

CERTIFICATE OF APPROPRIATENESS

Application Date: November 30, 2023

Applicant: Phuong Nguyen, agent for Eugene Suk, owner

Property: Lot 12, Block 108, Norhill Neighborhood Subdivision. The property includes a historic 1,546 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, located in the Norhill Historic District. Multiple additions have been added to the rear of the house. Most recently a 2003 rear addition with approved COA.

Proposal: Alteration of Previous Addition:

- New wood window, inset and recessed
- 2852 double hung next to two (2) existing 2852 double hung windows
- Trim of new window will match exterior trim of existing windows

Public Comment: No public comment received.

Civic Association: No comment received from Norhill Neighborhood Association.

ALL NEW WINDOWS MUST BE INSET & RECESSED
ALL CEMENTITIOUS BOARD MUST BE SMOOTH

Recommendation: Approval

HAHC Action: -

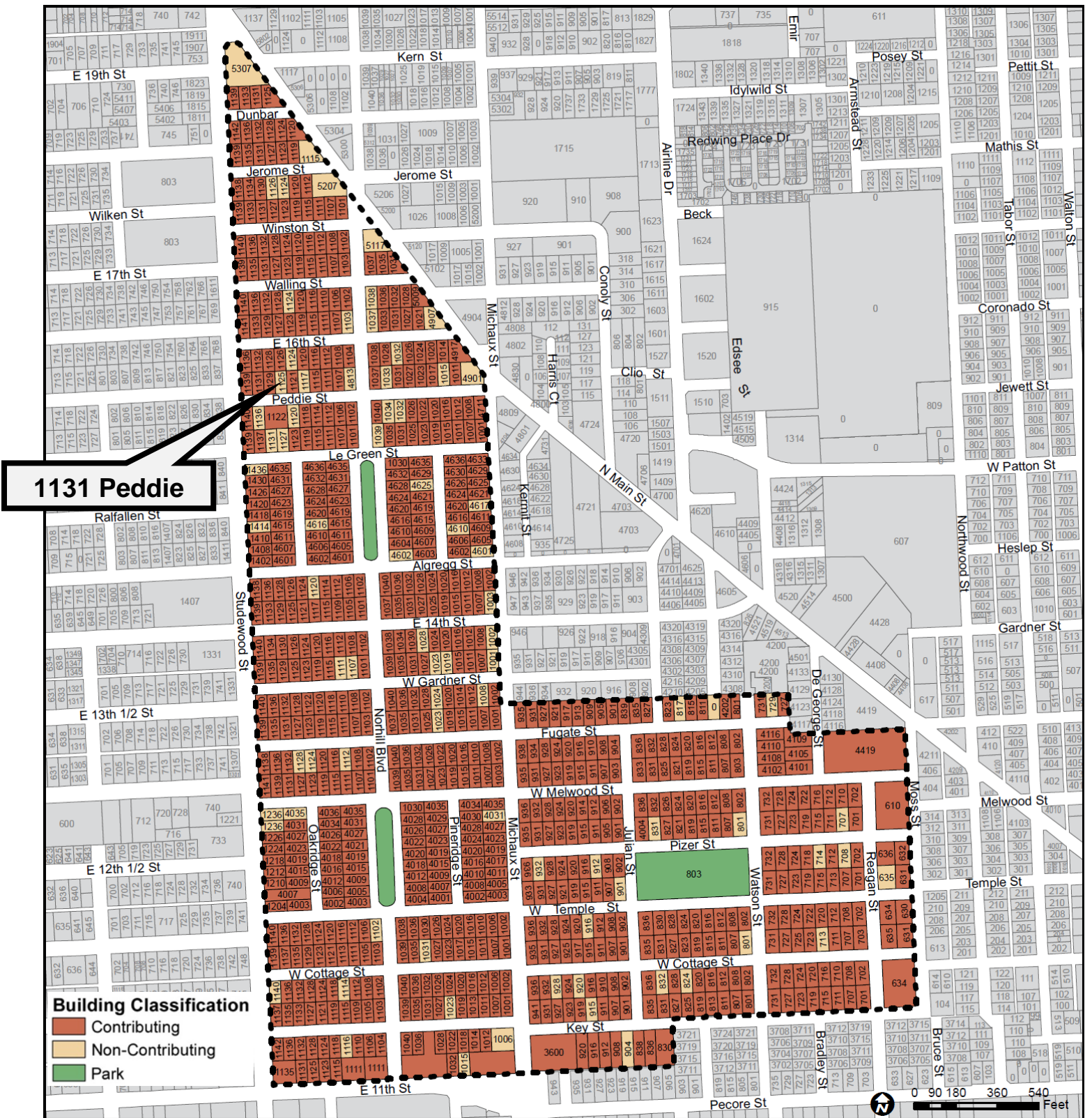
APPROVAL CRITERIA

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 |
| <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 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



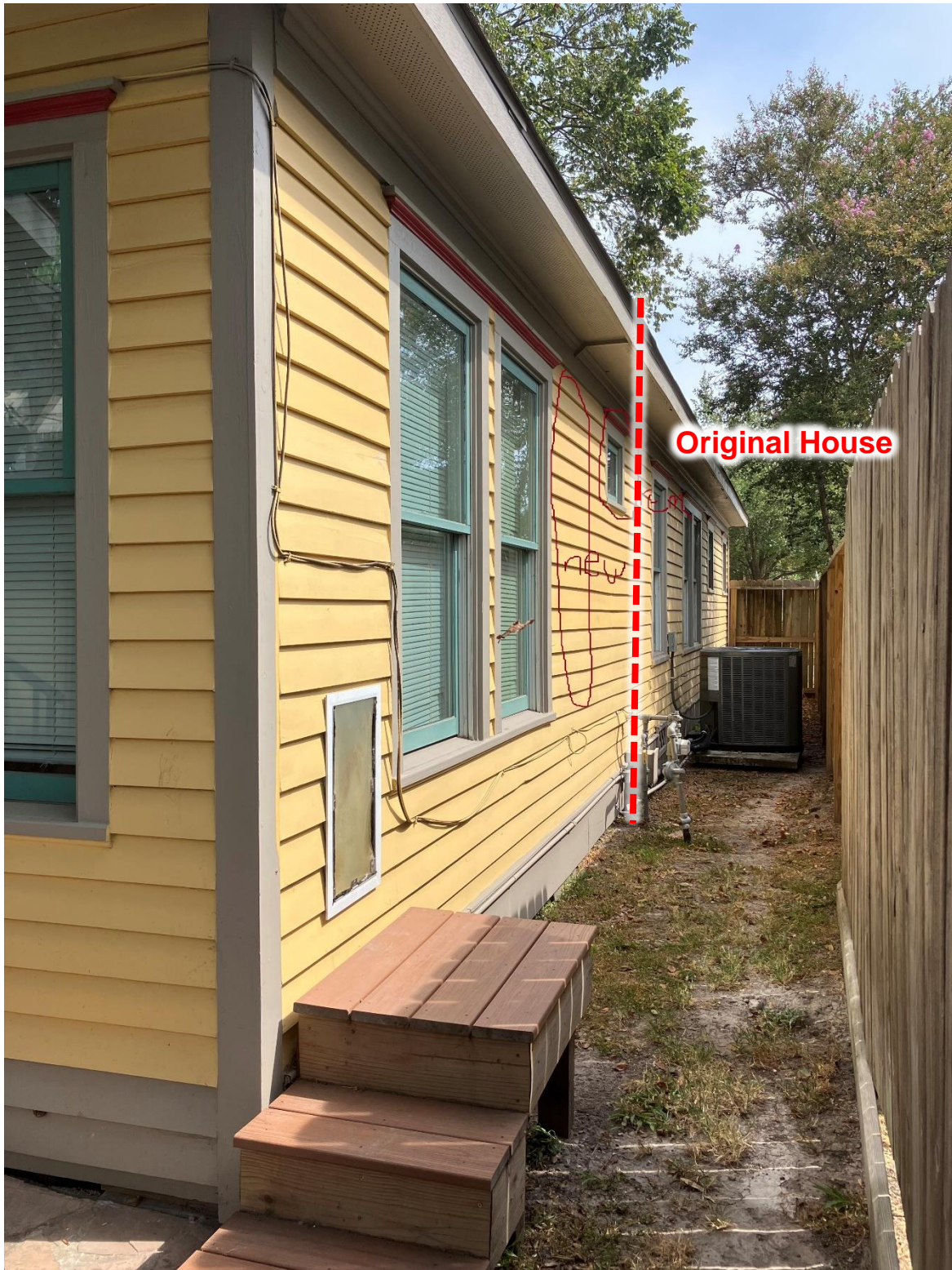
INVENTORY PHOTO



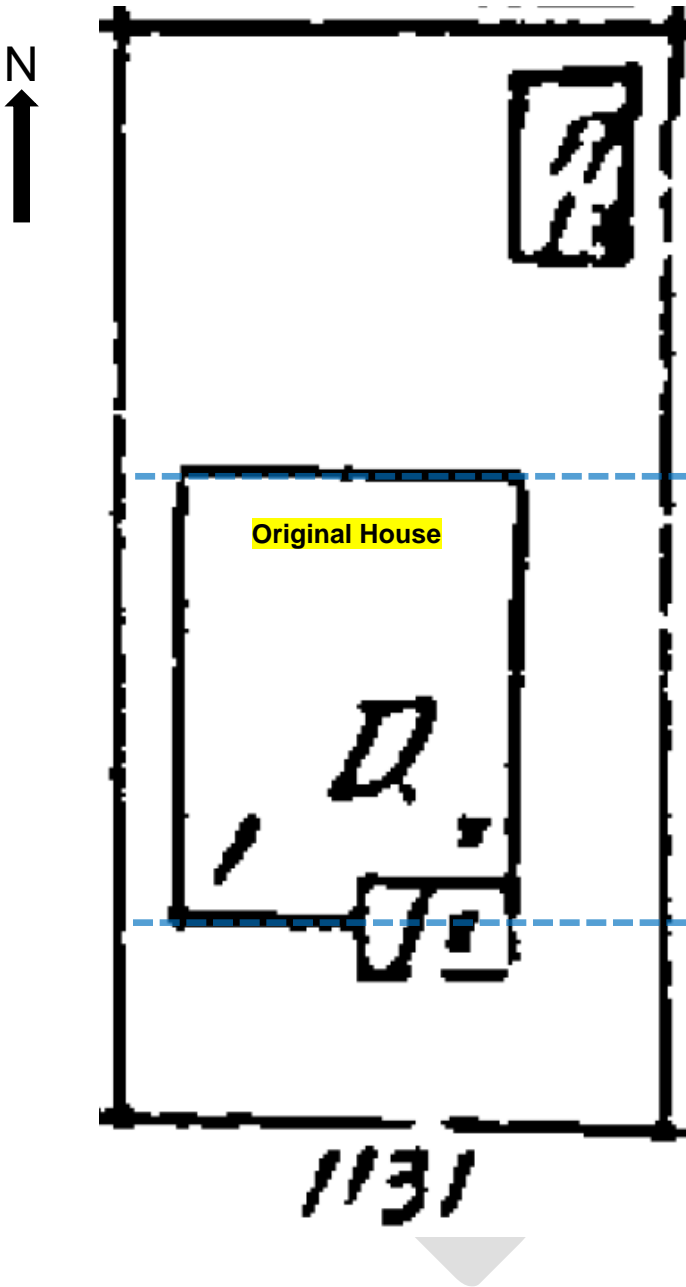
CURRENT PHOTO



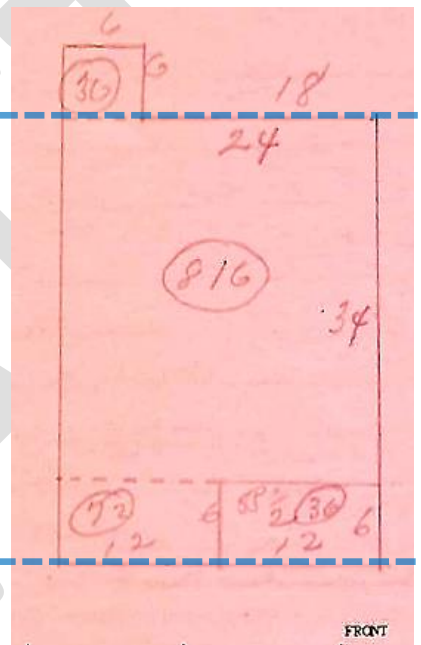
EAST ELEVATION



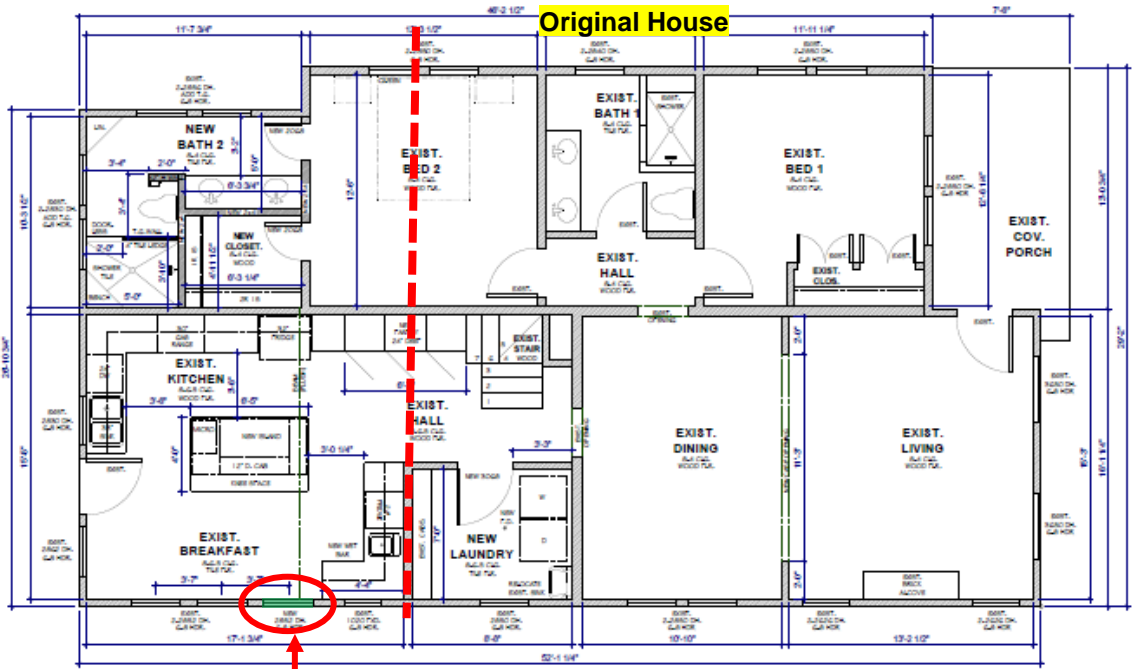
SANBORN MAP



BLA MAP - 1955



FLOOR PLAN

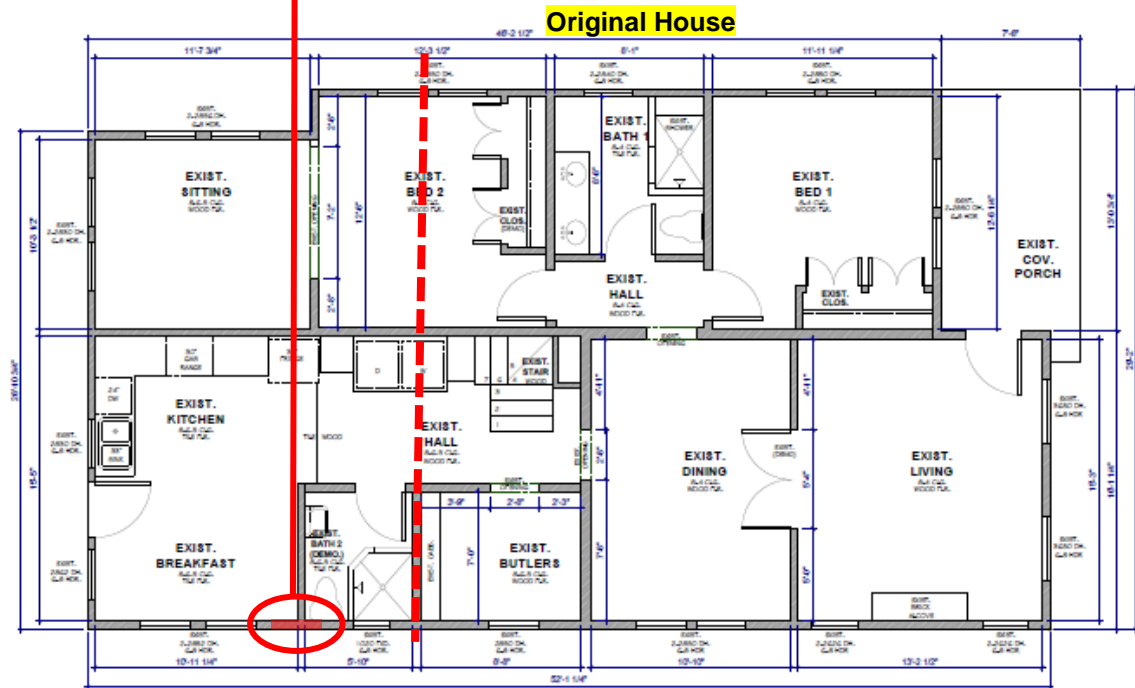


Proposed



2- PROPOSED FLOOR PLAN

1/4"



Existing



1- EXIST. FLOOR PLAN

1/4"

pn3d studio
 Planning & design
 7333 West Loop
 Houston, TX 77036
 pn3d@pn3dstudio.com

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DATE: 02/08/2024
 BY: pn3d studio
 SCALE: COMMERCIAL
 SHEET: FLOOR PLANS
 PROJECT: 1131 PEDDIE STREET
 HOUSTON, TX 77008

RENOVATION
 1131 PEDDIE STREET
 HOUSTON, TX 77008

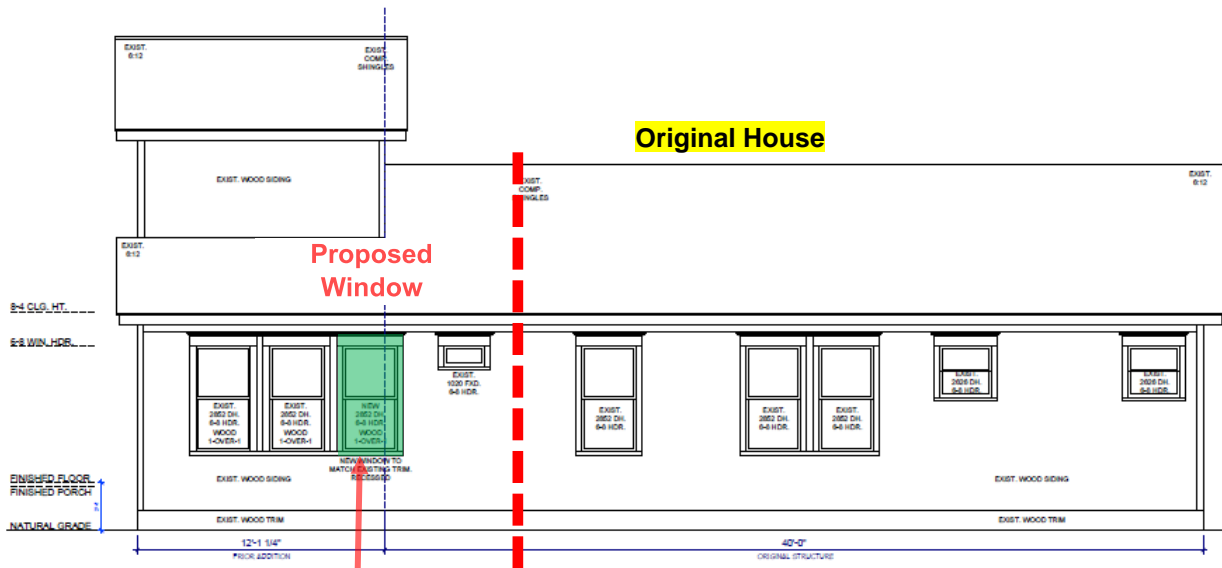
PROJECT NO. 2023-0273
 COUNTY: HARRIS

EXISTING & PROPOSED FLOOR PLANS

SHEET: A2.0

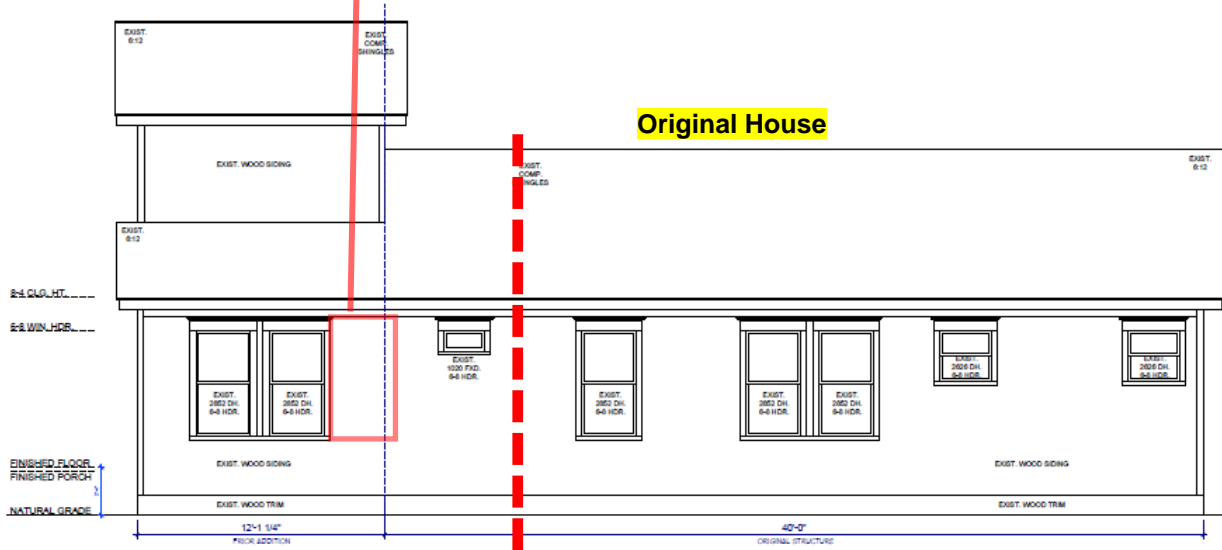
1/24

EAST ELEVATION



Proposed

2- PROPOSED SIDE (WEST) ELEVATION
1/4"



Existing

1- EXIST. SIDE (WEST) ELEVATION
1/4"

DATE	DESCRIPTION
8-21-23	SITE MEETING
8-24-23	COMMISSIONED
8-25-23	FIELD MEASURE
8-26-23	SD
9-11-23	INTERIOR ELEVATION
9-26-23	NORHILL SUBMISSION
11-6-23	HAHC SUBMISSION
11-14-23	EXTERIOR ELEVATION

PROJECT:

RENOVATION
1131 PEDDIE STREET
HOUSTON, TX 77009

DRAWN: PN

CHECKED: PN

CONTENT:

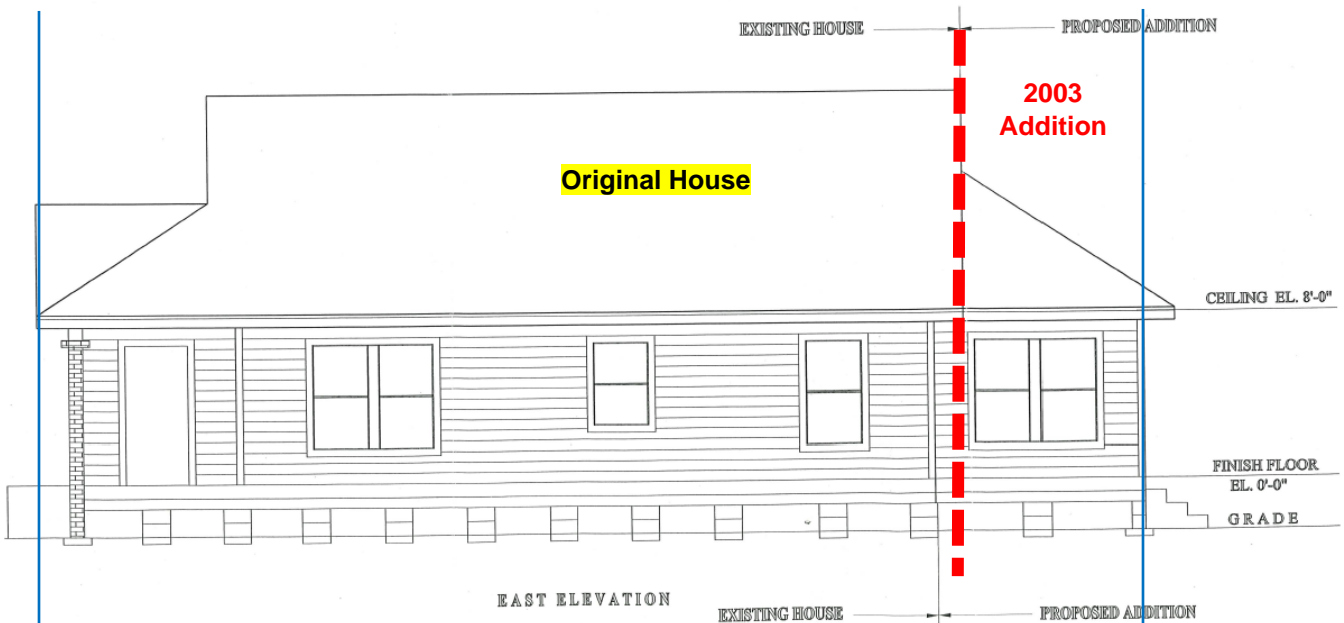
EXISTING & PROPOSED EXTERIOR ELEVATIONS

SHEET:

A3.1

1 of 2

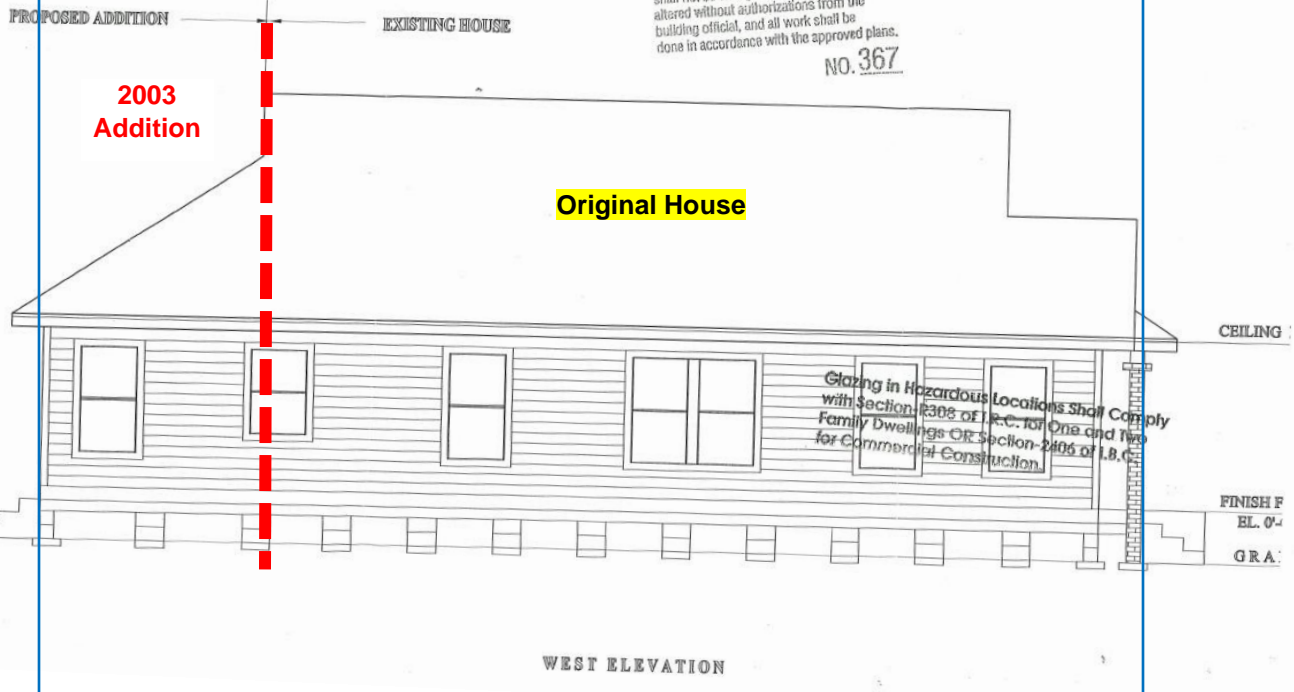
2003 APPROVED COA



EAST ELEVATION

Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work shall be done in accordance with the approved plans.

NO. 367



WEST ELEVATION

WEST ELEVATION

Glazing in Hazardous Locations Shall Comply with Section 2406 of I.C.C. for One and Two Family Dwellings OR Section 2406 of I.B.C. for Commercial Construction.

NORHILL CIVIC ASSOCIATION

From: Deed Restrictions <norhilldeedrestrictions@gmail.com>

Sent: Tuesday, October 31, 2023 7:41 PM

To: PHUONG NGUYEN <pn3d@outlook.com>

Cc: president@norhill.org <president@norhill.org>

Subject: Re: Renovation @ 1131 Peddie St, approval

Phuong,

As we discussed recently, the NNA board voted during the Oct 10 board meeting to approve your project plans as submitted on Sep 29. Please note that when adding the third window in the ??? room, please make special effort to match the trim around this new window to match that of the adjacent windows to form a set of three windows that look as original as possible.

Good luck on your project.

Brian Wilson
NNA VP of Deed Restrictions
(M) 713-598-3397

From: PHUONG NGUYEN <pn3d@outlook.com>

Sent: Friday, September 29, 2023 3:40 PM

To: Deed Restrictions <norhilldeedrestrictions@gmail.com>

Subject: RE: Renovation @ 1131 Peddie St

Hello Brian

Existing & Proposed Floor Plans attached.

The only exterior modification is new 2852 DH window in Exist. Breakfast.

DK