

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Evan Michaelides, Olive Grove Management LLC, owner

Property: 1809 Summer Street, Lot 10, Tract 11, Block 306, Shearn Subdivision. The property includes a historic 2,154 square foot, two-story brick veneer single-family residence situated on a 5,150 square foot (51.50' x 100') interior lot.

Significance: Contributing Brick Fourplex residence, constructed circa 1920, located in the High First Ward Historic District.

Proposal: Alteration – Remove two original sash windows.

The applicant was permitted to wall over original sash windows on the interior. In July the applicant was red tagged for exceeding their permitted scope of work and removing sash windows and bricking in the openings. The applicant now request approval to remove two original wood 1-over-1 sash windows and brick in the window openings on the rear corner of the east elevation on the second floor of the contributing residence

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Denied

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

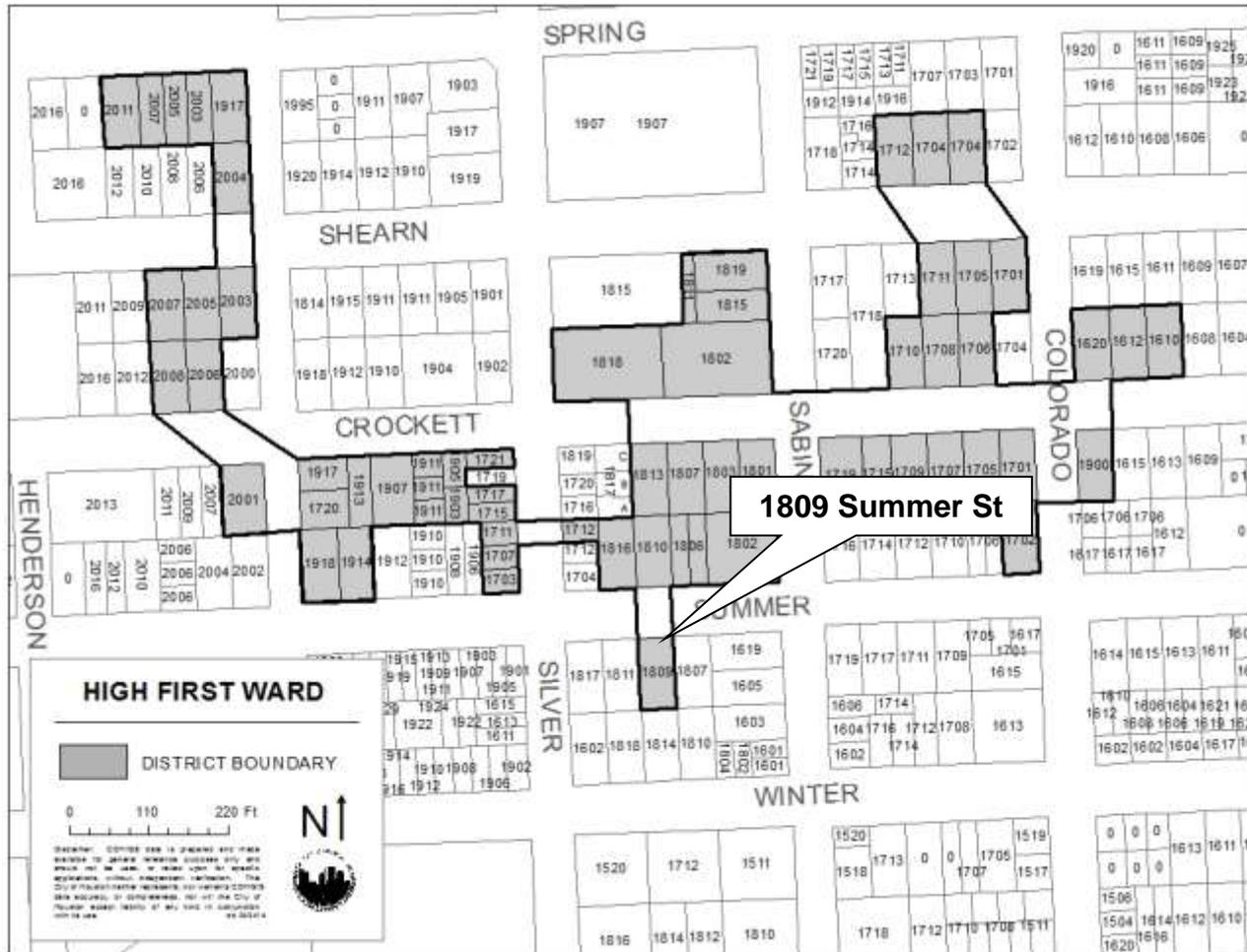
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

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

- (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;
(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;
(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;
(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;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTO



EAST SIDE ELEVATION

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE**WINDOW SCHEDULE****WINDOW SCHEDULE**

WINDOW	TYPE	SIZE		QUANTITY	NOTES
		WIDTH	HEIGHT		
1	EXISTING TO REMAIN	–	–	40	EXISTING WINDOW TO REMAIN. RESTORATION OF WINDOW AND ADDITION OF WEATHER STRIPPING BY GEORGE CLOGSTON
2	EXISTING TO REMAIN	–	–	4	EXISTING WINDOW TO REMAIN AND OPENING TO BE CLOSED FROM THE INTERIOR. RESTORATION OF WINDOW AND ADDITION OF WEATHER STRIPPING BY GEORGE CLOGSTON
3	NEW CLERESTORY WINDOW	5'-0"	1'-6"	1	NEW CUSTOM CLERESTORY WINDOW. SILL 7'-4" A.F.F.; SITE BUILT
4	NEW WINDOW	2'-3"	3'-11 1/2"	2	NEW WINDOW. SILL 3'-8 1/2" A.F.F.
5	NEW CLERESTORY WINDOW	3'-0"	1'-6"	1	NEW CUSTOM CLERESTORY WINDOW. SILL 7'-8 1/2" A.F.F. VERIFY LOCATION WITH DESIGNER
6	–	–	–	–	–
7	–	–	–	–	–
8	–	–	–	–	–
9	NEW WINDOW TO MATCH EXISTING	2'-6"	–	3	NEW ANTIQUE WINDOW BY GEORGE CLOGSTON
10	NEW WINDOW	2'-3"	4'-4"	4	NEW WINDOW, SILL 3'-0" A.F.F.
11	NEW WINDOW TO MATCH EXISTING	–	–	1	NEW WINDOW TO REPLACE EXISTING
12	BRICK UP EXISTING WINDOW	–	–	2	EXISTING WINDOW TO BE REMOVED AND OPENING TO BE CLOSED .

COMPLIANCE DOCUMENTATION

 **CITY OF HOUSTON**
CODE ENFORCEMENT
 Planning and Development Services Division
 Public Works and Engineering Department

DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK

1809 Summer
 Address: _____

Call (713) 837-7963

AS PER SECTION 113.1 OF THE CITY OF HOUSTON BUILDING CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:
 Did BRICK OVER 2 WINDOW OPENINGS ON EAST ELEVATION without permit or Certificate of Appropriateness. Citations and/or stopwork may be forthcoming
 1st NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2000.00 PER INCIDENT.

De acuerdo con la sección 113.1 del código de edificación de la Ciudad de Houston. Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

STRUCTURAL BUILDING INSPECTIONS: 832-394-8840

INSPECTOR ID 310 INITIAL PS DATE 7/22/14

PROJECT DETAILS

Windows/Doors: The residence features 1-over-1 wood sash windows. Two original 1-over-1 sash windows on the east elevation will be removed.

Exterior Materials: The residence features a painted brick veneer. New brick, to match the original brick, will be used to infill two window openings.

Side Elevation: Remove a small 1-over-1 sash window located at the rear corner and brick in the opening.
(East) Remove a 1-over-1 sash window in a pair of two 1-over-1 sash windows and brick in half of the opening. The other 1-over-1 window in the pair will be retained and repaired.