CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Mario Striever, 3 Marios Construction, for 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 – Alter the fenestration of the existing south (front) and east elevations and replace a non-original front door

- The two existing original windows and trim 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 historic wood double hung windows were installed.
- On the east elevation, the third window (from the street) and trim 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.
- The above alterations were competed without HAHC approval, Neighborhood approval, or City of Houston permits. The property has been issues a red tag to stop all unpermitted work.

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

Public Comment: No public comment received.

Civic Association: No comment received.

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

HAHC Action: **-**

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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.*

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☐ ☒ ☐ (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.

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PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

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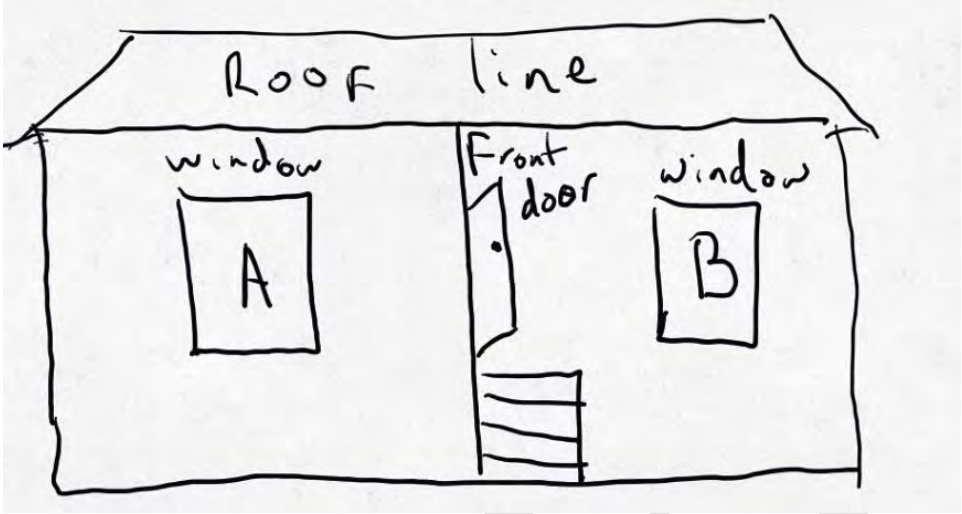
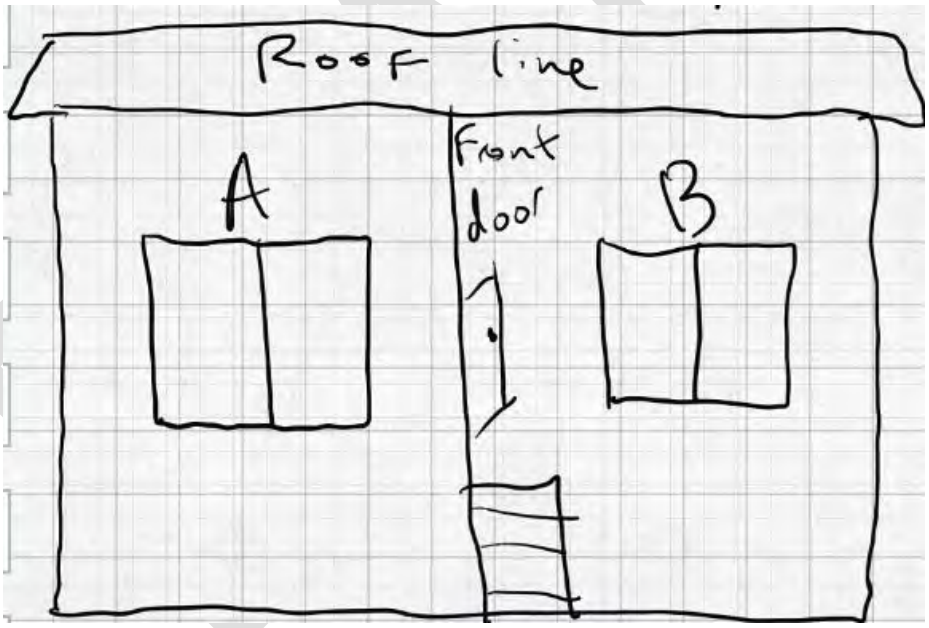
SOUTH ELEVATION – FRONT FACING LE GREEN STREET

EXISTING

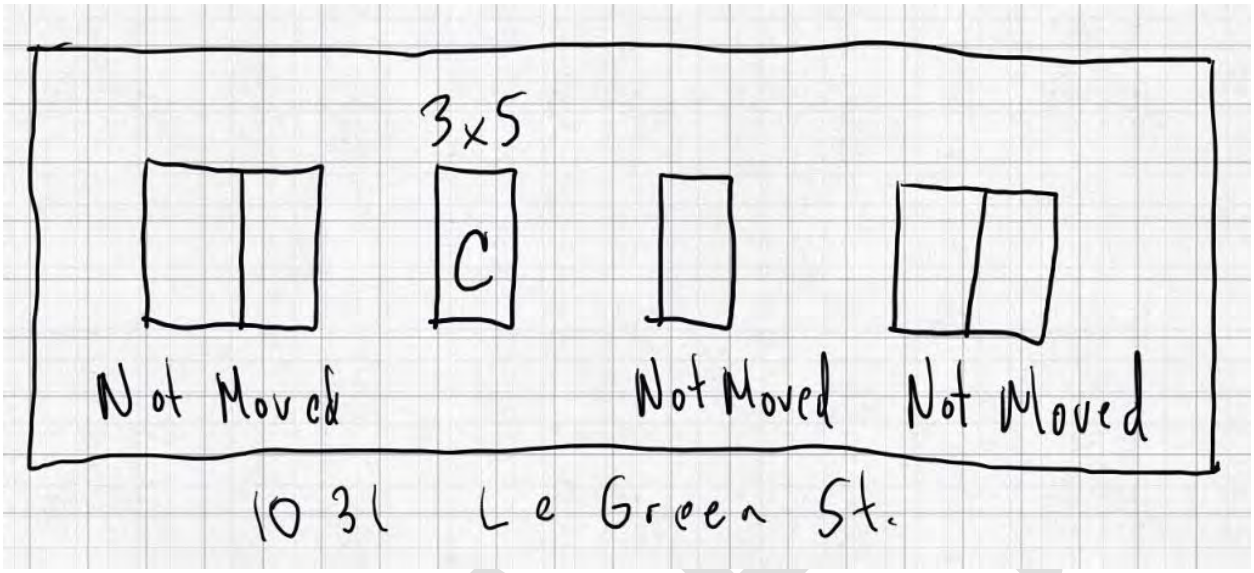


PROPOSED



EAST SIDE ELEVATION

EXISTING



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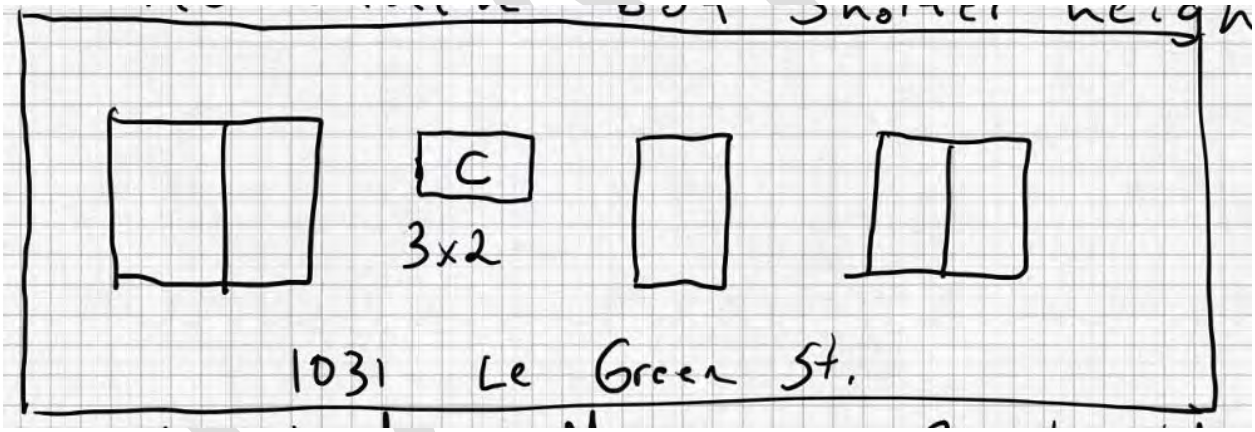


INSTALLED WINDOWS

FRONT FACING LE GREEN STREET

ORIGINAL

CURRENT

INSTALLED WINDOWS

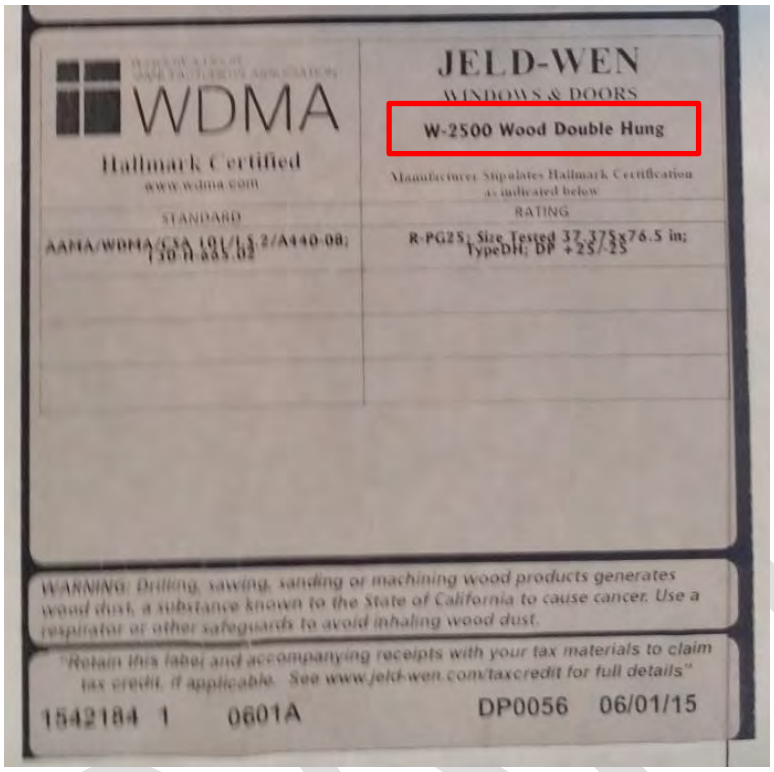
FRONT FACING LE GREEN STREET

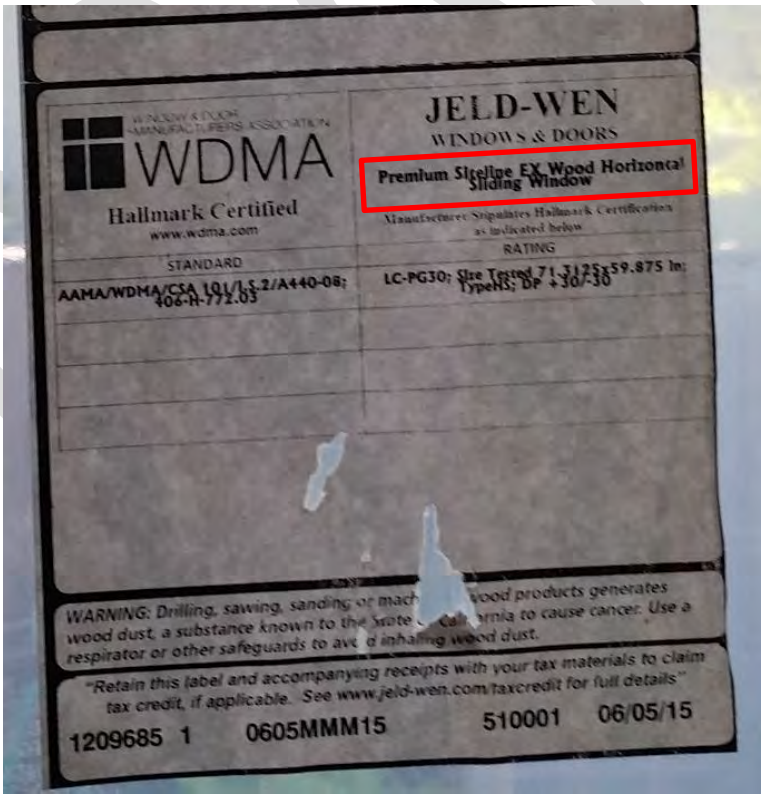
INSTALLED WINDOWS

ORIGINAL

CURRENT

WINDOW / DOOR SCHEDULE

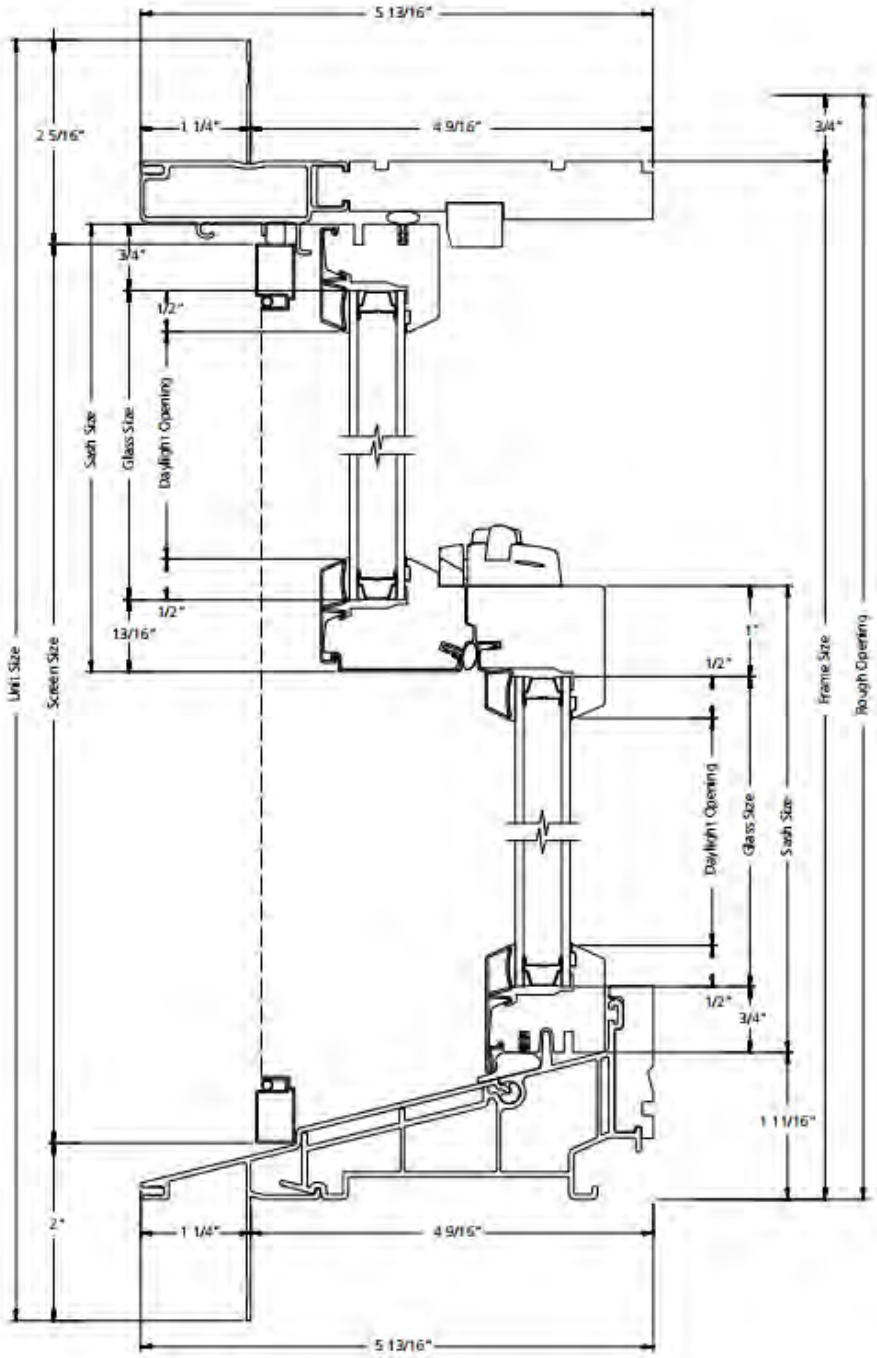




WINDOW DETAIL

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

SINGLE UNITS

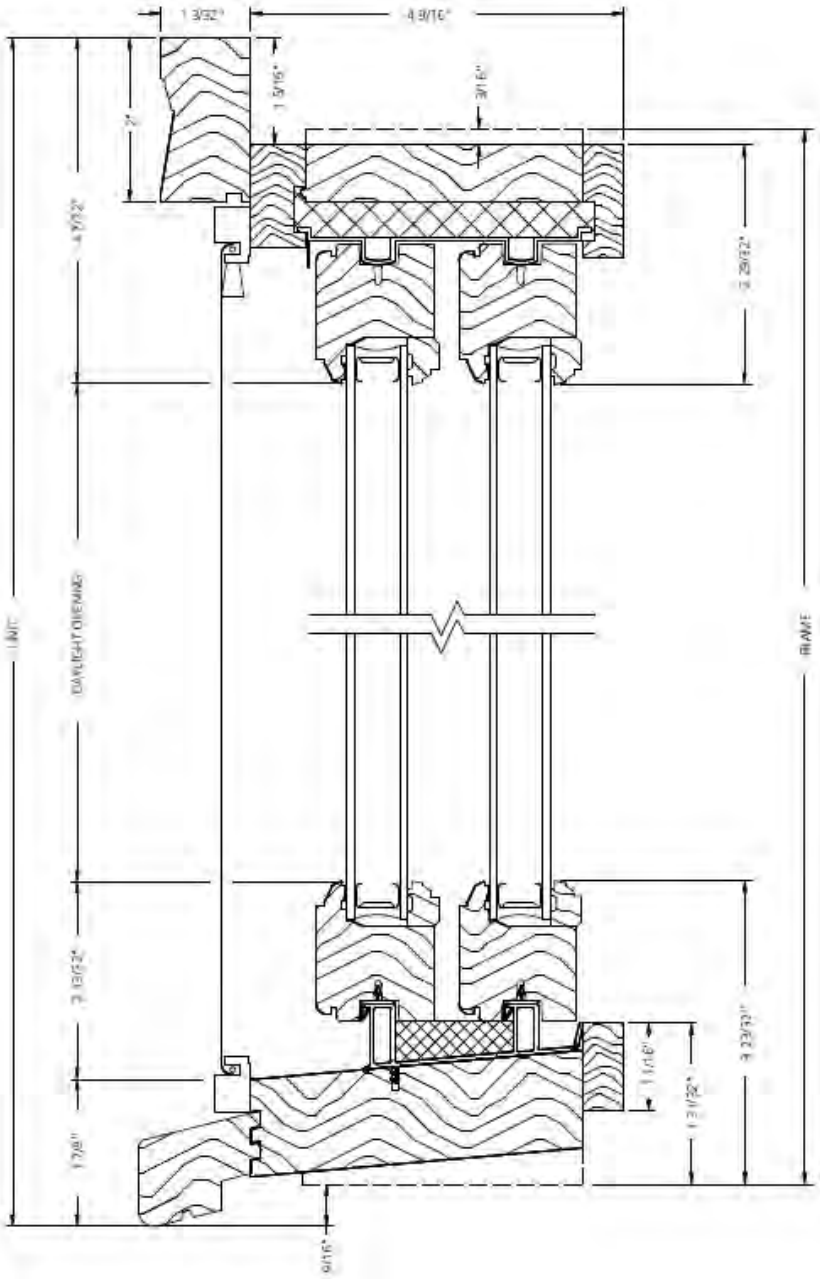


WINDOW DETAIL

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

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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 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.

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 historic 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. 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.

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