

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Manuel Samperio, Morningside Architects for Peggy Ann Landrum, owner

Property: 1141 Arlington, lot 1, block 198, Houston Heights Subdivision. The property includes a historic 1,376 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (66' x 100') corner lot.

Significance: Contributing Hipped-bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East. The property received a COA to screen in a rear porch in 2012.

Proposal: Alteration – Enclose a 12' deep by 11'-1" wide by 13'-5" tall portion of an existing rear screened-in porch.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: Two in favor. See Attachment A.

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: December 17, 2014



**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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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; | | |
| <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 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; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



1141 Arlington

CURRENT PHOTO



NEIGHBORING PROPERTIES



1139 Arlington – Noncontributing – 1994 (neighbor)



315 E 12th – Contributing – 1930 (neighbor)

EAST ELEVATION – FRONT FACING ARLINGTON

EXISTING – NO CHANGE

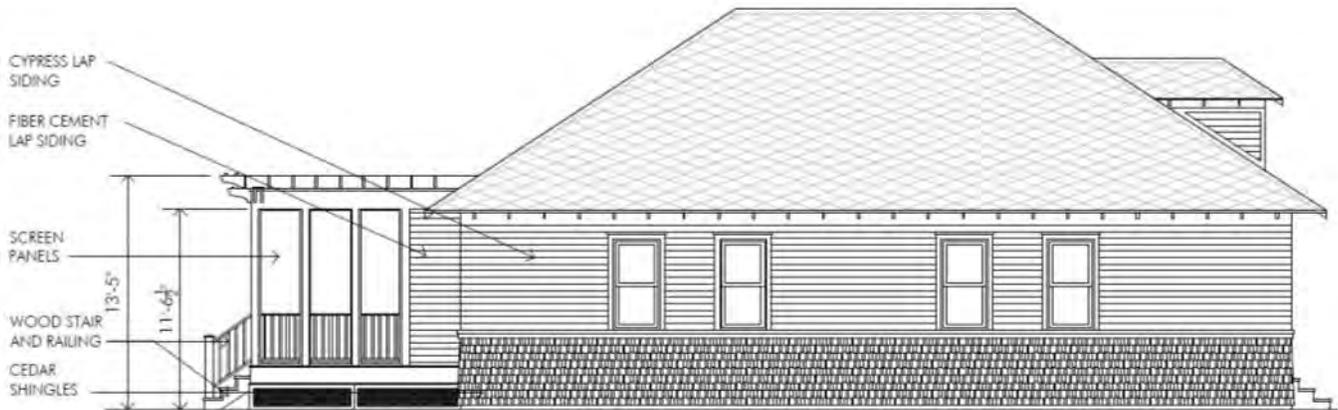


NORTH SIDE ELEVATION FACING E 12TH STREET
EXISTING – NO CHANGE

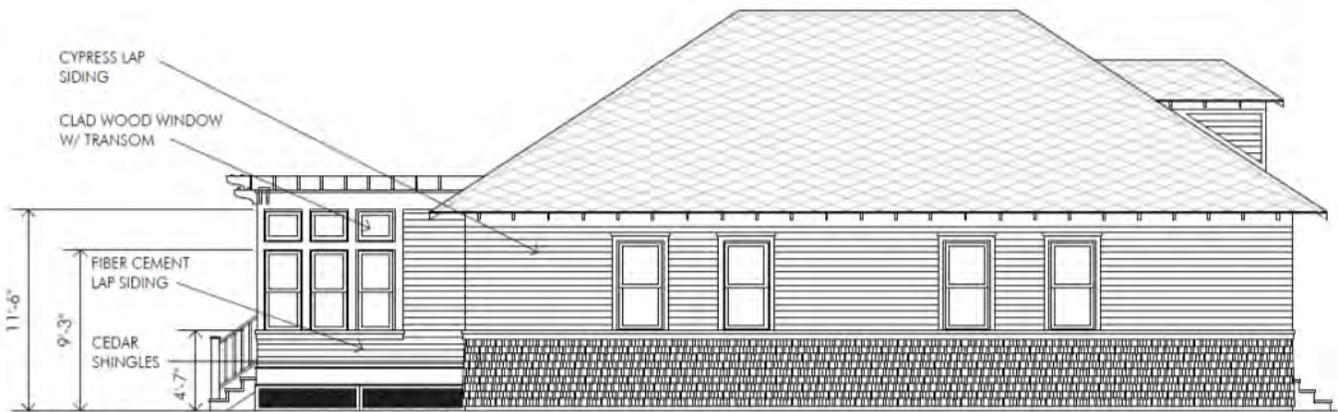


SOUTH SIDE ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING



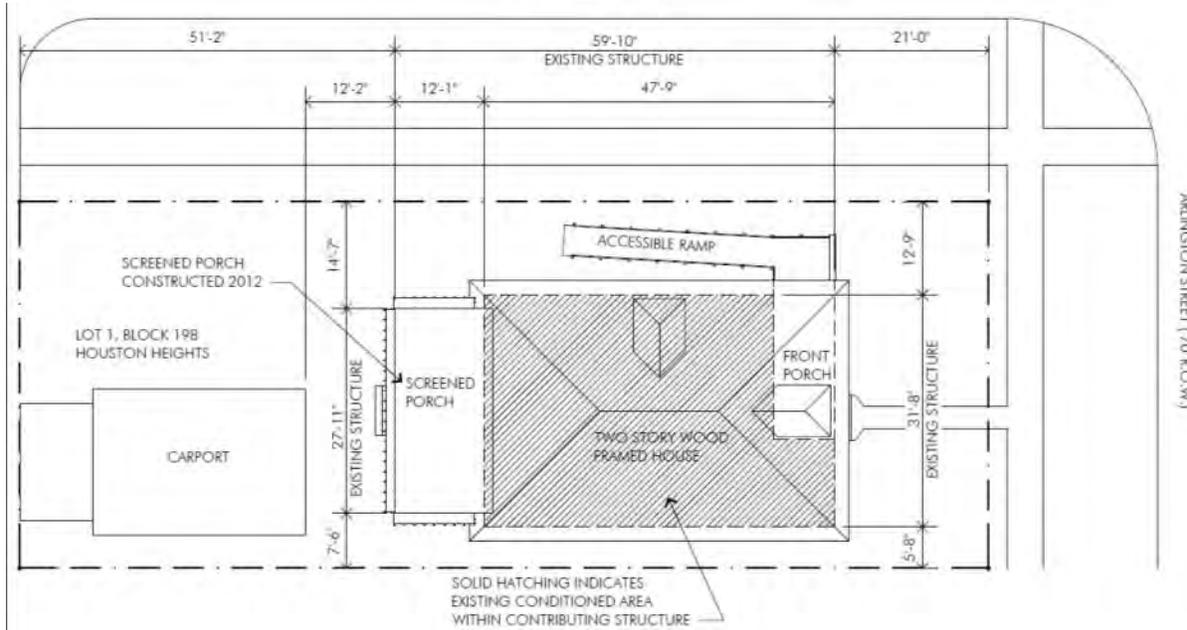
PROPOSED





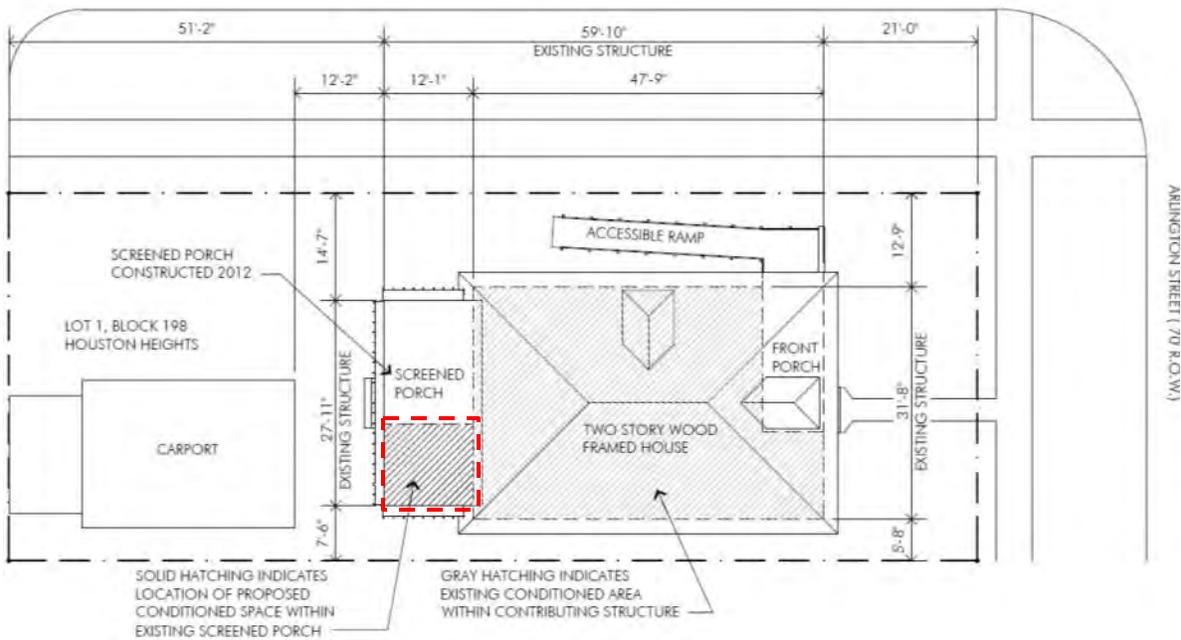
SITE PLAN EXISTING

12TH AVENUE (70' R.O.W.)



PROPOSED

12TH AVENUE (70' R.O.W.)

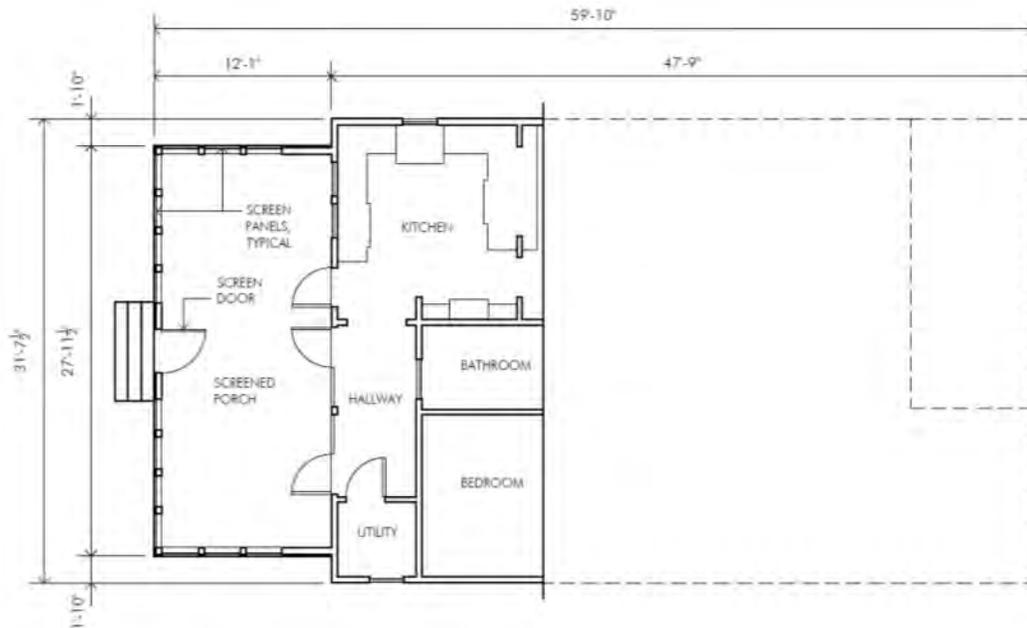


ENCLOSURE

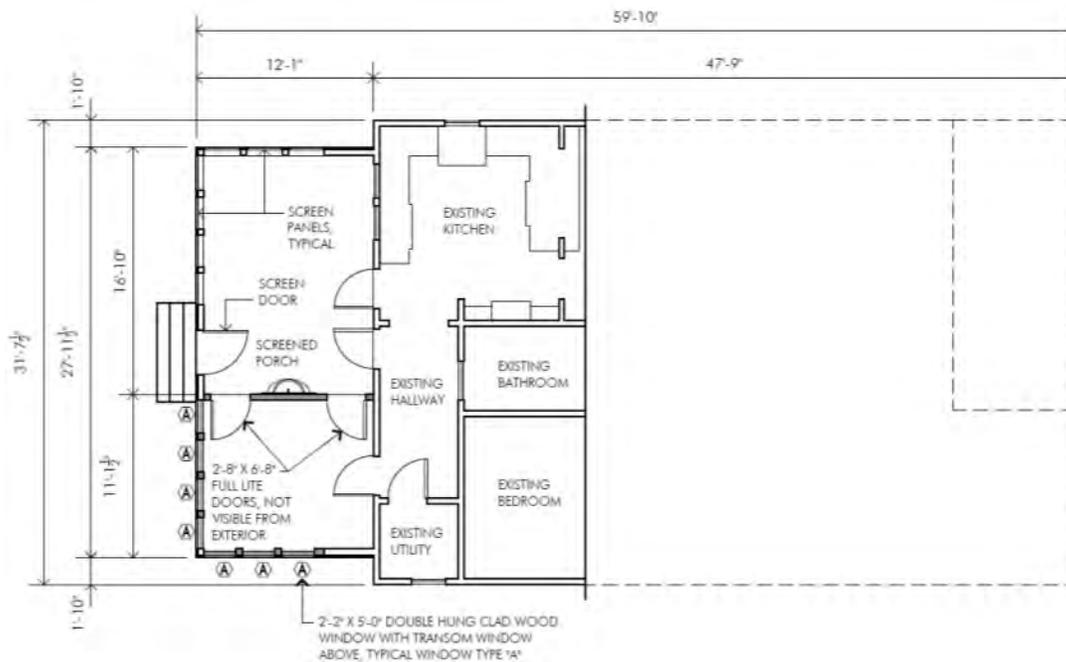


FIRST FLOOR PLAN

EXISTING



PROPOSED



PHOTOS PROVIDED BY APPLICANT
NORTH ELEVATION FACING E 12TH STREET



WEST (REAR) ELEVATION



PROJECT DETAILS

Shape/Mass: The existing rear porch is 12' deep by 27'-11" wide by 13'-5" tall. The enclosure is 12' deep by 11'-1" wide by 13'-5" tall. See drawings for details.

Setbacks: The proposed setbacks will match existing setbacks. See drawings for details.

Foundation: The pier and beam foundation will remain.

Windows/Doors: The addition will contain seven new 1-over-, 2'-2" by 5' double-hung wood clad windows with transoms above.

Exterior Materials: The addition will be clad in fiber cement lap siding that will match the existing structure's reveal.

Roof: The pergola roof structure will remain.

Front Elevation: No change to this elevation.
(East)

Side Elevation: No change to this elevation.
(North)

Side Elevation: This elevation will be clad in fiber cement siding and contain three 1-over-1 windows with transoms above.
(South)

Rear Elevation: This elevation will contain four new 1-over-1 windows with transoms above. The existing screen panels and screen door will remain.
(West)

ATTACHMENT A
PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Dec-14

Date of Report: 17-Dec-14

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B10	1235 Columbia	Art Javaid	Oxford Design	New Construction Carport - Revised	Support No Object Object	1 1
B11	1141 Arlington	Manuel Samperio	Morningside Architects	Alteration Addition	Support No Object Object	2
B16	1634 Columbia	Manuel Samperio		Alteration Porch	Support No Object Object	1 1
B17	1832 Columbia	Gail Schorre	Morningside Architects	Alteration Addition	Support No Object Object	1 1
B18	1405 Arlington			New Construction Residence/Garage Revised	Support No Object Object	

See Attached Detailed Response

AGENDA ITEM # B11 – 1141 Arlington – SUPPORT

The revised submission that includes 1 over 1 windows and transoms is compatible with existing historic elements of contributing structures in the district.

AGENDA ITEM #16 – 1634 Columbia – NO OBJECTION

The proposed re-construction of existing elements similar to original is compatible with other elements found on non-contributing structures in the district.

AGENDA ITEM #17 – 1832 Columbia – OBJECT

The proposed addition will have a frontal plane area much greater than the frontal plane area of the existing structure and will visually overpower the existing historically contributing structure. The historical context of the block and the district will be diminished by this proposed addition. A rear portion of the original structure is proposed to be removed and will reduce the historic material of the structure.

AGENDA ITEM#18 – 1405 Arlington - UNKNOWN – pdf of application not available and pdf of staff report is not working.

J. Kent Marsh, AICP CUD
1538 Arlington St., Houston Heights East Historic District

From: Brie Kelman
Sent: Monday, December 15, 2014 8:10 PM
To: PD - Historic Preservation; Kent Marsh
Subject: December HAHC

Hi all,

Apologies; I did not get my feedback into Kent in time for this month's Heights East DRC Ad-hoc committee summary (was at a work meeting in the Galleria all last week). As such, I am sending in my comments individually now. Please let me know that they will be included in the HAHC documents. Thanks!

Houston Heights East

10. 1235 Columbia St, New Construction-Carport, *Resubmittal*

Support - However, this makes me very sad compared to their modest original proposal. The owners have been required to remove a tree and pave over critical yard space with driveway.

11. 1141 Arlington St, Alteration-Addition
Support.