

CERTIFICATE OF APPROPRIATENESS

Application Date: June 28, 2023

Applicant: Marlon Zavala, owner

Property: 1418 Studewood Street, Lot 10, Block 112, North Norhill Neighborhood Subdivision. The property includes a historic 1,013 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 1930, located in the Norhill Historic District. COA in October 2019 for a 1,213 sq. ft. two-story rear addition.

Proposal: Alteration: Porch, Siding, Ramp, Windows

- 311 complaint and building inspector at site, 10-22-2020
 - Unpermitted work for the following:
 - Grass removal and concrete pads in place
 - Ramp installed
 - Alteration to porch
 - Alteration to windows on front elevation, left-hand side
 - Deviated from scope of work on right elevation from Oct. 2019 COA (location of door)
- A total of 22 red tag notices between 10-2020 to 12-15-2022 with multiple follow-up visits by inspector
 - Most recent inspector follow-up on 7-18-2023

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial of COA. Issuance of COR to remove brick skirting on front elevation on both sides of the brick porch steps; have slider windows on front elevation on left-hand side be inset and recessed with window trim matching historic windows; replace porch deck boards with 1"x4" tongue-n-groove, laid front to back; convert existing front porch column into a tapered column, and reorient ramp approach from the rear of the lot. Porch pedestals, front door, removal of awning on front elevation, placement of door on right elevation, and garage door to remain as completed.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

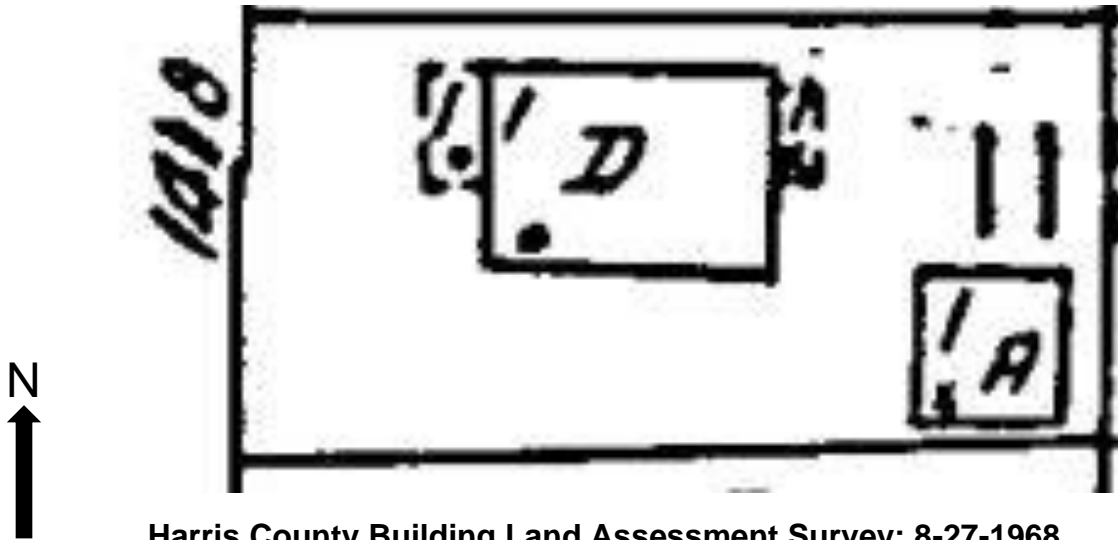
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; The alterations have diminished 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 type="checkbox"/> | <input checked="" 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; The alterations have diminished the historical integrity of the historic structure |
| <input type="checkbox"/> | <input checked="" 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; The alterations have diminished the historical character of the property |
| <input type="checkbox"/> | <input checked="" 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; The alterations have altered the exterior features of the property that characterize it as a historic structure |
| <input type="checkbox"/> | <input checked="" 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; The new materials are incompatible and inappropriate to exterior features of contributing structures in terms of form, design, dimension, and scale |
| <input type="checkbox"/> | <input checked="" 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; Replacement of exterior features have given the structure a contemporary look rather than preserving its historic character |
| <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; Alterations are able to removed and thus preserve the essential form and historic integrity of the structure |
| <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 type="checkbox"/> | <input checked="" 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 Alterations are incompatible and inappropriate to the historic character of the property and context area |
| <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. |

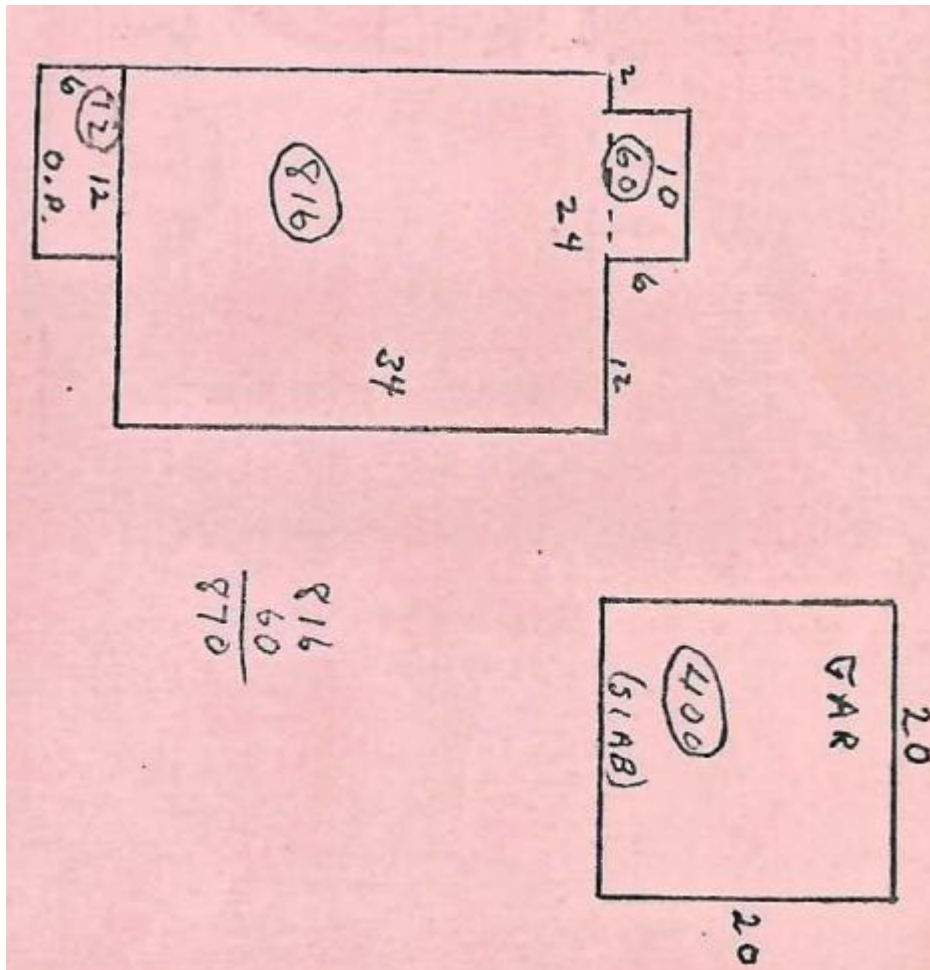
District Map



Sanborn



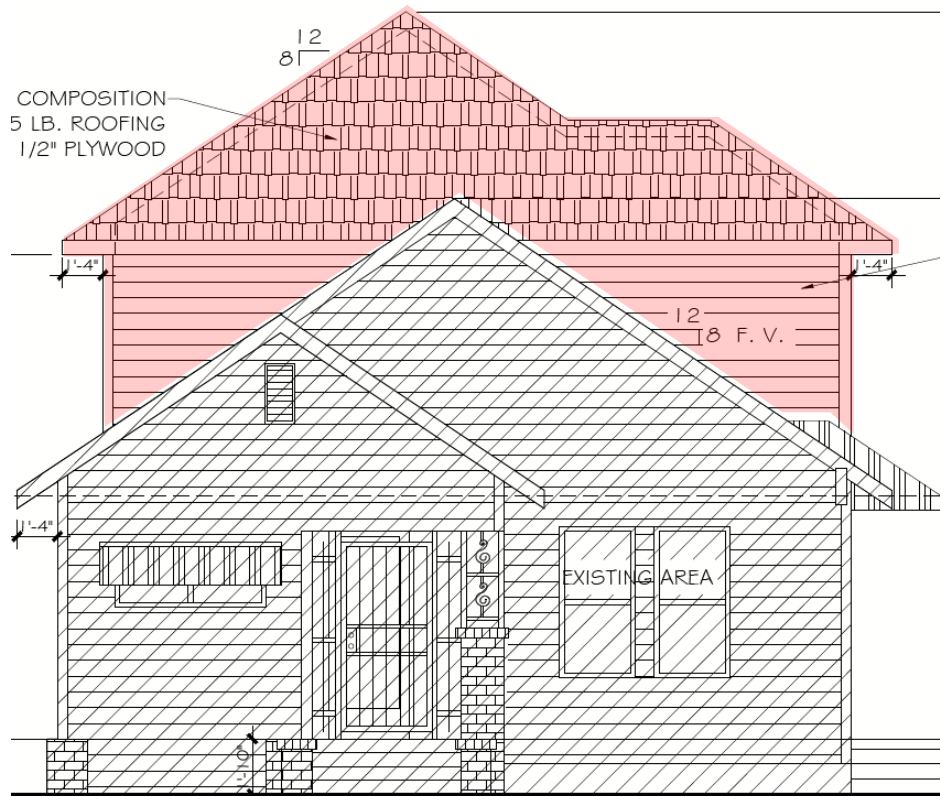
Harris County Building Land Assessment Survey: 8-27-1968



Inventory Photo

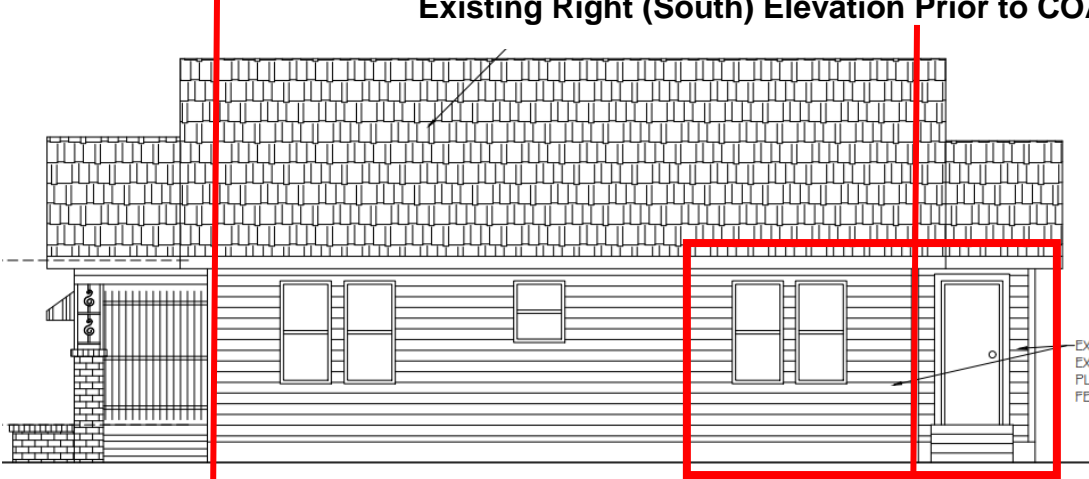


Approved Front (West) Elevation (Oct. 2019)

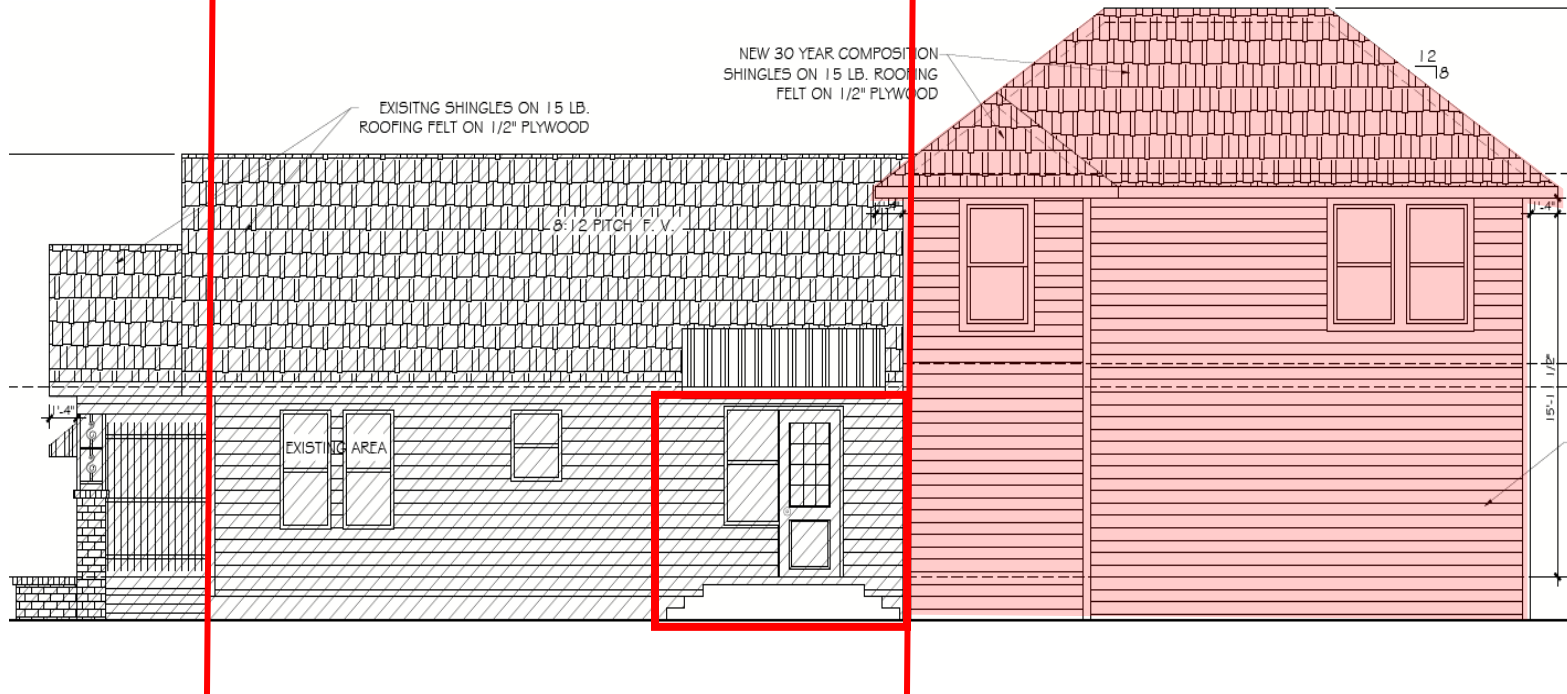


Front Elevation Prior to COA, Oct. 2019

Existing Right (South) Elevation Prior to COA



Approved Right (South) Elevation (Oct. 2019)



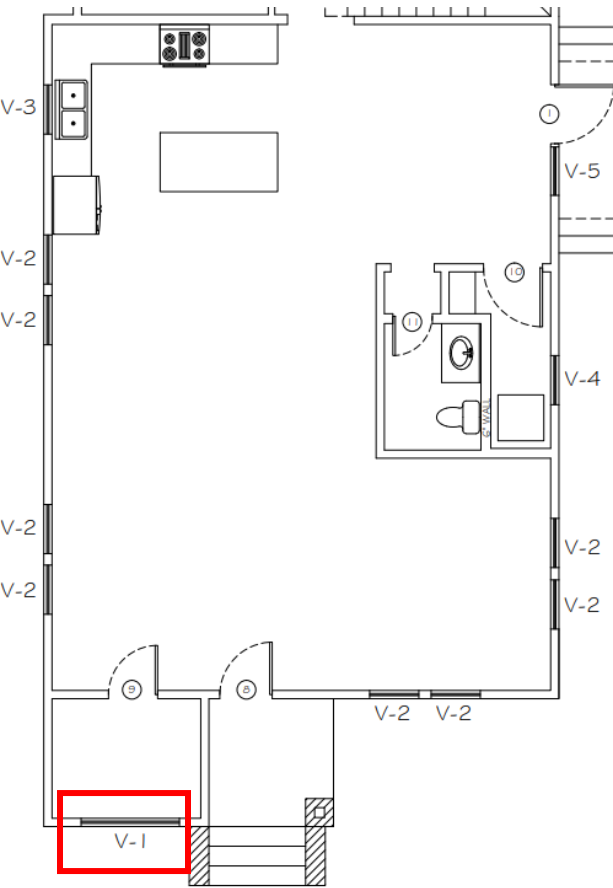


Right Elevation Prior to COA, Oct. 2019

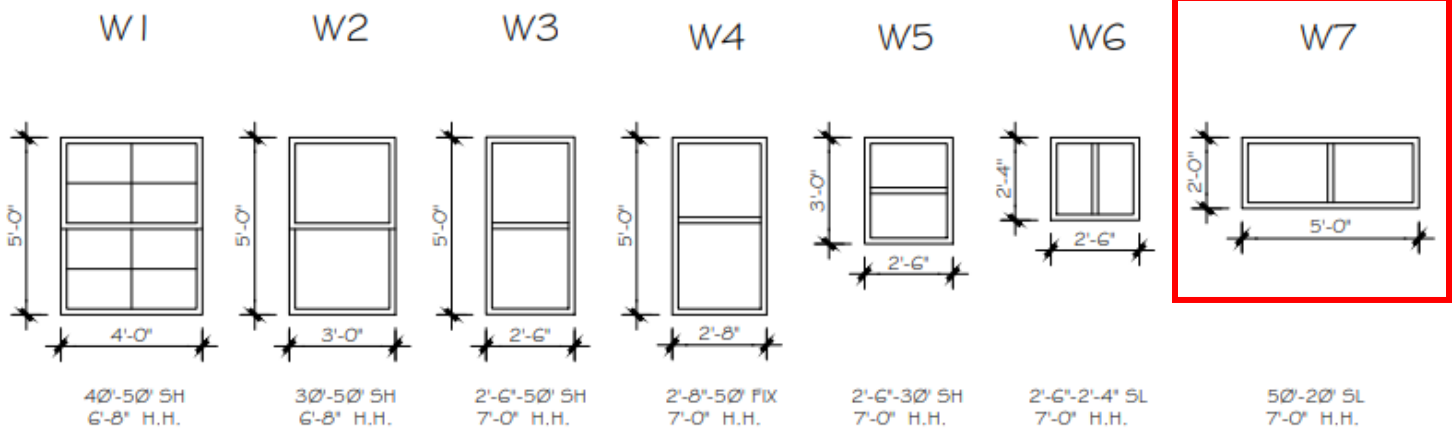
Current Garage Door as of 7-25-2023



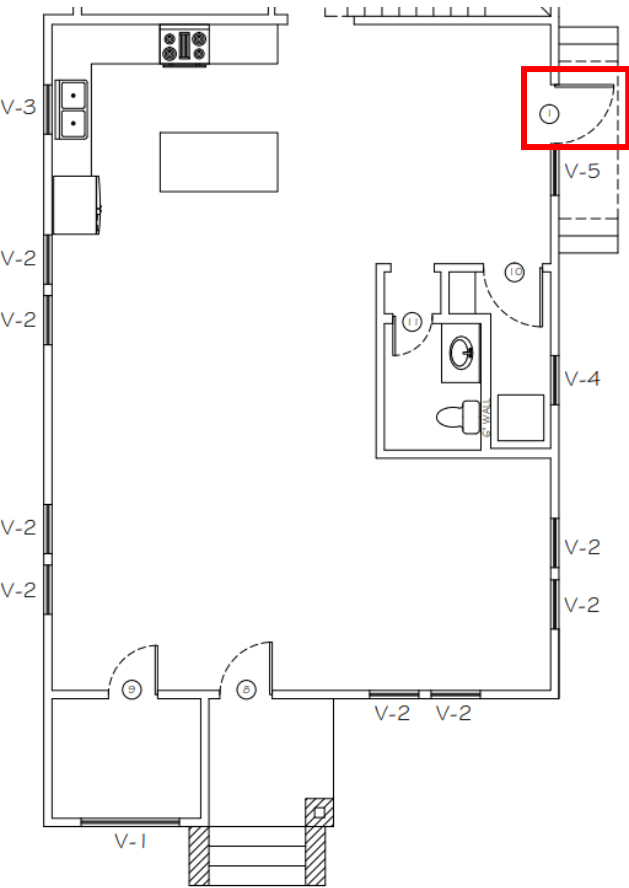
October 2019 COA Floor Plan and Window Schedule



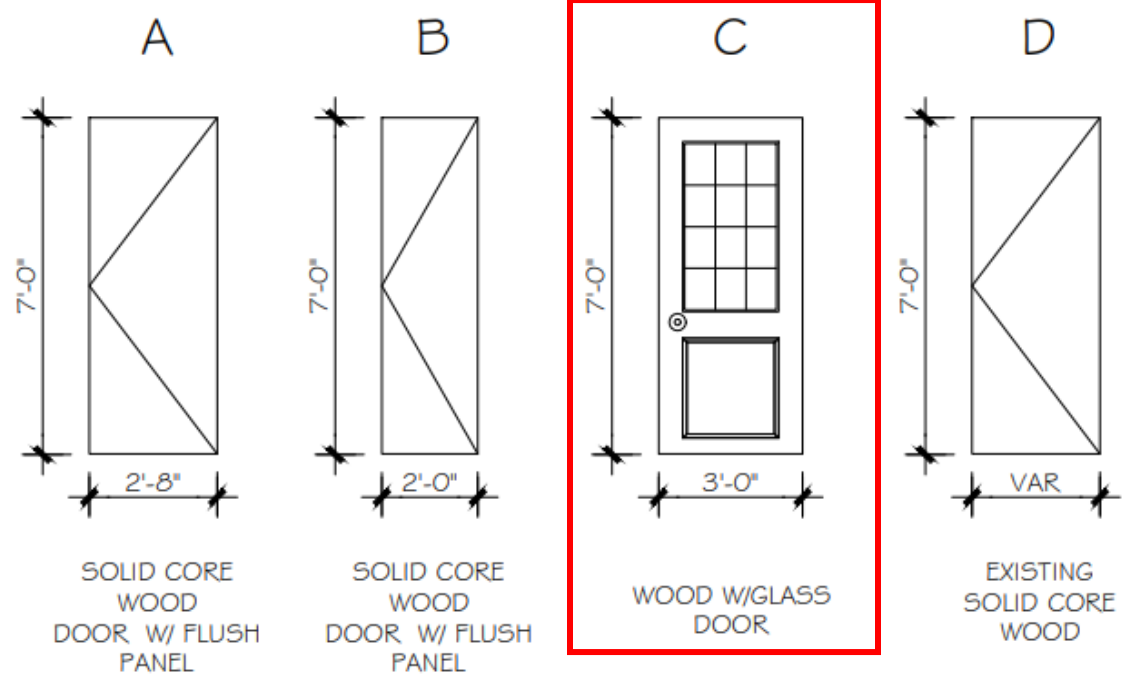
WINDOW SCHEDULE					
No	SIZE		H.H.	TYPE	COMM
V1	5'-0" X 2'-0"	SL	7' - 0"	W7	EXISTING
V2	2'-6" X 5'-0"	SH	7' - 0"	W3	EXISTING
V3	2'-6" X 2'-4"	SL	7' - 0"	W6	EXISTING
V4	2'-6" X 3'-0"	SH	7' - 0"	W5	EXISTING
V5	2'-8" X 5'-0"	FIX	7' - 0"	W4	NEW WINDOW
V6	4'-0" X 5'-0"	SH	6' - 8"	W1	NEW WINDOW
V7	3'-0" X 5'-0"	SH	6' - 8"	W2	NEW WINDOW



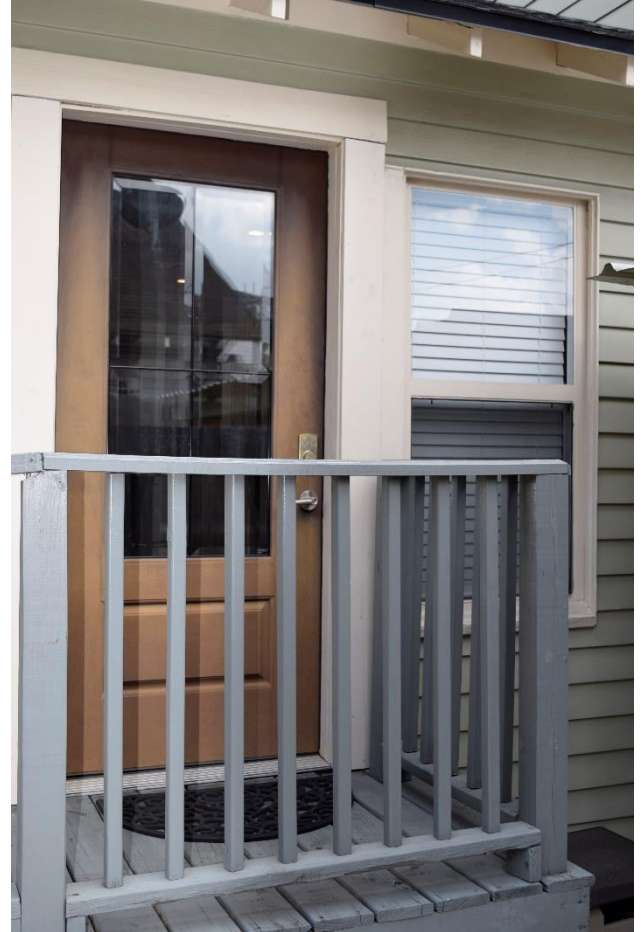
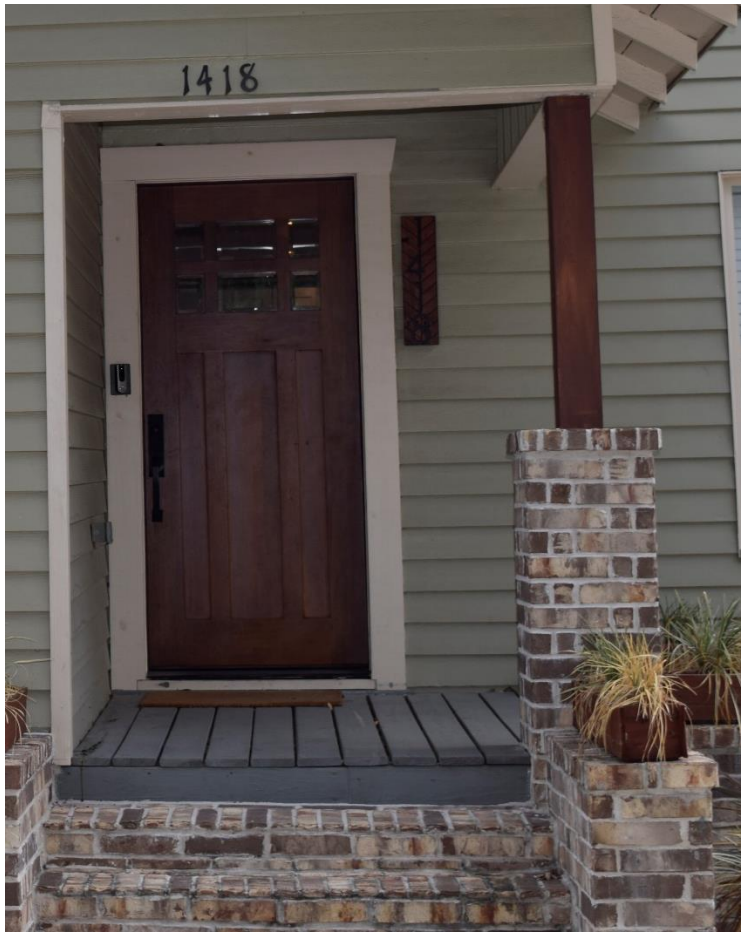
October 2019 COA Floor Plan and Door Schedule



DOOR SCHEDULE				
No	SIZE	TYPE	MATERIAL	CC
1	3'-0" X 7'-0"	C	WOOD & GLASS	NEW DOOR
2	2'-8" X 7'-0"	A	WOOD	NEW DOOR
3	2'-0" X 7'-0"	B	WOOD	NEW DOOR
4	2'-0" X 7'-0"	B	WOOD	NEW DOOR
5	2'-8" X 7'-0"	A	WOOD	NEW DOOR
6	2'-0" X 7'-0"	B	WOOD	NEW DOOR
7	2'-0" X 7'-0"	B	WOOD	NEW DOOR
8	2'-8" X 7'-0"	D	WOOD	EXISTING
9	2'-6" X 7'-0"	D	WOOD	EXISTING
10	3'-0" X 7'-0"	C	WOOD	NEW DOOR
11	2'-0" X 7'-0"	B	WOOD	NEW DOOR



Photos Provided By Staff



Google Street View – January 2015



Google Street View – October 2019



HAR – September 2020



HAR – September 2020



Google Street View – March 2021



See Attachments for Building Inspector's Photos



1418 STUDEWOOD ST 1ST NOTICE

Investigation

Inspector I43

Date:10/22/2020



CITY OF HOUSTON 20097790
CODE ENFORCEMENT

Planning and Development Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 1418 Studewood St

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:
Obtain approval from the Historical Preservation District for remodel. Then obtain required impervious cover and structural permits for unpermitted work.

ST NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2,000.00 PER INCIDENT.

De acuerdo con la sección 114.1 del código de edificación de la Ciudad de Houston: Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

HABITABILITY INVESTIGATIONS: 832-394-8841
INSPECTOR ID 143 INITIAL DLS DATE 10/20/10

















1418
STUDEWOOD
ST
FOLLOW-UP

Investigation

Inspector I43

Date:09/29/2021





1418









1418
STUDEWOOD
D ST
4TH NOTICE

Investigation

Inspector I43

Date:02/05/2021



**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 1418 Studewood St

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NOTICE OF UNPERMITTED WORK
Obtain required Structural
Impervious cover and Certificate
of Occupancy for business

4th NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2,000.00 PER INCIDENT.

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HABITABILITY INVESTIGATIONS: 832-394-8841
INSPECTOR ID 143 INITIALS JS DATE 2-5-21







