CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2014

Applicant: Macshack, LLC, owner

Property: 1719 Crockett Street, lot 12, tract 11A, block 298, Baker NSBB Subdivision. The property includes a historic 1,106 square foot, one-story wood frame single-family residence and a detached garage apartment situated on a 5,900 square foot (59' x 100') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1900, located in the High First Ward Historic District.

Proposal: Alteration – Re-open enclosed front porch and replace windows and siding.

- Existing asbestos siding will be replaced with wood bevel lap
- Existing aluminum windows will be replaced with double hung 1/1 vinyl windows
- One existing engaged porch column will remain; new turned wood columns will match
- Original porch back wall no longer remains; it will be rebuilt and two new windows will be installed

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: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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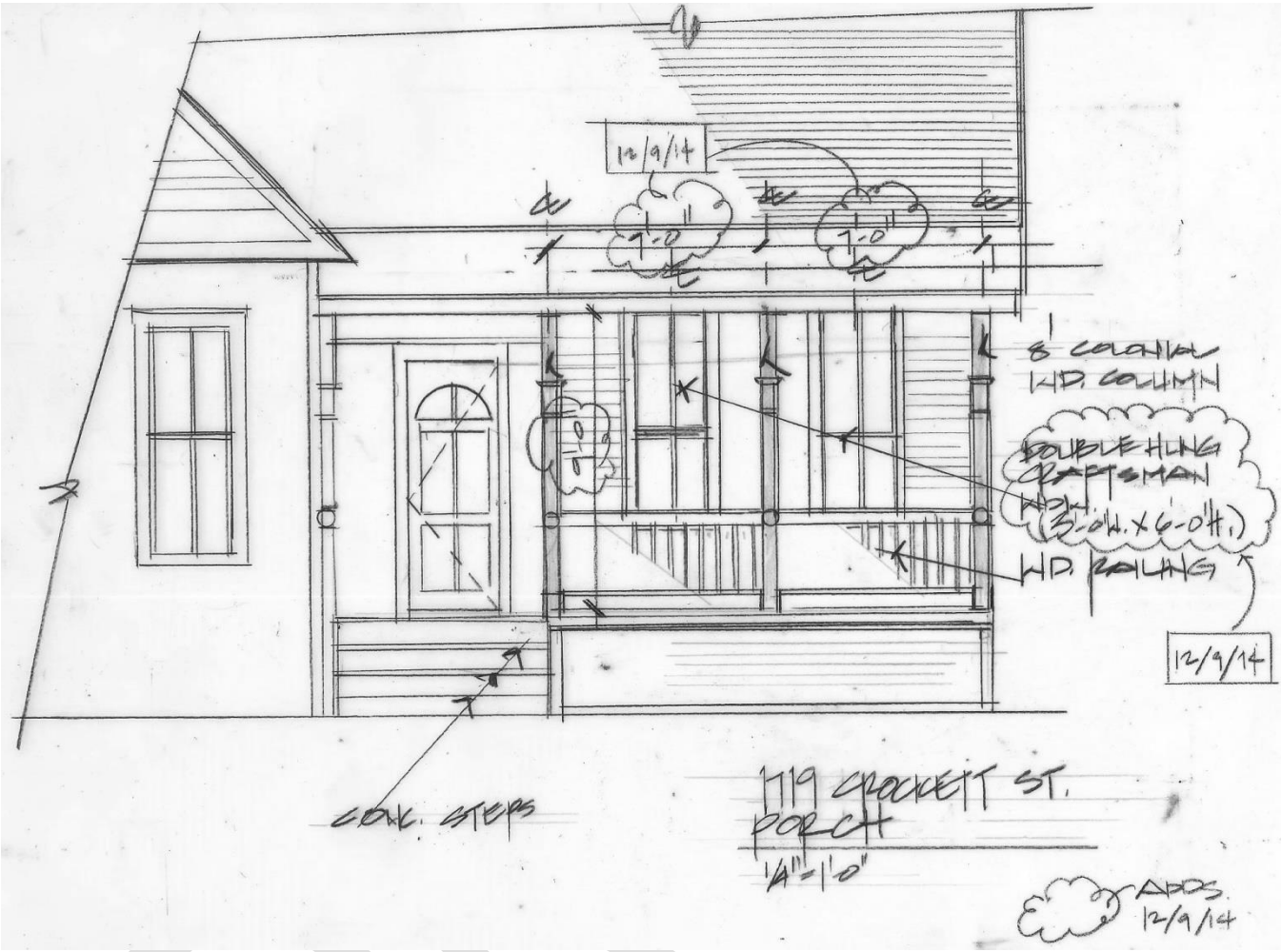
PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT
Building Classification
Contributing
Non-Contributing
Park
Spring St
Shearn St
Crockett St
Summer St
Winter St
White St
Silver St
Sabine St
1719 Crockett

INVENTORY PHOTO

PROPOSED PORCH



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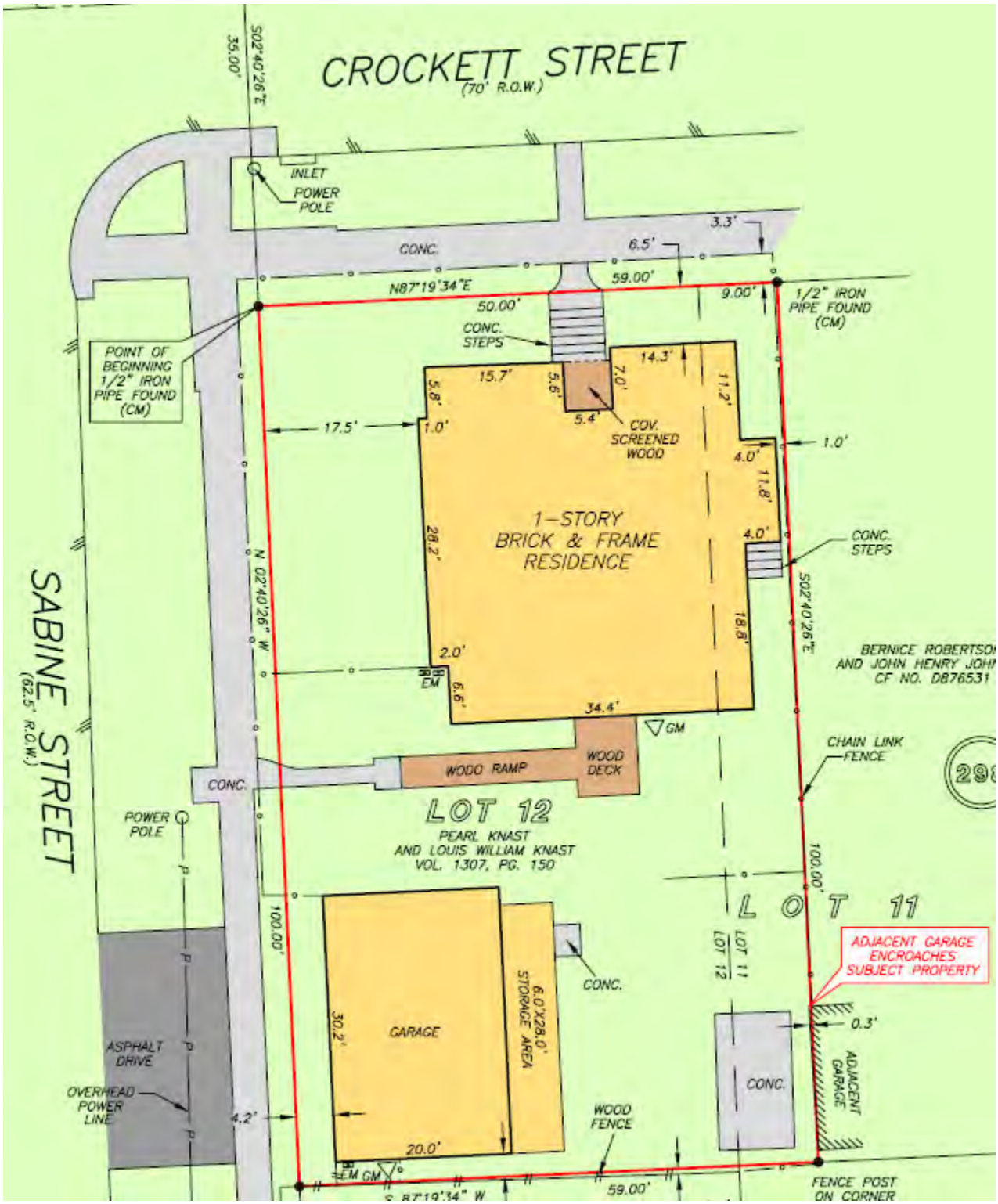
SITE PLAN


CROCKETT STREET
(70' R.O.W.)
S02°40'26"E
35.00'
INLET
POWER POLE
CONC.
3.3'
6.5'
59.00'
N87°19'34"E
50.00'
9.00'
1/2" IRON PIPE FOUND (CM)
CONC. STEPS
POINT OF BEGINNING 1/2" IRON PIPE FOUND (CM)
14.3'
15.7'
5.8'
5.6'
7.0'
11.2'
5.4'
COV. SCREENED WOOD
17.5'
1.0'
1.0'
4.0'
11.8'
1-STORY BRICK & FRAME RESIDENCE
28.2'
4.0'
CONC. STEPS
N 02°40'26" W
S02°40'26"E
18.8'
2.0'
EM
6.6'
34.4'
GM
BERNICE ROBERTSON AND JOHN HENRY JOHN CF NO. D876531
CHAIN LINK FENCE
SABINE STREET
(62.5' R.O.W.)
CONC.
WOOD RAMP
WOOD DECK
LOT 12
PEARL KNAST AND LOUIS WILLIAM KNAST VOL. 1307, PG. 150
POWER POLE
100.00'
100.00'
LOT 11
LOT 11
LOT 12
ADJACENT GARAGE ENCROACHES SUBJECT PROPERTY
CONC.
GARAGE
30.2'
6.0'X28.0' STORAGE AREA
0.3'
ASPHALT DRIVE
OVERHEAD POWER LINE
4.2'
CONC.
ADJACENT GARAGE
WOOD FENCE
20.0'
EM GM
59.00'
FENCE POST ON CORNER

CURRENT PHOTOS

NORTH ELEVATION (FACING CROCKETT)

WEST ELEVATION (FACING SABINE)

EAST ELEVATION

CURRENT PHOTOS

EXISTING ORIGINAL PORCH FLOOR

EXISTING TURNED STYLE ENGAGED PORCH COLUMN

CURRENT PHOTOS

RE-FRAMED PORCH BACK WALL

NON-ORIGINAL WALL MATERIAL

CURRENT PHOTOS

REMAINING ORIGINAL SIDING

DOOR AND TRIM TO REMAIN

WOOD BEVEL LAP ON ORIGINAL SIDE PORCH WALL

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PROPOSED WINDOWS

At Window World of Houston, we offer the 4000 Series and 6000 Series Double Hung Windows. And like all windows that we offer, our Double Hung windows are backed by our Limited Lifetime Warranty. Contact us today to learn more, and to schedule your free double hung window consultation and estimate in your Houston area home!

Double Hung Window Features

- Fusion-welded sash & mainframe adds strength and rigidity.
- Fully extruded lift rail adds strength, durability and ease of operation
- Hidden screen track produces clean lines and added beauty
- Protective hollow bulb seal at sill for added weather protection

Technical Details

1. **Vinyl frames and sashes will never chip, peel, crack or warp**, Made tough and solid with virgin vinyl (PVC) resin, their color is formulated throughout so the beautiful luster lasts.
2. **Multi-chambered sash & mainframe** create insulating air spaces for thermal efficiency.
3. **Insulated glass unit** with optimal air space improves year-round performance.
4. **PPG Interlock™ Warm Edge Spacer System** maximizes performance and Longevity.
5. **Interlock at sash meeting rails** add to your sense of security, comfort and well-being.
6. **Protective bulb seal** helps to prevent air infiltration at the meeting rail.
7. **Drop-in glazing** for extra protection from the elements.
8. **Fully extruded lift rails** provide strength and stability for easy operation.
9. **Sloped sill** forces water to drain to the exterior of the window.
10. **Hidden Screen track** for clean lines and added beauty.
11. **Protective bulb seal** at the sill provides extra protection from the elements-sealing tightly against dust, dirt and air infiltration.

Additional Features

- **Fusion-welded frames and sashes** add strength and rigidity.
- **Dual ventilator locks** provide a safe, secure way to keep windows open for proper ventilation.
- **Full balance covers** help protect against air infiltration while adding a finished look to the window frame.
- **Constant force balance system** eliminates sash cords, weights and pulleys. You'll benefit from smooth, comfortable fingertip operation.
- **Tilt-in top and bottom sashes** make cleaning safe and easy from inside the home.
- **Double barrier-fin weatherstripping** at sash sides help keep out dirt and noise, and protect against air infiltration.
- **Beveled exterior profile** gives windows a clean, elegant look.

PROJECT DETAILS

Windows/Doors: The residence features round fixed wood windows in three gables to remain. Existing aluminum windows will be removed and replaced with double hung 1/1 vinyl windows featuring wood trim. The existing front door will remain.

Exterior Materials: The residence features asbestos siding which will be replaced with wood bevel lap siding. The three gables feature asbestos siding which will be removed to expose wood shingles to remain. An existing non-original bump-out addition on the east side features wood 105 siding to be replaced with wood bevel lap siding. Existing wood structural shiplap will remain.

Front Elevation: (North) The residence features a front porch that has been enclosed. The porch will be reopened and the existing wood floor will remain. One existing wood engaged column will remain and three matching turned columns will be installed. Existing concrete steps will be replaced in kind. Two existing aluminum windows in the front wall will be replaced with vinyl windows. The original back wall of the porch no longer exists; it will be rebuilt and two new vinyl windows will be installed.

Side Elevation: (West) Four existing alumni windows will be removed and replaced with vinyl windows.

Side Elevation: (East) Five existing aluminum windows will be removed and replaced with vinyl windows.

Rear Elevation: (South) Not visible from public right of way.

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