

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 29, 2014

**Applicant:** Denis Zubarex & Irina Matushevskaya, owners

**Property:** 1038 W Temple, lot 10, block 129, North Norhill Subdivision. The property includes a historic 1,486 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing bungalow duplex residence, constructed circa 1930, located in the Norhill Historic District. The structure was converted into a single family residence after designation of the district.

**Proposal:** Alteration – Replace existing wood front door and frame with a new wood door in the same opening. A non-original aluminum storm door will also be removed.

See enclosed application materials and detailed project description on p. 5-14 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** Staff received comment from the Norhill Neighborhood Association. See Attachment A.

**Recommendation:** Denial - does not satisfy criteria 1, 4 & 9

**HAHC Action:** Denied

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>  | <b>NA - not applicable</b> |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;<br><i>The front door is one of the major elements of the structure's street façade and should not be removed.</i>   |                            |
| <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 checked="" type="checkbox"/> | <input 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;  |                            |
| <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;<br><i>The front door is one of the major elements of the structure's street façade and should not be removed.</i>  |                            |
| <input checked="" type="checkbox"/> | <input 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;   |                            |
| <input checked="" type="checkbox"/> | <input 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;  |                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (7)                  | The proposed replacement of missing 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;  |                            |
| <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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;<br><i>The front door is a major element of the street façade and constitutes significant historic material. Though the door has been altered with new glass, mail slot and deadbolt, it has not been altered beyond reasonable repair.</i> |                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.   |                            |



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



EXISTING DOOR



**EXISTING DOOR**

**FRONT DETAIL**



**EXISTING DOOR**

**EDGE DETAIL**

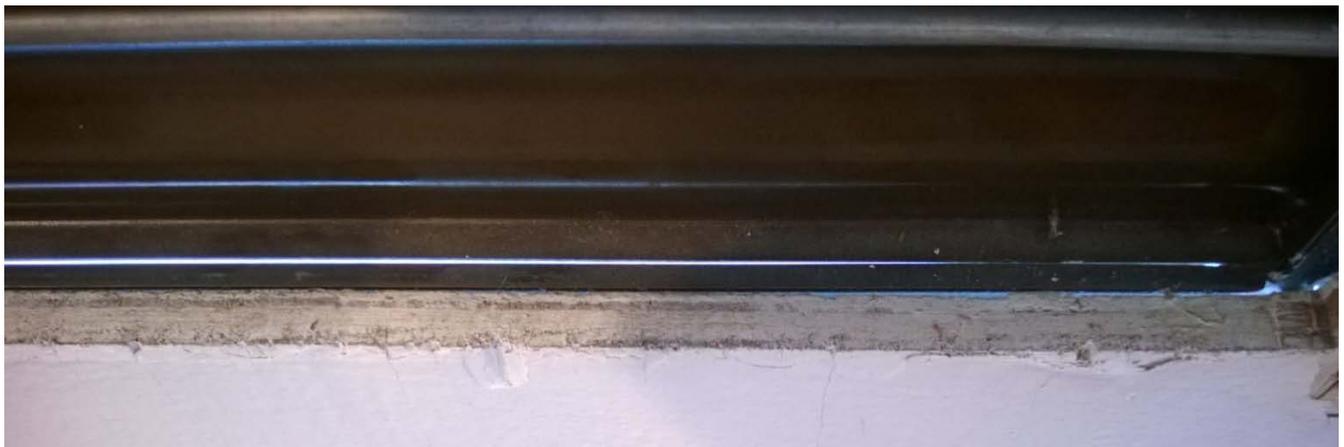


**EXISTING DOOR**

**PANEL DETAILS**



**EXISTING DOOR**  
**PANEL DETAILS**



**EXISTING DOOR**

**RESTORATION QUOTE**

On Tue, Nov 11, 2014 at 1:08 PM, MARVIN MACOTTO <[restoreyourdoor@sbcglobal.net](mailto:restoreyourdoor@sbcglobal.net)> wrote:

For the 3 pcs of regular clear or vague glass is \$300.

On Monday, November 10, 2014 2:52 PM, Irina Matushevskaya <[irina.matushevskaya@gmail.com](mailto:irina.matushevskaya@gmail.com)> wrote:

Marvin,

Sure, please see attached the picture of the door. The glass is just a single pane.

Thank you,  
Irina Matushevskaya  
832-477-4947

On Mon, Nov 10, 2014 at 2:47 PM, MARVIN MACOTTO <[restoreyourdoor@sbcglobal.net](mailto:restoreyourdoor@sbcglobal.net)> wrote:

Mrs.Matushevskaya,

Can you please email me a picture of your door? That way I can have an idea of the glass size, is it insulated or single pane?

New Frame is \$400

Hardware is \$200

Thank you,  
Marvin

On Monday, November 10, 2014 2:38 PM, Irina Matushevskaya <[irina.matushevskaya@gmail.com](mailto:irina.matushevskaya@gmail.com)> wrote:

Marvin,

This is to confirm the size of the door: it is 3'0" by 6'8".

Thank you,  
Irina Matushevskaya  
832-477-4947

On Mon, Nov 10, 2014 at 2:02 PM, Irina Matushevskaya <[irina.matushevskaya@gmail.com](mailto:irina.matushevskaya@gmail.com)> wrote:  
Marvin,

Thank you for your reply, I appreciate it.  
Also, I forgot to ask you about the cost of several additional things:  
- replacement of the glass in the door  
- replacement of the frame around the door  
- installation of new hardware

Thank you again,  
Irina Matushevskaya  
832-477-4947

On Monday, November 10, 2014 1:48 PM, MARVIN MACOTTO <[restoreyourdoor@sbcglobal.net](mailto:restoreyourdoor@sbcglobal.net)> wrote:

Total price will be \$1,300 for everything, will need you to confirm your door size.

Any other question you may have please let me know.

Thank you!  
Marvin Macotto

On Monday, November 10, 2014 1:20 PM, Irina Matushevskaya <[irina.matushevskaya@gmail.com](mailto:irina.matushevskaya@gmail.com)> wrote:

Good Day,

We just spoke on the phone (and previously several weeks ago) about approximate price for restoring a door (in Houston Heights area), and we discussed the following items that need to be done on the door:

- heavy-duty restaining
- outside and inside
- new hinges, weatherstripping, rehanging, new threshold
- removing the mail drop cut-out in the middle of the door

Could you please indicate approximate cost for the above items?

Thank you, I appreciate your response.

Regards,  
Irina Matushevskaya  
832-477-4947

### PROPOSED DOOR



More saving.  
More doing.

Your Store:  
**Rosenberg #6530** (Change)

[Tool & Truck Rental](#) | [Installation Services and Repair](#) | [Gift Cards](#) | [Help](#)

Steves & Sons | Model # M2203-CT-PJ4LH | Internet # 205341788

### Shaker 3 Lite Stained Mahogany Wood Entry Door

★★★★★ (5) | [Write a Review](#) | [Questions & Answers \(8\)](#)



Was ~~\$798.00~~

**\$678.30** / each

Save \$119.70 (15%) through 11/19/2014

OUT OF STOCK ONLINE

#### PRODUCT OVERVIEW Model # M2203-CT-PJ4LH | Internet # 205341788

Experience the warmth of wood with this stained mahogany shaker 3 lite wood entry door with clear insulated glass. This door comes pre-hung in fully weather-stripped primed frame. Door has double 2-3/8 in. bore for easy lockset and deadbolt installation.

- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black finish sill provides a tight seal against drafts
- Shaker design construction with flat panels and square sticking
- 3 lite clear glass allows maximum light and visibility
- Tempered safety glass is insulated for energy efficiency
- Mahogany prefinished in chestnut stain adds style and elegance to your front door
- Bronze ball bearing hinges provide ease of operation
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction
- Requires rough opening of 38-1/4 in. x 82 in. actual unit size 4 -9/16 in. x 37-3/4 in. x 81-1/2 in.
- From outside door opens to inside of home with hinges on the left

### PROJECT DETAILS

**Windows/Doors:** The residence features a 36" wide by 6'-8" tall wood front door on the north elevation with three non-original decorative lites, a decorative dentil shelf, a non-original metal mail slot and a metal door knob and escutcheon. The door will be removed and replaced with a wood door of the same size with three clear glass lites and a dentil shelf. The existing wood frame will be removed in replaced in kind; all exterior trim will be retained.

**ATTACHMENT A**

**CIVIC ASSOCIATION COMMENT**

**From:** Febo, Lawrence A [REDACTED]  
**Sent:** Wednesday, November 19, 2014 5:46 PM  
**To:** Kriegl, Matthew - PD; [REDACTED]  
**Subject:** RE: 4636 Pineridge and 1038 W Temple

Hello Matt,

Please see info about the two properties below.

Please let me know if you have any further questions.

-Lawrence

4636 Pineridge:

No submission to Norhill, we were not notified and cannot make an approval or denial. Based on the COA that was submitted to HAHC, this would've been a pretty easy approval by the Norhill Neighborhood Association.

1038 W Temple:

Hello Irina,

Thank you for your submission to Norhill. The NNA board has voted to approve the replacement of your cottage style door on the condition that it has been judged to be non-historic in nature, which we will yield to the HAHC's opinion as stated in your COA. I will let the HAHC staff know about our decision to approve for the November meeting.

Please let me know if you have any further questions.

Thanks,

-Lawrence