

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Joseph & Crystal Wright, owners

Property: 1535 Arlington Street, lot 3, block 138, Houston Heights Subdivision. The property includes a historic 956 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1925, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a 1,426 square foot second story addition on top and to the side of a contributing 956 square foot one-story residence. The addition will have a ridge height of 28'. The foundation will be raised from 1'-6" to 2'-2" to address ground contact concerns.

See enclosed application materials and detailed project description on p. 6-17 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:

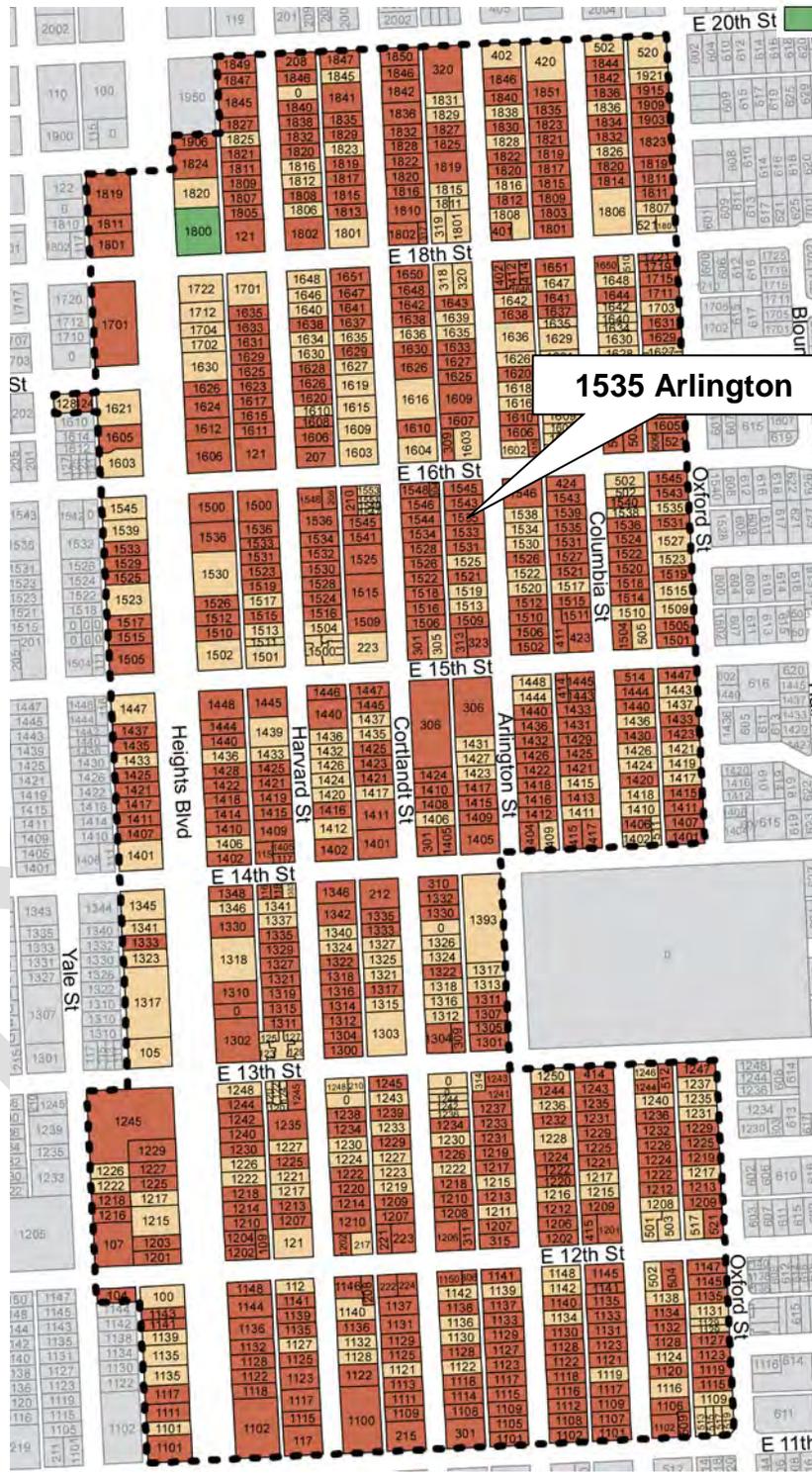
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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 EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



1535 Arlington

INVENTORY PHOTO



NEIGHBORING PROPERTIES



1533 Arlington Street – Contributing – 1930 (neighbor)



1543 Arlington Street – Contributing – 1920 (neighbor)



1546 Arlington Street – Contributing – 1905 (across street)



1538 Arlington Street – Noncontributing – 1996 (across street)



1534 Arlington Street – Noncontributing – 2006 (across street)



1530 Arlington Street – Noncontributing – 2007 (across street)

EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



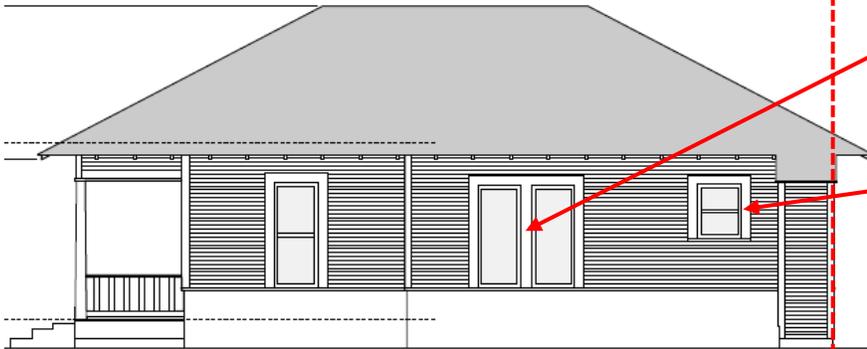
PROPOSED



ALL WINDOWS AND DOOR TO REMAIN THIS ELEVATION

NORTH SIDE ELEVATION

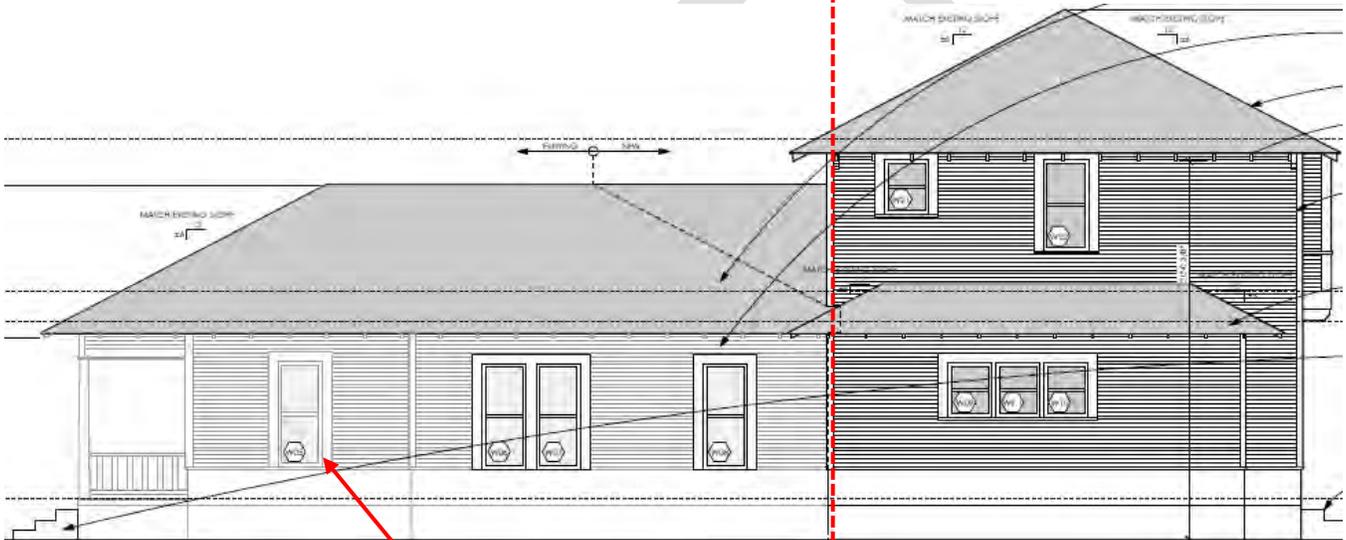
EXISTING



FIXED WINDOWS TO BE REMOVED

ALUMINUM WINDOW TO BE REMOVED

PROPOSED



ORIGINAL REAR WALL

WINDOW TO REMAIN

SOUTH SIDE ELEVATION

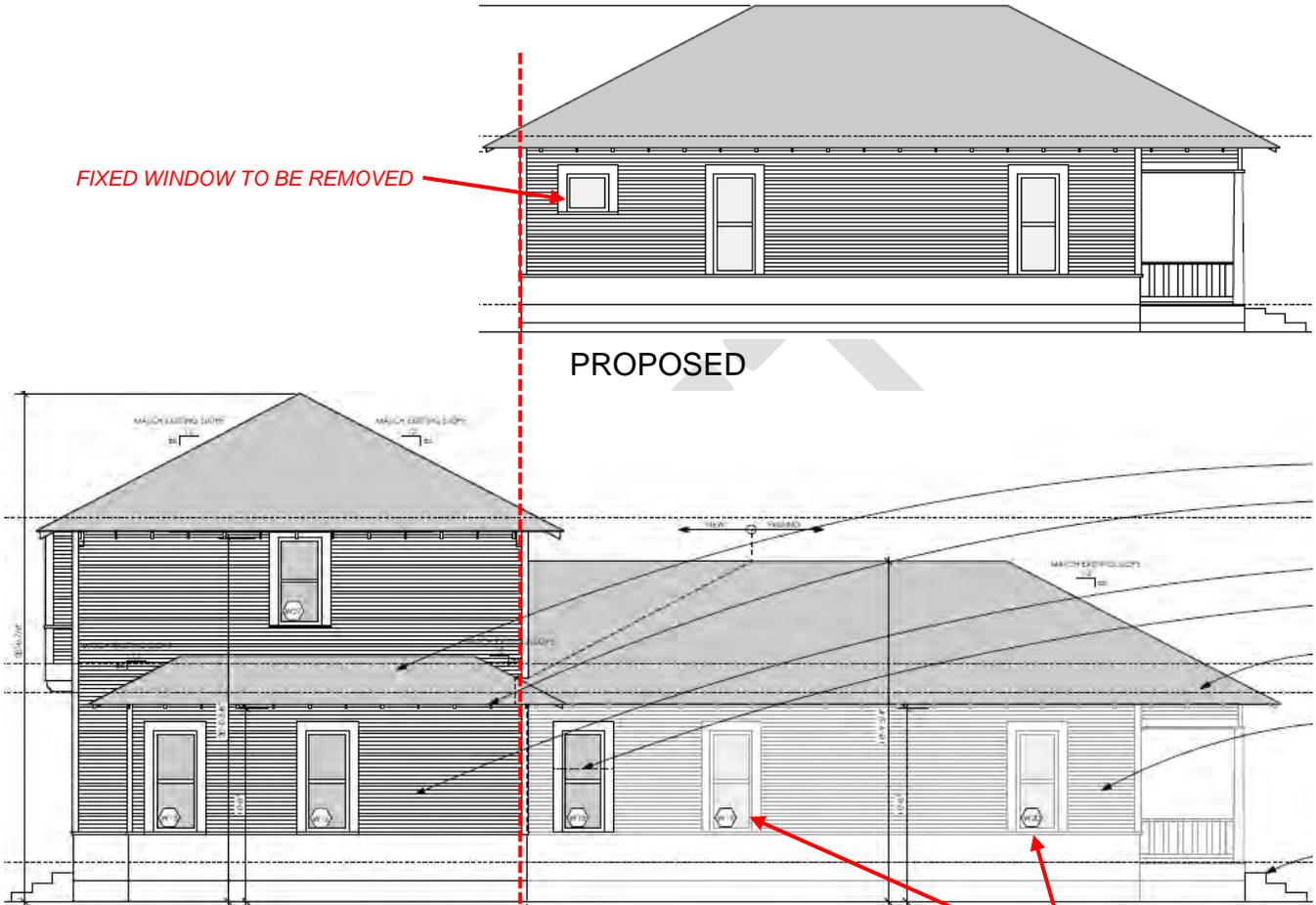
EXISTING

FIXED WINDOW TO BE REMOVED

PROPOSED

ORIGINAL REAR WALL

WINDOWS TO REMAIN



WEST (REAR) ELEVATION

EXISTING



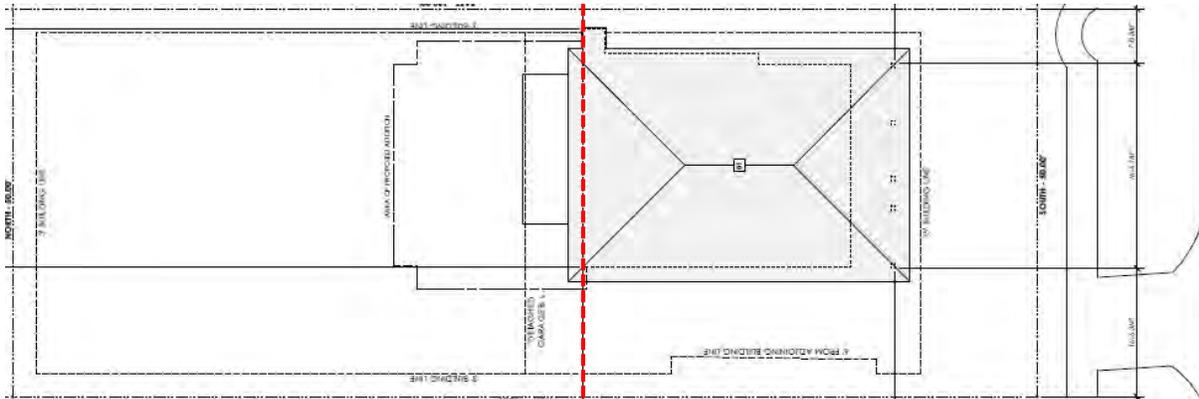
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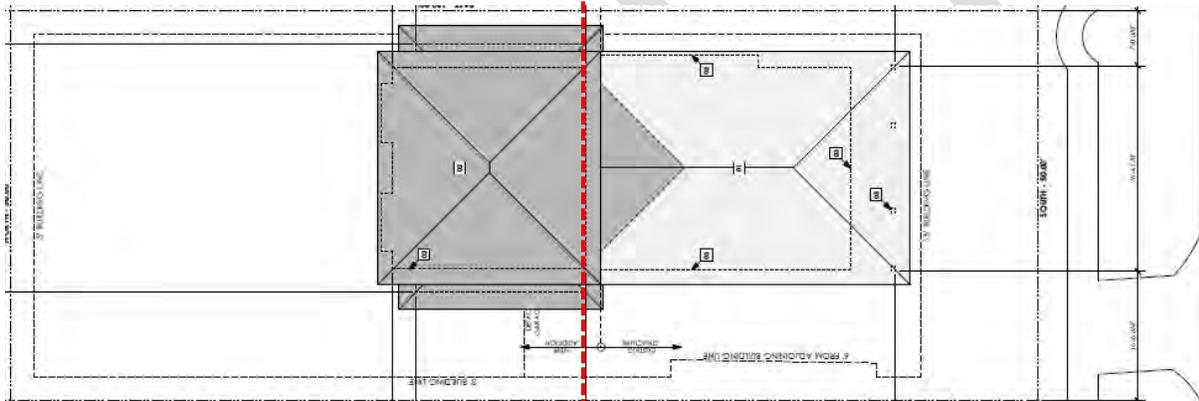


SITE PLAN

EXISTING



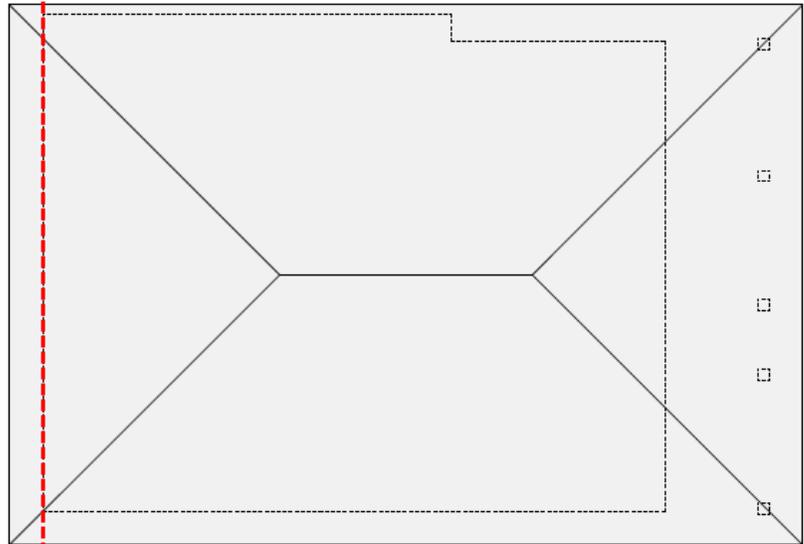
PROPOSED



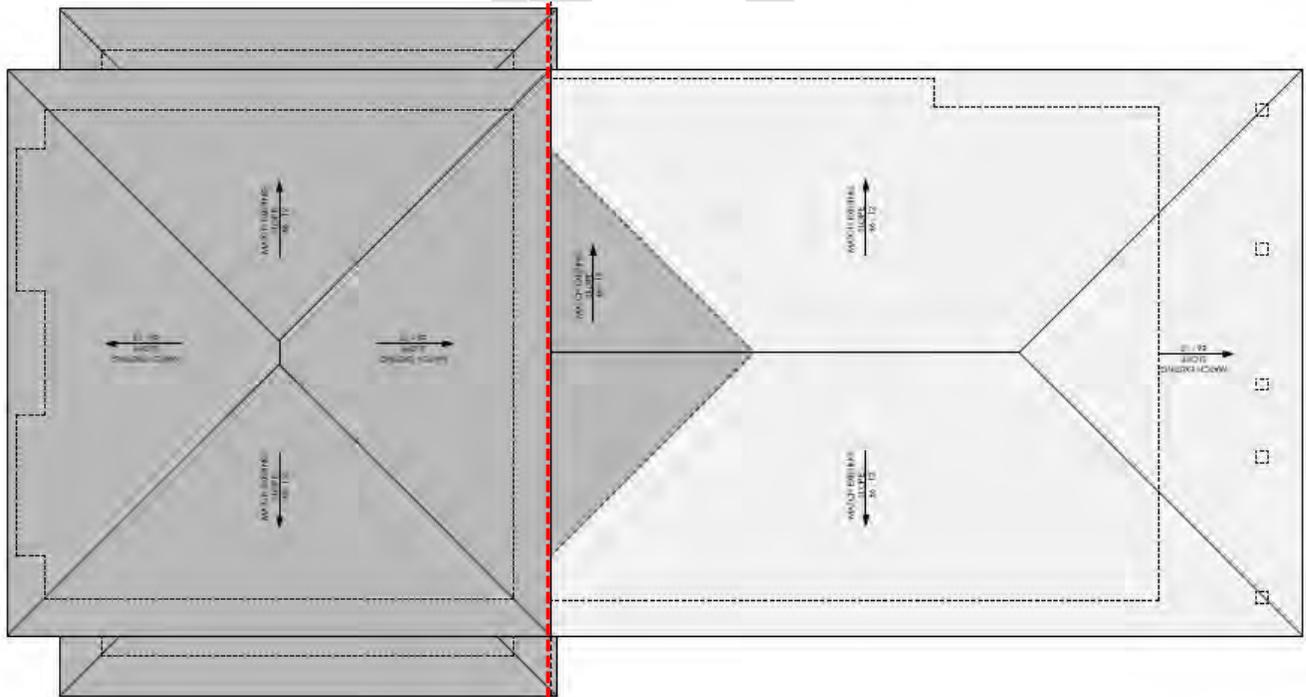
ORIGINAL REAR WALL



ROOF PLAN
EXISTING



PROPOSED

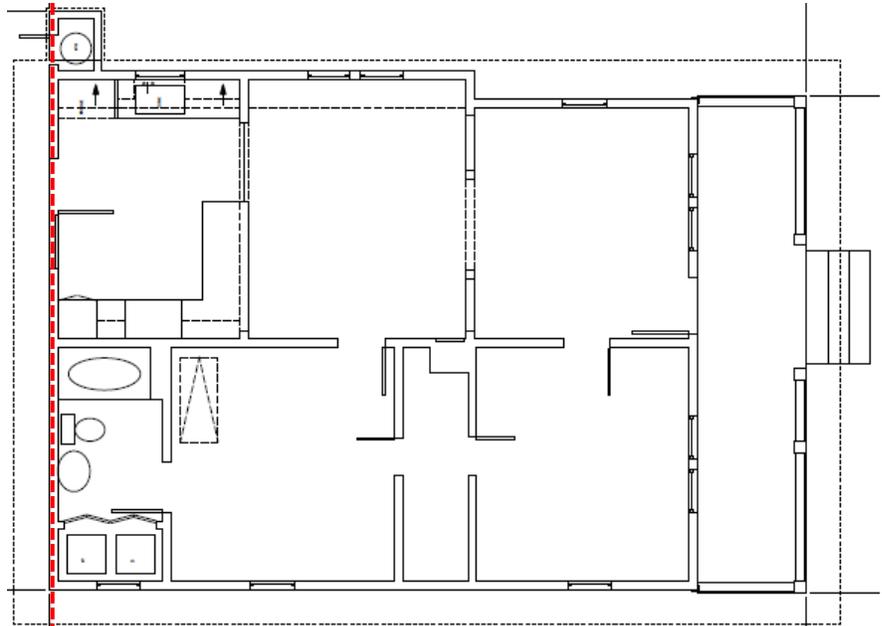


ORIGINAL REAR WALL

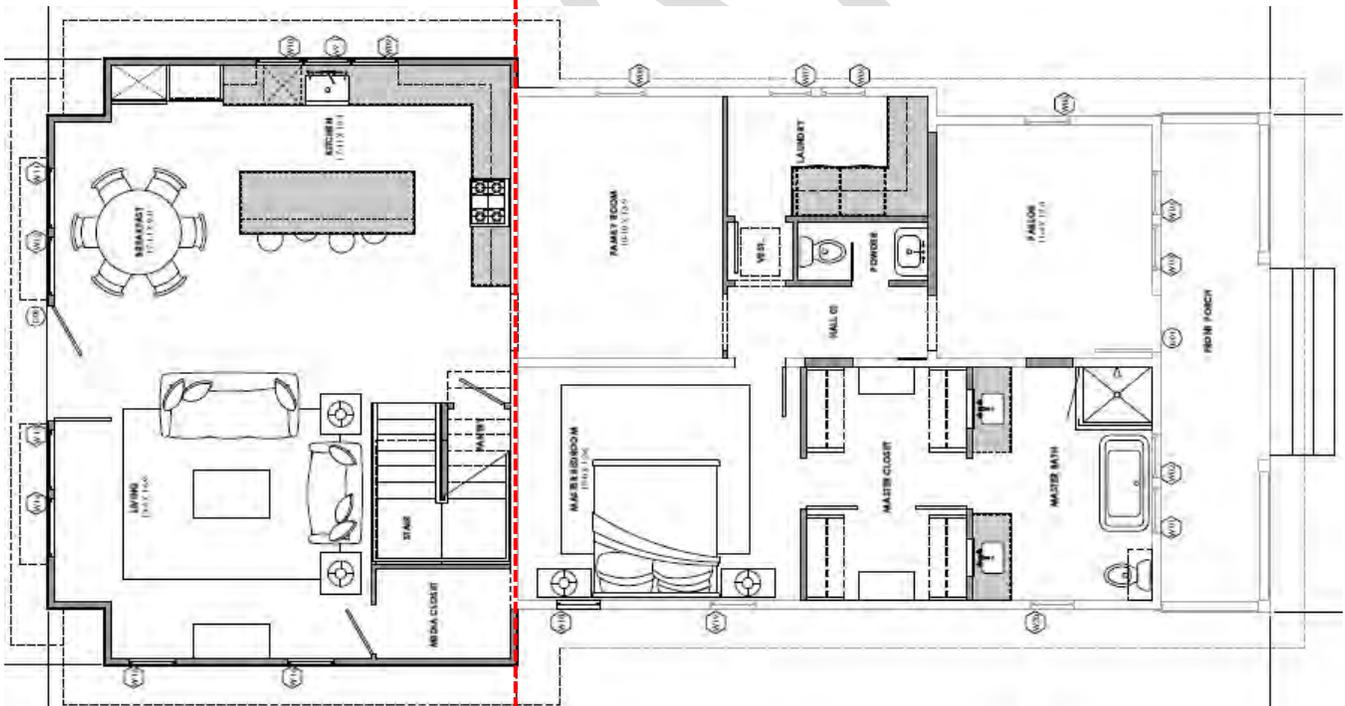


FIRST FLOOR PLAN

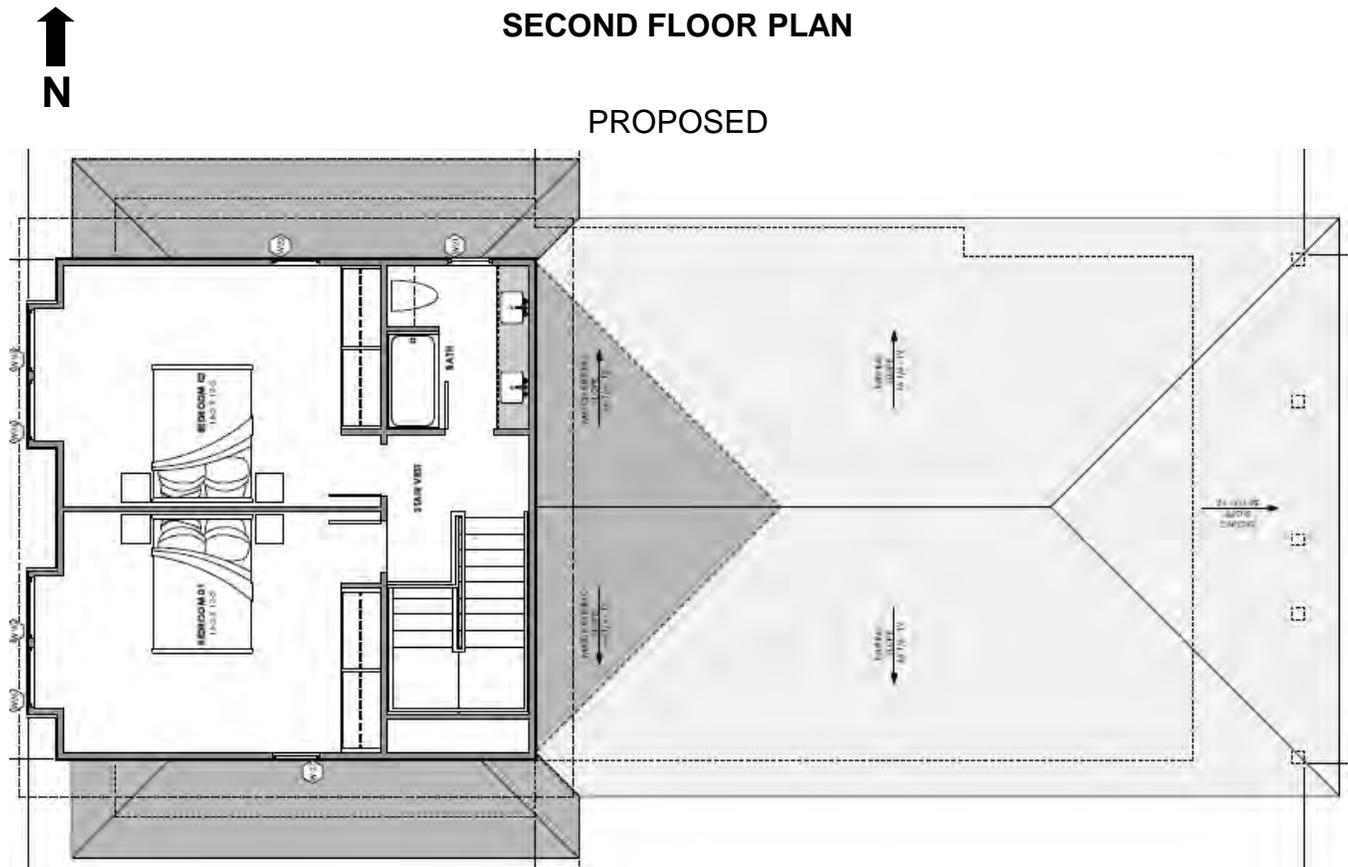
EXISTING



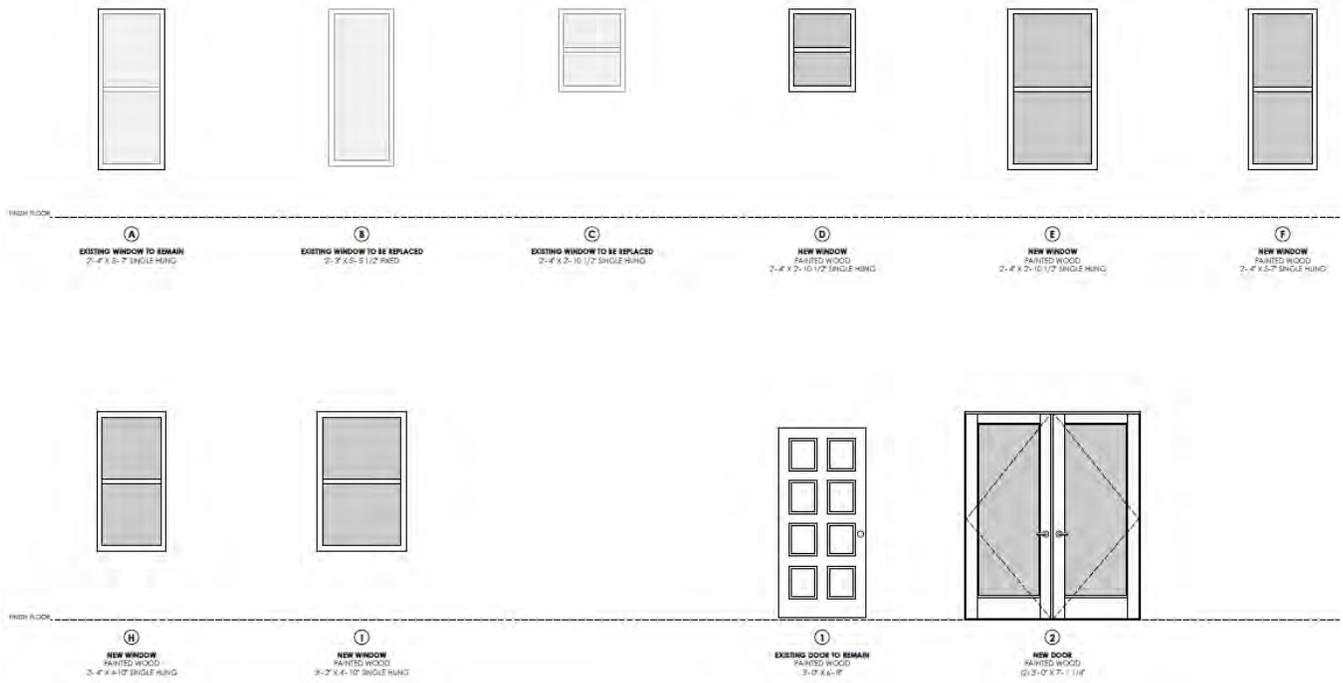
PROPOSED



ORIGINAL REAR WALL



WINDOW / DOOR SCHEDULE



DRAFT

**EXISTING UTILITY ADDITION
TO BE REMOVED**



PORCH COLUMN PHOTOS



COLUMN TO BE REMOVED



NEW POST

ORIGINAL POSTS

PROJECT DETAILS

Shape/Mass: The existing residence measures 26'-4" wide by 40'-3" deep with an 18'-1" ridge height and a 9'-11" eave height. A non-original utility bump out on the north side will be removed. The proposed addition will start at the rear wall and expand to both sides for a width of 31'-11". It will be 24'-9" deep and feature a ridge height of 28' and an eave height of 20'-2".

Setbacks: The existing residence is set back 18'-2" from the front (east) property line, 7' from the north and 16'-6" from the south. The proposed addition will feature a 4'-3" north setback, a 13'-10" south setback and a 49'-1" rear (west) setback.

Foundation: The existing residence features a pier and beam foundation with a 1'-6" finished floor height. The foundation will be raised to 2'-2" to address concerns regarding contact between the soil and subfloor structure and the addition will feature a pier and beam foundation with a 2'-2" finished floor height.

Windows/Doors: The existing residence features double hung wood 1/1 windows to be retained, one single-hung aluminum 1/1 window to be replaced with a single hung wood 1/1 window, and three fixed wood windows to be replaced with single hung wood 1/1 windows. An existing painted wood front door will remain. The addition will feature single hung wood 1/1 windows and a pair of wood and glass doors.

Exterior Materials: The existing residence features wood 117 siding to remain. The addition will feature wood 117 siding. Existing concrete steps will be removed and replaced in kind. One non-original wood porch column will be removed. Wood balustrade will be repaired and retained.

Roof: The existing residence features a hipped roof with a 6/12 pitch clad in composition shingles. The addition will feature a hipped roof with a 6/12 pitch clad in composition shingles.

Front Elevation:
(East) The existing residence feature a full width front porch, two pairs of wood windows to remain and one wood door to remain. The porch features five tapered columns, of which the outer four will remain. The off center fifth column is non-original and will be removed. A section of balustrade between the fifth column and its neighbor will be removed. All other balustrade material will be repaired and retained. The existing concrete steps will be removed and replaced in kind.

Side Elevation:
(North) The existing residence features, from east to west, one wood 1/1 window, two fixed wood windows, one aluminum window and a utility addition. The wood 1/1 window will be retained. The two fixed windows and aluminum window will be removed and replaced with wood 1/1 windows. The utility window will be removed and patched with siding. The addition will begin at the rear wall and feature three windows on the first floor and two windows on the second floor.

Side Elevation:
(South) The existing residence features two 1/1 wood windows to remain and one fixed wood window. The fixed window will be removed, the opening will be enlarged and a new 1/1 wood window will be installed. The addition will begin at the rear wall and feature two windows on the first floor and one on the second floor.

Rear Elevation:
(West) Elevation not visible from right of way. See elevation drawings.