



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 10/3/2025

HPO File#: HP2025_0294

ITEM#: B10

Applicant: Paul Yoder, owner

Property: 219 Emerson Street, Block 3, Residential Single Family, 3,227 sq. ft., Lot size 6,250 sq. ft., Westmoreland

Significance: Contributing (includes potentially contributing), Circa 1910, Westmoreland

Proposal: Alteration:

Front facade, second story, existing center window that swings open inward like a door, flanked by two side lites where the "door". Door is appears to be not original and lacks sufficient structural rigidity.

- Fabricate new central "door" within window opening, sash/ border (stiles and rails) of window "door to measure 2 in. width.
 - Muntins of "door to also measure 2 in.
- (2) Side lite windows to be reglazed, and repainted.

Public Comments

-

No Comments

Civic Association

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No Comments

Recommendation: DEFERRAL BY APPLICANT

HAHC Action:

Basis for Issuance: HAHC review

Date Effective:

Note: 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.

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
☒	☐	☐	(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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;		
☐	☐	☒	(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		
☐	☐	☒	(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.		



Notice of Application for
COA
Certificate of Appropriateness

For project information please visit:
<http://cityofchicago.gov>

Project Name: 11111111111111111111
Application #: 11111111111111111111

Review Office of Preservation
4400 N. State
Email: preservation@cityofchicago.gov

PLANNING & DEVELOPMENT DEPARTMENT

Front Façade



219 EMERSON STREET -

Door Refabrication -

Stability & safety Improvement to old door detail



1. Existing old door in middle was originally fabricated for use as a window sash - but was altered to act as a door at an early date. To keep this old detail of a middle door while giving it the stability and safety it needs, rails and stiles will increase in proportion by 2" (in yellow).
2. Interior profile is exact replica to existing.
3. Existing mortise and tenon joinery is exact replica with the addition of making tenons haunched for extra stability (a traditional door detail invisible on exterior or interior).
4. Existing exterior bevel at glass is replicated
5. Fabricated of vertical grain douglas Fir.
6. Glass will be replaced with tempered actual replica wavy glass from Artisan Glass Works to keep vintage glass quality while increasing safety.
7. Existing hardware re-used/restored

Existing Exterior



Existing window converted into door



Existing Structural inadequacy – Joinery is separating due to inadequate structure, door sags, cannot be opened without significant care not to break glass/glazing/etc. due to flex in structure.



Metal plate added to try to stabilize joint. Profile of window (converted into door) far too narrow to function as a stable door

Proposed Door B – A and C to remain original and only be repainted/glazed/weatherstripped



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WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/ Replacement	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No	
A	Wood	1/2	DH	23x93	Recessed	Original	Yes	Restore
B	Wood	3	Unstable Door	32x93	Recessed/Hinge	Unknown/modif.	No	Fabricate New
C	Wood	1/2	DH	23x93	Recessed	Original	Yes	Restore

DAMAGE TO EXISTING WINDOWS

Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/ Description
Ex. A1	Y	Y	Y	N	Y	N	Missing Parts
A	N	Y	Y	N	N	N	
B	N	N	Y	N	N	Y	Unstable Broken Frame
C	N	Y	Y	N	N	N	

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	WindowCo.	No	
A								A to remain orig.
B	Wood	3	Door/Hinge		Recessed/Hinge	Fabricated	No	See Drawing
C								C to remain orig.

- Must include photos of all windows and indicated damage
- Must include specification sheet and manufacture's details for all proposed new windows

**Use additional sheets if necessary