

CERTIFICATE OF APPROPRIATENESS

Application Date: May 20, 2024

Applicant: Judyth Joines, agent for Phillip A. Pyle II, owner

Property: 428 Arlington Street, Lot 19, Block 304, Houston Heights Neighborhood Subdivision. The property includes a historic 1,222 SF, one-story wood single-family residence and 731 SF detached garage situated on a 6,600 SF (50' x 132') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1920, and detached garage, constructed circa 2009, located in the Houston Heights South Historic District.

Proposal: Alteration – Addition

- Proposed 731 SF second floor garage apartment addition to existing detached garage
 - Demolition of existing roof and proposed 6 in 12 gable roof
 - Installation of 30-year composite roof shingles to match existing house
 - Max ridge height: 25.4'
 - Hardie plank siding and horizontal fiber cement siding to match existing house with 1 hour fire rated wall
 - Installation of one 4' x 4' wood window with a princess balcony on front elevation and two 3' x 5' wood windows on rear elevation
 - All exterior windows are to be double glazed
 - Installation of staircase from first to second floor with 3.4 landing and two 6 x 6 posts
 - No change to existing garage doors or driveway
- Proposed 163 SF first-floor side addition to existing detached garage
 - Installation of two 3' x 5' wood windows on front elevation
 - Proposed 6 in 12 hip gable roof
 - Installation of 30-year composite roof shingles to match existing house
 - Max ridge height: 15.6'

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

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.

HEIGHTS DESIGN GUIDELINES MESAURABLE 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: 2,319
 Remaining Amount: 322

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

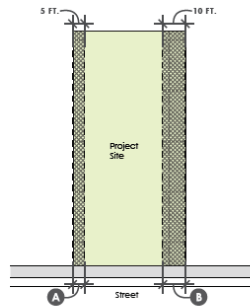
Existing Lot Size: 6,600
 Max. FAR Allowed: 2,904
 Proposed FAR: 2,522
 Remaining Amount: 383

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: 30' 4"
 Inset Length: 3'

Side Setbacks (Addition and New Construction)

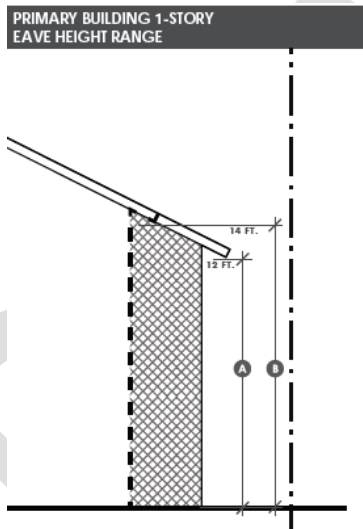


Note: This diagram shows just one example of a side setback configuration.

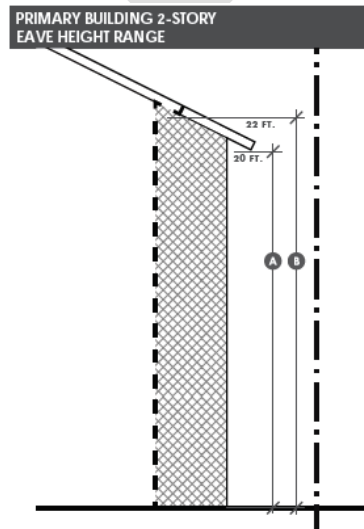
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum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

Proposed side setback (1): 3.1'
 Proposed side setback (2): 12.0'
 Cumulative side setback: 15.1'

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

Proposed eave height: 25.4'

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.

Proposed rear setback: 0

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

Proposed finished floor: 8'
 Proposed first floor plate height: 8.1'
 Proposed second floor plate height: 9'

Detached Garage Ridge Height (New Construction)

GARAGE 1-STORY RIDGE HEIGHT

KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

GARAGE 2-STORY RIDGE HEIGHT

KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 25' 4"

PROPERTY LOCATION



CURRENT PHOTOS



AERIAL VIEW OF PROPERTY

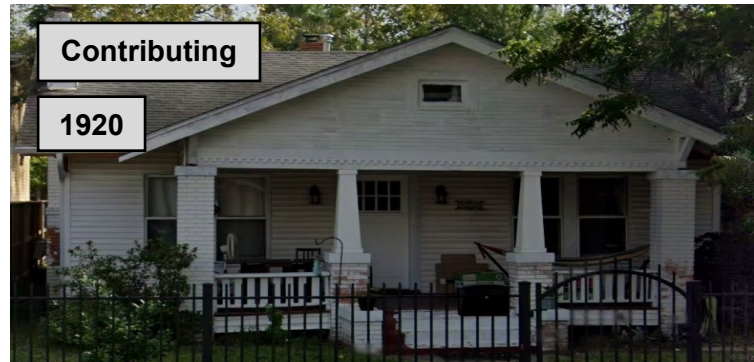


DRAFT

CONTEXT AREA



424 Arlington Street



420 Arlington Street



430 Arlington Street



432 Arlington Street

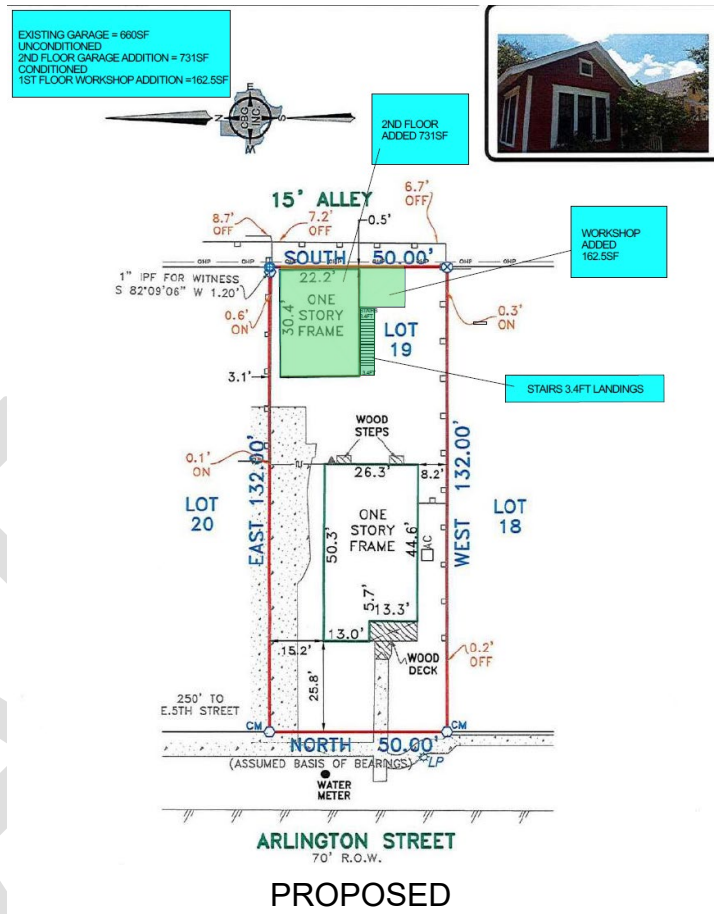
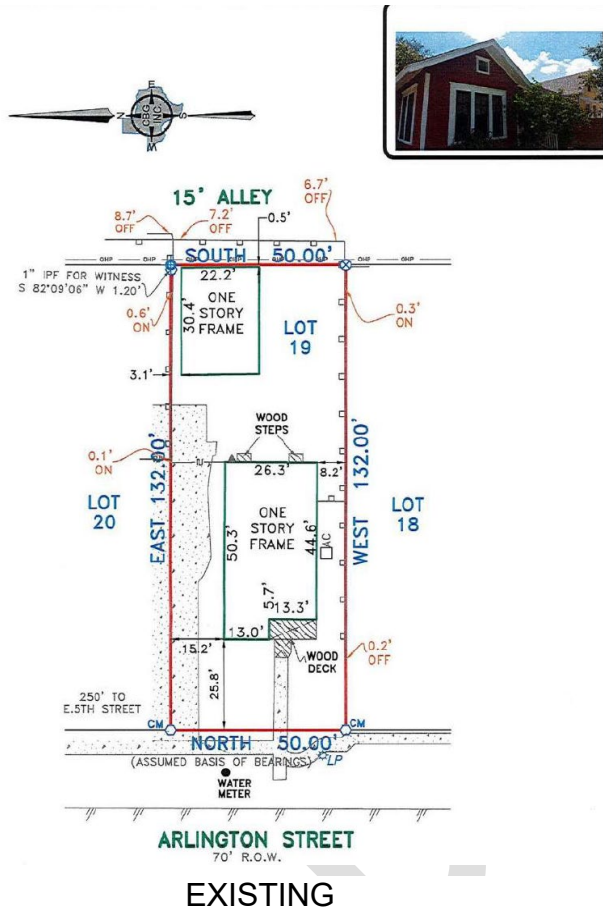


435 Arlington Street

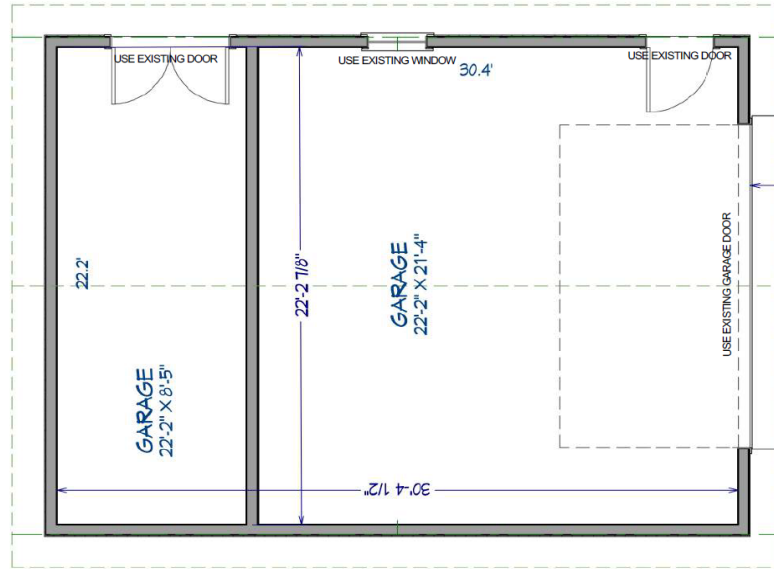


421 Arlington Street

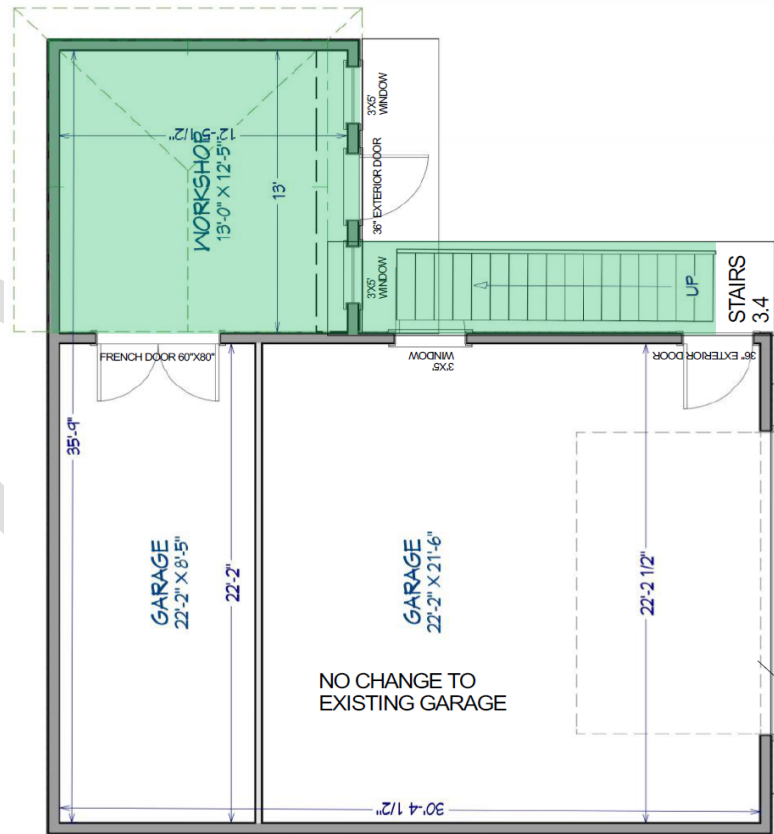
SITE PLAN



FLOOR PLAN

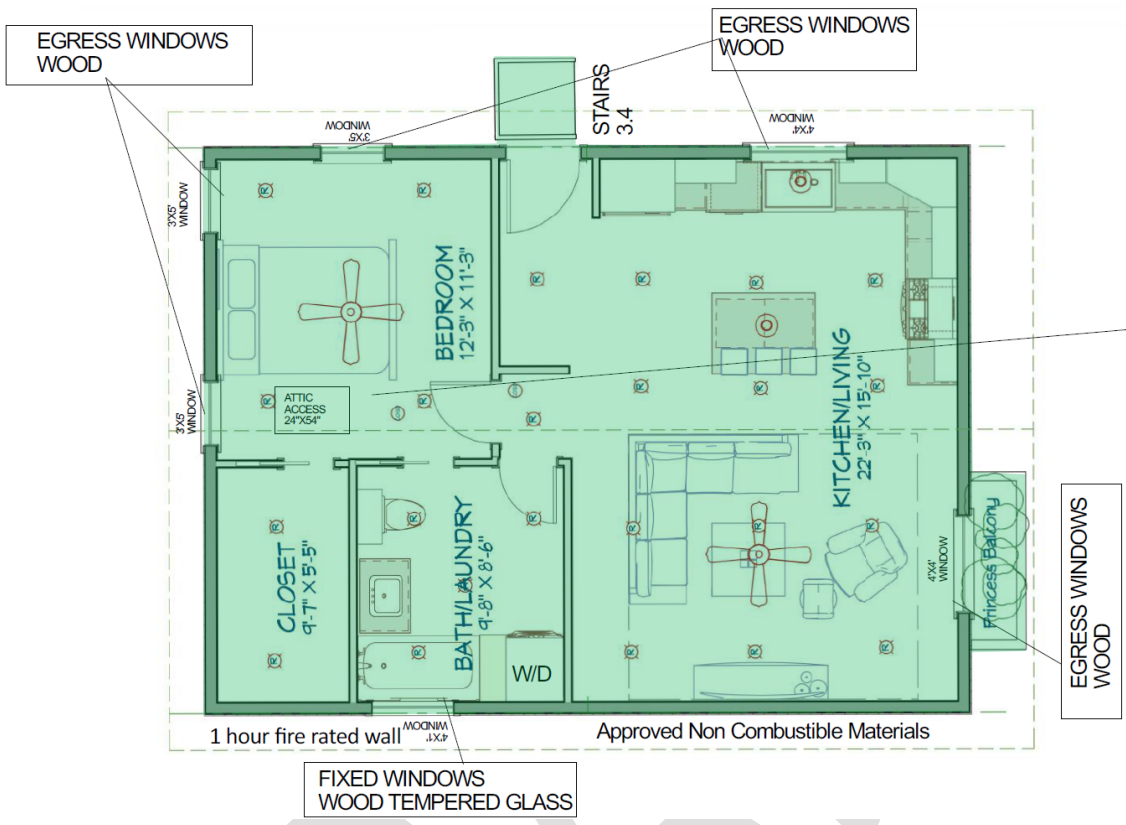


EXISTING



Approved Non Combustible Materials 1 hour fire rated walls

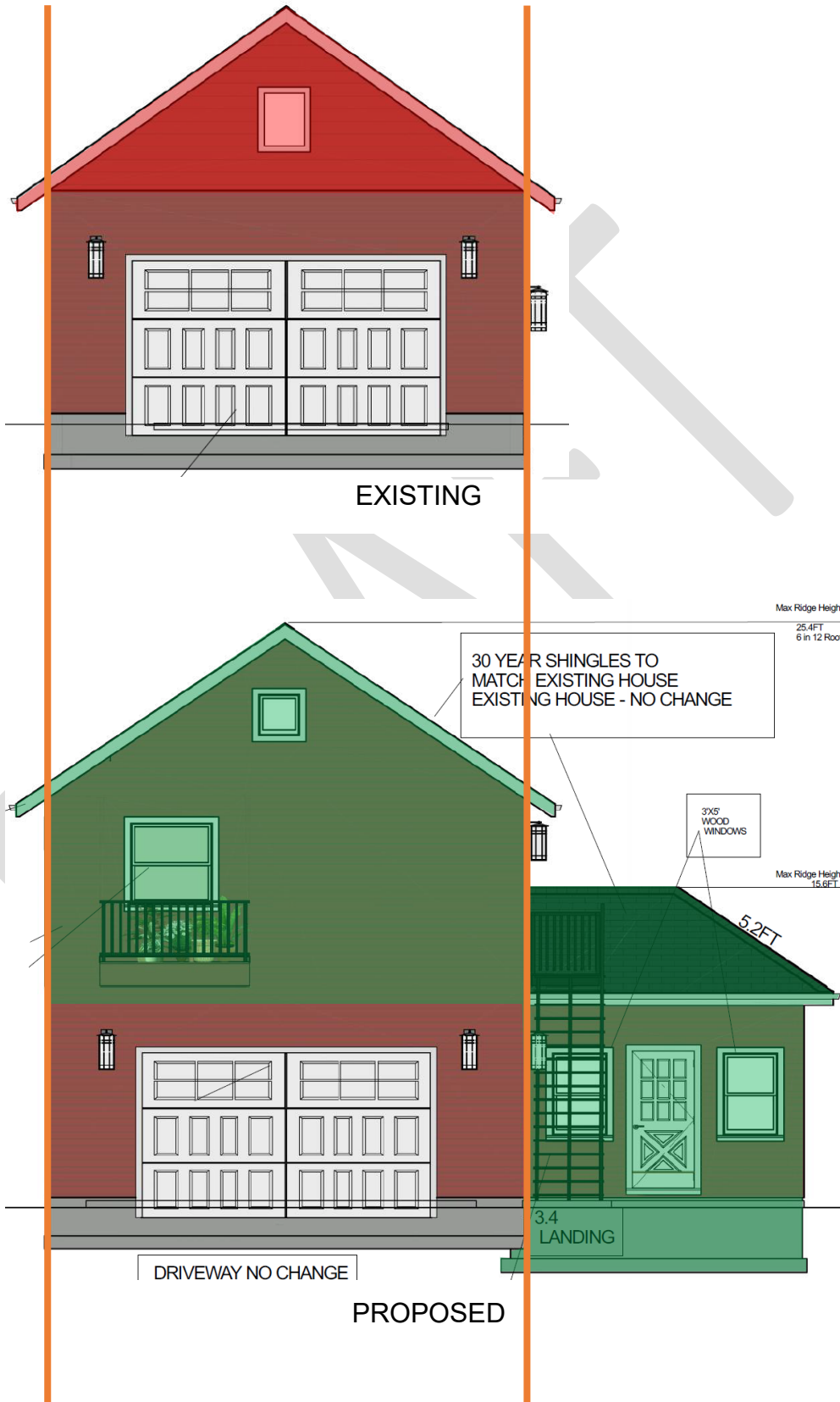
PROPOSED FIRST FLOOR



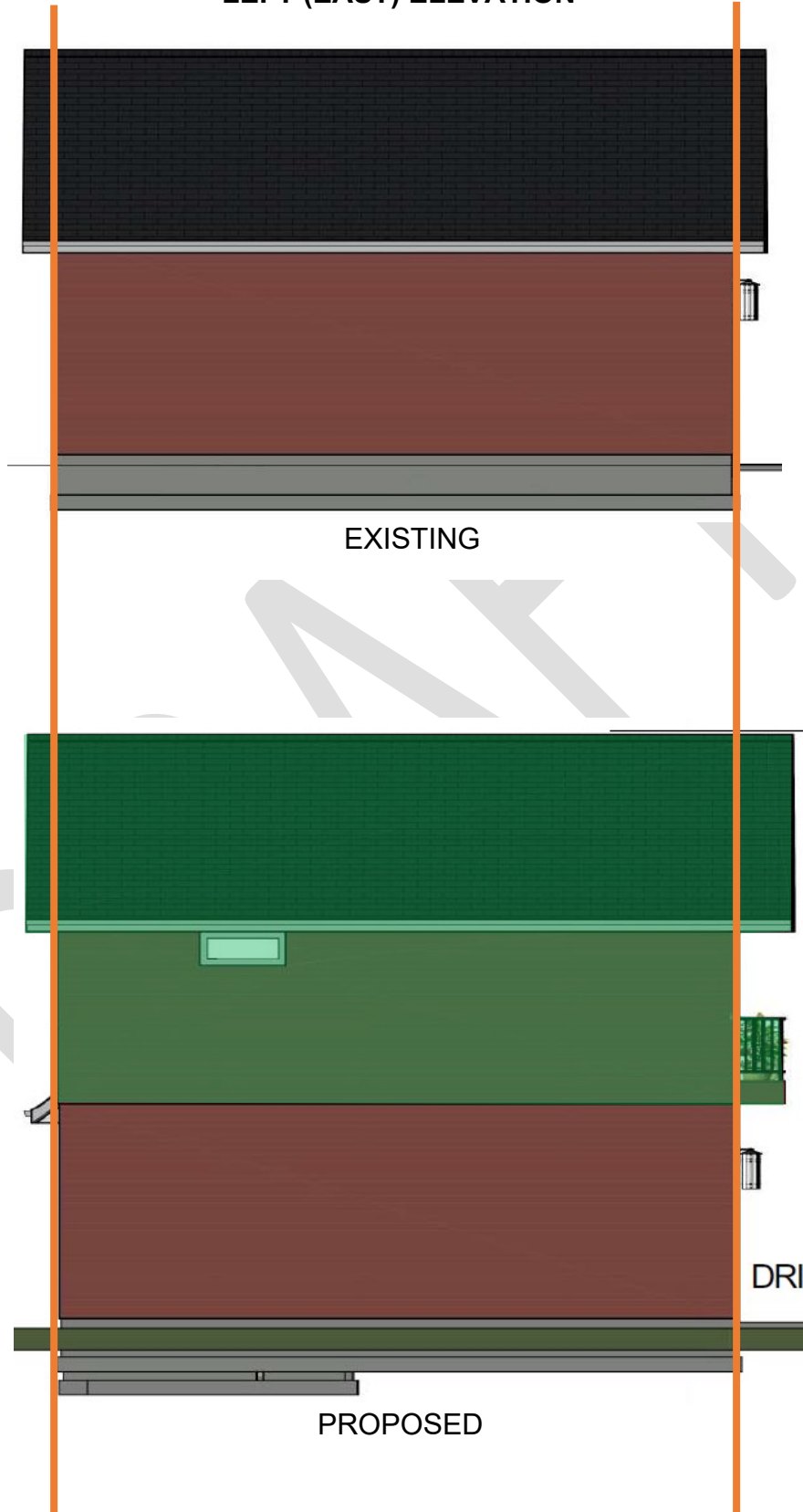
PROPOSED SECOND FLOOR

DR

FRONT (NORTH) ELEVATION



LEFT (EAST) ELEVATION



RIGHT (WEST) ELEVATION

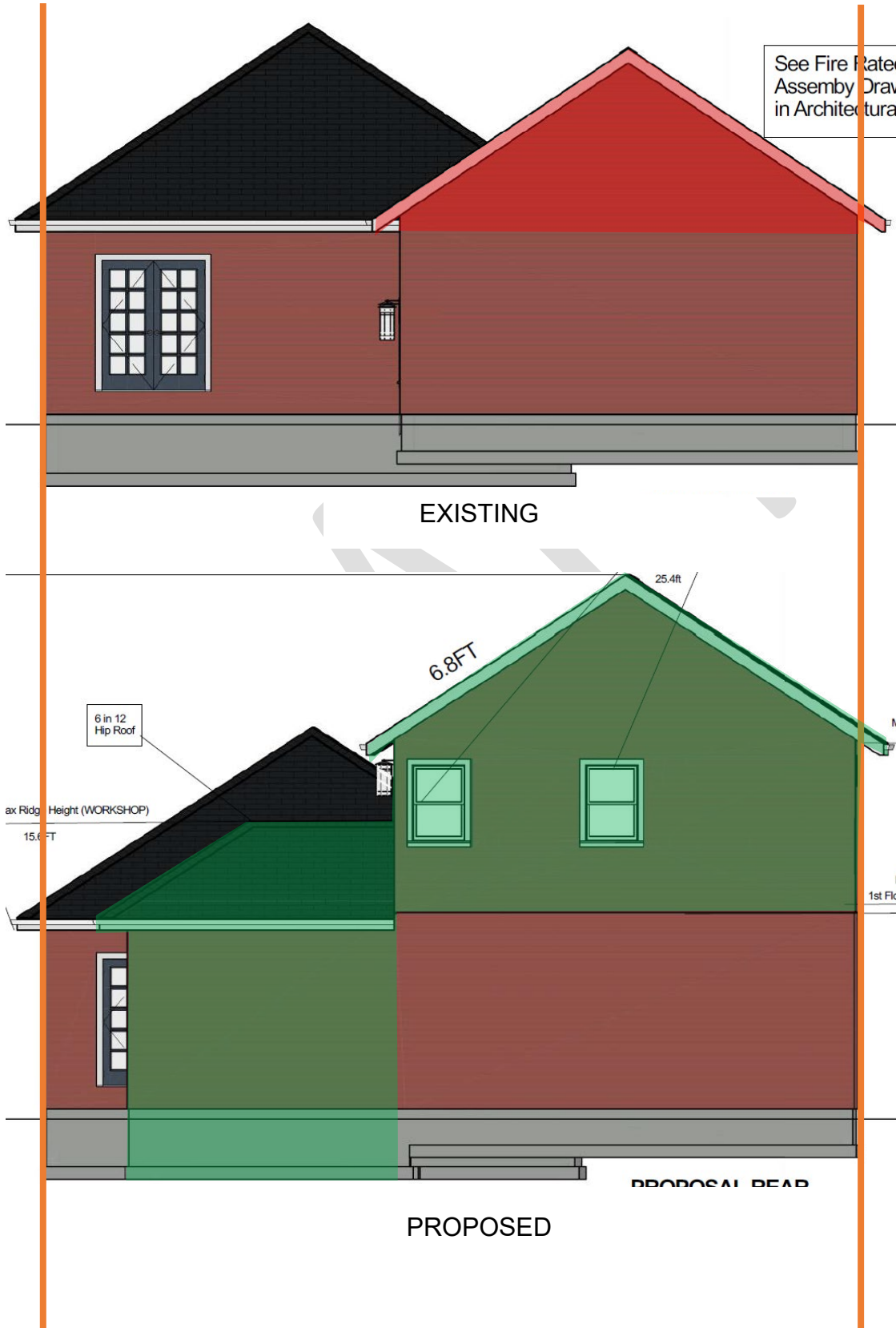


EXISTING

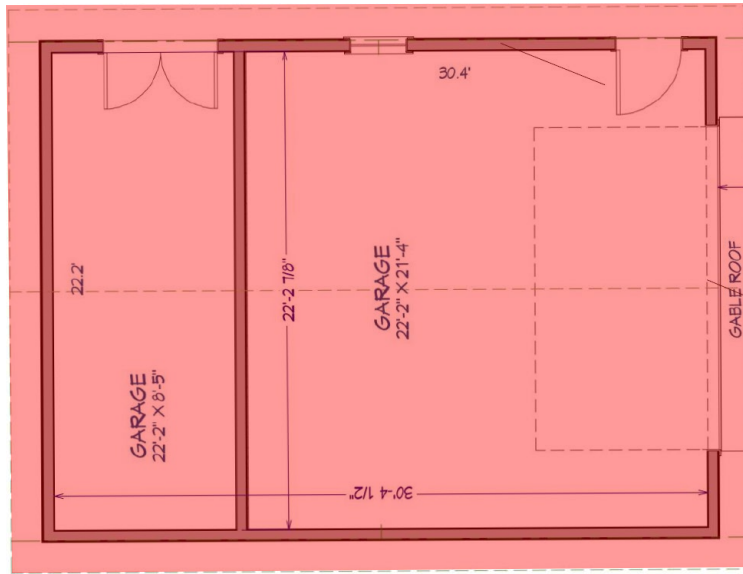


PROPOSED

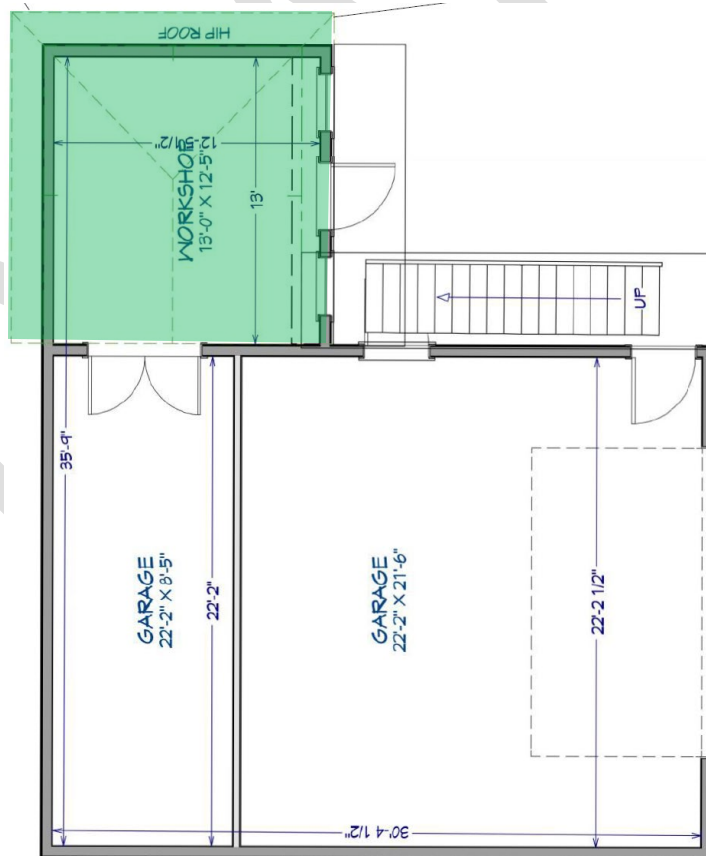
REAR ELEVATION



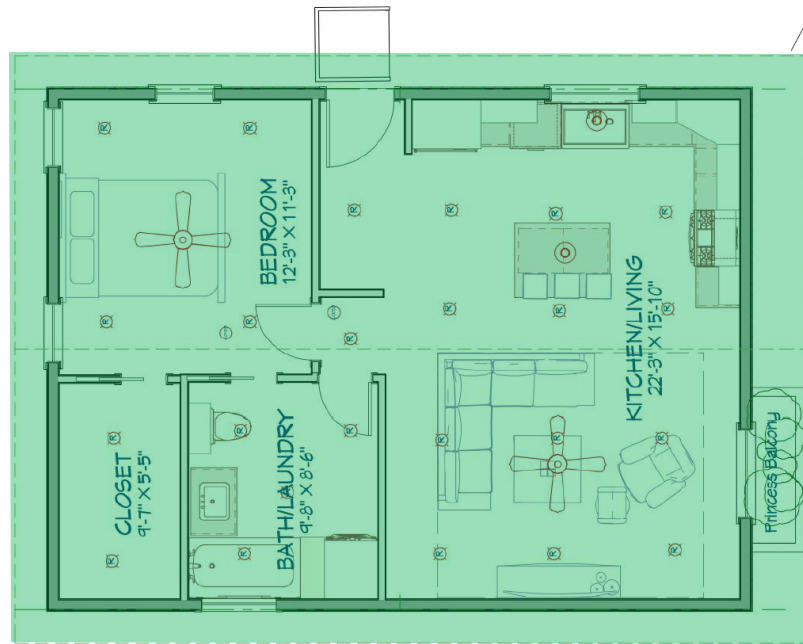
ROOF PLAN



EXISTING



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

DRAFT

WINDOW SCHEDULE

428 Arlington St.

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

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
1	WOOD	4/1	DH	36x60	Recessed		NO

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. A1	WOOD	1/1	DH	4'x4'	recessed	plygem	
3	WOOD	1/1	DH	3'x5'	recessed	plygem	
1	WOOD	Fixed →		4 x 1	recessed	plygem	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary