

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. A rear second story addition to an existing 1 1/2- story residence was approved in November 2014. The proposed addition will begin 30'-9" back from the front wall and will be built over an existing one-story rear wing. Eight non-original single lite fixed windows at the rear enclosed porch were also approved to be replaced.

Proposal: Alteration – Revision. Construct a balcony at the rear of approved addition. The balcony will be visible due to the corner condition of this property.

See enclosed application materials and detailed project description on p. 4-20 for further details.

Public Comment: No 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 |
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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

INVENTORY PHOTO



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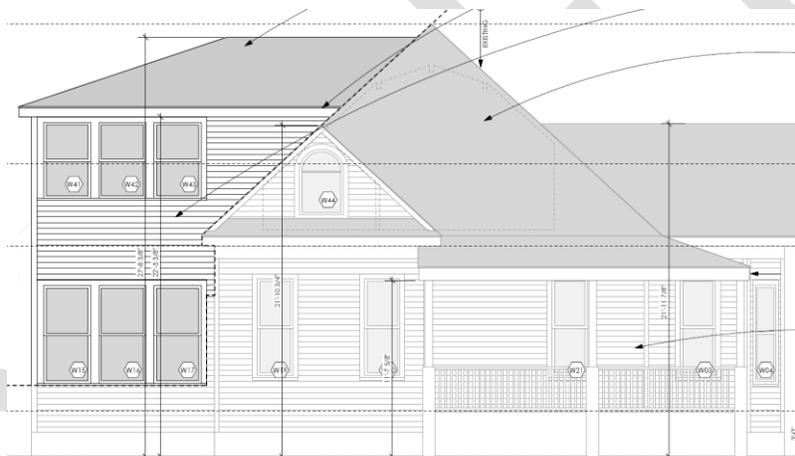
CURRENT PHOTO



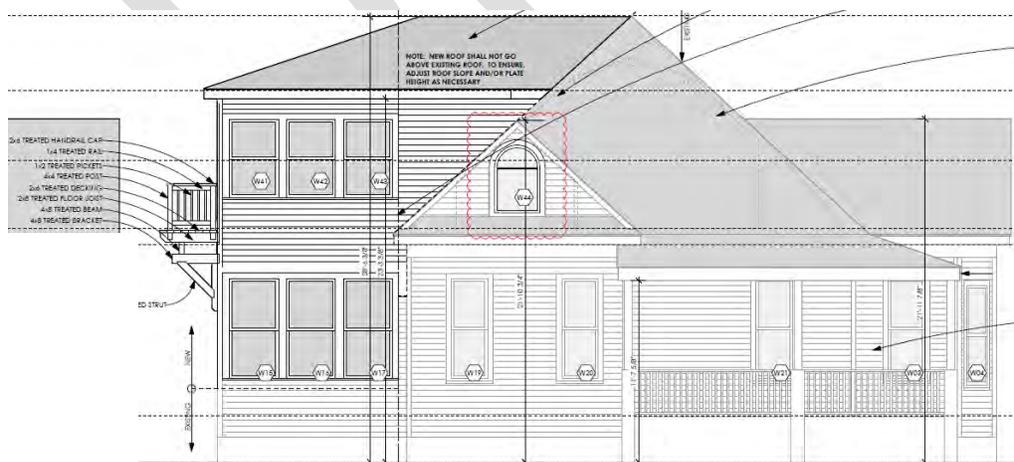
SOUTH SIDE ELEVATION FACING E. 13TH STREET
EXISTING



APPROVED NOVEMBER 2014



PROPOSED

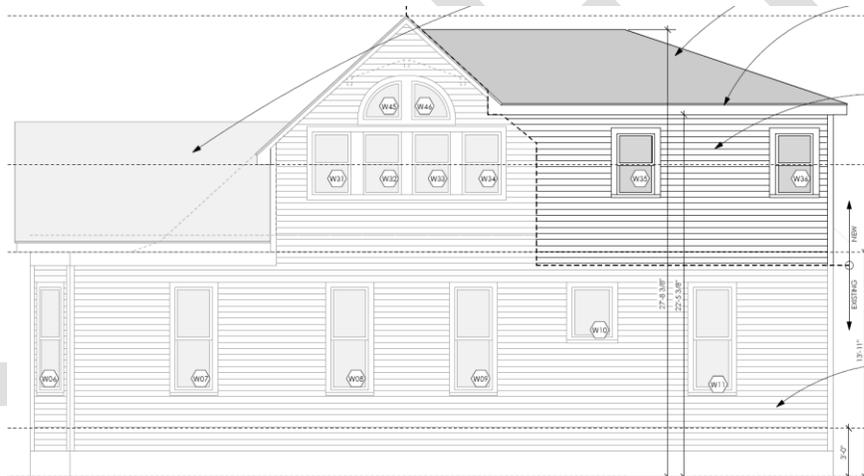


NORTH SIDE ELEVATION

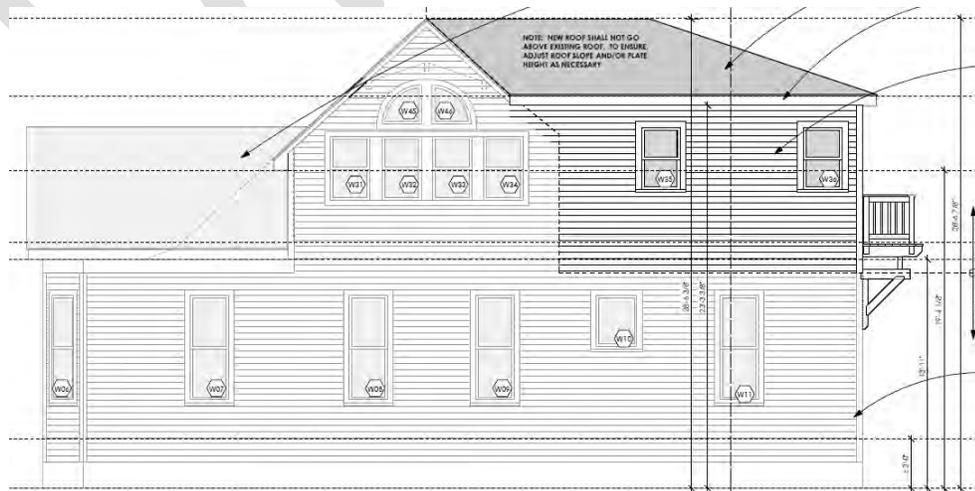
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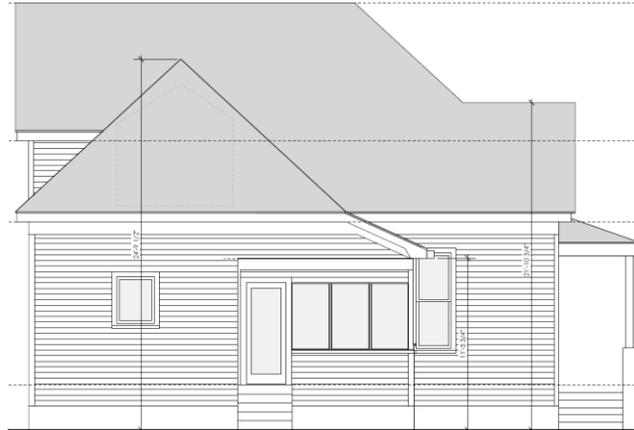
APPROVED NOVEMBER 2014



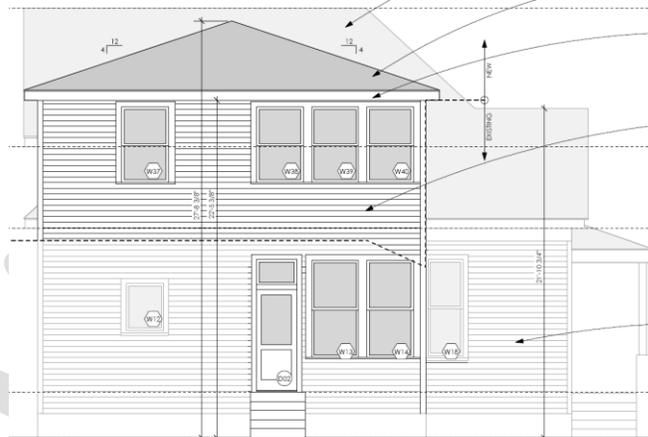
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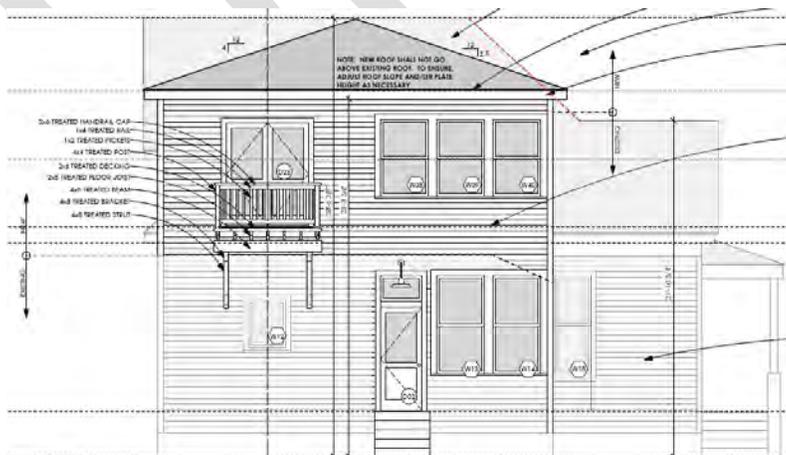
WEST (REAR) ELEVATION
EXISTING



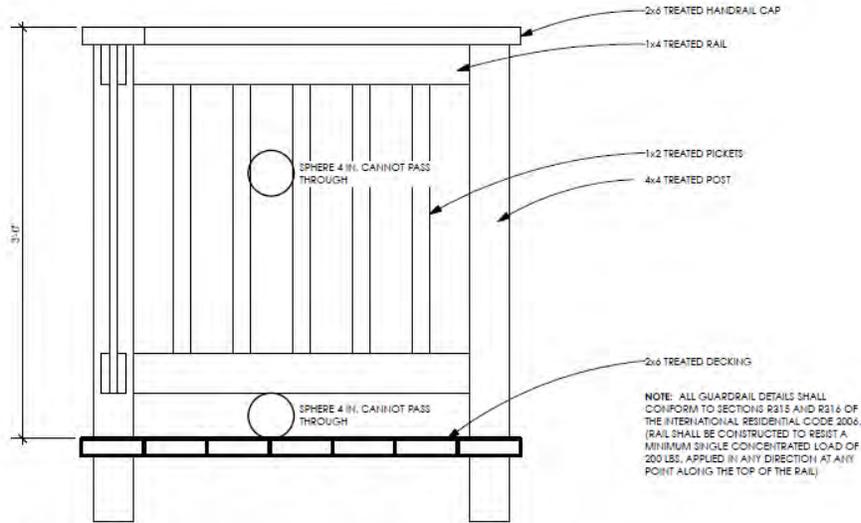
APPROVED NOVEMBER 2014



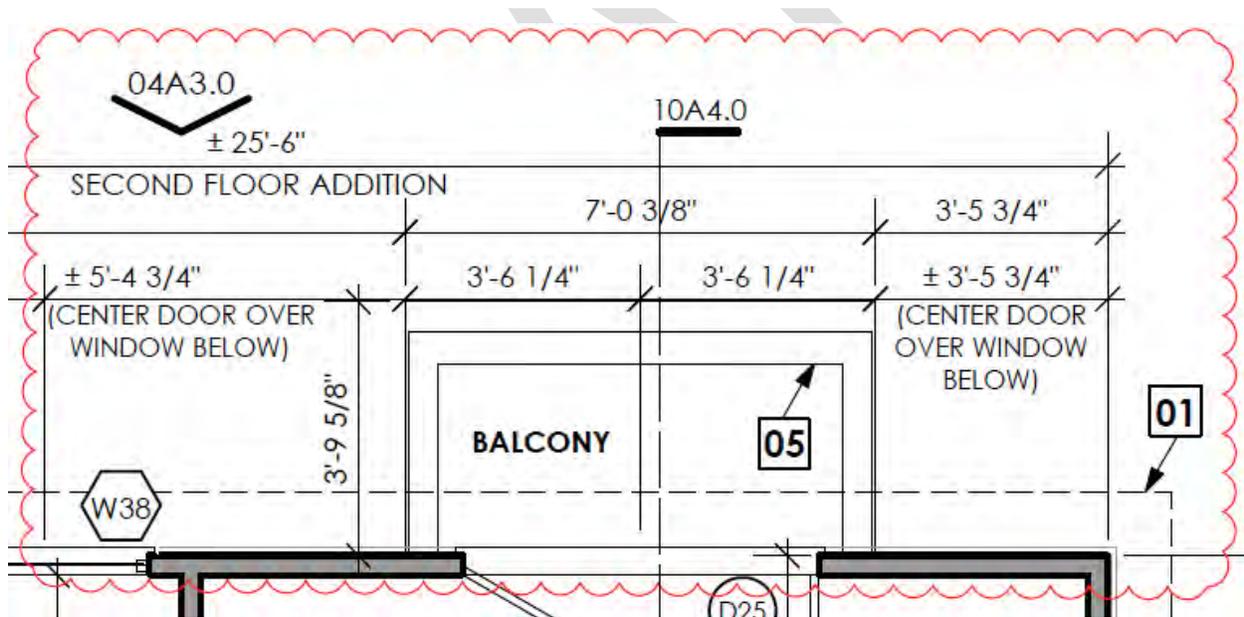
PROPOSED



BALCONY DETAIL



03 BALCONY GUARDRAIL
SCALE: 1 1/2" = 1'-0"

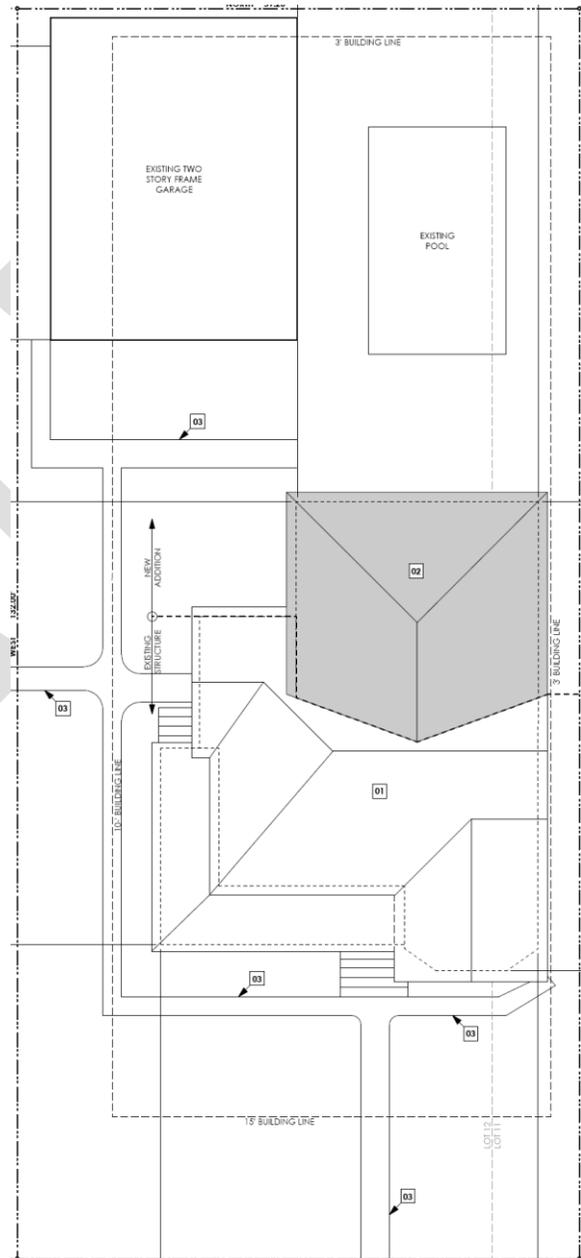
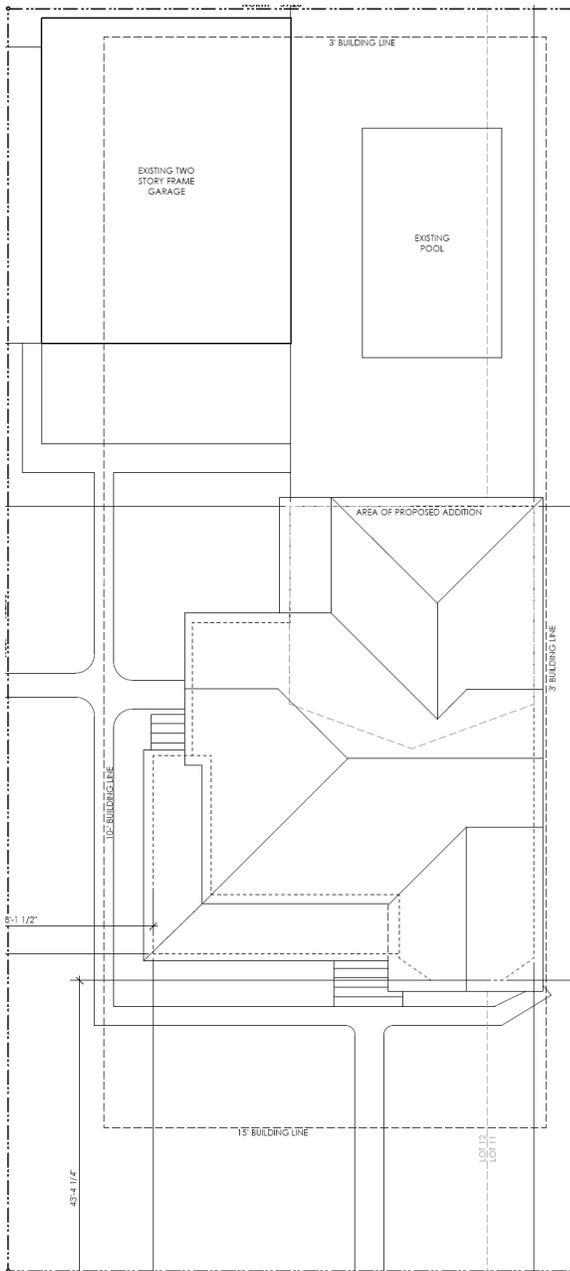




SITE PLAN

EXISTING

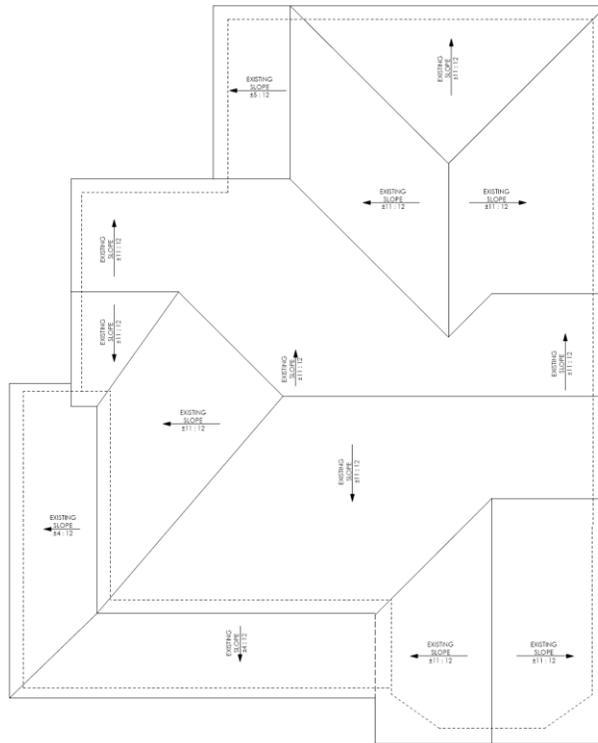
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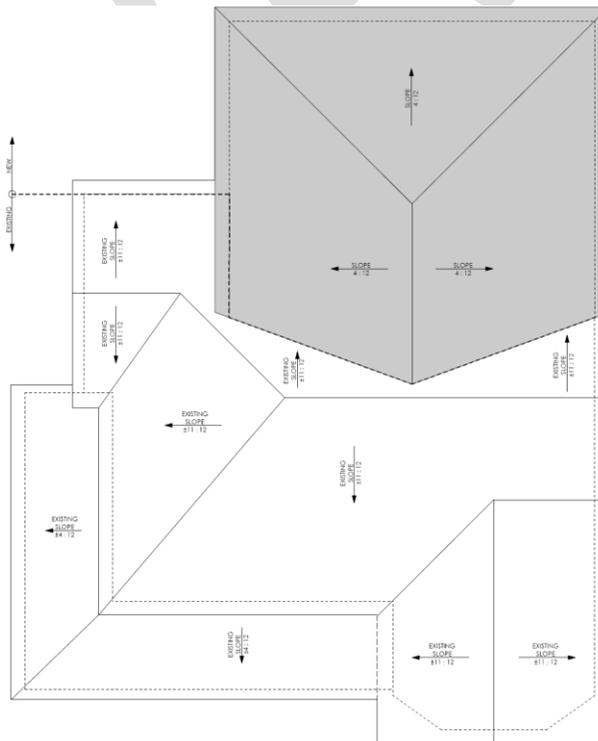


ROOF PLAN

EXISTING



PROPOSED



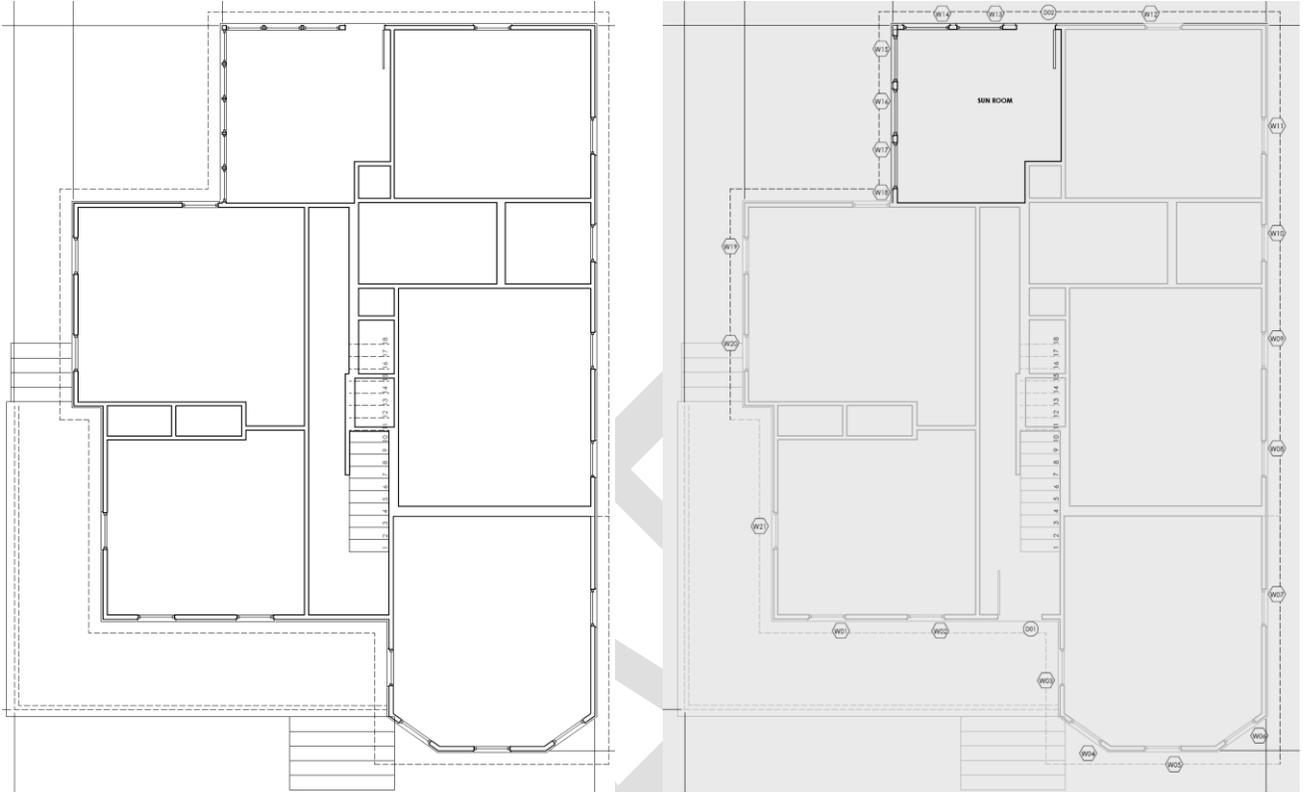


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FIRST FLOOR PLAN

EXISTING

PROPOSED



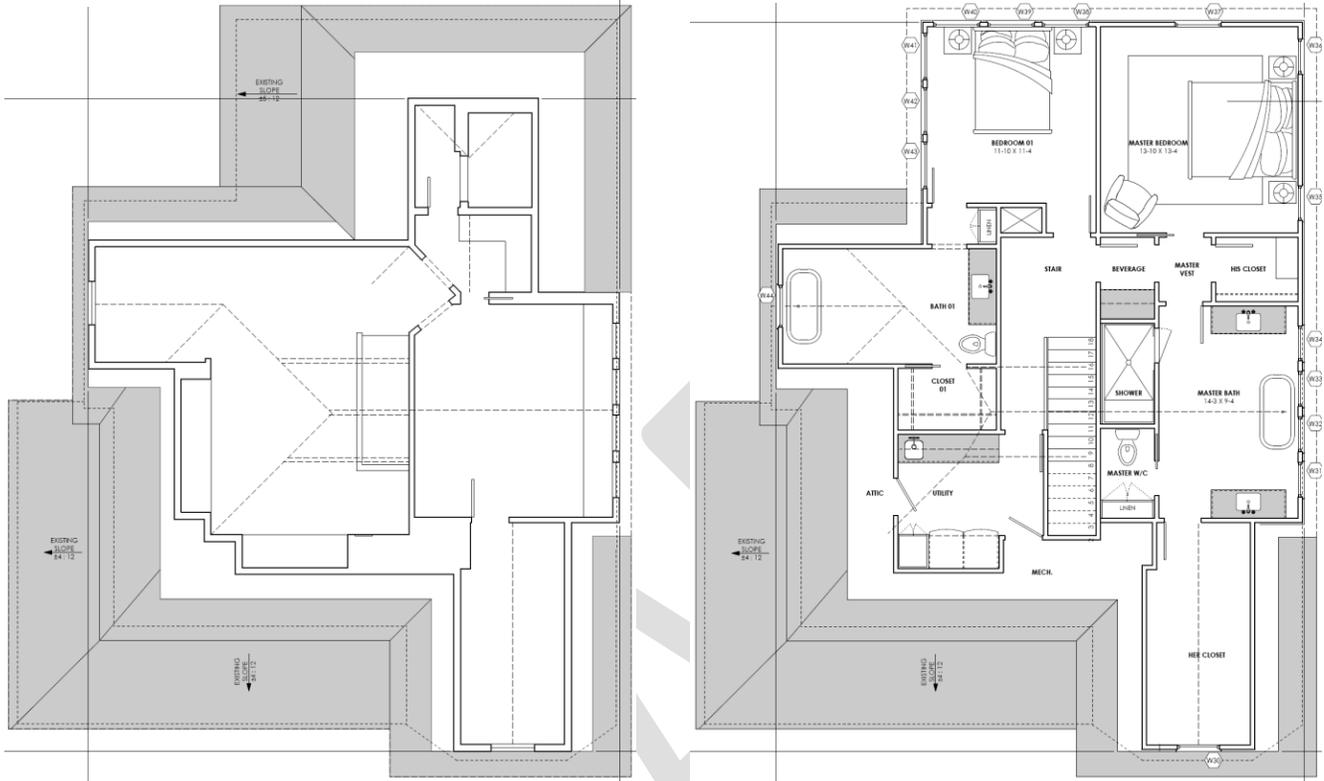


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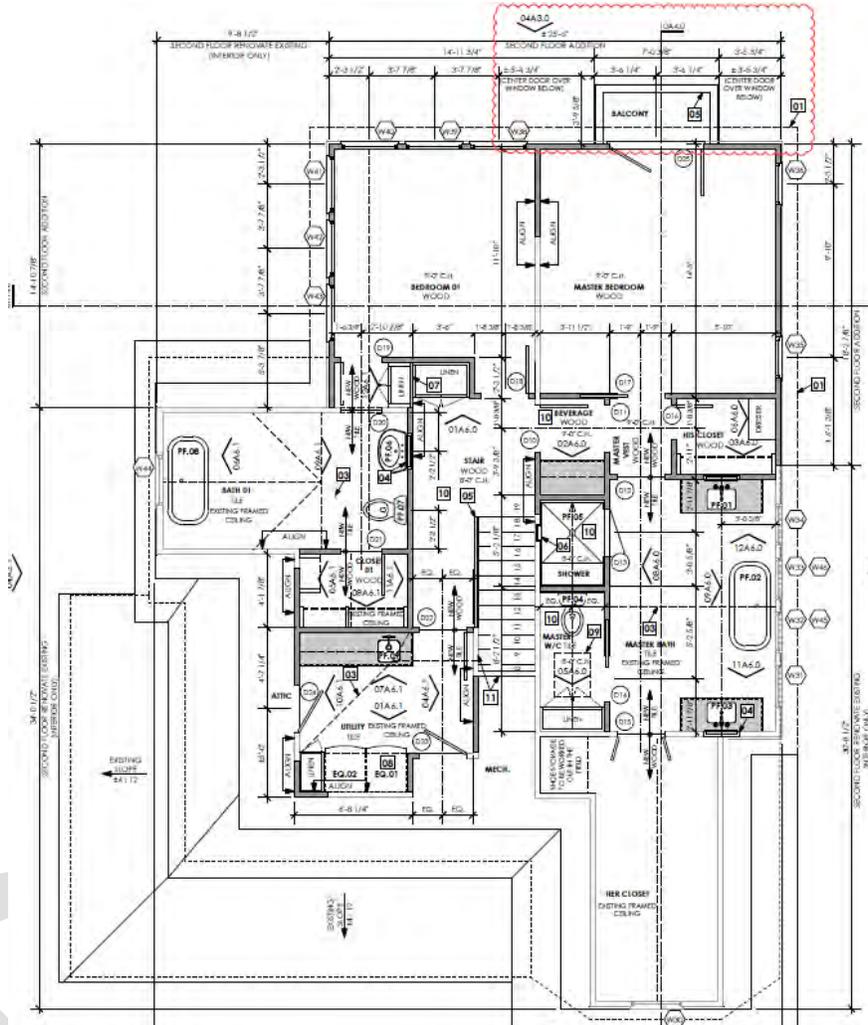
SECOND FLOOR PLAN

EXISTING

APPROVED NOVEMBER 2014



SECOND FLOOR PLAN
PROPOSED



Window/Door Schedule

WINDOW TYPE	HINGE	HEAD	JAMB	SILL	COMMENTS
W30	L	-	-	-	-
W31	G	-	-	-	-
W32	G	-	-	-	-
W33	G	-	-	-	-
W34	G	-	-	-	-
W35	J	-	-	-	-
W36	J	-	-	-	-
W38	K	-	-	-	EGRESS
W39	K	-	-	-	EGRESS
W40	K	-	-	-	EGRESS
W41	K	-	-	-	EGRESS
W42	K	-	-	-	EGRESS
W43	K	-	-	-	EGRESS
W44	L	-	-	-	-
W45	H	-	-	-	-
W46	H	-	-	-	-

NOTES:

01. SEE SHEET A7.0 FOR DIMENSIONED WINDOW ELEVATIONS AND TYPES.

DOOR #	TYPE	WIDTH	HEIGHT	THROAT	HINGE	HEAD	JAMB	THRESHOLD	COMMENTS
D10	4	2-8	6-8	-	SEE PLAN	-	-	-	-
D11	CASED	2'-8 1/4"	6'-9"	-	N/A	-	-	-	-
D12	CASED	2'-8 1/4"	6'-9"	-	N/A	-	-	-	-
D13	CASED	2'-8 1/4"	6'-9"	-	N/A	-	-	-	TEMPERED SHOWER DOOR
D14	6	2-8	6-8	-	N/A	-	-	-	POCKET
D15	5	(2) 1-4	6-7	-	SEE PLAN	-	-	-	-
D16	7	2-0	6-8	-	SEE PLAN	-	-	-	-
D17	6	2-8	6-8	-	N/A	-	-	-	POCKET
D18	4	2-8	6-8	-	SEE PLAN	-	-	-	-
D19	8	2-4	6-8	-	SEE PLAN	-	-	-	-
D20	CASED	2'-4 1/4"	6'-9"	-	N/A	-	-	-	-
D21	8	2-4	6-8	-	SEE PLAN	-	-	-	-
D22	4	2-8	6-8	-	SEE PLAN	-	-	-	-
D23	9	2-8	CONFIRM	-	SEE PLAN	-	-	-	WEATHERSTRIP, 20 MIN. FIRE RATED
D24	9	2-8	CONFIRM	-	SEE PLAN	-	-	-	WEATHERSTRIP, 20 MIN. FIRE RATED
D25	10	(2) 2-8	6-8	-	SEE PLAN	-	-	-	WEATHERSTRIP

Window/Door Schedule



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.

The proposed ridge eave height of the addition was increased from 22'-5" to 23'-2 3/8" while the ridge height of the addition was increased from 27'-8" to 28'-6 3/8" to match the existing ridge height.

The proposed balcony will be located on the northern half of the rear addition, inset 3'-5 3/4" from the edge of the northern wall. The balcony will be 7'-0" wide, 3'-9 5/8" deep, and 3'-0" tall. The balcony floor will be installed 1 1/2" below the finished second-story floor. See drawings for more detail.

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.

To access the proposed rear balcony, a 5'-4" wide by 6'-8" tall French door will be installed. See window/door schedule and drawings for more detail.

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.

The proposed balcony will be constructed from treated wood. The balcony will be comprised of 2x6 treated handrail caps, 1x4 treated rails, 1x2 treated pickets, 4x4 treated posts, 2x6 treated decking. The balcony will be supported by 4x8 treated struts/brackets. See drawings for more detail.

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 and shingle shakes. 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.

(East)

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. See drawings for more detail.

Side Elevation: 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.

(South)

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. The proposed balcony will extend out from the rear of the second floor. See drawings for more detail.

Side Elevation: 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.

(North)

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. The proposed balcony will extend out from the rear of the second floor. See drawings for more detail.

Rear Elevation: 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.

(West)

Due to an increase in eave and ridge height of the proposed addition, the eave of the addition now slightly extends past the existing roofline. The ridge height of the proposed addition now matches the existing ridge height. The proposed balcony will be located on the northern half of the second-story. It will be accessible by a French door. See drawings for more detail.

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