

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Christopher Manson, M&M Roofing, Siding, and Windows, for Lance & Christy Miller, owners

Property: 711 W. Cottage Street, Lot 14, Block 217, East Norhill Subdivision. The property includes a historic 1,637 square foot, one-story wood frame residence and detached garage situated on a 5,616 square foot interior lot.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Siding / Window Trim. The applicant has replaced the existing 8.25” wood, rabbited bevel lap siding on the south (front) and east side elevations with 8.25” cementitious wood grain textured lap siding. The wood window trim and soffits were also removed in these areas and replaced with cementitious material.

- The applicant did not apply for or receive a permit for the work
- The original windows have been replaced during an unknown earlier renovation
- The applicant additionally requests to replace the original door with a new Craftsman style door with decorative leaded glass lites.
- The applicant also proposes to replace the remaining siding, trim, soffits with cementitious material to match the work already completed

See enclosed application materials and detailed project description on p. 5-18 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 5, 6, 9

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;

The replacement of the original siding with textured cementitious siding along with the replacement of the original trim and soffits with smooth cementitious material in a different configuration and design does not preserve the historical character of the property. Additionally, replacing the historic door, which is not damaged beyond repair, does not retain the historical character of the property.

Textured cementitious siding is not appropriate in the Historic Districts. Staff recommends that the textured siding be replaced with either wood or smooth cementitious slap siding to better match the original condition. The trim and soffits should be constructed and designed as to match the original condition. The existing door should be retained, and, if necessary, repaired. .

- (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;

The siding, trim, and soffit design are distinguishing qualities of the building. The replacement of the original siding with textured cementitious siding along with the replacement of the original trim and soffits with smooth cementitious material in a different configuration and design does not preserve the distinguishing qualities of the property. Additionally, replacing the historic door, which is not damaged beyond repair, does not preserve the distinguishing qualities of the property.

- (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;

The replacement of the historic trim and soffits with a different, simpler design does not maintain or replicate the distinctive stylistic exterior features that characterize the building, structure.

Staff recommends that the trim and soffits should be constructed and designed as to match the original design and condition. The existing door should be retained, and, if necessary, repaired.

- (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;

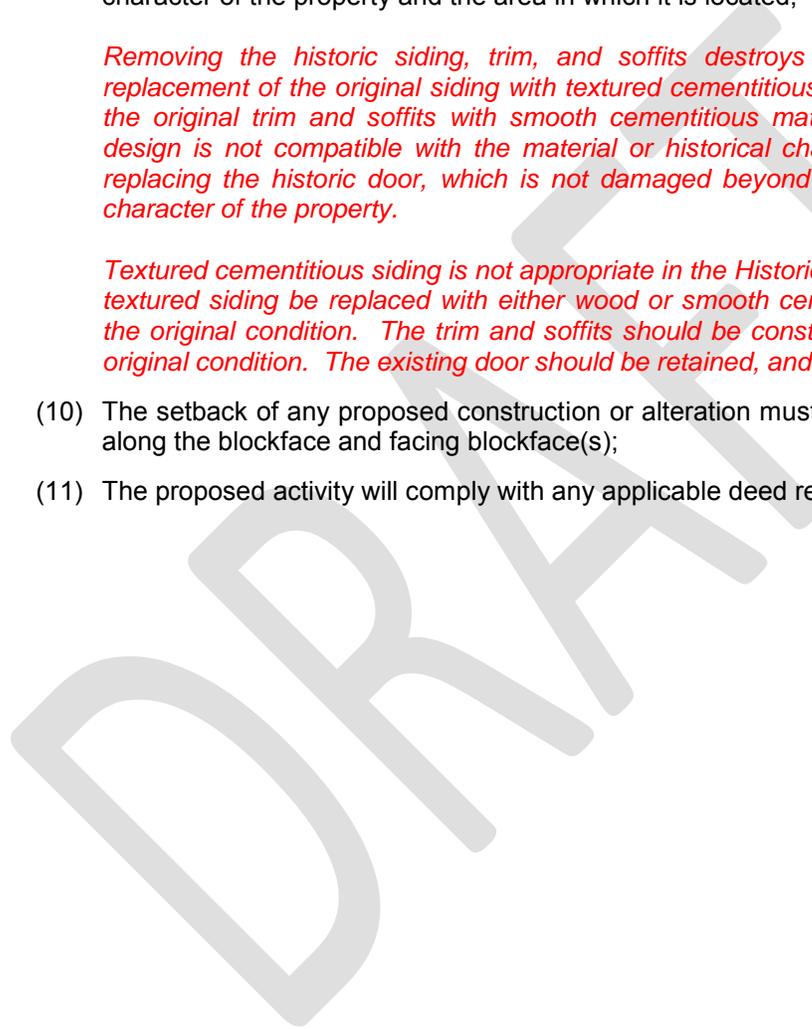
Textured cementitious siding is not appropriate in the Historic Districts. Staff recommends that the textured siding be replaced with either wood or smooth cementitious slap siding to better match the original condition. The trim and soffits should be constructed and designed as to match the original condition. The existing door should be retained, and, if necessary, repaired.

- (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;

Removing the historic siding, trim, and soffits destroys significant historical material. The replacement of the original siding with textured cementitious siding along with the replacement of the original trim and soffits with smooth cementitious material in a different configuration and design is not compatible with the material or historical character of the property. Additionally, replacing the historic door, which is not damaged beyond repair, does not retain the historical character of the property.

Textured cementitious siding is not appropriate in the Historic Districts. Staff recommends that the textured siding be replaced with either wood or smooth cementitious slap siding to better match the original condition. The trim and soffits should be constructed and designed as to match the original condition. The existing door should be retained, and, if necessary, repaired.

- (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
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



DRAFT

SOUTH ELEVATION – FRONT FACING W COTTAGE

GOOGLE IMAGE



CURRENT CONDITION (AFTER WORK)



EXISTING SIDING DETAIL



PROPOSED SIDING DETAIL

HardiePlank®

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Cedarmill®



Smooth



Beaded Cedarmill®



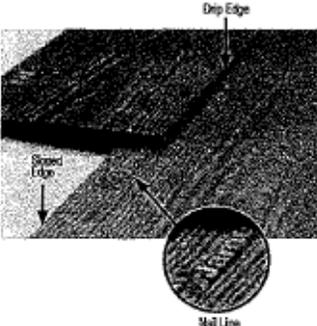
Beaded Smooth



Colonial Roughsawn



Colonial Smooth





General Product Information

Working Safety

Tools for Cutting and Finishing

Installation Requirements

General Finishing Requirements

Finishing and Maintenance

HardiePlank Moisture Barrier

HardiePlank Board Systems

HardiePlank Panels

HardiePlank Lap Siding

HardiePlank Siding

HardiePlank Vertical Siding

Appearance Glossary

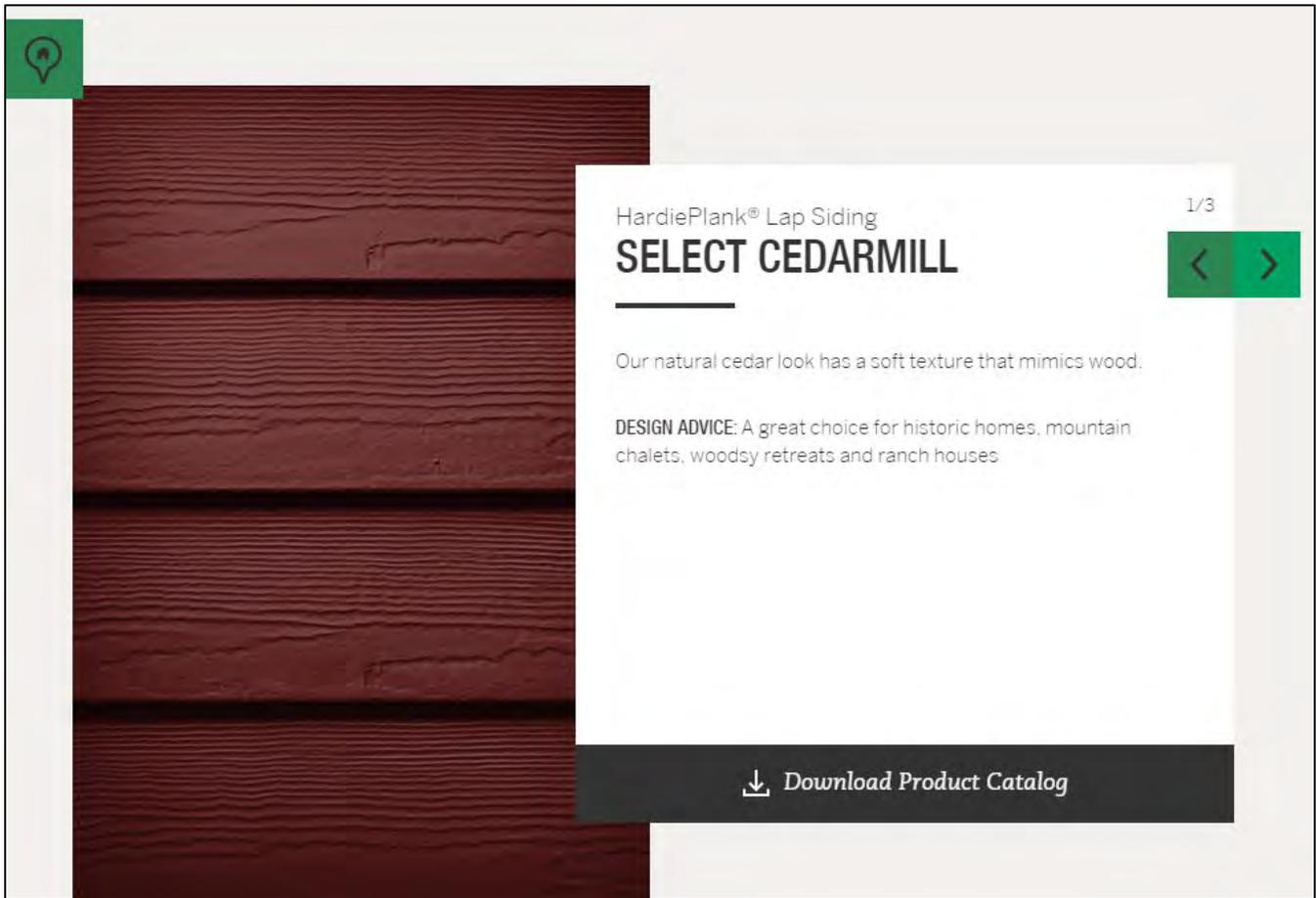
ESR-1344 & 2000 Report

2/20/2015

CITY OF HOUSTON | PLANNING & DEVELOPMENT DEPARTMENT | HISTORIC PRESERVATION OFFICE

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SIDING DETAIL



TRIM DETAIL

General Product Information

Working Safety

Tools for Cutting and Fastening

General Installation Requirements

General Fastener Requirements

Finishing and Maintenance

HardieWrap® Weather Barrier

HardieSlate® Boards/Battens

HardieScribe® Panels

HardiePlank® Lap Siding

HardieShingle® Siding

HardiePanel® Vertical Siding

Appendix/ Glossary

ESR-1844 & 2200 Report

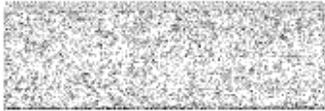
HardieTrim®

HardieTrim® Boards Products Description

HARDIETRIM® 5/4 BOARDS
HardieTrim 5/4 boards is a decorative non-load bearing trim product. HardieTrim 5/4 boards is 1-in. thick and comes in 10-ft. and 12-ft. lengths, based on product availability. In addition to frieze, fascia, rake, window, door, and corner details, HardieTrim 5/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in. to 12 in., HardieTrim 5/4 boards comes finished with either with the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.

HARDIETRIM® 4/4 BOARDS
HardieTrim 4/4 boards is a decorative non-load bearing trim product. HardieTrim 4/4 boards is 3/4-in. thick and comes in 10-ft and 12-ft. lengths. HardieTrim 4/4 boards may be used for frieze, fascia, rake, window, door, and corner details where the look of a 3/4-in. product is desired. HardieTrim 4/4 boards is available in commonly-used nominal widths from 4 in. to 12 in. See your local dealer for details and availability of products and accessories.

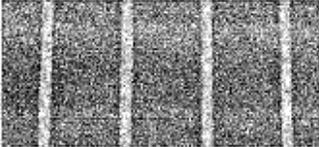
HARDIETRIM® BATTENS
HardieTrim Battens are a decorative, non-load bearing trim product. HardieTrim Battens are 3/4 in. thick, 2-1/2 in. wide, and come in 12' lengths. See your local dealer for details and availability of product colors and accessories.



Smooth
HardieTrim 5/4, 4/4 Boards



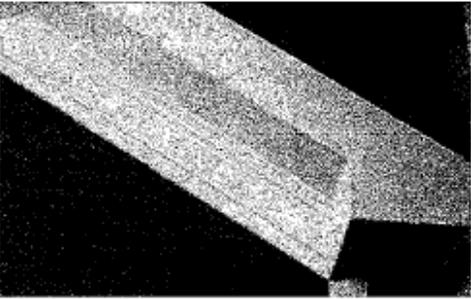
Rustic
HardieTrim 5/4, 4/4 Boards



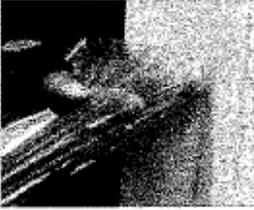
Left: HardieTrim Batten board – Smooth with HardiePanel® Vertical Siding for Board & Batten look.
Below: A Complete James Hardie Exterior – Close-up on trim products.



HardieTrim Batten board - Rustic and smooth



ColorPlus TIP: HardieTrim 4/4, 5/4 boards with ColorPlus Technology is shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen.



WARNING

DO NOT caulk nail heads when using ColorPlus products. Refer to the ColorPlus touch-up section

SOFFIT DETAIL

HardieSoffit®

HardieSoffit® Panel Products Description

HARDIESOFFIT® PANELS

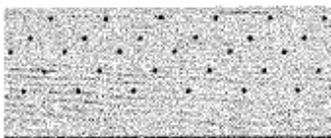
HardieSoffit® panels are 2,438mm (8') and 3,658mm (12') long, 6mm (¼ in.) thick factory-primed fiber-cement panels designed to be used on the underside of eaves as soffit material. HardieSoffit panels are available as vented or non-vented boards. Vented HardieSoffit panels provide 3,225.8mm² (5 in²) of net free ventilation per lineal foot of soffit.

James Hardie offers HardieSoffit panels in a range of time-saving pre-cut widths common to rake and eave applications. HardieSoffit panels come in either a smooth finish or Select Cedarmill® textured finish. Check with your local dealer for product availability. HardieSoffit panels can be combined with HardieTrim® Fascia boards used for fascia rakes and frieze applications to complete the eaves detailing.

HardieSoffit panels are also available with ColorPlus® Technology. The ColorPlus® coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.



HardieSoffit Non-Vented - Smooth



HardieSoffit Vented - Cedarmill®

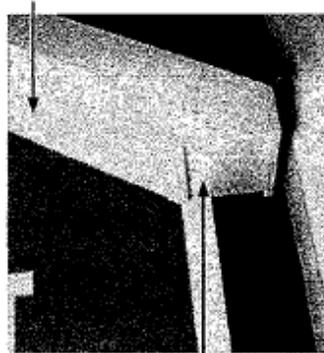


HardieSoffit Vented - Smooth



HardieSoffit Non-Vented - Cedarmill®

HardieSoffit Non-Vented - Smooth



HardieSoffit Vented - Smooth

General
Product
Information

Working
Safety

Tools for
Cutting and
Fastening

General
Installation
Requirements

General
Finisher
Requirements

Finishing and
Maintenance

HardieTrim®
Fascia Boards

HardieSiding®
Panels

HardiePlank®
Lap Siding

HardieShingle®
Siding

HardiePanel®
Vertical Siding

Appendix/
Glossary

CCMC
Report

PROPOSAL / CONTRACT



PROPOSAL / CONTRACT
M & M ROOFING & SIDING, INC.
713.880.8210 (Fax 713.880.0610
1656 TOWNHURST DR., SUITE D
HOUSTON, TX 77043
www.mmroofingsiding.com

Austin 512-219-1242
Beaumont 409-727-8327
Dallas 214-381-0600
Lake Charles 337-436-7151
San Antonio 210-822-6070
San Marcos 512-392-1708

PROPOSAL SUBMITTED TO CHRISTY AND LANCE MILLER	HOME PHONE	OFFICE PHONE	DATE February 2, 2015
STREET 711 WEST COTTAGE	CELL	CELL	OTHER
CITY, STATE, ZIP HOUSTON TEXAS 77009	EMAIL		CUSTOMER # H24302K

HARDIE SIDING:

- √ Remove existing original siding on entire house & garage.
- √ Install Hardie Wrap or *Green Guard Moisture Barrier*.
- √ Install Primed 8.25" *Hardi-Plank Cedarmill* horizontal lap siding.
- √ Install 3/4" Primed *Hardi-Trim* on all windows, doors & corners (Rustic).
- √ Remove existing fascia on entire house & garage and replace with 3/4" x 6" Primed *Hardi-Fascia*.
- √ Remove existing soffit on entire house & garage and replace with 3/4" *Hardi-Soffit* (continuous vented & solid).
- √ Remove existing friezeboard on entire house and replace with 3/4" Primed *Hardi-Trim*.

- √ Replace drip edge flashing as necessary if damaged while replacing fascia.
- √ Use *Hitachi* brand double-dipped galvanized *Hardi-nails*.
- √ Caulk with H2U or *BIG STRETCH* brand caulk (all vertical butt joints, around windows, doors & corners).
- √ Prep & power wash all new siding & overhangs prior to painting.
- √ Paint entire house (2) coats 100% premium acrylic exterior paint - *Sherwin William's Super Paint (Satin)*.

- √ Includes LIFETIME labor warranty on *Hardi- Product* installation.
- √ Includes 30 year manufacturers warranty on *Hardi- Product*.

We propose to hereby furnish material and labor - complete in accordance with above specifications, for the sum of:  Angie's list. Educate your guess. SM	*NO MONTHLY INTEREST / EQUAL PAYMENTS IF PAID IN FULL WITHIN 18 MONTHS	MONTHLY PAYMENT*
	*NO MONTHLY INTEREST / EQUAL PAYMENTS IF PAID IN FULL WITHIN 60 MONTHS	
	or CASH PRICE	

Payment to be made as follows:

Immediately upon substantial completion unless otherwise specified.

PLEASE MAKE PAYMENT OUT TO: M & M ROOFING & SIDING CO.

Authorized Signature: Christopher Manson
CHRISTOPHER MANSON 832-496-6500

Note: This proposal may be withdrawn by us if not accepted within 30 days.

* Finance Charge Included. Multiply Monthly Payment by number of months financed for total.

OPTIONS: (DEDUCT 10% IF PAYING CASH PRICE FOR ANY OF THESE OPTIONS BELOW)	ADD \$	
If S.W. Duration Lifetime Paint or Pittsburgh Manor Hall Timeless Paint is preferred -	ADD \$	
Install LO E HOUSEWRAP instead of Hardie Wrap or Green Guard -		

YOU MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

ACCEPTANCE OF CONTRACT

The above terms and conditions and those contained on the reverse side of this page have been read by me and they are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. You acknowledge under this contract in accordance with the terms of this contract, including the terms on the reverse side of this agreement.

Homeowners Signature: _____ Date of Acceptance: _____
M & M Roofing & Siding Signature: _____

PLEASE READ ADDITIONAL CONTRACT TERMS ON REVERSE SIDE.

INSTALLERS WORK ORDER

M M ROOFING SIDING

INSTALLERS WORK ORDER

CREW:

START DATE

CUSTOMER: CHRISTY AND LANCE MILLER
711 WEST COTTAGE
HOUSTON TEXAS 77009

PO #:

# of		Description	Rate	Total
1504	Sq.Ft.	SIDING	/ sq. foot	\$ -
190	Ln.Ft.	FACIA / 1x2	/ lin. foot	\$ -
190	Ln.Ft.	SOFFIT EAVE	/ lin. foot	\$ -
0	Sq.Ft.	SOFFIT CEILING	/ sq. foot	\$ -
0	Ln.Ft.	BRICK FRIEZEBOARD	/ lin. foot	\$ -
200	Ln.Ft.	ADDITIONAL TRIM	/ lin. foot	\$ -
0	Ln.Ft.	GARAGE DOOR JAMBS	/ lin. foot	\$ -
0	Ln.Ft.	ARTISAN TRIM	/ lin. foot	\$ -
0	Sq.Ft.	SHINGLESIDE SIDING	/ sq. foot	\$ -
0		COLUMNS	each	\$ -
0	# OF	POST CAPS	each	\$ -
0		D/REATTACH AWNING	each	\$ -
0		SHUTTERS	/ set	\$ -
0		WINDOW WRAP	/ opening	\$ -
0	Ln.Ft.	DRIP EDGE	/ lin. foot	\$ -
0		PLYWOOD SHEATHING	/ sheet	\$ -
0		D/Reattach Storm Doors	each	\$ -
		MINIMUM		\$ -
TOTAL INSTALLER LABOR CHARGES				\$ -

SPECIAL INSTRUCTIONS:

- √ Remove existing original siding on entire house & garage.
- √ Install Hardie Wrap or Green Guard Moisture Barrier.
- √ Install Primed 8.25" Hardi-Plank Cedarmill horizontal lap siding.
- √ Install 3/4" Primed Hardi-Trim on all windows, doors & corners (Rustic).
- √ Remove existing fascia on entire house & garage and replace with 3/4" x 6" Primed Hardi-Fascia.
- √ Remove existing soffit on entire house & garage and replace with 1/4" Hardi-Soffit (continuous vented & solid).
- √ Remove existing friezeboard on entire house and replace with 3/4" Primed Hardi-Trim.
- √ Use Hitachi brand double-dipped galvanized Hardi-nails.
- √ Caulk with H2U or BIG STRETCH brand caulk (all vertical butt joints, around windows, doors & corners).
- √ Prep & power wash all new siding & overhangs prior to painting.
- √ Paint entire house (2) coats 100% premium acrylic exterior paint - Sherwin William's Super Paint (Satin).
- √ Includes LIFETIME labor warranty on Hardi- Product installation.
- √ Includes 30 year manufacturers warranty on Hardi- Product.

EXISTING DOOR

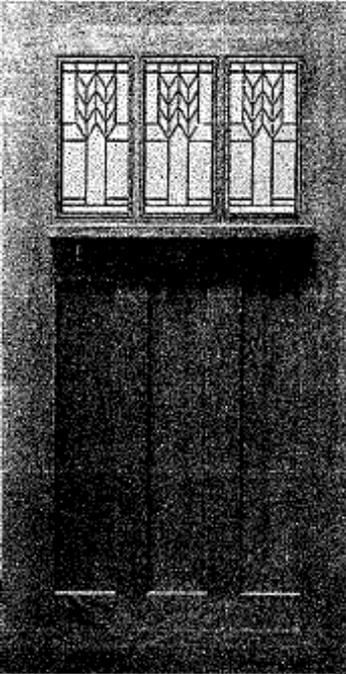


PROPOSED DOOR DETAIL

1888-982-8073

Home | About Us | Products | Services | Contact Us | Site Map | Mobile App

Products Pre-Hanging Pre-Finishing Custom Gallery FAQ Contact



View Additional Dripcaps
View Entry System Suggestions

Knotty Alder \$890
TIER ONE \$1,054
TIER TWO \$1,343
TIER THREE \$1,727

2113-42

Craftsman Style Entry Door with Square Edges and Flat Panels
Shown in Mahogany with Clear Natural Finish and Dripcap "C"

Available in Mahogany and Pacific Cherry
See the "Prefinish" section for available finishes.

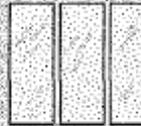
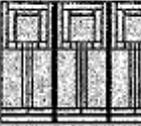
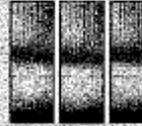





2111S 2112S 2113S 2114S

View Additional Dripcaps

Glass Options

			
BPI	BVI	CIG	CPI
ADD \$390	ADD \$385	ADD \$265	ADD \$390
			
EPI	FIG	LM1PI	NRIG
ADD \$560	CALL FOR QUOTE	ADD \$560	CALL FOR QUOTE
			
TPI	W	XPI	
ADD \$390	INCLUDED	CALL FOR QUOTE	

Tier 1 Poplar, Paint grade, Clear Alder, Tight knot Cedar, White Pine

Oak, Rustic Cherry, Rustic Hickory, Clear Vertical Grain Cedar, Hickory, Hard Maple

http://www.internationaldoor.com/craftsman/2113-42/ Page 1 of

COMPLIANCE DOCUMENTATION

Project is: ACTIVE

Situs Address: **711 W COTTAGE ST 77009** 100 Search

Project Number: **14131941** Look Up 110 Project History Recent Selections Permit Type:

100 Situs Info	102 Application	114 Plan Review	115/297 Permits	205 Fee Collection
126 Situs Holds	208/599/Other	109 Project Holds	101/103 Comments	GIS / Tax Office

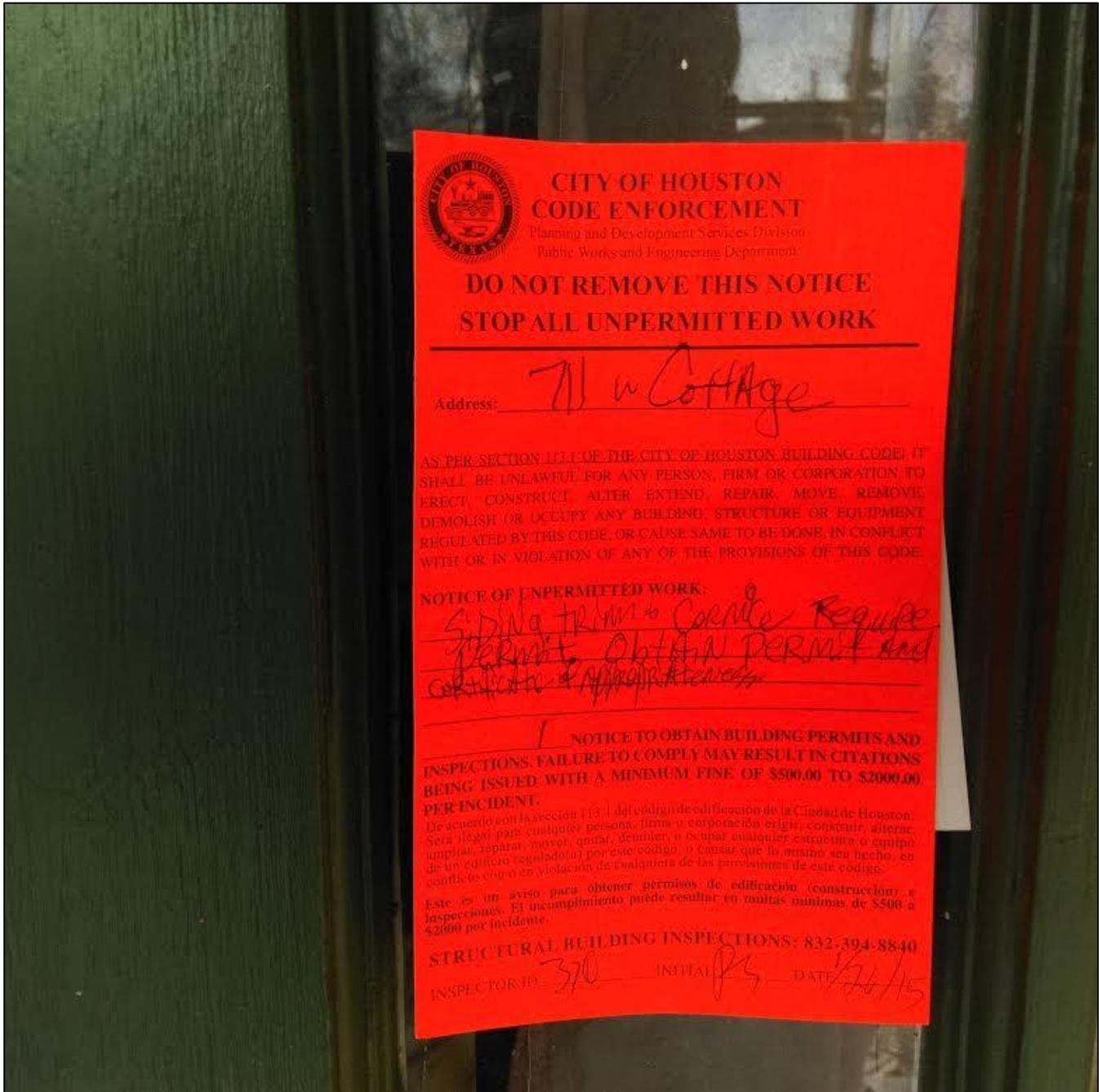
101 Situs Comments (Click below to navigate to the related maintenance program)

Comment-...	Comment-...	Comment	D...	Dept-Name
01/26/2015	310	BL:1-2-R3-B,STOP UNPERMITTED WORK-OBTAIN PERMITS	430	STRUCTURAL I
01/26/2015	310	1X8BEVEL/LAP WOOD SIDING R&R'ED W/CEMENTITIOUS	430	STRUCTURAL I
01/26/2015	310	REQUIRES PLANNING/HISTORICAL APPROVAL: CALL-77963	430	STRUCTURAL I

DRAFT

COMPLIANCE DOCUMENTATION

POSTED RED TAG



PROJECT DETAILS

Windows/Doors: The existing residence features a historic divided-lite front door.
The applicant proposes to replace the existing door with a new solid wood Craftsman style door. See drawings and pictures for more detail.
A City inspector visited the site to look at the door and determined that the door was historic and was not damaged beyond repair.

Exterior Materials: The existing residence is clad in 8.25" wood, rabbited bevel lap siding.
The applicant proposes that the existing siding be removed and replaced with 8.25" textured cementitious lap siding. The applicant also proposes to replace the existing window trim and soffits with smooth cementitious material that does not match the original detail or configuration.
The applicant has already removed and replaced the existing siding, trim, and soffits on the south (front) elevation and east elevation before the job was stopped and a red tag issued. The work was performed without a permit or Planning Department approval. The applicant also proposes to replace the remaining siding, trim, soffits with cementitious material to match the work already completed

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