

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Leticia Ramirez, Neat Home Investors, LLC, owner

Property: Tract 2, Block 276, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1-story 1,630 square foot residence situated on a 6,900 square foot (46'x150') lot. Approval for a two-story rear addition was granted at the February 2014 HAHC meeting.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Revision. The property received a COA for a rear two-story addition on February 13, 2014.

The applicant has exceeded the approved scope of work in the following ways:

- Removed the existing wood 117 siding on the south elevation
• Removed original trim and replaced with textured cementitious trim
• Removed original windows on the south elevation (retained on site)
• Removed wood brackets along the front gables
• Removed interior shiplap

All original materials were to remain as stipulated in the previously approved COAs.

The applicant now proposes to take the following remedial measures:

- Install new 117 wood siding on the south elevation to match existing
• Remove textured cementitious trim and replace with wood trim to match existing
• Reinstall original windows
• Replace wood brackets along the front gable
• Reframe original structure

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

Public Comment: One public comment received. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval of the proposed remediation plan

HAHC Action: Approved – This COA explicitly applies only to the remediation work and not to the inappropriate removal of historic materials itself

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: May 21, 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.

Staff's recommendation differentiates between the inappropriate removal of historic materials already completed by the applicant without permission, and the work now being proposed to remediate the damage done. Staff's recommendation is that any HAHC approval of this COA explicitly apply only to the remediation work and not to the inappropriate removal of historic materials itself. Ultimately, work of this nature should not have occurred without HAHC approval, but the proposed remediation meets criteria and is appropriate.

COMPLIANCE DOCUMENTATION / TIMELINE

- February 13, 2014: Received COA for a rear two-story addition
- March 16, 2015: Inspector identifies potential COA violation; Holds placed on property
- March 25, 2015: Staff investigates potential COA violation involving the removal of siding
- April 6, 2015: Staff conducted site visit to verify the work that exceeded scope
- April 9, 2015: STOP WORK issued by Planning Department
- April 14, 2015: Planning staff meets with owner/applicant to discuss the path forward which is to install matching wood 117 siding, reinstall the windows, and install matching wood brackets. The original structure will also need to be reframed due to the removal of interior shiplap
- April 29, 2015: Applied for a COA to remediate the work that exceeded the approved scope

Comment...	Permit	IS-Ty...	Comment
04/10/2015	13		Stop Work per Margaret Brown in Planning
04/09/2015	13	138	POSTED STOP WORK.
03/16/2015	13	13W	need framing plan on exterior wall and furr downs not on
03/16/2015	13	13W	plan.add 2.5 clips at bottom plates.extend osb to top of
03/16/2015	13	13W	top plate.
01/29/2015	13	13R	partial, less insulation.
11/24/2014	GE	PRN	***** HISTORICAL *****
11/24/2014	GE	PRN	Issuance of this permit does not waive compliance with the Historic

Project Comment Details

Permit Type: 13 Building Pmt

Inspection Type: []

Comment: Stop Work per Margaret Brown in Planning

Date: 04/10/2015 Authorized By: 308

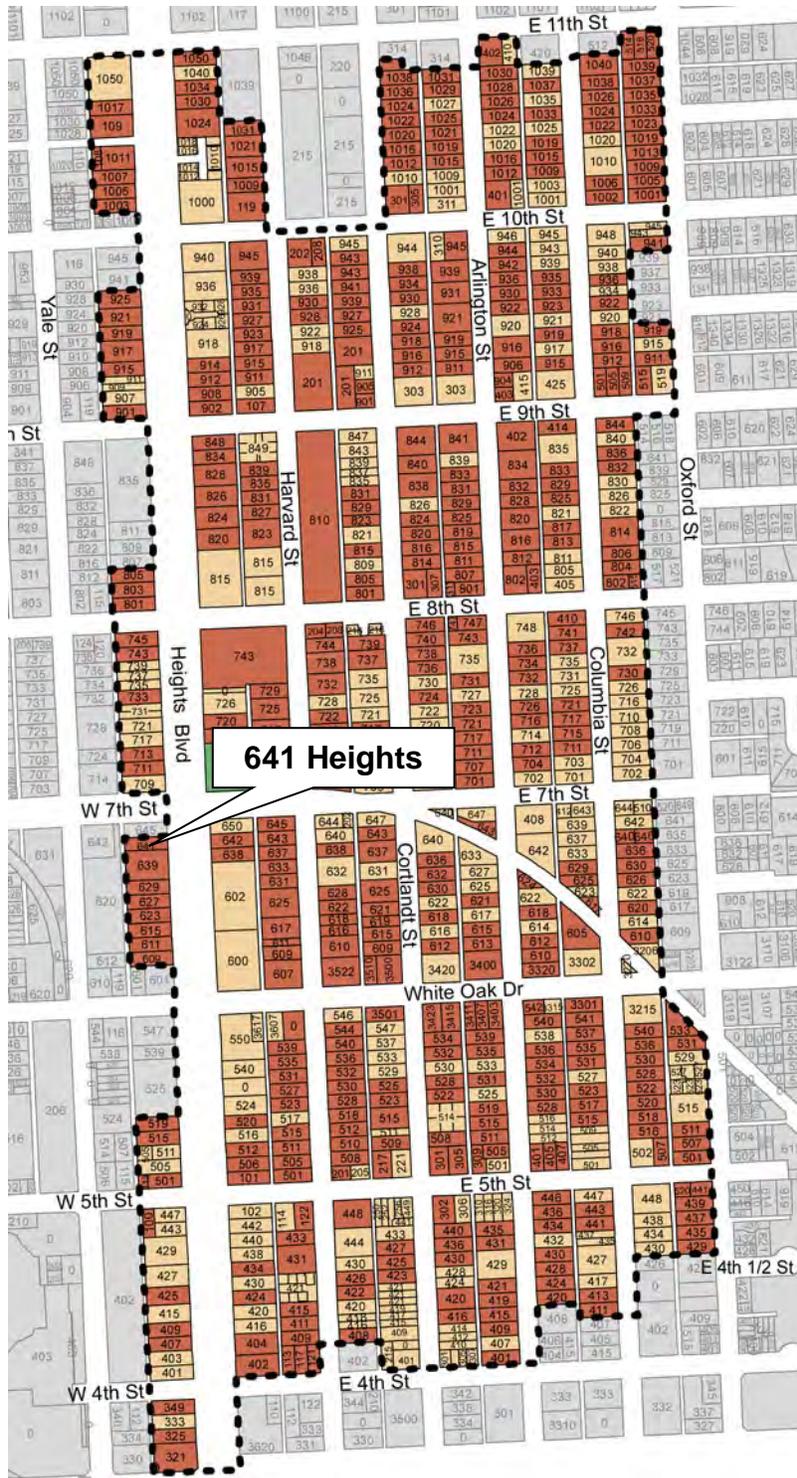
Update This Entry Add Additional Comments Spell Check

Line 1 Column 1



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

PHOTO PRIOR TO WORK



CURRENT PHOTO



PHOTO SHOWING ORIGINAL DETAILS (TRIM AND BRACKET)



SOUTH SIDE ELEVATION
CURRENT CONDITION

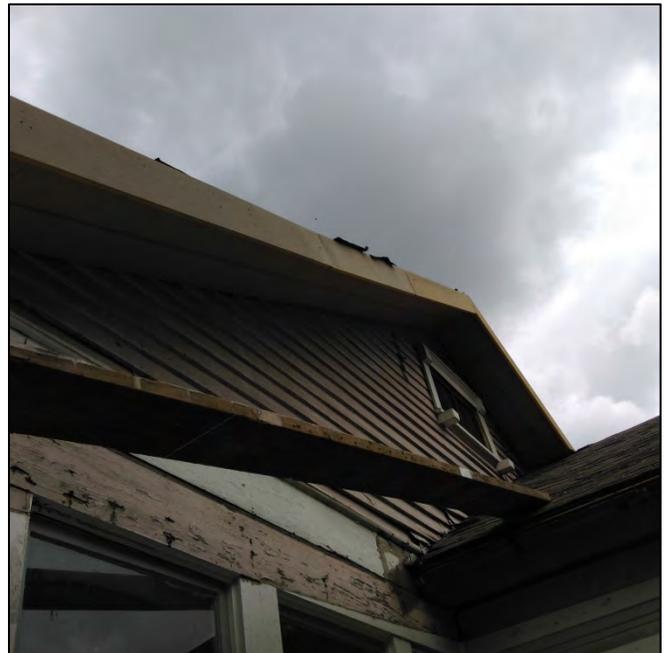
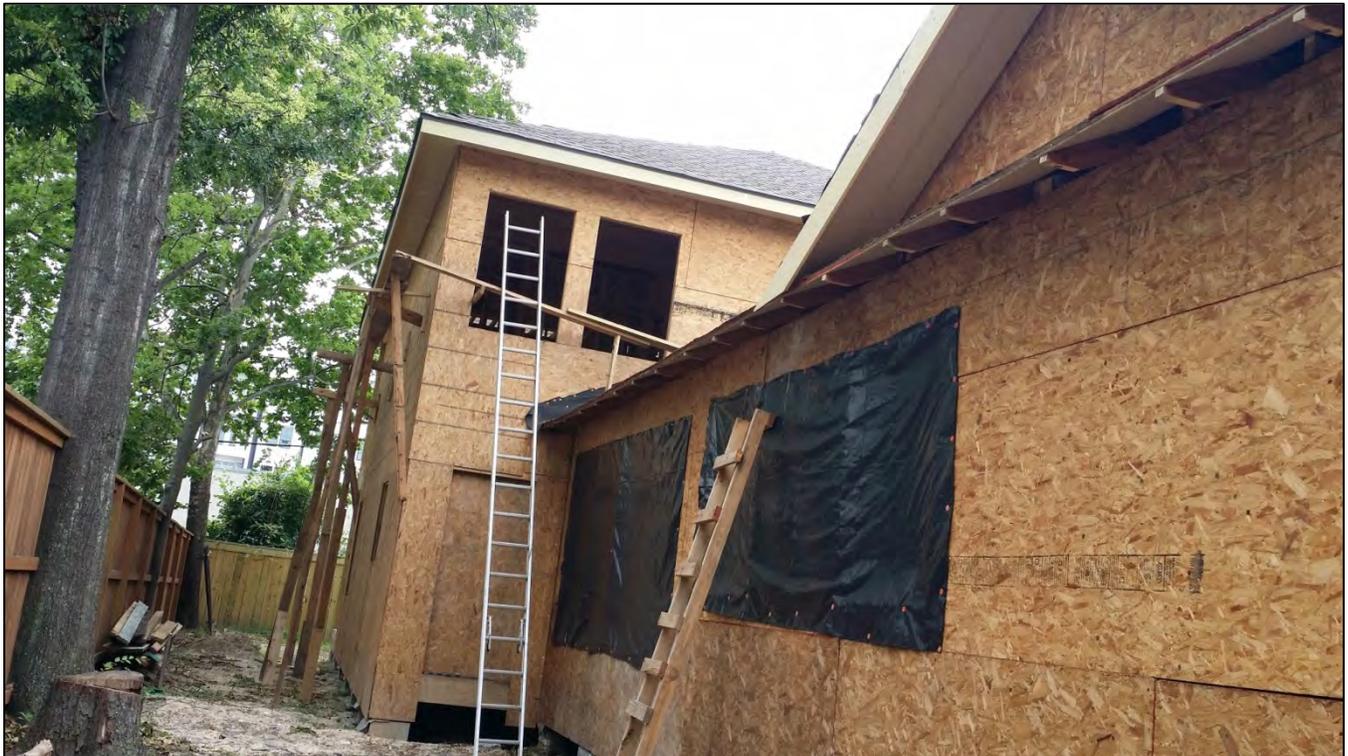


REPLACED TRIM / REMOVED SIDING

PHOTOS



REPLACED TRIM / REMOVED SIDING
PHOTOS



REMOVED BRACKETS / REPLACED TRIM

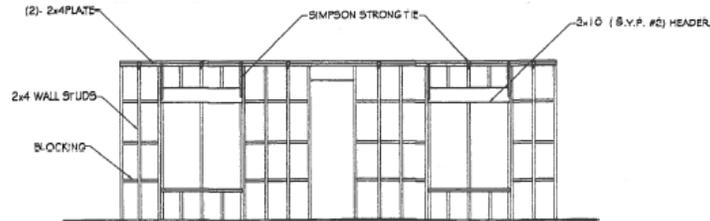


EXISTING WINDOWS

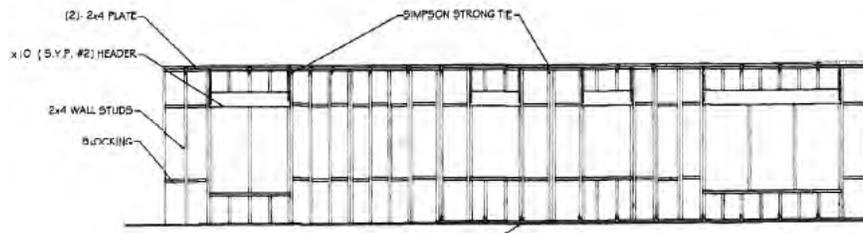


INTERIOR REFRAMING PLAN

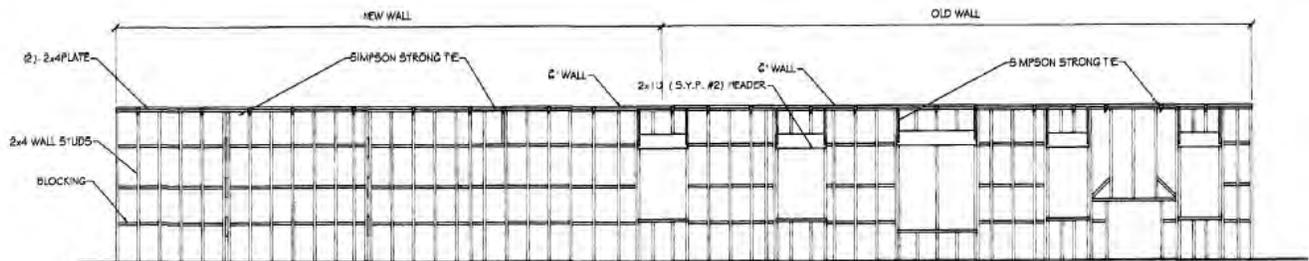
EAST ELEVATION (FRONT)



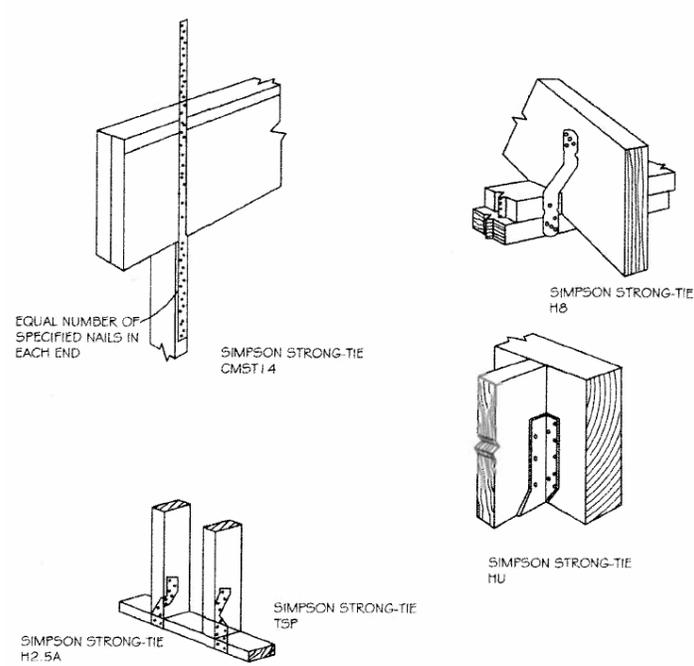
SOUTH ELEVATION



NORTH ELEVATION

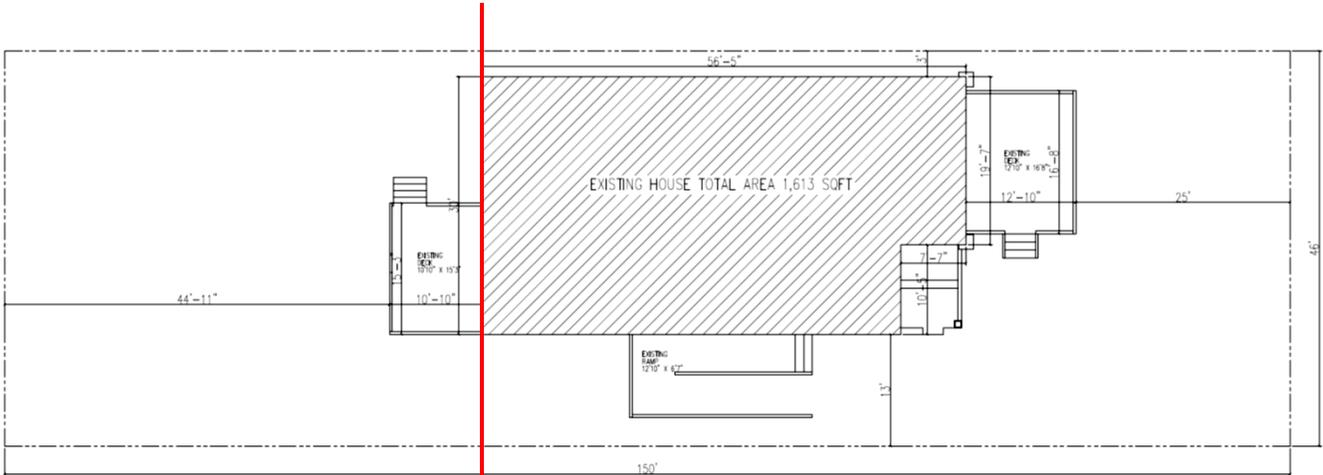


INTERIOR REFRAMING PLAN
ANCHORAGE AND STRAPPING DETAIL

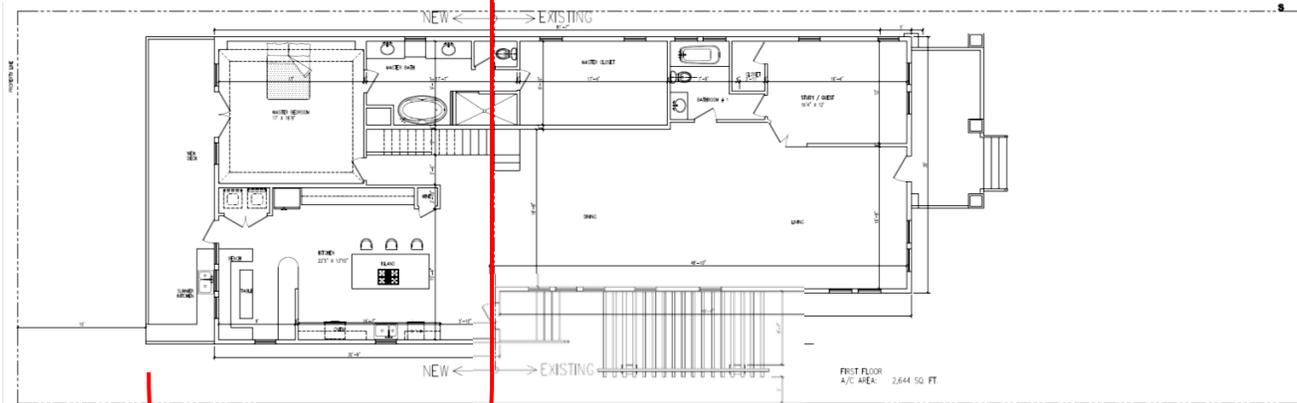




**SITE PLAN
EXISTING**



CURRENT CONDITION



*Approved Addition
February 2014*

PHOTOS
INTERIOR SHIPLAP REMOVED



PROJECT DETAILS

Windows: The original windows were removed in order to reframe the historic portion of the structure, which also involved the remove of the interior shiplap, all without HAHC approval.

The original windows have been retained and will be reinstalled into the original locations. See drawings for more detail.

Exterior Materials: The original siding on the existing south elevation was removed without HAHC approval. The original trim was removed and replaced with textured cementitious material without HAHC approval. The original wood brackets were removed from the front elevation without HAHC approval.

The existing southern wall will be resided with new wood 117 siding to match existing 117 siding. The existing cementitious trim will be removed and replaced with wood trim to match existing. The removed brackets will be replaced with new wood brackets. See photos for more detail.

Front Elevation: Original wood trim was removed and replaced with textured cementitious trim without HAHC approval.
(East)

Existing cementitious trim will be removed and replaced with wood trim to match existing 117 siding. See photos for more detail.

Side Elevation: The existing southern wall will be resided with new wood 117 siding to match existing 117 siding.
(South) The original windows on this elevation will also be reinstalled into the original locations. All trim removed and replaced with textured cementitious trim will be replaced with wood trim to match original. See photos for more detail.

ATTACHMENT A
PUBLIC COMMENT

HSHSD

321 Heights Blvd. – No objection. Detached structure with totally different style sets the proposed apart from the existing contributing structure as appropriate.

638 Heights – Needs better visual division between existing and proposed. Not sure where the existing house ends.

641 Heights Blvd. – Application posted is not complete. Workscope not included. Structural only?

642 Heights Blvd. – No workscope. Application looks like 638 Heights Blvd.

747 Arlington – Application incomplete. Just one photo posted.

825 Arlington – Recommend different siding pattern for addition. Question shape of proposed windows.

J. Kent Marsh, AICP CUD
Vice President



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