

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Kevin Walton, Robert Sanders Homes, for Jeffery & Jessica Smith, owner

Property: 1232 Arlington Street, Lot 21, Block 190, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1½-story, 2,135 square foot residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne Cottage-style residence, constructed circa 1906, located in the Houston Heights Historic District East.

Proposal: Alteration – Remove an existing rear addition and construct a two-story 1,860 square foot addition with a 29' ridge height at the rear of a contributing structure. A previous Certificate of Appropriateness (COA) for a two-story addition was conditionally approved in October 2013. In addition to the proposed addition, the applicant proposes to:

- Alter the roof pitch of the existing pop-up addition
- Reclad the existing pop-up addition with smooth cementitious siding
- Remove existing chimney and fireplace
- Add front porch railing

See enclosed application materials and detailed project description on p. 5-16 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:

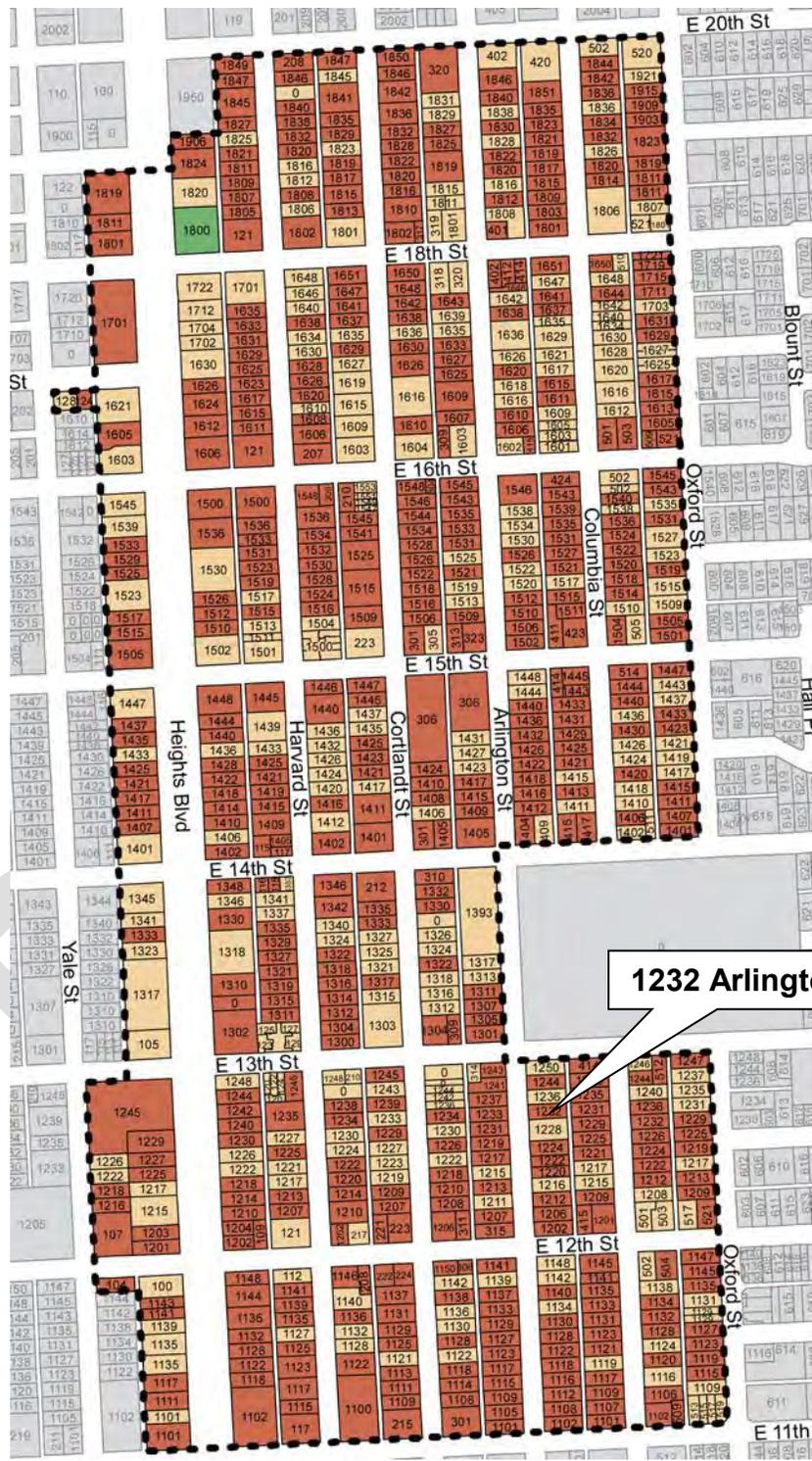
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>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

Building Classification

- Contributing
- Non-Contributing
- Park



1232 Arlington

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



EXISTING WEST ELEVATION

PROPOSED



PROPOSED WEST ELEVATION

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



EXISTING NORTH ELEVATION

PROPOSED

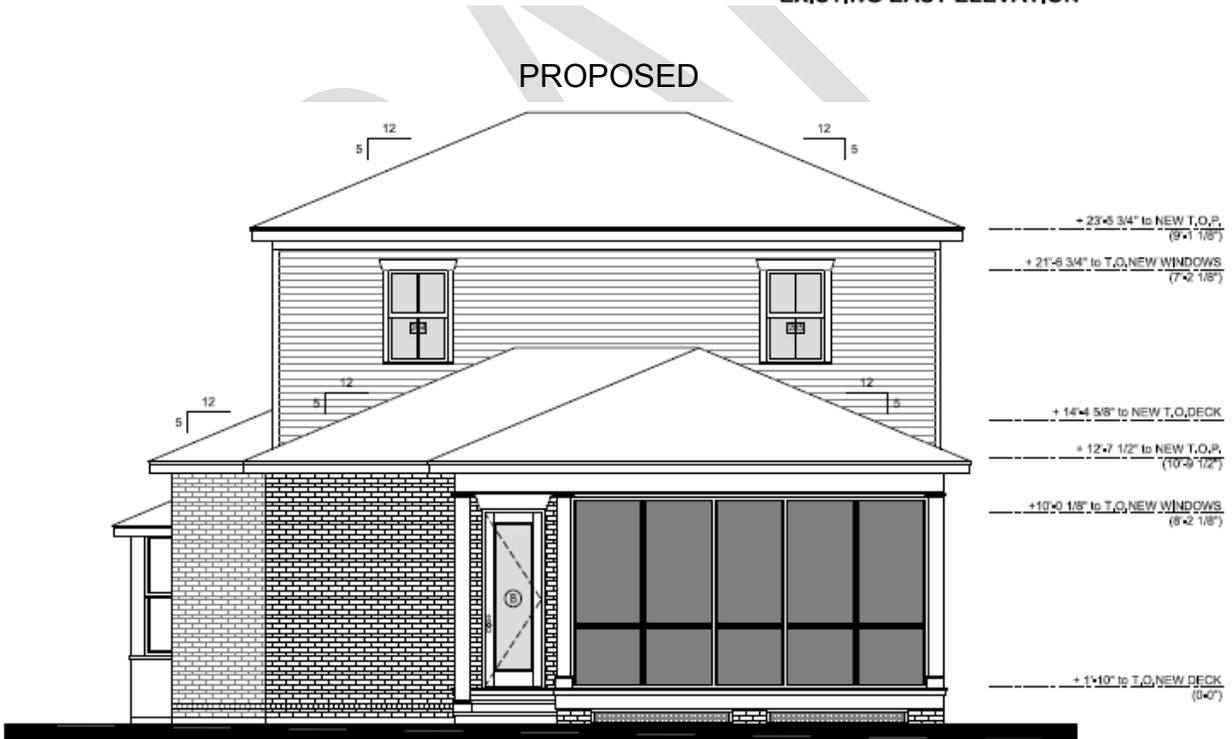


PROPOSED NORTH ELEVATION

EAST (REAR) ELEVATION
 EXISTING



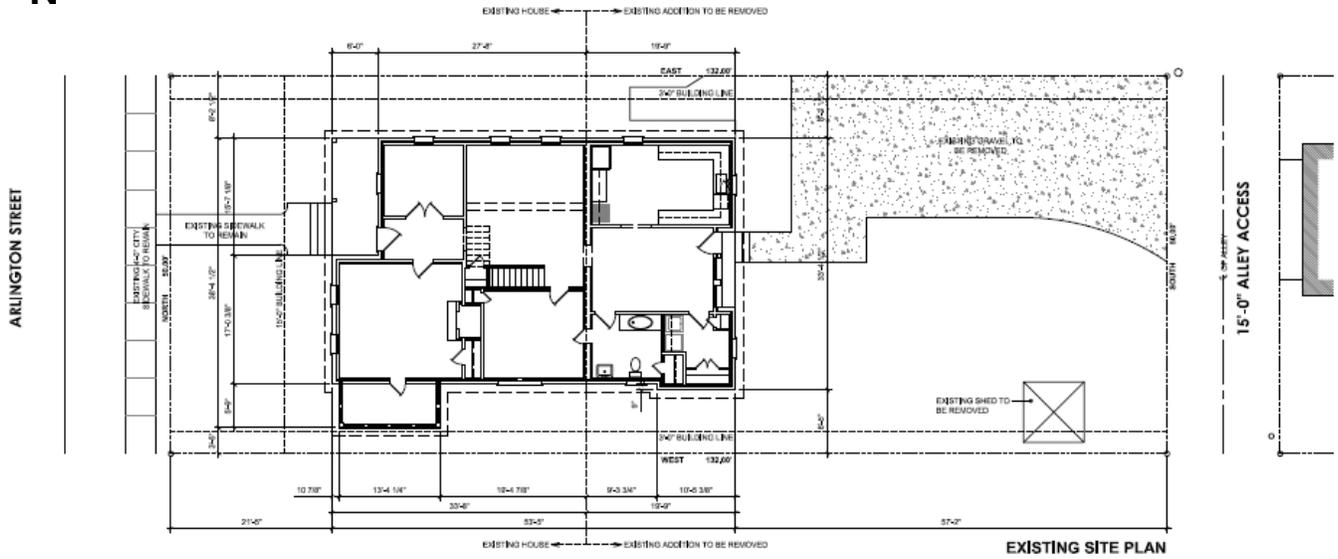
EXISTING EAST ELEVATION



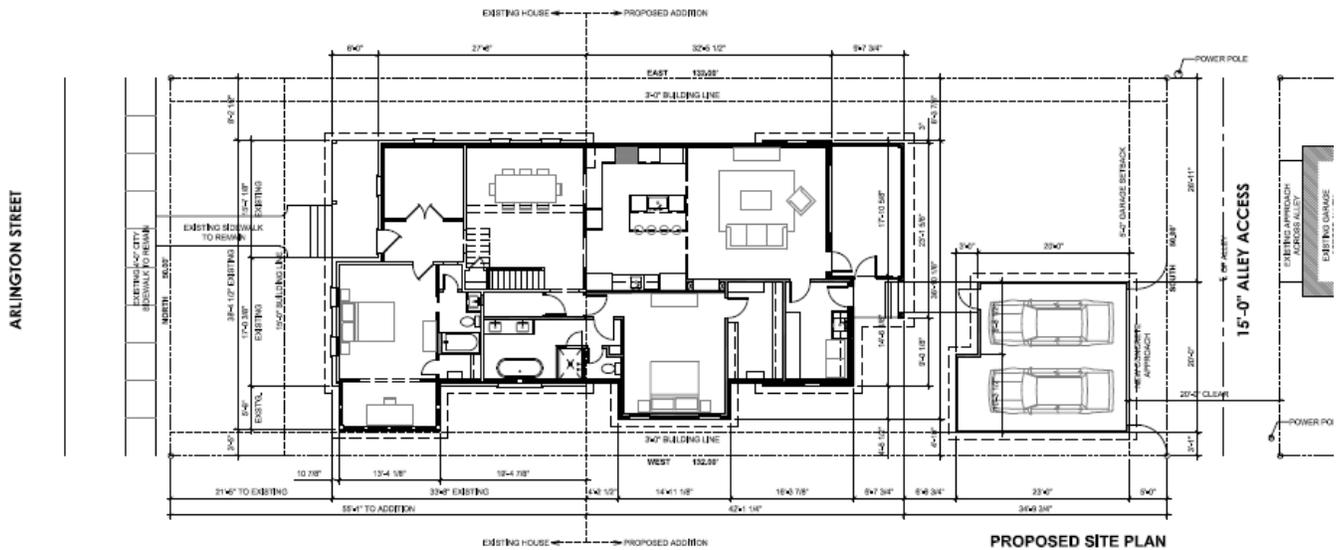
PROPOSED EAST ELEVATION

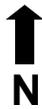


**SITE PLAN
 EXISTING**

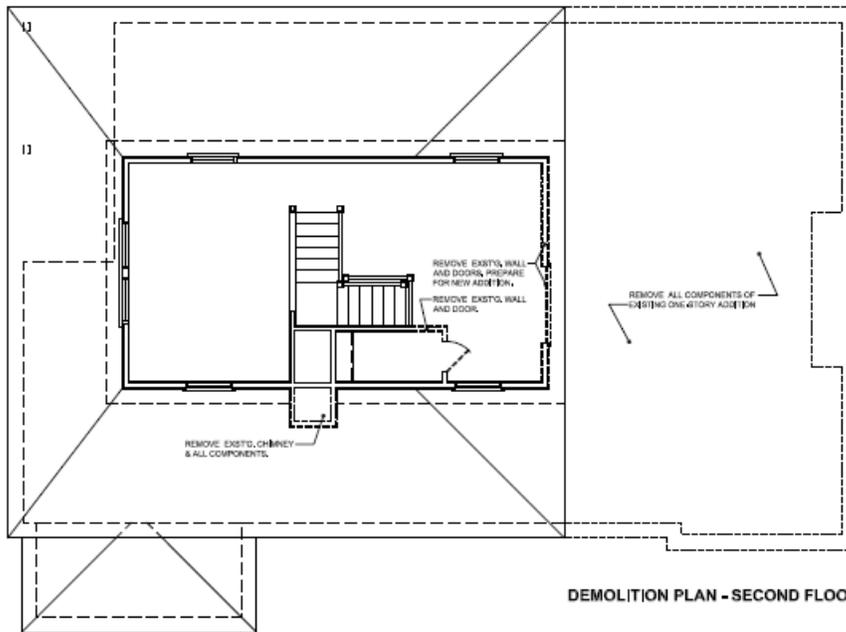


PROPOSED

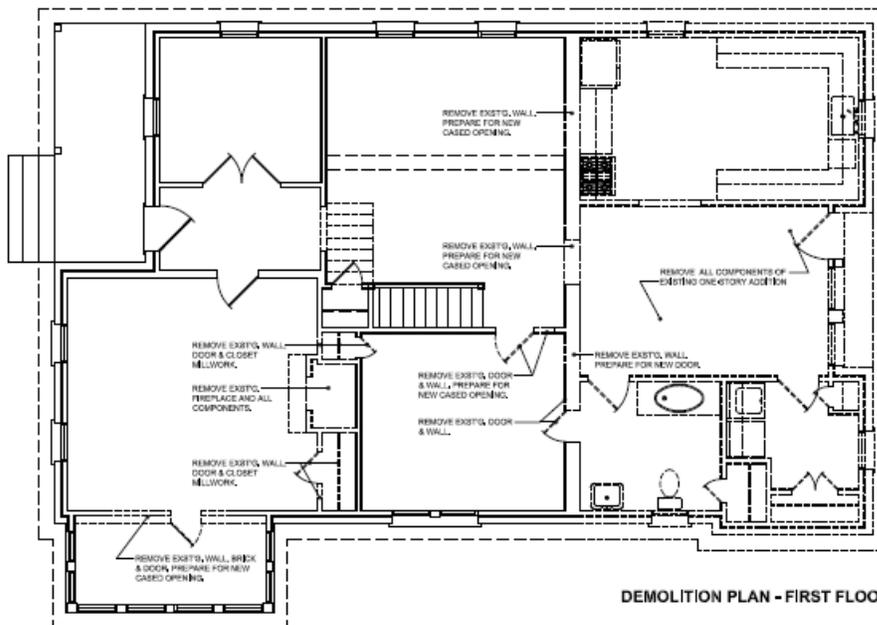




DEMOLITION PLAN



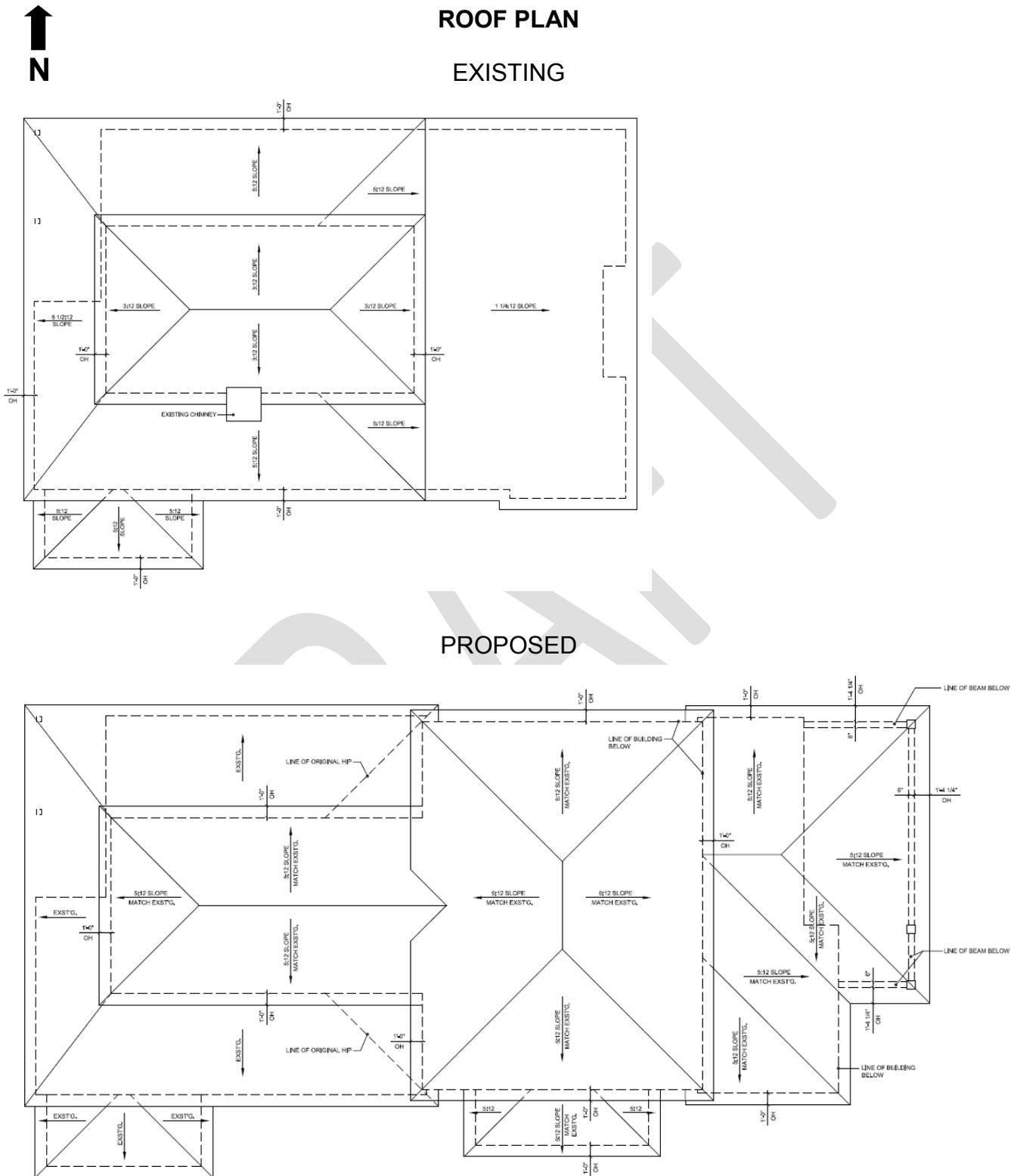
DEMOLITION PLAN - SECOND FLOOR



DEMOLITION PLAN - FIRST FLOOR

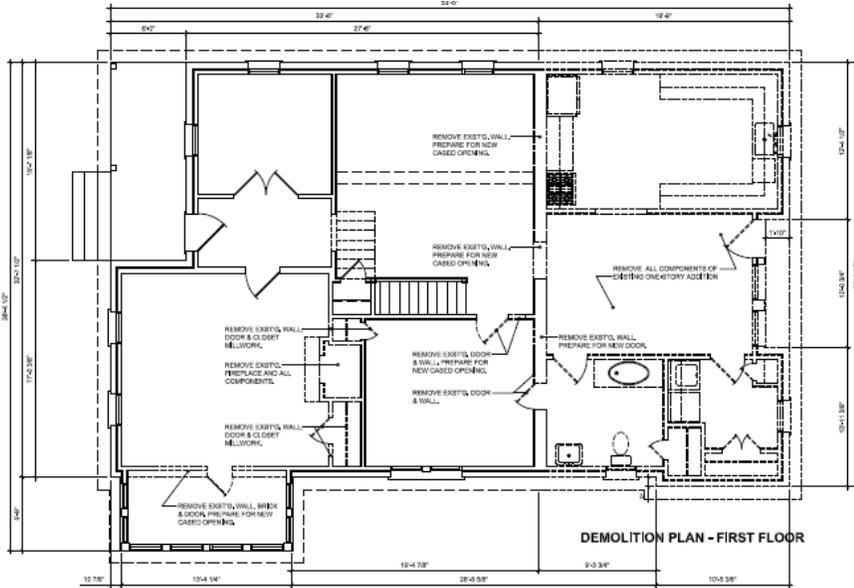
KEY NOTES

- WALLS TO BE DEMOLISHED
- EXISTING WALL TO REMAIN



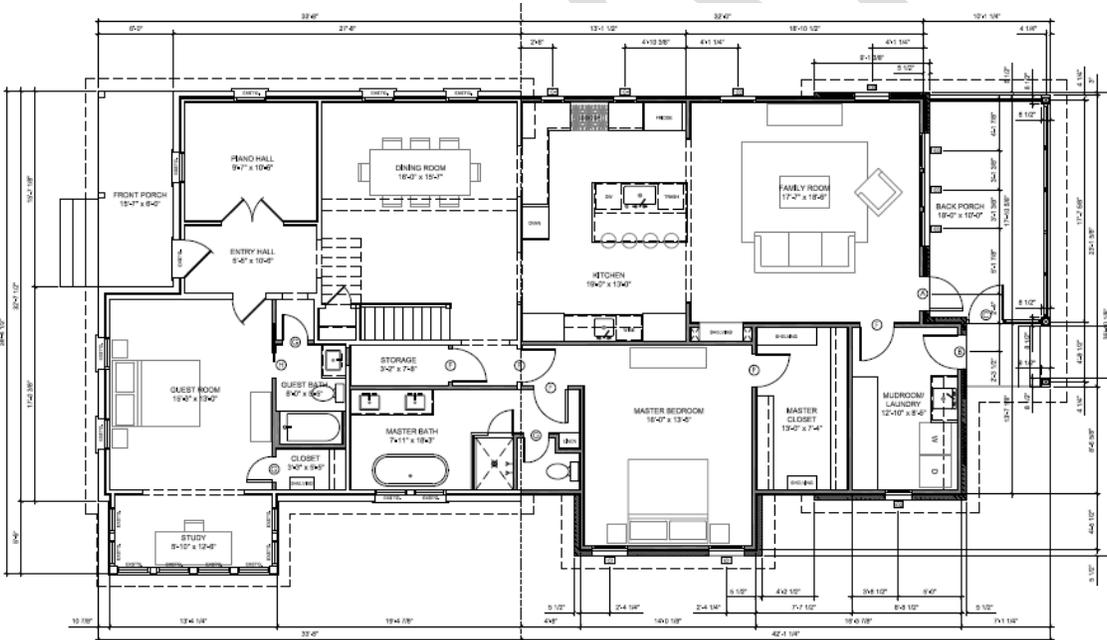


**FIRST FLOOR PLAN
 EXISTING**



DEMOLITION PLAN - FIRST FLOOR

PROPOSED



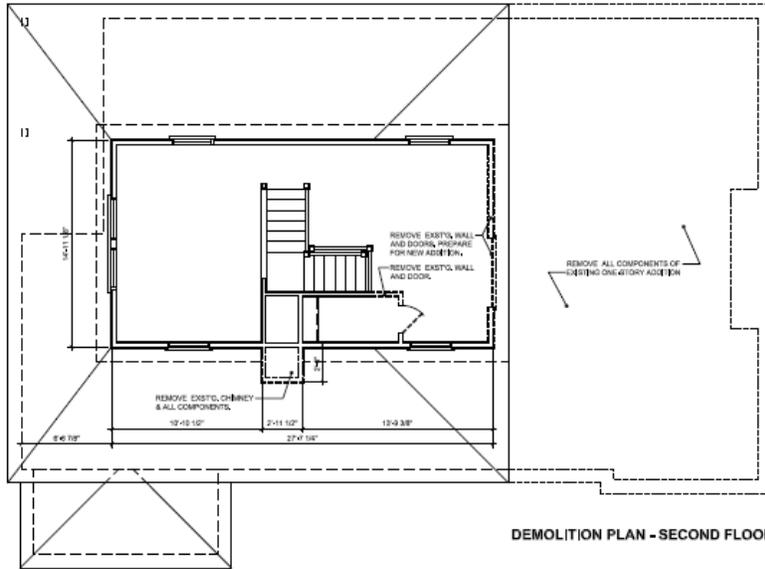
KEY NOTES

- ===== PROPOSED WALL
- ===== EXISTING WALL TO BE REMAIN

EXISTING HOUSE --- PROPOSED ADDITION

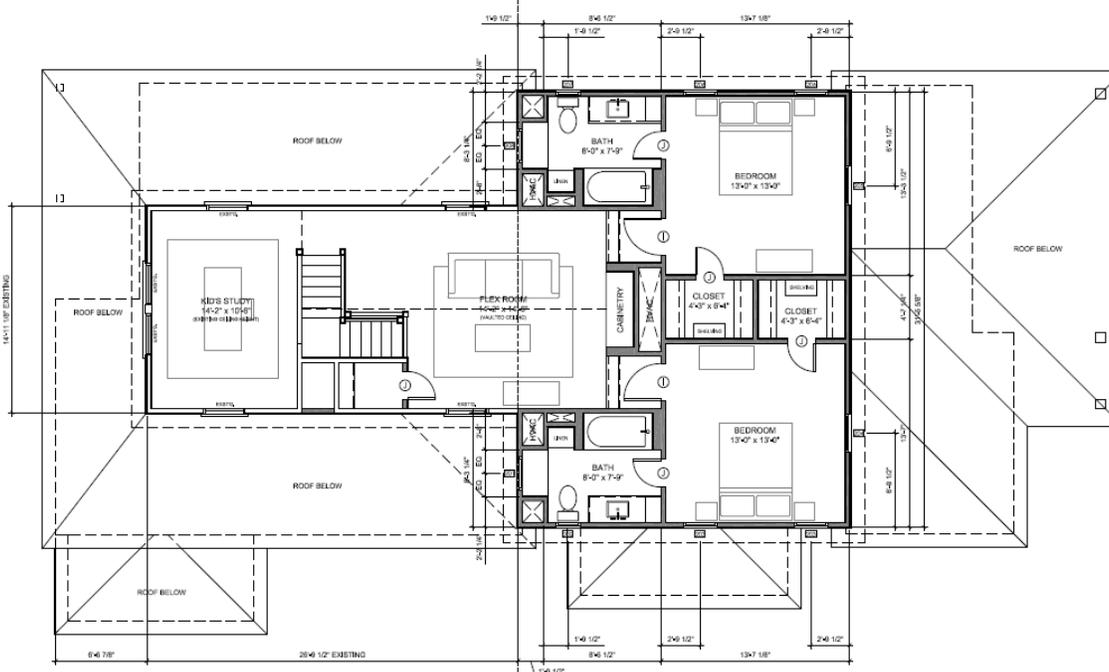


SECOND FLOOR PLAN
 EXISTING



DEMOLITION PLAN - SECOND FLOOR

PROPOSED



KEY NOTES

- ===== PROPOSED WALL
- ===== EXISTING WALL TO REMAIN

EXISTING HOUSE ← PROPOSED ADDITION

WINDOW / DOOR SCHEDULE

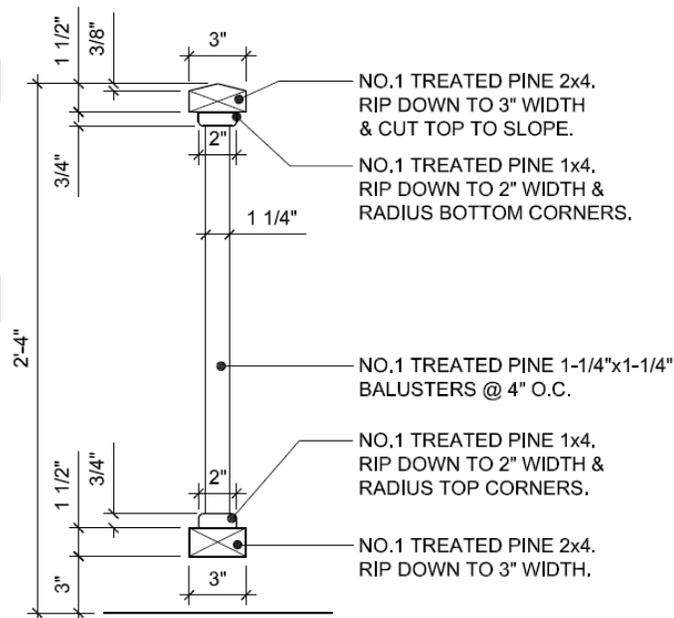
WINDOW SCHEDULE

WINDOW LABEL	MODEL #	QUANTITY	JAMB	FRAME SIZE	ROUGH OPENING	GLAZING	U-FACTOR	SHGC	NOTES
FIRST FLOOR									
101	TWD3376	2	4-9/16"	33-3/8" x 76-1/2"	34-1/8" x 77-1/4"	LOW-E 270 W/ ARGON	-	-	EGRESS
102	TWD2576	1	4-9/16"	25-3/8" x 76-1/2"	26-1/8" x 77-1/4"	LOW-E 270 W/ ARGON	-	-	-
103	TWD3376	5	4-9/16"	33-3/8" x 76-1/2"	34-1/8" x 77-1/4"	LOW-E 270 W/ ARGON	-	-	-
104	TWD2156	2	4-9/16"	21-3/8" x 56-1/2"	22-1/8" x 57-1/4"	LOW-E 270 W/ ARGON	-	-	-
SECOND FLOOR									
201	TWD2964	1	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	WINDOW OPENING CONTROL DEVICE
202	TWD2140	1	4-9/16"	21-3/8" x 40-1/2"	22-1/8" x 41-1/4"	LOW-E 270 W/ ARGON	-	-	-
203	TWD2964	2	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	EGRESS, WINDOW OPENING CONTROL DEVICE
204	TWD3352	1	4-9/16"	33-3/8" x 52-1/2"	34-1/8" x 53-1/4"	LOW-E 270 W/ ARGON	-	-	-
205	TWD3352	1	4-9/16"	33-3/8" x 52-1/2"	34-1/8" x 53-1/4"	LOW-E 270 W/ ARGON	-	-	-
206	TWD2964	2	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	EGRESS, WINDOW OPENING CONTROL DEVICE
207	TWD2140	1	4-9/16"	21-3/8" x 40-1/2"	22-1/8" x 41-1/4"	LOW-E 270 W/ ARGON	-	-	-
208	TWD2964	1	4-9/16"	29-3/8" x 64-1/2"	30-1/8" x 65-1/4"	LOW-E 270 W/ ARGON	-	-	WINDOW OPENING CONTROL DEVICE

EXTERIOR DOOR SCHEDULE

DOOR LABEL	DOOR SIZE	ROUGH OPENING	THICKNESS	JAMB	MATERIAL	FINISH	GLAZING	U-FACTOR	SHGC	NOTES
A	32" x 96"	34-1/2 x 99"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	LOW-E 270 W/ ARGON	-	-	FULL-LITE, FLUSH GLAZED
B	32" x 96"	34-1/2 x 99"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	LOW-E 270 W/ ARGON	-	-	FULL-LITE, FLUSH GLAZED
C	TBD	TBD	1-3/4"	-	WOOD	PAINT	INSECT SCREEN	-	-	CUSTOM BUILT SCREEN DOOR
D	32" x 80"	34-1/2" x 83"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	-	-	-	TWO-PANEL, SQUARE-TOP
E	16'-0" x 7'-0"	16'-3" x 7'-1 1/2"	-	-	METAL	PAINT	-	-	-	-

PROPOSED PORCH RAILING DETAIL



PROJECT DETAILS

Shape/Mass: The existing 2,023 square foot 1½-story residence has a total width of 38'-4¼" and a total depth of 53'-3". The original structure has a width of 31'-7½" and a depth of 33'-8". The residence has a ridge height of 23'-3¾" to the top of the existing pop-up.

As part of the proposal, 588 square feet of a non-original rear addition will be removed and a 2-story 1,863 will be constructed at the original rear wall. The roof of the pop-up will be removed and replaced with a steeper roof (to allow for mechanicals). The proposed ridge of the altered pop-up will be 24'-9". The addition will be constructed at the original rear wall of the house and will have a ridge height of 29'. The existing chimney will be removed and not replaced. The proposed addition will be delineated from the existing structure by a change in material (from brick veneer to cementitious siding). See photos and drawings for more detail.

Setbacks: The existing residence has a front (west) setback of 21'-5"; a south side setback of 3'-5"; a north side setback of 8'-2½"; and a rear (east) setback of 57'-2".

With the proposed addition, the front setback will be maintained while the north side setback will be 8'-4", the south side setback will be 4'-5½", and the rear setback will be 34'-10". See drawings for more detail.

Foundation: The existing structure has a pier and beam foundation with a finished floor height of 1'-10". The proposed addition will have a pier and beam foundation with a finished floor height of 1'-10" to match existing. See drawings for more detail.

Windows/Doors: The existing residence features tall wood 2-over-2 double hung wood windows. The pop-up and small side addition feature 1-over-1 double hung wood windows. All existing windows on the original structure will be retained. The existing front door will be retained.

The proposed addition will have 2-over-2 wood windows of varying dimensions. See window/door schedule and drawings for more detail.

Exterior Materials: The existing structure features brick veneer on the original portion, while the rear addition and pop-up addition is clad in synthetic stucco panels.

The existing brick veneer will be maintained while the synthetic stucco on the pop-up will be removed and replaced with 4" reveal smooth cementitious lap siding. The proposed two-story addition will be clad in smooth cementitious lap siding with a 4" reveal. A 2'-4" tall railing system will be installed on the front porch. See drawings for more detail.

Roof: The existing residence has a hipped composition shingle roof with a pitch of 5:12. The existing hipped pop-up addition has a pitch of 3:12. The existing residence has an eave height of 11'-11¼" (pop-up eave height is 20'-7").

The existing roof of the pop-up will be replaced with a new roof with a 5:12 pitch to match the roof of the original structure. The proposed addition will have hipped composition shingle roof with a pitch of 5:12. See drawings for more detail.

**Front Elevation:
(West)**

The existing front elevation features two bays. The northern bay features a 16'-1" wide porch which is inset 6'-1". The porch is supported by two turned columns and a decorative wooden cornice. Behind the porch, the northern half of the bay has a 26"x66" wood 2-over-2 window while the southern half has a 30"x60" front door. The southern bay consists of a 16'-1" wide front wall and features two 26"x68" wood 2-over-2 windows. To the south of the second bay is part of a historic addition which has a pair of 1-over-1 wood 21"x52" windows and a hipped roof. The first two bays are topped with a hipped roof. Built upon the rear wall of the porch, and centered in the roof, is part of a historic pop-up addition. This addition features a pair of wood 1-over-1 windows and is topped by a hipped roof. A chimney rises along the south side of the addition.

As part of the proposal, the existing pop-up addition roof will be removed and reconstructed at a steeper pitch. A railing will be installed between the existing porch columns. A portion of the one-story addition will be visible behind the southern previously constructed addition. The two-story addition will begin at the rear wall of the existing structure, behind the existing pop-up addition. The second-story of the addition will have a single 2-over-2 window on either side of the existing pop-up addition and will be topped by a hipped roof. The chimney will be removed. See drawings for more detail.

**Side Elevation:
(South)**

The western portion of the first-story of the south elevation features the one-story historic addition consisting of four 1-over-1 wood windows and a hipped roof followed by a pair of 26"x66" wood 2-over-2 windows. To the east is a previously constructed one-story addition topped by a shed roof featuring a small 1-over-1 window. The second-story features the historic addition with two 1-over-1 windows and a centered chimney. The pop-up addition is topped by a hipped roof.

As part of the proposal, the existing pop-up addition roof will be removed and reconstructed at a steeper pitch. The existing rear addition will be removed and replaced by a two-story addition. The addition will begin at the rear wall of the existing brick veneer structure. The first-story of the addition will feature a brick veneer bump-out with two 2-over-2 windows. To the east, at the rear, a brick one-story portion of the addition will include a single 2-over-2 window. The rear of the addition will be a screened in porch. The second story will include three 2-over-2 windows and will be topped by a hipped roof. See drawings for more detail.

**Side Elevation:
(North)**

The existing first-story of north elevation features the profile of the inset porch and front wall to the west and three 26"x66" wood 2-over-2 windows. To the east, a fourth 26"x66" window is located in a previously constructed one-story addition topped by a shed roof. The second story consists of the historic pop-up addition and features two 1-over-1 windows. The second story pop-up addition is topped by a hipped roof.

As part of the proposal, the existing pop-up addition roof will be removed and reconstructed at a steeper pitch. The existing rear addition will be removed and replaced by a two-story addition. The first-story of the addition will include three 2-over-2 windows in the center portion, clad in cementitious siding, and an addition 2-over-2 window located in a rear one-story, brick veneer portion of the addition. The rear of the addition will be a screened in porch. The second story will include three 2-over-2 windows and will be topped by a hipped roof. See drawings for more detail.

**Rear Elevation:
(East)**

The rear is not visible from the public Right-of-Way. See elevation drawings for more detail.