

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 22, 2016

**Applicant:** Vintage Bayou City Homes, owners

**Property:** 1634 Arlington St, Lot 21, Block 114, Houston Heights Subdivision. The 6,600 square foot (50' x 132') interior lot is vacant.

**Significance:** The property is a vacant lot located in the Houston Heights Historic District East.

**Proposal:** New Construction – Residence

Construct a 3,753 square foot two-story residence with attached garage connected by covered walkway.

The residence will have a:

- 33' front wall width, 39' maximum width, and 64' maximum depth.
- Hipped roof with 23' eave height and 33' ridge height.
- Single-story front porch 21' wide by 7' deep with 12' eave height
- 20' front setback to the covered front porch, 5' north (side) setback, and 6' south (side) setback.
- Pier and beam foundation with 32" finished floor height.
- Three front-facing decorative gables, 1/1 double-hung wood windows, fixed vinyl windows, and cementitious lap siding.

The garage will have a:

- 20' width and 25' depth.
- Gable roof with 20' eave height, and 25' ridge height.
- 4' south (side) setback and 9' rear (east) setback.
- 1/1 double-hung wood windows and cementitious lap siding.

See enclosed application materials and detailed project description on pp. 4-21 for further details.

**Public Comment:** One opposed. See Attachment A on p. 21.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 1, 2, 3, or 4

**HAHC Action:** Denied



*meet Criterion 3. Reducing the foundation and first floor plate height will also lower the proposed porch eave height (11'-9") to a height that is compatible with the context area.*

- (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

*The proposed house is located in a context area of only one-story contributing structures. The typical width of the contributing houses in this context area ranges from 24' to 30'. The proposed front wall width is 33' and maximum width is 39'.*

*The typical first floor plate height of contributing structures in the context area is 9'. The applicant has proposed a 10' first floor plate height and a 9' second floor plate height. The typical foundation height of contributing structures in the context area is 24". The applicant has proposed a 32" foundation height, which is not compatible with this context area.*

*If the applicant reduces the width of the front section of the house to no more than 30', reduces the first and second floor plate heights to no more than 9', and changes the proposed foundation height to 24", staff believes the house would then satisfy Criterion 4(a). Reducing the foundation and first floor plate height will also lower the proposed porch eave height (11'-9") to a height that is compatible with the context area.*

(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.



PROPERTY LOCATION  
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



1634 Arlington

Building Classification

- Contributing
- Non-Contributing
- Park

**CURRENT PHOTO**



CONTEXT AREA



1606 Arlington – Contributing – 1920 (neighboring)



1610 Arlington – Contributing – 1915 (neighboring)



1620 Arlington – Contributing – 1920 (neighboring)



1638 Arlington – Contributing – 1900 (neighboring)



1646 Arlington – Contributing – 1920 (neighboring)



1607 Arlington – Contributing – 1900 (across street)



1609 Arlington – Contributing – 1910 (across street)



1615 Arlington (aka 1611) – Contributing – 1920 (across street)



1627 Arlington – Contributing – 1910 (across street)



1643 Arlington – Contributing – 1925 (across street)

**WEST ELEVATION – FRONT FACING ARLINGTON**

PROPOSED



**GARAGE FRONT**



**NORTH SIDE ELEVATION**

PROPOSED



**SOUTH SIDE ELEVATION**

PROPOSED



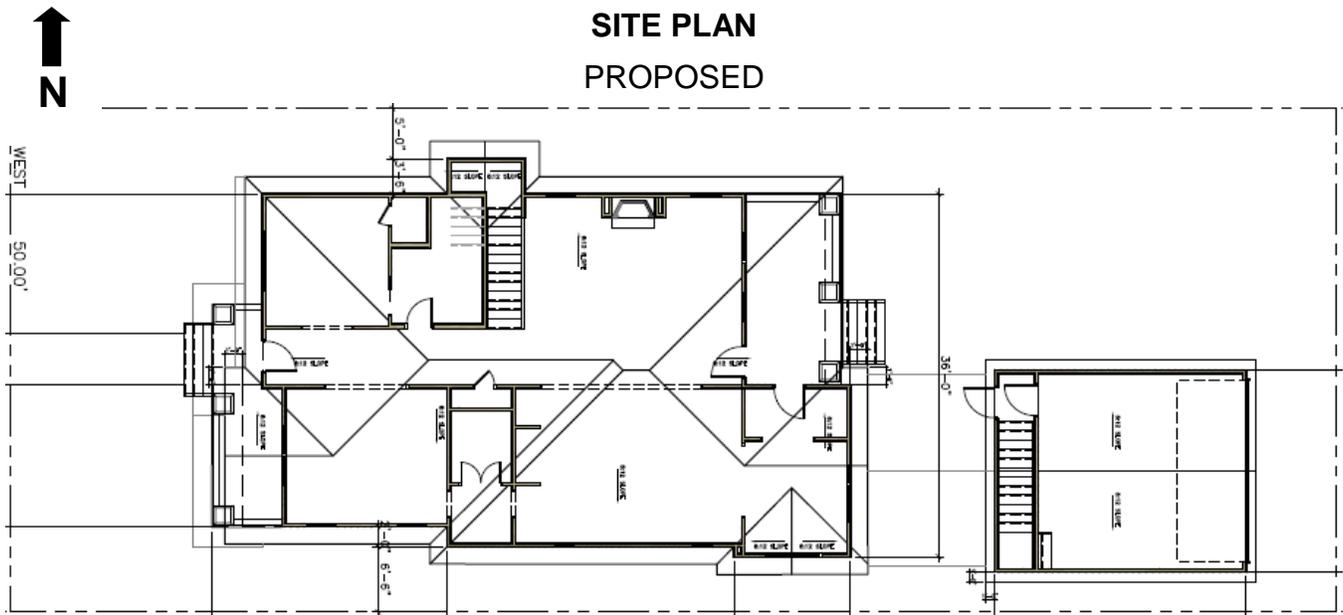
**EAST (REAR) ELEVATION**

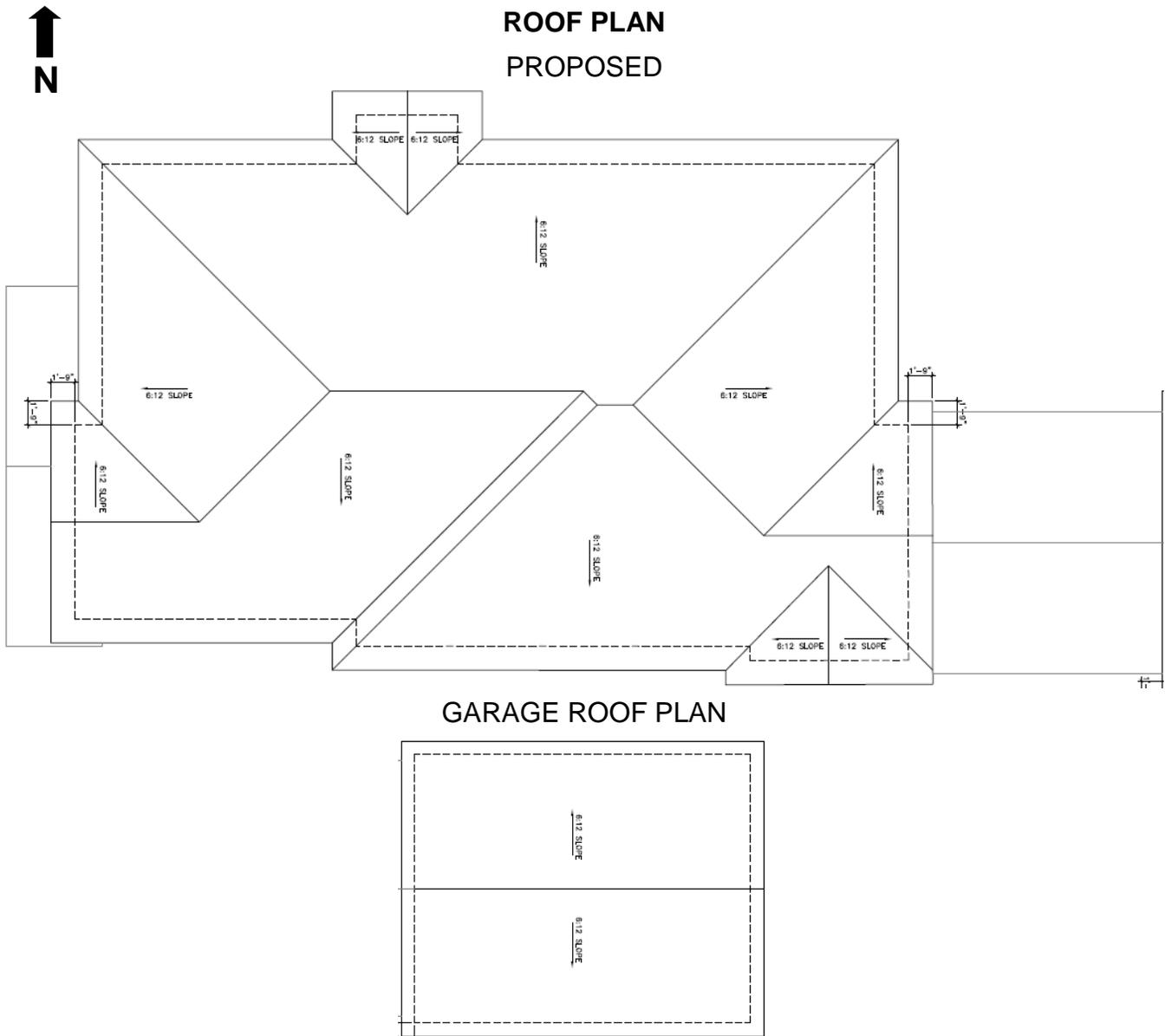
PROPOSED



**GARAGE REAR**



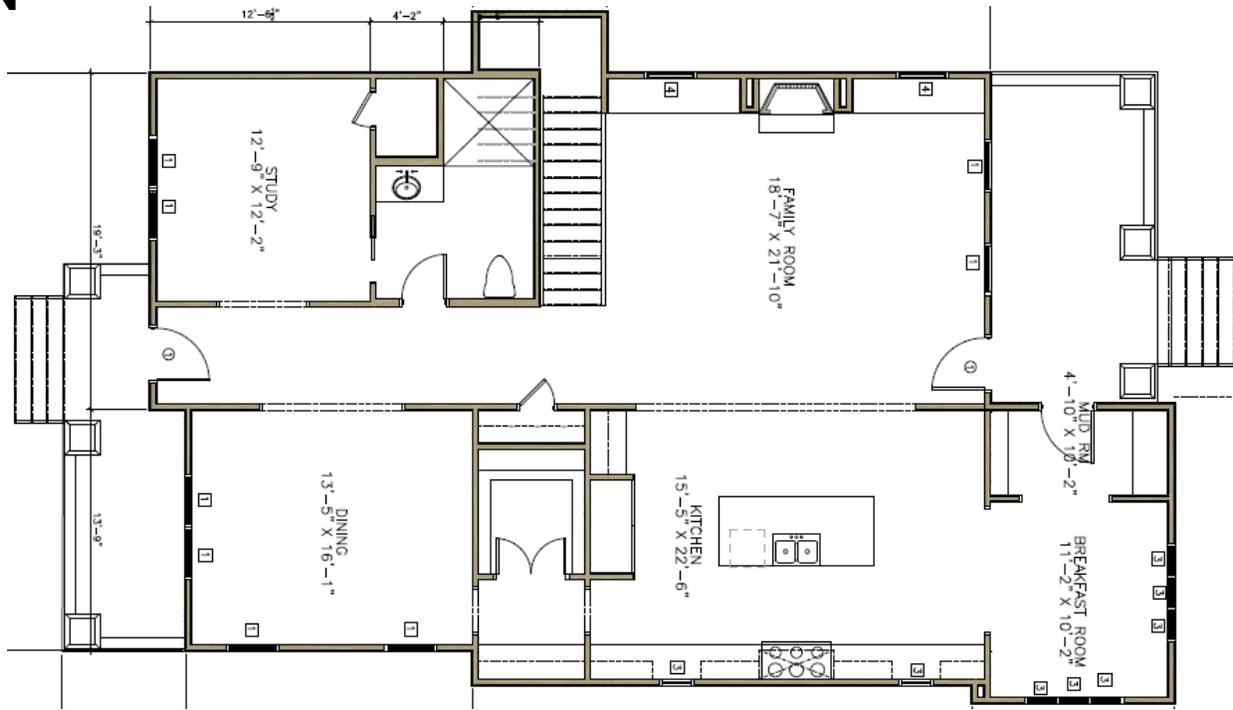




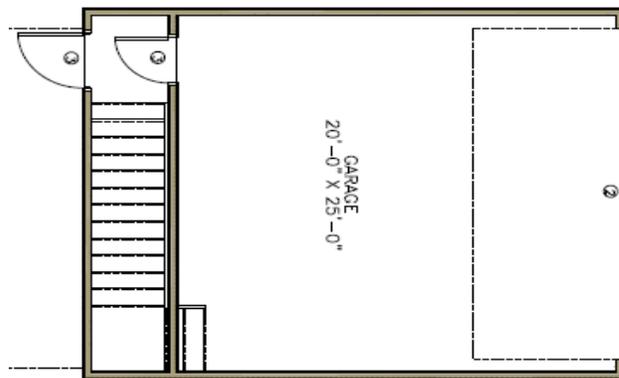


### FIRST FLOOR PLAN

PROPOSED

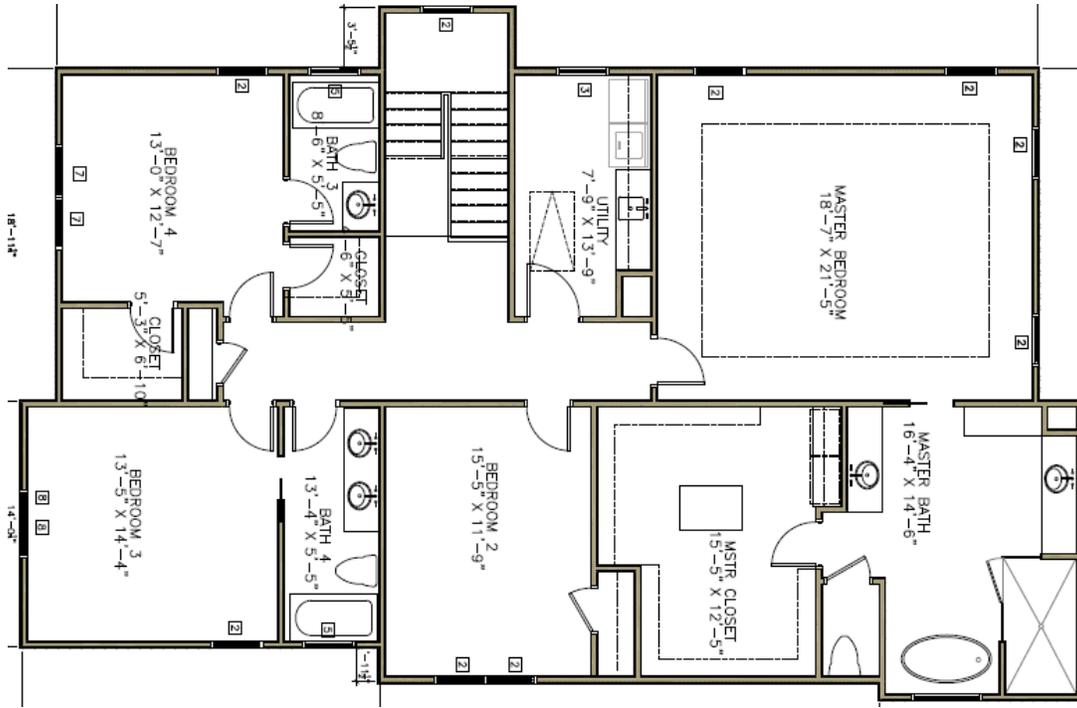


### GARAGE FIRST FLOOR PLAN

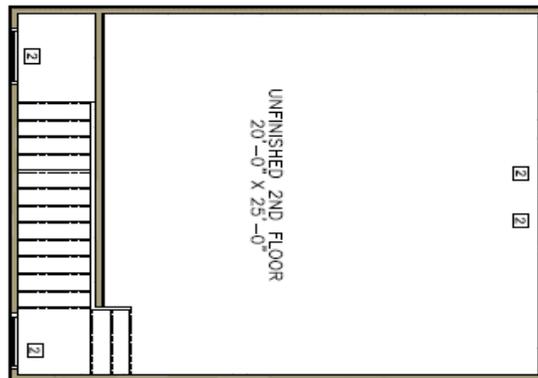


**SECOND FLOOR PLAN**

PROPOSED



**GARAGE SECOND FLOOR PLAN**



**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE— ALL WOOD JELDWIN 1/1 UNO

1. 3'X6' DBL HUNG
2. 3'2"X4'-8" DBL HUNG
3. 2'-0"X4'-0" DBL HUNG
4. 3'-0"X4'-0" DBL HUNG
5. 3'-0"X2'-0" TEMPERED VINYL FIXED
6. 4'-0"X2'-0" TEMPERED FIXED
7. 3'x3' DBL HUNG
8. 2'X3' DBL HUNG

DOOR SCHEDULE

1. 3'X6'8" W/ TRANSOM
2. 18' GARAGE DOOR
3. 3'X6'8" SOLID EXTERIOR DOOR

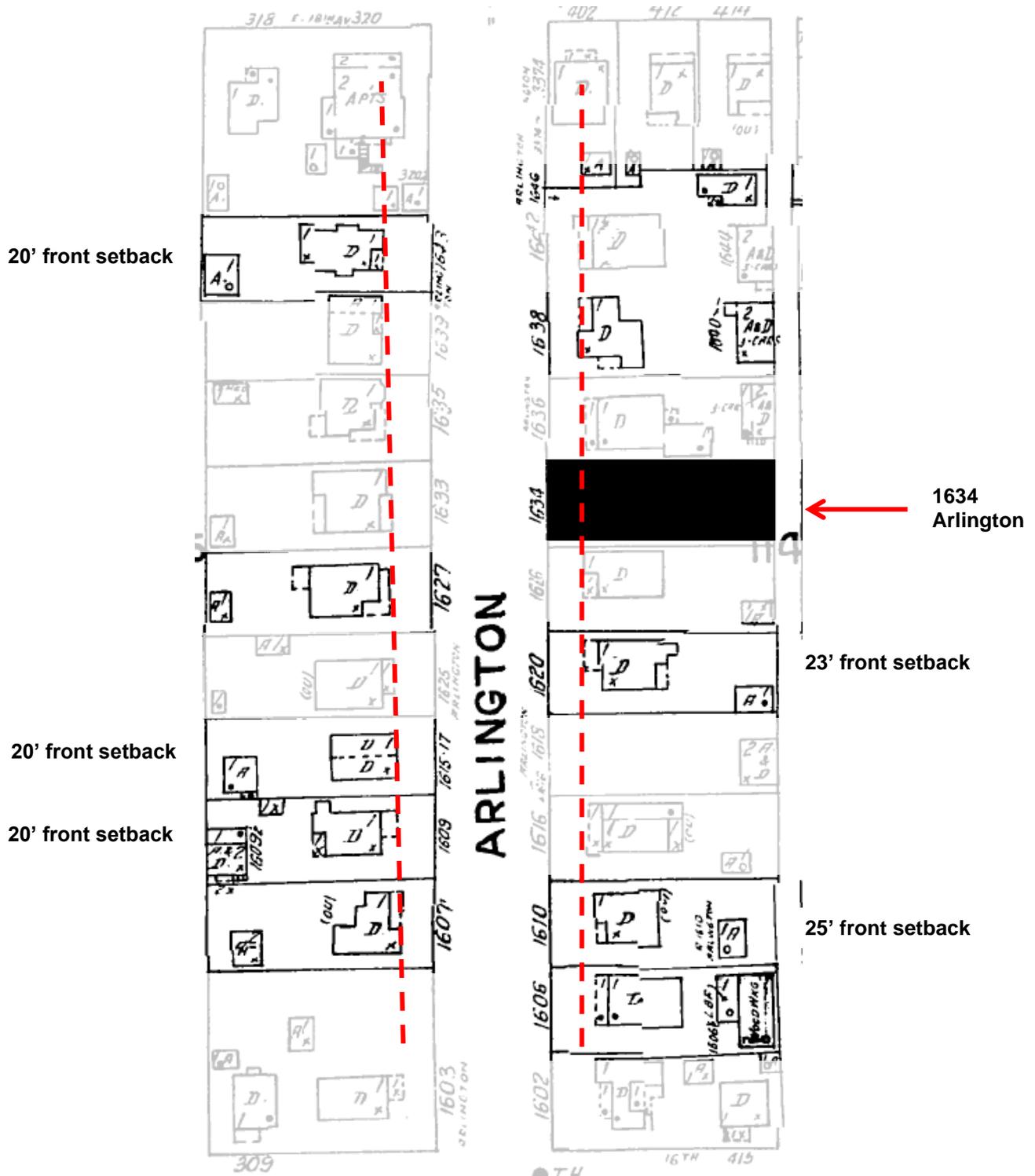
SANBORN MAP – 1600 BLOCK OF ARLINGTON

1951



 Existing contributing structures

**SANBORN MAP – 1600 BLOCK OF ARLINGTON**  
**SETBACKS**



## PROJECT DETAILS

**Shape/Mass:** The 3,753 square foot two-story residence with attached two-story garage will have a front wall width of 33', a maximum width of 39'-6", and a maximum depth of 63'-7". The first floor will have 1,822 square feet of living space and the second floor will have 1,931 square feet of living space. The residence will have a 22'-8" eave height and a 32'-10" ridge height. The one-story front porch will measure approximately 21' wide and have a maximum depth of 7'-1". The front elevation will also feature three front-facing gables: two on the first level and one on the second level. The gable on the second level will extend out over the first level porch below. The north (left) side of the residence will extend back approximately 18' from the front elevation, extend out 3'-6", extend back 7'-8", and then return to the original plane. The south (right) side of the residence will extend back 23'-6" from the front porch, extend out 2', extend back 28'-6", then extend out again approximately 1'.

The two-story garage will attach to the residence with a covered walkway that measured 19'-5" deep. The garage will measure 20' wide by 25' deep with a 19'-6" eave height and a 25' ridge height.

**Setbacks:** The residence will have a 20' front (west) setback, 5' north (side) setback, and 6' south (side) setback.

The garage will be setback 14'-5" from the rear of the residence, 4' from the south (side) property line, and 9' from the rear (east) property line.

**Foundation:** The residence will have a pier and beam foundation with a 32" finished floor height. The garage will have a slab foundation.

**Windows/Doors:** The residence will feature 1/1 double-hung wood windows and fixed vinyl windows. The front door will be a 3-lite Craftsman style door with transom above. The garage will feature 1/1 double-hung wood windows.

**Exterior Materials:** Both the residence and garage will be clad in cementitious lap siding. The residence will have a wood porch that features brick piers and tapered wood columns.

**Roof:** The residence will have a hipped roof with three front-facing gables and two cross gables. The porch will have an eave height of 11'-9". The roof will have a 22'-8" eave height and a 32'-10" ridge height. Both hipped and gabled portions of the roof will have a 6/12 pitch and be covered with composition shingles. The front porch will feature a 2' eave overhang with enclosed soffits. The remainder roof structure will have a 1'-9" eave overhang with exposed rafter tails.

The covered walkway and garage will have a gable roof with a 6/12 pitch. The garage will have a 19'-6" eave height and a 25' ridge height. The covered walkway and garage will have a 1' eave overhang with exposed rafter tails.

**Front Elevation:** The front elevation will feature three front-facing gables with decorative brackets: two on the first level and one on the second level. The first level will feature a wood porch with a 42" handrail, brick piers, and tapered wood columns, as well as two sets of two 1/1 double-hung wood windows. The front door will be a 3-lite Craftsman style door with transom above. The second level will feature two sets of smaller, horizontally-oriented 1/1 double-hung wood windows. The gable on the second level will extend out over the porch on the first level.

**Side Elevation:** The first level will feature two 1/1 double-hung wood windows toward the rear elevation. The second level will feature five 1/1 double-hung wood windows and one fixed vinyl window. The second level will extend toward the rear over a covered wood porch.

**Side Elevation:** The first level will feature four 1/1 double-hung wood windows as well as one set of three 1/1-

**(South)** double hung wood windows toward the rear elevation. The second level will feature one 1/1 wood window and one set of two 1/1 double-hung wood windows. The second level will also feature two fixed vinyl windows.

**Rear Elevation:** The rear elevation is not visible from the public right of way.  
**(East)**

# ATTACHMENT A

## Barry, Amanda - PD

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**From:** Kent Marsh [REDACTED]  
**Sent:** Tuesday, December 13, 2016 10:57 AM  
**To:** Barry, Amanda - PD  
**Cc:** DuCroz, Diana - PD  
**Subject:** FW: Certificate of Appropriateness Application for 1634 Arlington - Houston Heights East Historic District

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**From:** Kent Marsh  
**Sent:** Tuesday, December 13, 2016 10:55 AM  
**To:** [REDACTED]  
**Subject:** Certificate of Appropriateness Application for 1634 Arlington - Houston Heights East Historic District

Ms. Barry, I am a resident of the Houston Heights East Historic District and I **object** to granting the Certificate of Appropriateness for the current application for 1634 Arlington for the following reasons:

1. The indicated front setback for the proposed covered porch is 15 feet as shown on the application (a 20 feet deep front setback is indicated in the text but that is to the front of the first floor structure and is not the typical measuring point when a covered porch is indicated. The front setback of the porch is the governing measurement). This setback is not compatible with the context area of existing contributing structures. A deeper front setback is required to be compatible with the context area of the same blockface and the opposing blockface.
2. The proposed side setbacks are not compatible with the side setbacks of existing contributing structures in the context area. The typical and prevailing side setbacks in the context area are between 7 feet on one side and 15 feet on the other side. The proposed structure should match these contributing structure side setbacks.
3. The front façade massing of the proposed structure is not compatible with that of existing contributing structures in the context area. The proposed front (west facing) façade should be simple in design and not have multiple gables. Additionally, the window height of width to height (should be taller than wide) is not compatible in some proposed locations on the side of the structure.
4. The frontal mass of the first and second story on the proposed west facing façade is not compatible with existing contributing structures in the context area. The forward placement of the second story over the first story porch adds to the frontal mass that is not compatible with existing contributing structures in the context area and does not allow a visual scale reduction from two story to one story on the first floor which is the typical visual character of structures in the context area.
5. The width of the proposed structure at the front side is not compatible with the that of existing contributing structures in the context area. By incorporating the comment made in #2 above regarding side setbacks, the resulting building width will become compatible.
6. The proposed first floor height of the structure is not compatible with that of existing contributing structures in the context area and should be reduced to a compatible height. This non-compatible first floor height contributes to the non-compatible overall structure height.

I ask that this Certificate of Appropriateness application be NOT APPROVED.

J. Kent Marsh, AICP CUD  
Vice President