

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Jost Lunstroth, owner

Property: 620 Woodland Street, Tracts 5 & 6A, Block 27, Woodland Heights Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Prairie residence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Replace siding and windows

- Replace two non-original windows (B & C) on the first floor of the west wall with smaller windows.
- Patch a previously walled-over window (D) on the second floor of the west wall and remove remaining exterior trim
- Replace all siding on the west wall. Existing siding is a mix of non-original cementitious, non-original wood and original wood.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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.



PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

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

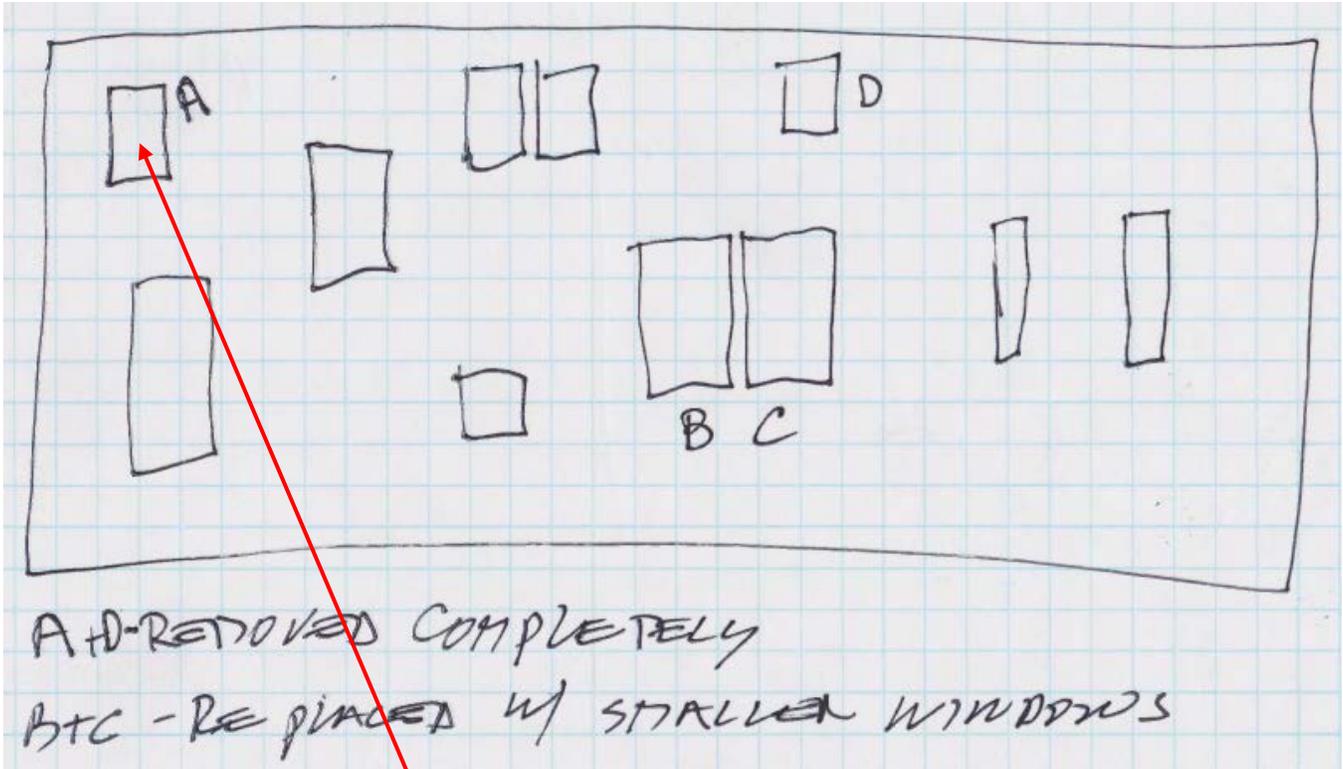


INVENTORY PHOTO



WINDOW / DOOR SCHEDULE

WEST ELEVATION



WINDOW A WILL NOT BE REMOVED. APPLICANT ALTERED REQUEST TO ALLOW THIS WINDOW TO BE RETAINED.

DRY

EXISTING WINDOWS

WINDOWS A & D

This is the view of the west side of the house from the street.

The lower section of the wall is not very visible from the street or sidewalk.

The two windows being deleted are here:.....A & D on the diagram

The windows being replaced are not visible from the street or sidewalk.



WINDOW A WILL NOT BE REMOVED. APPLICANT ALTERED REQUEST TO ALLOW THIS WINDOW TO BE RETAINED.

EXISTING WINDOWS

WINDOWS B & C



EXTERIOR SILL DETAIL



EXISTING WINDOWS

WINDOW D DETAIL



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PROPOSED WINDOWS

Grogan Building Supply
2419 Yale St
Houston TX 77008
Phone (713) 862.6623
Fax (713) 862.6295

QUOTE BY: LAURA
SOLD TO: ISTA CONSTRUCTION

QUOTE #: JLAU13565
SHIP TO:

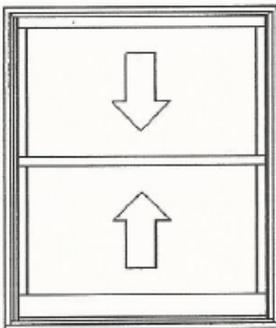
PO#:

PROJECT NAME:

REFERENCE:

Ship Via: Ground/Next Truck

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | UNIT PRICE | QTY | EXTENDED PRICE |
|---------------------|--------------------------|---|---------------|-----|-------------------|
| Line-1 | RO Size: 38 1/8 X 44 3/4 | CWD3744 Frame Size : 37 3/8 X 44 (Outside Casing Size: 37 3/8 X 44) Custom Wood Double Hung, Auralast Pine, Concealed Interior Jamb Liner Primed Exterior, Natural Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, Beige Jambliner, White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Standard Spacer, Argon Filled, Traditional Glz Bd, Clear Opening:34w, 17.1h, 4 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, Energy Rating: 13.00, CPD: JEL-N-672-03078-00001 PEV 2014.2.1.986/PDV 6.065 (05/27/14) PW | | 1 | \$396.38 |
| | | | | | |
| Line-2 | | Part #: J55532 Sillnose Historic Wood DH 10' PRM JCD-116 JWCU PEV 2014.2.1.986/PDV 6.065 (05/27/14) PW | | 1 | \$56.35 |
| Total: | | | | | \$452.73 |
| TAX(8.25%) | | | | | \$37.35 |
| NET TOTAL: | | | | | \$490.08 |
| Total Units: | | | | | 2 |



Viewed from Exterior. Scale: 1/2" = 1'

SIDING CONDITION



SIDING CONDITION



SIDING CONDITION



PROJECT DETAILS

Windows/Doors: The residence features original eight-over-one wood windows and non-original one-over-one windows. All windows feature exterior wood trim. Two non-original windows and their trim will be removed and replaced with smaller double-hung wood windows and trim. A previously removed window will be covered with siding and its trim will be removed. All other windows will remain unaltered.

Exterior Materials: The residence features a mix of original wood horizontal lap siding, replacement wood horizontal lap siding and cementitious lap siding. Much of the siding on the West elevation is in poor repair or missing. All siding on the west wall will be removed and replaced with cementitious horizontal lap siding with a matching reveal.

Side Elevation: This elevation features ten windows and one previously interior covered window opening with trim as well as a mix of original wood, replacement wood and cementitious siding. All siding will be removed and replaced with matching cementitious horizontal lap siding. One window opening on the second floor does not contain a window and its trim will be removed and the opening patched with siding. Two non-original windows and trim on the first floor will be removed and replaced with smaller windows.

(West)

DRAFT