CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Rod Frego, Custom Barns & Garages for Linda Keith, owner

Property: 902 Pizer St, aka 3915 Julian St, lot 9, block 212, East Norhill Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence and a detached two-story wood-frame garage apartment situated on a 5,200 square foot corner lot.

Significance: Contributing Bungalow-style residence, constructed circa 1928, and a contributing garage apartment, constructed circa 1940, located in the Norhill Historic District.

Proposal: Alteration – Remove historic wood 105 siding and trim from the contributing two-story garage and replace with new 105 siding. Remove door from the side elevation and replace with new door.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Norhill Neighborhood Association is in support of the project. See Attachment A.

Recommendation: **Partial Approval:**

Approval to replace the door on the north elevation;

Denial to replace the original 105 wood siding.

HAHC Action: **-**

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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:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The historic 105 siding is a distinguishing feature of the structure and should be retained. Staff confirmed some damage of the siding, specifically on the bottom courses, but believe it is not beyond reasonable repair. Replacement would result in the permanent loss of historic material which does not retain 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; *The historic 105 siding is a distinguishing quality of the structure and should be retained. Replacement would result in the permanent loss of the historic material.*
☒	☐	☐	(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 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;
☒	☐	☐	(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 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; *The historic 105 siding is a distinguishing feature of the structure and should be retained. Staff confirmed some damage of the siding, specifically on the bottom courses, but believe it is not beyond reasonable repair. Replacement would result in the permanent loss of historic material. The replacement 105 wood siding is compatible in size, scale and material.*
☐	☐	☒	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☒	☐	☐	(11)	The proposed activity will comply with any applicable deed restrictions.

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PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

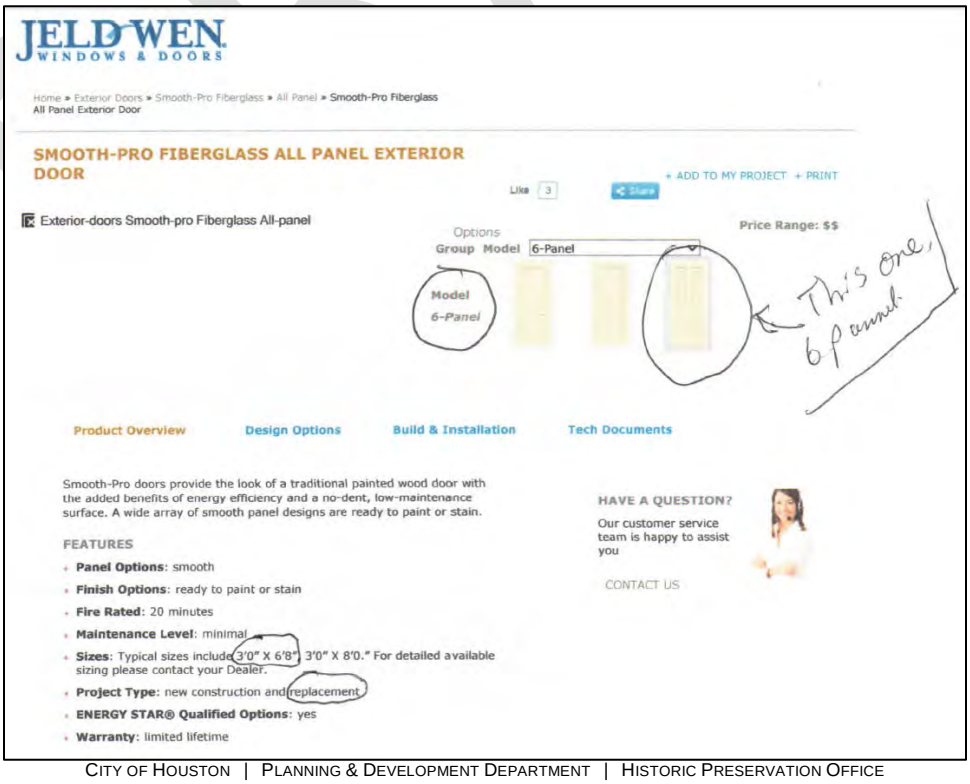
INVENTORY PHOTO FACING JULIAN

CURRENT PHOTO

NORTH SIDE ELEVATION

EXISTING DOOR

PROPOSED



JELD-WEN WINDOWS & DOORS

Home » Exterior Doors » Smooth-Pro Fiberglass » All Panel » Smooth-Pro Fiberglass All Panel Exterior Door

SMOOTH-PRO FIBERGLASS ALL PANEL EXTERIOR DOOR

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Exterior-doors Smooth-pro Fiberglass All-panel

Price Range: $$

Options
Group Model 6-Panel

Model
6-Panel

This one, 6 panel

Product Overview | Design Options | Build & Installation | Tech Documents

Smooth-Pro doors provide the look of a traditional painted wood door with the added benefits of energy efficiency and a no-dent, low-maintenance surface. A wide array of smooth panel designs are ready to paint or stain.

FEATURES

- **Panel Options**: smooth
- **Finish Options**: ready to paint or stain
- **Fire Rated**: 20 minutes
- **Maintenance Level**: minimal
- **Sizes**: Typical sizes include 3'0" X 6'8", 3'0" X 8'0." For detailed available sizing please contact your Dealer.
- **Project Type**: new construction and replacement
- **ENERGY STAR® Qualified Options**: yes
- **Warranty**: limited lifetime

HAVE A QUESTION?

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STAFF PHOTOS

ROT ON BOTTOM COURSES, FLAKING PAINT

STAFF PHOTOS

ROT ON BOTTOM FEW COURSES

STAFF PHOTOS

FLAKING PAINT

ROT ON BOTTOM COURSES

STAFF PHOTOS

FLAKING PAINT, WARPED BOARDS

PROJECT DETAILS

Windows/Doors: The garage apartment contains two, multi-paneled with fanlight pedestrian doors. The replacement on the north side is a six-paneled door.

Exterior Materials: The garage apartment is clad in 105 wood siding with wood trim. The replacement material is wood 105 siding and wood trim to match the current siding.

Side Elevation: (North) The garage apartment has a multi-panel with a fan-light door. The replacement door will be a six-paneled wood door.

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ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT

EST. 1920
NORHILL
NEIGHBORHOOD ASSOCIATION

March 10, 2015

LINDA KEITH
902 PIZER ST
HOUSTON TX 77009-5253

Re: Proposed wood siding replacement on two-story garage at 902 Pizer

Dear Linda,

Your request for approval of the above referenced project was considered at the March NNA Board meeting held on March 5th, 2015. There were seven of the twelve board members present and after a lengthy discussion the board voted unanimously to approve your application to replace the existing siding with 105 yellow pine wood siding.

Sincerely,

NNA Board