

CERTIFICATE OF APPROPRIATENESS

Applicant: Phuong Nguyen, agent, for Margaret Shaheen, owner

Property: Lot 20, Block 250, Houston Heights South Neighborhood Subdivision. The property includes an historic 1,064 sq ft, one-story wood single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman Bungalow style residence, constructed circa 1920, located in the Houston Heights South Historic District. Remodeled in 1991 per HCAD.

Proposal: New **Garage** with second story Apartment

- Proposed 528 sq. ft. garage
- Proposed 528 sq. ft. garage apartment
- Proposed gable roof, 6:12 pitch (match existing house)
- Smooth cementitious siding with 6 inch reveal,
- Roofing composition shingles, same as house.

Applicant Also Submitting COA Application for 2 story rear Addition to Original House

Public Comment: No public comment received.

Civic Association: No comment received.

ALL NEW WINDOWS MUST BE INSET 1¼ Inches – See Attachment
Double-hung Windows Must Be Equally Horizontally Divided 1-over-1
ALL CEMENTITIOUS BOARD MUST BE SMOOTH

Recommendation: -

HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 may 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 sq. ft.

Max. Allowed: 2,940 sq. ft.

Proposed Lot Coverage: 1,804 sq. ft.

Remaining Amount: 1,136 sq. ft.

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: 1,810

Remaining Amount: 1,094

Side Wall Length and Insets (Addition and New Construction)

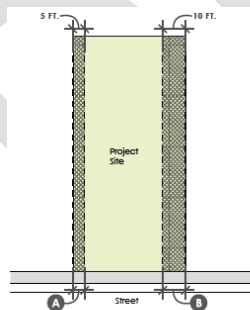
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length: 77 ft. 1 inches

Inset Length: 6 ft.

Inset Depth: 2 ft.

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

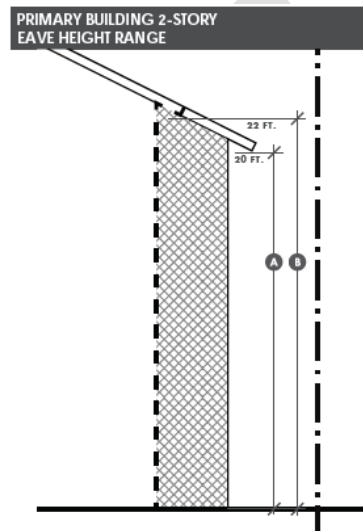
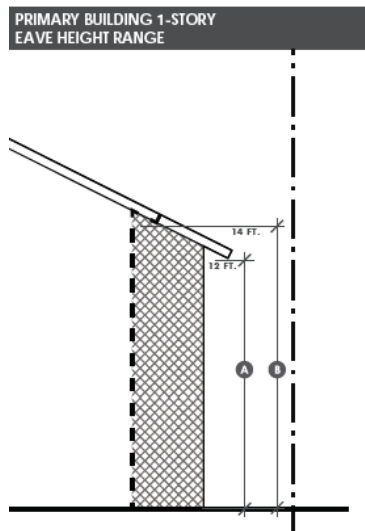
Proposed North side setback (1): 5 ft.

Proposed South side setback (2): 25 ft. 6 inches

Cumulative side setback: 30 ft. 6 inches



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

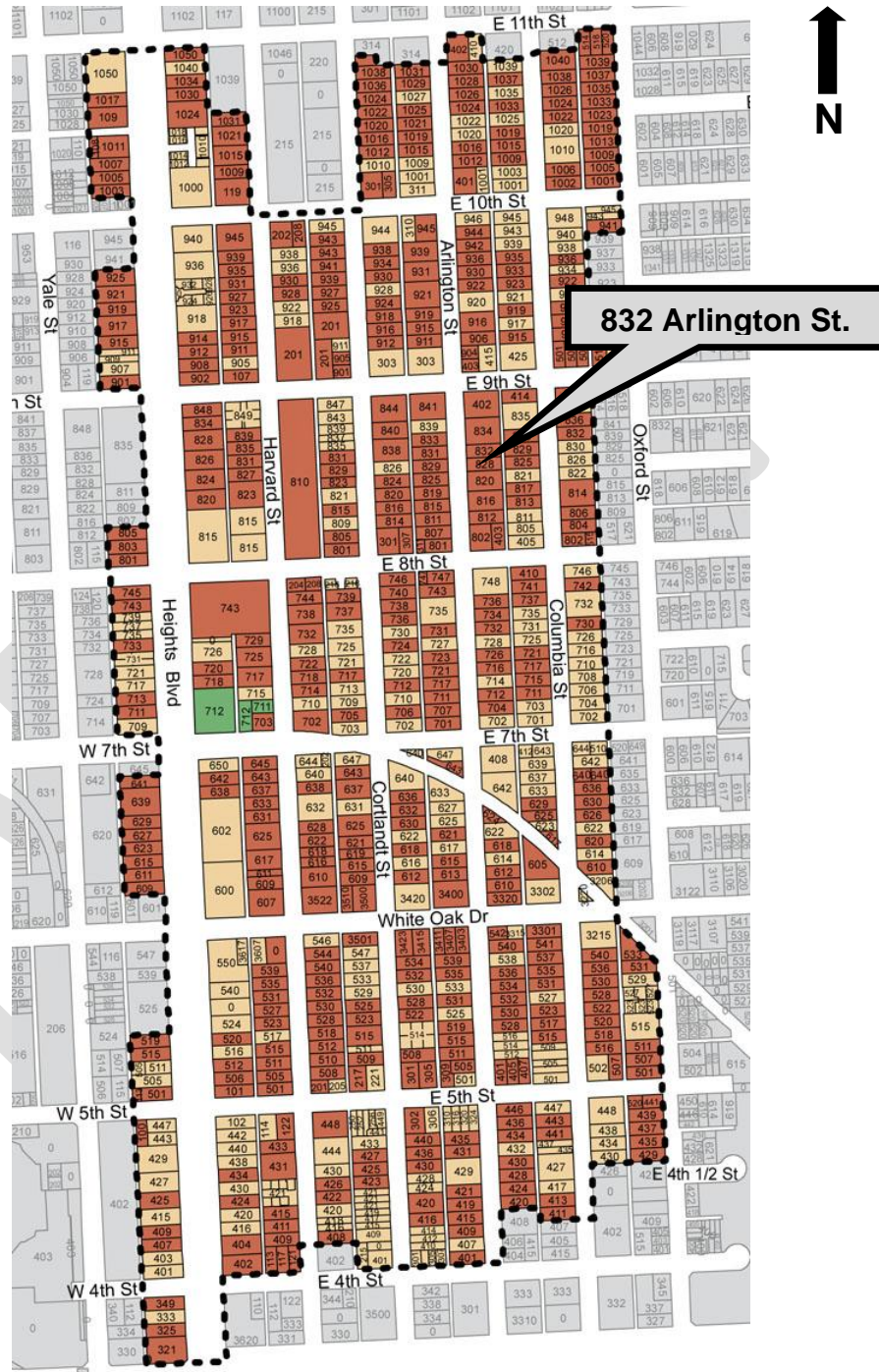
Heights Design Guidelines Section 5-16: Plate heights for additions should appear to be the same or lower than those of the existing house.

Proposed eave height: 19 ft. 4 ¼ inches

District Map

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

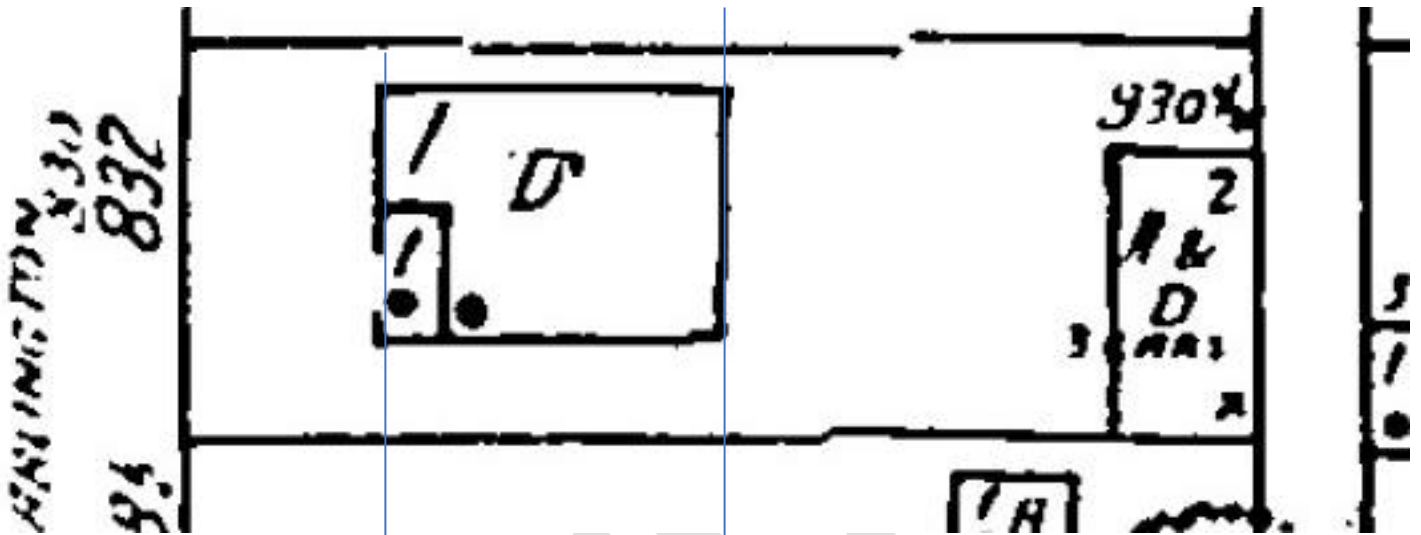


CURRENT PHOTO



HISTORICAL MATERIALS

SANBORN MAP (1924)



GOOGLE SATELLITE 2025



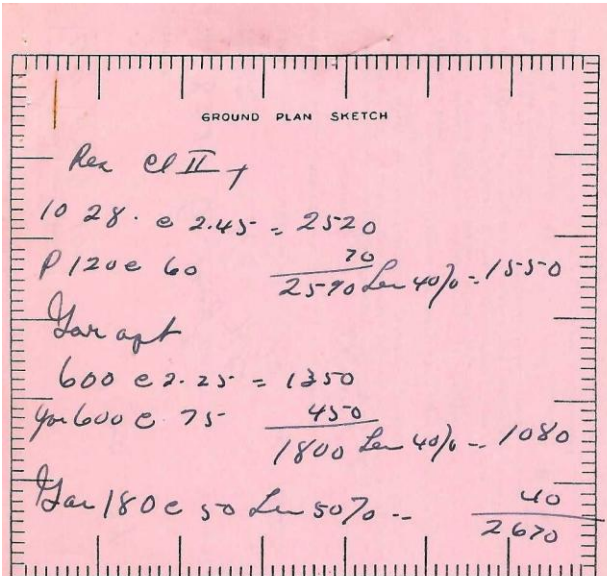
TEXAS BUREAU OF LAND ASSESSMENT

Map No. <u> </u> Addition <u>Houston Hts.</u>	IMPROVEMENTS	
Block <u>250</u> Lot <u>20</u>	No. Sq. Ft. <u>1064</u>	Price Per Sq. Ft. <u>2.00</u>
OWNER <u>Bercaw, Virginia</u>	\$ <u>2130</u>	
ADDRESS <u>832 Arlington</u>		Percent Good <u>65</u> <u>1380</u>
TYPE OF PROPERTY <u>OCUPIED VACANT</u>		Other Bldgs. <u>970</u>
BASEMENT, Whole Part <u> </u>		Total All Bldgs. <u>2350</u>
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. <u> </u>	LAND VALUE	
WALLS, Brick <u> </u> Stone <u> </u>	Front x Depth	Unit Value
Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard <u> </u>	<u>50x132 @ 10</u>	Factor
ROOF CONS., Concrete, Steel, Wood Truss <u> </u>		Front Ft. Value - - \$
ROOF, Hip, Gable, Mansard, Flat <u> </u>		<u>565</u>
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. <u> </u>		
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite <u> </u>		
PERMIT DATE <u> </u> NO. <u>240-1090</u> AMT. <u> </u>	TOTAL	



Map No. <u> </u> Addition <u>Houston Hts.</u>	IMPROVEMENTS	
Block <u>250</u> Lot <u>20</u>	No. Sq. Ft. <u>1200</u>	Price Per Sq. Ft. <u>1.25</u>
OWNER <u>Bercaw - Virginia</u>	\$ <u>1500</u>	
ADDRESS <u>832 ARLINGTON (Rear)</u>		Percent Good <u>65</u> <u>970</u>
TYPE OF PROPERTY <u>GAR. APT</u> <u>OCUPIED VACANT</u>		Other Bldgs. <u> </u>
BASEMENT, Whole Part <u> </u>		Total All Bldgs. <u> </u>
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. <u> </u>	LAND VALUE	
WALLS, Brick <u> </u> Stone <u> </u>	Front x Depth	Unit Value
Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard <u> </u>		Factor
ROOF CONS., Concrete, Steel, Wood Truss <u> </u>		Front Ft. Value - - \$
ROOF, Hip, Gable, Mansard, Flat <u> </u>		
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. <u> </u>		
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite <u> </u>		
PERMIT DATE <u> </u> NO. <u> </u> AMT. <u> </u>	TOTAL	

TEXAS BUREAU OF LAND ASSESSMENT



NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
100% VALUE		\$
DEPRECIATION		\$
DEPRECIATED VALUE		\$
40% VALUE		\$

HARRIS COUNTY BUILDING ASSESSMENT

Map No. 8A Acct. No. 49-117-0-17

Permit No. RV Date 2-2-68

Owner BERCAV VIRGINIA

Street No. 832 ARLINGTON

Addition HOU HTS Section _____

Lot No. 20 Block No. 270

COUNTY ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB. ITEM
<u>0190940000</u>	<u>20</u>	<u>246</u>	<u>20</u>
		<u>8</u>	<u>-20</u>
			<u>-130</u>

Re-val 2ms 24

1969 New Val VALUE 860

10% INCREASE 1969 → 90

NEW OWNERS 1969 TOTAL .950

Bercav, Mrs Virginia

<input checked="" type="checkbox"/> No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Gable	S/L & Paper	Finished Attic
<input type="checkbox"/> Duplex	<input type="checkbox"/> Hip	<input checked="" type="checkbox"/> Sheetrock	Basement
<input type="checkbox"/> Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Wood Shingles		Floor
<input type="checkbox"/> Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	<u>2</u> No. Bedrooms	
<input checked="" type="checkbox"/> Concr. Blks.	<input type="checkbox"/> Tar & Gravel	<u>1</u> No. Baths	GARAGE
		Tile	Walls
EXTERIOR WALLS	FLOORING		Roof
<input type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Pine	HEATING & COOLING	
<input type="checkbox"/> Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
<input checked="" type="checkbox"/> Lumber	Asphalt Tile	No. Fireplaces	Ceiled
<input checked="" type="checkbox"/> Shakes	WtoW Carpets		Doors

(Base Unit \$ 500)

CLASS 22 (A/C C/H \$ _____)

(Total Unit \$ _____)

EXISTING ASSESSMENTS ON BLOCK BOOK

and - Assmt. \$ 820

Impro. - Assmt. \$ 2000

EXPT VALUE \$ _____

entered in name of SAME

TEXAS BUREAU OF LAND ASSESSMENT

30
 20 GAR APT
 DIRT
 ASB
 COMP
 PINE
 SR

12 6 10 6
 6 6
 30
 40
 28
 11 4 6 OP
 2 11

APT 600
 GAR 600
 120
 780
 PINE 72
 60
 840
 56
 1028
 OP 36
 84
 120

EXISTING APPRAISALS, if any -
 100% Value - without depreciation-\$ _____ \$
 Dep.-Ph. % Fu. % Ec. %\$ _____ \$
 NEW APPRAISALS
 1028 SFB \$ 500 \$ 5110 \$
 OP 120 120 140
 AP 600 400 2400
 GAR 780 120 940
 8620
 DEPR. 50% 4310
 4310
 Appraiser's name & date
 GODFREY
 2-2-68
 TOTAL VALUE \$ 4310
 FOR 19 69 40% \$ 1720 = city
 53% 2280 = school
 Co. 20% = 860

TEXAS BUREAU OF LAND ASSESSMENT

acn 049-117-00-017-0

EXISTING APPRAISALS, if any -
100% Value - without depreciation-\$ _____ \$ _____

Dep.-Ph. _____ % Fu. _____ % Ec. _____ % \$ _____ \$ _____

NEW APPRAISALS

1028	SF@ \$ 5.00	\$ 5140.	\$
CP 120	120	140.	
AP 600	400	2400.	
GAR 780	120	940.	
		8620	
DEPR 50%		4310	
		4310.	

Appraiser's name & date
GODFREY
2-2-68

TOTAL VALUE \$ 4310

FOR 19 69 40% \$ 1720.
53% 2250.00

DIRT
ASB
COMP
PINE
SR

7330
X 250 City factor

18,330 = new 100% mkt
value for 1978

Co. 32% = 5870

Yr. Built _____ Depr. _____ %
t@\$ _____ A/C&C/H@\$ _____ Total Unit@\$ _____

add 100% SF@ \$ 8620 \$ _____
C.P. 450 @ 120 540

9160 X .8 = 7330

Total 100% Value \$ 7330
For 19 77

's name & date
P
10-76

TEXAS BUREAU OF LAND ASSESSMENT

GAR
 DIRT
 LMENTS
 GE
 10

30
 20 GAR
 APT

DIRT
 ASB
 COMP
 PINE
 SR

12 6 10 6
 6 6 6
 30
 40
 20
 11 4 6 OP
 5 11

APT 600
 GAR 600
 120
 780
 PWC 72
 60
 840
 56
 1028
 42
 OP36
 84
 120

EXISTING APPRAISALS, if any -
 100% Value - without depreciation- \$ _____ \$ _____
 Dep.-Ph. % Fu. % Ec. % \$ _____ \$ _____
 NEW APPRAISALS
 1028 SPG \$ 500 \$ 5110 \$ _____
 OP 120 120 140 _____
 AP 600 400 2400 _____
 GAR 780 120 940 _____
 _____ 8620 _____
 DEPR. 50% 4310 _____
 _____ 4310 _____

 Appraiser's name & date
 GODFREY
 2-2-68
 TOTAL VALUE \$ 4310
 FOR 19 69 40% \$ 1720 = city
 53% 2280 school
 Co. 20% = 860

CONTEXT AREA



CONTEXT AREA



831 Arlington St. (Across Street) C



837 Arlington St. (To Left) C



828 Arlington St. (To Right) C



829 Arlington St. (Across St. to Left) C

CONTEXT AREA



833 Arlington St. (Across Street to Right) C

DRAFT

CURRENT PHOTOS - OBLIQUE NORTHEAST



OBLIQUE SOUTHEAST



WEST ELEVATION (FRONT) & SOUTH ELEVATION (SIDE)



OBLIQUE EAST ELEVATION

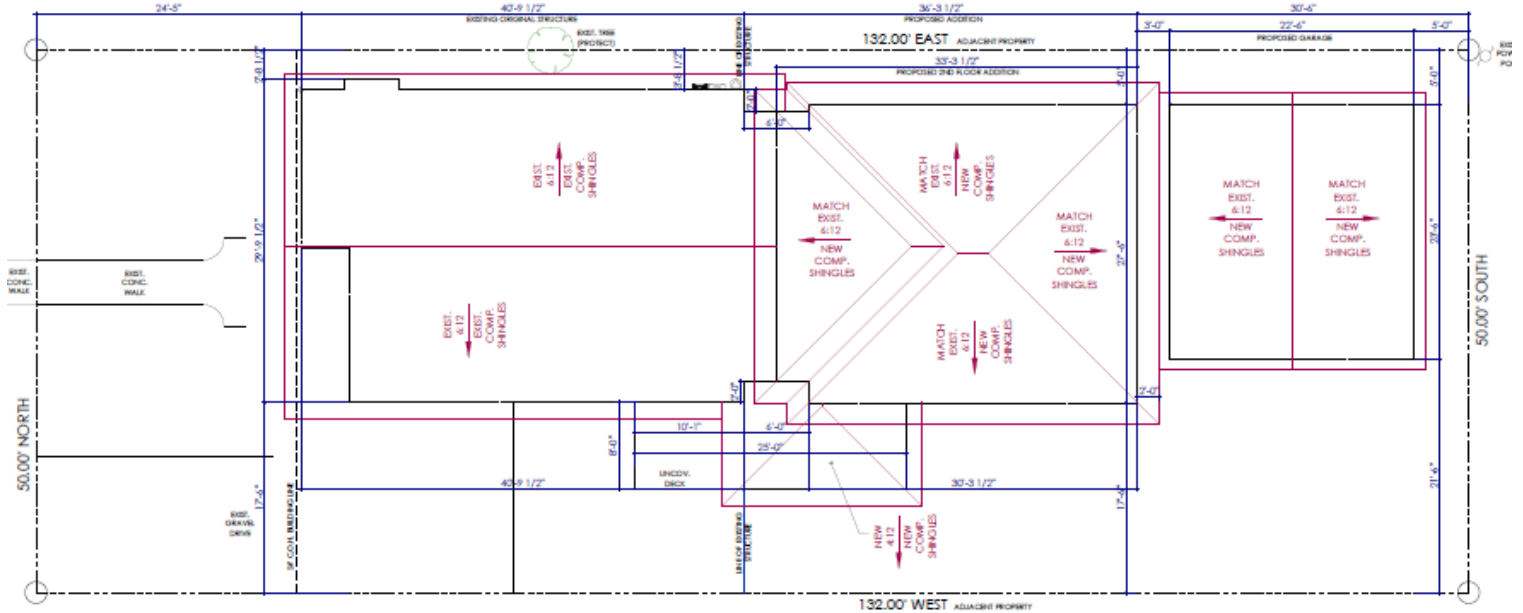


EAST ELEVATION

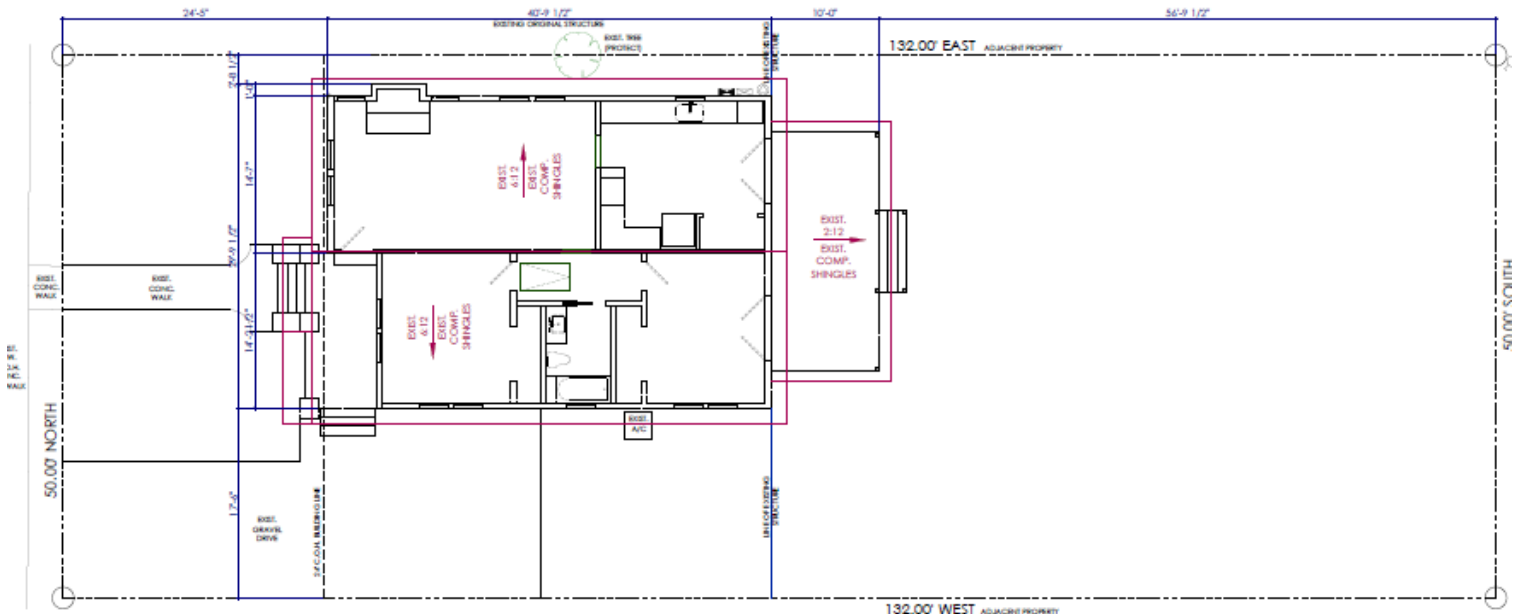


DR

SITE PLAN/ ROOF PLAN



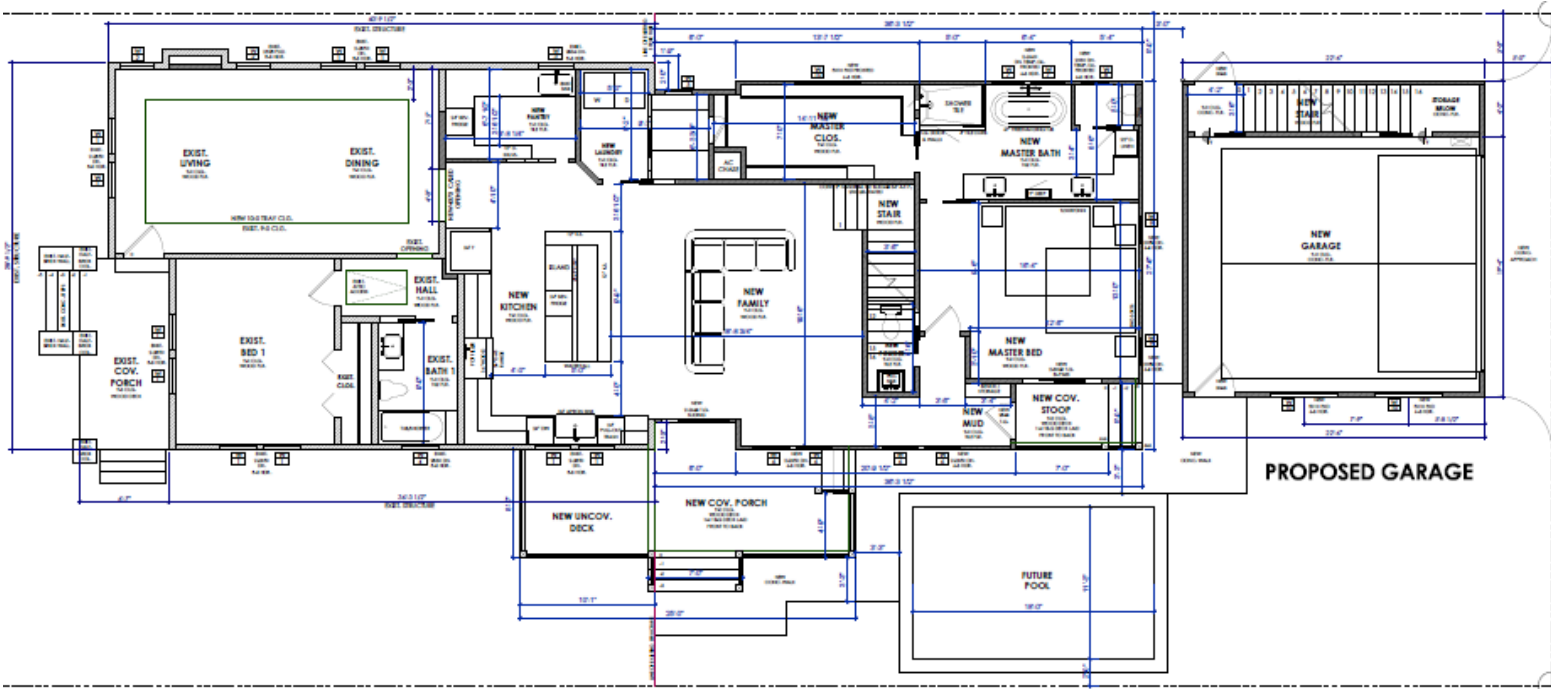
2- PROPOSED SITE/ROOF PLAN
3/16"



1- EXISTING SITE/ROOF PLAN
3/16"

PROPOSED FIRST FLOOR PLAN

Showing Proposed House Addition & Proposed Garage



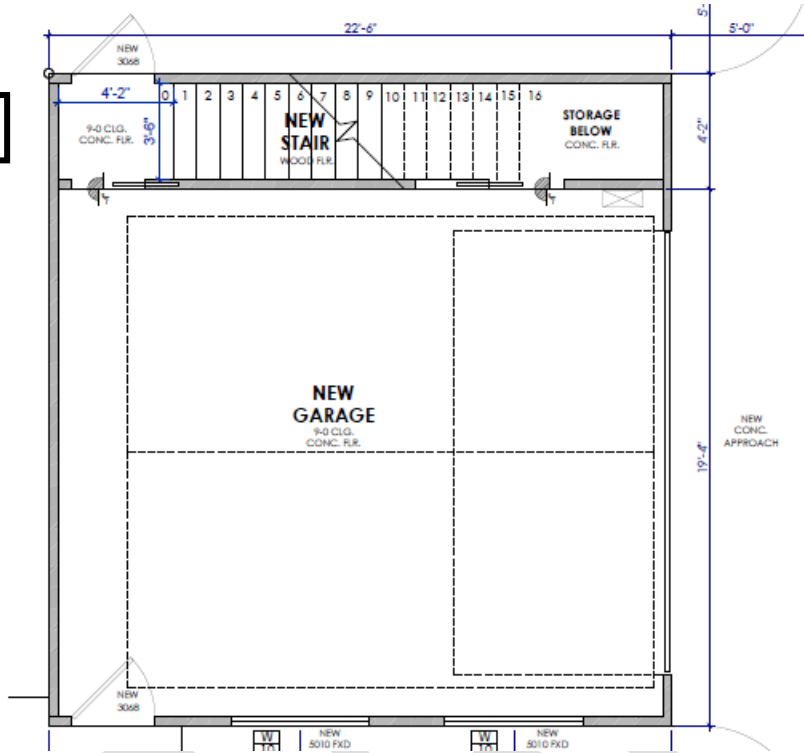
2- PROPOSED FIRST FLOOR PLAN
1/4"



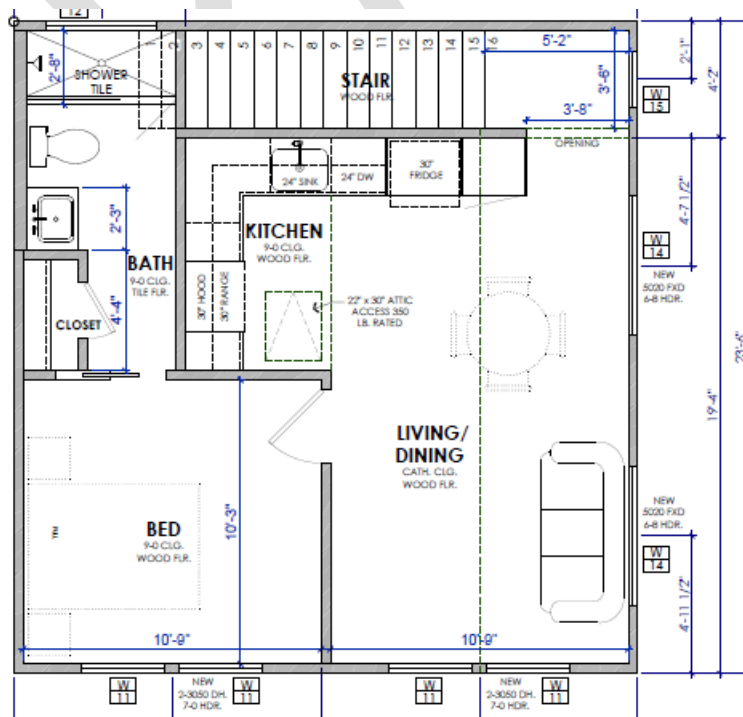
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PROPOSED GARAGE FLOOR PLANS

1st FLOOR



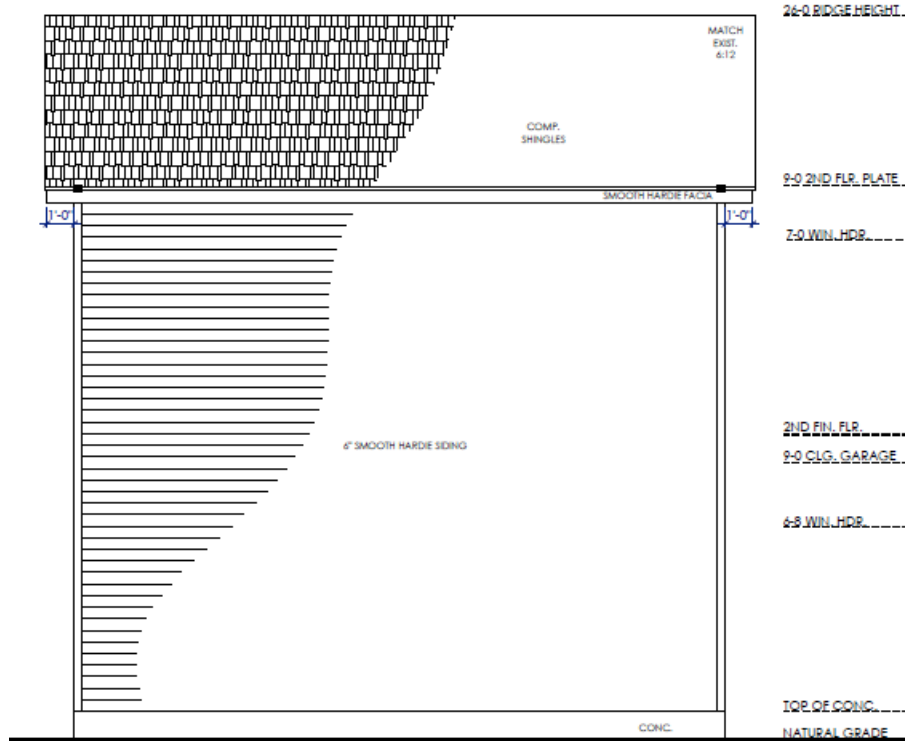
2nd FLOOR



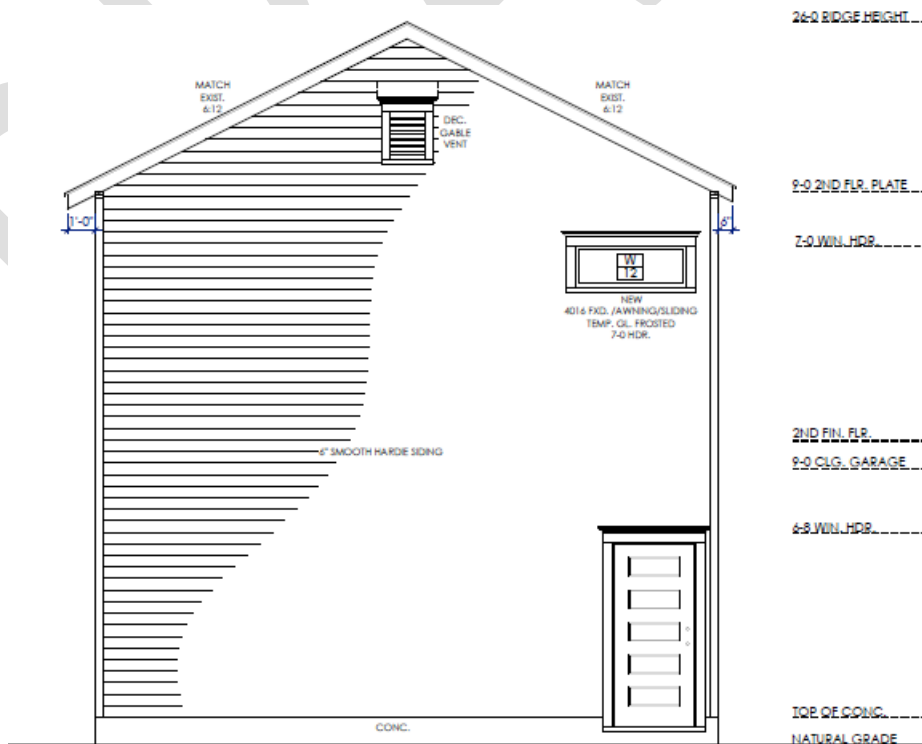
WINDOW SCHEDULE

W 2	WINDOW TYPE	MATERIAL	FINISH	REMARKS
W 1	EXIST. 2'-8" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	EXIST.
W 2	EXIST. 2'-6" X 2'-6" FIXED	WOOD	EXIST.	EXIST.
W 3	EXIST. 2'-8" X 3'-6" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	EXIST.
W 4	EXIST. 2'-8" X 3'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	EXIST.
W 5	NEW 2'-0" X 1'-6" FIXED/AWNING 1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 6	NEW 2'-8" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 7	NEW 2'-6" X 4'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 8	NEW 2'-0" X 3'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 9	NEW 2'-0" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 10	NEW 5'-0" X 1'-0" FIXED / AWNING	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 11	NEW 3'-0" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 12	NEW 4'-0" X 1'-6" AWNING / SLIDING	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 13	NEW 3'-6" X 1'-6" AWNING	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 14	NEW 5'-0" X 2'-0" FIXED / AWNING	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 15	NEW 2'-0" X 2'-0" FIXED	WOOD	PAINTED	JELDWIN OR APPROVED EQ.

ELEVATIONS

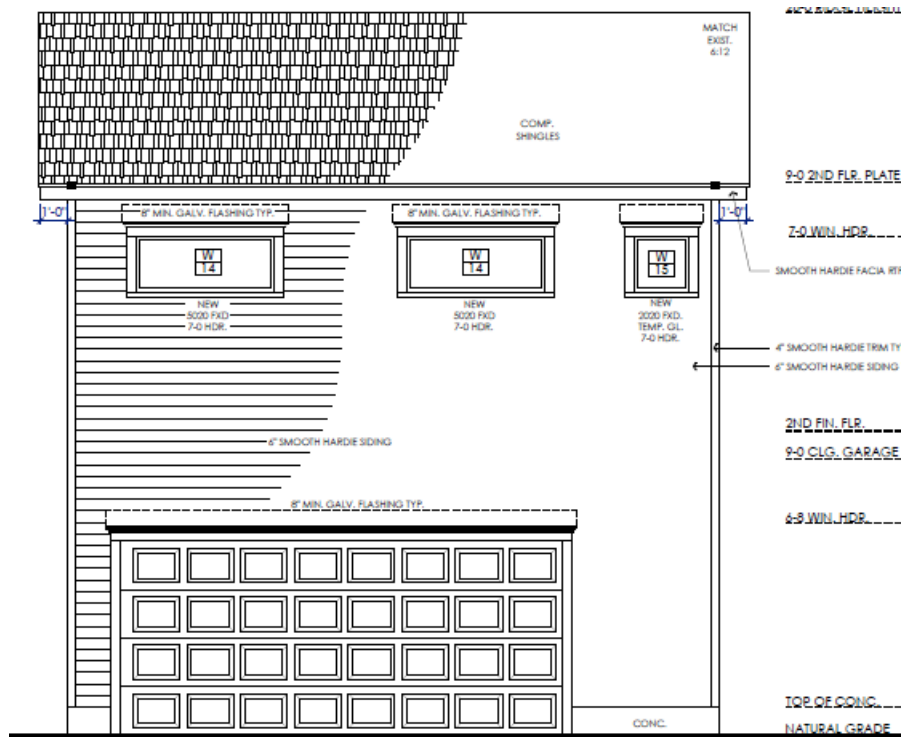


6- PROPOSED REAR/WEST ELEVATION

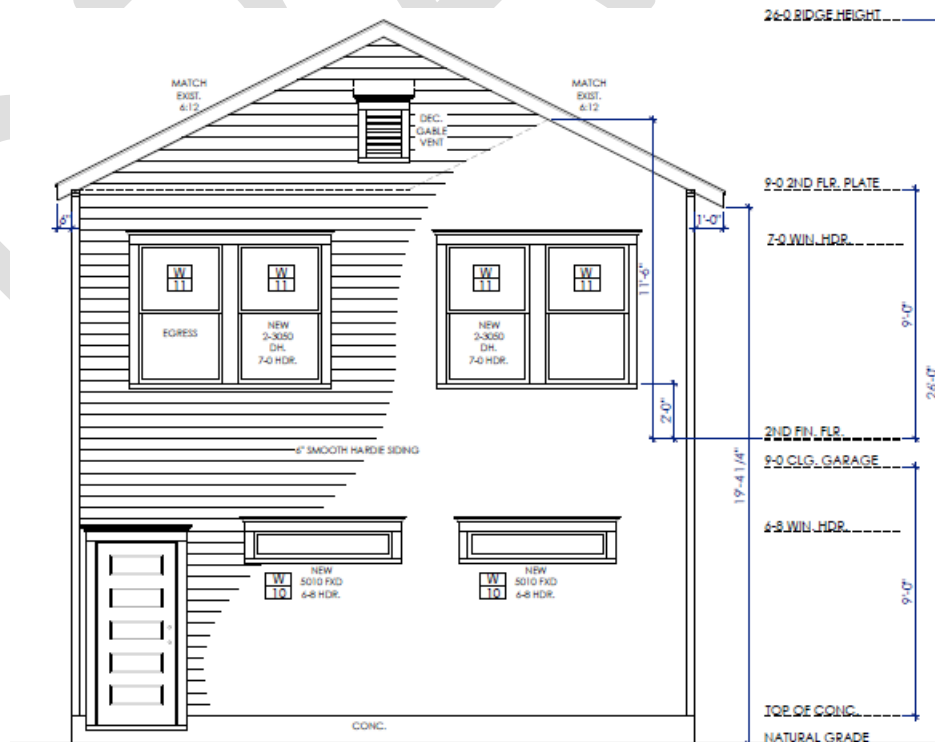


5- PROPOSED SIDE/NORTH ELEVATION

ELEVATIONS



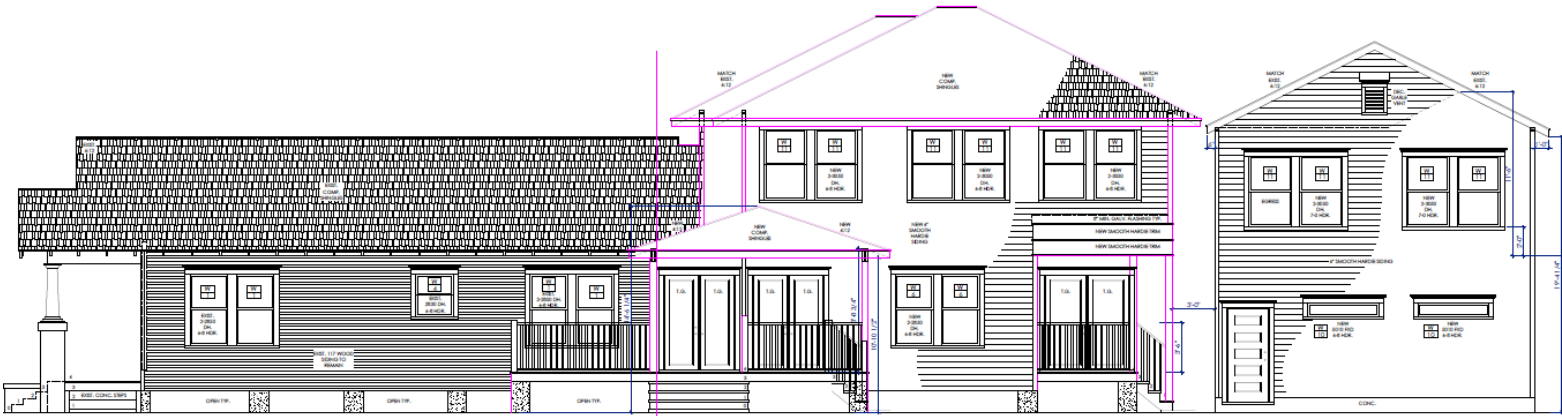
4- PROPOSED ALLEY/EAST ELEVATION



3- PROPOSED SIDE/SOUTH ELEVATION

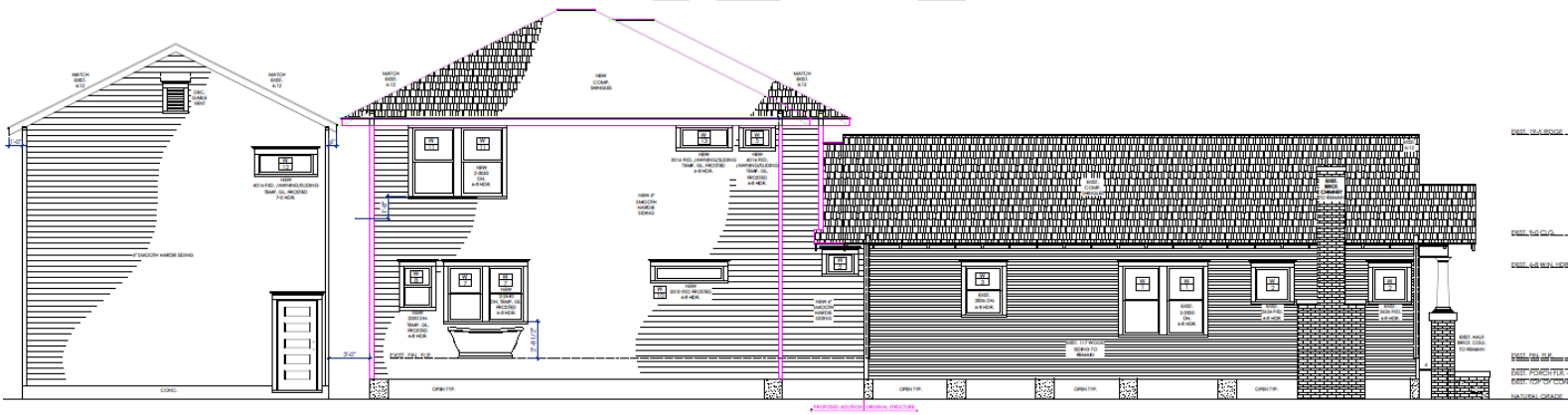
ELEVATIONS

PROPOSED GARAGE with PROPOSED HOUSE ADDITION



8- PROPOSED SIDE/SOUTH ELEVATION

GARAGE



GARAGE

4- PROPOSED SIDE/NORTH ELEVATION
1/4"

PROPOSED WINDOW

**Jeldwen W-5500™ Clad-Wood
Window: Double-Hung**



PROPOSED DOOR



**EXTERIOR DOOR:
5-Panel Exterior Fiberglass Door**

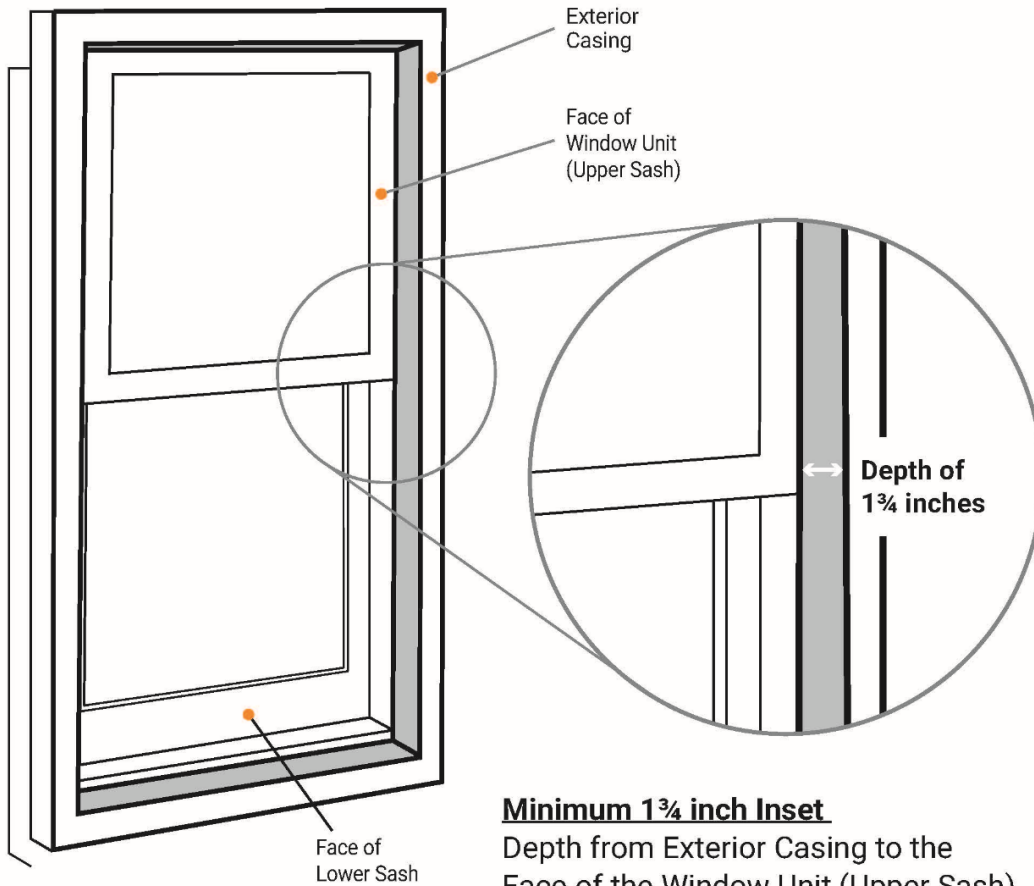
PROPOSED GARAGE DOOR

**GARAGE DOOR:
Clopay Gallery® Steel. Grooved panel steel**





Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov