

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Mark Scioneaux & Frank Brown, owners

Property: 802 W. Temple Street, Lot 9, Block 218, East Norhill Subdivision. The property includes a historic 2,004 square foot, one-story brick veneer single-family residence and a detached garage situated on a 6,157 square foot (59' x 104') corner lot.

Significance: Contributing English Bungalow residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – Replace 19 original wood 1-over-1 sash windows with 19 1-over-1 wood replacement windows.

Staff and the Senior Structural Inspector visited the site to verify the condition of the windows. Some of the windows show signs of deferred maintenance and one window is past the point of repair. It was determined that the majority of the windows are in good condition and can be repaired. The exterior sills are deteriorated and damaged to where they cannot be repaired and warrant replacement. The deteriorated sills are causing water ingress resulting in subfloor damage and damage to the interior flooring.

See enclosed application materials and detailed project description on p. 5-53 for further details.

Public Comment: No public comment received.

Civic Association: Norhill Neighborhood Association is in support of the project. See Attachment A

Recommendation: Partial Approval:

Approval to replace the bottom sash of window I and all exterior sills.

Denial to replace windows A, B, C, D, E, F, G, H, J, and K

HAHC Action: Approved

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: February 26, 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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The original wood windows are a distinguishing feature of the contributing residence and should be retained. Some of the windows have deferred maintenance but staff believes that they are not beyond reasonable repair and should be retained. The removal of the original windows would alter the historic character of the 1920s English Bungalow.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The original wood windows are a distinguishing feature of the historic English Bungalow residence. The replacement of the windows would result in the loss of significant historic material and would alter the character of the historic residence.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The historic original windows are a distinctive exterior feature of the contributing residence and should be retained. Historic windows are made of old growth wood, are easily repaired due to their piece-meal construction, and expand and contract with the house according to weather conditions. The windows have some deferred maintenance but are not beyond reasonable repair.</i> |
| <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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The original wood windows are a distinguishing feature of the historic property. The replacement of the windows would result in the permanent loss of significant historic material and examples of skilled craftsmanship such as the piece-meal construction that is indicative of historic windows.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING W. TEMPLE STREET

EXISTING



EAST SIDE ELEVATION FACING WATSON STREET

EXISTING



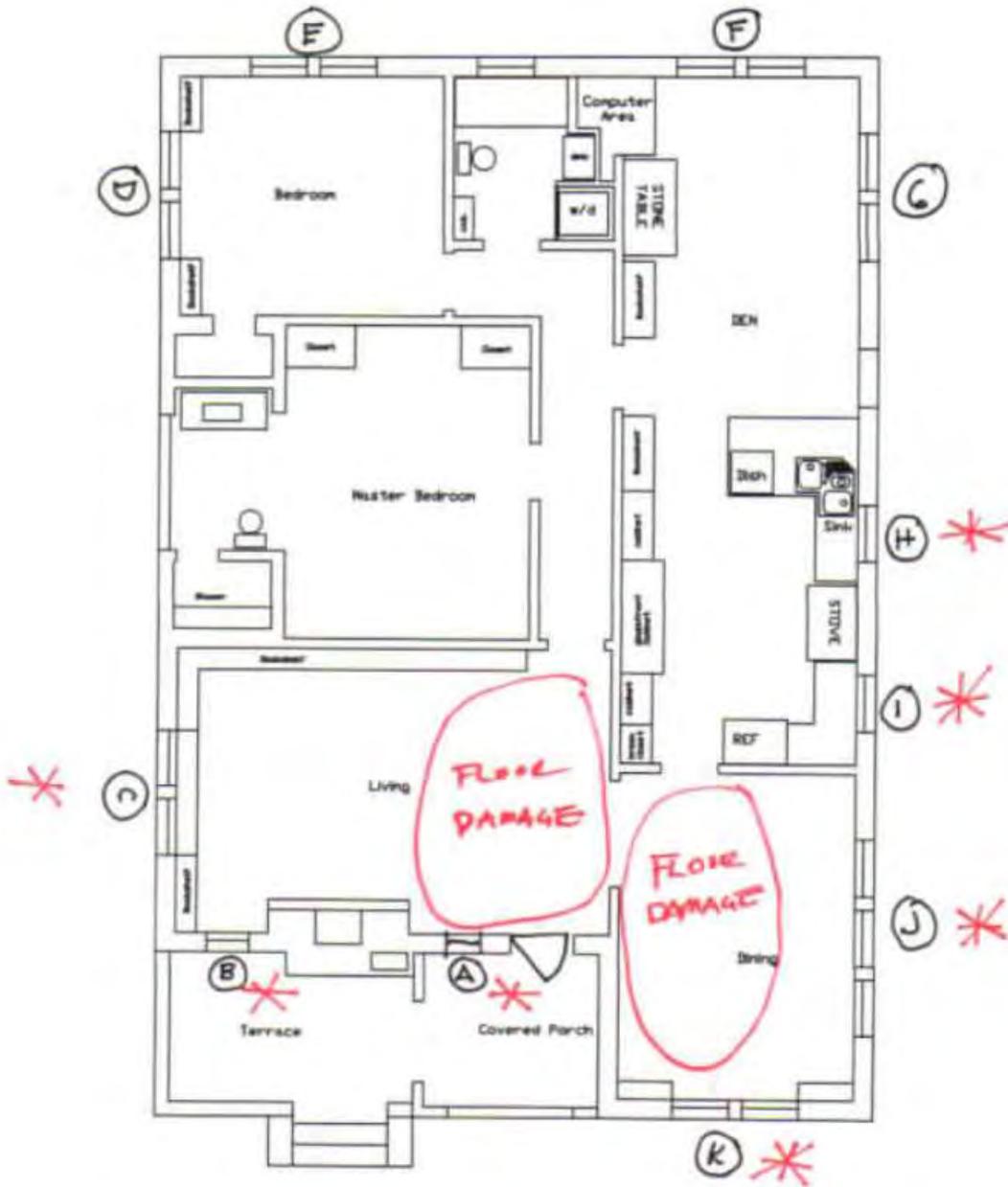
WEST SIDE ELEVATION
EXISTING





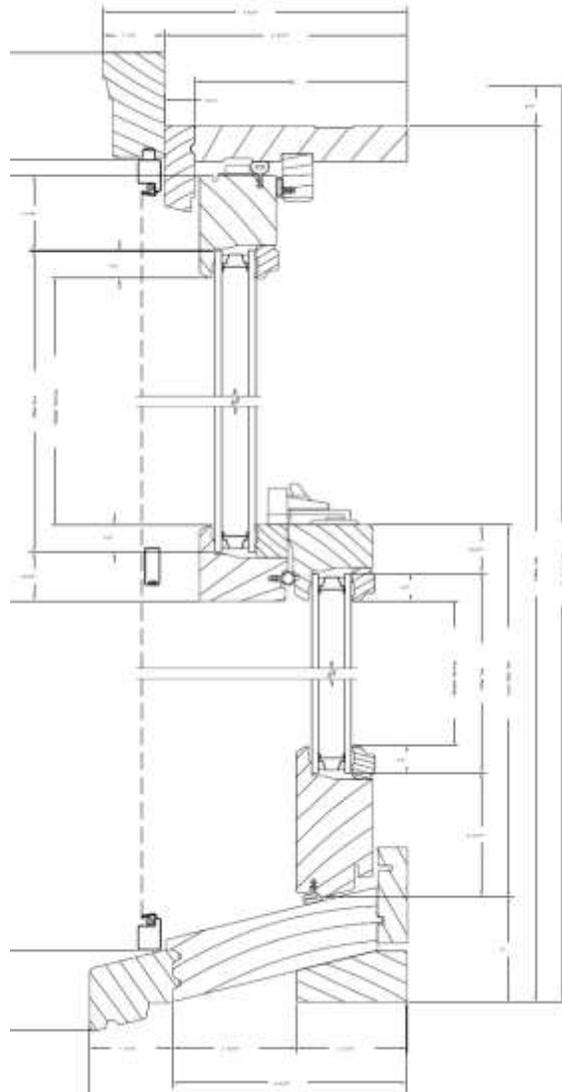
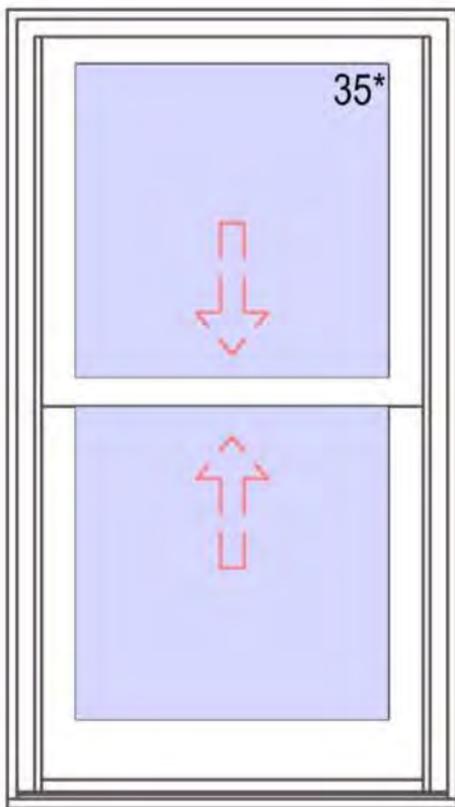
FIRST FLOOR PLAN

EXISTING



* WINDOWS THAT NEED IMMEDIATE REPLACEMENT, CAUSING WATER DAMAGE TO FLOORS AND STRUCTURE.

WINDOW SPEC

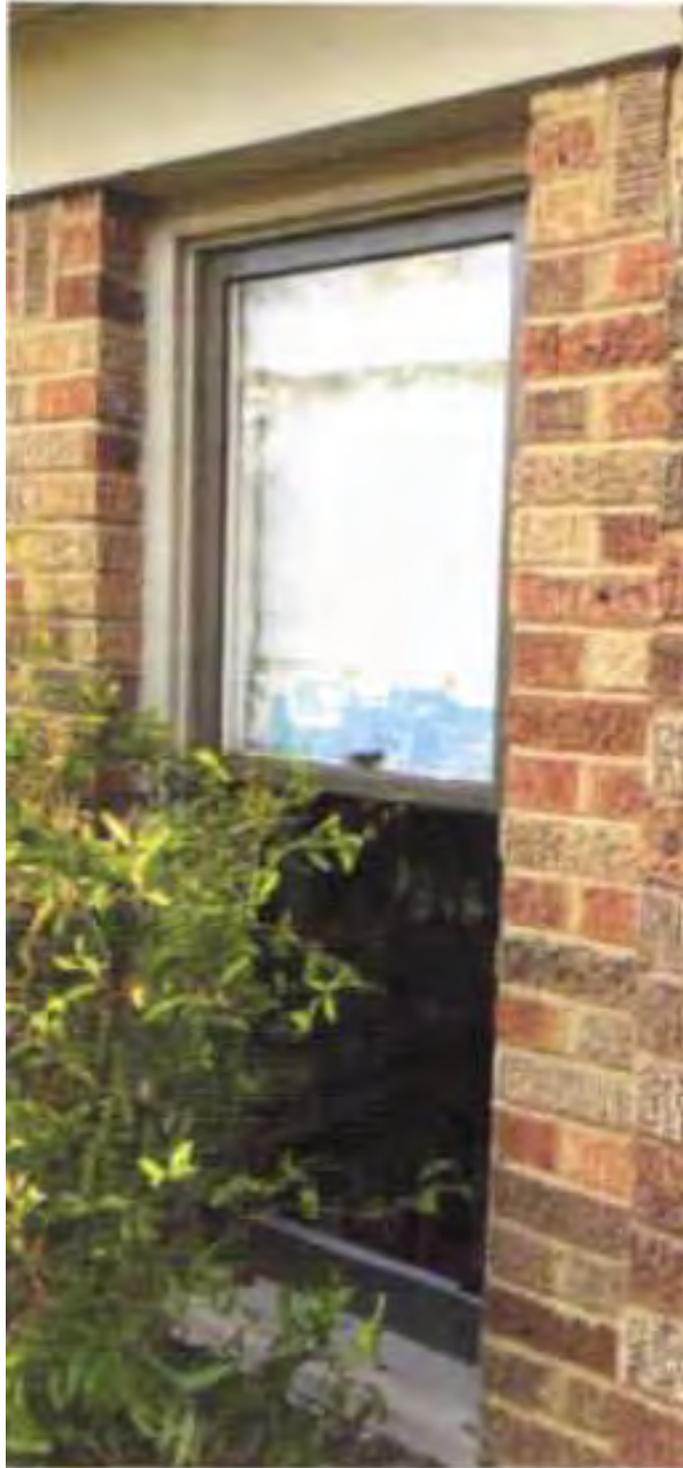


PHOTOS SUBMITTED BY APPLICANT

WINDOW A



WINDOW B



WINDOW C



TYPICAL DAMAGE TO WINDOW C



INTERIOR DAMAGE TO WINDOW I



WINDOW J



TYPICAL DAMAGE TO WINDOW J



WINDOW K



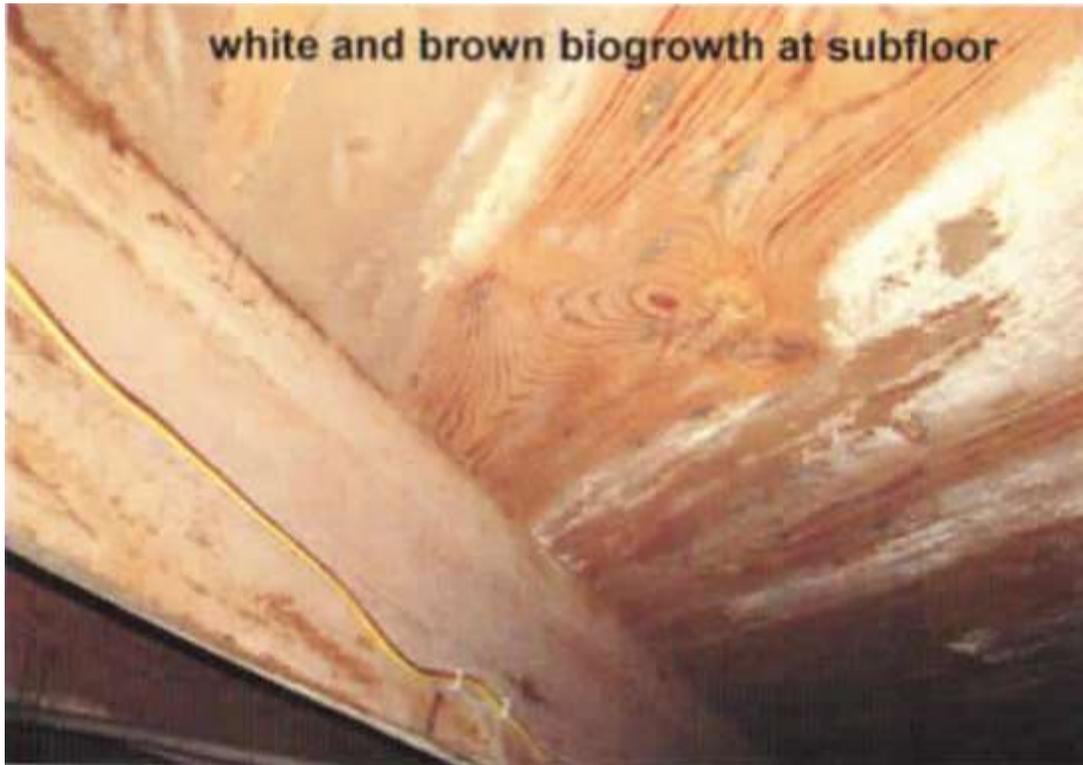
TYPICAL DAMAGE TO WINDOW K



TYPICAL DAMAGE TO WINDOW K



SUBFLOOR DAMAGE



FINISH FLOOR DAMAGE- LIVING ROOM



FINISH FLOOR DAMAGE- DINING ROOM



LEAK DETECTION REPORT



Tax ID: 56-2658523
17903 West Strack Drive
Spring, TX 77379

To: Frank Brown
Tel. #: (713) 775-5959
Fax #: [REDACTED]
Email: [REDACTED]
ALD Telephone: (281) 355-0055
ALD Fax: (281) 355-5621

INVOICE 32438

Account (Location):
Brown, Frank
802 West Temple Street
Houston, TX 77009

Other Account Information:
Brown, Frank
802 West Temple Street
Houston, TX 77009

Service Date	9/24/2014	Technician	David	Invoice Number	37257
Request Date	Sep 24, 2014	Payment	Due Upon Receipt	Type	2-H/O (Acct)
Claim #		PO #		ALD Contact	SAVANNAH
Sewer = Hydrostatic test -					\$250.00
TOTAL					\$250.00

Invoice Description :

37257 (\$250.00 PAID IN FULL) 09/24/14 - HYDROSTATIC/DOMESTIC/THERMAL - David O'Neil

Technician tested the domestic water supply to the home and sprinklers and found no leaks at this time.
The drain lines underneath the home were visually checked and found no problems at this time.
Water was run on the front windows to the home and found water leaking in around the base of all the windows at the front of the home.
Water was run around the fireplace and found water to be leaking in the around the flashing and roof.

LEAK DETECTION IS GUARANTEED FOR 30 DAYS (SH)

PAID CHECK#1120 \$250.00 09/24/14

STAFF PHOTOS

WINDOW C



WINDOW C



WINDOW C



WINDOW C



WINDOW C



WINDOW C



WINDOW G



WINDOW G



WINDOW I



WINDOW I



WINDOW I



WINDOW J



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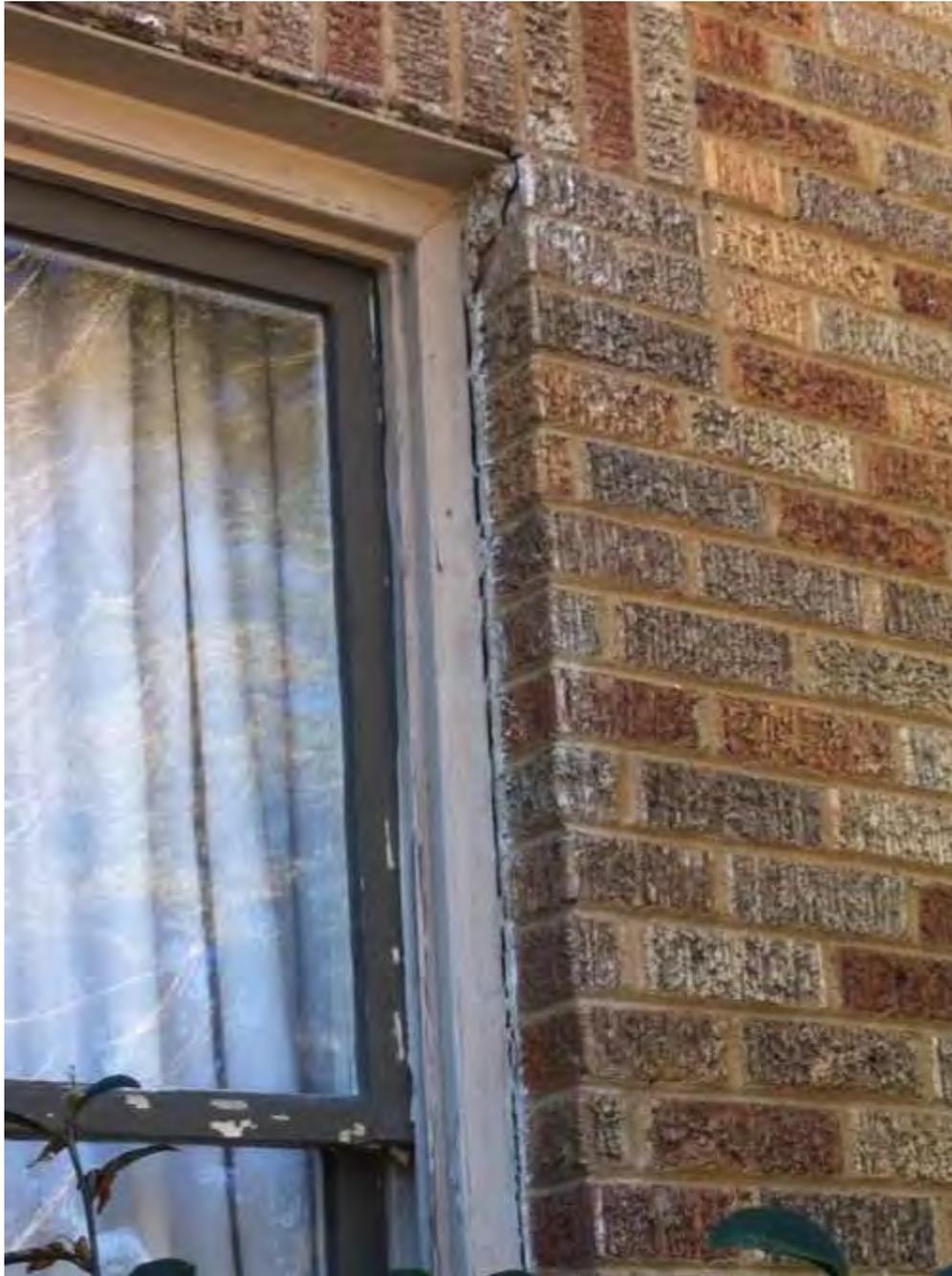
WINDOW K



WINDOW K



WINDOW K



PROJECT DETAILS

Windows/Doors: The residence features 19 original wood 1-over-1 sash windows. The 19 windows will be replaced with 19 wood 1-over-1 replacement sashes.

The existing windows show signs of deferred maintenance and the bottom sash of window I is deteriorated to the point of where it cannot be repaired; all of the other 18 windows are in good shape and can be repaired. The exterior sills are deteriorated and damaged to where they cannot be repaired and warrant replacement. The deteriorated sills are causing water ingress resulting in subfloor and damage to the interior flooring.

Front Elevation: Replace four original 1-over-1 wood sash windows with four 1-over-1 wood replacement windows.
(North)

Side Elevation: Replace four original 1-over-1 wood sash windows with four 1-over-1 wood replacement windows.
(East)

Side Elevation: Replace seven original 1-over-1 wood sash windows with seven 1-over-1 wood replacement windows.
(West)

Rear Elevation: Replace four original 1-over-1 wood sash windows with four 1-over-1 wood replacement windows.
(South)

ATTACHMENT A
CIVIC ASSOCIATION COMMENT



February 13, 2015

Frank Brown III
802 W Temple St
Houston, TX 77009

Re: Proposed window replacement (existing windows and sills are damaged beyond repair) 802 W Temple St

Dear Frank,

Your request for approval of the above referenced project was considered at the February NNA Board meeting last night. There were eleven of the twelve board members present and after a lengthy discussion the board voted unanimously to approve your application.

In regards to your request to replace some of the windows at a later date, we offer the following excerpt from Article II, Para 12 of the deed restrictions:

“All repairs, rebuilding, restoration, remodeling, improvement, addition, alteration and/or new construction must be completed with due diligence and in any event within nine (9) months from the date building materials are placed on the Lot, or a building permit is received, whichever occurs first.”

Sincerely,

NNA Board

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77009