

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 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 – Construct an approximately 800 square foot two-story rear addition to a contributing structure. The addition will not be taller than the existing structure.

See enclosed application materials and detailed project description on p. 5-24 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: November 20, 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

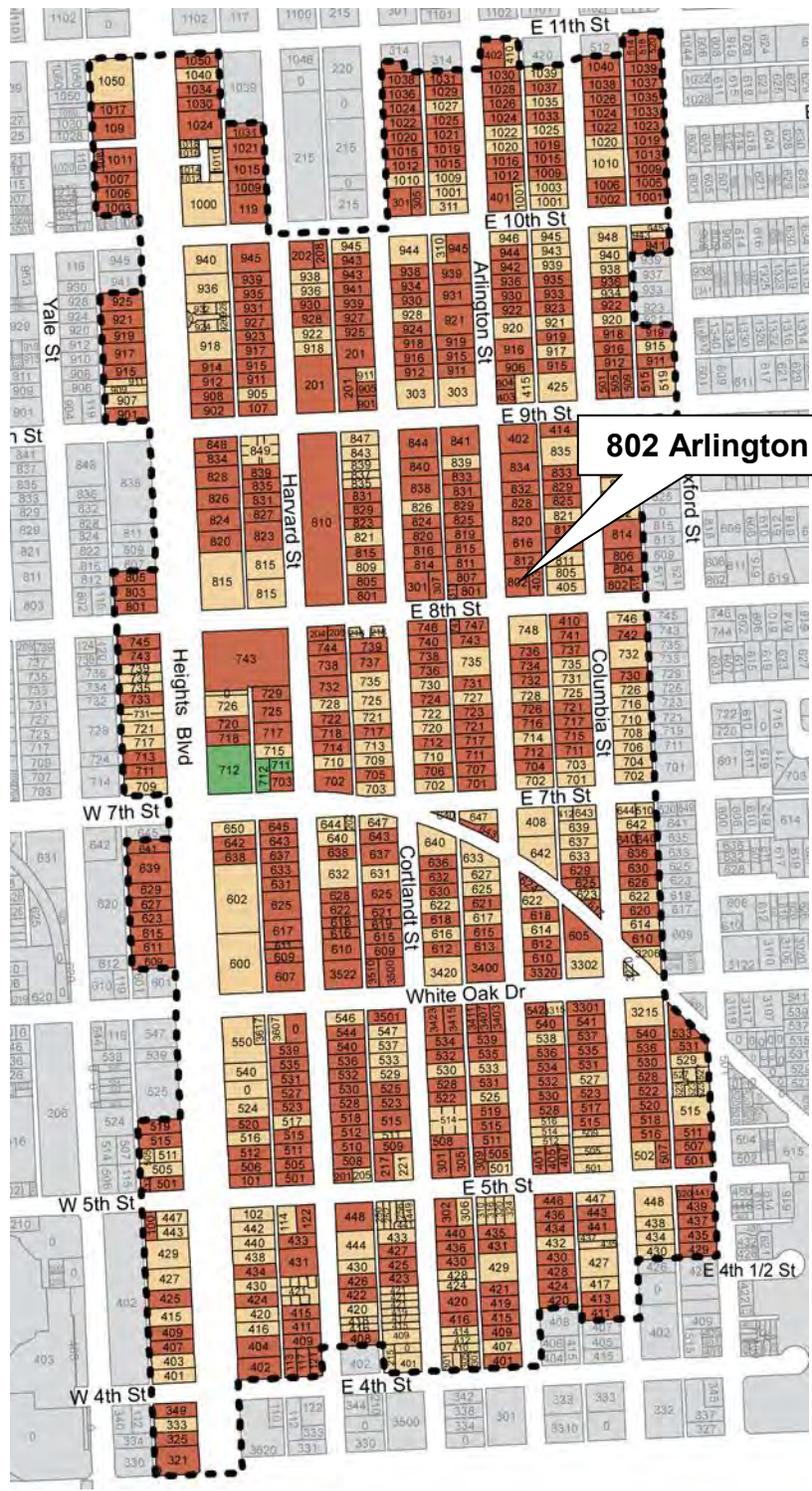
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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



3D RENDERING

PROPOSED



3D RENDERING

PROPOSED



3D RENDERING

PROPOSED



3D RENDERING

PROPOSED



WEST ELEVATION – FRONT FACING ARLINGTON STREET
 EXISTING



PROPOSED



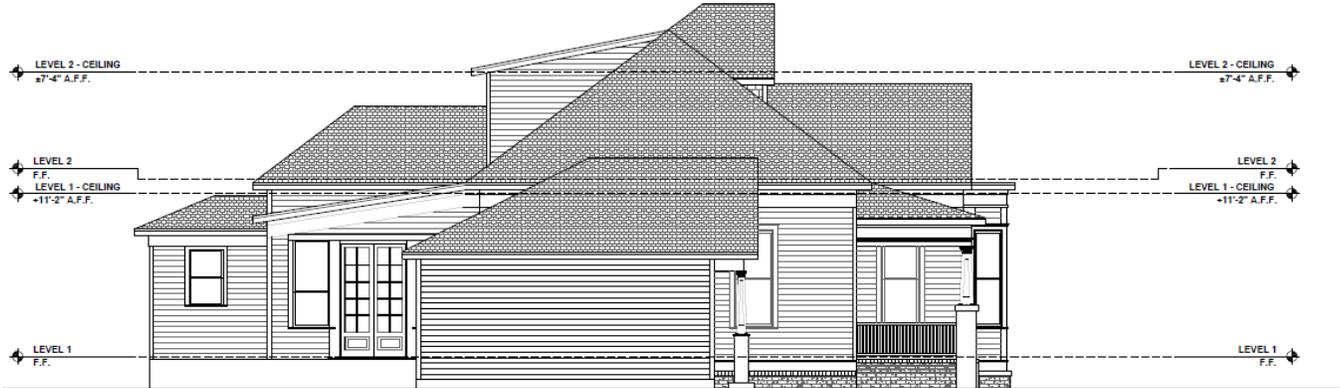
SOUTH SIDE ELEVATION Facing
EXISTING



PROPOSED



NORTH SIDE ELEVATION
EXISTING



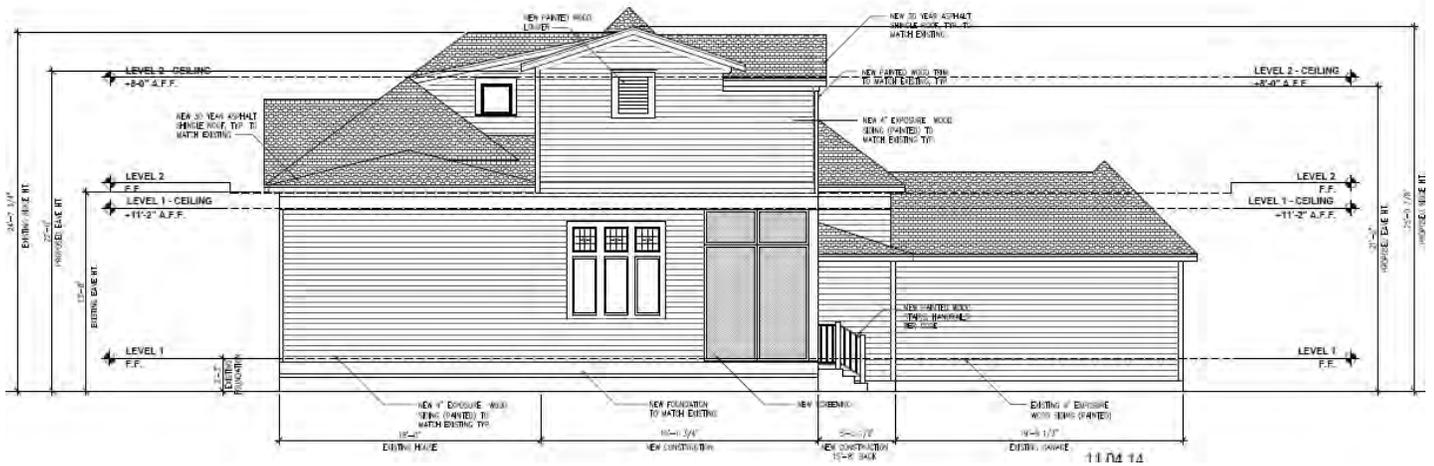
PROPOSED



EAST (REAR) ELEVATION
EXISTING

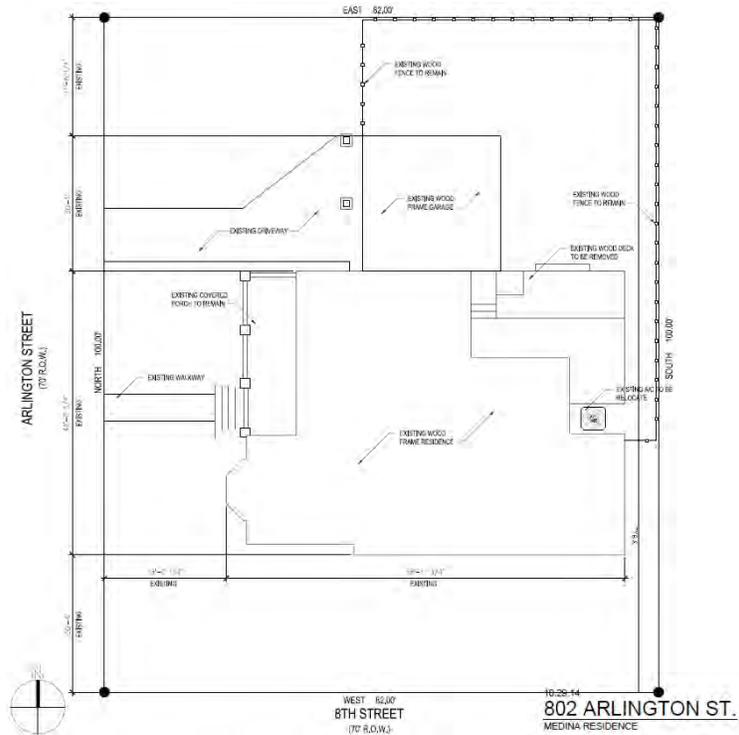


PROPOSED

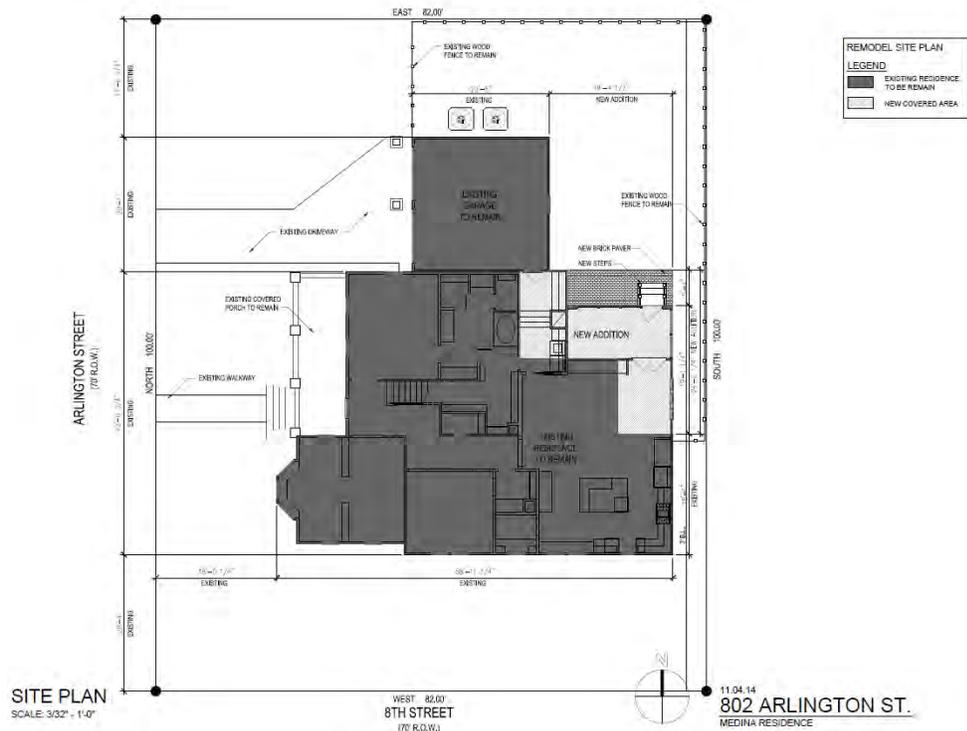




SITE PLAN EXISTING



PROPOSED

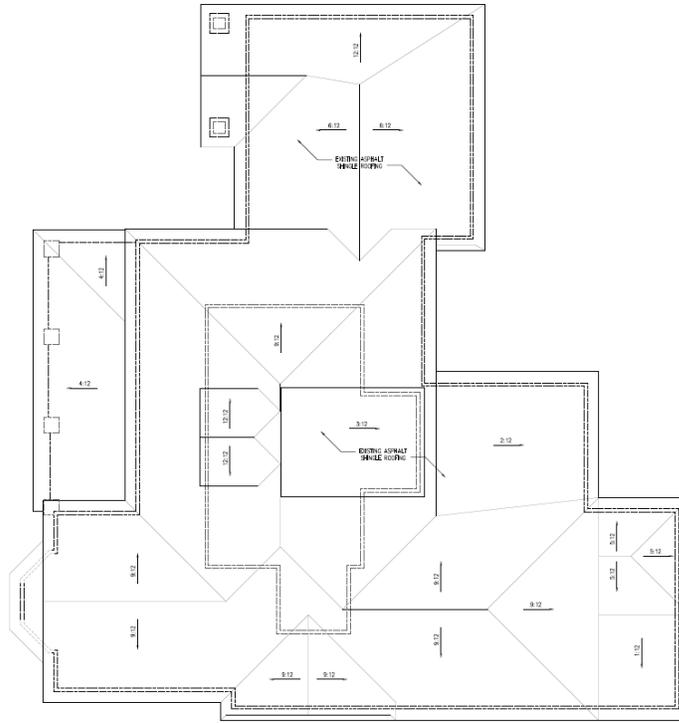


SITE PLAN
SCALE: 3/32" = 1'-0"

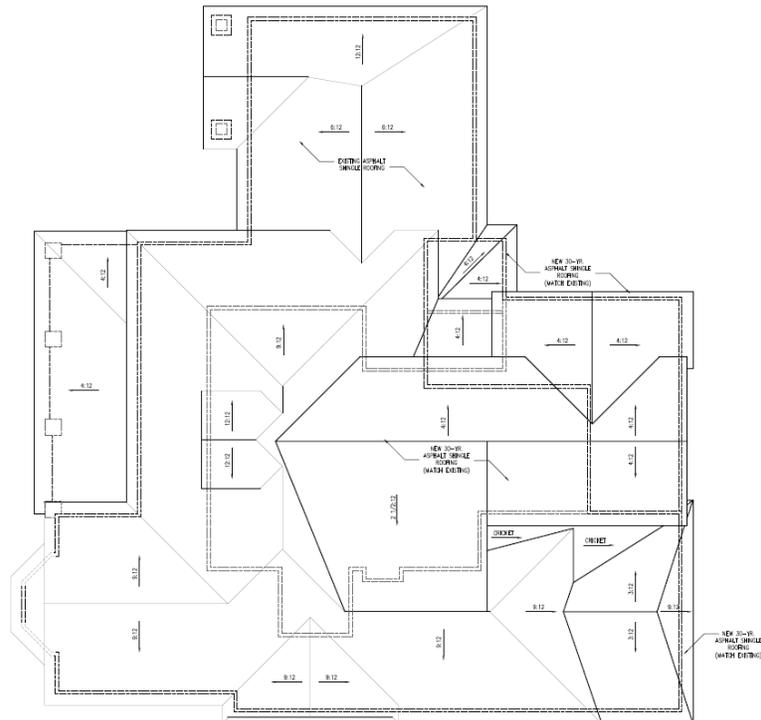
11.04.14
802 ARLINGTON ST.
MEDINA RESIDENCE



**ROOF PLAN
EXISTING**



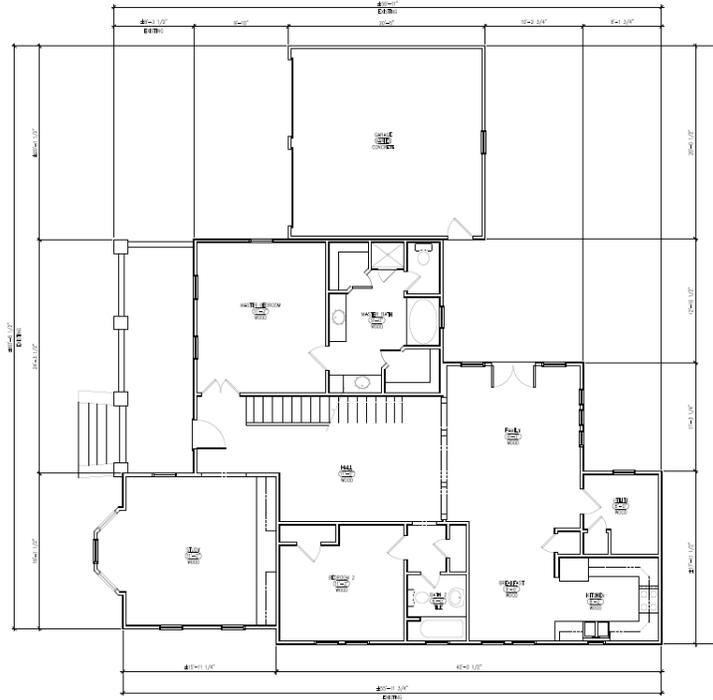
PROPOSED



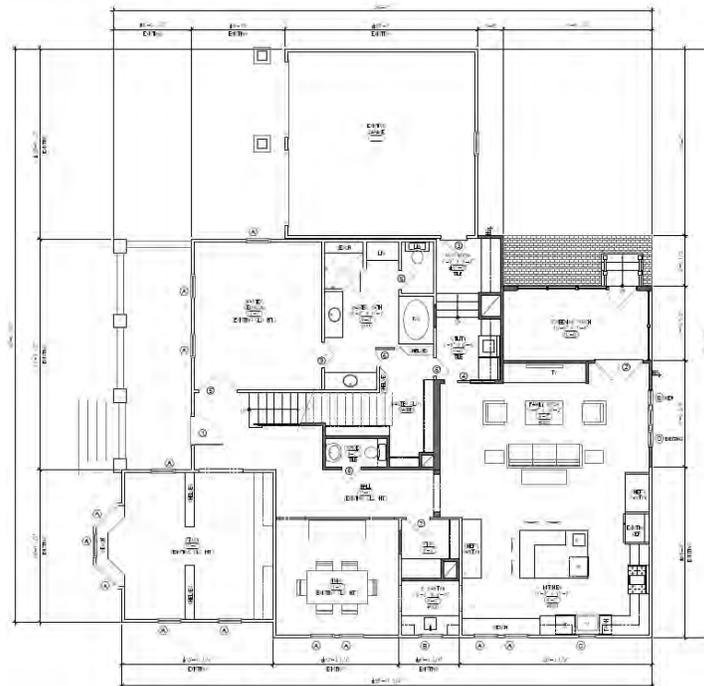


FIRST FLOOR PLAN

EXISTING



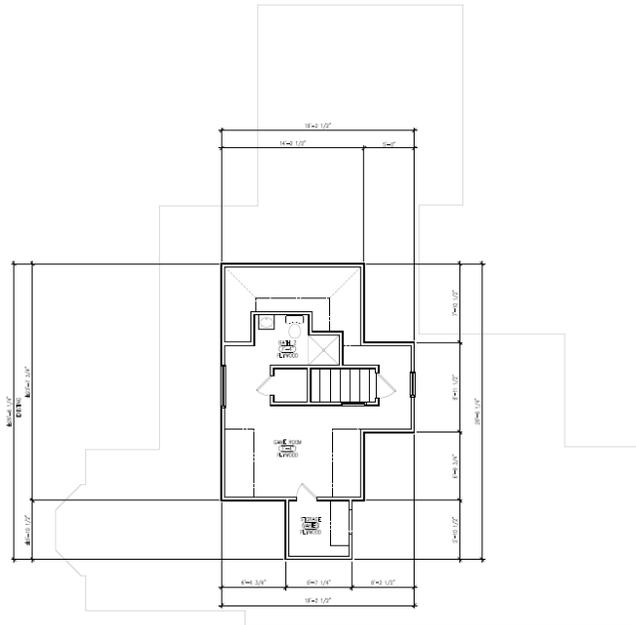
PROPOSED



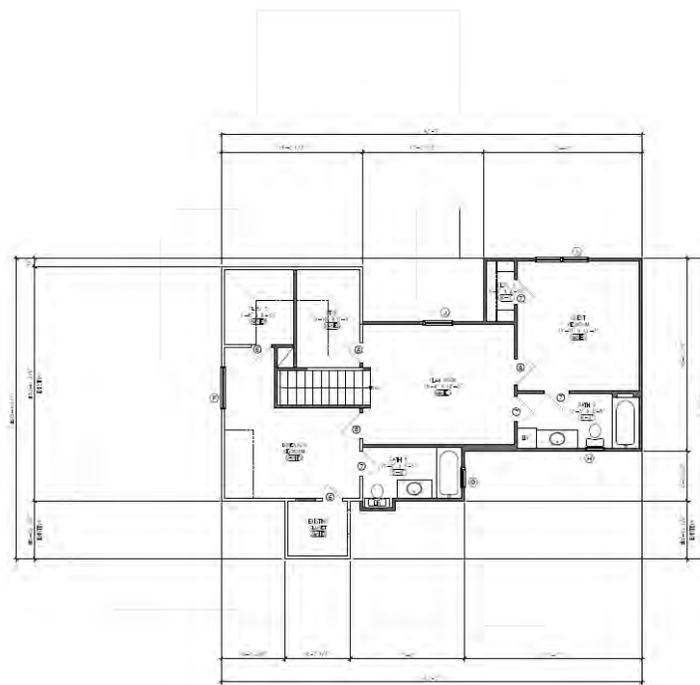


SECOND FLOOR PLAN

EXISTING



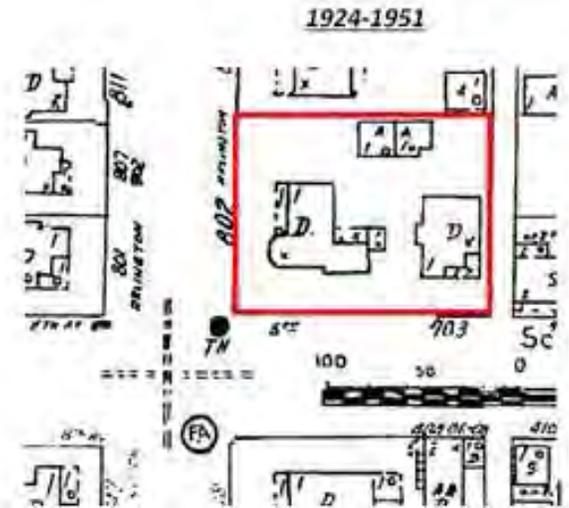
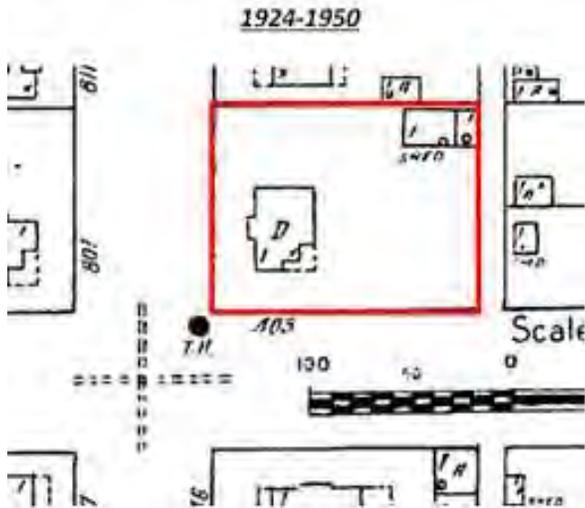
PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	13			EXISTING WINDOW TO REMAIN
Ⓑ	1			EXISTING WINDOW TO REMAIN
Ⓒ	1			EXISTING WINDOW TO REMAIN
Ⓓ	1			EXISTING WINDOW TO REMAIN
Ⓔ	3	1'-8"	4'-0"	FIXED WINDOW (FAMILY ROOM)
Ⓕ	1			EXISTING WINDOW TO REMAIN
Ⓖ	1	2'-0"	2'-0"	DOUBLE HUNG (BATH 3)
Ⓗ	1	2'-0"	3'-0"	DOUBLE HUNG (BATH 2)
Ⓘ	2	2'-8"	4'-8"	DOUBLE HUNG (BEDROOM 2)
Ⓙ	1	2'-0"	3'-4"	DOUBLE HUNG (PLAY ROOM)
DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1			EXISTING DOOR TO REMAIN (ENTRY)
②	1	(2)2'-6"	8'-0"	FRENCH DOOR (FAMILY ROOM)
③	1	2'-8"	6'-8"	EXTERIOR PANELED DOOR (GARAGE)
④	1	2'-8"	6'-8"	INTERIOR PANELED POCKET DOOR (UTILITY)
⑤	1			EXISTING DOOR TO REMAIN (MASTER BEDROOM)
⑥	7	2'-0"	6'-8"	INTERIOR PANELED DOOR (MASTER BATH, MASTER CLOSET, POWDER CLOS. 3 BEDROOM 3, STOR.)
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"	6'-8"	MASTER BATH

Sanborn Maps



PHOTOS

EXISTING DORMER
TO BE REMOVED

EXISTING DOOR
AND WINDOWS TO
BE REMOVED

EXISTING WOOD DECK
TO BE REMOVED



EXISTING WINDOWS TO BE RELOCATED



EXISTING A/C TO BE RELOCATED

EXISTING HANDRAILS TO BE REMOVED

EXISTING TO REMAIN



REMOVE EXISTING ROOF
AND SIDING

EXISTING PHOTO
SCALE: N.T.S.

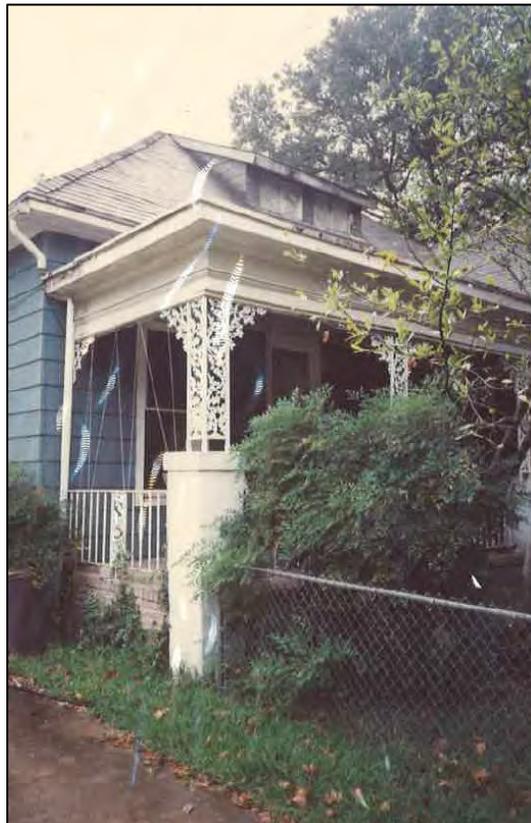
10.29.14
802 ARLINGTON ST.
MEDINA RESIDENCE



PHOTOS (1992)



Front



Front Porch Detail

PHOTOS (1992)



Garage Side



From 8th Street

PHOTOS (1992)



Rear



Corner of Rear (8th Street)

PROJECT DETAILS

Shape/Mass: The existing 2,210 square foot 1½-story residence and attached non-original front-facing garage has a total width of 62'-1¾" and is 58'-11¾" deep. The residence has an existing ridge height of 24'-8¼". The ridge height of the non-original dormer that punctuates the main roof and extends beyond the ridge is 26'-5".

The proposed two-story addition will add 666 square feet. The proposed addition is of an irregular shape, but will generally square off the edges of the existing structure. The addition will be approximately 25' x 16', located behind the mass of the existing structure, and will be lower than the ridge of the existing front dormer. The total ridge height of the addition will be 25'-1". A portion of the rear south elevation will be raised to be in line with the rest of the elevation. See drawings for more detail.

Setbacks: The existing residence is located on a corner lot. The residence has a West setback (front facing Arlington Street) of 18'-0¼"; a South side setback (facing 8th Street) of 20'-4"; a North side setback of 14'-6¼".

With the proposed addition, all existing setbacks will be maintained. See drawings for more detail.

Foundation: The existing residence features pier and beam foundation with a finished floor height of a 2'-3". The foundation of the proposed addition will match existing. See drawings for more detail.

Windows/Doors: The existing residence features 14 wood 1-over-1 double hung windows, a smaller non-original divided-lite window, and a non-original divided-lite arch window in the front dormer. All other windows are located at the rear and are not visible from the Public Right-of-Way

All existing windows on the front and sides are to remain. The divided-lite window at the rear of the South Elevation (notated as 'C' in the window schedule) will be shifted upward when that portion of the house is raised. Several windows on the rear will be relocated or removed. The proposed addition will have three new wood 1-over-1 double hung windows as well as a fixed window that faces the rear. The existing front door will remain. The second floor bedroom within the non-original dormer may not meet egress code requirements. See drawings and window schedule for more detail.

Exterior Materials: The existing residence features painted wood siding with a 4" reveal and wood trim. The residence also features brick skirting around most of the perimeter and brick steps. All of the gables feature decorative fish scale shingles.

The proposed addition will have new wood siding with a 4" reveal and wood trim. See drawings for more detail.

Roof: The existing residence features a dominate composition shingle hipped roof with a pitch of 9:12. The porch roof has a pitch of 4:12 and the garage has pitches of 8:12 and 12:12. The rear portion of the house features several different pitches including 1:12, 2:12, 3:12, 5:12, and 9:12. The large non-original dormer that punctuates the main roof has a pitch of 12:12. The existing residence has an eave height of 13'-8".

The two-story portion of the proposed addition will have a rear facing composition shingle gable roof with pitches of 2½:12 and 4:12. The one-story portions of the addition will have several different pitches including 9:12, 4:12, and 3:12. The proposed addition has a maximum eave height of 22'-0". See drawings and roof plans for more detail.

Front Elevation: The southern portion of the existing west elevation features a bay window topped by a front facing gable with a centered vent. To the north, the front porch runs the length of the original portion of the building to the garage. The porch features four brick piers topped by tapered columns supporting the porch roof. The porch and rest of the façade features brick skirting. The porch features brick steps. The front door and two windows are located behind the porch. The existing residence is topped by a steep hipped roof which features a large non-original dormer with a front gable. An arched window is located in the dormer. To the north of the original structure is an attached two-car, 2 door garage. A front gable, supported with brick piers and tapered columns, is located above the northernmost door.

The proposed addition will extend to the north of the existing non-original dormer. The roof of the addition will not be taller than the existing ridge of the steep hipped roof and will be lower than the ridge of the dormer. See drawings for more detail.

Side Elevation: The existing south elevation features the front bay window to the west. To the east are two windows followed by a pair of windows (topped by a gable), a smaller single window another pair of windows. At the rear, a previously constructed addition, lower than the rest of the structure contains a single non-original divided-lite window. The residence is topped by a complex combination of gable and hipped roofs. Front facing gable of the non-original dormer tapers to a hip at the rear.

The proposed addition begins behind the existing non-original dormer. The addition extends towards the rear and terminates at the farthest extent of the existing structure. The previous rear addition is raised to match the eave line and the existing divided-lite window is also raised to match the other existing windows. A single window is located at the rear of the addition. The addition is topped by a gable roof. The ridge of the addition is lower than the ridge of the existing dormer. See drawings for more detail.

Side Elevation: The existing north elevation features the side profile of the front bay window as well as the front porch. Slightly set back is the side of the attached garage. A single window is located on the original structure in front of the garage. To the east of the garage is a set of French doors followed by a window and the previously constructed rear addition featuring a single window. The residence is topped by a complex combination of gable and hipped roofs.

The proposed addition begins behind the original structure. The first-story has a screened porch. The second-story has a single window followed by a pair of windows located under a shallow gable at the rear. The addition is topped by a gable roof. The ridge of the addition is lower than the ridge of the existing dormer. See drawings for more detail.

Rear Elevation: The existing rear elevation features a series of different masses, many of which do not contain any fenestration. A group of three square stained glass windows is located below a rear dormer featuring a single window. To the north of the stained glass windows is a single window. The residence is topped by a complex combination of gable and hipped roofs.

The proposed addition will square off all of the different masses. The three stained glass windows will be retained but moved to the new rear wall and placed on top of three tall windows. The screen porch will be located to the north of the stained glass windows. The second-story will include a vent and a single window. The addition will be located behind the mass of the existing structure and will be lower than the ridge of the dormer. See drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

November 2014 HAHC Meeting

**Comments Regarding Certificate of Appropriateness Applications
Submitted for the Houston Heights South Historic District**

Agenda Item #31 - 802 Arlington (Addition) – I **support** this CofA request. The proposed addition will not significantly increase the frontal plane of the existing structure, the addition is proposed in the rear of the structure, generally in a location of an existing addition, and the resulting mass of the structure is not significantly increased.

Agenda Item #32 - 721 Cortlandt – I **support** this request for a CofA for this non-contributing structure. I recommend consideration be given to slightly smaller windows on the street elevation to provide a more-appropriate wall-space-to-window-space scale for the smaller structure façade but there is an appreciation for an attempt to bring a non-contributing structure in closer context with historical elements of contributing structures in the HHSHD.

Agenda Item #33 - 540 Columbia – I **object** to the granting of a CofA for this proposed addition. While I am supportive of the work scope that attempts to bring back some of the original exterior materials, the proposed significant encroachment of the proposed second floor addition into the existing historical structure is not consistent with the requirement that the existing structure be maintained. A significant increase in the mass of the structure to the point that the addition visually overpowers the existing structure is proposed and is not in agreement with the historical context of the district. The proposed second floor addition would be more appropriate if it were moved back away from the existing structure and not covering a portion of the existing structure. Relocation of the existing structure is not necessary to obtain the desired additional square footage and is contrary to the typical differences found between the two side setbacks on typical sites within the District (usually greater on one side to accommodate a driveway and less on the other side without the driveway).

Agenda Item #34 – 901 Heights Blvd. (demolition) – I **object** to the granting of a demolition permit for this property. The existing structure was in its current condition when the current owner purchased the property so the reduced value of the structure should have been included in the final price and rehabilitation of the existing structure should have been included in the final cost at the time of purchase. The existing structure is not damaged to a point that it should be demolished. There is a substantial amount of land area to add a new structure behind the existing structure. The proposed new structure will negatively impact the historic context and scale of the existing HHSHD and the loss of this bungalow along Heights Boulevard would be a significant reduction in the scale of the local area.

Agenda Item #35 - 605 Cortlandt/3502 White Oak – I **object** to the demolition of these structures based on the lack of evidence that the structures on site are not original and constructed within the timeframe of the historical district development. Also, no evidence of attempting to re-use the structures has been presented. The residential structure provides a current return on investment and consideration should be presented to upgrade the existing structures. They are part of the historical context of the

South District and should be retained, repaired, and restored. The loss of one of the few existing historical filling stations remaining in the HHSHD would be very detrimental to the existing context of the HHSHD. The brick veneer structure seems to be in fair shape and the roof can be repaired. Reuse of the structure with a sympathetic addition could obtain support. There is no evidence that a reuse for the structure was contemplated and, as such, this application should be denied.

J. Kent Marsh, AICP CUD
1538 Arlington St.