

CERTIFICATE OF APPROPRIATENESS

Application Date: September 28, 2016

Applicant: Alex Ridgeway, Brickmoon Design for Robert and Adrienne Robideaux, owners

Property: 1130 Arlington St, Lot 20, Block 197, Houston Heights Subdivision. The property includes a historic 1,400 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East. The residence features a non-original porch enclosure and two non-historic additions at the rear.

Proposal: Alteration – Addition

- Demolish a non-contributing detached two-story garage and shed located at the rear of the property.
- Construct an approximately 1,300 square foot two-story addition with a max width of 31' and a max depth of 44'.
- A one-story portion of the additional will be obscured by the existing residence and measure approximately 11' wide by 9' deep with an 11'-7" eave height.
- The two-story addition will measure approximately 20' wide by 32' deep with a 20' eave height and a 27' ridge height. The addition will be inset 1' from the southeast corner of the existing residence, extend back 2', and then extend out approximately 9'.
- The addition will be clad in smooth-finish cementitious siding with a 4" reveal and feature 1/1 wood windows.
- All 1/1 wood windows and 117 siding on the existing residence will be retained.
- One fixed vinyl window on the south elevation will remain. Three aluminum windows will be removed from the side elevation of the ca. 2008 addition. One 1/1 wood window will be installed on the front elevation of the ca. 2008 addition. Two aluminum windows on the south elevation will be removed, and the openings will be reframed for two new 1/1 wood windows that will match the header height of the existing windows on the south elevation.

See enclosed application materials and detailed project description on p. 3-18 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



1130 Arlington

INVENTORY PHOTO



CONTEXT AREA



1140 Arlington – Contributing – 1910 (neighboring)



1128 Arlington – Contributing – 1920 (neighbor)



1122 Arlington – Contributing – 1920 (neighboring)



1118 Arlington – Contributing – 1920 (neighboring)



1116 Arlington – Contributing – 1915 (neighboring)



1112 Arlington – Contributing – 1915 (neighboring)



1108 Arlington – Contributing – 1915 (neighboring)



1102 Arlington – Contributing – 1915 (neighboring)



1141 Arlington– Contributing – 1915 (across street)



1137 Arlington– Contributing – 1910 (across street)



1133 Arlington– Contributing – 1918 (across street)



1129 Arlington– Contributing – 1910 (across street)



1127 Arlington – Contributing – 1940 (across street)



1123 Arlington – Contributing – 1915 (across street)



1117 Arlington– Contributing – 1915 (across street)



1115 Arlington– Contributing – 1915 (across street)



1109 Arlington– Contributing – 1915 (across street)



1105 Arlington– Contributing – 1920 (across street)

WEST ELEVATION – FRONT FACING ARLINGTON

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



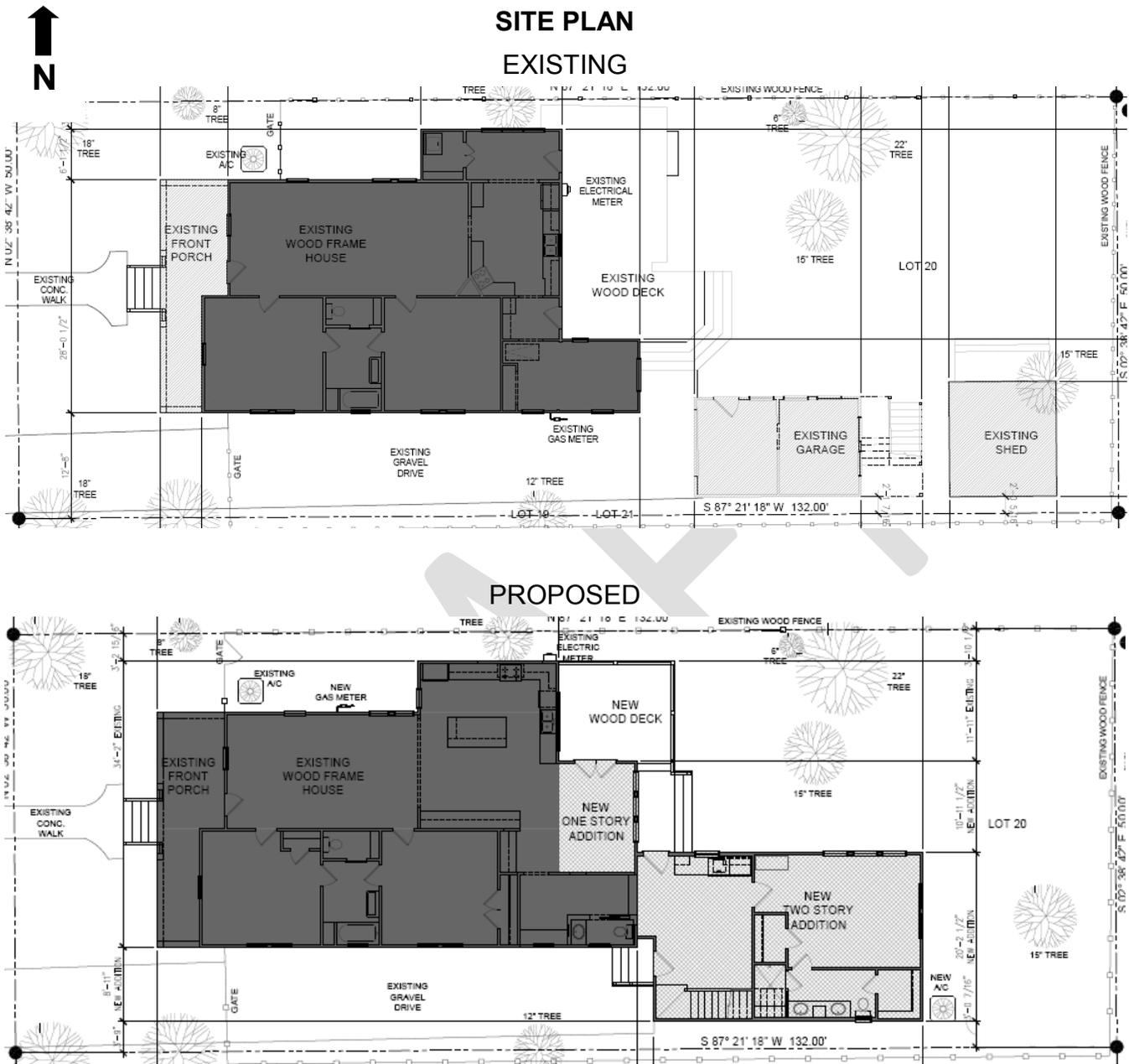
EAST (REAR) ELEVATION

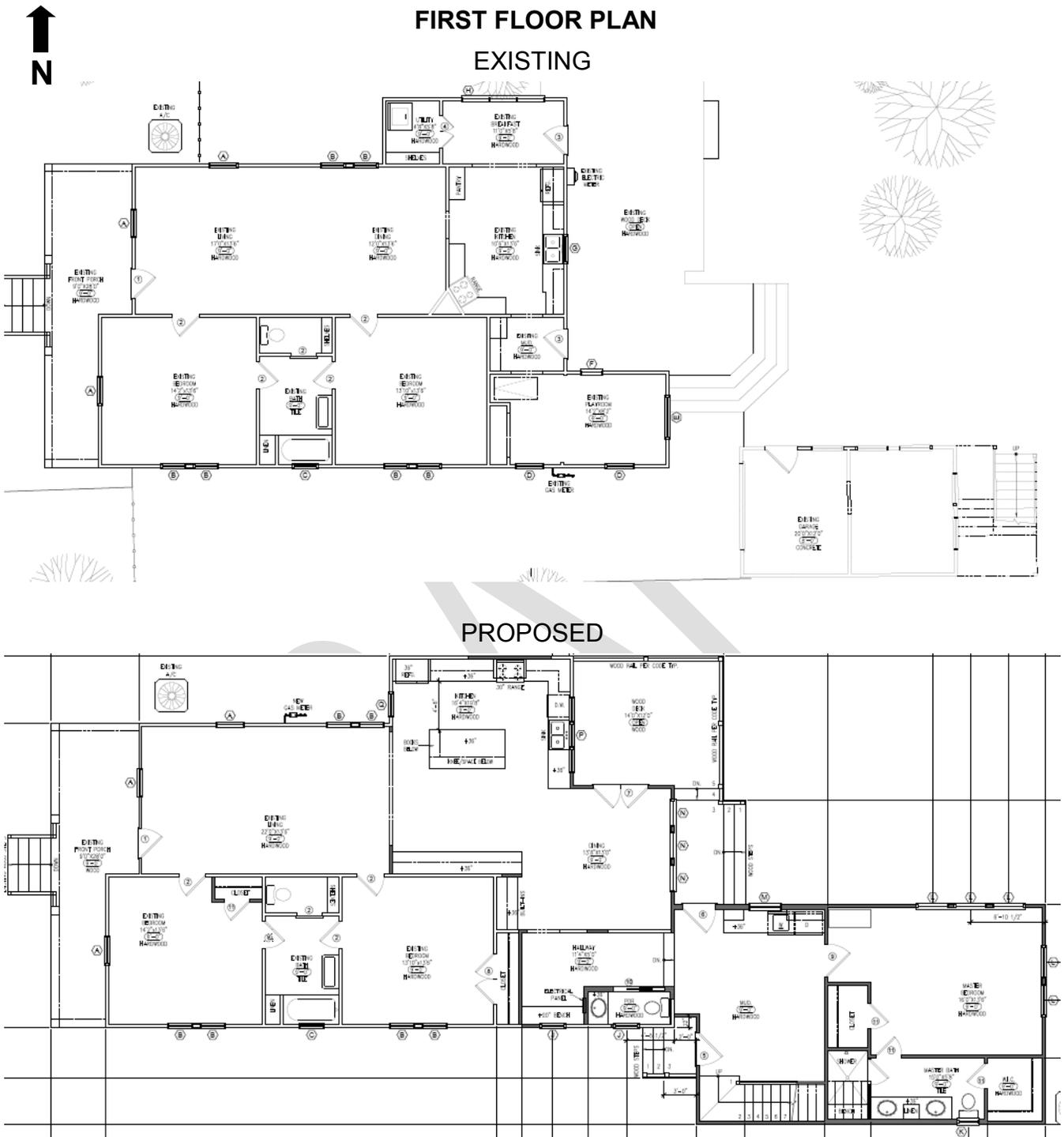
EXISTING



PROPOSED



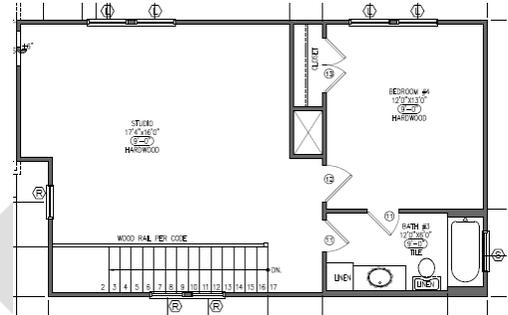






SECOND FLOOR PLAN

PROPOSED



DRAFT

WINDOW / DOOR SCHEDULE

EXISTING WINDOW SCHEDULE											
MARK	MATERIAL	LITE PATTERN	QTY	WIDTH	HEIGHT	TYPE	WALL	MOUNTING PROF	ORIG/REPLACE	EXISTING TO REAMIN	DESCRIPTION
(A)	WOOD	1/1	3	2'-8"	6'-0"	SINGLE HUNG	2X4	RECESSED	ORIGINAL	YES	BEDROOM/LIVING
(B)	WOOD	1/1	6	2'-4"	6'-0"	SINGLE HUNG	2X4	RECESSED	ORIGINAL	YES	BEDROOMS/DINING
(C)	VINYL	1/1	1	2'-0"	2'-8"	FIX. PICTURE	2X4	RECESSED	NON-ORIGINAL	YES	EXISTING BATH
(D)	ALUMINUM	2/2	2	4'-0"	4'-0"	SINGLE HUNG	2X4	RECESSED	NON-ORIGINAL	NO	PLAYROOM
(E)	ALUMINUM	1/1	1	4'-0"	4'-0"	FIX. PICTURE	2X4	RECESSED	NON-ORIGINAL	NO	PLAYROOM
(F)	ALUMINUM	1/1	1	2'-0"	3'-0"	SINGLE HUNG	2X4	RECESSED	NON-ORIGINAL	NO	PLAYROOM
(G)	ALUMINUM	1/1	1	2'-8"	4'-0"	SINGLE HUNG	2X4	RECESSED	NON-ORIGINAL	NO	KITCHEN
(H)	ALUMINUM	1/1	1	(3) 2'-6"	5'-0"	SINGLE HUNG	2X4	RECESSED	NON-ORIGINAL	NO	BREAKFAST

PROPOSED WINDOW SCHEDULE											
MARK	MATERIAL	LITE PATTERN	QTY	WIDTH	HEIGHT	TYPE	WALL	MOUNTING PROF	BRAND OR EQ.	DESCRIPTION	
(J)	WOOD	1/1	2	2'-4"	3'-0"	DOUBLE HUNG	2X4	RECESSED	JELD-WEN	HALLWAY/PDR.	
(K)	WOOD	1/1	1	2'-0"	3'-0"	DOUBLE HUNG	2X6	RECESSED	JELD-WEN	MASTER BATH	
(L)	WOOD	1/1	9	3'-0"	5'-0"	DOUBLE HUNG	2X4	RECESSED	JELD-WEN	MASTER BEDROOM/BEDROOM #4/STUDIO	
(M)	WOOD	1/1	1	3'-0"	3'-0"	DOUBLE HUNG	2X6	RECESSED	JELD-WEN	MUD.	
(N)	WOOD	1/1	3	2'-6"	6'-0"	DOUBLE HUNG	2X4	RECESSED	JELD-WEN	DINING	
(P)	WOOD	1/1	1	(3)2'-4"	4'-0"	DOUBLE HUNG	2X4	RECESSED	JELD-WEN	KITCHEN	
(Q)	WOOD	1/1	1	2'-4"	6'-0"	DOUBLE HUNG	2X4	RECESSED	JELD-WEN	KITCHEN	
(R)	WOOD	1/1	3	2'-6"	3'-6"	DOUBLE HUNG	2X4	RECESSED	JELD-WEN	STUDIO	
(S)	WOOD	1/1	1	3'-0"	2'-0"	DOUBLE HUNG	2X4	RECESSED	JELD-WEN	BATH #3	

EXISTING DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	2'-8"	6'-8"	EXTERIOR	2X4	EXISTING FRONT DOOR TO REMAIN (FIELD VERIFY)
②	5	2'-6"	6'-8"	INTERIOR	2X4	EXISTING DOORS TO REMAIN (FIELD VERIFY)
③	2	(2) 2'-8"	6'-8"	EXTERIOR	2X4	EXISTING DOORS TO BE REMOVED
④	1	(2) 1'-6"	6'-8"	INTERIOR	2X4	EXISTING DOORS TO BE REMOVED

PROPOSED DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
⑤	1	3'-0"	6'-8"	EXTERIOR	2X4	NEW DOOR (MUD. ROOM)
⑥	1	3'-0"	6'-8"	EXTERIOR	2X6	NEW DOOR (MUD. ROOM)
⑦	1	(2) 2'-6"	6'-8"	EXTERIOR	2X4	NEW DOORS (DINING)
⑧	1	(2) 2'-4"	6'-8"	INTERIOR	2X4	NEW DOORS (EXISTING BEDROOM)
⑨	1	3'-0"	6'-8"	INTERIOR	2X4	NEW DOOR (MASTER BEDROOM)
⑩	1	2'-4"	6'-8"	INTERIOR POCKET	2X6	NEW DOOR (PDR.)
⑪	6	2'-4"	6'-8"	INTERIOR	2X4	NEW DOORS (CLOSETS & BATHS)
⑫	1	2'-8"	6'-8"	INTERIOR	2X4	NEW DOOR (BEDROOM #4)
⑬	1	(2) 2'-0"	6'-8"	INTERIOR	2X4	NEW DOORS (BEDROOM #4)

PROJECT DETAILS

Shape/Mass: The existing residence measures approximately 34' wide by 57' deep with an 11'-7" eave height and a 22' ridge height. The residence features a non-original porch enclosure at the southeast corner, a non-original addition at the southeast corner, and a ca. 2008 100 square foot side addition at the northeast corner. The existing detached two-story garage is approximately 20' deep with a 17' eave height and a 21' ridge height. The garage and the shed at the rear of the property will be demolished.

The new 1,300 square foot two-story addition will have a max width of 31' and a max depth of 44'. A one-story portion of the addition will be obscured by the existing residence and measure approximately 11' wide by 9' deep with an 11'-7" eave height. The two-story portion of the addition will measure approximately 20' wide by 32' deep with a 20' eave height and a 27' ridge height. The two-story portion of the addition will be inset 12" from the southeast corner of the existing residence, extend back 2', and then extend out approximately 9'.

Setbacks: The existing residence is setback approximately 17' from the front (west) property line, 4' from the north (side) property line, and 13' from the south (side) property line. The existing two-story garage is setback 2' from the south (side) property line and 7' from the rear wall of the existing residence.

The two-story portion of the addition will be setback 77' from the front (west) property line, 3' from the south (side) property line, and 25' from the rear (east) property line. The proposed addition does not affect the existing north (side) setback.

Foundation: The existing residence has a pier and beam foundation with a 2'-11" finished floor height. The proposed addition will have a pier and beam foundation with a 2' finished floor height.

Windows/Doors: The existing residence features a variety of wood, aluminum, and vinyl windows. All 1/1 single-hung wood windows will remain. One fixed vinyl window on the south elevation will remain. Three aluminum windows will be removed from the ca. 2008 addition and the opening will be covered with 117 siding. One 1/1 double-hung wood window will be installed on the front (west) elevation of the ca. 2008 addition. Two aluminum windows on the south elevation will be removed, and the openings will be reframed for two new 1/1 double-hung wood windows that will match the header height of the existing windows on the south elevation. The addition will feature 1/1 double-hung wood windows.

The existing front door will remain. The front (west) elevation of the proposed addition will feature one paneled door.

Exterior Materials: The existing residence is clad in 117 siding which will remain. The proposed addition will be clad in smooth-finish cementitious siding with a 4" reveal.

Roof: The existing residence has a gable roof with a rear hip and an 8:12 pitch. The non-original addition at the southeast corner of the residence has a shed roof with a 5:12 pitch. The roofs are covered with composition shingles and feature a 1'-8" eave overhang with open rafter tails. The shed roof over the existing rear addition will be removed. The one-story portion of the proposed addition will have a gable roof with an 8:12 pitch to encompass the existing rear addition at the southeast corner. The eave overhang will measure 1'-8" with open rafter tails to match the existing residence on the north elevation. The one-story portion of the addition on the south elevation will have a 6" eave overhang, inset 1'-2" from the existing eave overhang to delineate from the original structure. The two-story portion of the proposed addition will have a hipped roof with a 7:12 pitch and a 12" eave overhang with enclosed soffits.

Front Elevation: The existing residence has two 1/1 single-hung wood windows, three fixed windows accenting the (West) gable, and one front door that will remain. One 1/1 double-hung wood window will be installed on

the ca. 2008 addition. The two-story portion of the proposed addition will have one paneled door on the first level and one 1/1 double-hung wood window on the second level.

Side Elevation: The existing residence has three 1/1 single-hung wood windows that will remain. Three aluminum windows will be removed from the ca. 2008 addition and the opening will be covered with 117 siding. The one-story portion of the proposed addition will have one set of double doors. The two-story portion of the proposed addition will have four 1/1 double-hung wood windows and one door on the first level; and four 1/1 double-hung wood windows on the second level.

Side Elevation: The existing residence has four 1/1 single-hung wood windows and one fixed vinyl window that will remain. Two aluminum windows on the non-original porch enclosure and addition will be removed. The openings will be relocated to match the header height of the existing windows, and new 1/1 double-hung wood windows will be installed within the openings. The two-story portion of the proposed addition will have one 1/1 double-hung wood window on the first level and two 1/1 double-hung wood windows on the second level.

Rear Elevation: The rear elevation is not visible from the public right of way.
(East)

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