

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 4, 2024

**Applicant:** Sarah Hannah, agent for, James Hixon, owner

**Property:** 1115 Le Green Street, Lot 17, Block 111, North Norhill Neighborhood Subdivision. The property includes a historic 1,238 square foot, one-story wood single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1928, and a contributing 2-story garage apartment, constructed circa 1945, located in the Norhill Historic District. Received approved COA for a two-story rear addition at March 14, 2024 HAHC meeting.

**Proposal:** Revision to Rear Addition Roof Line

- Change from a hipped roof to a partial gable roof on Front (South) elevation of proposed two-story rear addition

**Public Comment:** No public comment received.

**Civic Association:** Recent submission not reviewed by civic association (NNA).

<p><b>Recommendation:</b> Approval with conditions: Removal of vent, brackets, and fascia board from proposed front gable on second-story rear addition</p>
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**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                       |   |
|-------------------------------------|---|--------------------------|---|
|                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b> |                          |   |
| <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 checked="" 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; <b>the front gable on proposed second story rear addition with the vent, brackets, and fascia board creates an earlier appearance as it mimics the front porch details.</b> |
| <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.  |

District Map



Inventory Photo



Current Front Elevation Photo

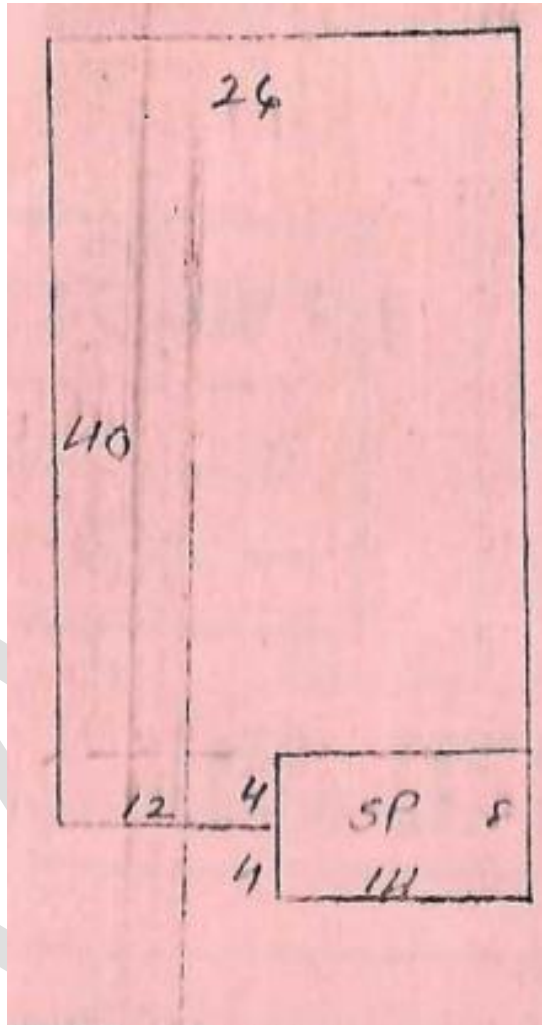
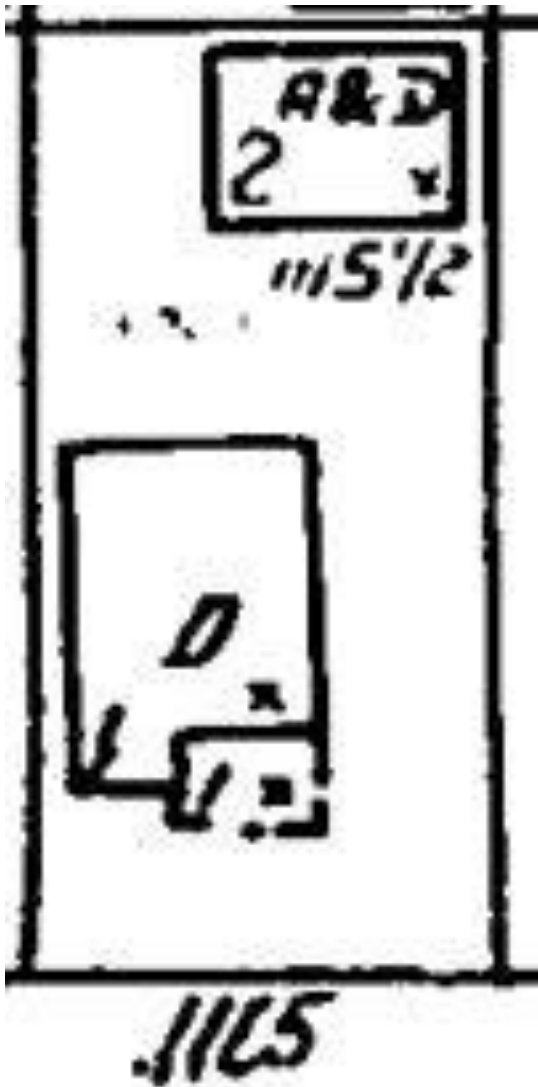


Current Elevation Photos

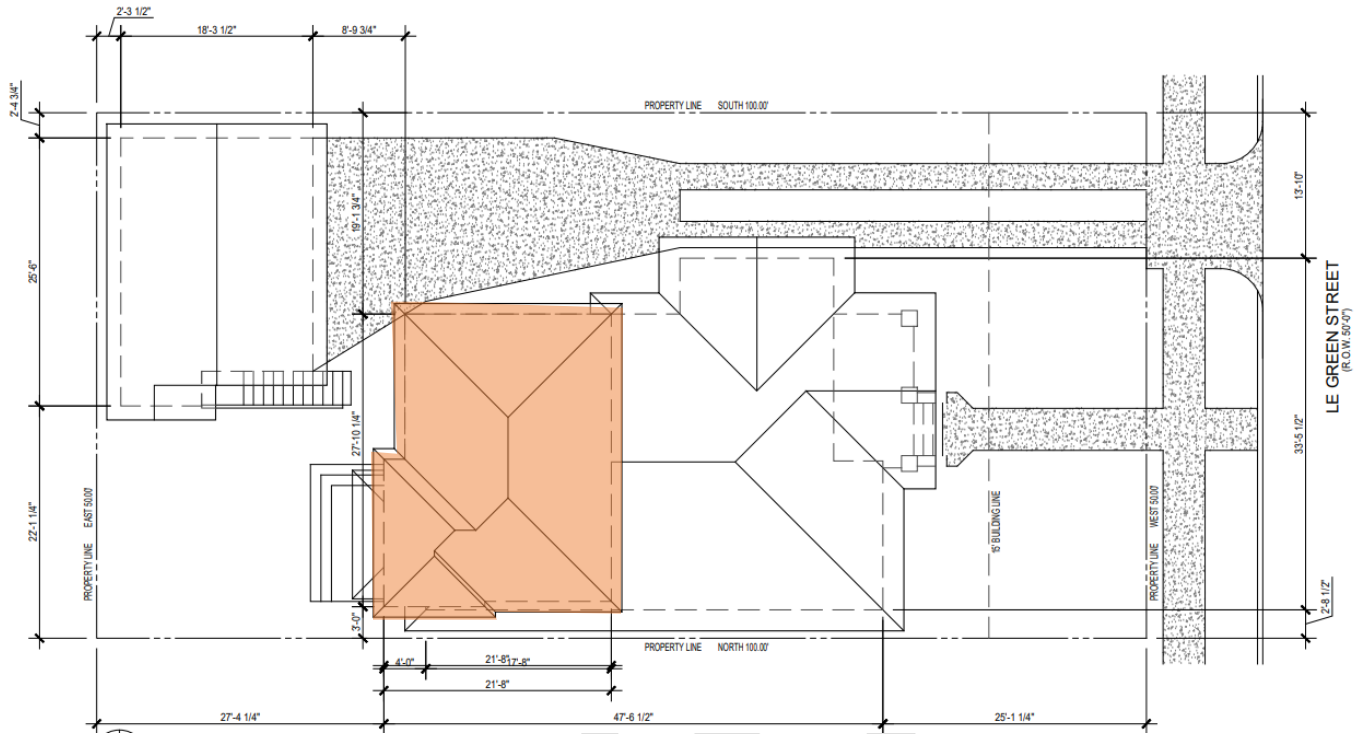


Sanborn

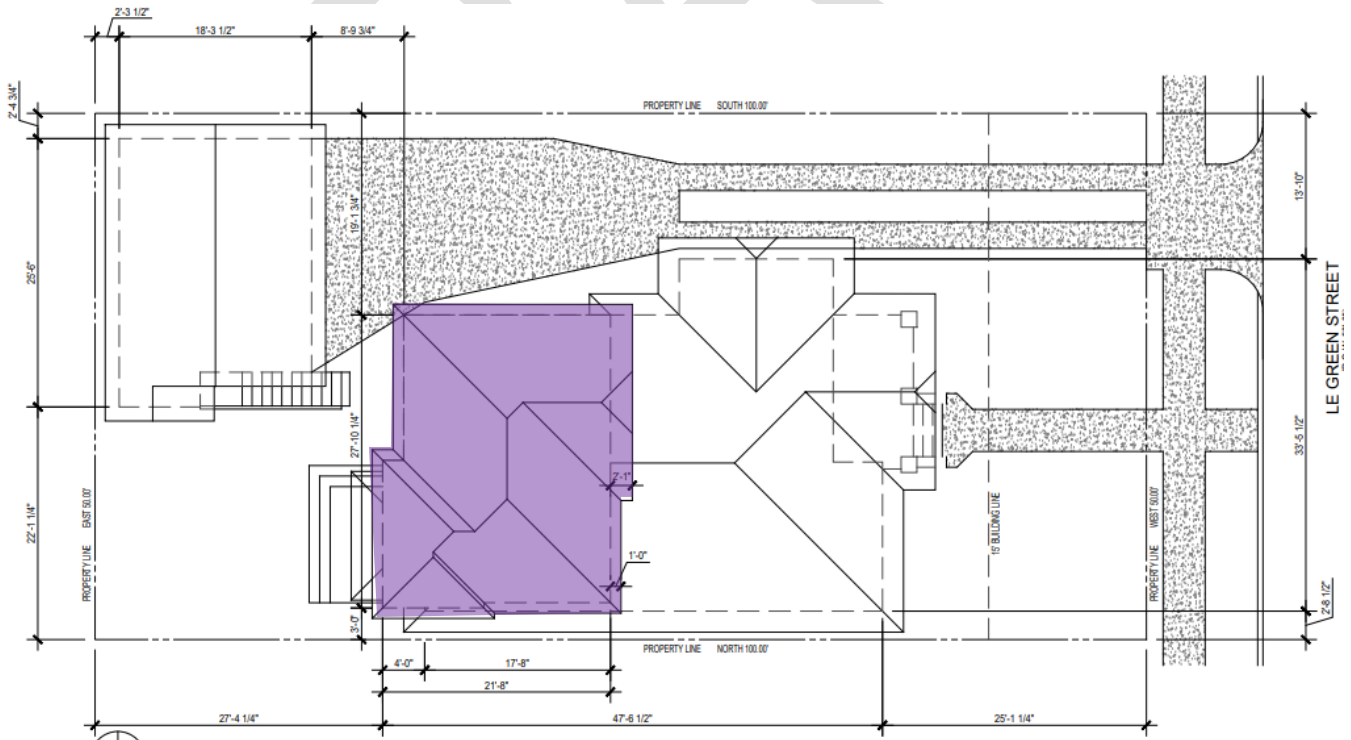
Harris County Building Land Assessment Survey: Dec. 16, 1976



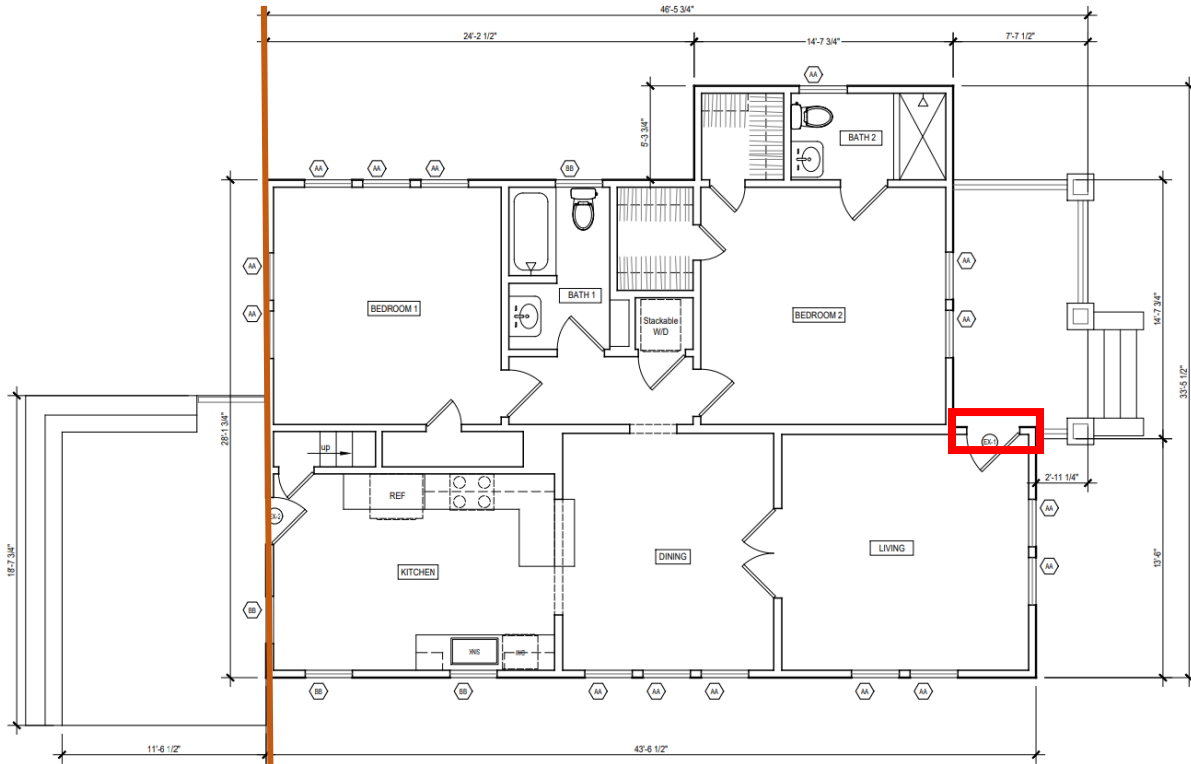
Approved Site and Roof Plan At March 14, 2024 HAHC



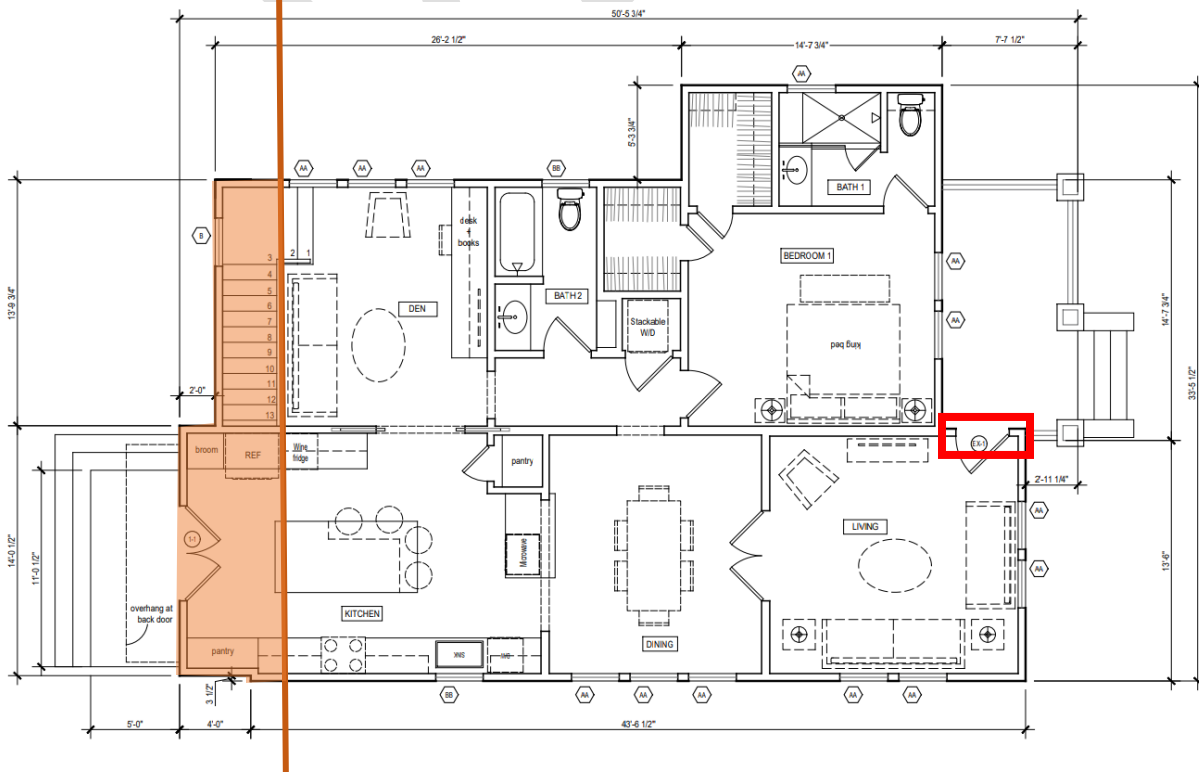
Proposed Site and Roof Plan



### Existing First Floor Plan

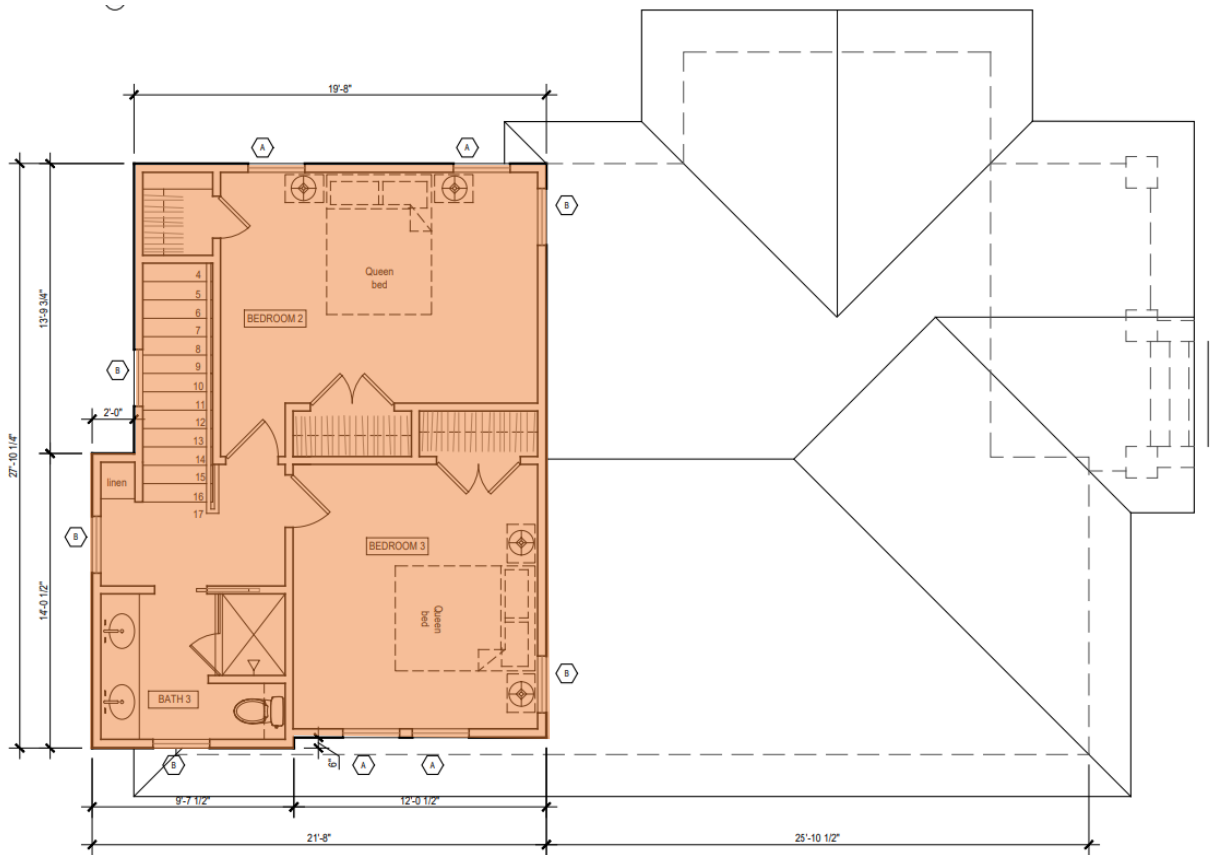


### Approved First Floor Plan (NO CHANGE)

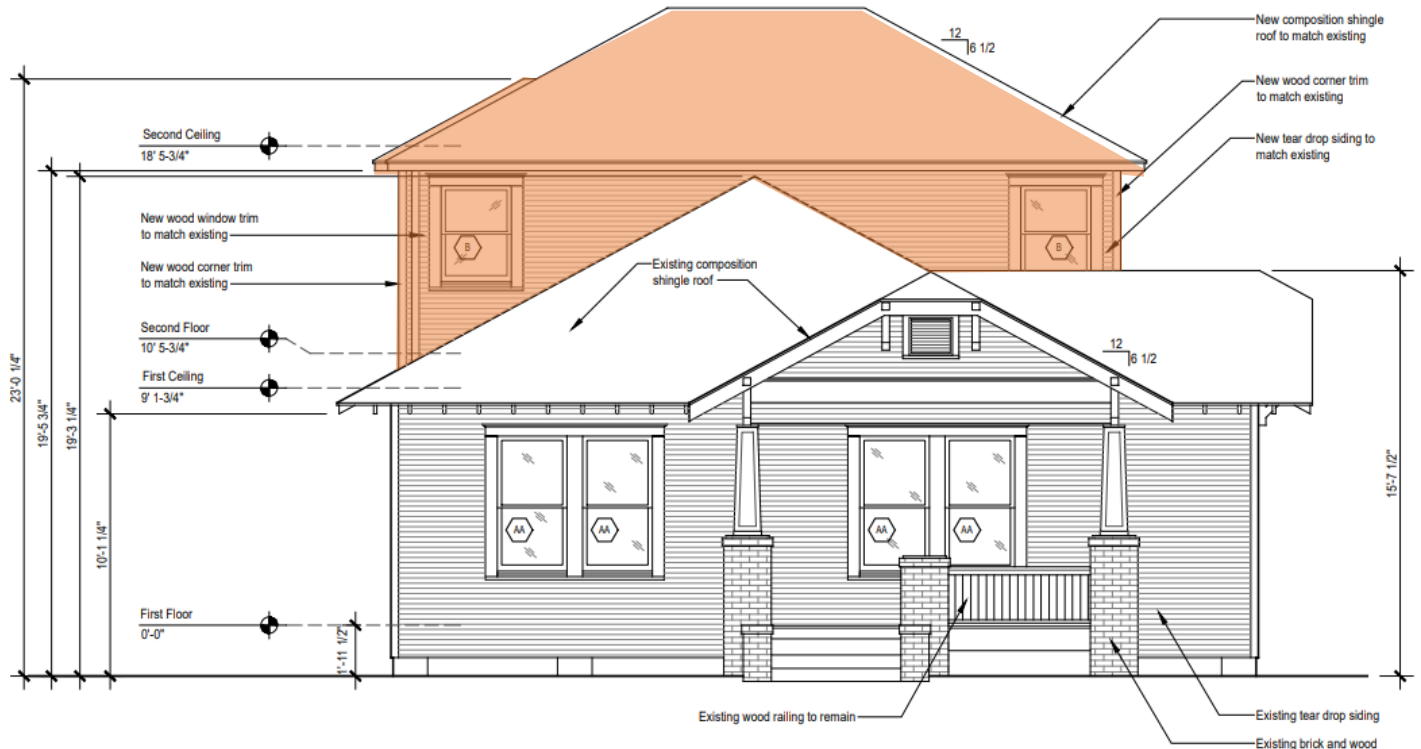




Approved Second Floor Plan (NO CHANGE)

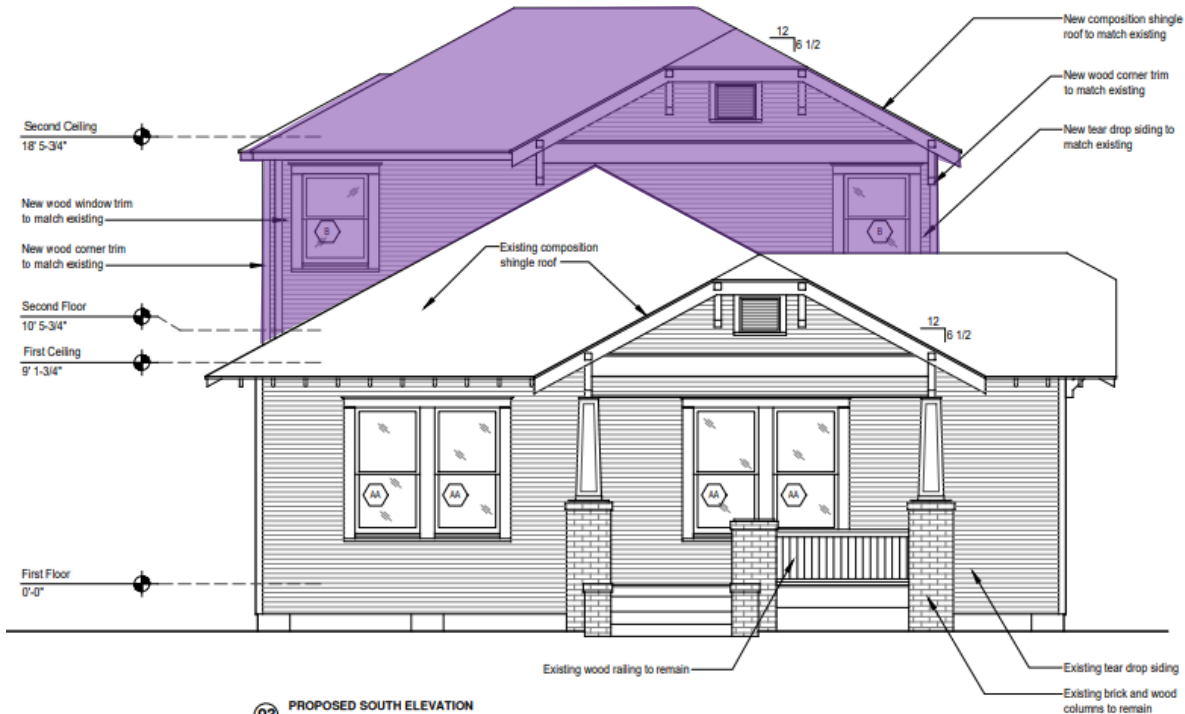


Approved Front (South) Elevation At March 14, 2024 HAHC Meeting



03 PROPOSED SOUTH ELEVATION

Proposed Front (South) Elevation



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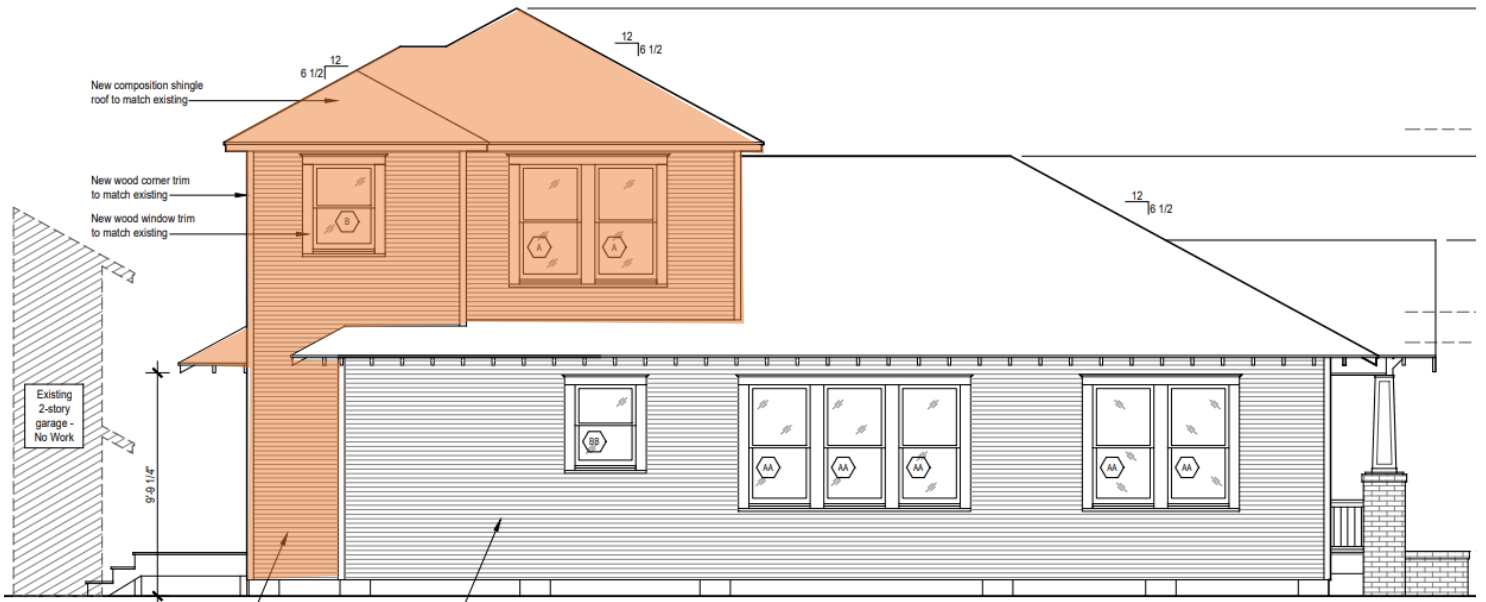
Approved Right (East) Elevation At March 14, 2024 HAHC Meeting



Proposed Right (East) Elevation



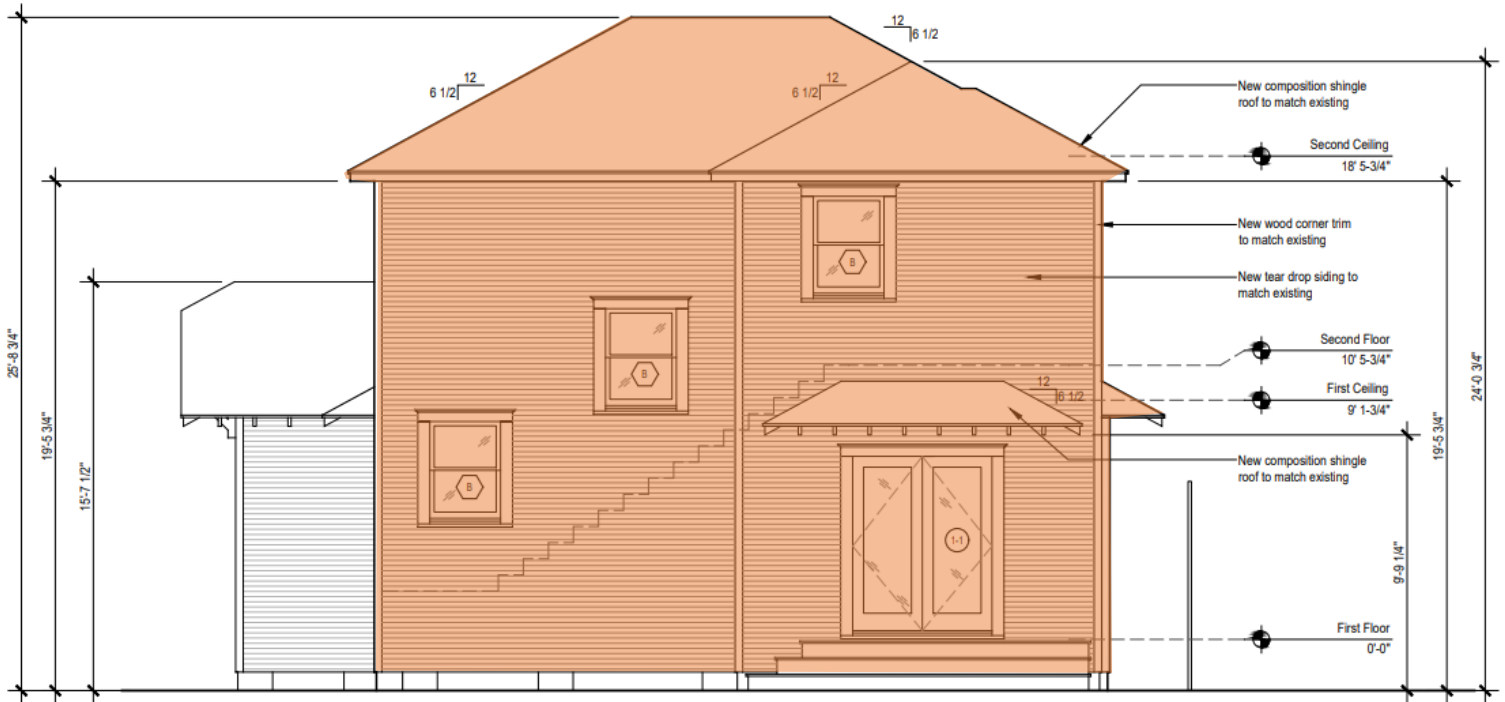
Approved Left (West) Elevation At March 14, 2024 HAHC Meeting



Proposed Left (West) Elevation



Approved Rear (North) Elevation At March 14, 2024 HAHC Meeting



Proposed Rear (North) Elevation (NO CHANGE)

