

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 25, 2014

**Applicant:** Manuel Samperio, Morningside Architects for Peggy ann Landrum, owner

**Property:** 1141 Arlington, lot 1, block 198, Houston Heights Subdivision. The property includes a historic 1,376 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (66' x 100') corner lot.

**Significance:** Contributing Hipped-bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East. The property received a COA to screen in a rear porch in 2012.

**Proposal:** Alteration – Enclose a 12' deep by 11'-1" wide by 13'-5" tall portion of an existing rear screened-in porch.

See enclosed application materials and detailed project description on p. 4-13 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
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- (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 EAST HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



1141 Arlington

**CURRENT PHOTO**



**NEIGHBORING PROPERTIES**



1139 Arlington – Noncontributing – 1994 (neighbor)



315 E 12th – Contributing – 1930 (neighbor)

DRAFT

**EAST ELEVATION – FRONT FACING ARLINGTON**

EXISTING – NO CHANGE



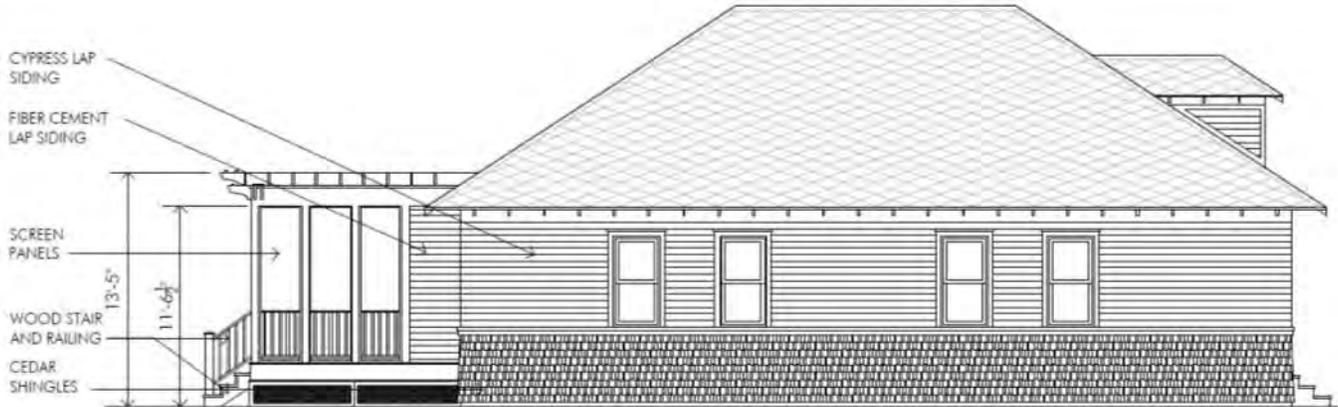
DRAFT

**NORTH SIDE ELEVATION FACING 12<sup>TH</sup> STREET**  
**EXISTING – NO CHANGE**

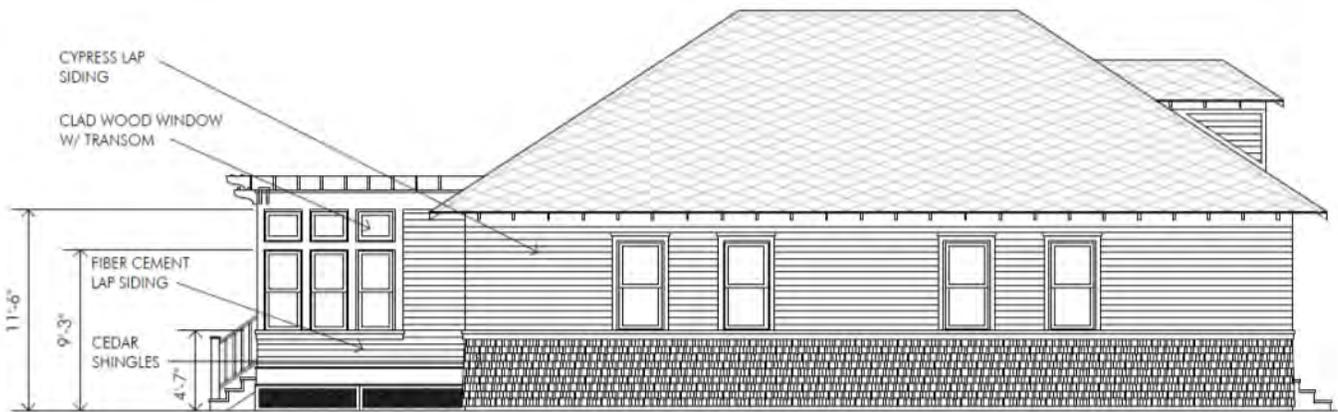


DRAFT

**SOUTH SIDE ELEVATION**  
**EXISTING**



**PROPOSED**



**WEST (REAR) ELEVATION**

**EXISTING**



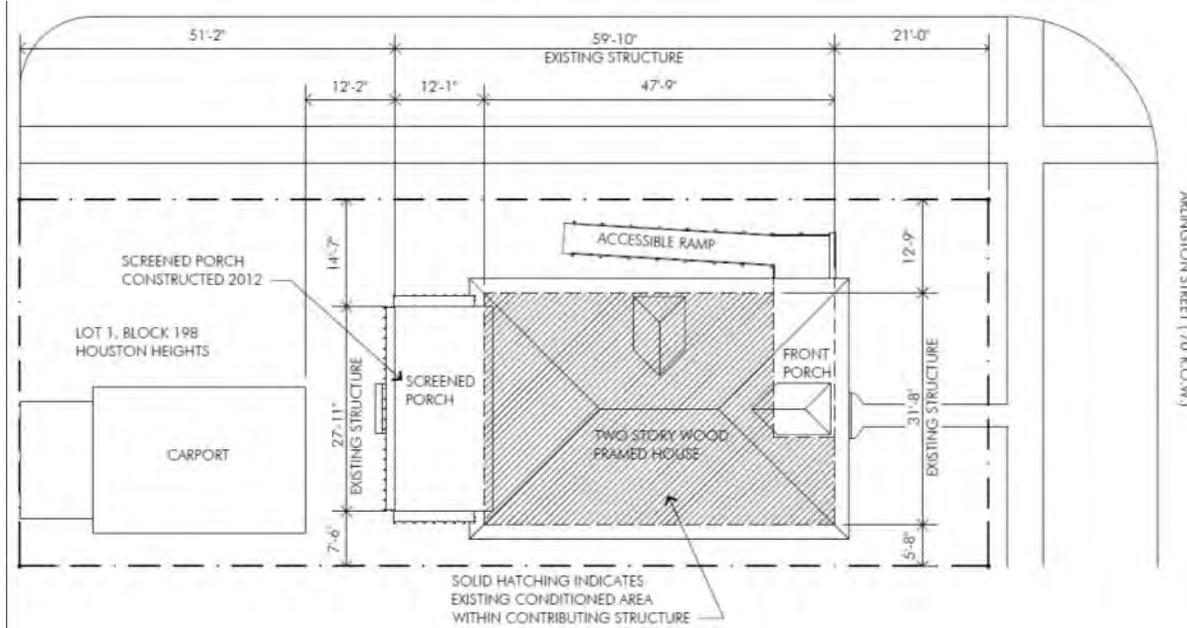
**PROPOSED**





### SITE PLAN EXISTING

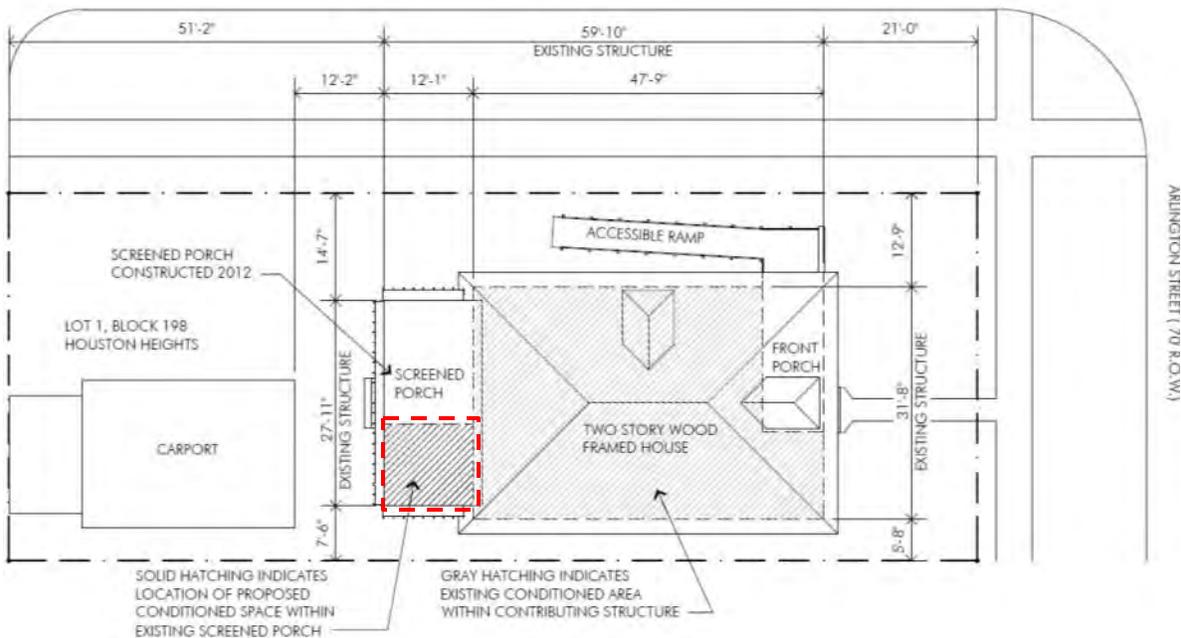
12TH AVENUE (70' R.O.W.)



SOLID HATCHING INDICATES  
EXISTING CONDITIONED AREA  
WITHIN CONTRIBUTING STRUCTURE

### PROPOSED

12TH AVENUE (70' R.O.W.)



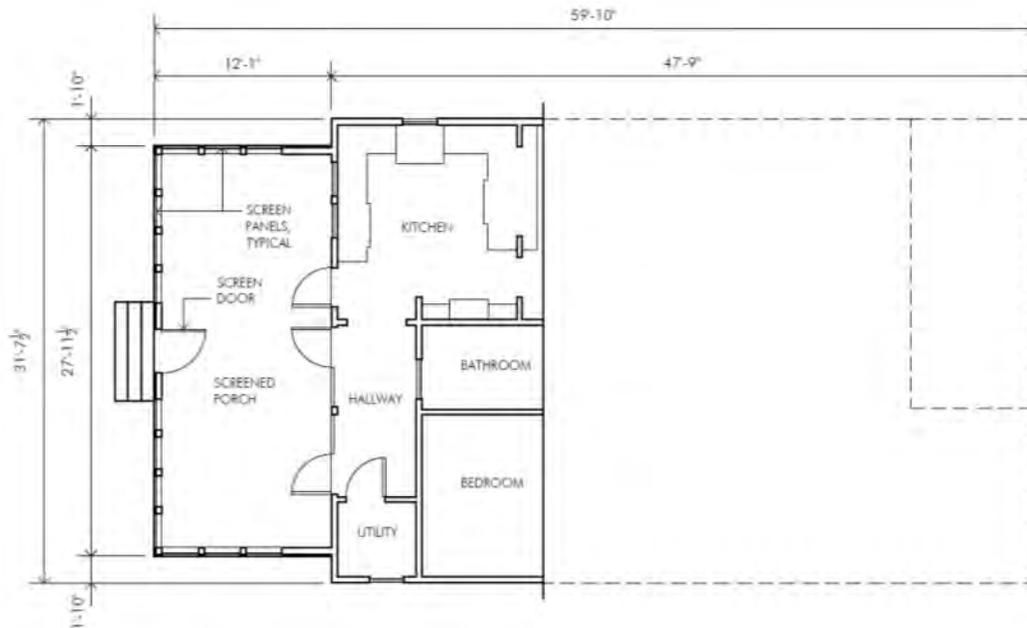
SOLID HATCHING INDICATES  
LOCATION OF PROPOSED  
CONDITIONED SPACE WITHIN  
EXISTING SCREENED PORCH

GRAY HATCHING INDICATES  
EXISTING CONDITIONED AREA  
WITHIN CONTRIBUTING STRUCTURE

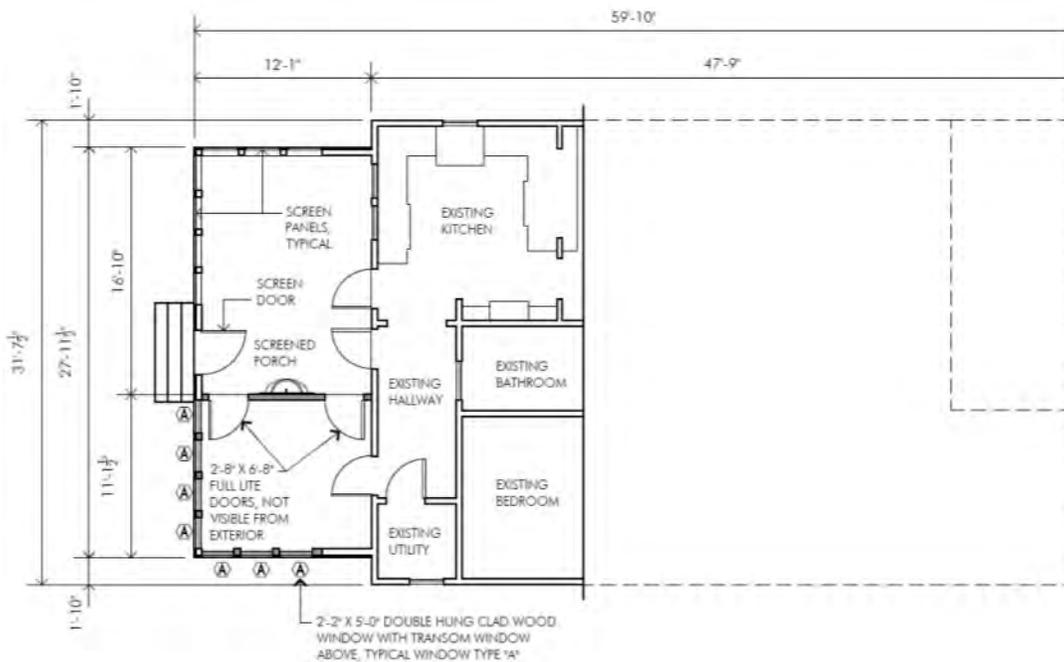
**ENCLOSURE**



**FIRST FLOOR PLAN  
EXISTING**



**PROPOSED**



**PHOTOS PROVIDED BY APPLICANT**  
NORTH ELEVATION FACING E 12<sup>TH</sup> STREET



WEST (REAR) ELEVATION



### PROJECT DETAILS

**Shape/Mass:** The existing rear porch is 12' deep by 27'-11" wide by 13'-5" tall. The enclosure is 12' deep by 11'-1" wide by 13'-5" tall. See drawings for details.

**Setbacks:** The proposed setbacks will match existing setbacks. See drawings for details.

**Foundation:** The pier and beam foundation will remain.

**Windows/Doors:** The addition will contain seven new 1-over-, 2'-2" by 5' double-hung wood clad windows with transoms above.

**Exterior Materials:** The addition will be clad in fiber cement lap siding that will match the existing structure's reveal.

**Roof:** The pergola roof structure will remain.

**Front Elevation:** No change to this elevation.  
**(East)**

**Side Elevation:** No change to this elevation.  
**(North)**

**Side Elevation:** This elevation will be clad in fiber cement siding and contain three 1-over-1 windows with transoms above.  
**(South)**

**Rear Elevation:** This elevation will contain four new 1-over-1 windows with transoms above. The existing screen panels and screen door will remain.  
**(West)**