

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

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 – Revision. This property previously received a COA in November 2014 for a rear addition and a revision in December 2014 for an alteration to a non-original front dormer. In this application, the applicant requests to:

- Replace existing non-original brick skirting on the north and south elevations with wood lattice (the porch and front elevation will retain the brick skirting)
• Replace previously approved rear screen panels with wood siding

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: One in favor. See Attachment A, p. 10.

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: July 22, 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, REHABILITATIONS, RESTORATIONS AND ADDITIONS

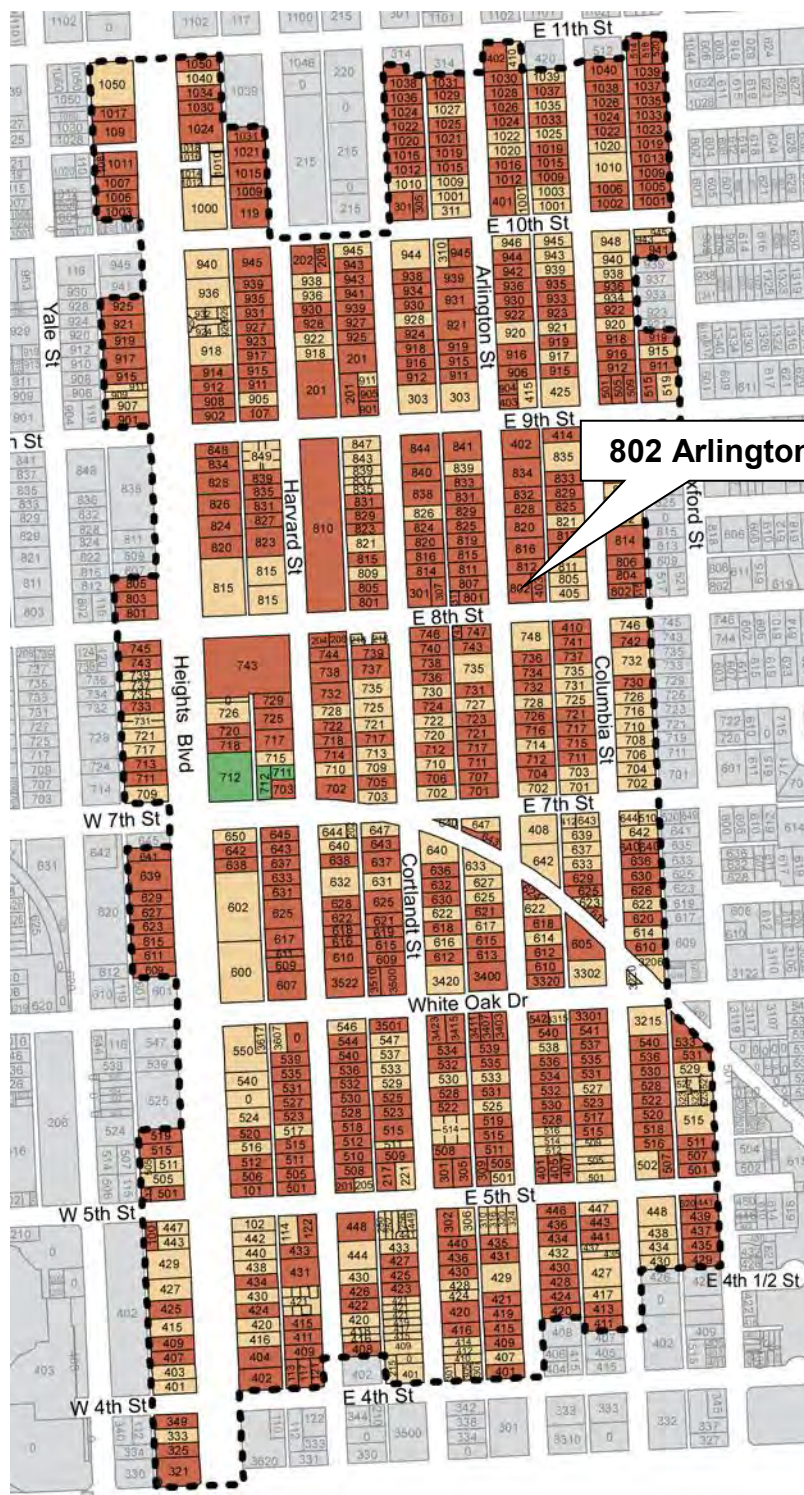
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure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

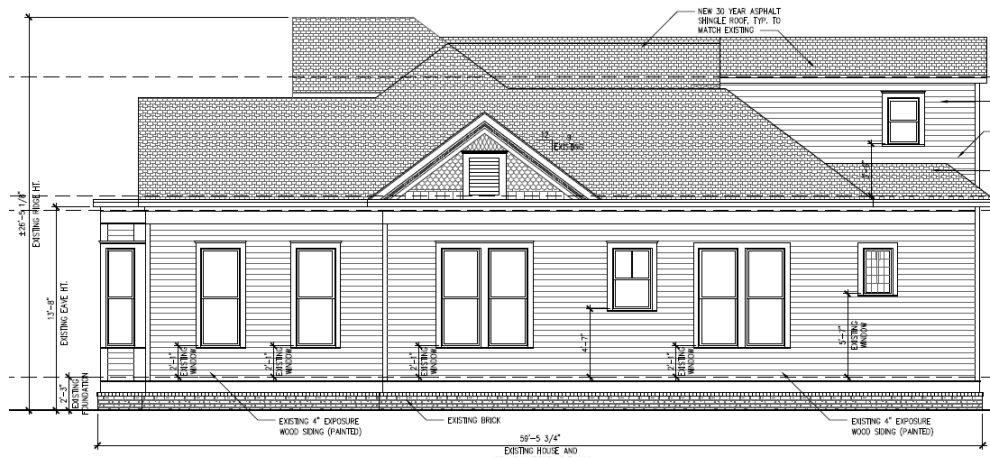


SOUTH SIDE ELEVATION – FACING E. 8TH STREET

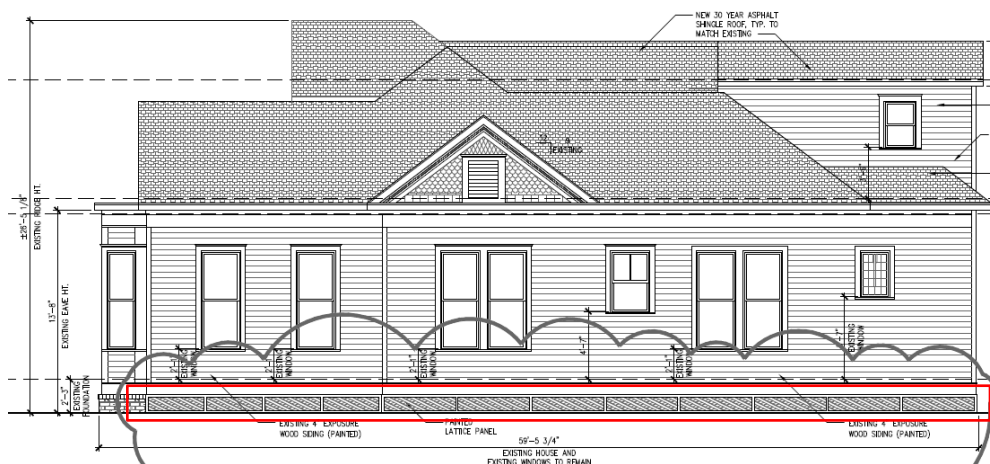
EXISTING



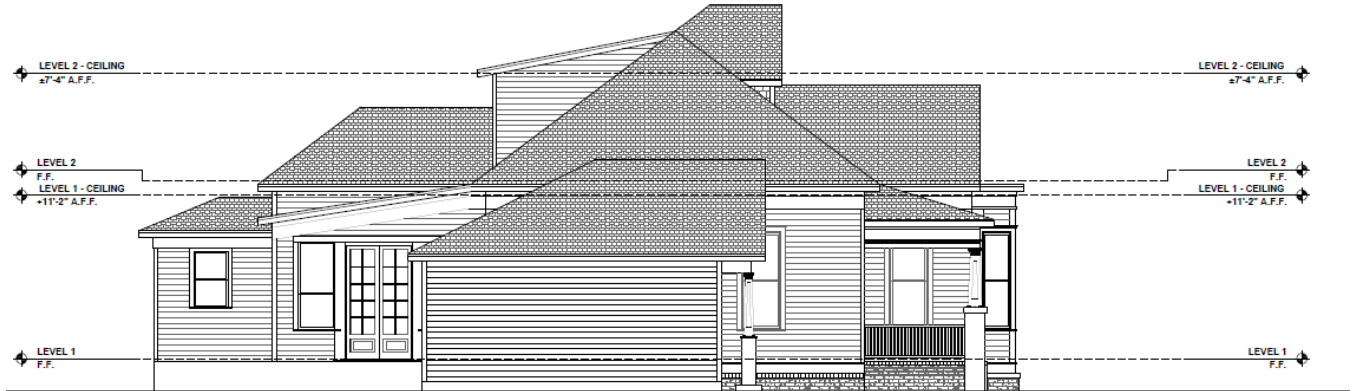
APPROVED – 12/17/14



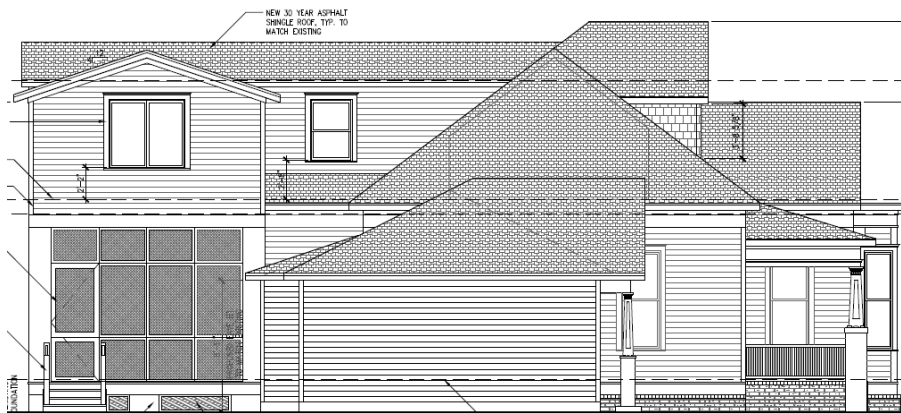
PROPOSED



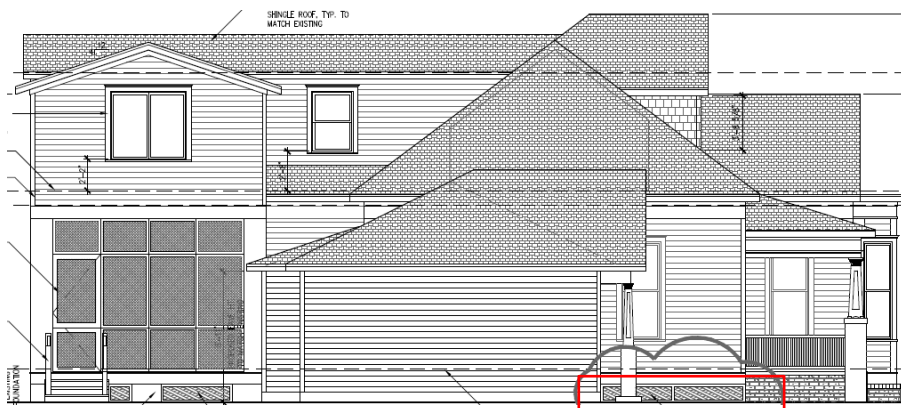
**NORTH SIDE ELEVATION
EXISTING**



APPROVED – 11/17/14



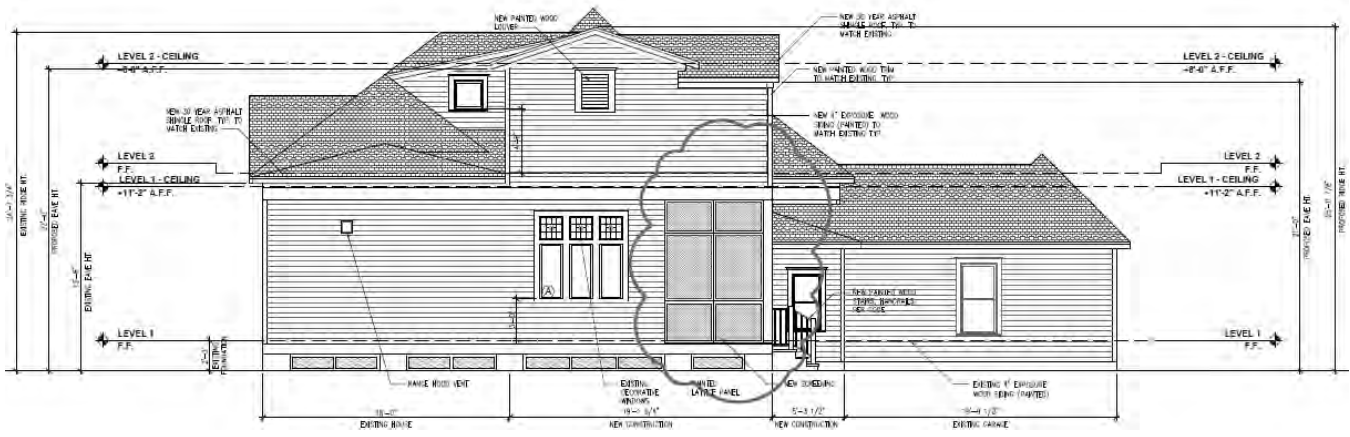
PROPOSED



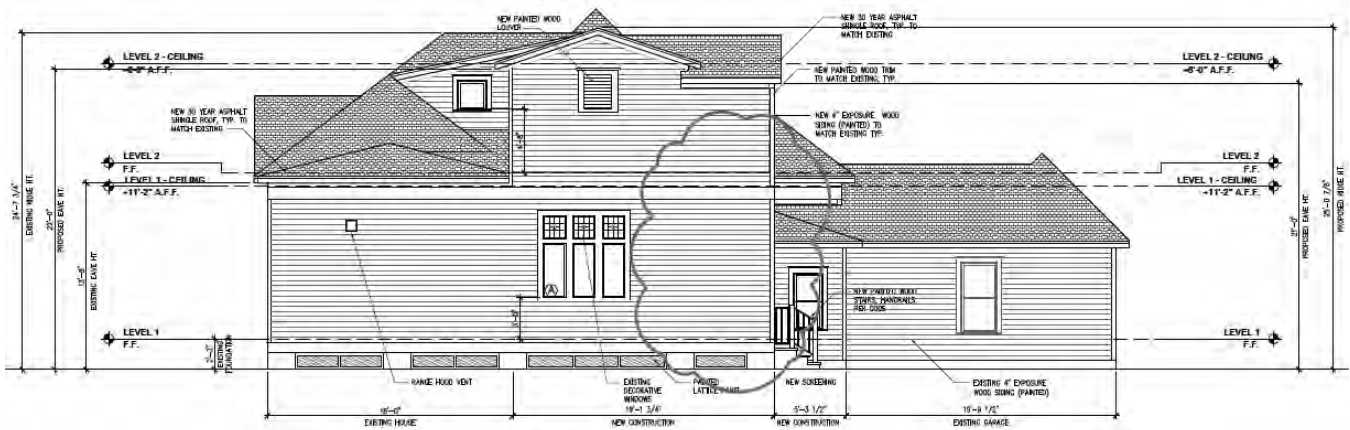
EAST (REAR) ELEVATION
EXISTING



APPROVED – 12/17/14

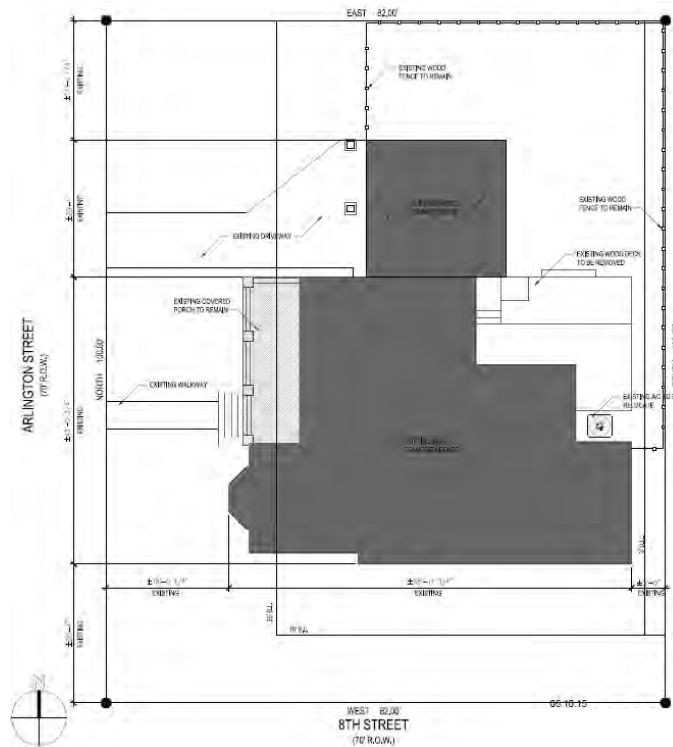


PROPOSED

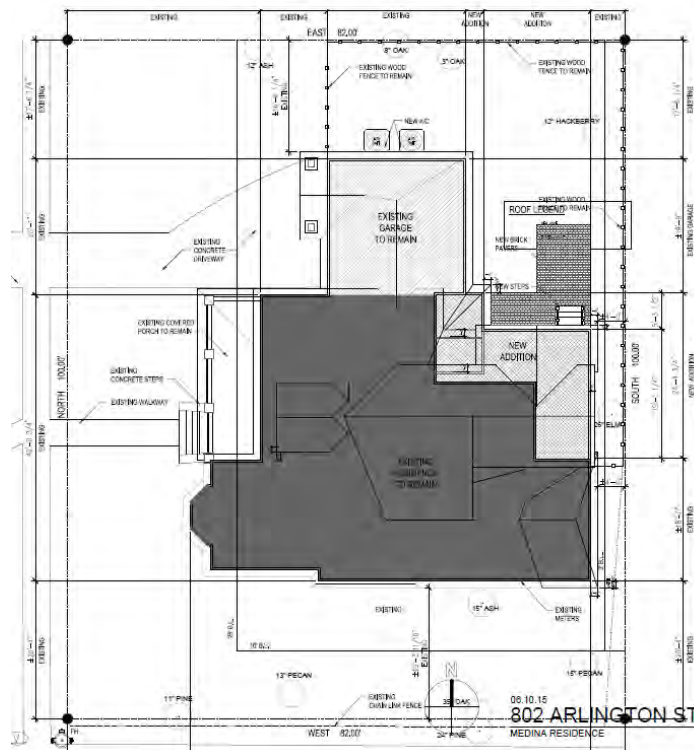




**SITE PLAN
EXISTING**



PROPOSED



PROJECT DETAILS

Exterior Materials: The existing residence features a non-original brick skirting.

The existing brick skirting on the north and south elevations will be replaced with wood lattice panels. However, the brick skirting on the porch and front elevation will be retained. The previously approved rear screen panels will be replaced with wood siding. 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.

(East)

The approved 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.

In the revised proposal, the screen panels on the rear elevation will be eliminated and will now be a wall clad with siding. See drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

From: Kent Marsh [REDACTED]
Sent: Tuesday, July 21, 2015 4:50 PM
To: DuCroz, Diana - PD
Subject: July Meeting HAHC - Comments Regarding the Houston Heights South Historic Distric CofA Applications

My comments regarding the applications for the HSHSD:

Agenda # 21 – 613 Arlington – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposed massing volume is not compatible with typical contributing structures in the district. The proposed addition is more than 2 times the volume of the existing historic structure and is proportionally out of scale.

Agenda # 22 – 802 Arlington – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 23 – 1016 Heights – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 24 – 1020 Columbia – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 25 – 939 Harvard – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposal includes removal of the existing historic structure and the resulting massing volume is not compatible with typical contributing structures in the district and is proportionally out of scale.

J. Kent Marsh, AICP CUD
Vice President



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