

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Mark Baughman, owner

Property: 1405 Arlington Street, Lot 12, Block 159, Houston Heights Subdivision. The property includes a new 3,227 square foot, two-story single family residence and a detached one-story garage situated on a 6,600 square foot (50' x 100') corner lot.

Significance: New residence, constructed 2014, located in the Houston Heights Historic District East.

Proposal: New Construction – The applicant was approved for a new two-story single-family residence at the March 2013 HAHC meeting. In March the approved residence measured 36'-5" wide, 68'-9" deep, built on a 2' slab foundation with an eave height of 23'-7" and a ridge height of 33'-7".

In October it was discovered that the residence did not comply with the approve Certificate of Appropriateness. The residence was approved with divided lite wood sash windows; vinyl flange mounted windows with interior muntins were installed. The applicant was denied a COA to retain the existing 6-over-1 and 9-over-1 vinyl sash windows at the December 2014 HAHC meeting.

The applicant is now requesting approval for the following:

- Replace the 17 existing 4-over-1, 6-over-1 and 9-over vinyl sash windows on the east and south elevations with vinyl 1-over-1 sash windows.
- The proposed windows will be recessed to give the appearance of a traditionally mounted south window.

See enclosed application materials and detailed project description on p. 5-19 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

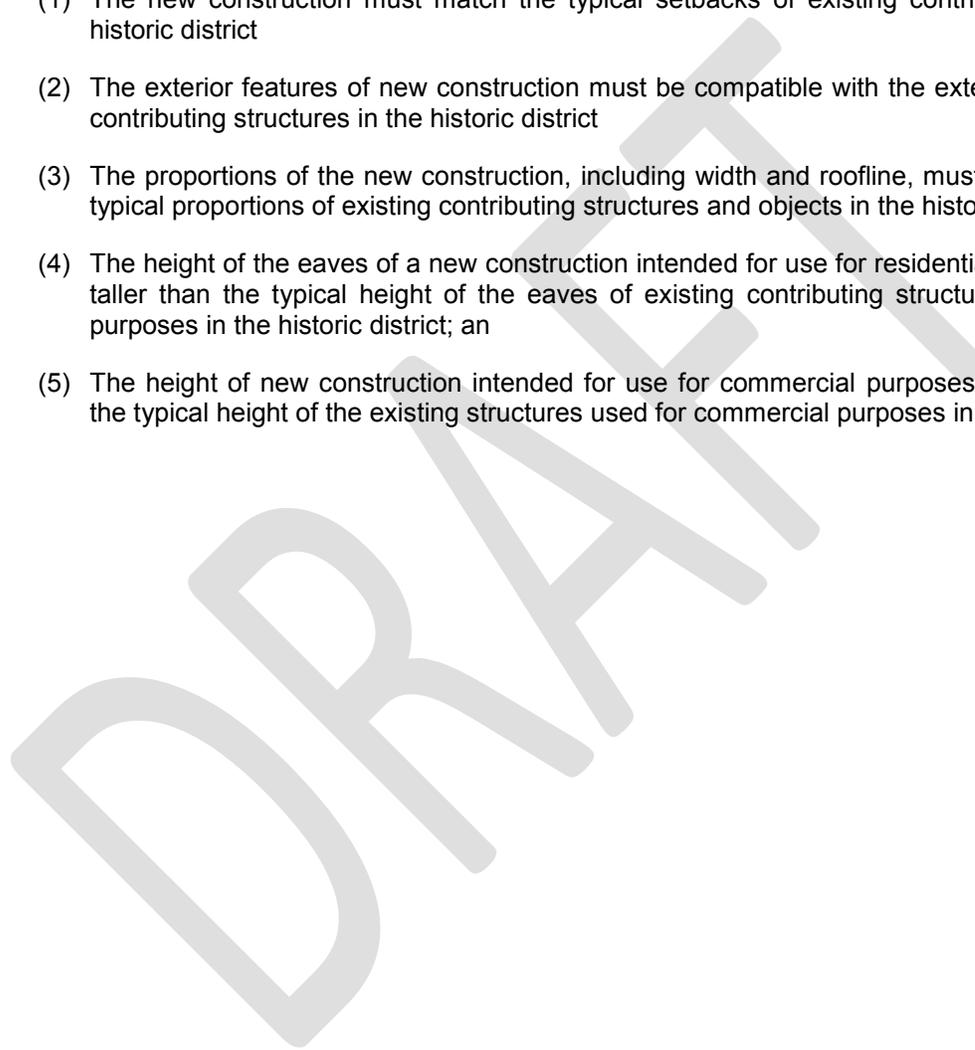
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; an
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



TIMELINE

3.21.2013- Received HAHC approval to construct new two-story residence

8.27.2013- Changed foundation to Pier and Beam

12.11.2013- Issued Permit to construct two-story residence

1.9.2014- No approved plans on site

4.10.2014- No plans or Permits on site

7.16.2014- No plans or Permits on site

8.1.2014- Correct Permit not on site

9.16.2014- No Plans or Permits on site

October 2014- Discovered residence did not comply with March 2013 approved COA

11.18.2014- Hard Hold placed on project for exceeding approved scope of work

- Meet with property owner, Mark Baughman, to discuss discrepancies between approved COA and residence as-built. Mr. Baughman submitted application to retain existing windows and alterations to foundation and heights.

11.21.2014- Staff and Senior Structural Inspector, Pete Stockton, meet with Mark Baughman and the project Manager, Ross Gonzales, on site to discuss changes to windows and increase in height.

- Measured foundation height at 44"- Increase in 20" approved at 24"
- Measured front porch columns- 25" base approved plans show 18" base
- Two windows on south elevation do not meet condition and feature three transom. All windows are flange mounted vinyl sash windows with interior muntins.

12.2.2014- Received revised As-Built drawings from the project Manager

- Foundation height: 44"
- Eave height: 25'-5"
- Ridge height: 35'-8"

12.3.2014- Staff measured residence from crown of street to verify heights.

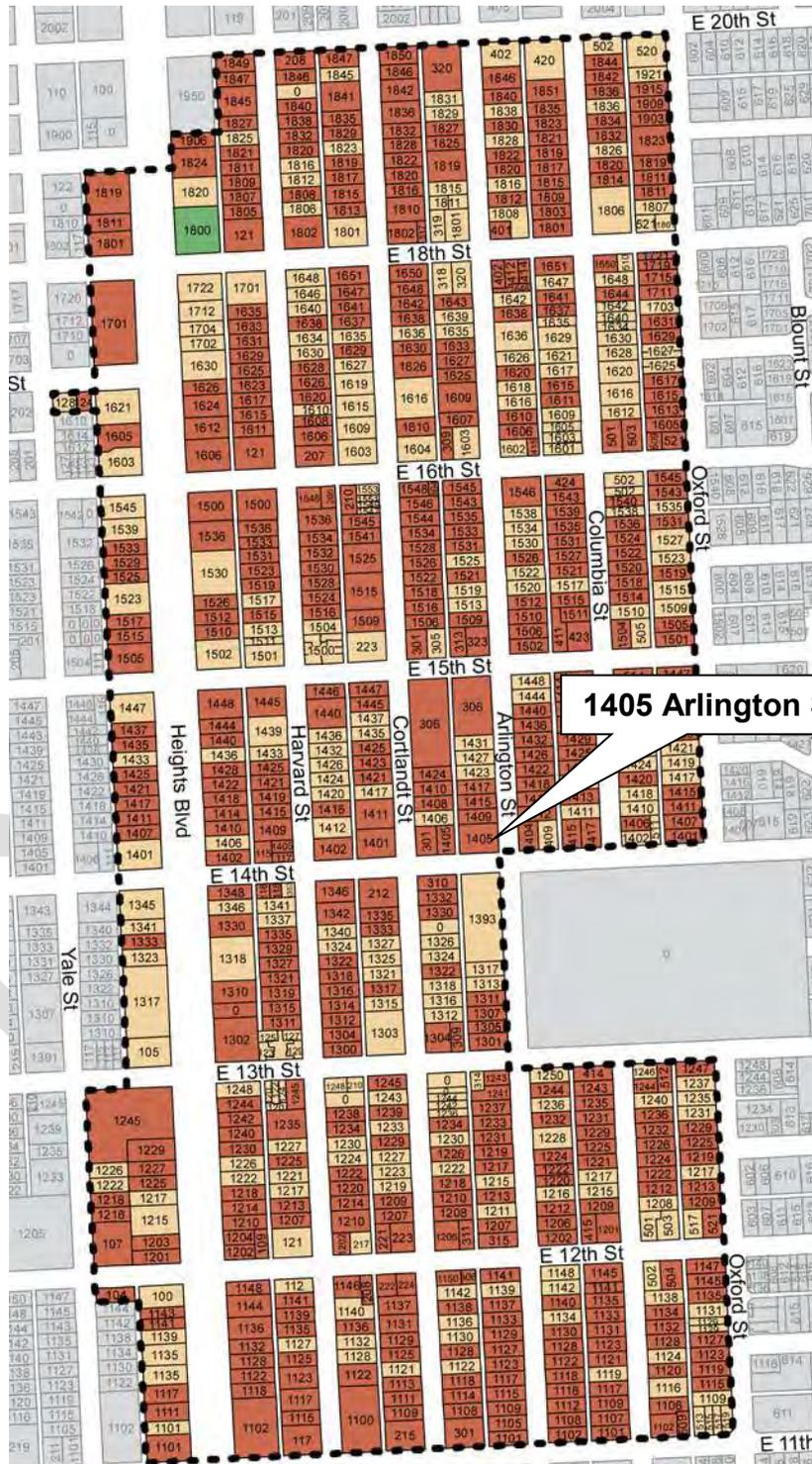
- Foundation height: 41"
- Eave height: 26'
- Ridge height: 36'



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1405 Arlington St

CURRENT PHOTO



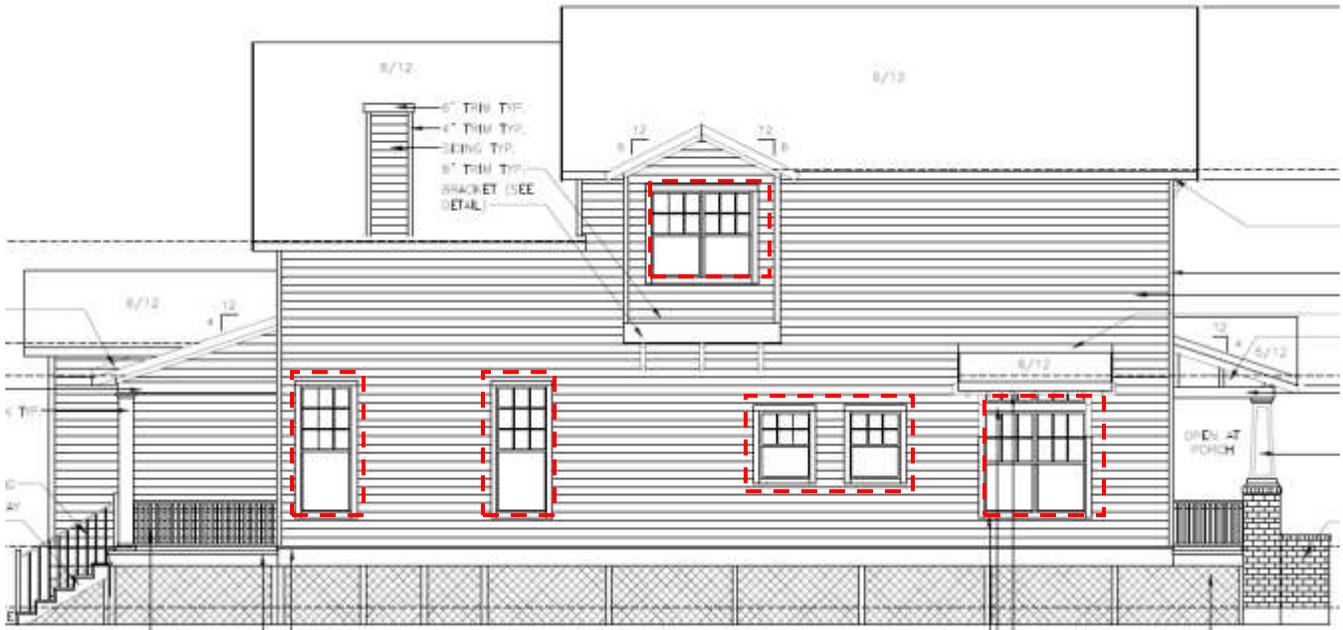
EAST ELEVATION – FRONT FACING ARLINGTON STREET

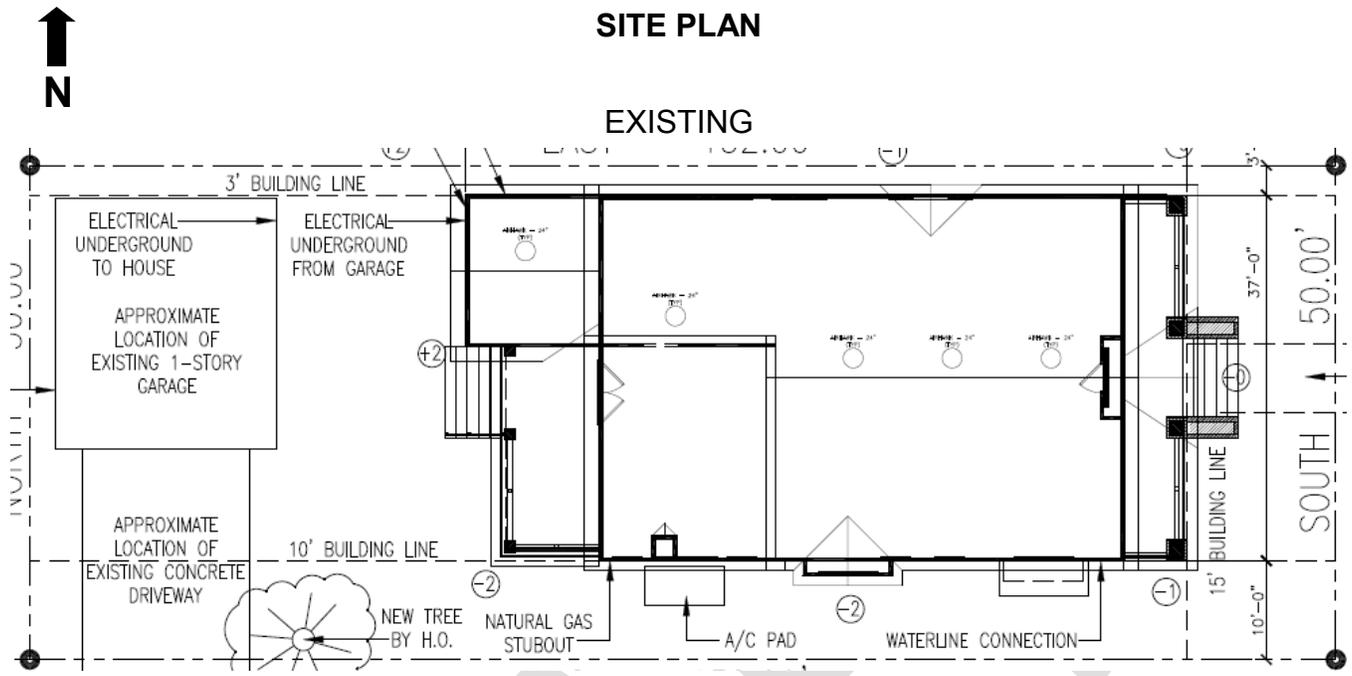
EXISTING



SOUTH SIDE ELEVATION FACING E 14TH STREET

EXISTING





DRAFT



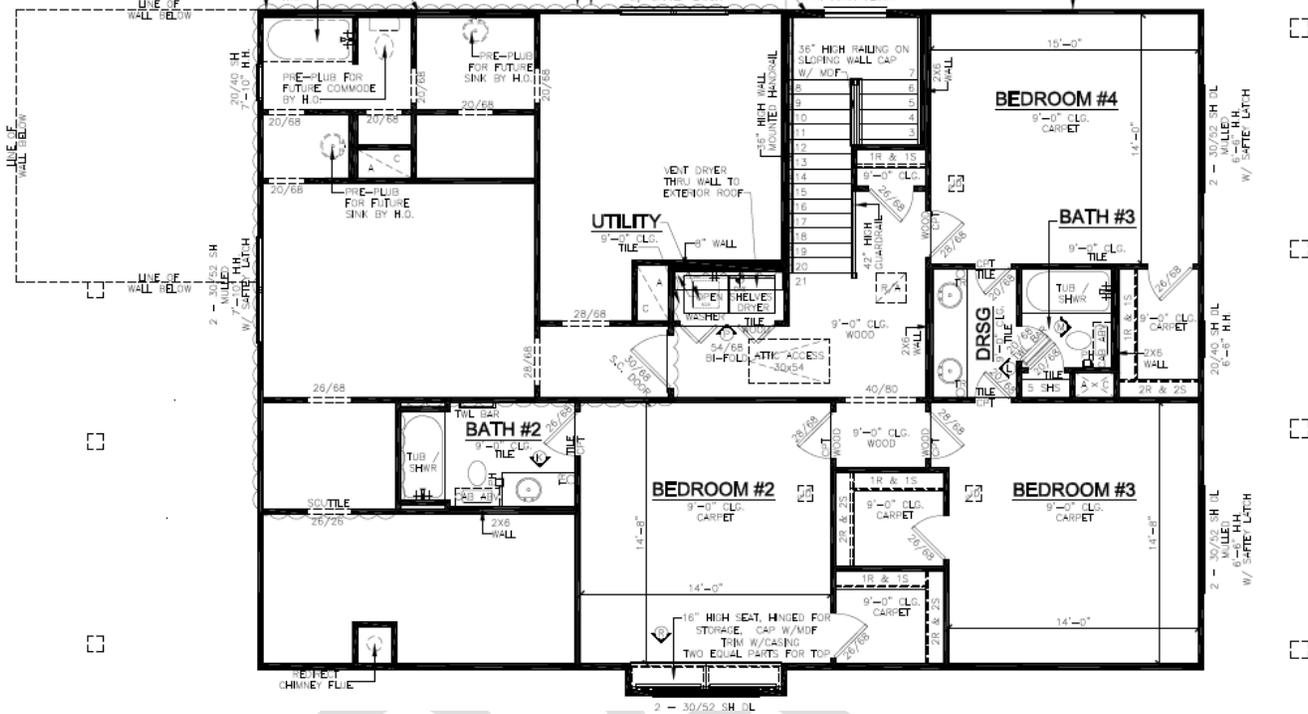
FIRST FLOOR PLAN

EXISTING/PROPOSED



SECOND FLOOR PLAN

EXISTING/PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

| WINDOW SCHEDULE | |
|------------------------|--------------------|
| QUANTITY | SIZE |
| 2 | 10/70 FG DL TEMP |
| 1 | 20/40 SH |
| 1 | 20/40 SH DL |
| 2 | 30/10 FG DL |
| 2 | 30/16 |
| 6 | 30/16 FG DL |
| 2 | 30/40 SH DL |
| 4 | 30/52 SH |
| 6 | 30/52 SH DL |
| 2 | 30/60 SH |
| 6 | 30/60 SH DL |
| 4 | 30/76 SH DL |
| 2 | 36/80 FG TEMP |
| 1 | 40/20 FG TEMP □BSC |
| 1 | 40/40 FG TEMP □BSC |
| 1 | 60/16 FG DL |

WINDOW SPECS

REVISED WINDOW SPECS

1/02/2015

Styles



Single Hung



Design Tech has selected windows from the Simonton ProFinish Builder series and the Planning Department has approved that selection. See email attached.

- Sash frames should be recessed in window opening as much as possible and the exterior trim, as called out on the permitted plans (sheet 14 of 15, dated 4/18/2015), windows will be installed to provide as much three-dimensionality as possible.

Design Tech will replace the existing sashes on the east and south elevations of the house with vinyl sashes that more resemble traditional windows.

WINDOW SPECS

Exterior Colors



Hardware Colors



STAFF PHOTOS

Northeast Corner



FRONT PORCH TAPERED COLUMNS



FRONT PORCH (EAST ELEVATION)



EAST ELEVATION



PROJECT DETAILS

Windows/Doors: The residence features flange mounted vinyl 4-over-1, 6-over-1, 9-over-1, 6-over-1 with three lite transoms, and single lite fixed windows. The 17 existing 6-over-1 and 9-over-1 vinyl windows on the east and south elevations will be replaced with vinyl 1-over-1 inle hung sash windows. The proposed 1-over-1 sash windows will be recessed to give the appearance of traditionally mounted sash windows. *(Approved March 2013 1-over-1 wood double hung sash windows and 1-over-1 double hung windows with a single lite transom; 6-over-1 wood double hung sash windows and 6-over-1 wood double hung sash windows with a 3 lite transom above and wood single lite fixed windows. The residence will feature a wood paneled front entry door with divided lite transom and side lites. The rear elevation will feature a set of single lite French doors with a two lite transom.)*

DRAFT