CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Karen Brasier, Design 3 for Chad Castille, Castille Investments LLC, owner

Property: 511 Arlington Street, Lot 10, Block 288, Houston Heights Subdivision. The property includes a historic 1,158 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Windows *Revision*

The applicant was granted a conditional Certificate of Appropriateness on June 18, 2015 to construct a two-story addition to the rear of this one-story Contributing residence. The applicant had proposed to replace the house's existing 1-over-1 and 2-over-2 wood windows with new matching sash pack windows. The applicant asserted that the windows were located too close to the finished floor to comply with current city code. Staff found that the window locations were granfathered from this requirement since the house was built prior to current code. The HAHC followed staff's recommendation to approve the addition on the condition that the existing historic windows be retained.

The applicant has since started construction and discovered damage to windows 7 of these windows which was not evident previously. They are now requesting approval to replace windows 2, 4, 5, 12, 13, 15, and 16 asserting that they are damaged beyond reasonable repair.

Staff and the City's Structural Inspector performed multiple site visits to this property and found that the jambs and sills and the lower sashes of the windows have sustained significant damage. Staff also found that all of the upper sashes were in good condition.

See enclosed application materials and detailed project description on p. 4-24 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions: The upper sashes for 2, 4, 5, 13, 15, & 16 be repaired and retained. The deteriorated jambs, sills, and lower sashes can be repaired or replaced with salvaged sashes.**

HAHC Action:

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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 - 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; *Historic windows are a character defining feature of this property. They feature old growth wood composition, interchangeable components, and a rope and pulley operating system. These characteristics will be lost if the windows are replaced with new sash pack windows.*
☒	☐	☐	(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 removal of historic 2/2 windows removes a significant aspect of the house's historic character, and the character of the Houston Heights South Historic District.*
☐	☒	☐	(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 historic 2/2 windows represent a significant stylistic feature and are examples of skilled craftsmanship that cannot be replicated with the proposed sash pack replacements. Although the existing windows have deteriorated, their composition of individual components allows for their repair by replacing the damaged sill, jamb, and sash components for each window.*
☒	☐	☐	(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; *The removal of original 2/2 wood windows constitutes loss of significant historic material and is inappropriate. Although, the existing windows have deteriorated, rebuilding new windows using existing sashes and salvaged components would preserve the character of historic windows, which cannot be replicated by new sash pack windows.*
☒	☐	☐	(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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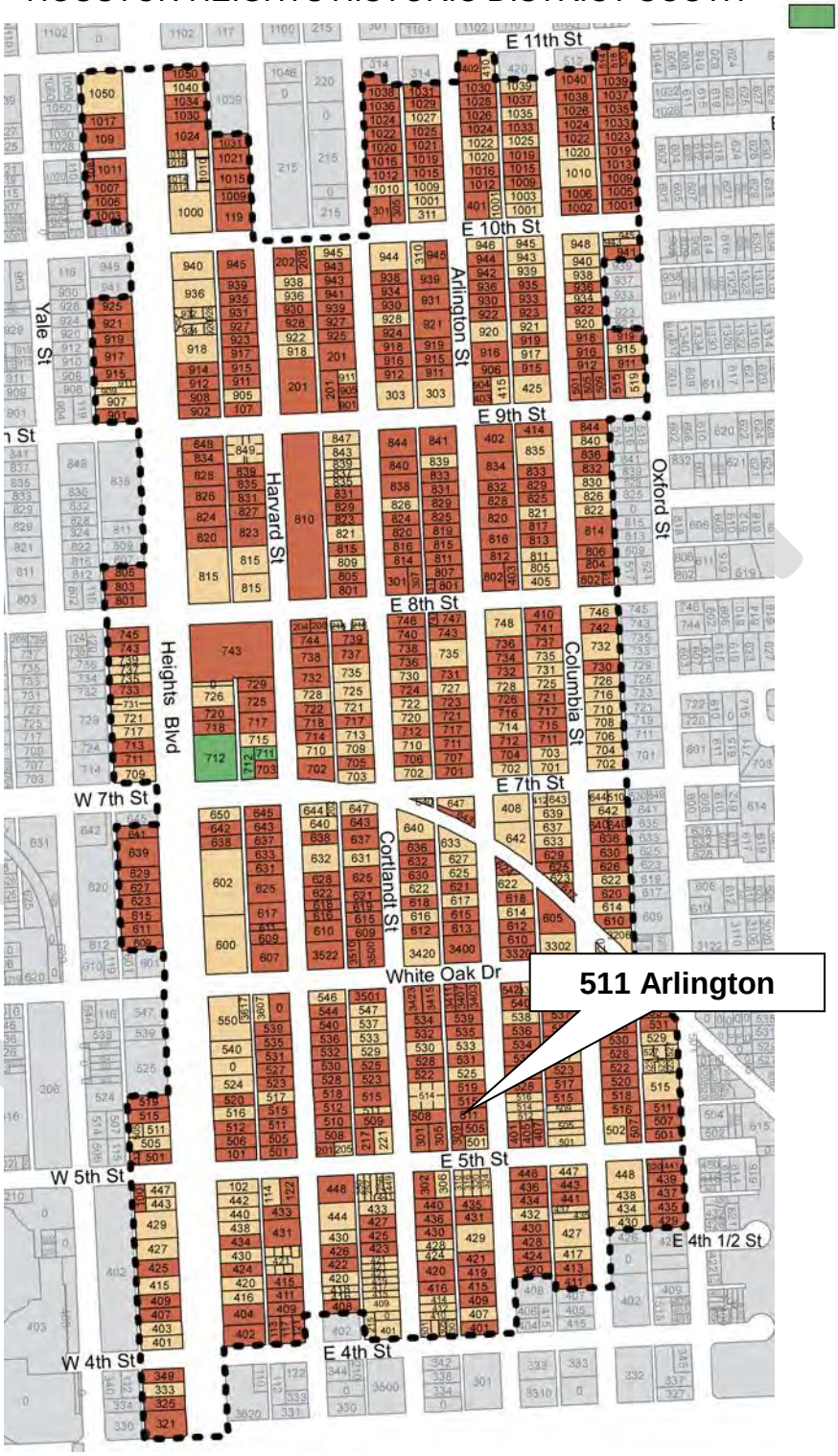
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

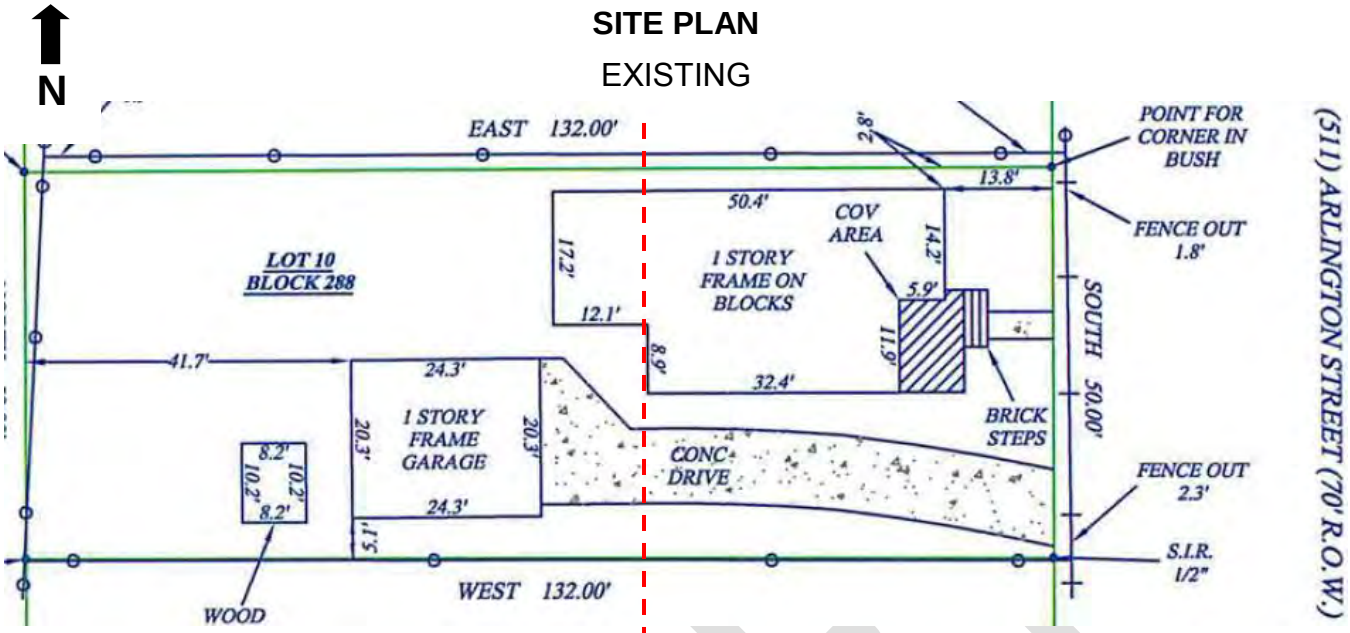
Building Classification
- Contributing
- Non-Contributing
- Park



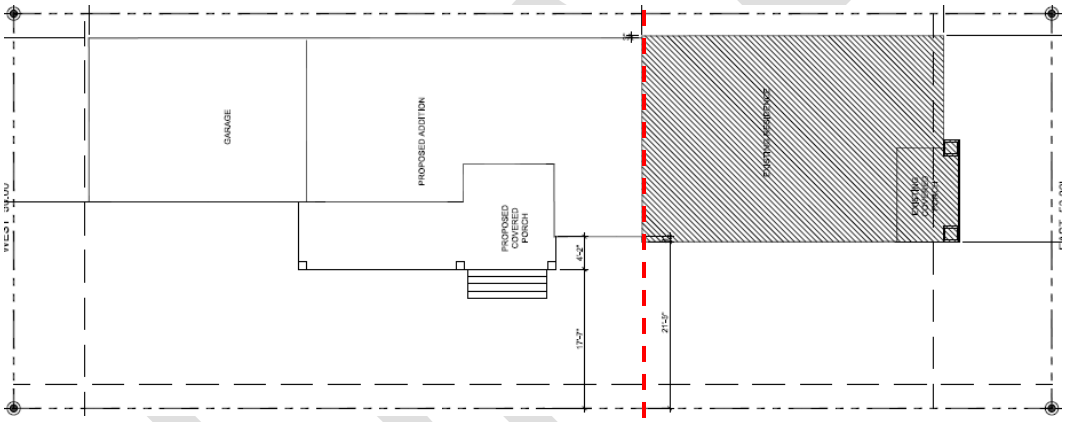
INVENTORY PHOTO

SITE PLAN

EXISTING



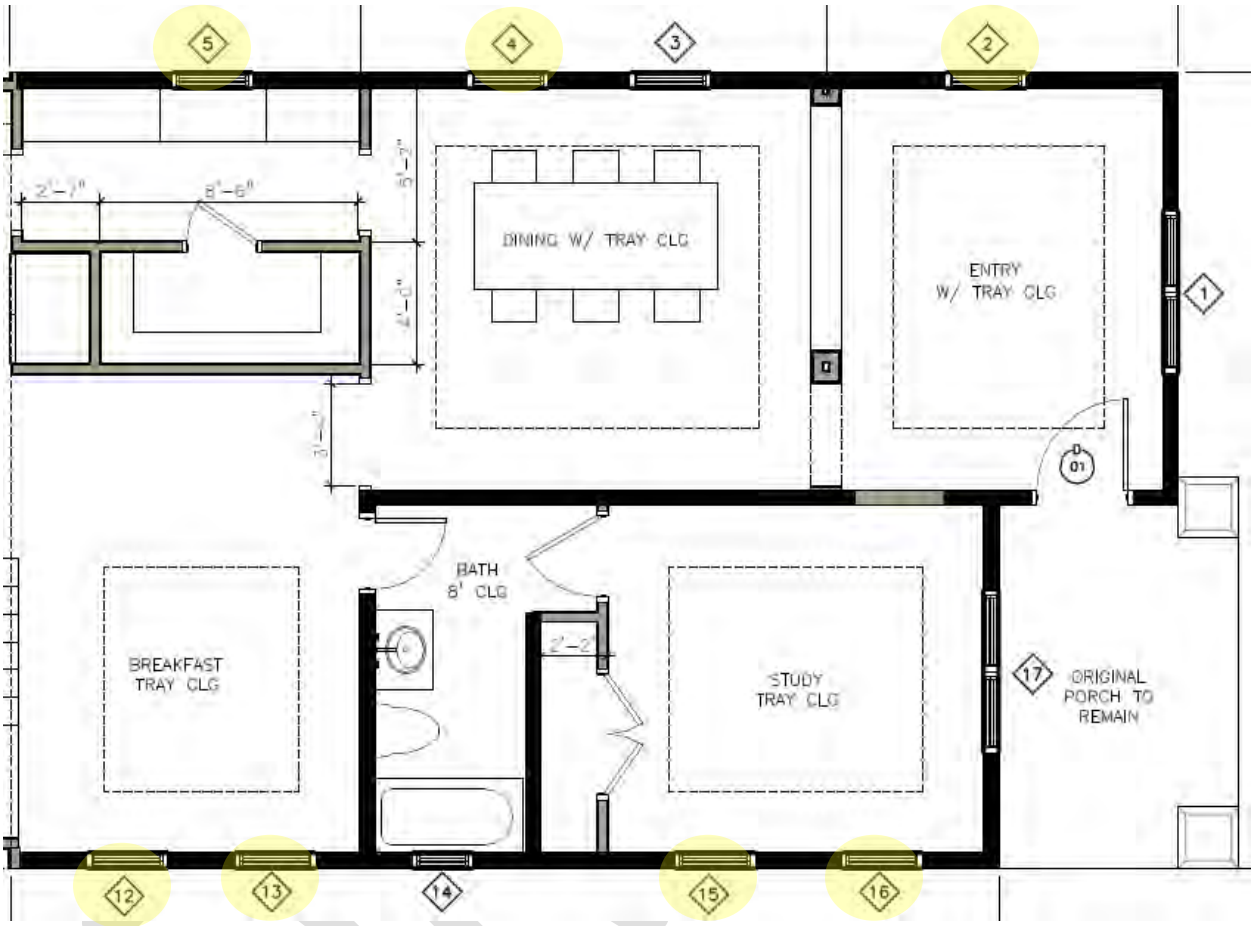
PROPOSED



ORIGINAL REAR WALL

WINDOW REFERENCE KEY

WINDOWS PROPOSED TO BE REPLACED ARE HIGHLIGHTED



STAFF PHOTOS

WINDOW 2

STAFF PHOTOS

WINDOW 4

STAFF PHOTOS

WINDOW 4

STAFF PHOTOS

WINDOW 5

STAFF PHOTOS

WINDOW 5

STAFF PHOTOS

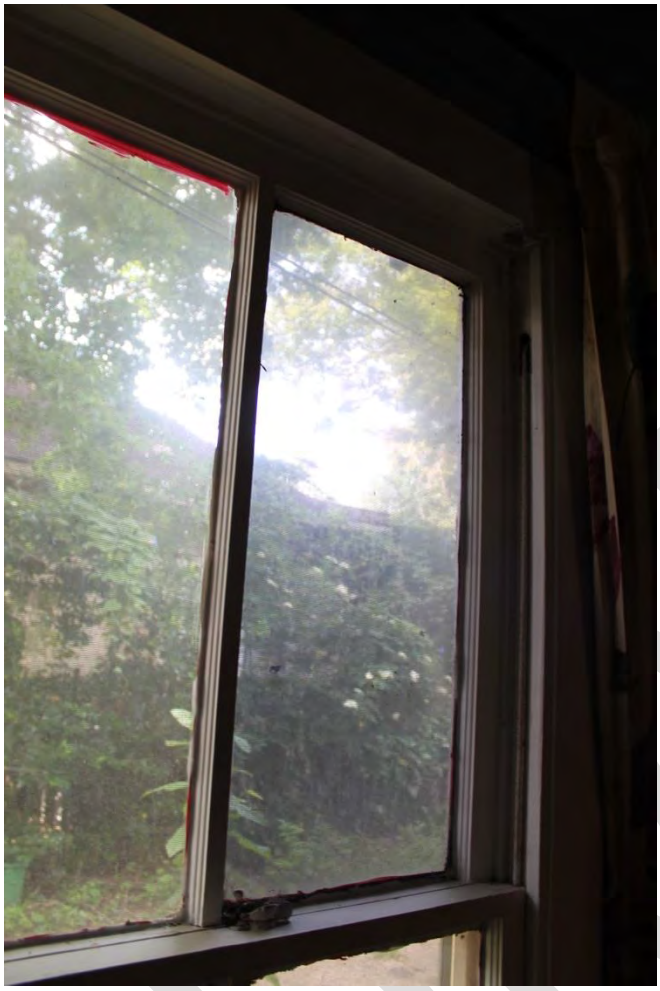
WINDOW 12

STAFF PHOTOS

WINDOW 13

STAFF PHOTOS

WINDOW 15



STAFF PHOTOS

WINDOW 16

PHOTOS SUBMITTED BY APPLICANT

WINDOW 2

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PHOTOS SUBMITTED BY APPLICANT

WINDOW 4

PHOTOS SUBMITTED BY APPLICANT

WINDOW 5

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PHOTOS SUBMITTED BY APPLICANT

WINDOW 12

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PHOTOS SUBMITTED BY APPLICANT

WINDOW 13

PHOTOS SUBMITTED BY APPLICANT

WINDOW 15

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PHOTOS SUBMITTED BY APPLICANT

WINDOW 16

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PROPOSED REPLACEMENT

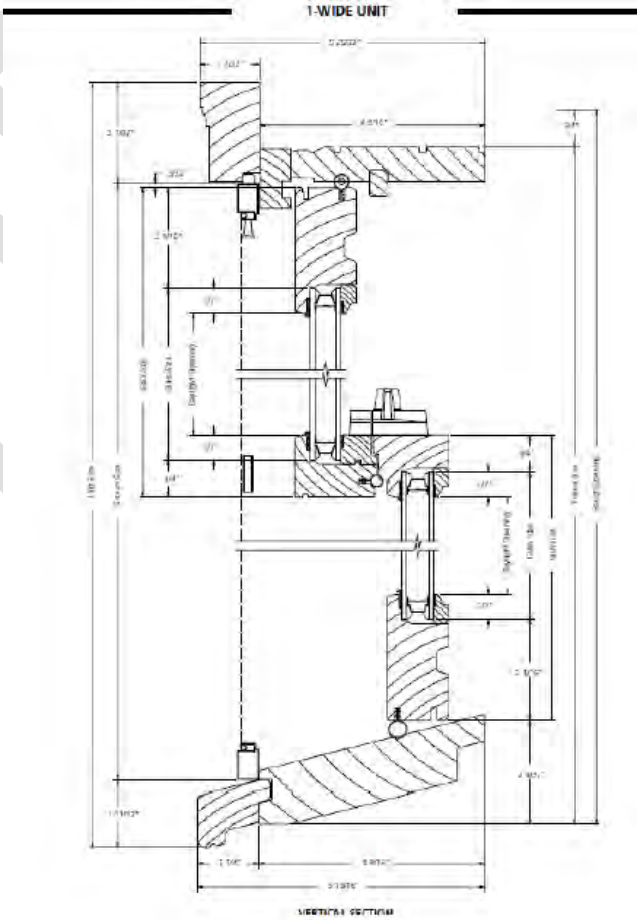
JELD-WEN WINDOWS & DOORS

INSTALLATION INSTRUCTIONS
for Wood Double-Hung Sash Replacement Kits (JII028)

Thank you for selecting JELD-WEN products. Attached are JELD-WEN's recommended installation instructions for Double-Hung Sash Replacement Kits, designed to be installed into an existing window frame. Replacement sashes are installed from the interior, and interior detail work is needed to complete the installation. Consult your local building department for applicable building codes and regulations (particularly regarding minimum egress requirements). Local building code requirements supersede recommended installation instructions. Areas such as Florida and the Texas TDI region have different anchoring requirements based on product certification. For information on specific products, visit www.floridabuilding.org or www.tdi.texas.gov and follow the anchoring schedule given in the drawings for the product instead of the anchoring schedule in this document.

Newer construction methods have led to an increase in air and water tightness in buildings. This frequently leads to negative air pressure inside the home, which can draw water through very small openings. Our installation method integrates the window with the weather barrier of the structure (typically building wrap).

1-WIDE UNIT



PROJECT DETAILS

Windows/Doors: **Approved:** *The residence features a wood front door to be retained, four double hung wood windows with a 1/1 lite pattern, one fixed multi-lite window, one single hung aluminum 1/1 window, and seven original double hung wood windows with a 2/2 lite pattern. All windows will be removed and replaced with wood sash packs with a 1/1 lite pattern in the same openings. Two existing fixed gable windows will be retained. The addition will feature double hung wood windows with a 1/1 lite pattern.*

Proposed: The applicant asserts that the approved leveling and lifting of the structure revealed that the sills and jambs for windows 2, 4, 5, 12, 13, 15, and 16 had incurred significant damage from terminates and rot. They state that since the jamb and sill are rotted, there is no way to effectively preserve these windows. The applicant also asserts that all of the window sashesfor all of these windows are damaged beyond repair. The applicants have submitted photos of each of these windows illustrating damage to the sill, jamb, and sash. Staff and the City's Structural Inspector visited the site and confirmed the existence of sill and jamb damage on windows 2, 4, 5, 12, 13, 15, and 16 and the existence of sash damage on the lower sashes of each of these windows. The City Structural Inspector found that the upper sashes are in good condition on each of the windows.

The applicant proposes to replace these windows with new 2-over-2 sash pack windows.

Staff's position is that historic windows consist of individual components that can be repaired or replaced while maintaining the remaining functioning components of the historic windows. Windows 2, 4, 5, 12, 13, 15, and 16 can have their damaged sills and jambs replaced with matching materials while the historic sashes can be maintained. In addition, the window sashes can have damaged muntins and rails replaced with in kind material while retaining the rest of the historic sash.

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