
CERTIFICATE OF APPROPRIATENESS

Applicant: Bob Robinowitz, agent for Amanda Reynold, homeowner

Property: 1001 W Cottage St, Lot 20, Block 29, North Norhill Subdivision. The property includes a historic 1,305 square foot one story single-family residence situated on a 5,000 square foot corner lot.

Significance: Contributing bungalow residence, constructed circa 1930, located in Norhill Historic District.

Proposal: New Construction - The applicant proposed building a one-story detached garage and attaching it with a canopy to the original house.

- One story new garage (with attic storage) with exterior cedar shake shingles siding that matches the existing house gables, composition roof shingles, an 8:12 pitch roof, and a single fixed wood window facing the street.

Public Comment: No public comment received.

Civic Association: In Support.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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

[X] [] [] (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;

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

[X] [] [] (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;

[X] [] [] (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;

(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

(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.

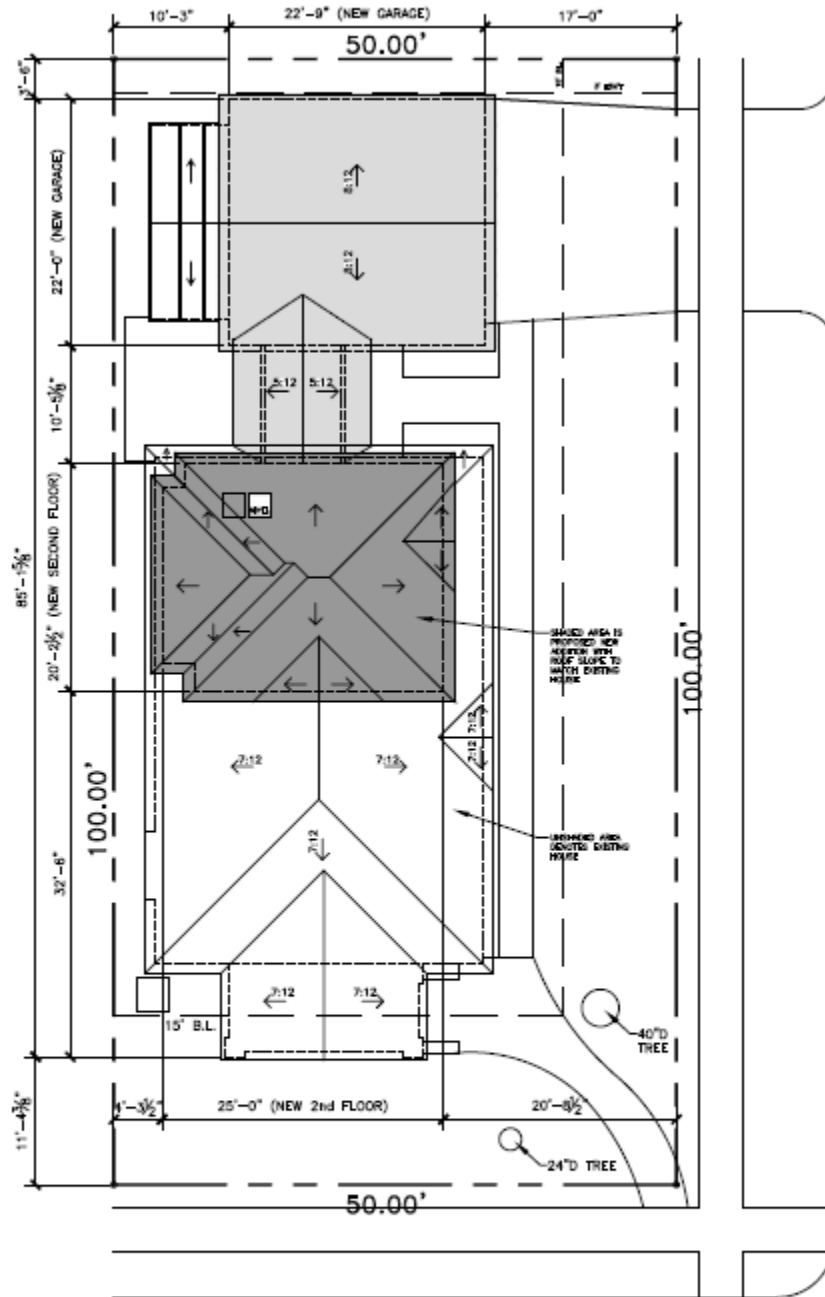
PROPERTY LOCATION
 NORHILL HISTORIC DISTRICT



Inventory Photograph



SITE PLAN



W. COTTAGE ST.
(50' R.O.W.)

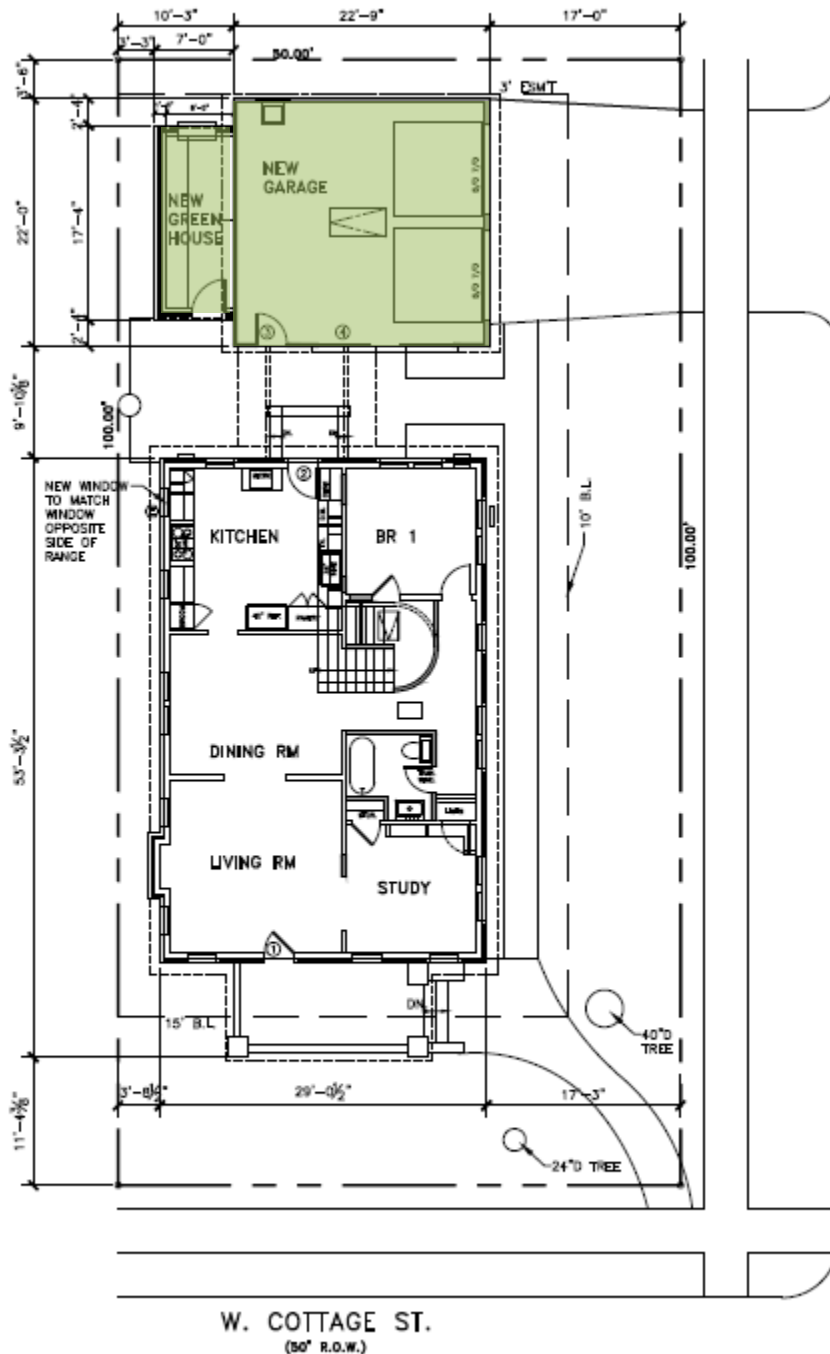
PROPOSED SITE PLAN/ ROOF PLAN 1

SCALE: 1/8" = 1'-0"

LEGEND:

- DENOTES PROPOSED NEW ROOF
- DENOTES EXISTING ROOF

FIRST FLOOR PLAN

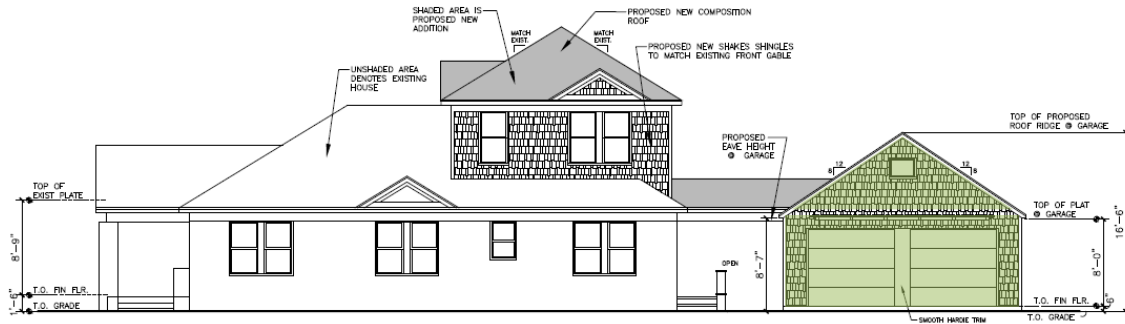


W. COTTAGE ST.
(50' R.O.W.)
PROPOSED FIRST FLOOR PLAN ①
SCALE: 1/8" = 1'-0"

EAST SIDE ELEVATION

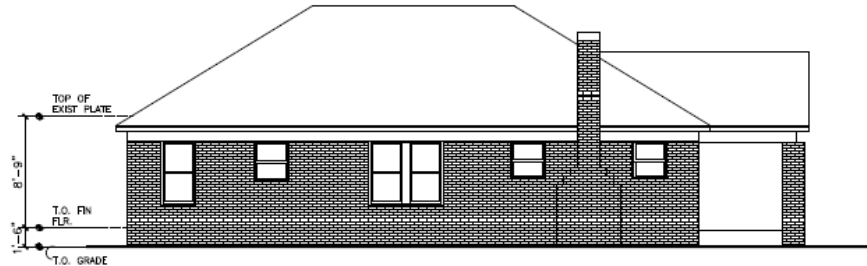


EXISTING EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION 3
SCALE: 1/8" = 1'-0"

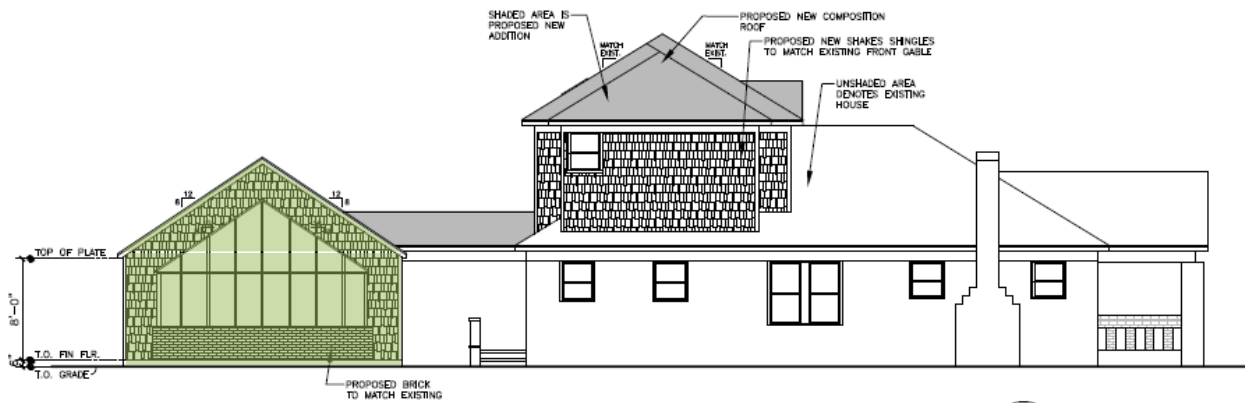
WEST SIDE ELEVATION



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

4



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

4

Certificate Of Appropriateness: New Construction Worksheet

(For Buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address*: _____

Lot Size (TOTAL SQ FT)*: _____

General New Construction Info:

Primary or Accessory Building*	
Proposed Total Square footage*	
Proposed stories*	
Proposed max ridge height*	
Proposed max eave height*	

Lot Dimensions (W X L)* : _____

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*		
South*		
East*		
West*		

Context Area:

Neighbor #1 stories*		Neighbor #2 stories*	
Neighbor #1 ridge height		Neighbor #2 ridge height	

Square Footage/Lot Coverage:	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small>	
Attached Garage or Storage Space Square Footage	
Detached Garage, Garage Apartment or Accessory Building Square Footage	
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>	
Total Lot Coverage (base sq ft)* =	
Total Lot Coverage (% based on lot size)* =	

Do you have flooding issues? YES or NO

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	
Max Depth*	

Foundation:

YES or NO

	Proposed
Grade to Finished Floor Height (1st fl)*	
Type*	
Material *	

Roof:

	Proposed
Pitch*	
Style*	
Material*	

Cladding:

	Proposed
Primary Siding Material*	
Primary Siding Width Reveal	
Skirting Material	
Soffit Material	
Fascia Material	

Porch Details:

	Proposed
Eave Height	
Width	
Depth	
Decking Material	
Pier/Base Material	
Column Material	
Step Material	
Railing Height	
Railing Material	

Are all windows on the addition inset & recessed? YES NO

Please fill out the window worksheet and review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>