CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address: 1126 Algregg St

Historic District / Landmark: Norhill HCAD #:

Subdivision: North Norhill Lot: 7 Block: 117

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☑ Contributing
- ☐ Noncontributing
- ☐ Vacant

PROPOSED ACTION

- ☑ Alteration or Addition
- ☐ Restoration
- ☐ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

☐ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name: Matt and Ashlea Sheridan

Company:

Mailing Address: 1126 Algregg St.,
Houston, TX 77009

Phone: (972) 839 - 0379

Email: [redacted]

Signature: Matt Sheridan

Date: June 28, 2017

APPLICANT (if other than owner)

Name: Gail Schorre

Company: Morningside Architects, LLP

Mailing Address: 4229A Bellaire Blvd.
Houston, TX 77025

Phone: 713-529-2630

Email: [redacted]

Signature: Gail R Schorre

Date: June 28, 2017

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1126 Algregg St

BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [ ] commercial building
- [ ] mixed use building
- [ ] institutional building
- [ ] garage
- [ ] carport
- [ ] accessory structure
- [ ] other

ALTERATION TYPE

- [x] addition
- [ ] foundation
- [ ] wall siding or cladding
- [x] windows or doors
- [ ] porch or balcony
- [ ] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] other

WRITTEN DESCRIPTION

- [x] property description, current conditions and any prior alterations or additions
- [x] proposed work; plans to change any exterior features, and/or addition description
- [x] current building material conditions and originality of any materials proposed to be repaired or replaced
- [x] proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- [x] elevations of all sides
- [x] detail photos of exterior elements subject to proposed work
- [ ] historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- [x] current site plan
- [x] proposed site plan
- [x] current floor plans
- [x] proposed floor plans
- [x] current window and door schedule
- [x] proposed window and door schedule
- [x] demolition plan
- [x] current roof plan
- [x] proposed roof plan
- [x] current elevations (all sides)
- [x] proposed elevations (all sides)
- [x] massing/perspective

HOUSE ADDITION
City of Houston
Planning and Development Department
Certificate of Appropriateness Application
HAHC Meeting – July 26, 2017

Applicant: Gail Schorre, Morningside Architects, LLP

Property:

1126 Algregg St., Lot 7, Block 117, North Norhill Subdivision.
Property includes a historic 1,234 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance:

Potentially Contributing 1926 bungalow, located in Norhill Historic District

Proposal:

Alteration – Window

- Add one double hung window at back east face of house, setback 47'-7 1/4" from street face of existing house and within a 1988 addition.

Alteration – Window

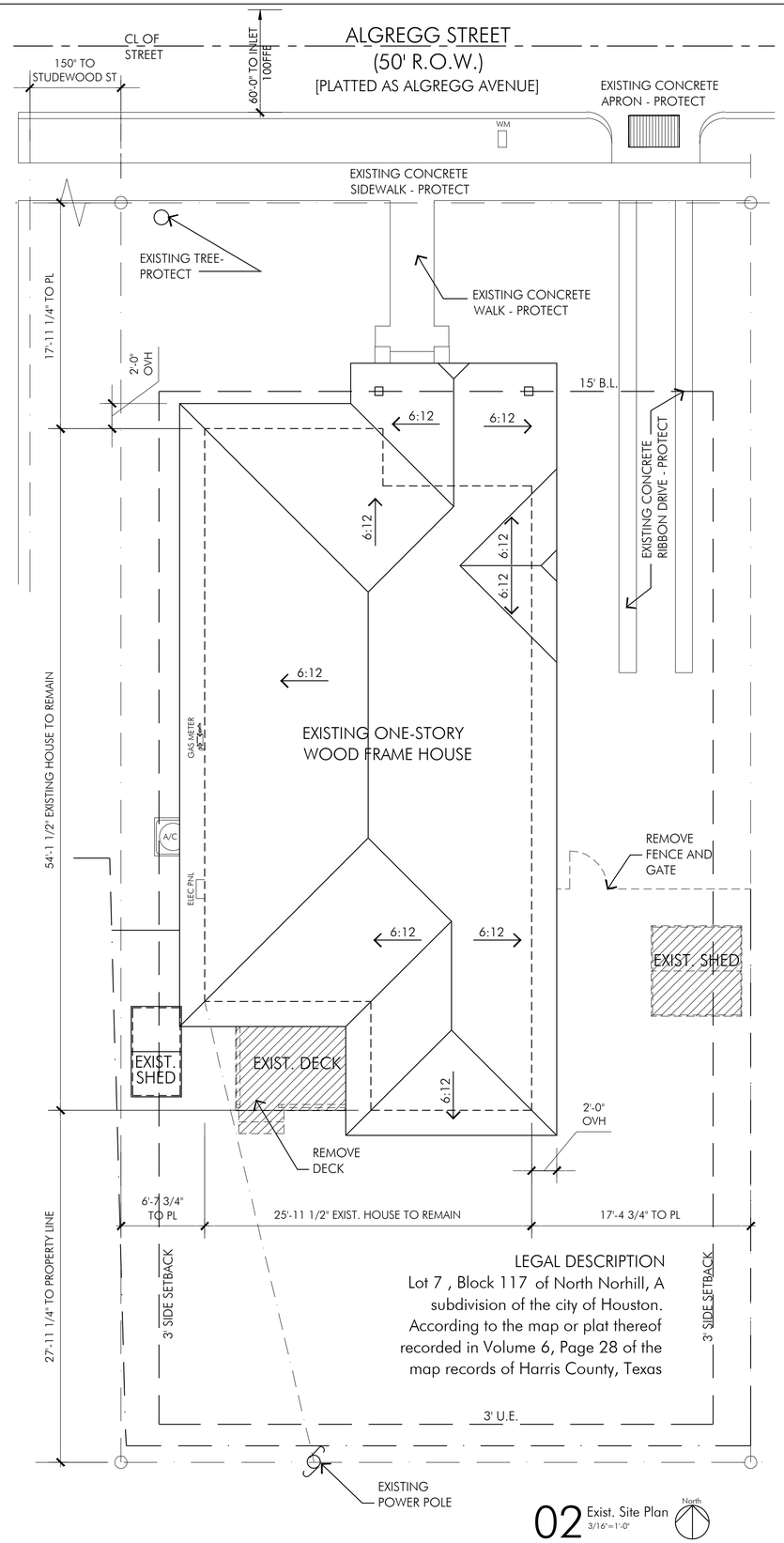
- Add one double hung window at back west face of house, setback 42'-4 3/4" from street face of existing house and within a 1988 dated addition.

Addition – First Floor

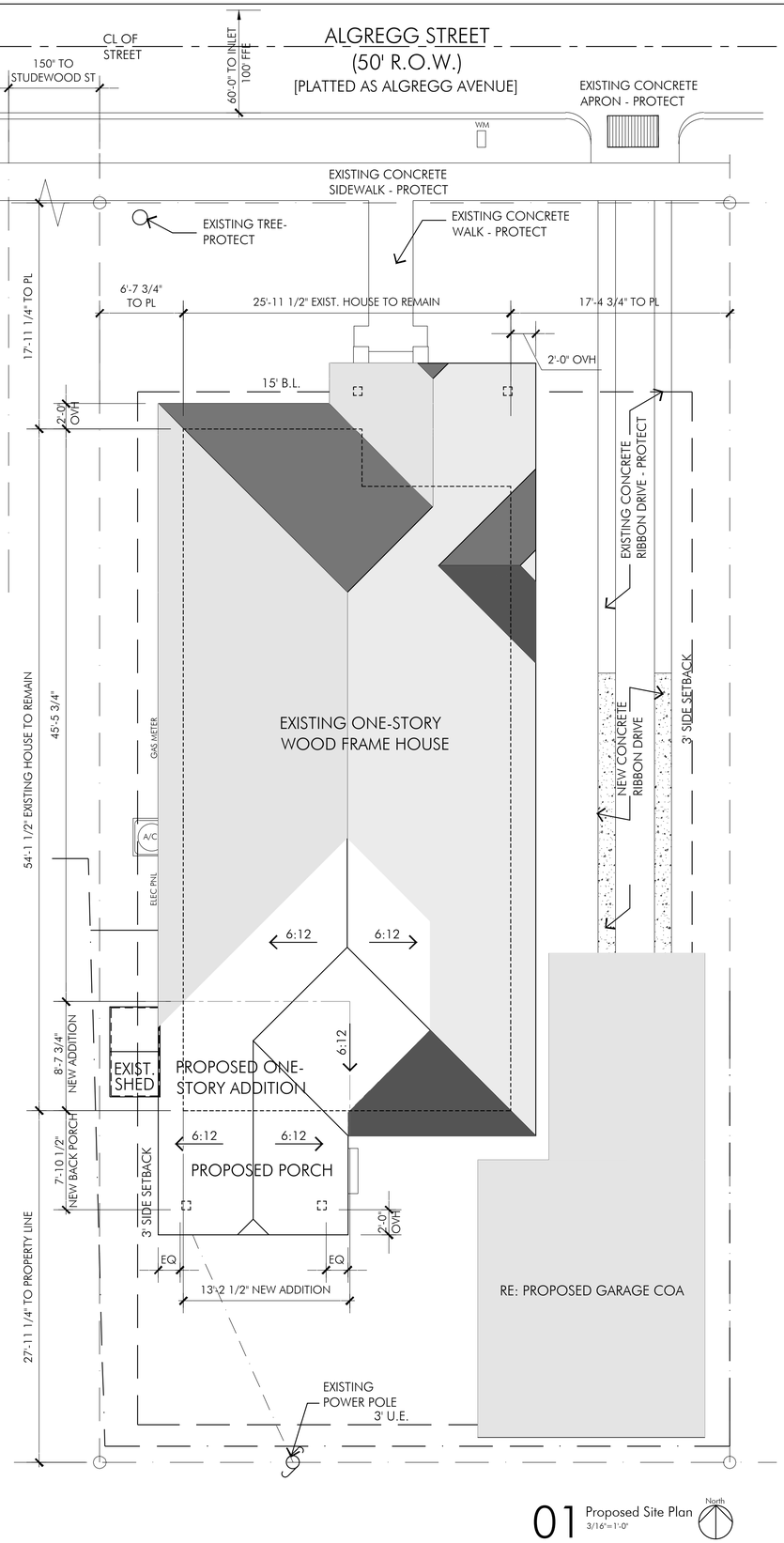
- Add 114 sq. ft. at rear face of house and setback 45'-5 3/4" behind the existing one-story house. The rear face of addition aligns with existing south elevation of the bungalow.
- The exterior will be clad in T117 siding
- The roof will have a half-hip gable at proposed back porch to match existing.

Project Details:

The proposed design will have 1-over-1 double-hung wood windows to match the existing.
Please refer to the attached drawings which illustrate the description of the work stated above.



02 Exist. Site Plan
3/16"=1'-0"



01 Proposed Site Plan
3/16"=1'-0"

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Morningside Architects LLP
4229-A Bellaire Blvd
Houston TX 77025-1059
713.529.2630 Tel
713.526.6494 Fax
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Gail R. Schorre reg # 11042
06/30/17

Sheridan Residence
1126 Algregg Street
Houston, TX 77009

Issue	Date	Description
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CAD Drawing File:	Sheridan.DWG
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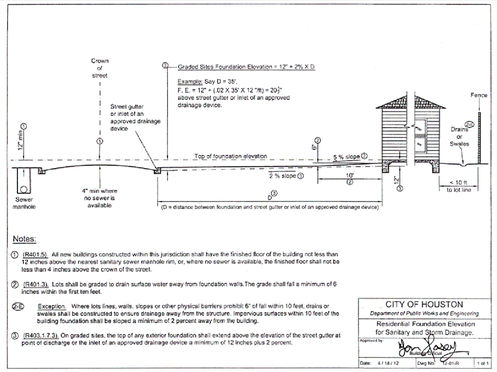
Sheet Title

Exist-Demo Site Plan / Proposed Site Plan

Sheet Number

A0.0

COH RESIDENTIAL FOUNDATION ELEVATION GUIDELINES



Notes:

① (R401.5). All new buildings constructed within this jurisdiction shall have the finished floor of the building not less than 12 inches above the nearest sanitary sewer manhole rim, or, where no sewer is available, the finished floor shall not be less than 4 inches above the crown of the street.

② (R401.3). Lots shall be graded to drain surface water away from foundation walls.The grade shall fall a minimum of 6 inches within the first ten feet.

②-Ex Exception: Where lots lines, walls, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

③ (R403.1.7.3). On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent.

CITY OF HOUSTON
Department of Public Works and Engineering
Residential Foundation Elevation for Sanitary and Storm Drainage.

Approved by: [signature]
Date: 4/14/12 Dwg No: COH-05 1 of 1

IMPERVIOUS COVER CALCULATIONS

Department of Public Works & Engineering
Building Code Enforcement Branch

CALCULATION OF IMPERVIOUS PERCENTAGE

PROJECT INFORMATION

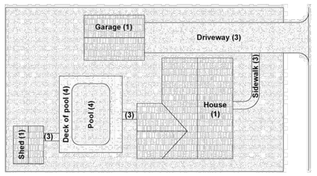
Project Number: _____ Date: _____

Address: 1126 Algregg Street

Applicant's Printed Name: _____ Applicant's Signature: _____

CALCULATION OF IMPERVIOUS AREA PERCENTAGE

A. Total area of impervious cover



This diagram is to assist in identifying the various items considered impervious. Approved permeable pavers or permeable concrete may not be considered as impervious.

	Existing Sq. Ft.		Addition Sq. Ft.		Final Sq. Ft.
1. Building(s) (e.g., house, garage, storage)	1501	+	434 ⇨	=	1,935 ⇩+
2. Parking Lot	0	+	0 ⇨	=	0 ⇩+
3. Driveway/Sidewalk/Patios/Carports	166	+	302 ⇨	=	468 ⇩+
4. Swimming Pool/Detention Ponds	0	+	0 ⇨	=	0 ⇩+
5. Others	129	+	0 ⇨	=	129 ⇩+
Totals	1,796	+	736	=	2,532 *sq. ft. (A)*

B. Total Area of Lot: 5,000 *sq. ft.*

C. Percentage Impervious area Calculation

(2,532 (A) ÷ 5,000 (B)) x 100 = 51 (C) **%**

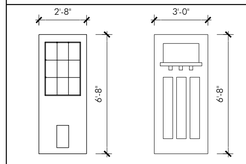
NOTE: If > 65% , refer the Infrastructure Design Manual, Chapter 9, Section H for additional provisions.

Form No: **CE-**1207 rev 05/07/2015 (832) 394-8820 Public Works & Engineering Page 1 of 1

AREA CALCULATIONS

CONDITIONED	
HOUSE:	
EXISTING TO REMAIN	1,237 SQ FT
NEW ADDITION	114 SQ FT
TOTAL A/C:	1,351 SQ FT
UNCONDITIONED	
GARAGE:	
NEW	320 SQ FT
TOTAL BUILDING AREA	1,671 SQ FT

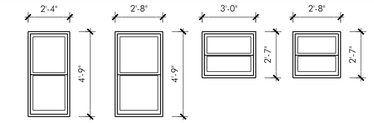
CURRENT DOOR TYPES 1/4" = 1'-0"



EXISTING 9-LITE, EXTERIOR PAINT GRADE, WOOD DOOR

EXISTING 1-LITE, 3-PANEL EXTERIOR PAINT GRADE, WOOD DOOR

CURRENT WINDOW TYPES 1/4" = 1'-0"

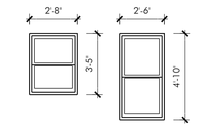


EXISTING DOUBLE HUNG WOOD FRAME RECESSED MOUNT WINDOW

EXISTING DOUBLE HUNG WOOD FRAME RECESSED MOUNT WINDOW

EXISTING DOUBLE HUNG WOOD FRAME RECESSED MOUNT WINDOW

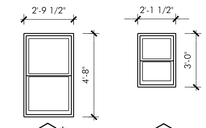
EXISTING DOUBLE HUNG WOOD FRAME RECESSED MOUNT WINDOW



EXISTING DOUBLE HUNG WOOD FRAME RECESSED MOUNT WINDOW

EXISTING DOUBLE HUNG WOOD FRAME RECESSED MOUNT WINDOW

WINDOW TYPES JELD-WEN W2500 WINDOWS RECESSED MOUNT, FLAT TRIM
1/4" = 1'-0"



A * WINDOW TYPE "A" DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS EGRESS WINDOW

B WINDOW TYPE "B" DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS

ALL WINDOWS "JELD WEN", W2500 PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OF BETTER PRODUCT LINE UNLESS OTHERWISE NOTED

TYPICAL ALL WINDOWS: SHGC 0.29 & U VALUE 0.26, UNLESS NOTED OTHERWISE

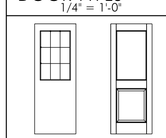
MOUNT FIRST FLOOR WINDOWS TO MATCH EXISTING, UNLESS NOTED OTHERWISE

SEE FLOOR PLANS FOR LOCATIONS REQUIRING TEMPERED GLAZING

EGRESS WINDOW TO MEET THE FOLLOWING OPENING REQUIREMENTS:
MINIMUM CLEAR AREA OF OPENING: 5.7 SF., MINIMUM CLEAR OPENING HEIGHT: 24", MINIMUM CLEAR OPENING WIDTH : 20", PER 2012 IRC R310. CONTRACTOR TO VERIFY WINDOW TYPE "A" WILL COMPLY WITH NOTE ABOVE ON EGRESS REQUIREMENTS. NOTIFY ARCHITECT IF CONFLICT EXISTS.

NOTE: Per R310.1 2012 IRC: EMERGENCY ESCAPE AND RESCUE WINDOW SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR.

DOOR TYPES JELD-WEN CUSTOM WOOD DOORS, FLAT TRIM
1/4" = 1'-0"



TYPE 'A' 9-LITE, EXTERIOR PAINT GRADE, WOOD DOOR

TYPE 'B' 2-PANEL, INTERIOR PAINT GRADE, WOOD DOOR

DOOR SCHEDULE REUSE EXISTING DOORS WHERE FEASIBLE

DOOR #	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	REMARKS
1	A	3'-0"	6'-8"	Wood	Paint	Deadbolt Lock. Weatherstripping
2	B	2'-8"	6'-8"	Wood	Paint	Privacy Lock
3	B	2'-8"	6'-8"	Wood	Paint	Pocket door hardware. Privacy Lock.
4	B	2'-0"	6'-8"	Wood	Paint	Pocket door hardware. Passage Lock.
5	B	2'-6"	6'-8"	Wood	Paint	Passage Lock

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06/30/17

Sheridan Residence
1126 Algregg Street
Houston, TX 77009

Issue	Date	Description
XX	06/30/2017	COA Application

Project Number:	17025
CAD Drawing File:	Sheridan.DWG
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Checked By:	GS
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Sheet Title
COH Documents/ Schedules

Sheet Number
A1.0

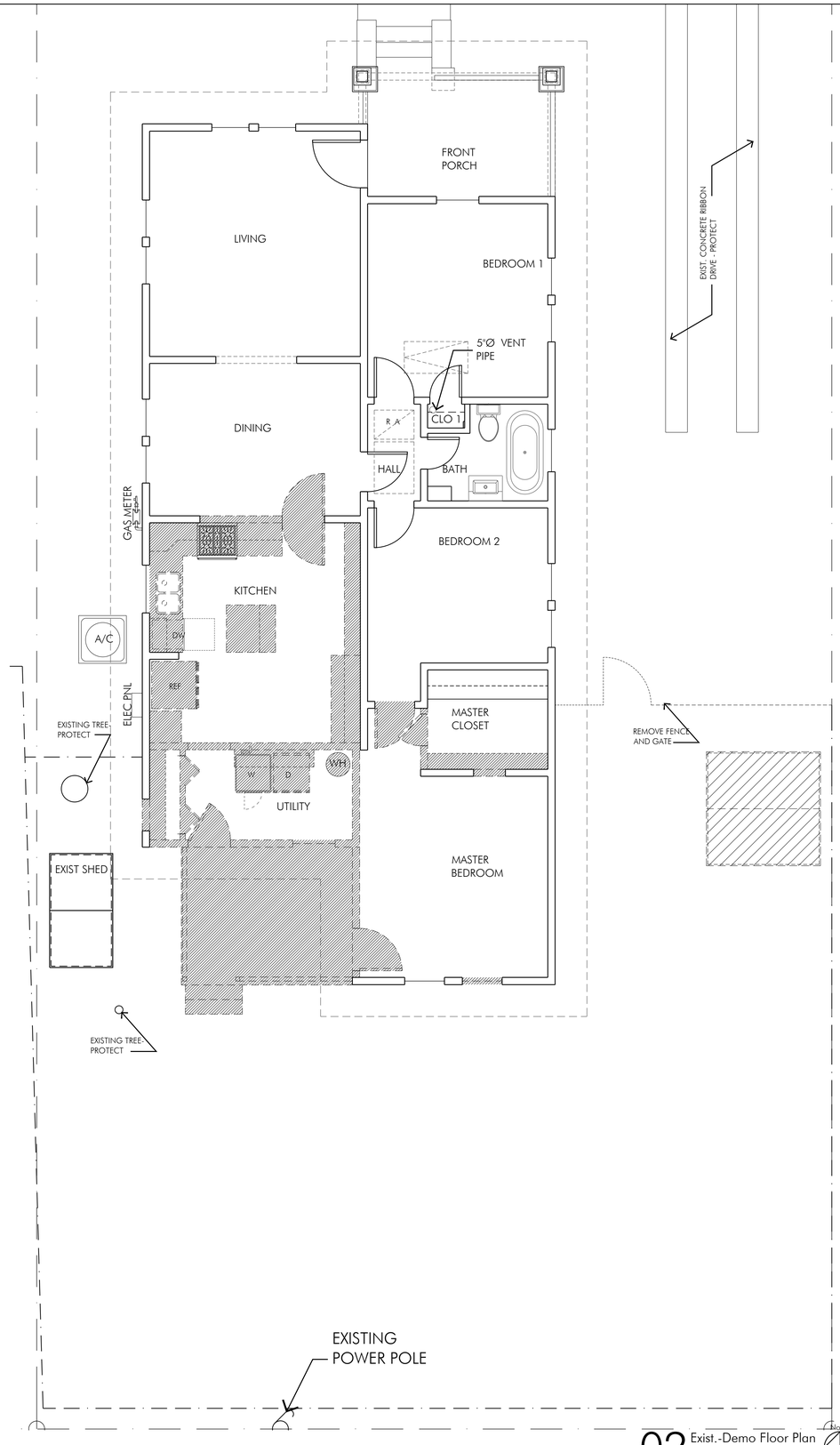
LEGEND

DENOTES EXTENTS OF NEW CONSTRUCTION

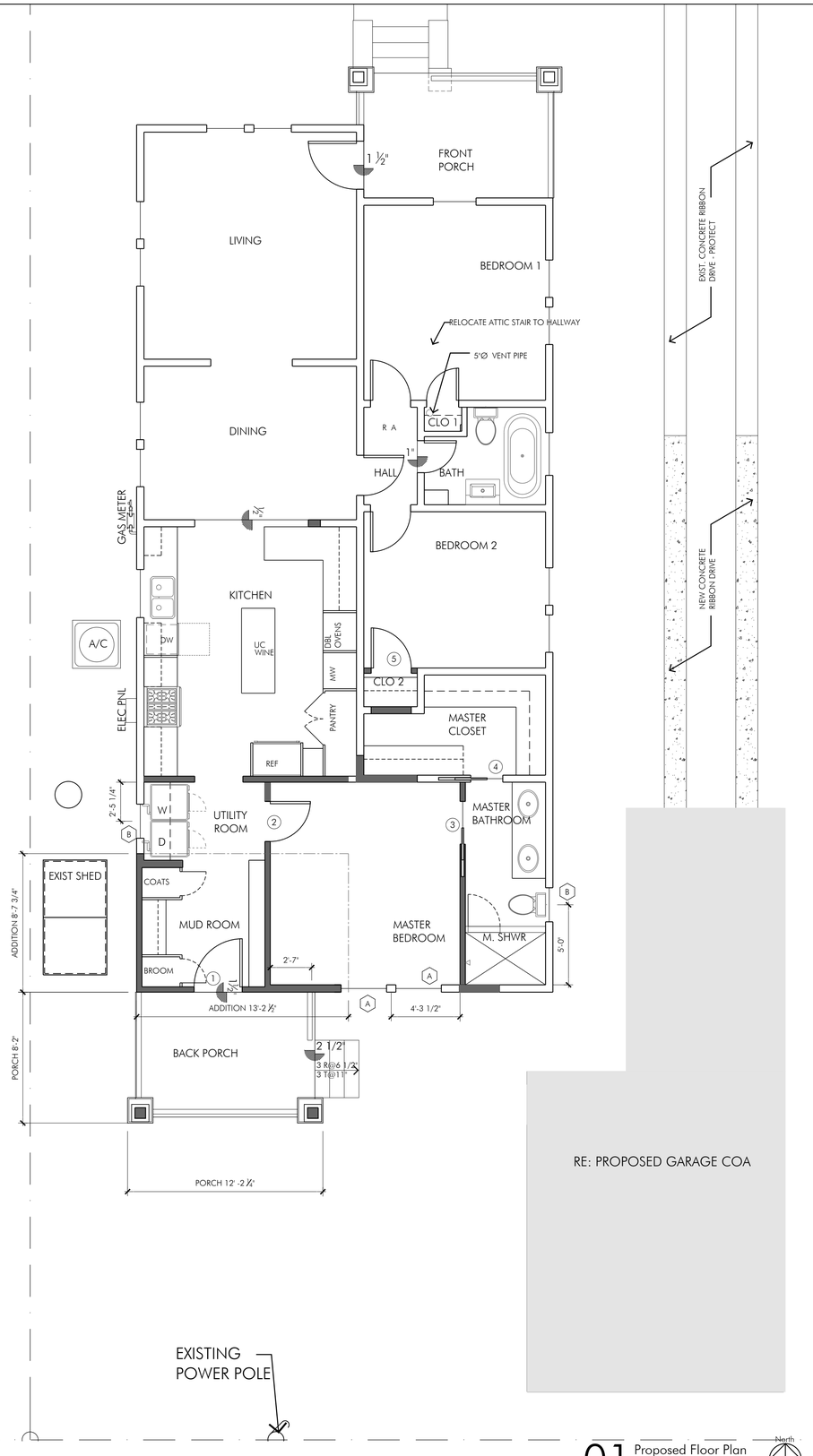
EXISTING WALL, FLOOR, & STRUCTURE TO REMAIN, PROTECT FROM DAMAGE DURING DEMOLITION

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, WALL DIMENSIONS SHOWN ARE TO FACE OF FINISH WALL.
2. IRC 312.1.2 AND 312.1.3 GUARDRAILS: MAX. 4" OPENINGS AND 36" HT. HANDRAILS: 34" TO 38" HT. IRC R311.7.5: MAX. 7 3/4" RISE, MIN. 10" RUN. R301.5 AND TABLE 301.5 LIVE LOAD DESIGN: 200 LBS/SQ. FT. GUARDRAILS.
3. NEW DOORS TO MATCH THE STYLE AND MATERIAL OF EXISTING UNLESS NOTED OTHERWISE.
4. SAND, CONDITION AND SEAL ALL EXISTING WOOD FLOORS TO REMAIN.
5. PATCH, REPAIR AND PAINT ALL EXISTING DRYWALL AND BASEBOARDS TO REMAIN.
6. APPLIANCE, PLUMBING, & LIGHT FIXTURE SELECTIONS BY OWNER.
7. EXTERIOR WALLS TO BE 2X4 CONSTRUCTION, INTERIOR TO BE 2X4, EXCEPT AS NOTED.
8. DO NOT SCALE FROM DRAWINGS. VERIFY DIMENSIONS IN QUESTION WITH ARCHITECT



02 Exist.-Demo Floor Plan
1/4"=1'-0"



01 Proposed Floor Plan
1/4"=1'-0"

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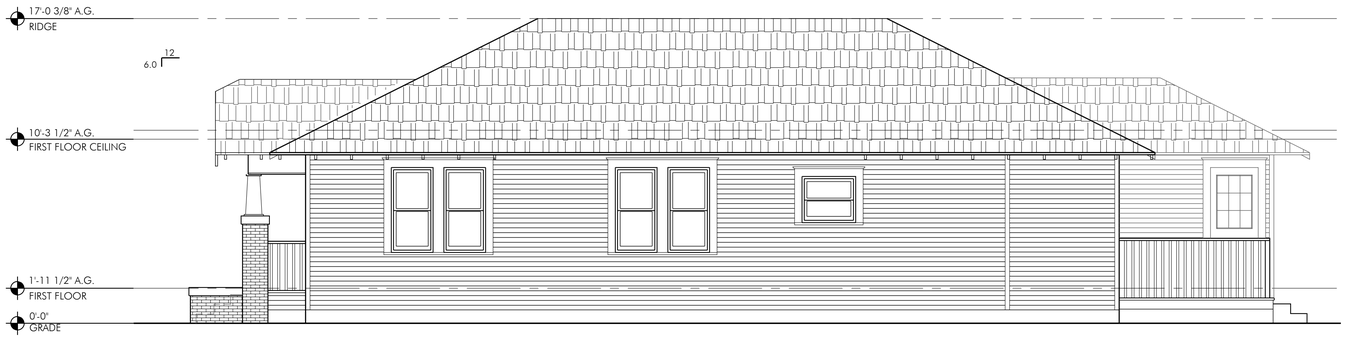
Sheet Title
Exist-Demo Plan/Proposed First Floor Plan

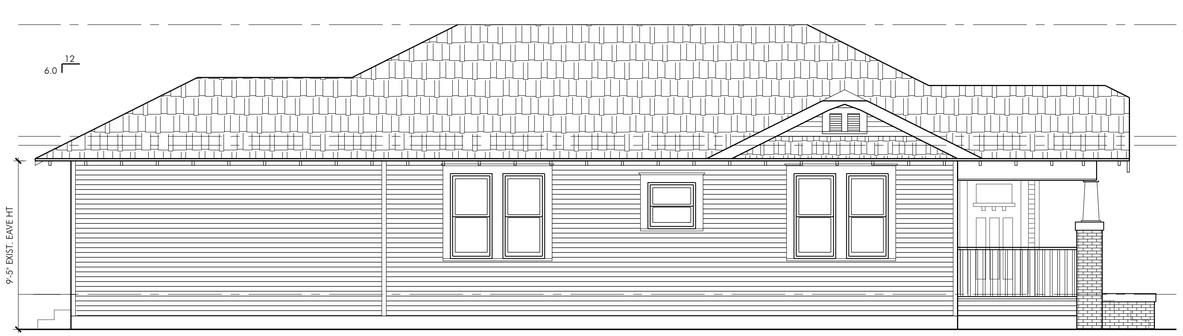
Sheet Number
A2.0



04 Existing West Elevation
1/4"=1'-0"

02 Existing South Elevation
1/4"=1'-0"

03 Existing North Elevation
1/4"=1'-0"



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1/4"=1'-0"

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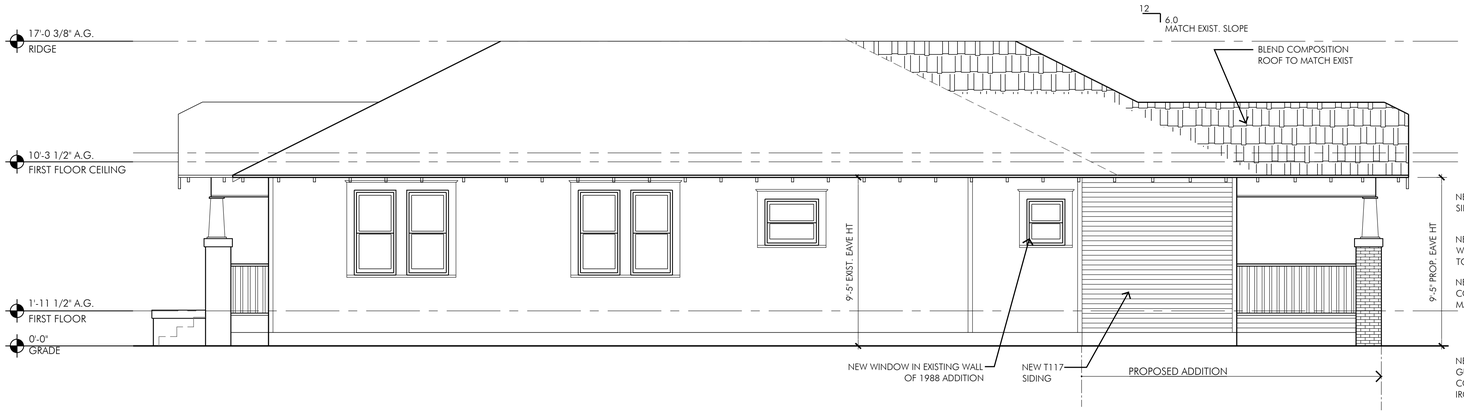
Sheet Title

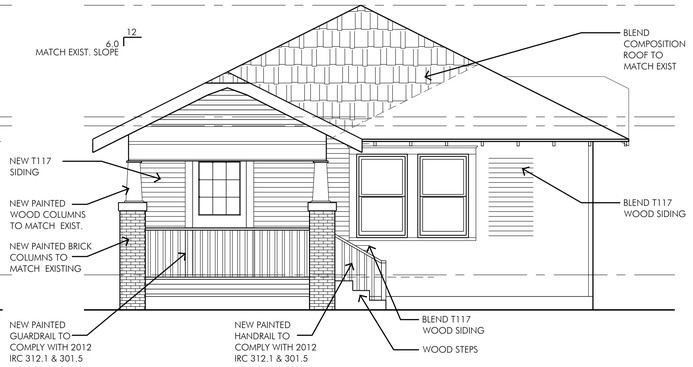
Exist Exterior Elevations

Sheet Number

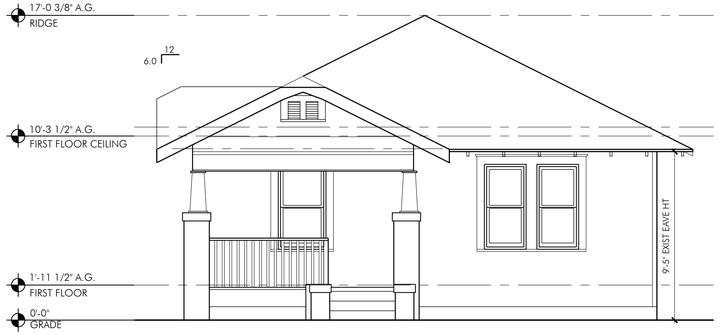
A4.0



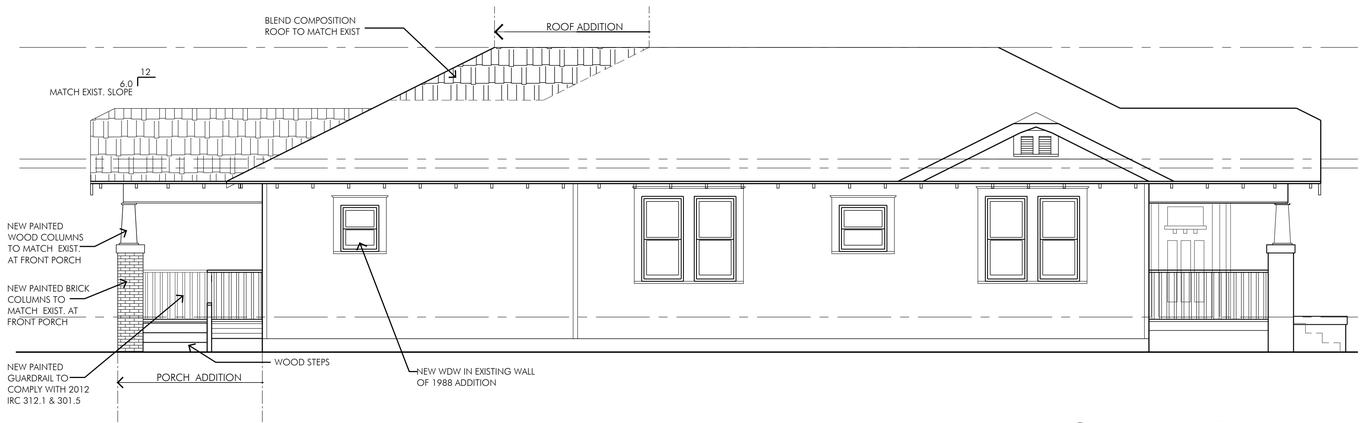
04 Proposed West Elevation
1/4"=1'-0"



02 Proposed South Elevation
1/4"=1'-0"



03 Proposed North Elevation
1/4"=1'-0"



01 Proposed East Elevation
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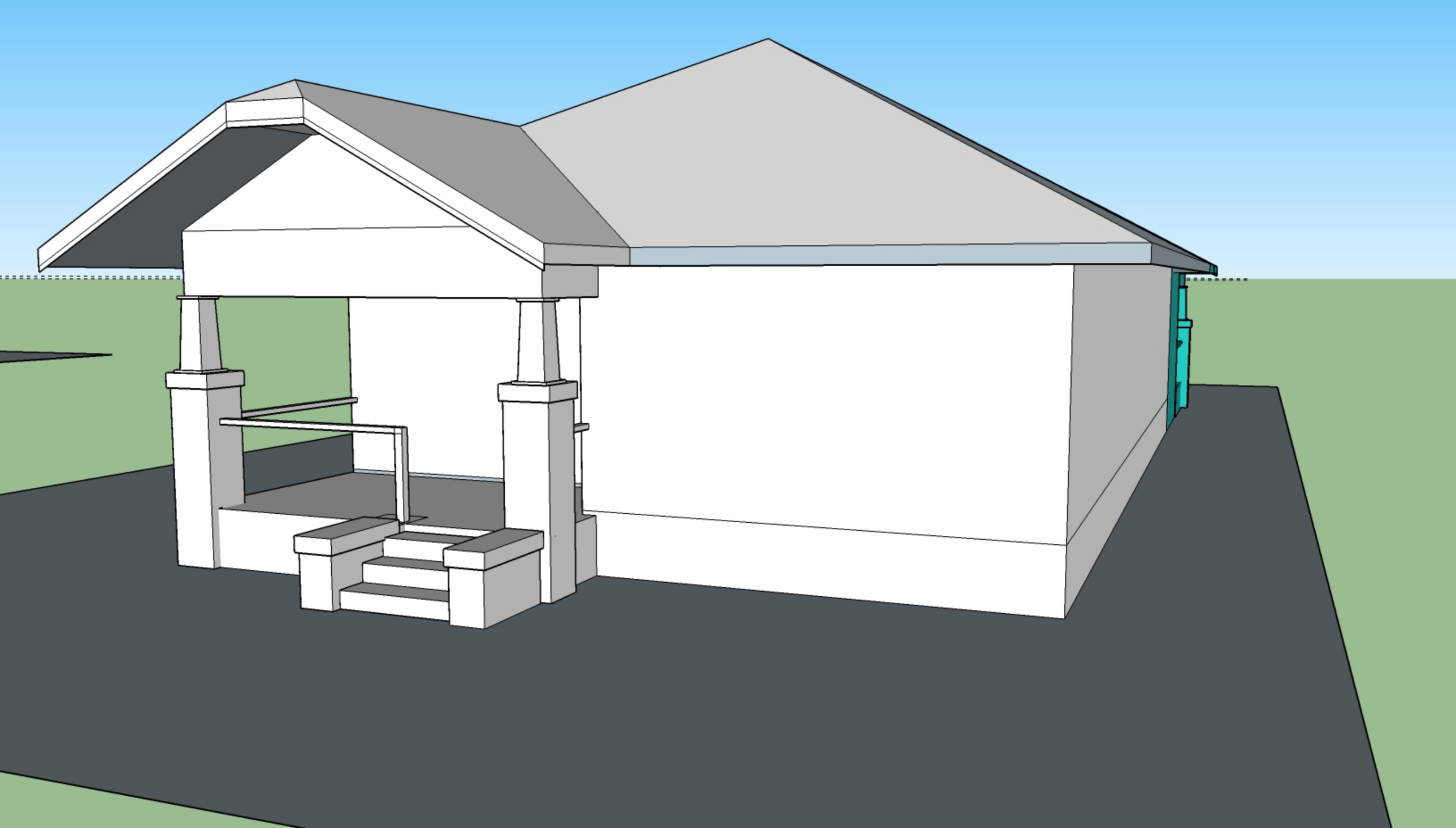
Sheet Title

Proposed Exterior Elevations

Sheet Number

A4.1



FOR SALE
GARY
GREENE

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