

CERTIFICATE OF APPROPRIATENESS

Application Date: November 22, 2016

Applicant: Sarah Hannah, Four Square Design Studio, for Karen Henderson, owner

Property: 821 Highland St, Lot 9, Block 42, Woodland Heights Subdivision. The property includes a historic 1,829 square foot, two-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1912, located in the Woodland Heights Historic District.

Proposal: Alteration – Windows

- Remove two fixed non-original vinyl windows on the east elevation.
- Install two new 1/1 single-hung vinyl windows on the east elevation in new openings to match existing non-original windows. The windows will measure 32” x 60”.
- The historic fenestration pattern on the east elevation was previously altered during a ca. 2004 renovation.
- The rear elevation is not visible from the public right of way, but is included here for reference to overall scope.

See enclosed application materials and detailed project description on p. 3-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 14, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

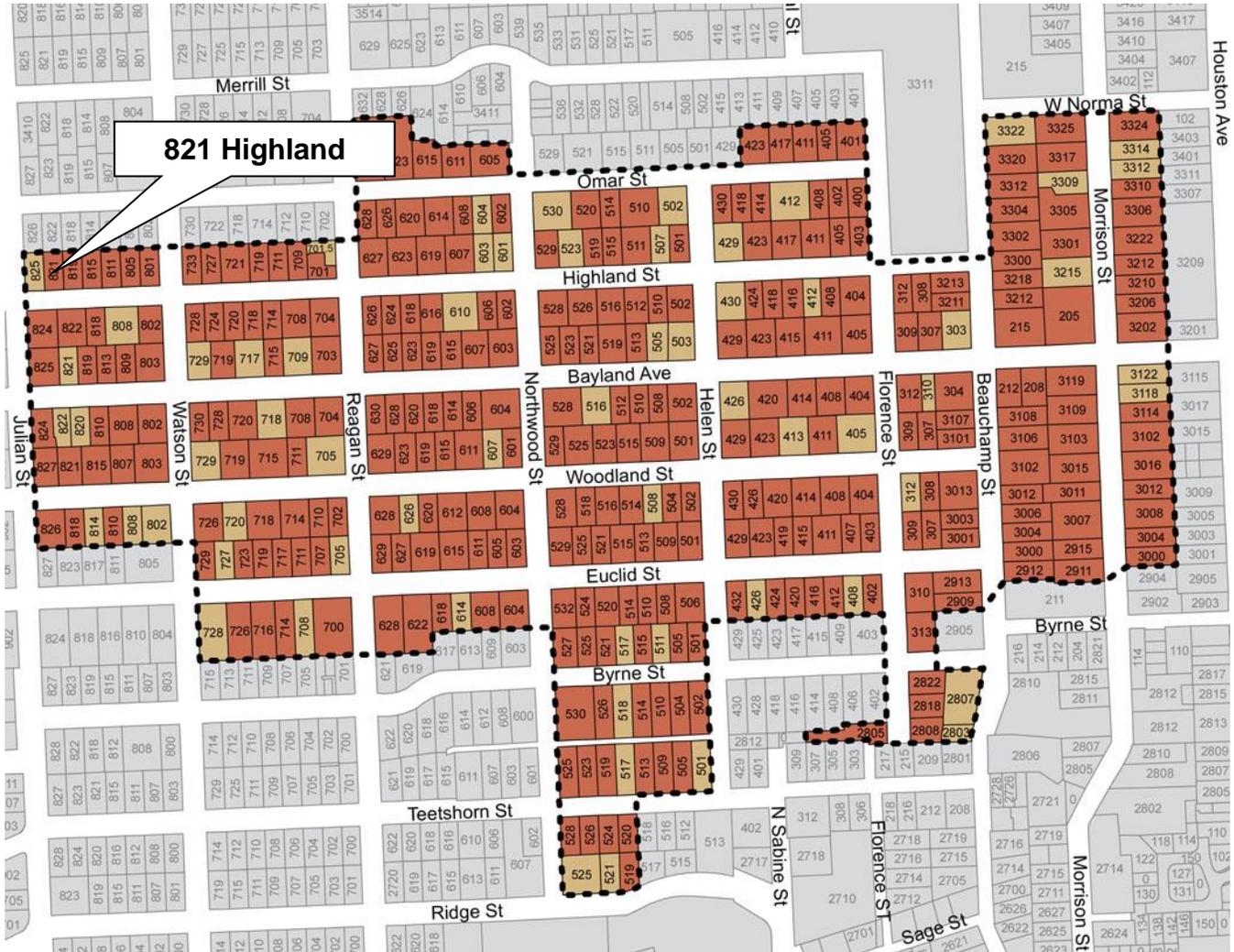
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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. |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

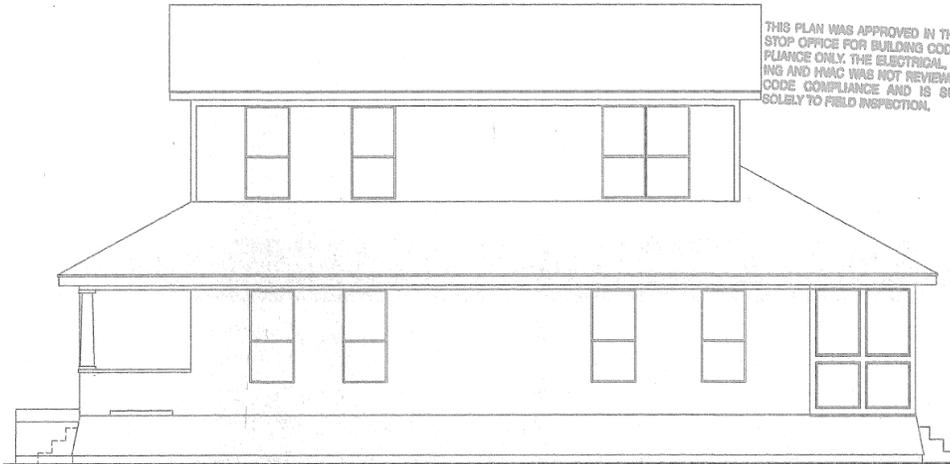
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



EAST SIDE ELEVATION

EXISTING CA. 2004



EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING



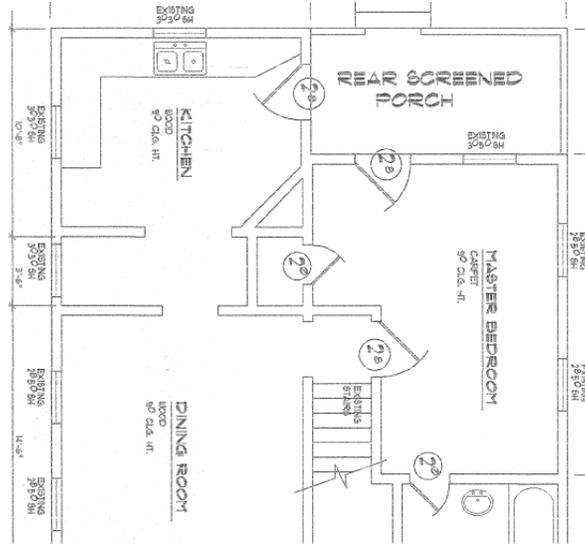
PROPOSED



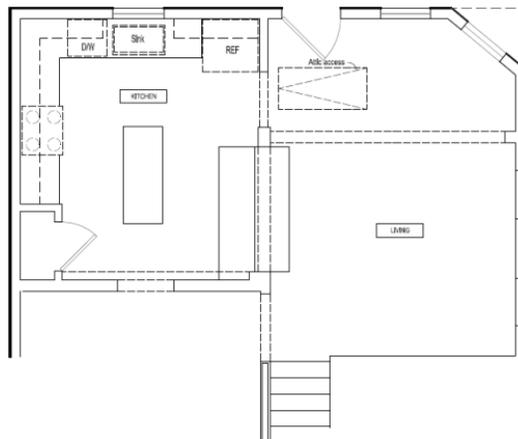


FIRST FLOOR PLAN

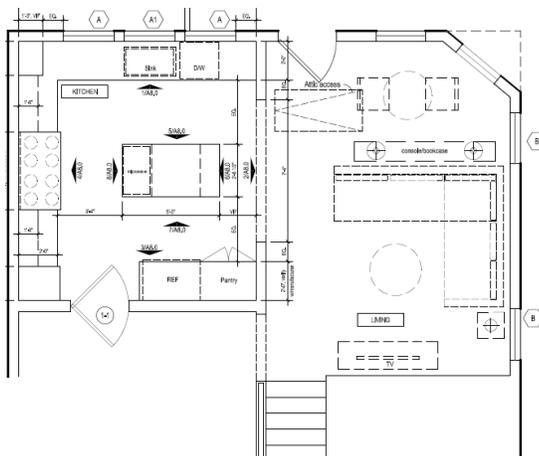
EXISTING CA. 2004



EXISTING



PROPOSED



WINDOW SCHEDULE

WINDOW SCHEDULE

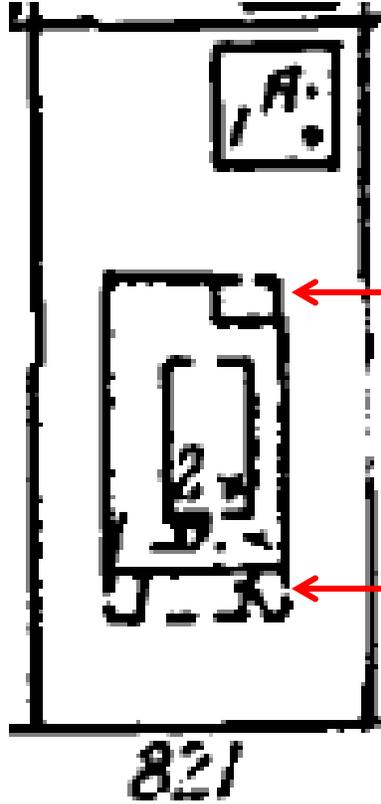
Henderson Residence: 821 Highland St, Houston, TX 77009
November 22, 2016

- Notes: 1. All dimensions are from inside face of window trim to inside face of window trim.
2. Rough opening to be determined per manufacturer
3. Verify all dimensions with designer prior to placing window order

SYMBOL	LOCATION	TYPE	QUANTITY	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	Kitchen	Single hung window	2	2' 7-3/4"	3' 0-1/2"	3' 9-1/4"	Pella Encompass, single hung, equal split, white, double pane, vinyl windows
A1	Kitchen	Existing single hung window to be relocated	1	2' 7-3/4"	3' 0-1/2"	3' 9-1/4"	Pella Encompass, single hung, equal split, white, double pane, vinyl windows
B	Living room	Single hung window	2	2'-8"	5' 0-1/2"	1'-9"	Pella Encompass, single hung, equal split, white, double pane, vinyl windows; windows to match existing in sunroom

SANBORN MAP

1924-1951, Vol. 2 Sheet 274



Rear porch enclosed ca.
2004

Front porch partially
enclosed ca. 2004

PROJECT DETAILS

Windows/Doors: The applicant proposes to remove two fixed non-original vinyl windows on the east elevation and install two new 1/1 single-hung vinyl windows in new openings to match existing non-original windows in style and dimension. The windows will measure approximately 32" x 60".

Side Elevation: Two fixed vinyl windows toward the rear elevation will be removed, and the applicant will install
(East) two new 1/1 single-hung vinyl windows in new openings to match the existing non-original window closest to the front elevation in style and dimension. No other changes are proposed to the east elevation.

Rear Elevation: The rear elevation is not visible from the public right of way, but is included here for reference to
(North) overall scope.