

CERTIFICATE OF APPROPRIATENESS

Application Date: January 23, 2023

Applicant: Rod Frego, agent for, Thomas McWhorter, owner

Property: Lot 15, Block 218, Norhill Neighborhood Subdivision. The property includes a historic 1,036 sq. ft. one-story wood single-family residence situated on a 5,512 square foot (53' x 104') interior lot.

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

Proposal: Alteration: Front porch renovation, repairs and rear addition

- Repair and update front porch, replace: columns, steps, railings and balustrades, replacement vintage Craftsman style front door
• Rear addition bedroom and bathroom, 700 sq. ft., pier and beam
• 117 Wood siding 4.5" reveal, to match existing
• Proposed max ridge height 16 1 3/4 "
• Proposed max eave height 10'-10 1/8"
• New detached garage 24 3/4 ' x 20'

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval
HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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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

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.

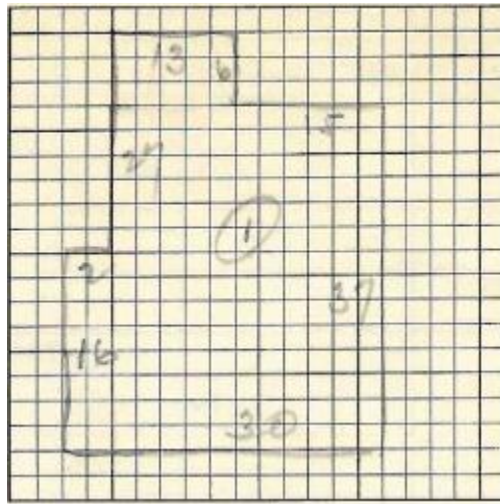
DISTRICT MAP



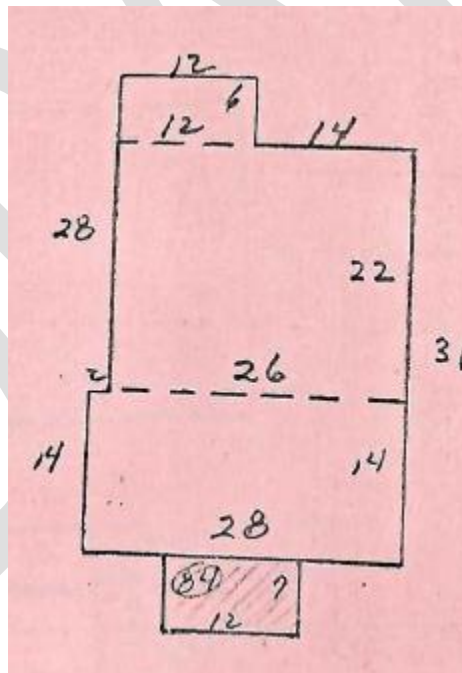
INVENTORY PHOTO



BLA/ SANBORN MAPS



Harris County Building Assessment 12/14/1976



CONTEXT AREA

819 W. Cottage



811 W. Cottage



816 W. Cottage



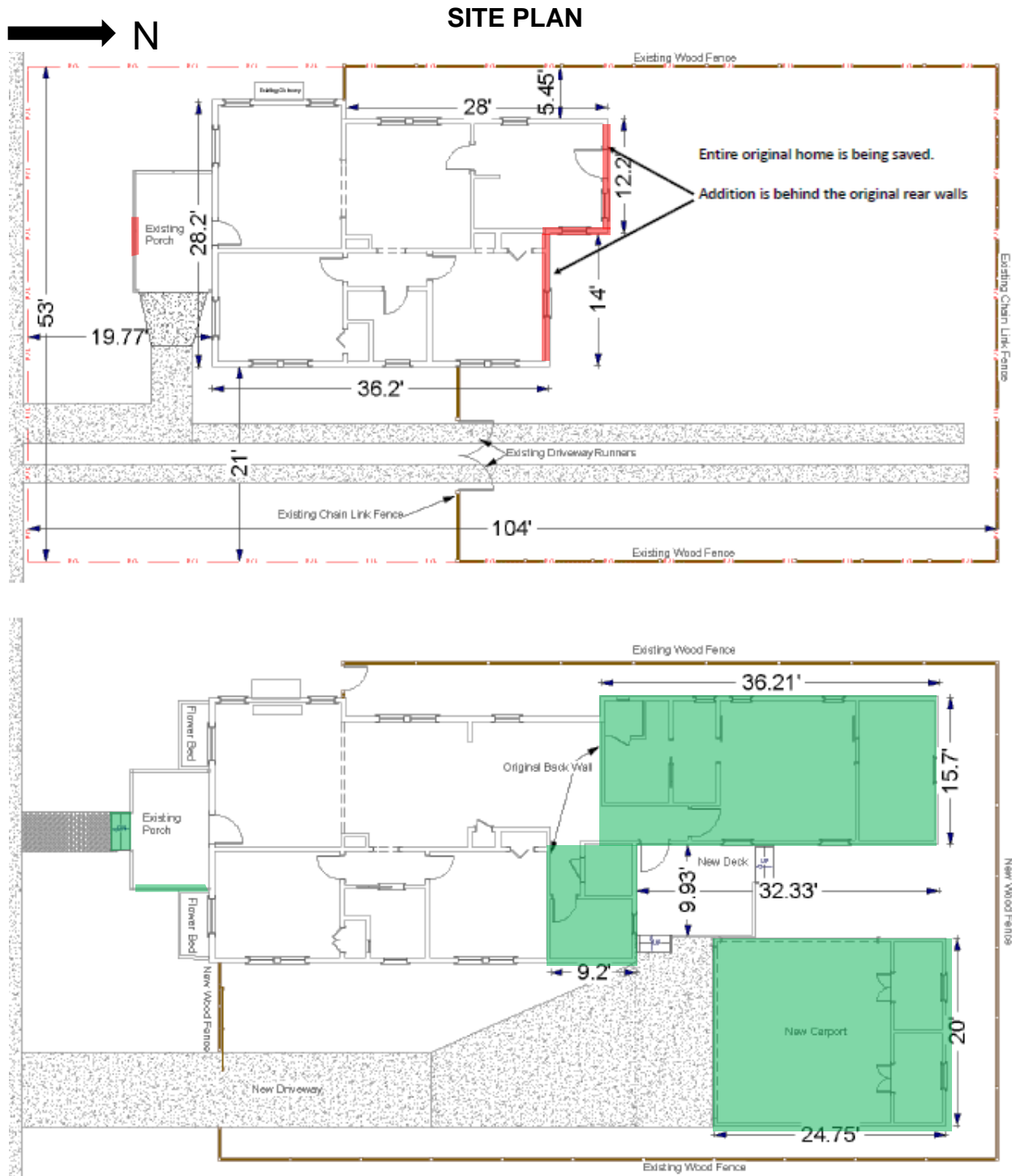
820 W. Cottage



CURRENT PHOTO



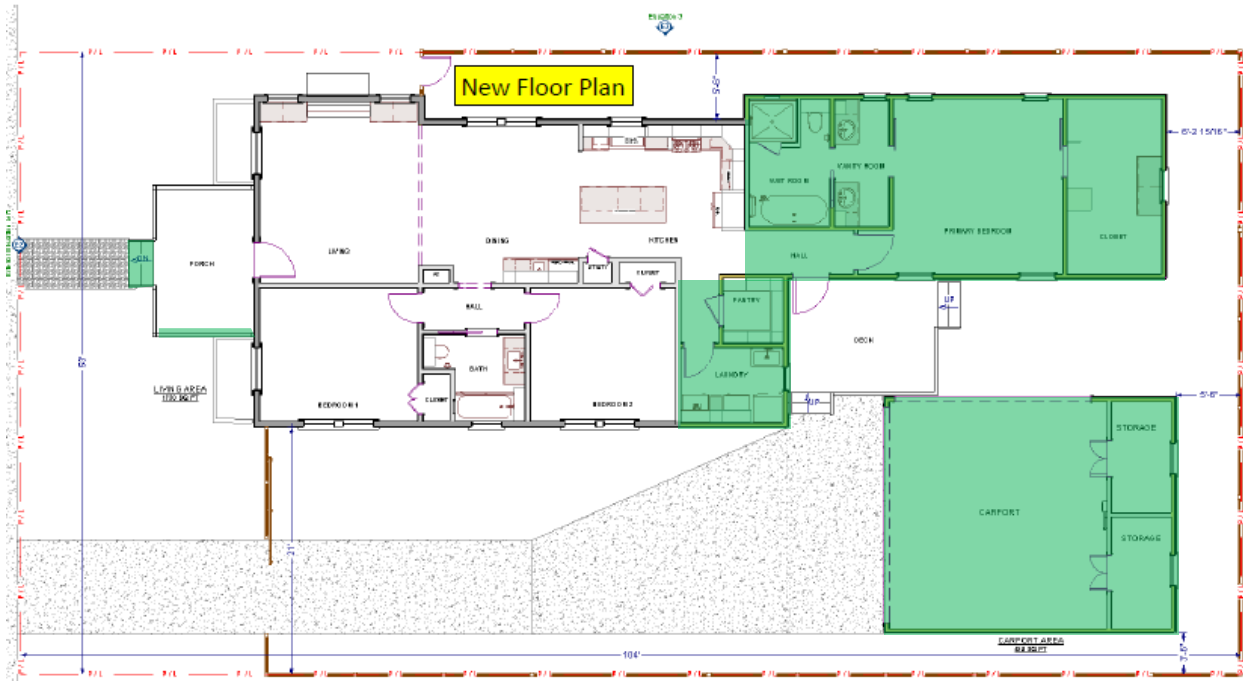
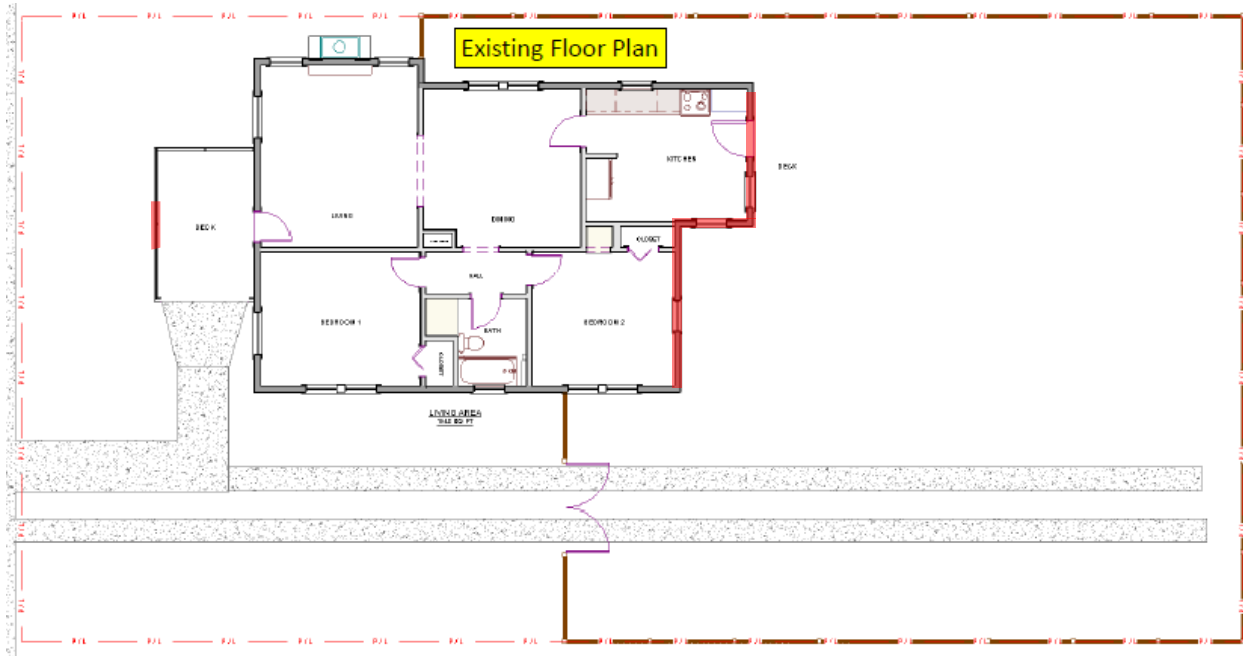
DRAFT



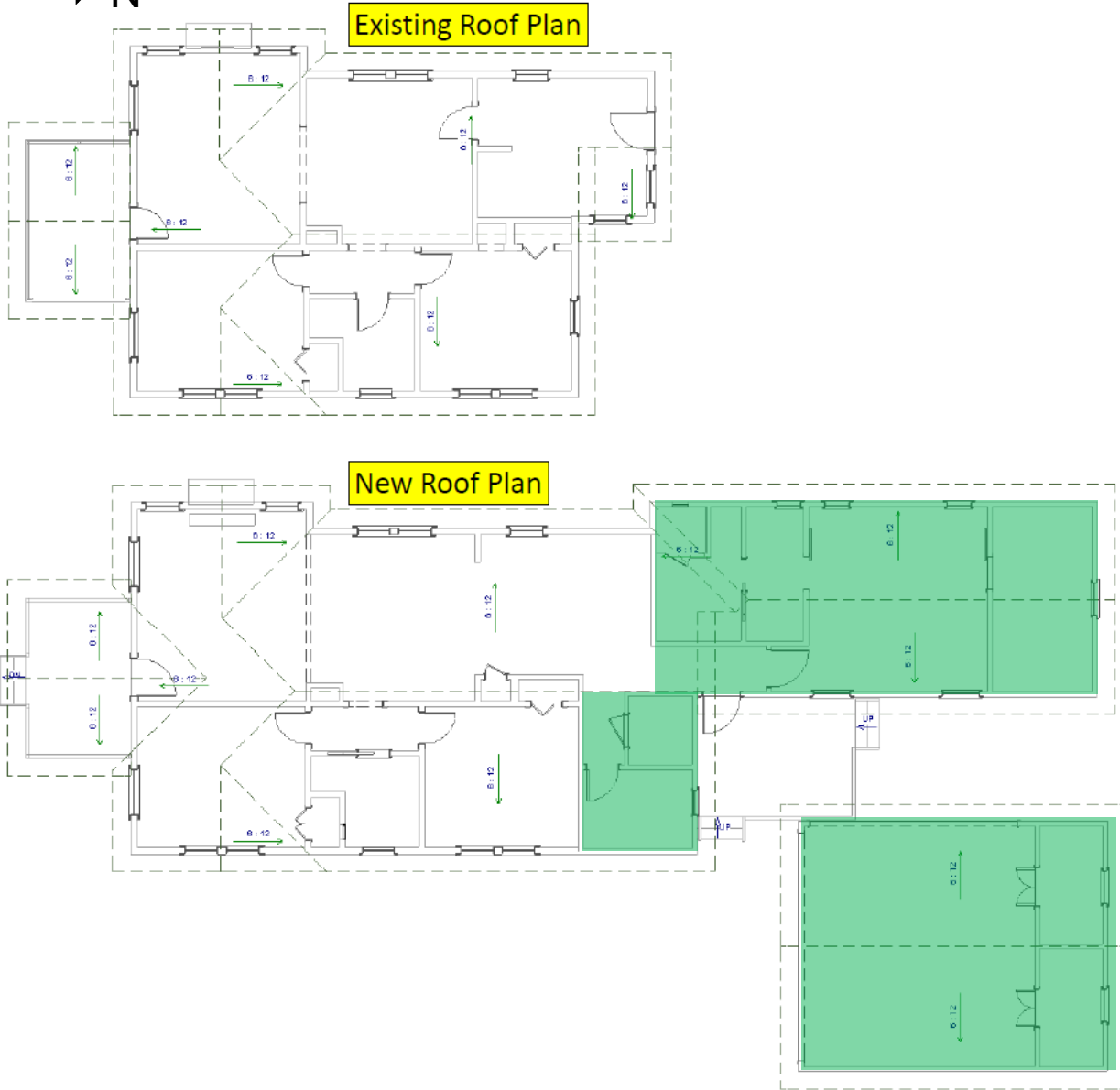




### FLOOR PLANS



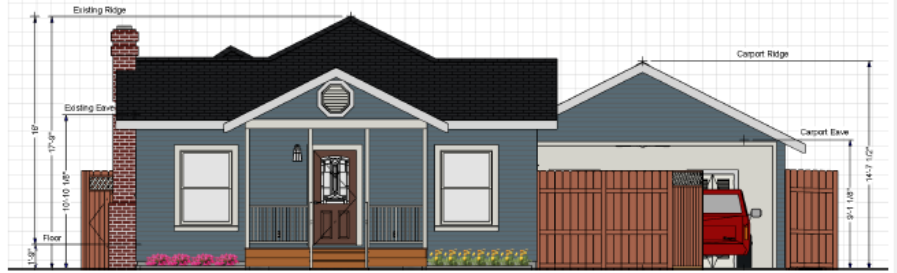
ROOF PLAN



ELEVATIONS



Existing South Elevation



New South Elevation

SOUTH



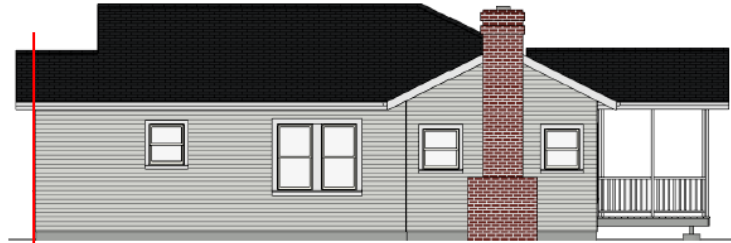
Existing North Elevation



New North Elevation

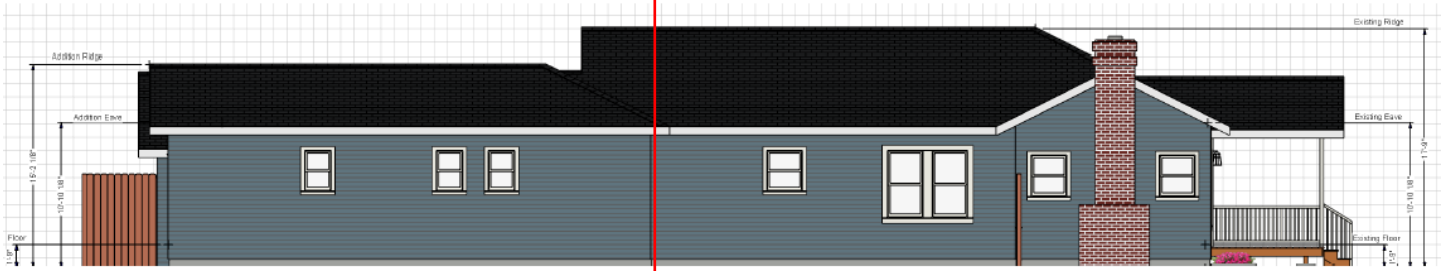
NORTH

ELEVATIONS



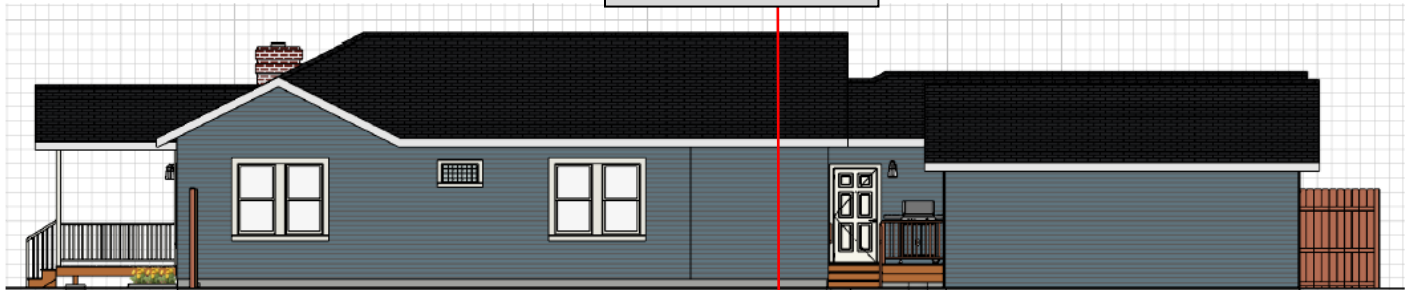
Existing West Elevation

WEST



Existing East Elevation

EAST



New East Elevation

**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>
A	Wood	1/1	DH	Various	Recessed	Original	Yes
A1	Glass Block	1	Fixed	31.5" x 16"	Recessed	Original	Yes

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>	
B	Wood	1/1	DH	36" x 60"	Recessed	PLYGEM	
C	Wood	1/1	DH	24" X 36"	Recessed	PLYGEM	
D	Wood	1	FIXED	32" X 15"	Recessed	GLASS VENDOR	