

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 24, 2024

**Applicant:** Marcel Merwin, agent for, Mark Brasher, owner

**Property:** 1028 Arlington Street, Lot 21, Block 220, Houston Heights Neighborhood Subdivision. The property includes a historic 2,198 square foot, two-story wood single-family residence and a 737 sq. ft. detached, two-story pool house situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Folk Victorian style residence, constructed circa 1910, located in the Houston Heights South Historic District. Received COA in June 2018 HAHC for a rear, detached, two-story pool house.

**Proposal:** Enclose existing rear porch and make into conditioned space

- Roof height and pitch remains unchanged
- Change roof material on rear porch and carport from composition shingles to standing seam metal roof
- 283 total conditioned space added

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

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

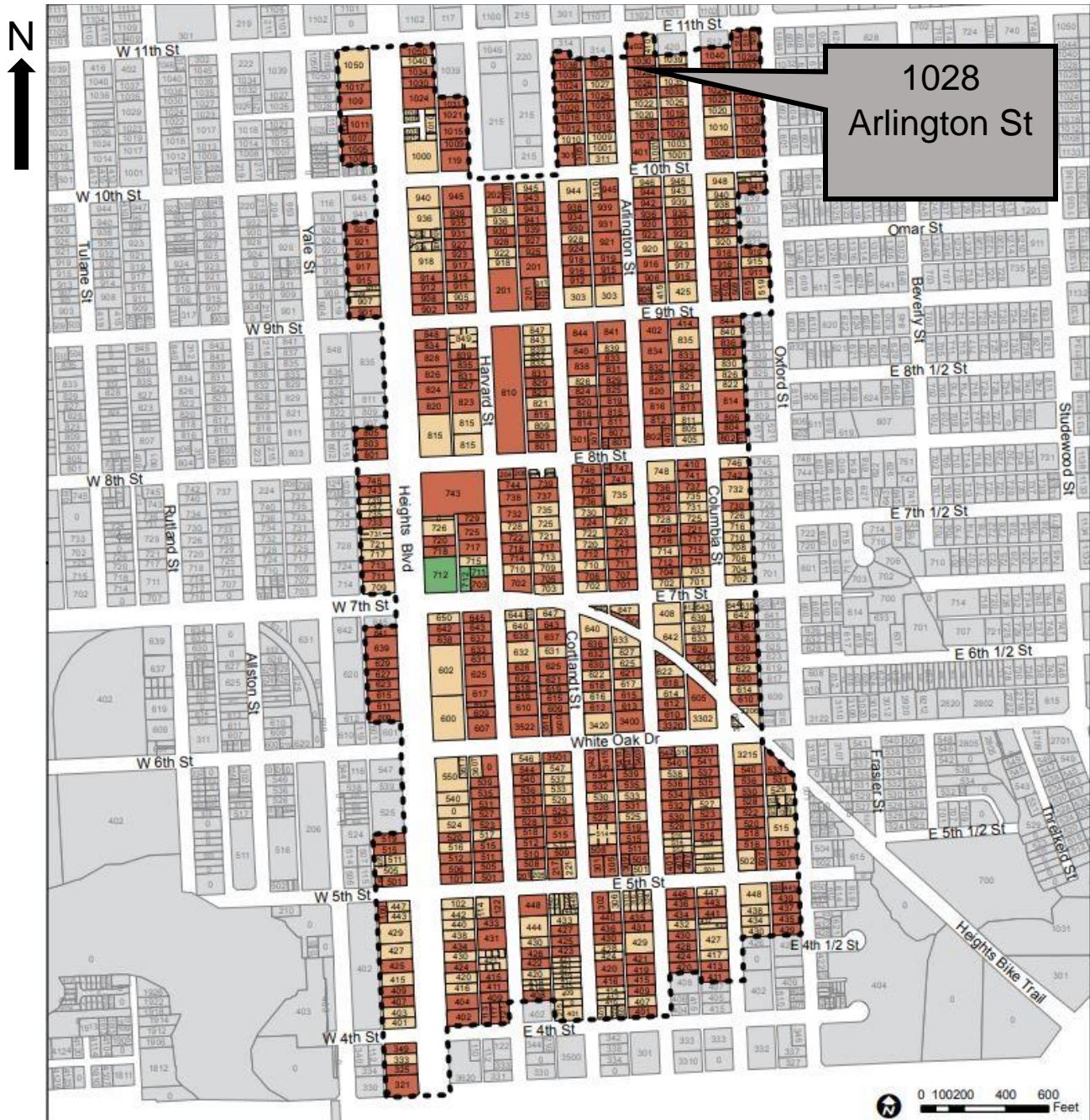
S - satisfies D - does not satisfy NA - not applicable

- (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;
(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.

District Map





**Inventory Photo**



**Current Photo Provided By Applicant**



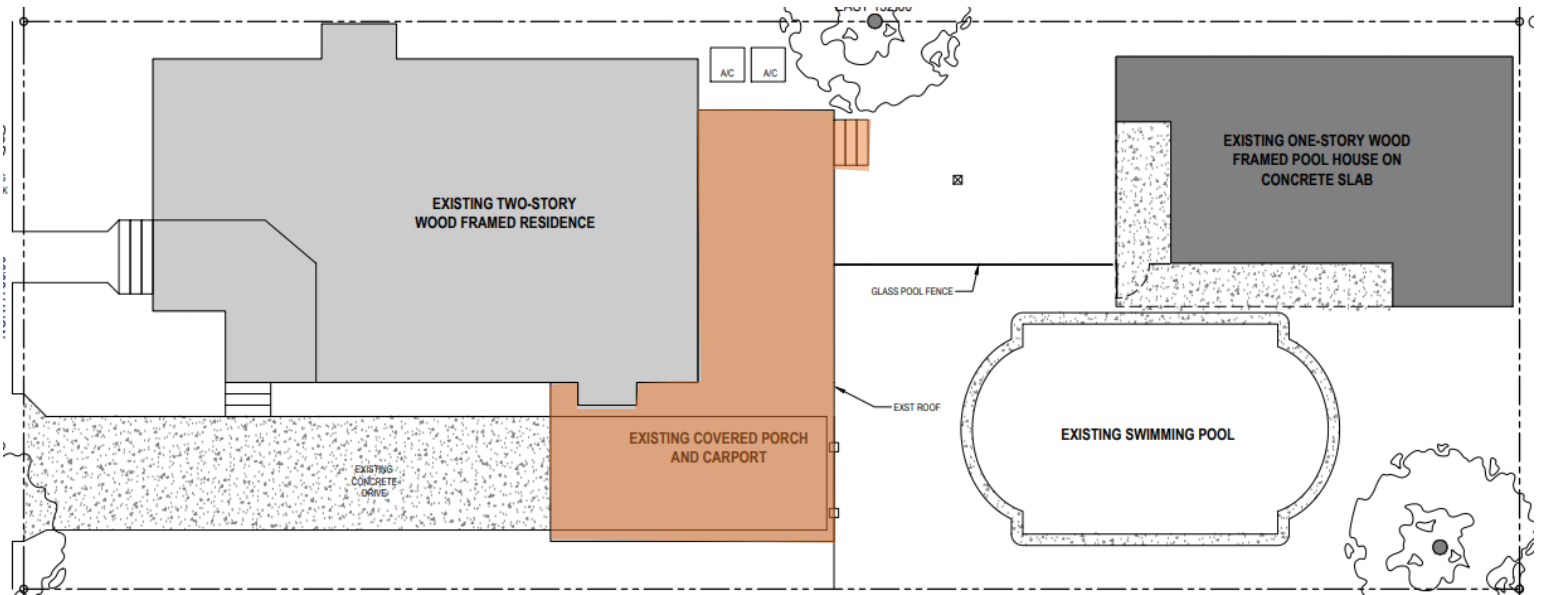


Current Photo Provided By Applicant

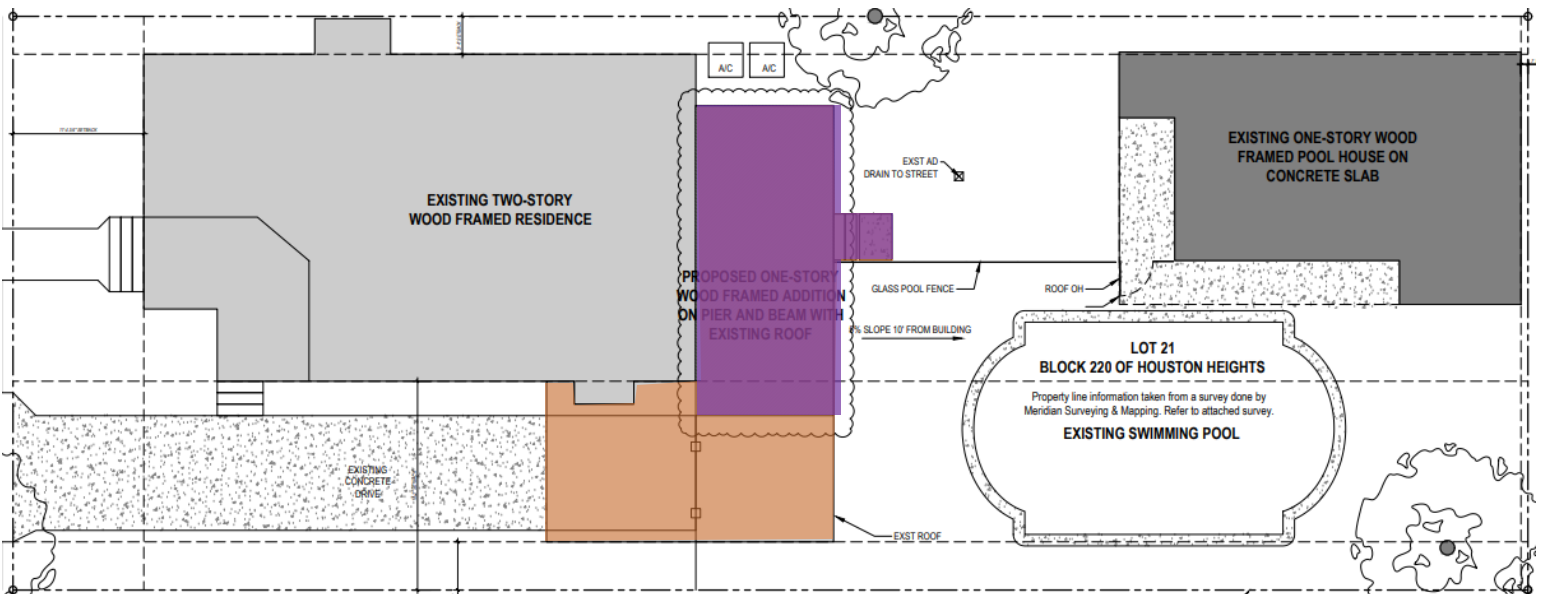
Area shaded in orange is rear, open porch to be turned into enclosed, conditioned space



Existing Site Plan

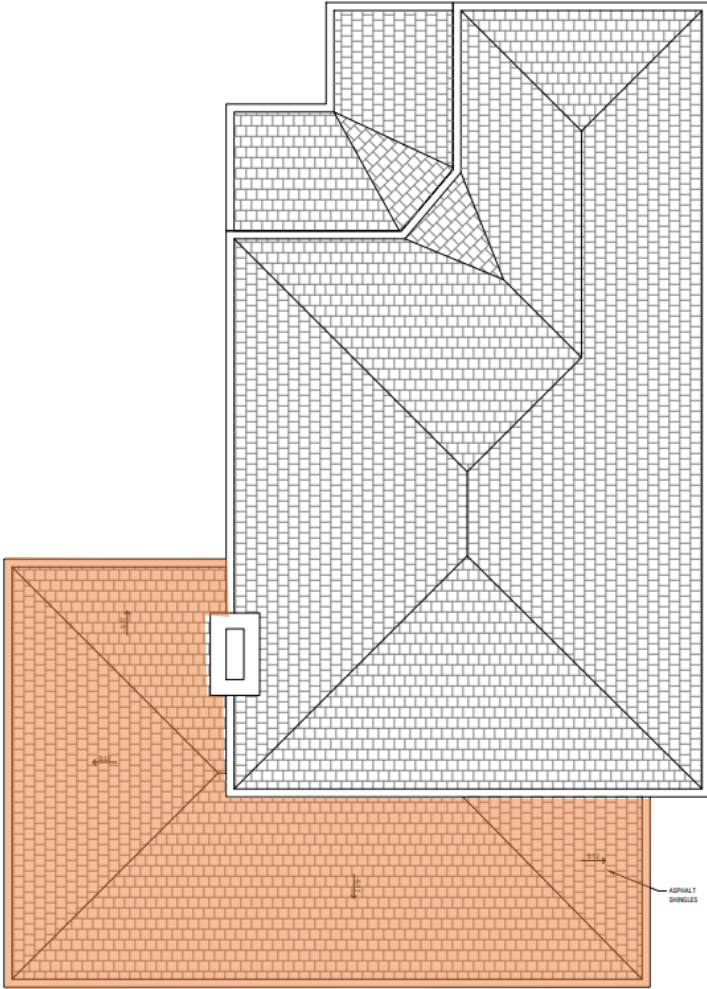


Proposed Site Plan

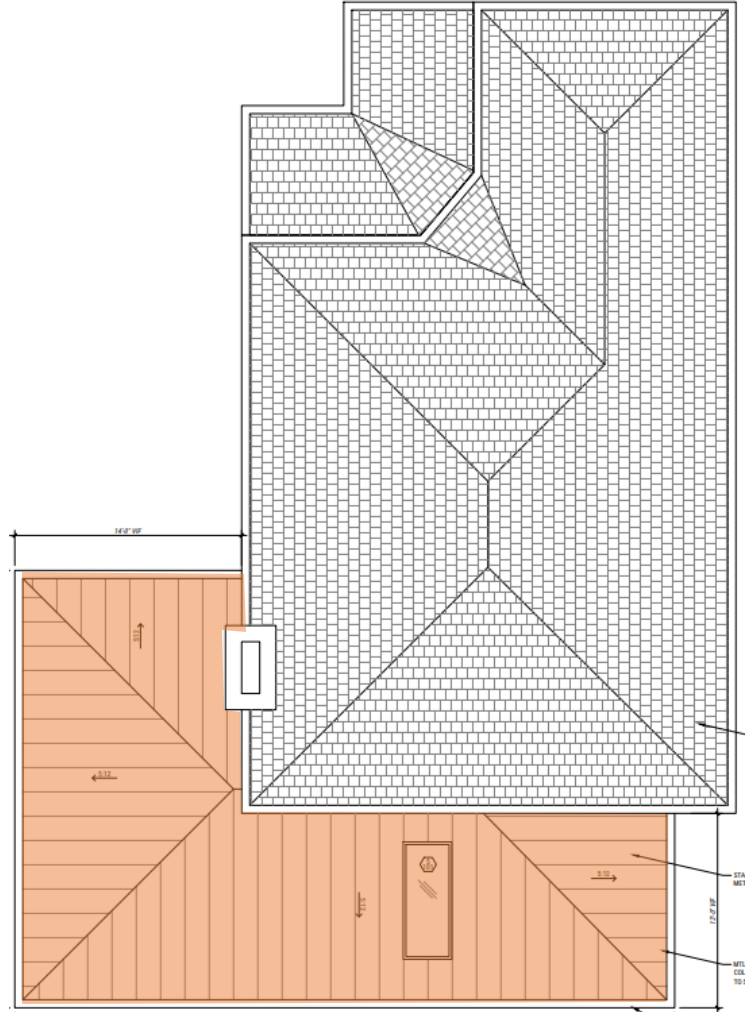


Area shaded in orange is the carport and roof of rear porch that will change from composition shingles to standing seam metal. Area shaded in purple is rear porch converted into conditioned space.

Existing Roof Plan

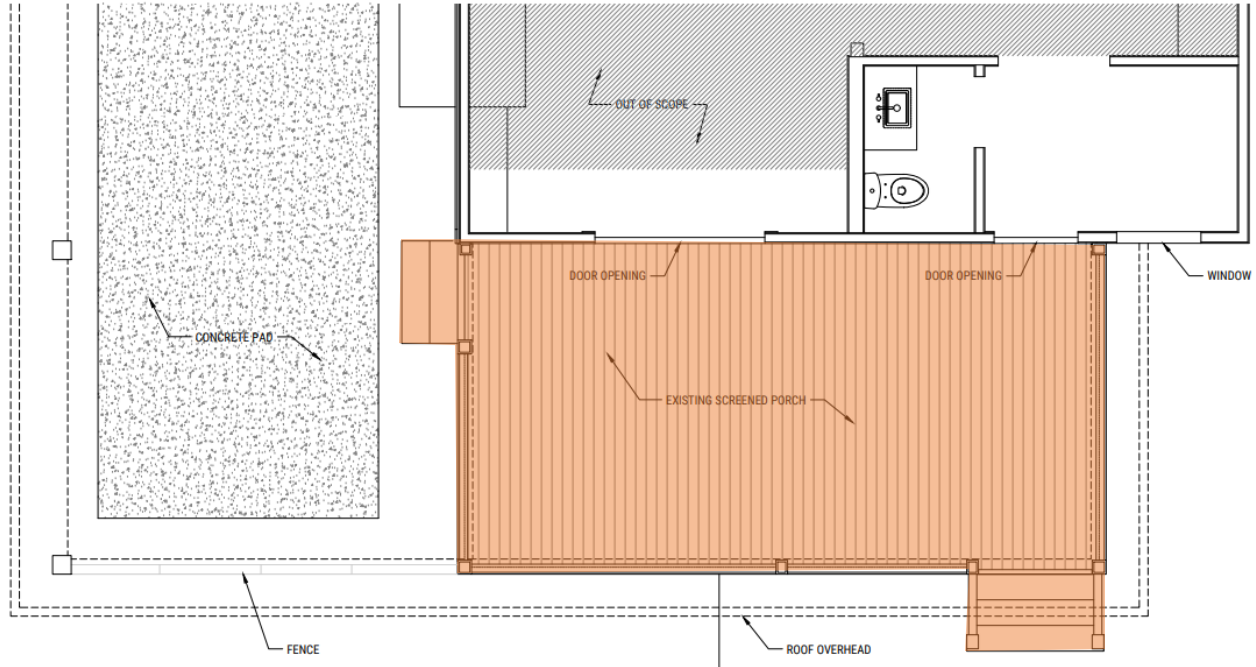


Proposed Roof Plan

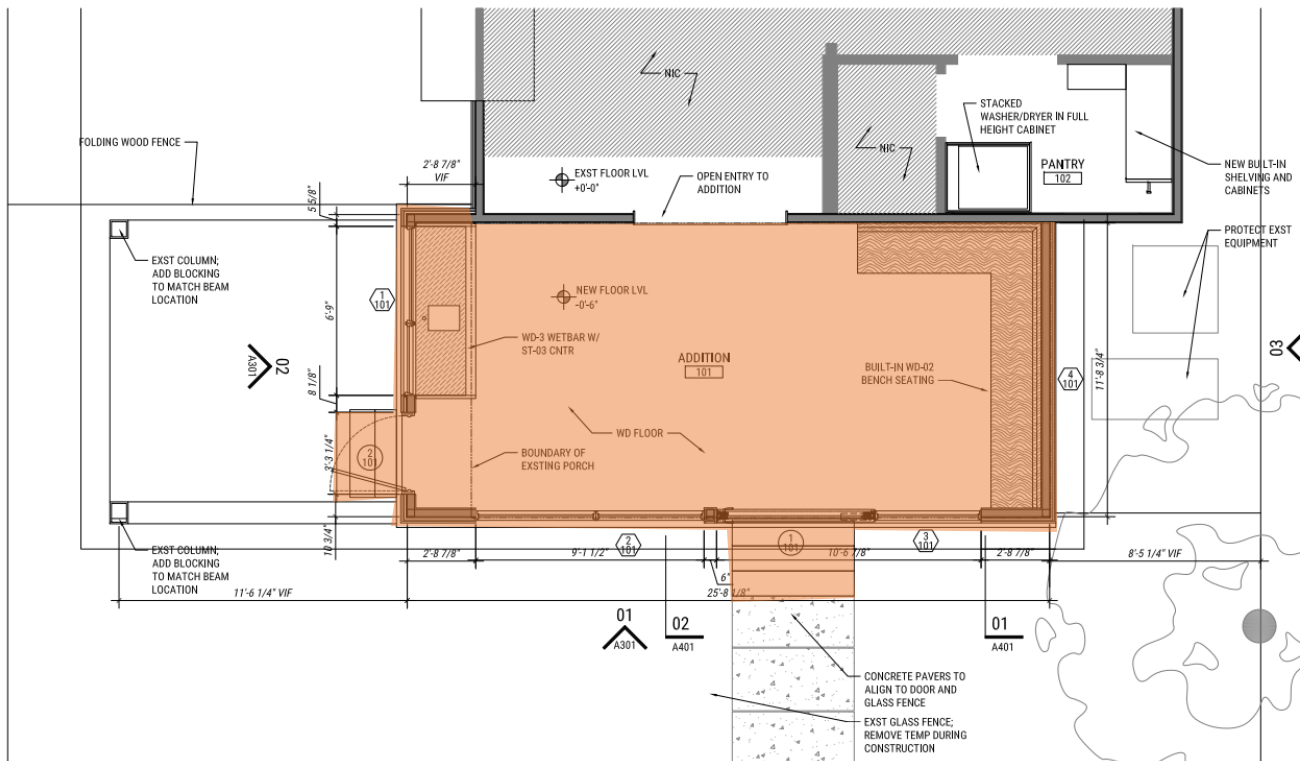




### Existing Floor Plan

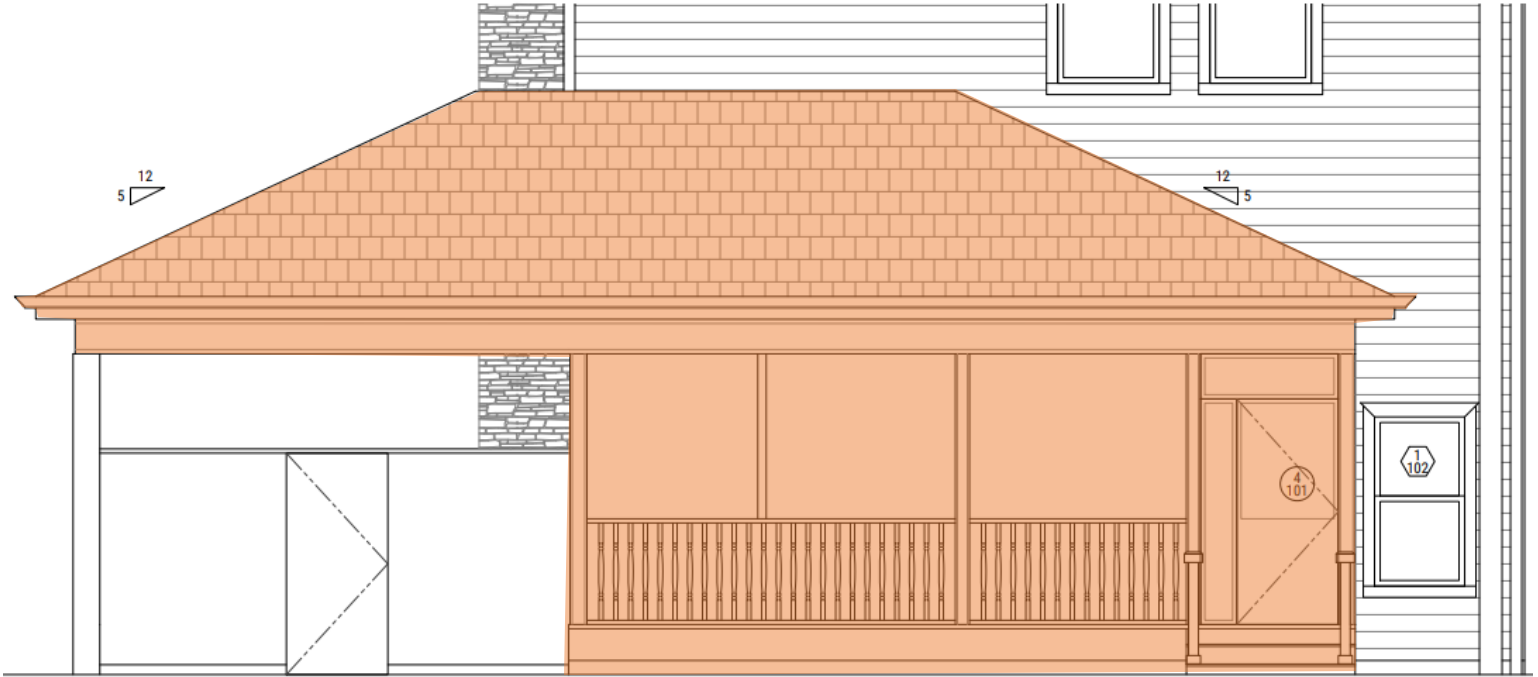


### Proposed Floor Plan

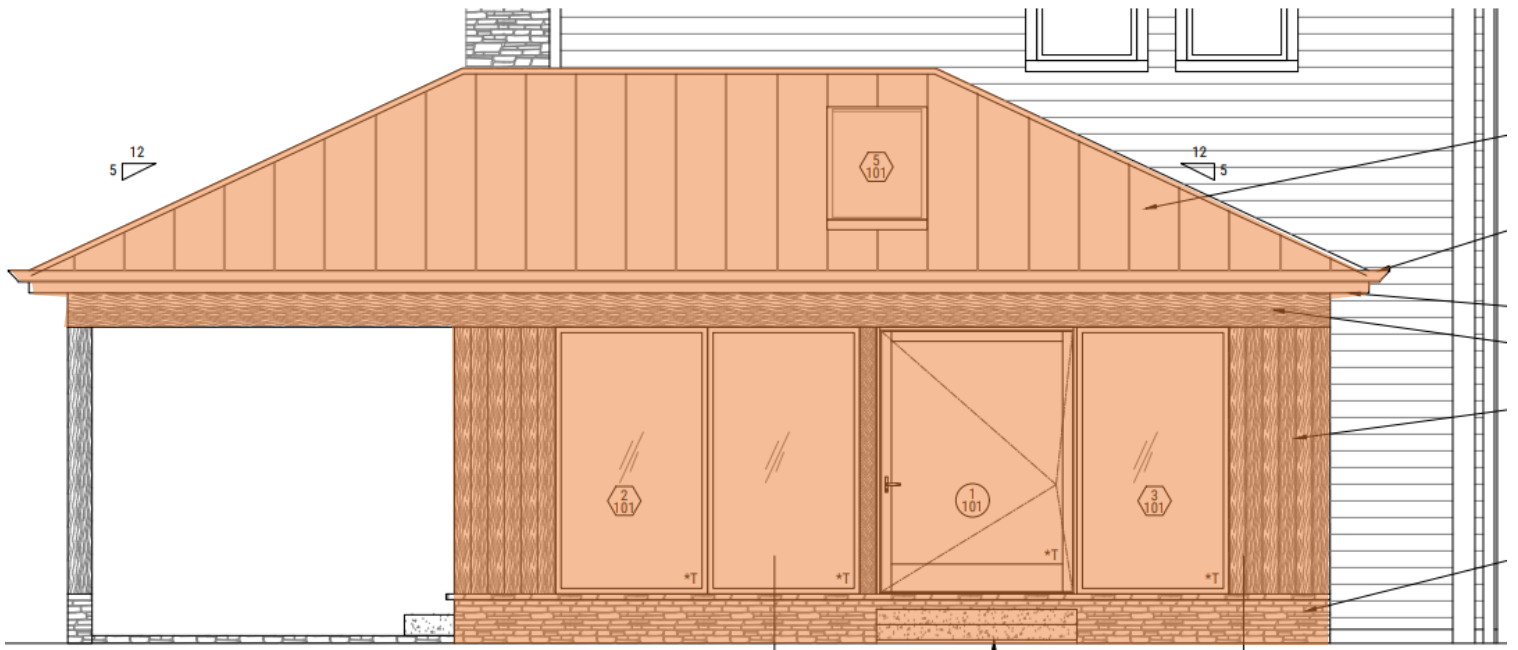




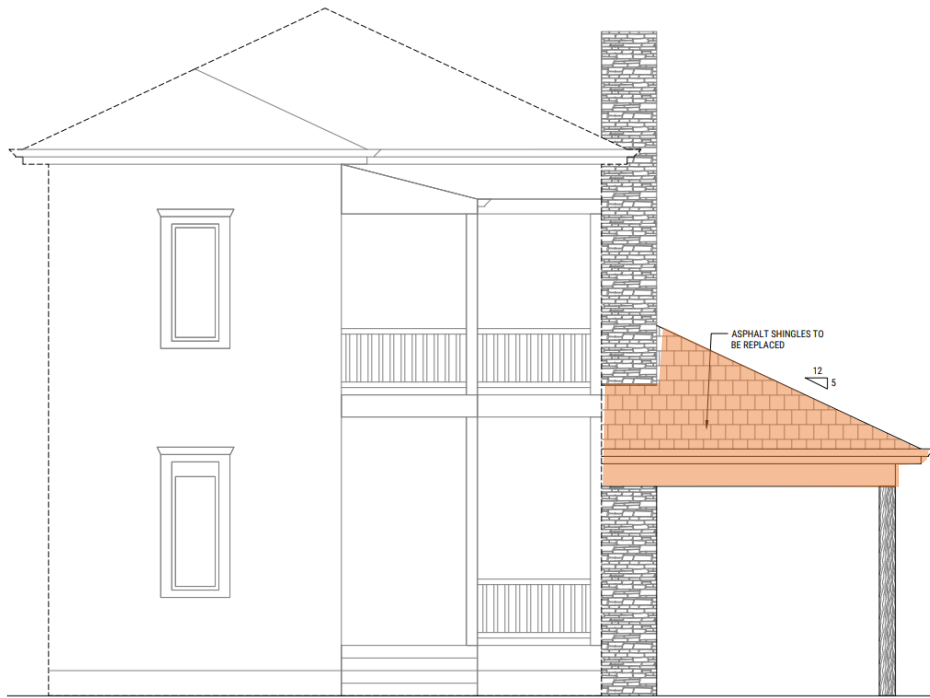
Existing Rear (East) Elevation



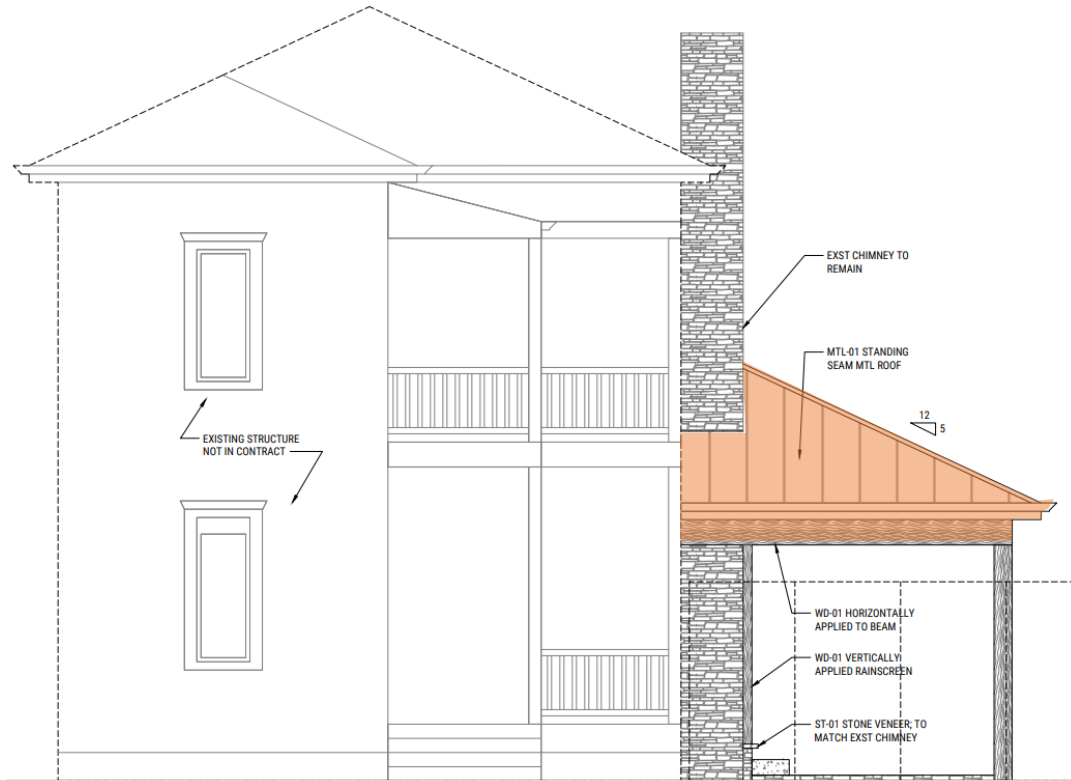
Proposed Rear (East) Elevation



Existing Front (West) Elevation



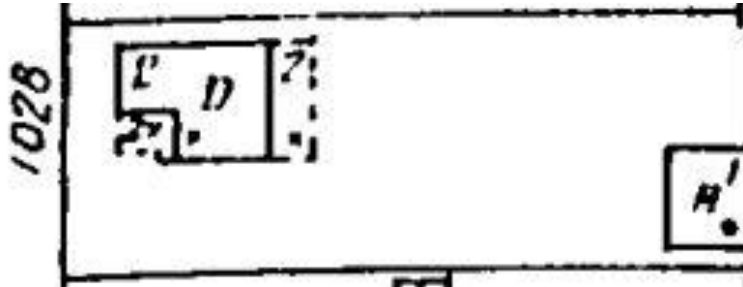
Proposed Front (West) Elevation



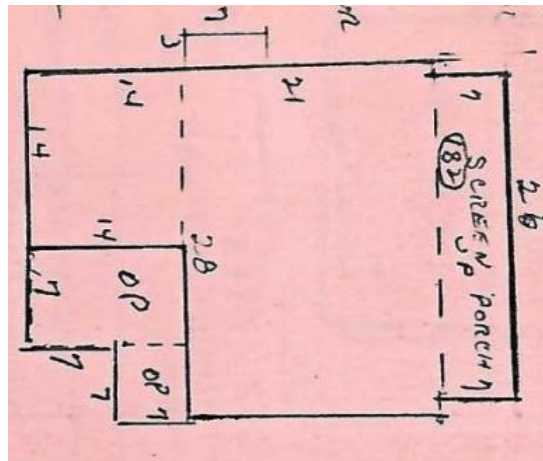
Proposed 3D Rendering of Conversion of Rear Porch Into Conditioned Space



Sanborn



Harris County Building Land Assessment Survey – Dec. 10, 1976





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  
 Max. Allowed: 2,640  
 Proposed Lot Coverage: 1,382  
 Remaining Amount: 1,258

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: 2,481  
 Remaining Amount: 423