CERTIFICATE OF APPROPRIATENESS

Application Date: March 23, 2018

Applicant: Gary Nguyen, owner

Property: 707 Henderson St, Lot 6, Tract 5, Block 407, Baker W R NSBB Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence situated on a 5,400 square foot (54' x 100') corner lot.

Significance: Contributing bungalow residence, constructed circa 1900, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Windows

In August 2016, the applicant removed all original 1/1 double-hung wood windows and replaced them with 1/1 double-hung vinyl windows. The windows were salvaged by a neighbor after removal. The applicant's application for a Certificate of Appropriateness for the new vinyl windows was denied in October 2016. The applicant has since altered the inappropriate windows so that they mimic wood windows. The applicant requests approval for:

- Installation of new 1/1 double-hung vinyl windows that fit within the existing openings and mimic the appearance of wood windows.

See enclosed application materials and detailed project description on p. 3-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Old Sixth Ward Neighborhood Association is not in support of this project. See Attachment A.

Recommendation: **Denial - does not satisfy criteria 1, 4, or 9.**

HAHC Action: **Denied**

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**
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *Replacing original windows that are not damaged beyond repair with new windows does not retain or 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; *Replacing original windows that are not damaged beyond repair with new windows does not preserve the distinguishing qualities or character of the building.*
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *Removal of original wood windows destroys significant historical and architectural material. Historic windows should be retained unless they are damaged beyond repair. Because the applicant did the work without a COA or permit, staff was unable to evaluate the condition of the windows prior to removal.*
☒	☐	☐	(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

☐ ☐ ☒ (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.

OLD SIXTH WARD DESIGN GUIDELINES

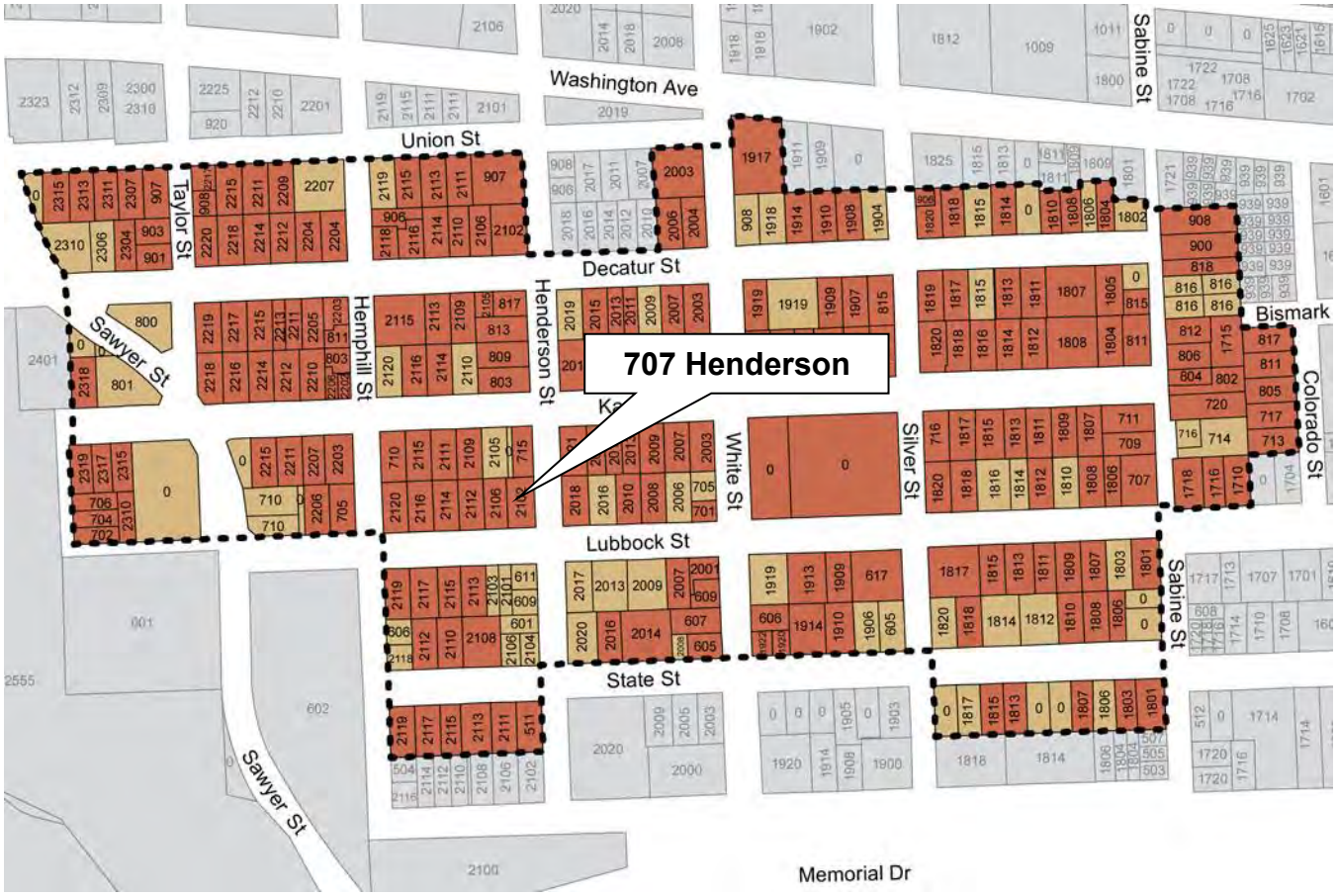
☐ ☒ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
The Old Sixth Ward Design Guidelines establish windows as character defining features of historic structures. Windows should be retained unless they are damaged beyond repair.

Staff recommends that the applicant remove the vinyl windows, repair the original windows (which have been salvaged by and will be returned by a neighbor), and reinstall the original windows.

N

PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT



Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO – CIRCA 2015

WINDOW REMOVAL – AUGUST 2016

APPLICANT PHOTOS – NEW WINDOWS

2016/08/19

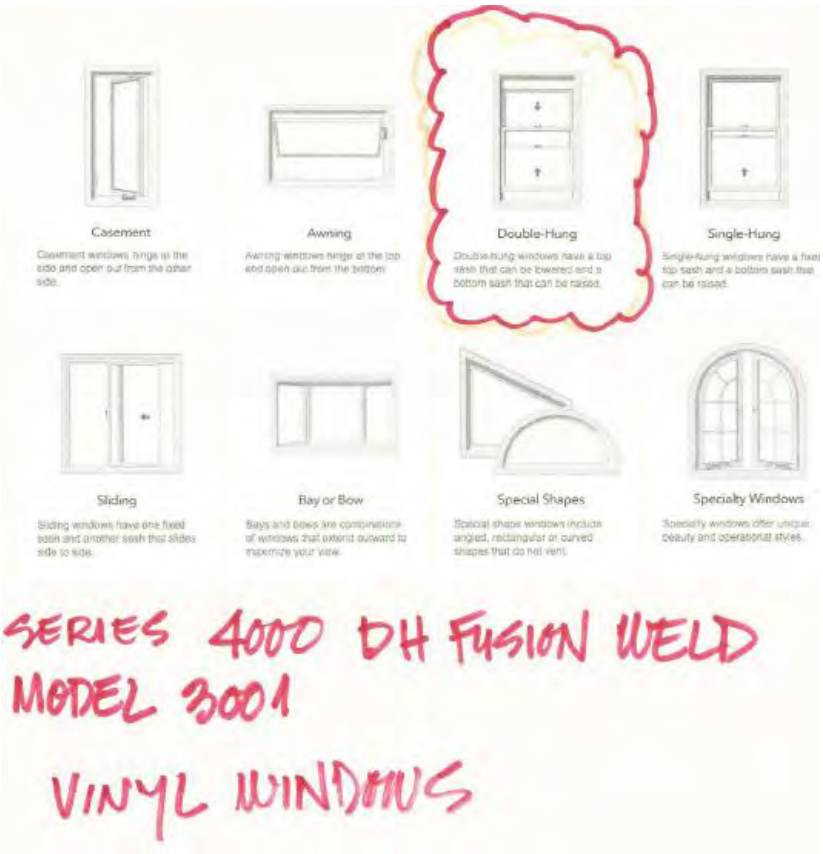
2016/08/19

707
2016/08/19

2016/08/19

CURRENT CONDITIONS

WINDOW SPECIFICATIONS



ORIGINAL WINDOWS – CIRCA APRIL 2018

LOCATION: 617 Silver Street

EMAIL FROM OWNER CIRCA APRIL 2017

Sent: Monday, April 17, 2017 10:01 PM
To: Barry, Amanda - PD
Subject: RE: 707 Henderson Street

Amanda,

In order to acquire the permit to re-install the original windows at the 707 Henderson address, I'm requesting the release of the hold on the property so I can proceed. Please process the request.

Thank you,

Gary Nguyen

OWNER PROVIDED WRITTEN DESCRIPTION

Sent: Friday, February 9, 2018 12:13 PM
To: 'Barry, Amanda - PD' <Amanda.Barry@houstontx.gov>
Subject: RE: 707 Henderson Street

Dear Planning & Development Department,

I am writing this letter to request approval for keeping the new windows at 707 Henderson Street, Houston, Tx. 77007. I understand that the replacement windows must meet the Old Sixthward historic design guidelines. Thus, to illustrate that the method for which I have proposed to replace the windows complies with the historic guidelines, I have reviewed the DESIGN GUIDE LINES FOR OLD SIXTHWARD PROTECTED HISTORIC DISTRICT and cited the relevant section that pertains to window replacement criteria. Please refer to the following summary of my process.

Based on the Section V of the table of content Item 3b, page 34 of the DESIGN GUIDE LINES FOR OLD SIXTHWARD PROTECTED HISTORIC DISTRICT Houston, Texas dated July 23, 2007. Under Building Elements and Details, it states **"Types:** Windows should be of wood or clad wood profiles. **Vinyl and fiberglass profiles that resemble wood may also be used."** The replacement windows in this case are vinyl and are the same double hung style as the original windows. Additionally, to give it the resemblance of wood, I mocked up one of the of the new white vinyl windows. I overlayed the vinyl window with a wood laminate. With the new wood laminate intact, the window still maintains its vertical sliding function similarly to the original double hung window. I have attached photos for your reference.

With the approval from The Planning & Development Department, I would like to move forward with the same modifications to the remaining white vinyl windows on the house. Please confirm that the approach as stated above is acceptable and that I am granted approval to move forward.

Thank you for your time and consideration.

Sincerely,

Gary Nguyen

PROJECT DETAILS

Windows/Doors: In August 2016, the applicant removed all original 1/1 double-hung wood windows and replaced them with 1/1 double-hung vinyl windows. The windows were salvaged by a neighbor after removal. The applicant was denied approval for removing the original 1/1 double-hung wood windows and replacing them with 1/1 double-hung vinyl windows installed within the existing openings in October 2016. The applicant has altered the inappropriate vinyl windows so that they mimic the appearance of wood.

ATTACHMENT A

Matt,

The OSWNA HCC has voted to NOT support the project at this address for the April 2018 HAHC cycle. This is an extension of do whatever harm and then seek forgiveness from the commission.

An action our committee would support would be to put back the original sashes and window framing.

The original sashes still exist at a OSWNA HCC members home. I can provide pictures if necessary.

Thanks
Adrian Melendez
Chairman of the OSWNA Historic Conservation Committee