

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Tim O’Leary, Studio Loci, LLC for Lauren White, owner

Property: 825 Arlington Street, Lot 7, Block 249, Houston Heights Subdivision. The property includes a historic 1,064 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 cottage residence, constructed circa 1940, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 1,165 square foot two story addition at the rear wall of the residence.

- A previously enclosed rear porch will be removed
• The addition will feature a ridge height of 28’-10” and an eave height of 19’-8”
• The addition will be inset 1’ at the north wall and 1’-6” at the south wall

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 torquing, 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: May 21, 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

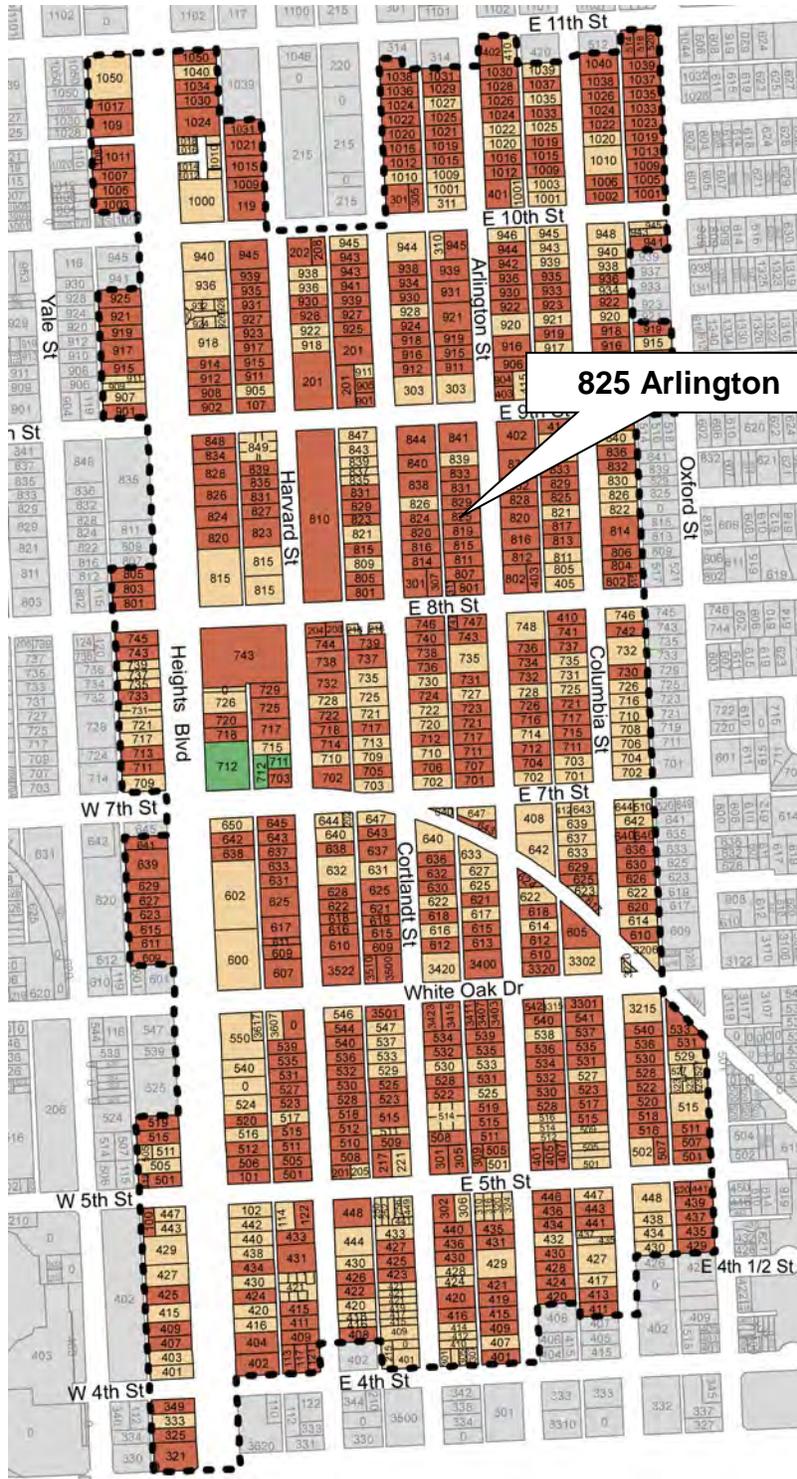
S - satisfies D - does not satisfy NA - not applicable

- (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



INVENTORY PHOTO



NEIGHBORING PROPERTIES



819 Arlington Street – Contributing – 1920 (neighbor)



829 Arlington Street – Contributing – 1907 (neighbor)



816 Arlington Street – Contributing – 1920 (across street)



820 Arlington Street – Contributing – 1906 (across street)



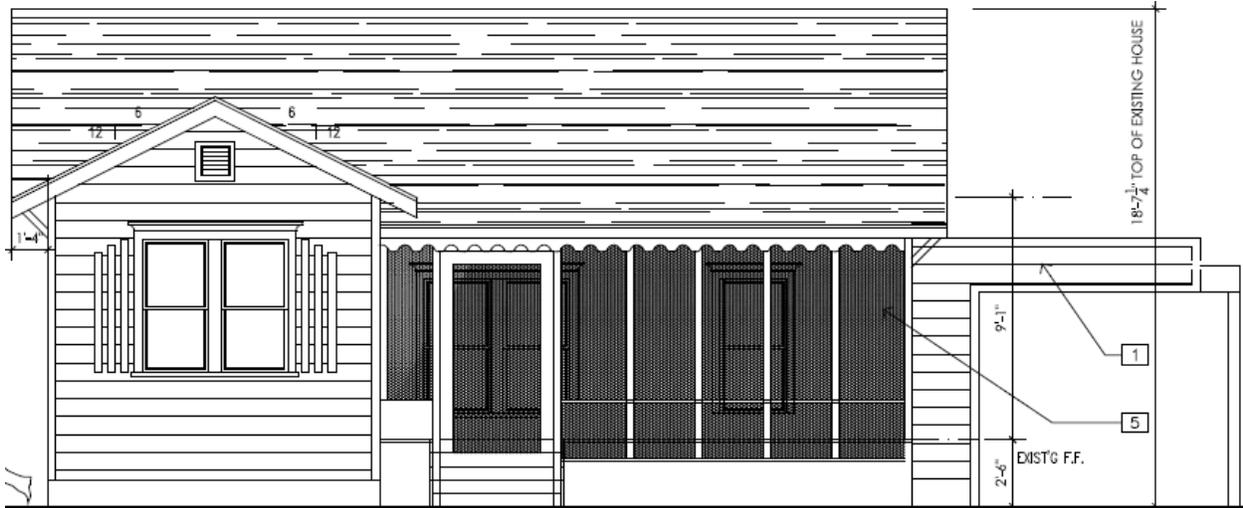
828 Arlington Street – Contributing – 1905 (across street)



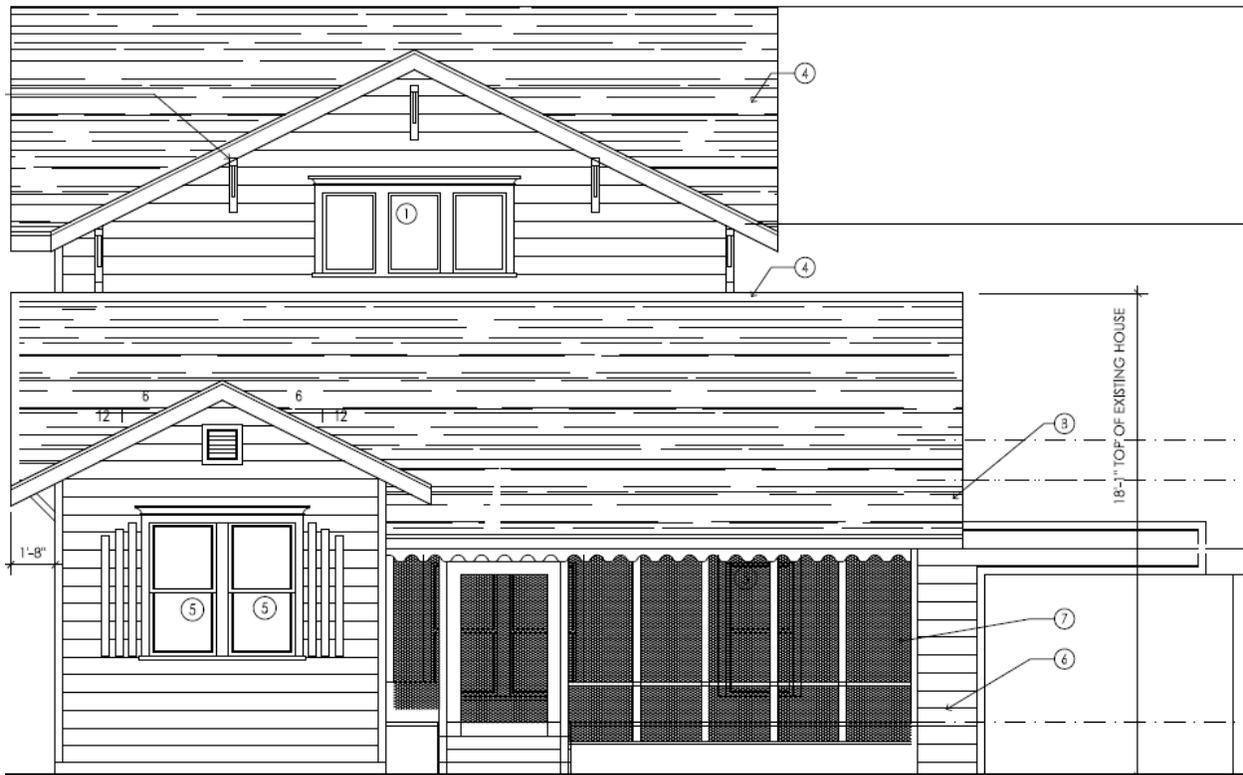
832 Arlington Street – Contributing – 1920 (across street)

EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING

1/4" = 1'-0"



ENCLOSED PORCH
TO BE REMOVED

PROPOSED



ORIGINAL REAR WALL

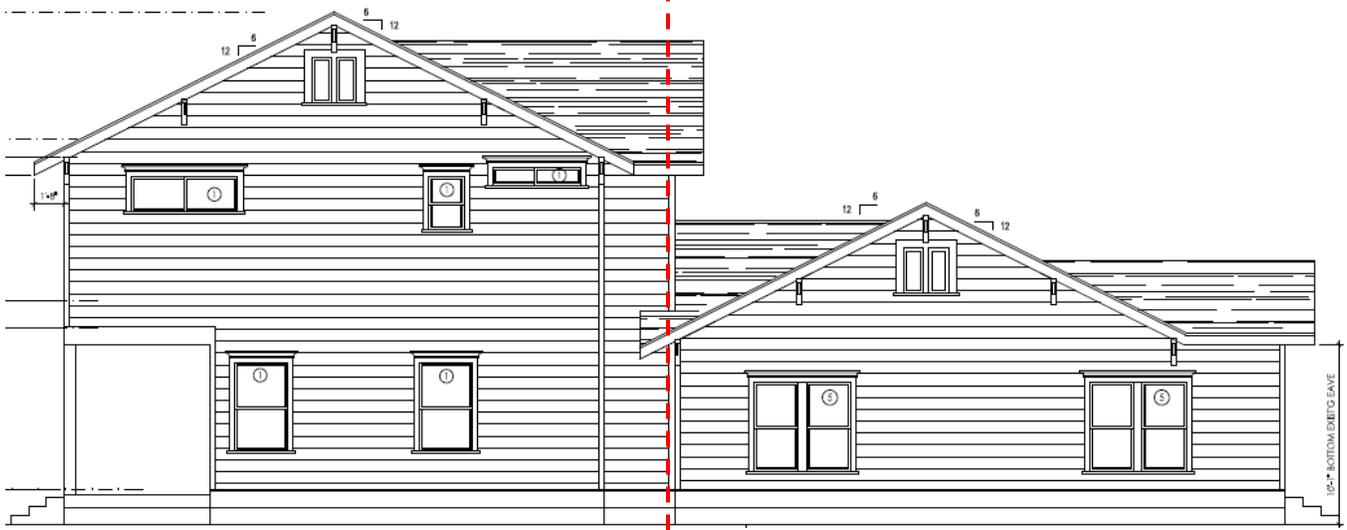
SOUTH SIDE ELEVATION

EXISTING

ENCLOSED PORCH
TO BE REMOVED



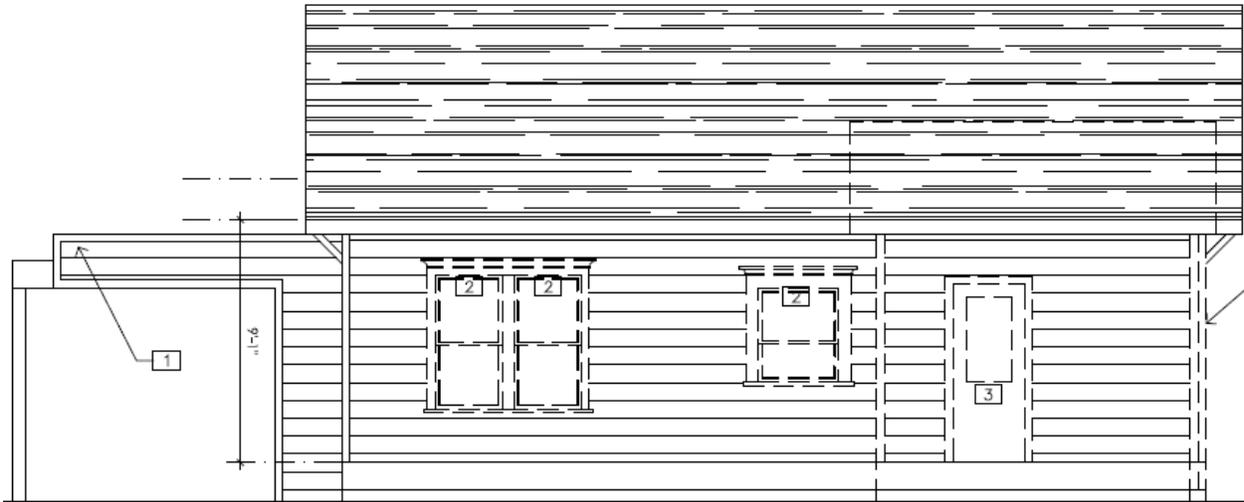
PROPOSED



ORIGINAL REAR WALL

WEST (REAR) ELEVATION

EXISTING



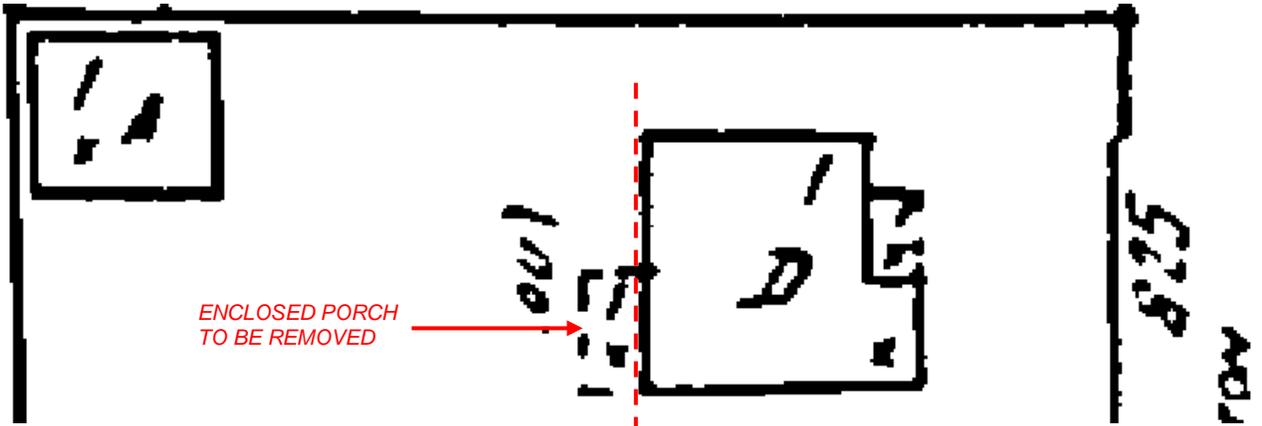
PROPOSED



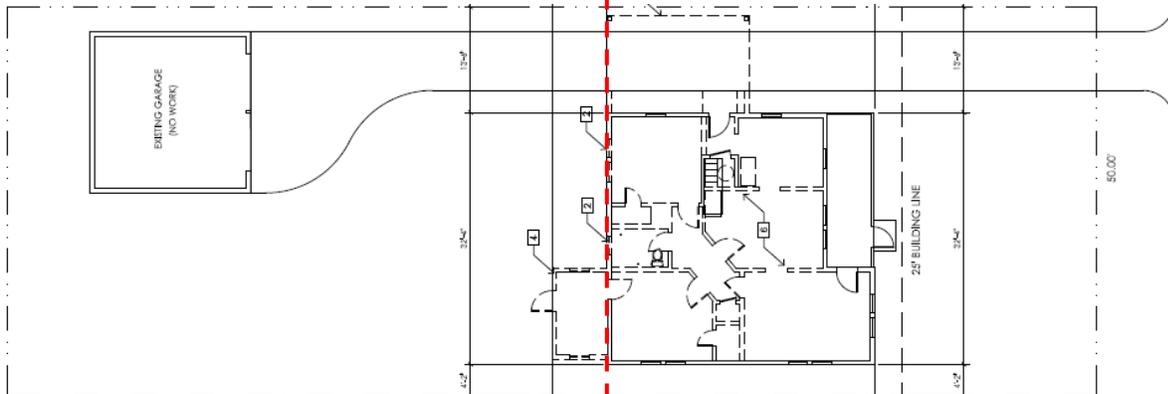


SITE PLAN

SANBORN MAP – 1924-1951

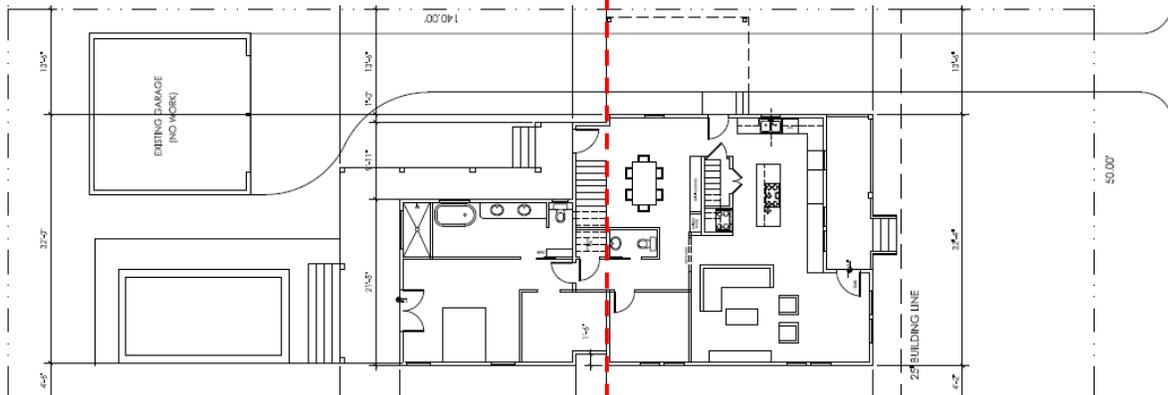


EXISTING



ARLINGTON STREET

PROPOSED



ARLINGTON STREET

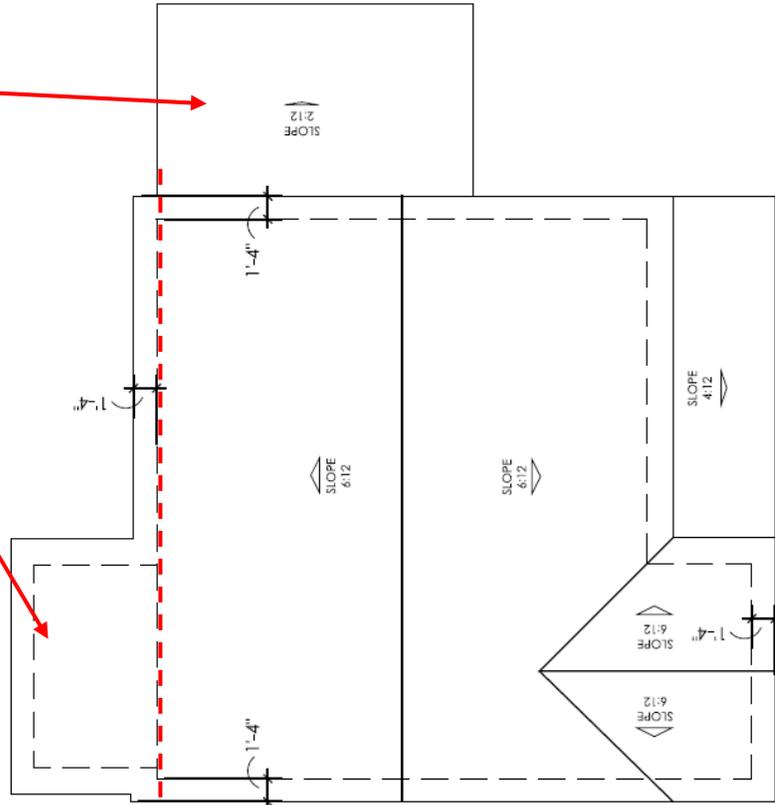
ORIGINAL REAR WALL



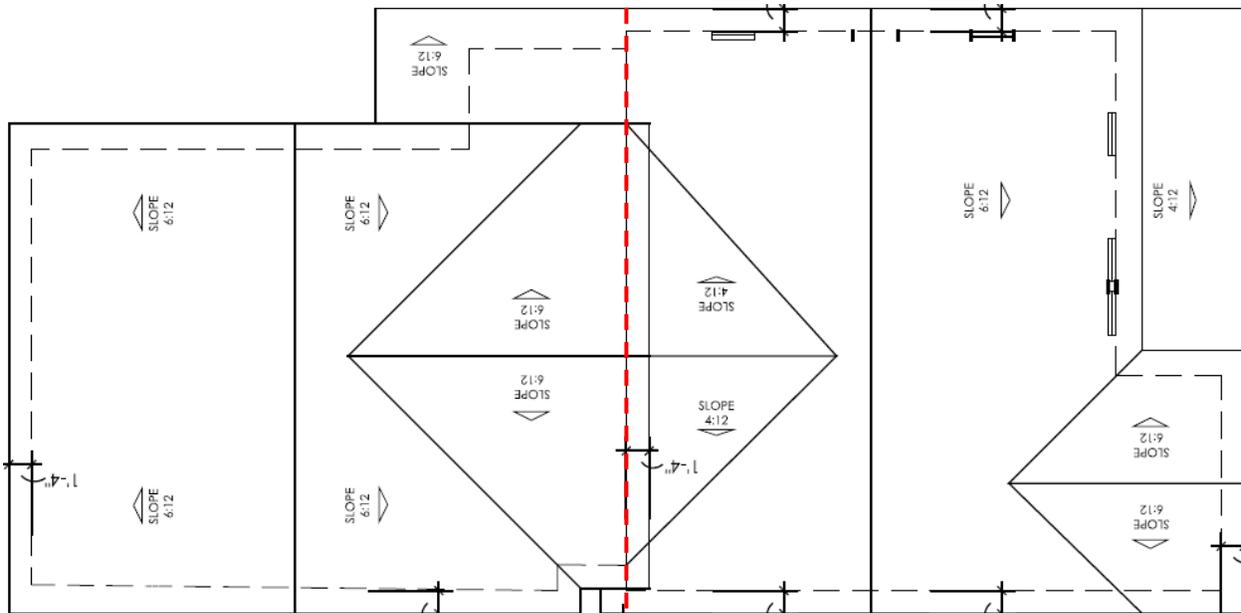
ROOF PLAN
EXISTING

*CARPORT
TO REMAIN*

*ENCLOSED PORCH
TO BE REMOVED*



PROPOSED

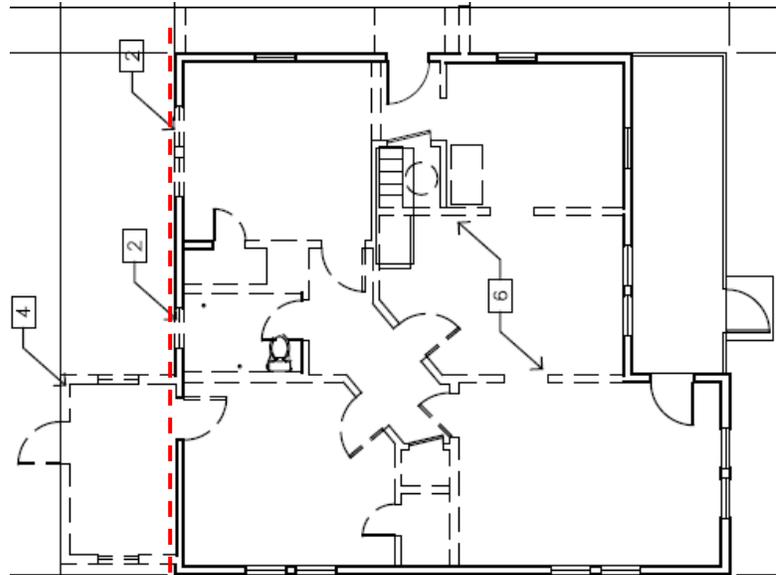


ORIGINAL REAR WALL

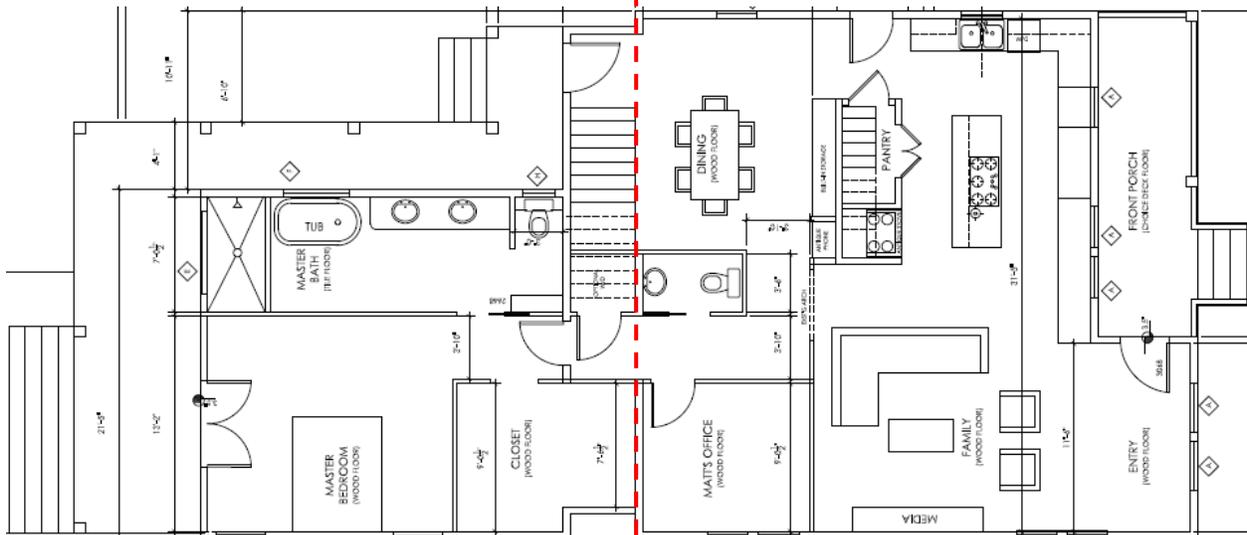


FIRST FLOOR PLAN

EXISTING



PROPOSED

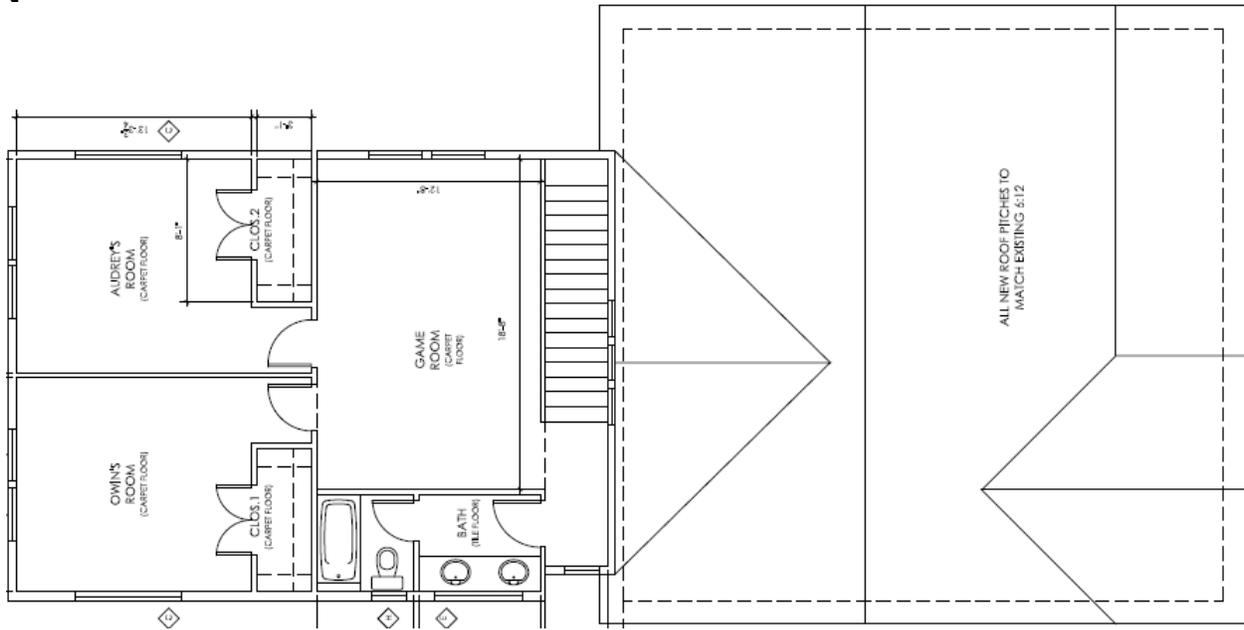


ORIGINAL REAR WALL



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE			
MARK:	QUANTITY:	SIZE:	DESCRIPTION:
A	7	3'-0" X 5'-0"	EXISTING WINDOW - REPAIR AS NECESSARY
B	8	3'-0" X 5'-0"	DOUBLE HUNG WOOD WINDOW
C	3	6'-0" X 2'-0"	HORIZONTAL SLIDING WINDOW
D	3	4'-0" X 2'-0"	FIXED WINDOW
E	2	6'-0" X 1'-0"	FIXED WINDOW
F	2	4'-0" X 4'-0"	HORIZONTAL SLIDING WINDOW *** TEMPERED
G	1	3'-6" X 3'-6"	SINGLE HUNG WINDOW
H	1	2'-0" X 4'-0"	SINGLE HUNG WINDOW
NOTE:			
1. ALL GLASS TO BE LOW "E" DOUBLE PANE.			
2. SIZES AND OPENINGS TO BE FIELD VERIFIED BY WINDOW COMPANY BEFORE ORDERING WINDOWS.			

STAFF PHOTOS

4/17/2015



ENCLOSED PORCH
TO BE REMOVED

PROJECT DETAILS

Shape/Mass: The residence measures 32'-4" wide by 34'-5" deep with a rear previously enclosed porch to be removed. A non-original attached carport on the north side will be retained. The eave height is 10'-3" and the ridge height is 18'-1". The addition will begin at the rear wall, inset 1' on the north side and 1'-6" on the south side. The south side will extend back 3'-11" and then step back out 1'-6" (in line with the existing wall.) The north side will extend back 9'-5" and then inset 6". It will then extend back a further 24'-11". The second floor will extend above a wraparound first floor porch measuring 7'8" deep at the west (rear) and 4'-1" deep at the north, extending separately a further 5'-10" to the north at its eastern terminus. The addition will feature a ridge height of 28'-10" and an eave height of 19'-8".

Setbacks: The residence is set back 28'-6" from the east, 4'-2" from the south, and 13'-6" from the north. The addition will be set back 4'-2" from the south, 14'-6" from the north and 42'-8" from the west.

Foundation: The residence features a pier and beam foundation with a finished floor height of 2' to remain. The proposed addition will feature a pier and beam foundation with a finished floor height of 2'.

Windows/Doors: The residence features double hung wood 1/1 windows to remain. The addition will feature double hung wood 1/1 windows, wood fixed lite windows, and wood sliding windows.

Exterior Materials: The residence features wood 105 profile siding to remain. The addition will feature wood 105 siding. The existing screened front porch will remain. The proposed rear porch will feature square 8" wood columns.

Roof: The residence features a side gable with a 6/12 pitch and a 1'-8" eave overhang to remain. A smaller projecting front gable with a 6/12 pitch and 1'-8" eave overhang and a shed roof with a 4/12 pitch will remain. All roofs are clad with composition shingles. An existing attached carport with a 2/12 pitch will remain. The addition will feature a side gable and a front gable, both with a 6/12 pitch and a 1'-8" eave overhang. A shed roof with a 6/12 pitch and a cricket with a 4/12 pitch will extend from the back of the existing roof. All new roofing will feature composition shingles.

Front Elevation: The residence features a screened porch, five windows and a gable vent to remain. An attached (East) carport at the north side will remain. The addition will feature a ribbon of three windows.

Side Elevation: The residence features a screened porch, north-facing front door, two windows, a door, and a pair (North) of gable windows to remain. An existing previously enclosed rear porch featuring two windows will be removed. The addition will start at the original rear wall, extend back 34'-4" with a wraparound porch on the first floor beginning 4'-5" back. The addition will feature two windows on the first floor, three on the second and a pair of windows in the gable.

Side Elevation: The residence features two pairs of windows and a pair of windows in the gable to remain. An (South) existing previously enclosed rear porch featuring one window will be removed. The addition will start at the original rear wall, extend back 34'-4" with an inset first floor porch for the last 7'-8". It will feature two windows at the first floor, three at the second floor and a pair of windows in the gable.

Rear Elevation: Not visible from public right of way. See elevations for details. (West)

ATTACHMENT A
PUBLIC COMMENT

HSHSD

321 Heights Blvd. – No objection. Detached structure with totally different style sets the proposed apart from the existing contributing structure as appropriate.

638 Heights – Needs better visual division between existing and proposed. Not sure where the existing house ends.

641 Heights Blvd. – Application posted is not complete. Workslope not included. Structural only?

642 Heights Blvd. – No workslope. Application looks like 638 Heights Blvd.

747 Arlington – Application incomplete. Just one photo posted.

825 Arlington – Recommend different siding pattern for addition. Question shape of proposed windows.

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