

CERTIFICATE OF APPROPRIATENESS

Application Date: June 26, 2023

Applicant: Thomas McWhorter, owner; Rod Frego, agent

Property: 1117 Peddie St. – 5,000 SF partially vacant lot – Lot 16, Block 108, North Norhill

Significance: Partially vacant non-contributing lot with a non-contributing accessory structure at rear of lot.

Proposal: New Construction

- Proposed 1st Floor = 1,367 SF
- Proposed 2nd Floor = 990 SF
- Total house SF = 2,357 SF
- Det. Carport SF = 470 SF

See attached detailed project drawings for details.

Public Comment: Public comments received against and attached.

Civic Association: The Norhill Neighborhood Association is in support of the application as submitted by the applicant.

Recommendation: Denial - does not satisfy criteria [Sec. 33-242, (1), (2), (3), and (4)]

HAHC Action: -

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

In the context area, there is one 2-story contributing main house, 1129 Peddie; the distance from the property line of the side walls of the proposed 2-story house is not compatible with that structure nor to similar elements of existing structures in the context area.

- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

The massing and associated exterior features of the proposed 2 story structure is not compatible with the massing of existing contributing structures in the context area.

The proposed carport ridge height of 16'6 1/4" and eave height of 11' 51/8" appears significantly taller than that of similar carports and garages in the context area. (This has been discussed and the applicant has agreed to an earlier submitted version of the carport which is compatible.)

- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; and objects in the historic district;

The scale and proportions of the proposed new house is not compatible with the typical scale and proportion of existing contributing structures in the context area. Specifically, in the context area, there is only one 2-story contributing main house (1129) Peddie. The 2nd floor there is comprised of a non-original, pop-up, addition that takes up approximately 1/3rd of the original historic home's footprint. There are 2-story garage apartments at 1115 and 1121 Peddie, in the context area, classified as contributing; however, these are not typical in the context area, nor are they the main structure.

- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

The height of the proposed 2-story structure, 27' 7 1/8", exceeds that of the typical contributing structures in the context area.

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

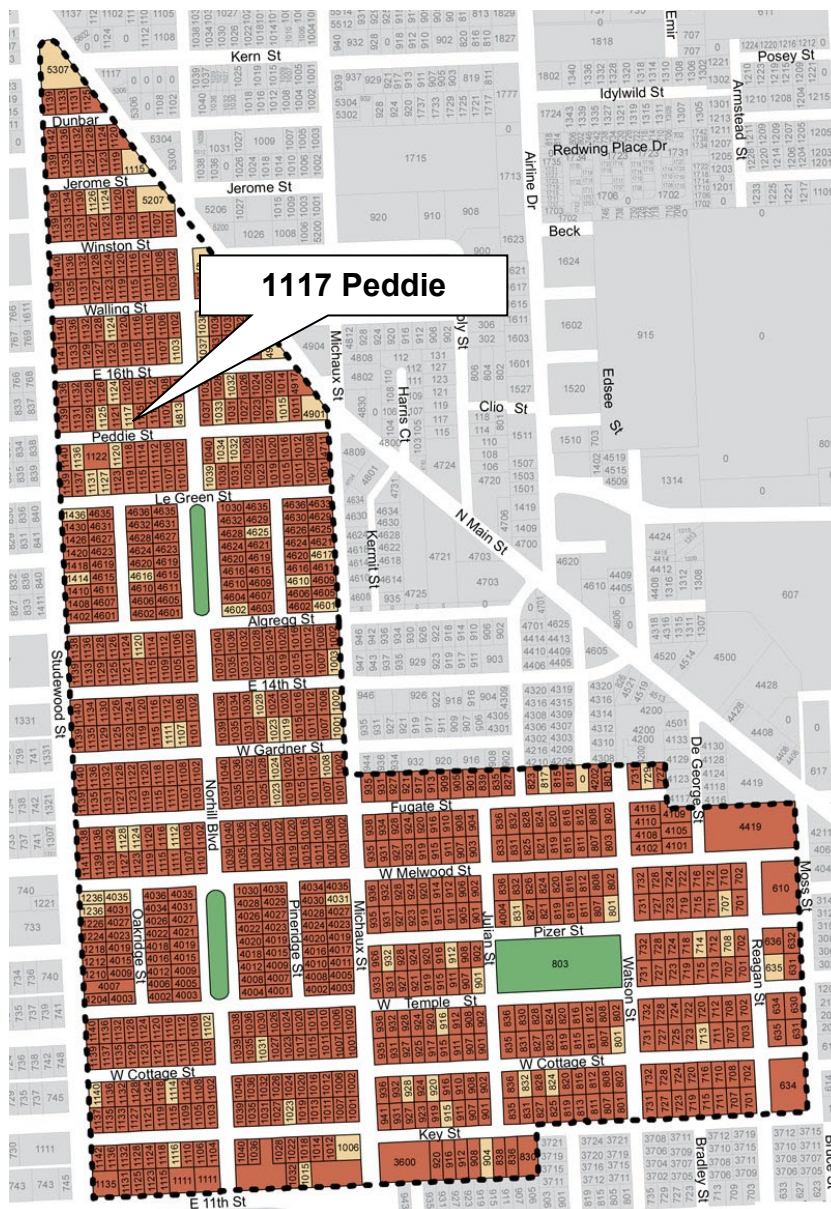
N/A design guidelines have not been adopted for the district






(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

N/A design guidelines have not been adopted for the district.

PROPERTY LOCATION NORHILL HISTORIC DISTRICT



Building Classification

-  Contributing
-  Non-Contributing
-  Park

INVENTORY PHOTO



Context Photos



1106 Peddie St Contributing
(1).JPG



1107 Peddie St Contributing
(2).JPG



1111 Peddie St Contributing
(2).JPG



1112 Peddie St Contributing
(2).JPG



1114 Peddie St Contributing.JPG



1115 Peddie St Contributing
(2).JPG



1118 Peddie St Contributing



1120 Peddie St



1121 Peddie St Contributing
(2).JPG



1122 Peddie St Contributing
(2).JPG



1129 Peddie St Contributing
(Rear Addition Added in 1990s)
(4).jpg



1131 Peddie St Contributing
(2).JPG



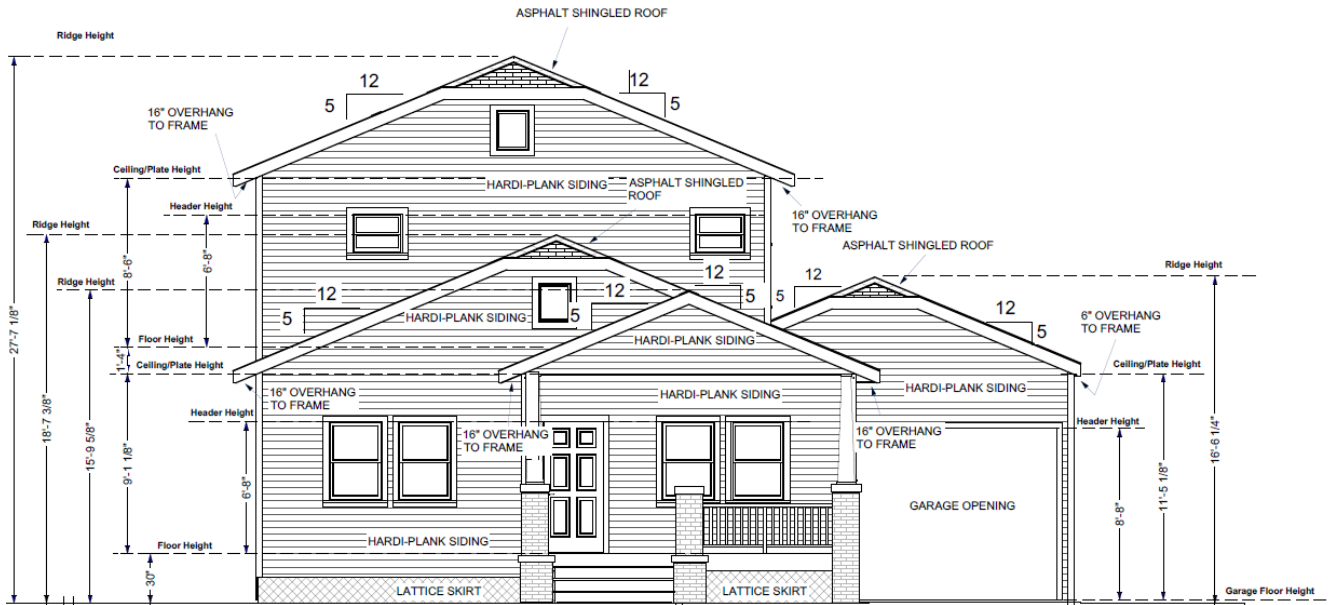
1136 Peddie St Contributing
(4).JPG



1139 Peddie St Contributing
...JPG

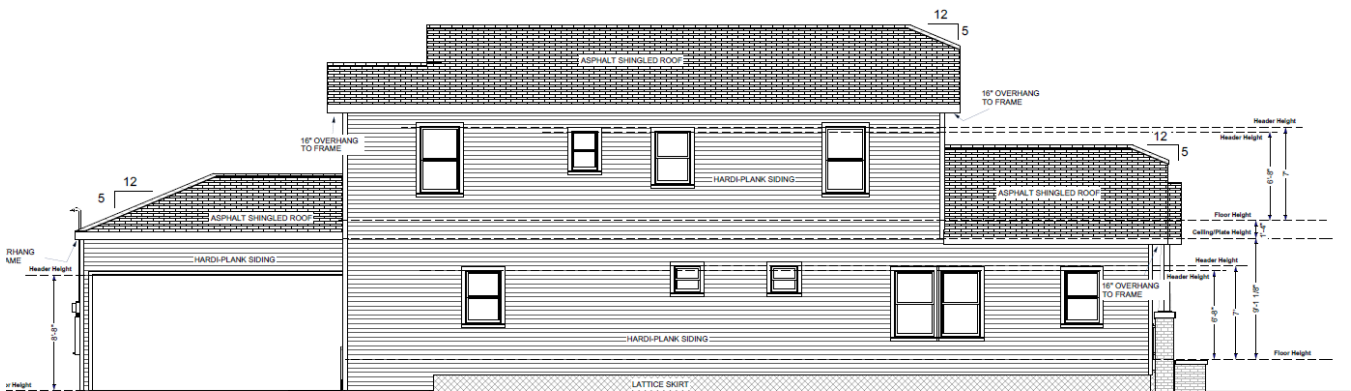


1140 Peddie St Contributing



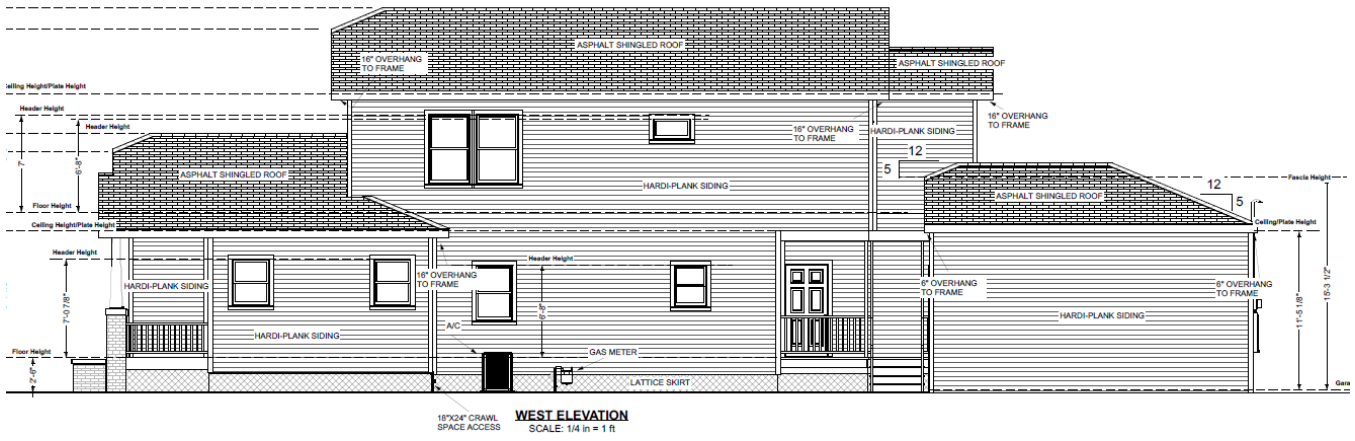
SOUTH ELEVATION

SCALE: 1/4 in = 1 ft



EAST ELEVATION

SCALE: 1/4 in = 1 ft





Please see drawings for site plan and details

Also please see 2nd set of drawings previously submitted



Tuesday 13 June 2023

Dear Mr. McWhorter,

Thank you for the most recent submittal of the fully detailed plans on Friday 9 June, and lowering the second story plate height from 9.5 to to 8.5' in the plans submitted on Sunday 11 June. We are pleased to approve the plans as submitted. Please feel free to contact us if you have any questions.

Kindest regards,

Lawrence Febo
President
Norhill Neighborhood Association
225-241-5841

Figure 1 - NNA Comment

Comments from a resident of Norhill Historic District:

Historic Preservation Committee,

As a resident of Norhill, I would like to express my opposition to the proposed new residence at 1117 Peddie.

According to Sec. 33-242 (a) (4) b. New construction in historic district: "A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in the design guidelines of an individual historic district." For the context area of this block of Peddie there are no two story "contributing" structures. Therefore, a two story residence on this lot should not be allowed.

There is a large new residence at 1125 Peddie which was built in 2007 under the 1995 ordinance before this current provision in 2015. Since it is not a contributing structure it can not be used as measure to allow a two story residence at 1117 Peddie.

There is a second story addition built in the 1992 at 1129 Peddie prior to Norhill becoming a historic addition. It is an addition and not new construction. Therefore, it does not qualify as contributing.

The garage at 1107 Peddie is non-contributing.

The ordinance states new construction must match the "typical scale and proportions" and "typical height of existing contributing structures".

The deed restrictions talk about Harmony. New construction must be in Harmony with the neighborhood.

The house has 2357 sf on a 5000 sf lot for a FAR of .47. Norhill as a community has always been predominately one story bungalows. The average FAR for all properties in Norhill is 0.30 or 1482 sf. This includes original bungalows, remodeled and new construction properties. A new house needs to be compatible to the scale of the context area. This home is therefore out of scale with the contributing structures. Simply, it is too large.

The second floor is too far forward. The second floor is only 15'- 8" behind the front wall of the house. A second floor must be subordinate to a one-story volume. For remodeling projects, a second floor should be set back at least half the distance between the front wall of the existing structure and the furthest point of the rear of the existing structure. This is a complete new house but the placement of the second floor does follow the spirit of this requirement. In an informal measurement of second floor additions in Norhill most were at least 25' back from the front face of the house.

It is most important for any second story to be as modest as possible so as not to overwhelm the existing first floor. This means a second story plate height of 8'. The proposal has a plate height of 9'.

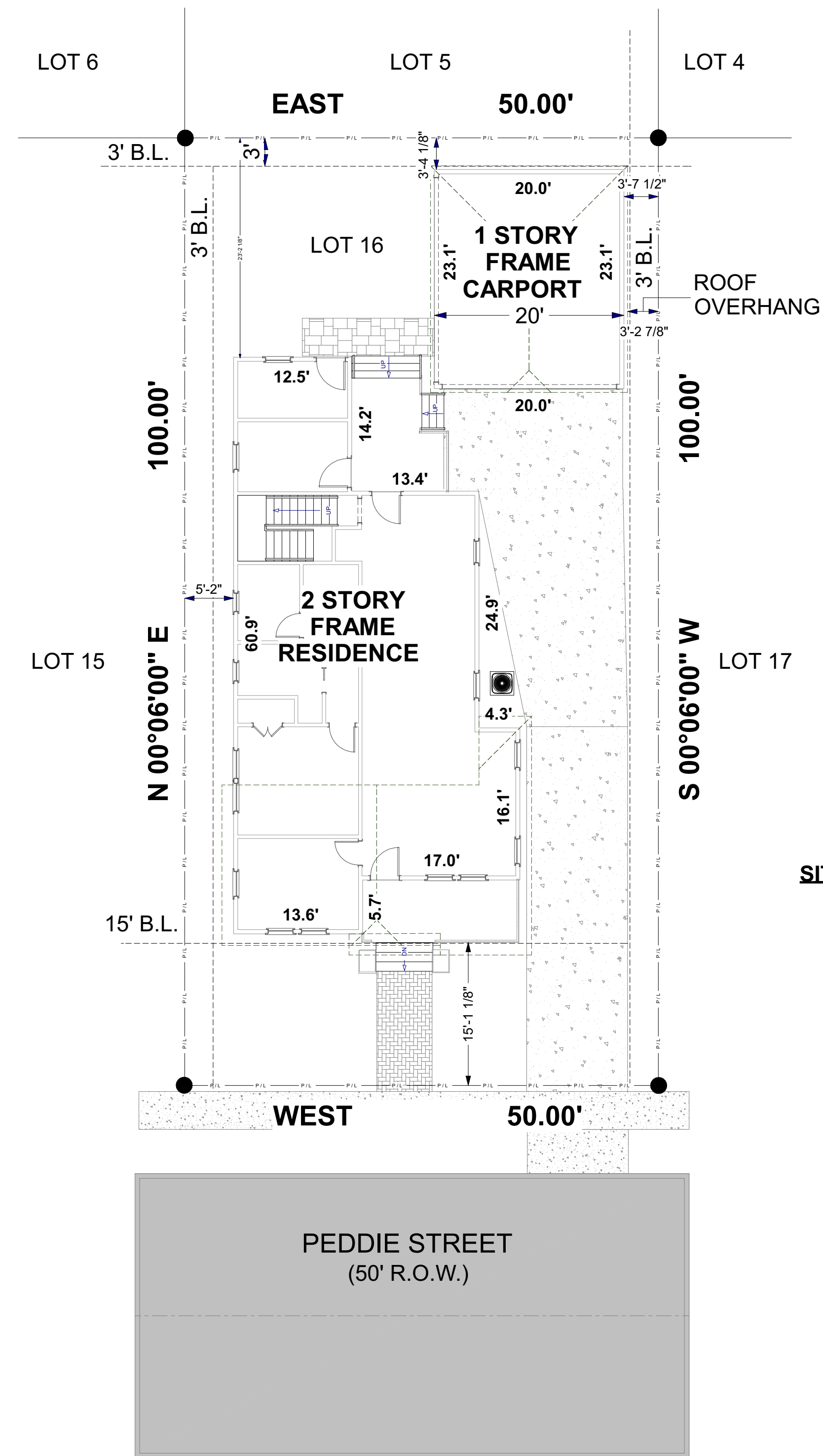
Lastly, why does the design look like a cottage with a camelback addition? Craftsman homes were not originally designed as camelbacks. Camelbacks are a function of a desire to add square footage to a one story home. This may be an attempt to be compatible with the neighborhood but it is out of character to the original design intent of a bungalow home. If you look at Craftsman pattern books from the 20's and 30's, the second floors were all very subordinate and integral to the design of the home. They were not an applied appendage.

Thank you for your consideration,
Virginia Kelsey

Comments from a resident of Norhill Historic District (2):

I would like to vote in opposition to this property as well, on the same grounds that Virginia states in her original email. This property directly contradicts what is written in Houston's bylaws - once again, the developers are going to ruin this neighborhood building monstrosities if we do not do our jobs and hold the line.

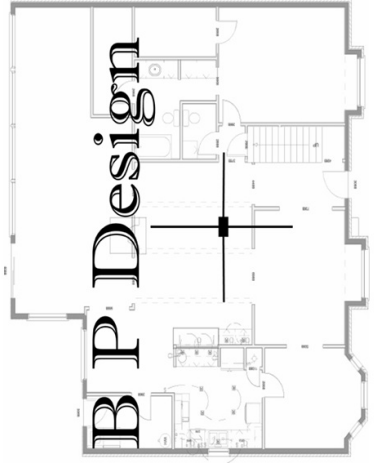
Figure 2 - Comments from Laura Diez



LOT 16, BLOCK 108
 NORTH NORHILL SUBDIVISION
 1117 PEDDIE STREET
 HOUSTON, TEXAS 77009
 HARRIS COUNTY

SITE PLAN
 1" = 10.00'

CALCULATION OF IMPERVIOUS PERCENTAGE			
SQUARE FOOTAGE:			
EXISTING RESIDENCE		0 SQ.FT.	
NEW RESIDENCE FOOTPRINT		1400 SQ.FT.	
Carport		470 SQ.FT.	
COVERED PORCHES		108 SQ.FT.	
DRIVEWAY		954 SQ.FT.	
SIDEWALKS		152 SQ.FT.	
A. TOTAL AREA OF IMPERVIOUS COVER LOCATED ON PRIVATE PROPERTY			
	ORIG.	NEW	SUBTOTAL
1. BUILDING(S)	0	1870	1870
2. COVERED PORCHES	0	108	108
3. PAVING	647	307	954
GRAND TOTAL			2932
B. TOTAL AREA OF LOT: 5000			
C. PERCENTAGE IMPERVIOUS AREA CALCULATION			
$(2932 / 5000) \times 100 = 58.64\%$			



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HISTORICAL REVIEW
 SCALE
 AS SPECIFIED

PROJECT

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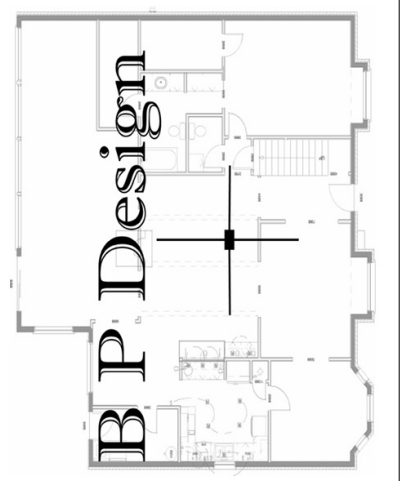
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 Site Plan

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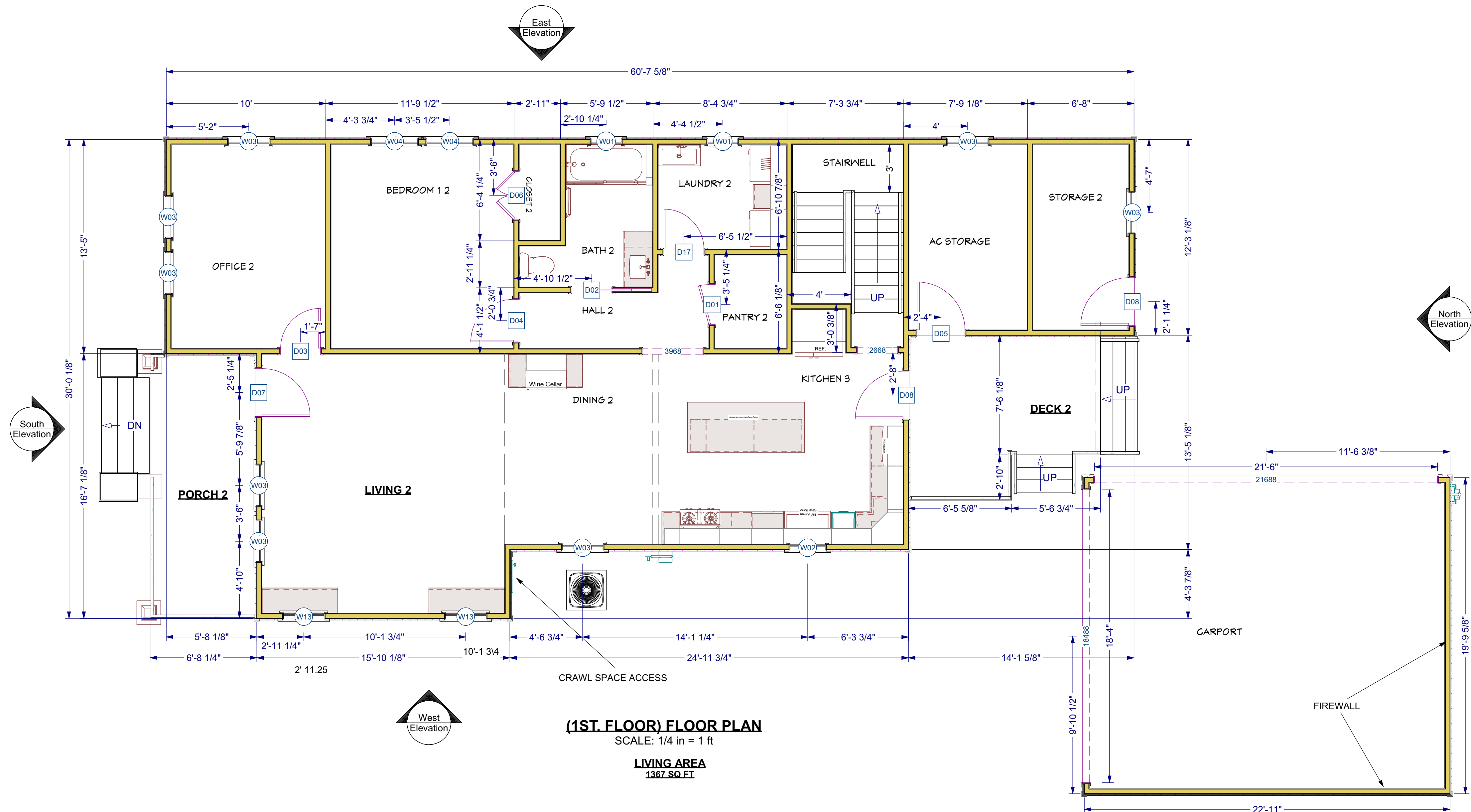
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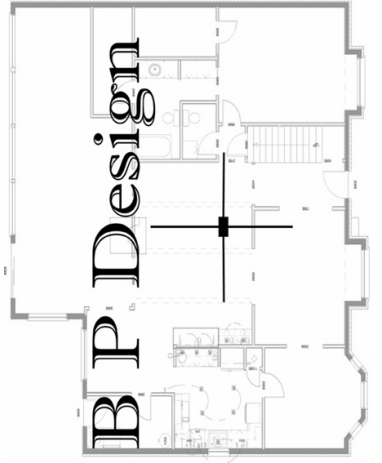


(1ST FLOOR) FLOOR PLAN
SCALE: 1/4 in = 1 ft

LIVING AREA
1367 SQ FT

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	1	1	2668 L IN	30"	80"	HINGED-DOOR 2 PANEL
D02	1	1	2668 R	30"	80"	POCKET-DOOR 2 PANEL
D03	1	1	2668 R IN	30"	80"	HINGED-DOOR 6 PANEL
D04	1	1	2868 L IN	32"	80"	HINGED-DOOR 6 PANEL
D05	1	1	3068 L EX	36"	80"	HINGED-DOOR 6 PANEL
D06	1	1	3068 L/R IN	36"	80"	DOUBLE HINGED-DOOR 3 PANEL
D07	1	1	3068 R EX	36"	80"	EXT. HINGED-DOOR 6 PANEL
D08	2	1	3068 L EX	36"	80"	EXT. HINGED-DOOR 6 PANEL
D09	1	2	2668 L	30"	80"	POCKET-DOOR 2 PANEL
D10	1	2	2668 L	30"	80"	POCKET-DOOR 6 PANEL
D11	1	2	2668 L/R IN	30"	80"	DOUBLE HINGED-DOOR 3 PANEL
D12	1	2	2668 R	30"	80"	BARN DOOR 2 PANEL
D13	1	2	2668 R	30"	80"	POCKET-DOOR 6 PANEL
D14	2	2	2868 L IN	32"	80"	HINGED-DOOR 6 PANEL
D15	1	2	2868 R IN	32"	80"	HINGED-DOOR 6 PANEL
D16	1	2	3068 L/R IN	36"	80"	DOUBLE HINGED-DOOR 3 PANEL
D17	1	1	2668 L IN	30"	80"	HINGED-DOOR 6 PANEL

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TOP	EGRESS	DESCRIPTION
W01	2	1	2020SH	24"	24"	84"		SINGLE HUNG
W02	1	1	2430SH	28"	36"	80"		SINGLE HUNG
W03	8	1	2840SH	32"	48"	80"		SINGLE HUNG
W04	2	1	3050SH	36"	60"	80"	YES	SINGLE HUNG
W05	1	2	1820	20"	24"	55"		FIXED GLASS
W06	3	2	2030SH	24"	36"	80"		SINGLE HUNG
W07	2	2	2620DH	30"	24"	80"		DOUBLE HUNG
W08	1	2	2816FX	32"	18"	80"		FIXED GLASS
W09	1	2	2840SH	32"	48"	80"		SINGLE HUNG
W10	1	2	3016SH	36"	18"	96"		SINGLE HUNG
W11	4	2	3050SH	36"	60"	84"	YES	SINGLE HUNG
W12	1	3	1820	20"	24"	40 1/2"		FIXED GLASS
W13	2	1	2834SH	32"	40"	84 7/8"		SINGLE HUNG



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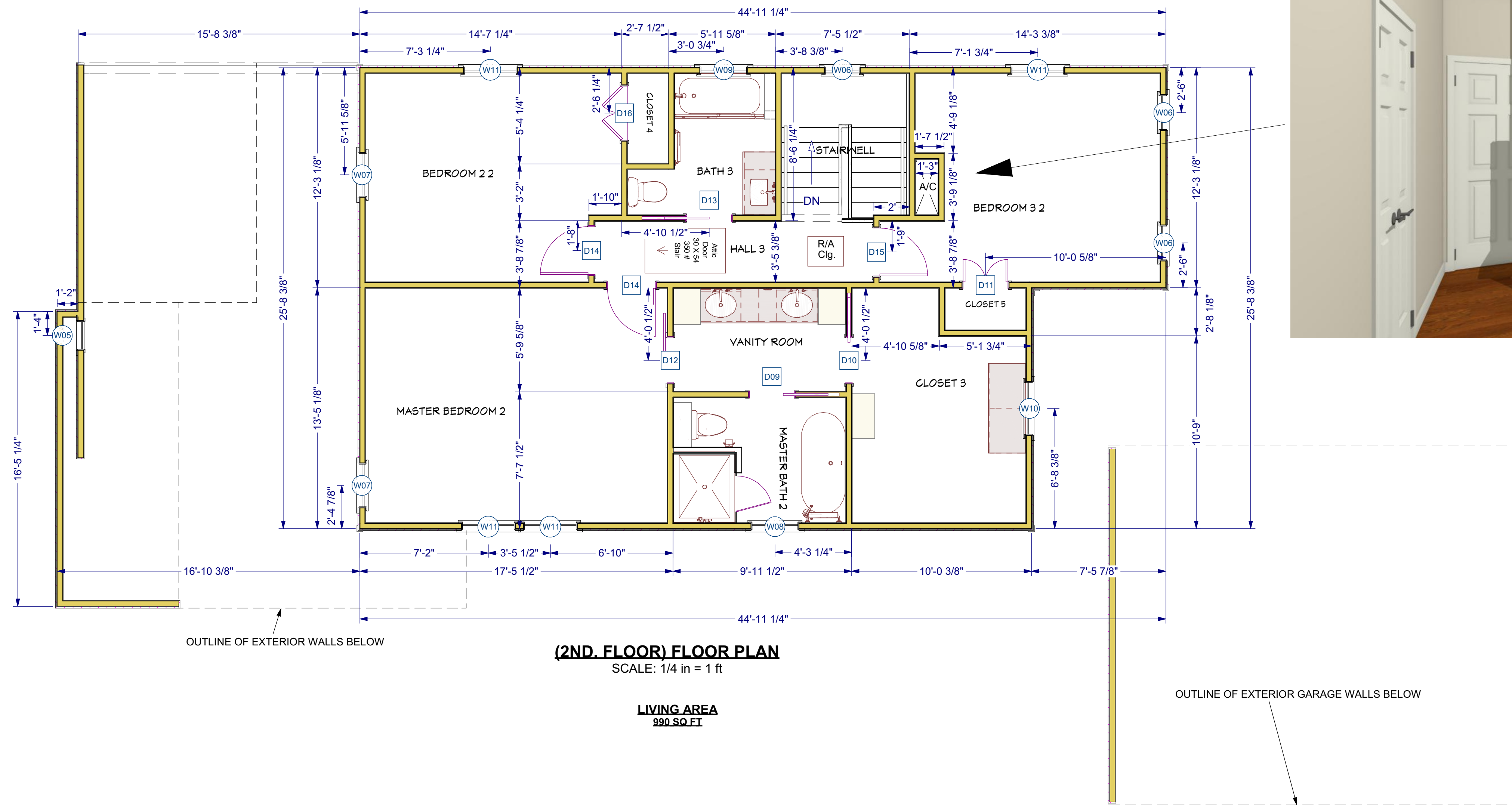
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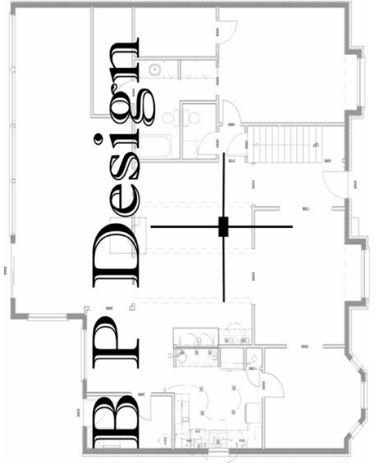
(2ND FLOOR) FLOOR PLAN
SCALE: 1/4 in = 1 ft

LIVING AREA
990 SQ FT



DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	1	1	2668 L IN	30"	80"	HINGED-DOOR 2 PANEL
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D14	2	2	2868 L IN	32"	80"	HINGED-DOOR 6 PANEL
D15	1	2	2868 R IN	32"	80"	HINGED-DOOR 6 PANEL
D16	1	2	3068 L/R IN	36"	80"	DOUBLE HINGED-DOOR 3 PANEL
D17	1	1	2668 L IN	30"	80"	HINGED-DOOR 6 PANEL

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	TOP	EGRESS	DESCRIPTION
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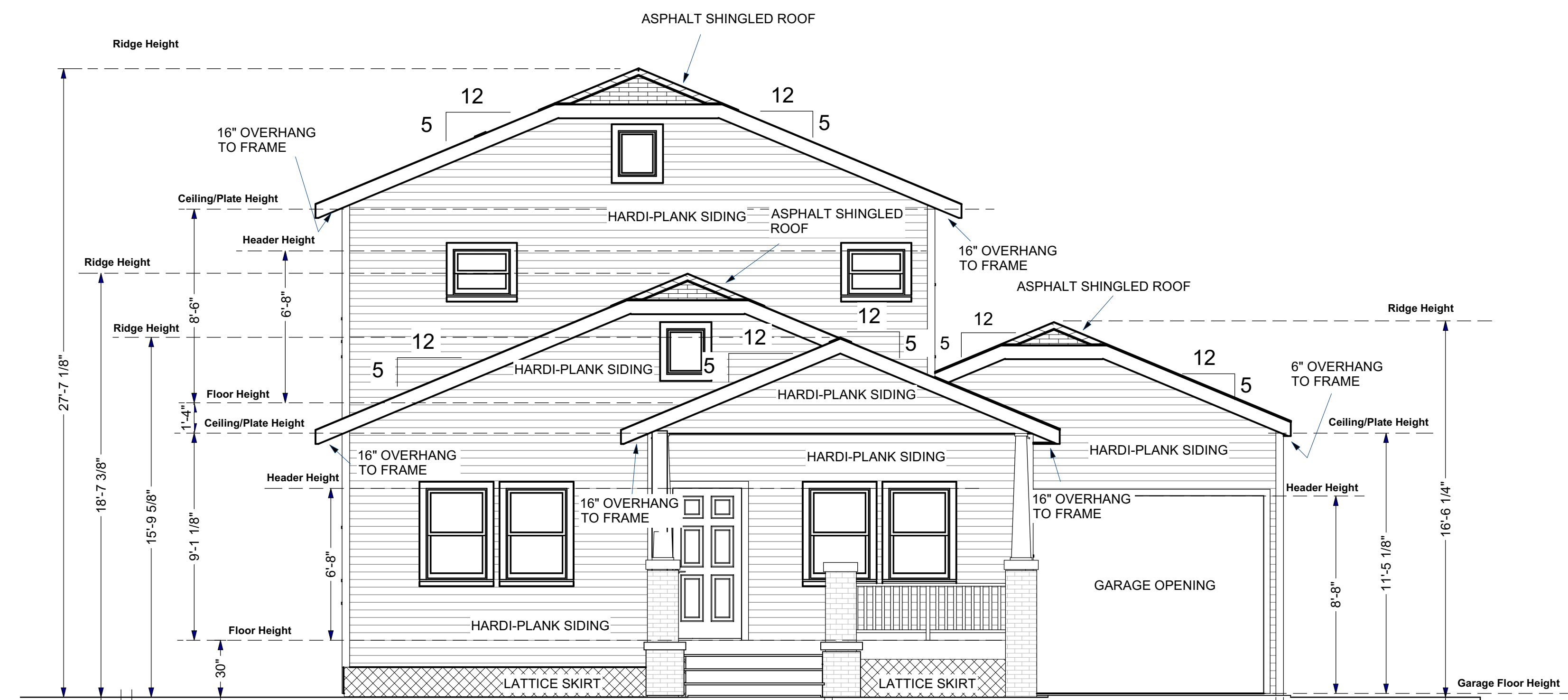
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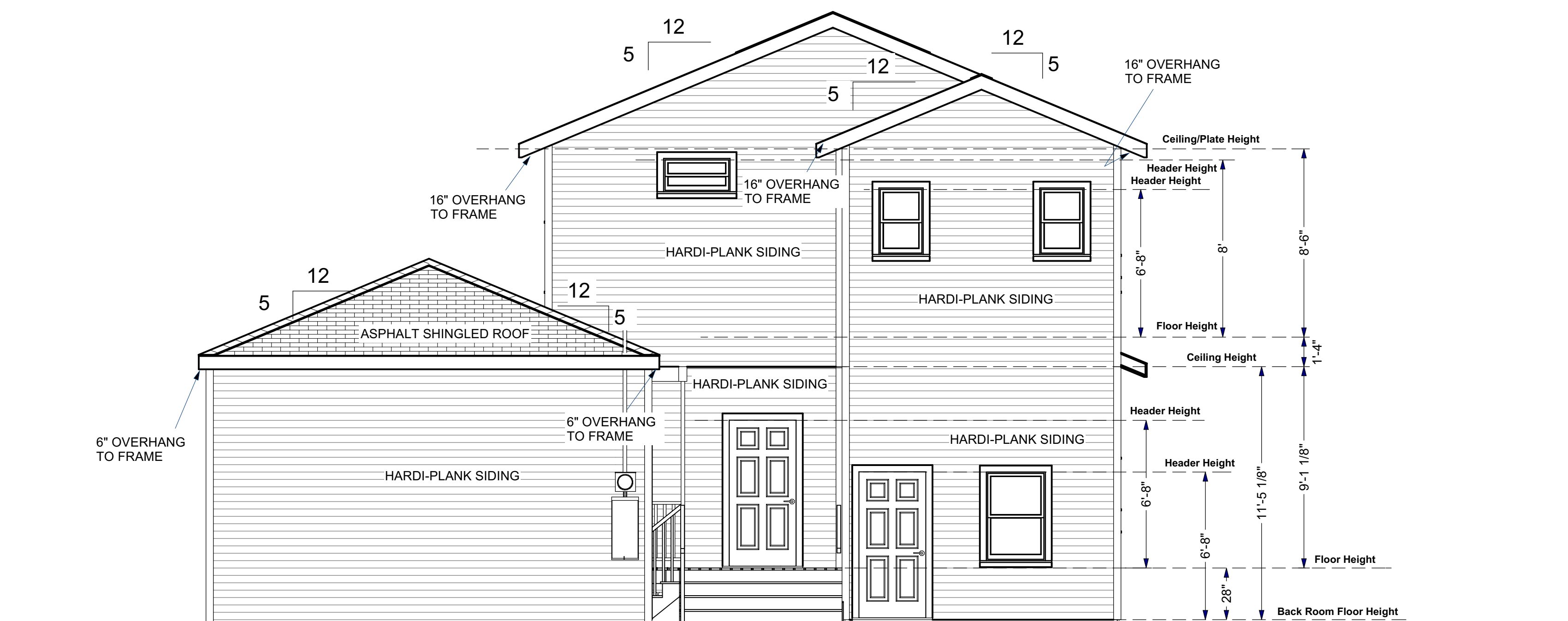
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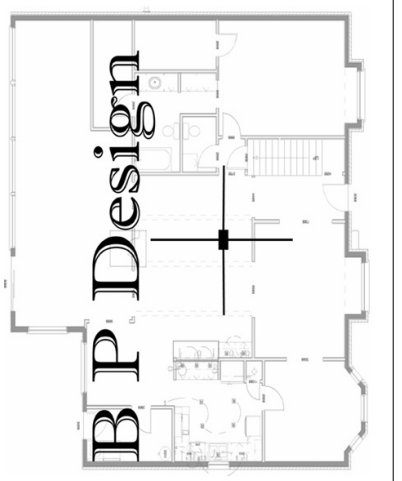
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SOUTH ELEVATION
SCALE: 1/4 in = 1 ft



NORTH ELEVATION
SCALE: 1/4 in = 1 ft



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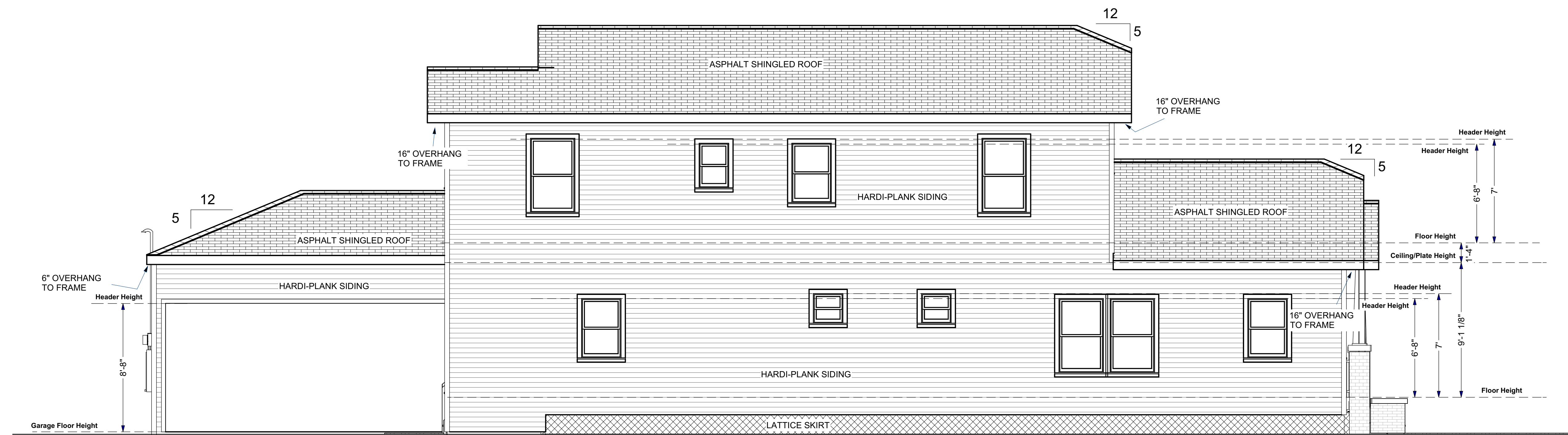
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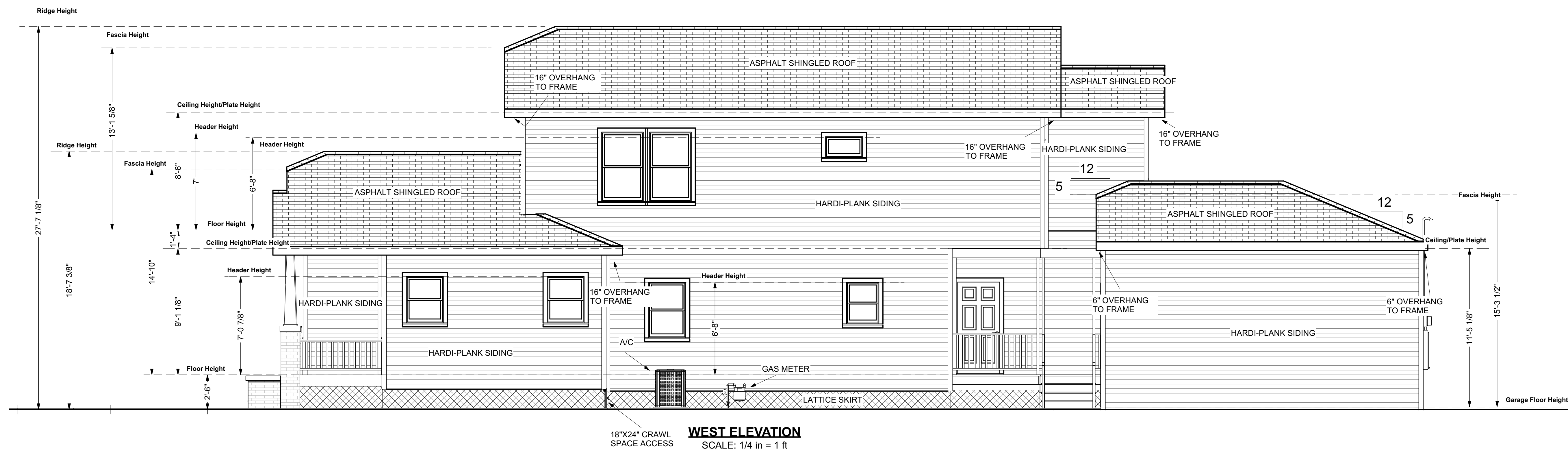
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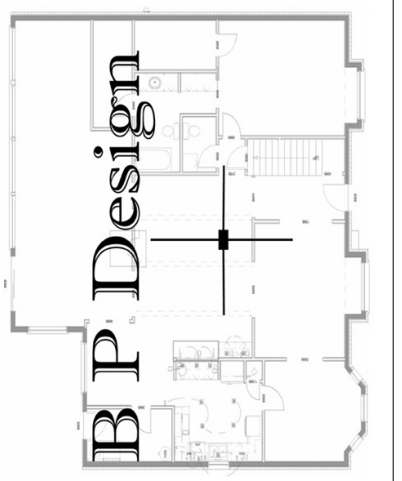
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EAST ELEVATION
SCALE: 1/4 in = 1 ft



WEST ELEVATION
SCALE: 1/4 in = 1 ft



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