

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 4010 Pineridge, Houston, TX 77009
 Historic District / Landmark Norhill HCAD # 0621030000014
 Subdivision _____ Lot 14 Block 124

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 Ray and Viola Torgerson
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature [Signature]
 Date 08/31/15

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 [Signature]
 Date 9/1/15

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 & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
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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:

BUILDING TYPE

- | | |
|-------------------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|------------------------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

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

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- 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

- | | |
|-----------------------------------------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |

City of Houston
Planning and Development Department
Certificate of Appropriateness Application
HAHC Meeting – September 24, 2015

Site Location:

4010 Pineridge Street
Houston, TX 77009

Historic District:

Norhill

Site Information:

Lot 14, Block 124, Norhill, City of Houston, Harris County, Texas. The site includes a two-story single-family residence on a 5,000 sq. ft. lot.

Historic and Significance:

Potentially Contributing Bungalow built circa 1930

Project Description:

The project is an addition to an existing two-story brick and wood frame house. The proposed design includes the addition of approximately 116 sq. ft. of first floor and 383 sq. ft. of second floor conditioned space.

All portions of the new construction have a clear starting and stopping point with wall finish materials that match the original house in style. Although new materials will be used, such as wood siding, double-hung wood windows, and trim, these new materials will match the original character of the house. The property is deed restricted.

Project Details:

- Shape/Mass: The proposed 2-story addition will be greater than 50% behind the front façade and less than 125% above the existing ridge height. The proposed 2-story side addition will not extend wider than the existing house.
- Setbacks: The second story addition above the existing house will be setback 34'-6" from the front façade, match the existing side setback at the north which is 4'-10" and start at 29'-5" from the east (rear) property line. The 2-story side addition will be setback 7'-0" from the east (rear) property line and extend 11'-0" south from the existing 2-story house.
- Roof: The new roof will be composite shingles to match existing.
- Exterior Materials: The existing residence is clad with brick and wood siding. The addition will be wood siding to match existing.

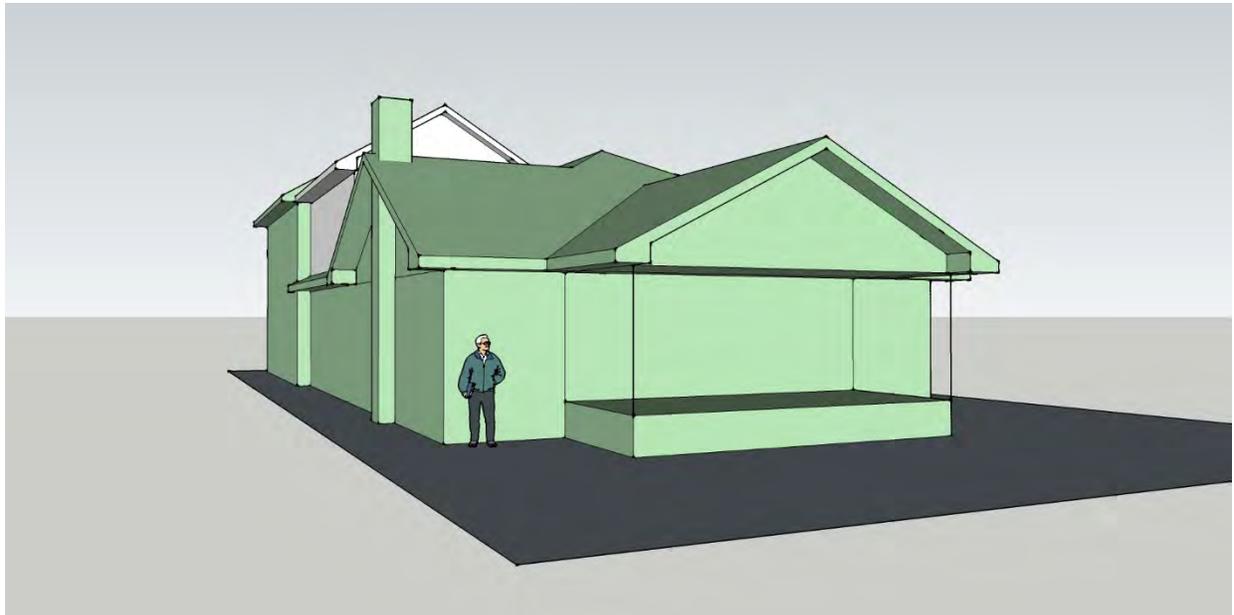
- Window/Doors: The proposed addition will include 1-over-1 wood double hung sash windows to match existing and the relocation of two existing 9-lite doors and a 1-over-1 wood double hung sash window.
- Foundation: No changes to the existing foundation.

Please refer to the attached drawings which illustrate the description of the work stated above.

West (Facing Pineridge St) Elevation



Perspective View:



West Elevation



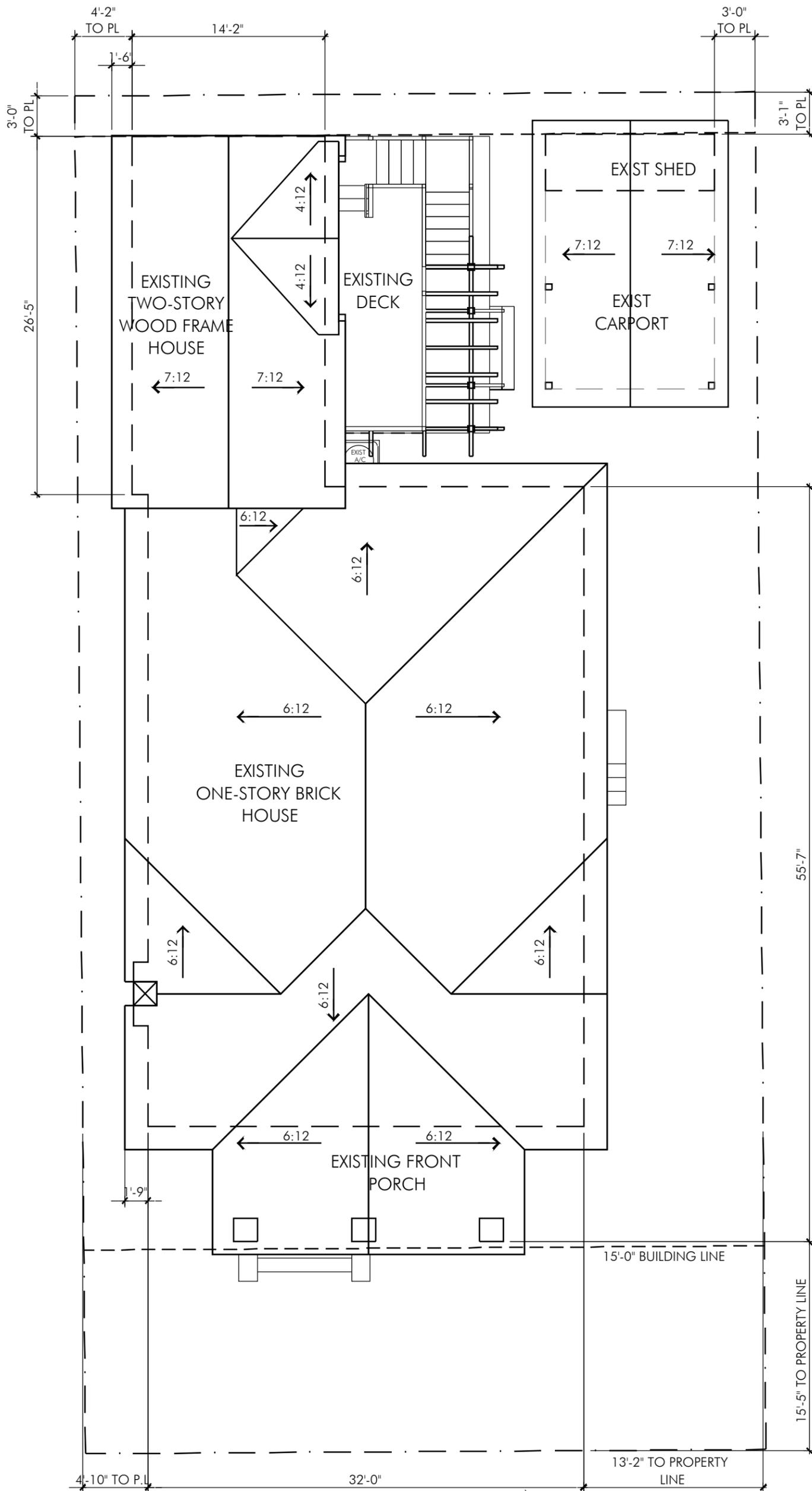
North Elevation



South Elevation (partial)



Perspective Rear View



Existing Site - Roof Plan
 1/8" = 1'-0"

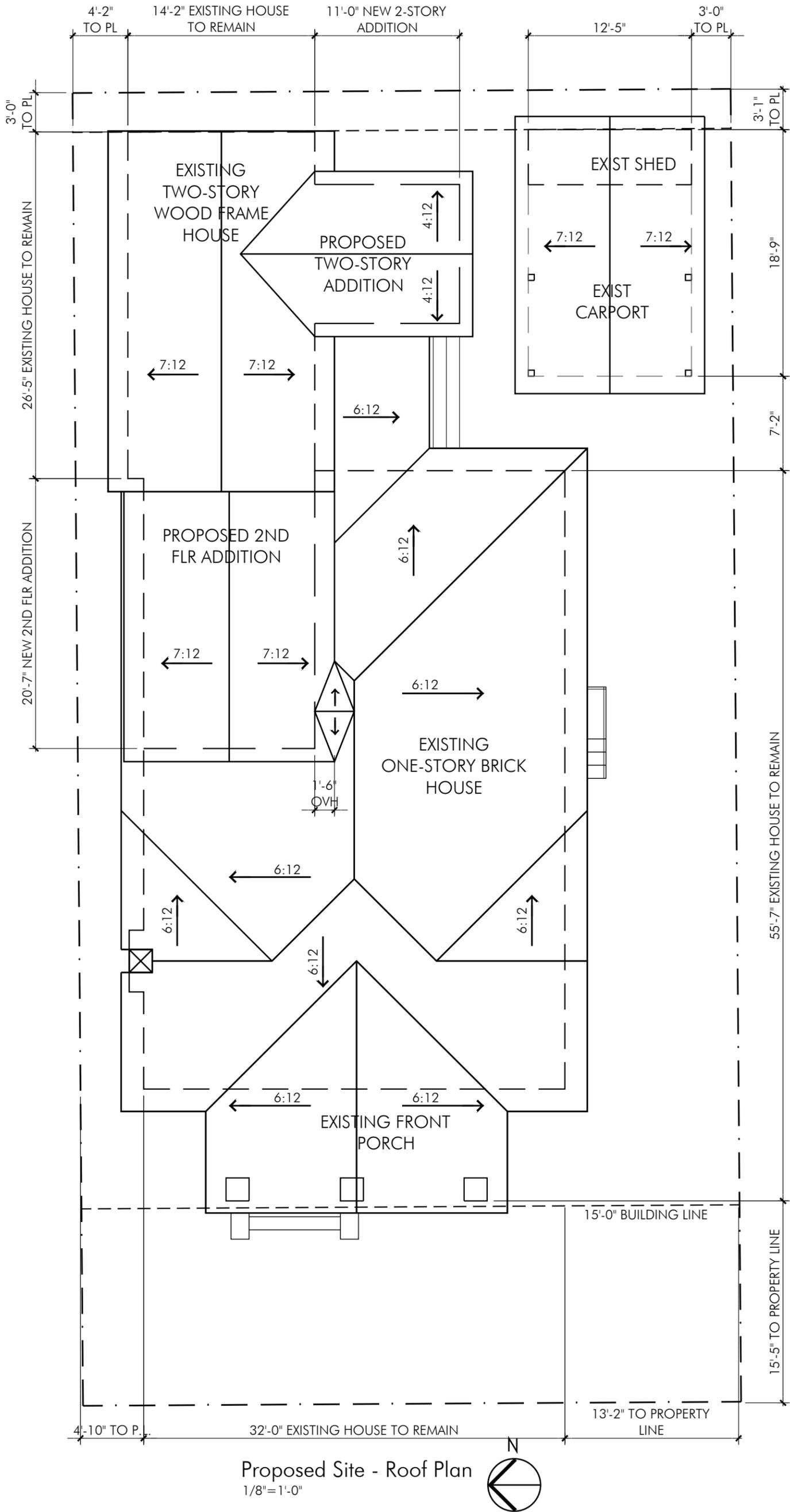


Morningside Architects

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 Houston, Texas 77009

INTERIM REVIEW ONLY	
Document incomplete: not intended for regulatory approval, permit, or construction.	
_____ Gail R. Schorre	_____ ARCHITECT
_____ 11042	_____ REGISTRATION NUMBER
_____ 08/25/15	_____ DATE



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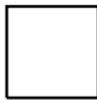
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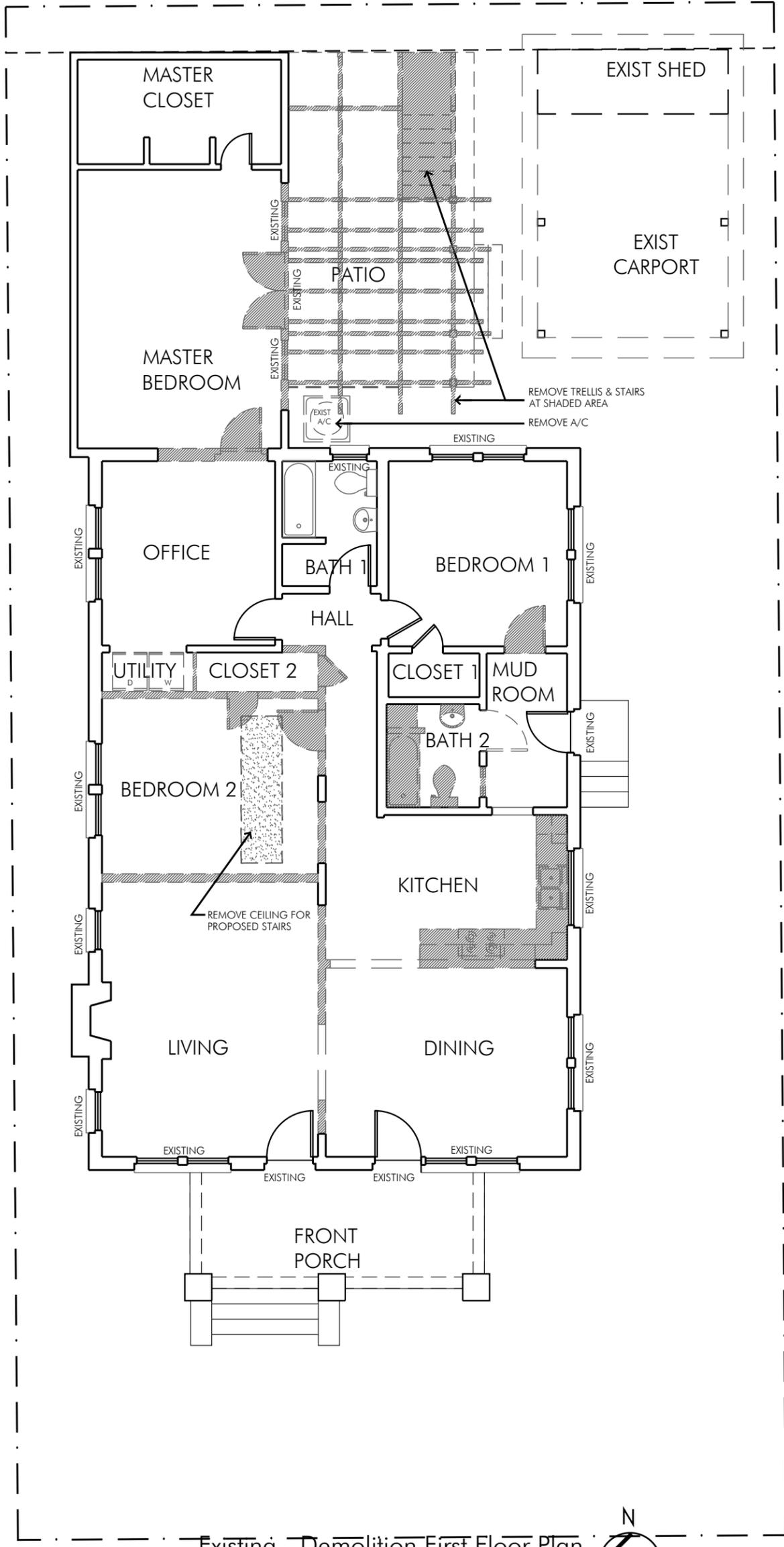
DEMO LEGEND



DEMOLITION: REMOVE AND DISPOSE OF WALL, APPLIANCES, MILLWORK, DOOR, OR OTHER ITEMS



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



1/8" = 1'-0"



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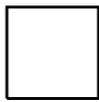
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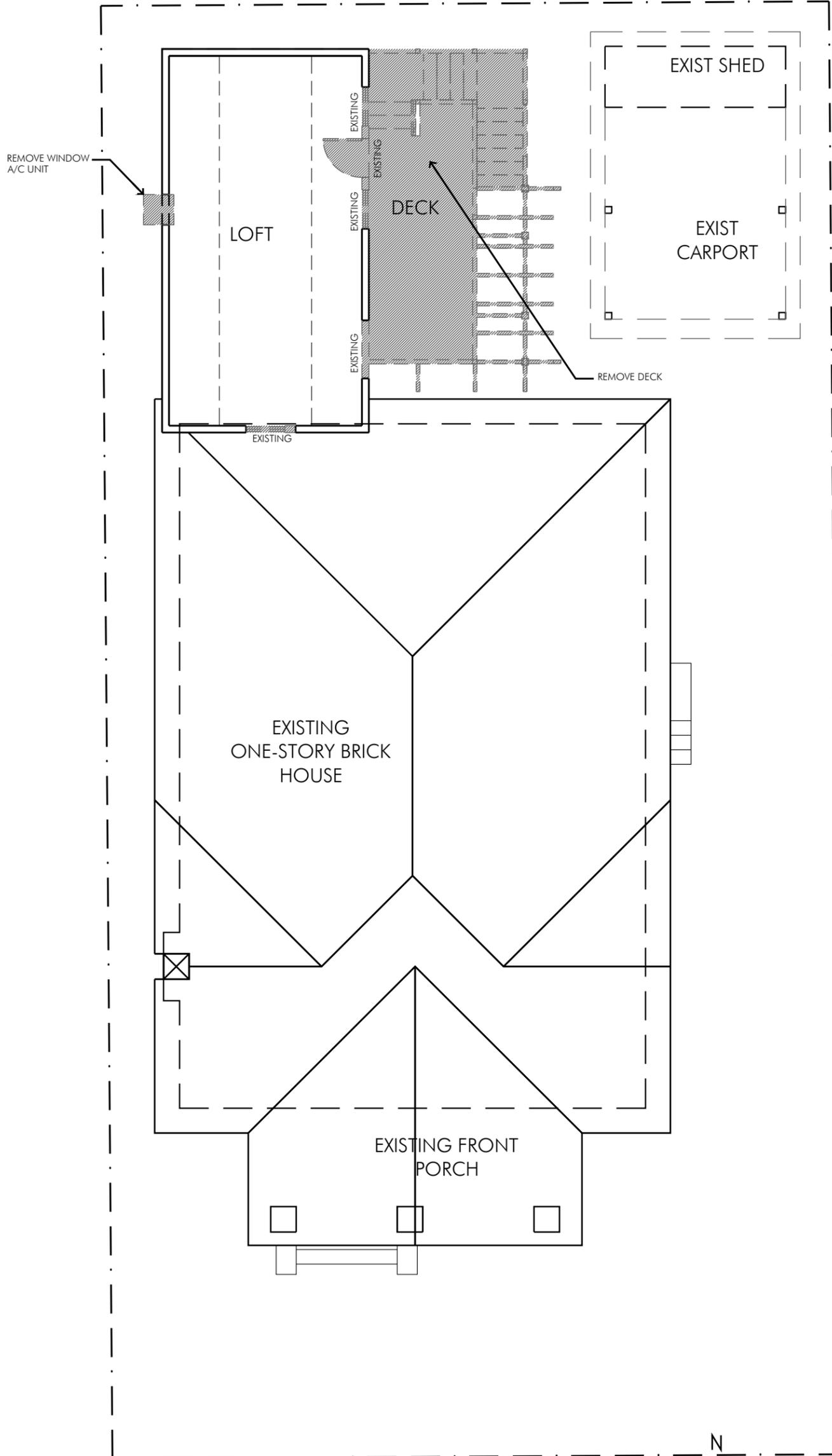
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EXISTING WALL, FLOOR, & STRUCTURE TO REMAIN, PROTECT FROM DAMAGE DURING DEMOLITION



Existing - Demolition Second Floor Plan
1/8" = 1'-0"

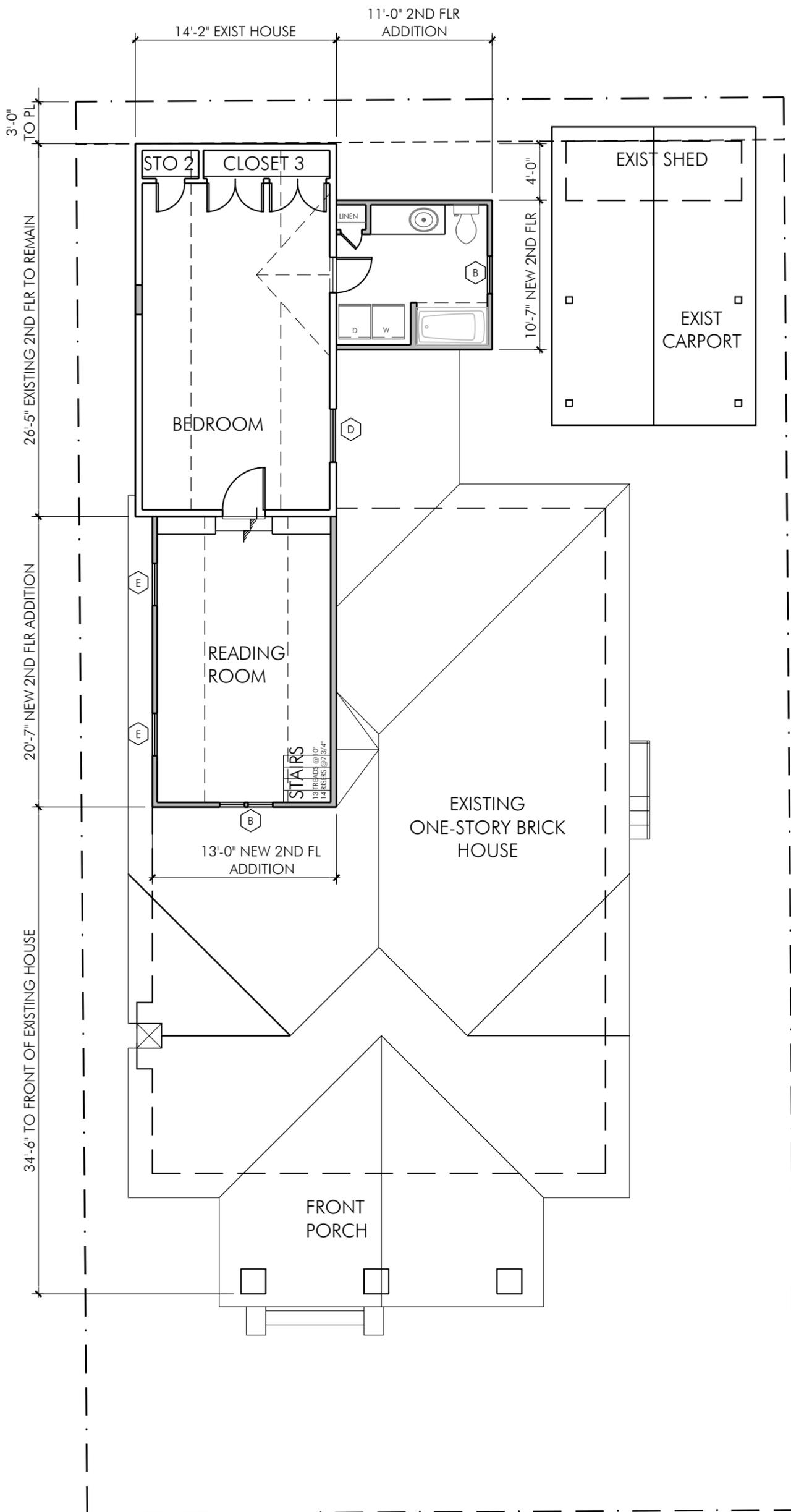


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Proposed Second Floor Plan
 1/8"=1'-0"



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Existing West Elevation w/Carport removed
1/8" = 1'-0"



Existing North Elevation w/Carport removed
1/8" = 1'-0"

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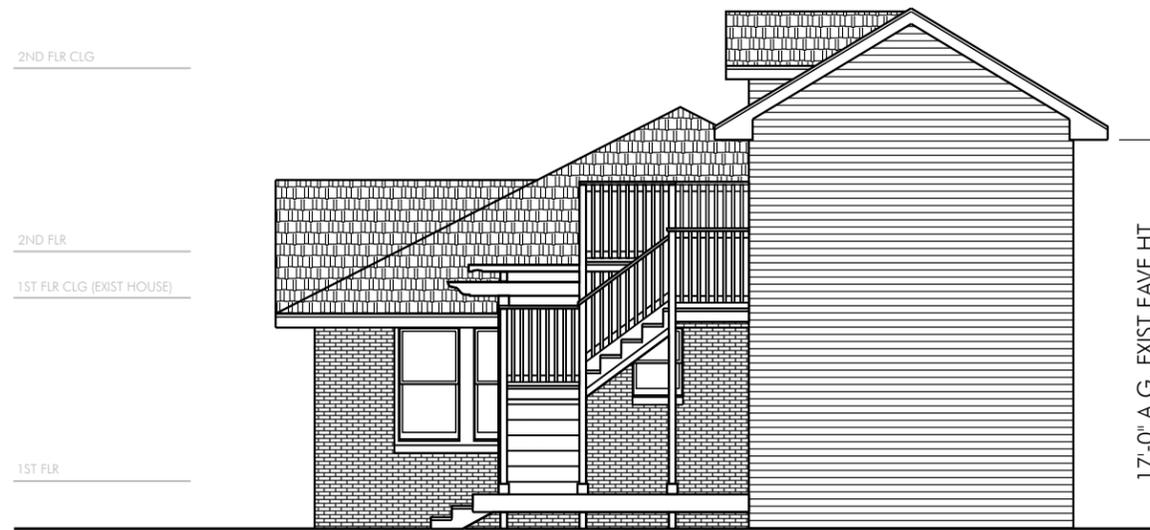
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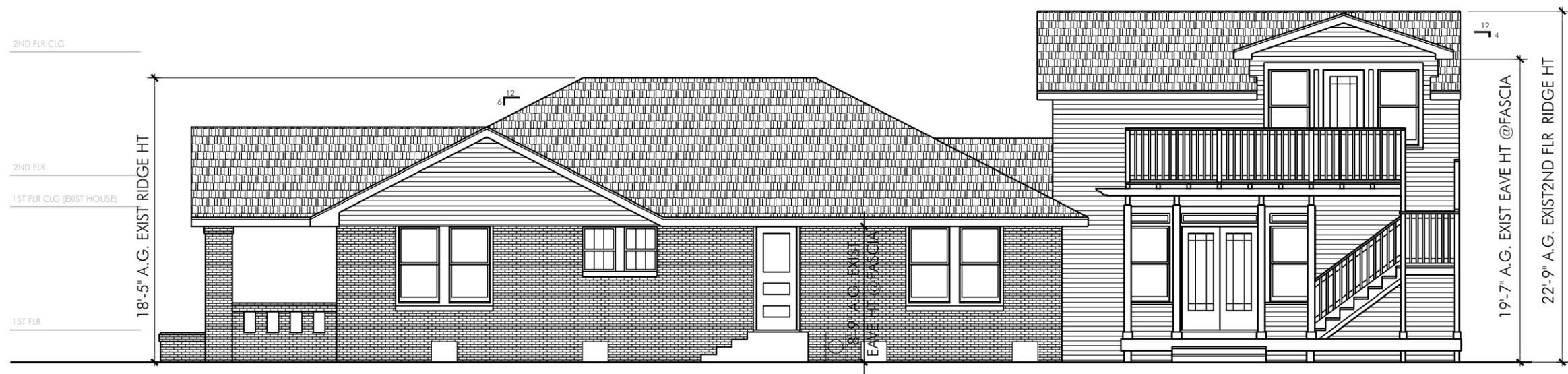
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Existing East Elevation w/Carport removed
1/8" = 1'-0"



Existing South Elevation w/Carport removed
1/8" = 1'-0"

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1/8"=1'-0"



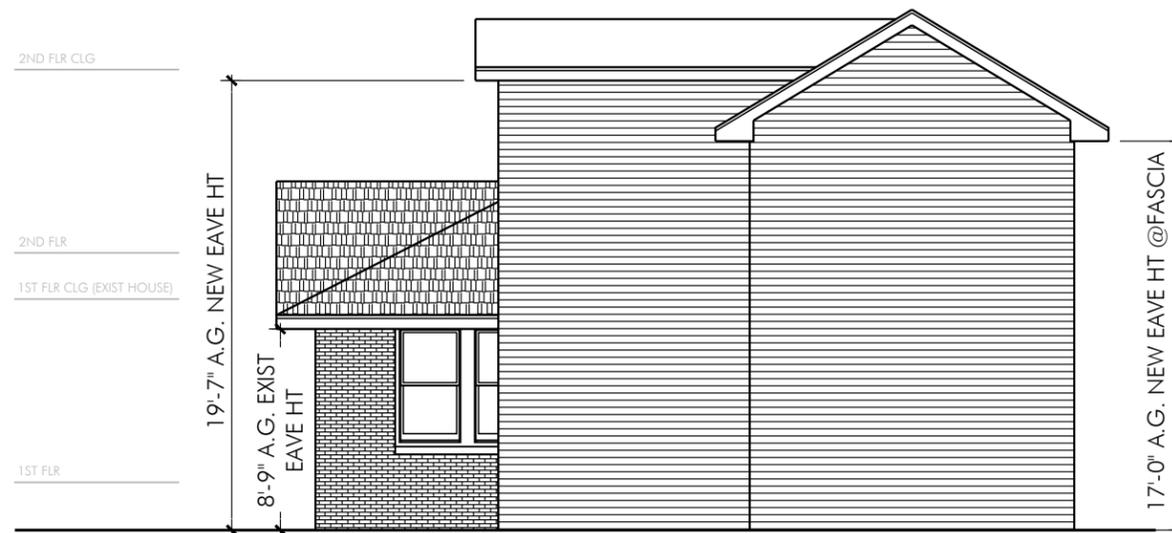
Proposed North Elevation w/Carport removed
1/8"=1'-0"

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1/8"=1'-0"



Proposed South Elevation w/Carport removed
1/8"=1'-0"

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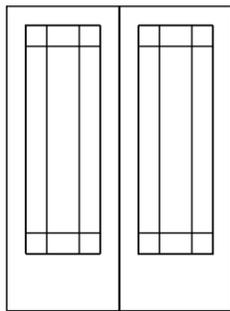
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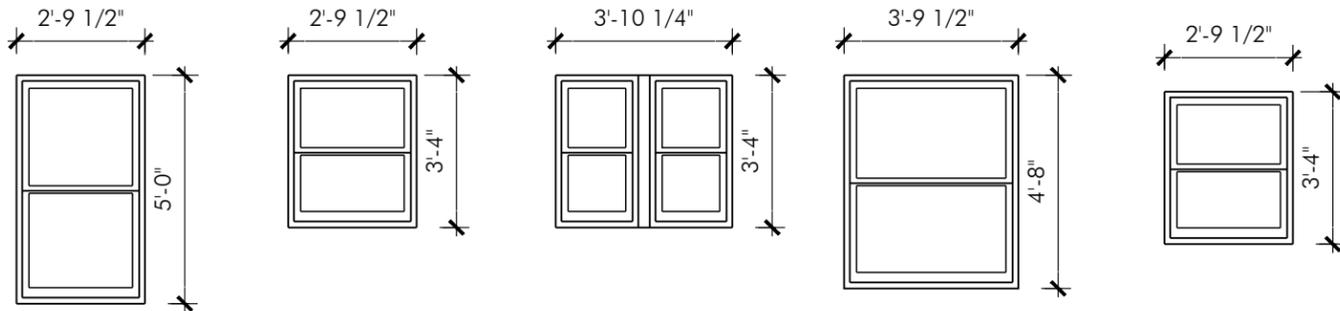
DOOR SCHEDULE PROPOSED						
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	DOOR HARDWARE
1	A	PR 2'-6"	6'-8"	Wood	Paint	Double cylinder deadbolt. Weather stripping

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



TYPE "A"
9-LITE, EXTERIOR PAINT
GRADE, WOOD DOOR
(TEMPERED GLAZING)

WINDOW TYPES PROPOSED JELD-WEN TRAD PLUS WINDOWS 1/4" = 1'-0"



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

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

TYPICAL ALL WINDOWS: SHGC 0.28 & U VALUE 0.31, 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 2006 IRC R613.2. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS. CONTRACTOR TO VERIFY WINDOW TYPE "D" WILL COMPLY WITH NOTE ABOVE ON MOUNTING HTS. NOTIFY ARCHITECT IF CONFLICT EXISTS.

NOTE: Per R310.1 2006 IRC: EMERGENCY ESCAPE AND RESCUE WINDOW SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR.

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