

CERTIFICATE OF APPROPRIATENESS

Application Date: May 19, 2021

Applicant: Mark B. Barret, owner

Property: 1128 Walling Street, Lot 7, Block 107, North Norhill Subdivision. The property includes a historic 1,316 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. On July 17, 2014, received approval to remove non-original windows and replace with aluminum 1-over-1 windows.

Proposal: Alteration – Replace Front Porch

- Replace floating and deteriorating concrete porch with a wood porch measuring 6'-5" x 16' and a finished deck height at 27"
- Replace deteriorating brick wall of existing front porch with a wooden balustrade
- Replace existing brick columns with a brick pedestal and tapered wooden columns
- Brick pedestals measuring 55" in height
- Tapered wooden columns measuring 55" in height

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: The condition that the applicant rebuild and restore the distinctive brick columns with opening in the columns with the brick semi-arch details; rebuild the brick walls between the columns; and rebuild the stand alone brick pedestal

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 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 proposed alteration will lose the brick columns and wall that are characteristic of this type of porch built in the 1920s in Norhill. |
| <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 proposed alteration will lose the brick columns and wall that are characteristic of this type of porch built in the 1920s in Norhill. |
| <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 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; The proposed alteration will lose the brick columns and wall that are characteristic of this type of porch built in the 1920s in Norhill. |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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



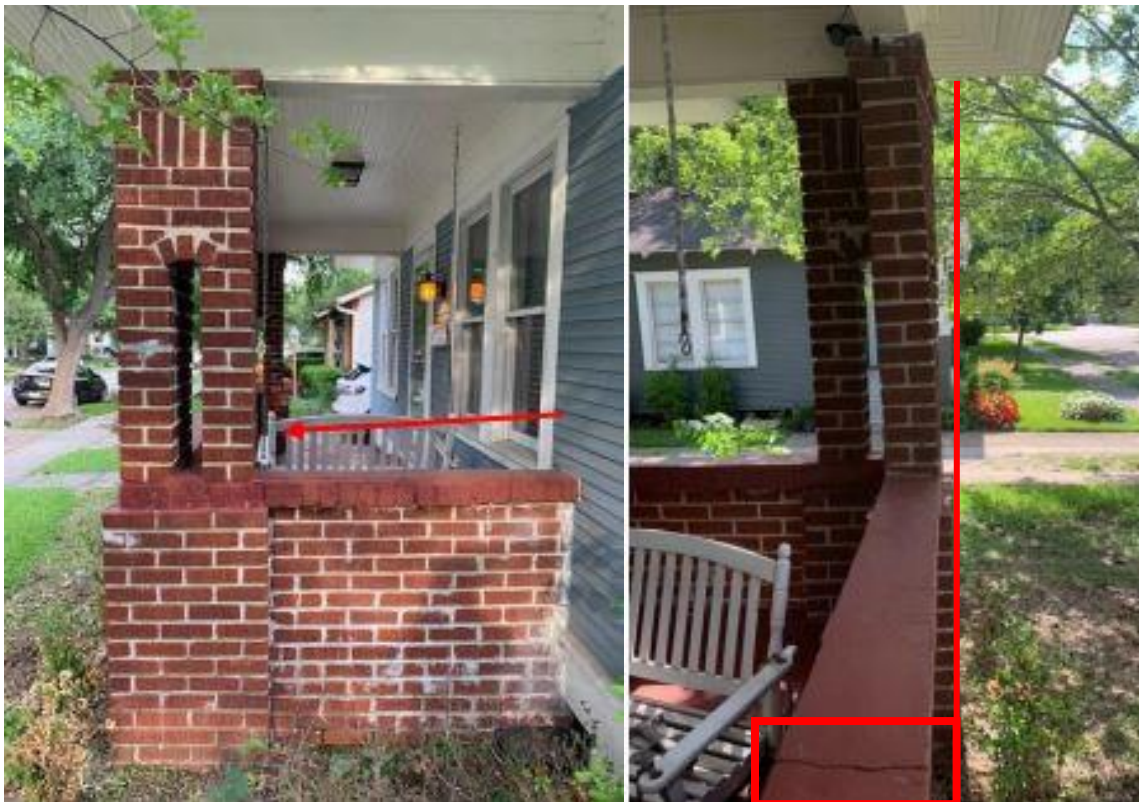
Current Photo



Existing Conditions – Leaning and Bowing of Load-bearing Brick Columns



Existing Conditions – Leaning and Bowing of Load-bearing Brick Columns



Existing Conditions – Deteriorating Support Structure to Floating Concrete Porch



Existing Conditions – Deteriorating Support Structure Creating Standing Water



Comparable Front Porches Similar to Applicant's Proposal

Properties of Block 107 on Walling Street
No other houses have this non-conforming wall

Subject Property



1139 Walling St (Contributing)



1119 Walling St (Contributing)



1101 Walling St (Contributing)



1111 Walling St (Contributing)



1106 Walling St (Contributing)



1120 Walling St (Contributing)



1107 Walling St (Contributing)



1127 Walling St (Contributing)



1102 Walling St (Contributing)



1111 Walling St (Contributing)



1111 Walling St (Contributing)



1124 Walling St (Non-Contributing)



1132 Walling St (Contributing)

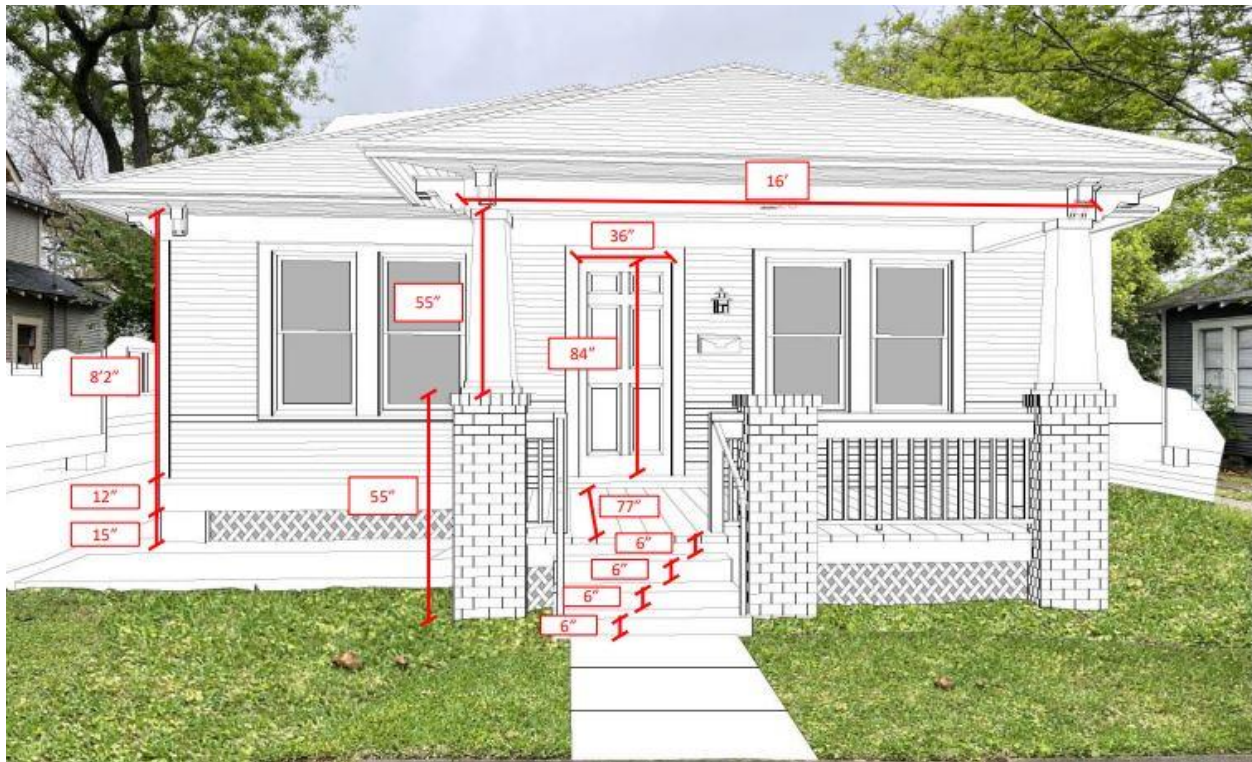


1140 Walling St (Contributing)

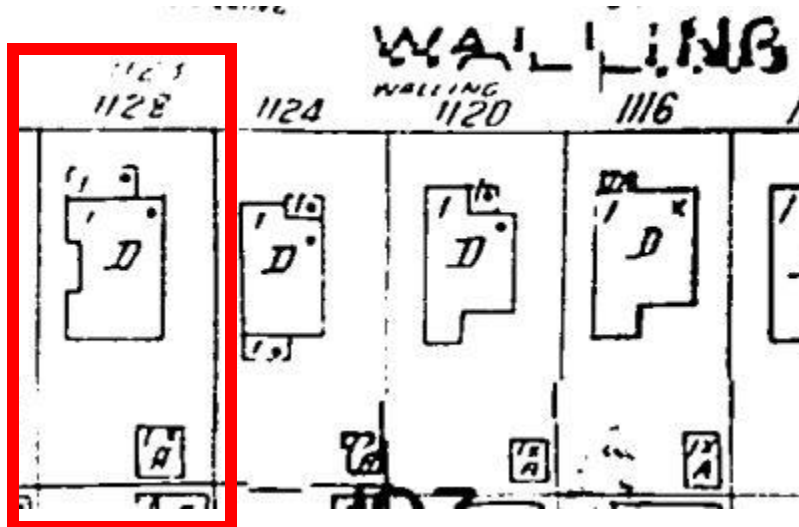


1131 Walling St (Contributing)

Proposed Front Porch

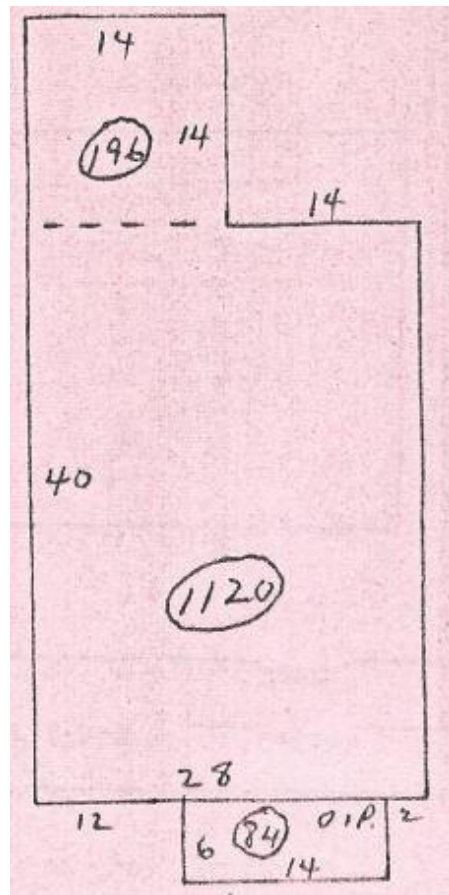
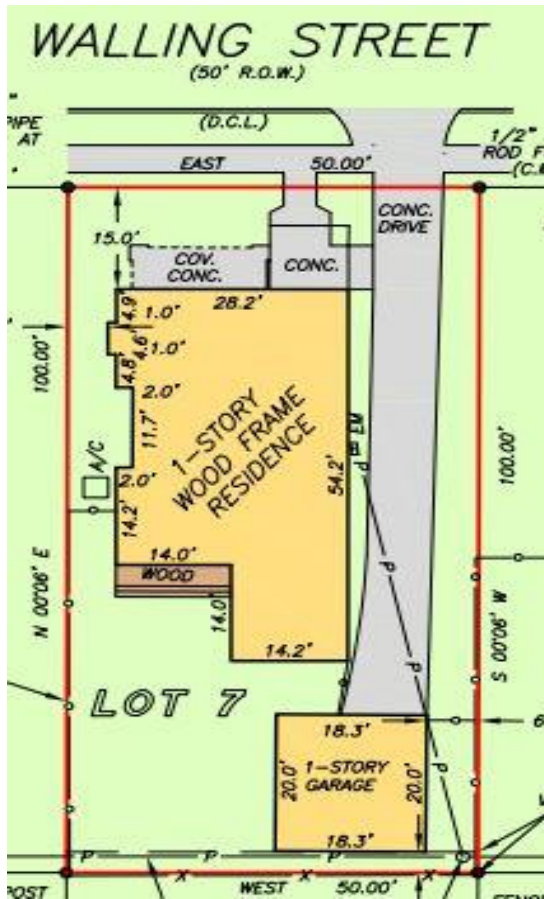


Sanborn Map – 1924



Site Plan

Harris County Building Land Survey: 8-22-1968



Contributing Structures with Similar Front Porches – 1141 E 16th St



Contributing Structures with Similar Front Porches – 1133 E 16th St



Contributing Structures with Similar Front Porches – 1129 E 16th St

