

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Gail Schorre, architect for Clint Koshnick, owner

**Property:** 807 Arlington Street, Tract 11, Block 249, Houston Heights Subdivision. The property includes a historic 1,448 square foot one-story wood frame single-family residence situated on a 6,556 square foot (50' x 131') interior lot.

**Significance:** Contributing Cottage residence, constructed circa 1940, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition. This application was deferred from 1/28/2022 for a redesign and the applicants agreed to redesign and is proposing the following:

The proposed project is an addition to an existing 1448 SF. The existing house includes a previous one-story addition of 343 SF at the back and a previously enclosed front porch (porch is shown on the Sanborn map).

The proposed first floor addition is 260 SF and a 380 SF back porch. The second-floor addition of 840 SF will be located at the back of the house, a small part of it will be over the previous addition.

No part of the second floor is over the original house.

- The new addition will be clad in 117 smooth cementitious wood siding.
- The original house features hipped roof forms as does the addition.
- The proposal includes the replacement of an existing, non-historic window in the later addition on the north side with a smaller traditional style double-hung window.
- All windows on the addition will be inset and recessed.

**Public Comment:** One letter of support received, Attachment A

**Civic Association:** No public 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:

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.

**S D NA**

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

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

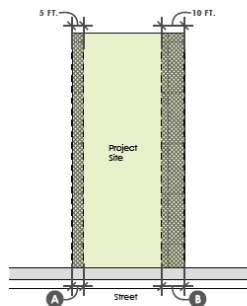
Maximum Lot Coverage (Addition and New Construction)

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%)



Existing Lot Size: 6,556 SF  
 Proposed Lot Coverage: 2018.5 SF  
 Maximum Lot Coverage Allowed: 2,753  
 Proposed Percentage: 31%

Side Setbacks (Addition and New Construction)



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

KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
<b>A</b>	5 FT.	Minimum distance between the side wall and the property line
<b>B</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
<b>C</b>	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 (N): 6'- 3 1/2"  
 Proposed side setback (S): 10'-6"  
 Cumulative side setback: 16'-9 1/2"

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- 
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Maximum Floor Area Ratio (Addition and New Construction)

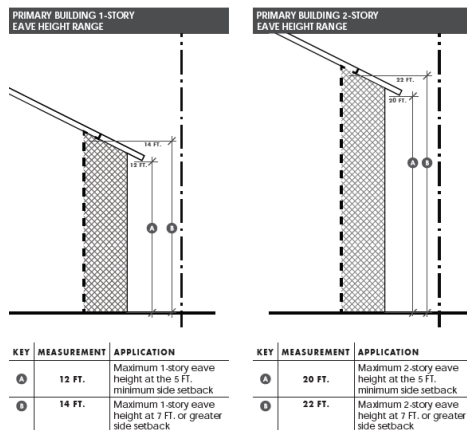
LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40



Existing Lot Size: 6,556 sf  
 Proposed FAR: 40%  
 Total square footage: 2,601 SF  
 Maximum square footage allowed: 3,015 SF

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Eave Height (Addition and New Construction)



Proposed eave height: 20'- 9 1/2"  
 Proposed Ridge height is 26'-10"

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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 first floor plate height: 8'-4"  
 Proposed second floor plate height: 8'



Side Wall Length and Insets (Addition and New Construction)

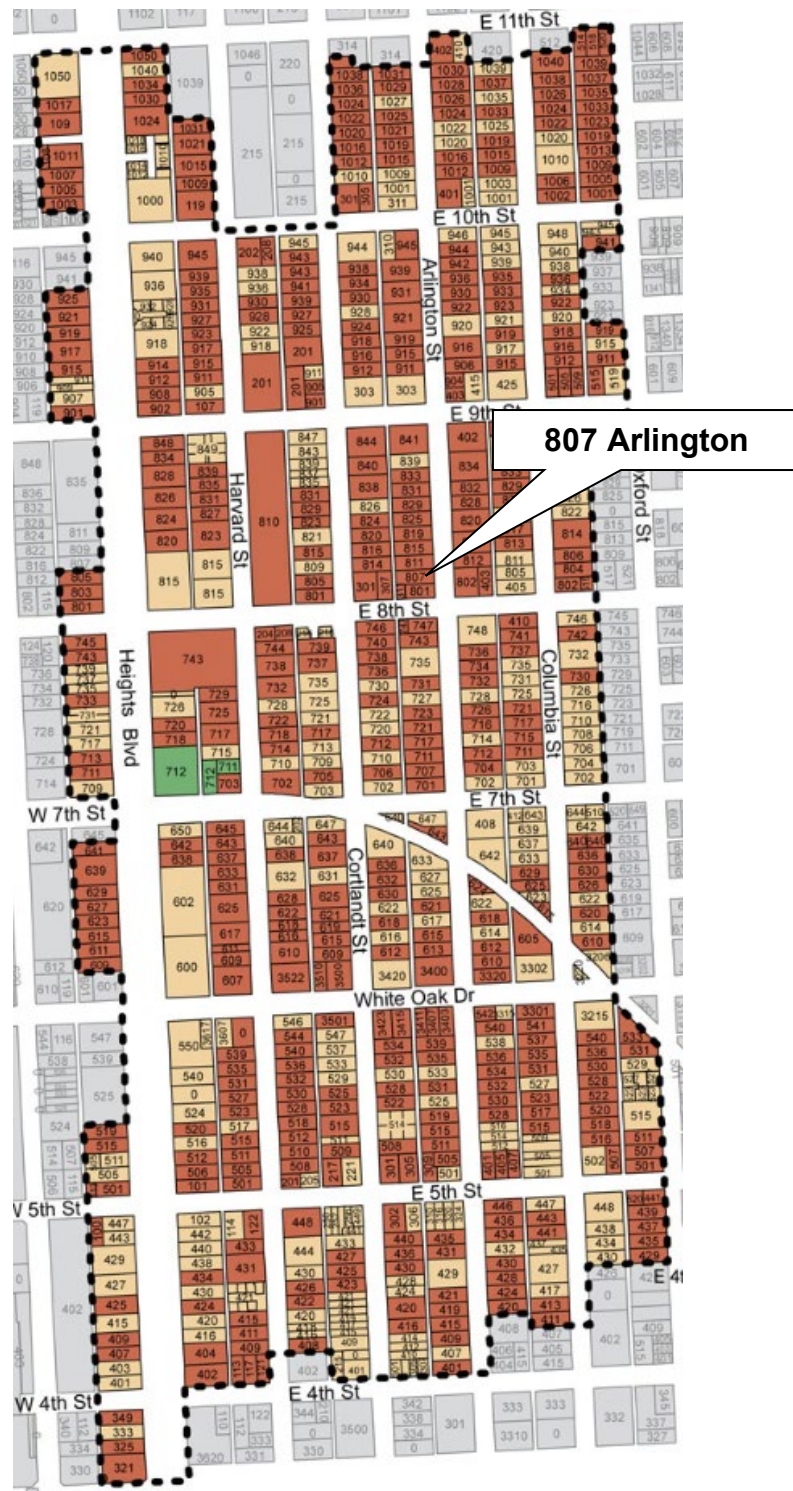
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Side Wall Length:35'-2"



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CONTEXT AREA



Figure 1- 801 Arlington, next door neighbor



Figure 1- 811 Arlington, next door neighbor



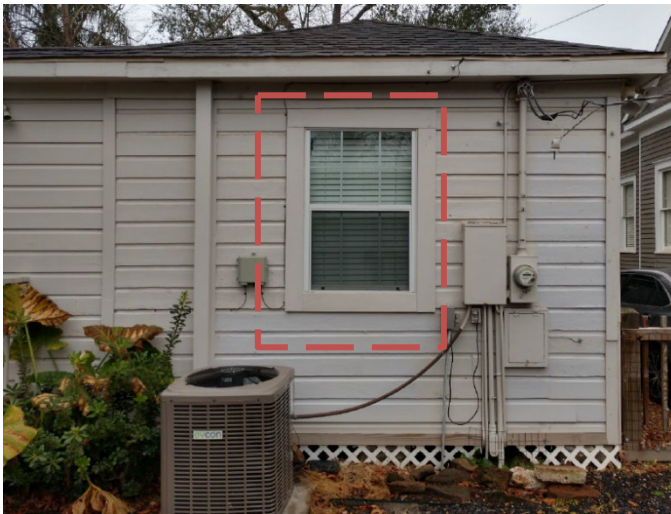
Figure 3- 802 Arlington St., across the street neighbor



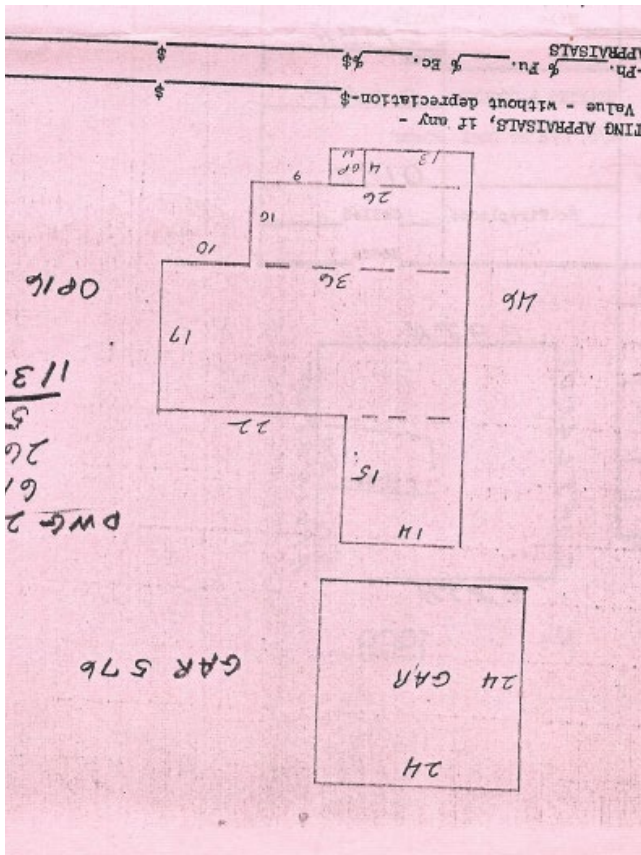
Figure 4- 812 Arlington St., across the street neighbor



EXISTING PHOTOS



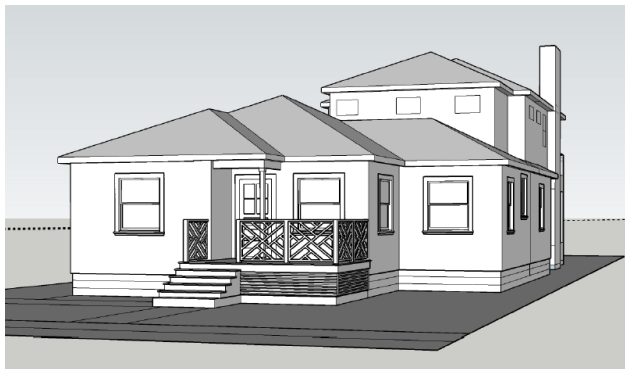
SANBORN MAP 1924 & BLA 1968



**3D VIEW – Deferred 1/27/2022**

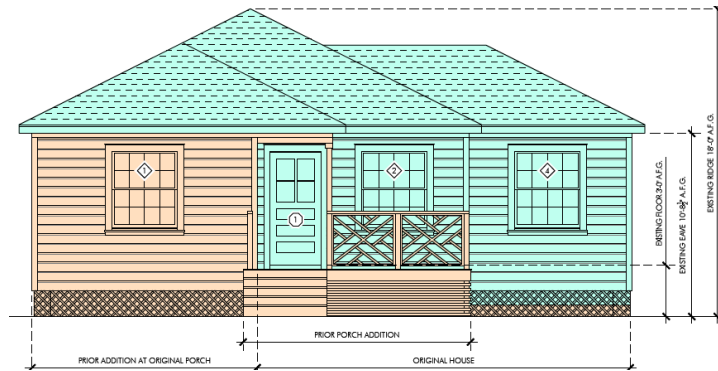


**PROPOSED**



**EAST ELEVATION – FRONT FACING ARLINGTON STREET**

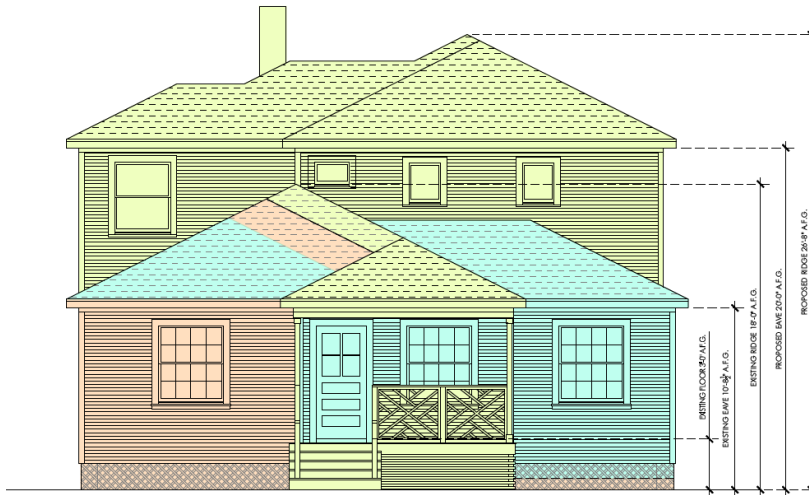
**EXISTING**



KEY

ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

**DEFERRED 1/27/2022**







**PROPOSED**



**SOUTH SIDE ELEVATION**

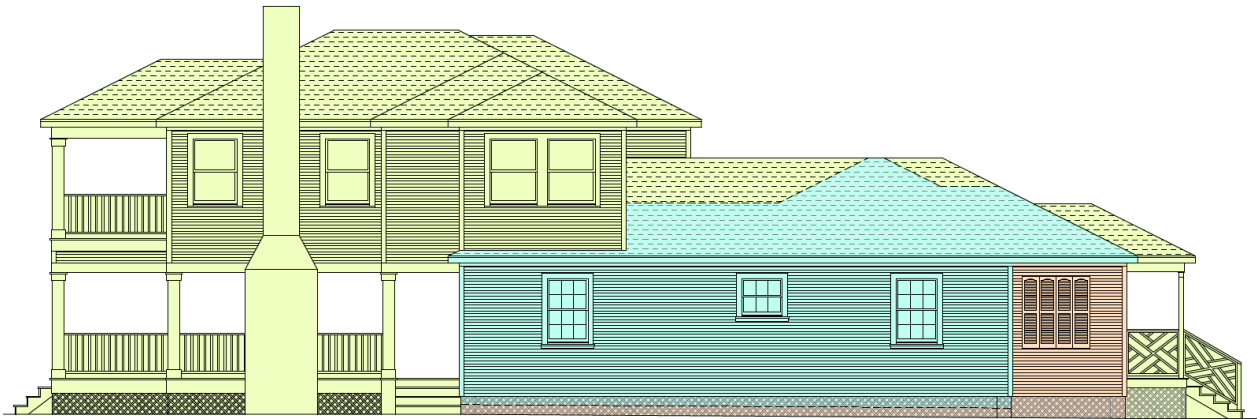
**EXISTING**

KEY

ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	



**DEFERRED 1/27/2022**

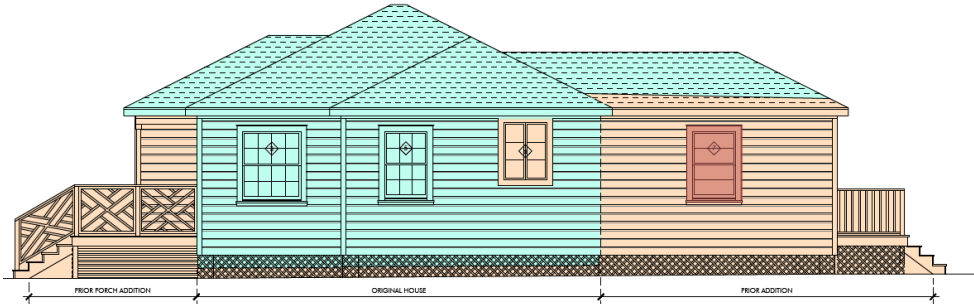


**PROPOSED**



**NORTH SIDE ELEVATION**

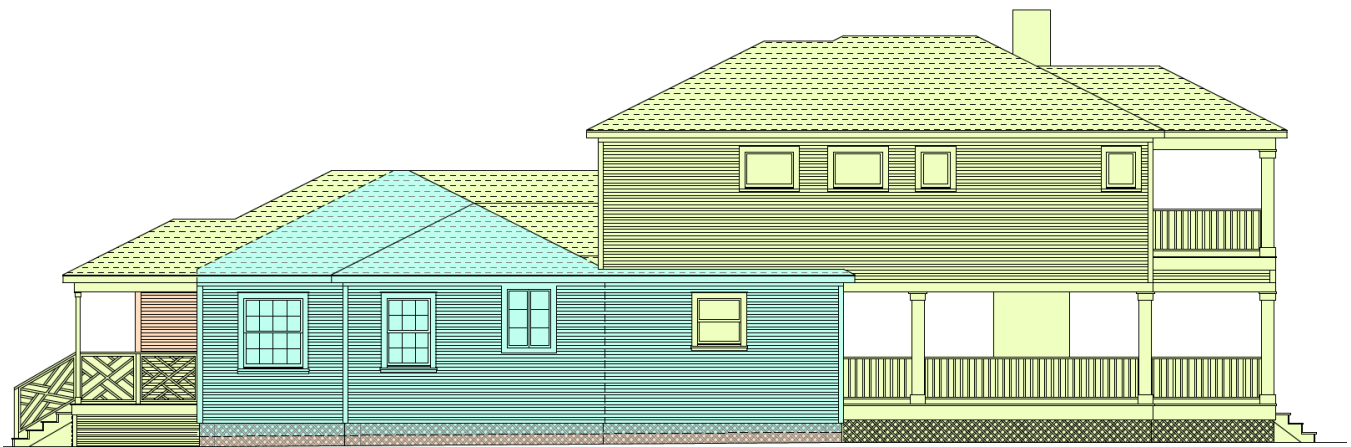
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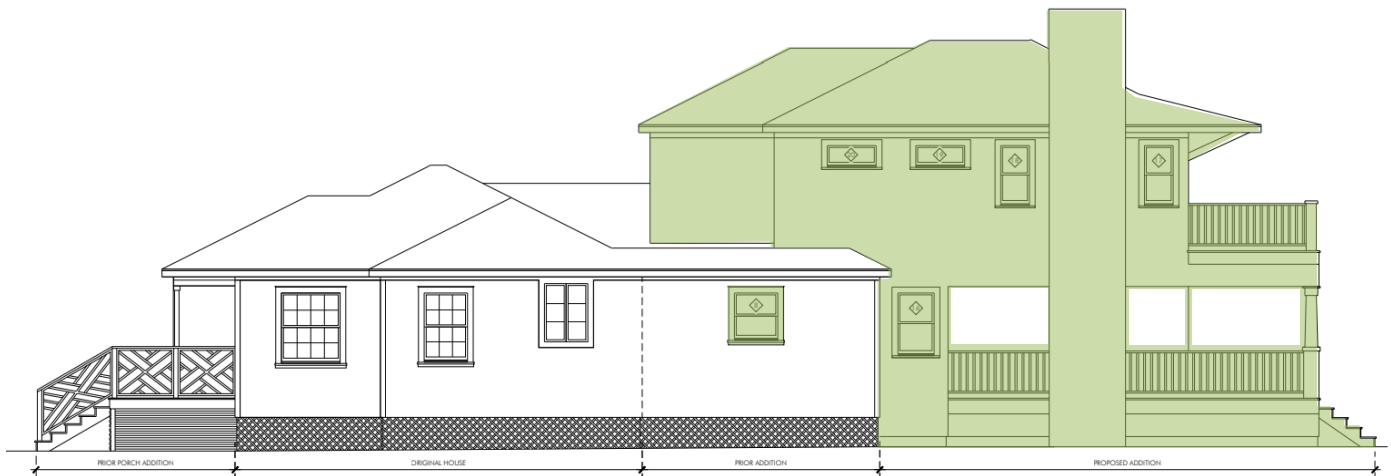
KEY

ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

DEFERRED 1/27/2022

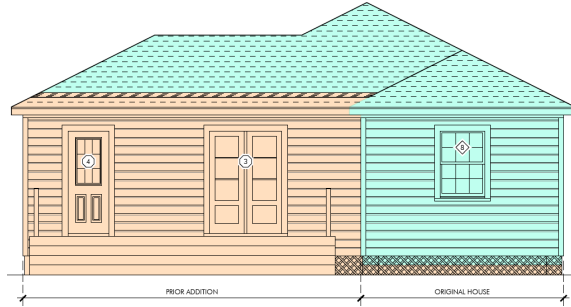


**PROPOSED**



**WEST (REAR) ELEVATION**

EXISTING



DEFERRED 1/27/2022



PROPOSED

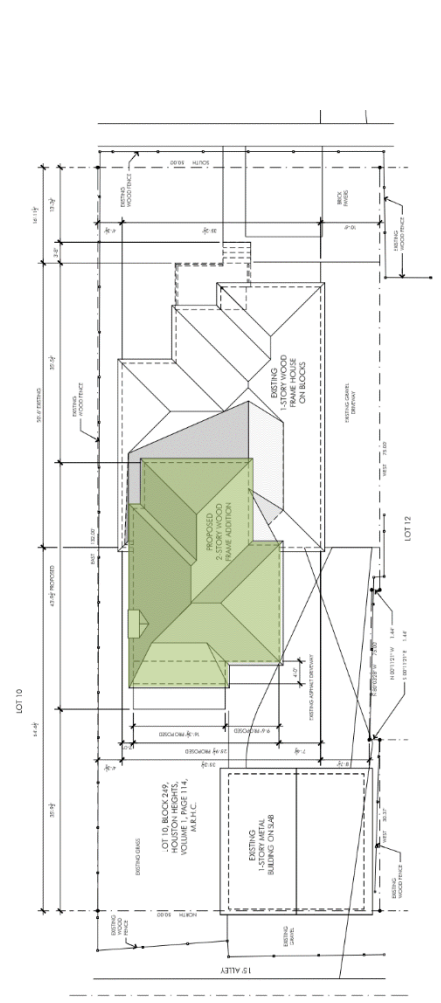
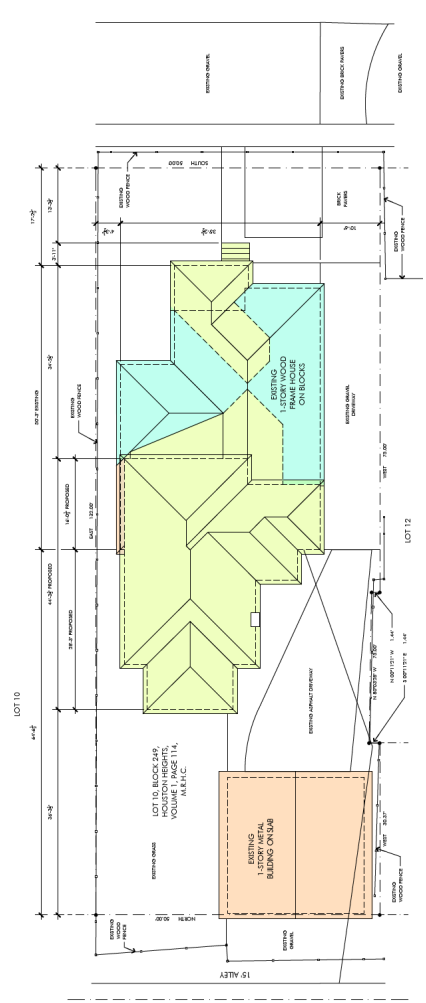
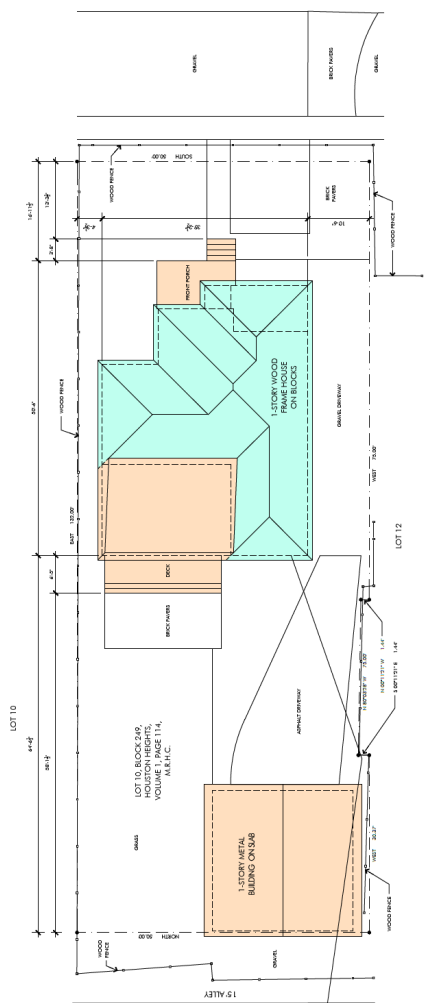




EXISTING

SITE/ROOF PLAN  
DEFERRED 1/27/2022

PROPOSED





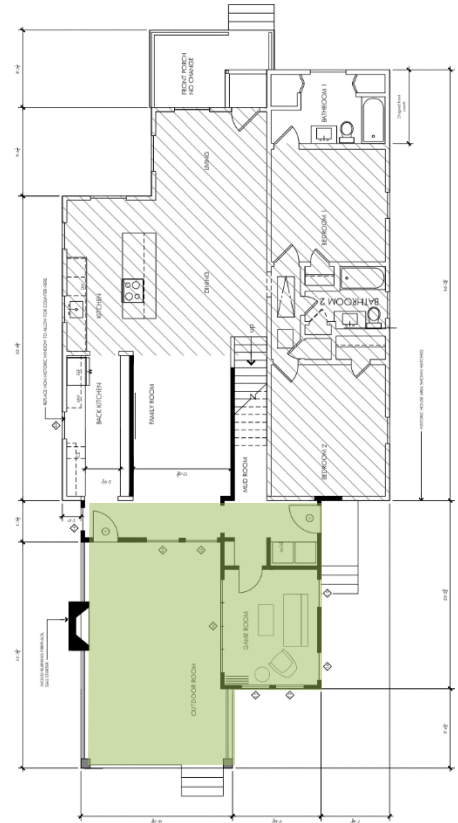
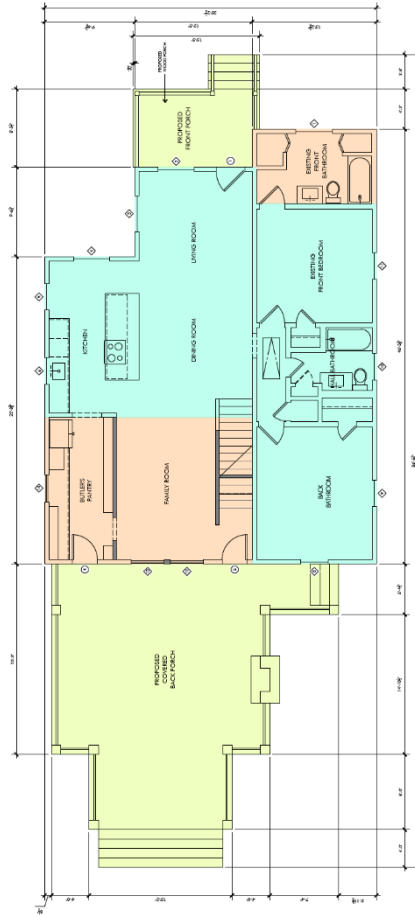
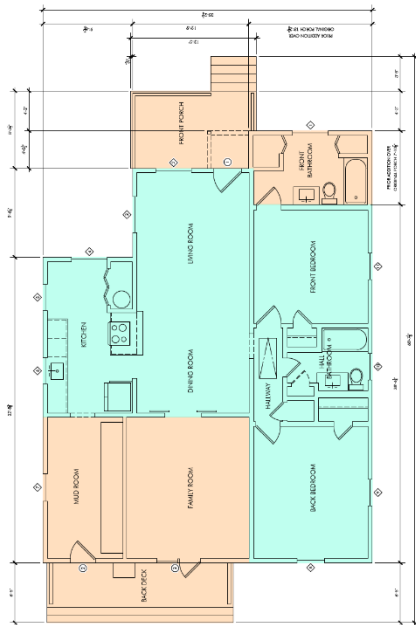


FIRST FLOOR PLAN

EXISTING

DEFERRED 1/27/2022

PROPOSED



KEY

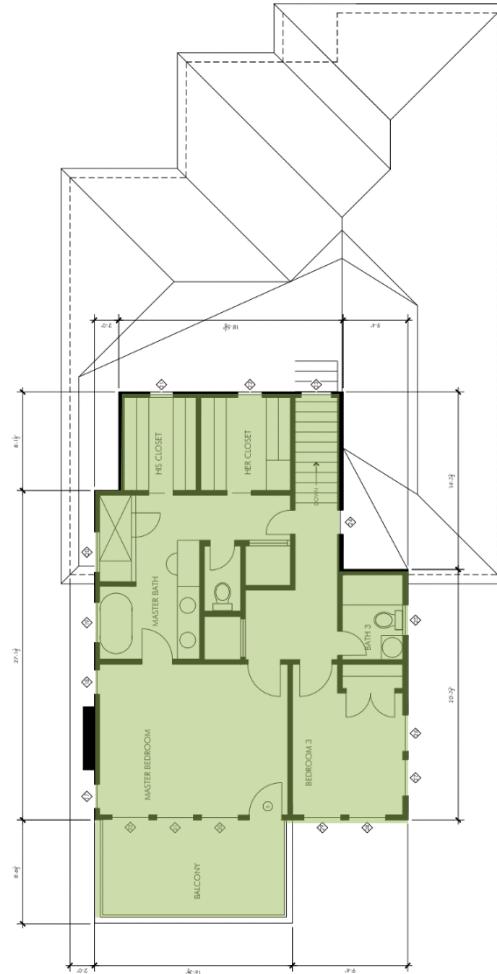
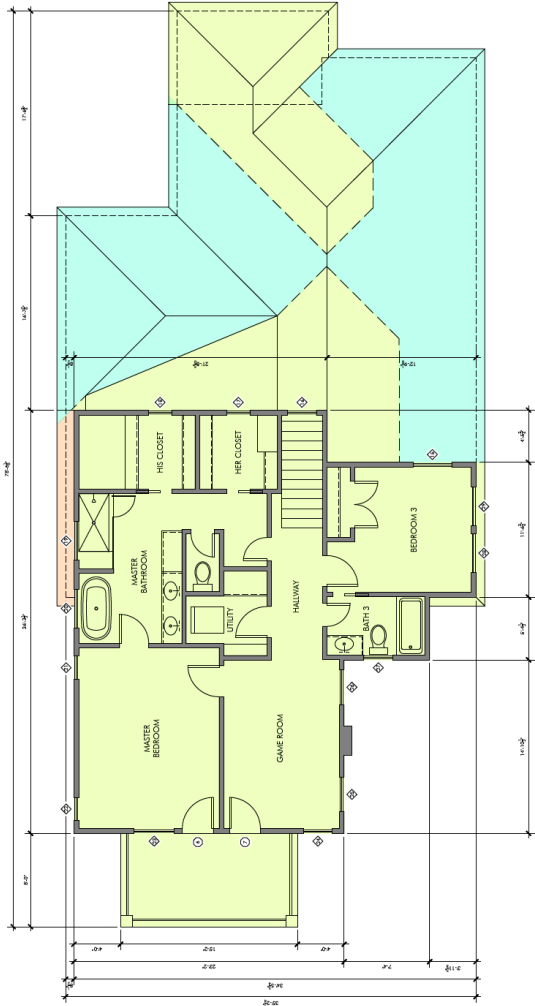
ORIGINAL STRUCTURE	
PRIOR ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

SECOND FLOOR PLAN



DEFERRED 1/27/2022

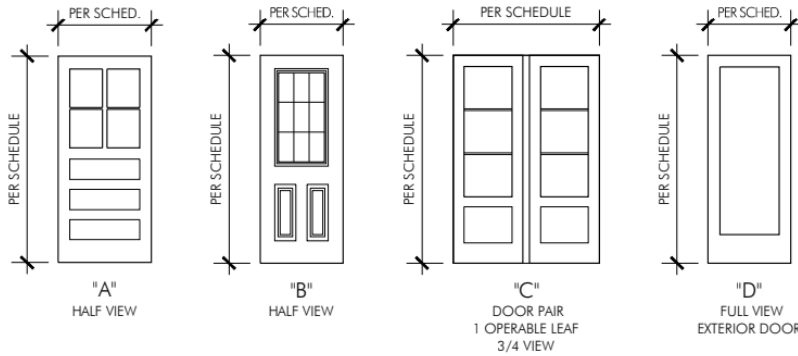
PROPOSED



**WINDOW / DOOR SCHEDULE**

**DOOR SCHEDULE**

DOOR TYPES

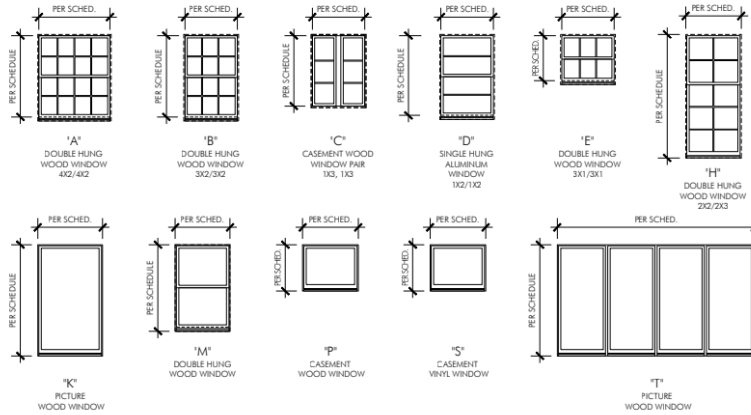


DOOR SCHEDULE

NO.	TYPE	MATERIAL	WIDTH	HEIGHT	EXISTING	REMAIN	DEMOLISH	PROPOSED	FINISH	HARDWARE	REMARKS
1	A	WOOD	36"	80"	•	•			PAINT		FRONT DOOR
2	B	COMPOSITE WOOD	32"	80"	•		•		PAINT		
3	C	WOOD	32"	80"	•		•		PAINT		
4	D	WOOD	32"	80"				•	PAINT		
5	D	WOOD	36"	80"				•	PAINT		
6	D	WOOD	32"	80"				•	PAINT		

WINDOW SCHEDULE

WINDOW TYPES



NOTES

- UNLESS NOTED OTHERWISE ALL WINDOWS "EQL WENT", 2500 SERIES WOOD WINDOW PRODUCT LINE OR OTHER MANUFACTURERS PRODUCT LINE OF EQUAL OR BETTER QUALITY.
- EXISTING WINDOWS: HEIGHT AND WIDTH TO INSIDE FACES OF JAMBS AND STOOD.
- PROPOSED WINDOWS: HEIGHT AND WIDTH ARE WINDOW UNIT SIZE
- ALL WINDOWS: SEE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE FOR MAXIMUM U-FACTOR AND SHGC
- PROPOSED WINDOW HEAD HEIGHT TO MATCH EXISTING WINDOW HEAD HEIGHT.
- EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING

WINDOW SCHEDULE											
NO.	TYPE	MATERIAL	STYLE	WIDTH	HEIGHT	MOUNTING	EXISTING	REMAIN	DEMOLISH	PROPOSED	NOTES
1	A	WOOD	DH	46"	53"	RECESSED	*	*			WINDOW FROM PRIOR ADDITION
2	A	WOOD	DH	46"	53"	RECESSED	*	*			ORIGINAL WINDOW
3	A	WOOD	DH	46"	53"	RECESSED	*	*			ORIGINAL WINDOW
4	A	WOOD	DH	46"	53"	RECESSED	*	*			ORIGINAL WINDOW
5	B	WOOD	DH	34"	52"	RECESSED	*	*			ORIGINAL WINDOW
5	C	WOOD	CASEMENT	34"	46"	SURFACE	*	*			WINDOW FROM PRIOR ADDITION
7	D	ALUMINUM	SH	34"	52"	SURFACE	*	*	*		WINDOW FROM PRIOR ADDITION
8	B	WOOD	DH	35"	50"	RECESSED	*	*			ORIGINAL WINDOW
9	B	WOOD	DH	34"	52"	RECESSED	*	*			ORIGINAL WINDOW
10	E	WOOD	DH	34"	30"	RECESSED	*	*			ORIGINAL WINDOW
11	B	WOOD	DH	34"	52"	RECESSED	*	*			ORIGINAL WINDOW
12	M	WOOD	DH	37"	70"	RECESSED				*	
13	M	WOOD	DH	37"	70"	RECESSED				*	
14	M	WOOD	DH	37"	70"	RECESSED				*	
15	M	WOOD	DH	37"	70"	RECESSED				*	
16	M	WOOD	DH	30"	50"	RECESSED				*	
17	P	WOOD	CASEMENT	24"	48"	RECESSED				*	
18	P	WOOD	CASEMENT	24"	48"	RECESSED				*	
19	P	WOOD	CASEMENT	34"	18"	RECESSED				*	
20	S	VINYL	CASEMENT	34"	18"	RECESSED				*	
21	P	WOOD	CASEMENT	24"	18"	RECESSED				*	
22	P	WOOD	CASEMENT	24"	18"	RECESSED				*	
23	P	WOOD	CASEMENT	30"	18"	RECESSED				*	
24	P	WOOD	CASEMENT	24"	18"	RECESSED				*	
25	M	WOOD	DH	31"	33"	RECESSED				*	
26	M	WOOD	DH	37"	56"	RECESSED				*	
27	M	WOOD	DH	37"	56"	RECESSED				*	
28	M	WOOD	DH	37"	56"	RECESSED				*	
29	M	WOOD	DH	37"	56"	RECESSED				*	
30	M	WOOD	DH	37"	56"	RECESSED				*	
31	M	WOOD	DH	37"	56"	RECESSED				*	
32	M	WOOD	DH	37"	56"	RECESSED				*	
33	M	WOOD	DH	36"	38"	RECESSED				*	
34	K	WOOD	PICTURE	42"	80"	RECESSED				*	
35	K	WOOD	PICTURE	42"	80"	RECESSED				*	
36	T	WOOD	PICTURE	120"	80"	RECESSED				*	

**APPLICANT'S MATERIAL**



Figure 1: East / Front



Figure 2: Southeast Corner



Figure 3: Northeast Corner





Figure 4: Back view: southwest corner



Figure 5: Northwest corner



Figure 6: West facing side – Back view



Figure 7: View of south west corner and south side



Figure 8: Northwest window to be removed

# Certificate Of Appropriateness: Contributing Context Worksheet New Construction and Addition



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Address:**

Primary Building or Accessory Structure

## For New Construction:

Based on Sec. 33-242 of the Historic Preservation ordinance, new construction in a historic district must be **compatible** with exterior features of contributing structures in the context area (same historic district). When designing, elements of existing contributing construction in this district should be referenced, but not necessarily copied. Please give at least three examples of contributing buildings referenced. See this link for new construction criteria:

<https://bit.ly/3xG3NqJ>

Neighboring Contributing Context Address (Reference Address in same historic district)	Number of stories	Ridge Height *if available	Compatibility/Reference Reason Examples: massing, cladding, etc.
Neighboring Context Address * if next door neighbor isn't contributing	Number of stories	Ridge Height *if available	

## For an Addition:

Based on Sec. 33-241 for Alterations, Rehabilitations, Restorations and Additions:

- The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- 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.

**Existing contributing structures must be in the context area (same historic district). Elements of existing contributing construction in this district should be referenced in the design process. Please give at least three examples of these contributing buildings. See this link for alteration criteria:**

<https://bit.ly/3wEYfMa>

Neighboring Contributing Context Address (Reference Address in same historic district)	Number of stories	Ridge Height *if available	Compatibility/Reference Reason examples: massing, cladding, etc.
Neighboring Context Address * if next door neighbor isn't contributing	Number of stories	Ridge Height *if available	

**ATTACHMENT A**

**LETTER OF SUPPORT FROM NEIGHBOR**

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**From:** Evan Suzuki <[REDACTED]>  
**Sent:** Thursday, February 17, 2022 9:54:37 PM  
**To:** Erin Koshnick  
**Subject:** 807 Arlington Street

This email originated outside the Circa organization. Caution should be taken when opening Attachments and Links.

Hi Erin,

Thanks for sharing the plans for your house renovation. Congratulations on an exciting project!

As the owner of 845 Arlington Street and now that I've seen the plans for your house at 807 Arlington, I am happy to support its approval by the Historic and Archaeological Commission.

We wish you the best of luck with your project and look forward to being your neighbor.

Best,  
Evan Suzuki