

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Andres Utting, agent and architect for Olivia Tarricone, owner

**Property:** 845 Arlington, Lot 1, Block 249, Houston Heights Subdivision. The property includes a historic 1,877 square foot two-story wood frame single-family residence situated on a 6,600 square foot corner lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1900, with a historic detached accessory building built circa 1903 and a non-contributing detached garage located in the Houston Heights South Historic District.

**Proposal:** Interior renovation of the original residence with a new two-story addition, and renovation of the accessory building into a garage/apartment.

- Rebuild front porch floor on original residence
- All existing aluminum/vinyl windows at the historic residence will be replaced with reclaimed or new wood windows, either with two-over-two lights at the sashes to closely match original or single sashes at the dormer level
- Renovated commercial storefront building at rear of lot into a garage apartment with a garage door opening proposed at the west elevation facing the alley, closest to the rear of the building
- All existing aluminum/vinyl windows throughout the commercial storefront building will be replaced with reclaimed or new double-hung wood windows to closely match original
- Add an approx. 850 SF 2 story addition to rear of original residence with a 26'11" ridge height
- Existing non-historic small, single-story, garage to be demolished

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

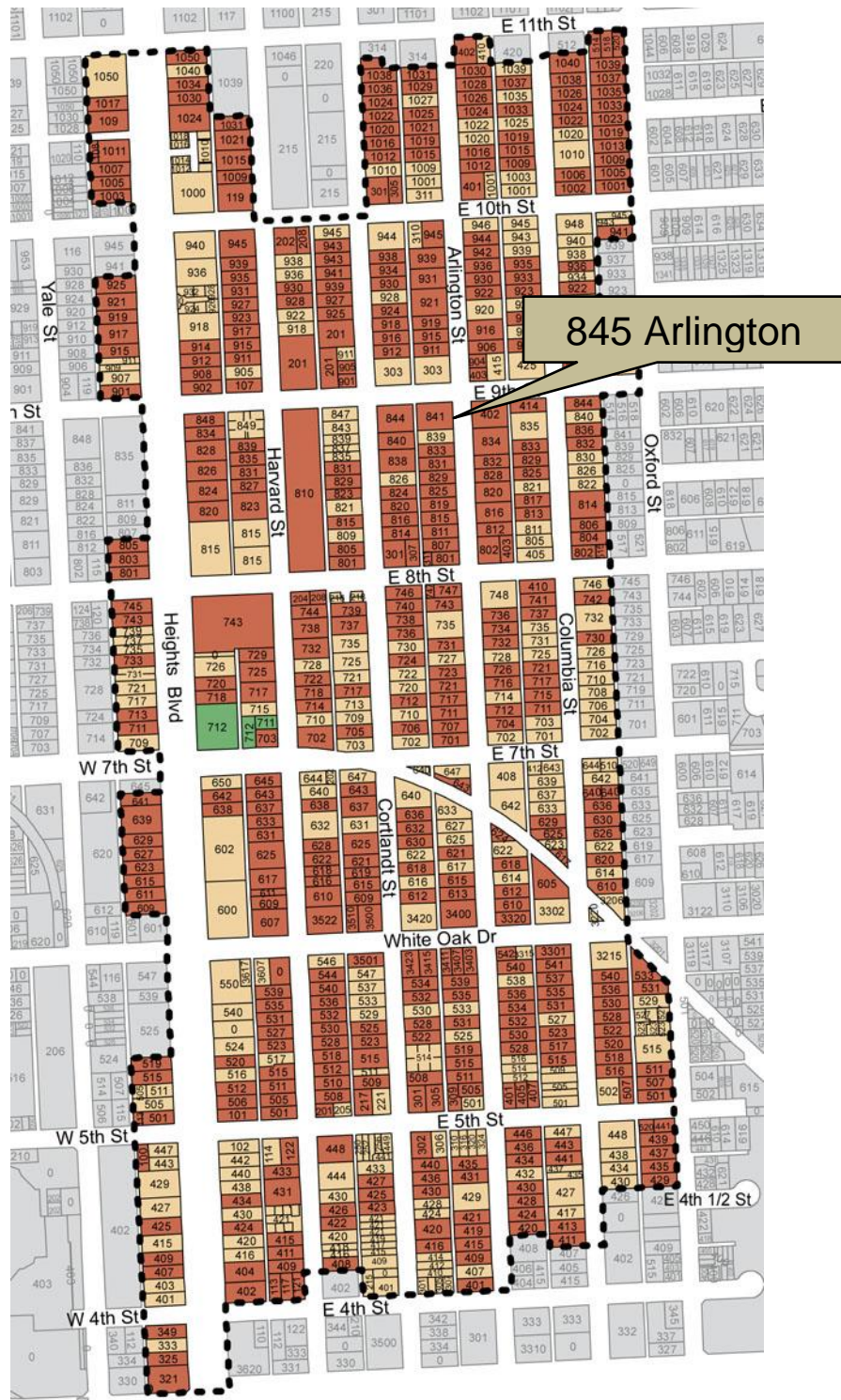
APPROVAL CRITERIA

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:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
|                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
- (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.

District Map



845 Arlington

Inventory Photograph



Current Photograph





Figure 1-Property from E. 9th near alley

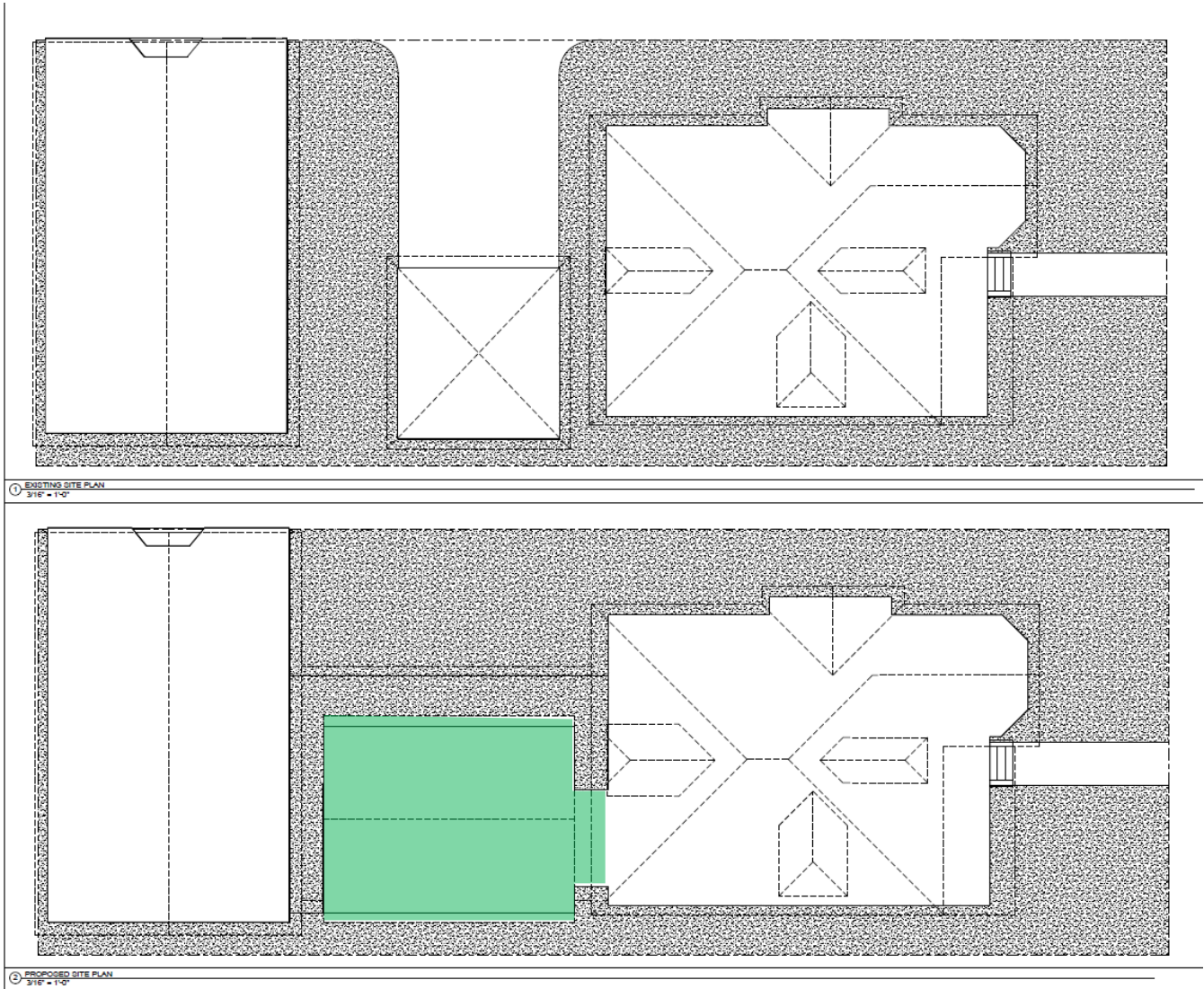
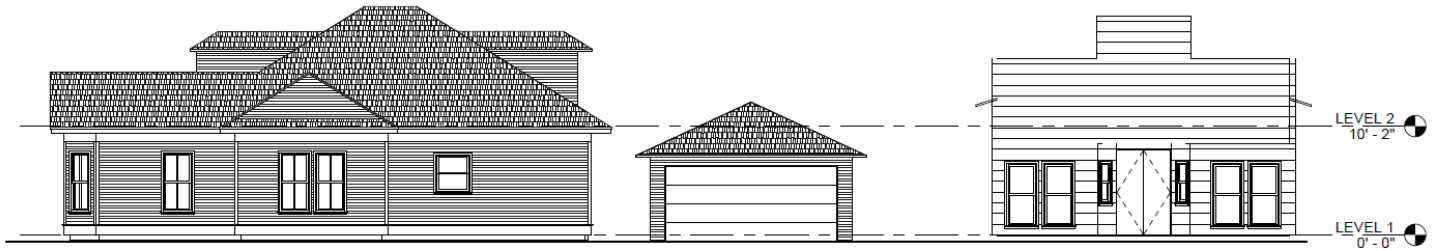


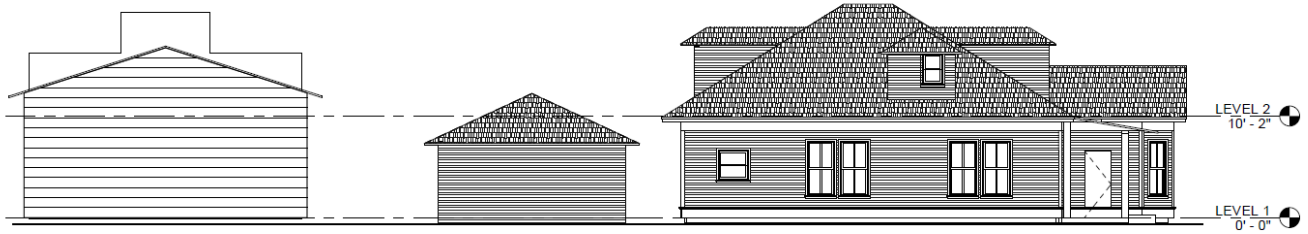
Figure 2 - Existing and Proposed Site Plan



① EXISTING NORTH ELEVATION  
1/8" = 1'-0"



① PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



6 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"

4 PROPOSED EAST ELEVATION - STORE  
1/8" = 1'-0"

5 PROPOSED WEST ELEVATION - STORE  
1/8" = 1'-0"



6 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



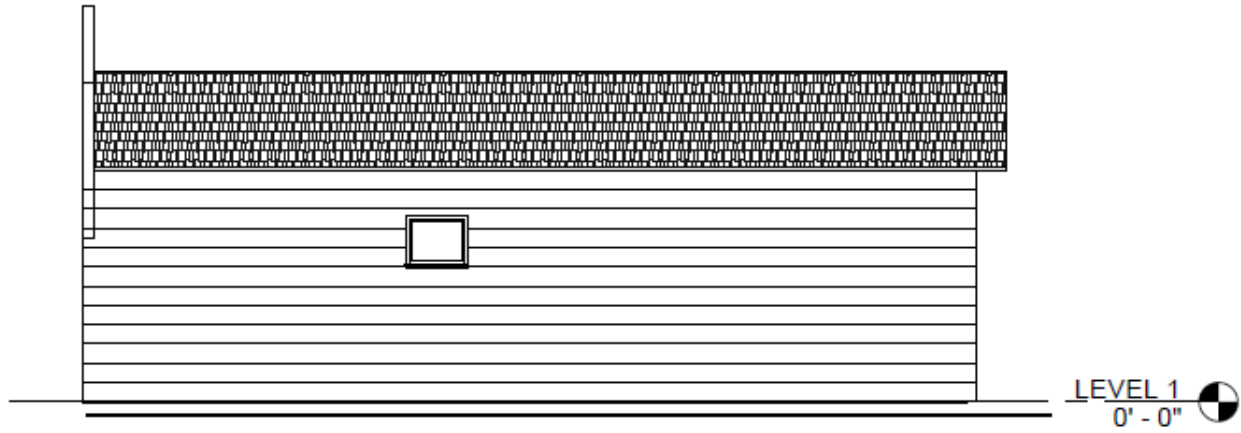
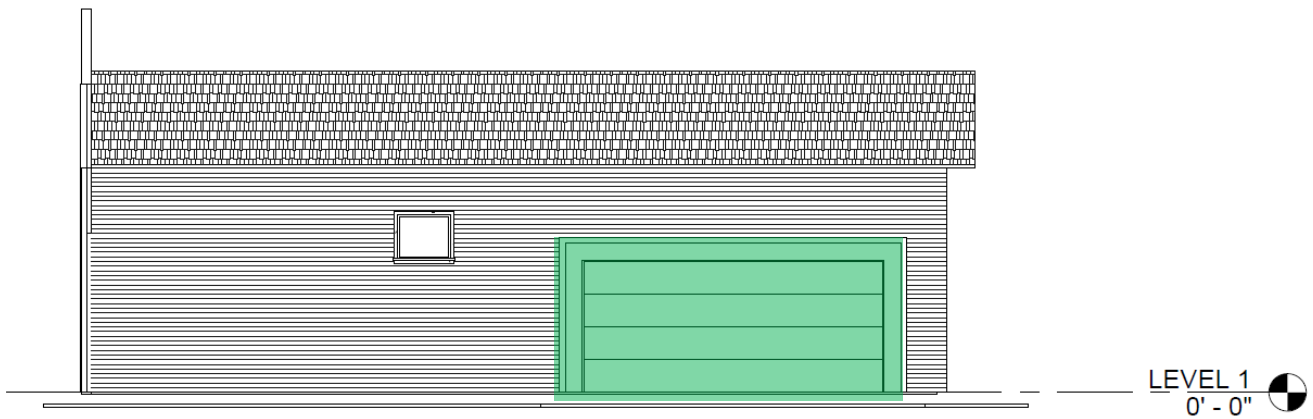


Figure 3 - Alley View Existing and Proposed below



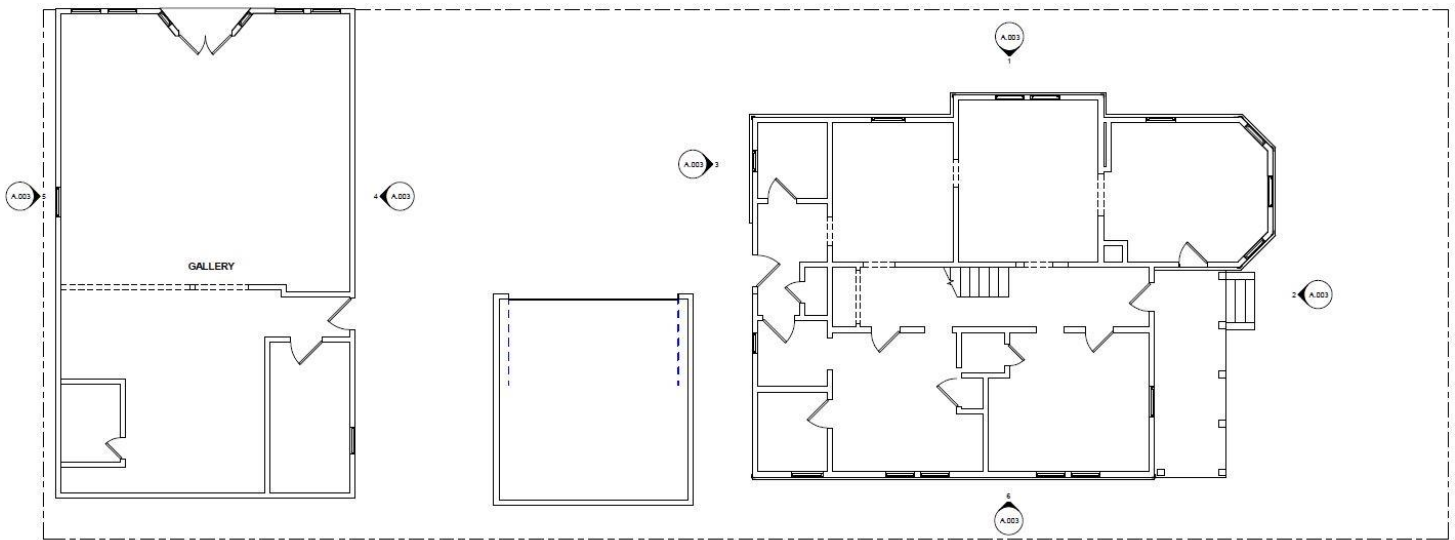
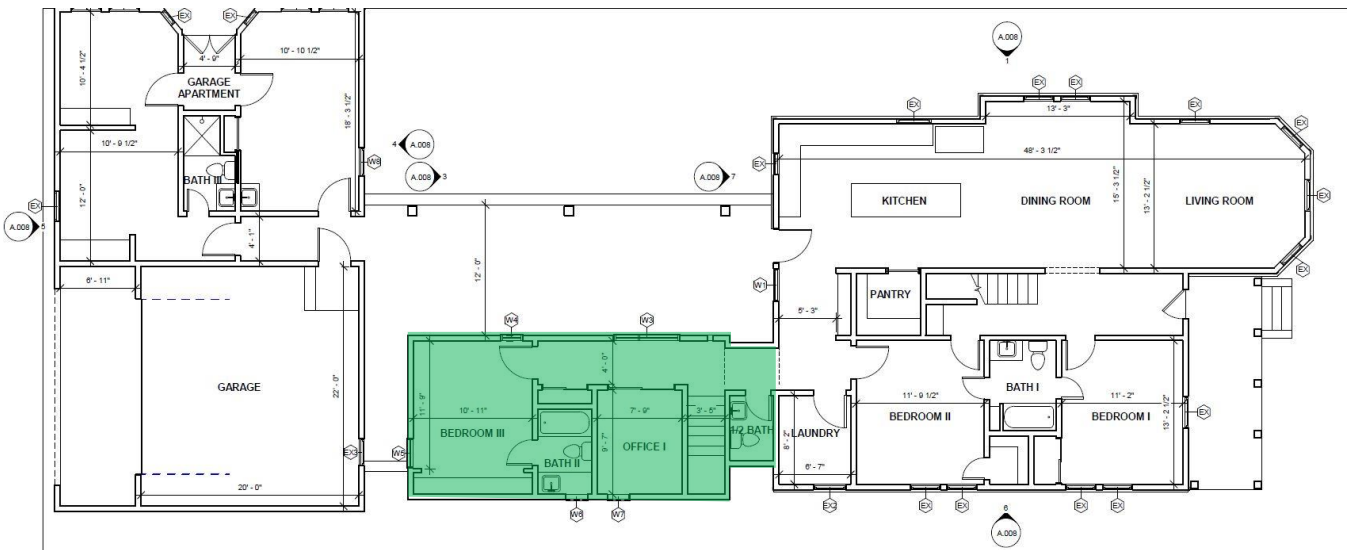


Figure 4 - Partial Existing 1st Floor Plan and Proposed below



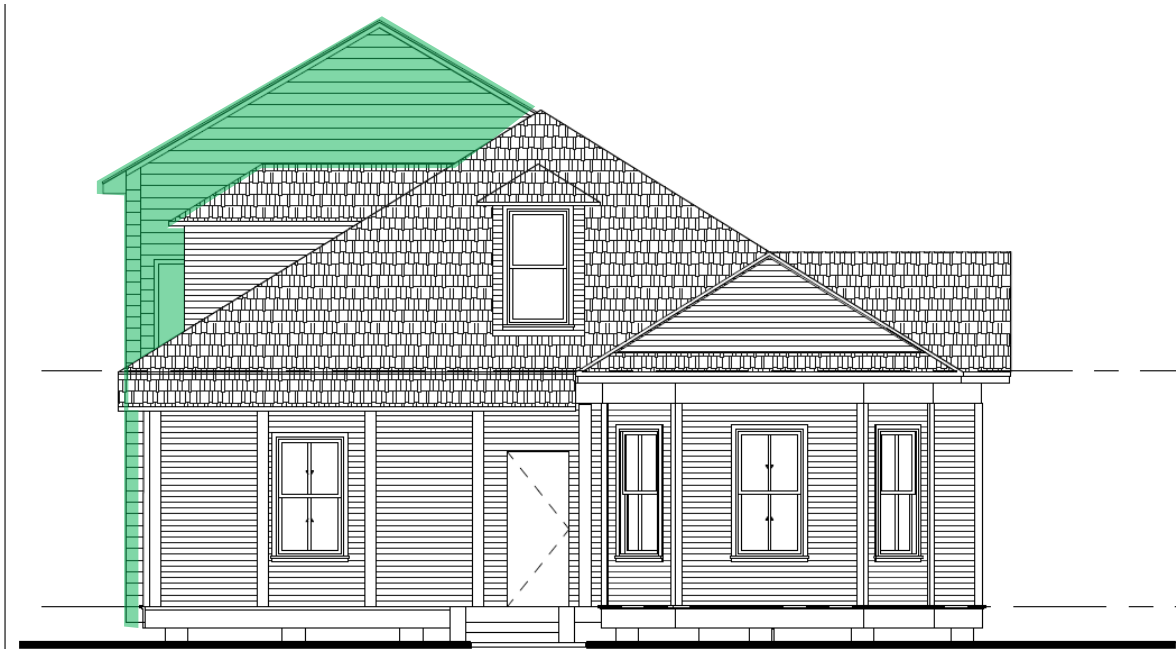


Figure 5 - Proposed Front Elevation-All Original Siding & Windows to Be Retained

**Please see drawing set of additional details.**