CERTIFICATE OF APPROPRIATENESS

Application Date: July 26, 2016

Applicant: Panagiota Papadopulos, Oreon Design for Irma Brendis, owner

Property: 600 Avondale Street, Lot 5, Tract 4, Block 6, Montrose Subdivision. The property includes a historic two-story brick and wood frame single-family residence and a detached garage apartment situated on a 9,750 square foot (75' x 130') interior lot.

Significance: Contributing Neoclassical residence with Prairie influence, constructed circa 1910, located in the Avondale West Historic District. The residence was the home of Former Texas Governor and Founder of Humble Oil (which later became Exxon Mobil), Ross S. Sterling.

Proposal: Alteration – Windows

In June 2016, the applicant removed 30 historic wood windows without a COA or permit and installed inappropriate vinyl replacement windows in some of the openings. The work was stopped by staff. When staff arrived to the site, the historic windows were in a pile in the yard. The applicants applied for a COA after they were red-tagged.

The applicants now propose the following:

- Replace 22 original wood windows with new wood windows to match the discarded historic windows in size, lite pattern, and recessed mounting. Several of the removed windows are decorative multi-lite windows with stained glass (See Photos pp. 6-21 and Window Schedule pp. 24-29).
- Salvage 8 of the 30 discarded windows. The re-installation of the original windows does not require a COA, but is included here for reference to overall scope.
- 10 original windows remain in their historic configuration and will not be removed.

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

Public Comment: No public comment received at this time.

Civic Association: The Avondale Civic Association is not in support of the project. See Attachment B.

Recommendation: **Denial - does not satisfy criteria 1, 4, 5, 7, 9. The applicants have not provided staff with any substantial proof that the 22 historic windows still in the discard piles are damaged beyond repair. Staff finds the removal of the original windows to be inappropriate and recommends that the applicants salvage the historic windows from the pile of debris, repair them as needed, and reinstall them in the appropriate openings.**

HAHC Action: **-**

DRAFT

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; *Replacing original windows with new windows, without substantiated proof that the windows were damaged, does not retain nor 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; *Replacing original windows with new windows, without substantiated proof that the windows were damaged, does not preserve the distinguishing qualities or character of the building.*
☐	☒	☐	(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; *Replacing original windows does not maintain the distinctive stylistic exterior features that characterize the building. Original windows should be retained unless they are damaged beyond repair. The applicants have not provided staff with any substantial proof that the historic windows were damaged beyond repair, and staff was unable to evaluate the condition of the windows prior to removal.*
☒	☐	☐	(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 missing 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; *The proposed replacement windows are appropriate in size, lite pattern, and mounting profile, but the original historic material is still located on the property and therefore is not missing. Staff recommends that the historic windows be salvaged and reinstalled rather than replaced.*
☒	☐	☐	(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; *Removal of original windows destroys significant historical and architectural material. Historic windows should be retained unless they are damaged beyond repair. Because the applicant removed the windows prior to consultation with the Historic Preservation Office, staff was unable to evaluate the condition of the windows prior to removal. It is the responsibility of the applicant to provide evidence that the windows are damaged and need to be replaced.*

DRAFT

☒ ☐ ☐ (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.

The plans submitted to staff indicate that only 8 of the 30 discarded windows will be salvaged for reinstallation. However, the applicants have not provided staff with any substantial proof that the other 22 historic windows, still in the discard piles, are damaged beyond repair. If these discarded windows are in salvageable condition, they become more deteriorated with every passing day, especially given the recent weather, by being strewn in piles exposed to the elements. Therefore, staff finds the installation of all new windows to be inappropriate. Staff recommends the applicants salvage the historic windows from the discards piles for reinstallation.

DRAFT

TIMELINE

June 23, 2016: Staff arrived on-site finding numerous original windows removed and replaced. The original windows were located in a pile of construction debris. Staff issued a Red Tag and instructions to stop all unpermitted work, secure and dry-in the building, and to salvage and protect all original windows.

June 30, 2016: Staff once again instructed the applicants to secure and dry-in the building and to salvage and protect all original windows.

July 8, 2016: Staff conducted another site visit and again instructed the applicants secure and dry-in the building and to salvage and protect all original windows.

August 9, 2016: Staff revisited the site and found the original windows still located in a pile of construction debris. Several windows had been removed from the piles, but were left outside, propped against the house, and not protected from the elements. Because the applicant has not removed the other windows from the pile, staff is unable to determine whether they are salvageable.

DRAFT

N

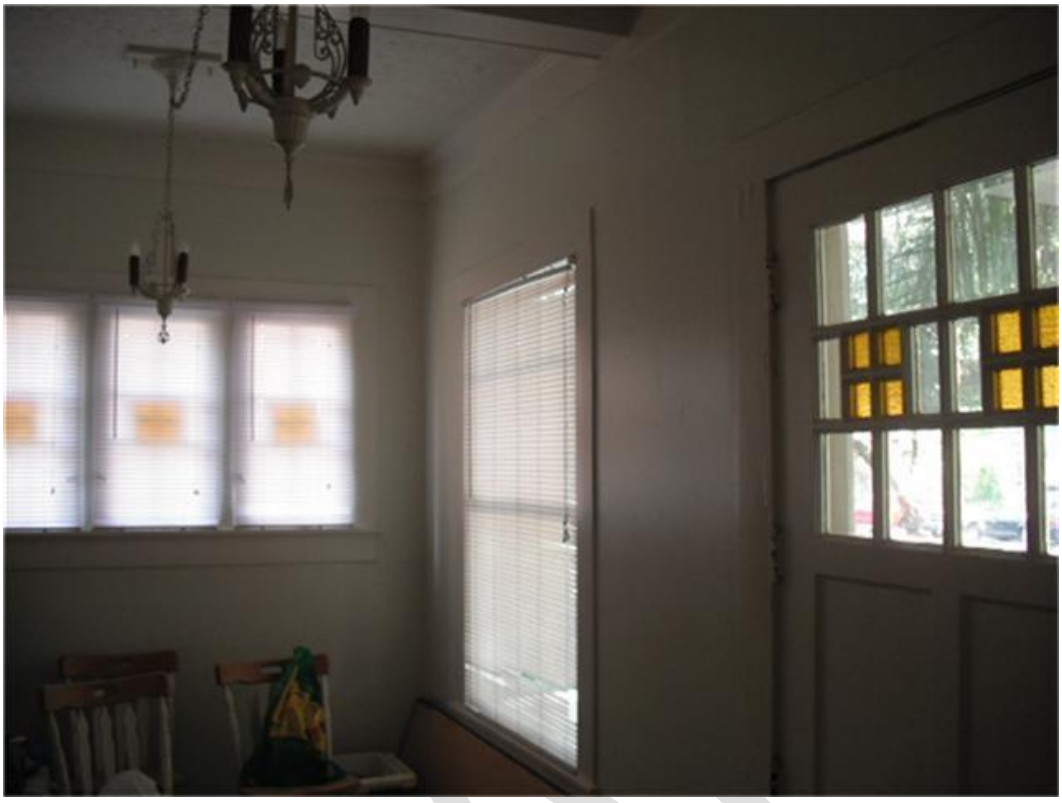
PROPERTY LOCATION

AVONDALE WEST HISTORIC DISTRICT

INVENTORY PHOTO

CURRENT PHOTO

ORIGINAL



STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – JUNE 23, 2016

STAFF PHOTOS – AUGUST 9, 2016

STAFF PHOTOS – AUGUST 9, 2016

STAFF PHOTOS – AUGUST 9, 2016

STAFF PHOTOS – AUGUST 9, 2016

DRAFT

NORTH ELEVATION – FRONT FACING AVONDALE

Original windows removed; proposed to be replaced with replica wood windows

DRAFT

EAST SIDE ELEVATION

Not under
HPO purview
(See Site Plan p. 23)

Original windows removed; proposed to be replaced with replica wood windows

Original windows removed; to be salvaged and reinstalled

DRAFT

WEST SIDE ELEVATION

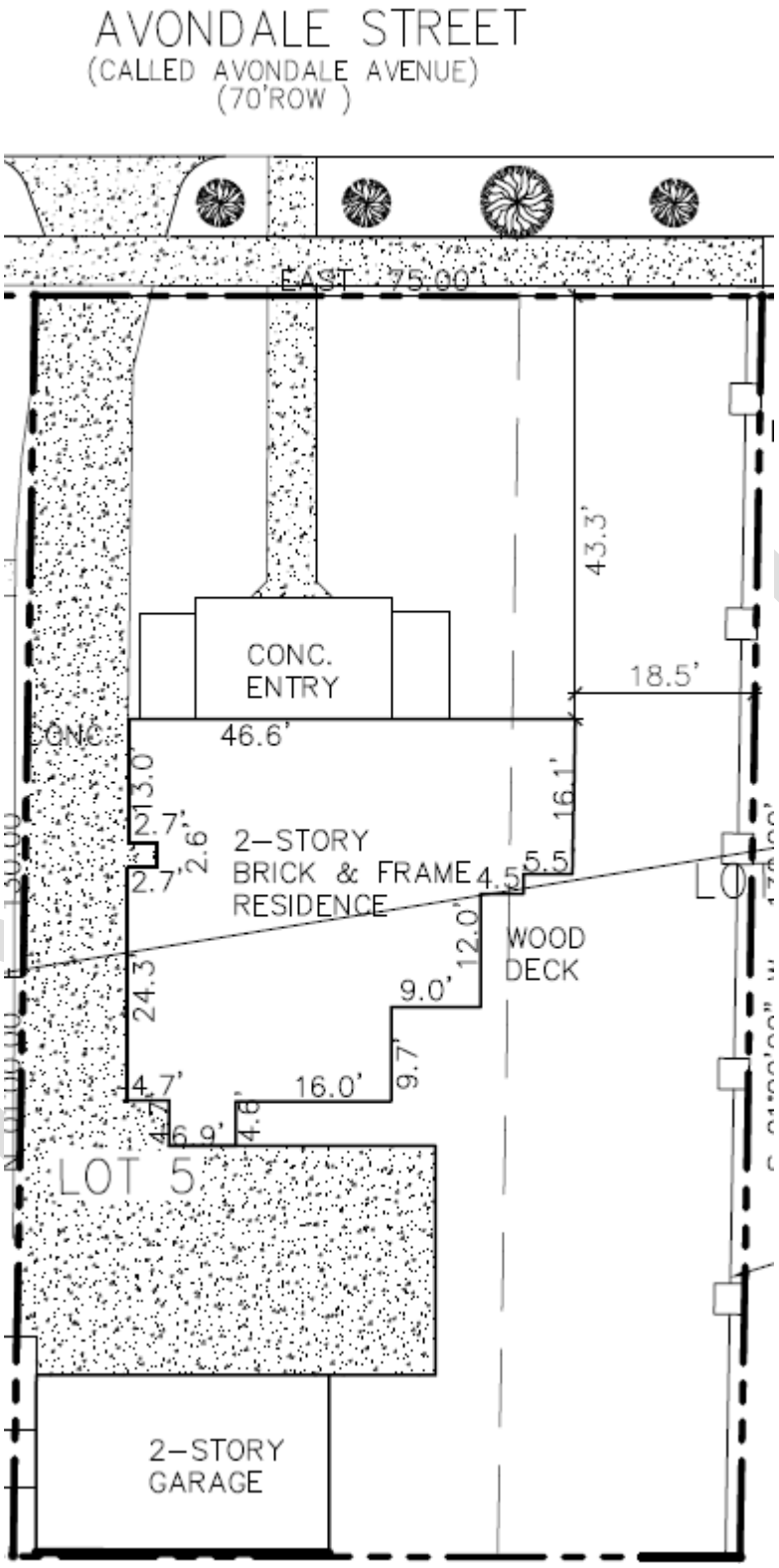
Original windows removed; proposed to be replaced with replica wood windows

Original windows removed; to be salvaged and reinstalled

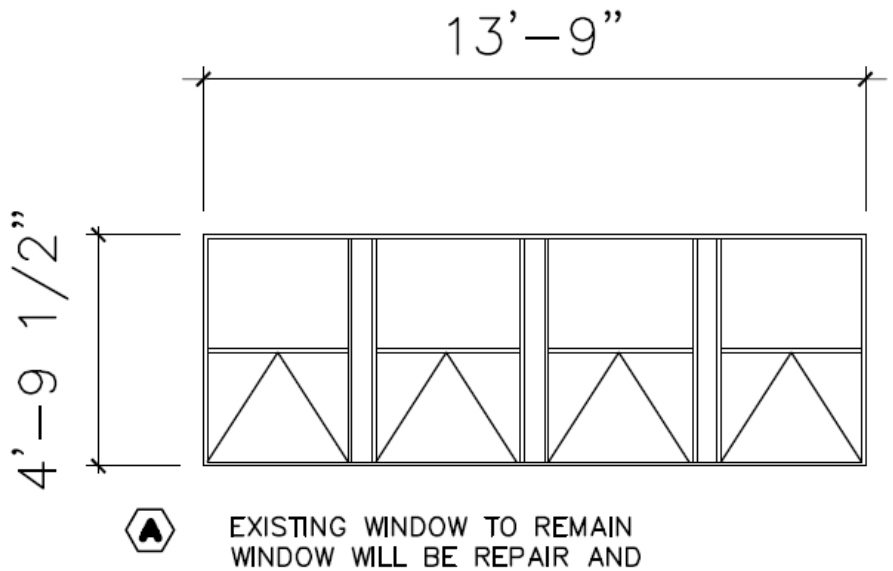
DRAFT

SITE PLAN

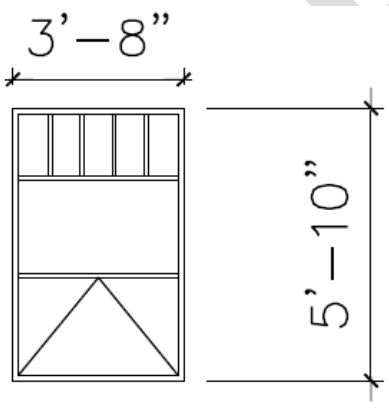
N


AVONDALE STREET
(CALLED AVONDALE AVENUE)
(70'ROW)
EAST 75.00'
43.3'
CONC. ENTRY
18.5'
CONC.
46.6'
13.0'
2.7'
2.6'
2.7'
2-STORY
BRICK & FRAME
RESIDENCE
16.1'
5.5
4.5
WOOD
DECK
12.0'
9.0'
24.3
9.7'
4.7'
16.0'
4.8'
46.9'
LOT 5
2-STORY
GARAGE

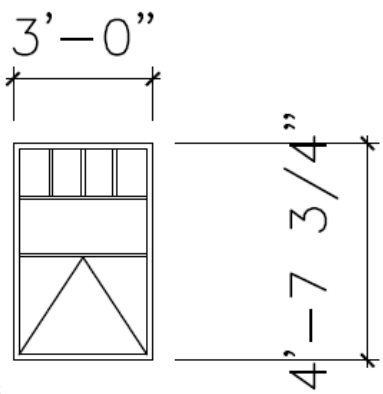
WINDOW SCHEDULE



A EXISTING WINDOW TO REMAIN
WINDOW WILL BE REPAIR AND
TO RECEIVE PAINT

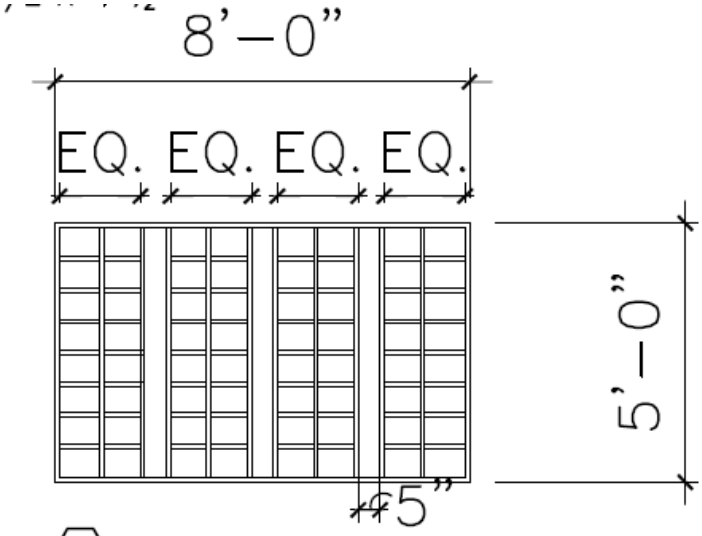


B SINGLE HUNG
COMPANY: BISON BUILDING PRODUCTS BUILDING PRODUCTS
WINDOWS OR EQ CUSTOM BUILD
MANUFACTURE: JELDWEN PRIMINUM COLLECTION TYP.
FRAME: WOOD FRAME TO MATCH EXIST. 1–1/2"X 4–½"
GLASS: CLEAR 1/4" GLASS. – LOW–E
DOUBLE PANE

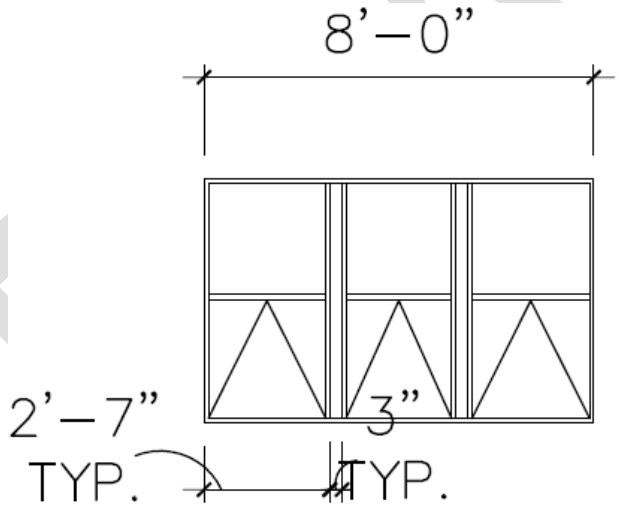


B.2 WINDOW WILL BE
REPLACE WITH VINYL
WINDOWS ONLY AT THIS AREA

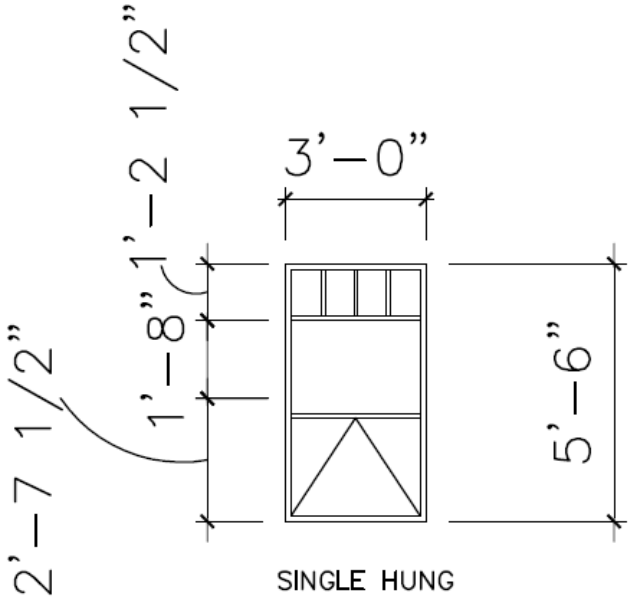
8'–0"



(C) CASEMENT WINDOWS
COMPANY: BISON BUILDING PRODUCTS BUILDING PRODUCTS
WINDOWS OR EQ CUSTOM BUILD
MANUFACTURE: JELDWEN PRIMINUM COLLECTION TYP.
FRAME: WOOD FRAME TO MATCH EXIST. 1-1/2"X 4-½"
GLASS: CLEAR 1/4" GLASS. – LOW-E
DOUBLE PANE



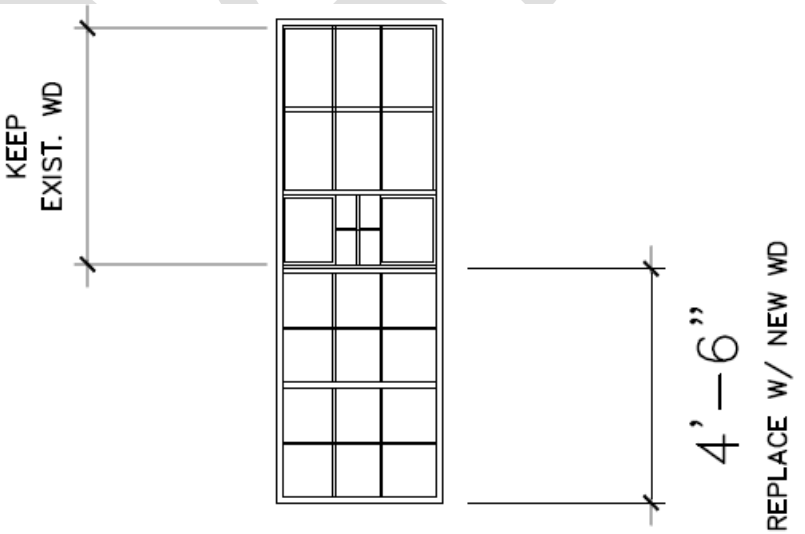
(D) SINGLE HUNG
COMPANY: BISON BUILDING PRODUCTS BUILDING PRODUCTS
WINDOWS OR EQ CUSTOM BUILD
MANUFACTURE: JELDWEN PRIMINUM COLLECTION TYP.
FRAME: WOOD FRAME TO MATCH EXIST. 1-1/2"X 4-½"
GLASS: CLEAR 1/4" GLASS. – LOW-E
DOUBLE PANE



SINGLE HUNG

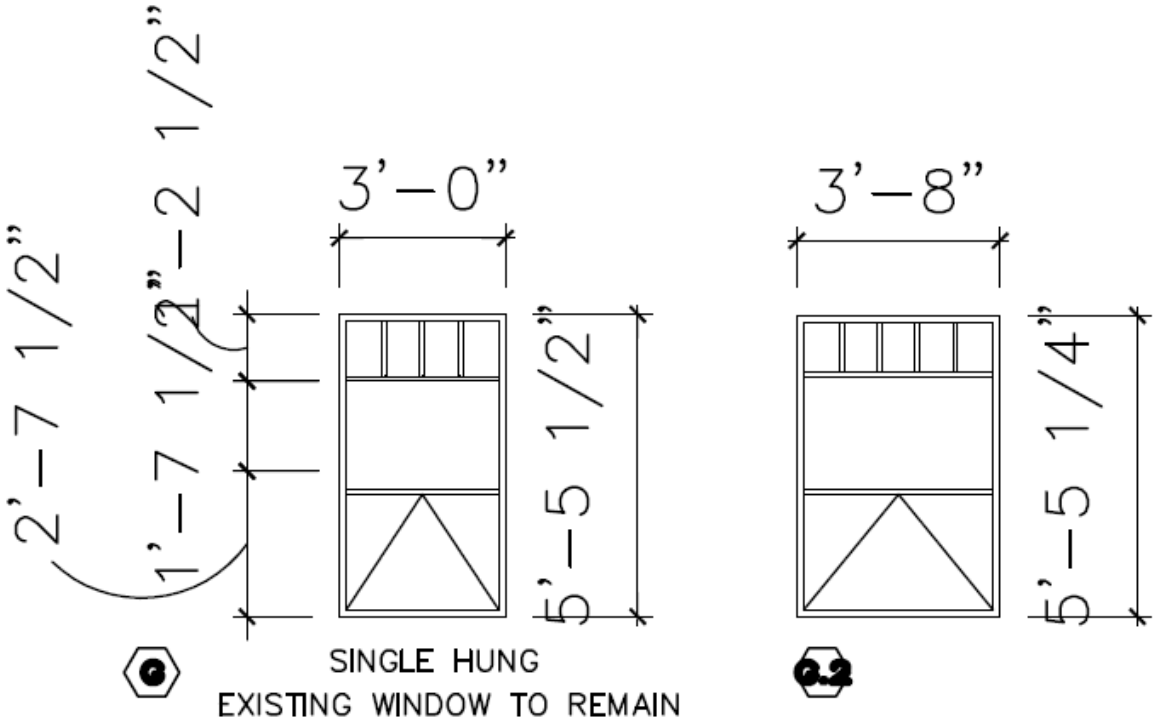
(E)

COMPANY: BISON BUILDING PRODUCTS BUILDING PRODUCTS
WINDOWS OR EQ CUSTOM BUILD
MANUFACTURE: JELDWEN PRIMINUM COLLECTION TYP.
FRAME: WOOD FRAME TO MATCH EXIST. 1–1/2"X 4–½"
GLASS: CLEAR 1/4" GLASS. – LOW–E
DOUBLE PANE

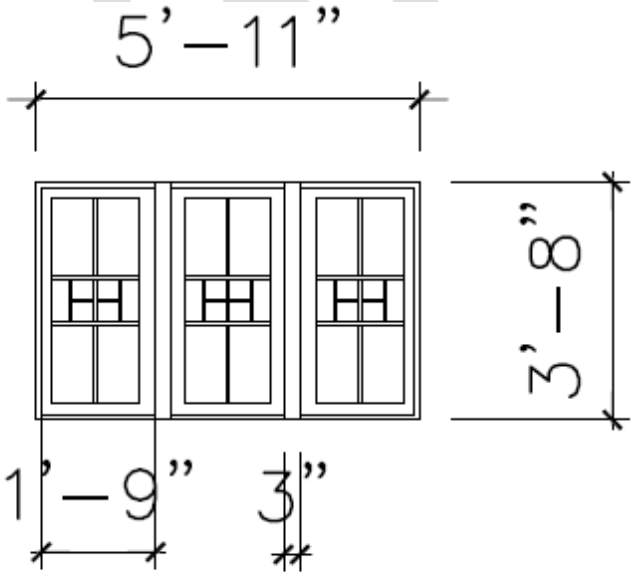


(F)

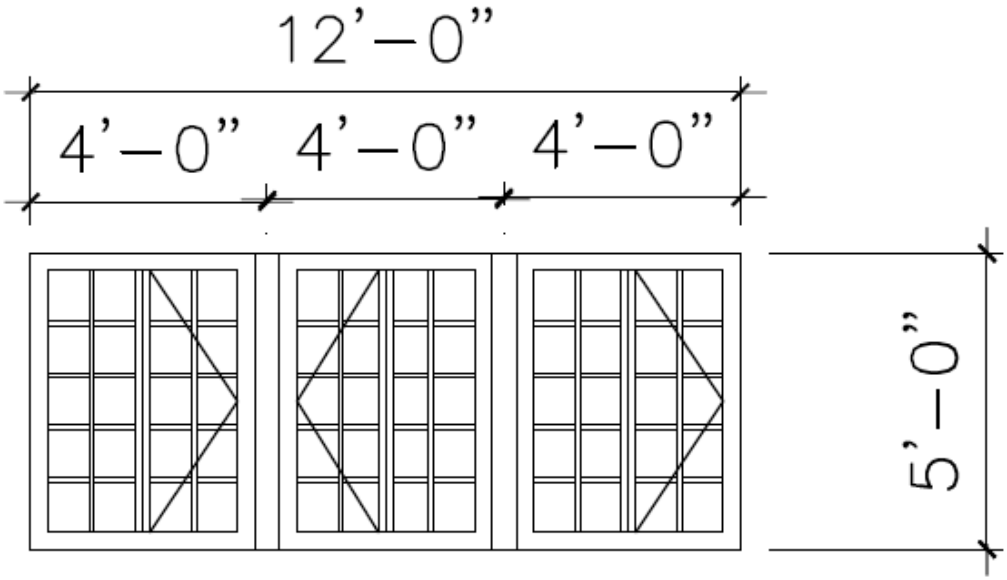
EXISTING WINDOW UPER SASH
TO REMAIN
LOWER SASH TO BE REPLACE
WITH SAME AS EXISTING WINDOW



G SINGLE HUNG
EXISTING WINDOW TO REMAIN
ONLY TO REPAIR LOWER
SASH AND REPAINT AS REQUIRED

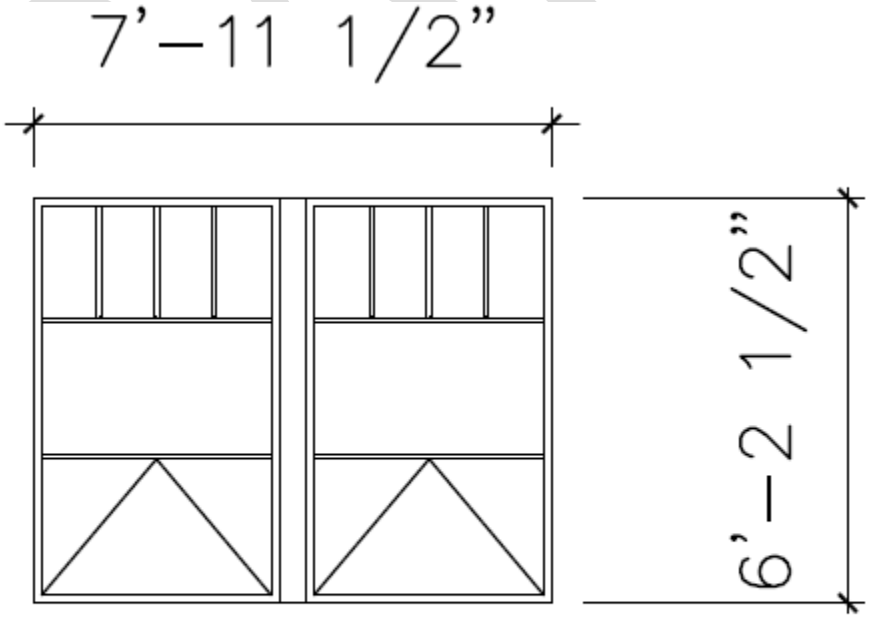


H CASEMENT WINDOWS TO BE SALVAGE



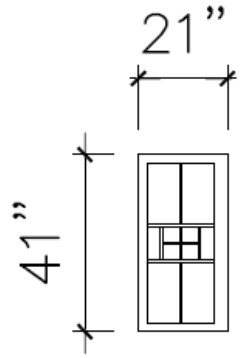
I

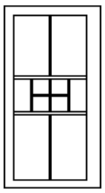
EXISTING WINDOW TO REMAIN
WINDOW WILL BE REPAIR AND
TO RECEIVE PAINT



J

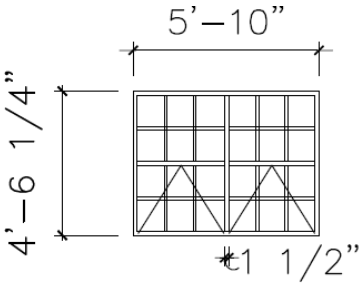
SINGLE HUNG
EXISTING WINDOW WILL
REMAIN AS NEW VINYL
WINDOW



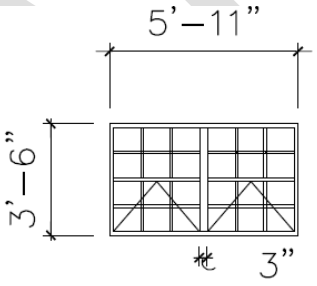


(K) CASEMENT WINDOWS
COMPANY: BISON BUILDING PRODUCTS BUILDING PRODUCTS
WINDOWS OR EQ CUSTOM BUILD
MANUFACTURE: JELDWEN PRIMINUM COLLECTION TYP.
FRAME: WOOD FRAME TO MATCH EXST. 1–1/2"X 4–½"
GLASS: CLEAR 1/4" GLASS. – LOW–E
DOUBLE PANE

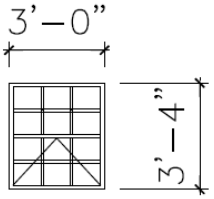
(K.1) EXISTING WINDOW TO REMAIN
CASEMENT WINDOWS



(L) SINGLE HUNG
EXISTING WINDOW TO REMAIN
WINDOW WILL BE REPAIR AND
TO RECEIVE PAINT



(L.1) SINGLE HUNG



(L.2) SINGLE HUNG

COMPANY: BISON BUILDING PRODUCTS BUILDING PRODUCTS
WINDOWS OR EQ CUSTOM BUILD
MANUFACTURE: JELDWEN PRIMINUM COLLECTION TYP.
FRAME: WOOD FRAME TO MATCH EXST. 1–1/2"X 4–½"
GLASS: CLEAR 1/4" GLASS. – LOW–E
DOUBLE PANE

PROJECT DETAILS

Windows/Doors: In June 2016, the contractor removed 30 of the 40 historic windows under the purview of the Historic Preservation Office and installed non-traditionally mounted divided-lite vinyl windows with interior muntins (12/12, 6/6, and 4/4)**.** The applicants will remove the divided-lite windows, and instead replace 22 original wood windows with new wood windows to match the discarded historic windows in size, lite pattern, and recessed mounting. The applicants will salvage and reinstall 8 of the 30 discarded windows.

See drawings for more detail and see Window Schedule on pp. 24-29 for more information on the proposed replacement windows.

DRAFT

ATTACHMENT A

APPLICANTS' LETTER TO THE COMMISSION

OREON DESIGN GROUP, LLC
2803 WINTER LAKES
MISSOURI CITY, TEXAS 77459
[redacted]
TEL 713 204 8831
FAX 281 969 7683

July 13th, 2016

Attention: Committee of Historic Preservation

Project Property: 600 Avondale Street, Houston, Texas

We are presenting to the committee of historic preservation the following Restoration to an Existing Historic House located at 600 Avondale street, Houston, Texas.

The owner, Irma Brindis is applying for the certificate of Appropriateness to this existing house at 600 Avondale which the owner is doing restoration work. Some interior remodel and exterior remodel for aesthetics began with no permission from the department of Historic preservation; the owner and general contractor were not aware that they needed to have permission from the historic department to do any work on this property. The reason that owner was forced to do this restoration on the house right away was because the house was empty for many years and while was not habitable several breaks in happened during this time and it was vandalized at the same time. Homeless people took ownership of the house and destroyed the interior as well the exterior of the house. So, the owner was exhausted to go every so often and forced the homeless to leave the house so the owner decided to begin work right away with a clean restoration by replacing all the damage materials in the interior of house (the interior as well the exterior is all aesthetics work), all damage windows and rotten windows and repaint the exterior of house so the house can recuperate the integrity of it and go back to its original look. There are several police reports for the breaks in and vandalism.

The existing house was uninhabitable for new tenants to live in; windows were non operable, trim and frame rotten with mildew, broken glass windows at the first level and second level of the house, broken doors at the back, side of house and garage area, interior mildew around windows and sheetrock, so 50% of the windows were replaced without a certificate of appropriateness. Also, the reason they are replacing the windows some of them were missing glass because previous tenant replaced them with window units (AC), so the whole window in most places were non-operable, with broken hardware, and pull system. Existing conditions of house in the interior and some windows were not possible to salvage because of the bad conditions. Some Images are attached to the document for proof. The owner is trying to replace the existing damage windows with similar/ same

look and material as the originals. And also, the owner and GC will be salvaging some windows that were thrown out and repairing and putting back to its original conditions to keep the integrity of the windows. The house will be restoring to its original integrity.

non- operable window

Figure 1

Missing glass, broken hardware, cannot be operable

Figure 2

Figure 3 Rotten windows, broken glass that was needed to be taken out

Figure 4

Figure 5 window will remain and to be repair to its orginal condiiton and to keep its integrity

Figure 6 showing the no trespassing sign.

The Owner, and General Contractor worked together to provide a solution by replacing some of the vinyl windows at the front, left and right facades back with new wood windows that will match existing conditions so that the house keeps its integrity. Also, The General contractor and owner will repair and repaint the existing windows that were not replace. Also, they will salvage from the thrown away pile windows and put them back together to its original conditions so that we can restore them and

comply with the Historic Preservation. Refer to Elevations where show the windows to be salvage from pile. To be clear that GC and Owner will replace All aluminum windows that are on the visible view with the correct Wood windows that will be custom build to match its originals looks. Please refer to specifications to see the manufacture and design.

We are providing a window specification with the manufacture who will custom make ea. Individual window to its original appearance; the manufacture is familiar with the conditions and requirements that Historic preservations is needing to the replacement of the windows.
We also would like to get approve to cover the ceiling under at the front patio with tongue and groove material.
And another item to add for restoration would be to relevel the existing front concrete patio by resurfacing with new concrete so the water does not collect at ea. corner of the of house and keep damaging the walls.
The owner wants to fixed the back garage by replacing existing windows with new aluminum windows and replace existing entry door in the garage

The owner, The General Contractor are doing the best to get the house to his original integrity and to keep the house intact to any other future restoration. They understand that the house has to keep the integrity and they are willing to work with the Historic Preservation to any solutions given.

Images are provided for reference

Figure 7 front view

Figure 8 main entry

Figure 9 side view

Figure 10 WE WILL RESTORE EXISTING WINDOW AND KEEP ORIGINAL INTEGRITY; GC WILL SALVAGE WINDOW FROM THE PILE OF TRASH AND REPAIR TO ITS ORIGINAL LOOKS.

Figure 11 existing window top sash to remain and we will repair the lower sash will be

replacing with new wood window

Figure 12 window will be remaining and be repair

Figure 13 Replace doors and windows – windows to be replace with vinyl cladding

Any comment please contact us at [redacted]
Panagiota Papadopulos,AAIA, LEED GREEN ASSOCIATE
Senior Project Manager

ATTACHMENT B

CIVIC ASSOCIATION COMMENT

From: Sylvia Dach Yahoo [redacted]
Sent: Tuesday, June 28, 2016 4:47 PM
To: PD - Planning Public
Subject: From Sylvia Drew president Avondale Civic att: Amanda Berry

Sylvia Drew
President, Avondale Association
2611 Stanford Street
Houston, TX 77006
[redacted]

Amanda Barry
City of Houston
Historic Preservation Department
Planning & Development
611 Walker Street, 6th Floor
Houston, TX 77002

Dear Amanda,

Our board of directors have been in communication regarding the recent event that has transpired at 600 Avondale Street. It is very disturbing that one of our grandest historic homes in The Avondale West Historic District has fallen victim to non- permitted, non- approved alterations.

This fully contributing structure is not only significant to our neighborhood and the City of Houston because of its architecture but more importantly because this was the home of Ross S. Sterling, President of Humble Oil Company and Governor of the State of Texas.

Clearly, the individual(s) responsible for this behavior acted knowingly with the intent to buck the system. The Avondale West Historic District was in existence when the owner acquired the property and was fully aware of the nature of this property when purchasing the property. It is my understanding that the same person that owns 600 Avondale St also purchased 610 and 614 Avondale at the same time. Both of these properties are also fully contributing structures as well.

Our association is in agreement that the current windows are completely incompatible and need to be replaced with windowsreflecting the architecture of the home and the period in which it was built.

Please keep me informed regarding this case and any proceedings that may be scheduled. Thank you in advance for your department's continual efforts to preserve and protect our cities historic structures.

Sincerely,
Sylvia Drew
President, Avondale Association
Cheers