

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Alexander Ridgeway, Brickmoon Design, for Antonio & Laura B. Medina, owners

Property: 802 Arlington Street, Tracts 13A & 14A, Block 250, Houston Heights Subdivision. The property includes a historic 2,210 square foot 1½-story wood frame single family residence and attached garage situated on an 8,200 square foot (100' x 82') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1896, located in the Houston Heights Historic District South.

Proposal: Alteration – Revision. Alter the non-original front dormer window to meet egress requirements. The existing dormer features a non-operable divided arch window. The dormer will be extended forward and a single wood casement window will be installed.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: One 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

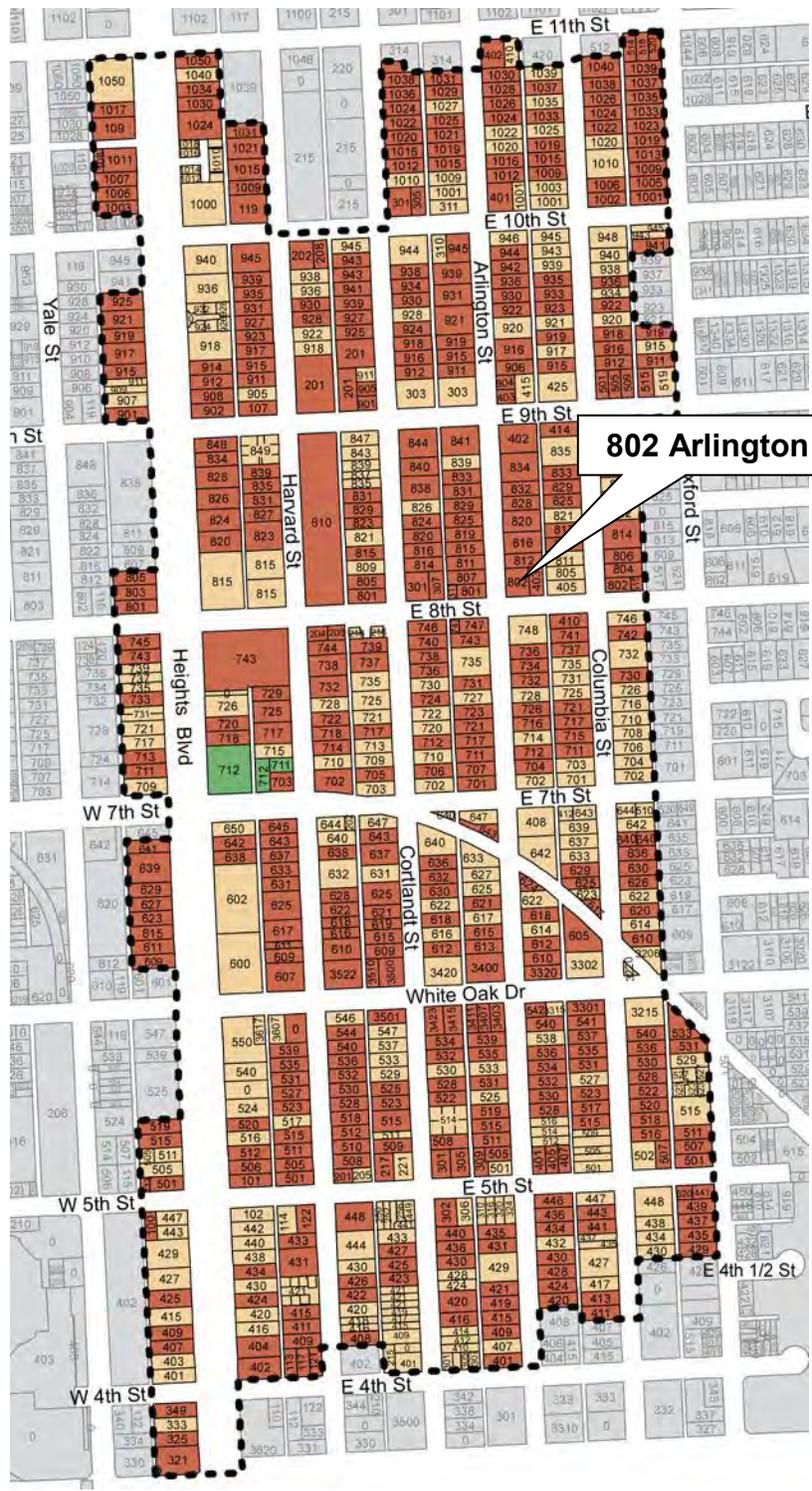
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 HISTORIC DISTRICT SOUTH

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



802 Arlington

CURRENT PHOTOS



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



APPROVED – 11/20/14



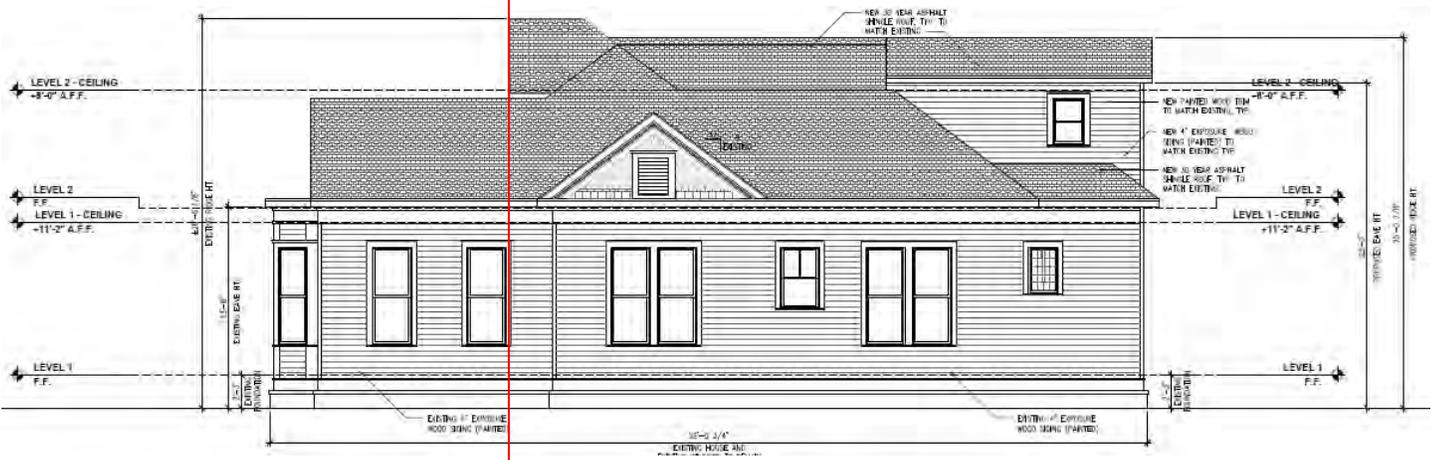
PROPOSED



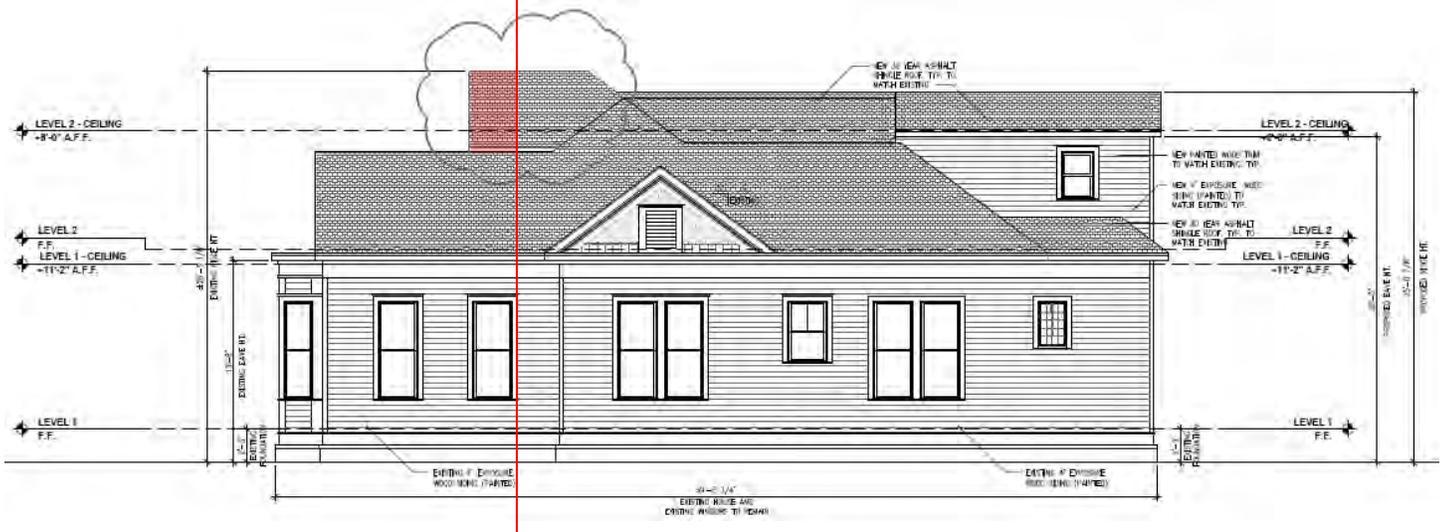
SOUTH SIDE ELEVATION
EXISTING



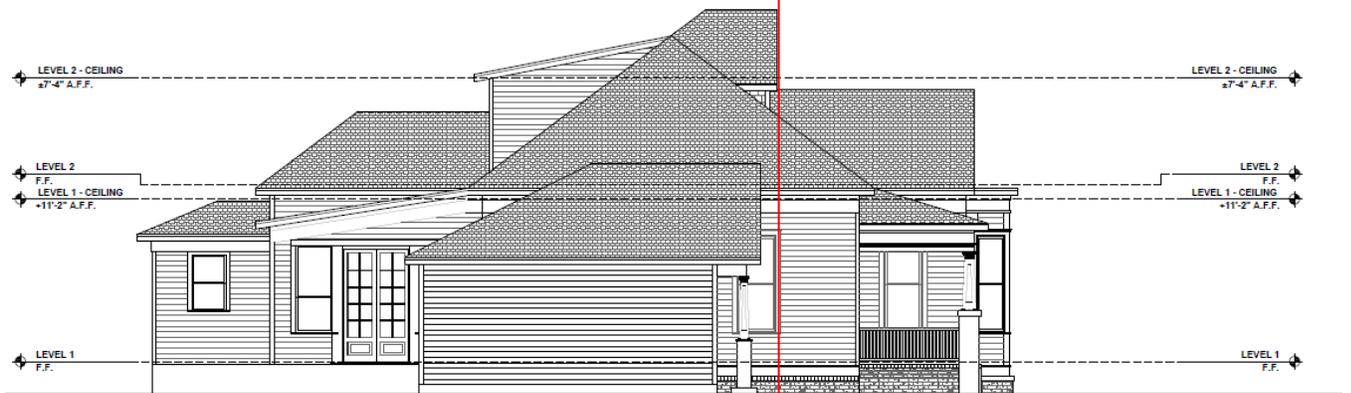
APPROVED – 11/20/14



PROPOSED



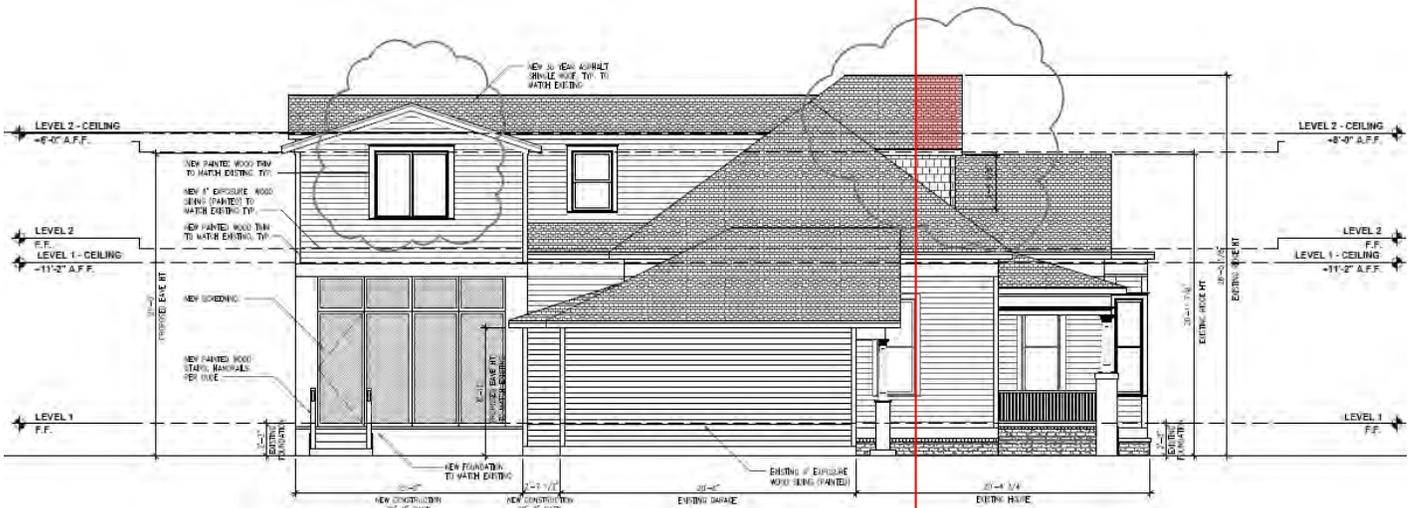
NORTH SIDE ELEVATION
EXISTING



APPROVED – 11/20/14



PROPOSED

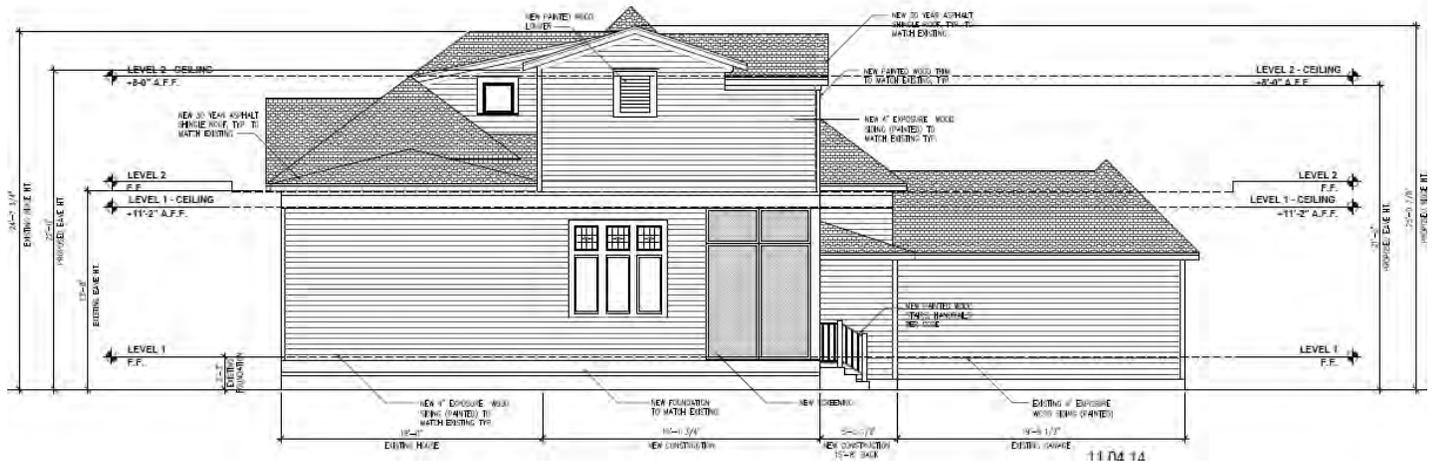


EAST (REAR) ELEVATION

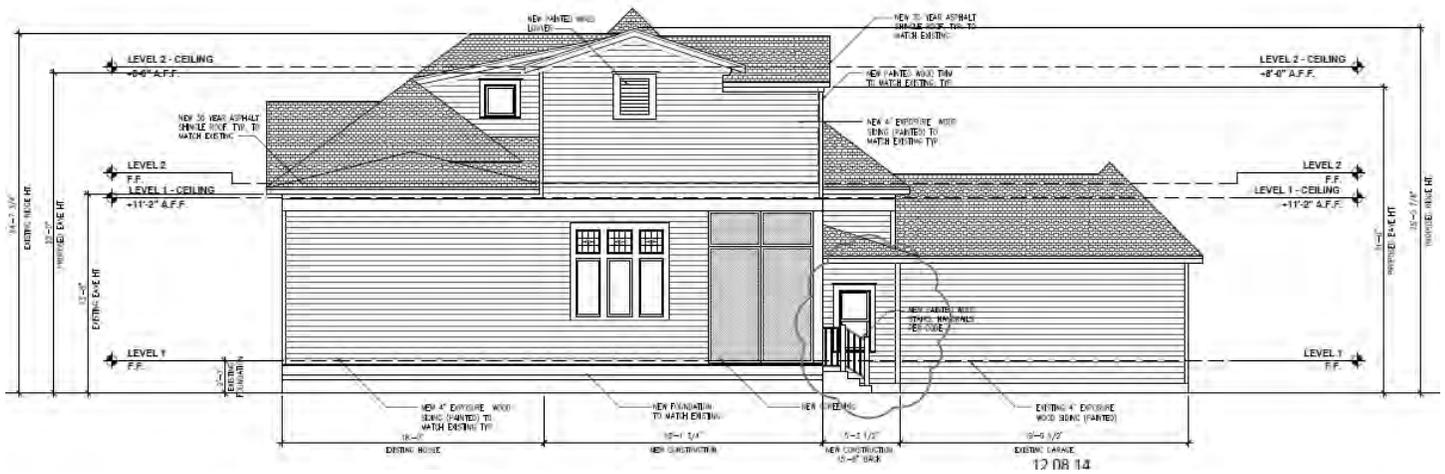
EXISTING



APPROVED - 11/20/14

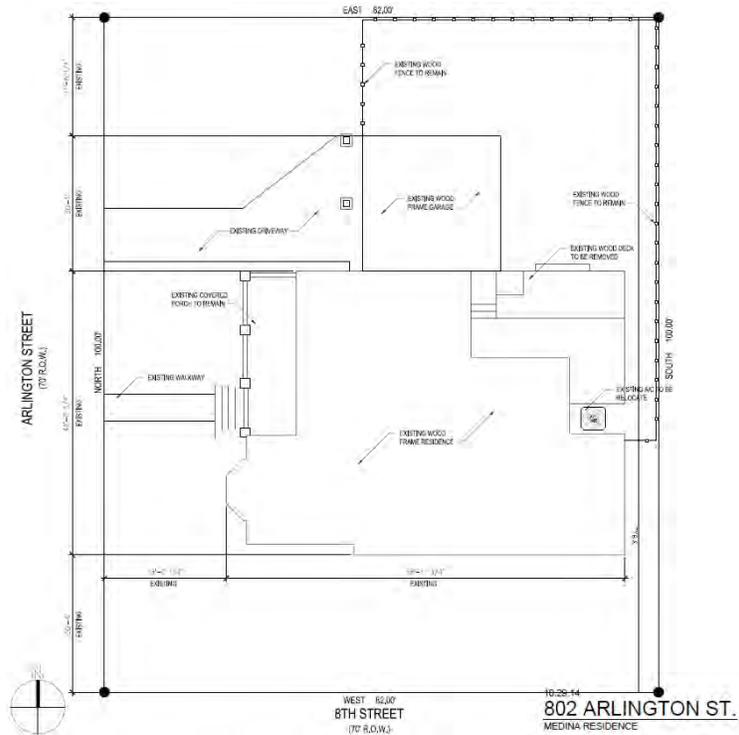


PROPOSED

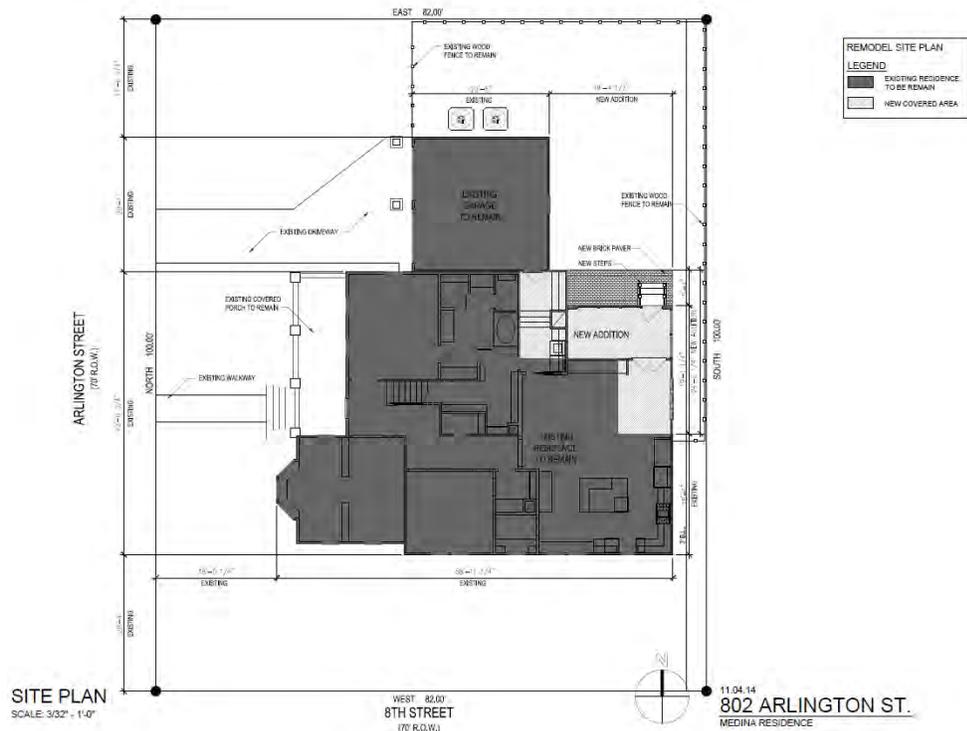




SITE PLAN EXISTING



PROPOSED



SITE PLAN
SCALE: 3/32" = 1'-0"

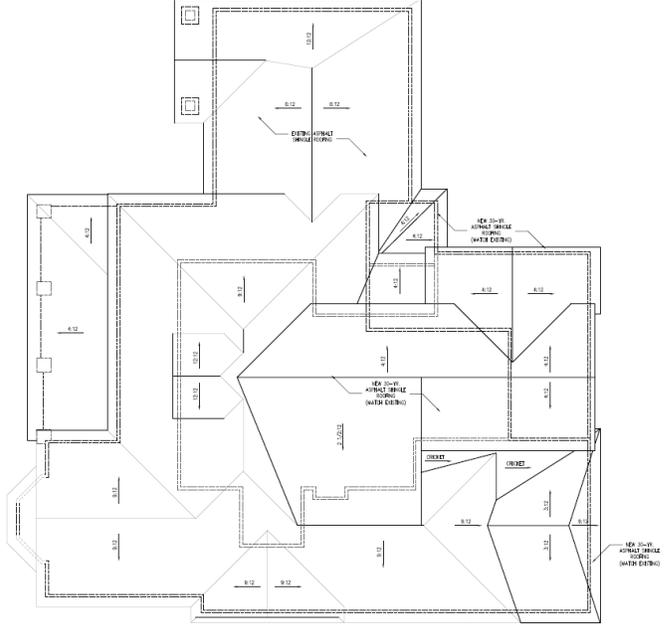
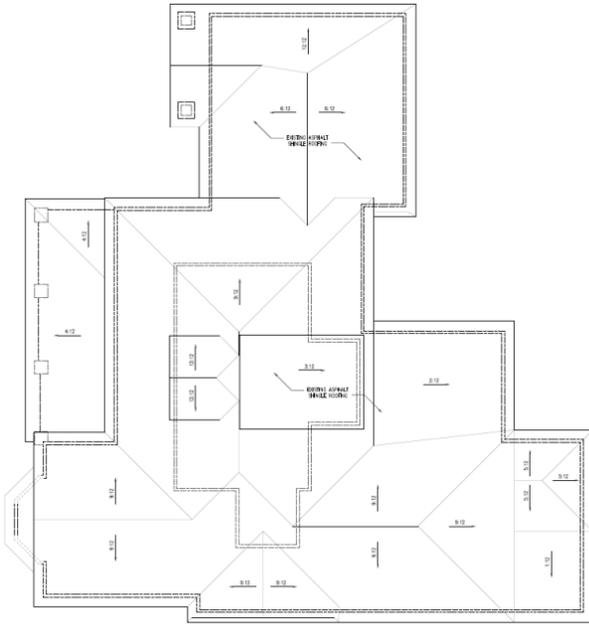
11.04.14
802 ARLINGTON ST.
MEDINA RESIDENCE



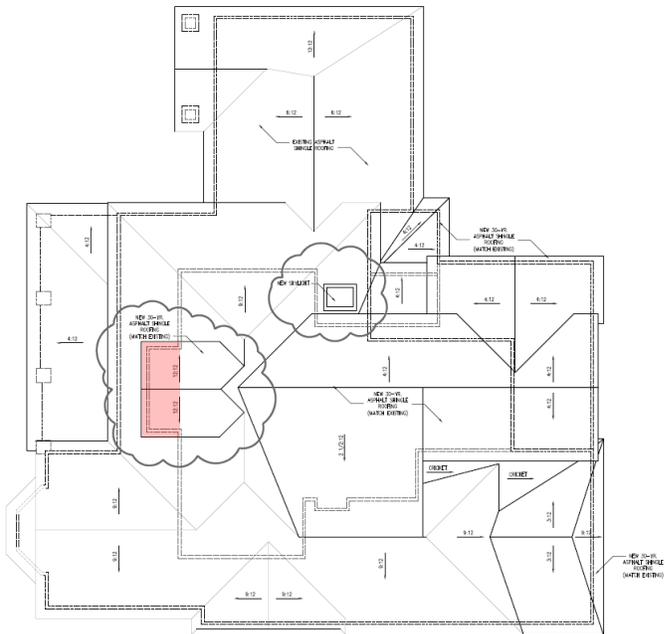
ROOF PLAN

EXISTING

APPROVED – 11/20/14



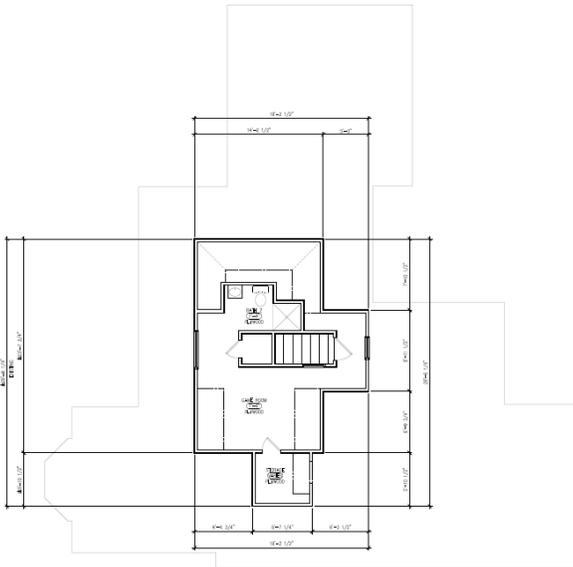
PROPOSED



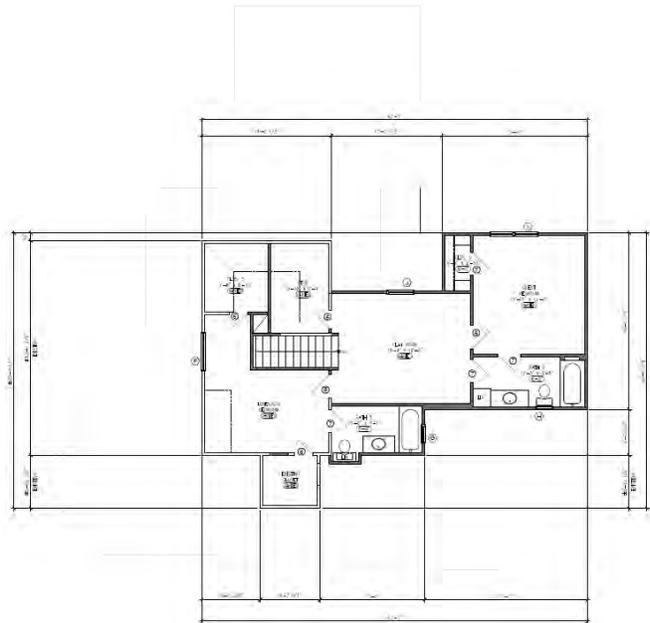


SECOND FLOOR PLAN

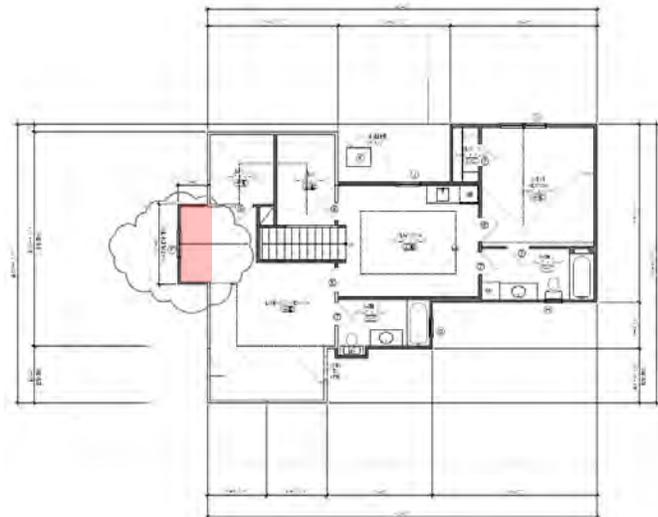
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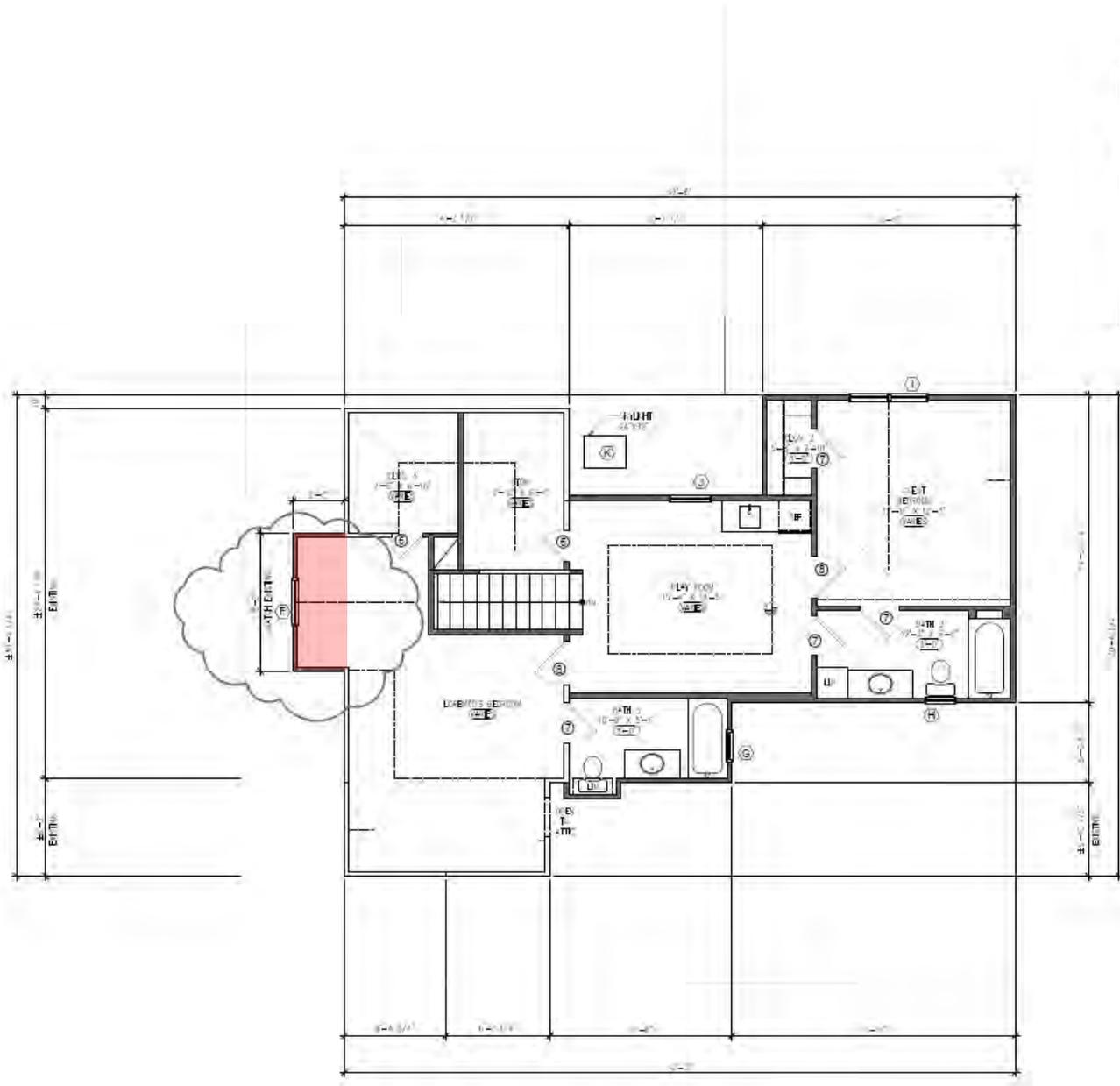
APPROVED – 11/20/14



PROPOSED



SECOND FLOOR PLAN
ENHANCED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	13			EXISTING WINDOW TO REMAIN
(B)	1			EXISTING WINDOW TO REMAIN
(C)	1			EXISTING WINDOW TO REMAIN
(D)	1			EXISTING WINDOW TO REMAIN
(E)	3	1'-8"	4'-0"	FIXED WINDOW (FAMILY ROOM)
(F)	1	2'-6"	4'-0"	CASEMENT - EGRESS (LORENZO'S BEDROOM)
(G)	1	2'-0"	2'-0"	DOUBLE HUNG (BATH 3)
(H)	1	2'-0"	3'-0"	DOUBLE HUNG (BATH 2)
(I)	2	2'-6"	4'-6"	CASEMENT - EGRESS (BEDROOM 2)
(J)	1	2'-0"	4'-0"	DOUBLE HUNG (PLAY ROOM)
(K)	1	2'-0"	2'-8"	SKYLIGHT (MASTER BATH)
DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1			EXISTING DOOR TO REMAIN (ENTRY)
(2)	1	(4)2'-0"	8'-0"	FOLDING DOOR (FAMILY ROOM)
(3)	1	2'-8"	6'-8"	EXTERIOR PANELED DOOR (GARAGE)
(4)	3	2'-8"	6'-8"	INTERIOR PANELED POCKET DOOR (UTILITY, DINING)
(5)	1			EXISTING DOOR TO REMAIN (MASTER BEDROOM)
(6)	6	2'-0"	6'-8"	INTERIOR PANELED DOOR (MASTER BATH, MASTER CLOSET, POWDER CLOS. & BEDROOM 3)
(7)	5	2'-6"	6'-8"	INTERIOR PANELED DOOR (STORAGE, BATH 2, 3, CLOSET 2)
(8)	2	2'-8"	6'-8"	INTERIOR PANELED DOOR (BEDROOM 2, 3)
(9)	1	(2)1'-4"	8'-8"	(MASTER BATH)
(10)	1	2'-8"	8'-0"	BARN DOOR (BUTLER'S PANTRY)

PROJECT DETAILS

Shape/Mass: The existing non-original front facing dormer will be altered in order to accommodate an egress window. In order to accommodate a larger window, the dormer will be extended 3'-3" forward. Since the dormer will extend forward from the roof, more of the dormer will be exposed. The proposed extended dormer will have a 3'-9" exposure from the roof to the dormer eave. No other dimensions of the dormer will be altered. The dormer will maintain a ridge of 26'-5" and a width of 8'-9" to match existing. See drawings for more detail.

Windows/Doors: The existing dormer features an arched divided-lite fixed window located near the ridge. The proposed front facing dormer egress window will be a 2'-6" x 4'-0" wood casement window. Additionally, a skylight will be added above behind the main ridge of the house and a pair of double hung windows will be altered to be casement windows. A window at the rear will also be added. See drawings and window schedule for more detail.

Exterior Materials: The existing dormer features fish scale shingle siding from the eave to the ridge with shake shingle siding below.

The proposed dormer extension will be comprised of fish scale shingle siding from the eave to the ridge with shake shingle siding below to the roof line. See drawings for more detail.

Roof: The existing front facing gable dormer features a composition roof with a pitch of 12:12.

The proposed dormer extension will have a composition roof with a pitch of 12:12 to match existing. See drawings for more detail.

Front Elevation: The existing and previously approved non-original dormer features a divided-lite arch fixed window tucked into the roof. The ridge of the dormer extends past the ridge of the main roof.

(West)

In the proposal, the dormer will extend forward. Due to the dormer extending forward, more siding will become visible. The arch window removed and replaced with a larger casement window. See drawings for more detail.

Side Elevation: In the proposal, the side profile of the dormer will extend 3'-3" forward (to the west). See drawings for more detail

(South)

Side Elevation: In the proposal, the side profile of the dormer will extend 3'-3" forward (to the west). A pair of double hung windows at the rear will be replaced with casement windows. See drawings for more detail

(North)

ATTACHMENT A
Public Comment

COMMENTS REGARDING CERTIFICATE OF APPROPRIATENESS APPLICATIONS FOR
THE HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT FOR REVIEW AT THE
DECEMBER 17, 2014 HAHC MEETING

AGENDA ITEM #9 – 516 Columbia – Alteration Addition – **OBJECT**

The replacement of windows and siding on the existing historic structure reduces the historical material and historical context of the contributing structure. I have no objection to the addition in that the frontal plane area of the proposed addition is not greater than the existing structure frontal plane area.

AGENDA ITEM #12 – 802 Arlington – Alteration Addition Revised – **SUPPORT**

The proposed replacement of the existing dormer, which may not be original to the structure, is acceptable in that the design elements of the proposed dormer are more in character with other design elements on contributing structures in the historic district.

AGENDA ITEM #13 – 642 Columbia – New Const. Residential/Garage – **OBJECT**

The proposed decorative windows and decorative elements proposed for the porch railing are not design elements that are evident on existing contributing structures in the district. A simpler looking solution would be supported.

AGENDA ITEM #14 – 525 Cortlandt – Alteration Addition Revised – **OBJECT**

Removal of existing wood windows in the existing contributing structure is not necessary. Replacement of portions of siding on the existing contributing structure is not necessary. Both items reduce the historical material and historical context of the existing structure.

AGENDA ITEM #19 – 734 Arlington – Alteration Relocation/Addition – **OBJECT**

Relocation of the existing contributing structure is not necessary and would disrupt the typical rhythm and pattern of spaces between houses currently found for contributing structures in the district. Relocation of the existing historical structure changes the historic context for both the blockface and the district in general. The reduced side setback that would result from the relocation will negatively impact the existing house to the south of the proposed alteration site.

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