

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 29, 2015

**Applicant:** Karen Brasier, Design 3 for Ed and Kelley Duckworth, owners

**Property:** 747 Arlington Street, Lot 1A, Block 258, Houston Heights Subdivision. The property includes a historic 1,568 square foot one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Construct a two-story addition and attached garage at the rear of a one-story Contributing residence.

- Addition will begin at the original rear wall
- The addition will be inset 1'-2" on the north elevation and 6" on the south elevation before bumping back out
- Construct 13'-3" wide dormer along the south (interior) elevation; dormer will be inset 2'-8" from outer wall
- Addition will be 30'-2" wide and 65'-8" deep
- Ridge height of the addition will be 29'-11" with an eave height of 22'-3"
- Replace masonry porch deck with wood decking
- Replace existing brick steps with wood steps

A variation of the project, which encroached onto the historic structure, was denied by the HAHC in May 2015.

See enclosed application materials and detailed project description on p. 5-21 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

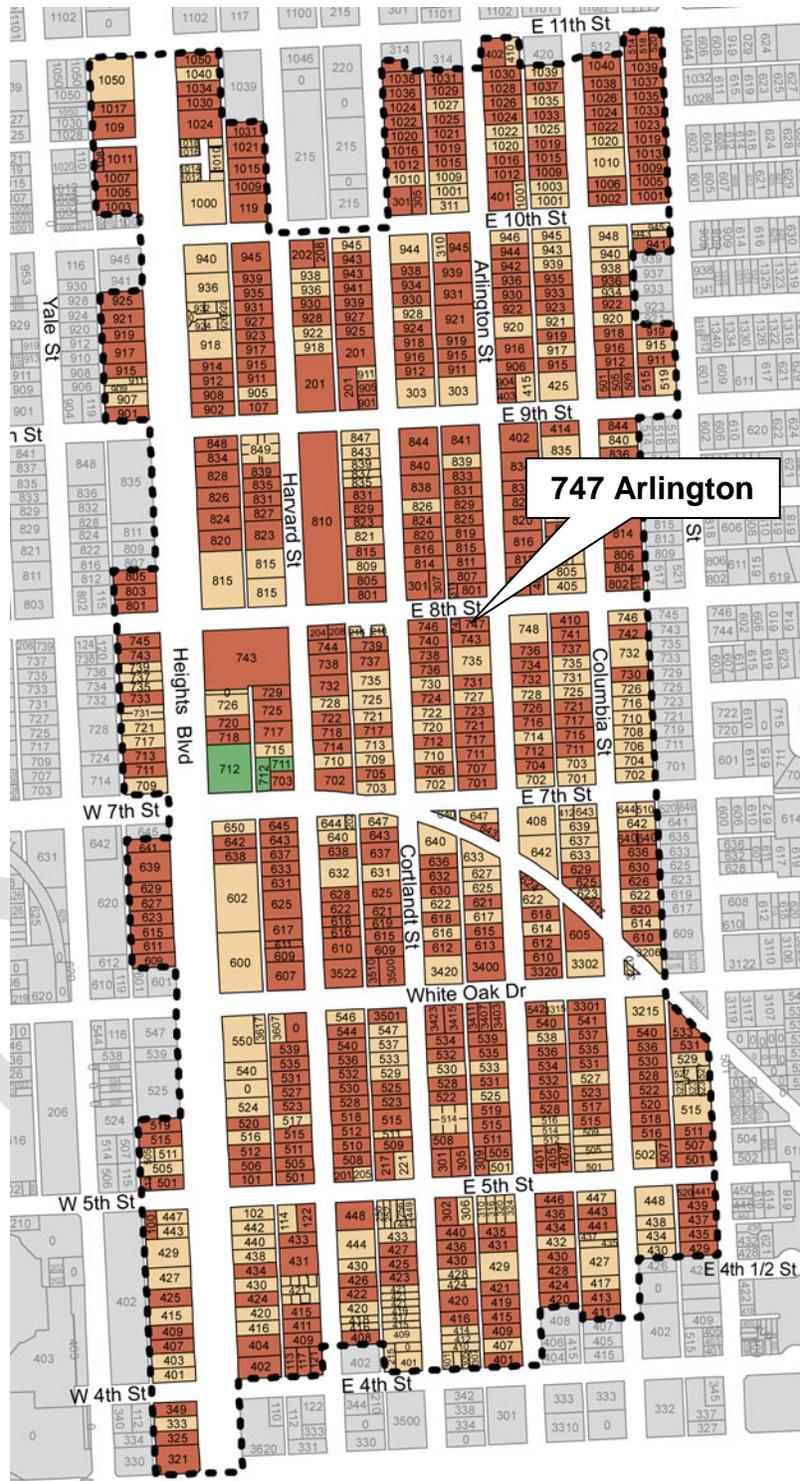
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

- (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 SOUTH



**Building Classification**

- Contributing
- Non-Contributing
- Park

**CURRENT PHOTO**  
**(Front Facing Arlington Street)**



**CURRENT PHOTO**  
**(Side Facing E. 8<sup>th</sup> Street)**



**EAST ELEVATION – FRONT FACING ARLINGTON STREET**

EXISTING



DENIED MAY 2015



PROPOSED



**NORTH SIDE ELEVATION—FACING 8<sup>TH</sup> STREET**

EXISTING



DENIED MAY 2015



PROPOSED



*Original Rear Wall*

**SOUTH SIDE ELEVATION**

EXISTING



DENIED MAY 2015



PROPOSED



*Original Rear Wall*

**WEST (REAR) ELEVATION**

EXISTING



DENIED MAY 2015



PROPOSED

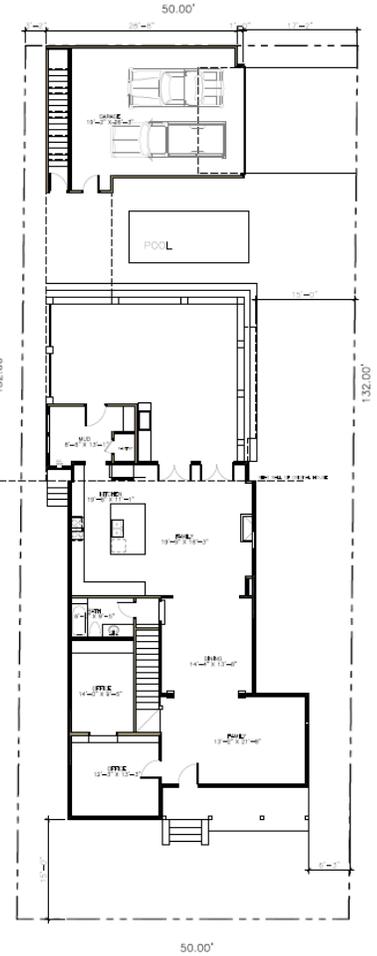
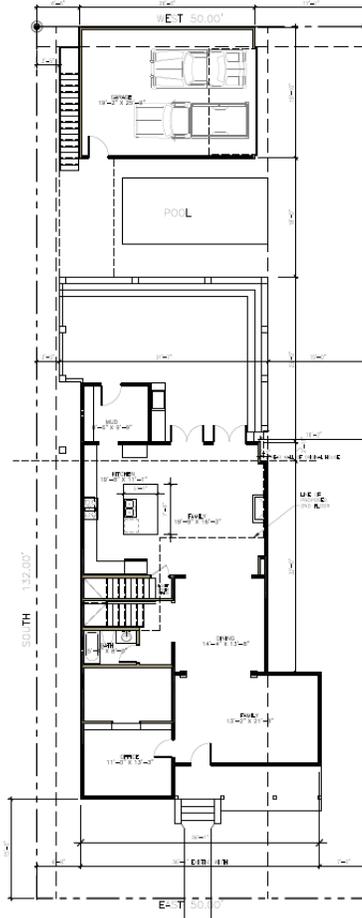
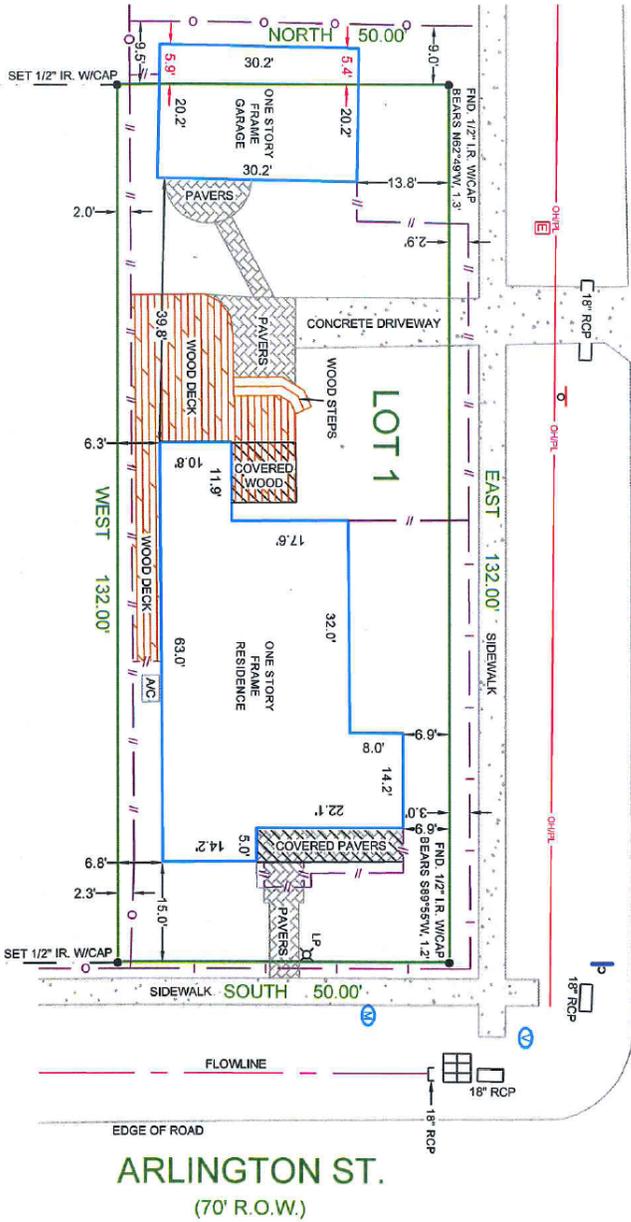


SITE PLAN

DENIED MAY 2015

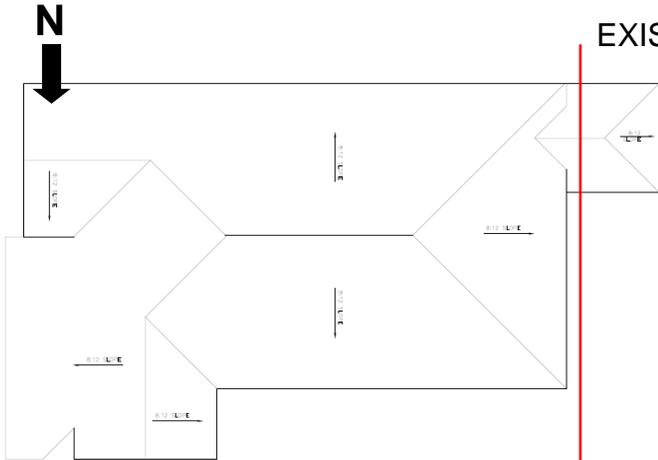
PROPOSED

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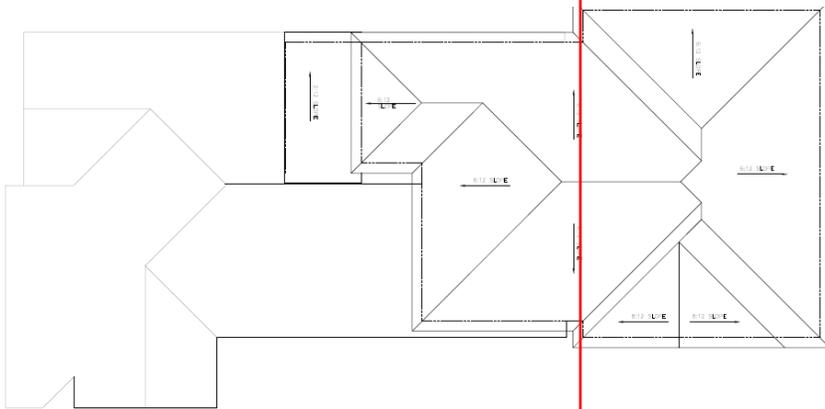
**ROOF PLAN**

**EXISTING**

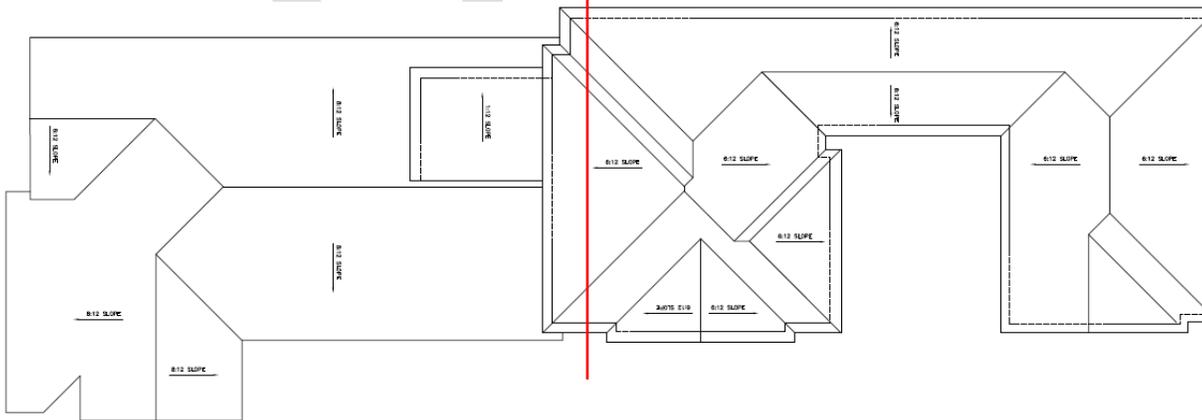


*Original Rear Wall*

**DENIED MAY 2015**

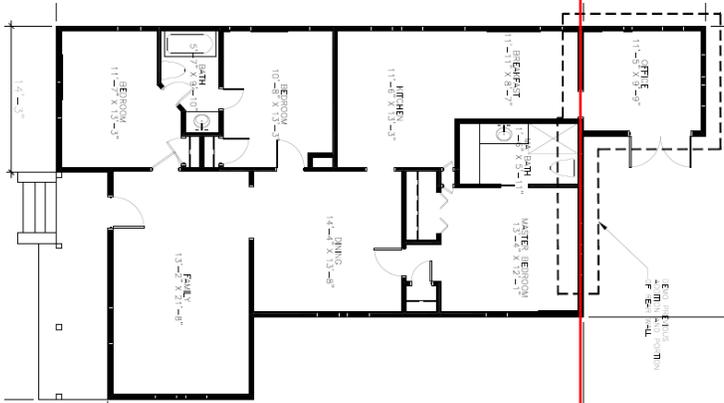
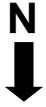


**PROPOSED**

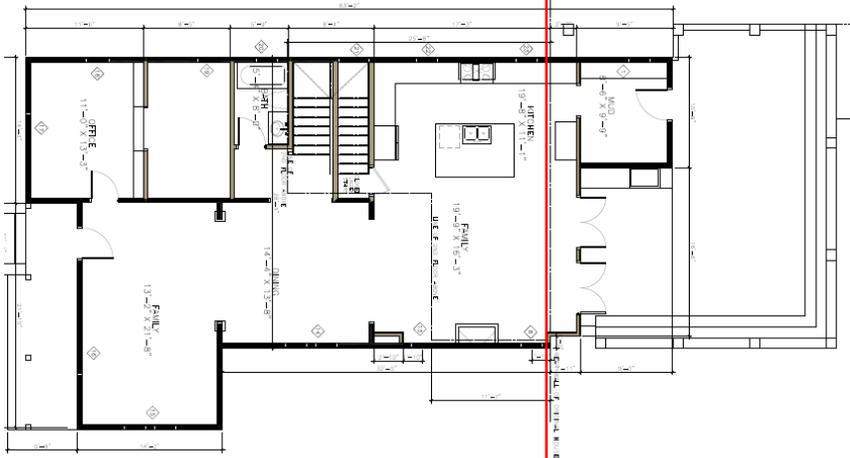


FIRST FLOOR PLAN

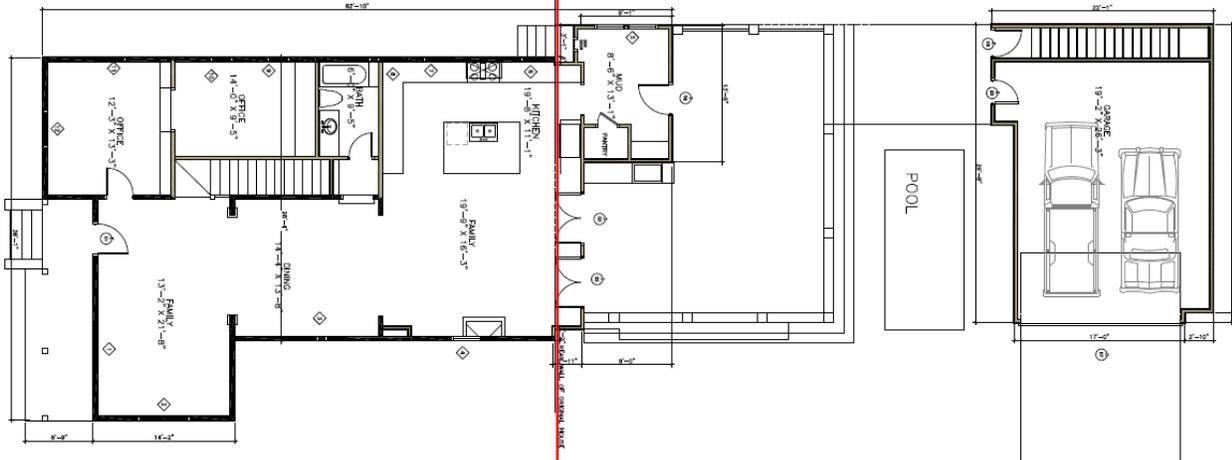
EXISTING



DENIED MAY 2015



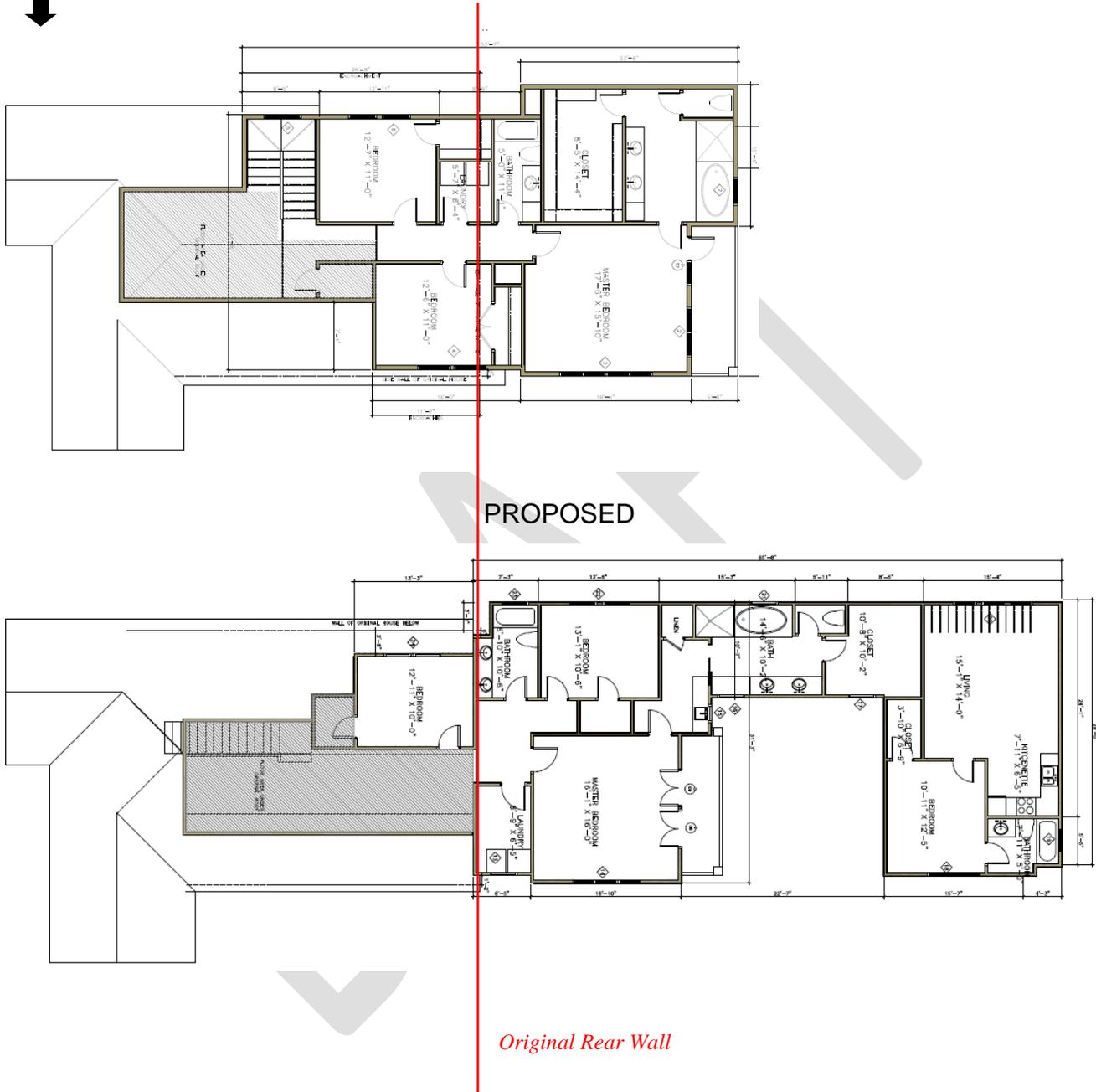
PROPOSED



*Original Rear Wall*

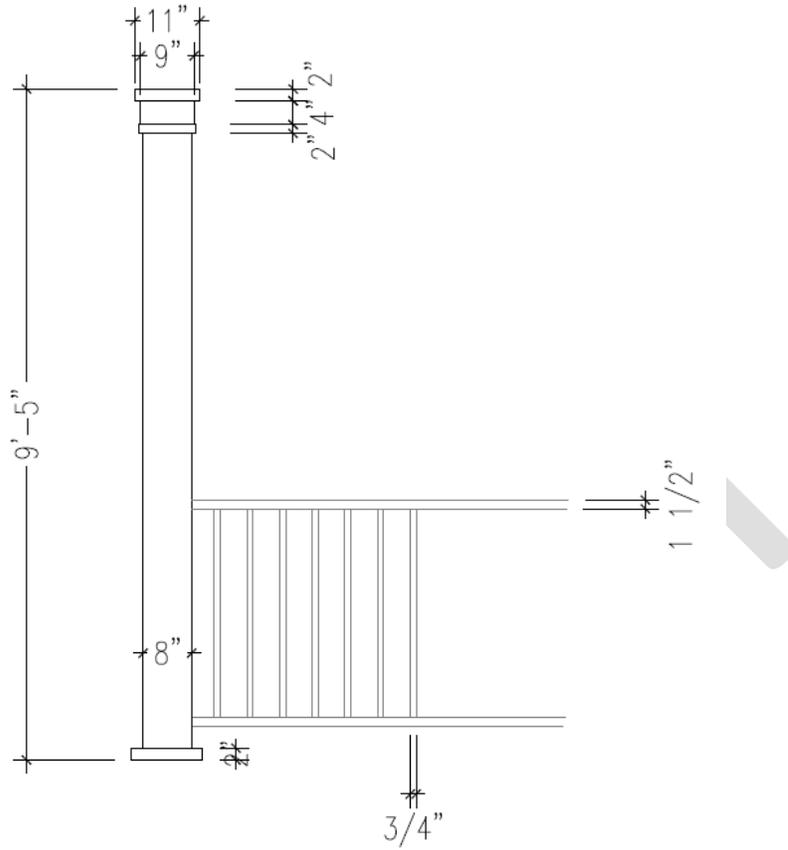
**SECOND FLOOR PLAN**

DENIED MAY 2015



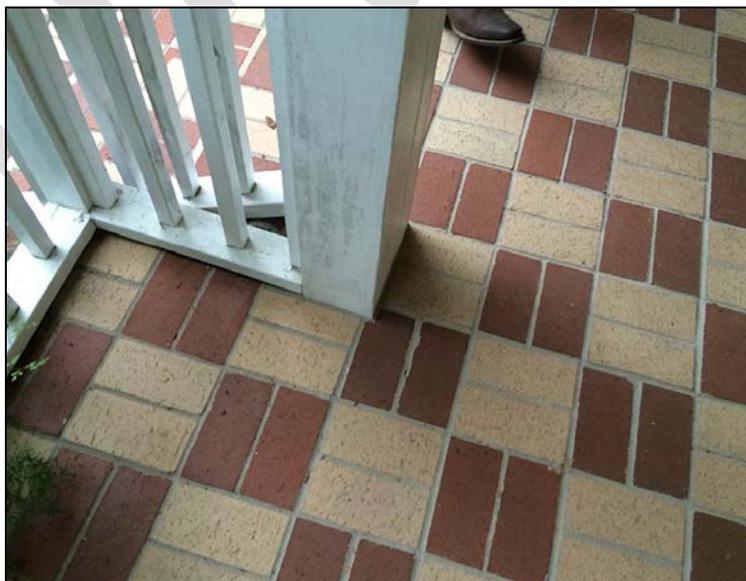
*Original Rear Wall*

PORCH DETAILS



DR

**EXISTING PORCH CONDITION**



**WINDOW / DOOR SCHEDULE**

Proposed windows

1. (2) 2'-6" x 2'-6" fixed windows, wood 1 lite
2. (2) 2'-6" x 6'-8" fixed doors, wood 1 lite
3. (4) 2' x 2' fixed, wood 1 lite
4. (2) 3'-0" x 4'-6", casement egress (divided to look like 1/1 dbl hung)
5. 3' x 4' dbl hung tempered bottom pane, wood 1/1
6. (2) 3'-0" x 4'-8" dbl hung egress, wood 1/1
7. 3' x 2' fixed wood 1 lite
8. 2'-3" x 6' dbl hung wood 1/1 to match existing
  
9. 3'-0" x 4'-8" dbl hung egress, wood 1/1
10. 3'-0" x 4'-8" dbl hung egress, wood 1/1
11. (2) 3'-0" x 4'-8" dbl hung egress, wood 1/1
12. 3' x 2' fixed vinyl tempered, 1 lite

Existing windows

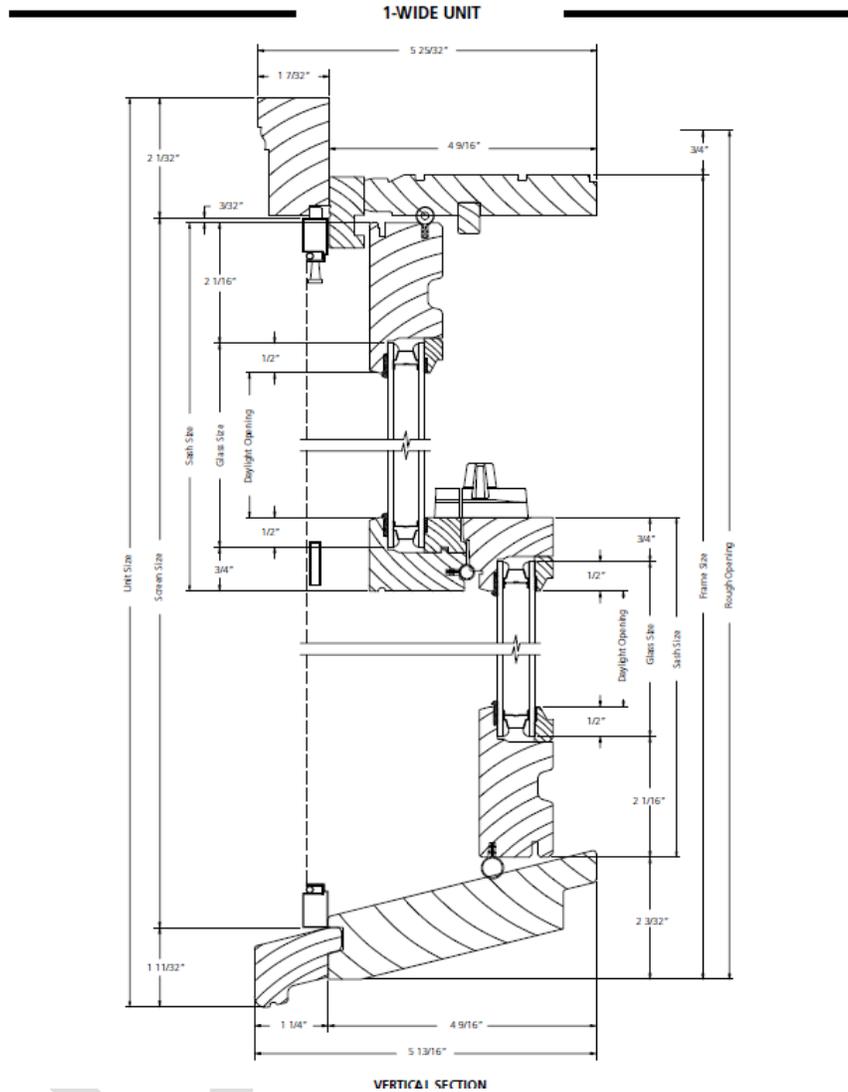
13. 2'-3" x 6' dbl hung wood 1/1
14. (2) 2'-3" x 6' dbl hung wood 1/1
15. (2) 2'-3" x 6' dbl hung wood 1/1
16. 3'-4" x 6' dbl hung wood 1/1
17. 3'-4" x 6' dbl hung wood 1/1
18. 2'-3" x 6' dbl hung wood 1/1
19. 2'-3" x 6' dbl hung wood 1/1
20. 2'-3" x 6' dbl hung wood 1/1
21. (2) 2'-6" x 2'-6" wood dbl hung
22. 2'-3" x 5'-0" dbl hung wood 1/1
23. 2'-3" x 5'-0" dbl hung wood 1/1

Proposed Doors

1. (2) 2'-6" x 8' French doors, 1 lite
2. (2) 2'-6" x 8' French doors, 1 lite
3. (2) 2'-6" x 8' French doors, 1 lite (1 operable, 1 fixed)
4. Front door, 3'x8' solid wood, 3 panel, 3 lite
5. 3'x8' wood 1 lite
6. 3'x8' wood solid, 2 panel
7. 16' overhead garage door, carriage style 6 panel, 6 lite
8. 3'x8' wood 1 lite

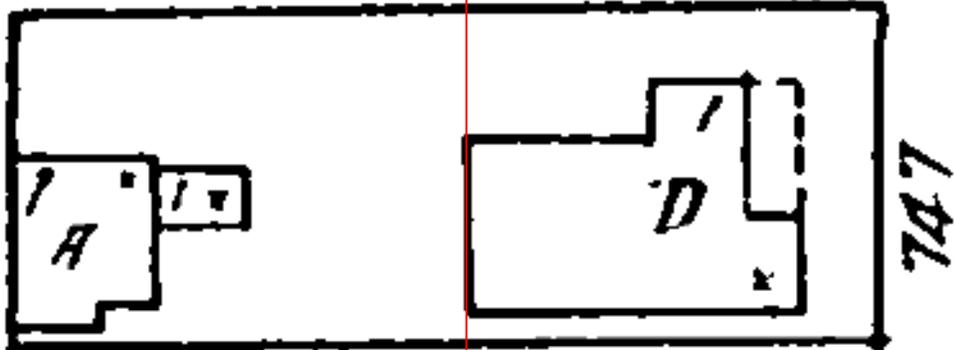
PROPOSED WINDOW DETAIL

**JELD-WEN** Tradition Plus Primed Wood Double-Hung Windows  
WINDOWS & DOORS Premium Wood

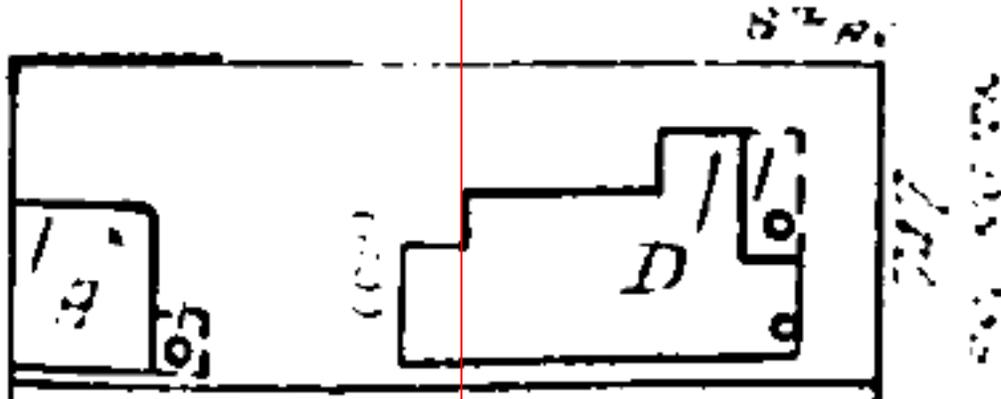


SANBORN MAP

1924-1950



1924-1951



**PROJECT DETAILS**

**Shape/Mass:** Existing: The existing residence is 36'-4" wide and 63'-1" deep (the original structure has a depth of 51'-2"). There is an 11.9' deep by 10.8' wide non- original rear addition (this addition will be removed and rebuilt in the same footprint). The existing residence has a ridge height of 23'-8". The existing structure features a 14'-3" front wall on the southern portion of the façade and a 6'-9" deep by 21'-10" wide front porch spanning the remaining northern portion.

May 2015: On the first-story, the existing addition at the rear of the residence will be removed and rebuilt in the same footprint (12'-0" deep by 10'-9" wide). The southern portion of the addition will be flush with the existing structure. The northern portion will be inset 1'-2" and will extend 2'-11" to the rear. The proposed second-story of the addition will have a total depth of 53'-7" and a total width of 31'-7". The second-story addition will encroach a total of 25'-8" on top of the existing structure. The encroachment will be 25'-8" on the southern portion of the existing structure and 11'-7" on the northern portion. A 19'-10 deep by 25'-6" two-story garage will be constructed at the rear of the property. The garage will have a ridge height of 26'-10". The garage will be connected to the main house by a covered breezeway. The breezeway will be 17'-6" long, 9'-0" wide, and will have a ridge height of 13'-9".

June 2015: The proposed addition will start at the original rear wall of the house. To help delineate the addition from the original structure, the addition will be inset 1'-2" on the north elevation and 6" on the south elevation. The first-story addition will extend the rear wall by 2'-11" towards the rear on the northern portion and will be comprised of a 9'-1" deep by 13'-8" wide addition on the southern portion, which will also extend 3'-1" towards the south, past the existing south wall of the residence. The second story component of the addition will be comprised of three portions. The portion that begins at the rear wall will be 31'-3" wide and 23'-3" deep. This portion will overhang the first story addition. The second portion will be a 22'-7" wide by 10'-7" elevated bridge (open on the first level) connecting the main house to the garage. The attached garage will be 30'-5" wide by 19'-10" deep. The elevated bridge portion will be setback behind a 22'-7" wide by 20'-8" deep courtyard, and will be setback 47.5' from the north property line (facing E 8<sup>th</sup> Street). A dormer will be constructed in a portion of the existing roof facing the interior portion of the lot. The dormer will be 13'-3" wide and will be inset 2'-8" from the existing south wall. The dormer will be set back 37'-11" from the existing front wall. The proposed addition will have a ridge height of 29'-11" with a garage ridge height of 28'-0"). See drawings for more detail.

**Setbacks:** Existing: The existing residence has a front (east) setback of 15'-0"; a north side setback of 7'-3"; a south side setback of 6'-8"; and a rear (west) setback of 65'-10".

May 2015: The proposed addition will not alter the location of the existing residence and the existing structure will retain all existing setbacks. The addition will have a north side setback of 16'-2" (15'-0" to the deck); a south side setback of 3'-5"; and a rear setback of 0'-0". The garage portal (access will be taken from E. 8<sup>th</sup> Street) will have a setback of 17'-1".

June 2015: The proposed addition will not alter the location of the existing residence and the existing structure will retain all existing setbacks. The addition will have a north side setback of 16'-2" (15'-0" to the deck); a south side setback of 3'-2"; and a rear setback of 0'-0". The garage portal (access will be taken from E. 8<sup>th</sup> Street) will have a setback of 17'-1". See drawings for more detail.

**Foundation:** The existing residence has a pier and beam foundation with a finished floor of 30".

The proposed addition will have a pier and beam foundation with a finished floor of 30" to match existing. The proposed garage will have a concrete slab on grade foundation. See drawings for more detail.

**Windows/Doors:** Existing: The existing residence features 1-over-1 double hung wood windows which are to remain. The existing wood panel door features a central glazed panel. The door is shorter than the existing opening and is not original.

May 2015: The proposed addition will have a combination of wood 1-over-1 double hung, casement, and fixed windows. A single fixed window will be vinyl (located in the garage). Two existing windows on the south elevation will be shifted. One window will be raised 1'-0" and shifted 1'-4" to the west, while the other window will be raised 1'-0" and will be shifted 1'-1" to the east. On the north elevation, an existing window will be shifted 2'-0" to the east and a new window will be installed at the rear. The existing front door will be replaced with a solid six panel wood door.

June 2015: All existing windows are to remain. On the south elevation, the two smaller existing windows will be covered from the interior while the two taller rear existing windows will have their lower sashes covered from the interior. The proposed addition will have a combination of wood 1-over-1 double hung, casement, and fixed windows. A single fixed window will be vinyl (located in the garage). The original door will be retained and reglazed. See drawings, window/door schedule, and photos for more detail. See drawings, window/door schedule, and photos for more detail.

**Exterior Materials:** Existing: The existing residence is clad in wood lap siding with a 4" reveal which is to remain. The same wood siding on the rest of the house is located in the gables. The siding in the gables is to remain. The front porch has been previously altered and is clad in masonry brick pavers. The existing square wood porch columns are also not original. Wood lattice panels surround the porch.

May 2015: The proposed addition will be clad in 6" cementitious lap siding. The porch steps will be replaced with new brick steps. New 8" square wood porch columns will be installed. New brick piers and wood lattice panels will clad the perimeter of the porch foundation. Wood lattice panels will be installed around the perimeter of the addition (between the foundation piers). The existing masonry brick porch floor will be replaced with wood decking.

June 2015: All existing cladding is to remain. The proposed addition will be clad in 6" cementitious lap siding. The porch steps will be replaced with new wood steps. New 8" square wood porch columns will be installed. New brick piers and wood lattice panels will clad the perimeter of the porch foundation. Wood lattice panels will be installed around the perimeter of the addition (between the foundation piers). The existing masonry brick porch floor will be replaced with wood decking. See drawings for more detail.

**Roof:** Existing: The existing residence features a hipped roof punctuated by front- and side-facing gables. The existing roof has a pitch of 8:12 and an eave height of 13'-1". The wood siding in the gables matches the rest of the siding on the house. The gable siding is to remain.

May 2015: The proposed addition will have a hipped roof with a side-facing gable. The proposed roof will have a pitch of 6:12 with a dormer feature having a pitch of 2:12 and an eave height of 22'-3". The original roof return will be retained to help delineate the addition from the original structure. Decorative shingles will be installed in the addition gable.

June 2015: The proposed addition will have a hipped roof with a side-facing gables (at the rear wall and the attached garage). The proposed roof will have a pitch of 6:12 with the dormer having a pitch of 1:12. The addition will have an eave height of 22'-3". The original roof return will be retained to help delineate the addition from the original structure. Decorative shingles will be installed in the gables of the addition. See drawings for more detail.

**Front Elevation:** Existing: The existing east elevation features three bays. The southern bay features the front wall (East) with a single centered window. This bay is topped by a grant facing gable. The central bay features the front entry steps and front door. The northern bay features a single centered window. The front porch spans the central and northern bays.

May 2015: A shed roof dormer portion of the addition is located on the southern half of the roof. Behind the dormer portion the addition extend out to the south, extending out past the existing original side wall. The rest of the addition rises above the house and features no fenestration. The main portion of the addition is topped by a hipped roof with a side gable facing toward the north.

June 2015: A shed roof dormer portion of the addition is located on the southern half of the roof. Behind the dormer portion the addition extend out to the south, extending out past the existing original side wall. The rest of the addition rises above the house and features no fenestration. The main portion of the addition is topped by a hipped roof with a side gable facing toward the north. See drawings for more detail.

**Side Elevation:** Existing: The existing north elevation features the side profile of the front porch to the east (North) followed by a protruding bay topped by a gable. This bay features a pair of windows. To the west is an additional pair of windows followed by a single window.

May 2015: The proposed addition begins 11'-7" over the original structure. The second-story is supported by four columns. The first-story will not have any fenestration. The eastern portion that encroaches onto the original structure will have a pair of windows. The next bay, which is topped by a front facing gable will have a row of four square windows. The rear portion of the addition will have a small balcony. In the original portion of the house, the existing rear window will be shifted to the east and a new window will be installed at the rear.

June 2015: The proposed addition begins at the rear wall of the original structure. The addition is inset from the existing structure. No fenestration will be located on the first story. The second-story is supported by four columns. A single window will be located to the east of the ventral gabled bay. The gabled bay will have a group of three windows. A balcony is located to the west of the gabled bay. The second story extends over the open courtyard below, connecting the addition to the new garaged. Two windows will be located in the elevated connecting portion. The attached garage has garage doors on the first level and a pair of windows on the second. See drawings for more detail.

**Side Elevation:** Existing: The existing south elevation features three windows on the eastern portion followed by (South) a pair of smaller windows and two additional windows at the rear.

May 2015: The proposed addition begins 25'-8" over the original structure with the rear portion supported by four columns. On the second-story a shed roof dormer protrudes trough the existing roof and contains a single window followed by an additional pair of windows. There is no additional fenestration on the second-story. The first-story addition will have a pair of windows. In the original portion of the house, the existing two rear windows will be shifted to the lower and in towards each other.

June 2015: The proposed addition begins at the rear wall of the original structure. The addition is inset from the existing structure. A pair of windows will be located on the first story. The proposed second story portion supported by four columns. The second story extends over the open courtyard below, connecting the addition to the new garaged. A pair of windows and an additional window will be located in the elevated connecting portion. The attached garage has no fenestration on the first level and a group of three windows on the second. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence and addition is not visible from the public Right-of-Way. See (West) drawings for more detail.