

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 1031 Le Green St., Houston, TX 77009
Historic District / Landmark Norhill HCAD # 0620890000013
Subdivision _____ Lot _____ Block _____

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

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

OWNER

Name Lucas and Laura Fidler
Company _____
Mailing Address 1031 Le Green St.
Houston, TX 77009
Phone 717-514-4638
Email _____
Signature [Signature]
Date 4/3/15

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: 1031 Le Green St.

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- 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
- historical photos as evidence for restoration work

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

- | | |
|---|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> current roof plan |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> proposed roof plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

1031 Le Green St.
Window Alteration
COA Application

Luke and Laura Fidler

Homeowners

8/28/15

Front Windows – Current State



Original



Current

- This Certificate of Appropriateness application is intended to rectify the window replacement that was done without obtaining a COA or building permit
- The homeowners propose removing the new wood double-hung windows with salvaged double-hung windows
- The homeowners propose 2 sets of paired windows, even though this is not the original design of the house, as the paired window arrangement increases quality of life for the occupants and makes the front façade more attractive while preserving the historic character of the home

Front Windows – Norhill Examples



1011 Le Green St.



1015 Le Green St.



1035 Le Green St.



4626 Pineridge St.

- These 4 nearby houses are very similar in construction to 1031 Le Green, including a door set perpendicular to the street, porch on the front right of the house, and have similar roof pitches
- All 4 have 2 sets of paired windows on the front façade
- These houses are examples of nearby houses with similar designs; however nearly all houses in Norhill are built with multiple window fenestrations on the front façade. Some have 3 and a few have 5 or more, but 4 windows on the front façade is the most common
- This is meant to demonstrate that paired windows are the typical design in this area and our proposed design honors this historical character

Front Windows – Salvaged Windows



- Homeowners obtained 2 salvaged windows measuring 29 ¾" x 62", which is the exact same dimensions of all other original windows in the home
- If COA is approved, homeowners will continue to monitor the Historic Houston Salvage Warehouse for additional windows of the same dimension and vintage, and also search in Austin, San Antonio, and Dallas for matching windows
- Homeowners will have windows refurbished by a local craftsman recommended by Historic Houston

Front Windows - Summary

- The homeowners propose installing 4 salvaged, double-hung windows in 2 paired sets to replace the new double-hung windows that are currently installed
- This arrangement of windows is the typical design for bungalows in the Norhill neighborhood and preserves the historical character of the house, if not the exact appearance
- Construction methods will include reframing of walls and modifying the headers that were installed for the new windows, which will preserve the structural integrity of the wall
- Use of salvaged windows preserves historic material
- The addition of an extra window greatly increases the amount of natural light entering the residence, which is desirable according to contemporary design concepts

Side Window – Current State



Original



Current

- As part of this COA, the homeowners propose keeping the current window in place
- This window modification is necessary for safety and privacy reasons as it is located in a bathroom next to a shower

Side Window – Interior View



- The previous window posed a privacy issue, which the previous homeowners solved by covering it with a smaller shower curtain
- We felt this “solution” was inadequate and felt the window posed a serious safety issue as well, as the single-paned glass in the original window could easily shatter and severely injure someone during a slip or fall
- The window was replaced, the wall reframed and correct header installed for the window
- The larger opening was patched with cement hardie backer board and retiled

Lucas Fidler
1031 Le Green St.
Houston, TX 77009
717-514-4638

September 3, 2015

Matthew Kriegl
City of Houston Planning & Development Department

Dear Mr. Kriegl,

I am writing this letter in support of my application for a Certificate of Appropriateness that is intended to rectify the window alteration that was performed without a COA or building permit. We spoke on the phone and corresponded via email in August regarding the original COA denial and the proposed path forward. During our conversation you stated that the only acceptable remediation would be to remove the new windows and install a single salvaged window on either side of the front façade. I would like to propose a solution in which the new windows are removed and replaced with 4 salvaged windows arranged in 2 pairs on either side of the front façade. I do not set this proposal forward whimsically or to be obstinate; rather, I have seen how paired front windows have improved the quality of the living space and our quality of life by letting in more natural light and opening up the front rooms. I hope to show through this letter and the corresponding COA application that I believe this proposal to be the best path forward for all parties.

I would like to address the specific criteria that caused us to fail our original COA, and explain how I believe the new proposal satisfies the criteria.

Criteria 1: The proposed activity must retain and preserve the historical character of the property

The HAHC Historic Preservation Manual defines historical character as the overall look and feel of a building. I do not believe that changing the front façade to include 2 sets of paired windows affects the historical character in any way. Nearly all bungalows in Norhill have paired windows on the front facades, including the 4 examples I noted at 1011 Le Green, 1015 Le Green, 1035 Le Green, and 4626 Pineridge. I could have taken pictures of over a hundred houses in our neighborhood that have 2 sets of

paired windows in the front, but I chose these 4 because of the similarity of the houses' layout and proximity to our home. Our own home has 18 other windows in it; 14 of these are in paired arrangements.

Given that our proposed arrangement of fenestrations on the front façade seems to be the "typical" layout of 1920s and 1930s bungalows in Norhill, and the fact that nearly every window in our own home is arranged in this way, it appears to me that our proposal will not degrade the historical character of the structure in any way.

Criteria 4: The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment

After receiving a stop-work notice in June, I have often gotten questions from our neighbors or people walking their dogs as to what was going on with our unpainted windows. When I explain the situation, everyone I have talked to has asked the same question, which is "you only had one window one each side?" These people are not unobservant, they simply did not ever notice the particular arrangement of windows in our house. While this is not a representative sample of the population and there may be people who notice such things, I believe there is a lesson to be learned from these folks, which is that altering the window arrangement and opening size does not affect the historical character or leave the structure unrecognizable as a 1930s era bungalow. Therefore, I believe that while the *appearance* of the house would certainly be changed with paired windows vs. single windows, this does not necessarily mean that the distinguishing character of the building will be affected.

Criteria 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

All available evidence points to this home originally having single windows on either side, so there is no argument to be made that this proposal will duplicate the features of the house as they may have existed in the past. The only thing I can say is that I hope the preservation of historical character will outweigh the effect to the exact appearance of the home.

Criteria 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.

The existing wall was reframed and new headers were installed in order to accommodate the new windows which are currently in place. Mario Streiver can provide details on the construction if necessary, but replacing the new windows with salvaged windows would necessitate no further work to the structure of the home. The structural integrity of the home will remain intact. We are willing to have the structural components inspected by a city engineer to ensure the construction was done correctly.

Criteria 9: The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located.

I greatly regret that the original windows were discarded, but there will be no further destruction of historic material regardless of future actions. Whether single or paired windows are installed, salvaged material including windows, trim, and siding will be used.

To be honest, I am not sure if any of this will make a difference in your final decision, but I have spent a great deal of time thinking about it and I feel the crux of the issue is whether our increased quality of life with paired windows in the front is outweighed by maintaining the exact appearance of the house as it existed in 1930. In my mind, the historical character of the house is preserved either way. I hope that you will consider my arguments fairly and without regards to the unpermitted work that was already done, and I thank you for your consideration of my proposal.

Sincerely,

Lucas Fidler