

**AGENDA ITEM: If**

**HPO File no. 110306**

**SITE NAME:** Herzog – Riordan House

**SITE LOCATION:** 1817 Decatur Street - Old Sixth Ward Historic District

**Owner:** Eunice Fang

**Applicant:** Same

Time Frame	Date Accepted	90-day Waiver
	March-9-2011	N/A

**SITE INFORMATION:** Lot 17, Block 443, W. R. Baker Survey, NSBB, City of Houston, Harris County, Texas. The lot contains a historic one-story, wood frame house.

**TYPE OF APPROVAL REQUESTED:** The applicant was approved a Certificate of Appropriateness for the construction of a rear addition and the reconstruction of an original forward facing bay window at the January 14 2010 meeting of the HAHC. The front facing bay window can not be constructed according to modern building code because it is in violation of the mandatory 10’ front setback which will require a variance request from the Houston Planning Commission. The applicant now seeks a certificate of appropriateness for the following work:

- Remove the partially constructed bay window located on the forward facing bay of the existing historic residence which was previously approved by the HAHC;
- Reconstruct the front wall of the forward facing bay to its pre-renovation configuration; The bay wall will feature one double hung wood sash windows with 4/4 lites per the pre-existing condition which represents an early alteration to the building;

**HISTORY AND SIGNIFICANCE:** The property is located within the boundary of the Old Sixth Ward Historic District which was created when the Historic Preservation Ordinance was amended by City Council on August 1, 2007. The property is also located within the Old Sixth Ward Historic District listed in the National Register of Historic Places on January 23, 1978. Said property contains the one-story, wood frame Riordan-Herzog cottage which was constructed circa 1879. The building was classified as “potentially-contributing” at the time of the survey due to several alterations and generally poor overall condition of the structure, which are all reversible conditions.

Originally part of the Fourth Ward until 1876, the Old Sixth Ward Historic District today has one of the largest concentrations of Victorian-era buildings in Houston. The area maintains the feeling of a modest, self-contained neighborhood with its predominantly small 19th-century, one-story cottages, two-story Victorian-era homes, and some early 20th-century bungalow style buildings. The neighborhood also contains fire stations, churches, corner stores, and a school.

**APPROVAL CRITERIA FOR ALTERATION:**

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: If**

**HPO File no. 110306**

**SITE NAME:** Herzog – Riordan House

**SITE LOCATION:** 1817 Decatur Street - Old Sixth Ward Historic District

**Sec. 33-241. Alteration, rehabilitation, restoration and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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 D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must 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;
- (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;
- (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;
- (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;
- (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

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness as requested by the applicant.

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: If**

**HPO File no. 110306**

**SITE NAME:** Herzog – Riordan House

**SITE LOCATION:** 1817 Decatur Street - Old Sixth Ward Historic District

**Site Location Map  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**

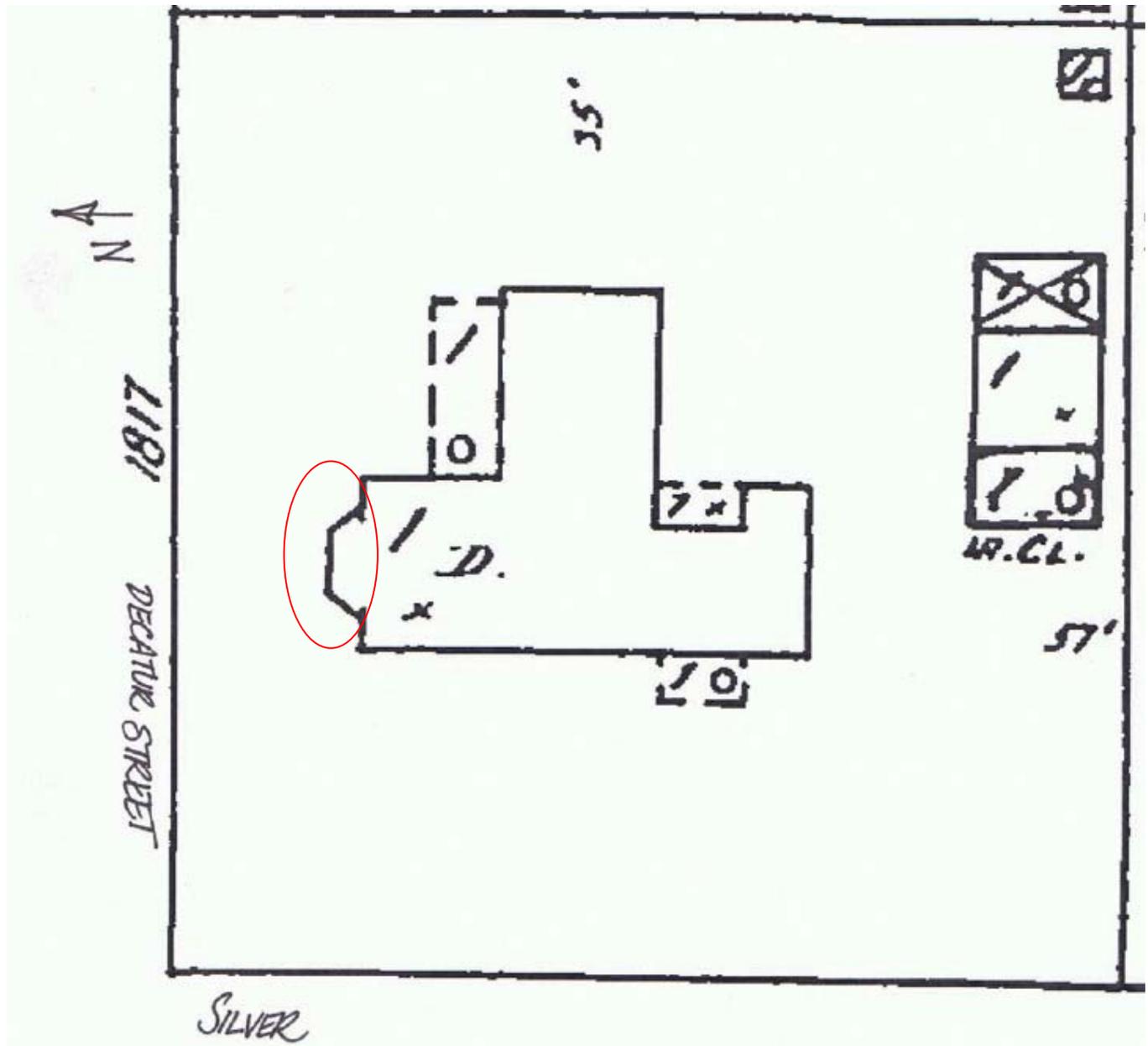
**AGENDA ITEM: If**

**SITE NAME:** Herzog – Riordan House

**HPO File no.** 110306

**SITE LOCATION:** 1817 Decatur Street - Old Sixth Ward Historic District

**Sanborn Fire Insurance Co. Map Showing 1896 Footprint of House  
And Location of Original Bay Window**



**CERTIFICATE OF APPROPRIATENESS**

---

**AGENDA ITEM: If**

**HPO File no. 110306**

**SITE NAME:** Herzog – Riordan House

**SITE LOCATION:** 1817 Decatur Street - Old Sixth Ward Historic District

---

**Photo of Building  
Condition Pre-Renovation**



---

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: If**

**HPO File no. 110306**

**SITE NAME:** Herzog – Riordan House

**SITE LOCATION:** 1817 Decatur Street - Old Sixth Ward Historic District

**North Elevation (Front - Facing Decatur St)  
Not to Scale**



Elevation Previously Approved by HAHC Showing Bay Window Circled and Approved Rear Addition



Elevation Showing Pre-Renovation Conditions with Bay Window Removed and New Addition at Rear

**CERTIFICATE OF APPROPRIATENESS**