

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Leticia Ramirez, Neat Home Investors, LLC, owner

Property: Tract 2, Block 276, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1-story 1,630 square foot residence situated on a 6,900 square foot (46'x150') lot. Approval for a two-story rear addition was granted at the February 2014 HAHC meeting.

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

Proposal: Alteration – Revision to a previously approved COA for work that exceeded the approved scope of work and that impacted the historic integrity of the existing structure. All original materials were to remain, as stipulated in the previously approved COA.

- Replace original siding removed without HAHC approval or permit with new 117 wood siding to match existing
- Original shiplap was removed to reframe the existing structure
- Reinstall existing windows which were removed to reframe the original portion of the residence
- Replace original roof trim which was removed and repaved with textured cementitious board with wood trim to match existing

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

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;
(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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

PHOTO PRIOR TO WORK



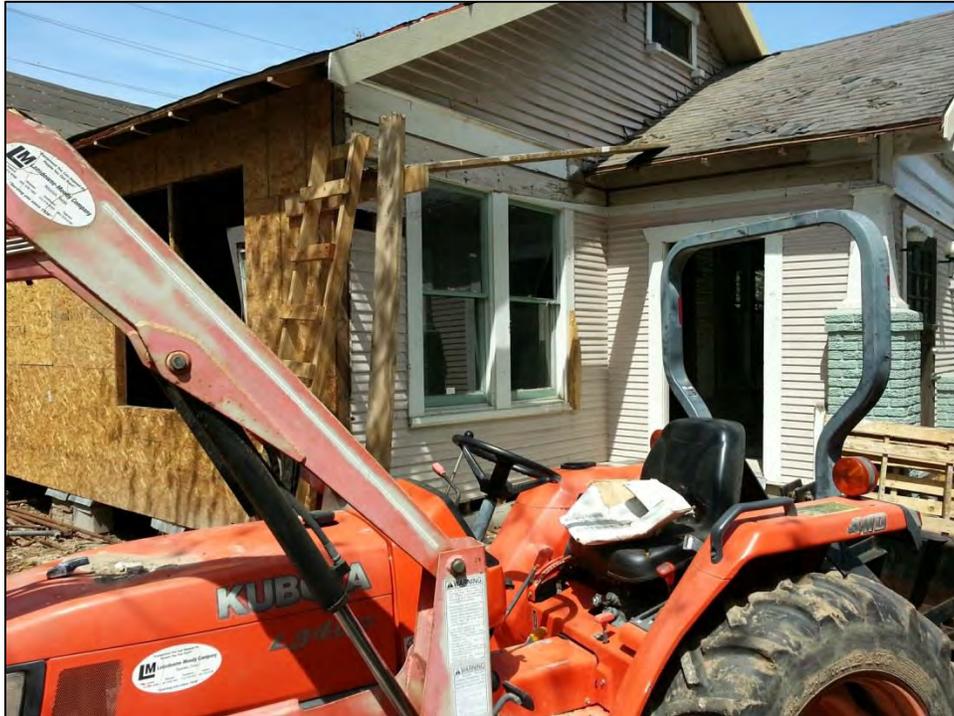
PHOTO SHOWING ORIGINAL DETAILS (TRIM AND BRACKET)



CURRENT PHOTO



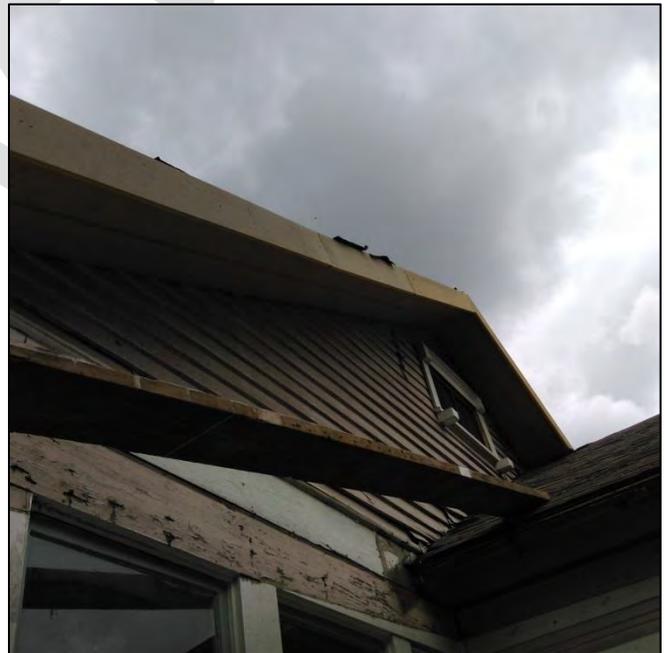
SOUTH SIDE ELEVATION
CURRENT CONDITION



REPLACED TRIM / REMOVED SIDING
PHOTOS



REPLACED TRIM / REMOVED SIDING
PHOTOS



REMOVED BRACKETS / REPLACED TRIM

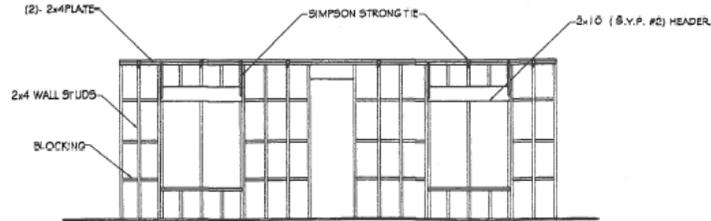


EXISTING WINDOWS

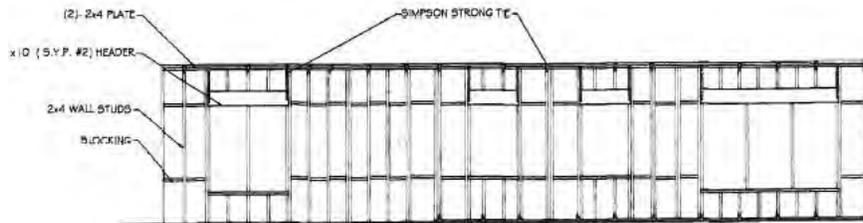


INTERIOR REFRAMING PLAN

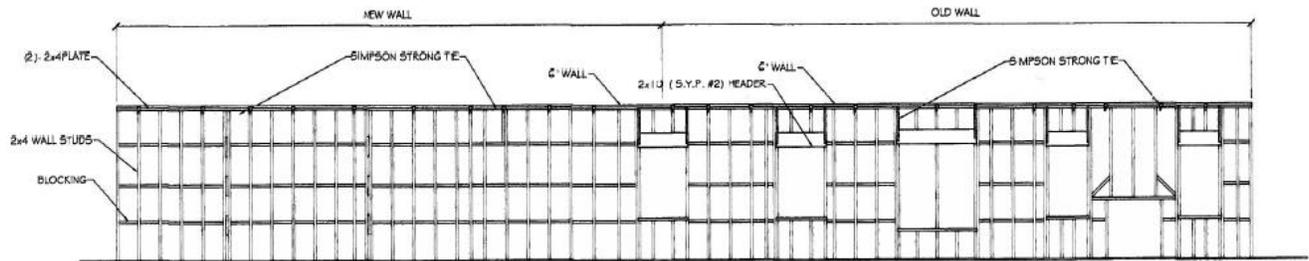
EAST ELEVATION (FRONT)



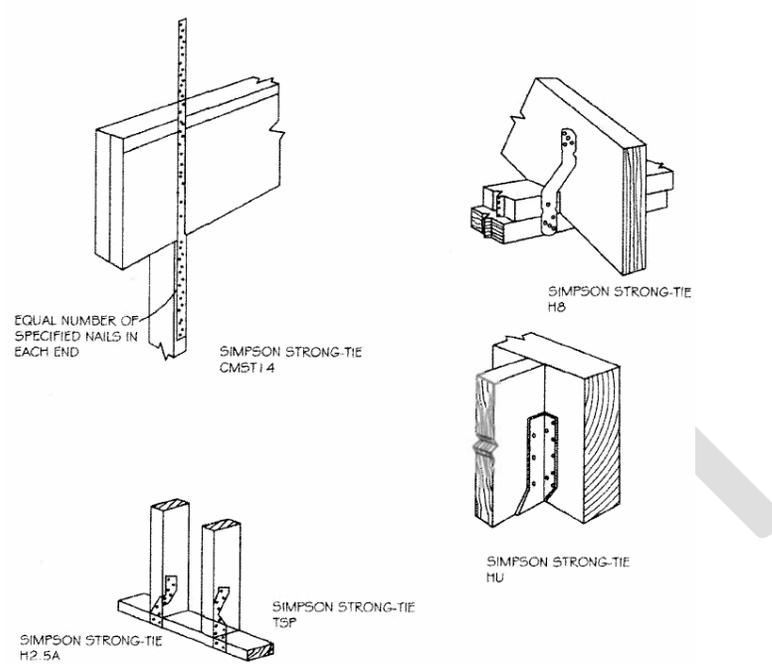
SOUTH ELEVATION



NORTH ELEVATION

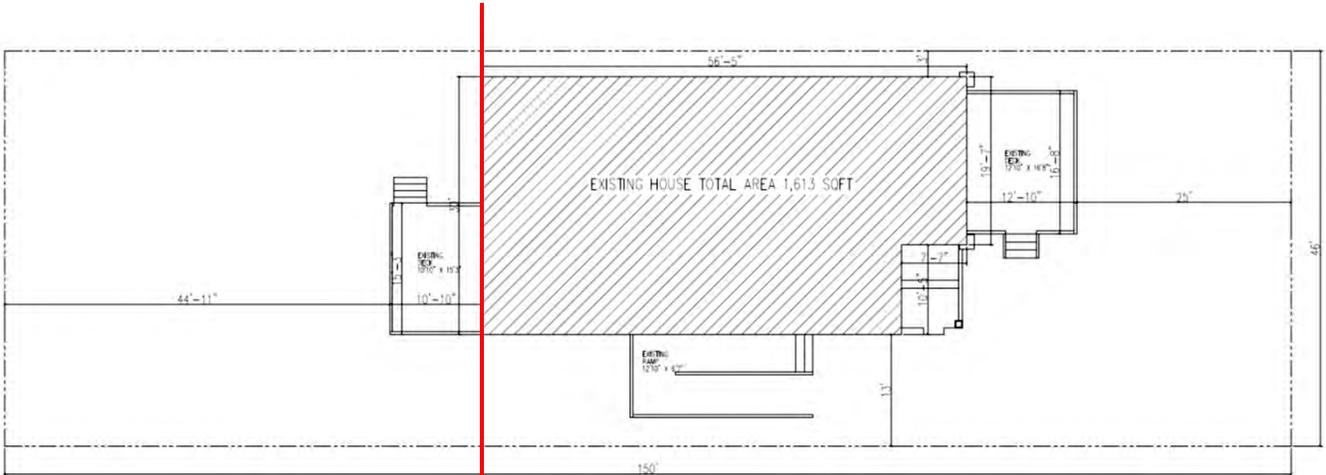


INTERIOR REFRAMING PLAN
ANCHORAGE AND STRAPPING DETAIL

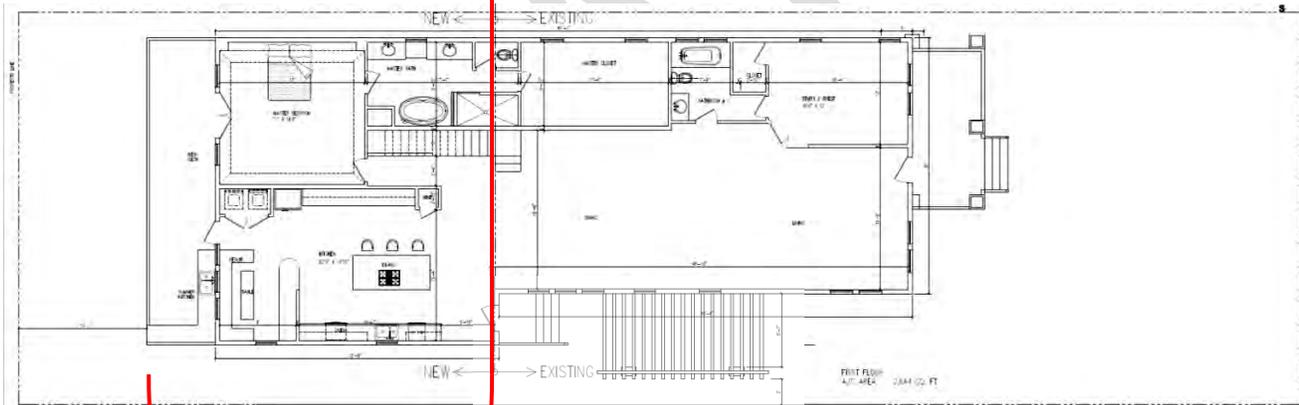




**SITE PLAN
EXISTING**



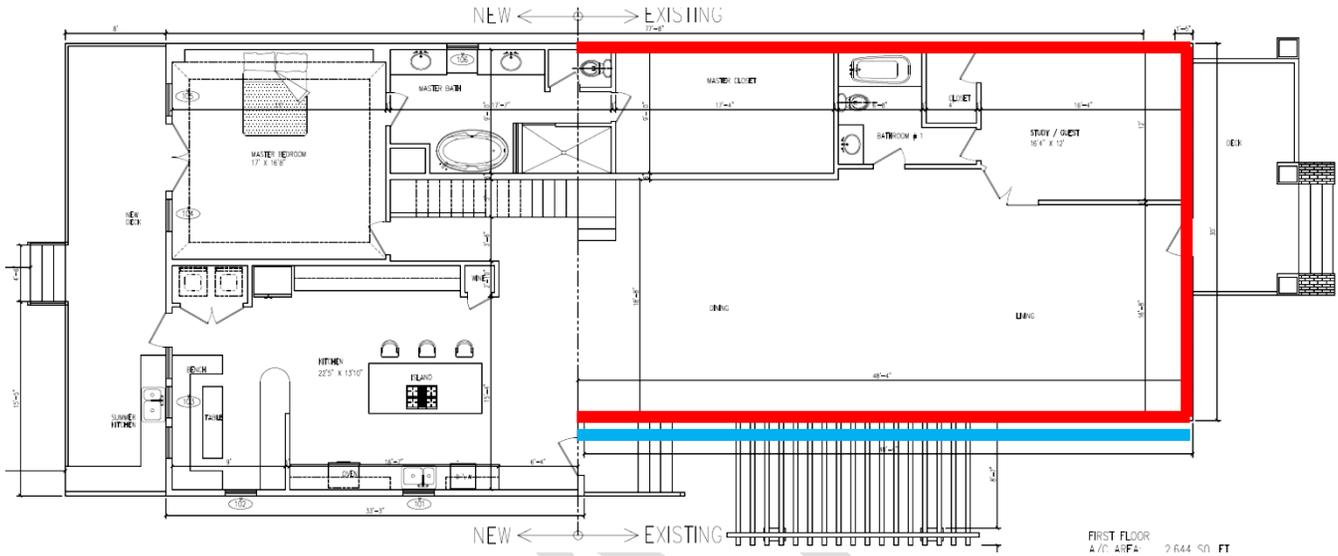
CURRENT CONDITION



*Approved Addition
February 2014*



FLOOR PLAN
CURRENT CONDITION



-  Shiplap Removed
-  Siding Removed

PHOTOS
INTERIOR SHIPLAP REMOVED



COMPLIANCE DOCUMENTATION

STOP ALL WORK issued on April 9, 2015

DRAFT

PROJECT DETAILS

Windows: The original windows were removed in order to reframe the historic portion of the structure, which also involved the remove of the interior shiplap, all without HAHC approval.

The original windows have been retained and will be reinstalled into the original locations. See drawings for more detail.

Exterior Materials: The original siding on the existing south elevation was removed without HAHC approval. The original trim was removed and replaced with textured cementitious material without HAHC approval. The original wood brackets were removed from the front elevation without HAHC approval.

The existing southern wall will be resided with new wood 117 siding to match existing 117 siding. The existing cementitious trim will be removed and replaced with wood trim to match existing. The removed brackets will be replaced with new wood brackets. See photos for more detail.

Front Elevation: Original wood trim was removed and replaced with textured cementitious trim without HAHC approval.
(East)

Existing cementitious trim will be removed and replaced with wood trim to match existing 117 siding. See photos for more detail.

Side Elevation: The existing southern wall will be resided with new wood 117 siding to match existing 117 siding.
(South) The original windows on this elevation will also be reinstalled into the original locations. All trim removed and replaced with textured cementitious trim will be replaced with wood trim to match original. See photos for more detail.

