

CERTIFICATE OF APPROPRIATENESS

Application Date: November 2, 2023

Applicant: William G. Moody, owner

Property: 1108 E 14th Street, Lot 2, Block 118, North Norhill Neighborhood Subdivision. The property includes a historic 1,315 square foot, one-story masonry single-family residence and detached garage situated on a 5,200 square foot (104' x 50') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1924, located in the Norhill Historic District.

Proposal: Alteration – Porch

The applicant is proposing to remove the existing non-historic metal columns on the front porch and replace with:

- Three (3) wooden, square columns that are consistent with other contributing structures in the Norhill historic district context area.
 - o Columns are to be covered with smooth Hardie.
 - o Measurements: 7'-0" x 1'-0"
- Wooden railings will be placed in between each column (3'-0" tall).

Please see attachments for additional project information.

****Information subject to change before final staff report****

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial of COA and issuance of COR requiring removal of paint on original brick surfaces and allowing for the proposed alteration to the porch, columns, and railings. Consult with staff for proper paint removal strategies.

HAHC Action: -

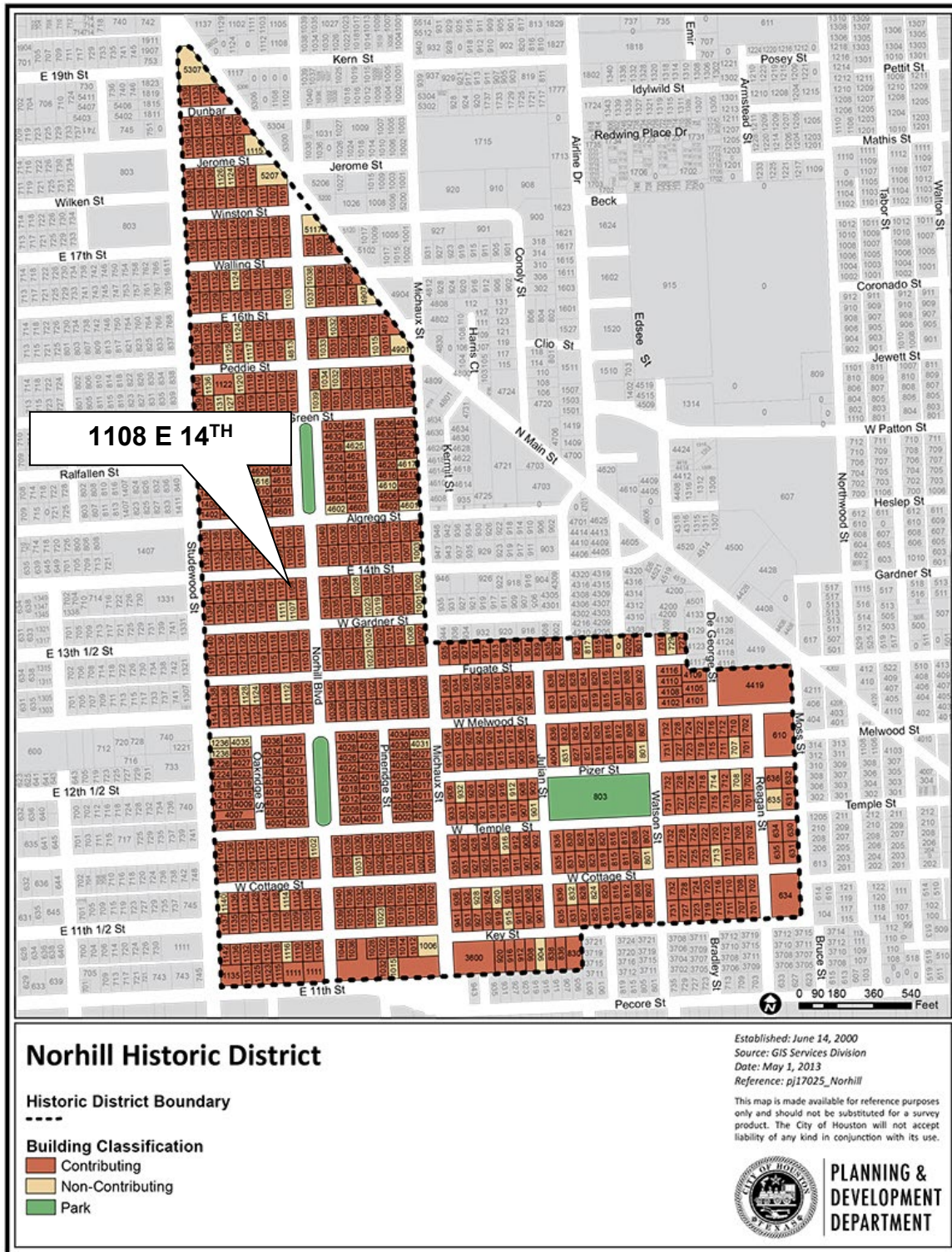
APPROVAL CRITERIA

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 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



INVENTORY PHOTO



CURRENT PHOTO

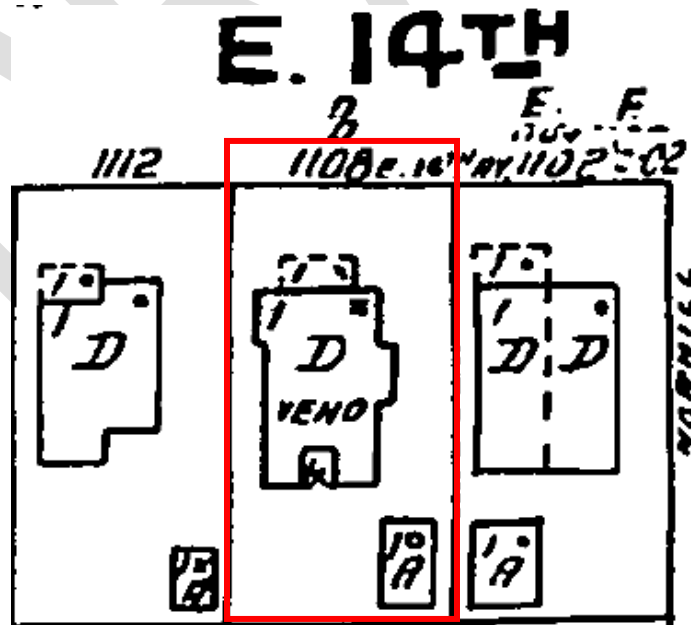


AERIAL VIEW OF PROPERTY



HISTORIC DOCUMENTS

1924-1950 SANBORN



Map No. _____ Addition <u>1108 Norhill</u>		IMPROVEMENTS	
Block <u>118</u> Lot <u>2</u>		No. Sq. Ft. <u>1306</u>	Price Per Sq. Ft. <u>325</u>
OWNER <u>Benigno E E</u>		\$ <u>4240</u>	
ADDRESS <u>1108 E 14th</u>			Percent Good <u>80</u>
TYPE OF PROPERTY <u>RES</u> OCCUPIED VACANT			Other Bldgs. <u>1</u>
BASEMENT, Whole Part _____ FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____ FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____ WALLS, Brick, Stone Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____ ROOF CONS., Concrete, Steel, Wood Truss _____ LIGHTING, Electricity _____ ROOF, Hip, Gable, Mansard, Flat _____ PLUMBING, Sewer, Water, Baths _____ ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____ ELEVATORS _____ EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wb6d, Marble, Granite _____ CONDITION, Good, Fair, Bad, Obsolete _____			Total All Bldgs. <u>3440</u>
PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE Front x Depth Unit Value Factor Front Ft. Value - \$ <u>50 x 100</u> <u>9</u> <u>450</u> TOTAL <u>180-1420</u>	

1953 BLA

Harris County
BUILDING ASSESSMENT
Houston, Texas

Vol. 62 Page 97 Permit No. City
Inspector _____
Date 9-15 1953

Owner _____
No. 1108 E 14th Street
Survey or Addition N. Norhill
Abst. _____ Lot or Tr. 2 Blk. 118
Type _____ Residential _____ Commercial _____
Industrial _____ Pre-Fab _____

Exterior: PermaStone - Rock - Brick Veneer - Frame - Stucco - Concrete Tile - Claytile - Cedar Shakes - Composition - Shingle - Redwood.
Interior: Sheetrock - Plastered - Paneled - Cellotex - Plywood - Other
Floors: Oak - Plywood - Cement - Tile - Other - Azrock - Higgins - Terrazo - None.
Roofing: Shingle - Asbestos - Terra-Cotta - Tile - Composition - Slate - Copper - C-Iron, Tar and Gravel.
Foundation: Concrete Slab - Piers - Blocks, Beams - Brick - Piers-Wood.
Plumbing: 5 Tile - 2 Tile - 3 Tile - Other: None.
Chimneys: Dual Temp. Ac-Tons, Attic Ventilation - Central Heat Unit - Gas Stoves - None.
Electrical Equipment: Part - All - Sprinklers.
Condition: New - Good - Fair - Poor - Obsolete.

Remarks: 1284' x 3.40 = 4710
325.0 x .75 = 240
4950
1240
Moved here _____ From _____ 3710
No. Sq. Ft. _____ Per Sq. Ft. _____
No. Sq. Ft. _____ Per Sq. Ft. _____
1954 New table Assessed Value of Building 1480

1968 BLA

HARRIS COUNTY BUILDING ASSESSMENT

26-130-0000

Permit No. Date 8-22-68

Owner A. T. Sugrue

Street No. 1108 E 14th St

Addition 71.1108 Section

Lot No. 2 Block No. 118

COUNTY ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB-ITEM
62	97	2	2

Re-val

1464 new val VALUE 1460

DATE

NEW OWNER

1 No. Stories	ROOF TYPE	INSULATION	SPECIAL FEATURES
<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Gable	1/2" & Paper	Finished Attic
<input type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Hip	Chestrock	Basement
<input type="checkbox"/> Garage Apt.		Wood Panels	CARPORT
CONSTRUCTION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
<input checked="" type="checkbox"/> Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	2 No. Bedrooms	
Concr. Blks.	Tar & Gravel	1 No. Baths	<input checked="" type="checkbox"/> GARAGE
		Tile	Halls
EXTERIOR WALLS	FLOORING		Roof
<input type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Pine	HEATING & COOLING	
<input type="checkbox"/> Stone Veneer	<input checked="" type="checkbox"/> Hardwood	A/C, C/H or Dual	Floor
<input type="checkbox"/> Lumber	Asphalt Tile		Cellar
<input type="checkbox"/> Shakes	Wool Carpets	No. Fireplaces	Doors

Base Unit \$ 820

A/C C/H \$

Total Unit \$

FIXED ASSESSMENTS ON BLOCK BOOK

- Assmt. \$ 530

S. Assmt. \$ 280

T VALUE \$

ret in name of

392
390
386
380
1764

EXCLUDING APPRAISALS, if any -

100% Value - without depreciation \$

Dep. - Ph. 35% Pa. \$ Ec. \$

NEW APPRAISALS

Area 1264	SPR 820	\$ 10360
OPR 96	200	190
SP 28	40	110
OPR 328	190	620
		11280
		3950
		7330

Appraiser's name & date A. T. Sugrue

FOR 19 69 40% \$ 2930 City val

50% 3880 School val

1460 Ce val

1978 BLA

CITY OF HOUSTON HARRIS COUNTY BUILDING ASSESSMENT
ACN 026-130-00-002-4

OWNER INGRAM DURWOOD L MRS
ADDRESS 1108 14TH E
DESCRIP. LOT 2 BLK 118 N NORHILL

LAND VALUE 2570
IMPROVEMENTS 7320

901

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Sngl. Family	Concr. Slab	Gable	Walls
Duplex	Beam & Piers	Hipped	Roof
Gar. Apt	Concr. Blks.	Flat	Floor
Fnsht. Attic			Ceiled
Basement	FLOORING	ROOFING	Doors
SIDING	Pine	Wd. Shngls	
Brick V	Hardwood	Comp. Shgs	
Stone V	Terrazzo	Tar & Gravel	CARPORT
Asbestos	Vinyl		Roof
Shakes	WtoW Cpts	INTERIOR FNISH	Floor
Lumber		S/L & Paper	
	HEATING & COOLING	Sheetrock	
No. Bdrms	A/C/C/H, Dual	Wd. Panels	
No. Baths		Plaster	
No. P.places			

Permit V 026-130-00-002-4 1977 01/24/77 I
10150 185.00 18780 53%

Impr. 0
Rendered in name of

TRANSMITTED
DEC 6 F
DPR

MARKET VALUE TODAY
19150
UPON REVERSE

APPRaiser CODE DATE

COUNTY & ACCOUNT NO.
SEQUENCE NO. VOL. PG. SUB. ITEM
63 970 2
77

Revalued

1978 new Total VALUE 6010
DATE

NEW OWNER

GAR.
25' 325'
13'

390
96
330
1264

EXISTING APPRAISALS, if any -
100% Value - without depreciation - \$
Dep. % 35% Tu. % 7% De. % 4%
NEW APPRAISALS

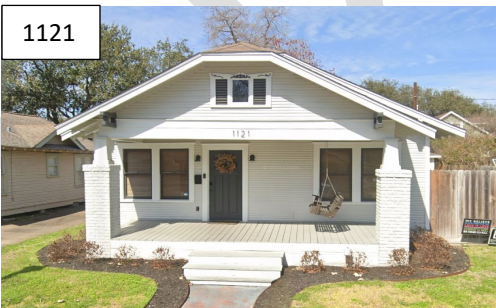
Area	1264	area	820	10360
ORJ	96		200	190
SP	28		410	110
Gar	325		110	620
				11280*
				3950
				7330

CLASS _____ Yr. Built _____ Depr. _____ %
Base Unit @ \$ _____ A/CAC/H @ \$ _____ Total Unit @ \$ _____
Old 100% SF @ 41,280 x .9 = \$

Appraiser's name & date TOTAL VALUE 121576
Appraiser's name & date FOR 19 69 40%
V. Hoffmeyer
8-20-60 K

Appraiser's name & date TOTAL 100% Value \$ 19150
For 19 77 factor X 185
New 100% - 18780
2032% - 6010

CONTEXT AREA



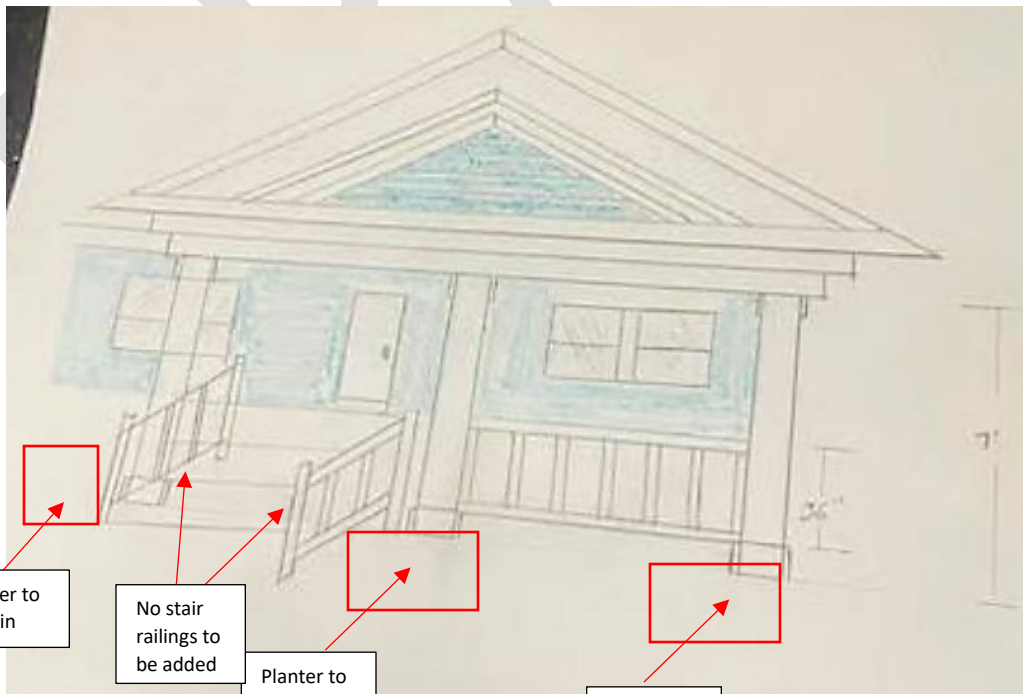
PORCH ALTERATION

EXISTING



- Metal columns to be replaced with wood columns.
- Wood railing to be added between columns.
- **Staff requires paint to be removed from masonry.

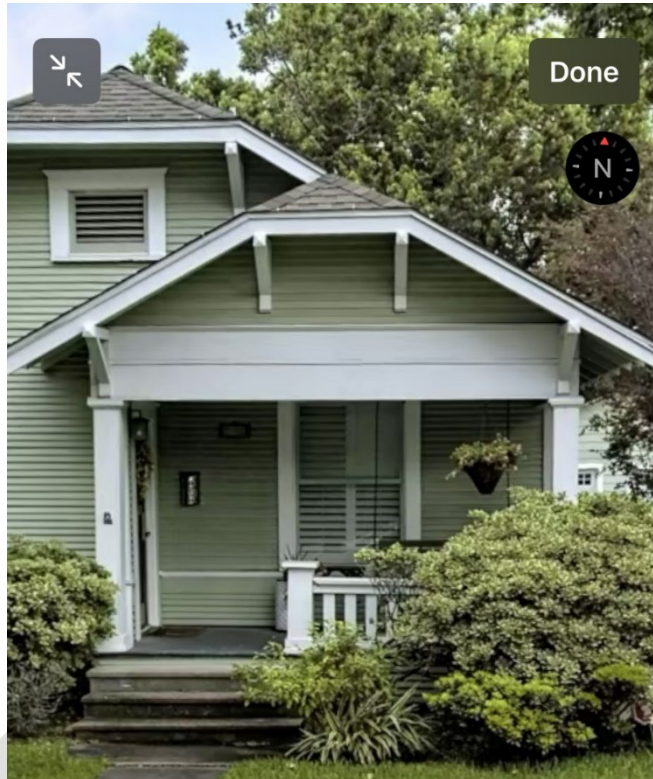
PROPOSED



- No stair railings will be added.
- Front planters will remain in place.

INSPIRATION PHOTOS – CONTRIBUTING STRUCTURES IN NORHILL

1035 W MELWOOD



1101 E 14TH



ESTIMATE OF PROPOSED WORK DETAILS



(832) 774-7023 | (713) 261-4295

ESTIMATE

(832) 729-6252

The following is pricing to complete the work described below for the client referenced above.

- Removal of three metal columns
- Build and install 3 7ft 12sq inches wooden columns (made of pressure treated wood) that will replace the existing columns.
- Installation of hardy-plank over the new wooden columns
- Building a railing between the columns as referenced on the picture provided by the client.

\$1,850

The price listed includes materials and labor required to complete the work.

DRY