

CERTIFICATE OF APPROPRIATENESS

Applicant: Sanobar Bhaidani, owner
Property: 815 Harold Street, Lot 4, Block 22, Montrose Neighborhood Subdivision.
The property includes a historic 3,834 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the Audubon Place Historic District.

Proposal: Alteration: Reconstruction of Rear Addition, Front Door, and Windows
Tagged for work w/out permits: 11/16/22; 11/30/22; 12/05/22;1/17/23; 2/7/23

Rear Addition

- Two-story rear addition matching roof pitch with composition shingles
Rear addition walls will not extend beyond existing structure's walls
Smooth, cementitious siding

Windows and Front Door

- Replace second front door on right-side of front elevation with siding
Second door most likely added at a later date and not original
Right elevation shift window #15 upward
Create new window openings #s12-13 and 19-18
Remove windows (#s 13-14 and 17 & 18) and replace with siding
All windows proposed will be 1-over-1, double-hung, inset & recessed wood windows
Left elevation create new window openings in conditioned space above the port cochere #s 25-28
#s 25-28 proposed to be vinyl, 1-over-1, double-hung, inset & recessed
Left elevation, put back window openings on second floor #s 29-30 and create new window openings, #s 22-23 and #s31-32
#s 22-23 and #s 31-32 proposed to be 1-over-1, double-hung, inset & recessed wood windows

- Public Comment: No public comment received.
Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria Denial. Issuance of COR allowing for the removal of the second front door and replacing with siding; Lower roof ridge of rear addition by 2' from original house ridge height and adjust rear addition roof pitch as appropriate; Existing siding on original structure to remain; any removal or replacement of original siding to be approved by staff; rear addition, smooth cementitious siding only to have a 5" lap reveal; all proposed windows will be trimmed to match the original windows on the first floor front porch.

HAHC Action: -

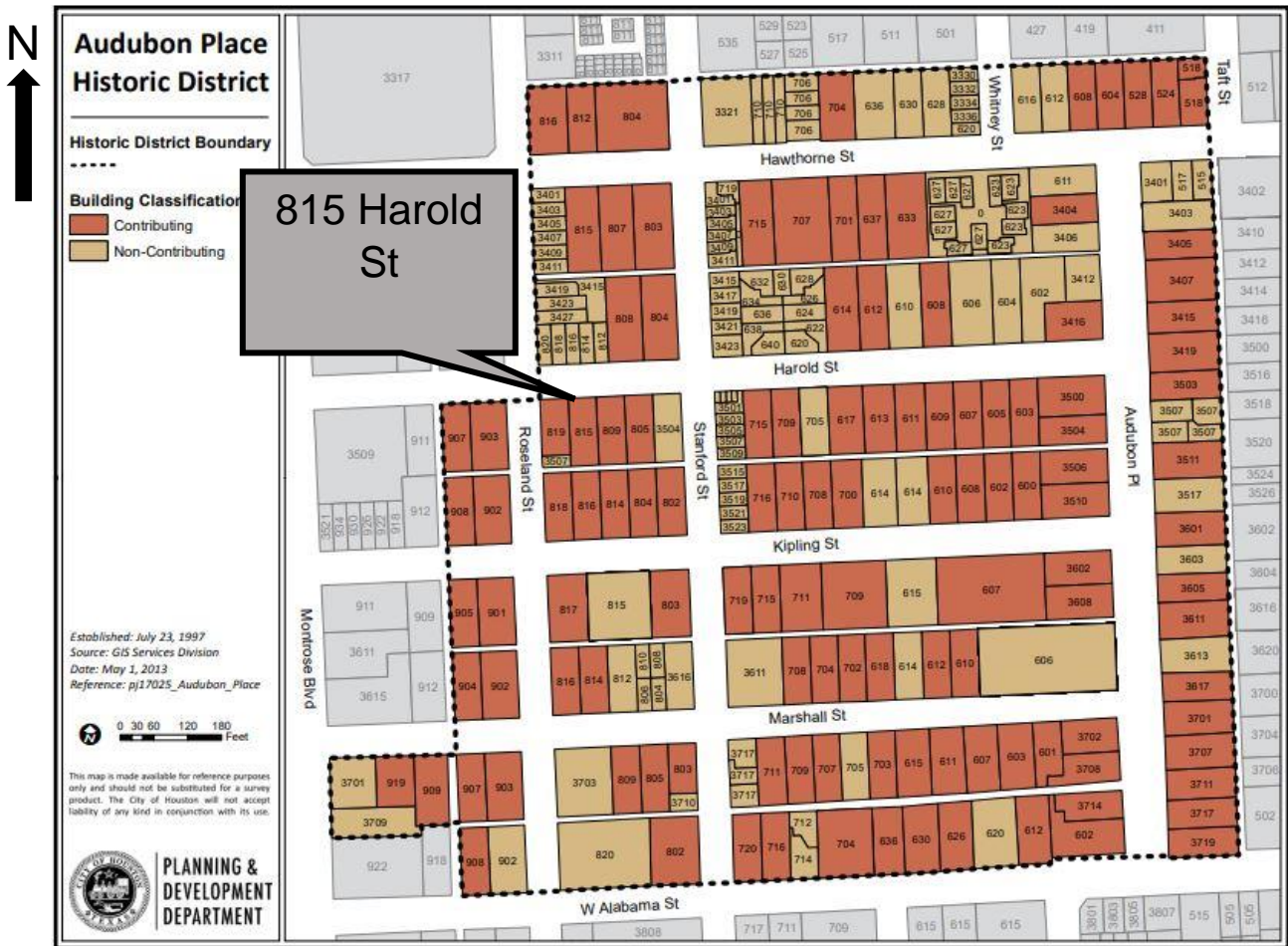
**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

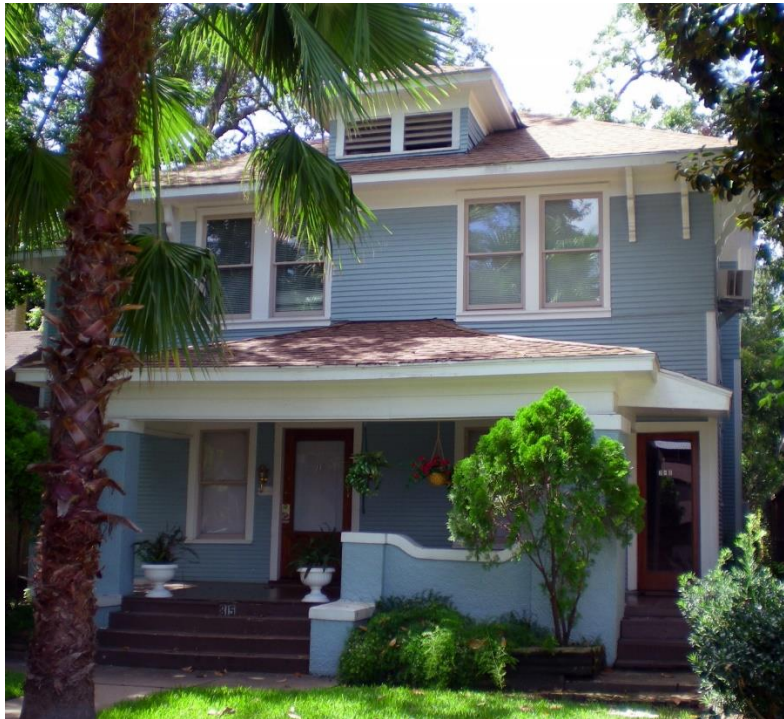
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 checked="" type="checkbox"/> | <input type="checkbox"/> | (1)                  | The proposed activity must retain and preserve the historical character of the property;<br><b>The ridge line of the rear addition that extends from the original structure's ridge height does not preserve the historical character of the property.</b>   |                            |
| <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 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; <b>The ridge line of the rear addition that extends from the original structure's ridge height does not preserve the historical character of the property.</b>   |                            |
| <input checked="" type="checkbox"/> | <input 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;   |                            |
| <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; <b>Applicant proposed smooth, cementitious siding to match existing. Existing siding cannot be matched with smooth, cementitious siding.</b>   |                            |
| <input checked="" type="checkbox"/> | <input 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; <b>Removing the second front door will return the structure to its original form with one front entry centered on the front elevation.</b> |                            |
| <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 checked="" type="checkbox"/> | <input 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;  |                            |
| <input type="checkbox"/>            | <input checked="" 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 <b>The ridge line of the rear addition that extends from the original structure's ridge height does not preserve the historical character of the property.</b>   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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.  |                            |

District Map



INVENTORY PHOTO



Google Satellite Image – 2/17/2023



Applicant  
demolished two  
non-historic rear  
additions

**CURRENT PHOTO – Provided by Applicant**



**CURRENT PHOTO – Provided by Applicant**

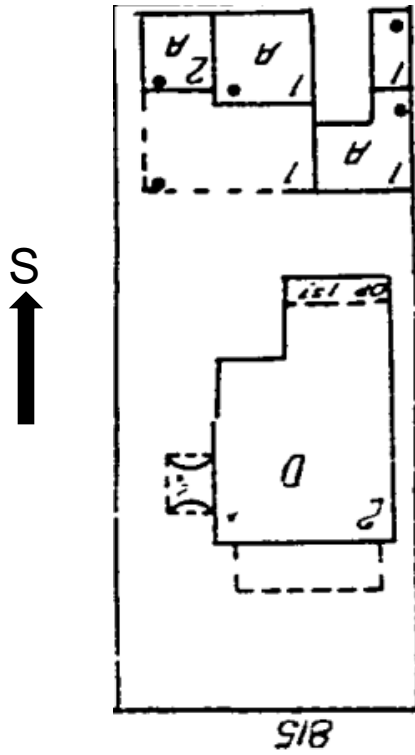


**CURRENT PHOTO – Provided by Applicant**

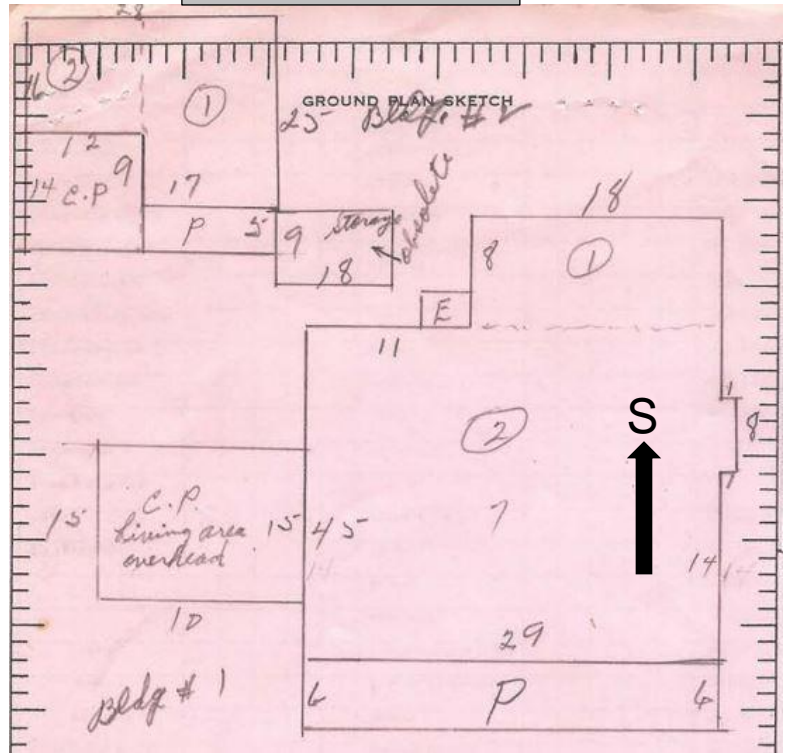


Proposal is to remove four window openings and replace with siding on the left elevation

Sanborn - 1925



BLA - Nov. 1, 1963



BLA Photo - Nov. 1, 1963





Red Tag Photos By Inspector – 11/16/2022



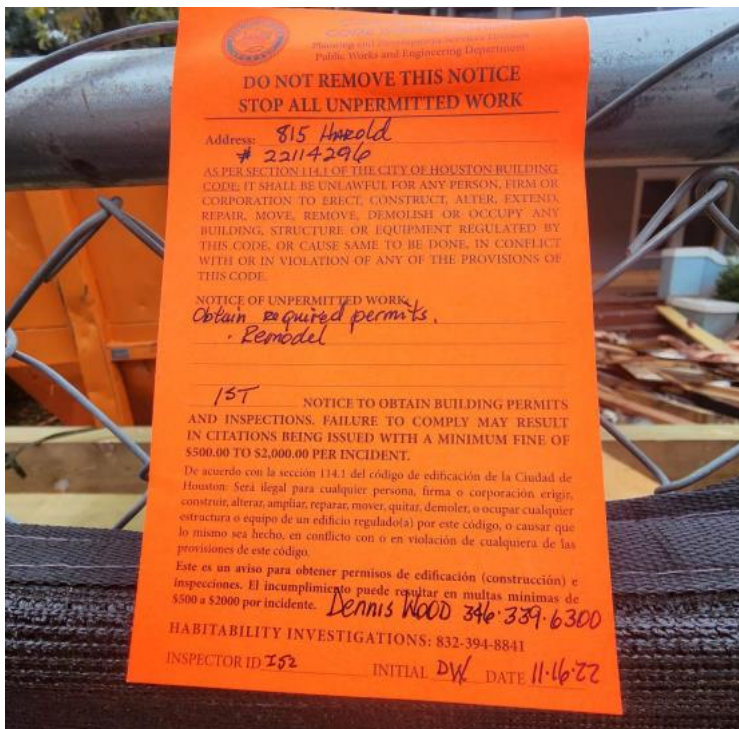
Red Tag Photos By Inspector – 11/16/2022



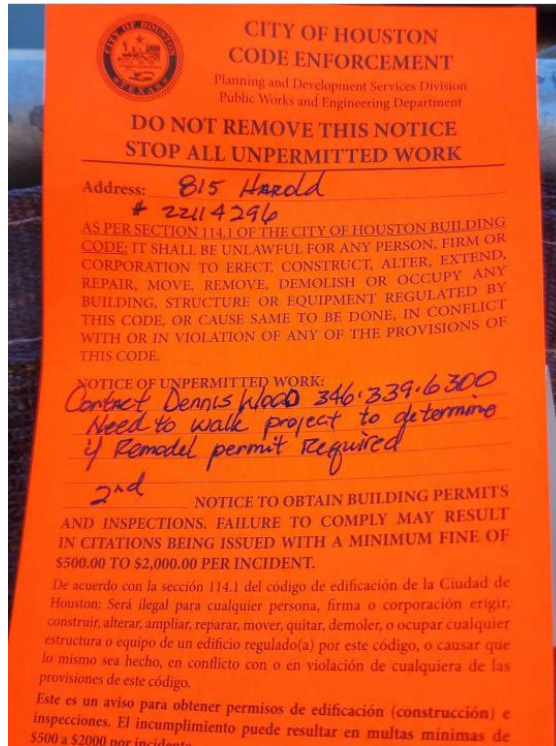
Red Tag Photos By Inspector – 11/16/2022



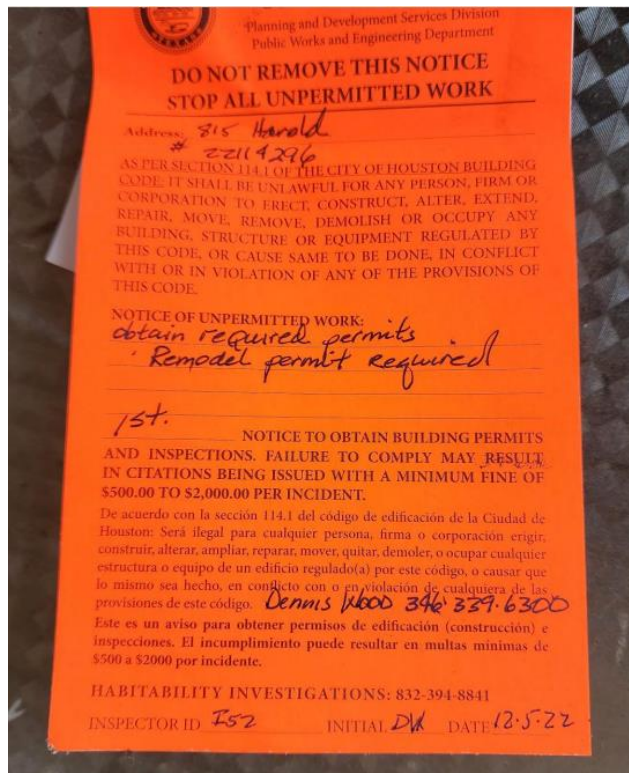
Red Tag Photos By Inspector – 11/16/2022



Red Tag Photos By Inspector – 11/30/2022



Red Tag Photos By Inspector – 12/05/2022



Red Tag Photos By Inspector – 12/05/2022



Right Rear Elevation.  
Window Openings Removed



Red Tag Photos By Inspector – 12/05/2022



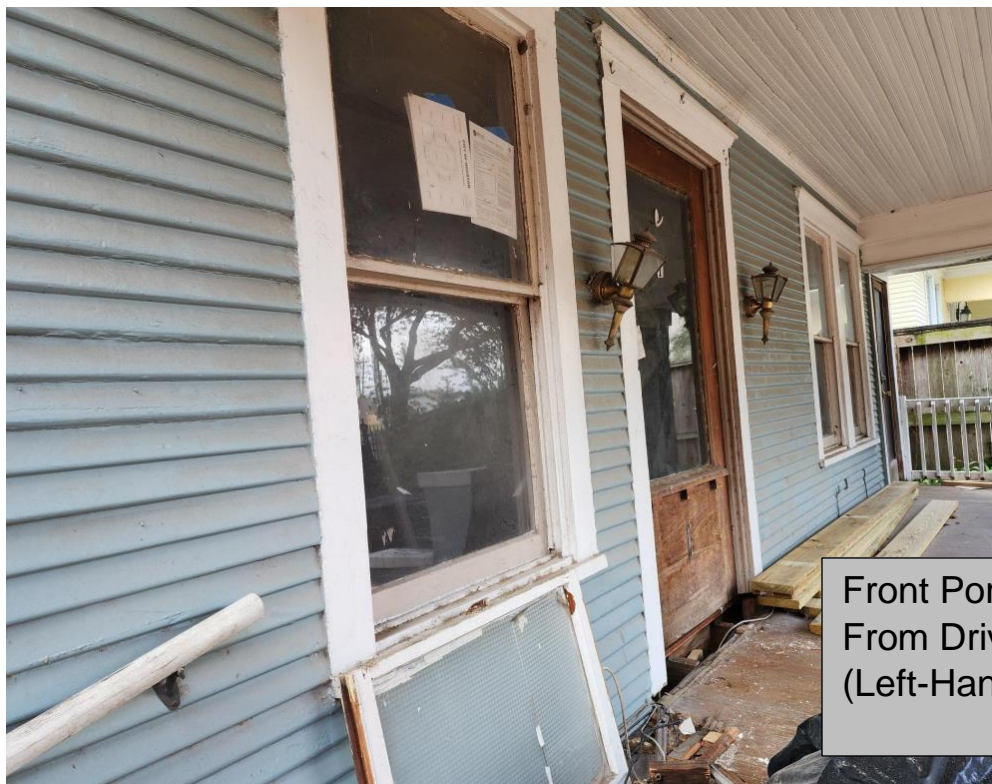
Left Rear Elevation.  
Port Cochere in  
background. Window  
Openings Removed.



Red Tag Photos By Inspector – 12/05/2022



Left Rear Elevation.  
Fire Damage on  
Shiplap



Front Porch As Seen  
From Driveway Side  
(Left-Hand Side)



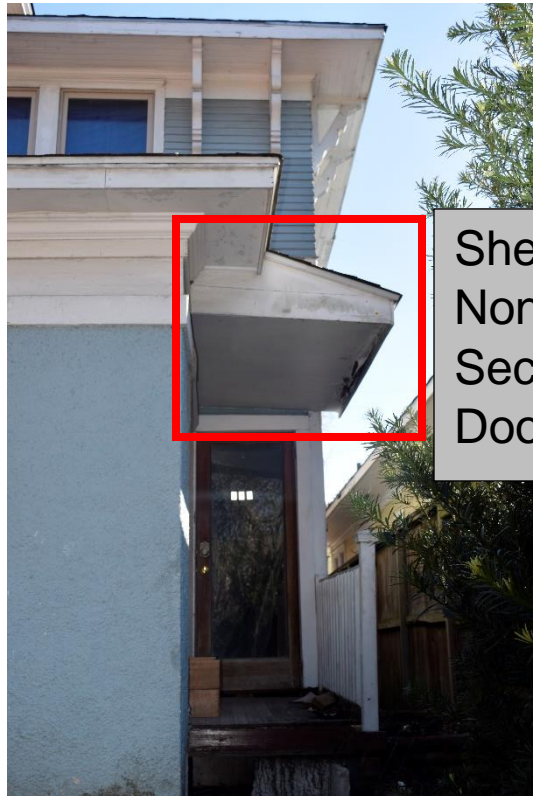
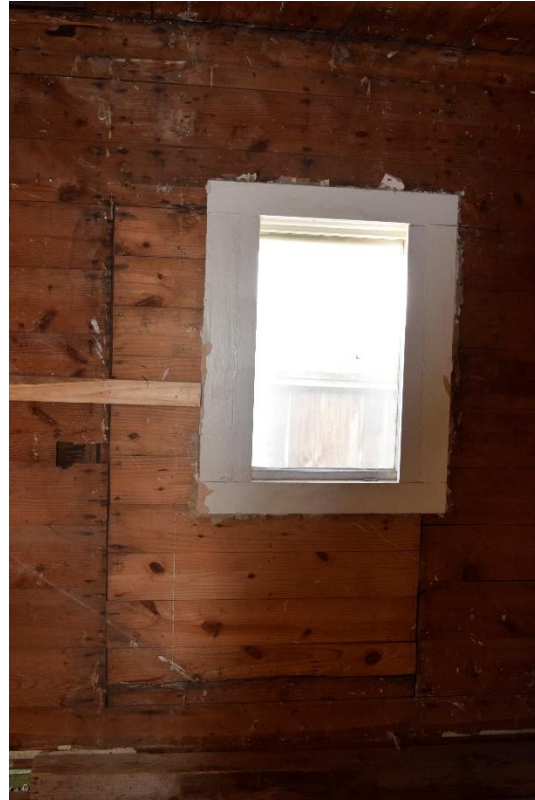
Photos By Staff – 2/16 & 2/17/2023



Photos By Staff – 2/16 & 2/17/2023



Photos By Staff – 2/16 & 2/17/2023



Right Elevation  
Interior Photos  
of First Floor  
Windows

Shed Roof Over  
Non-Historic  
Second Front  
Door

Photos By Staff – 2/16 & 2/17/2023

Right Elevation  
Interior Photos  
of Second Floor  
Windows.  
Original Window  
Opening Visible  
From Interior



Photos By Staff – 2/16 & 2/17/2023

Left Elevation  
Visible from Public  
R.O.W.



Photos By Staff – 2/16 & 2/17/2023



Left Elevation  
Windows Near  
Front of Port  
Cochere



Photos By Staff – 2/16 & 2/17/2023



Left Elevation  
Windows &  
Eave Behind  
The Port  
Cochere

Photos By Staff – 2/16 & 2/17/2023



Left Elevation Windows Behind The Port Cochere

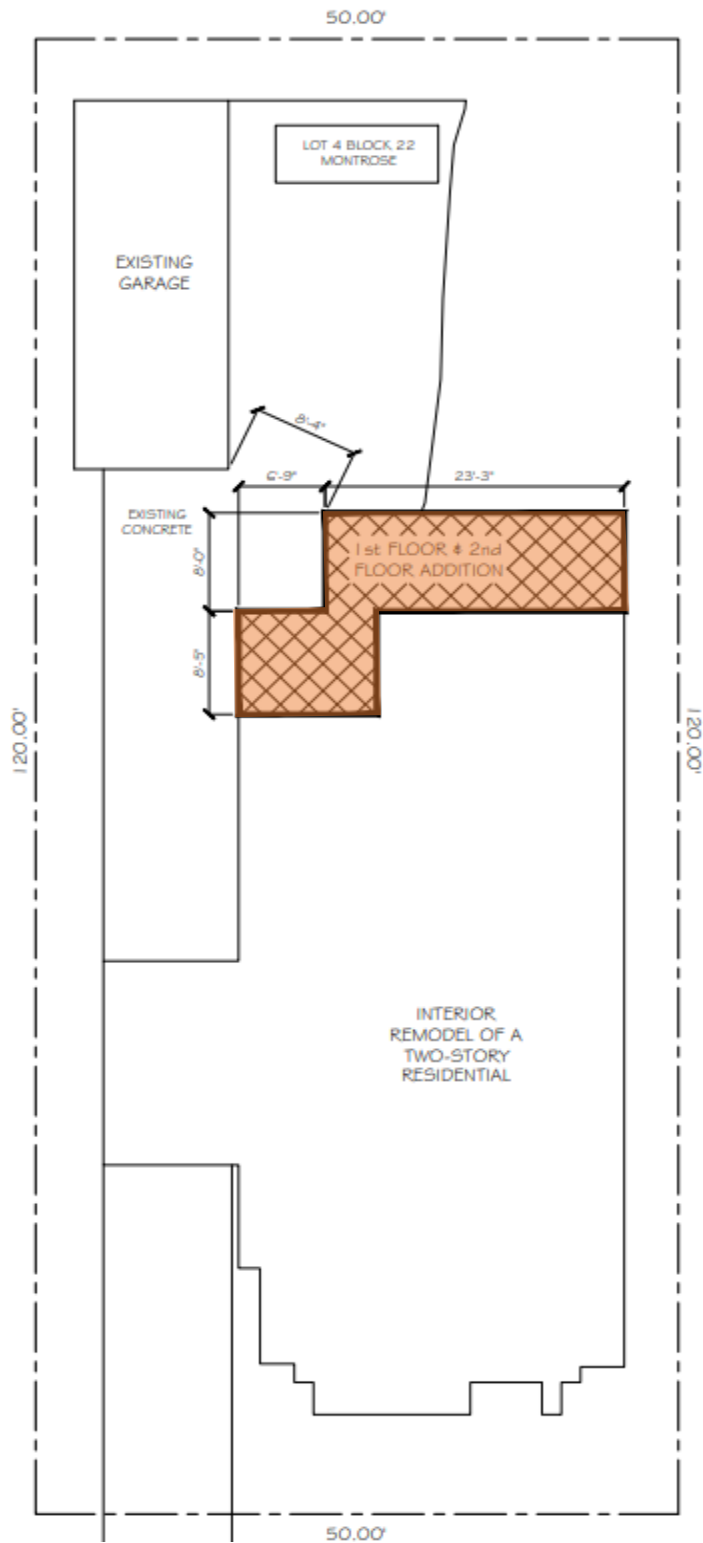




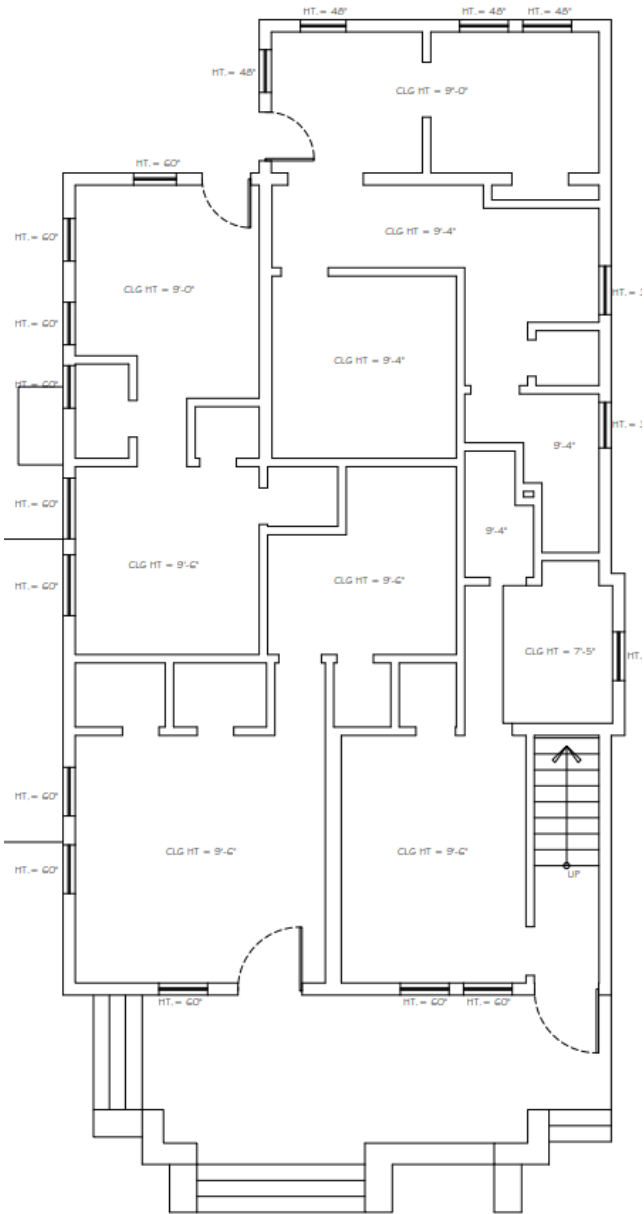
Photos By Staff – 2/16 & 2/17/2023



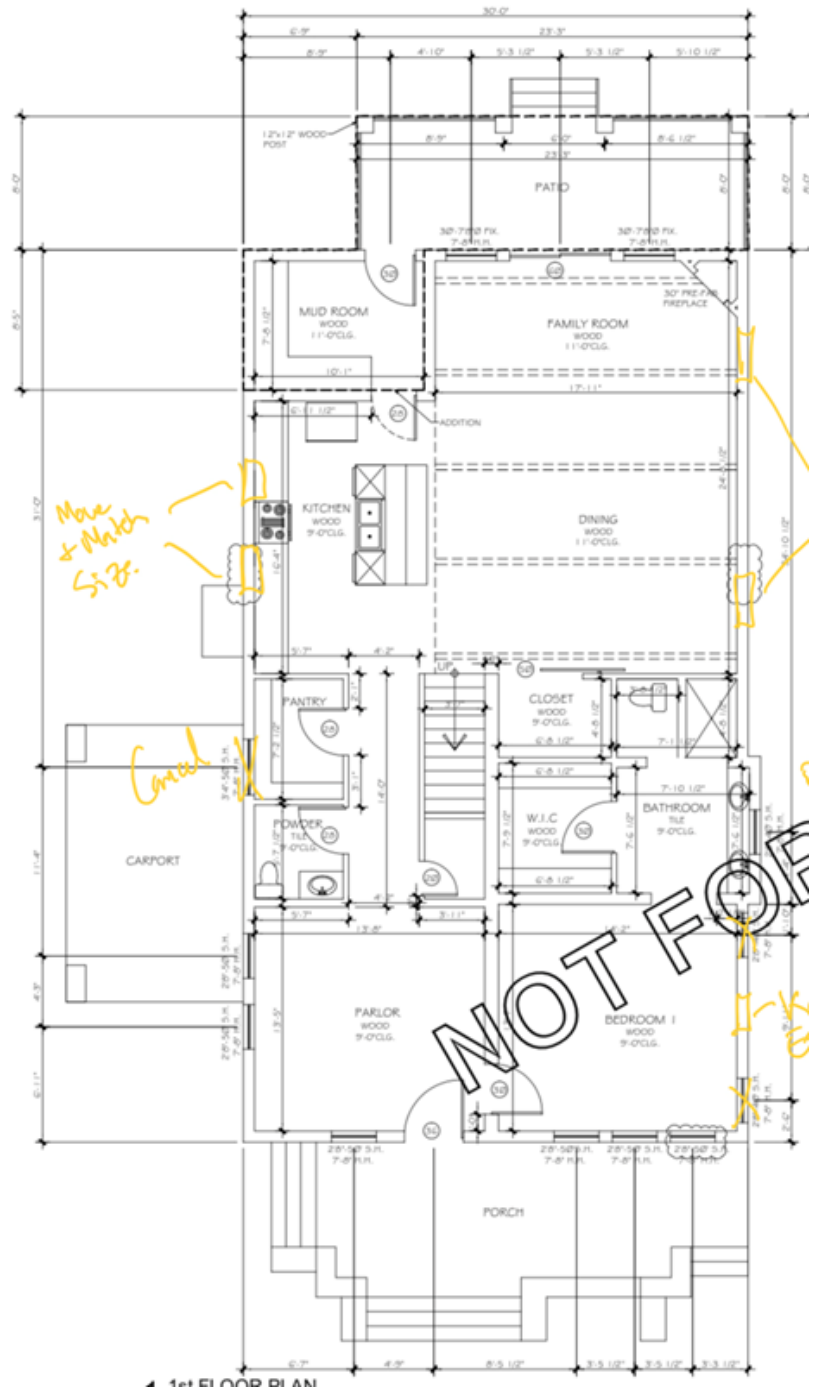
Proposed Site Plan



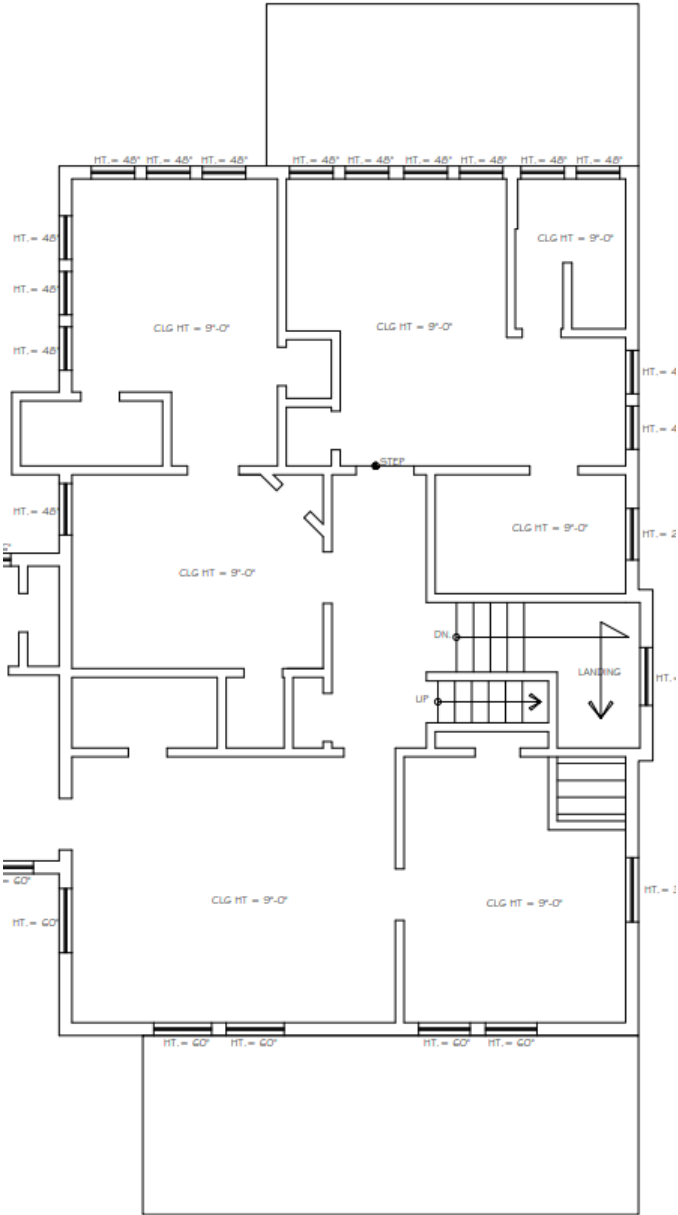
Existing First Floor Plan



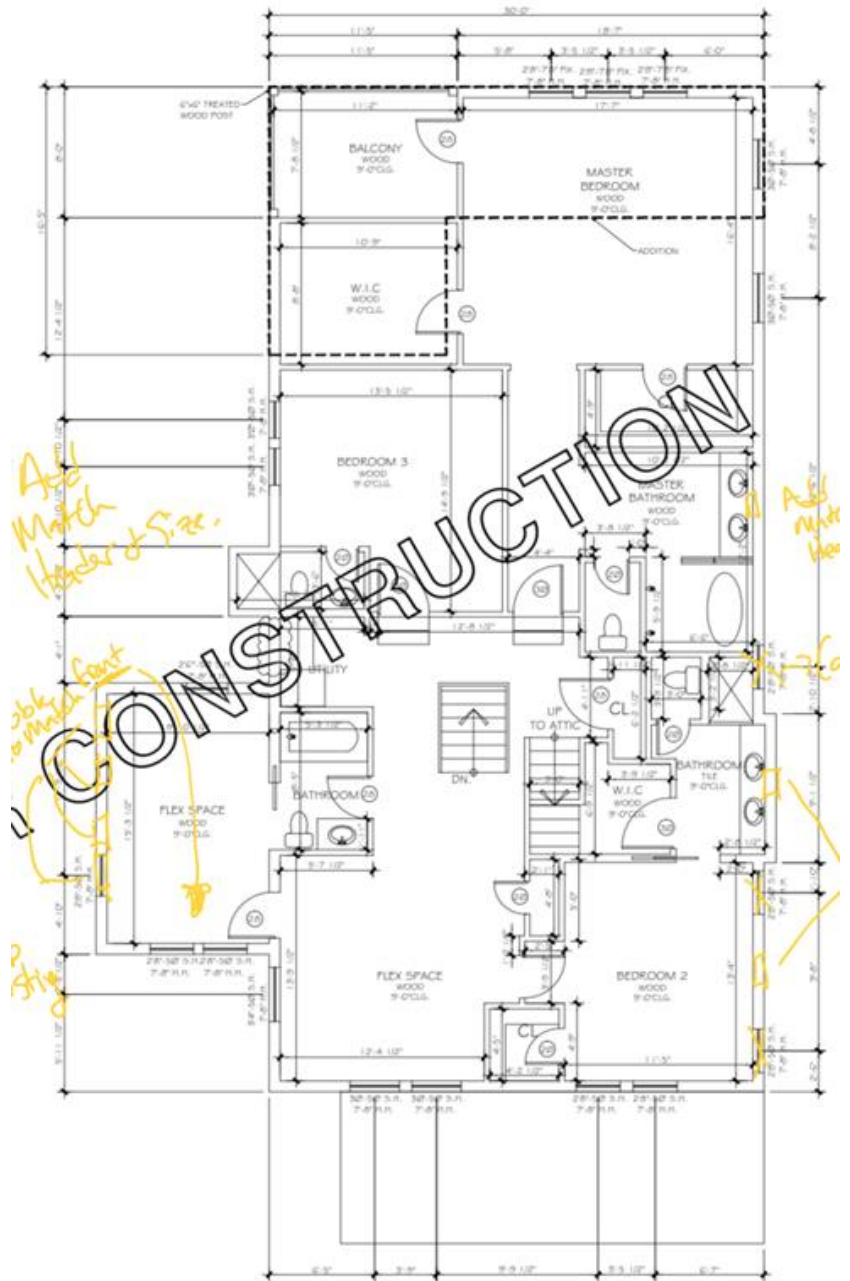
Proposed First Floor Plan



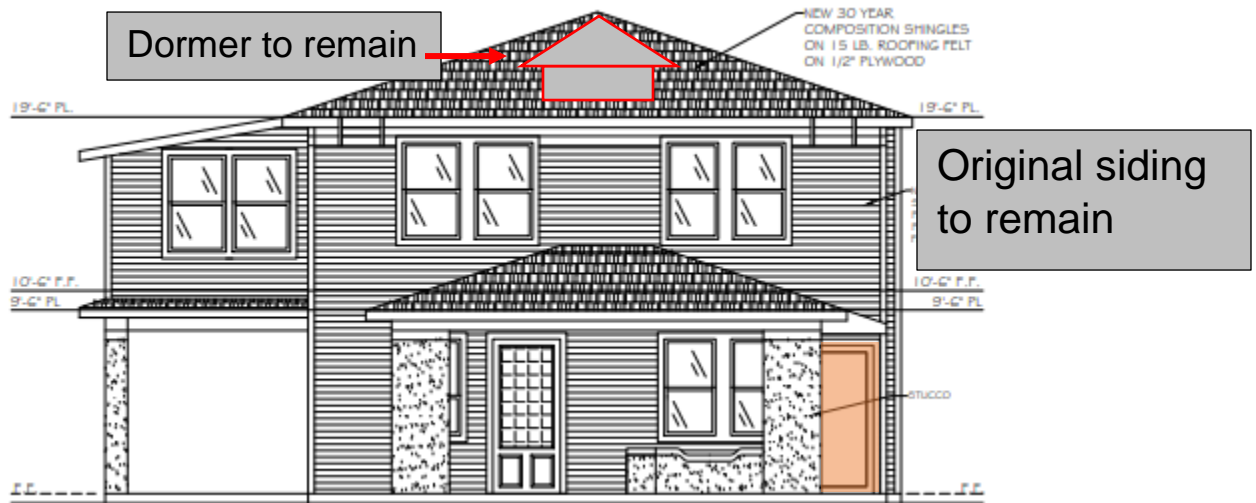
Existing Second Floor Plan



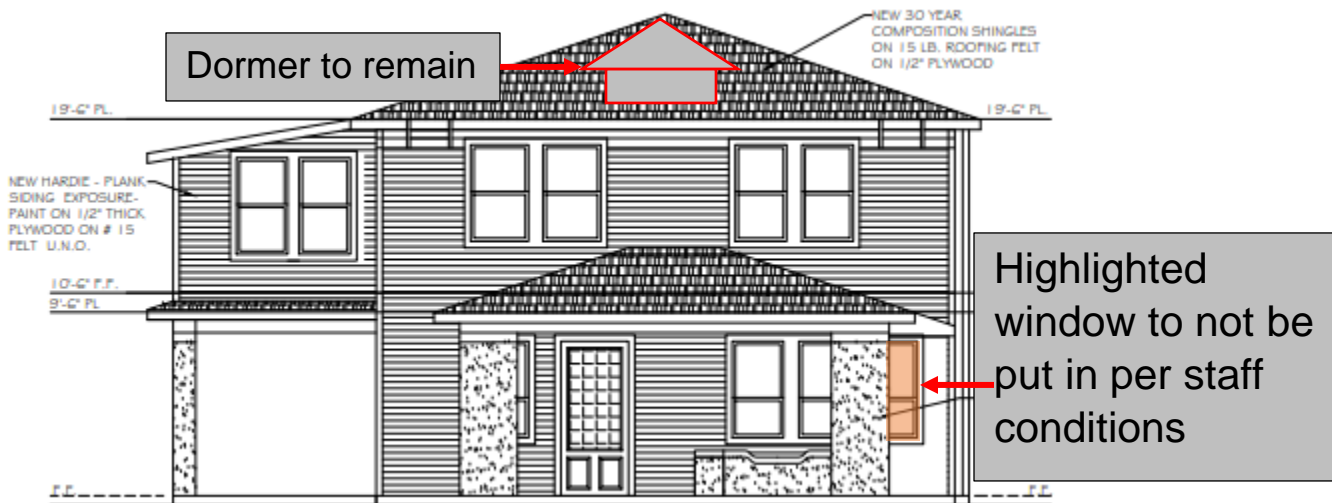
Proposed Second Floor Plan



**Existing Front Elevation**

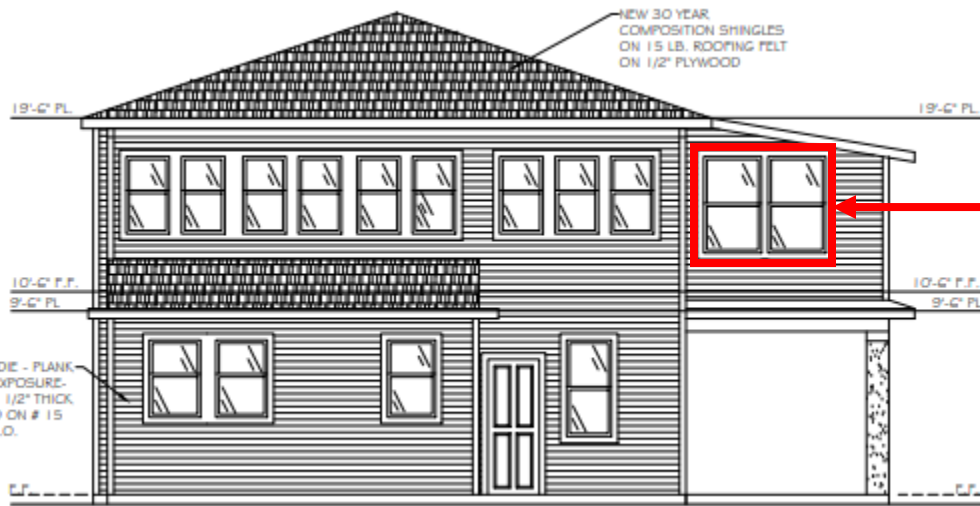


**Proposed Front Elevation (Rear Addition Not Visible)**



All original windows and front door to remain

Existing Rear Elevation



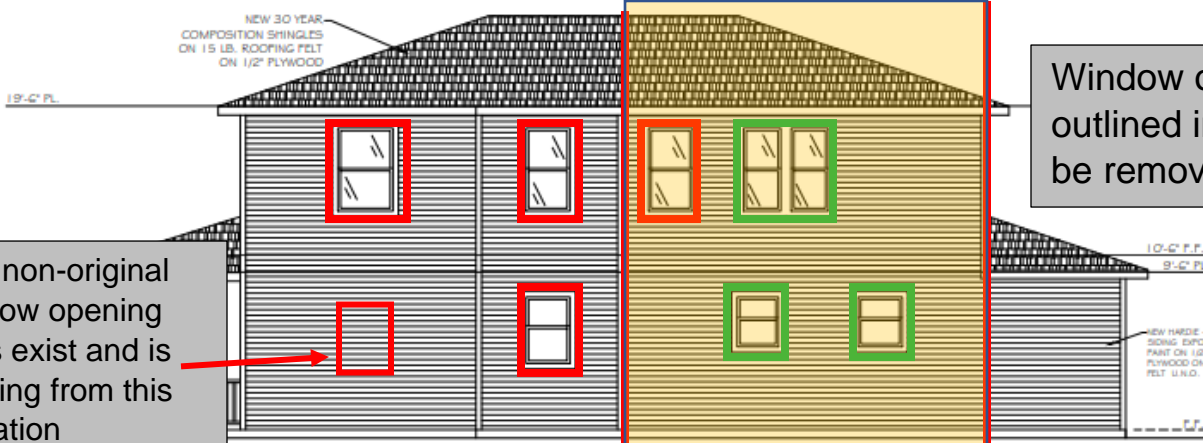
Smooth, cementitious siding on rear addition with a 5" lap reveal

Only one window opening exists as seen in photos

Proposed Rear Elevation



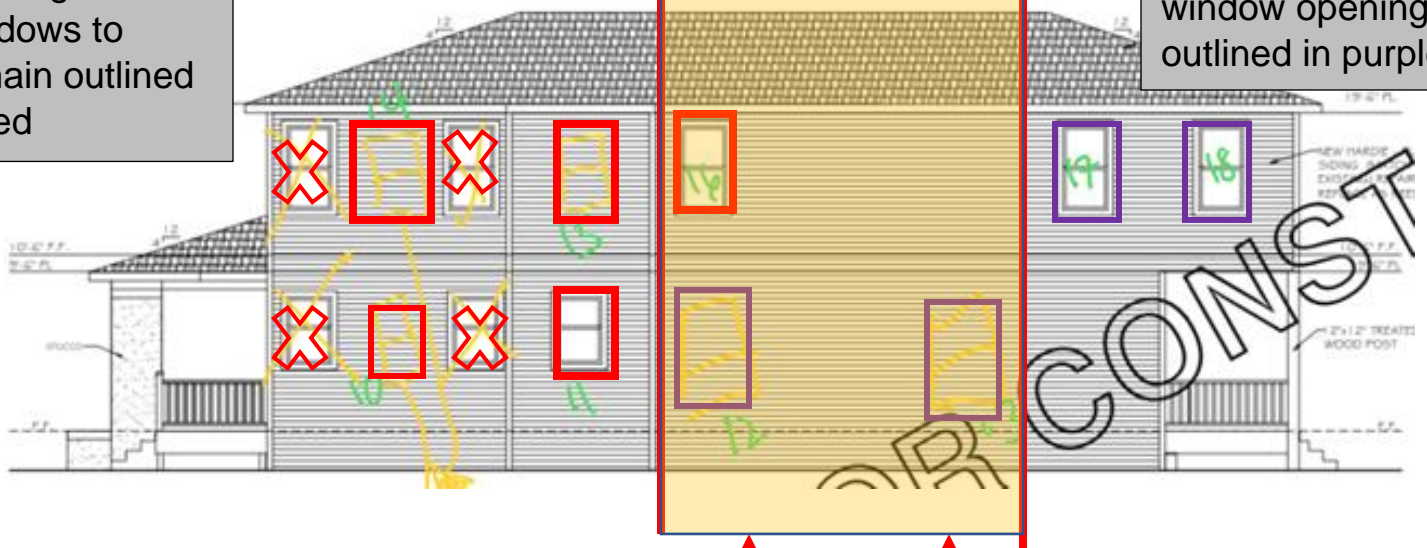
Existing Right Elevation



Window openings outlined in green to be removed

This non-original window opening does exist and is missing from this elevation

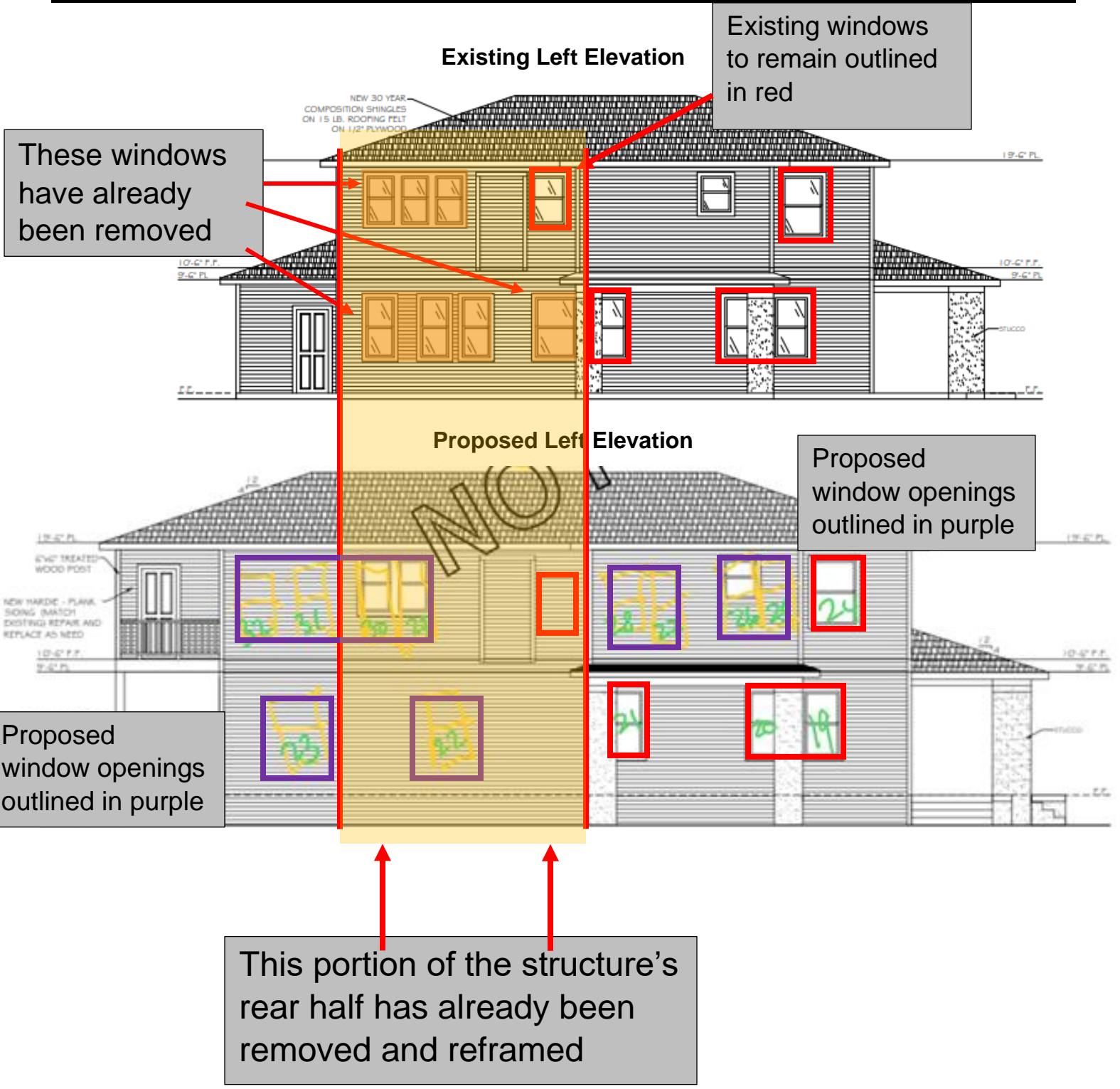
Proposed Right Elevation



Proposed window openings outlined in purple

Existing windows to remain outlined in red

This portion of the structure's rear half has already been removed and reframed





Residential Repair Spec Sheet – 10-12-2021



RESIDENTIAL REPAIR SPEC LIST

This form is to be completed by the applicant to obtain permits for work that does not require a plan review provided the materials match or are equivalent to the materials being repaired or replaced. The materials and method of construction must comply with the Code and are subject to field inspection for final approval. The issuance of a permit does not grant permission to violate the requirements of the code or authorize construction on, or use of, any property in violation of deed restrictions.

**Definition of Repair:** The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

Complete the following information (Please Print):

Applicant: Ifran Bhaidani Date: 10/12/2021

Project Address: 815 Harold St

Cost of Improvements: \$ 3800 Project Number: 21102196

Check all that apply:

- 1. Patch or repair exterior veneer, siding, stucco, EIFS, etc.
- 2. Replace exterior doors and doors leading to an attached garage
- 3. Replace windows\*
- 4. Replace rafters
- 5. Replace roof covering
- 6. Replace damaged studs
- 7. Install smoke detectors
- 8. Replace existing stairs and/or steps
- 9. Replace ceiling and/or wall covering/insulation\*
- 10. Repair existing fireplace
- 11. Repair porch
- 12. Repair Electrical (Separate Permit Required) ♦
- 13. Repair Plumbing (Separate Permit Required) ♦
- 14. Repair Mechanical (Separate Permit Required) ♦
- 15. Replace patio decking (**Note:** Although code compliance is always required; a permit is NOT required if deck surface is less than 30 inches above grade and there is no roof structure over the deck).
- 16. Replace flooring substrate (Note: A permit is NOT required for floor finish materials- carpet, tile, wood flooring, etc.)
- 17. Other repair work; provide description below:  
Removing Sheet rock to identify structural beams and have architect build plans to submit to city for remodel permit. I was told 4 x 4 holes at each structural point, in every wall, would require permit but if this permit allows, I will removal all sheetrock in home.

Applicant Signature:

♦ All trade permits, if required, shall be purchased under the repair spec list project number.

\* ENERGY CODE:

The following minimum requirements shall be maintained for energy efficiency compliance in Climate Zone 2:

Insulation and Windows	Fenestration U-factor	Glazed Fenestration SHGC	Ceiling R-Value	Wall R-Value	Floor R-value	R-values are minimums. U-factors and SHGC are maximums. Indicate insulation type: <u>R13</u>
	0.40	0.25	38	13	13	

ILMS 103 Comment – 01-07-2022

Additional Functions   Recent Selection Options   Activity Log   Pending Inspections

**Project is: INACTIVE** **Flood Zone: X**

Situs Address: **815 HAROLD ST 77006** 100 Search

Project Number: **21102196** Look Up 110 Project History Recent Selections Permit Type:

100 Situs Info   102 Application   114 Plan Review   115/297 Permits   205 Fee Collection

550 Documents

126 Situs Holds   208/599/Other   109 Project Holds   101/103 Comments   GIS / Tax Office

**101 Situs Comments (Click below to navigate to the related maintenance program)**

Comment-...	Comment-...	Comment	D...	Dept-Name ^
01/30/1997	HV	BL REMODELING W/O PERMIT	430	STRUCTUR/
09/09/1997	DW	WORKING W/O PERMIT-CONVERT CARPORT 334	430	STRUCTUR/
01/23/1998	DW	NO WORK AT THIS SITE 307	430	STRUCTUR/
05/19/1999	EM	BL--CONVERTED THE STORAGE ROOM INTO AN APART--	430	STRUCTUR/
07/23/2003	CAR	COMPLAINT: CONVERTED STORAGE BLDG. TO GARAGE	430	STRUCTUR/
01/06/2005	NNR	B/L COMPLAINT: ROOFING & REMODELING W/O PERMITS	430	STRUCTUR/
01/12/2005	EM	#338-BL-STATUS- NO VISIBLE VIOLATIONS	430	STRUCTUR/
02/11/2005	284	284* INV COMPLAINT OF RESIDENCE CONVERTED	400	OCCUPANCY

**103 Project Comments (Click below to navigate to the related maintenance program)**

Comment-...	Permit	IS-Type	Comment
10/27/2021	13	PRN	RESIDENTIAL REPAIR PER SPEC 2012 IRC 2015 IECC
10/27/2021	13	PRN	PROJECT IS NOT IN THE FLOOD ZONE PER GIMS
10/27/2021	13	PRN	ALL SCOPE OF WORK IS SUBJECT TO A FIELD INSPECTION
10/27/2021	13	PRN	NO ADDITIONAL PERMITS REQUIRED
01/07/2022	GE	PRN	<b>**Historic released hold for interior work only. Any exterior work</b>
01/07/2022	GE	PRN	<b>needs review by us.**</b>

↑   ↑   ↑

Red Tag Notices: 2022 – 23



Additional Functions Recent Selection Options Activity Log Pending Inspections

Project On Hold

Flood Zone: X

Situs Address: 815 HAROLD ST 77006 100 Search

Project Number: 22114296 Look Up 110 Project History Recent Selections Permit Type: |

- 126 Situs Holds
- 208/599/Other
- 109 Project Holds
- 101/103 Comments
- GIS / Tax Office
- 100 Situs Info
- 102 Application
- 115/297 Permits
- 399 Inspections
- 205 Fee Collection
- 550 Documents

Note: click document list to review details

ENTRY-SS	Document-No	Document...	Description	File-Reference
0001	01710377	10/12/2021		Residential Repair Spe
0002	02072138	11/16/2022	1ST NOTICE (I52) REMODEL (1)	815 HAROLD ST #2211
0003	02080725	11/30/2022	2ND NOTICE (I52) REMODEL (2)	815 HAROLD ST 32211
0004	02083902	12/05/2022	1ST NOTICE (I52) REMODEL (1)	815 HAROLD ST #2110
0005	02083905	12/05/2022	1ST NOTICE (I52) REMODEL (1)	815 HAROLD ST #2110
0006	02111799	01/12/2023	Proof of Ownership	815 Harold Deed.pdf
0007	02111800	01/12/2023	Agent Authorization Form	authorization form- 81
0008	02111801	01/12/2023	Survey or Site Plan	Harold815Rev1DaRan
0009	02111802	01/12/2023	Property Tax Assessment	HCAD File- 815 Harold.
0010	02112922	01/13/2023	23003856_Geocortex Map	23003856_Geocortex
0011	02112923	01/13/2023	23003856_Calculation Sheet	23003856_Calculation
0012	02112924	01/13/2023	23003856_Deed	23003856_Deed.pdf
0013	02112925	01/13/2023	23003856_Email	23003856_Email.pdf
0014	02112926	01/13/2023	23003856_WCR Expedited Letter	23003856_WCR Exped
0015	02112927	01/13/2023	23003856_Sales Order	23003856_Sales Orde
0016	02113354	01/17/2023	2ND NOTICE (I52) REMODEL (2)	815 HAROLD ST #2211
0017	02132740	02/07/2023	3RD NOTICE (I52) REMODEL (3)	815 HAROLD ST #2211