

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1102 E. 14th Street, Houston, TX 77009

Historic District / Landmark Norhill

HCAD # _____

Subdivision North Norhill

Lot 1

Block 118

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Zachary and Tiffani Dillon

Company _____

Mailing Address 1102 E. 14th Street
Houston, TX 77009

Phone 832-540-1561

Email [REDACTED]

Signature

Date 1/27/15

APPLICANT (if other than owner)

Name Manuel Samperio

Company Morningside Architects

Mailing Address 4229-A Bellaire Blvd
Houston, TX 77025

Phone 713-529-2630

Email [REDACTED]

Signature

Date 1/29/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1102 E. 14th Street, Houston, TX 77009

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- perspective and/or line of sight

Dillon Residence

Site Location: 1102 E. 14th Street

Historic District: Norhill

Lot 1, Block 118, North Norhill, City of Houston, Harris County, Texas. The site includes a single-family wood siding frame residence and a one-car detached garage on a 5,249 square foot corner lot.

The existing 1,608 square foot house is made up of a former duplex cottage remodeled as a single family residence. There is a one-car, one-story garage at the back of the property with side street access. A Certificate of Appropriateness is requested for an addition with porches to be located at the back of the existing residence

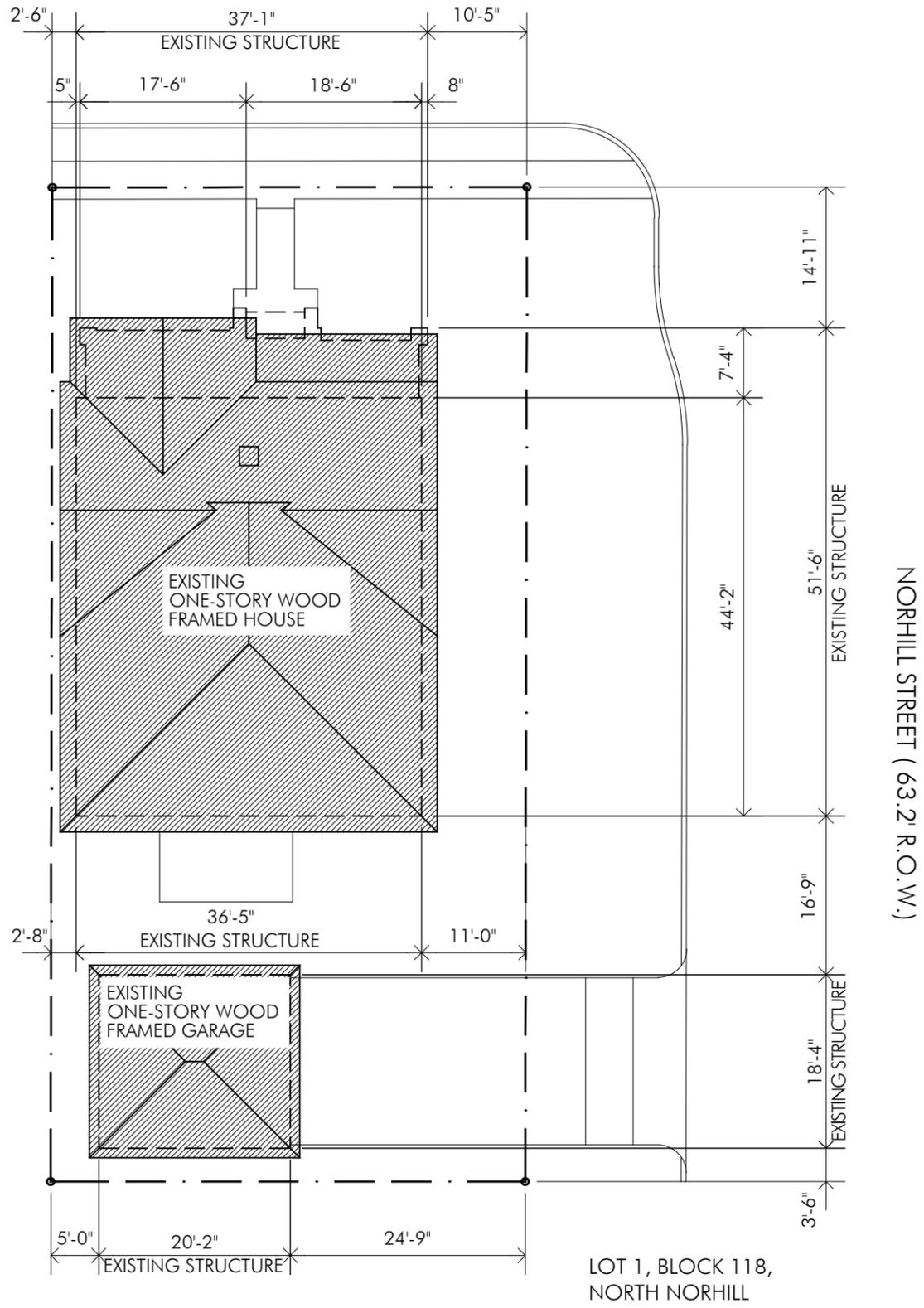
The project will consist of a 360 square feet single story wood framed addition containing condition living area, a 19 square feet wood porch and an uncovered 65 square feet wood porch. The addition will start at the rear of the existing house and extend back toward the garage 12'-9" with 4'-0" between the addition and the existing garage. It will be stepped back 6'-0" from the existing facade facing Norhill Street and 0'-6" from the façade facing the neighboring property on E. 14th Street. The 19 square feet porch will be located in a 5'-6" x 4'-0" notch at its southwest corner and the 65 square feet uncovered porch will be located at the junction between the existing residence and the addition and extend 7'-0" toward the side street setback.

The existing height of the house is 19'-10" and the height of the proposed addition is 18'-2" with an eave height matching the existing structure's 10'-1" eave height. The eave condition of the addition will match the existing house.

A portion of the rear façade including two doors installed during an earlier remodel and two original windows will be removed. The existing eave at the addition will be removed, also. No other changes to the exterior of the existing historic house are proposed as part of this project.

The addition will be clad in fiber-cement siding to match the wood siding of the existing house. Former openings visible on the exterior will be sided with wood siding reclaimed from the rear of the existing structure. Two new windows and two new exterior doors are planned for the addition. Windows proposed for the addition will match the existing windows on the house, wood double-hung. Proposed doors visible from Norhill Street will be a wood french pair. See drawings for locations and sizes. New roofing will match existing composition roofing.

EAST 14TH STREET (50' R.O.W.)



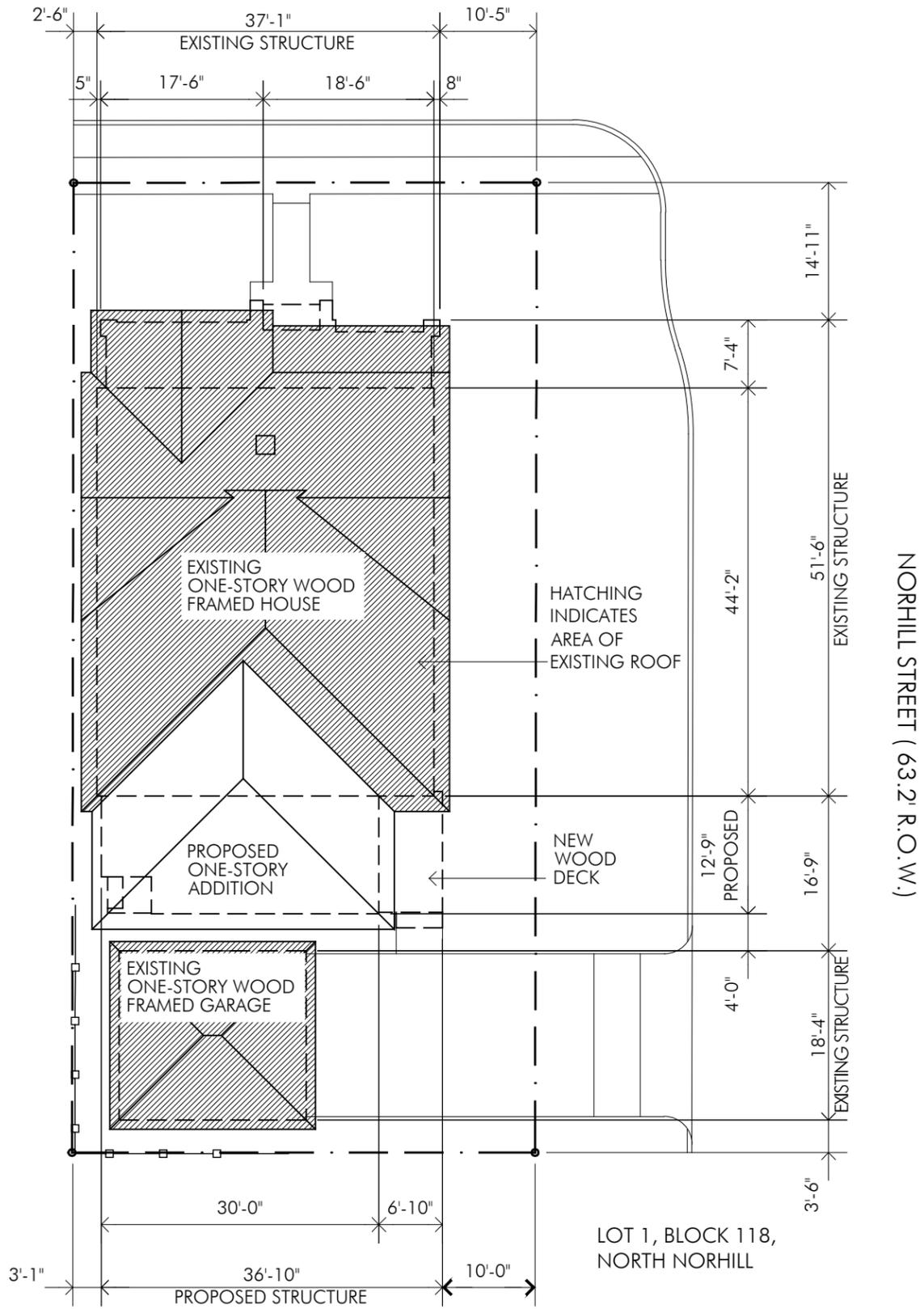
EXISTING SITE PLAN
1/8"=1'-0"



1102 E. 14TH STREET

01.26.15

EAST 14TH STREET (50' R.O.W.)



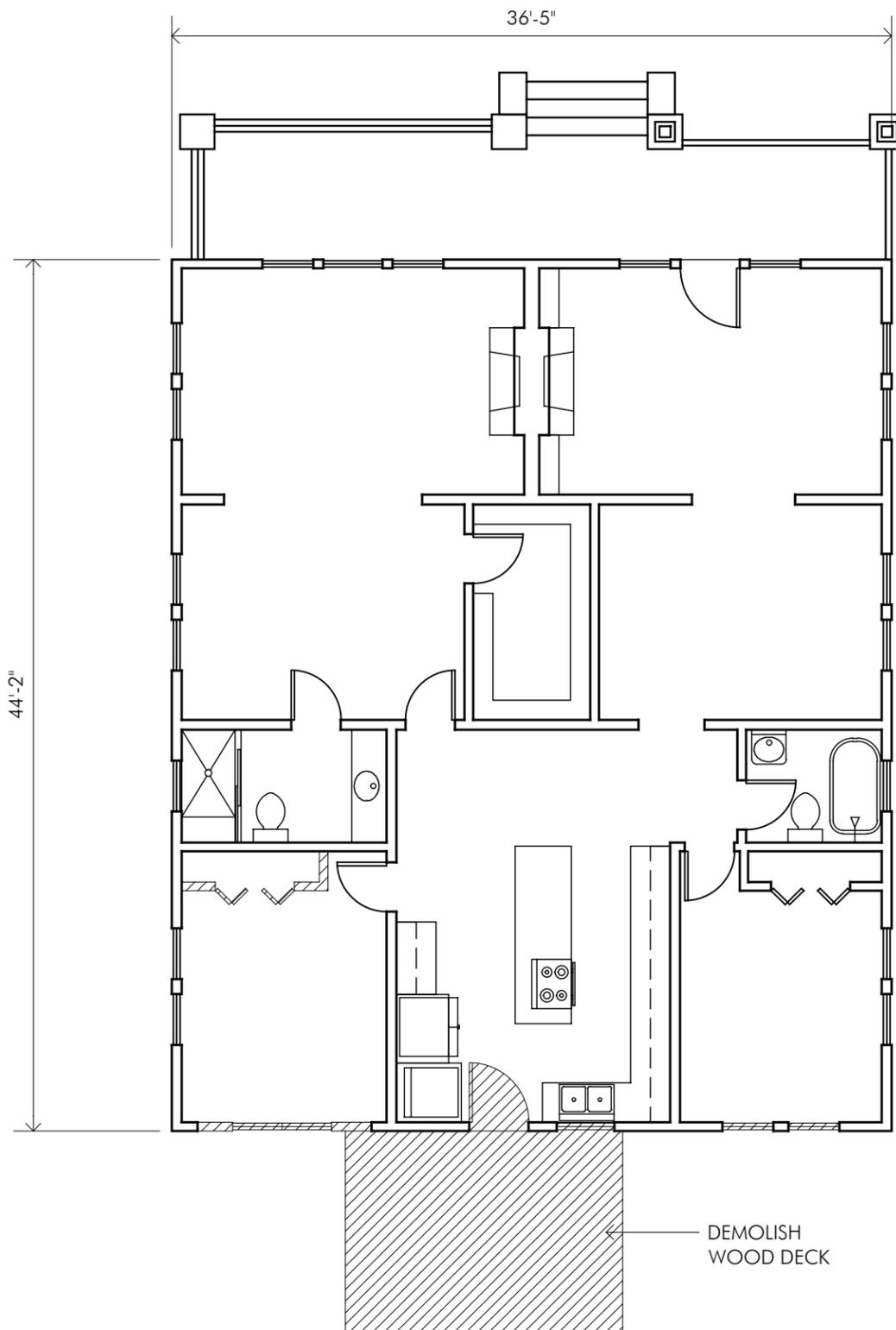
PROPOSED SITE PLAN
1/16"=1'-0"



1102 E. 14TH STREET

01.26.15

DOCUMENT INCOMPLETE: NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. GAIL R. SCHORRE NO.11042



PROPOSED FLOOR PLAN
 1/8" = 1'-0"



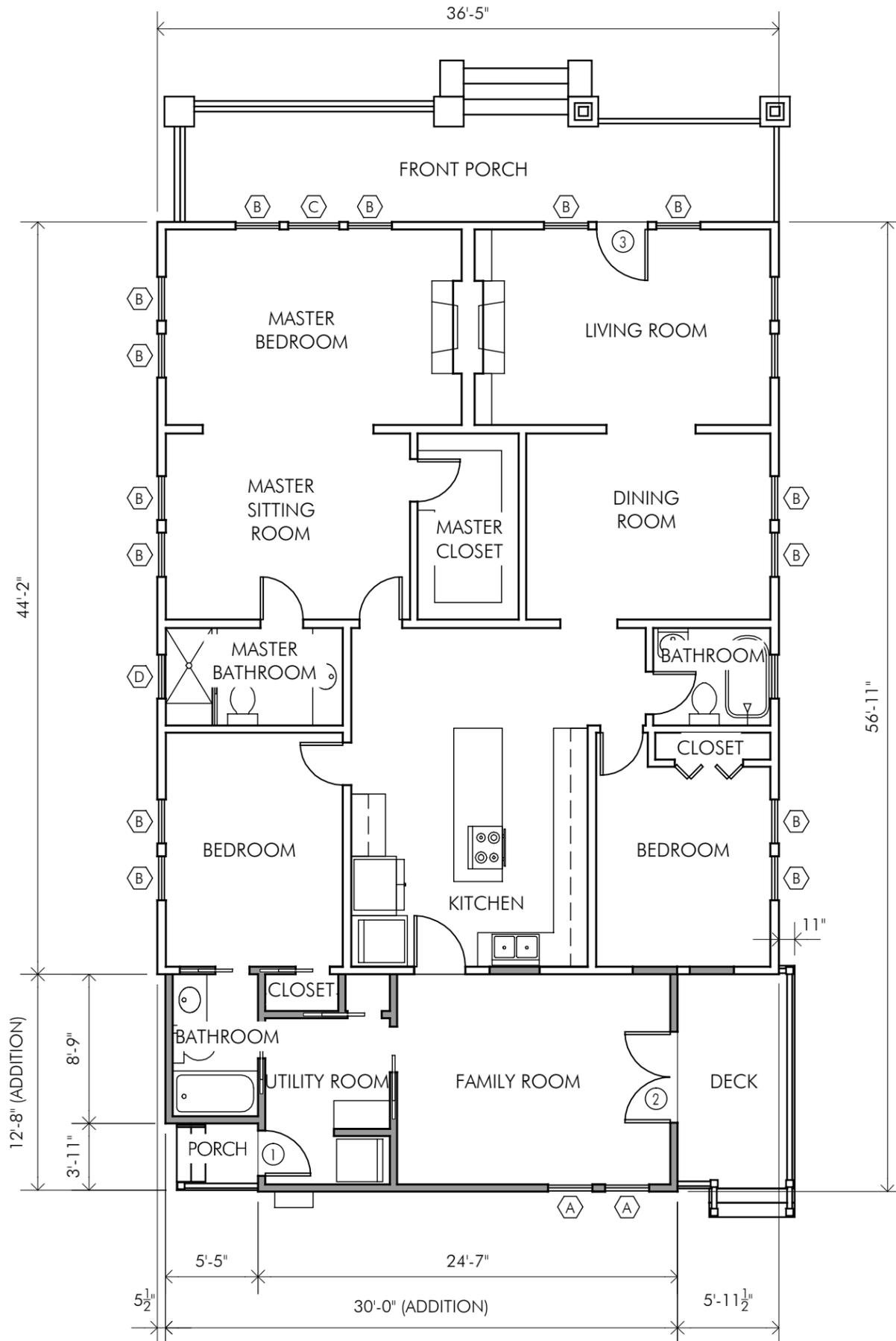
1102 E. 14TH STREET

01.26.15

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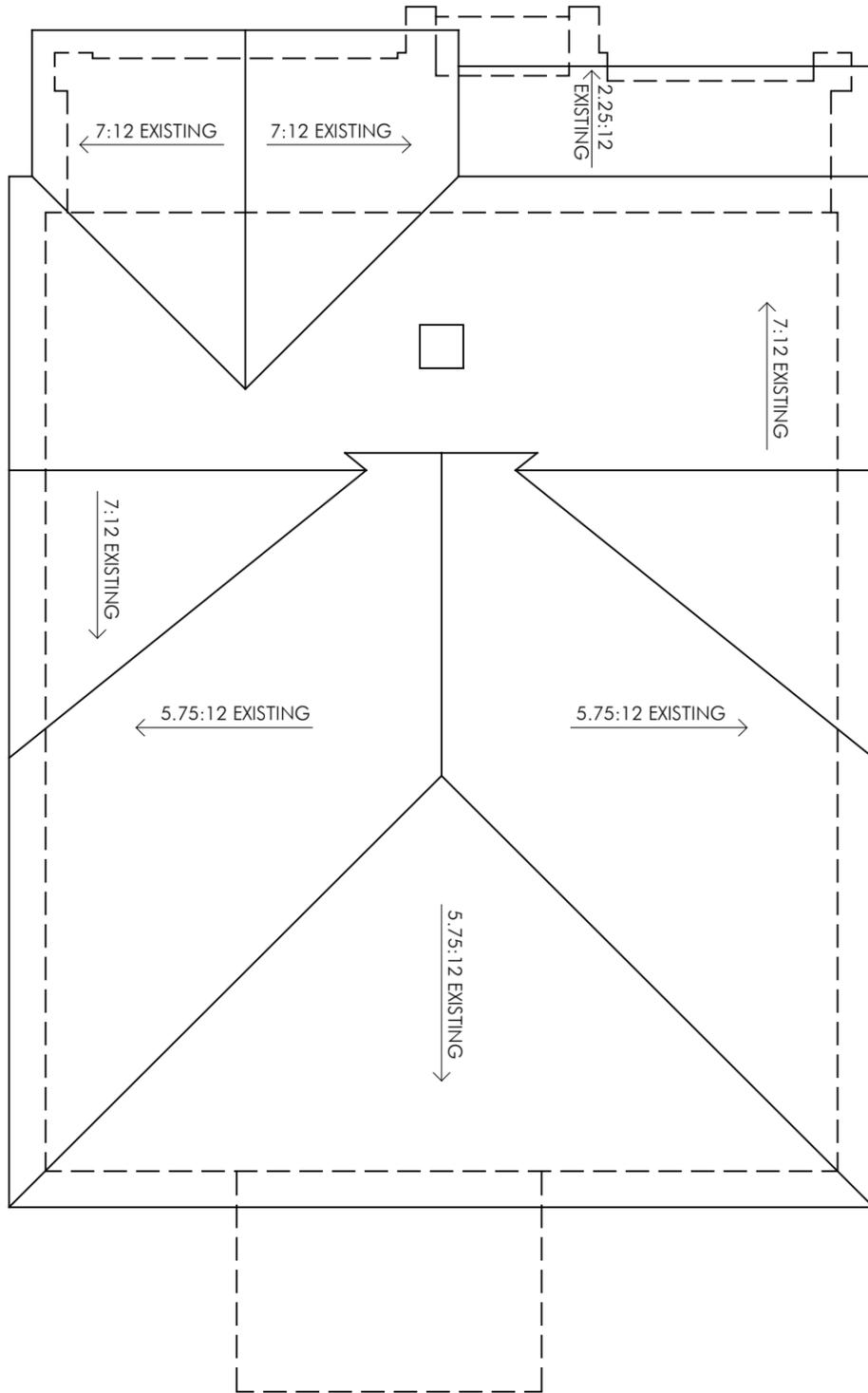
WINDOW SCHEDULE						
NO.	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	NOTES
A	Double Hung	2'-7"	4'-9"	Wood	Paint	Style and size to match window type "B"
B	Double Hung	2'-7"	4'-9"	Wood	Paint	Existing window
C	Double Hung	3'-0"	4'-9"	Wood	Paint	Existing window
D	Awning	2'-6"	1'-5"	Wood	Paint	Existing window

EXTERIOR DOOR SCHEDULE						
NO.	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	HARDWARE/NOTES
1	Full divided lite. single leaf french style	2'-7"	4'-9"	Wood	Paint	Entry hardware, deadbolt, weather strip, threshold
E	Divided lite, french pair	2'-7"	4'-9"	Wood	Paint	Entry hardware, deadbolt, weather strip, threshold
3	Full divided lite. single leaf french style	3'-0"	4'-9"	Wood	Paint	Existing door

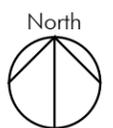


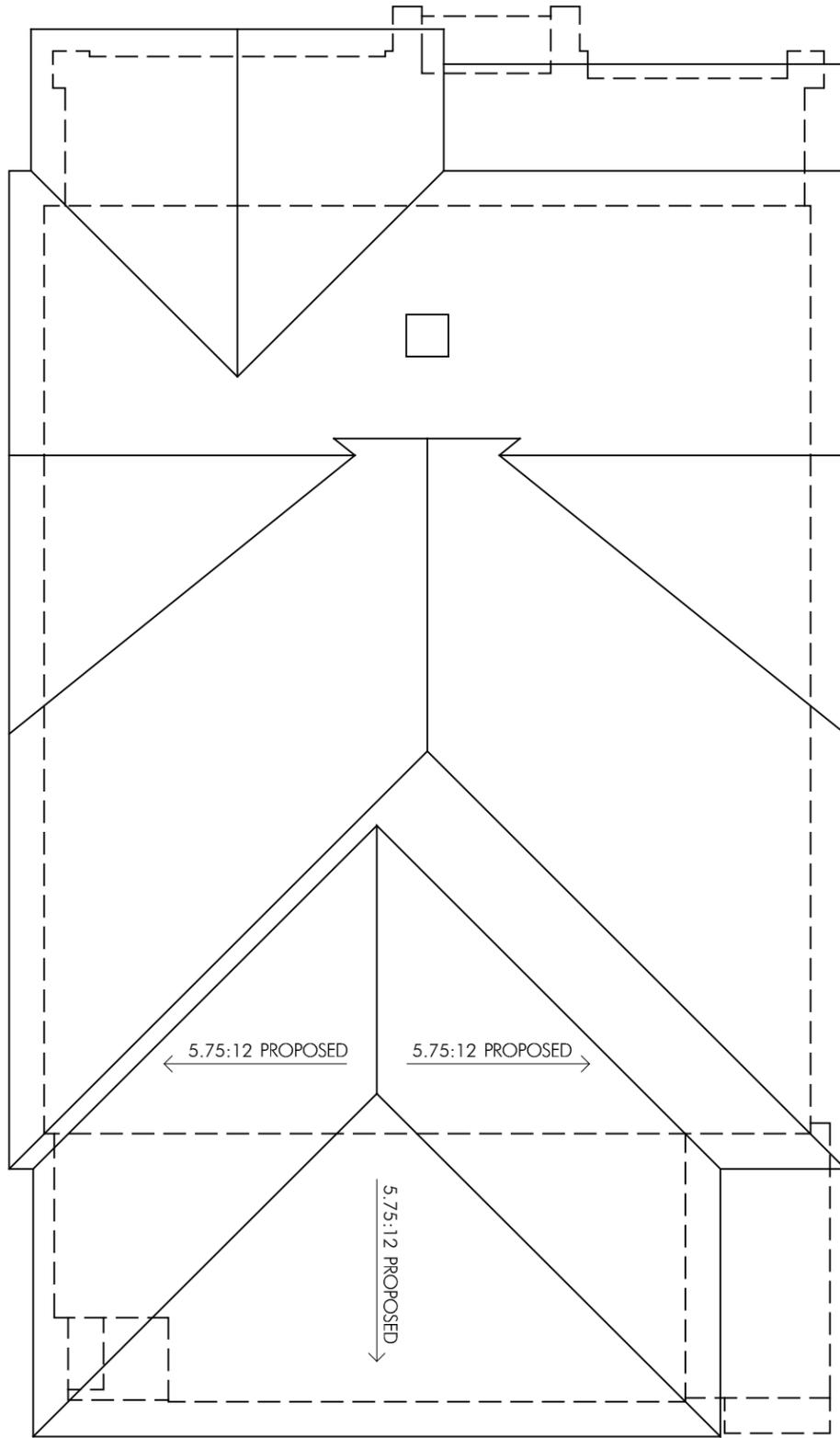
PROPOSED FLOOR PLAN
1/8" = 1'-0"



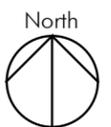


EXISTING ROOF PLAN
1/8"=1'-0"



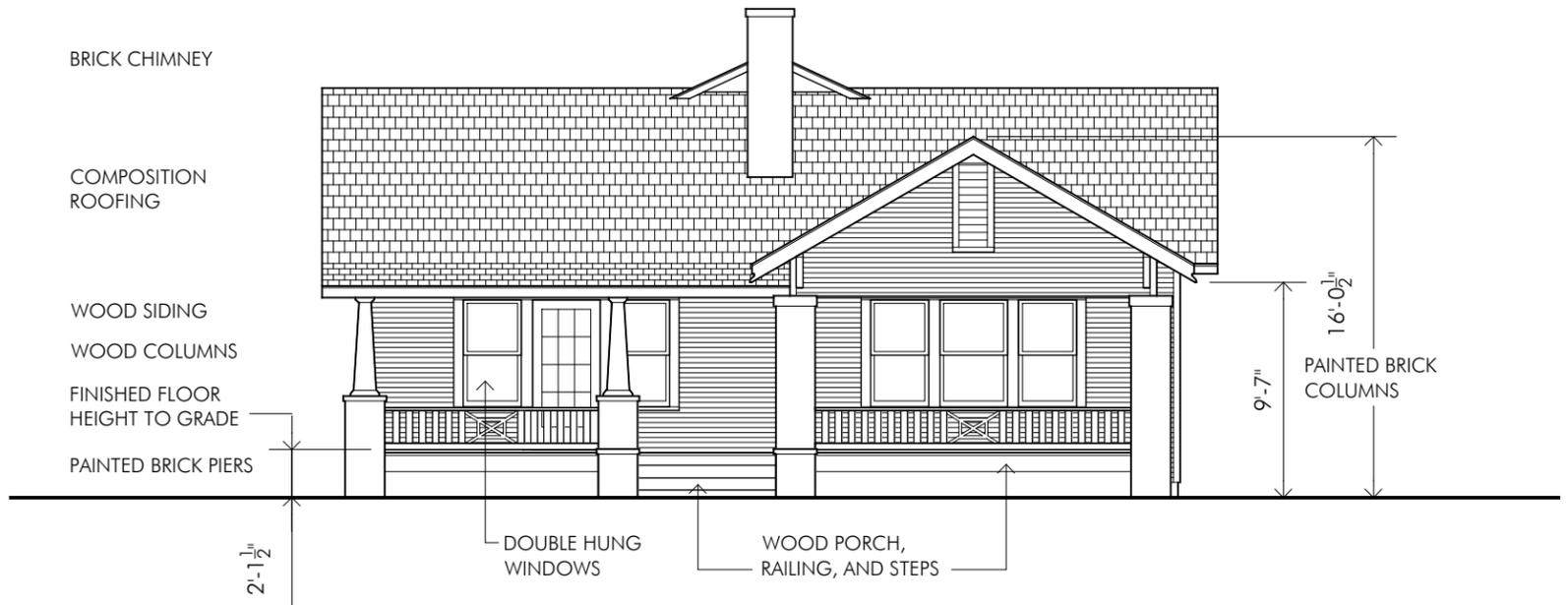


PROPOSED ROOF PLAN
1/8"=1'-0"



1102 E. 14TH STREET

01.26.15



EXISTING FRONT /NORTH ELEVATION
1/8"=1'-0"



PROPOSED ADDITION
NOT VISIBLE FROM FRONT

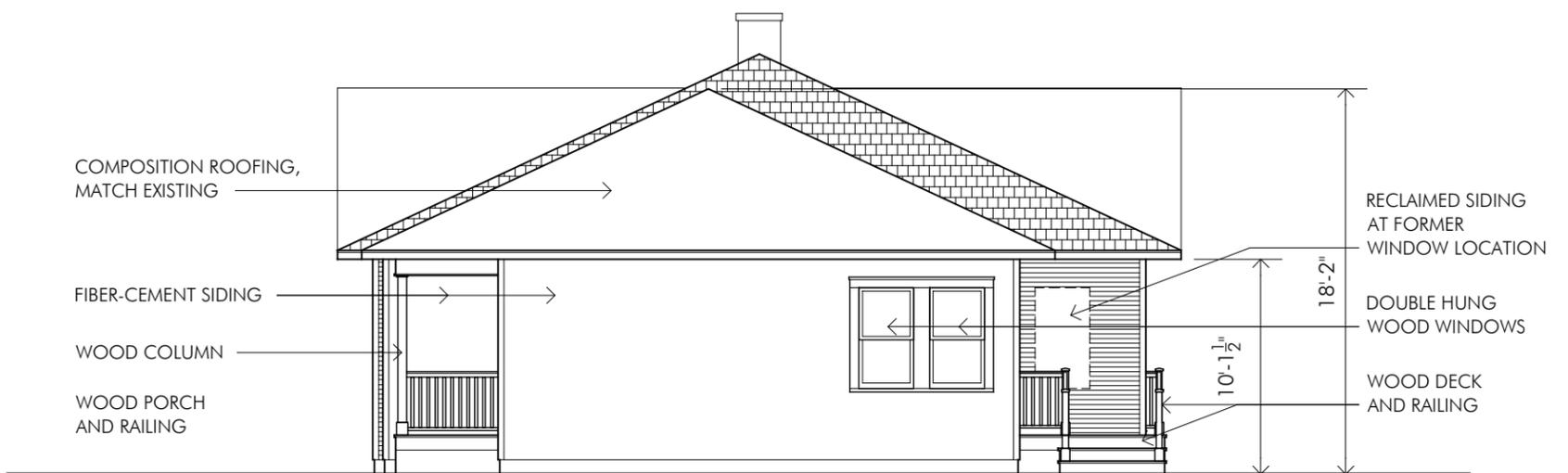
PROPOSED FRONT /NORTH ELEVATION
1/8"=1'-0"

1102 E. 14TH STREET

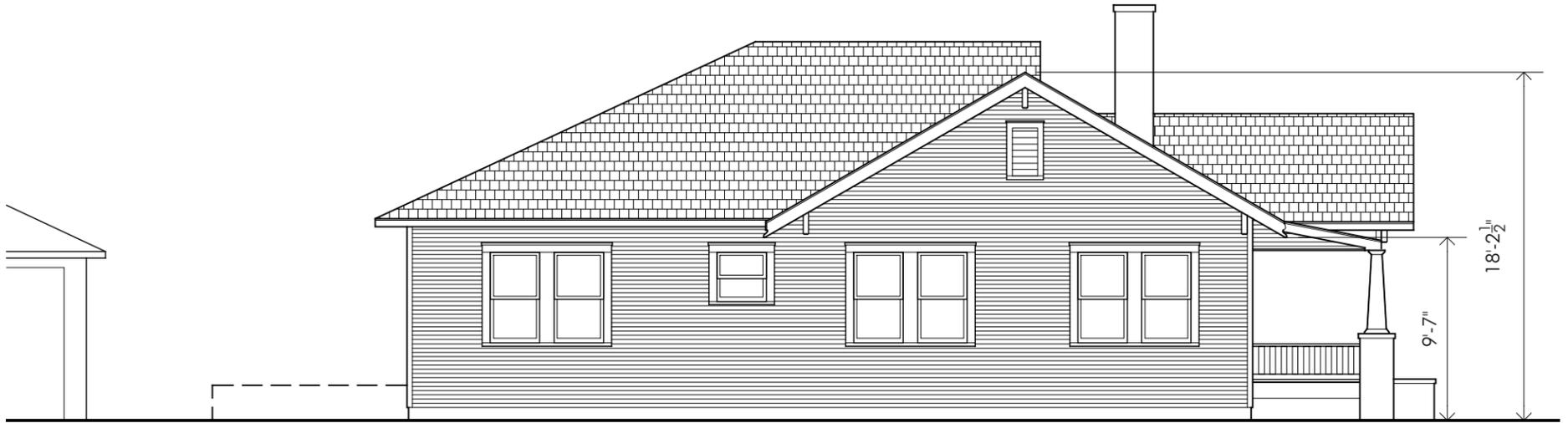
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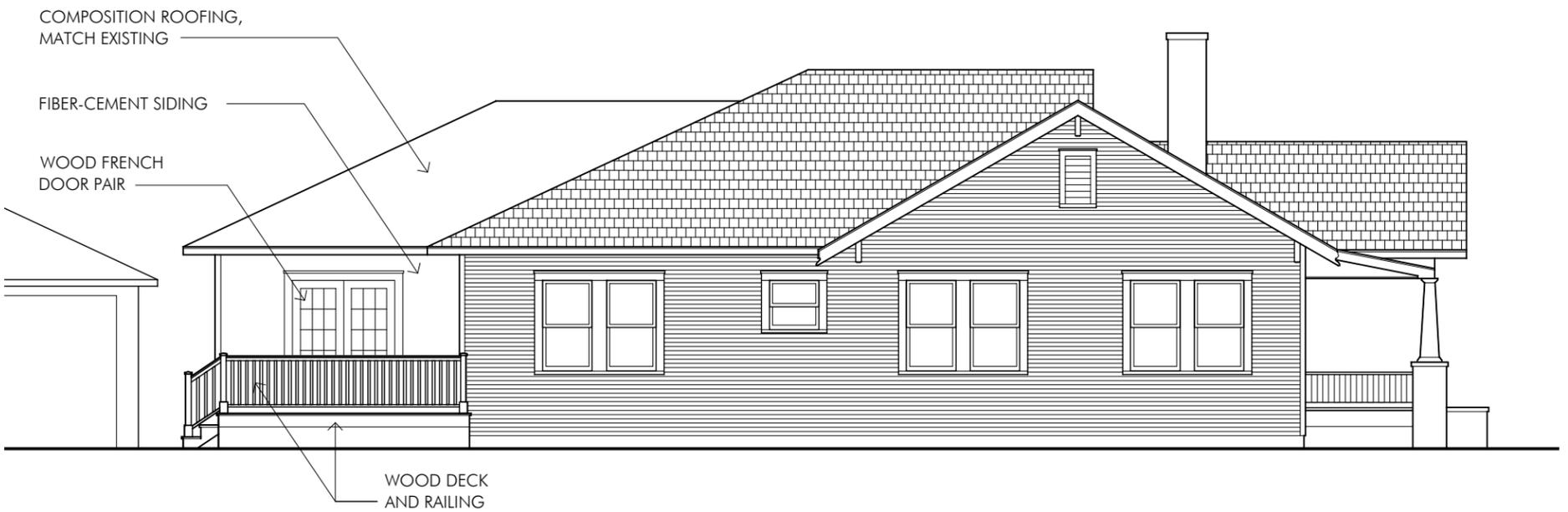
EXISTING REAR / SOUTH ELEVATION
1/8" = 1'-0"



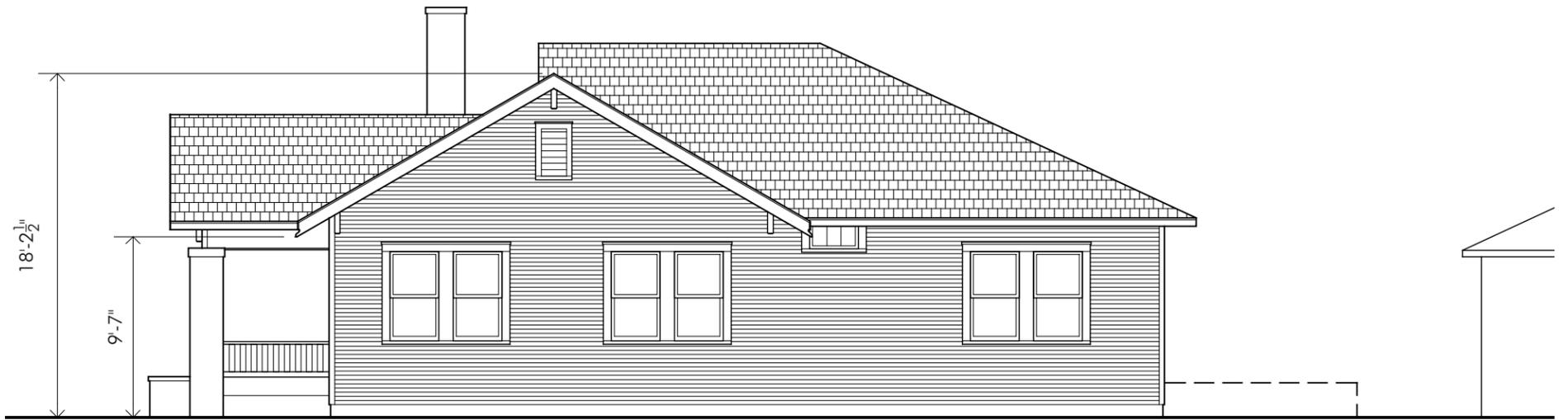
PROPOSED REAR / SOUTH ELEVATION
1/8" = 1'-0"



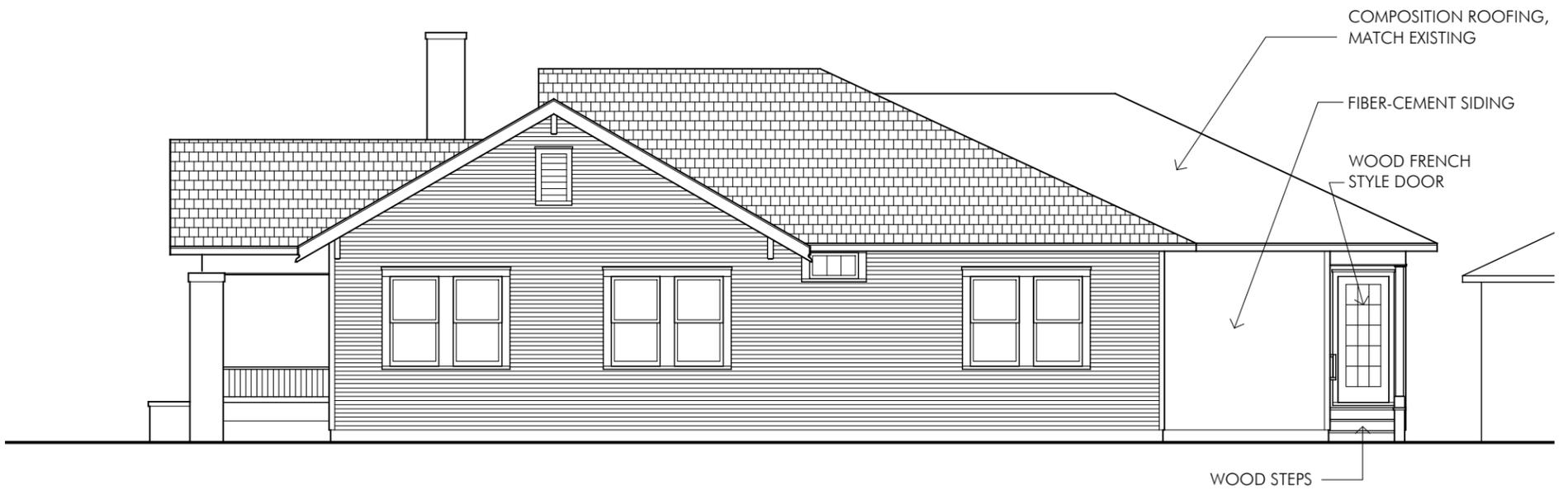
EXISTING LEFT / EAST ELEVATION
1/8"=1'-0"



PROPOSED LEFT / EAST ELEVATION
1/8"=1'-0"



EXISTING RIGHT /WEST ELEVATION
1/8"=1'-0"



PROPOSED RIGHT /WEST ELEVATION
1/8"=1'-0"







4300 NORHILL



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