

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Karen Brasier, Design3 for Ed and Kelley Duckworth, owners

Property: 747 Arlington Street, Lot 1A, Block 258, Houston Heights Subdivision. The property includes a historic 1,568 square foot one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – (Revision) Alter the existing fenestration pattern on the historic portion of the house

- Shift the existing rear window at the rear of the north elevation 2'-6" to the east
- Install a salvaged window from the rear of the house at the rear of the north elevation
- Patch the opening of the shifted window with salvaged siding from the rear
- Shift the two existing rear windows on the south elevation; the westernmost rear window will be shifted 1'-1" to the west and will be raised 1'-0" while the eastern rear window will be shifted 1'-4" to the east and will be raised 1'-0"
- These two rear windows will be raised 1'-0" to match the other window header height
- Two windows on the second-story connector between the house and garage will be changed to 4 horizontal windows
- Replace the existing non-original door with a Craftsman style door

Construction a two-story, 1,623 square foot addition and attached garage at the rear of a one-story Contributing residence was approved in June 2015. An earlier variation of the project, which encroached onto the historic structure and shifted existing windows (to the configuration currently proposed), was denied by the HAHC in May 2015.

See enclosed application materials and detailed project description on p. 6-24 for further details.

Public Comment: One in support with conditions. See Attachment A, p. 25.

Civic Association: No comment received.

Recommendation: Partial Approval

Approval of the door and fenestration changes on the addition (Windows 26) and the shifting of the two rear windows on the South Elevation (Windows 6 and 7) only. Denial for all other proposed shifting and adding of fenestration on the South and North Elevations. Denial of the proposed Craftsman style front door.

HAHC Action: -

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 | 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The existing historic window pattern is a distinguishing characteristic of this building and should be preserved, not be altered due to interior alterations and layout changes. Additionally, the north elevation faces E 8th Street and alterations to the window patterns and siding would be clearly visible. The proposed Craftsman style door does not preserve the distinguishing character of the Queen Anne style residence.</i> |
| <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 checked="" type="checkbox"/> | <input 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;
<i>The proposed Craftsman style door does not preserve the distinguishing character of the Queen Anne style residence.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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;
<i>Shifting windows in the original portion of the house will be extremely invasive. As this is a balloon framed house, the walls will have to be reframed and headers installed to allow for proper installation of the windows. This will not only lead to the removal of interior shiplap, but to the removal of the studs, and portions of exterior siding.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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;
<i>Since this a balloon framed house, moving and altering several windows on the north and south elevations will necessitate additional existing wall material, shiplap, framing, and siding to be removed. The Craftsman style door does not preserve the character of the Queen Anne style residence.</i> |

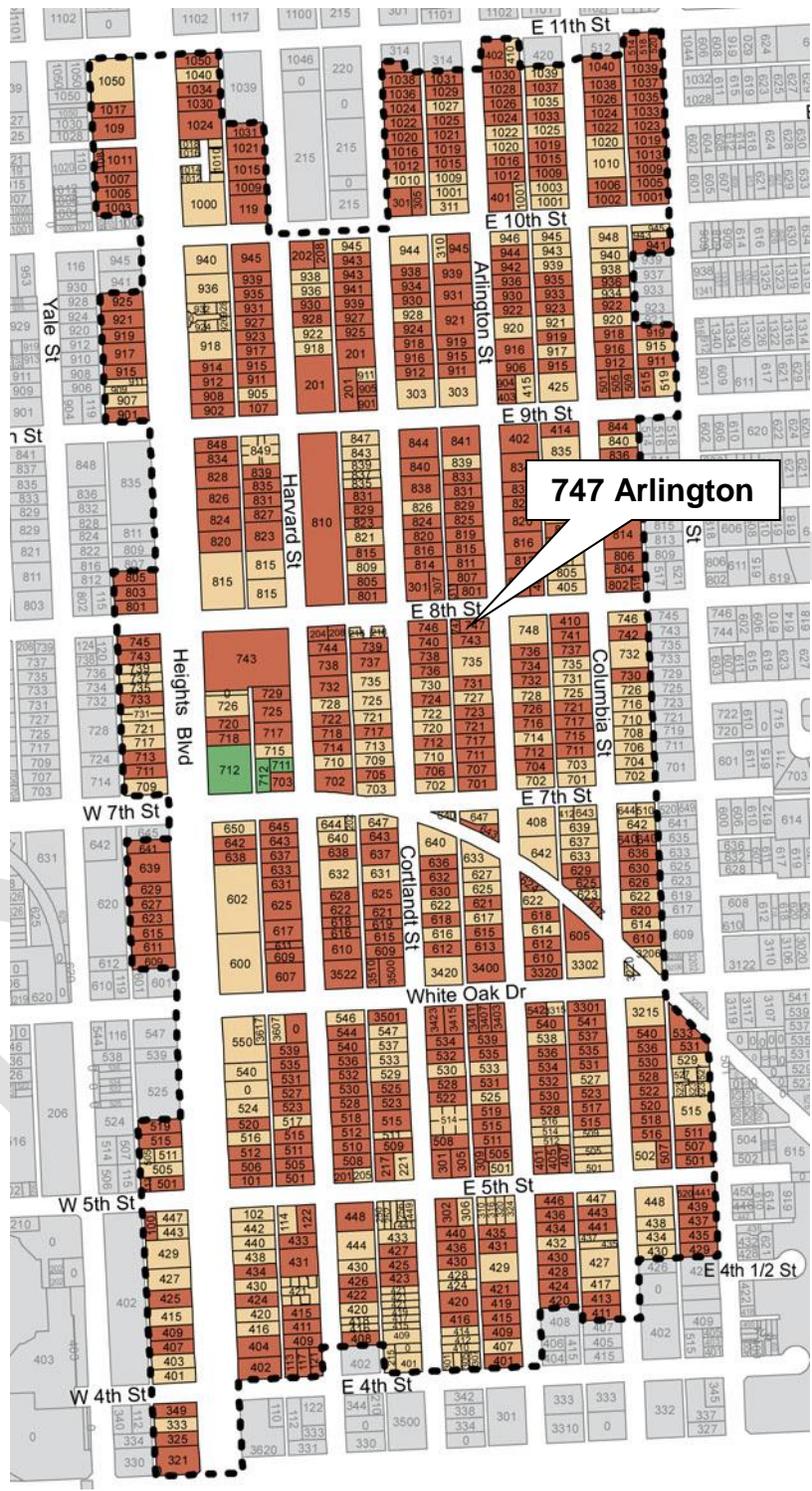
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.

Because Windows 26 and the proposed door at the rear of the south elevation are located on the addition, staff has no issues with them being altered. The area on the south elevation surrounding Windows 6 and 7 has previously been altered. Staff is not opposed to these windows being shifted. However, all other window alterations on the south and north elevations will lead to the loss and destruction of historic material and cause irreparable damage to the historic structure. Additionally, the proposed Craftsman style door is not an appropriate replacement because the door does not preserve the distinguishing character of the Queen Anne style residence.

DRAFT

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

CURRENT PHOTO
(Front Facing Arlington Street)



CURRENT PHOTO
(Side Facing E. 8th Street)



EAST ELEVATION – FRONT FACING ARLINGTON STREET

DENIED MAY 2015



APPROVED JUNE 2015



PROPOSED



NORTH SIDE ELEVATION-FACING 8TH STREET

DENIED MAY 2015



APPROVED JUNE 2015



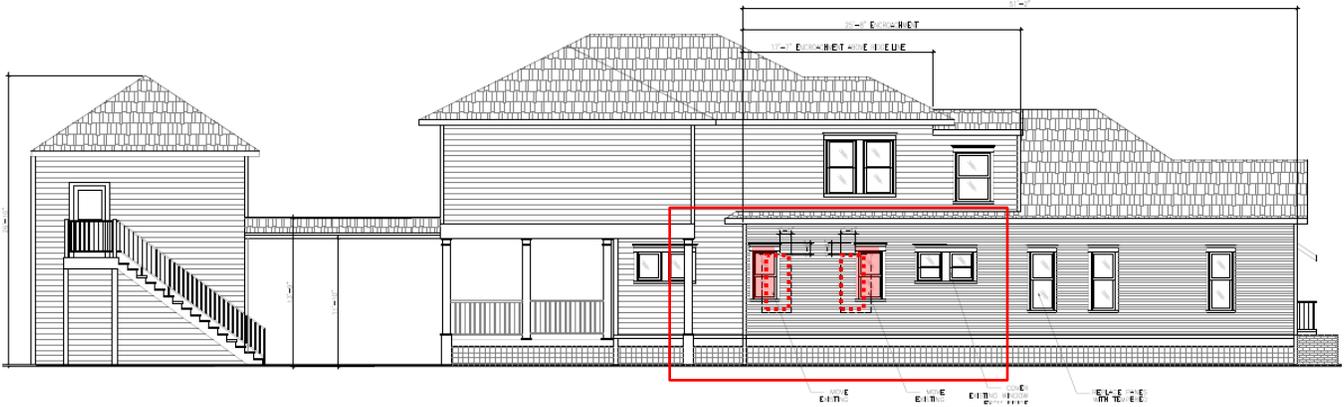
PROPOSED



-  Existing Window Opening to be Shifted
-  Proposed New Window Opening

SOUTH SIDE ELEVATION

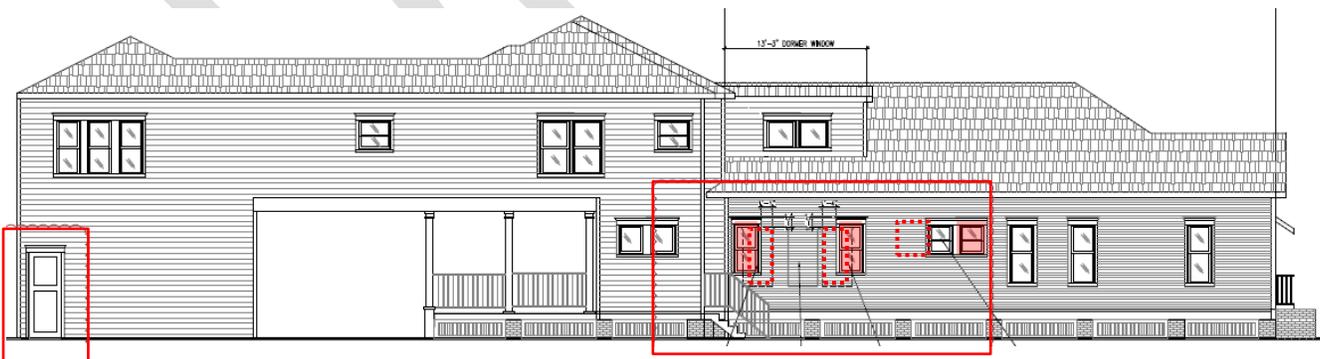
DENIED MAY 2015



APPROVED JUNE 2015



PROPOSED



-  Existing Window Opening to be Shifted
-  Proposed New Window Opening

WEST (REAR) ELEVATION

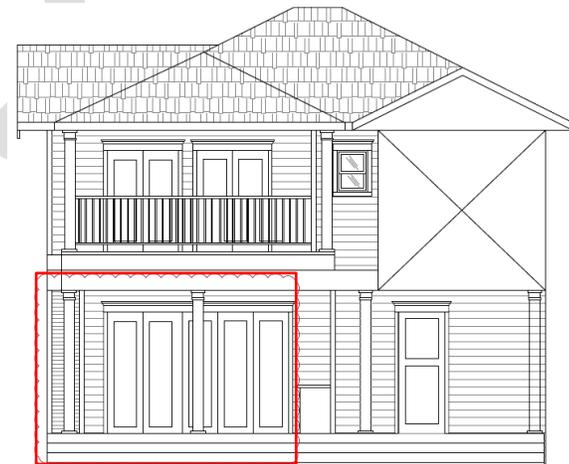
DENIED MAY 2015



APPROVED JUNE 2015



PROPOSED

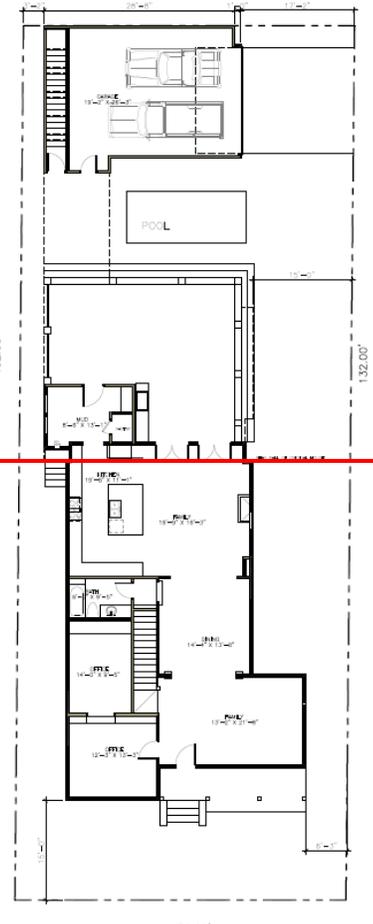
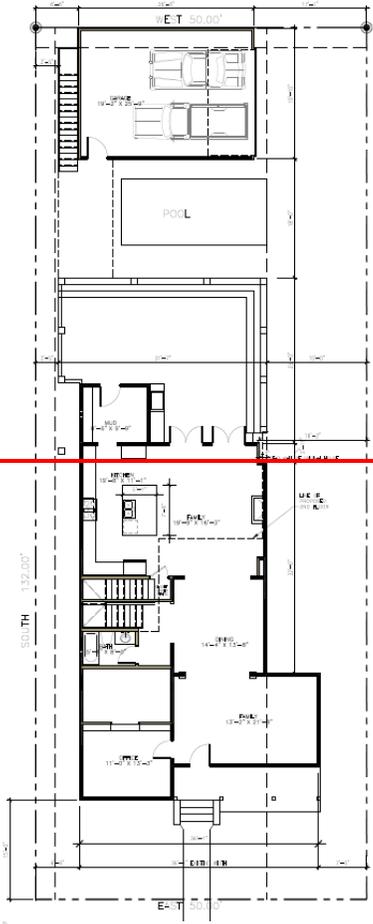
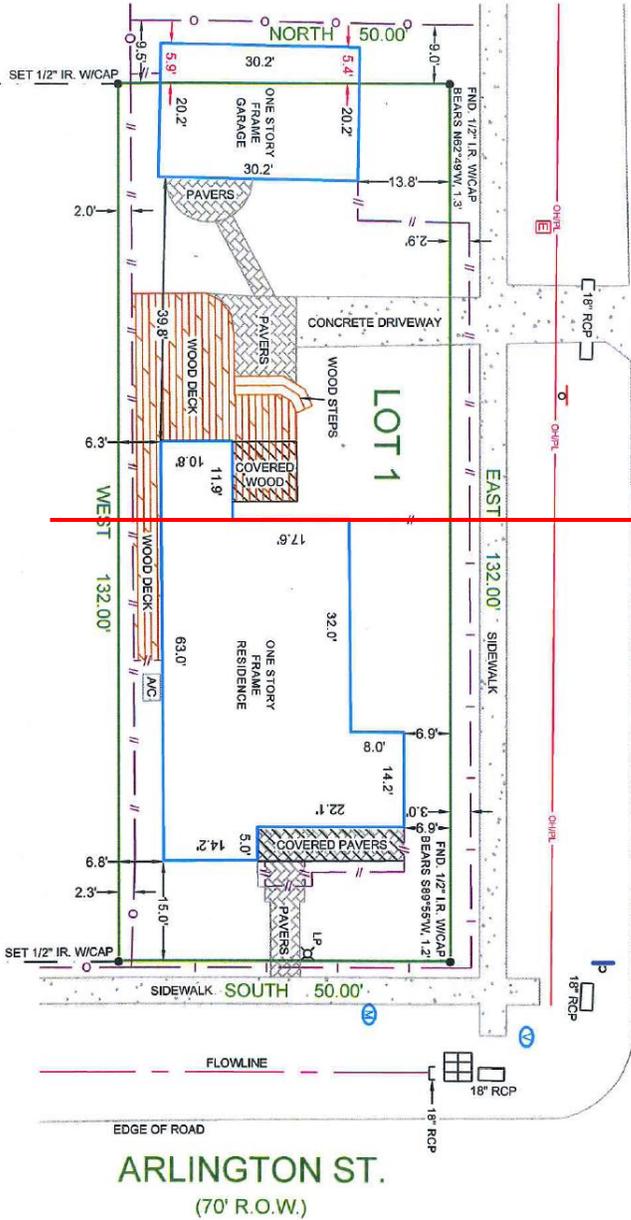


SITE PLAN

DENIED MAY 2015

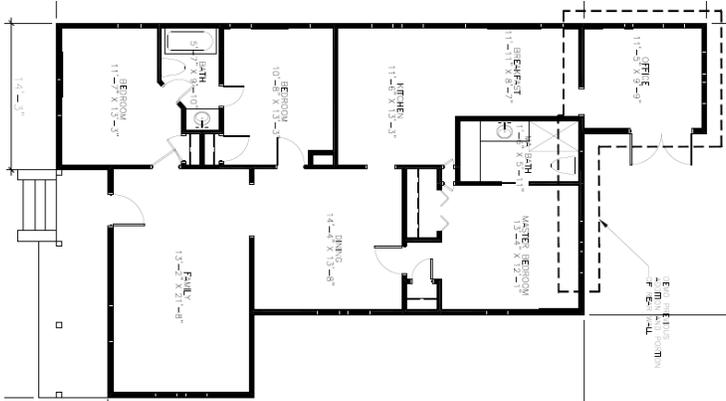
PROPOSED

N → EXISTING

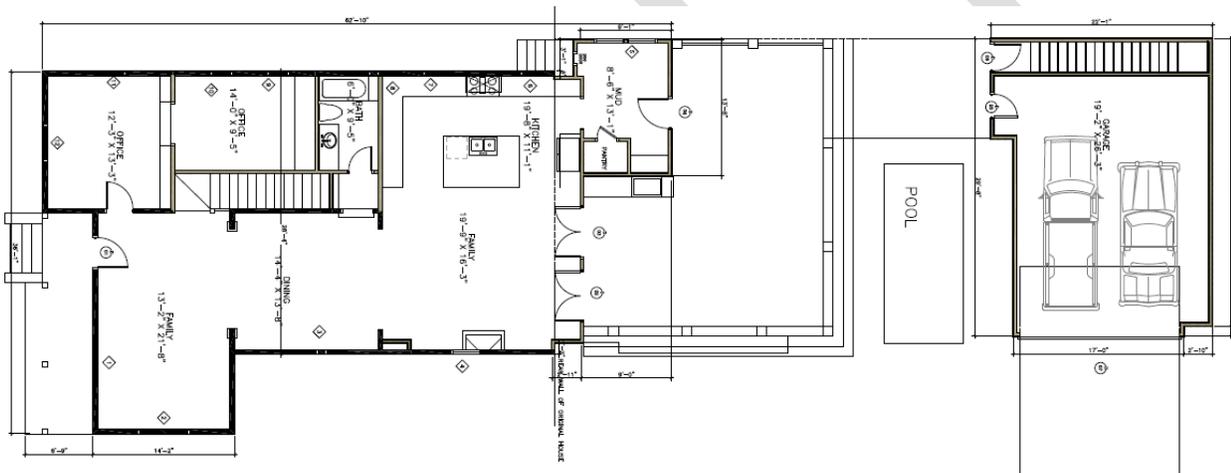


FIRST FLOOR PLAN

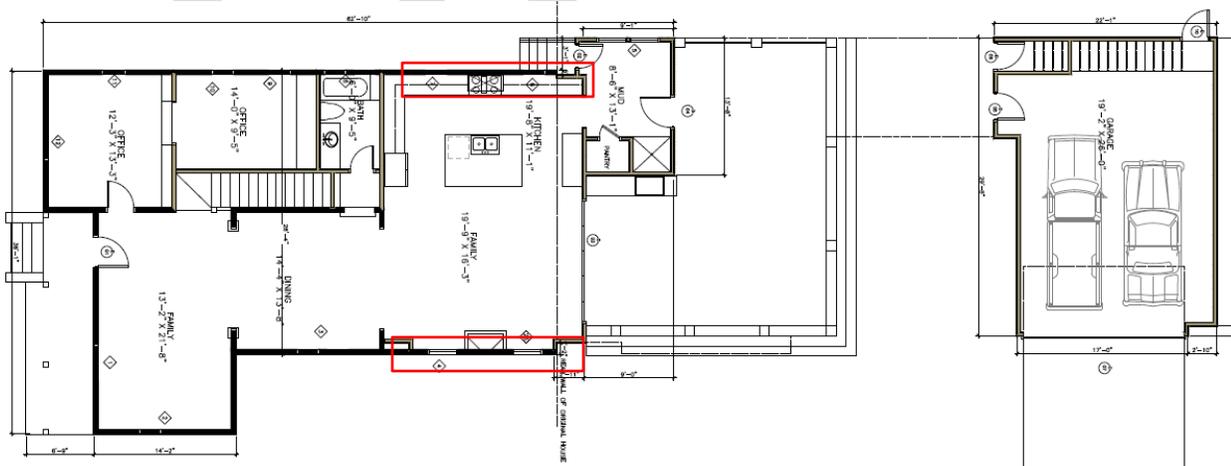
DENIED MAY 2015



APPROVED JUNE 2015

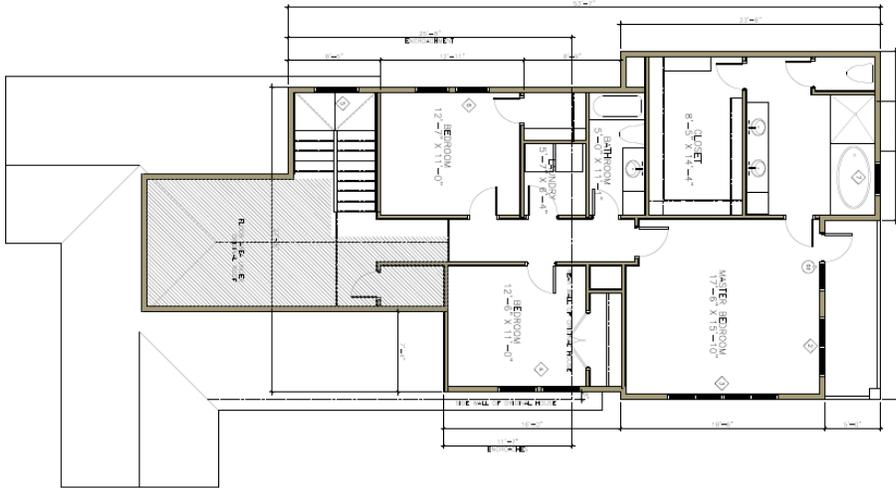


PROPOSED

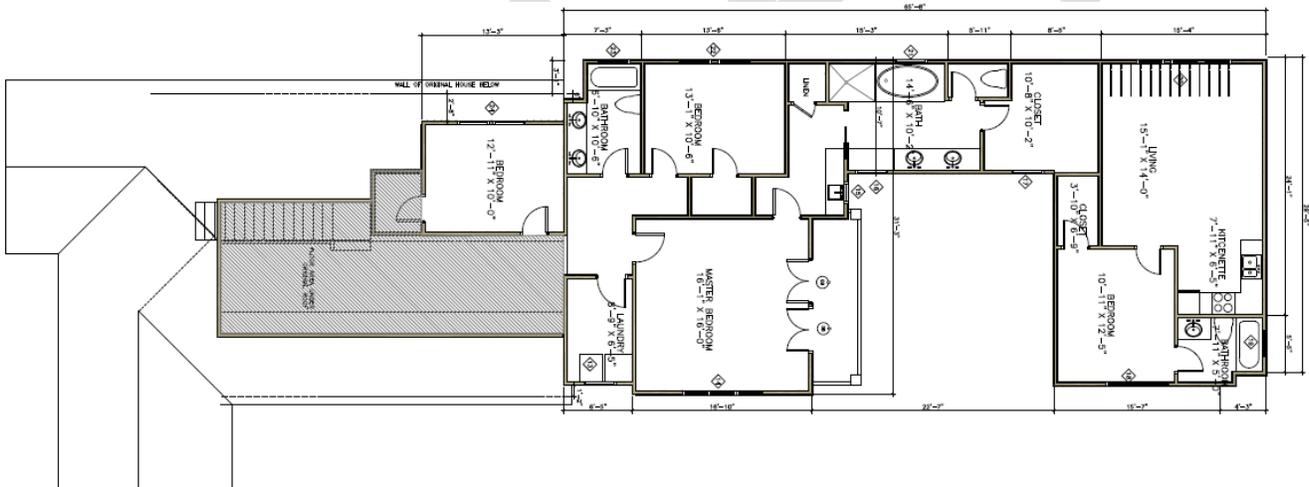


SECOND FLOOR PLAN

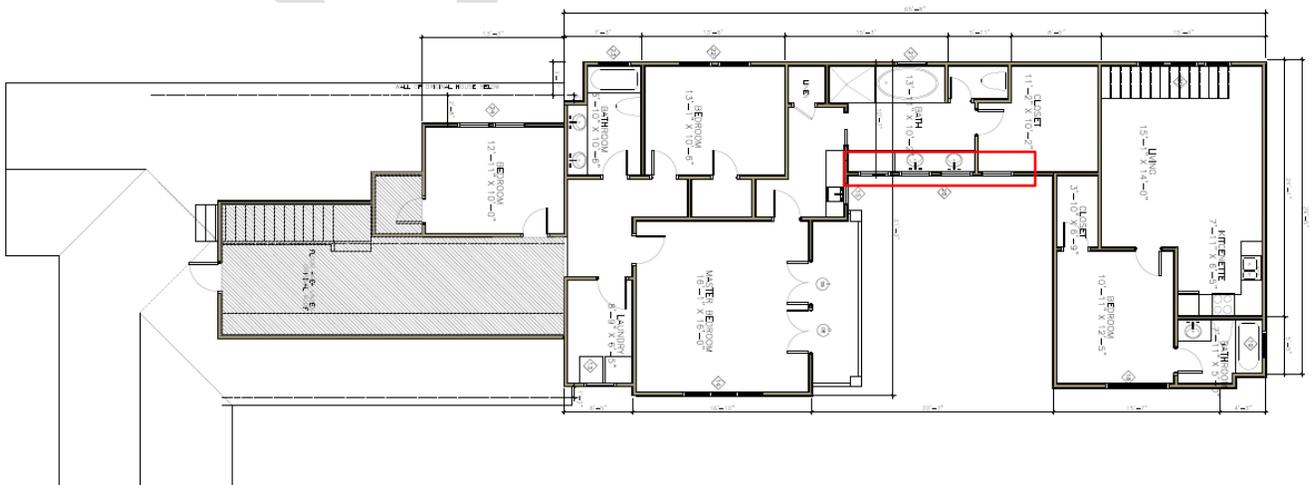
DENIED MAY 2015



APPROVED JUNE 2015



PROPOSED



WINDOW PHOTOS



WINDOW PHOTOS



WINDOW PHOTOS



APPLICANT MATERIAL

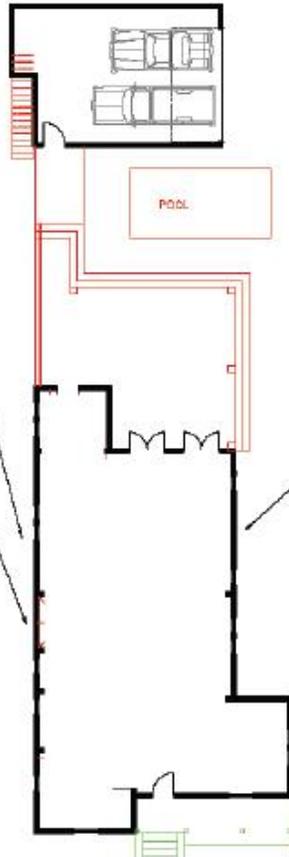
EXISTING SIDING MODIFICATIONS

747 ARLINGTON



ADDED WINDOW FRAMING AND SEALED ORIGINAL WINDOW OPENING ON SOUTHERN WALL

NEW SIDING PATCHWORK AND SEALED OPENING ON SOUTHERN FACING WALL OF RESIDENCE



SIDING PATCHWORK ON NORTH FACING WALL



WINDOW / DOOR SCHEDULE

Revised window & door schedule (**changes in bold**)

1. Existing 3'-4" x 6' dbl hung wood 1/1
2. Existing (2) 2'-3" x 6' dbl hung wood 1/1
3. Existing (2) 2'-3" x 6' dbl hung wood 1/1
4. Existing 2'-3" x 6' dbl hung wood 1/1, to be covered from inside
5. Proposed (2) 3'x3' fixed
- 6. Existing 2'-3" x 5' dbl hung wood 1/1, move up to match other headers**
- 7. Existing 2'-3" x 5' dbl hung wood 1/1, move up to match other headers**
- 8. Existing (2) 2'-6" x 2'6" wood dbl hung, move over to work with plan, replace panes w/ tempered glass**
9. Existing 2'-3" x 6' dbl hung wood 1/1
10. Existing 2'-3" x 6' dbl hung wood 1/1
11. Existing 2'-3" x 6' dbl hung wood 1/1
12. Existing 3'-4" x 6' dbl hung wood 1/1
13. Proposed 3'x3' dbl hung wood 1/1
14. Proposed (3) 2'x3' dbl hung wood 1/1
15. Proposed 2'x3' dbl hung wood 1/1
16. Proposed 3'x3' dbl hung wood 1/1
17. Proposed 3'x3' dbl hung wood 1/1
18. Proposed (2) 3'-0" x 4'-8" dbl hung egress, wood 1/1
19. Proposed 3'x2' Fire rated glass block window
20. Proposed (3) 3'-0" x 4'-8" dbl hung wood 1/1
21. Proposed 3'x2' wood fixed
22. Proposed (2) 3'-0" x 4'-8" dbl hung egress, wood 1/1
23. Proposed 3'x2' vinyl fixed
24. Proposed (2) 3'x3' casement egress wood
- 25. Existing 2'-3" x 6' dbl hung wood window moved from rear of house**
- 26. (4) proposed 1'x3' fixed wood**

Doors

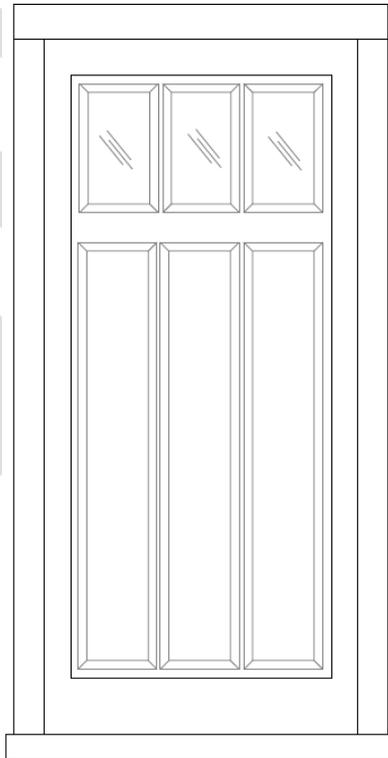
- 1. New front door to fit original opening, wood 3 panel, 3 lite**
- 2. 3'x8' wood 1 lite**
- 3. 12'x 8' opening, glass doors**
4. 3'x8' wood 1 lite
5. 3'x8' wood 1 lite
6. 3'x8' wood 1 lite
7. 16' overhead garage door, carriage style 6 panel, 6 lite
8. (2) 2'x6'8" French door
9. (2) 2'x6'8" French door
- 10. 3'x8' wood 1 lite.**

DOOR DETAILS

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: Existing: The existing residence is 36'-4" wide and 63'-1" deep (the original structure has a depth of 51'-2"). An 11.9' deep by 10.8' wide non- original addition is located at the rear. The existing residence has a ridge height of 23'-8". The existing structure features a 14'-3" front wall on the southern portion of the façade and a 6'-9" deep by 21'-10" wide front porch spanning the remaining northern portion.

May 2015: On the first-story, the existing addition at the rear of the residence will be removed and rebuilt in the same footprint (12'-0" deep by 10'-9" wide). The southern portion of the addition will be flush with the existing structure. The northern portion will be inset 1'-2" and will extend 2'-11" to the rear. The proposed second-story of the addition will have a total depth of 53'-7" and a total width of 31'-7". The second-story addition will encroach a total of 25'-8" on top of the existing structure. The encroachment will be 25'-8" on the southern portion of the existing structure and 11'-7" on the northern portion. A 19'-10" deep by 25'-6" two-story garage will be constructed at the rear of the property. The garage will have a ridge height of 26'-10". The garage will be connected to the main house by a covered breezeway. The breezeway will be 17'-6" long, 9'-0" wide, and will have a ridge height of 13'-9".

June 2015: The proposed addition will start at the original rear wall of the house. To help delineate the addition from the original structure, the addition will be inset 1'-2" on the north elevation and 6" on the south elevation. The proposed addition will have a total depth of 65'-8" and a total width of 30'-5". The first-story addition will extend the rear wall by 2'-11" towards the rear on the northern portion and will be comprised of a 9'-1" deep by 13'-8" wide addition on the southern portion, which will also extend 3'-1" towards the south, past the existing south wall of the residence. The second story component of the addition will be comprised of three portions. The portion that begins at the rear wall will be 31'-3" wide and 23'-3" deep. This portion will overhang the first story addition. The second portion will be a 22'-7" wide by 10'-7" elevated bridge (open on the first level) connecting the main house to the garage. The attached garage will be 30'-5" wide by 19'-10" deep. The elevated bridge portion will be setback behind a 22'-7" wide by 20'-8" deep courtyard, and will be setback 47.5' from the north property line (facing E 8th Street). A dormer will be constructed at the rear of the existing roof facing the interior portion of the lot. The dormer will be 13'-3" wide and will be inset 2'-8" from the existing south wall. The dormer will be set back 37'-11" from the existing front wall. The proposed addition will have a ridge height of 29'-11" (with a garage ridge height of 28'-0"). See drawings for more detail.

Setbacks: Existing: The existing residence has a front (east) setback of 15'-0"; a north side setback of 7'-3"; a south side setback of 6'-8"; and a rear (west) setback of 65'-10".

May 2015: The proposed addition will not alter the location of the existing residence and the existing structure will retain all existing setbacks. The addition will have a north side setback of 16'-2" (15'-0" to the deck); a south side setback of 3'-5"; and a rear setback of 0'-0". The garage portal (access will be taken from E. 8th Street) will have a setback of 17'-1".

June 2015: The proposed addition will not alter the location of the existing residence and the existing structure will retain all existing setbacks. The addition will have a north side setback of 16'-2" (15'-0" to the deck); a south side setback of 3'-2"; and a rear setback of 0'-0". The garage portal (access will be taken from E. 8th Street) will have a setback of 17'-1". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor of 30".

The proposed addition will have a pier and beam foundation with a finished floor of 30" to match existing. The proposed garage will have a concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: Existing:

The existing residence features 1-over-1 double hung wood windows which are to remain. The existing wood panel door features a central glazed panel. The door is shorter than the existing opening and is not original.

May 2015:

The proposed addition will have a combination of wood 1-over-1 double hung, casement, and fixed windows. A single fixed window will be vinyl (located in the garage). Two existing windows on the south elevation will be shifted. One window will be raised 1'-0" and shifted 1'-4" to the west, while the other window will be raised 1'-0" and will be shifted 1'-1" to the east. On the north elevation, an existing window will be shifted 2'-0" to the east and a new window will be installed at the rear. The existing front door will be replaced with a solid six panel wood door.

June 2015:

All existing windows are to remain. On the south elevation, the two smaller existing windows will be covered from the interior while the two taller rear existing windows will have their lower sashes covered from the interior. The proposed addition will have a combination of wood 1-over-1 double hung, casement, and fixed windows. Two fixed windows will be vinyl (one located in the garage apartment and the other on the addition). A glass block window will also be installed on the rear of the garage apartment. The non-original existing door will be retained. See drawings, window/door schedule, and photos for more detail.

August 2015:

Shift the existing rear window at the rear of the north elevation 2'-6" to the east. Install a salvaged window from the rear of the house on the north elevation. Patch the opening of the shifted window with salvaged siding from the rear. Shift the two existing rear windows on the south elevation; the westernmost rear window will be shifted 1'-1" to the west and will be raised 1'-0" while the eastern rear window will be shifted 1'-4" to the east and will be raised 1'-0". These two rear windows will be raised 1'-0" to match the other window header height (these two windows and the immediate area surrounding them has been previously altered). Shift the western window of the pair of shorter windows to the east side of the eastern window. Two windows on the second-story connector between the house and garage will be changed to 4 horizontal windows. The existing non-original door will be replaced with a Craftsman style door. See drawings, window/door schedule, and photos for more detail.

Exterior Materials: Existing: The existing residence is clad in wood lap siding with a 4" reveal which is to remain. The same wood siding on the rest of the house is located in the gables. The siding in the gables is to remain. The front porch has been previously altered and is clad in masonry brick pavers. The existing square wood porch columns are also not original. Wood lattice panels surround the porch.

May 2015: The proposed addition will be clad in 6" cementitious lap siding. The porch steps will be replaced with new brick steps. New 8" square wood porch columns will be installed. New brick piers and wood lattice panels will clad the perimeter of the porch foundation. Wood lattice panels will be installed around the perimeter of the addition (between the foundation piers). The existing masonry brick porch floor will be replaced with wood decking.

June 2015: All existing cladding is to remain. The proposed addition will be clad in 6" cementitious lap siding. The porch steps will be replaced with new wood steps. New 8" square wood porch columns will be installed. New brick piers and wood lattice panels will clad the perimeter of the porch foundation. Wood lattice panels will be installed around the perimeter of the addition (between the foundation piers). The existing masonry brick porch floor will be replaced with wood decking. See drawings for more detail.

Roof: Existing: The existing residence features a hipped roof punctuated by front- and side-facing gables. The existing roof has a pitch of 8:12 and an eave height of 13'-1". The wood siding in the gables matches the rest of the siding on the house and is to remain.

May 2015: The proposed addition will have a hipped roof with a side-facing gable. The proposed roof will have a pitch of 6:12 with a dormer feature having a pitch of 2:12 and an eave height of 22'-3". The original roof return will be retained to help delineate the addition from the original structure. Decorative shingles will be installed in the addition gable.

June 2015: The proposed addition will have a hipped roof with a side-facing gables (at the rear wall and the attached garage). The proposed roof will have a pitch of 6:12 with the dormer having a pitch of 1:12. The addition will have an eave height of 22'-3". The original roof return will be retained to help delineate the addition from the original structure. Decorative shingles will be installed in the gables of the addition. See drawings for more detail.

Front Elevation: Existing: The existing east elevation features three bays. The southern bay features the front wall with a single centered window. This bay is topped by a front facing gable. The central bay features the front entry steps and front door. The northern bay features a single centered window. The front porch spans the central and northern bays.

(East)

May 2015: A shed roof dormer portion of the addition is located on the southern half of the roof. Behind the dormer portion the addition extend out to the south, extending out past the existing original side wall. The rest of the addition rises above the house and features no fenestration. The main portion of the addition is topped by a hipped roof with a side gable facing toward the north.

June 2015: A shed roof dormer portion of the addition is located on the southern half of the roof. Behind the dormer portion the addition extend out to the south, extending out past the existing original side wall. The rest of the addition rises above the house and features no fenestration. The main portion of the addition is topped by a hipped roof with a side gable facing toward the north. See drawings for more detail.

Side Elevation: Existing: The existing north elevation features the side profile of the front porch to the east followed by a protruding bay topped by a gable. This bay features a pair of windows. To the west is an additional pair of windows followed by a single window.

(North)

May 2015: The proposed addition begins 11'-7" over the original structure. The second-story is supported by four columns. The first-story will not have any fenestration. The eastern portion that encroaches onto the original structure will have a pair of windows. The next bay, which is topped by a front facing gable will have a row of four square windows. The rear portion of the addition will have a small balcony. In the original portion of the house, the existing rear window will be shifted to the east and a new window will be installed at the rear.

June 2015: The proposed addition begins at the rear wall of the original structure. The addition is inset from the existing structure. No fenestration will be located on the first story. The second-story is supported by four columns. A single window will be located to the east of the ventral gabled bay. The gabled bay will have a group of three windows. A balcony is located to the west of the gabled bay. The second story extends over the open courtyard below, connecting the addition to the new garaged. Two windows will be located in the elevated connecting portion. The attached garage has garage doors on the first level and a pair of windows on the second. See drawings for more detail.

Side Elevation: Existing: The existing south elevation features three windows on the eastern portion followed by a pair of smaller windows and two additional windows at the rear.
(South)

May 2015: The proposed addition begins 25'-8" over the original structure with the rear portion supported by four columns. On the second-story a shed roof dormer protrudes through the existing roof and contains a single window followed by an additional pair of windows. There is no additional fenestration on the second-story. The first-story addition will have a pair of windows. In the original portion of the house, the existing two rear windows will be shifted to the lower and in towards each other.

June 2015: The proposed addition begins at the rear wall of the original structure. The addition is inset from the existing structure. A pair of windows will be located on the first story. The proposed second story portion supported by four columns. The second story extends over the open courtyard below, connecting the addition to the new garaged. A pair of windows and an additional window will be located in the elevated connecting portion. The attached garage has no fenestration on the first level and a group of three windows on the second.

August 2015:

Several of the existing windows on the original structure will be shifted. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.
(West)

DRAFT

ATTACHMENT A

PUBLIC COMMENT

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

August 2015 HAHC Meeting

Comments by J. Kent Marsh, AICP CUD, 1538 Arlington, HHEHD

747 Arlington Street – Alteration-Addition/Porch/Door/Windows Revision

I SUPPORT WITH CONDITIONS, this revised application. I support the slight raising of the existing windows as proposed and I support proposed modifications to the addition. However, I do not support the movement of existing windows on the exterior of the existing contributing structure. The visual historic character of the exterior of the contributing structure will be significantly changed from the existing condition. Changing locations of existing historic windows because it is “unusual” or “to better complement the floor plan” is not an acceptable reason to modify a contributing historic structure.

DRAFT