

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Gail Schorre, Morningside Architects, LLP for Ray and Viola Torgerson, owner

Property: 4010 Pineridge St, Lot 14, Block 124, North Norhill Subdivision. The property includes a historic 1,868 square foot, one-story wood frame single-family residence and a detached carport situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1930, located in the Norhill Historic District. The structure has a two story addition constructed at the rear.

Proposal: Alteration – Construct a second-floor addition beginning 25'-11" from the front wall of the structure and a two-story side addition to the previously constructed two-story addition at the rear.
See enclosed application materials and detailed project description on p. 4-22 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Norhill Neighborhood Association is in support of the project. See Attachments A and B.

Recommendation: **Partial Approval: Denial to construct the second-story addition located on the original brick structure. Approval for all other proposed work.**

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: September 24, 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

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

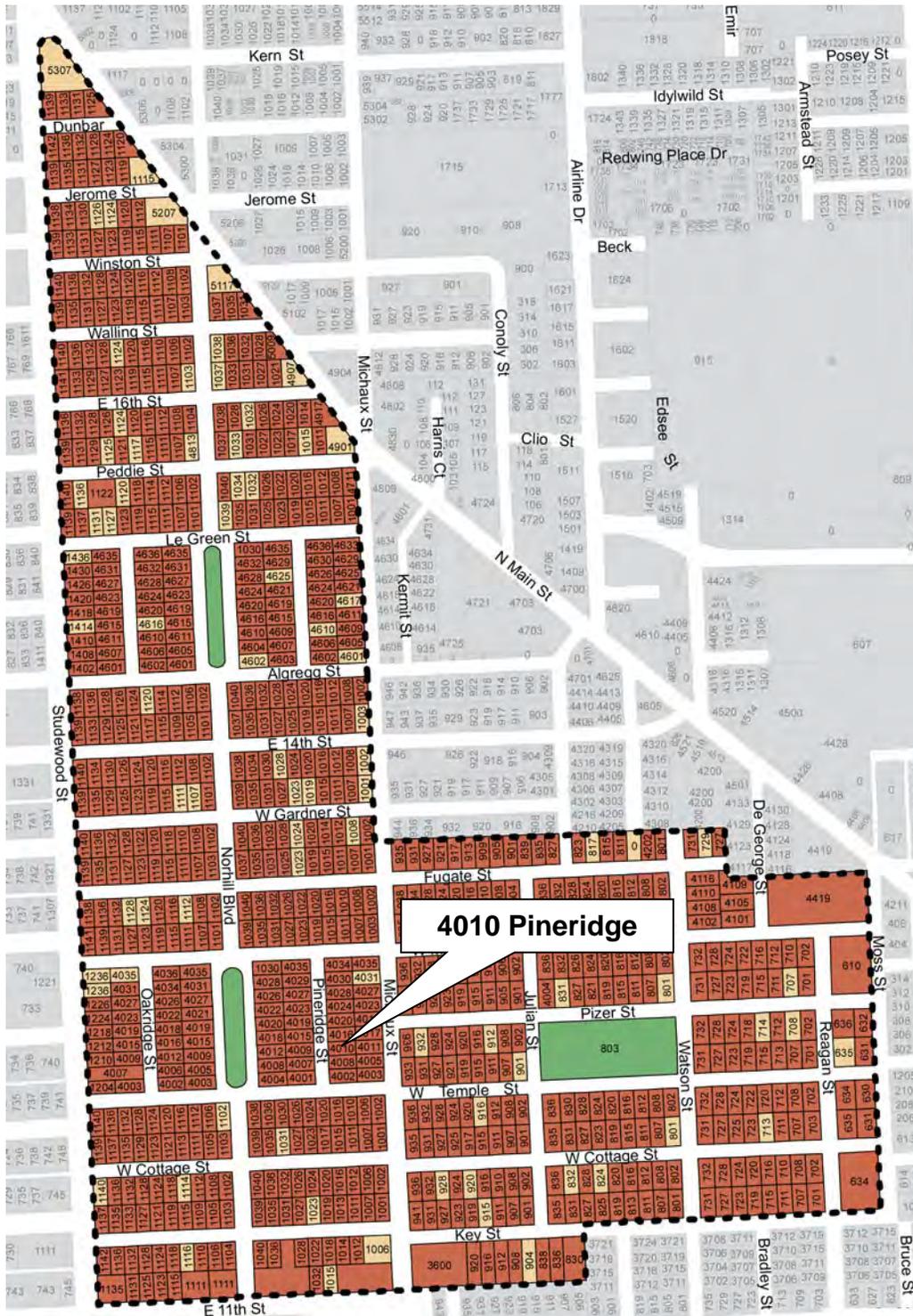
- | S | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The encroachment of the second-story addition onto the original structure does not retain the historical character of the property as a one-story structure.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The second-story addition on the original structure alters the character of the structure as well as disrupts the rhythm of the blockface that contains all one-story bungalows due to its increased visibility from the street.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The second-story addition on the original structure impairs the form and integrity of the house. The walls beneath will have to be reframed to carry the extra-load which results in the removal of interior shiplap as well as compromises the integrity of the brick cladding and original windows below.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The original structure will have to be reframed which will destroy shiplap as well as compromise significant materials such as the windows and brick. The second story-addition also alters the form of the one-story bungalow and is not compatible with the one-story bungalows in the area.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



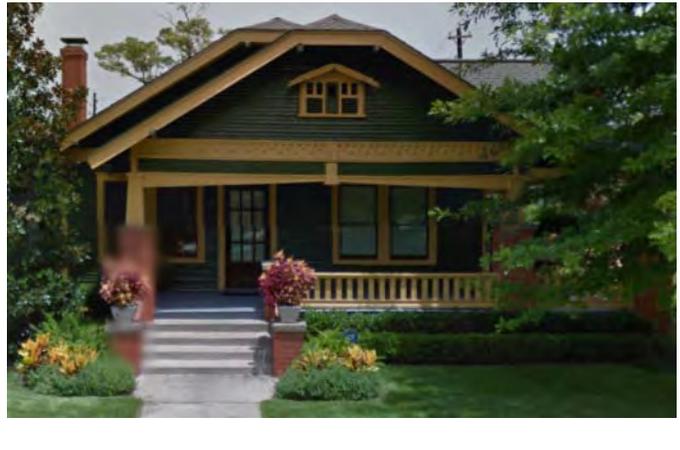
4008 Pineridge – Contributing – 1930 (neighbor)



4016 Pineridge – Contributing – 1926 (neighbor)



4020 Pineridge– Contributing – 1928 (blockface)



4002 Pineridge– Contributing – 1930 (blockface)

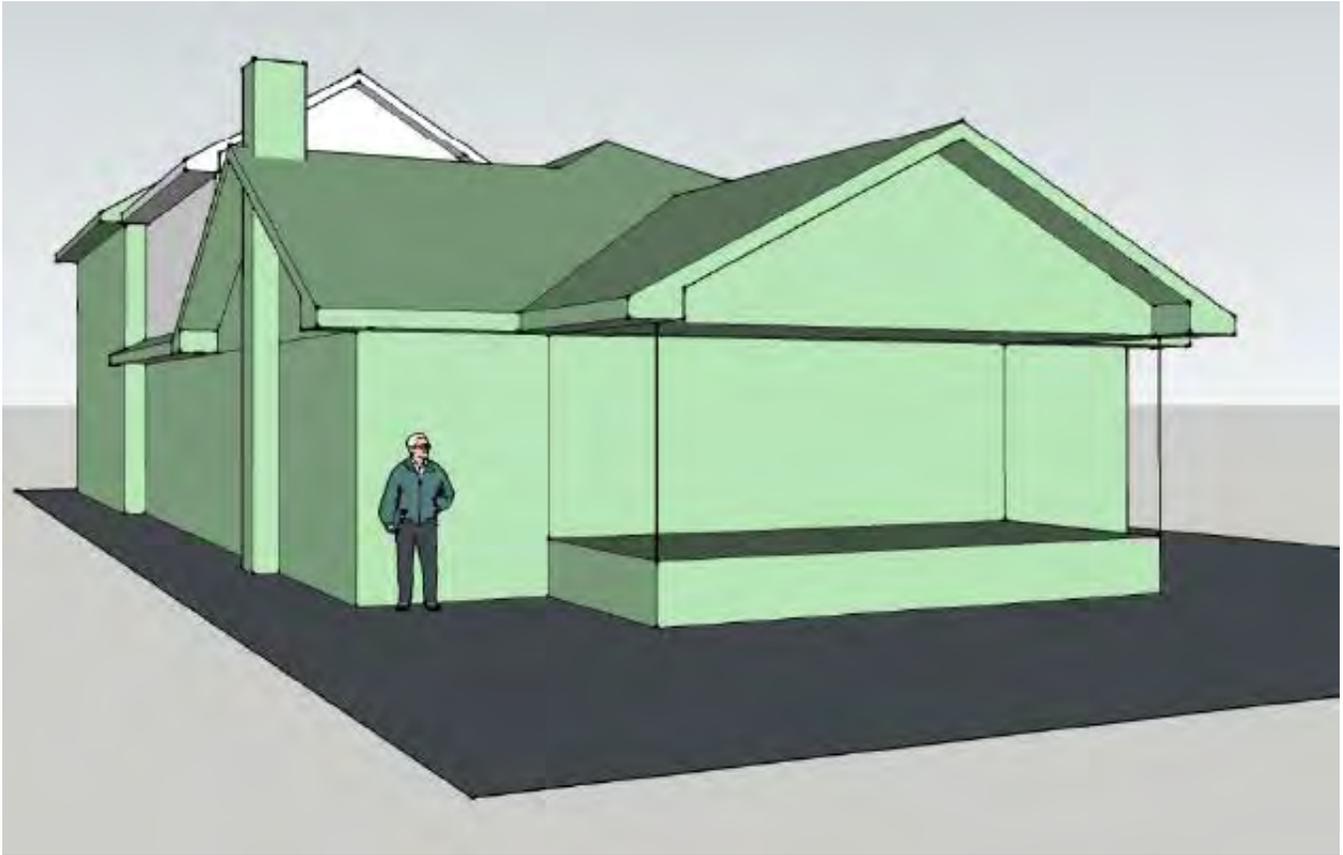


4009 Pineridge– Contributing – 1930 (across street)



4007 Pineridge– Contributing – 1930 (across street)

3D RENDERING – FRONT FACING PINERIDGE STREET



WEST ELEVATION – FRONT FACING STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION
EXISTING



PROPOSED

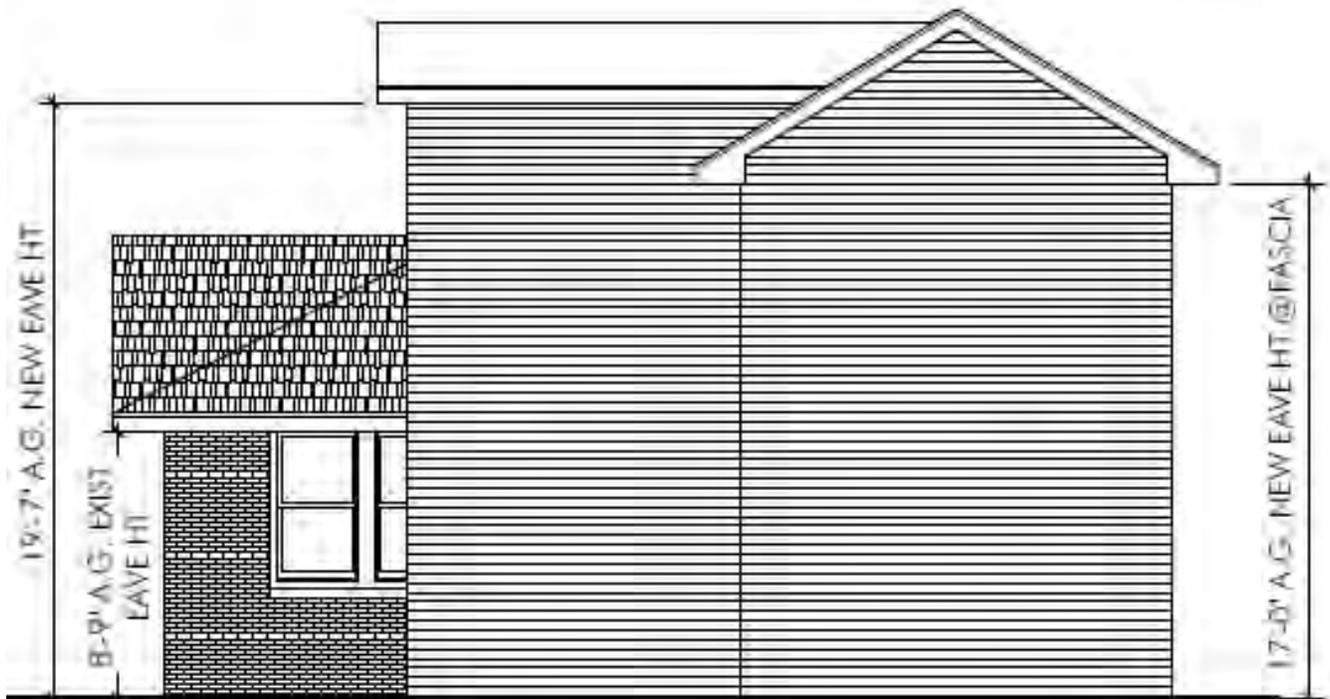


EAST (REAR) ELEVATION

EXISTING



PROPOSED

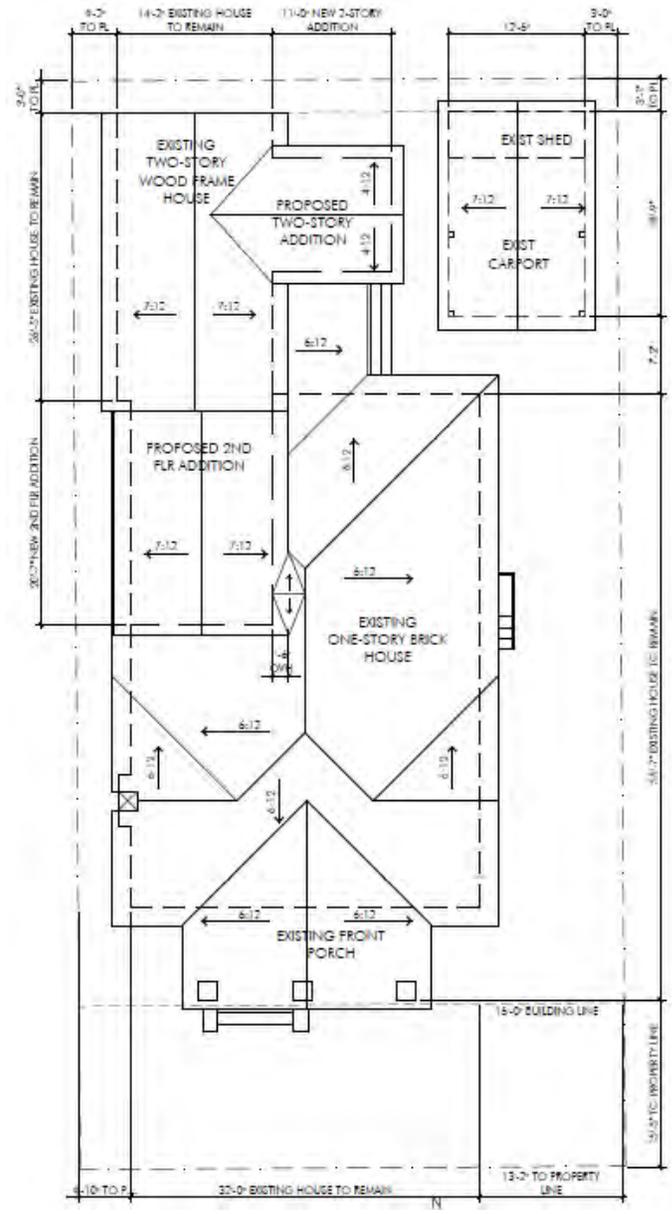
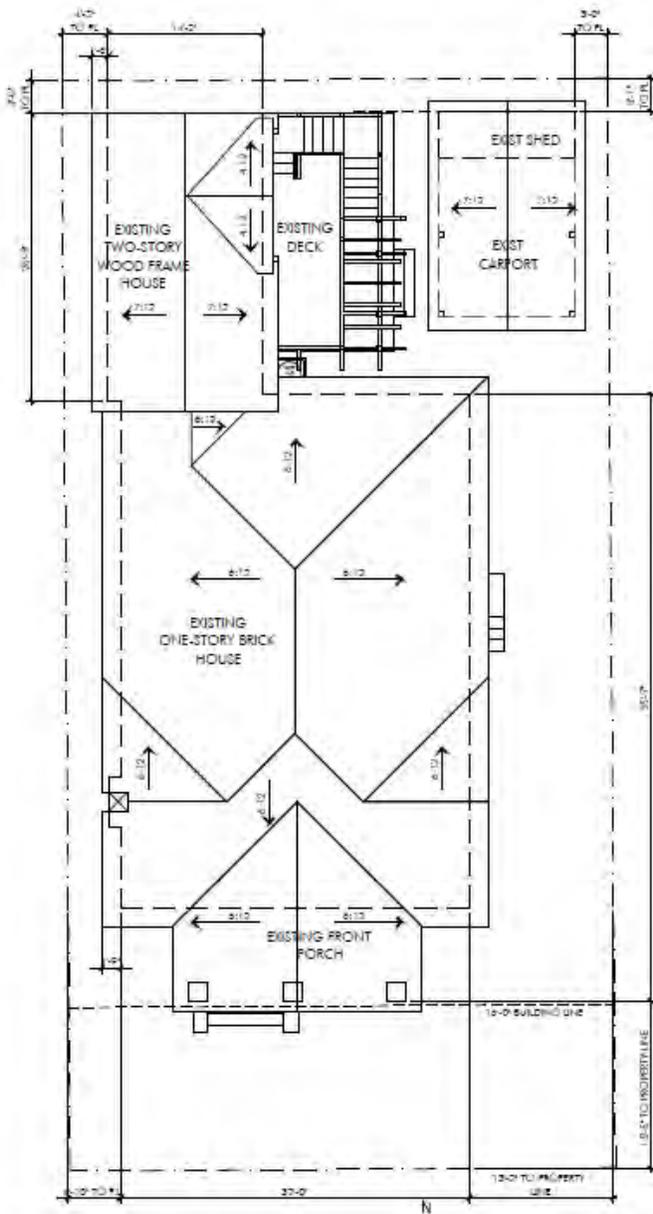


SITE PLAN



EXISTING

PROPOSED

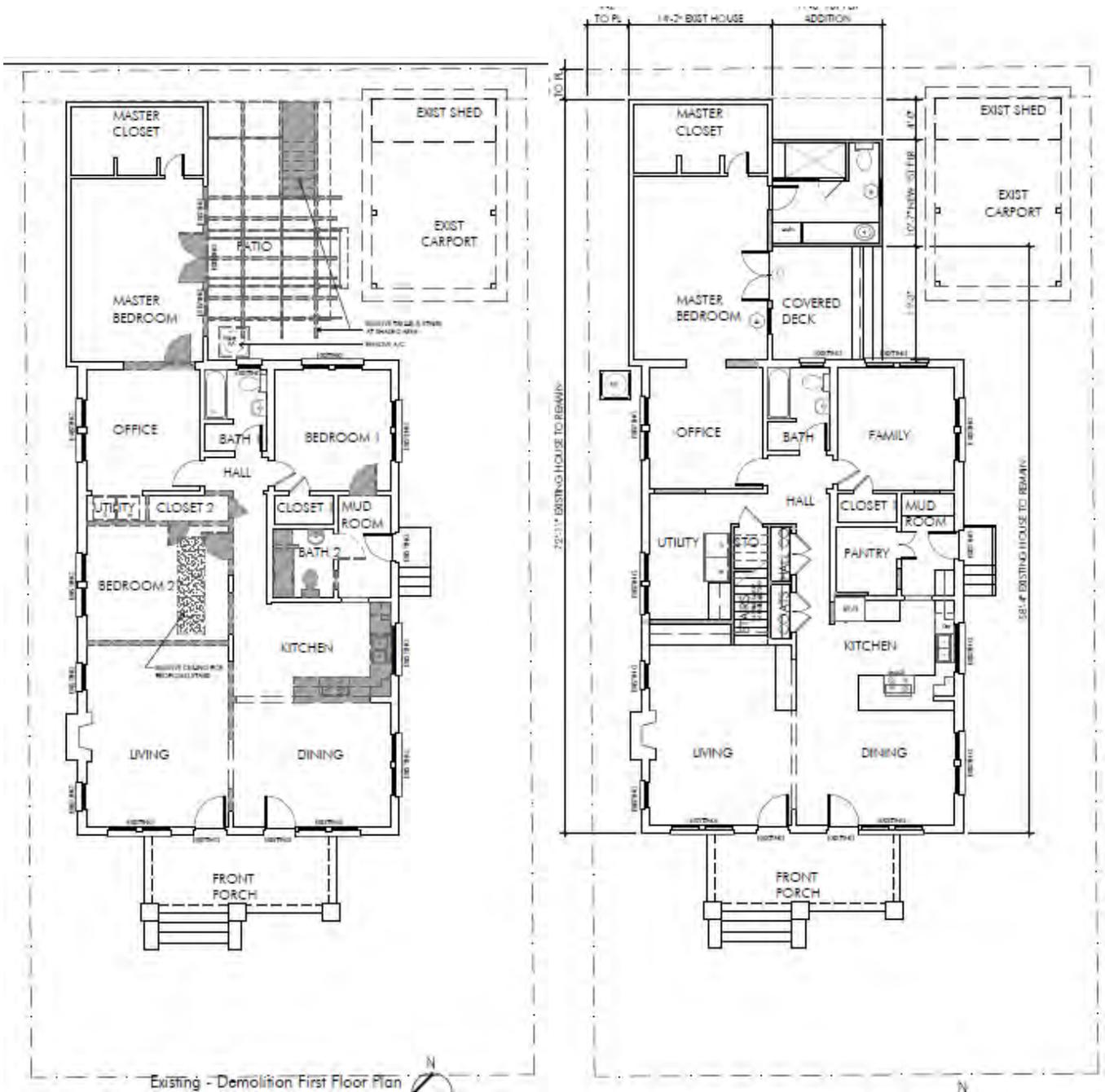


FIRST FLOOR PLAN



EXISTING

PROPOSED

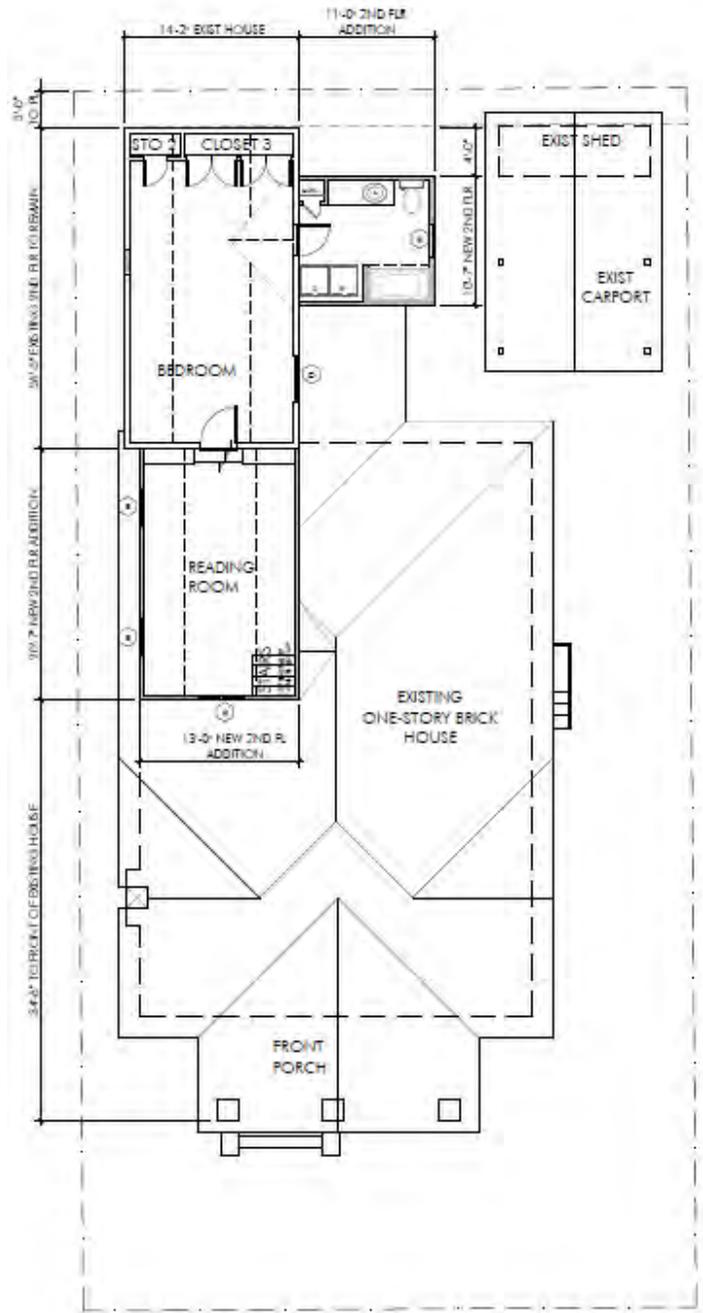
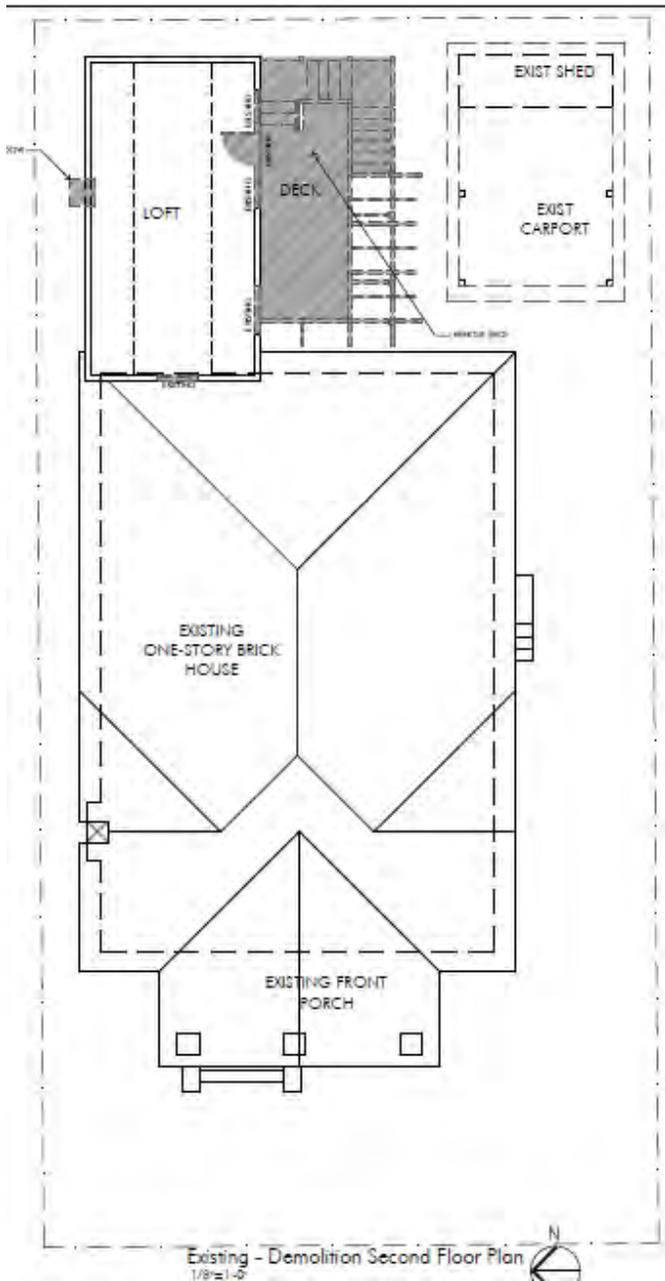


SECOND FLOOR PLAN



EXISTING

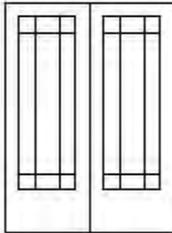
PROPOSED



WINDOW / DOOR SCHEDULE

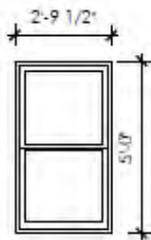
DOOR SCHEDULE PROPOSED						
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	DOOR HARDWARE
1	A	PR 2'-6"	6'-8"	Wood	Paint	Double cylinder deadbolt. Weather stripping

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

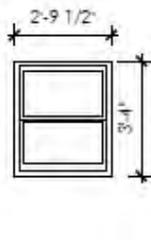


TYPE "A"
9-LITE, EXTERIOR PAINT
GRADE, WOOD DOOR
(TEMPERED GLAZING)

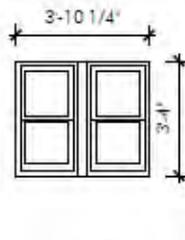
WINDOW TYPES PROPOSED JELD-WEN TRAD PLUS WINDOWS 1/4" = 1'-0"



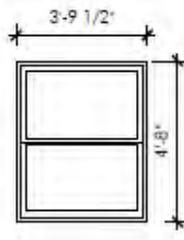
WINDOW TYPE "A"
DOUBLE HUNG WOOD
FRAME WINDOW WITH
LOW-E INSULATED GLASS



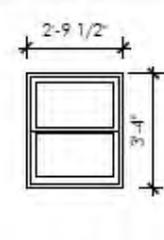
WINDOW TYPE "B"
DOUBLE HUNG WOOD
FRAME WINDOW WITH
LOW-E INSULATED GLASS



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



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



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 R610.1.2. 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.

APPLICANT PHOTOS



North Elevation



EMAIL FROM APPLICANT

From: Viola Torgerson
To: Willett, Lorelei - PD
Cc: Gail Schorre; Torgerson, Ray T.
Subject: 4010 Pineridge Street, Norhill HD
Sent: Tue 9/15/2015 2:56

Ms. Willett,

Gail Schorre forwarded me an email regarding a question you have with our project at 4010 Pineridge Street in the Norhill HD. As the homeowner, I wanted to take an opportunity to address your concern.

As Gail mentioned in her email exchange with you, this second story pop-up allows us to access an existing upstairs room on the back of our home. We bought the house with this addition, which we believe was built this way largely as the result of the previous homeowners running out of money midway through their renovation. It has taken considerable time for us to figure out how to bring this space in to our home, rather than just paying taxes on the room and not being able to use it for any practical purpose. Unfortunately, we cannot remove this part of the project, as it is the entire reason we are going through this renovation- to have access to and better utilize this space. I should add that Norhill's deed restrictions do not allow us to plumb this space and make it a separate unit.

I understand your concern about the materials from the original home. I am a preservationist and bought this home in a historic district *because* it is in a historic district. In 2004, when we purchased our home, we actually sought out a historic district to avoid living around the bad development that pushed us out of Montrose. In any case, with an internal staircase being a necessity, this plan makes the most use of the space with the fewest changes to the original structure. Nowhere else in the house can we add an internal staircase while only removing parts of two interior walls and not touching the exterior or windows of the original house. Our goal is to leave the entire floor plan of the rest of the home intact and to not obscure or remove any windows. We worked with our architect to find a way to do this project with good and respectful design, although it was not the easiest or most cost effective. We also forwarded our plans in the early stages to the Norhill board to make sure we were meeting the requirements of our community. As you know, they have approved the project.

Additionally, were also mindful to not take up any additional outdoor space, which is a current concern among our Norhill neighbors and the Board due to drainage concerns throughout the neighborhood. In fact, this project *adds* a few feet of permeable ground. We are offering more privacy to our neighbor behind and maintaining the level of privacy we have with our neighbor to the north. This project could not do what it needs to do in a more thoughtful way.

I thank you very much for your time and hope you can see how much careful consideration we put in to our renovation plans. We believe this will be a wonderful home for our family and for our community. Please do not hesitate to contact me, my husband Ray (CC'd here), or Gail Schorre with additional questions or concerns.

Viola Torgerson

4010 Pineridge St.

LETTER FROM APPLICANT

THE TORGERSON FAMILY
4010 Pineridge Houston, Texas 77009

September 24, 2015

Houston Archaeological & Historical Commission

Attn: [REDACTED]

611 Walker Street

Houston, Texas 77002

Re: HAHC HPO File No. 150911 (4010 Pineridge, Norhill)

Dear Commission,

This letter responds to the staff draft recommendation to be considered at the HAHC meeting set for September 24, 2015 at 3 p.m. As the homeowners, we wanted to specifically address the stated reasons for the recommendation of denial of our Application related to the proposed second-story addition over the original home brick structure.

By way of background, the draft report assigns "D-does not satisfy" as to four (4) of the eleven (11) criteria set out in Sec. 33-241(a):

- (1) The proposed activity must retain and preserve the historical character of the property;
The encroachment of the second-story addition onto the original structure does not retain the historical character of the property as a one-story structure.
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
The second-story addition on the original structure alters the character of the structure as well as disrupts the rhythm of the blockface that contains all one-story bungalows due to its increased visibility from the street.
- (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;
The second-story addition on the original structure impairs the form and integrity of the house. The walls beneath will have to be reframed to carry the extra-load which results in the removal of interior shiplap as well as compromises the integrity of the brick cladding and original windows below.
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
The original structure will have to be reframed which will destroy shiplap as well as compromise significant materials such as the windows and brick. The second story-addition also alters the form of the one-story bungalow and is not compatible with the one-story bungalows in the area.

While noted in our original Application of September 2, 2015, and in later written correspondence, we feel we must emphasize that these four observations and their underlying presumptions are incorrect.

First, criteria 1 and 4 mistakenly assume that the historical character and rhythm of the blockface are irretrievably impacted with a second-story addition and should be prohibited. Second-story additions (including over a portion of the original structure) are not outright prohibited in Norhill. To the contrary, both Houston ordinances and Norhill deed restrictions expressly allow second-story additions over an original structure within certain guidelines, and there are many second-story additions over the original house within Norhill.

Second, we purchased the home with the existing second-story addition, which is visible from the street (although not while standing in front of the house). The proposed design mimics the existing design, so it cannot be said that the two-story addition "disrupts the rhythm of the blockface that contains all one-story bungalows." Our home is already two stories and the proposed correction to, and slight expansion of, the existing second-story does not materially increase its current partial visibility. As shown in our drawings, from a street view, the property maintains the same historical character as currently exists.

Third, without any evidence in support, the report claims in criteria 8 and 9 that walls will have to be reframed to carry extra load due to the removal of interior shiplap, which "compromises the integrity of the brick cladding and existing windows below." This is false and misleading. The home has undergone extensive interior renovation more than once before we even bought it. It is a mistake for staff to assume that any original shiplap even remains to be affected. It is also well settled that a Certificate of Appropriateness is not required for entirely interior renovations, including the removal or destruction of original shiplap.

However, the integrity of the home is important to us, and the architectural plans as submitted and later correspondence plainly show that the proposed addition *preserves* both the brick exterior *and* existing windows. To be clear, there will be no impact on the brick exterior or existing windows. This was carefully considered when the project was designed. There is nowhere else inside the home where stairs can be added that disrupts as little of the original floor plan as what we propose. As noted in prior submissions, as the homeowners, our full intent is to reuse all original shiplap where possible. Even if we didn't, the plan includes no alteration to the exterior brick or windows. The basis of this claim is a mystery. Regardless, the form of the front half of the house (i.e., one-story bungalow) will remain unaltered.

Our position was that the application should have been considered as a "shall approve," and the eleven (11) criteria set out in Sec. 33-241(a) should not apply. The other noted concern by staff on the roofline setback under Sec. 33-241(b) is questionable. The rule states:

(b) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration, or addition to a contributing structure in an historic district upon finding that the application satisfies the criteria in subsection (a) or the following criteria, as applicable. The HAHC shall approve an application for an addition to a contributing structure that satisfies the following criteria:

(1) An addition taller than any point of the roof of the structure conforms to the following standards:

- a. The addition does not encroach into the front half of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;
- b. The plate height of the addition does not exceed 1.25 times the plate height of the existing structure; and
- c. The roof of the new addition does not deviate from the roof pitch of the existing structure.

It appears staff's interpretation of "front façade of the existing structure" means the front wall of the house facing the street (minus the porch), rather than the existing front portion of porch, columns, pediment, and roof covering it. Pediment refers to the triangular upper part of the front of a building, typically above a portico of columns.

Sec. 33-201 defines front façade as follows: "*Front façade* means the elevation of a building that is parallel to an adjacent public right-of-way. On a corner lot, or lot adjacent to more than one public right-of-way, the front façade is the elevation that contains the main entrance to the building."

While "elevation" is not a defined term, we contend that the first sentence applies to our project. The first instance of elevation parallel to the street (meaning where the building starts to go up) is the front porch and related structure (i.e., columns, pediment and roof covering it). After all, "structure" is defined (also in Sec. 33-201) as "that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner."

Since the property is not on a corner lot or adjacent to two streets, the second sentence of Sec. 33-201 should not apply. If the property were so located, the second sentence would support the prior "front wall of the home" theory since it contains the front door (i.e., "the main entrance to the building").

With all this in mind, the "front half of the existing structure" should include the porch, columns, pediment, and roof, and any addition should be measured from that point closer to the street rather than the front wall of the home. No other definition or provision that relates to this roof setback issue.

As home owners, we are working to make his house a home our family can live in for many years to come. We are not real estate investors. We are a family, who has lived in this

home for a decade. Our sons were brought home from the hospital to this house, and we hope they achieve many more milestones in it. At a minimum, we hope they will get full use and enjoyment from their recently built treehouse! As proud residents of a Historic District, and active members of the Norhill Neighborhood Association, we also hope to continue our advocacy for smart and well-designed preservation.

We request that the Application be approved as-is, and request that the staff recommendations be rejected.

Respectfully,

Ray and Viola Torgerson

PROJECT DETAILS

Shape/Mass: The original structure measures 55'-7" deep by 32' wide by 18'-5" to the ridge. The existing rear addition that begins at the back wall measures 26'-5" deep by 14' wide by 22'-9". Overall, the structure measures 82' deep, including the porch. The second-story addition on the original structure begins approximately 25'-11" from the front wall and measures 20'-7" deep by 13' wide by 22'-4" to the ridge and will attach to the front of the existing two-story addition at the rear. The side addition on the existing two-story addition measures 10'-7" deep, 11' wide and 22'-9" to the ridge. A dormer will also be added to the existing two-story addition.

Setbacks: The existing structure is setback 15' from the front, 4'-2" from the north side, 13'-2" from the south side and 3' from the rear property lines. The additions do not encroach into these setbacks.

Foundation: The existing foundation is pier and beam.

Windows/Doors: The existing structure contains wood 1-over-1 windows. The additions will include wood, double-hung 1-over-1 windows to match existing.

Exterior Materials: The existing structure is clad in brick and wood. The additions will be clad in wood lap siding.

Roof: The original structure has a hipped and cross-gable roof with a 6-over-12 pitch, 8'-9" eave height, and an 18'-5" ridge height. The existing rear addition contains a cross-gable-roof with a 7-over-12 pitch, 17' eave height and a 22'-9" ridge height. The second-story addition on the original house has a front-gable roof with a 7-over-12 pitch, 17' eave height and a 22'-4" ridge height. The side addition on the existing two-story addition has a cross-gable roof with a 4-over-12 pitch, and a 19'-7" eave height. A rear covered porch contains a roof with a 6-over-12 pitch and eave height to match the original structure.

Front Elevation: The existing structure contains two doors and four 1-over-1 windows on the first floor and one 1-over-1 window on the second floor. The addition contains two 1-over-1 windows on the second floor.

(West)

Side Elevation: The existing structure contains six 1-over-1 windows on the first floor. The second-story addition contains two 1-over-1 windows.

(North)

Side Elevation: The existing structure contains six 1-over-1 windows, two 6-lite windows and three doors. The alteration relocated the two doors on the addition, adds two 1-over-1 windows and adds a dormer with a 1-over-1 window. See elevations for details.

(South)

Rear Elevation: Not visible from public right-of-way.

(East)

ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT



September 11, 2015

TORGERSON RAY T & VIOLA
4010 PINERIDGE ST
HOUSTON TX 77009-5233

Re: Alteration of previous two-story rear addition to 4010 Pineridge

Dear Viula & Ray,

Your request for approval of the above referenced project was recently considered by the NNA Board. Eleven of the twelve board members were present. The board members voted to **approve** your application.

Sincerely,

NNA Board

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