

CERTIFICATE OF APPROPRIATENESS

Application Date: September 27, 2016

Applicant: Rene Moran, Triflection Remodeling and Construction, for Anil S. Menon, owner

Property: 531 Harvard St, Lot 5, Block 290, Houston Heights Subdivision. The property includes a historic 1,872 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Windows

- Install three fixed horizontally oriented wood windows near the soffit on the north elevation of a ca. 2005 addition. Two windows will measure 30" x 12" and one window will measure 52" x 12".

See enclosed application materials and detailed project description on p. 3-11 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 20, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years 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

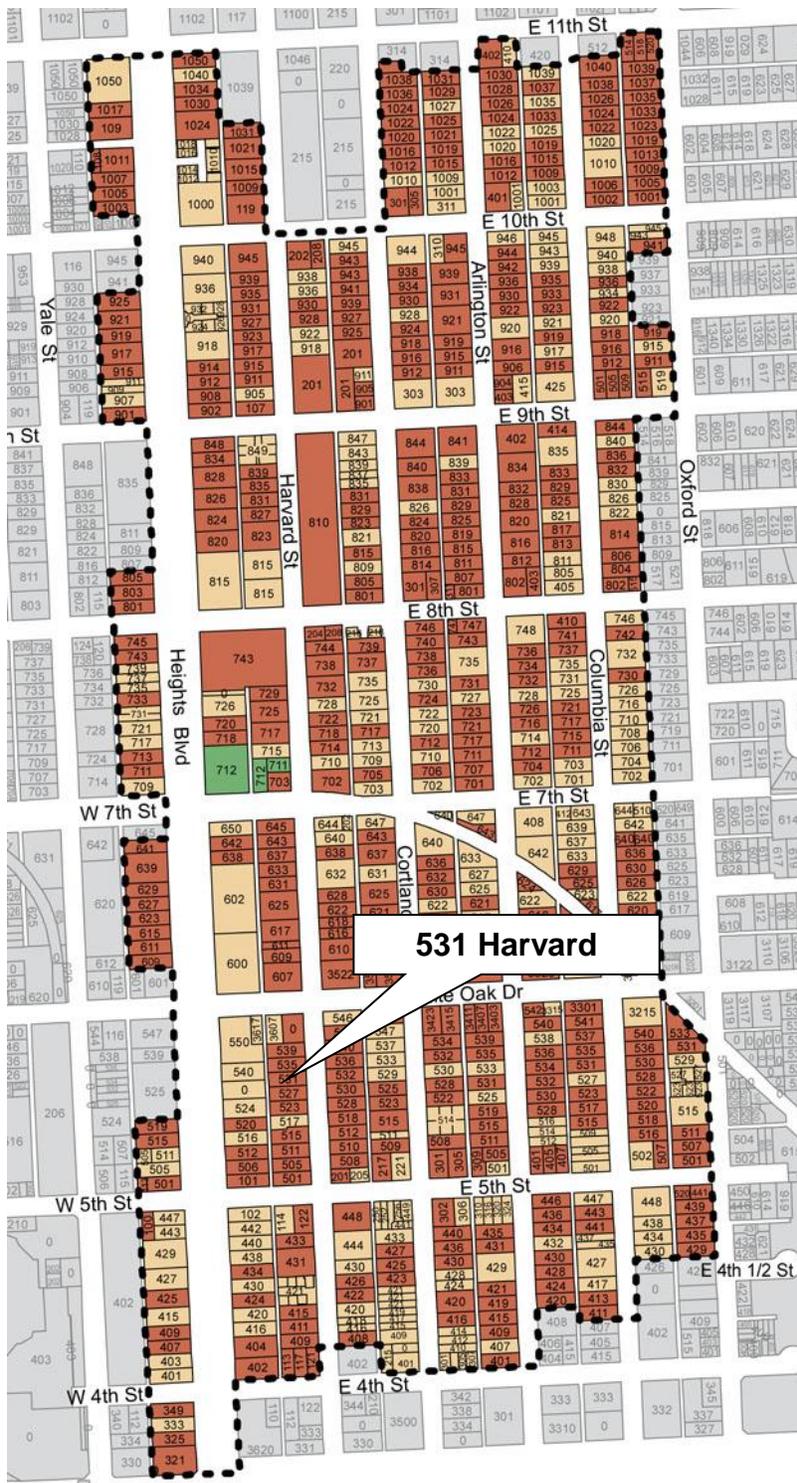
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: 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 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; | | |
| <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
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



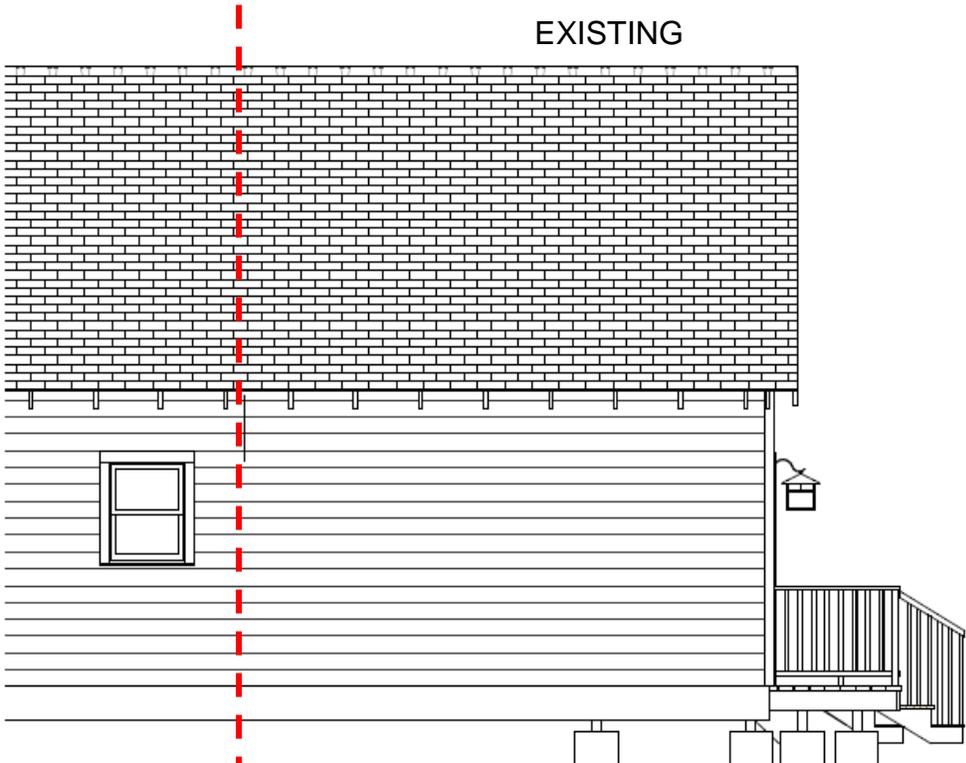
- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO

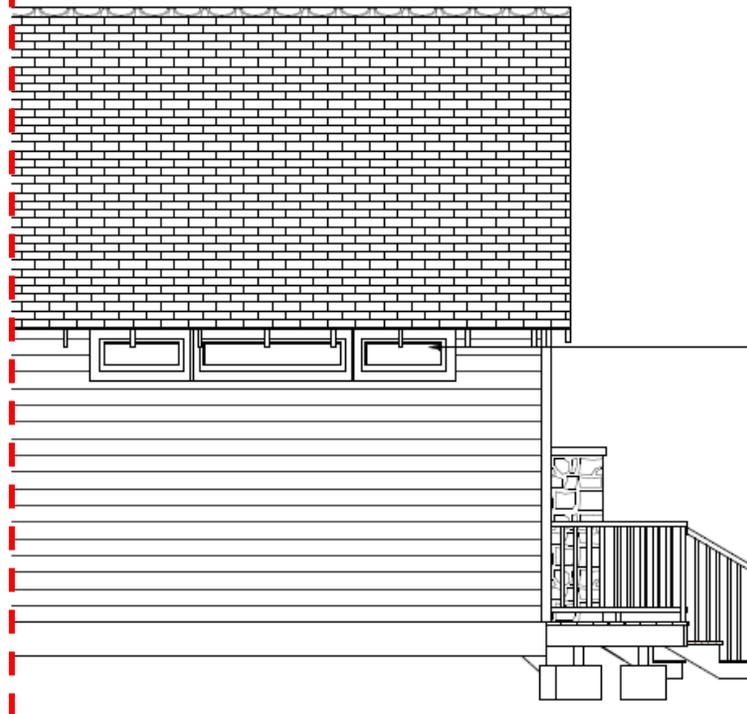


NORTH SIDE ELEVATION*

EXISTING



PROPOSED



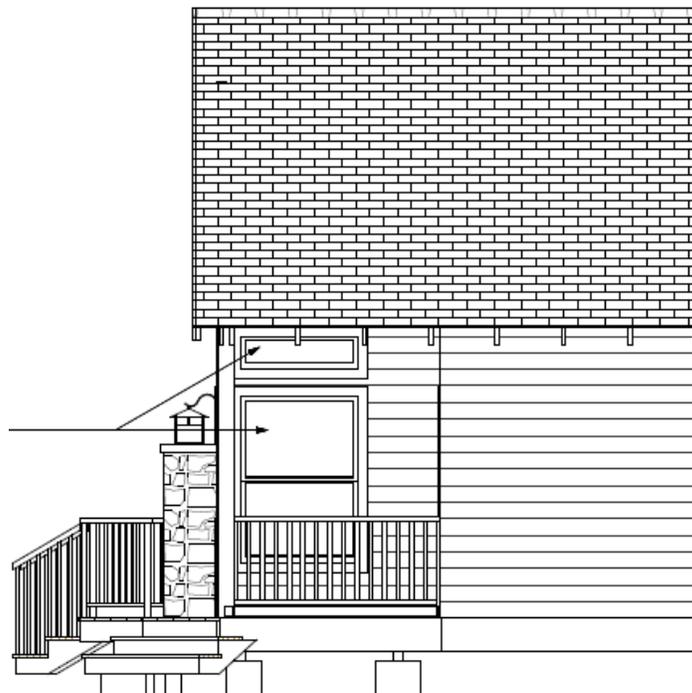
*Elevation includes only section affected by scope.

SOUTH SIDE ELEVATION*

EXISTING



PROPOSED



*Elevation includes only section affected by scope. Alteration is obscured by the existing structure.

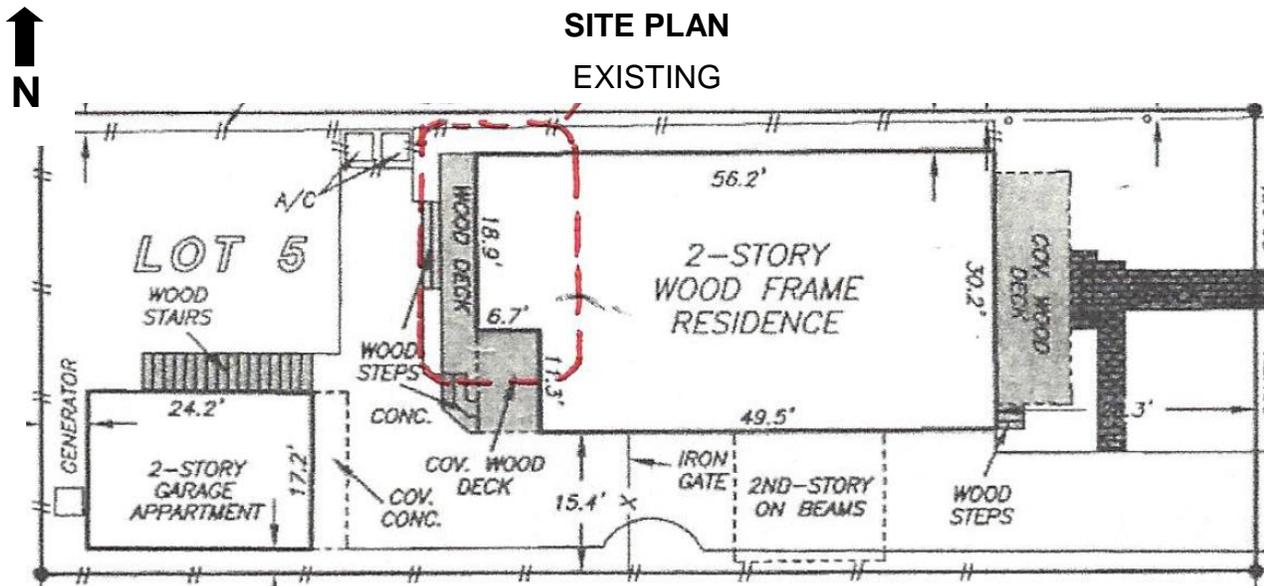
WEST (REAR) ELEVATION

EXISTING



PROPOSED





WINDOW / DOOR SCHEDULE

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	U-FACTOR	SHGC	CODE
D01	3068	1	1	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-PANEL	2X6X41" (2)	1 3/4"	0.46	0.35	2015 IECC
D02	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-GLASS	2X6X41" (2)	1 3/4"	0.46	0.35	2015 IECC

WINDOW SCHEDULE														
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	U-FACTOR	SHGC	CODE	HDR. HT.	TEMPERED
W02	3610FX	1	1	3610FX	42 "	12 "	43"X13"	FIXED GLASS	2X6X46" (2)	0.46	0.35	2015 IECC	102"	
W03	3650DH	1	1	3650DH	42 "	60 "	43"X61"	DOUBLE HUNG	2X6X46" (2)	0.51	0.35	2015 IECC	80"	
W04	4416FX	1	1	4416FX	52 "	18 "	53"X14"	FIXED GLASS	2X8X56" (2)	0.46	0.35	2015 IECC	80"	
W05	2610FX	2	1	2610FX	30 "	12 "	31"X13"	FIXED GLASS	2X6X34" (2)	0.65	0.4	2015 IECC	102"	
W06	4410FX	1	1	4410FX	52 "	12 "	53"X13"	FIXED GLASS	2X8X56" (2)	0.65	0.4	2015 IECC	102"	
W07	1810FX	2	1	1810FX	20 "	12 "	21"X13"	FIXED GLASS	2X6X24" (2)	0.46	0.35	2015 IECC	102"	YES
W08	1860FX	2	1	1860FX	20 "	12 "	21"X13"	FIXED GLASS	2X6X24" (2)	0.46	0.35	2015 IECC	80"	YES
W09	3010FX	2	1	3010FX	36 "	12 "	37"X13"	FIXED GLASS	2X6X40" (2)	0.46	0.35	2015 IECC	102"	YES
W10	4410FX	1	1	4410FX	52 "	12 "	53"X13"	FIXED GLASS	2X8X56" (2)	0.46	0.35	2015 IECC	102"	

PROJECT DETAILS

Windows/Doors: The applicant proposes to install three fixed horizontally oriented wood windows near the soffit on the north elevation of a ca. 2005 addition. Two windows will measure 30" x 12" and one window will measure 52" x 12".

Side Elevation: Three fixed wood windows will be installed on the north elevation of a ca. 2005 addition. Two
(North) windows will measure 30" x 12" and one window will measure 52" x 12".

Side Elevation: The alteration to the south side elevation is obscured by the existing structure.
(South)

Rear Elevation: The majority of the alterations are taking place on the rear elevation, which is not visible from the
(West) public right of way.