

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Karen Brasier, Design 3 Studio for William and Katie Davis, owners

Property: 716 Arlington Street, Lot 17, Block 257, Houston Heights Subdivision. The property includes a historic 1,387 square foot, one-story wood frame single-family residence and a detached shed situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 1,374 square foot one and a half story addition and attached garage at the original rear wall of the residence.

- The residence will be raised on its foundation by 6", from 2' to 2'-6"
- An existing rear addition will be removed
- The addition will feature a maximum width of 39'-3" without the garage, 37'-1" back from the front wall.

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: One in favor with conditions. See Attachment A, p. 17-18.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 27, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

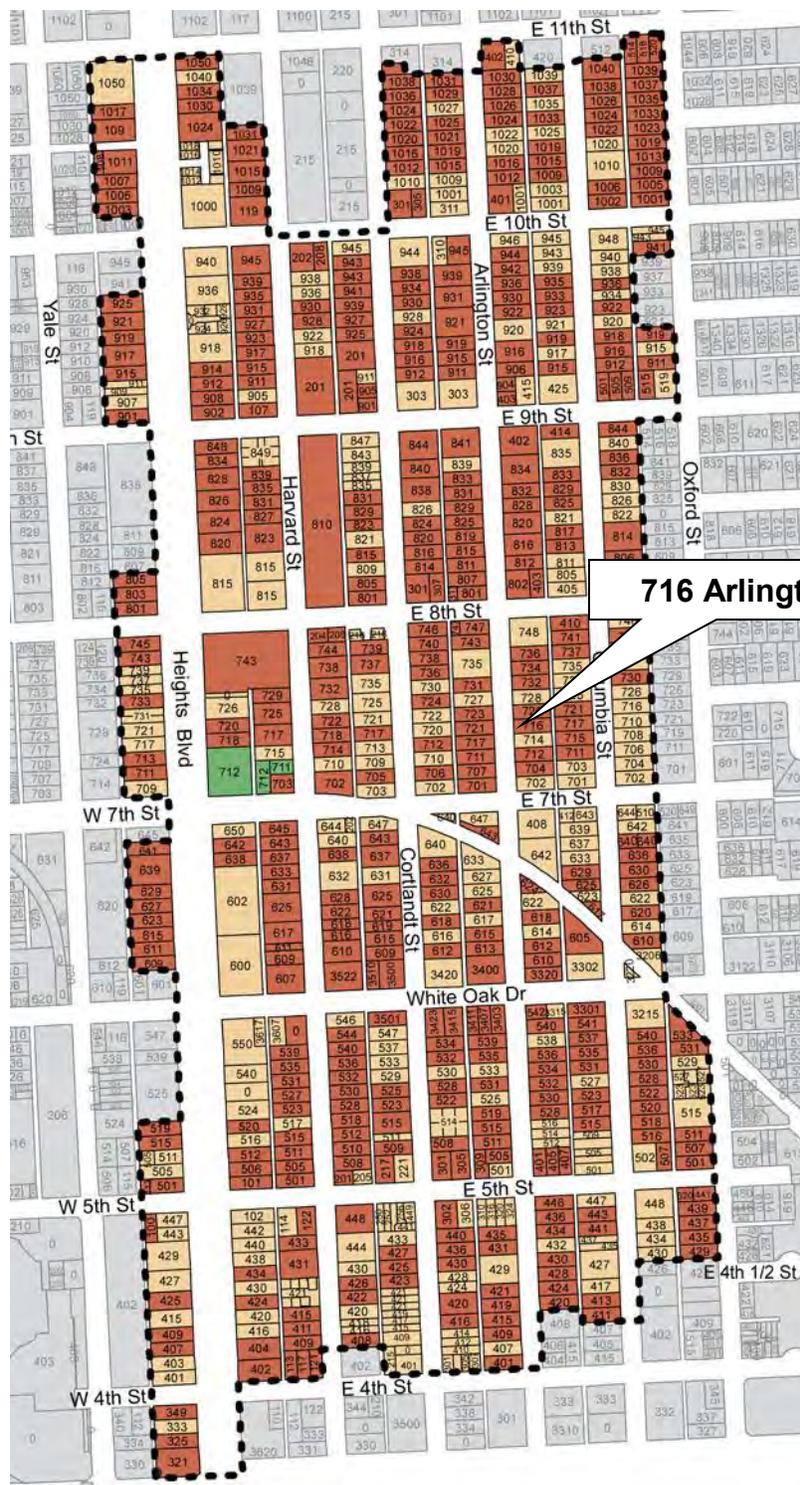
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



714 Arlington Street – Noncontributing – 2007 (neighbor)



726 Arlington Street – Noncontributing – 2010 (neighbor)



717 Arlington Street – Contributing – 1915 (across street)



721 Arlington Street – Contributing – 1900 (across street)

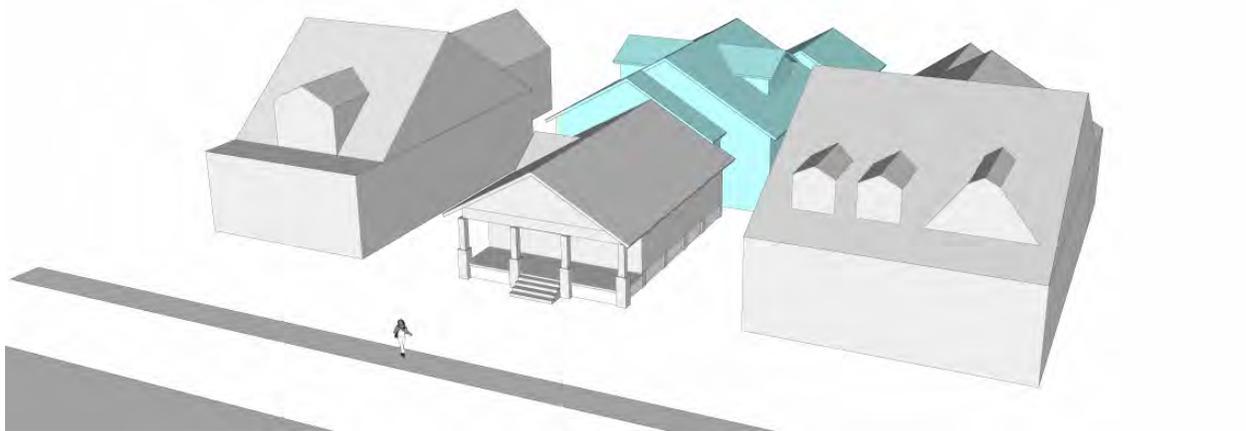


723 Arlington Street – Contributing – 1910 (across street)



727 Arlington Street – Noncontributing – 1995 (across street)

3D RENDERING – FRONT FACING ARLINGTON STREET



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



EAST (REAR) ELEVATION

EXISTING



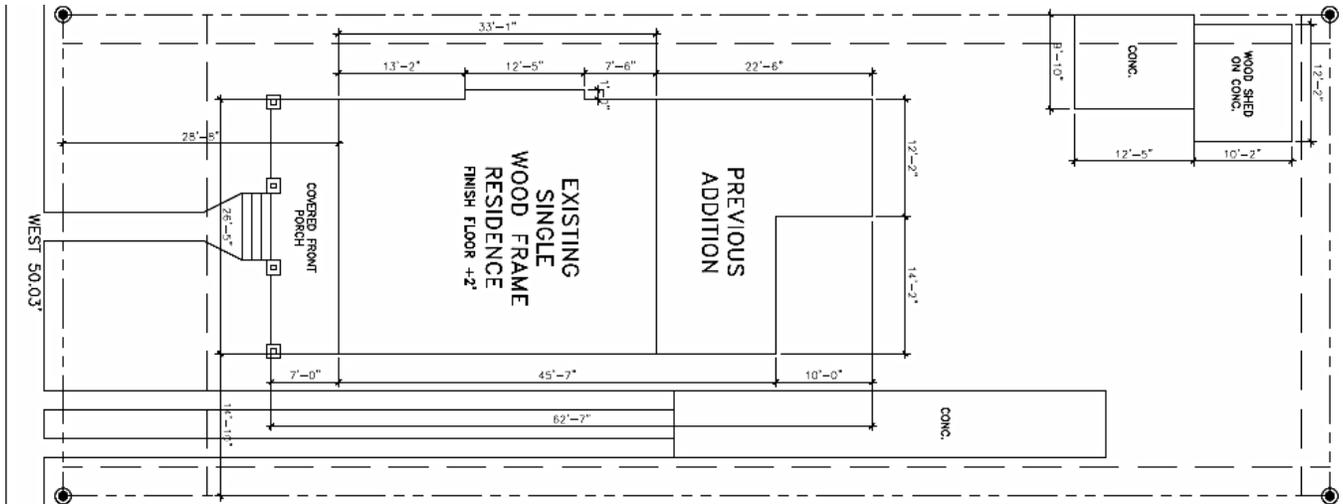
PROPOSED



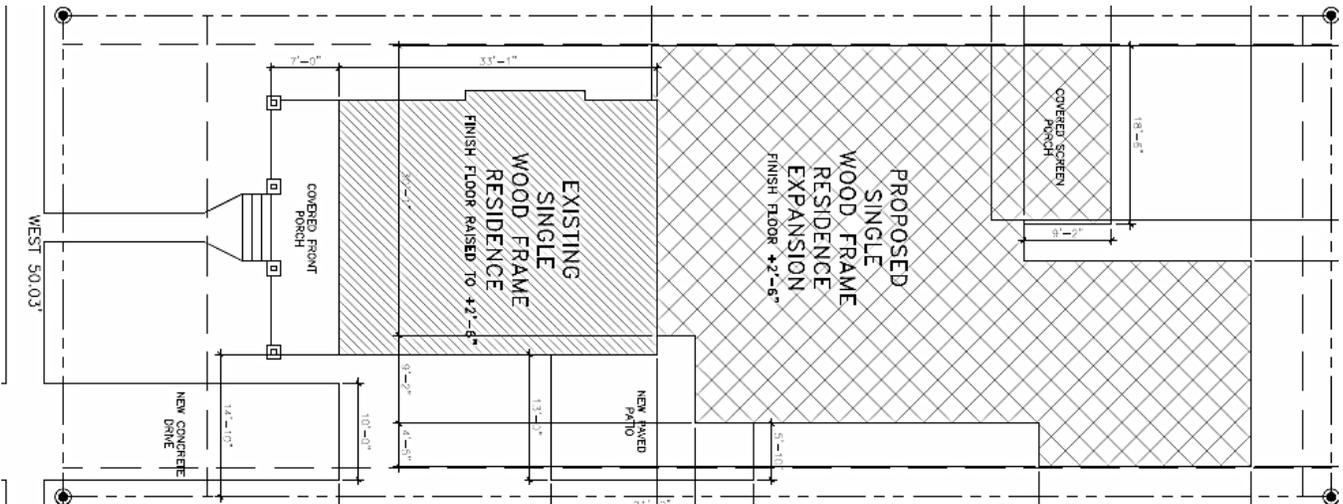


SITE PLAN

EXISTING



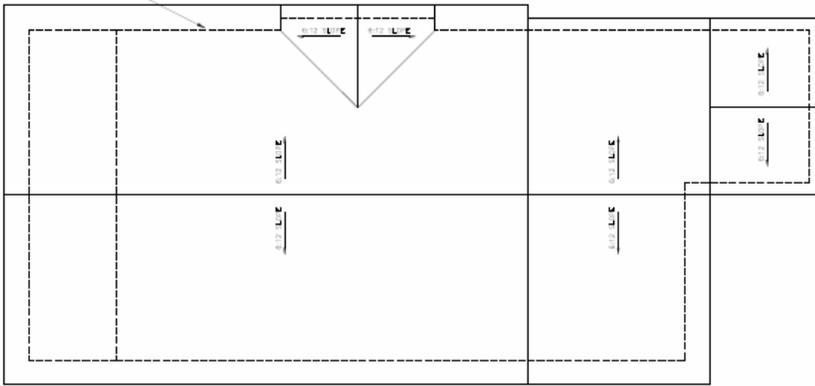
PROPOSED



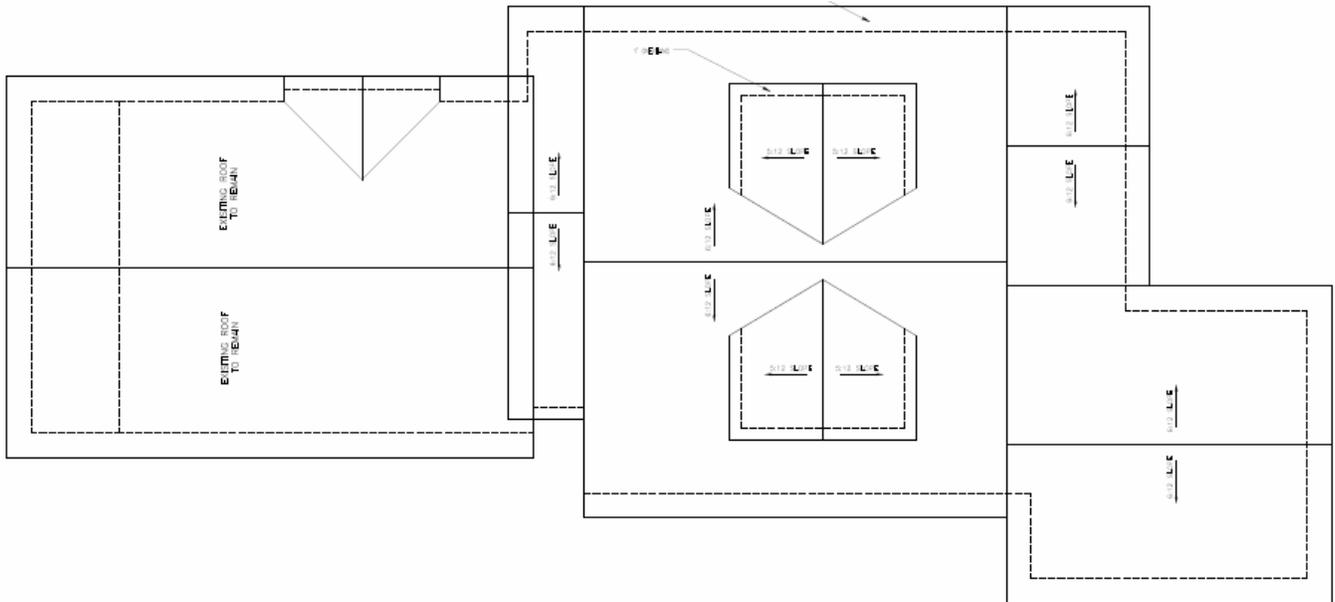


ROOF PLAN

EXISTING



PROPOSED





FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

Window/Door Schedule

Windows

1. Existing 2'-4" x 6' dbl hung wood 1/1
2. Existing 2'-4" x 6' dbl hung wood 1/1
3. Replace existing with proposed 2'-6" x 3'-6" dbl hung wood 1/1
4. Existing 2'-4" x 6' dbl hung wood 1/1
5. Existing 2'-4" x 6' dbl hung wood 1/1
6. Existing 2'-4" x 6' dbl hung wood 1/1
7. Existing 2'-4" x 6' dbl hung wood 1/1
8. Existing 2'-4" x 6' dbl hung wood 1/1
9. Existing 2'-4" x 6' dbl hung wood 1/1
10. Existing 2'-4" x 6' dbl hung wood 1/1
11. Existing 2'-4" x 3' dbl hung wood 1/1
12. Proposed (2) 3' x 4' dbl hung wood 1/1
13. Proposed 3' x 4' dbl hung wood 1/1
14. Proposed 3' x 4' dbl hung wood 1/1
15. Proposed 2' x 3' dbl hung wood 1/1
16. Proposed 3' x 4' dbl hung wood 1/1
17. Proposed (3) 2' x 1'-6" dbl hung wood 1/1
18. Proposed 2'-6" x 6' dbl hung wood 1/1
19. Proposed 2'-6" x 6' dbl hung wood 1/1
20. Proposed 3' x 6' dbl hung egress wood 1/1

Doors

1. Existing front door to remain
2. 3' x 8' wood 1 lite
3. (2) 2'-6" x 8' French doors, 1 lite
4. (2) 2'-6" x 8' French doors, 1 lite
5. (2) 3' x 7' Sliding screen doors
6. 2'-8" x 8' wood 1 lite
7. 2'-8" x 8' wood 1 lite
8. (2) 3' x 8' Sliding rail doors
9. 16' overhead garage door
10. 2'-8" x 8' wood 1 lite

FOUNDATION REPORT

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficiency

I	NI	NP	D
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Deficiency: The inspection of pier and beam foundation did not include our full examination of the under structure exposed in the crawl space.

Information: Access to the crawl space and the crawl space clearance was inadequate for the inspector. Examination of wooden members for decay or damage is part of the pest control inspection. Decayed or damaged areas or members should be noted in their report and repaired as necessary. No parts, components or systems in the crawl space were inspected and the parts, components and systems in the crawl space are specifically excluded from the inspection and from this report.

B. Grading & Drainage – Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Deficiency: The flower beds were sculpted so that the flower beds sloped toward the house.

Information: Current codes provide that all ground water within ten feet of the foundation must drain away from the house. The flower beds should be lowered and the beds should be sloped to provide positive drainage of ground water away from the foundation.

References: 401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Deficiency: The elevation of the surface of the crawl space was lower than the ground surfaces of the yards and flower beds surrounding the house.

Information: The ground surface of the crawl space is required to be higher than the surfaces of the surrounding soils and flower beds. The surface of the ground in the crawl space is required to have a water resistant barrier and the ground is to be sloped to drain water out from under the house. If it is not possible to provide proper drainage for the crawl space then an underground drainage system should be installed.

PROJECT DETAILS

Shape/Mass: The residence measures 26'-5" wide with a 1' bumpout on the north side by 55'-7" deep. The final 22'-6" of depth are an existing addition to be removed. The existing eave height of 9'-5" and ridge height of 18'-6" will be raised 6", to 9'-11" and 19' as a result of raising the foundation by 6". The addition will begin at the original rear wall. It will be inset 2' on the south side and bump out 5'-8" on the north side. It will be 61' deep by 43'-8" wide including the attached garage. It will feature an eave height of 13'-8" and a ridge height of 25'-1".

Setbacks: The residence features a front setback of 21'-8", a north side setback of 7'-10" and a south side setback of 14'-10". The addition will feature north and south setbacks of 3' and a rear setback of 9'.

Foundation: The residence features a pier and beam foundation with a 2' finished floor height which will be raised to 2'-6" from existing natural grade. The addition will feature a pier and beam foundation with a 2'-6" finished floor height and a slab on grade for the attached garage.

Windows/Doors: The residence features a wood front door and double hung wood 1/1 windows to be retained. One non-original vinyl window on the south wall will be removed and a wood window will be installed in the original opening. The addition will feature double hung wood 1/1 windows, wood doors and an overhead garage door.

Exterior Materials: The residence is clad with wood siding with a 117 profile to be retained. The addition will be clad with wood 117 siding. The existing non-original porch columns and brick pedestals will be removed to facilitate raising the foundation and replaced in kind.

Roof: The residence features a gable roof with a 6/12 pitch and a 2' eave overhang clad with composition shingles. The addition will feature a gable roof with a 6/12 pitch and a 2' eave overhang and clad with composition shingles and two side dormers with a 5/12 pitch. The attached alley-loading garage will feature a gable roof with a 6/12 pitch clad with composition shingles.

Front Elevation: The residence features three windows, two gable windows and a front door to remain. The
(West) existing non-original porch columns and brick pedestals will be removed and replaced in kind. The addition will feature one window, one gable window and a ground level entry door to the attached garage.

Side Elevation: The original portion of the residence features four windows to remain. Two existing rear additions
(North) will be removed and the proposed addition will begin at the original rear wall and feature four windows, a screened side porch, a pair of sliding barn doors, and one dormer with a pair of windows.

Side Elevation: The residence features three wood windows on the original portion to remain. One partial-height
(South) non-original vinyl window will be removed and replaced with a wood window in the original opening. Two existing rear additions will be removed and the proposed addition will begin at the original rear wall. It will feature an inset entry door, seven windows and a dormer with a pair of windows.

Rear Elevation: Not visible from public right of way. See elevation drawings for details.
(East)

ATTACHMENT A
PUBLIC COMMENT

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

August 2015 HAHC Meeting

Comments by J. Kent Marsh, AICP CUD, 1538 Arlington, HHEHD

321 Heights Boulevard – New Construction/Garage Resubmittal

I OBJECT to the approval of a Certificate of Appropriateness for this proposed project as the application does not meet the Approval Criteria for New Construction in a Historic District.

Does Not Meet Approval Criteria #1 - The proposed new construction does not match the typical setbacks of existing contributing structures in the historic district. The new construction is proposed to be placed 92.8 feet from the front property line. This is significantly greater than the typical front setback line within the HSHD. In fact, the adjacent contributing structure is significantly closer to the front setback line than the distance proposed for the new construction. Greater setback lines along Heights Boulevard would substantially reduce the historic character of the HSHD. The proposed construction should be placed approximately in line with the existing adjacent contributing structure.

Does Not Meet Approval Criteria #2 – The exterior features of the proposed new construction are not compatible with the exterior features of existing contributing structures in the HSHD. An example of exterior features of existing contributing structures in the HSHD can be found on the adjacent contributing structure. These existing exterior features include: Triangular bordered front gable, covered front porch with round full-height columns, triple bay double hung one-over-one windows, foundation banding and fascia banding on a one-story structure. The proposed structure includes cedar lap siding and fixed pane windows, neither of which are typical exterior features of existing contributing structures in the HSHD.

Does Not Meet Approval Criteria #3 – The roofline of the proposed new construction is a basically flat, minimum slope membrane roof which is not compatible with rooflines and resulting typical proportions of existing contributing structures in the HSHD which generally have sloped roofs in the 5:12 or 6:12 angle proportion. A typical example would be the adjacent existing contributing structure which has a sloped roof that is typically found in the HSHD.

504 Columbia Street – Alteration-Addition Revision

I have NO OBJECTION to the granting of a revised Certificate of Appropriateness for this project. The proposed additional width of the garage and the reduction of the roof overhang in the same location is not a significant change in the visual character of the proposed addition.

612 Arlington Street – Alteration-Siding

I OBJECT to the granting of a revised Certificate of Appropriateness for this project that will allow damaged wood siding to be replaced with smooth finish hardi board. I do not object to the removal of the existing vinyl siding but the areas of wood damage should be replaced with in-kind wood siding to restore the structure exterior similar to its original condition. Hardi-board should not be used as a replacement for damaged wood on existing historic contributing structures.

716 Arlington Street – Alteration-Addition/Garage

I can SUPPORT WITH CONDITIONS, the proposed one-story addition to the rear of the existing contributing structure. Two proposed modifications warrant additional conditions. First, the applicant proposes to elevate the existing structure an additional 6 inches to a total of 30 inches above natural ground. To accomplish the elevation change, the brick/wood combination columns will need adjustment. I can support this change being accomplished by a foundation addition to the bottom of the exiting brick base that would raise the brick/wood combination column along with the remainder of the house structure so that the front vertical proportion of the elevation would remain constant. The vertical addition at the bottom of the combination columns would have the least negative visual impact when compared to other methods of raising the house structure and not raising the combination columns or adding to the wood portion of the column to increase the height.

Second, the applicant proposes to add side dormers to the addition for additional natural lighting. The visual character of these proposed dormers completes with the simplistic visual character of the existing contributing structure and visually enhances the proposed addition to the detriment of the existing historic structure. I can support this application if the visual impact of the proposed side dormers is reduced.

I strongly support the one-story addition plan to the existing structure and the visual differentiation of the addition from the existing structure by the side insets and extensions.

747 Arlington Street – Alteration-Addition/Porch/Door/Windows Revision

I SUPPORT WITH CONDITIONS, this revised application. I support the slight raising of the existing windows as proposed and I support proposed modifications to the addition. However, I do not support the movement of existing windows on the exterior of the existing contributing structure. The visual historic character of the exterior of the contributing structure will be significantly changed from the existing condition. Changing locations of existing historic windows because it is “unusual” or “to better complement the floor plan” is not an acceptable reason to modify a contributing historic structure.

849 Harvard Street – Units A, C, D, and E, Alteration – Siding

I have NO OBJECTION to this proposed modification to these non-contributing structures.

1021 Harvard Street – Alteration – Porch

I have NO OBJECTION to this proposed porch addition to this contributing structure. There is sufficient differentiation between the visual character of the existing historic structure and the proposed addition. With the proposed attachment indicated, the additional porch is removable in the future should that be desired.