

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.

Proposal: Alteration – Addition, Existing one-story shed roof addition received a COA in April of 2013 for the northwest rear corner. Construct a two-story 1,200 sq ft addition at the rear of the original house:

- Addition to be inset 3' 11" from existing/historic rear corner, which will include 475 sq ft for first floor and 725 sq ft second floor. Second floor is set back 75% from the front of the historic home and will be minimally visible from the street.
- Pier and beam foundation and first floor height to match historic portion.
- Ridge height of addition is lower than allowed measurable standards, roof pitch is also lower than historic.
- 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.
- Meets Houston Heights Design Guidelines

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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 |
| <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;
<i>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.</i> |
| <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;
<i>Proposed addition clearly differentiates and does not overshadow the historic portion and will appear recessive.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <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 type="checkbox"/> | <input checked="" 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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>Addition retains the original rear corner on the south elevation. Previous c. 2013 addition already absorbed the other.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;
<i>Window alterations on historic portion are not original openings and contain replacement windows.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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
<i>The modest addition is set back far in the lot and has compatible massing and size compared to additions on contributing buildings in the context area.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 (.29/29%)

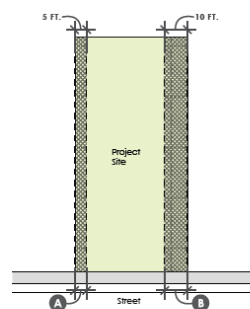
Rear Setbacks (Addition and New Construction)

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"

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
	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
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): north 10'

Proposed side setback (2): south 5'

Cumulative side setback: 15'

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

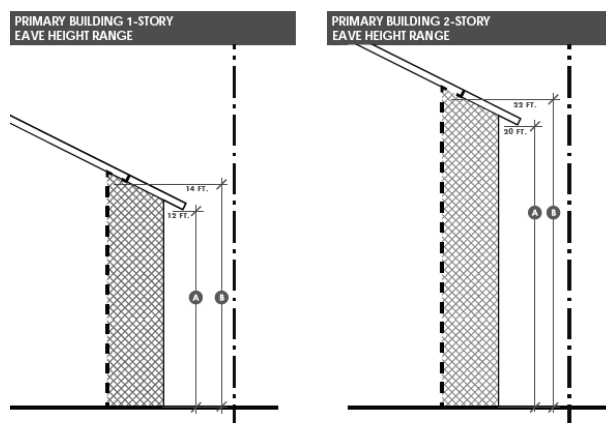
Existing Lot Size: 6,600
Proposed FAR: 2,685 sq ft (.4/40%)

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 an inset length of 6'-3 1/2" and an inset depth of 3'-1 1/2"

North Elevation: Existing. C.2013 addition has already absorbed historic corner – not applicable
South Elevation is inset 3'11"



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

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-
-

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"

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.

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)

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.

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 measures 18–24 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**



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



EXISTING WEST ELEVATION - NOTE EXISTING MATURE TREES TO REMAIN - GREY TONED ADDITION INTENDED TO BLEND INTO TREE CANOPY

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



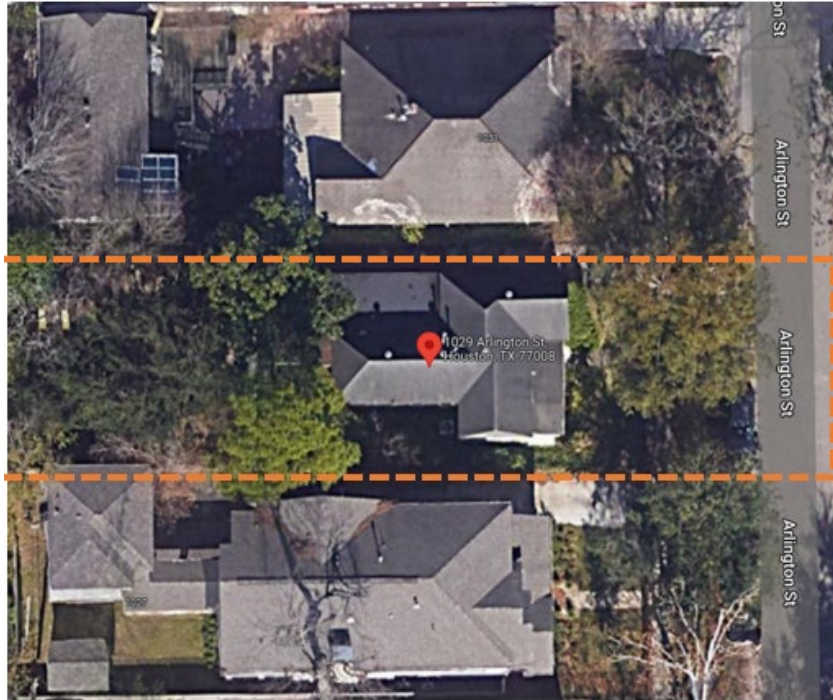
Non-original, REPLACEMENT windows

VIEW FROM STREET – NORTH SIDE

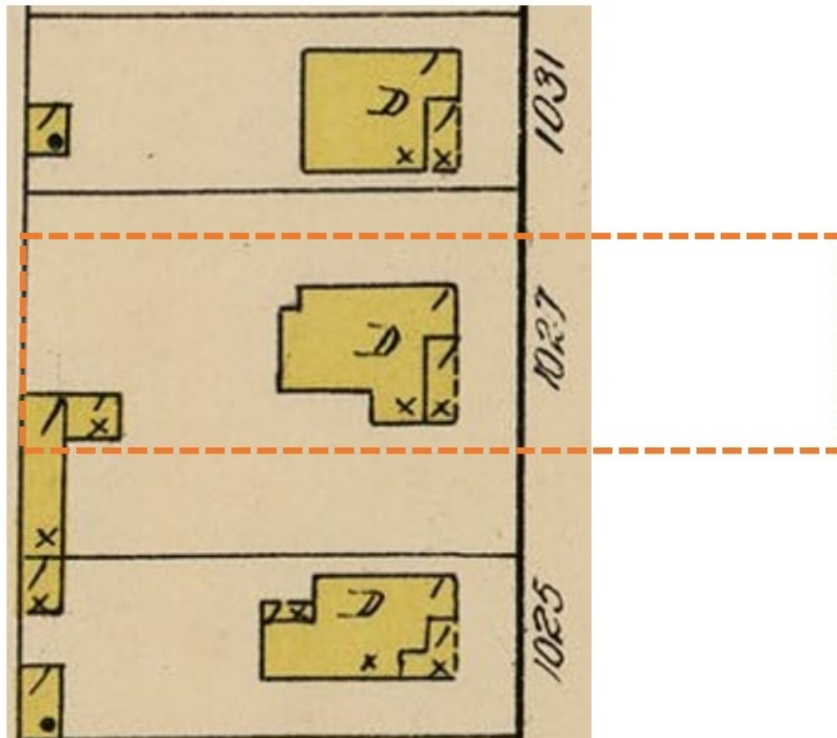


SANBORN AND PHOTOS, BUILDING ASSESSMENT RECORDS, HARRIS COUNTY ARCHIVES

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



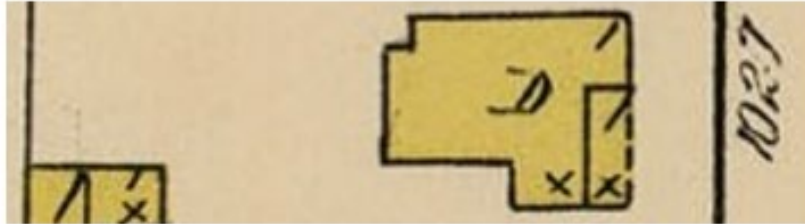
Sanborn c. 1919



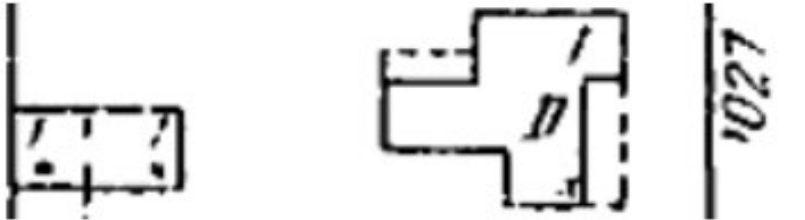
SANBORN AND PHOTOS, BUILDING ASSESSMENT RECORDS, HARRIS COUNTY ARCHIVES

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

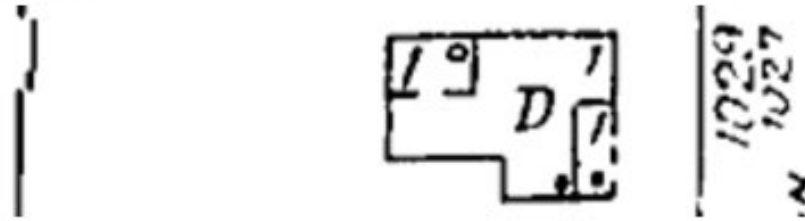
c. 1919



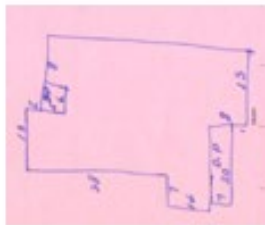
c. 1924



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
HISTORIC DISTRICT: Houston Heights South

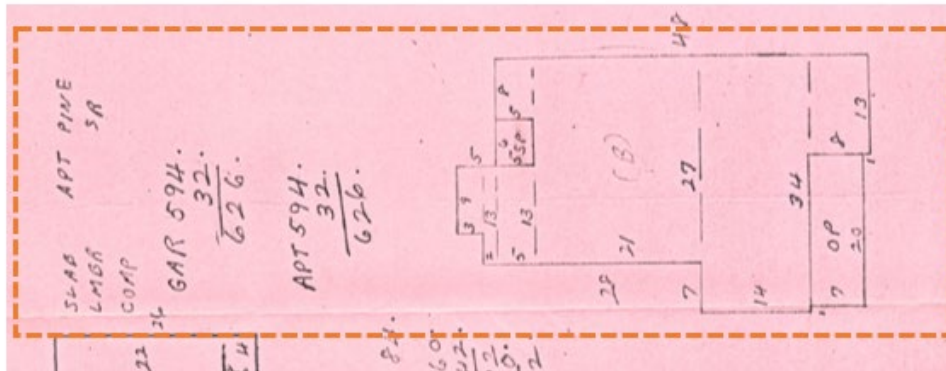
AGENDA ITEM: I.f
HPO File No. 130406

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

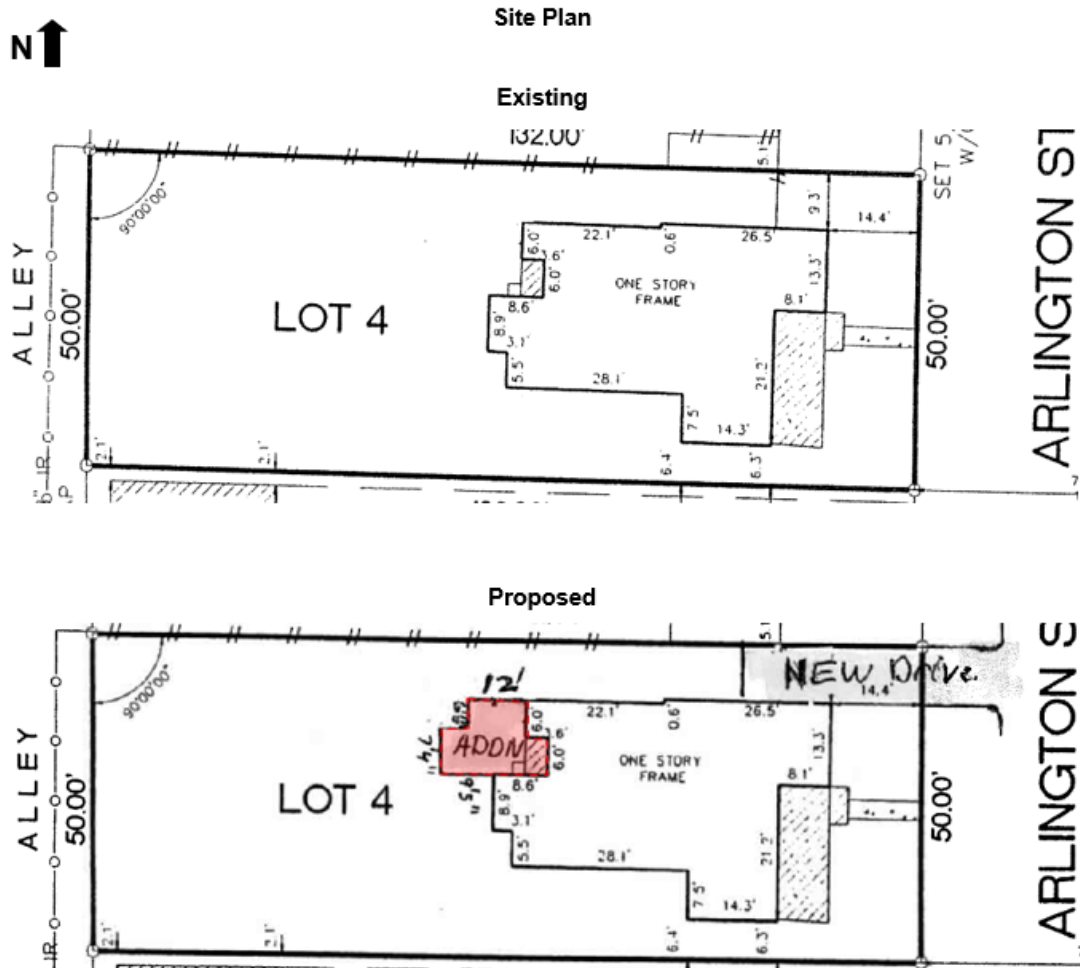
Meeting Date: April 18, 2013

SITE LOCATION: 1029 Arlington Street

AGENDA ITEM: I.f

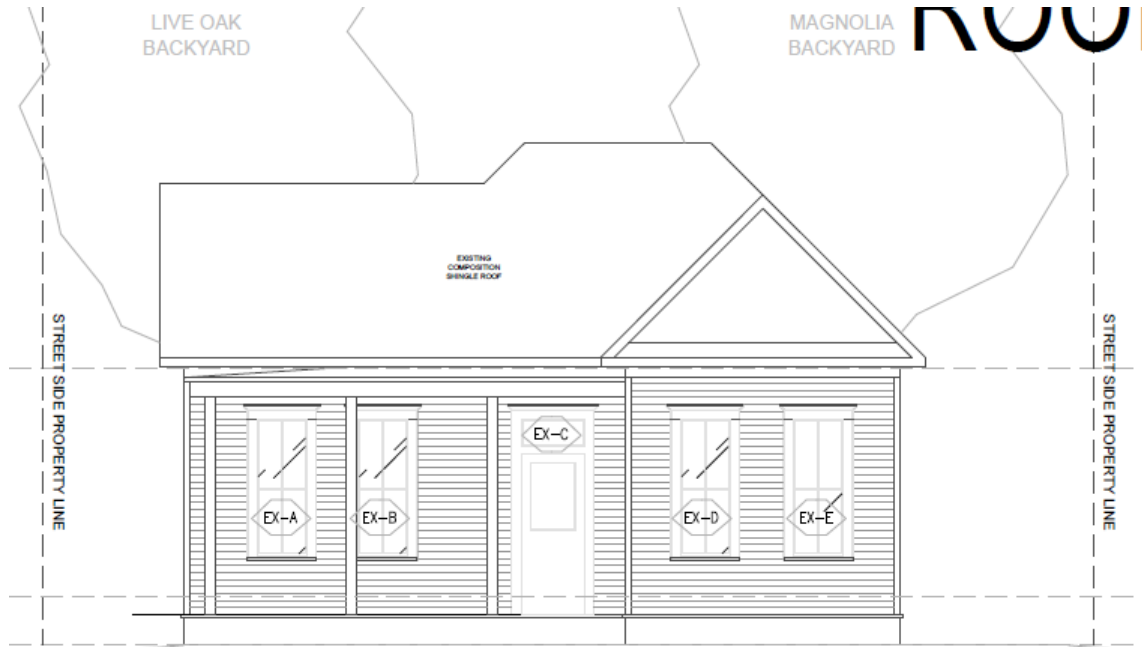
HISTORIC DISTRICT: Houston Heights South

HPO File No. 130406

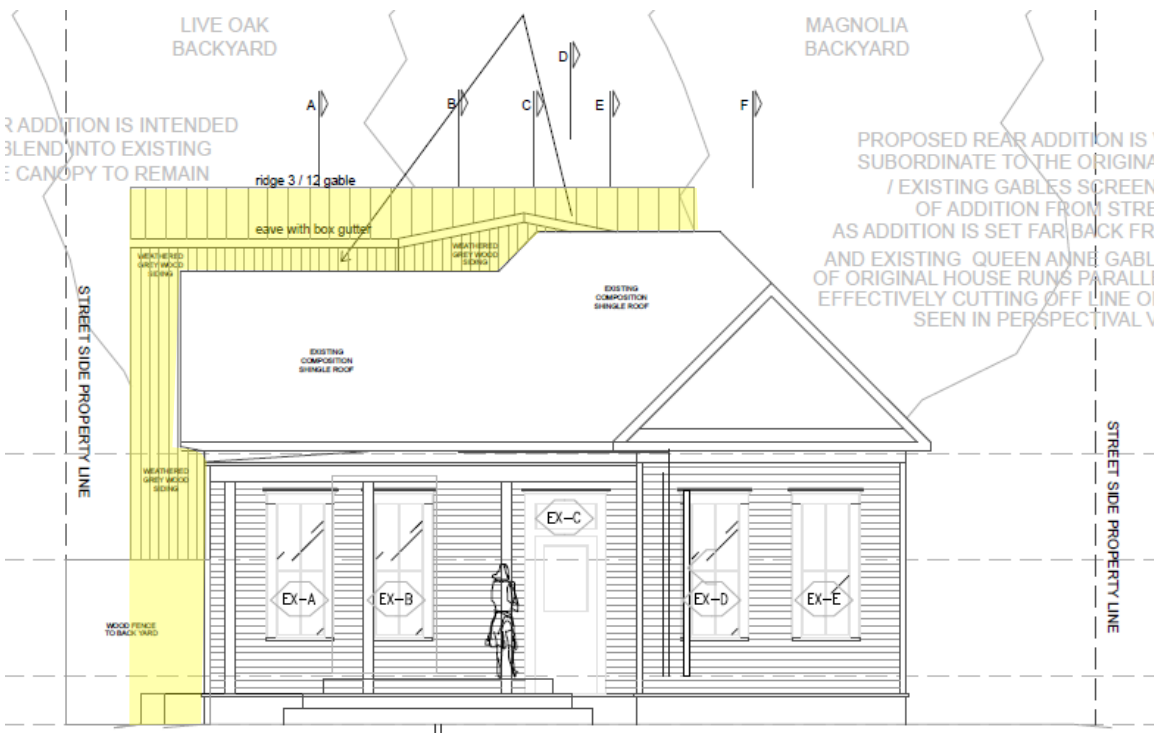


EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING

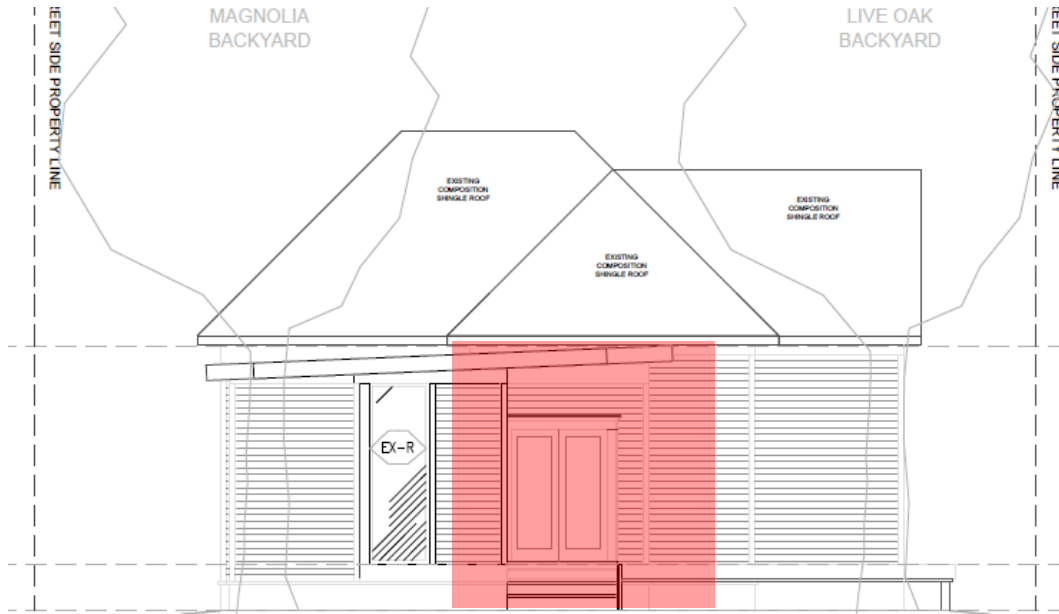


PROPOSED

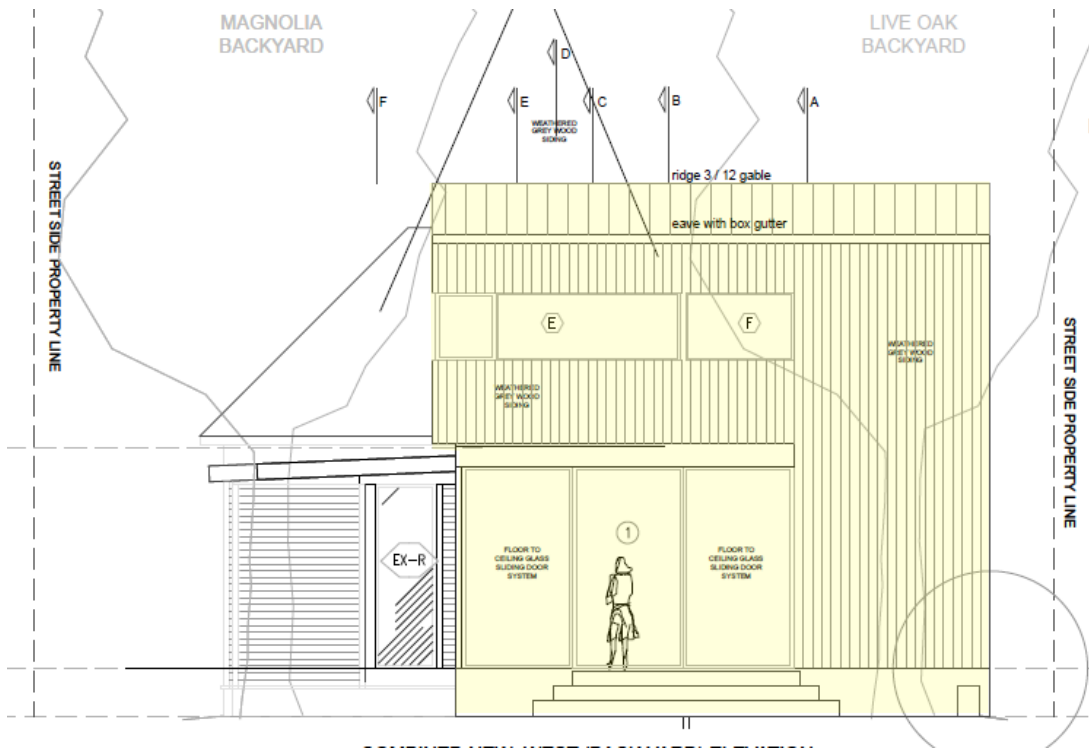


WEST (REAR) ELEVATION

EXISTING

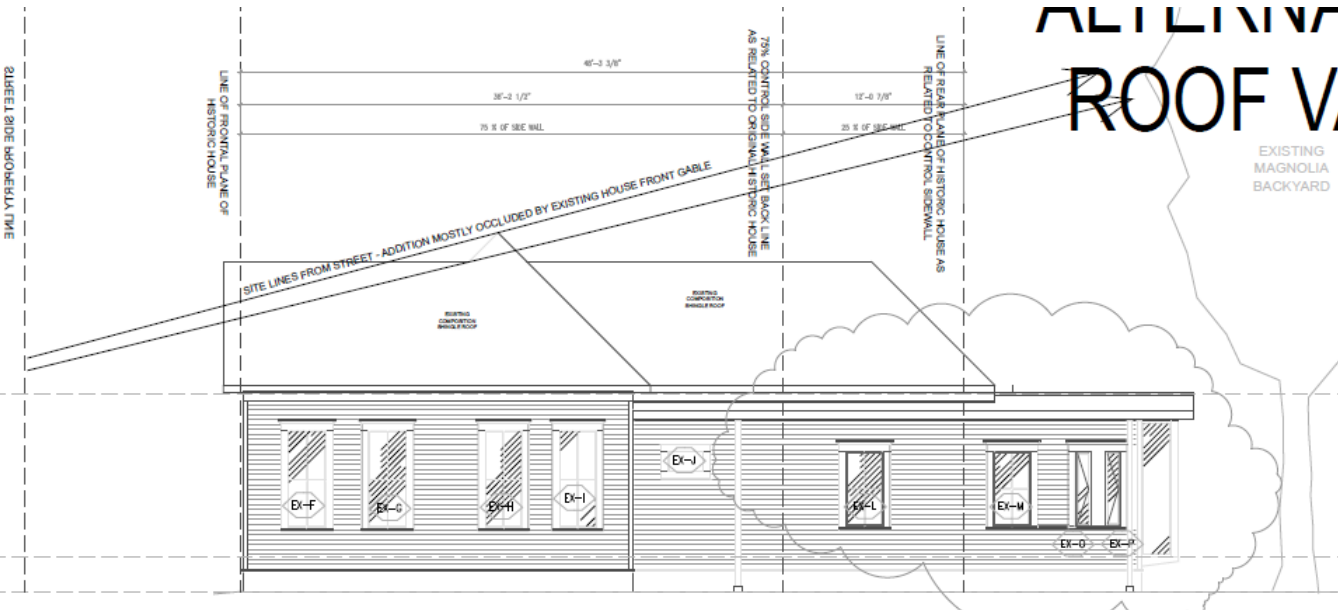


PROPOSED



NORTH SIDE ELEVATION (right side)

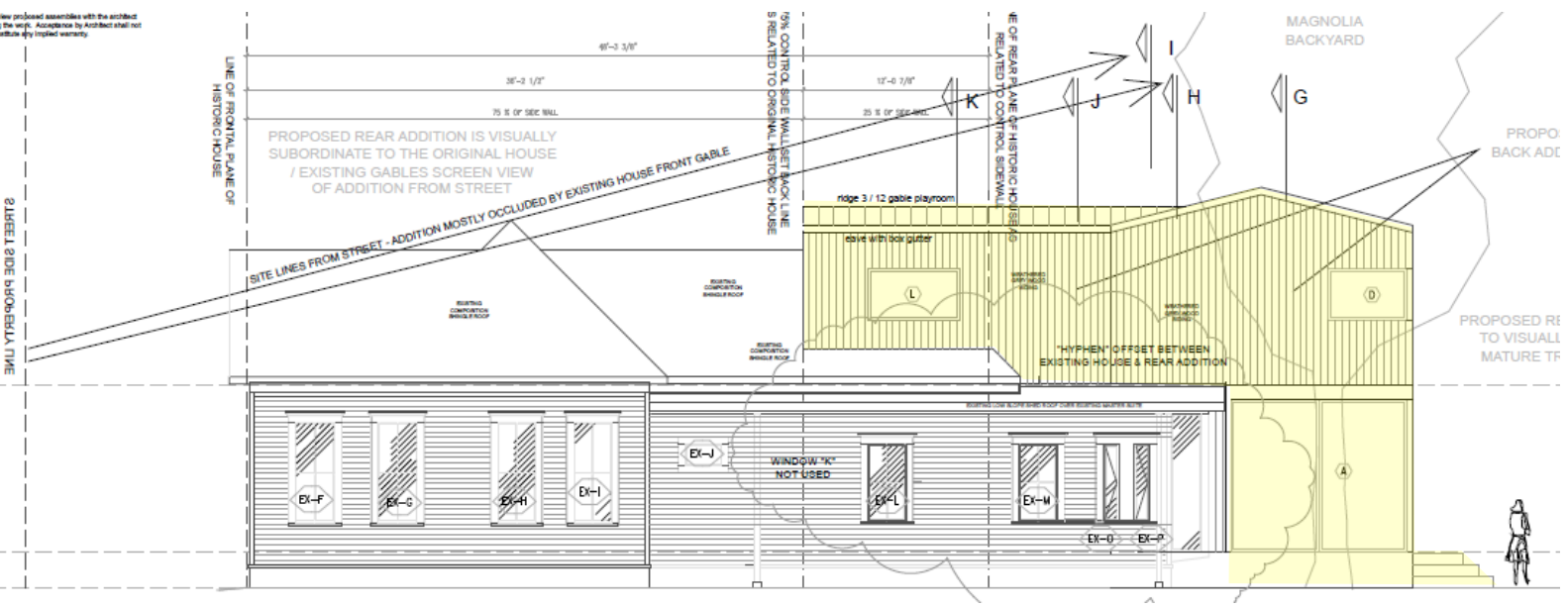
EXISTING



**ALTIMET
 ROOF V.**

EXISTING
 MAGNOLIA
 BACKYARD

PROPOSED

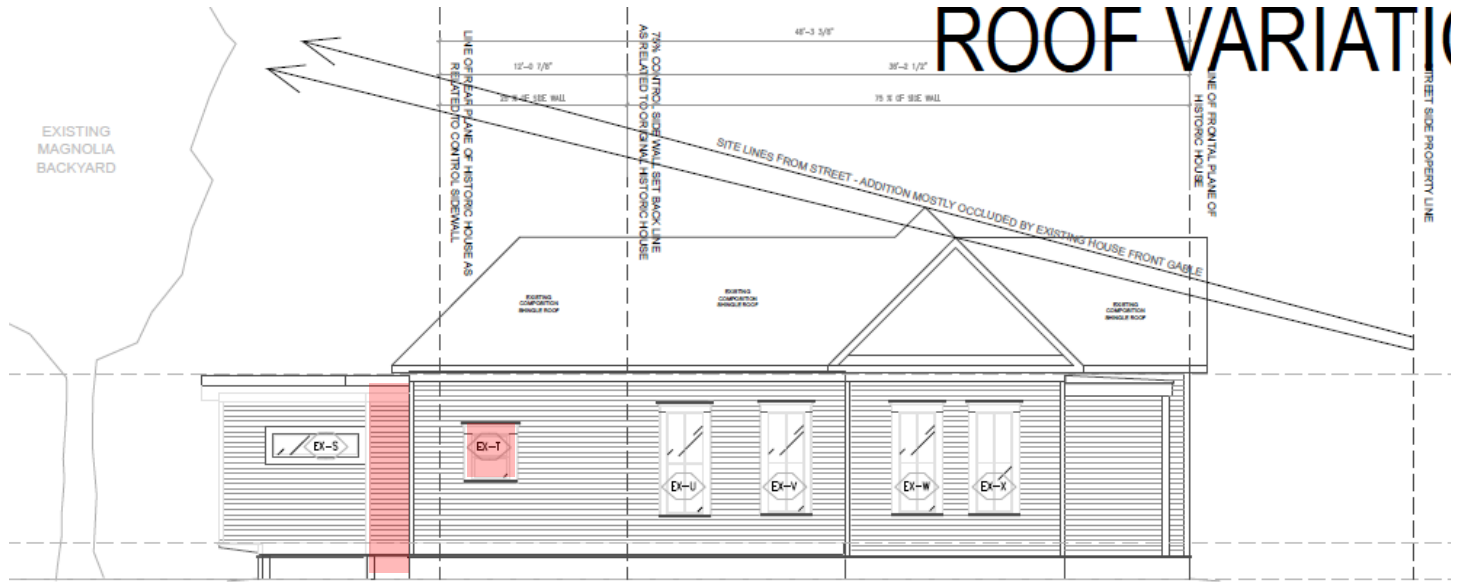


Original historic windows to be retained

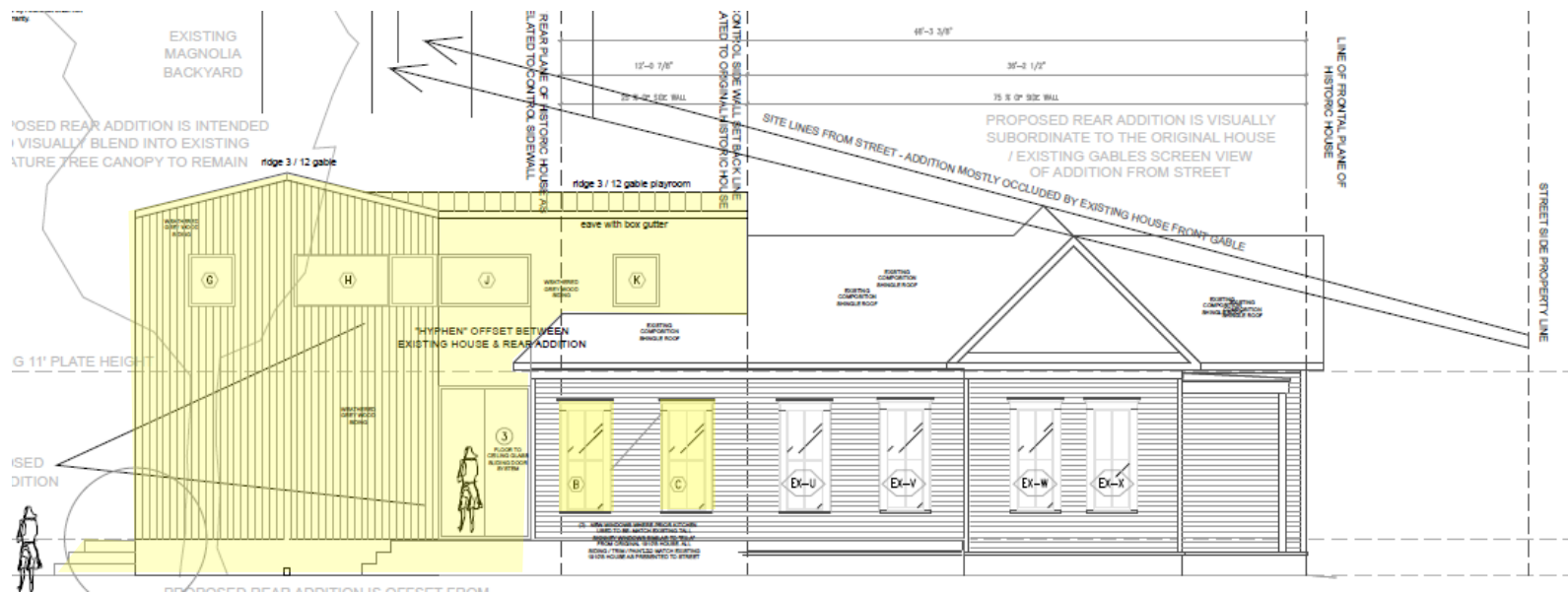
SOUTH SIDE ELEVATION (left side)

EXISTING

ROOF VARIATION

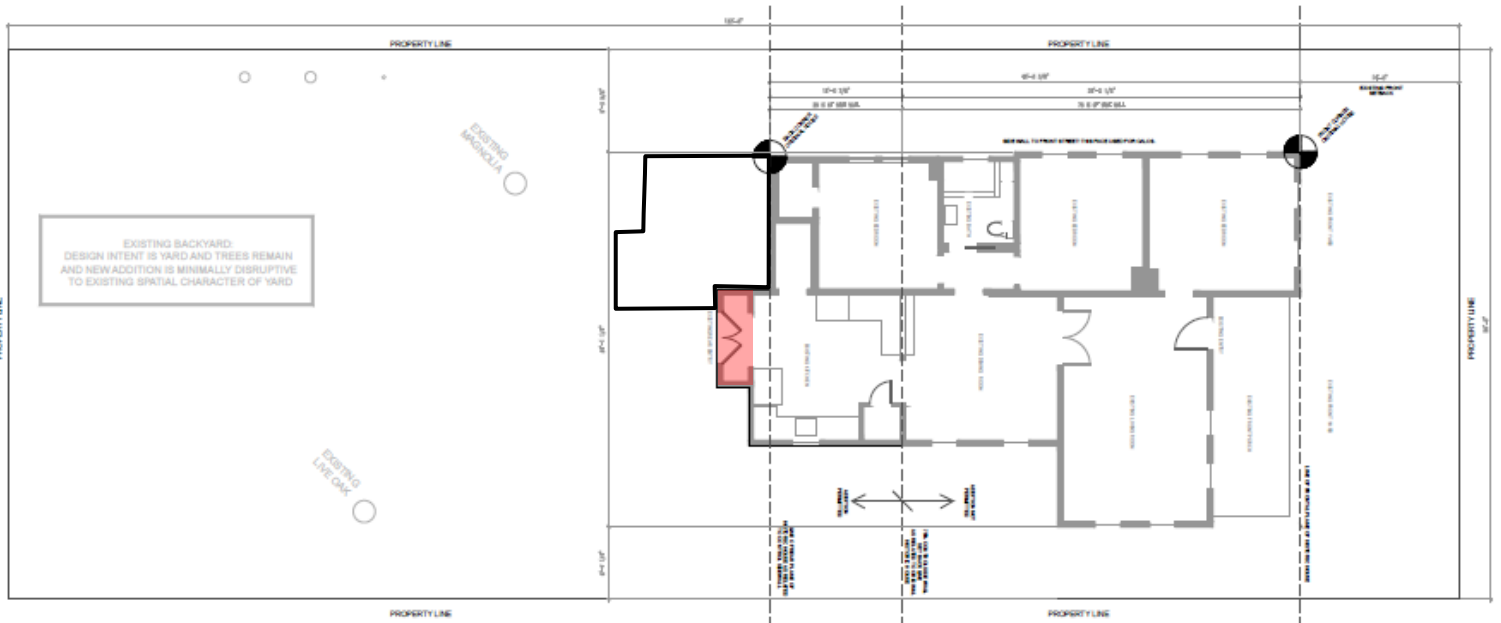


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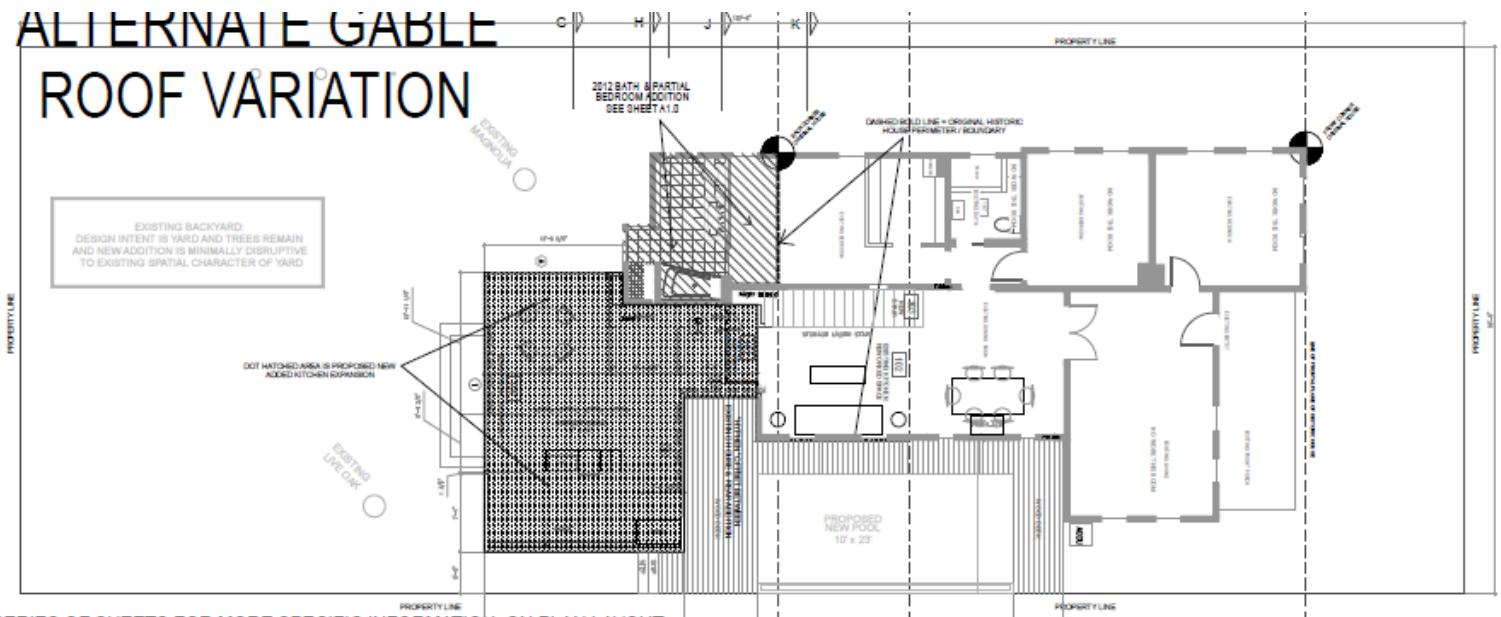


SITE PLAN
EXISTING



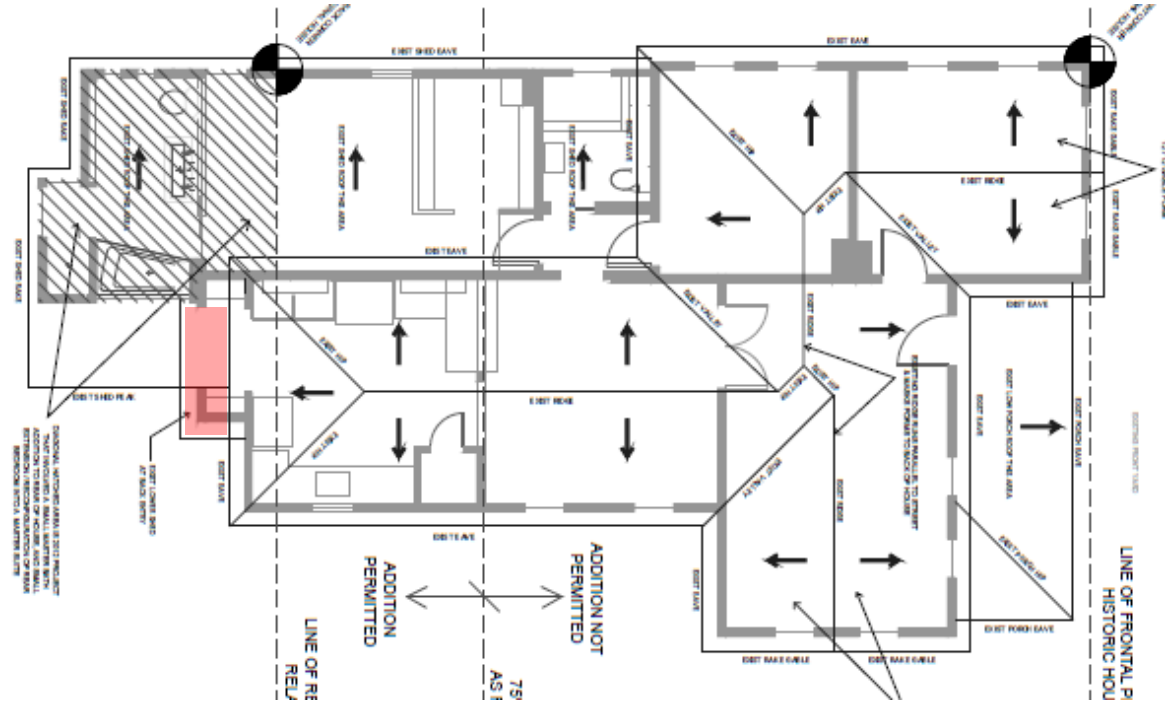
PROPOSED

**ALTERNATE GABLE
ROOF VARIATION**

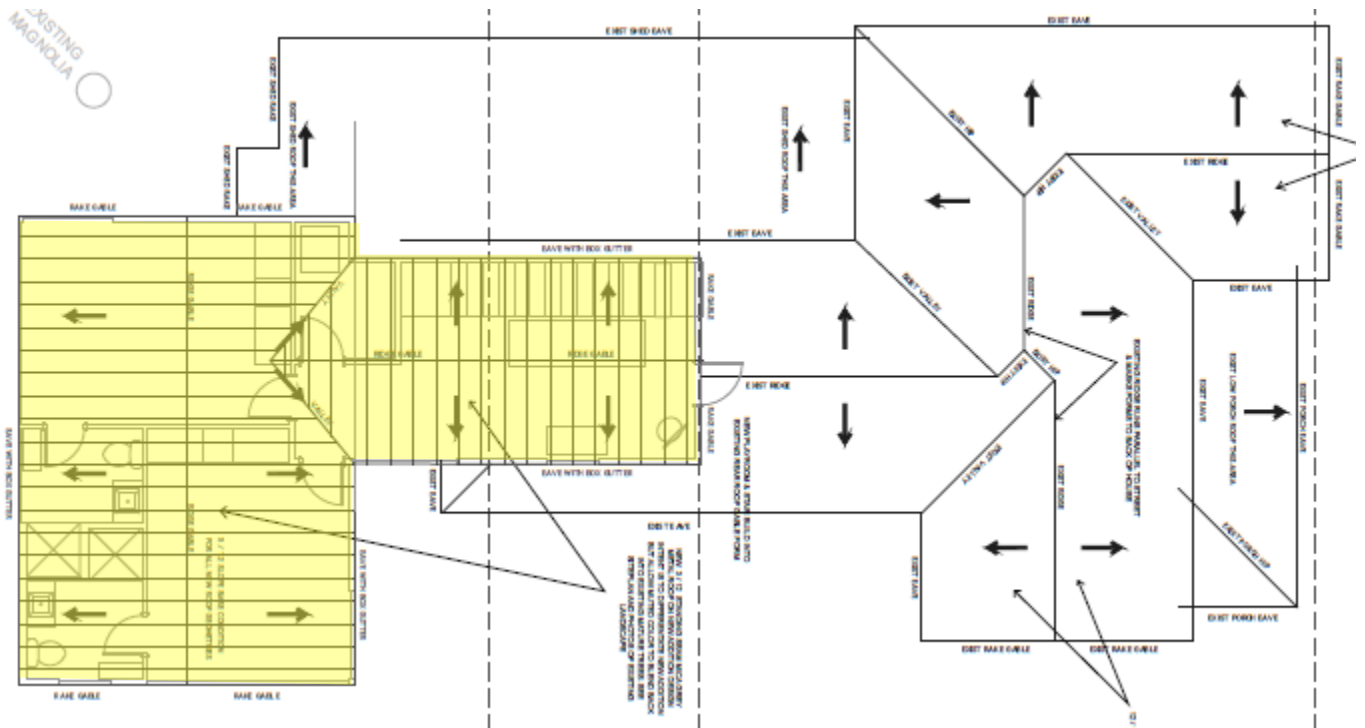




**ROOF PLAN
EXISTING**



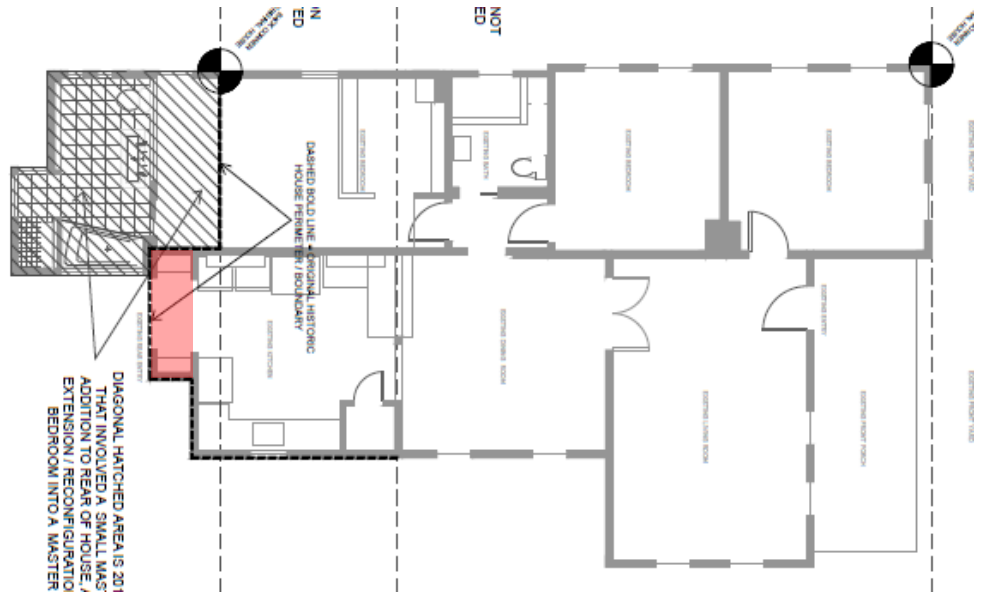
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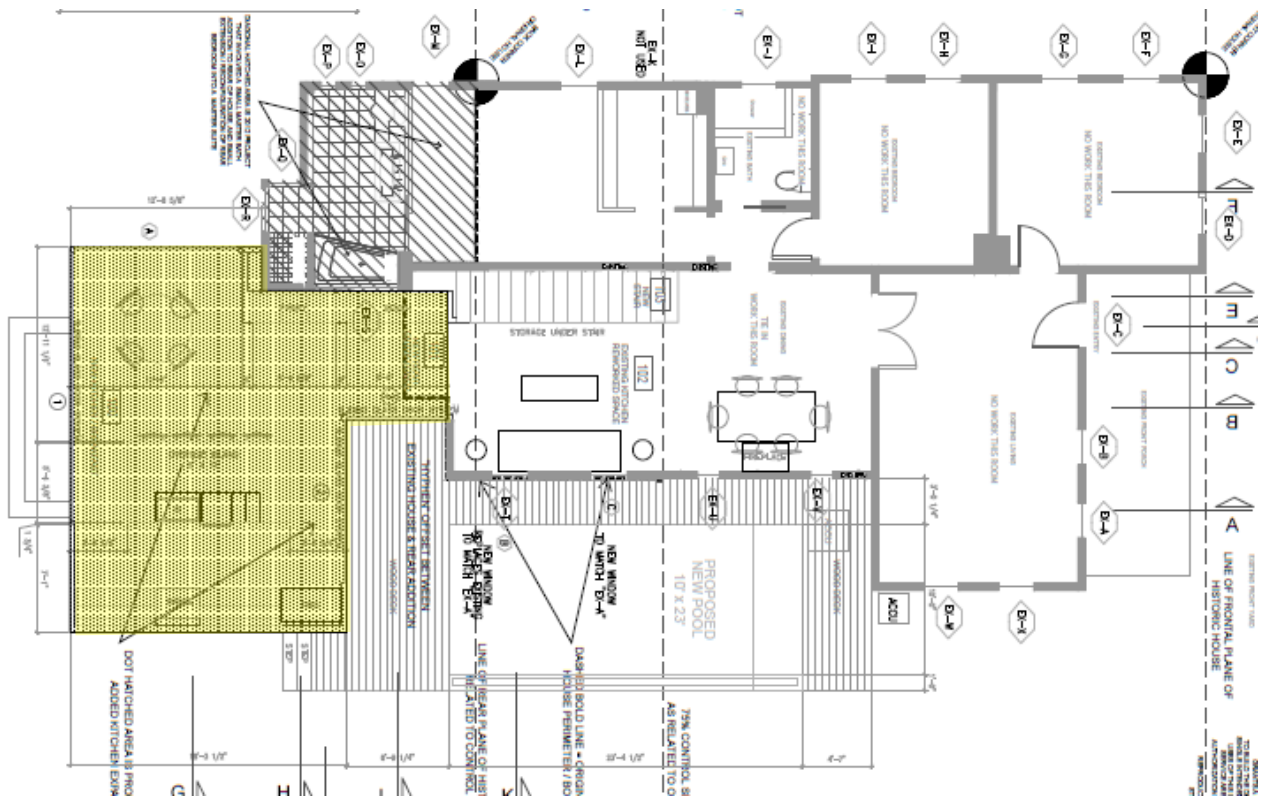


FIRST FLOOR PLAN

EXISTING



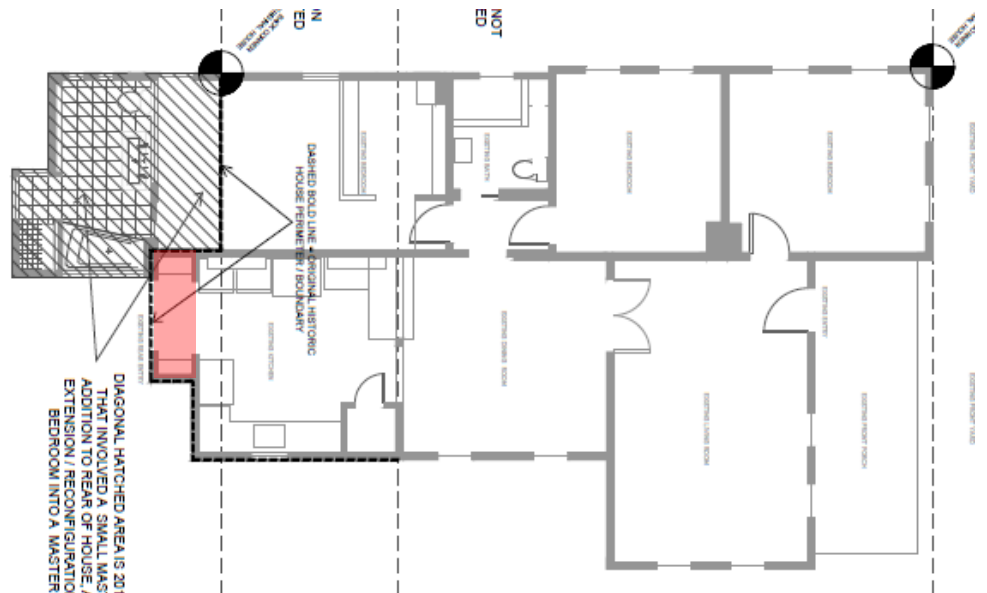
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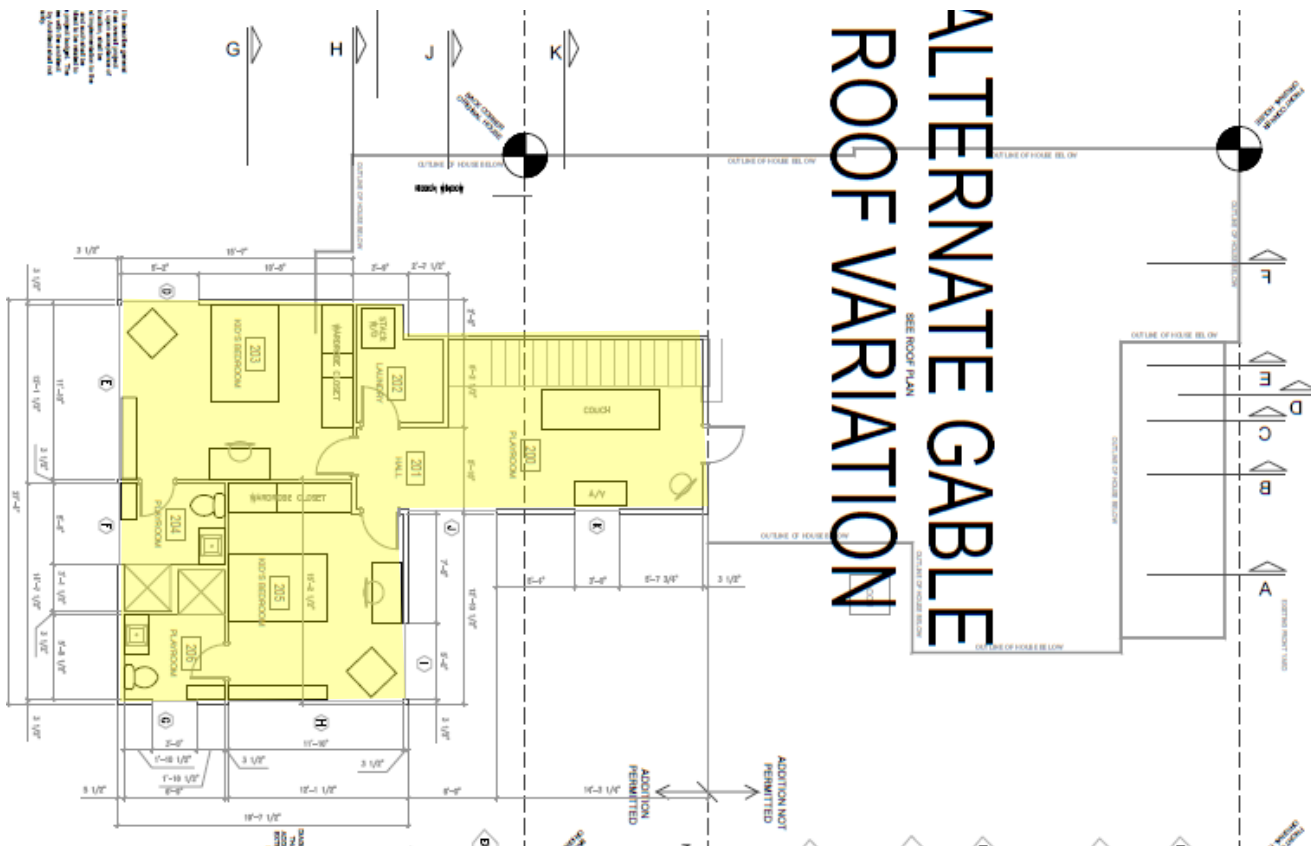


SECOND FLOOR PLAN

(Existing first floor)

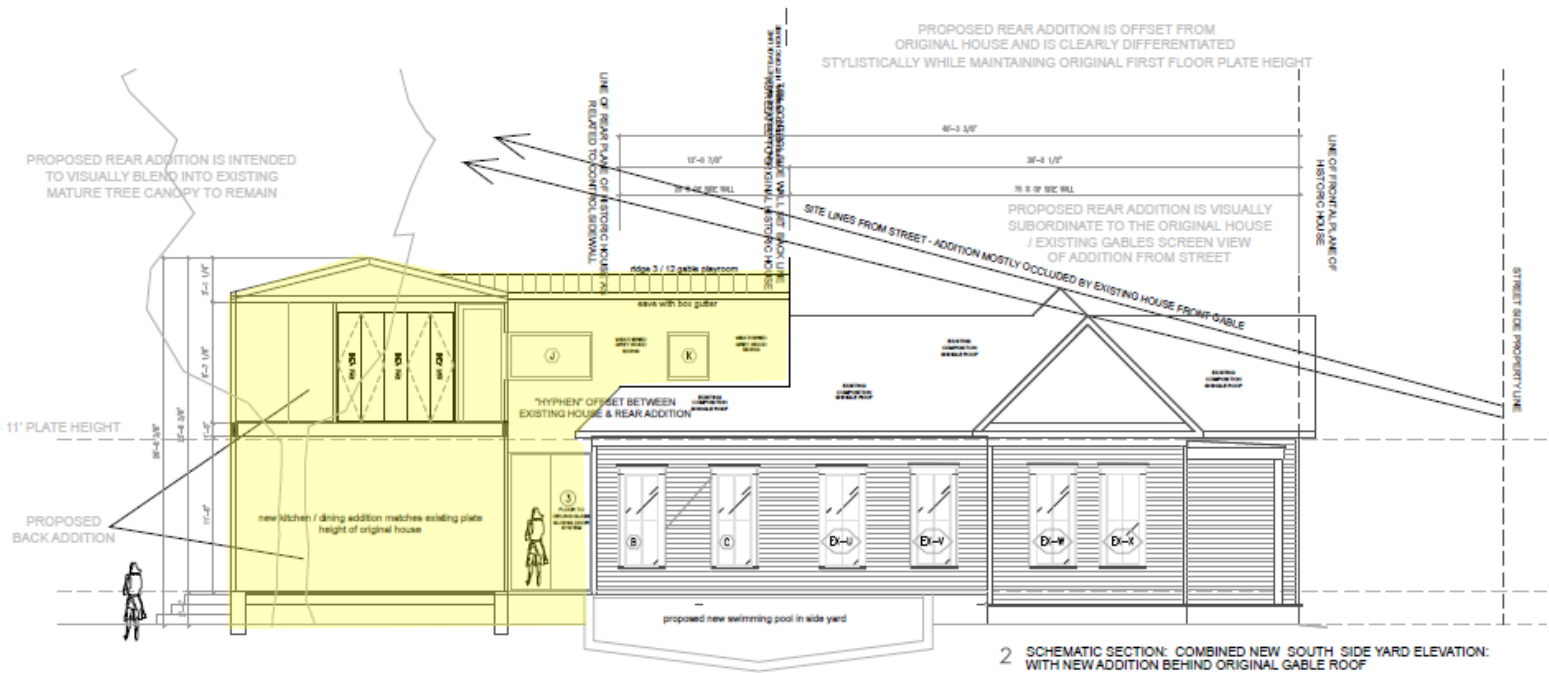
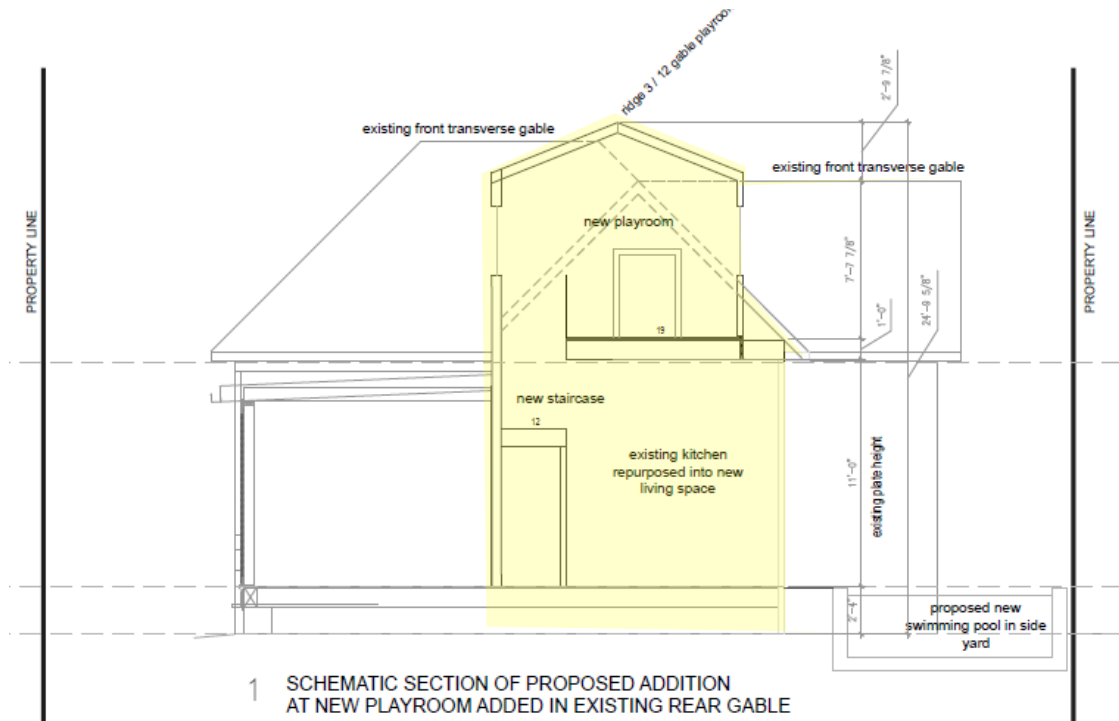


PROPOSED



ALTERNATE GABLE ROOF VARIATION

CROSS SECTIONS



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 Lot Size (Total Sq Ft): 6,600F2
Lot Dimensions (W X L): 50'x132'

General Addition Info:	Existing	Proposed Demolition	Proposed/New square footage only
Primary Building	<u>± 1500</u>	<u>± 15-20 (RETR DNR)</u>	<u>1200</u>
or			
Accessory Structure	<u>± 1500</u>	<u>---</u>	<u>1200</u>
Stories	<u>1</u>	<u>-</u>	<u>2</u>

→ TOTAL NEW+OLD CONSTRUCTION = ± 2700F2

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) =	<u>19416 REMOVAL</u>
Total Lot Coverage (% based on lot size) =	<u>2640 MAX</u>

Floor to Area Ratio (FAR):

FAR (sq ft) =	<u>2700</u>
FAR (% based on lot size) =	<u>2904</u>

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

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

Window information:

Are all windows inset & recessed?

YES or NO

Window Notes:

Please upload vendor and material information documents into Preservation Tracker

EXISTING 1940'S HOUSE HAS COMBINATION OF ORIGINAL WINDOWS + PRIOR REMODELS = VARIES BY LOCATION & TYPE OF WORK

Please fill out the window worksheet and review guidelines for drawing submissions

Certificate Of Appropriateness: Alteration/Addition Worksheet



PLANNING & DEVELOPMENT DEPARTMENT

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

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:

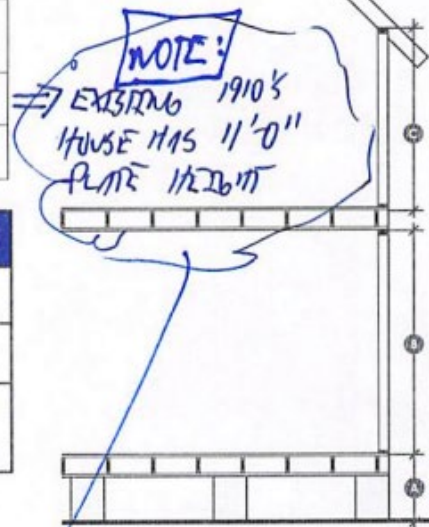
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Building Wall (Plate) Height:

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

PRIMARY BUILDING WALL PLATE HEIGHT



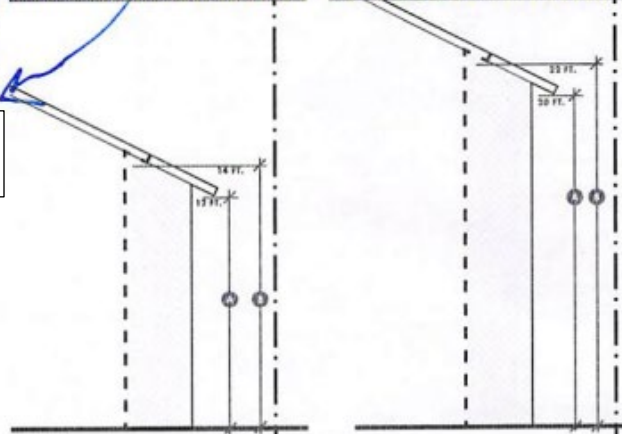
	Existing	Proposed/ New only
A. Finished floor height measured @ front from grade	+/- 24"	+/- 24"
B. First floor height (Plate Height) from max finished floor height	11'-0"	11'-0"
C. Second floor height (Plate Height) from first floor height	N/A	8'-7"

Ridge and Eave Height:

	Existing	Proposed/New only
Stories	1	2
Max Ridge Height	+/- 23'-11"	+/- 26'-0"
Max Eave Height	+/- 13'-3"	X no eave on addition

PRIMARY BUILDING 1-STORY EAVE HEIGHT RANGE

PRIMARY BUILDING 2-STORY EAVE HEIGHT RANGE



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

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:

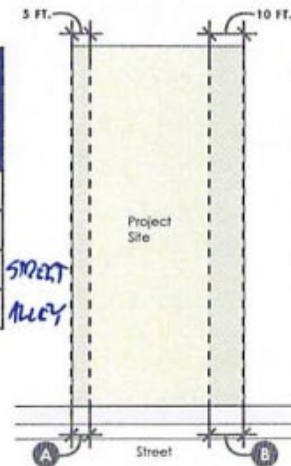
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/July2018/Houston-Heights-Design-Guidelines-July2018.pdf

* 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.

Setbacks From Property Line:

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

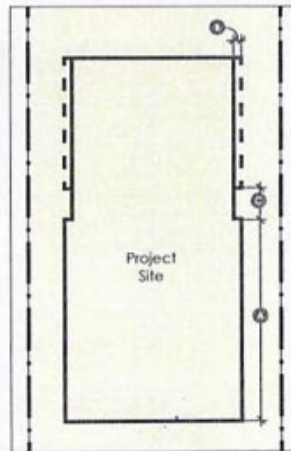
Note: This diagram shows just one example of a side setback configuration



KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	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

Max Width/Depth (Overall)

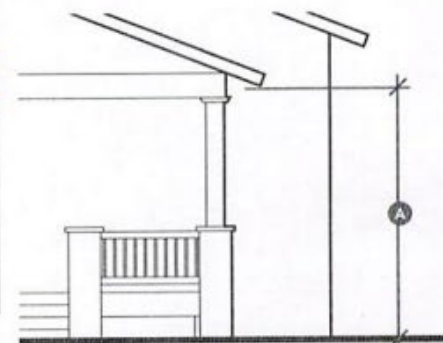
"widest building wall corner to corner"	Existing	Proposed
Max Width	34'-1"	35'-0"
Max Depth	72'-6"	75'-2"
Side wall inset width *if applicable	N/A	3'-10"



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

Certificate Of Appropriateness: Alteration/Addition Worksheet



PLANNING & DEVELOPMENT DEPARTMENT

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

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.

Material Info:

Foundation:

	Existing	Proposed
Type	PREP B BEAM	PREP B BEAM
Material	CONC. + WOOD	CONC. STEEL

Do you have flooding issues?

YES

NO

Roof:

	Existing	Proposed
Pitch	12/12 DORMERS	3/12
Style	GABLE QUARTER MANSARD	GABLES
Material	COMP SHINGLES	STANDING SEAM METAL

Cladding:

	Existing	Proposed
Primary Siding Material <small>*If using cementitious siding, smooth is recommended.</small>	WOOD LAP SIDING, HORIZONTAL PANELED	WOOD REVEAL SIDING, VERTICAL-SMOOTH
Primary Siding Width Reveal (exposed width)	1/4" - 4"	1/4" - 4"
Skirting Material	ORIENTAL TRAVEL	OPEN-FRONT W/ GABLE BEAM
Soffit Material	BENEFIT BOARD	N/A
Fascia Material	PAINEED WOOD	STAINED WOOD

Porch Details:

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

Questions or Additional Information:

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

PROPOSED MATERIAL BOARD – CLADDING FOR ADDITION (VERTICAL)

Re: 1029 Arlington

Supplemental Information for COA submission / review process

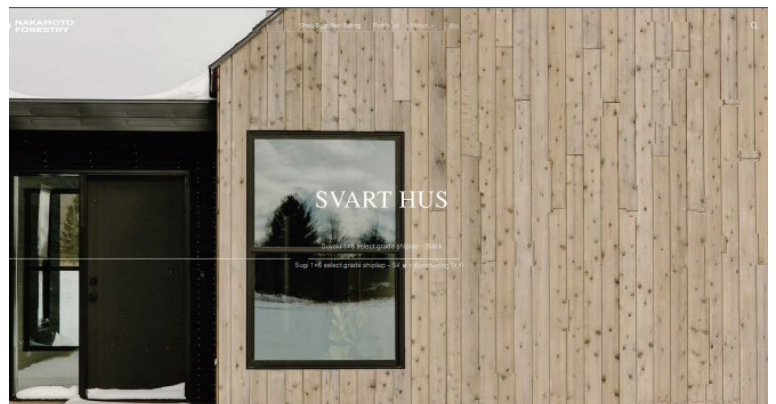
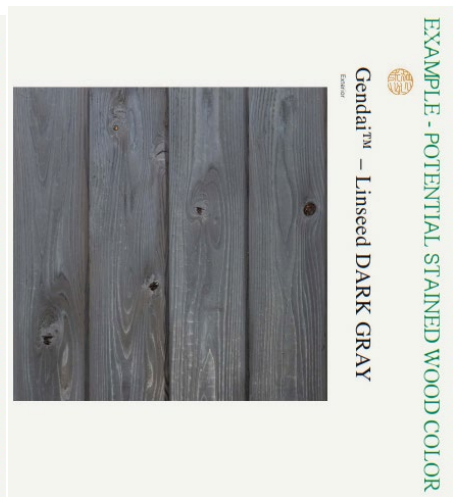
Proposed exterior siding for new rear addition:

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

Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated Galvalume®

Please consult the BMC Technical department at Technical@Bemridge.com for LEED compliance information. Due to limitations in the printing process, please request actual color chips for accurate color viewing.

Copper-Cote



Zinc-Cote™



Lead-Cote™



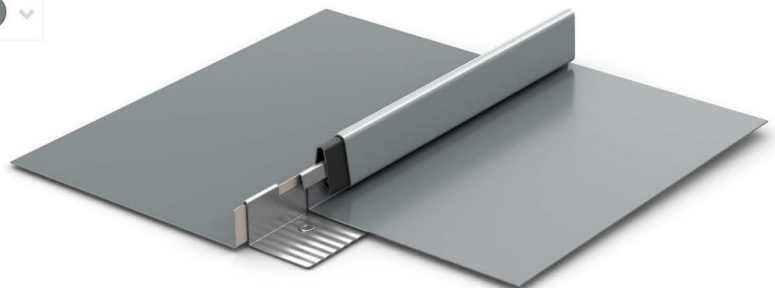
Preweathered Galvalume®



Cityscape



Zinc Grey



CONFIRMATION THAT THERE ARE NO EAVES FROM ARCHITECT

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



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

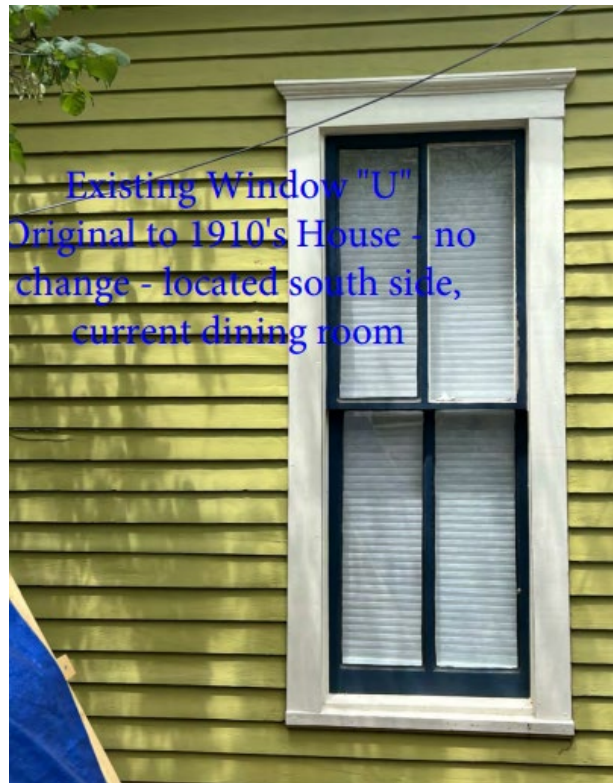
AIA Houston Firm of the Year 2014

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.....

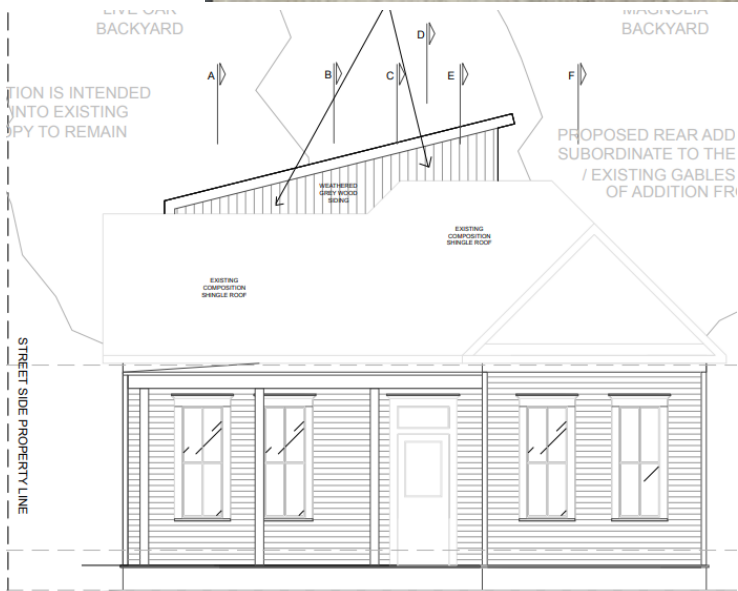
On the south, where the current kitchen is located, the Owner's intent is to literally **custom fabricate wood windows to match the other original 1910's house windows in that same wall** = make them all identical, both in terms of materials, sizes, method of construction, color, etc. = intent is those 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....

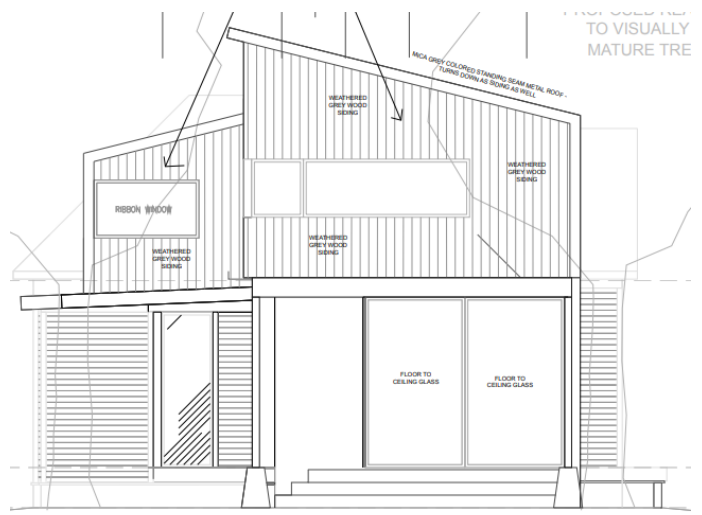
Cheers,

Mark Schatz, FAIA
m + a architecture studio

Initial Submission – before design review

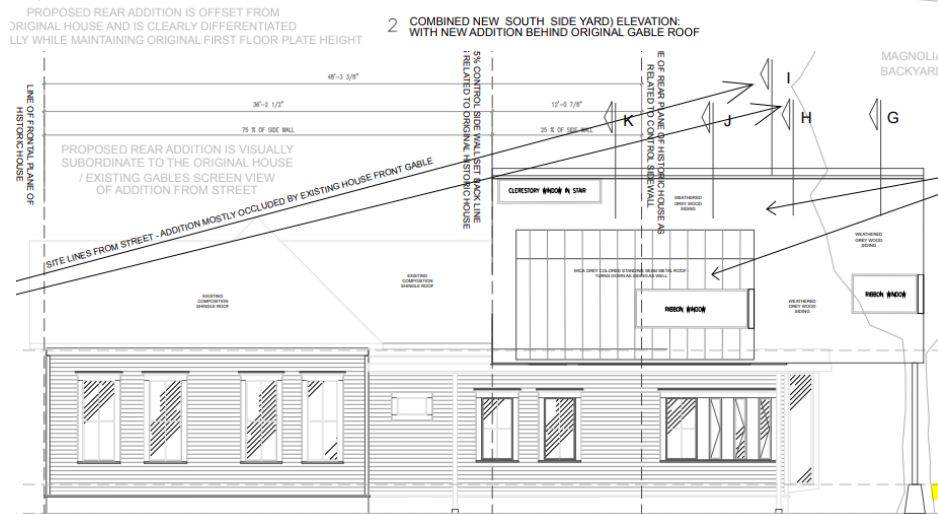
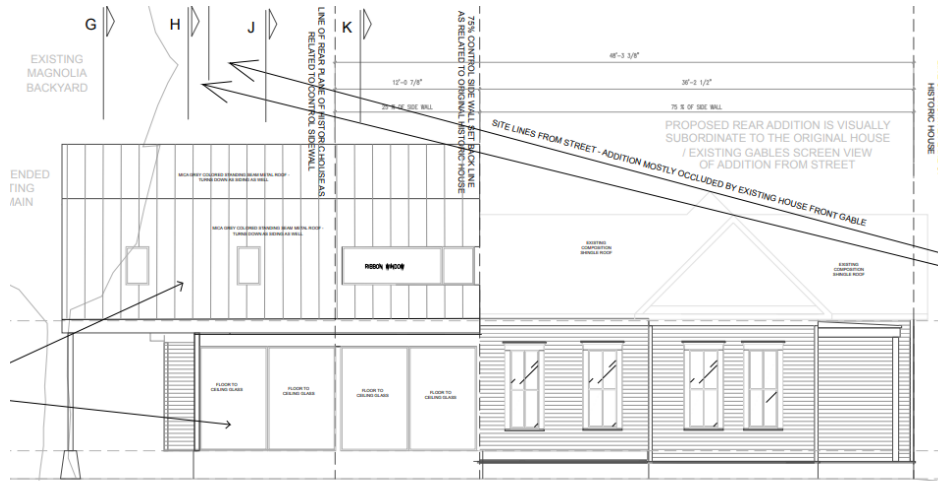


2 COMBINED NEW EAST (STREET SIDE) ELEVATION:
WITH NEW ADDITION BEHIND ORIGINAL GABLE ROOF
SCALE: 1/4" = 1'-0"



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

Initial Submission – before design review



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 79 1/2"	RECESSED	ORIGINAL	YES
EX-B	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-C	WOOD	1/1	FIX	36" x 14"	RECESSED	ORIGINAL	YES
EX-D	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-E	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-F	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-G	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-J	ALUM + GLASS FIX	3/1	FIX	30" x 15"	FLUSH FACE	PRIOR REMOVE	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 UNDS IN GENERALLY DECENT / FUNCTIONAL SHAPE w/ TYPICAL CLEANING / PAINTING REQUIRE ONLY MINOR WORK

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	ANN.	66" x 40"	INSET	WESTERN	
G	ALUM.	1/1	ANN.	36" x 40"	INSET	WESTERN	
H	ALUM.	1/1	CASE/FIX	142" x 40"	INSET	WESTERN	
I	ALUM.	1/1	FIX	62" x 40"	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

2/3

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" x 60"	FLUSH	PRIOR REMOVAL	YES
EX-M	ALUM.	2/2	SH	36" x 60"	FLUSH	PRIOR REMOVAL	YES
EX-N	ALUM.	1/1	CASE	18" x 60"	FLUSH	PRIOR ADDITION	YES
EX-O	ALUM.	1/1	CASE	18" 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 18"	FLUSH	PRIOR ADDITION	YES
EX-T	ALUM.	1/2	ANADIR	32" x 40"	FLUSH	PRIOR REMOVAL	NO

CANT GET PROS

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 79 1/2" UNIT THAT
WILL REPRODUCE UNIT "A"
FROM ORIGINAL 1910'S HOUSE

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	

- 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

1029 ARBUWORTH
4/23/22
3/3

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-U	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-V	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-W	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES
EX-X	WOOD	2/2	SH	29" x 79 1/2"	RECESSED	ORIGINAL	YES

DAMAGE TO EXISTING WINDOWS

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

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	

- 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

Existing Window "A"
Original to 1910's House - no
change - located east side,
porch



Existing Window "B"

Original to 1910's House - no
change - located east side,
porch



Existing Window "C"
Original to 1910's House - no
change - located east side,
porch - front door transom



Existing Window "D"
Original to 1910's House - no
change - located east side,
front room



Existing Window "E"
Original to 1910's House - no
change - located east side,
front room



Existing Window "F" Original
to 1910's House - no change -
located north side, front
room



Existing Window "G" Original
to 1910's House - no change -
located north side, front
room



Existing Window "H" Original
to 1910's House - no change -
located north side, middle
room



Existing Window "I" Original
to 1910's House - no change -
located north side, middle
room






Existing Window "J" -
assumed to be part of 1980's
remodel work - no change -
located north side, bathroom
window

Existing Window "L" -
assumed to be part of prior
remodel work - no change -
located north side, back
bedroom



Existing Window "M" -
assumed to be part of prior
remodel work - no change -
located north side, back
bedroom



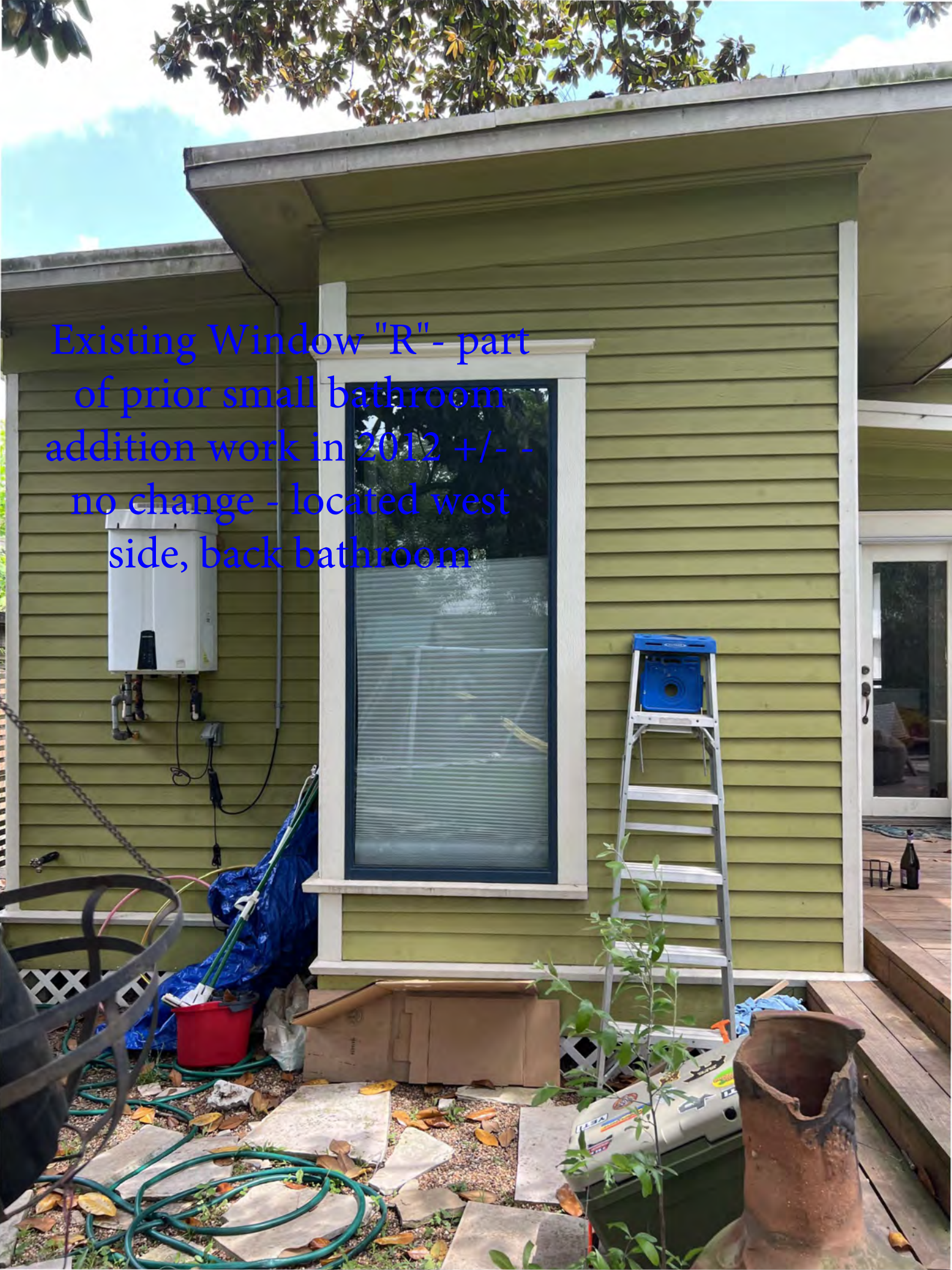


Existing Windows "N" and
"O" - part of prior small
bathroom addition work in
2012 +/- - no change -
located north side, back
bathroom

Existing Window "Q" -
part of prior small
bathroom addition work in
2012 +/- - no change -
located north side, back
bathroom



Existing Window "R" - part
of prior small bathroom
addition work in 2012 +/- -
no change - located west
side, back bathroom

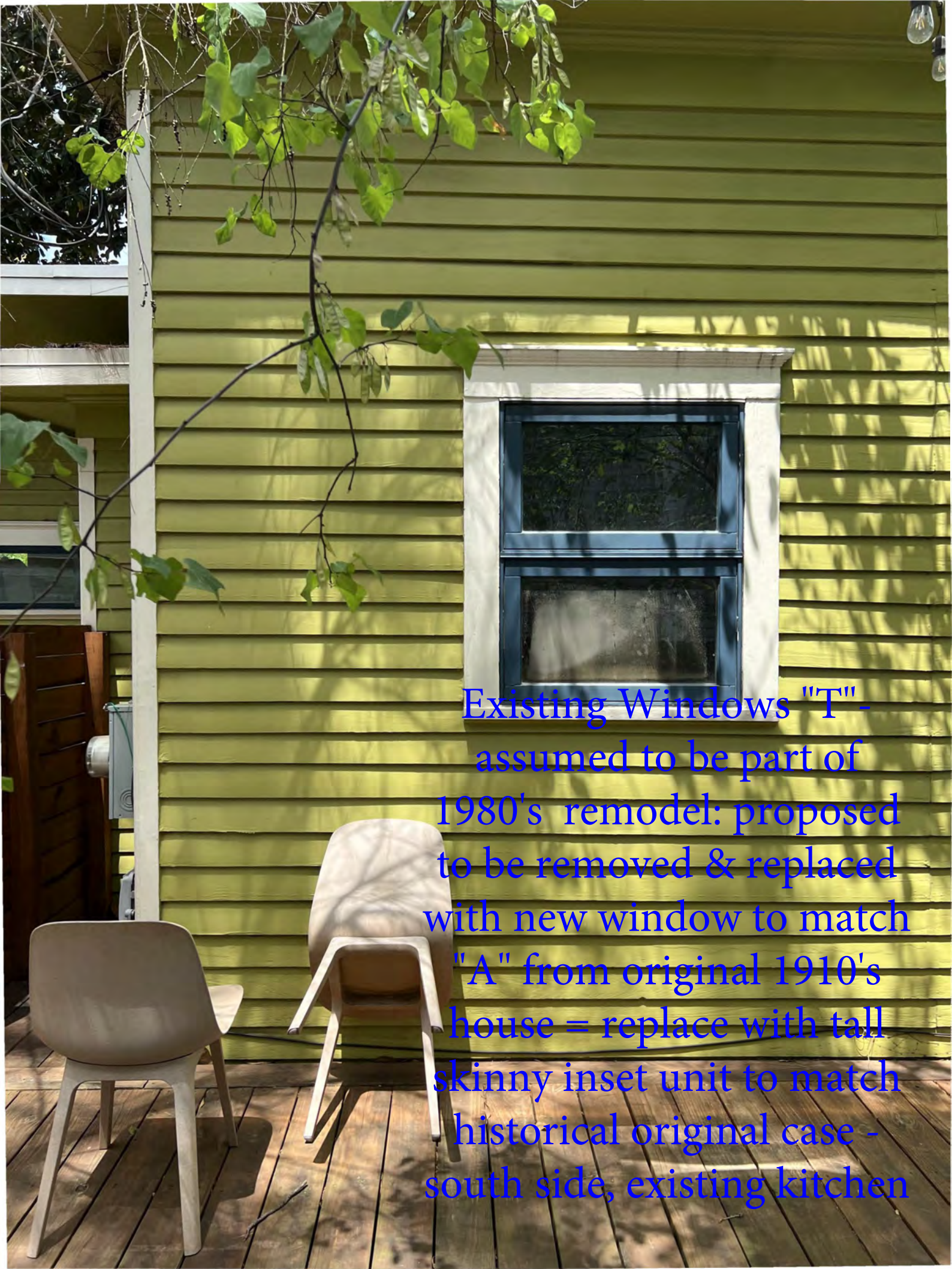


Existing Window "S" -
part of prior small
bathroom addition work in
2012 +/- - no change -
located south side, back
bathroom - to be covered by
addition



Existing Double viewlight
door unit - assumed part of
1980's remodel: to be
removed to make new
hallway access to proposed
rear addition





Existing Windows "T" -
assumed to be part of
1980's remodel: proposed
to be removed & replaced
with new window to match
"A" from original 1910's
house = replace with tall
skinny inset unit to match
historical original case -
south side, existing kitchen

Existing Window "U"
Original to 1910's House - no
change - located south side,
current dining room



A photograph of the exterior of a yellow house with horizontal siding. A window with a white frame and dark blue trim is the central focus. The window has four panes and white blinds. To the right of the window is a vertical yellow downspout. Below the window, there is a grey electrical meter and a black air conditioning unit. A white electrical box is mounted on the wall to the right of the downspout. The roof is dark grey shingles. The text "Existing Window 'V'" is overlaid in blue on the left side of the image.

Existing Window "V"
Original to 1910's House - no
change - located south side,
current dining room



Existing Window "W"
Original to 1910's House - no
change - located south side,
current living room



Existing Window "X"
Original to 1910's House - no
change - located south side,
current living room



Existing casing trim
conditions at front door



Existing sill condition typical
to original 1910's house

Typical window head trim
conditions on original 1910's
house



Existing sill conditions -
another view showing inset
pane, typical to original
1910's house units



Another view of typical casing trim conditions on original 1910's house



Front door detail - to remain
as-is, no change to front of
house



Front door detail - to remain
as-is, no change to front of
house



SEE PROPOSED PLAN
AND ELEVATIONS FOR
NEW WINDOW KEYED
LOCATIONS

PROPOSED SLIDING DOORS FOR REAR ADDITION WOULD BE LARGE FORMAT "GLASS WALL" EFFECT TYPE DOORS - ADDITION ONLY

Series 7600 Multi-Slide Door

Our strongest and most energy-efficient design ever.

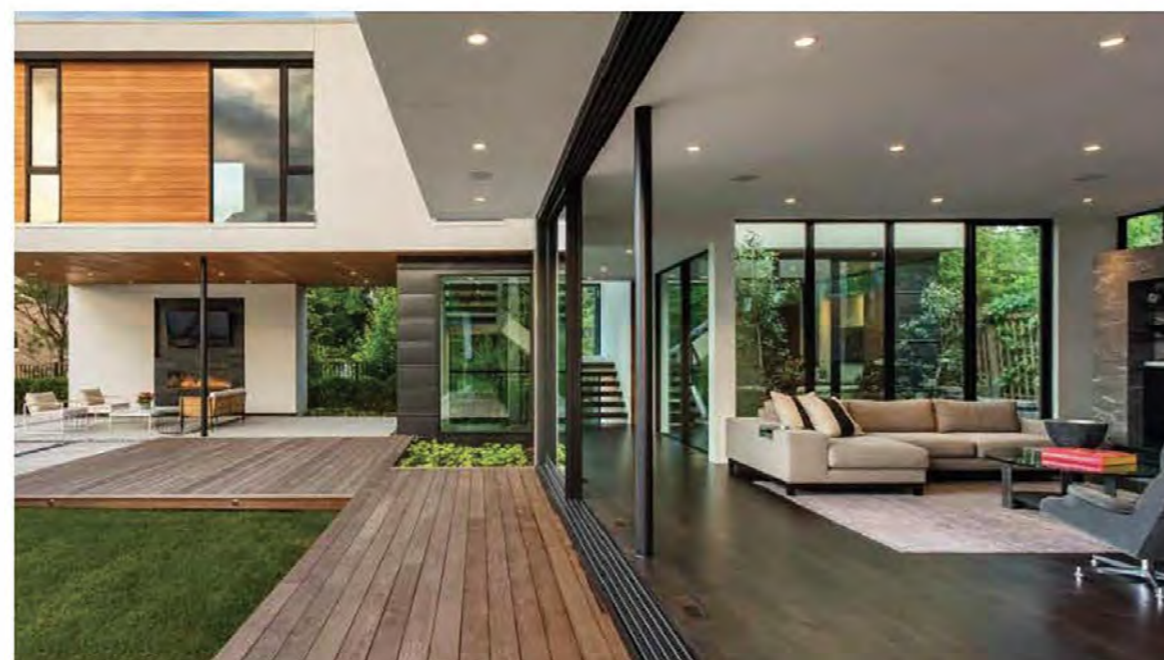
Embodying nearly 60 years of advancements in multi-slide door design, the Series 7600 is packed with innovations that address energy and structural requirements. Of course, the design elements that have made it a favorite with architects — thin profiles and large, unobstructed rolling glass panels that stack or slide into pockets — are still unmistakable.

A .30 U-value for standard, low-E, argon-filled dual-pane glass makes the Series 7600 able to deliver energy efficiency in a variety of weather conditions. And because it's available in the most sizes and configurations of any brand, there are infinite ways to customize.



Open Corner Sliding Glass Doors

A striking configuration increasingly being employed by residential architects is that of the open corner sliding glass door – a system that can even more completely open an interior space to the unobstructed outdoors. [Read More »](#)



Western Window Systems Unveils Groundbreaking New Aluminum Multi-Slide Door

– March 31, 2017 – Today, Western Window Systems introduced its strongest and most energy-efficient...



Aluminum vs. Wood: Make an Informed Choice

Download our free white paper and learn about the perceptions and realities of these two distinct material types as they relate to contemporary design.



Hinge Hardware and Contemporary Handle

Designed to create a sleeker profile, Series 7000 casement and awning windows feature new hinge hardware and contemporary handles.



PROPOSED WINDOWS ON REAR ADDTION WOULD BE COMBINATION OF CASEMENT / AWNING & PICTURE WINDOW TYPES

Series 7670 Casement Window



Series 7670 Casement Window

The Series 7670 Casement Window hinges on the side, swings outward to the left or right, and provides excellent top-to-bottom ventilation. Butt hinges and a roto operator make for effortless opening and closing.

Features:

- A .37 U-value for standard low-E, argon-filled dual-pane glass
- A .34 U-value for Cardinal i89 low-E, argon-filled dual-pane glass
- A .29 U-value for high-performance triple-pane glass
- Performance-rated at CW-PG50 (test unit)
- Available in widths from 18" to 36" and heights from 18" to 95.5"
- Screens mounted on the interior
- Also part of our **simulated steel line**

Series 7660 Awning Window

Series 7660 Awning Window

The Series 7660 Awning Window hinges on the top, opens outward, and is usually wider than it is tall. Ideal for providing natural light and ventilation to small areas, it saves space by opening out from the bottom with a double scissor-arm. Typically placed high on a wall for privacy or in combination with other windows.

Features:

- A .38 U-value for standard low-E, argon-filled dual-pane glass
- A .35 U-value for Cardinal i89 low-E, argon-filled dual-pane glass

