

AGENDA ITEM: Ih

HPO File No. 101009

SITE NAME:

SITE LOCATION: 1108 Arlington Street– Houston Heights Historic District East

Owner: Brian Oakley

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	Oct-05-2010	January-02-2011

SITE INFORMATION:

Lot 14, Block 197, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a two-story, single family residence and a one-story, wood frame detached garage.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Remove all existing horizontal lap beveled wood siding from all exterior elevations of historic portion of residence and replace with horizontal lap cementitious siding; Remove existing wood sash double hung windows with 2/2 lites and replace with new windows to match.

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District East survey, the Craftsman Bungalow, constructed circa 1915, was classified on the inventory as "potentially contributing."

The property is contained within the boundary of the proposed Houston Heights Historic District East. The Historic District is contained within the boundaries of Houston Heights, which was designated as a Multiple Resource Area (MRA) on June 22, 1983 by the National Park Service. Houston Heights was designated as a MRA because it was at one time an independent municipality of less than 50,000 inhabitants (1896-1918), a requirement of the designation, and the area also contains a large number of buildings that have been individually listed in the National Register of Historic Places, another requirement. On April 10, 1991 in conjunction with the Houston Heights Centennial Celebration that year, Houston City Council designated the entire Houston Heights Subdivision as Houston Heights Historic District of the City of Houston (Resolution No. 91-15). The resolution proclaimed Houston Heights as "one of the first planned communities in the State of Texas ... the largest intact historic district in the city tangible evidence of Houston's architectural and historical legacy an area with great potential for enhancement and revitalization as a point of interest in the city." While that designation granted no powers or conferred no rights or privileges associated with the designation, it was the second of such resolutions passed by City Council to recognize neighborhoods in Houston for their historical and architectural significance to the city. The resolution designating Houston Heights had also been recommended to City Council by the Houston Archaeological and Historical Commission (HAHC) at the request of the Houston Heights Association (HHA). The action taken by City Council was also warranted as Houston Heights had been honored previously in 1988 when the Houston Heights Urban Main Street Project on West 19th Street was established by the Texas Historical Commission and the National Trust for Historic Preservation. The program successfully achieved economic development and at the same time preserved the historic buildings which enhanced the success and made it unique. The Texas Historical Commission approved a Recorded Texas Historical Landmark (Subject Marker) for Houston Heights which was dedicated during the Centennial Celebration in 1991. Many other sites and buildings in Houston Heights have been designated as Recorded Texas Historical Landmarks as well. After the passage of the city's Historic Preservation Ordinance in 1995 by City Council, many buildings have been designated also as City of Houston Landmarks and Protected Landmarks.

Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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:

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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 must be compatible with the materials being replaced in composition, design, texture and other visual qualities;

Cement fiber board siding appears very flat when installed on a building and lacks the visual depth of the historic beveled wood siding which is currently on the historic house. The siding being replaced is a 117 or teardrop type siding which features a rhythm of horizontal lines spaced approximately 2” apart. The proposed siding will have a flat profile spaced every 4”.

- (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 alterations or construction 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;

The proposed activity will cause the removal of a significant amount historic material from all exterior surfaces thus compromising the buildings historic integrity. Only the exterior of an historic building falls under the purview of the HAHC. Interiors are not reviewed for historical compliance which can result in an historic building retaining only its original wood framing which in itself is not a defining historic characteristic.

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
- (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Denial of the certificate of appropriateness.

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Site Location Map
Not to scale



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Photograph from Historic District Inventory



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**Detail Photograph
Showing Current Conditions**



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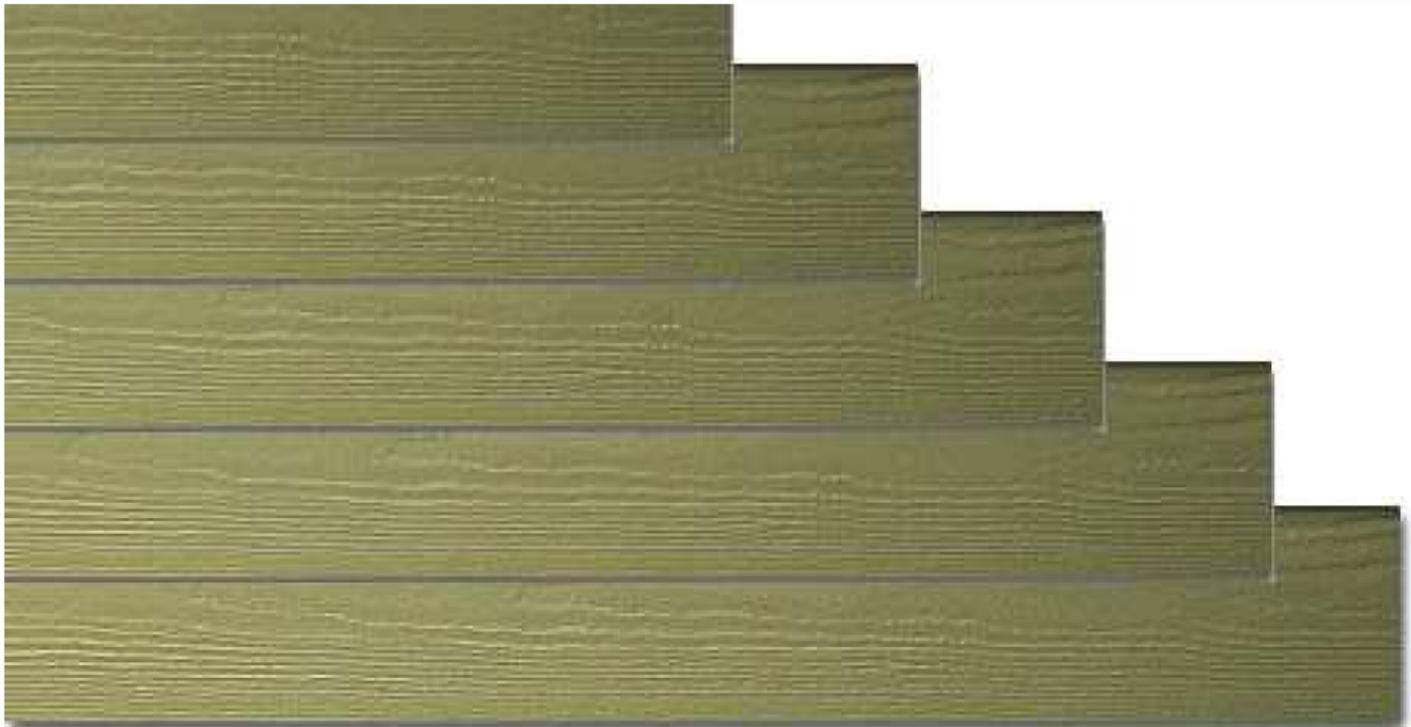
HPO File No. 101009

**Mock Up Image
Showing Proposed Siding Replacement
Not to Scale**

Hardie Plank Select Cedarmill

Board height: 5.25"

Exposed board after overlap: 4.00"



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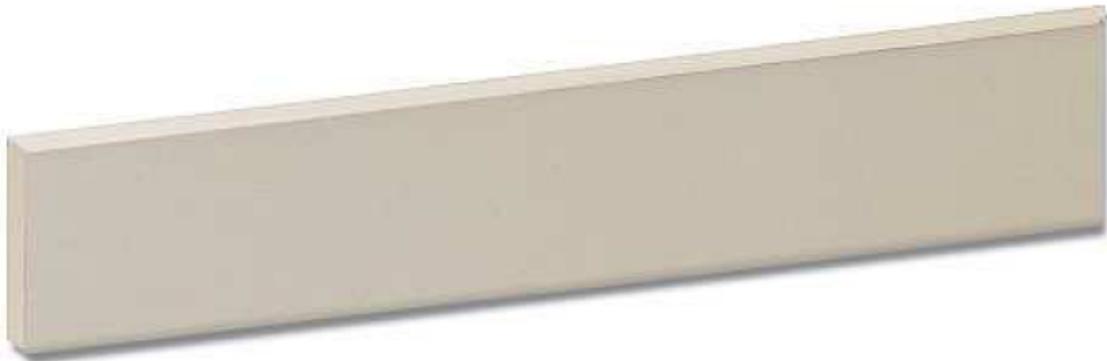
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Sample Materials

Trim

Hardie Plank Select Smooth OR Cedarmill

Board width: Varies by application. Match existing trim board sizes



Smooth



Cedarmill

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**Letter of Statement
From Property Owner**

Brian Oakley

1108 Arlington St.
Houston, TX 77008
10/4/2010

▶ **Houston City Planning and Development
Committee**

To Whom It May Concern

I would like to apply for approval to make an exterior alteration to my home at 1108 Arlington St., Houston, TX 77008. Lot 14, Block 197 in the Houston Heights.

To address needed repairs to the home I am requesting approval to reside the house using a visually similar but different material. The existing structure presently has no in-wall insulation and poorly insulated windows. The current plan is to remove the existing siding and windows, insulate the exterior walls, install new double-paned windows that match existing window style, replace the front and rear doors with style appropriate units, sheathe the exterior structure and re-side the home using Hardie Plank Select Cedarmill siding which is the closest match in style and size available. These repairs and energy efficient additions will significantly lower the current energy usage and carbon footprint for this home.

The existing layout for the siding and trim will be reproduced and not modernized. Likewise the windows to be used will match the existing windows in size shape and detail so as to retain current architectural design.

We bought our home in the Heights because we enjoy the neighborhood and the variety of original architectural styles. We fully intend on preserving the existing look of the house using modern and energy efficient materials.

Thank You



Brian Oakley

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