

# 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 \_\_\_\_\_ Lot 10 + TR-11A Block 306

## 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 Evan & Laura Michaelides  
Company \_\_\_\_\_  
Mailing Address 1809 Summer St.  
Houston TX 77007  
Phone 713-802-1699  
Email \_\_\_\_\_  
Signature [Signature]  
Date 8/27/2015

## 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

- |   |  |
|---|--|
| <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

*See attached*

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

### PHOTOGRAPHS

 label photos with description and location

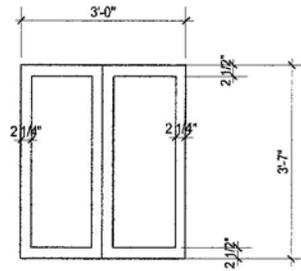
- |  |
|--|
| <input type="checkbox"/> elevations of all sides                                     |
| <input type="checkbox"/> detail photos of exterior elements subject to proposed work |
| <input type="checkbox"/> historical photos as evidence for restoration work          |

### DRAWINGS

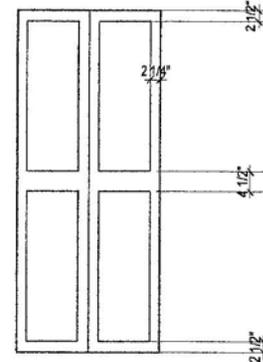
 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |   |   |
|---|---|
| <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 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 |

*Drawings of proposed shutters*



01 SHUTTER AT EAST WALL (NEAR REAR-2ND FLOOR)  
3/8" = 1'-0"



01 SHUTTER AT EAST WALL (2ND FLOOR)  
3/8" = 1'-0"

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

DATE: 25 AUG 2015

DENTLER BUILDING  
1809 SUMMER STREET

Revisions:

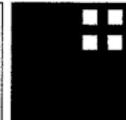
SCALE: 3/8"=1'-0"

**EXTERIOR SHUTTERS**

DRAWN BY: LM

Four Square Design Studio  
1810 Summer Street  
Houston, TX 77007

713.802.1699



## **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 at the rear of the 1809 Summer property, whose foundations are still visible but which are no longer extant.

The Dentler Building was most 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:

- 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.
- Significant deterioration in the structural brick of the façade necessitated large-scale repairs involving the disassembly of much of the brick on the front face of the building. The original bricks were salvaged and re-used to rebuild the façade.
- The original window frames were severely deteriorated. On most of the windows visible from the street, the original frames were painstakingly rebuilt by hand to match the exterior design of the original ones, 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.

**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 requested 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 the COA. However, in the course of their 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 assertion that the original building plans had provided for these second-floor windows to be bricked up from the inside was incorrect. The approved building plans had called for the corresponding first-floor windows to be bricked up, but not the second-floor ones which were the subject of the COA application. Bricking up the windows from the inside on the second floor 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 are essentially flush with the interior 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, the delay involved precluded the filing of an appeal. 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 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 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.

## **Criteria Adherence**

This proposed alteration satisfies the determination criteria in Section 33-241(a) of the Historic Preservation Ordinance, as follows:

- The proposed activity retains and preserves the historical character of the property. The affected area is small and one of the least visible areas from the exterior, so the overall character of the building and its design remain unchanged.
- The proposed activity will contribute to the continued availability of the property for a contemporary use. The section of the building in question is in use as the master bedroom, and covering these windows will mitigate the heat gain from the sun on summer mornings.
- The proposed activity is readily reversible; the shutters, if removed in the future, would leave unimpaired the essential form and integrity of the building.
- No significant historical, architectural or cultural material will be destroyed.
- There are no deed restrictions applicable.