

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Phil Arnett for 2315 Union Street, LLC, owner

Property: 2315 Union Street, Lot 11, Block 384, Baker W R NSBB Subdivision. The property includes a historic 900 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing residence, located in the Old Sixth Ward Historic District.

Proposal: Alteration –

- Replace nine non-original aluminum windows with wood 2-over-2 sash windows; the window openings will not be modified
- Replace three non-original square porch columns with three wood turned columns that match the original existing turned porch column.
- Staff received written comment from the Old Sixth Ward Conservation Committee stating that the replacement windows should be wood traditionally mounted 4-over-4 sash windows with exterior muntins.

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: See Attachment A.

Civic Association: No comment received.

Recommendation: **Approval with conditions:**The non-original aluminum windows be replaced with 4-over-4 wood traditionally mounted sash windows with exterior muntins to match the original 4-over-4 sash windows.

HAHC Action: **Approved with Conditions:**

- **The non-original aluminum windows be replaced with 4-over-4 traditionally mounted sash windows with exterior muntins.**
- **The existing double window on the west elevation be returned to its original fenestration pattern with a single window.**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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

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.

OLD SIXTH WARD DESIGN GUIDELINES

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



CURRENT PHOTO

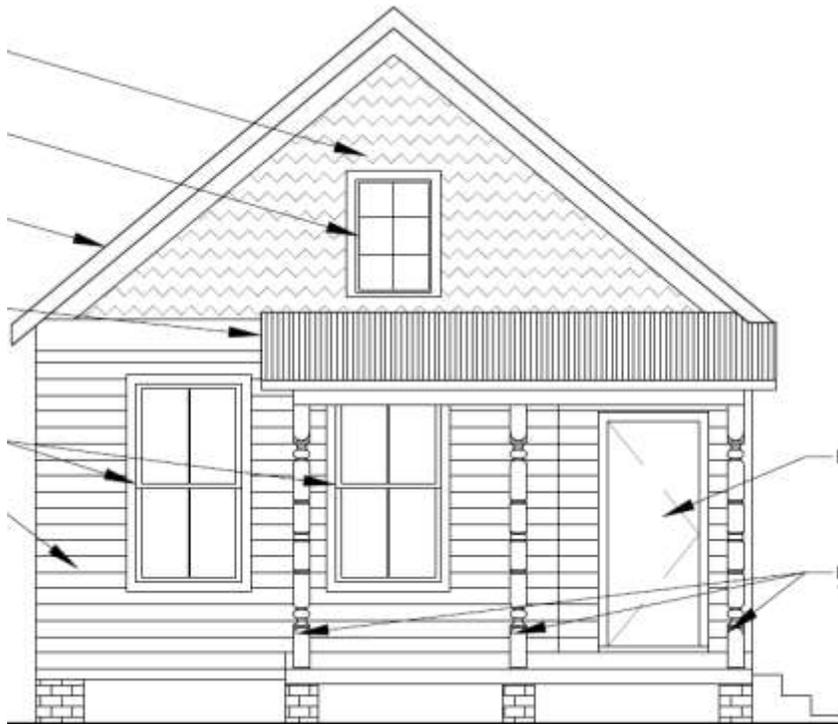


NORTH ELEVATION – FRONT FACING UNION STREET

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED

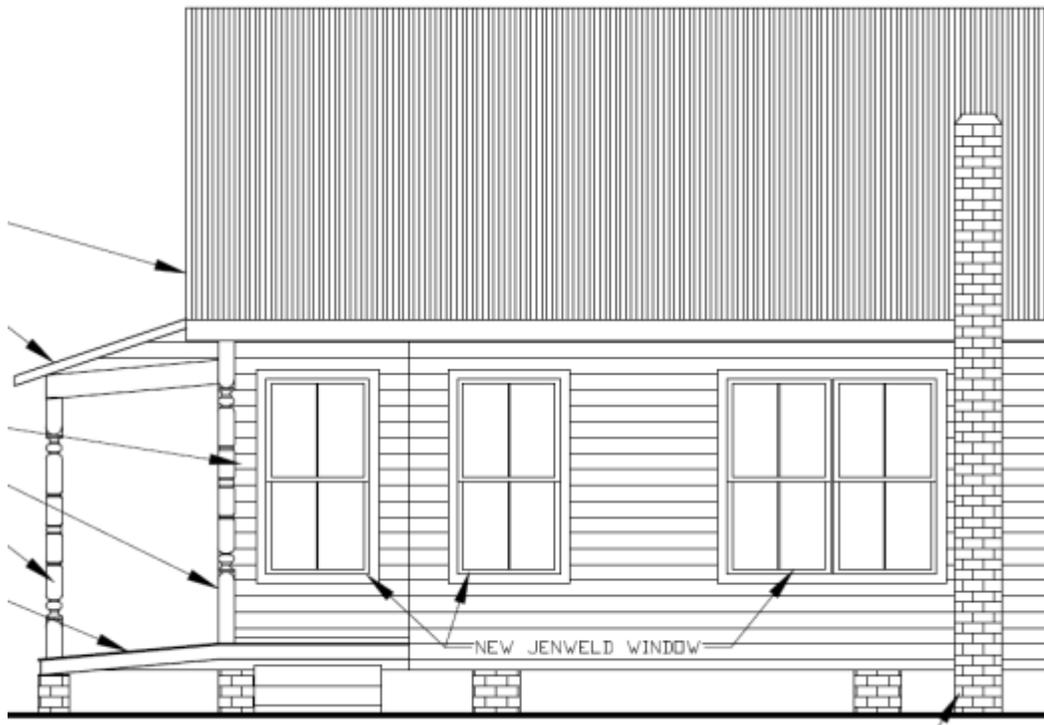


WEST SIDE ELEVATION

EXISTING



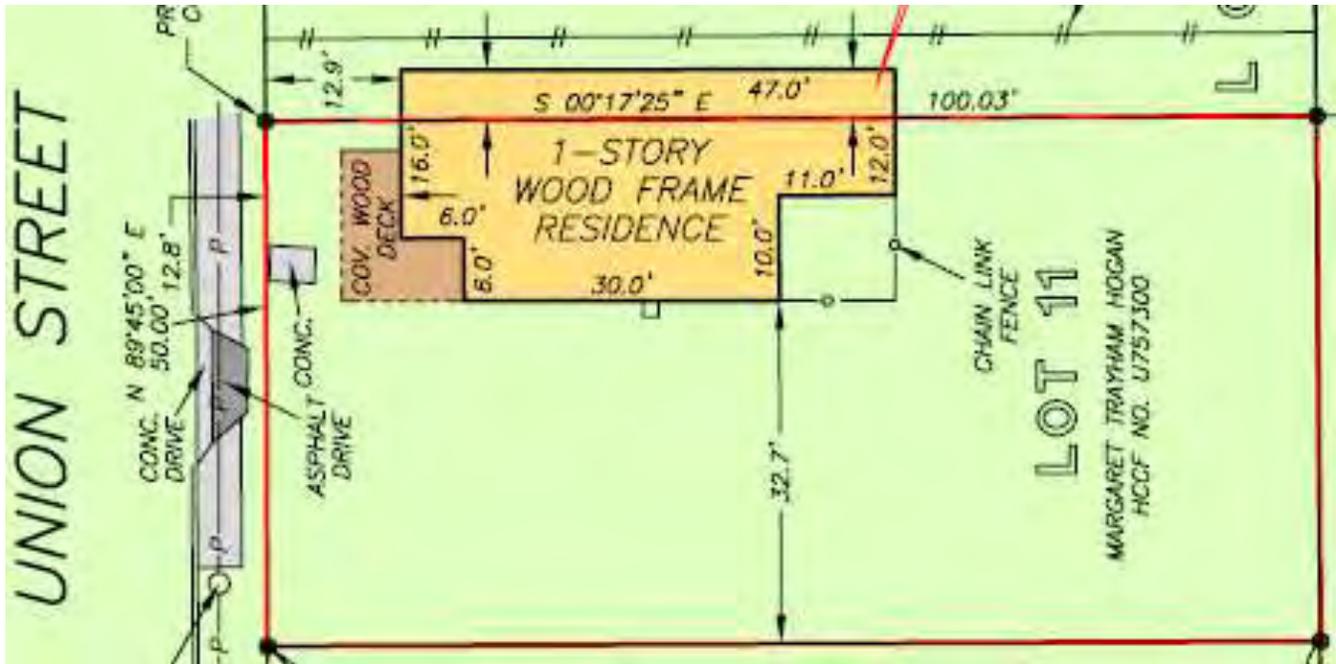
PROPOSED

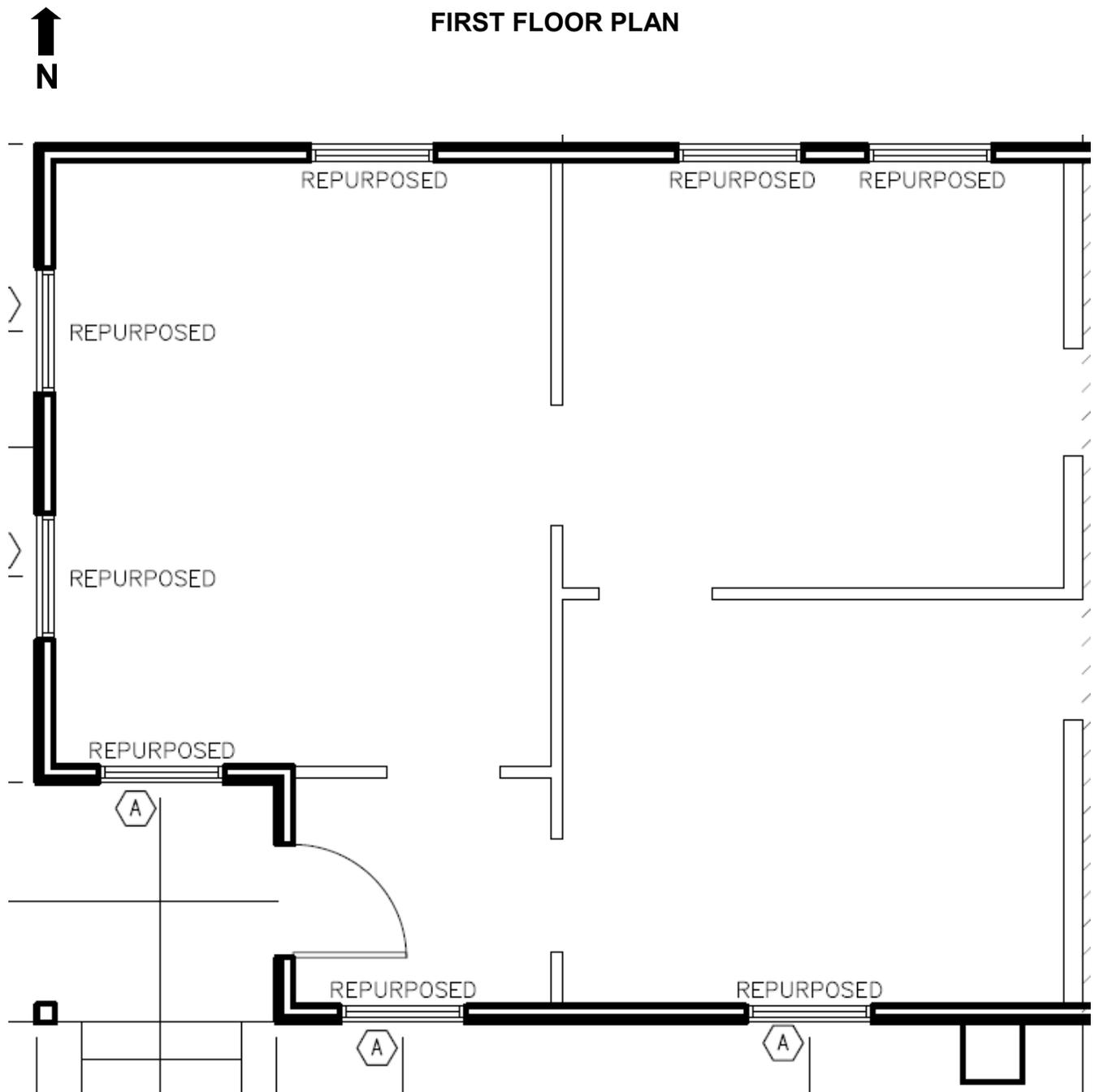




SITE PLAN

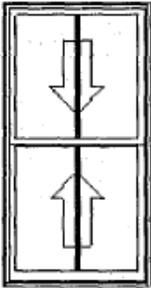
EXISTING





WINDOW / DOOR SCHEDULE

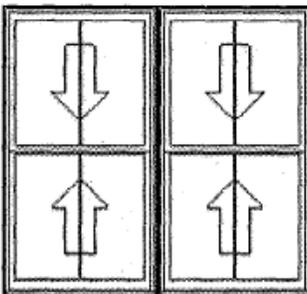
Rough Opening: 39 X 74



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 38 1/4 X 73 1/4
 (Outside Casing Size: 40 7/8 X 75 1/16),
 Tradition Plus Wood Double Hung, Auralast Pine,
 Primed Exterior, Compression Jambliner & No Tilt Latches,
 Natural Interior,
 Brick Mould, Standard Sill Nosing,
 4 9/16 Jamb,
 Tan Jambliner,
 Chestnut Bronze Hardware,
 BetterVue Mesh Brilliant White Screen,
 US National-WDMA/ASTM, PG 15
 Insulated Glass Panels Defined Separately, Argon Filled,
 Low-E Annealed Glass Top, Low-E Annealed Glass Btm,
 7/8" Bead SDL w/Full Surround - Wood Grille Primed Aluminum SDL,
 No Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm,
 Clear Opening: 34.8w, 32.5h, 7.8 sf
 PEV 2014.2.1.1061/PDV 6.066 (06/10/14) CW

Rough Opening: 79 X 74

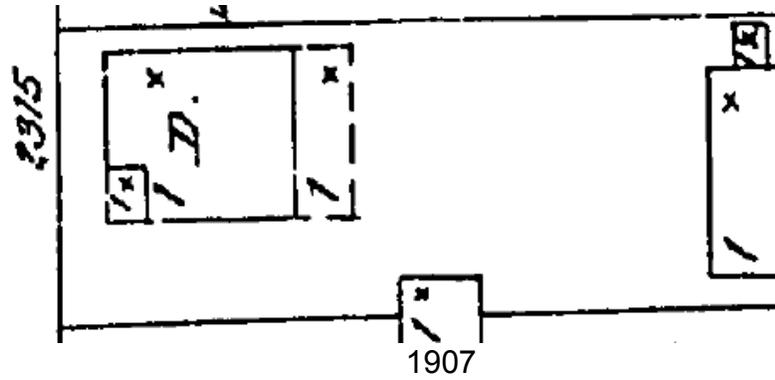


Viewed from Exterior. Scale: 1/4" = 1'

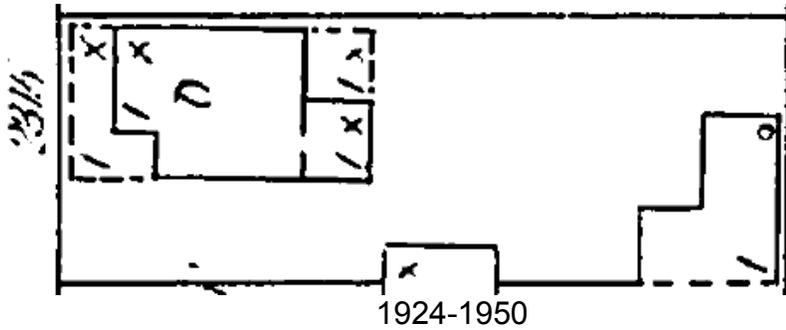
Frame Size : 78 1/4 X 73 1/4
 (Outside Casing Size: 80 7/8 X 75 1/16),
 Tradition Plus Wood Double Hung, Auralast Pine, 2 Wide
 Primed Exterior, Compression Jambliner & No Tilt Latches,
 Natural Interior,
 Brick Mould, Standard Sill Nosing,
 4 9/16 Jamb,
 Tan Jambliner,
 Chestnut Bronze Hardware,
 Insulated Glass Panels Defined Separately, Argon Filled,
 Low-E Annealed Glass Top,
 Low-E Annealed Glass Btm,
 7/8" Bead SDL w/Full Surround - Wood Grille Primed Aluminum SDL,
 No Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm
 BetterVue Mesh Brilliant White Screen,
 PEV 2014.2.1.1061/PDV 6.066 (06/10/14) CW

SANBORN FIRE INSURANCE MAPS

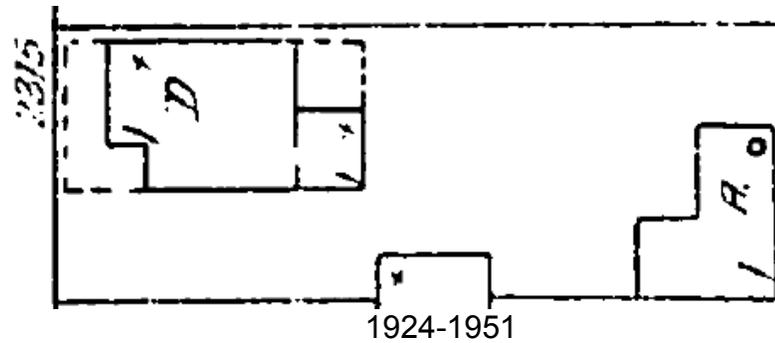
1896



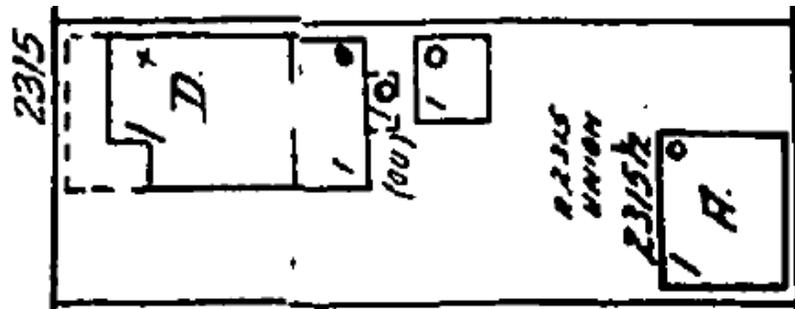
1907



1924-1950



1924-1951



TAX PHOTO



HERITAGE SOCIETY PHOTO

1974



PHOTOS SUBMITTED BY APPLICANT

EXISTING ORIGINAL PORCH COLUMN



2204 DECATURE STREET RESTORED



2219 KANE STREET RESTORED



PROJECT DETAILS

Windows/Doors: The residence features nine non-original 6-lite and 4-lite aluminum windows. The windows on the north, east, and west elevations will be replaced with wood 2-over-2 sash windows; the window openings will not be modified.

Exterior Materials: The residence features an original wood turned porch column and three non-original square wood porch columns. The non-original square columns will be replaced with three wood turned columns that will match the original column. The residence features beveled lap siding, wood decorative shingles, and decorative wood ginger breading in the gable; the siding, shingles, and ginger breading will be retained and repaired.

ATTACHMENT A
PUBLIC COMMENT

From: Ryan Boehmer <[REDACTED]>
Date: Wednesday, Jan 29, 2015
To: Phil Arnett <[REDACTED]>
Subject: 2315 Union requests

Hi,

Thank you for your time on the phone yesterday. The committee met last night and agreed to request the following:

- We support consolidating the shorter double windows on the west elevation into a single window.
- We reviewed the window specifications that you sent. Based on what you sent, it appears the windows are integral risling fin (otherwise known as flush mount). We request that you instead use 4-over-4, not flush-mount windows with real divided lights (as opposed to snap-ins). Attached please find an early photograph showing that the house originally featured 4-over-4 windows. For this particular manufacturer, this means using fixed frame or pocket replacement, and with flat moulting (5-1/2") as specified on the manufacturer's website. We might be interested in working with you to use what the manufacturer calls "simulated divided light," rather than "removable wood grilles."

We will communicate these requests to Erin Gilman at the City of Houston.

In addition, we note here three different versions of the plans in hand. Typically the city sets a hard cut-off for major changes, and does not accept revisions after that date. The date on the most recent document appears later than the cut-off for this cycle. We would like to verify this with Erin so we understand which version will appear on the HAHC agenda this week.

With thanks,

Ryan Boehmer
Chair, Historic Conservator Committee, Old Sixth Ward Neighborhood Association
713 306-0057