

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 11, 2024

Applicant: Sarah Hannah, agent for, James Hixon, owner

Property: 1115 Le Green Street, Lot 17, Block 111, North Norhill Neighborhood Subdivision. The property includes a historic 1,238 square foot, one-story wood single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1928, and a contributing 2-story garage apartment, constructed circa 1945, located in the Norhill Historic District.

Proposal: Alteration: Two-Story Rear Addition (total sq. ft. = 616)

- First floor 84 sq. ft.
- Second floor 532 sq. ft.
- Second floor front wall is set back 25.87' from front wall of original structure or 54%
- Second floor front wall is set back 50.97' from front property line
- 3-1/2" inset on West rear corner of original structure with a 3' West side setback
 - Existing structure's West side setback at 2' 8-1/2"
- Max ridge height of 25' 8-3/4" with a hipped roof and 6.5:12 roof pitch with composition shingles
- Jeld-Wen wood windows, double-hung, 1-over-1 lite pattern, and inset/recessed with window trim to match existing
 - All existing windows to remain
- 117 smooth siding to match existing
- Remove non-original chimney
- Remove existing window at rear of left (West) elevation and replace with 117 siding
- Replace existing front door with front door matching existing
- Remove window at rear of left (West) elevation and replace with siding

Public Comment: No public comment received.

Civic Association: Norhill Neighborhood Association (NNA) approves of the project as submitted.

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



Current Front Elevation Photo

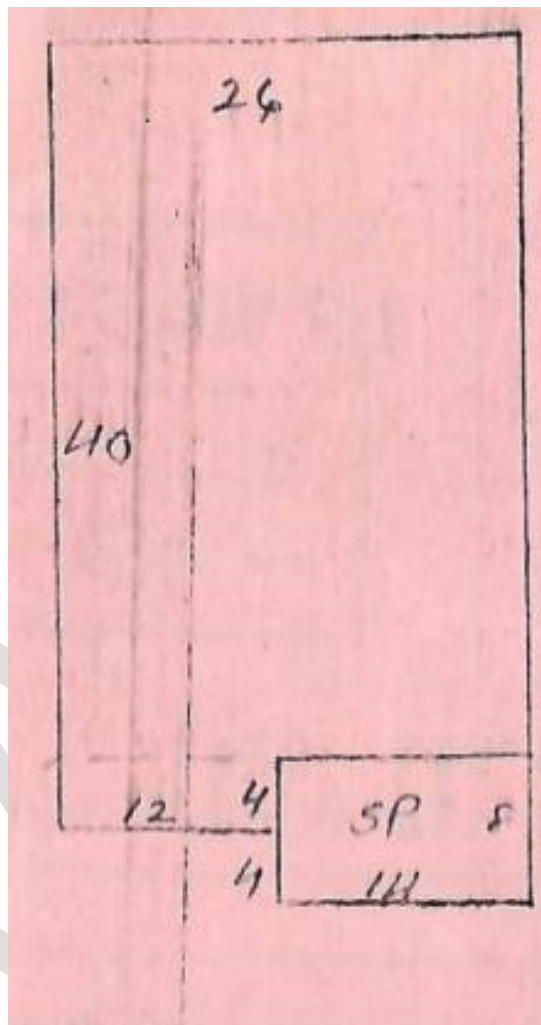


Current Elevation Photos

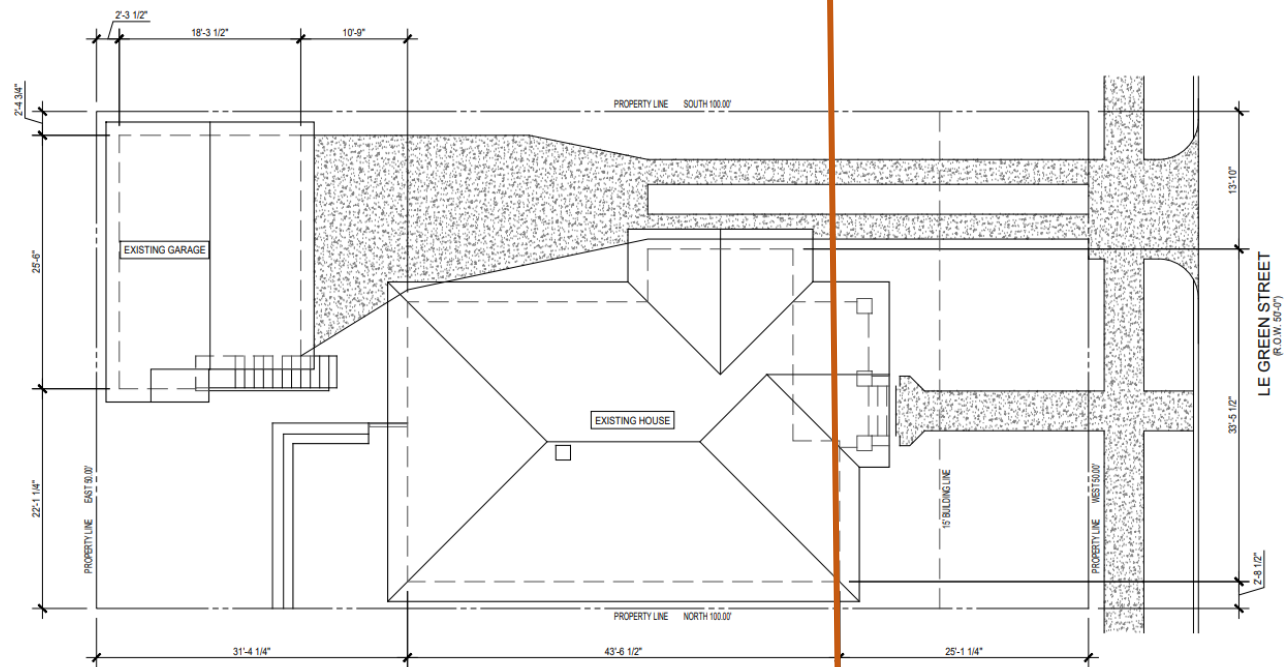


Sanborn

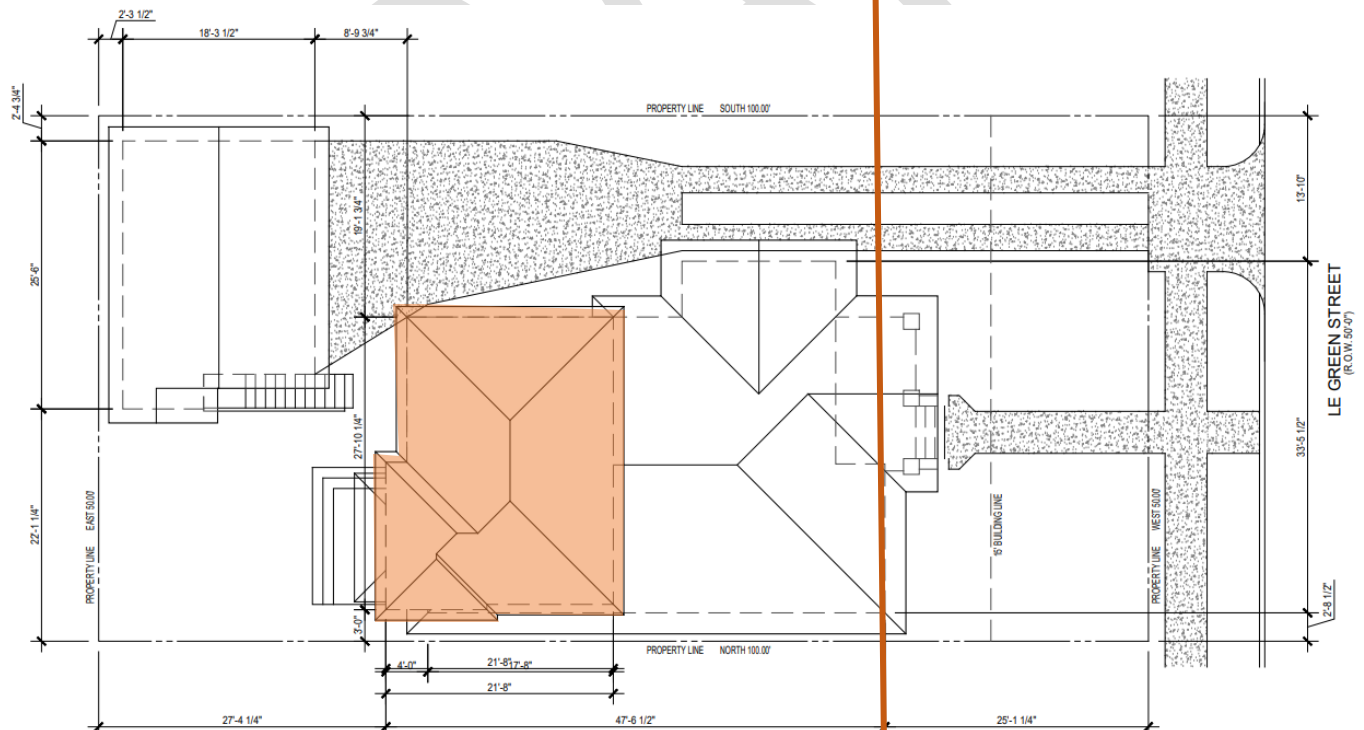
Harris County Building Land Assessment Survey: Dec. 16, 1976



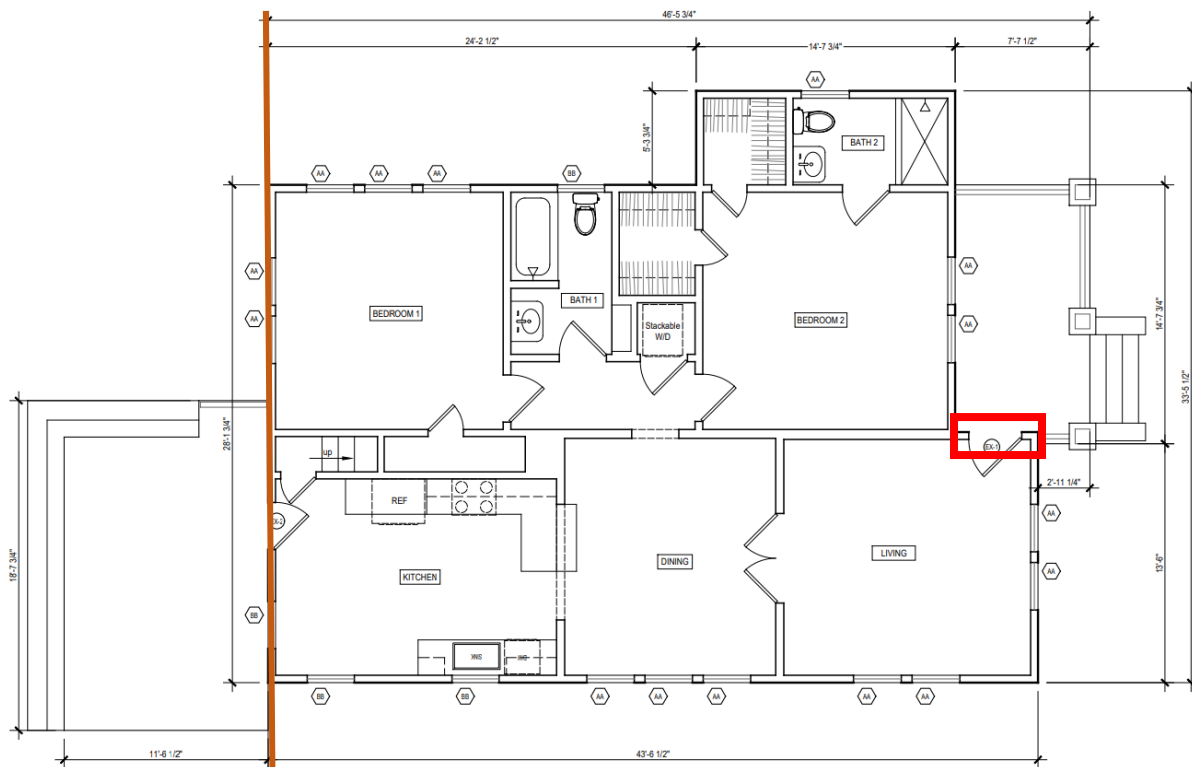
Existing Site Plan



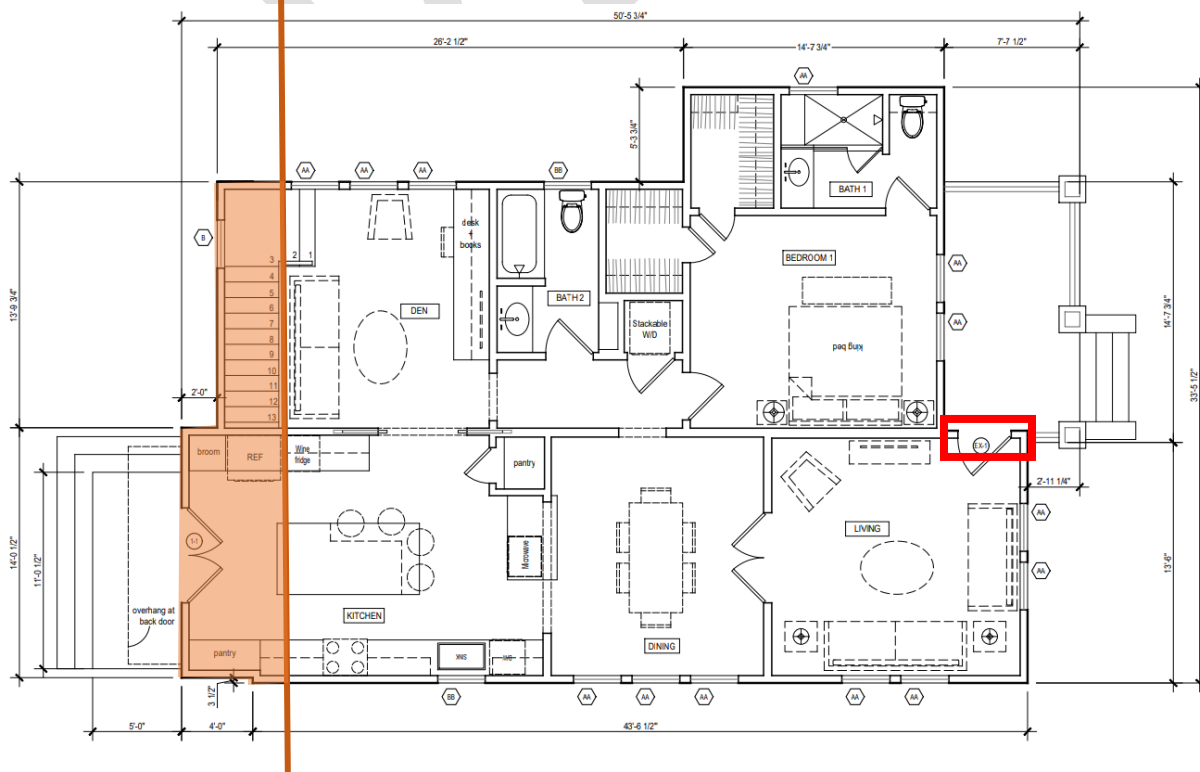
Proposed Site Plan



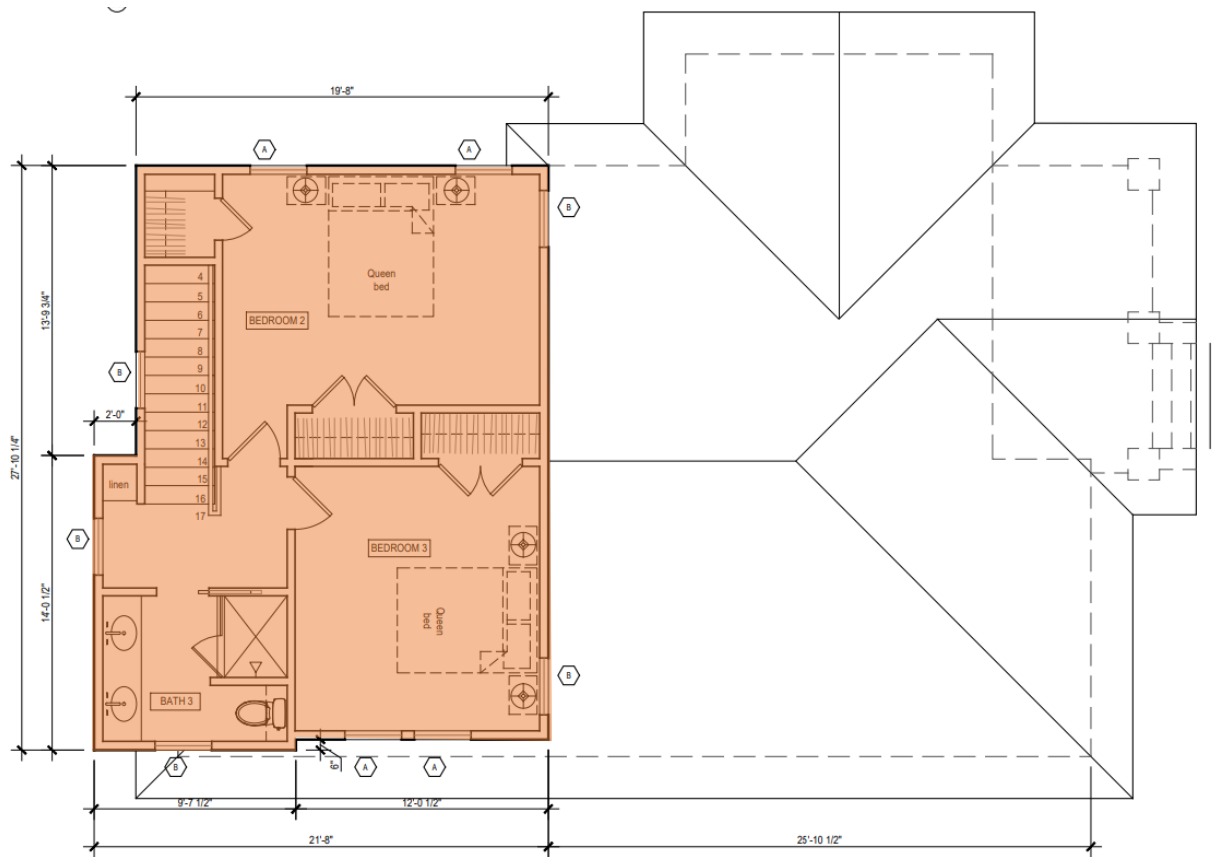
Existing First Floor Plan



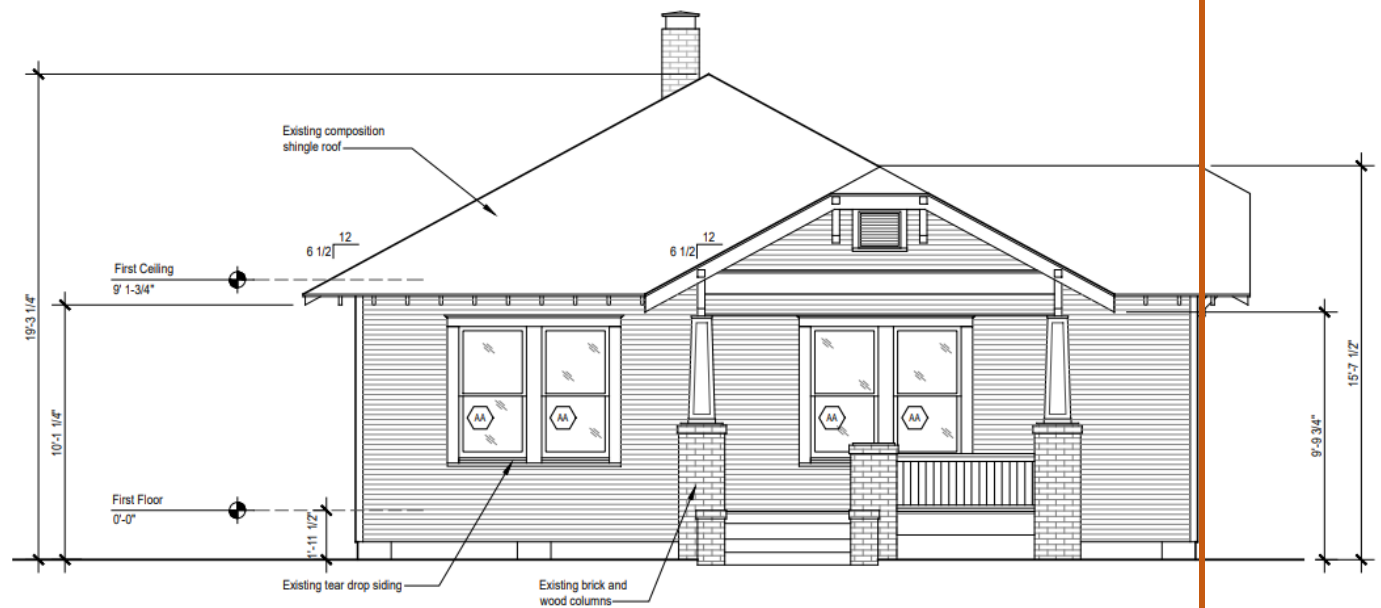
Proposed First Floor Plan



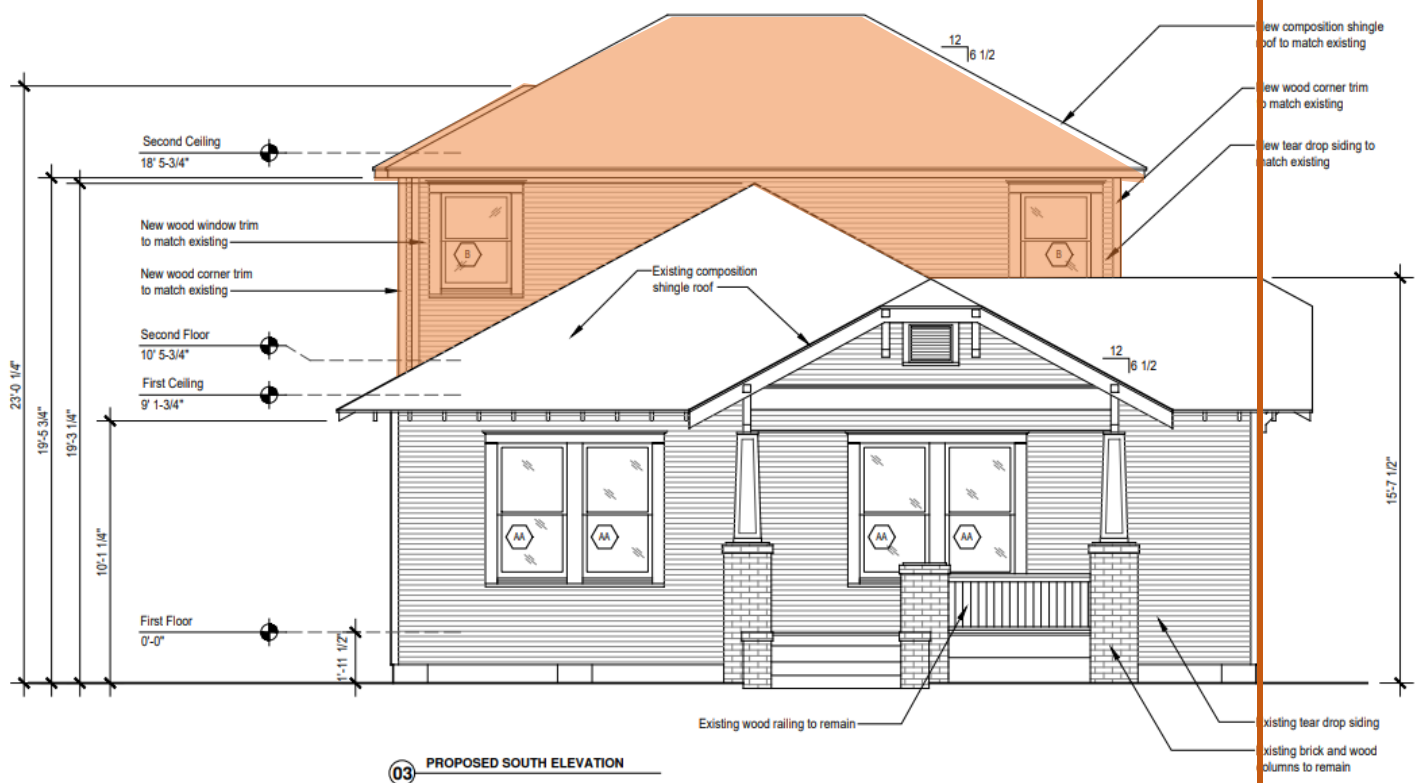
Proposed Second Floor Plan



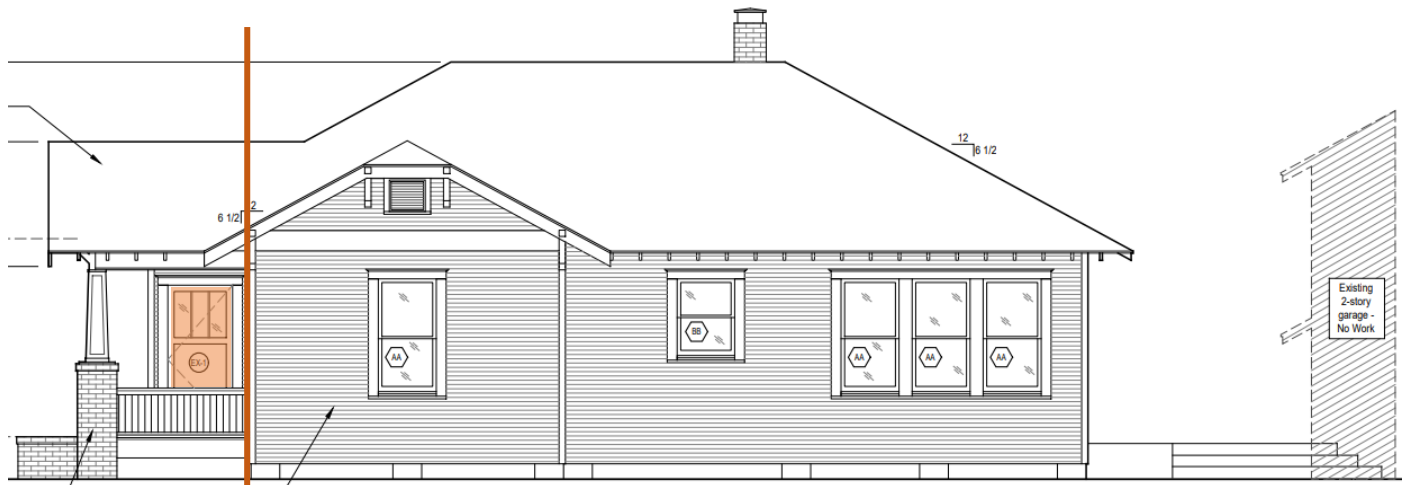
Existing Front (South) Elevation



Proposed Front (South) Elevation



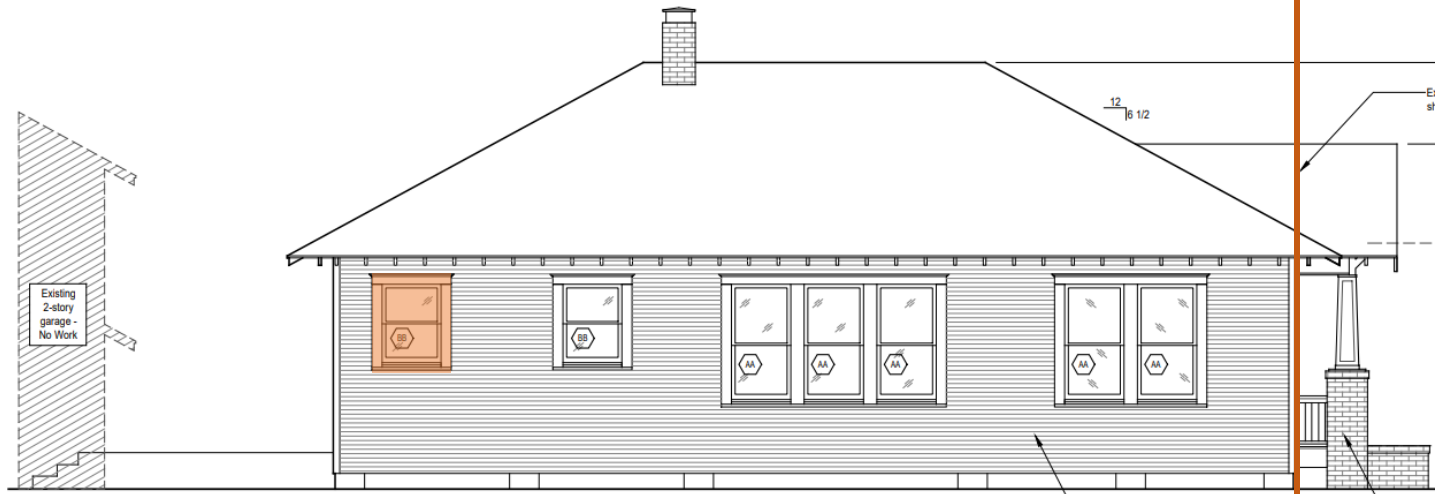
Existing Right (East) Elevation



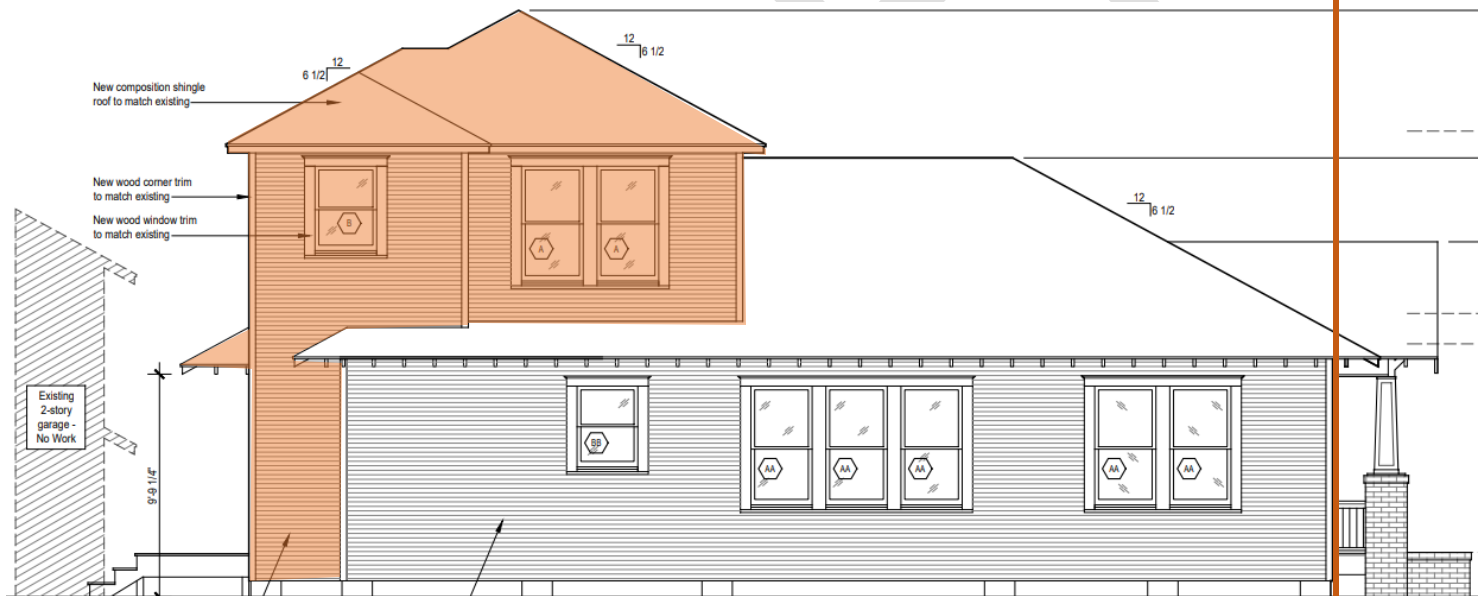
Proposed Right (East) Elevation



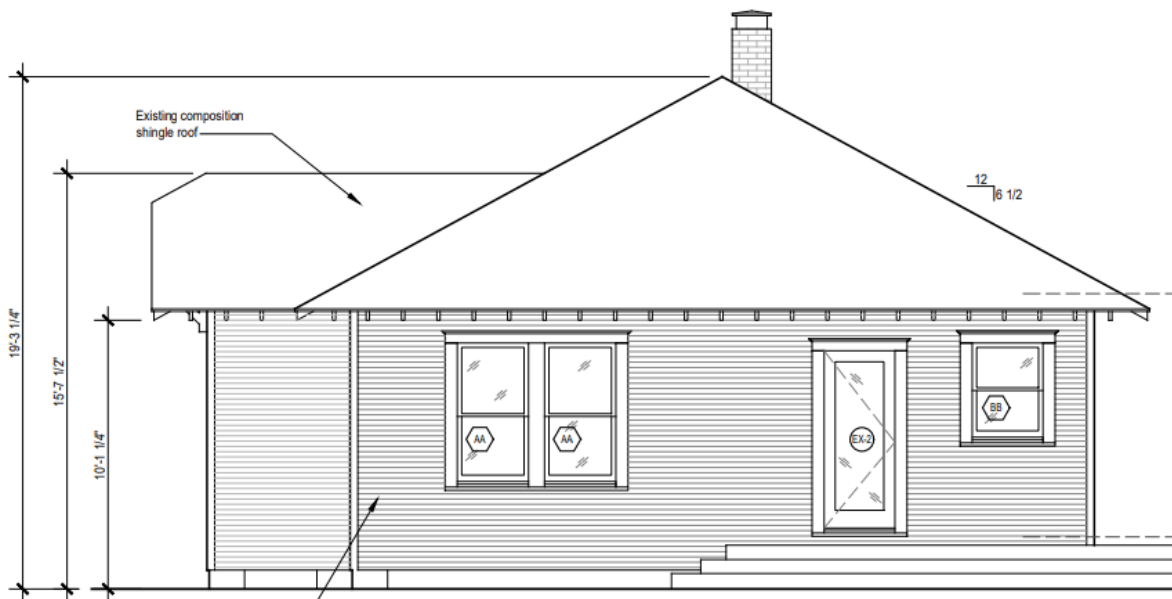
Existing Left (West) Elevation



Proposed Left (West) Elevation



Existing Rear (North) Elevation



Proposed Rear (North) Elevation

