

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 17, 2023

**Applicant:** Tracy Boulware, agent for, Benjamin Schupack, owner

**Property:** 527 Frasier Street, Lot 3, Block 7, Freeland Neighborhood Subdivision. The property includes a historic 1,359 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1929, located in the Freeland Historic District. COA August 2011 for alteration of front porch. Certificate of Remediation July 2018 for removal of original 117 siding and replacement of new 117 wood siding. COA September 2021 for rear addition. Revision COA March 7, 2023 to use 117 wood siding on rear addition.

**Proposal:** Alteration: Front Porch & Windows

- Site visit by inspector from Houston Permitting Center found vinyl, fin mounted windows installed on rear addition.
  - Staff received email from inspector March 16, 2023
  - Staff contacted agent regarding situation
  - Staff conducted site visit on March 22, 2023 to inspect vinyl windows and discovered additional alterations had taken place not in approved COA for fenestrations on rear addition along with alteration to front porch and removal of windows on right elevation of historic structure that were not in the proposed scope of work.
    - \*See photos\*
- Staff emailed (3-29-2023) agent and applicant that revised drawings are needed and must return to HAHC for consideration
- Replace already installed vinyl windows with double-hung, 1-over-1, inset & recessed, wood windows
- Replace already installed fixed vinyl windows with fixed, inset & recessed, wood windows
- **Information Subject to Change Before Final Report**

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** **Approval with conditions:**      **Denial of COA. Issuance of COR for work completed and as submitted with the condition that the new window on the right elevation be relocated to the location shown on right side elevation drawing.**

**HAHC Action:** -

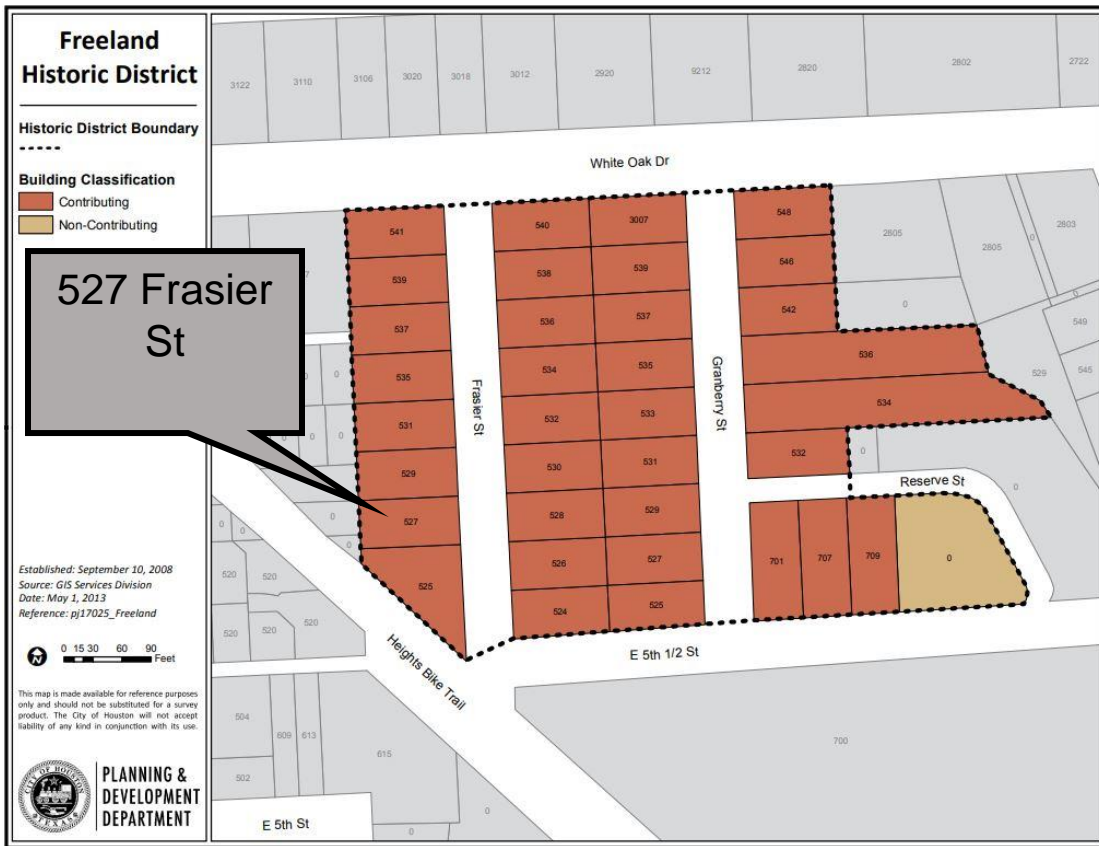
APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

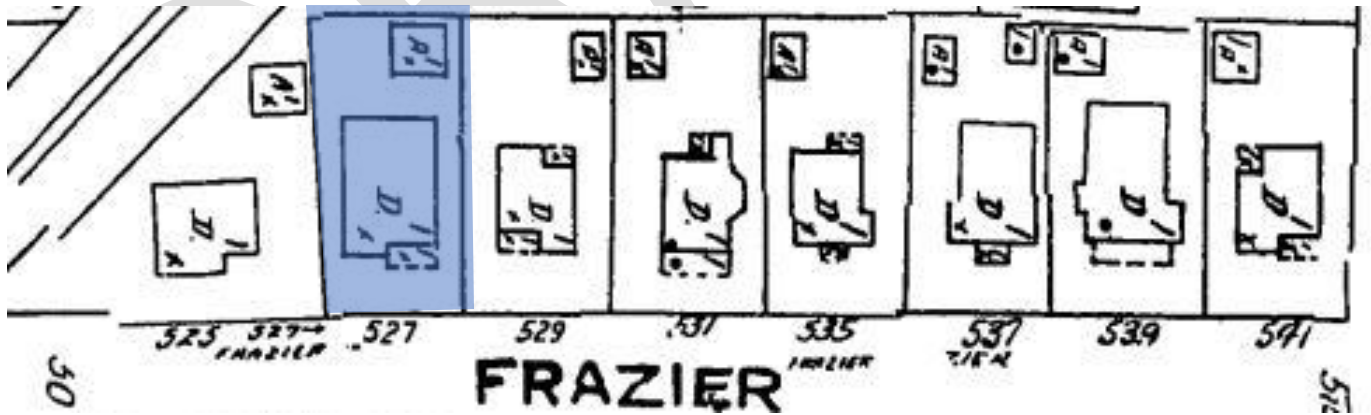
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 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;
(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.

### District Map



### Sanborn - 1951



Inventory Photo



September 2021 – Prior to Alterations



**March 16, 2023 (Rear Elevation of Addition) – Inspector’s Photos**



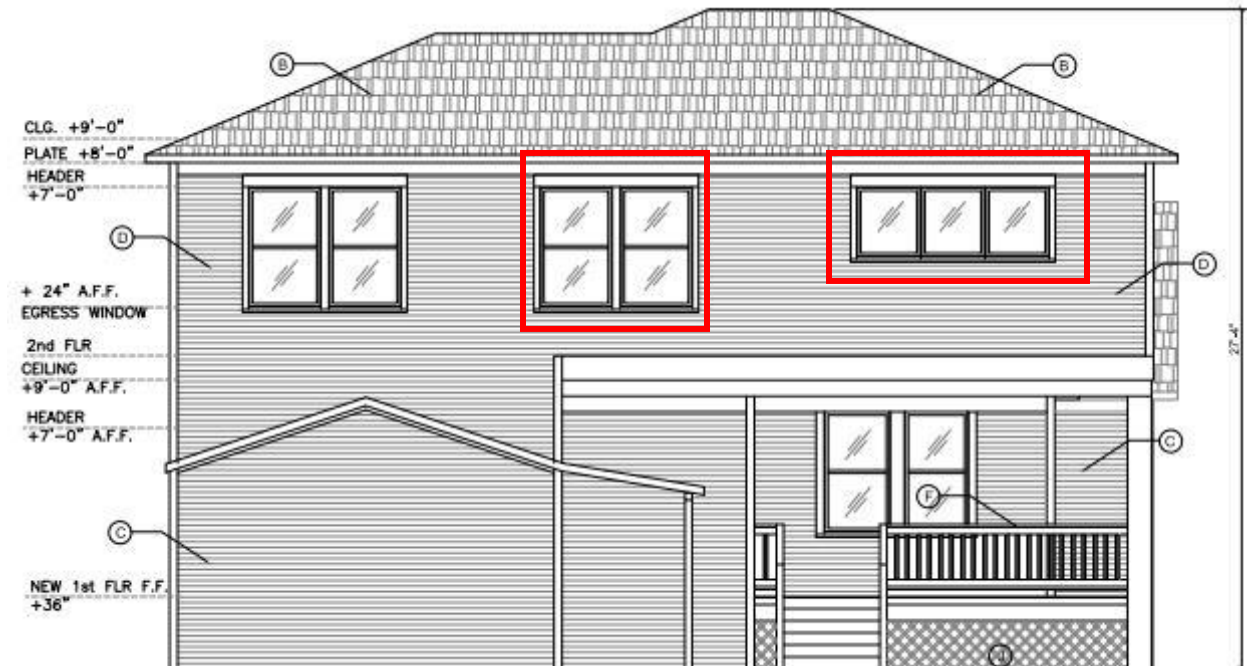
**March 22, 2023 (Rear Elevation of Addition) – Staff’s Photos**



March 22, 2023 (Rear Elevation of Addition) – Staff’s Photos



Sept. 23, 2021 COA (Rear Elevation of Addition)

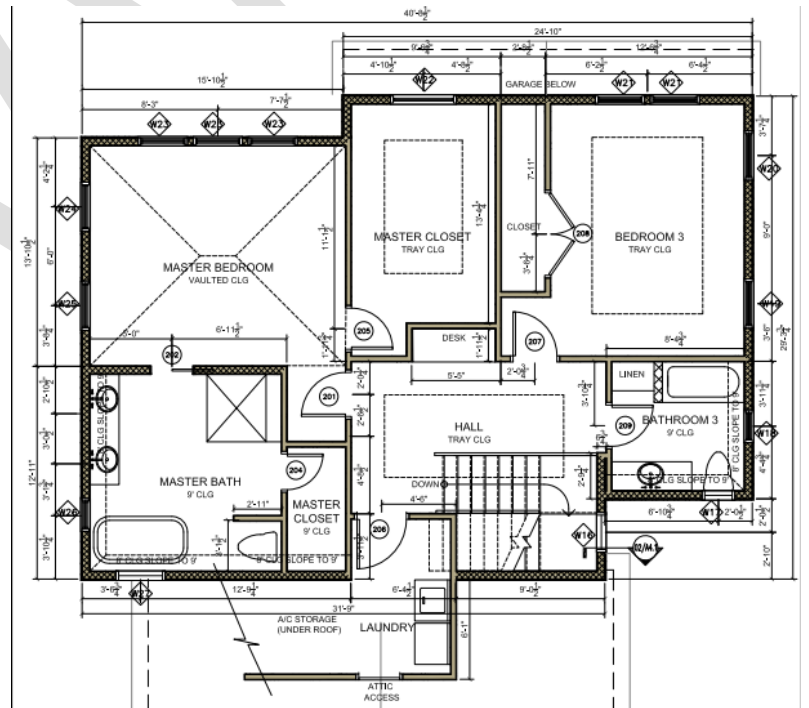
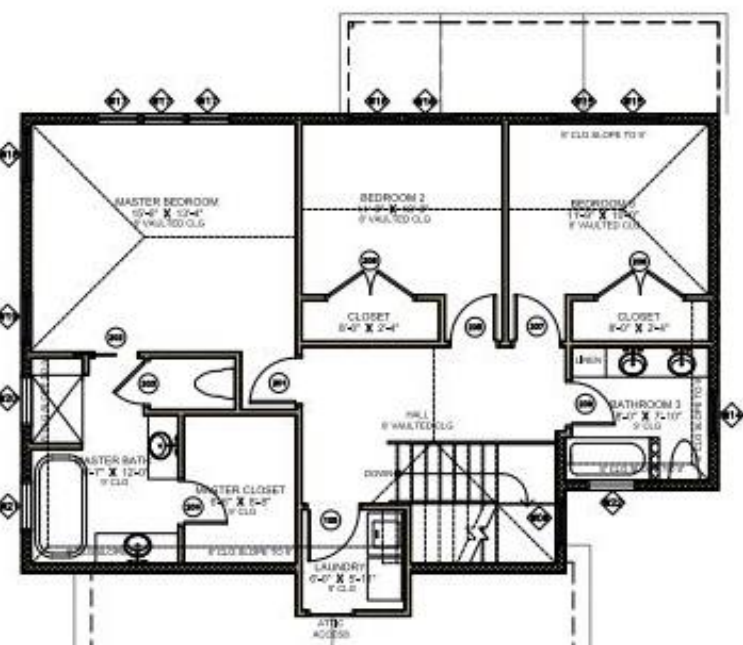


May 18, 2023 – Proposed Rear Elevation



Sept. 23, 2021 – Approved 2<sup>nd</sup> Floor Plan

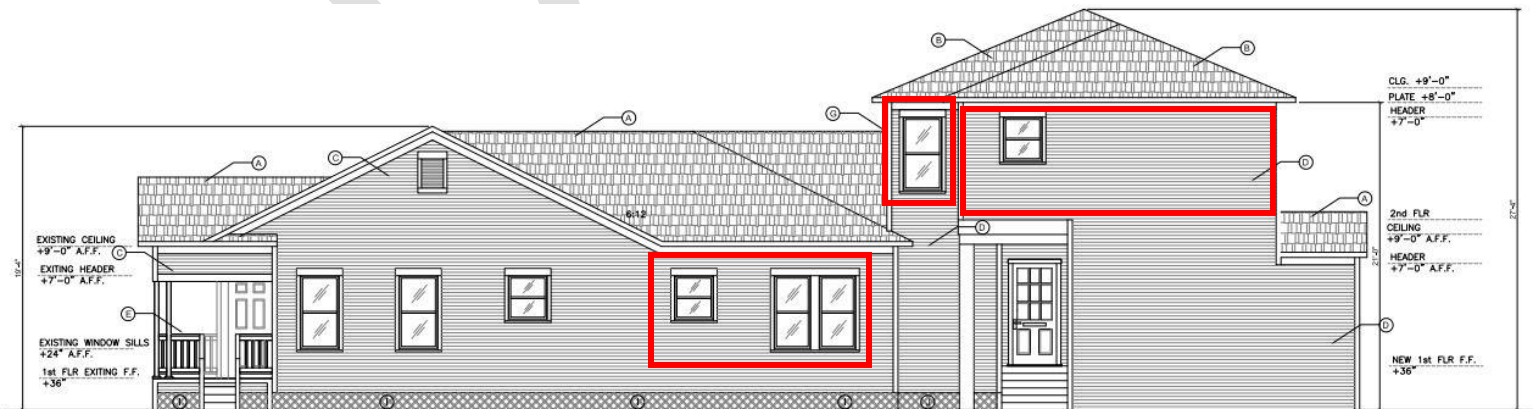
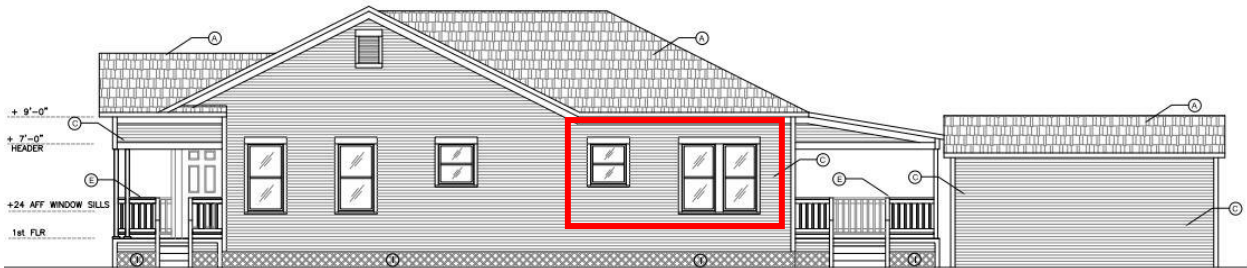
May 18, 2023 – Proposed 2<sup>nd</sup> Floor Plan



March 22, 2023 (Right Elevation) – Staff’s Photos

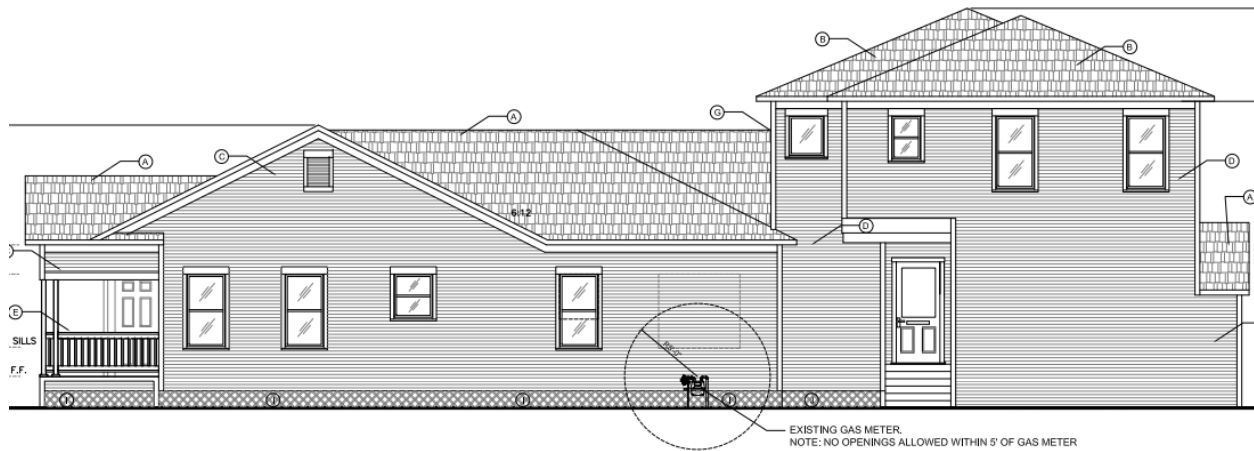


Sept. 23, 2021 COA (Existing & Proposed Right Elevations)



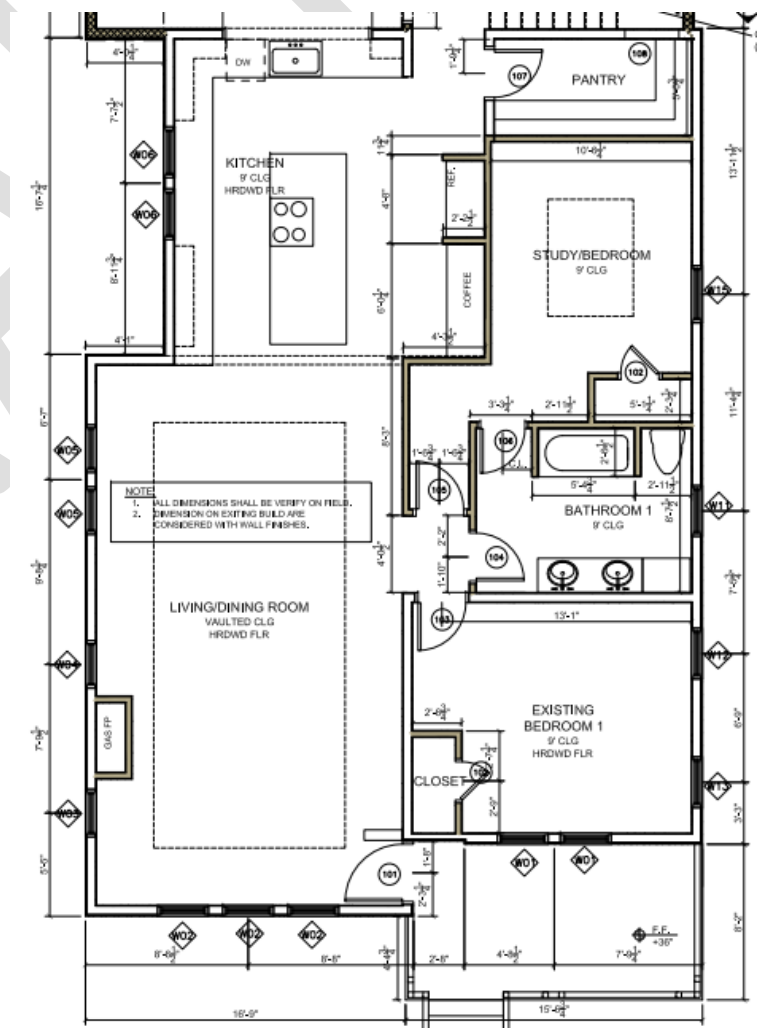
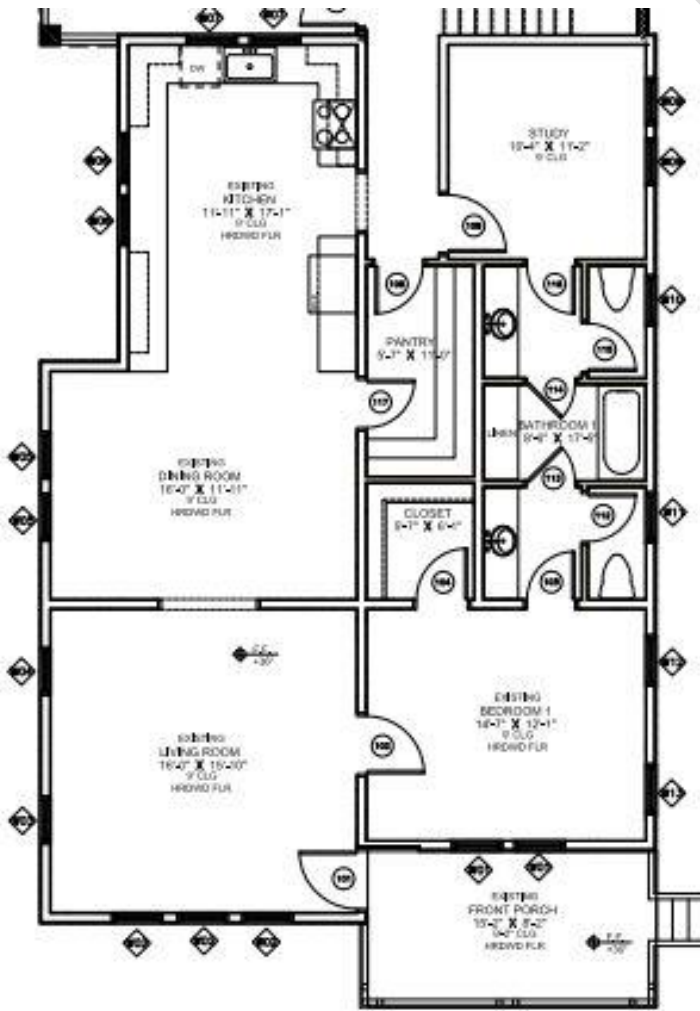


May 18, 2023 – Proposed Right Elevation



Sept. 23, 2021 – Approved 1<sup>st</sup> Floor Plan

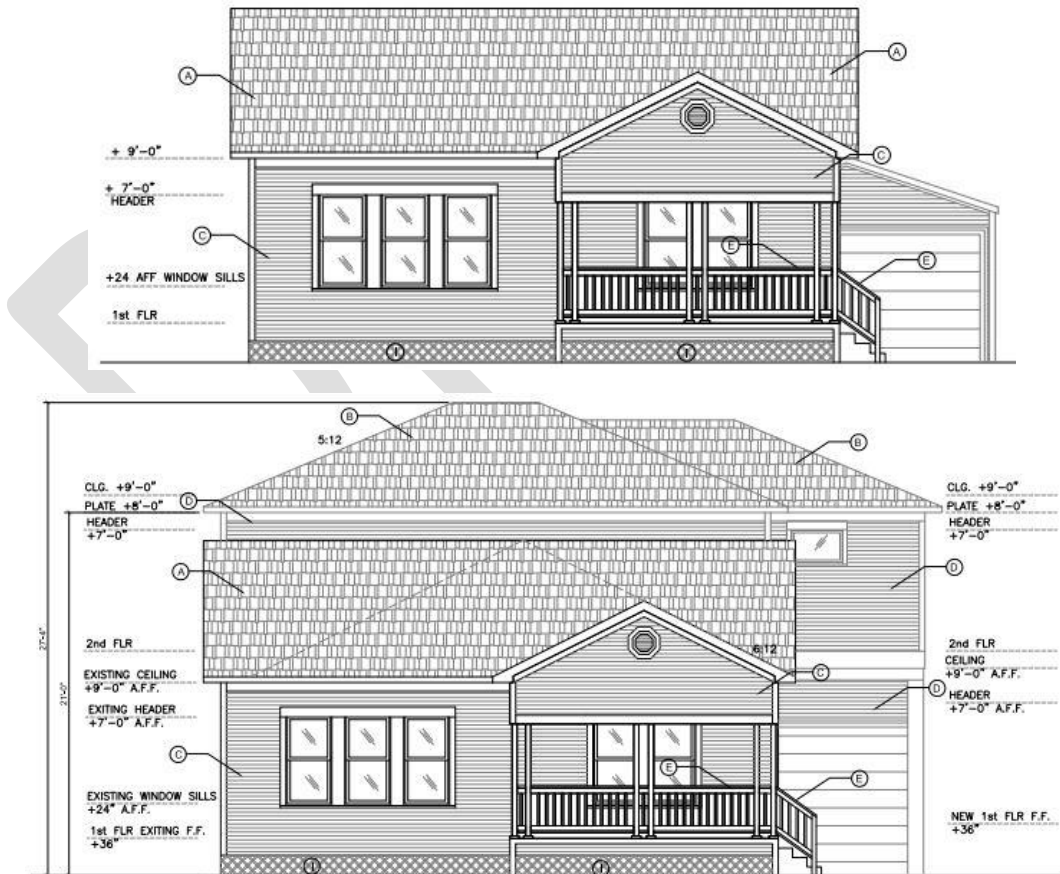
May 18, 2023 – Proposed 1<sup>st</sup> Floor Plan



March 22, 2023 (Front Elevation) – Staff’s Photos



Sept. 23, 2021 COA (Existing & Proposed Front Elevations)



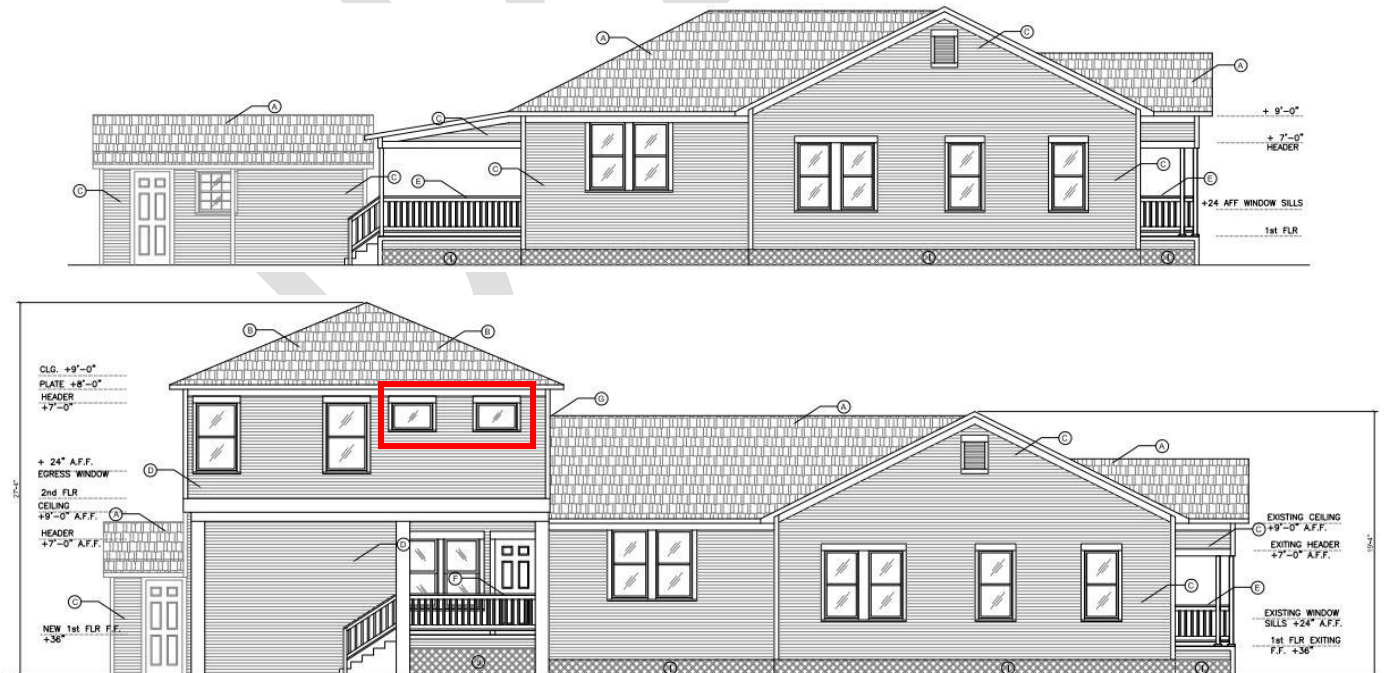
May 18, 2023 – Proposed Front Elevation



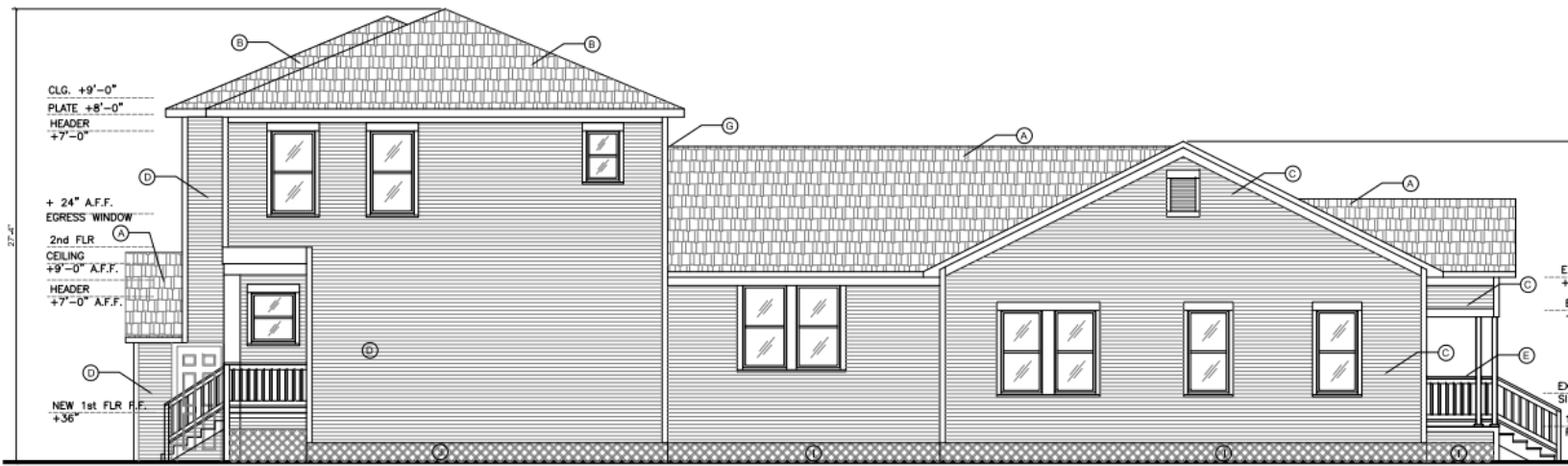
March 22, 2023 (Left Elevation) – Staff’s Photos



Sept. 23, 2021 COA (Existing & Proposed Front Elevations)



May 18, 2023 – Proposed Left Elevation



Proposed Windows (To Replace Already Installed Vinyl)

Line 4	23.50" X 35.50" EXACT SIZE	Frame Size : 23 1/2 X 35 1/2
Rough Opening :	24 1/4 X 36 1/4	W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, Compression Jambliner & No Tilt Latches, White Hardware, US National-WDMA/ASTM, PG 25, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, No Screen, IGThick=0.625(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:20.1w. 13.6h, 1.9 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-578-01933-00004 PEV 2023.1.0.4237/PDV 6.990 (03/01/23)CW

Viewed from Exterior.