

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Will Miller, owner

Property: 4607 Pineridge Street, Lot 16, Block 114, North Norhill Subdivision. The property includes a historic 1,147 square foot, one-story wood frame single family residence and non-classified detached storage shed situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1926, and non-classified storage shed located in the Norhill Historic District.

Proposal: Alteration – Construct a 1,054 square foot two-story addition at the rear wall of the existing historic residence. The addition will have a total width of 26', a total depth of 32', and a total height of 24'-4" with a 19'-6" eave height. All existing materials will be retained. The addition will be clad in cementitious siding.

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received.

Civic Association: The Norhill Neighborhood Association is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

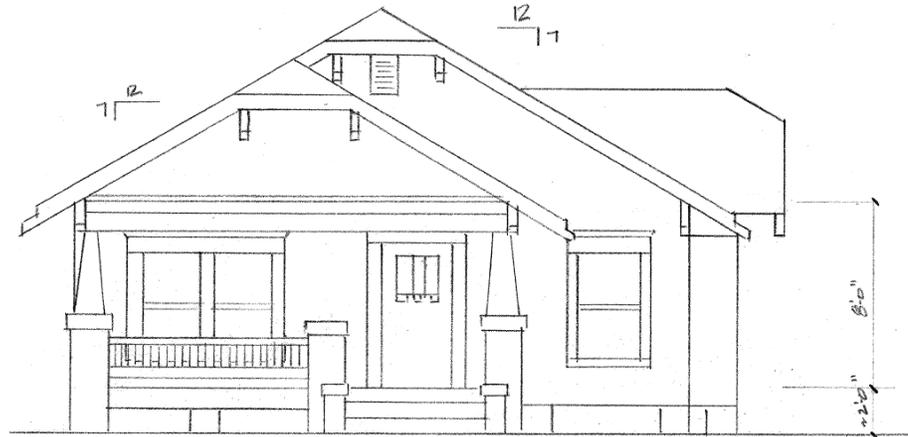
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



EAST ELEVATION – FRONT FACING PINERIDGE STREET

EXISTING

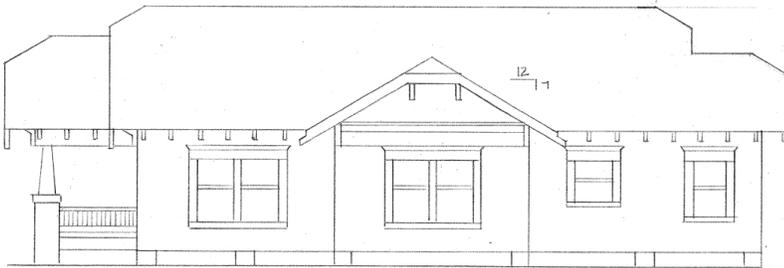


PROPOSED



NORTH SIDE ELEVATION

EXISTING

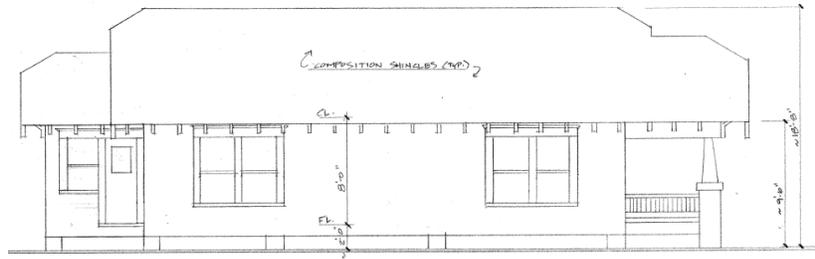


PROPOSED

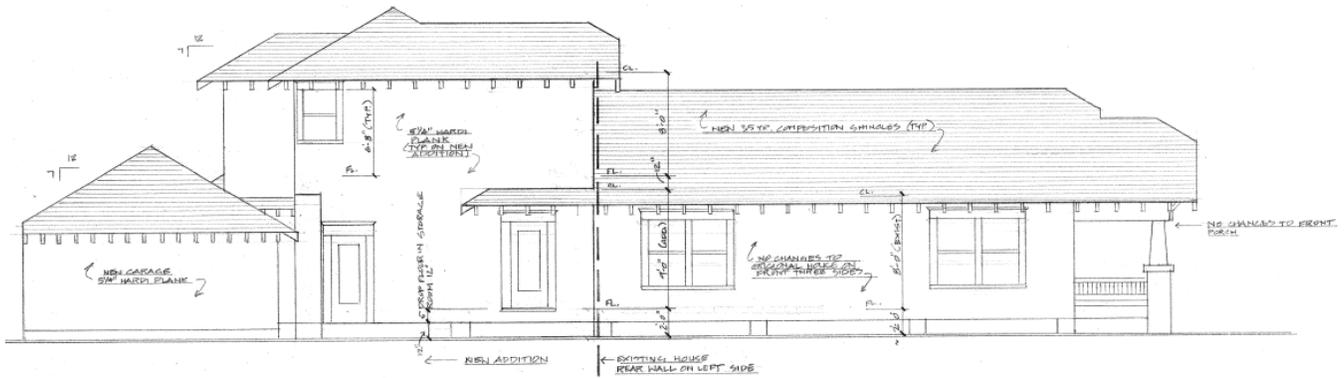


SOUTH SIDE ELEVATION

EXISTING

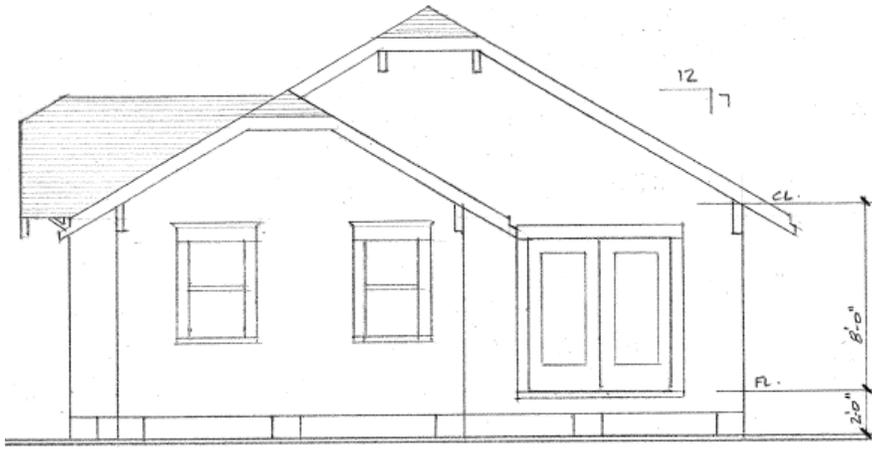


PROPOSED

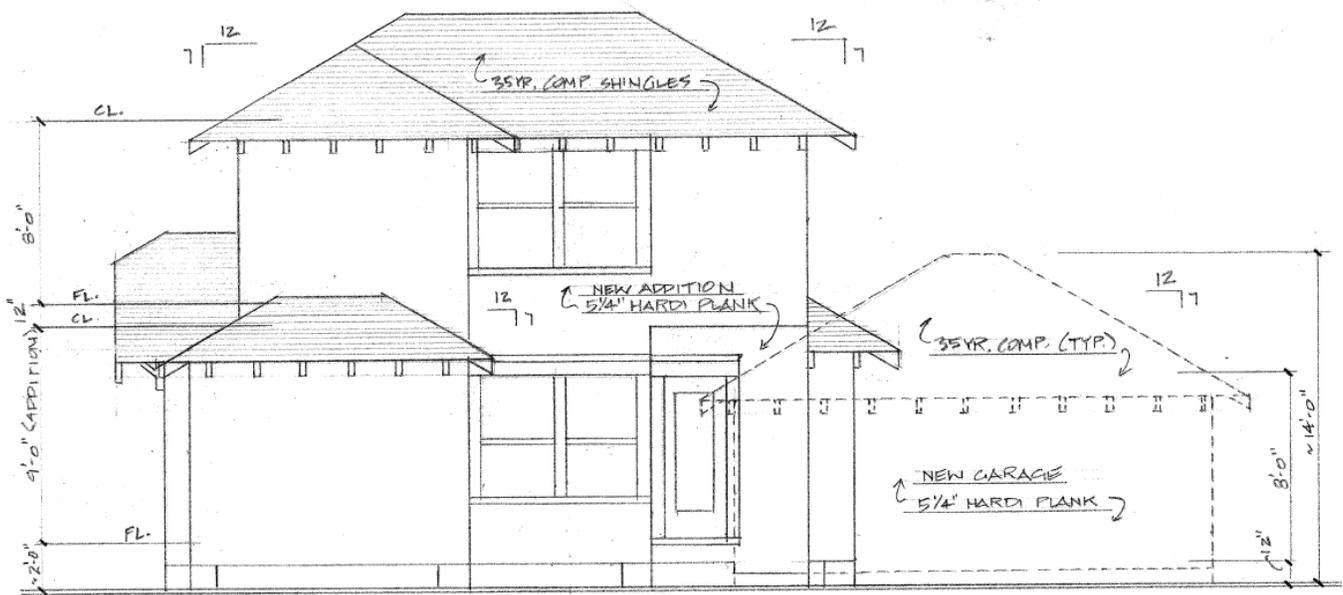


WEST (REAR) ELEVATION

EXISTING



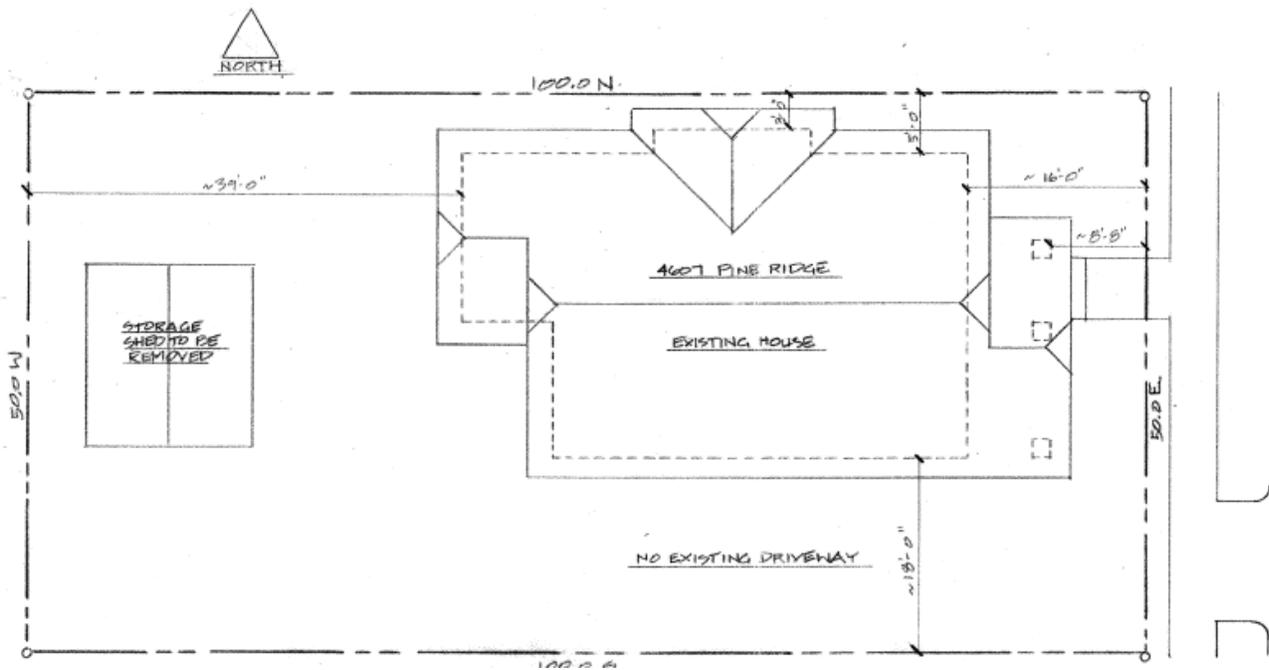
PROPOSED



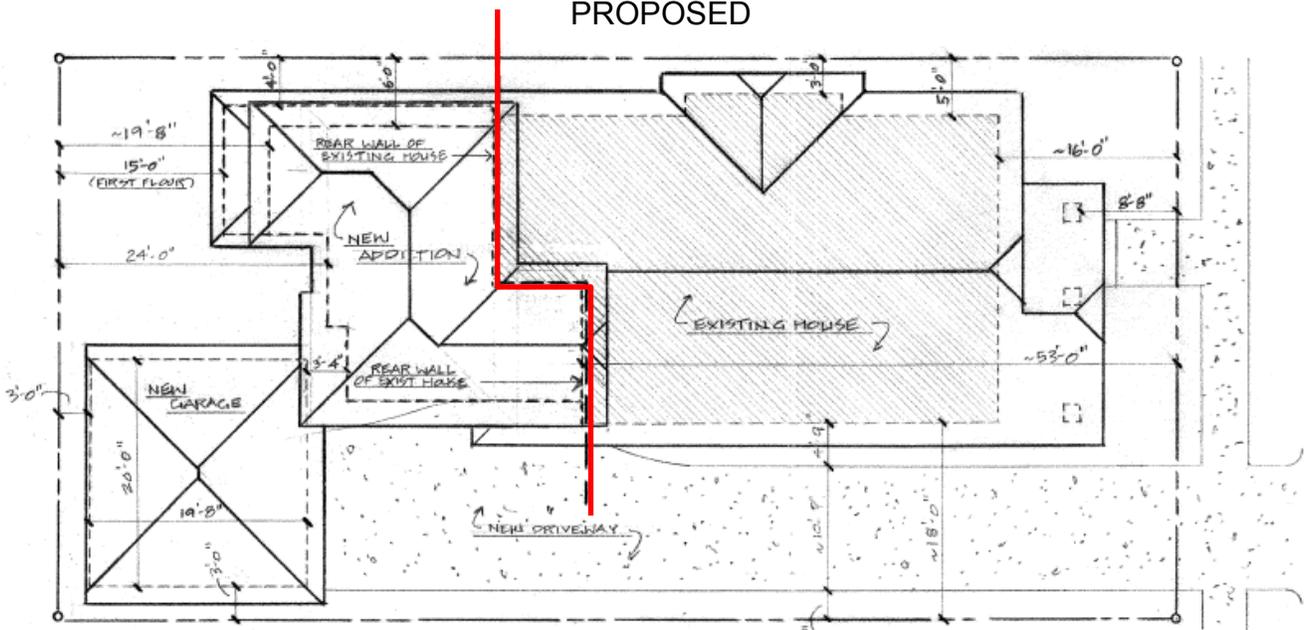


SITE PLAN / ROOF PLAN

EXISTING

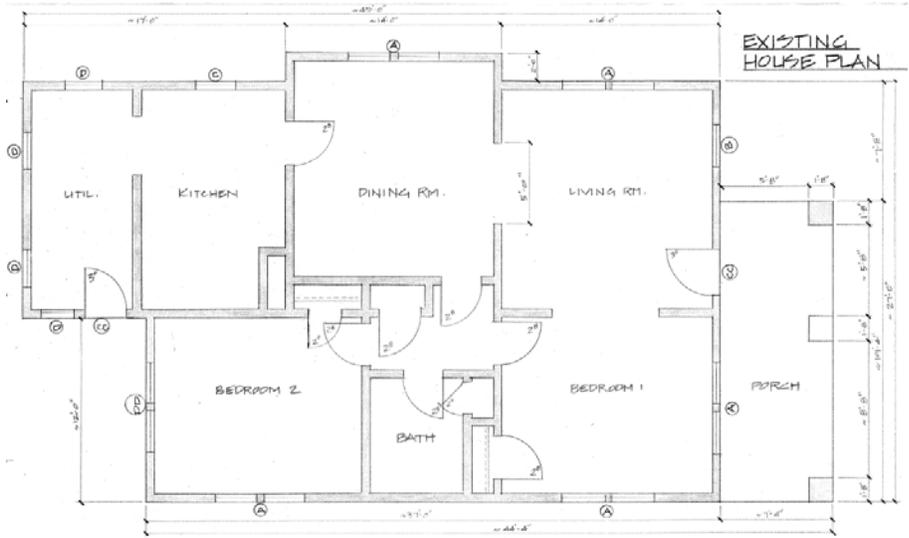


PROPOSED

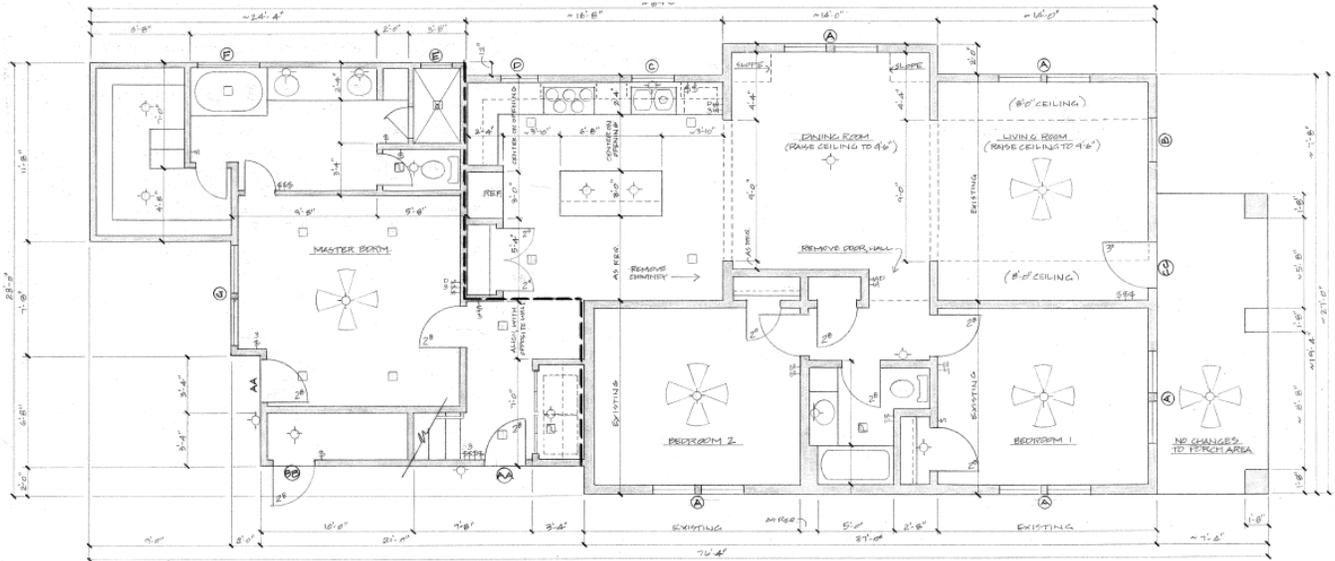




FIRST FLOOR PLAN EXISTING



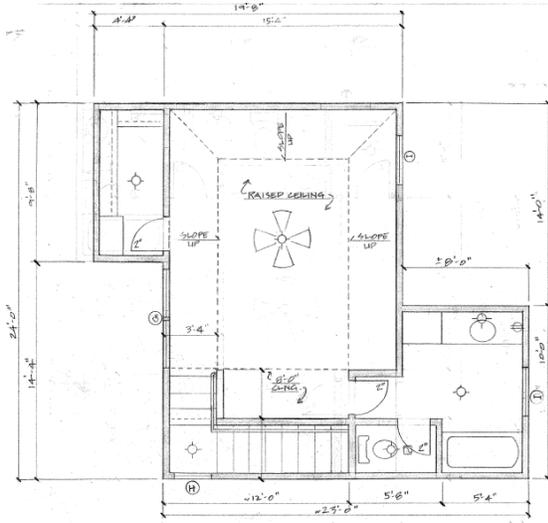
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW/DOOR SCHEDULE

WINDOWS (ALL WINDOWS WOOD, TO ENERGY CODES.)

| | <u>SIZE</u> | <u>LITES</u> | | |
|--------------|------------------------------------|--------------|--------------------------------|----------|
| A | DBL. 2 ⁸ 5 ⁰ | 1/1 | EXISTING | |
| B | SGL. 2 ⁸ 5 ⁰ | 1/1 | EXISTING | |
| C | SGL. 2 ⁸ 3 ⁰ | 1/1 | EXISTING | |
| D | SGL. 2 ⁴ 4 ⁰ | 1/1 | EXISTING | |
| E | FIX 2 ⁰ 2 ⁰ | 1 | NEW | TEMPERED |
| F | FIX 4 ⁰ 3 ⁰ | 1 | NEW | TEMPERED |
| G | DBL 3 ⁰ 5 ⁰ | 1/1 | NEW | |
| H | SGL. 2 ⁴ 4 ⁰ | 1/1 | NEW | |
| I | SGL. 3 ⁰ 3 ⁰ | 1/1 | NEW | |
| <u>DOORS</u> | | | | |
| AA | 2 ⁸ 6 ⁸ | 1 | NEW | |
| BB | 2 ⁸ 6 ⁸ | 0 | NEW | |
| CC | 3 ⁰ 6 ⁸ | 3 | EXISTING | |
| DD | DBL 2 ⁸ 6 ⁸ | 9 | EXISTING FROM PREVIOUS REMODEL | |

PROJECT DETAILS

Shape/Mass: The existing one-story historic structure has a total width of 29'-0" and a total depth of 45'-0". The existing structure has a ridge height of 18'-8". The front porch has a width of 19'-4" and a depth of 7'-4".

The addition will begin 53'-0" back from the front property line. The addition will be inset 2'-0" on the south elevation and extend out 1'-0" on the north elevation (but will not exceed the width of the existing structure). On the first story, the southern portion of the addition will be 14'-4" wide and 23'-0" deep. The northern portion will be 11'-8" wide and 24'-0" deep. The second story will be inset 2'-0" on the north and south sides and approximately 5' at the rear. The front wall of the second story addition will be 10'-0" wide. The southern portion will be 14'-4" wide and 23'-0" deep. The northern portion will be 9'-8" wide and 19'-8" deep. The proposed ridge height will be 24'-4". See drawings for more detail.

Setbacks: The existing structure has a front (east) setback of 8'-8"; a north side setback of 3'-0"; a south side setback of 18'-0"; and a rear (west) setback of 39'-0".

The proposed addition will have a front (east) setback of 8'-8" (unchanged); an east side setback of 4'-0"; a north side setback of 16'-0"; and a rear (south) setback of 15'-0". See drawings for more detail.

Foundation: The existing structure has a pier and beam foundation with a 2'-0" finished floor height.

The proposed addition will have a pier and beam foundation with a 2' finished floor. A rear storage section will have a slab on grade foundation with a finished floor height of 12". See drawings for more detail.

Windows/Doors: The existing structure features wood 1-over-1 double-hung windows. The front door is of a Craftsman style with divided-lites in the top third.

All existing windows and the front door will be retained. All windows in the addition will be wood 1-over-1 to match existing and a single fixed window. See drawings and window schedule for more detail.

Exterior Materials: The existing house is clad in wood lap siding. The porch features three brick piers, with the two end piers topped by tapered columns.

The proposed addition will be clad in 5/4" cementitious lap siding. See drawings for more detail.

Roof: The existing structure features a composition shingle double front facing clipped gable roof with a pitch of 7:12. The existing structure has an eave height of 10'-0".

The proposed addition will have a composition shingle front facing clipped gable roof with a pitch of 7:12. The proposed addition will have an eave height of 19'-6". See drawings for more detail.

- Front Elevation:** The front elevation of the existing residence features three bays. The southern bay features a pair of double hung windows, the central bay features the entry door, and the northern bay features a single window. The front porch spans the southern and central bays. The porch is topped by a projecting clipped gable supported by two tapered columns on brick piers. The main clipped gable roof of the residence also extends over the northern bay. A small vent is located at the gable apex. To the north a side clipped gable with a lower ridge height extends out.
- (East)** On the front elevation, the proposed addition will be inset from both side elevations. The southern portion of the addition will include a clipped gable with a single double hung window while the northern portion will include a single double hung window under a hipped roof. See drawings for more detail.
- Side Elevation:** The existing north elevation features the profile of the front porch to the east followed by a pair of windows. A side projection topped by a clipped gable also features a pair of double hung windows. The rear portion of the house features two double hung windows.
- (North)** The proposed addition will begin at the existing rear walls. The first story of the addition will include a single fixed window while the second story will include a single double hung window. The second story will be inset from the first story, allowing a portion of the roof to extend and delineate the first and second floors. See drawings for more detail.
- Side Elevation:** The existing south elevation features the profile of the front porch to the east followed by a pair of windows. The rear portion of the residence features a single door and double hung window.
- (South)** The proposed addition will begin at the rear wall of the existing structure. The first story will include two doors while the second story will include a single double hung window. See drawings for more detail.
- Rear Elevation:** The rear of the existing residence is not visible from the public Right-Of-Way.
- (West)** The rear of the proposed addition will not be visible from the public Right-Of-Way. See drawings for more detail.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT



January 9, 2015

William Miller
901 Pecore St.
Houston, TX 77009

Re: Proposed two-story rear addition at 4607 Pineridge Street

Dear Mr. Miller,

Your request for approval of the above referenced project was considered at the January NNA monthly board meeting last night.

We are pleased to inform you that your project was approved by the NNA board based on the latest revised set of plans sent to us on January 7th, 2015.

You can use this letter to assist you in obtaining any other approvals and permits that may be required.

Best of luck with the construction.

Regards,

Tom Patton
NNA Board Member 2015

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77249