

CERTIFICATE OF APPROPRIATENESS

Application Date: August 1, 2024

Applicant: Chang Chang , owner

Property: 3711 Audubon Place, Tracts 21 & 22A, Block 16, Montrose Neighborhood Subdivision. The property includes a historic 1,374 square foot, one-story stucco single-family residence and detached garage situated on a 6,625 square foot (53' x 125') interior lot.

Significance: Contributing Craftsman Bungalow style residence, constructed circa 1920, located in the Audubon Place Historic District.

Proposal: Alteration: Windows

- Replaced windows on front and right elevations without a COA or permit
- Red tagged 5 times since 5-10-2024
- Replaced 5 windows with Jeld-Wen wood windows, 1-over-1 lite pattern, DH, inset & recessed
- Grogan spec sheet states that was ordered in 09-2023 with three vertical grids on upper sashes but never installed due to cost per applicant
 - Applicant states that pieces of wood would be surface mounted to replicate the three vertical grid patterns
 - Applicant chose not to install windows as indicated on the Grogan spec sheet with the vertical grids on upper sashes

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial and Issuance of COR: Re-install an original window on the front left elevation. If a window on the rear elevation fits, that may be used, or a new all wood window matching the window lite pattern that was removed. Replace all the windows that were removed on the front right elevation and right side with wood windows that match the lite pattern and style of the windows removed.

HAHC Action: Denial and Issuance of COR: Re-install an original window on the front left elevation. If a window on the rear elevation fits, that may be used, or a new all wood window matching the window lite pattern that was removed. Replace all the windows that were removed on the front right elevation and right side with wood windows that match the lite pattern and style of the windows removed.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

- | S | D | NA | |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; The completed activity did not retain and preserve the historical character by installing windows that did not match the existing grid patterns on upper sashes. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; The completed activity did not recognize the structure as a product of its own time as the upper sashes are without the vertical grilles that are evident on all remaining historic windows. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; The completed activity did not preserve its distinguishing quality that the upper sashes had three vertical grilles. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; The completed activity did not maintain the distinctive stylistic feature of three vertical grilles on the upper sashes. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; The new materials are incompatible as there are no divided lites on the upper sashes. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of 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; The replaced windows is unsubstantiated to be without grid patterns on the upper sashes. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; The completed activity results in a loss of historical windows with its distinctive three vertical grilles on the upper sashes. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and The completed activity is incompatible with the character of the property and context area as both the remaining structure's windows and windows in the context area possess unique grid patterns on the upper sashes. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |

District Map



3711
Audubon
Place

Inventory Photo

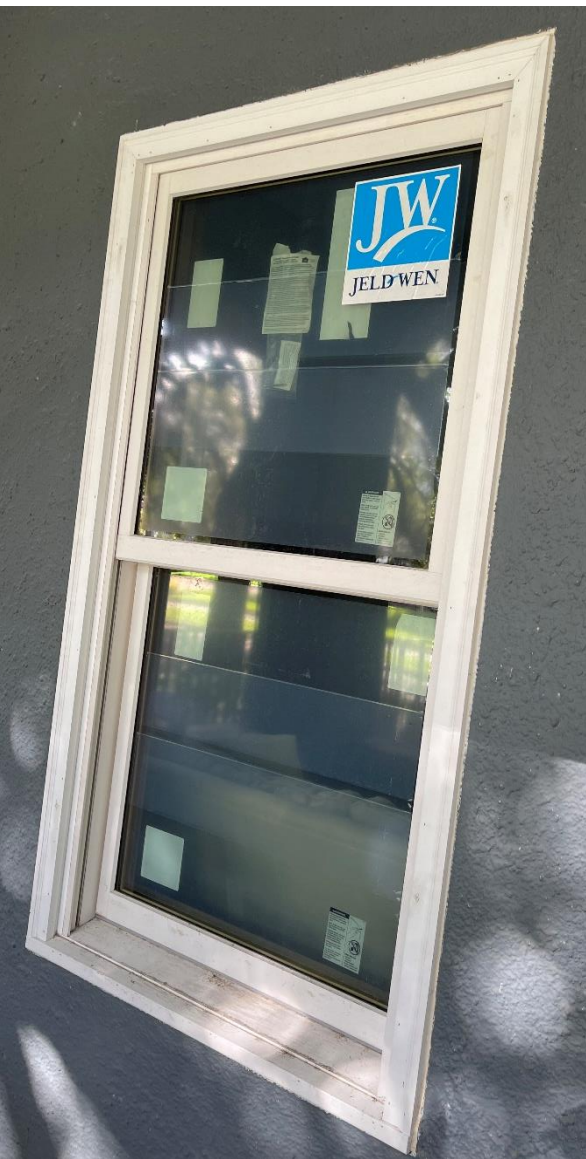


May 2022 Google Street View



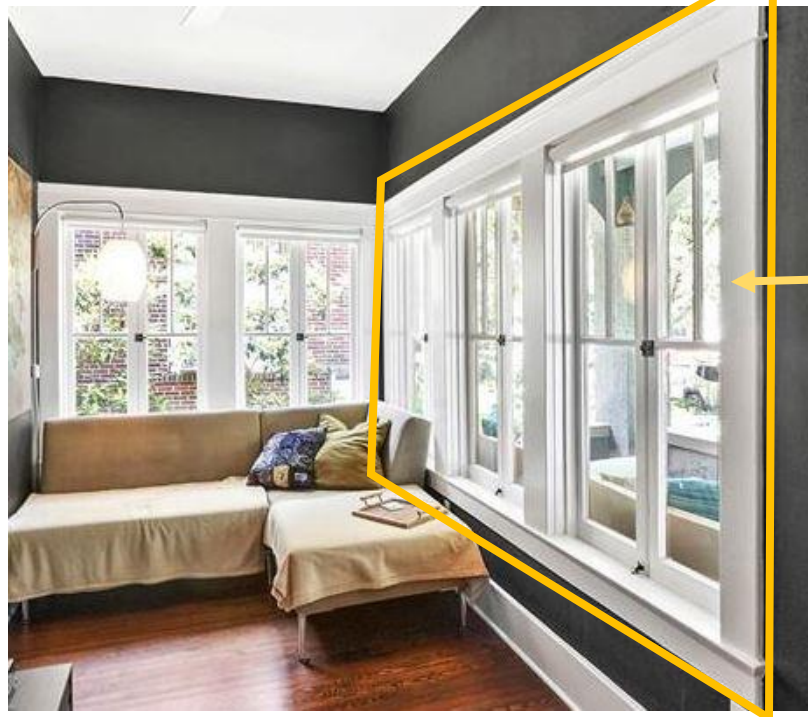
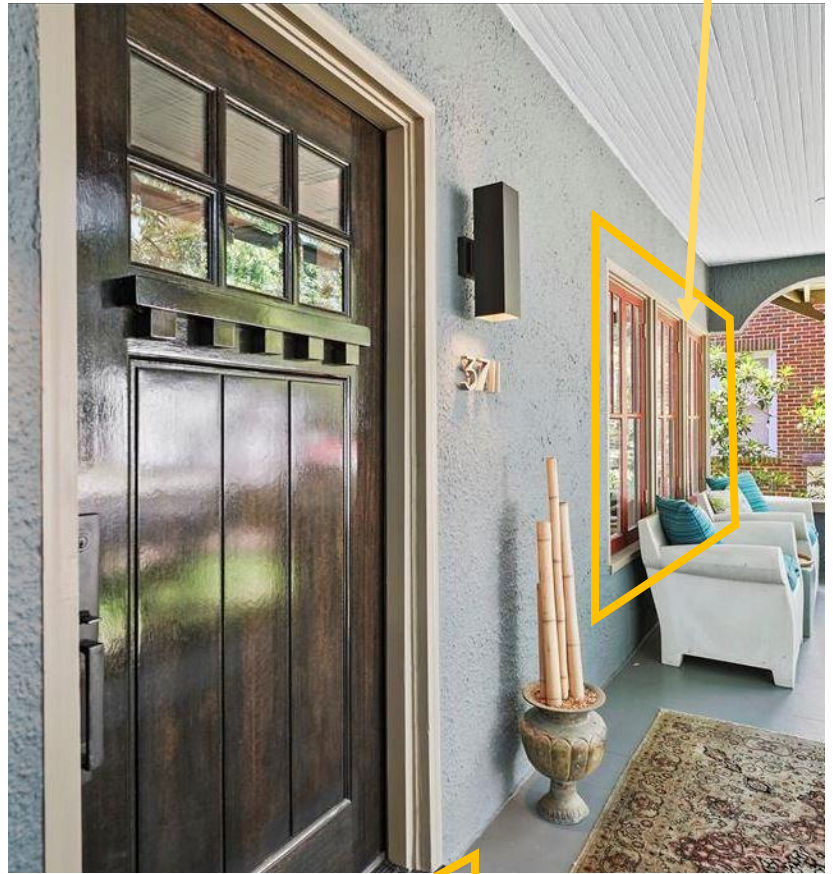
Front Elevation – Left of Front Door

HAR Listing – 2019



Front Elevation – Right of Front Door

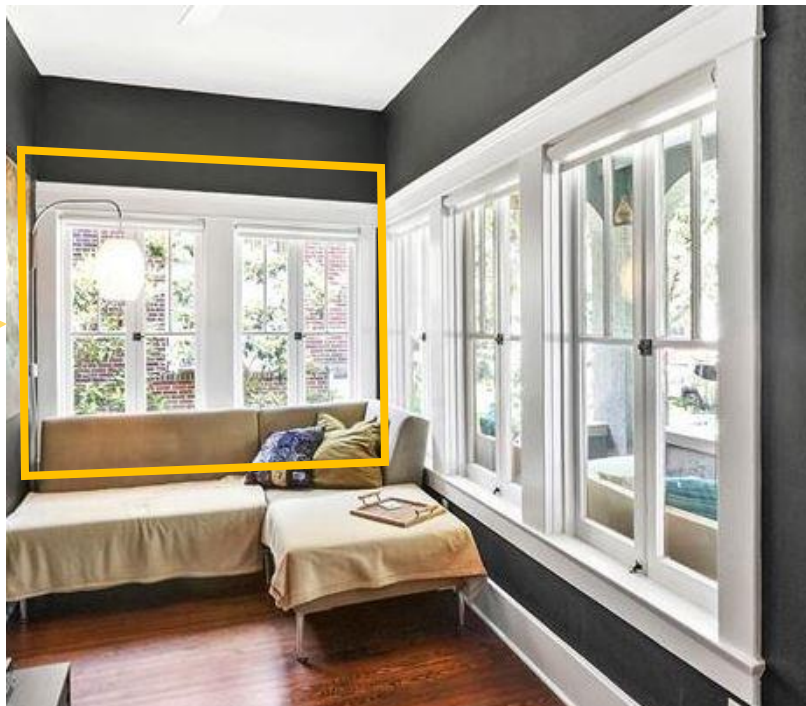
HAR Listing – 2019



Right Elevation



HAR Listing – 2019



Grogan Window Spec Sheet



Shawn Schwiesow
300 Garden Oaks
Houston, Tx 77018



QUOTE BY: Shawn Schwiesow
SOLD TO: Christy Chang
3711 Audubon Pl
Houston Tx
Phone: (832) 858-2788
PO#:
Ship Via: Ground

QUOTE #: JW230900WAL - Version 0
SHIP TO: 3711 Audubon Pl
Houston Tx
PROJECT NAME: 3711 Audubon Pl
REFERENCE: Jeldwen Sitrine Premium Series
Wood Windows

**
REVISED 9-22-23
- UPDATED TO CURRENT PRICING
- ADDED 3 LITE GRID PATTERNS TO UPPER SASH OF WINDOWS
- ONLY WINDOWS NEEDED ARE THOSE FOR THE LIVING ROOM FRONT ELEVATION
AND ALL IN THE PIANO ROOM

**

THIS IS A MATERIAL QUOTE ONLY INSTALLATION IS NOT INCLUDED IN THIS PRICING

ALL SIZES WILL NEED TO BE VERIFIED AT THE SITE BY THE INSTALLER PRIOR TO ORDERING

NOTES:

- FACTORY 6" SPREAD MULL INCLUDED FOR THE FOLLOWING OPENINGS:
* PIANO ROOM
* GUEST BED
* MASTER BED
- THE FOLLOWING WINDOWS ARE NOT INCLUDED IN THIS PRICING:
* THREE IN ATTIC (window on front elevation is very difficult to replicate the shape)
* MASTER BATH GLASS BLOCK WINDOW
- ALL OPENINGS ARE IN STUCCO

Window quoted - Jeld-Wen Sitrine Premium Series wood

Configuration - Double hung

Glass - Clear LO E 272 argon filled insulated double pane, tempered where applicable. NEAT glass is standard

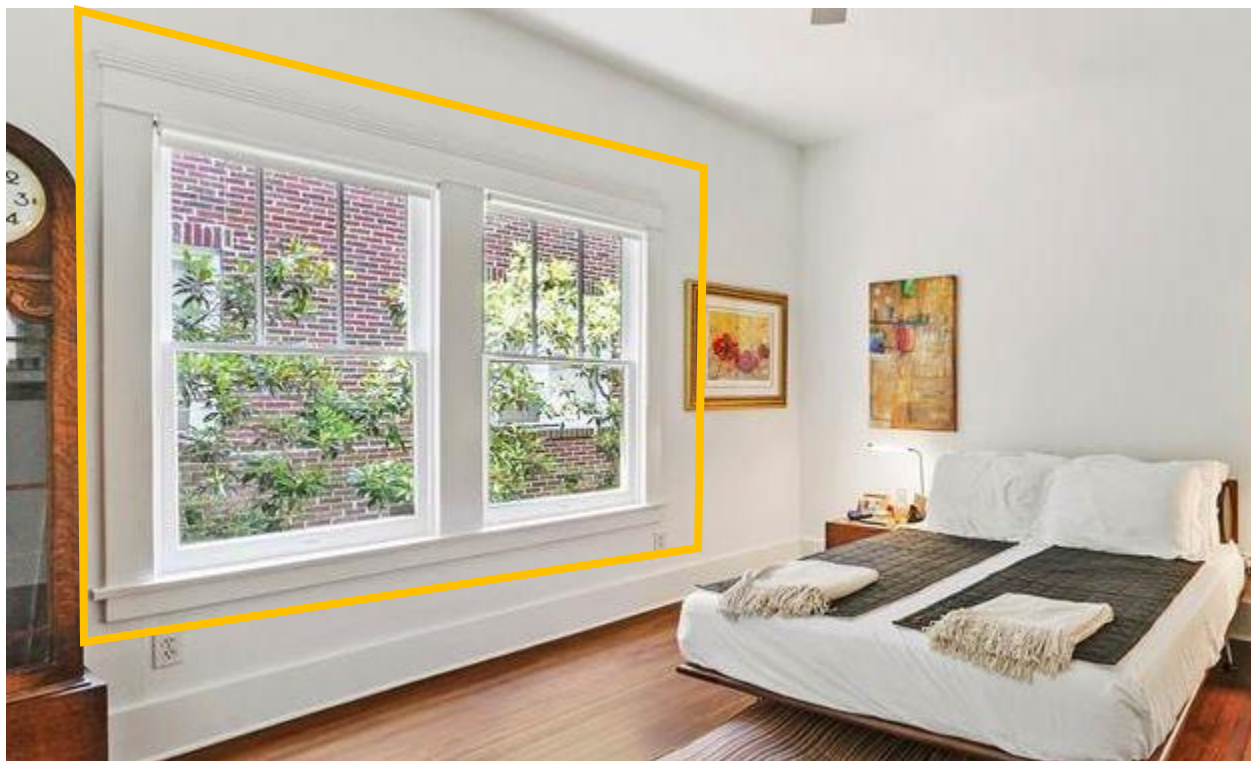
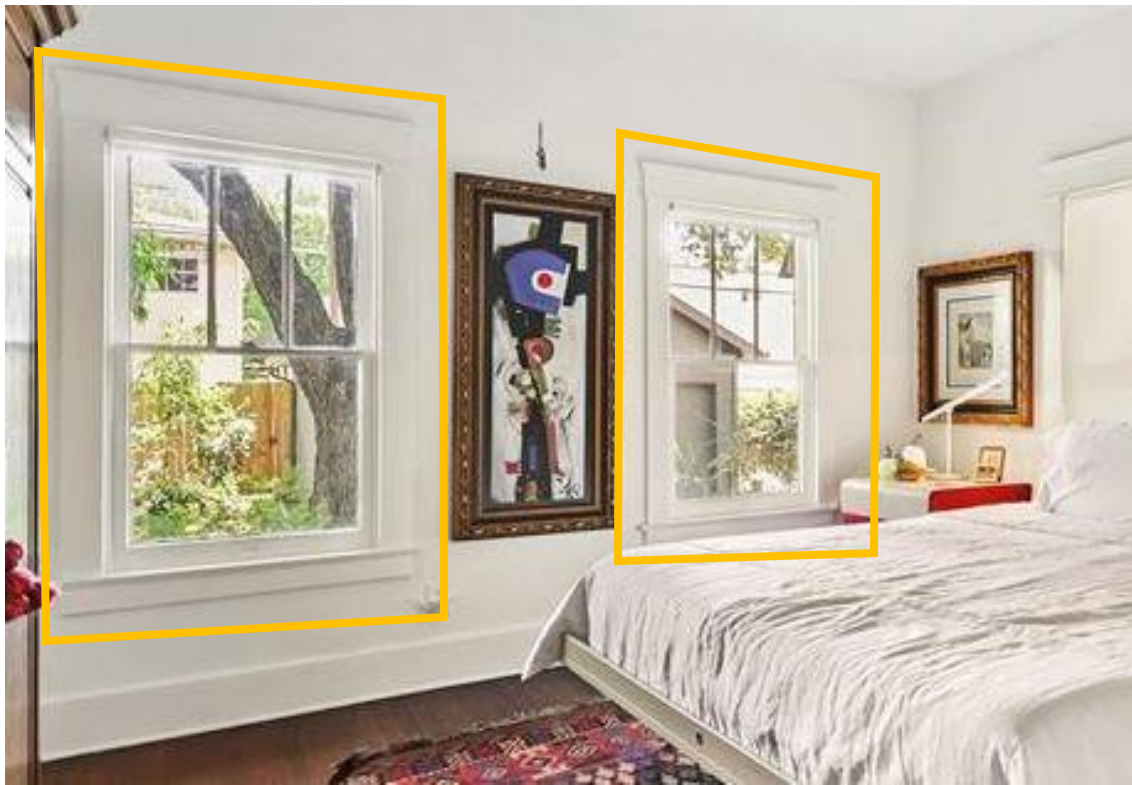
HAR Listing – 2019



HAR Listing – 2019



HAR Listing – 2019



Context Area









