

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Gail Schorre, Morningside Architects for Grant and Megan Fox, owners

Property: 1032 E 16th Street, lot 6, block 109, North Norhill Subdivision. The property includes a 1,108 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: Noncontributing bungalow residence, constructed circa 1928, located in the Norhill Historic District.

Proposal: Alteration – Construct a 484 square foot one story addition at the rear wall of the residence. One existing glass block window on the east side will be removed and replaced with a vinyl double-hung window in the same opening.

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received.

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

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

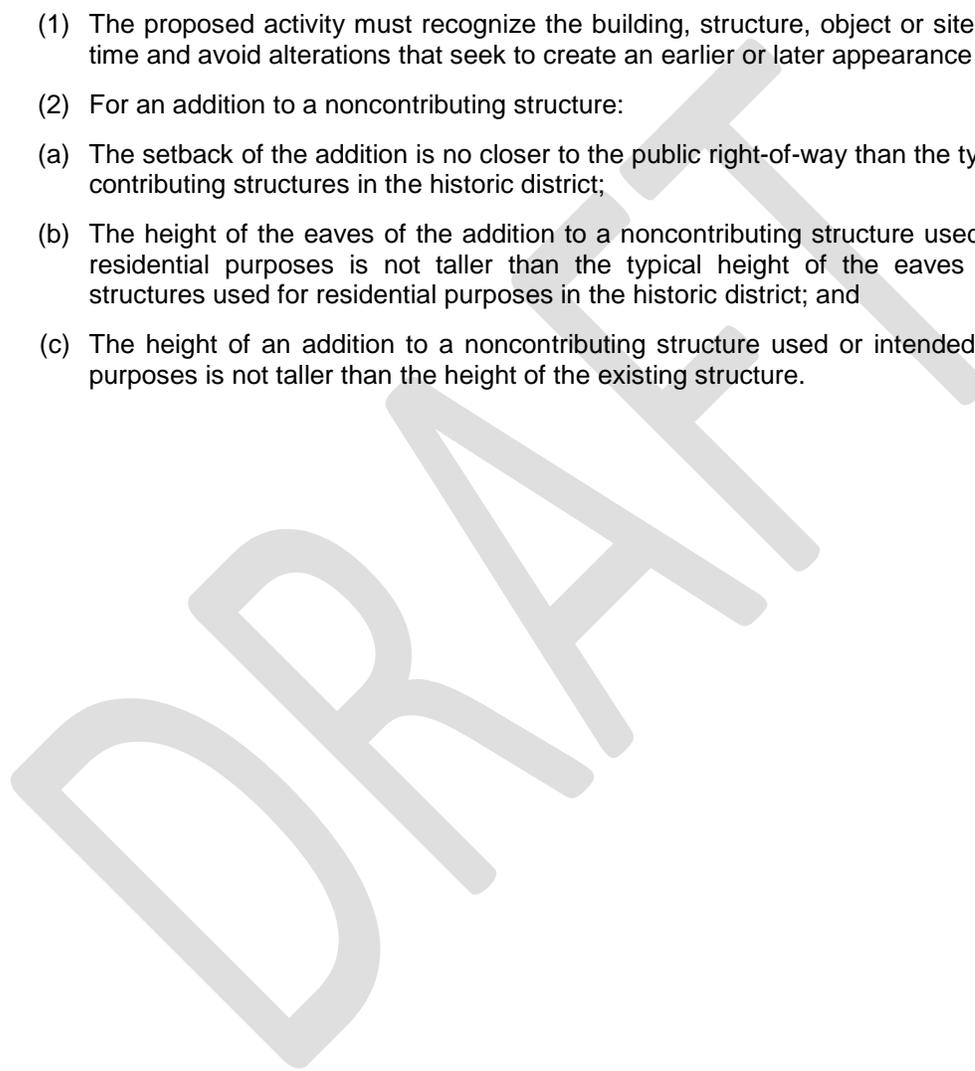
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.





PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO



NORTH ELEVATION – FRONT FACING E 16th STREET
EXISTING (NO PROPOSED CHANGES)



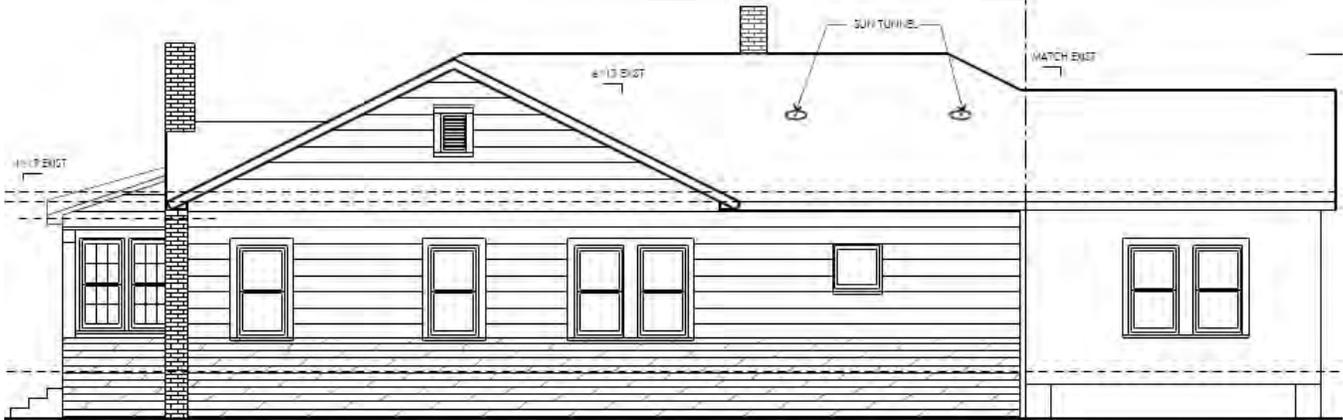
DRAFT

WEST SIDE ELEVATION

EXISTING



PROPOSED

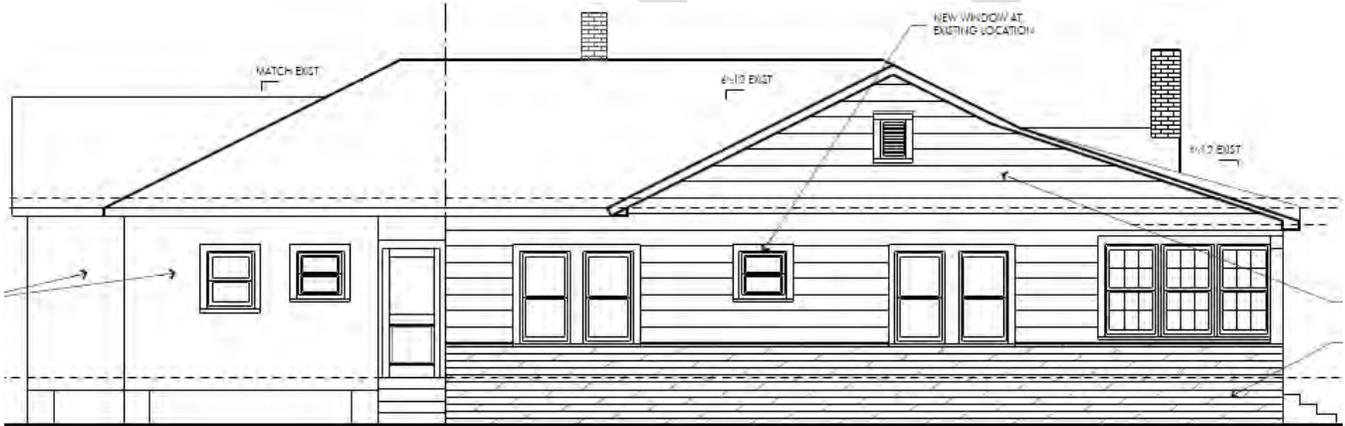


EAST SIDE ELEVATION

EXISTING



PROPOSED

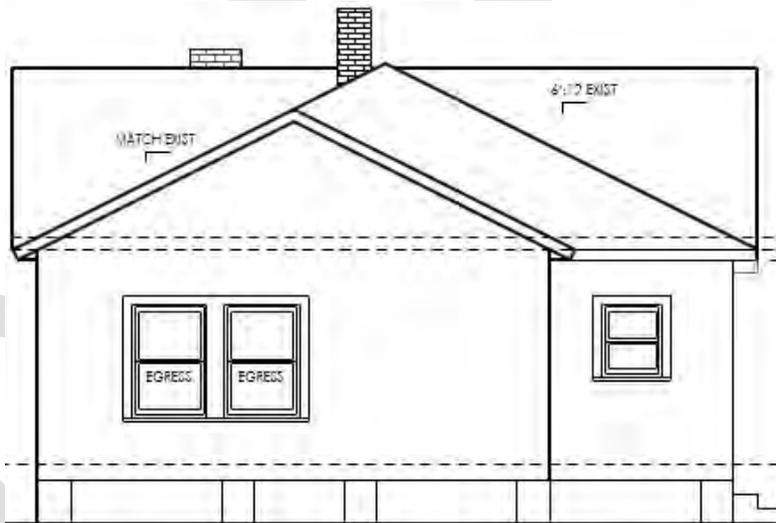


SOUTH (REAR) ELEVATION

EXISTING



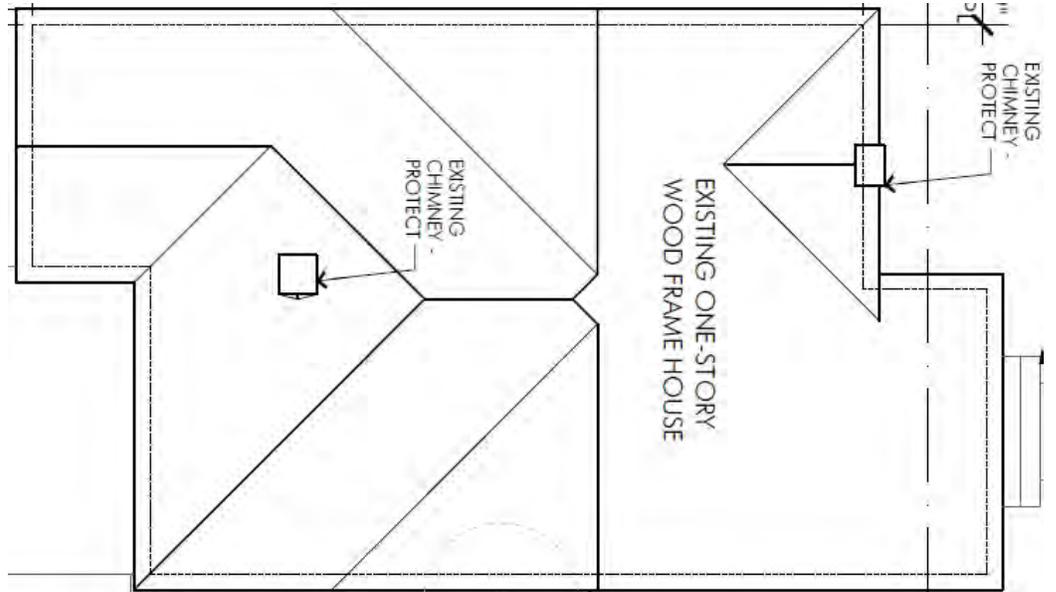
PROPOSED



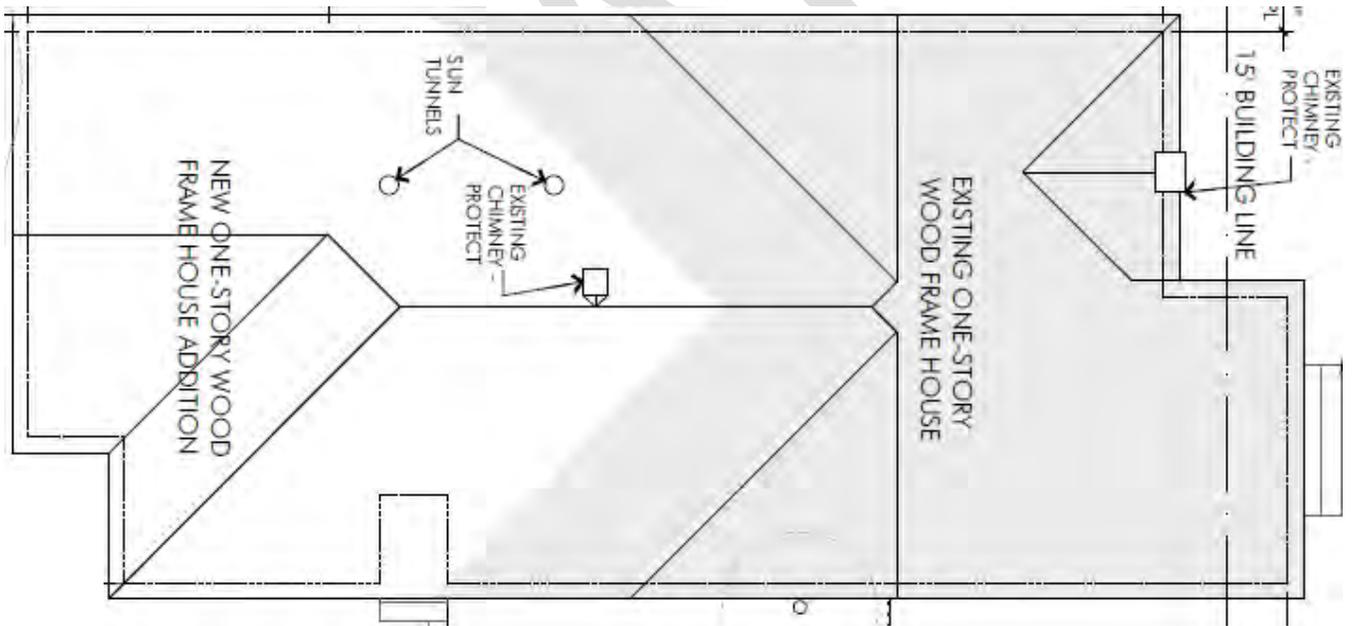


ROOF PLAN

EXISTING



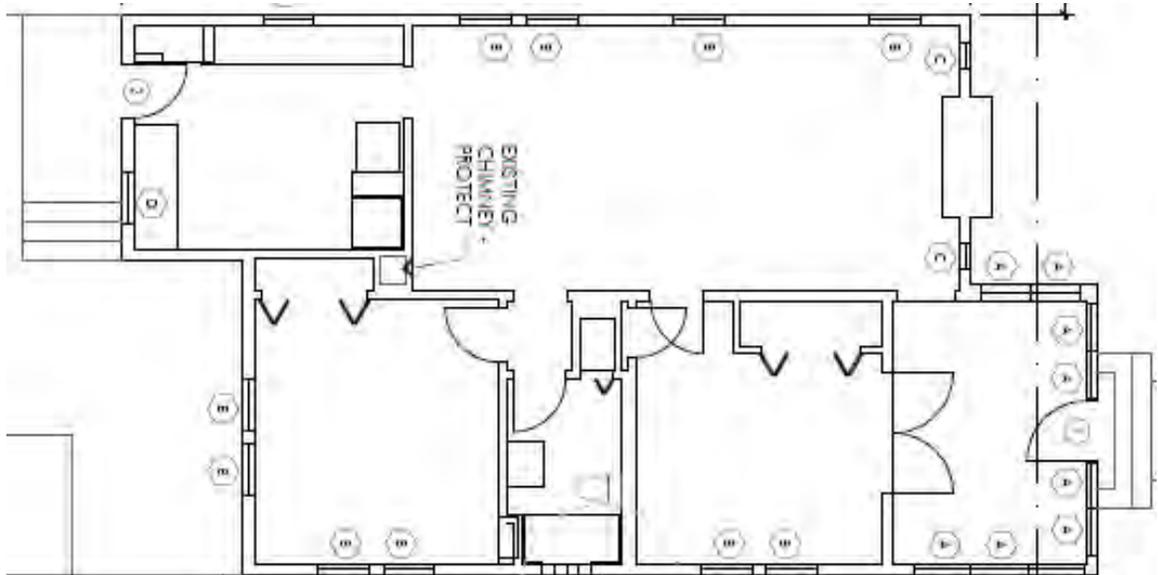
PROPOSED



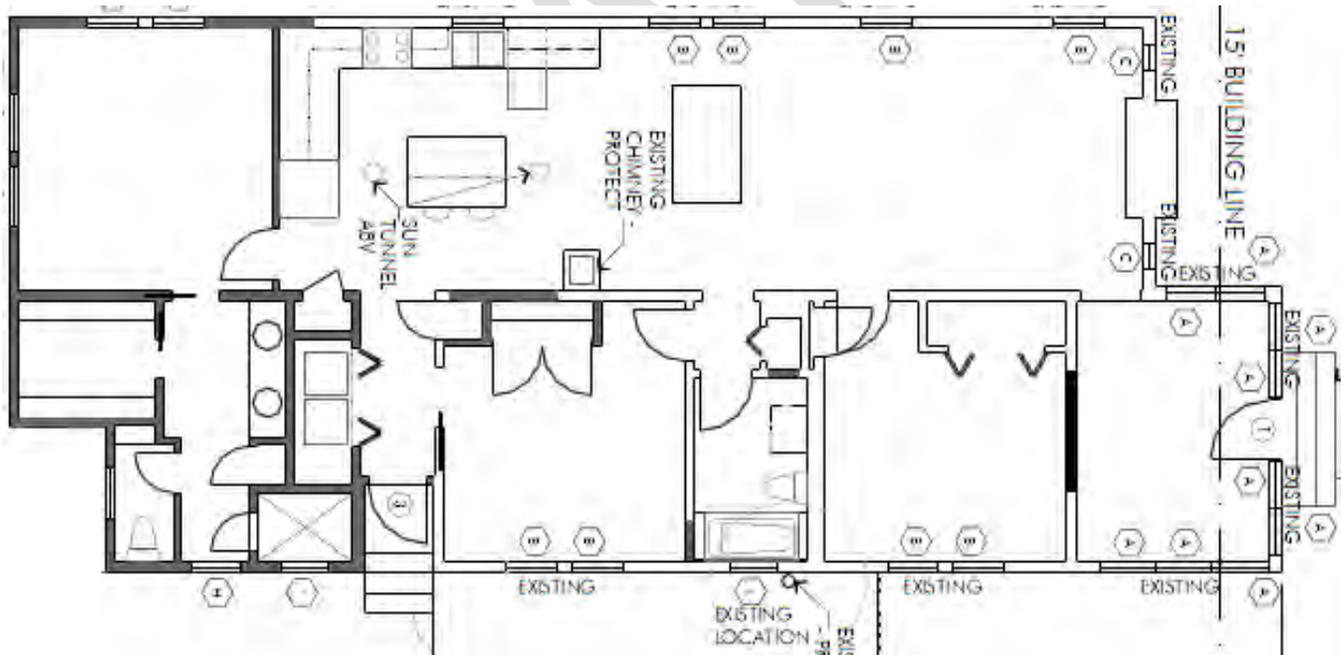
FIRST FLOOR PLAN



EXISTING



PROPOSED

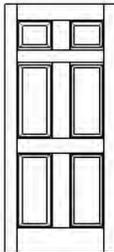


WINDOW / DOOR SCHEDULE

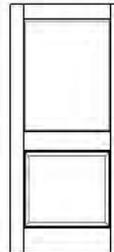
EXISTING

| DOOR SCHEDULE EXISTING | | | | | | |
|------------------------|-----------|-------|--------|----------|--------|---|
| DOOR NUMBER | DOOR TYPE | WIDTH | HEIGHT | MATERIAL | FINISH | DOOR HARDWARE |
| 1 | A | 3'-0" | 6'-8" | Wood | Paint | Double cylinder deadbolt. Weather stripping |
| 2 | B | 2'-8" | 6'-8" | Wood | Paint | Double cylinder deadbolt. Weather stripping |

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

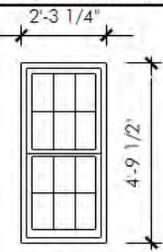


TYPE "A"
6-PANEL, EXTERIOR
PAINT GRADE,
WOOD DOOR



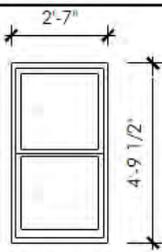
TYPE "B"
1-LITE, 1-PANEL,
EXTERIOR PAINT GRADE,
WOOD DOOR

WINDOW TYPES EXISTING 1/4" = 1'-0"



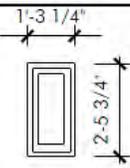
A

WINDOW TYPE "A"
EXISTING DOUBLE HUNG
WOOD FRAME WINDOW



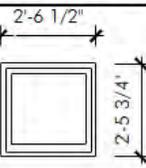
B

WINDOW TYPE "B"
EXISTING DOUBLE HUNG
WOOD FRAME WINDOW



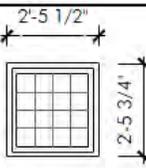
C

WINDOW TYPE "C"
EXISTING FIXED
WOOD FRAME WINDOW



D

WINDOW TYPE "D"
EXISTING FIXED
WOOD FRAME WINDOW



E

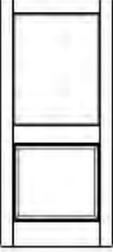
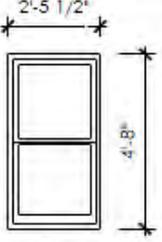
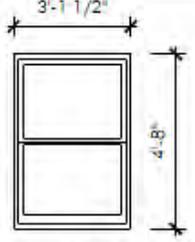
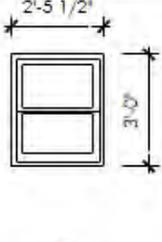
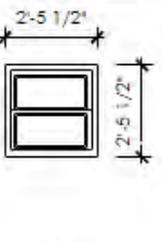
WINDOW TYPE "E"
EXISTING GLASS BLOCK
WOOD FRAME WINDOW

WINDOW TO BE REMOVED AND REPLACED



WINDOW / DOOR SCHEDULE

PROPOSED

| DOOR SCHEDULE PROPOSED | | | | | | |
|---|-----------|--|--------|--|--------|--|
| DOOR NUMBER | DOOR TYPE | WIDTH | HEIGHT | MATERIAL | FINISH | DOOR HARDWARE |
| 3 | B.1 | 3'-0" | 6'-8" | Wood | Paint | Double cylinder deadbolt. Weather stripping |
| DOOR TYPES | | 1/4" = 1'-0" | | | | |
|  <p>TYPE "B.1" 1-LITE, 1-PANEL, EXTERIOR PAINT GRADE, WOOD DOOR (TEMPERED GLAZING)</p> | | | | | | |
| WINDOW TYPES PROPOSED | | | | 1/4" = 1'-0" | | |
|  <p>F</p> <p>WINDOW TYPE "F" DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS</p> | |  <p>G *</p> <p>WINDOW TYPE "G" DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS EGRESS WINDOW</p> | |  <p>H</p> <p>WINDOW TYPE "H" DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS</p> | |  <p>I</p> <p>WINDOW TYPE "I" DOUBLE HUNG VINYL WINDOW WITH LOW-E INSULATED GLASS</p> |
| <p>ALL WINDOWS "JELD WEN", TRADITION PLUS PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OR BETTER PRODUCT LINE UNLESS OTHERWISE NOTED</p> <p>TYPICAL ALL WINDOWS: SHGC 0.28 & U VALUE 0.31, UNLESS NOTED OTHERWISE</p> <p>MOUNT FIRST FLOOR WINDOWS TO MATCH EXISTING, UNLESS NOTED OTHERWISE</p> <p>SEE FLOOR PLANS FOR LOCATIONS REQUIRING TEMPERED GLAZING</p> <p>* 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 R613.2. 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 'G' WILL COMPLY WITH NOTE ABOVE ON MOUNTING HTS. NOTIFY ARCHITECT IF CONFLICT EXISTS.</p> | | | | | | |

PROJECT DETAILS

Shape/Mass: The residence measures 28'-5" wide by 53'-4" deep with a 10'-10" eave height and an 18'-10" ridge height. The proposed addition will begin at the rear wall and measure 21'-7" deep by 28'-5" wide with an eave height of 10'-10" and a ridge height of 17'.

Setbacks: The residence is set back 11'-11" from the north (front) property line, 17'-10" from the east side property line and 3'-9" from the west side property line. The addition will maintain the existing east and west setbacks and be set back 23'-2" from the south (rear) property line.

Foundation: The residence features a pier and beam foundation with a finished floor height of 2'-5". The addition will feature a pier and beam foundation with a matching 2'-5" finished floor height.

Windows/Doors: The residence features double hung wood windows to be retained. One glass block window will be removed and replaced with a recessed double hung vinyl window. The addition will feature recessed double hung wood windows.

Exterior Materials: The residence is clad with cementitious shingles and stone to remain. The addition will be clad with cementitious shingles.

Roof: The residence features a side gable with a 6/12 pitch with a projecting front gable and rear hip clad in composition shingles. An existing rear-facing gable will be removed, the rear hip will be extended and a new rear facing gable with a 6/12 pitch clad with composition shingles will be constructed.

Front Elevation: No alterations will be visible at the front elevation.
(North)

Side Elevation: The residence features seven windows and an attic vent to remain. The addition will extend 15'-6" back from the rear wall and feature two windows.
(West)

Side Elevation: The residence features seven double hung windows to remain and one glass block window to be removed and replaced with a double hung window in the same opening. The addition will extend 21'-7" from the rear wall and feature two windows.
(East)

Rear Elevation: Not visible from public right of way. See elevation drawings for details.
(South)

ATTACHMENT A
CIVIC ASSOCIATION COMMENT



April 10, 2015

Grant and Megan Fox
1032 E. 16th St
Houston, TX 77009

Re: Proposed single story rear addition at 1032 E. 16th Street

Dear Grant and Megan,

Your request for approval of the above referenced project was considered at the April NNA Board meeting last night. There were eleven of the twelve board members present and after a lengthy discussion the board voted unanimously to approve your application submitted to NNA on March 24 and 30th, 2015.

Sincerely,

NNA Board

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77009