CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Craig Utterson, owner

Property: 642 Arlington Street, Lot 22, Tracts 20 & 21, Block 280, Houston Heights Subdivision. The property includes a new 3,862 square foot, two-story wood frame single-family situated on a 12,870 square foot irregular shaped interior lot located along the Heights Bike Trail.

Significance: Noncontributing new residence, constructed circa 2005, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 1,395 square foot addition to a 3,862 square foot existing noncontributing new residence.

- Extend the ridge of the existing structure by 9'-7"
- Construct a second story addition atop the existing one-story attached garage
- Construct a 42' wide by 25' deep one-story accessory structure attached to the main structure by a 275 square foot breezeway.

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☒	☐	☐	(1)	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
			(2)	For an addition to a noncontributing structure:
☒	☐	☐	(a)	The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
☒	☐	☐	(b)	The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(c)	The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.

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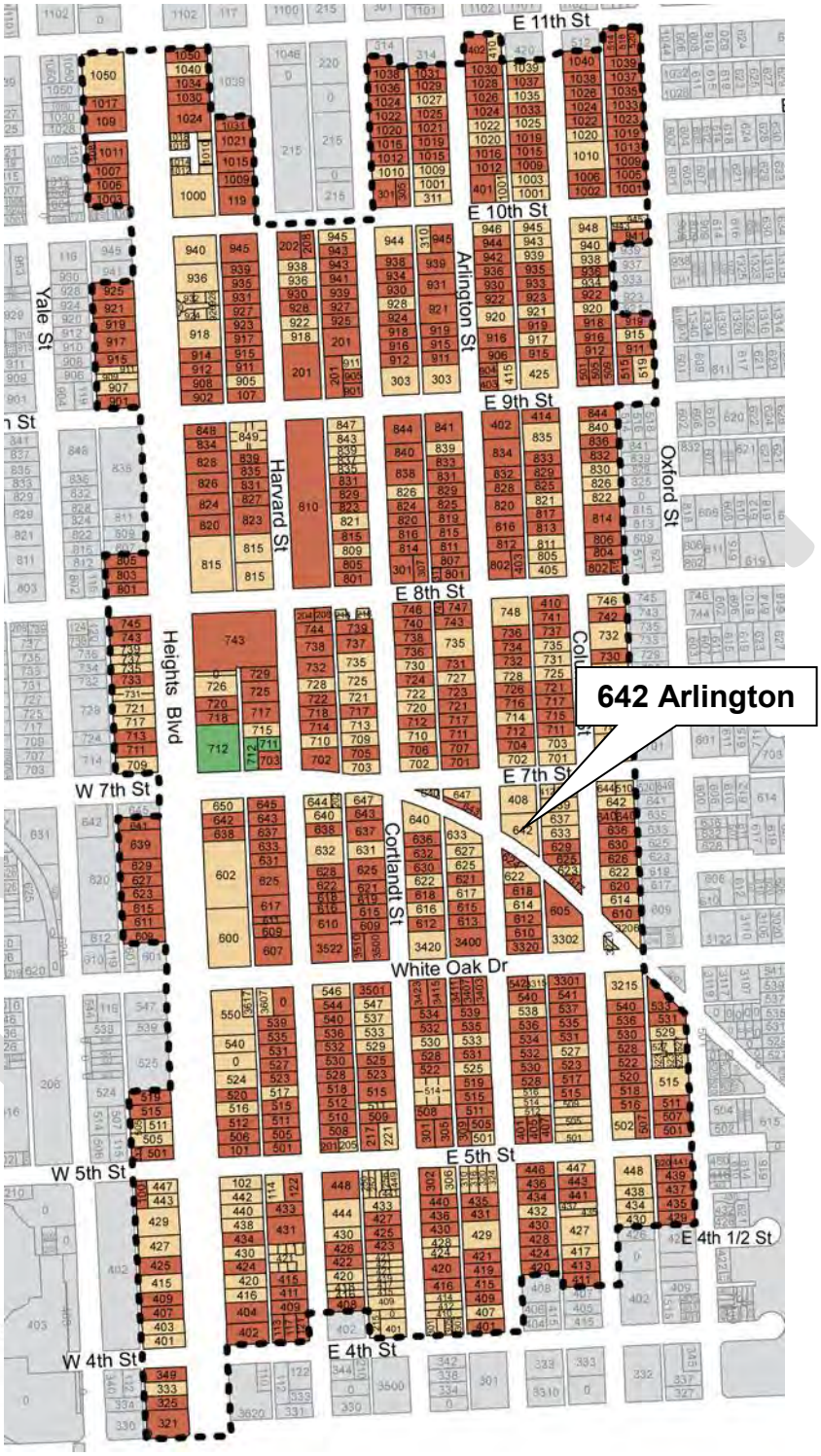
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

WEST ELEVATION – FRONT FACING ARLINGTON STREET

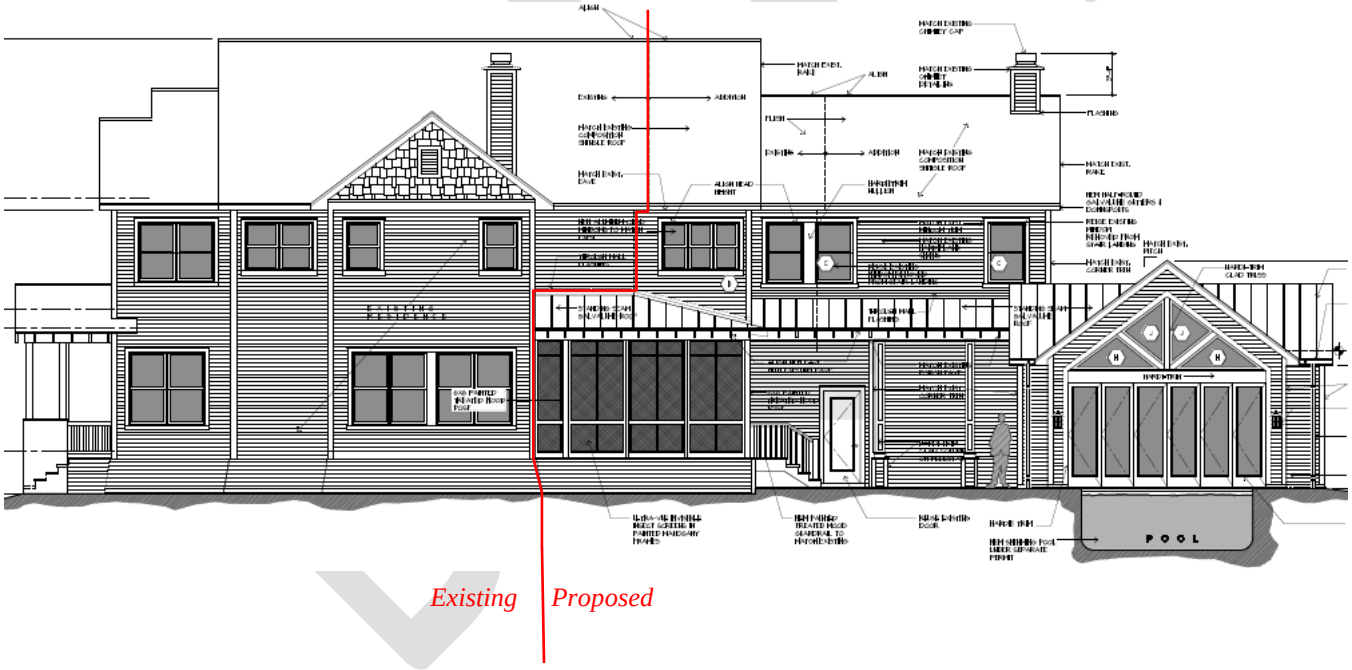
EXISTING

PROPOSED

SOUTH SIDE ELEVATION

EXISTING

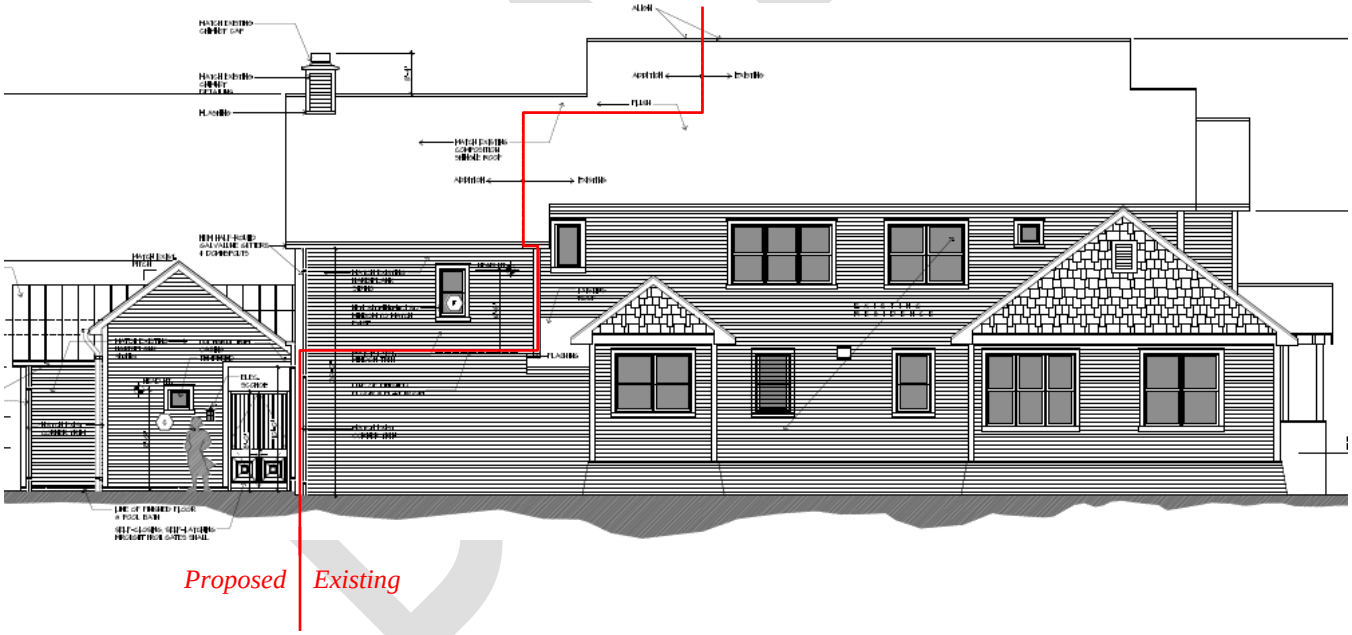
PROPOSED



NORTH SIDE ELEVATION

EXISTING

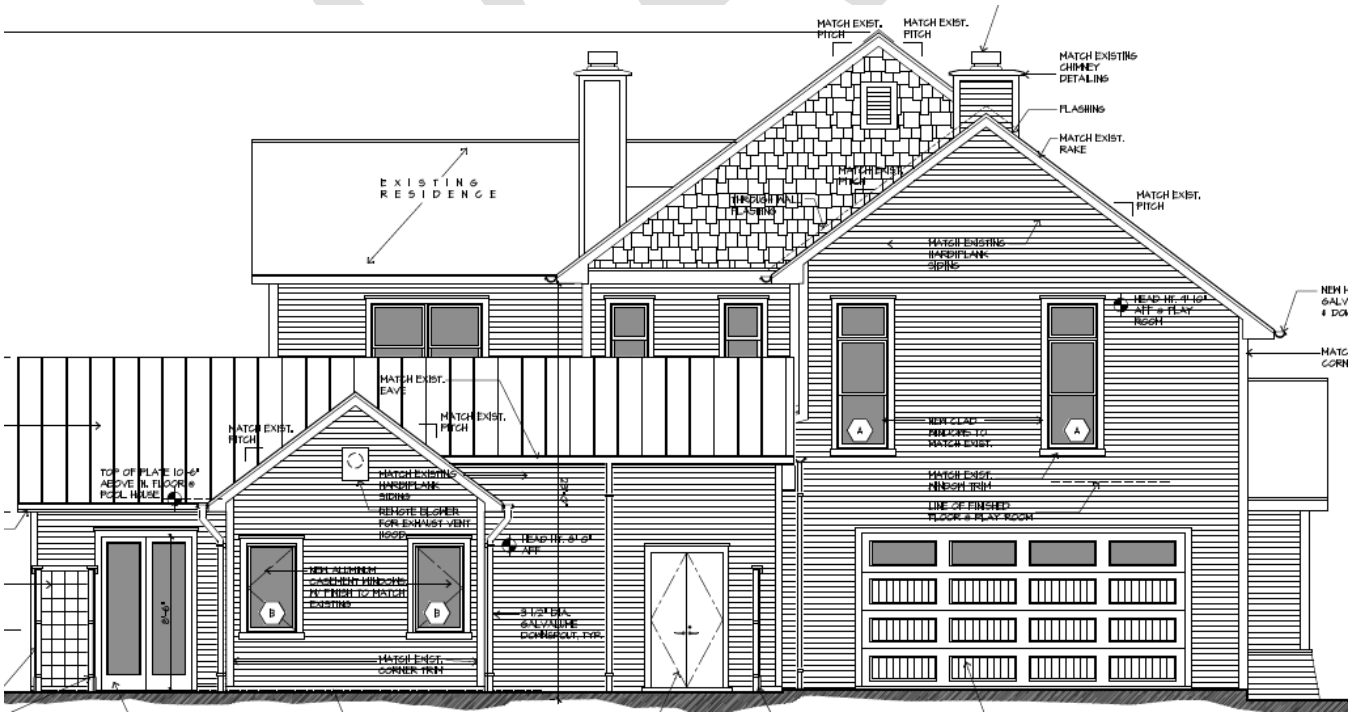
PROPOSED



EAST (REAR) ELEVATION

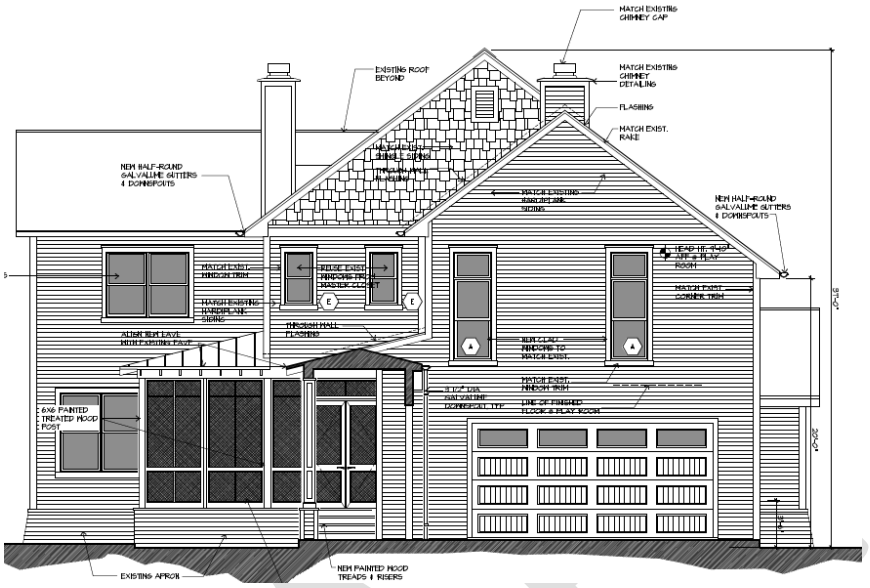
EXISTING

PROPOSED



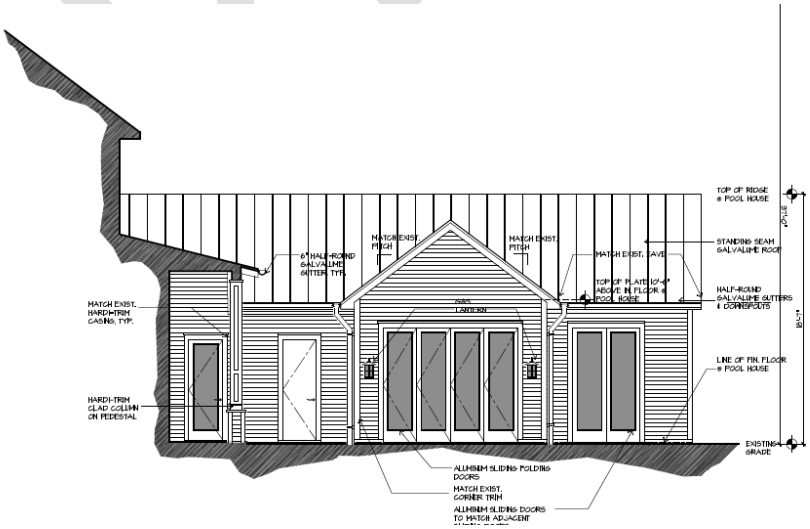
PROPOSED UN-OBSCURED DETAIL

REAR OF RESIDENCE



PROPOSED UN-OBSCURED DETAIL

FRONT OF CONDITIONED POOL HOUSE



SITE PLAN

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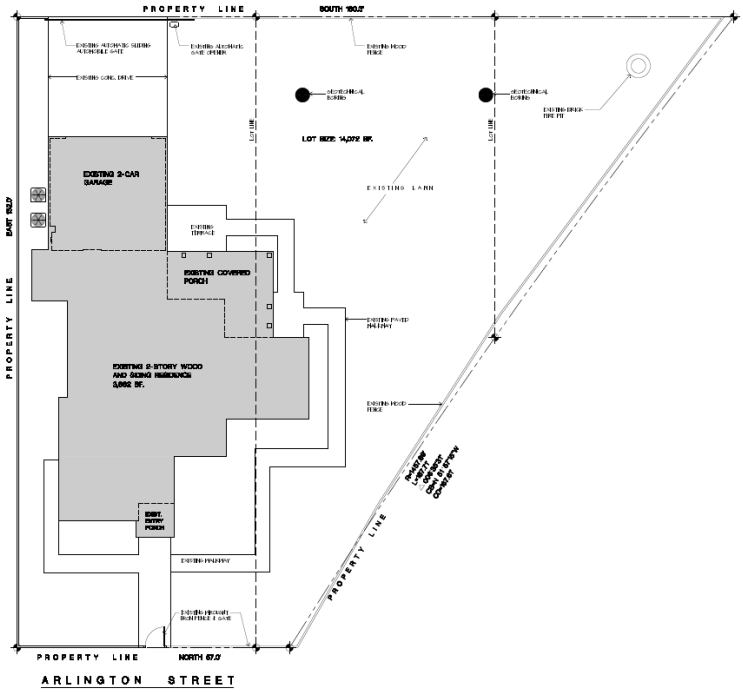
EXISTING



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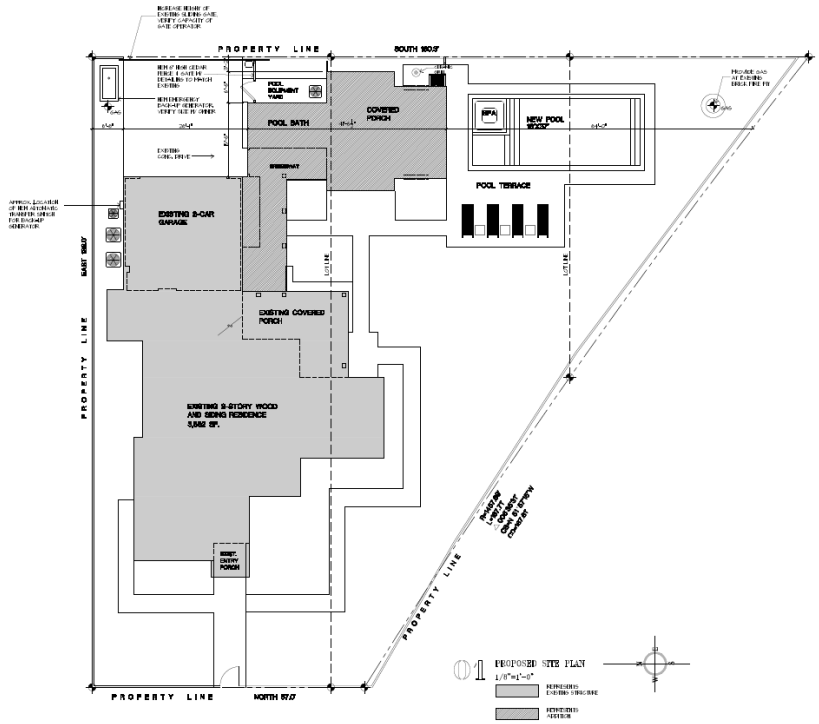

ROOF PLAN

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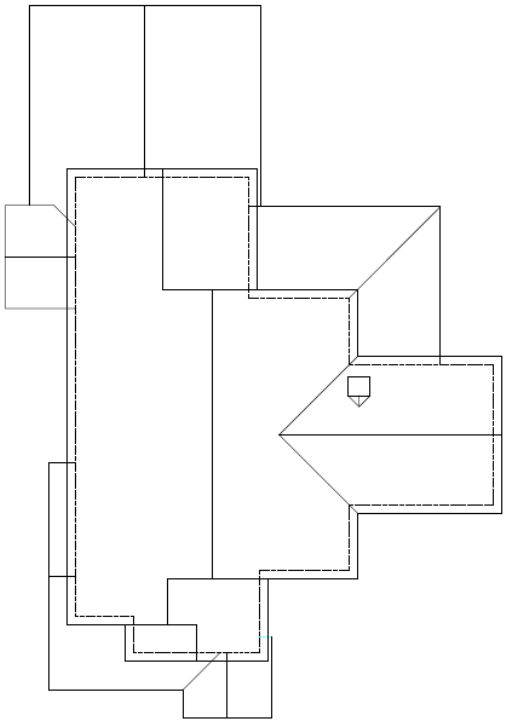
EXISTING



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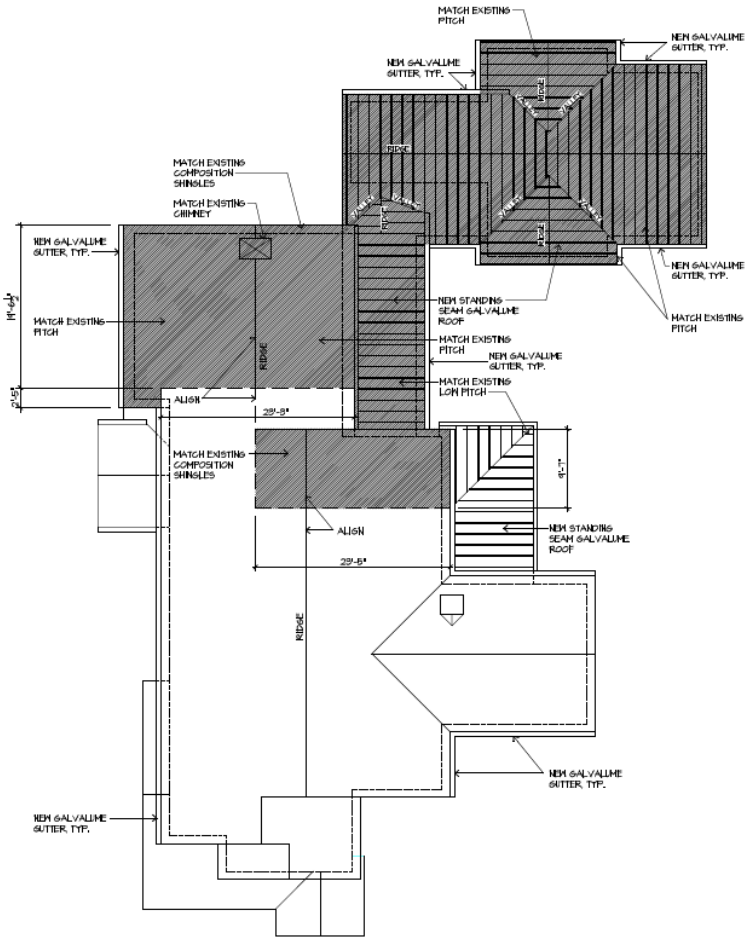

FIRST FLOOR PLAN

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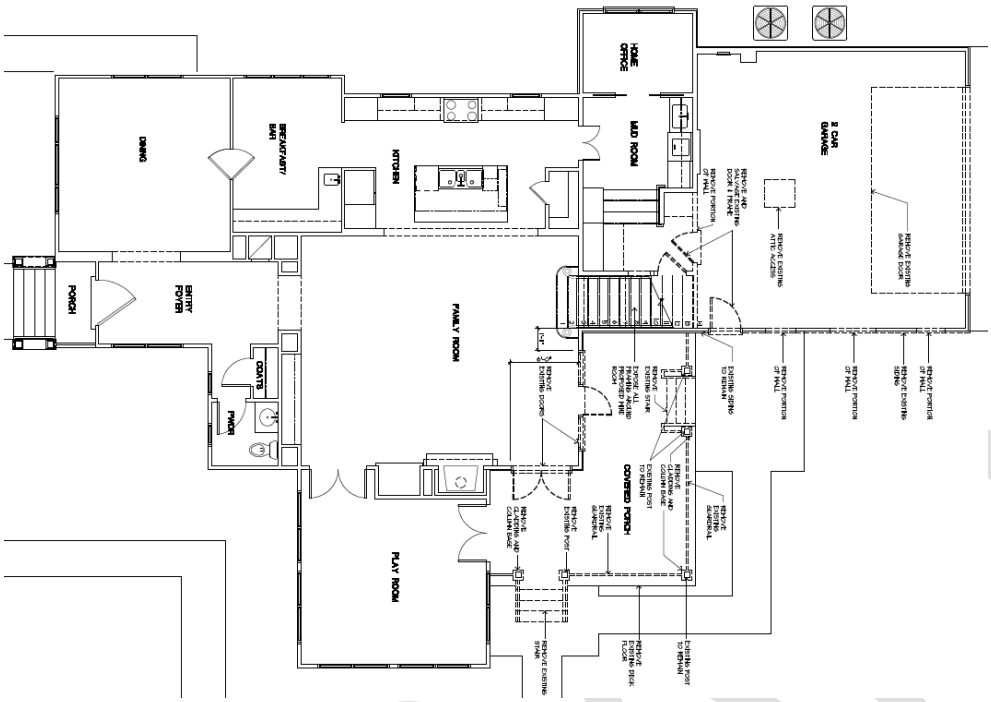
EXISTING



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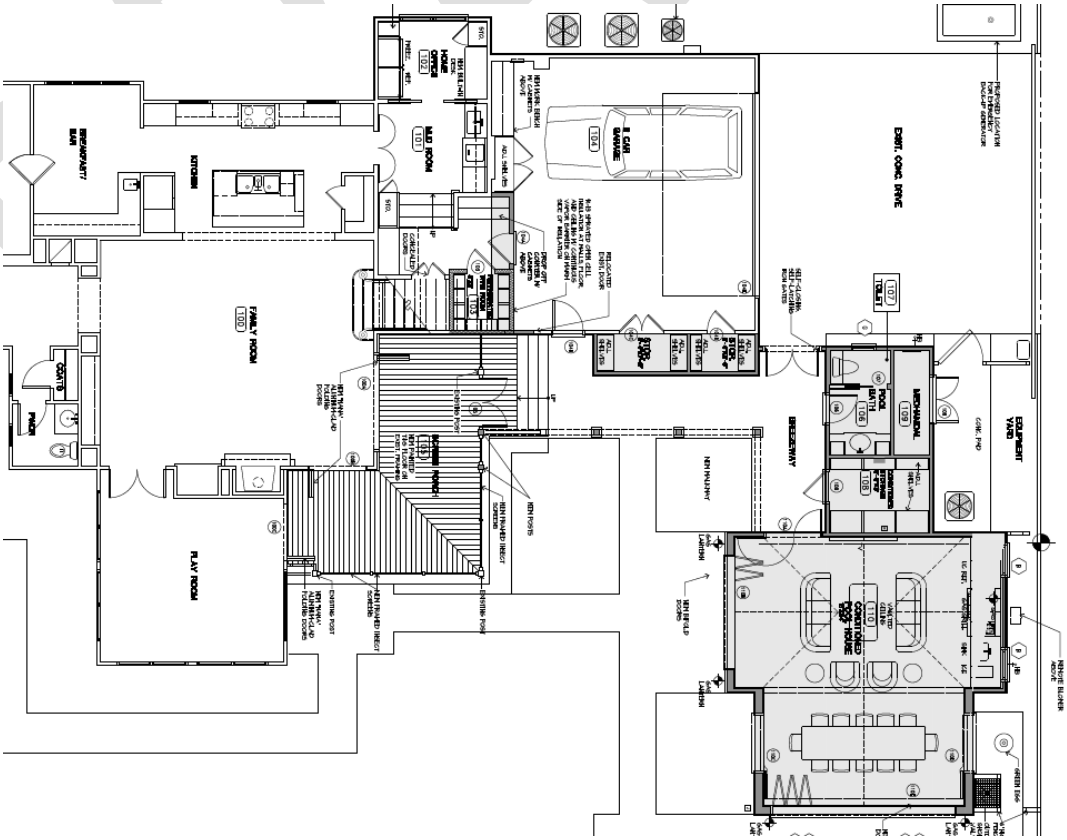

SECOND FLOOR PLAN

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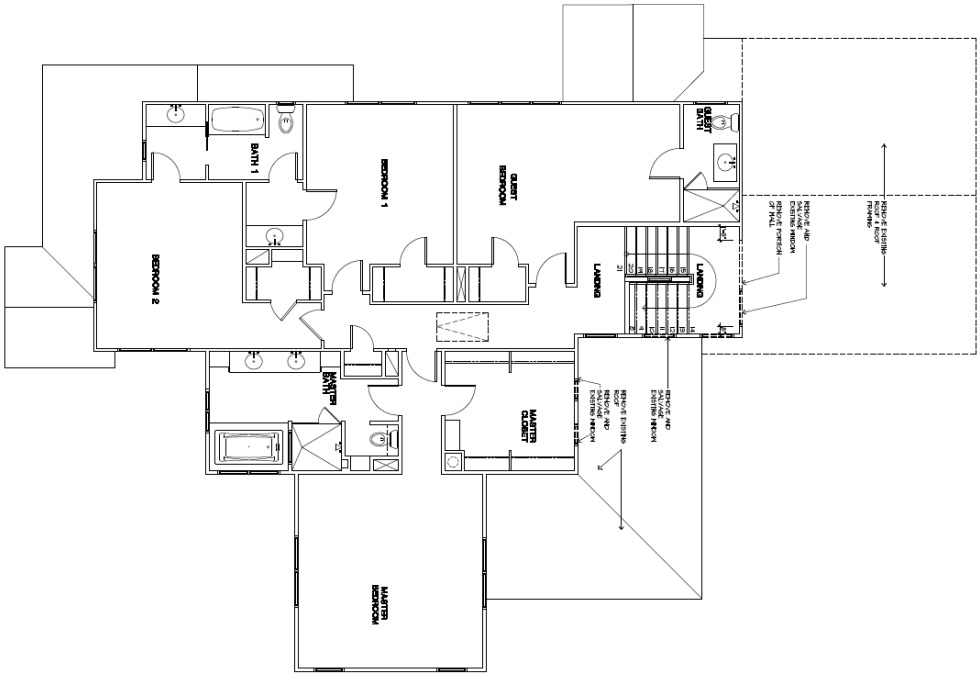
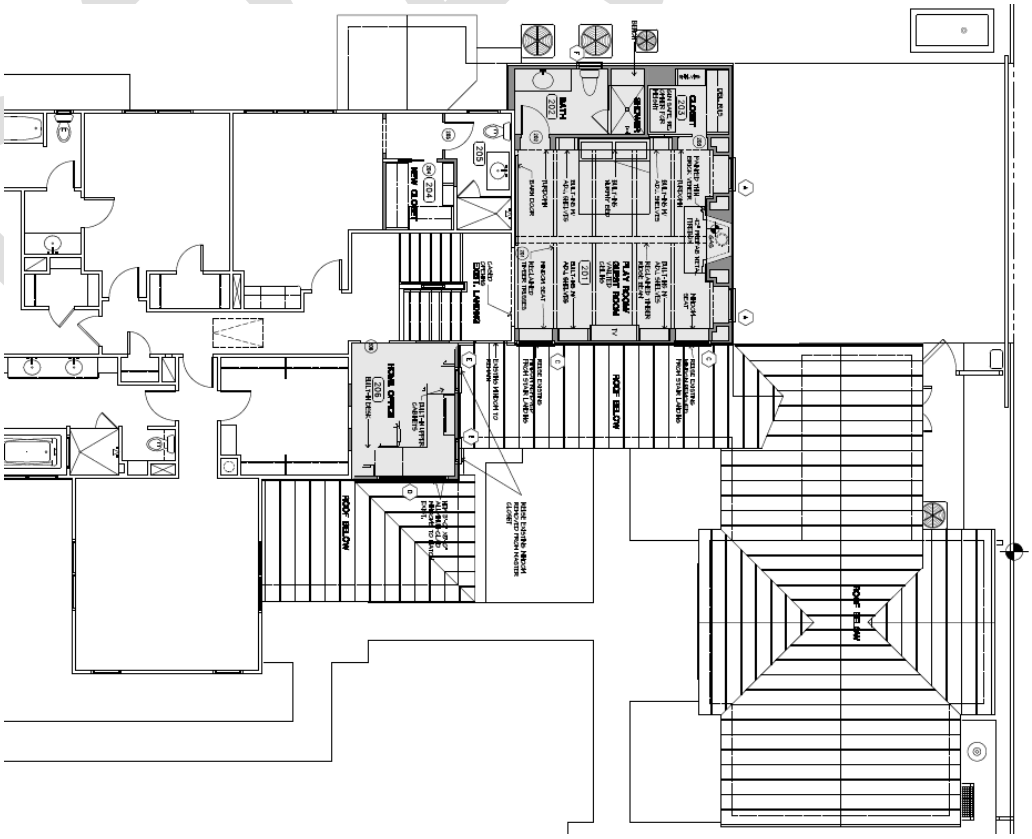
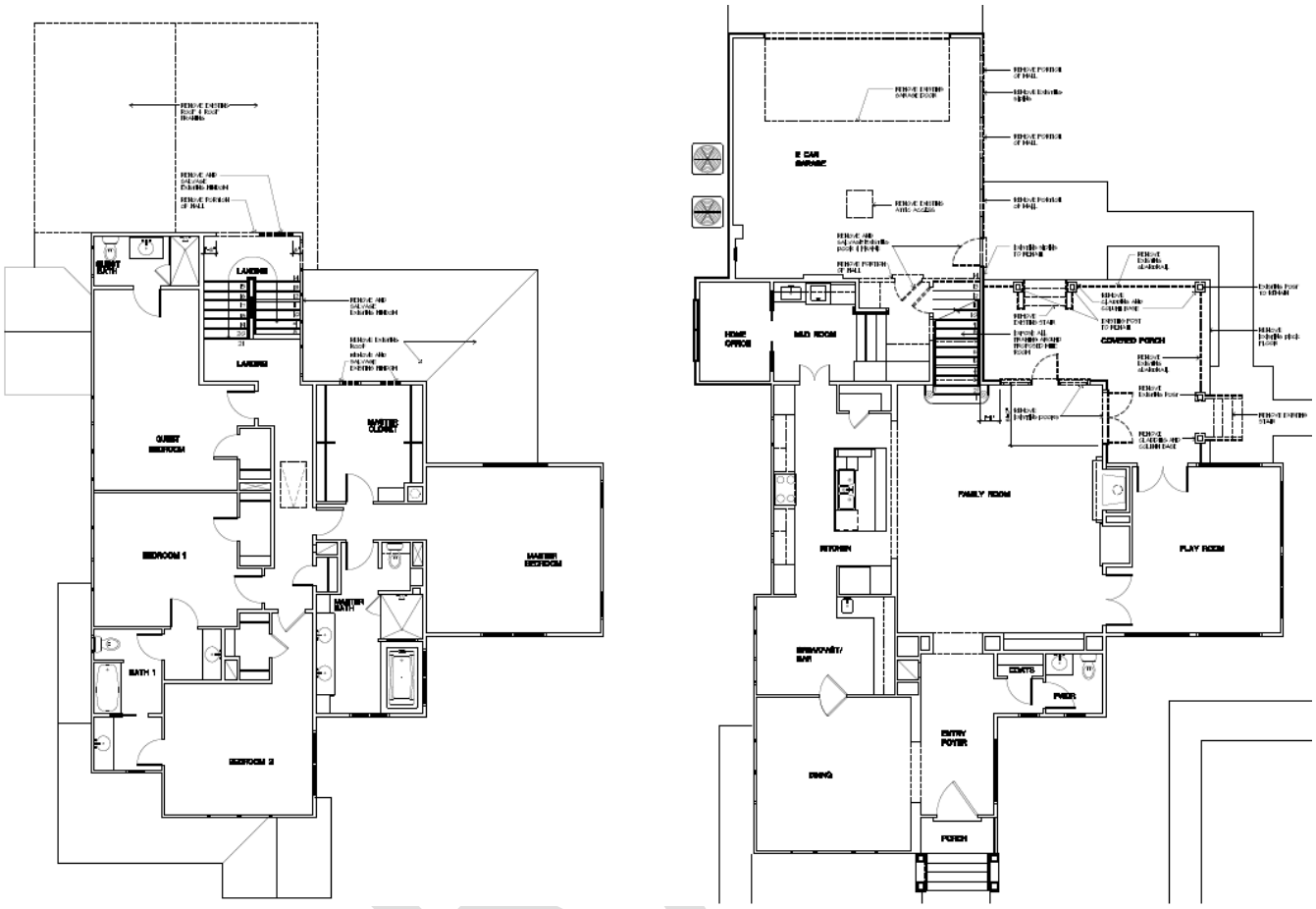
EXISTING



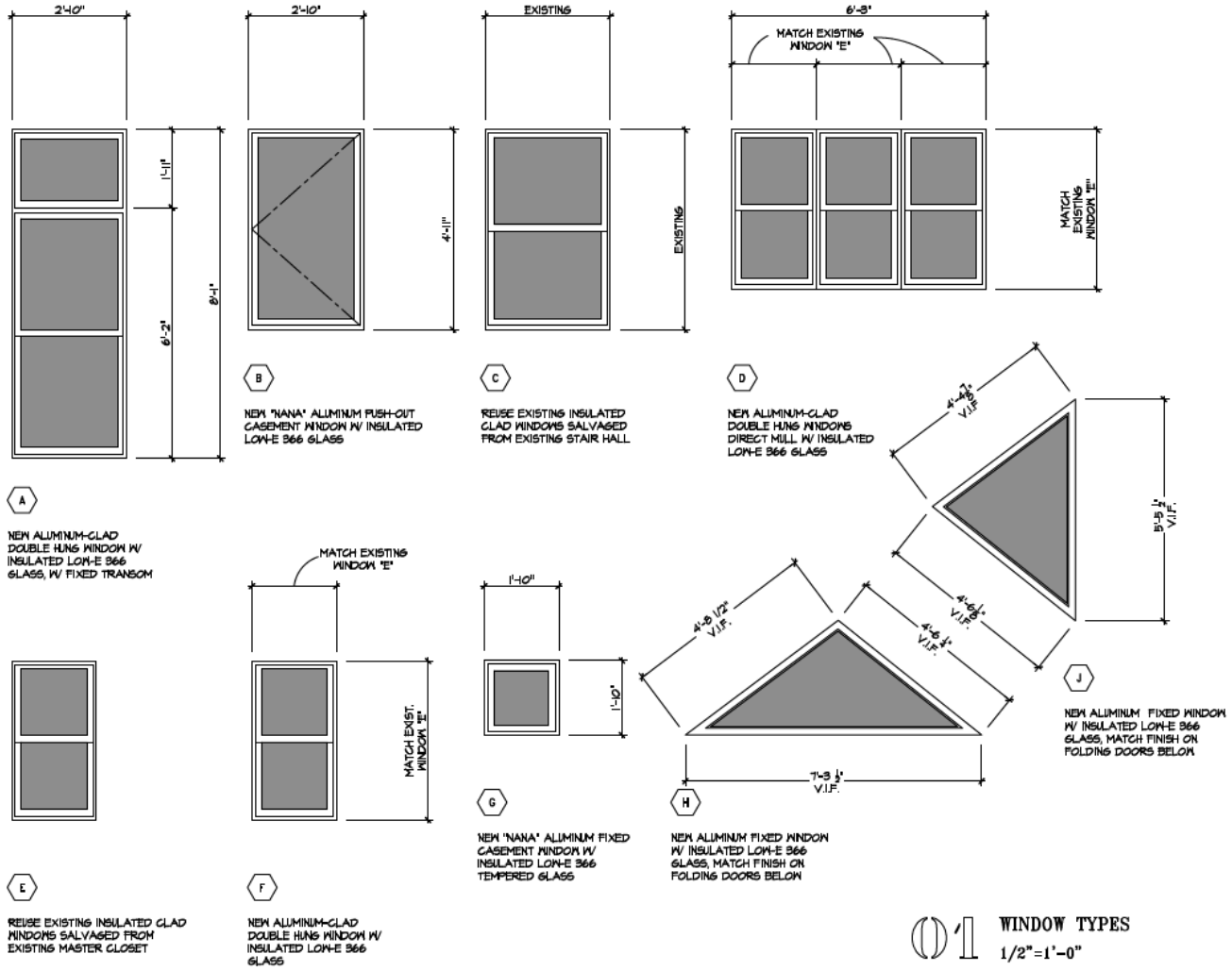
PROPOSED



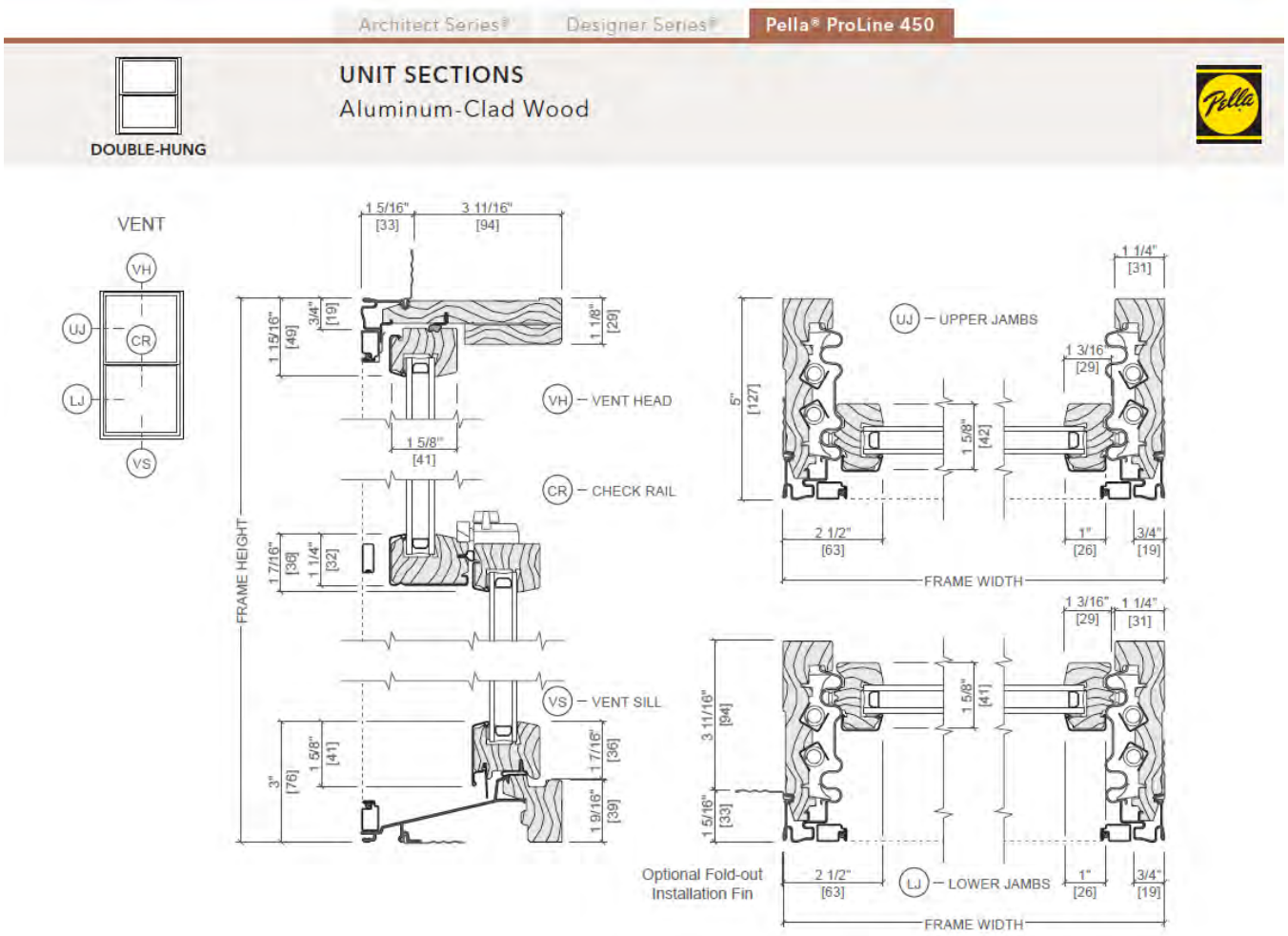
DEMOLITION PLAN



WINDOW SCHEDULE



WINDOW DETAILS



DOOR SCHEDULE

DOOR SCHEDULE — FIRST FLOOR

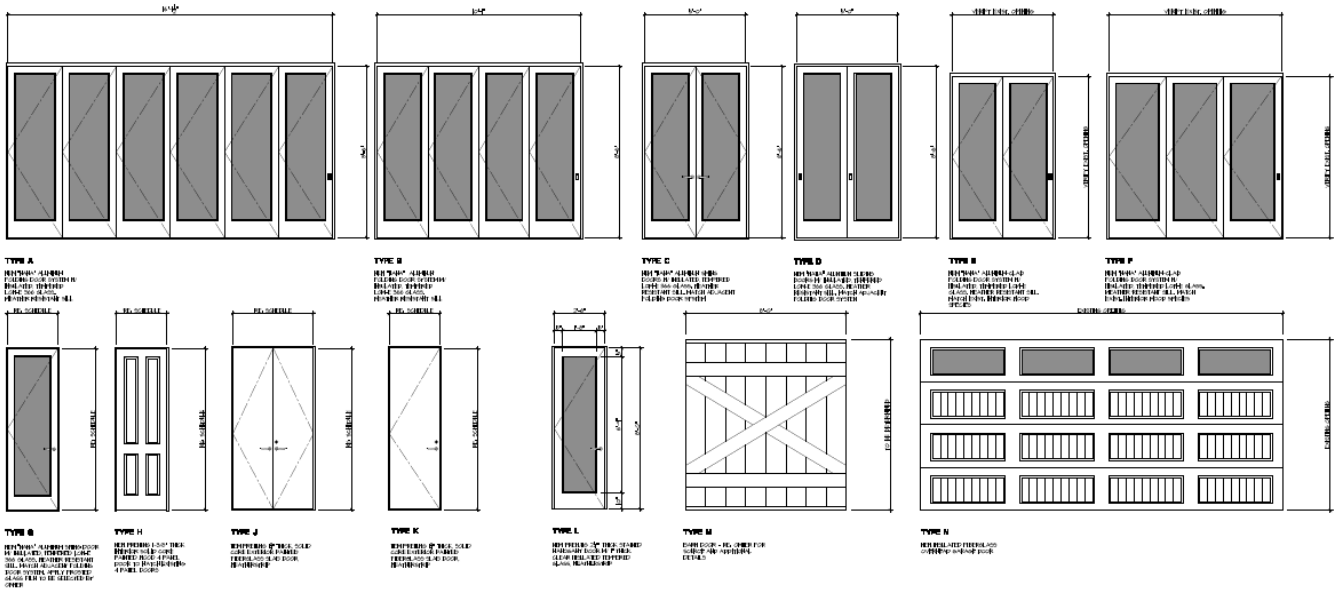
MARK	TYPE	SIZE		HARDWARE	REMARKS
		WIDTH	HEIGHT		
100A	F	EXIST. OPENING	EXIST. OPENING	VERIFY	REPLACEMENT INTO EXISTING ROUGH OPENING, WEATHERSTRIP
100B	E	EXIST. OPENING	EXIST. OPENING	VERIFY	REPLACEMENT INTO EXISTING ROUGH OPENING, WEATHERSTRIP
100C	E	EXIST. OPENING	EXIST. OPENING	VERIFY	REPLACEMENT INTO EXISTING ROUGH OPENING, WEATHERSTRIP
103	L	2'-6"	8'-0"	PASSAGE & DEADBOLT	WEATHERSTRIP
104A		EXISTING	EXISTING	EXISTING DEADBOLT, CLOSER	1 HR. FIRE RATED, WEATHERSTRIP, REUSE EXISTING
104B		EXISTING	EXISTING	EXISTING	REUSE EXISTING
104C	J	PR. 2'-0	8'-0"	PASSAGE & DEADBOLT	WEATHERSTRIP
104D	K	2'-6"	8'-0"	PASSAGE & DEADBOLT	WEATHERSTRIP
104E	N	EXISTING	EXISTING		WEATHERSTRIP
105				PASSAGE	SCREEN DOOR
106	G	2'-6"	8'-0"	PASSAGE & DEADBOLT	WEATHERSTRIP, FROSTED GLASS FILM
107	H	2'-6"	8'-0"	POCKET	POCKET
108	K	2'-8"	8'-0"	PASSAGE & DEADBOLT	WEATHERSTRIP
109	J	PR. 2'-0"	8'-0"	PASSAGE & DEADBOLT	WEATHERSTRIP
110A	C	PR. 2'-6"	8'-6"	VERIFY	WEATHERSTRIP
110B	B	4@ 2'-6"	8'-6"	VERIFY	WEATHERSTRIP
110C	D	PR. 2'-6"	8'-6"	VERIFY	WEATHERSTRIP
110D	D	PR. 2'-6"	8'-6"	VERIFY	WEATHERSTRIP
110E	A	6@ 2'-8"	8'-6"	VERIFY	WEATHERSTRIP

DOOR SCHEDULE — SECOND FLOOR

MARK	TYPE	SIZE		HARDWARE	REMARKS
		WIDTH	HEIGHT		
201	M	8'-0"	9'-0" VERIFY	BARN	BARN DOOR HARDWARE
202	H	2'-6"	8'-0"	PRIVACY	
203	H	2'-6"	8'-0"	POCKET	POCKET
204	H	2'-4"	MATCH ADJACENT	POCKET	POCKET
205		EXISTING	EXISTING	REUSE	REUSE EXISTING BATH DOOR
206	H	2'-8"	6'-8"	PASSAGE & DEADBOLT	

DOOR NOTES

1. MATCH EXISTING COLOR ON NEW "NANA" ALUMINUM AND CLAD EXTERIOR DOORS
2. RE: OWNER FOR HARDWARE OPTIONS ON ALL DOORS
3. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED
4. RE: OWNER FOR DOOR LOCKING OPTIONS
5. MATCH EXISTING INTERIOR DOOR UNDERCUT
6. MATCH EXISTING INTERIOR DOOR JAMBS
7. MATCH EXISTING DOOR HARDWARE AND HINGES



PROJECT DETAILS

Shape/Mass: A 23'-9" wide portion of the second floor will be extended 9'-7" towards the rear. This portion of the roof will extend from the existing roof which has a ridge height of 37'-0" and an eave height of 23'-0" (to match existing). A 20'-0" deep by 24'-10" wide second-story will be constructed atop the existing one-story garage. The addition constructed atop the existing garage will have a ridge height of 32'-6". A one-story 41'-6½" wide by 24'-10" conditioned pool house will be constructed at the rear of the property and connected by an approximately 9' wide, 25' long breezeway. The one-story conditioned pool house will have a ridge height of 18'-7" and an eave height of 10'-0". See drawings for more detail.

Setbacks: The proposed one-story conditioned pool house will have a north side setback of 32'-7"; a south side setback of 64'-0"; and a rear (east) setback of 3'-2". The existing one-story garage, onto which as second-story will be constructed, has a north side setback of 6'-6" and a rear (east) setback of 25'-2". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with 3'-6" finished floor height.

A portion of the proposed addition will have a pier and beam foundation with a 3'-6" finished floor height and a portion of the addition will have a slab on grade

Windows/Doors: The existing structure features aluminum-clad insulated double hung, fixed, and casement windows.

The proposed addition will contain aluminum-clad double hung, fixed, and casement windows. Several existing insulated casement windows from the existing house will be reused in the addition. The addition will also contain new sliding, swing, and folding doors. See drawings and window and door schedule for more detail.

Exterior Materials: The existing residence is clad in cementitious lap siding. All the gables feature a shingle design.

The proposed addition will be clad in cementitious lap siding to match existing. The gables will feature a shingle design to match existing. See drawings for more detail.

Roof: The existing residence has a gable composition shingle roof.

The addition extending the second-story and the second-story constructed atop the existing garage will have a gable composition shingle roof to match existing. The conditioned pool house and covered breezeway will have gable standing seam galvanized metal roof with a roof pitch to match existing. The addition will have a10¼" eave overhang. An existing rear porch roof will also be replaced with a hipped standing seam galvanized metal roof. See drawings for more detail.

Front Elevation: (West) The existing front elevation of the residence features four bays on the lower level. The northern bay features a group of three windows; the next bay features the front entry with a front gable porch roof; the third bay features a set of two windows; and the southern bay features two pairs of windows. The second floor is multi-faceted and features a single square window and three pairs of windows. The main portion of the residence is topped by front facing gable roofs. A portion of the front elevation extends to the south and is topped by a side gable roof.

Only a portion of the one-story conditioned pool house will be visible on the front elevation. This portion will extend to the south from the existing structure and will have a side gable roof and a set of French doors. See drawings for more detail.

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Side Elevation: (South) The existing south elevation of the residence features the profile of the front porch to the west. On the first-story, to the west of the porch will be a pair of windows followed by two additional pairs of windows. A rear porch has a set of French doors under a hipped roof. The garage is located at the rear. The second-story features a pair of windows followed by an additional pair of windows. The extending bay features two windows. The rear portion of the second-story includes three additional windows.

On the first-story, the rear porch will be screened in and a new roof will have a new roof. Beyond the screened in porch will be the proposed breezeway which will attach to the proposed conditioned pool house. The conditioned pool house will be cruciform in shape with the south elevation being enclosed with folding glass doors and topped with triangular glass windows. On the second-story, the addition will extend the main ridge of the house back towards the rear. This portion will contain a group of three windows. A second-story will be constructed atop of the existing one-story garage and will feature a pair of windows with an additional single window at the rear. A new chimney will rise up from this new portion. See drawings for more detail.

Side Elevation: (North) One the first-story, the existing north elevation of the residence features the side profile of the front porch followed by a one-story bump-out containing a pair of windows and a group of three additional windows. To the west are an additional two windows and a bay featuring an additional pair of windows. The bay is topped with a side gable roof. The rear garage features no additional fenestration. The second-story features a square window followed by a pair of windows and a group of three windows. A rectangular window is located at the rear.

The proposed addition will add a second-story above the one-story garage. This second-story will contain a single window. The main portion of the house will also be extended towards the rear. The one-story conditioned pool house will be located behind the garage. The pool house will be cruciform in shape and contain a set of doors and a square window. See drawings for more detail.

Rear Elevation: (East) The proposed revisions to the rear elevation of the residence will not visible from the public Right-of-Way. See drawings for more detail.

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