CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Lucas Fidler, owner

Property: 1031 Le Green Street, Lot 13, Block 110, North Norhill Subdivision. The property includes a historic 1,190 square foot one-story wood frame single-family residence and detached garage situated on a 5,000 square foot interior lot.

Significance: Contributing Bungalow residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – Revision. Alter the fenestration of the existing south (front) and east elevations of the historic residence. The removal of the single original windows and installation of new wood paired windows on the front elevation, as well as the removal of a side window and installation of a smaller slider window, was denied at the July 2015 HAHC meeting. The applicant now proposes the following work:

- Replace the now existing two sets of new wood paired windows on the façade with salvaged historic wood windows that match the current size and configuration.
- Retain the existing slider window that replaced the original double-hung window on the east side elevation.
- The previously denied alterations were competed without HAHC approval, Neighborhood approval, or City of Houston permits. The property has been issued a red tag and was ordered to stop all unpermitted work on June 19, 2015.

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received.

Civic Association: Norhill Neighborhood Association is in support of the project. See Attachment A.

Recommendation: **Denial - does not satisfy criteria 1, 4, 7, 8, 9**

HAHC Action: **Approved**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: October 22, 2015

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA	
☐	☒	☐	(1) The proposed activity must retain and preserve the historical character of the property; *The removal of the original windows, trim, and siding as well as the addition of paired windows to the façade of this building is highly visible and represents a failure to retain and 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; *A single window located in each of the two front bays was a highly visible and distinguishing characteristic of this residence. No evidence has been submitted supporting that this residence originally had paired windows on the front elevation. Adding additional fenestration to the façade of this building is highly visible and alters its original historic appearance.*
☒	☐	☐	(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;
☒	☐	☐	(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; *No evidence has been submitted supporting that this residence originally had paired windows on the front elevation. Adding additional fenestration to the façade of this building is a highly visible and invasive alteration to its original historic appearance.*
☐	☒	☐	(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 removal of existing historic windows, the expansion and alteration of the original window openings and the addition of paired windows on the façade and a smaller window on the east elevation impairs the integrity of the historic structure. Additionally, the shifting of windows is extremely invasive. As this is a balloon framed house, the walls will have to be reframed and headers installed to allow for proper installation of the new windows.*

☐ ☒ ☐ (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;
The removal, disposal, and subsequent replacement of three original windows, trim, and siding on the south and east elevations led to the destruction of significant historical material. Additionally, since this a balloon framed house, expanding and altering the existing window openings necessitates additional existing wall material, shiplap, framing, and siding to be removed and destroyed.

☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification

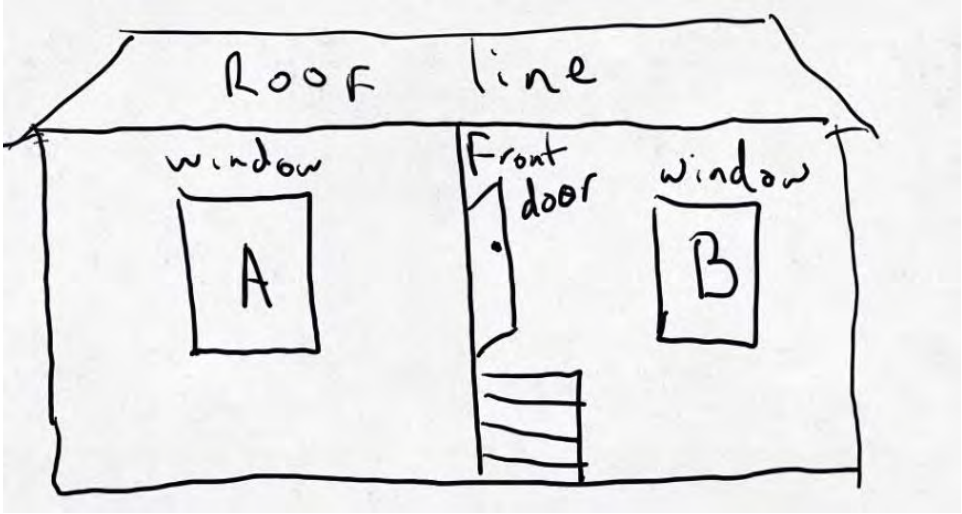
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

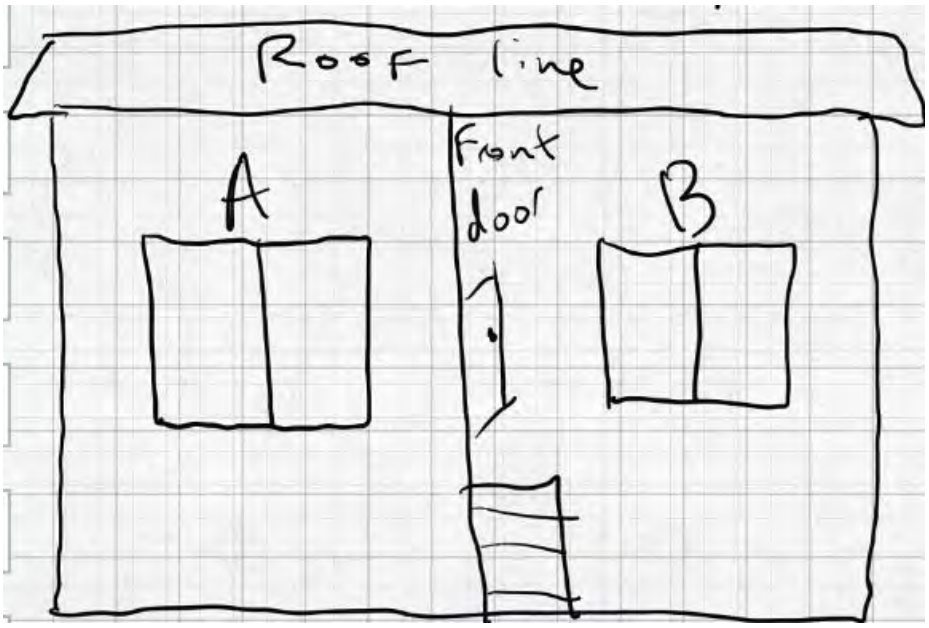
CURRENT PHOTO

SOUTH ELEVATION – FRONT FACING LE GREEN STREET

EXISTING

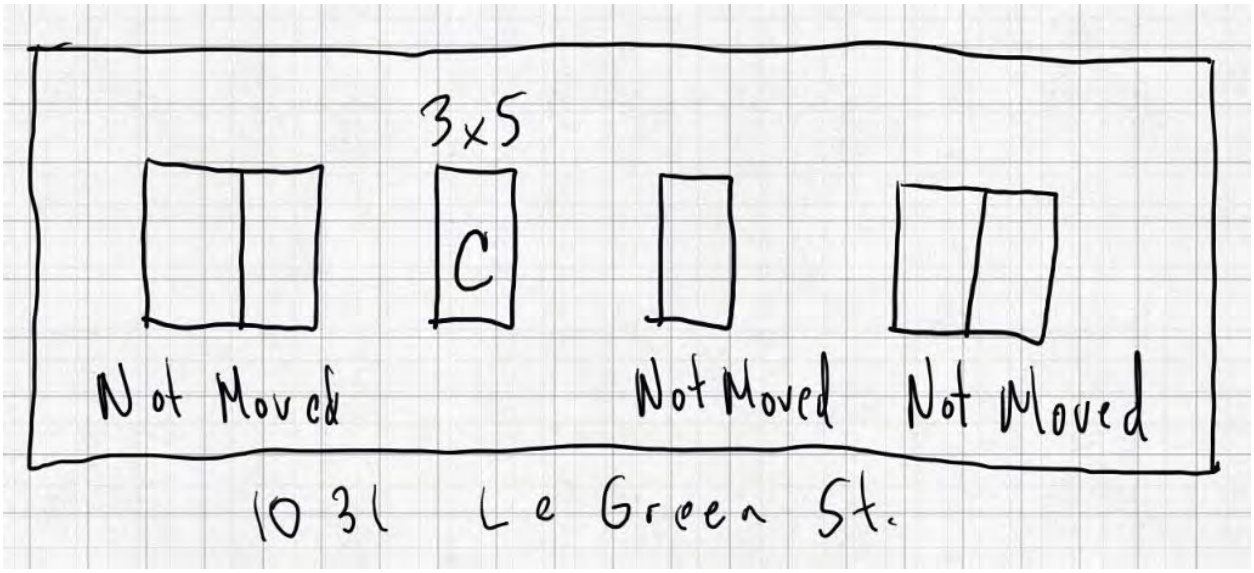


PROPOSED

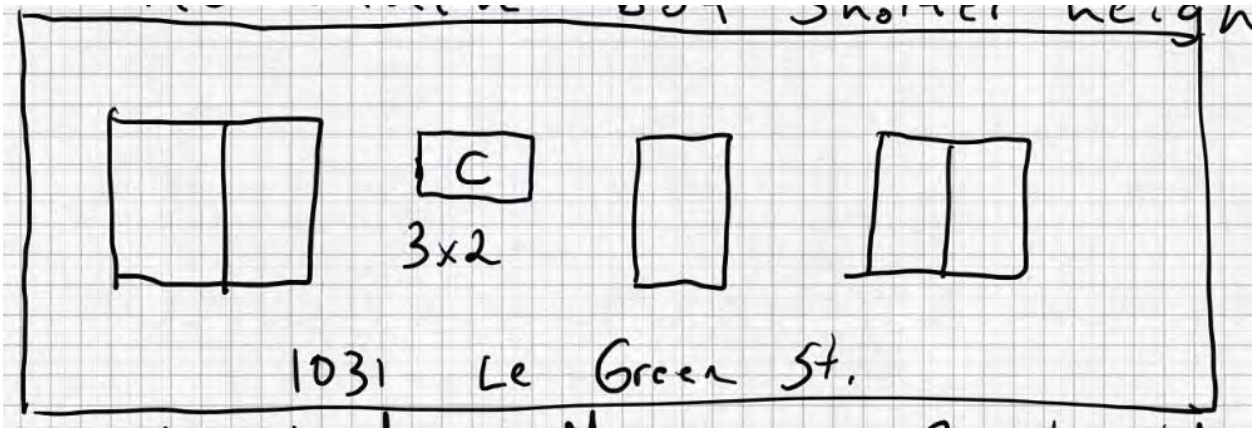


EAST SIDE ELEVATION

EXISTING



PROPOSED



INSTALLED WINDOWS

FRONT FACING LE GREEN STREET

ORIGINAL

CURRENT

INSTALLED WINDOWS

FRONT FACING LE GREEN STREET

INSTALLED WINDOWS

ORIGINAL

CURRENT

WINDOW / DOOR SCHEDULE

FRONT WINDOWS

PROPOSED SALVAGED WINDOWS (1 PAIR, NEED ADDITIONAL PAIR)

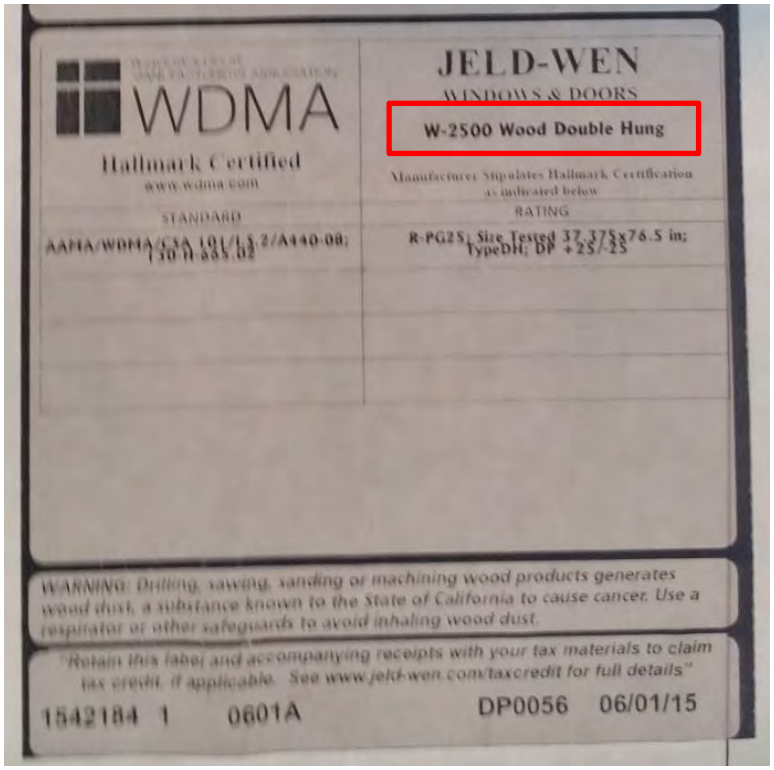
WINDOW / DOOR SCHEDULE

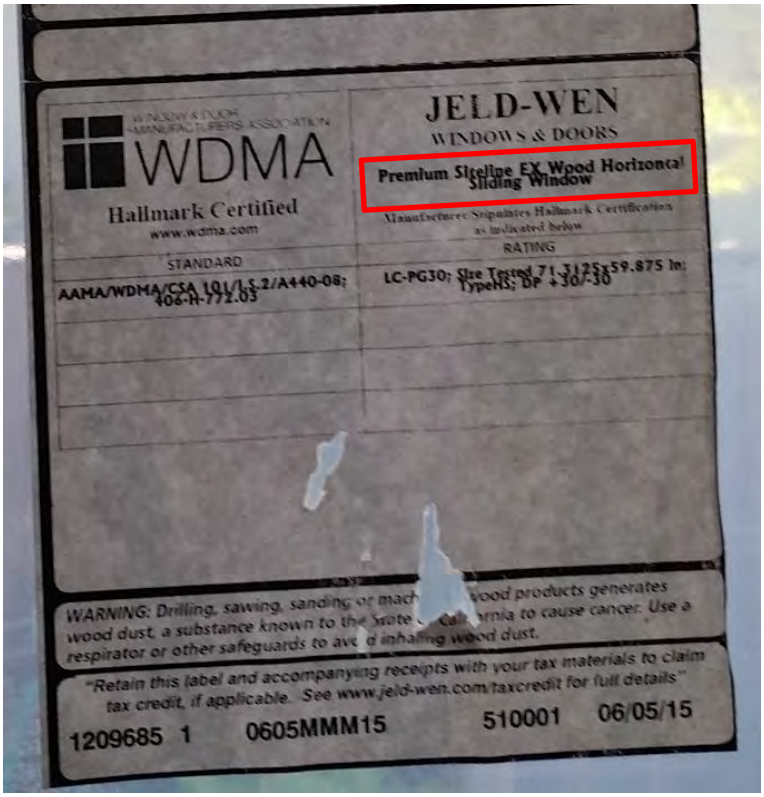
SIDE WINDOW – INTERIOR VIEW

(PROPOSED TO REMAIN AS INSTALLED)

WINDOW / DOOR SCHEDULE

INSTALLED WINDOWS



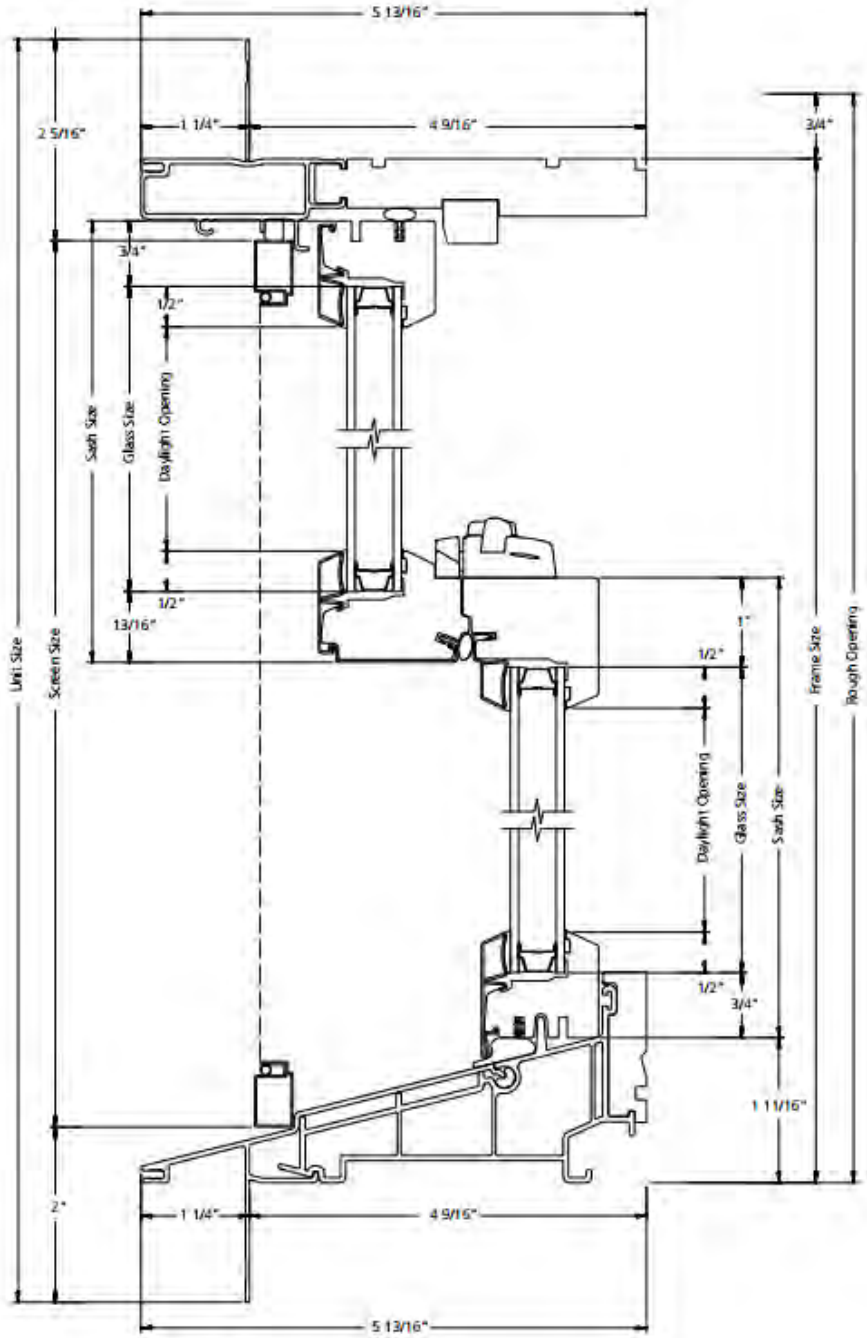


WINDOW DETAIL

(NEWLY INSTALLED WINDOWS)

JELD-WEN WINDOWS & DOORS **Double-Hung Windows**
W-2500

SINGLE UNITS



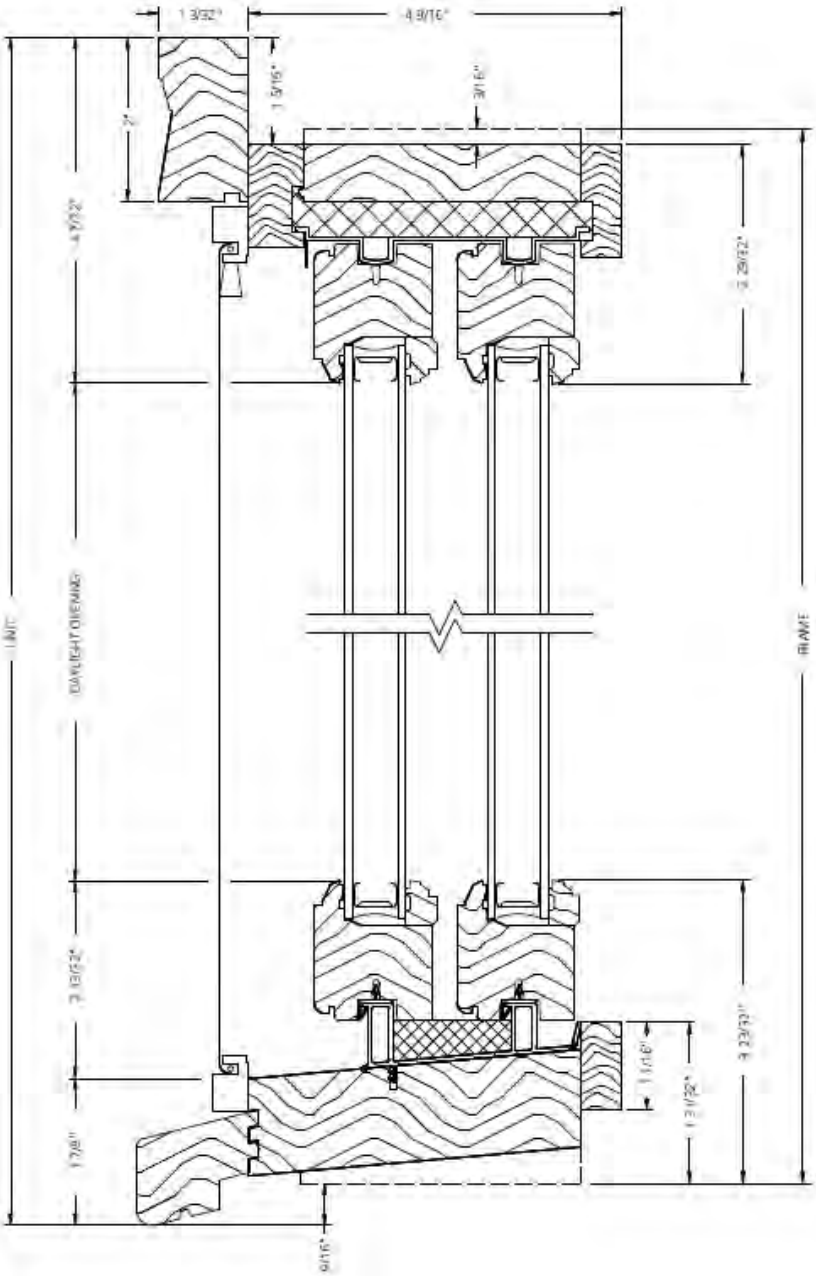
WINDOW DETAIL

(NEWLY INSTALLED WINDOWS)

JELD-WEN WINDOWS & DOORS

Siteline Primed Sliding Windows
Premium Wood

SLIDING



COMPLIANCE DOCUMENTATION

311 COMPLAINT

Recorded	Permit	Insp	Comment Text
06/19/2015	3I		ASSIGNED TO 295 FOR INVESTIGATION
06/19/2015	3I		COMPLAINT:"destruction of historical material without COA"
06/19/2015	3I		Site visit per inspector #295 on 6/19/2015. Results;
06/19/2015	3I		site visit confirmed new window replacement and minor
06/19/2015	3I		siding repairs. Inspector 310 made stop earlier in the
06/19/2015	3I		day and posted a red tag to stop all unpermitted
06/19/2015	3I		construction and obtain a Certificate of Appropriateness
06/19/2015	3I		and permits for the unpermitted work. Follow ups
06/19/2015	3I		are scheduled with inspector 295. per 295

APPLICANT DATA

FRONT WINDOW CONFIGURATION – NORHILL EXAMPLES

1011 Le Green St.

1015 Le Green St.

1035 Le Green St.

4626 Pineridge St.

APPLICANT DATA

FRONT WINDOW CONFIGURATION – NORHILL EXAMPLES

- 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

PROJECT DETAILS

Windows/Doors: The existing house featured two 3' x 5' 1-over-1 historic wood double hung windows on the front (south) elevation (one window on the front wall and one window behind the porch) and six 3' x 5' 1-over-1 historic wood double hung windows on the east side elevation. The residence features a non-original wood panel front door.

July 2015: The two existing windows on the front elevation were removed. The existing openings were then expanded 1.5' on either side and two new pairs of 3' x 5' 1-over-1 wood double hung windows were installed. On the east elevation, the third window (from the street (after the pair)) was removed and replaced with a 3' x 2' wood slider window. The remainder of the opening was patched with new 117 wood siding to match existing.

September 2015: The applicant proposes installing 4 salvaged, double-hung windows in 2 paired sets to replace the new double-hung windows that are currently installed. The applicants obtained 2 salvaged windows measuring 29¾" x 62", the same dimensions of all other original windows in the home. If COA is approved, the applicant 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. The salvaged windows will then be refurbished by a local craftsman. The applicant proposes to keep the current replaced and altered east side window in place. See photos, window/door schedule, and drawings for more detail.

Exterior Materials: The existing house is clad with wood 117 siding with wood trim.

In order to enlarge the existing openings to accommodate the expanded width of the paired windows on the front (south) elevation, historic siding was removed. In order to close the opening on the east elevation, due the smaller size of the new slider windows, new wood 117 siding was installed to match existing. The original trim on the two front windows and the one altered east elevation window was removed and replaced. See photos and drawings for more detail.

Front Elevation: (South) The existing front elevation features two bays. The eastern bay is inset and features a partial front porch. A single window is centered on the wall of the eastern bay. The western bay is the front wall and features a single centered window. The residence and porch is topped by a front gable roof.

The applicant has removed both historic windows and expanded both openings to accept pairs of windows. Both the eastern and western bays now contain a centered pair of windows. See drawings and photos for more detail.

Side Elevation: (East) The Existing east elevation features the side profile of the partial front porch. The side entrance front is located on the porch. To the north of the porch is a pair of windows followed by two additional windows and a pair of windows is located towards the rear. All of the windows are the same size with the exception of the window north of the first pair from the street. This window is smaller than the others.

The applicant has removed the smaller window and installed a horizontal slider window in its place. The remainder of the original opening was patched with new 117 wood siding to match existing. See drawings and photos for more detail.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

EST. 1920
NORHILL
NEIGHBORHOOD ASSOCIATION

October 16, 2015

FIDLER LUCAS J & LAURA
1031 LE GREEN ST
HOUSTON TX 77009-4407

Re: Proposed restoration of two sets of paired front historical windows and other small renovations to 1031 Le Green per application dated 8/28/2015

Dear Luke and Laura,

Your request for approval of the above referenced project was recently considered by the NNA Board. Eleven of the twelve board members were present. The board members voted to **approve** your application.

Sincerely,

NNA Board

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77249

EST. 1920
NORHILL
NEIGHBORHOOD ASSOCIATION

October 16, 2015

Dear Matt and Members of the HAHC,

On October 15th, the board of the Norhill Neighborhood Association met to review and vote on renovation plans submitted by residents of our community. One of the submissions we reviewed was for **1031 Le Green**, and after careful consideration, voted **unanimously in favor** of their plans. At present, the property owners, Luke and Laura Fidler are in limbo with an unfinished project due to the unfortunate circumstances whereby they were unaware of the approvals needed to renovate their home. The NNA board feels that they are proposing a **very reasonable solution** that is in harmony with the existing homes in North Norhill and also makes the spaces more livable.

We hope that the members of the HAHC commission will agree with us. As always, we will look forward to working with you in the future as our neighborhood continues to grow.

Sincerely,

Tom and Lawrence

Tom Patton
Second Vice President
Deed Restrictions

Lawrence Febo
Director-at-Large

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77249