

CERTIFICATE OF APPROPRIATENESS

Application Date: September 7, 2021

Applicant: Daniel Vasquez, agent for, Juan Torres, owner

Property: 540 Frasier Street, Tracts 1 & 2, Block 1, Freeland Subdivision. The property includes a historic 1,870 square foot, one and a half-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Bungalow style residence, constructed circa 1923, located in the Freeland Historic District. Received an approved COA in Oct. 2009 to construct a 2-story garage and garage apartment but did not build it.

Proposal: Alteration – Siding and windows

- To keep the vinyl windows and textured cement lap siding already installed

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria **Issuance of a COR. Must obtain staff approval before restoring all opening patterns for doors, windows, and vents. Must obtain staff approval before replacing the removed eave sections on the north and south facades. Remove inappropriate textured cement siding and replace with 117 smooth wood siding.**

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

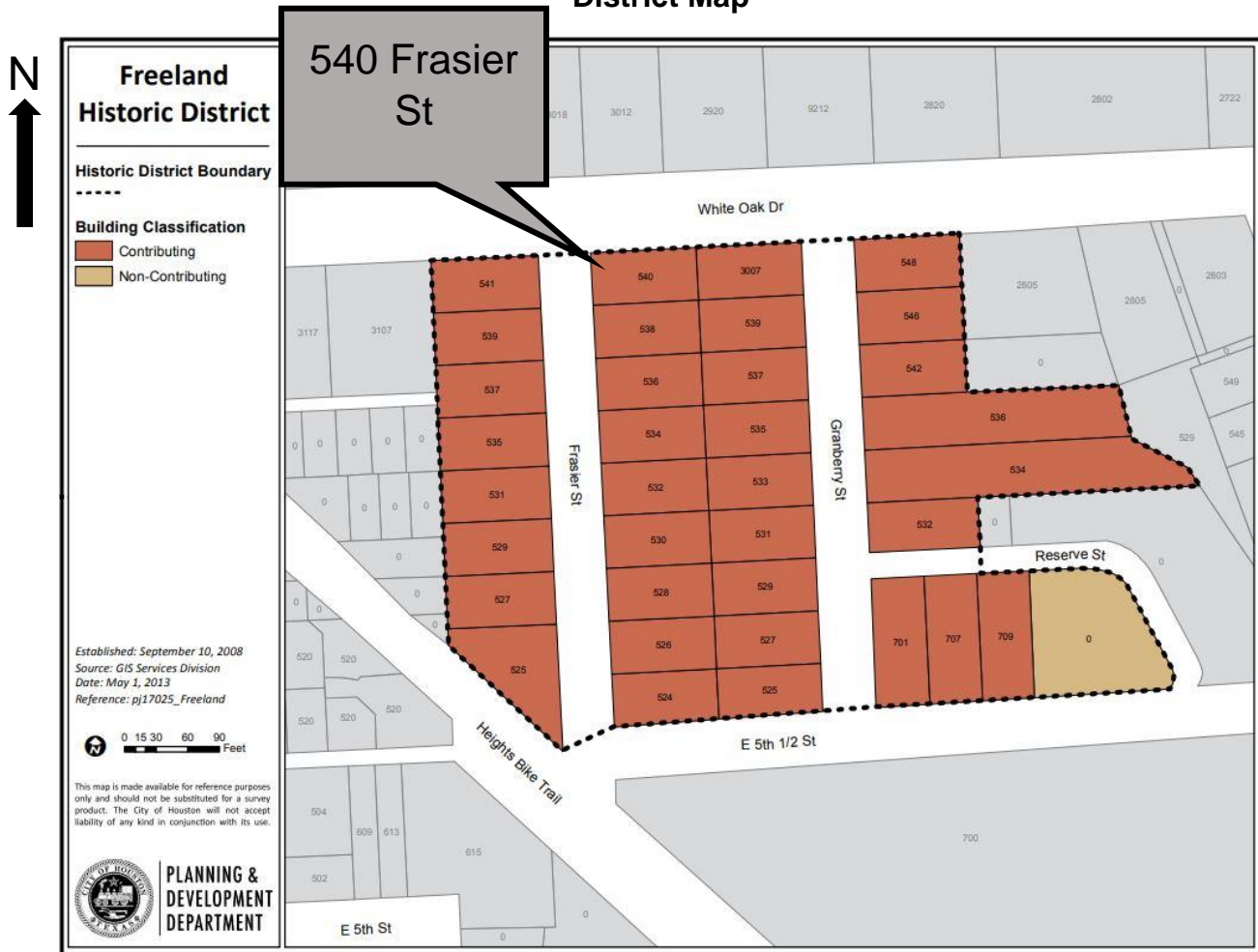
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 |
|-------------------------------------|-------------------------------------|--------------------------|---|----------------------|---------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Applicant replaced original wood siding and aluminum windows without a COA. Additionally, applicant has removed two sections of existing eave without replacement (#s 7, 12) on the north and south facades.</i> | | |
| <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 type="checkbox"/> | <input checked="" 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;
<i>Applicant replaced aluminum windows with vinyl windows which is not of the historic structure's time and is incompatible with the structure and context area.</i> | | |
| <input type="checkbox"/> | <input checked="" 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;
<i>Applicant has replaced the original wood siding and aluminum windows which are its historic defining features. Applicant has reduced window openings on three windows (#s 3, 4, 14) and has removed and covered up windows that were side-by-side (#s 5, 6, 13, 15, 16) which were also its historic defining features. Applicant has removed and sided over windows (#s 1, 2, 10). Applicant has altered a side-by-side window pair and replaced one window with vinyl and the other with a door (# 11).</i> | | |
| <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>Applicant is using vinyl windows as replacement and has removed and covered up windows that were side-by-side which were its distinctive stylistic exterior features.</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>Applicant is using incompatible vinyl windows. At three locations (#s 3, 4, 14), are smaller than the original window openings.</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>Applicant did not accurately duplicate the distinctive stylistic exterior features.</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;
<i>The proposed alterations can be removed and return the integrity of the structure.</i> | | |
| <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; | | |

The proposed exterior alterations has destroyed the historical material that which is the original wood siding. The original wood siding is no longer at the site and has been disposed of.

- (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
The proposed alteration is incompatible with the historic character of the property and context area.
- (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.

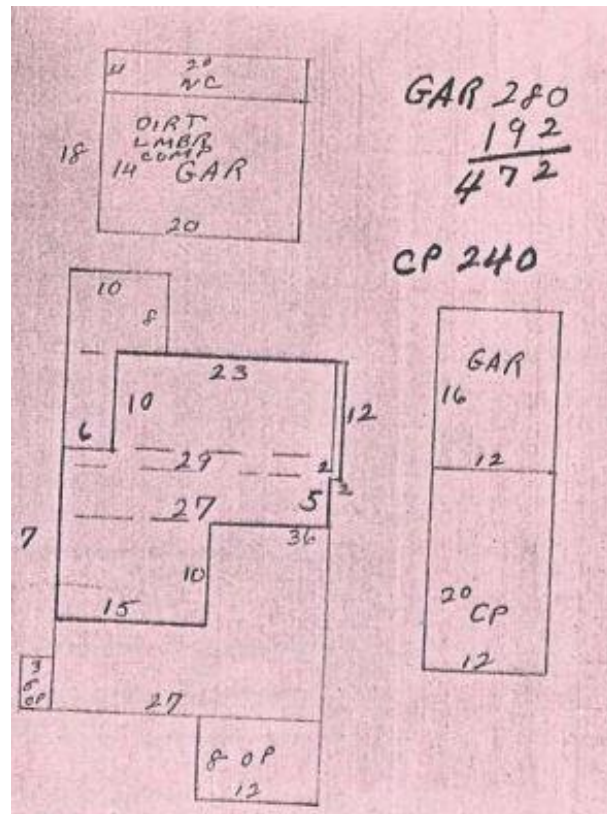
District Map



Inventory Photo



Harris County Building Land Survey – April 25, 1968



Harris County Building Land Survey – April 25, 1968

City of Houston **HARRIS COUNTY BUILDING ASSESSMENT**

Map No. 2A Acct. No. 25-238-0-13

Permit No. EV Date 4-25-68

Owner C M Hodges

Street No. 540 FRASIER

Addition Freeland Section _____

Lot No. FR21 (N 1/2 1,2) Block No. 1

COUNTY ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB. ITEM
1249260000	56	227	1
		227	7nd

KC Reval - 160

1969 New Int. VALUE 790.

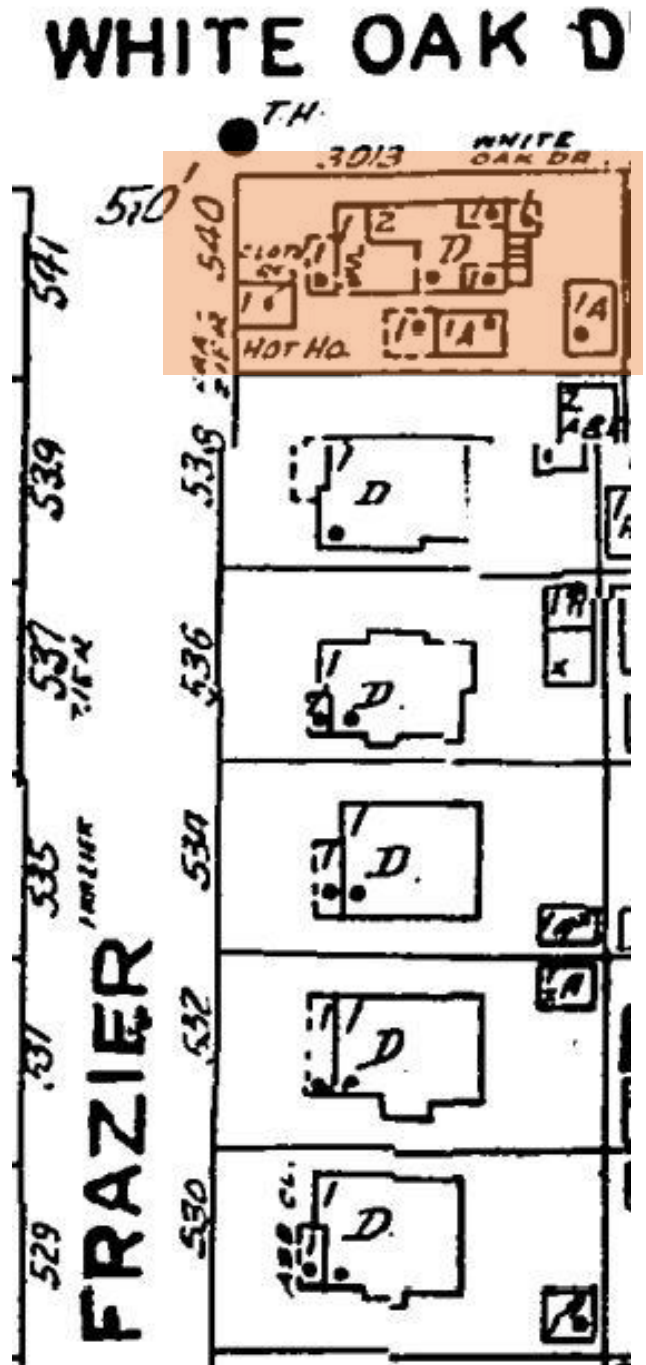
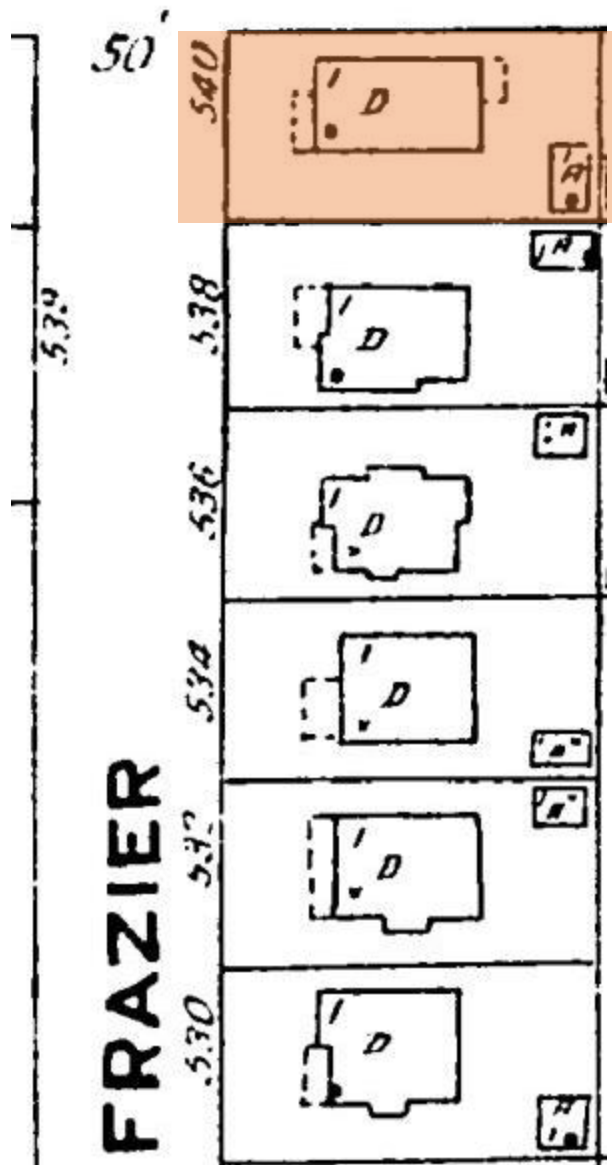
10% INCREASE 1969 → 80.
 NEW OWNER 1969 TOTAL 870
Hodges, C.M. Jr.

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> Gable	S/L & Paper	Finished Attic
<input type="checkbox"/> Duplex	<input type="checkbox"/> Hip	<input checked="" type="checkbox"/> Sheetrock	Basement
<input type="checkbox"/> Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Wood Shingles		Floor
<input checked="" type="checkbox"/> Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	2 No. Bedrooms	
<input type="checkbox"/> Concr. Blks.	<input type="checkbox"/> Tar & Gravel	1 No. Baths	GARAGE
		Tile	Walls
EXTERIOR WALLS	FLOORING		Roof
<input type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Fine	HEATING & COOLING	EMBR
<input type="checkbox"/> Stone Veneer	<input type="checkbox"/> Hardwood	A/C, C/H or Dual	Roof
<input checked="" type="checkbox"/> Lumber	<input type="checkbox"/> Asphalt Tile		Floor
<input type="checkbox"/> Shakes	<input type="checkbox"/> WtoW Carpets	No. Fireplaces	PIBT
			Ceiled
			Doors

CLASS 22 { Base Unit \$ 490
 { A/C C/H \$ _____
 { Total Unit \$ _____

Sanborn - 1924

Sanborn - 1951



Current Photos Provided By Applicant – Replaced Windows





Current Photos Provided By Applicant – New Windows



Current Photos Provided By Applicant – New Windows



Site Plan

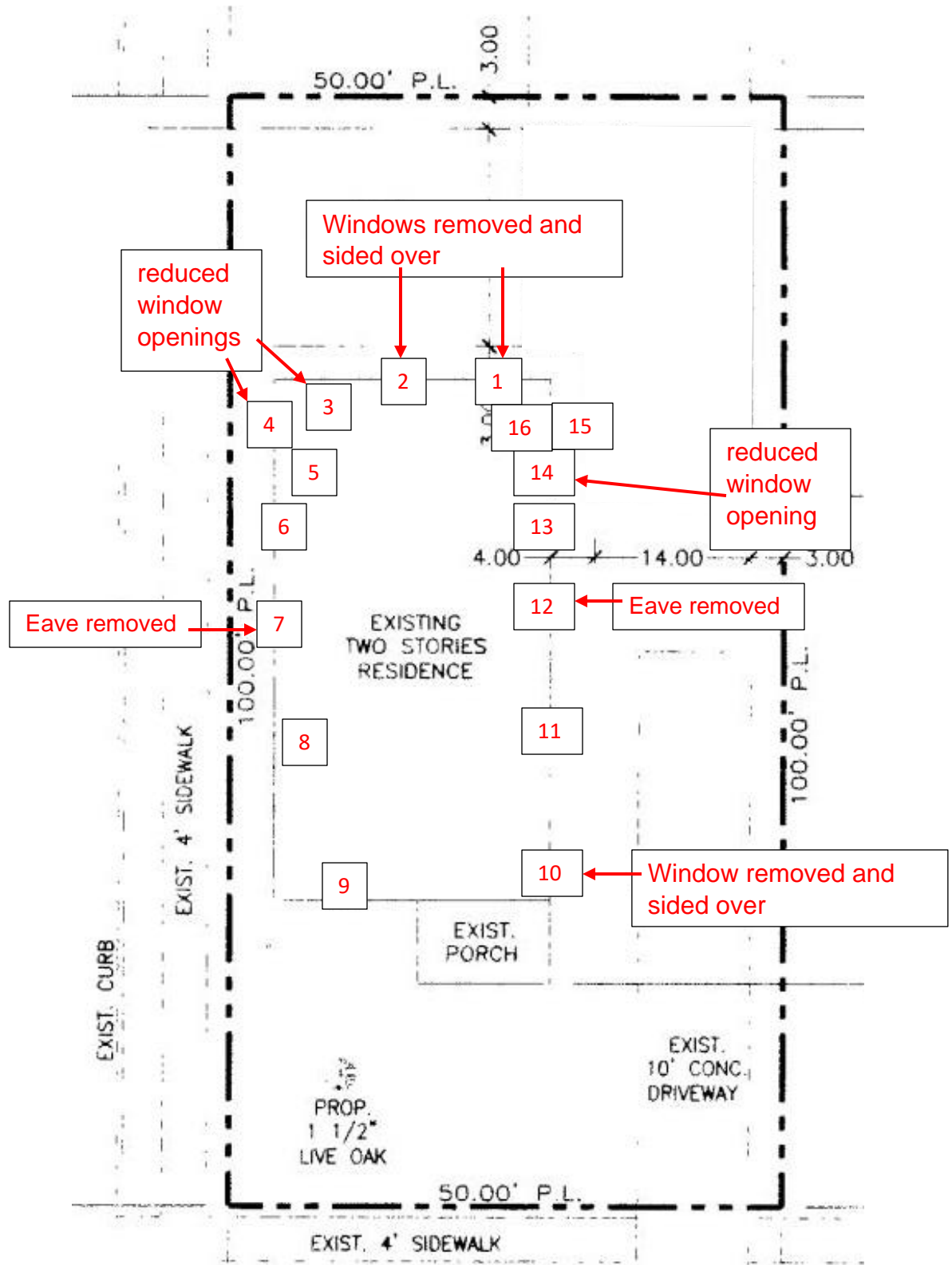


Photo Documentation of Inappropriate Alterations 9-1-2021

See Attachment A

Letter of Neglect Sent to Property Owner on July 16, 2021

See Attachment B

Photo Documentation of Neglect That Accompanied Letter 7-16-2021

See Attachment C

Attachment A

Original siding removed and replaced with textured cement lap siding.

Upper-floor windows removed.

Upper-floor window opening reduced.



Attachment A

Original siding removed and replaced with textured cement lap siding.
Upper-floor windows removed.

Upper-floor window opening reduced.
Upper-floor side-by-side windows altered to a single window



Lower window's opening reduced.

Attachment A

Upper-floor side-by-side windows altered to a single window.



Lower window's opening reduced.

Attachment A

Upper-floor windows altered from side-by-side to a single window.

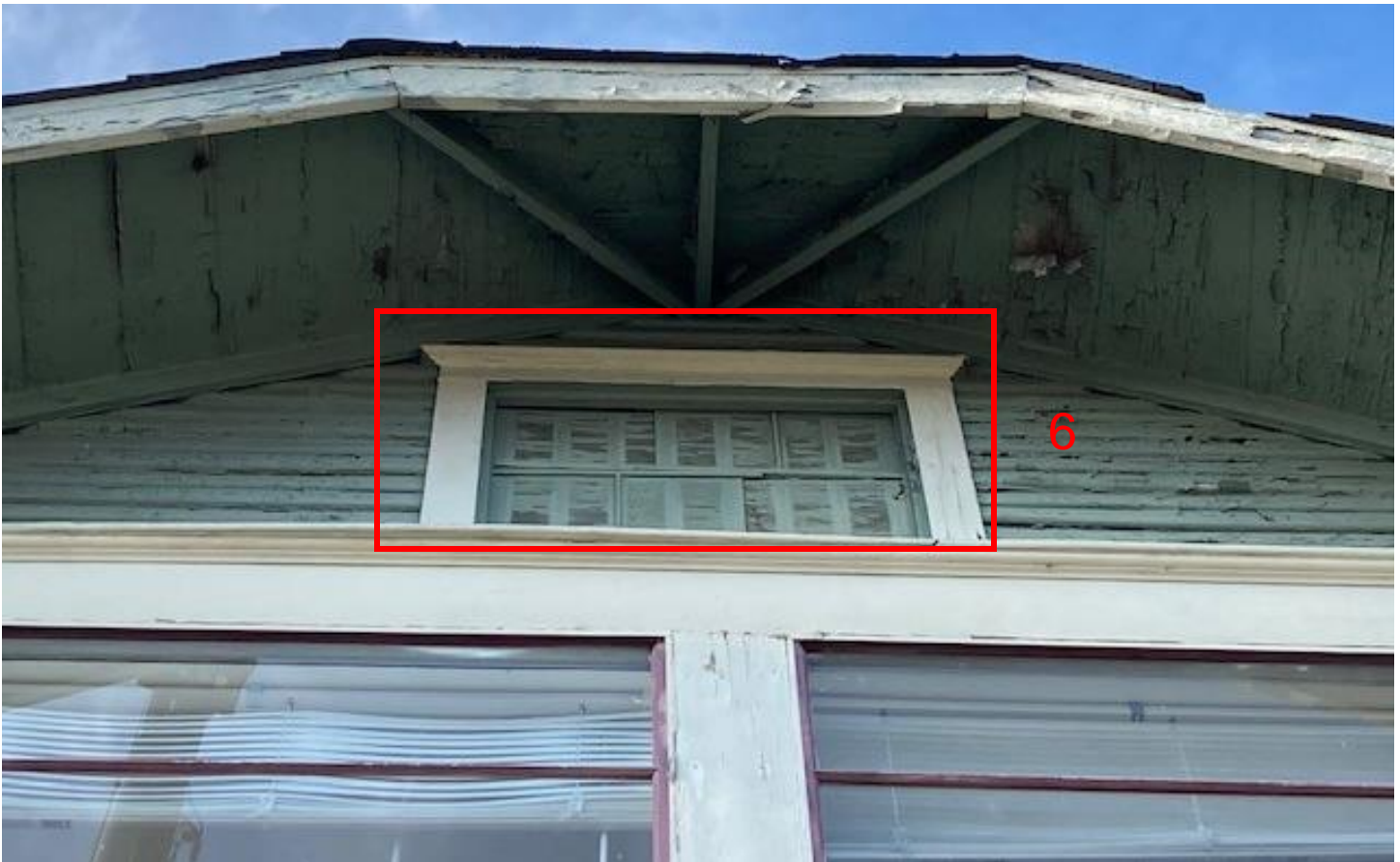


Broken window in lower-left of picture.



Attachment A

Upper-floor windows altered.



Attachment A

Entire eave removed from right-hand side of image to where the utility pole is in image.



Existing rotting roof damage along eave prior to unpermitted work that removed the eave facing White Oak Drive.

Attachment A

Existing roof joist damage along eave prior to unpermitted work that removed the eave facing White Oak Drive.

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Attachment A

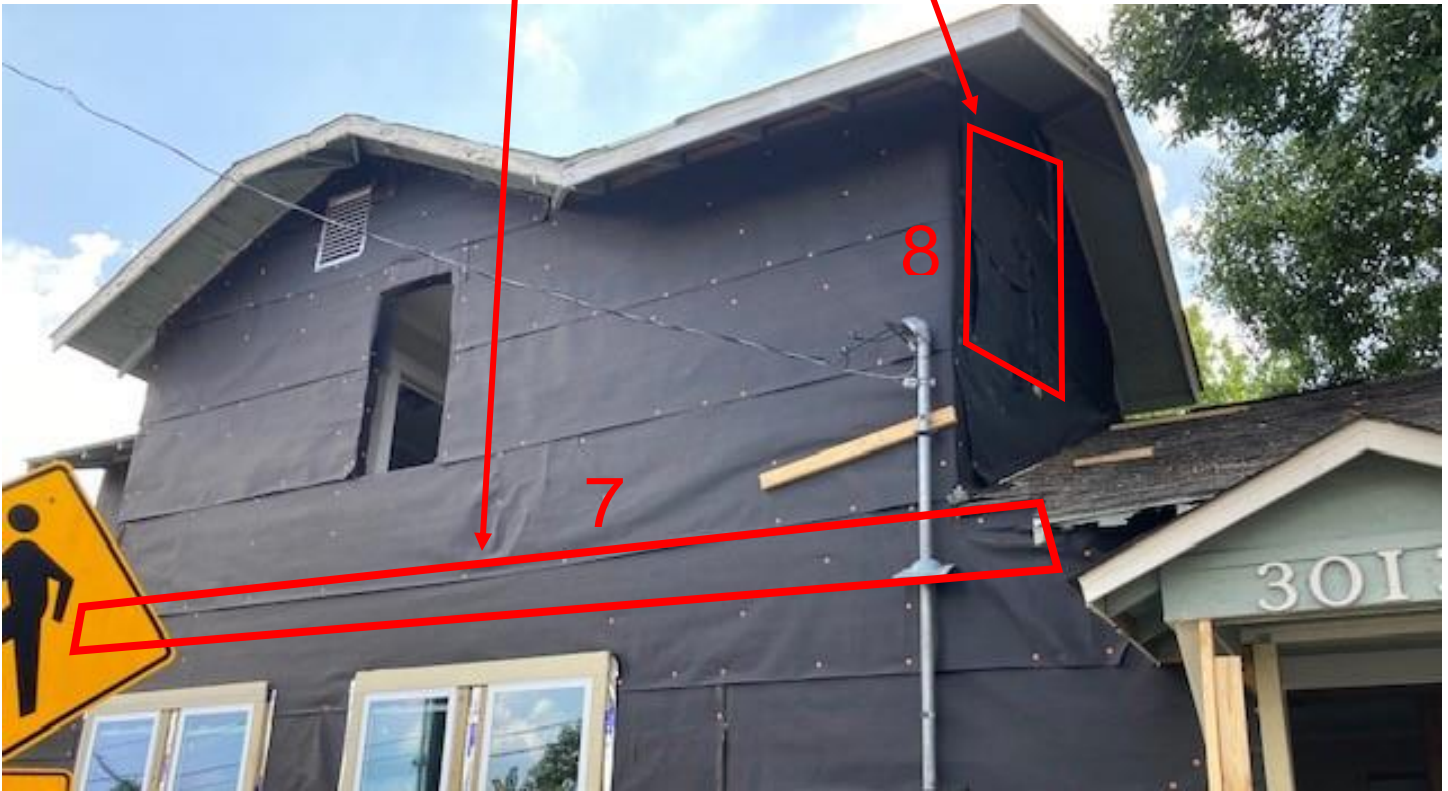
Existing roof joist damage along eave prior to unpermitted work that removed the eave facing White Oak Drive.

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Attachment A

Eave removed as was an upper-floor window.



Upper-floor window removed.



Attachment A



Attachment A

Original siding completely removed.



Attachment A

Replaced original wood siding with textured cement lap siding.



Attachment A

Front façade window replacement with vinyl



All windows replaced with vinyl windows



Attachment A

Ensure the front door remains



Repair the front stoops

Attachment A

Side window removed and covered up and a window removed and replaced with a door opening. A portion of the eave removed



Attachment A

Side window removed and covered up.



Interior shot of window covered up

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Attachment A

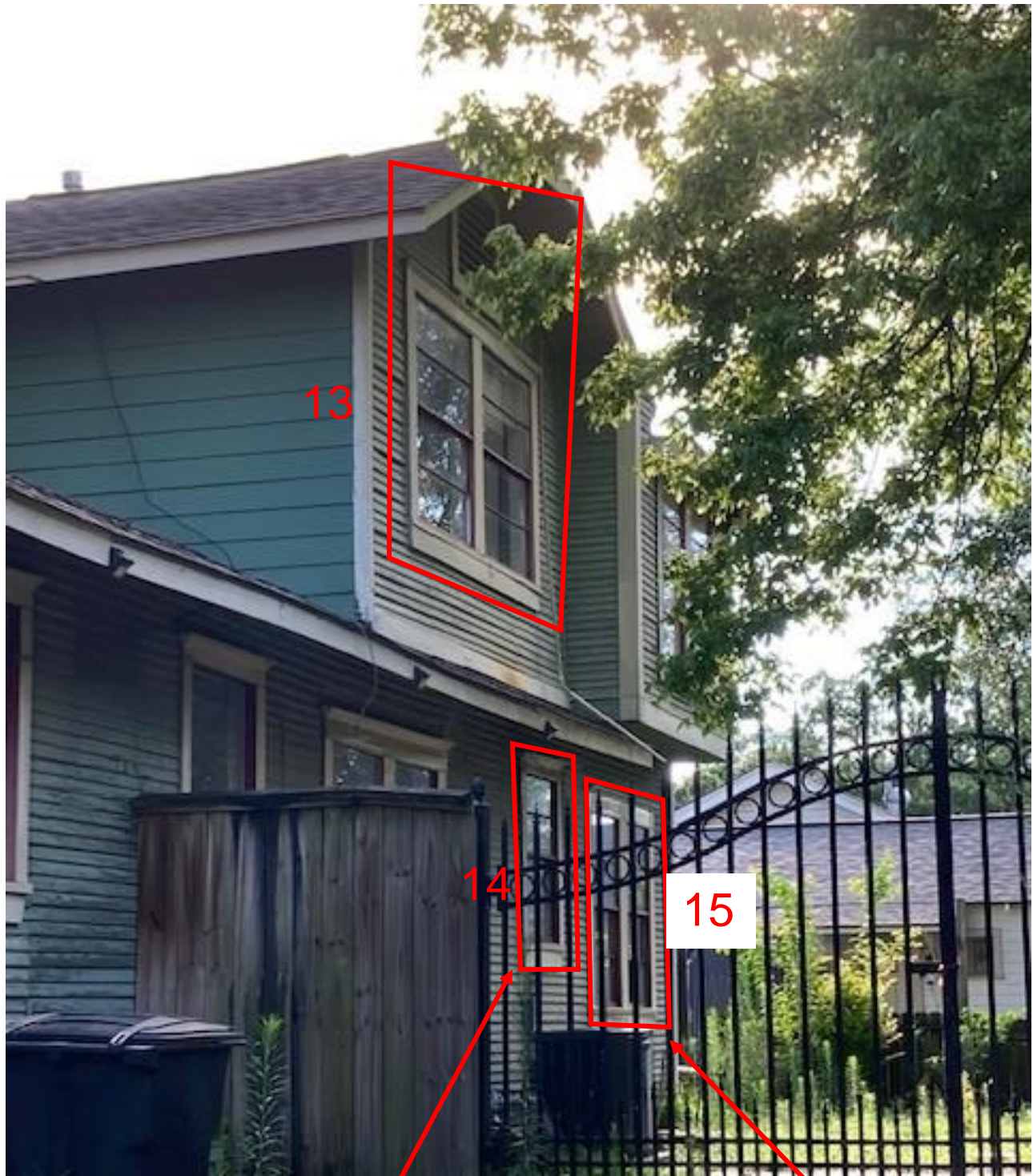
A window removed and replaced with a door opening. A portion of the eave removed.



Window profiles are not inset and recessed.

Attachment A

Upper-floor side-by-side windows altered to one window. Upper vent removed.



Lower-floor window reduced in size and side-by-side windows altered to one window.

Attachment A

Upper-floor side-by-side windows altered to one window. Upper vent removed.



Lower-floor window reduced in size and side-by-side windows altered to one window.



CITY OF HOUSTON

Planning and Development

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July 16, 2021

Mr. Juan Ramon Torres
722 Buckingham Dr
Houston, Texas 77024

Re: Demolition by Neglect

Subject: 540 Frasier St., Tracts 1 & 2, Block 1, Freeland Historic District

You are listed as the owner of 540 Frasier St, Houston, TX 77024, a contributing building located in the Freeland Historic District. The Houston Office of Preservation has been notified that this building has fallen into an advanced state of disrepair and is in violation of the City of Houston's Municipal Code Sec. 33-254- Demolition by Neglect as follows:

- (a) The owner of a contributing structure located within an historic district or of a protected landmark shall not permit the contributing structure or protected landmark to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature. This section applies to a structure regardless of whether it is occupied or vacant. An owner shall prevent or repair the following when necessary:
- (1) A deteriorated or inadequate foundation;
 - (2) Defective or deteriorated floor supports or floor supports that are insufficient to carry the loads imposed with safety;
 - (3) Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration, or are insufficient to support the loads imposed with safety;
 - (4) Fireplaces and chimneys which bulge, or settle due to defect or deterioration, or are of insufficient size or strength to carry the loads imposed with safety;
 - (5) Deteriorated, crumbling, or loose exterior stucco, mortar, or siding;
 - (6) Leaks and other conditions that allow the penetration of water into the structure;
and
 - (7) Damage caused by termites and other pests that contribute to the deterioration of the structure.

The building located at 540 Frasier Street has roof joist damage along the eave facing White Oak Drive; rotting roof decking next to the electric utility pole on second story; missing siding and trim; and a broken window on the first floor facing White Oak Drive, leaving the interior of the structure open to the elements. Please see images included.

Attachment B

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Date: July 16, 2021

Mr. Juan Ramon Torres

Please respond within 30 days from the date of this letter that you have received this notice. Include in your response your proposal to rectify this situation and time frame for completion. Email your response, proposal, and timeframe to: houstonpreservation@houstontx.gov. In the subject line, please include "540 Frasier Street, Freeland Historic District."

If you have any questions/concerns, please contact Roman McAllen, Houston's Historic Preservation Officer, at (832) 393-6557.

Sincerely,

Margaret Wallace Brown, AICP, CNU-A
Director

Attachment C



Attachment C



Attachment C



Attachment C



Attachment C



Attachment C



Attachment C



Attachment C

