

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Ronald Shane Brown of Cowside Properties, owner

Property: 1115 Arlington Street, Lot 1, Block 198, Houston Heights Subdivision. The property includes a historic 2,532 square foot (including an addition constructed in 2000) residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1915, located in the Houston Heights Historic District East. A 1,633 square foot two story addition was constructed to the rear of the original residence in 2000.

Proposal: Alteration – Addition *Revision*

The applicant was denied a Certificate of Appropriateness for an addition on January 29, 2015 for failing to meet criteria for 1, 4, 8, and 9 for alterations to Contributing structures. Among the reasons why staff found the project to be inappropriate was the proposed removal of a large portion of exterior wall material and siding.

After staff consultation, the applicant revised their proposed addition to retain the existing siding and otherwise meet all 11 criteria for alterations. The applicant was granted a Certificate of Appropriateness for this addition on March 26, 2015. All of the existing wood 117 siding was stipulated to be retained.

During construction of this addition, the City's Structural Inspector observed that the builder had removed all of the original house's wood siding and replaced it with new matching siding. Some of the new siding has been painted beige to give it the appearance of the previously existing siding. The Planning Department has issued a Stop Work Order on May 27, 2015.

The owner now proposes to revise their COA to allow for replacement of all of the existing structure's siding.

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Conditional Approval: Approve on the condition that the new siding installed is replaced with salvaged historic siding.

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;
Historic wood siding is a character defining feature of this residence. Staff found no evidence of damage on this structure's historic siding when performing site visits related to the first two COA applications for this property. Replacing this undamaged siding with newer material undermines the character of this 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;
Historic wood siding is an irreplaceable distinguishing quality of this residence and others found throughout Houston Heights Historic District East.
- (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;
Historic siding often consists of old growth cypress wood which is more resistant to deterioration than new pine siding. In addition, historic siding features a unique texture acquired from years of weathering, past paint, and paint scraping. Replacing this undamaged aged old growth siding with new pine siding with a smooth surface represents a failure to maintain the structure's distinct stylistic exterior features.
- (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;
Removing all of the house's historic siding represents the destruction of a significant amount of historical and architectural material. Staff has no reason to believe that the historic siding was damaged beyond repair as the siding appeared to be in good condition and insufficient evidence was presented indicating damage to warrant replacement.
- (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
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



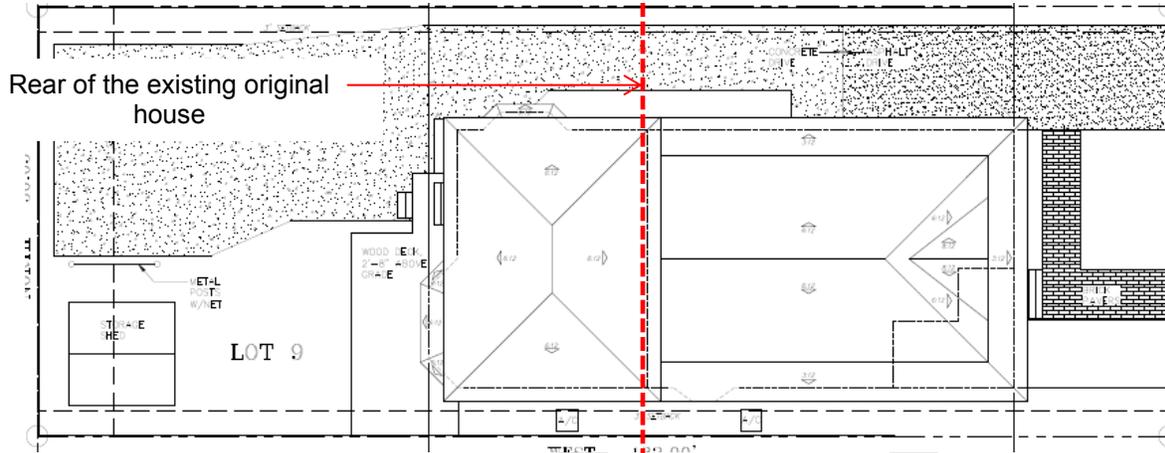
CURRENT PHOTO



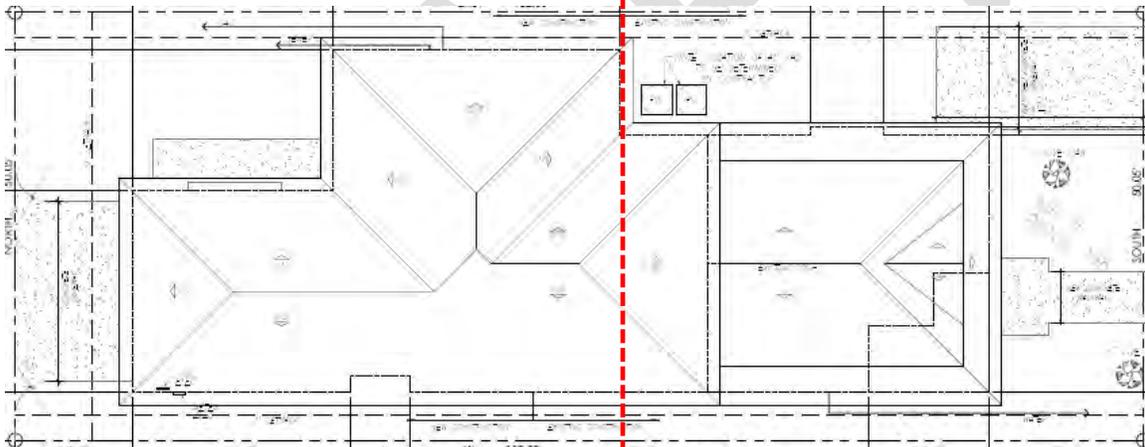


SITE/ROOF PLAN

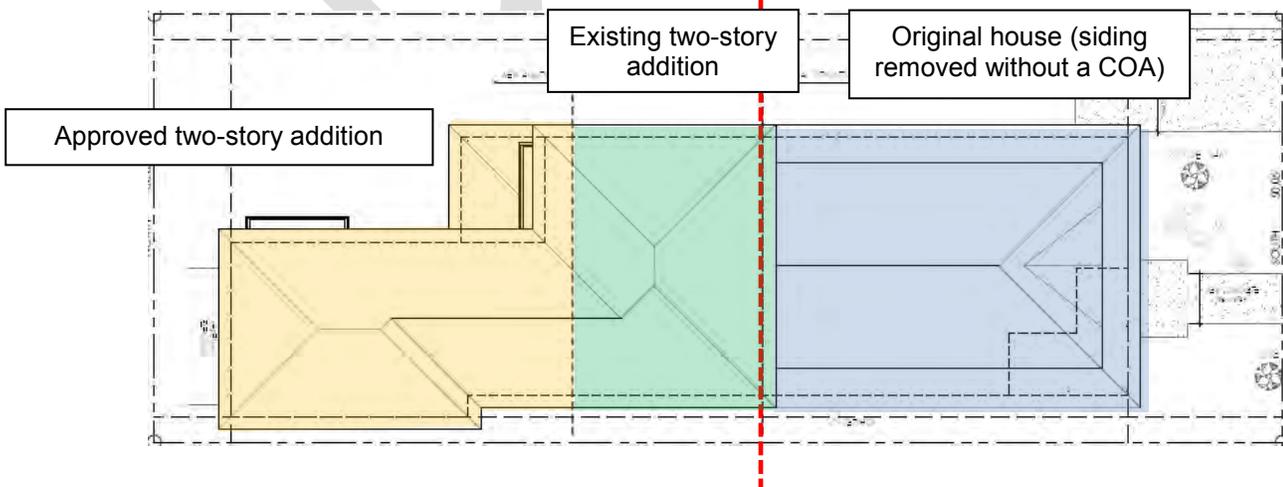
EXISTING



DENIED 1/29/15



APPROVED 5/26/15



FRONT WALL
PREVIOUSLY EXISTING



NEW SIDING INSTALLED



SOUTH WALL
PREVIOUSLY EXISTING SIDING



NEW SIDING INSTALLED



NORTH WALL
PREVIOUSLY EXISTING SIDING



NEW SIDING INSTALLED



PROJECT DETAILS

Exterior Materials: Replace existing historic 117 wood siding with new matching siding. The applicant asserts that the siding was damaged beyond repair by termites and that the siding was not original to the structure.

Staff performed site visits for the previous COAs and found the cladding on the front wall and the side walls of the one-story portion of the structure to be historic. This was evident in the aged texture of the siding, which featured visible evidence of previous paint and paint scraping underneath the current coat of paint. New or recently installed siding would have a smooth texture.

The applicant submitted a copy of a home inspection as evidence that the siding was deteriorated beyond repair. However, staff found this to be insufficient as the inspection only mentions the general presence of termites in the home without specific references to the siding or an assessment on any damage to the historic siding. This report includes a receipt indicating that the interior walls were treated for termites prior to construction.

No evidence was presented that demonstrated that the historic siding on the original portion of the structure was damaged beyond reasonable repair.

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