

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Timothy Schorre, Morningside Architects for Rachel V. Shaak & Benjamin D. Herber, owners

Property: 712 Arlington Street, lot 15, block 257, Houston Heights Subdivision. The property includes a historic 1,346 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 residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 1,234 square foot two story addition and attached garage at the rear of the contributing residence. The addition will be one story beginning at the existing rear wall, and the two story portion will begin 18'-6" further back. The two story portion will feature a 19'-11" eave height and 27'-3" ridge height.

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

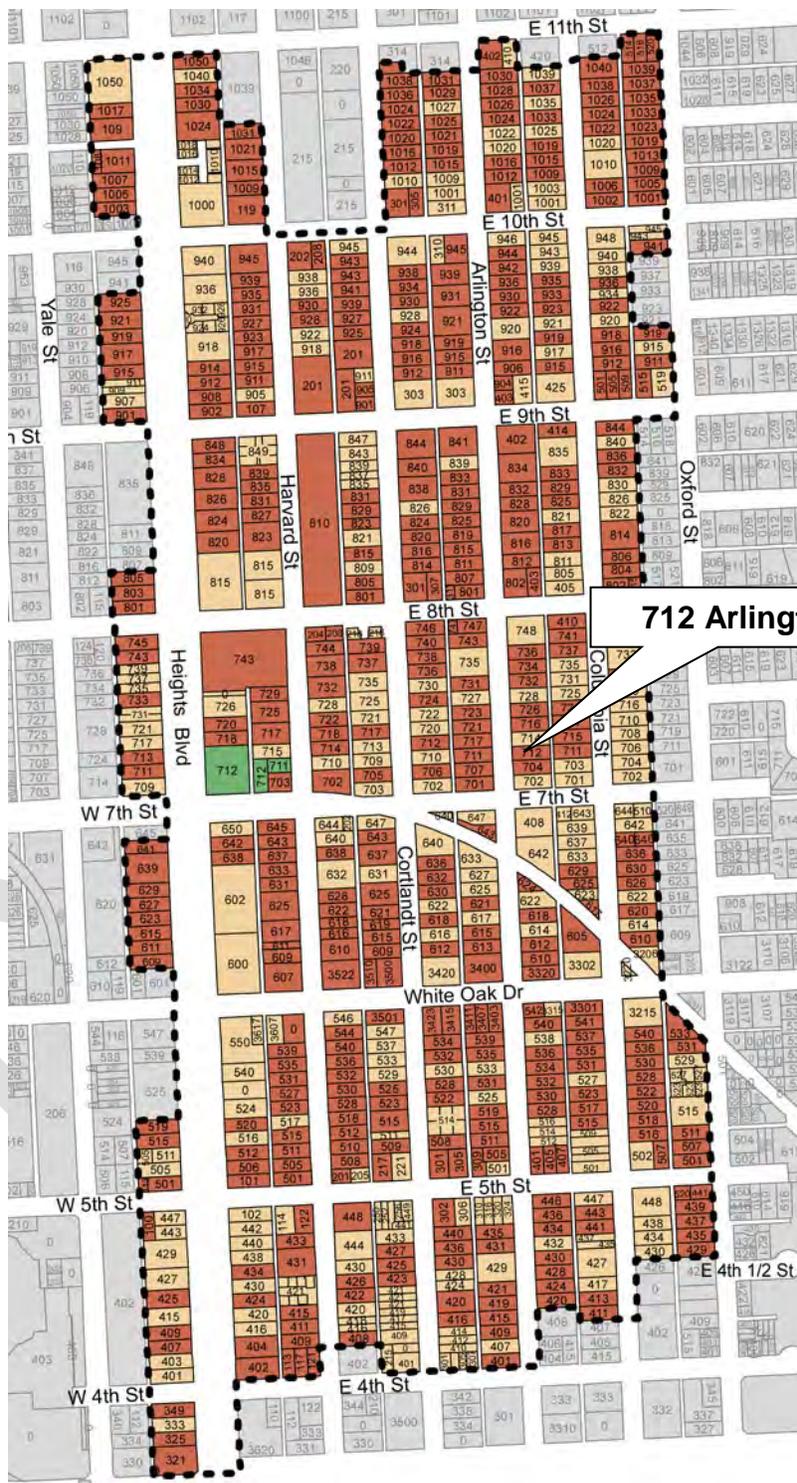
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



712 Arlington

INVENTORY PHOTO



NEIGHBORING PROPERTIES



704 Arlington Street – Contributing – 1910 (neighbor)



714 Arlington Street – Noncontributing – 2007 (neighbor)



701 Arlington Street – Contributing – 1920 (across street)



707 Arlington Street – Contributing – 1930 (across street)



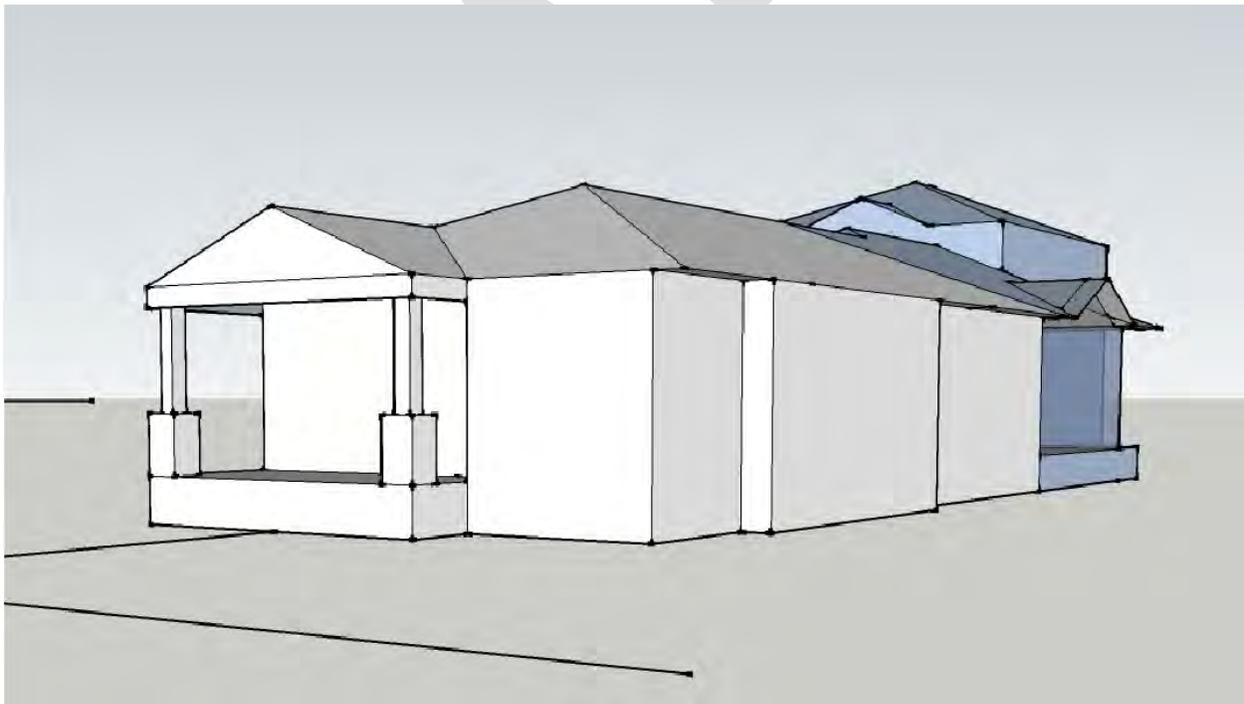
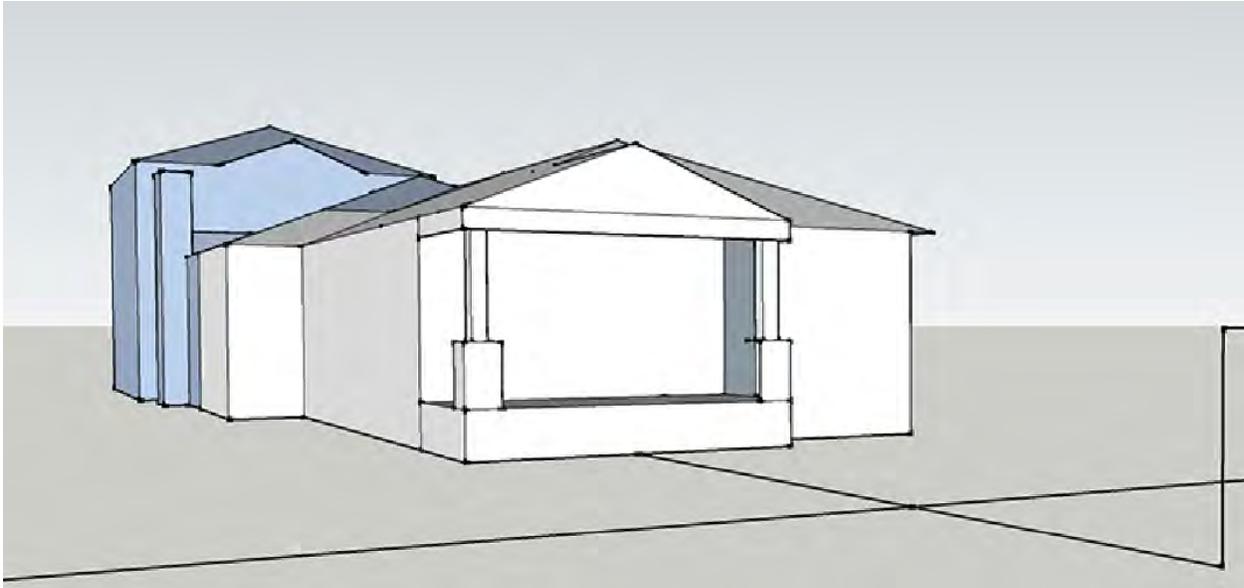
711 Arlington Street – Contributing – 1910 (across street)



717 Arlington Street – Contributing – 1915 (across street)

3D RENDERING – FRONT FACING ARLINGTON STREET

PROPOSED



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING

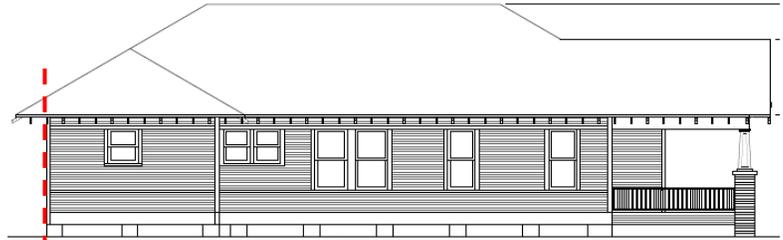


PROPOSED

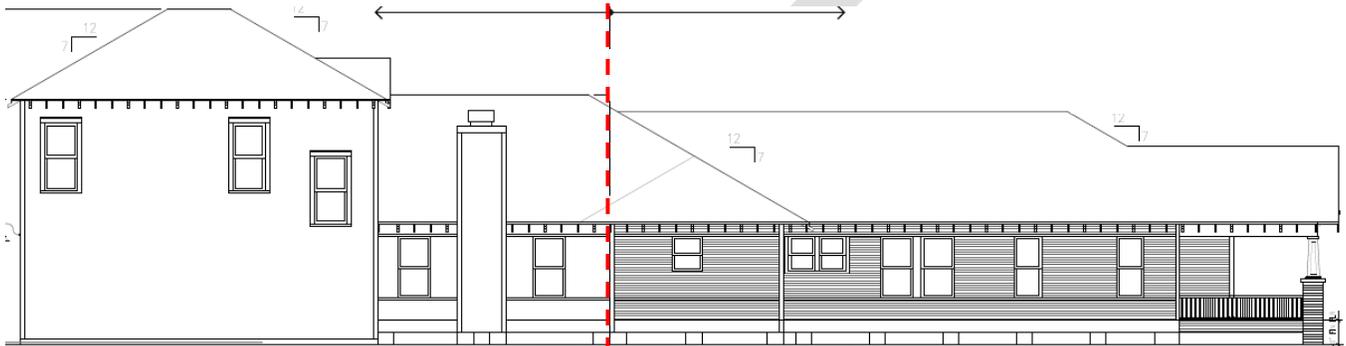


NORTH SIDE ELEVATION

EXISTING



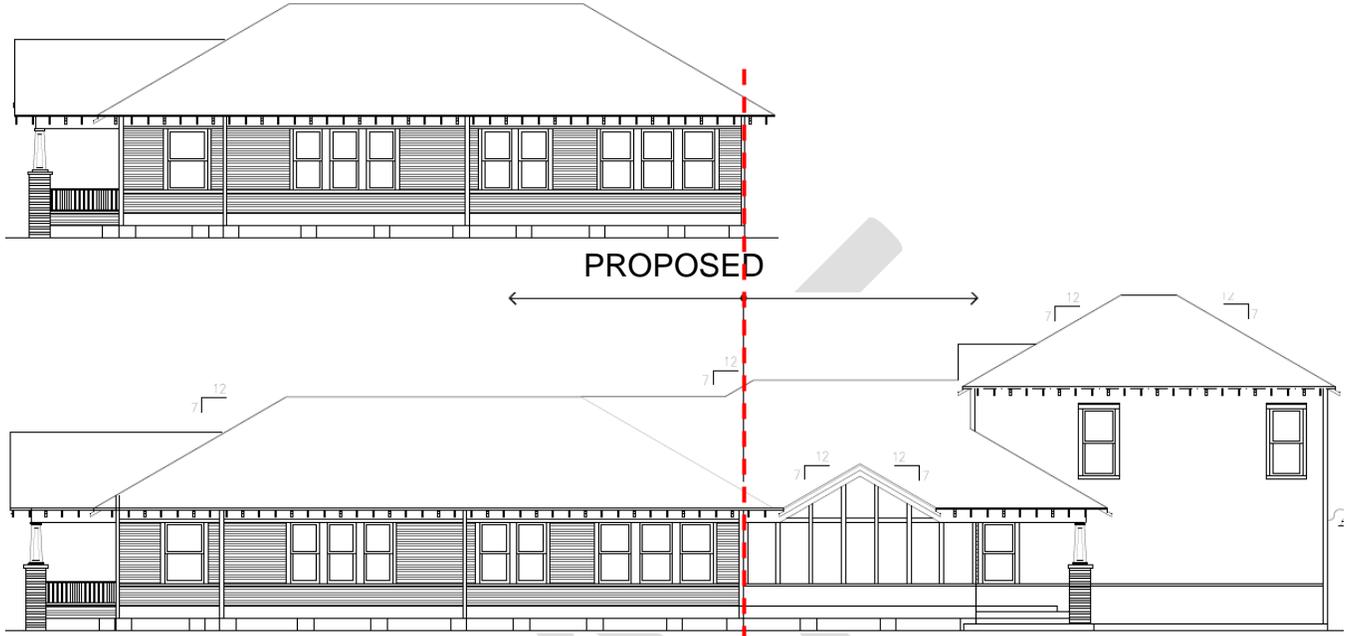
PROPOSED



EXISTING REAR WALL

SOUTH SIDE ELEVATION

EXISTING



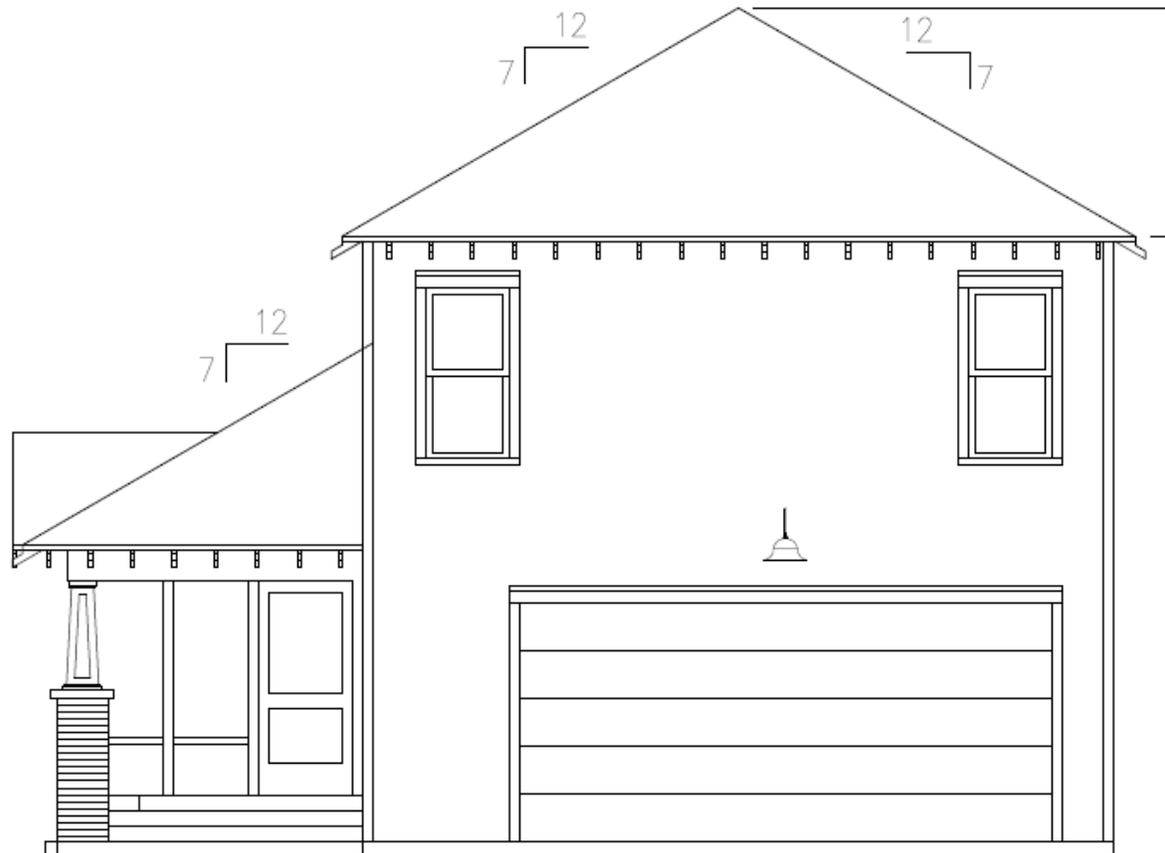
EXISTING REAR WALL

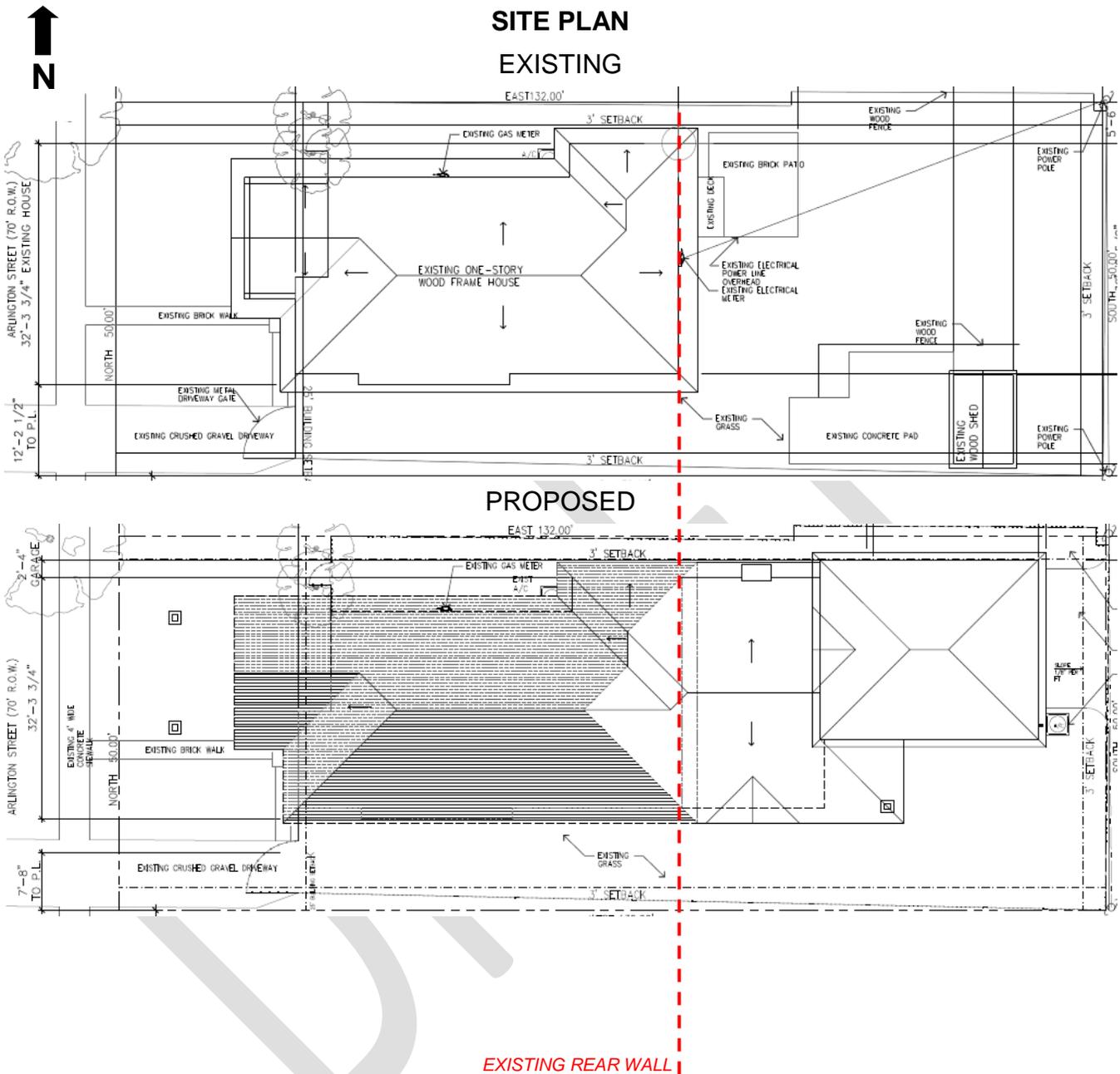
EAST (REAR) ELEVATION

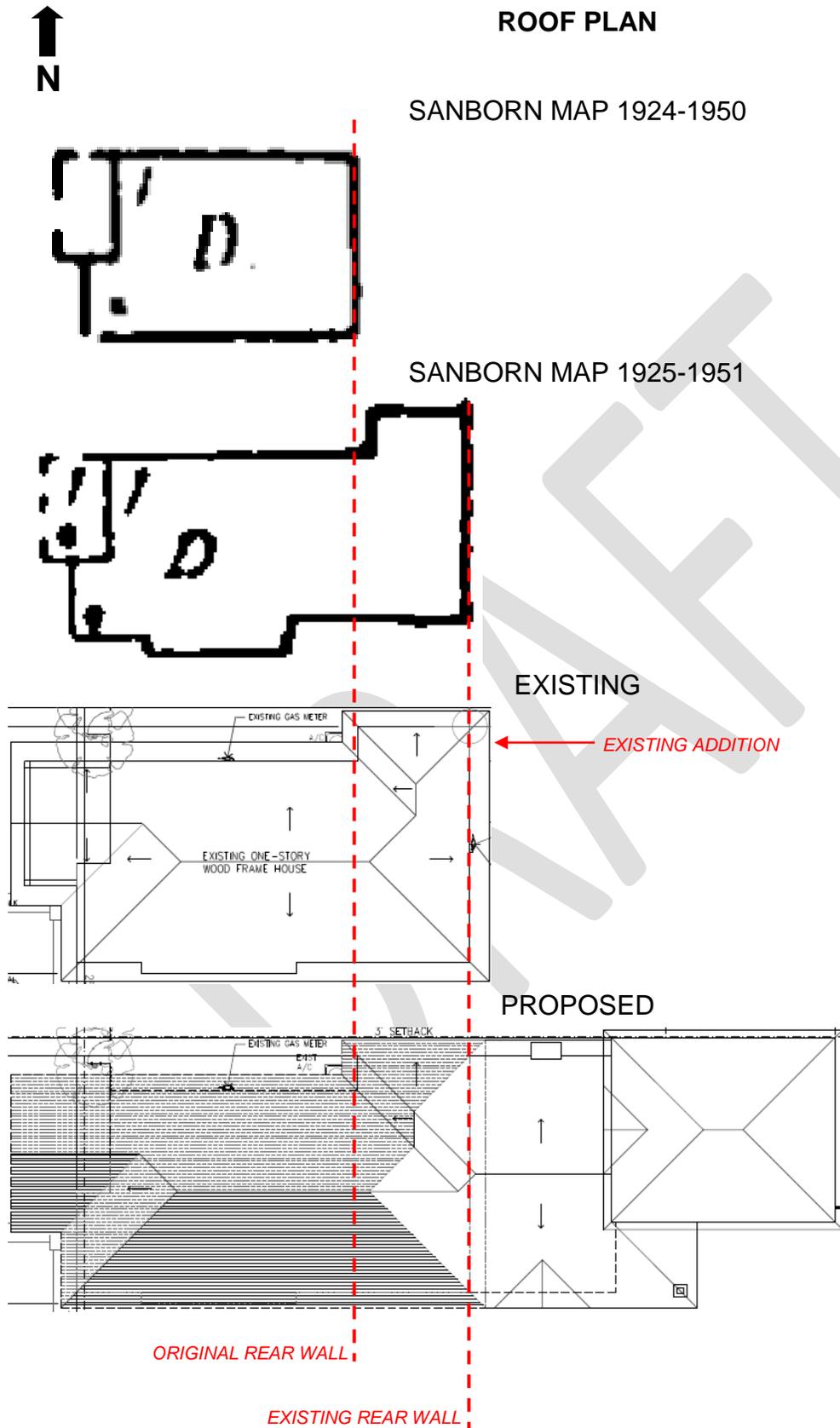
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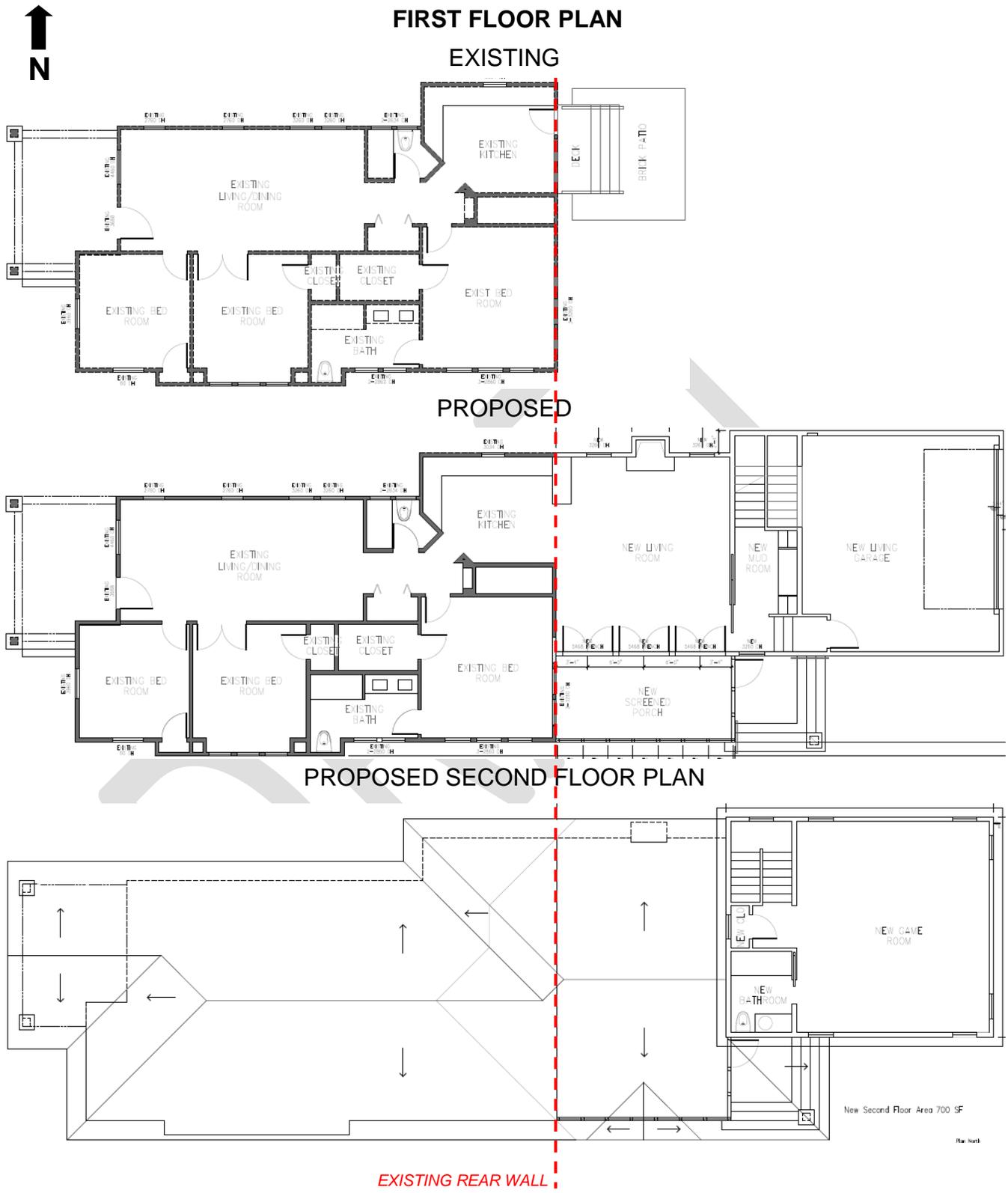


PROPOSED

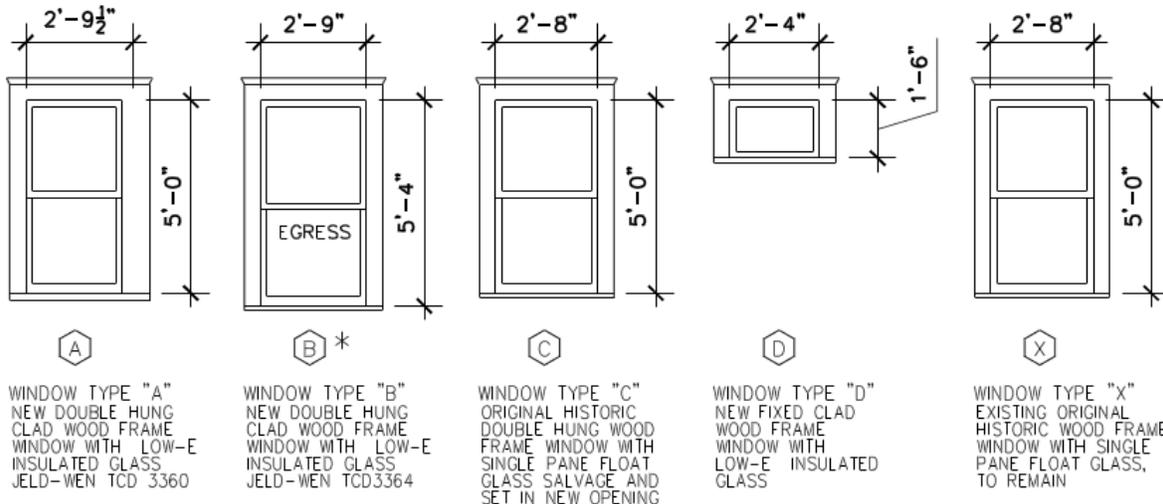








WINDOW SCHEDULE



ALL WINDOWS "JELD WEN", TRADITION PLUS CLAD WOOD PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OR BETTER PRODUCT LINE

TYPICAL ALL WINDOWS: SHGC 0.28 & U VALUE 0.31 UNLESS NOTED OTHERWISE

UNLESS NOTED OTHERWISE ON ELEVATIONS, MOUNT FIRST FLOOR WINDOWS TO MATCH EXISTING, MOUNT SECOND FLOOR WINDOWS TO MATCH DOOR HEIGHT

SEE FLOOR PLANS FOR LOCATIONS REQUIRING TEMPERED GLAZING

* EGRESS WINDOW TO MEET THE FOLLOWING OPENING REQUIREMENTS:
 MINIMUM CLEAR AREA OF OPENING: 5.7 SF., MINIMUM CLEAR OPENING HEIGHT: 24", MINIMUM CLEAR OPENING WIDTH : 20", PER 2006 IRC R613.2. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS. CONTRACTOR TO VERIFY WINDOW TYPE "F" WILL COMPLY WITH NOTE ABOVE ON MOUNTING HTS. NOTIFY ARCHITECT IF CONFLICT EXISTS.



ADDITIONAL PHOTOS



East Side



Porch Detail



South Side



West Side



North Side

PROJECT DETAILS

Shape/Mass: The residence measures 32'-4" wide by 51'-4" deep with an eave height of 10' and a ridge height of 19'-1". The proposed addition will begin at the existing rear wall with a 21'-8" wide one story portion and 9'-2" wide porch extending back 18'-6" to a two-story portion measuring 24' wide by 29'-2" deep with a 19'-11" eave height and 27'-3" ridge height. The one story portion will feature a 10' eave height and a 20'-5" ridge height.

Setbacks: The residence is set back 24' (to the front wall) from Arlington Street, 5'-6" from the north and 10'-6" from the south. The addition will feature a 3'-2" north setback and a 9'-2" east (rear) setback.

Foundation: The residence features a pier and beam foundation with a 2' finished floor height to remain. The proposed addition will feature a pier and beam foundation with a 2' finished floor height and a slab on grade for the attached garage.

Windows/Doors: The residence features double hung wood 1/1 windows and a wood front to door to be retained. The addition will feature double hung wood 1/1 windows, wood French doors and an overhead garage door.

Exterior Materials: The residence features wood 117 siding to remain tapered wood front porch columns on brick piers to remain. The addition will feature wood 117 siding and an enclosed side porch with wood screens.

Roof: The residence feature a hipped roof with a 7/12 pitch with a gable over the front porch and a hip over the non-original north bump-out, all clad in composition shingles. The addition will feature hipped roofs with a 7/12 pitch clad in composition shingles over both one story and two story portions, as well as a small west-facing gable on the two story portion.

Front Elevation: The residence features an inset front porch with tapered columns on brick bases to remain, two (West) windows and a door to remain and a single lite window in the gable to remain. The addition will feature a chimney on the north side, a window on the second floor and a window in the gable.

Side Elevation: The residence features two individual windows and two paired sets of windows, all to remain. A (North) non-original bump-out features one window to remain. A one story portion of the proposed addition will extend in line with the bump-out wall, delineated by vertical trim, back 18'-6" with a centered chimney and two windows. The two story portion of the addition will extend back a further 29'-2" and feature two windows on the second floor and one stair window between floors.

Side Elevation: The residence features one window near the front wall, a ribbon of three windows on a bump-out, (South) a pair of windows and another ribbon of three windows, all to remain. The proposed addition will feature a porch with an enclosed portion extending back 18'-6" in line with the existing wall. A two story portion of the addition will extend a further 29'-2" back and feature one window on the first floor and two windows on the second floor.

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