

CERTIFICATE OF APPROPRIATENESS

Application Date: August 8, 2025

Applicant: Nick Uselton, agent for Sturgis Sobin, owner

Property: 732 Arlington Street, Lot 20, Block 257, Houston Heights Neighborhood Subdivision. The property includes a historic 2,024 square foot, two-story wood single-family residence and detached garage situated on a 6,600 square foot (132' X 50') interior lot.

Significance: Contributing Folk Victorian style residence, constructed circa 1910, located in the Houston Heights South Historic District.

Proposal: Alteration – Addition and Kitchen Window

Applicant proposes to remove the existing 116 sqft sunroom attached to the rear of the residence. The sunroom will be replaced with an additional 116 sqft dining room which will be constructed within the exact footprint of the existing sunroom. The framed walls, windows, and roof will match the materials of the existing house. A vertical trim piece will be used at the rear, northeast corner of the home to retain the original corner and differentiate the historic portion from the addition. A small porch will be rebuilt on the south side of the addition. Historic corners will be maintained.

Additionally, the nonoriginal multi-lite window in the kitchen (south elevation) will be replaced with an appropriate wood window, inset and recessed. All windows on the building are to be inset and recessed. See diagram on the last page of this report.

NOTE The rear addition meets the criteria for Sec. 33-241.1(a)(1) for a shall approve addition but is being presented to HAHC due to the replacement of the non-original kitchen window. The new window changes the size of the existing window and is shifted over from the current location.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

Draft subject to change before final version

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1) The proposed activity must retain and preserve the historical character of the property;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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 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: 1,345
 Remaining Amount: 1,295

☒ ☐ ☐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

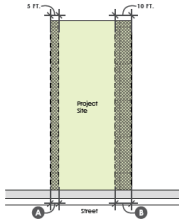
Existing Lot Size: 6,600
 Max. FAR Allowed: 2,904
 Proposed FAR: 2,034
 Remaining Amount: 870

☒ ☐ ☐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: 25'-6 1/2"

- No inset is needed. A vertical trim piece will be used to maintain the original corner on the north elevation.

**Side Setbacks (Addition and New Construction)**


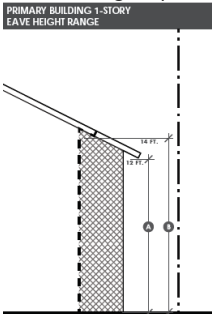
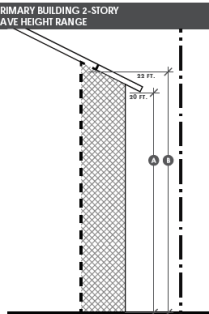
KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
A	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum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

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

Proposed side setback (north): 6' - 2 1/2"

Proposed side setback (south): 19' - 11 1/2"

Cumulative side setback: 26' - 2"

**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: 10'-1"

**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: 51'-4"

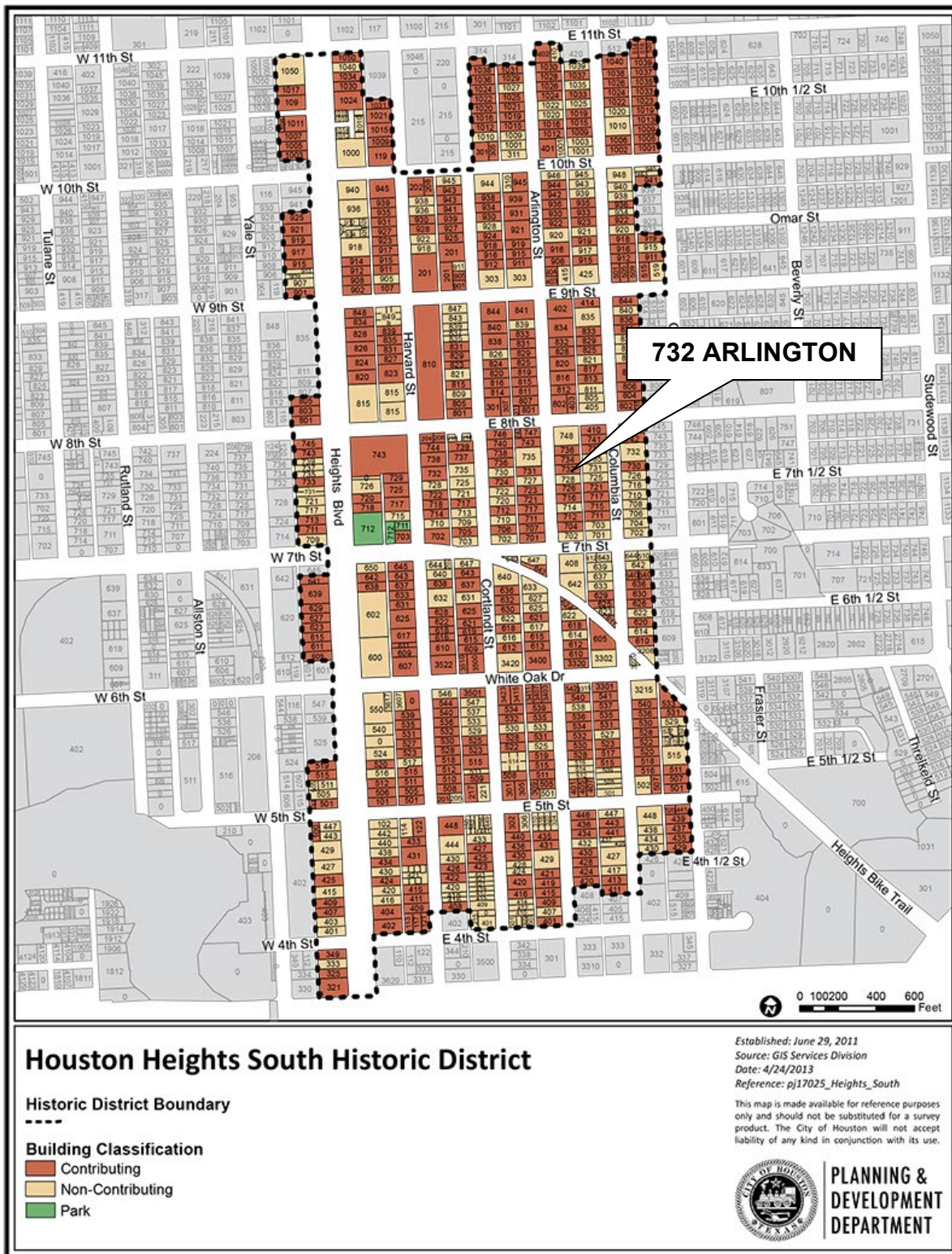
**Building Wall (Plate) Height (Addition and New Construction)**

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: 0'

Proposed first floor plate height: 9'

DISTRICT MAP



INVENTORY PHOTO



CURRENT PHOTOS
WEST (FRONT) ELEVATION



SOUTH (RIGHT) ELEVATION



Non-original
window to
be replaced.

NORTH (LEFT) ELEVATION



Sunroom to
be replaced
with dining
room addition

EAST (REAR) ELEVATION



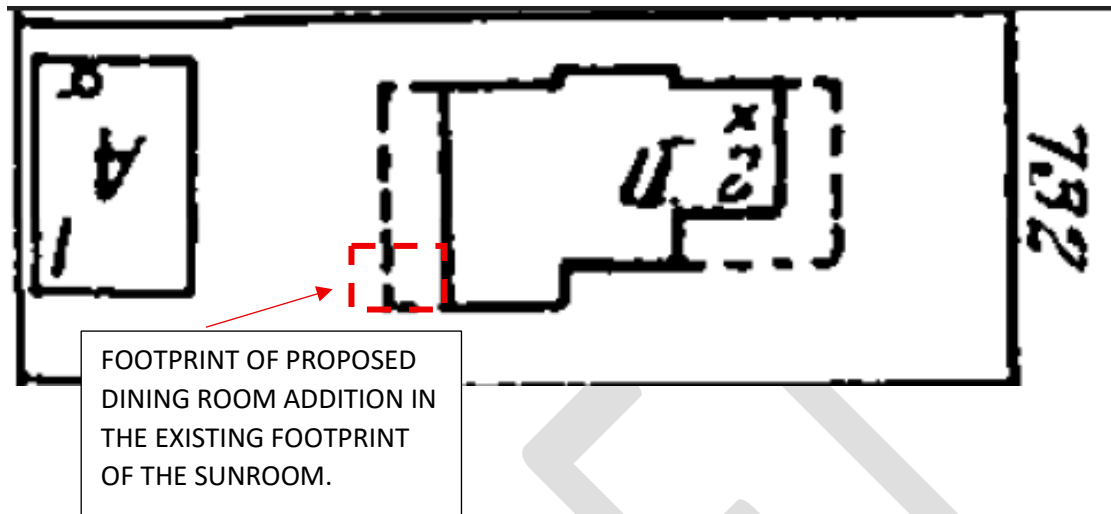
Sunroom to
be replaced
with dining
room addition

BACKYARD AND DETACHED GARAGE



HISTORIC DOCUMENTATION

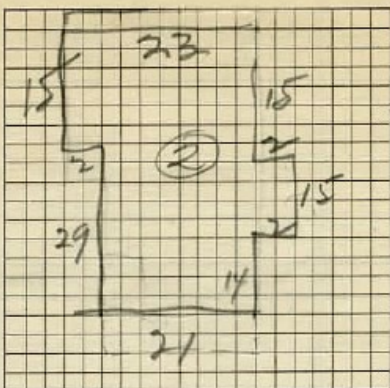
1925 SANBORN



BLA DATE UNSPECIFIED

Map No. _____ Addition <u>Houston Hts.</u>		Block <u>257</u> Lot <u>20</u>	
OWNER <u>Millie, Lucile</u>			
ADDRESS <u>732 Arlington</u>			
TYPE OF PROPERTY <u>vac</u>		OCCUPIED <u>VACANT</u>	
BASEMENT, Whole Part _____		FLOORING, Pine, Hardwood, _____	
FOUNDATION, Concrete, _____		Cement, Tile, Marble, Dirt _____	
WALLS, Brick _____ Stone _____		INTERIOR TRIM, Plaster, _____	
Hollow Tile, Stucco, Metal, _____		Hardwood, Marble, Metal, _____	
Concrete Blocks, Box _____		Built-in Features _____	
Weatherboard _____		HEATING, Furnace, Stoves, _____	
ROOF-CONS., Concrete, _____		Fireplace, Chimneys, Gas _____	
Steel, Wood Truss _____		LIGHTING, Electricity _____	
ROOF, Hip, Gable, Mansard, _____		PLUMBING, Sewer, Water, _____	
Flat _____		Baths _____	
ROOFING, Composition, _____		ELEVATORS _____	
Metal, Slate, Wood, Shingles, _____		CONDITION, Good, Fair, _____	
Tile, Asbestos _____		Bad, Obsolete _____	
EXTERIOR TRIM, Stone, _____		Terra Cotta, Metal, Wood, _____	
Marble, Granite _____		_____	

IMPROVEMENTS

No. Sq. Ft. <u>1968</u>	Price Per Sq. Ft. <u>2.00</u>	\$ <u>3930</u>
		Percent Good <u>70</u> <u>2750</u>
Other Bldgs. <u>1</u> <u>150</u>		Total All Bldgs. <u>2900</u>

LAND VALUE

Front x Depth	Unit Value	Factor	Front Ft. Value - \$
<u>50 x 132 @ 9</u>			<u>510</u>

1935-37 BLA

Harris County
BUILDING ASSESSMENT
Houston, Texas

Form 381

Map No. _____ Permit No. T-8

Vol. _____ Page _____

Owner L. Mills 11-4, 1935

No. 732 Arlington Street or Avenue

Addition No. 732

Block 257 Lot 20

Gen. Repair

Size of Building
_____ wide _____ deep _____ stories

Size of Garage
18 wide 27 deep _____ stories

Material: Frame, Brick, Veneer, Stucco.

Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine, Plaster.

Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.

Permit Value, \$ 700.00

No. Sq. Ft. _____ Per. Sq. Ft. _____

No. Sq. Ft. _____ Per. Sq. Ft. _____

No. Sq. Ft. _____ Per. Sq. Ft. _____

Assessed Value of Building, \$ _____

Rendered in name of _____

unc 1936

Form 590

INVESTIGATE

Map _____

Vol. 20

Page 253

APR 7 1937
4/16/37

Owner Mills, Lucile

Lot 20 Block 257

Houston Heights Addition

REMARKS:
16x16. 2ndy 3rd.
28x14
16x24 2064
103288

County Value \$ 810.00 (1080)

Owners Value \$ 400

No. 732 Arlington Street

N

W E

1959 BLA

HARRIS COUNTY BUILDING ASSESSMENT

CITY ACCOUNT NO. 504018

DATE 10-2 10-59

OWNER: _____

No. 732 Arlington STREET

SURVEY OR ADDITION No Yes

ABST. _____ LOT OR TCT. 20 BLK. 257

TYPE _____ RESIDENTIAL _____ COMMERCIAL _____

INDUSTRIAL _____ PRE-FAB _____

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAY TILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD — PLYWOOD — NONE

INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — PANELED — CELLOTEX — PLYWOOD — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZZO — NONE

ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — NONE

CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL — PERMIT NO. City

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE PERMIT VALUE _____

SEQUENCE NO. 3180500 VOL. 20 PAGE 253

INSPECTOR 1

Class # _____ INSPECTOR _____

Base _____ INSPECTOR _____

X-Bath _____ INSPECTOR _____

C-Heat _____

Air Cond. _____

REMARKS: _____

MOVED HERE _____ FROM _____

10-1-59
1460 New St
1340
Broadstreet Mrs L

1968-69 BLA

HARRIS COUNTY BUILDING ASSESSMENT

Map No. 8A Ass. No. 50-4-0-18

Permit No. REVALUED Date 2-5-68

Owner Broadstreet, L.

Street No. 732 Arlington

Addition Houston HTS Section

Lot No. 20 Block No. 257

SEQUENCE NO. 0318050000 VOL. 20 PG. 253 ITEM 20

1968-69 New Total VALUE 710

NEW CHANGES TOTAL 780

Broadstreet, L.

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> S/L & Paper	Finished Attic
<input checked="" type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Hip	<input checked="" type="checkbox"/> Sheetrock	Basement
Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	<input checked="" type="checkbox"/> No. Bedrooms	
<input checked="" type="checkbox"/> Concr. Blks.	Tar & Gravel	<input checked="" type="checkbox"/> No. Baths	<input checked="" type="checkbox"/> DAMAGE
	<input checked="" type="checkbox"/> Tile	<input checked="" type="checkbox"/> Walls	<input checked="" type="checkbox"/> SR
EXTERIOR WALLS	FLOORING	ROOF	
Brick Veneer	Fine	HEATING & COOLING	Comp
Stone Veneer	<input checked="" type="checkbox"/> Hardwood	A/C, C/H or Dual	Floor
<input checked="" type="checkbox"/> Lumber	Asphalt Tile		Dirt
Shakes	Wid. Carpets	No. Fireplaces	Un. Ceilings
			Stairs

CLASS II W/C 4 (Total Units 1.30)

EXISTING ASSIGNMENTS ON BLOCK BOOK

Land - Assmt. \$20-1090

Impr. - Assmt. \$240-2430

PERMIT VALUE \$

Rendered in name of Same

1969

1968-69 New Total VALUE 710

NEW CHANGES TOTAL 780

Broadstreet, L.

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> S/L & Paper	Finished Attic
<input checked="" type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Hip	<input checked="" type="checkbox"/> Sheetrock	Basement
Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	<input checked="" type="checkbox"/> No. Bedrooms	
<input checked="" type="checkbox"/> Concr. Blks.	Tar & Gravel	<input checked="" type="checkbox"/> No. Baths	<input checked="" type="checkbox"/> DAMAGE
	<input checked="" type="checkbox"/> Tile	<input checked="" type="checkbox"/> Walls	<input checked="" type="checkbox"/> SR
EXTERIOR WALLS	FLOORING	ROOF	
Brick Veneer	Fine	HEATING & COOLING	Comp
Stone Veneer	<input checked="" type="checkbox"/> Hardwood	A/C, C/H or Dual	Floor
<input checked="" type="checkbox"/> Lumber	Asphalt Tile		Dirt
Shakes	Wid. Carpets	No. Fireplaces	Un. Ceilings
			Stairs

CLASS II W/C 4 (Total Units 1.30)

EXISTING ASSIGNMENTS ON BLOCK BOOK

Land - Assmt. \$20-1090

Impr. - Assmt. \$240-2430

PERMIT VALUE \$

Rendered in name of Same

1969

1978 BLA

HARRIS COUNTY BUILDING ASSESSMENT

OWNERS ADDRESS BROADSTREET LUCILE MRS

DESCR LOT 20 BLK 257 HOUSTON HTS

LAND VALUE 2060

IMPROVEMENTS 3550

1978 New Total VALUE 5610

City BOARD

1978 New Total VALUE 5610

DATE

NEW OWNER

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Sngl. Family	Concr. Slab	Gable	Walls
Duplex	Beam & Piers	Hipped	Roof
Gar. Apt.	Concr. Blks	Flat	Floor
Front. Attic			Ceiled
Basement			Doors
SHEDS	FLOORING	ROOFING	
Brick V.	Fine	Wd. Shingles	
Stone V.	Hardwood	Comp. Shp.	
Asbestos	Terrazzo	Tar & Gravel	CARPORT
Shakes	Vinyl		Roof
Lumber	Wid. Cpts.	INTERIOR FINISH	Floor
		S/L & Paper	
No. Bedrooms	HEATING & COOLING	Sheetrock	
No. Baths	A/C/C/H, Dual	Wd. Panels	
No. Fireplaces		Plaster	

Permit Val 050-004-00-01A-2 1977 01/24/77 I

7100 250.00 17750 532

Inpr. 8

Rendered in name of

TRANSMITTED

1978-79

MARKET VALUE 100%

1978

FROM REVERSE

APPRaiser CODE

DATE

1978 New Total VALUE 5610

City BOARD

1978 New Total VALUE 5610

DATE

NEW OWNER

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Sngl. Family	Concr. Slab	Gable	Walls
Duplex	Beam & Piers	Hipped	Roof
Gar. Apt.	Concr. Blks	Flat	Floor
Front. Attic			Ceiled
Basement			Doors
SHEDS	FLOORING	ROOFING	
Brick V.	Fine	Wd. Shingles	
Stone V.	Hardwood	Comp. Shp.	
Asbestos	Terrazzo	Tar & Gravel	CARPORT
Shakes	Vinyl		Roof
Lumber	Wid. Cpts.	INTERIOR FINISH	Floor
		S/L & Paper	
No. Bedrooms	HEATING & COOLING	Sheetrock	
No. Baths	A/C/C/H, Dual	Wd. Panels	
No. Fireplaces		Plaster	

Permit Val 050-004-00-01A-2 1977 01/24/77 I

7100 250.00 17750 532

Inpr. 8

Rendered in name of

TRANSMITTED

1978-79

MARKET VALUE 100%

1978

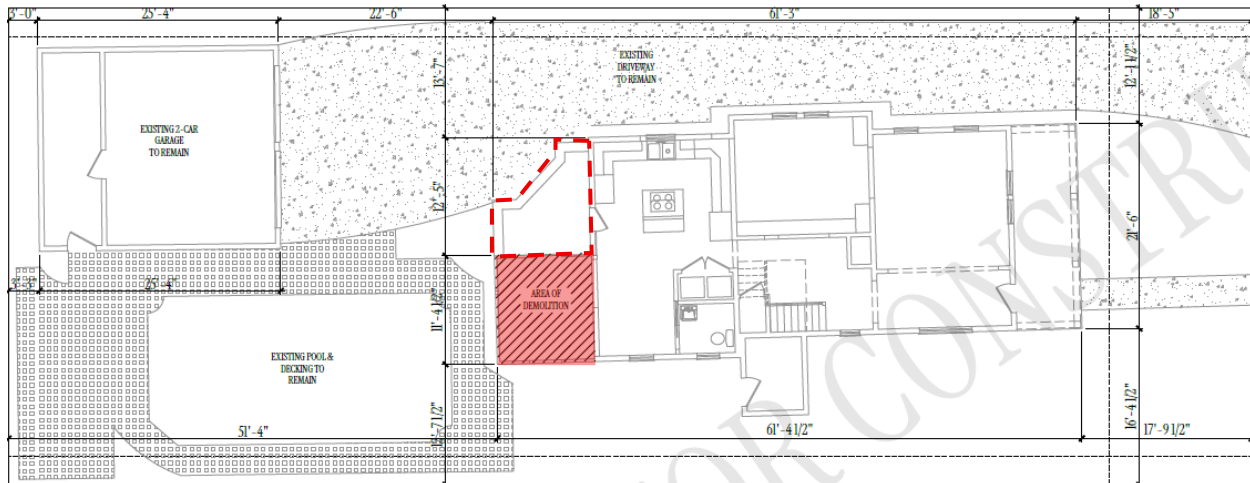
FROM REVERSE

APPRaiser CODE

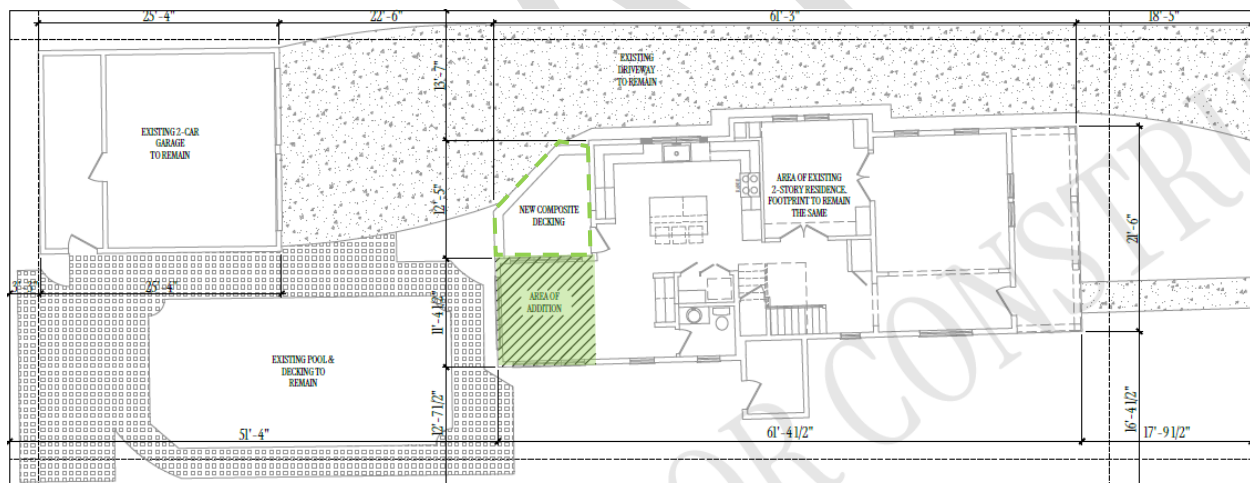
DATE

SITE PLAN

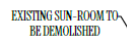
EXISTING



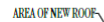
PROPOSED



EXISTING

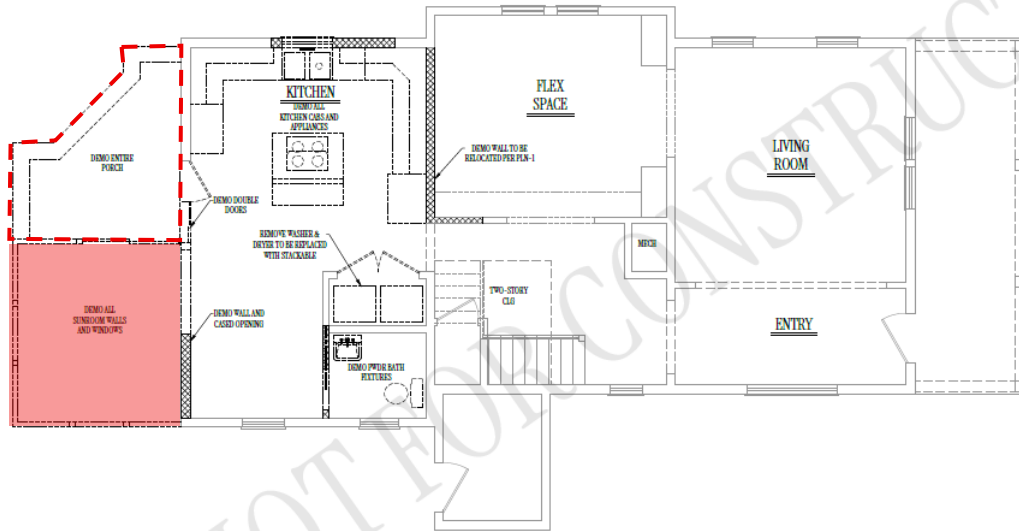


PROPOSED

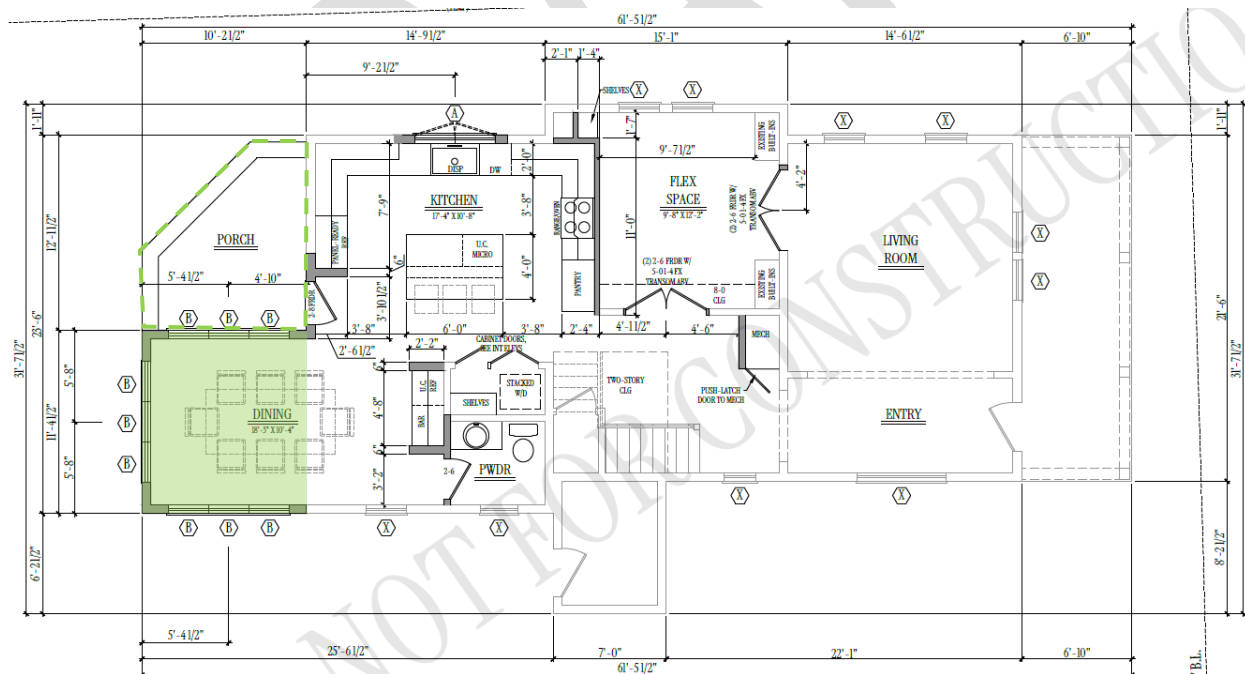


FIRST FLOORPLAN

EXISTING



PROPOSED

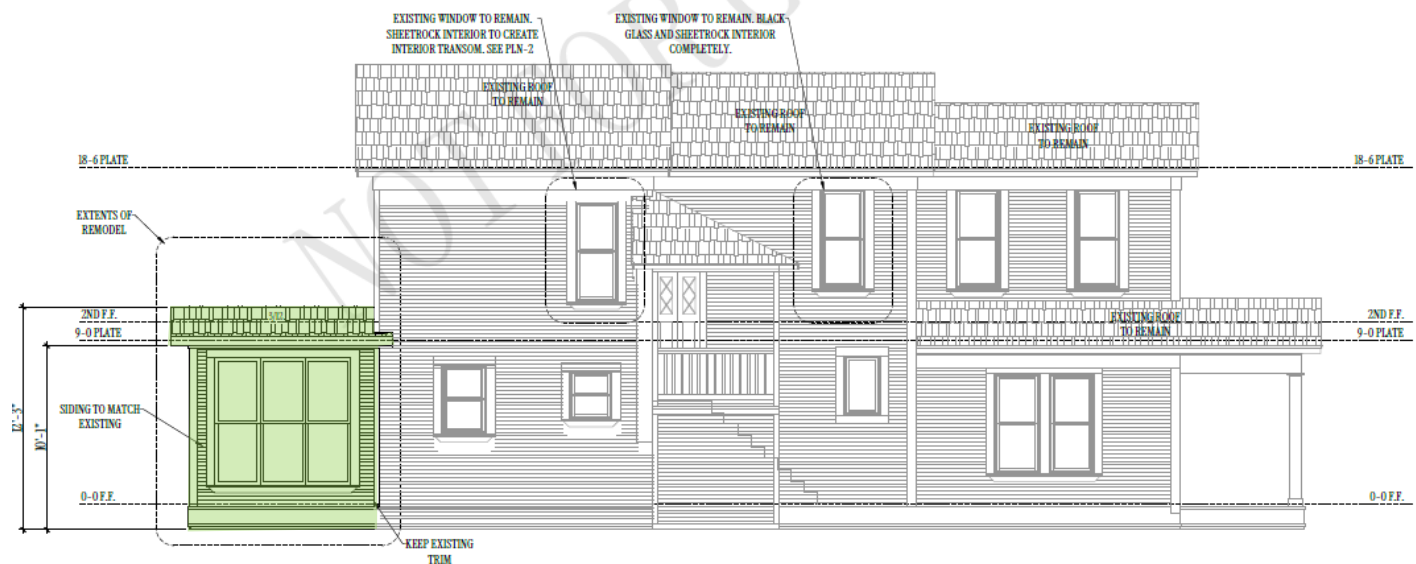


NORTH (LEFT) ELEVATION



EXISTING SIDE ELEVATION

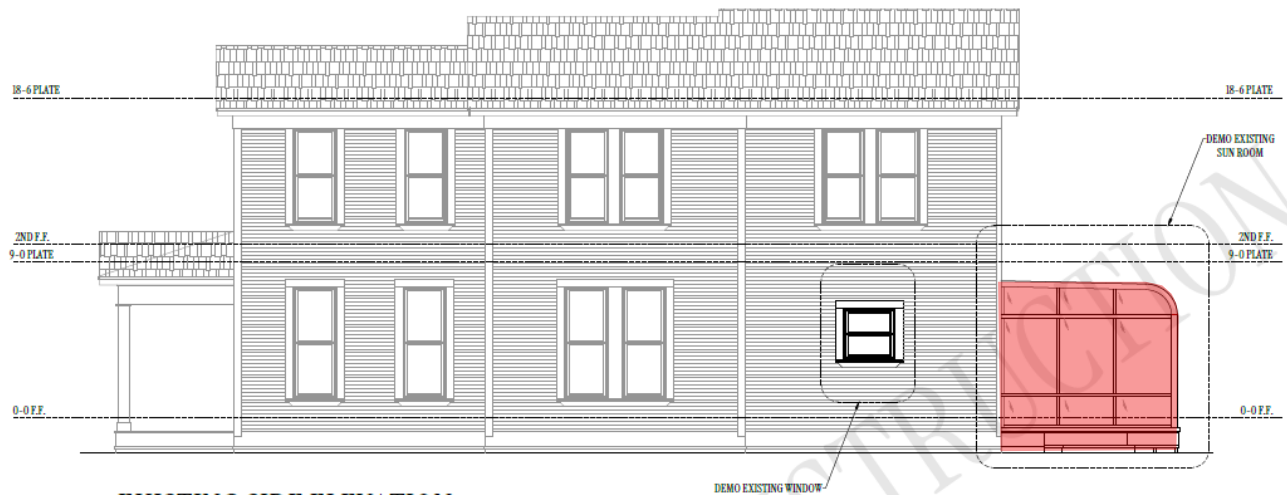
NORTH



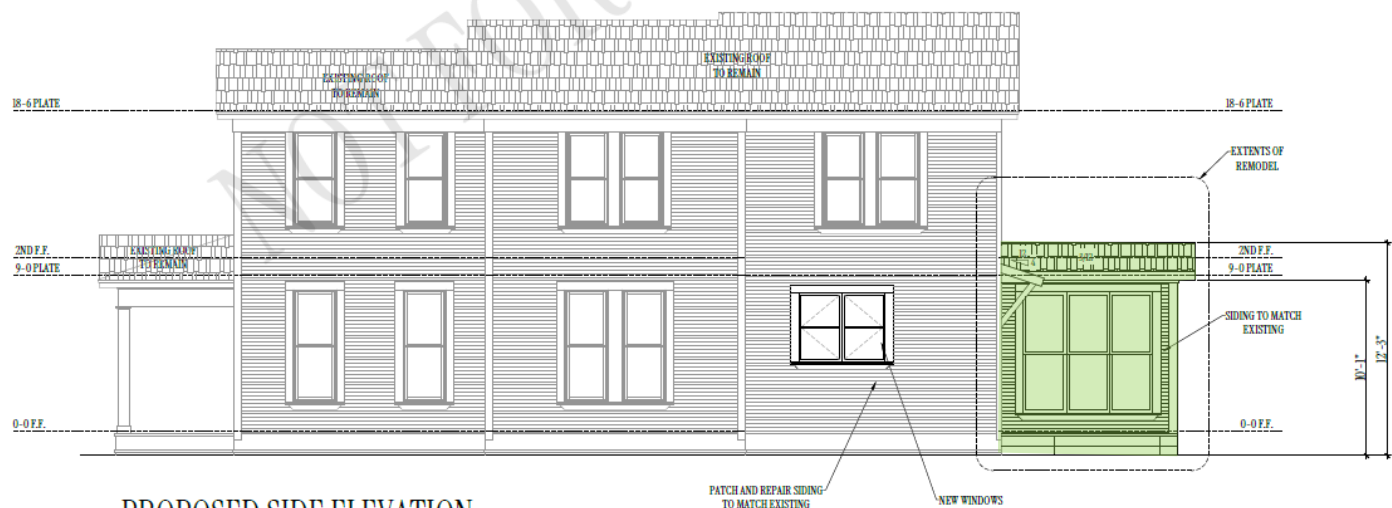
PROPOSED SIDE ELEVATION

NORTH

SOUTH (RIGHT) ELEVATION

EXISTING SIDE ELEVATION

SOUTH

PROPOSED SIDE ELEVATION

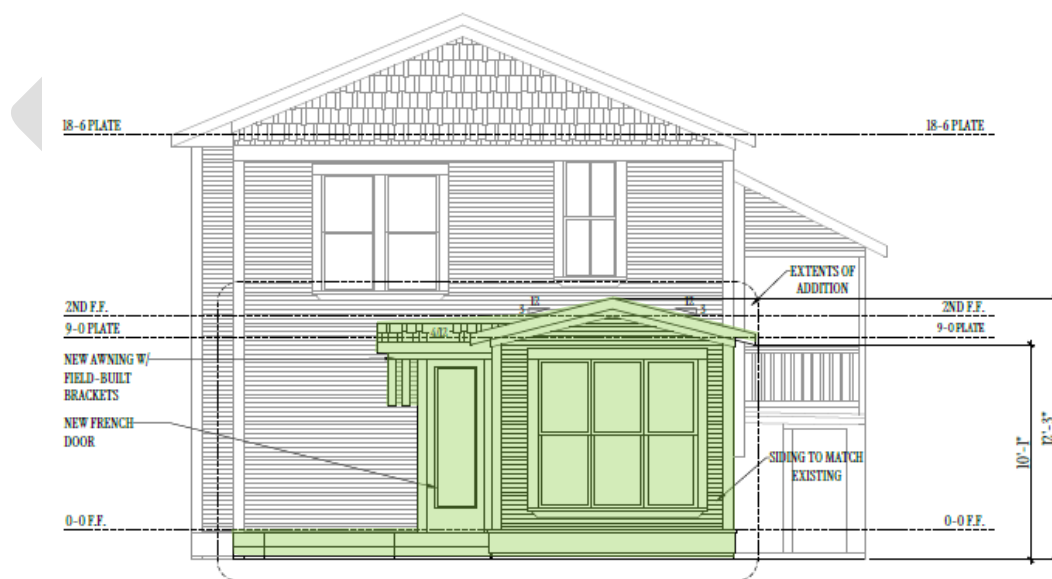
SOUTH

EAST (REAR) ELEVATION



EXISTING REAR ELEVATION

EAST



PROPOSED REAR ELEVATION

EAST

WINDOW WORKSHEET

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	Wood	6	CSMT	(2)24"x48"	Recessed	Replacement	No

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	Wood	6	CSMT	30"x48"	Recessed	Sierra Pacific	
B	Wood	1/1	SH	30"x84"	Recessed	Sierra Pacific	

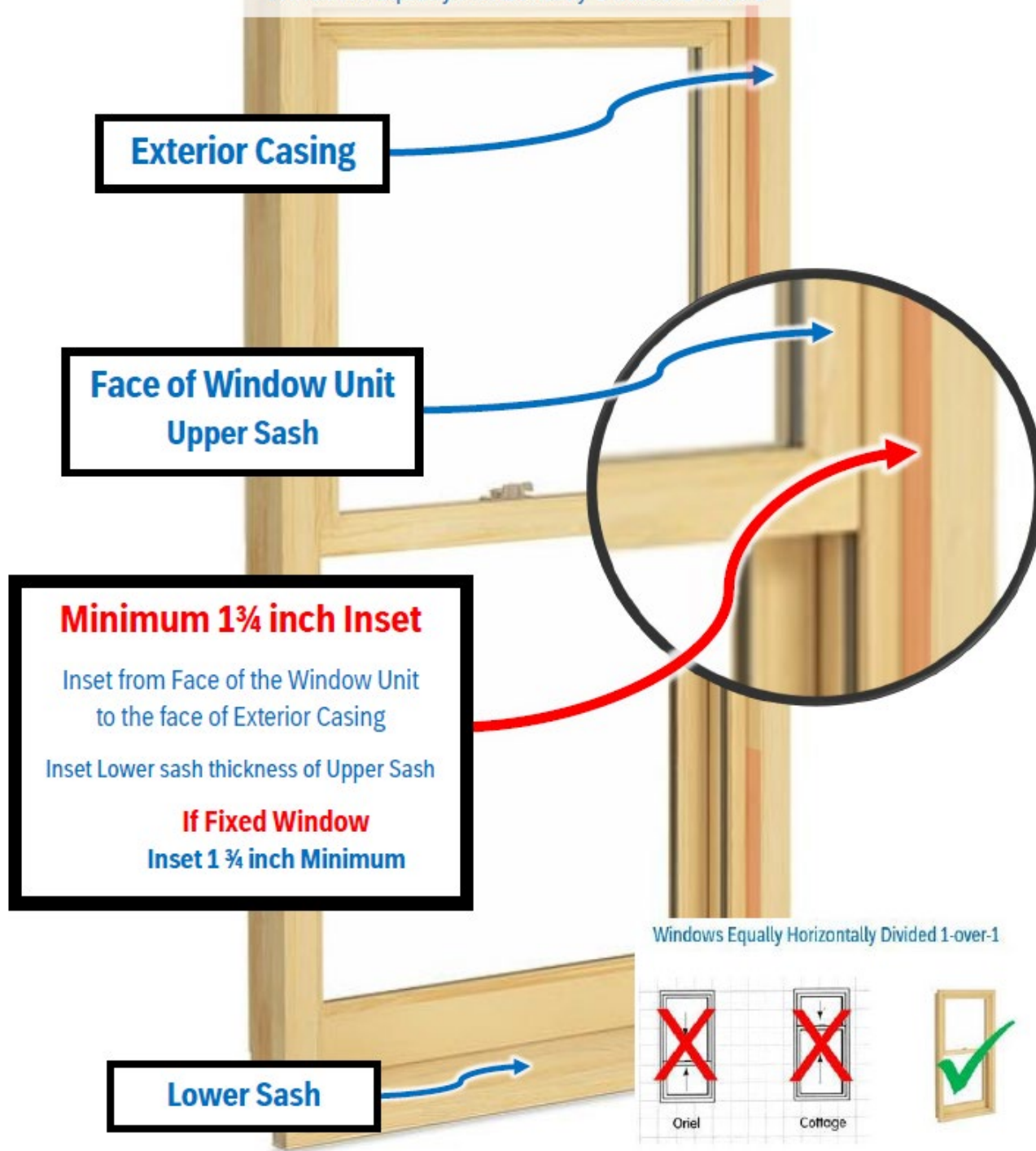
NONHISTORIC KITCHEN WINDOW BEING REPLACED ON SOUTH SIDE



Window Standard for Historical Additions, New Construction & Replacements

From Face of Exterior Casing to Face of Window Unit Shall be $1\frac{3}{4}$ inch Minimum

Windows Equally Horizontally Divided 1-over-1



DRAFT