

CERTIFICATE OF REMEDIATION

Application Date: September 2, 2016

Applicant: Larry & Diane Tucker, owner

Property: 8223 Colgate Street, Lot 19, Block 46, Glenbrook Valley Subdivision. The property includes a historic 2,533 square foot, one-story wood, brick veneer frame single-family residence and an attached garage situated on a 10,800 square foot interior lot.

Significance: Contributing Mid-century Modern residence, constructed circa 1965, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Siding

- Removed all original Board and Batten wood siding from the front gable and eaves on the entire house.
- Replaced removed siding with cementitious Board and Batten siding to simulate the material removed.
- The applicant made the replacement prior to learning a permit was required and is applying now for retroactive approval. Because work has already been complete, staff was unable to verify the condition of the original material and whether it required replacement.

See enclosed application materials and detailed project description on p. 3-6 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Glenbrook Valley Civic Association is in support of this project. Please see Attachment A.

Recommendation: Denial - does not satisfy criteria 1 & 9

Staff recommends denial of the Certificate of Appropriateness. Staff recommends a Certificate of Remediation for the siding removal. Since the historic siding has been disposed of and these actions therefore cannot be reversed, a Certificate of Remediation will allow the project to progress without the Commission deeming the unauthorized siding removal as appropriate.

HAHC Action: Denied. Issuance of a Certificate of Remediation for the siding removal.

This Certificate of Remediation (COR) is an Enforcement Remedy that will allow the project to progress without the HAHC approving the unauthorized work or deeming the unauthorized work appropriate. The COR is only for the work specified by the HAHC and no other work is approved under this Certificate. Any additional work may require a revised COA. The issuance of a COR disqualifies the project from receiving City tax exemptions. 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. 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. Further unauthorized work may trigger additional Enforcement Remedies.

CERTIFICATE OF REMEDIATION

Basis for Issuance: HAHC Issued Certificate of Remediation
Effective: October 20, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COR valid for two years from effective date. COR 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 COR 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: 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:

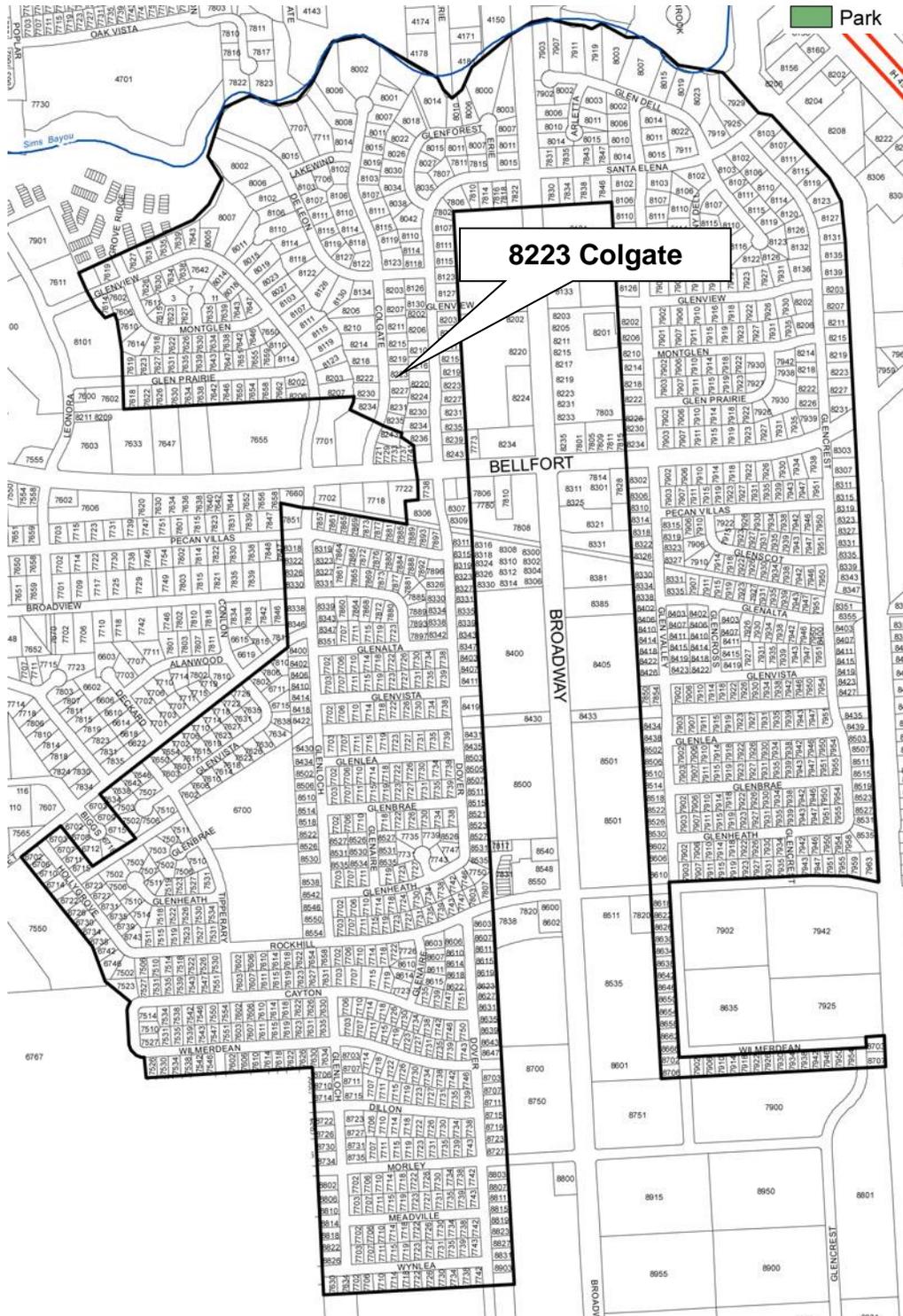
- | S | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Replacing the original siding with different material does not retain and preserve the historical character of the property.</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 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;
<i>The new siding has the same appearance as the original, and is therefore visually compatible with but not necessarily the same as, the materials that were replaced in form, design, texture, dimension and scale.</i> |
| <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 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.
<i>The removal and disposal of original wood siding destroyed significant historical material found on Mid-century Modern homes. Historic siding should be retained unless damaged beyond reasonable repair. Because the applicant replaced the siding before speaking with staff, staff was unable to evaluate the condition of the siding prior to removal.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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. |



PROPERTY LOCATION GLENBROOK VALLEY HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



PHOTO OF SIDING

BEFORE



AFTER



ATTACHMENT A
CIVIC ASSOCIATION COMMENT



GLENBROOK VALLEY CIVIC CLUB
P.O. BOX 262164 HOUSTON, TEXAS 77207-2164
"A DEED RESTRICTED NEIGHBORHOOD"

October 18, 2016

By eMail



Houston Archaeological and Historical Commission
C/O Planning & Development (P&D) Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on the Pending Applications for a Certificate of Appropriateness for October 2016

Greetings:

Here are comments on the pending applications for Certificates of Appropriateness (COA) in the Glenbrook Valley Historic District.

8223 Colgate: The homeowner did not contact the Glenbrook Valley Civic Club Architectural Review Board before replacing the siding on the home. The board concurs with the City of Houston Planning Department staff's recommendation for a Certificate of Remediation.

Respectfully,

A handwritten signature in black ink that reads "Mike Morse". The signature is written in a cursive, slightly slanted style.

Mike Morse
For the Glenbrook Valley Civic Club Architectural Review Board