



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B16
HPO File #: HP2026_0119

May 21, 2026

1131 Dubar St
Norhill

Applicant: Fang Zhang, owner / Derek Fernandez, agent

Property: 1131 Dunbar Street, Lot 6, Block 101, Norhill Subdivision. The property includes a historic 885 square foot, one-story wood single-family residence and detached garage situated on a 5,000square foot interior lot.

Significance: Bungalow style residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – Addition

The application is proposing to:

- Demolish the existing non-original addition at the rear of the structure.
- Remodel the interior restroom in the existing garage
- Remove existing siding on the garage and replace with cementitious siding.
- Remove and replace existing garage door with a more modern garage door.
- Construct a 1,391 sq ft two-story rear addition, with 794 sq ft on the first floor and 597 sq ft on the second-floor.
- Remove the existing asbestos siding on the contributing structure to expose the 117 siding. 117 siding to be repaired and replaced as needed.
- Construct addition with composition shingles and a 6/12 roof pitch to match the existing.
- The maximum ridge height will be 24'-6"
- Construct the addition with cementitious siding.
- Construct the addition with wood or wood clad windows, inset and recessed.
- Existing windows to remain, repair if necessary.

Public Comment: No public comment received.

Civic Association: See attachment.

Recommendation: Approval

HAHC Action: -



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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

- (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;
(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;
(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.



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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTOS





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CURRENT PHOTOS (FROM INSPECTOR'S REPORT)





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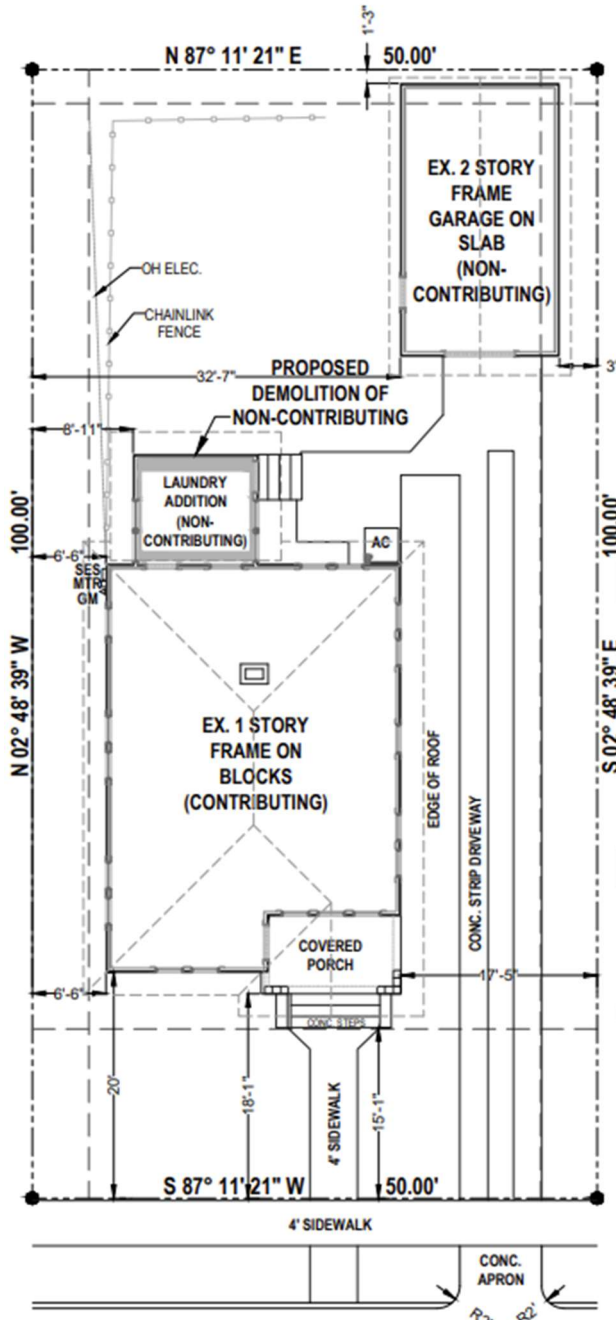
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SITE PLAN

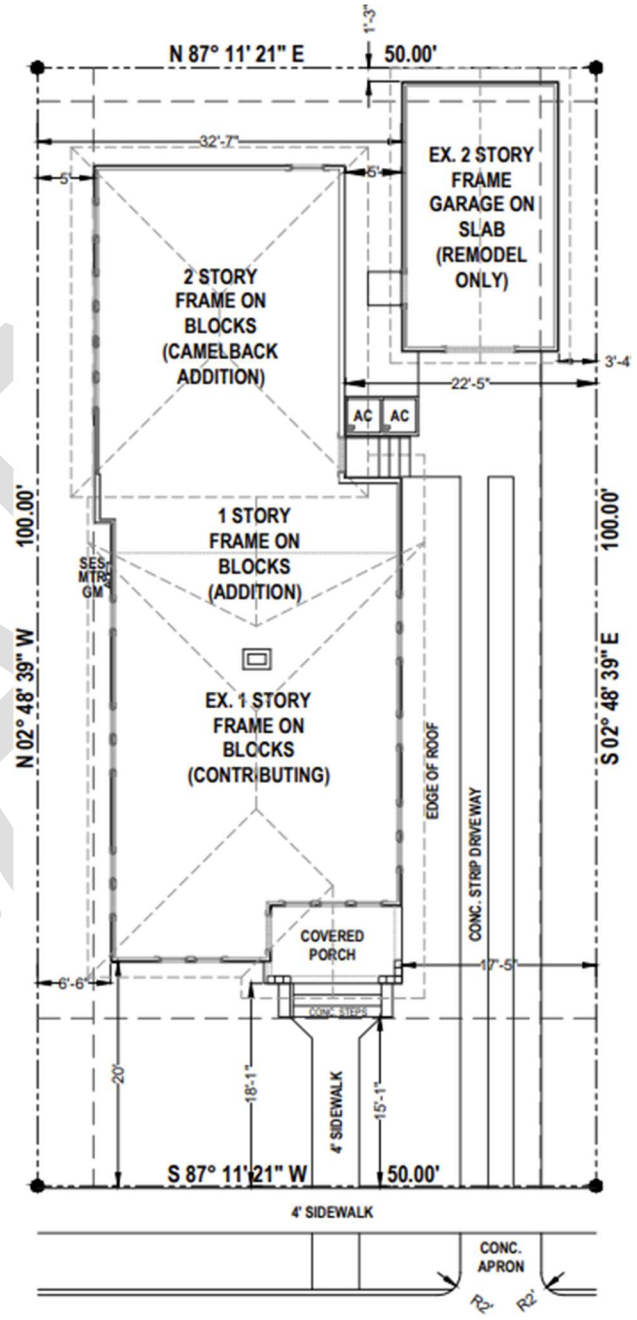
(EXISTING)

SITE PLAN

(PROPOSED)



DUNBAR STREET
(PLATTED AS DUNBAR AVENUE)
(50' R.O.W)



DUNBAR STREET
(PLATTED AS DUNBAR AVENUE)
(50' R.O.W)



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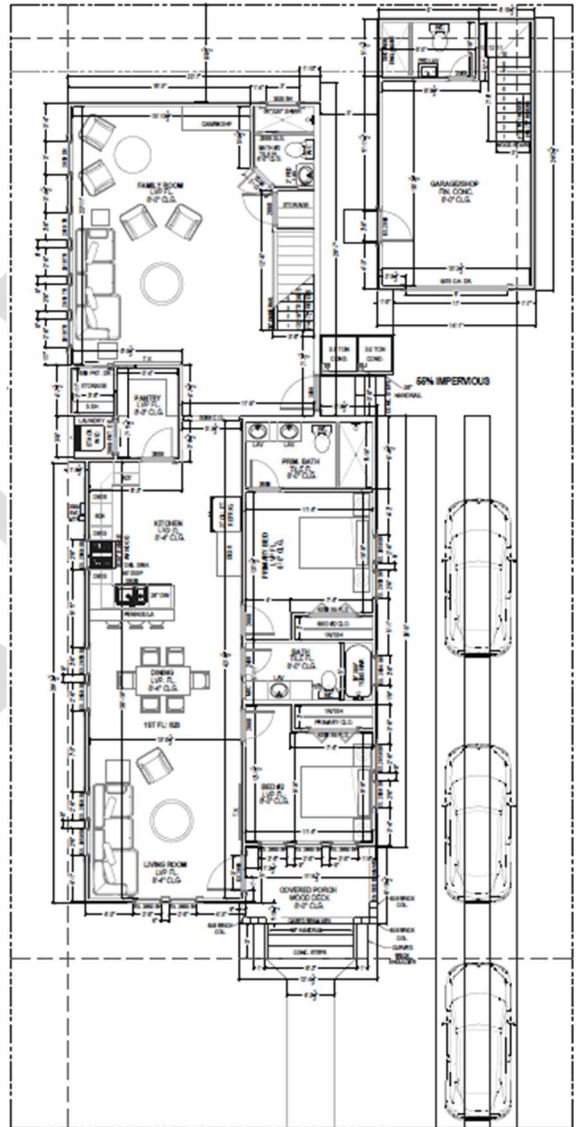
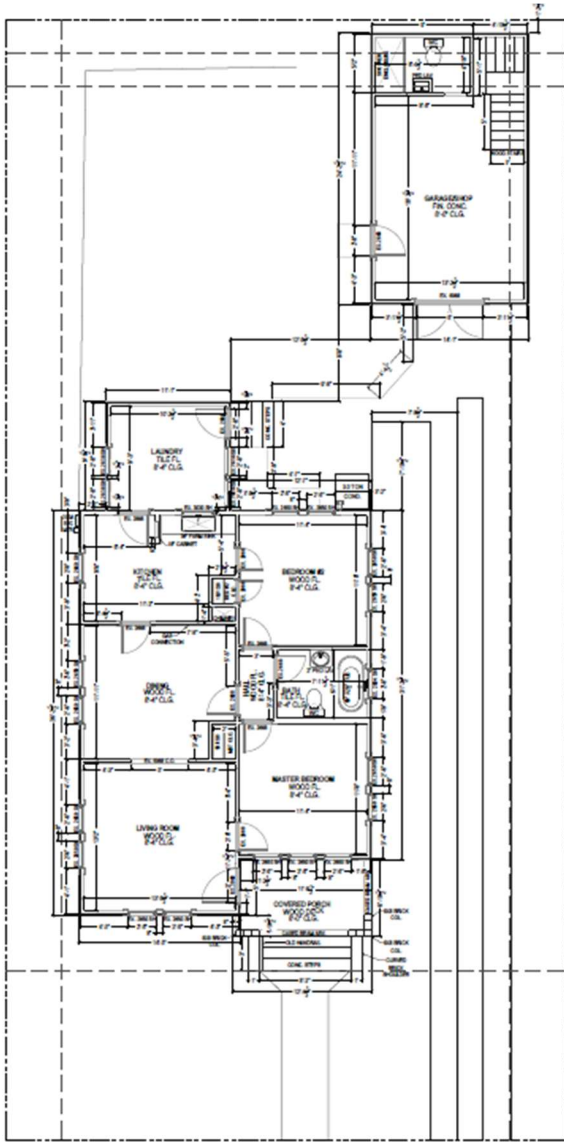
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FLOOR PLAN
(EXISTING)

FLOOR PLAN
(PROPOSED)





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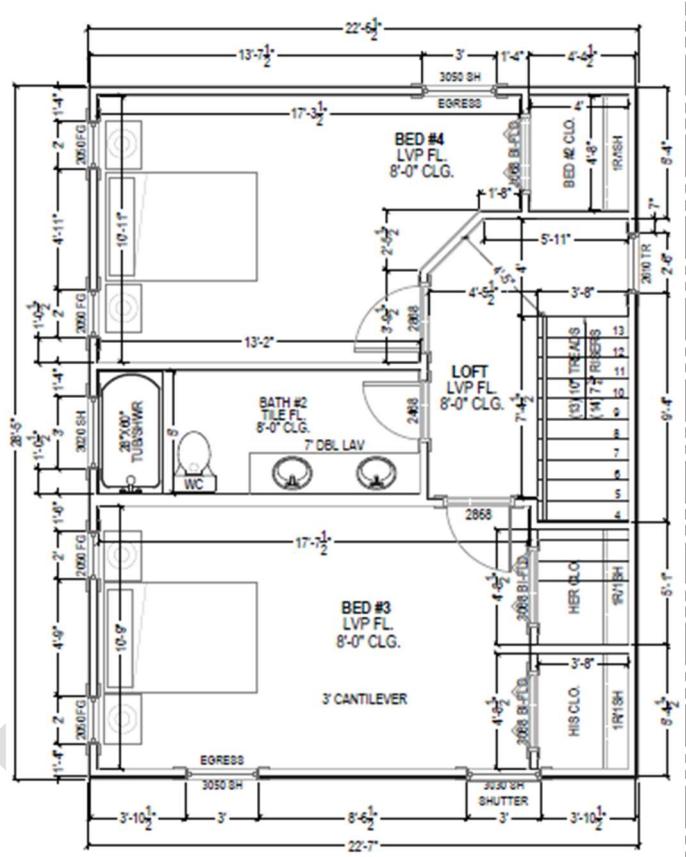
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SECOND FLOOR PLAN

(PROPOSED)





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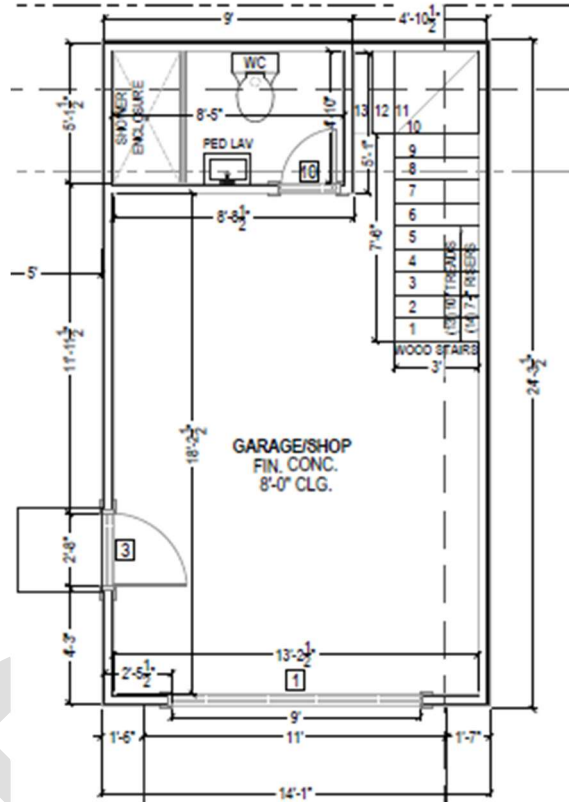
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GARAGE FLOOR PLAN

(PROPOSED)



PROPOSED SQUARE FOOTAGE

EXISTING CONTRIBUTING HOUSE	833	SQ. FT.
EXISTING NON-CONTRIBUTING	-95	SQ. FT.
1ST FLOOR ADDITION	784	SQ. FT.
2ND SECOND FLOOR ADDITION	597	SQ. FT.

TOTAL LIVING	2,214	SQ. FT.
MAX LIVING PER 5K S.F. LOT	2,250	SQ. FT.

EXISTING FRONT PORCH	82	SQ. FT.
EXISTING 1-CAR GARAGE	308	SQ. FT.

TOTAL COVERED	2,604	SQ. FT.
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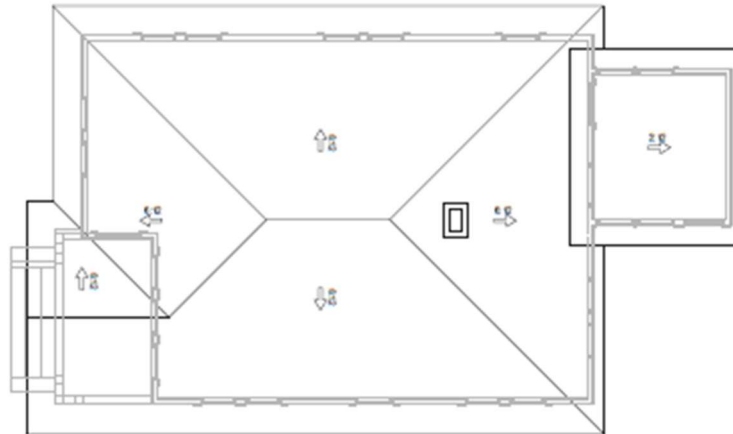


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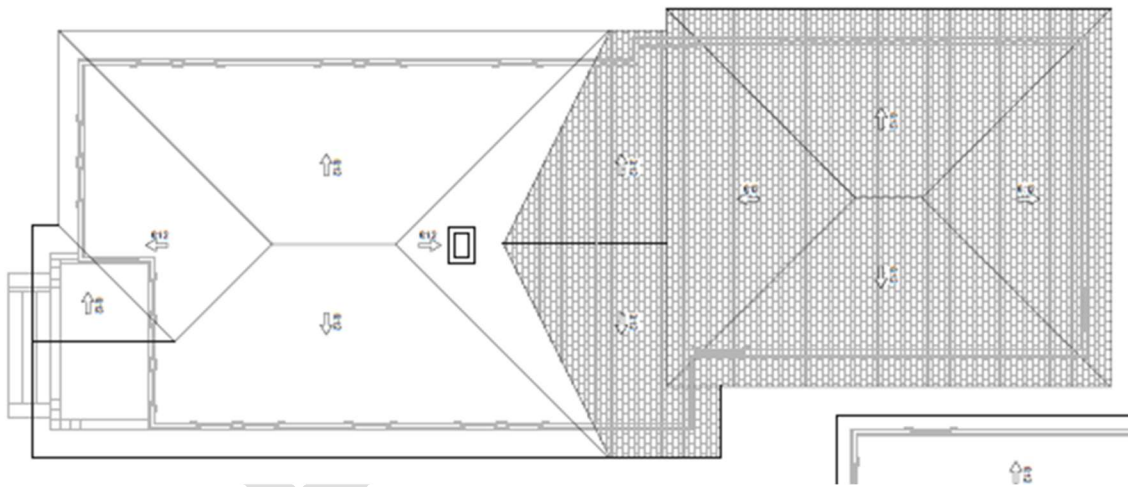
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ROOF PLAN (EXISTING)



ROOF PLAN (PROPOSED)





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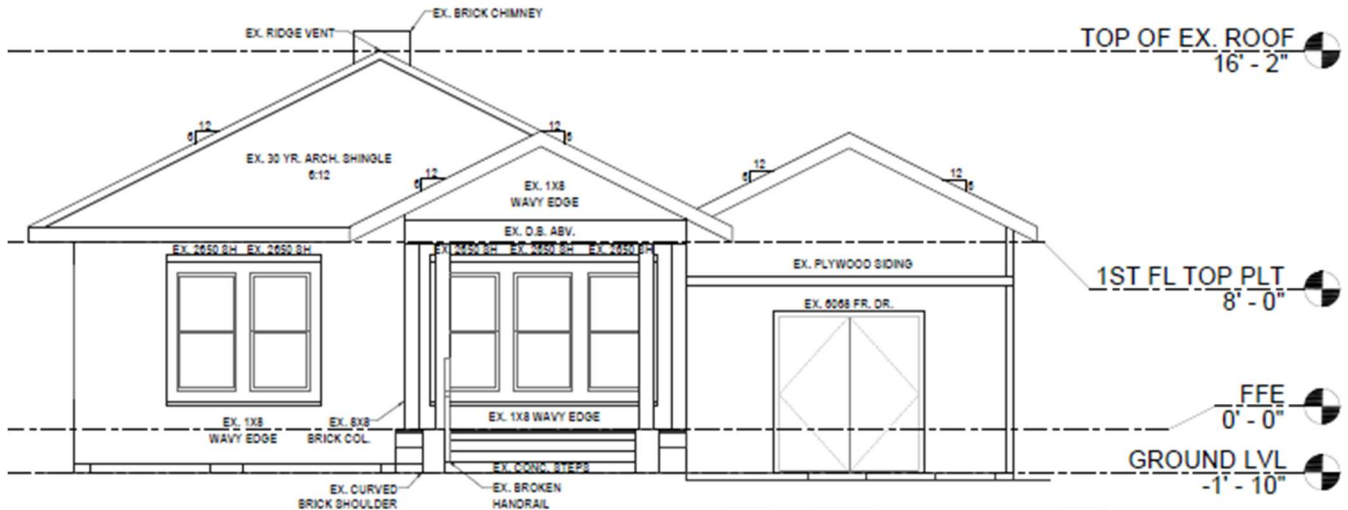
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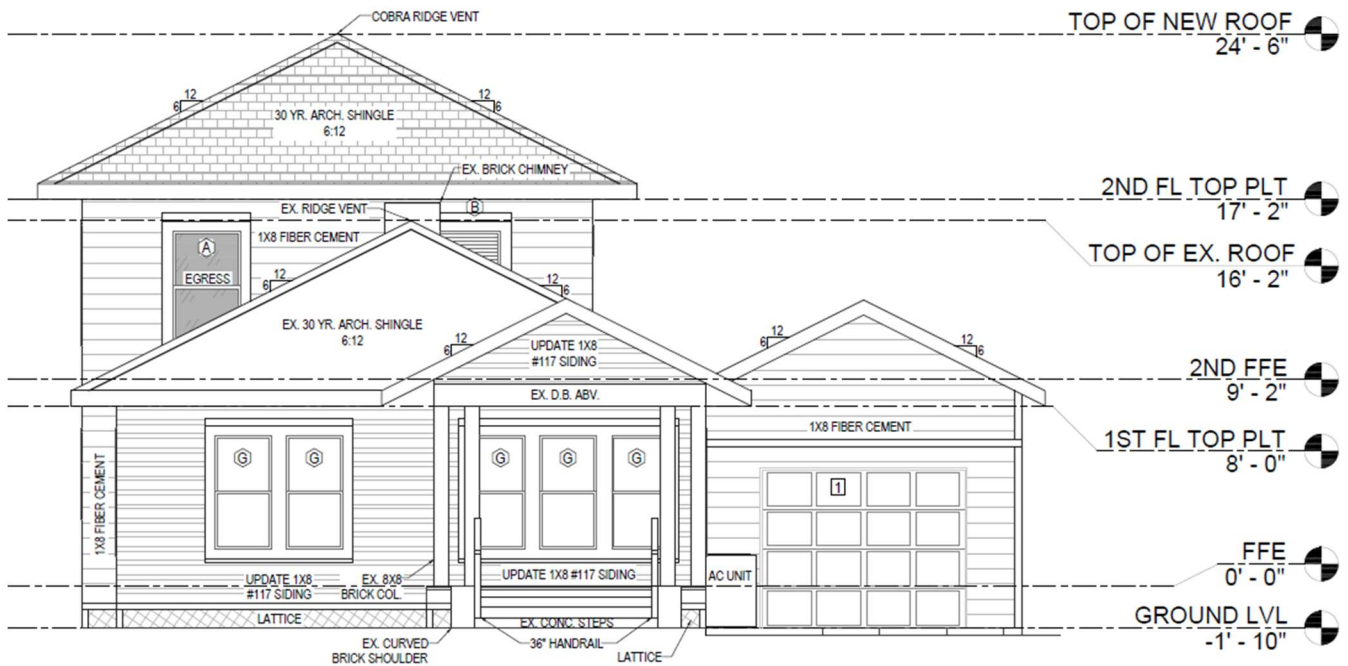
SOUTH ELEVATION

(EXISTING)



SOUTH ELEVATION

(PROPOSED)





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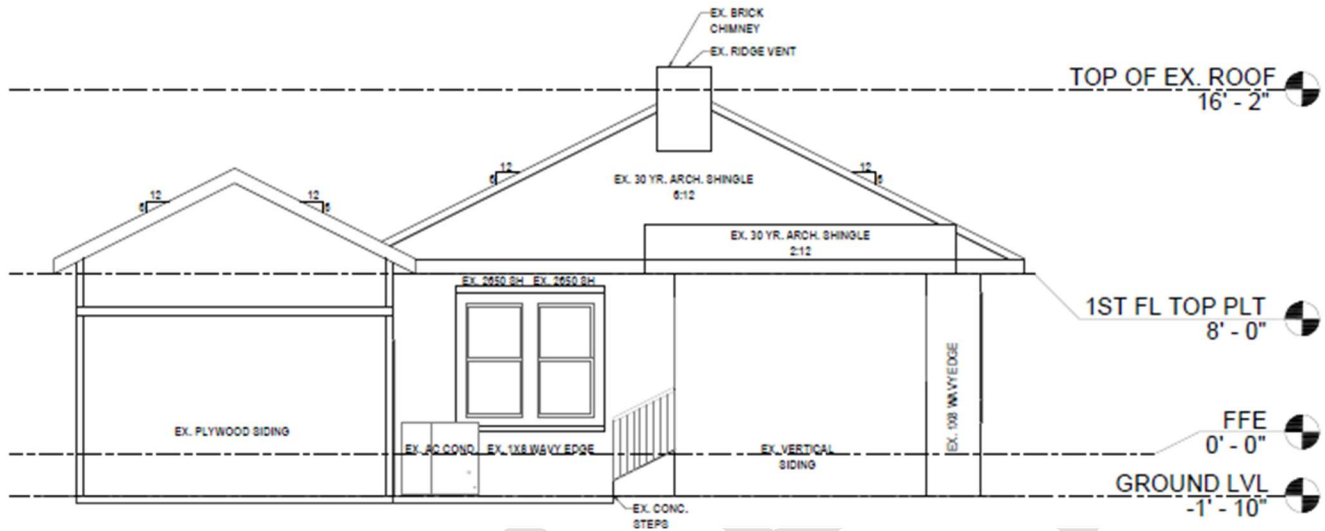
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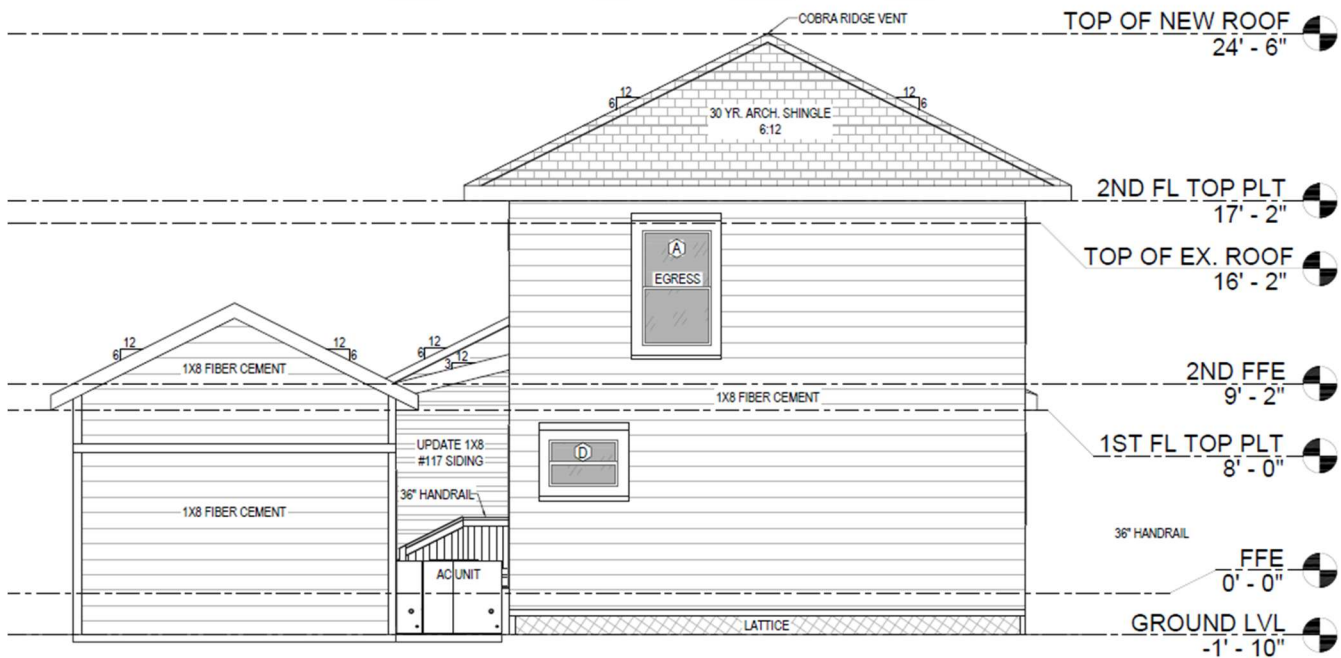
NORTH ELEVATION

(EXISTING)



NORTH ELEVATION

(PROPOSED)





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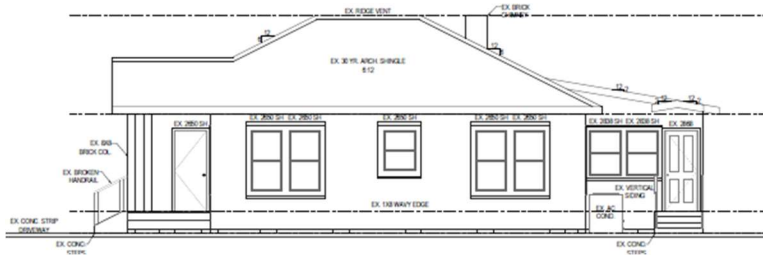
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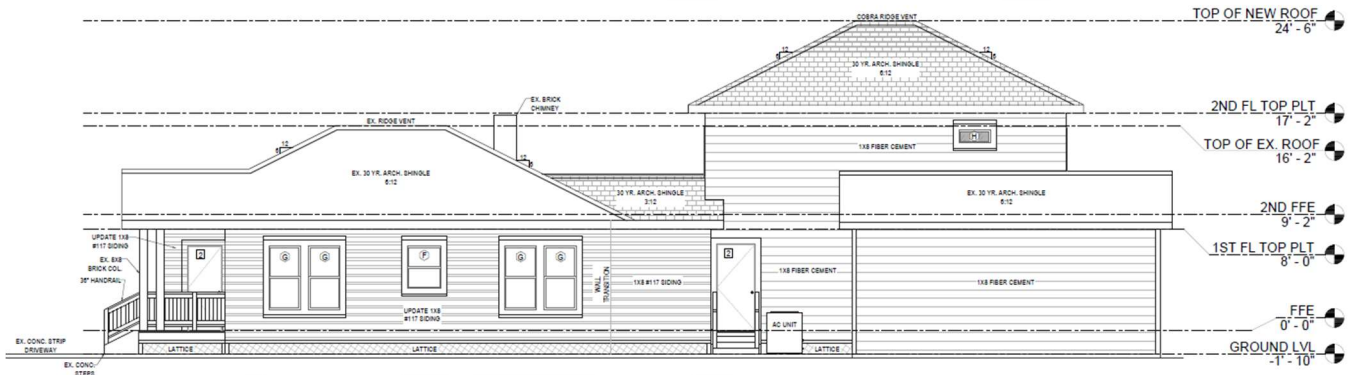
EAST ELEVATION

(EXISTING)



EAST ELEVATION

(EXISTING)





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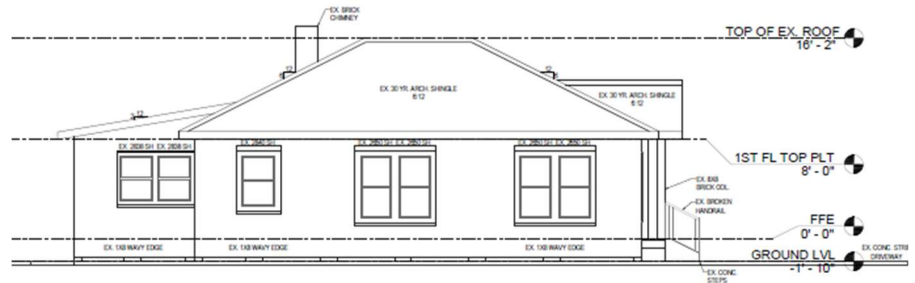
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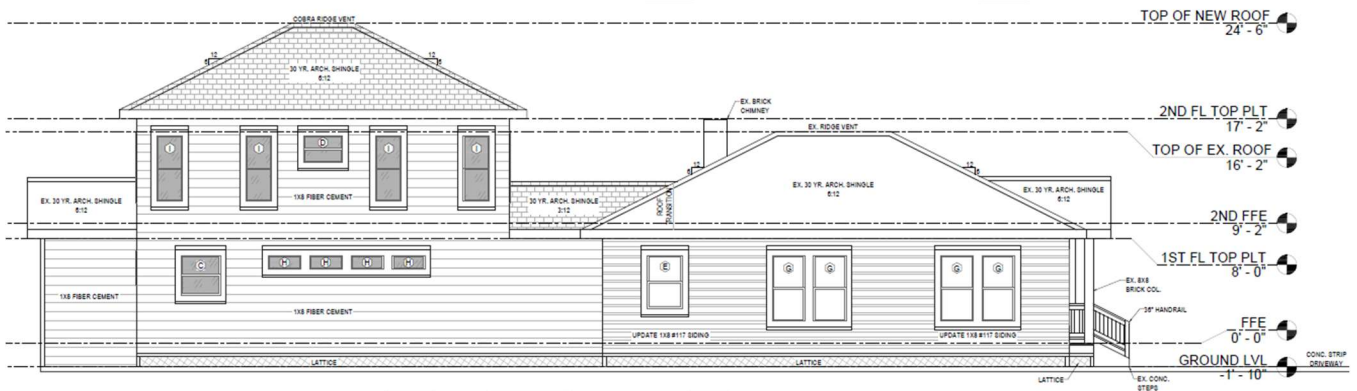
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WEST ELEVATION (EXISTING)



WEST ELEVATION (PROPOSED)





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WINDOW SCHEDULE

EXISTING DOOR SCHEDULE

MARK	SIZE	TYPE	QUANTITY	MATERIAL	HEADER HT.
1	6'-0" X 6'-8"	FRENCH DOOR	1	WOOD	6'-8"
2	3'-0" X 6'-8"	EXT. SOLID CORE	1	WOOD	6'-8"
3	2'-8" X 6'-8"	EXT. SOLID CORE	3	WOOD	6'-8"
4	2'-6" X 6'-8"	INT. HOLLOW CORE	6	WOOD	6'-8"
5	2'-0" X 6'-8"	INT. HOLLOW CORE	2	WOOD	6'-8"

EXISTING WINDOW SCHEDULE

MARK	SIZE	TYPE	QUANTITY	MATERIAL	HEADER HT.
A	3'-0" X 3'-0"	SINGLE HUNG	1	WOOD	6'-8"
B	2'-8" X 4'-0"	SINGLE HUNG	1	WOOD	6'-8"
C	2'-8" X 3'-8"	SINGLE HUNG	4	WOOD	6'-8"
D	2'-8" X 3'-4"	SINGLE HUNG	1	WOOD	6'-8"
E	2'-6" X 5'-0"	SINGLE HUNG	15	WOOD	6'-8"



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DOOR SCHEDULE

PROPOSED DOOR SCHEDULE

MARK	SIZE	TYPE	QUANTITY	MATERIAL	HEADER HT.
1	9'-0" X 7'-0"	OVERHEAD DR.	1	METAL	7'-0"
2	3'-0" X 6'-8"	EXT. SOLID CORE	2	WOOD	6'-8"
3	2'-8" X 6'-8"	EXT. SOLID CORE	1	WOOD	6'-8"
4	4'-0" X 6'-8"	INT. BI-FOLD	2	WOOD	6'-8"
5	3'-0" X 6'-8"	INT. BI-FOLD	3	WOOD	6'-8"
6	2'-8" X 6'-8"	INT. HOLLOW CORE	4	WOOD	6'-8"
7	2'-8" X 6'-8"	INT. POCKET	1	WOOD	6'-8"
8	2'-6" X 6'-8"	INT. HOLLOW CORE	3	WOOD	6'-8"
9	2'-4" X 6'-8"	INT. HOLLOW CORE	2	WOOD	6'-8"
10	2'-0" X 6'-8"	INT. HOLLOW CORE	2	WOOD	6'-8"

PROPOSED WINDOW SCHEDULE

MARK	SIZE	TYPE	QUANTITY	MATERIAL	HEADER HT.
A	3'-0" X 5'-0"	SINGLE HUNG	2	WOOD	6'-8"
B	3'-0" X 3'-0"	SH/SHUTTER	1	WOOD	6'-8"
C	3'-0" X 3'-0"	SINGLE HUNG	1	WOOD	6'-8"
D	3'-0" X 2'-0"	SINGLE HUNG	2	WOOD	6'-8"
E	2'-8" X 4'-0"	SINGLE HUNG	2	WOOD	6'-8"
F	2'-8" X 3'-4"	SH/SHUTTER	1	WOOD	6'-8"
G	2'-6" X 5'-0"	SINGLE HUNG	13	WOOD	6'-8"
H	2'-6" X 1'-0"	TRANSOM	5	WOOD	6'-8"
I	2'-0" X 5'-0"	SINGLE HUNG	4	WOOD	6'-8"



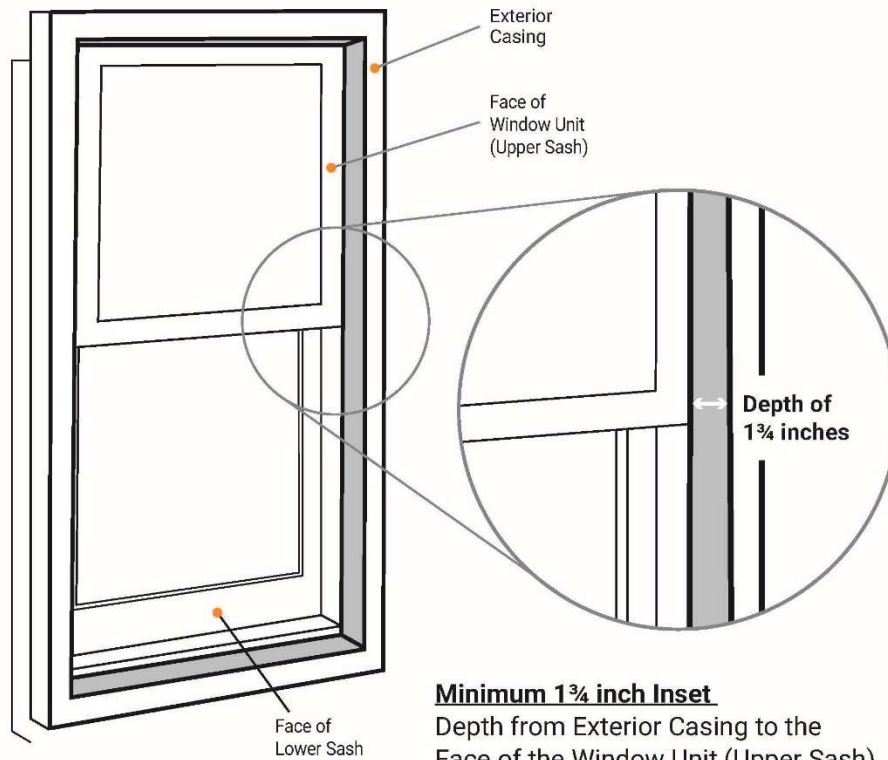
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ATTACHMENT A

Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset
Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:
Houston Office of Preservation
832-393-6556
historicpreservation@houstontx.gov