

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Aaron Mendias, Cusimano Architect for Jason Schuren, owner

Property: 1301 Arlington Street, lot 12, tract 11B, block 168, Houston Heights Subdivision. The property includes a historic 2,643 square foot, one and half story wood frame single family residence and a detached two-story garage situated on a 7,788 square foot (59' x 132') corner lot.

Significance: Contributing Queen Anne Cottage residence, constructed circa 1905, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a rear second story addition to an existing one and half story residence located on a corner lot. The proposed addition will begin 30'-9" back from the front wall and will be built over an existing one-story rear wing. Replace eight non-original single lite fixed windows at the rear enclosed porch.

See enclosed application materials and detailed project description on p. 6-19 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:

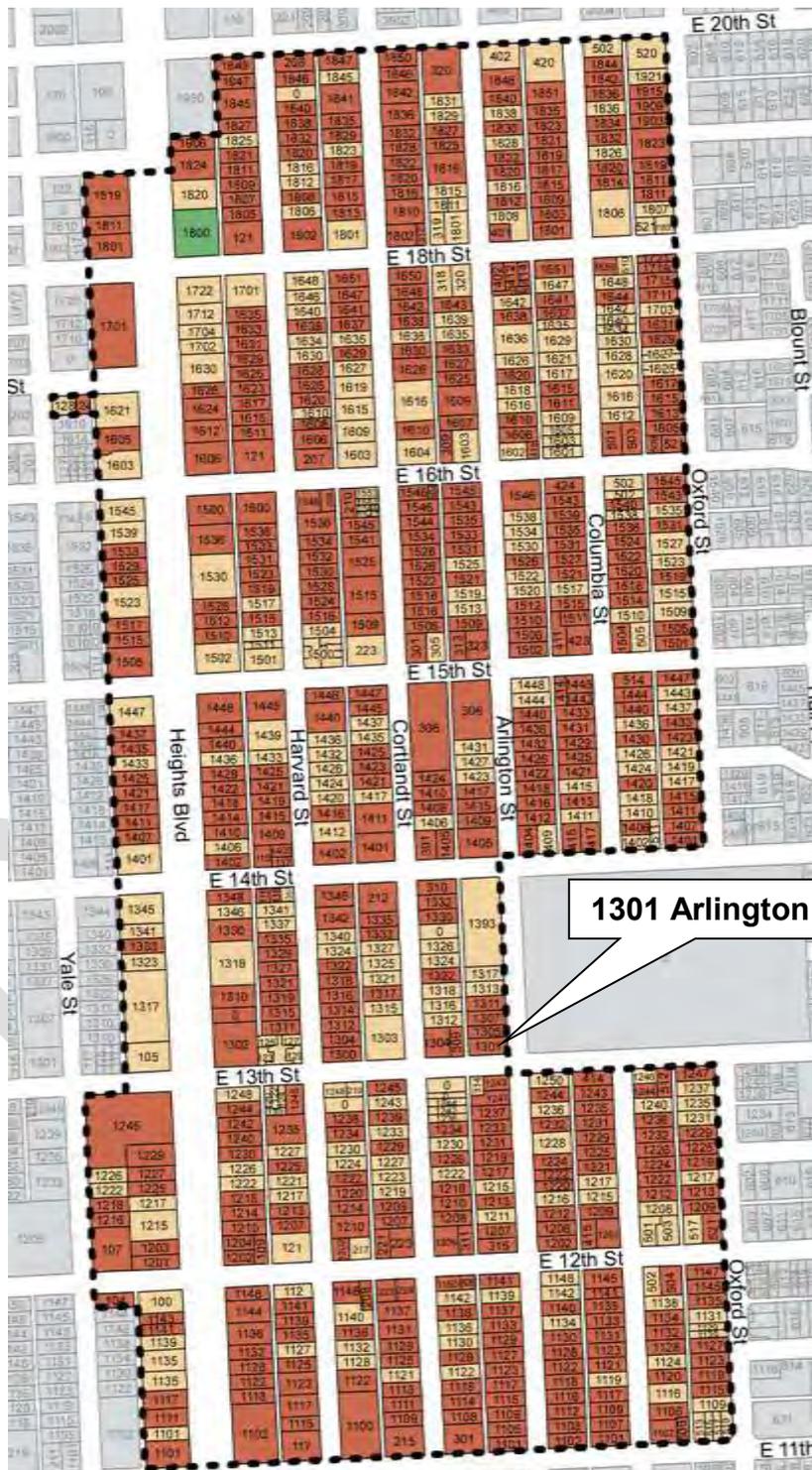
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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- (1) The proposed activity must retain and preserve the historical character of the property;
 - (2) The proposed activity must contribute to the continued availability 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 HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1301 Arlington St

INVENTORY PHOTO



CURRENT PHOTO



EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



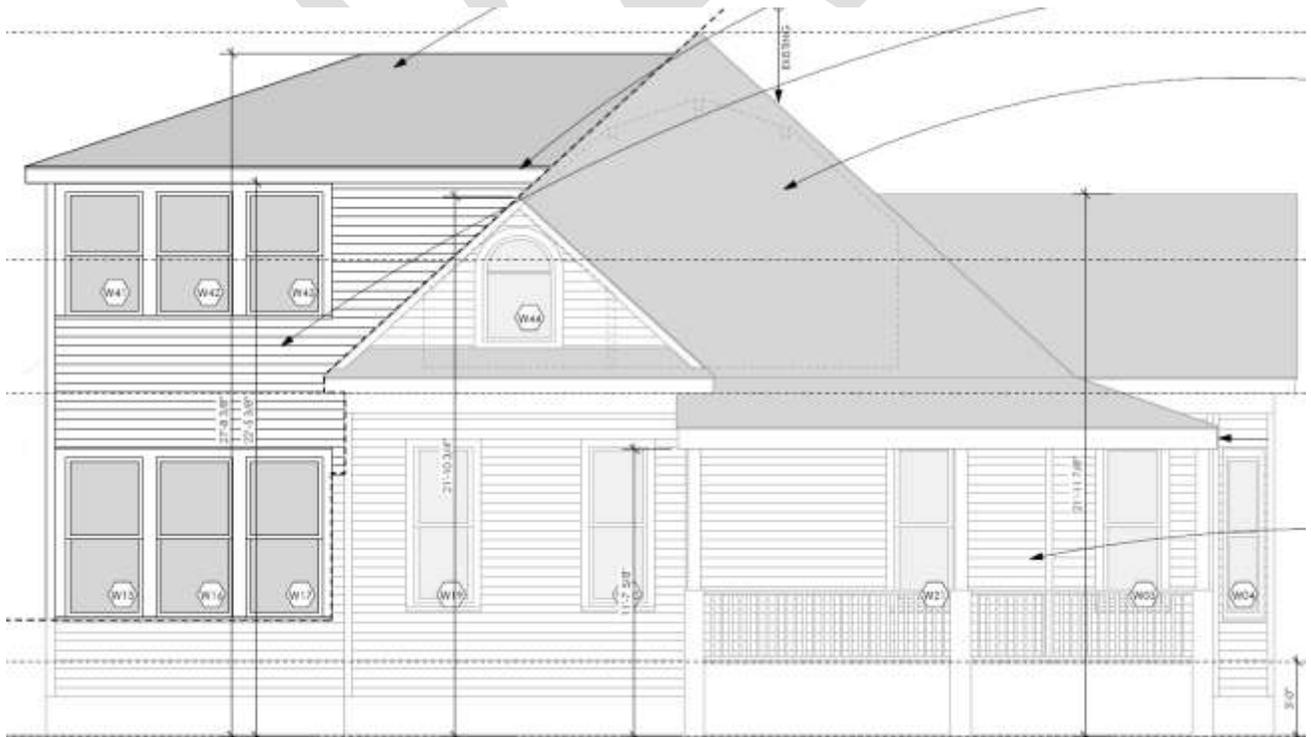
PROPOSED



SOUTH SIDE ELEVATION FACING E. 13TH STREET
EXISTING



PROPOSED

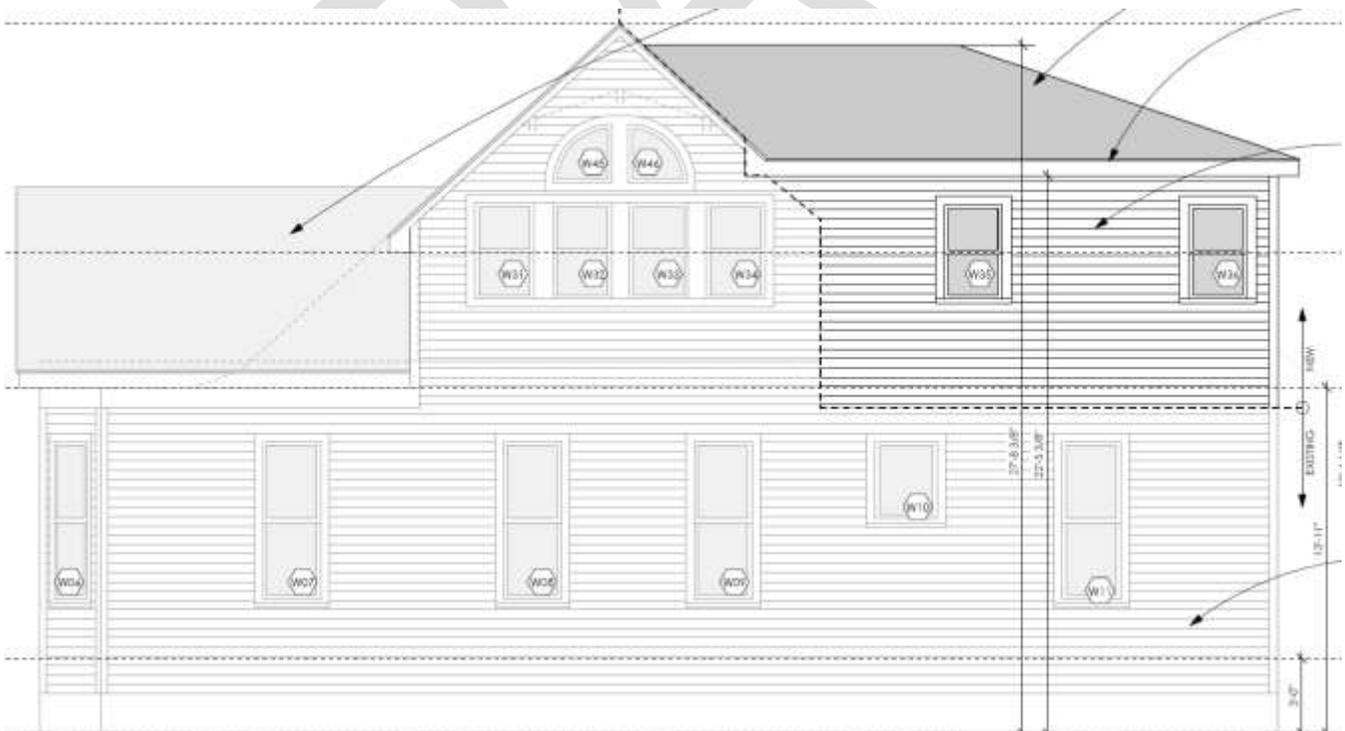


NORTH SIDE ELEVATION

EXISTING

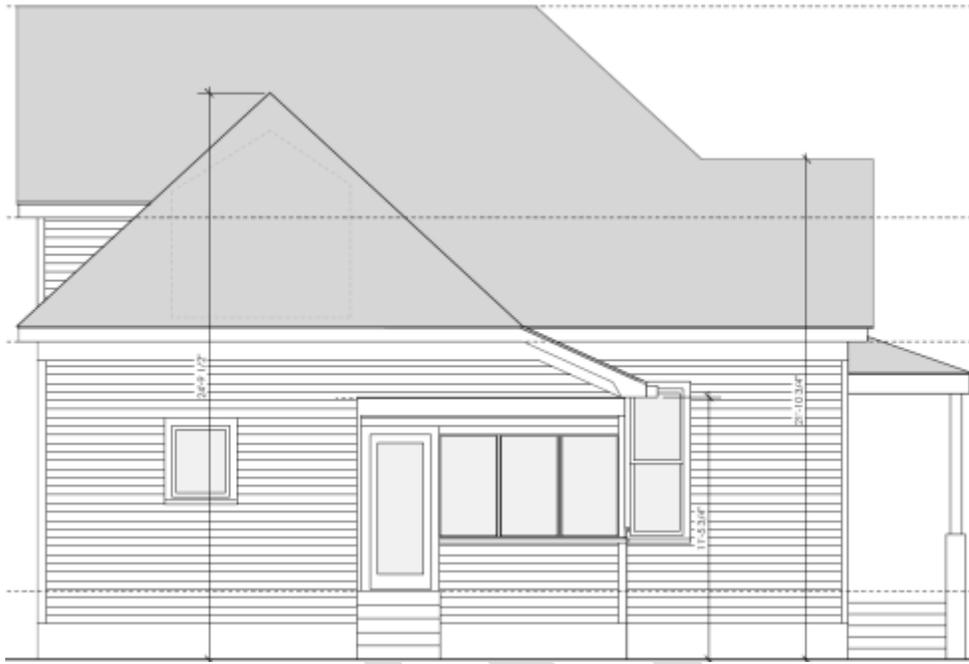


PROPOSED

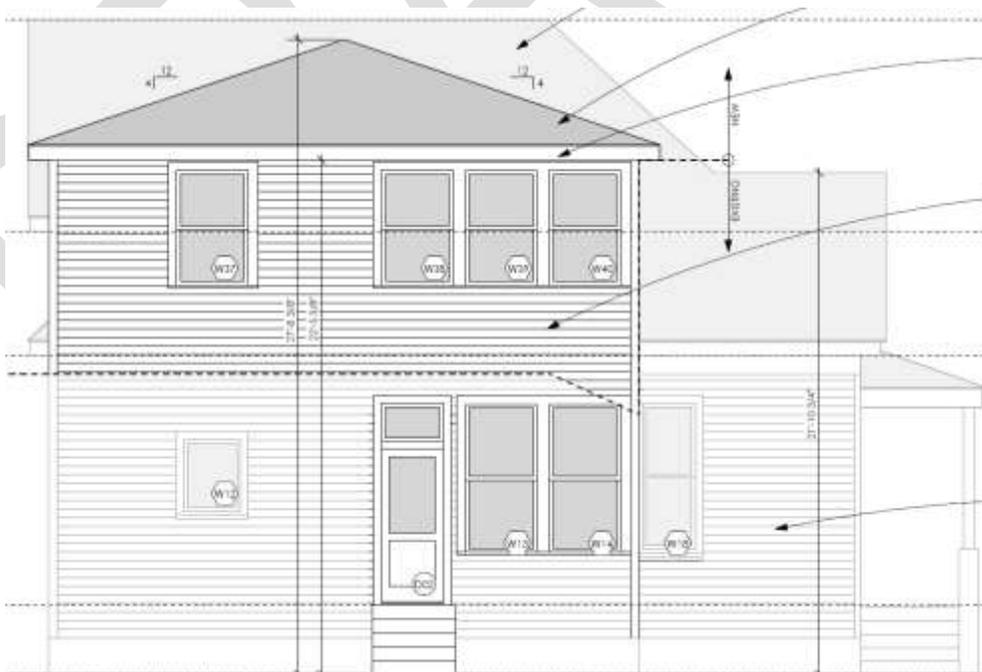


WEST (REAR) ELEVATION

EXISTING



PROPOSED

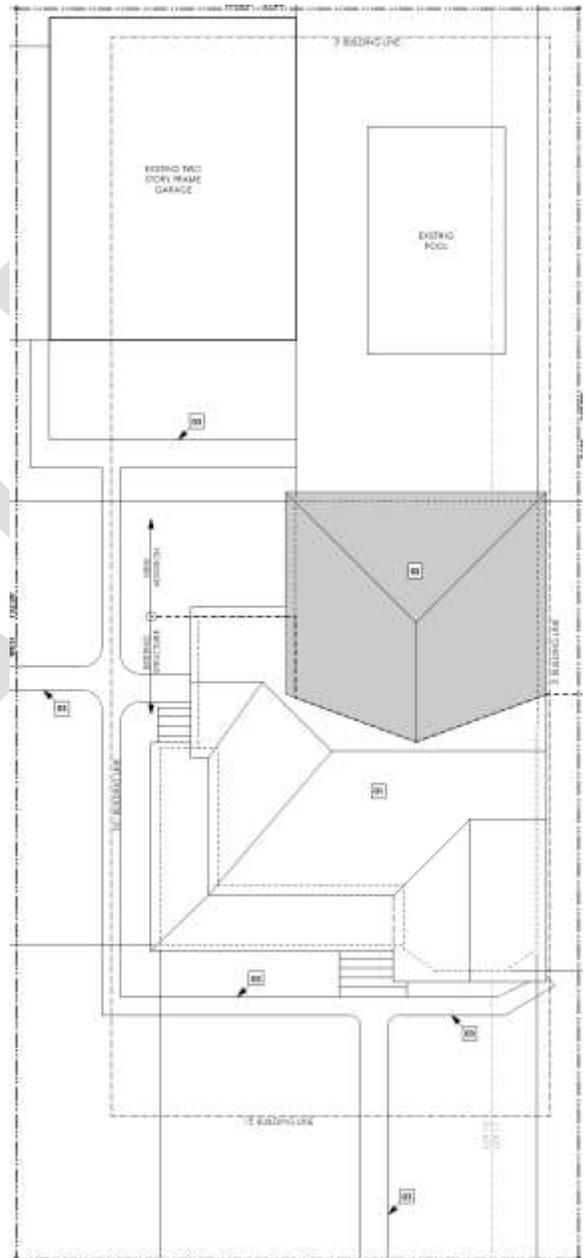
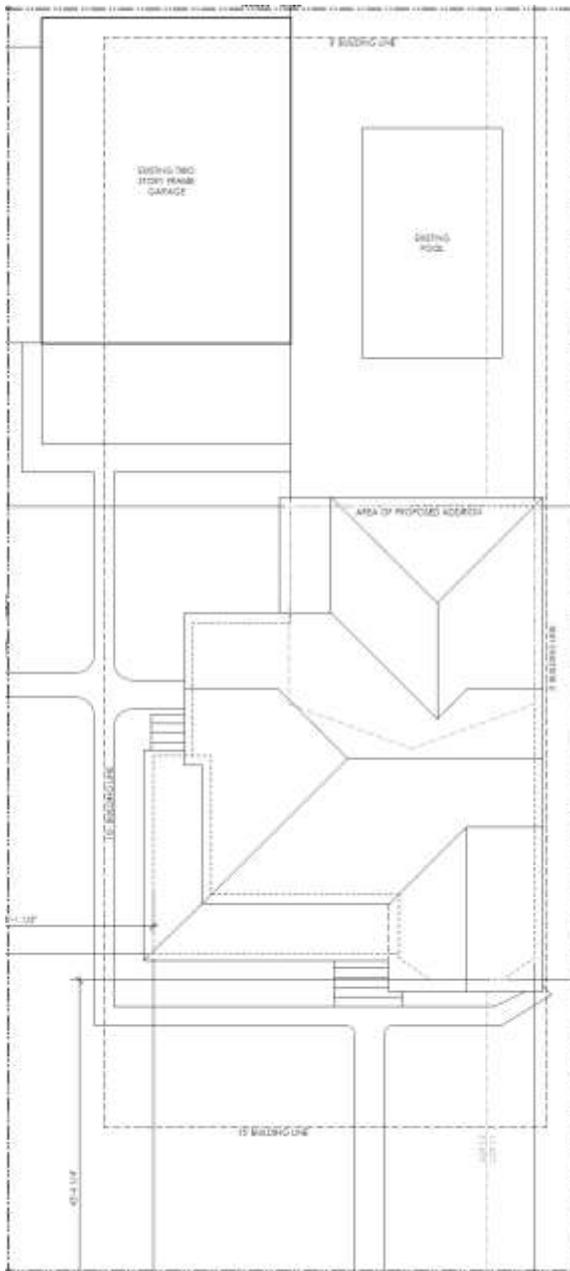




SITE PLAN

EXISTING

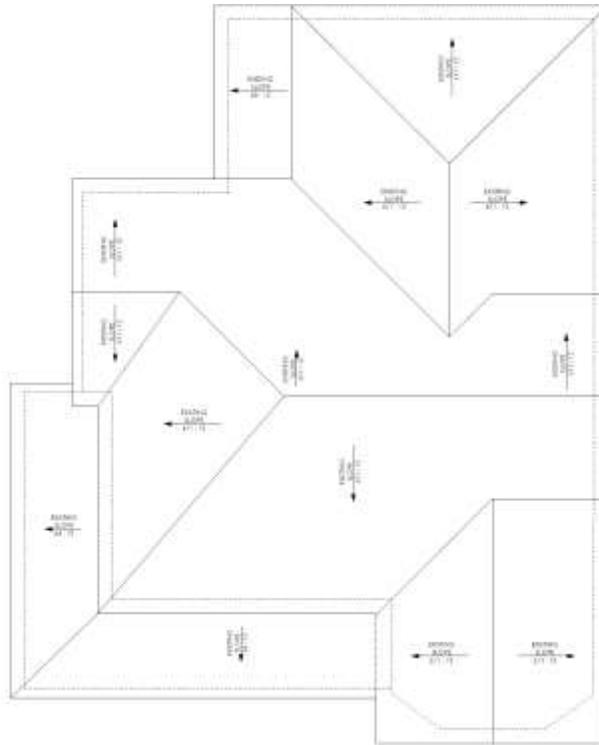
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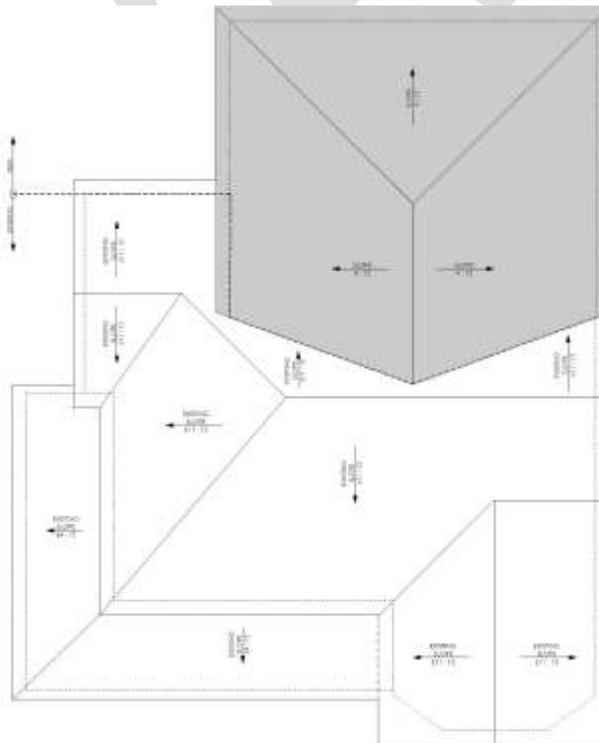


ROOF PLAN

EXISTING



PROPOSED



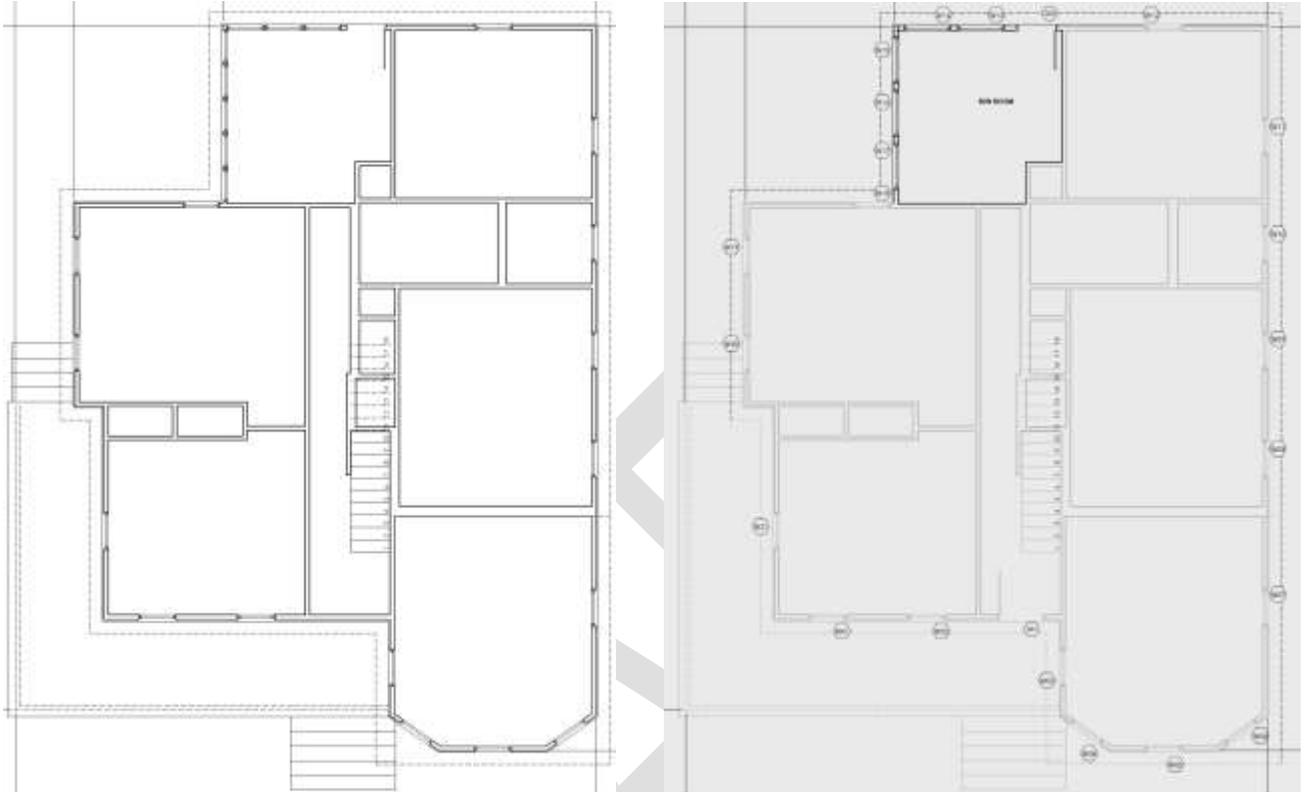


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FIRST FLOOR PLAN

EXISTING

PROPOSED



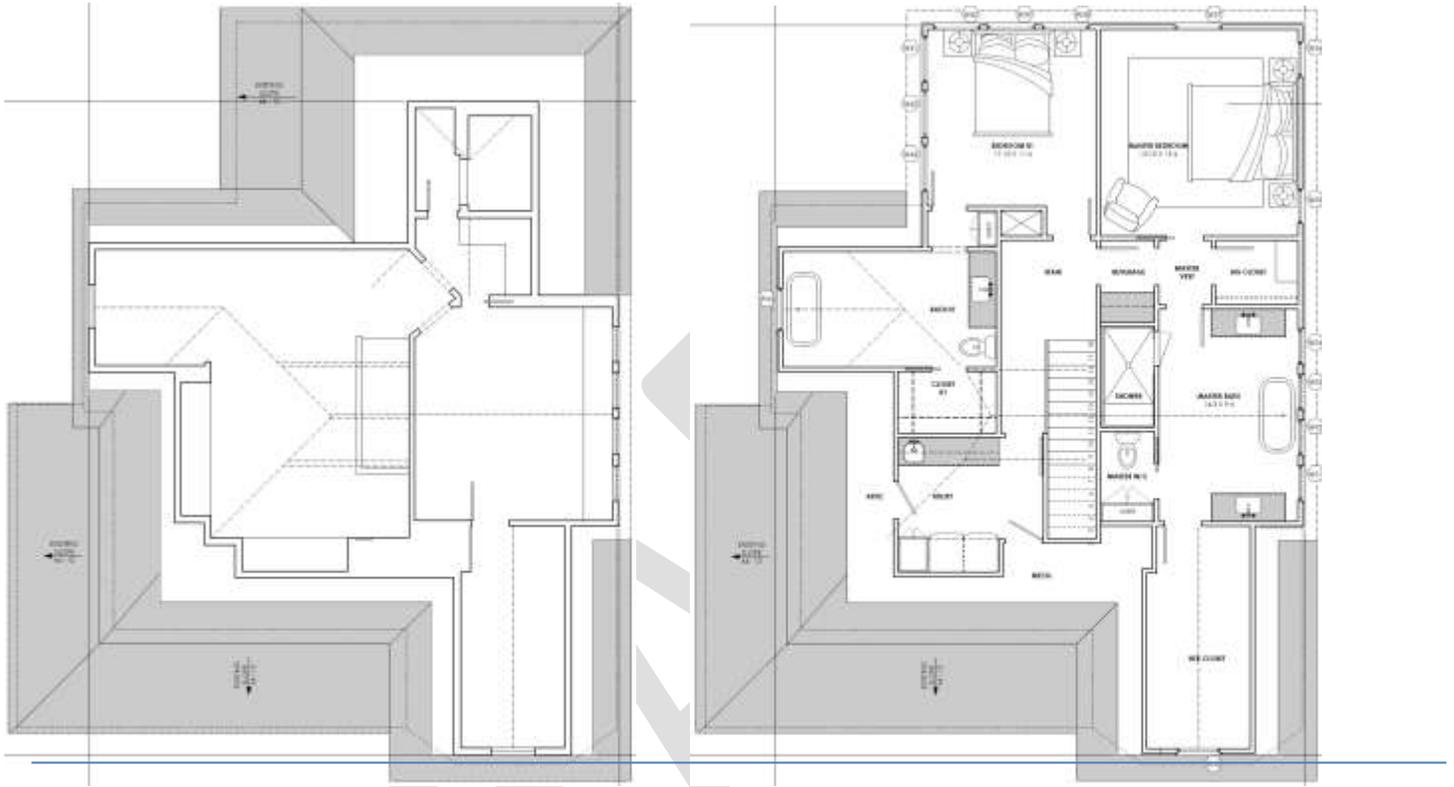


N

SECOND FLOOR PLAN

EXISTING

PROPOSED



DRAFT

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE



A
EXISTING WINDOW
2'-4" x 4'-4"
WOOD FRAME DOUBLE HUNG

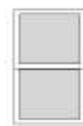
B
EXISTING WINDOW
2'-2" x 4'-4"
WOOD FRAME DOUBLE HUNG

C
EXISTING WINDOW
2'-2" x 2'-4"
WOOD FRAME FIXED

D
EXISTING WINDOW TO BE REMOVED
2'-4" x 2'-4" x 2'-0"
ARCHITRAVE

E
EXISTING WINDOW TO BE REMOVED
2'-8" x 2'-4" x 2'-0"
ARCHITRAVE

F
EXISTING WINDOW
TURNED WOOD
2'-11" x 2'-14" x 2" FIXED
W/ ARCHITRAVE



G
EXISTING WINDOW
2'-4" x 3'-0"
SMALL METAL FRAME

H
EXISTING WINDOW
2-4' x 4' CORNER METAL
FRAME, FIXED

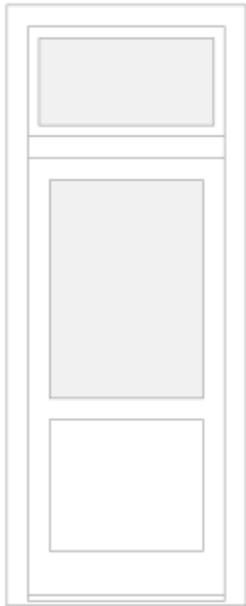
I
NEW WINDOW
2'-0" x 4'-4"
WOOD FRAME DOUBLE HUNG

J
NEW WINDOW
2'-4" x 3'-0"
WOOD FRAME DOUBLE HUNG

K
NEW WINDOW
2'-8" x 3'-0"
WOOD FRAME DOUBLE HUNG

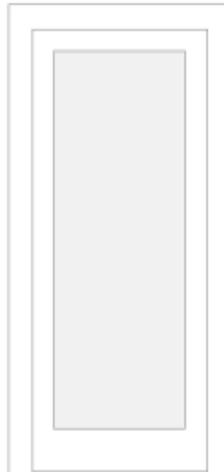
DRY

DOOR SCHEDULE



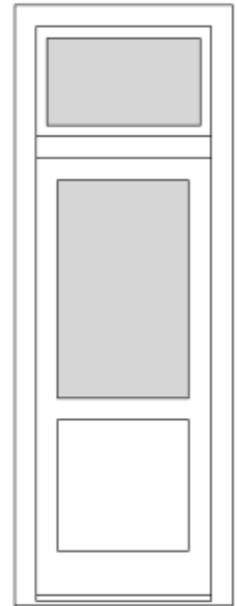
①

EXISTING DOOR TO REMAIN
PAINTED WOOD
3'-0" X 6'-8"
W/ 3'-0" X 1'-8" TRANSOM



②

EXISTING DOOR TO BE REMOVED
PAINTED WOOD
2'-8" X 6'-8"



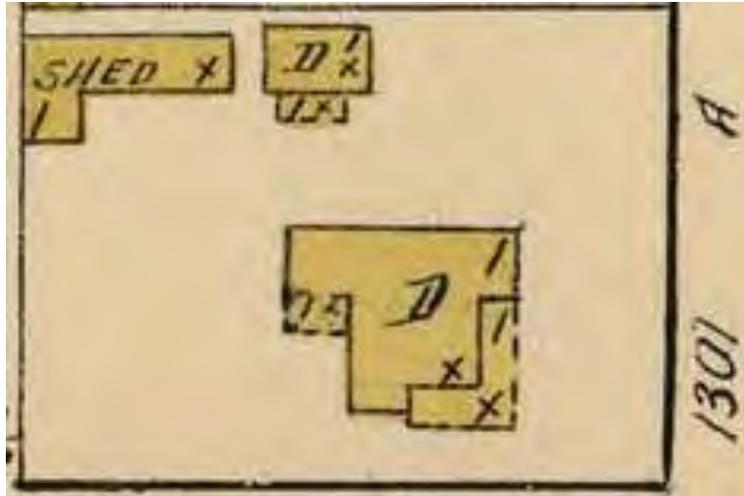
③

NEW DOOR
PAINTED WOOD
2'-8" X 6'-8"
W/ 2'-8" X 1'-8" TRANSOM

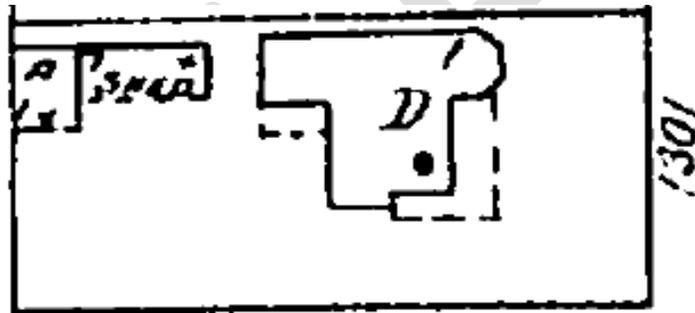
DRAFT

SANBORN FIRE INSURANCE MAPS

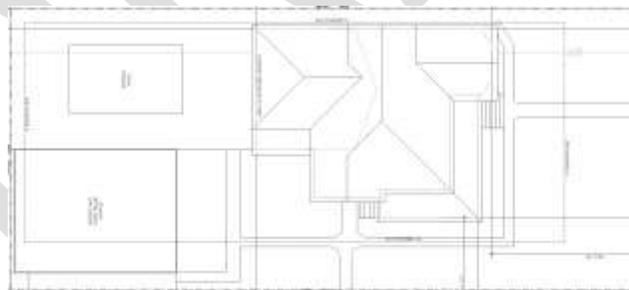
1919



1924



EXISTING SITE PLAN



PHOTOS SUBMITTED BY APPLICANT

EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PROJECT DETAILS

Shape/Mass: The residence measures 35'-6" wide, 49'-7" deep, 13'-11" to the first floor eave, 19'-4" to the eave of the half story dormer, and 28'-6" to the ridge. The proposed second floor addition will be constructed over a rear one-story wing, 30'-9" back from the front wall. The addition will measure 25'-8" wide, 18'-2" deep, 22'-5" to the eave, and 27'-8" to the ridge.

Setbacks: The residence is setback 30'-4" from the front property line, 4'-4" from the side, north property line, 15'-2" from the side, south property line, and 52'-1" from the rear property line. All property line setbacks will be maintained.

Foundation: The residence is built on a pier and beam foundation with a 3' foundation height. The pier and beam foundation and 3' foundation height will be maintained.

Windows/Doors: The residence features 1-over-1 wood sash windows, arched fixed windows, half-moon fixed windows, single lite fixed windows, and non-original single lite fixed windows. The residence features a single lite wood paneled entry door with a single lite transom and a non-original 15-lite entry door. The non-original 15-lite entry door will be replaced with a single lite wood paneled entry door with a single lite transom. The non-original single lite fixed windows will be replaced with 1-over-1 wood sash windows. The second floor addition will feature 1-over-1 wood sash windows.

Exterior Materials: The residence is clad with wood beveled lap. The residence features a partial width wrap around front porch with wood steps, handrails, guardrails and square columns with square bases. The rear enclosed porch features wood steps. The second floor addition will be clad with wood beveled siding to match the existing residence.

Roof: The residence features a gable on hip roof with closed eaves and a 11/12 pitch. The roof is clad with composite shingles. The addition will feature a hip roof with closed eaves and a 4/12 pitch. The roof will be clad with composite shingles.

Front Elevation: The residence features five 1-over-1 sash windows, a single lite wood paneled entry door with a single lite transom. The front gable features a fixed arched window. The residence features a partial width wrap around front porch with wood steps, handrails, guardrails, and square wood columns. There are no proposed changes to the front elevation.

Side Elevation (South): The residence features four 1-over-1 sash windows and a fixed arched window in the side gable, and five non-original single lite windows. The five non-original fixed windows will be replaced with three 1-over-1 sash windows. The addition will feature three 1-over-1 sash windows.

Side Elevation (North): The residence features four 1-over-1 sash windows and a single lite fixed window on the first floor. The side gable features four 1-over-1 sash windows and a half moon fixed window. The addition will feature two 1-over-1 sash windows.

Rear Elevation (West): The residence features a 1-over-1 sash window, a single lite fixed window, and three non-original single lite windows and a non-original 15-lite entry door. The three non-original single lite windows will be replaced with two 1-over-1 sash windows and the non-original 15-lite entry door will be replaced with a single lite wood paneled entry door with a single lite transom. The addition will feature four 1-over-1 sash windows.