

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Robert J. Magner, owner

Property: 1404 Arlington Street, Tracts 13 & 14, Block 160, Houston Heights Subdivision. The property includes a historic 1,854 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (66' x 100') corner lot.

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

Proposal: Alteration – Replace the existing 117 wood siding on the north elevation of a rear one-story detached non-contributing garage. The siding and fascia show signs of deterioration.
See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: One in favor and One opposed. 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 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

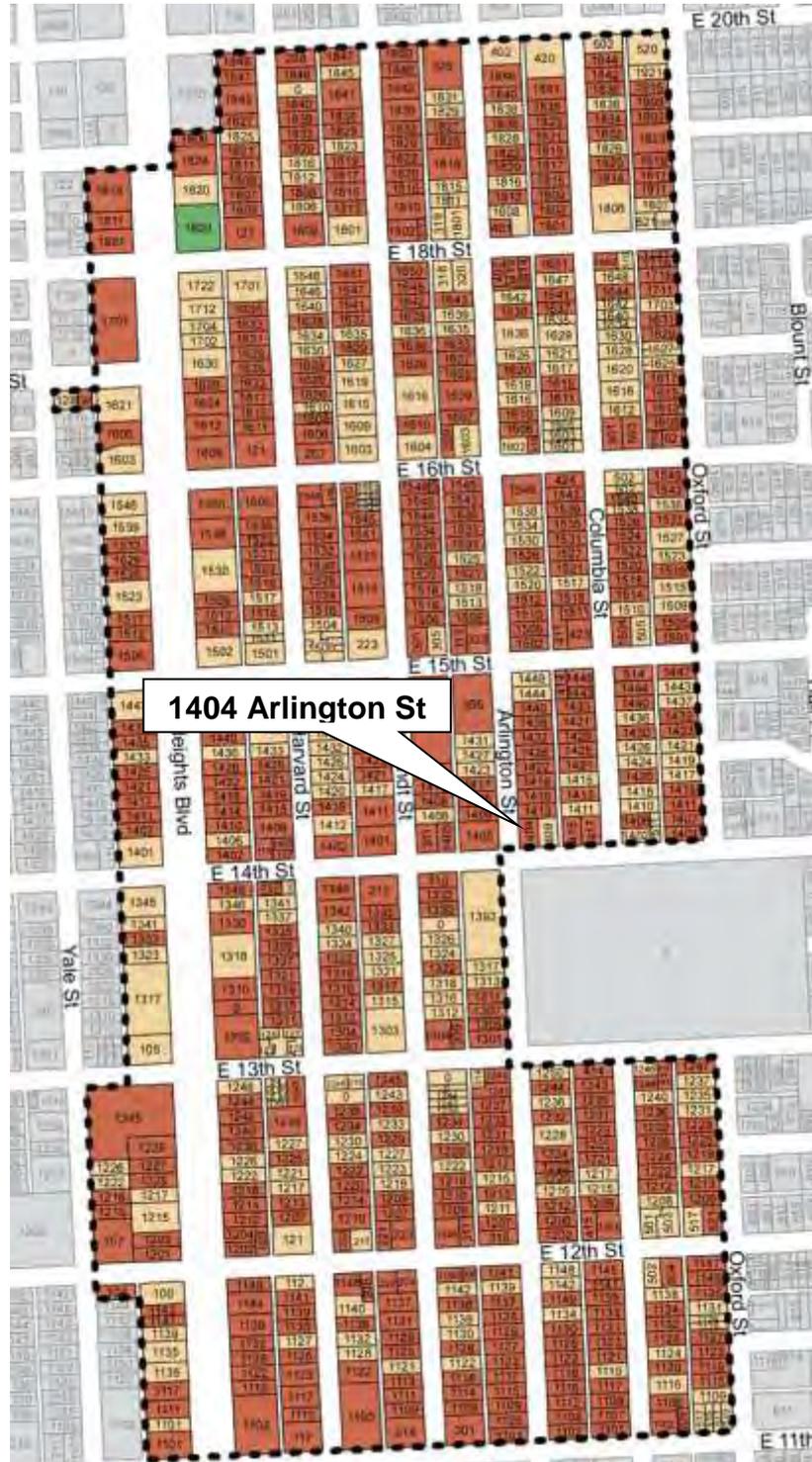
- (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public 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 or intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



PHOTOS SUBMITTED BY APPLICANT

WEST ELEVATION- FACING ARLINGTON STREET



NORTH ELEVATION



FASCIA CONDITION - NORTH ELEVATION



DETERIORATED SIDING - NORTH ELEVATION



PROJECT DETAILS

Exterior Materials: The north elevation features wood 117 siding; the siding and fascia have become deteriorated. The 117 siding will be replaced with 8¼” smooth finish cementitious horizontal lap siding with a 6¾” reveal and the existing fascia will be replaced with cementitious fascia board.

ATTACHMENT A

PUBLIC COMMENT

March 23, 2015

Houston Heights East Historic District

Applications for Certificate of Appropriateness

Homeowner Review

B-26 1404 Arlington Street

I OBJECT to the granting of this Certificate of Appropriateness with the lap dimension proposed. The north side replacement with cementitious fiber siding is acceptable but the proposed lap should be similar to the remaining 117 siding on the rest of the garage structure. Allowing a larger lap distance with a 6 ¾ inch reveal is not necessary and will distract from the visual continuity of the structure.

J. Kent Marsh, AICP CUD

1538 Arlington, Houston Heights East Historic District

From: Brie Kelman [redacted]
Sent: Monday, March 23, 2015 4:03 PM
To: Kent Marsh
Subject: Re: March 26 HAHC Meeting Staff Reports are Posted for the HHEHD

22. 1115 Arlington St, Alteration-Addition Resubmittal - Support, but prefer the previous denied plans, which looked better (at least there were windows on the front of the ugly box addition).

23. 1341 Cortlandt St, Alteration-Siding/Trim/Windows - Support

24. 420 E 20th St, Alteration-Commercial Bldg- Support

25. 1515 Oxford St, New Construction-Residence/Garage- Support

26. 1404 Arlington St, Alteration-Garage- Support

27. 1548 Cortlandt St, Alteration/Relocation-Addition/Foundation/Roof Resubmittal - Support. I think the proposed modifications are a very thoughtful way to update/expand this house to be more family friendly. Their alterations clearly do not violate the ordinance as the 2nd story starts at the rear of the structure (clearly behind the 50% mark).