
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: New Construction – The applicant proposes to demo the noncontributing garage and build a new 427 SF one-story garage with a carport. The garage will have a ridge height of 13' 6 ½" with a gable roof of 6:12 and will be located at the rear of the lot.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

[X] [] [] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; and objects in the historic district;

[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

Houston Archaeological & Historical Commission

April 21, 2022

HPO File No. HP2022_0067

ITEM D7

1410 Studewood Street

Norhill



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO

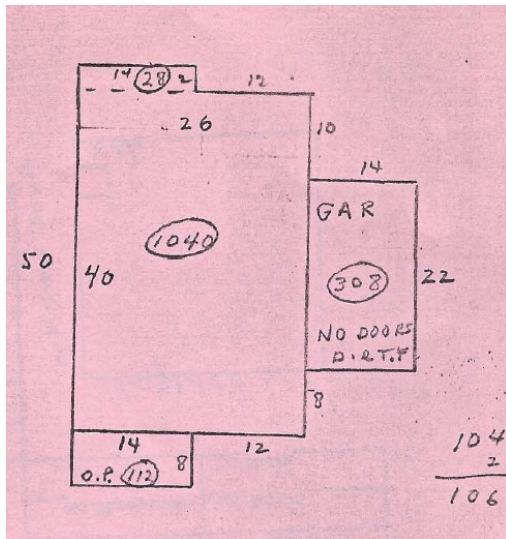


Figure 1 _ Tax Records_ 1968



Figure 2- Sanborn 1924

CONTXT AREA



Figure 3- 1408 Studewood St, next door neighbor



Figure 4- 1418 Studewood, neighbor

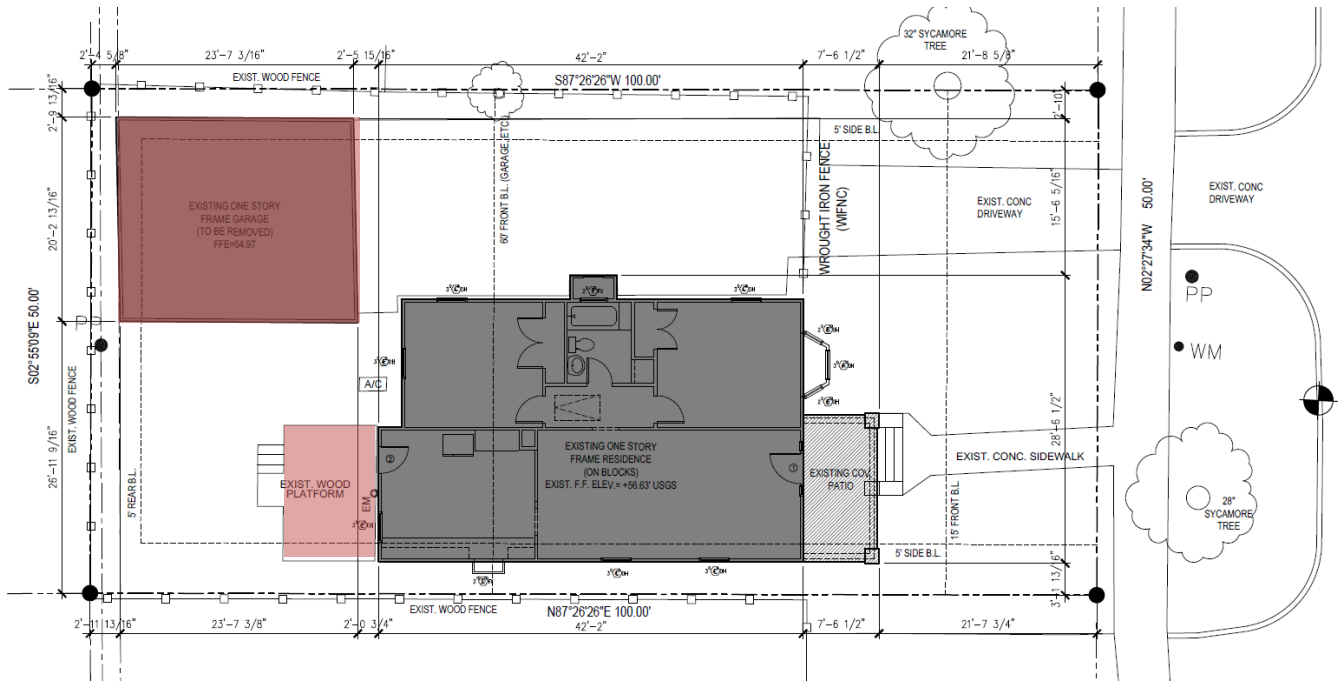
EXISTING PHOTOS



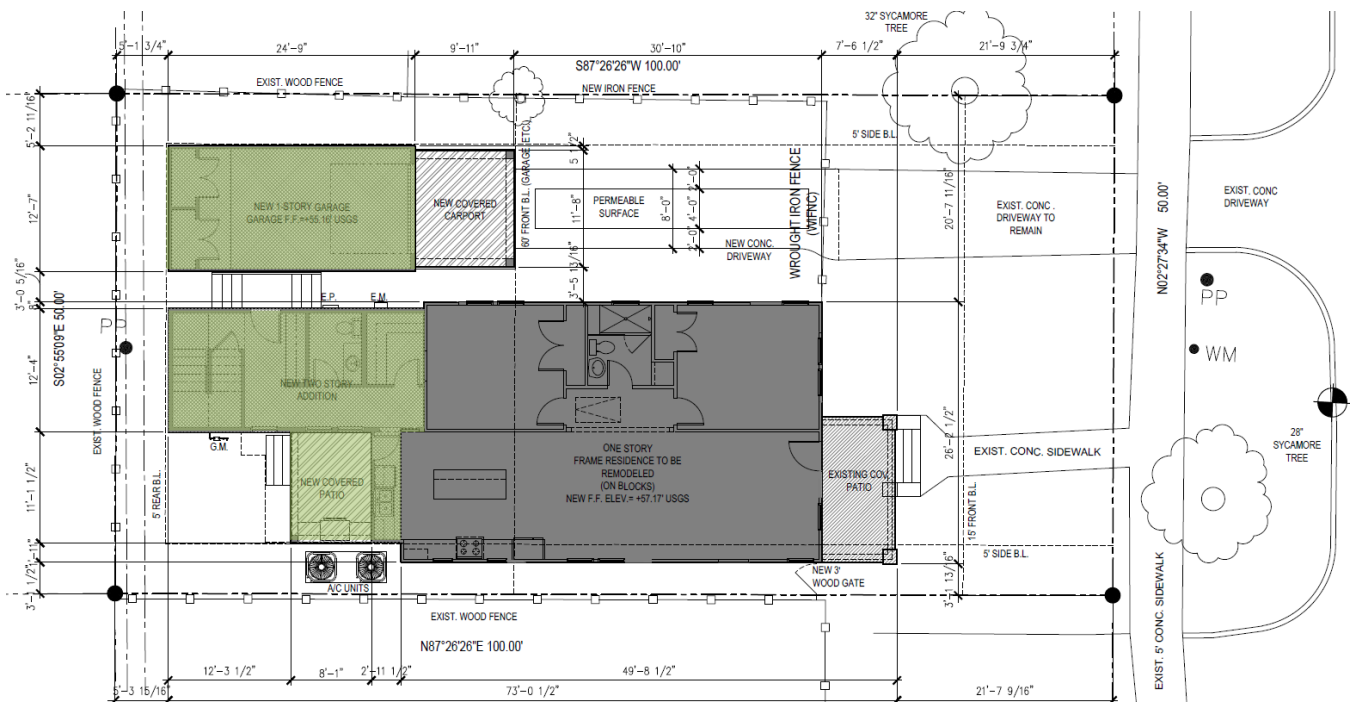
**3D VIEW
PROPOSED**



SITE PLAN EXISTING

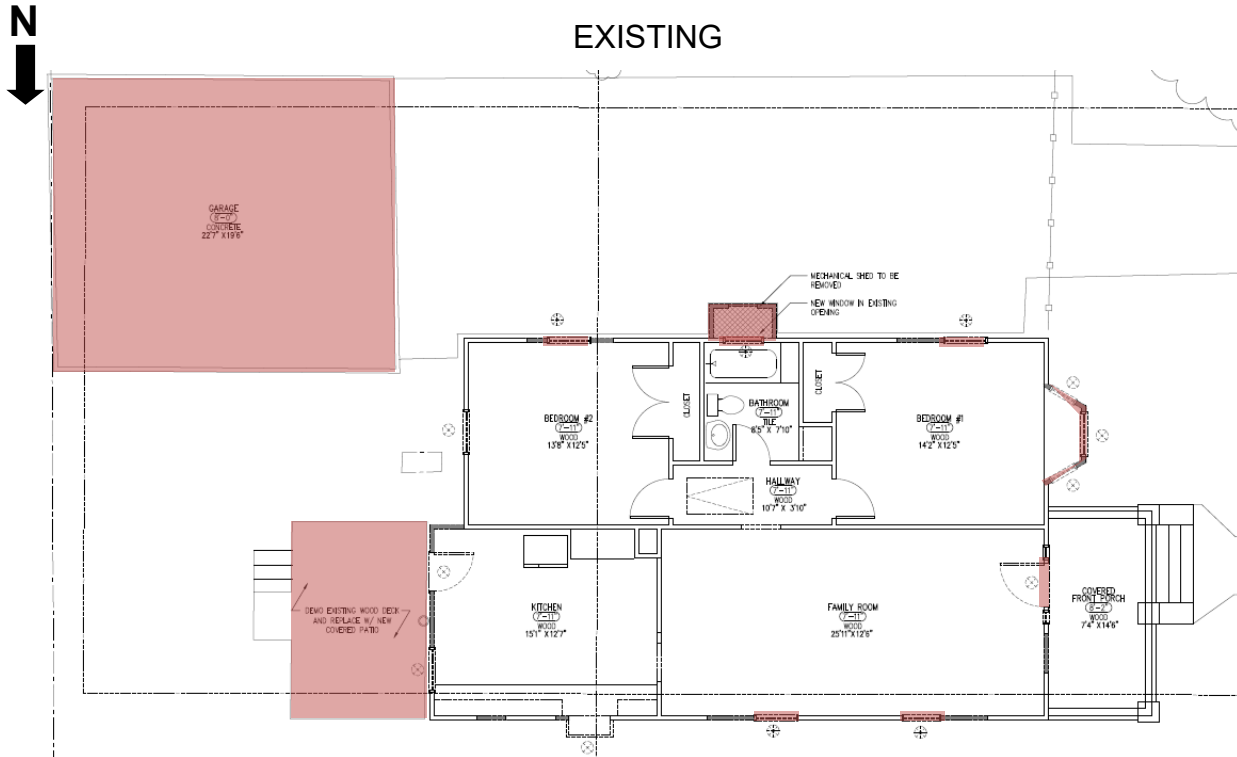


PROPOSED

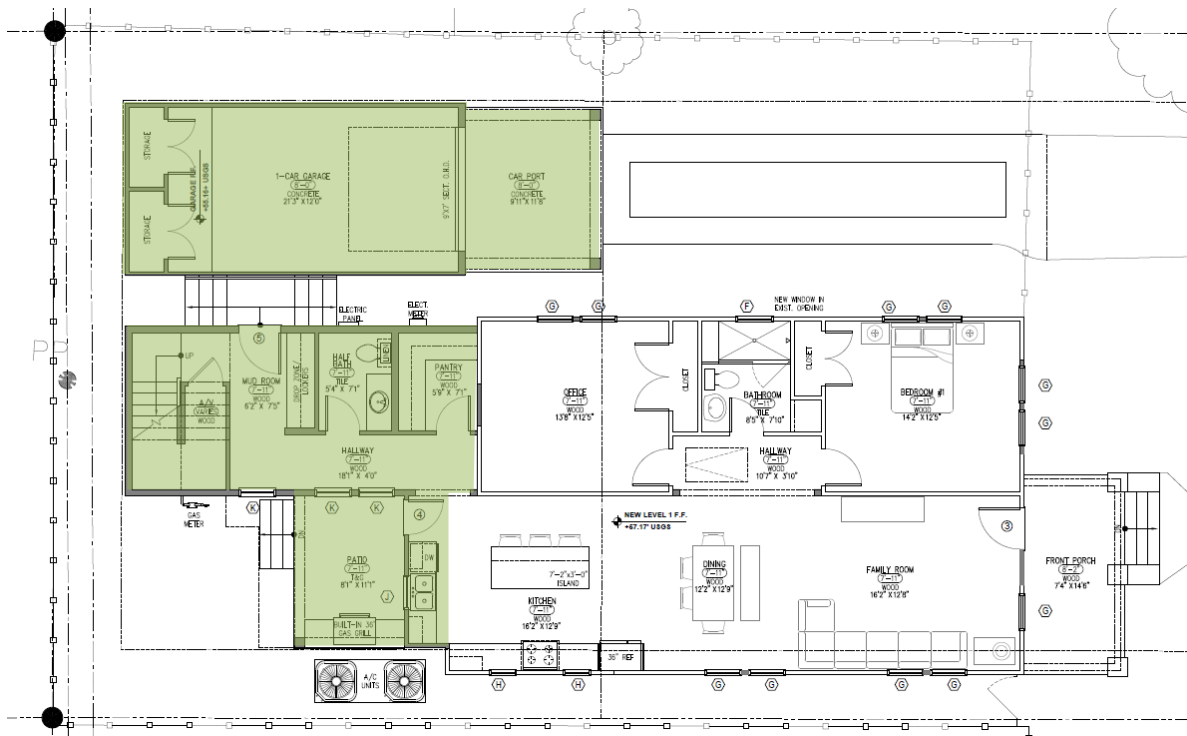


FIRST FLOOR PLAN

EXISTING

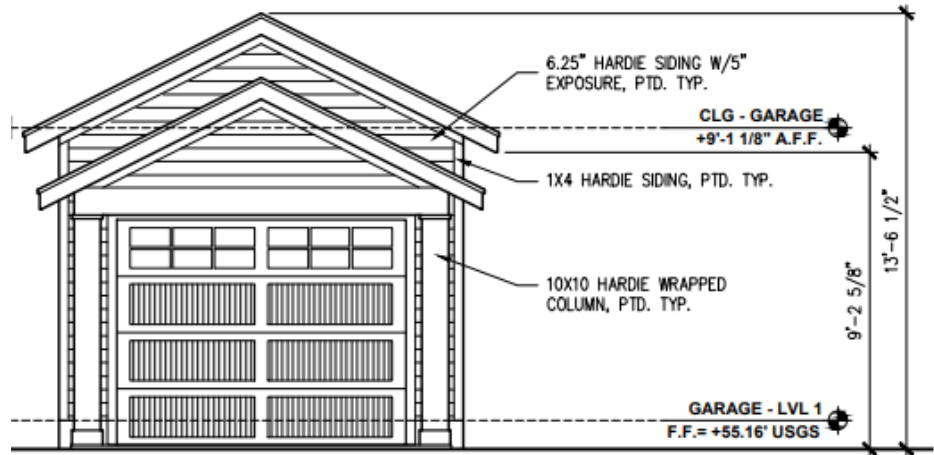


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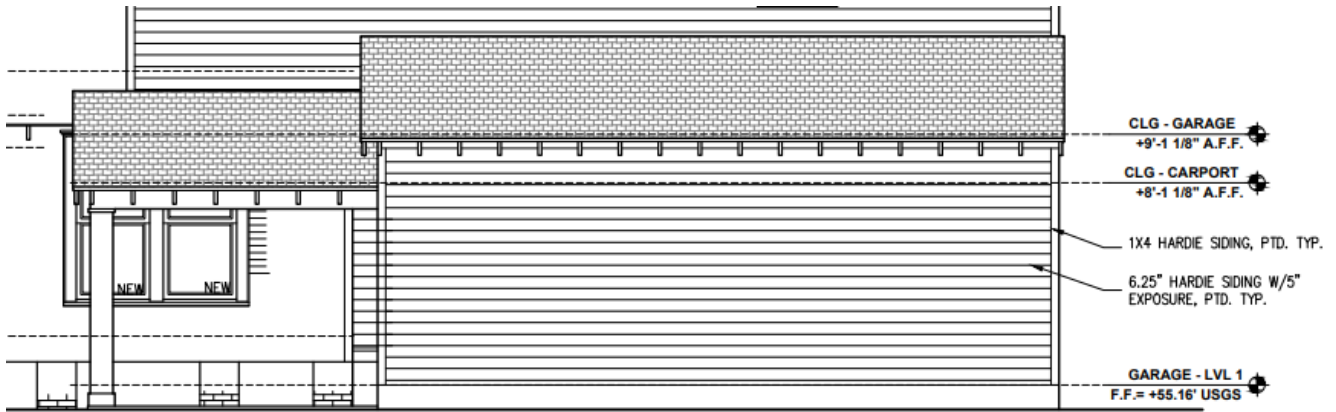
WEST ELEVATION – FRONT FACING STUDEWOOD STREET

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



REAR EAST ELEVATION

PROPOSED

