

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1809 Summer St., Houston TX 77007
 (Historic District) Landmark High First Ward HD HCAD # 00513 000 000 10
 Subdivision Shearn Lot 10+Tr. 11A Block 306

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Evam & Laura Michaelides
 Company _____
 Mailing Address 1809 Summer St.
Houston, TX 77007
 Phone 713-802-1699
 Email _____
 Signature [Signature]
 Date 4/14/2016

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions; agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS

ALTERATION & ADDITON CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1809 Summer St., Houston TX 77007

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

see attached

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS

 label photos with description and location

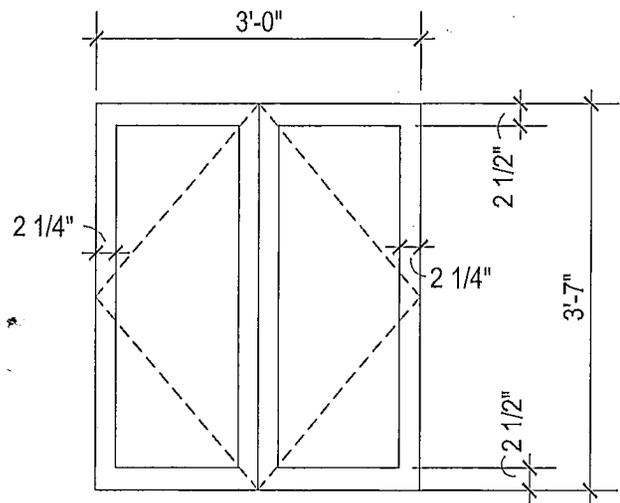
- elevations of all sides
- detail photos of exterior elements subject to proposed work *see attached*
- historical photos as evidence for restoration work

DRAWINGS

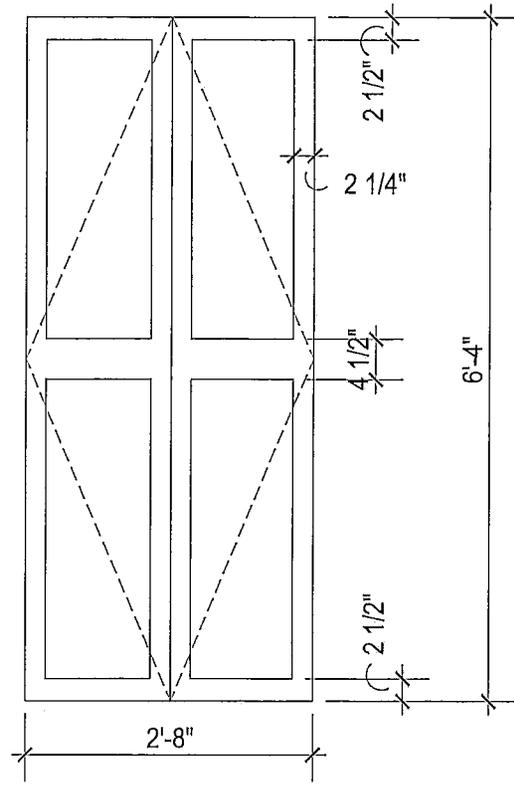
 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- perspective and/or line of sight

Drawings of proposed shutters



NOTE: SHUTTERS ARE PAINTED TREATED WOOD, PAINTED TO MATCH SURROUNDING TRIM.



01 SHUTTER AT EAST WALL (NEAR REAR-2ND FLOOR)
1" = 1'-0"

02 SHUTTER AT EAST WALL (2ND FLOOR)
1" = 1'-0"

DATE: 13 APR 2016 SCALE: 1"=1'-0" DRAWN BY: LM	DENTLER BUILDING 1809 SUMMER STREET EXTERIOR SHUTTERS	Revisions:	Four Square Design Studio 1810 Summer Street Houston, TX 77007 laura@foursquaredesignstudio.com 713.802.1699	
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1809 Summer Street – Description

1809 Summer is a 5,150 square foot lot on the south side of Summer Street. The only structure on the lot is the Dentler Building. The building footprint is approximately 1,650 square feet; as it is a two-story building, the gross interior area is approximately 3,300 square feet. The building is set back 2 ½ feet from the property line. There is a driveway on the east side of the property.

The Dentler Building was built in 1923 by George H. Dentler, who built a successful and well-known business that is particularly remembered in Houston for Dentler Maid Potato Chips, which were sold until the company was acquired by Lay's in the 1980s. The applicant has been told that the potato chips were manufactured in outbuildings (no longer extant) at the rear of the 1809 Summer property.

The Dentler Building was until recently in use as a four-plex apartment building. It had been allowed to deteriorate greatly over the years, most notably by water penetration. The present owner acquired it in 2013 and has restored it for use as a single-family residence. This involved extensive repairs, including the following:

- Significant deterioration in the structural brick of the façade necessitated large-scale repairs involving the disassembly of approximately one-third of the brick on the front face of the building. The original bricks were salvaged and re-used to rebuild the façade.
- During interior demolition, most of the joists holding up the first floor were found to have sustained heavy termite damage and were replaced.
- Likewise, the wood floors on both the first and second stories were found to have been so extensively termite-damaged that they could not be salvaged and have been replaced.
- The original window frames were severely deteriorated. On most of the windows visible from the street, the original frames were painstakingly restored by hand, while the original wooden sashes were salvaged, repaired and re-used.

A Certificate of Appropriateness is requested for the following:

The proposed alterations affect the two rearmost second-story windows on the east face of the building. These changes are as follows:

- Wooden exterior shutters will be placed over the small window at the very rear.
- Wooden exterior shutters will be placed on the rearmost window of the double window nearest to the small window at the rear.

The shutters will be secured to the wooden window frames. None of the historic brick on the building will be disturbed.

Given their location in the rear of the building, these two windows are relatively inconspicuous and are visible only from a limited set of angles.

The proposed activity is fully reversible with no permanent impact on the historic structure.

Supporting Photographs



Side view of the building, showing the affected area



Red rectangles indicate the two windows for which exterior shutters are being proposed

Purpose of the proposed activity, and related history

In August 2014, the applicant applied for a COA to brick up the same windows for which exterior shutters are now being proposed. The reason for this request was to minimize sound intrusion into the new master bedroom in this location. Sound intrusion was a significant concern because there are operating freight-rail tracks less than a block away, and because the head of the bed is located immediately behind these windows.

Staff recommended approval of that COA application. However, in the course of its presentation at the HAHC hearing, staff stated that the original building plans as submitted to and approved by the Planning Department had provided for these windows to be bricked up from the inside. Discussion by the HAHC focused on this point, and some HAHC members felt that bricking up the windows from the inside should be preferred to bricking them over altogether. On the strength of this argument, the HAHC rejected the COA application by a vote of 4 – 3.

In fact, however, staff's statement that the approved building plans had provided for these second-floor windows to be bricked up from the inside was not correct. The approved building plans had called for bricking up the corresponding windows on the first floor, but not the second-floor windows which were the subject of the COA application. Bricking up the second-floor windows from the inside was not even possible, since the thinner walls on the second floor are not thick enough to permit this (i.e., there is nowhere to place any additional bricks on the inside, since the window frames take up the full thickness of the exterior wall). Thus, the HAHC's rejection of the COA application was based on a faulty premise.

The upshot of all this is that the applicant was directed toward a solution that was impossible to implement, and was left without any palatable options. Unfortunately, with construction already in progress, appealing the decision was not feasible because of the delay involved. The only feasible alternative that could be identified was to sheetrock the inside of the bedroom, covering the windows in question from the inside, as well as the brick walls (which had been planned to be left exposed). A specialized sheetrock with extra sound-insulation properties was selected. The outcome is that this single layer of sheetrock is the only insulation between the head of the bed and the exterior windows directly behind it.

With construction essentially complete, the applicant noticed in the summer of 2015 that by mid-morning, the sheetrock in the areas behind the windows is extremely hot to the touch (even as the adjoining areas where the sheetrock is behind the brick walls is not hot at all). This is undoubtedly a result of the sheetrock being exposed to direct sunlight through the single-pane, east-facing windows behind it. This condition gives rise to the following concerns, which are the reasons for this COA application:

- There is significant heat gain in the bedroom, adversely affecting the suitability of the bedroom for its intended use.
- There is concern about possible long-term damage to the sheetrock, which is an interior material not typically exposed to intense sunlight.
- There is also concern for damage to the wallpaper that is planned for the inside of this room. In particular, the glue that will be used to attach it is likely to be sensitive to high heat.

The applicant has attempted to mitigate the heat gain by installing UV film on the exterior of the subject windows. Despite the installation of this film, the condition has persisted.

The applicant believes that the addition of exterior window shutters is the least obtrusive way of addressing the condition inside the bedroom.

Examples of shutters on similar buildings

It is not known whether the Dentler Building ever had shutters on its windows. (However, hardware attached to the original window frames suggests that exterior screens were used.) But shutters on

other brick buildings in the area are not unusual. Although there are no other brick buildings in the High First Ward Historic District, a recent visit to Galveston's historic district provided plenty of examples of shutters on historic brick buildings:



Sealy Street at 11th. Front view above, side view on following page.





Another building in the Galveston historic district.



Ashton Villa



Another masonry building in Galveston

Summary

- The proposed activity is readily reversible; the shutters could easily be removed in the future, leaving the form and integrity of the building unimpaired.
- The proposed activity will contribute to the continued availability of the property for a contemporary use. Installation of the shutters will mitigate heat gain and allow the master bedroom to function as intended during the summer months.
- The proposed activity affects only a small and inconspicuous area in the rear of the building.
- No historical, architectural or cultural material will be destroyed.