CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 915 W. TEMPLE

Historic District / Landmark E. NORHILL HCAD # 0621250000015

Subdivision EAST NORHILL Lot 15 Block 212

DESIGNATION TYPE

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

PROPOSED ACTION

CHANGE FRONT DOOR KEEPING STYLE SAME

- ☐ 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 TERRY PENDERGAST

Company

Mailing Address 1302 WAUGH DR #56
HOU TX 77019

Phone 281-703-4578

Email [redacted]

Signature Terry Pendergast

Date 1-4-16

APPLICANT (if other than owner) N/A

Name

Company

Mailing Address

Phone

Email

Signature

Date 1-4-16 Terry Pendergast

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:* ___/___/___

Rev. 02.2015

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: 915 W. TEMPLE HOUSTON TX 77009

BUILDING TYPE

- [x] 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
- [x] windows or doors
- [ ] porch or balcony
- [ ] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] other

WRITTEN DESCRIPTION

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

PHOTOGRAPHS label photos with description and location

- [x] elevations of all sides
- [x] 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
- [x] 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

SEE PICTURES

1-4-2016 [signature]

915 West Temple Front Door Replacement
JANUARY 2016

The proposed scope of work is the replacement of the current front entrance door. No alterations have been done to the door, other than painting and lock changes, in the time that I have been the property owner (1987).

The home was built without a sub floor under the current pine tongue & groove flooring surface. Resurfacing of the floor is in progress to address the opening of gaps (previous termite damage, house settling), humidity and thermal problems. Using the least thick leveling sub floor possible, and, installing the final flooring surface, will make the current front door unusable without removing a large amount of the door from the bottom. Leveling of the house in the near future is also expected to compromise the door/frame aesthetics and function when the final result is achieved.

Additional concerns are:

Security- The door is not secure from intruders. The door frame shows evidence of being breached some time before I purchased the house (1987). The frame was repaired with small metal plates. These are not adequate to prevent another breach, and, the paneling on the door is so thin in the thinnest segment (1/4”) it could easily be breached with a strong kick. The current door is suspended on two hinges.

Life/safety/building code- The current door width is 34”, which does not meet current building code (36”) for an entry/exit door. If a person needed to be evacuated in a hurry on a stretcher, or be dragged out unconscious during a fire, the substandard exit size would put their life and the life of first responders at risk. The drilled holes in the current door do not allow enough space to install lever style door latches, also current code.

Energy efficiency- The current door has no insulating properties whatsoever. The window panels are single pane, and the single thickness of wood paneling (1/4”) allow full heat and cold transfer to the living space.

The current door (age unknown) is of a style typical to the Norhill

neighborhood. It is a wood panel door with three single pane windows separated by by wood struts oriented perpendicular, all in the upper third of the door. The door is drilled for a deadbolt lock hole and a door knob latch hole. The current door knob arrangement is difficult to rotate due to it's proximity to the door frame. A wooden screen door was in place in front of the main entry door until the 1990's when it was removed.

PROPOSED DOOR REPLACEMENT PLAN

The proposed door replacement has been selected with regard and respect to the Norhill Historic District guidelines to maintain the 'look' of the Craftsman style evidenced by the current door. See attached pictures.

The new door has double paned, tempered glass in the upper third of the door. The window details (leaded lines in vertical and horizontal pattern) between the double panes mimic the design of the screens on the home in design, complementing the style. The overall construct of the new door mimics the Craftsman construct of the current door in length, width, depth and materials, with the leaded inserts providing an aesthetic improvement to the look of the door. The detail in the leaded inserts captures style lines from the screens (art deco), the hipped roof of the Craftsman style bungalow and the period streetlight in front of the house.

The proposed door will be 36 inches wide in its own door frame and jamb. The moldings around the door will be carefully removed, to be reinstalled to finish the job. The current door will be cut free from the framing studs, sparing all structural supports. Proposed door fits in the current opening, so no other modifications need to be made to complete the project. The new door is suspended on three hinges. The new door is primed steel and will be painted one of the colors currently on the house. In the event the moldings don't survive removal, they will be recreated in look and style with like materials (wood).

The proposed locking mechanism will be a keyed lever handle lock and a keyed deadbolt lock, keeping with the aesthetics of 1929, no 'electronic' locks.

Terry Pendergast-owner
281-703-4578 cell
713-868-4702 house

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