

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Craig Utterson, owner

Property: 642 Arlington Street, Lot 22, Tracts 20 & 21, Block 280, Houston Heights Subdivision. The property includes a new 3,862 square foot, two-story wood frame single-family situated on a 12,870 square foot irregular shaped interior lot located along the Heights Bike Trail.

Significance: Noncontributing new residence, constructed circa 2005, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 1,395 square foot addition to a 3,862 square foot existing noncontributing new residence.

- Extend the second floor of the existing structure by 9'-7" towards the rear
- Construct a second story addition atop the existing one-story attached garage
- Construct a 42' wide by 25' deep one-story cruciform accessory structure attached to the main structure by a 275 square foot breezeway.

See enclosed application materials and detailed project description on p. 4-20 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: February 26, 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.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

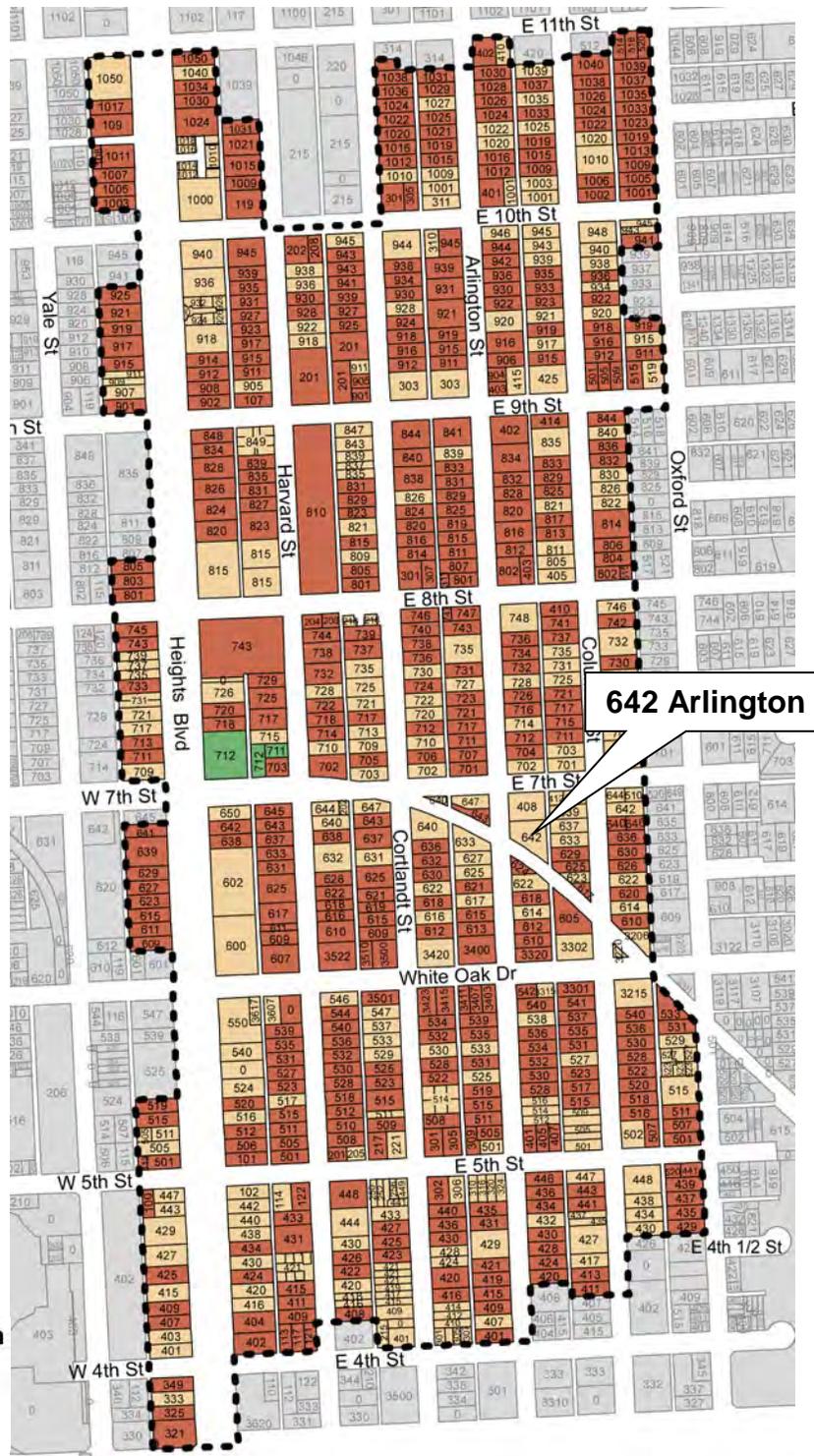
S D NA

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

- (1) The proposed activity must 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



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

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED

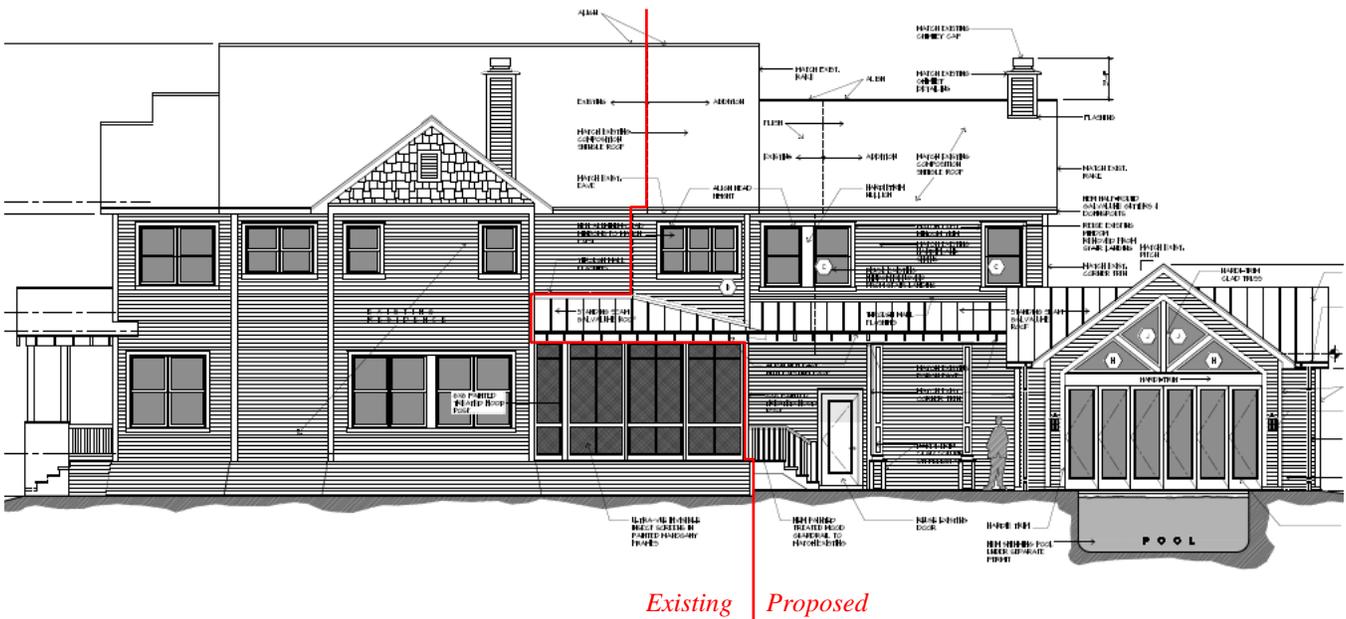


SOUTH SIDE ELEVATION

EXISTING



PROPOSED

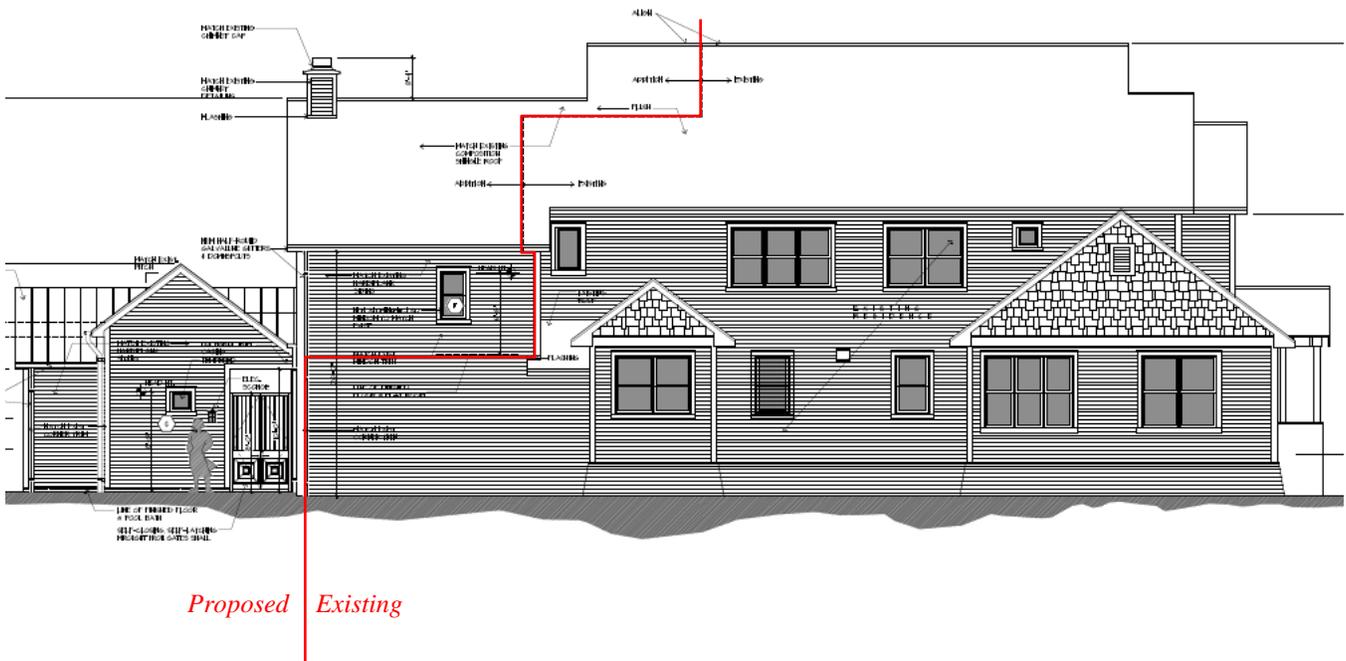


NORTH SIDE ELEVATION

EXISTING



PROPOSED

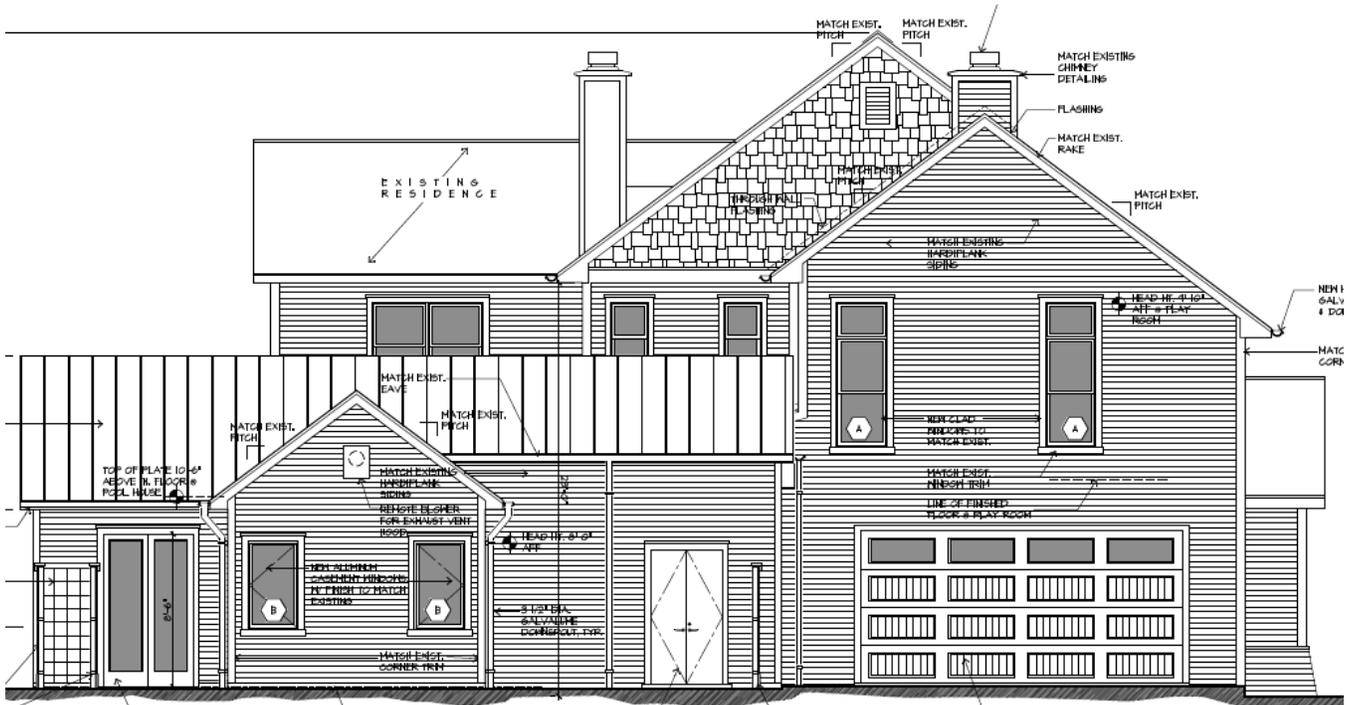


EAST (REAR) ELEVATION

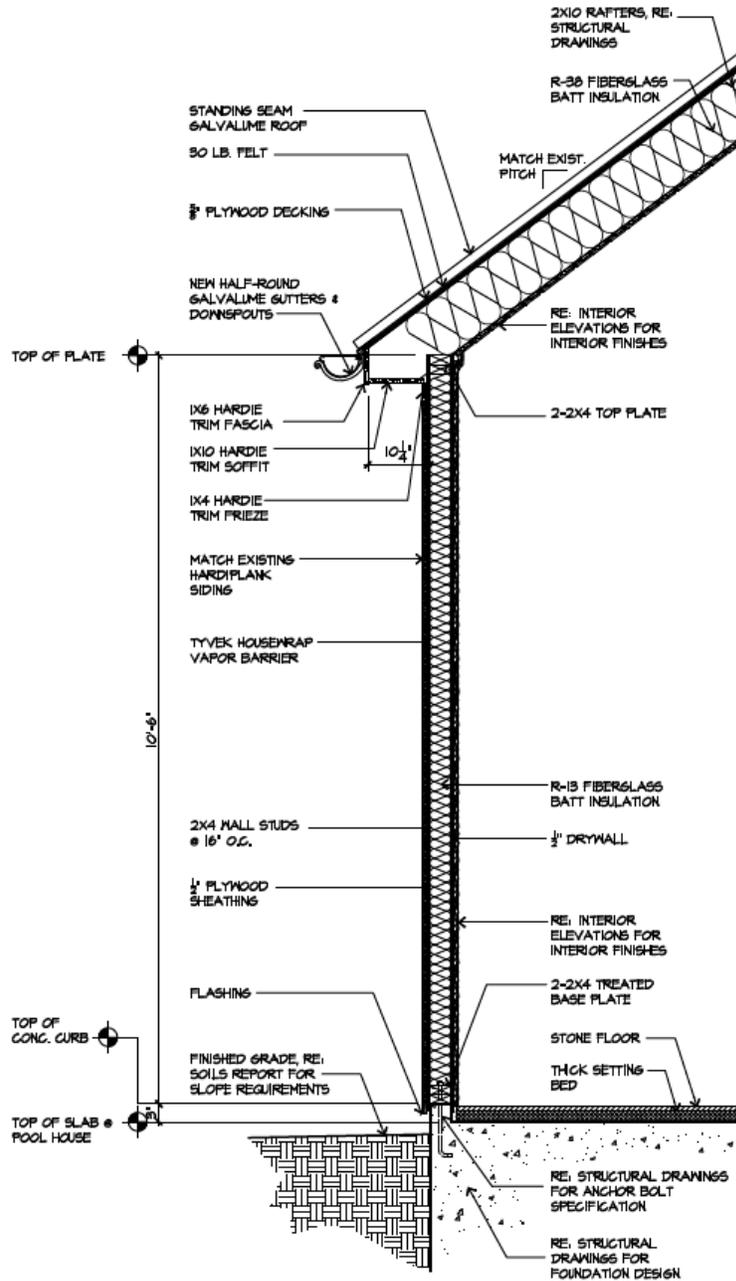
EXISTING

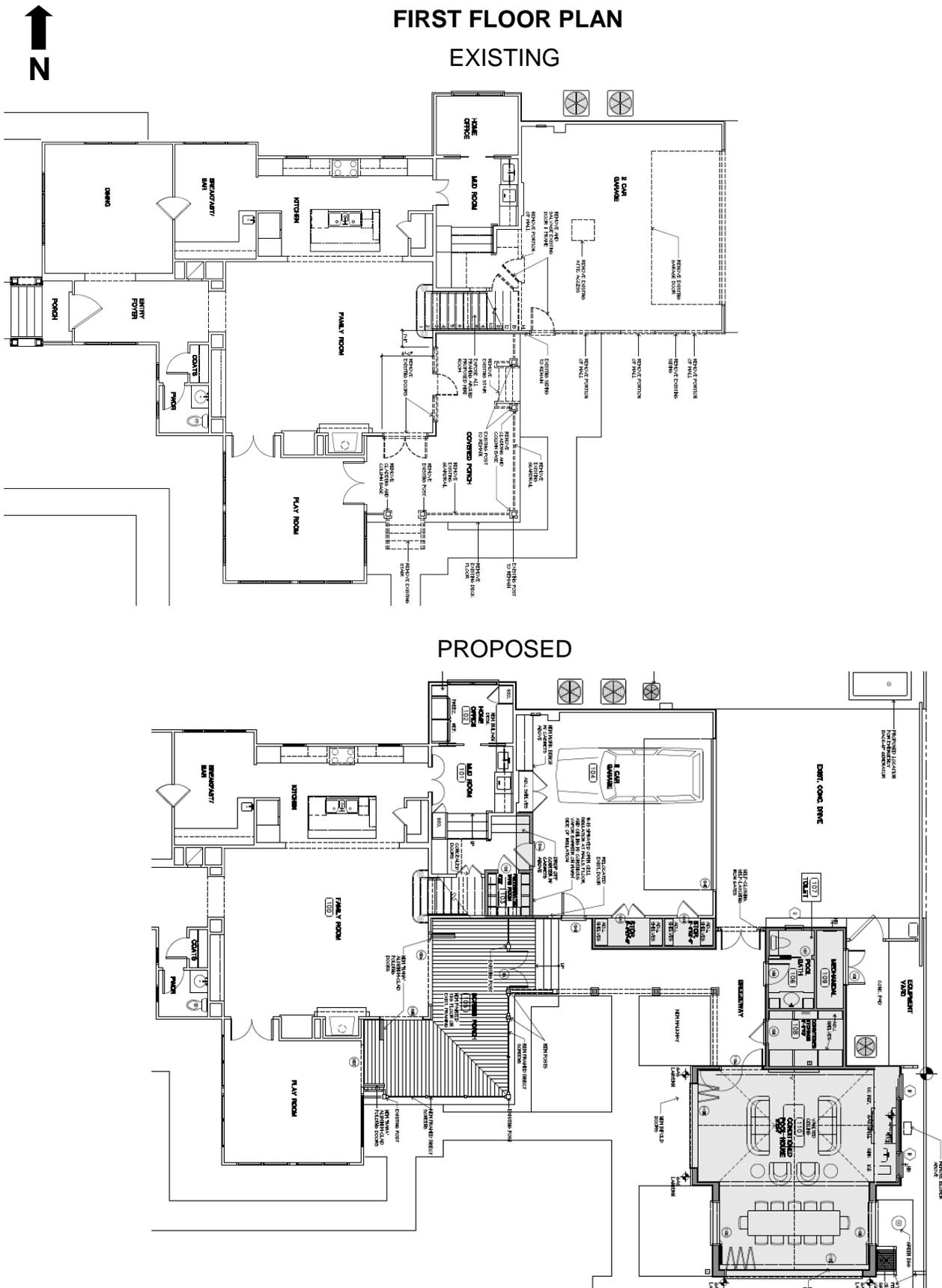


PROPOSED



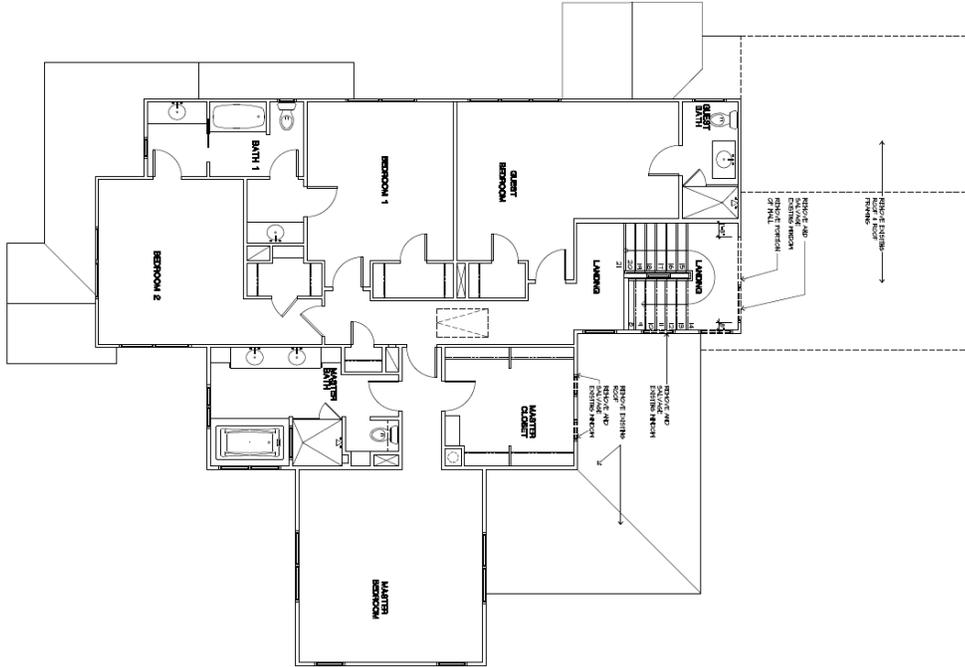
POOL HOUSE WALL SECTION



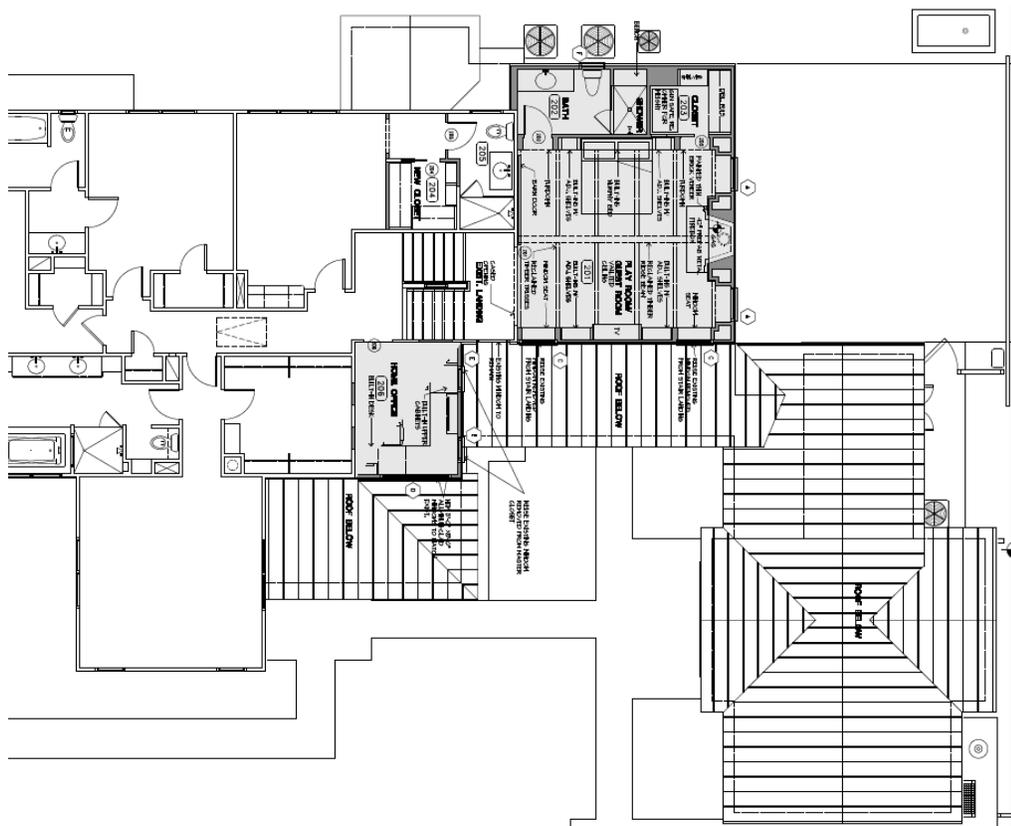




SECOND FLOOR PLAN EXISTING



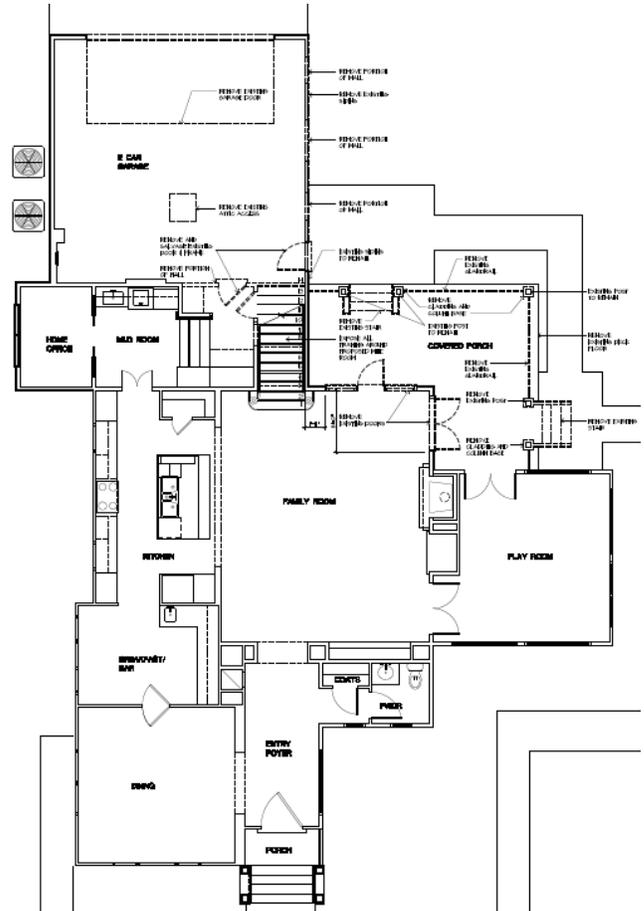
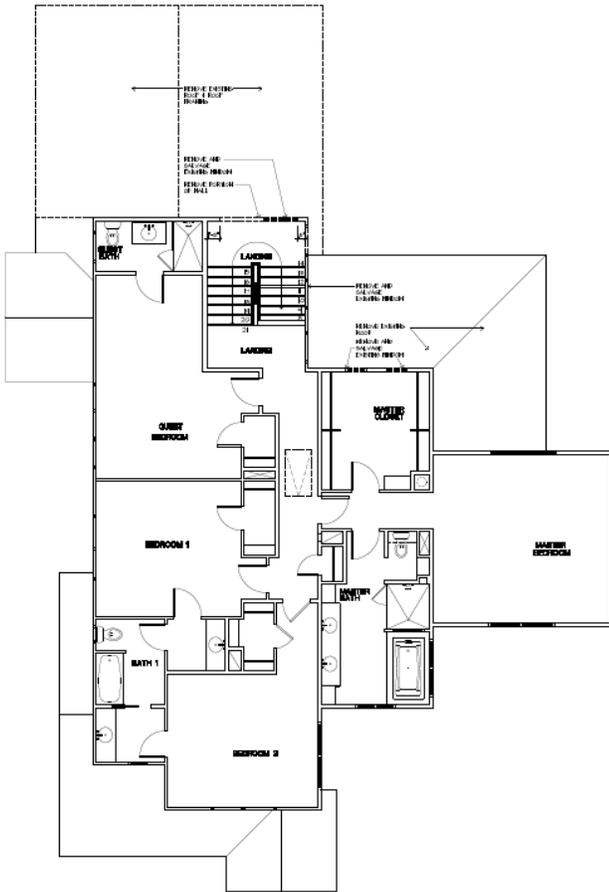
PROPOSED



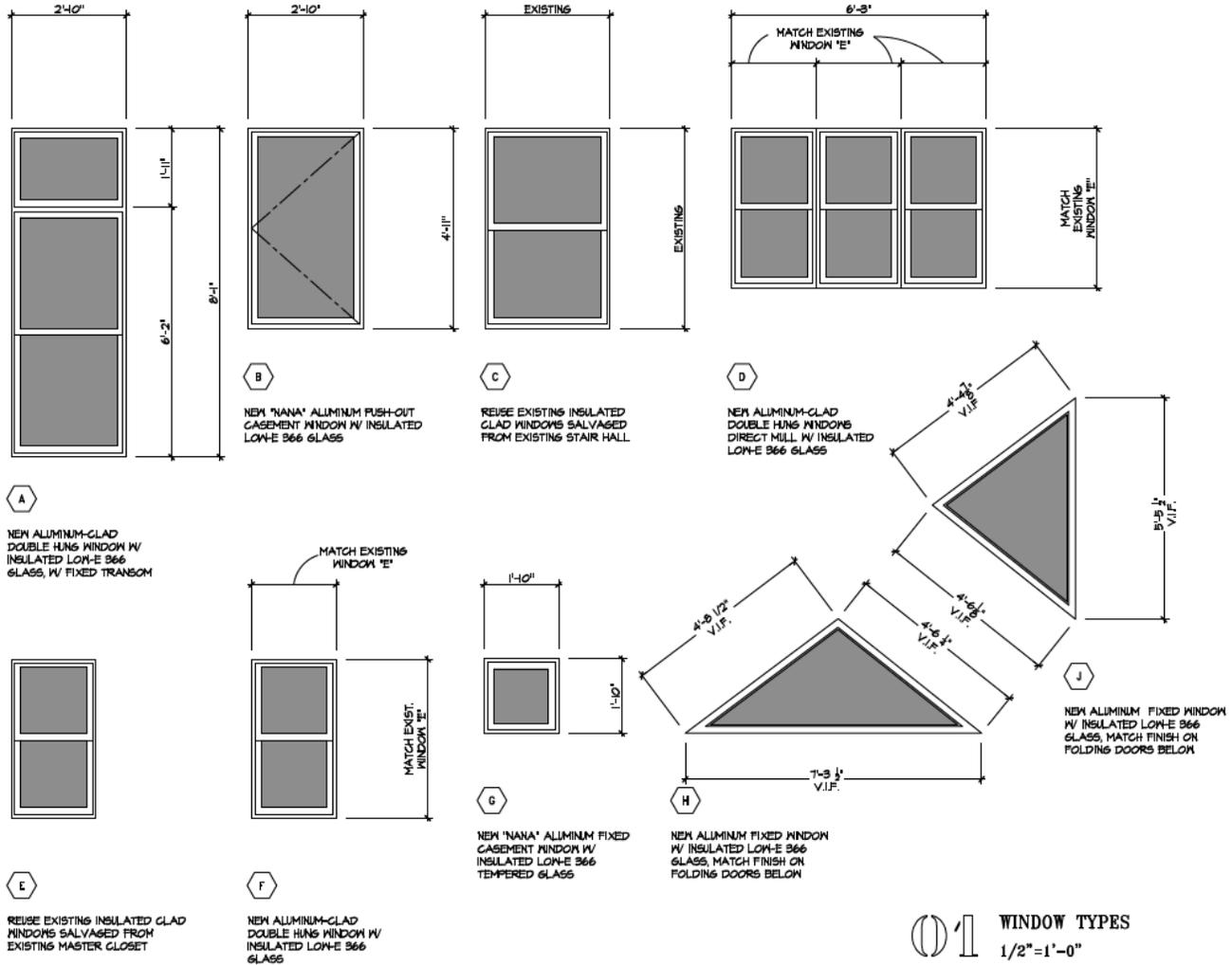
DEMOLITION PLAN

SECOND-STORY

FIRST-STORY



WINDOW SCHEDULE

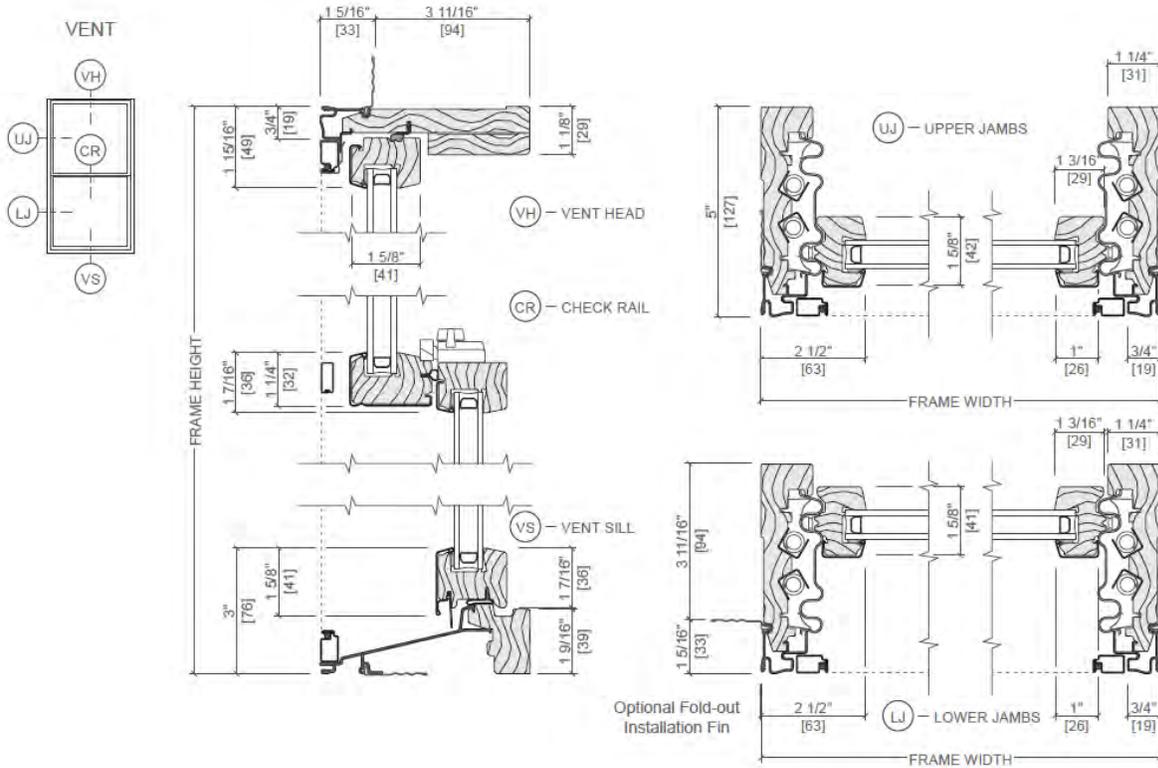


WINDOW DETAILS

Architect Series® Designer Series® Pella® ProLine 450



UNIT SECTIONS
Aluminum-Clad Wood



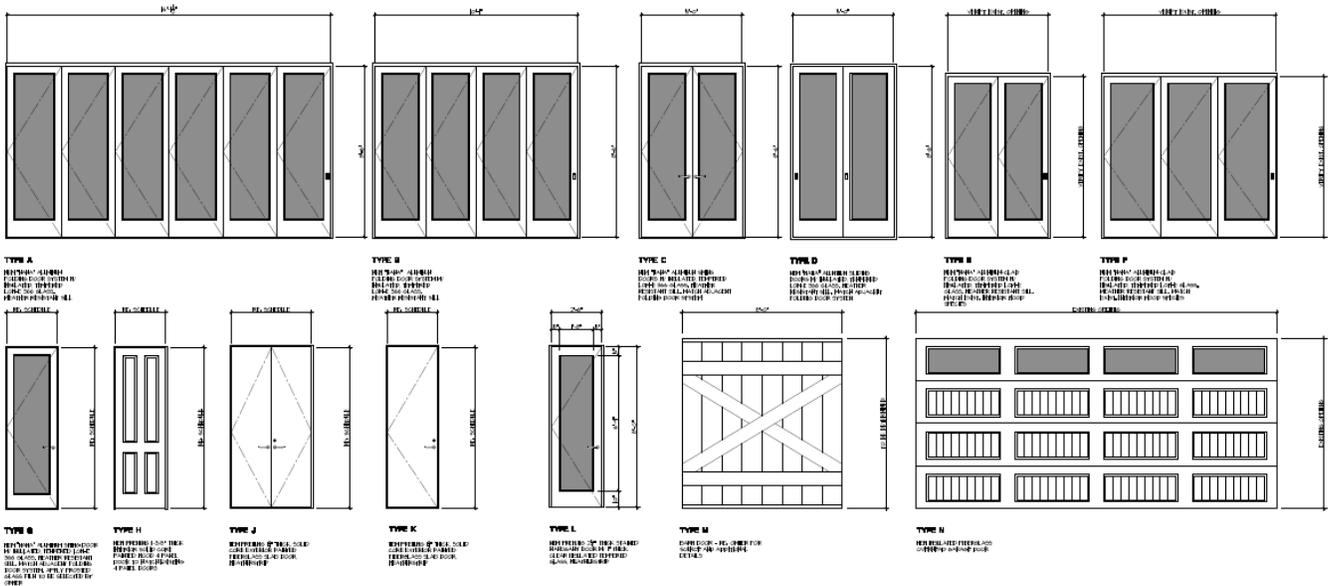
DOOR SCHEDULE

DOOR SCHEDULE						FIRST FLOOR
MARK	TYPE	SIZE		HARDWARE	REMARKS	
		WIDTH	HEIGHT			
100A	F	EXIST. OPENING	EXIST. OPENING	VERIFY	REPLACEMENT INTO EXISTING ROUGH OPENING, HEATHERSTRIP	
100B	E	EXIST. OPENING	EXIST. OPENING	VERIFY	REPLACEMENT INTO EXISTING ROUGH OPENING, HEATHERSTRIP	
100C	E	EXIST. OPENING	EXIST. OPENING	VERIFY	REPLACEMENT INTO EXISTING ROUGH OPENING, HEATHERSTRIP	
103	L	2'-6"	8'-0"	PASSAGE & DEADBOLT	NEATHERSTRIP	
104A		EXISTING	EXISTING	EXISTING DEADBOLT, CLOSER	1 HR. FIRE RATED, HEATHERSTRIP, REUSE EXISTING	
104B		EXISTING	EXISTING	EXISTING	REUSE EXISTING	
104C	J	PR 2'-0"	8'-0"	PASSAGE & DEADBOLT	NEATHERSTRIP	
104D	K	2'-6"	8'-0"	PASSAGE & DEADBOLT	NEATHERSTRIP	
104E	N	EXISTING	EXISTING		NEATHERSTRIP	
105				PASSAGE	SCREEN DOOR	
106	G	2'-6"	8'-0"	PASSAGE & DEADBOLT	NEATHERSTRIP, FROSTED GLASS FILM	
107	H	2'-6"	8'-0"	POCKET	POCKET	
108	K	2'-8"	8'-0"	PASSAGE & DEADBOLT	NEATHERSTRIP	
104	J	PR 2'-0"	8'-0"	PASSAGE & DEADBOLT	NEATHERSTRIP	
110A	C	PR 2'-6"	8'-6"	VERIFY	NEATHERSTRIP	
110B	B	4# 2'-6"	8'-6"	VERIFY	NEATHERSTRIP	
110C	D	PR 2'-6"	8'-6"	VERIFY	NEATHERSTRIP	
110D	D	PR 2'-6"	8'-6"	VERIFY	NEATHERSTRIP	
110E	A	6# 2'-8"	8'-6"	VERIFY	NEATHERSTRIP	

DOOR SCHEDULE						SECOND FLOOR
MARK	TYPE	SIZE		HARDWARE	REMARKS	
		WIDTH	HEIGHT			
201	M	8'-0"	9'-0"	VERIFY BARN	BARN DOOR HARDWARE	
202	H	2'-6"	8'-0"	PRIVACY		
203	H	2'-6"	8'-0"	POCKET	POCKET	
204	H	2'-4"	MATCH ADJACENT	POCKET	POCKET	
205		EXISTING	EXISTING	REUSE	REUSE EXISTING BATH DOOR	
206	H	2'-8"	6'-8"	PASSAGE & DEADBOLT		

DOOR NOTES

1. MATCH EXISTING COLOR ON NEW 'NANA' ALUMINUM AND GLAD EXTERIOR DOORS
2. RE: OWNER FOR HARDWARE OPTIONS ON ALL DOORS
3. ALL EXTERIOR DOORS SHALL BE NEATHERSTRIPPED
4. RE: OWNER FOR DOOR LOCKING OPTIONS
5. MATCH EXISTING INTERIOR DOOR UNDERCUT
6. MATCH EXISTING INTERIOR DOOR JAMBS
7. MATCH EXISTING DOOR HARDWARE AND HINGES



PROJECT DETAILS

Shape/Mass: The existing house has a total width of 57'-11" and has a total depth of 85'-9". The existing house has a ridge height is 37'-0".

The addition will begin at the rear wall of the second story as well as on top of the existing garage. A 23'-9" wide portion of the second floor will be extended 9'-7" towards the rear. This portion of the roof will extend from the existing roof which has a ridge height of 37'-0" and an eave height of 23'-0" (to match existing). A 20'-0" deep by 24'-10" wide second-story will be constructed atop the existing one-story garage. The addition constructed atop the existing garage will have a ridge height of 32'-6". A one-story 41'-6½" wide by 24'-10" conditioned pool house will be constructed at the rear of the property and connected by an approximately 9' wide, 25' long breezeway. The one-story conditioned pool house will have a ridge height of 18'-7". A new chimney will rise 3'-4" from the rear ridge of the second-story being constructed on the garage. See drawings for more detail.

Setbacks: The existing house has a front (west) setback of 23'-1"; a north side setback of 3'-1"; and a rear (east) setback of 25'-2".

The proposed one-story conditioned pool house will have a north side setback of 32'-7"; a south side setback of 64'-0"; and a rear (east) setback of 3'-2". The existing one-story garage, onto which a second-story will be constructed, has a north side setback of 6'-6" and a rear (east) setback of 25'-2". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with 3'-6" finished floor height.

A portion of the proposed addition will have a pier and beam foundation with a 3'-6" finished floor height and a portion of the addition will have a slab on grade with 3" of exposed concrete from grade. See drawings for more detail.

Windows/Doors: The existing structure features aluminum-clad insulated double hung, fixed, and casement windows.

The proposed addition will contain aluminum-clad double hung, fixed, and casement windows. Several existing insulated casement windows from the existing house will be reused in the addition. The addition will also contain new sliding, swing, and folding doors. See drawings and window and door schedule for more detail.

Exterior Materials: The existing residence is clad in cementitious lap siding. All the gables feature a shingle design.

The proposed addition will be clad in cementitious lap siding to match existing. The gables will feature a shingle design to match existing. See drawings for more detail.

Roof: The existing residence has a gable composition shingle roof with a pitch of 9:12 and an eave height of 23'-0".

The addition extending the second-story and the second-story constructed atop the existing garage will have a gable composition shingle roof with a roof pitch of 9:12 to match existing. The conditioned pool house and covered breezeway will have gable standing seam galvanized metal roof with a roof pitch of 9:12 for the pool house, to match existing, and 3:12 for the breezeway, and will have an eave height of 10'-0". The addition will have an 8" eave overhang. An existing rear porch roof will also be replaced with a hipped standing seam galvanized metal roof with a pitch of 3:12. The breezeway and rear porch will have exposed rafter tails. See drawings for more detail.

Front Elevation: The existing front elevation of the residence features four bays on the lower level. The northern bay features a group of three windows; the next bay features the front entry with a front gable porch roof; the third bay features a set of two windows; and the southern bay features two pairs of windows. The second floor is multi-faceted and features a single square window and three pairs of windows. The main portion of the residence is topped by front facing gable roofs. A portion of the front elevation extends to the south and is topped by a side gable roof.

(West)

Only a portion of the one-story conditioned pool house will be visible on the front elevation. This portion will extend to the south from the existing structure and will have a side gable roof and a set of French doors. See drawings for more detail.

Side Elevation: The existing south elevation of the residence features the profile of the front porch to the west. On the first-story, to the west of the porch will be a pair of windows followed by two additional pairs of windows. A rear porch has a set of French doors under a hipped roof. The garage is located at the rear. The second-story features a pair of windows followed by an additional pair of windows. The extending bay features two windows. The rear portion of the second-story includes three additional windows.

(South)

On the first-story, the rear porch will be screened in and a new roof will have a new roof. Beyond the screened in porch will be the proposed breezeway which will attach to the proposed conditioned pool house. The conditioned pool house will be cruciform in shape with the south elevation being enclosed with folding glass doors and topped with triangular glass windows. On the second-story, the addition will extend the main ridge of the house back towards the rear. This portion will contain a group of three windows. A second-story will be constructed atop of the existing one-story garage and will feature a pair of windows with an additional single window at the rear. A new chimney will rise up from this new portion. See drawings for more detail.

Side Elevation: On the first-story, the existing north elevation of the residence features the side profile of the front porch followed by a one-story bump-out containing a pair of windows and a group of three additional windows. To the west are an additional two windows and a bay featuring an additional pair of windows. The bay is topped with a side gable roof. The rear garage features no additional fenestration. The second-story features a square window followed by a pair of windows and a group of three windows. A rectangular window is located at the rear.

(North)

The proposed addition will add a second-story above the one-story garage. This second-story will contain a single window. The main portion of the house will also be extended towards the rear. The one-story conditioned pool house will be located behind the garage. The pool house will be cruciform in shape and contain a set of doors and a square window. See drawings for more detail.

Rear Elevation: The proposed revisions to the rear elevation of the residence will not be visible from the public Right-of-Way. See drawings for more detail.

(East)