

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Christopher Manson, M&M Roofing, Siding, and Windows, for Lance & Christy Miller, owners

Property: 711 W. Cottage Street, Lot 14, Block 217, East Norhill Subdivision. The property includes a historic 1,637 square foot, one-story wood frame residence and detached garage situated on a 5,616 square foot interior lot.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Siding / Window Trim.

The applicant is revising an application that was denied at the February 2015 HAHC meeting. The denied scope of work included replacing the existing 8.25" wood, rabbited bevel lap siding on the south (front) and east side elevations with 8.25" cementitious wood grain textured lap siding. The wood window trim, soffits, and eave returns were also removed in these areas and replaced with cementitious material that does not match the original design or configuration. Additionally, the applicant did not apply for or receive a permit for the work, requested to replace the original door with a new Craftsman style door with decorative leaded glass lites, and proposed to replace the remaining siding, trim, soffits, and eave returns with cementitious material to match the work already completed

This month, the applicant proposes to remove the current 8.25" cementitious wood grain textured lap siding that is on the south (front) and east side elevations and replace it with new smooth cementitious lap siding to better match the remaining wood siding on the structure.

The applicant also proposes to remove the textured cementitious fascia, window trim, and soffit from the front and side of the structure and install new smooth cementitious material to match the existing trim and soffit to match the original design and configuration. Any additional detail trim will be added to maintain original design. The existing door will be retained and rehabilitated.

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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: March 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

- (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
NORHILL HISTORIC DISTRICT



Building Classification

-  Contributing
-  Non-Contributing
-  Park

INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING W COTTAGE

GOOGLE IMAGE



CURRENT CONDITION (AFTER WORK)



EXISTING SIDING DETAIL



WINDOW TRIM DETAIL
ORIGINAL



NEW (PROPOSED)



EAVE RETURN DETAIL

ORIGINAL



NEW (PROPOSED)



PROPOSED SIDING/TRIM DETAIL

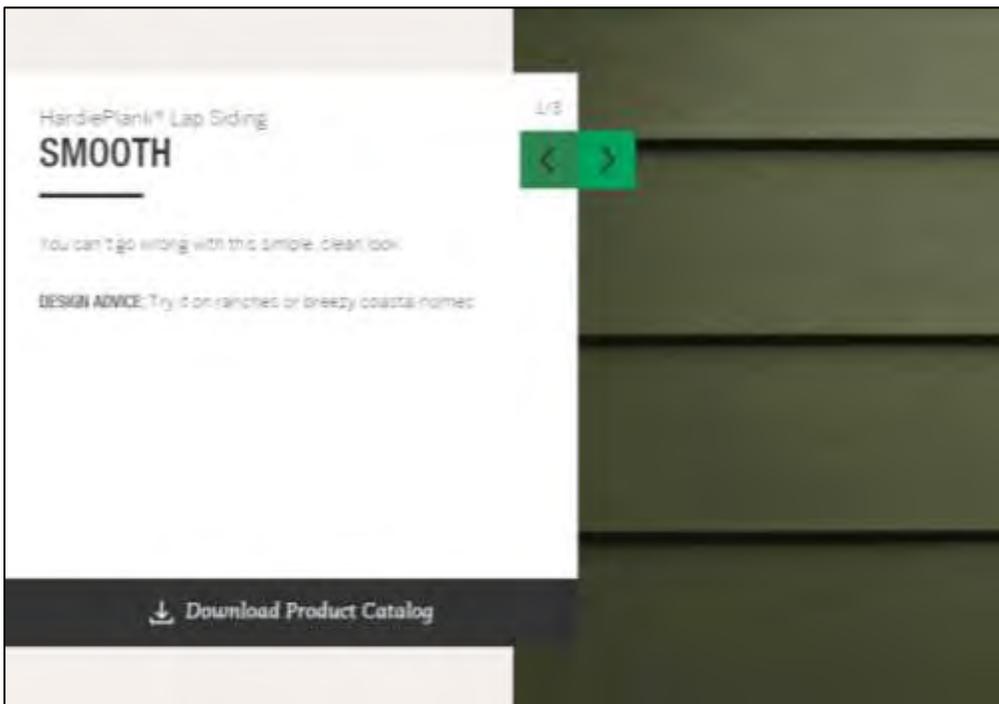


SIDING DETAIL

DENIED – 2/26/15



PROPOSED



TRIM DETAIL

General Product Information

Working Safety

Tools for Cutting and Fastening

General Installation Requirements

General Fastener Requirements

Finishing and Maintenance

HardieWrap® Weather Barrier

HardieShield® Boards/Battens

HardieSoft® Panels

HardiePlank® Lap Siding

HardieShingle® Siding

HardiePanel® Vertical Siding

Appendix/ Glossary

ESR-1644 & 2200 Report

HardieTrim®

HardieTrim® Boards Products Description

HARDIETRIM® 5/4 BOARDS
HardieTrim 5/4 boards is a decorative non-load bearing trim product. HardieTrim 5/4 boards is 1-in. thick and comes in 10-ft. and 12-ft. lengths, based on product availability. In addition to frieze, fascia, rake, window, door, and corner details, HardieTrim 5/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in. to 12 in., HardieTrim 5/4 boards comes finished with either with the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.

HARDIETRIM® 4/4 BOARDS
HardieTrim 4/4 boards is a decorative non-load bearing trim product. HardieTrim 4/4 boards is 3/4-in. thick and comes in 10-ft and 12-ft. lengths. HardieTrim 4/4 boards may be used for frieze, fascia, rake, window, door, and corner details where the look of a 3/4-in. product is desired. HardieTrim 4/4 boards is available in commonly-used nominal widths from 4 in. to 12 in. See your local dealer for details and availability of products and accessories.

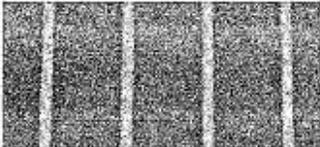
HARDIETRIM® BATTENS
HardieTrim Battens are a decorative, non-load bearing trim product. HardieTrim Battens are 3/4 in. thick, 2-1/2 in. wide, and come in 12' lengths. See your local dealer for details and availability of product colors and accessories.



Smooth
HardieTrim 5/4, 4/4 Boards



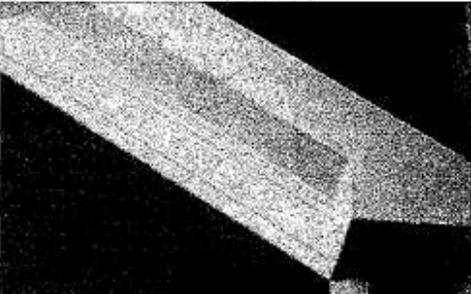
Rustic
HardieTrim 5/4, 4/4 Boards



Left: HardieTrim Batten board – Smooth with HardiePanel® Vertical Siding for Board & Batten look.
Below: A Complete James Hardie Exterior – Close-up on trim products.



HardieTrim Batten board - Rustic and smooth



ColorPlus TIP: HardieTrim 4/4, 5/4 boards with ColorPlus Technology is shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen.



WARNING

DO NOT caulk nail heads when using ColorPlus products. Refer to the ColorPlus touch-up section

SOFFIT DETAIL

HardieSoffit®

HardieSoffit® Panel Products Description

HARDIESOFFIT® PANELS

HardieSoffit® panels are 2,438mm (8') and 3,658mm (12') long, 6mm (¼ in.) thick factory-primed fiber-cement panels designed to be used on the underside of eaves as soffit material. HardieSoffit panels are available as vented or non-vented boards. Vented HardieSoffit panels provide 3,225.8mm² (5 in²) of net free ventilation per lineal foot of soffit.

James Hardie offers HardieSoffit panels in a range of time-saving pre-cut widths common to rake and eave applications. HardieSoffit panels come in either a smooth finish or Select Cedarmill® textured finish. Check with your local dealer for product availability. HardieSoffit panels can be combined with HardieTrim® Fascia boards used for fascia rakes and frieze applications to complete the eaves detailing.

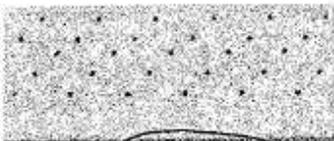
HardieSoffit panels are also available with ColorPlus® Technology. The ColorPlus® coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.



HardieSoffit Non-Vented - Smooth



HardieSoffit Vented - Cedarmill®

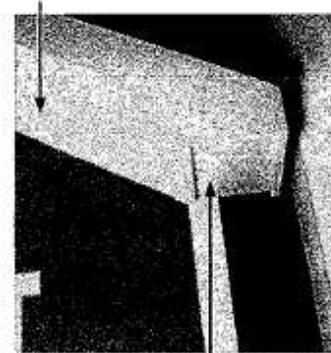


HardieSoffit Vented - Smooth



HardieSoffit Non-Vented - Cedarmill®

HardieSoffit Non-Vented - Smooth



HardieSoffit Vented - Smooth

- General Product Information
- Working Safety
- Tools for Cutting and Fastening
- Ventilation Requirements
- General Finishing Requirements
- Finishing and Maintenance
- HardieTrim® Fascia Boards
- HardieSoffit® Panels**
- HardiePlank® Lap Siding
- HardieShingle® Siding
- HardiePanel® Vertical Siding
- Appendix Glossary
- CCMC Report

PROPOSAL / CONTRACT



PROPOSAL / CONTRACT
M & M ROOFING & SIDING, INC.
 713.880.8210 (Fax 713.880.0610
 1656 TOWNHURST DR., SUITE D
 HOUSTON, TX 77043
 www.mmroofsidng.com

Austin 512-219-1242
 Beaumont 409-727-8327
 Dallas 214-381-0600
 Lake Charles 337-436-7151
 San Antonio 210-822-6070
 San Marcos 512-392-1708

PROPOSAL SUBMITTED TO CHRISTY AND LANCE MILLER	HOME PHONE	OFFICE PHONE	DATE February 2, 2015
STREET 711 WEST COTTAGE	CELL	CELL	OTHER
CITY, STATE, ZIP HOUSTON TEXAS 77009	EMAIL		CUSTOMER # H24302K

HARDIE SIDING:

- √ Remove existing original siding on entire house & garage.
- √ Install Hardie Wrap or *Green Guard Moisture Barrier*.
- √ Install Primed 8.25" *Hardi-Plank Cedarmill* horizontal lap siding.
- √ Install 3/4" Primed *Hardi-Trim* on all windows, doors & corners (Rustic).
- √ Remove existing fascia on entire house & garage and replace with 3/4" x 6" Primed *Hardi-Fascia*.
- √ Remove existing soffit on entire house & garage and replace with 1/2" *Hardi-Soffit* (continuous vented & solid).
- √ Remove existing friezeboard on entire house and replace with 3/4" Primed *Hardi-Trim*.

- √ Replace drip edge flashing as necessary if damaged while replacing fascia.
- √ Use *Hitachi* brand double-dipped galvanized *Hardi-nails*.
- √ Caulk with H2U or *BIG STRETCH* brand caulk (all vertical butt joints, around windows, doors & corners).
- √ Prep & power wash all new siding & overhangs prior to painting.
- √ Paint entire house (2) coats 100% premium acrylic exterior paint - *Sherwin William's Super Paint (Satin)*.

- √ Includes LIFETIME labor warranty on *Hardi- Product* installation.
- √ Includes 30 year manufacturers warranty on *Hardi- Product*.

We propose to hereby furnish material and labor - complete in accordance with above specifications, for the sum of:  Angie's list. Educate your guess. SM	*NO MONTHLY INTEREST / EQUAL PAYMENTS IF PAID IN FULL WITHIN 18 MONTHS	MONTHLY PAYMENT*
	*NO MONTHLY INTEREST / EQUAL PAYMENTS IF PAID IN FULL WITHIN 60 MONTHS	
	or CASH PRICE	

Payment to be made as follows:

Immediately upon substantial completion unless otherwise specified.

PLEASE MAKE PAYMENT OUT TO: M & M ROOFING & SIDING CO.

Authorized Signature: Christopher Manson
 CHRISTOPHER MANSON 832-496-6500

Note: This proposal may be withdrawn by us if not accepted within 30 days.

* Finance Charge Included. Multiply Monthly Payment by number of months financed for total.

OPTIONS: (DEDUCT 10% IF PAYING CASH PRICE FOR ANY OF THESE OPTIONS BELOW) If S.W. Duration Lifetime Paint or Pittsburgh Manor Hall Timeless Paint is preferred - Install LO E HOUSEWRAP instead of Hardie Wrap or Green Guard -	ADD \$ ADD \$	
---	------------------	---

YOU MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

ACCEPTANCE OF CONTRACT

The above terms and conditions and those contained on the reverse side of this page have been read by me and they are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. You acknowledge under this contract in accordance with the terms of this contract, including the terms on the reverse side of this agreement.

Homeowners Signature: _____ Date of Acceptance: _____
 M & M Roofing & Siding Signature: _____

PLEASE READ ADDITIONAL CONTRACT TERMS ON REVERSE SIDE.

INSTALLERS WORK ORDER

M M ROOFING SIDING

INSTALLERS WORK ORDER

CREW: LUIS MARIN

CUSTOMER: CHRISTY AND LANCE MILLER
711 WEST COTTAGE
HOUSTON TEXAS 77009

START DATE

PO #: H24302K

# of		Description	Rate	Total
1504	Sq.Ft.	SIDING	/ sq. foot	\$ -
190	Ln.Ft.	FACIA / 1x2	/ lin. foot	\$ -
190	Ln.Ft.	SOFFIT EAVE	/ lin. foot	\$ -
0	Sq.Ft.	SOFFIT CEILING	/ sq. foot	\$ -
0	Ln.Ft.	BRICK FRIEZEBOARD	/ lin. foot	\$ -
200	Ln.Ft.	ADDITIONAL TRIM	/ lin. foot	\$ -
0	Ln.Ft.	GARAGE DOOR JAMBS	/ lin. foot	\$ -
0	Ln.Ft.	ARTISAN TRIM	/ lin. foot	\$ -
0	Sq.Ft.	SHINGLESIDE SIDING	/ sq. foot	\$ -
0		COLUMNS	each	\$ -
0	# OF	POST CAPS	each	\$ -
0		D/REATTACH AWNING	each	\$ -
0		SHUTTERS	/ set	\$ -
0		WINDOW WRAP	/ opening	\$ -
0	Ln.Ft.	DRIP EDGE	/ lin. foot	\$ -
0		PLYWOOD SHEATHING	/ sheet	\$ -
0		D/Reattach Storm Doors	each	\$ -
		MINIMUM		\$ -
TOTAL INSTALLER LABOR CHARGES				\$ -

SPECIAL INSTRUCTIONS:

- √ Remove existing original siding on entire house & garage.
- √ Install Hardie Wrap or Green Guard Moisture Barrier.
- √ Install Primed 8.25" Hardi-Plank Cedarmill horizontal lap siding.
- √ Install 3/4" Primed Hardi-Trim on all windows, doors & corners (Rustic).
- √ Remove existing fascia on entire house & garage and replace with 3/4" x 6" Primed Hardi-Fascia.
- √ Remove existing soffit on entire house & garage and replace with 1/4" Hardi-Soffit (continuous vented & solid).
- √ Remove existing friezeboard on entire house and replace with 3/4" Primed Hardi-Trim.
- √
- √ Use Hitachi brand double-dipped galvanized Hardi-nails.
- √ Caulk with H2U or BIG STRETCH brand caulk (all vertical butt joints, around windows, doors & corners).
- √ Prep & power wash all new siding & overhangs prior to painting.
- √ Paint entire house (2) coats 100% premium acrylic exterior paint - Sherwin William's Super Paint (Satin).
- √
- √
- √
- √
- √ Includes LIFETIME labor warranty on Hardi- Product installation.
- √ Includes 30 year manufacturers warranty on Hardi- Product.

COMPLIANCE DOCUMENTATION

Project is: ACTIVE

Situs Address: **711 W COTTAGE ST 77009** 100 Search

Project Number: **14131941** Look Up 110 Project History Recent Selections Permit Type:

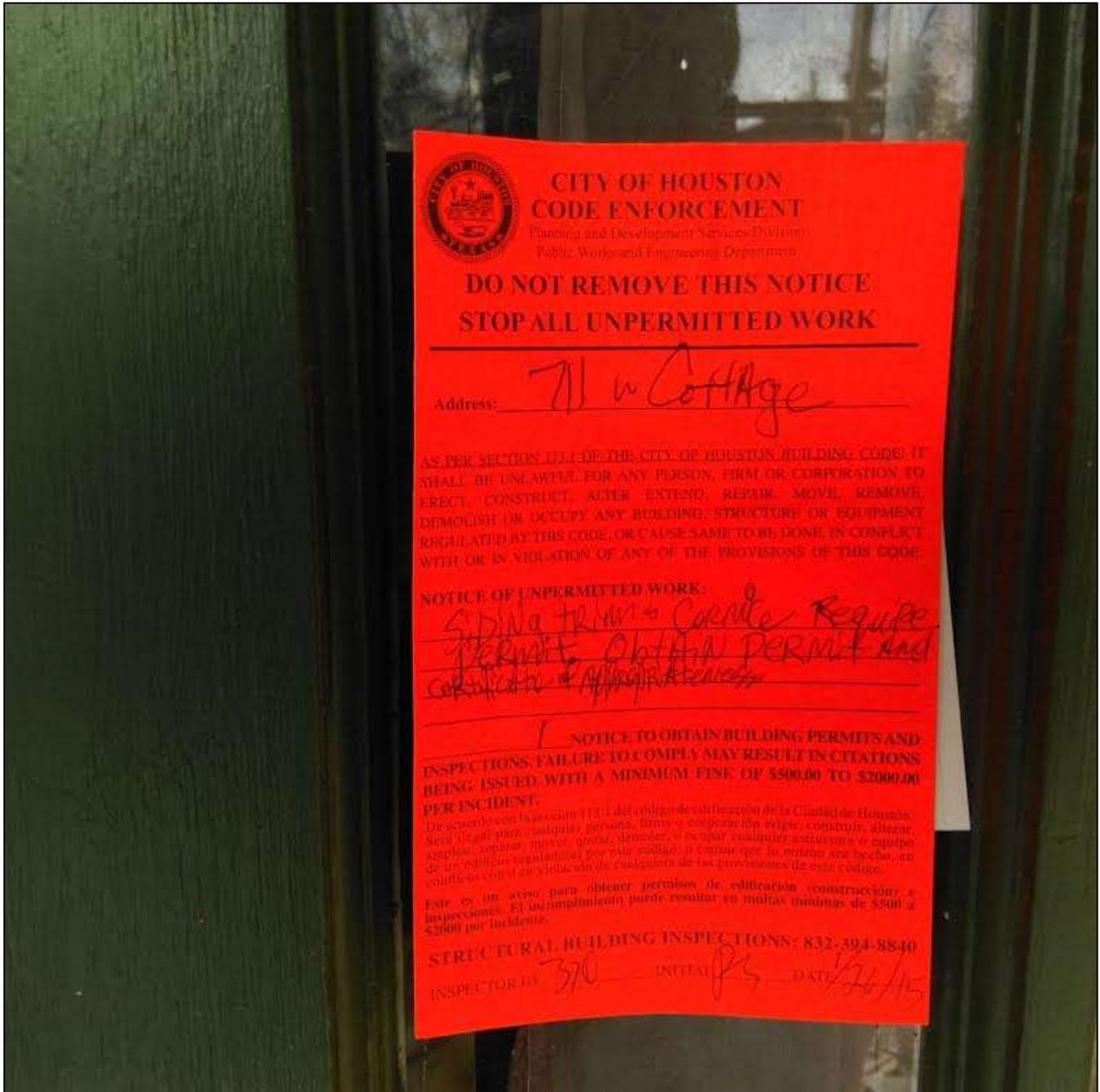
100 Situs Info 102 Application 114 Plan Review 115/297 Permits 205 Fee Collection
126 Situs Holds 208/599/Other 109 Project Holds 101/103 Comments GIS / Tax Office

101 Situs Comments (Click below to navigate to the related maintenance program)

Comment-...	Comment-...	Comment	D...	Dept-Name
01/26/2015	310	BL:1-2-R3-B,STOP UNPERMITTED WORK-OBTAIN PERMITS	430	STRUCTURAL I
01/26/2015	310	1X8BEVEL/LAP WOOD SIDING R&R'ED W/CEMENTITIOUS	430	STRUCTURAL I
01/26/2015	310	REQUIRES PLANNING/HISTORICAL APPROVAL: CALL-77963	430	STRUCTURAL I

COMPLIANCE DOCUMENTATION

POSTED RED TAG



PROJECT DETAILS

Exterior Materials: The existing residence is clad in 8.25" wood, rabbited bevel lap siding.

Denied 02-2015:

The applicant proposes that the existing siding be removed and replaced with 8.25" textured cementitious lap siding. The applicant also proposes to replace the existing window trim, eave returns, and soffits with smooth cementitious material that does not match the original detail or configuration.

The applicant has already removed and replaced the existing siding, trim, and soffits on the south (front) elevation and east elevation before the job was stopped and a red tag issued. The work was performed without a permit or Planning Department approval. The applicant also proposes to replace the remaining siding, trim, eave returns, soffits with cementitious material to match the work already completed

Proposed 03-2015:

The applicant also proposes to remove the textured cementitious fascia, window trim, and soffit from the front and side of the structure and install new smooth cementitious material to match the existing trim and soffit to match the original design and configuration. Any additional detail trim will be added to maintain original design. See photos and documentation for more detail.