CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Gus, David Oppermann, owner

Property: 848 Heights Boulevard, Lot 24, Block 247, Houston Heights South Subdivision. The property includes a historic two-story brick single-family residence and an attached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – *Revision. The applicant has removed all 31 of the original historic windows on the house without a COA and has installed new wood windows.*

All windows were destroyed at the time of removal, and staff is therefore unable to assess their prior condition and to confirm that they were damaged beyond repair. The applicant never mentioned any window damage or possible need to replace the windows in the earlier approved May 2014 COA application for a two-story rear addition and attached garage.

In March 2015, the applicant met with staff to discuss replacement of the original windows. After a discussion about how windows are important historic material and need to be damaged beyond repair in order to be replaced, no application for their replacement was ever submitted, although a window quote and map of proposed replacement windows was given to staff for review.

The applicant indicates that most of the windows were replaced piecemeal over time starting in 2003. However, this contradicts the window quote given to staff in March 2015. Additionally, comparing staff photos from earlier site visits show that the windows were replaced sometime between 2013 and 2016.

See enclosed application materials and detailed project description for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 5, or 9.**

In addition to any other remedies that HAHC sees fit to require, staff recommends a Certificate of Remediation for the window removal. Since the historic windows have been destroyed by the applicant and these actions therefore cannot be reversed, a Certificate of Remediation will allow the project to progress without the Commission approving the unauthorized removal of the historic windows or deeming the unauthorized work appropriate.

HAHC Action: **-**

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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 - 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; *Replacing the original windows with new windows does not 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; *Removal of the original wood windows does not maintain the distinctive stylistic exterior features that characterize the building. Original windows should be maintained unless they are damaged beyond reasonable repair. The applicant has provided no documentation of any damaged conditions for any of the windows. Because the windows were removed without permission, staff was unable to evaluate their condition prior to removal. In the four previous applications for this project, the applicant never mentioned existing window damage, nor requested permission to replace the windows.*
☒	☐	☐	(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 architectural material. Historic windows should be retained unless they are damaged beyond reasonable repair. Because the applicant did the work without consulting staff, staff was unable to evaluate the condition of the windows prior to removal. Although it was mentioned that the windows needed to be replaced (in April 2015), no application for window repayment was ever submitted.*

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☒ ☐ ☐ (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.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

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ELEVATIONS

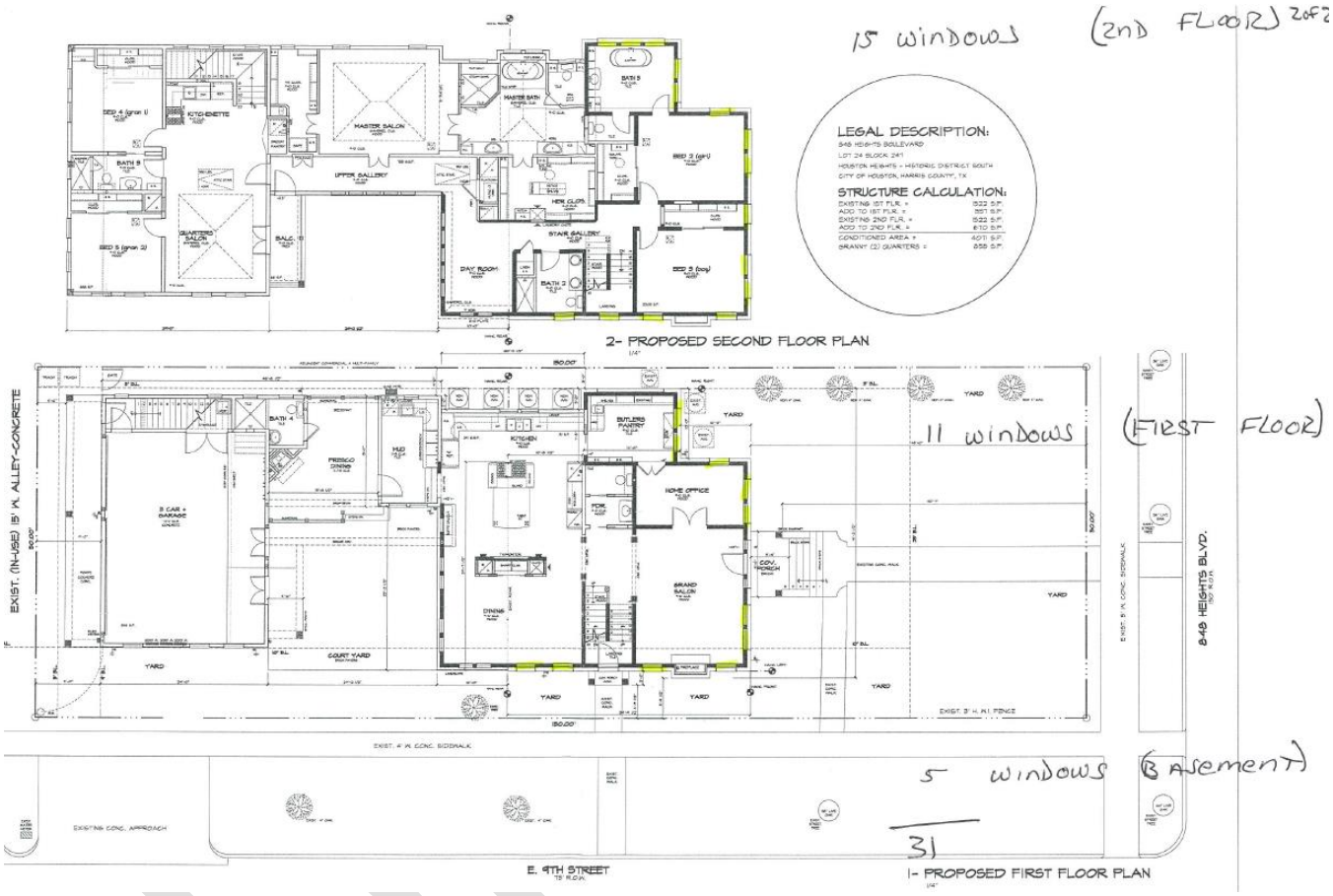
LOCATION OF ORIGINAL REPLACED WINDOWS
(SUBMITTED TO STAFF MARCH 2015)

31 windows
(2nd FLOOR) 15 windows
(1 ST FLOOR) 11 windows
(Basement) 5 windows
31

848 HEIGHTS BLVD

FLOOR PLANS

LOCATION OF ORIGINAL REPLACED WINDOWS
(SUBMITTED TO STAFF MARCH 2015)



WINDOW QUOTE

(SUBMITTED TO STAFF MARCH 2015)

EXISTING HOME
848 HEIGHTS

JELD-WEN WINDOWS & DOORS

QUOTE BY: JOHN SCOTT
QUOTE #: JJSS00071

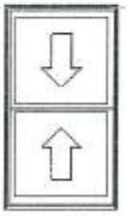
SOLD TO: Wood Leaf Custom Homes
Jim Brennan
1722 Heights Blvd
Houston, TX 77008

SHIP TO: 848 Heights Blvd
848 Heights Blvd
Houston, TX 77007

Cell#: [redacted]

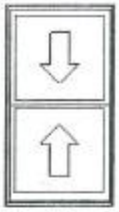
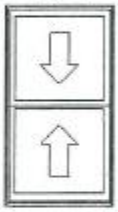
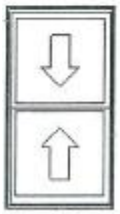
PROJECT NAME: 848 Heights Blvd
PO#:
REFERENCE: Replacement Windows
Ship Via: Ground/Next Truck

Notes:
1. Pricing good through 4/9/15.
2. Screens are not included for the double-hung windows. These will need to be ordered after installation due to the fact that the width inside the trim is unknown until installation.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Living, Study, Library, Beds 2 & 3				
Rough Opening: 35 1/2 X 63 3/4		Frame Size : 34 3/4 X 63			
 A Viewed from Exterior. Scale: 1/4" = 1'		Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Argon Filled, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 27.8h, 6 sf PEV 2014.4.0.1118/POW 6.147 (12/10/14) NW	$523.22	16	$8,371.52

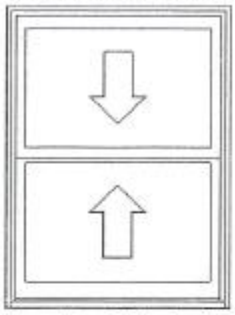
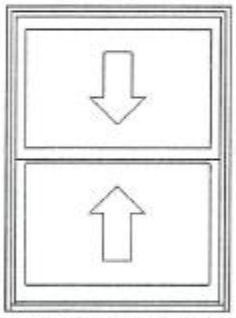
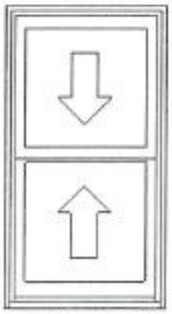
WINDOW QUOTE

(SUBMITTED TO STAFF MARCH 2015)

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2	Stairwell Rough Opening: 35 1/2 X 63 3/4  B Viewed from Exterior. Scale: 1/4" = 1'	Frame Size : 34 3/4 X 63 Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Tempered Glass, Neat, Preserve Film, Argon Filled, *Custom-Width*, *Custom-Height*, GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 27.8h, 6 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	$663.52	1	$663.52
Line-3	Master Bath Rough Opening: 35 1/2 X 63 3/4  C Viewed from Exterior. Scale: 1/4" = 1'	Frame Size : 34 3/4 X 63 Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Obscure Tempered Glass, Neat, Preserve Film, Argon Filled, *Custom-Width*, *Custom-Height*, GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 27.8h, 6 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	$740.98	2	$1,481.96
Line-4	Master Bath Rough Opening: 35 1/2 X 63 3/4  D Viewed from Exterior. Scale: 1/4" = 1'	Frame Size : 34 3/4 X 63 Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Obscure Annealed Glass, Neat, Preserve Film, Argon Filled, *Custom-Width*, *Custom-Height*, GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 27.8h, 6 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	$600.68	3	$1,802.04

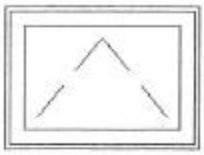
WINDOW QUOTE

(SUBMITTED TO STAFF MARCH 2015)

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-5	Kitchen Rough Opening: 35 1/2 X 47 3/4  Viewed from Exterior. Scale: 1/2" = 1'	Frame Size : 34 3/4 X 47 Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Argon Filled, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 19.8h, 4.2 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	$459.64	2	$919.28
Line-6	Bath 2 Rough Opening: 35 1/2 X 47 3/4  Viewed from Exterior. Scale: 1/2" = 1'	Frame Size : 34 3/4 X 47 Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Obscure Annealed Glass, Neat, Preserve Film, Argon Filled, *Custom-Width*, *Custom-Height*, GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 19.8h, 4.2 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	$517.74	1	$517.74
Line-7	Bed 3 Closet Rough Opening: 25 3/4 X 47 3/4  Viewed from Exterior. Scale: 1/2" = 1'	Frame Size : 25 X 47 Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Argon Filled, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:21.4w, 19.8h, 2.9 sf PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	$388.35	1	$388.35

WINDOW QUOTE

(SUBMITTED TO STAFF MARCH 2015)

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-8	Basement				
Rough Opening: 30 3/4 X 23 1/4		Frame Size : 30 X 22 1/2			
 Viewed from Exterior. Scale: 1/2" = 1'		Siteline EX Wood Awning, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 4/4 Thick, Venting, Folding Handle, White Hardware, Concealed/Stainless Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Tempered Glass, Neat, Preserve Film, Argon Filled, Fiberglass Mesh Brilliant White Screen, *Custom-Height*, GlassThick=0.756, PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW	$398.41	5	$1,992.05

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Total:	$16,136.46
Sales Tax(8.25%)	$1,331.26
NET TOTAL:	$17,467.72
Total Units:	31

Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

STAFF PHOTOS (COMPARISON)

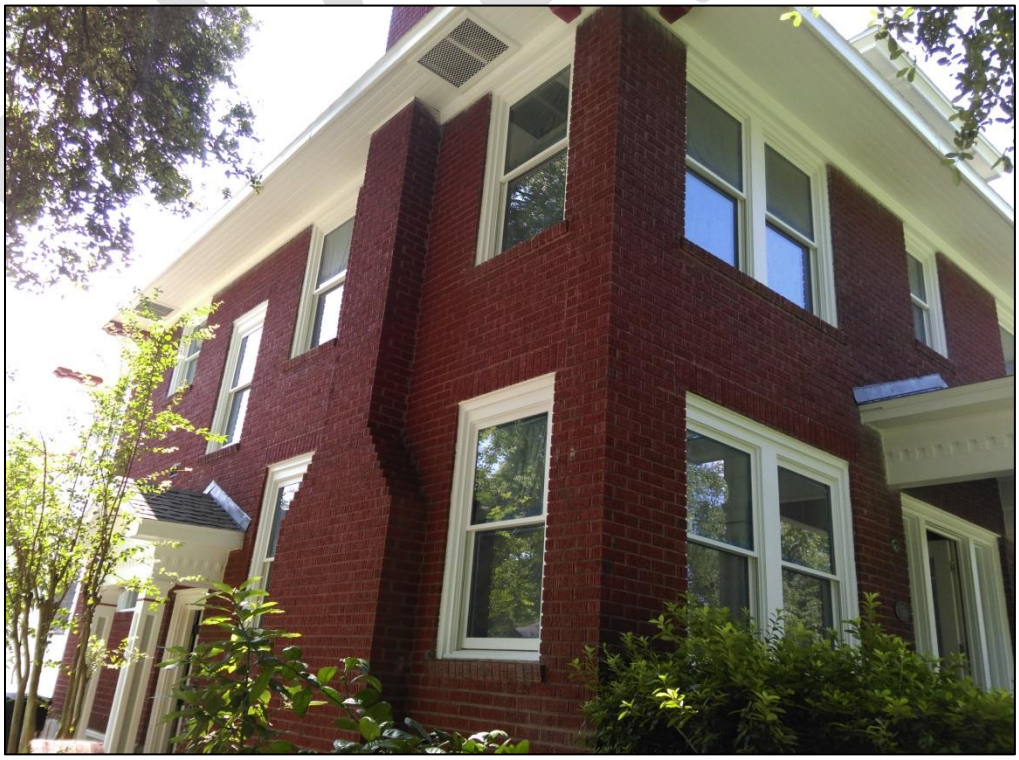
10/15/2013

06/07/2016

STAFF PHOTOS (COMPARISON)

10/15/2013

06-07-2016

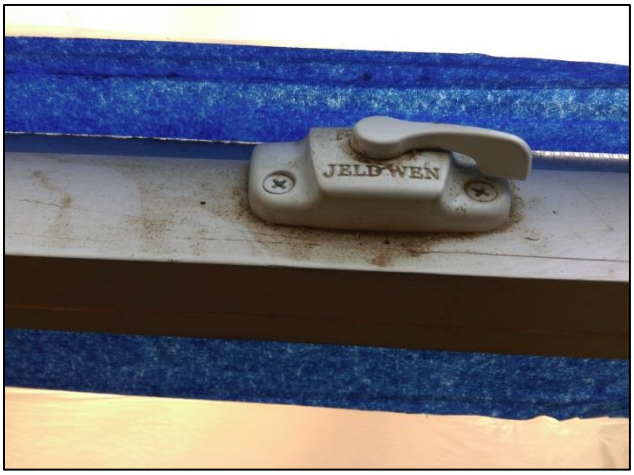


STAFF PHOTOS (COMPARISON)

10/15/2013

06/07/2016

STAFF PHOTOS OF NEW WINDOWS



STAFF PHOTOS OF NEW WINDOWS

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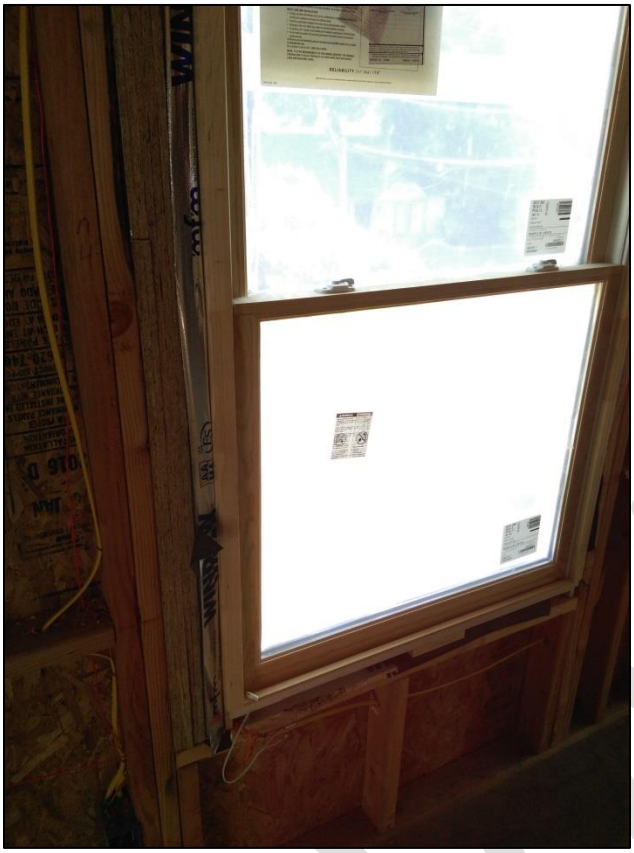

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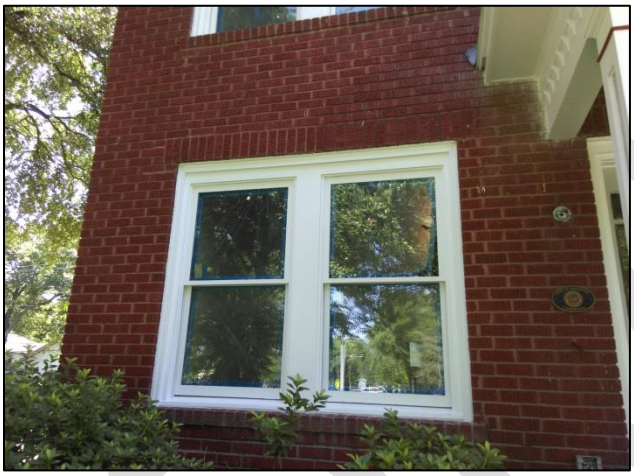
STAFF PHOTOS OF NEW WINDOWS



PROJECT DETAILS

Windows/Doors: Thirty-one of the original windows on the original portion of the house have been replaced. These windows were to be retained. These include 11 windows on the first floor, 15 windows on the second floor, and 5 basement windows.

The new installed windows are custom sized wood windows that match the existing openings. All of the windows are 1-over-1 double hung with the exception of the five basement awning windows. See window schedule and window quote.

The applicant asserts that the existing windows were not original and that upon purchase in 2003, there were 6 different types of windows of various materials, including 4 windows that were previously replaced with plate glass. The applicant also states that the existing windows were not functional and were incapable of being repaired. After the initial Certificate was granted in March 2014, the applicant said a number of windows were replaced, despite being outside the scope of approved work. Additionally, about a year after the original COA was approved, some but not all of the windows were replaced, over a period of months, as to not interfere with living in the house. The applicant claims that some of the bedroom windows were replaced for safety reasons and others were replaced because they were aluminum windows that were "unattractive and incorrect for the building." The applicant further notes that many of the repairs, including window replacement were not planned, but something that occurred over a period of time beginning in 2003.

Staff was not able to verify the condition of the windows or other claims asserted by the applicant since the windows were removed from the site prior to any possible staff inspection. Photographic evidence, as well as additional documents obtained by staff, indicates that the windows on the original portion of the house have been replaced within the past three years, without prior HAHC approval. See drawings and other supporting information for more detail.

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