

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Baker Beers, owner

**Property:** 413 W 13<sup>th</sup> St, lot 19B and 20B, block 174 in Houston Heights West Subdivision. The property includes a 1,120 SF, one-story, wood-frame single-family house, situated on a 4,400 SF lot

**Significance:** Contributing historic gable front cottage, constructed circa 1915, located in the Houston Heights West Historic District.

**Proposal:** Alteration – Windows:  
The applicant has replaced the non-original/non-contributing aluminum windows without a Certificate of Appropriateness:

Changes include:

- Installation of 1/1 vinyl windows
- Cut larger openings for installation of windows (see Attachment A)
- Install new window framing around new windows
- New windows are not inset and recessed

See enclosed detailed project description and application materials for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Denial and issuance of Certificate of Remediation to remove and re-install, the previously installed, vinyl, one over one windows, inset in the window openings, and trimmed to match the original historic trim as represented on the front facing attic vent that exists. Details of trim to be approved by staff.

**Previous HAHC Action:** Deferred

**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:

- | <b>S</b>                 | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>NA - not applicable</b> |
|--------------------------|-------------------------------------|-------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (1)                  | The proposed activity must retain and preserve the historical character of the property.<br><i>The removed windows were non-original aluminum windows.</i>                                                                                                                                                                                                                                                                                                                                   |                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;                                                                                                                                                                                                                                                                                                                                                                                  |                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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;<br><i>The way that the new vinyl windows were installed did not replicate the distinctive craft of trimming windows as seen in the historic district.</i>                                                                                                                                           |                            |
| <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 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;<br><i>The trim and method of installation of the new windows is not based on historical evidence of window detailing in the historic district.</i> |                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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.                                                                                                                                                                                                                |                            |

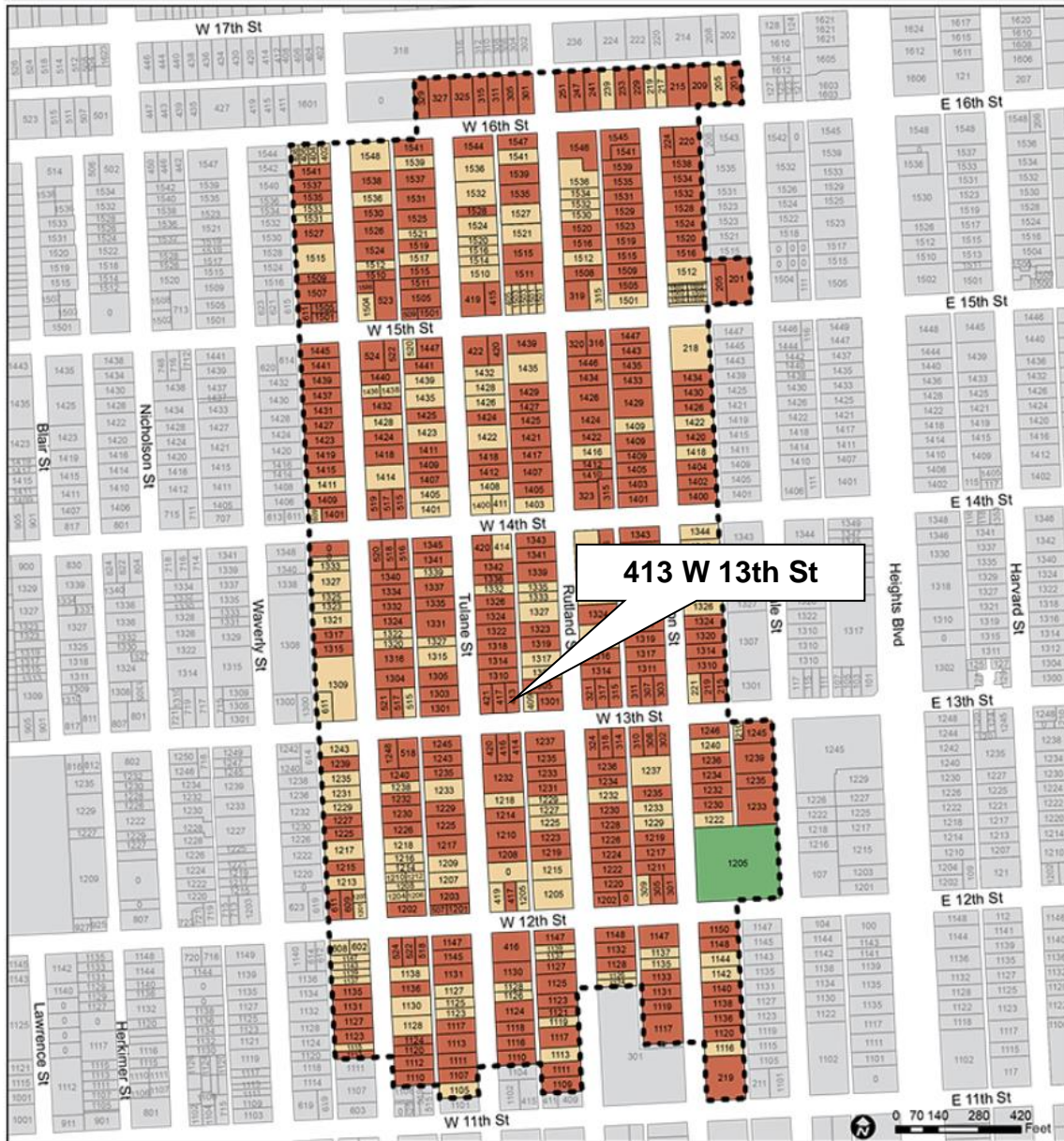
**HEIGHTS DESIGN GUIDELINES**

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

*As the Heights Design Guidelines adopt and elaborate on the criteria above, which were not met, neither does the work satisfy the guidelines.*

PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT



- Building Classification**
- Contributing
  - Non-Contributing
  - Park



**INVENTORY PHOTO**



**CURRENT PHOTO**



**EXISTING WINDOWS**





**ATTACHMENT A:**  
PHOTOS











