

HDC 14-07; 914 4th Street

Request	A request for a Certificate of Appropriateness to replace three original wood windows on the front of the house with new vinyl windows, and to replace the existing porch railing on the front of the house.
Owner/ Applicant	Caprice & Cameron Dodson
Location	914 4 th Street, on the north side of 4 th Street between Iowa Avenue and Illinois Avenue
Acreage	0.13 Acres
Zoning	“RSF-7-RNC-HC” (Residential Single Family with a minimum lot size of 7,000 square feet, with a Residential Neighborhood Conservation overlay and a Historic Conservation overlay)
Attachments	<ol style="list-style-type: none">1. Location map2. Site photos3. Request letter from applicant4. Images of proposed windows (provided by applicant)

The Commission should consider this request based up general conformance with the Residential Neighborhood Conservation District, Preservation Plan and Design Guidelines.

Site and Surrounding Area The subject property is located the north side of 4th Street between Illinois Avenue and Iowa Avenue and is a contributing property within the League City Historic District. The house is a minimal traditional style constructed c. 1954.

Project Description The property owner has proposed replacing the three original windows on the front of the house with new vinyl windows. The proposed replacement windows are single hung PlyGem brand windows with a single lite on the bottom sash and a faux divided prairie style grille pattern on the top sash (see attached product description). The applicant has also proposed replacing the existing wood screens on the front of the house with new wood screens to similar to the existing ones.

In addition, the applicant has proposed replacing the existing porch railing with a new railing. The existing railing does not meet code, so the applicant plans to replace it with a similar railing that will meet code.

Staff Findings The League City Zoning Ordinance states that “deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.”

The Zoning Ordinance also states that “National Folk” houses (consistent with the minimal traditional style of the subject building) may have single or double hung windows. However, the Zoning Ordinance states that Victorian homes may have “single or double hung, large panes bounded by smaller panes or divided lites” and Arts & Crafts style homes are permitted to have “single or double hung, multiple panes on top of one large pane on bottom, or divided (or undivided) lites.” The ordinance does not make this provision for division of lites on “National Folk” style buildings.

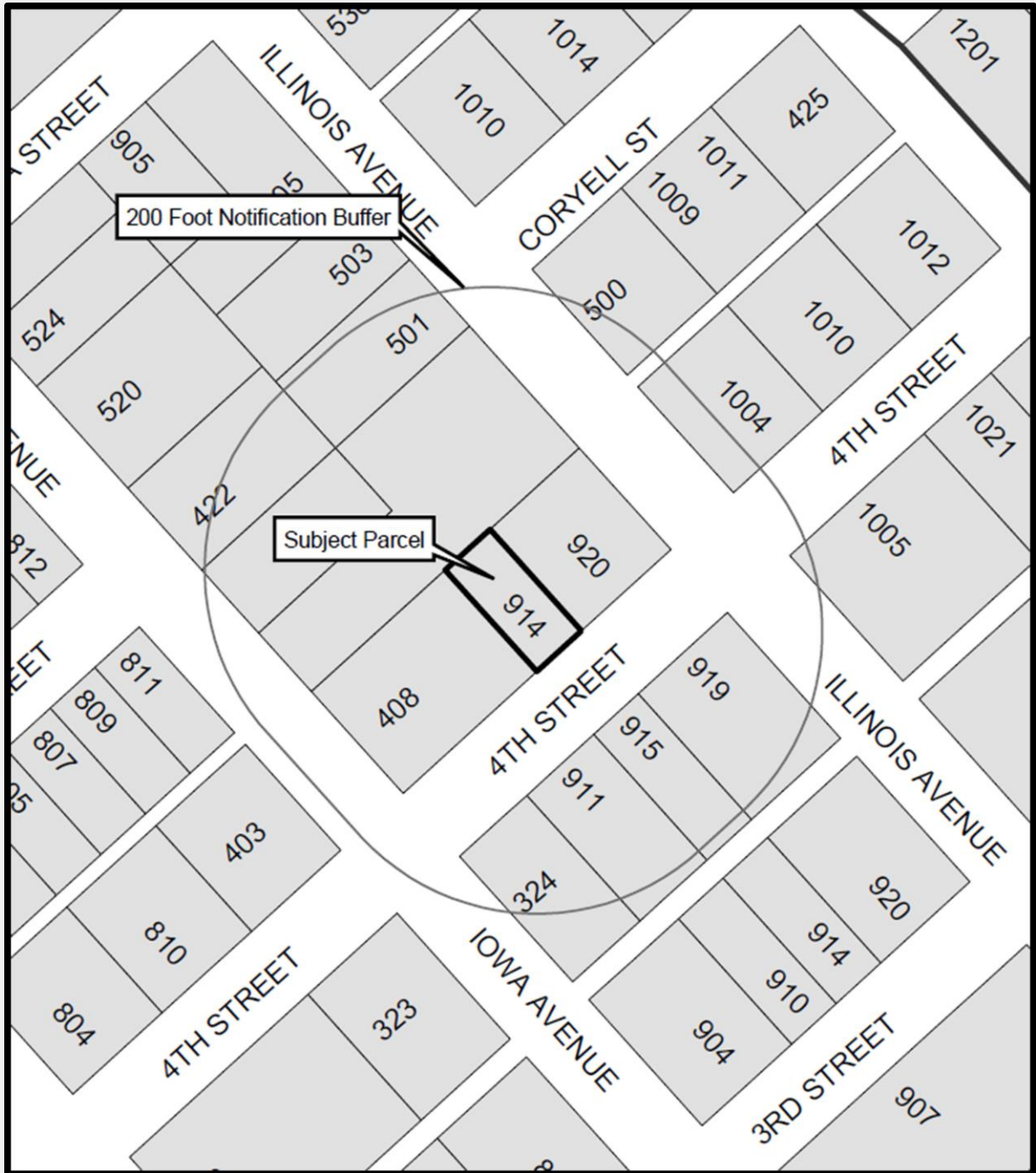
Staff finds that the proposed windows are not in keeping with the original windows on the house. The proposed prairie style windows are not compatible with the minimal traditional style of the home and do not reflect the

composition and design of the original windows. Staff recommends that a wood or vinyl window with a similar configuration to the existing windows be used instead of the proposed prairie style windows.

The existing railing is not original to the house, and does not meet code. Staff finds that replacing the existing porch railing with a similar railing that will meet City code is appropriate.

For additional information, you may contact Wallis McMillin, Planner at (281) 554-1079 or at Wallis.McMillin@leaguecity.com.

Location Map







Close-up of one of the windows to be replaced



Close-up of the windows on the porch to be replaced

To: Historic/Planning Committee

RE: Replacement Windows/Painting/railing

This is a request to replace the existing rotting windows at 914 4th street. The front windows as far as we know are original and were filled with termites/cracked glass and have rotted out over the years. We are unable to even open the windows during this spring weather. The back windows were replaced before we purchased the home with the exception of a kitchen window that had to be replaced. (photos attached.) We have researched historic windows during this period, visited the Heights in Houston for similar homes and are attempting to recreate the same look as many of the Bungalows during that period. The windows are a simple window with a historic grill on the top. We are working with a licensed decorator/landscaping company. Attached you will find the specs of the windows. The windows have already been approved in permitting and meet the Texas windstorm and all city codes. We also plan to paint the home a light blue gray (Sherwin Williams – Hinting Blue) with Sherwin Williams Denim navy/white trim. We are researching and looking for historic railings to replace the existing one on the front porch to make it more of a cottage railing. Our designer is working with antique shops in the area. We also plan to create lush beautiful landscaping designed to compliment the exterior of the home.

Thank You

Caprice & Cameron Dodson



Customer Information

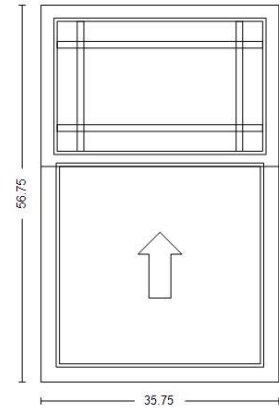
Name: CAPRICE DODSON
Address: 914 4TH ST
 LEAGUE CITY, TX
 77573-2306
Home Phone: 8327543799
Work Phone: 2817241964

Store Information

LEAGUE CITY
 3200 SOUTH GULF FREEWAY
 LEAGUE CITY, TX 77573
Store Number: 1853
Customer Agreement # : 86531
Associate: TIMOTHY

Product #	Product Description	Qty	Unit Price	Total Price
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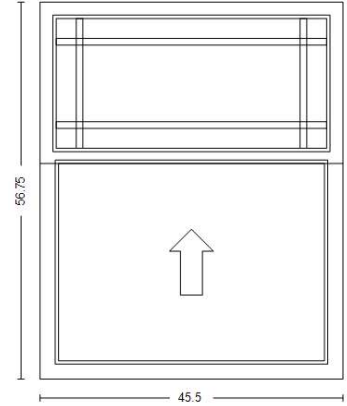
100-1	*** Product *** 6100 Series Single Hung 35.75 x 56.75 *** Dimensions *** Call Width = Custom, Call Height = Custom, Frame Width = 35.75, Frame Height = 56.75, Sash Split = Custom, Custom Sash Split = 34 *** Unit Type *** Frame Type = Nailing Fin *** Performance *** Rating Required = DP, Required Thermal Performance = None, Positive DP Rating = 45, Negative DP Rating = 45, Performance Rating = H-LC45, DP +45/-50 *** Color *** Color / Finish = White *** Hardware *** Safety Vent Latch = Installed *** Screen *** Screen Option = Half Screen, Screen Mesh Type = Charcoal Fiberglass, Screen Shipping Method = Installed *** Calculated NFRC *** U-Factor = 0.34, Solar Heat Gain Coefficient = 0.2, Visible Light Transmittance = 0.45 *** SKU *** SKU = 1000012269, MVendorNumber = 60002261, Customer Service = (888) 759-4363, Catalog Version Date = 3/13/2014 *** Grilles *** Unit 1 Bottom: None Unit 1 Top: 1" Contoured GBG, Prairie, LRTB *** Glass *** Unit 1: Glass Package = LE SC, Glass Tint = None, Glazing Type = Double Glazed, Gas Filled = Air, Laminated Glass = None, Common Glass Options = Options Differ Per Pane, Strength Upgrade = None Unit 1 Lower, 1 Upper: Glass Strength = Annealed, Pattern Glass = No *** Wrapping - Frame Options *** Frame Pre-Set Combos = 610 *** Wrapping - Packaging *** Foam Wrap = No	2	\$203.50	\$407.00
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Product #	Product Description	Qty	Unit Price	Total Price
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200-1

*** Product ***
 6100 Series Single Hung 45.5 x 56.75
 *** Dimensions ***
 Call Width = Custom, Call Height = Custom, Frame Width = 45.5, Frame Height = 56.75, Sash Split = Custom, Custom Sash Split = 34
 *** Unit Type ***
 Frame Type = Nailing Fin
 *** Performance ***
 Rating Required = DP, Required Thermal Performance = None, Positive DP Rating = 45, Negative DP Rating = 45, Performance Rating = H-LC40, DP +45/-50
 *** Color ***
 Color / Finish = White
 *** Hardware ***
 Safety Vent Latch = Installed
 *** Screen ***
 Screen Option = Half Screen, Screen Mesh Type = Charcoal Fiberglass, Screen Shipping Method = Installed
 *** Calculated NFRC ***
 U-Factor = 0.34, Solar Heat Gain Coefficient = 0.2, Visible Light Transmittance = 0.45
 *** SKU ***
 SKU = 1000012269, MVendorNumber = 60002261, Customer Service = (888) 759-4363, Catalog Version Date = 3/13/2014
 *** Grilles ***
 Unit 1 Bottom: None
 Unit 1 Top: 1" Contoured GBG, Prairie, LRTB
 *** Glass ***
 Unit 1: Glass Package = LE SC, Glass Tint = None, Glazing Type = Double Glazed, Gas Filled = Air, Laminated Glass = None, Common Glass Options = Options Differ Per Pane, Strength Upgrade = None
 Unit 1 Lower, 1 Upper: Glass Strength = Annealed, Pattern Glass = No
 *** Wrapping - Frame Options ***
 Frame Pre-Set Combos = 610
 *** Wrapping - Packaging ***
 Foam Wrap = No



Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	6100 Series Single Hung Rectangle 35.75 x 56.75 White	\$203.50	2	\$407.00
200-1	6100 Series Single Hung Rectangle 45.5 x 56.75 White	\$211.77	1	\$211.77
Pretax Total Price:				\$618.77