

CERTIFICATE OF APPROPRIATENESS

Application Date: November 10, 2023

Applicant: Jan A. Griffin, owner

Property: 1011 W Gardner Street, Lot 18, Block 119, North Norhill Neighborhood Subdivision. The property includes a historic 1,712 square foot, one-story brick single-family residence and detached garage situated on a 5,000 square foot (100' x 50') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1925, and Contributing garage, constructed circa 1950, located in the Norhill Historic District.

Proposal: Alteration – Porch or Balcony

The applicant proposes to alter the existing front porch roof and columns to incorporate a design that is in keeping with the existing house’s front gable with hip roof design and other contributing structures in the Norhill Historic District. The existing front porch configuration with a flat roof is non-original. The project details include:

- Porch Roof (18'-0" x 8'-0" x 14'-2")
 - Remove the existing flat porch roof (non-original).
 - Construct a second hipped gable roof to cover a portion of the existing concrete porch slab.
 - The existing concrete slab (1'-0" height) will remain in place with a covered portion in the middle and uncovered porch space extending out on either side of the new porch roof.
 - The new hipped gable porch roof will mimic the original existing front gable on the house. Porch soffit will be covered in beadboard.
- Porch Details (26'-3" x 8'-0" x 14'-2")
 - The existing concrete slab (1'-0" height) will remain in place.
 - Remove existing porch wood columns (non-original) and replace with two wood 8" square columns to support the new gable porch roof.
 - Add new front porch steps with a walkway leading to front porch steps. Existing steps on east side elevation will remain.
 - The original door and windows will remain.

Please see attachments for additional project details (pg. 10-18).

Public Comment: No public comment received.

Civic Association: The Norhill Neighborhood Association supports the porch design.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

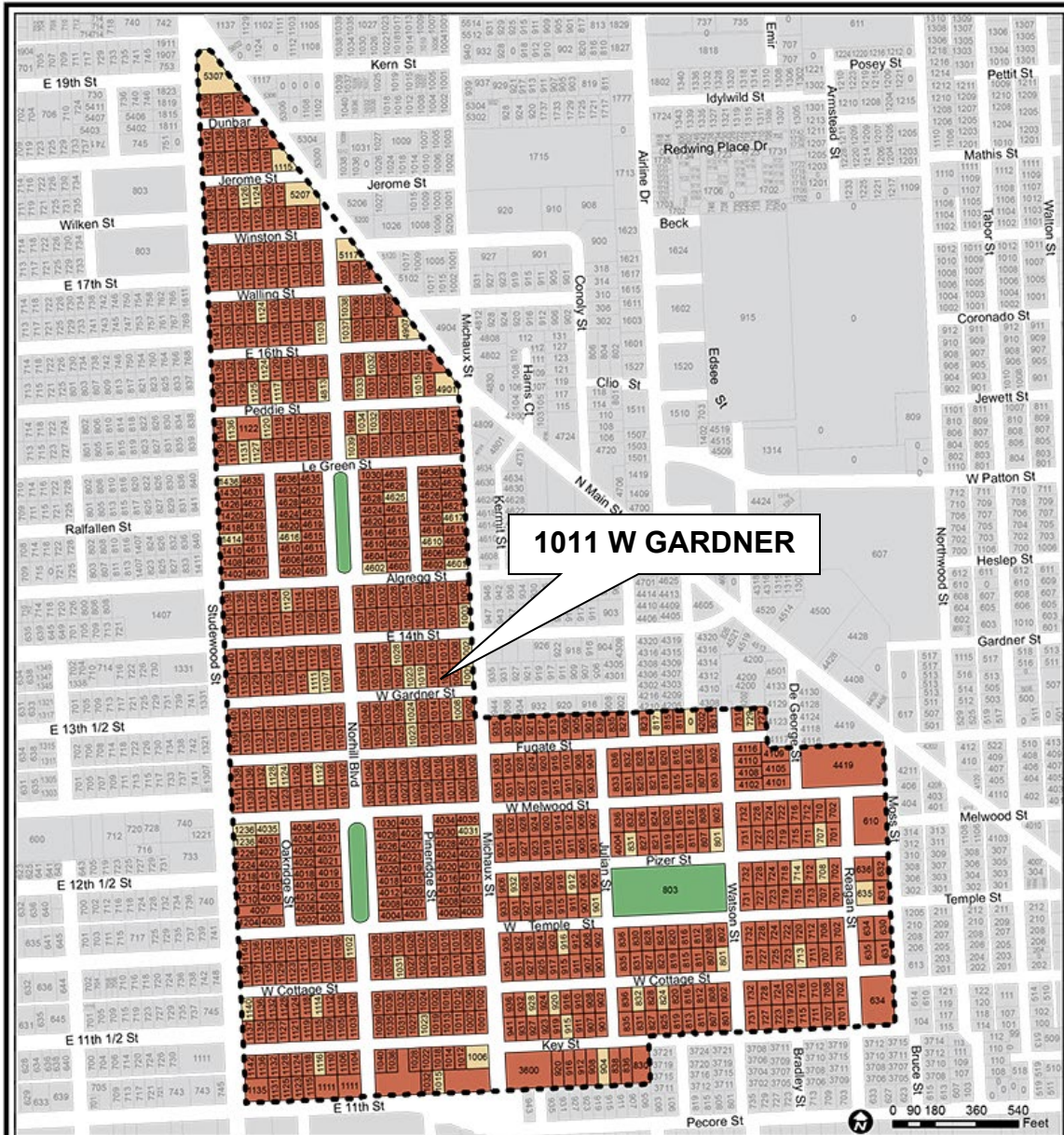
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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.

DISTRICT MAP

NORHILL HISTORIC DISTRICT



Norhill Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 14, 2000
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Norhill

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

INVENTORY PHOTO



CURRENT PHOTOS
SOUTH (FRONT) ELEVATION



SOUTHEAST CORNER

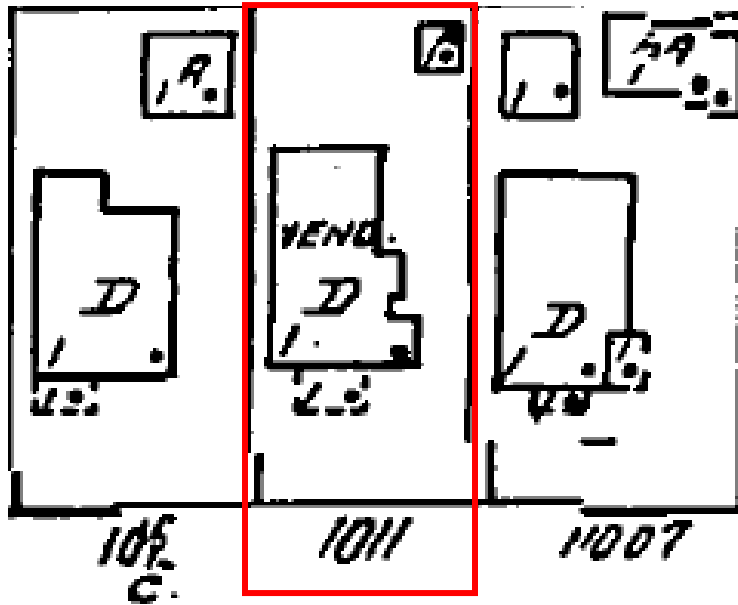


EAST (RIGHT) ELEVATION



HISTORIC DOCUMENTS

1951 SANBORN – VOL 2, SHEET 275



HISTORIC PHOTOGRAPH (C.1950-60s)



BLA (C.1925)

| Map No. Addition <u>200 Norhill</u> | No. Sq. Ft. <u>1309</u> | Price Per Sq. Ft. <u>3⁰⁰</u> | \$ <u>3920</u> | | | | | | | | | | | | | | | | | | | | |
|--|--|---|------------------------|--------------|-----------|-------------|--------------|---------------|------------|------------------|------------------------|-------------|--|--|--|--|--|--|--|--|--|--|-------|
| Block <u>119</u> Lot <u>18</u> | <table border="1"> <tr> <td>Percent Good</td> <td><u>75</u></td> <td><u>2940</u></td> </tr> <tr> <td>Other Bldgs.</td> <td><u>1</u></td> <td><u>25</u></td> </tr> <tr> <td>Total All Bldgs.</td> <td></td> <td><u>2965</u></td> </tr> </table> | | | Percent Good | <u>75</u> | <u>2940</u> | Other Bldgs. | <u>1</u> | <u>25</u> | Total All Bldgs. | | <u>2965</u> | | | | | | | | | | | |
| Percent Good | <u>75</u> | <u>2940</u> | | | | | | | | | | | | | | | | | | | | | |
| Other Bldgs. | <u>1</u> | <u>25</u> | | | | | | | | | | | | | | | | | | | | | |
| Total All Bldgs. | | <u>2965</u> | | | | | | | | | | | | | | | | | | | | | |
| OWNER <u>Ratt, J O</u> | <table border="1"> <tr> <th colspan="4">LAND VALUE</th> </tr> <tr> <th>Front x Depth</th> <th>Unit Value</th> <th>Factor</th> <th>Front Ft. Value - - \$</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>TOTAL</td> </tr> </table> | | | LAND VALUE | | | | Front x Depth | Unit Value | Factor | Front Ft. Value - - \$ | | | | | | | | | | | | TOTAL |
| LAND VALUE | | | | | | | | | | | | | | | | | | | | | | | |
| Front x Depth | Unit Value | Factor | Front Ft. Value - - \$ | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| | | | TOTAL | | | | | | | | | | | | | | | | | | | | |
| ADDRESS <u>1011 W. Gardner</u> | <u>180-1350</u> | | | | | | | | | | | | | | | | | | | | | | |
| TYPE OF PROPERTY <u>RES</u> OCCUPIED VACANT | | | | | | | | | | | | | | | | | | | | | | | |
| 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, <u>Stone</u> , 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, Wood, Marble, Granite | CONDITION, Good, Fair, Bad, Obsolete | | | | | | | | | | | | | | | | | | | | | | |
| PERMIT DATE _____ NO _____ AMT. _____ | | | | | | | | | | | | | | | | | | | | | | | |

1927 BLA

| | |
|--|---------------------------------|
| Form 381 | |
| BUILDING ASSESSMENT Houston, Texas | |
| Map No. <u>33 1/2</u> | Permit No. <u>1643</u> |
| Field Book No. _____ | <u>12-197</u> |
| Owner <u>W.R. Allison</u> | |
| No. <u>1011</u> | Street or Avenue <u>Gardner</u> |
| Addition <u>North Norhill</u> | |
| Vol. <u>5</u> Page <u>238</u> Block <u>119</u> Lot <u>18</u> | |
| <u>5 Rooms - 13x16</u> <u>10x16 Bay</u> | |
| Size of Building | |
| <u>28</u> wide <u>40</u> deep <u>1</u> stories | |
| wide _____ deep _____ stories | |
| wide _____ deep _____ stories | |
| With or without basement or cellar. | |
| Foundation: Walls or Piers. | |
| Material: Frame, Brick, <u>Jan</u> | |
| Outside Trimmings: Plain, Ornamental. | |
| Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine, Plaster | |
| Roof: Hip, Gable, Flat. | |
| Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel. | |
| Heating: Furnace, Steam, Gas, Stoves. | |
| Plumbing: With or Without Bath Room. | |
| Condition: Good, Fair, Bad. Built in Year _____ | |
| No. Sq. Ft. _____ | Per. Sq. Ft. _____ |
| No. Sq. Ft. _____ | Per. Sq. Ft. _____ |
| No. Sq. Ft. _____ | Per. Sq. Ft. _____ |
| Permit Value, \$ <u>2500⁰⁰</u> | |
| Age, Cond. and Utility Dep. _____ per cent. | |
| Amount of Depreciation, \$ _____ | |
| Assessed Value of Building, \$ _____ | |
| Rendered in name of <u>R.J. James Realty Co.</u> | |

1260 @ 1⁶⁰ = 2000 for 1927
10/1/27

1967 BLA

HARRIS COUNTY BUILDING ASSESSMENT

Permit No. 73338 Date JUN 19 1967

Owner *A. S. Cegielski*

Address No. 1011 W Gardner

Section North Norhill

Lot No. 18 Block No. 119

4 Ton AIR COND. AND C/H RES

| No. Stories | FOUNDATION | ROOF TYPE | GARAGE | Interior Finsh. |
|-------------|--------------|-----------|--------|-----------------|
| 1 | Concr. Slab | Gable | 117 | Floor |
| | Beam & Piers | Hipped | Walls | S/L & Paper |
| | Concr. Blks. | Flat | Floor | Sheetrock |
| | Basement | | Doors | Wood Panels |
| | | | Calhd | Plaster |
| | | | | Tile |
| | | | | W.C. & Pans |
| | | | | W.C. & Pans |
| | | | | Plaster |

Roofing: Wood Shingles

Heating & Cooling: No. Radiators

Interior Finsh.: No. Bathrooms

Permit Val. \$1200

Existing Almnts. Land \$1330 Impr. \$4030 Total Ass'd Val. Impr. for 19 75 \$10840

Rendered in name of *A. S. Cegielski*

NEW OWNER: *Cegielski, Albin S.*

Handwritten notes: *1468 New Val. 1520*, *1520 = Co val*

Handwritten calculations on floor plan:

- 15' x 20' = 300
- 20' x 20' = 400
- 20' x 12' = 240
- 20' x 10' = 200
- 30' x 10' = 300
- 1340

Handwritten notes: *1346*, *1400*, *260*, *1540*, *4000*, *7000*

Appraiser's name & date: *GODFREY 12/11/67*

Handwritten note: *1520 = Co val*

Concrete slab porch as seen today appeared by 1967 and grandfathered into the Norhill Historic District.

1974 BLA

HARRIS COUNTY BUILDING ASSESSMENT

Permit No. 18829 Date MAY 30 1974

Owner *A. S. Cegielski*

Address No. 1011 W Gardner

Section North Norhill

Lot No. 18 Block No. 119

Res. Addition

| No. Stories | FOUNDATION | ROOF TYPE | GARAGE | Interior Finsh. |
|-------------|--------------|-----------|--------|-----------------|
| 1 | Concr. Slab | Gable | 117 | Floor |
| | Beam & Piers | Hipped | Walls | S/L & Paper |
| | Concr. Blks. | Flat | Floor | Sheetrock |
| | Basement | | Doors | Wood Panels |
| | | | Calhd | Plaster |
| | | | | Tile |
| | | | | W.C. & Pans |
| | | | | W.C. & Pans |
| | | | | Plaster |

Roofing: Wood Shingles

Heating & Cooling: No. Radiators

Interior Finsh.: No. Bathrooms

Permit Val. \$1200

Existing Almnts. Land \$1330 Impr. \$4030 Total Ass'd Val. Impr. for 19 75 \$10840

Rendered in name of *A. S. Cegielski*

NEW OWNER: *Cegielski, Albin S.*

Handwritten notes: *1775 New Val. 2710*, *2710*, *1900*, *810*

Handwritten calculations on floor plan:

- 15' x 20' = 300
- 20' x 20' = 400
- 20' x 12' = 240
- 20' x 10' = 200
- 30' x 10' = 300
- 1340

Handwritten notes: *1704*, *770*, *13460*, *200*, *180*, *370*, *336*, *180*, *400*, *350*, *2840*, *440*, *5830*, *10840*

Appraiser's name & date: *P. H. Godfrey*

Handwritten note: *Co. 25% = 2710*

The existing concrete slab porch was still in place in 1974.

CONTEXT AREA – W GARDNER STREET



**PROPOSED PORCH ROOF EXAMPLES IN NORHILL
CONTRIBUTING STRUCTURES IN CONTEXT AREA**



1031 W Gardner



1036 W Gardner

EXAMPLES OF PROPOSED WOOD COLUMNS IN NORHILL

CONTRIBUTING STRUCTURES IN CONTEXT AREA



728 W Melwood



1015 W Gardner

SOUTH (FRONT) ELEVATION

EXISTING



PROPOSED 3D RENDERING

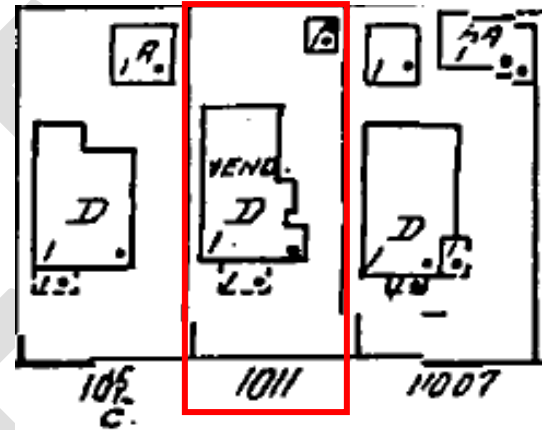


ORIGINAL DOOR
AND WINDOWS
WILL REMAIN.

HISTORIC FOOTPRINT COMPARISON

HISTORIC PHOTOGRAPH (C.1950-60s) &

1951 SANBORN – VOL 2, SHEET 275



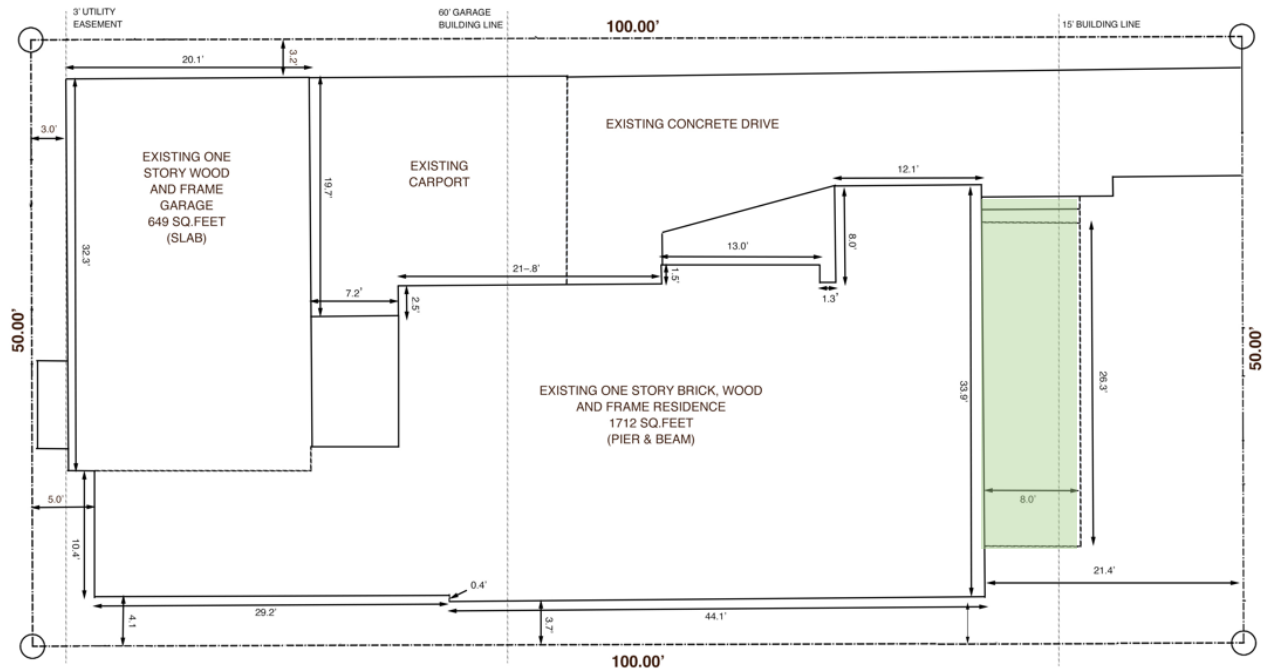
PROPOSED 3D RENDERING



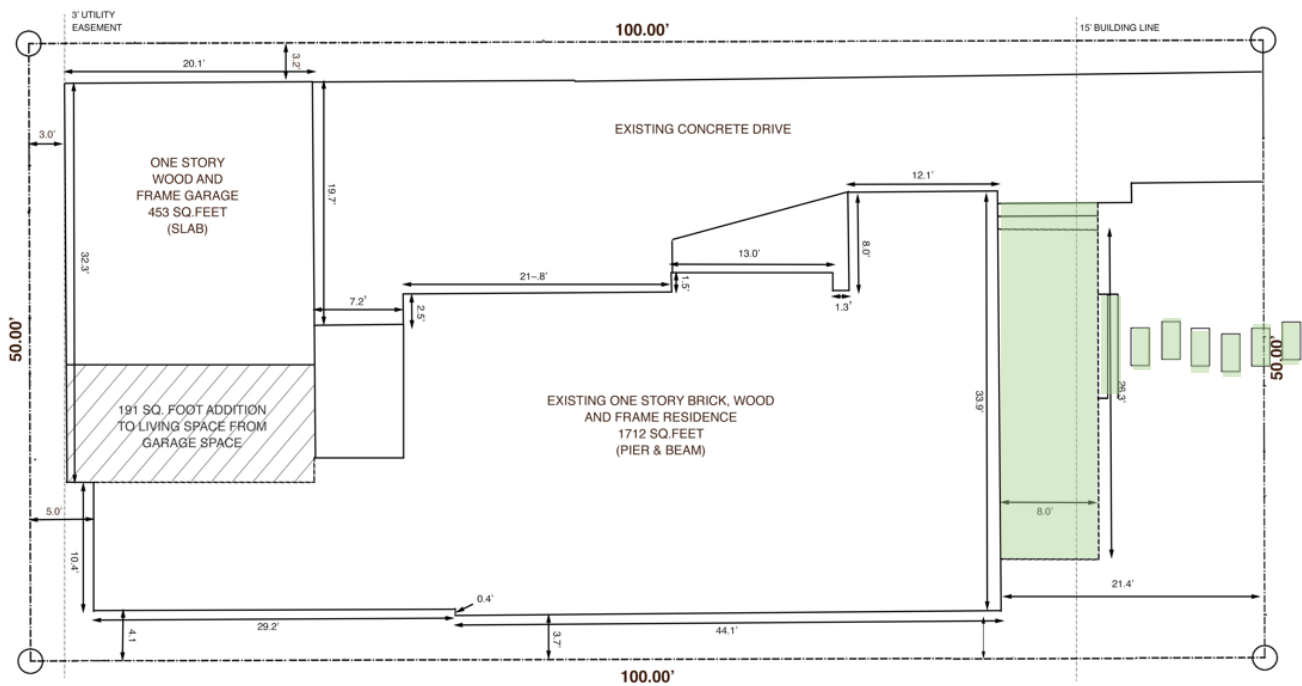
ORIGINAL DOOR AND WINDOWS WILL REMAIN.

SITE PLAN

EXISTING



PROPOSED

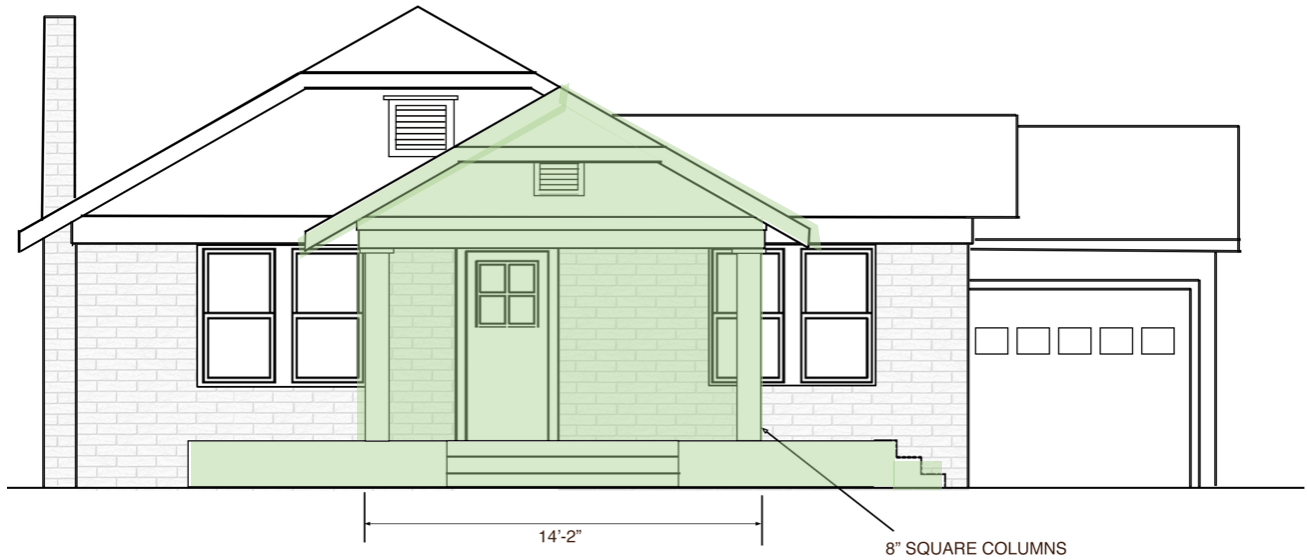


SOUTH (FRONT) ELEVATION

EXISTING

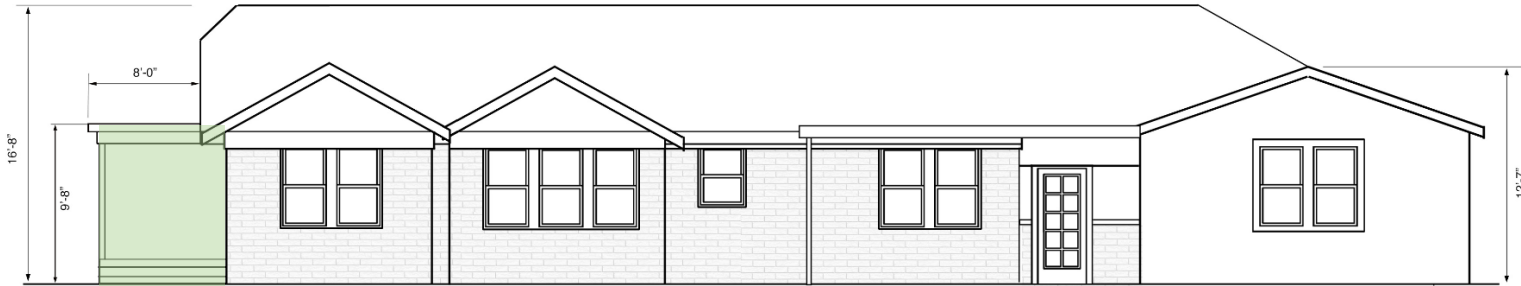


PROPOSED

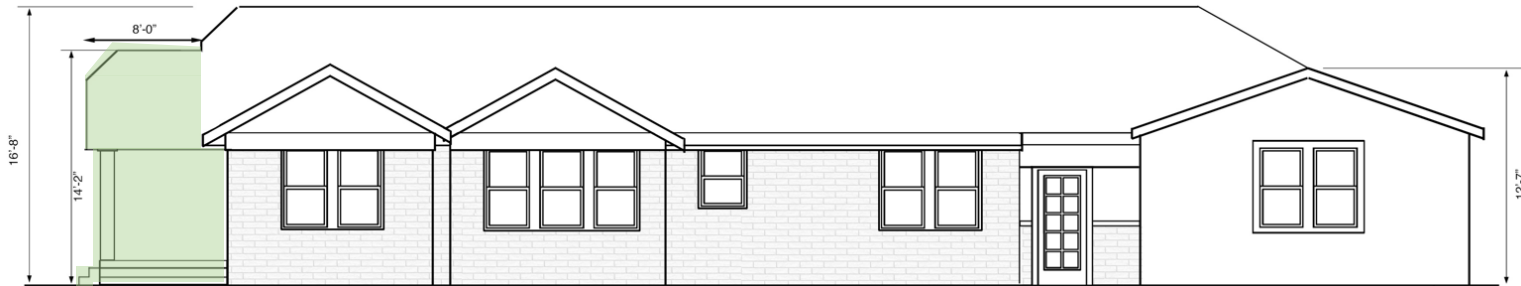


EAST (RIGHT) ELEVATION

EXISTING

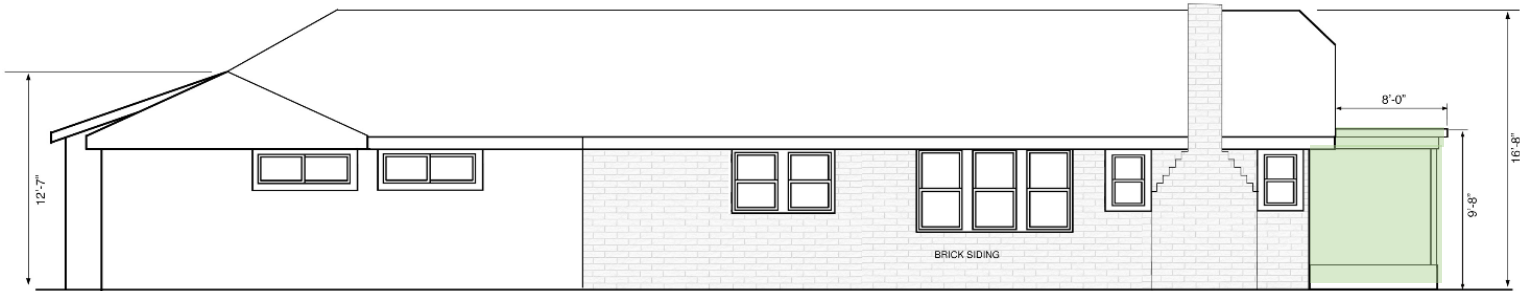


PROPOSED

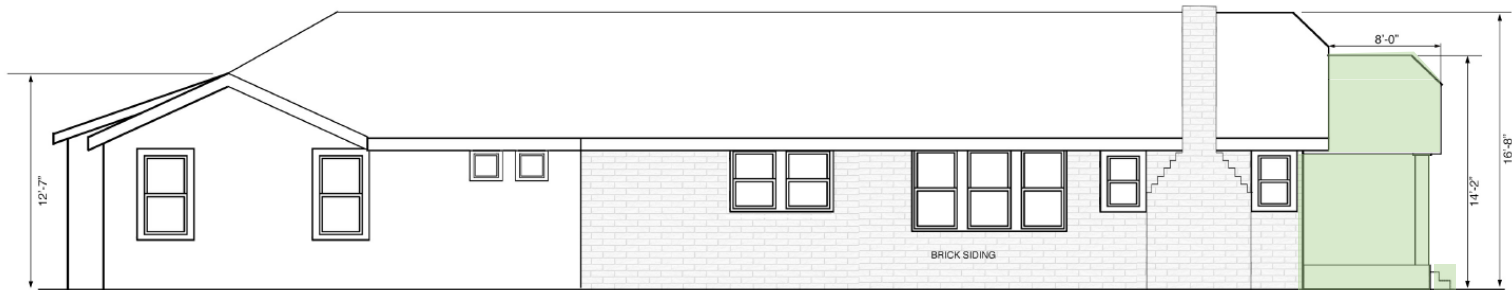


WEST (LEFT) ELEVATION

EXISTING

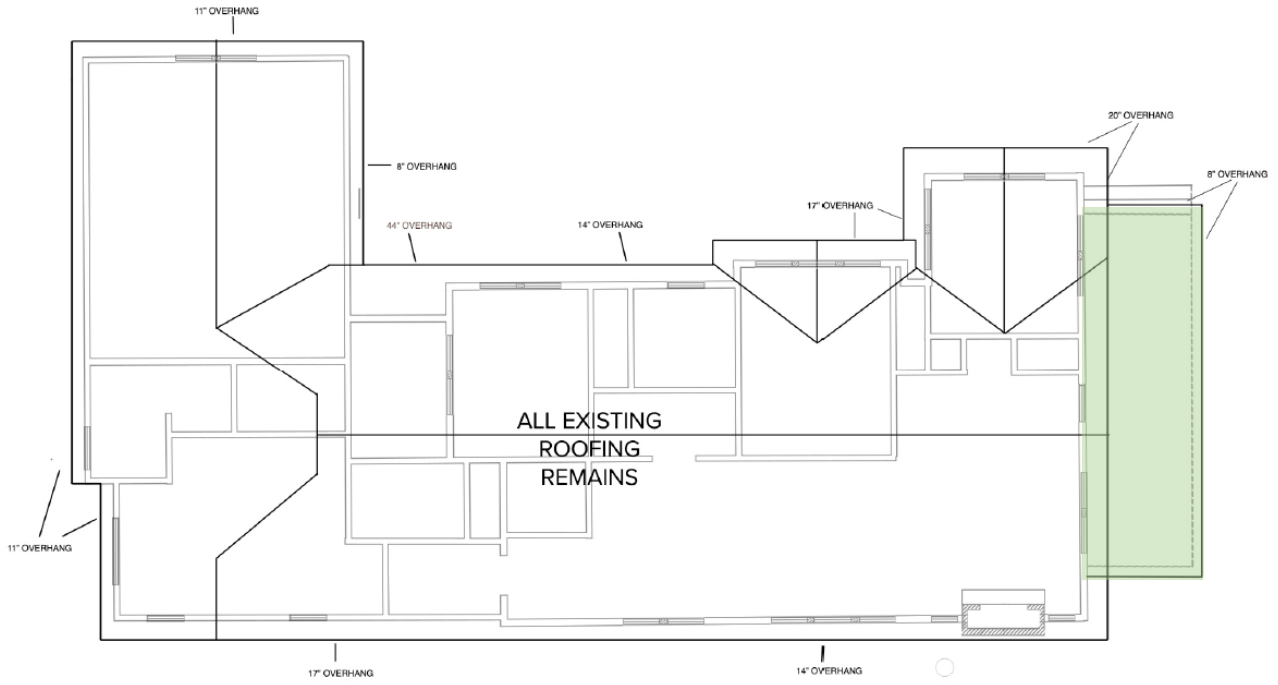


PROPOSED



ROOF PLAN

EXISTING



PROPOSED

