CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Sam Gianukos of Creole Design for Renee Villari of Terranova Cityside LLC, owner

Property: 426 Arlington Street, Lot 18, Block 304, Houston Heights Subdivision. The property includes a historic 1,230 square foot, one-story wood frame single-family residence and a two-story detached garage apartment situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition *Revision*

The applicant was approved to construct a two-story addition to the rear of a one-story Contributing residence on June 18, 2015. A component of this alteration included partially removing a non-original porch enclosure on the south side of the structure.

During construction, the 13' 5" wide section of the porch enclosure that was proposed to be retained collapsed. The applicant now proposes to replace this wall with new material.

The applicant proposes to alter the roof structure of the side porch to match the pitch of the original side porch canopy.

The applicant also proposes to shift the addition 10" toward the north side of the property to account for a revised foundation location.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

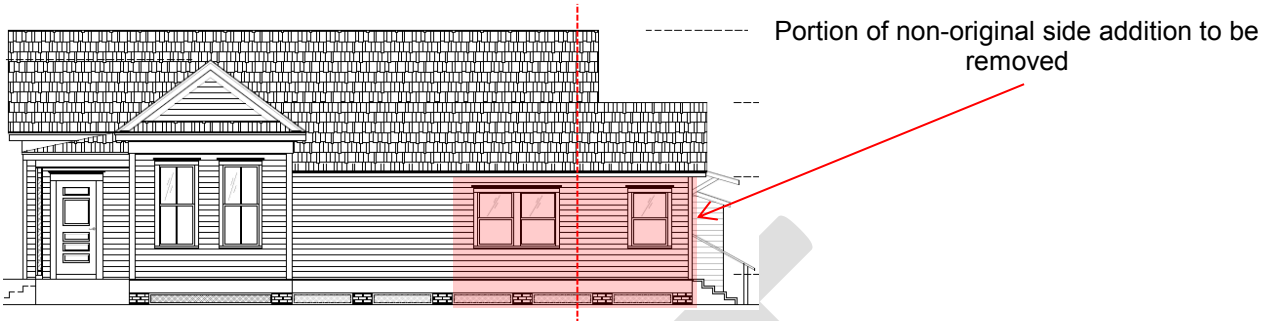
Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

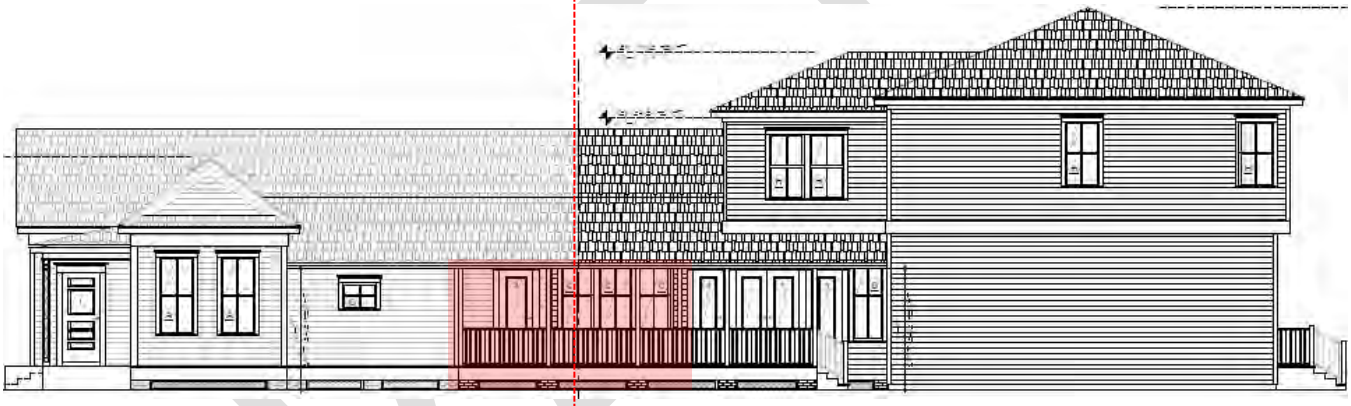
CURRENT PHOTO

SOUTH SIDE ELEVATION

EXISTING



APPROVED JUNE 18, 2015



PROPOSED

Original Structure

Proposed Addition

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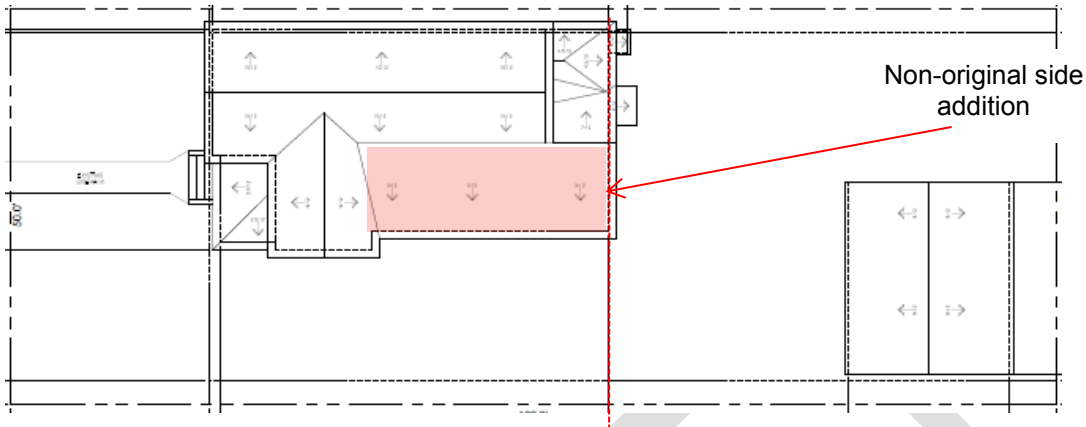
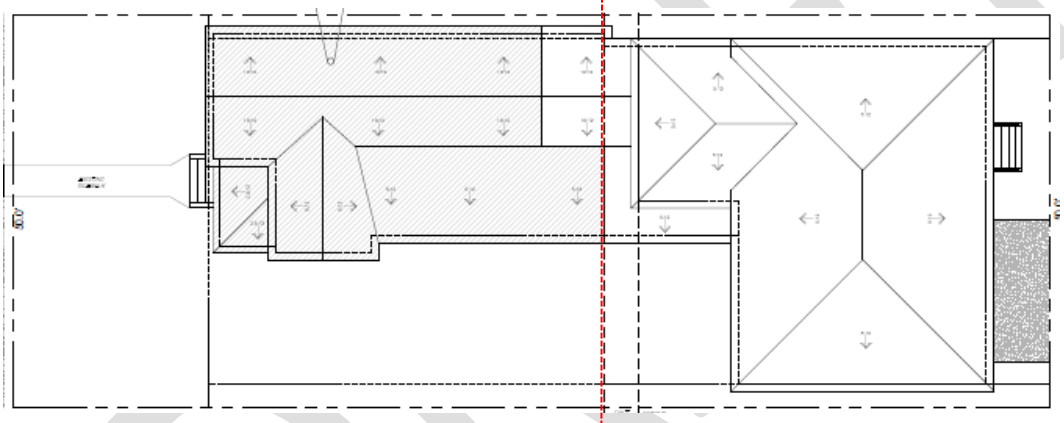
SITE PLAN

EXISTING



APPROVED JUNE 18, 2015



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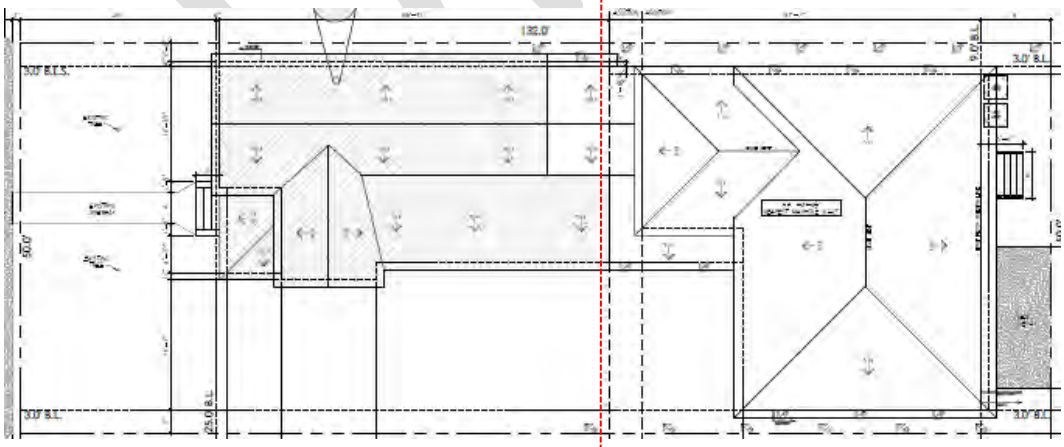
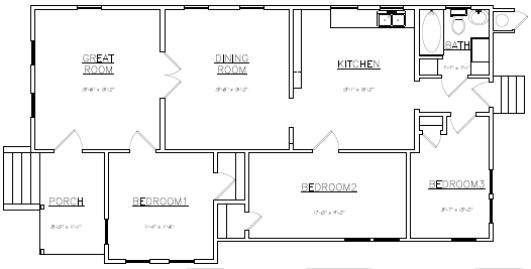


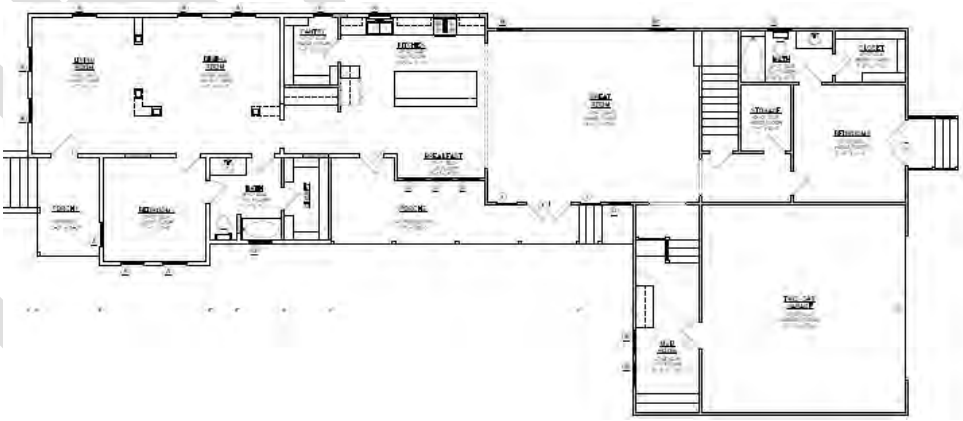
SANBORN MAP COMPARISON

1924-1951

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



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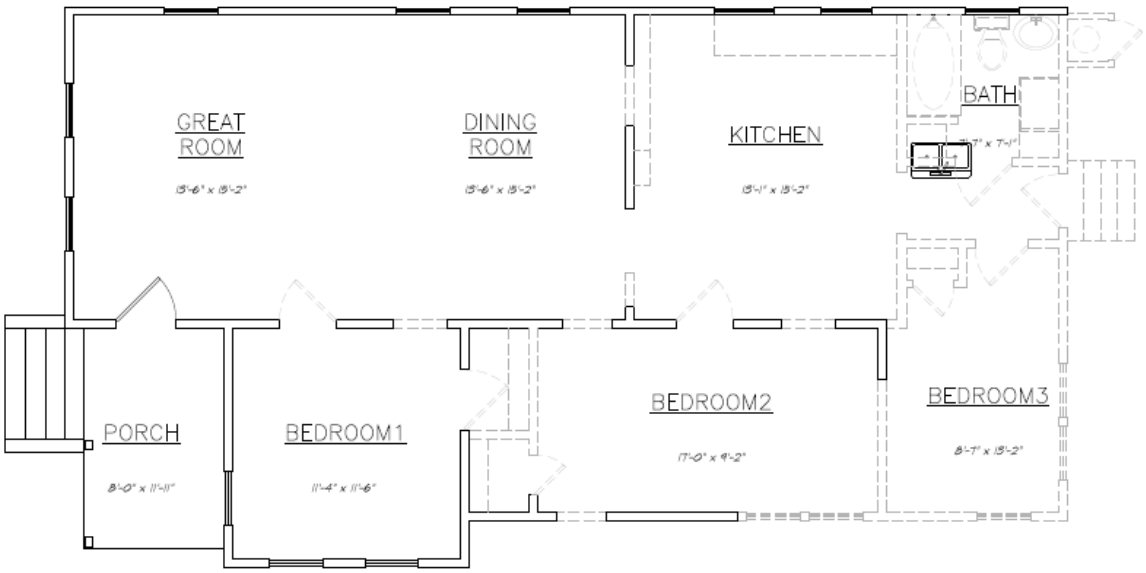
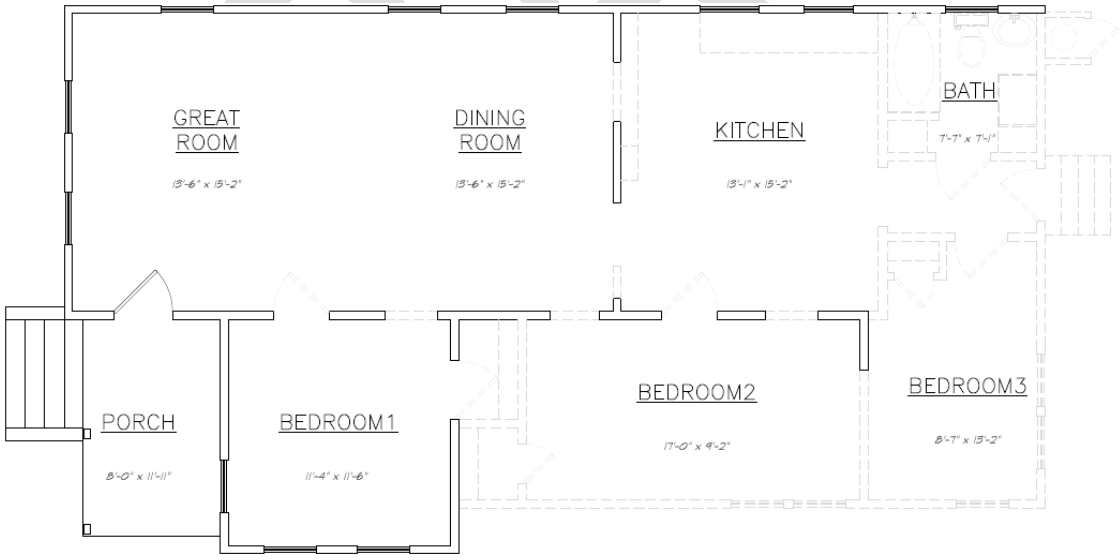
DEMOLITION PLAN

APPROVED JUNE 18, 2015

DASHED LINES INDICATE WALLS BEING REMOVED



PROPOSED



STAFF PHOTOS

SOUTH SIDE PORCH

SIDE PORCH ROOF STRUCTURE

PROJECT DETAILS

Shape/Mass: **Approved 6/18/15:** *The existing 1,230 square foot residence measures 27' 5" wide by 49' deep and features an eave height of 12' 2" and a ridge height of 20' 4". The residence features a 26' deep non-original south side addition between the south facing gable and the existing rear wall.*

The proposed alteration will remove the rear 13' of this addition to install a covered side facing porch. This will partially restore the original side porch which originally existed.

The proposed two story addition will begin at the rear wall of the existing structure. The addition will extend the existing north wall 1' towards the rear property line before insetting 1' 6" for the remaining depth. The addition will measure 42' 10" wide by 46' deep and will feature an eave height of 22' 3" and a ridge height of 29' 10" measured from existing natural grade.

The first 16' of the addition will measure 20' wide and the first 12' of the addition will feature an eave height of 21' 3" and a ridge height of 26' 4". The smaller dimensions of the front portion of the addition will give the altered structure an appearance similar to that of a one-story residence with a two story rear accessory structure when viewed from the right of way.

Proposed: A 13' 5" wide section of the non-original south side porch enclosure wall collapsed during construction. The applicant proposes to rebuild this wall with new material. The wall will be clad in horizontal lap wood siding with a 4" reveal matching that of the existing residence.

Setbacks: **Approved 6/18/15:** *The existing residence is set back 25' 6" from the front property line, 2' 6" from the north property line, 19' 7" from the south, and 54' 3" from the rear. The addition will be built to within 4' of the north property line, 3' of the south, and 9' of the rear.*

Proposed: The addition will be shifted 10" to the north to account for the foundation being revised.

Roof: **Approved:** *The existing residence features a 10:12 pitched front gable roof with a 9:12 pitched side facing gable. The addition will feature a 5:12 pitch hipped roof.*

Proposed: Lower the side porch roof pitch to match the original canopy that once covered the previously existing side porch. Evidence of the original side porch canopy was discovered when the interior finishes were removed. See staff photos on pages 9 and 10 for more detail.

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