

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 30, 2015

**Applicant:** Yvette Solares, Renewal By Anderson of Houston for Sally Vaughn, owner

**Property:** 603 Colquitt Street, Tracts 1A & 2A, Block 6, Lockhart Connor & Barziza Subdivision. The property includes a historic 2,864 square foot, two-story stucco multi-family residence situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Craftsman residence, constructed circa 1920, located in the First Montrose Commons Historic District.

**Proposal:** Alteration – Replace a non-original set of single lite french doors with a set of single lite french doors on the west, side elevation. The opening will not be modified.  
See enclosed application materials and detailed project description on p. 5-15 for further details.

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

**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:** October 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.

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <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 checked="" type="checkbox"/> | <input 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;  |                            |
| <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 checked="" type="checkbox"/> | <input 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;   |                            |
| <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.  |                            |



**INVENTORY PHOTO**



**NORTH ELEVATION – FRONT FACING COLQUITT STREET**

EXISTING – NO PROPOSED CHANGES



**WEST SIDE ELEVATION**

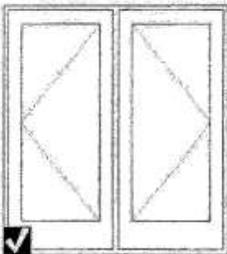
**EXISTING NON-ORIGINAL DOOR**



**PROPOSED DOOR**

Location:

RO Size = 6' 0" W x 6' 8" H Unit Size = 5' 11 1/4" W x 6' 7 1/2" H



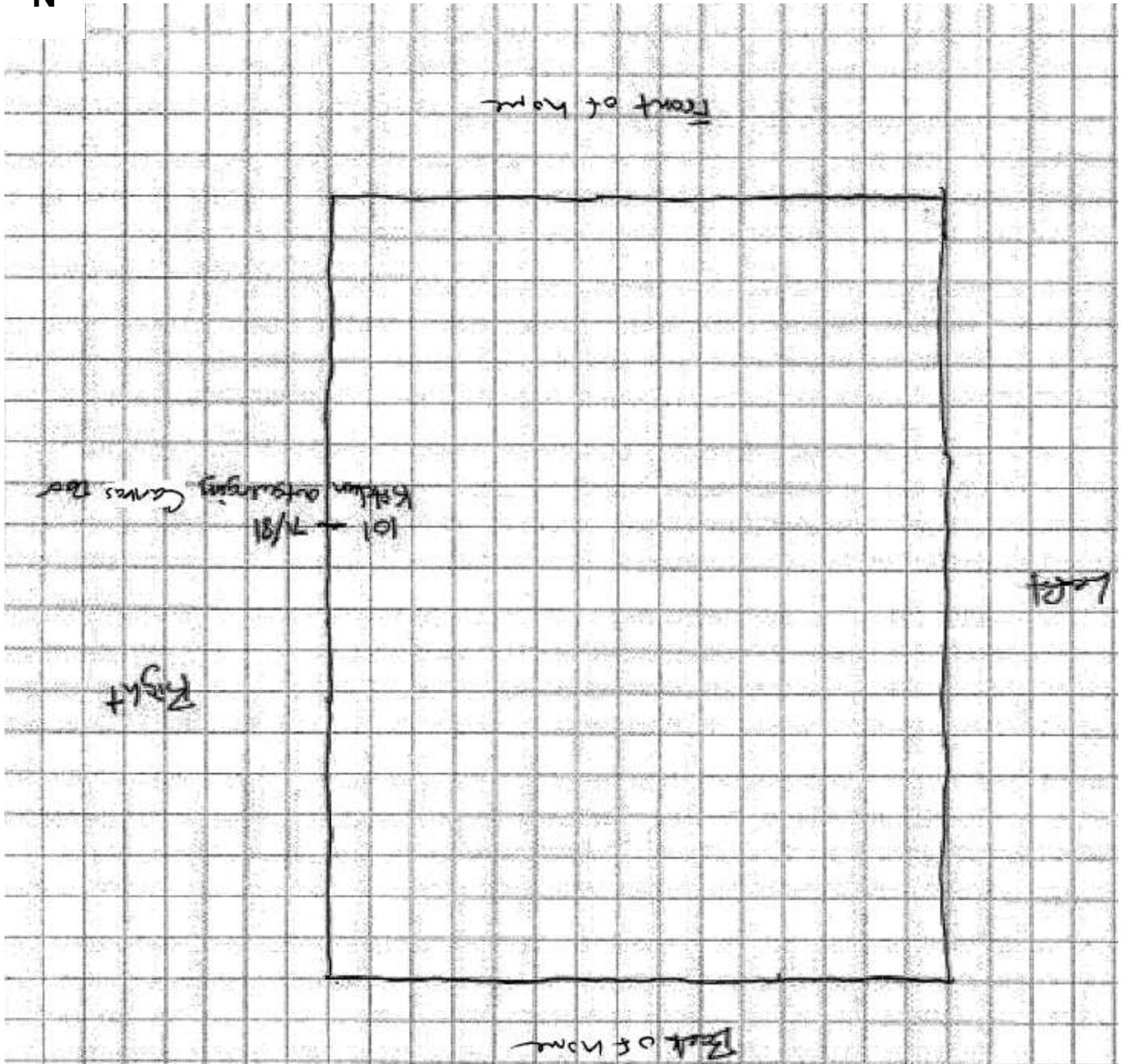
A Series, FWOD Outswing Double-wide Units  
 Unit Code/Item Size: FWOD6068  
 Operation/Handing: APLR  
 Frame Depth: 4 9/16"  
 Exterior Color: Canvas  
 Interior Species: Pine  
 Interior Color: Primed  
 Glass Type: High Performance SmartSun Low-E4 Tempered Glass  
 Trimset Finish: Newbury - Satin Nickel  
 Temporary Construction Trim Set: Active and Passive

Zone: Southern  
 U-Factor: 0.29, SHGC: 0.17, ENERGY STAR® Certified: Yes



SITE PLAN

EXISTING



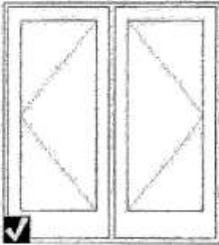
**DOOR SCHEDULE**

DOOR SCHEDULE

Line Item #: 0001      Line Item Qty: 1      Initial:

Location:

RO Size = 6' 0" W x 6' 8" H    Unit Size = 5' 11 1/4" W x 6' 7 1/2" H



A Series, FWOD Outswing Double-wide Units  
Unit Code/Item Size: FWOD6068  
Operation/Handing: APLR  
Frame Depth: 4 9/16"  
Exterior Color: Canvas  
Interior Species: Pine  
Interior Color: Primed  
Glass Type: High Performance SmartSun Low-E4 Tempered Glass  
Trimset Finish: Newbury - Satin Nickel  
Temporary Construction Trim Set: Active and Passive

Zone: Southern  
U-Factor: 0.29, SHGC: 0.17, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description
1	0000000	FWOD6068	Unit, 4 9/16" Frame Depth, Bronze Sill, APLR Handing, Canvas/Pine, Primed, High Performance SmartSun Low-E4 Tempered
1	2579455	-----	Hardware Trim Set, FWH/FWO, AP/PA, Newbury - Satin Nickel
1	9020356	-----	Hardware, Construction Active Trim Set
1	9020357	-----	Hardware, Construction Passive Trim Set

**PHOTOS SUBMITTED BY APPLICANT**

**FRONT (NORTH) ELEVATION**



REAR ELEVATION



REAR ELEVATION



SIDE (WEST) ELEVATION



SIDE (WEST) ELEVATION – NON-ORIGINAL DOORS TO BE REPLACE



NON-ORIGINAL DOORS TO BE REPLACED



INTERIOR VIEW OF DOORS TO BE REPLACED



PROJECT DETAILS

**Windows/Doors:** Replace a set of non-original single lite french doors with a set of single lite french doors on the west, side elevation. The opening will not be modified.