CERTIFICATE OF APPROPRIATENESS

Application Date: August 7, 2025

Applicant: Sam Gianukos, agent for Gildas Brun, owner

Property: 1008 E 14th Street, Lot 2, Block 119, North Norhill Subdivision. The

property includes a historic 1,976 SF two-story wood framed single-family

residence situated on a 5,250 SF (50' x 104') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1926, located in the

Norhill Historic District.

Proposal: Alteration – Addition

The applicant is proposing to add 538 SF to the second-floor.

- Roof: Existing pitch is 6:12; plan to maintain for new addition
- Eave height: existing is 18'-9"; proposed is 20'-10"
- Ridge height: existing is 23'-6"; proposed is 28'-4"
- Plate height: existing and proposed both 9'-0"
- Siding: Existing 5 ½" wood lap siding reveal; proposed new addition to be 3 ½" fiber cement siding reveal
- All windows to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: that the second-floor plate height be lowered to 8 feet and that

the roof of the second-floor addition be hipped.

HAHC Action: -

September 11, 2025 HPO File No. 2025_0242 ITEM C10 1008 E 14th Street Norhill

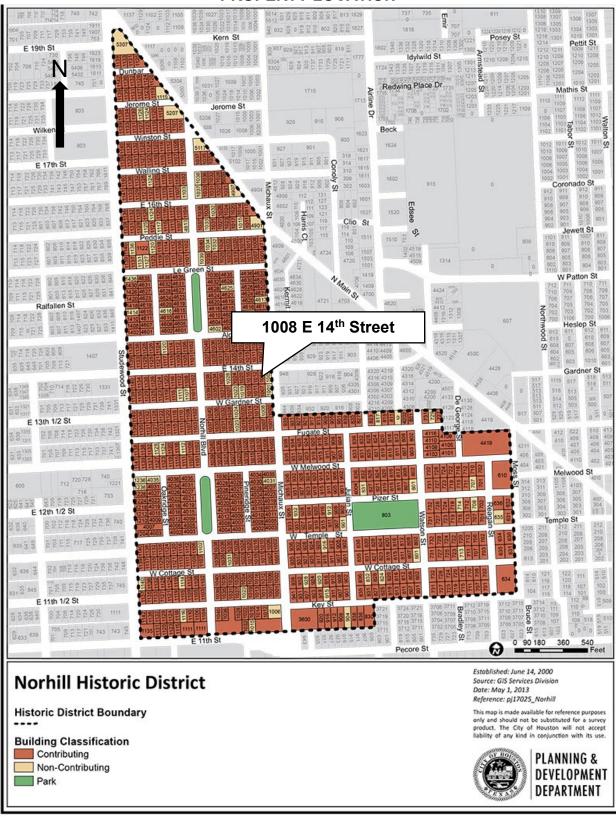
APPROVAL CRITERIA

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:

3	ט	NA		5 - satisfies D - does not satisfy NA - not applicable
	\boxtimes		(1)	The proposed activity must retain and preserve the historical character of the property;
			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
			(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;
			(4)	The proposed activity must preserve the distinguishing qualities or character of the building structure, object or site and its environment;
	\boxtimes		(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;
			(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;
			(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;
\boxtimes			(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;
			(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;
			(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
			(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



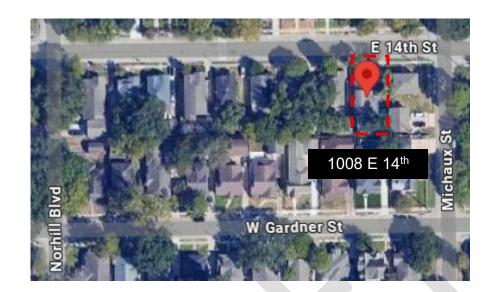
INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



1012 E 14th St – Contributing – 1925 Left of property



1002 E 14th St – Non-Contributing – 1940 Right of property



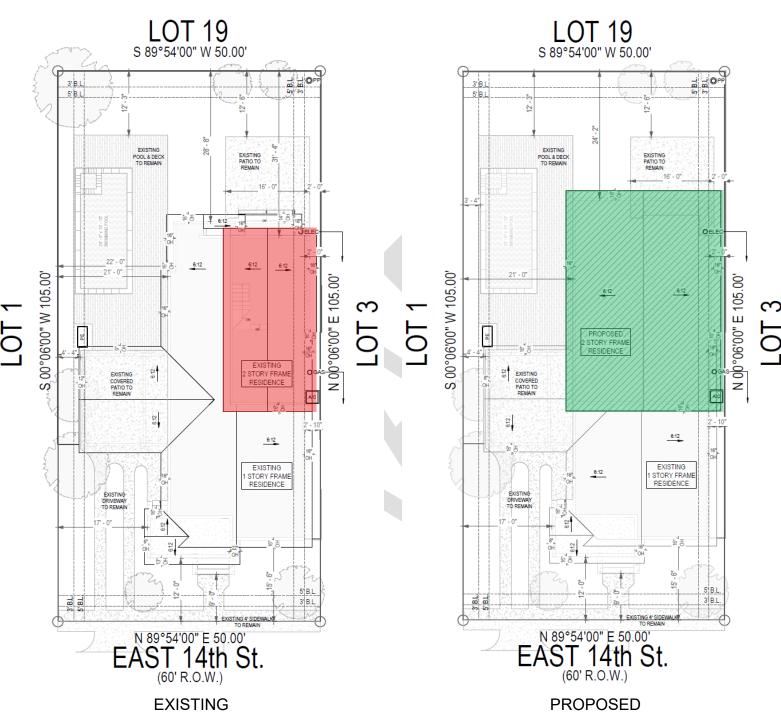
1007 E 14th St – Contributing – 1925 Front of property



1011 E 14th St – Contributing – 1925 Front and to the right of property

HPO File No. 2025_0242

SITE PLAN



HPO File No. 2025_0242

1008 E 14th Street Norhill

FIRST FLOOR PLAN 2-8 4-8 SH 2-8 4-8 SH @ g'-8" @ g'-8" SLOPED CLG **EXISTING** LIVING 98 CUS 17 - C × 25 - C PROPOSED EXISTING STRUCTURE STRUCTURE COV. PATIO SLOPED CLG 15 - F x 15 - F

PROPOSED

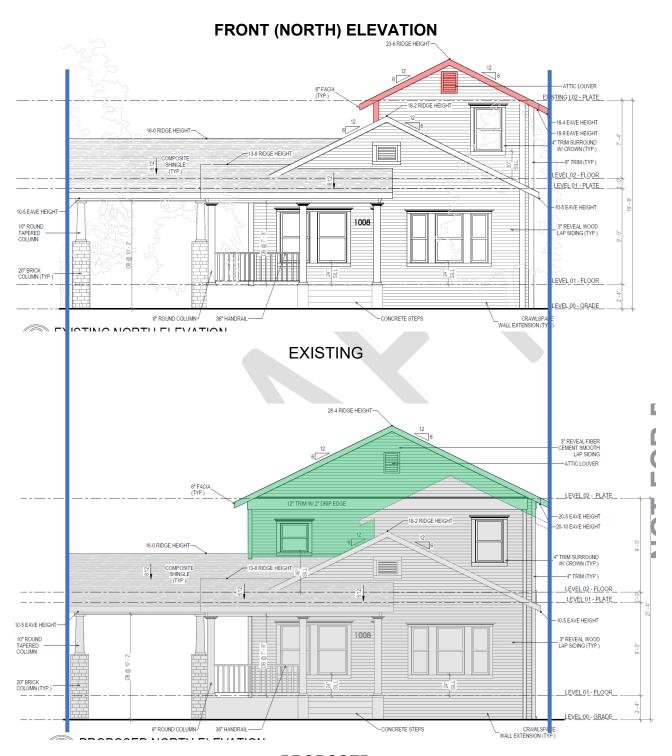
Norhill

1008 E 14th Street

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SECOND FLOOR PLAN





PROPOSED

HPO File No. 2025_0242

LEFT (EAST) ELEVATION

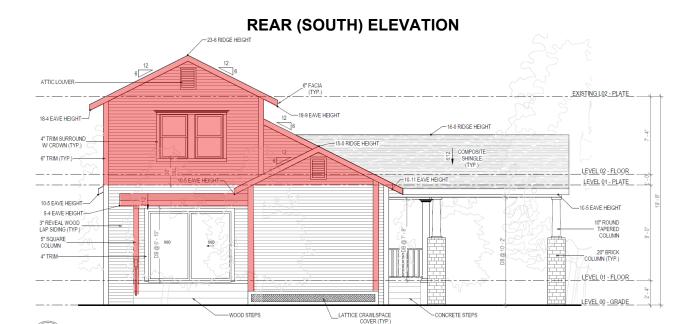


HPO File No. 2025 0242

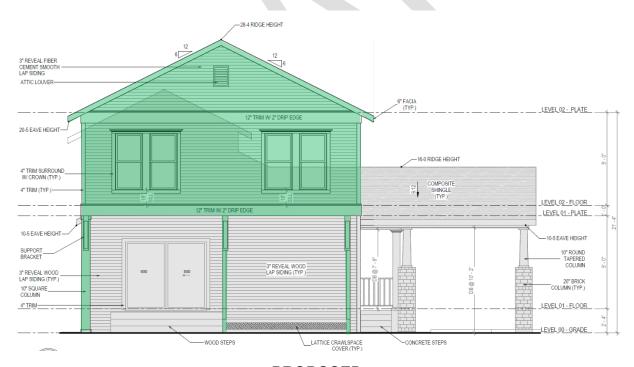
1008 E 14th Street Norhill

RIGHT (WEST) ELEVATION



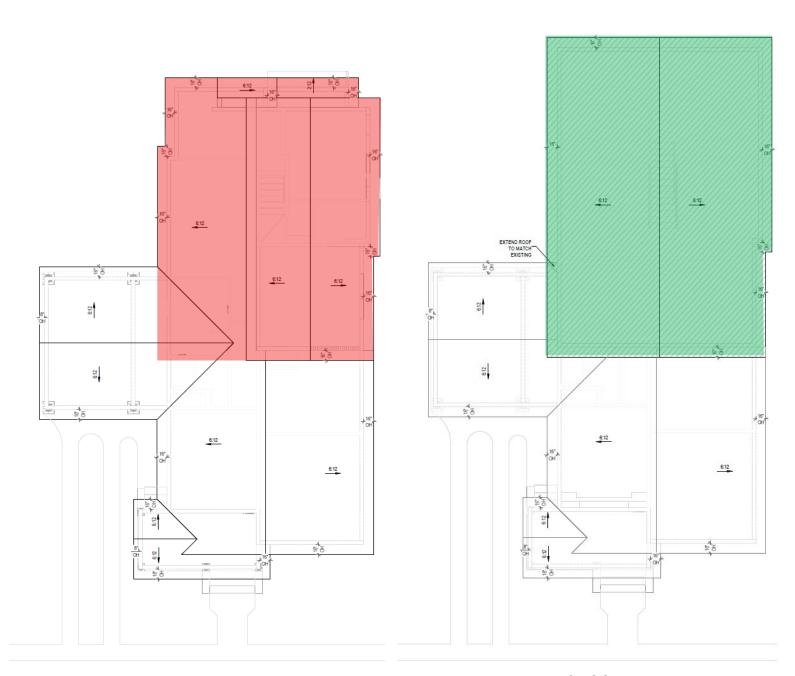


EXISTING



PROPOSED

ROOF PLAN



EXISTING PROPOSED

1008 E 14th Street

WINDOW AND DOOR SCHEDULE

CERTIFICATE OF APPROPRIATENESS



WINDOW WORKSHEET

	EXISTING WINDOW SCHEDULE									
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/ Replacement	Existing to Remain			
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No			
Α	WOOD	1/1	SH	20 X 56	RECESSED	ORIGINAL	YES			
В	WOOD	3/3	GB	24 X 24	RECESSED	ORIGINAL	YES			
С	WOOD	1/1	SH	30 X 58	RECESSED	REPLACEMENT	YES			
D	WOOD	1/1	SH	32 X 34	RECESSED	REPLACEMENT	YES			
Е	WOOD	1/1	SH	32 X 56	RECESSED	ORIGINAL	YES			
F	WOOD	1/1	SH	34 X 58	RECESSED	ORIGINAL	YES			
G	WOOD	1/1	SH	32 X 50	RECESSED	REPLACEMENT	NO			
Н	WOOD	1/1	SH	32 X 50	RECESSED	REPLACEMENT	NO			

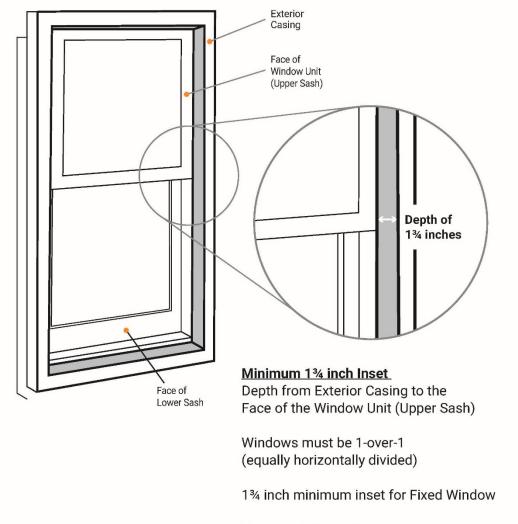
DAMAGE TO EXISTING WINDOWS						
Window	Describe Damage					
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken					

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other	
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem		
J	WOOD	1/1	SH	24 X 34	RECESSED	JELD WEN		
K	WOOD	1/1	FX	36 X 18	RECESSED	JELD WEN		
L	WOOD	1/1	SH	32 X 34	RECESSED	JELD WEN		
М	WOOD	1/1	SH	32 X 50	RECESSED	JELD WEN		
Ν	WOOD	1/1	SH	32 X 66	RECESSED	JELD WEN		

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

ATTACHMENT A





For more information contact:

Houston Office of Preservation 832-393-6556 historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation