

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** July 6, 2016

**Applicant:** Carrie Moore for Bill Moore, Maple Street Investments, owner

**Property:** 1011 E 14<sup>th</sup> St, Lot 18, Block 116, North Norhill Subdivision. The property includes a historic 1,088 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing bungalow residence, constructed circa 1925, located in the Norhill Historic District.

**Proposal:** Alteration – Windows. The applicant removed 15 original 1/1 wood windows and installed vinyl flange-mounted 1/1 windows without a COA, but with a building permit that had been granted in error. The window sills were also altered.

The applicant realized that the scope of work required a COA after 15 of the 18 original windows had been removed and 14 of them discarded. She then contacted staff, and is now applying to re-install the new vinyl, flange mounted windows with jambs, thereby recessing them into the original window opening and installing new sills to match the remaining original, historic trim found around the remaining original windows.

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

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria: 1,5,9

In addition to any other remedies that HAHC sees fit to require, staff recommends a Certificate of Remediation for the window removal. Since the historic windows have been disposed of and these actions therefore cannot be reversed, a Certificate of Remediation will allow the project to progress without the Commission approving the unauthorized removal of the historic windows or deeming the unauthorized work appropriate.

**HAHC Action:** Denied

In addition to any other remedies that HAHC sees fit to require, staff recommends a Certificate of Remediation for the window removal. Since the historic windows have been destroyed by the applicant and these actions therefore cannot be reversed, a Certificate of Remediation will allow the project to progress without the Commission approving the unauthorized removal of the historic windows or deeming the unauthorized work appropriate.

## APPROVAL CRITERIA

## 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                       |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>Replacing the original windows with new windows does not retain and preserve the historical character of the property. Furthermore, the original window sills were replaced with flat wood trim that is inappropriate.</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 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 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;<br><i>Removal of the original wood windows does not maintain the distinctive stylistic exterior features that characterize the building. The original window sills were also removed and replaced with flat wood trim that does not reflect the skilled craftsmanship of the original material. Original materials should be maintained unless they are damaged beyond reasonable repair. The applicant has provided no documentation of any damaged conditions for any of the windows, sills, or trim. The remaining three windows have not been altered and are in good condition. Because the windows and other historic material were removed without permission, staff was unable to evaluate their condition prior to removal.</i> |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The current flange mounted windows are not visually compatible with the structure because they are flush with the exterior walls. Removing the flanges and installing the windows with jambs would make the replacement visually compatible. The flat wood siding that replaced the original window sills is also not compatible but new sills built to match the existing windows would be visually compatible.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;<br><i>Removal of original wood windows destroys significant historical architectural material. Historic</i>   |

*windows should be retained unless they are damaged beyond reasonable repair. Because the applicant replaced the windows before speaking with staff, they were unable to evaluate the condition of the windows prior to removal.*

- (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  
*The current installation of the flange mounted windows and flat sills are not compatible with the character of the property or the context area. Recessing the windows and installing them with jambs along with rebuilding the window sills would be compatible with the character of the property.*
- (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.

The applicant was issued a building permit for the window replacement on 6/29/2016 by Code Enforcement. Historic staff approved the issuance with the understanding that the work was for an interior remodel only. Staff added written conditions to the permit that no exterior work was allowed (see below). The applicant removed 15 of the historic windows before noticing the printed comments on her permit prohibiting the exterior work. She then stopped the project and contacted staff.

### ILMS PROJECT COMMENTS

**103 Project Comments (Click below to navigate to the related maintenance program)**

Comment-...	Pe...	IS-...	Comment	Comme...
06/29/2016	13	PRN	RESIDENTIAL REMODEL.	350
06/29/2016	13	PRN	MOEIN MICHAEL REYHANI, P.E. # 83454 F-11541, ENGINEER OF RECORD.	350
06/29/2016	13	PRN	ADDITIONAL PERMITS REQUIRED: ELEC. AND PLUMB.	350
06/29/2016	13	PRN	N.I.F.	350
06/29/2016	GE	PRN	***** HISTORICAL *****	P2E
06/29/2016	GE	PRN	Permit is for interior remodel only. No alteration of exterior	P2E
06/29/2016	GE	PRN	features including, but not limited to, windows, siding, and trim. No	P2E
06/29/2016	GE	PRN	removal or alteration to interior shiplap. Any work to exterior	P2E
06/29/2016	GE	PRN	features (including windows, doors, exterior cladding, trim, porch	P2E
06/29/2016	GE	PRN	elements) require Historic review and may require a Certificate of	P2E
06/29/2016	GE	PRN	Appropriateness.	P2E



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT



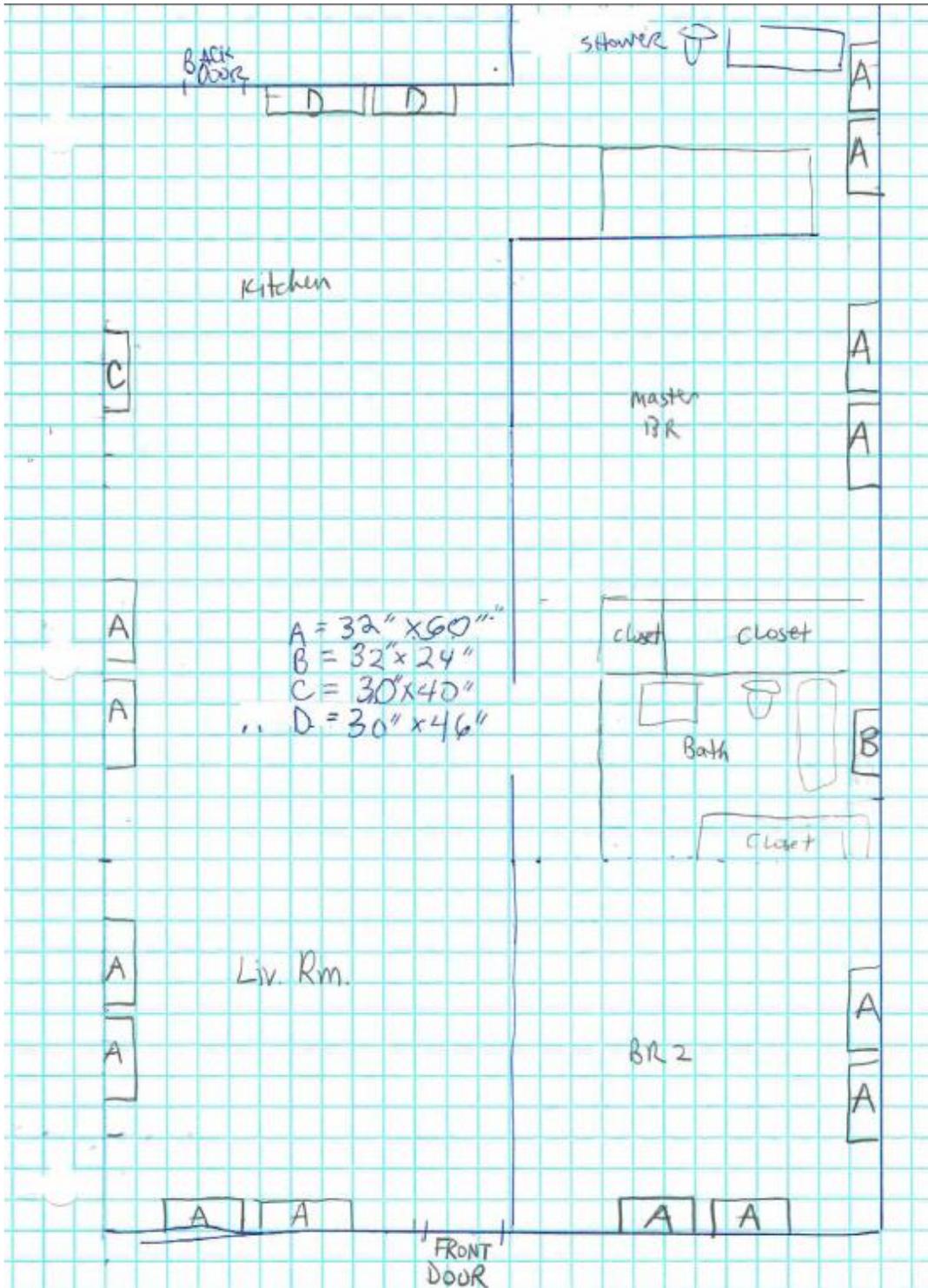
- Building Classification**
- Contributing
  - Non-Contributing
  - Park

INVENTORY PHOTO





SITE PLAN



**NEW WINDOWS**

**FLANGE MOUNTED WINDOWS WITH SCREENS**



**WINDOW / DOOR SCHEDULE**

New windows – single hung

14 – 32" x 60"

1 – 32" x 24"

*The remaining three original windows were set to be removed. They were not replaced when the applicant saw the permit did not allow for removal of windows. An additional window was removed but the original window was saved and is waiting to be re-installed in its original opening.*

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**APPLICANT WRITTEN DESCRIPTION**

Remodel project address: 1011 E 14<sup>th</sup> St

Contractor name: Carrie Moore

Explanation of proposed window schedule.

On June 29, 2016 I went to the city of Houston to obtain my remodel permit for 1011 E 14<sup>th</sup> St. I turned in architectural floor plans with an engineer stamp. My plans clearly stated "replace existing windows with new". These plans were then stamped and approved and I was sent to pay for my remodel permit. I also submitted the 2009 Residential Energy Conservation Form for the replacement of the windows which was also stamped and approved. Upon receipt of my remodel permit with my approved architectural plans stating replacement of windows with new, I was under the understanding that I had permission to replace the windows. Upon receipt of my permit and stamped plans, I went ahead and emailed the city of Houston employee who approved my plans to confirm I could replace windows and he confirmed I was allowed to go ahead. I then went forward and replaced 15 out of 18 windows in the home. I did maintain the same sizing and style for the windows and will maintain the same style trim on the exterior and interior. This is the first historical home I have worked on and am new to this process. I genuinely want to do the process correctly and truly thought I was. The only 3 windows that were not replaced in the home were C and D per my window plan. Once I discovered I needed approval from the historical planning department, I discontinued replacing the windows. I hope you will understand that I truly thought I had permission to replace the windows and hope you will allow me to continue to move forward in the remodel process. I will definitely maintain the exterior look of the home to it's true, original fashion.

### PROJECT DETAILS

**Windows:** The applicant is applying to remove 15 double hung original windows and their sills and replace them with new 1-over-1, single-hung, double pane, vinyl windows and new wood sills. The new windows are flush mounted and feature a nail fin installation. Staff was not able to verify the condition of the original windows or sills since they were removed from the site prior to a staff inspection.