

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

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: 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

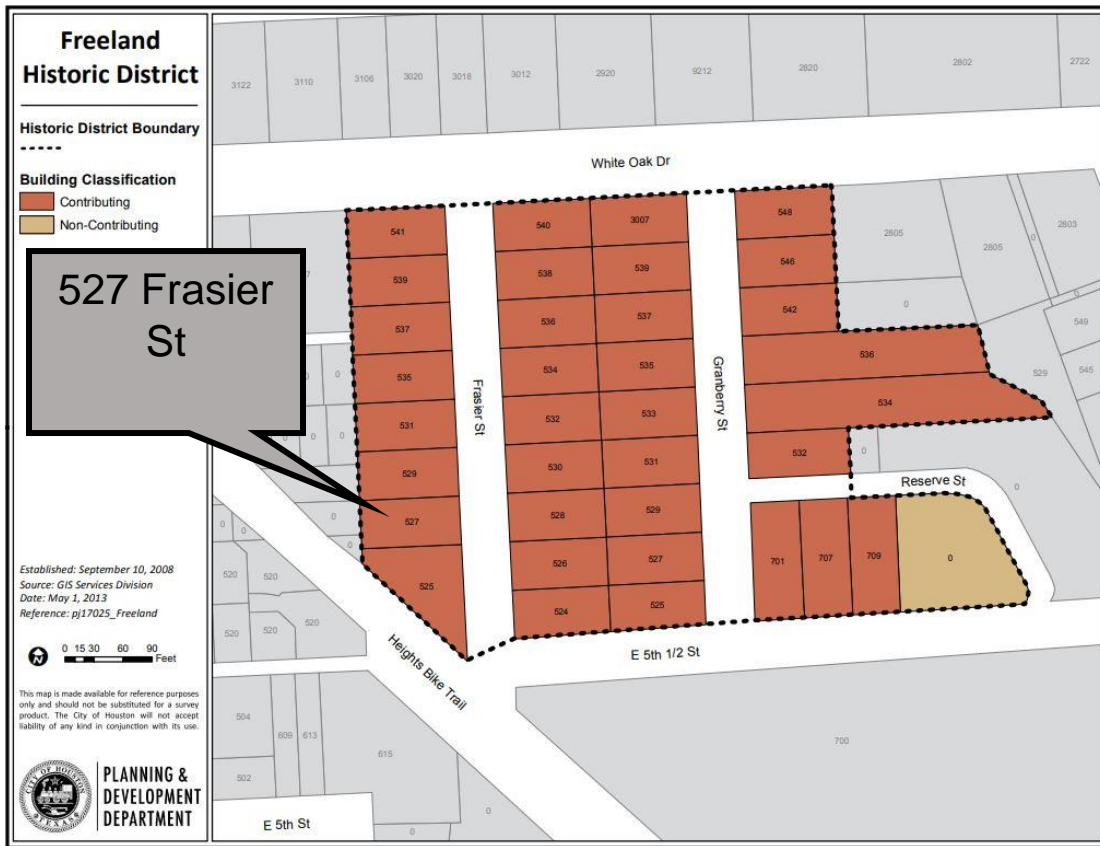
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

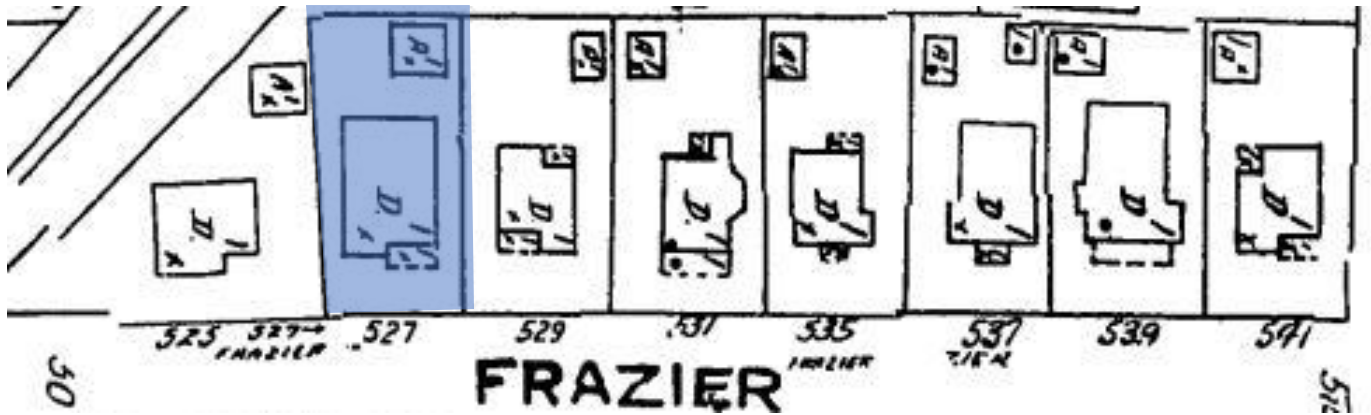
S - satisfies D - does not satisfy NA - not applicable

- (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



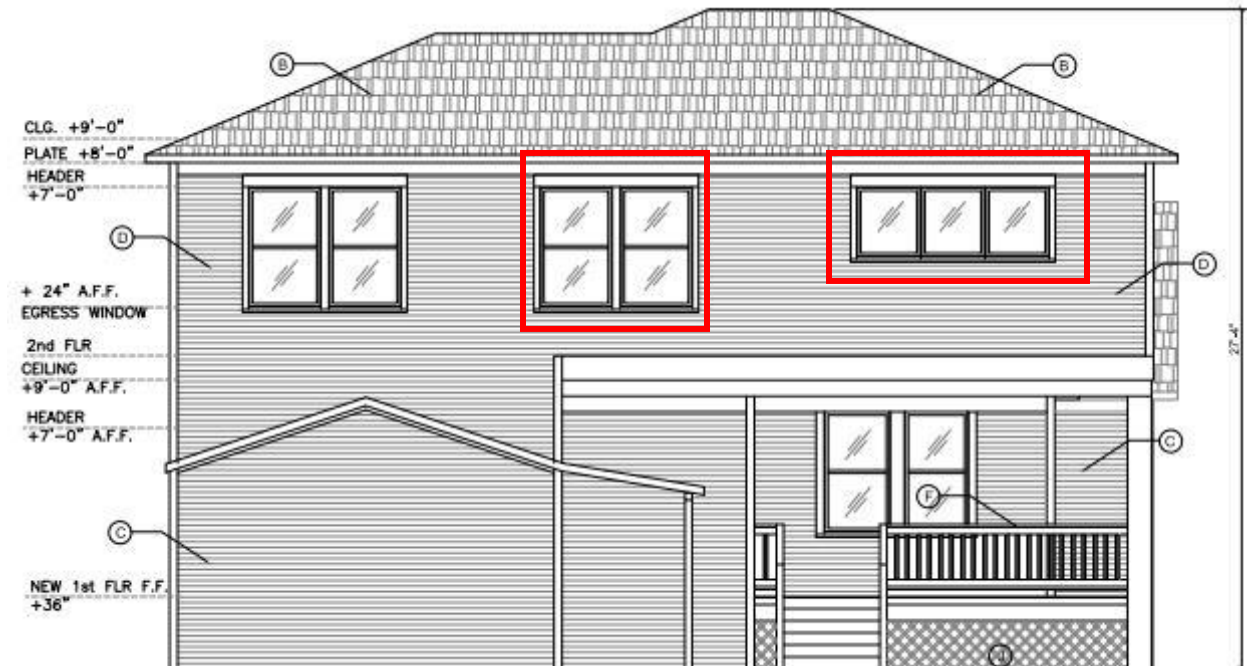
March 22, 2023 (Rear Elevation of Addition) – Staff’s Photos



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



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

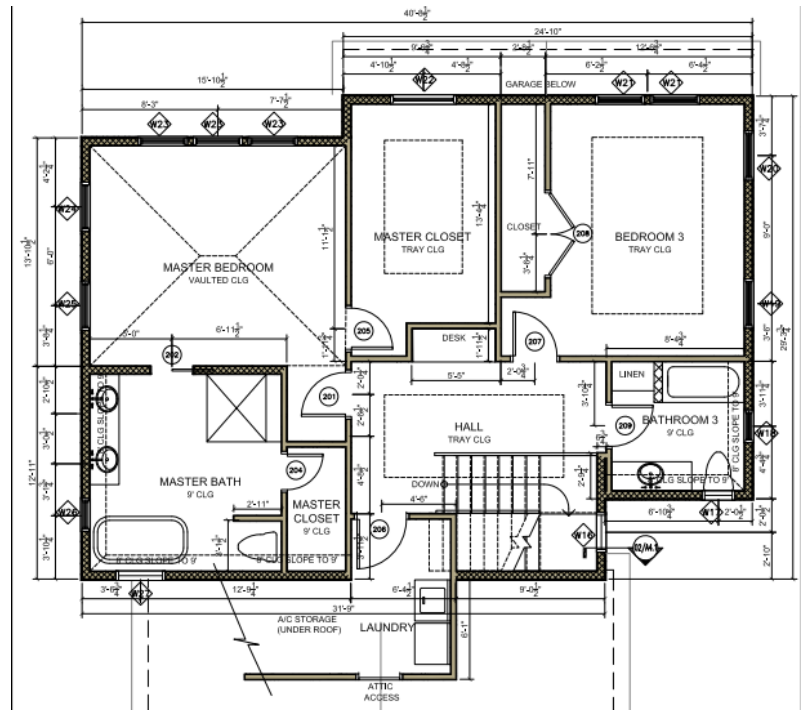
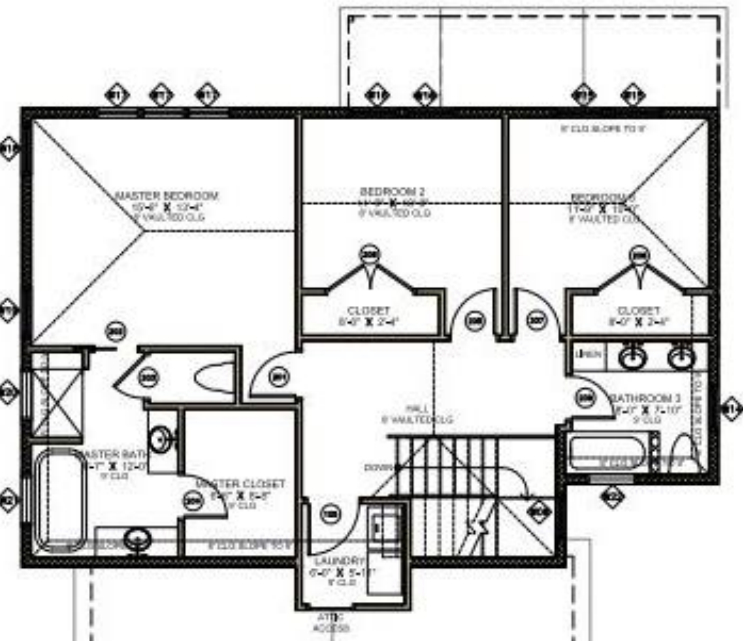


May 18, 2023 – Proposed Rear Elevation



Sept. 23, 2021 – Approved 2nd Floor Plan

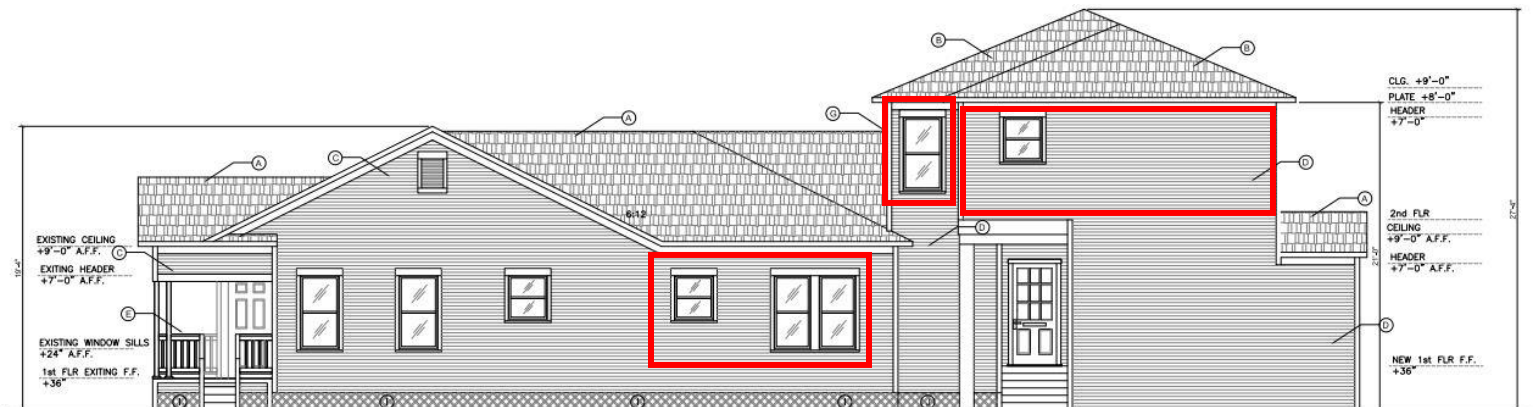
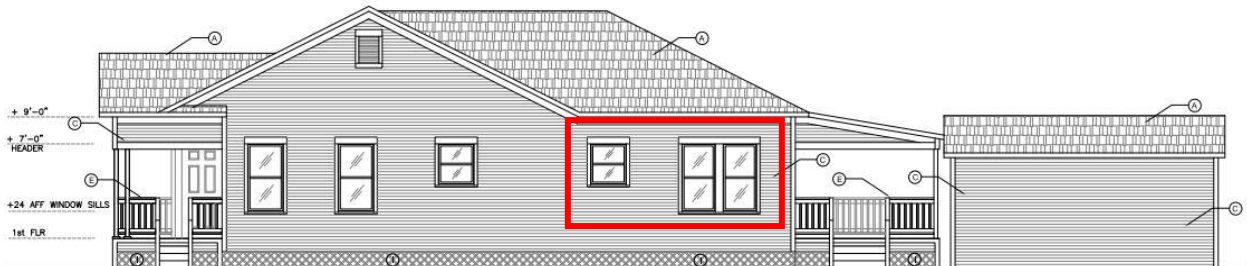
May 18, 2023 – Proposed 2nd Floor Plan



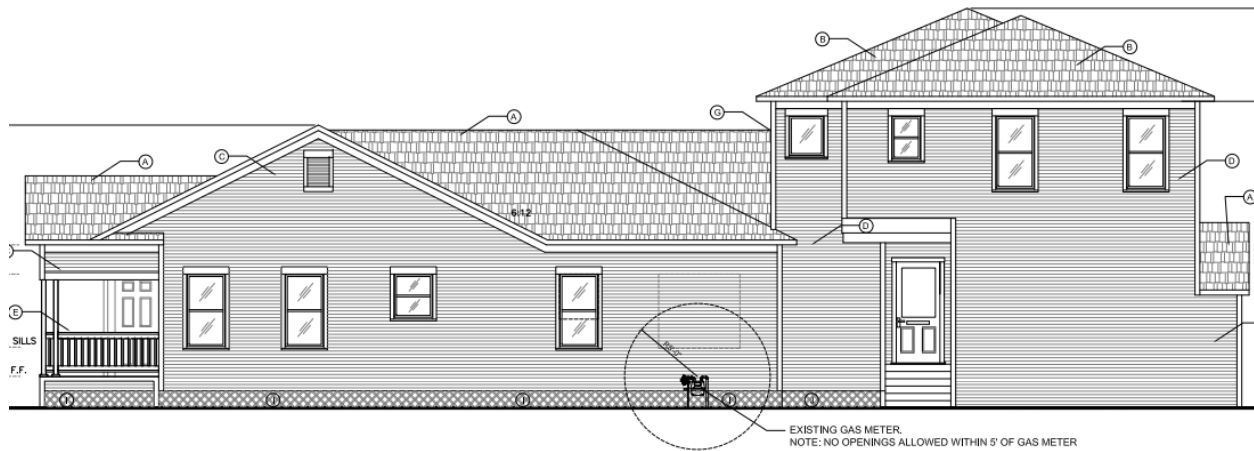
March 22, 2023 (Right Elevation) – Staff’s Photos



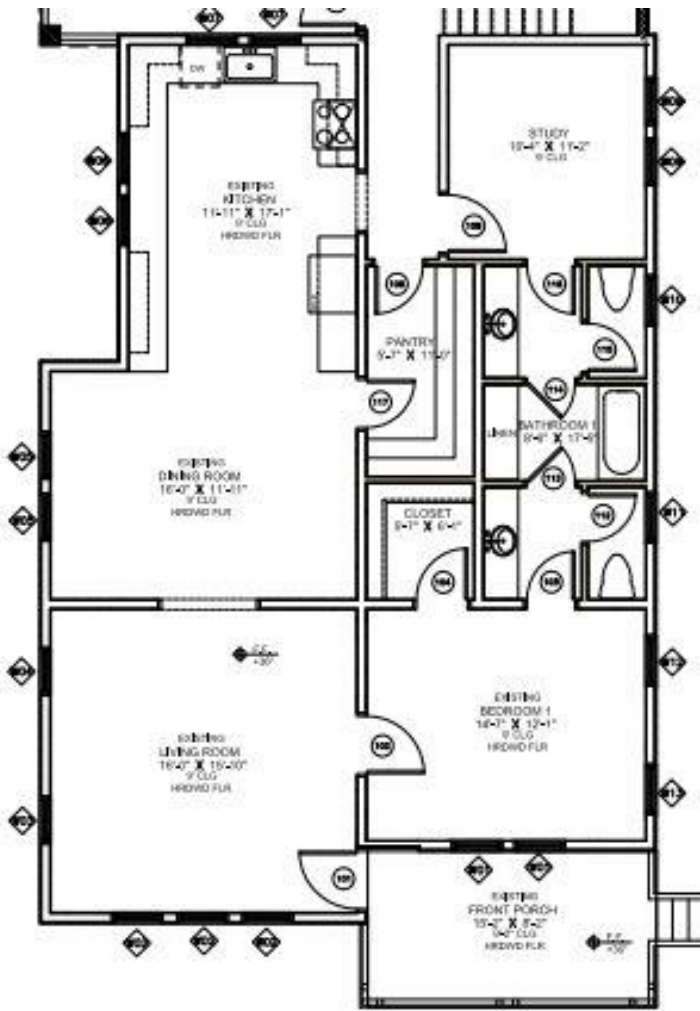
Sept. 23, 2021 COA (Existing & Proposed Right Elevations)



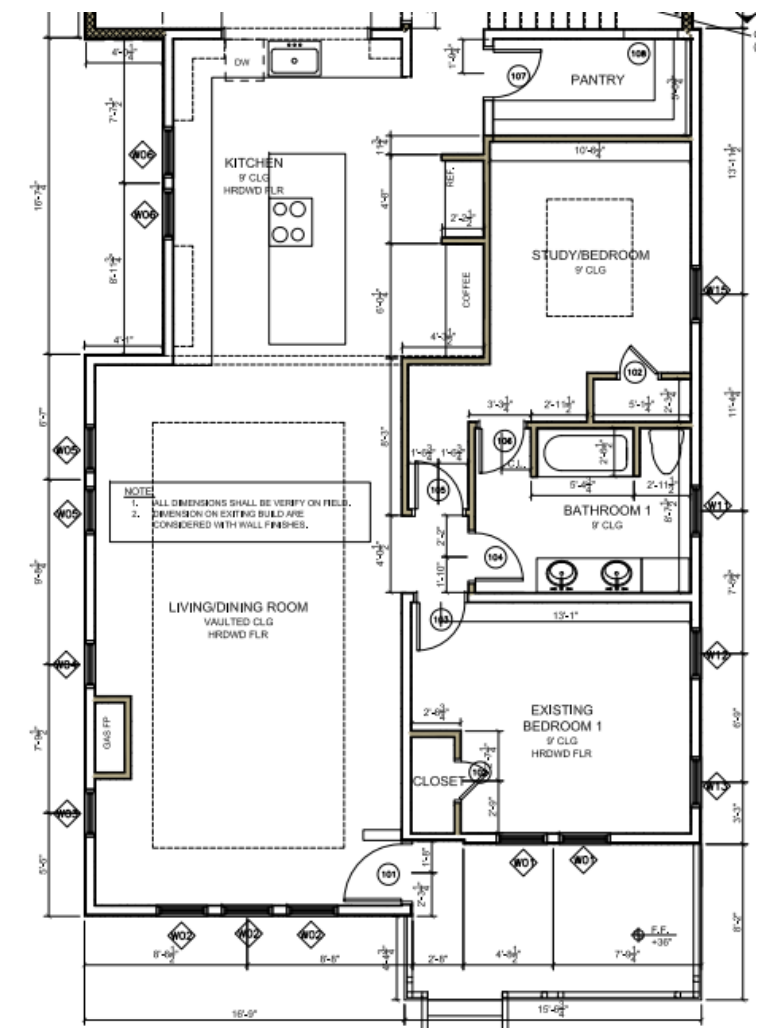
May 18, 2023 – Proposed Right Elevation



Sept. 23, 2021 – Approved 1st Floor Plan



May 18, 2023 – Proposed 1st Floor Plan



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



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



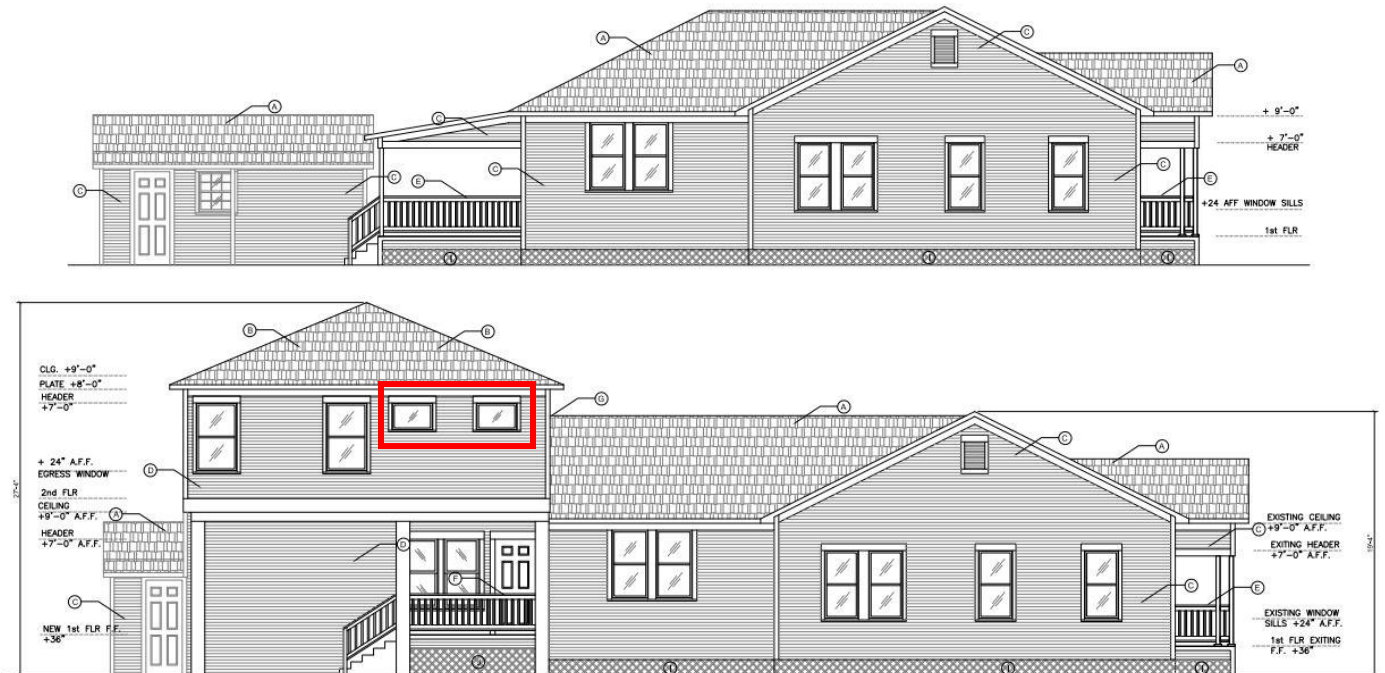
May 18, 2023 – Proposed Front Elevation



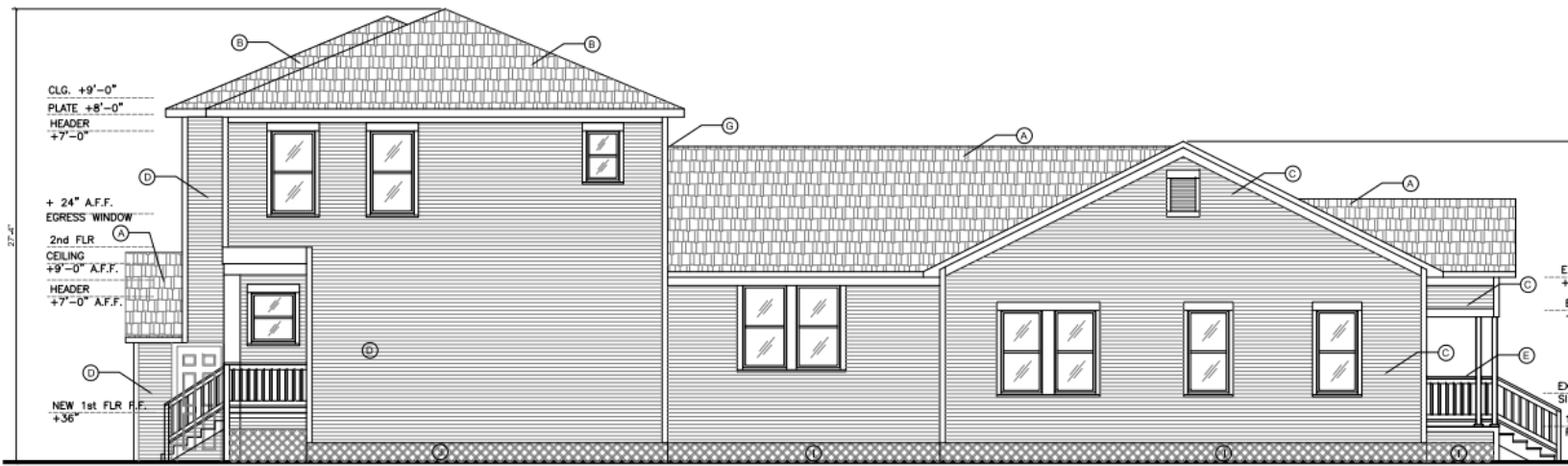
March 22, 2023 (Left Elevation) – Staff’s Photos



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



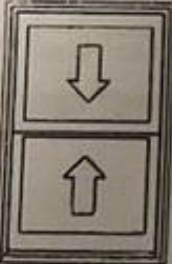
May 18, 2023 – Proposed Left Elevation



Proposed Windows (To Replace Already Installed Vinyl)

Line 4 23.50" X 35.50"
 EXACT SIZE
 Rough Opening : 24 1/4 X 36 1/4

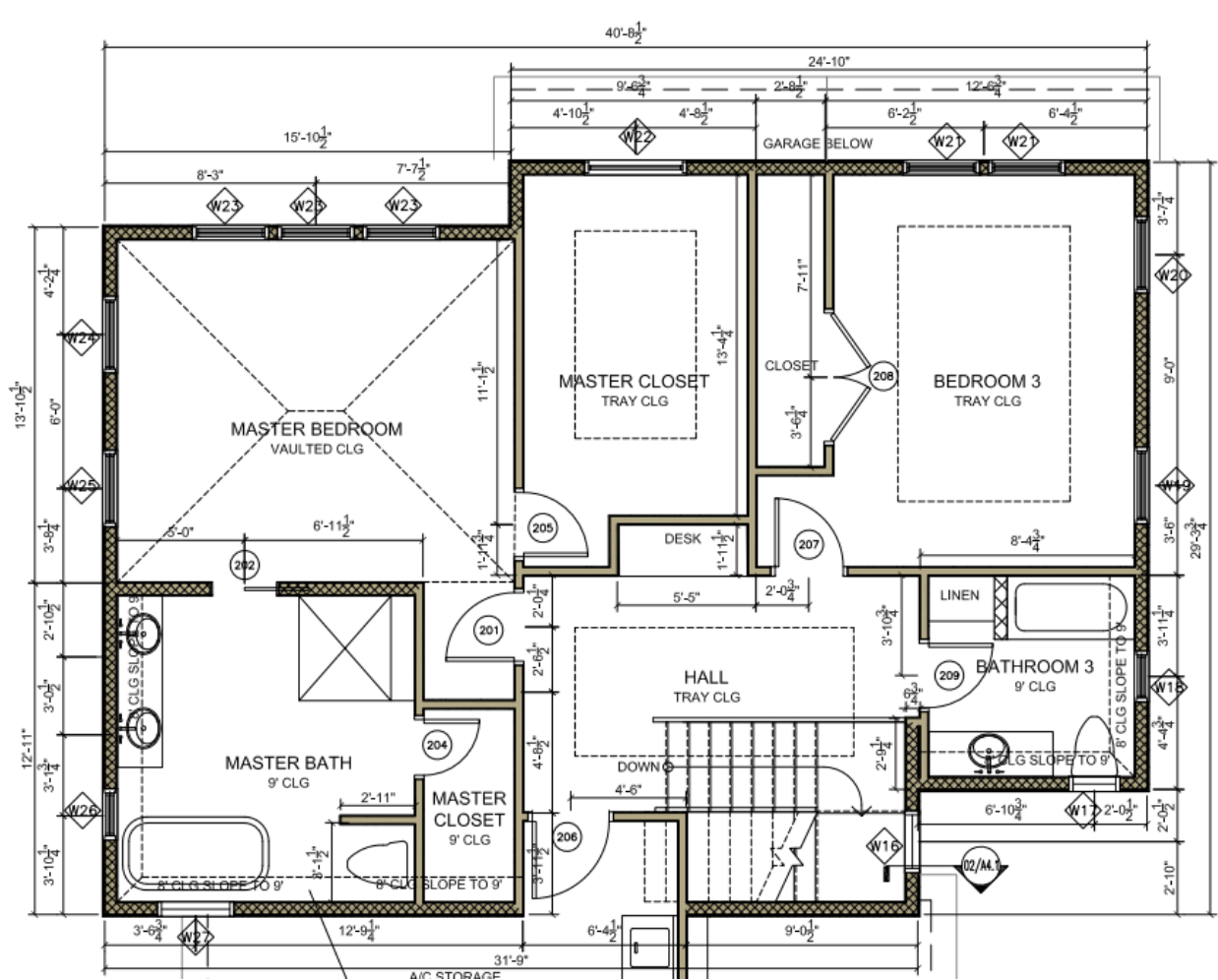
Frame Size : 23 1/2 X 35 1/2
 W-2500 Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Natural Interior,
 No Exterior Trim, No Sill Nosing,
 4 9/16 Jamb, Sill Stop Applied,
 With-Plow White Jambliner, Compression Jambliner & No Tilt Latches,
 White Hardware,
 US National-WDMA/ASTM, PG 25,
 Insulated 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.

WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W01	2	2'-8"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W02	3	2'-8"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W03	1	2'-6"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W04	1	2'-6"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W05	2	2'-6"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W06	2	2'-8"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W11	1	2'-8"	3'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W12	1	2'-8"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W13	1	2'-8"	5'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W14	1	2'-8"	3'-0"	DOUBLE HUNG	---	EXISTING TO REMAIN
W15	1	3'-0"	5'-0"	DOUBLE HUNG	---	NEW EGRESS WINDOW SHALL BE INSET AND RECESSED
W16	1	2'-5"	2'-10"	FIXED	---	INSET AND RECESSED
W17	1	2'-0"	2'-0"	FIXED	---	TEMPERED, INSET AND RECESSED
W18	1	2'-0"	3'-0"	DOUBLE HUNG	---	INSET AND RECESSED
W19	1	3'-0"	5'-0"	DOUBLE HUNG	---	INSET AND RECESSED
W20	1	3'-0"	5'-0"	DOUBLE HUNG	---	INSET AND RECESSED
W21	2	3'-0"	5'-0"	DOUBLE HUNG	---	EGRESS, INSET AND RECESSED
W22	1	4'-0"	4'-0"	Picture	---	INSET AND RECESSED
W23	3	3'-0"	5'-0"	DOUBLE HUNG	---	INSET AND RECESSED
W24	1	3'-0"	5'-0"	DOUBLE HUNG	---	EGRESS,INSET AND RECESSED
W25	1	3'-0"	5'-0"	DOUBLE HUNG	---	EGRESS, INSET AND RECESSED
W26	1	2'-0"	3'-0"	DOUBLE HUNG	---	TEMPERED, INSET AND RECESSED
W27	1	3'-0"	1'-6"	FIXED	---	TEMPERED, INSET AND RECESSED

Proposed Windows (To Replace Already Installed Vinyl) #s 16-27



Proposed Windows (To Replace Already Installed Vinyl) #s 15

