## 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:** **-**

DRAFT

## 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 - satisfies D - does not satisfy NA - not applicable**

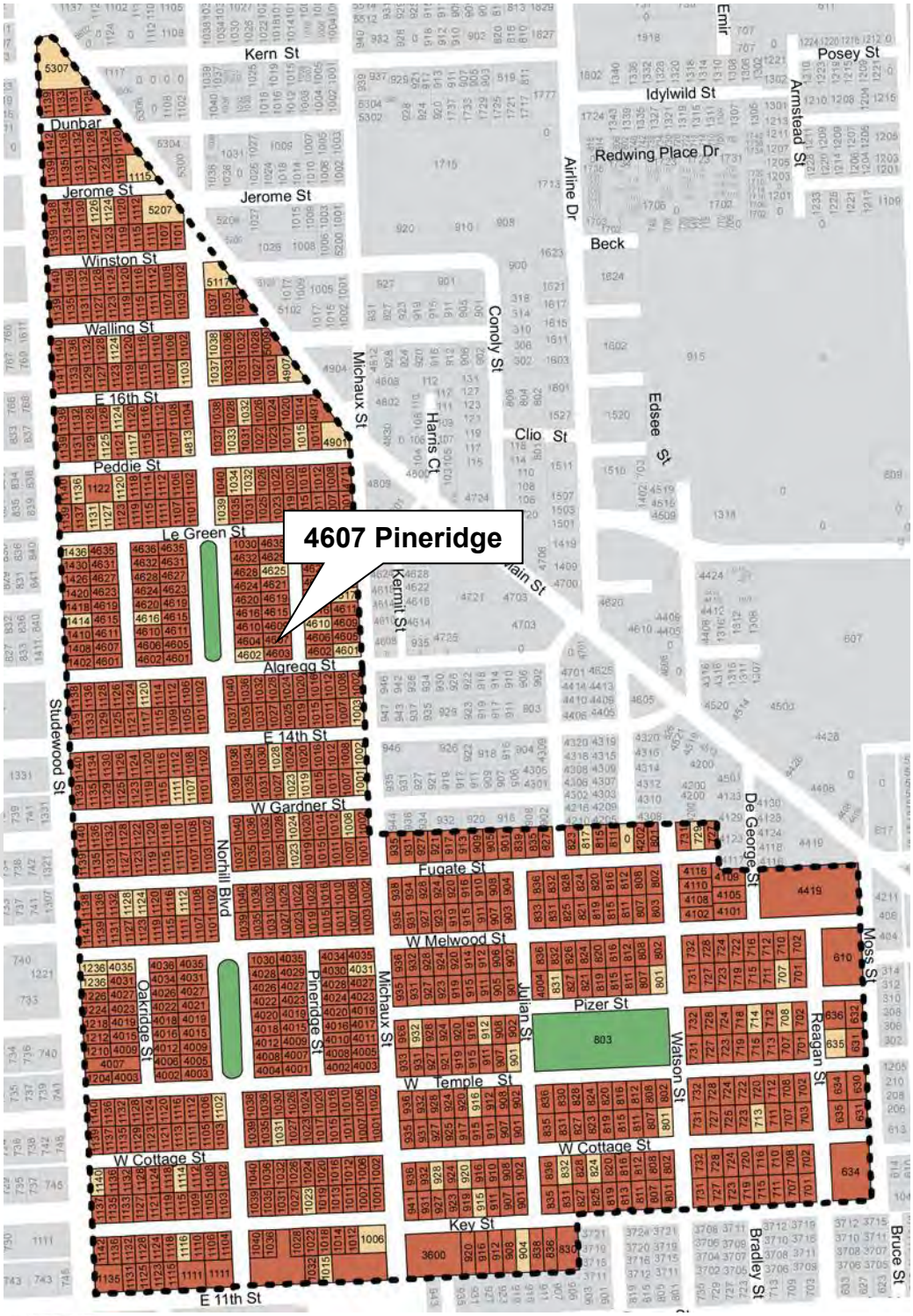
| S | D | NA | | |
|---|---|---|---|---|
| ☒ | ☐ | ☐ | (1) | The new construction must match the typical setbacks of existing contributing structures in the historic district |
| ☒ | ☐ | ☐ | (2) | The exterior features of new construction must be compatible with the exterior features of existing contributing 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. |

DRAFT

N

## PROPERTY LOCATION

NORHILL HISTORIC DISTRICT




**Building Classification**

- Contributing
- Non-Contributing
- Park

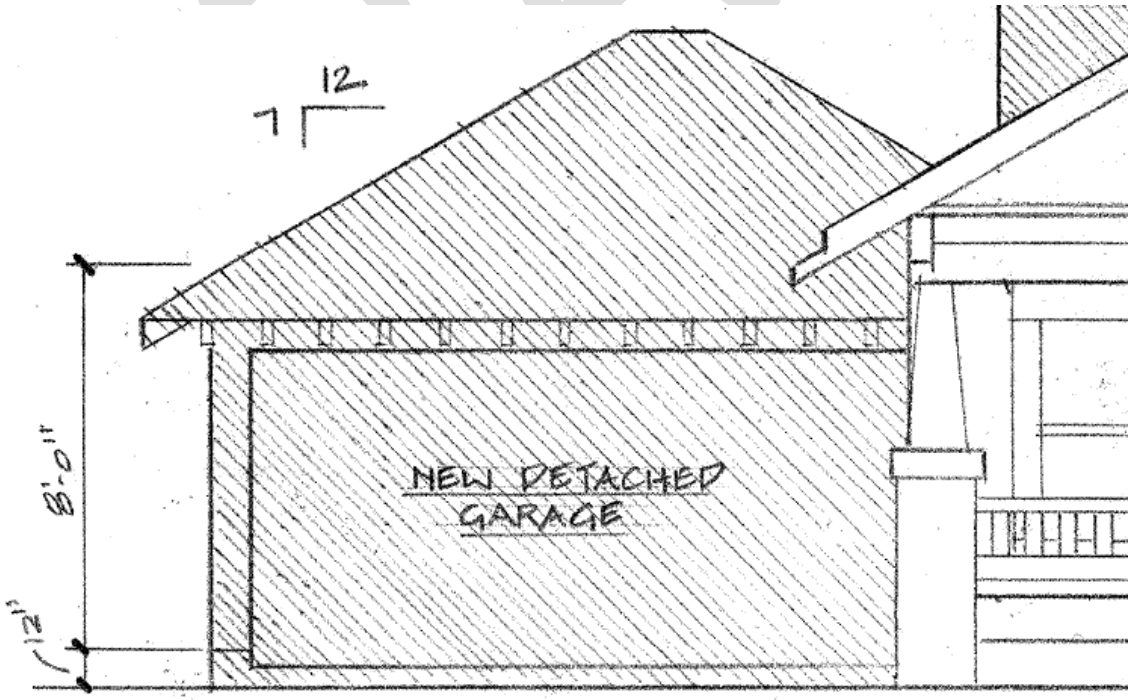
## INVENTORY PHOTO

DRAFT

## EAST ELEVATION – FRONT FACING PINERIDGE STREET

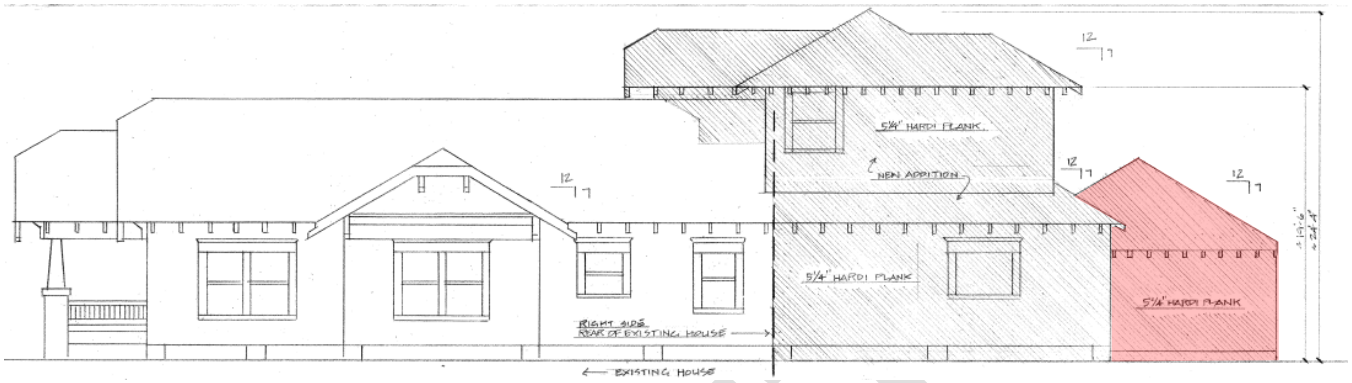
PROPOSED

DETAIL

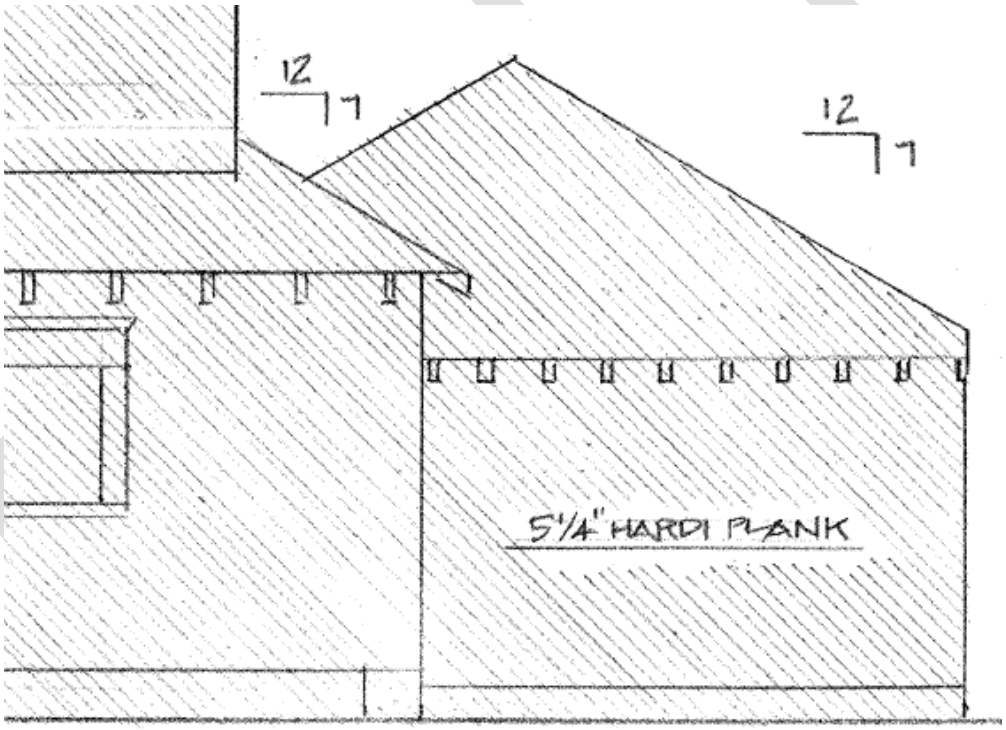


## NORTH SIDE ELEVATION

PROPOSED

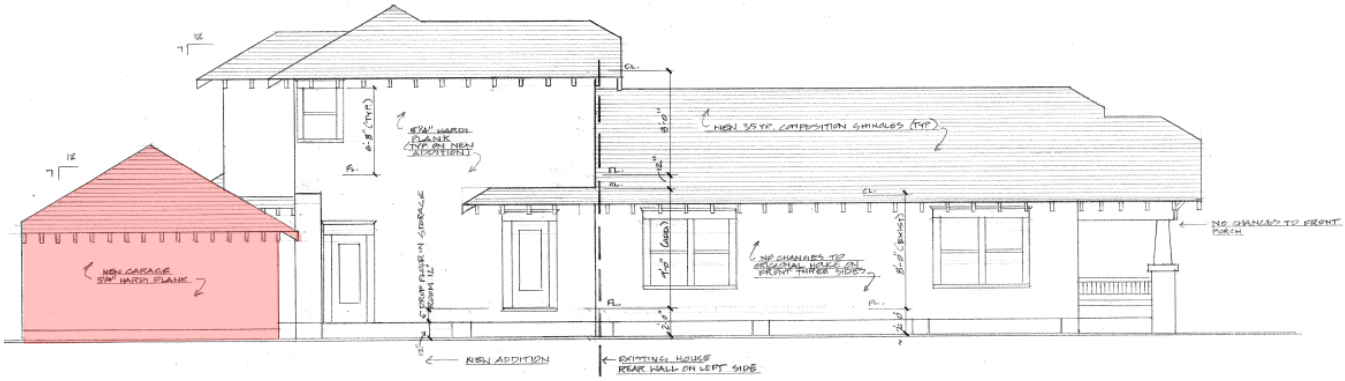



DETAIL

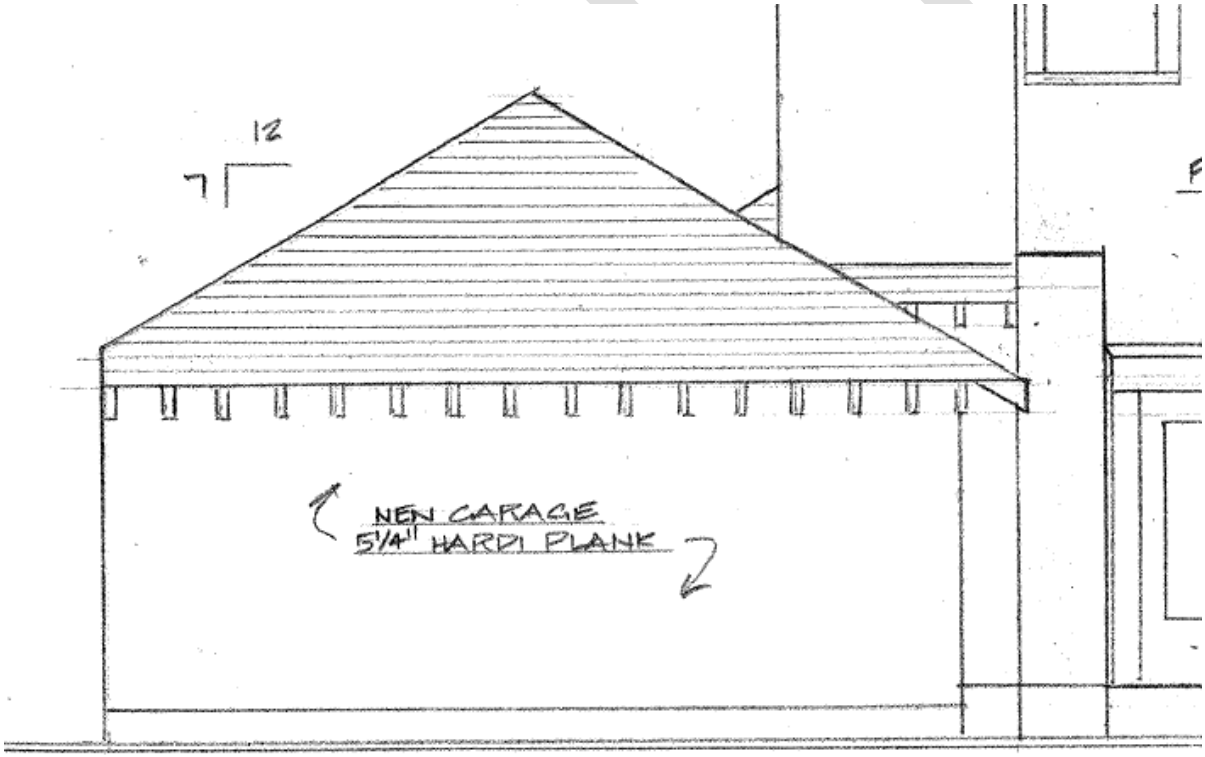


## SOUTH SIDE ELEVATION

PROPOSED

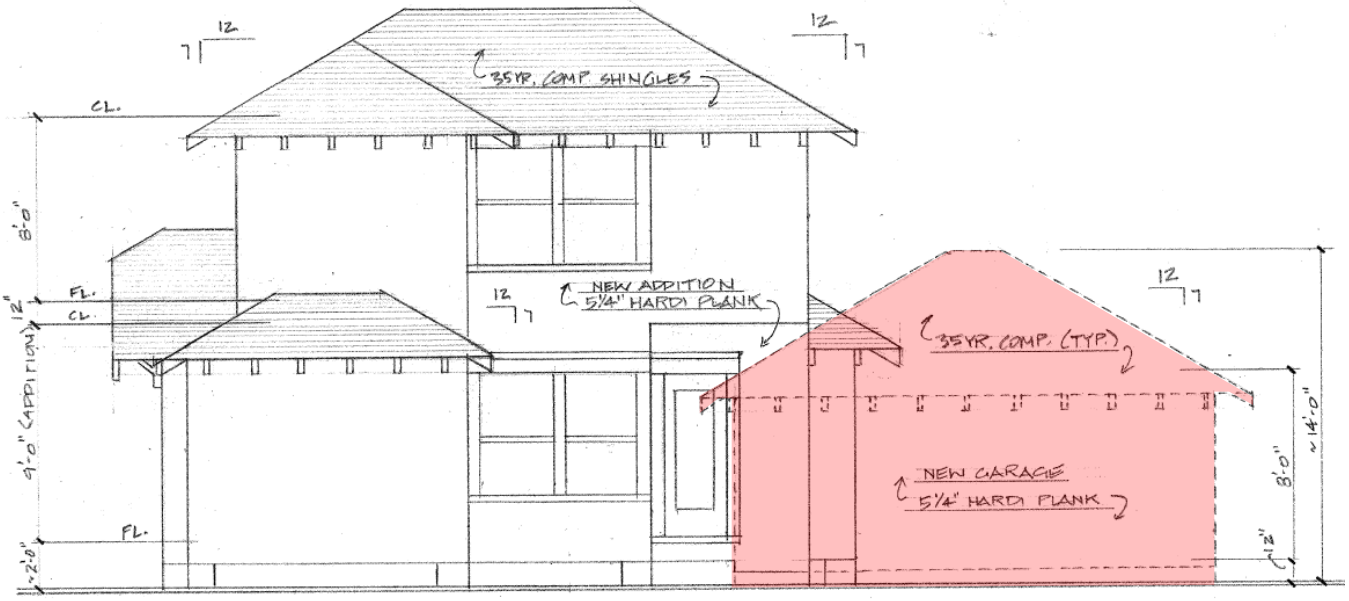



DETAIL

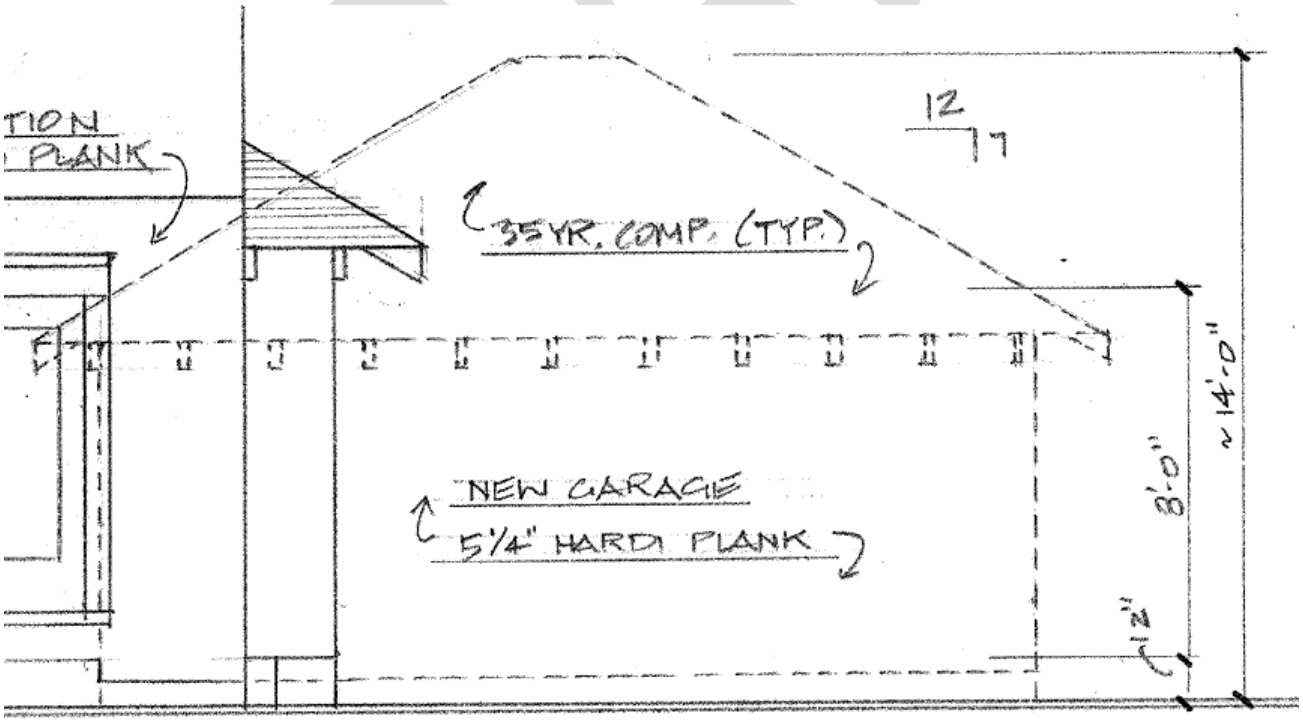


## WEST (REAR) ELEVATION

PROPOSED



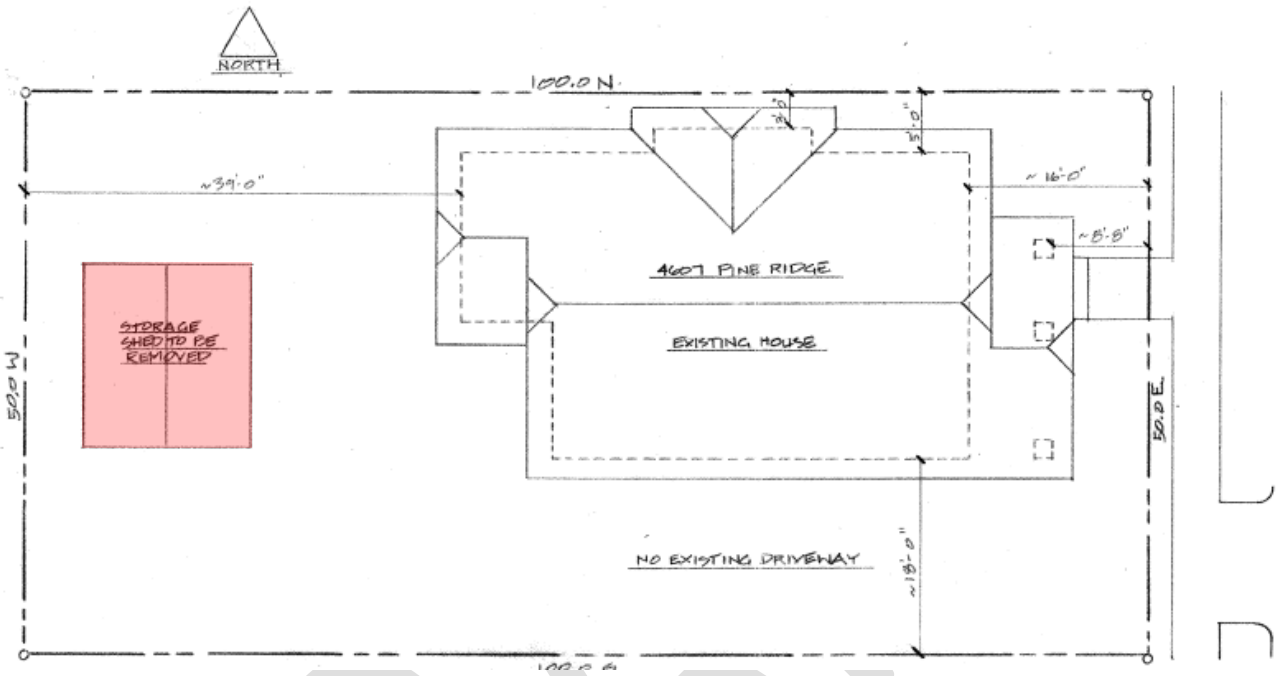

DETAIL



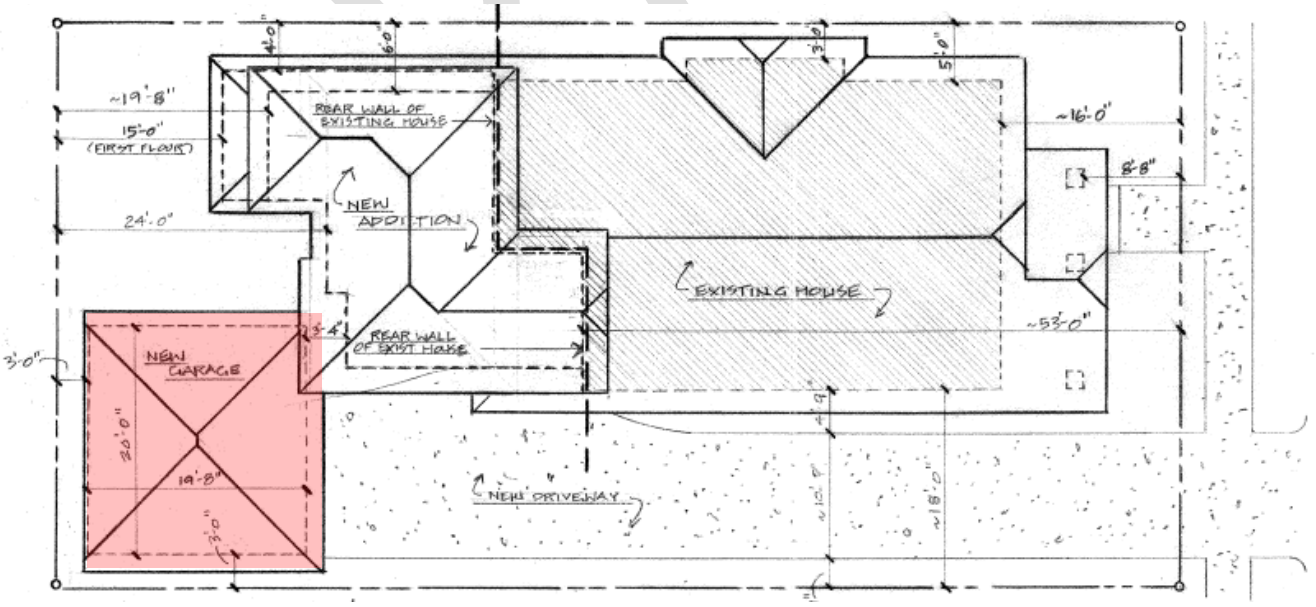
N

## 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 a finished floor height of 12". 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 5¼" 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: (East)** The front of the proposed garage will include a single overhead garage door and no additional fenestration. See drawings for more detail.

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

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

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

DRAFT

## ATTACHMENT A

CIVIC ASSOCIATION COMMENT

EST. 1920
NORHILL
NEIGHBORHOOD ASSOCIATION

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