CERTIFICATE OF APPROPRIATENESS

Applicant: Sebastien L Dreyfus, owner, and Mark Schatz agent

Property: 1029 Arlington Street, Lot 4, Block 219, Houston Heights Subdivision. The property includes a historic 1,500 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1920, located in the Houston Heights Historic District South. Previous alterations include a COA in April of 2013 for the northwest rear corner.

Proposal: Alteration – Addition, Revision to COA approved by HAHC **5/22 HPO2022_0110**

- Construct a two-story 1,210 sq ft addition at the rear of the original house (previously was 1,200 sqft)
- First floor will be 460 sq ft (previously 475), Second floor will be 750 sq ft (previously 725) still set back 75% from the front of historic home
- Increase roof pitch to 12/12 to match historic portion (previously pitch was 3/12)
- Ridge height will be 29’ 8-3/8” (previously 26’)
- Eaves will be deeper and more pronounced at 19’ 11 ¼”
- Second floor plate height to be 5’-11 ¼” (was 8’7”)

As previously approved:

- Front of the house will remain unchanged, and all existing materials will be repaired and maintained as necessary. Historic windows will stay in place.
- Small c.1970 15 sq ft rear addition to be removed.
- Addition materials will differentiate from historic: cladding to be vertical “burnt cedar” wood with 4” reveal or equivalent and roof will be grey architectural standing seam metal, both are intended to blend into tree canopy.
- New windows and doors on addition will be aluminum. Windows will be inset and recessed.
- A non-historic, replacement window at rear of south side elevation will be removed. Two historic proportioned wood windows will be built to match existing/restore openings.
- Pier and beam foundation and first floor height to match historic portion.
- Pier and beam foundation and first floor height to match historic portion.

- Meets Houston Heights Design Guidelines
- **Information subject to change before final report**

- **Public Comment:** No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions: Lower roof pitch and work with staff on pitch of final design.**

HAHC Action: **-**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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; *The proposed addition not only saves old-growth trees and much of the original footprint, but also allows the house to function for a growing family.*
☒	☐	☐	(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; *Proposed addition differentiates from the historic portion through the use of materials and window openings.*
☒	☐	☐	(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; *Rear addition roof pitch is 12/12, while it matches the historic, it is not typical of additions on contributing buildings in the area and has a more pronounced form or profile. If the roof pitch was lowered, the addition would appear more recessive.*
☐	☐	☒	(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; *Addition retains the original rear corner on the south elevation. Previous c. 2013 addition already absorbed the other.*
☒	☐	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *Window alterations on historic portion are not original openings and contain replacement windows.*
☐	☒	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and *Rear addition roof pitch is 12/12, while it matches the historic, it is not typical of additions on contributing buildings in the area and has a more pronounced massing and scale. If the roof pitch was lowered, the addition would appear more recessive.*
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

☒ ☐ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

☒ ☐ ☐ Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600
Proposed Lot Coverage: ~~1,960 sq ft~~ **1,945** (.29/29%)

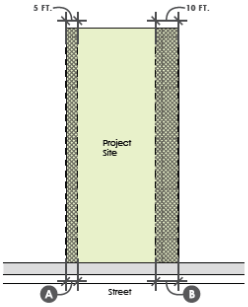
☒ ☐ ☐ Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: ~~42'5"~~, revision is increased meets standards

☒ ☐ ☐ Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): north 10'
Proposed side setback (2): south ~~5'~~ **5'2"**
Cumulative side setback: **15' 2"**

☒ ☐ ☐ Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600
Proposed FAR: ~~2,685 sq ft~~ **2,685 sq ft** (.4/40%)

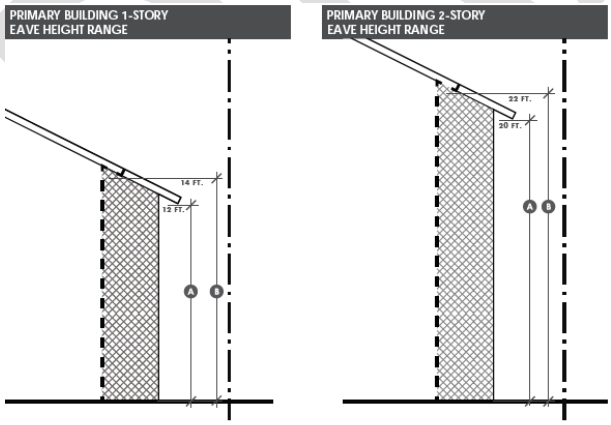
☒ ☐ ☐ Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

- North elevation has no inset as the side wall is 40 and there's a later addition to the original home.
- South elevation has and inset length of 6'-3 ½" and an inset depth of 3'-1 ½"

North Elevation: Existing. C.2013 addition has already absorbed historic corner – not applicable

South Elevation is inset ~~3'11"~~ addition extends from previous non-original addition -not applicable



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

☒ ☐ ☐ Eave Height (Addition and New Construction) ~~no eaves on addition~~ **19'-11 ¼"**

☒ ☐ ☐ Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 24”
Proposed first floor plate height:11’ to match existing/historic
Proposed second floor plate height: ~~8’ 7”~~ **5’-11 ¼”**

Following Measurable Standards are not applicable:

- **Front Setbacks**
- **Porch Eave Height**
- **Front Wall Width and Insets**
- **Front Porch Width and Depth**
- **Detached Garage Ridge Height**

Wall Cladding

The structural wall system of a modern building or addition is covered with some form of cladding for both functional and decorative purposes. Wall cladding protects the interior of a building from weather and gives a building much of its character. Typical wall materials used today include siding, brick veneer, and stucco.

PLEASE NOTE:
Stone veneer and paneled siding (such as T-111, cementitious paneling, or imitation stone or brick paneling) are not appropriate for additions in the Houston Heights Historic Districts.

Siding

Siding is often identified by its *profile*, or the shape of the cut end of a board. Some particularly distinctive shapes are clapboard, beveled, rabbeted bevel (aka Dolly Varden), Dutch lap, drop, and shiplap siding. The 117 and 105 profiles are particularly common designs in many of Houston's historic districts. The size of the *reveal* (the portion of the siding board that is visible) and the finish of the siding, whether smooth or textured, also contribute to the overall visual impact of siding.

6.15 If siding is desired, select a product with a traditional profile and no imitation woodgrain texture.

- An addition to a sided, brick, or stucco building may be clad in siding.
- Decorative shingles may be installed in limited areas, such as within gables.
- The following siding materials are appropriate:
  - Wood siding, such as douglas fir or cypress
  - Cementitious fiber (fiber cement) siding
  - Vinyl siding (allowed but not preferred)

Pg 6-11 in Heights Design Guidelines – does not prescribe the finish/sealant of wood siding, only that smooth cementitious should not be faux wood grain. Painting or sealers are recommended as good practice pg 8-6.

Design Guidelines Roof Requirements:

Roofs

Although -- for simplicity's sake -- all of the examples of additions shown on the following pages have gabled roofs, the following types of roofs are allowed for additions:

- Gabled (front-gabled, side-gabled, cross-gabled)
- Hipped
- Hip-on-gable
- Gable-on-hip
- Shed (minimum of 3-over-12 pitch)

6.18 Design the roof of an addition to be compatible with the existing building.

- Roof pitch should be the same or less than that of the existing building.
- Asphalt or composition shingles are allowed in either three-tab or architectural (dimensional) styles.
- Metal roofs are allowed for additions to **residential buildings.**
  - Material should be a typical metal color (silver, bronze, etc. with a matte, nonreflective finish.
  - Material should be appropriately sized for a residential building. For example, standing seam metal on a residential building typically measures18–24 inches between interlocking seams. If ribs are present between the interlocking seams, measure between the seams, not between the seam and the rib.
- Metal roofs for additions to **commercial buildings** should be appropriately sized and may be finished in a neutral color.
- Flat roofs are only permitted on commercial buildings. Roofs that appear to be flat (less than 3-over-12 pitch) are not allowed on residential buildings.

Roofs- eaves not required in roof detail section of design guidelines pg 7-7 for additions to contributing structures

N

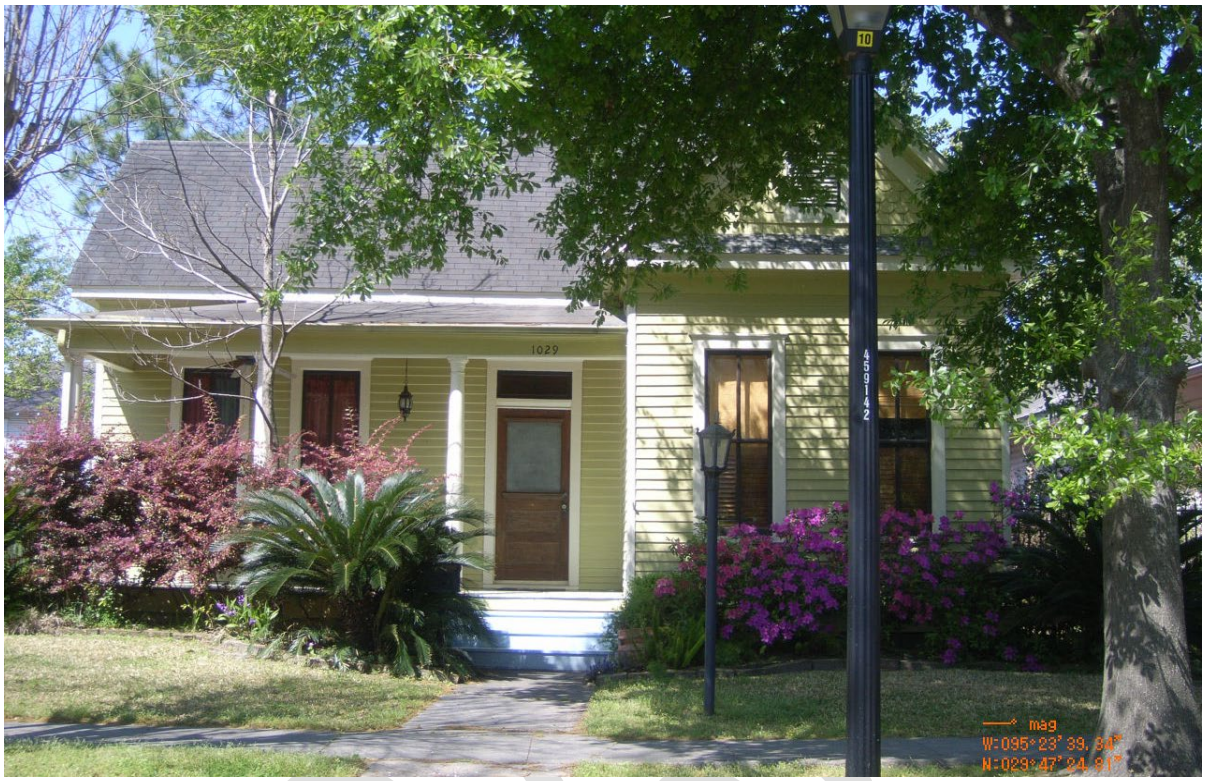
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO

CURRENT PHOTOS

CURRENT PHOTOS – SOUTH SIDE ELEVATION (LEFT)

Non-original window/patched siding

CURRENT PHOTOS – REAR ELEVATION (WEST) ADDITION C. 2013

CURRENT PHOTOS – REAR ADDITION (SHOWING SOUTH SIDE) C. 2013

REAR ADDITION (SHOWING NORTH SIDE) C. 2013

CURRENT PHOTOS – NORTH SIDE ELEVATION (RIGHT) TAKEN FROM REAR

CURRENT PHOTOS – NORTH SIDE ELEVATION (RIGHT) LOOKING TOWARDS BACKYARD

Non-original, REPLACEMENT windows

CURRENT PHOTOS – NORTH SIDE ELEVATION (RIGHT)

CURRENT PHOTOS – NORTH SIDE ELEVATION (RIGHT) LOOKING TOWARDS BACKYARD

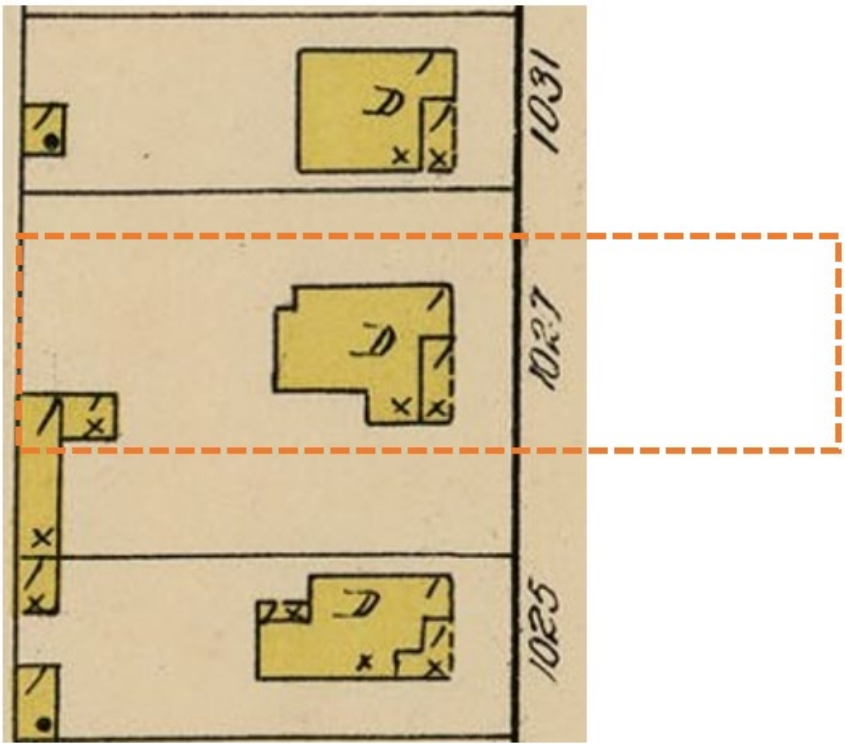
Non-original, REPLACEMENT windows

VIEW FROM STREET – NORTH SIDE

SANBORN AND PHOTOS, BUILDING ASSESSMENT RECORDS, HARRIS COUNTY ARCHIVES

1029 Arlington HHS, built c. 1920, BLA states built 1911

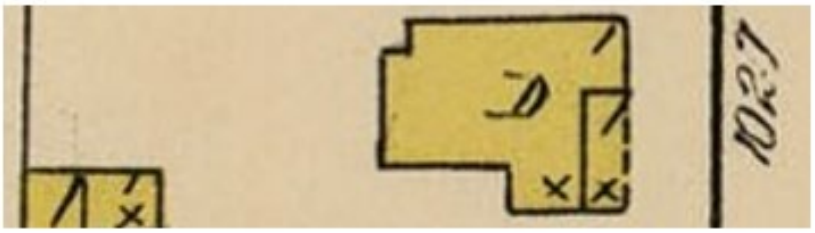
Sanborn c. 1919



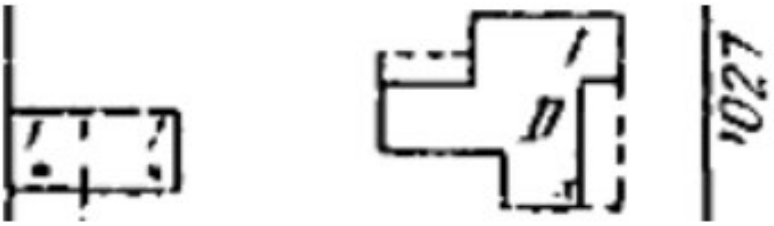
SANBORN AND PHOTOS, BUILDING ASSESSMENT RECORDS, HARRIS COUNTY ARCHIVES

1029 Arlington HHS, built c. 1920, BLA states built 1911

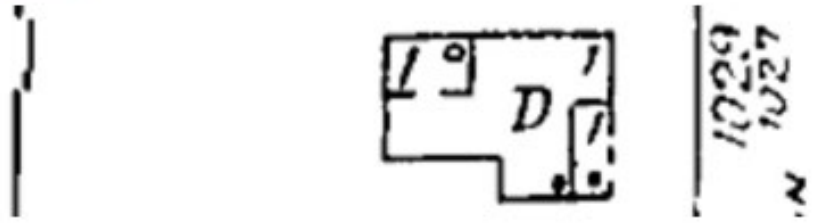
C. 1919



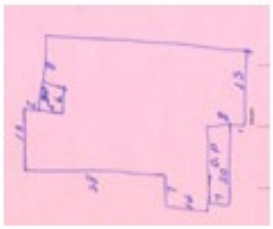
c.1924



c.1950 * CHANGES TO 1029 ARLINGTON



c. 1958



Current

REAR OF HOME – PHOTO TAKEN BEFORE 2013 ADDITION –

NORTHWEST REAR CORNER NOT ORIGINAL

Houston Archaeological and Historical Commission *Meeting Date: April 18, 2013*

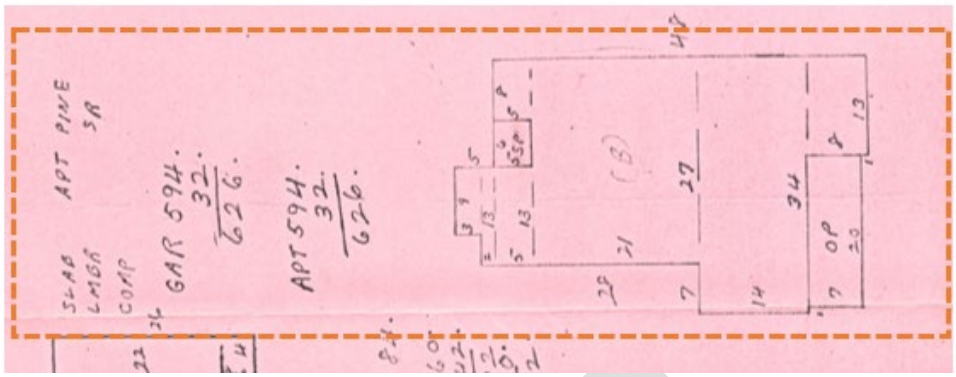
SITE LOCATION: 1029 Arlington Street **AGENDA ITEM: I.f**
HISTORIC DISTRICT: Houston Heights South **HPO File No. 130406**

Photos Provided by Applicant

West (Rear) Elevation

2013 Addition – Rear corner previously absorbed

C. 1977



Previous addition c. 4/2013 – APPROVED BY HAHC

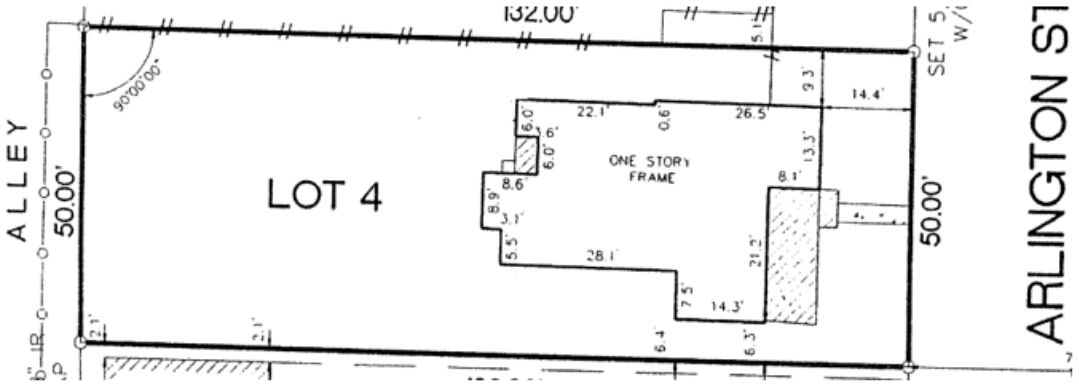
Houston Archaeological and Historical Commission *Meeting Date: April 18, 2013*

SITE LOCATION: 1029 Arlington Street **AGENDA ITEM: I.f**
HISTORIC DISTRICT: Houston Heights South **HPO File No. 130406**

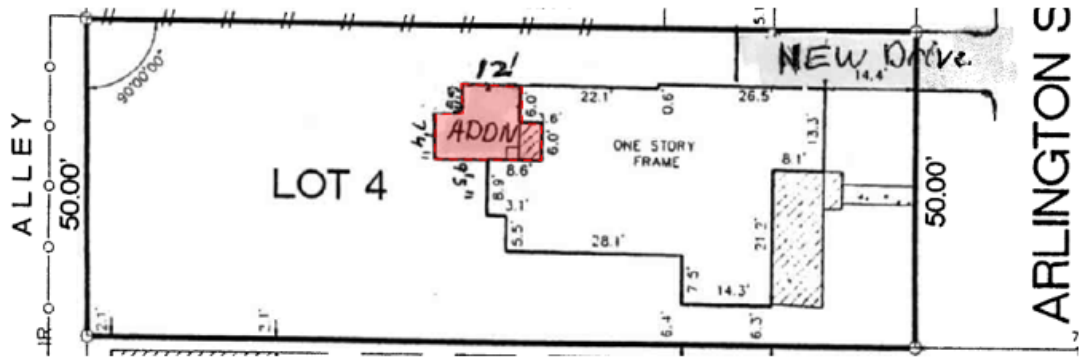
Site Plan

N

Existing



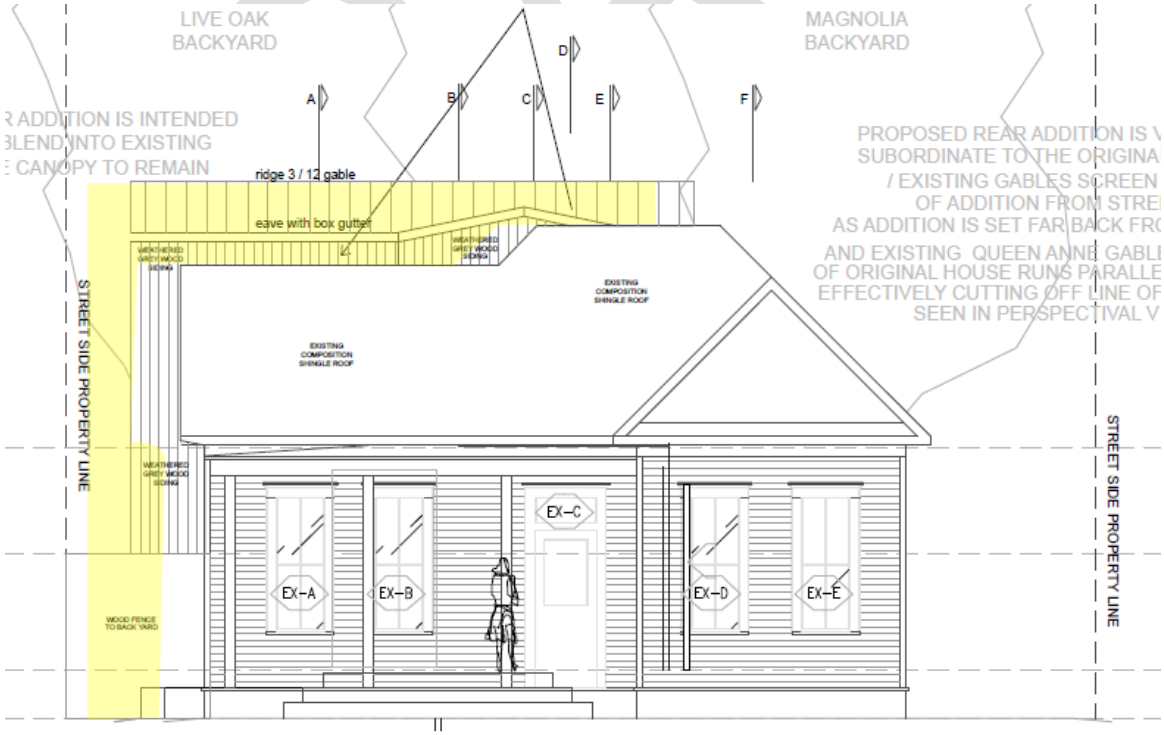
Proposed



EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING

APPROVED BY HAHC 5/22 HPO2022_0110



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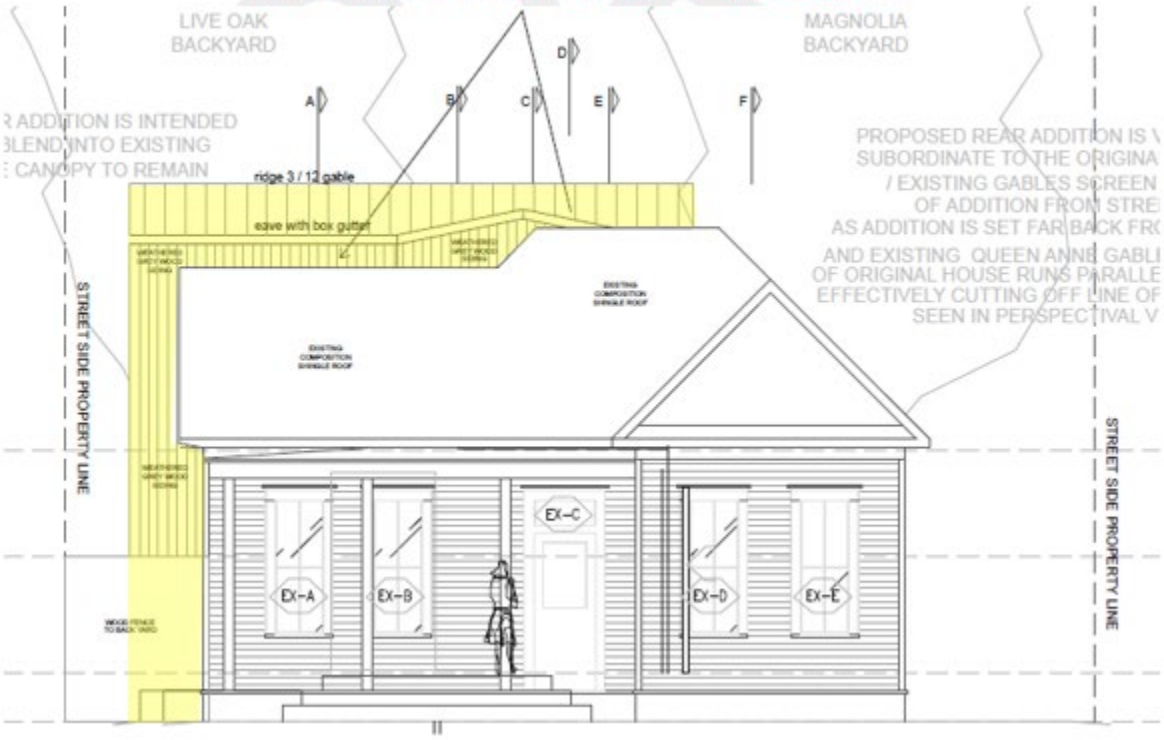
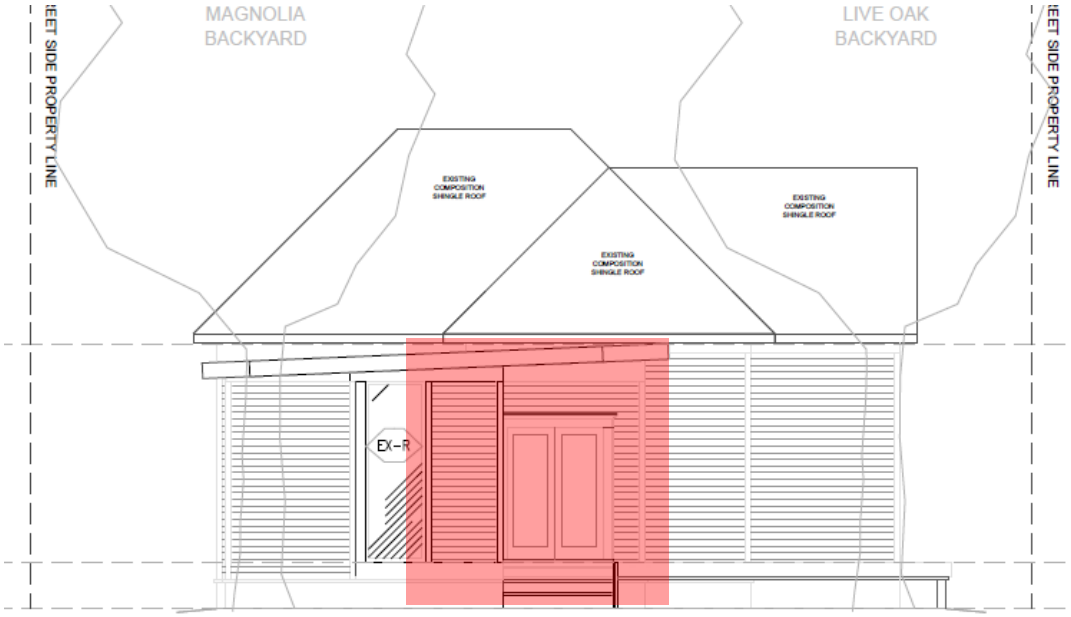


CURRENT PROPOSAL

2 COMBINED NEW EAST (STREET SIDE) ELEVATION:
WITH NEW ADDITION BEHIND ORIGINAL GABLE ROOF

WEST (REAR) ELEVATION

EXISTING



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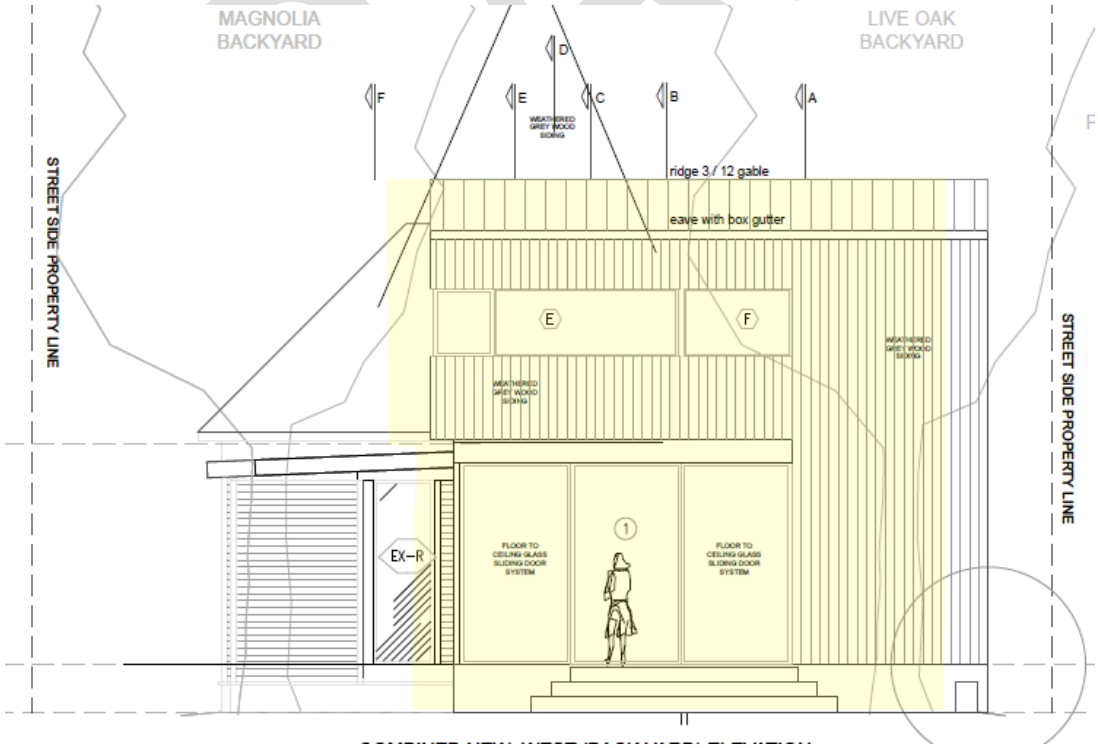

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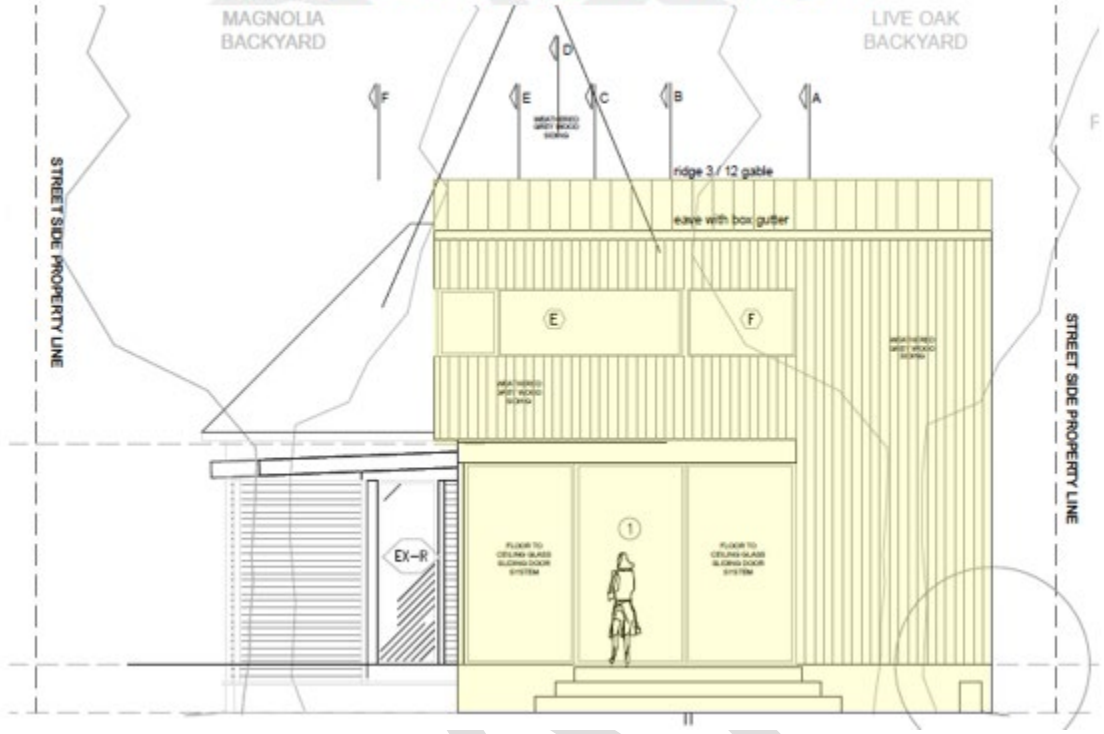
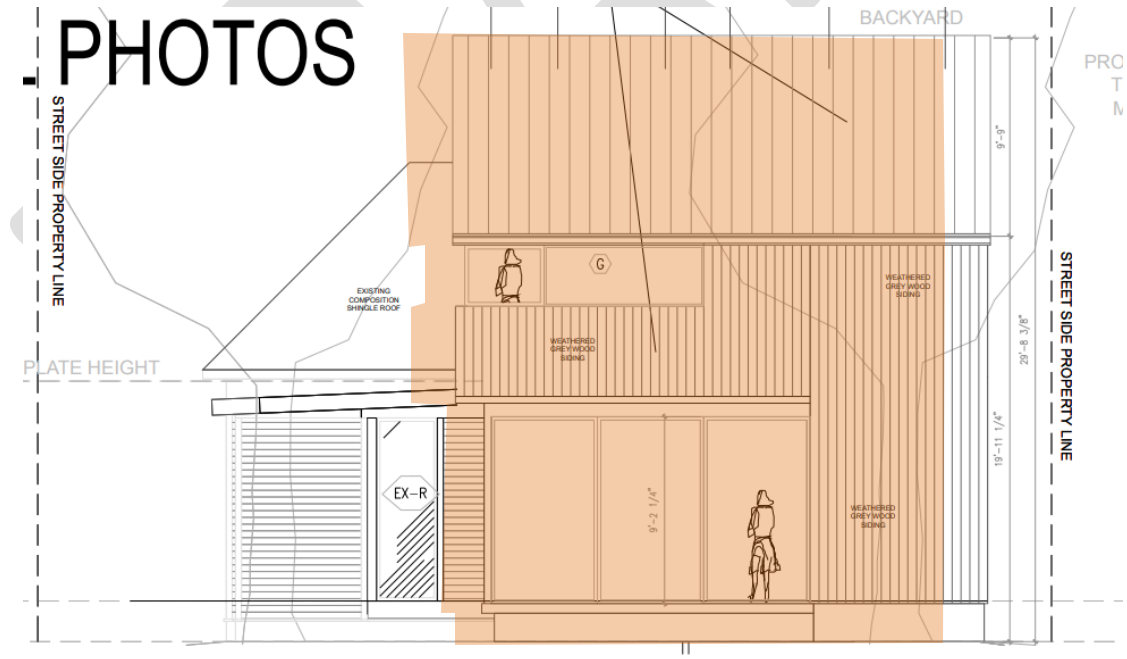


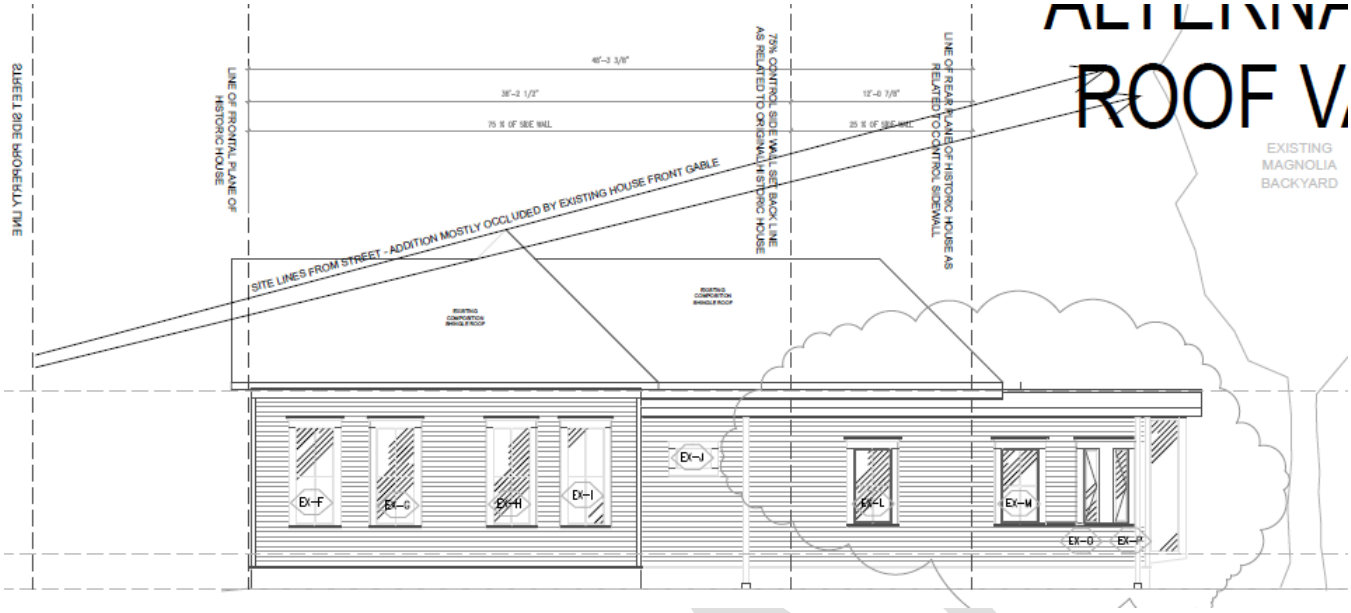
CURRENT PROPOSAL



2 COMBINED NEW WEST (BACK YARD) ELEVATION:
WITH NEW ADDITION BEHIND ORIGINAL GABLE ROOF
SCALE: 1/4" = 1'-0"

NORTH SIDE ELEVATION (right side)

EXISTING



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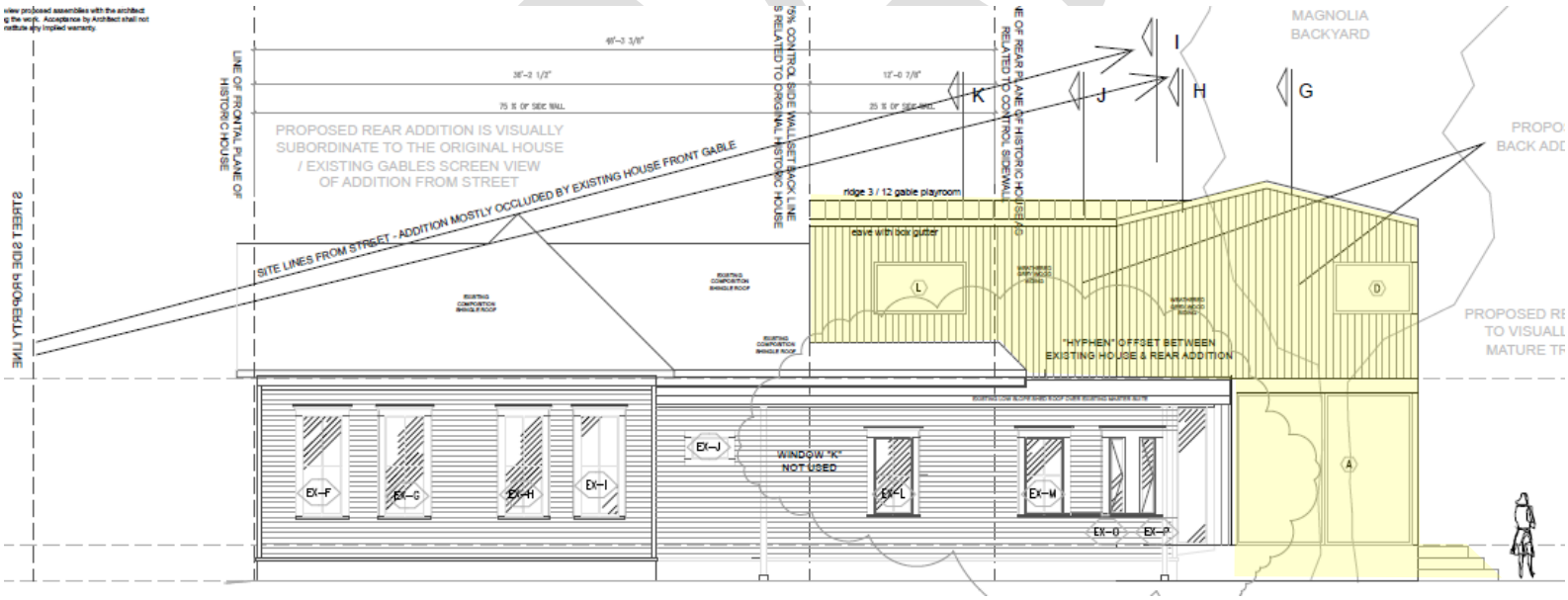
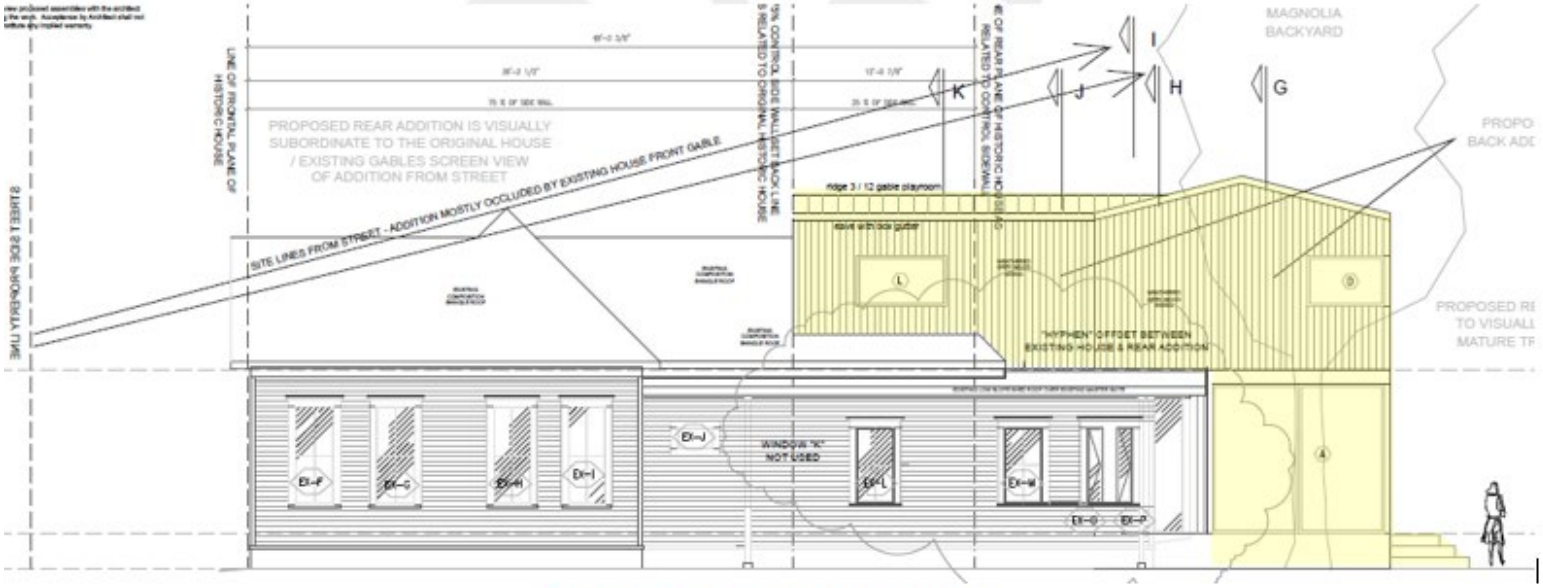


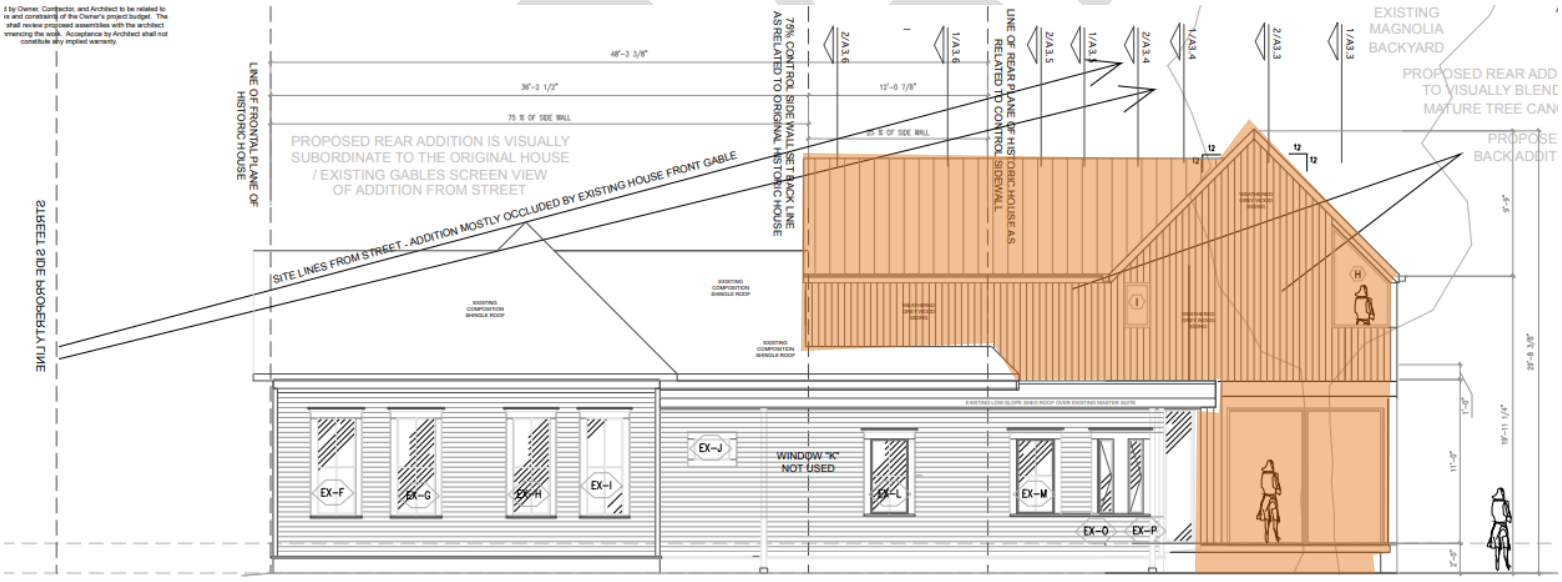
Original historic windows to be retained

APPROVED BY HAHC 5/22 HPO2022_0110



Original historic windows to be retained

CURRENT PROPOSAL

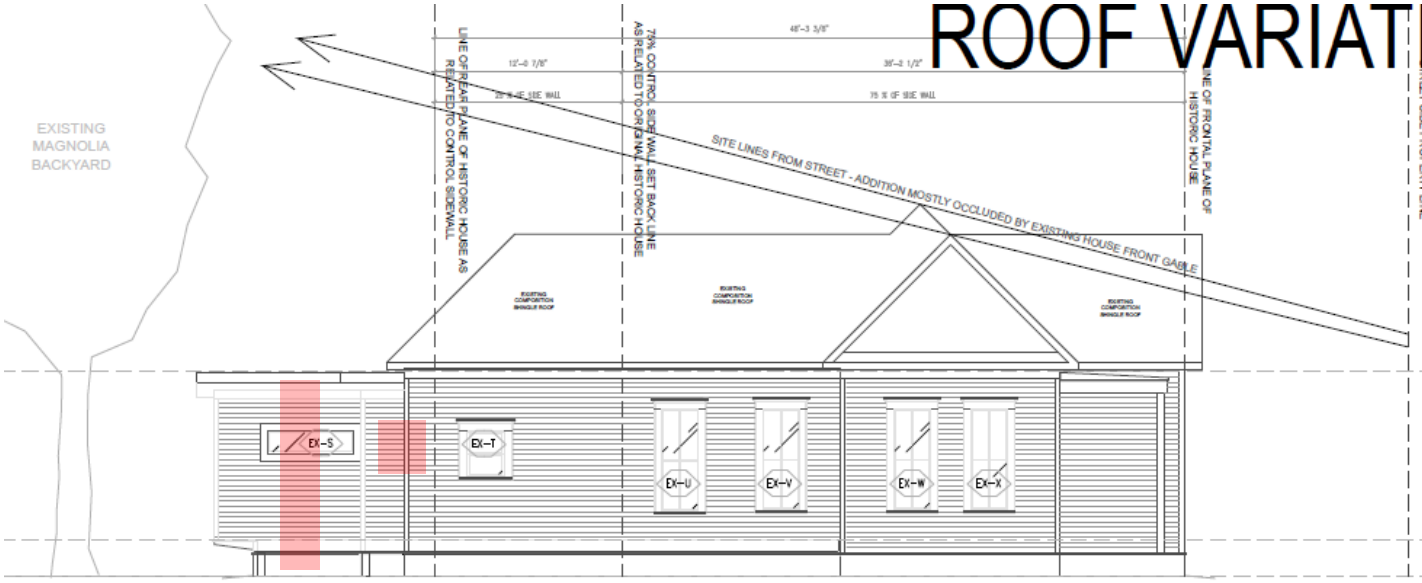


2 ORIGINAL NORTH (SIDE YARD) ELEVATION: WITH NEW ADDITION BEHIND ORIGINAL GABLE ROOF
SCALE: 1/4" = 1'-0"

SEE MODEL PHOT

SOUTH SIDE ELEVATION (left side)

EXISTING



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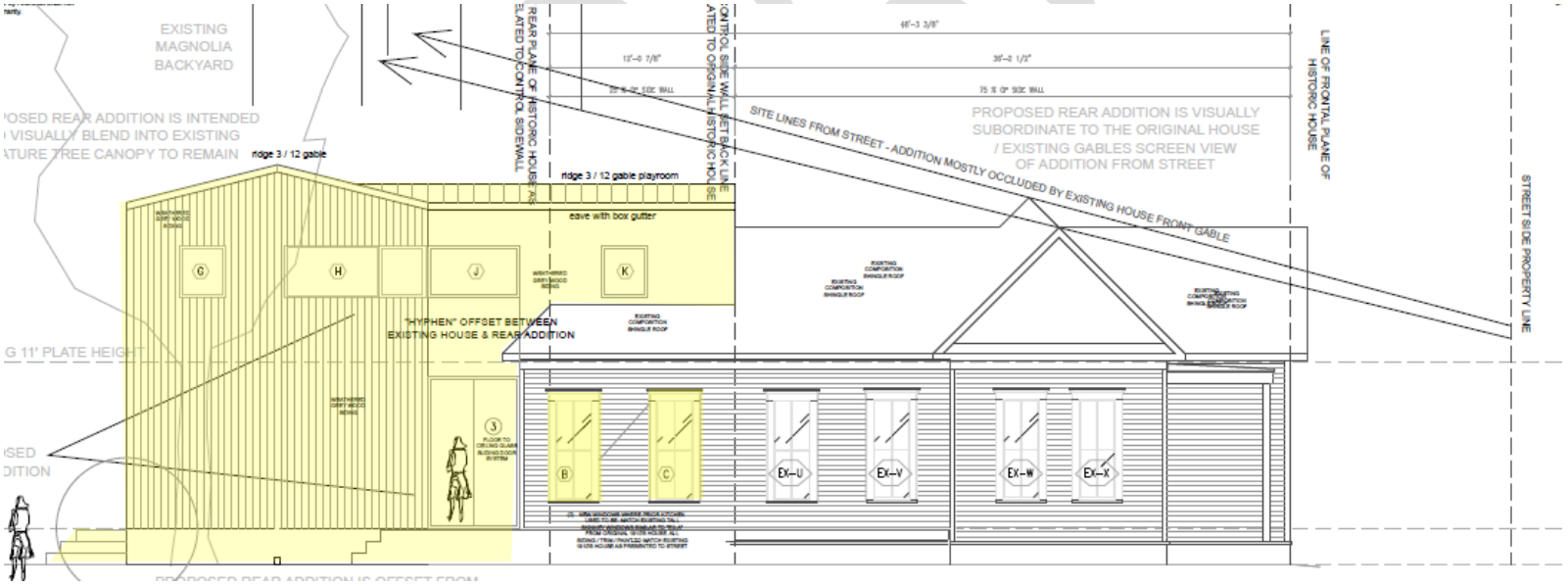

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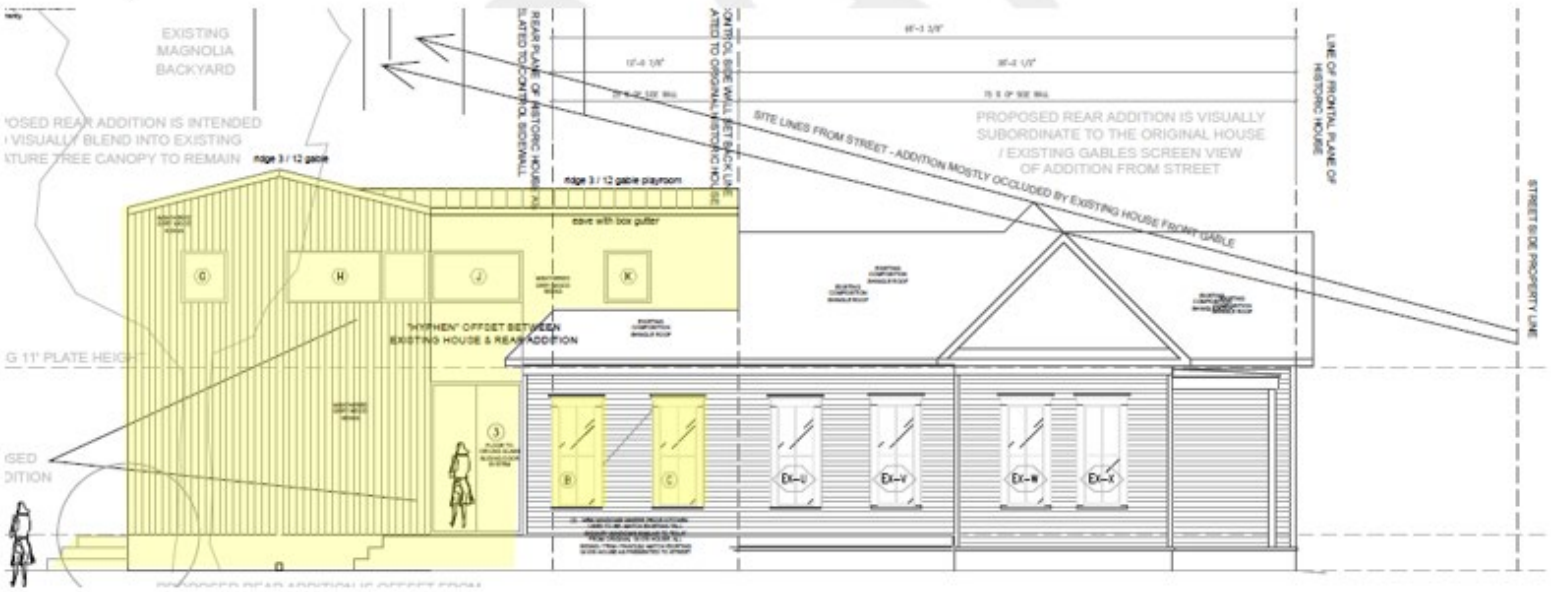
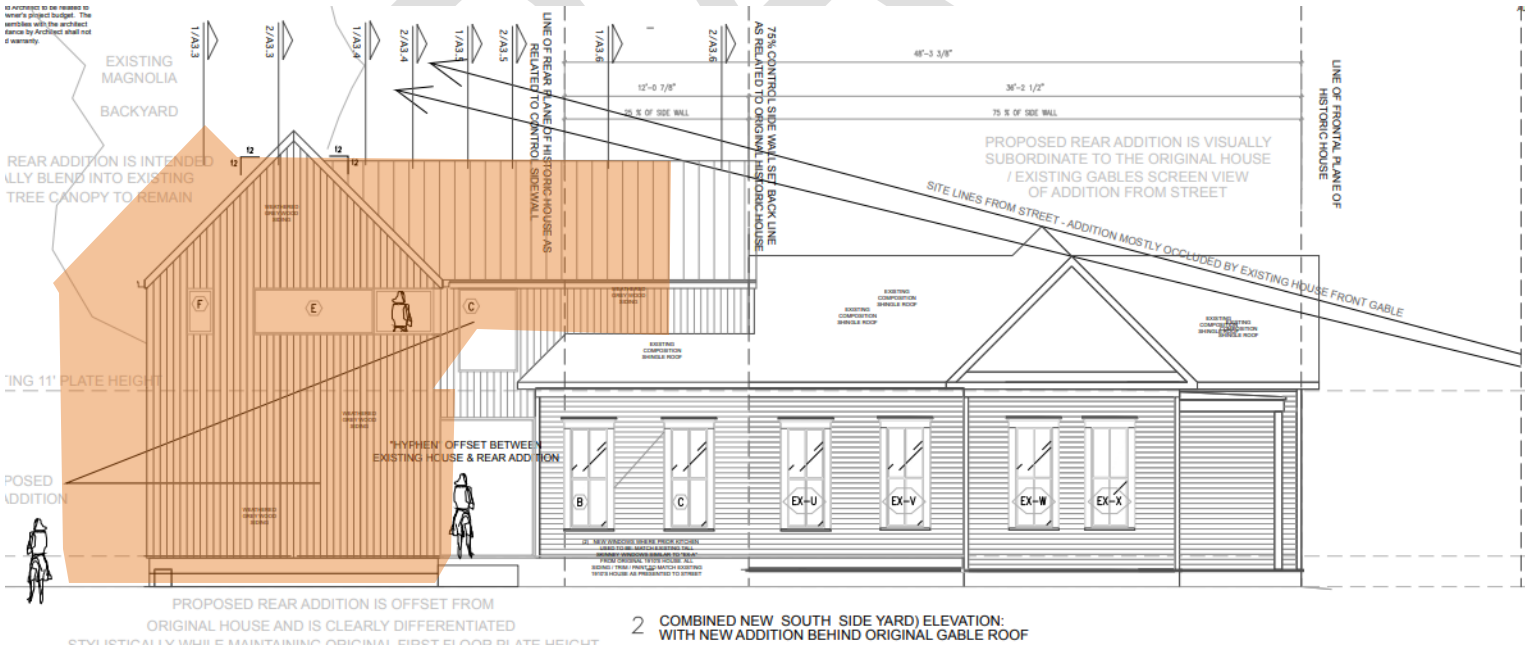


CURRENT PROPOSAL (new alterations highlighted only)

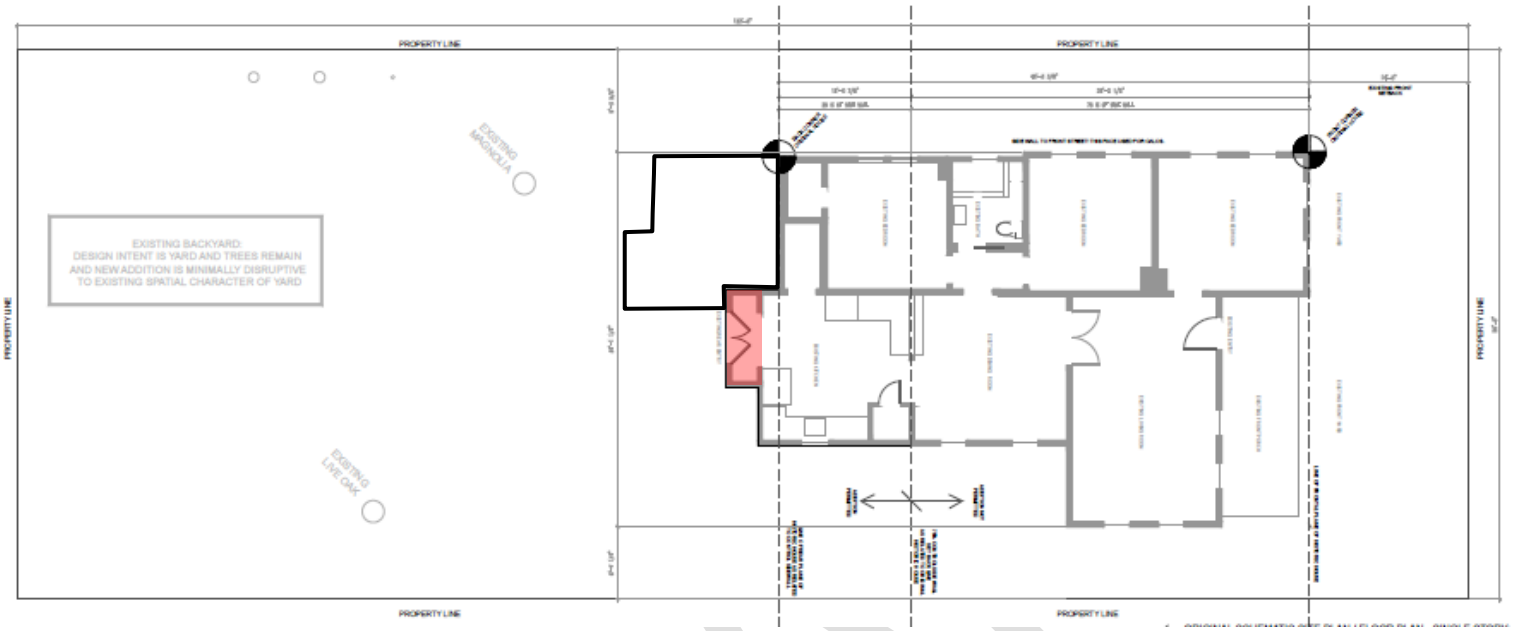


2 COMBINED NEW SOUTH SIDE YARD) ELEVATION:
WITH NEW ADDITION BEHIND ORIGINAL GABLE ROOF

N

SITE PLAN

EXISTING



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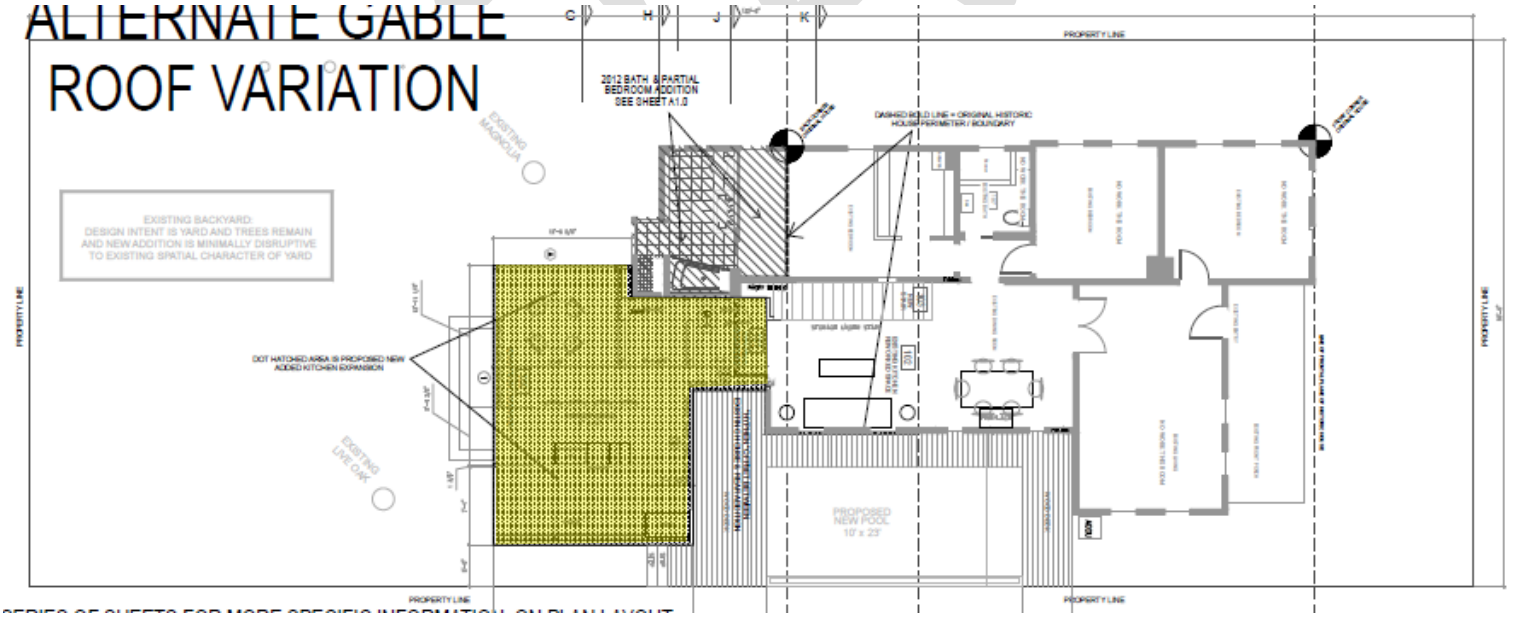
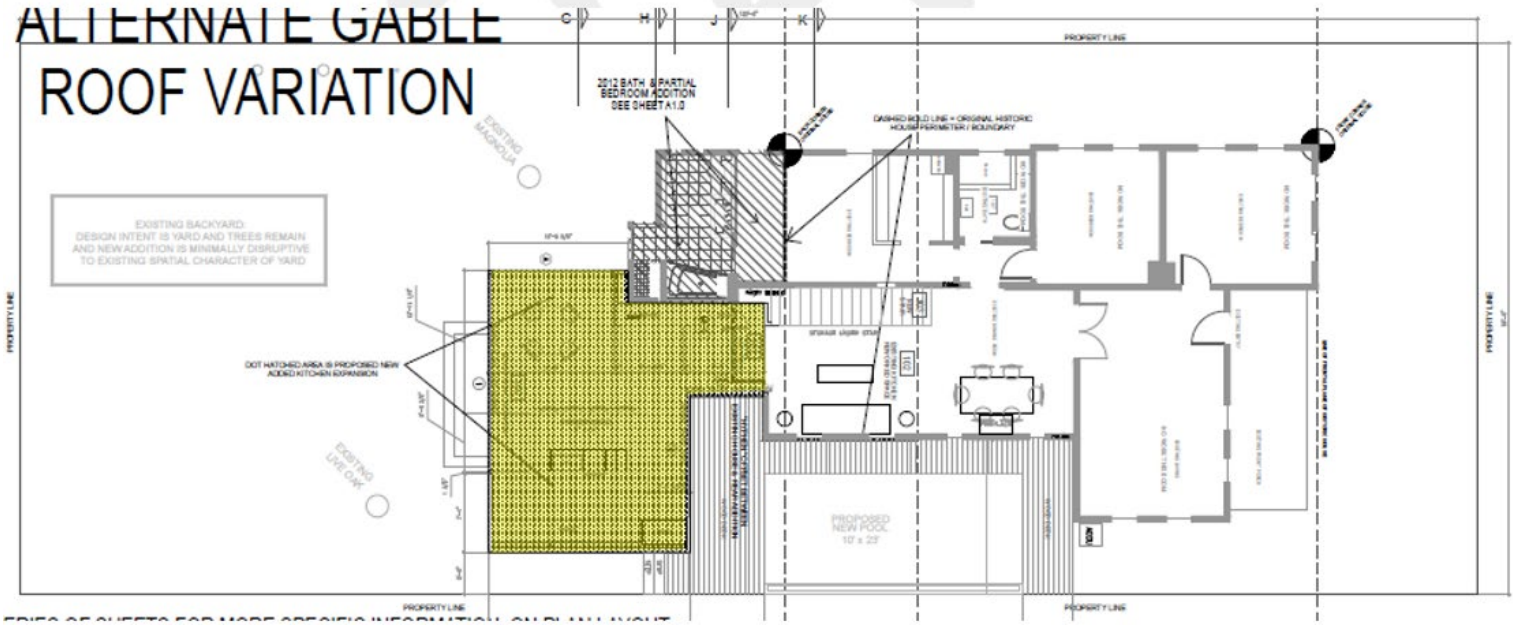
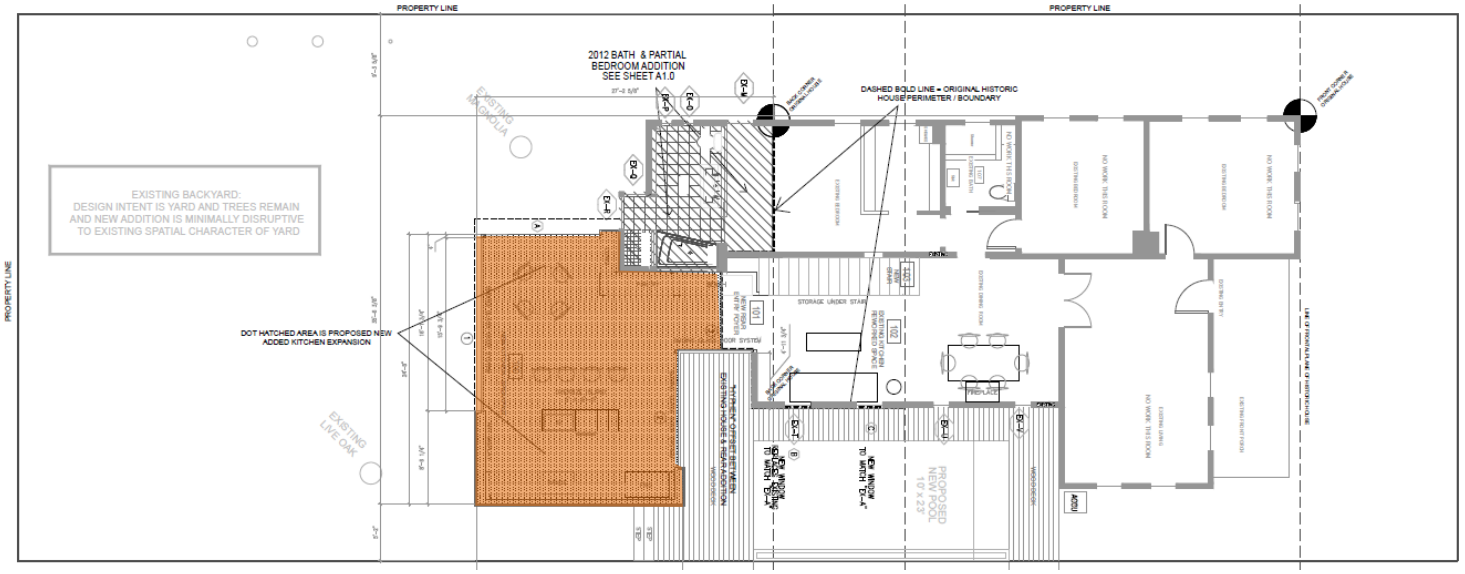


APPROVED BY HAHC 5/22 HPO2022_0110



CURRENT PROPOSAL (new alterations highlighted only)

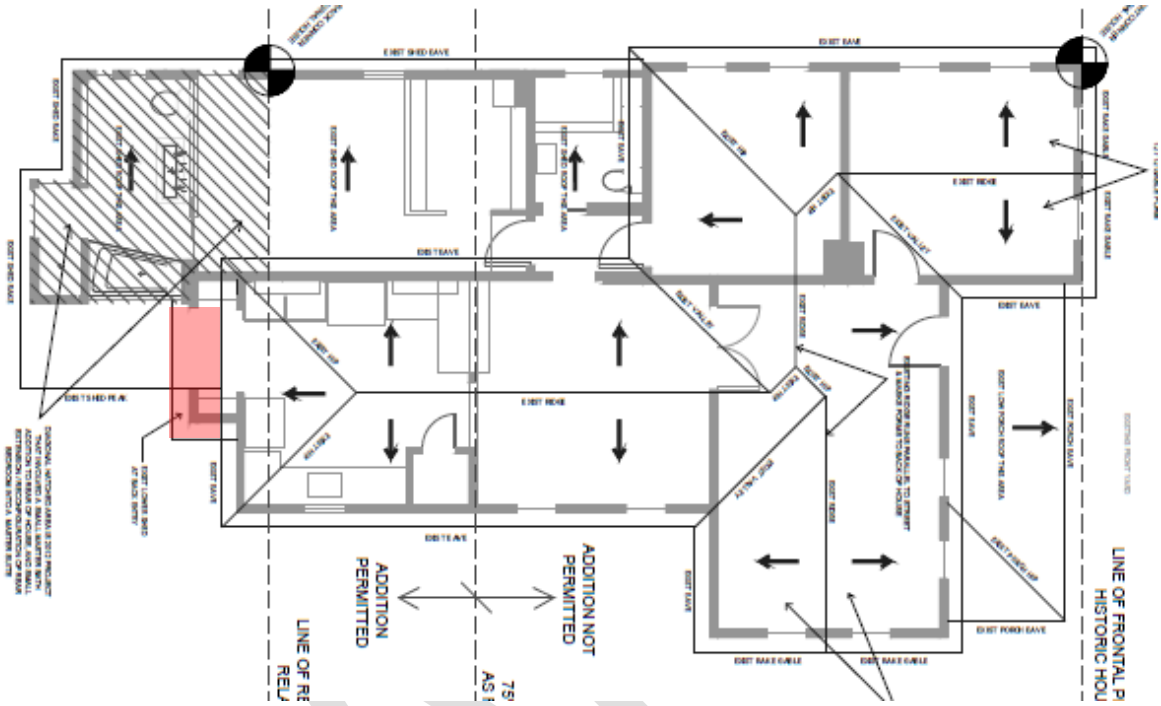
PROPOSED MODIFICATION TO APPROVED CERTIFICATE OF APPROPRIATENESS: LOWER SECOND FLOOR EAVE HEIGHT AND INCREASE NEW GABLE ROOFS TO 12:12 SLOPE TO MATCH EXISTING HOUSE



N

ROOF PLAN

EXISTING



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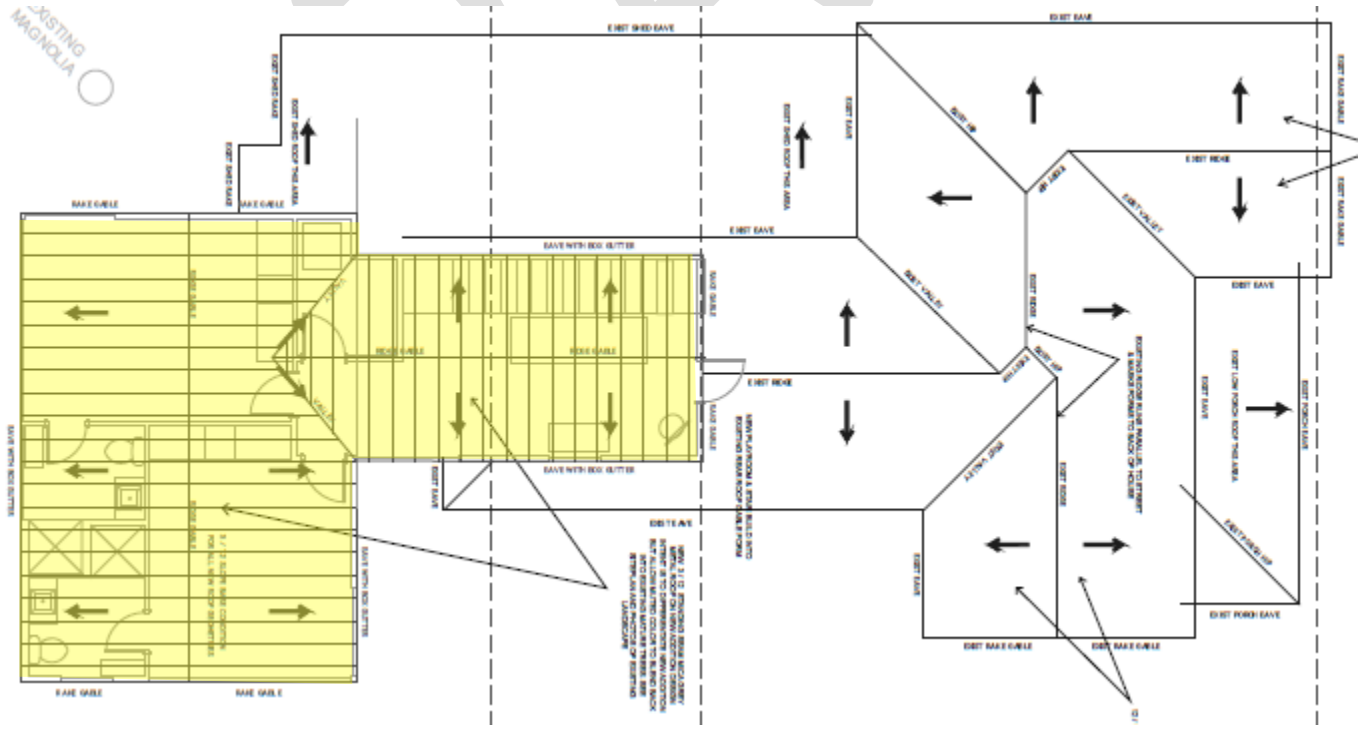

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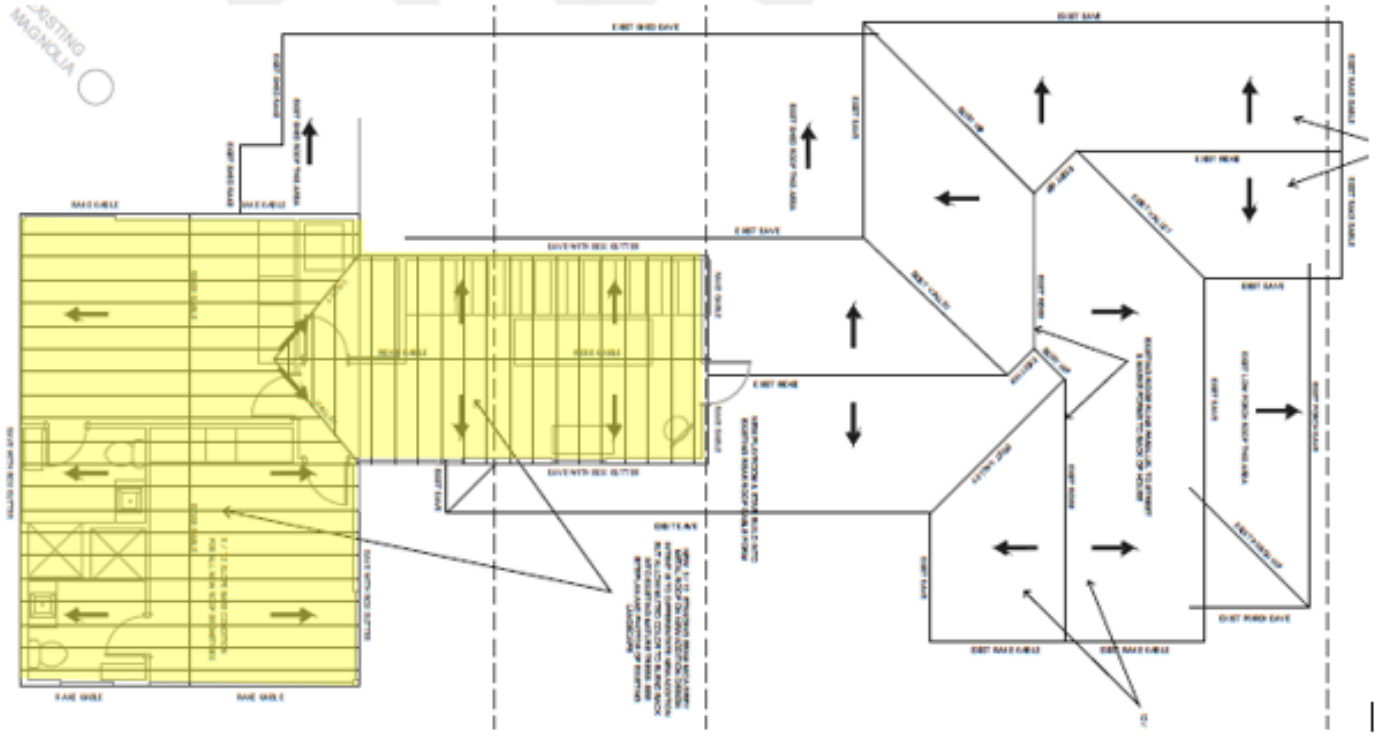
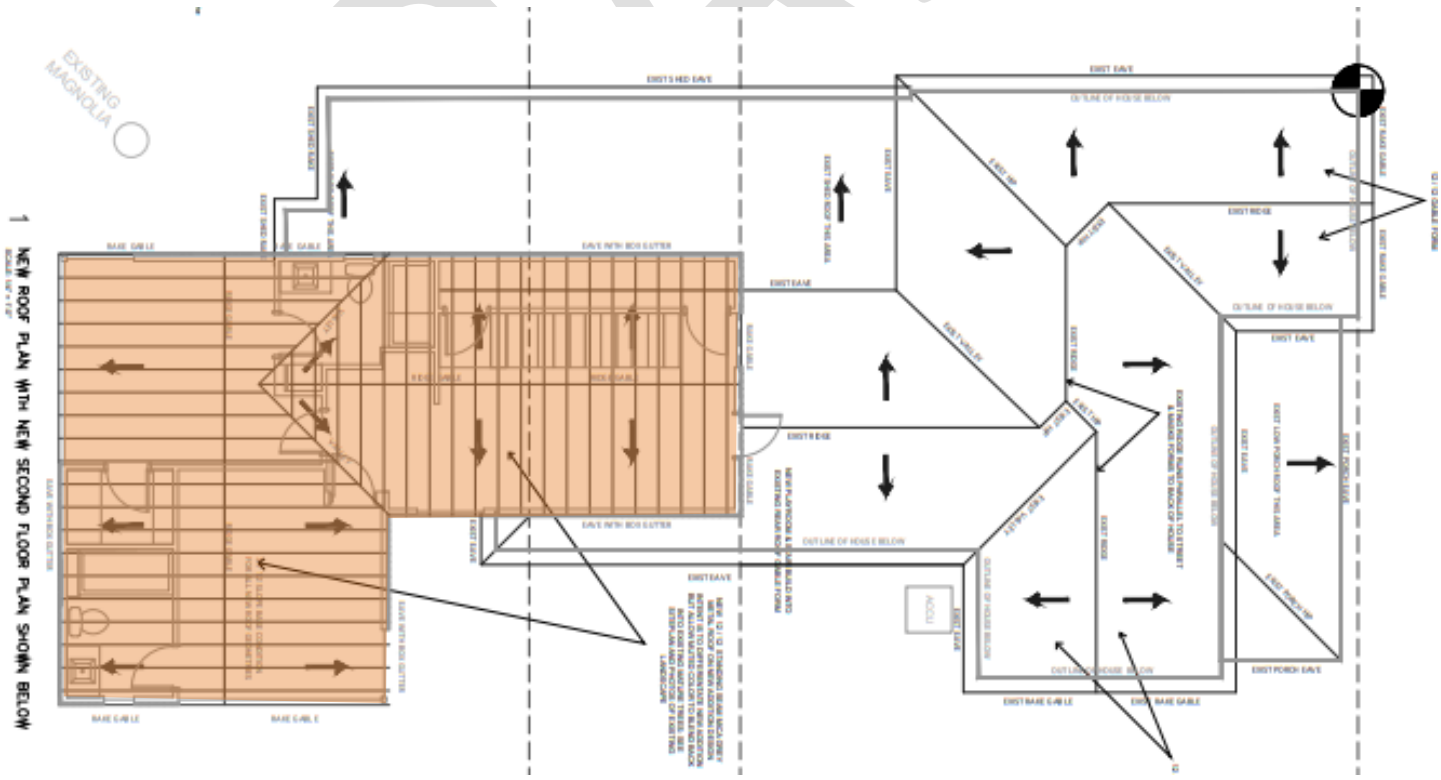


CURRENT PROPOSAL

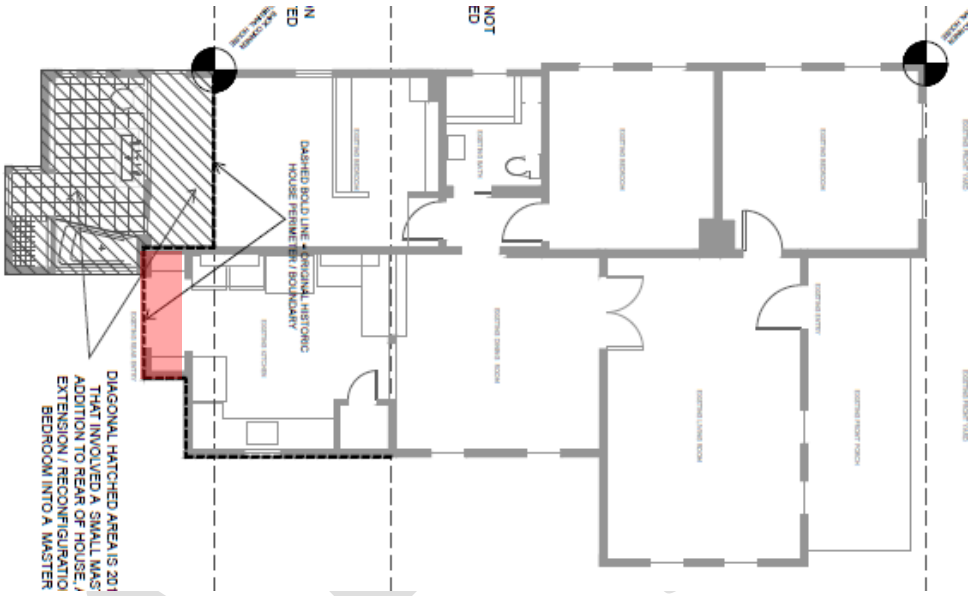


1 NEW ROOF PLAN WITH NEW SECOND FLOOR PLAN SHOWN BELOW

N

FIRST FLOOR PLAN

EXISTING



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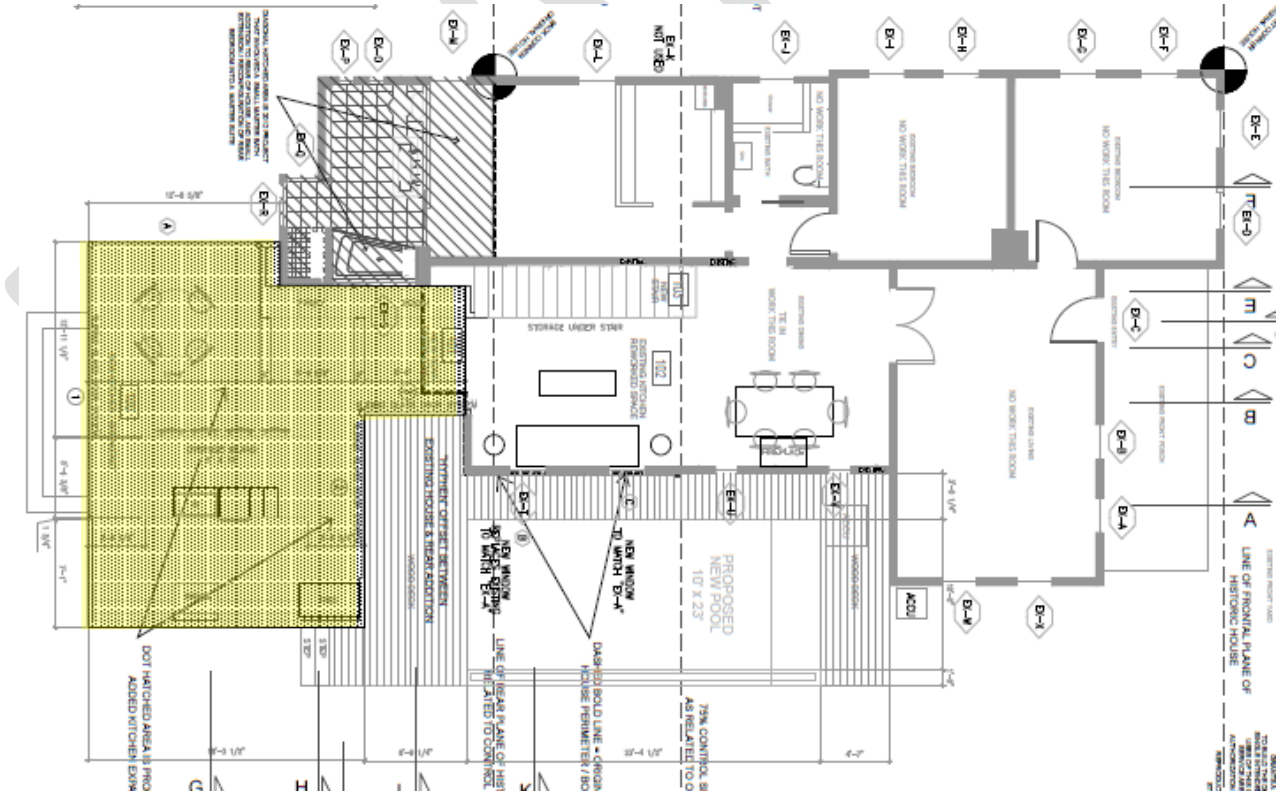

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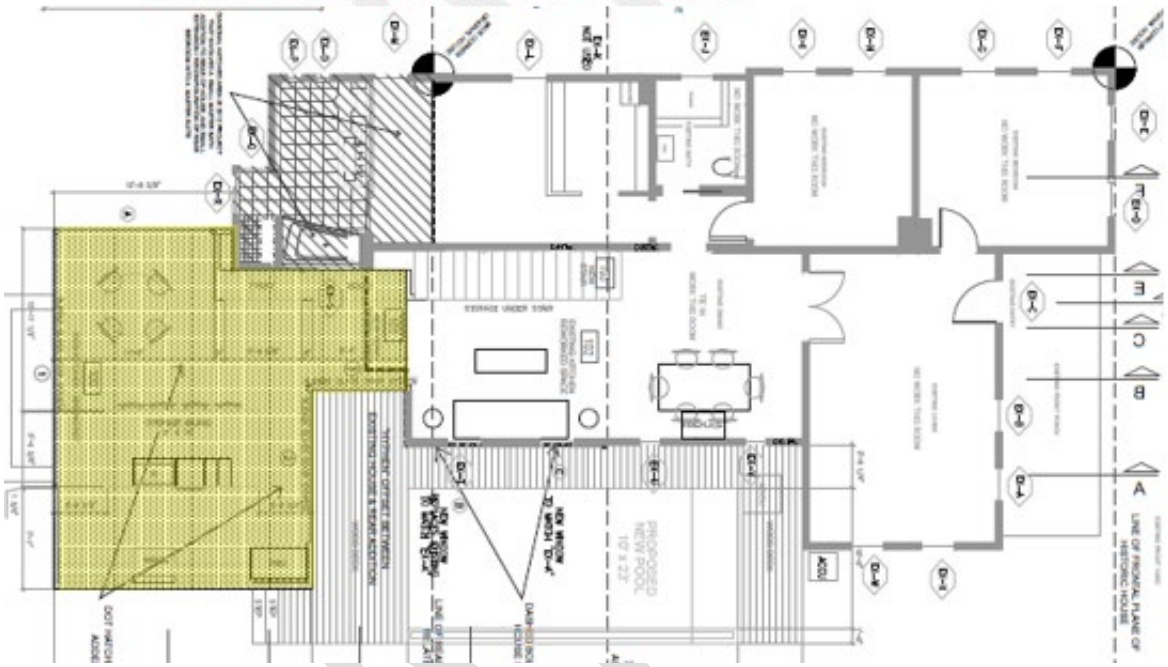
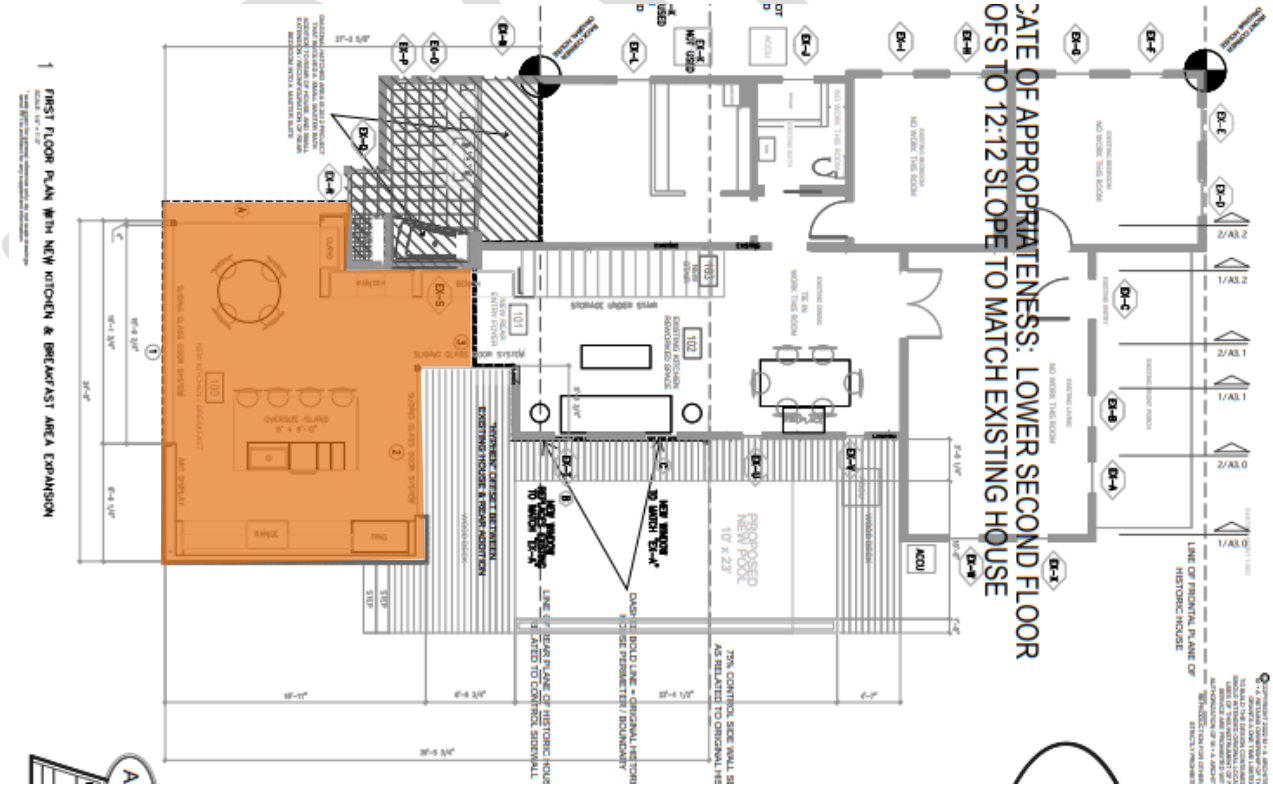
FIRST FLOOR PLAN

APPROVED BY HAHC 5/22 HPO2022_0110



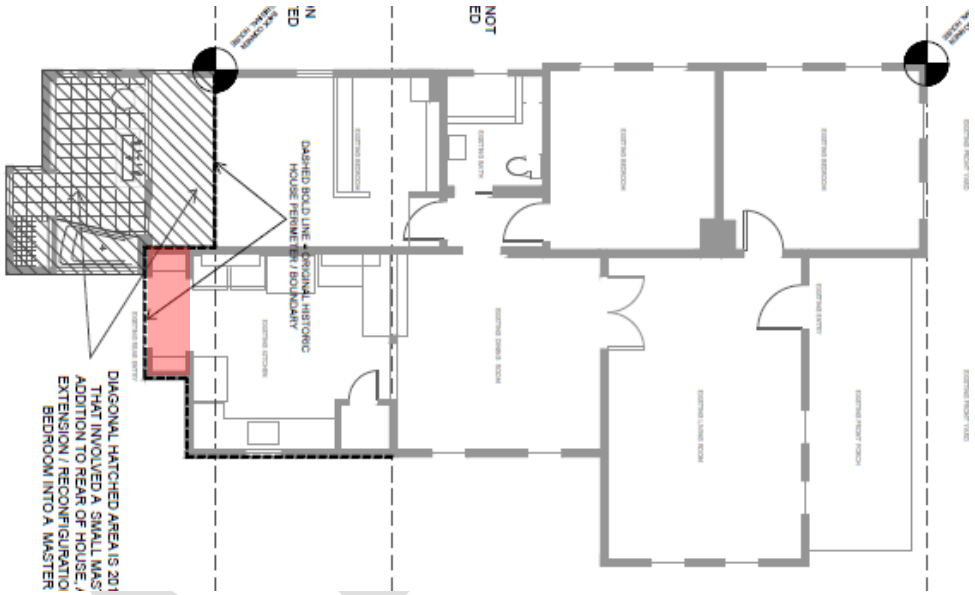
CURRENT PROPOSAL



N

SECOND FLOOR PLAN

(Existing first floor)



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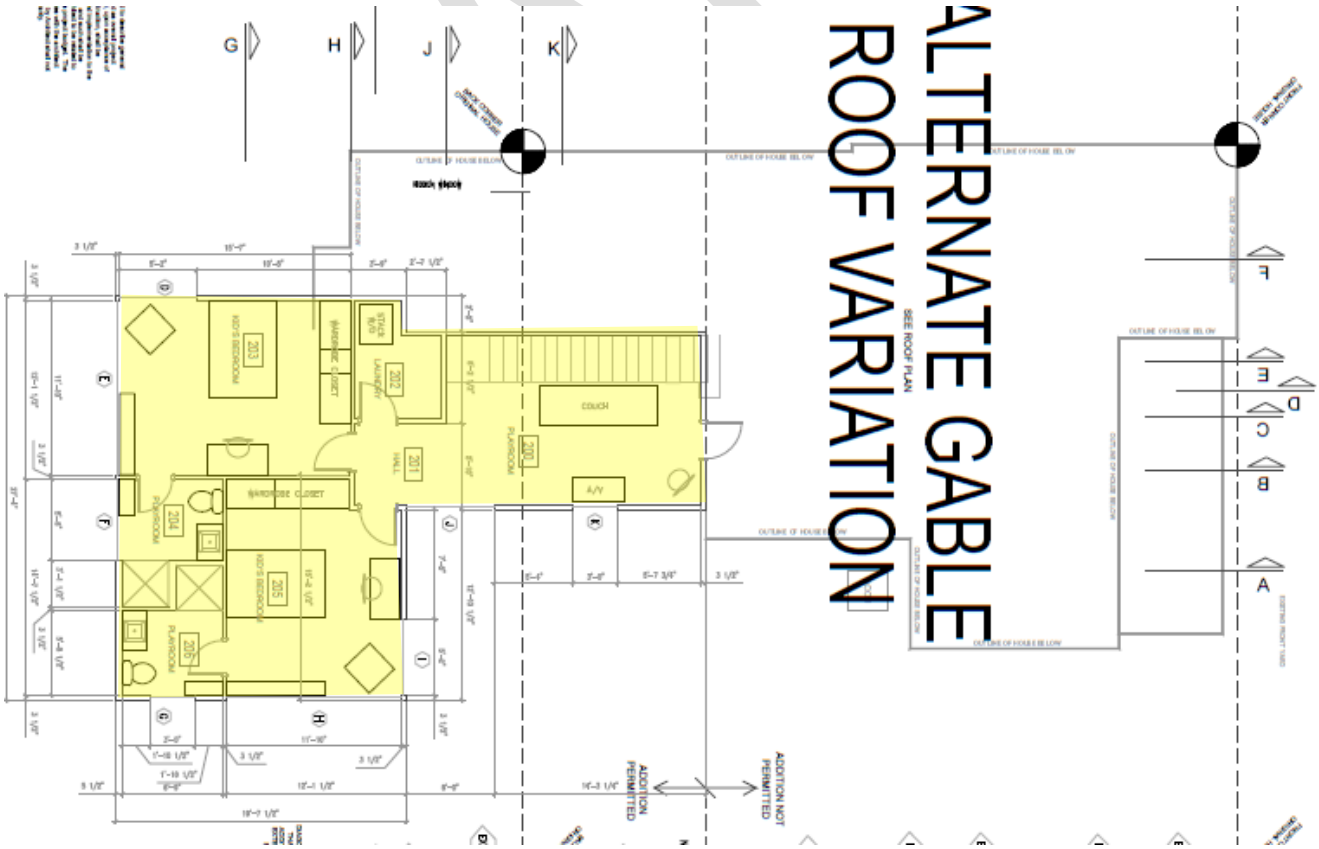

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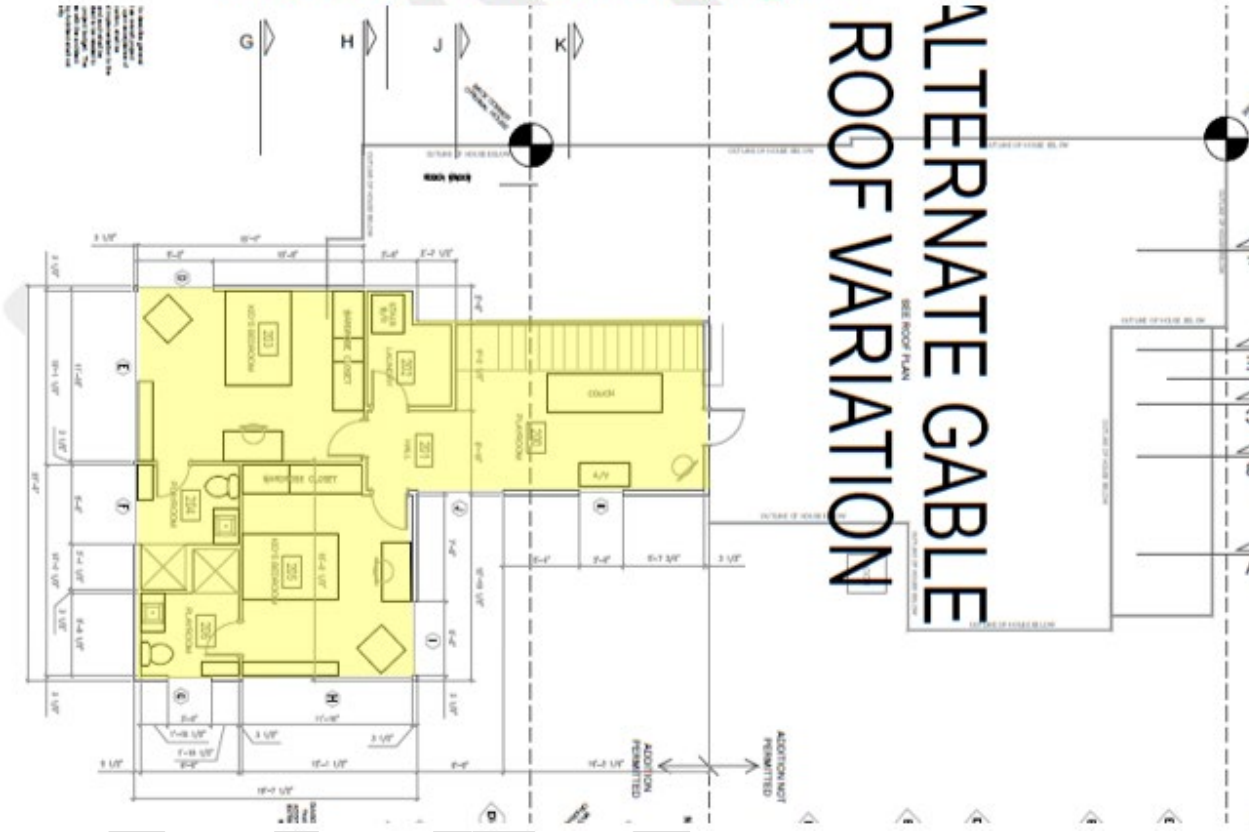
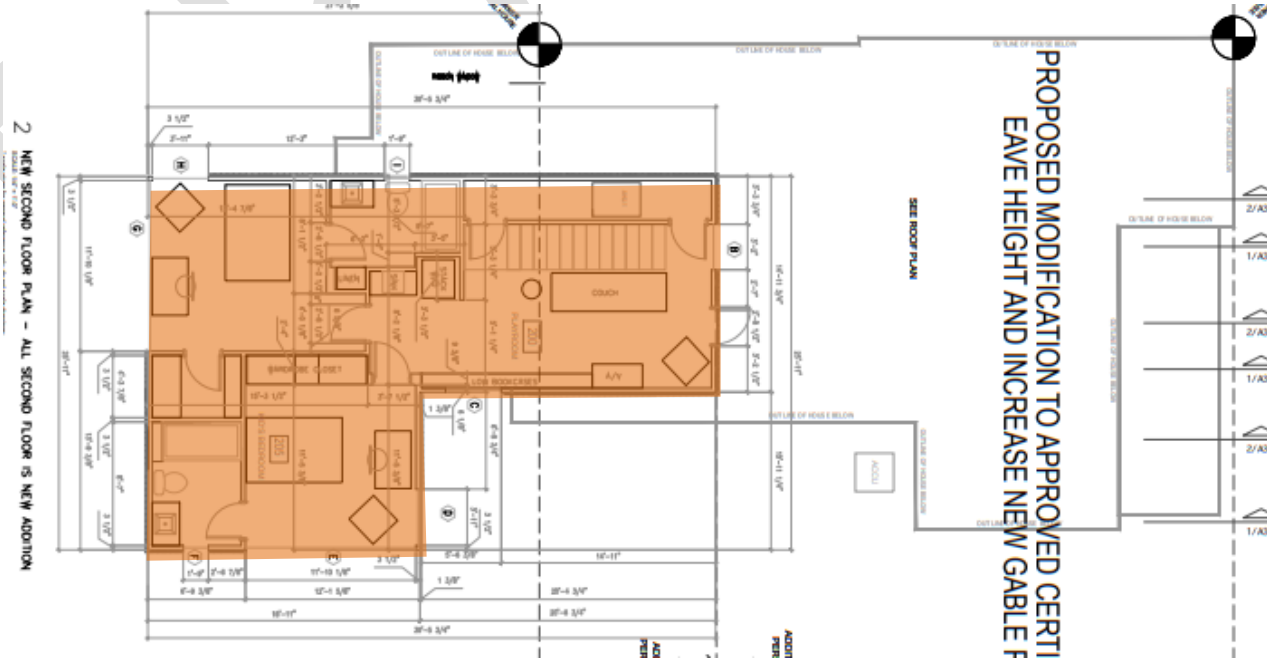
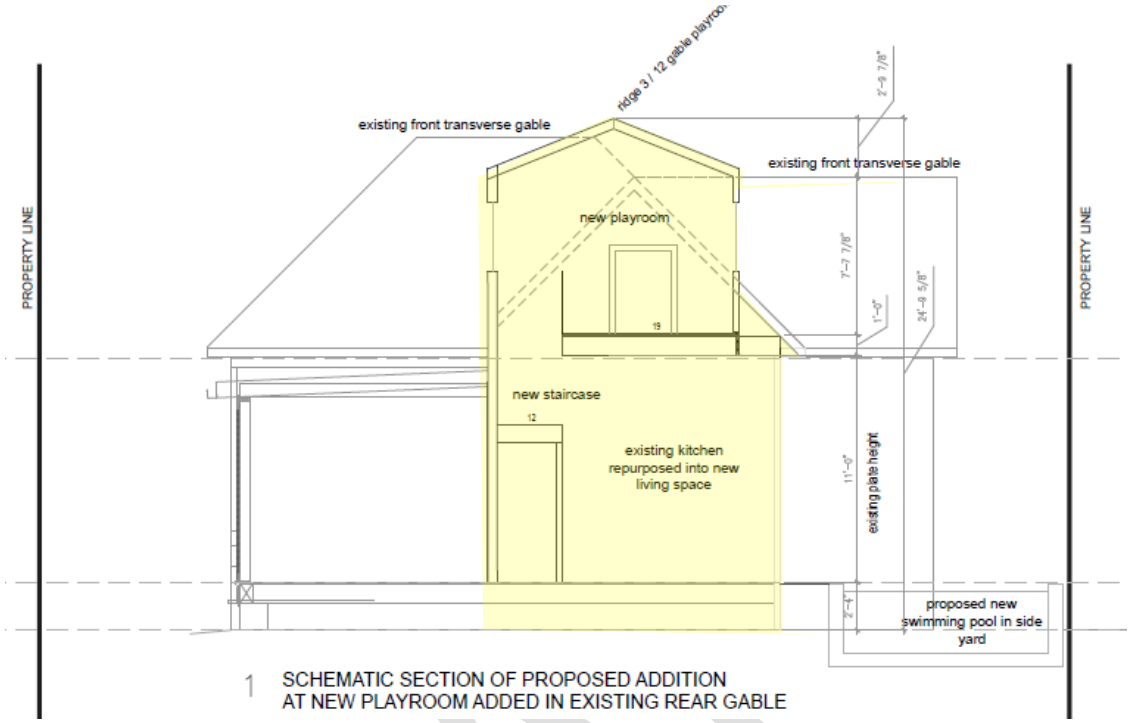


CURRENT PROPOSAL

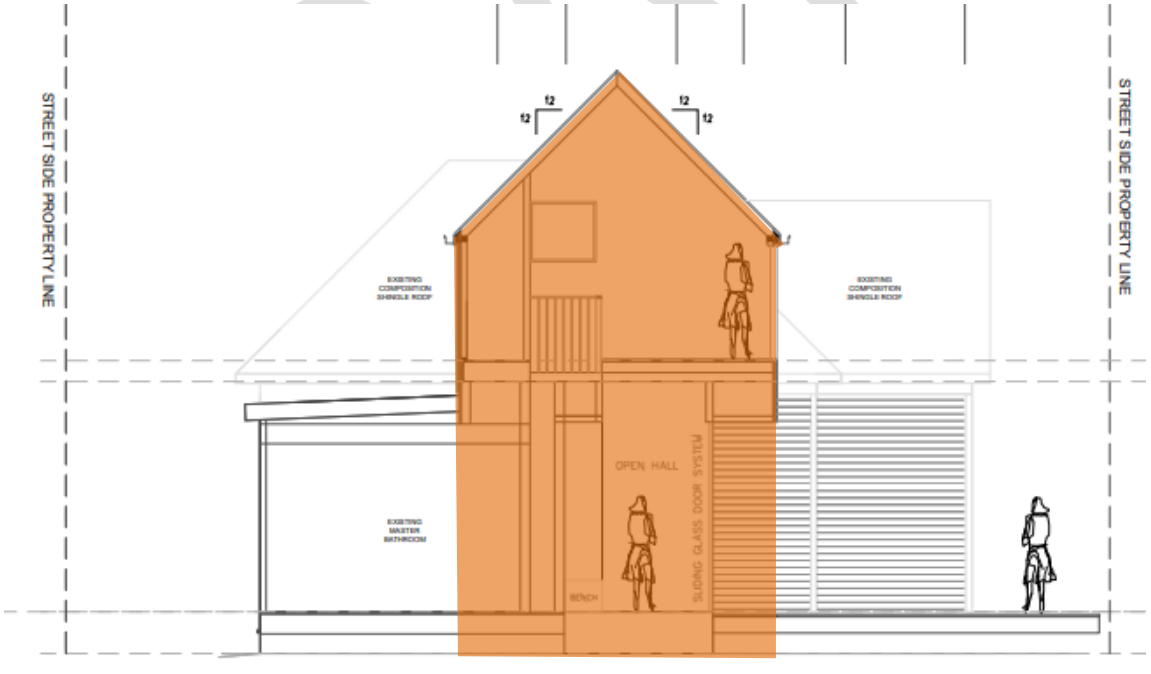


CROSS SECTIONS APPROVED BY HAHC 5/22 HPO2022_0110



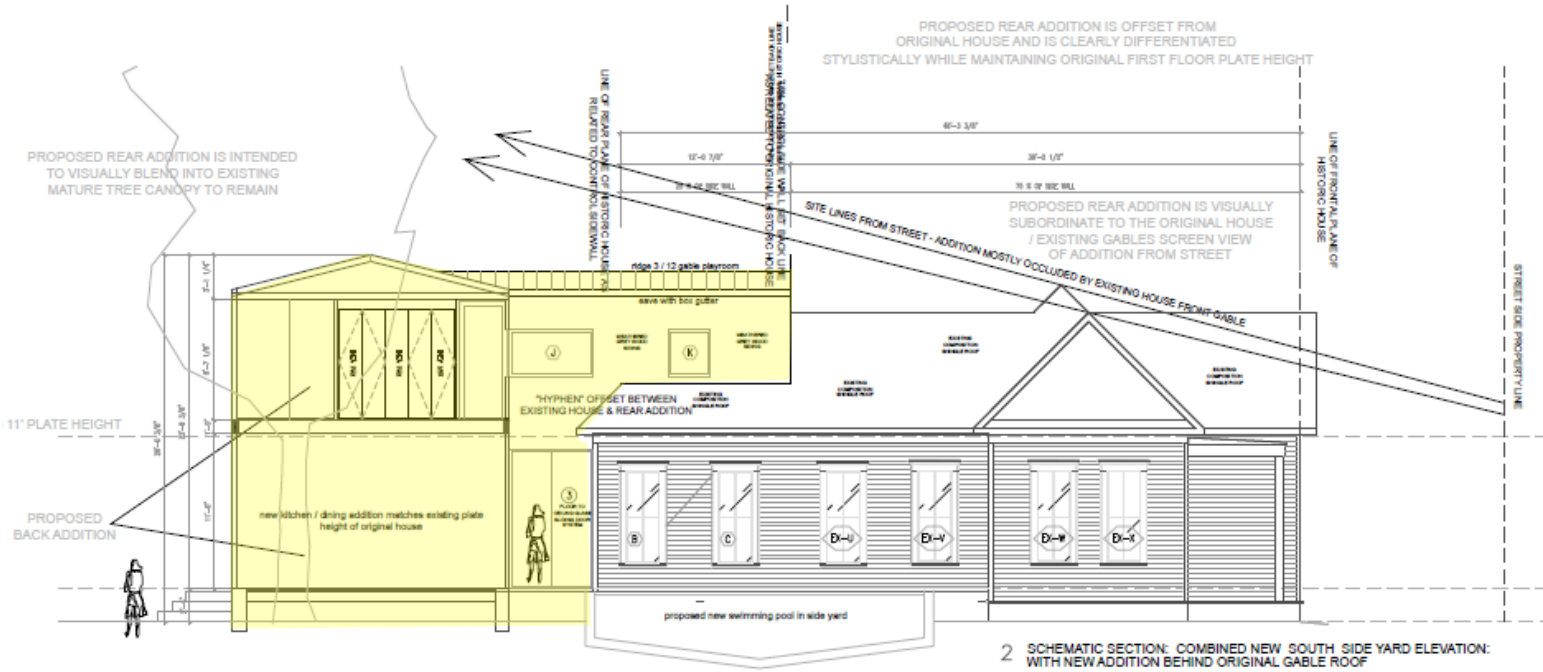
1 SCHEMATIC SECTION OF PROPOSED ADDITION AT NEW PLAYROOM ADDED IN EXISTING REAR GABLE

CURRENT PROPOSAL



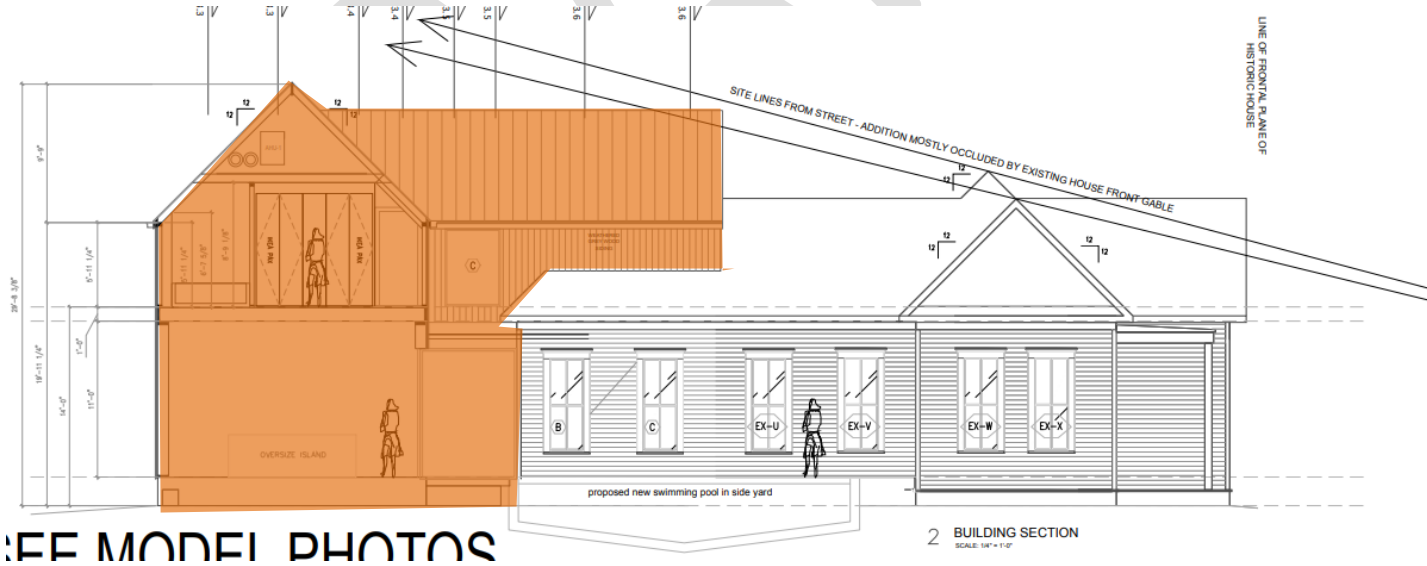
2 BUILDING SECTION

CROSS SECTIONS APPROVED BY HAHC 5/22 HPO2022_0110



2 SCHEMATIC SECTION: COMBINED NEW SOUTH SIDE YARD ELEVATION: WITH NEW ADDITION BEHIND ORIGINAL GABLE ROOF

CURRENT PROPOSAL



SEE MODEL PHOTOS

2 BUILDING SECTION

4-25-22 13

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET

PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/ Replacement	Existing to Remain
Ex. A1	*Wood*	*1/1*	*DH*	*32 x 66*	*Recessed*	*Original*	*No*
EX-A	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
EX-B	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
EX-C	WOOD	1/1	FIX	36"x14"	RECESSED	ORIGINAL	YES
EX-D	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
EX-E	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
EX-F	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
EX-G	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
EX-J	ALUM+WOOD BACK	3/1	FIX	30"x15"	FLUSH FACE	PRIOR REMODEL	YES
EX-K	NOT USED						

(CONT' NEXT PAGE)

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	*Glass is broke, window is inoperable, rail is rotten, and frame is broken*
	N/A - EXISTING UNITS IN GENERALLY
	DECENT / FUNCTIONAL SHAPE
	W/ PAINT CLEANING / PAINTING
	REQUIRED ONLY NEEDED ITEM

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
Ex. A1	*Wood*	*1/1*	*DH*	*32 x 66*	*Recessed*	*Plygem*	
D	ALUM.	1/1	FIX	66"x 40"	INSET	WESTERN	
E	ALUM.	1/1	CASE/FIX	142"x 40"	INSET	WESTERN	
F	ALUM.	1/1	ALUM.	66"x 40"	INSET	WESTERN	
G	ALUM.	1/1	ALUM.	36"x40"	INSET	WESTERN	
H	ALUM.	1/1	CASE/FIX	142"x 40"	INSET	WESTERN	
I	ALUM.	1/1	FIX	62"x40"	INSET	WESTERN	
J	ALUM.	1/1	FIX	72"x 40"	INSET	WESTERN	
K	ALUM.	1/1	CASE.	36"x 40"	INSET	WESTERN	
L	ALUM.	1/1	FIX	72"x 40"	INSET	WESTERN	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

*** Use additional sheets as necessary

* SEE PLANS & ELEVATIONS

1029 ARLINGTON 4-23-22

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET

PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/ Replacement	Existing to Remain
Ex. A1	*Wood*	*1/1*	*DH*	*32 x 66*	*Recessed*	*Original*	*No*
EX-L	Alum.	2/2	SH	36"x60"	FLUSH	PRIOR REMODEL	YES
Ex-M	Alum.	2/2	SH	36"x60"	FLUSH	PRIOR REMODEL	YES
Ex-N	Alum.	1/1	CASE.	19"x 60"	FLUSH	PRIOR ADDITION	YES
Ex-O	Alum.	1/1	CASE	19"x 60"	FLUSH	PRIOR ADDITION	YES
Ex-P	NOT USED						
Ex-Q	Alum.	1/1	FIX	24"x 84"	FLUSH	PRIOR ADDITION	YES
Ex-R	Alum.	1/1	FIX	36" x 84"	FLUSH	PRIOR ADDITION	YES
Ex-S	Alum.	1/1	FIX	60 x 19"	FLUSH	PRIOR ADDITION	YES
Ex-T	Alum.	1/2	AWNING	32"x40"	FLUSH	PRIOR REMODEL	NO

CAN'T NOT PROVE

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	*Glass is broke, window is inoperable, rail is rotten, and frame is broken*

→ TO BE REPLACED W/ 29"x 79½" UNIT THAT WILL REPLICATE UNIT "A" FROM ORIGINAL 1910's HOUSE

1029 ARLINGTON 4/23/22

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET

PLANNING & DEVELOPMENT DEPARTMENT 3/3

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/ Replacement	Existing to Remain
Ex. A1	*Wood*	*1/1*	*DH*	*32 x 66*	*Recessed*	*Original*	*No*
Ex-U	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
Ex-V	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
Ex-W	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES
Ex-X	WOOD	2/2	SH	29"x 79½"	RECESSED	ORIGINAL	YES

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For Houston Heights East, West, or South Districts only)

PLANNING & DEVELOPMENT DEPARTMENT

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Please fill out all information to the best of your knowledge. Not all fields will apply to every project.

Address: 1029 ARLINGTON 10/17/22 SUBMISSION UPDATE

Lot Size (Total Sq Ft): 6,600 FZ

Lot Dimensions (W X L): 50'x132'

General Addition Info:		Existing	Proposed Demolition	Proposed/New square footage only
Primary Building or Accessory Structure	Square Footage (including garage and accessory structures)	+/- 1500	+/- 15-20 (REAR ONLY)	1200
	Total Conditioned Living Space	+/- 1500	~	1200
	Stories	1	—	2

→ TOTAL NEW+OLD CONDITIONED = +/- 2700 FZ

Historic Preservation Tracker now offers a calculator for Lot Coverage and Floor to Area Ratio (FAR). Please create an application here https://cohweb.houstontx.gov/HPT/login.aspx and use that tool to calculate and save a draft of your application. We will also accept documents uploaded to Tracker that prove these calculations are accurate. Please refer to Section 5 pages 5-9 and 5-12 in the design guidelines for what square footage must be included or is exempt from each calculation.
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

Drawings must be labeled with measurements and support these numbers

Maximum Lot Coverage:

Total Lot Coverage (base sq ft)* =	1996 ACTUAL (ORIGINAL + ADDITION)
Total Lot Coverage (% based on lot size) =	2640 MAX

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Floor to Area Ratio (FAR):

FAR (sq ft) =	2700
FAR (% based on lot size) =	2904

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Window information:

Are are all windows inset & recessed? [X] YES or NO [ ]

Window Notes: Please upload vendor and material information documents into Preservation Tracker	EXISTING ORIGINAL 1905 HOUSE HAS COMBINATION OF WINDOWS + PRIOR REMODELS = VARIES BY LOCATION & TIME OF WORK

Please fill out the window worksheet and review guidelines for drawing submissions
See link for more info: https://cohweb.houstontx.gov/HPT/login.aspx

Page 1 of 4

Form Date: July 27, 2021 12:42 PM

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For Houston Heights East, West, or South Districts only)

PLANNING & DEVELOPMENT DEPARTMENT

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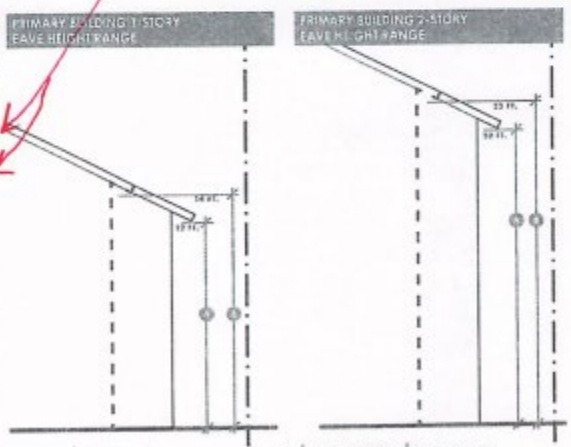
Building Wall (Plate) Height:

KEY	MEASUREMENT	APPLICATION
A	36 IN.	Maximum finished floor height (as measured at the front of the structure)
B	10 FT.	Maximum first floor plate height
C	9 FT.	Maximum second floor plate height

	Existing	Proposed/ New only
A. Finished floor height measured @ front from grade	+/- 24"	+/- 24"
B. First floor height (Plate Height) from max finished floor height	11'-0"	11'-0"
C. Second floor height (Plate Height) from first floor height	N/A	5'-11¼"

Ridge and Eave Height:

	Existing	Proposed/New only
Stories	1	2
Max Ridge Height	+/- 23'-11"	+/- 29'-03⅜"
Max Eave Height	+/- 13'-3"	+/- 19'-11¼"



KEY	MEASUREMENT	APPLICATION
D	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
E	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
D	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
E	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Certificate Of Appropriateness: Alteration/Addition Worksheet

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PLANNING & DEVELOPMENT DEPARTMENT

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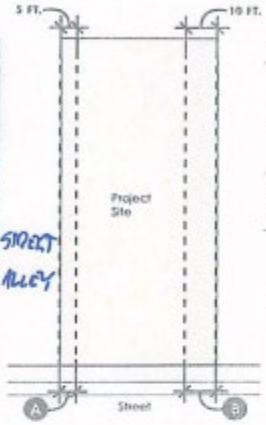
Setbacks From Property Line:

	Existing	Proposed	Shares property line with neighbor -Y/N?
North	~9'-9"	9'-9"	Y
South	6'-7"	5'-0"	Y
East	14'-5	14'-5	N
West	64'-6"	42'-5"	N

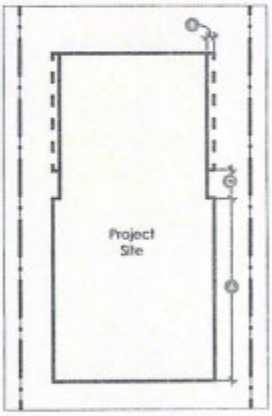
Note: This diagram shows just one example of a side setback configuration



KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
A	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

Max Width/Depth (Overall)

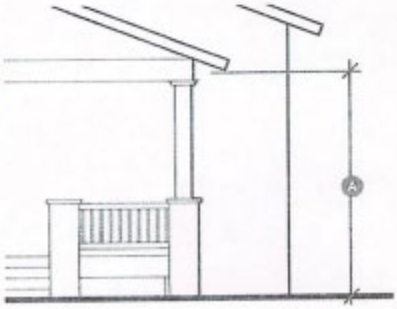
widest building wall corner to corner	Existing	Proposed
Max Width	34'-1	36'-5"
Max Depth	~62'-6	75'-2"
Side wall inset width *if applicable	N/A	3'-10"



SIDE WALL LENGTH		
KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without inset (1-story)
A	40 FT.	Maximum side wall length without inset (2-story)
B	1 FT.	Minimum depth of inset section of side wall (1-story)
B	2 FT.	Minimum depth of inset section of side wall (2-story)
C	6 FT.	Minimum length of inset section of side wall

Porch Measurements (if applicable):

Proposed/New	Existing/Front	Rear Porch	Side Porch	Side Porch
A. Eave Height	N/A			
Width				
Depth				
Railing Height				



KEY	MEASUREMENT	APPLICATION
A	9-11 FT.	Minimum and maximum 1-story porch eave height.

Page 3 of 4

Form Date: July 27, 2021 12:42 PM

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Material Info:

Foundation:

	Existing	Proposed
Type	PIER & BEAM	PIER & BEAM
Material	CONC. + WOOD	CONC. STEEL

Do you have flooding issues? YES ☐ NO ☒

Roof:

	Existing	Proposed
Pitch	12/12	12/12
Style	GABLE HIPPED	GABLE
Material	COMP SHINGLES	COMP. SHINGLES

Cladding:

	Existing	Proposed
Primary Siding Material *If using cementitious siding, smooth is recommended.	WOOD LAP SIDING, HORIZONTAL PAINTED	WOOD REVEAL SIDING, VERTICAL-STAINED
Primary Siding Width Reveal (exposed width)	+/- 4"	+/- 4"
Skirting Material	ORIGINAL TRELLIS	OPEN-FLOAT
Soffit Material	BEADED BOARD	N/A
Fascia Material	PAINTED WOOD	STAINED WOOD

Porch Details:

	Existing	Proposed
Decking Material	N/A	
Pier/Base Material		
Column Material		
Step Material		
Railing Material		

10/17/22 SUBMISSION UPDATE: INTENT IS TO MATCH EXISTING

Questions or Additional Information:

PROPOSED MATERIALS FOR ADDITION TO BE SMOOTH TEXTURE, PATTERN SCALE TO RELATE TO EXISTING, & NEUTRAL GREY / WEATHERED WOOD COLOR TO DEFER TO ORIGINAL HOUSE & BLEND INTO TREES IN BACK YARD

PROPOSED MATERIAL BOARD – CLADDING FOR ADDITION (VERTICAL)

Re: 1029 Arlington

Supplemental Information for COA submission / review process

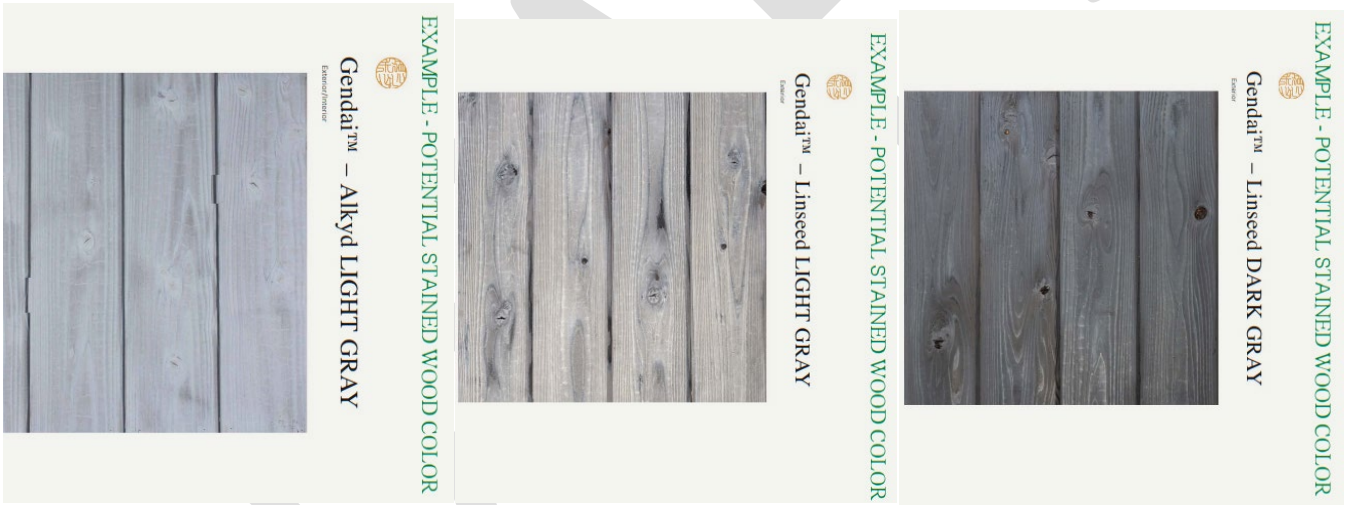
Proposed exterior siding for new rear addition:

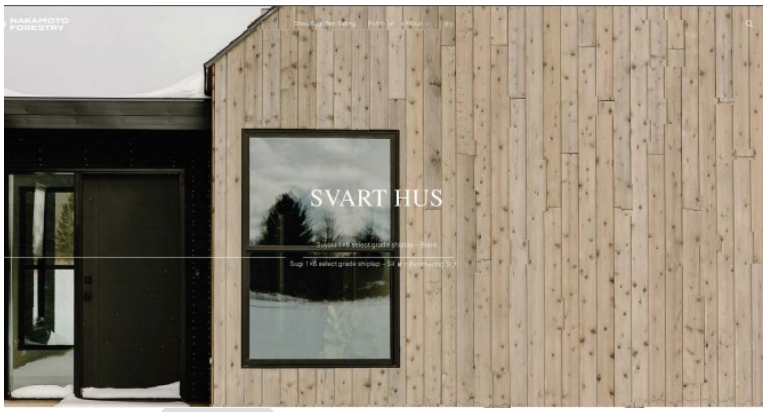
While the exact exterior cladding has not yet been determined, the attached represent the general design intent being pursued, and the likely material supplier, Nakamoto Forestry: light to medium grey stained, or weathered wood, which is most likely to be a Shou Sugi Ban traditional Japanese siding, otherwise commonly known as "burnt cedar" siding, which has a protective char layer on the exterior that is stained / sealed & then left to weather naturally.

This product has superior durability and lifespan.

It is proposed to be installed in a tight vertical pattern with minimal trim conditions to focus visual attention to the simple geometric form of the new addition.

Mark Schatz, FAIA
Architect for the Dreyfuses





STANDING SEAM METAL ROOF

Re: 1029 Arlington

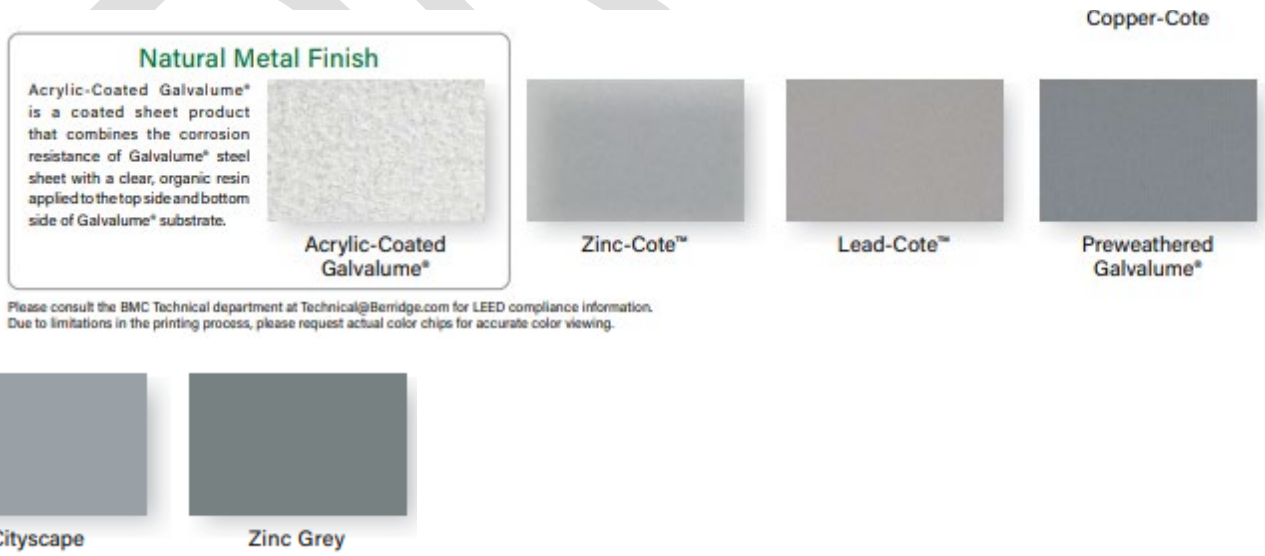
Supplemental Information for COA submission / review process

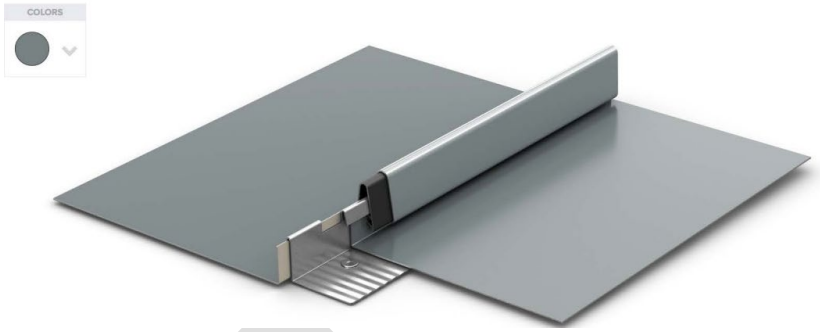
Proposed metal standing seam metal roof for new rear addition:

Please see attached product data sheets for proposed metal roof. Design intent is to utilize a "Tee-Panel" concealed fastener roof panel system, smooth non-striated panels, with low profile tee cap seam. While exact color has not been determined at this point, the intent is to select a light to mid-range grey, to compliment / match the proposed grey wood siding materials.

Products made by Berridge Manufacturing are the most likely materials to be used, but alternate manufacturers may be considered, such as MBCI, McElroy, and other metal roofing companies that produce similar "Tee-Panel" systems.

Mark Schatz, FAIA
Architect for the Dreyfuses





CONFIRMATION THAT THERE ARE NO EAVES FROM ARCHITECT

Re: 1029 Arlington - alternate initial gable roof option for discussion for COA

MS Mark Schatz <ma_studio@mac.com>
To Coleman, Amanda - PD 9:00 AM

This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.

[Message Came from Outside the City of Houston Mail System]

Hey Amanda,

Yes, - indeed that's exactly what we thinking: the wall to roof transition on the proposed addition is more like a New England salt-box type effect, where there isn't an overhang, and isn't a soffit condition. Instead there is a simple eave board that kicks the roof edge out a couple of inches so it directs the water run slightly away from the wall, - but only slightly away....

Owner is interested in this design option as it more clearly delineates the simple mass of the rear addition, and also reduces construction materials / cost by curbing surface area expenditures.....

Thanks!

Mark Schatz, FAIA
m + a architecture studio

AIA Houston Firm of the Year 2014

DOOR /WINDOW SCHEDULE

SEE ATTACHMENT FOR WINDOW WORKSHEETS AND INFORMATION -Pg 1-25

Historic Windows to be restored, windows on new addition to be aluminum, inset and recessed - see attachment

*** RESTORE ORIGINAL OPENINGS TO MATCH EXISTING- SEE NEXT PAGE FOR EMAIL CONFIRMATION**

From: Mark Schatz <ma_studio@mac.com>
Sent: Monday, May 9, 2022 1:57 PM
To: Coleman, Amanda - PD <Amanda.Coleman@houstontx.gov>
Subject: Re: 1029 Arlington - alternate initial gable roof option for discussion for COA
Importance: High

[Message Came from Outside the City of Houston Mail System]

Hi Amanda,

I have a graphic mistake on the north side: the two windows shown close together that you have highlighted = that is incorrect: there is only the one existing unit to the right, highlighted. The "original house" graphic is imported from the 2012 bathroom room project & in reality the builder for that project did NOT add that window in, which would have gone into the new master closet. So the graphic showing the addition is the one that actually has the correct graphic for the existing windows on that north wall.....

On the south, where the current kitchen is located, the Owner's intent is to literally custom fabricate wood windows to match the other original 1910's house windows in that same wall = make them all identical, both in terms of materials, sizes, method of construction, color, etc. = intent is those units would be exact replicas of the original windows adjacent. The 1980's remodel window in the kitchen there would be replaced by one of the two new proposed built-to-match units....

Is that sufficient info, or do I need to upload anything else to attest to same? = On it if this is what the day requires..... = just please advise....

Cheers,

Mark Schatz, FAIA
m + a architecture studio

CURRENT PROPOSED MODELING


MASS OF NEW GABLE / ADDITION IN BACK IS BOTH
RECESSIVE AND COMPLIMENTARY TO EXISTING HOUSE


NEW ADDITION WITH LOWERED EAVE AND 12/12
GABLE WILL STILL NESTLE INTO EXISTING TREES


MASS OF NEW GABLE / ADDITION IN BACK WILL BE
CLEARLY DIFFERENTIATED FROM EXISTING HOUSE