

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Mark Baughman, owner

Property: 1405 Arlington Street, Lot 12, Block 159, Houston Heights Subdivision. The property includes a new 3,227 square foot, two-story single family residence and a detached one-story garage situated on a 6,600 square foot (50' x 100') corner lot.

Significance: New residence, constructed 2014, located in the Houston Heights Historic District East.

Proposal: New Construction – The applicant was approved for a new two-story single-family residence at the March 2013 HAHC meeting. In March the approved residence measured 36'-5" wide, 68'-9" deep, built on a 2' slab foundation with an eave height of 23'-7" and a ridge height of 33'-7".

In October it was discovered that the residence did not comply with the approve Certificate of Appropriateness. The residence was approved with divided lite wood sash windows; vinyl flange mounted windows with interior muntins were installed. The slab foundation was replaced with a pier and beam foundation and the height was increased 20" and the eave and ridge height increased 3'.

The applicant is now requesting approval for the following changes.

- Retain the existing flange mounted vinyl windows with interior muntins or re-glaze the top sash.
- Retain two existing 6-over-1sash windows with transoms on the south elevation; March 2013 condition stated not transoms to be installed on the south elevation.
- Change proposed 2' slab foundation to a 44" pier and beam foundation
- Increase in eave height from 23'-7" to 26'
- Increase ridge height from 33'-7" to 36'

See enclosed application materials and detailed project description on p. 5-19 for further details.

Public Comment: One in favor, and One opposed. See Attachment A

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria:1,2,3, and 4

HAHC Action: Denied

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
The approved new residence is setback 15' from the front property line. Contributing structures in the district are typically set back 15'-25' from the front property line. The prevailing setback on the odd side of the 1400 block of Arlington is 20'-25'.
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
The residence features flange mounted vinyl windows with interior muntins; contributing structures in the district typically feature traditionally, recessed, mounted windows with exterior muntins with a raised profile. The residence also features wood tapered columns with 25" bases, the residence was permitted with tapered columns with 18" bases that taper to 12" at the top; columns should be 8"-10" to be compatible with contributing structures.
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
The residence was originally approved as 37' wide, 33' to the ridge, and with a 2' foundation height. The combination of the 37' width, 36' ridge height, and 44" foundation height make the proportions of the existing residence incompatible with contributing structures in the district. The typical proportions of historic residence in the district are width in the low 30s, ridge heights in low 30s, and a foundation height of no more than 32".
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
The eave height of the residence was raised by 3' from the approved 23' to 26'. The existing eave height 26' is incompatible with the typical eave height of contributing structures in the district. The typical eave height for contributing historic residential structures in the district is in the low 20s.
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

TIMELINE

3.21.2014- Received HAHC approval to construct new two-story residence

8.27.2013- Changed foundation to Pier and Beam

12.11.2013- Issued Permit to construct two-story residence

1.9.2014- No approved plans on site

4.10.2014- No plans or Permits on site

7.16.2014- No plans or Permits on site

8.1.2014- Correct Permit not on site

9.16.2014- No Plans or Permits on site

October 2014- Discovered residence did not comply with March 2013 approved COA

11.18.2014- Hard Hold placed on project for exceeding approved scope of work

- **Meet with property owner, Mark Baughman, to discuss discrepancies between approved COA and residence as-built. Mr. Baughman submitted application to retain existing windows and alterations to foundation and heights.**

11.21.2014- Staff and Senior Structural Inspector, Pete Stockton, meet with Mark Baughman and the project Manager, Ross Gonzales, on site to discuss changes to windows and increase in height.

- **Measured foundation height at 44"- Increase in 20" approved at 24"**
- **Measured front porch columns- 25" base approved plans show 18" base**
- **Two windows on south elevation do not meet condition and feature three transom. All windows are flange mounted vinyl sash windows with interior muntins.**

12.2.2014- Received revised As-Built drawings from the project Manager

- **Foundation height: 44"**
- **Eave height: 25'-5"**
- **Ridge height: 35'-8"**

12.3.2014- Staff measured residence from crown of street to verify heights.

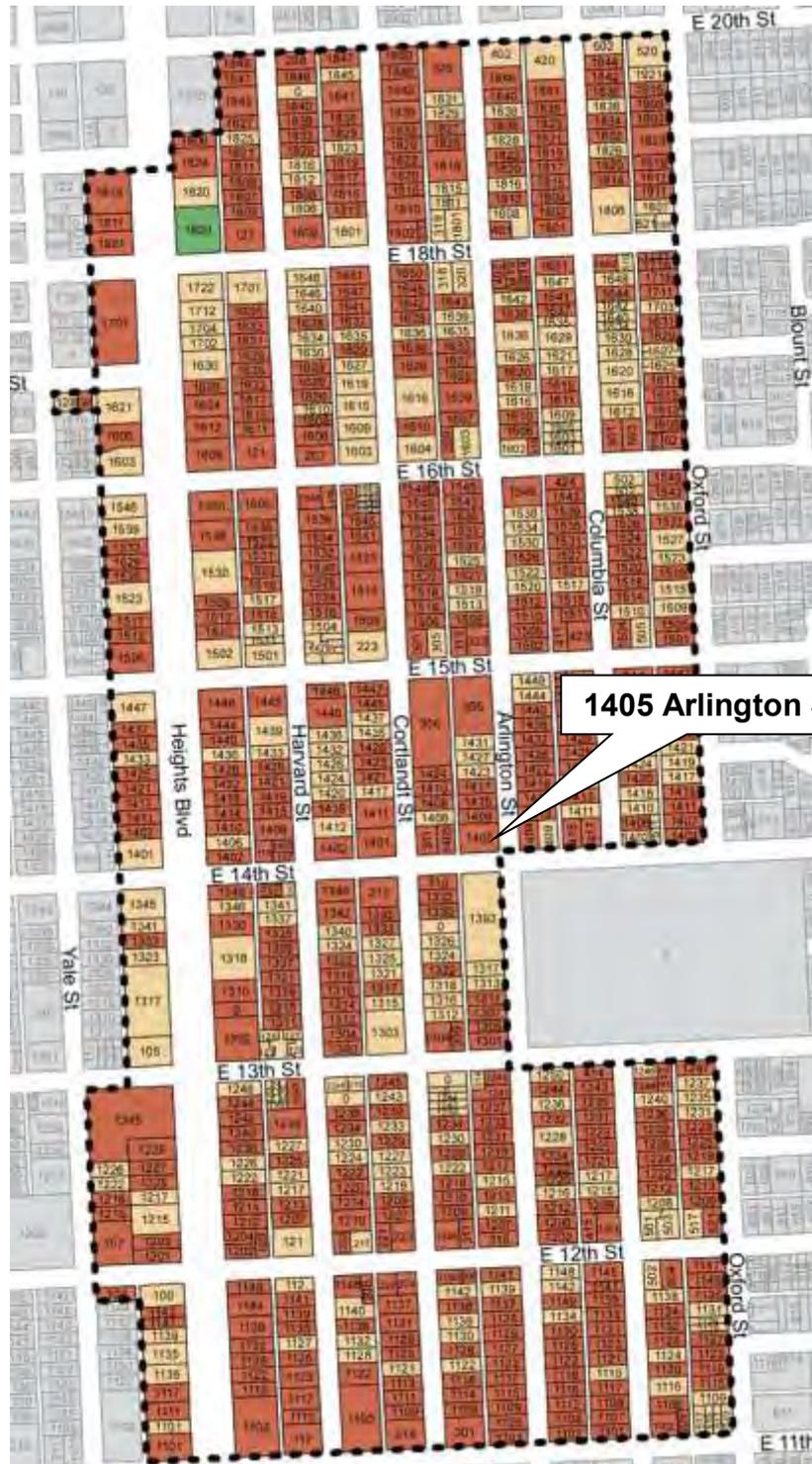
- **Foundation height: 41"**
- **Eave height: 26'**
- **Ridge height: 36'**



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1405 Arlington St

CURRENT PHOTO



EAST ELEVATION – FRONT FACING ARLINGTON STREET
EXISTING/PROPOSED



APPROVED – 3/21/13



SOUTH SIDE ELEVATION FACING E 14TH STREET
EXISTING/PROPOSED



APPROVED – 3/21/13

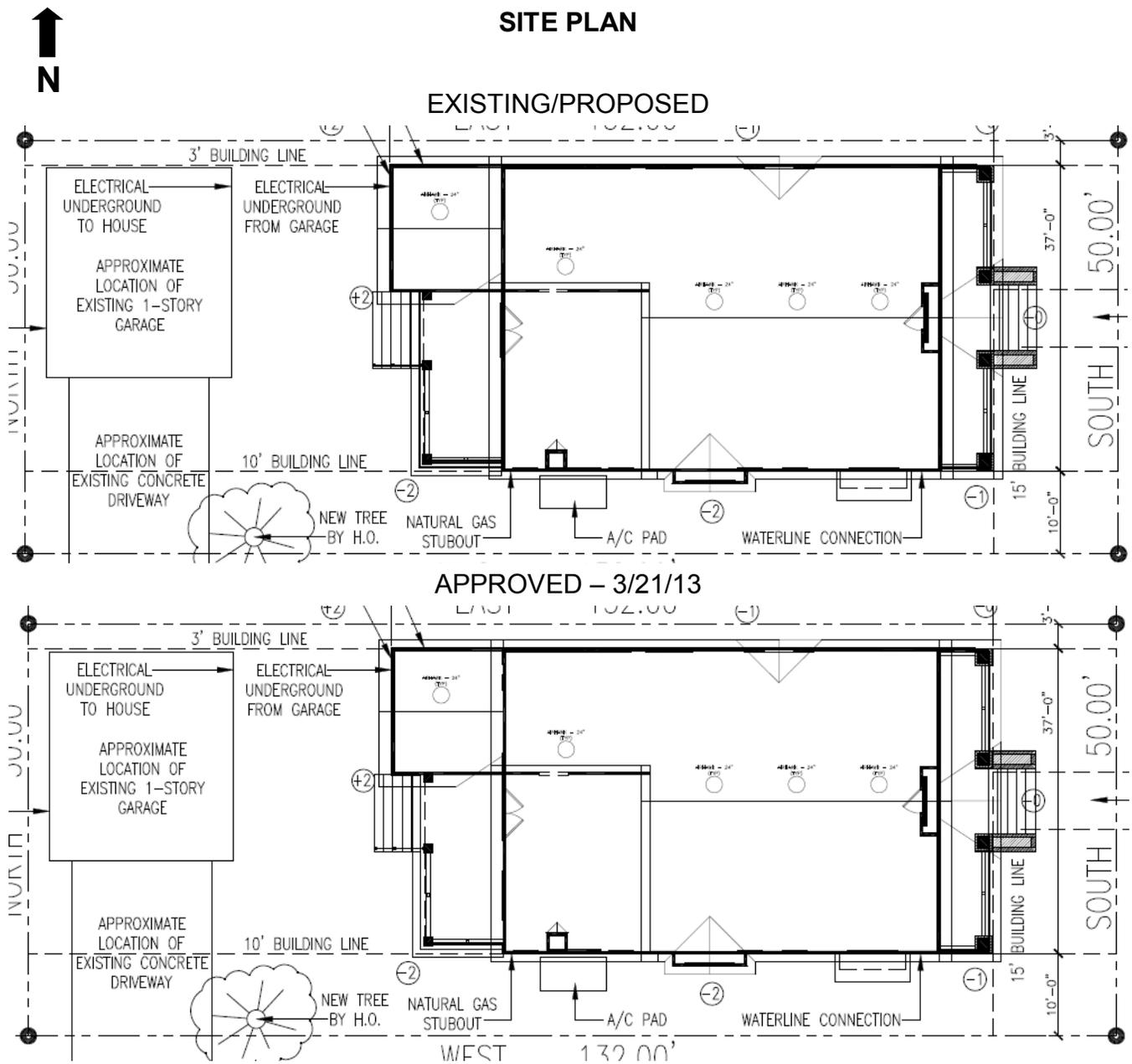


NORTH SIDE ELEVATION
EXISTING/PROPOSED



APPROVED – 3/21/13

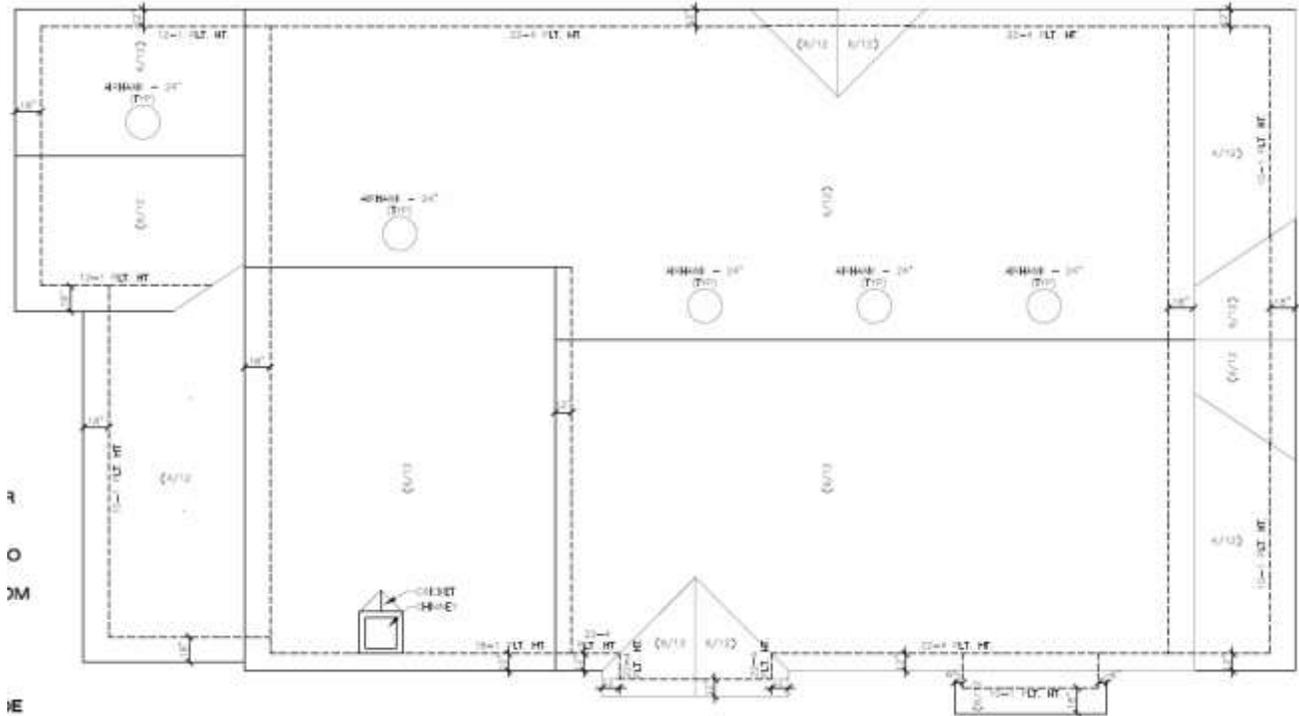




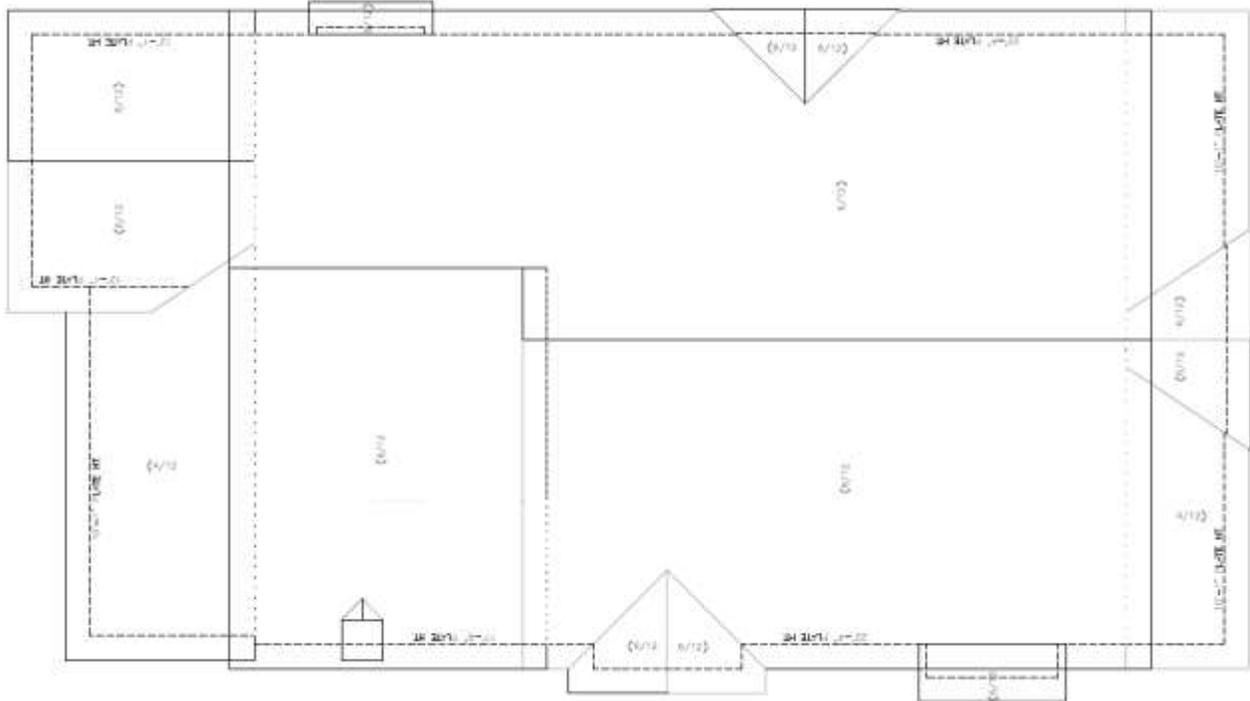


ROOF PLAN

EXISTING/PROPOSED



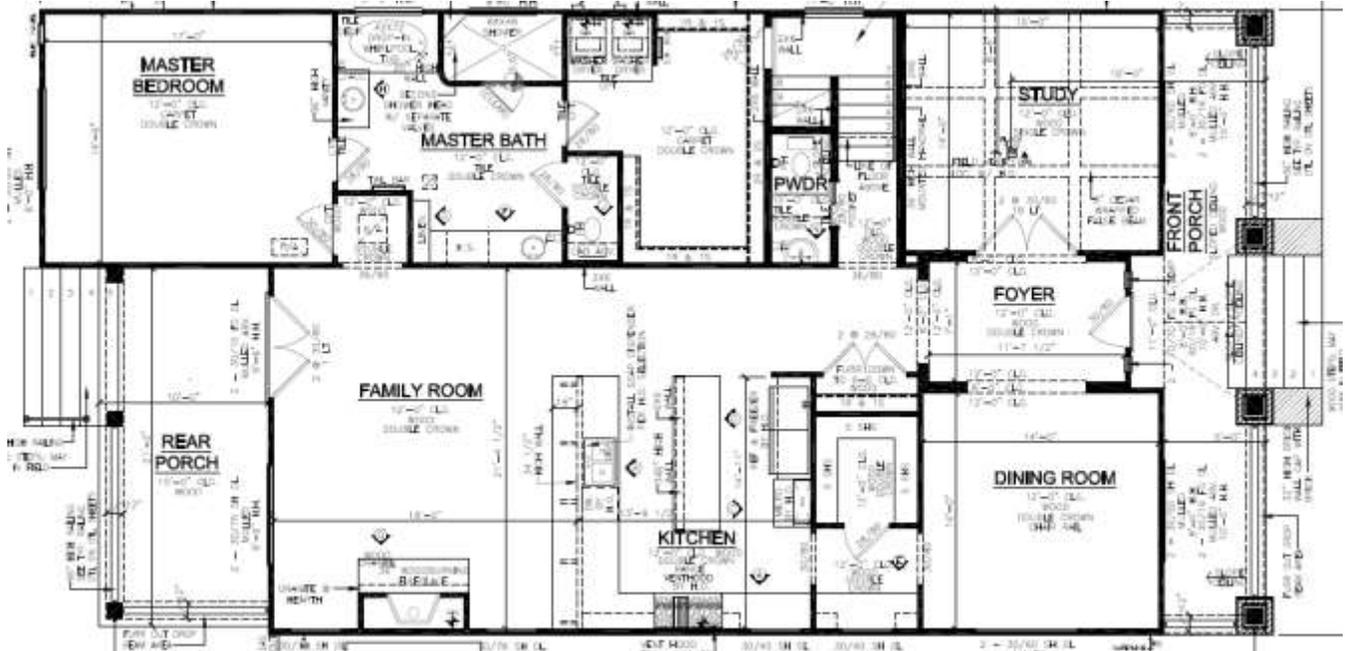
APPROVED - 3/21/13



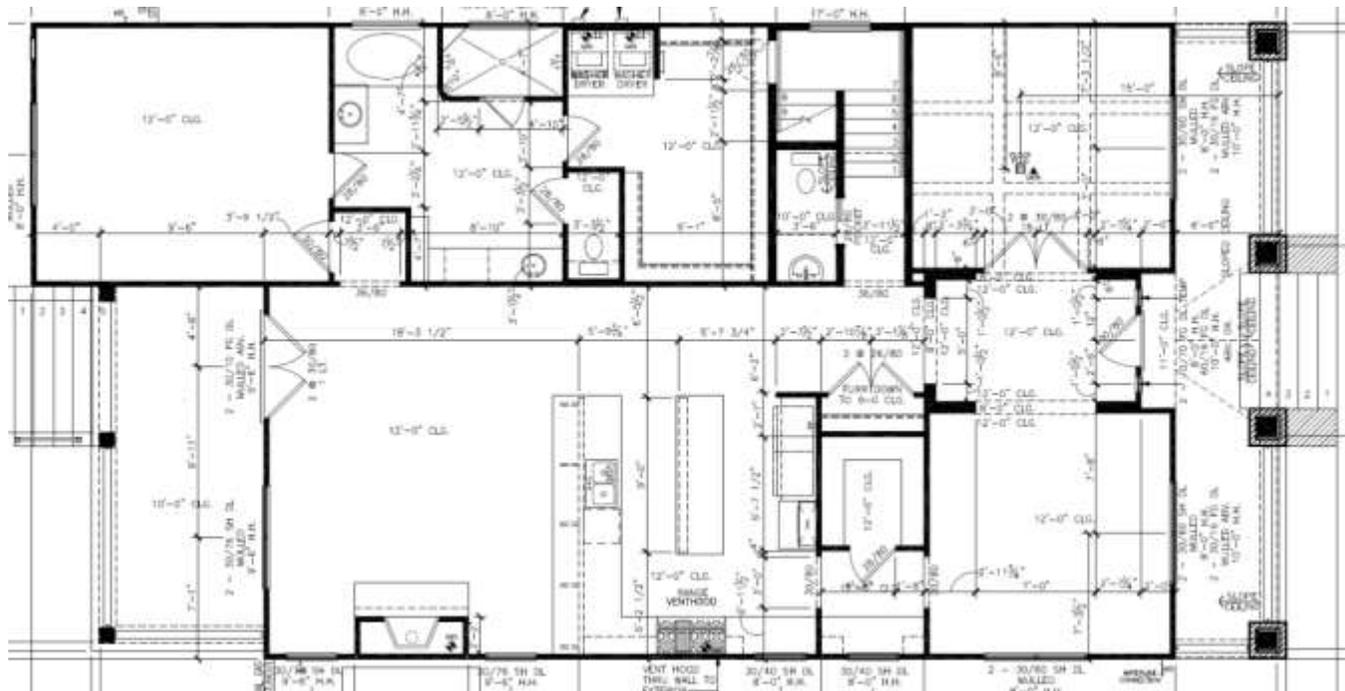


FIRST FLOOR PLAN

EXISTING/PROPOSED



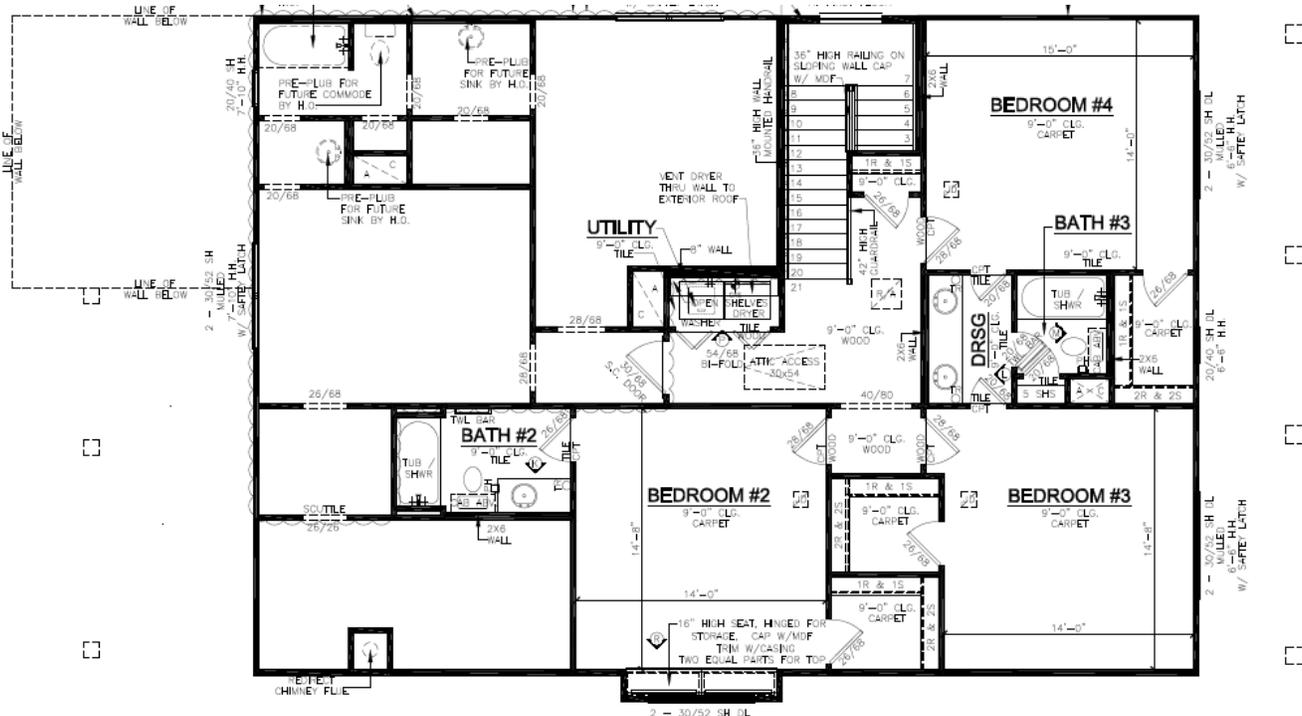
APPROVED - 3/21/13



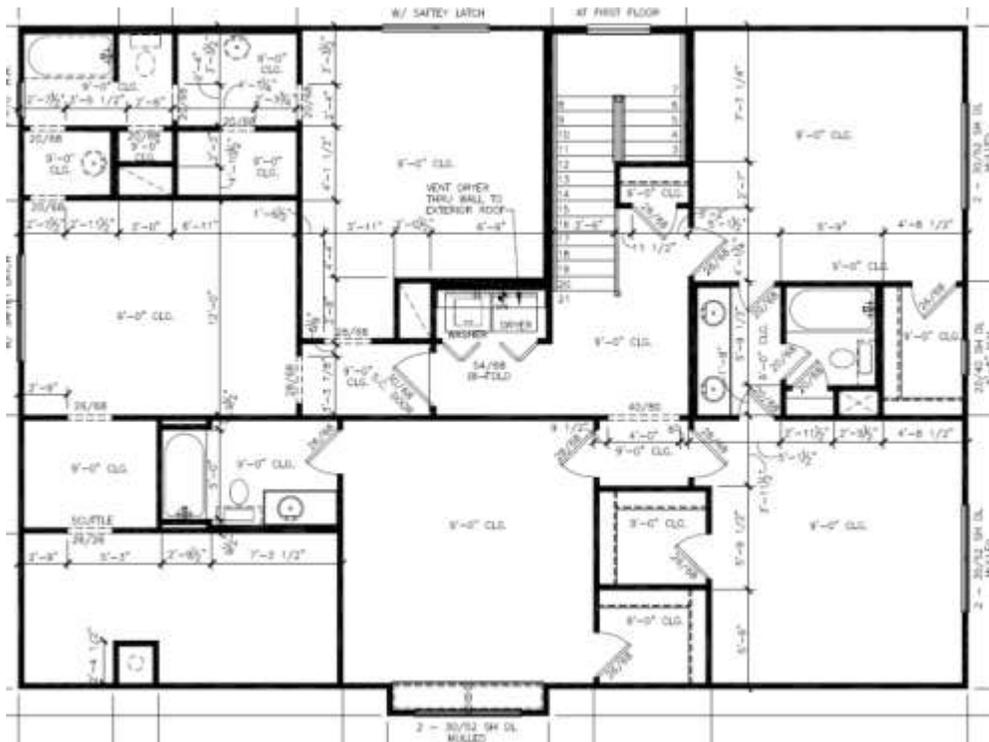


SECOND FLOOR PLAN

EXISTING/PROPOSED



APPROVED - 3/21/13



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE	
QUANTITY	SIZE
2	10/70 FG DL TEMP
1	20/40 SH
1	20/40 SH DL
2	30/10 FG DL
2	30/16
6	30/16 FG DL
2	30/40 SH DL
4	30/52 SH
6	30/52 SH DL
2	30/60 SH
6	30/60 SH DL
4	30/76 SH DL
2	36/80 FG TEMP
1	40/20 FG TEMP □BSC
1	40/40 FG TEMP □BSC
1	60/16 FG DL

WINDOW SPECS



WINDOW SPECS

Exterior Colors



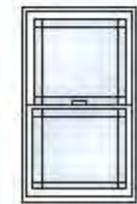
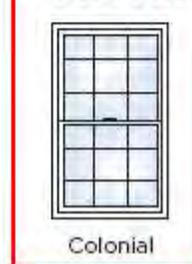
Grid Styles



Hardware Colors



Grid Patterns



(Single or Double)

STAFF PHOTOS

Northeast Corner



FRONT PORCH TAPERED COLUMNS



FRONT PORCH (EAST ELEVATION)



EAST ELEVATION



PROJECT DETAILS

Shape/Mass: The residence measures 37' wide, 75'-10" deep, 25'-8" to the eave and 35'-8" to the ridge (previously approved 36'-5" wide, 68'-9" deep, 23'-7" to the eave and 33'- 7" to the ridge). The second story will measure 37' wide and 53' deep (previously approved 36'-5" wide and 51'-8½" in length).

Setbacks: The residence is setback 15' from the front property line, 10' from the south property line, 3' from the north property line and 44'-1" from the rear property line (previously approved 3'-4" from north property line and will be setback 21'-3" from the south property line).

Foundation: The residence has been built on a pier and beam foundation with a 3'-8" foundation height (previously approved slab on grade foundation that will be raised 2' to appear to be a pier and beam foundation). The foundation will feature vinyl lattice skirting.

Windows/Doors: The residence features flange mounted vinyl 4-over-1, 6-over-1, 9-over-1, 6-over-1 with three lite transoms, and single lite fixed windows. The residence features a wood paneled entry door with a divided lite transom and divide lite side lites. The rear features a set of single lite french doors. (Previously approved 1-over-1 wood double hung sash windows and 1-over-1 double hung windows with a single lite transom; 6-over-1 wood double hung sash windows and 6-over-1 wood double hung sash windows with a 3 lite transom above and wood single lite fixed windows. The residence will feature a wood paneled front entry door with divided lite transom and side lites. The rear elevation will feature a set of single lite French doors with a two lite transom.) The south elevation was approved with the condition that none of the windows can feature transoms but can be 9-over-1 windows with the same proportion as the 6-over-1 sash window with transom above.

Exterior Materials: The residence is clad with wood grain finish cementitious horizontal lap siding. The front gable features board and batten detailing. The front porch will feature cementitious tapered columns on brick piers and the porch will feature wood steps and wood guardrail.

Roof: The residence features a gable roof with a 6/12 pitch, closed soffits and 1' and 1'-6" overhangs (previously approved exposed rafter tails on the south elevation). The front gable features decorative eave brackets.

Front Elevation: The residence features a full width front porch measuring 37' wide, 6' deep and 13'-3" to the porch (East) eave. The porch features brick piers topped with four tapered columns that measure 18" at the base and taper to 12" at the top. The wood steps will feature brick wing walls measuring 2'-2" wide and 32" high.

Side Elevation: The residence features two 9-over-1 sash windows, two 6-over-1 sash widows and two 6-over-1 (South) sash windows with 3-lite transoms on the first floor (previously approved with condition, two 9-over-1 windows, two 6-over-1 windows, and two 9-over-1 windows.). The second floor features a side gable dormer with two 6-over-1 sash windows. The residence features an interior chimney clad with cementitious lap siding (previously approved exterior chimney clad with cementitious lap siding).

Side Elevation: The first floor features two single lite fixed windows and the second floor features a single lite (North) fixed window and two 1-over-1 sash windows. The residence will feature a side gable roof bump up with a 6 /2 pitch.

Rear Elevation: The first floor features two 1-over-1 sash windows with single lite transoms, a set of single lite (West) french doors with a divided lite transom and two 9-over-1 sash windows (previously approved two 1-over-1 sash windows with single lite transoms, a set of single lite fench doors with single lite transoms, and two 1-over-1 sash windows with single lite transoms). The second floor features three 1-over-1 sash windows. The residence features a partial width porch measuring 20'-8" wide

and 9'-6" deep (previously approved as 21'-2" wide and 10' deep). The porch features wood steps, wood hand and guard rails and 10" square columns. The covered porch has a shed roof with a 4/12 pitch and a 1'-6" overhang.

ATTACHMENT A
PUBLIC COMMENT

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.

16. 1634 Columbia St, Alteration-Porch

Support

17. 1832 Columbia St, Alteration-Addition

Support

18. 1405 Arlington St, New Construction-Residence/Garage, *Revision*

Support



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

AGENDA ITEM # B18 – 1405 Arlington - OBJECTION

I object to the granting of a Certificate of Appropriateness for this new construction. The almost completed structure is not in compliance with the approved original C of A. There are two points of many, that are the most objectionable. The first is the height of the building. The floor height has been drastically exceeded above the approved height and should be corrected. This will improve the overall visual height of the structure in relation to the existing structures in the district. The second issue is the window type. The flange installed windows were not originally approved and provide a significantly different visual image than typically mounted windows in the district. These windows should be replaced with the correct mounting type and be more in character with the typical windows found in our district. It is difficult to understand how this construction could have proceeded to this point without the slab issue being discovered sooner. Especially since I called 311 and reported the issue when the raised pier and beam system was installed and was told the slab that is in place was the approved slab but that is for another day. In any case these corrections should be made now before the house is completed and sold to an innocent homebuyer.

J. Kent Marsh, AICP CUD

1538 Arlington St., Houston Heights East Historic District