

CERTIFICATE OF APPROPRIATENESS

Application Date: January 23, 2025

Applicant: Rob Tegtmeier III, owner

Property: 707 Arlington, legally described as, LT 11, BLK 258 Houston Heights; the property has a 1,620 SF house on a 6,600 SF lot

Significance: Contributing circa 1930, 1-story, gable front cottage

Proposal: Alteration – Addition

- 2nd Story to be added over rear existing house. 2nd story encroaches approximately 25% onto the original structure. *** additional square footage proposed, bringing the total SF of the house to *** SF
- Remove and replace all 105 siding on the house. (The existing siding may not be original per the historic inspector and has a lot of patchwork) The original house to be re clad in 105 siding to match the original and the rear of house, that has an existing non-original addition, to be clad in smooth cementitious lap siding.
- Remove existing non-original front porch consisting of a poritico with flanking decks that extend to the current side walls and replace with a new front porch.
- Add one window to the southfacing elevation. The current elevation appears to have undergone significant changes over time.f
- Windows in the addition to be inset and recessed per diagram attached.

*Draft subject to changes prior to meeting**

Field inspect conducted with historic inspector revealed roof framing is not original. Also it is possible the siding currently on the house is not original.

Public Comment:

Civic Association: None

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

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 |
| <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; The proposed front porch replaces a porch that does not appear to be original, it is wider than the one shown in the Sanborn; however, such porch forms exist on contributing structures in the HD. |
| <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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <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 |

- (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.

HOUSTON HEIGHTS HISTORIC DISTRICT 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%)

No change

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

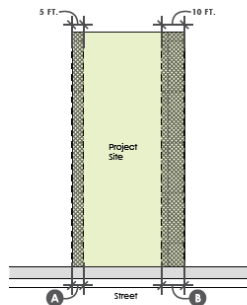
Side Wall Length and Insets (Addition and New Construction)

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

No change

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-
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Side Setbacks (Addition and New Construction)



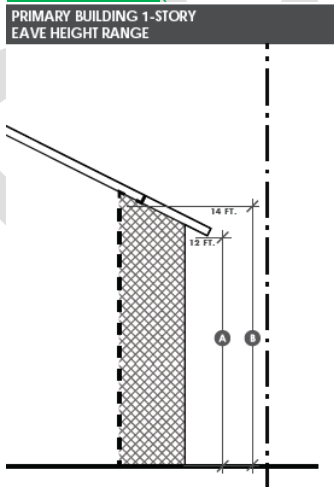
Note: This diagram shows just one example of a side setback configuration.

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
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

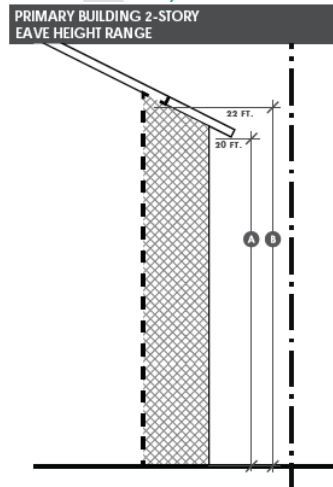
No change

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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

Per Elevation Image appears to meet

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.

No change

Porch Eave Height (Addition and New Construction)

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

Meets

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

No change

District Map



Building Classification

- Contributing
- Non-Contributing
- Park

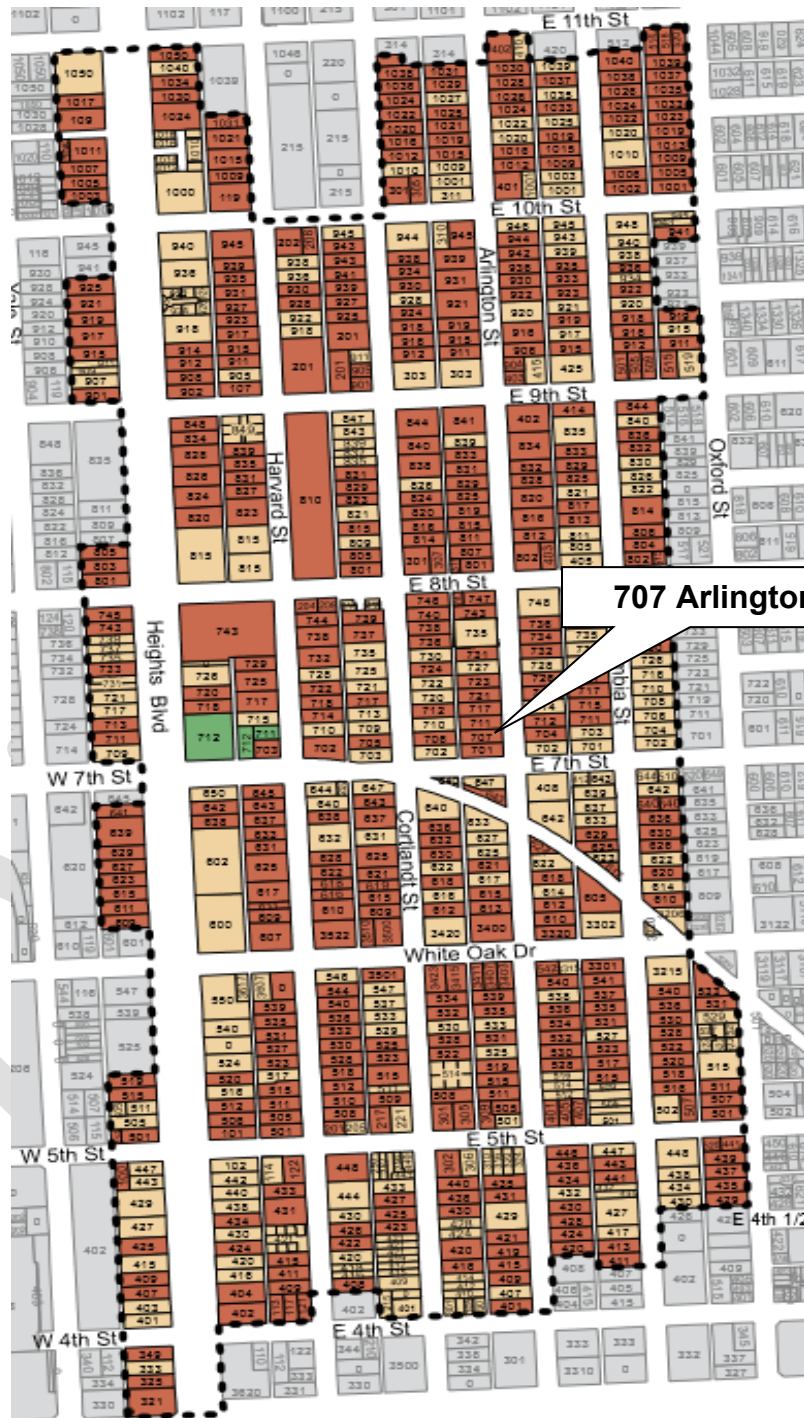




Figure 1 - Inventory Photo March 2010

**HARRIS COUNTY BUILDING ASSESSMENT
(RESIDENTIAL)**

CITY ACCOUNT NO.				COUNTY ACCOUNT NO. 11060				
VOL.	PG.	SUB.	ITEM	SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
				1-26	R	20	254	0 11
DATE 19 <u>83</u>				POSTED				
OWNER _____				COUNTY PERMIT NO. _____		BLOCK BOOK _____		
STREET ADDRESS _____				PERMIT NO. _____		INVENTORY _____		
MAILING ADDRESS _____				PERMIT VALUE _____		1/26/83 TO SOE WASH FOR 182 PET H&S		
SURVEY OR ADDITION <u>HOUSTON HTS</u> ABST: _____				S.D. NO. <u>01</u>				
LOT OR TRACT <u>LT 11</u> BLOCK <u>258</u>				YEAR BUILT _____				
NO. OF ACRES _____				INSPECTOR <u>HCTHOMAS</u>				
LAND IMPROVEMENTS				IMPS BURNED 7-15-81				
STREETS: CONCRETE _____ ASPHALT _____ IRON ORE _____ SHELL _____				1983 1982 CANCEL VALUE \emptyset				
DIRT _____ CURBS AND GUTTERS _____ OPEN DITCHES _____				DATE _____				
UTILITIES: WATER _____ LIGHTS _____ GAS _____ TELEPHONE _____				NEW OWNER -11060				
STORM AND SANITARY SEWER _____ SEPTIC TANK _____								

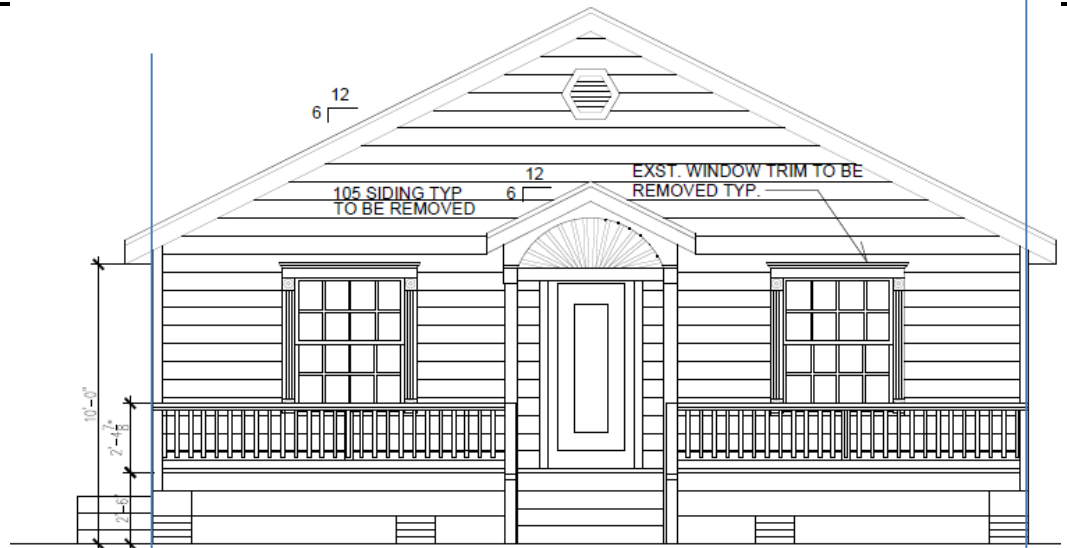


Figure 2 - Staff Current Photo Late 2024

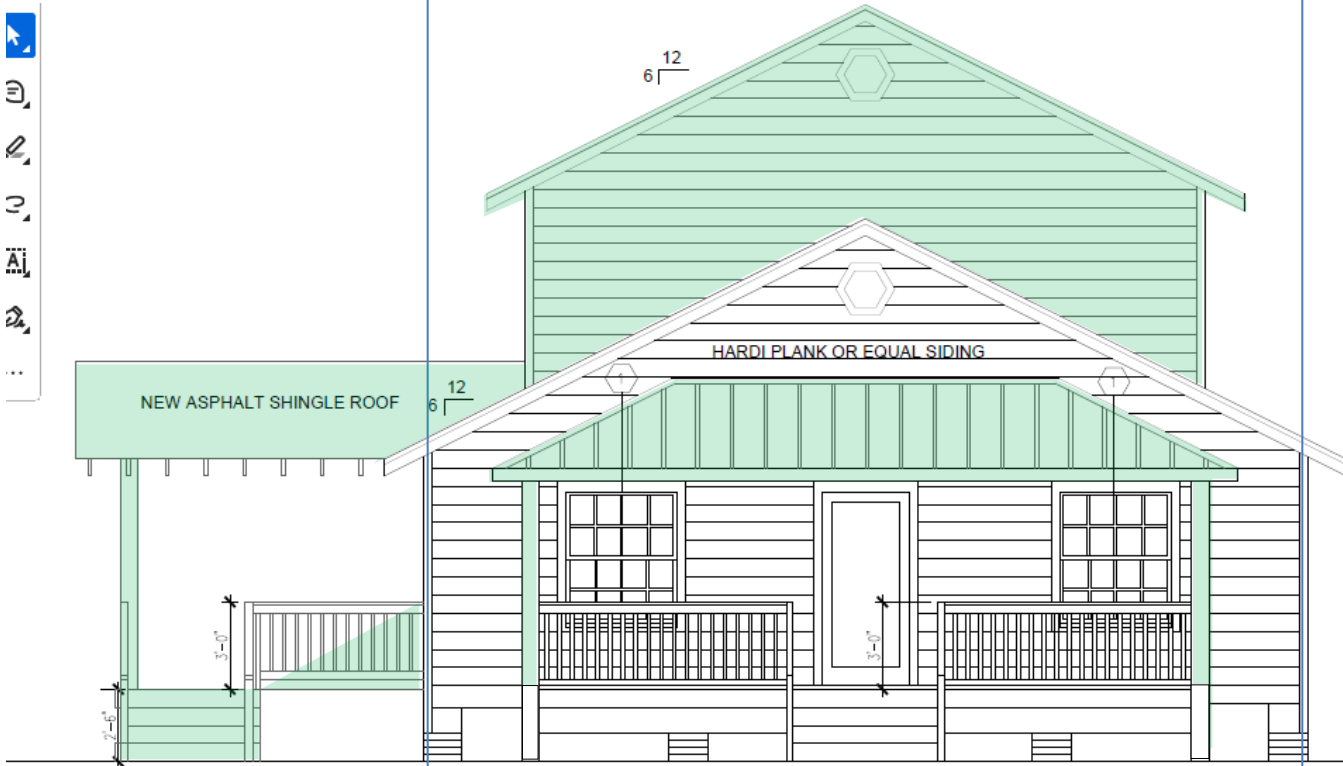




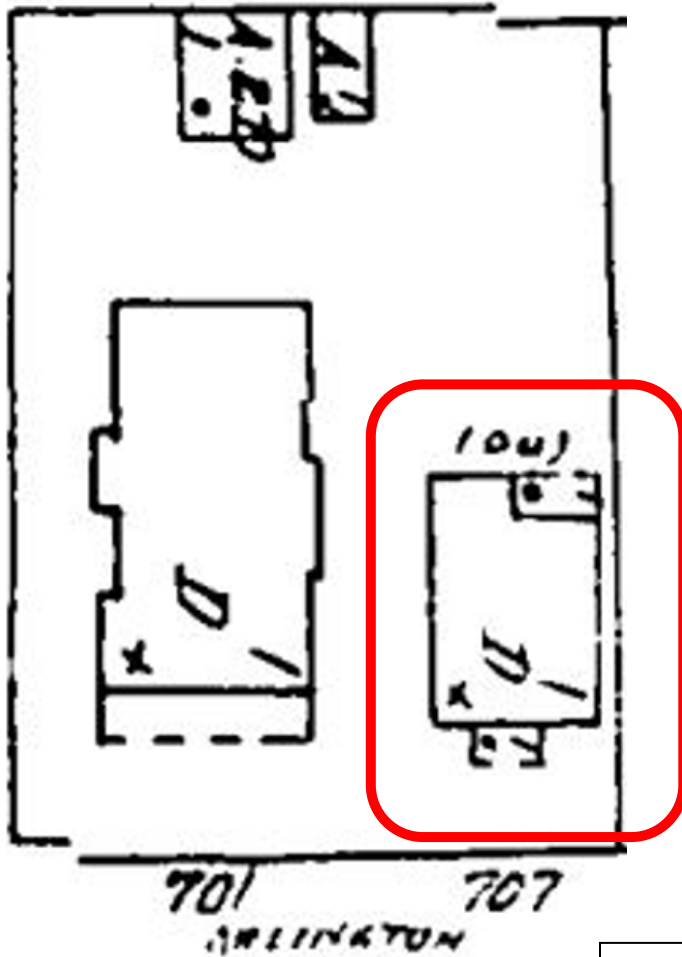




2 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

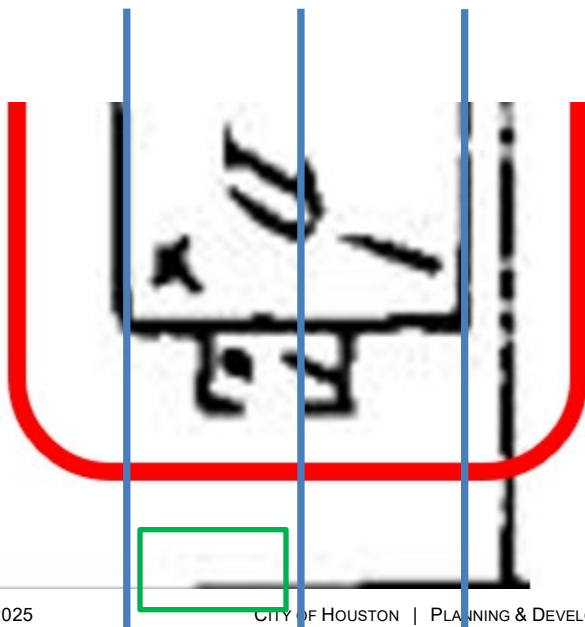


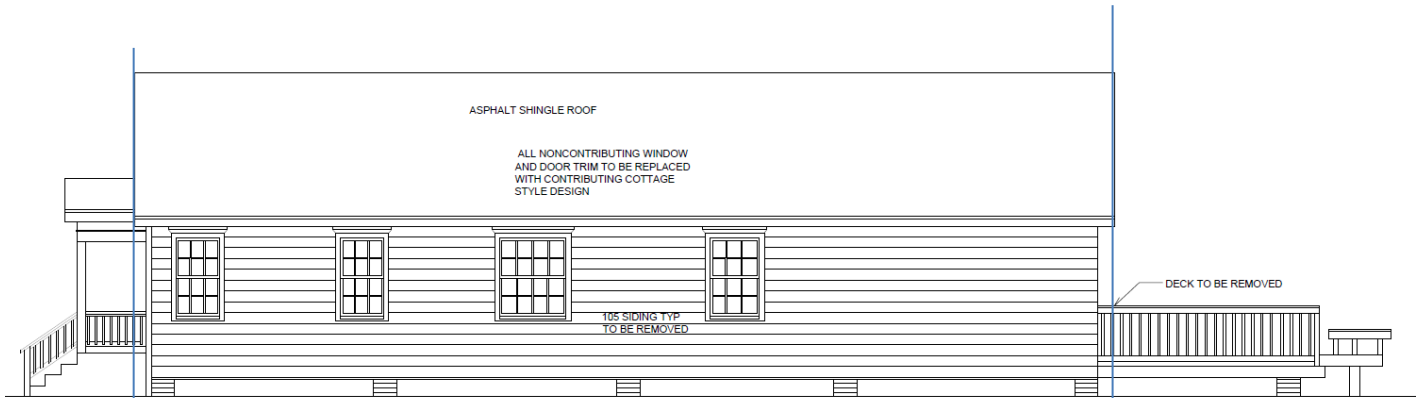
1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



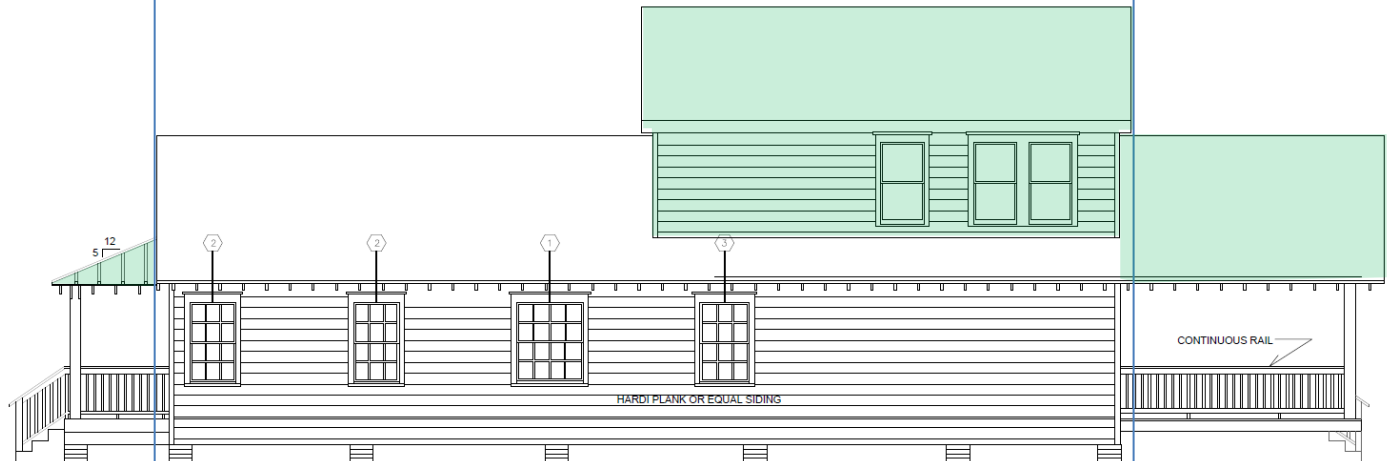
Original house was approximately 30' wide; appears original porch was approximately 12-14' wide.

Proposed porch is 24' wide, would protect east facing old, possibly original 8/8 wood sashes.

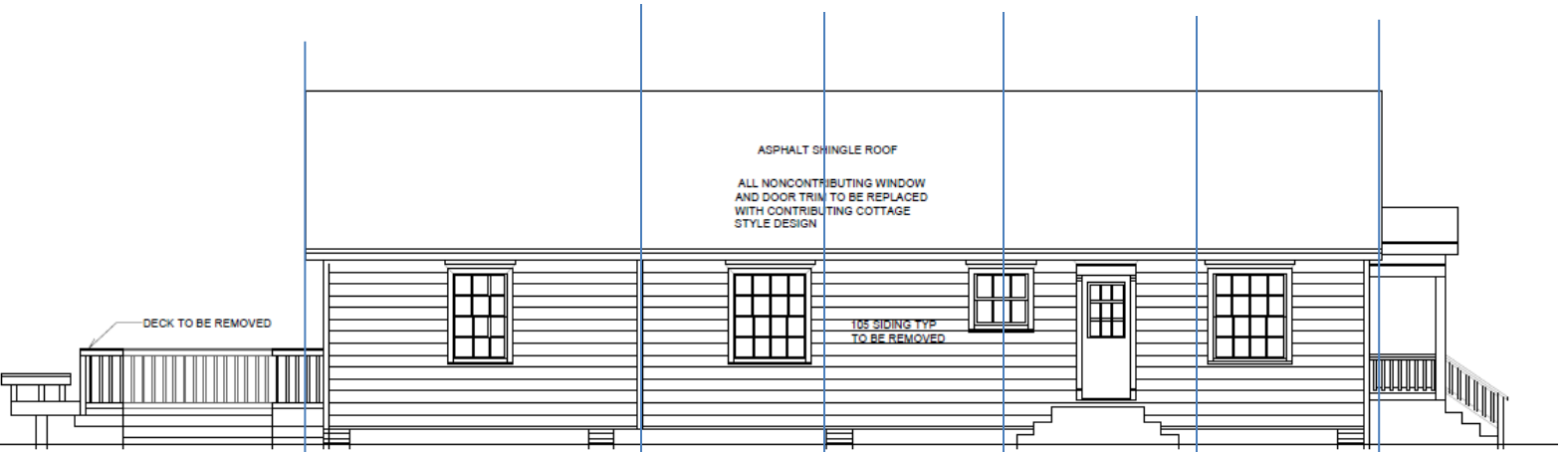




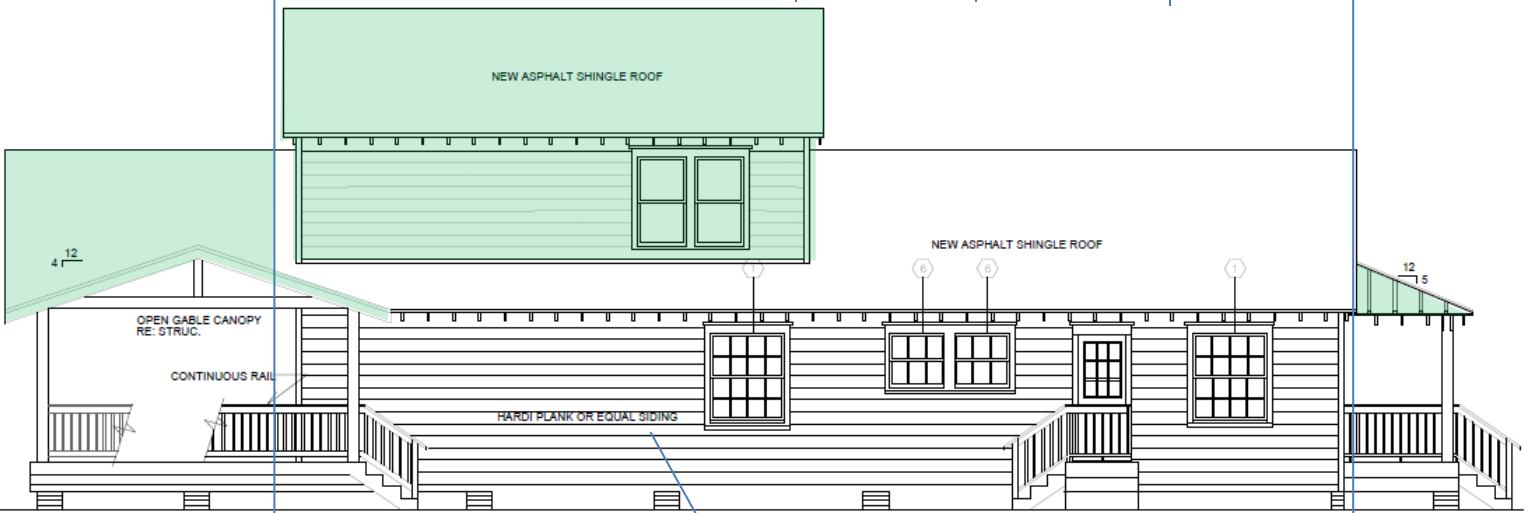
3 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



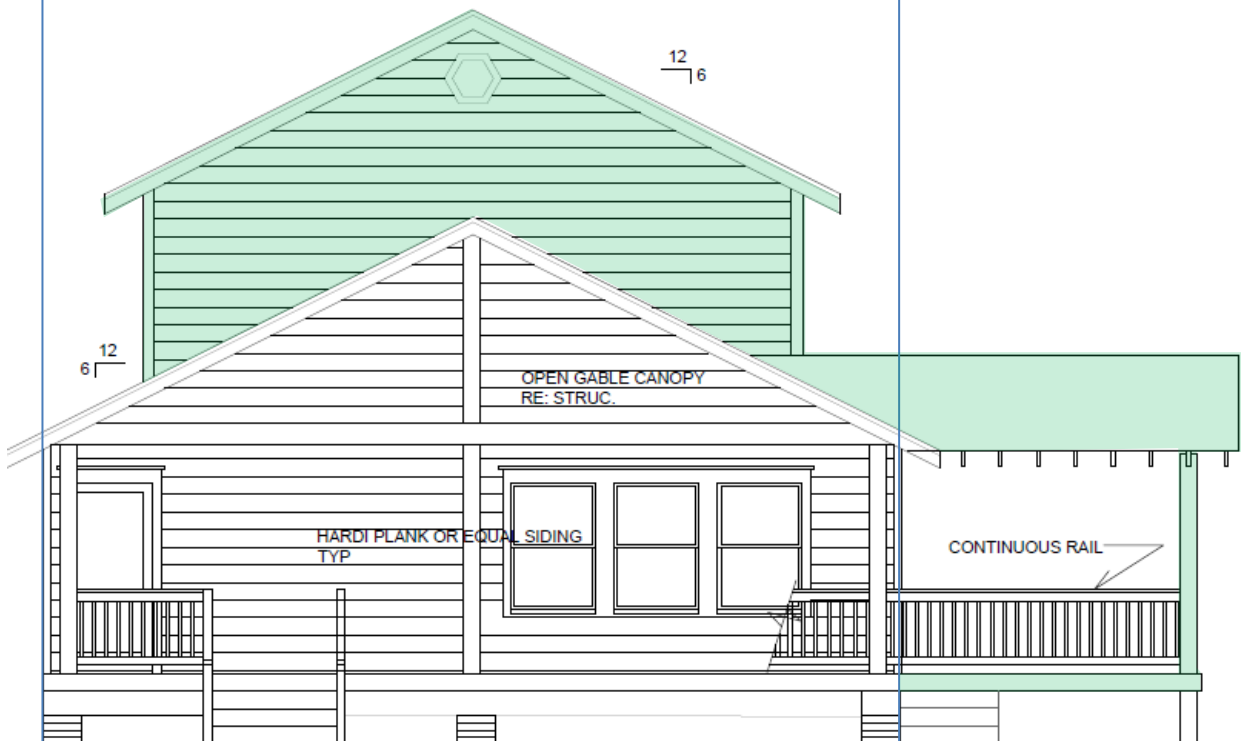
3 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

Bring vertical trim board into proposed plan here. Designating original portion of the house.



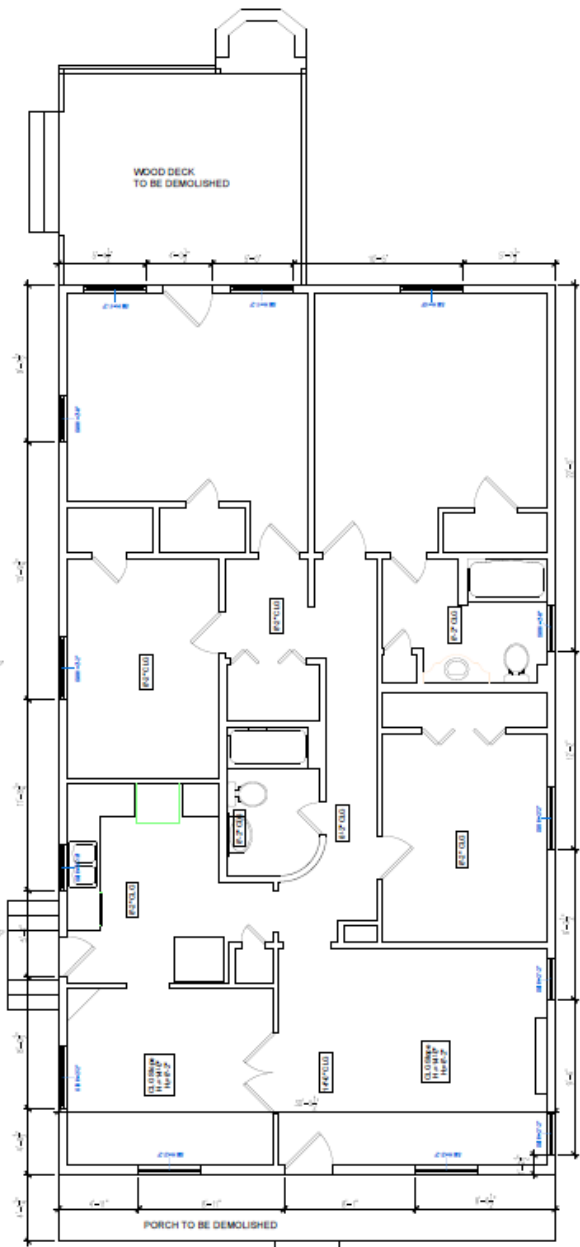
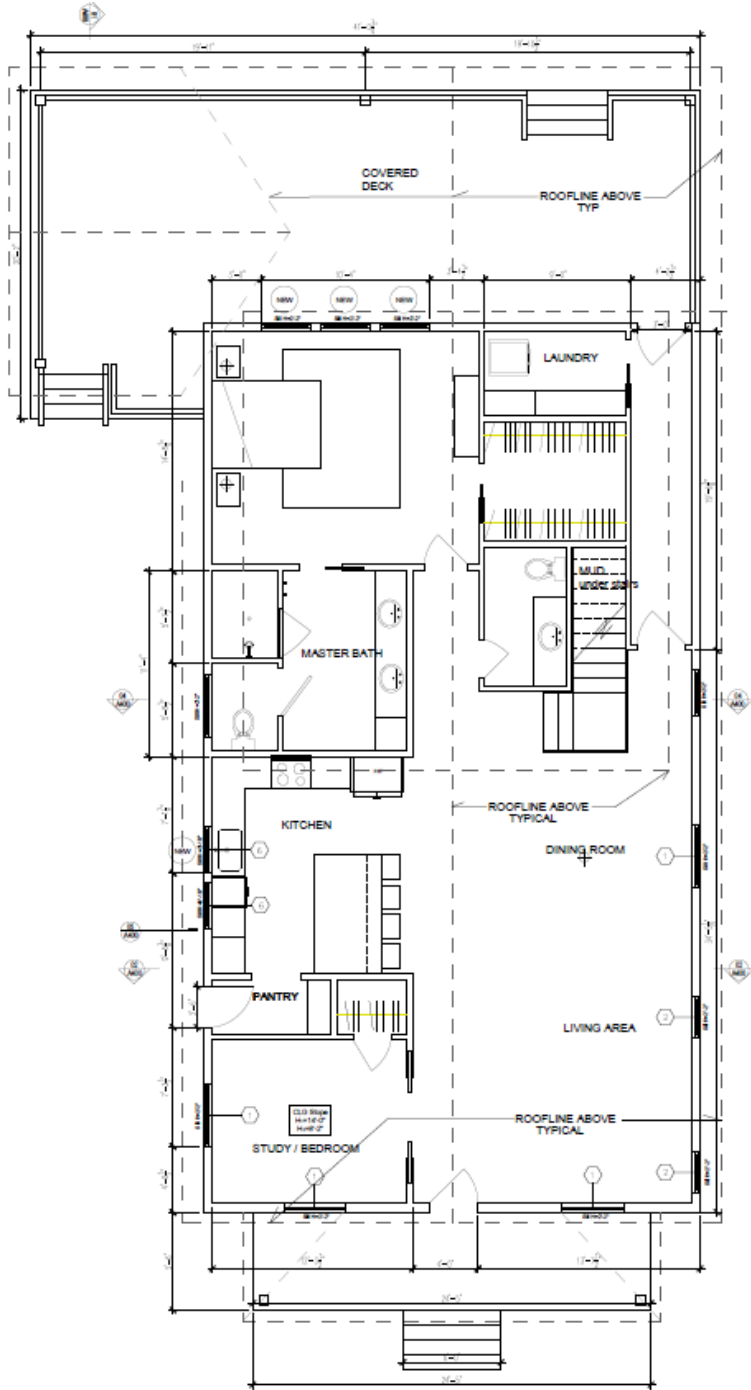
1 EXISTING REAR ELEVATION

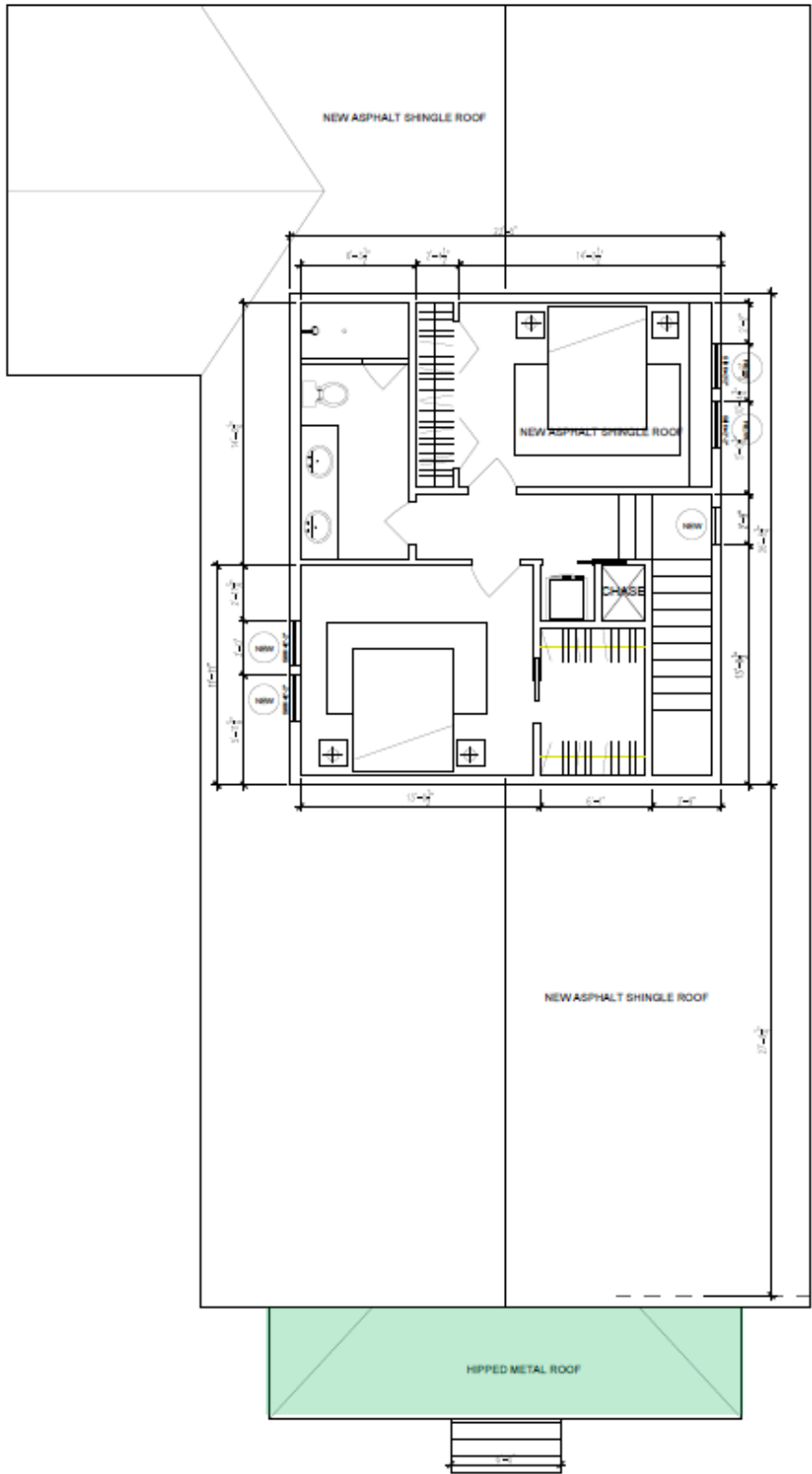
SCALE: 1/4"=1'-0"



1 PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"





2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"