

CERTIFICATE OF APPROPRIATENESS

Application Date: September 11, 2023

Applicant: Manuel J. Samperio, agent for Thomas Shattuck, owner

Property: 702 W Cottage Street, Lot 8, Block 222, East Norhill Neighborhood Subdivision. The property includes a historic 1,568 square foot, one-story wood single-family residence situated on a 6,240 square foot (60.4' x 104') corner lot.

Significance: Contributing Bungalow style residence, constructed circa 1920, located in the Norhill Historic District.

Proposal: Alteration – Addition

The applicant is proposing a one-story wood frame 592 square foot addition at the rear of the property to accommodate a new primary suite and two side decks. The prior rear addition will be extended to form a “hyphen” between the existing house and the proposed addition. Project details will include:

- Addition:
 - Will be wood framed with a raised wood floor framing on rock face pier blocks. Siding will be wood no.117 teardrop to match the existing house. The trim will be fiber-cement and installed to match the existing house.
 - All windows to be inset and recessed.
 - A side porch will be added to the West and East elevations (73 total square feet).
- Roof:
 - Roofing on the addition will be composition shingles and will match the existing house’s ridge height. The eave, top plate, and interior ceiling heights at the addition will match the existing.
 - Rafter tails will be exposed and spaced to match the existing house.
- Existing carport to be removed.

Public Comment: No public comment received.

Civic Association: Comment received from Norhill in support of the proposed design.

Recommendation: Approval

HAHC Action: -

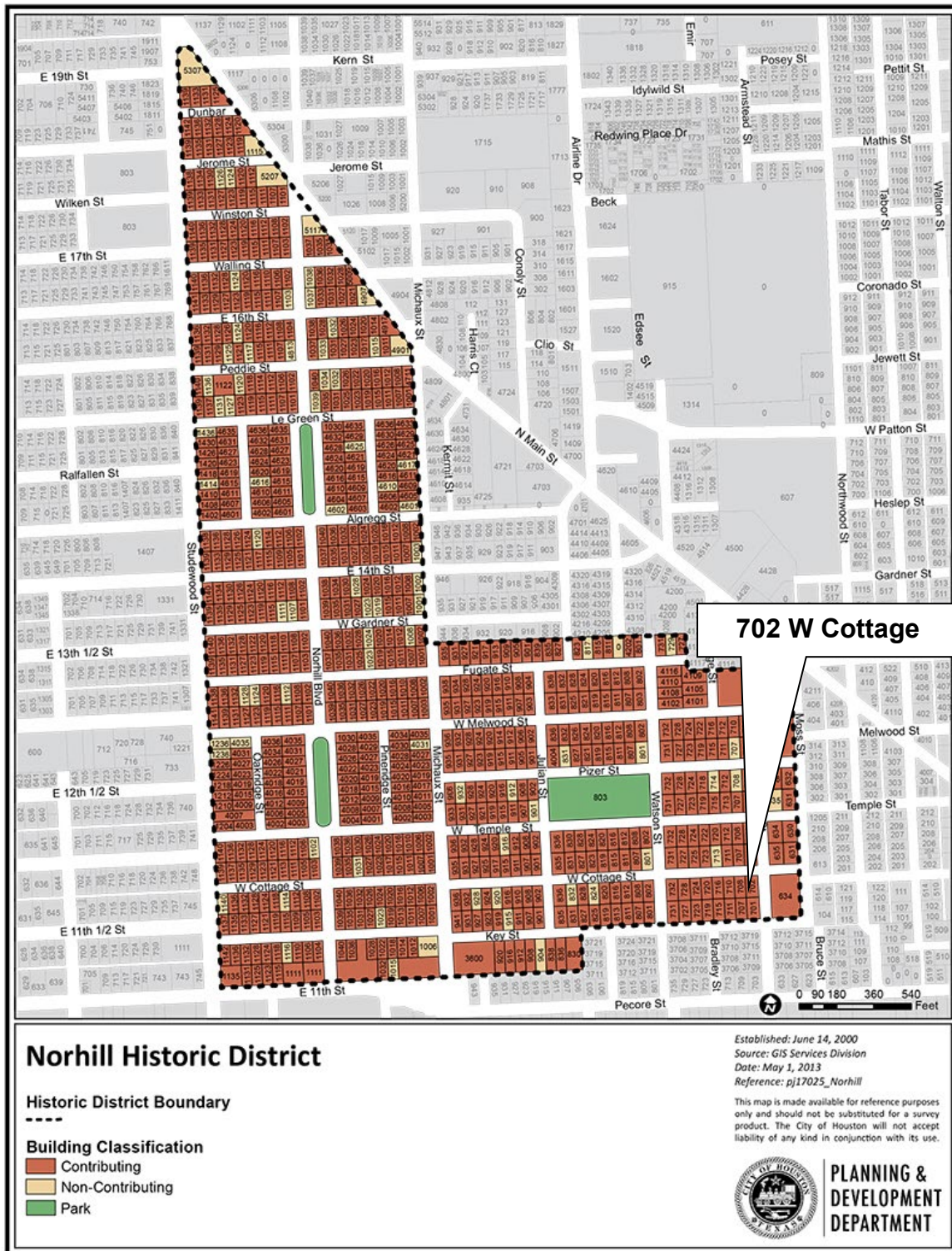
APPROVAL CRITERIA

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 | |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | | |

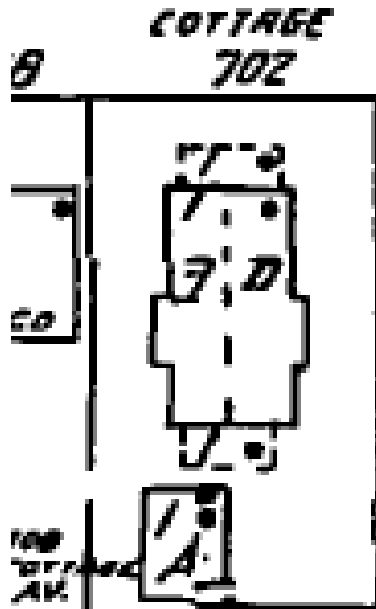
DISTRICT MAP



INVENTORY PHOTO



1950 SANBORN



BLA DOCUMENTS

Map No. _____ Addition <u>8 Norhill</u>		IMPROVEMENTS	
Block <u>222</u> Lot <u>8</u>		No. Sq. Ft. <u>1578</u>	Price Per Sq. Ft. <u>2.00</u>
OWNER <u>Wall & S.</u>		\$ <u>3150</u>	
ADDRESS <u>702 W Cottage</u>		Percent Good <u>80</u>	<u>2520</u>
TYPE OF PROPERTY <u>Res</u> OCCUPIED VACANT		Other Bldgs. <u>4 single</u>	<u>80</u>
BASEMENT, Whole Part _____	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____	Total All Bldgs. <u>2600</u>	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts _____	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____	LAND VALUE	
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____	Front x Depth	Unit Value Factor Front Ft. Value - - \$
ROOF CONS., Concrete, Steel, Wood, Truss _____	LIGHTING, Electricity _____		
ROOF, Hip, Gable, Mansard, Flat _____	PLUMBING, Sewer, Water, Baths _____		
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____	ELEVATORS _____		
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____	CONDITION, Good, Fair, Bad, Obsolete _____		
PERMIT DATE _____ NO. _____ AMT. _____		TOTAL	
		<u>310-1030</u>	

BLA DOCUMENTS - 1926

Form 381

BUILDING ASSESSMENT
Houston, Texas

Map No. 33 1/2 Permit No. 2189

Field Book No. _____

Owner G. S. Wall 1926

No. 702 Cottage Street or Avenue

Addition to Norhill

Vol. 56 Page 110 Block 222 Tract 8

8 Room Duplex
18x26 Garage

28 wide 48 deep 1 stories

_____ wide _____ deep _____ stories

_____ wide _____ deep _____ stories

With or without basement or cellar. _____
Foundation: Walls or Piers. _____

Material: Frame, Brick, _____
Outside Trimmings: Plain, Ornamental, _____
Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine, Plaster, _____
Roof: Hip, Gable, Flat, _____
Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and gravel, _____
Heating: Furnace, Steam, Gas, Stoves, 1 flue
Plumbing: With or Without Bath Room, _____

Condition: Good, Fair, Bad. _____ Built in Year _____

No. Sq. Ft. _____ Per Sq. Ft. _____

No. Sq. Ft. _____ Per Sq. Ft. _____

No. Sq. Ft. _____ Per Sq. Ft. _____

Permit Value, \$ 4,500

Age, Cond. and Utility Dep. _____ per cent.

Amount of Depreciation, \$ _____

Assessed Value of Building, \$ 1,475

Rendered in name of G. S. Wall

1488 @ 100 = 1488

1475 for 1927
2/8/27

Living in home 7/8/27

BLA DOCUMENTS - 1968

HARRIS COUNTY BUILDING ASSESSMENT

Trg No. 21 Acct. No. 26-241-00-00P

Permit No. RV Date 8-22-68

Owner WALL GEO S

Street No. 702 COTTAGE

Addition E NORHILL Section _____

Lot No. 8 Block No. 222

SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
	<u>64136</u>	<u>18</u>		
<u>113</u>				

Re. val
1469 New Val DATE VALUE 1290

NEW OWNER _____

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> S/P & Paper	Finished Attic
Duplex	<input type="checkbox"/> Hip	<input checked="" type="checkbox"/> Sheetrock	Basement
Garage Apt.		Wood Panels	CARPET
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	4 No. Bedrooms	
Concr. Blks.	Tar & Gravel	2 No. Baths	GARAGE
SEPARATION WALLS	FLOORING	Tile	Walls
Brick Veneer	<input checked="" type="checkbox"/> Pine	HEATING & COOLING	<u>C A/P</u>
Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
Lumber	Asphalt Tile		<u>D I A T</u>
Stakes	Wool Carpets	No. Fireplaces	Ceiling
<u>ALUM</u>			Doors

CLASS (Base Unit \$ 610)
 { A/C C/H \$ _____
 Total Unit \$ _____

EXISTING APPRAISALS ON BLOCK BOOK
 Land - Assent. \$ 740
 Impro. - Assent. \$ 2530
 PERMIT VALUE \$ _____

Rendered in name of SAME

COTTAGE

50

WEST SIDE EAST SIDE

.KEY

20 GAR 400

DWG		SP		OP	
392	50	304	120	610	0P
1392	192				

EXISTING APPRAISALS, if any -
 100% Value - without depreciation- \$ _____

Dep. - Ph.	\$ Fu.	\$ Ec.	\$4
1392	SP \$ 610	OP \$ 290	
OP 192	150	290	
SP 120	300	300	
GAR 400	190	760	
XB 1	450	450	
XF 1	450	450	
DEPR 40%		10200	
		4320	
		6480	

Appraiser's name & date
GODFREY TOTAL VALUE \$ 6480
8-22-68

FOR 10% 648 40% 2590 City val
 53% 3430 School val
1290 Co val

CONTEXT AREA



EXISTING PHOTOS

NORTH (FRONT) ELEVATION



OBLIQUE NORTHWEST CORNER



OBLIQUE NORTHEAST CORNER



EAST ELEVATION ALONG REAGAN ST



OBLIQUE SOUTHEAST CORNER ALONG REAGAN ST



SOUTHWEST REAR CORNER



PREVIOUS REAR ADDITION – SOUTH/EAST ELEVATION



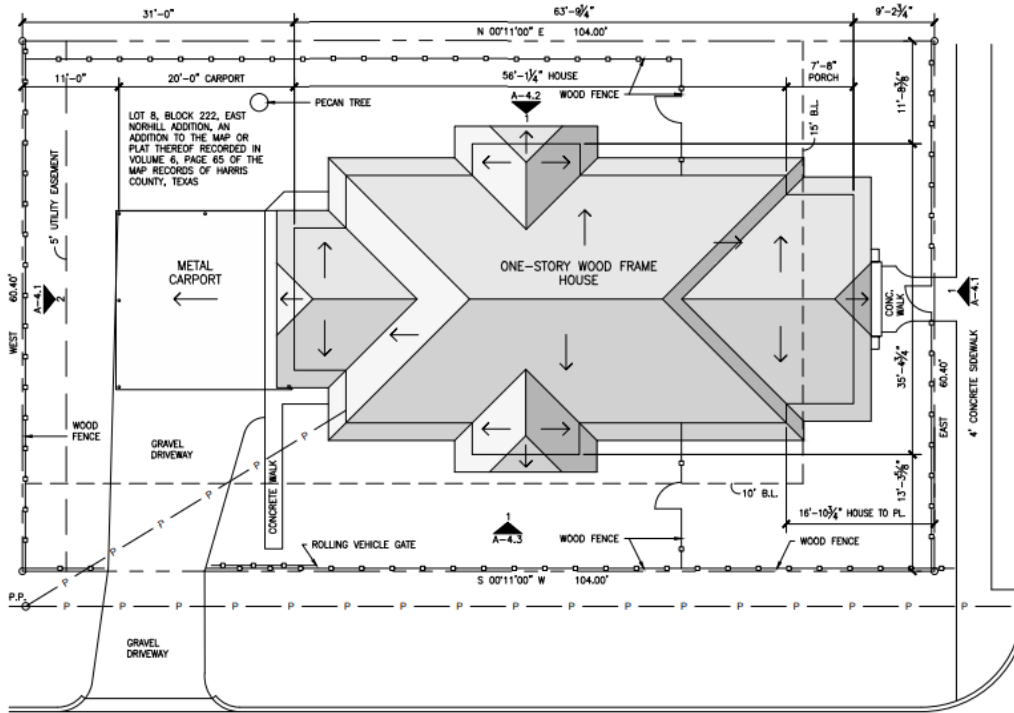
Location of new rear addition. Existing carport to be removed.



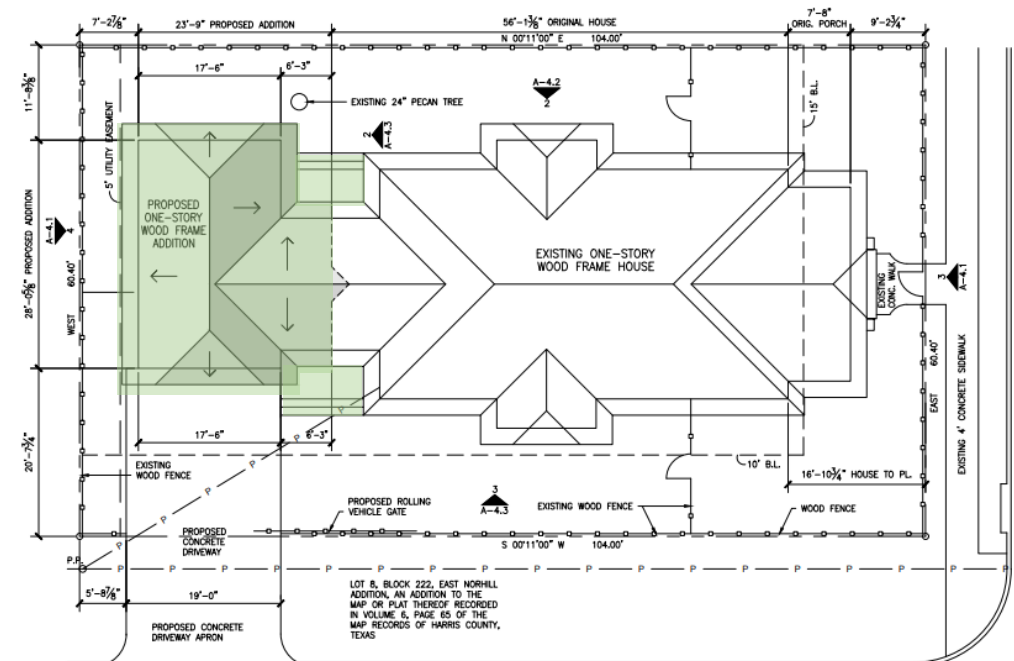
Location of new side deck. Concrete steps to be removed and door to be replaced.

SITE PLAN

EXISTING

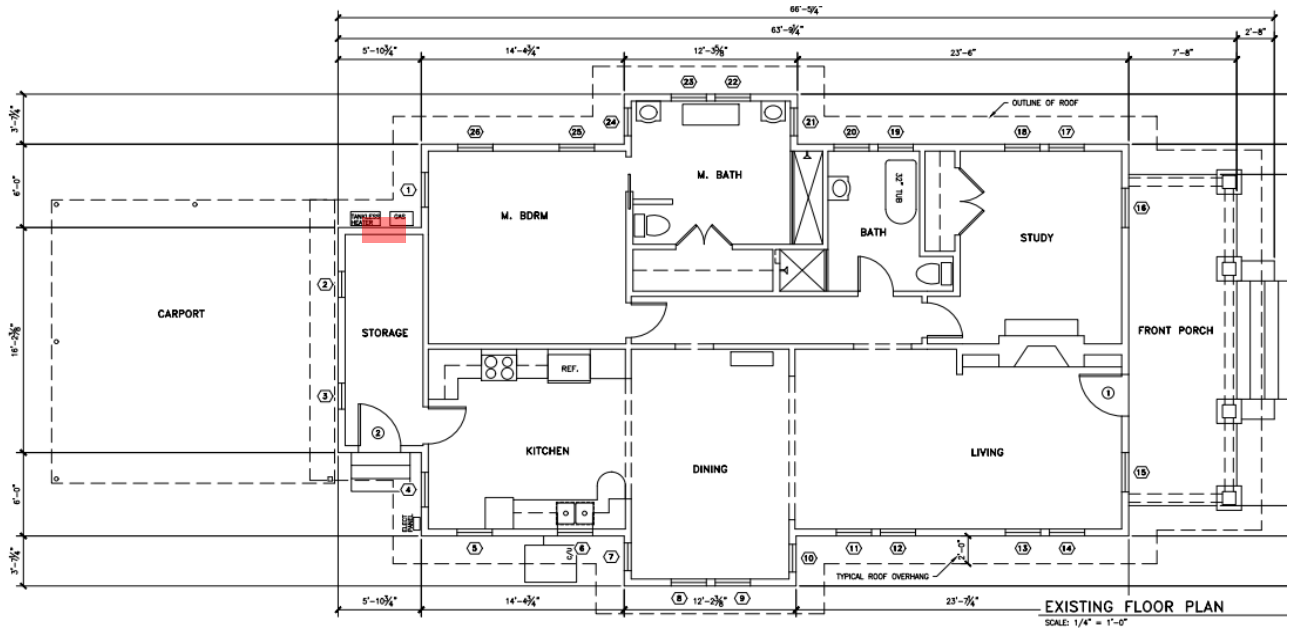


PROPOSED

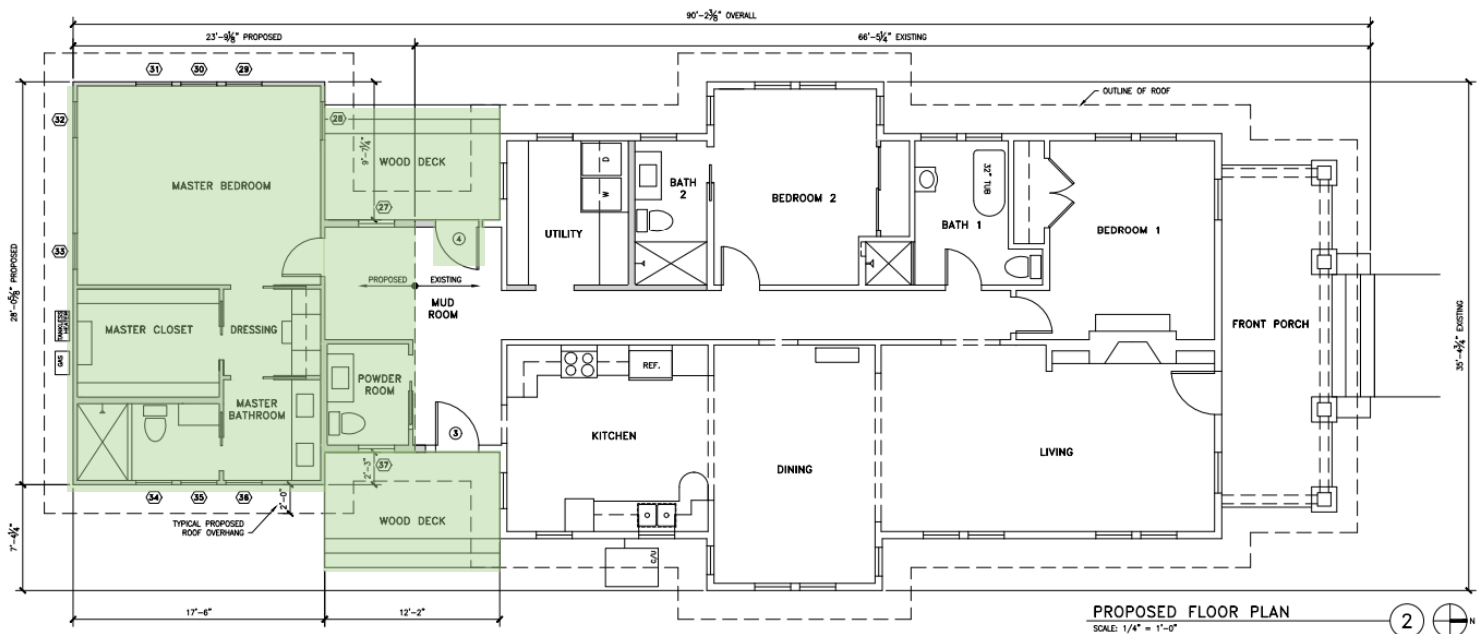


FLOORPLAN

EXISTING

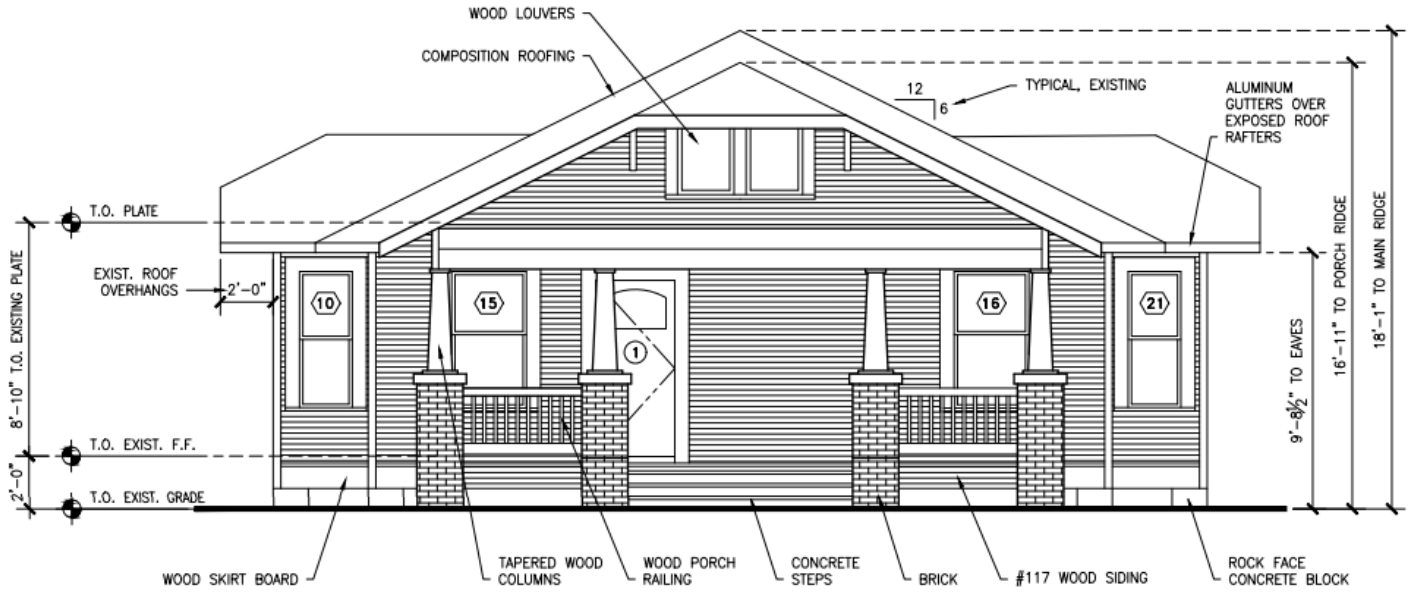


PROPOSED

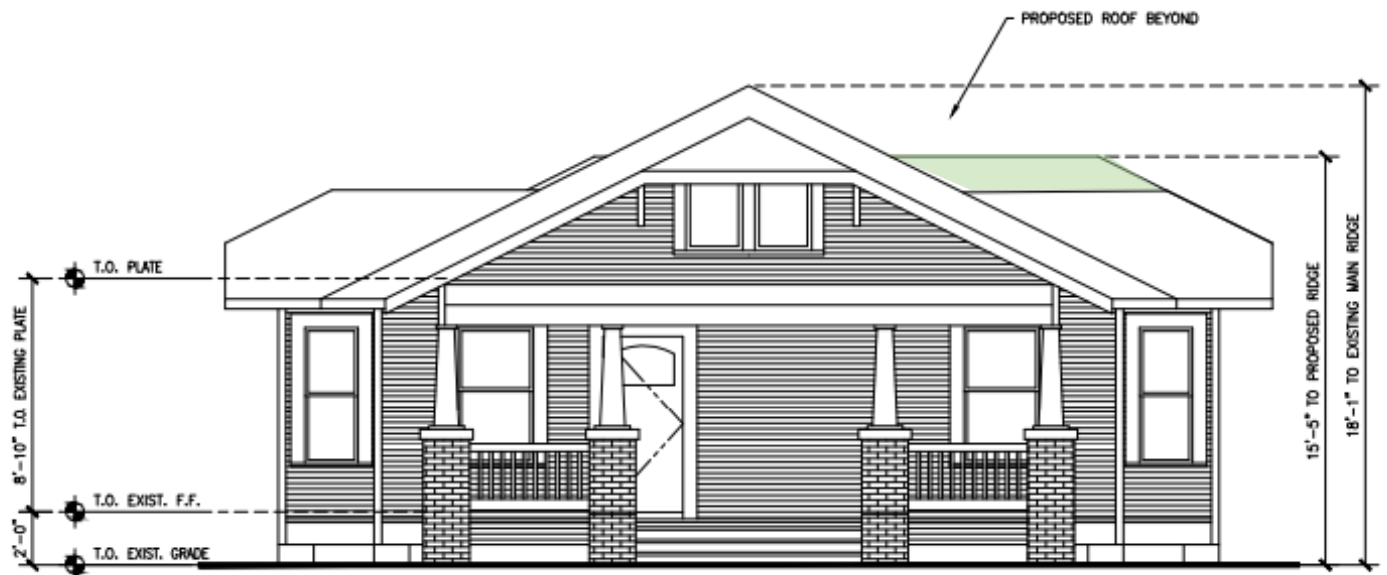


NORTH ELEVATION

EXISTING



PROPOSED

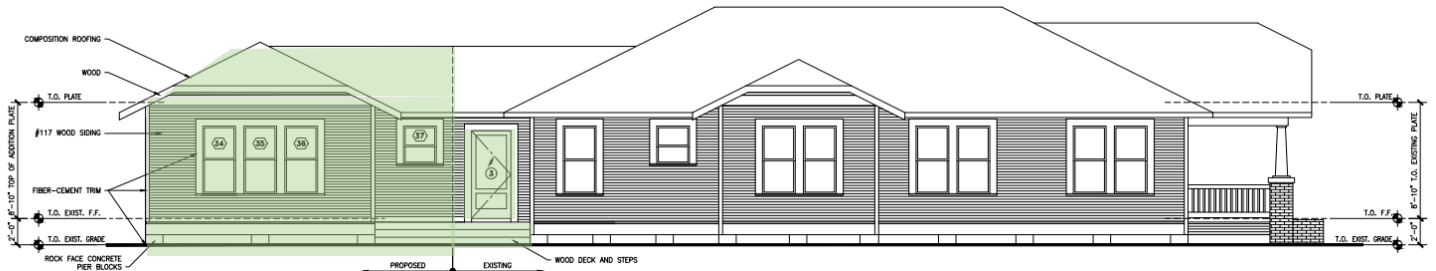


EAST ELEVATION

EXISTING



PROPOSED

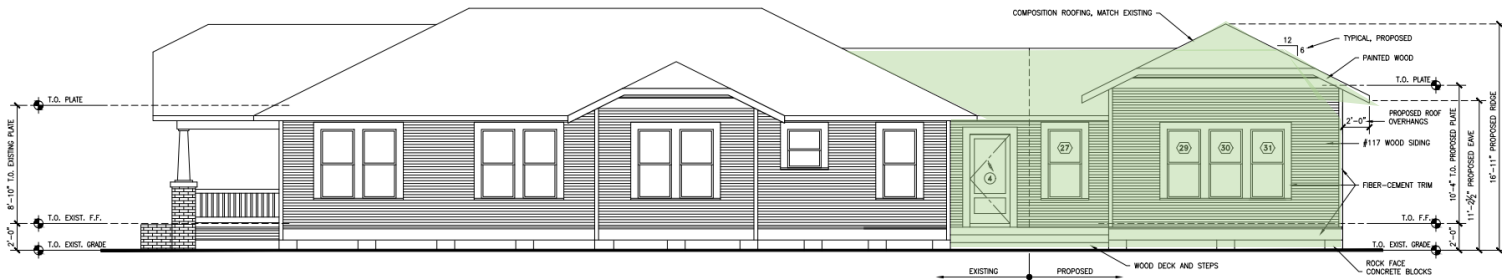


WEST ELEVATION

EXISTING

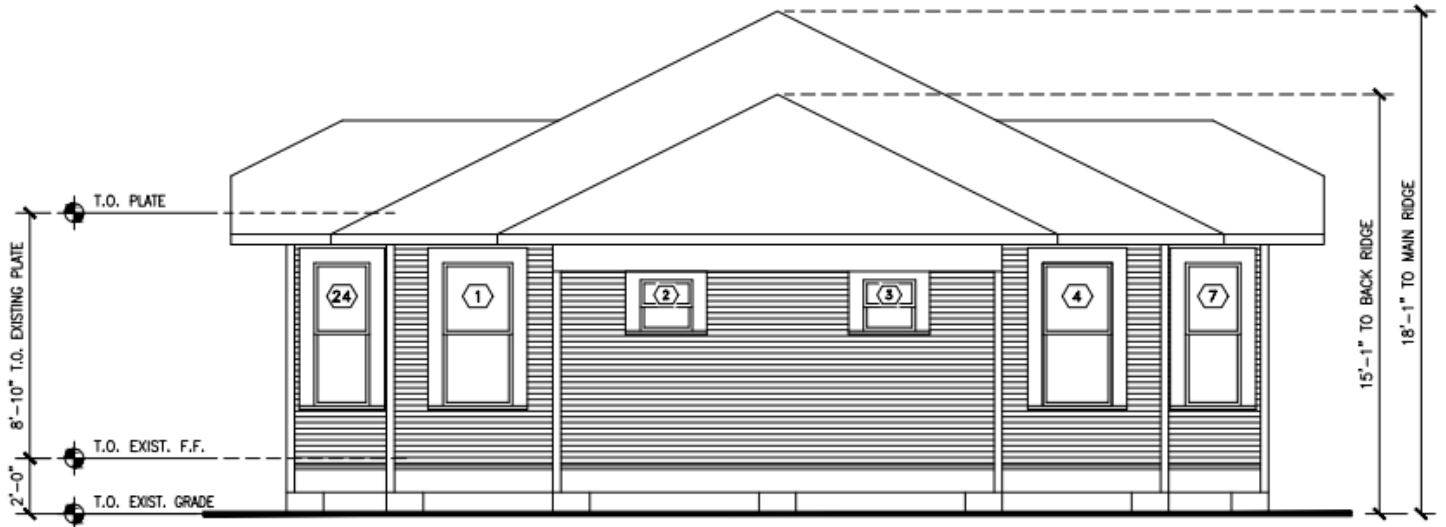


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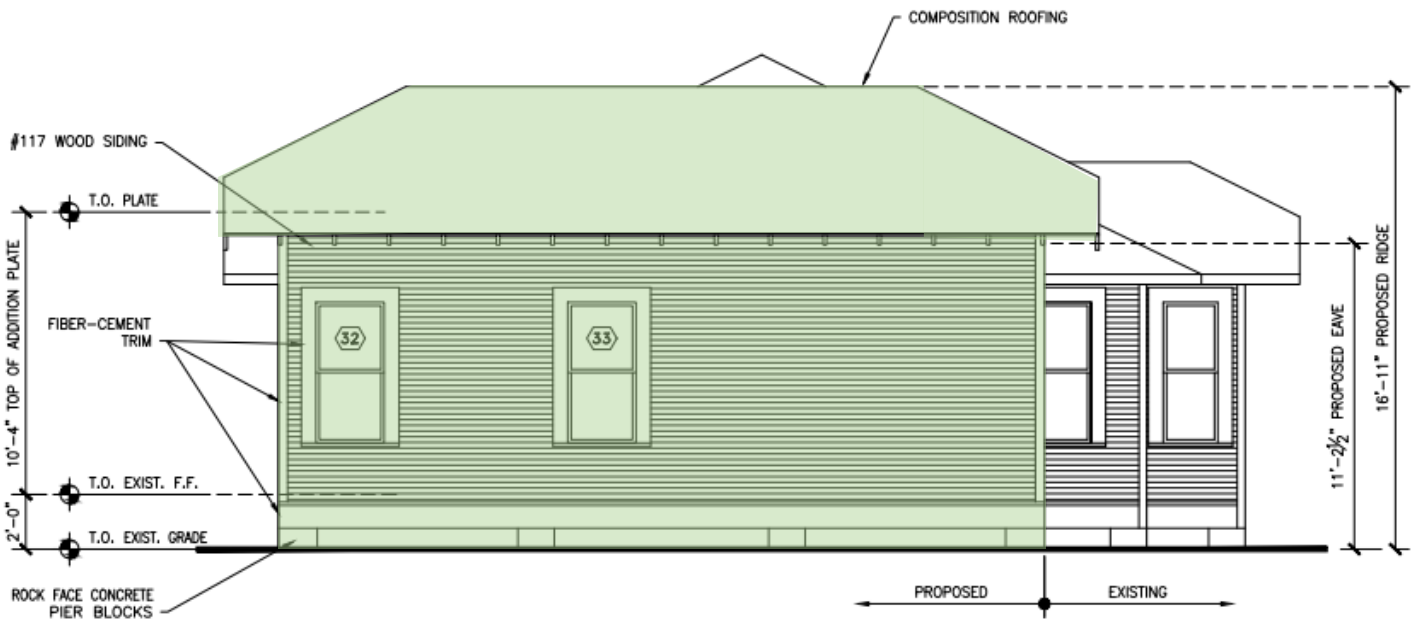


SOUTH ELEVATION

EXISTING

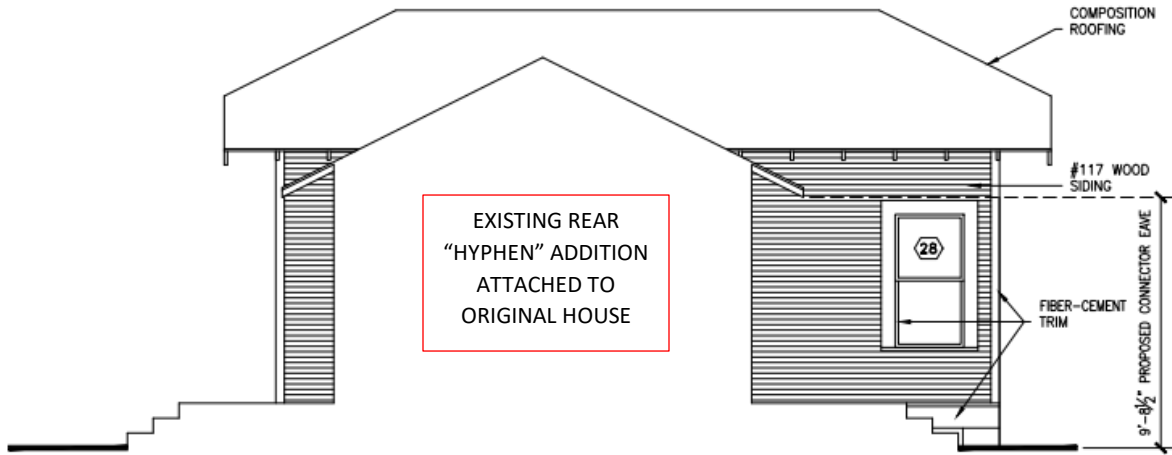


PROPOSED



SECTION CUT VIEW OF NEW REAR ADDITION FACING SOUTH - NORTH ELEVATION

PROPOSED



DRAFT