

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 18, 2024

**Date:**

**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 –

- Remove and replace all siding on the house. The original house to be 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 siding lapped.
- Remove existing front porch consisting of a portico with flanking decks that extend to the current side walls and replace with a new front porch
- Change the south elevation window openings to accommodate a contemporary usage. The current elevation appears to have undergone some significant changes over time.
- 107 additional square footage proposed.

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:** None

**Civic Association:** None

**Recommendation:** Approval

**HAHC Action:** -

DRAFT



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
(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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(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
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

No change

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

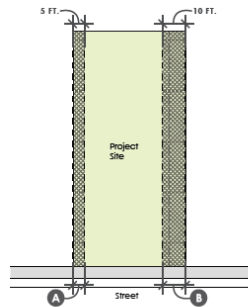
No change

Side Wall Length and Insets (Addition and New Construction)

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

No change

Side Setbacks (Addition and New Construction)



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

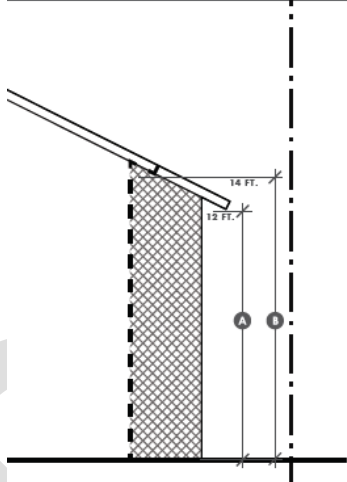
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum 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

No change



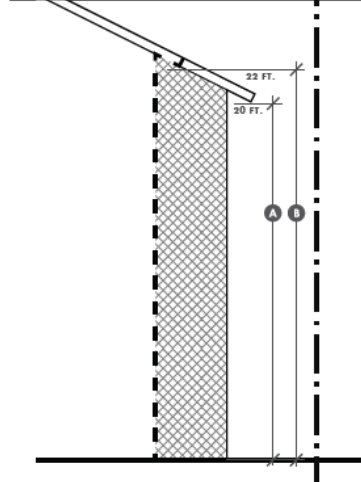
Eave Height (Addition and New Construction)

PRIMARY BUILDING 1-STORY  
EAVE HEIGHT RANGE



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

PRIMARY BUILDING 2-STORY  
EAVE HEIGHT RANGE



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

No change



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.

N/a

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: no change

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

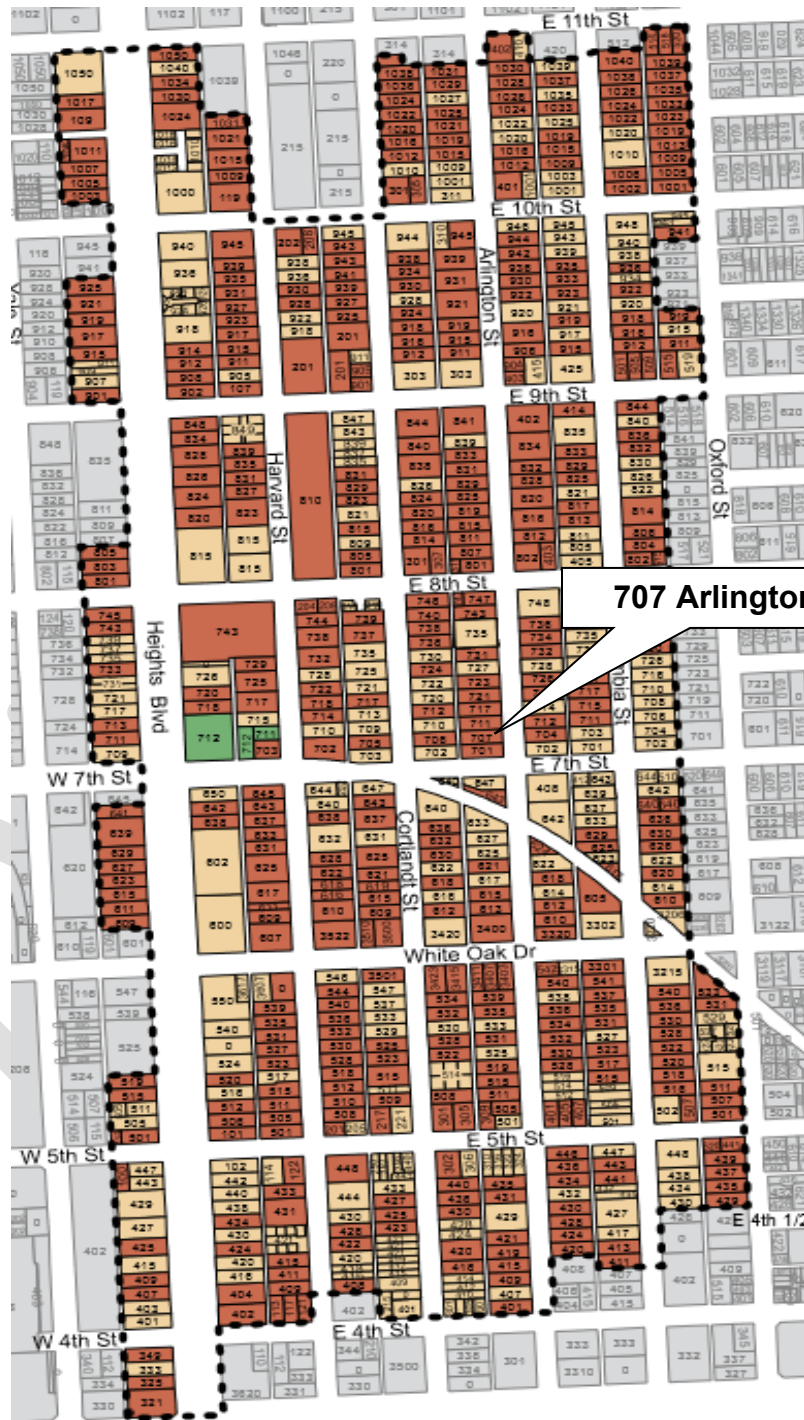
No change

District Map

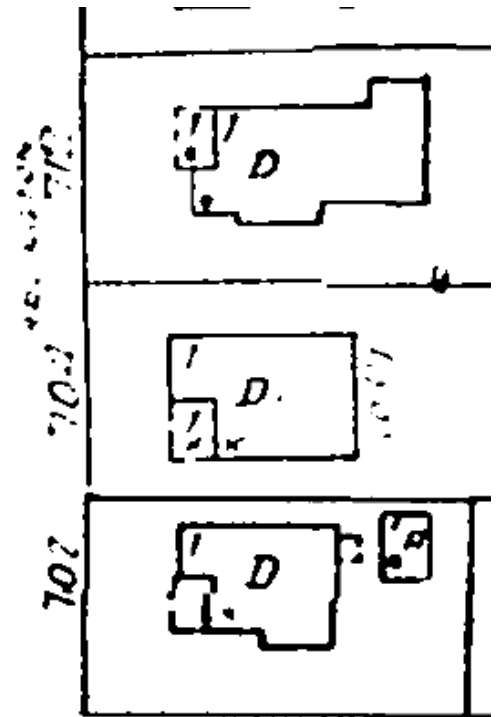
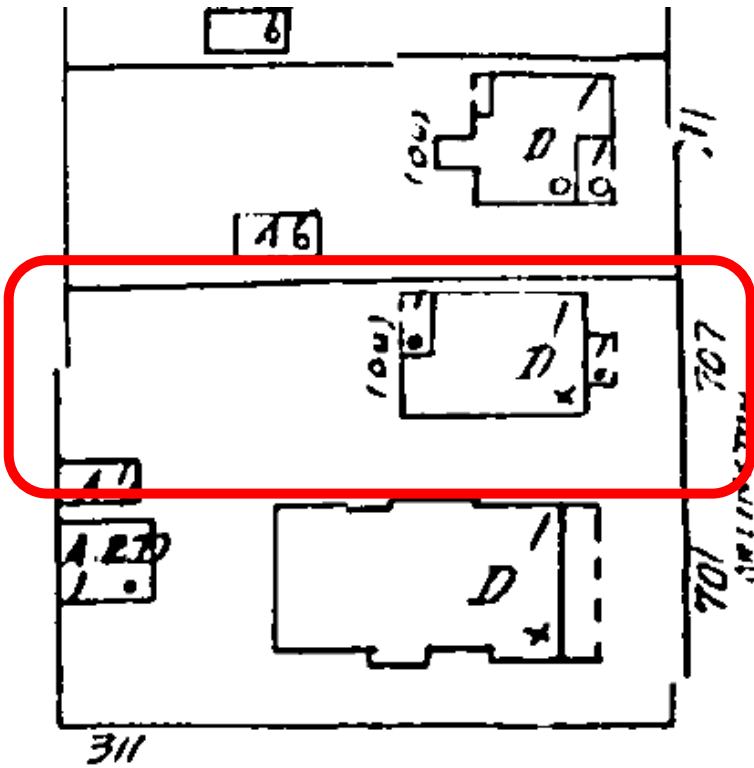


Building Classification

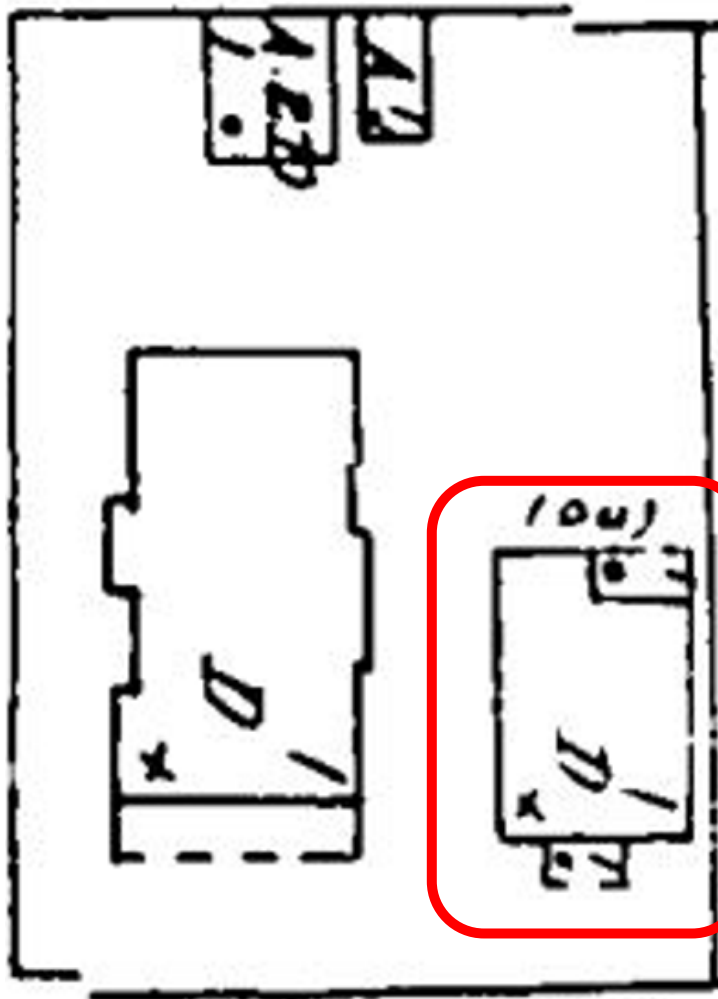
- Contributing
- Non-Contributing
- Park



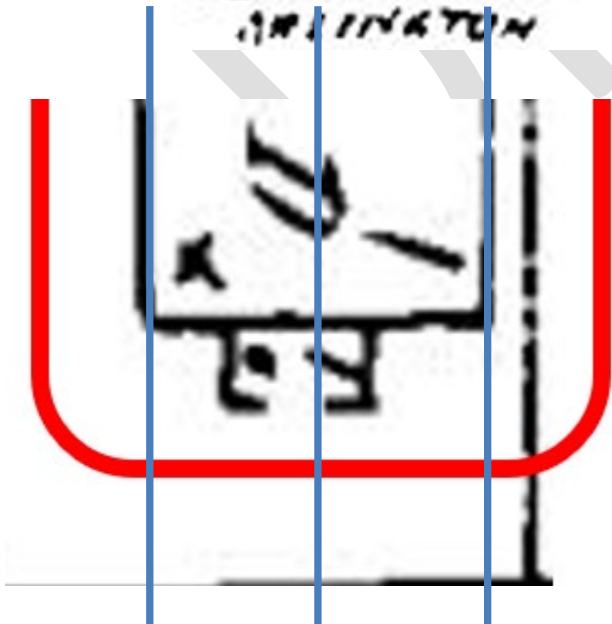
707 Arlington







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ARLINGTON



Original house was approximately 30' wide; appears original porch was approximately 15' wide.









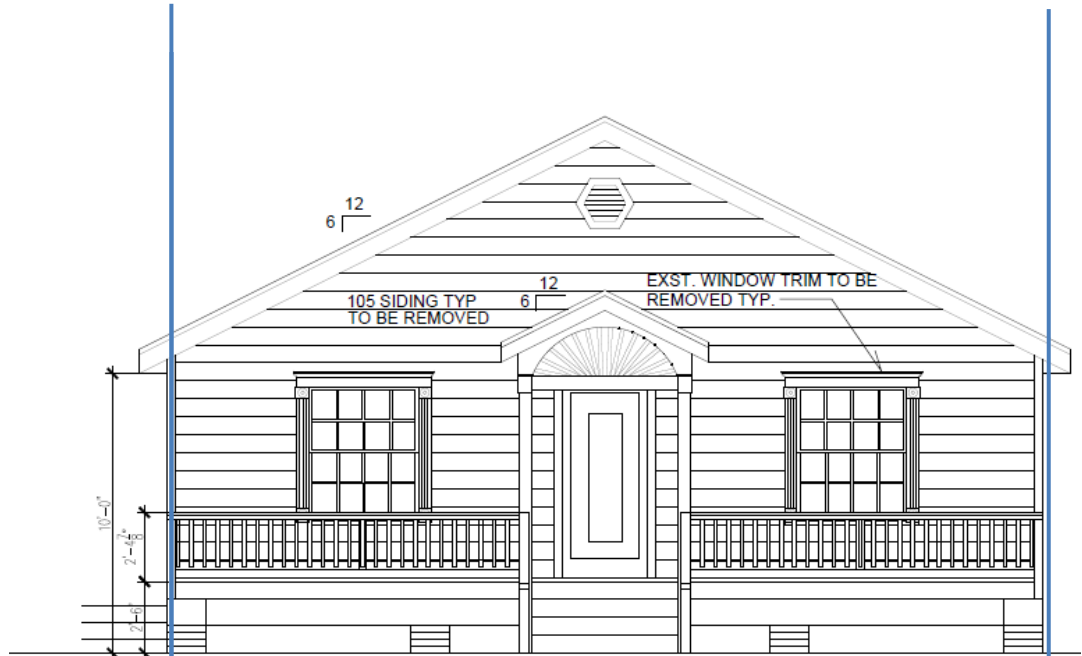








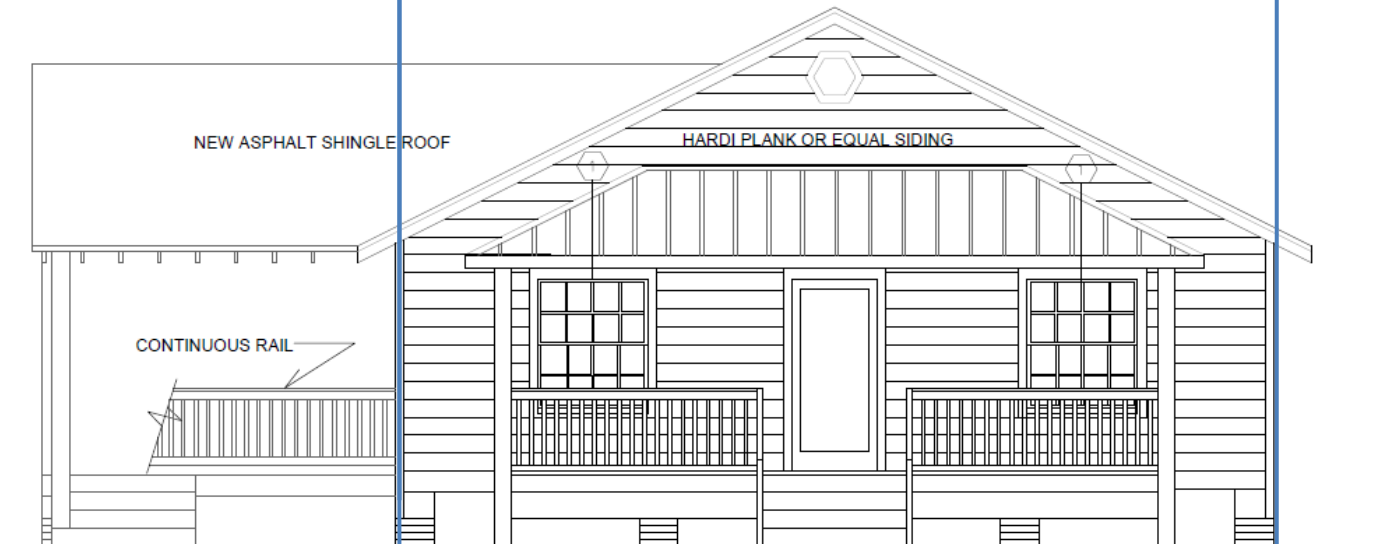




2

EXISTING FRONT ELEVATION

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



4

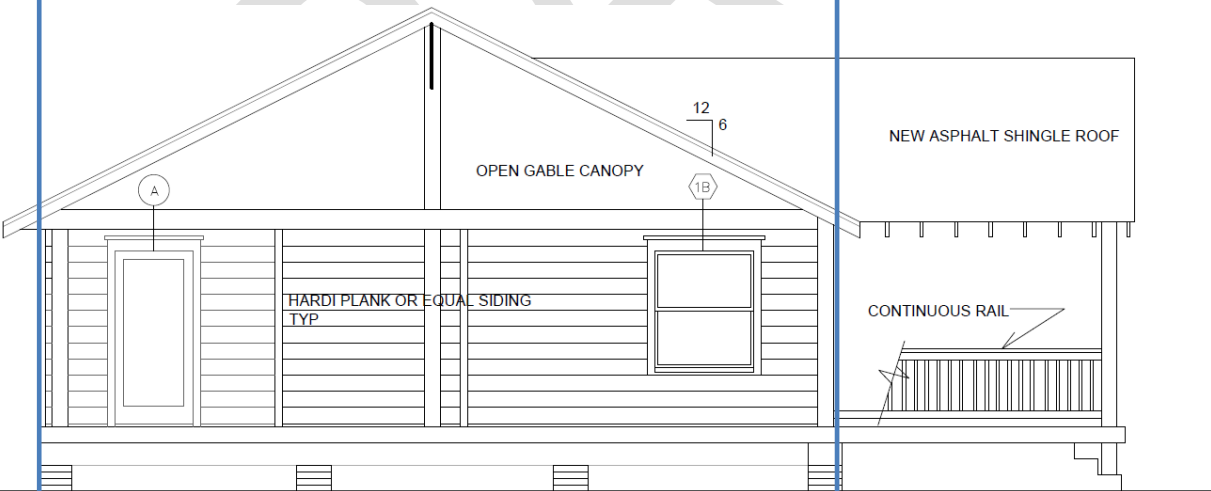
PROPOSED FRONT ELEVATION

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



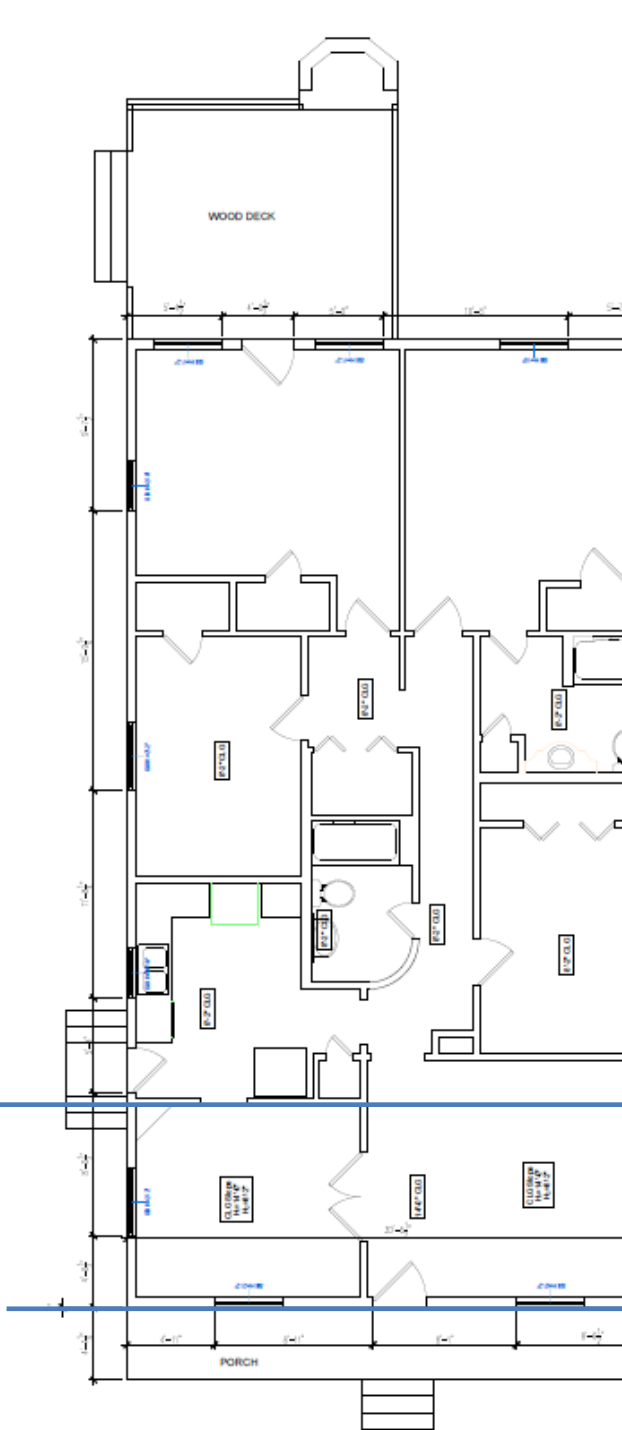
1 EXISTING REAR ELEVATION

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

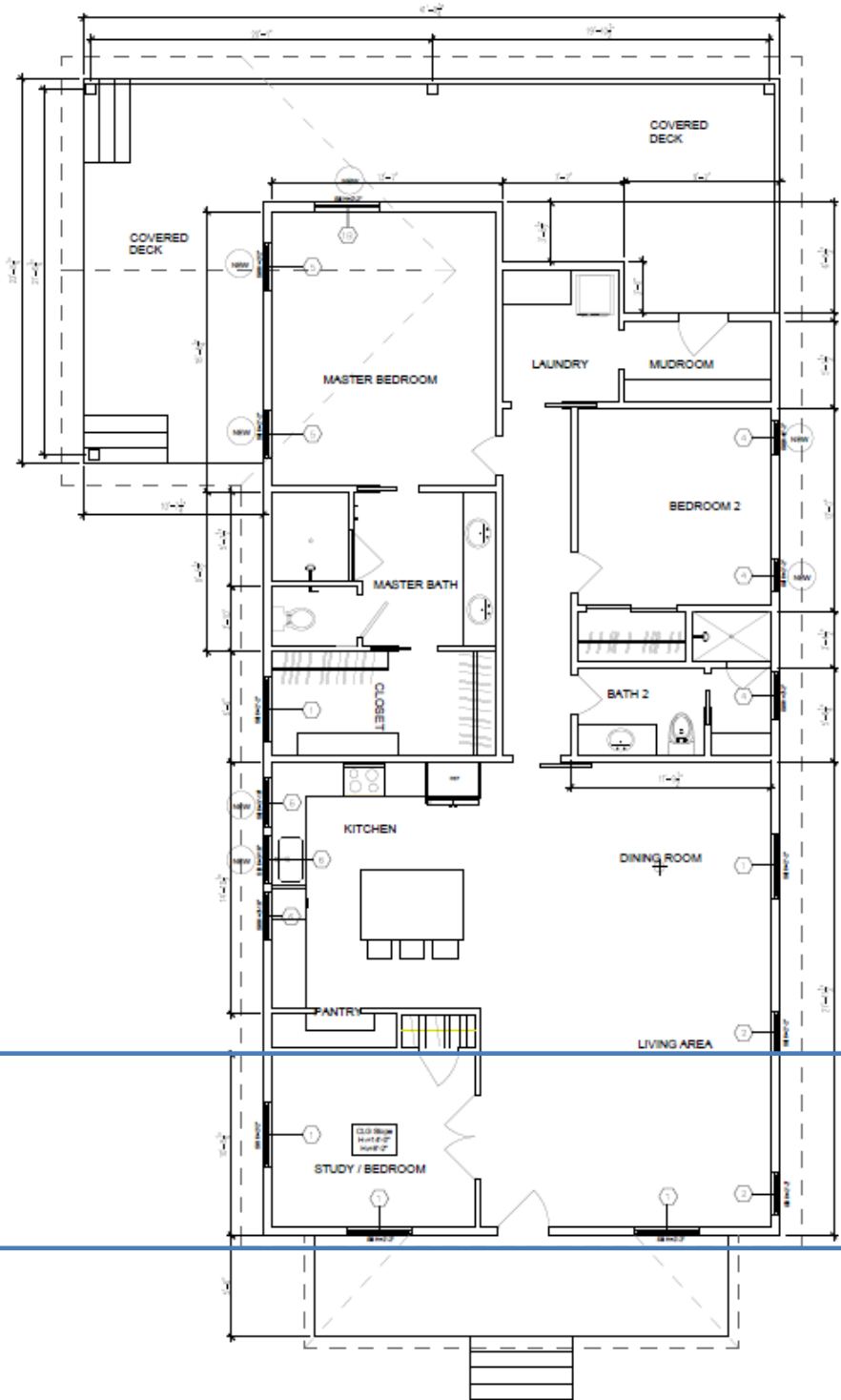


3 PROPOSED REAR ELEVATION

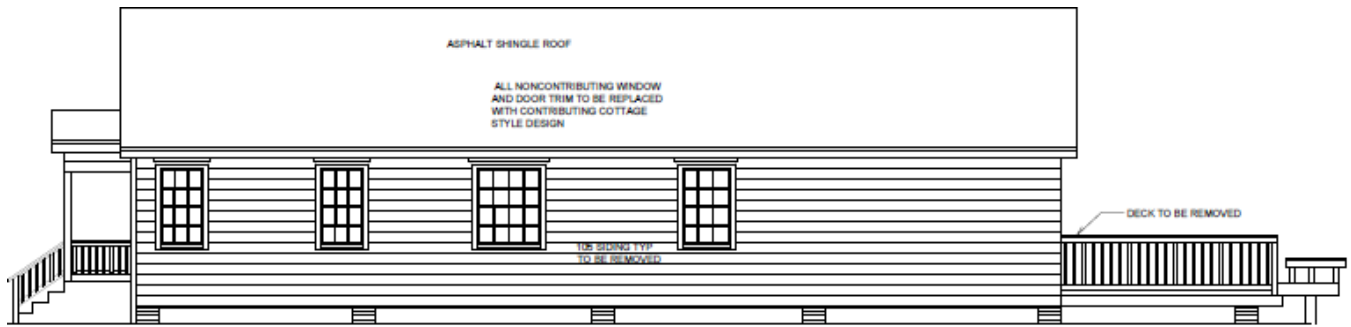
SCALE: 1/4"=1'-0"



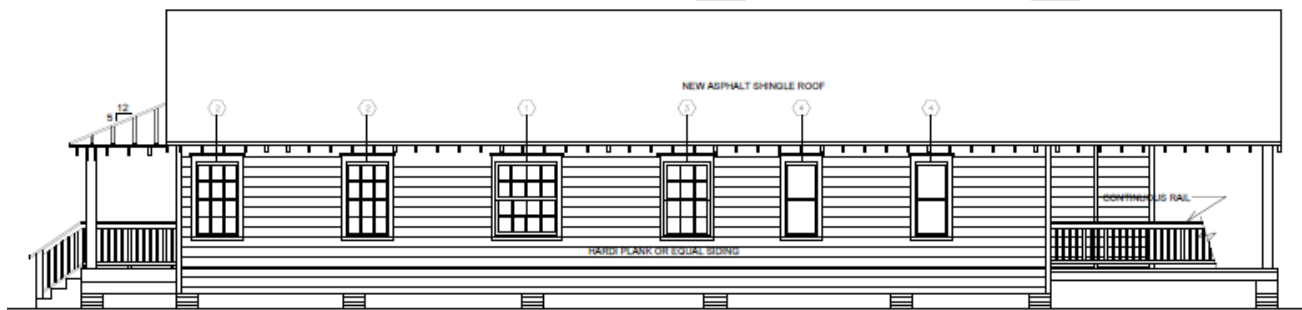
1 EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"



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



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



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

