

CERTIFICATE OF APPROPRIATENESS

Application Date: April 27, 2016

Applicant: Jeremy McFarland, Brickmoon Design for Patrick Vocke, owner

Property: 1136 Winston St, Lot 9, Block 104, North Norhill Subdivision. The property includes a historic 1,876 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1625, located in the Norhill Historic District. A rear shed addition was constructed previously as was the original porch enclosed.

Proposal: Alteration – Addition

Remove a non-original rear addition and construct a new approximately 200 square foot addition.

- The existing addition’s slab foundation will be reused and the finished floor level raised to match existing at 2’-2”.
- The new addition measures approximately 14’ deep by 19’ wide by 15’ to the ridge.
- An entrance on the east side of the previously enclosed porch will be removed and sided over with 117 siding to match the residence.

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Norhill Neighborhood Association is in support of the project. Please 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: May 19, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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

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 missing 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.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

Contributing

Non-Contributing



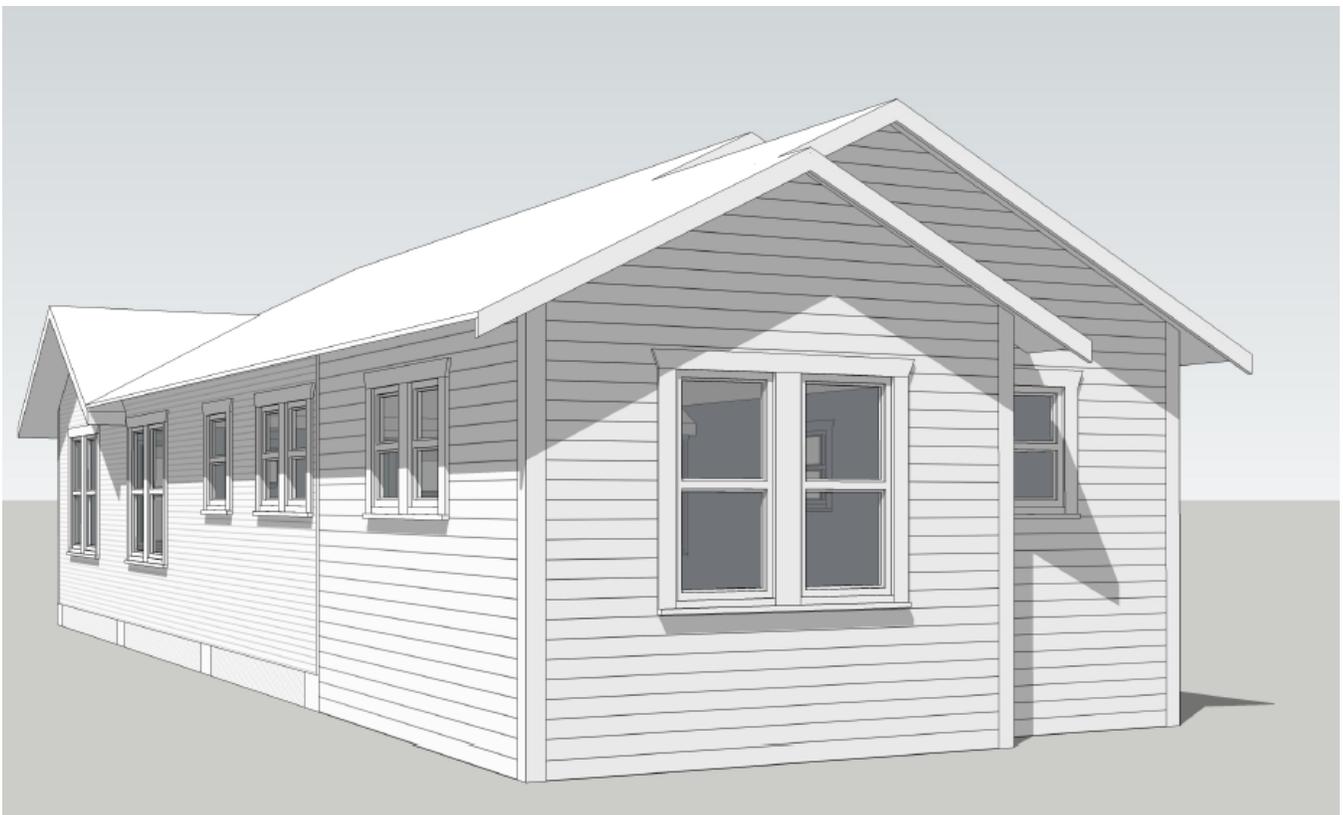
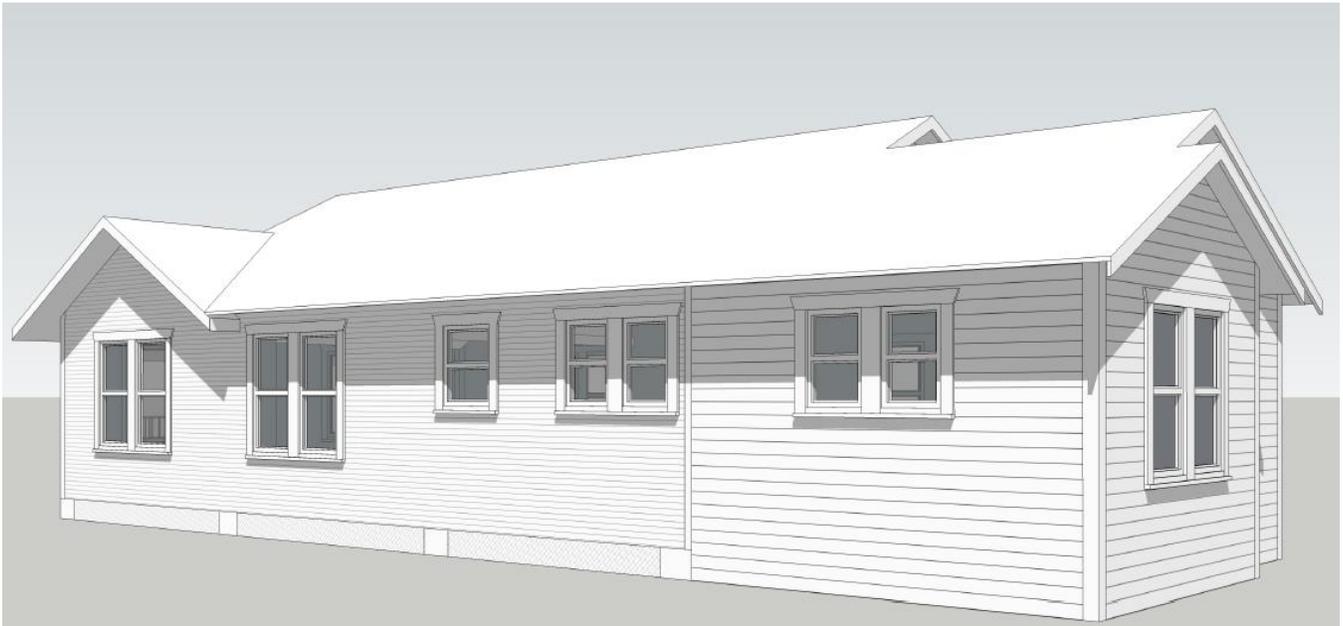
INVENTORY PHOTO



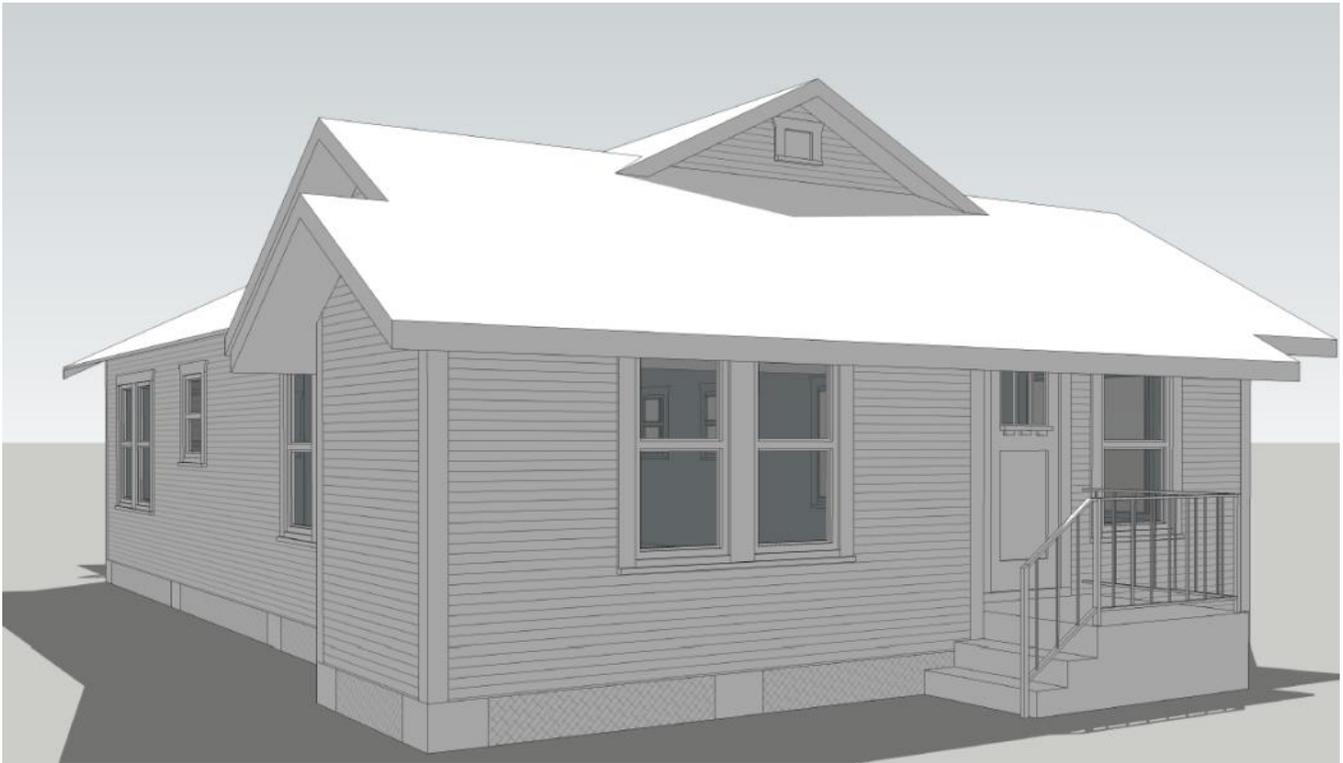
3D RENDERING – FRONT FACING WINSTON STREET

PROPOSED









NORTH ELEVATION – FRONT FACING WINSTON STREET

EXISTING

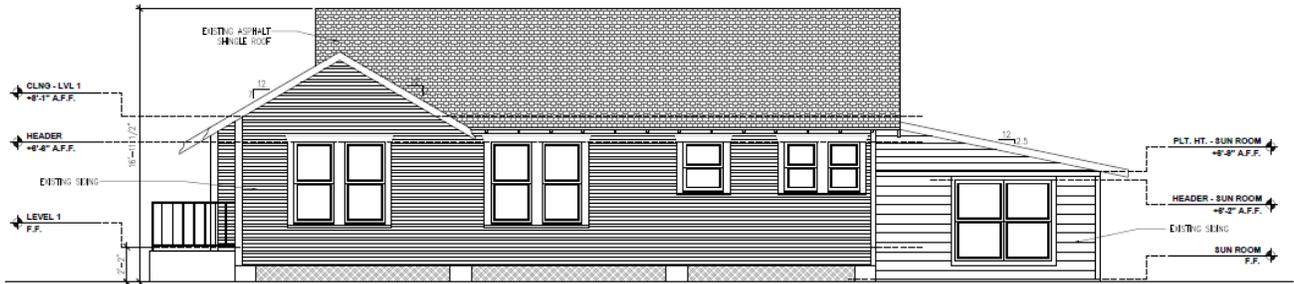


PROPOSED



WEST SIDE ELEVATION

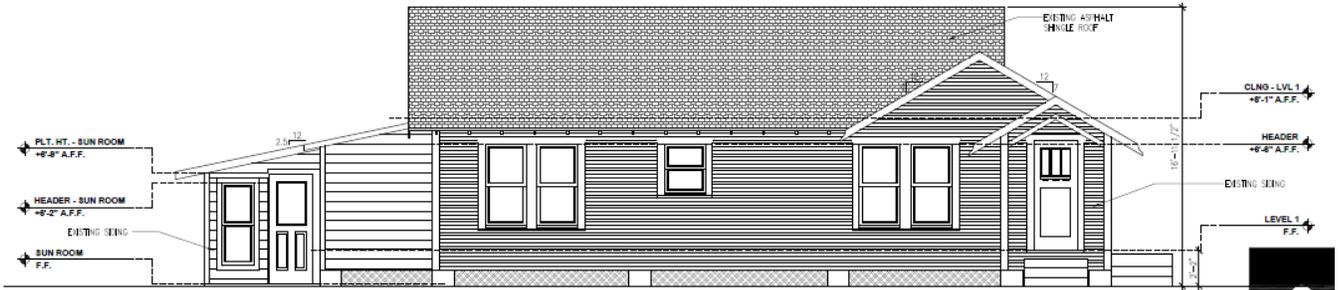
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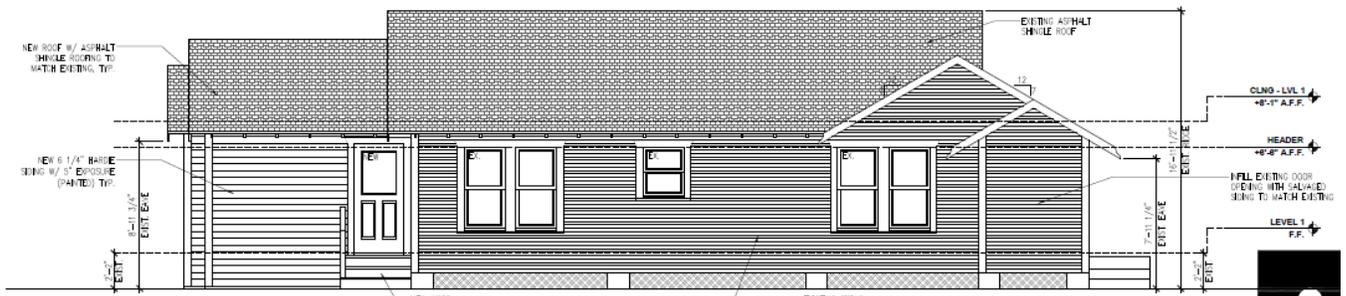
PROPOSED



EAST SIDE ELEVATION
EXISTING



PROPOSED

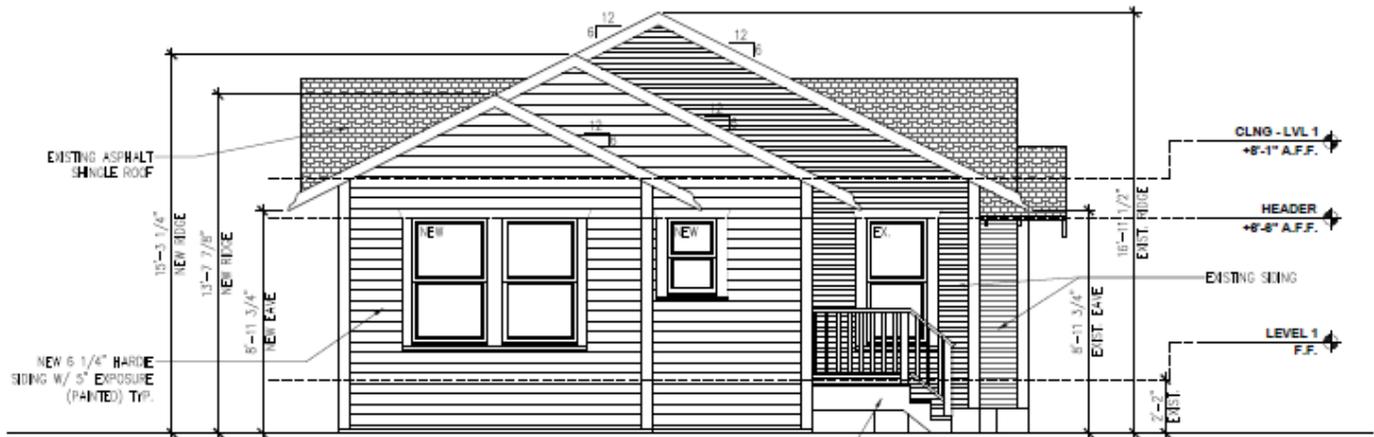


SOUTH (REAR) ELEVATION

EXISTING

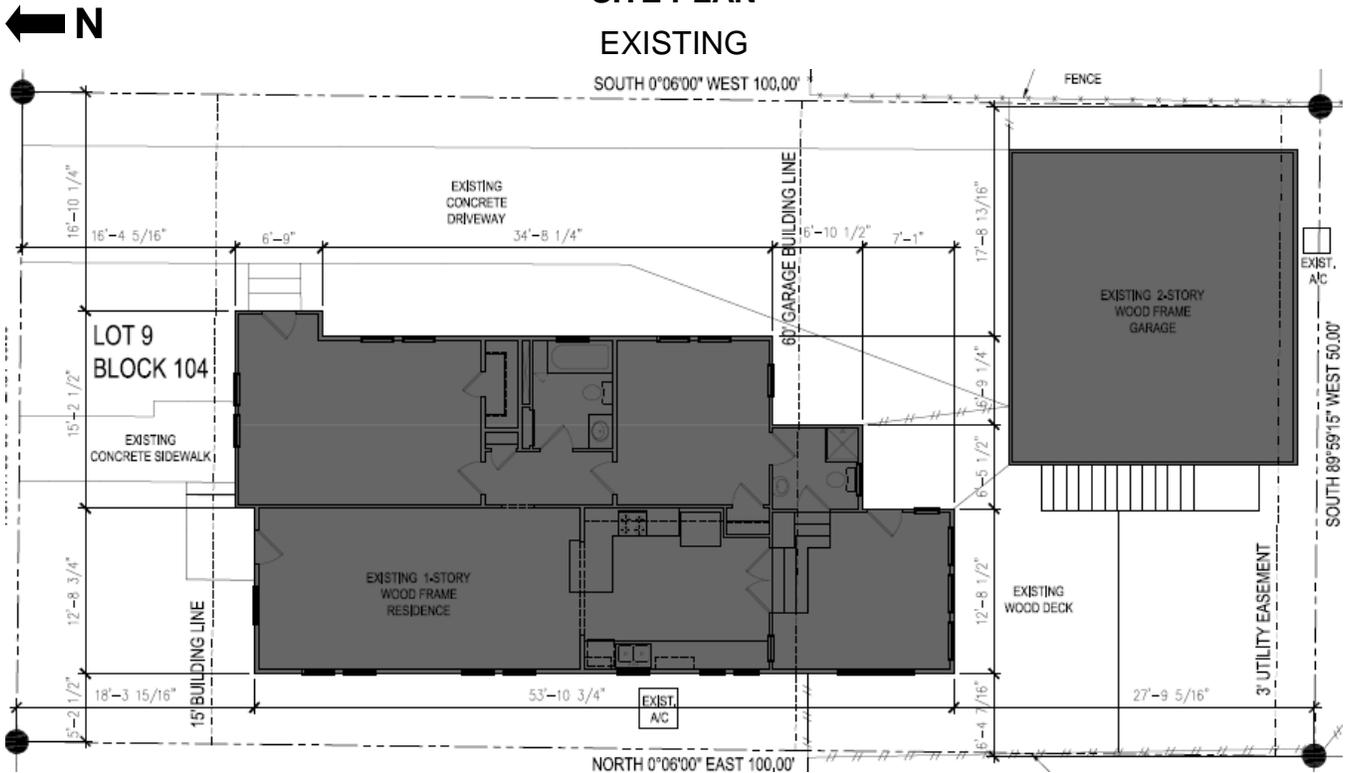


PROPOSED

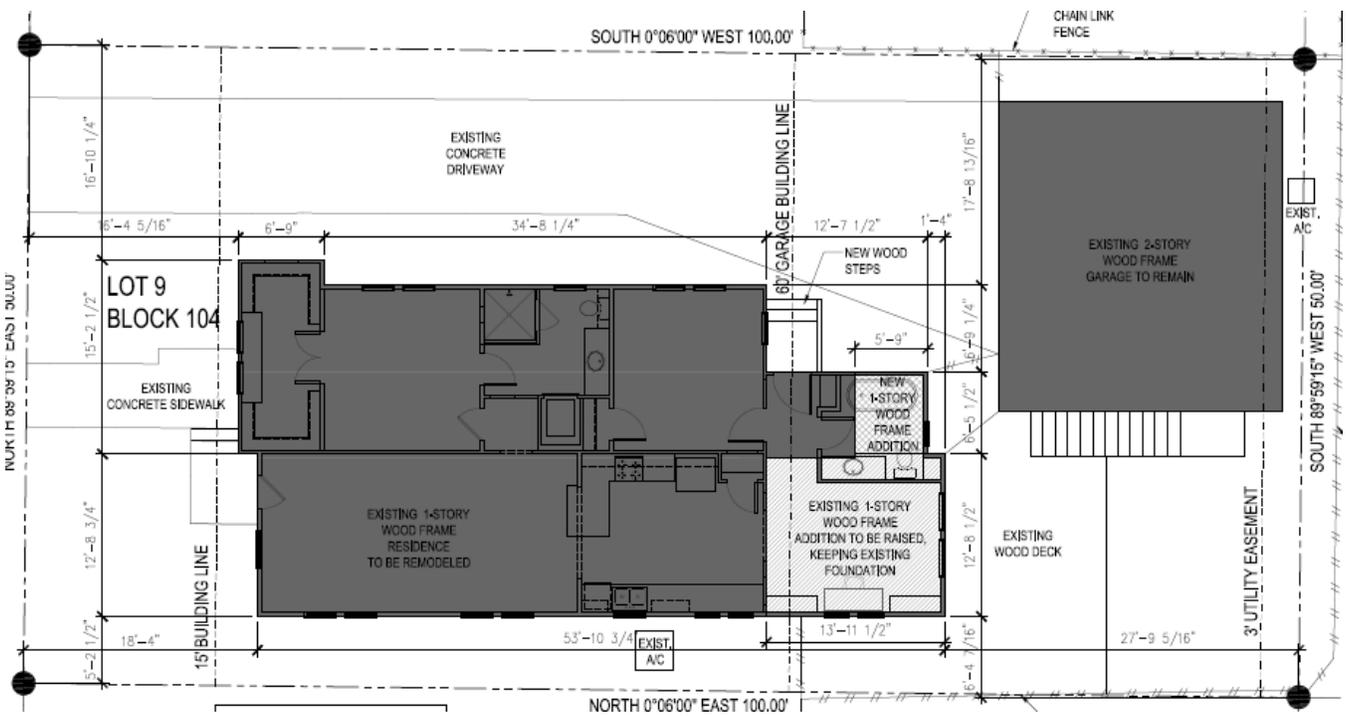


SITE PLAN

EXISTING

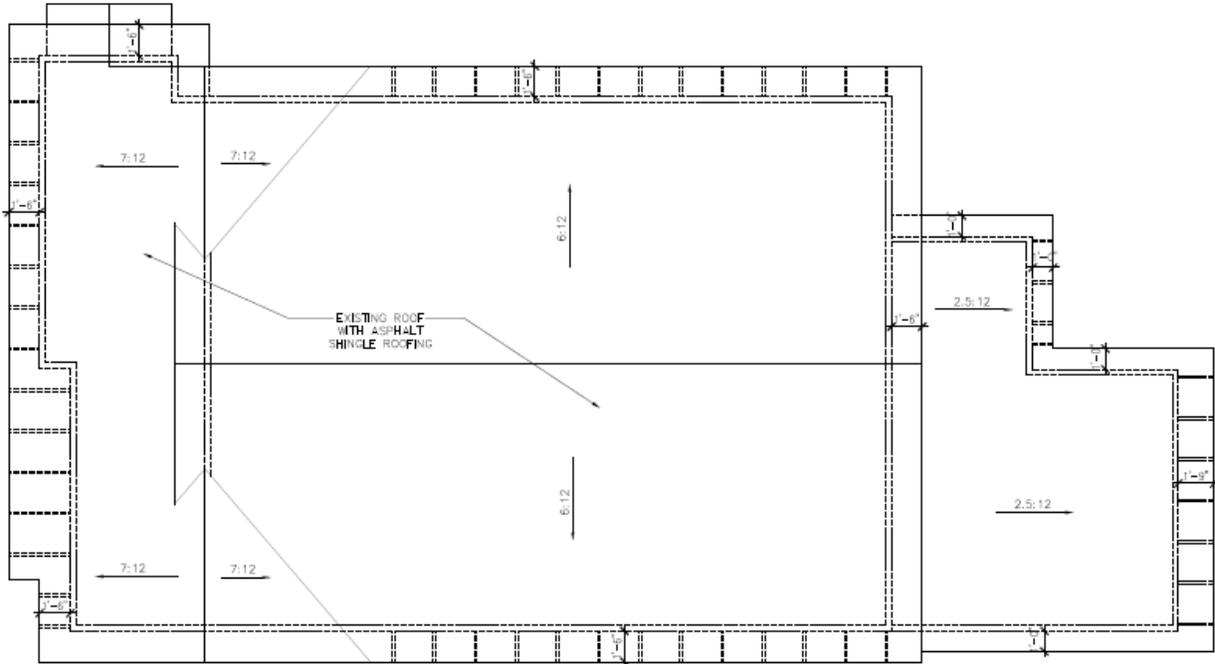


PROPOSED

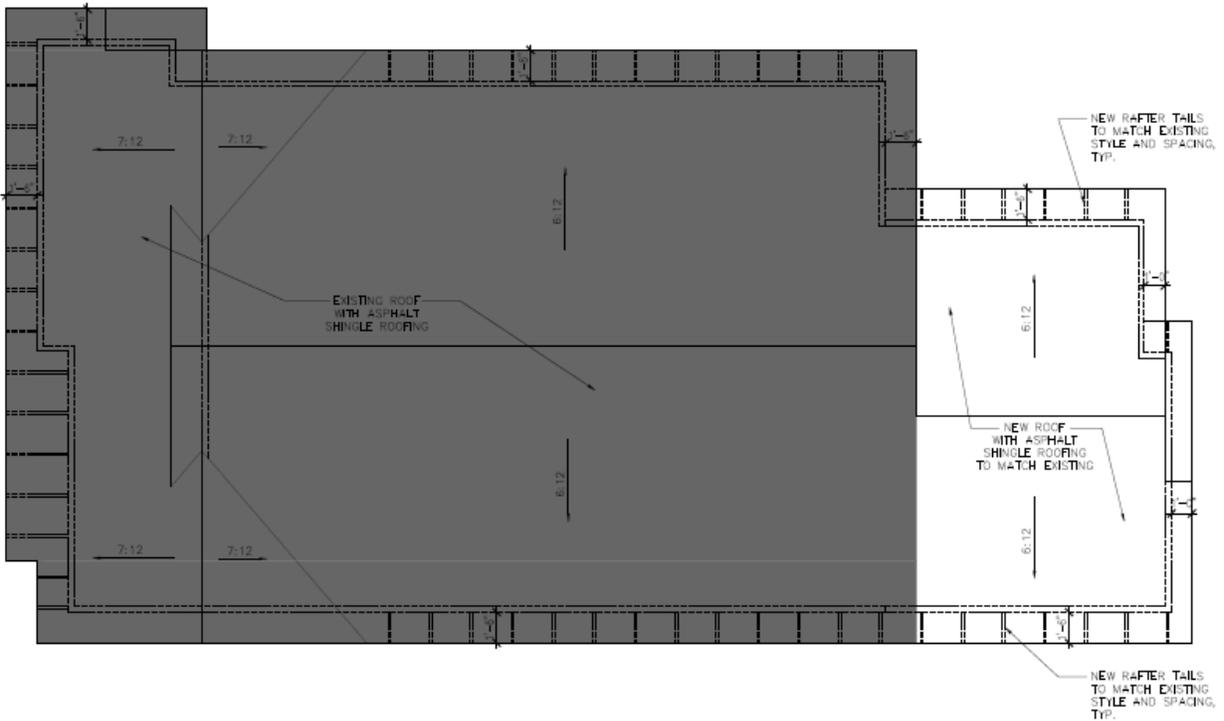




ROOF PLAN
EXISTING

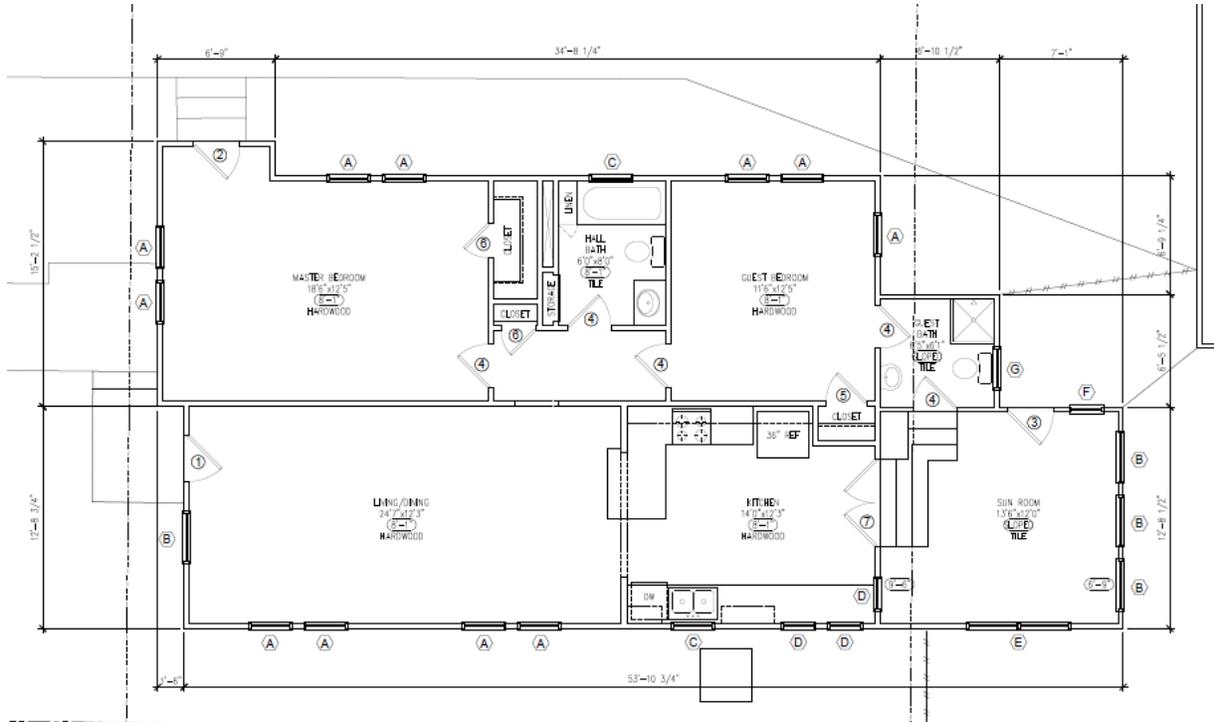


PROPOSED

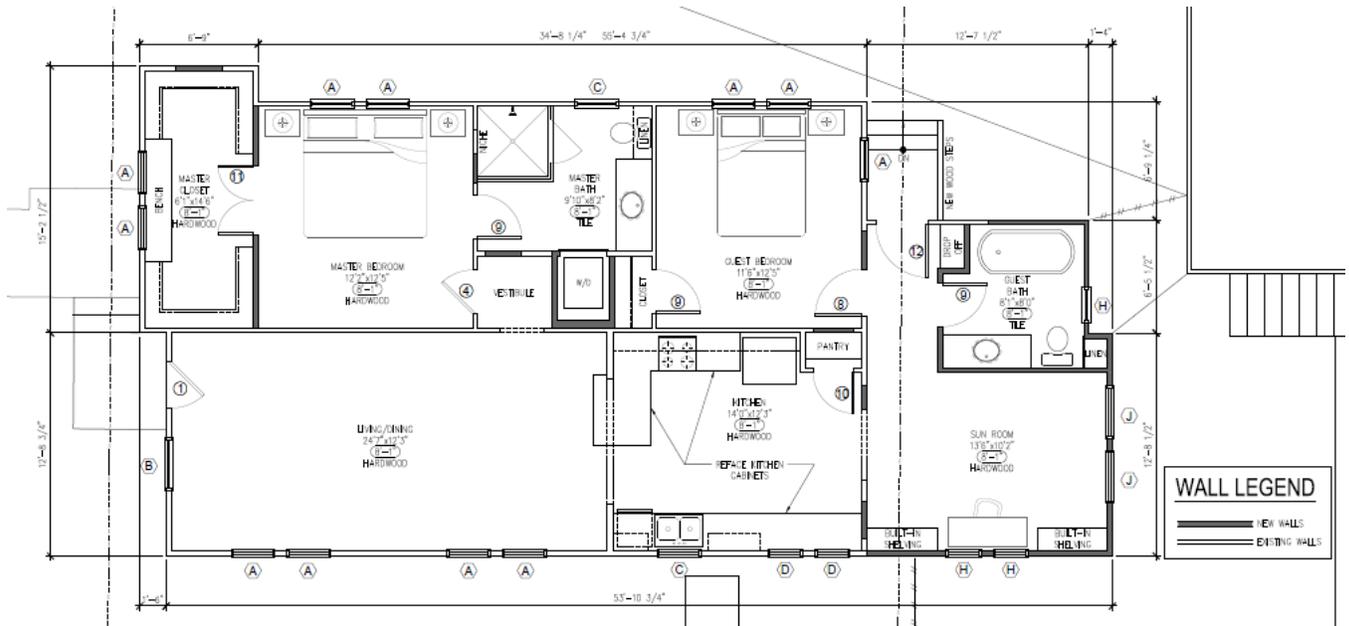


FIRST FLOOR PLAN

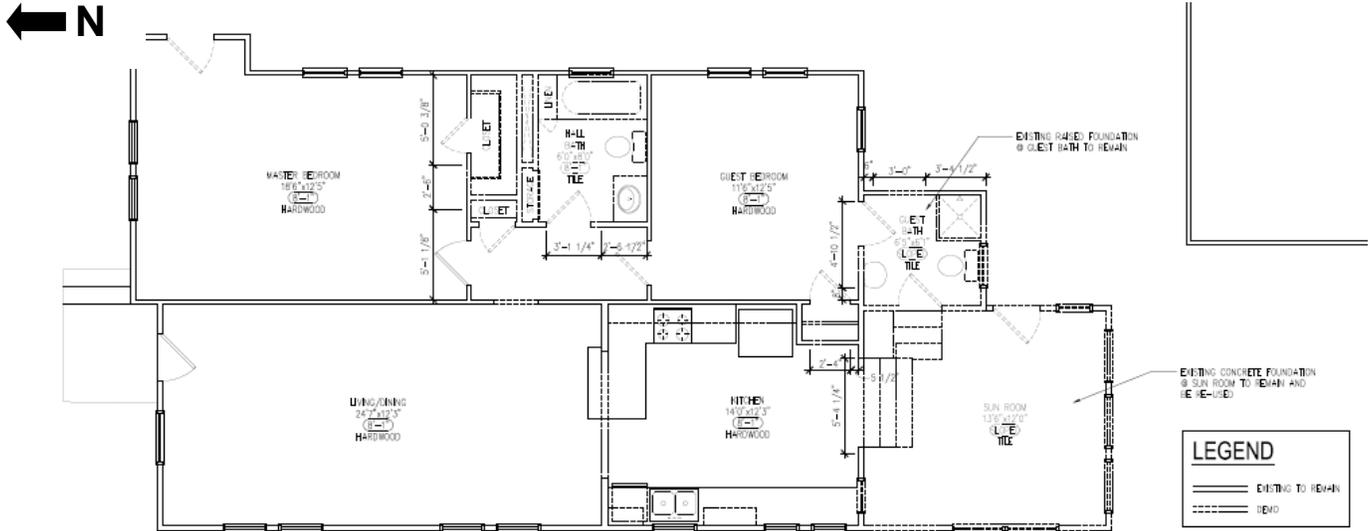
EXISTING



PROPOSED



DEMOLITION PLAN



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	11	2'-6"	5'-0"	DOUBLE HUNG	2X4	EXISTING WOOD WINDOWS TO REMAIN
Ⓑ	4	3'-0"	5'-0"	DOUBLE HUNG	2X4	EXISTING WINDOWS, 3 NON-ORIGINAL WINDOWS TO BE REMOVED
Ⓒ	2	2'-6"	3'-0"	DOUBLE HUNG	2X4	EXISTING WOOD WINDOWS TO REMAIN
Ⓓ	3	2'-0"	3'-0"	DOUBLE HUNG	2X4	EXISTING WOOD WINDOWS, 1 ORIGINAL WINDOW TO BE REMOVED
Ⓔ	1	(2)3'-0"	5'-0"	DOUBLE HUNG	2X4	EXISTING NON-ORIGINAL WINDOW, TO BE REMOVED
Ⓕ	1	2'-0"	5'-0"	DOUBLE HUNG	2X4	EXISTING NON-ORIGINAL WINDOW, TO BE REMOVED
Ⓖ	1	2'-6"	2'-6"	DOUBLE HUNG	2X4	EXISTING NON-ORIGINAL WINDOW, TO BE REMOVED
Ⓗ	3	2'-0"	3'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOWS, SUN ROOM, GUEST BATH
Ⓙ	2	3'-0"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOWS, SUN ROOM
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	2'-8"	6'-8"	EXTERIOR	2X4	FRONT DOOR, EXISTING TO REMAIN
②	1	2'-8"	6'-8"	EXTERIOR	2X4	SIDE DOOR, EXISTING TO BE REMOVED
③	1	2'-8"	6'-8"	EXTERIOR	2X4	NON-ORIGINAL REAR DOOR, EXISTING TO BE REMOVED
④	5	2'-6"	6'-8"	INTERIOR	2X4	2 EXISTING TO BE REMOVED
⑤	1	2'-4"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED
⑥	2	2'-0"	6'-8"	INTERIOR	2X4	2 EXISTING TO BE REMOVED
⑦	1	(2)2'-6"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED
⑧	1	2'-8"	6'-8"	INTERIOR	2X4	NEW DOOR, GUEST BEDROOM
⑨	3	2'-6"	6'-8"	INTERIOR	2X4	NEW DOOR, GUEST BATH, GUEST CLOSET, MASTER BATH
⑩	1	2'-4"	6'-8"	INTERIOR	2X4	NEW DOOR, PANTRY
⑪	1	(2)2'-0"	6'-8"	INTERIOR	2X4	NEW DOUBLE DOOR, MASTER CLOSET
⑫	1	3'-0"	6'-8"	EXTERIOR	2X4	NEW DOOR

WINDOW DETAILS



Home » Windows » Sitaline Wood » Double-Hung » Sitaline Wood Double-Hung Window

SITELINE WOOD DOUBLE-HUNG WINDOW

Like 1

Share

+ PRINT

Price Range: \$\$



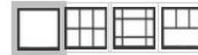
Options

Model
Exterior



Grille Designs

No Grille



Color Options

Brilliant White



PHOTOS PROVIDED BY APPLICANT

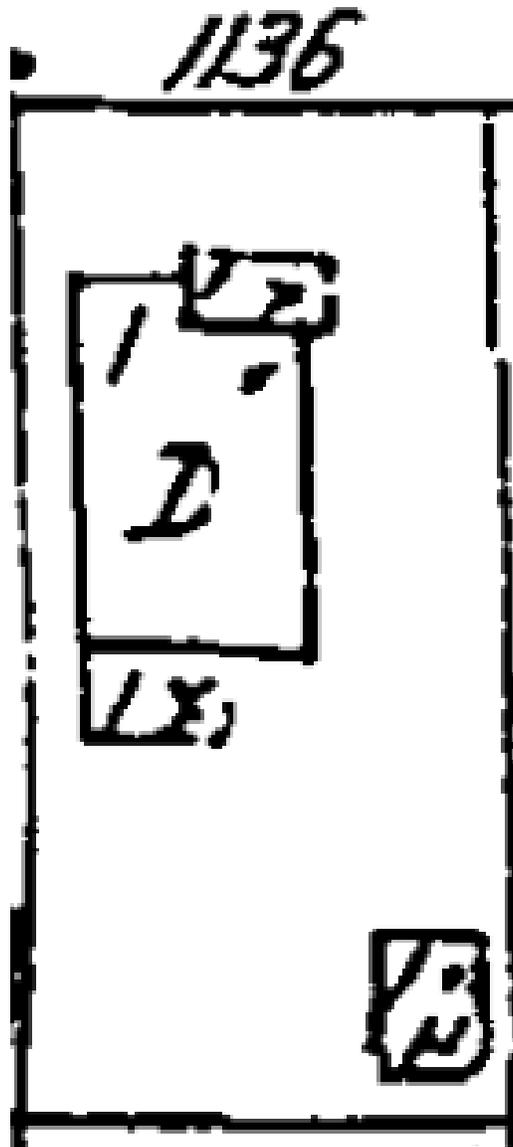


EXISTING SIDE DOOR AND PORCH COVERING TO BE REMOVED. DOOR OPENING TO BE INFILLED WITH WOOD SIDING TO MATCH EXISTING

EXISTING SUN ROOM WALLS, ROOF, WINDOWS, ETC. TO BE REMOVED. SUN ROOM'S EXISTING CONCRETE FOUNDATION TO REMAIN



SANBORN MAP 1924-FEB 1951, VOL 7, SHEET 743



PROJECT DETAILS

Shape/Mass: The existing residence measures approximately 55' at its deepest, 28' at its widest and 17' to the ridge. The addition begins approximately 41' from the front wall and measures 14' deep by 19 deep by 15' to the ridge.

Setbacks: The existing is setback 16'-4" from the front, between 5'-2" and 6'-4" on the west side, 16'-10" on the east side and 27'-9" from the rear property lines. The addition does not affect these setbacks.

Foundation: The existing residence is on a pier and beam foundation with a finished floor height of 2'-2", and the existing shed-roof addition is on a slab foundation. The existing foundation will be reused for a portion of the new addition and a new pier and beam foundation will be constructed to support a 37 square foot new addition to the east. The finished floor heights will match existing at 2'-2".

Windows/Doors: The residence contains wood 1-over-1 windows. Seven windows will be removed from the previous addition and one window will be removed from the original rear wall. The addition will contain five new wood, double-hung 1-over-1 windows. A non-original entry door on the east side of the enclosed porch will be removed and infilled with siding.

Exterior Materials: The existing residence is clad in 117 wood siding. The addition will be clad in cementitious lap siding with a 5" exposure.

Roof: The existing residence has a cross gable roof with 7:12, 6:12 and 2.5:12 pitches, 16'-11" to the ridge, and 8'-11" to the eave with a 1'-6" eave overhang. The addition will be a gable roof with a 6:12 pitch, 1' and 1'-6" eave overhangs with rafter tails to match existing and measures 8'-11" to the eave to match existing and 15'-3" to the ridge.

Front Elevation: The existing residence contains three wood 1-over-1 windows and an entry door. The alteration
(North) removes concrete steps on the east side leading to a non-original entrance in the enclosed porch.

Side Elevation: The existing residence contains seven wood 1-over-1 windows and two windows in the non-
(West) original addition. The alteration installs two new, smaller wood 1-over-1 windows in the new addition.

Side Elevation: The existing residence contains five original 1-over-1 windows and an entry door, the non-original
(East) addition contains one window and an entry door. The alteration removes the entry door, steps and pediment cover from the previously enclosed porch and infills the opening with siding.

Rear Elevation: Not visible from public right-of-way. Please see drawings for details.
(South)

ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT



May 11, 2016

**VOCKE PATRICK
1136 WINSTON ST
HOUSTON TX 77009-3659**

Re: Proposed exterior renovations at 1136 Winston St

Dear Patrick,

Your request for approval of the above referenced project was recently considered by the NNA board. After a thorough review the board voted to **approve** your application.

Sincerely,

NNA Board

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