

AGENDA ITEM: Ik

HPO File No. 101012

SITE NAME:

SITE LOCATION: 816 Arlington Street - Houston Heights Historic District South (PENDING)

Owner: Roger and Catherine Watkins

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	September-30-2010	?-?-2010

SITE INFORMATION:

Lot 19, Block 221, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a historic one-story, wood frame residence.

TYPE OF APPROVAL REQUESTED:

The applicant was issued a permit for a residential remodel, addition and detached garage on March 11, 2008, prior to the Houston Heights Historic District South, which is currently pending designation. The applicant requests approval of a certificate of appropriateness for the following work, which was completed prior to designation, as a requirement of the Historic Sites Tax Exemption program:

- Construct a new 551 square foot addition to the northeast rear corner of the existing historic house; Proposed new addition will begin approximately 27'-0" from front exterior wall and will be built on pier and beam foundation; Addition will extend 22'-3" north towards the side property line, addition will meet all setback requirements; New addition will feature a clipped gable roof to be covered in composition shingles, height of new addition will match existing; Addition will be clad in horizontal lap wood siding to match existing; Construct a new 560 square foot one-story detached garage; Garage will be located at the rear of the lot and will be accessed via the alley; Garage will be built on slab foundation and will measure 19'-0" in width and 29'-6" in length; Garage will feature a gable roof with composition shingles with an overall height of approximately 14'-0" and will be covered in horizontal lap wood siding
- West Elevation (front facing Arlington Street): Addition will feature one double hung wood window to match existing; and one pair of French doors with divided lights to match existing; Doors will be accessed via wooden stairs to feature simple stick wood stair rails; Garage will feature one fixed window with multiple lites to be located on gable end, window will match existing windows on historic house; Please see elevation drawings for fenestration details
- North Elevation (facing side property line): Addition will feature two double hung wood windows to match existing; Gable end will feature one fixed window with multiple lites to match existing; Garage will feature two double hung wood windows and one pair of French doors; Please see elevation drawings for fenestration details
- South Elevation (facing side property line): Addition will feature one pedestrian door; Garage will feature one pedestrian door; Please see elevation drawings for fenestration details
- East Elevation (facing rear property line): Elevation is not visible from a public right-of-way

HISTORY AND SIGNIFICANCE:

At the time of the Historic District survey, the Craftsman bungalow, constructed circa 1920, was classified on the inventory as "contributing."

The property is contained within the boundary of the Houston Heights Historic District South which is the subject of a pending Historic District application which was received by Planning Department staff on June 2, 2010

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

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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 must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- (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;
- (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: Approval 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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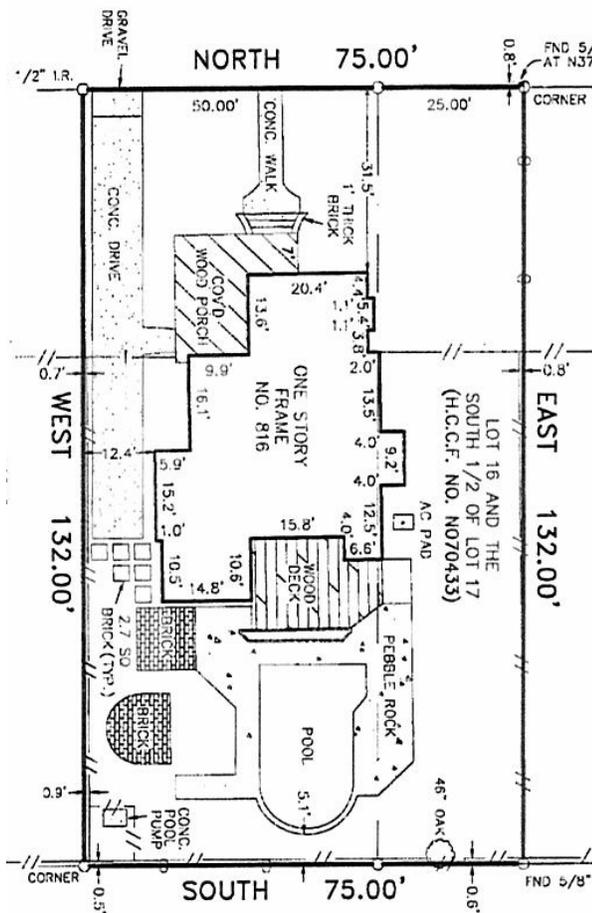
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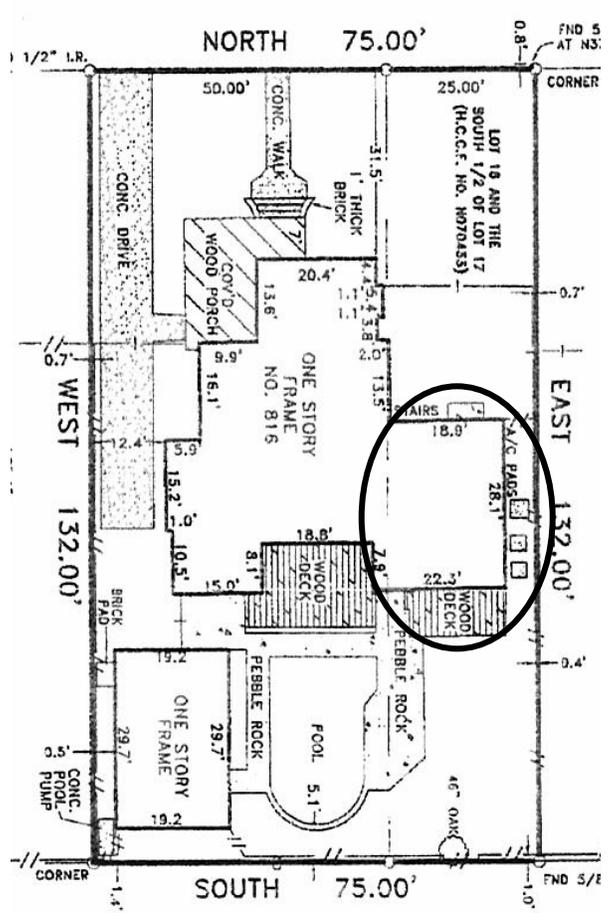
Site Plan
Showing Area of Addition
Not to Scale

ARLINGTON ST. (70' R.O.W.)
SEE NOTE 2

ARLINGTON ST. (70' R.O.W.)
SEE NOTE 2



Before Addition



After Addition

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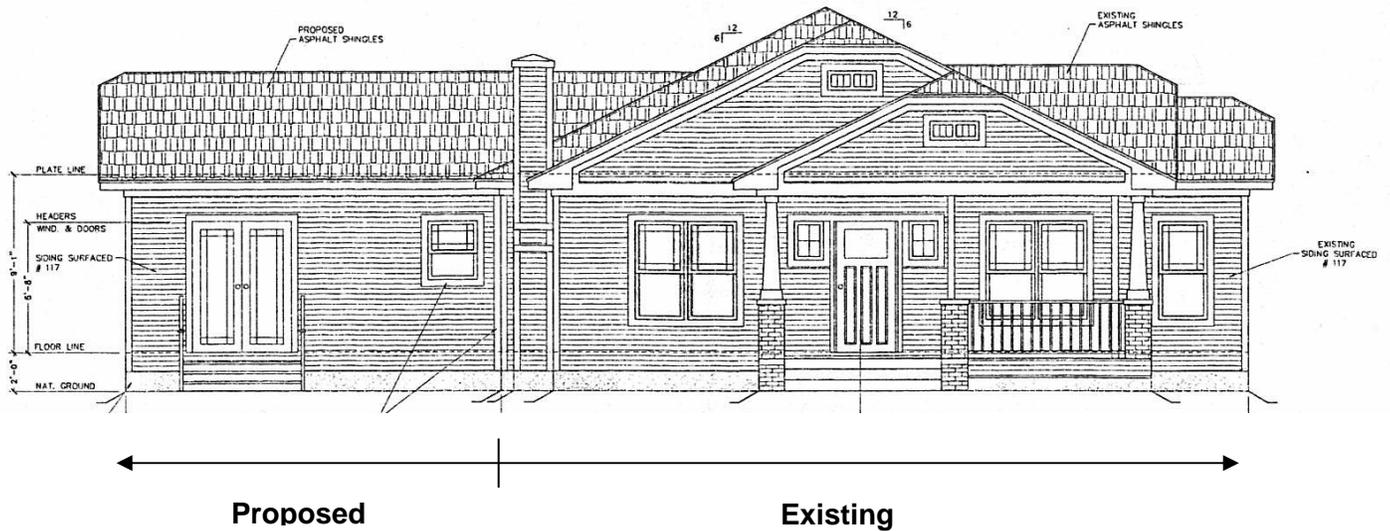
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**West (front) Elevation
Facing Arlington Street
Not to Scale**



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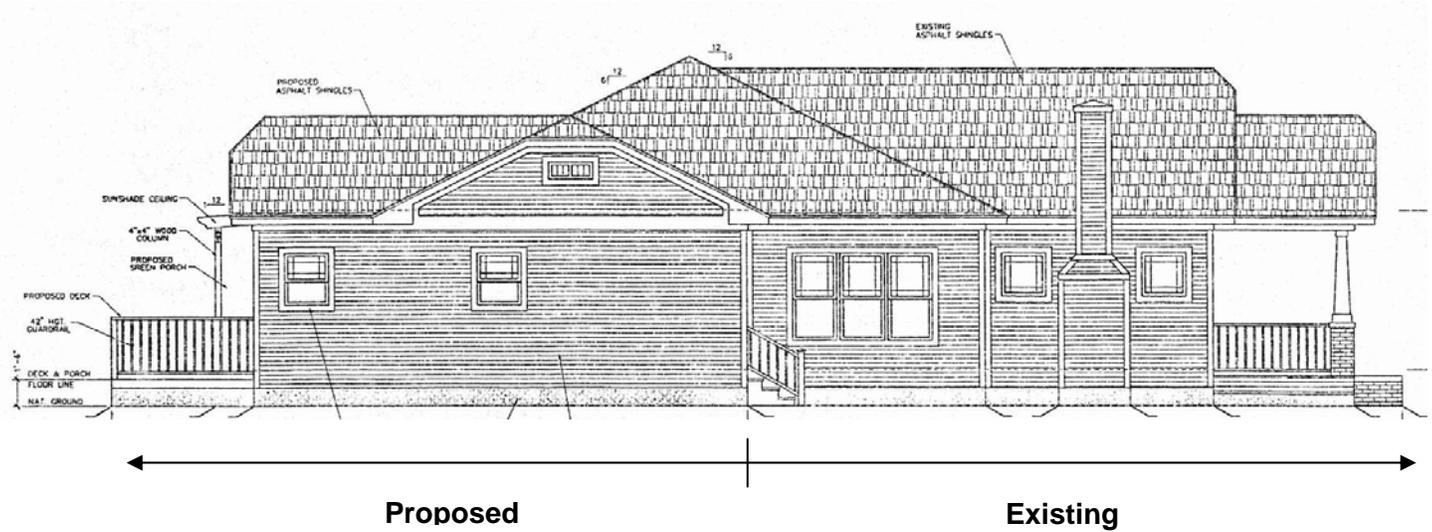
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**North (side) Elevation
Not to Scale**



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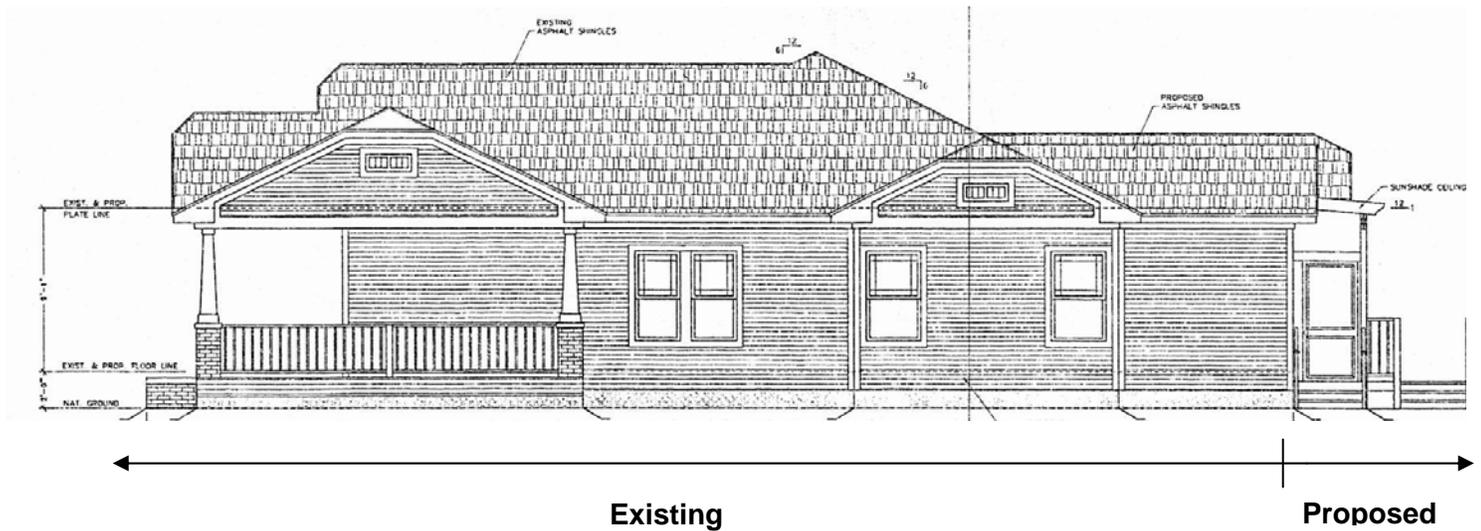
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**South (side) Elevation
Not to Scale**



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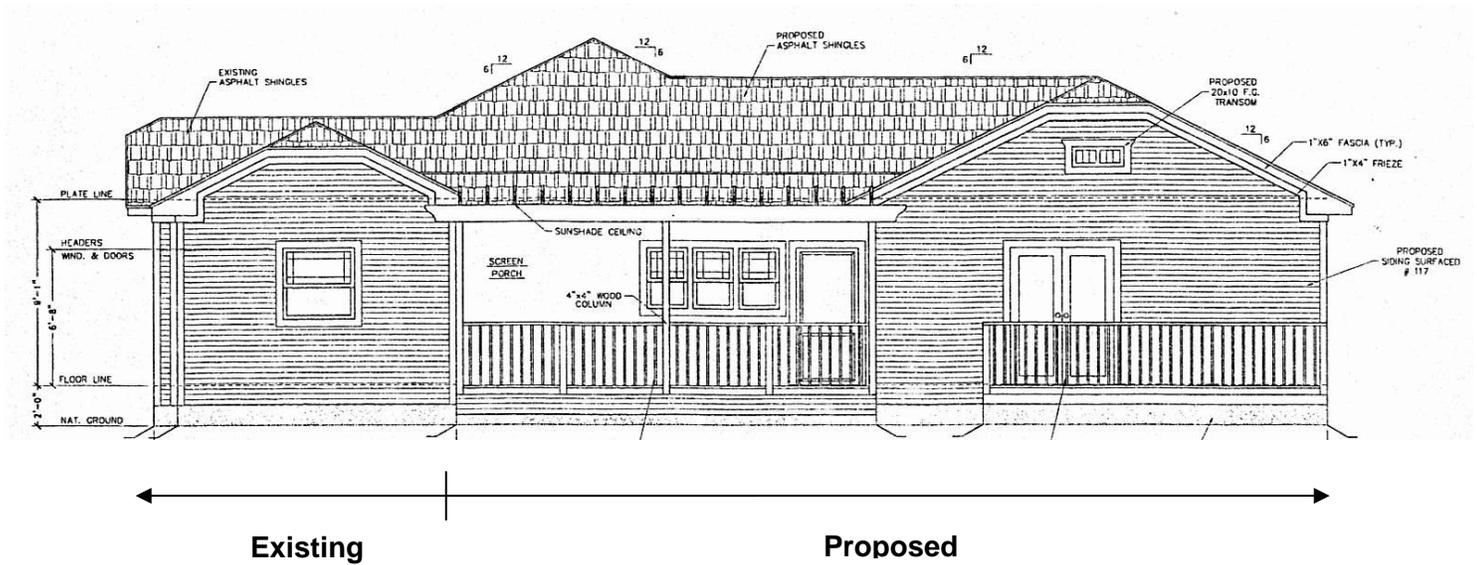
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**East (rear) Elevation
Not to Scale**

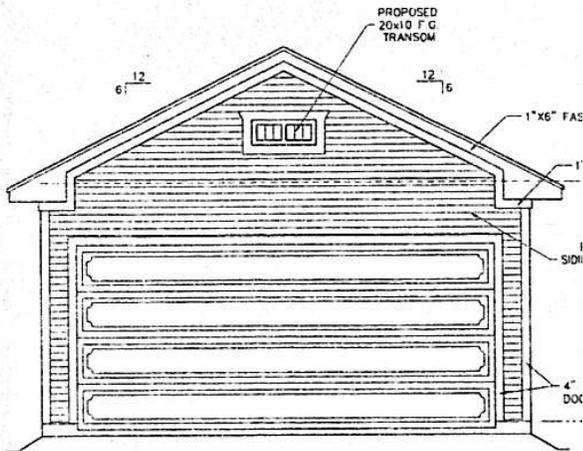


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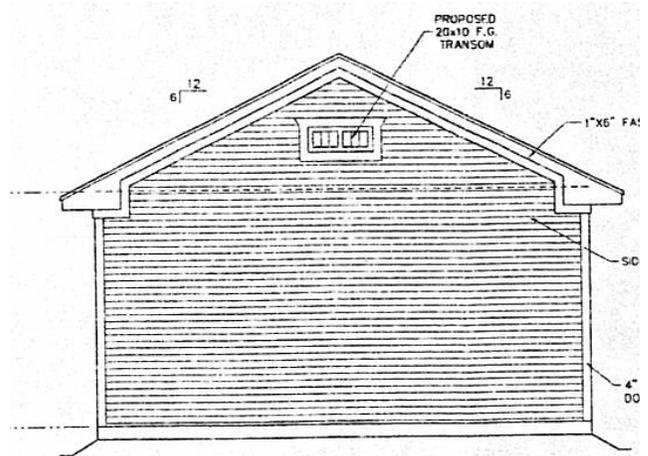
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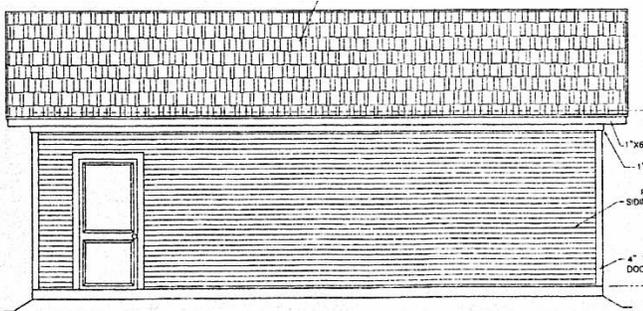
**Proposed Detached Garage
Not to Scale**



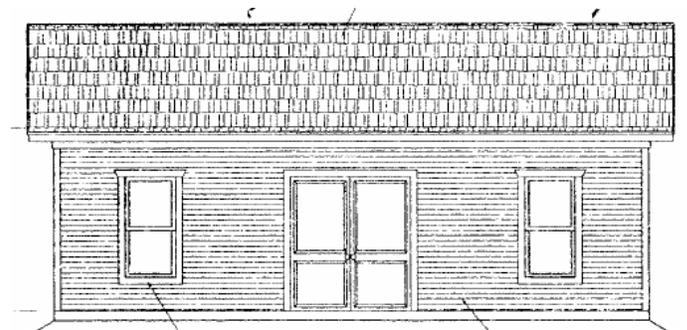
East (rear) Elevation



West (front) Elevation



South (side) Elevation



North (side) Elevation

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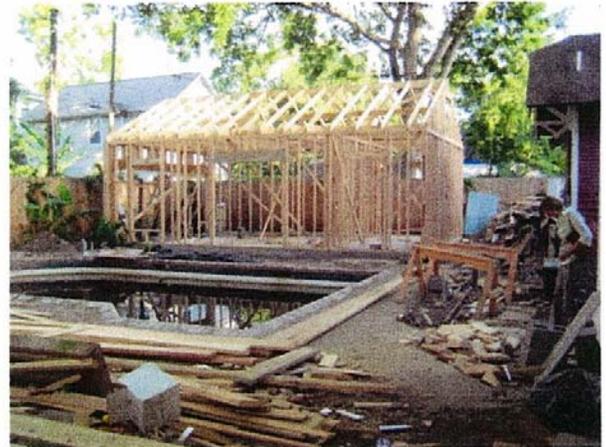
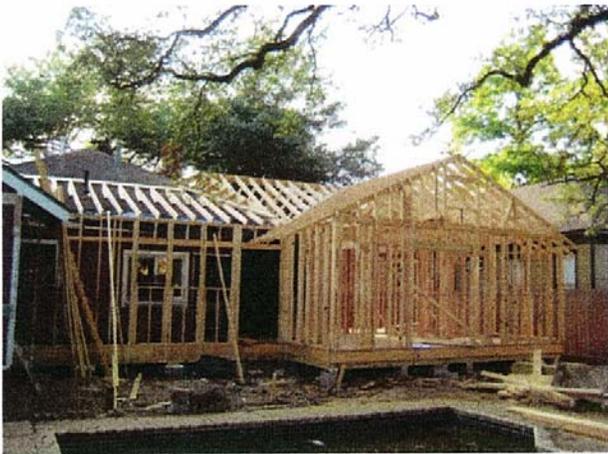
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Before Restoration



During Restoration



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After Restoration



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