## CERTIFICATE OF APPROPRIATENESS

**Application Date:** April 1, 2015

**Applicant:** Sam Gianukos of Creole Design for Michael Brown, owner

**Property:** 1513 Arlington Street, Lot 9, Block 138, Houston Heights Subdivision. The property includes a new 3,928 square foot residence under construction situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** At the time of designation the property featured a Potentially Contributing bungalow duplex located with Houston Heights Historic District East. This structure was demolished in 2009 via a demolition COA issued by a 90 day waiver. The applicant was granted a COA in December 2013 to construct a two-story residence. This structure is currently under construction.

**Proposal:** New Construction – *Revision:* Applicant proposes to revise the approved façade of a two-story residence.

- Change approved board and batten siding in the front facing gable to horizontal lap siding matching that approved on the rest of the house.
- Change the approved front facing windows from 2-over-1 to 4-over-1.
- Change the approved uncovered two-story half-width front porch to a covered one-story wraparound porch

See enclosed application materials and detailed project description on p. 5-11 for further details.

**Public Comment:** One writing in opposition. During the review process, the applicant has since made revisions to their application that address the concerns expressed in this email. Please see Attachment A.

**Civic Association:** No comment received.

**Recommendation:** **Approval**

**HAHC Action:** **-**

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## 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 - satisfies D - does not satisfy NA - not applicable**

| S | D | NA | | |
|---|---|---|---|---|
| ☒ | ☐ | ☐ | (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; and |
| ☐ | ☐ | ☒ | (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. |

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## PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

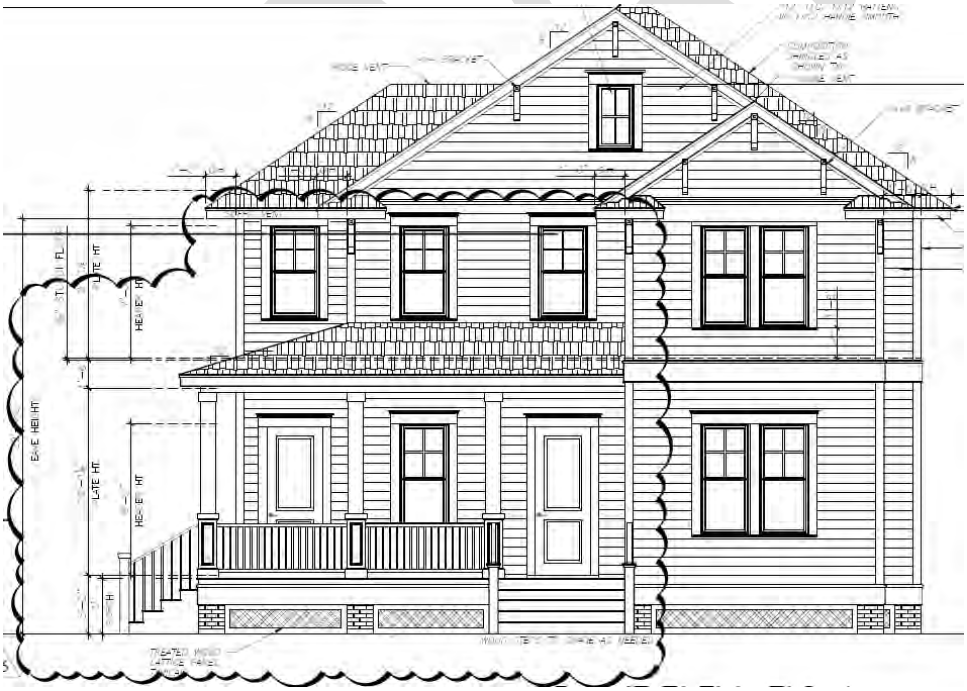
**Building Classification**
- Contributing
- Non-Contributing
- Park

## CURRENT PHOTO

## EAST ELEVATION – FRONT FACING ARLINGTON STREET

APPROVED – 12/12/13

PROPOSED



## SOUTH SIDE ELEVATION

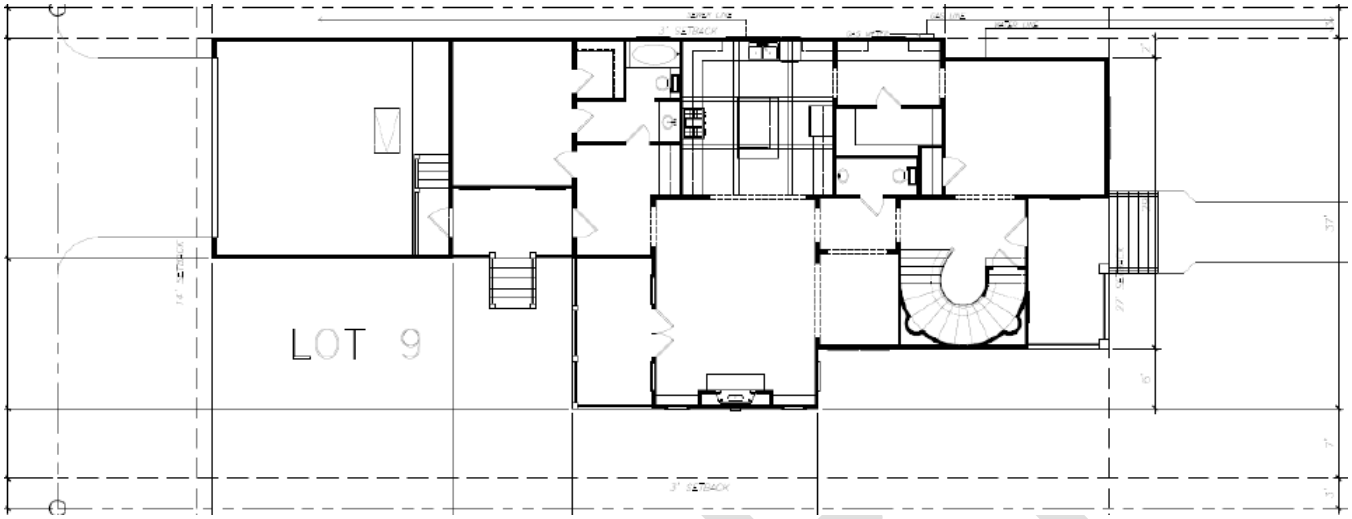
APPROVED – 12/12/13

PROPOSED

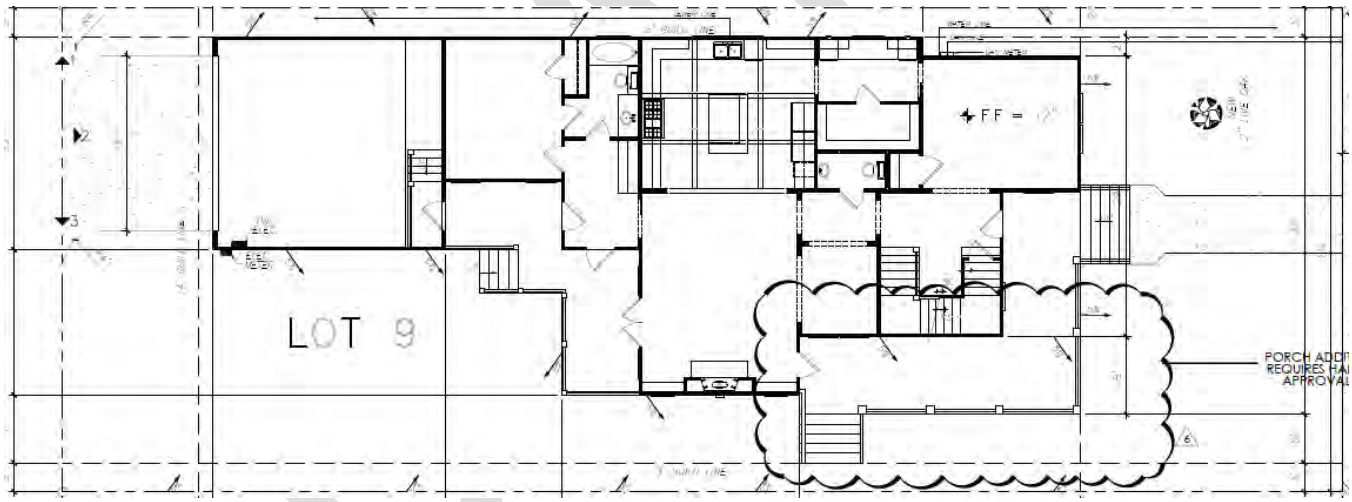
N

**SITE PLAN**

APPROVED – 12/12/13




PROPOSED

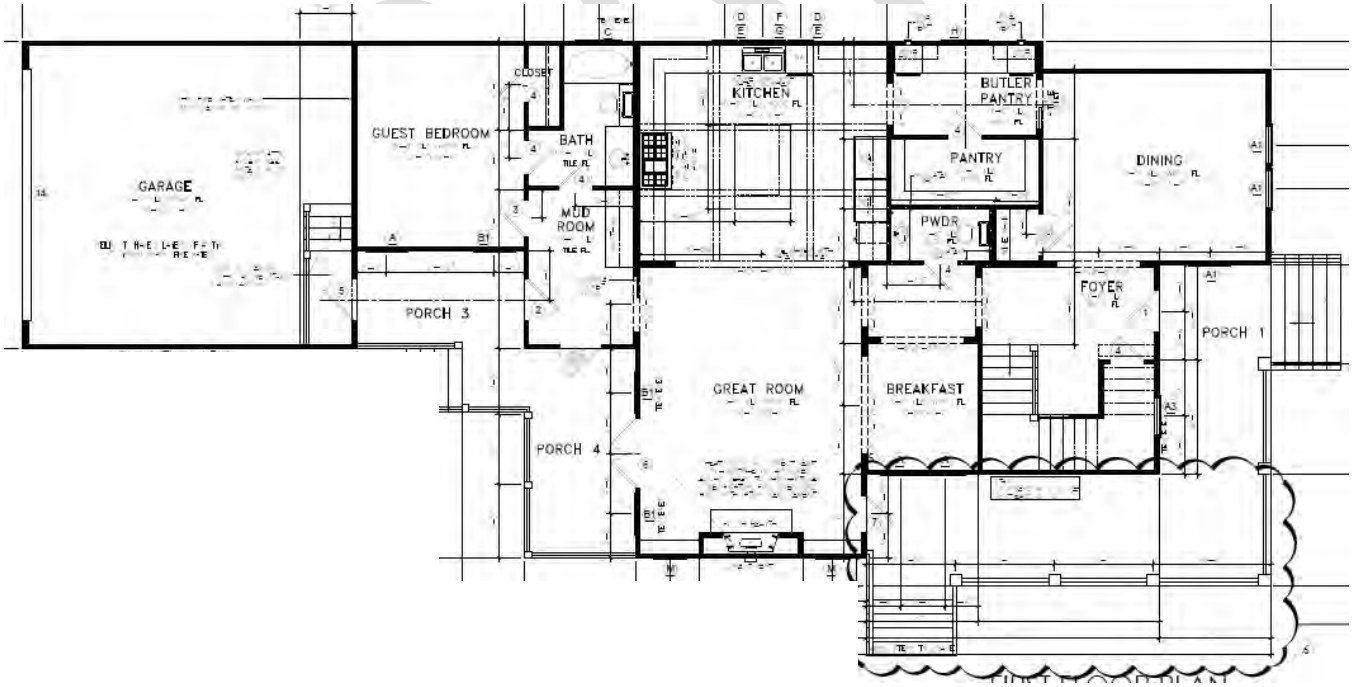


N

## FIRST FLOOR PLAN

EXISTING

PROPOSED

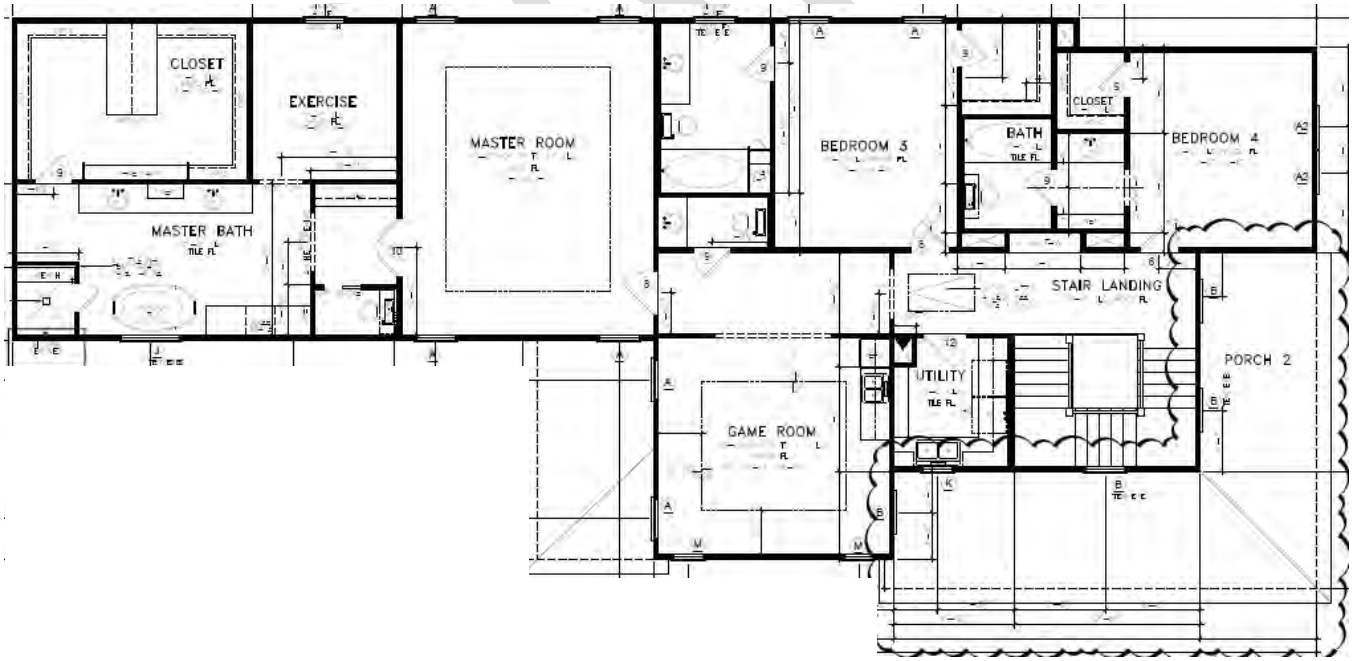


N

## SECOND FLOOR PLAN

EXISTING

PROPOSED



## WINDOW SCHEDULE

ALL WINDOWS HAVE BEEN INSTALLED WITH A RECESSED PROFILE

WINDOW SCHEDULE

| MARK | QTY | WIDTH | HEIGHT | DESCRIPTION |
|---|---|---|---|---|
| A | 11 | 2'-8" | 6'-0" | DOUBLE HUNG |
| A1 | 5 | 2'-8" | 6'-0" | DOUBLE HUNG DIV LITE 4/1 |
| A2 | 2 | 2'-8" | 3'-6" | DOUBLE HUNG DIV LITE 4/1 |
| ~~A3~~ | ~~1~~ | ~~2'-8"~~ | ~~3'-0"~~ | ~~DOUBLE HUNG DIV LITE 4/1 TEMPERED SEE NOTE 30/D1.1~~ |
| B | 4 | 2'-8" | 5'-0" | DOUBLE HUNG TEMPERED DIV LITE 4/1 SEE NOTE 30/D1.1 6 |
| ~~B1~~ | ~~1~~ | ~~2'-8"~~ | ~~5'-0"~~ | ~~DOUBLE HUNG TEMPERED SEE NOTE 30/D1.1~~ |
| C | 1 | 3'-0" | 2'-0" | TRANSOM TEMPERED SEE NOTE 30/D1.1 |
| D | 2 | 1'-6" | 1'-6" | TRANSOM |
| E | 2 | 1'-6" | 3'-6" | CASEMENT |
| F | 1 | 3'-0" | 1'-6" | TRANSOM |
| G | 1 | 3'-0" | 4'-0" | FIXED |
| H | 1 | 3'-0" | 4'-0" | DOUBLE HUNG |
| J | 1 | 4'-0" | 4'-0" | FIXED GLASS TEMPERED SEE NOTE 30/D1.1 |
| K | 1 | 2'-0" | 4'-0" | DOUBLE HUNG |
| L | 1 | 2'-0" | 3'-6" | FIXED (FRONT GABLE) |
| M | 4 | 2'-0" | 3'-0" | DOUBLE HUNG |
| N | 1 | 1'-6" | 3'-0" | DOUBLE HUNG |

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## PROJECT DETAILS

**Shape/Mass:** The approved two-story porch will be changed to a covered one story porch wrapping around to the south elevation. The added section of the porch will measure 6' wide by 29' deep.

**Setbacks:** The approved residence featured a south side setback of 10'. The proposed wrap around porch will extend 2' wider than the existing residence and will feature a south setback of 8'.

**Windows/Doors:** The approved residence featured seven 2-over-1 windows on the façade. These windows have been revised to a 4-over-1 divided lite configuration.

**Exterior Materials:** Approved residence would have featured vertical board and batten cementitious siding. The applicant proposes to change this horizontal lap cementitious siding with a 6" reveal matching that approved to be installed on the rest of the structure.

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**ATTACHMENT A**

PUBLIC COMMENT

**From:** Kent Marsh
**Sent:** Monday, April 13, 2015 5:00 PM
**To:** DuCroz, Diana - PD
**Cc:** Brie Kelman
**Subject:** 1513 Arlington St. HHEHD

Ms. DuCroz, I am writing to object to the proposed 2-story porch in the Revised Certificate of Appropriateness application for 1513 Arlington St. in the Houston Heights East Historic District. I objected to the 2 story porch on the front of the new construction when it was first proposed and I continue to object to an even larger proposed 2 story porch now submitted. I have no objection to wrap-around one-story porches as those are typically found on contributing structures within the HHEHD but a two story porch, uncovered or otherwise, is not an element typically found on contributing structures within the HHEHD. The wrap-around porch should be one-story with a typical roof above the one-story porch and not a deck for second floor use. The allowance of a two-story porch within our district will encourage additional encroachments of this non-typical element to occur and further dilute the historical character of our district. It is my understanding that the owner of the house may not object to a one-story covered wrap-around porch.

J. Kent Marsh, 1538 Arlington