

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Karen Brasier, Design 3 for Chad Castille, Castille Investments LLC, owner

Property: 511 Arlington Street, Lot 10, Block 288, Houston Heights Subdivision. The property includes a historic 1,158 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 2,135 square foot two story addition and attached garage at the rear wall of the residence.

- The addition will feature a ridge height of 29'-5" and an eave height of 21'-8".
- Seven existing original wood windows (windows 2, 4, 5, 12, 13, 15 & 16) with a 2/2 lite pattern will be removed and replaced with new wood sash packs.
- Four existing wood windows (window pairs 1 & 17) with a 1/1 lite pattern will be removed and replaced with new wood sash packs
- One existing fixed window (window 3) will be removed and replaced
- One existing aluminum window (window 14) will be removed and replaced
- The residence's foundation will be raised to 30".

See enclosed application materials and detailed project description on p. 6-47 for further details.

Public Comment: One opposed. See Attachment A, p. 48.

Civic Association: No comment received.

Recommendation: Approval with conditions: The eave height of the addition be 1' lower (20'-8") and windows 2, 4, 5, 12, 13, 15 & 16 be repaired and retained

HAHC Action: Approved with Conditions: The eave height of the addition be 1' lower (20'-8") and windows 2, 4, 5, 12, 13, 15 & 16 be repaired and retained

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: June 18, 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

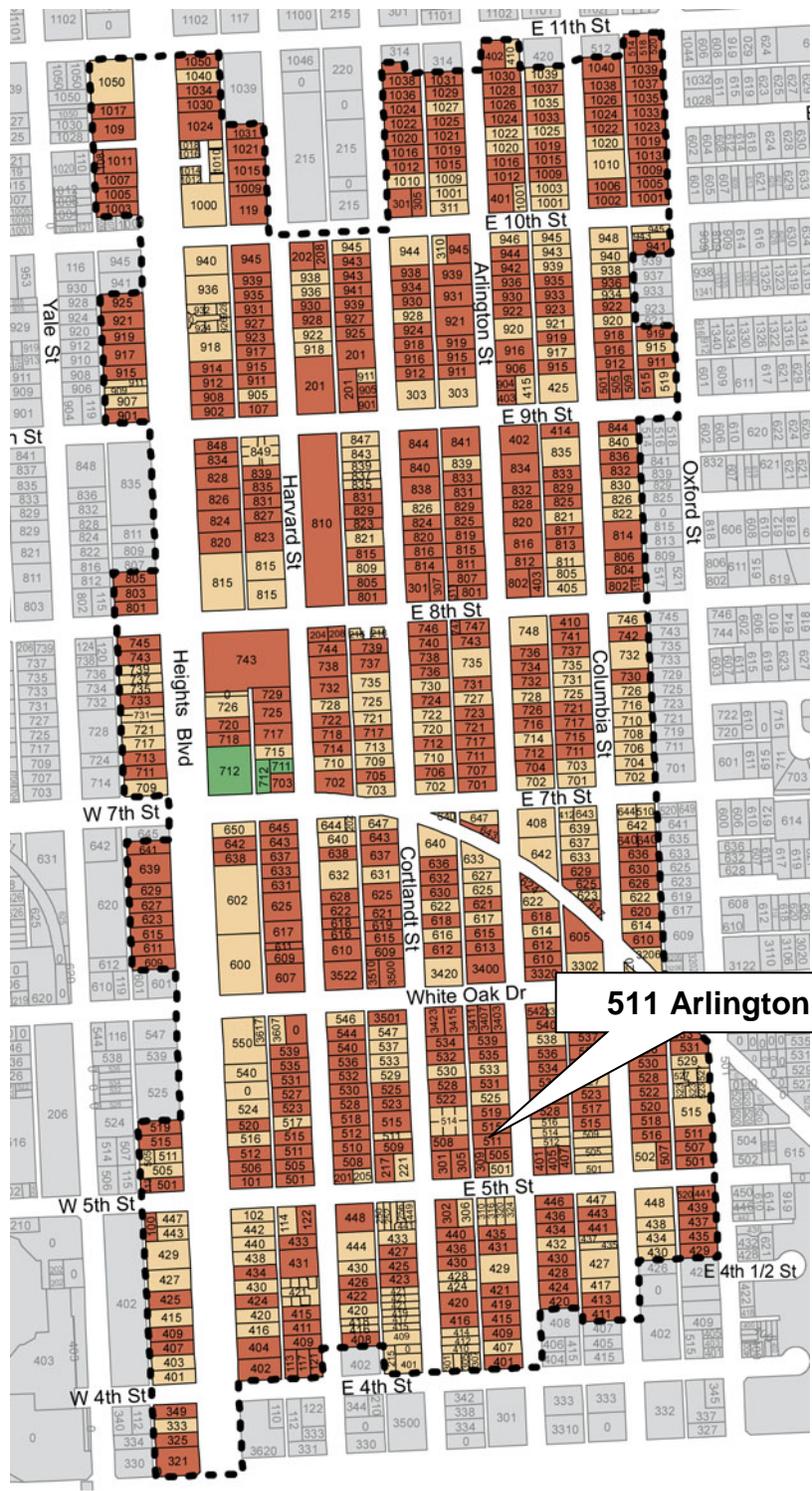
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>The proposed addition alters the property's characters by visually overwhelming the historic house. Lowering the addition's eave would decrease its visibility and render it subordinate to the historic residence. The removal of historic 2/2 windows removes a significant aspect of the house's historic character.</i> | |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The removal of historic 2/2 windows removes a significant aspect of the house's historic character.</i> | |
| <input type="checkbox"/> | <input checked="" 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;
<i>The historic 2/2 windows represent a significant stylistic feature and are examples of skilled craftsmanship and historic material that should not be removed.</i> | |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The removal of original 2/2 wood windows constitutes loss of significant historic material and is inappropriate. Due to the height of its eave, the proposed addition is out scale with the original residence and overwhelms it visually.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" 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



511 Arlington

INVENTORY PHOTO



NEIGHBORING PROPERTIES



505 Arlington Street – Contributing – 1920 (neighbor)



515 Arlington Street – Contributing – 1920 (neighbor)



512 Arlington Street – Noncontributing – 1999 (across street)



514 Arlington Street – Noncontributing – 1999 (across street)

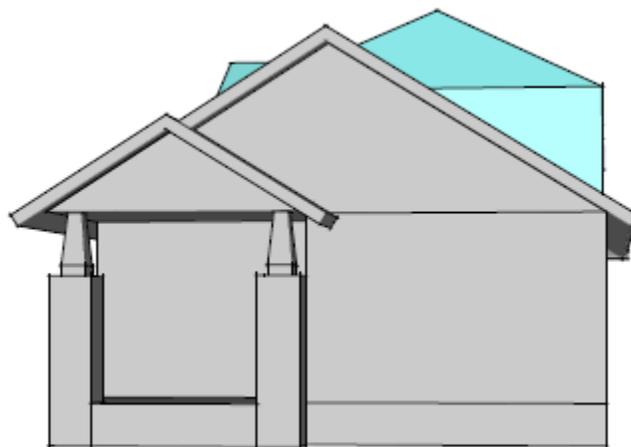
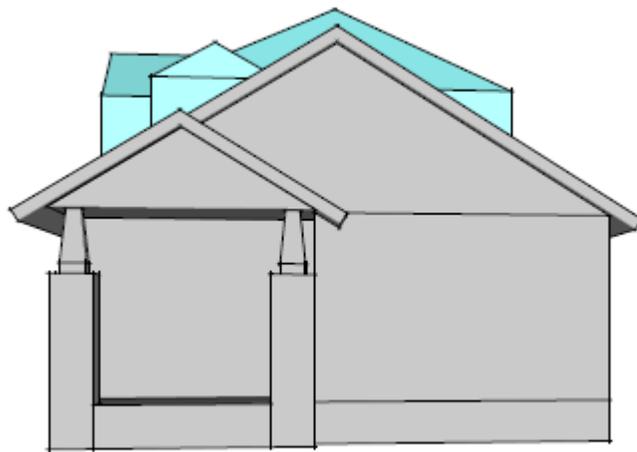
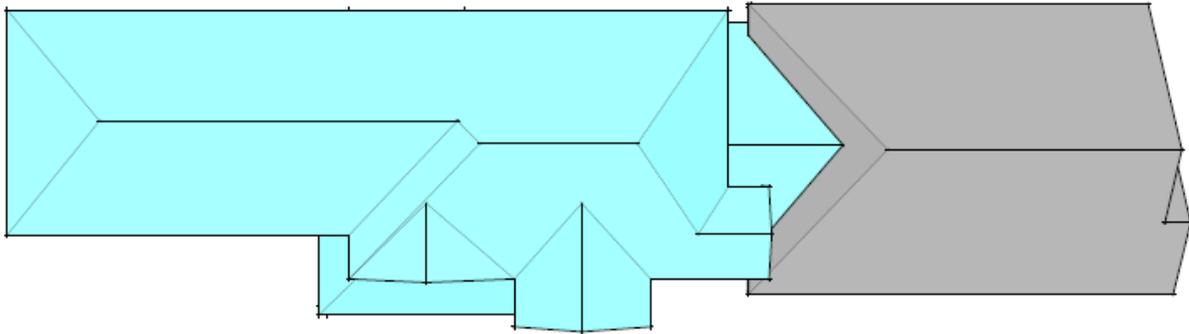


516 Arlington Street – Noncontributing – 1999 (across street)



528 Arlington Street – Contributing – 1920 (across street)

3D RENDERINGS



EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING

*EXISTING ADDITION
TO BE REMOVED*



PROPOSED



WEST (REAR) ELEVATION

EXISTING



PROPOSED





ROOF PLAN
SANBORN MAP 1924-1951

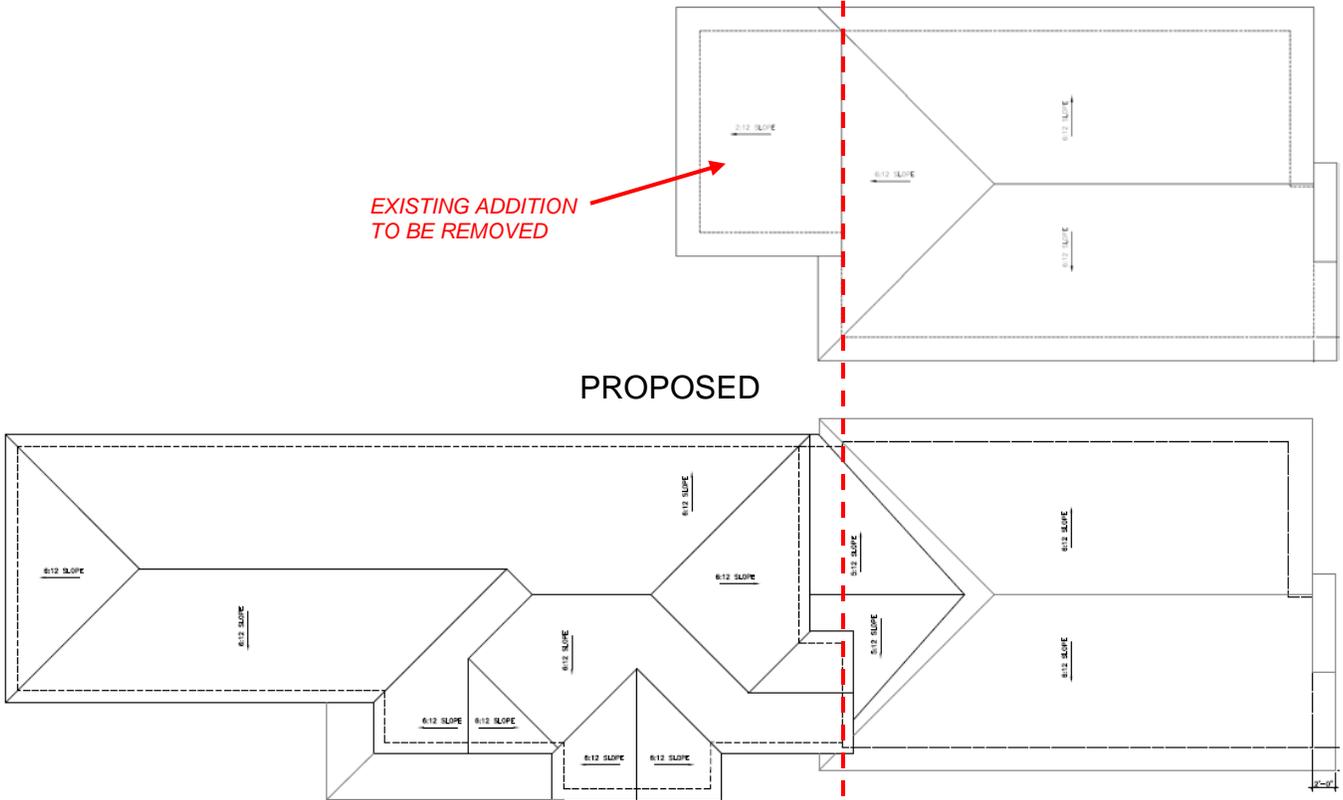


EXISTING

*EXISTING ADDITION
TO BE REMOVED*

PROPOSED

ORIGINAL REAR WALL

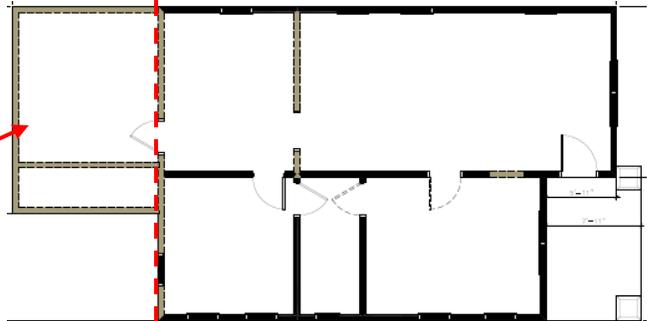




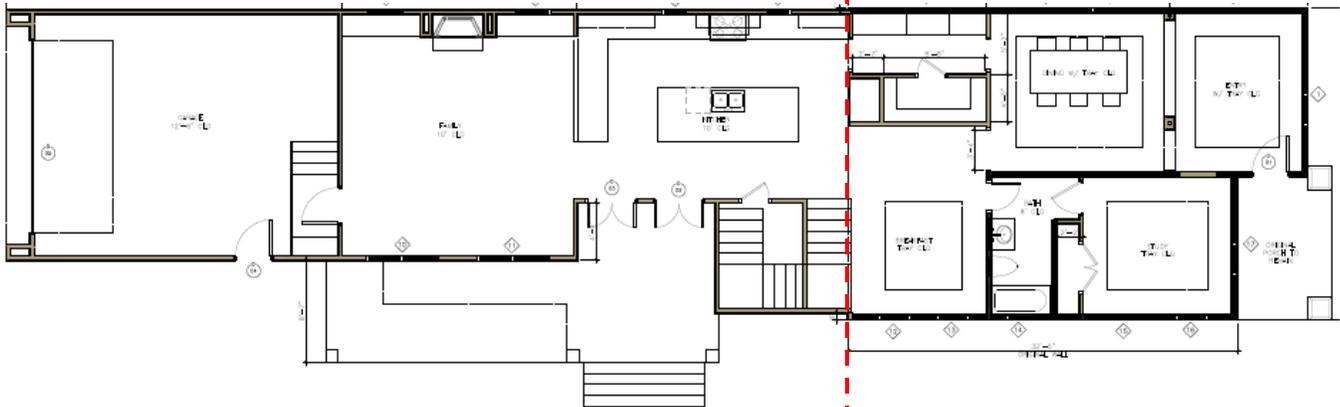
FIRST FLOOR PLAN

EXISTING

*EXISTING ADDITION
TO BE REMOVED*



PROPOSED



SECOND FLOOR PLAN

PROPOSED



ORIGINAL REAR WALL

WINDOW/DOOR SCHEDULE

Window Schedule

1. EXISTING - (2) 32"X70" 1/1, WOOD DOUBLE HUNG, TO BE REPLACED WITH 2/2 WOOD
2. EXISTING - 33"X69" 2/1, WOOD DOUBLE HUNG, REPLACE SASH KIT, 2 PANE BOTTOM TO MATCH OTHERS
3. EXISTING - 32.5"X69" 4 LITE, VINYL, TO BE REPLACED WITH 2/2 WOOD
4. EXISTING - 33"X69" 2/2, WOOD DOUBLE HUNG
5. EXISTING - 33"X69" 2/2, WOOD DOUBLE HUNG
6. PROPOSED - 24" X 52", 1/1 WOOD DOUBLE HUNG
7. PROPOSED - 24" X 52", 1/1 WOOD DOUBLE HUNG
8. PROPOSED - 36" X 48", 1/1 WOOD DOUBLE HUNG
9. PROPOSED - 36" X 48", 1/1 WOOD DOUBLE HUNG
10. PROPOSED -(2) 32"X70" 2/2, WOOD DOUBLE HUNG
11. PROPOSED -(2) 32"X70" 2/2, WOOD DOUBLE HUNG
12. EXISTING - 33"X69" 2/2, WOOD DOUBLE HUNG
13. EXISTING - 33"X69" 2/2, WOOD DOUBLE HUNG
14. EXISTING - 24"X36" 1/1, ALUMINUM DOUBLE HUNG TO BE REPLACED WITH WOOD
15. EXISTING - 33"X69" 2/2, WOOD DOUBLE HUNG
16. EXISTING - 33"X69" 2/2, WOOD DOUBLE HUNG
17. EXISTING - (2) 32"X70" 1/1, WOOD DOUBLE HUNG, TO BE REPLACED WITH 2/2 WOOD

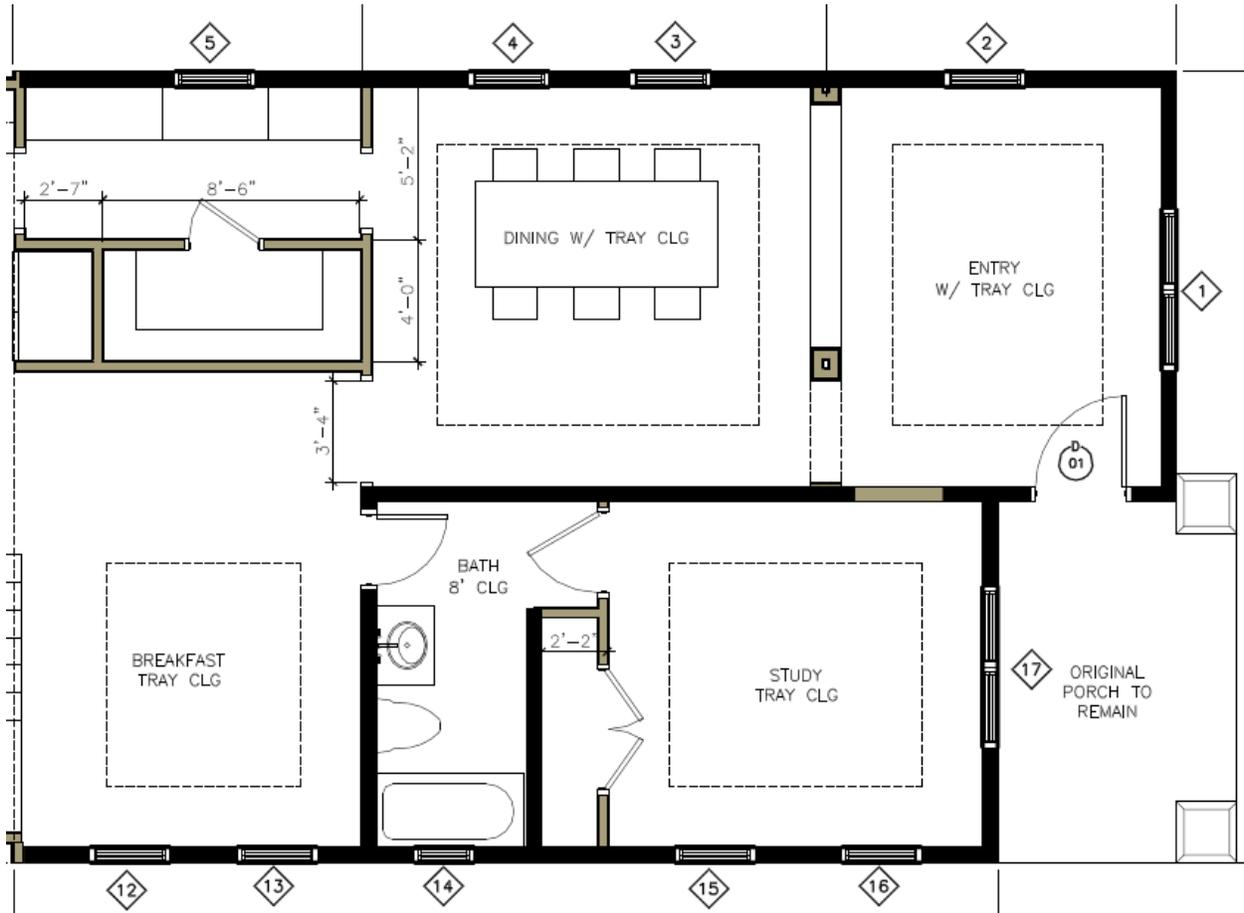
19. PROPOSED - 36" X 48", 1/1, WOOD DOUBLE HUNG
20. PROPOSED - 36" X 18", FIXED WOOD
21. PROPOSED - (2) 24" X 48", 1/1, WOOD DOUBLE HUNG
22. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
23. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
24. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
25. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
26. PROPOSED - 36" X 24", 1 LITE FIXED VINYL
27. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
28. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
29. PROPOSED - 36" X 24", FIXED WOOD
30. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
31. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
32. PROPOSED - 36" X 36", 1/1, WOOD DOUBLE HUNG
33. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
34. PROPOSED - 38" X 56", 1/1, WOOD DOUBLE HUNG EGRESS
35. PROPOSED - 36" X 60", 1/1, WOOD FIXED TEMPERED

Door Schedule

1. EXISTING FRONT DOOR TO REMAIN
2. (2) 2'X8' DOORS SINGLE LITE, WOOD

3. (2) 2'X8' DOORS SINGLE LITE, WOOD
4. 32" X 8' SINGLE LITE DOOR
5. 16' X 8' OVERHEAD GARAGE DOOR

WINDOW REFERENCE KEY



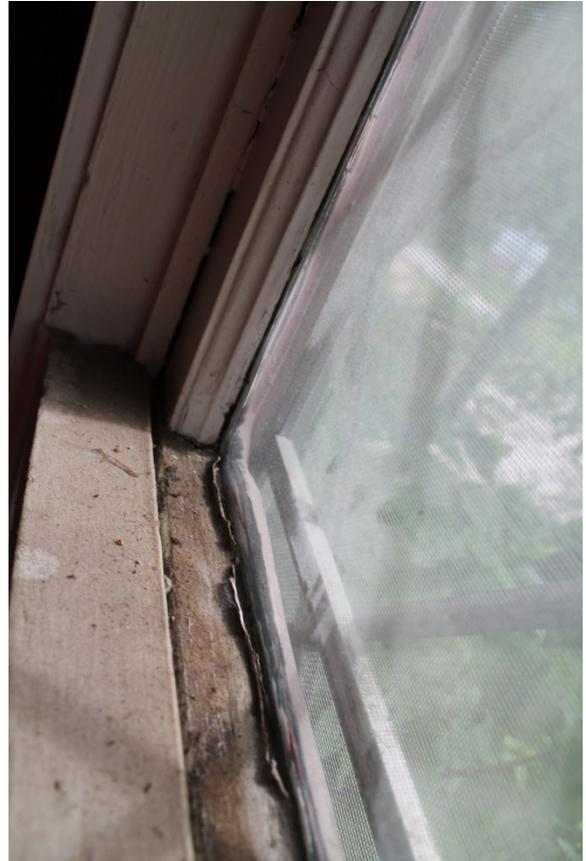
STAFF PHOTOS

WINDOW 1 (PAIR)



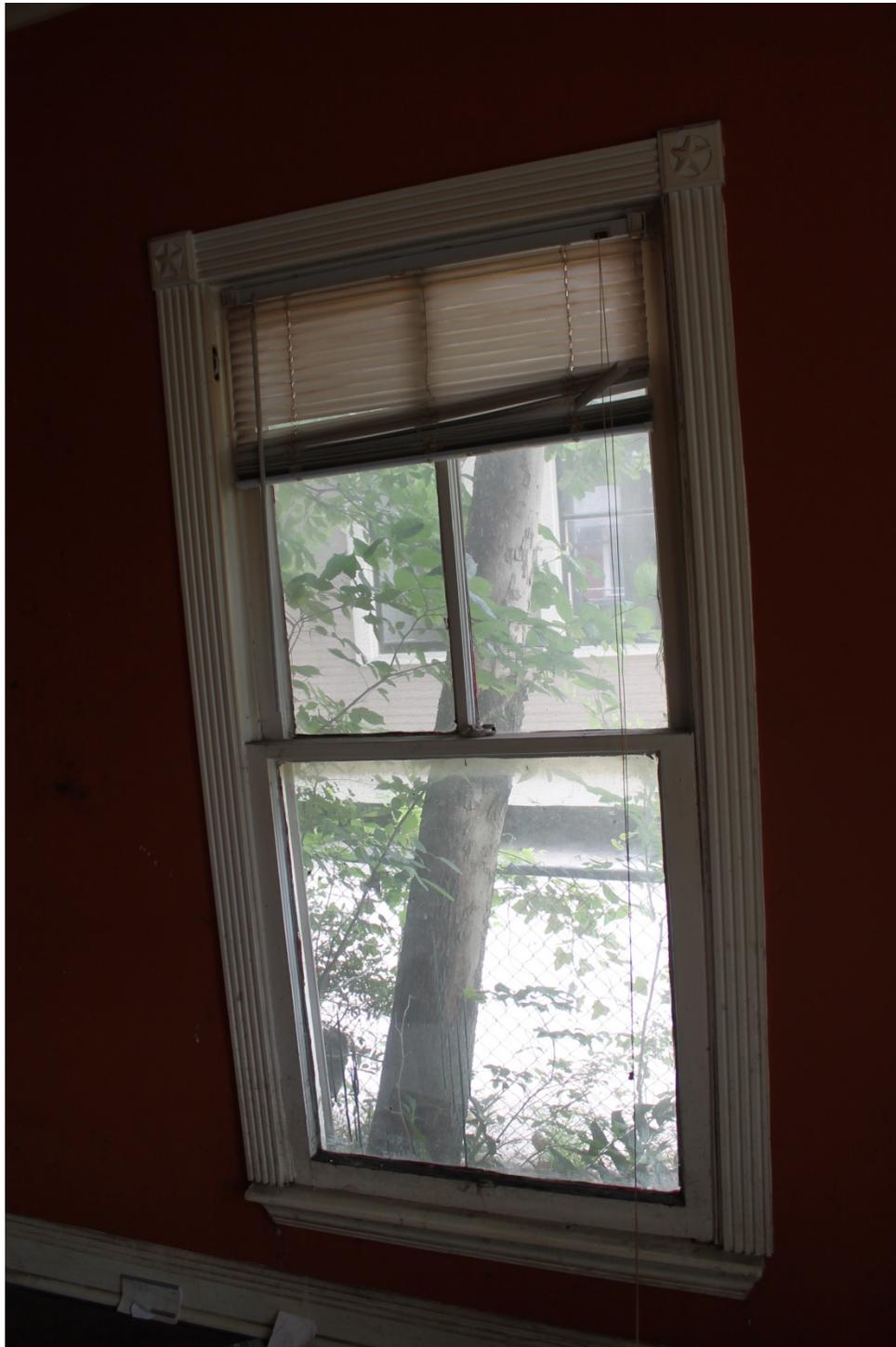
STAFF PHOTOS

WINDOW 1 (PAIR)



STAFF PHOTOS

WINDOW 2



STAFF PHOTOS

WINDOW 3 (NON-ORIGINAL)



STAFF PHOTOS

WINDOW 4



STAFF PHOTOS

WINDOW 4



STAFF PHOTOS

WINDOW 5



STAFF PHOTOS

WINDOW 5



STAFF PHOTOS

WINDOW 12



STAFF PHOTOS

WINDOW 12



STAFF PHOTOS

WINDOW 13



STAFF PHOTOS

WINDOW 13



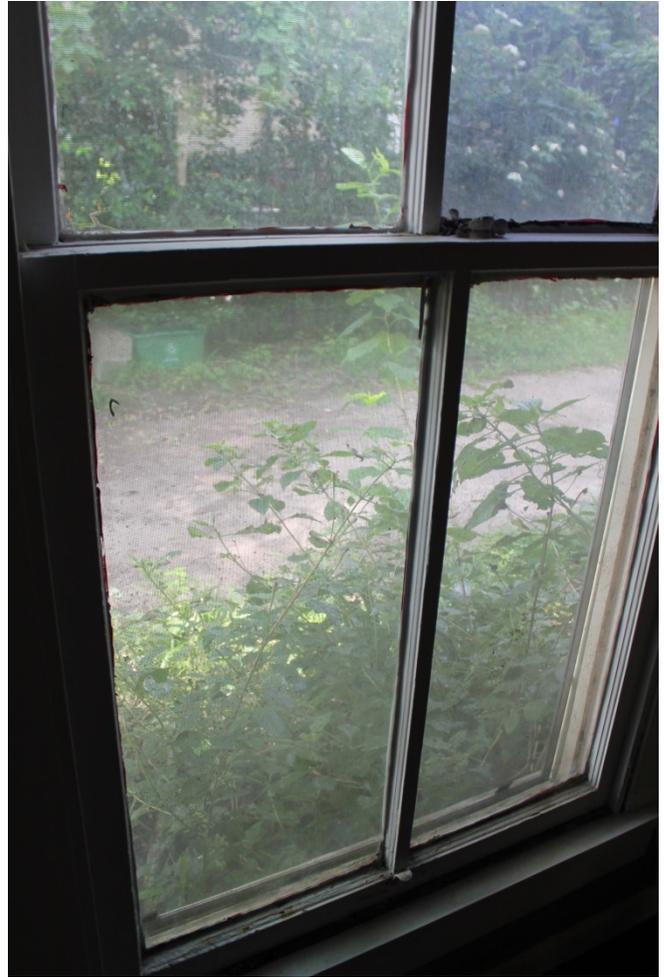
STAFF PHOTOS

WINDOW 14 (NON-ORIGINAL)



STAFF PHOTOS

WINDOW 15



STAFF PHOTOS

WINDOW 16



STAFF PHOTOS
WINDOW 17 (PAIR)



STAFF PHOTOS

WINDOW 17 (PAIR)



INSPECTOR PHOTOS
FOUNDATION CONDITION



INSPECTOR PHOTOS
FOUNDATION CONDITION



RESIDENCE IS LOWER TO THE GROUND THAN NEIGHBORING CONTRIBUTING RESIDENCES

PHOTOS SUBMITTED BY APPLICANT

WINDOW CONDITIONS



rotten & warped wood - window is inoperable. Sash does not align

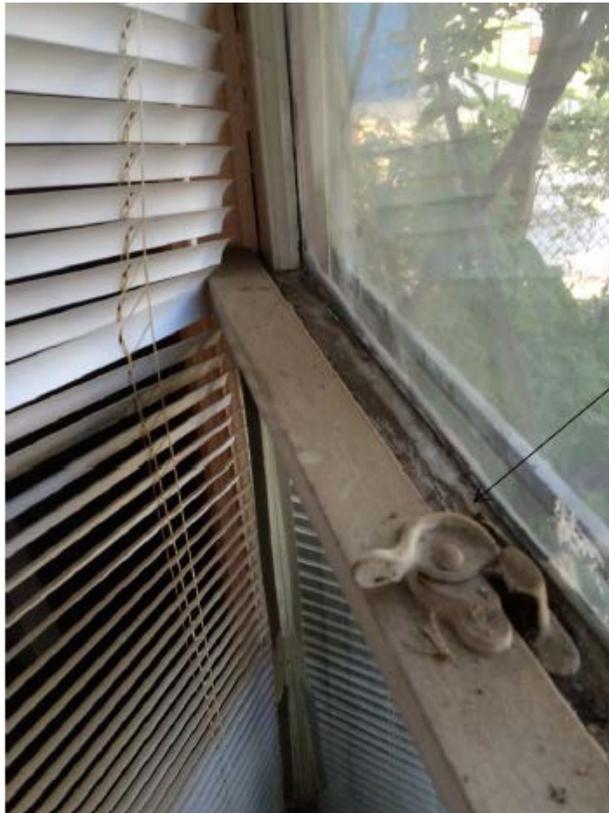
Window #1



window does not close properly due to warped wood

black mold cannot be removed without damaging the wood with liquid & chemicals

Window #1



sash does not align

Window 1



Window 2 – Bottom single pane does not match other windows.

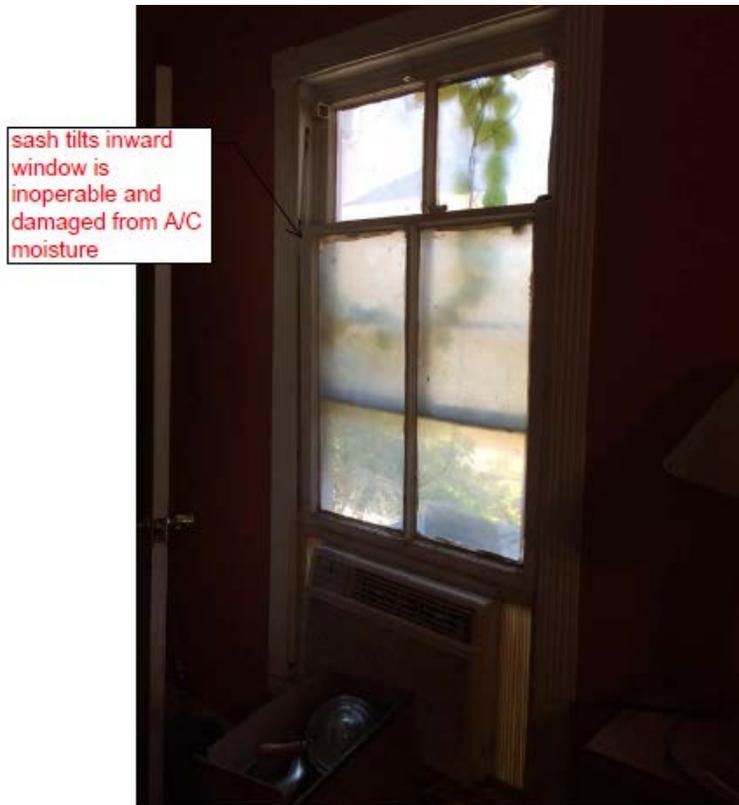
only 2/1 window in
the house- believe
to be not original
bottom



Window 2



Window 3
Not Original



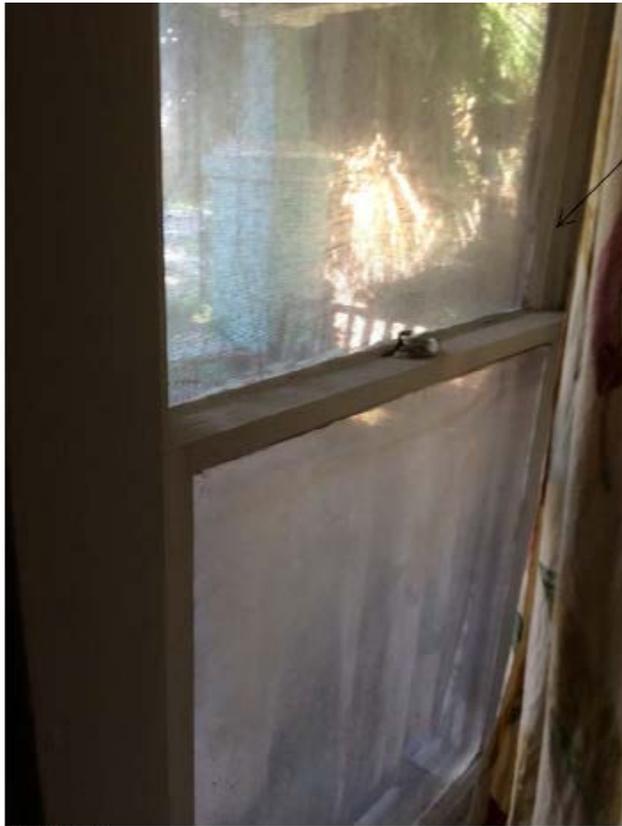
Window 4 – damaged by A/C unit



Window 5

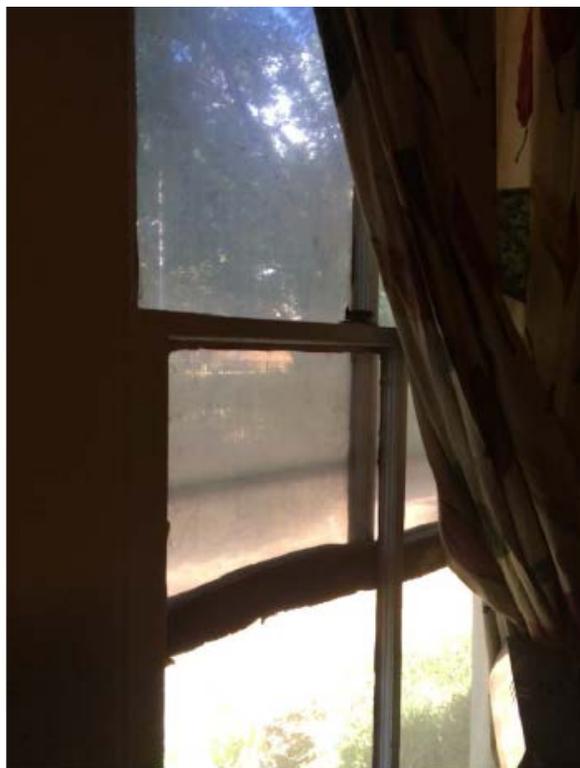


Window 17

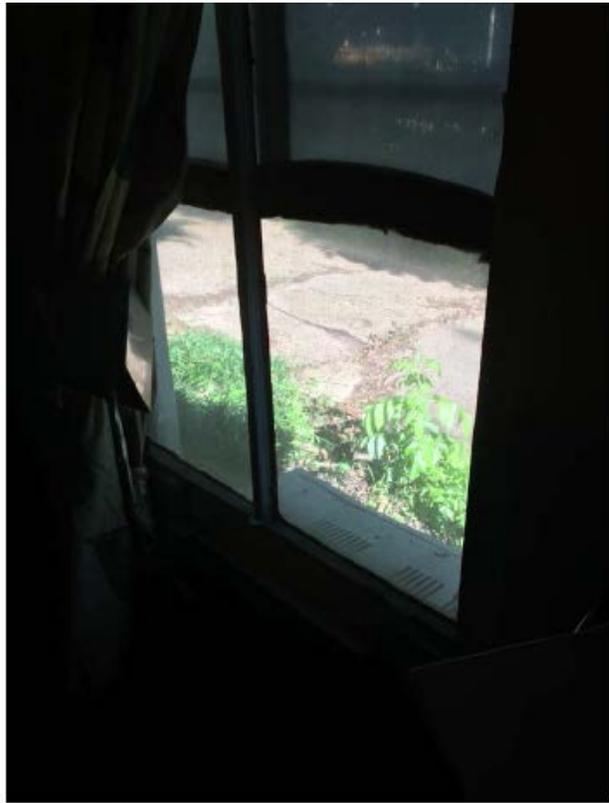


It is very unusual for front windows to be less decorative than side windows. We believe that the original windows were probably 2/2 matching the others

Window 17



Window 16 – A/c unit



Window 16

rotting wood



Window 16



Widow 17



Window 14- Aluminum, not original



mold & rotten wood

Window 13



mold & rotten wood

Window 13



Window 13



mold & rotten wood

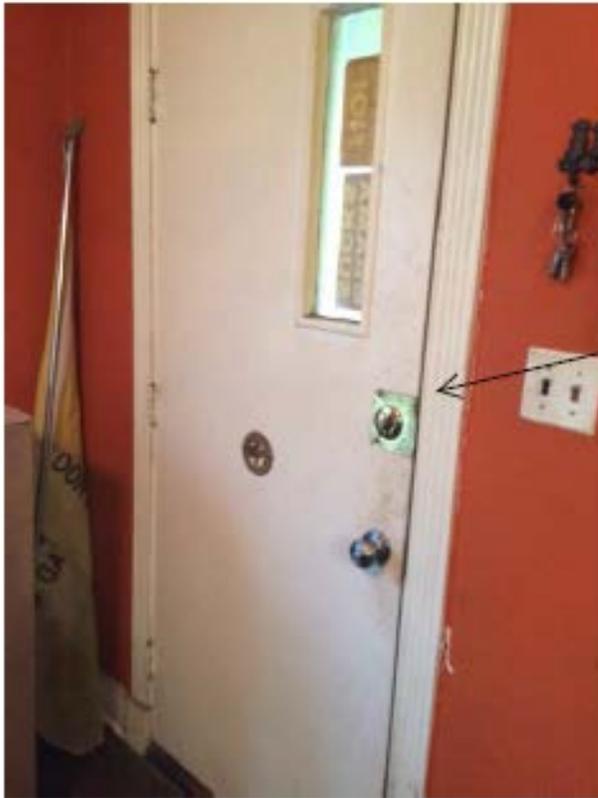
Window 14



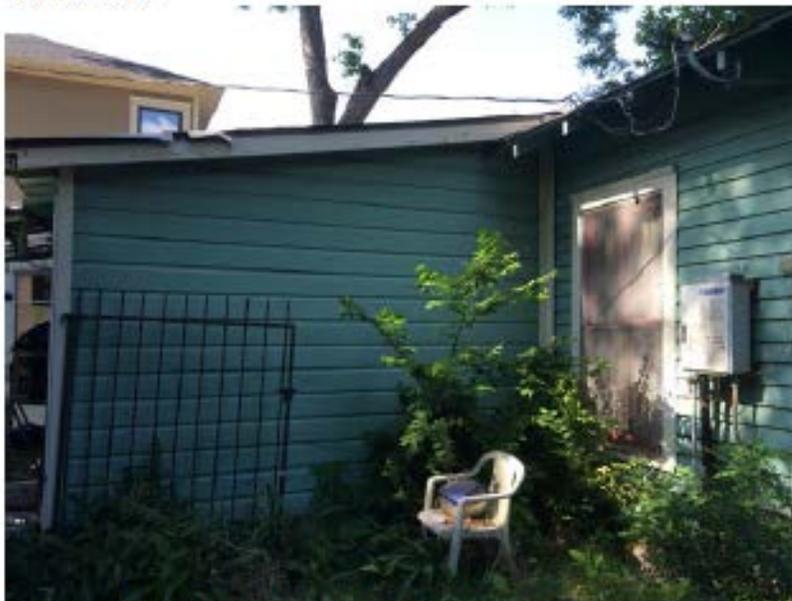
sash does not align,
open or close
properly

Window 14

PHOTOS SUBMITTED BY APPLICANT
EXISTING DOOR AND REAR ADDITION



Front Door



Previous Addition at rear to be removed

PROJECT DETAILS

Shape/Mass: The residence measures 26'-1" wide by 50'-5" deep with an 18'-9" ridge height and a 10'-8" eave height. The final 12'-1" of depth is an existing addition measuring 17'-2" wide to be removed. The addition will begin at the original rear wall, inset 3" from the north wall and 8" from the south wall, and extend back 70'-3" with an eave height of 21'-8" and a ridge height of 29'-5".

Setbacks: The residence is set back 13'-10" from the east property line to the front wall, 2'-10" from the north property line, and 21'-1" from the south property line. The addition will be set back 3'-1" from the north property line, 17'-7" from the south property line, and 9'-6" from the rear property line.

Foundation: The residence features a pier and beam foundation with a finished floor height of 24" from grade. The residence will be raised for a final finished floor height of 30" from existing natural grade. The addition will feature a pier and beam foundation with a 30" finished floor height and a slab on grade foundation.

Windows/Doors: The residence features a wood front door to be retained, four double hung wood windows with a 1/1 lite pattern, one fixed multi-lite window, one single hung aluminum 1/1 window, and seven original double hung wood windows with a 2/2 lite pattern. All windows will be removed and replaced with wood sash packs with a 1/1 lite pattern in the same openings. Two existing fixed gable windows will be retained. The addition will feature double hung wood windows with a 1/1 lite pattern.

Exterior Materials: The residence features horizontal lap wood siding with a 4" reveal to be retained. The addition will feature horizontal cementitious siding with a matching reveal.

Roof: The residence features a front-gabled roof terminating in a rear hip with a 6/12 pitch and a 2' eave overhang clad with composition shingles. An existing rear addition with a shed roof with a 2/12 pitch will be removed. The addition will feature a hipped roof with a 5/12 pitch clad in composition shingles.

Front Elevation: The residence features two fixed wood windows in the gable to be retained and four 1/1 wood windows to be removed and replaced with 2/2 sash packs. The front porch columns, brick piers and wing walls will be rebuilt to match existing with the additional height in the brick piers. The addition will feature five windows.

Side Elevation: The residence features four wood windows and one aluminum window to be removed and replaced with new wood 2/2 sash packs in the same openings. The addition will begin at the residence's original rear wall and extend back 11'-3" with one window on the second floor. It will then pop out toward the south for 12'-7" with a pair of windows on the second floor and with the first floor inset with two pairs of doors. The remaining 47'-8" of depth will feature four windows and a door on the first floor and three windows on the second floor.

Side Elevation: The residence features three wood windows and one fixed multi-lite window to be removed and replaced with 2/2 wood sash packs in the same openings. The addition will begin at the original rear wall and feature four windows on the first floor and seven windows on the second floor.

Rear Elevation: Not visible from public right of way. See elevation drawings for details.

(West)

ATTACHMENT A
PUBLIC COMMENT

June 18, 2015 HAHC Meeting
Houston Heights South Historic District
Comments by J. Kent Marsh

Agenda item #20 – 511 Arlington

I OBJECT to granting a Certificate of Appropriateness for this proposed addition. The proposed east side Arlington street elevation of the addition competes visually with the elevation of the existing historic structure and attempts to blend with or even overpower that of the historic structure. The removal of windows and simplifying the addition elevation on the street side will allow the addition to provide a visual backdrop for the existing, historical structure and will result in a better, correct relationship between the two.