
CERTIFICATE OF APPROPRIATENESS

Applicant: Wesley T. Welmaker, owner

Property: 820 Arlington Street, Lot 18 & Tr 17, Block 250, Houston Heights South Subdivision. The property includes a historic one-story wood frame 1,324 square foot single-family residence situated on a 9,900 square foot interior lot.

Significance: Contributing Folk Victorian residence, constructed circa 1906, located in the Houston Heights South Historic District.

Proposal: Alteration – Roof.

Replace the existing composition roof on both the home and garage with a standing seam styled roof.

- For details, please see Attachment.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval.

HAHC Action:

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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of 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; |
| <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; |
| <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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

Proposed work meets Heights Design Guidelines and Measurable Standards as there is no change in the square footage proposed.



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



820 Arlington

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



PROPOSED STANDING SEAM METAL MATERIAL



A representation of the exact material that will be used in the accurate color, original unpainted galvalume.



EXAMPLE OF MATERIAL



ATTACHMENT

Residential Roof Replacement Project Overview

Re: Dwelling & Garage structures at:
820 Arlington St. Houston, Texas 77007

Prepared for and presented to: *Wes Welmaker, owner*

As part of the "Roof Replacement" process for which you are contracting with us, we will be conducting the following tasks/steps on your property in executing the project:

- Provide a professional, functional job site preparation/set-up, featuring a catch-all netting/shielding/gathering system for protection of grounds, landscaping, AC units, elevation surfaces, swimming pools/hot tubs, etc., to optimize collection of extracted materials, and to help minimize spread of job debris and expedite post-installation cleanup.
- Tear-off, remove and haul-away existing roofing covering materials, including ALL layers of asphalt shingles and underlayment(s) and all non-reusable roof accessories, such as plumbing pipe boots, roof jack/exhaust vent terminations, step/wall flashings, etc.
- Inspect/assess all roof deck surfaces and repair/remediate if/as needed, or augment as necessary to ensure compliance with current/applicable IRC code regulations, local municipal and/or HOA/POA requirements, etc. (we will use same or like materials as those being repaired/replaced, unless you request specific other – code compliant – materials).
- Perform load-rating assessments on all outdated roofline structures, providing any needed fortifications/ augmenting to existing rafter pattern, strongback bracing, kicker bracing, etc. to ensure adequate load bearing capacity necessary for selected roofing materials.
- Install appropriate type of full synthetic deck-protecting underlayment (moisture barrier) across all decking surface, including adequately rated, self-adhering water-

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proofing membrane ("ice & water shield") in all roof valleys and around all roof accessory penetration points.

- Ensure an adequate ridge venting configuration exists; upgrade/augment/modify as needed to enable proper attic ventilation after roof is installed.
- Install all necessary metal roofing flashing elements, such as drip edge, valley pans, step flashing/counter flashing (for chimney), diverter flashing etc.
- Install concealed-fastener style Standing Seam metal roofing material (12" wide, 26-gauge panels) in original unpainted galvalume <per your expressed color preference> using proper rated metal roofing fasteners.
- Install all needed/related metal roofing trim elements, including rake trim, hip & ridge trim (z-bar closures on both), edge trim, etc.
- Install all new adaptive rubber-collared roof jacks for all vent pipes, exhaust stacks, etc. and paint to complement/match metal color.
- Seal all flashings with premium, high elastomeric roof sealant (MasterSeal NP-1).
- Perform a thorough, professional cleanup of every area worked in and around, to ensure complete removal of ALL debris, trash, fasteners, scrap materials, etc.; this will include multiple magnet sweeps of the entire perimeter around the areas worked in, as well as clean-up in adjacent neighbors' property perimeters within 25 feet of your eave lines.

If you have any questions regarding any of these steps/tasks/materials, please do not hesitate to contact our *General Manager*, Jack Perry, at your convenience, at: 281-804-2778 or Jack@IQ-Roofing.com.

Thank you for choosing **IQ Roofing!**

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