

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 30, 2015

**Applicant:** Paul-Andre Lagrange, Design 3 Studio for William and Katie Davis, owners

**Property:** 716 Arlington Street, Lot 17, Block 257, Houston Heights Subdivision. The property includes a historic 1,387 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 style residence, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition *Revision*

The applicant received a COA in August 2015 to construct a 1,374 square foot one and a half story addition and attached garage at the original rear wall of the residence.

The applicant is proposing the following revisions to the approved addition:

- Remove the dormers.
- Add a second-story to the approved one-story garage with a ridge height of approximately 29'.

See enclosed application materials and detailed project description on p. 6-17 for further details.

**Public Comment:** One who has no objection. See Attachment A, pg. 18.

**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:** October 22, 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

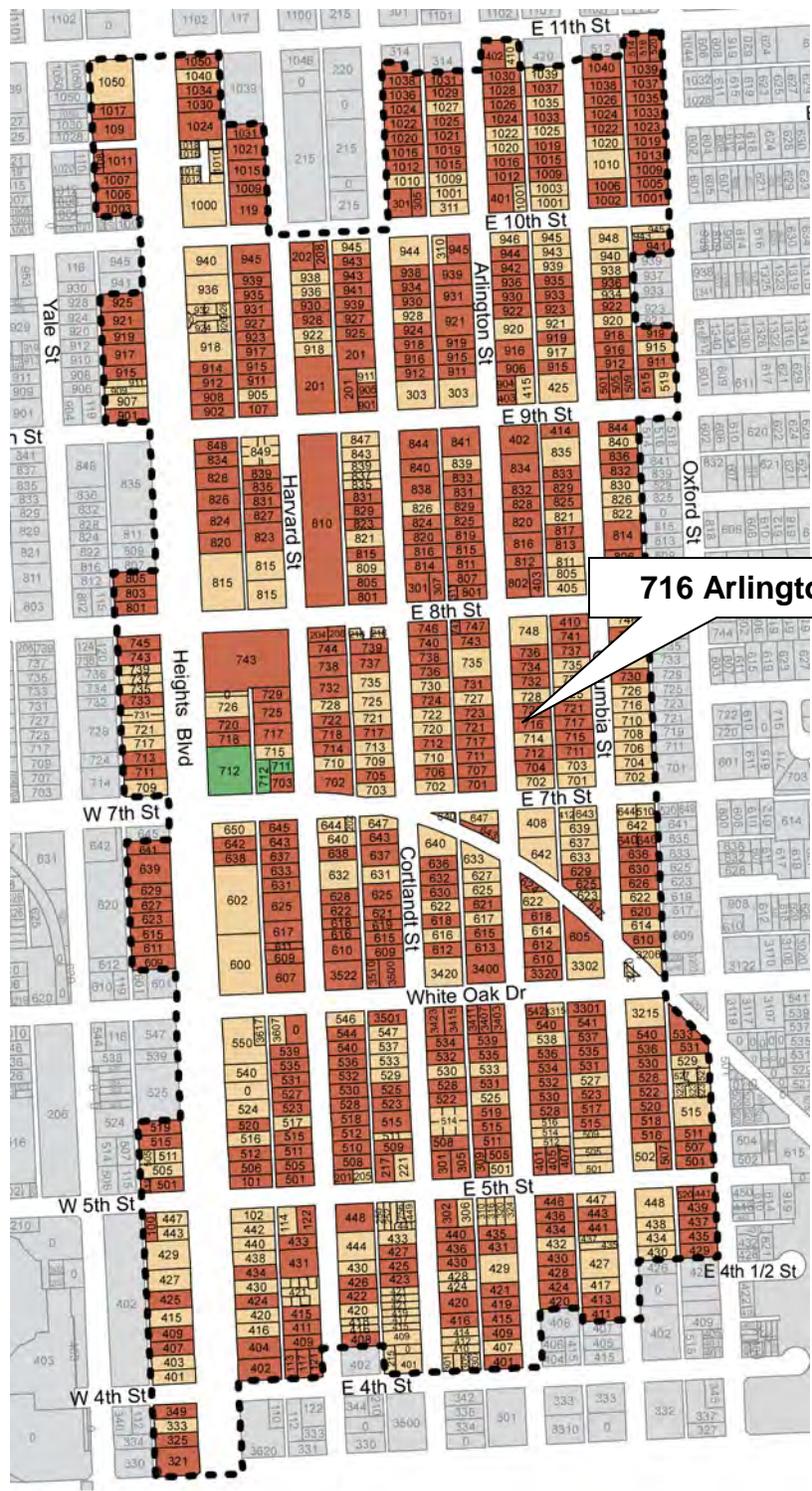
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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



716 Arlington

INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



714 Arlington Street – Noncontributing – 2007 (neighbor)



726 Arlington Street – Noncontributing – 2010 (neighbor)



717 Arlington Street – Contributing – 1915 (across street)



721 Arlington Street – Contributing – 1900 (across street)

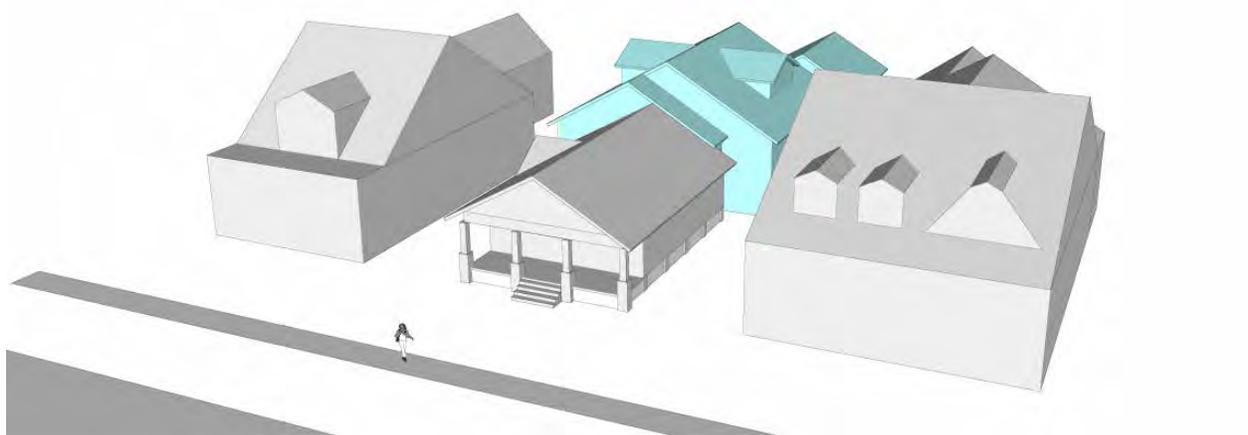


723 Arlington Street – Contributing – 1910 (across street)



727 Arlington Street – Noncontributing – 1995 (across street)

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



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



APPROVED 27/08/2015



PROPOSED



**NORTH SIDE ELEVATION**

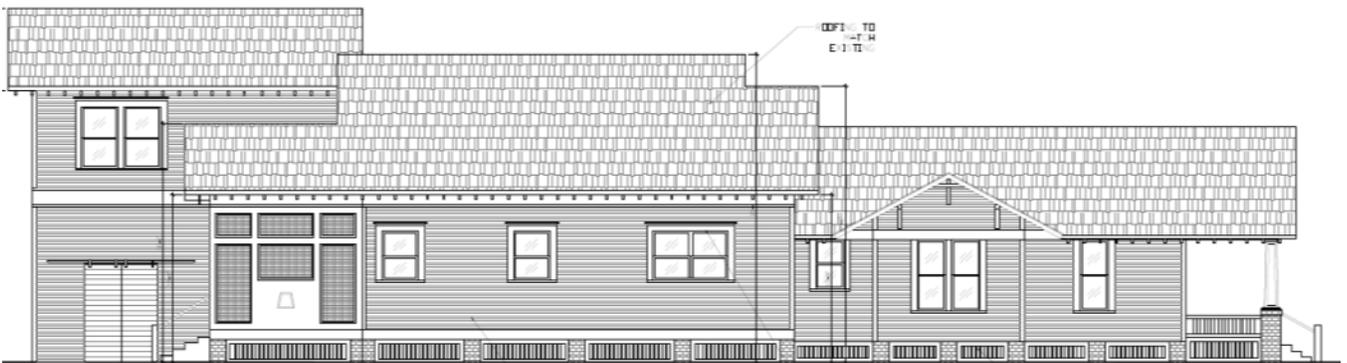
EXISTING



APPROVED 27/08/2015



PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING



APPROVED 27/08/2015



PROPOSED



**EAST (REAR) ELEVATION**

EXISTING



APPROVED 27/08/2015

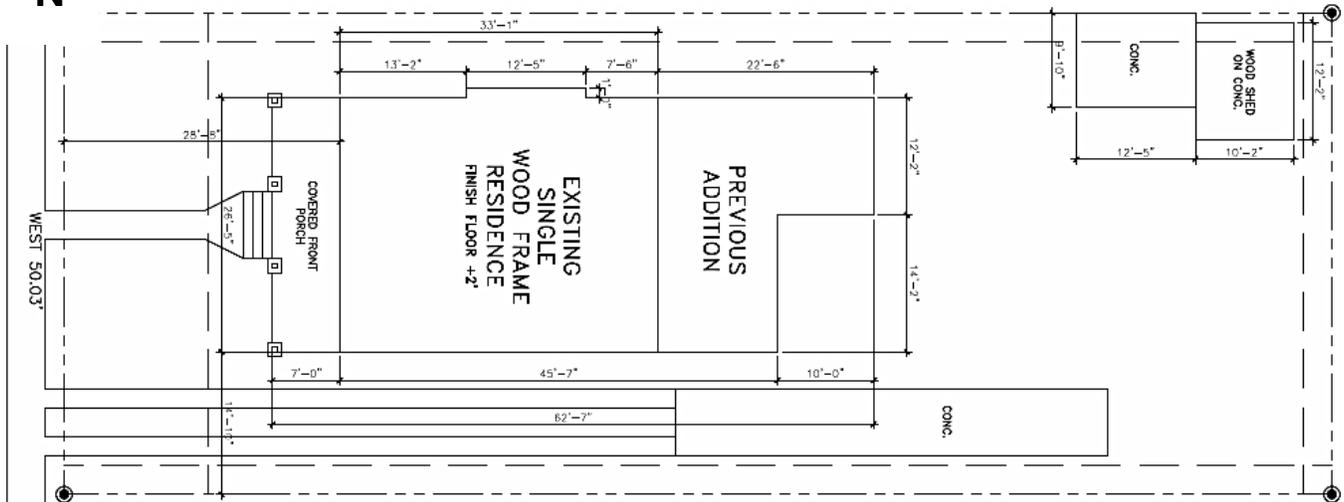


PROPOSED

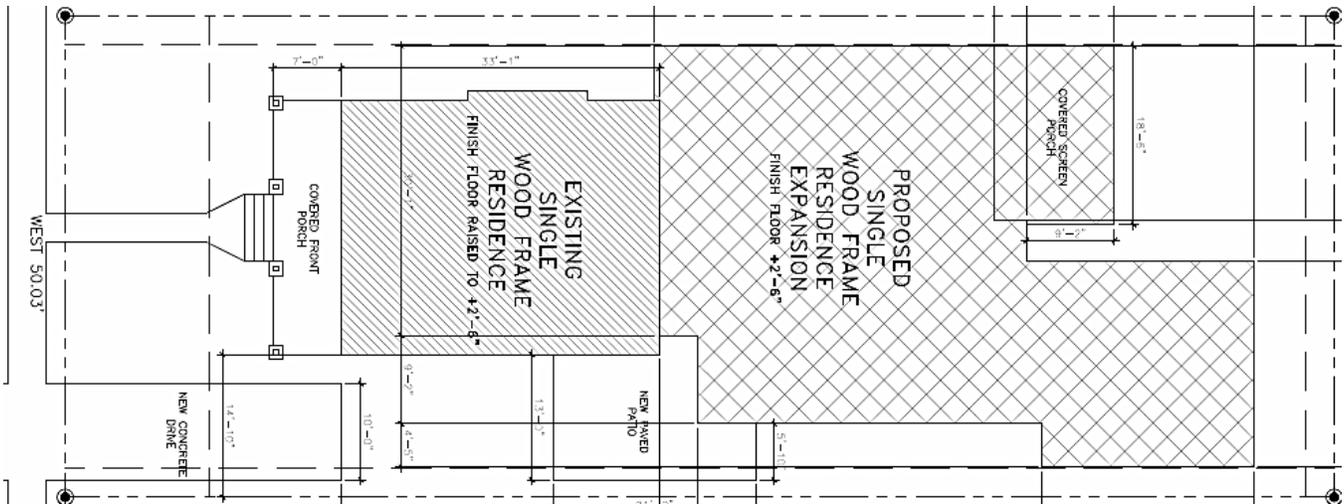




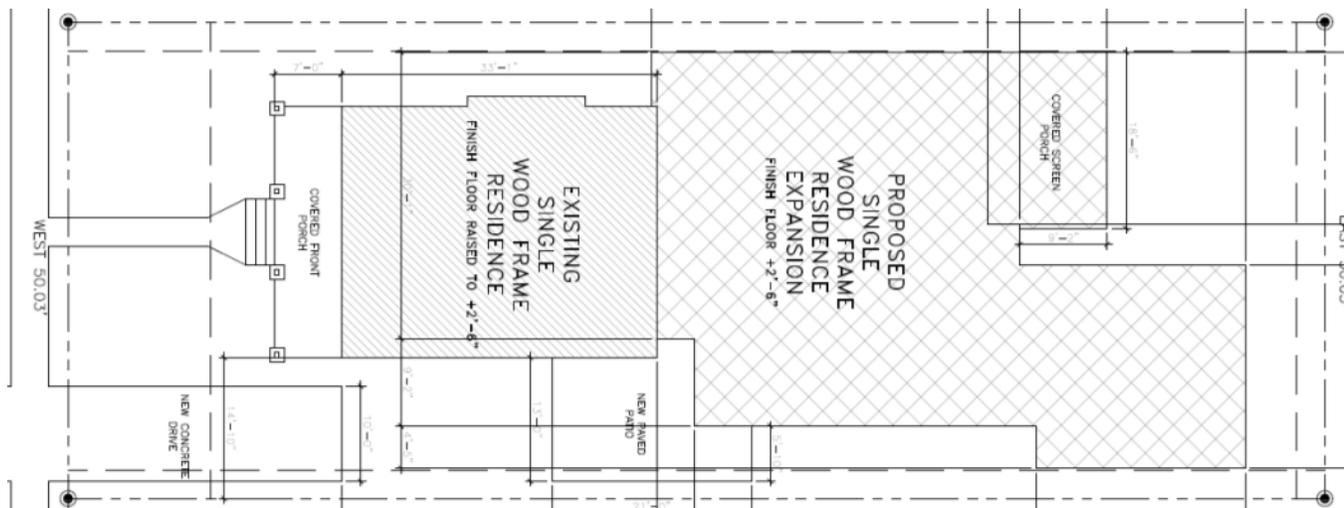
**SITE PLAN  
EXISTING**



APPROVED 08/27/2015

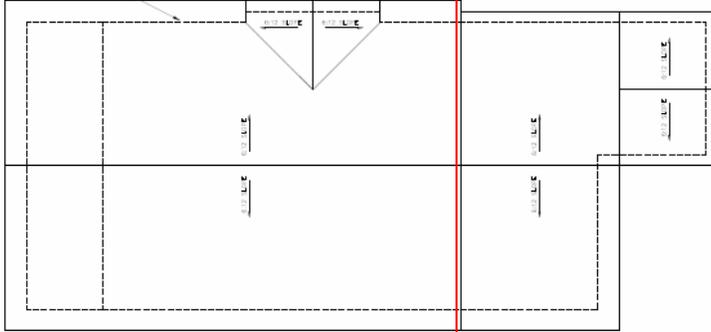


**PROPOSED**

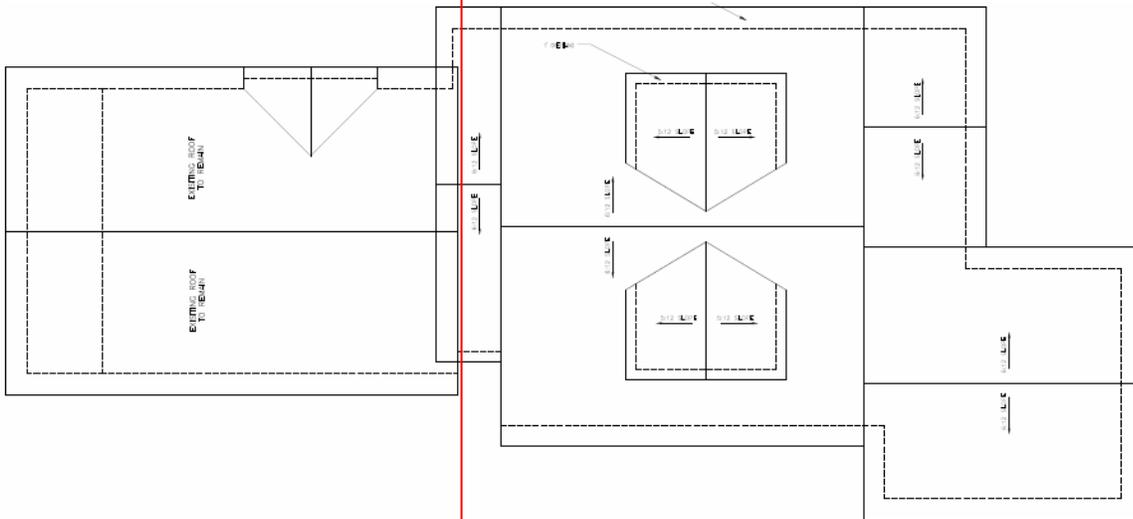




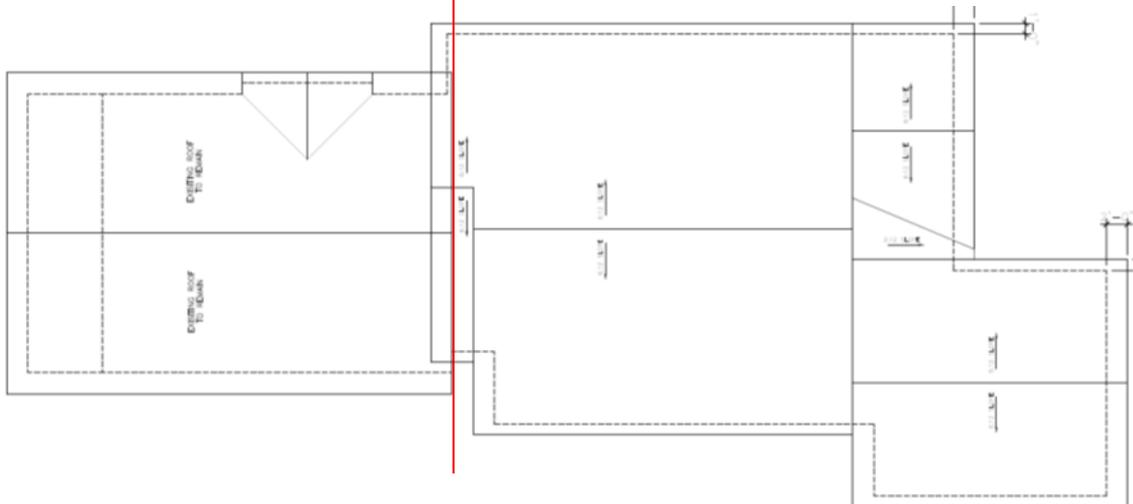
**ROOF PLAN  
EXISTING**



APPROVED 08/27/2015



**PROPOSED**



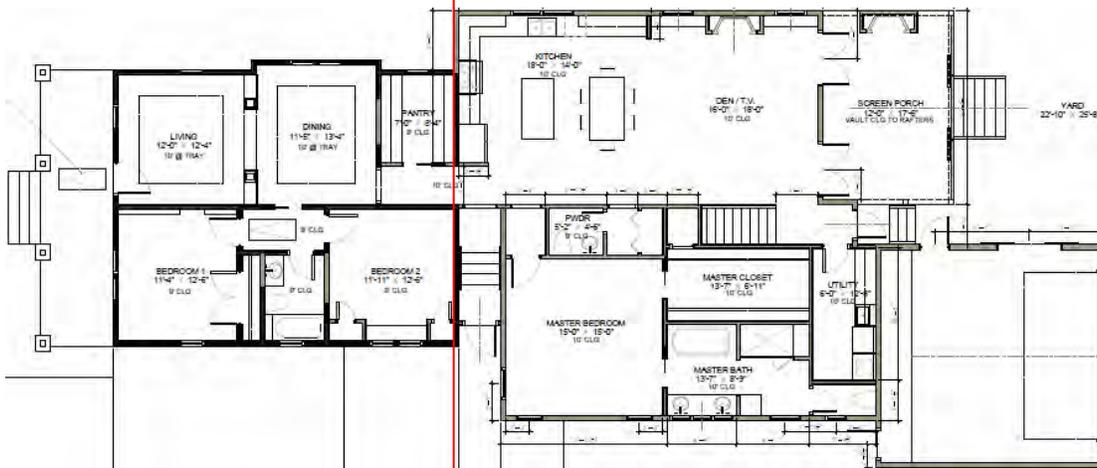


**FIRST FLOOR PLAN**

**EXISTING**



**APPROVED 08/27/2015**

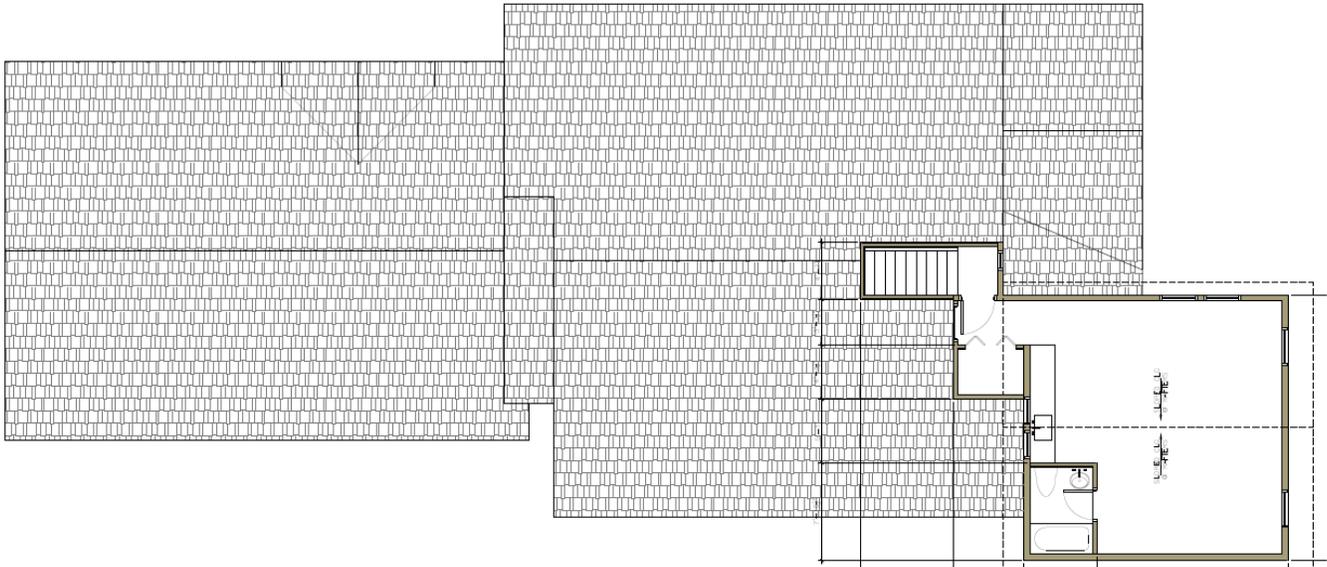


**PROPOSED**



**SECOND FLOOR PLAN**

PROPOSED



## WINDOW / DOOR SCHEDULE

## APPROVED 08/27/2015

## PROPOSED

## Window/Door Schedule

Windows

1. Existing 2'-4" x 6' dbl hung wood 1/1
2. Existing 2'-4" x 6' dbl hung wood 1/1
3. Replace existing with proposed 2'-6" x 3'-6" dbl hung wood 1/1
4. Existing 2'-4" x 6' dbl hung wood 1/1
5. Existing 2'-4" x 6' dbl hung wood 1/1
6. Existing 2'-4" x 6' dbl hung wood 1/1
7. Existing 2'-4" x 6' dbl hung wood 1/1
8. Existing 2'-4" x 6' dbl hung wood 1/1
9. Existing 2'-4" x 6' dbl hung wood 1/1
10. Existing 2'-4" x 6' dbl hung wood 1/1
11. Existing 2'-4" x 3' dbl hung wood 1/1
12. Proposed (2) 3' x 4' dbl hung wood 1/1
13. Proposed 3' x 4' dbl hung wood 1/1
14. Proposed 3' x 4' dbl hung wood 1/1
15. Proposed 2' x 3' dbl hung wood 1/1
16. Proposed 3' x 4' dbl hung wood 1/1
17. Proposed (3) 2' x 1'-6" dbl hung wood 1/1
18. Proposed 2'-6" x 6' dbl hung wood 1/1
19. Proposed 2'-6" x 6' dbl hung wood 1/1
20. Proposed 3' x 6' dbl hung egress wood 1/1

Doors

1. Existing front door to remain
2. 3' x 8' wood 1 lite
3. (2) 2'-6" x 8' French doors, 1 lite
4. (2) 2'-6" x 8' French doors, 1 lite
5. (2) 3' x 7' Sliding screen doors
6. 2'-8" x 8' wood 1 lite
7. 2'-8" x 8' wood 1 lite
8. (2) 3' x 8' Sliding rail doors
9. 16' overhead garage door
10. 2'-8" x 8' wood 1 lite

## Window/Door Schedule

Windows

1. Existing 2'-4" x 6' dbl hung wood 1/1
2. Existing 2'-4" x 6' dbl hung wood 1/1
3. Replace existing with proposed 2'-6" x 3'-6" dbl hung wood 1/1
4. Existing 2'-4" x 6' dbl hung wood 1/1
5. Existing 2'-4" x 6' dbl hung wood 1/1
6. Existing 2'-4" x 6' dbl hung wood 1/1
7. Existing 2'-4" x 6' dbl hung wood 1/1
8. Existing 2'-4" x 6' dbl hung wood 1/1
9. Existing 2'-4" x 6' dbl hung wood 1/1
10. Existing 2'-4" x 6' dbl hung wood 1/1
11. Existing 2'-4" x 3' dbl hung wood 1/1
12. Proposed (2) 3' x 4' dbl hung wood 1/1
13. Proposed 3' x 4' dbl hung wood 1/1
14. Proposed 3' x 4' dbl hung wood 1/1
15. Proposed 2' x 3' dbl hung wood 1/1
16. Proposed 2' x 3' dbl hung wood 1/1
17. Proposed (3) 2' x 1'-6" dbl hung wood 1/1
18. Proposed 2'-6" x 6' dbl hung wood 1/1
19. Proposed 2'-6" x 6' dbl hung wood 1/1
20. Proposed 3' x 6' dbl hung egress wood 1/1
21. Proposed 1'-6" x 2' dbl hung wood 1/1
22. Proposed 3' x 5' dbl hung wood 1/1
23. Proposed 3' x 5' dbl hung wood 1/1
24. Proposed 3' x 5' dbl hung wood 1/1
25. Proposed 3' x 5' dbl hung wood 1/1
26. Matched to existing front attic window
27. Matched to existing front attic window

Doors

1. Existing front door to remain
2. 3' x 8' wood 1 lite
3. (2) 2'-6" x 8' French doors, 1 lite
4. (2) 2'-6" x 8' French doors, 1 lite
5. (2) 3' x 7' Sliding screen doors
6. 2'-8" x 8' wood 1 lite
7. 2'-8" x 8' wood 1 lite
8. (2) 3' x 8' Sliding rail doors
9. 16' overhead garage door
10. 2'-8" x 8' wood 1 lite

FOUNDATION REPORT

I=Inspected      NI=Not Inspected      NP=Not Present      D= Deficiency

I	NI	NP	D
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**Deficiency:** The inspection of pier and beam foundation did not include our full examination of the under structure exposed in the crawl space.

**Information:** Access to the crawl space and the crawl space clearance was inadequate for the inspector. Examination of wooden members for decay or damage is part of the pest control inspection. Decayed or damaged areas or members should be noted in their report and repaired as necessary. No parts, components or systems in the crawl space were inspected and the parts, components and systems in the crawl space are specifically excluded from the inspection and from this report.

B. Grading & Drainage – Comments:

Items noted during the visual inspection that were deemed deficient, are in need of repair, adjustment, restoration, that require comment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

**Deficiency:** The flower beds were sculpted so that the flower beds sloped toward the house.

**Information:** Current codes provide that all ground water within ten feet of the foundation must drain away from the house. The flower beds should be lowered and the beds should be sloped to provide positive drainage of ground water away from the foundation.

**References:** 401.3 Drainage.

*Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).*

**Deficiency:** The elevation of the surface of the crawl space was lower than the ground surfaces of the yards and flower beds surrounding the house.

**Information:** The ground surface of the crawl space is required to be higher than the surfaces of the surrounding soils and flower beds. The surface of the ground in the crawl space is required to have a water resistant barrier and the ground is to be sloped to drain water out from under the house. If it is not possible to provide proper drainage for the crawl space then an underground drainage system should be installed.

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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 26'-5" wide with a 1' bumpout on the north side by 55'-7" deep. The final 22'-6" of depth are an existing addition to be removed. The existing eave height of 9'-5" and ridge height of 18'-6" will be raised 6", to 9'-11" and 19' as a result of raising the foundation by 6". The addition will begin at the original rear wall. It will be inset 2' on the south side and bump out 5'-8" on the north side. It will be 61' deep by 43'-8" wide including the attached garage. The one-story portion will feature an eave height of 13'-8" and a ridge height of 25'-1". The new two-story garage will have an eave height of 22'-2" and a ridge height of 28'-10".

**Setbacks:** The residence features a front setback of 21'-8", a north side setback of 7'-10" and a south side setback of 14'-10". The addition will feature north and south setbacks of 3' and a rear setback of 9'.

**Foundation:** The residence features a pier and beam foundation with a 2' finished floor height which will be raised to 2'-6" from existing natural grade. The addition will feature a pier and beam foundation with a 2'-6" finished floor height and a slab on grade for the attached garage.

**Windows/Doors:** The residence features a wood front door and double hung wood 1/1 windows to be retained. One non-original vinyl window on the south wall will be removed and a wood window will be installed in the original opening. The addition will feature double hung wood 1/1 windows and fixed, wood doors and an overhead garage door.

**Exterior Materials:** The residence is clad with wood siding with a 117 profile to be retained. The addition will be clad with wood 117 siding. The existing non-original porch columns and brick pedestals will be removed to facilitate raising the foundation and replaced in kind.

**Roof:** The residence features a gable roof with a 6/12 pitch and a 2' eave overhang clad with composition shingles. The addition will feature a gable roof with a 6/12 pitch and a 2' and 1' eave overhang and clad with composition shingles. The attached alley-loading garage will feature a gable roof with a 6/12 pitch clad with composition shingles.

**Front Elevation:** The residence features three 1-over-1 windows, two gable windows and a front door to remain.  
**(West)** The existing non-original porch columns and brick pedestals will be removed and replaced in kind. The addition will feature one window, a pair of gable windows and a ground level entry door to the attached garage.

**Side Elevation:** The original portion of the residence features four windows to remain. Two existing rear additions  
**(North)** will be removed and the proposed addition will begin at the original rear wall and feature four windows, a screened side porch, a pair of sliding barn doors, and a pair of 1-over-1 windows on the second floor of the garage.

**Side Elevation:** The residence features three wood windows on the original portion to remain. One partial-height  
**(South)** non-original vinyl window will be removed and replaced with a wood window in the original opening. Two existing rear additions will be removed and the proposed addition will begin at the original rear wall. It will feature an inset entry door, four 1-over-1 windows and three fixed windows.

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

ATTACHMENT A  
PUBLIC COMMENT

**From:** Kent Marsh  
**Sent:** Monday, October 19, 2015 11:10 AM  
**To:** DuCroz, Diana - PD  
**Cc:** CNL District C  
**Subject:** October 2015 Houston Heights South Historic District Certificate of Appropriateness Applications

The following are my comments regarding proposed Certificates of Appropriateness for the HHSHD:

301 E. 10<sup>th</sup> St. – OBJECT – The historic character of the existing structure is significantly reduced with the proposed 2<sup>nd</sup> floor addition to the attached garage. The historic form is severely changed to a higher volume massing and less visual differentiation between the existing and the addition. This proposal results in the un-necessary removal of historic structural elements. The building volume to ground surface ratio is much greater than is typically found in the District.

415 E 9<sup>th</sup> St. – NO OBJECTION

426 Arlington St. – NO OBJECTION

511 Arlington St. – DEFER TO CITY BUILDING INSPECTOR DETERMINATION/RECOMMENDATION

612 Arlington St. – NO OBJECTION

716 Arlington St. – NO OBJECTION

1020 Arlington St. – OBJECT – The proposed addition makes a bad condition even worse. The resulting building volume of 4819 SF will provide a building volume to land surface ratio much greater than typically found in the District and the proposal is not in context with the historic character of the District.

J. Kent Marsh, AICP CUD  
Vice President



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