

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: New Construction – Construct a 386 square foot one-story detached front loading garage at the rear of the property. The garage will have a total width of 20', a total depth of 20', and a total height of 14' with a 9' eave height. The garage will be clad in cementitious siding.

See enclosed application materials and detailed project description on p. 4-10 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

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.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

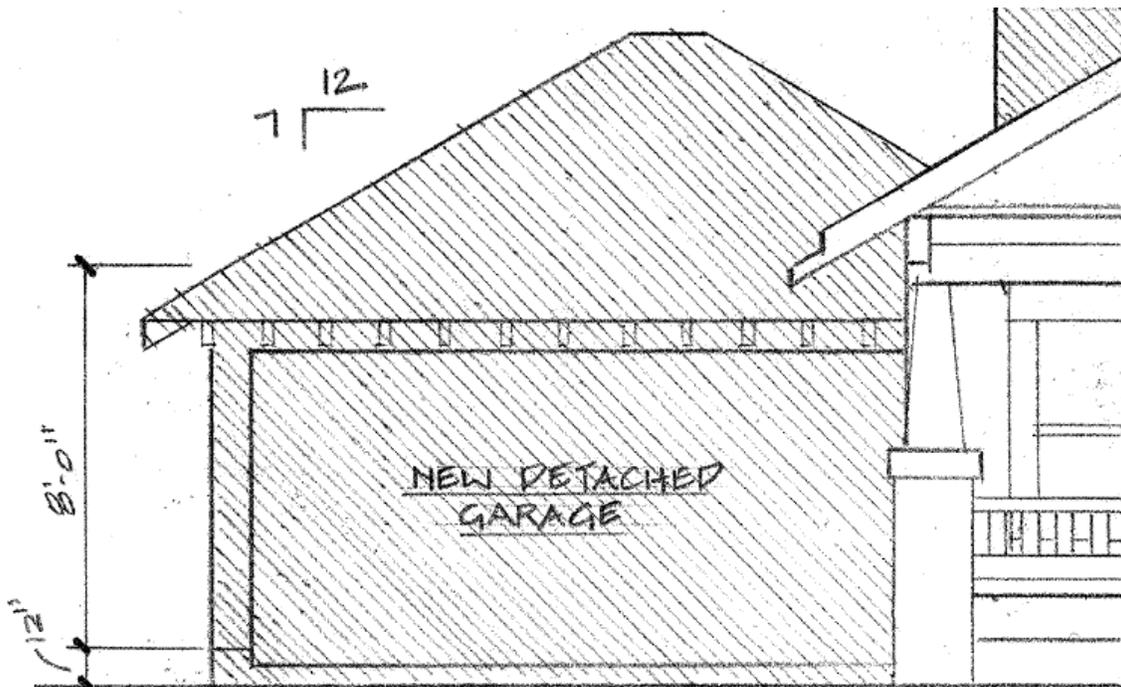


EAST ELEVATION – FRONT FACING PINERIDGE STREET

PROPOSED



DETAIL

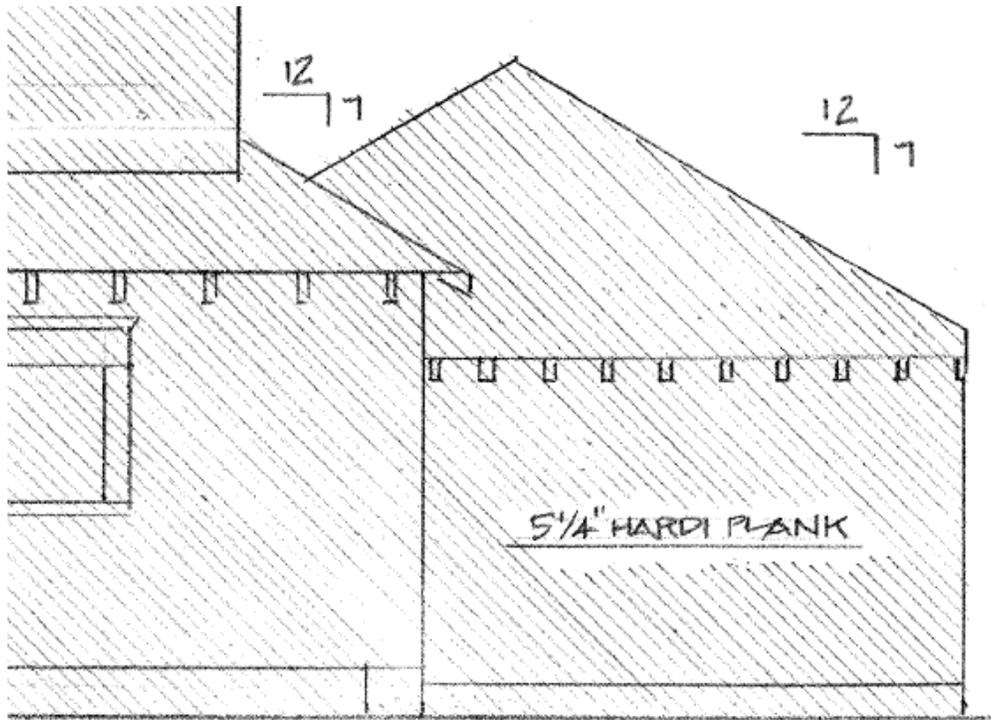


NORTH SIDE ELEVATION

PROPOSED

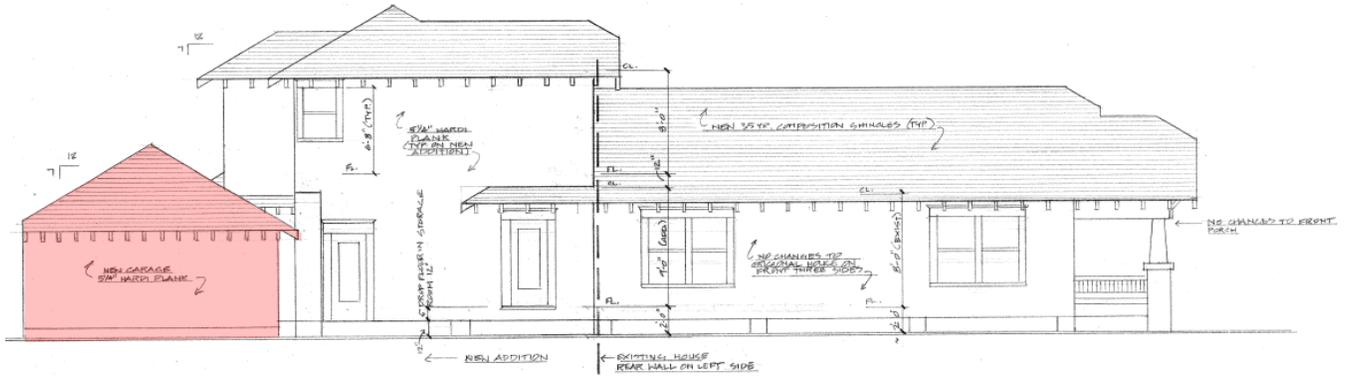


DETAIL

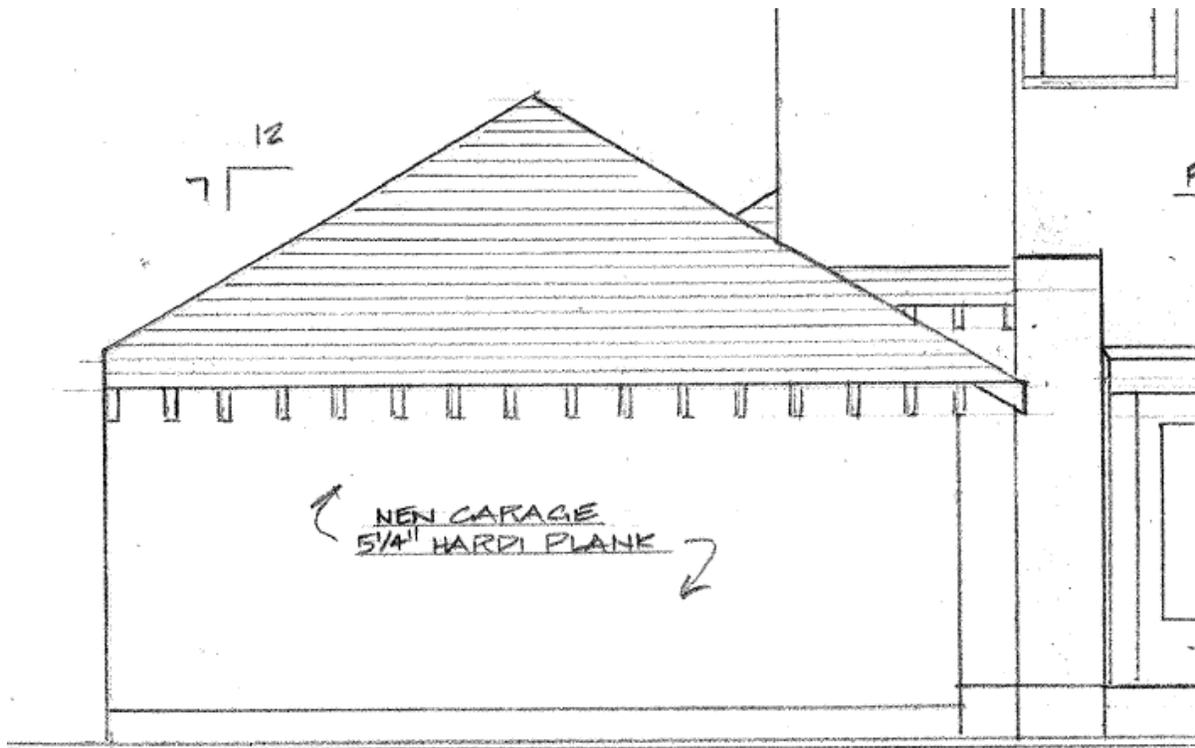


SOUTH SIDE ELEVATION

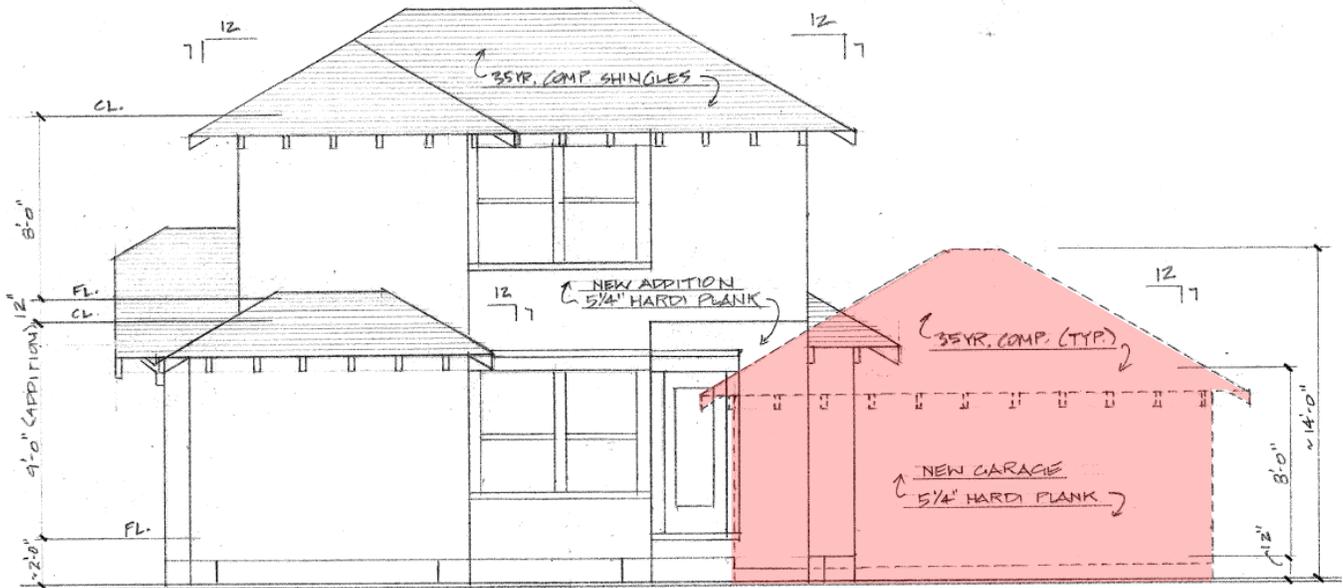
PROPOSED



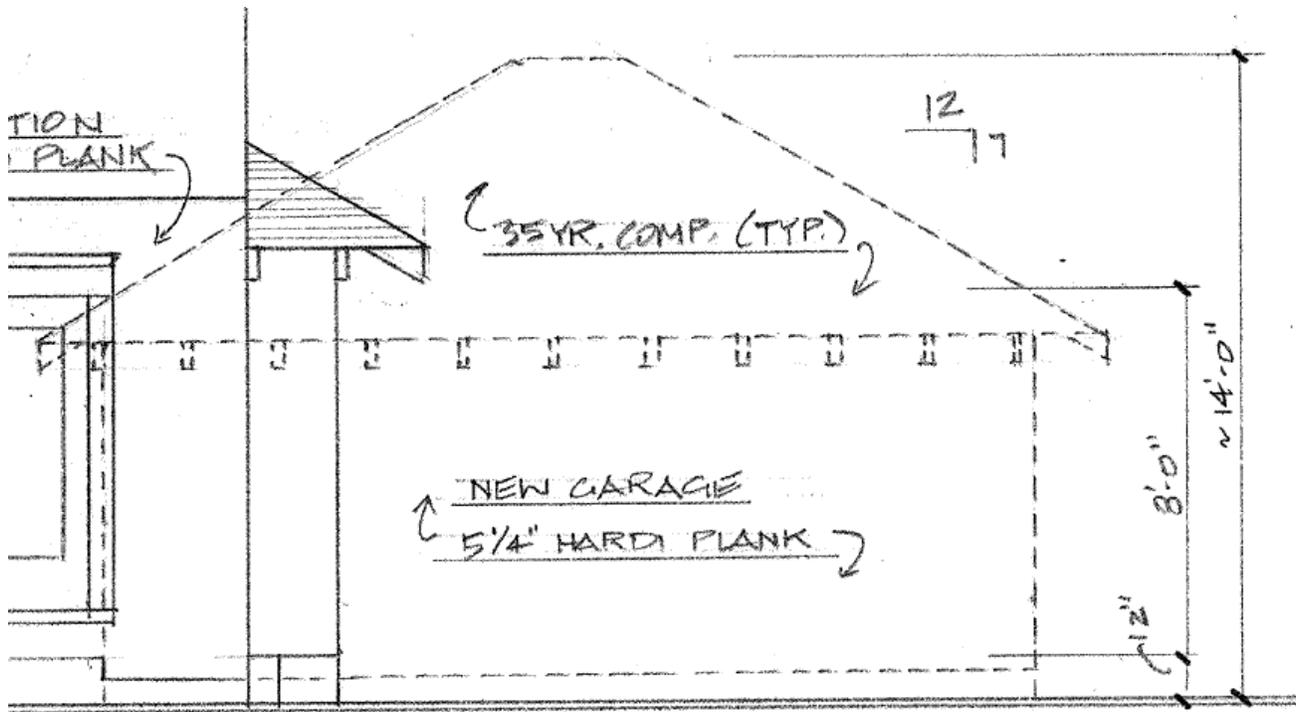
DETAIL



WEST (REAR) ELEVATION
PROPOSED

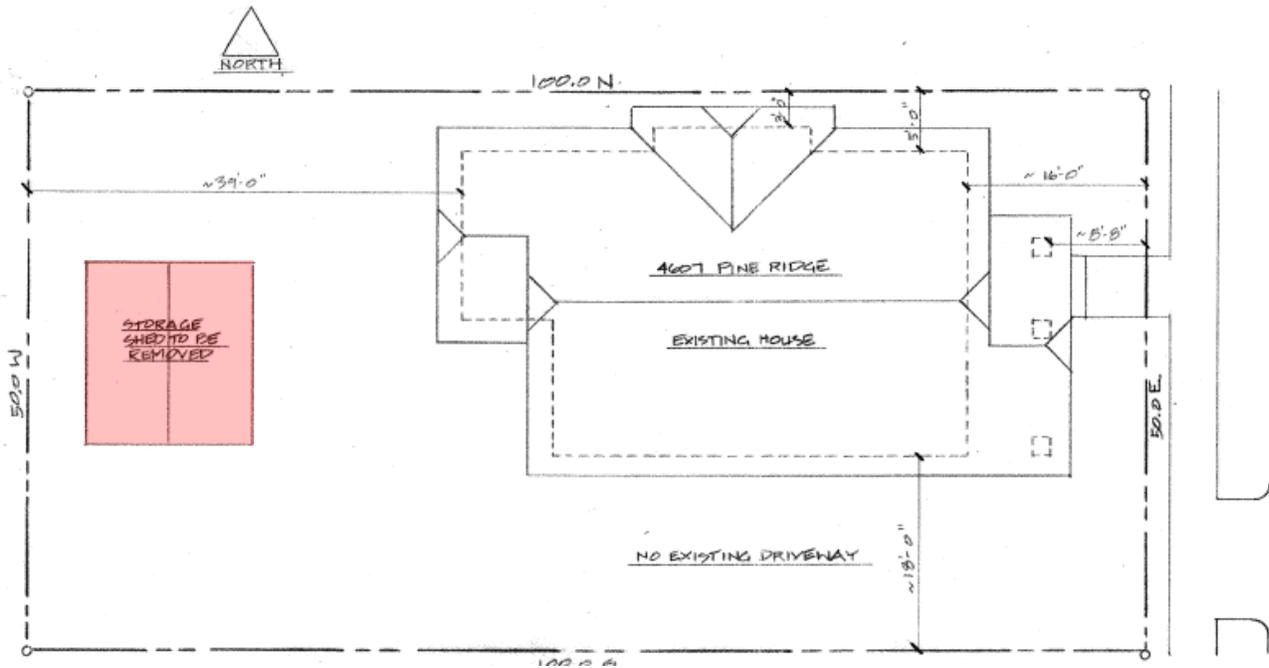


DETAIL

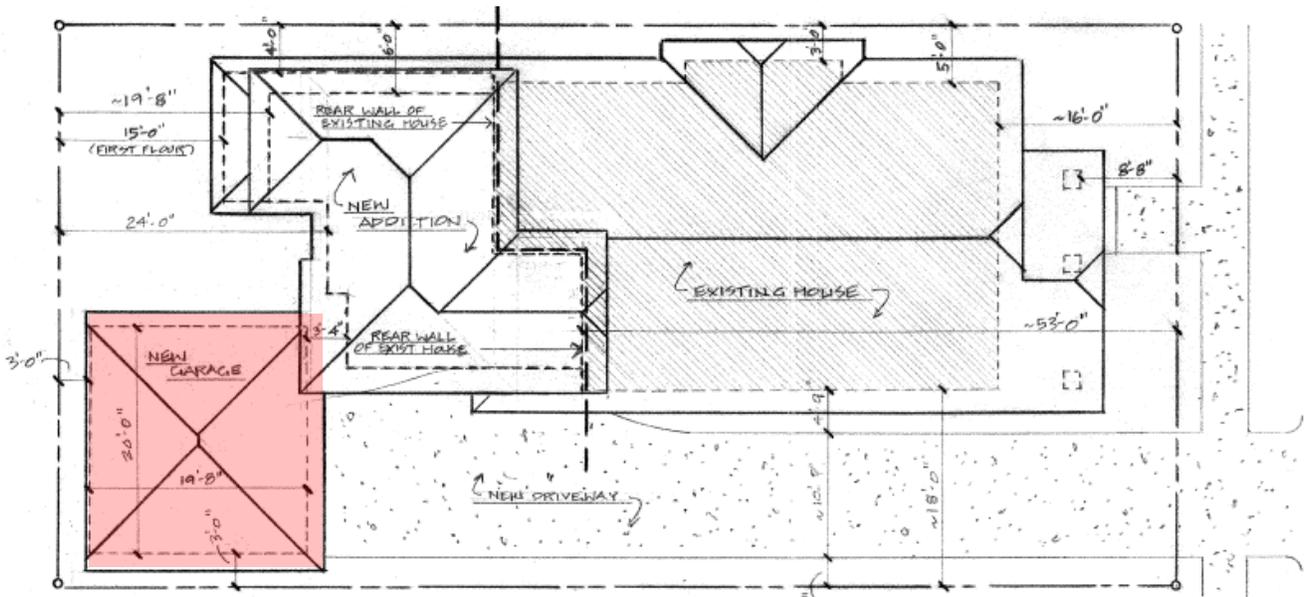




SITE PLAN / ROOF PLAN
EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The proposed garage has a width of 20'-0" and a depth of 19'-8". The ridge height of the proposed garage will be 14'-0". See drawings for more detail.

Setbacks: The proposed garage will have a south side setback of 3'-0" and a west rear setback of 3'-0". The garage will be setback 3'-4" from the proposed addition. See drawings for more detail.

Foundation: The proposed garage will have slab on grade foundation with 12" of exposed concrete. See drawings for more detail.

Windows/Doors: The garage will feature a single overhead door and no additional fenestration.

Exterior Materials: The proposed garage will be clad in 5/4" cementitious lap siding. See drawings for more detail.

Roof: The proposed garage will have a composition shingle hipped roof with a pitch of 7:12. The proposed addition will have an eave height of approximately 8'. See drawings for more detail.

Front Elevation: The front of the proposed garage will include a single overhead garage door and no additional fenestration. See drawings for more detail.

(East)

Side Elevation: The north side elevation of the proposed garage will not include any fenestration. See drawings for more detail.

(North)

Side Elevation: The south side elevation of the proposed garage will not include any fenestration. See drawings for more detail.

(South)

Rear Elevation: The rear of the proposed garage will not be visible from the public Right-Of-Way. See drawings for more detail.

(West)

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