

CERTIFICATE OF APPROPRIATENESS

Applicant: Lettie Harrell, agent, Otto Sanchez, owner.

Property: 1115 E. 11th Street, in the Norhill historic district. The property is a ____SF vacant commercial lot.

Significance: Contributing commercial lot in the Freeland Historic District.

Proposal: Alteration – The applicant is proposing the remodel of an existing commercial building (restaurant).

The applicant proposes to:

- Install new doors and windows on the facade facing 11th street
- Repair and construct new exterior walls at the rear of the building to address issues of structural integrity.
- Repaint existing painted brick
- Demolish portion of existing exterior walls and a full demolition of interior walls.
- Install new transom windows over existing windows and doors.

**** All windows should be wood windows ****

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:

Transom windows will be allowed if it can be proven that they were a part of the original contributing structure.

HAHC Action: -

APPROVAL CRITERIA

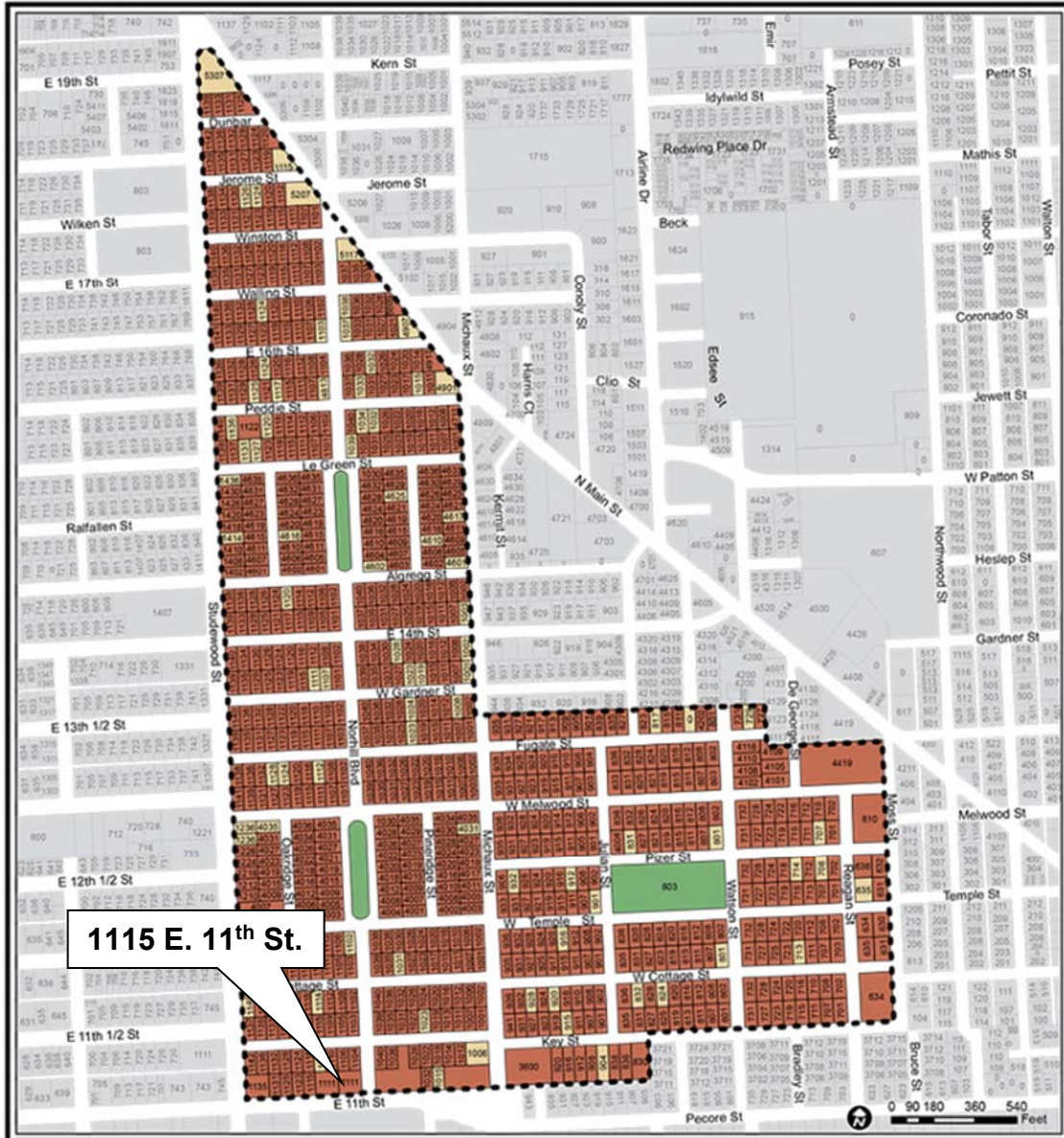
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 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 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 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 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 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 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



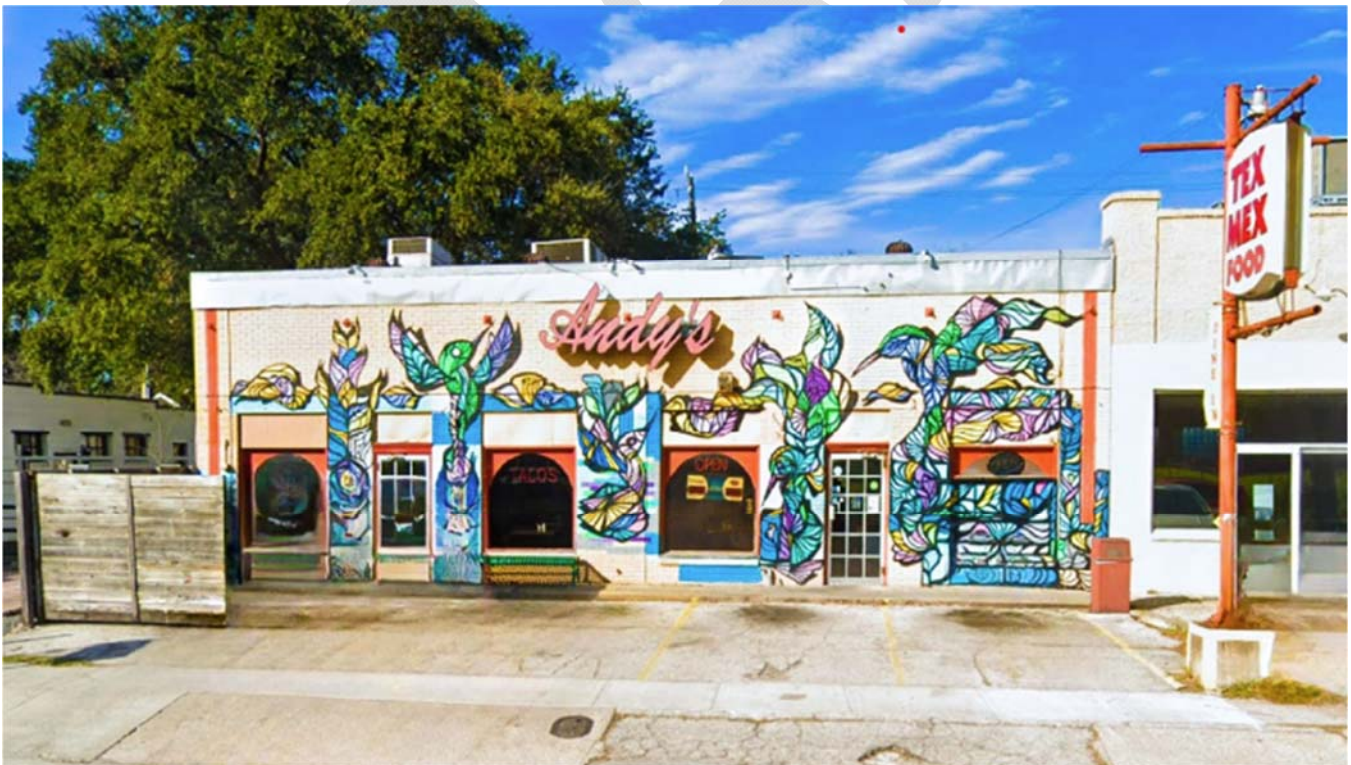
Building Classification

- Contributing
- Non-Contributing
- Park

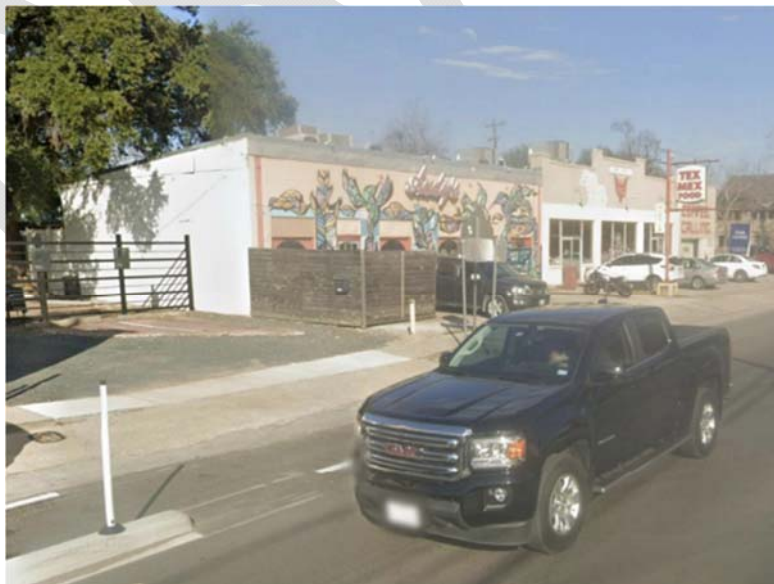
INVENTORY PHOTO



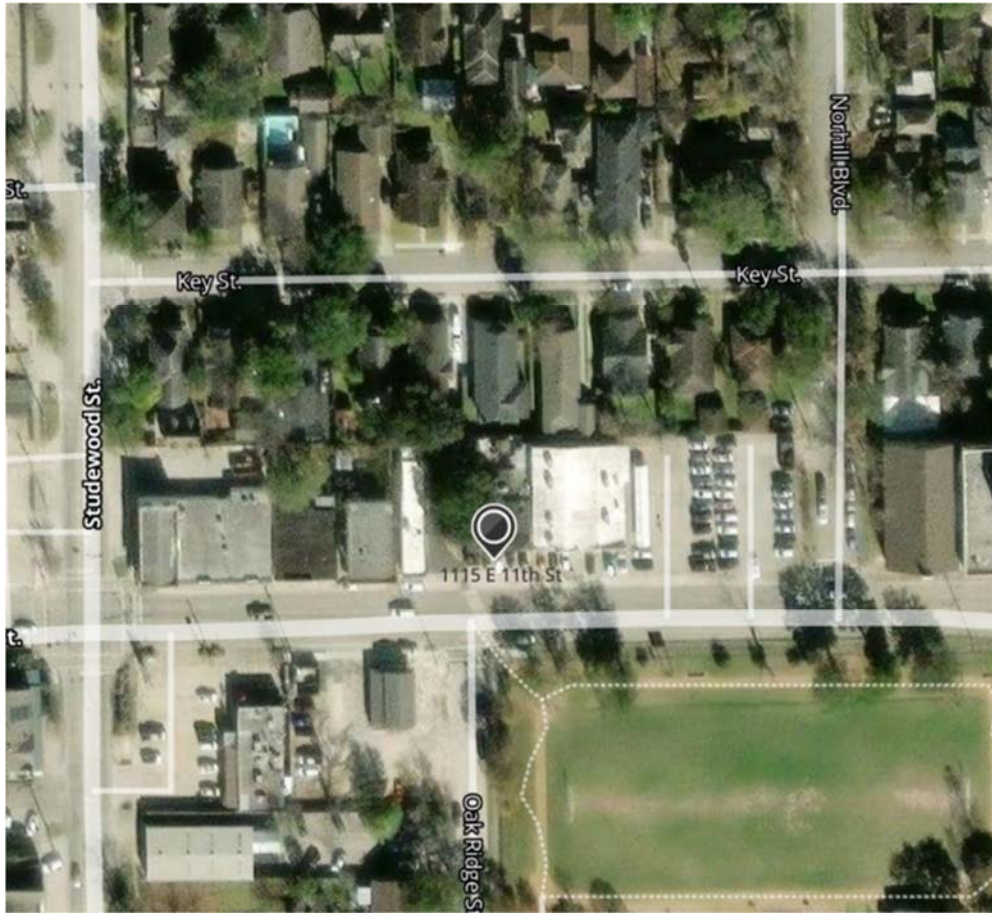
CURRENT PHOTO



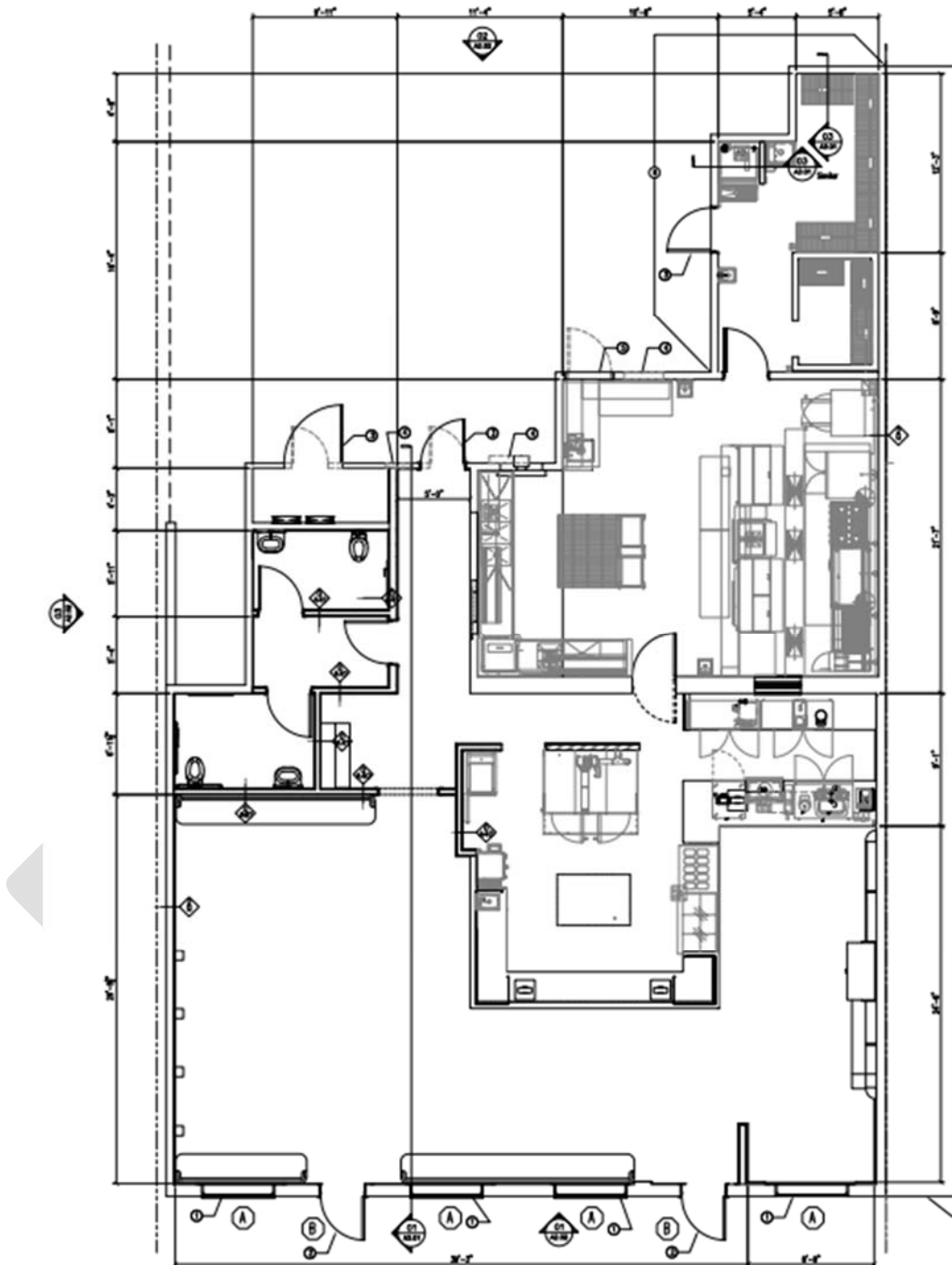




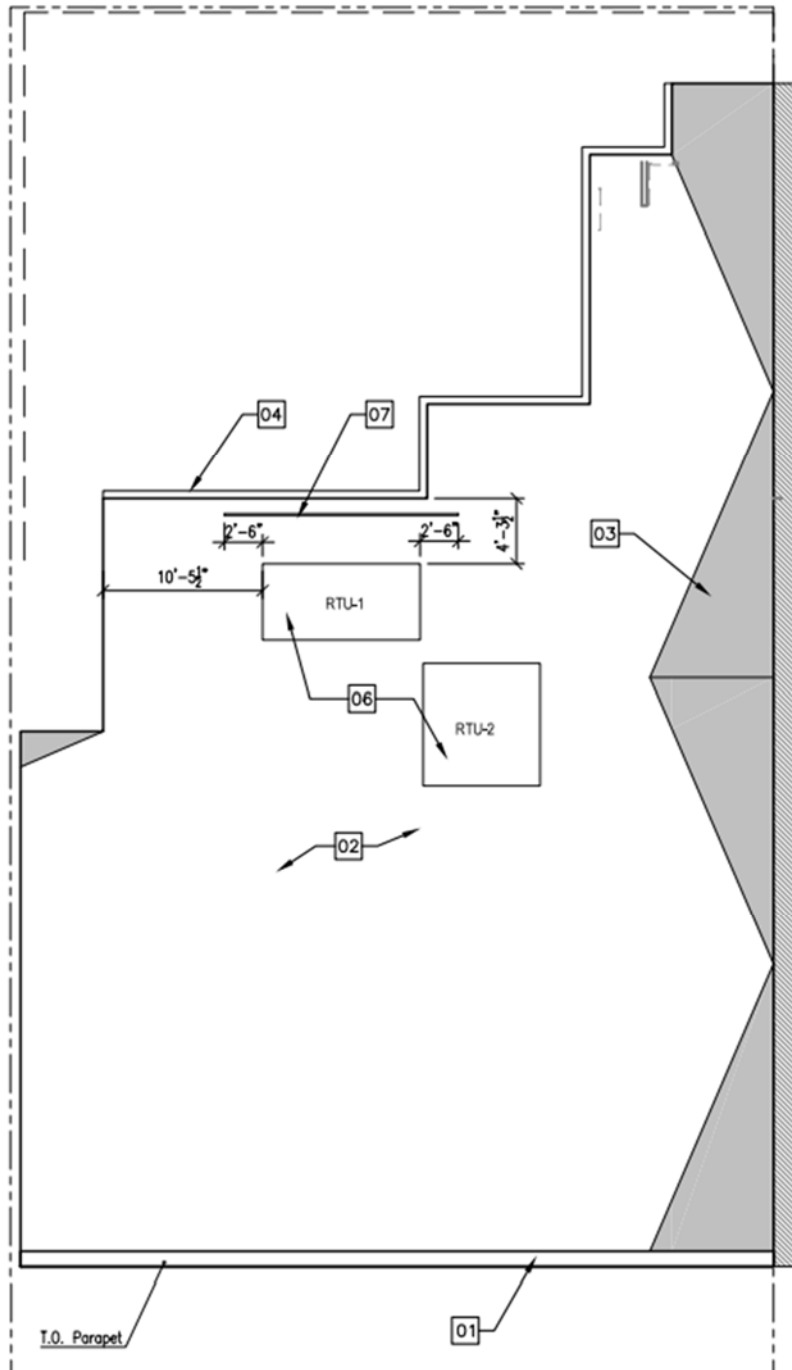
CONTEXT AREA MAP



**SITE PLAN
PROPOSED**

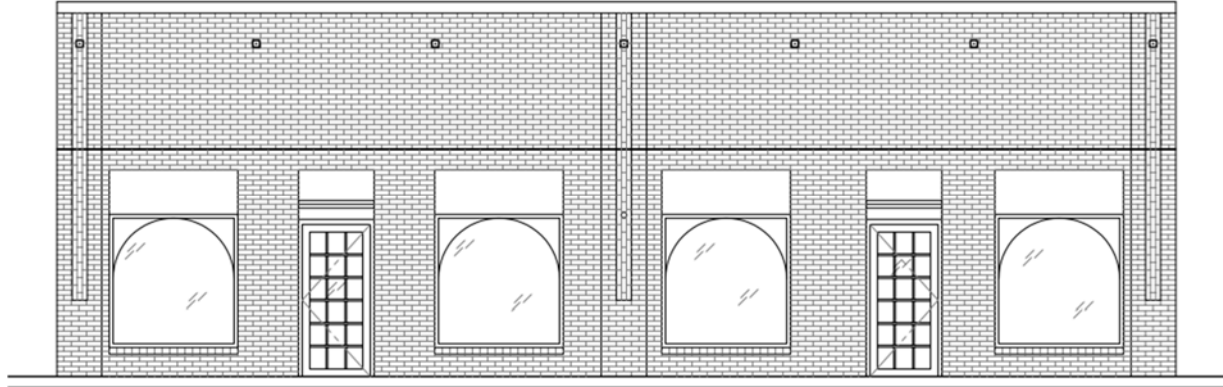


ROOF PLAN
PROPOSED

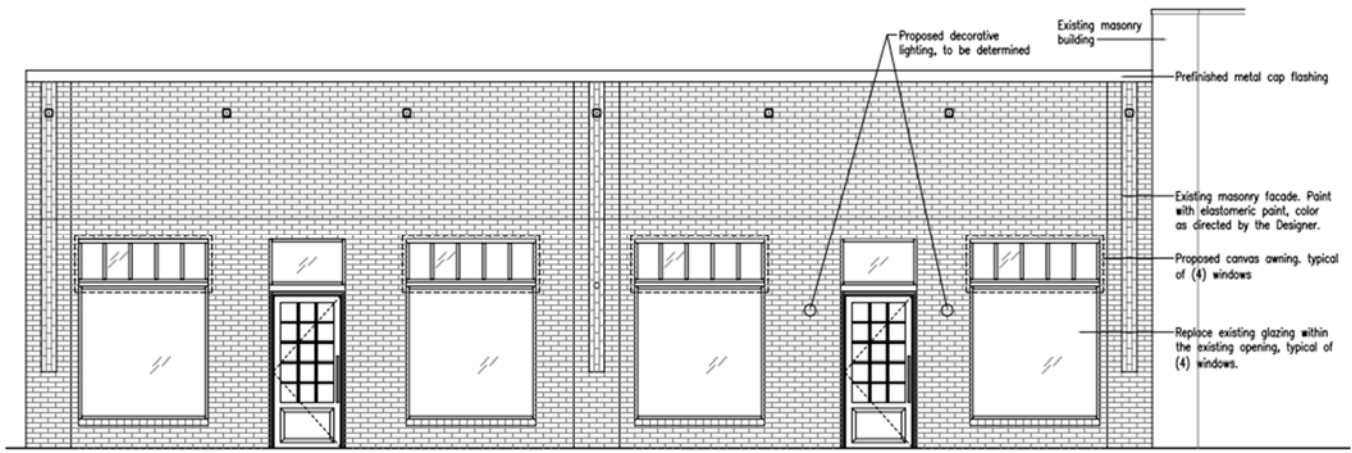


FRONT SOUTH ELEVATION

EXISTING

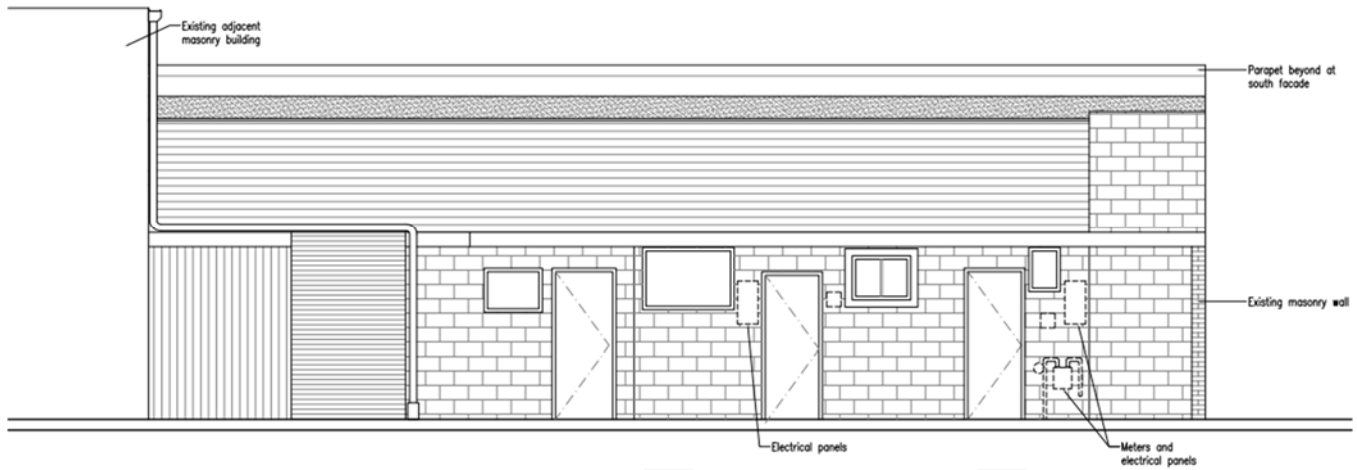


PROPOSED

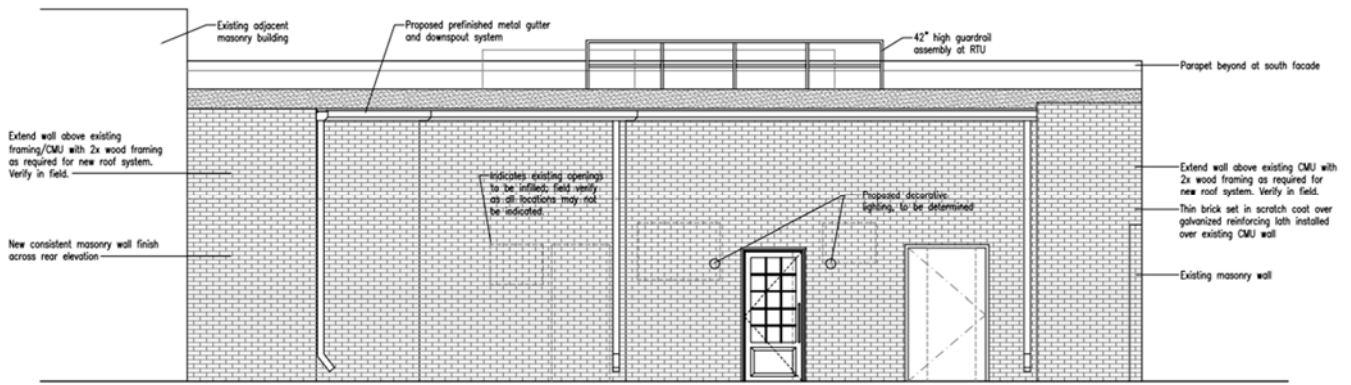


REAR NORTH ELEVATION

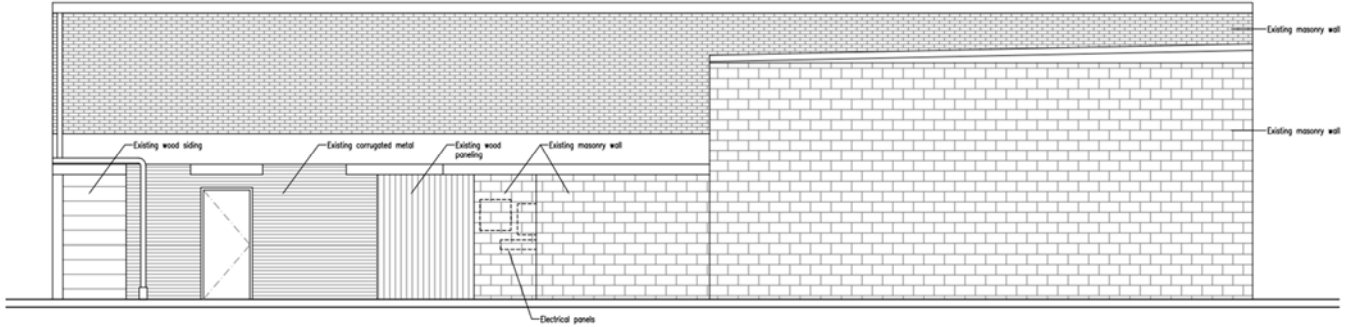
EXISTING



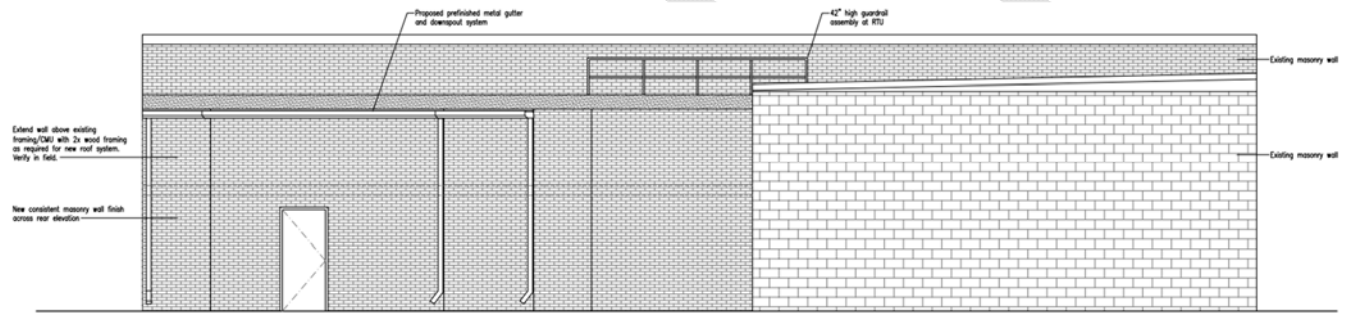
PROPOSED



**WEST SIDE ELEVATION
EXISTING**

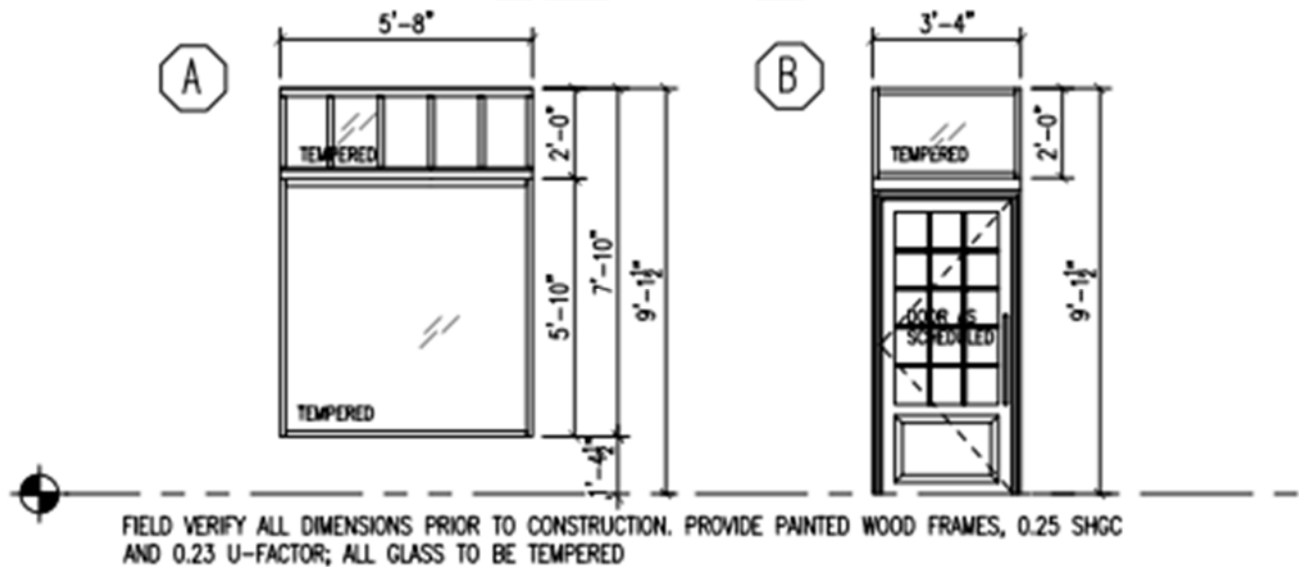


PROPOSED



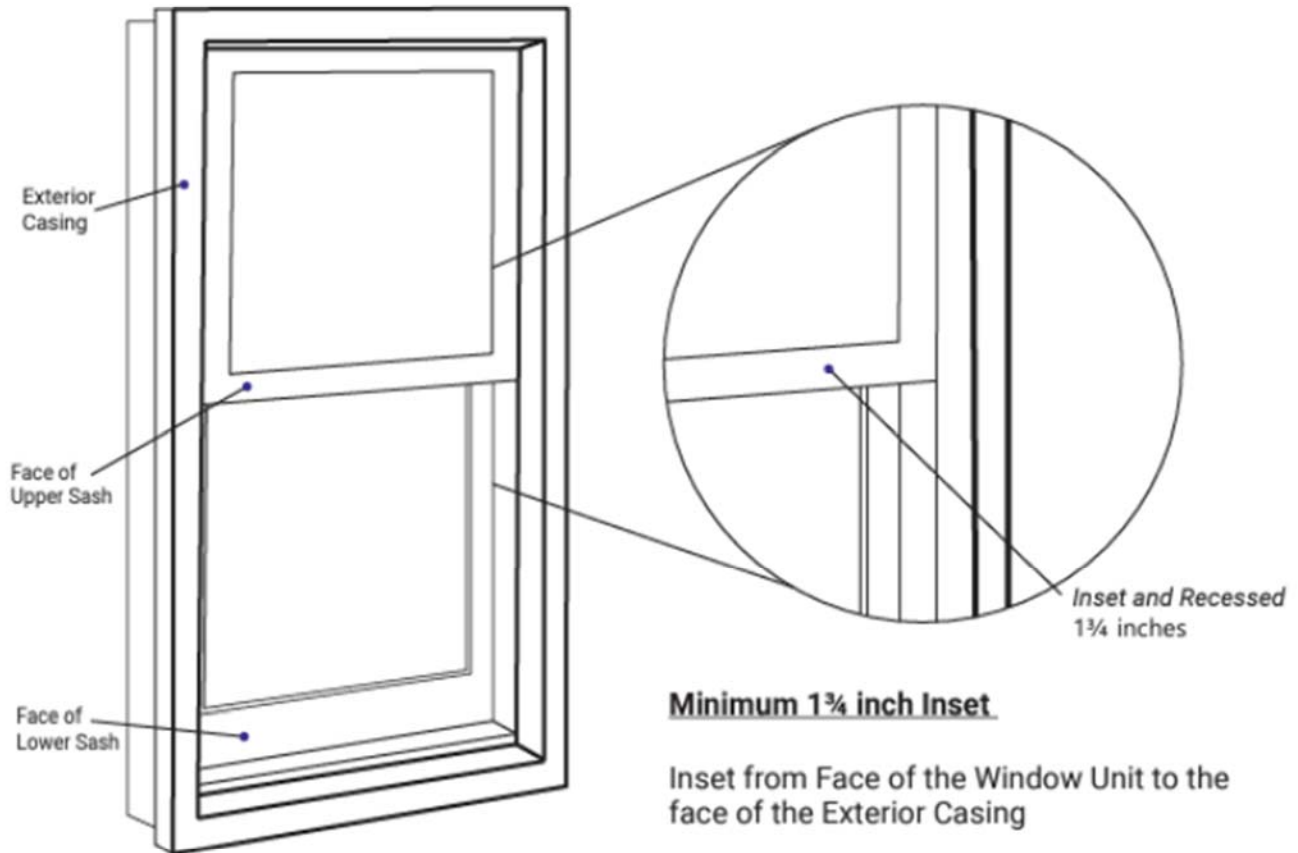
**WINDOW SCHEDULE
 & DOOR SCHEDULE**

DOOR SCHEDULE																		
DR NO.	LOCATION	DOOR							FRAME			CODE				HW SET NO.	NOTES & REMARKS	
		NO. PANELS	SIZE			TYPE	MAT'L	FINISH	GLAZING	TYPE	MAT'L	FINISH	FIRE LABEL	SMOKE SEAL	PANIC HDWR			SELF CLSNG
WIDTH	HEIGHT		THICK															
101	Retail	1	3'-0"	6'-8"	1 1/2"	DT2	SCWD	PAINT	YES	FT1	WD	PAINT	-	-	-	YES	1	Tempered glass transom
102	Service / Kitchen	1	3'-0"	7'-0"	1 1/2"	DT3	SCWD	PAINT	NO	FT1	WD	PAINT	-	-	-	YES	2	
102	Dining	1	3'-0"	6'-8"	1 1/2"	DT2	SCWD	PAINT	YES	FT1	WD	PAINT	-	-	-	YES	1	Tempered glass transom
104	Vestibule	1	3'-0"	7'-0"	1 1/2"	DT1	SCWD	PAINT	NO	FT1	WD	PAINT	-	-	-	YES	3	
105	Women's Toilet	1	3'-0"	7'-0"	1 1/2"	DT1	SCWD	PAINT	NO	FT1	WD	PAINT	-	-	-	YES	4	Signage, re: 24/A6.01
106	Men's Toilet	1	3'-0"	7'-0"	1 1/2"	DT1	SCWD	PAINT	NO	FT1	WD	PAINT	-	-	-	YES	4	Signage, re: 24/A6.01
108	Kitchen Door	1	3'-0"	7'-0"	1 1/2"	DT1	SCWD	PAINT	NO	FT1	WD	PAINT	-	-	-	-	5	
109	Hallway Door	1	3'-0"	7'-0"	1 1/2"	DT3	SCWD	PAINT	YES	FT1	WD	PAINT	-	-	-	YES	1	
110	Electrical Room	1	4'-0"	7'-0"	1 1/2"	DT1	HM	PAINT	NO	FT1	HM	PAINT	-	-	-	-	6	
111	Storage	1	3'-0"	7'-0"	1 1/2"	DT1	HM	PAINT	NO	FT1	HM	PAINT	-	-	-	YES	7	





Window Standard for Historical Additions, New Construction & Replacement



Minimum 1 1/4 inch Inset

Inset from Face of the Window Unit to the face of the Exterior Casing

Inset Lower sash thickness of Upper sash

3/4 inch minimum Inset for Fixed Window

For More Information

Contact City of Houston

Historic Preservation Office

832-393-6600

planningdepartment@houstontx.gov