CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Aaron Mendias, Cusimano Architect for Jason Schuren, owner

Property: 1301 Arlington Street, lot 12, tract 11B, block 168, Houston Heights Subdivision. The property includes a historic 2,643 square foot, one and half story wood frame single family residence and a detached two-story garage situated on a 7,788 square foot (59' x 132') corner lot.

Significance: Contributing Queen Anne Cottage residence, constructed circa 1905, located in the Houston Heights Historic District East.

Proposal: Alteration – Revision. A rear second story addition to an existing 1½-story residence was approved in November 2014. The approved addition will be built over an existing one-story rear wing. Eight non-original single lite fixed windows at the rear enclosed porch were also approved to be replaced.

This proposal is for the construction of a balcony at the rear of approved addition. The balcony will be visible due to the corner condition of this property. The addition eave and ridge height was increased 10", not to exceed the existing ridge height.

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

Public Comment: Four in favor. See Attachment A, p. 21-24.

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.

Planning Official **Date**

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:

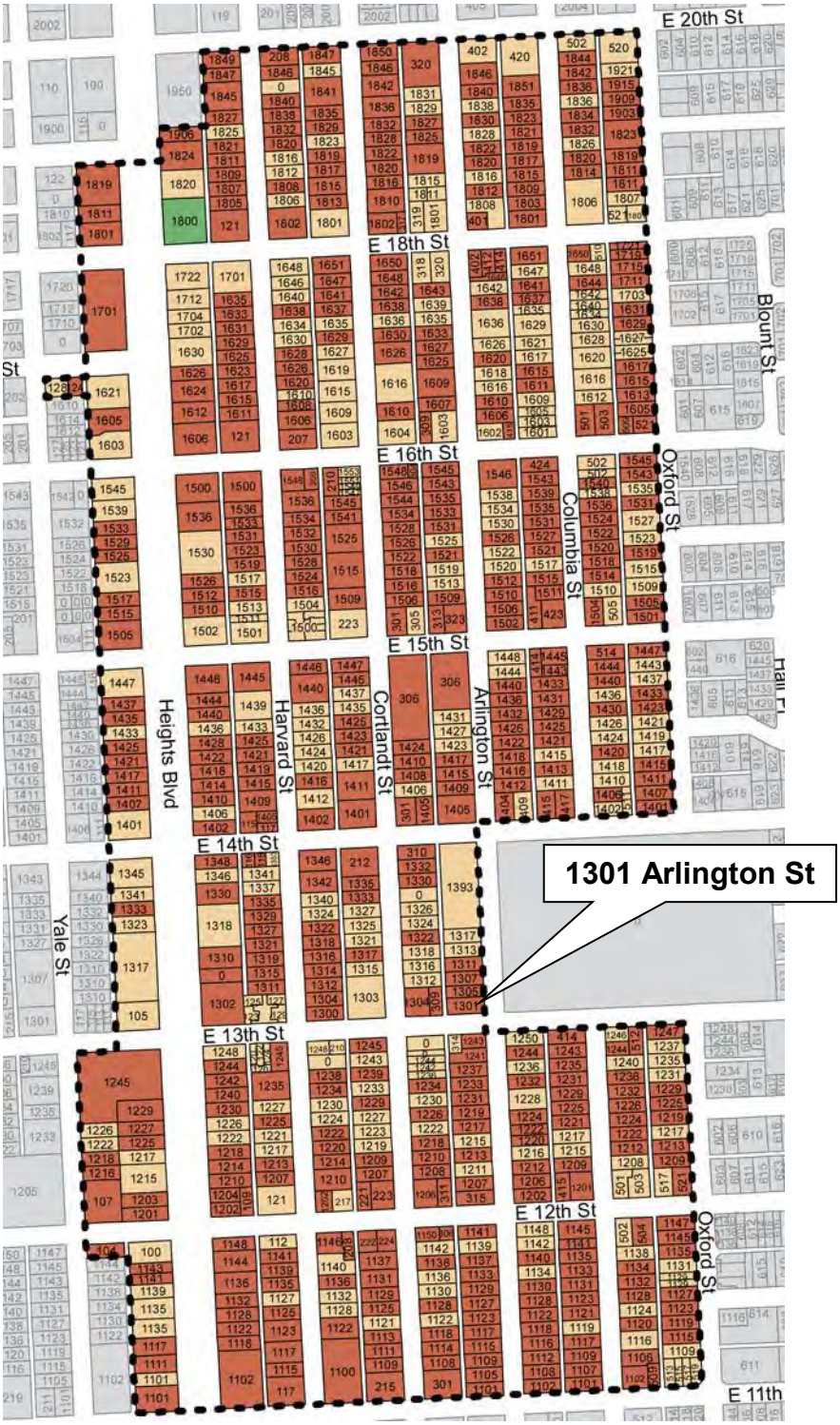
S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CURRENT PHOTO

EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING

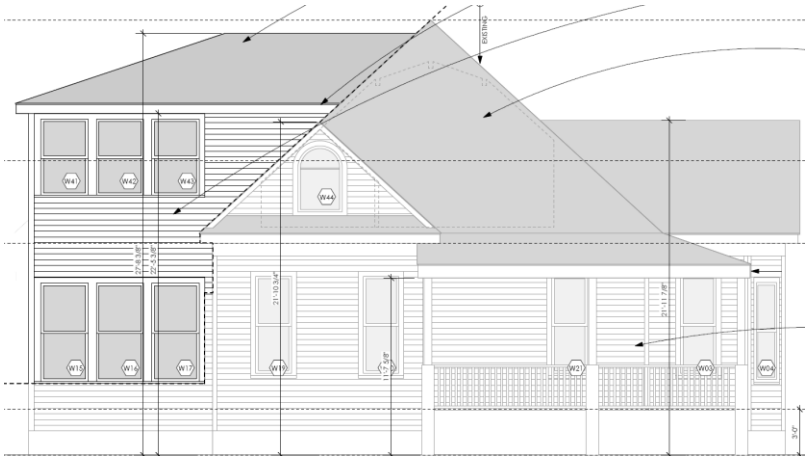
Approved November 2014

PROPOSED

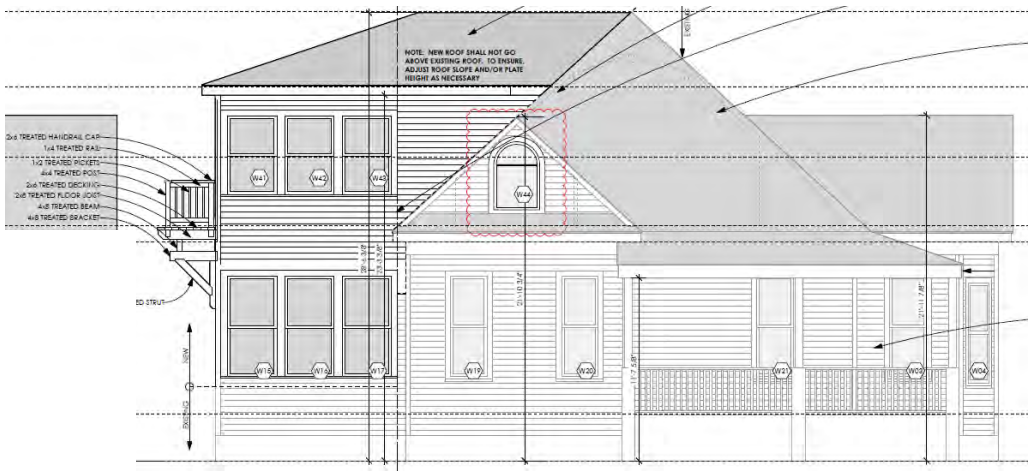
SOUTH SIDE ELEVATION FACING E. 13TH STREET

EXISTING

APPROVED NOVEMBER 2014

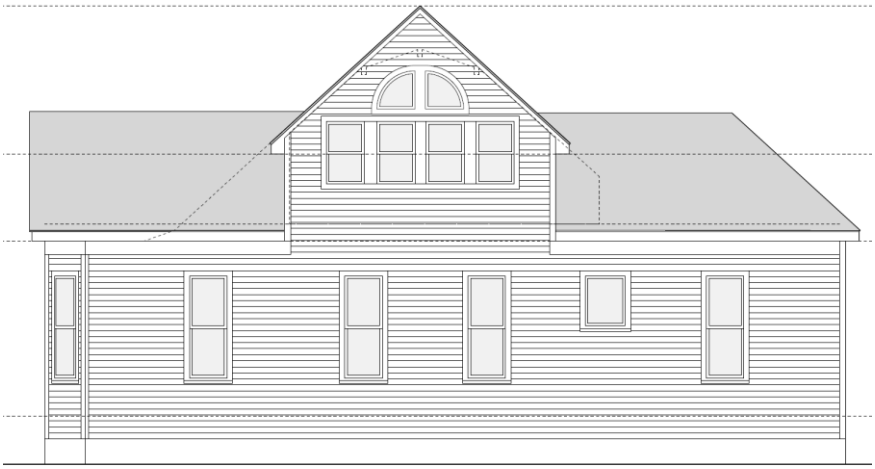


PROPOSED

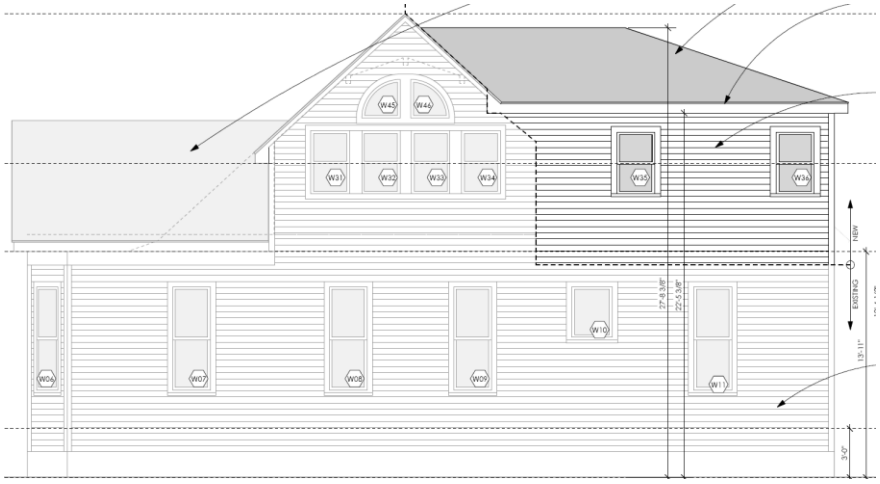


NORTH SIDE ELEVATION

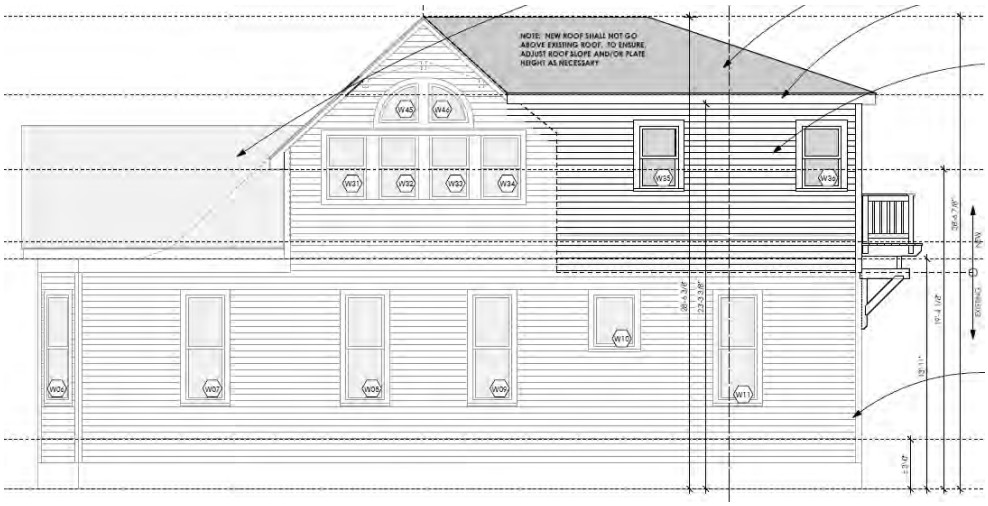
EXISTING



APPROVED NOVEMBER 2014

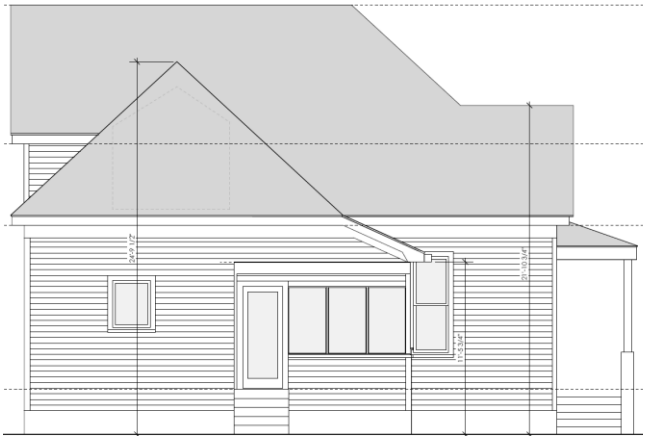


PROPOSED

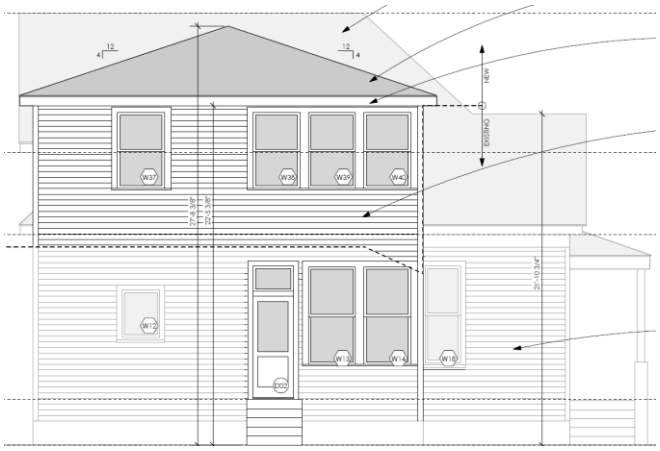


WEST (REAR) ELEVATION

EXISTING



APPROVED NOVEMBER 2014



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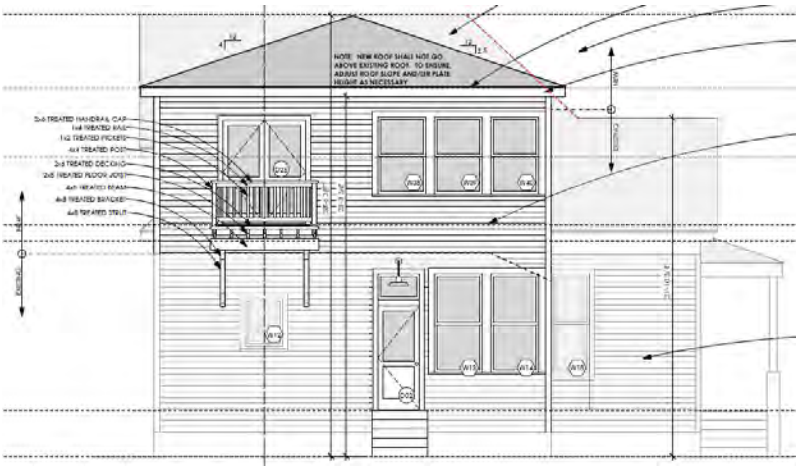
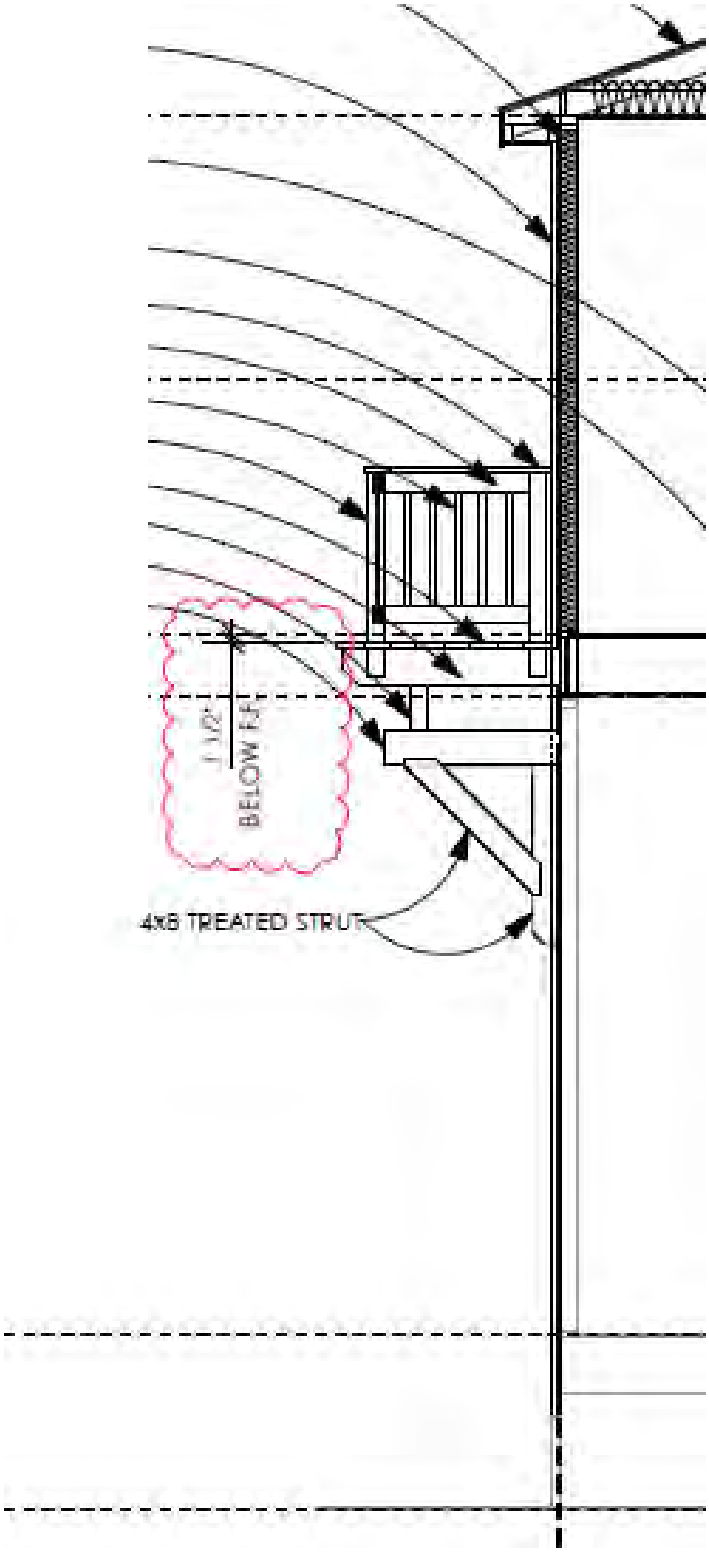
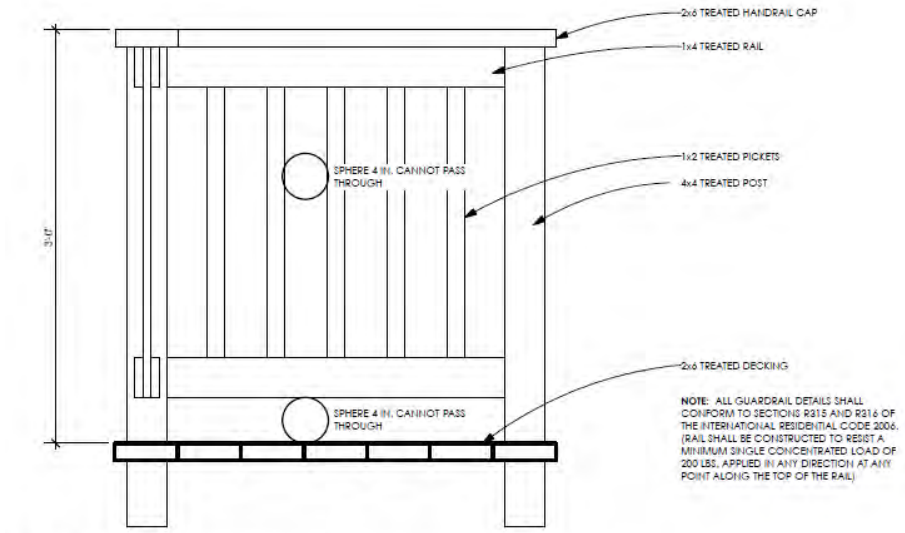


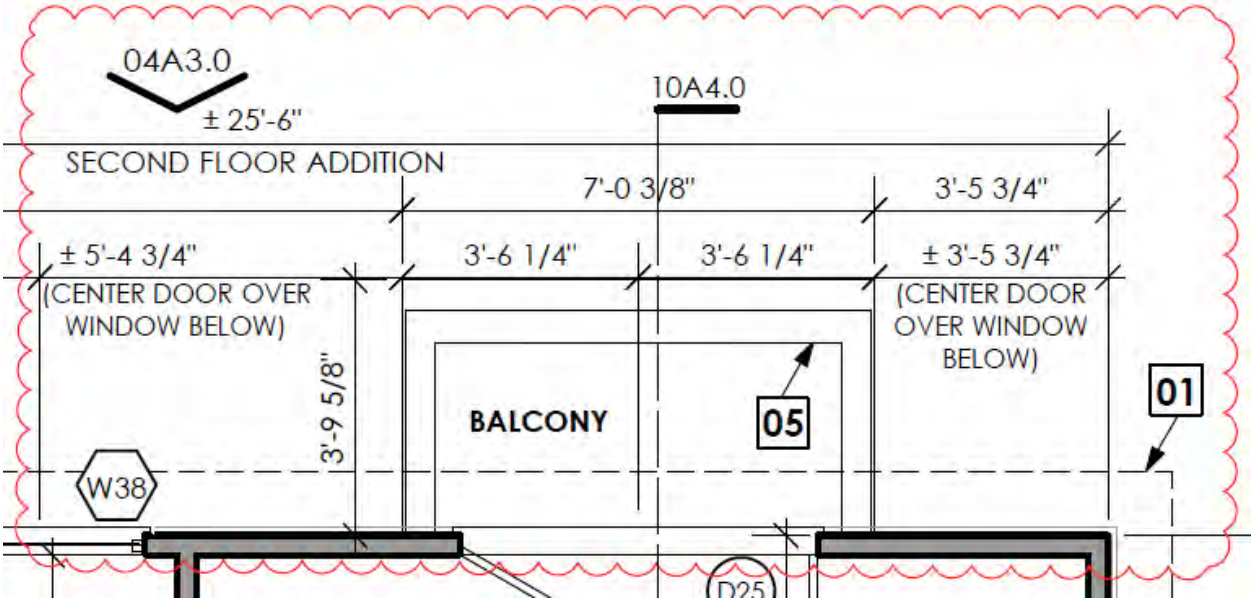
BALCONY DETAIL



BALCONY DETAIL



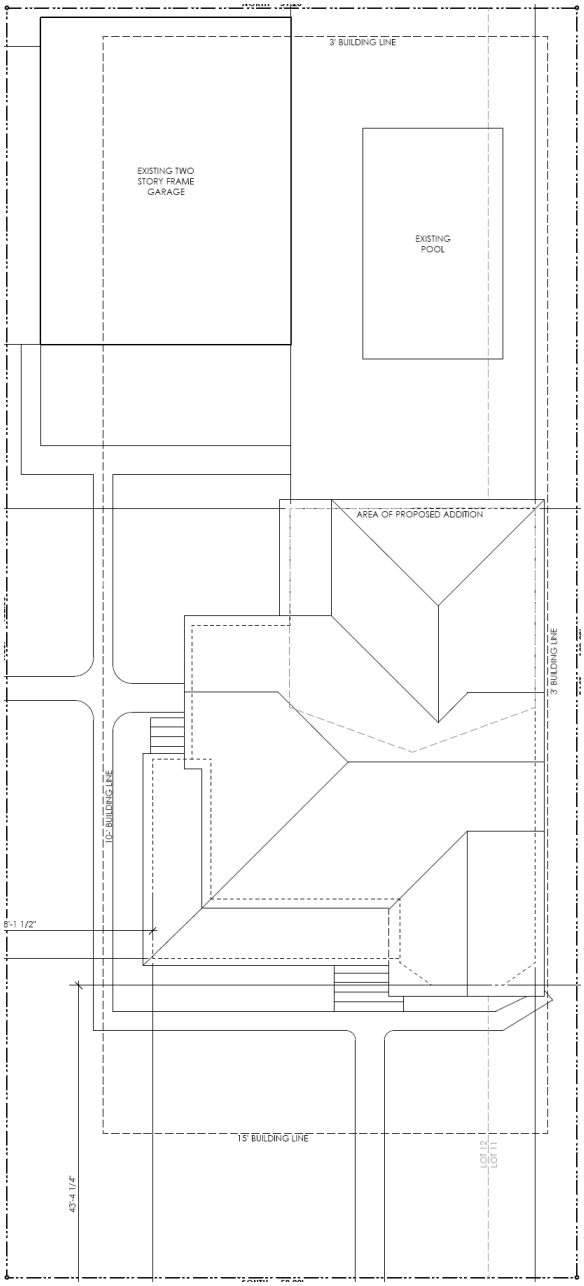
03 BALCONY GUARDRAIL
SCALE: 1 1/2"= 1'- 0"



SITE PLAN

N

EXISTING



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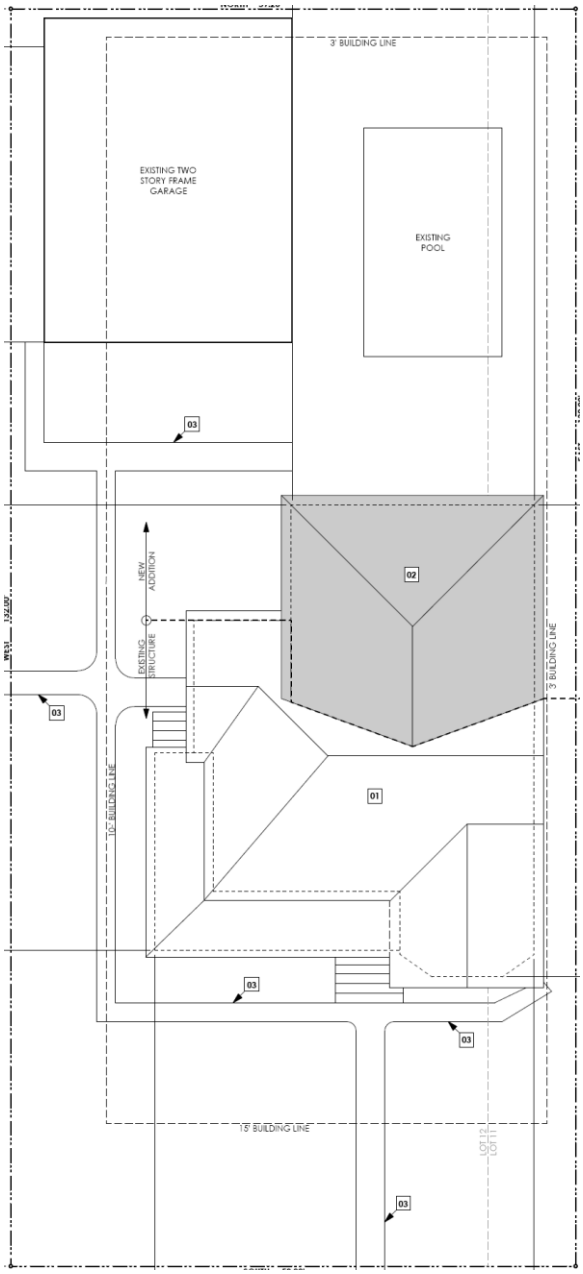

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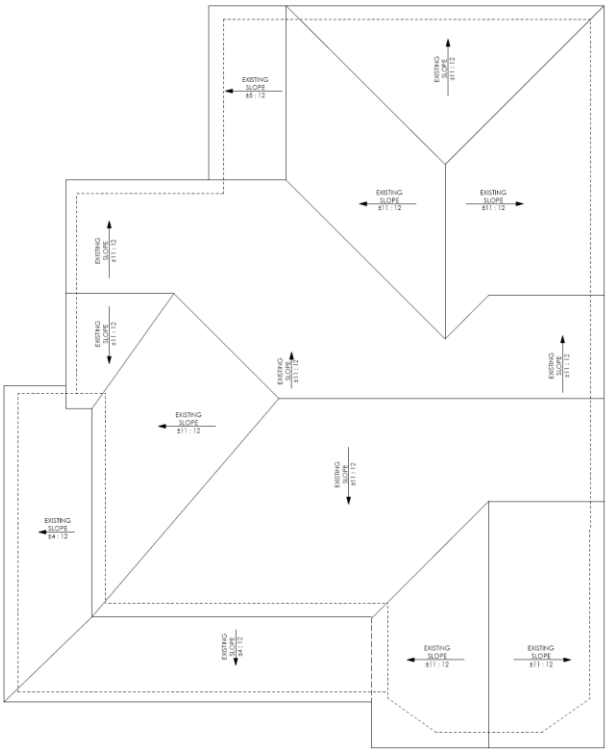
ROOF PLAN

EXISTING



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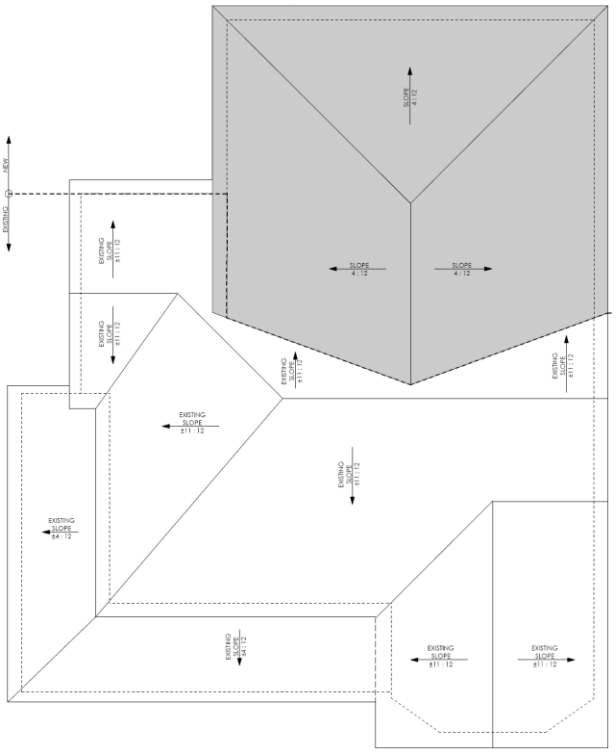
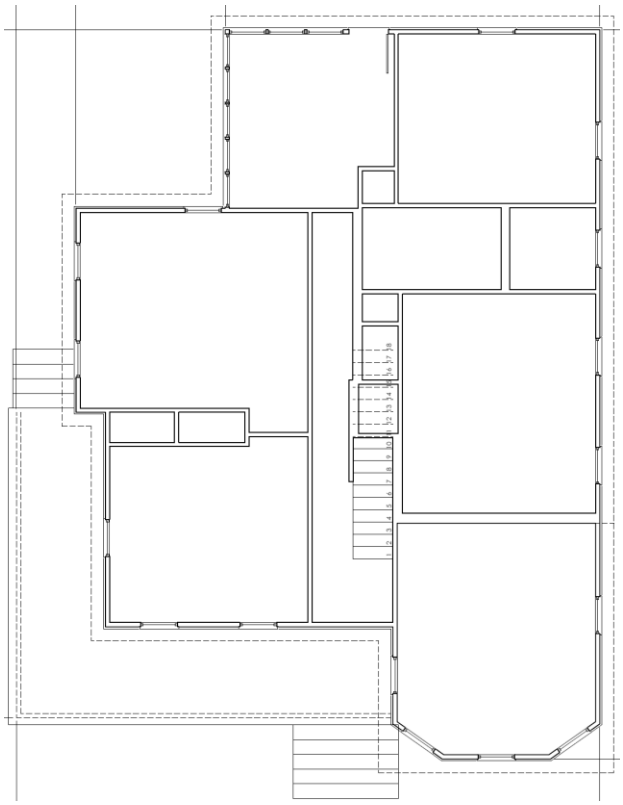


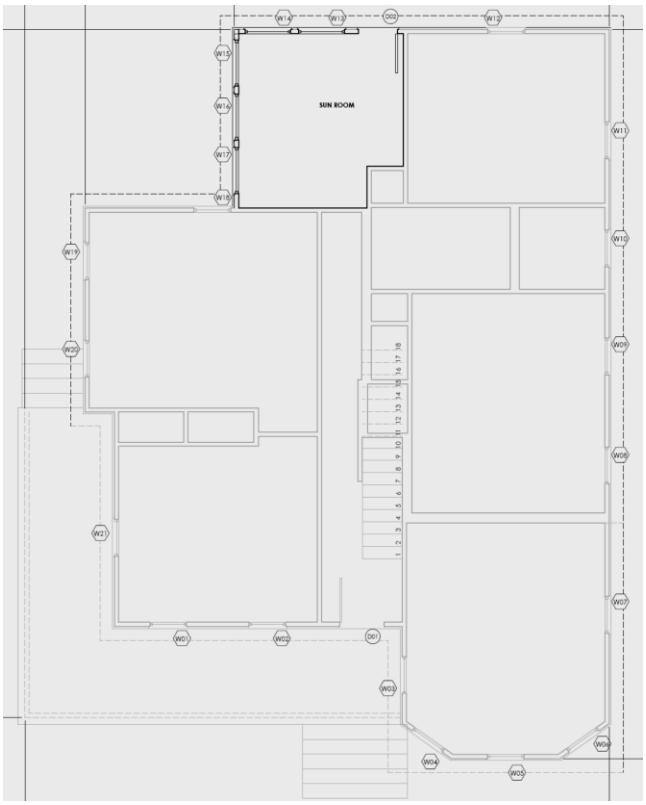
FIRST FLOOR PLAN

N

EXISTING



PROPOSED



SECOND FLOOR PLAN

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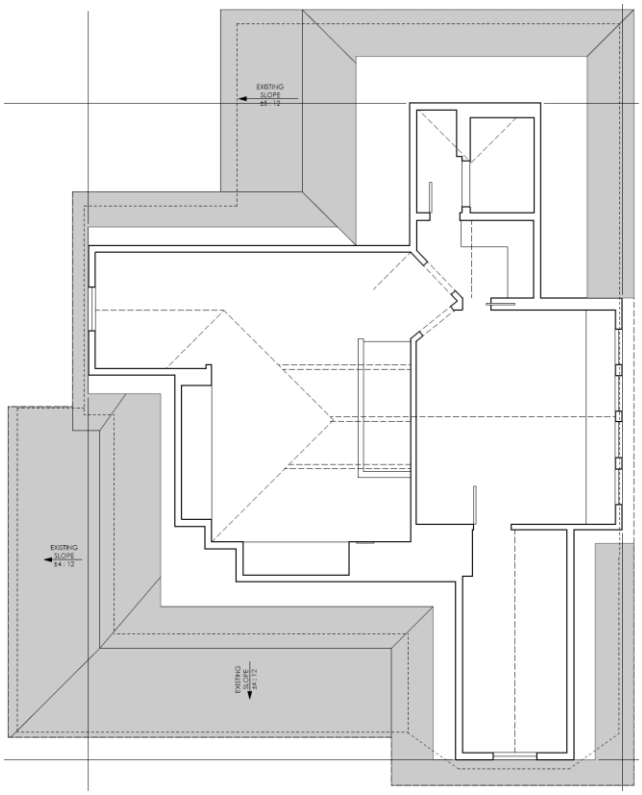
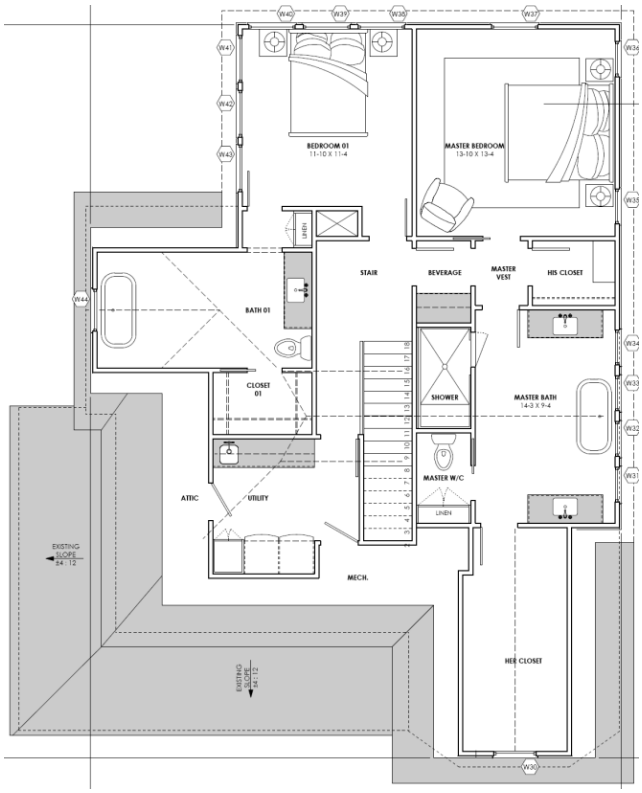
EXISTING

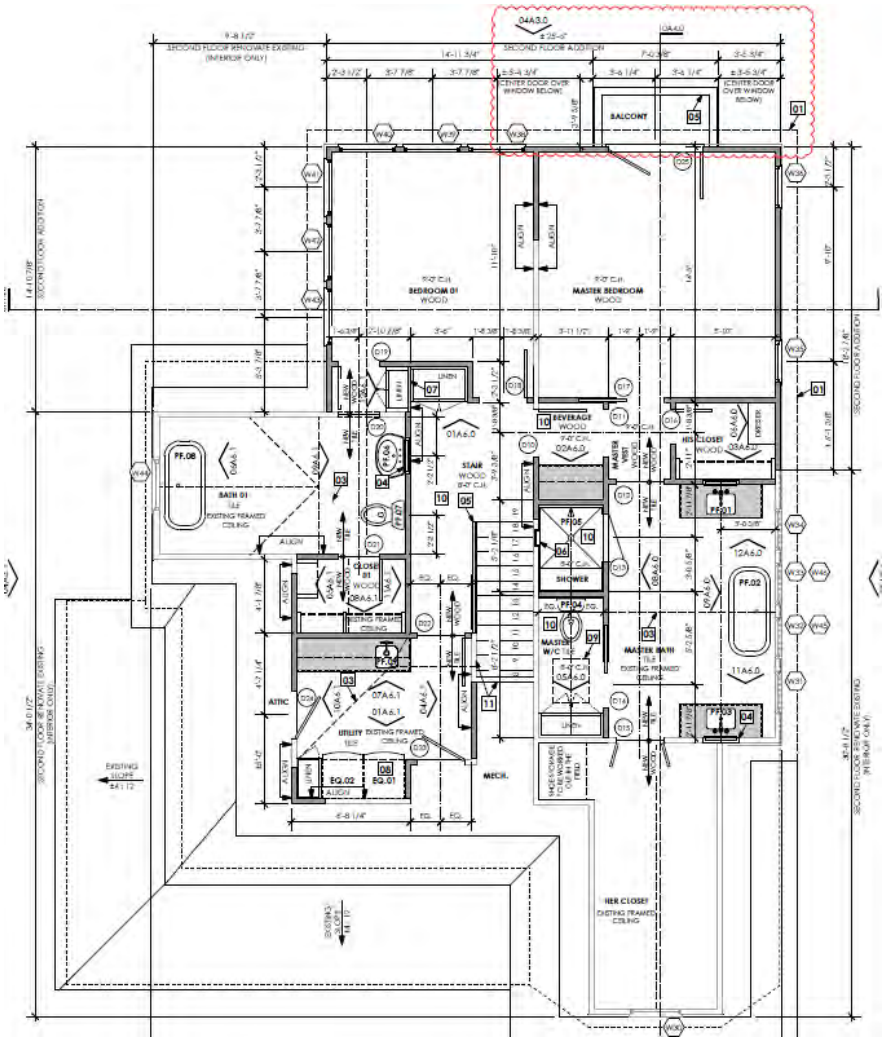


APPROVED NOVEMBER 2014



SECOND FLOOR PLAN

PROPOSED



Window/Door Schedule

WINDOW	TYPE	HINGE	HEAD	JAMB	SILL	COMMENTS
W30	L	-	-	-	-	-
W31	G	-	-	-	-	-
W32	G	-	-	-	-	-
W33	G	-	-	-	-	-
W34	G	-	-	-	-	-
W35	J	-	-	-	-	-
W36	J	-	-	-	-	-
W38	K	-	-	-	-	EGRESS
W39	K	-	-	-	-	EGRESS
W40	K	-	-	-	-	EGRESS
W41	K	-	-	-	-	EGRESS
W42	K	-	-	-	-	EGRESS
W43	K	-	-	-	-	EGRESS
W44	L	-	-	-	-	-
W45	H	-	-	-	-	-
W46	H	-	-	-	-	-

NOTES:

01. SEE SHEET A7.0 FOR DIMENSIONED WINDOW ELEVATIONS AND TYPES.

DOOR #	TYPE	WIDTH	HEIGHT	THROAT	HINGE	HEAD	JAMB	THRESHOLD	COMMENTS
D10	4	2-8	6-8	-	SEE PLAN	-	-	-	-
D11	CASED	2'-8 1/4"	6'-9"	-	N/A	-	-	-	-
D12	CASED	2'-8 1/4"	6'-9"	-	N/A	-	-	-	-
D13	CASED	2'-8 1/4"	6'-9"	-	N/A	-	-	-	TEMPERED SHOWER DOOR
D14	6	2-8	6-8	-	N/A	-	-	-	POCKET
D15	5	(2) 1-4	6-7	-	SEE PLAN	-	-	-	-
D16	7	2-0	6-8	-	SEE PLAN	-	-	-	-
D17	6	2-8	6-8	-	N/A	-	-	-	POCKET
D18	4	2-8	6-8	-	SEE PLAN	-	-	-	-
D19	8	2-4	6-8	-	SEE PLAN	-	-	-	-
D20	CASED	2'-4 1/4"	6'-9"	-	N/A	-	-	-	-
D21	8	2-4	6-8	-	SEE PLAN	-	-	-	-
D22	4	2-8	6-8	-	SEE PLAN	-	-	-	-
D23	9	2-8	CONFIRM	-	SEE PLAN	-	-	-	WEATHERSTRIP, 20 MIN. FIRE RATED
D24	9	2-8	CONFIRM	-	SEE PLAN	-	-	-	WEATHERSTRIP, 20 MIN. FIRE RATED
D25	10	(2) 2-8	6-8	-	SEE PLAN	-	-	-	WEATHERSTRIP

Window/Door Schedule

PROJECT DETAILS

Shape/Mass: The residence measures 35'-6" wide, 49'-7" deep, 13'-11" to the first floor eave, 19'-4" to the eave of the half story dormer, and 28'-6" to the ridge. The proposed second floor addition will be constructed over a rear one-story wing, 30'-9" back from the front wall. The addition will measure 25'-8" wide, 18'-2" deep, 22'-5" to the eave, and 27'-8" to the ridge.

The proposed ridge eave height of the addition was increased from 22'-5" to 23'-2 3/8" while the ridge height of the addition was increased from 27'-8" to 28'-6 3/8" to match the existing ridge height.

The proposed balcony will be located on the northern half of the rear addition, inset 3'-5¾" from the edge of the northern wall. The balcony will be 7'-0" wide, 3'-9 5/8" deep, and 3'-0" tall. The balcony floor will be installed 1½" below the finished second-story floor. See drawings for more detail.

Windows/Doors: The residence features 1-over-1 wood sash windows, arched fixed windows, half-moon fixed windows, single lite fixed windows, and non-original single lite fixed windows. The residence features a single lite wood paneled entry door with a single lite transom and a non-original 15-lite entry door. The non-original 15-lite entry door will be replaced with a single lite wood paneled entry door with a single lite transom. The non-original single lite fixed windows will be replaced with 1-over-1 wood sash windows. The second floor addition will feature 1-over-1 wood sash windows.

To access the proposed rear balcony, a 5'-4" wide by 6'-8" tall French door will be installed. See window/door schedule and drawings for more detail.

Exterior Materials: The residence is clad with wood beveled lap. The residence features a partial width wrap around front porch with wood steps, handrails, guardrails and square columns with square bases. The rear enclosed porch features wood steps. The second floor addition will be clad with wood beveled siding to match the existing residence.

The proposed balcony will be constructed from treated wood. The balcony will be comprised of 2x6 treated handrail caps, 1x4 treated rails, 1x2 treated pickets, 4x4 treated posts, 2x6 treated decking. The balcony will be supported by 4x8 treated struts/brackets. See drawings for more detail.

Front Elevation: (East) The residence features five 1-over-1 sash windows, a single lite wood paneled entry door with a single lite transom. The front gable features a fixed arched window and shingle shakes. The residence features a partial width wrap around front porch with wood steps, handrails, guardrails, and square wood columns. There are no proposed changes to the front elevation.

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. See drawings for more detail.

Side Elevation: (South) The residence features four 1-over-1 sash windows and a fixed arched window in the side gable, and five non-original single lite windows. The five non-original fixed windows will be replaced with three 1-over-1 sash windows. The addition will feature three 1-over-1 sash windows.

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. The proposed balcony will extend out from the rear of the second floor. See drawings for more detail.

Side Elevation: (North) The residence features four 1-over-1 sash windows and a single lite fixed window on the first floor. The side gable features four 1-over-1 sash windows and a half moon fixed window. The addition will feature two 1-over-1 sash windows.

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. The proposed balcony will extend out from the rear of the second floor. See drawings for more detail.

Rear Elevation: (West) The residence features a 1-over-1 sash window, a single lite fixed window, and three non-original single lite windows and a non-original 15-lite entry door. The three non-original single lite windows will be replaced with two 1-over-1 sash windows and the non-original 15-lite entry door will be replaced with a single lite wood paneled entry door with a single lite transom. The addition will feature four 1-over-1 sash windows.

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. The proposed balcony will be located on the northern half of the second-story. It will be accessible by a French door. See drawings for more detail.

ATTACHMENT A

PUBLIC COMMENT

My review of the 6 applications for Certificate of Appropriateness for the month of July within the Houston Heights East Historic District is as follows:

Agenda # 26 – 1548 Cortlandt. I OBJECT to the granting of a CofA for this proposal based on two issues. First, the applicant proposes to remove an existing portion of the original historic structure and incorporate the historic portion into the addition without any delineation of the original historic portion. The removal of this historic material will affect the historic character of the original structure. Once this historic material is removed it cannot be replaced. Second, the square footage and resulting volume of the proposed two-story addition is more than 2 times the square footage and volume of the existing structure. This will result in the addition having visual preference over the existing historic structure which is not compatible with the existing historic character of the District. This issue is even more evident as this location is on a street corner and the side elevation can be seen from the street. I do support the change in roof material from composition to standing seam metal at the connection of the addition to the original structure. This visual distinction provides support for visual difference between the original structure and the addition.

Agenda # 27 – 1301 Arlington – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 28 – 1447 Oxford – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 29 – 1616 Cortlandt – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 30 – 110-112 W 12th – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 31 – 1123 Oxford – I OBJECT to the granting of a Cof A for this proposal based on one issue. The applicant proposes to alter the roof line of the existing structure by the addition of a roof portion at the side of the original structure. This will alter the character of the existing structure and is not compatible with the unique style of the existing house.

J. Kent Marsh, AICP CUD, 1538 Arlington St., Houston Heights East Historic District

J. Kent Marsh, AICP CUD
Vice President

marshdarcy
PARTNERS

8955 Katy Freeway, Suite 215
Houston, Texas 77024
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cell 832.444.4132

ATTACHMENT A
PUBLIC COMMENT

1548 Cortlandt - Objection - too big of an addition
1301 Arlington - Support
1447 Oxford - Support
1616 Cortlandt - Support
110 W.12 - Support
1123 Oxford - Objection - too big of an addition

Charlie

On 7/20/15 10:23 AM, Kent Marsh wrote:

> Staff reports for the HHEHD certificate of appropriateness applications have been posted. Please visit the site and review and send your comments and action (Support, No Objection, or Objection) to me no later than 12 noon tomorrow (Tuesday, July 21) . Thanks for your support.
>
> J. Kent Marsh, AICP CUD
> Vice President
>
> marshdarcy PARTNERS
>
> 8955 Katy Freeway, Suite 215
> Houston, Texas 77024
> tel 713.647.9880, ext. 301 | fax 713.647.6448
> cell 832.444.4132
> www.marshdarcypartners.com

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C.A.Thorp Studio, Inc.
A Graphic Design Firm

Charlie Thorp

ATTACHMENT A
PUBLIC COMMENT

Comments from Jonathan Smulian

From: Jonathan Smulian
Sent: Tuesday, July 21, 2015 12:54 PM
To: Kent Marsh
Subject: Re: July HAHC Meeting

1548 Cortlandt -OBJECT -gross overdevelopment of the site.Proposed addition dominates existing bungalow and destroys historical scale and character
1301 Arlington, 1447 Oxford,1616 Cortlandt , NO OBJECTION
110-112 W. 12th -SUPPORT
1127 Oxford- OBJECT -overdevelopment of site and domination of existing bungalow by proposed addition destroys historic scale and character
. Overdevelopment of historic lots in the Heights has lead and continues to lead to serious loss of of green areas; destruction of existing mature trees and loss of shade which affects micro climate and ambient temperatures; increased need and costs of airconditioning and minimizes on -site area into which rain water can percolate leading to increased run off into streets and the need for additional drainage expenditures at site , neighborhood and city level.
On 7/20/2015 10:23 AM, Kent Marsh wrote:

> Staff reports for the HHEHD certificate of appropriateness applications have been posted. Please visit the site and review and send your comments and action (Support, No Objection, or Objection) to me no later than 12 noon tomorrow (Tuesday, July 21) . Thanks for your support.

ATTACHMENT A
PUBLIC COMMENT

From: Brie Kelman
Sent: Tuesday, July 21, 2015 11:51 AM
To: Kent Marsh
Subject: Re: July HAHC Meeting

Next Last

Addition/Garage *Resubmittal*

Support
27. 1301 Arlington St, Alteration-Addition *Revision*

Support
28. 1447 Oxford St, Alteration-Addition *Revision*

Support
29. 1616 Cortlandt St, New Construction-Garage

Support
30. 110-112 W 12th St, Alteration-Windows/Doors *Revision*

Support
31. 1123 Oxford St, Alteration-Addition *Resubmittal*

Support - why is a deferral being recommended? If they have submitted a complete application, they are entitled to a recommendation. The addition starts behind the original rear wall of the house, so I'm not sure why there are any grounds for denial. In any event, I support this addition.

Sent from my iPhone; please excuse brevity and typos.