CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 902 Pizer

Historic District / Landmark

HCAD #

Subdivision East Norhill

Lot 9

Block 212

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☐ Contributing
- ☐ Noncontributing
- ☐ Vacant

PROPOSED ACTION

- ☒ Alteration or Addition
- ☐ Restoration
- ☐ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

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

OWNER

Name Linda Keith

Company

Mailing Address 902 Pizer

Houston TX. 77009

Phone 713 937 0918

Email

Signature

Date

APPLICANT (if other than owner)

Name Rod Frego

Company Custom Barns & Garages

Mailing Address 8211 Debbie Guy Dr

Houston TX 77040

Phone 713-861 3478

Email [redacted]

Signature Rodd Frego

Date 2-23-015

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: 902 Pizer

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

Department of Public Works & Engineering
Planning & Development Services Division

RESIDENTIAL REPAIR SPEC LIST

This form is to be completed by the applicant to obtain permits for work that does not require a plan review provided the materials match or are equivalent to the materials being repaired or replaced. The materials and method of construction must comply with the Code and are subject to field inspection for final approval. The issuance of a permit does not grant permission to violate the requirements of the code or authorize construction on, or use of, any property in violation of deed restrictions.

Please Print:

Applicant: Rod Frego Date: 2-23-015

Project Address: 902 Pizer

Cost of Improvements: $ _____ Project Number: _____

Check all that apply:

- [x] 1. Replace exterior siding with Hardiplank
- [ ] 2. Replace doors
- [ ] 3. Replace windows
- [x] 4. Replace trim with Hardi plank
- [ ] 5. Replace rafters
- [ ] 6. Replace roof covering/decking
- [ ] 7. Re-frame walls and/or ceiling
- [ ] 8. Install smoke detectors
- [ ] 9. Replace stucco or EIFS wall covering
- [ ] 10. Replace existing stairs and/or steps
- [ ] 11. Replace ceiling and/or wall covering/insulation
- [ ] 12. Replace existing fireplace
- [ ] 13. Repair porch
- [x] 14. Repair Electrical (Provide details below)
- [ ] 15. Repair Plumbing (Provide details below)
- [ ] 16. Repair Mechanical (Provide details below)
- [ ] 17. Replace decking (Note: a permit is NOT required if deck surface is less than 30 inches above grade and there is no roof structure over the deck).
- [ ] 18. Replace flooring (Note: a permit is NOT required for floor finish materials – carpet, tile, wood flooring, etc.)
- [ ] 19. Other, provide description below. (Note: Other work may require a plan submittal depending on the description of the work. Call (832) 394-8820 for verification)

Existing Two Story Garage
Remove Wood Siding - Install Hardiplank Siding & trim.

Applicant Signature: [signature]

Energy Code: The following requirements shall be maintained for efficiency requirements:

Insulation and Windows

Max U-factor	Max. SHGC	Ceiling R-Value	Wall R Value	Floor R-value
0.75	0.40	30	13	13

All values shall meet or exceed the minimums provided by this table.

Indicate insulation type: _____

- ☐ Insulation required when full cavities exposed "corner to corner" or "edge to edge": Ceiling insulation may be R-19 when utilizing a tested radiant barrier.
- ☐ All windows must have a label showing the required information or shall show compliance by other means

CERTIFICATE OF APPROPRIATENESS APPLICATION

PART I – GENERAL FORM

PLANNING & DEVELOPMENT DEPARTMENT

Complete all sections and attach all necessary documentation as an incomplete application may cause delays in processing. A complete application includes two parts: part 1- general form; and part 2 - COA checklist(s) for project type and all applicable documentation requested within the checklist(s). Please review the criteria to be considered by the HAHC for Certificates of Appropriateness in the Houston Code of Ordinances, Historic Preservation Ordinance, Chapter 33 VII, Sections 33-240 through 33-249. Refer to the Historic Preservation section on the City of Houston Planning Department website for more information at www.houstontx.gov/planning.

OWNER [1]

Name: Linda Keith		
Company:		
Mailing Address: 902 Pizer St		
City: Houston	State: Texas	Zip: 77009
Phone: 713-937-0918		
Email:		
Signature [2]	Date	

APPLICANT (if other than owner)

Name: Rod Frego		
Company: Custom Barns & Garages		
Mailing Address: 8211 DeBbie Gray Dr.		
City: Houston	State: TX	Zip: 77040
Phone: 713-861-3478		
Email: [redacted]		
Signature:	Date: 2-23-015	

SITE

Address: 902 Pizer	City: Houston		State: TX	Zip: 77009
Subdivision: East Northill	Lot: 9		Block: 212	

PROPOSED ACTION (refer to definitions on next page)

- [x] **Addition, Alteration, Rehabilitation** and/or **Restoration** [3]
- [ ] **Relocation** [3]
- [ ] **Mandatory Repair** by order or citation [3]
- [ ] **New Construction** in an historic district
- [ ] **Demolition** [3]
- [ ] **Excavation** of an archaeological site

ATTACHED DOCUMENTATION

- [ ] **Written Description** detailing existing site conditions including lot size, structures on lot, area of structures in square feet, setbacks, driveways, and other unique conditions, AND detailed description of the proposed activity; refer to checklists for details
- [ ] **Current Photographs** showing the overall structure for each elevation visible from a public right-of-way
- [ ] **Renderings** illustrating existing conditions and proposed activity; refer to checklists for project-specific rendering requirements
- [ ] **Deed Restriction** compliance of proposed activity and approval of neighborhood or civic association, if applicable
- [ ] **Application Checklist** [4] for each proposed action checked above and all applicable documentation listed within checklist

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[1] **Owner** is the record title property owner. **Applicant** may be owner, tenant, architect, contractor, etc.

[2] Application will not be accepted as complete without a signature of the record title property owner

[3] Applies to any landmark, protected landmark, or structure within a historic district or archaeological site

[4] Submit a separate checklist for each proposed action (i.e. a project including an **Addition** to a house and **New Construction** of a detached garage)

To be completed by PLANNING STAFF:	*Application received by:*	*Date:*
	Accepted as complete by:	*Date:*

☐ (c) Additional Costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area

☐ (d) Grants received, applied for or available to maintain or improve the property

☐ (e) Budget of the nonprofit organization for the current and immediately past fiscal years

Written Description (include the following items, use the area below and/or attach additional pages)

☐ **Subject of Demolition** description including current location and condition of structure and any prior alterations or additions

☐ **Criteria Adherence** describe how the proposal satisfies the demolition determination criteria as stated in the Historic Preservation Ordinance, Sec. 33-247 **(c)** (1) through (4); or, **(d)** (1) through (3):

☐ **(c)** Determination of an unreasonable economic hardship:

☐ **(1)** The property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

☐ **(2)** The property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;

☐ **(3)** The efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and

☐ **(4)** If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose or function of the nonprofit corporation

OR

☐ **(d)** Determination of the existence of an unusual or compelling circumstance:

☐ **(1)** That the current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of a historic district, if applicable;

☐ **(2)** Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

☐ **(3)** Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect

I (we) request approval of a Certificate of Appropriateness to...

Remove wood Siding and repline
with Hardi Siding and Trim. on Two Story
Existing Garage. Exterior of Garage Siding and
Trim only. Windows will be reused. Need 1-New
Entry door to 1st Floor of Garage. Removing repline
Driveway.

Attach additional pages as necessary.