CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Lowell Pinnock, Design Tech Homes, for 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 approved Certificate of Appropriateness. The residence was approved with divided lite wood sash windows; vinyl flange mounted windows with interior muntins were installed instead. The applicant was denied a COA to retain the existing 6-over-1 and 9-over-1 vinyl sash windows at the December 2014 HAHC meeting.

The applicant is now requesting approval for the following:

- Replace the 17 existing 4-over-1, 6-over-1 and 9-over vinyl sash windows on the east and south elevations with vinyl 1-over-1 sash windows.
- The proposed windows will be recessed to give the appearance of a traditionally mounted sash window.

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: One in favor, One opposed, and One who has expressed no objection. See Attachment A.

Civic Association: No comment received at this time.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The new construction must match the typical setbacks of existing contributing structures in the historic district
☒	☐	☐	(2)	The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
☒	☐	☐	(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
☒	☐	☐	(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; an
☐	☐	☒	(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

3.21.2013- 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’

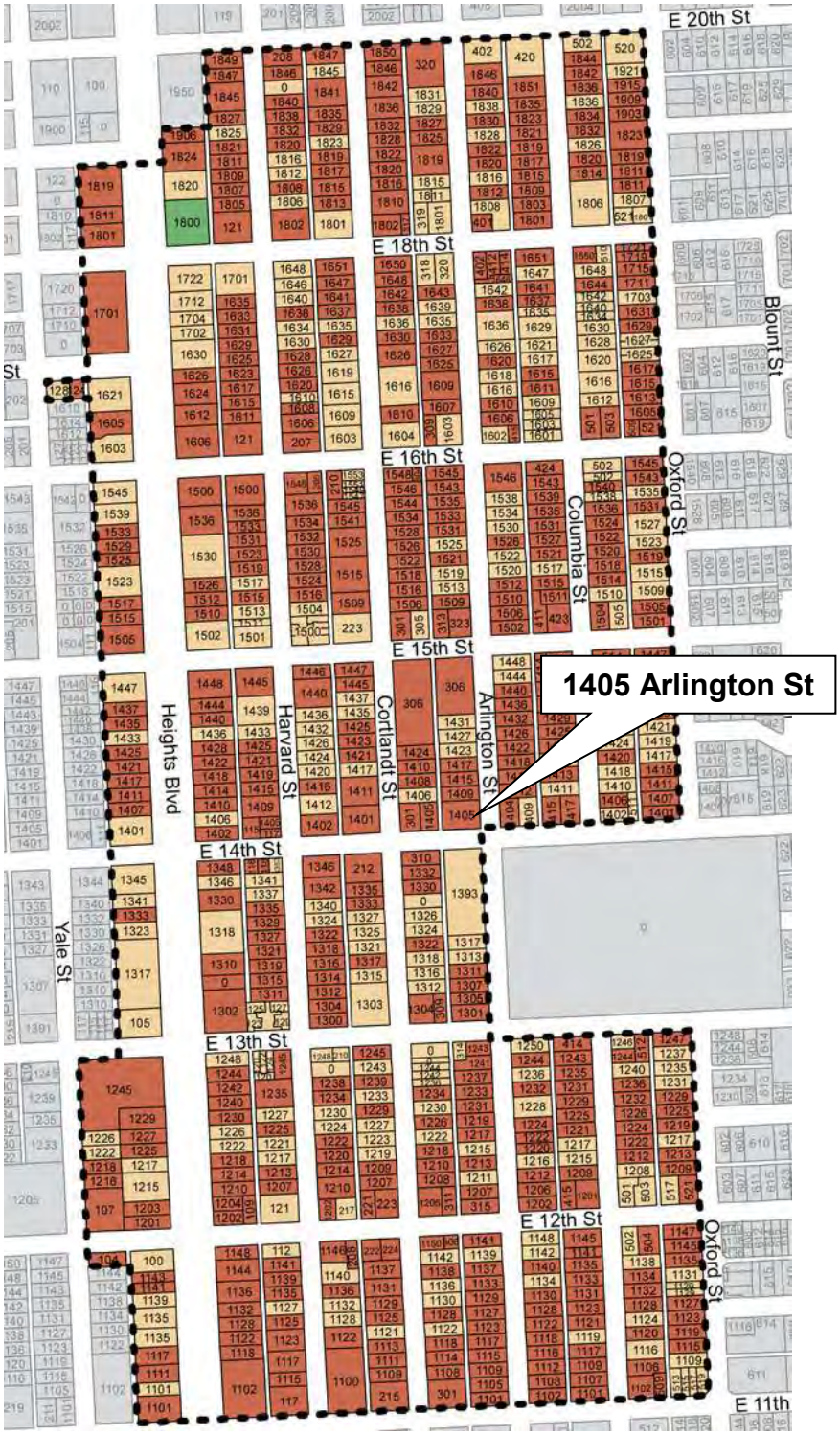
- Ridge height: 36’

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park



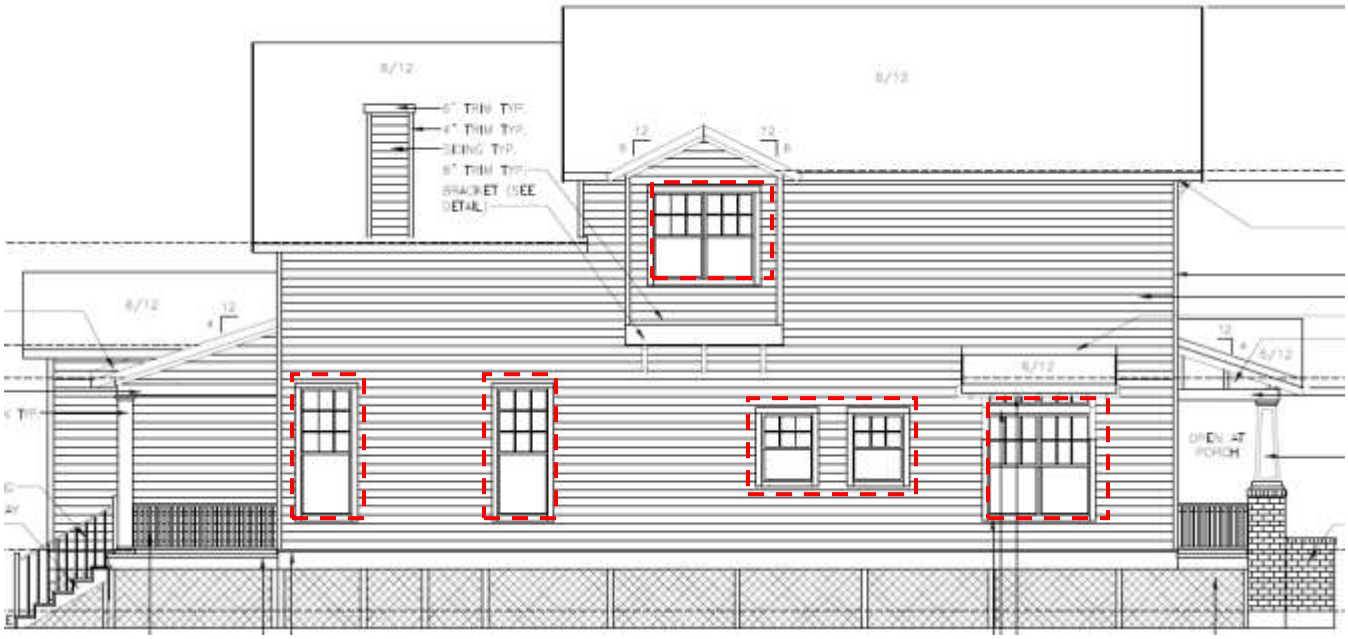
CURRENT PHOTO

EAST ELEVATION – FRONT FACING ARLINGTON STREET

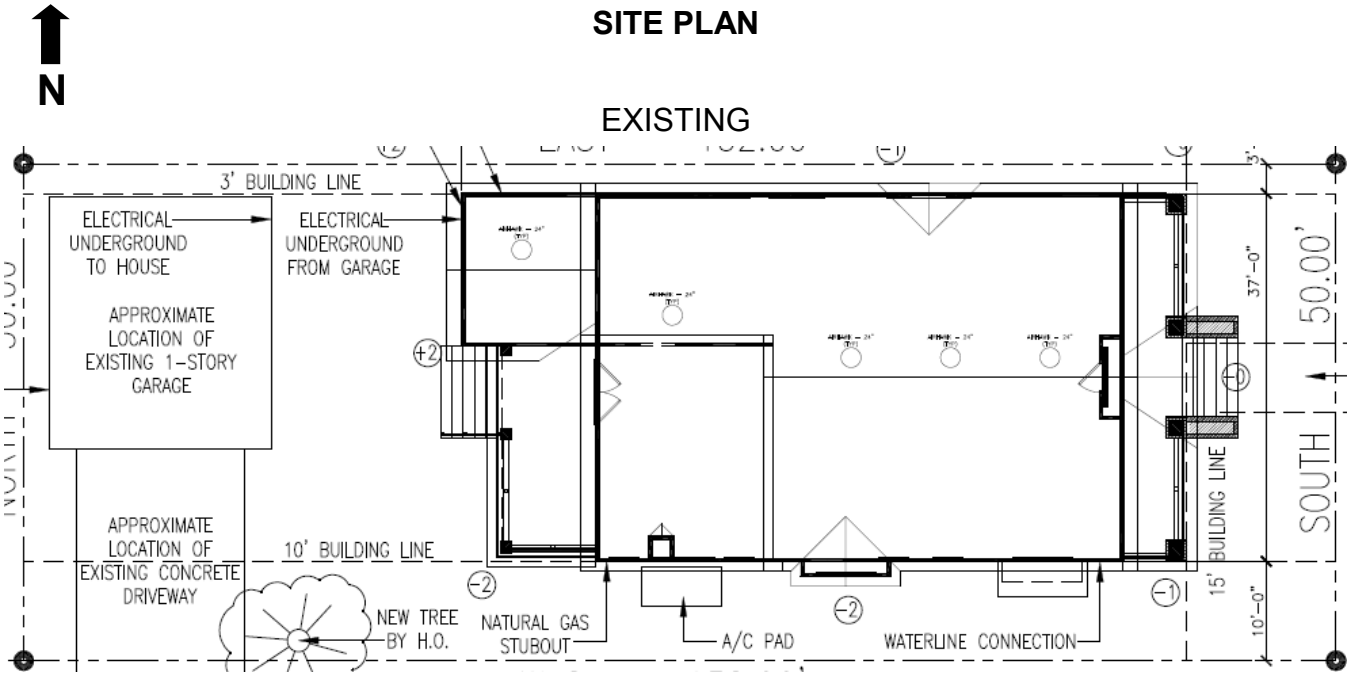
EXISTING

SOUTH SIDE ELEVATION FACING E 14TH STREET

EXISTING



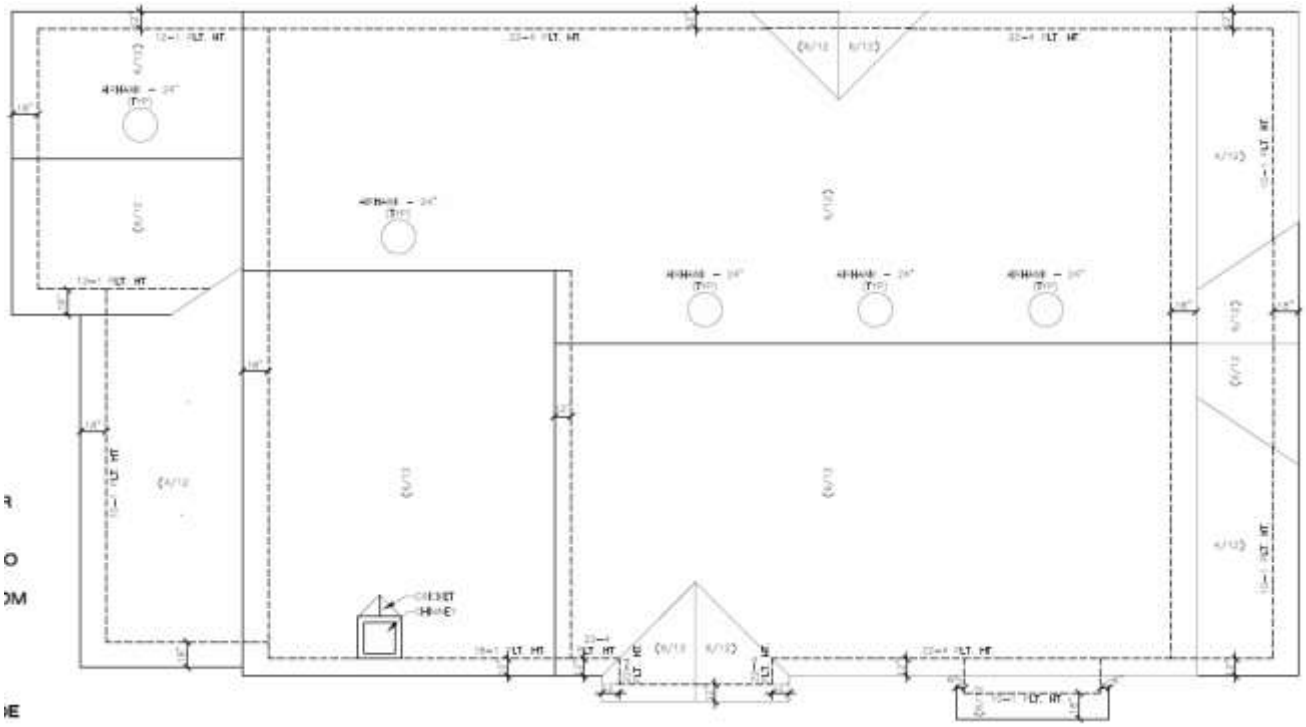
SITE PLAN


N
EXISTING
3' BUILDING LINE
ELECTRICAL UNDERGROUND TO HOUSE
ELECTRICAL UNDERGROUND FROM GARAGE
APPROXIMATE LOCATION OF EXISTING 1-STORY GARAGE
APPROXIMATE LOCATION OF EXISTING CONCRETE DRIVEWAY
10' BUILDING LINE
NEW TREE BY H.O.
NATURAL GAS STUBOUT
A/C PAD
WATERLINE CONNECTION
15' BUILDING LINE
37'-0"
10'-0"
50.00'
SOUTH

N

ROOF PLAN

EXISTING/PROPOSED



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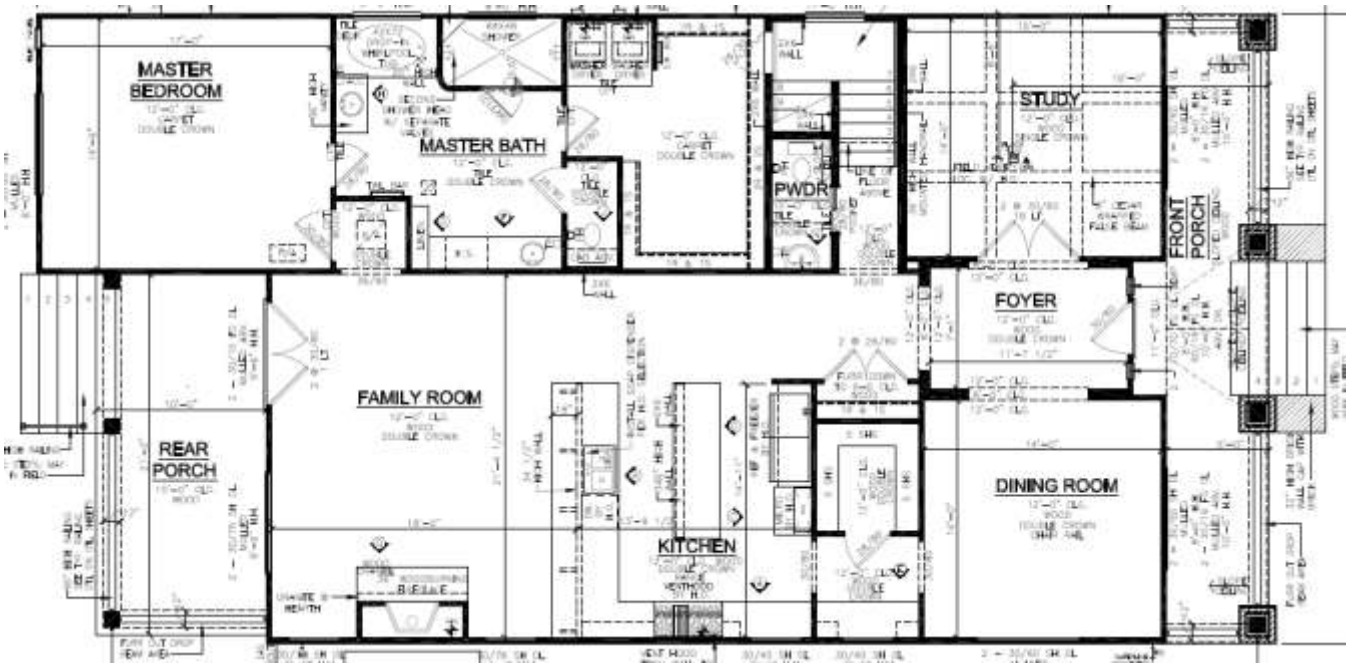
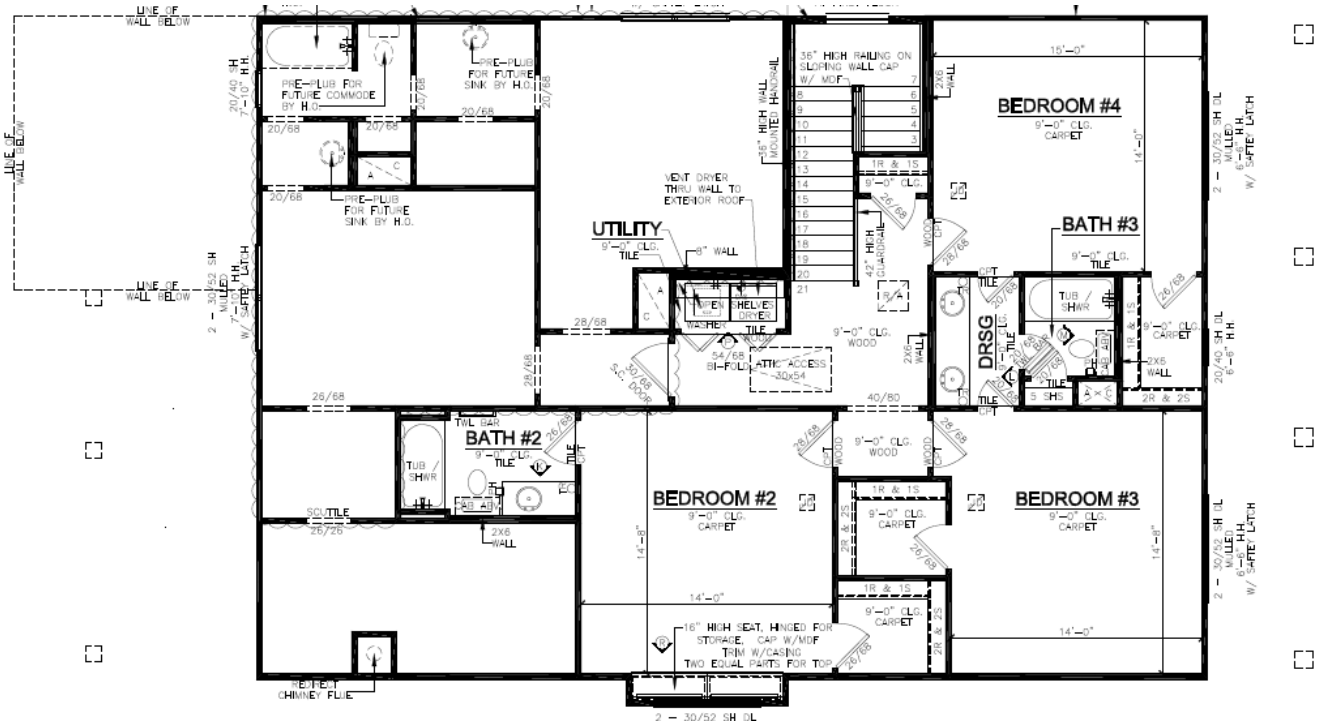
FIRST FLOOR PLAN

EXISTING/PROPOSED



SECOND FLOOR PLAN

EXISTING/PROPOSED



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 OBSC
1	40/40 FG TEMP OBSC
1	60/16 FG DL

WINDOW SPECS

REVISED WINDOW SPECS
1/02/2015

Styles

Single Hung

Design Tech has selected windows from the Simonton ProFinish Builder series and the Planning Department has approved that selection. See email attached.

- Sash frames should be recessed in window opening as much as possible and the exterior trim, as called out on the permitted plans (sheet 14 of 15, dated 4/18/2015), windows will be installed to provide as much three-dimensionality as possible.

Design Tech will replace the existing sashes on the east and south elevations of the house with vinyl sashes that more resemble traditional windows.

WINDOW SPECS

Tan

STAFF PHOTOS

Northeast Corner

FRONT PORCH TAPERED COLUMNS

FRONT PORCH (EAST ELEVATION)

EAST ELEVATION

PROJECT DETAILS

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 17 existing 6-over-1 and 9-over-1 vinyl windows on the east and south elevations will be replaced with vinyl 1-over-1 single hung sash windows. The proposed 1-over-1 sash windows will be recessed to give the appearance of traditionally mounted sash windows. *(Approved March 2013: 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.)*

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: Jan-15 Date of Report: 26-Jan-15

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1115 Arlington	Sam Gianukos	Creole Design	Alteration/Addition to Contributing Structure	**Support** **No Object** **Object**	1 2
	1405 Arlington	Lowell Pinnock	Design-Tech	New Const - Resubmittal	**Support** **No Object** **Object**	1 1 1
	1832 Columbia	Gail Schorre	Morningside Architects	Addition- resubmittal Contributing Structure	**Support** **No Object** **Object**	1 1
	1548 Cortlandt	Sam Gianukos	Creole Design	Addition- Relocation Resubmittal	**Support** **No Object** **Object**	1 2

See Attached Detailed Response

Houston Heights East Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

1115 Arlington – **OBJECT**

The frontal plan for the proposed addition when compared to the frontal plane for the existing structure exceeds the proportion that would allow the existing structure to remain dominant and the proposal makes the existing structure subservient to the addition. Also, the volume of the addition is greater than the volume of the existing and contributes to the subservient relationship for the existing structure. Using the prior application approval for 1117 Arlington in no way obligates the HAHC to approve a later application for 1115 Arlington, even if it is a "mirror" of the previously approved version.

1405 Arlington – **NO OBJECTION**

While the current proposed result is not totally acceptable, the revision to provide one-over-one windows on the two visible street sides will allow the new construction to fit better into the context of the existing historic district. I do hope this builder has learned from this experience.

1832 Columbia – **NO OBJECTION**

While the proposed modification is still excessive in volume, it is better than the prior, unacceptable proposal.

1548 Cortlandt – **OBJECT**

I am truly amazed at the audacity of this applicant to resubmit a second proposal that only changes the cornice design after this design was denied previously for numerous reasons. The proposed application intends to remove a significant portion of the existing structure, in addition to relocating the remaining existing structure to a location that will no longer agree with the existing prevailing front setback of the other existing structures on the blockface, nor will the proposed relocation support the prevailing offset location of the structure on the lot as is evident in the remaining contributing structures in the area.

From: Brie Kelman
Sent: Sunday, January 25, 2015 9:38 AM
To: Kent Marsh
Subject: Re: January 2015 HAHC Applications

- 1115 Arlington St, Alteration-Addition/Windows

  Support

- 1405 Arlington St, New Construction-Residence, *Resubmittal*

  Support

- 1832 Columbia St, Alteration-Addition, *Deferral*
  Support

- 1548 Cortlandt St, Alteration/Relocation-Addition, *Resubmittal*

  Support

From: Charlie Thorp
Sent: Friday, January 23, 2015 9:52 AM
To: Kent Marsh
Subject: HAHC applications

1115 Arlington - too big of an addition - denied
1405 Arlington - don't like windows - denied
1538 Cortlandt - too big of an addition - denied
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