

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 27, 2022

**Applicant:** Brett Zimmerman, owner

**Property:** 916 Pizer Street, Lot 6, Block 212, East Norhill Neighborhood Subdivision. The property includes a historic 1,195 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 1926, located in the Norhill Historic District.

**Proposal:** Alteration: Rear Addition

- Construct 2-story rear addition totaling 995 sq. ft. on pier and beam
  - First-floor 459 sq. ft.
  - Second-floor 536 sq. ft.
- Demolish existing rear addition
- Composition shingles with a 6:12 roof pitch and 24' 8" ridge height
- Replace roof shingles on original structure with in-kind materials
- Inset & recessed, 1-over-1, double-hung wood windows
- Smooth, cementitious siding
- Will retain original corners at rear
- Original windows and siding to remain on historic structure

**Public Comment:** Two public comments 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 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 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 Photo**

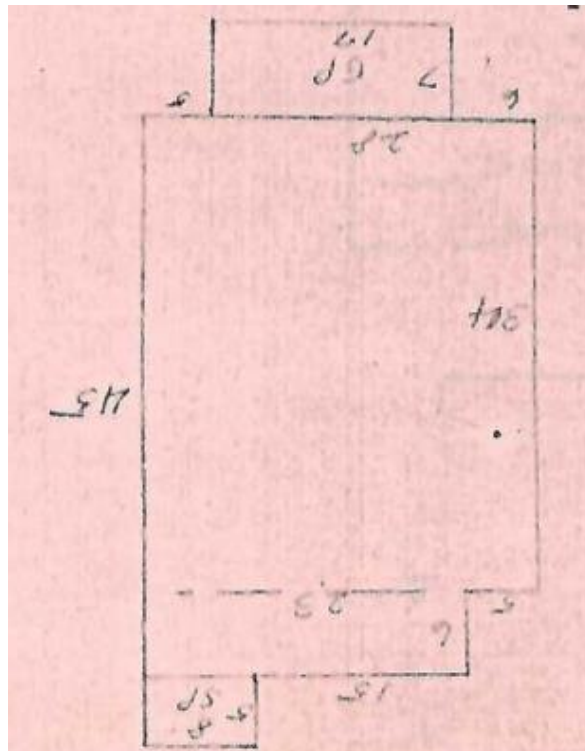


Sanborn

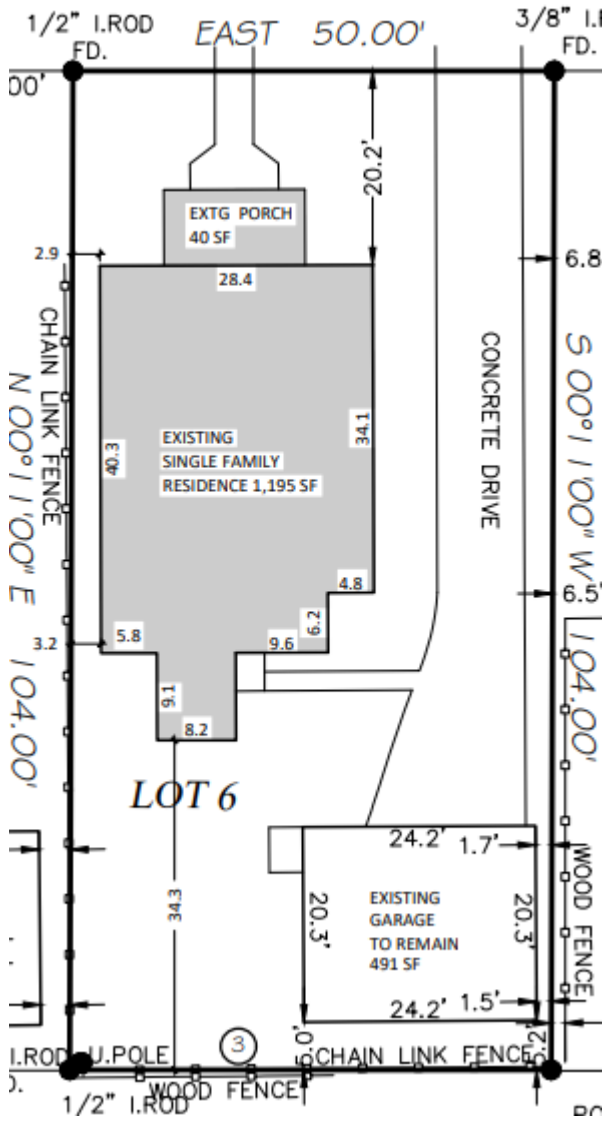
916 PIZER



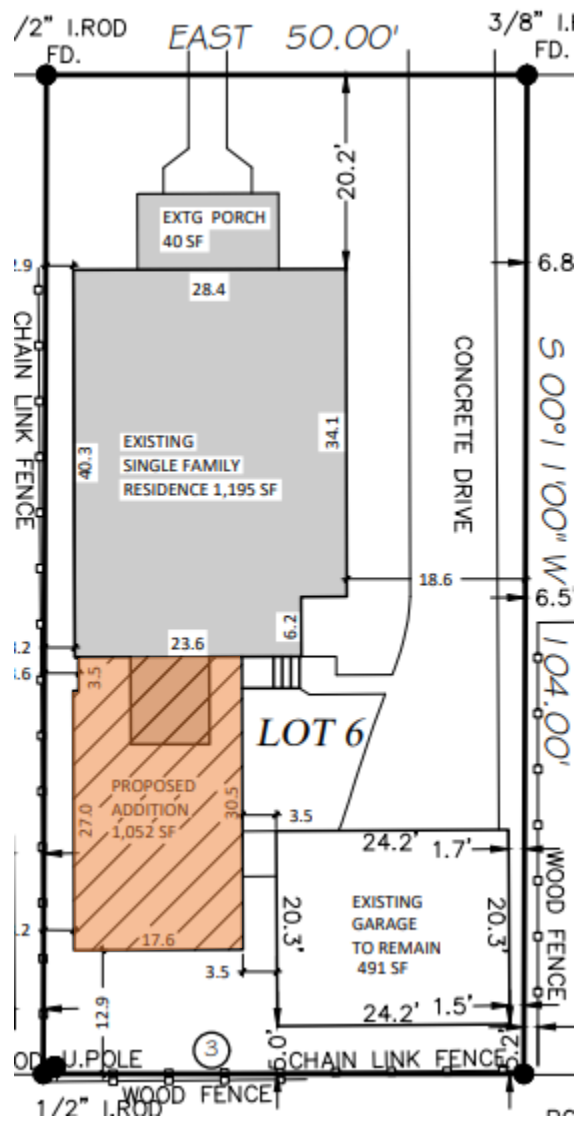
Harris County Building Land Assessment Survey – August 21, 1968



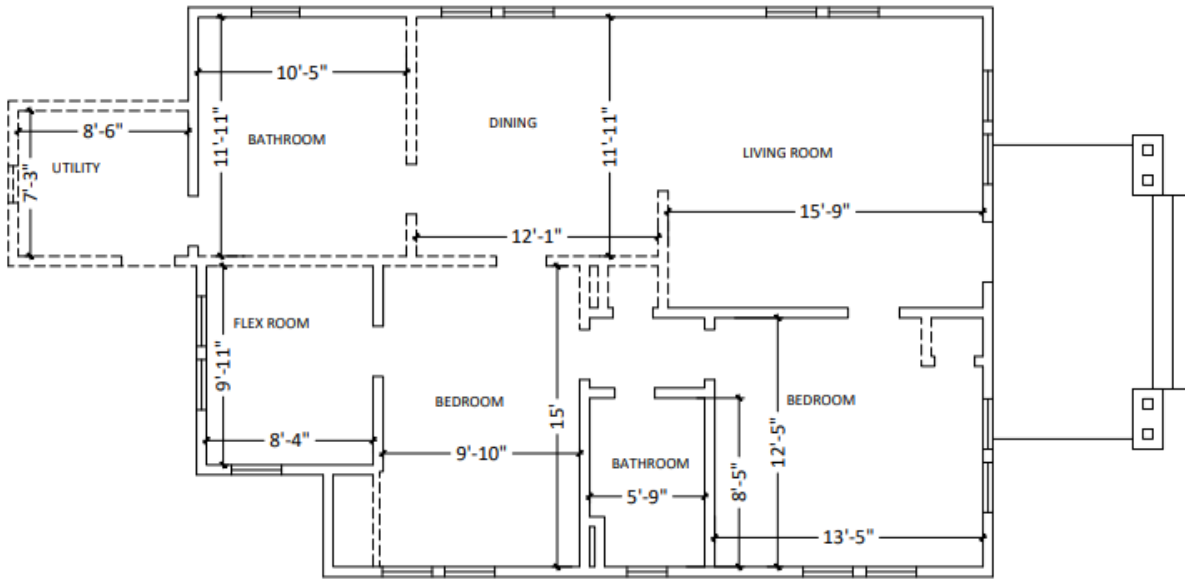
Existing Site Plan



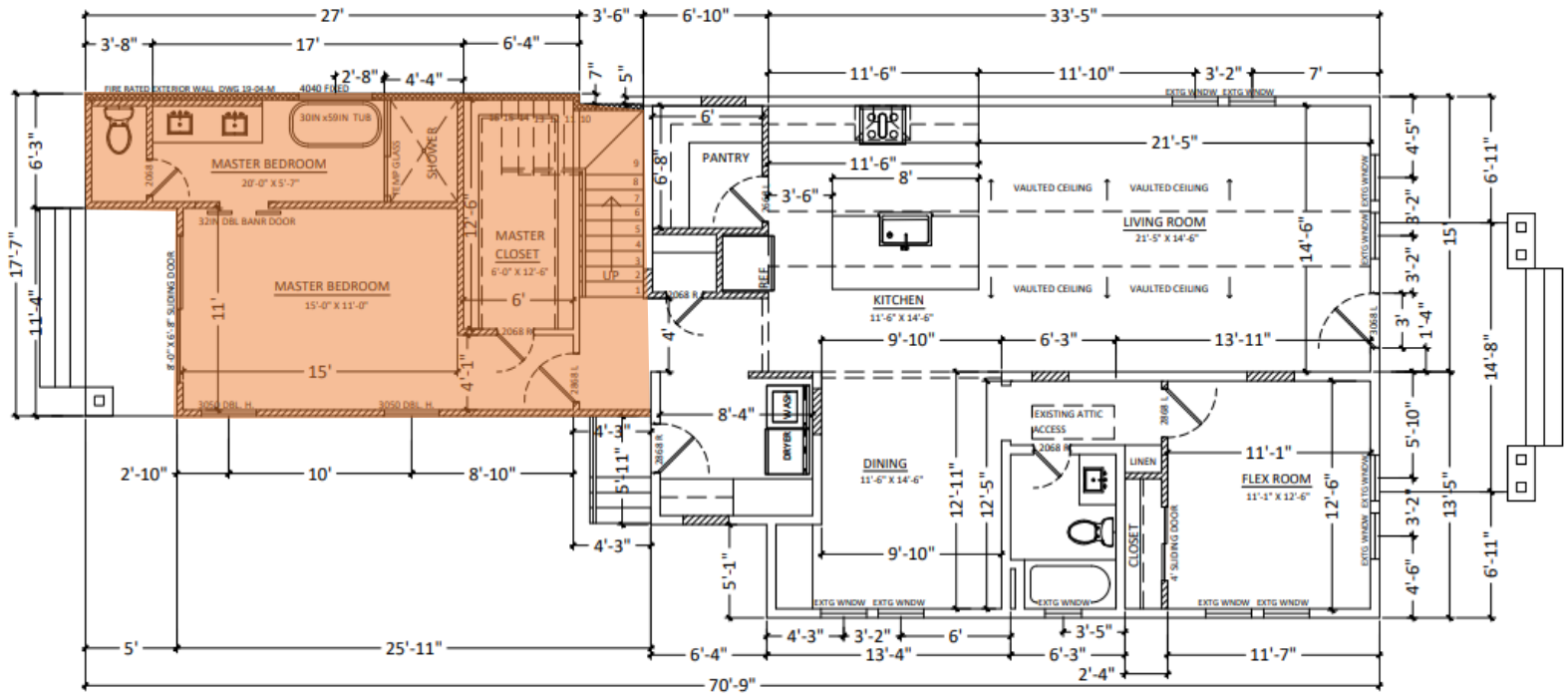
Proposed Site Plan



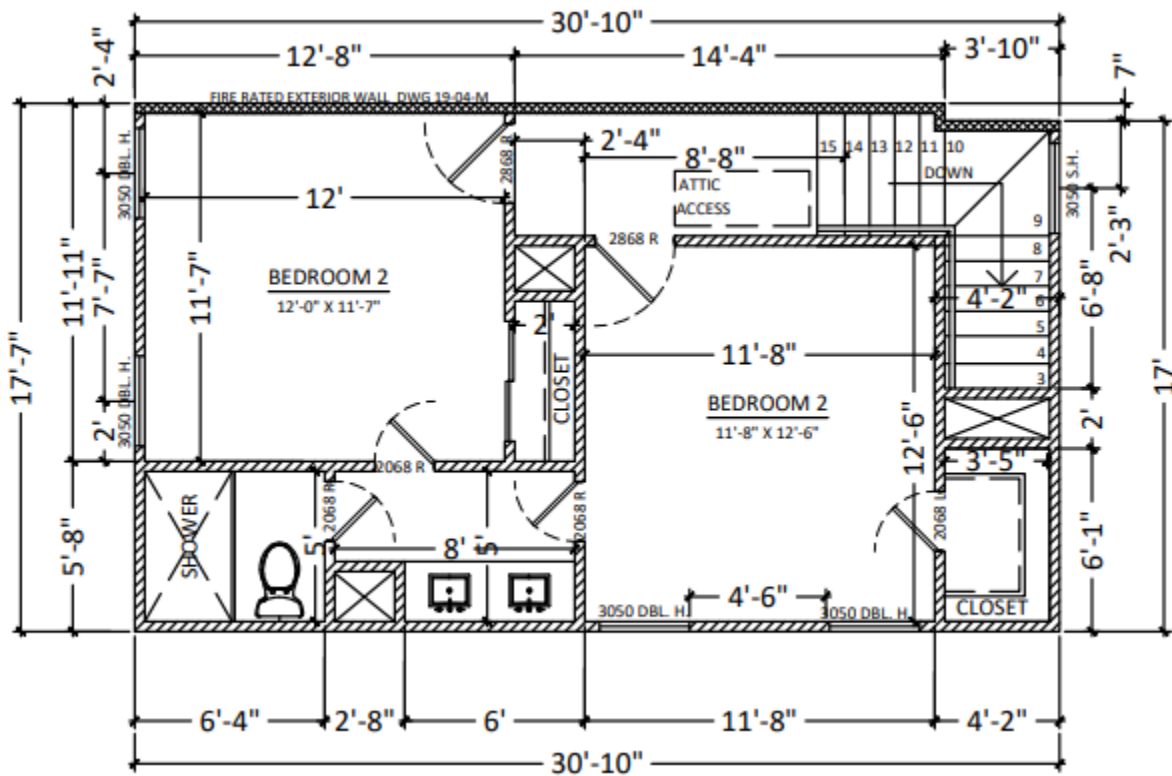
Existing Floor Plan and Demolition



Proposed First Floor Plan



Proposed Second Floor Plan

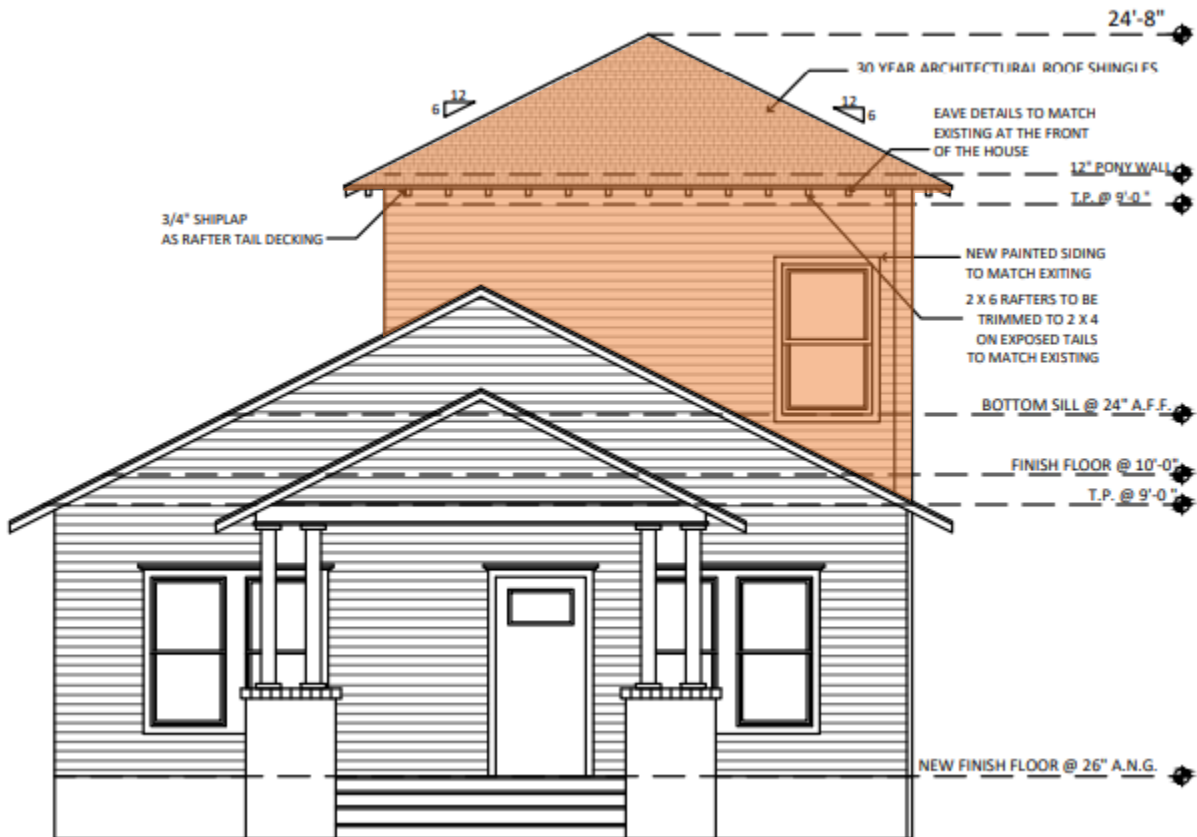




Existing Front (North) Elevation



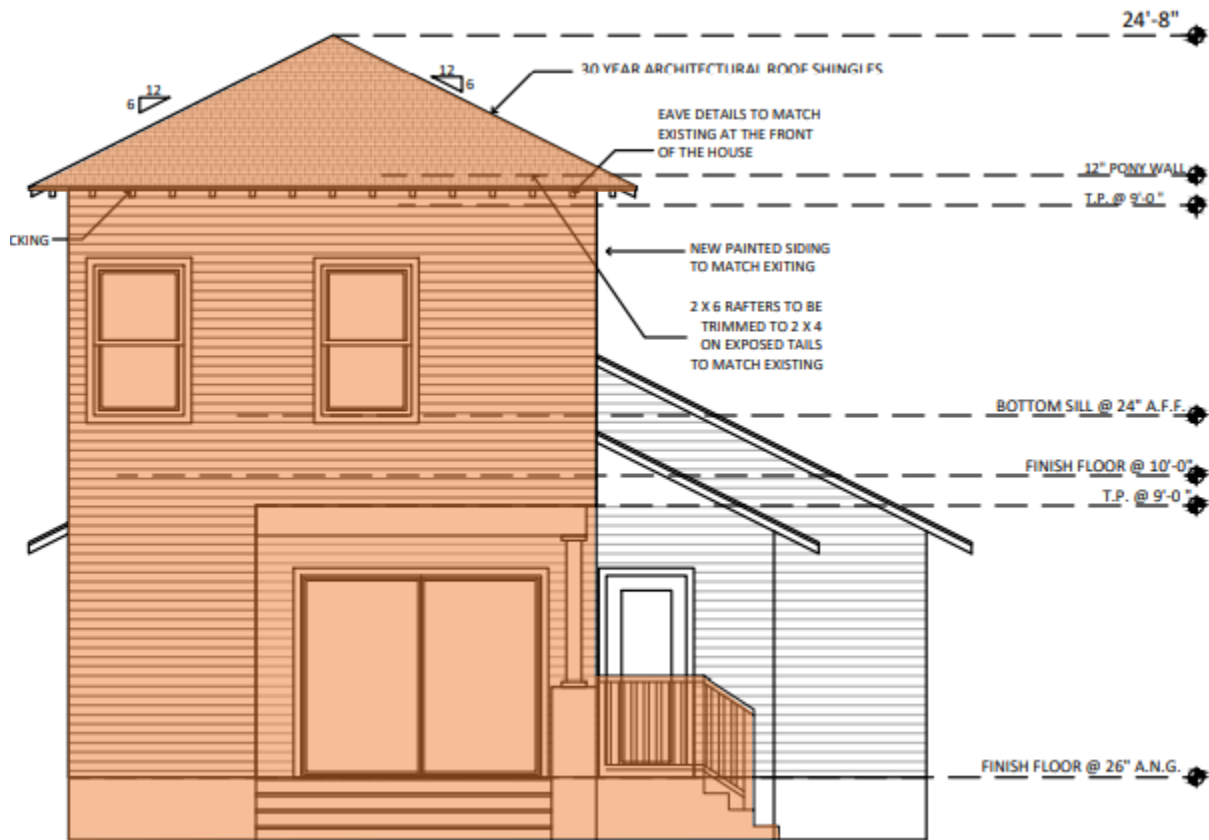
Proposed Front (North) Elevation



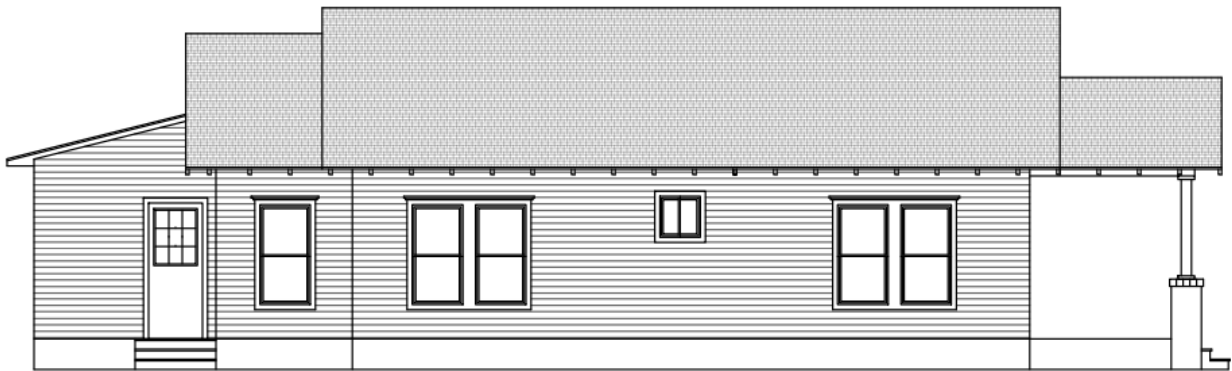
### Existing Rear (South) Elevation



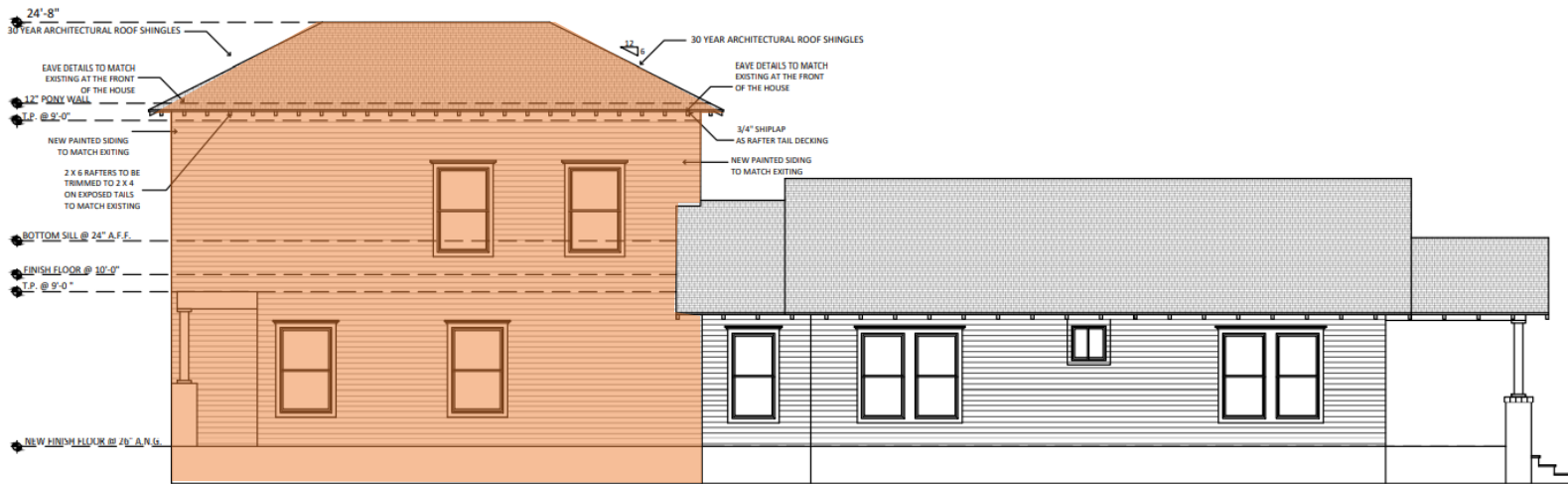
### Proposed Rear (South) Elevation



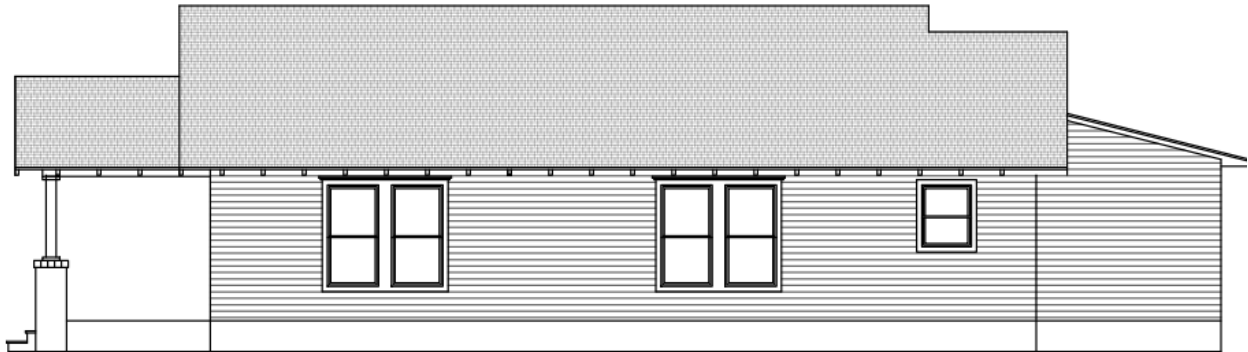
Existing Left (East) Elevation



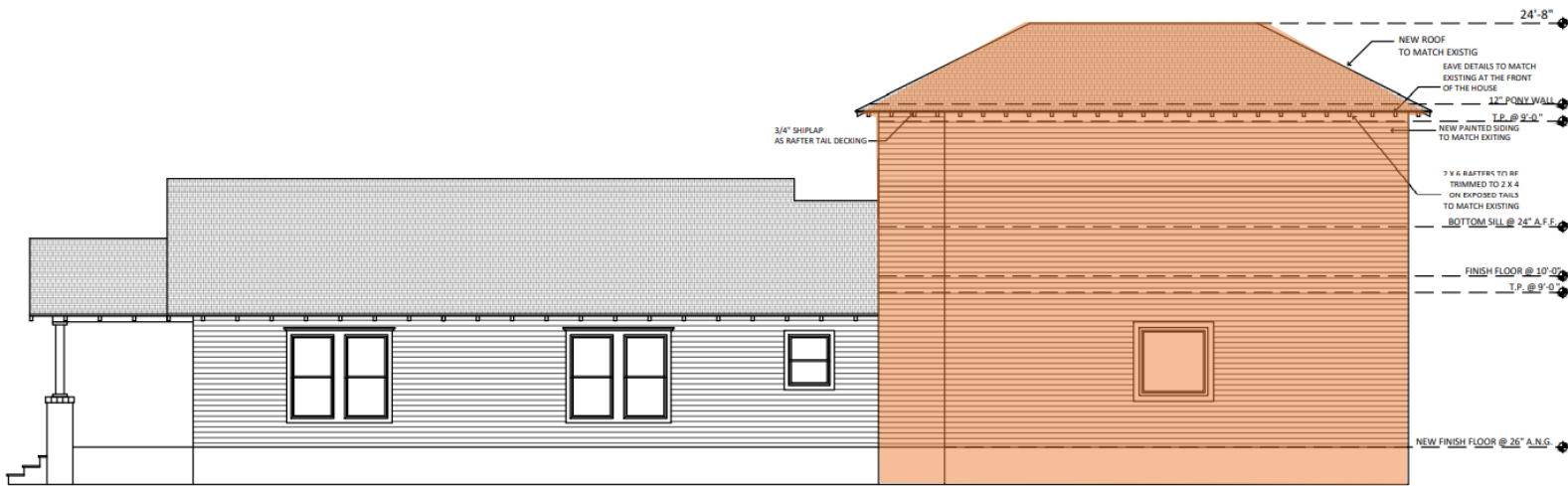
Proposed Left (East) Elevation



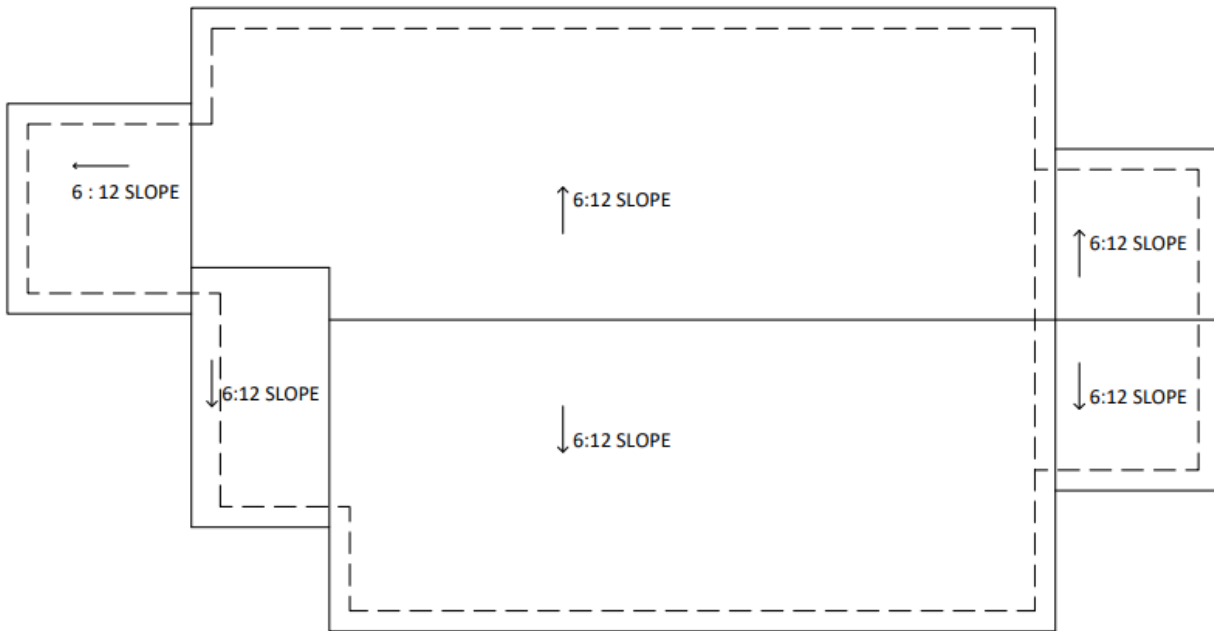
Existing Right (West) Elevation



Proposed Right (West) Elevation



### Existing Roof Plan



### Proposed Roof Plan

