

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** Timothy Schorre, Morningside Architects for Rachel V. Shaak & Benjamin D. Herber, owners

**Property:** 712 Arlington Street, lot 15, block 257, Houston Heights Subdivision. The property includes a historic 1,346 square foot, one-story wood frame single-family residence and a detached shed 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 1,234 square foot two story addition and attached garage at the rear of the contributing residence. The addition will be one story beginning at the existing rear wall, and the two story portion will begin 18'-6" further back. The two story portion will feature a 19'-11" eave height and 27'-3" ridge height.

See enclosed application materials and detailed project description on p. 6-16 for further details.

**Public Comment:** One comment received. 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:** March 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, 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:

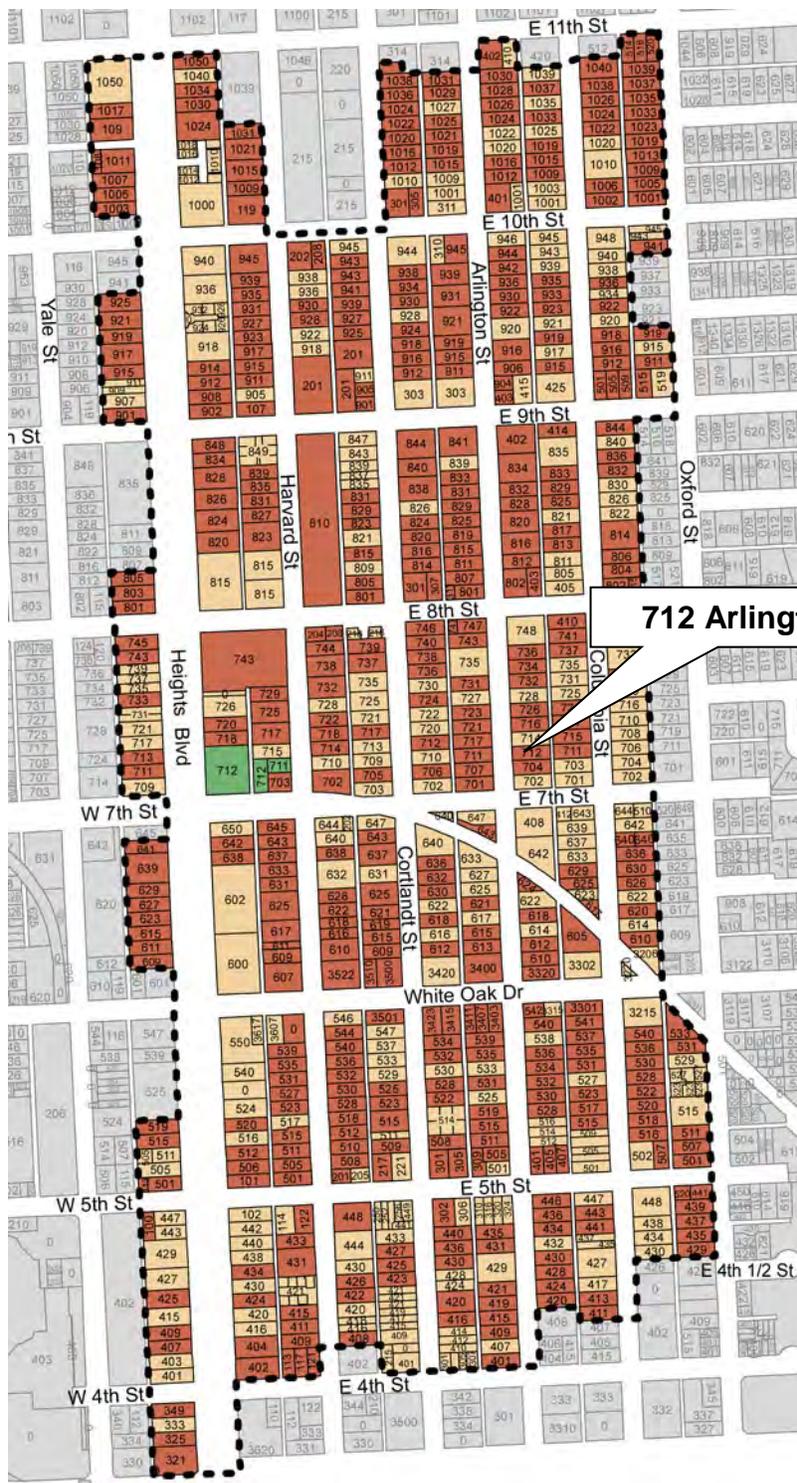
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



712 Arlington

INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



704 Arlington Street – Contributing – 1910 (neighbor)



714 Arlington Street – Noncontributing – 2007 (neighbor)



701 Arlington Street – Contributing – 1920 (across street)



707 Arlington Street – Contributing – 1930 (across street)



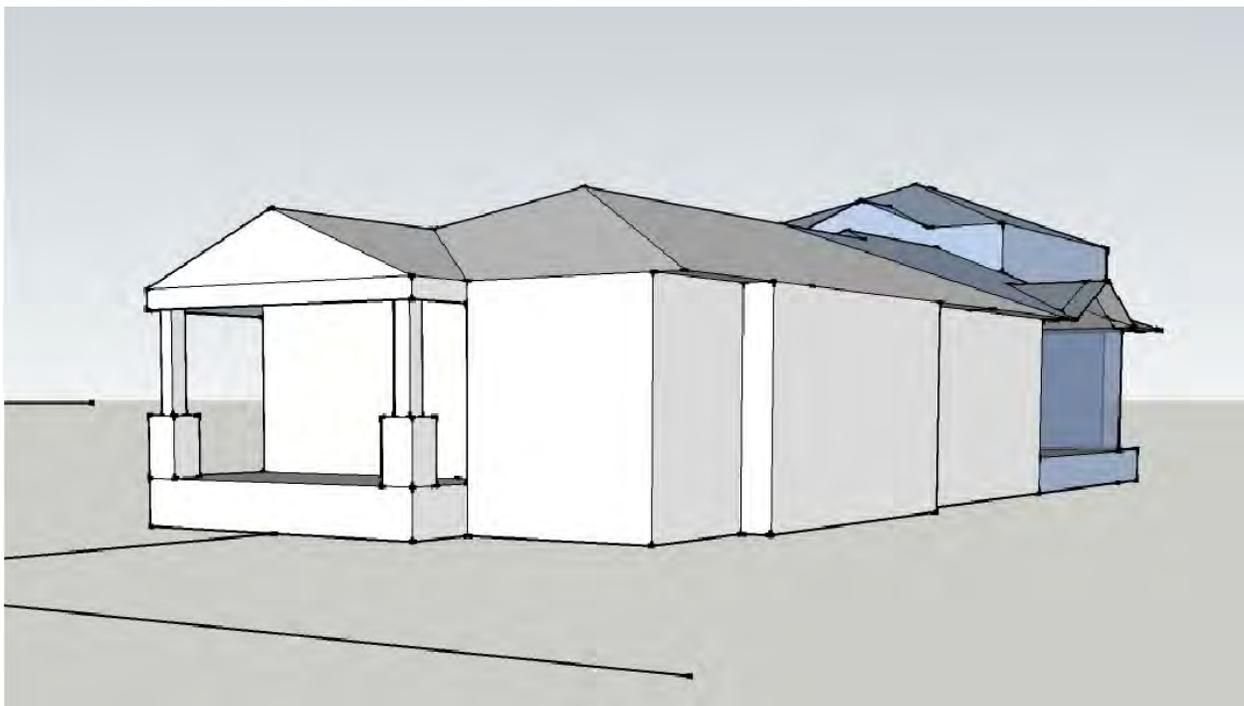
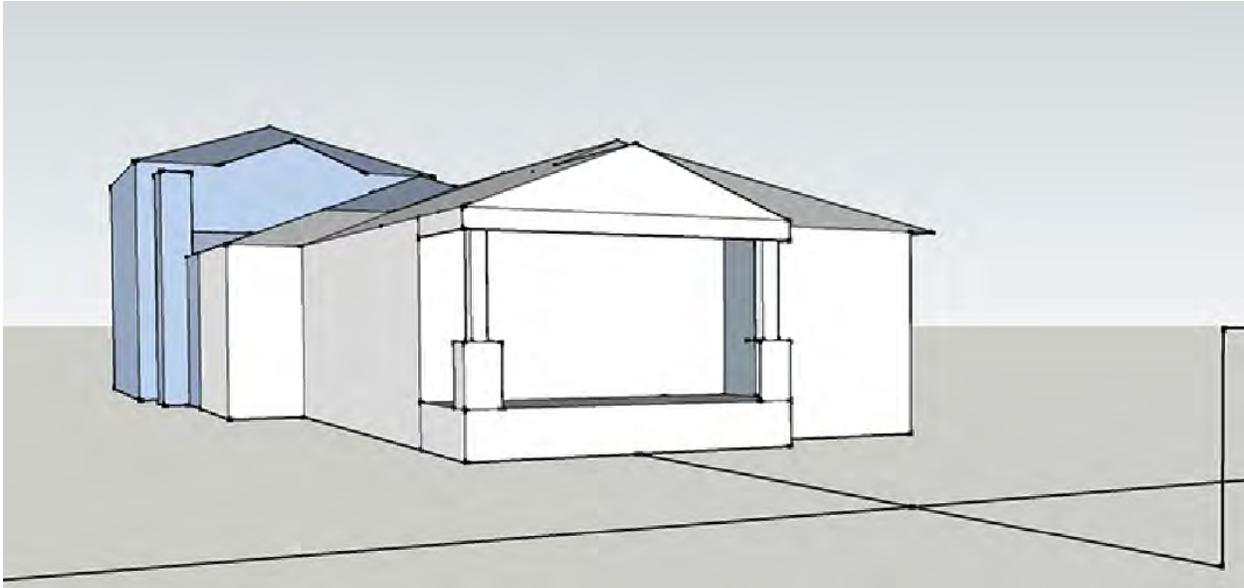
711 Arlington Street – Contributing – 1910 (across street)



717 Arlington Street – Contributing – 1915 (across street)

**3D RENDERING – FRONT FACING ARLINGTON STREET**

PROPOSED



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING

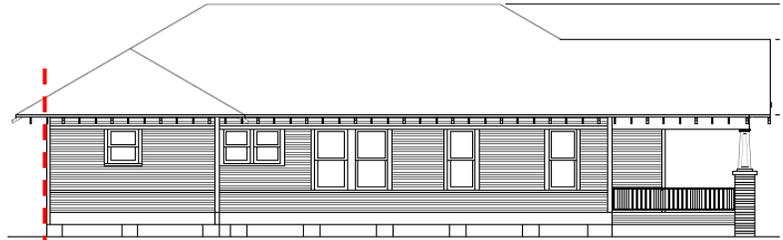


PROPOSED

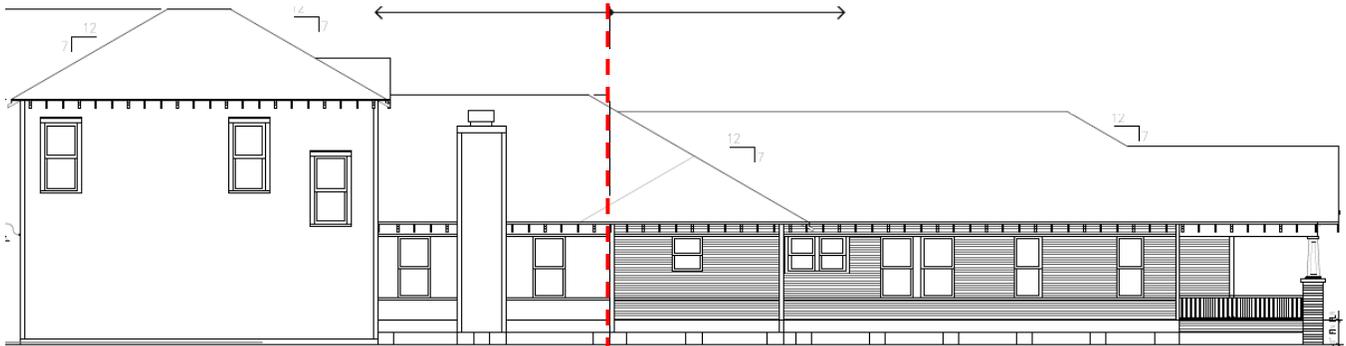


**NORTH SIDE ELEVATION**

EXISTING



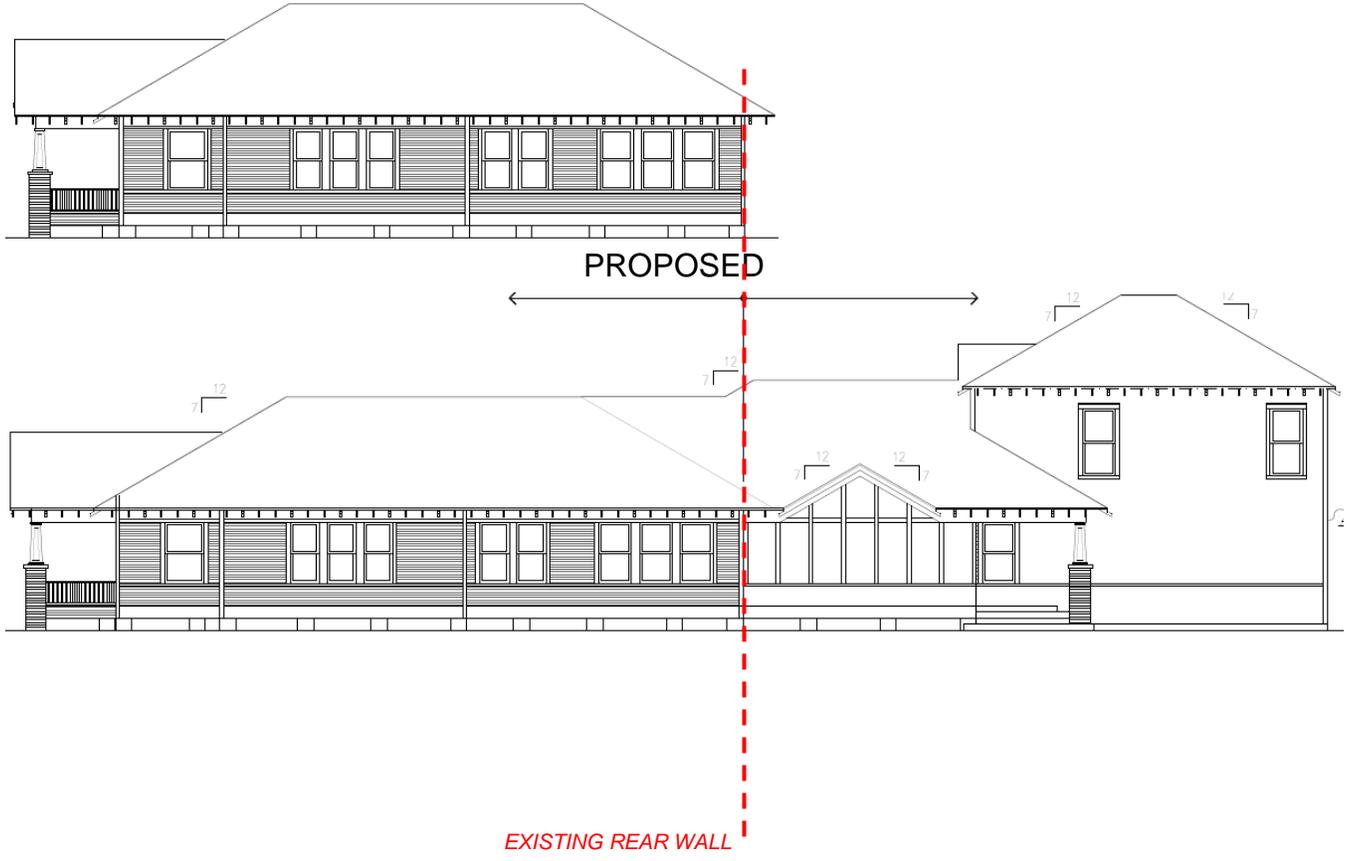
PROPOSED



EXISTING REAR WALL

**SOUTH SIDE ELEVATION**

EXISTING

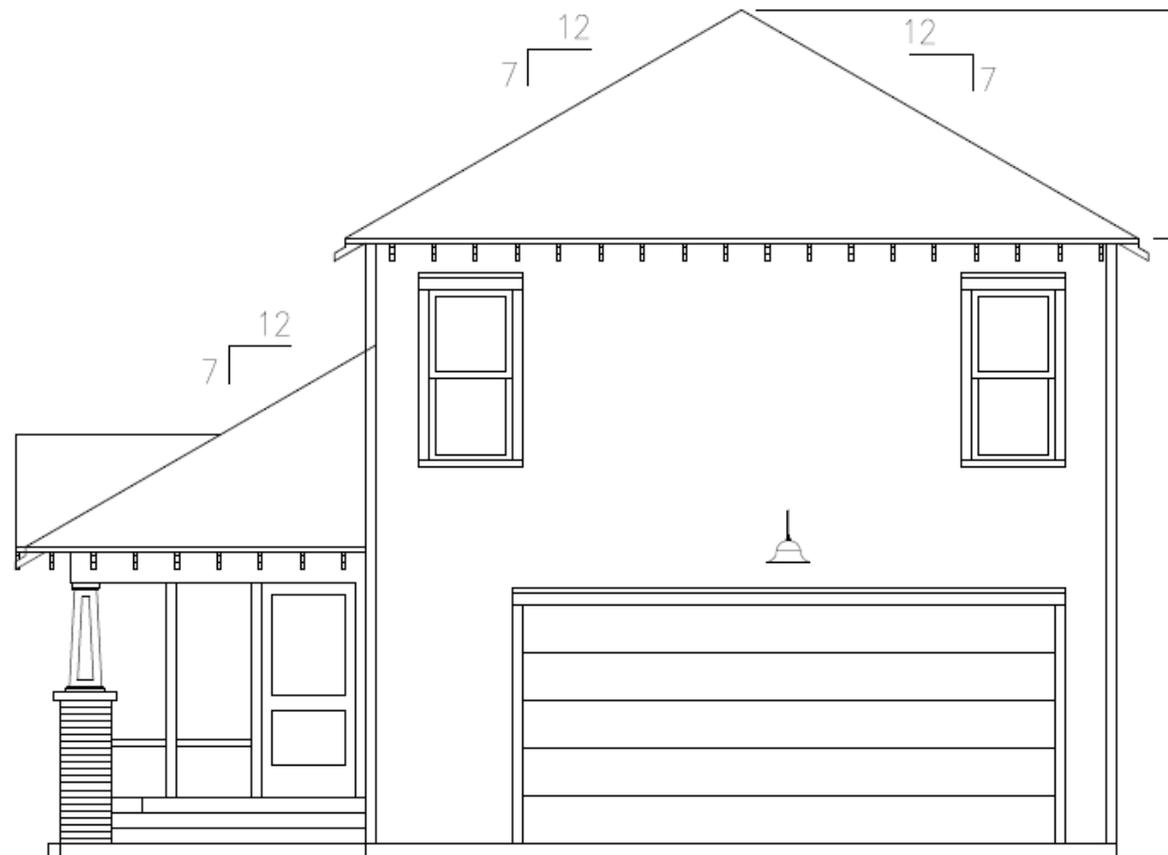


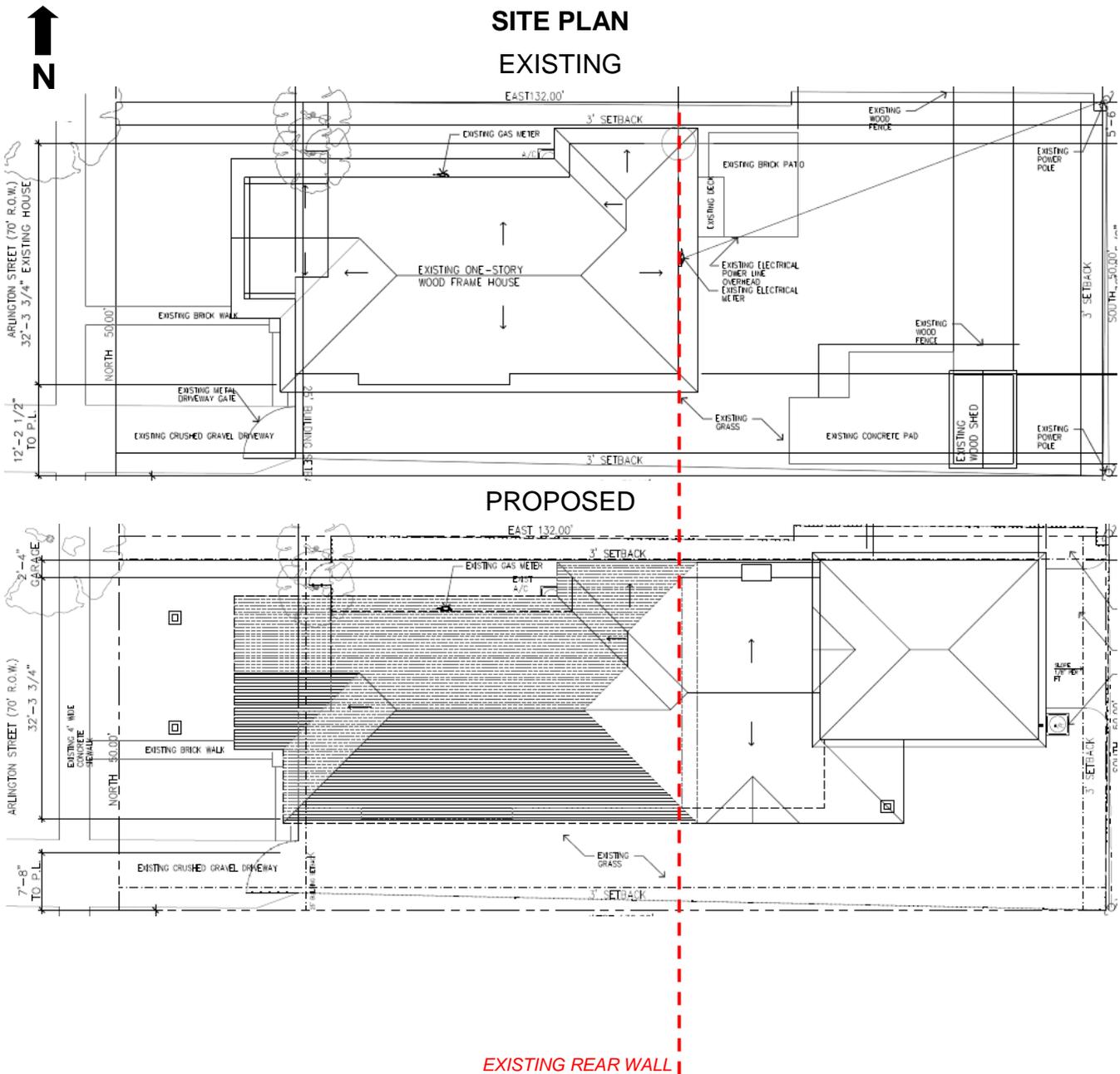
**EAST (REAR) ELEVATION**

EXISTING



PROPOSED







ROOF PLAN

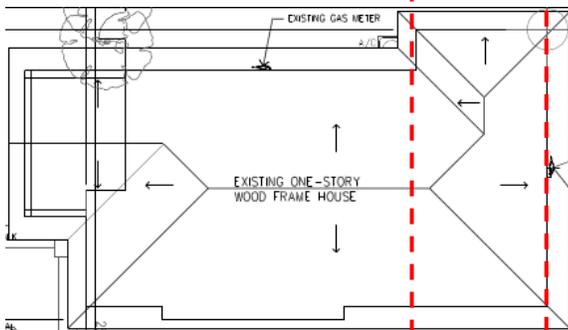
SANBORN MAP 1924-1950



SANBORN MAP 1925-1951

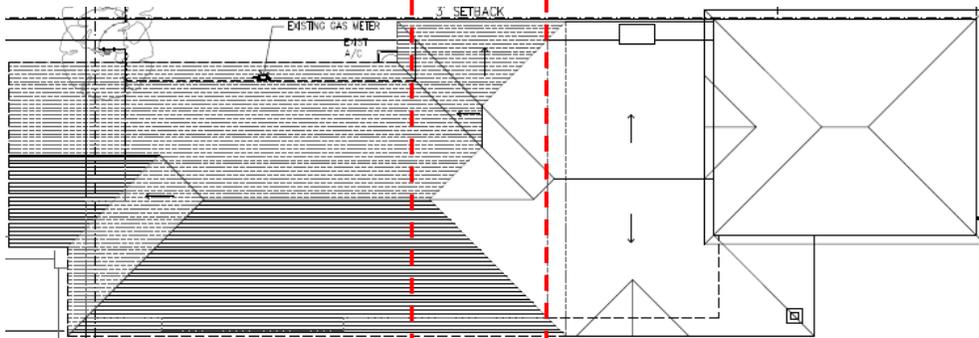


EXISTING



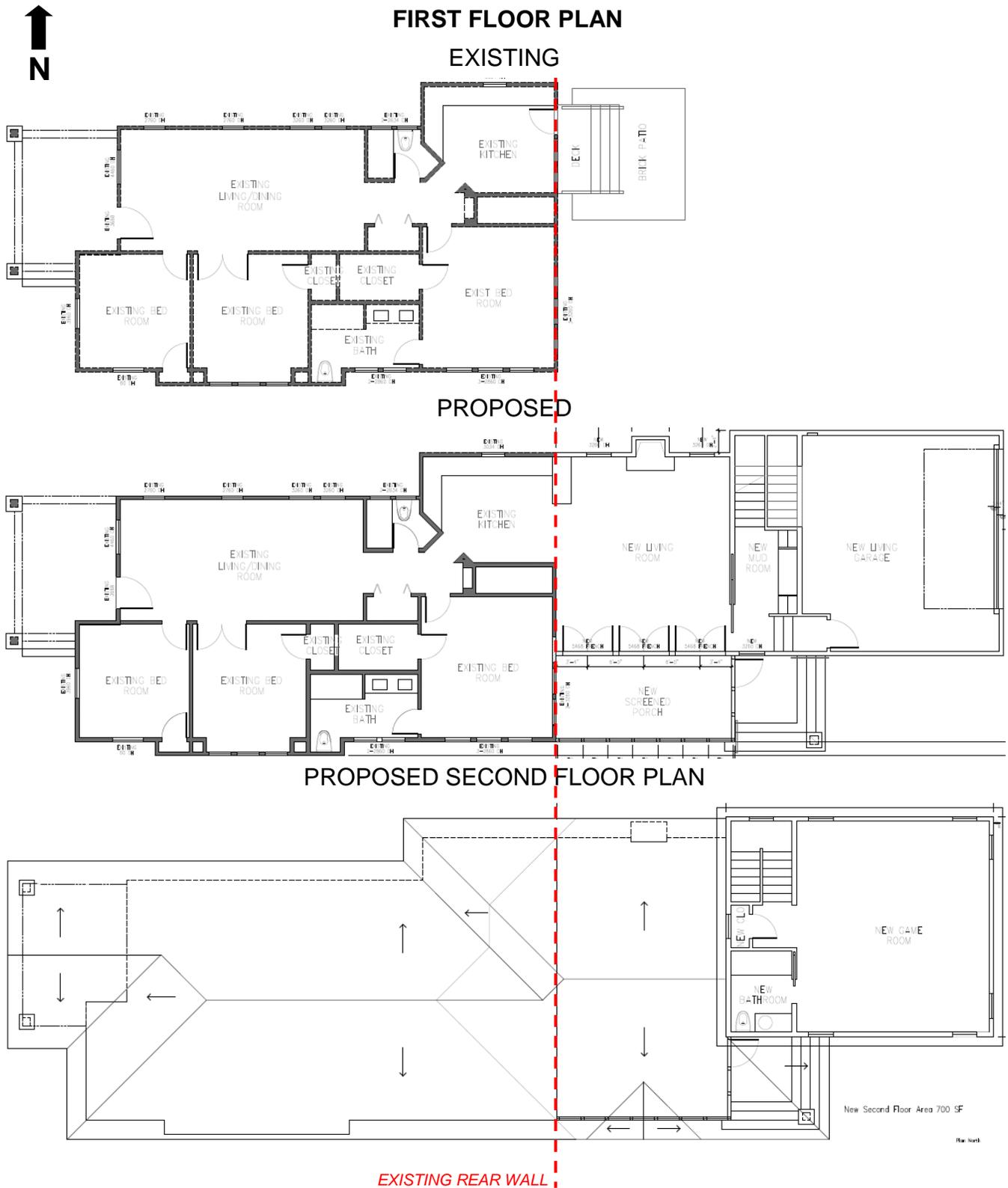
EXISTING ADDITION

PROPOSED

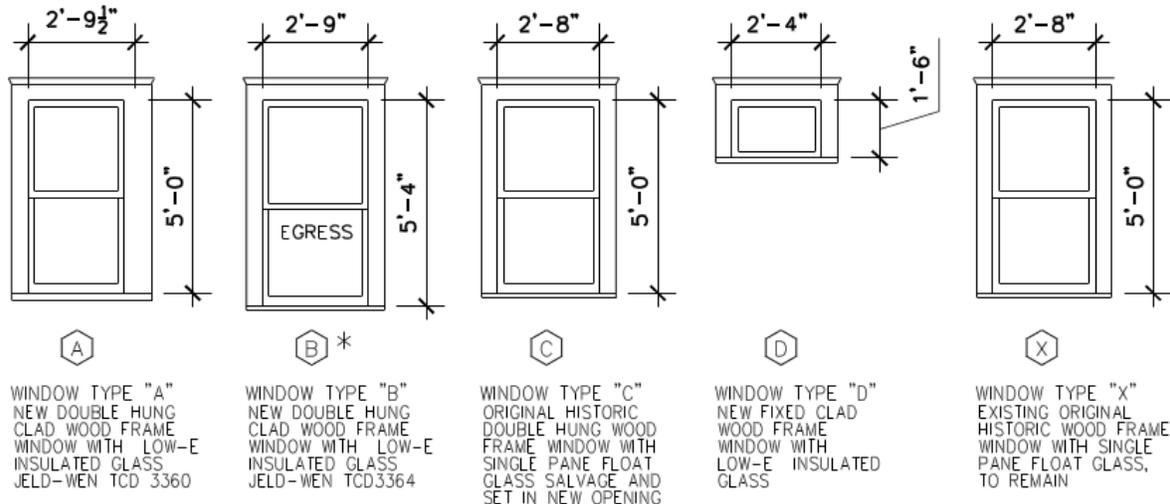


ORIGINAL REAR WALL

EXISTING REAR WALL



WINDOW SCHEDULE



ALL WINDOWS "JELD WEN", TRADITION PLUS CLAD WOOD PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OR BETTER PRODUCT LINE

TYPICAL ALL WINDOWS: SHGC 0.28 & U VALUE 0.31 UNLESS NOTED OTHERWISE

UNLESS NOTED OTHERWISE ON ELEVATIONS, MOUNT FIRST FLOOR WINDOWS TO MATCH EXISTING, MOUNT SECOND FLOOR WINDOWS TO MATCH DOOR HEIGHT

SEE FLOOR PLANS FOR LOCATIONS REQUIRING TEMPERED GLAZING

\* EGRESS WINDOW TO MEET THE FOLLOWING OPENING REQUIREMENTS:  
 MINIMUM CLEAR AREA OF OPENING: 5.7 SF., MINIMUM CLEAR OPENING HEIGHT: 24", MINIMUM CLEAR OPENING WIDTH : 20", PER 2006 IRC R613.2. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS. CONTRACTOR TO VERIFY WINDOW TYPE "F" WILL COMPLY WITH NOTE ABOVE ON MOUNTING HTS. NOTIFY ARCHITECT IF CONFLICT EXISTS.

ADDITIONAL PHOTOS



*East Side*



*Porch Detail*



*South Side*



*West Side*



*North Side*

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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 32'-4" wide by 51'-4" deep with an eave height of 10' and a ridge height of 19'-1". The proposed addition will begin at the existing rear wall with a 21'-8" wide one story portion and 9'-2" wide porch extending back 18'-6" to a two-story portion measuring 24' wide by 29'-2" deep with a 19'-11" eave height and 27'-3" ridge height. The one story portion will feature a 10' eave height and a 20'-5" ridge height.

**Setbacks:** The residence is set back 24' (to the front wall) from Arlington Street, 5'-6" from the north and 10'-6" from the south. The addition will feature a 3'-2" north setback and a 9'-2" east (rear) setback.

**Foundation:** The residence features a pier and beam foundation with a 2' finished floor height to remain. The proposed addition will feature a pier and beam foundation with a 2' finished floor height and a slab on grade for the attached garage.

**Windows/Doors:** The residence features double hung wood 1/1 windows and a wood front to door to be retained. The addition will feature double hung wood 1/1 windows, wood French doors and an overhead garage door.

**Exterior Materials:** The residence features wood 117 siding to remain tapered wood front porch columns on brick piers to remain. The addition will feature wood 117 siding and an enclosed side porch with wood screens.

**Roof:** The residence feature a hipped roof with a 7/12 pitch with a gable over the front porch and a hip over the non-original north bump-out, all clad in composition shingles. The addition will feature hipped roofs with a 7/12 pitch clad in composition shingles over both one story and two story portions, as well as a small west-facing gable on the two story portion.

**Front Elevation:** The residence features an inset front porch with tapered columns on brick bases to remain, two (West) windows and a door to remain and a single lite window in the gable to remain. The addition will feature a chimney on the north side, a window on the second floor and a window in the gable.

**Side Elevation:** The residence features two individual windows and two paired sets of windows, all to remain. A (North) non-original bump-out features one window to remain. A one story portion of the proposed addition will extend in line with the bump-out wall, delineated by vertical trim, back 18'-6" with a centered chimney and two windows. The two story portion of the addition will extend back a further 29'-2" and feature two windows on the second floor and one stair window between floors.

**Side Elevation:** The residence features one window near the front wall, a ribbon of three windows on a bump-out, (South) a pair of windows and another ribbon of three windows, all to remain. The proposed addition will feature a porch with an enclosed portion extending back 18'-6" in line with the existing wall. A two story portion of the addition will extend a further 29'-2" back and feature one window on the first floor and two windows on the second floor.

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

**ATTACHMENT A**  
**PUBLIC COMMENT**

March 23, 2015

Houston Heights South Historic District

Applications for Certificate of Appropriateness

Homeowner Review

**B-16 625 Cortlandt**

I **SUPPORT** a partial approval of the proposed Certificate of Appropriateness for this proposed project. No evidence has been provided to indicate the prior existence of a front dormer on the structure. The proposed front dormer will reduce the historic character of the structure. The addition of a front dormer should not be approved. The proposed rear dormer would not be visible from the front street side and will not detract from the historic visual character as seen from the street. I have no objection to the addition of the rear dormer. The Certificate of Appropriateness should be partially approved with denial of the front dormer and approval of the rear dormer.

**B-17 712 Arlington**

I **SUPPORT A PARTIAL APPROVAL** of this Certificate of Appropriateness. The window and partial pediment proposed in the west elevation addition is not necessary and distracts from the existing historical character of the existing structure. A continuous hip roof is in character with the remainder of the existing structure and would allow the visual importance of the existing structure to remain.

**B-18 901 Heights**

For the Second Time, I still **OBJECT** to the amount of fenestration proposed in this two-story garage structure. Historical character within the HSHD supports simplicity in visual design. This should be even more evident in garage accessory structures. The high level of fenestration including the proposed double gallery porch, multiple lite windows, oversized columns and shake shingles on an accessory, visual subservient structure is not appropriate. The proposed garage structure will place the existing residential main structure in visual subservience to the accessory structure.

**B-19 3219 White Oak**

I have **NO OBJECTION** to this proposed sign addition to a non-contributing commercial structure. The signage material is compatible with the materials of the existing structure.

**B-20 605 Cortlandt**

I **SUPPORT A PARTIAL APPROVAL** of this Certificate of Appropriateness. Many of the visual elements proposed in the new structure are evident in contributing structures in the HSHD, including, partial one-story front porch, one-over-one lite vertical windows, and simplicity of fenestration (not counting the garage doors). However, the proposed location within 15 feet of White Oak is not appropriate or required. There is ample room for the proposed structure to be placed farther to the north and a minimum 25 feet from White Oak. This is a self-imposed hardship. The garage is placed 44 feet back from Cortland ROW which is compatible with most deed restrictions in the Heights requiring facing garage doors to be at least 50% of the lot depth (here it is 88 feet) from the street. It is not necessary to approve a 3 foot vertical height for the first floor as this is not typical in the HSHD and would be out of historical context.

**B-21 939 Harvard**

I **SUPPORT** this application for demolition of this existing structure. Substantial evidence suggests that the structure was mis-classified and is not within the timeframe considered historical for the HSHD. I appreciate the significant amount of effort placed by staff in verifying the lack of historical significance of this structure.

J. Kent Marsh, AICP CUD