

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 4, 2015

**Applicant:** Mark Scioneaux & Frank Brown, owners

**Property:** 802 W. Temple Street, Lot 9, Block 218, East Norhill Subdivision. The property includes a historic 2,004 square foot, one-story brick veneer single-family residence and a detached garage situated on a 6,157 square foot (59' x 104') corner lot.

**Significance:** Contributing English Bungalow residence, constructed circa 1925, located in the Norhill Historic District.

**Proposal:** Alteration – Replace 19 original wood 1-over-1 sash windows with 19 1-over-1 wood replacement windows.

Staff and the Senior Structural Inspector visited the site to verify the condition of the windows. Some of the windows show signs of deferred maintenance and one window is past the point of repair. It was determined that the majority of the windows are in good condition and can be repaired. The exterior sills are deteriorated and damaged to where they cannot be repaired and warrant replacement. The deteriorated sills are causing water ingress resulting in subfloor damage and damage to the interior flooring.

See enclosed application materials and detailed project description on p. 5-53 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** Norhill Neighborhood Association is in support of the project. See Attachment A

**Recommendation: Partial Approval:**

**Approval to replace the bottom sash of window I.**

**Denial to replace windows A, B, C, D, E, F, G, H, J, and K**

**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                                  |  |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The original wood windows are a distinguishing feature of the contributing residence and should be retained. Some of the windows have deferred maintenance but staff believes that they are not beyond reasonable repair and should be retained. The removal of the original windows would alter the historic character of the 1920s English Bungalow.</i>  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The original wood windows are a distinguishing feature of the historic English Bungalow residence. The replacement of the windows would result in the loss of significant historic material and would alter the character of the historic residence.</i>   |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The historic original windows are a distinctive exterior feature of the contributing residence and should be retained. Historic windows are made of old growth wood, are easily repaired due to their piece-meal construction, and expand and contract with the house according to weather conditions. The windows have some deferred maintenance but are not beyond reasonable repair.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (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;<br><i>The original wood windows are a distinguishing feature of the historic property. The replacement of the windows would result in the permanent loss of significant historic material and examples of skilled craftsmanship such as the piece-meal construction that is indicative of historic windows.</i>          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | (11) The proposed activity will comply with any applicable deed restrictions.  |



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



DR

**NORTH ELEVATION – FRONT FACING W. TEMPLE STREET**

EXISTING



**EAST SIDE ELEVATION FACING WATSON STREET**

EXISTING



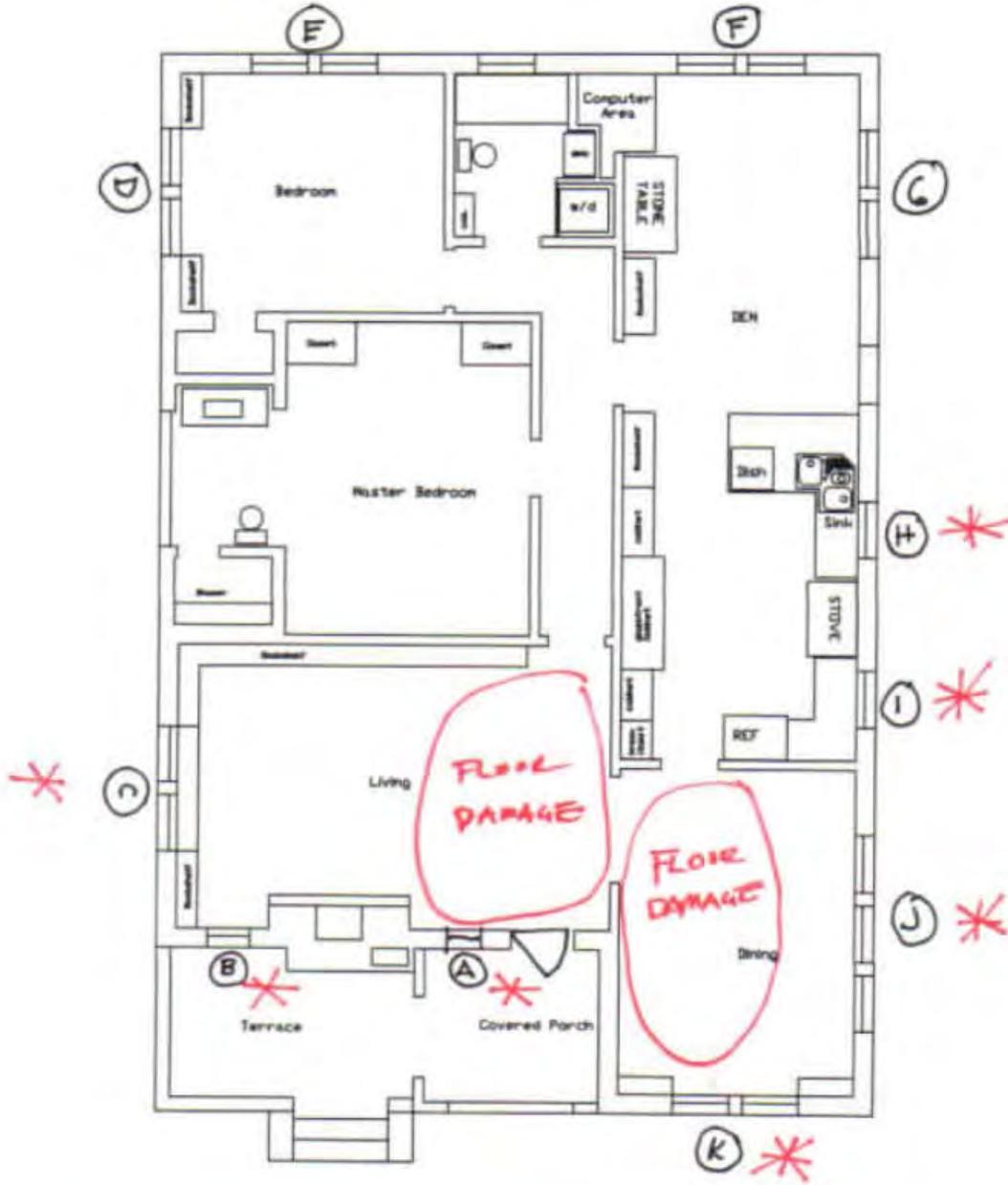
**WEST SIDE ELEVATION**  
**EXISTING**





FIRST FLOOR PLAN

EXISTING



\* WINDOWS THAT NEED IMMEDIATE REPLACEMENT, CAUSING WATER DAMAGE TO FLOORS AND STRUCTURE.

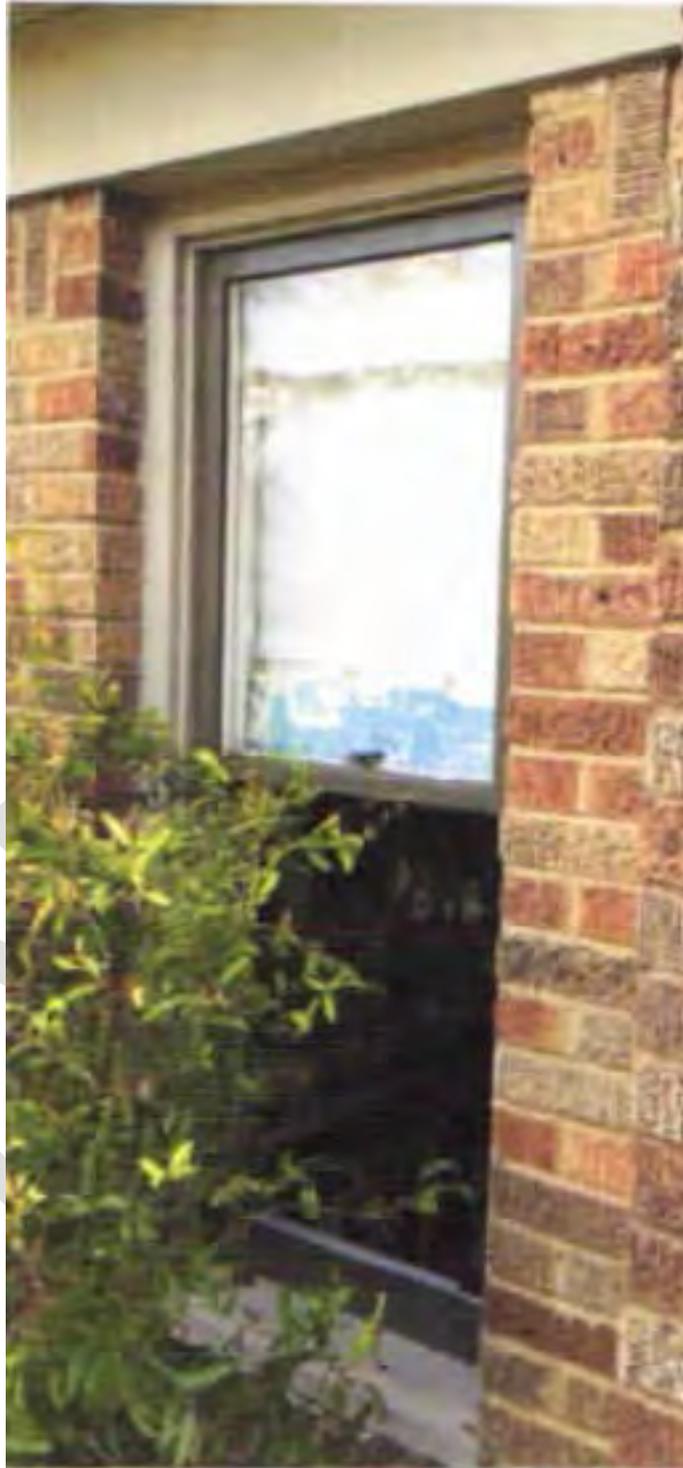


**PHOTOS SUBMITTED BY APPLICANT**

WINDOW A



WINDOW B



WINDOW C



TYPICAL DAMAGE TO WINDOW C



INTERIOR DAMAGE TO WINDOW I



WINDOW J



TYPICAL DAMAGE TO WINDOW J



WINDOW K



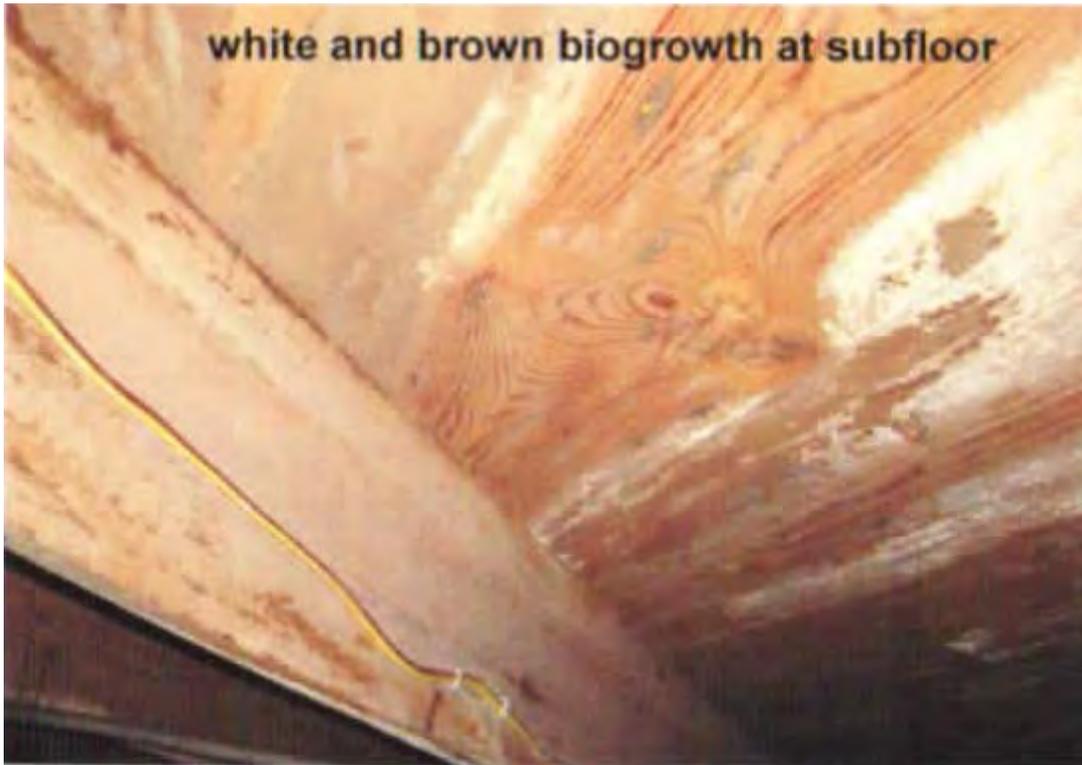
TYPICAL DAMAGE TO WINDOW K



TYPICAL DAMAGE TO WINDOW K



SUBFLOOR DAMAGE



FINISH FLOOR DAMAGE- LIVING ROOM



FINISH FLOOR DAMAGE- DINING ROOM



DRAFT

**LEAK DETECTION REPORT**



Tax ID: 56-2658523  
17903 West Strack Drive  
Spring, TX 77379

To: Frank Brown  
Tel. #: (713) 775-5959  
Fax #: [REDACTED]  
Email: [REDACTED]  
ALD Telephone: (281) 355-0055  
ALD Fax: (281) 355-5621

**INVOICE 32438**

Account (Location):  
Brown, Frank  
802 West Temple Street  
Houston, TX 77009

Other Account Information:  
Brown, Frank  
802 West Temple Street  
Houston, TX 77009

Service Date	9/24/2014	Technician	David	Invoice Number	37257
Invoice Date	Sep 24, 2014	Terms	Due Upon Receipt	Type	2-H/O (Acct)
Client #		PO #		ALD Contact	SAVANNAH
Description					
Sewer = Hydrostatic test -					\$250.00
<b>TOTAL</b>					<b>\$250.00</b>

Invoice Description :

37257 (\$250.00 PAID IN FULL) 09/24/14 - HYDROSTATIC/DOMESTIC/THERMAL - David O'Neil

Technician tested the domestic water supply to the home and sprinklers and found no leaks at this time.  
The drain lines underneath the home were visually checked and found no problems at this time.  
Water was run on the front windows to the home and found water leaking in around the base of all the windows at the front of the home.  
Water was run around the fireplace and found water to be leaking in the around the flashing and roof.

LEAK DETECTION IS GUARANTEED FOR 30 DAYS (SH)

PAID CHECK#1120 \$250.00 09/24/14

STAFF PHOTOS

WINDOW C



WINDOW C



WINDOW C



WINDOW C



WINDOW C



WINDOW C



WINDOW G



WINDOW G



WINDOW I



WINDOW I



WINDOW I



WINDOW J



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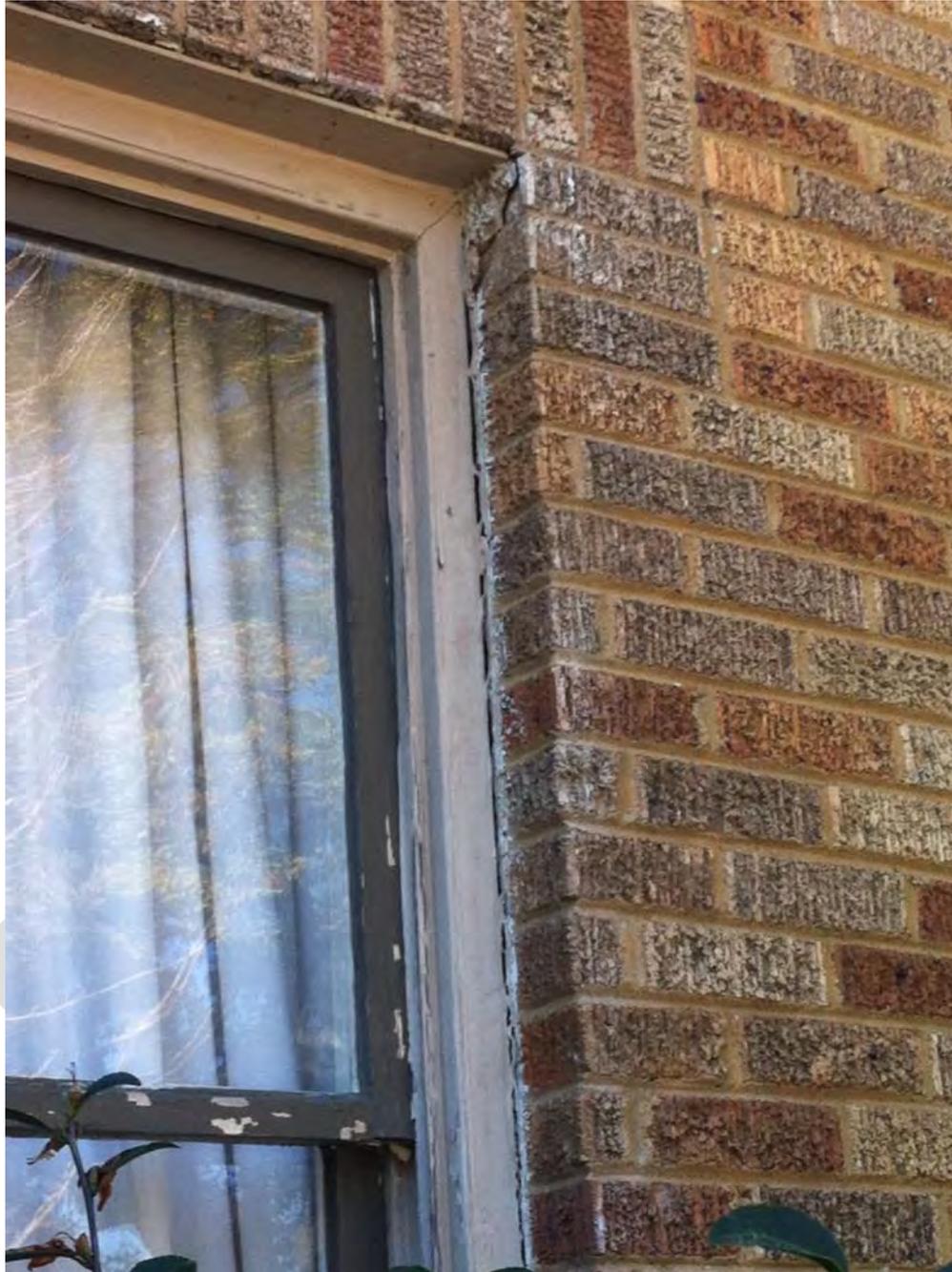
WINDOW K



WINDOW K



WINDOW K



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**PROJECT DETAILS**

**Windows/Doors:** The residence features 19 original wood 1-over-1 sash windows. The 19 windows will be replaced with 19 wood 1-over-1 replacement sashes.

The existing windows show signs of deferred maintenance and the bottom sash of one window is deteriorated to the point of where it cannot be repaired; all of the other windows are in good shape and can be repaired. The exterior sills are deteriorated and damaged to where they cannot be repaired and warrant replacement. The deteriorated sills are causing water ingress resulting in subfloor and damage to the interior flooring.

**Front Elevation:** Replace four original 1-over-1 wood sash windows with four 1-over-1 wood replacement windows.  
**(North)**

**Side Elevation:** Replace four original 1-over-1 wood sash windows with four 1-over-1 wood replacement windows.  
**(East)**

**Side Elevation:** Replace seven original 1-over-1 wood sash windows with seven 1-over-1 wood replacement windows.  
**(West)**

**Rear Elevation:** Replace four original 1-over-1 wood sash windows with four 1-over-1 wood replacement windows.  
**(South)**



**ATTACHMENT A**  
**CIVIC ASSOCIATION COMMENT**



February 13, 2015

Frank Brown III  
802 W Temple St  
Houston, TX 77009

Re: Proposed window replacement (existing windows and sills are damaged beyond repair) 802 W Temple St

Dear Frank,

Your request for approval of the above referenced project was considered at the February NNA Board meeting last night. There were eleven of the twelve board members present and after a lengthy discussion the board voted unanimously to approve your application.

In regards to your request to replace some of the windows at a later date, we offer the following excerpt from Article II, Para 12 of the deed restrictions:

"All repairs, rebuilding, restoration, remodeling, improvement, addition, alteration and/or new construction must be completed with due diligence and in any event within nine (9) months from the date building materials are placed on the Lot, or a building permit is received, whichever occurs first."

Sincerely,

NNA Board

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77009