

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2016

Applicant: Luisa Paredes, owner

Property: 1026 E. 16th Street, Lot 5, Block 109, Norhill Subdivision. The property includes a historic 864 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing bungalow residence, constructed circa 1928, located in the Norhill Historic District.

Proposal: Alteration – Addition. Construct a 397 square foot one-story addition on the rear of the 30.9' wide by 38.5' long, by 19'-5" tall one-story house.

- Addition will be inset 6" on the east and west (side) elevations and measure 29' wide by 16' deep by 17' tall, 2' feet below the existing ridge.
- Addition will be clad in smooth cementitious siding.
- Install two new 1-1 single hung vinyl windows into two original window openings have been enclosed on the west elevation of the existing house.
- Remove the non-original vinyl siding to expose the original wood siding.
- Remove non-original carport attached to the front of the garage.

See enclosed application materials and detailed project description on p. 3-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Norhill Neighborhood Association is in support of the project. Please see attachment A

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

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

- (1) The proposed activity must retain and preserve 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;
- (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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



SOUTH (REAR) ELEVATION PHOTO



EAST SIDE ELEVATION PHOTO

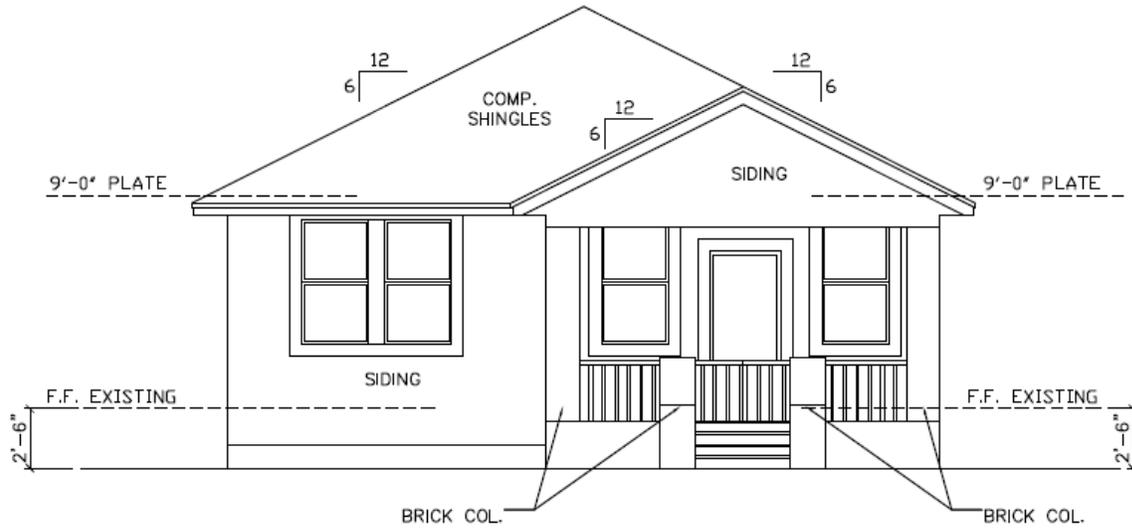


WEST SIDE ELEVATION PHOTO

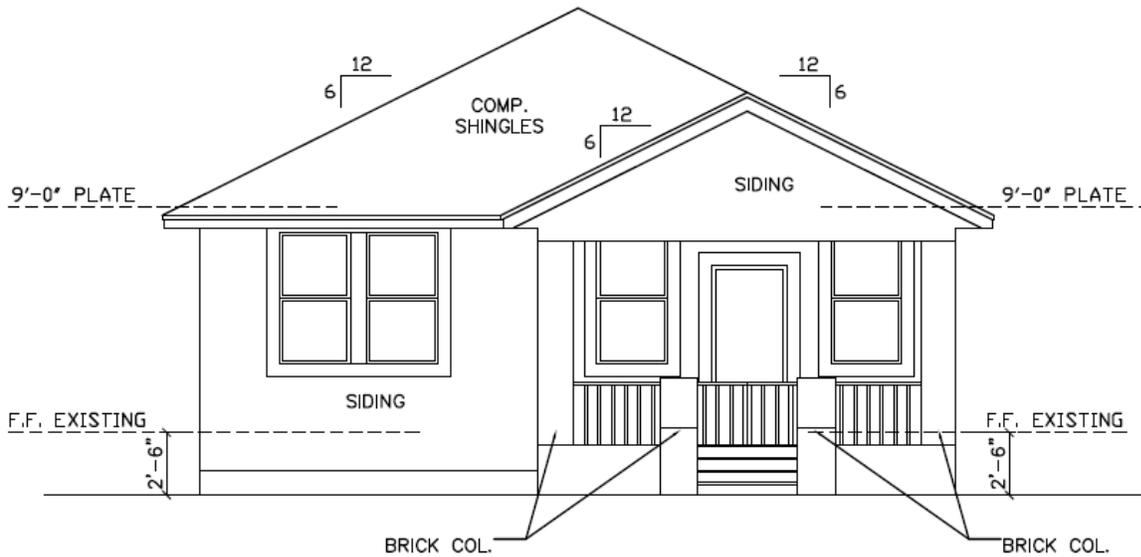


NORTH ELEVATION – FRONT FACING EAST 16TH

EXISTING

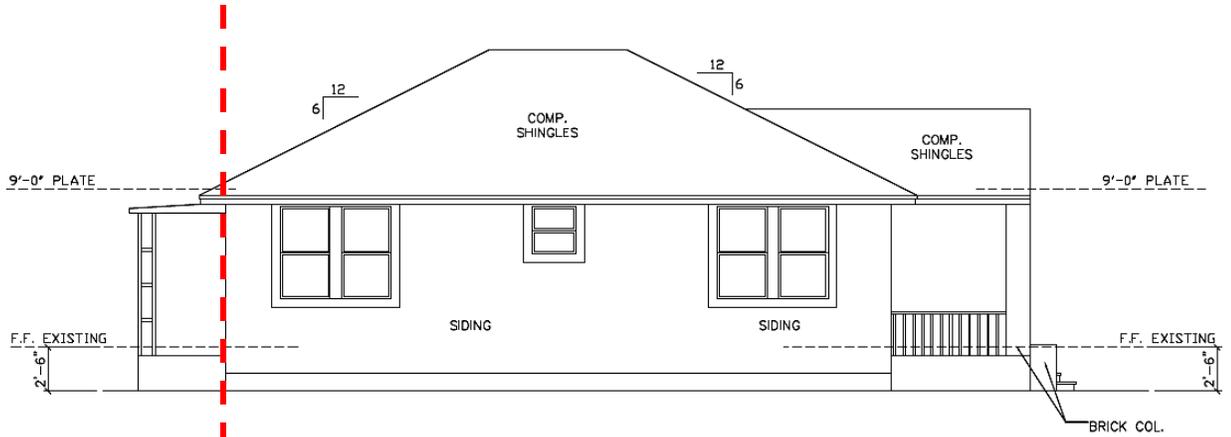


PROPOSED

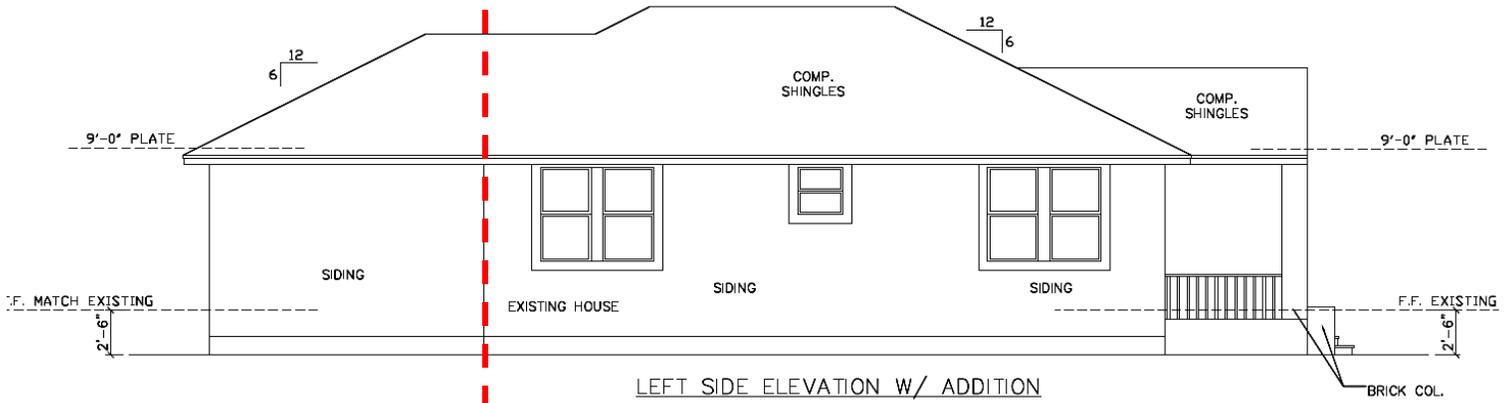


EAST SIDE ELEVATION

EXISTING

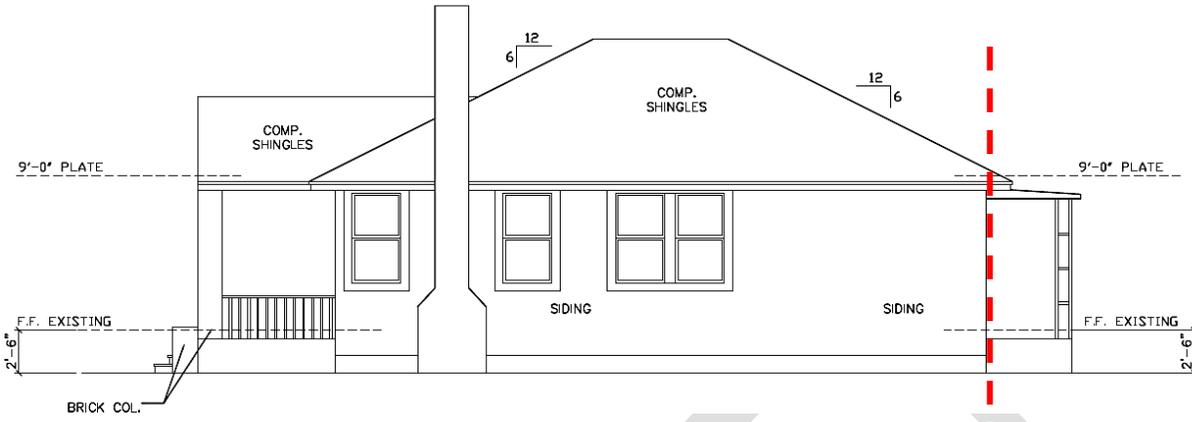


PROPOSED

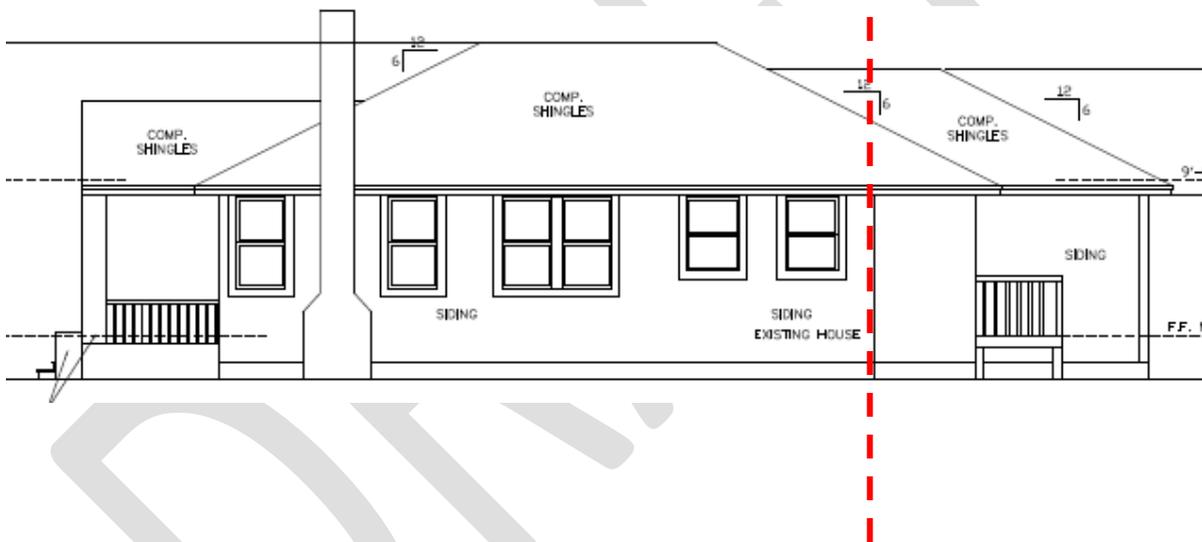


WEST SIDE ELEVATION

EXISTING

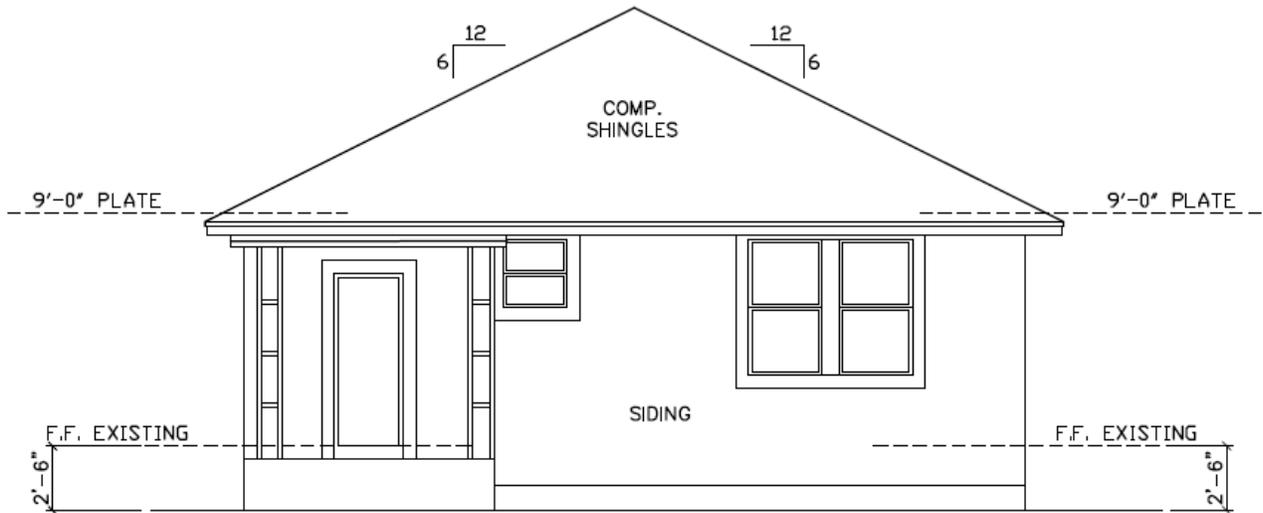


PROPOSED

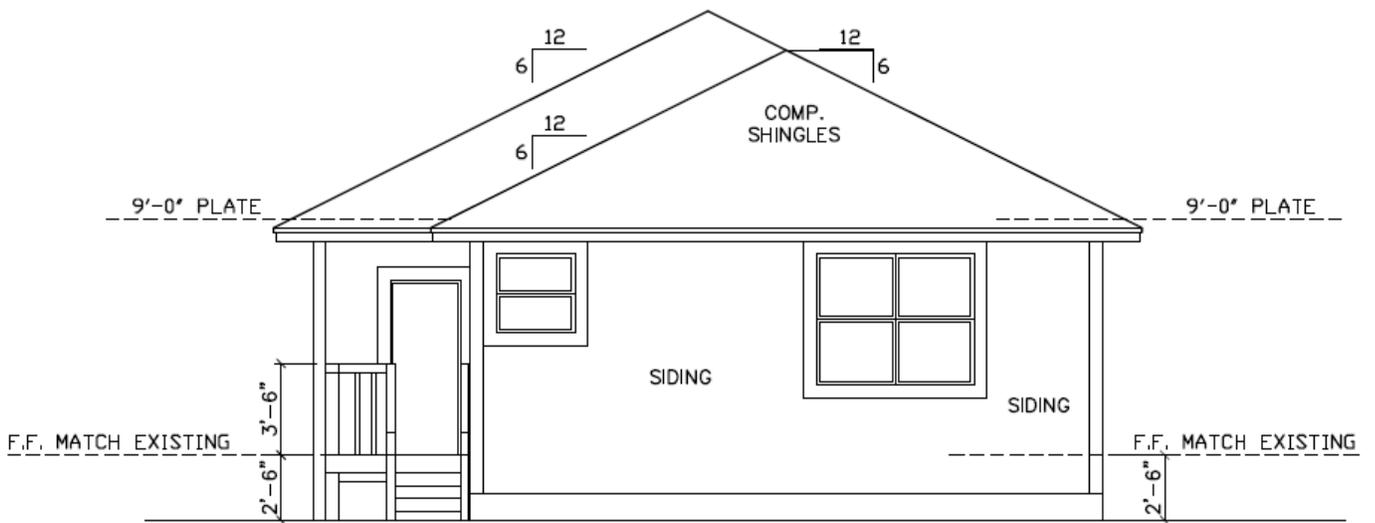


SOUTH (REAR) ELEVATION

EXISTING



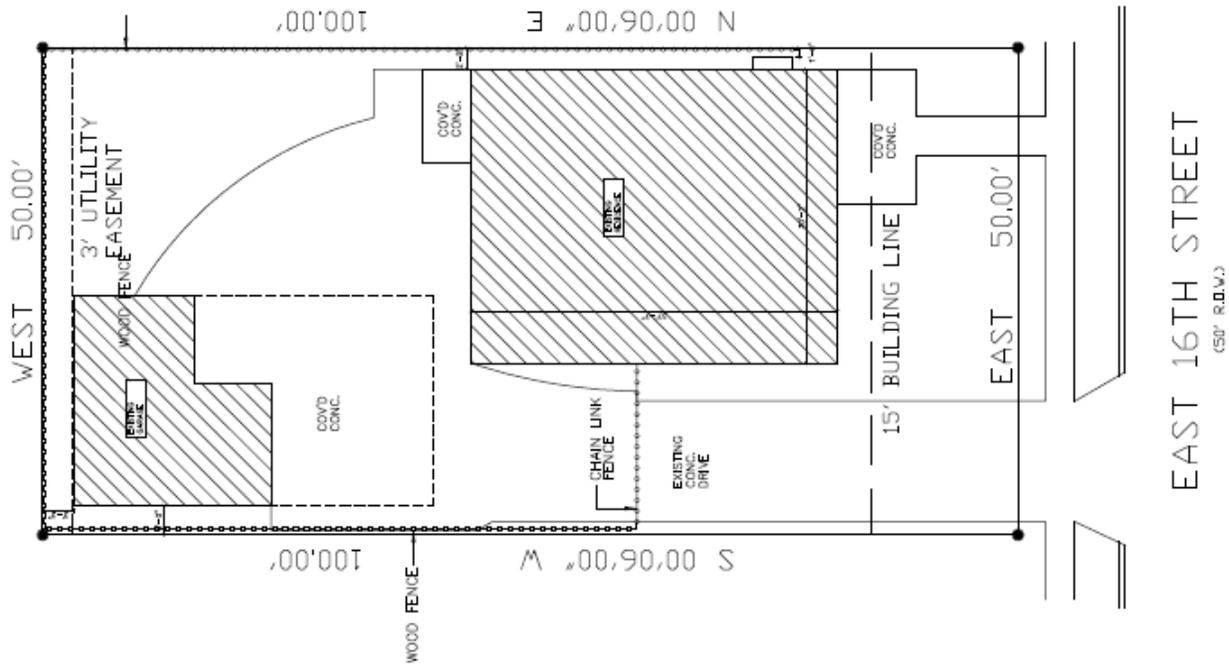
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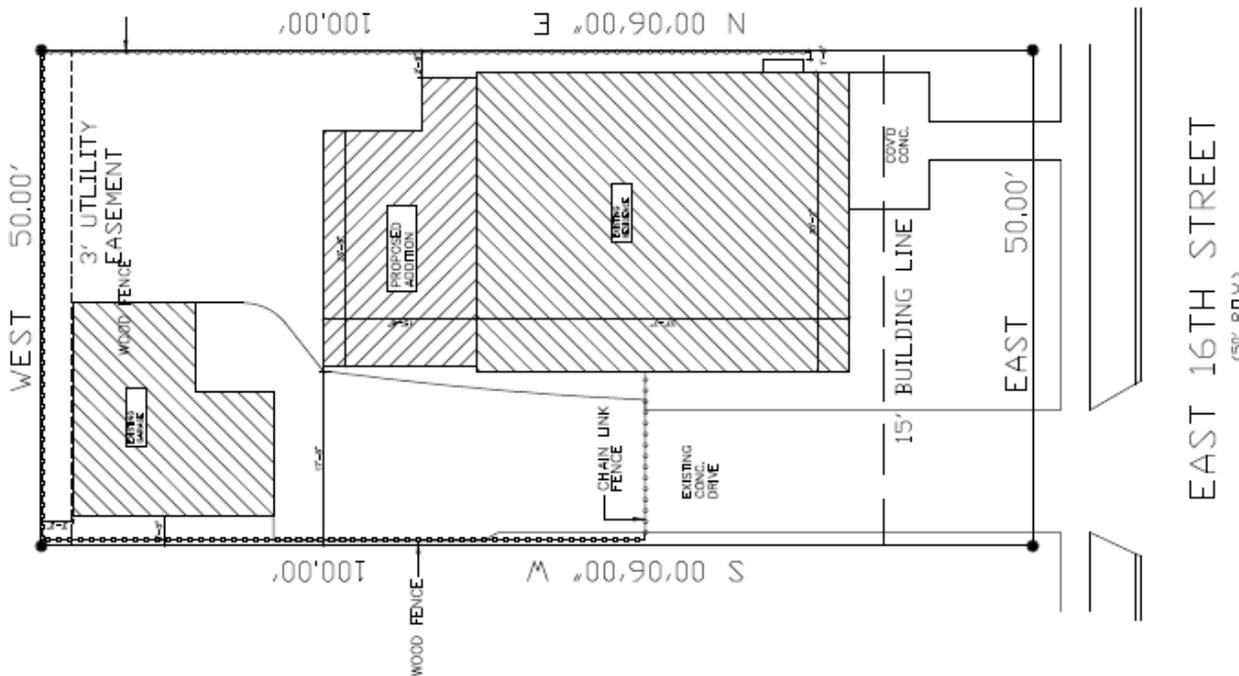


SITE PLAN

EXISTING



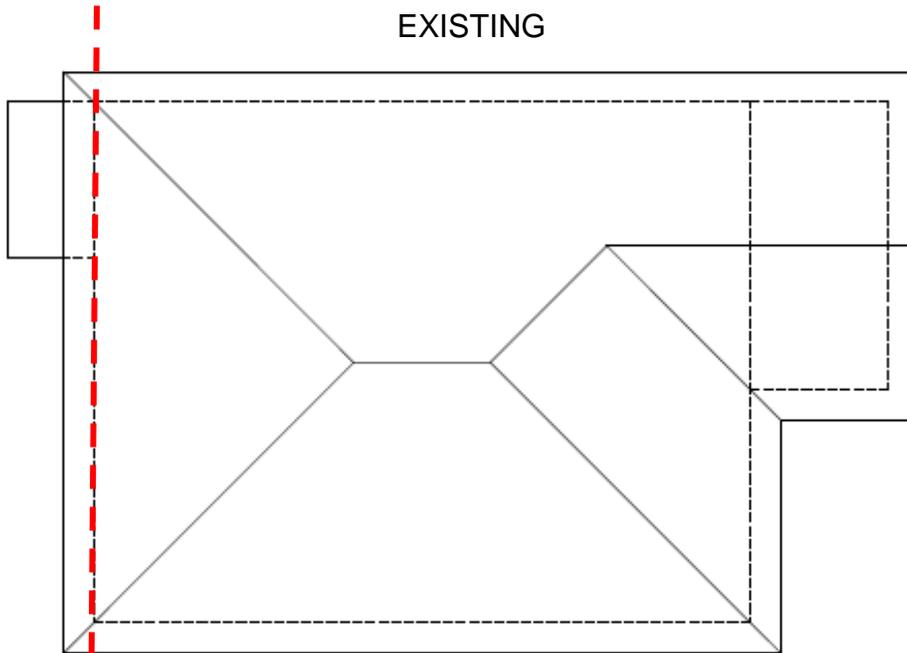
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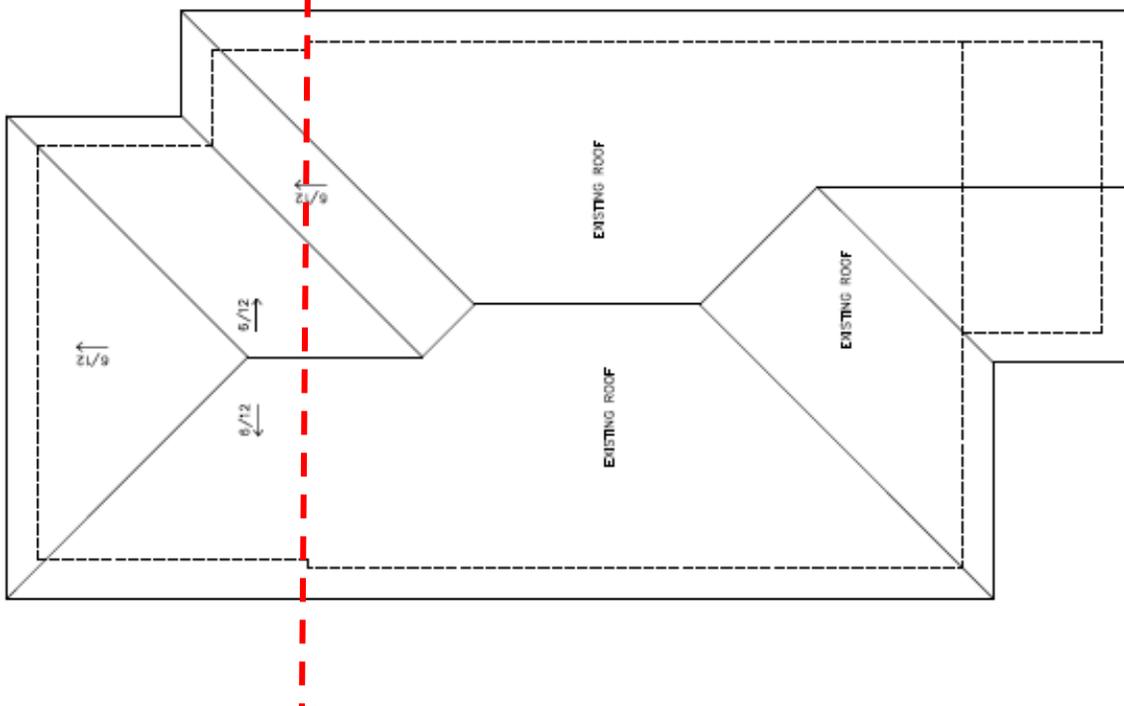


ROOF PLAN

EXISTING



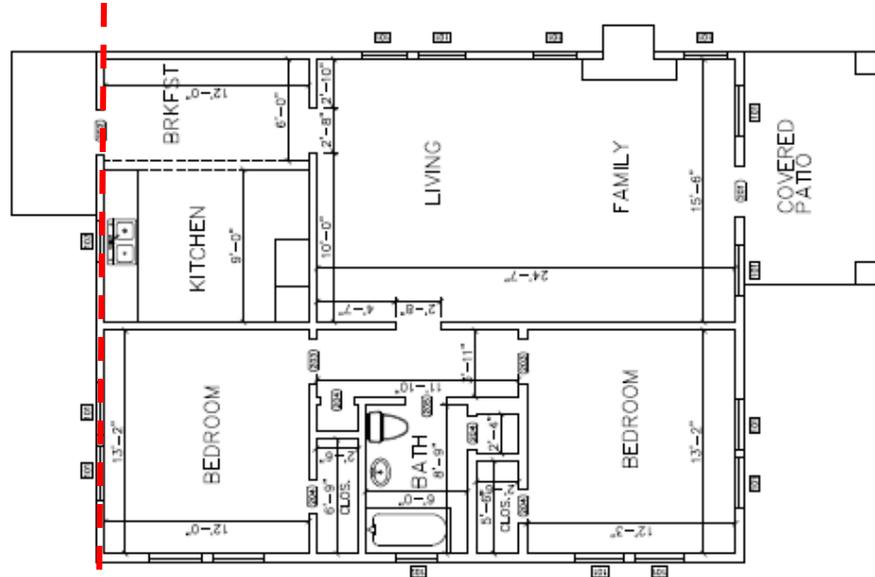
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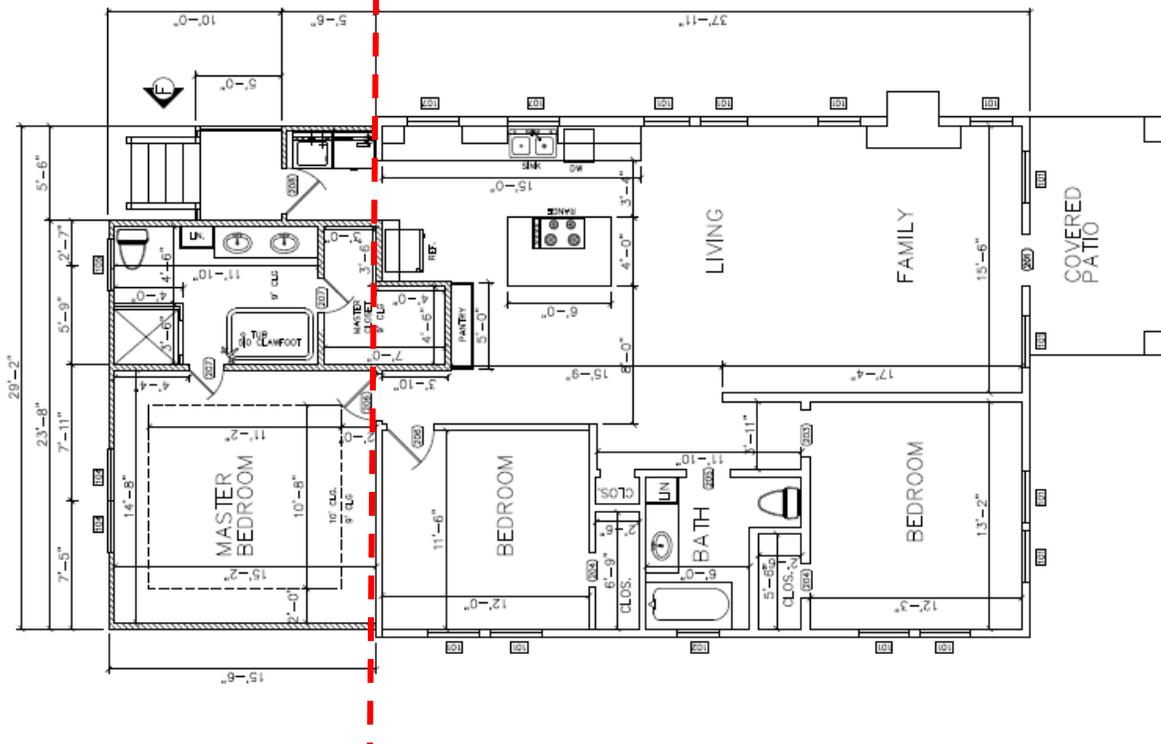


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	COMMENTS
201	6'-8"	3'-0"	EXISTING EXTERIOR DOOR
202	6'-8"	2'-8"	EXISTING EXTERIOR DOOR
203	6'-8"	2'-8"	EXISTING INTERIOR DOOR
204	6'-8"	2'-0"	EXISTING INTERIOR DOOR
205	6'-8"	2'-6"	EXISTING INTERIOR DOOR
206	6'-8"	2'-8"	NEW INT. DOOR @ ADD.
207	6'-8"	2'-0"	NEW INT. DOOR @ ADD.
208	6'-8"	2'-8"	NEW EXT. DOOR @ ADD.

WINDOW SCHEDULE					
MARK	HEIGHT	WIDTH	HEAD HEIGHT	OPERATION	COMMENTS
101	3'-4"	2'-10"	6'-8"	SINGLE HUNG	EXISTING WINDOW
102	2'-8"	2'-6"	6'-8"	SINGLE HUNG	EXISTING WINDOW
103	3'-3"	2'-8"	6'-8"	SINGLE HUNG	EXISTING WINDOW
104	5'-0"	3'-0"	6'-8"	SINGLE HUNG	NEW WINDOW @ ADD.
105	3'-0"	3'-0"	6'-8"	SINGLE HUNG	NEW WINDOW @ ADD.
106	3'-0"	2'-6"	6'-8"	SINGLE HUNG	NEW WINDOW @ ADD.



INTERIOR PHOTO SHOWING ENCLOSED WINDOW OPENINGS ON WEST ELEVATION



EXPOSED ORIGINAL WOOD SIDING



PROJECT DETAILS

Shape/Mass: Existing: The property includes a historic 864 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot. The existing house is 30.9' wide by 38.5' long, with a ridge height of 19'-5".

Proposed: The alteration adds 397 square feet on the rear of the house. The proposed addition will be inset 6" on the east and west (side) elevations and measure 29'-2" wide by 15'-6" deep by 17'-11" tall, approximately 2' feet below the existing ridge..

Setbacks: Existing: The house is situated 18'-5" from the front (north), approximately 17'-2" from the east, and 2'-2" from the west property lines.

Proposed: The addition will be situated 2'-8" from the west and 17'-8" from the east property lines and begins approximately 37' from the front wall.

Foundation: The existing house and addition will have matching pier and beam foundations and will have the same finished floor height of 2'-6".

Windows/Doors: The north elevation of the existing house has four original 1 over 1 single hung wood windows and one original wood door. The east elevation has five original 1 over 1 single hung wood windows. The south elevation has three original 1 over 1 single hung wood windows and one door opening. The west elevation has four original 1 over 1 single hung wood windows. During interior demolition, two original window openings were found on the west elevation. Applicant is purposing to install two new 1-1 single hung vinyl windows into two original window openings have been enclosed on the west elevation of the existing house.

Exterior Materials: The original house is currently clad in vinyl siding that will be removed to expose the wood siding and the addition will be clad in cementitious smooth siding with 8 1/4" reveal.

Roof: The existing house has a ridge height of 19'-5" and an eave height of 9', with a roof pitch of 6/12. The addition's ridge height will be 17'-11" and the eave height will match the existing at 9' and will have the same roof pitch as the existing house.

Front Elevation: The non-original vinyl siding will be removed from the north elevation of the house. There will be no other changes to the north elevation. Please refer to elevation plan.

(North)

Side Elevation: Part of the 397 square foot addition will be visible from the east elevation. The non-original vinyl siding will be removed and there will be no other changes to the east elevation. Please refer to elevation plan.

(East)

Side Elevation: Installing two new 1-1 single hung windows where two original window openings have been enclosed on the west elevation of the existing house. The non-original vinyl siding will be removed and there will be no other changes to the west elevation. Please refer to elevation plan.

(West)

Rear Elevation: The 397 square foot addition will be constructed on the south elevation. The east and west walls will be inset 6". One new wood stair case and porch will be built on the southwest corner of the rear of the house and will lead to one new door opening. There will be there new 1/1 wood single hung windows installed on the rear of the addition.

(South)

ATTACHMENT A



August 17, 2016

**ROZNOWSKI JEANETTE L
13218 ASPEN BOUGH CIR
HOUSTON TX 77065-3227**

Re: Approved rear addition, 1026 E 16th St

Dear Luisa,

Your request for approval of the rear, one-floor addition was reviewed at the August NNA Board meeting. There were eleven of the twelve board members present and we voted to approve your submitted plans.

Please let us know if we can be of further assistance at this time.

Sincerely,

NNA Board

