

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 11, 2023

**Applicant:** Thomas LeBlanc, owner

**Property:** 725 W Cottage Street, Lot 11, Block 217, Norhill Neighborhood Subdivision. The property includes a historic 1,105 square foot, one-story wood single-family residence and detached garage situated on a 5,616 square foot (54' x 104') interior lot.

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

**Proposal:** Alteration: Rear Addition

- 2-story rear addition totaling 1,540 sq. ft.
  - 1<sup>st</sup> floor 875 sq. ft.
  - 2<sup>nd</sup> floor 665 sq. ft.
- Rear setback 5' 2"; West side setback 16' 2-1/4"; East 17' 9-3/4"
- Pier & beam foundation matching existing structure's foundation height
- Composition shingles with 6:12 roof pitch
- Max ridge height 27' 5-1/4" and smooth, cementitious siding
- Replace non-historic windows on original structure with inset & recessed, 1-over-1, double-hung wood windows
- Same windows installed on rear addition, inset & recessed
- Add new window opening on historic structure on East elevation
  - This will be a double set of windows, inset & recessed, 1-over-1, double-hung wood windows
- Existing front porch removed & replaced with concrete/brick stoop
- Existing front porch overhang rehabilitated with appropriate trimming

**Public Comment:** Three public comments received.

**Civic Association:** Norhill does not support application.

**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 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.

District Map



Inventory Photo



Current Photos



Existing Windows



Vinyl Windows on west wall

Note: both will be replaced with 1/1 double hung inset & recessed windows

W30



Remaining non-historic windows on all elevations of this type



Ice Block Window on east

Note: will be replaced with 1/1 double hung inset & recessed window

W32

**Proposed Window Trim**



**Proposed Window Trim Detail**

Note: this image was taken from a neighbor's house

**Window Worksheet**

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
W30	Vinyl	1/1	DH	30" x 34"	No	Replacement	No
W32	Ice Blocks	-	-	32" x 36"	No	Replacement	No
W36	Aluminum	-	-	36" x 36"	No	Replacement	No
W60	Vinyl	1/1	DH	34" x 72"	No	Replacement	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
W26	Wood	1/1	DH	26" x 26"	Recessed	Jeld-Wen	Quantity 10
W64	Wood	1/1	DH	32" x 64"	Recessed	Jeld-Wen	Quantity 22

Existing Porch Overhand



Existing Porch - Overhang  
Note: will be rehabilitated with correct trim



**Existing Porch Deck/Stoop**



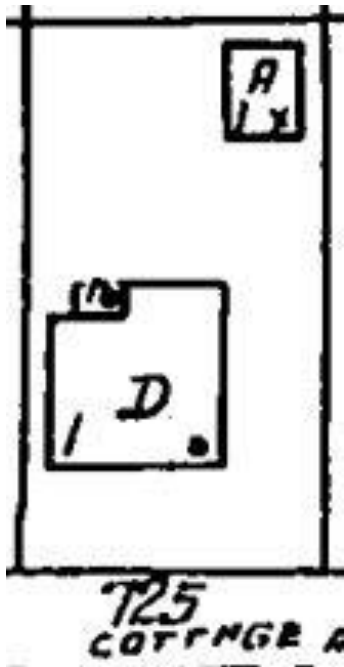
**Existing Porch - Decking/Stoop**

Note: will be removed & replaced with concrete/brick stoop

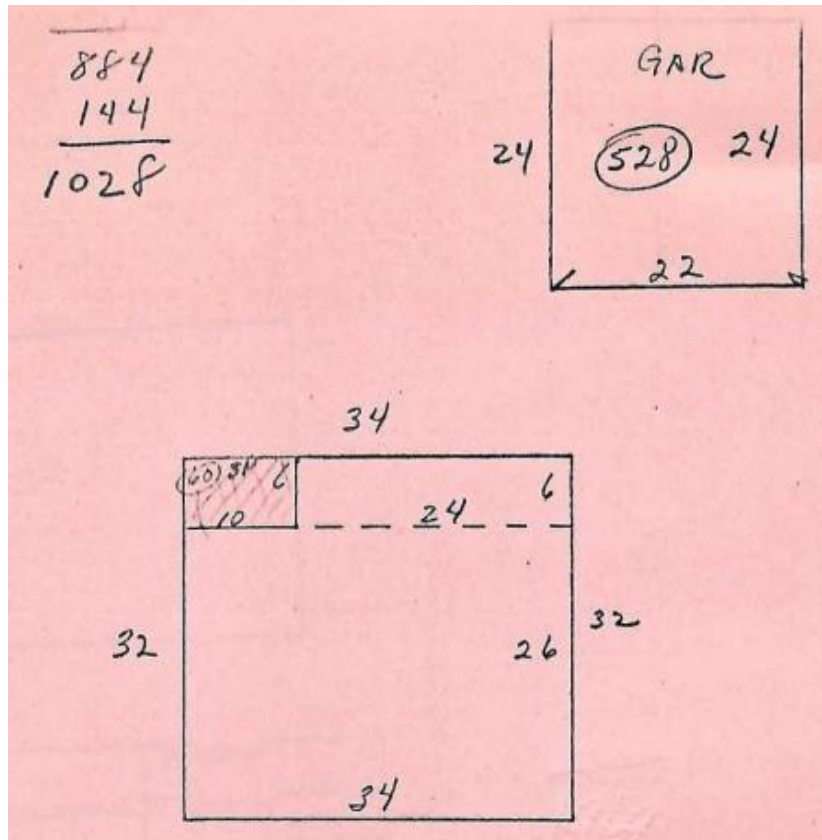
**Proposed Porch Deck/Stoop**



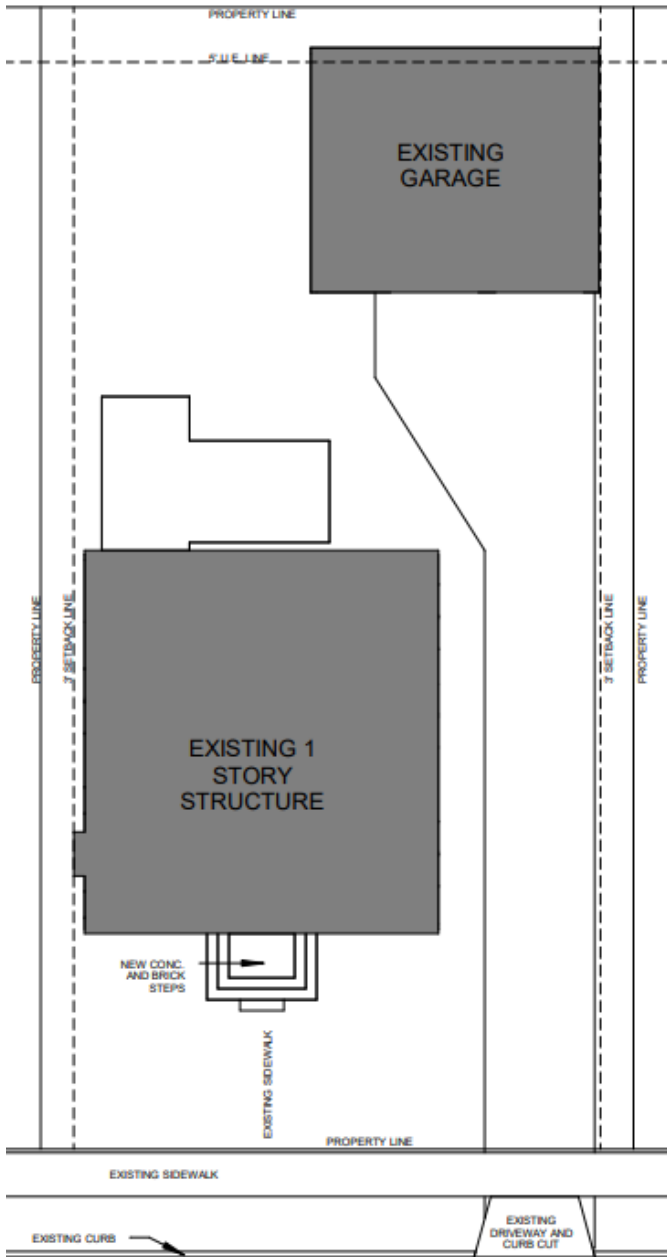
Sanborn



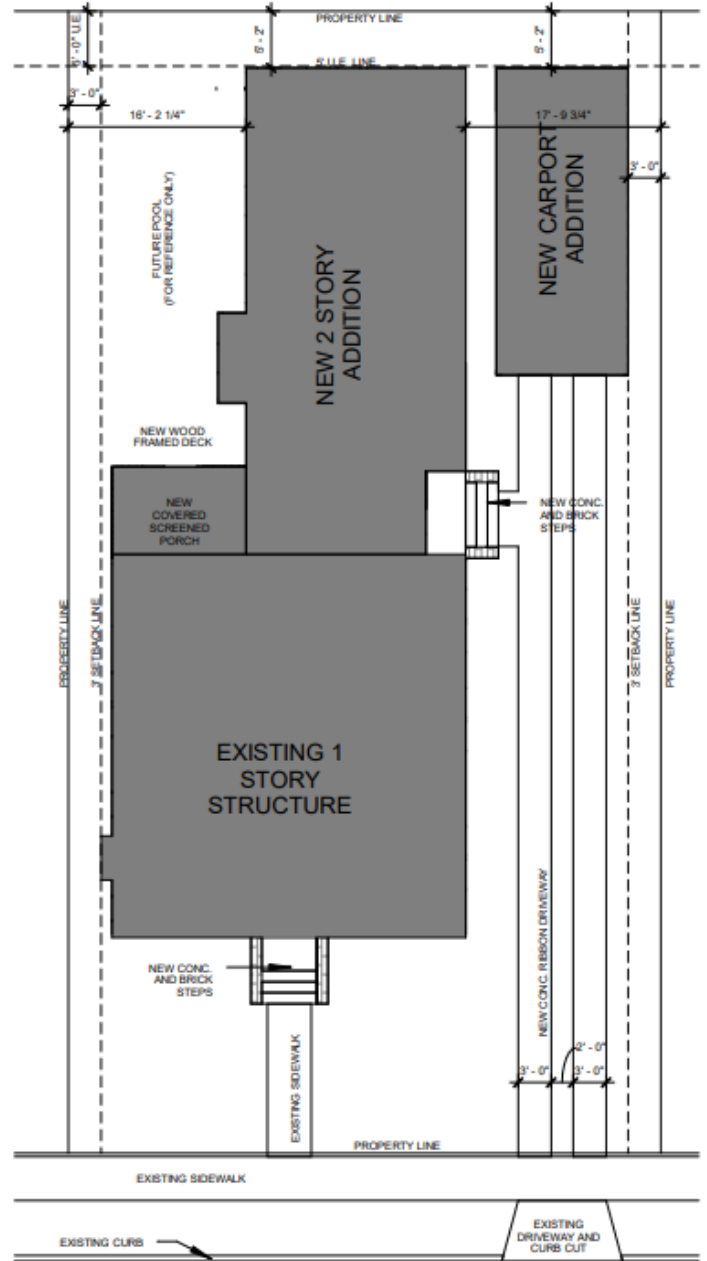
Harris County Building Land Assessment Survey – August 20, 1968



Existing and Proposed Site Plans

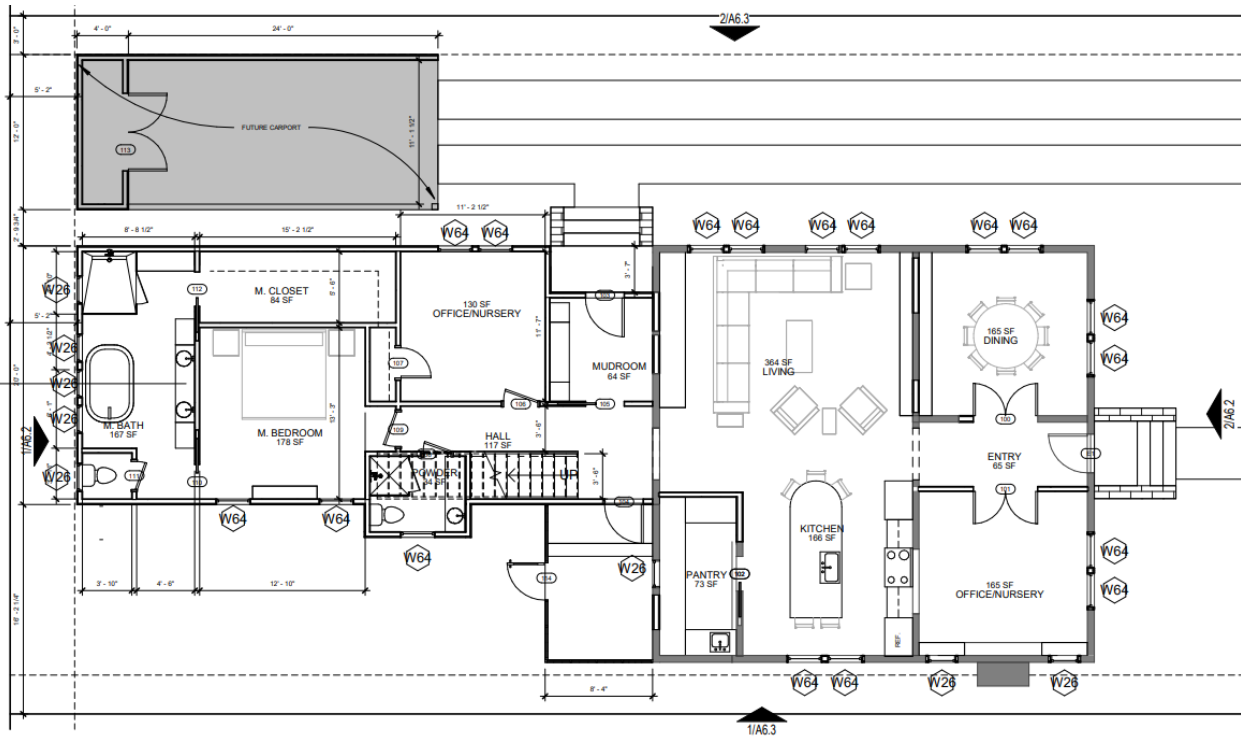


W. COTTAGE ST.

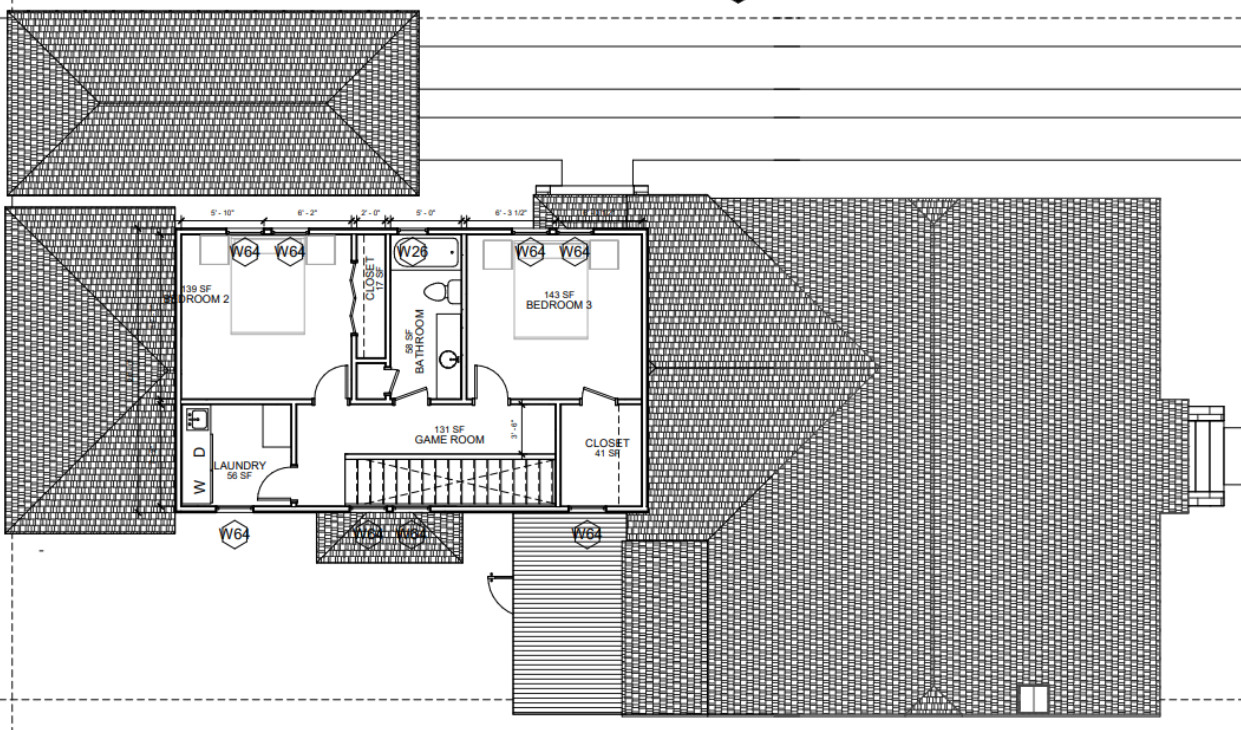


W. COTTAGE ST.

### Proposed First Level Floor Plan



### Proposed Second Level Floor Plan



Existing Front (South) Elevation



Proposed Front (South) Elevation



Existing Rear (North) Elevation



Proposed Rear (North) Elevation



Existing Right (East) Elevation



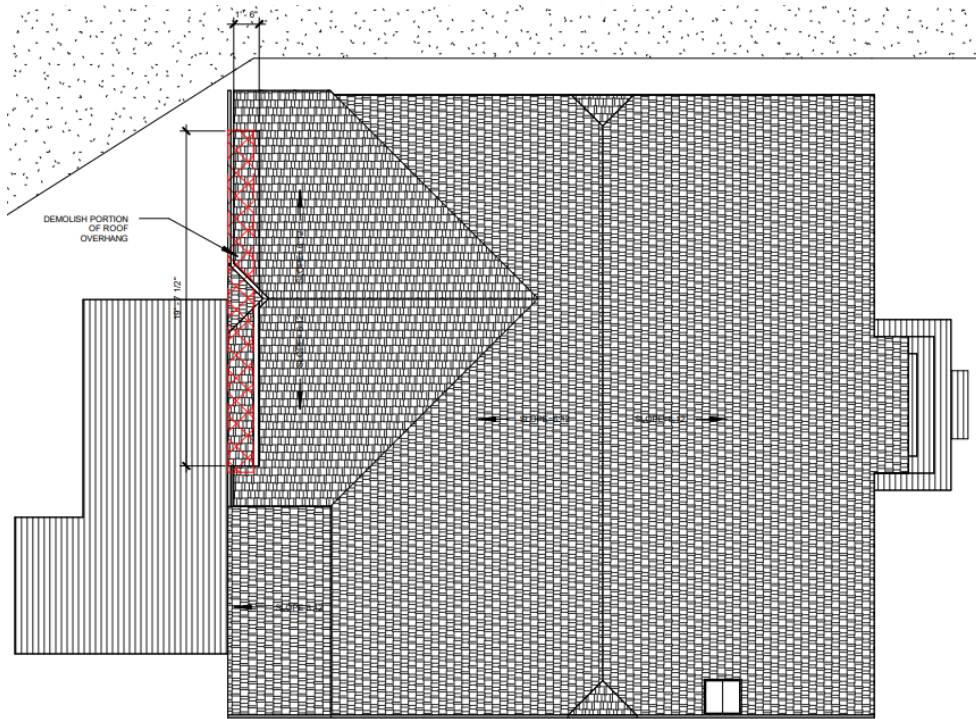
Proposed Right (East) Elevation



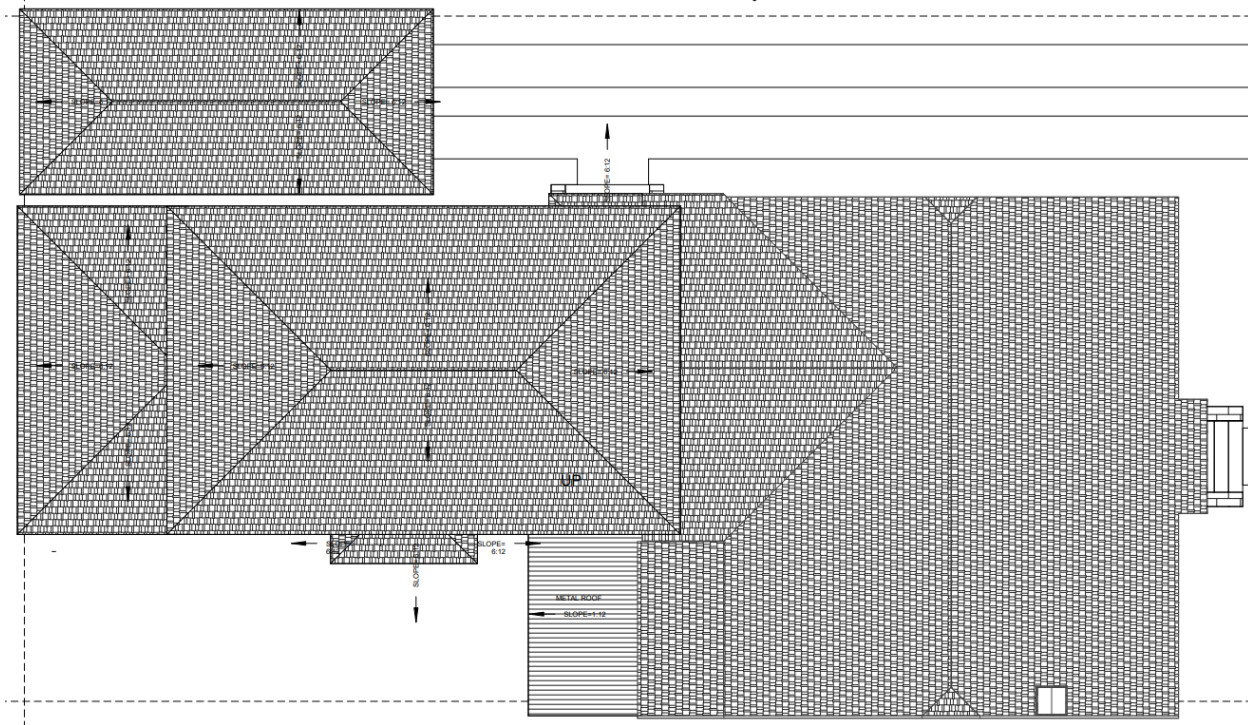




### Existing Roof Plan



### Proposed Roof Plan



3D Models



3D Models



**Context Area**



**Context Area**



720 W Cottage (C) Rear Addition Added 2018



731 W Cottage (C) Rear Addition Added 2007