

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: Rear Addition

- Remove non-original rear shed porch
- Addition of 938 sq. ft. 1st floor rear addition
- Addition of 902 sq. ft. 2nd floor rear addition not encroaching over existing structure
- Addition of 144 sq. ft. side covered side porch 9 ft. 7 inches past rear of original structure

Applicant Also Submitting COA Application for new 2 story Garage Apartment

Public Comment: No public comment received.

Civic Association: No comment received.

ALL NEW WINDOWS MUST BE INSET 1¾ Inches – See Attachment 1
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.

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

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)

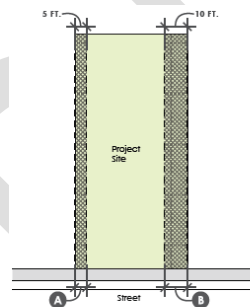
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side 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
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
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

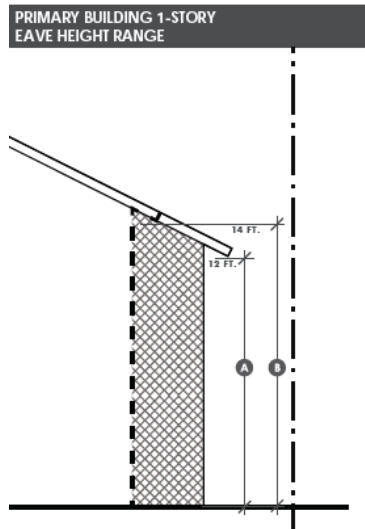
Proposed North side setback (1): 5 ft.

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

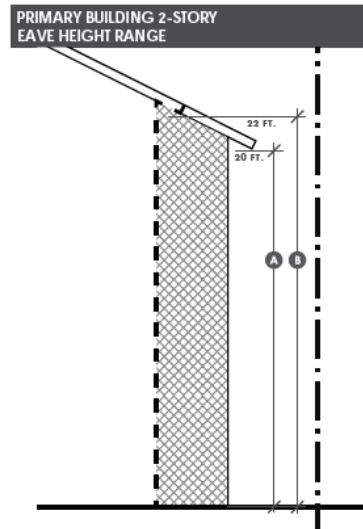
Cumulative side setback: 30 ft. 6 inches



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

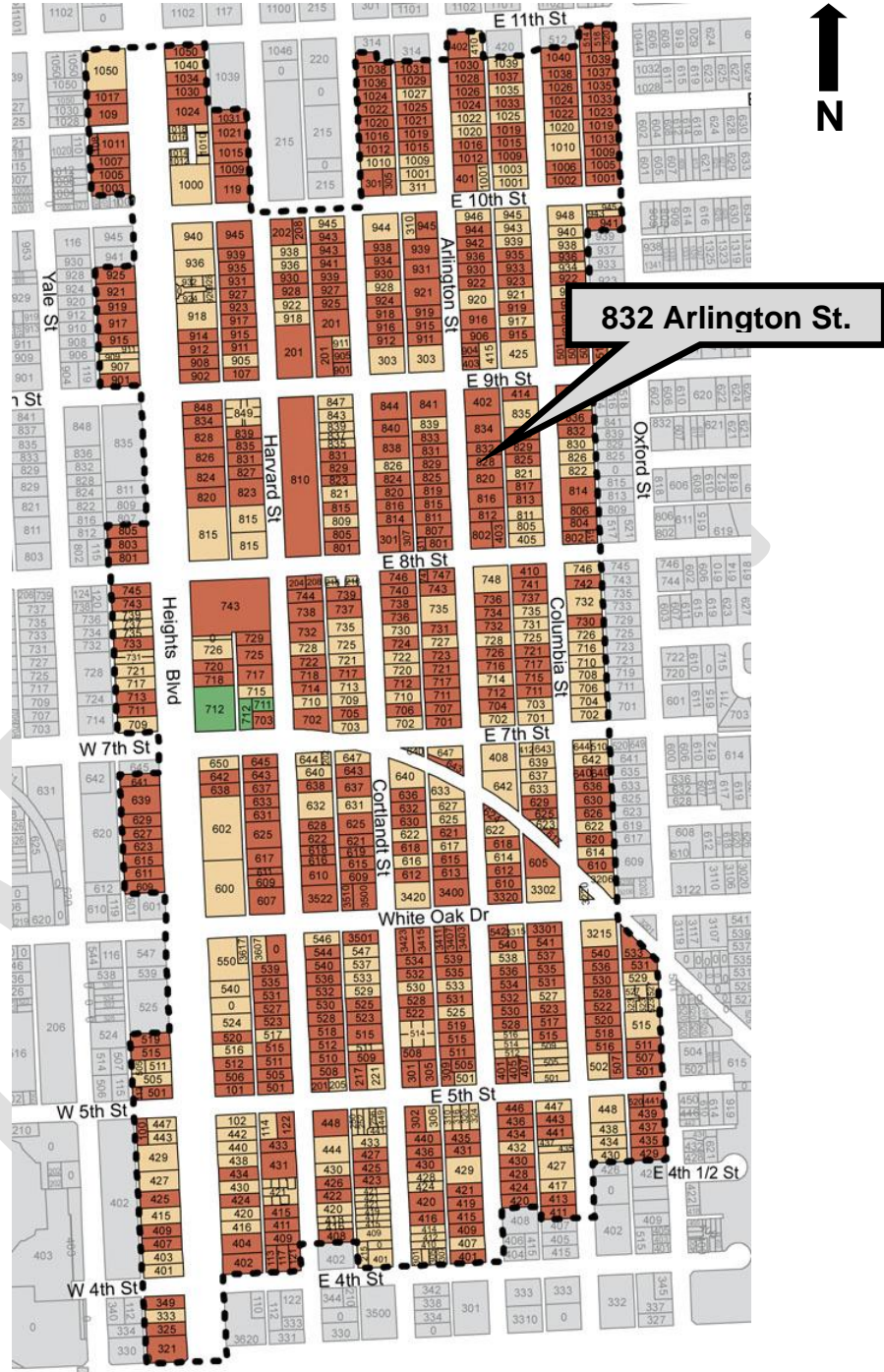
Heights Design Guidelines Section 5-16: Plate heights for additions should appear to be the same or lower than those of the existing house.

Proposed eave height: 19 ft. 4 1/4 inches

District Map

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

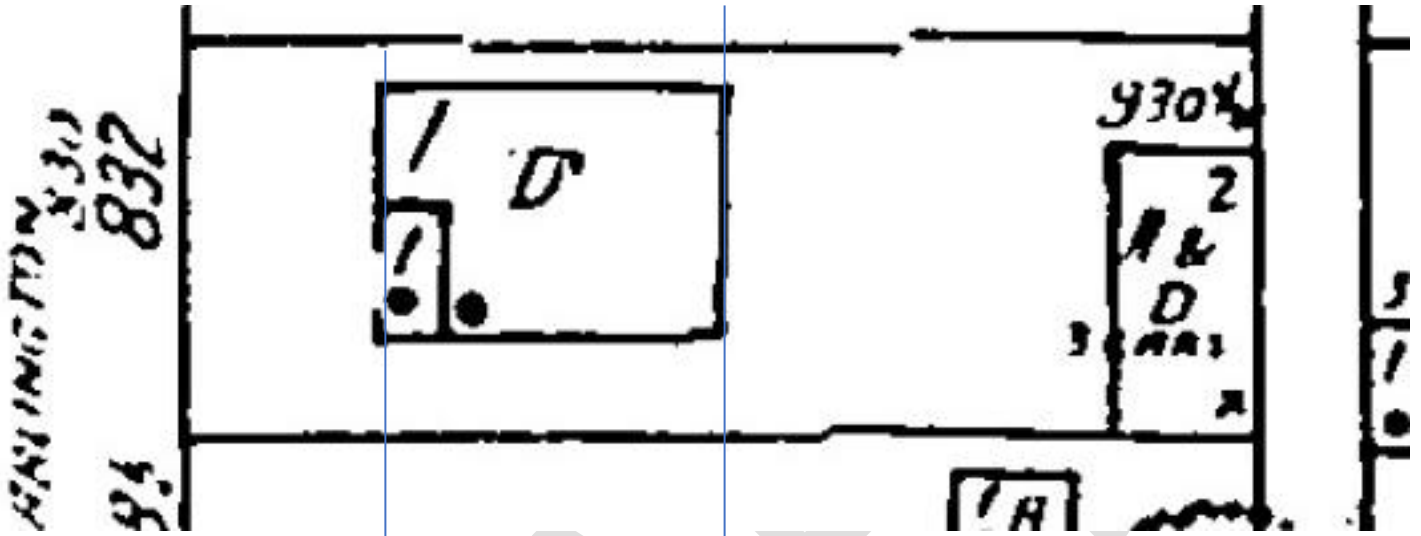


CURRENT PHOTO



HISTORIC 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

GROUND PLAN SKETCH

Res $1028 \times 2.45 = 2520$

P $120 \times 60 = 7200$ $2520 \times 40\% = 1008$

Gar apt $600 \times 2.25 = 1350$

Gar $600 \times 75 = 450$ $1800 \times 40\% = 720$

Gar $180 \times 50 = 9000$ $9000 \times 40\% = 3600$

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	\$
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
0190940000	20	246	20
		8	-20
			-130

Re-val $2m 24$

1969 Net VALUE 860

10% INCREASE 1969 \rightarrow 90

NEW OWNER 1969 TOTAL 950

Bercav, Mrs Virginia

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		Plaster	Roof
<input type="checkbox"/> Concrete Slab	Wood Shingles		Floor
<input type="checkbox"/> Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	2 No. Bedrooms	
<input checked="" type="checkbox"/> Concr. Blks.	Tar & Gravel	1 No. Baths	GARAGE
EXTERIOR WALLS		Tile	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

CLASS 22 (Base Unit \$ 500)

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

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

DIRT
 ASB
 COMP
 PINE
 SR

30
 20 GAR
 APT

GAR
 DIRT
 LMENTS
 GE
 10

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

APT 600
 GAR 600
 120
 780
 DWG-72
 60
 840
 56
 1028
 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

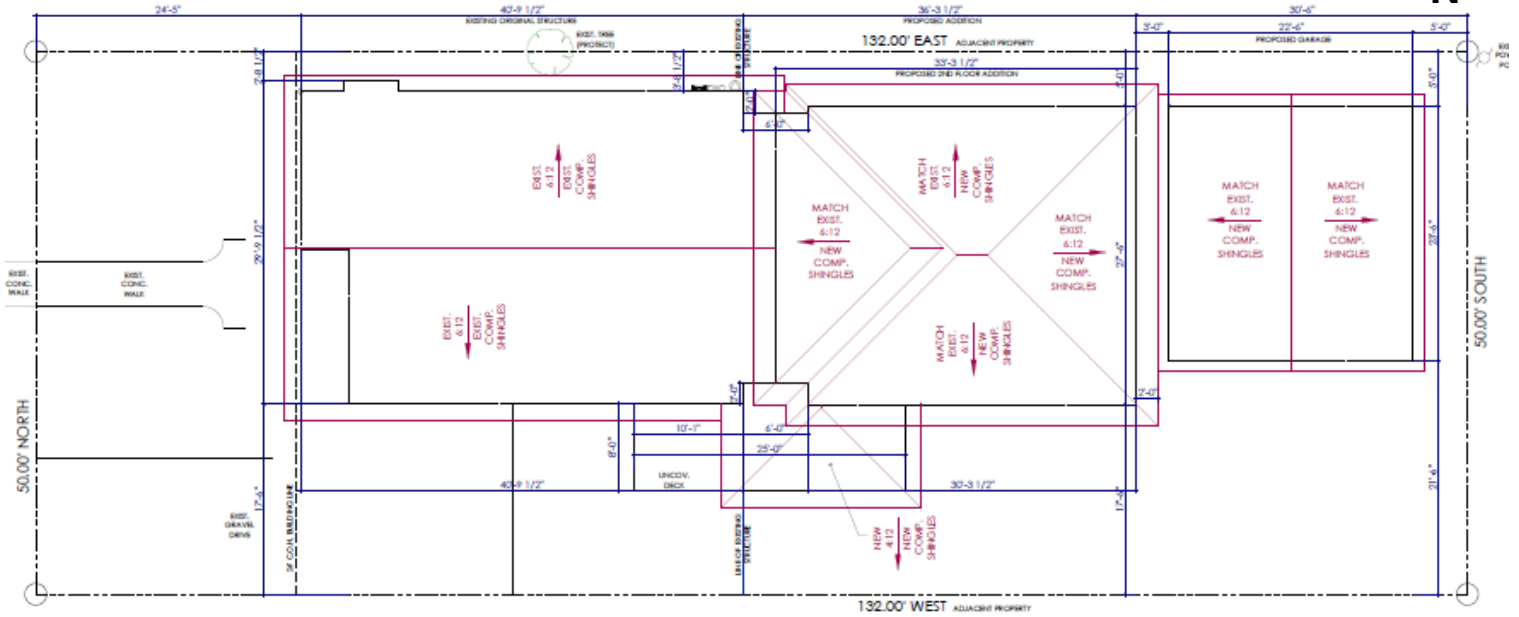


EAST ELEVATION

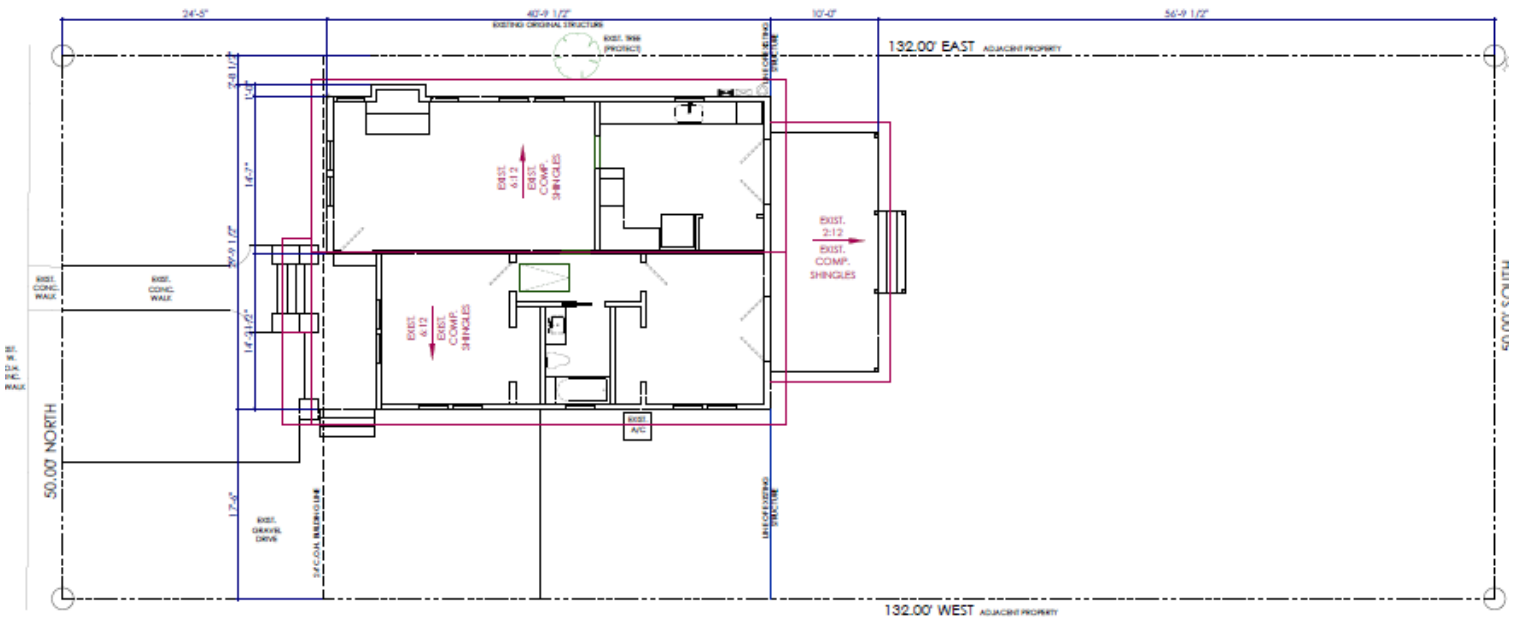


DR

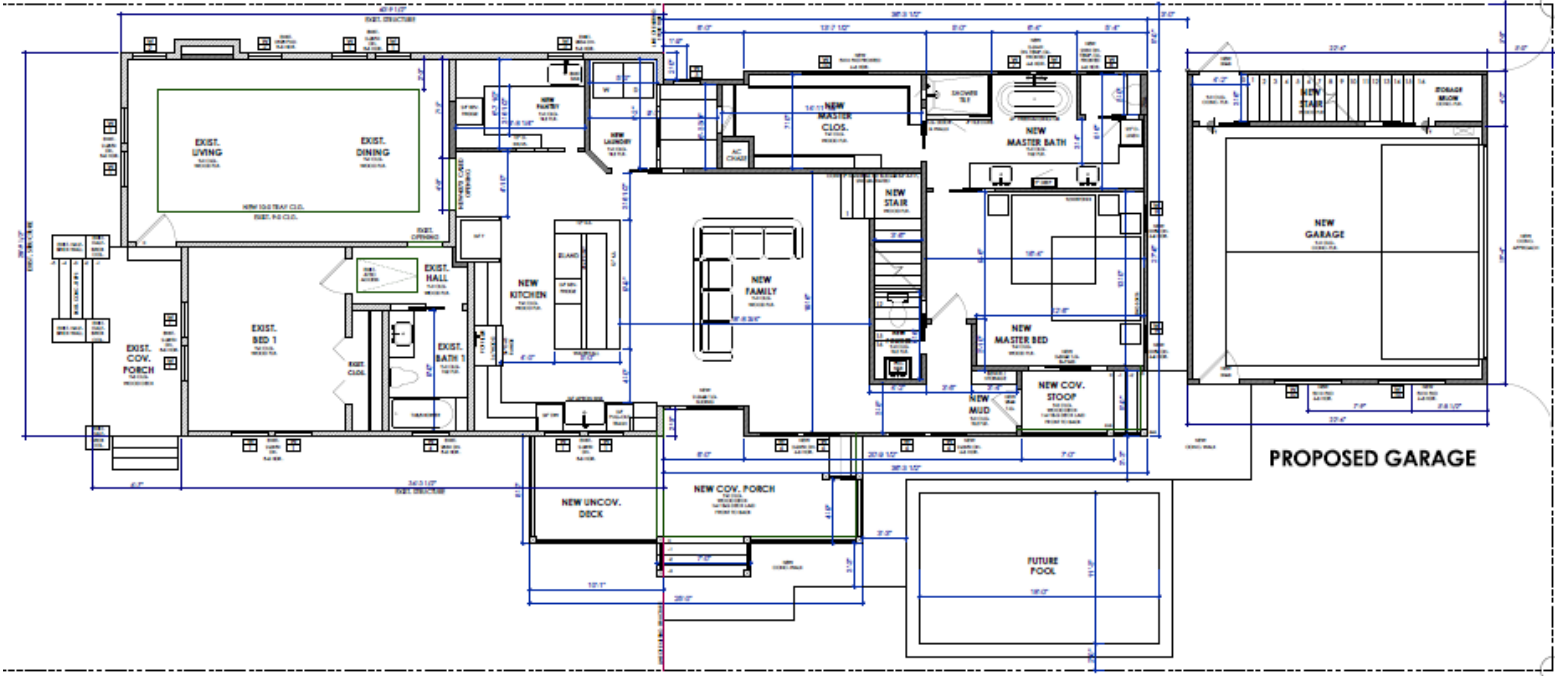
SITE PLAN/ ROOF PLAN



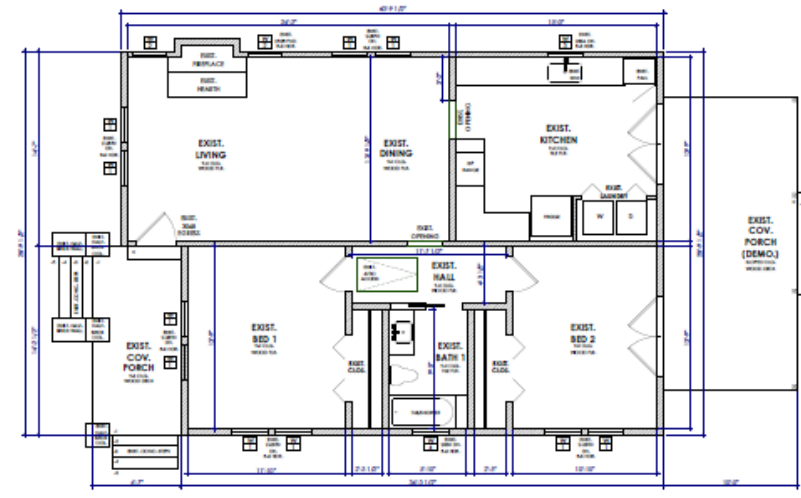
2- PROPOSED SITE/ROOF PLAN
3/16"



FIRST FLOOR PLANS - ADDITION



2- PROPOSED FIRST FLOOR PLAN
 1/8"



1- EXISTING FLOOR PLAN
 1/8"

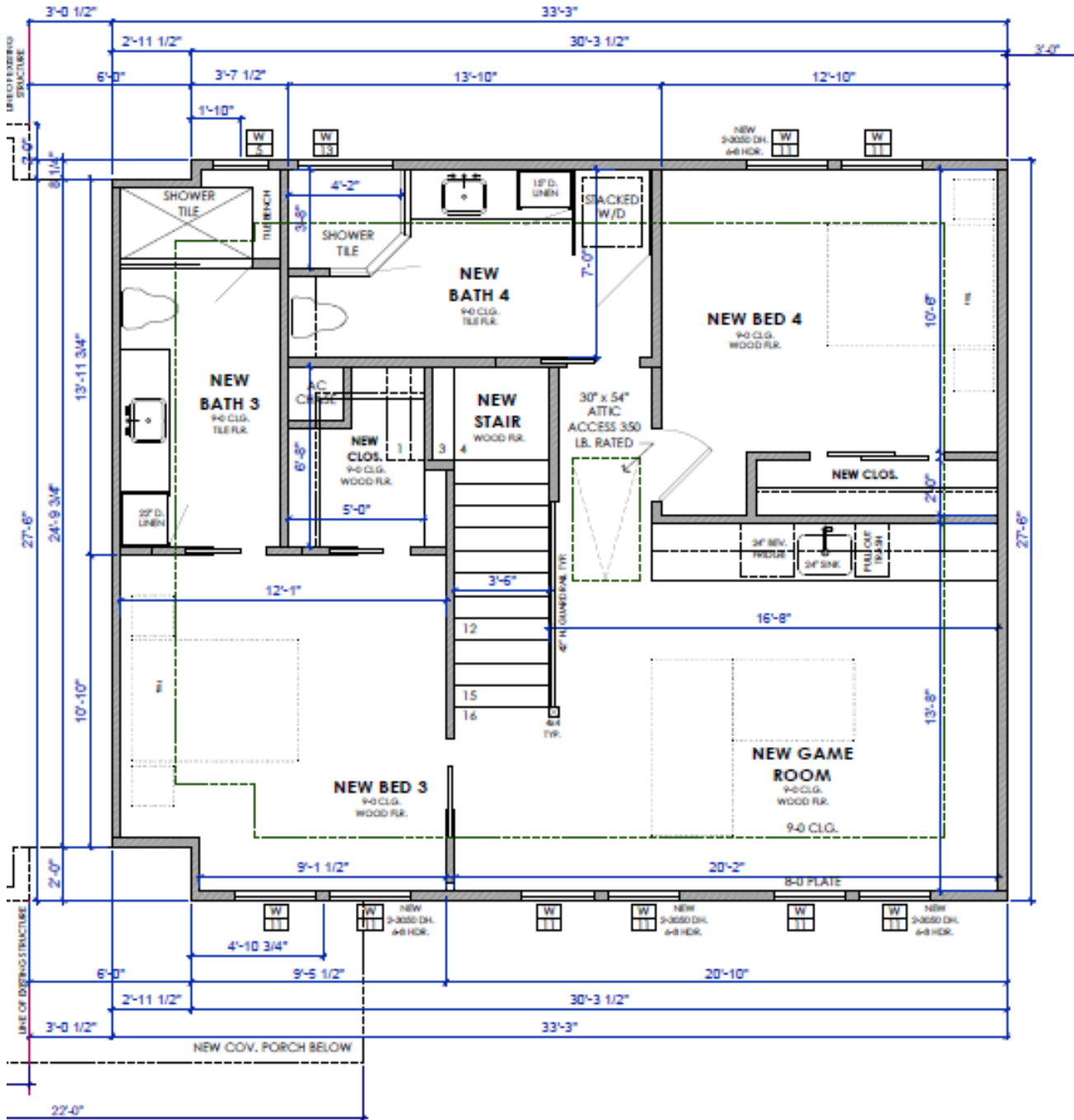
PLAN LEGEND

- BRICK
- EXISTING WALLS
- NEW WALLS
- LEVEL CHANGE
- SHEET NUMBER / DETAIL ELEVATION REFERENCE
- SHEET NUMBER / DETAIL SECTION REFERENCE
- KEYED NOTES
- CENTERLINE

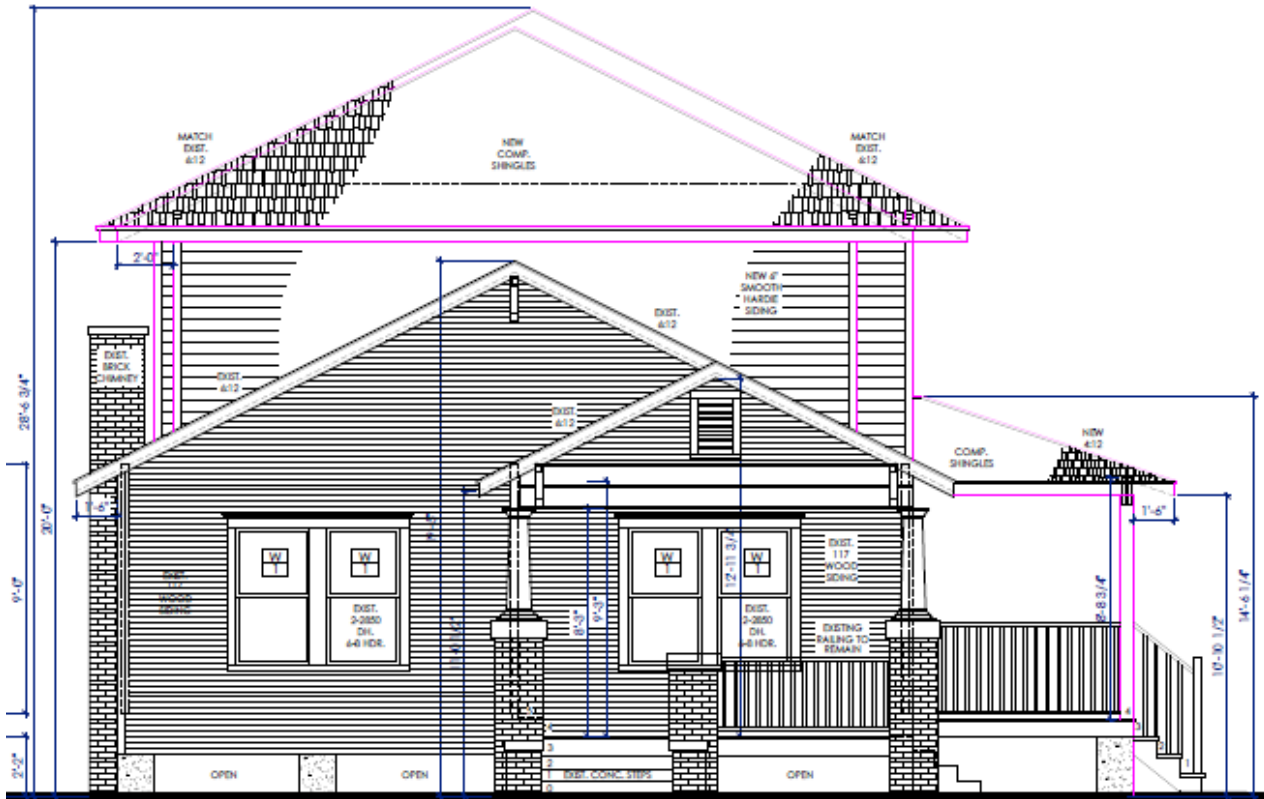
WINDOW SCHEDULE

WINDOW TYPE	MATERIAL	FINISH	DETAIL
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD
	WOOD	WOOD	WOOD

SECOND FLOOR PLAN - ADDITION



WEST ELEVATION (FRONT)



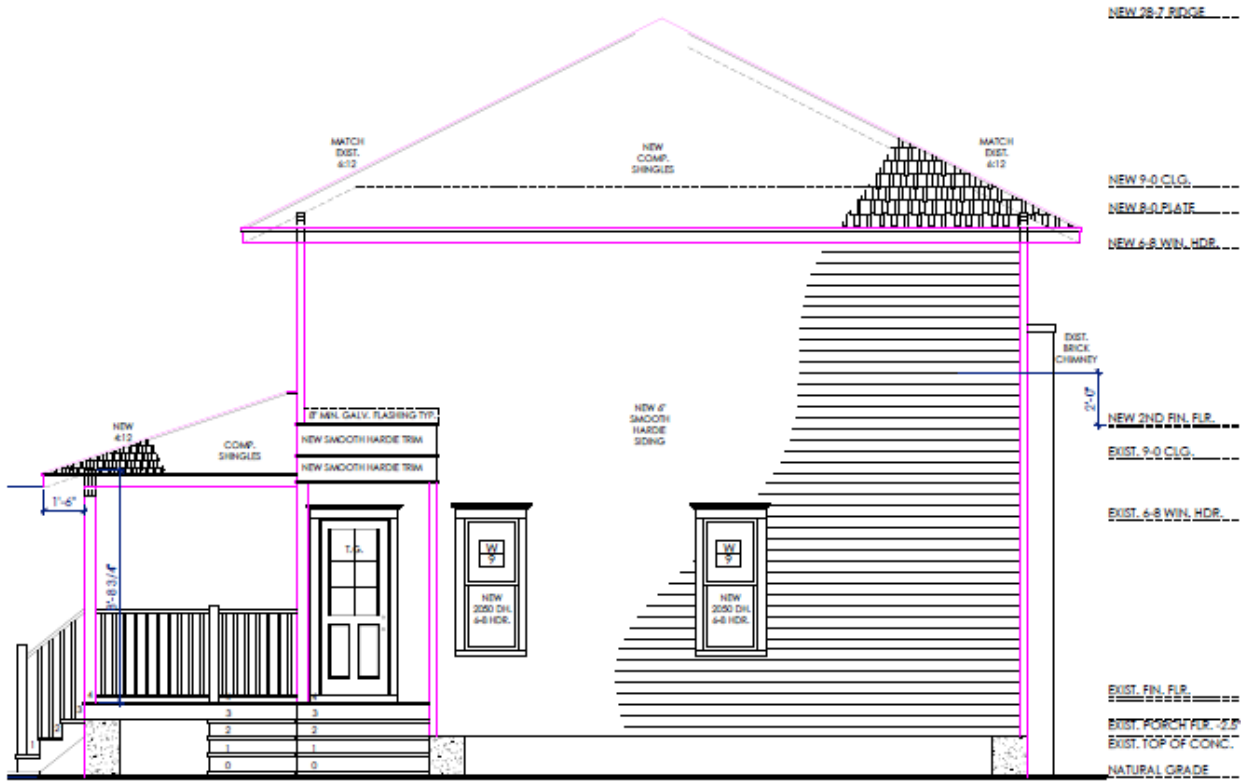
2- PROPOSED FRONT/WEST ELEVATION

1/4"



1- EXISTING STREET/WEST ELEVATION

EAST ELEVATION (REAR)



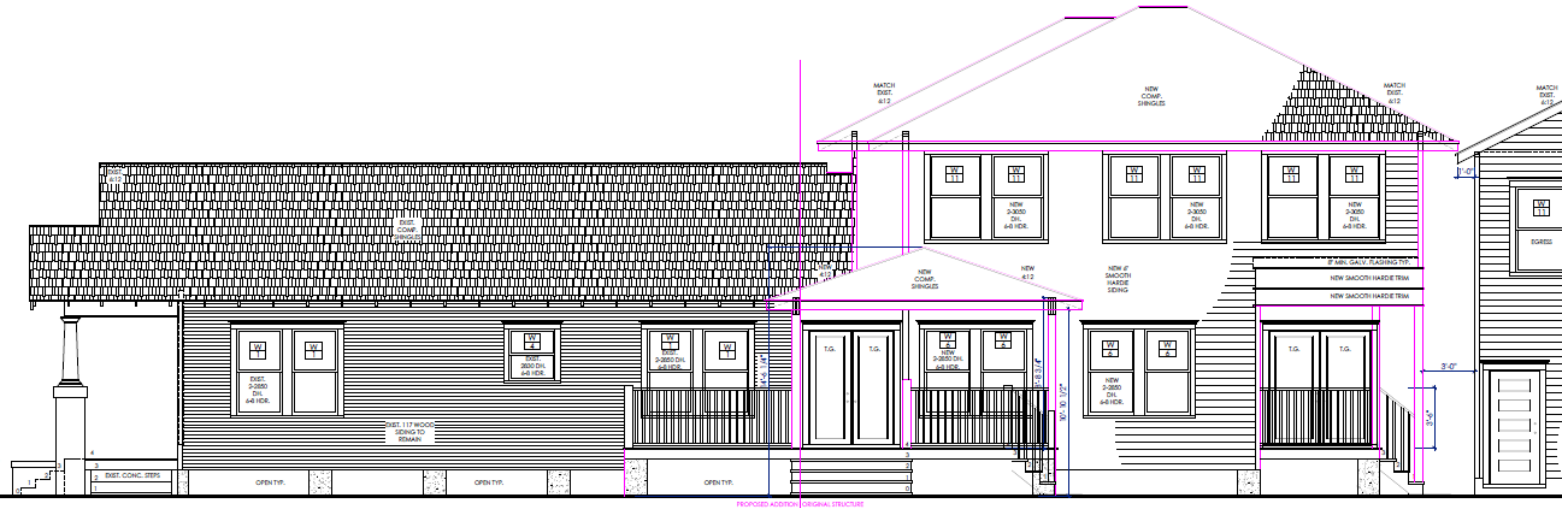
6- PROPOSED REAR/EAST ELEVATION

1/4"



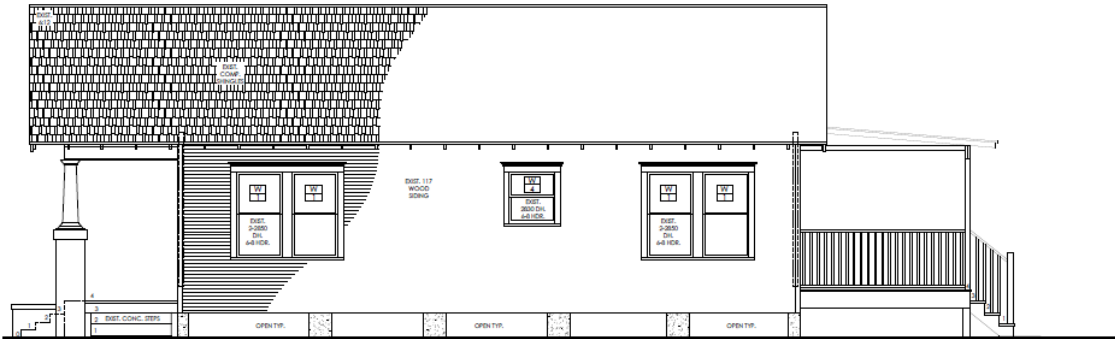
5- EXISTING REAR/EAST ELEVATION

SOUTH ELEVATION



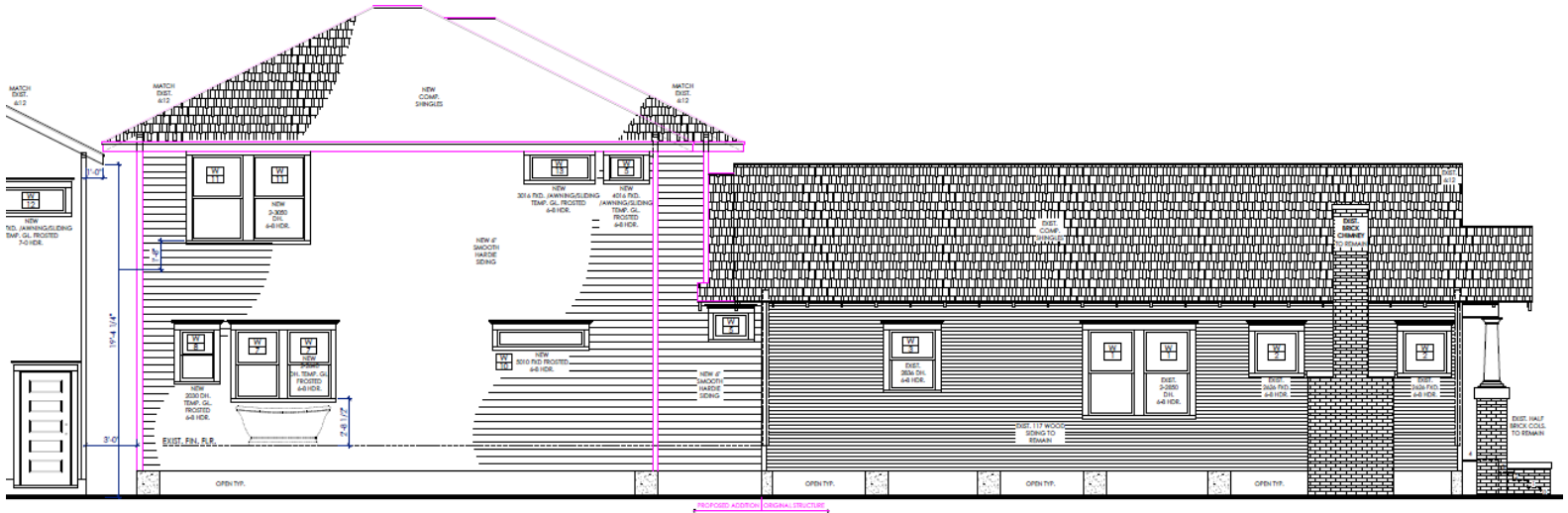
8- PROPOSED SIDE/SOUTH ELEVATION

1/4"



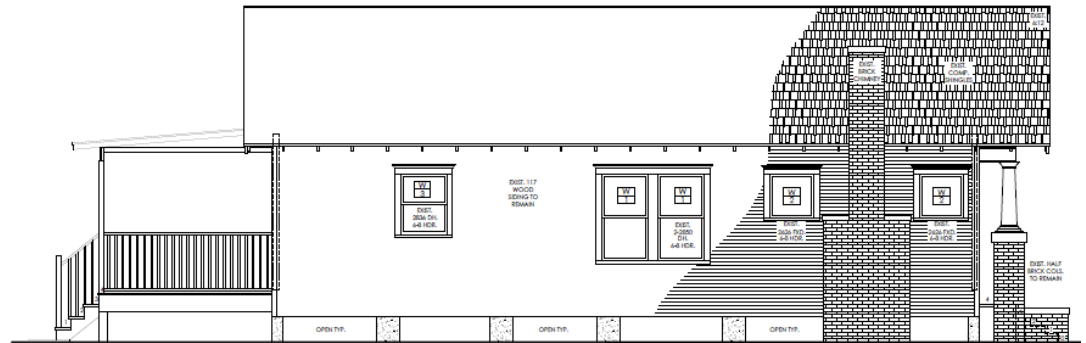
7- EXISTING SIDE/SOUTH ELEVATION

NORTH ELEVATION



4- PROPOSED SIDE/NORTH ELEVATION

1/4"



3- EXISTING SIDE/NORTH

**3D RENDERING PROPOSED
OBLIQUE WEST (FRONT) & SOUTH (SIDE)**



WINDOW WORKSHEET

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
W1	wood	1-over-1	DH	2'8" x 5'	recessed	original	yes <small>no for 2 windows in bed 2</small>
W2	wood	1	fixed	2'6" x 2'6"	recessed	original	yes
W3	wood	1-over-1	DH	2'8" x 3'6"	recessed	original	yes
W4	wood	1-over-1	DH	2'8" x 3'0"	recessed	original	yes

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. W5	wood	1-over-1	DH	2'8" x 3'6"	recessed	Jeldwen	
W6	wood	1-over-1	DH	2'8" x 5'0"	recessed	Jeldwen	
W7	wood	1-over-1	DH	2'6" x 4'0"	recessed	Jeldwen	
W8	wood	1 over 1	DH	2'0" x 3'0"	recessed	Jeldwen	
W9	wood	1-over-1	DH	2'0" x 5'0"	recessed	Jeldwen	not visible from public row
W10	wood	1	fixed	5' x 1'	recessed	Jeldwen	
W11	wood	1-over-1	DH	3'0" x 5'0"	recessed	Jeldwen	
W12	wood	1	sliding / awning	4'0" x 1'6"	recessed	Jeldwen	
W13	wood	1	sliding / awning	3'6" x 1'6"	recessed	Jeldwen	
W14	wood	1	fixed / awning	5' x 2'	recessed	Jeldwen	
W15	wood	1	fixed	2' x 2'	recessed	Jeldwen	

- Must include photos of all windows with 26x26" indicators on the sheet
- Must include manufacture's specifications and details for all proposed windows

PROPOSED WINDOWS

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



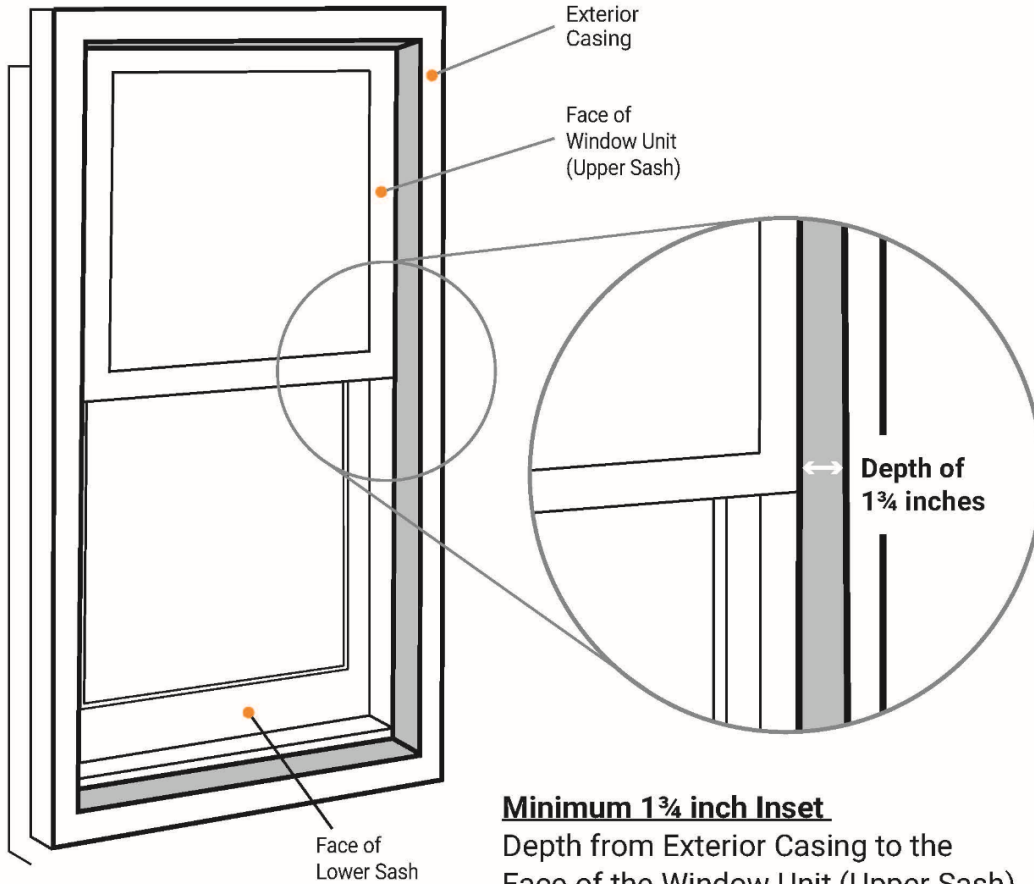
PROPOSED DOOR SET SIDE PORCH – SOUTH ELEVATION



**EXTERIOR DOORS:
6-lite patio doors**



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