



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 4/30/2025

HPO File#: HP2025_0124

ITEM#: E18

Applicant: Jonathan Plata, agent, Roberto Leon, owner

Property: 1020 E 16TH St E, 109, Norhill

Significance: Contributing (includes potentially contributing), Norhill

Proposal: Alteration:

COR - Certificate of Remediation

Work was done without COA Approval:

- Non-original Front Door was removed and replaced.
- Front Porch Brick columns were painted.

- Painting unpainted masonry is not allowed under Preservation Ordinance.

- Paint must be Removed from Brick Columns.

Owner has removed paint from front porch columns.

Replaced front door is Craftsman style, appropriate for district.

Door removed was not original and not appropriate to district.

Public Comments

Name	No Comments
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Civic Association

Name	No Comments
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Recommendation: Denial of COA, Approval of COR as Submitted

HAHC Action:

Basis for Issuance:

Date Effective:



CERTIFICATE OF APPROPRIATENESS

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Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.		

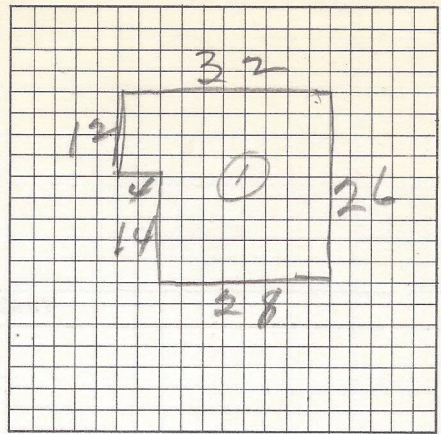
Map No. _____ Addition No north
Block 129 Lot 3

OWNER Grover, R. M.
ADDRESS 1020 E. 16th

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, 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, Wood, Marble, Granite	CONDITION, Good, Fair, Bad, Obsolete

PERMIT DATE _____ NO. _____ AMT. _____

IMPROVEMENTS

No. Sq. Ft.	776	Price Per Sq. Ft.	2.35	\$	1870	
				Percent Good	80	1450
				Other Bldgs.	Garage	20
				Total All Bldgs.	1470	

LAND VALUE

Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
TOTAL			
160-680			

BUILDING ASSESSMENT

Form 381

Houston, Texas

Map No.

3342

Permit No.

1198

Field Book No.

Owner

W. D. Carter

No.

1020

Street or Avenue

Addition

N. Norhull

Vol.

53

Page

228

Block

104

Tract

3

4 Room, & Bath.

16x16 Gar.

Size of Building

28

wide

30

deep

1

stories

wide

deep

storie

wide

deep

stori

With or without basement or cellar.

Foundation: Walls or Piers.

Material: Frame, Brick,

Outside Trimmings: Plain, Ornamental.

Inside Finish: Rough, Plain, Ornamental, Hard Wood, 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.

240

Per Sq. Ft.

No. Sq. Ft.

84

Per Sq. Ft.

No. Sq. Ft.

2

Per Sq. Ft.

Permit Value, \$

2700.00

Age, Cond. and Utility Dep.

per cent.

Amount of Depreciation, \$

Assessed Value of Building, \$

1325.00

Rendered in name of

W. D. Carter & Co

INVESTIGATE

Map No.

33 1/2

3 - 17 -

192

Owner.

C. Rambo

Lot

3

Block

109

N. North Hill

Addit

Vol.

53

Page

228

REMARKS:

1000 for 1928

192

Value - - \$

1320

192

Value - - \$

1000

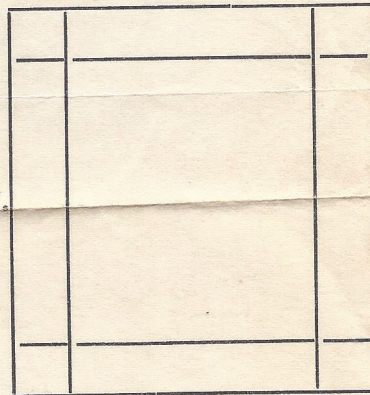
No.

Street

W.

N.

S.

R/P 1928
1000

INVESTIGATE

Map _____

Vol. 62Page 88

APR 30 1932

, 19

Rains. C

Owner

Lot 3

Block

109

North Norhill

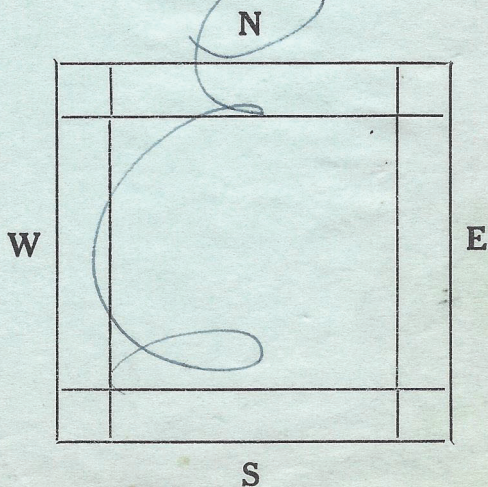
Addition

REMARKS:

County Value.....\$ 1000Owners Value.....\$ 900

No. _____

Street



INVESTIGATE

Map _____

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1/22/34
K

, 19

Grover, R M

Owner

Lot 3

Block

109

North Norhill

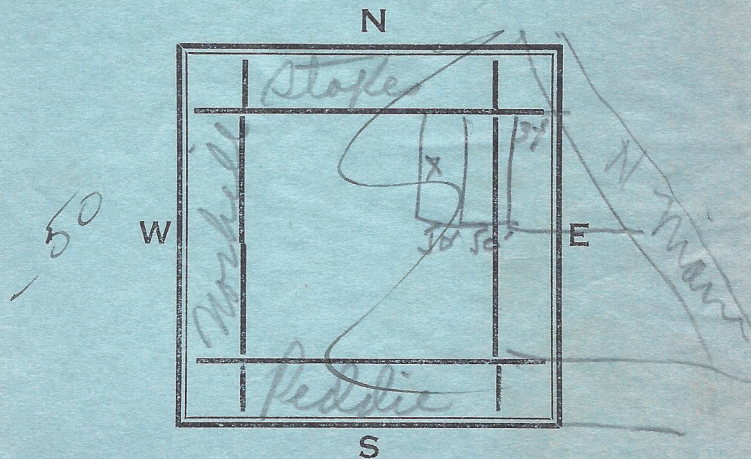
Addition

REMARKS:

28-130 Cr. F. & R. 13/4

County Value.....\$ 730Owners Value.....\$ 680No. 1020 Stokes

Street



INVESTIGATE

Map _____

Vol. _____

Page _____

Grover, R. M.

Owner _____

Lot

3

Block

109

North Norhill

Addition _____

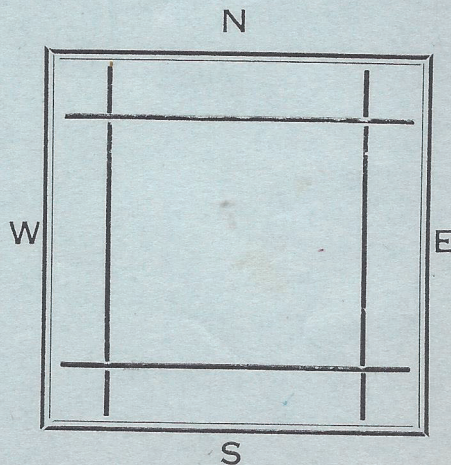
REMARKS:

County Value \$ 680

Owners Value \$ 630

No. _____

Street _____



26-121-3

Harris County
BUILDING ASSESSMENT
Houston, Texas

Vol. 62 Page 88Permit No. City

Inspector _____

Date 6-15 1953

Owner _____

No. 10 20 E 16th StreetSurvey or Addition N MarkhillAbst. _____ Lot or Tr. 2 Blk. 109

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 — None Paper

Floors: Oak — Plywood — Cement — Tile — Pine — Azrock — Higgins — Terrazio — 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: 1 Tile — 2 Tile — 3 Tile — Other: None.

Climatizers: Dual. Temp. Ac—Tons, Attic Ventilation—Central Heat Unit—Gas Stoves—None.

Electrical Equipment: Part—All—Sprinklers.

Condition: New—Good—Fair—Poor—Obsolete.

Reclassified 2+Permit Val. 1926Year Built 7Remarks: 794' @ 2.60 2060216 @ 50 110Net 3070 21706501520

Moved here _____ From _____

No. Sq. Ft. 6-30-53 Per Sq. Ft. _____No. Sq. Ft. 1954 new total Per Sq. Ft. _____Assessed Value of Building 610

City of Houston, TEXAS HARRIS COUNTY BUILDING ASSESSMENT

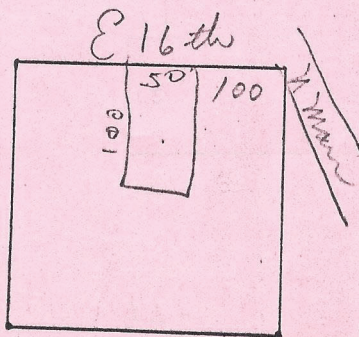
Map No. 3A Acct.No. 26-121-00-003
 Permit No. Reval Date 8-16-68
 Owner J. W. Quinn
 Street No. 1020 E 16th
 Addition N. Norrell Section _____
 Lot No. 3 Block No. 109

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
	<u>67</u>	<u>88</u>		<u>3</u>
<u>79</u>				
<u>Re-val</u>				
<u>1969</u>		<u>Nov 15</u>		DATE
		<u>640</u>		VALUE
NEW OWNER				

No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> S/L & Paper	<input type="checkbox"/> Finished Attic
<input type="checkbox"/> Duplex	<input type="checkbox"/> Hip	<input type="checkbox"/> Sheetrock	<input type="checkbox"/> Basement
<input type="checkbox"/> Garage Apt.		<input type="checkbox"/> Wood Panels	<input type="checkbox"/> CARPORT
FOUNDATION	ROOFING	<input type="checkbox"/> Plaster	Roof
<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Wood Shingles		Floor
<input type="checkbox"/> Beam & Piers	<input checked="" type="checkbox"/> Comp. Shingles	<u>2</u> No. Bedrooms	
<input type="checkbox"/> Concr. Blks.	<input type="checkbox"/> Tar & Gravel	<u>1</u> No. Baths	<input checked="" type="checkbox"/> GARAGE
EXTERIOR WALLS	FLOORING	<input type="checkbox"/> Tile	Walls <u>7-1/2</u>
<input checked="" type="checkbox"/> Brick Veneer	<input checked="" type="checkbox"/> Pine	HEATING & COOLING	Roof <u>2-1/2</u>
<input type="checkbox"/> Stone Veneer	<input type="checkbox"/> Hardwood	A/C, C/H or Dual	Floor <u>2-1/2</u>
<input type="checkbox"/> Lumber	<input type="checkbox"/> Asphalt Tile		
<input type="checkbox"/> Shakes	<input type="checkbox"/> WtoW Carpets	<input type="checkbox"/> No. Fireplaces	Ceiled <u>2</u>
			Doors <u>2</u>

(Base Unit \$ 620)
 S 530 (A/C C/H \$ _____)
 (Total Unit \$ _____)
 BUILDING ASSESSMENTS ON BLOCK BOOK
 - Assmt. \$ 530
 - Assmt. \$ 1170
 TOTAL VALUE \$ _____

Recorded in name of



CITY OF HOUSTON, HARRIS COUNTY BUILDING ASSESSMENT

ACN 026-121-00-003-2

OWNER HAYES MOZELLE
 ADDRESS 1020 16TH E
 SCRP. LOT 3 BLK 109 N NORHILL

AND VALUE
 IMPROVEMENTS

2510
 3210

FAIR

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Engl. Family	Concr. Slab	Gable	Walls
Complex	Beam & Piers	Hipped	Roof
Mar. Apt.	Concr. Blks	Flat	Floor
Insid. Attic			Ceiled
Assessment	FLOORING	ROOFING	Doors
SHEDDING	Pine	Wd. Shngls	
Block 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. F'places			

Permit 026-121-00-003-2 1977 01/24/77 I
 3730 185.00 6900 53%

Impr. \$

Rendered in name of

MARKET VALUE 100%

3730

(FROM REVERSE)

APPRAISER CODE

DATE

1523

10/15/76

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
	62	88	0	3
55				
Revalued				
1978 New Total				
DATE			VALUE 2210	
NEW OWNER				

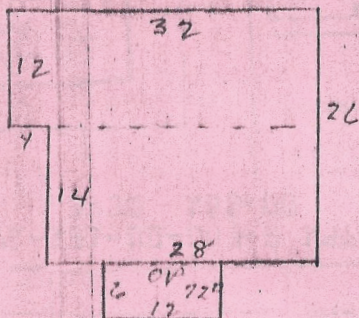
— Δ —
 TRANSMITTED

DEC 16 1976

T

Aug
384
392
776

GAR
18 216"
12



ESTING APPRAISALS, if any -
% Value - without depreciation - \$
-Ph. 40% Fu. % Ec. % \$

CLASS _____ Yr. Built _____ Depr. _____ %
Base Unit@ \$ _____ A/C&C/H@ \$ _____ Total Unit@ \$ _____

010/100% SFE \$ 5330 * 7 =

Aug 776 SFE \$ 620 \$ 4810 \$
010 72 150 110
Nov 216 190 410
5330 *
Lend 40% 2130
3200

Appraiser's name & date

Total 100% Value \$ 3730

For 19 77 factor X 1.85

new 100% - 6900

CO 32% = 2210

Appraiser's name & date

TOTAL VALUE \$

FOR 19 69 40% \$

H. Poffenberger


12-15-76

1037

5330 + 1190

Previous Condition



The image shows the front facade of a single-story house. The main walls are covered in grey horizontal siding. A prominent feature is the front porch, which is supported by two thick, white-painted brick pillars. The porch floor and the three steps leading up to it are painted a dark red color. In the center of the porch is a dark-colored door with a white frame and a small window divided into six panes. To the left of the door is a white-framed window. To the right of the door, a black, ornate mailbox stands on the porch. Above the door, a small black light fixture is mounted on the wall. The gable end of the house, which is the triangular section above the porch, has grey siding and a white-trimmed louvered vent in the center. The roof is dark grey or black. The background shows a clear blue sky with some light clouds and the branches of trees. The overall appearance is that of a well-maintained, modernized home.

Condition After Painting of Brick &
Replacement of Door without COA



Condition After: Removal of Paint From Brick

NOTICE OF APPLICATION
CERTIFICATE OF
APPROPRIATENESS
APPLICATION NO. HP2024-0024
FOR INFORMATION, CONTACT
THE CITY OF HOUSTON
PLANNING AND ZONING
DEPARTMENT AT (832) 993-6526