

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2015

**Applicant:** Sam Gianukos, Creole Design, for Ronald Shane Brown, owner

**Property:** 1115 Arlington Street, Lot 1, Block 198, Houston Heights Subdivision. The property includes a historic 2,532 square foot (including an addition constructed in 2000) residence situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1915, located in the Houston Heights Historic District East. A 1,633 square foot two story addition was constructed to the rear of the original residence in 2000.

**Proposal:** Alteration – Addition: Remove the existing rear addition built in 2000 and construct a new 2,236 square foot addition to the rear of, to the side of, and on top of the original house.

- The original house is 30' wide, approximately 42' deep, and has an eave height of 12' and ridge height of 19' 8".
- The addition will be 13' wider than the original house on the north side, and will feature a ridge height 12' taller and an eave height that is 11' taller than the original house.
- The addition will encroach over the rear 10' over the original house, impacting the rear ¼ of the historic structure.
- On the north wall of the original house, the applicant is proposing a 9' long and 1' wide bumpout as well as multiple changes to the existing fenestration. These alterations will require the demolition and reconstruction of 31' (75%) of the original wall. See p. 16 for proposed demolition plan.
- The applicant proposes to replace the existing turned porch columns, balustrades, railings, and steps with new wood round columns, balustrades, railings and brick steps. The City's structural inspector visited the site and believes the existing porch elements are not historic materials.

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

**Public Comment:** One supportive and three opposed. Please see attachment A.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria: 1, 4, 8, and 9.

**HAHC Action:** Denied

## 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;  
*The mass of the addition, and its proximity to the street, makes it visually insubordinate to the existing contributing residence. This alters the character of the house from a simple, rectangular one-story residence with a clearly delineated two story addition, to a residence that is much larger and in which the form of the original structure has been obscured.*
- (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;  
*The simple shape and modest size of the historic residence are distinguishing qualities of the structure. The proposed larger and more massive addition overwhelms the distinguishing qualities of the residence and alters its relationship to the contributing structures in the district.*
- (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;  
*The second floor of the addition will encroach on the rear 10' of the historic structure; jeopardizing its essential form and integrity. The existing building fabric underneath the addition must be removed or irreparably altered in order to support the addition. In addition, the rear 31' of the north facing exterior wall is proposed to be removed.*
- (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;  
*The encroachment of the addition and removal of the north facing exterior wall will result in the destruction of significant historical material. The addition's scale and complicated massing are not compatible with the historic residence and the Houston Heights Historic District East. The proposed brick steps are not a compatible exterior feature of the district.*

- (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 EAST

Building Classification

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO**



**CURRENT PHOTO**



**NEIGHBORING PROPERTIES**



***1117 Arlington – Contributing -1915 –  
Altered in 2011 (neighbor to the north)***



***1109 Arlington – Contributing – 1915  
(neighbor to the south)***



***1108 Arlington – Contributing – 1915 (across street)***



***1112 Arlington – Contributing – 1915 (across street)***



***1116 Arlington – Contributing – 1915 (across street)***



***1118 Arlington – Contributing – 1920 (across street)***

**BLOCKFACE PHOTOS**

**BLOCKFACE**



**BLOCKFACE CENTERED ON NEIGHBOR TO THE NORTH**



**OPPOSING BLOCKFACE**



**EAST ELEVATION – FRONT FACING ARLINGTON STREET**

**EXISTING**



**PROPOSED**



**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED



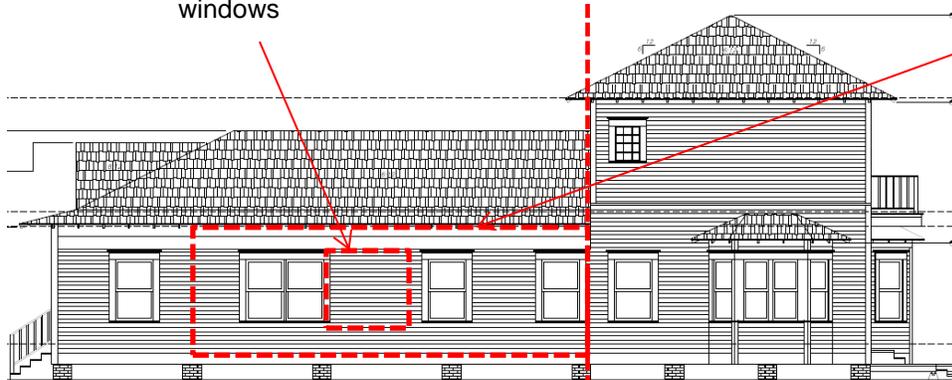
Rear of the existing original  
house

**NORTH SIDE ELEVATION**

EXISTING

Hole cut to incorporate new windows

Existing wall to be removed



PROPOSED

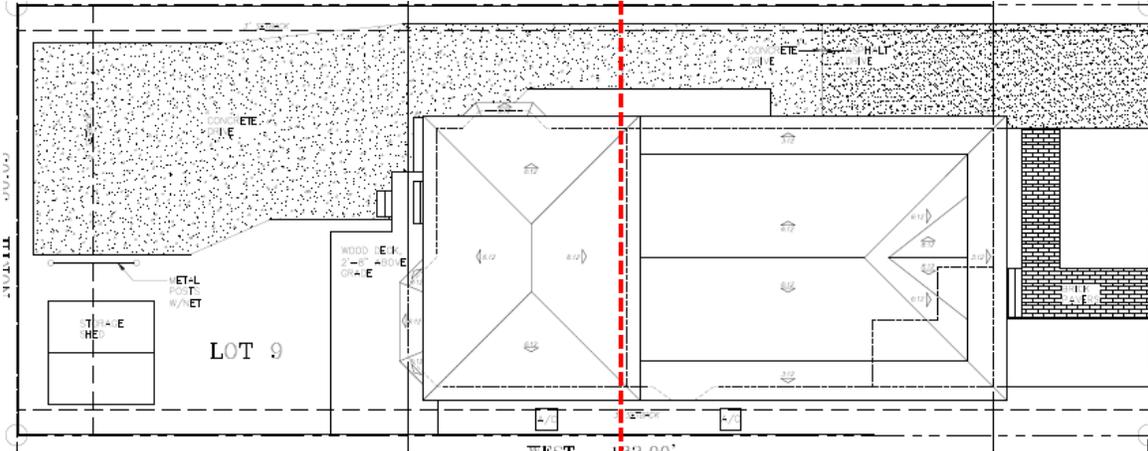


Proposed 9' by 1' bump out

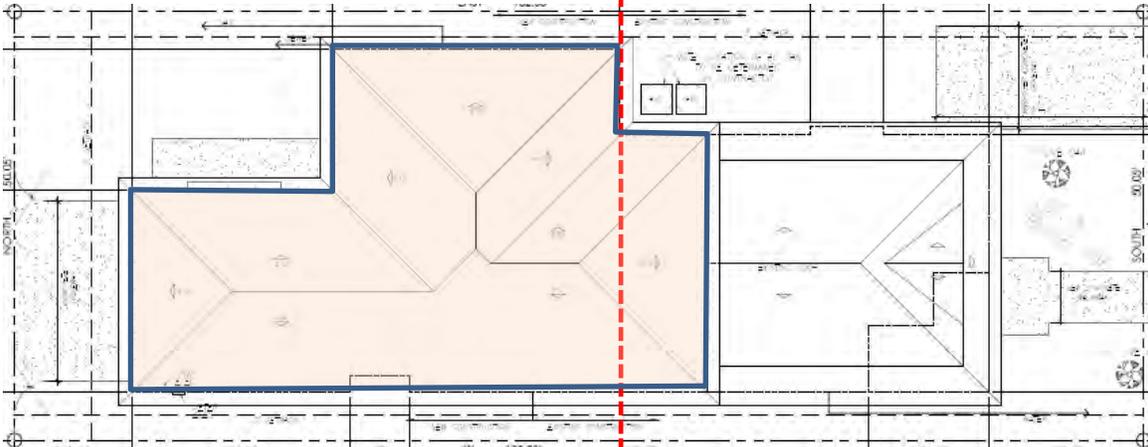
Rear of the existing original house



**SITE/ROOF PLAN**  
**EXISTING**



**PROPOSED**

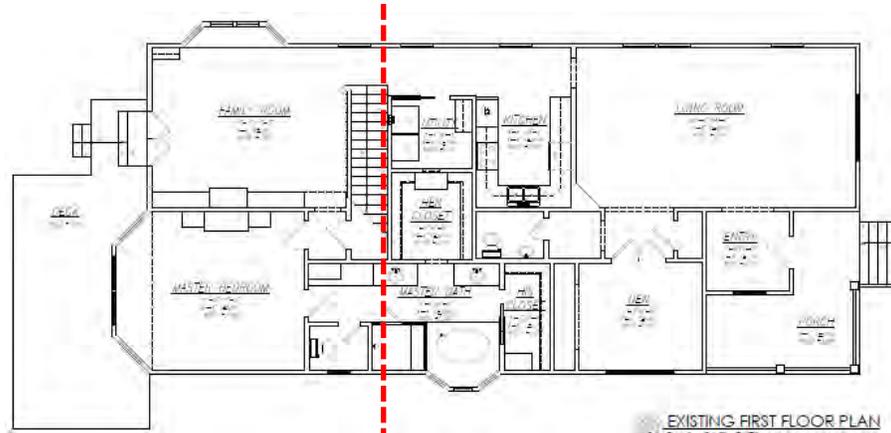


Rear of the existing original house

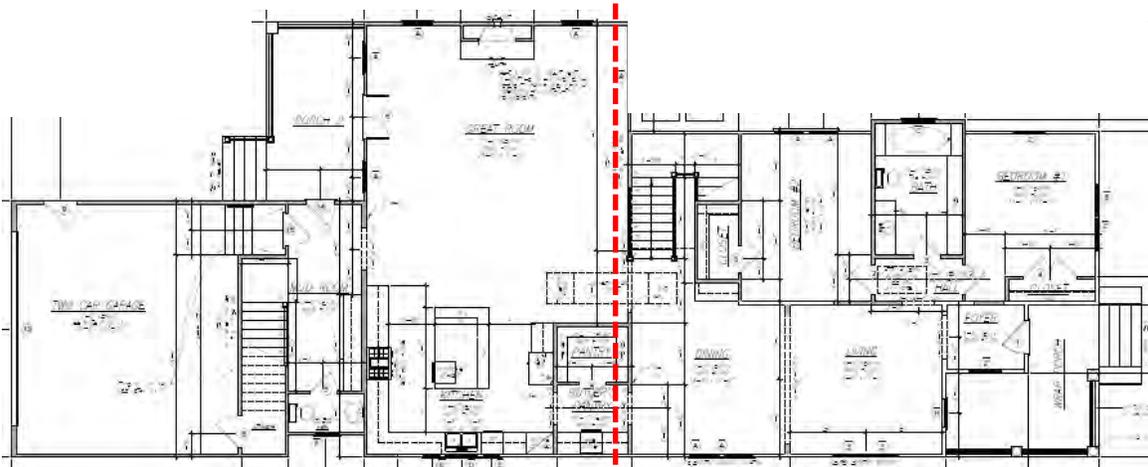


FIRST FLOOR PLAN

EXISTING



PROPOSED

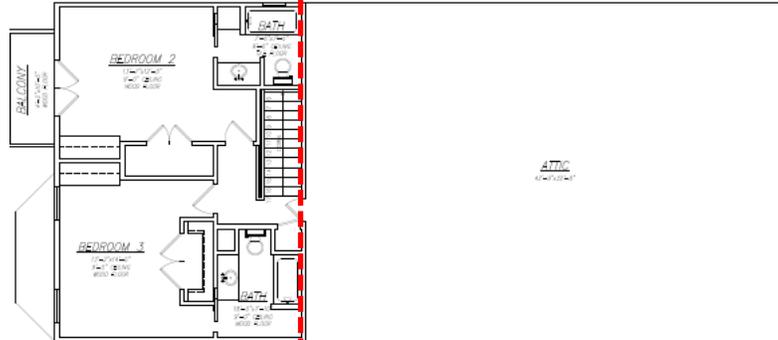


Rear of the existing original house

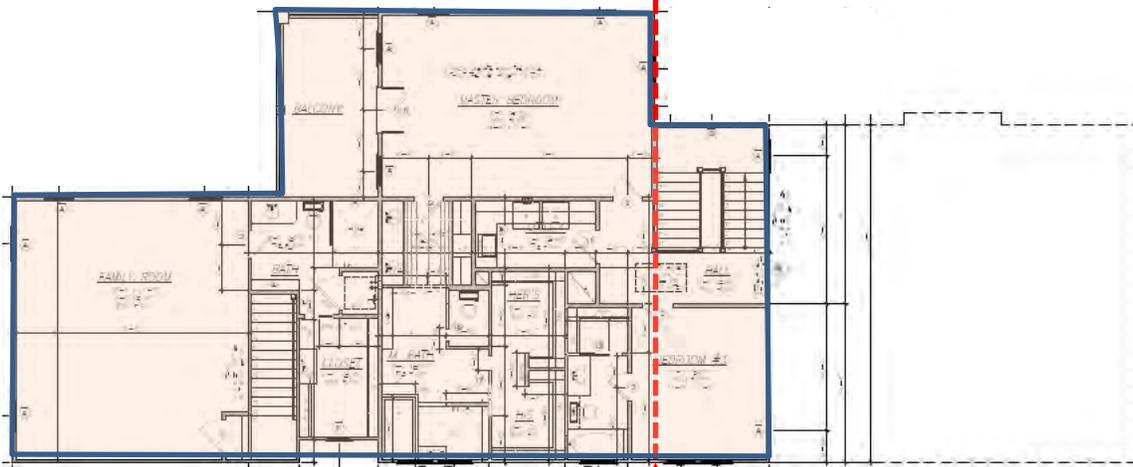


**SECOND FLOOR PLAN**

EXISTING



PROPOSED



Rear of the existing original house

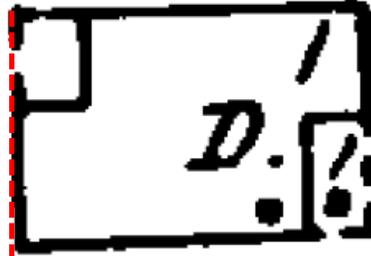
**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	30	2'-8"	6'-0"	DOUBLE HUNG
(B)	1	2'-3"	3'-0"	CUSTOM WINDOW BY BUILDER
(C)	4	3'-0"	1'-6"	FIXED
(D)	1	3'-0"	4'-0"	DOUBLE HUNG
(E)	2	1'-6"	4'-0"	DOUBLE HUNG
(F)	2	2'-0"	4'-0"	DOUBLE HUNG
(G)	1	4'-5"	7'-0"	CUSTOM TEMP. WINDOW BY BUILDER

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	6'-8"	EXTERIOR FRONT DOOR
2	5	2'-8"	6'-8"	INTERIOR DOORS
3	4	2'-6"	6'-8"	INTERIOR DOORS
4	1	2'-2'-6"	6'-8"	DOUBLE INTERIOR DOOR
5	2	2'-6"	8'-0"	INTERIOR DOORS
6	1	2'-2'-0"	8'-0"	DOUBLE EXTERIOR FRENCH DOOR
7				NOT USED
8	1	3'-0"	6'-8"	STORAGE DOOR AT GARAGE
9	1	3'-0"	6'-8"	EXTERIOR REAR DOOR AT GARAGE
10	1	2'-2'-0"	6'-8"	DOUBLE EXTERIOR FRENCH DOOR
11	2	3'-0"	6'-8"	INTERIOR ROOM DOOR
12	1	2'-6"	6'-8"	POCKET DOOR
13	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR
14	1	2'-8"	8'-0"	EXTERIOR FRENCH DOOR
15	1	3'-0"	8'-0"	20 MIN RATED W/CLOSER
16	1	2'-4"	6'-8"	POCKET DOOR
17	1	2'-8"	6'-8"	POCKET DOOR
18	1	2'-6"		CUT DOOR

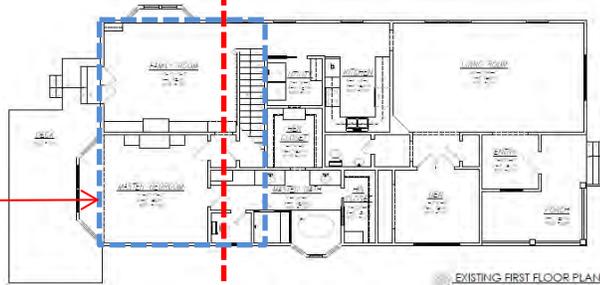
**SANBORN MAP COMPARISON**

1924



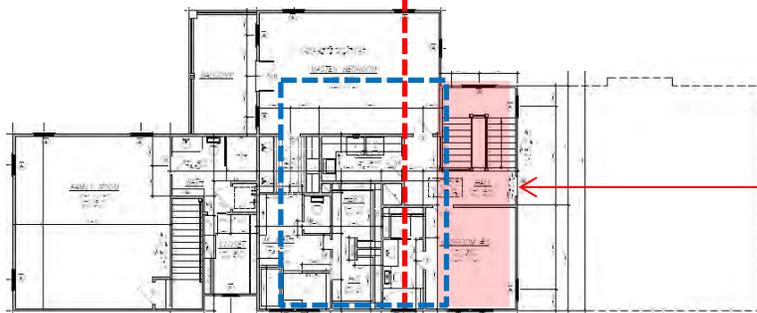
EXISTING FLOOR PLAN

Dashed line indicates existing circa 2000 second floor addition



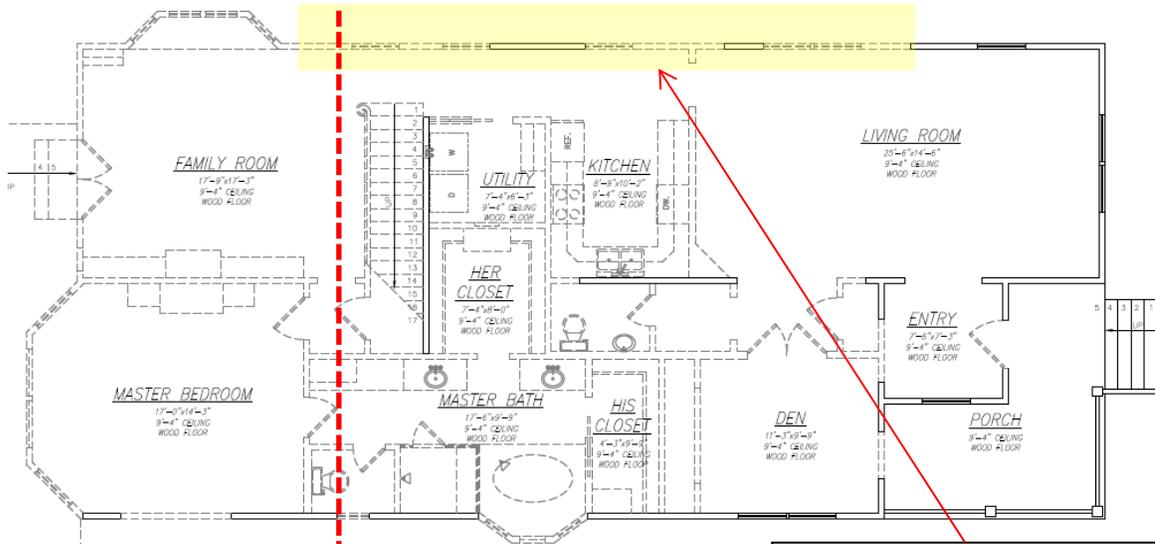
PROPOSED FLOOR PLAN

Red shaded area indicates the proposed second story encroachment over the existing original house

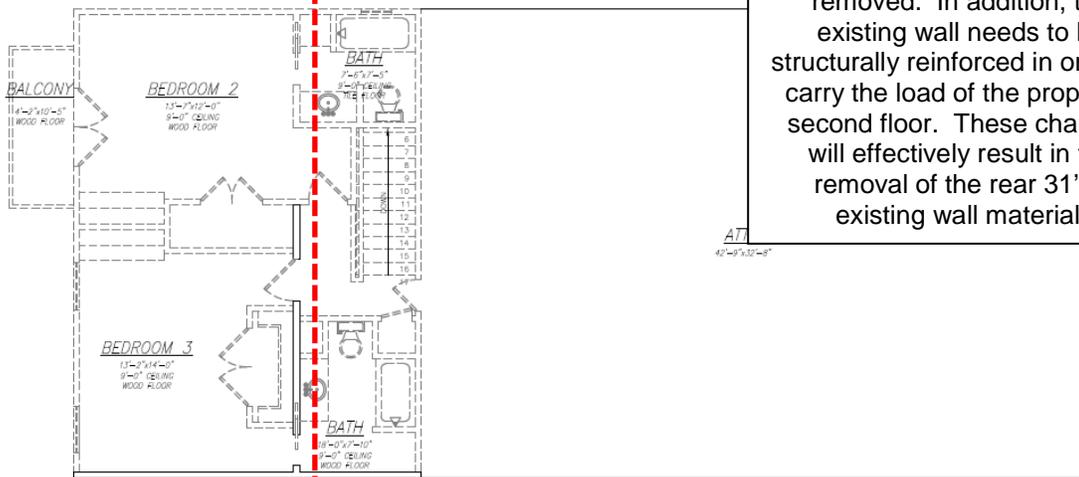


Rear of the existing original house

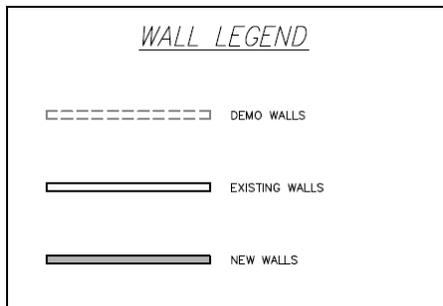
**DEMOLITION PLAN  
FIRST FLOOR**



**SECOND FLOOR**



Highlighted hatched area indicates the existing window and wall material proposed to be removed. In addition, the existing wall needs to be structurally reinforced in order to carry the load of the proposed second floor. These changes will effectively result in the removal of the rear 31' of existing wall material.



Rear of the existing original house

EXISTING PORCH ELEMENTS



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## PROJECT DETAILS

**Shape/Mass:** The one story portion of the existing residence measures 30' feet wide by approximately 42' deep and features an eave height of 12' and a ridge height of 19' 8". Based on comparisons of the existing floor plan and the Sanborn Map drawings, the one story portion of the house appears to be the original structure.

The existing residence features a rear addition constructed in 2000. This addition measures 30' wide by 26' deep and features an eave height of 21' 11" and a ridge height of 28' 10".

The proposed addition will involve removing the circa 2000 addition. The new addition will measure 43' 5" wide by 67' 3" deep and will feature an eave height of 22' 11" and a ridge height of 32' 3". The addition will encroach over the rear 10' of the original structure.

The applicant also proposes to construct a 9' deep by 1' wide bump out along the north elevation, located 12' 3" from the existing front wall of the residence.

**Setbacks:** The existing residence features a front (east) setback of 18' 1", a north side setback of 14' 4", and a south side setback of 5' 7". The addition will extend to within 4' 4" of the north side property line and not impact the north or east side setback.

**Foundation:** The existing residence features a pier and beam foundation with a 2' 10" finished floor height from existing natural grade. The addition will feature a matching foundation with a 2' 10" finished floor height from existing natural grade.

**Windows/Doors:** The existing residence features non-original wood 1 over 1 windows throughout. The applicant proposes to retain six of these windows, two at the front of the house at proposed *Bedroom 1*, another window at this bedroom facing north, a window in the proposed foyer facing south, and two windows at the proposed living room facing south.

The applicant proposes to cut four new window openings to install new windows. These include a 3' by 5' opening at the front of the house at the proposed living room, an opening for a pair of 3' by 6' windows facing north at the proposed *Bedroom 2*, and an opening for a pair of 3' by 6' windows facing south at the proposed dining room.

The addition will feature new wood 1 over 1 and casement windows.

The non-original wood door will be replaced with a new wood door with a single square lite.

**Exterior Materials:** The existing residence features wood 117 siding. The applicant proposes to use matching siding on the addition. The rear 31' of the north exterior wall of the one story portion of the existing residence will be removed and replaced. This is due to the cutting of new window openings, the installation of a 9' wide bump out, and construction of a second floor addition above. The removal of studs and shiplap to incorporate the new openings and to carry the load will effectively eliminate the wall and its cladding.

The existing porch features turned wood columns, balustrades, and railings as well as wood steps. The Structural Inspector visited the site on 1/23/15 and determined that none of these porch elements feature materials and craftsmanship are not consistent with that of the circa 1915 construction date and are likely not historic fabric.

The applicant proposes to replace all of these existing porch elements with cementitious 7' 8" tall by 8" diameter round columns and wood railings and balustrades. The wood front steps will be replaced with brick steps.

**Roof:** The existing residence features a 6:12 pitch hipped roof with a front gabled dormer. The addition will feature a hipped roof at a matching pitch.

**Front Elevation:** Insert one new window opening at the south side of the front elevation behind the existing front porch. The addition will necessitate the removal of the existing two story rear addition. The new (East)

addition will stand 12' taller than the original house measuring from existing ridge to proposed. The addition will also extend 10' wider than the existing structure on the north side.

**Side Elevation:** The addition will encroach over the rear 10' of the existing original residence. Replace a non-  
**(South)** original glass block bay window with a pair of new wood windows.

**Side Elevation:** The addition will begin the addition 12' 3" from the front wall of the existing residence by  
**(North)** constructing a 1' wide by 9' deep bump out. The remaining 31' of the historic exterior wall from this point back will be removed and replaced with new material. The second story of the addition will encroach over 10' of the original residence.

**ATTACHMENT A**  
**PUBLIC COMMENT**  
**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.

BRIE KELMAN

- 1115 Arlington St, Alteration-Addition/Windows

Support

CHARLIE THORPE

**1115 Arlington - too big of an addition - denied**

JOY TOBER

1115 Arlington - Object

Additions should be subordinate to the original structure and should strive to have as little impact on the original as possible. This proposed addition significantly changes the original scale of the home, effectively creating a new “type” that never existed in this district. This type of inappropriate “box behind a box” approach to additions, which has unfortunately become the norm, is destroying the historic character of the district. The original structure should be the focus not the addition.

Fenestration is an important architectural characteristic and the propose alterations to existing window openings not only remove original material but seeks to create an appearance that never existed when the home was built.