

CERTIFICATE OF APPROPRIATENESS

Applicant: Joey Hernandez, agent for Mark I. Saulsbery, owner

Property: 1129 W Gardner St, Lot 13, Block 118. North Norhill Subdivision. The property includes a historic one-story wood frame 1,176 square foot single-family residence situated on a 5,000 square foot interior lot.

Significance: Contributing Bungalow house, constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration- Addition

The applicant is proposing to construct a 750 square foot partial second story addition on top of the existing first floor.

- Wood siding with 5" reveal to match existing.
- Hipped roof with 5:12 pitch and asphalt shingles
- New windows to be wood and double hung and one casement, inset and recessed
- All existing windows and corners to remain
- Proposed 26' max ridge height, 20' max eave height

Public Comment: No public comment received

Civic Association: Norhill Civic association approved of original plans; awaiting additional feedback

Recommendation: Approval

HAHC Action:

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. |



PROPERTY LOCATION
 NORHILL HISTORIC DISTRICT



Building Classification

	Contributing
	Non-Contributing
	Park

INVENTORY PHOTO



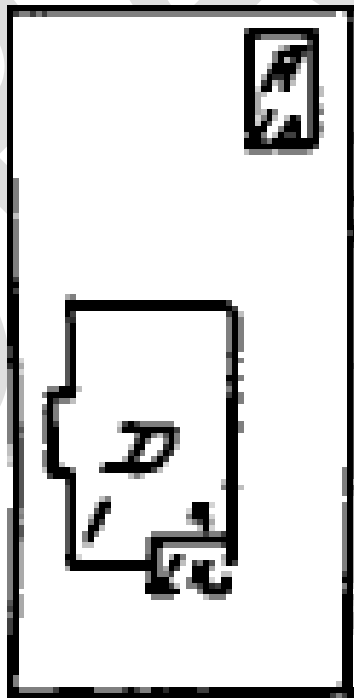
CURRENT PHOTO



AERIAL VIEW OF PROPERTY



SANBORN (1924-1951)



1129

CONTEXT AREA

1125 W GARDNER (NEIGHBOR)



1135 W GARDNER (NEIGHBOR)



1123 W GARDNER

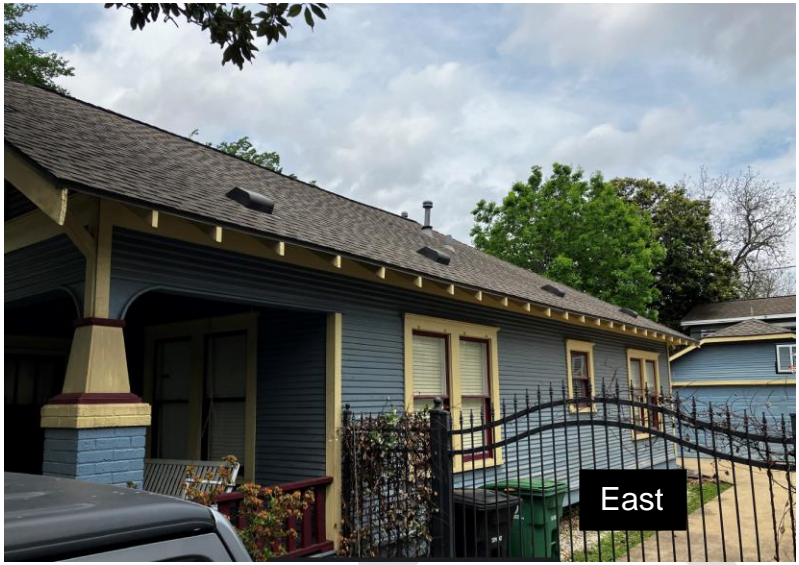


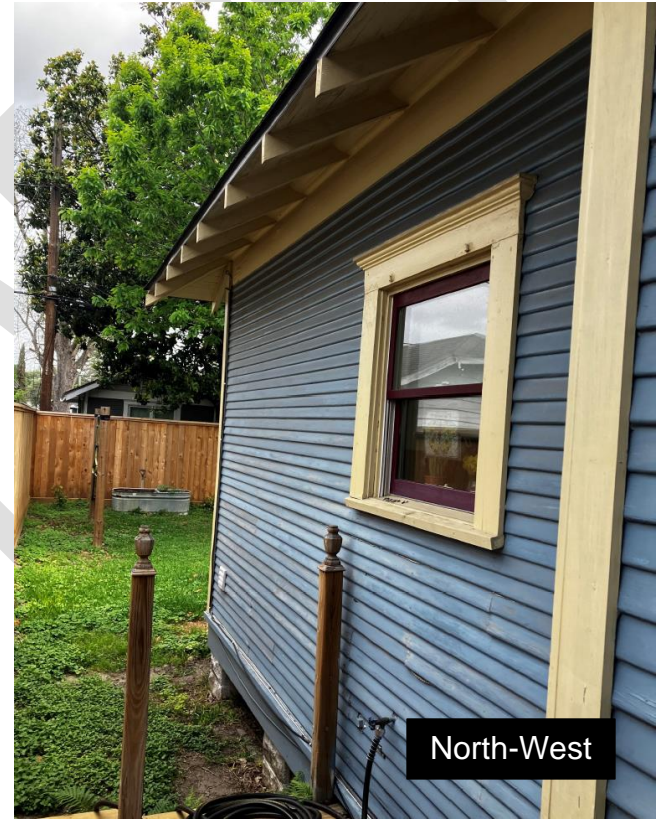
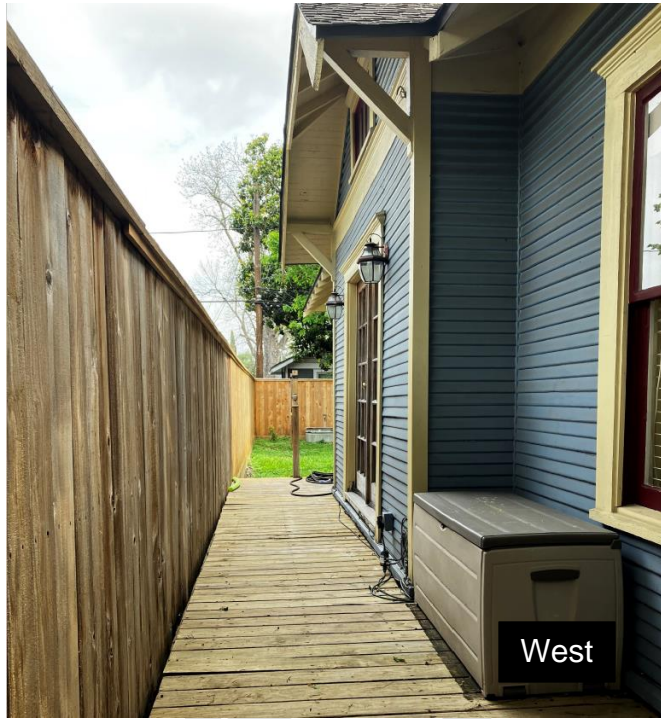
1101 W GARDNER

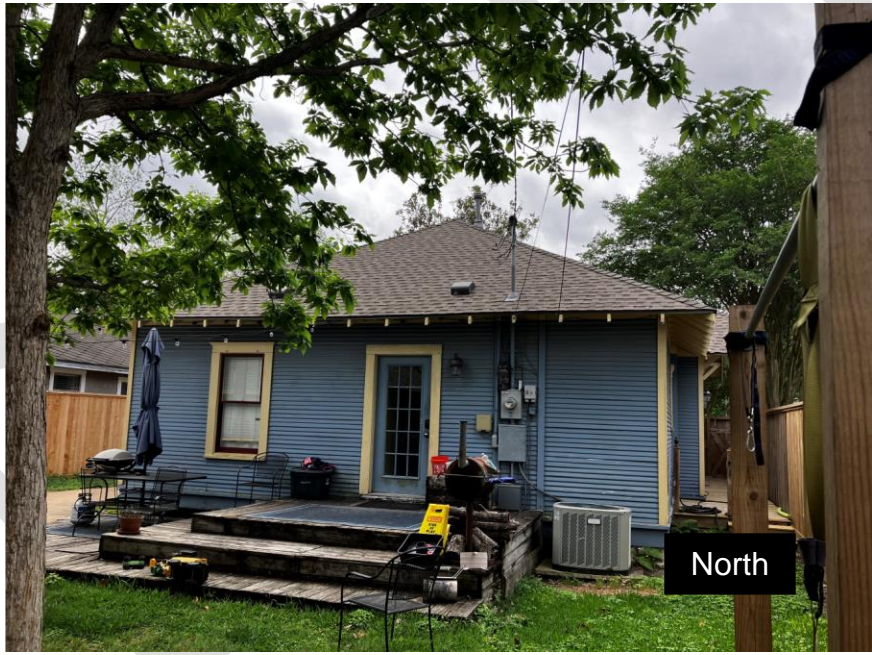


SITE PHOTOS PROVIDED BY APPLICANT



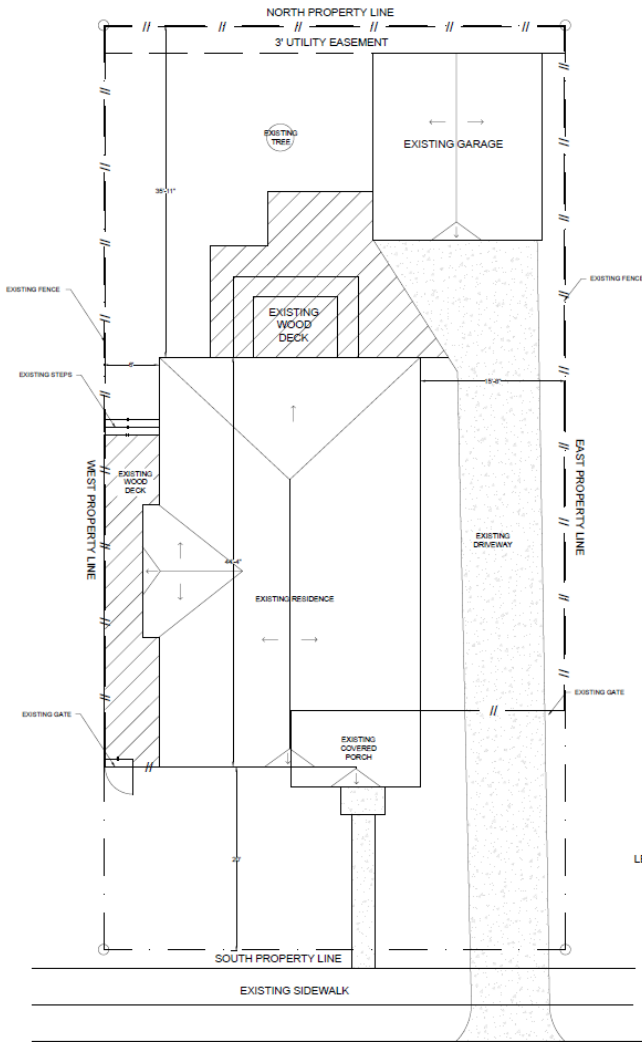








SITE PLANS

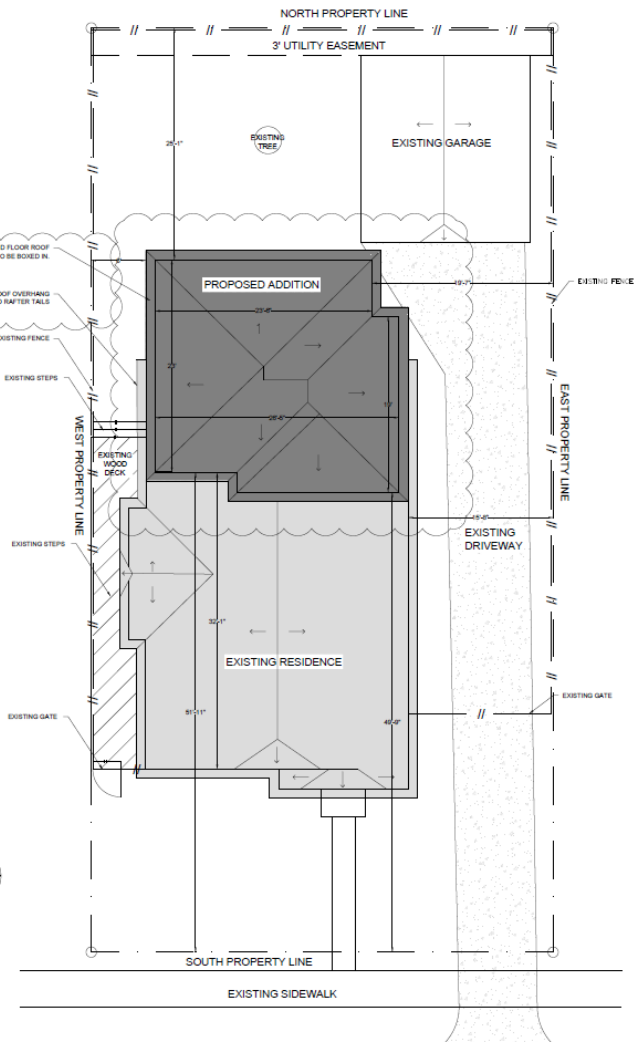


WEST GARDNER AVE.

EXISTING SITE PLAN
SCALE: 3/16"=1'-0"

SAVED AREA DEPICTS SECOND FLOOR ROOF OVERHANG. FASCIA TO BE BOBBED IN.
 SHADED AREA DEPICTS FIRST FLOOR ROOF OVERHANG AND EXISTING EXPOSED RAFTER TAILS.

LEGAL DESCRIPTION
 LT 13 BLK 118
 NORTH NORHILL
 1129 W GARDNER ST
 HOUSTON TX 77009

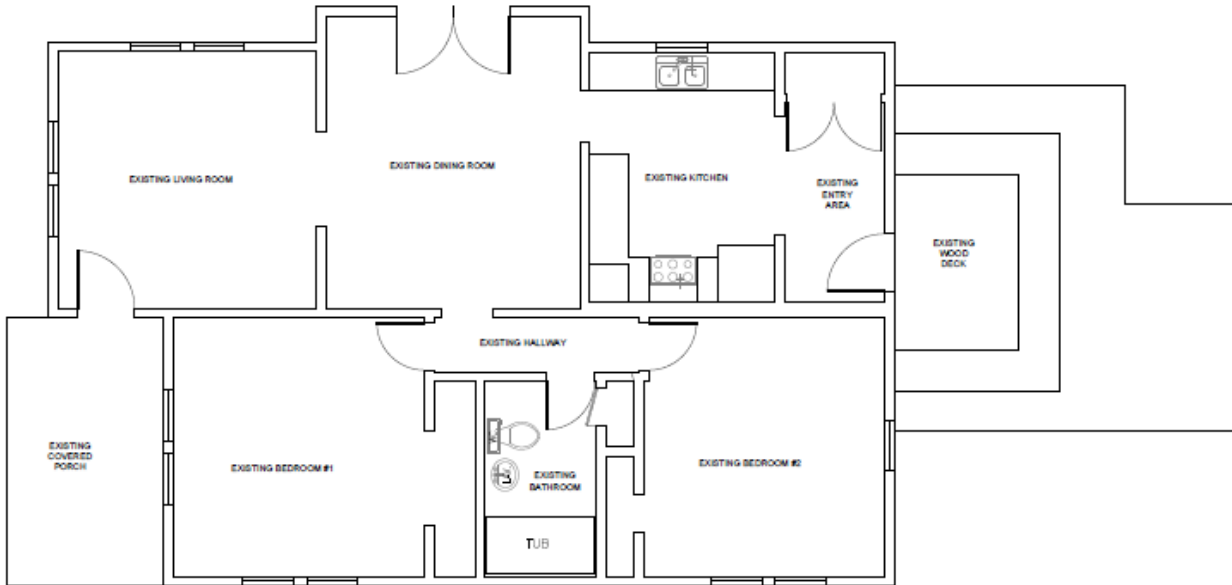


WEST GARDNER AVE.

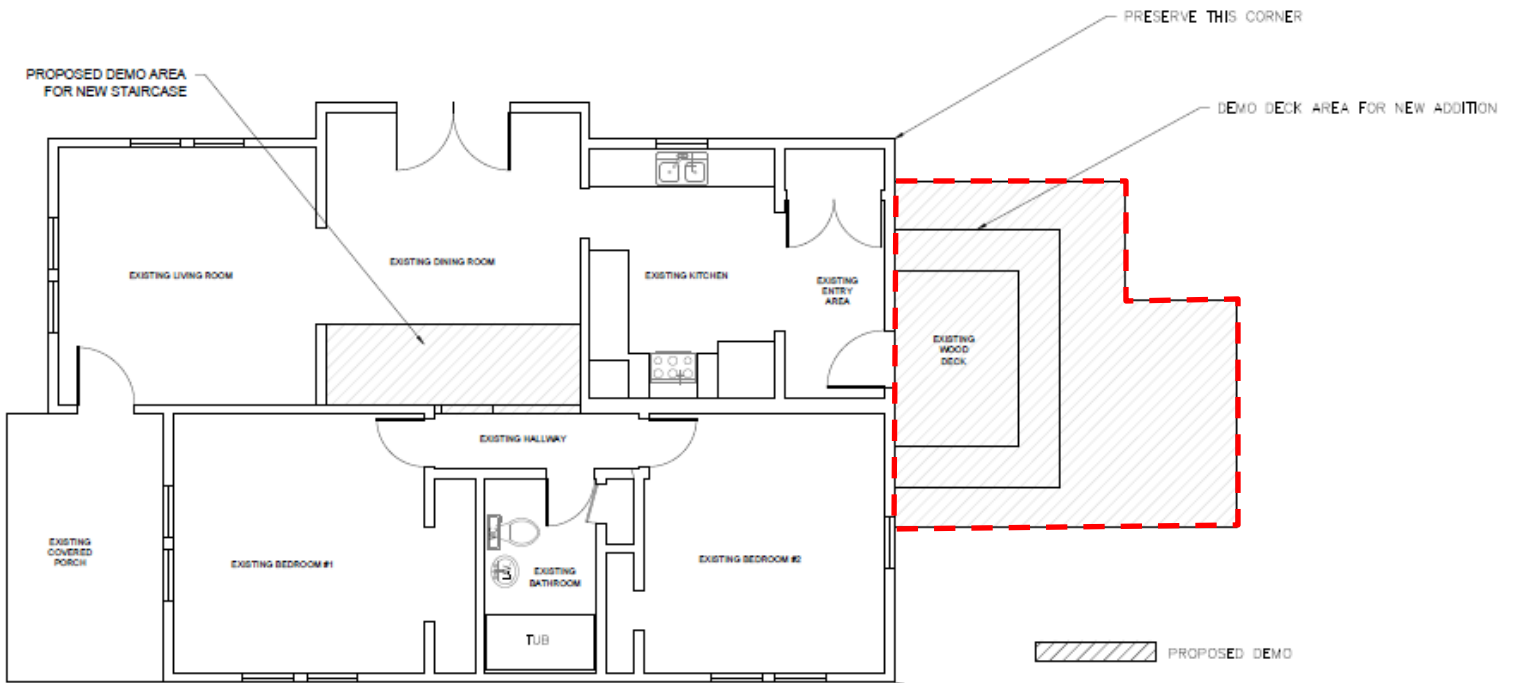
PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

FLOOR PLANS

EXISTING AND DEMO

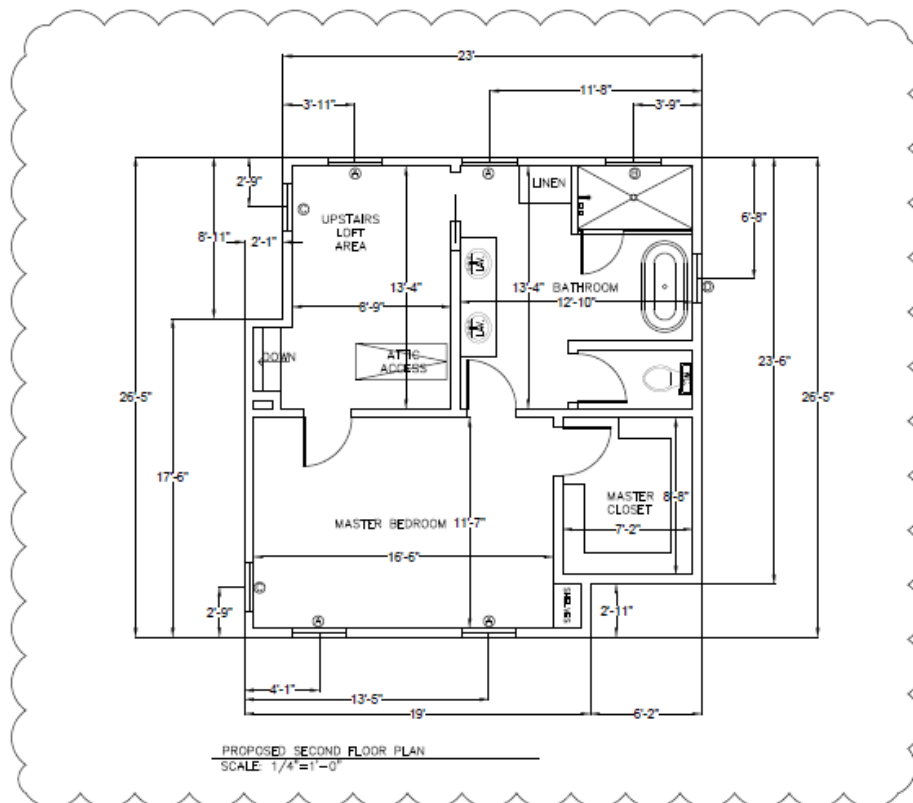
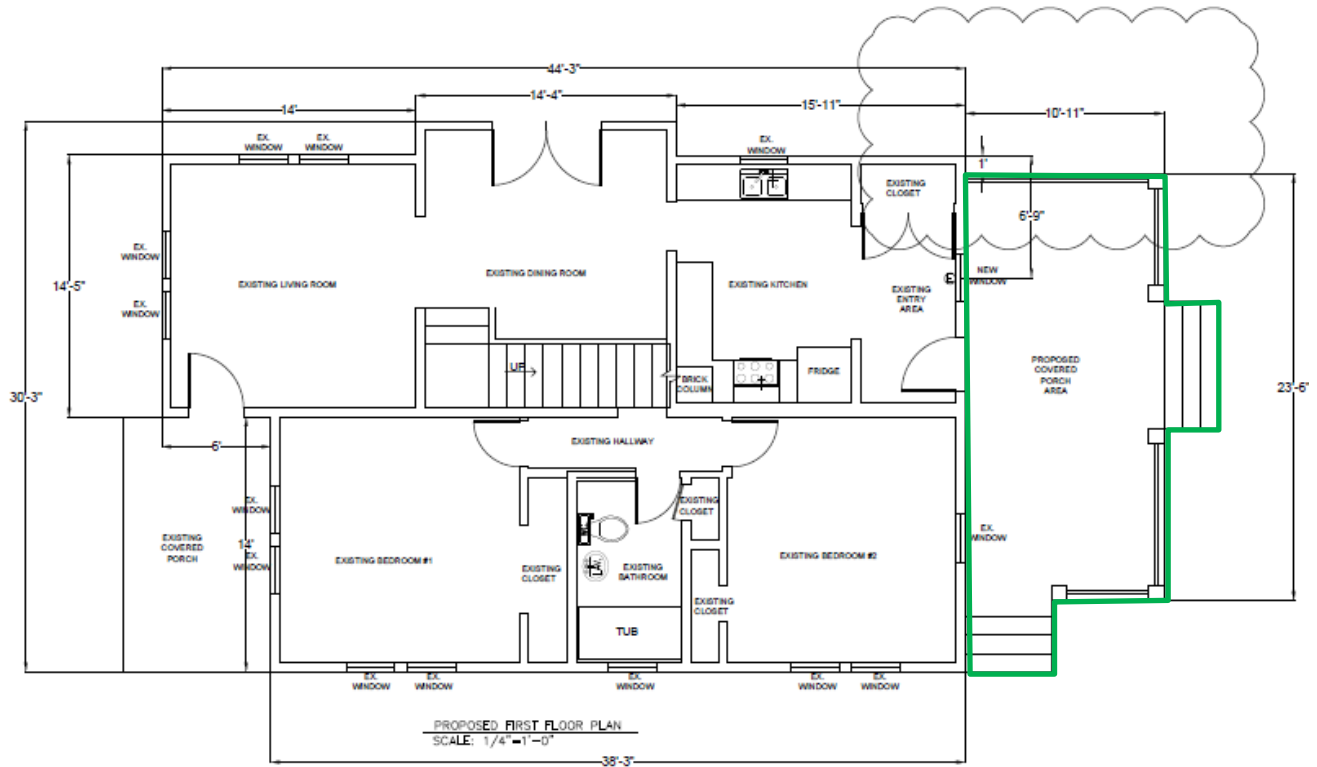


EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



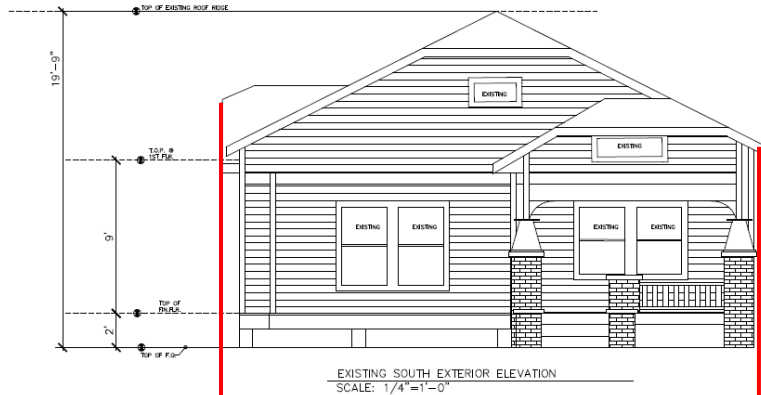
DEMO PLAN
SCALE: 1/4"=1'-0"

PROPOSED FIRST AND SECOND

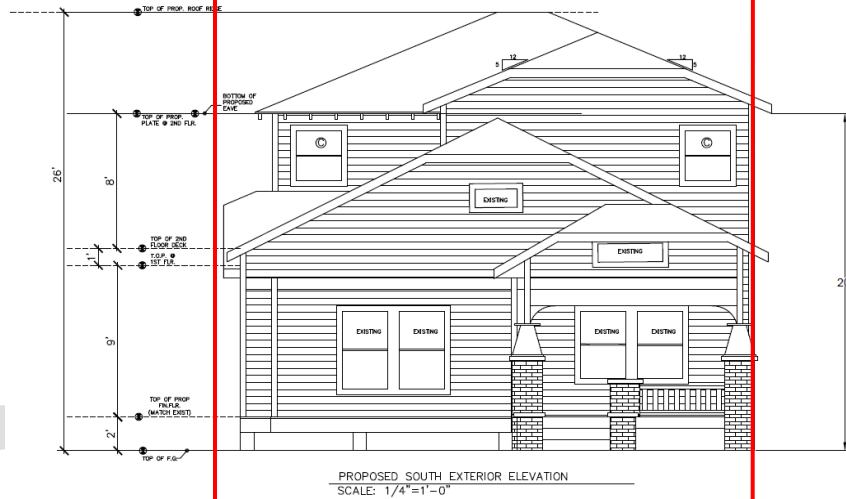


ELEVATIONS

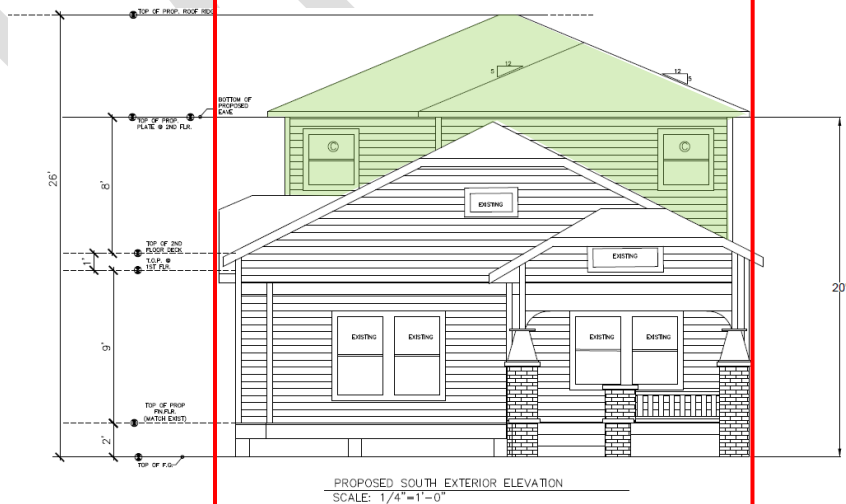
EXISTING SOUTH (FRONT)



PROPOSED SOUTH AS OF 10/12/2023 HAHC

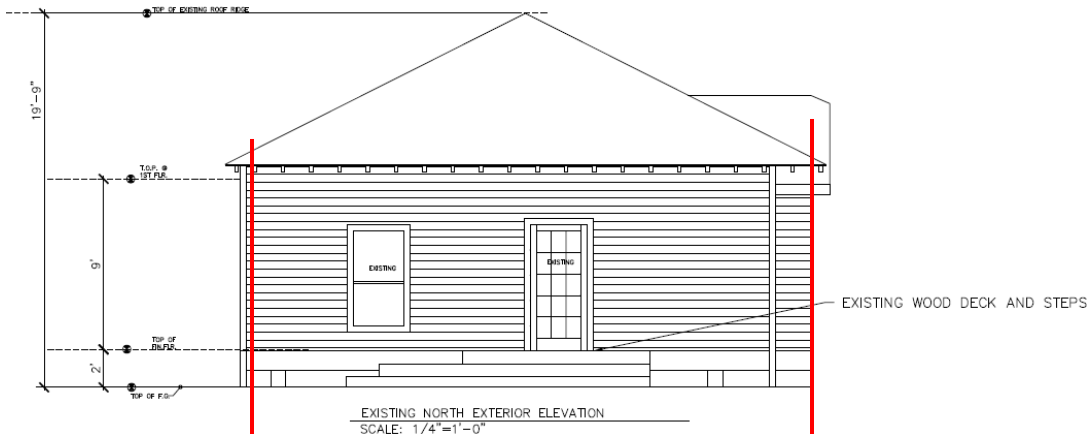


CURRENT PROPOSED SOUTH

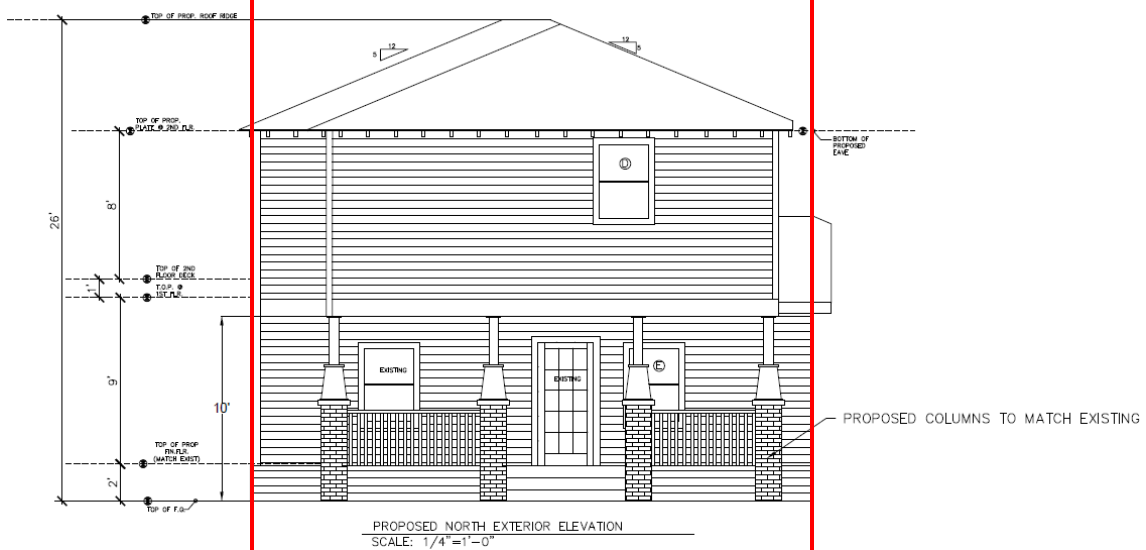


Now includes boxed soffits and hipped roof on the second story addition

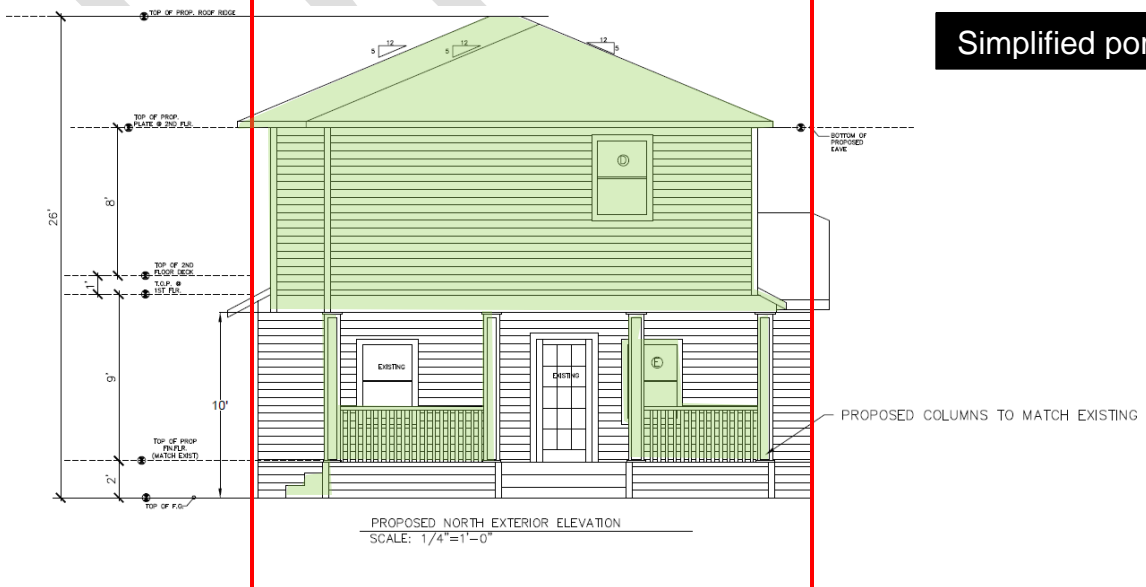
EXISTING NORTH (REAR)



PROPOSED NORTH AS OF 10/12/2023 HAHC

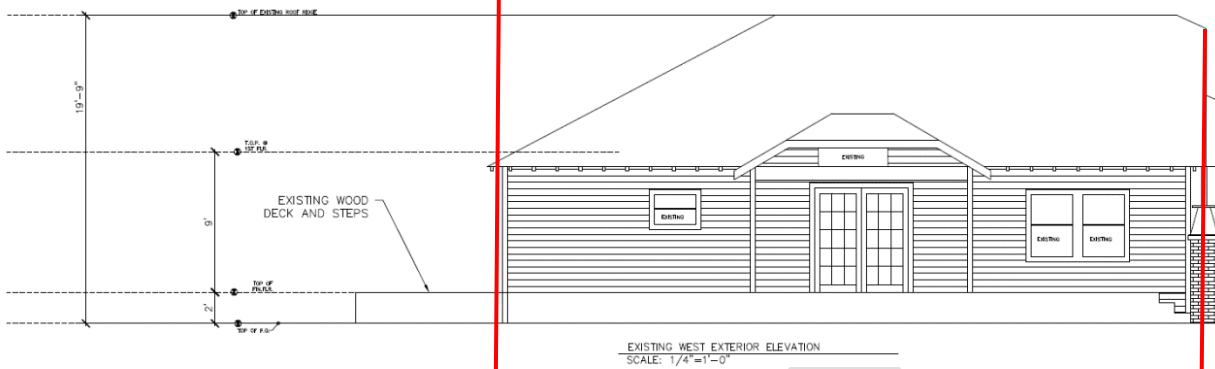


CURRENT PROPOSED NORTH

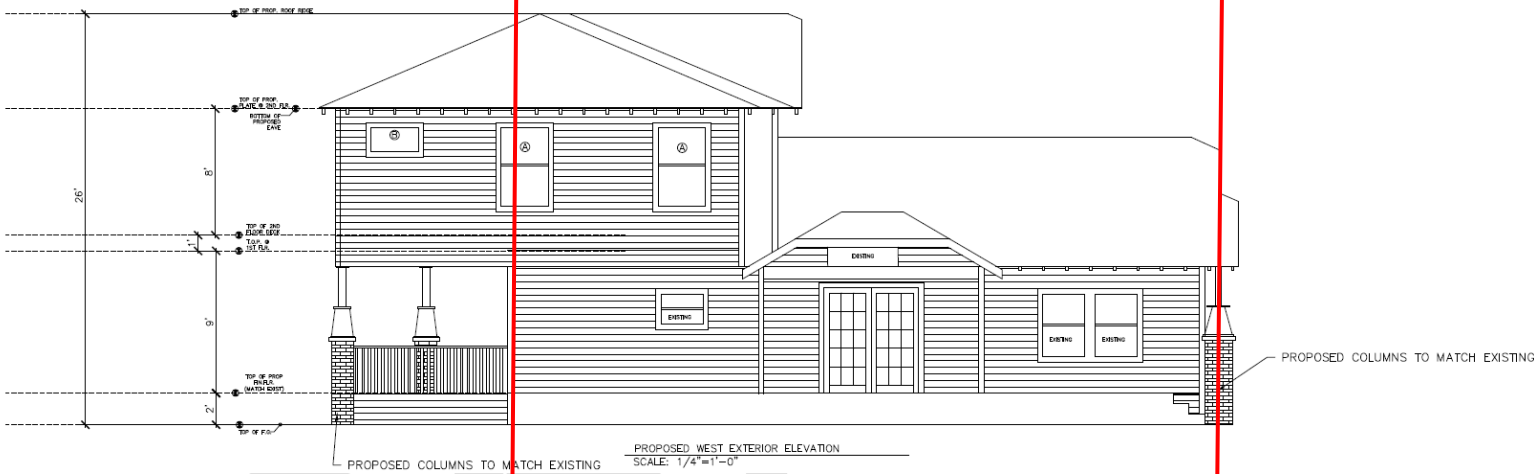


Simplified porch columns

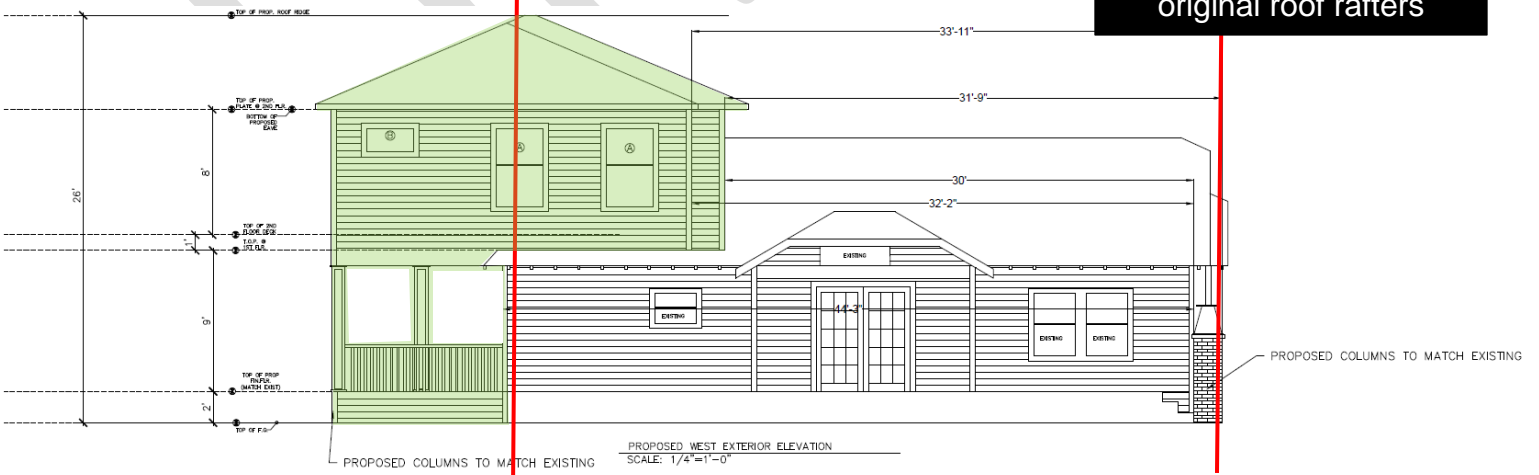
EXISTING WEST (SIDE)



PROPOSED WEST AS OF 10/12/2023 HAHC

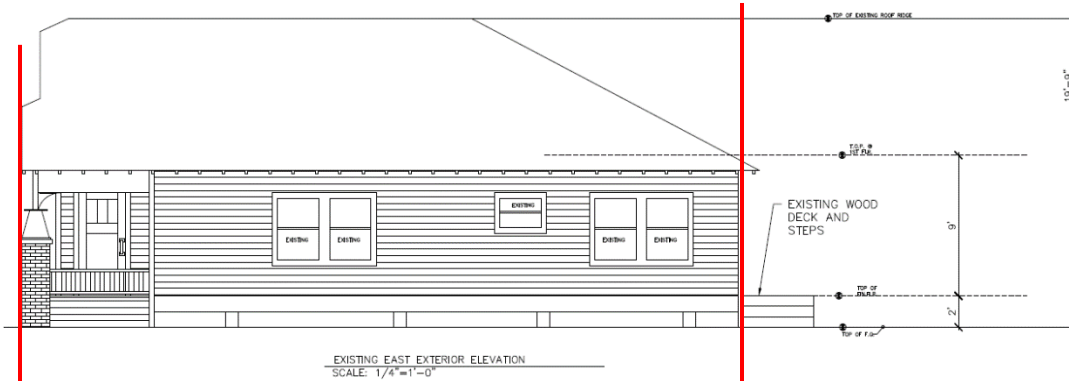


CURRENT PROPOSED WEST

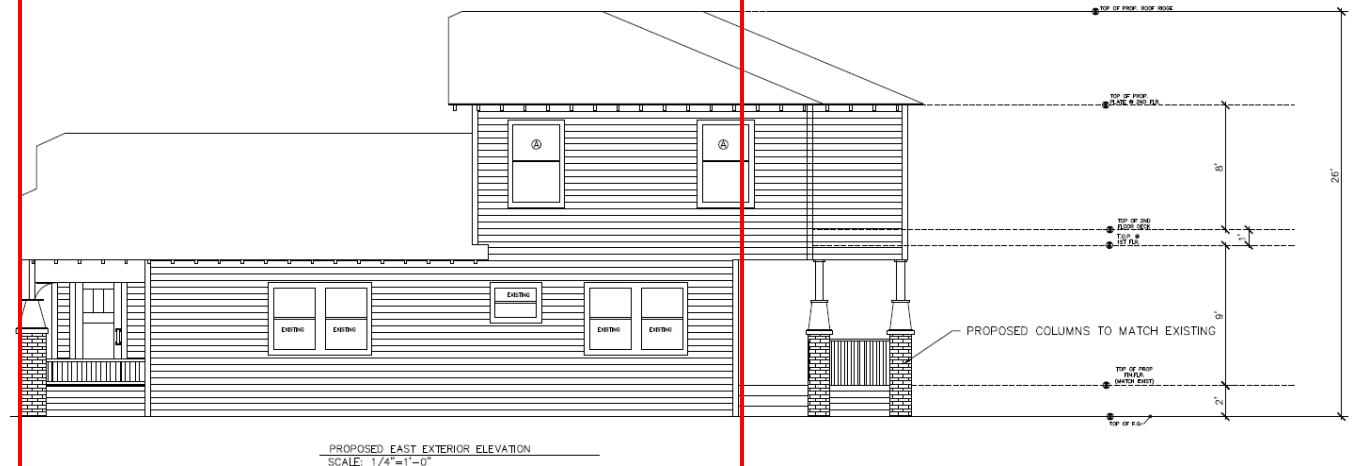


Now fully maintains original roof rafters

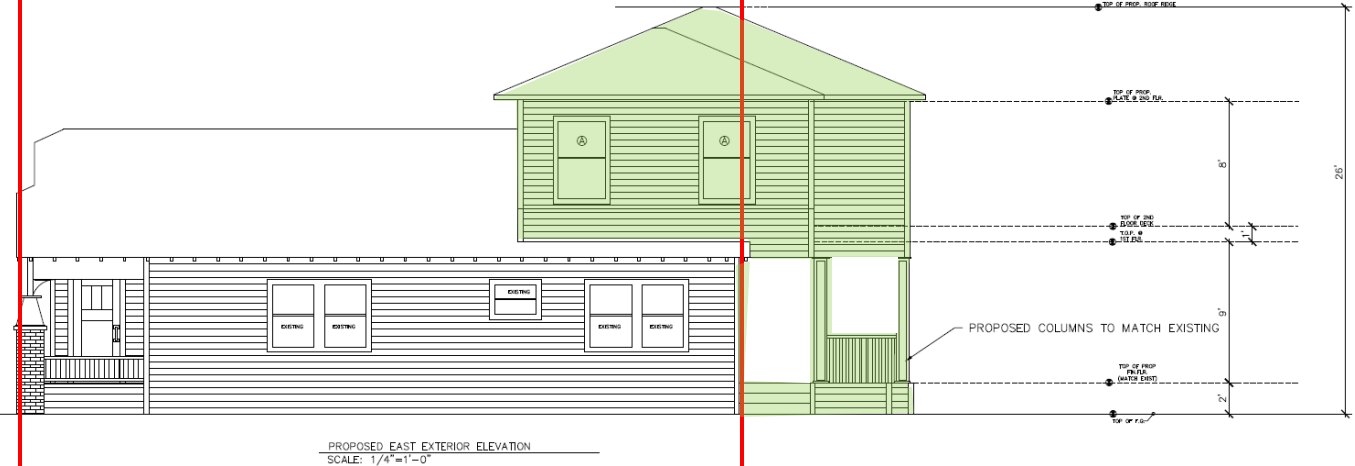
EXISTING EAST (SIDE)



PROPOSED EAST AS OF 10/12/2023 HAHC



CURRENT PROPOSED EAST



WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
EX. WINDOW	WOOD	1/1	DH	33X60	RECESSED	ORIGINAL	YES

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
N/A	N/A

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	WOOD	1/1	DH	36X80	RECESSED	JELD-WEN	
B	WOOD	1 LITE	CASEMENT	18X36	RECESSED	JELD-WEN	
C	WOOD	1/1	DH	32X36	RECESSED	JELD-WEN	
D	WOOD	1/1	DH	32X48	RECESSED	JELD-WEN	
E	WOOD	1/1	DH	33X80	RECESSED	JELD-WEN	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

ORIGINAL NORHILL ASSOCIATION APPROVAL EMAIL

From: Deed Restrictions <norhilldeedrestrictions@gmail.com>

Sent: Tuesday, September 12, 2023 9:20 PM

To: Joey Hernandez <joey@lucasci.com>

Cc: president@norhill.org; Laura Díez <laura.diez.12@gmail.com>; 'virginia kelsey' <virginia@virginiakelsey.com>; Amanda <amandachristinereynolds@gmail.com>

Subject: Re: 1129 W Gardner

Joey,

Thanks for the extremely quick turnaround on the drawings today. The board is very appreciative of your willingness to work with us on the design of this home. The board voted on the plans submitted today (Sep 12) and unanimously approved them. Good luck on your project.

Brian Wilson

NNA VP of Deed Restrictions

(M) 713-598-3397

****PLACEHOLDER FOR NEW EMAIL****