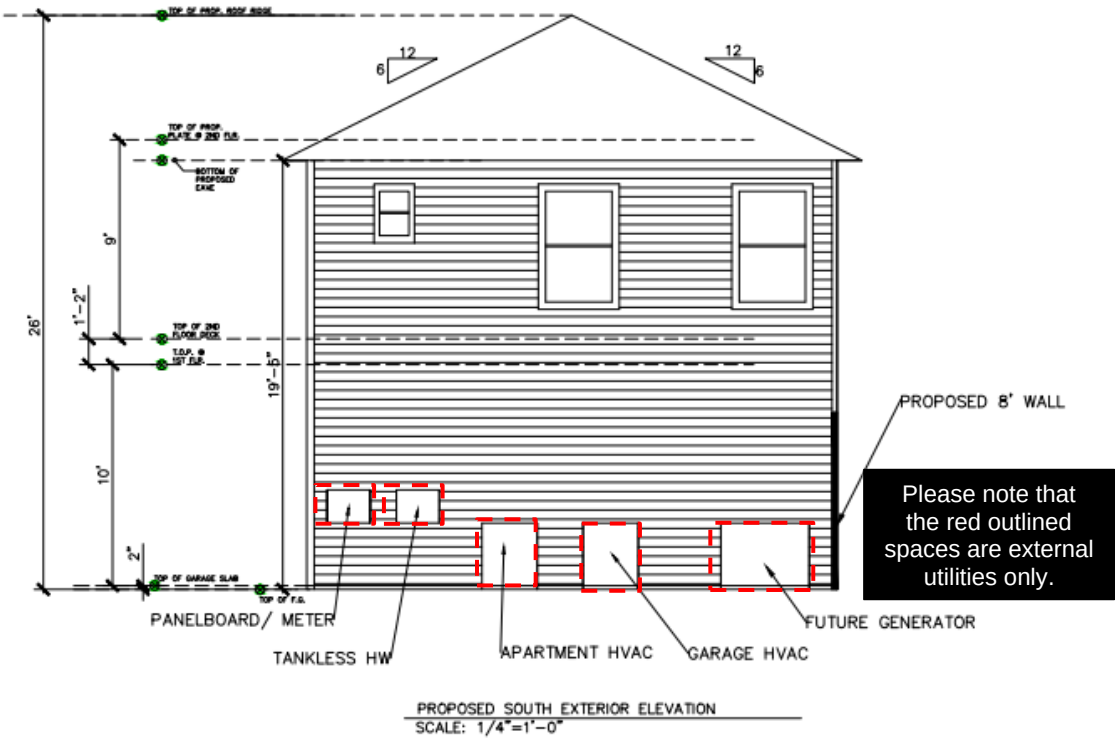


PROPOSED GARAGE APARTMENT FIRST FLOOR
SCALE: 1/4"=1'-0"

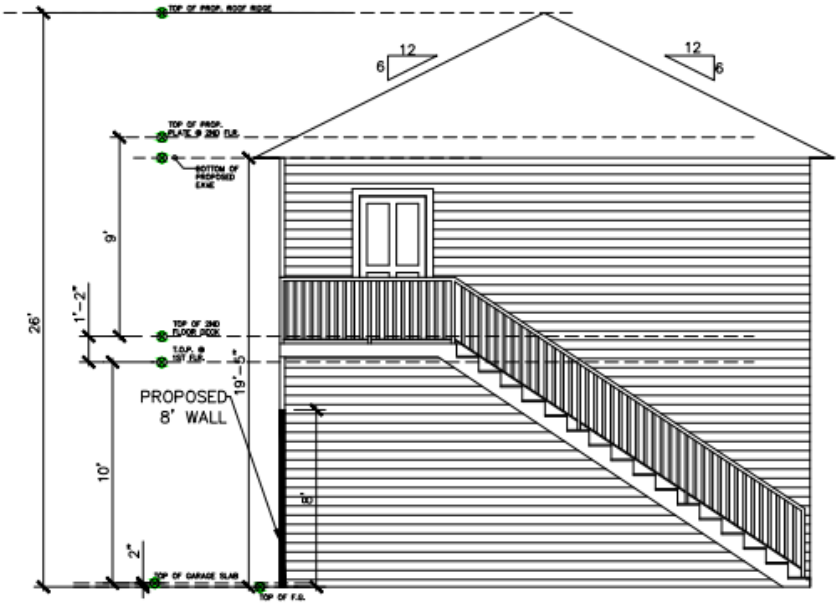


PROPOSED GARAGE APARTMENT SECOND FLOOR
SCALE: 1/4"=1'-0"

ELEVATIONS



PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

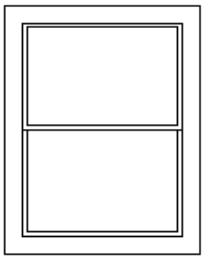


PROPOSED NORTH EXTERIOR ELEVATION

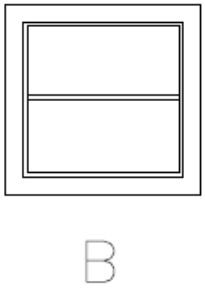
PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

WINDOW AND DOOR SCHEDULE

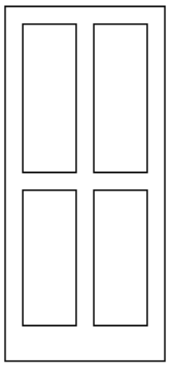


A

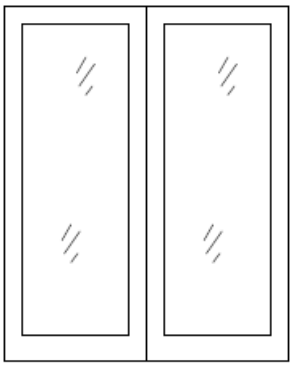


B

WINDOW SCHEDULE					
WINDOW	MATERIAL	HEIGHT (in)	WIDTH	TYPE	BRAND
A	WOOD	60"	36"	DOUBLE HUNG	MATCH EXISTING
B	WOOD	24"	16"	DOUBLE HUNG	MATCH EXISTING



1



2

EXTERIOR DOOR SCHEDULE				
DOOR NO.	SIZE (WXH)	FRAME TYPE	FIRE RATING	NOTES
1	3/0 x 6/8	WOOD	N/A	PANEL DOOR TO MATCH EXISTING
2	DBL 2/8 X 6/8	WOOD	N/A	FULL VIEW GLASS DOOR