

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 23, 2021

**Applicant:** Jan Griffin, owner

**Property:** 1020 W Temple Street, Lot 5, Block 129, North Norhill Subdivision. The property includes a historic 1,050 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1930, located in the Norhill Historic District.

**Proposal:** Alteration – Addition

- Construct 625 sq. ft. 1-story rear addition
- West side setback at 3' 6"; East side setback at 29' 8"; and South (rear) setback at 5'; Four inches of original corner on west elevation revealed
- West eave overhang is 23" and is fire-rated per building code
- A 6:12 roof pitch with composition shingles matching the historic structure's roof pitch (6:12)
- Proposed ridge height of 16' 8"
- Historic structure's ridge height is 18' 5"
- Proposed eave height is 14' 5" matching the historic structure's eave height (14' 5")
- Proposed 117 cementitious smooth siding
- Windows on east façade of proposed rear addition to be recessed, Jeld-Wen wood, double-hung, 1-over-1 windows.
- Windows on the rear and west façade of proposed rear addition to be recessed transom vinyl windows
  - Indicated on proposed floor plan, #s 15-19

Alteration

- Restore upper window trim on each existing wood windows on historic structure
- Restore front porch ceiling bead board
- Re-shingle historic structure's roof with composition shingles
- Replace non-historic front door with Craftsman/Bungalow door

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>                                                                                                                                                                                                                                                                                                               | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <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 Conditions**



**Current Conditions**



Front porch where plywood will be removed to expose original beadboard

**Current Conditions**



Back (south side) of house, existing addition



Back (south side) of house, original portion

**Current Conditions**

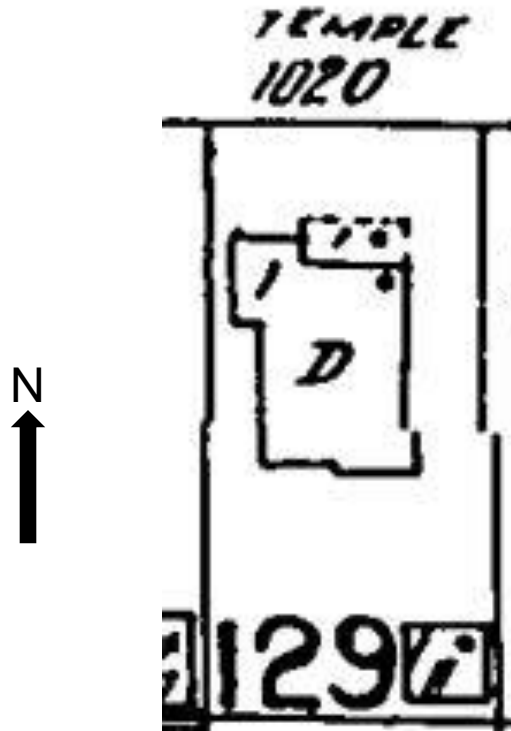


East facade

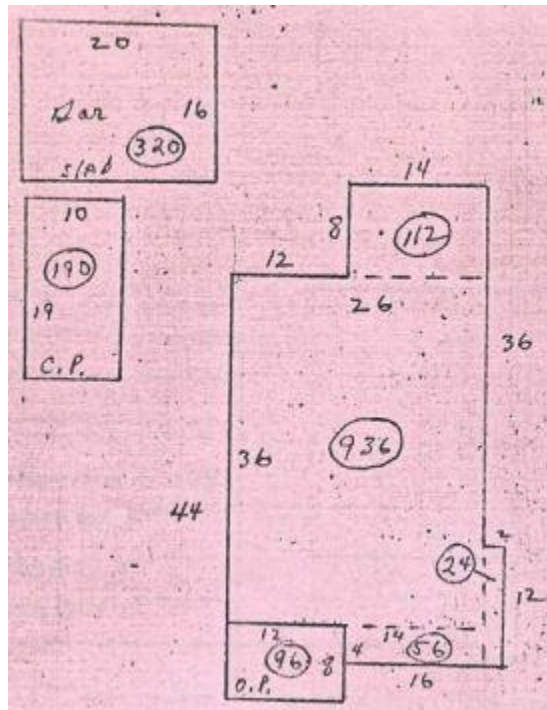


West facade

Sanborn

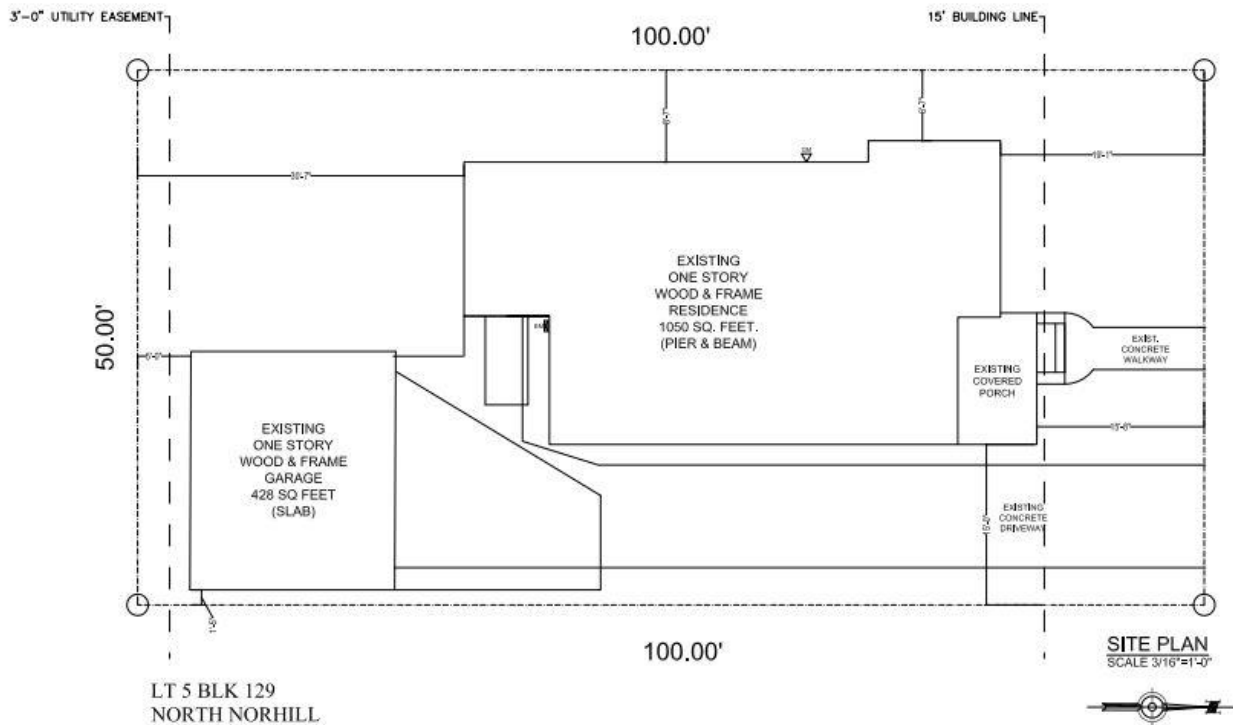


Harris County Building Land Assessment Survey – Sept. 9, 1968

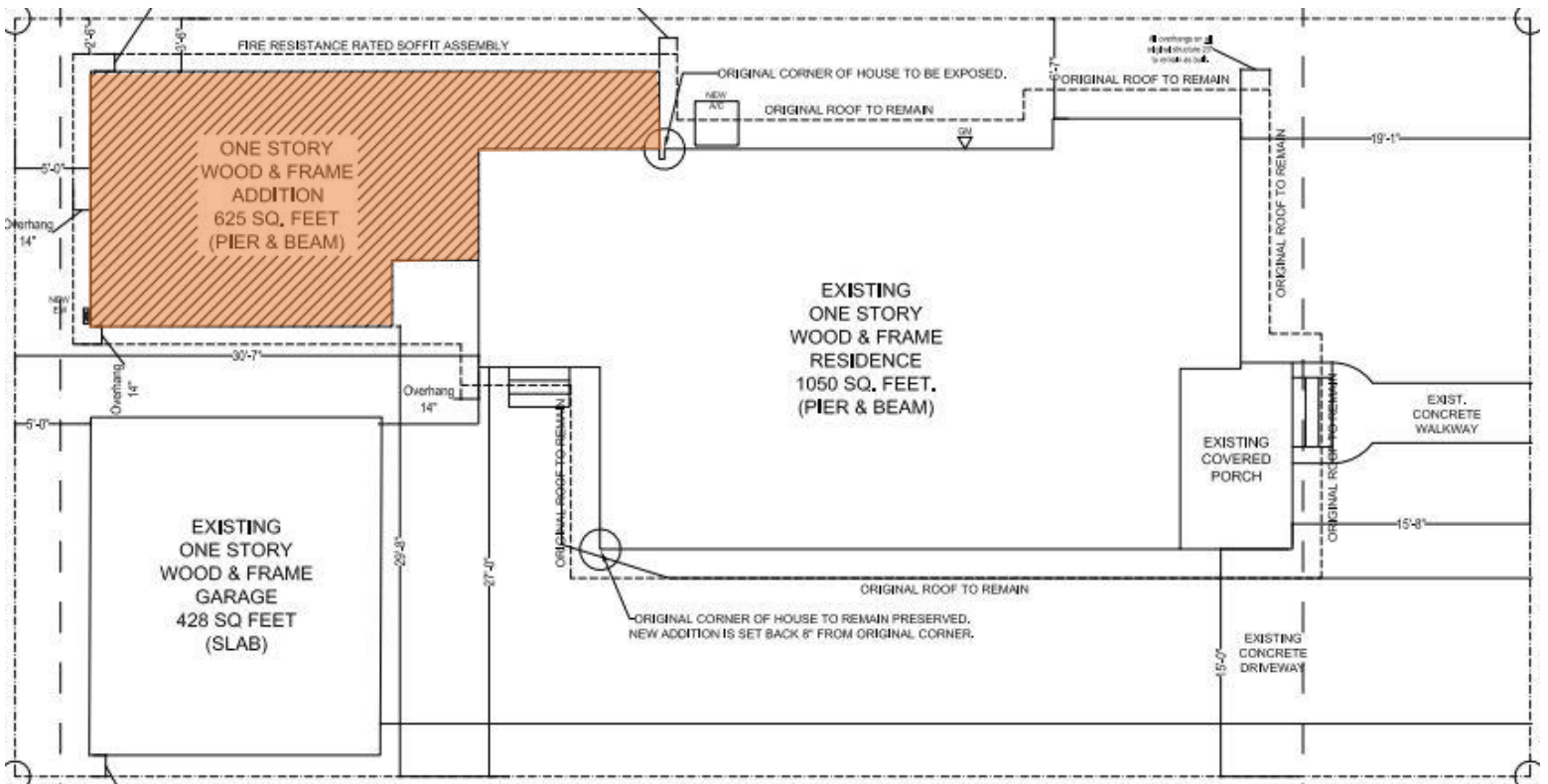




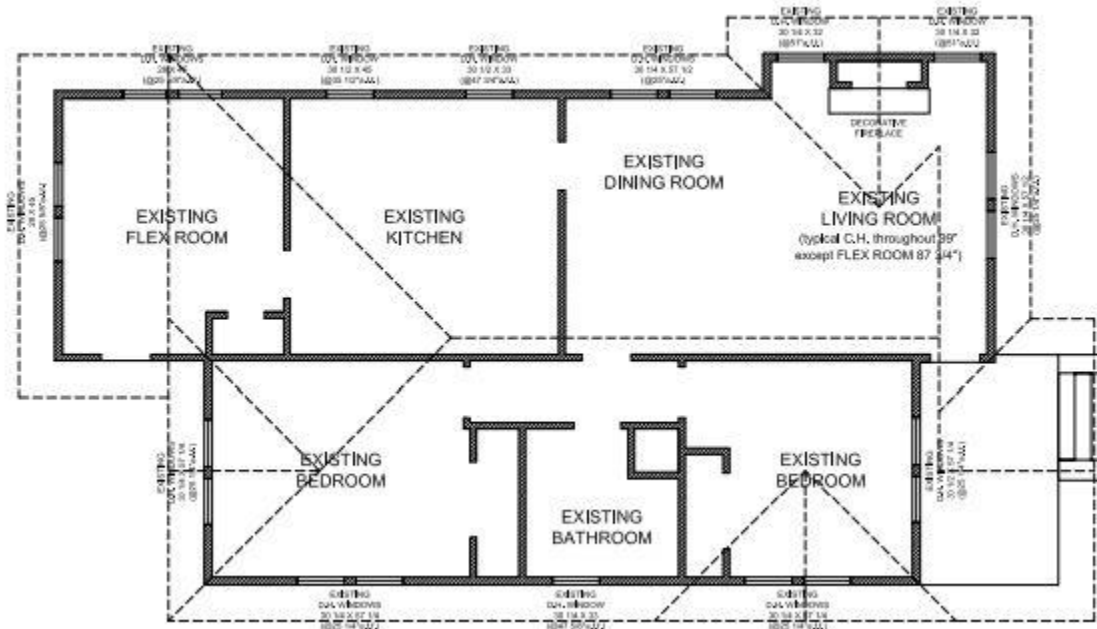
### Site Plan – Existing



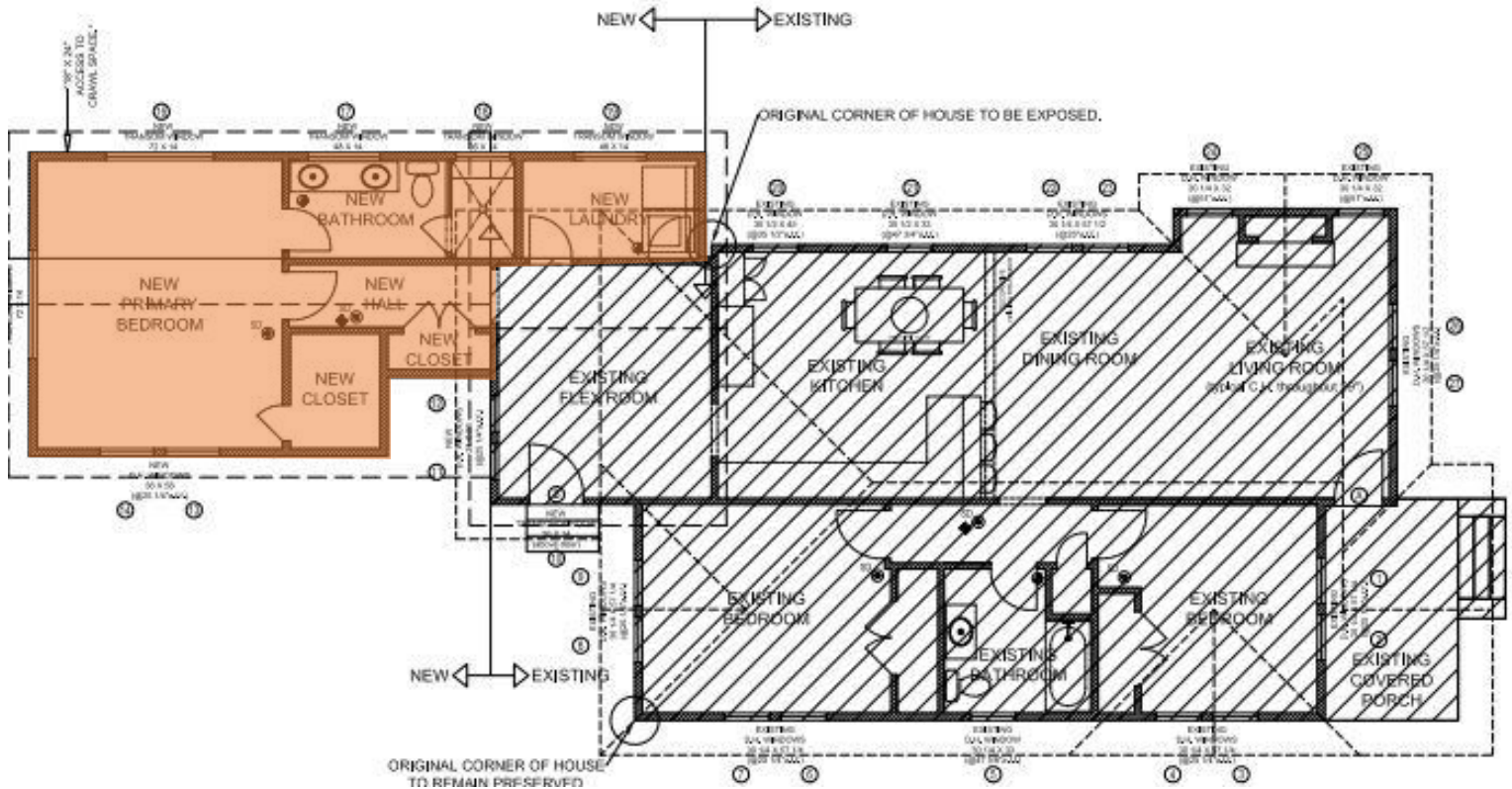
### Site Plan – Proposed



Floor Plan – Existing



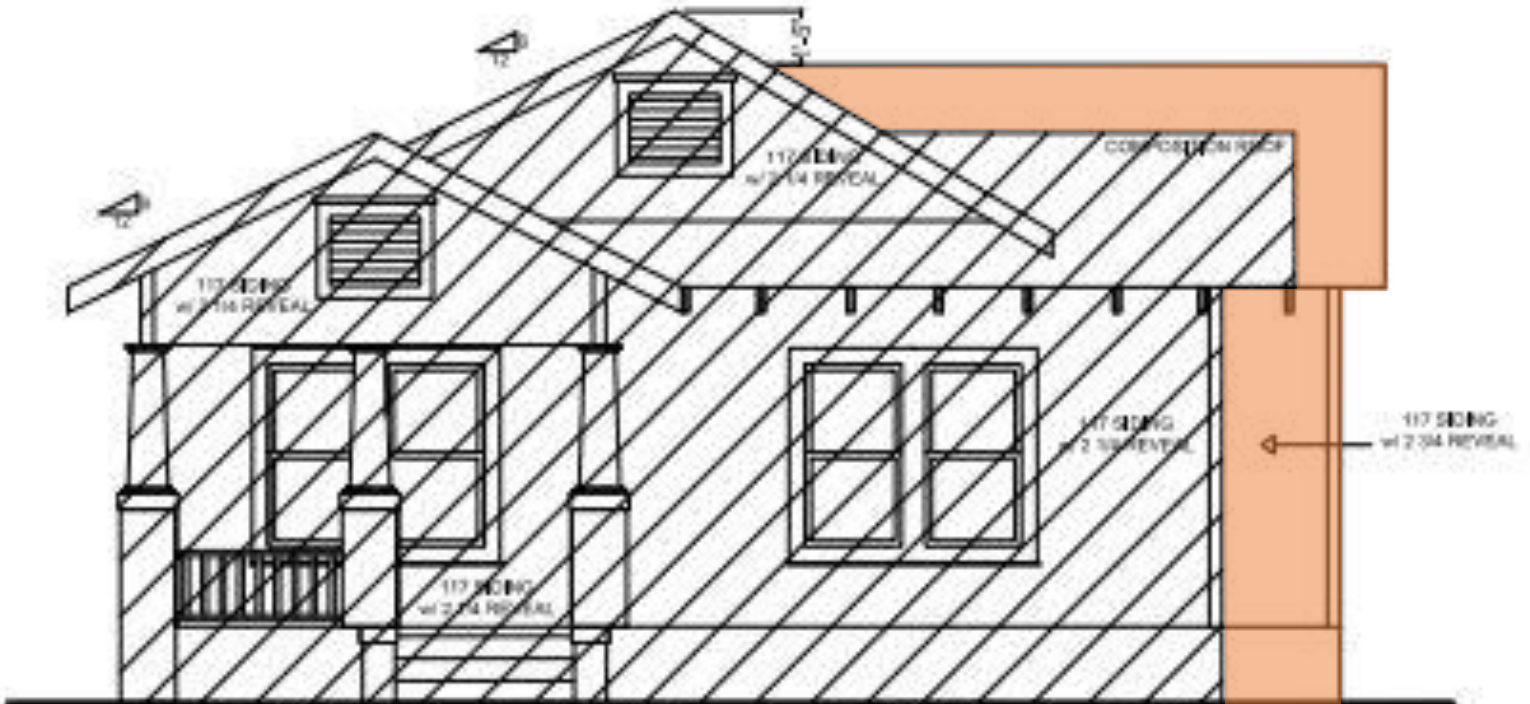
Floor Plan – Proposed



Front Elevation – Existing



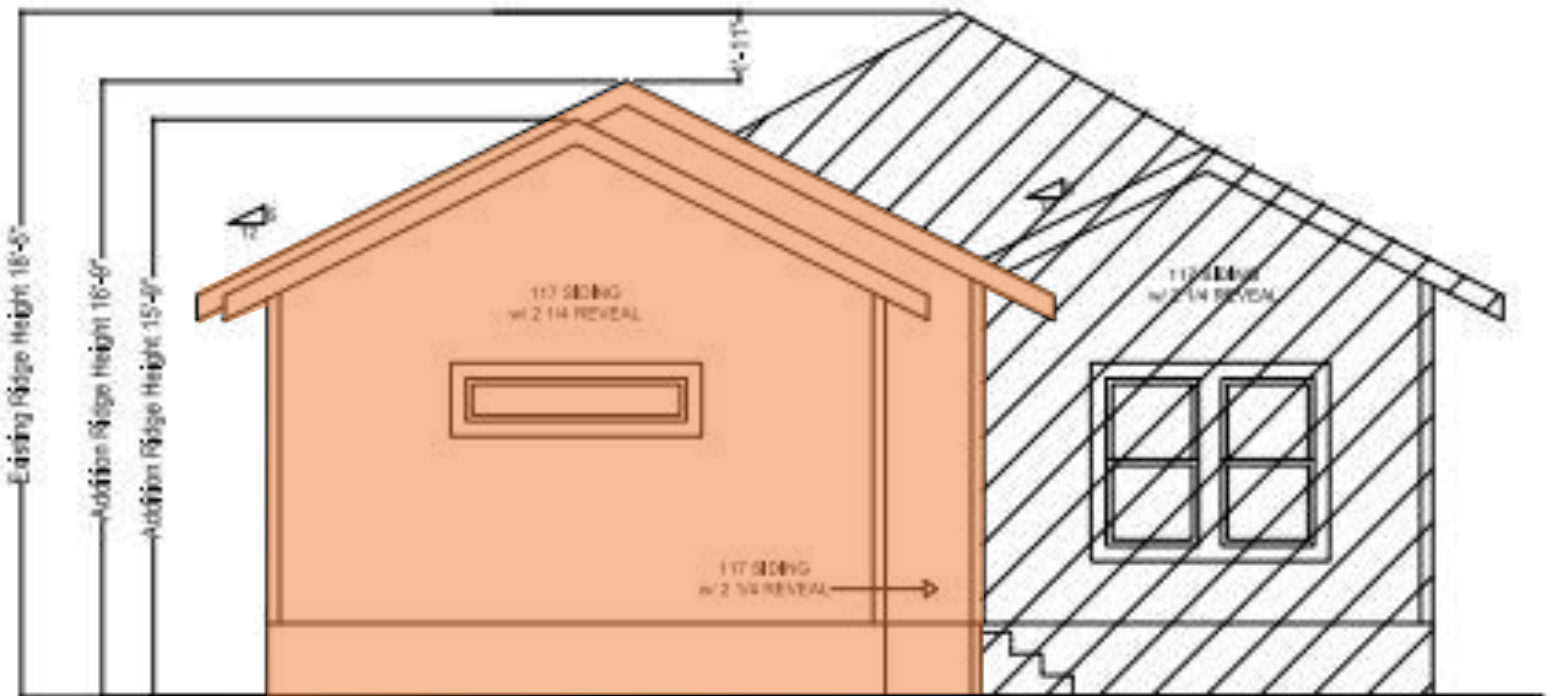
Front Elevation – Proposed



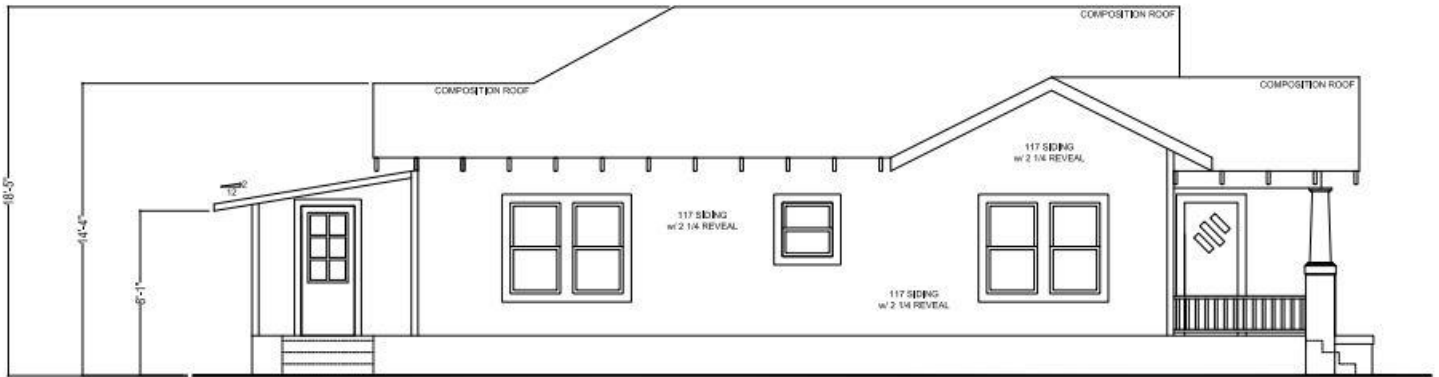
Rear Elevation – Existing



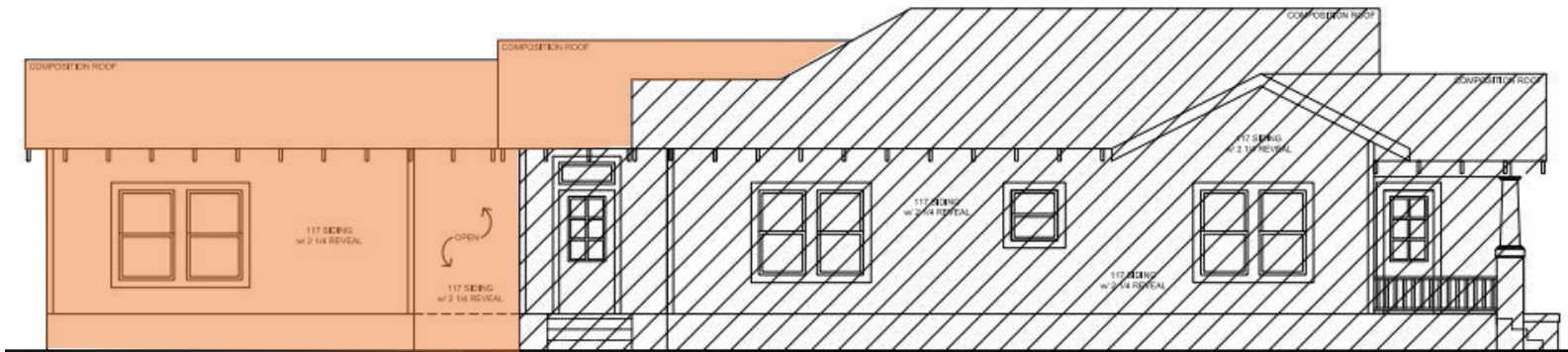
Rear Elevation – Proposed



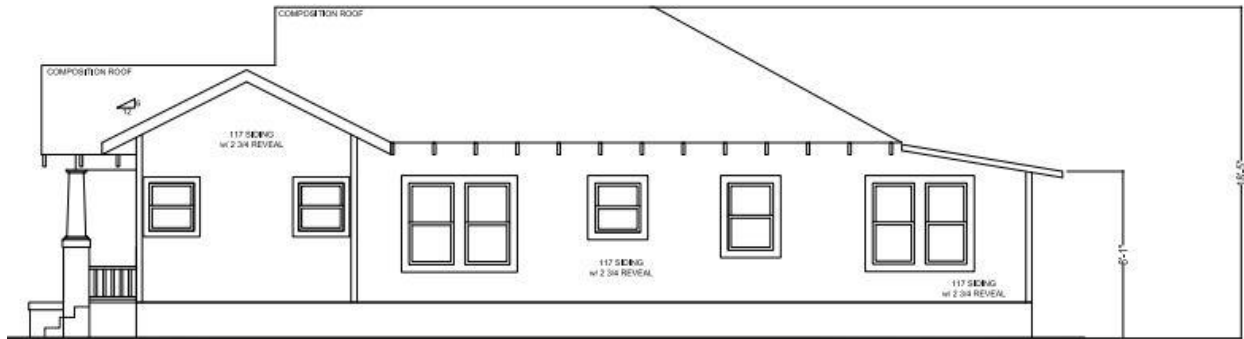
Left (East) Elevation – Existing



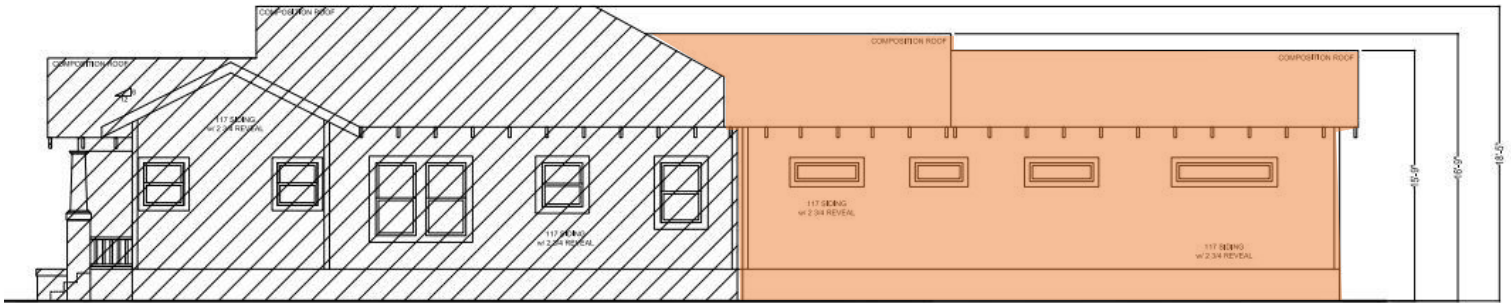
Left (East) Elevation – Proposed



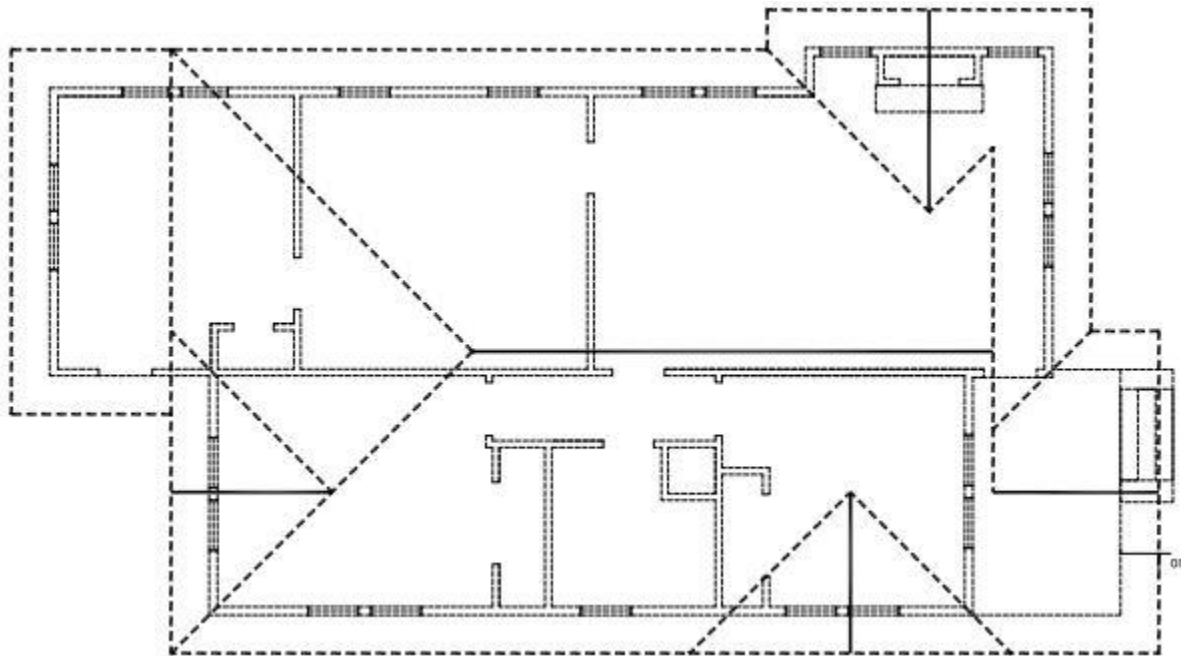
**Right (West) Elevation – Existing**



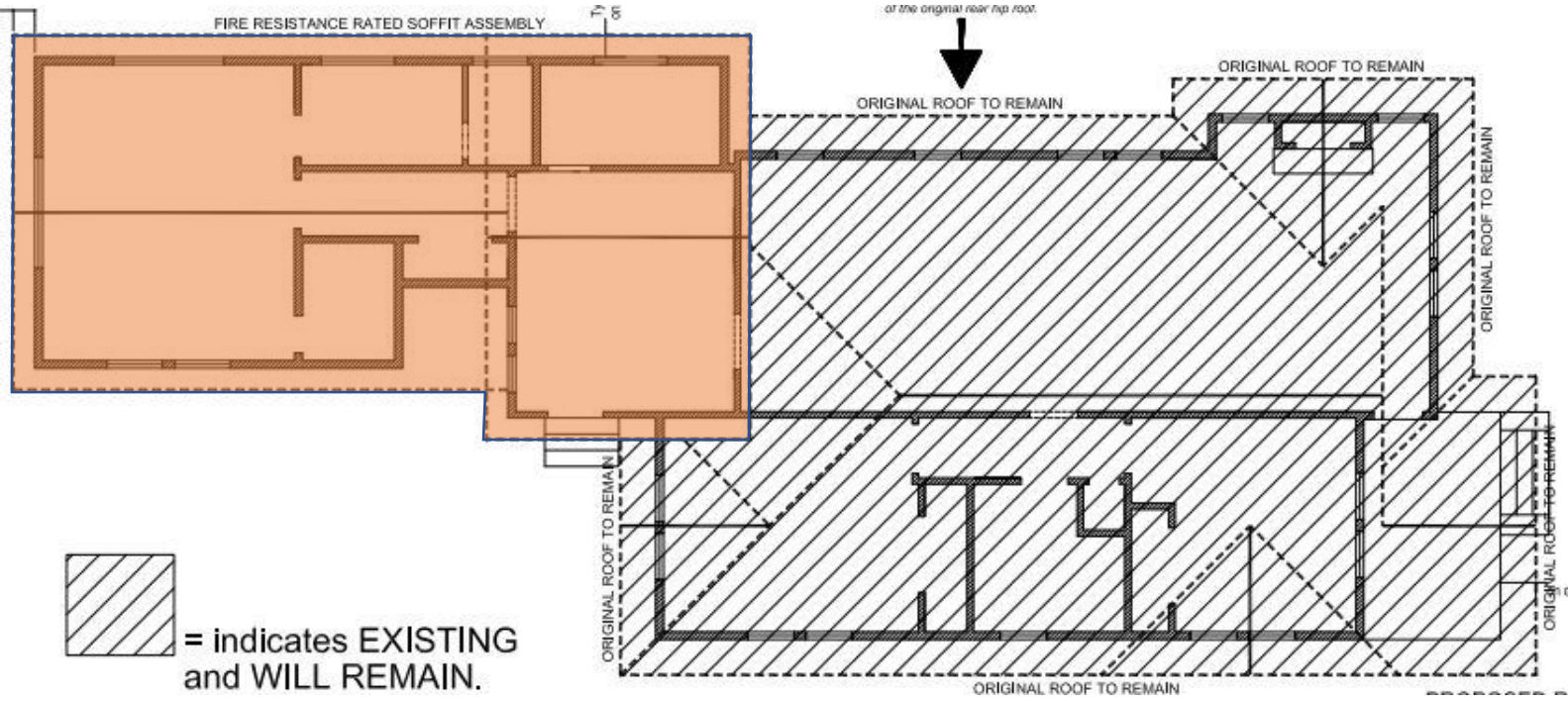
**Right (West) Elevation – Proposed**



**Roof Layout – Existing**



**Roof Layout – Proposed**



**Proposed Front Door**

**Owner Proposes to Use This Existing Door at the Rear and Use It as the Front Door**





Fire-Rating for West Façade

