CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 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 – Porch- Revision

The applicant received a COA at the January 2015 HAHC meeting to replace non-original windows and to retain an original wood turned columns and replace 3 non-original square columns with 3 wood turned columns that match the original column.

The applicant deviated from the approved scope of work and removed the original wood turned columns and installed 4 new wood turned columns that do not match the original turned column. The applicant received a Stop Work Notice for exceeding permitted scope of work on 2/9/2014.

The applicant is now requesting approval for the installation of the four new wood turned columns.

See enclosed application materials and detailed project description on p. 5-49 for further details.

Public Comment: No public comment received.

Civic Association: Old Sixth Ward Neighborhood Association is not in support of the project. See Attachment A, p.49.

Recommendation: **Approval with conditions: The existing four wood turned columns be replaced with four wood turned columns that match the style of the removed original wood turned column.**

HAHC Action: **Approved with Conditions: The existing four wood turned columns be replaced with four wood turned columns that match the style of the removed original wood turned column.**

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: July 22, 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.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

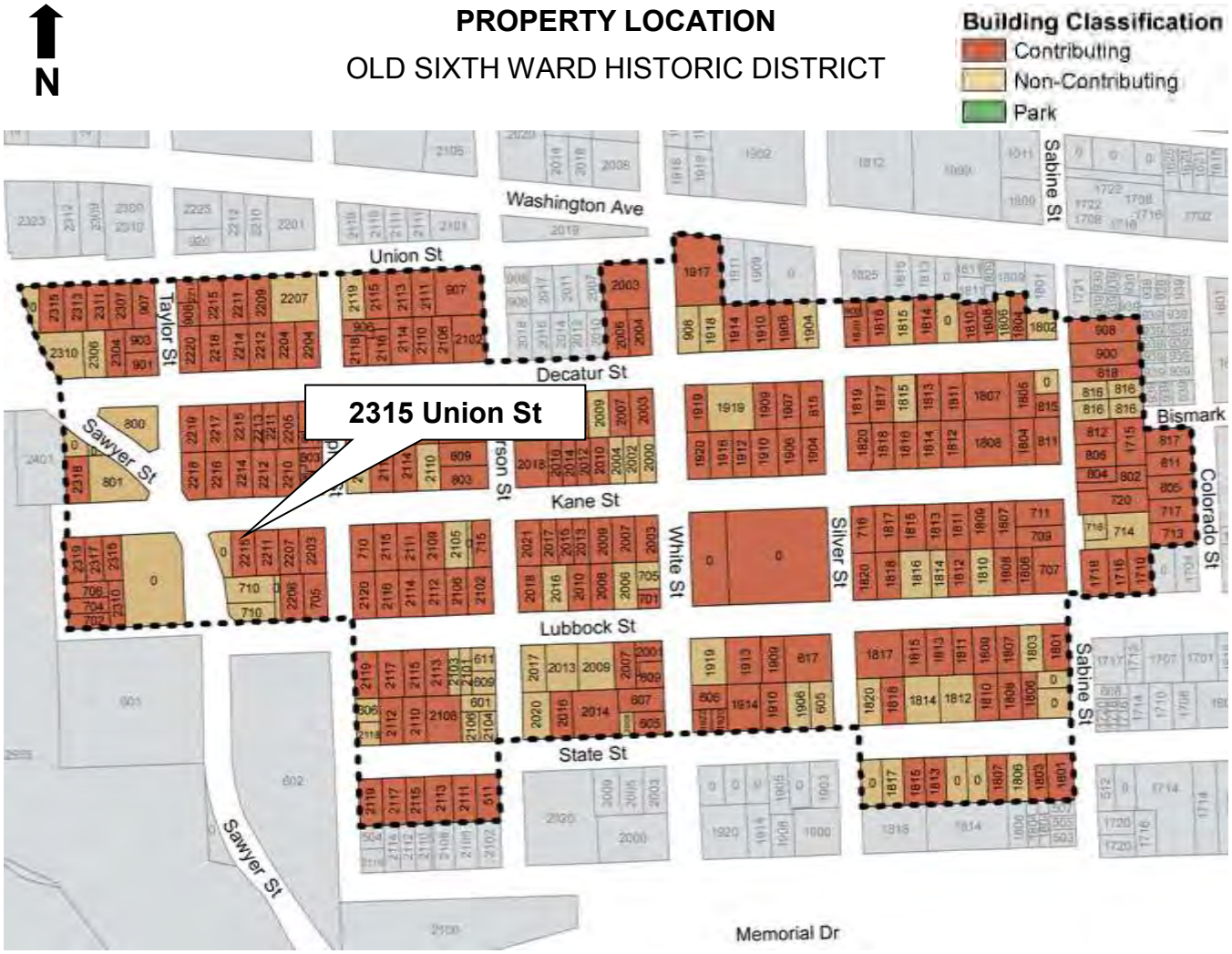
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure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

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

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The removal of the original wood turned column and the installation of the 4 new wood turned columns that do not match the original style and significantly alter the character of the porch.*
☒	☐	☐	(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; *The replacement of the original column results in the loss of significant historic material that is a distinguishing character of the historic residence.*
☐	☒	☐	(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; *The replacement of the original wood turned column with new turned columns that do not replicate the style of the original column results in the loss of historic material that is a distinctive feature that contribute to the character of the residence.*
☒	☐	☐	(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; *The existing turned columns are not a duplication of the original removed wood turned column. The removed turned column was determined to be original based on pictorial evidence. Due to the pictorial evidence and the single remaining column any new columns should be a duplication of the original column.*
☒	☐	☐	(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; *The removal of the original historic wood turned column that is a defining feature of the historic residence result in the loss of significant historic material and alters the character of the historic residence.*
☐	☐	☒	(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.

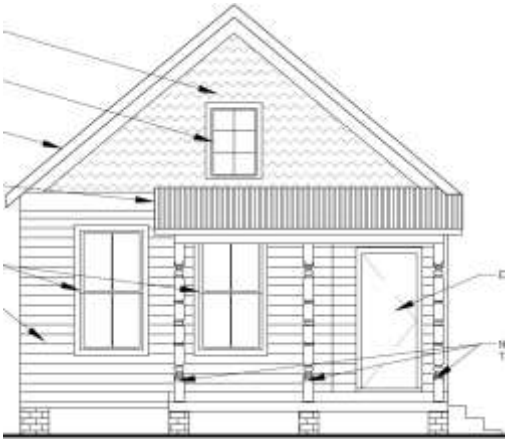

N
PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT
Building Classification
Contributing
Non-Contributing
Park
2315 Union St
Washington Ave
Union St
Decatur St
Kane St
Lubbock St
State St
Taylor St
Sawyer St
Sabine St
Bismark
Colorado St
White St
Silver St
Memorial Dr

CURRENT PHOTO

NORTH ELEVATION – FRONT FACING UNION STREET

JANUARY CONDITION

APPROVED – 1/29/15

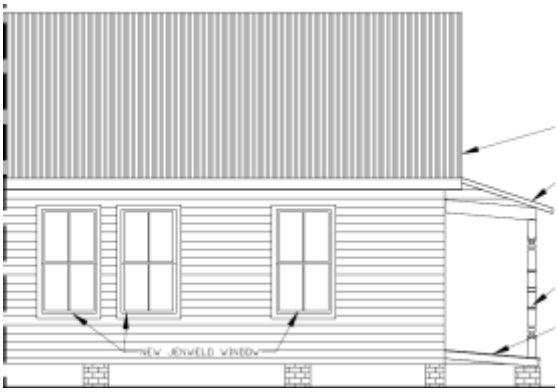


PROPOSED/EXISTING

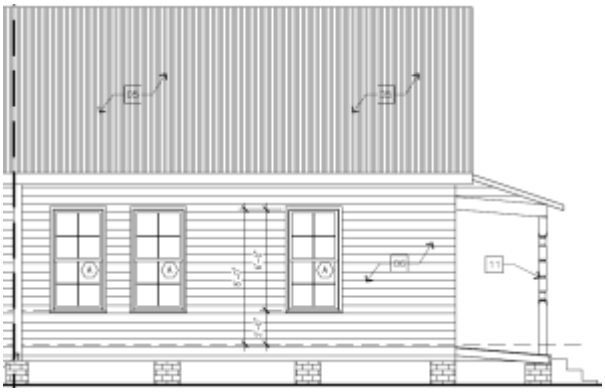
EAST SIDE ELEVATION

JANUARY CONDITION

APPROVED – 1/29/15



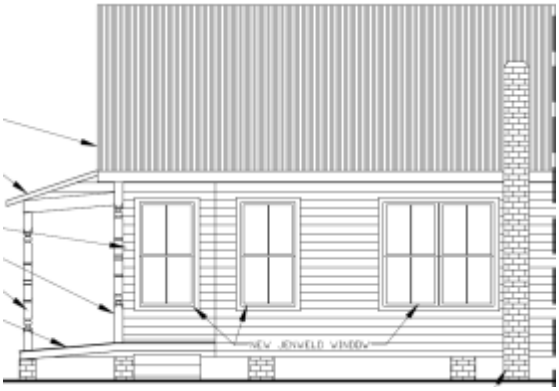
PROPOSED/EXISTING



WEST SIDE ELEVATION

JANUARY CONDITION

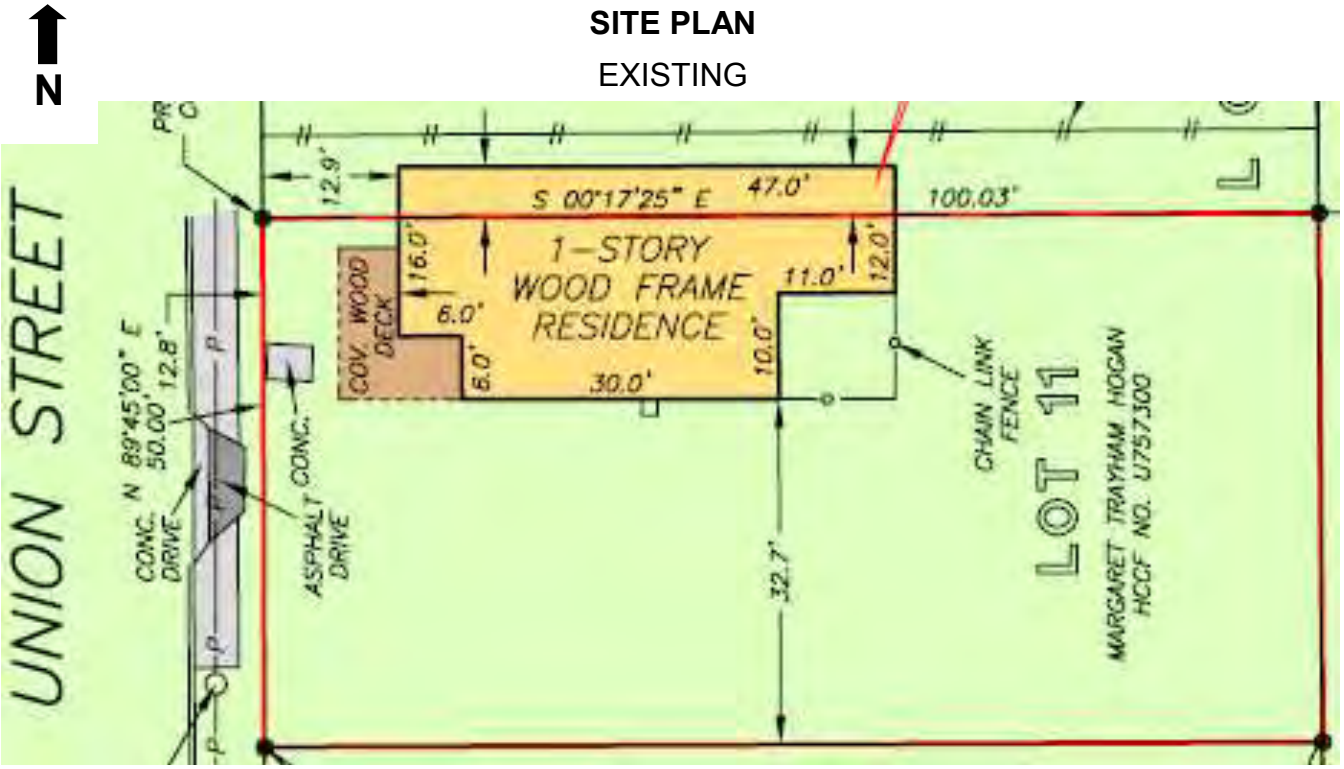
APPROVED – 1/29/15



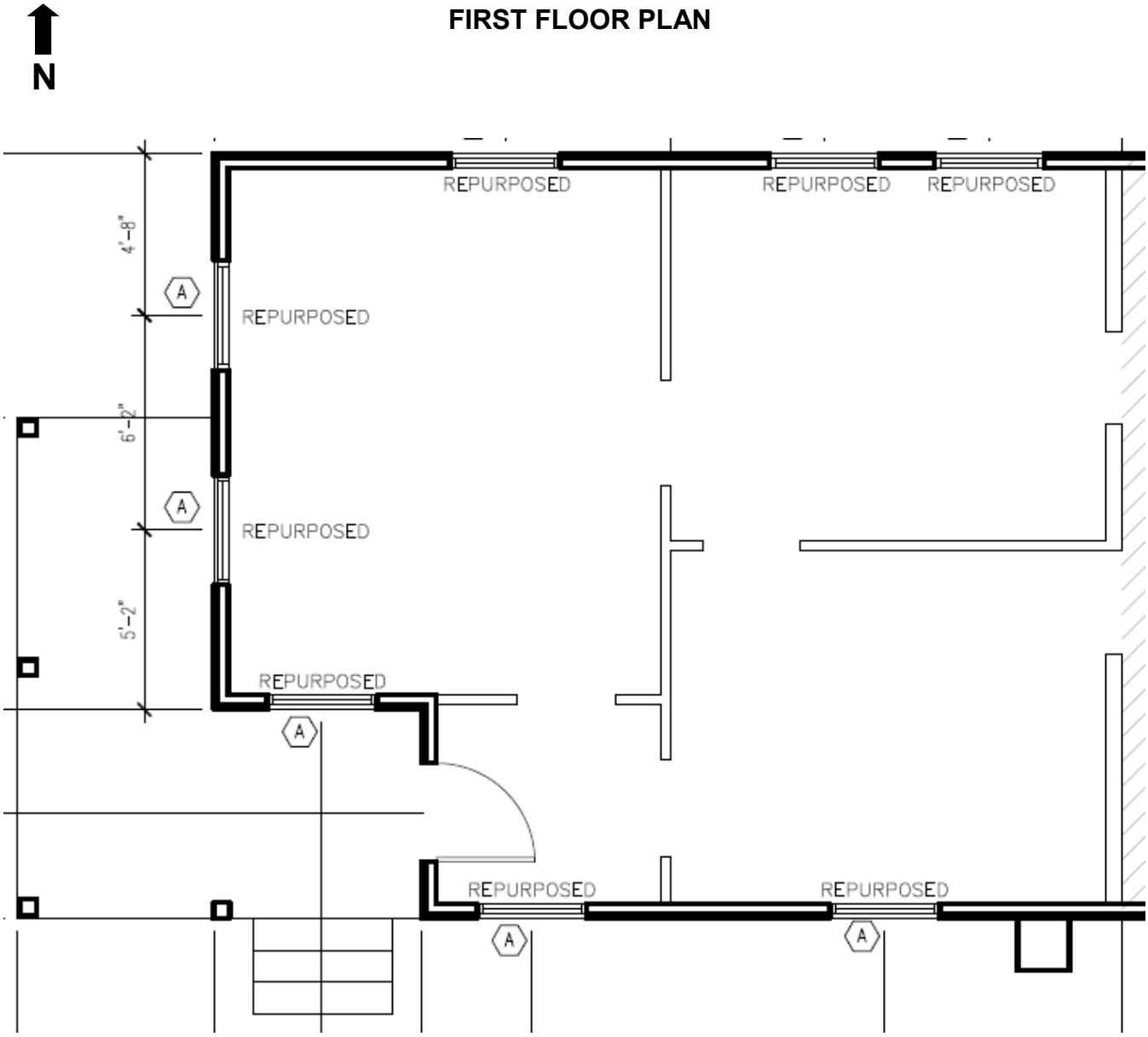
PROPOSED/EXISTING

SITE PLAN

EXISTING



FIRST FLOOR PLAN



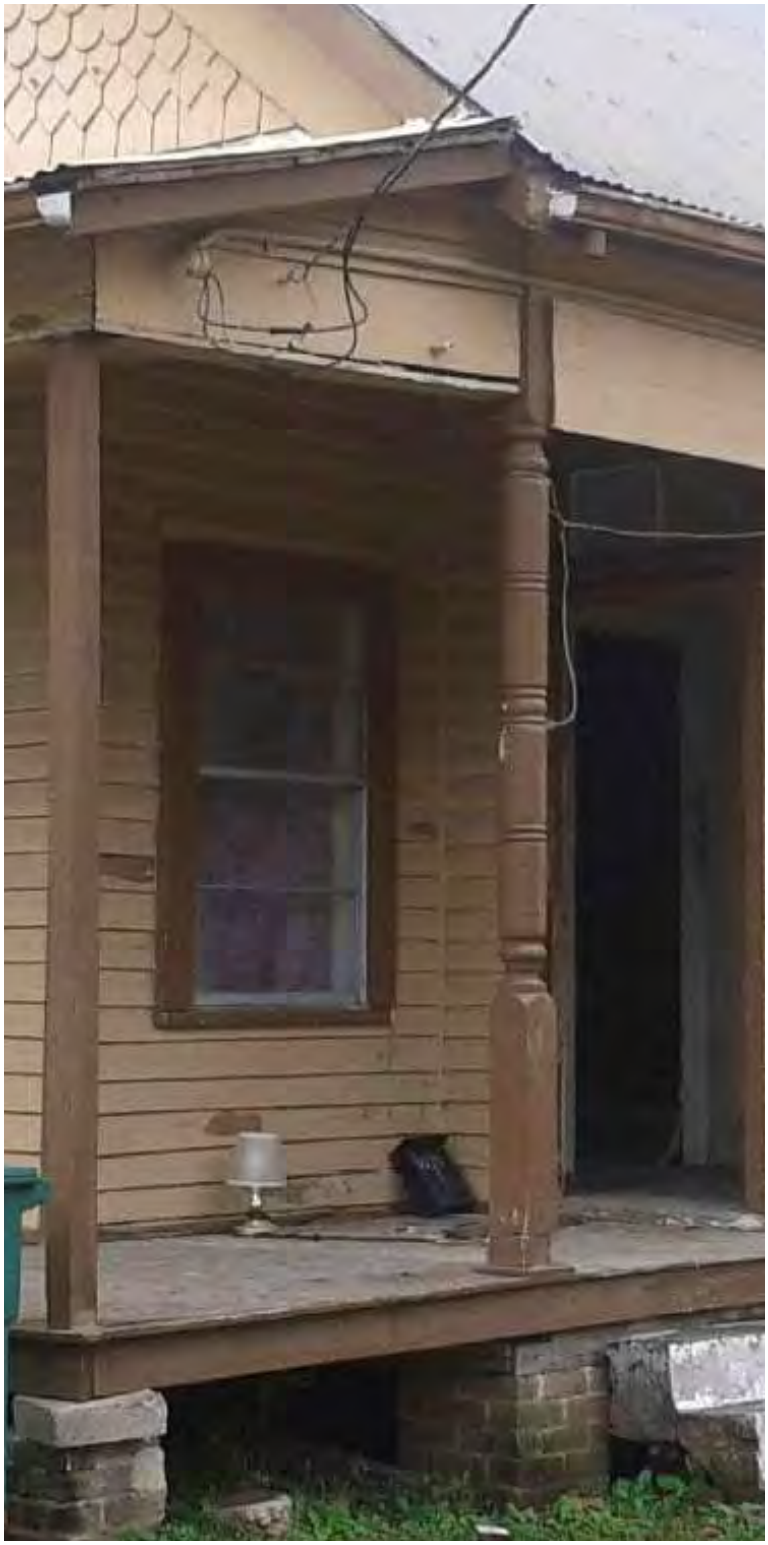
COLUMN CONDITION

ORIGINAL REMOVED COLUMN

EXISTING COLUMN

COLUMN CONDITION

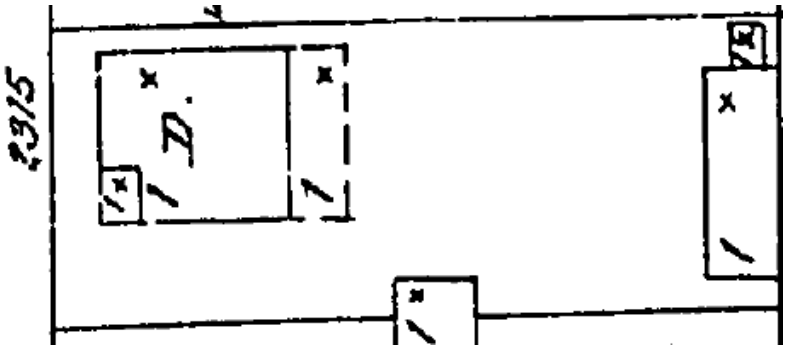
ORIGINAL TURNED COLUMN



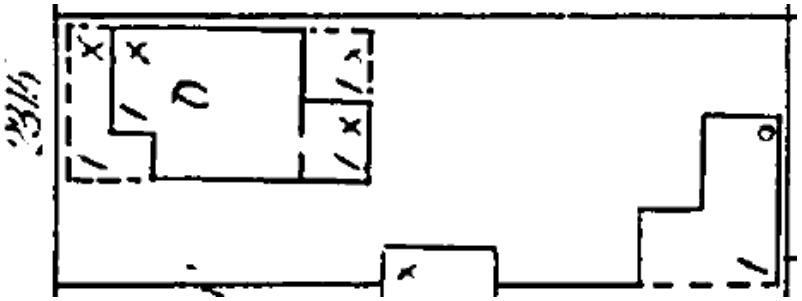
PROPOSED/EXISTING COLUMN

SANBORN FIRE INSURANCE MAPS

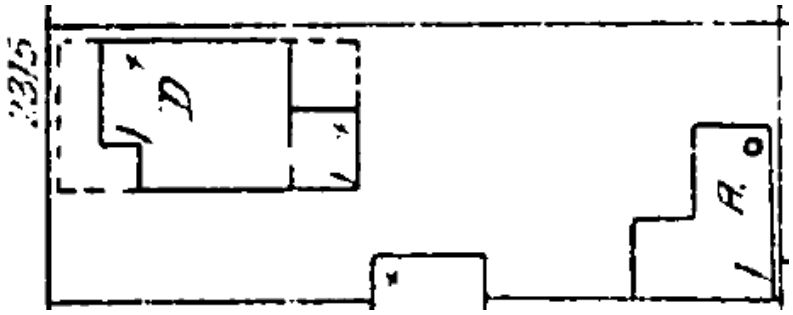
1896



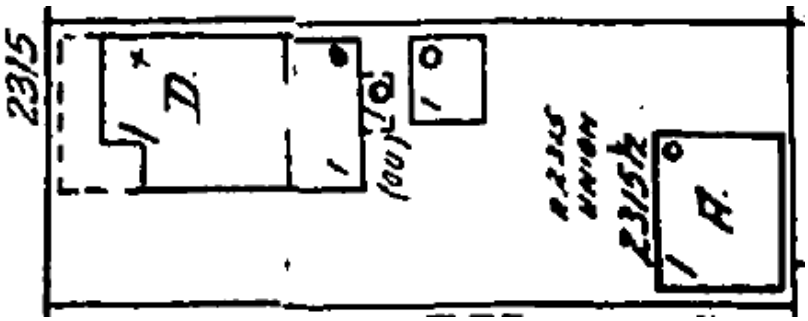
1907



1924-1950



1924-1951



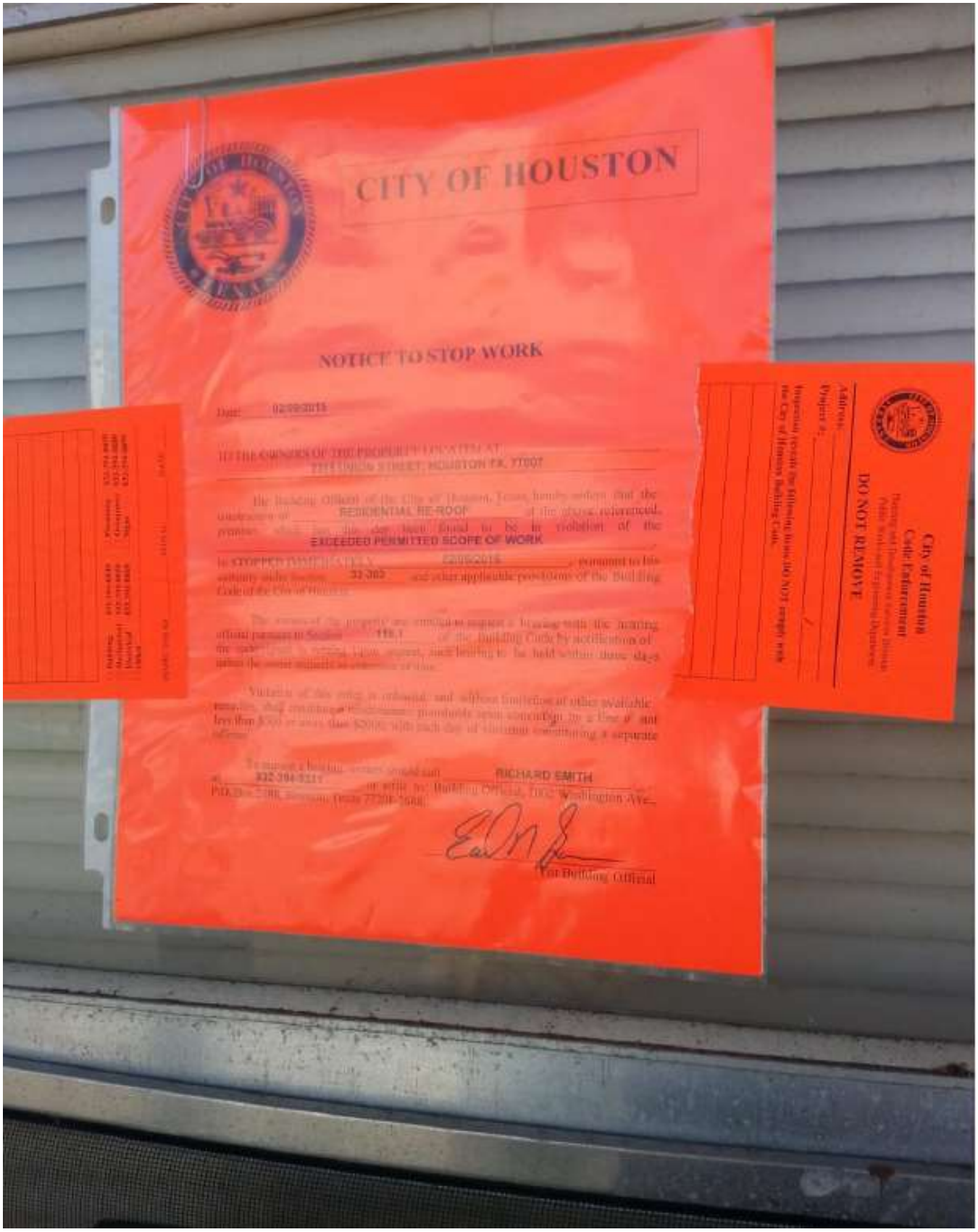
TAX PHOTO

HERITAGE SOCIETY PHOTO

1974

COMPLIANCE DOCUMENTATION

STOP WORK INSPECTION 2/18/2015


CITY OF HOUSTON
NOTICE TO STOP WORK
Date: 02/09/2015
TO THE OWNERS OF THE PROPERTY LOCATED AT:
2315 UNION STREET, HOUSTON TX, 77007
RESIDENTIAL RE-ROOF
EXCEEDED PERMITTED SCOPE OF WORK
RICHARD SMITH
For Building Official
City of Houston
Code Enforcement
DO NOT REMOVE

STAFF PHOTOS 2/9/2015

STAFF PHOTOS 2/16/2015

PHOTOS SUBMITTED BY APPLICANT

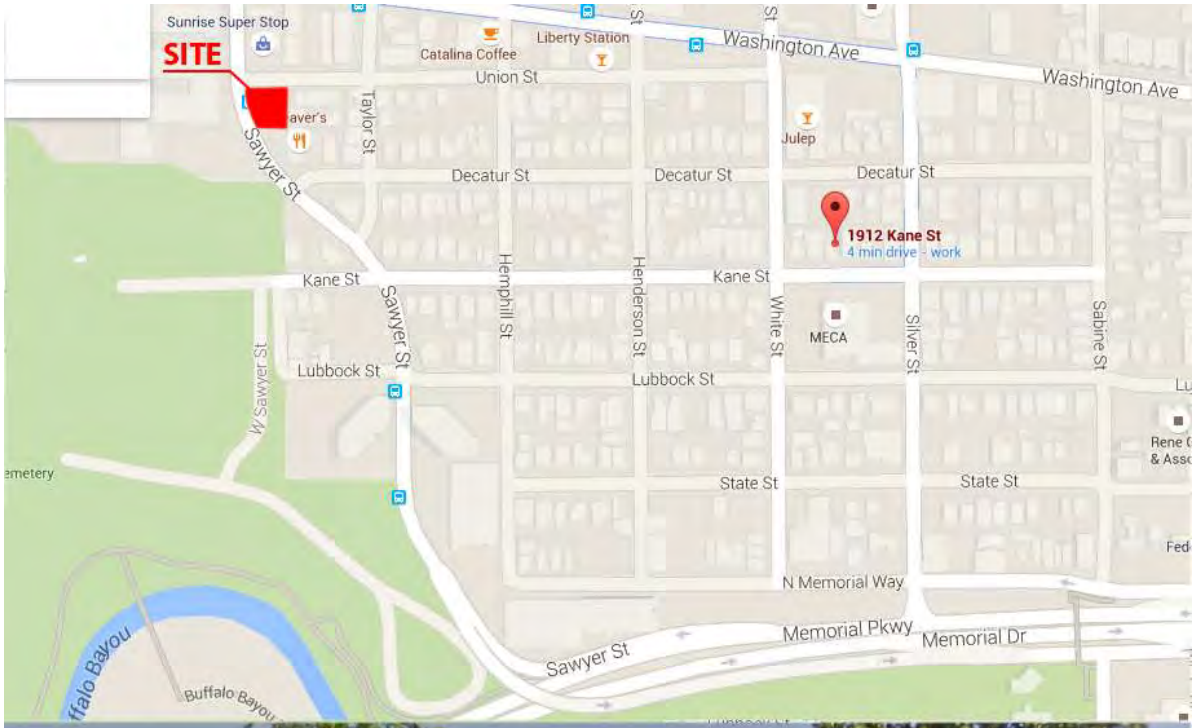
EXISTING ORIGINAL PORCH COLUMN

2204 DECATURE STREET RESTORED

2219 KANE STREET RESTORED

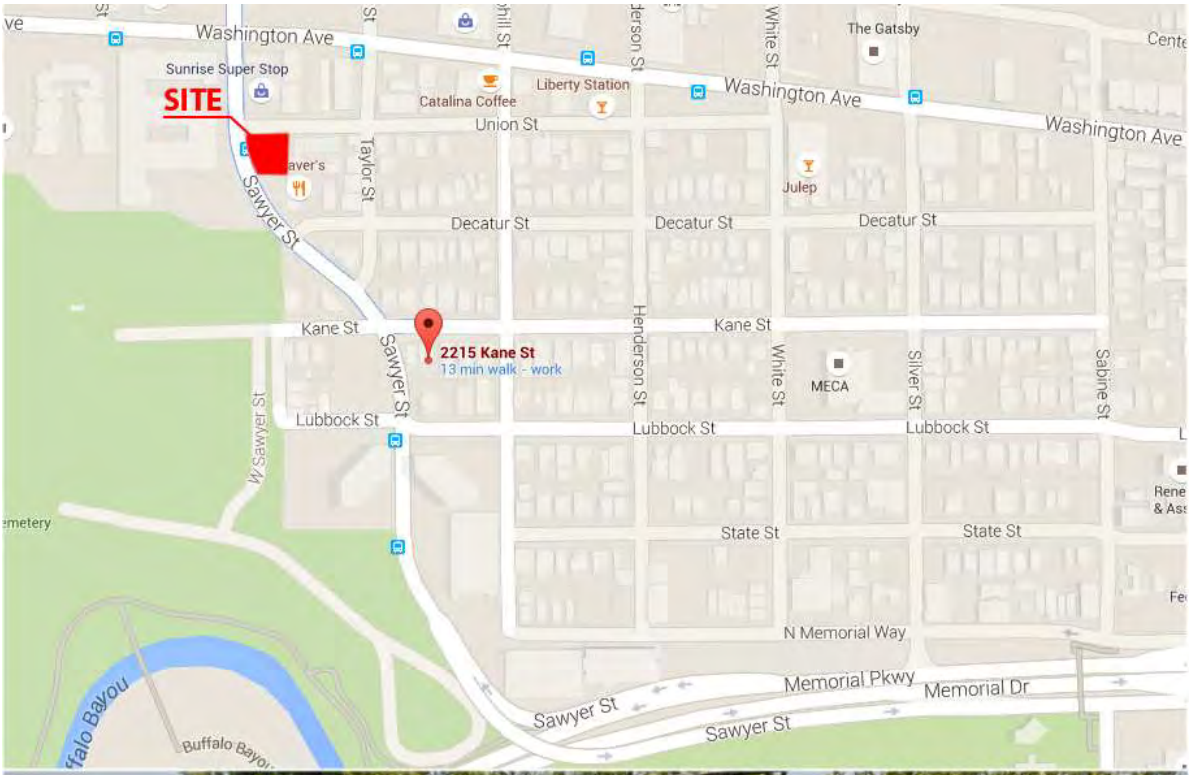
1912 KANE STREET

(NON-ORIGINAL COLUMNS)



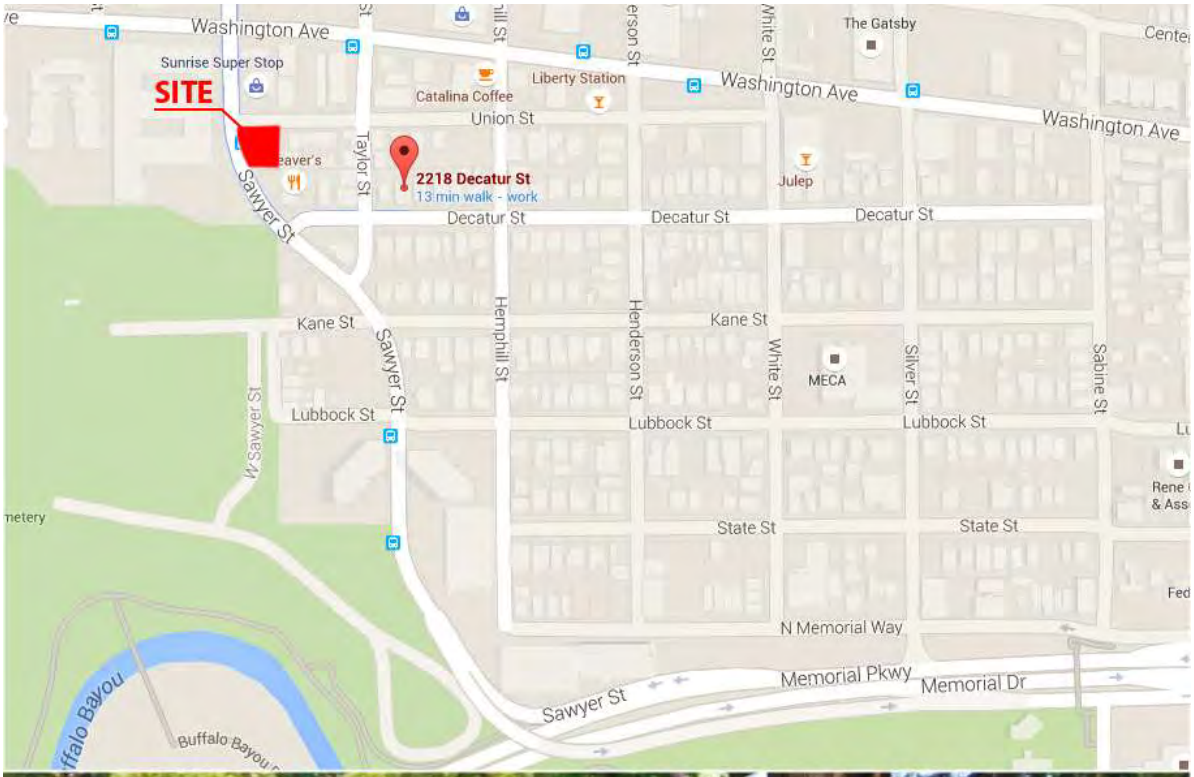
2215 KANE STREET

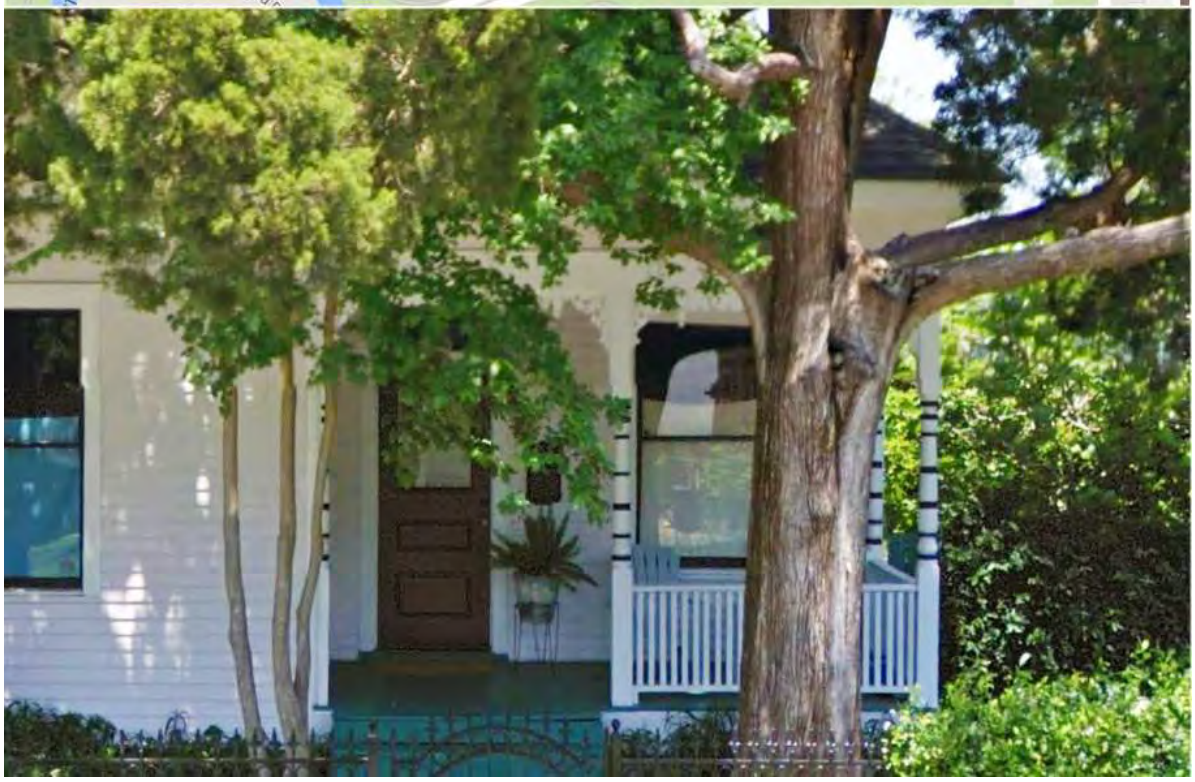
(ORIGINAL COLUMNS)



2218 DECATUR STREET

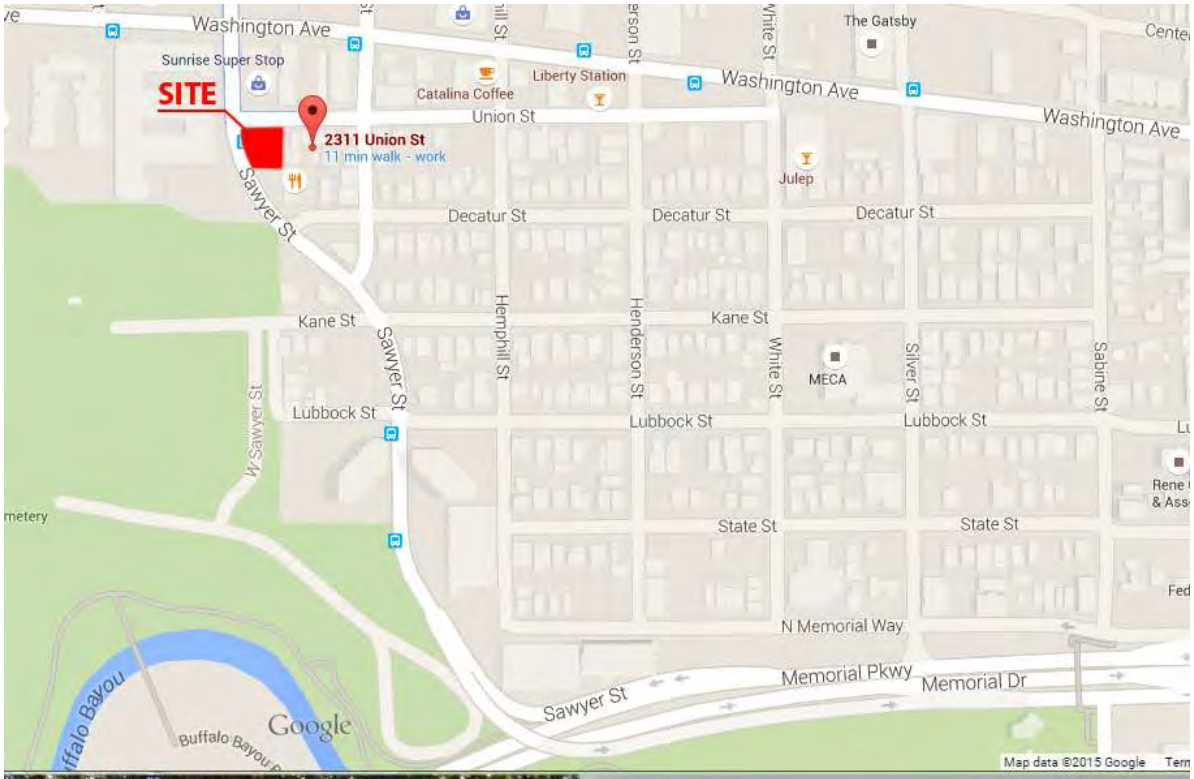
(ORIGINAL COLUMNS)





2311 UNION

(ORIGINAL COLUMNS)



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 original wood turned column and 3 non-original wood square columns will be replaced with four new wood turned columns (previously approved the original wood turned columns will be retained and the three 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

CIVIC ASSOCIATION COMMENT

So sorry for the delay. Here are the recommendations from the OSWNA historic conservation committee. Please include them in the HAHC hearing comments!

2210 Kane: approve/support
907 Henderson: approve/support
2315 Union: deny/oppose.

Thank you!

Ryan Boehner
Chair, Historic Conservation Committee, Old Sixth Ward Neighborhood Association