

CERTIFICATE OF APPROPRIATENESS

Application Date: October 15, 2021

Applicant: Carrie Carreno, agent for, Joseph E. Rothbauer, owner

Property: 1108 E 16th Street, Lot 2, Block 108, North Norhill Neighborhood Subdivision. The property includes a historic 1,474 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 1928, located in the Norhill Historic District.

Proposal: Alteration – Addition

- Demolish existing non-historic rear addition.
- Construct new 1-story rear addition approximately 700 sq. ft. built on pier and beam
- West setback 3' 1-1/8"; East setback 16' 10-7/8"; Rear (South) setback 12' 1-3/4"; Fire-rated soffit assembly for eave (20") on West facade
- Ridge height to be 17' 7-7/8" to match existing historic structure
- 6:12 roof pitch to match existing
- Composition shingles and 117 wood siding
- Recessed, single-hung, 1-over-1, wood windows

New Construction – Garage

- Demolish existing, 1960s non-contributing garage
- Construct new 1-story garage approximately 228 sq. ft.
- Ridge height to be 12' 8-1/8" with a 6:12 roof pitch
- 117 wood siding composition shingles
- Fire-rated soffit assembly for eave on East façade

Alteration – Front Door

- Replace non-historic front door with an appropriate Craftsman style 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:

- | 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 Photos – Existing Front (North) Façade



Current Photos – Existing Right (West) Façade



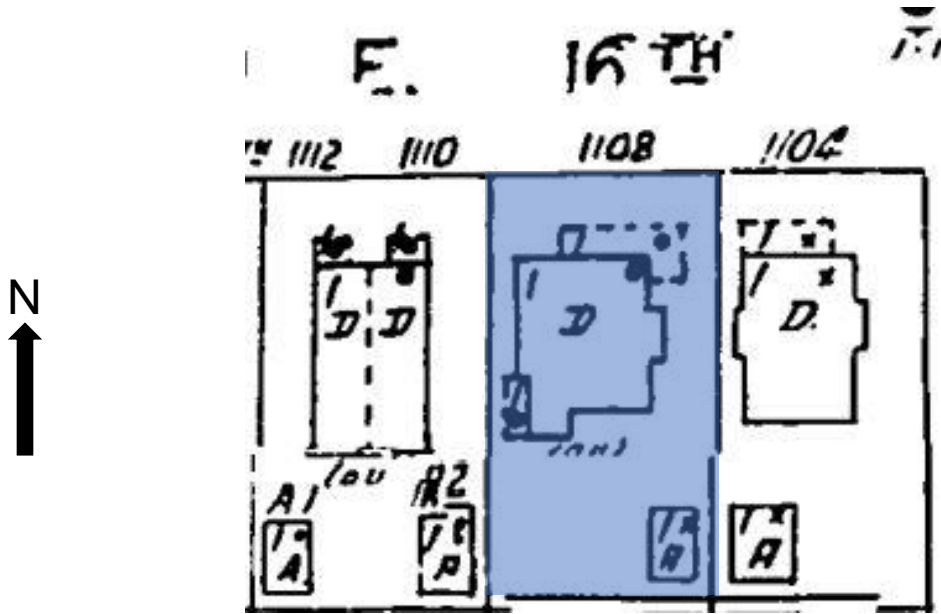
Current Photos – Existing Rear (South) Façade



Current Photos – Existing Left (West) Façade



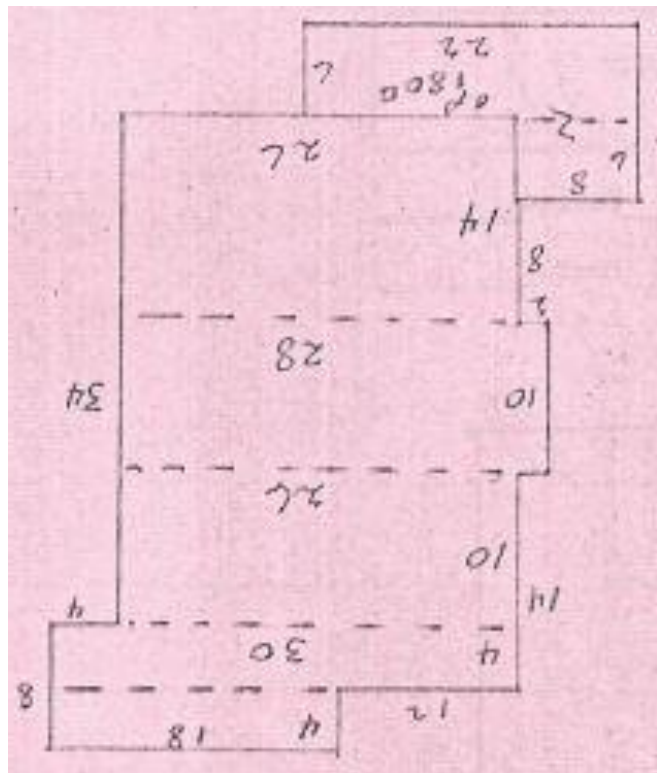
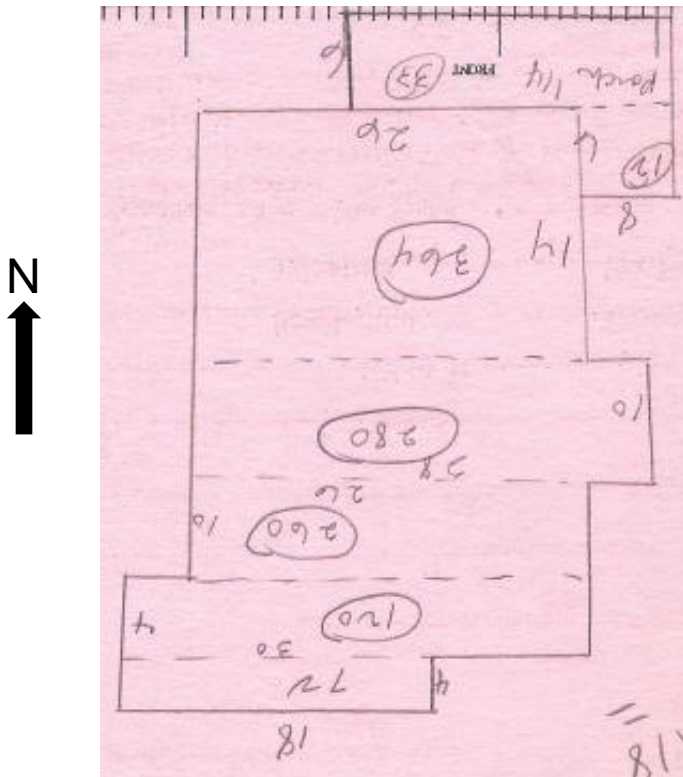
Sanborn



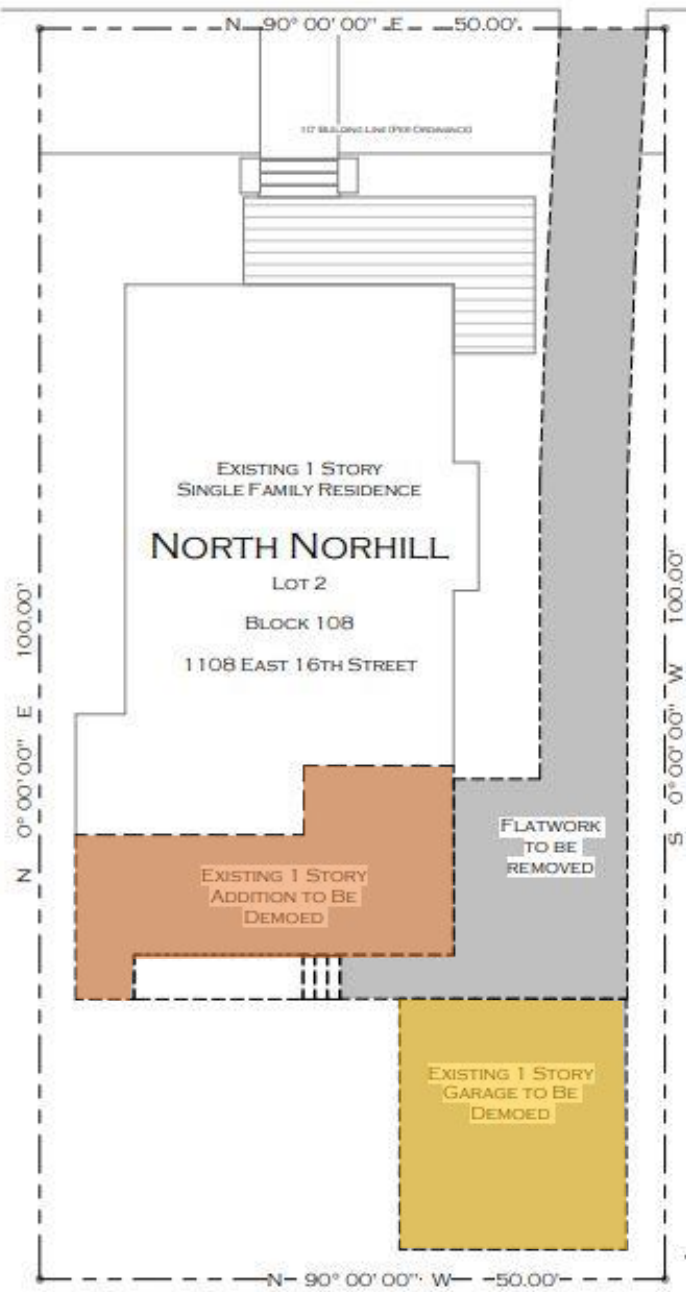
Harris County Building Land Assessment Survey

Nov. 22, 1955

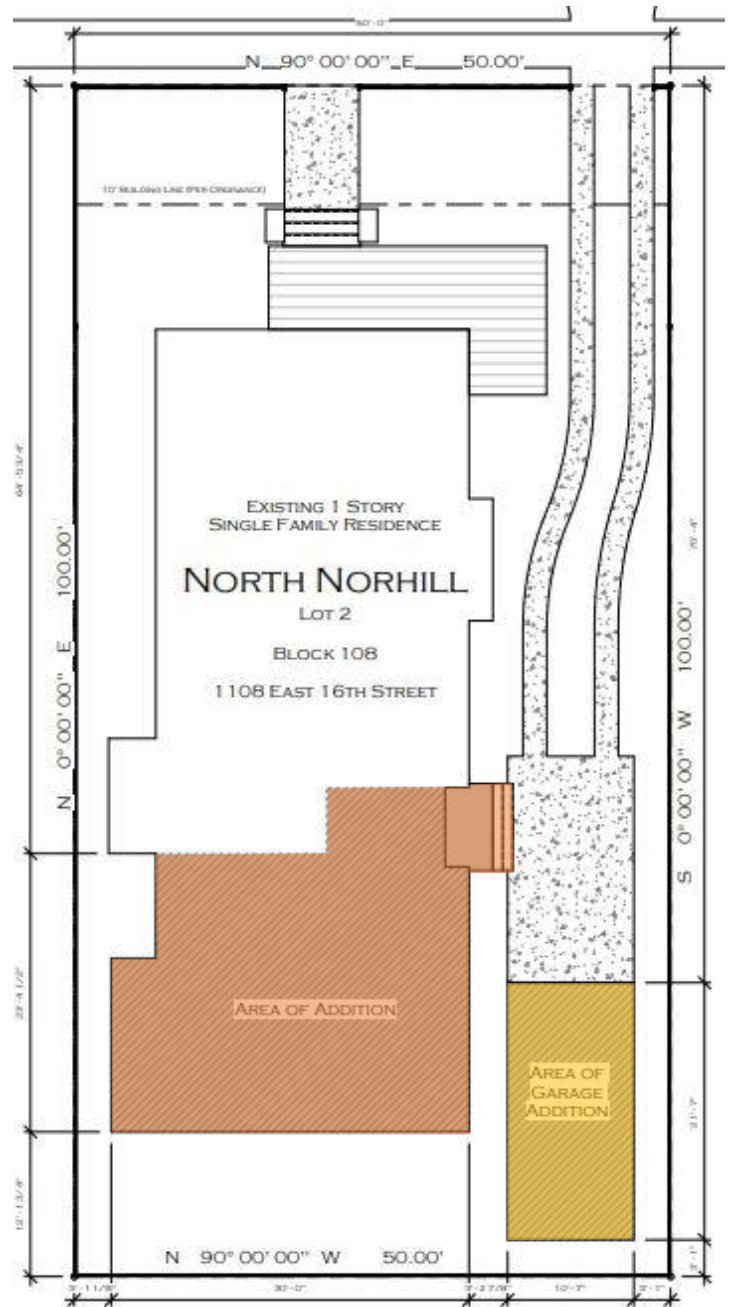
Aug. 14, 1968



Site Plan – Existing



Site Plan – Proposed



Front (North) Elevation – Existing



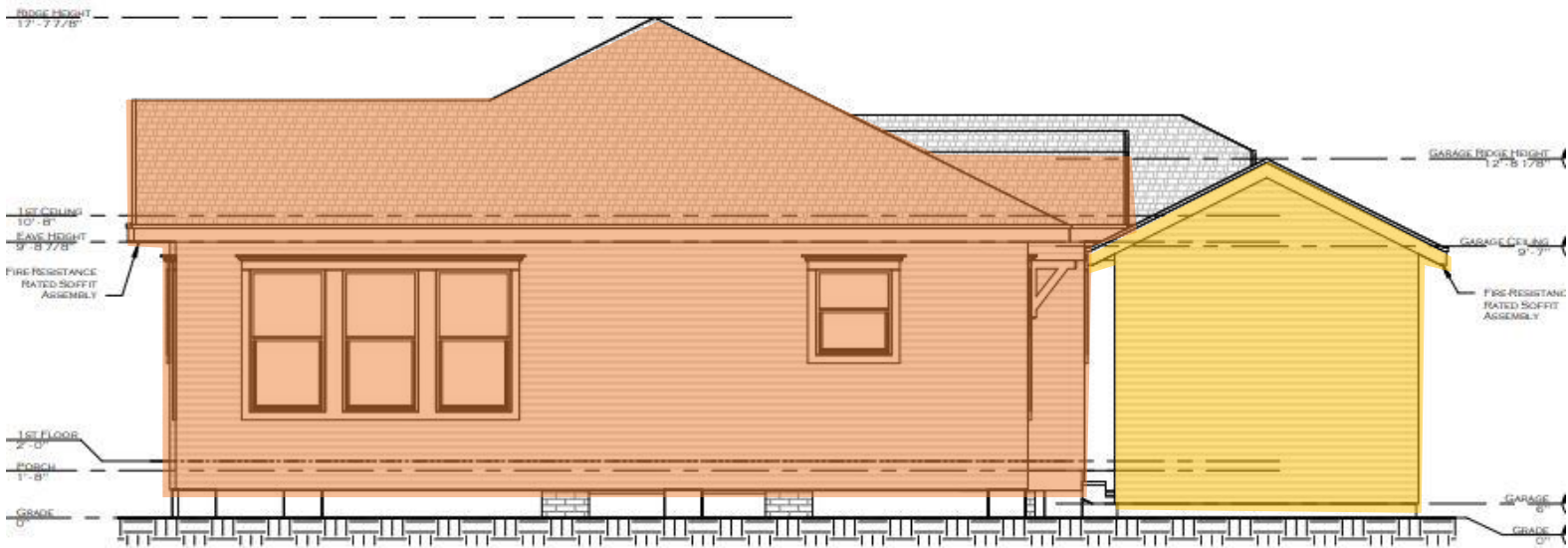
Front (North) Elevation – Proposed



Rear (South) Elevation – Existing



Rear (South) Elevation – Proposed



Right (West) Elevation – Existing



Right (West) Elevation – Proposed



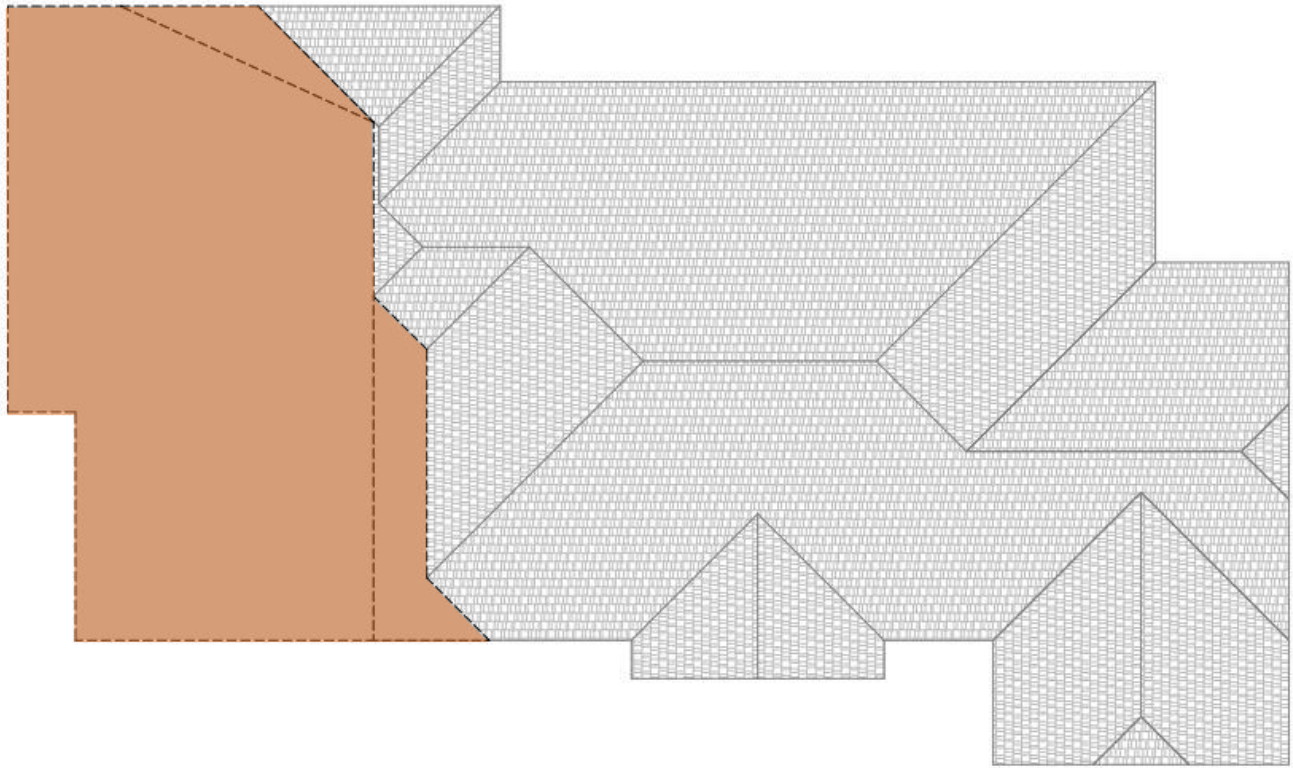
Left (East) Elevation – Existing



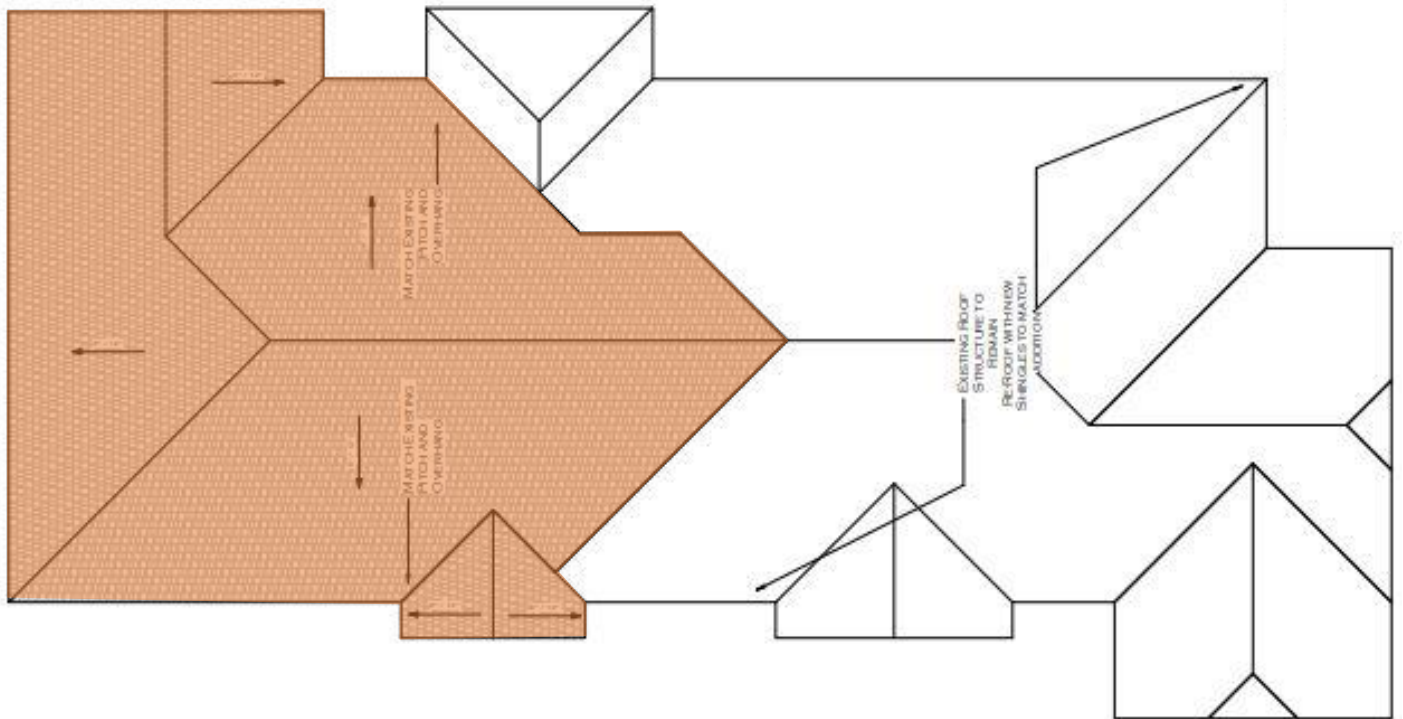
Left (East) Elevation – Proposed



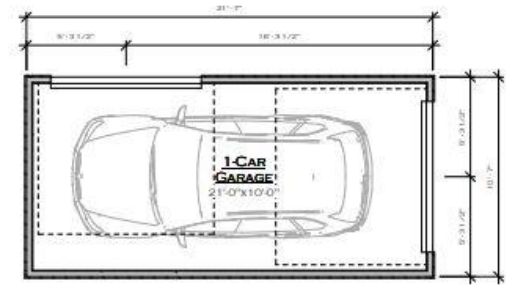
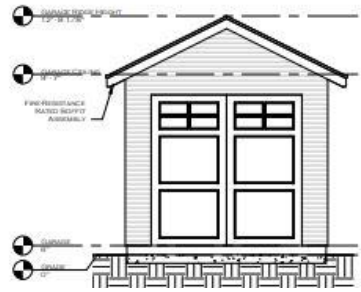
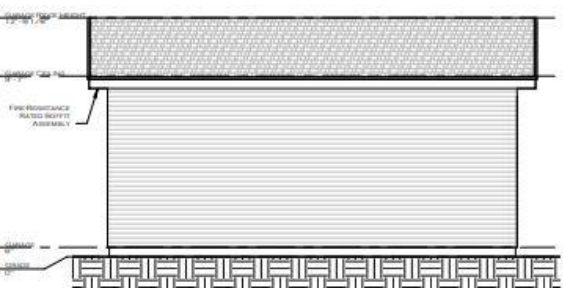
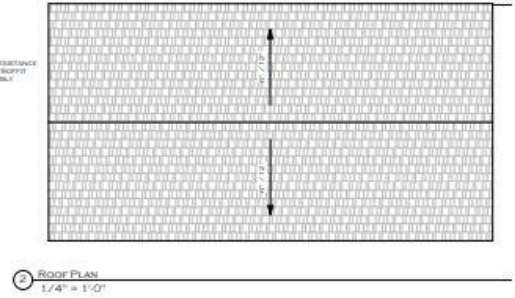
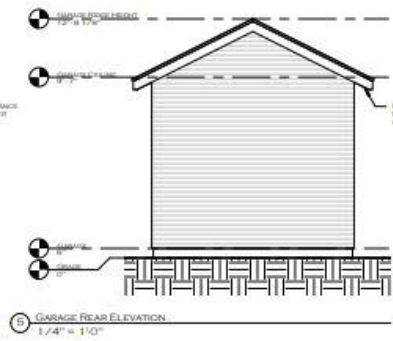
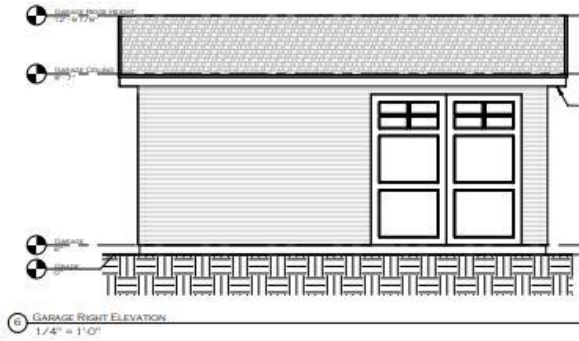
Roof Plan – Existing



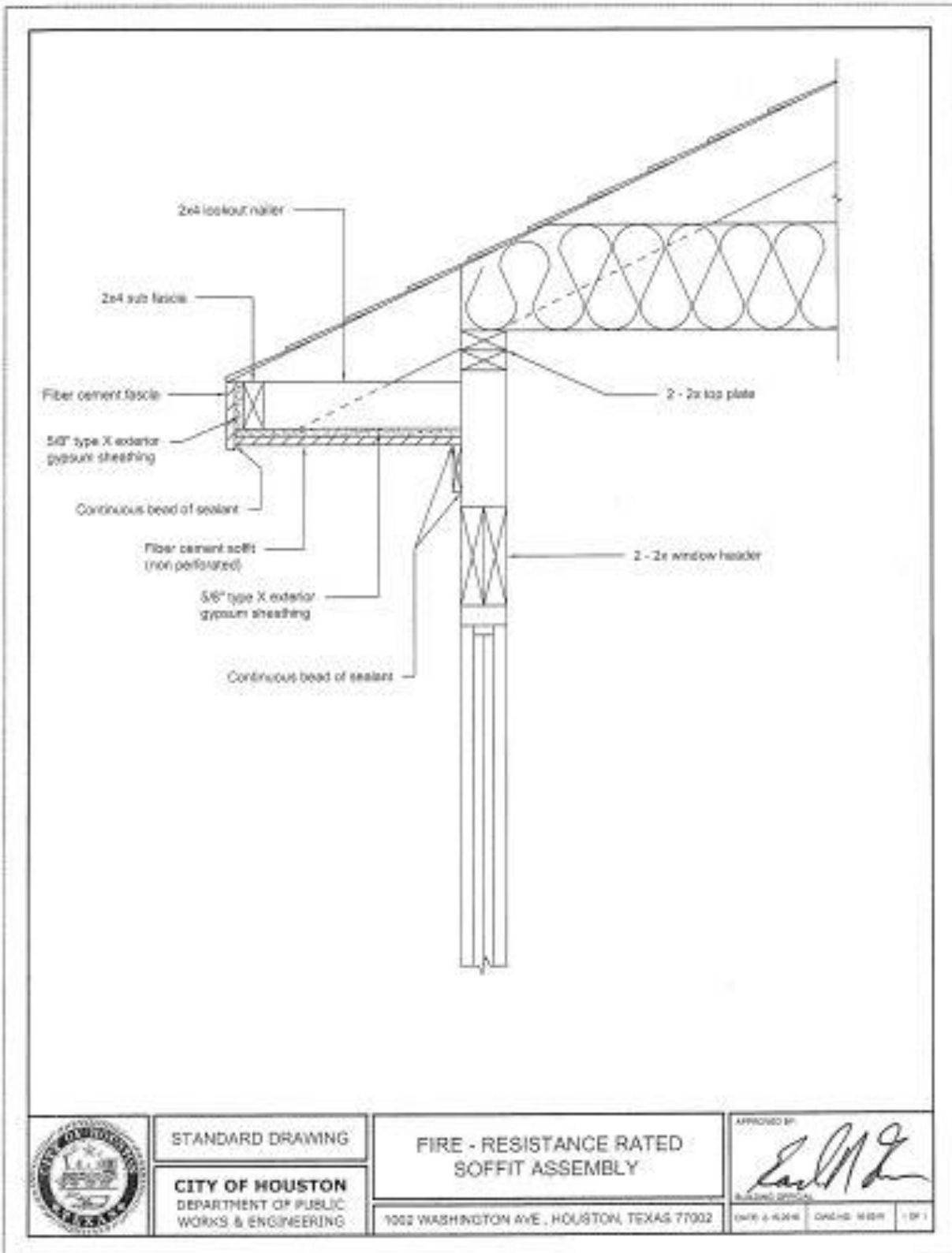
Roof Plan – Proposed



Proposed Garage Elevations



Fire-Rated Soffit Assembly



Proposed Front Door

