

CERTIFICATE OF APPROPRIATENESS

Application Date: May 10, 2018

Applicant: Marcel Merwin, Content Architecture for Mark and Laura Brasher, owners

Property: 1028 Arlington Street, Lot 21, Block 220, Houston Heights South Subdivision. The property includes a historic 1,989 square foot, two-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: New Construction – Accessory building

The proposed accessory structure will be 22'-5" wide by 35'-5" deep, be 737 square feet, including a lofted storage area of 263 square feet. In addition, there will be a covered patio of 172 square feet. A non-contributing shed which currently sits on site will be demolished prior to construction.

Proposed accessory structure will:

- Measure 22'-5" wide by 35'-5" deep.
- Have a contemporary slant roof of standing seam metal with a ridge height of 22' and pitches of 2 ¾:12 and 5 ½:12.
- Have aluminum framed windows.
- Have multi-sliding doors facing pool and backyard with a double door to bedroom.
- Be clad in vertical stained wood.
- The building will be almost completely obscured by the main structure.

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: June 14, 2018



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

PROPERTY LOCATION
HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

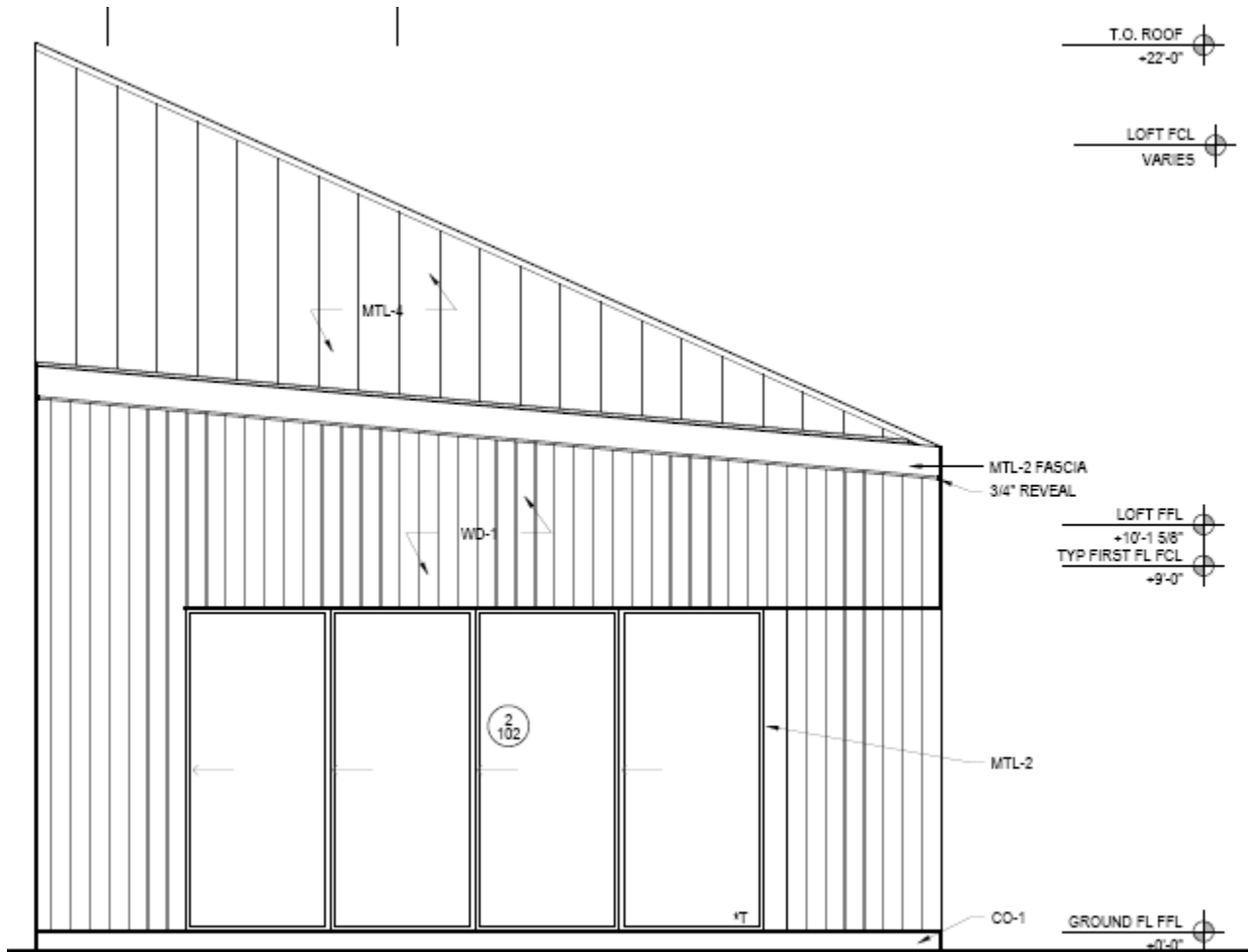
INVENTORY PHOTO



3-D RENDERING

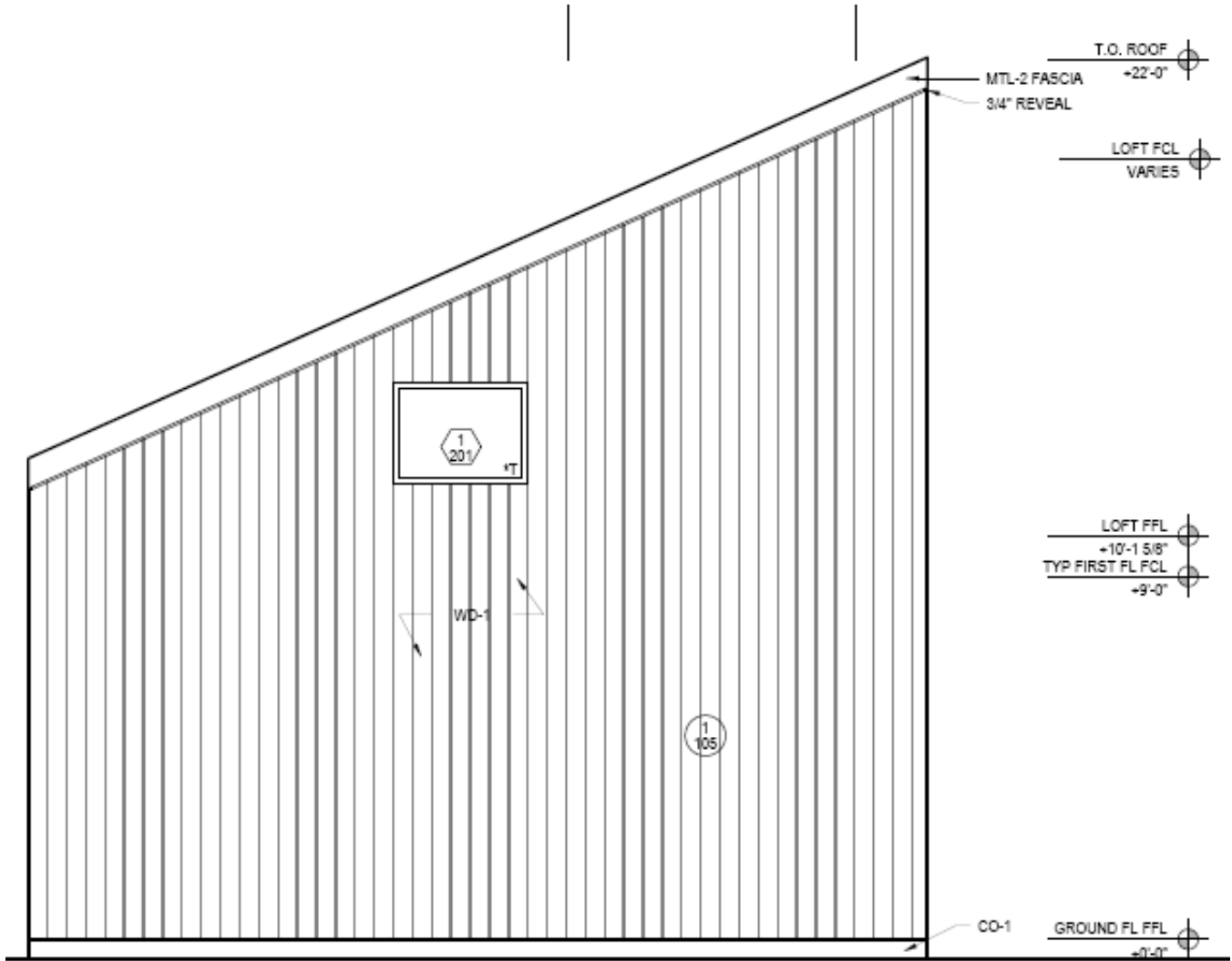


WEST ELEVATION – FRONT FACING ARLINGTON ST.
PROPOSED



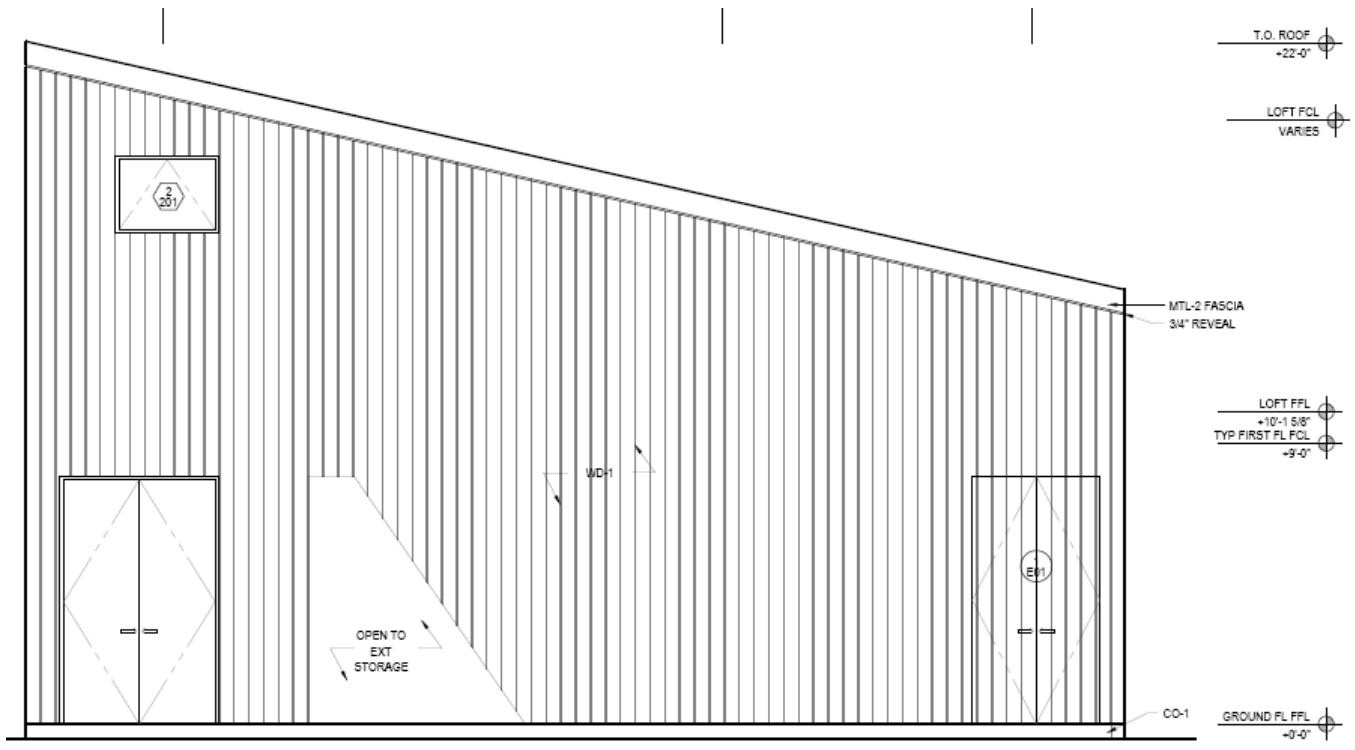
EAST (REAR) SIDE ELEVATION

PROPOSED

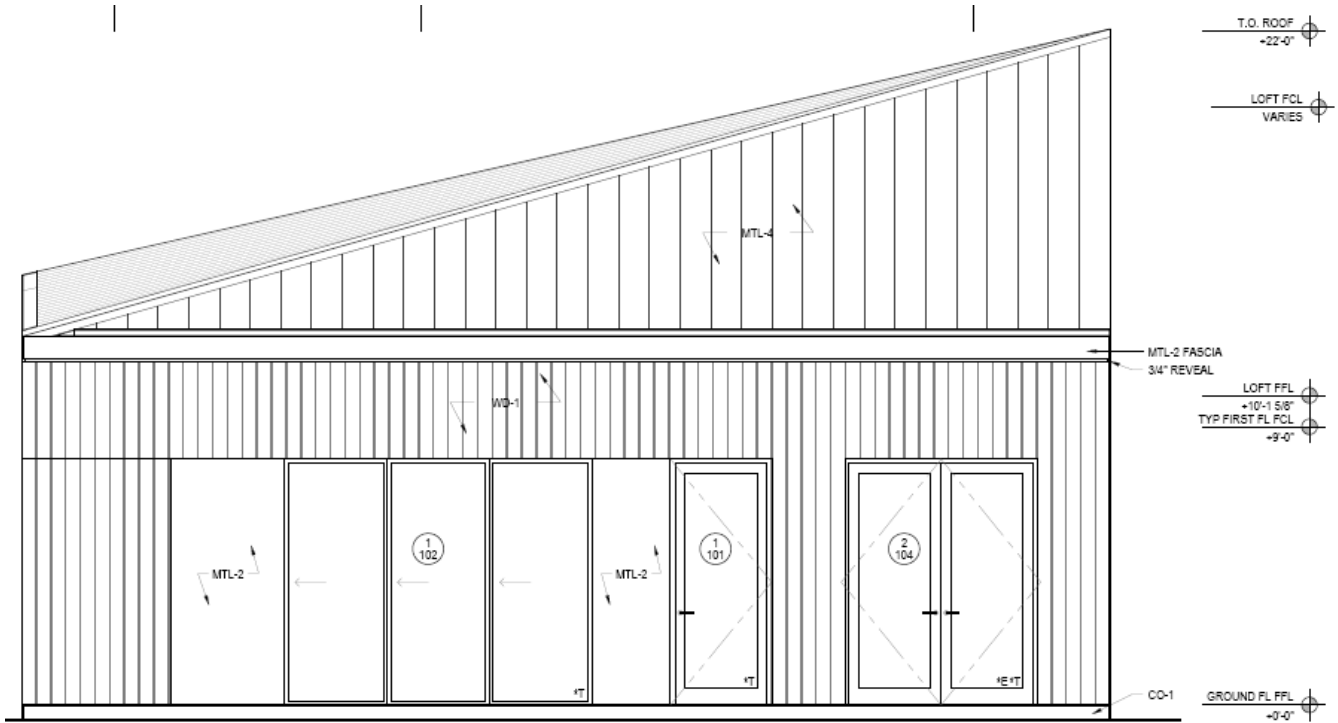


NORTH SIDE ELEVATION

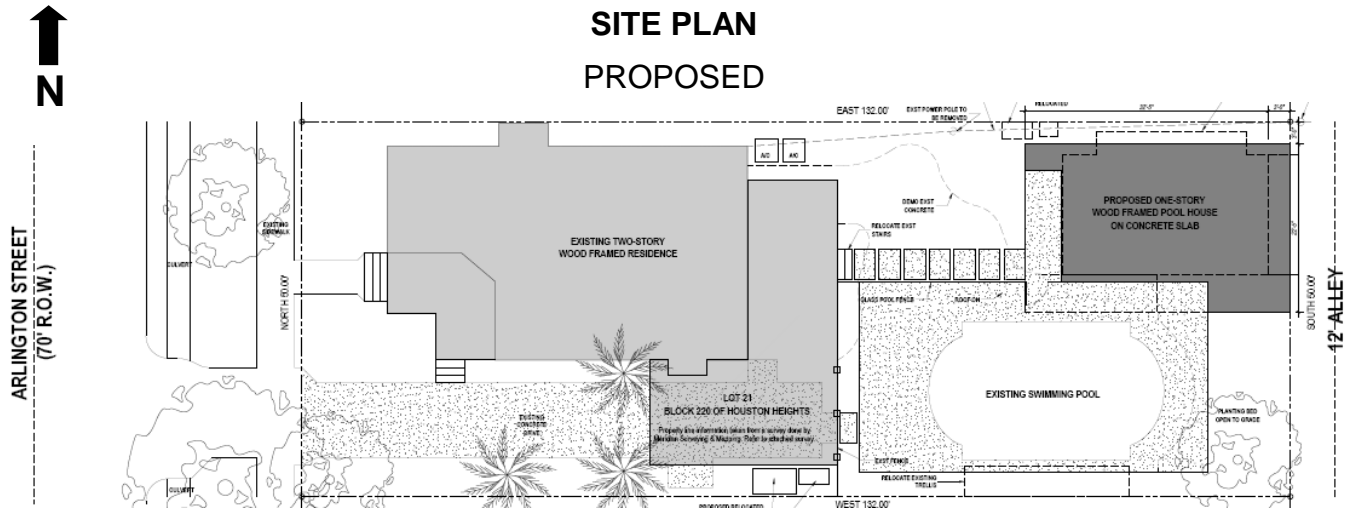
PROPOSED



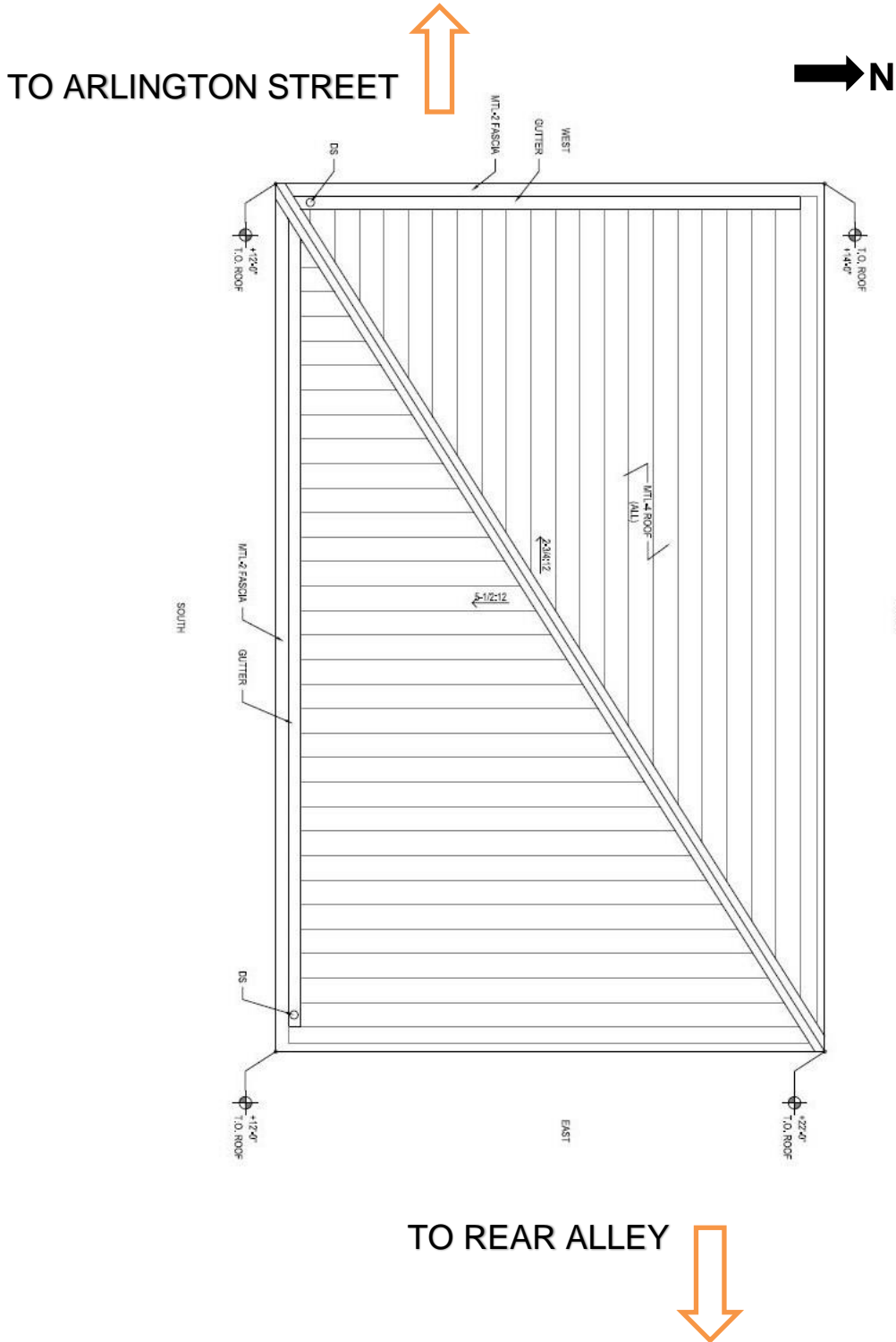
**SOUTH SIDE ELEVATION
PROPOSED**



**SITE PLAN
PROPOSED**



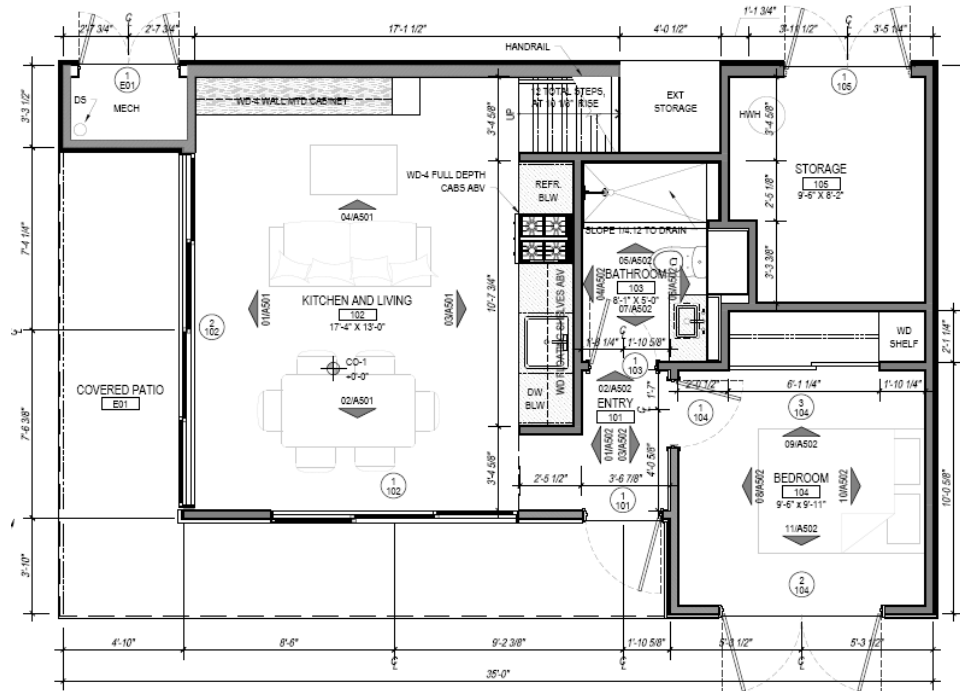
ROOF PLAN
PROPOSED



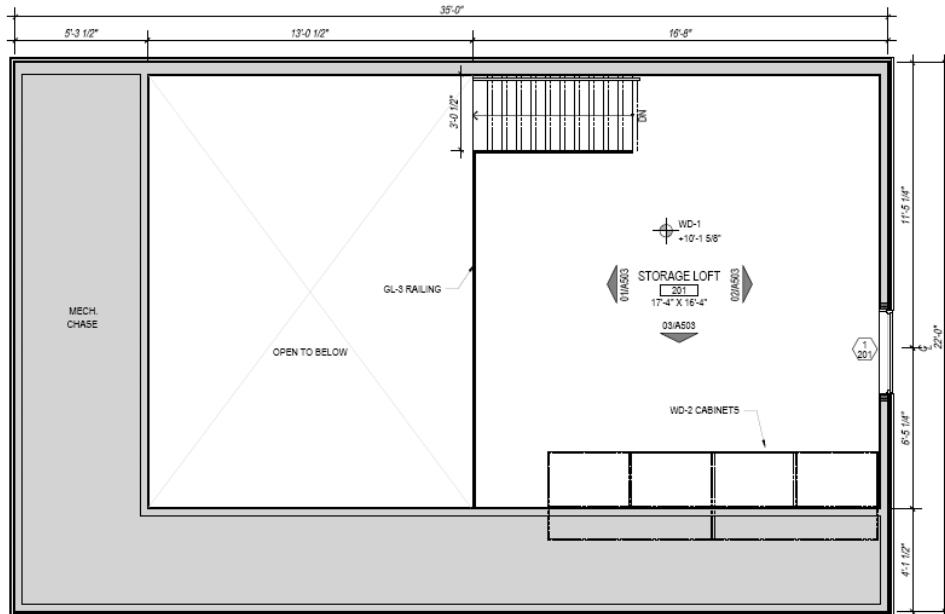
FIRST FLOOR PLAN



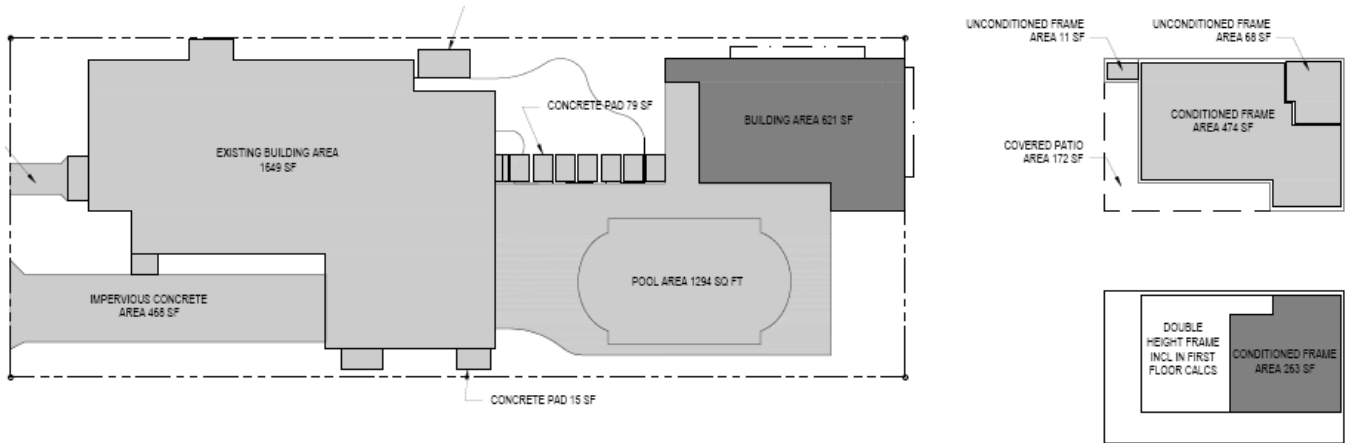
PROPOSED



LOFT
PROPOSED



SQUARE FOOTAGE (LOFTED AREA)





WINDOW / DOOR SCHEDULE

WINDOW

ID	RM. #	ROOM NAME	OPERATION	DIMENSIONS			MATERIALS			MANUFACTURER		THK	
				FRAME DIMENSION W x H			FRAME	COLOR	MFR	SERIES	MFR		
SECOND FLOOR	1	201	STORAGE LOFT	AWNING	2'-6" X 3'-4"			ANOD ALUM	DARK BRONZE	RAM INDUSTRIES	HEAVY PICTURE	CARDINAL 366 LoE	1/2"
	2	201	STORAGE LOFT	FIXED	2'-0" X 3'-4"			ANOD ALUM	DARK BRONZE	RAM INDUSTRIES	HEAVY PICTURE	CARDINAL 366 LoE	1/2"

DOOR

ID	RM. #	ROOM NAME	INT/EXT	OPERATION	DIMENSIONS			MATERIALS			MANUFACTURER		HARDWARE	
					WIDTH	HEIGHT	THK	DOOR	FRAME	GLASS	MFR	MODEL	LATCHSET/PULL	LOCKING MECH.
1	101	ENTRY HALL	EXT	LH OUT-SWING	3'-0"	8'-0"	1 3/4"	MTL	ALUM	GL-1			PASSAGE	DEAD BOLT
1	102	LIVING/DINING	EXT	MULTI-SLIDE	10'-0"	8'-0"	1 3/4"	MTL	ALUM	GL-1			RECESSED HANDLE	SLIDER LATCH
2	102	LIVING/DINING	EXT	MULTI-SLIDE	14'-4"	8'-0"	1 3/4"	MTL	ALUM	GL-1			RECESSED HANDLE	SLIDER LATCH
1	103	BATHROOM	INT	LH IN-SWING	2'-8"	8'-0"	1 3/4"	WD	PTD WD	-			PRIVACY	
1	104	BEDROOM	INT	LH IN-SWING	2'-8"	8'-0"	1 3/4"	WD	PTD WD	-			PRIVACY	
2	104	BEDROOM	EXT	DOUBLE SWING	6'-0"	8'-0"	1 3/4"	MTL	ALUM	GL-1			PRIVACY	DEAD BOLT
1	105	STORAGE	EXT	DOUBLE SWING	6'-0"	8'-0"	1 3/4"	WD	PTD WD	-			PASSAGE	DEAD BOLT
1	E01	STORAGE	EXT	DOUBLE SWING	4'-0"	8'-0"	1 3/4"	WD	PTD WD	-			PASSAGE	DEAD BOLT

PROJECT DETAILS

Shape/Mass: Proposed accessory structure will be 22'-5" wide by 35'-5" deep, be 737 square feet, including a lofted storage area of 263 square feet. In addition, there will be a covered patio of 172 square feet. The proposed accessory structure will have a with contemporary slant, standing seam metal roof with a maximum ridge height of 22'.

Setbacks: Accessory structure will be set back 3' from the north, 25' from the south, 97' from the west (front), and will sit on the east (rear) property line.

Foundation: Proposed accessory structure will have a slab-on-grade foundation.

Windows/Doors: The proposed accessory structure will have aluminum framed windows, and multi-slide doors facing and a double door entrance facing the patio and pool on the south elevation, and multi-slide doors facing the patio and backyard on the west elevation. See drawings and window/door schedule for more detail.

Exterior Materials: The proposed structure will be clad in vertical stained wood (wood rainscreen exterior). See application materials for more detail.

Roof: The proposed accessory structure will have a contemporary slant roof of standing seam metal with a maximum ridge height of 22' and pitches of 2 ¾:12 on the west slope and 5 ½:12 on the south slope. Although the proposed roof is atypical, its shallow slopes and location at the rear of the property behind the two-story contributing house renders the roof shape almost indiscernible from the right-of-way. See application materials for more detail.