

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 18, 2022

**Applicant:** Jose Cordova, agent for Leigh A. Slattery, owner

**Property:** 1410 Studewood Street, Lot 14, Block 112, North Norhill Subdivision. The property includes a historic 1,068 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 residence, constructed circa 1930, located in the Norhill Historic District.

**Proposal:** Alteration – Addition, the applicant is proposing build a story addition at the rear of the original home with the following specifications:

- A two-story addition to an existing contributing one-story home.
- The first-floor addition is 349 SF and maintains the rear original corners.
- The addition will have a ridge height of 25' 7 7/8"

The applicant is proposing the following alterations to the original home:

- Raise the house 6.5" higher so that we can better insulate the home below the first floor as well as have easier access to the crawl space.
- Restore the home with doors and windows that match the original style. The front elevation has been altered and the applicant is taking it back to original as shown in inventory photo.
- All windows are not original and will be replaced with more appropriate windows.
- The applicant is proposing to change the fenestration of the windows on the side elevations, the location of the windows isn't original as shown in seams on the siding.
- All new windows to be inset and recessed.

**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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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

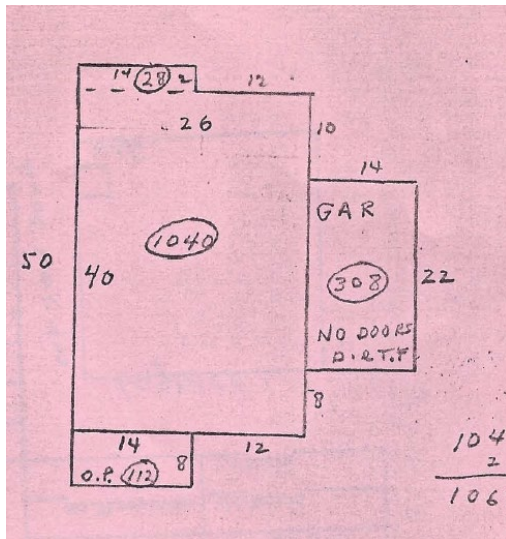


Figure 1 \_ Tax Records \_ 1968



Figure 2- Sanborn 1924

**CONTXT AREA**



*Figure 3- 1408 Studewood St, next door neighbor*



*Figure 4- 1418 Studewood, neighbor*

EXISTING PHOTOS



**SITE VISIT PHOTOS 4/8/2022**

**PROOF OF CHANGE OF DIFFERENT OPENINGS**

**NORTH ELEVATION SHOWING SEAMS**



**SOUTH ELEVATION SHOWING SEAMS**



**3D VIEWS**  
**PROPOSED**



*Figure 5- Front view*



*Figure 6- Northwest elevations*



**Houston Archaeological & Historical Commission**

April 21, 2022

HPO File No. HP2022\_0068

**ITEM D6**

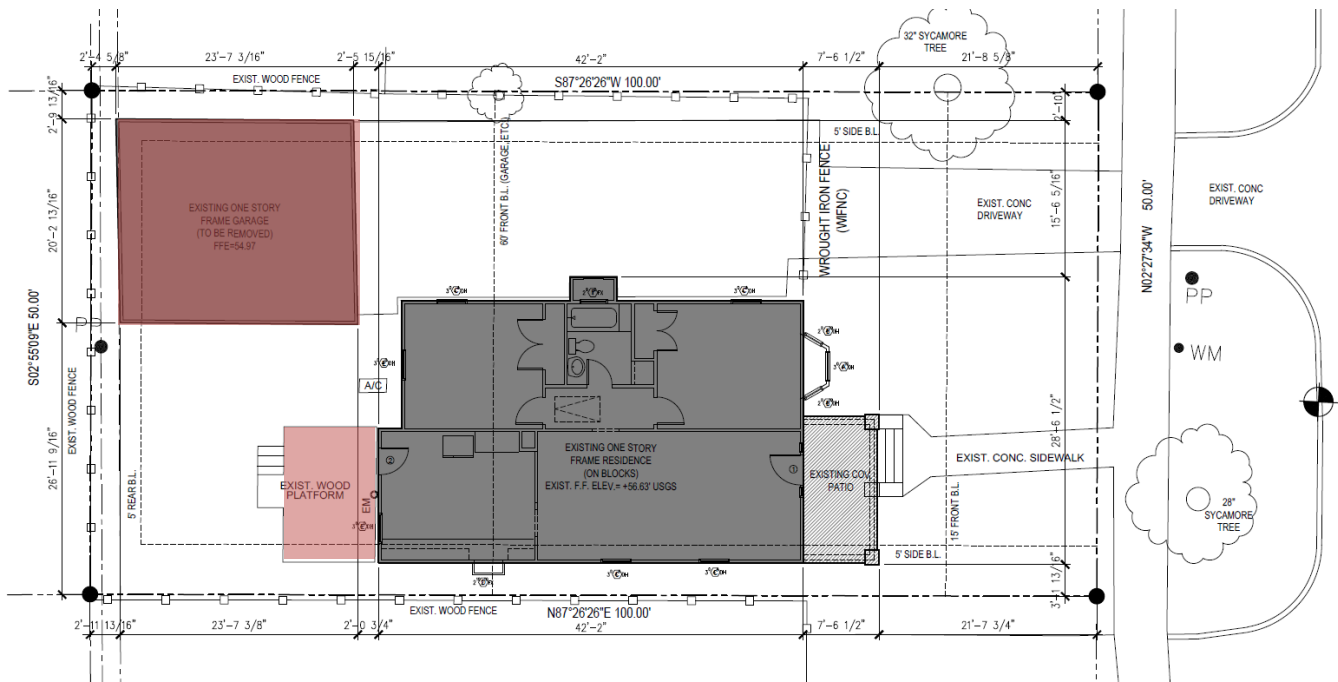
1410 Studewood Street

Norhill

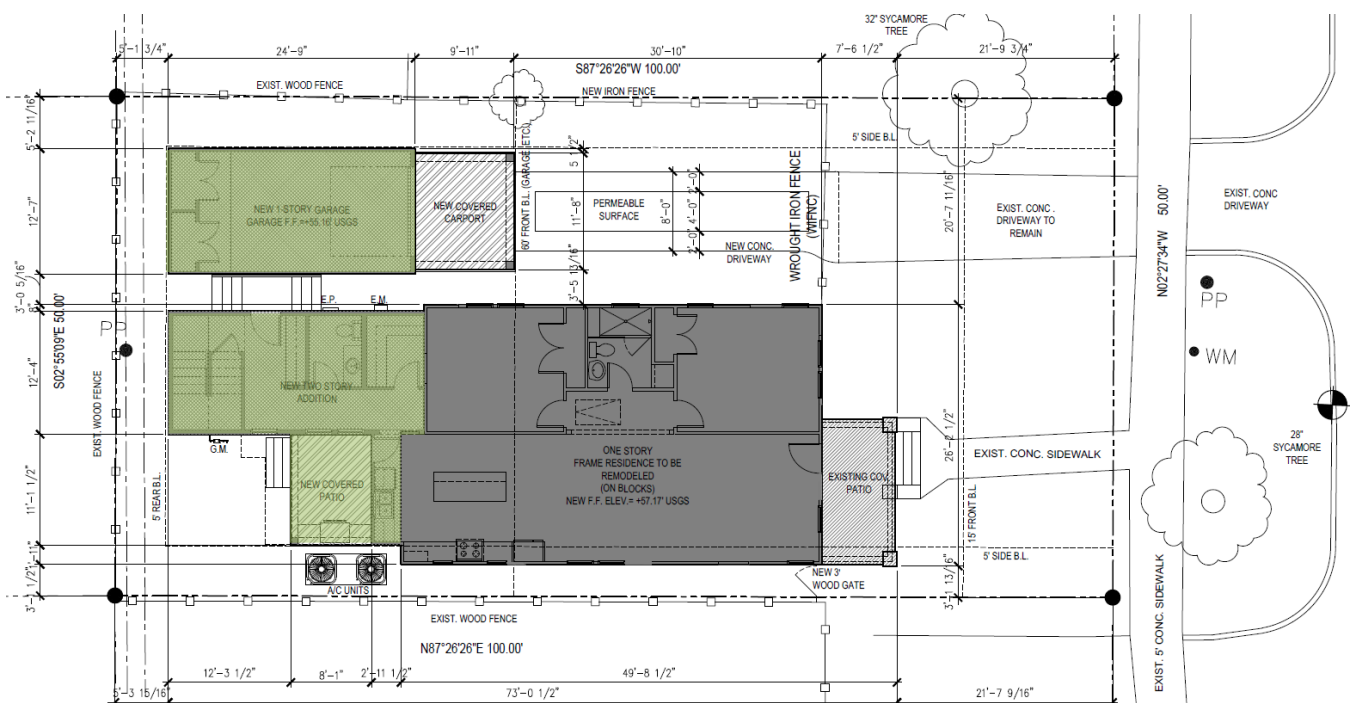
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### SITE PLAN EXISTING



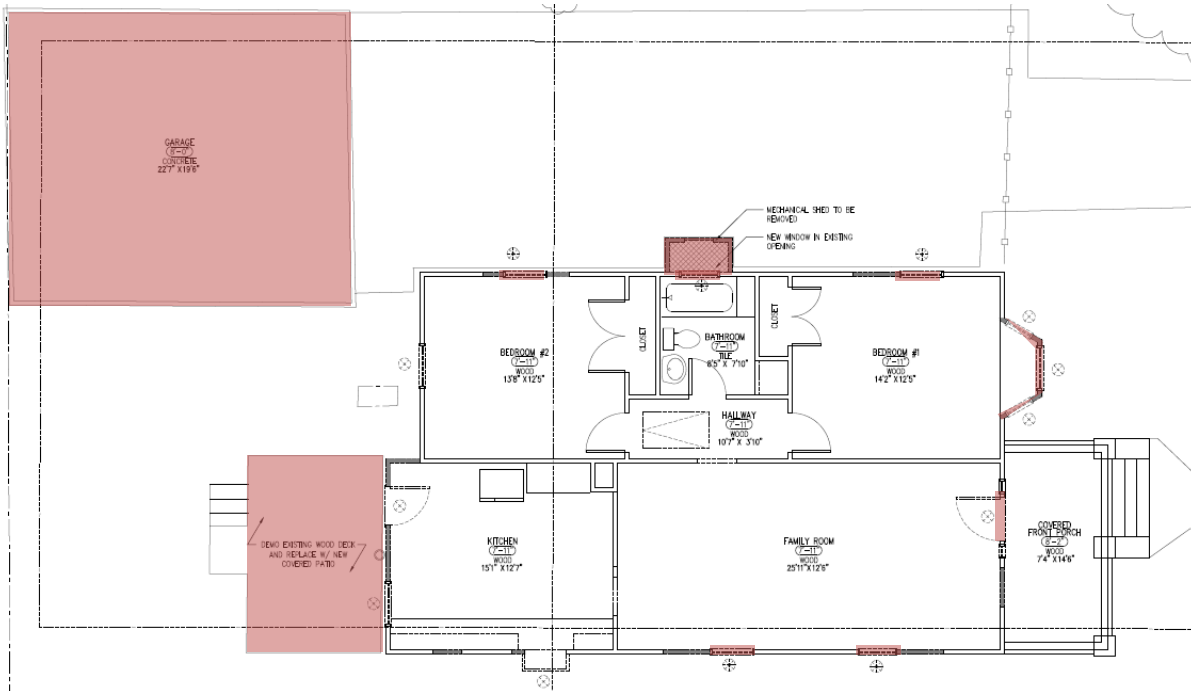
### PROPOSED



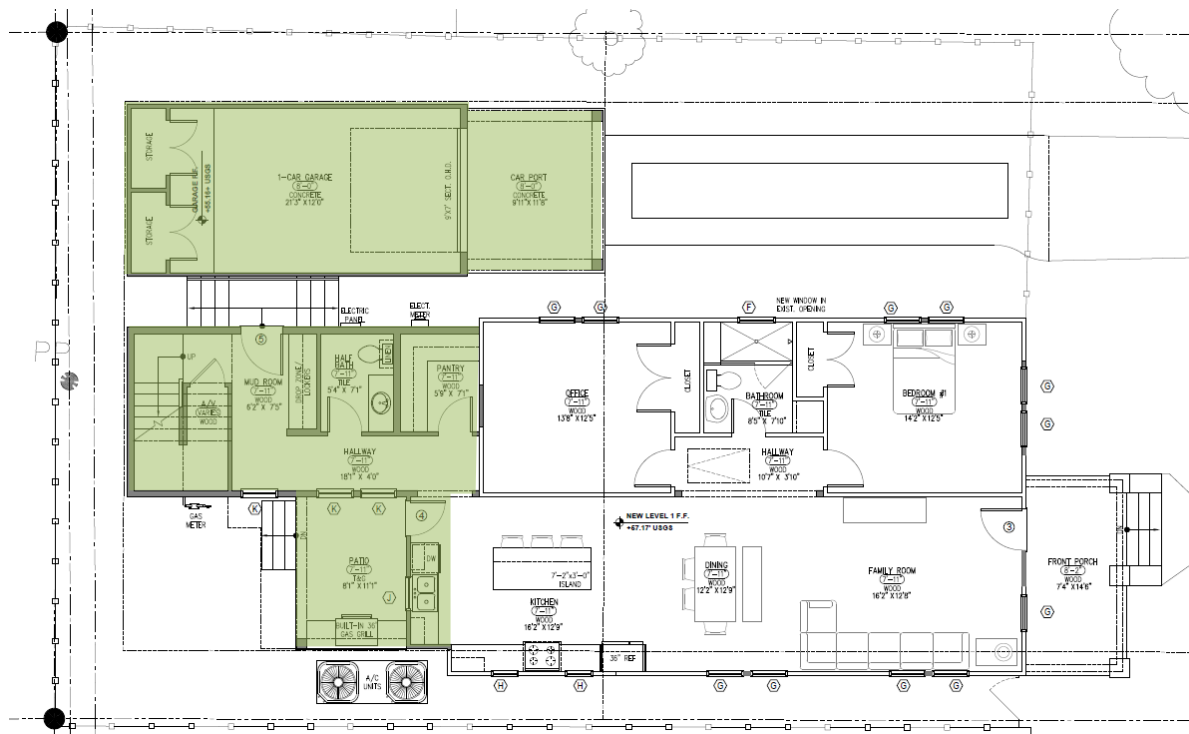


### FIRST FLOOR PLAN

#### EXISTING

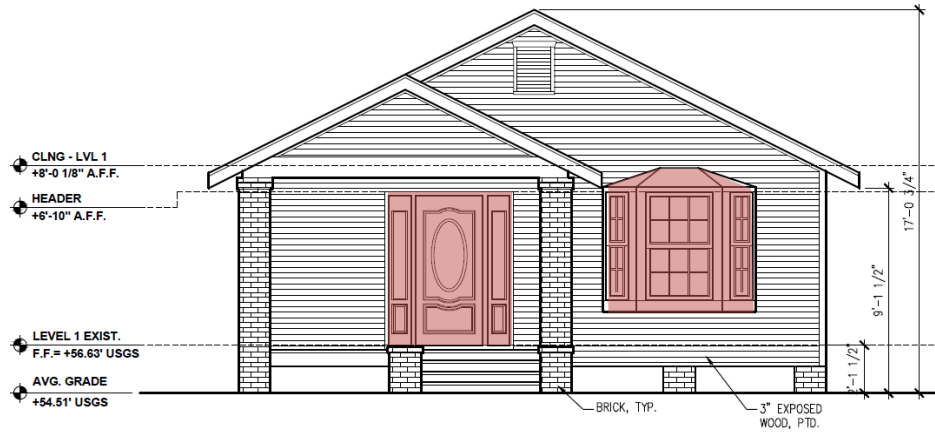


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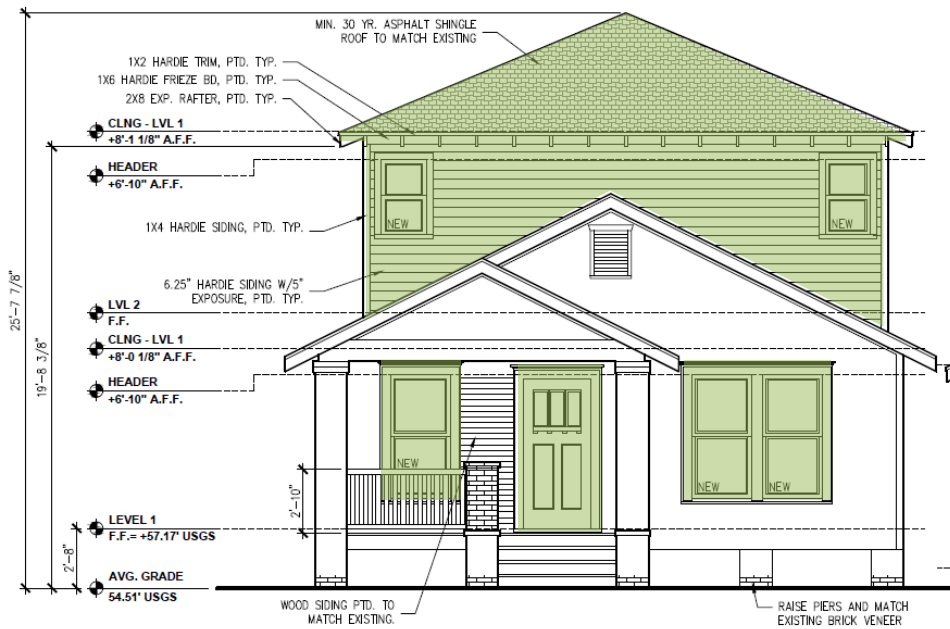


WEST ELEVATION – FRONT FACING STUDEWOOD STREET

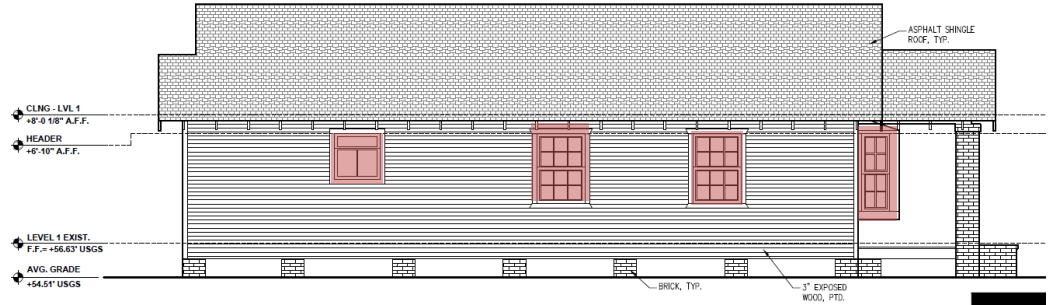
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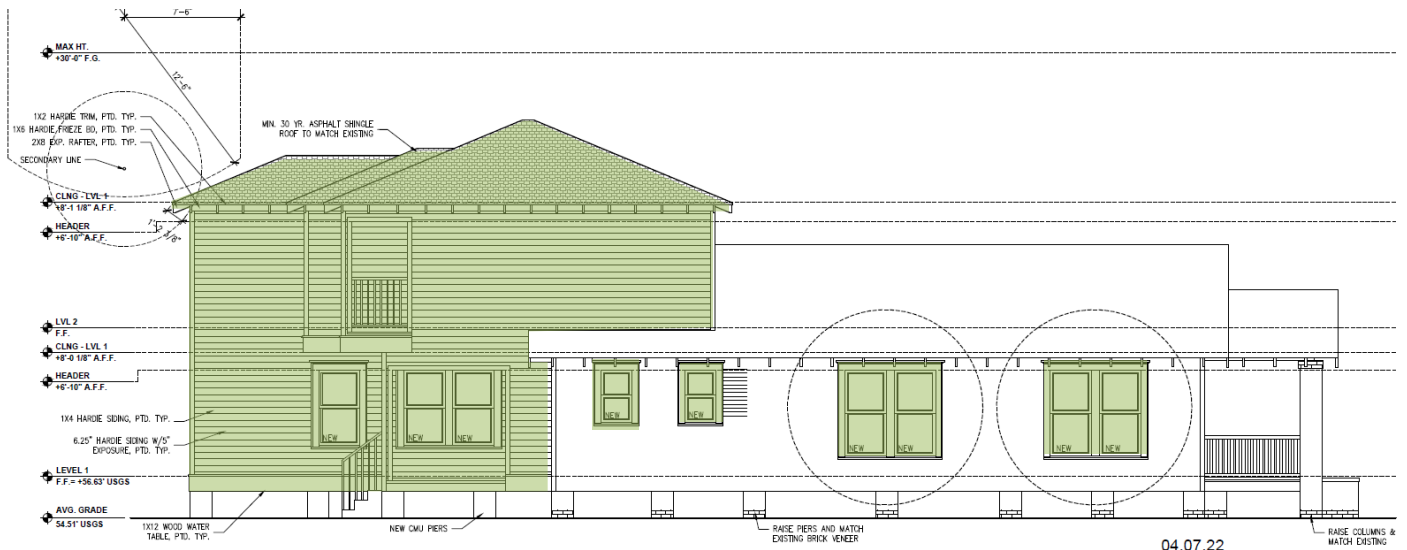
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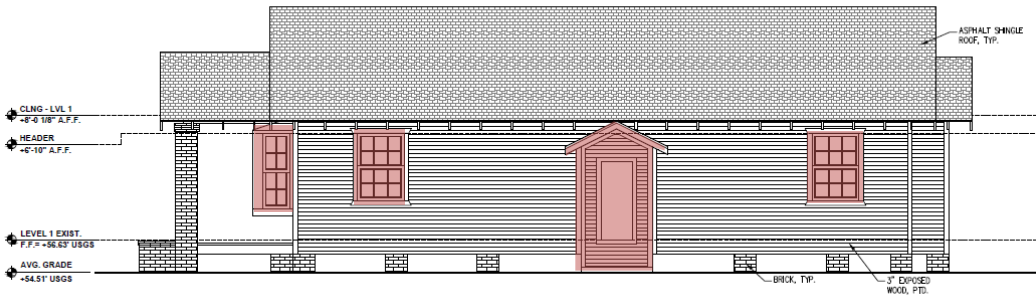
### NORTH SIDE ELEVATION EXISTING



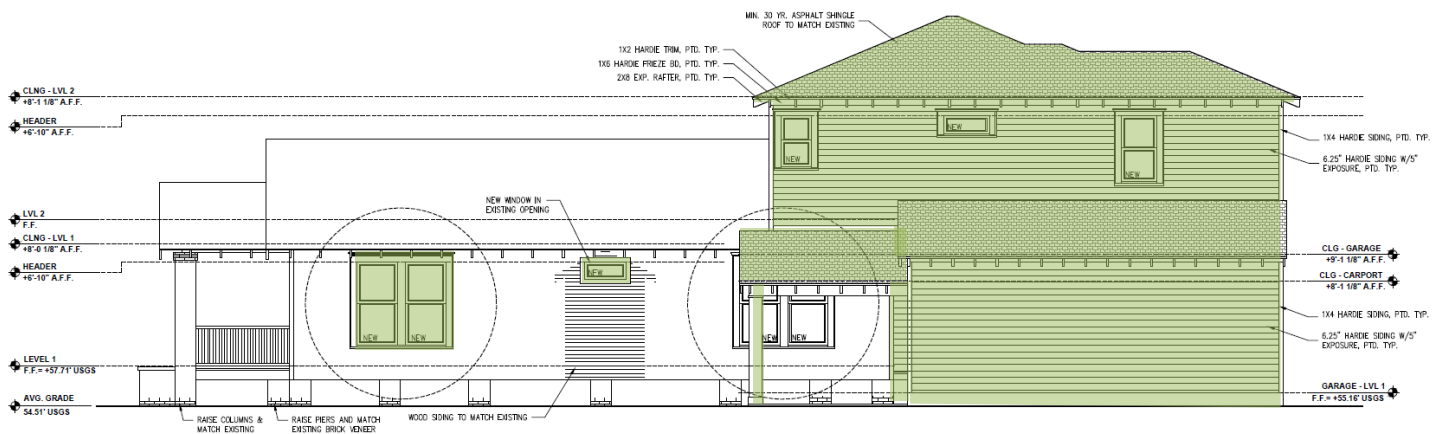
### PROPOSED



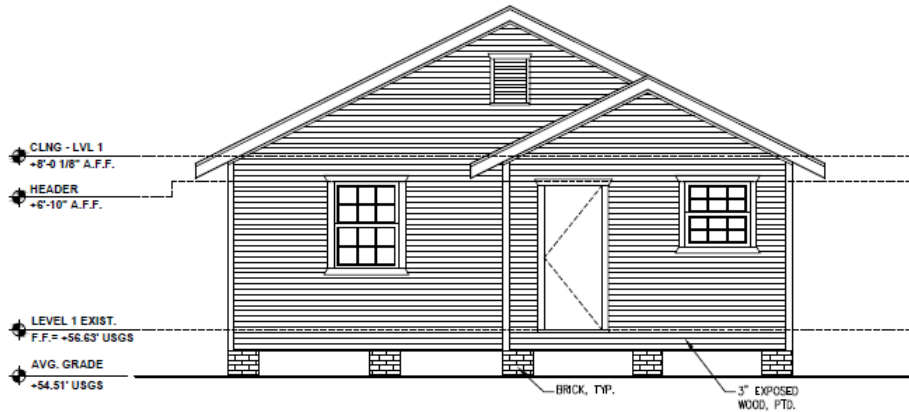
### SOUTH SIDE ELEVATION EXISTING



### PROPOSED



### REAR EAST ELEVATION EXISTING



### PROPOSED

