

CERTIFICATE OF APPROPRIATENESS

Applicant: Thea Richardson, owner

Property: 915 Harvard, Lot 9, Tract B, Block 230, Houston Heights Subdivision. The property includes a 2,476 square foot one and a half story residence with non-historic detached garage situated on a 6,600 square foot interior lot.

Significance: Contributing craftsman residence, constructed circa 1920, with noncontributing garage constructed c. 1920 located in the Houston Heights Historic District South.

Proposal: Alteration – Replace Front Door and windows on noncontributing garage

- Replace existing early/historic front door with new 8-lite mahogany wood door (see sketch/rendering in the Victorian Era style)
- **Alterations to rear noncontributing garage (eligible for administrative approval, grouped in one COA for consolidation of reporting)**
 - Remove existing replacement windows with new wood windows, inset and recessed.
 - Alter, enlarge or remove openings – see renderings and window worksheet.
- **Information subject to change before final report**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Partial Approval:** Approve alterations on noncontributing garage (which qualify as administrative). Staff recommends denial on the removal of historic front door. The repair or replacement in kind of existing wood door would be recommended by staff, if owner consents.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS- **FRONT DOOR**

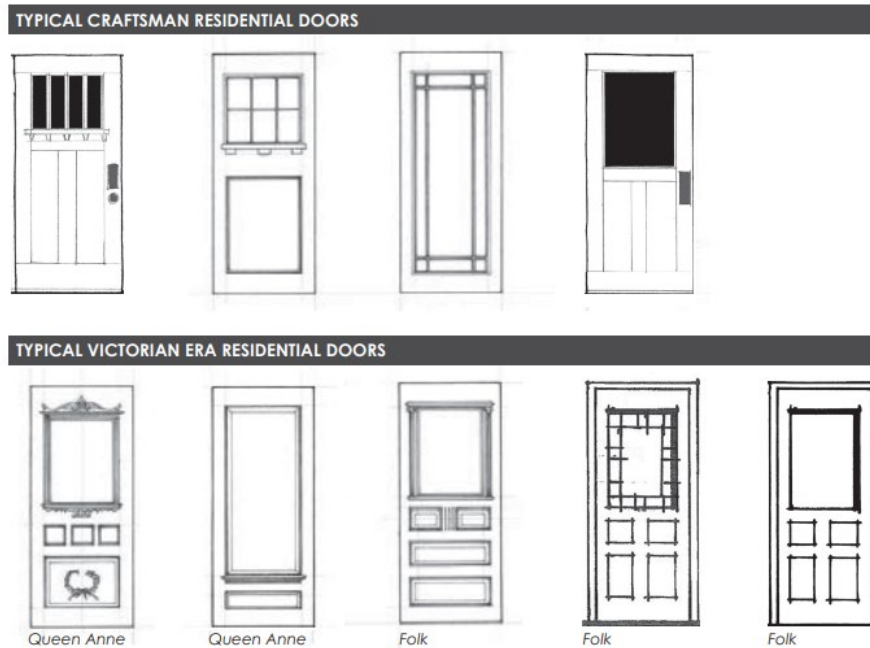
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 type="checkbox"/> | <input checked="" 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; <i>The proposed door does not replicate historic door but proposes a new design of another era.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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; <i>The proposed door does not replicate historic door but proposes a new design of another era.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; <i>The proposed door does not replicate historic door but proposes a new design of another era.</i> |
| <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 type="checkbox"/> | <input checked="" 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; <i>Proposed door removes existing historic door.</i> |
| <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. |

HEIGHTS DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

Style of proposed door references a more typical Victorian Era door as opposed to it's own style of Craftsman.



Section 4: Changes to Existing Buildings

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES- FOR GARAGE WINDOWS/DOORS

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
 - (a) 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; and
 - (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness

if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

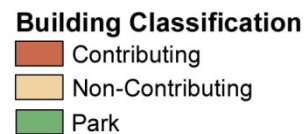
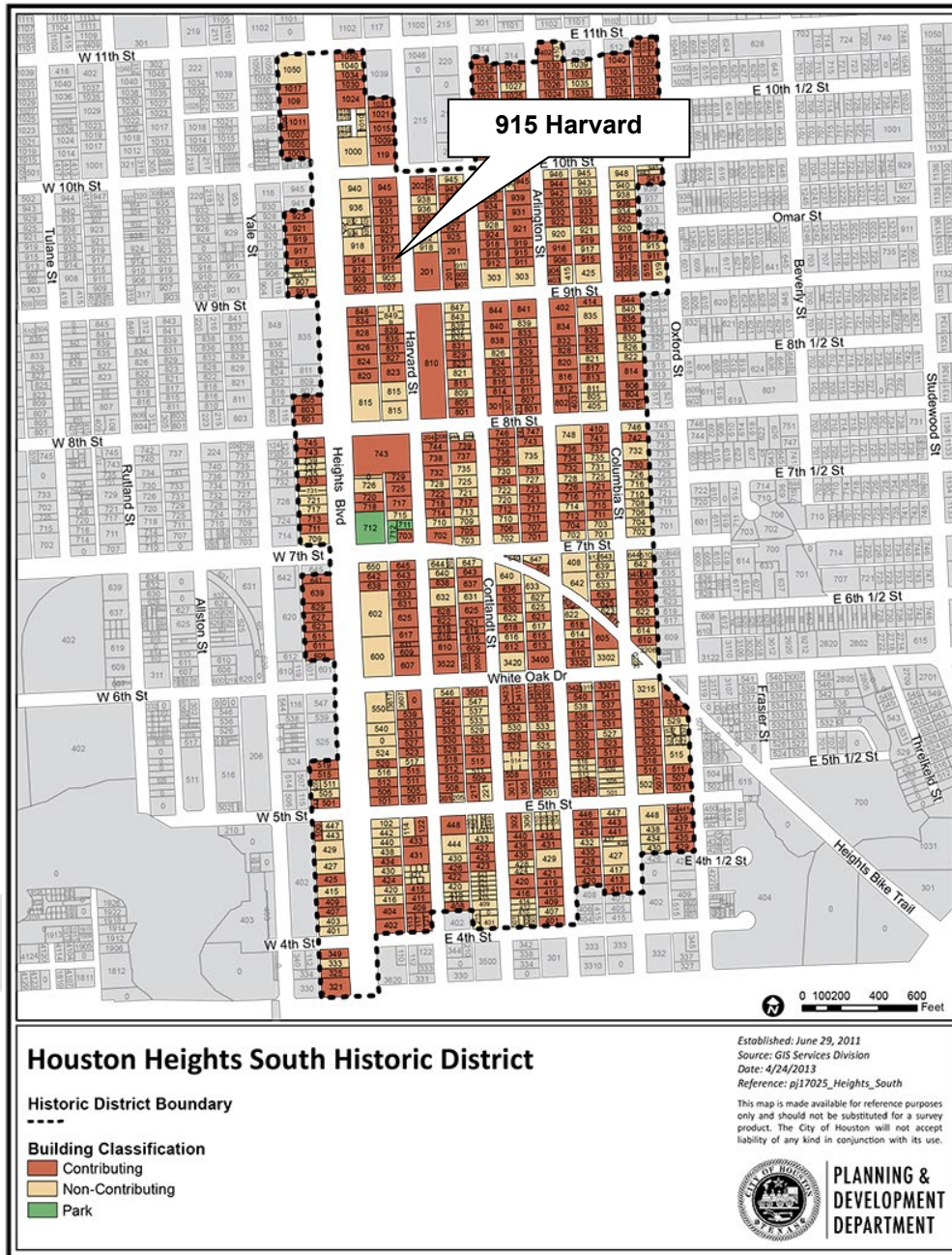
(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

DRAFT



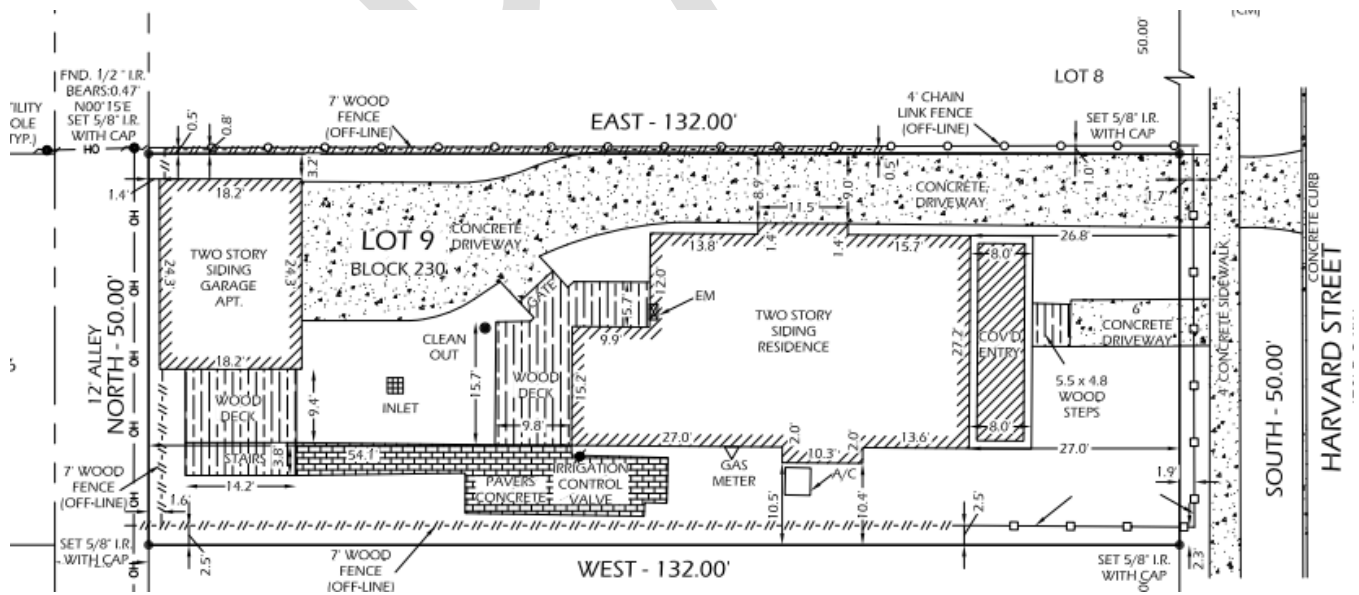
PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



INVENTORY PHOTO



CURRENT SURVEY/SITE PLAN



CURRENT PHOTO



RENDERING OF PROPOSED DOOR REPLACEMENT



CURRENT FRONT DOOR (HISTORIC)

EXTERIOR



INTERIOR



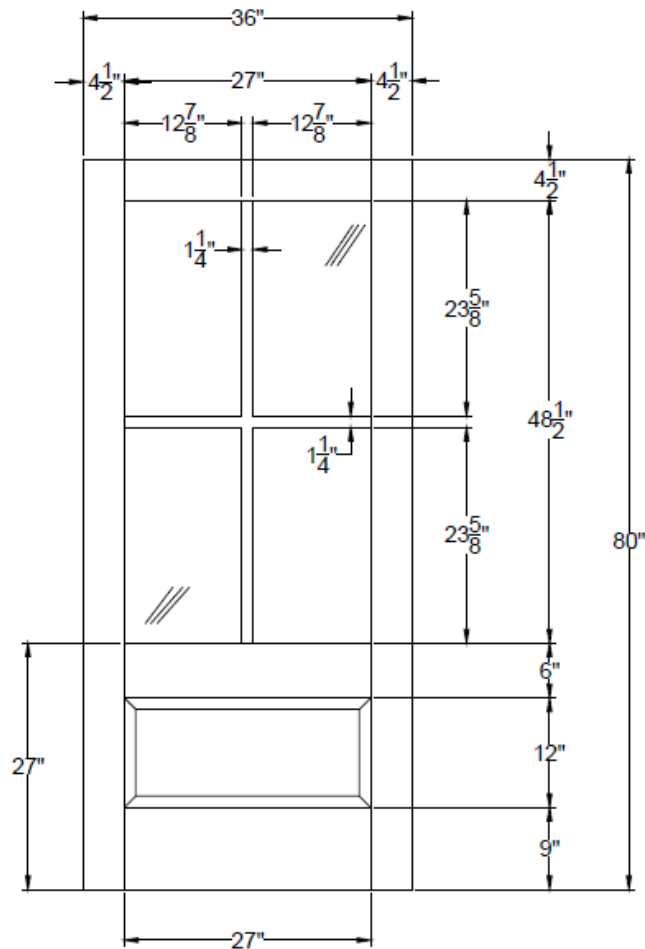
GAP IN LOCK – SAFTELY CONCERN OF APPLICANT

FRONT DOOR REPLACEMENT (PRIMARY RESIDENCE)

| Window | Material | Lite Pattern | Style | Dimensions | Recessed/Inset | Original/Replacement | Existing to Remain |
|--------|----------|--------------|-------|------------|----------------|----------------------|--------------------|
| Ex. A1 | Wood | 1/1 | DH | 32 x 66 | Recessed | Original | No |
| G10 | Wood | 3 over 1 | DH | 3' x 46" | Inset | Replacement | No - Delete |
| H1 | Wood | 8 over 1 | Door | 3' x 83" | Inset | Unknown | No |

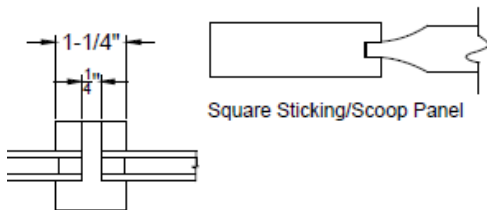
THE DETERING CO.

| Specifications | |
|----------------------|-------------------|
| Wood Species EXT-INT | Exterior Mahogany |
| Thickness in. | 1-3/4 |
| Sticking | Square |
| Panel Profile | Flat |
| Glass TH. in. | 1/2 IG |
| Glass Coating | Low E |
| TDL/SDL | TDL |
| Customer Name | Thea Richardson |
| Customer Address | 915 Harvard |
| Order Number | Quote |
| OSR | 12 |
| Drawn By: | jem |
| Date Drawn | rev 8/8/2022 |



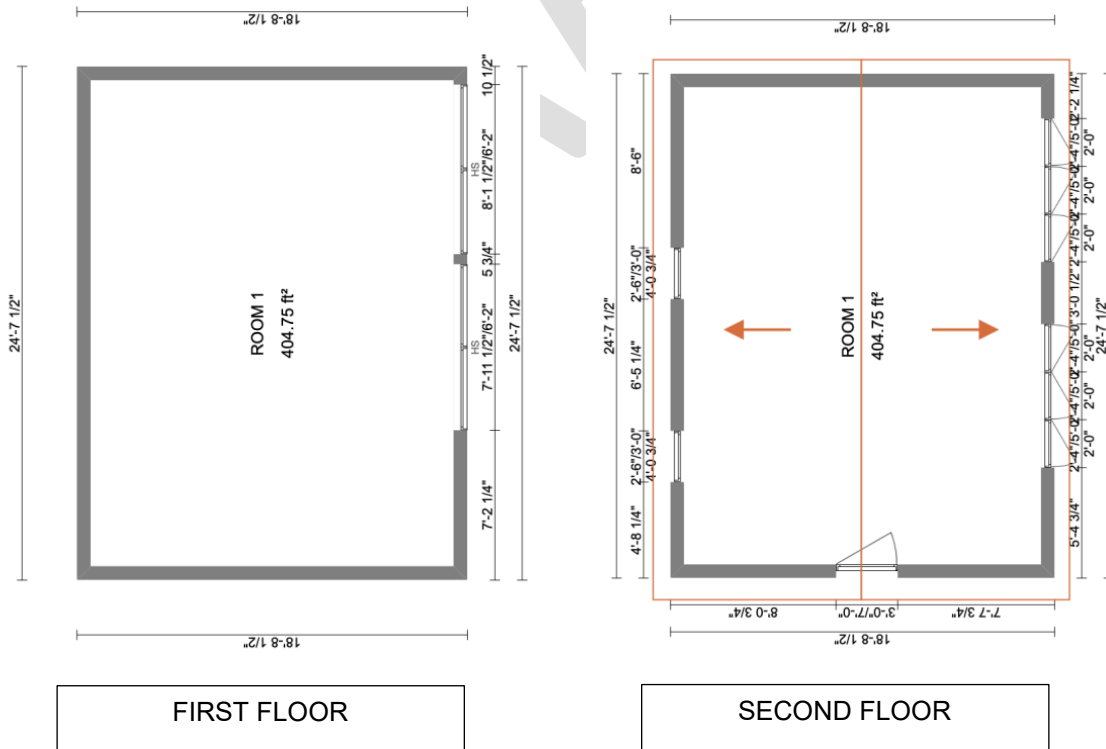
X _____

Date: _____



quare Sticking IG TDL

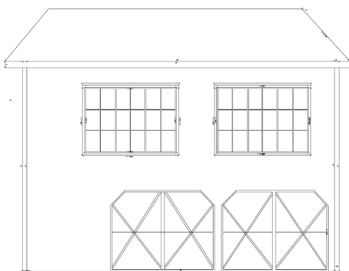
GARAGE



EXISTING (FRONT FACING STREET/DRIVEWAY)



PROPOSED



EXISTING (LEFT SIDE)- NOT VISIBLE FROM STREET



EXISTING (RIGHT SIDE)- MINIMALLY VISIBLE FROM STREET

G10-REMOVE OPENING COMPLETELY



**CURRENT PHOTO – GARAGE AT REAR (NON-CONTRIBUTING)
ENGLARGE OPENINGS & REPLACE**



PROPOSED



EXISTING /DOOR- 2ND FLOOR (NOT VISIBLE FROM STREET)

& WINDOWS - NON HISTORIC (JELD-WEN)



CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE

| Window | Material | Lite Pattern | Style | Dimensions | Recessed/Inset | Original/Replacement | Existing to Remain |
|---------------|-------------|---------------|--------------|----------------|-----------------|----------------------|--------------------|
| <i>Ex. A1</i> | <i>Wood</i> | <i>1/1</i> | <i>DH</i> | <i>32 x 66</i> | <i>Recessed</i> | <i>Original</i> | <i>No</i> |
| G1 | Wood | Carriage Door | Swing | 94" x 6' | Exterior mount | Unknown | Yes |
| G2 | Wood | Carriage Door | Swing | 94" x 6' | Exterior mount | Unknown | Yes |
| G3 | Wood | 1 /1 | Picture | 18.5" x 18.5" | Inset | Replacement | No |
| G4 | Wood | 3 over 1 | DH | 28" x 5' | Inset | Replacement | No |
| G5 | Wood | 3 over 1 | DH | 28 x 5' | Inset | Replacement | No |
| G6 | Wood | Flr 1 Door | Inswing Door | 3' x 81.5" | Inset | Replacement | No - Delete |
| G7 | Wood | Flr 2 Door | Inswing Door | 3' x 81.5" | Inset | Replacement | No |
| G8 | Wood | 3 over 1 | DH | 2' x 33.5" | Inset | Replacement | No |
| G9 | Wood | 3 over 1 | DH | 2' x 33.5" | Inset | Replacement | No |

DAMAGE TO EXISTING WINDOWS

| Window | Describe Damage |
|---------------|--|
| <i>Ex. A1</i> | <i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i> |
| G3 | N/A |
| G4 | Wood swollen - will not close securely at lower sash - security issue |
| G5 | Wood swollen - will not close securely at lower sash - security issue |
| G6 | N/A |
| G7 | N/A |
| G8 | Wood swollen - will not close securely at lower sash - security issue |
| G9 | Wood swollen - will not close securely at lower sash - security issue |
| G10 | Wood swollen - will not close securely at lower sash & damage to glass lites |
| H1 | Multiple locks installed in same location compromising fit for security |

PROPOSED WINDOW SCHEDULE

| Window | Material | Lite Pattern | Style | Dimensions | Recessed/Inset | Brand/ Vendor | Other |
|---------------|---------------------------|--------------|---------------|----------------|-----------------|-----------------------------------|-------|
| <i>Ex. A1</i> | <i>Wood</i> | <i>1/1</i> | <i>DH</i> | <i>32 x 66</i> | <i>Recessed</i> | <i>Plygem</i> | |
| G3 | Fiberglass Ext. Wood Int. | 3W1H - 2W3H | Casement | 7' W x 5' H | Inset | Marvin Elevate -Western Pacific | |
| G4+G5 | Fiberglass Ext. Wood Int. | 3W1H - 2W3H | Casement | 7' W x 5' H | Inset | Marvin Elevate -Western Pacific | |
| G6 | Delete | Delete | Delete | Delete | Delete | Delete Opening | |
| G7 | Fiberglass Ext. Wood Int. | 2W4H | Inswing Door | 3' x 81.5" | Inset | Marvin Elevate -Western Pacific | |
| G8 | Fiberglass Ext. Wood Int. | 1W1H | Picture | 31" x 35 1/2" | Inset | Marvin Elevate -Western Pacific | |
| G9 | Fiberglass Ext. Wood Int. | 1W1H | Picture | 31 x 35 1/2" | Inset | Marvin Elevate -Western Pacific | |
| G10 | Delete | Delete | Delete | Delete | Delete | Delete Opening | |
| H1 | Mahogany | 2W2H | 13/4 lbs door | 3' x 83" | Inset | By The Detering Co.Brand & Vendor | |

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary