

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Karen Brasier, Design 3 for Ed and Kelley Duckworth, owners

Property: 747 Arlington Street, Lot 1A, Block 258, Houston Heights Subdivision. The property includes a historic 1,568 square foot one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a two-story addition and attached garage on top of and to the rear of a one-story Contributing residence.

- Addition will encroach 25'-8", or approximately 50% over the original structure on the south elevation and 11'-7" over the structure on the north elevation
- Addition will have a ridge height of 30'-4" and an eave height of 22'-3"
- Replace masonry porch deck with wood decking
- Replace existing masonry front steps with brick steps.

See enclosed application materials and detailed project description on p. 5-27 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 6, 8, 9

HAHC Action: Denied

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;

The encroachment of the proposed addition onto 50% of the original structure undermines the historic character of this property. The second story encroachment will permanently change the character of the structure from a modest one-story residence to a larger two story structure. . In order to maintain the historical character of the property, the proposed addition should begin at the rear wall of the original structure and be set in to distinguish between the old and the new.
- (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;

The existing structure’s modest one-story stature is a distinguishing quality of this residence and others found throughout the district. The encroachment of a highly visible two-story addition over the rear half of the house negatively alters this distinguishing character. . The second-story portion of the addition should be moved farther towards the rear of the property in order to both minimize the visual impact and to preserve the distinguishing qualities of the building.
- (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;

The proposed brick steps leading to the front porch are not a compatible feature typically found on contributing structures within the district. Replacing the existing masonry steps with brick steps is not an appropriate alteration. A more compatible step material would be wood or concrete.
- (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;

Constructing a second-story addition atop half of an existing one-story building while altering and adding window locations impairs the essential form and integrity of the existing one-story historic structure. The proposed addition should begin farther towards the rear of the property in order to preserve the essential form and integrity of the historic structure. Shifting windows in the original portion of the house will be extremely invasive. As this is a balloon framed house, the walls will have to be reframed and headers installed to allow for proper installation of the windows. Additionally, the walls will have to be reframed in order to support the added load of a second-story. This will not only lead to the removal of interior shiplap, but to the removal of the studs and portions of exterior siding, and roofing material.

- (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;

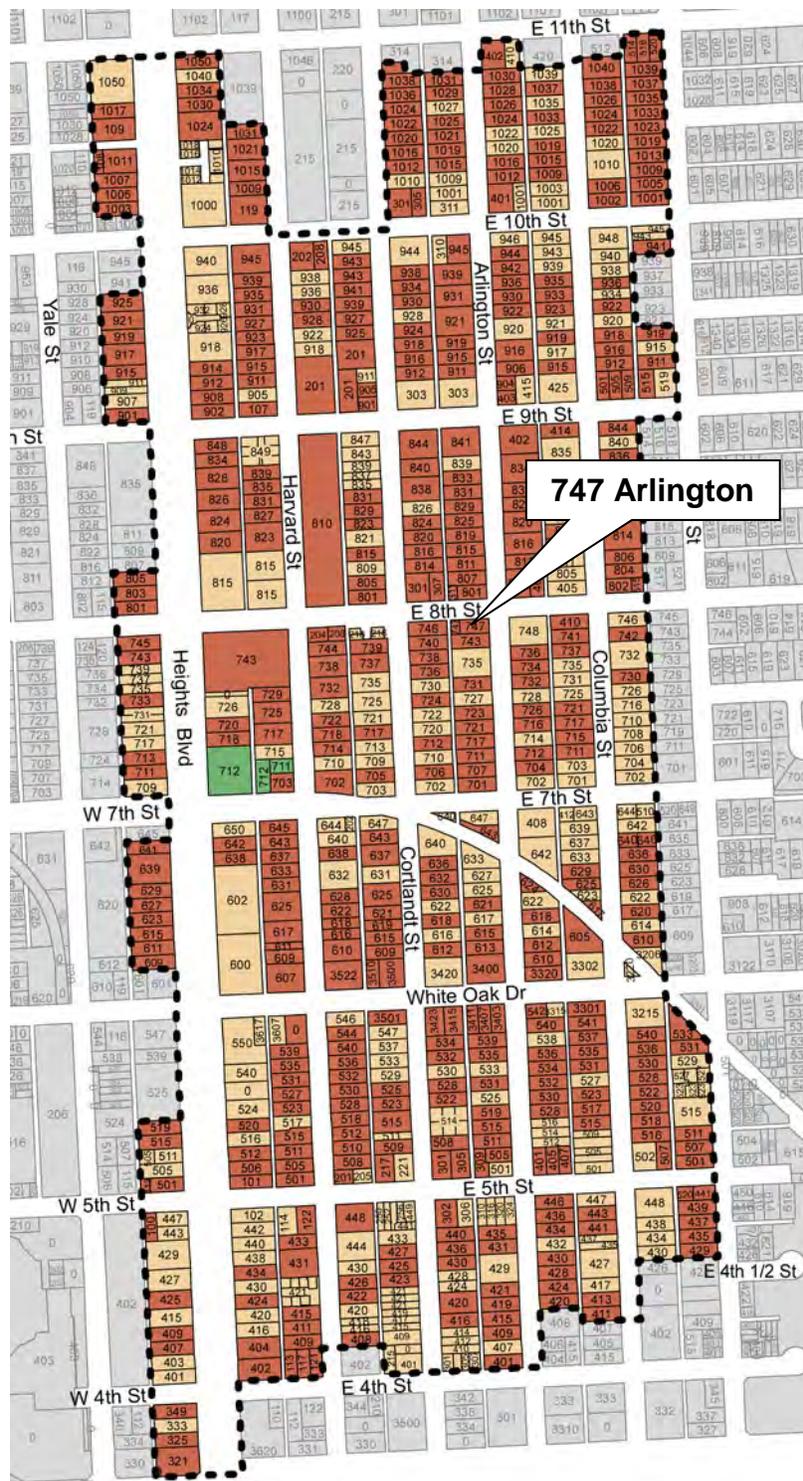
The proposed two-story addition as well as the window alterations removes a significant portion of historic material while the proposed brick steps are not historically compatible within the district. The integration of the second-story addition atop the existing structure will lead to the loss of roofing and framing material while reinforcing the interior framing of the structure to support the added load will lead to the destruction of existing shiplap, siding, and framing material. Since this a balloon framed house, moving and altering several windows on the north and south elevations will necessitate additional existing wall material, shiplap, framing, and siding to be removed. The second-story addition will begin 50% back from the front wall, destroying half of the existing roof structure and impairing the character of the one-story Queen Anne cottage.

- (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

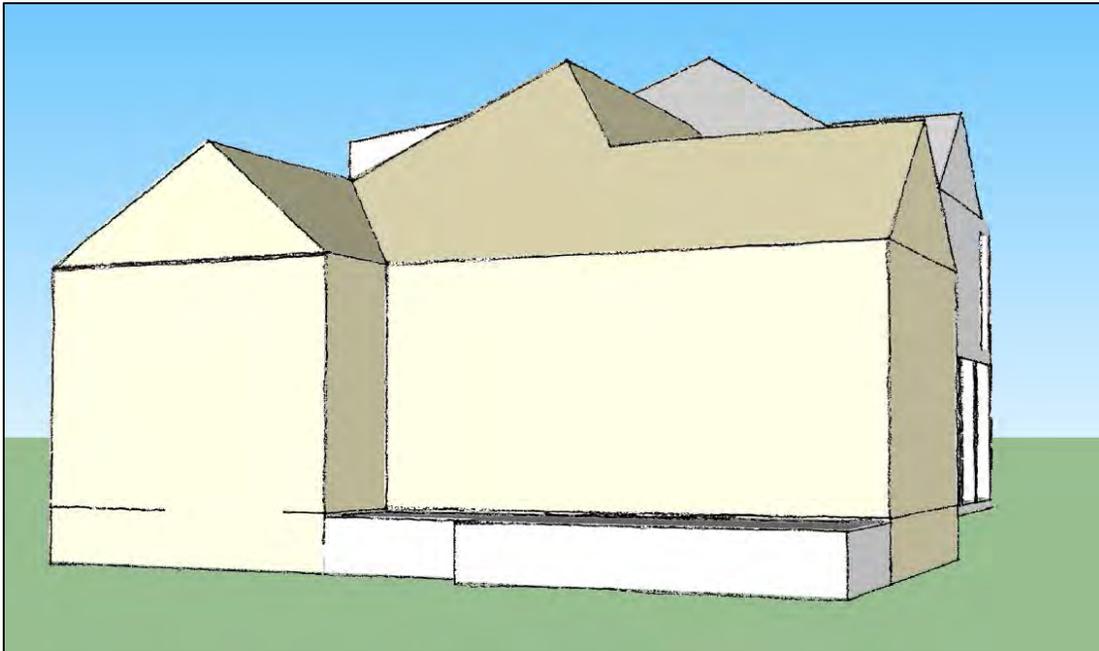
CURRENT PHOTO
(Front Facing Arlington Street)



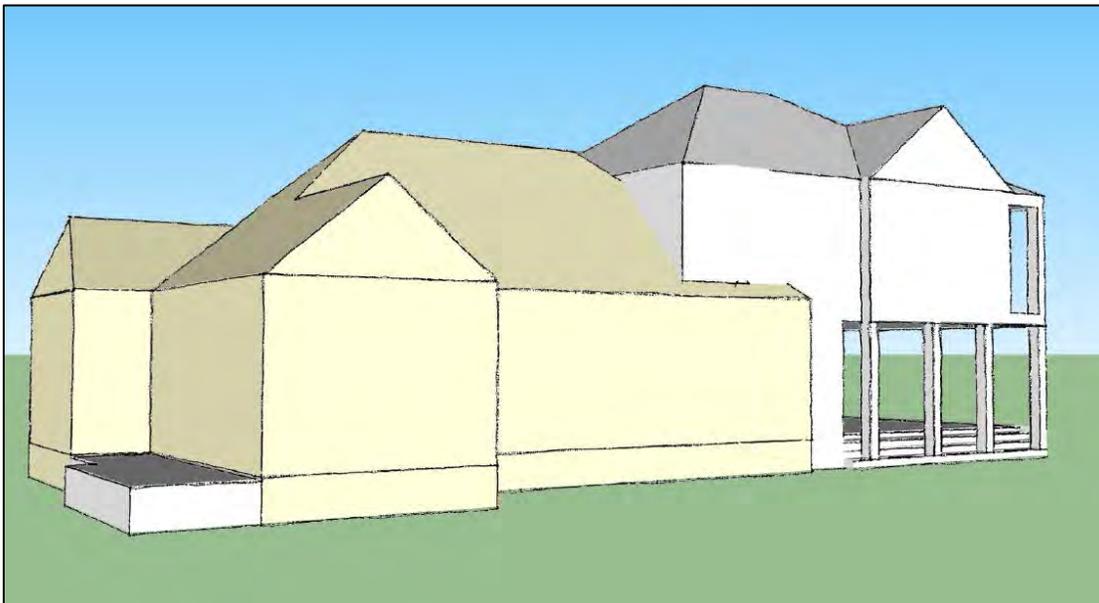
CURRENT PHOTO
(Side Facing E. 8th Street)



3D RENDERINGS – FRONT FACING ARLINGTON STREET

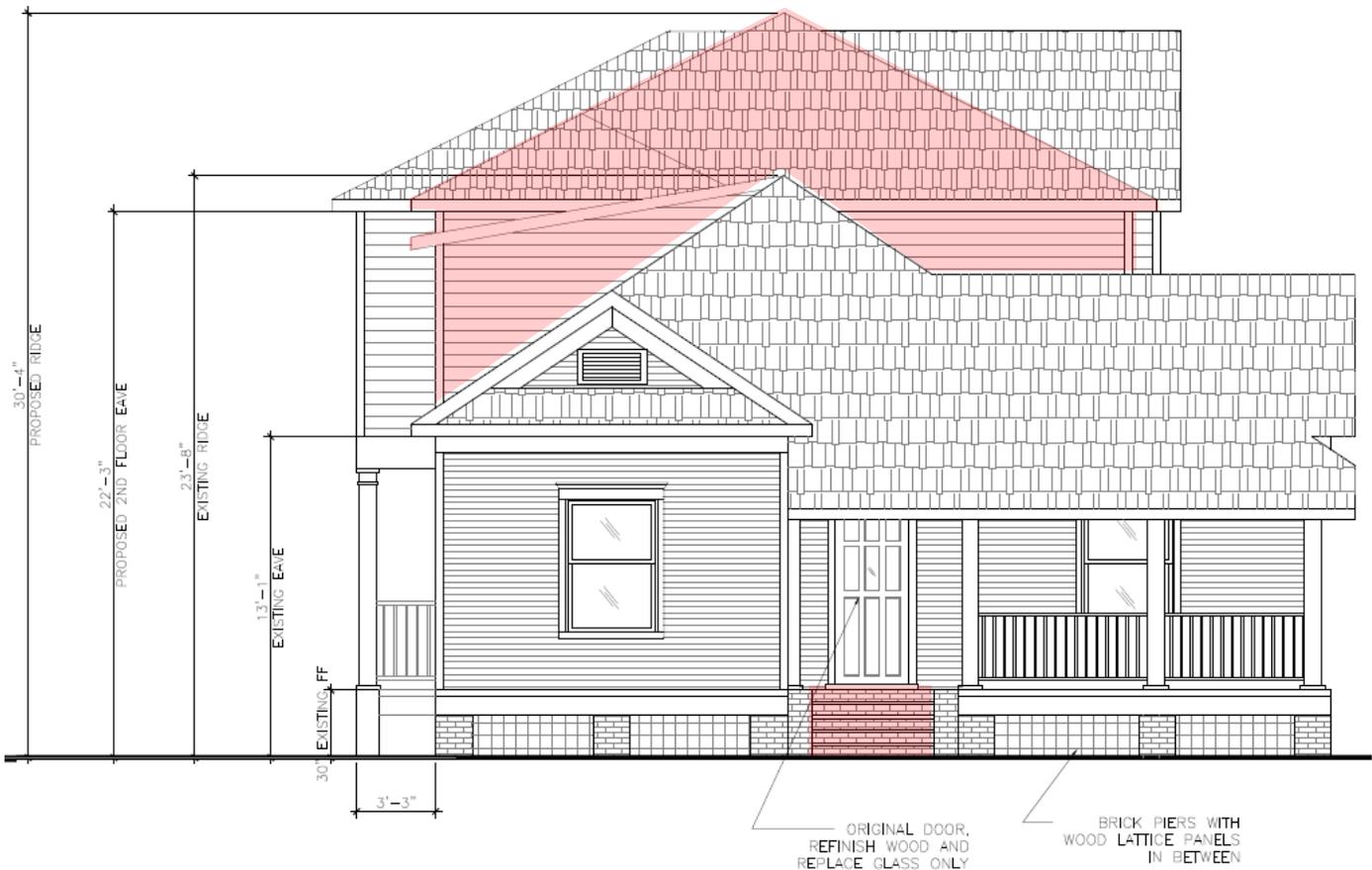


3D RENDERING – SIDE FACING E 8TH STREET



EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



NORTH SIDE ELEVATION—FACING 8TH STREET
EXISTING



PROPOSED

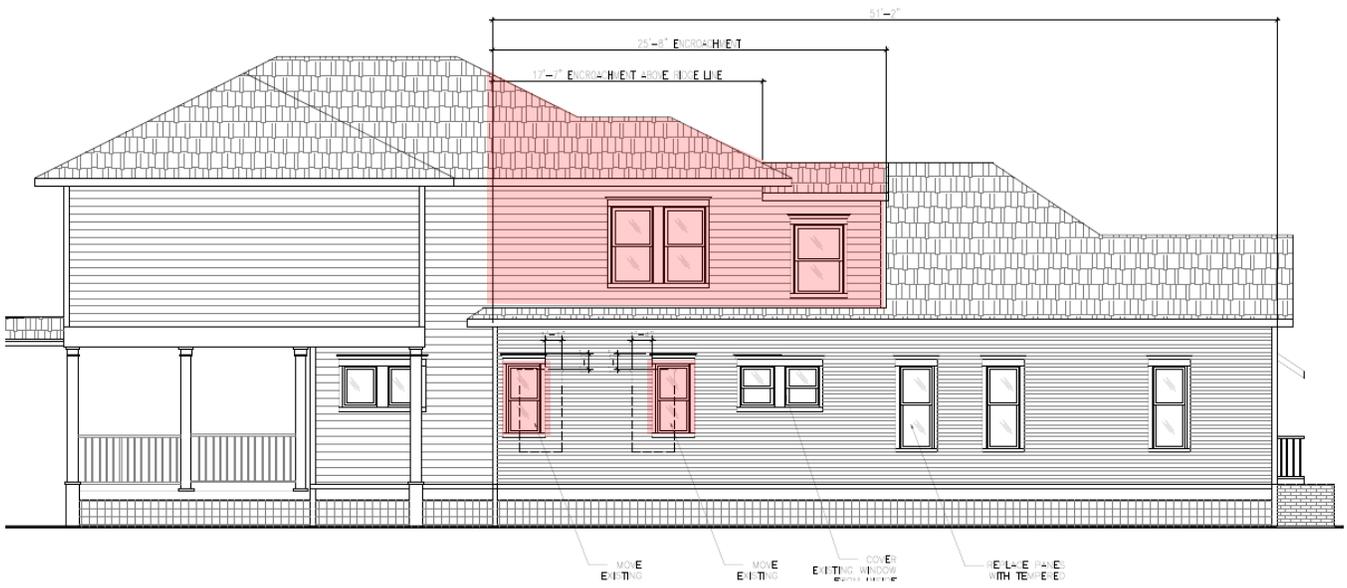


SOUTH SIDE ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING



PROPOSED

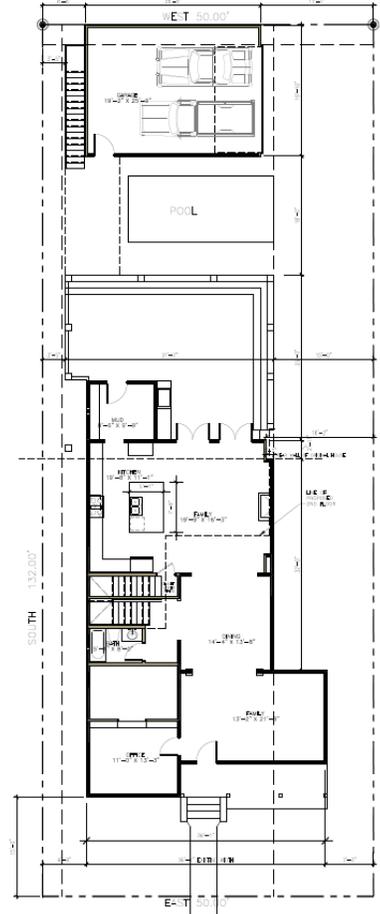
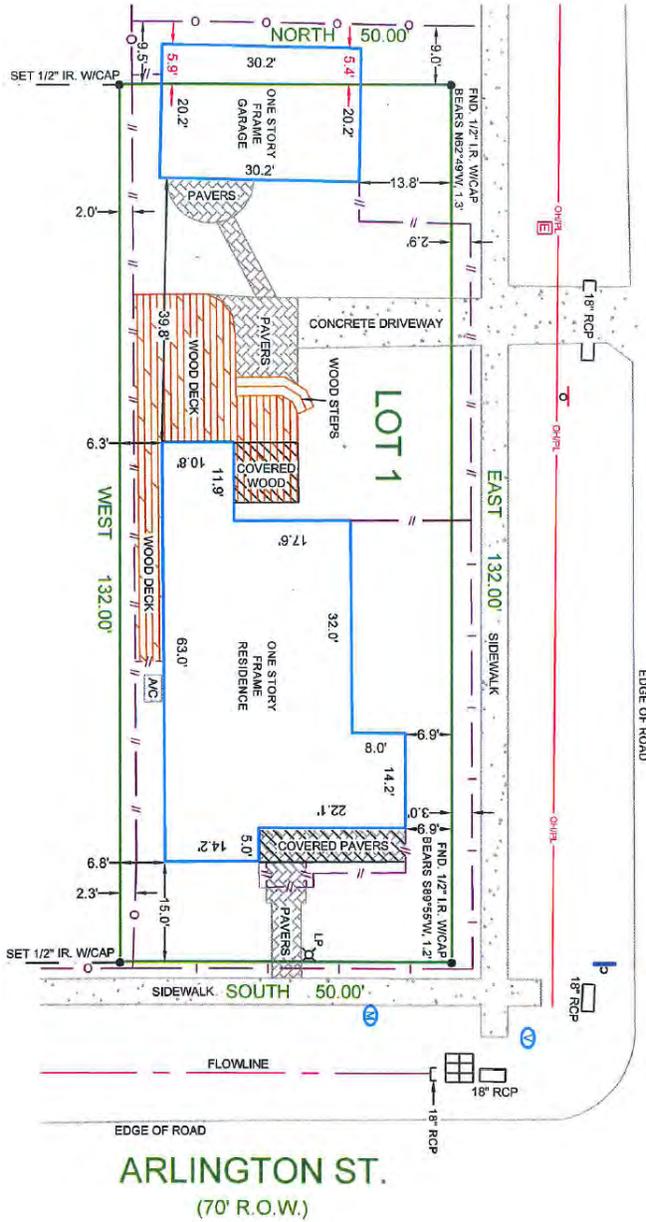


SITE PLAN

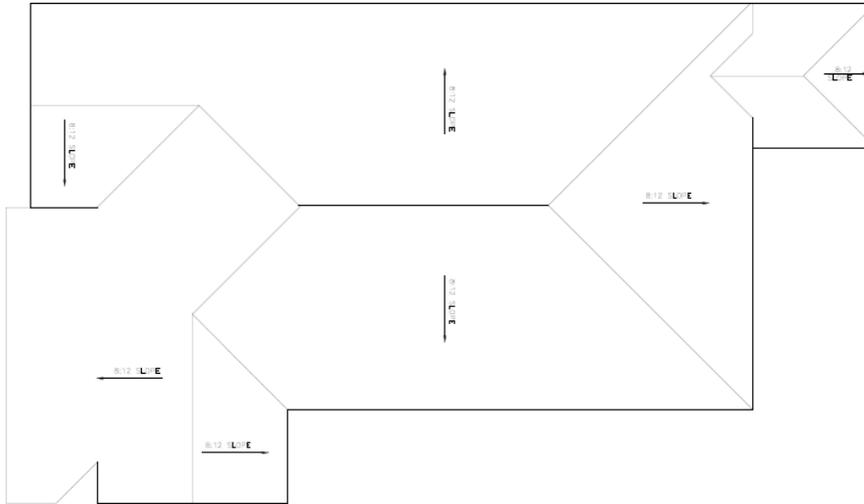


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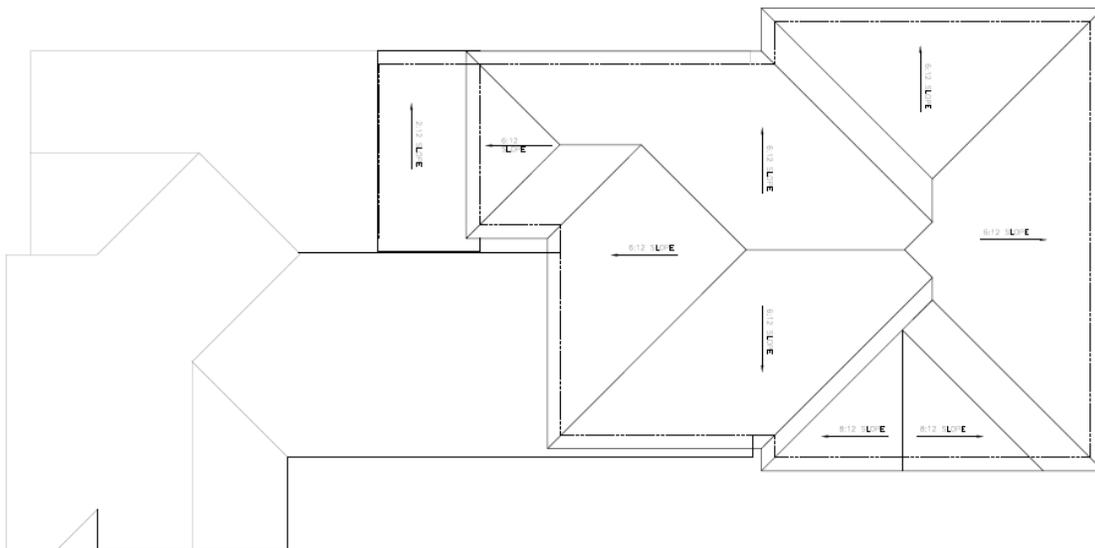
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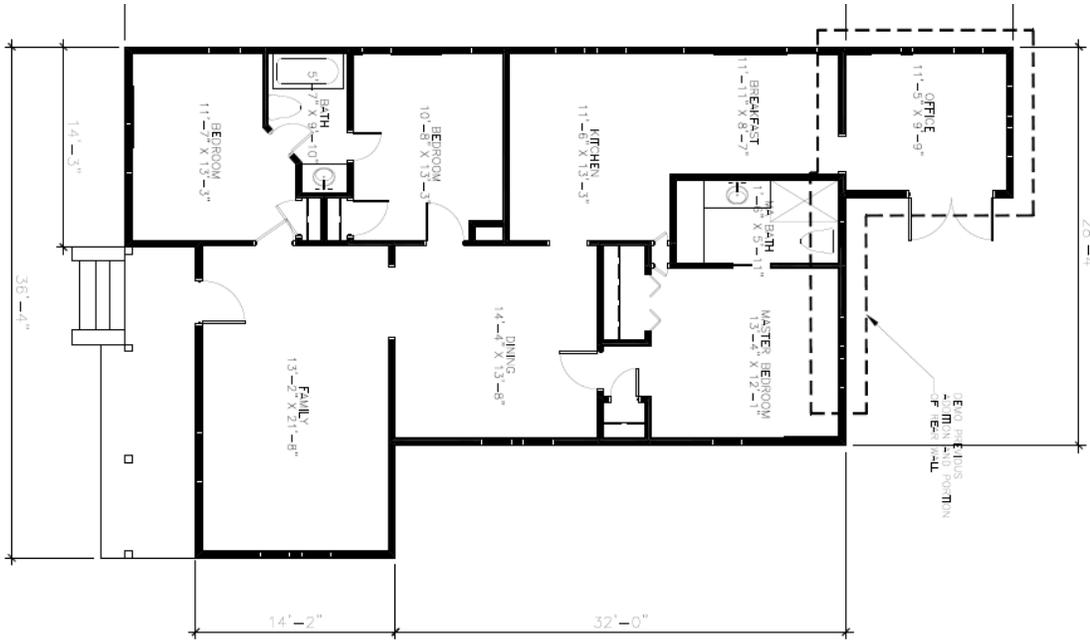
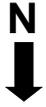
ROOF PLAN
EXISTING



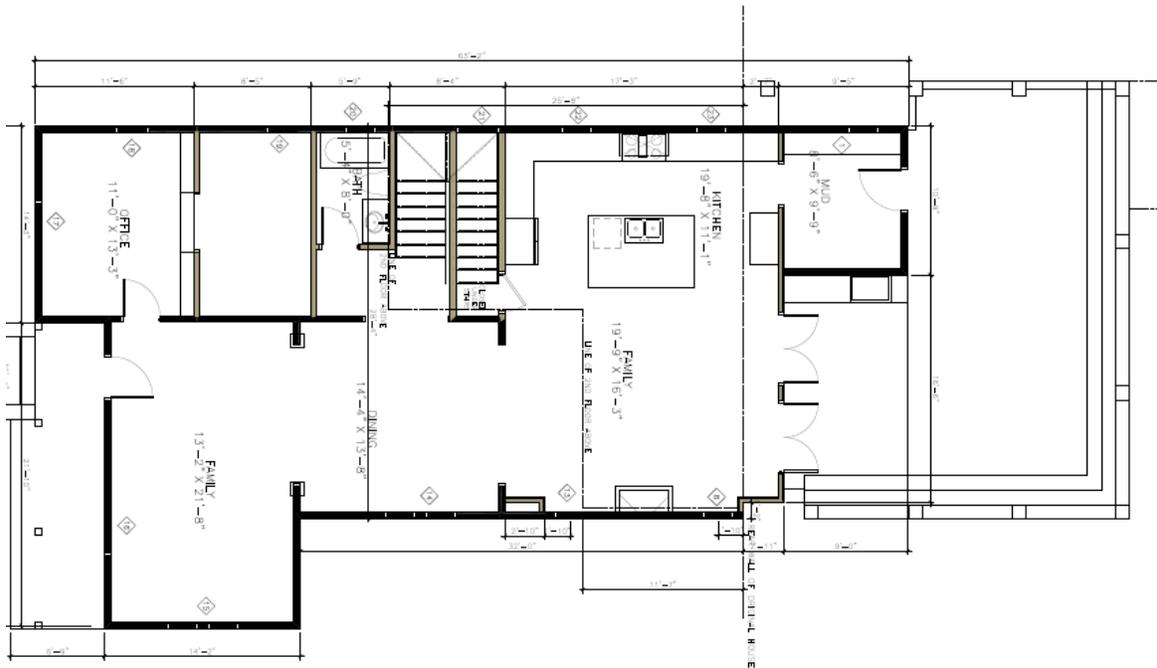
PROPOSED



**FIRST FLOOR PLAN
 EXISTING**

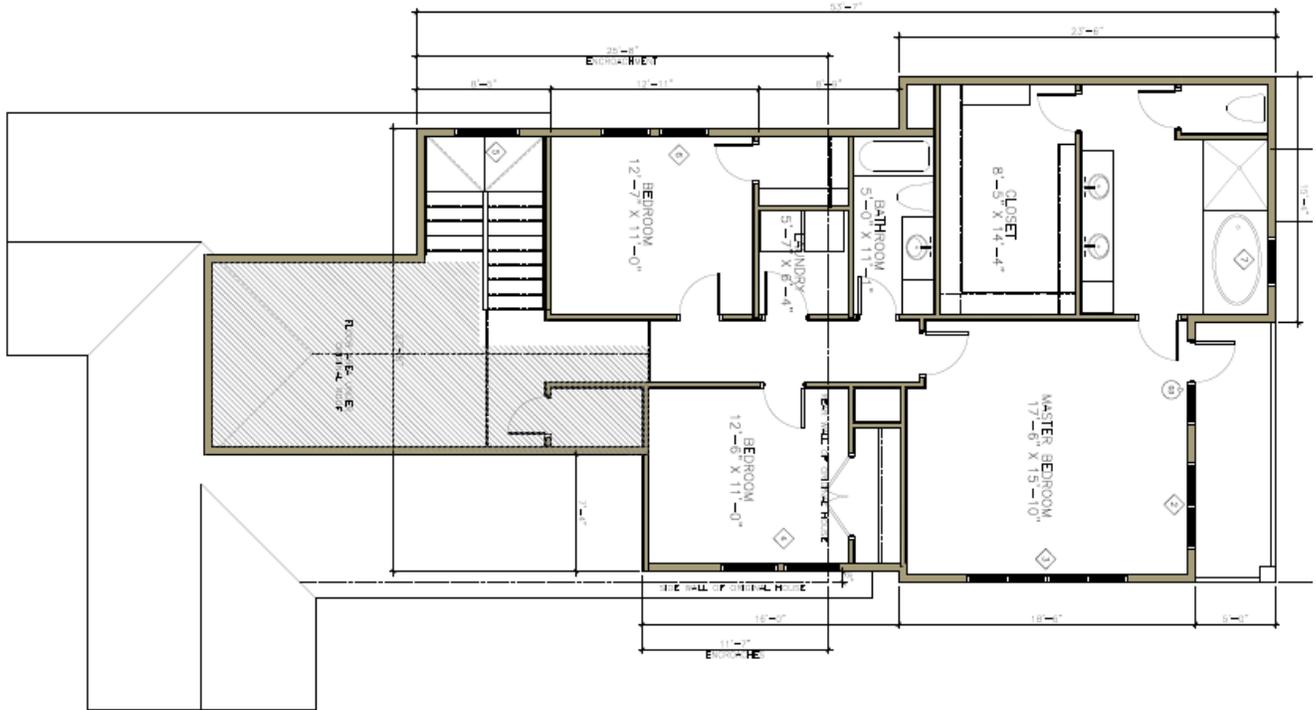


PROPOSED



SECOND FLOOR PLAN

PROPOSED



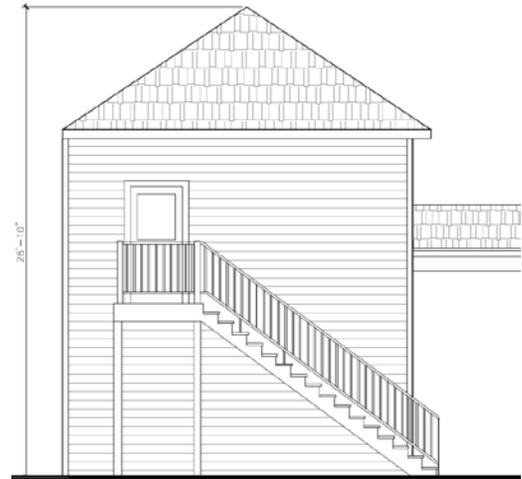
GARAGE ELEVATIONS

PROPOSED

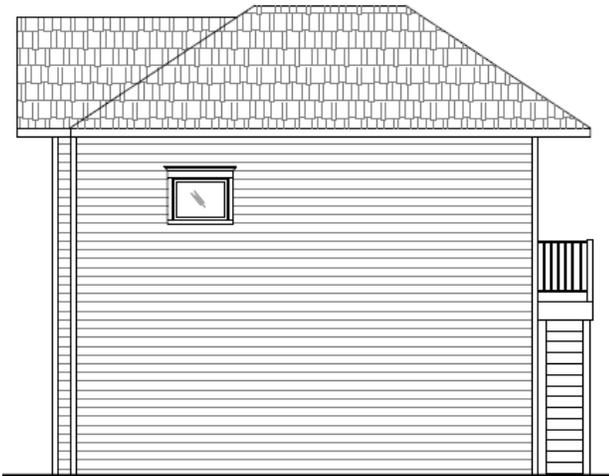
North Facing E. 8th Street



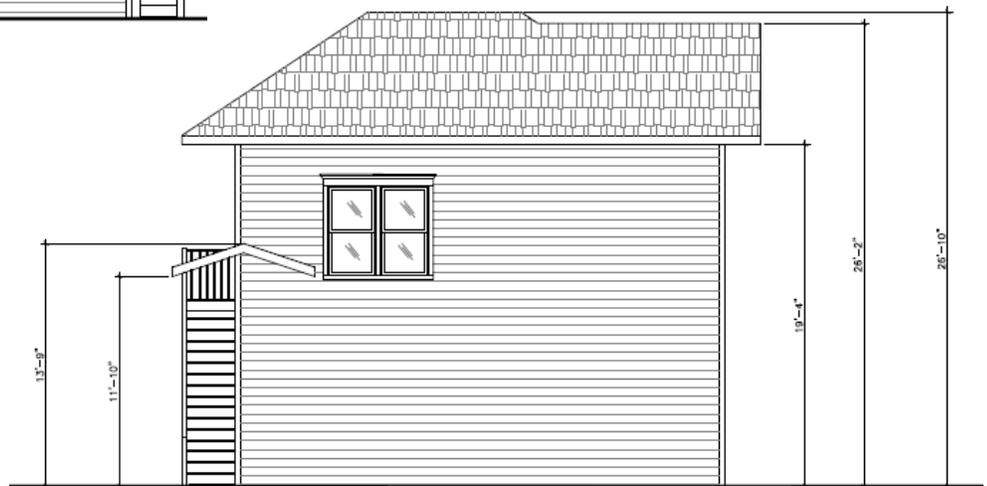
South Elevation



West Elevation

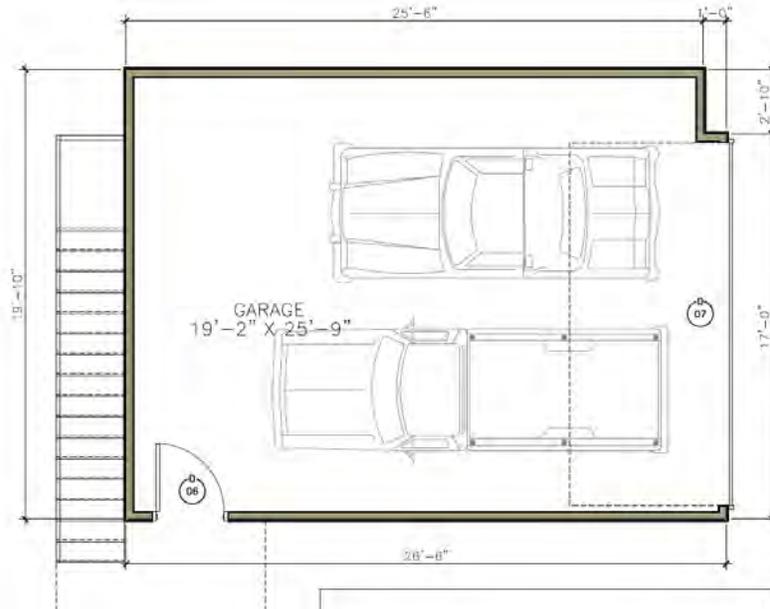


East Elevation

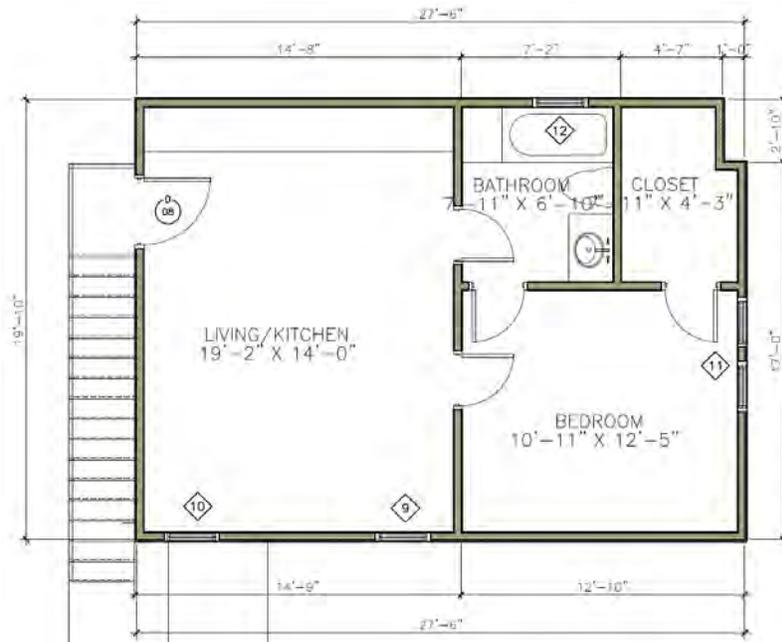


GARAGE FLOOR PLANS

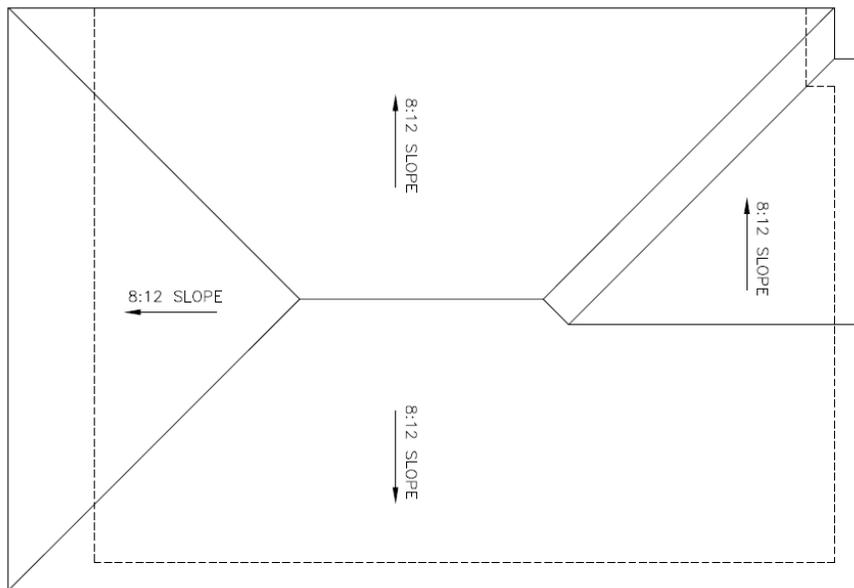
FIRST FLOOR PLAN



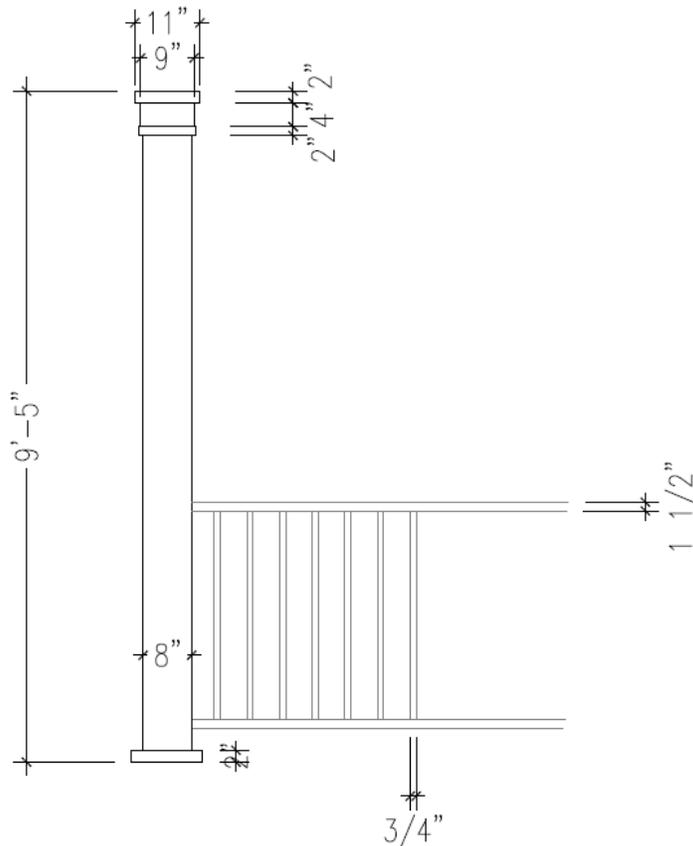
SECOND FLOOR PLAN



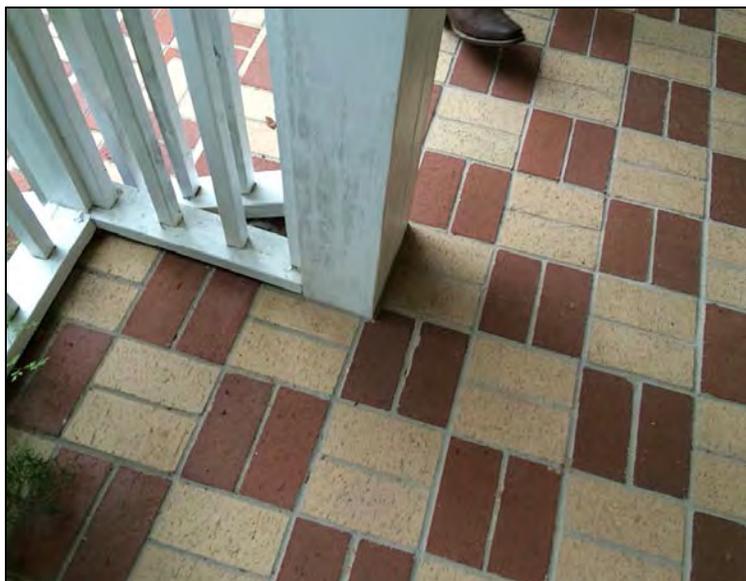
GARAGE ROOF PLAN



PORCH DETAILS



EXISTING PORCH CONDITION



WINDOW / DOOR SCHEDULE

Proposed windows

1. (2) 2'-6" x 2'6" fixed windows, wood 1 lite
2. (2) 2'-6" x 6'-8" fixed doors, wood 1 lite
3. (4) 2' x 2' fixed, wood 1 lite
4. (2) 3'-0" x 4'-6", casement egress (divided to look like 1/1 dbl hung)
5. 3' x 4' dbl hung tempered bottom pane, wood 1/1
6. (2) 3'-0" x 4'-8" dbl hung egress, wood 1/1
7. 3' x 2' fixed wood 1 lite
8. 2'-3" x 6' dbl hung wood 1/1 to match existing
9. 3'-0" x 4'-8" dbl hung egress, wood 1/1
10. 3'-0" x 4'-8" dbl hung egress, wood 1/1
11. (2) 3'-0" x 4'-8" dbl hung egress, wood 1/1
12. 3' x 2' fixed vinyl tempered, 1 lite

Existing windows

13. 2'-3" x 6' dbl hung wood 1/1
14. (2) 2'-3" x 6' dbl hung wood 1/1
15. (2) 2'-3" x 6' dbl hung wood 1/1
16. 3'-4" x 6' dbl hung wood 1/1
17. 3'-4" x 6' dbl hung wood 1/1
18. 2'-3" x 6' dbl hung wood 1/1
19. 2'-3" x 6' dbl hung wood 1/1
20. 2'-3" x 6' dbl hung wood 1/1
21. (2) 2'-6" x 2'6" wood dbl hung
22. 2'-3" x 5'-0" dbl hung wood 1/1
23. 2'-3" x 5'-0" dbl hung wood 1/1

Proposed Doors

1. (2) 2'6" x 8' French doors, 1 lite
2. (2) 2'6" x 8' French doors, 1 lite
3. (2) 2'6" x 8' French doors, 1 lite (1 operable, 1 fixed)
4. Front door, 3'x8' solid wood, 3 panel, 3 lite
5. 3'x8' wood 1 lite
6. 3'x8' wood solid, 2 panel
7. 16' overhead garage door, carriage style 6 panel, 6 lite
8. 3'x8' wood 1 lite

DOOR DETAILS

EXISTING

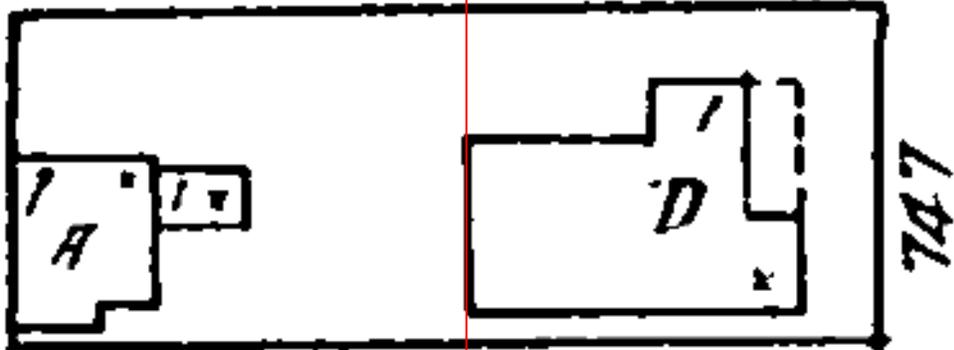


PROPOSED

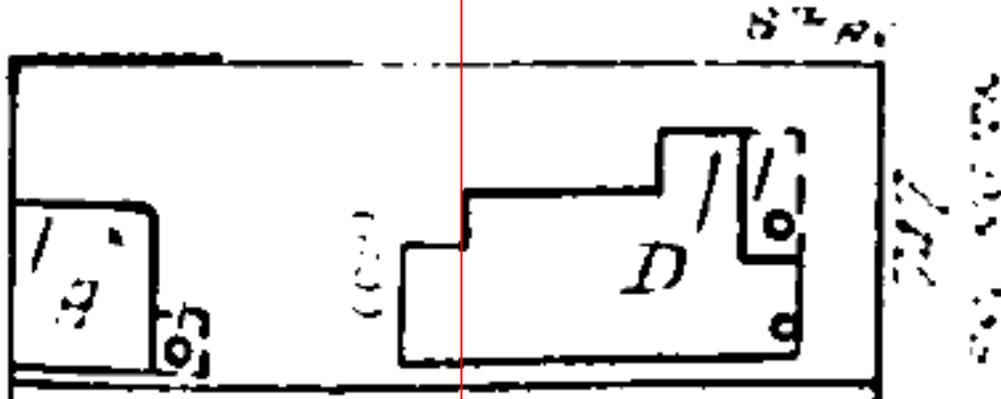


SANBORN MAP

1924-1950



1924-1951



Builder Letter



1113 Vine Street, Ste. 208
Houston, Texas 77002
832-804-9804
info@wisemanbuildersllc.com

To whom it may concern

I am a builder experienced in Heights renovations and will take the following steps to ensure that the integrity of the original structure of 747 Arlington will be preserved.

We will salvage all siding and trim materials removed from the rear wall of the home and use them as necessary to infill any siding removed for the proposed window changes on the original home. This is more than feasible as the proposed window relocations are about 45 square feet, and we should be able to salvage at least 100 sf of original siding from the rear wall.

The new opening will be installed only after adequate temporary framing has been installed to support it.

The second floor rests on the exterior walls, which are easy to access, add framing as necessary, and reinforce the foundation as necessary. We will only begin any interior demo, leveling or foundation work after we have a complete engineered plan assuring us that the 2nd floor loads are not imposing additional loads on the first floor beyond its capacity.

I have inspected the home and based on my knowledge I am confident that we can complete the proposed work without any unexpected or extensive reframing of original exterior walls.

Regards,

A handwritten signature in cursive script that reads 'Robert Wiseman'.

Robert Wiseman

www.wisemanbuildersllc.com

PROJECT DETAILS

Shape/Mass: The existing residence is 36'-4" wide and 63'-1" deep (the original structure has a depth of 51'-2"). There is an 11.9' deep by 10.8' wide non- original rear addition (this addition will be removed and rebuilt in the same footprint). The existing residence has a ridge height of 23'-8". The existing structure features a 14'-3" front wall on the southern portion of the façade and a 6'-9" deep by 21'-10" wide front porch spanning the remaining northern portion.

On the first-story, the existing addition at the rear of the residence will be removed and rebuilt in the same footprint (12'-0" deep by 10'-9" wide). The southern portion of the addition will be flush with the existing structure. The northern portion will be inset 1'-2" and will extend 2'-11" to the rear. The proposed second-story of the addition will have a total depth of 53'-7" and a total width of 31'-7". The second-story addition will encroach a total of 25'-8" on top of the existing structure. The encroachment will be 25'-8" on the southern portion of the existing structure and 11'-7" on the northern portion. A 19'-10 deep by 25'-6" two-story garage will be constructed at the rear of the property. The garage will have a ridge height of 26'-10". The garage will be connected to the main house by a covered breezeway. The breezeway will be 17'-6" long, 9'-0" wide, and will have a ridge height of 13'-9". See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 15'-0"; a north side setback of 7'-3"; a south side setback of 6'-8"; and a rear (west) setback of 65'-10".

The proposed addition will not alter the location of the existing residence and the existing structure will retain all existing setbacks. The addition will have a north side setback of 16'-2" (15'-0" to the deck); a south side setback of 3'-5"; and a rear setback of 0'-0". The garage portal (access will be taken from E. 8th Street) will have a setback of 17'-1". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor of 30".

The proposed addition will have a pier and beam foundation with a finished floor of 30" to match existing. The proposed garage will have a concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: The existing residence features 1-over-1 double hung wood windows which are to remain. The existing wood panel door features a central glazed panel. The door is shorter than the existing opening and is not original.

The proposed addition will have a combination of wood 1-over-1 double hung, casement, and fixed windows. A single fixed window will be vinyl (located in the garage). Two existing windows on the south elevation will be shifted. One window will be lowered 1'-0" and shifted 1'-4" to the west, while the other window will be lowered 1'-0" and will be shifted 1'-1" to the east. On the north elevation, an existing window will be shifted 2'-0" to the east and a new window will be installed at the rear. The existing front door will be replaced with a solid six panel wood door. See drawings, window/door schedule, and photos for more detail.

Exterior Materials: The existing residence is clad in wood lap siding with a 4" reveal which is to remain. The same wood siding on the rest of the house is located in the gables. The siding in the gables is to remain. The front porch has been previously altered and is clad in masonry brick pavers. The existing square wood porch columns are also not original. Wood lattice panels surround the porch.

The proposed addition will be clad in 6" cementitious lap siding. The porch steps will be replaced with new brick steps. New 8" square wood porch columns will be installed. New brick piers and wood lattice panels will clad the perimeter of the porch foundation. Wood lattice panels will be installed around the perimeter of the addition (between the foundation piers). The existing masonry brick porch floor will be replaced with wood decking. See drawings for more detail.

Roof: The existing residence features a hipped roof punctuated by front- and side-facing gables. The existing roof has a pitch of 8:12 and an eave height of 13'-1". The wood siding in the gables matches the rest of the siding on the house. The gable siding is to remain.

The proposed addition will have a hipped roof with a side-facing gable. The proposed roof will have a pitch of 6:12 with a dormer feature having a pitch of 2:12 and an eave height of 22'-3". The original roof return will be retained to help delineate the addition from the original structure. Decorative shingles will be installed in the addition gable. See drawings for more detail.

Front Elevation: The existing east elevation features three bays. The southern bay features the front wall with a single centered window. This bay is topped by a grant facing gable. The central bay features the front entry steps and front door. The northern bay features a single centered window. The front porch spans the central and northern bays.

(East)

A shed roof dormer portion of the addition is located on the southern half of the roof. Behind the dormer portion the addition extend out to the south, extending out past the existing original side wall. The rest of the addition rises above the house and features no fenestration. The main portion of the addition is topped by a hipped roof with a side gable facing toward the north. See drawings for more detail.

Side Elevation: The existing north elevation features the side profile of the front porch to the east followed by a protruding bay topped by a gable. This bay features a pair of windows. To the west is an additional pair of windows followed by a single window.

(North)

The proposed addition begins 11'-7" over the original structure. The second-story is supported by four columns. The first-story will not have any fenestration. The eastern portion that encroaches onto the original structure will have a pair of windows. The next bay, which is topped by a front facing gable will have a row of four square windows. The rear portion of the addition will have a small balcony. In the original portion of the house, the existing rear window will be shifted to the east and a new window will be installed at the rear. See drawings for more detail.

Side Elevation: The existing south elevation features three windows on the eastern portion followed by a pair of smaller windows and two additional windows at the rear.

(South)

The proposed addition begins 25'-8" over the original structure with the rear portion supported by four columns. On the second-story a shed roof dormer protrudes through the existing roof and contains a single window followed by an additional pair of windows. There is no additional fenestration on the second-story. The first-story addition will have a pair of windows. In the original portion of the house, the existing two rear windows will be shifted to the lower and in towards each other. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

(West)