

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Manuel Samperio, Morningside Architects for Zachary & Tiffani Dillon, owners

Property: 1102 E 14th St, lot 1, block 118, North Norhill Subdivision. The property includes a historic 1,628 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,200 square corner lot.

Significance: Contributing Bungalow duplex style residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – construct an approximately 360 square foot addition to the rear of the 1,600 square foot residence on a corner lot. The addition is set in from the side street wall approximately 6'-10" and is 1'-8" lower than the existing ridge.

See enclosed application materials and detailed project description on p. 4-15 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: Approval

HAHC Action: -

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 | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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 checked="" type="checkbox"/> | <input 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; |
| <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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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



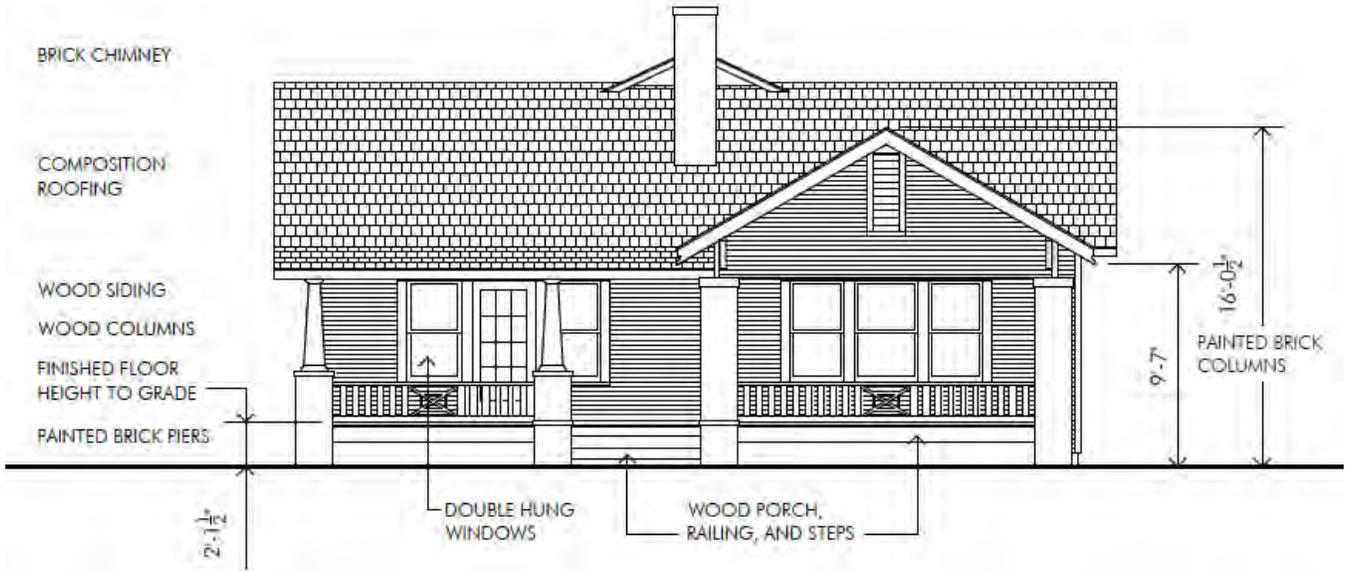
CURRENT PHOTO



DRAFT

NORTH ELEVATION – FRONT FACING E 14th STREET

EXISTING – NO CHANGE



DRAFT

EAST SIDE ELEVATION FACING NORHILL BOULEVARD

EXISTING



PROPOSED

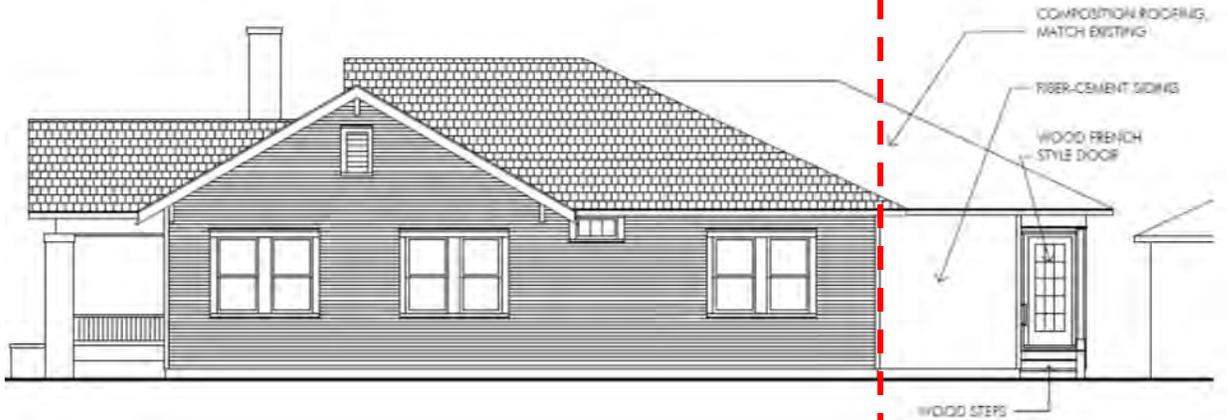


START OF ADDITION

WEST SIDE ELEVATION
EXISTING



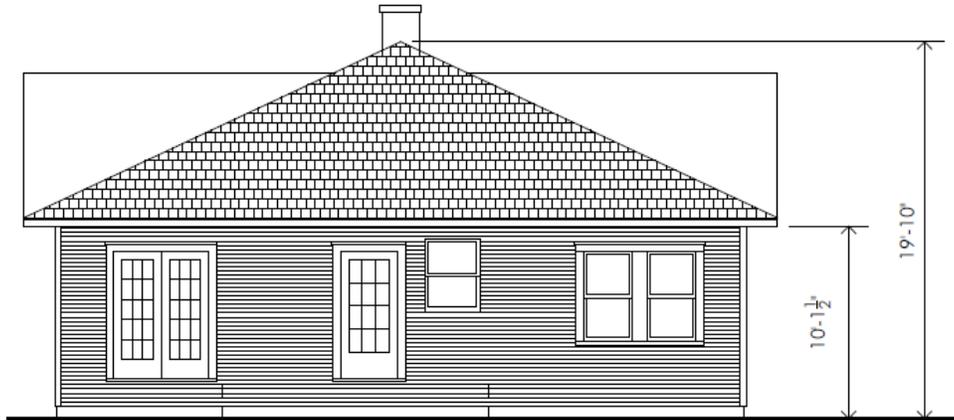
PROPOSED



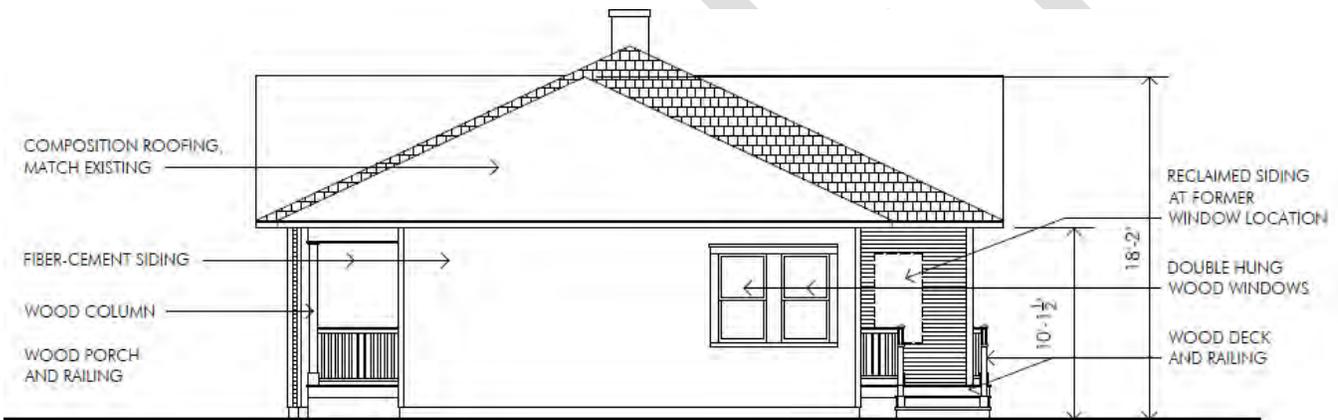
START OF ADDITION

SOUTH (REAR) ELEVATION

EXISTING



PROPOSED

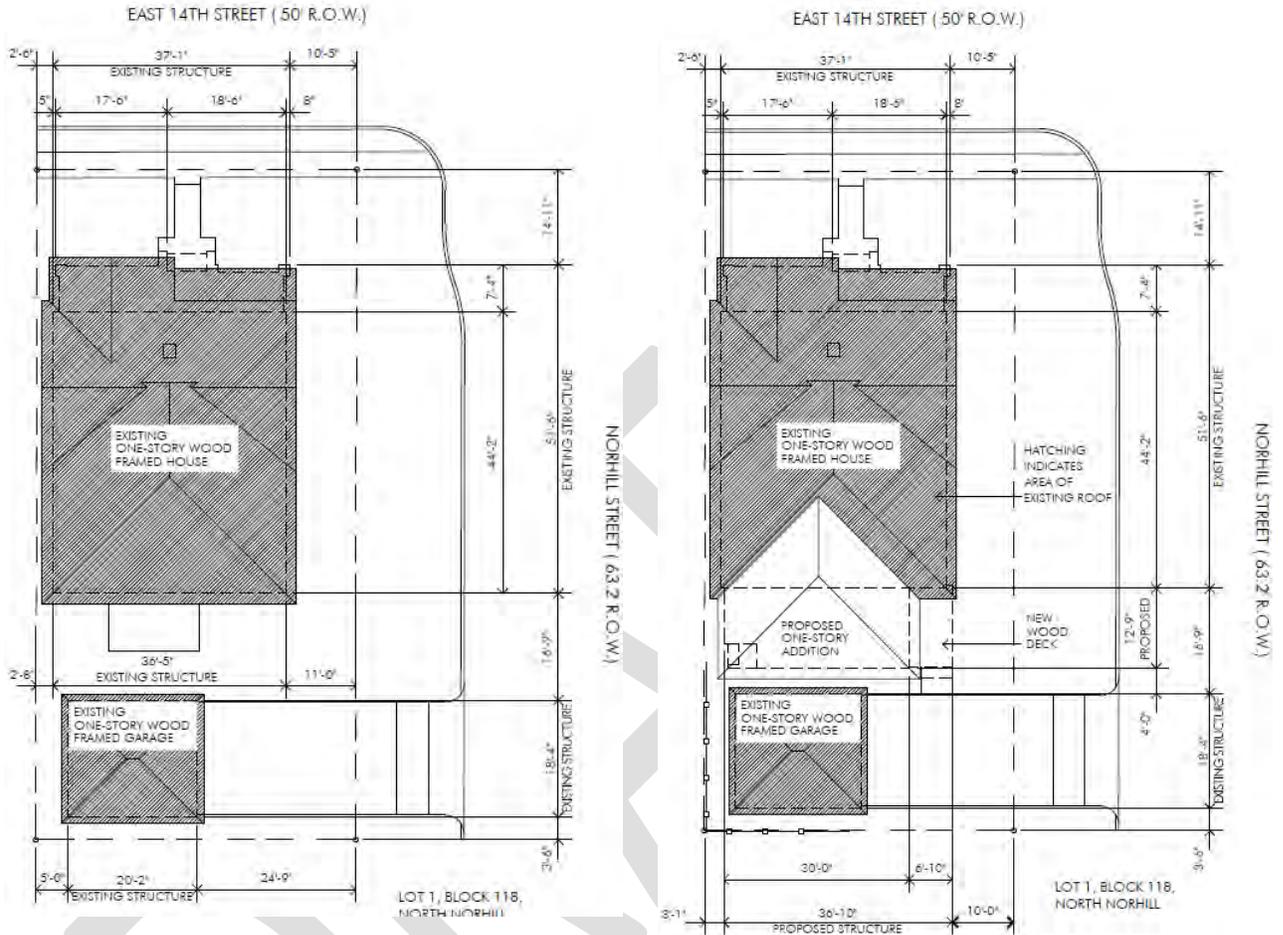




SITE PLAN

EXISTING

PROPOSED

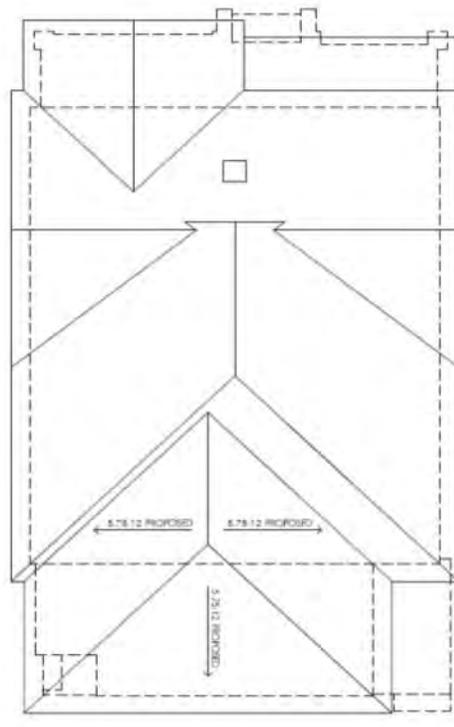
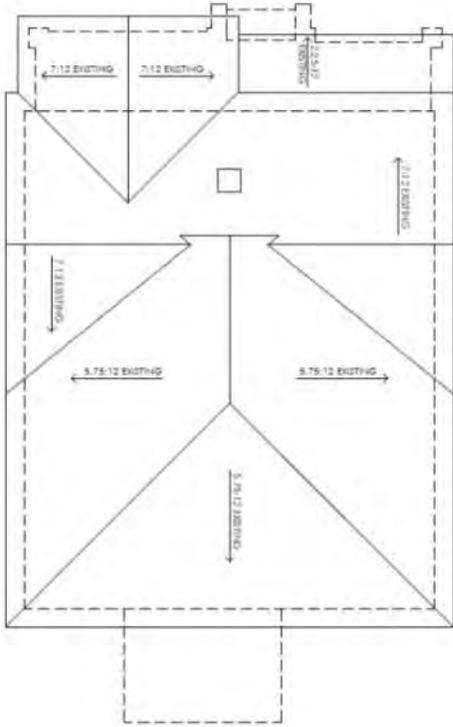




ROOF PLAN

EXISTING

PROPOSED



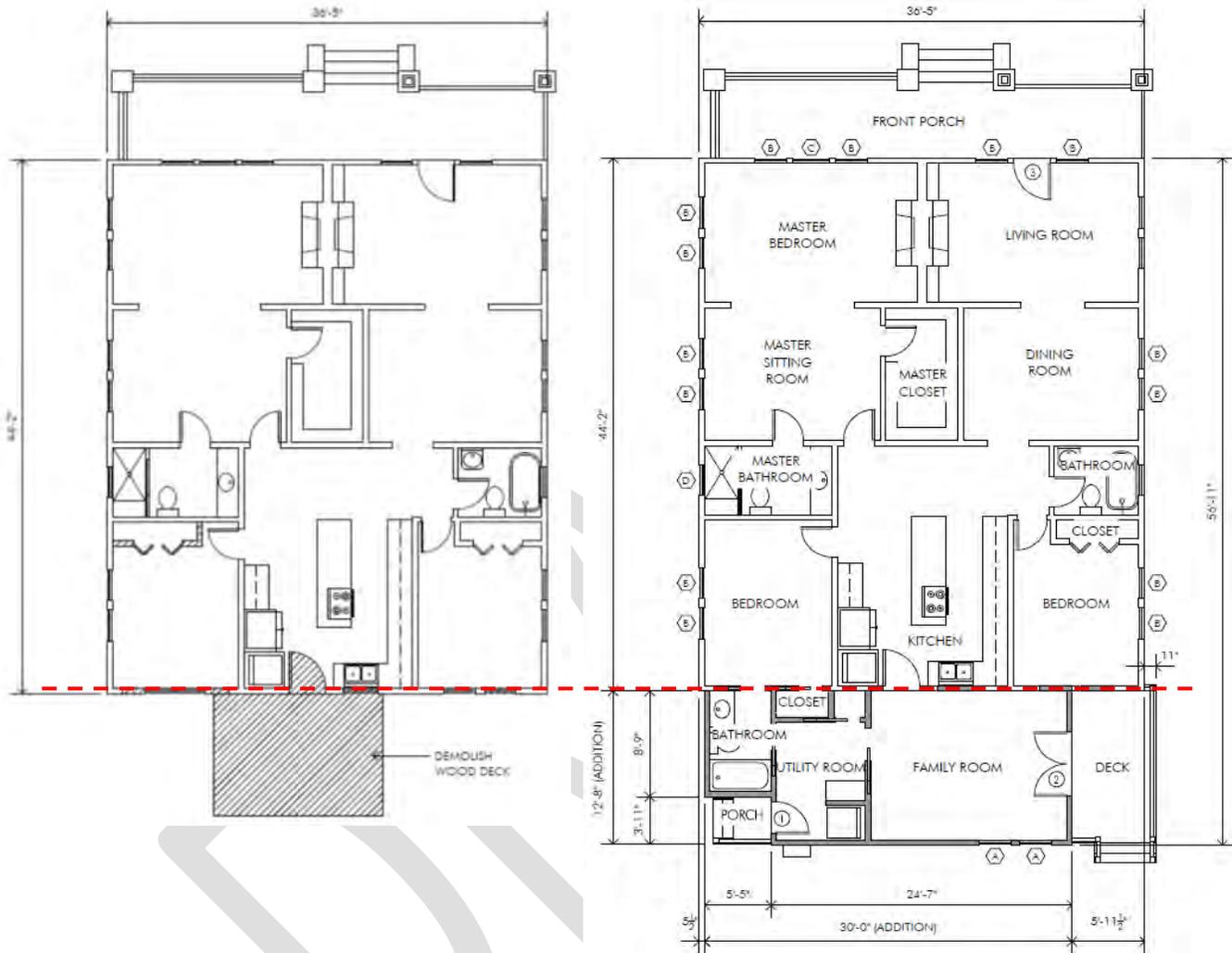
DRAFT



FIRST FLOOR PLAN

EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE
PROPOSED

WINDOW SCHEDULE						
NO.	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	NOTES
A	Double Hung	2'-7"	4'-9"	Wood	Paint	Style and size to match window type "B"
B	Double Hung	2'-7"	4'-9"	Wood	Paint	Existing window
C	Double Hung	3'-0"	4'-9"	Wood	Paint	Existing window
D	Awning	2'-6"	1'-5"	Wood	Paint	Existing window

EXTERIOR DOOR SCHEDULE						
NO.	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	HARDWARE/NOTES
1	Full divided lite, single leaf french style	2'-7"	4'-9"	Wood	Paint	Entry hardware, deadbolt, weather strip, threshold
E	Divided lite, french pair	2'-7"	4'-9"	Wood	Paint	Entry hardware, deadbolt, weather strip, threshold
3	Full divided lite, single leaf french style	3'-0"	4'-9"	Wood	Paint	Existing door

DRAFT

PHOTOS PROVIDED BY APPLICANT



PROJECT DETAILS

Shape/Mass: The existing residence is 37'-1" wide by 51'-6" deep by 19'-10" tall. The addition with an uncovered deck is 36'-10" wide by 12'-9" deep by 18'-2" tall.

Setbacks: The existing residence is setback 14'-11" from the front and 2'-6" from the side (west) property lines. The addition will be setback 3'-1" from the side (west) property line.

Foundation: The residence and addition will be situated on a pier and beam foundation that measures 2'-6" to the finished floor.

Windows/Doors: The residence contains wood double-hung windows. The addition will contain two new wood double-hung windows to match the residence and a pair of wood French doors.

Exterior Materials: The residence is clad in wood 117 siding. The addition will be clad in fiber-cement siding that will match the existing.

Roof: The existing roof is hipped at the rear with a cross gable at the front. The ridge is 19'-10" with a 10'-1" eave height, closed eaves, and a 5.75-over-12 pitch at the rear. The addition will have a hipped roof with a ridge height of 18'-2", 10'-1" eave height, closed eaves and a 5.75-over-12 pitch.

Front Elevation: The existing residence has five wood 1-over-1 windows. The only part of the addition seen from (North) the front will be 11" of the wood deck on the east side.

Side Elevation: The residence contains seven 1-over-1 windows that will remain. The addition will be set back 6' (East) from the existing side wall and contain a pair of French doors. The wood deck will come out toward the street 11".

Side Elevation: The existing residence has six 1-over-1 wood windows that will remain. The addition will have a (West) multi-lite pedestrian door.

Rear Elevation: The existing residence has three 1-over-1 windows and three doors. The windows will be (South) removed and two new 1-over-1 wood windows will be installed on the addition.

ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT



February 13, 2015

Zachary Dillon
1102 E 14TH ST
Houston, TX 77009

Re: Proposed one story rear addition (approx. 30' x 12'-8") to 1102 E 14th St

Dear Zachary,

Your request for approval of the above referenced project was considered at the February NNA Board meeting last night. There were eleven of the twelve board members present and after a lengthy discussion the board voted unanimously to approve your application.

Sincerely,

NNA Board

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77009