CERTIFICATE OF APPROPRIATENESS

Application Date: September 28, 2016

Applicant: Brian Oakley, owner

Property: 1108 Arlington St, Lot 14, Block 197, Houston Heights Subdivision. The property includes a historic 2,300 square foot, one-and-a-half-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Siding

- Remove original 117 siding to execute repairs to water/termite damage and add insulation.
- Reinstall original siding upon completion of repairs/insulation.
- Existing damaged siding will be replaced in-kind.

See enclosed application materials and detailed project description on p. 3-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criterion 9.

HAHC Action: Deferred

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	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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *Wholesale removal of historic materials on the exterior face of a historic wall to facilitate insulation is not appropriate. Even when the exterior materials, such as wood siding, could potentially be reinstalled, this method, no matter how carefully executed, usually results in damage to, and loss of historic materials.*
☒	☐	☐	(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.

NPS RECOMMENDATIONS FOR INSULATING HISTORIC BUILDINGS

Removing historic siding and reinstalling it to introduce insulation into the wall cavity of a frame building is an example of a treatment that should not be undertaken on historic buildings. Wall insulation should only be considered after the installation of attic and/or basement insulation. Wall insulation creates the potential for significant loss of historic material and accelerated deterioration of wall assembly. Un-insulated historic wood buildings have a higher rate of air infiltration than modern buildings; while this makes older buildings less efficient thermally, it helps dissipate the unwanted moisture and thus keeps building assemblies dry. Climate, building geometry, the condition of the building materials, construction details, and many other factors make it difficult to assess the impact that adding insulation will have on reducing airflow, hence, the drying rate in a particular building.

Blown-in insulation creates the least amount of damage to historic materials and finishes when there is access to the cavity walls, and it is therefore a common method of insulating wood-frame walls in existing buildings. Adding insulation in a wall where there is no sheathing between the siding and studs is more problematic, however, because moisture entering the wall cavity through cracks and joints by wind-driven rain or capillary action will wet the insulation in contact with the back of the siding. Exterior materials in insulated buildings become colder in the winter and stay wet longer following a rain event. While the wetness may not pose a problem for robust materials, it may speed the deterioration of some building materials, and lead to more frequent maintenance.

Heat loss and gain caused by increased interior/exterior temperature differentials primarily due to the stack effect and solar radiation are the greatest at the top of a building. Therefore, reducing heat transfer through the roof or attic should be one of the highest priorities in reducing energy consumption. Adding insulation in an unoccupied, unfinished attic is not only very effective from an energy-savings perspective, but it is also generally simple to install and causes minimal disruption to historic materials. Insulation can also be introduced between floor joists and underside of the subfloor with minimal disruption to historic materials.

In general, wholesale removal of historic materials either on the exterior or interior face of a historic wall to facilitate insulation is not recommended. Even when the exterior materials, such as wood siding, could potentially be reinstalled, this method, no matter how carefully executed, usually results in damage to, and loss of historic materials.

Information in this section is credited to the National Park Service, Preservation Brief 3: "Improving Energy Efficiency in Historic Buildings."

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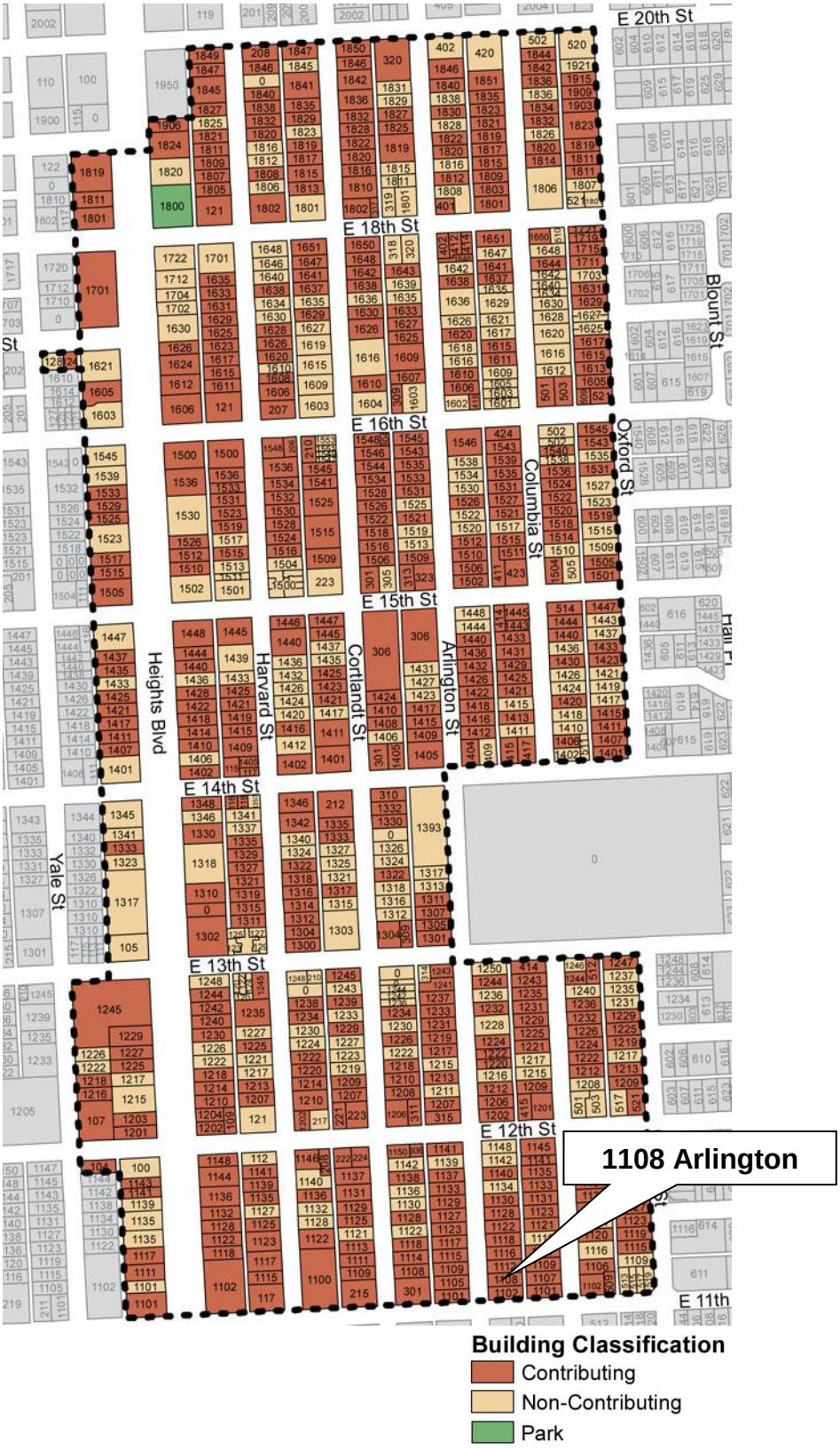
PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



INVENTORY PHOTO

APPLICANT PHOTOS – EXISTING SIDING

WEST ELEVATION – FRONT FACING ARLINGTON

NORTH SIDE ELEVATION

SOUTH SIDE ELEVATION

EAST (REAR) ELEVATION

PROPOSED REMOVAL / REPLACEMENT METHOD

The industry standard siding removal/replacement method is

1.) Number the panels and note existing location
2.) Utilize a Sawzall to cut the nails from behind the siding rather than pry the boards off
3.) Perform repairs and install insulation/vapor barrier
4.) Reinstall per original layout.

PROJECT DETAILS

Windows/Doors: The existing front door will be retained and repaired. All existing windows/sashes will be retained and repaired. These alterations do not require a COA, but are included here for reference to overall scope.

Exterior Materials: The front and side elevations are clad in original 117 siding. The applicant proposes to remove the original siding to execute repairs to water/termite damage and add insulation. The applicant will number the panels to not their existing location. The applicant will use a Sawzall to cute the nails from behind the siding in order to remove it. The siding will be reinstalled per original layout upon completion of repairs/insulation. Existing damaged siding will be replaced in-kind.