CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Sam Gianukos, Creole Design for David and Amy Seeburger, owners

Property: 734 Arlington Street, Lot 21, Block 257, Houston Heights Subdivision. The property includes a historic 1,198 square foot residence situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – *Revision*

The applicant was granted a COA by the Planning Commission on January 8, 2015 to construct an addition to the rear of a Contributing structure, as well as relocate the existing structure on the same lot.

The applicant now proposes the following revisions.

- Replace an existing 2' wide by 2' 6" tall non-original metal window on the south elevation of the existing structure with a matching wood window.
- Revise the fenestration on the south elevation of the addition.
- Revise the steps for the approved side porch along the north elevation.

See enclosed application materials and detailed project description on p. 4-11 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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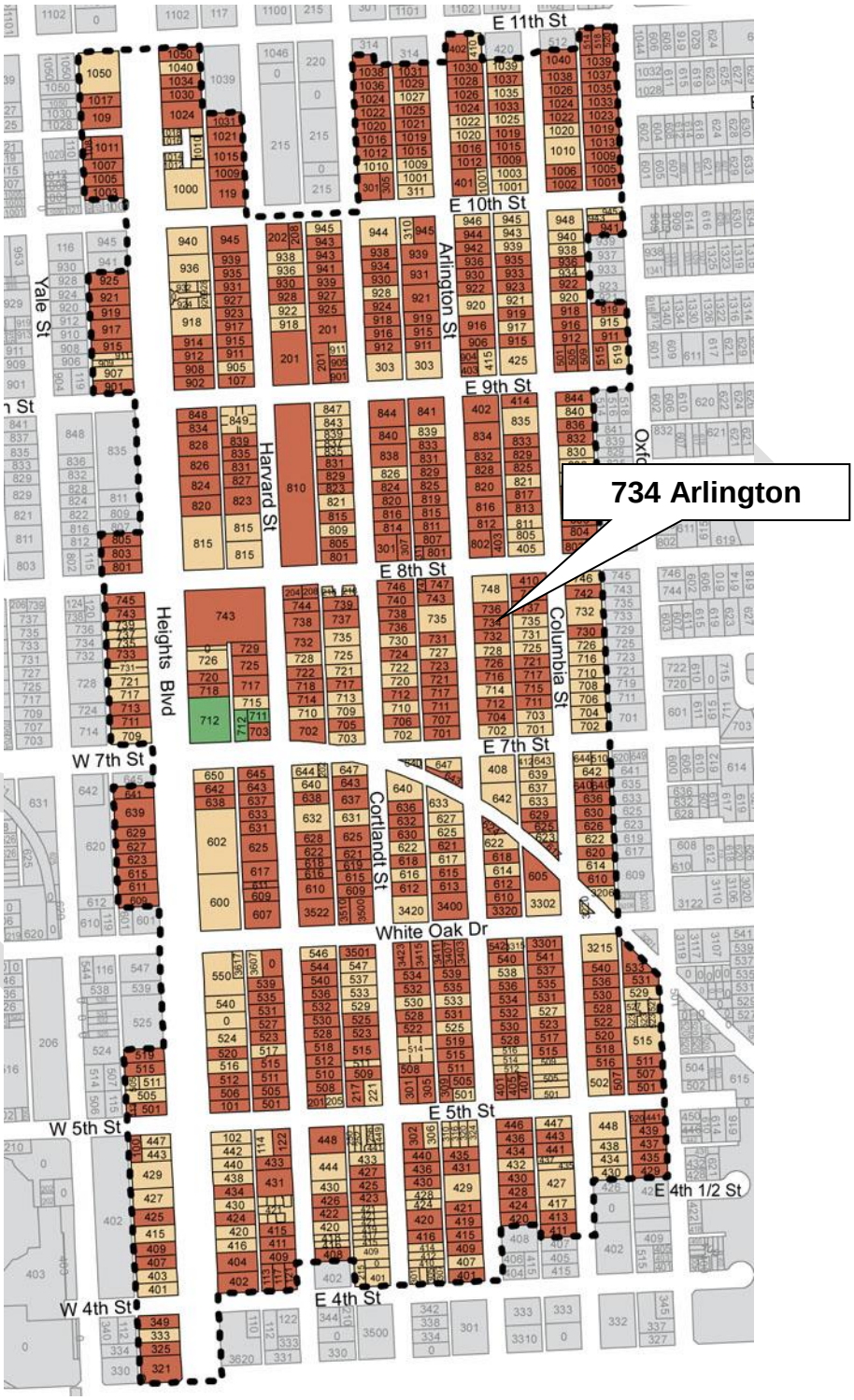
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park

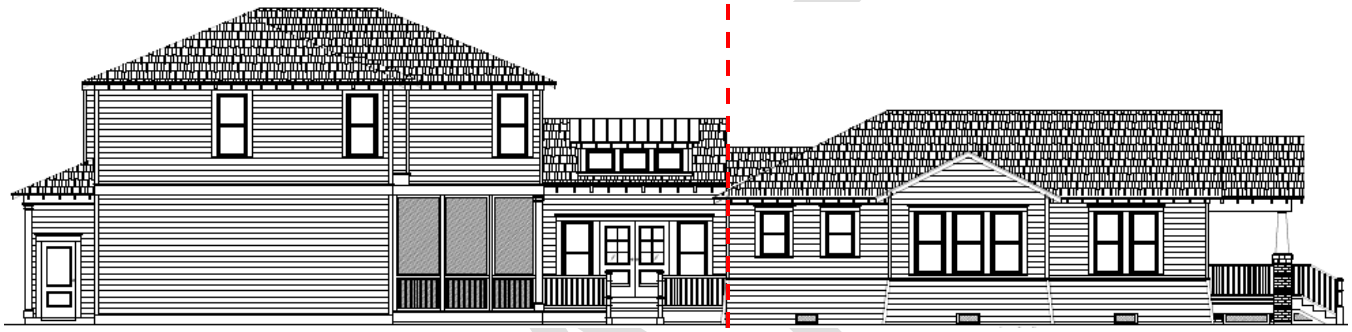


INVENTORY PHOTO

NORTH SIDE ELEVATION

EXISTING

APPROVED 1/8/2015



PROPOSED

ORIGINAL REAR WALL

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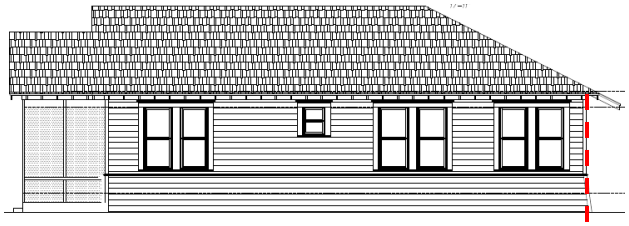
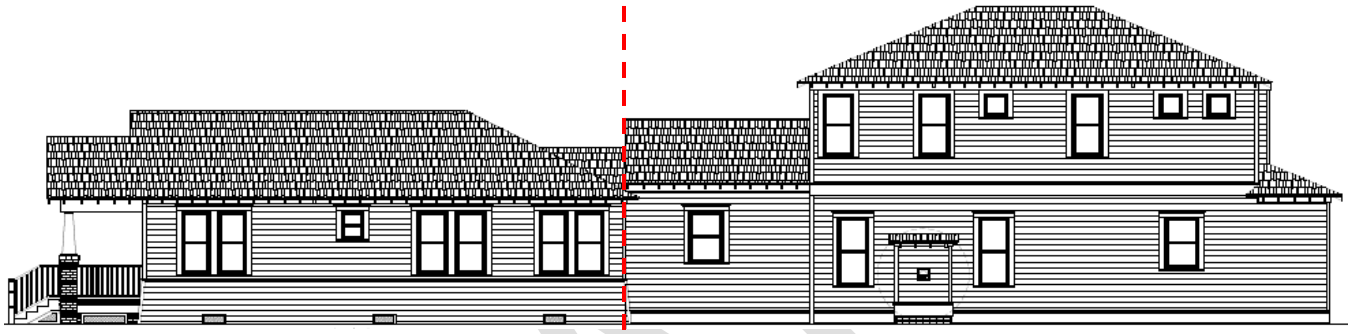
SOUTH SIDE ELEVATION

EXISTING



APPROVED 1/8/2015



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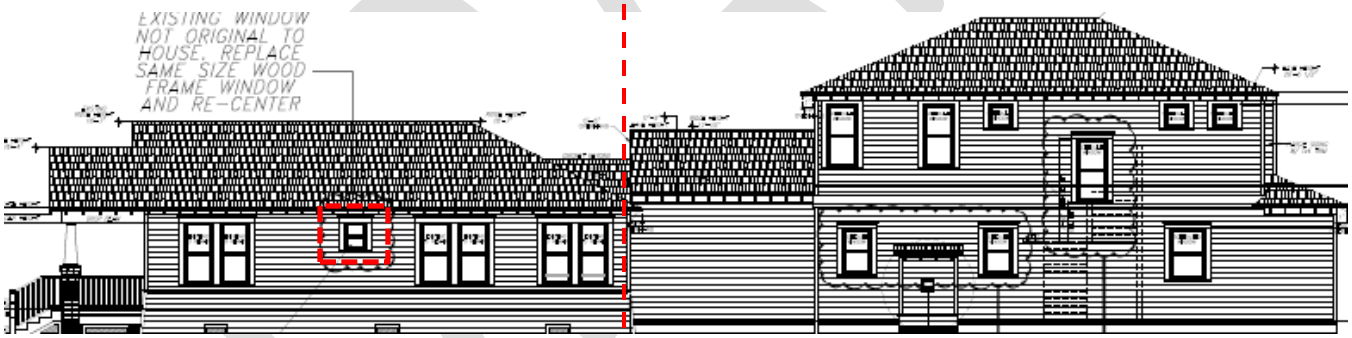

ORIGINAL REAR WALL

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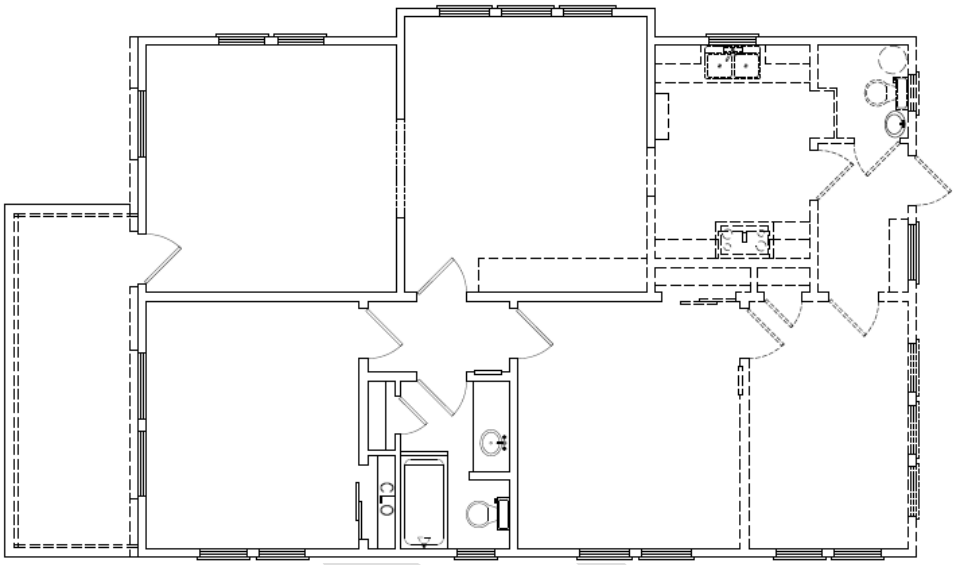
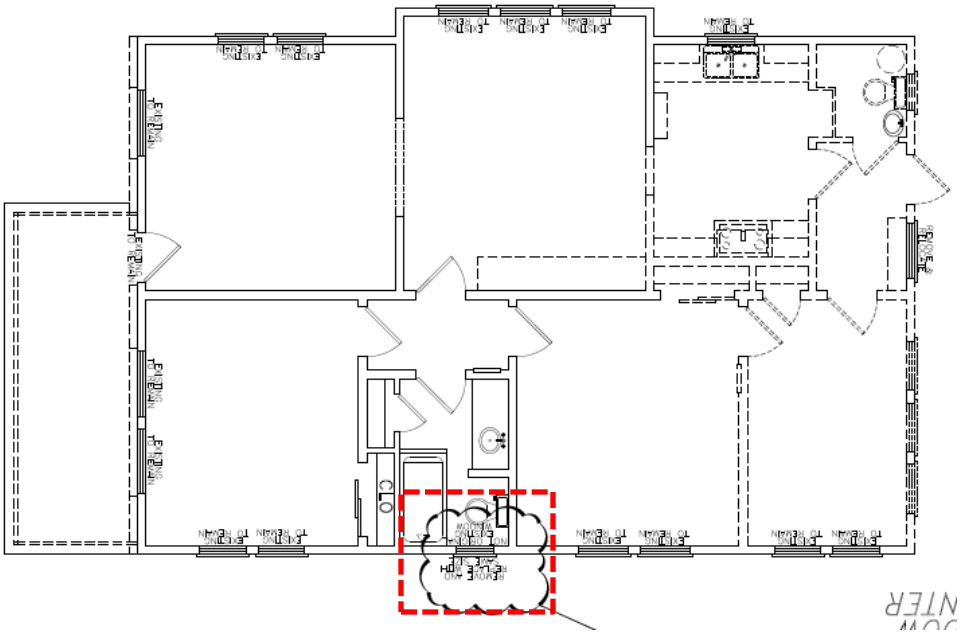
DEMOLITION PLAN

APPROVED 1/8/2015



PROPOSED



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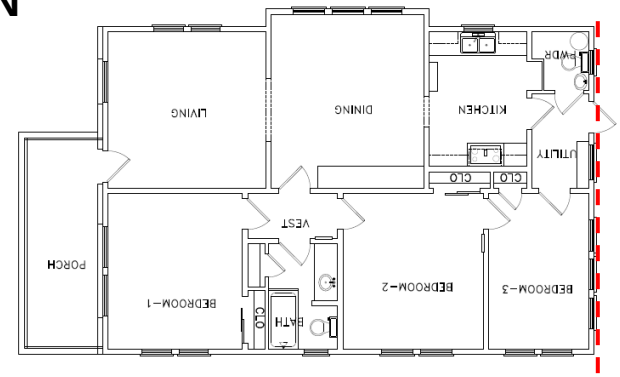
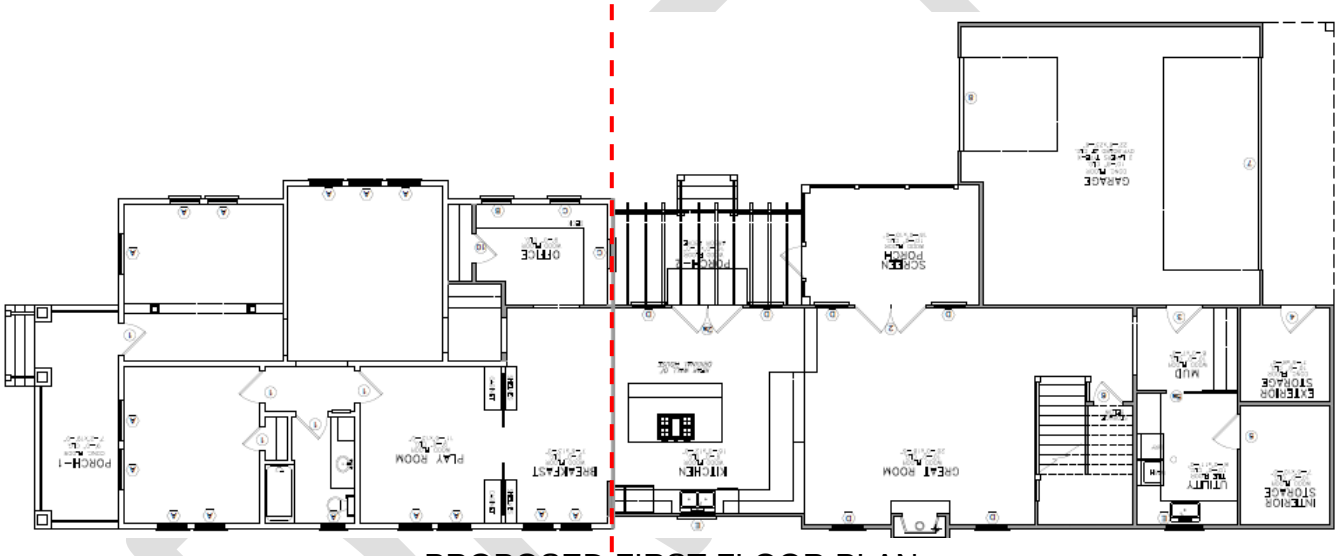
FLOOR PLANS

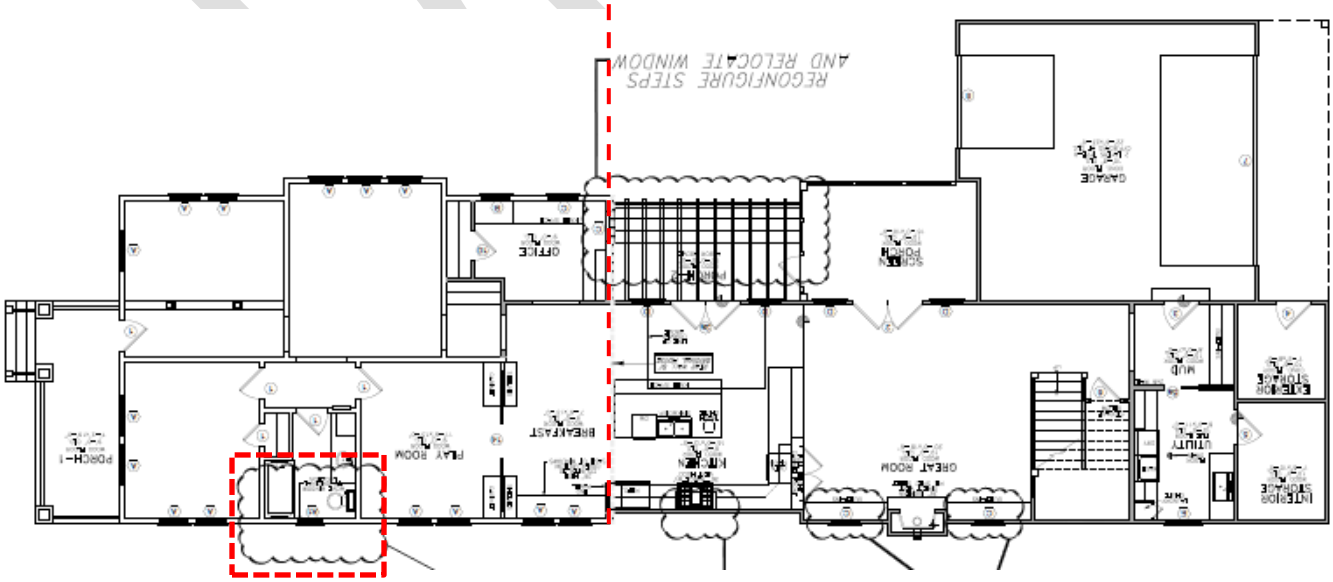
EXISTING FIRST FLOOR PLAN



APPROVED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING NON-ORIGINAL WINDOW

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	14			EXISTING WINDOWS TO REMAIN
A	1	2'-0"	2'-6"	EXISTING WINDOWS IS NOT ORIGINAL TO HOUSE REPLACE WITH SAME SIZE WOOD FRAME
B	1	2'-6"	4'-0"	EXISTING WINDOW TO REMAIN (MATCH "C")
C	4	2'-6"	4'-0"	NEW WINDOW TO MATCH EXISTING "B"
D	4	2'-8"	6'-0"	SINGLE HUNG TEMPERED
E	1	3'-0"	4'-6"	SINGLE HUNG
E1	1	3'-0"	4'-0"	SINGLE HUNG TEMPERED
F	4	2'-0"	2'-0"	FIXED GLASS
F1	1	2'-0"	2'-0"	FIXED GLASS TEMPERED
G	8	2'-8"	5'-6"	SINGLE HUNG
G1	3	2'-8"	5'-6"	SINGLE HUNG TEMPERED
H	3	2'-6"	2'-0"	FIXED GLASS

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	7			EXISTING DOORS TO REMAIN
2	1	2(3'-0")	8'-0"	EXTERIOR FRENCH DOORS (UNIT)
2a	1	2(3'-0")	6'-8"	EXTERIOR FRENCH DOORS (UNIT)
3	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
4	1	3'-0"	6'-8"	EXTERIOR DOOR
5	1	3'-0"	8'-0"	INTERIOR DOOR
5a	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
6	1	2'-6"	8'-0"	INTERIOR DOOR
7	1	18'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
8	1	8'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
9	3	2'-8"	6'-8"	INTERIOR DOOR
10	9	2'-6"	6'-8"	INTERIOR DOOR
11	1	2'-6"	6'-8"	INTERIOR POCKET DOOR
12	1	(2)2'-6"	6'-8"	INTERIOR FRENCH DOORS (UNIT)
13	1	2'-6"		GLASS DOOR @ SHOWER ENCLOSURE

PROJECT DETAILS

Windows/Doors: **Approved 1/8/2015:** *The existing house features historic wood windows and a historic wood front door. The applicant proposes to retain all of the windows and the front door. The addition will feature a combination of 1 over 1 and fixed lite wood windows as well as an overhead garage door.*

Proposed Revision: An existing non-original metal framed 2' wide by 2' 6" tall 1-over-1 window will be replaced with a matching wood window.

Side Elevation: (North) **Approved 1/8/2015:** *A non-original attached carport will be removed. 6 existing windows will remain. One new window opening will be created and a new window will be installed. The one story portion of the addition will feature a wood porch with pergola, a pair of doors flanked by windows and a shed dormer with three fixed windows. The two story portion of the addition will feature a screened porch and a door at the first floor and three windows at the second floor.*

Proposed Revision:

Revise proposed side porch to feature 16' wide steps. These steps will be inset from the north side wall of the existing residence.

Side Elevation: (South) **Approved 1/8/2015:** *Seven existing windows will remain. The one story portion of the addition will feature one window. The two story portion of the addition will feature three windows and a vented chimney bump-out at the first floor and six windows at the second floor*.

Proposed Revision:

Change a pair of approved 6' tall 1-over-1 windows flanking an approved chimney on the south side of the addition to 4' tall windows. Move an approved second story window at the proposed stairwell of the addition to be situated between the first and second floors.

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