

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 1, 2015

**Applicant:** Brian & Megan Mennes, owners

**Property:** 1038 Walling Street, lot 5, block 106, North Norhill Subdivision. The property includes a 1,312 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Noncontributing bungalow residence, constructed circa 1928, located in the Norhill Historic District.

**Proposal:** Alteration – Construct a 138 square foot one story addition at the southwest corner of the residence and a 345 square foot second floor addition behind the ridge.

See enclosed application materials and detailed project description on p. 6-15 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

DRAFT

**APPROVAL CRITERIA**

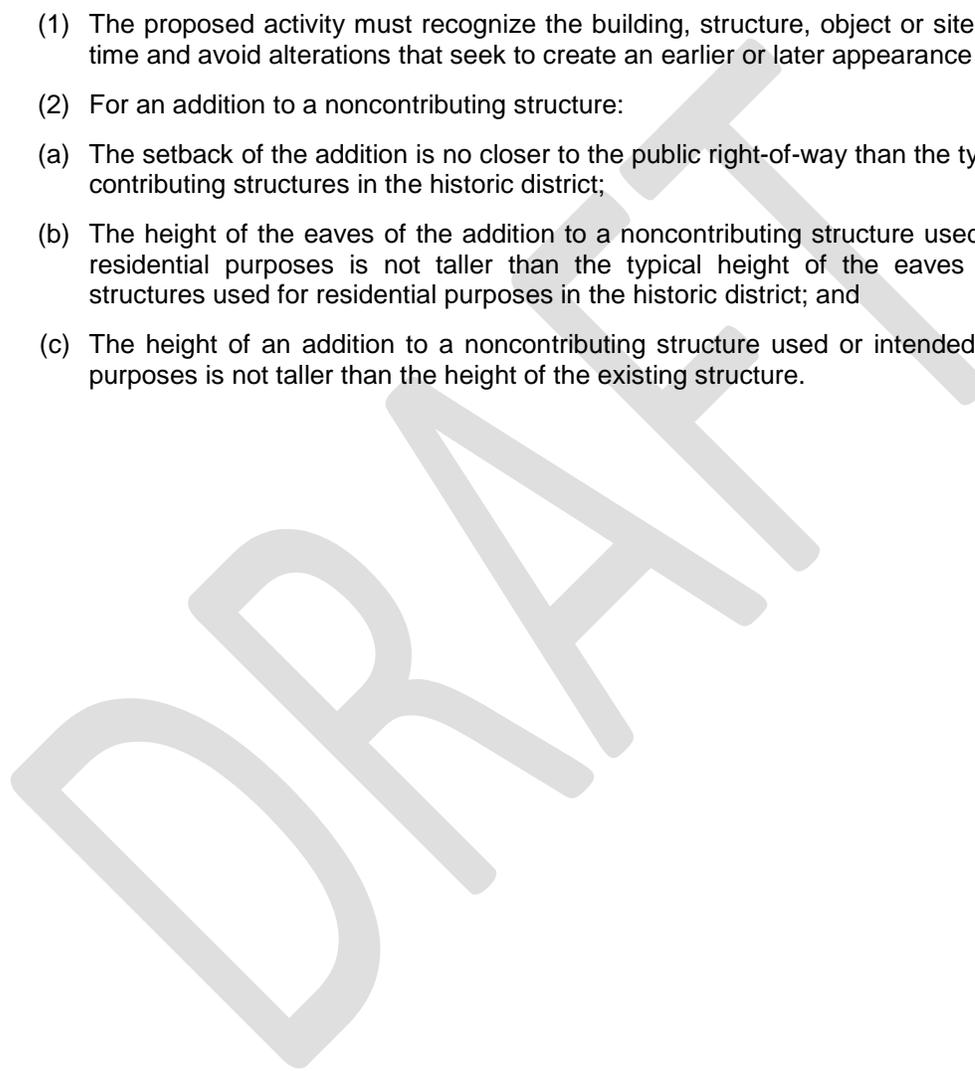
**ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

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



DRAFT

**3D RENDERING – FACING NORHILL BOULEVARD**

EXISTING

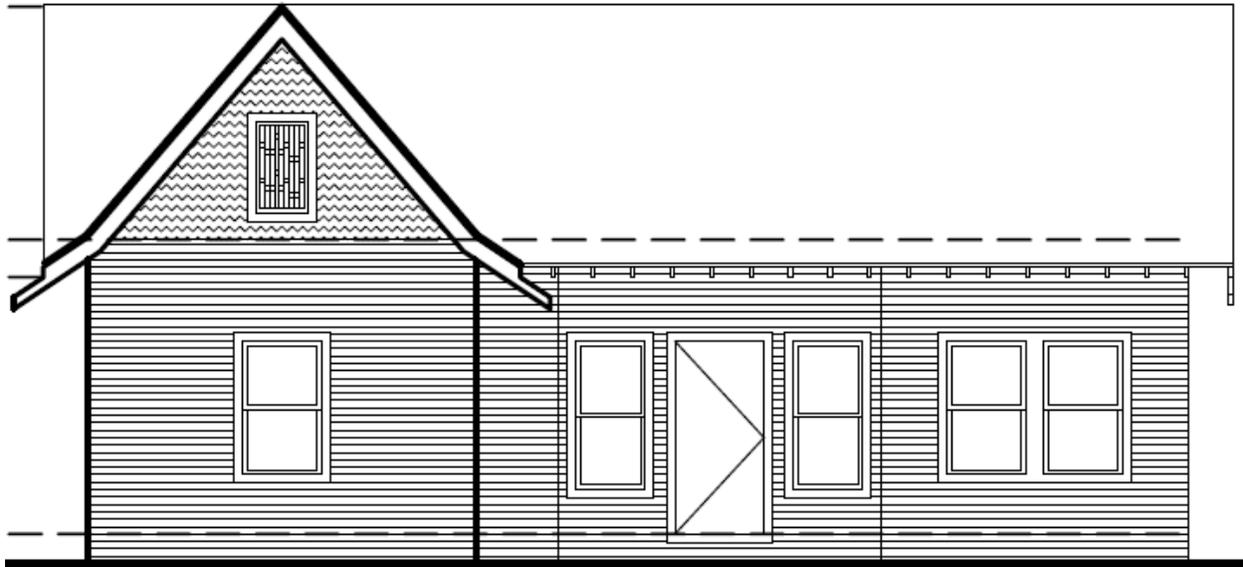


PROPOSED



**NORTH ELEVATION – FRONT FACING WALLING STREET**

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



*DRAWING ERROR:  
WINDOW IS PRESENT  
ON EXISTING HOUSE  
AND WILL BE RETAINED*

**EAST SIDE ELEVATION**

EXISTING



PROPOSED



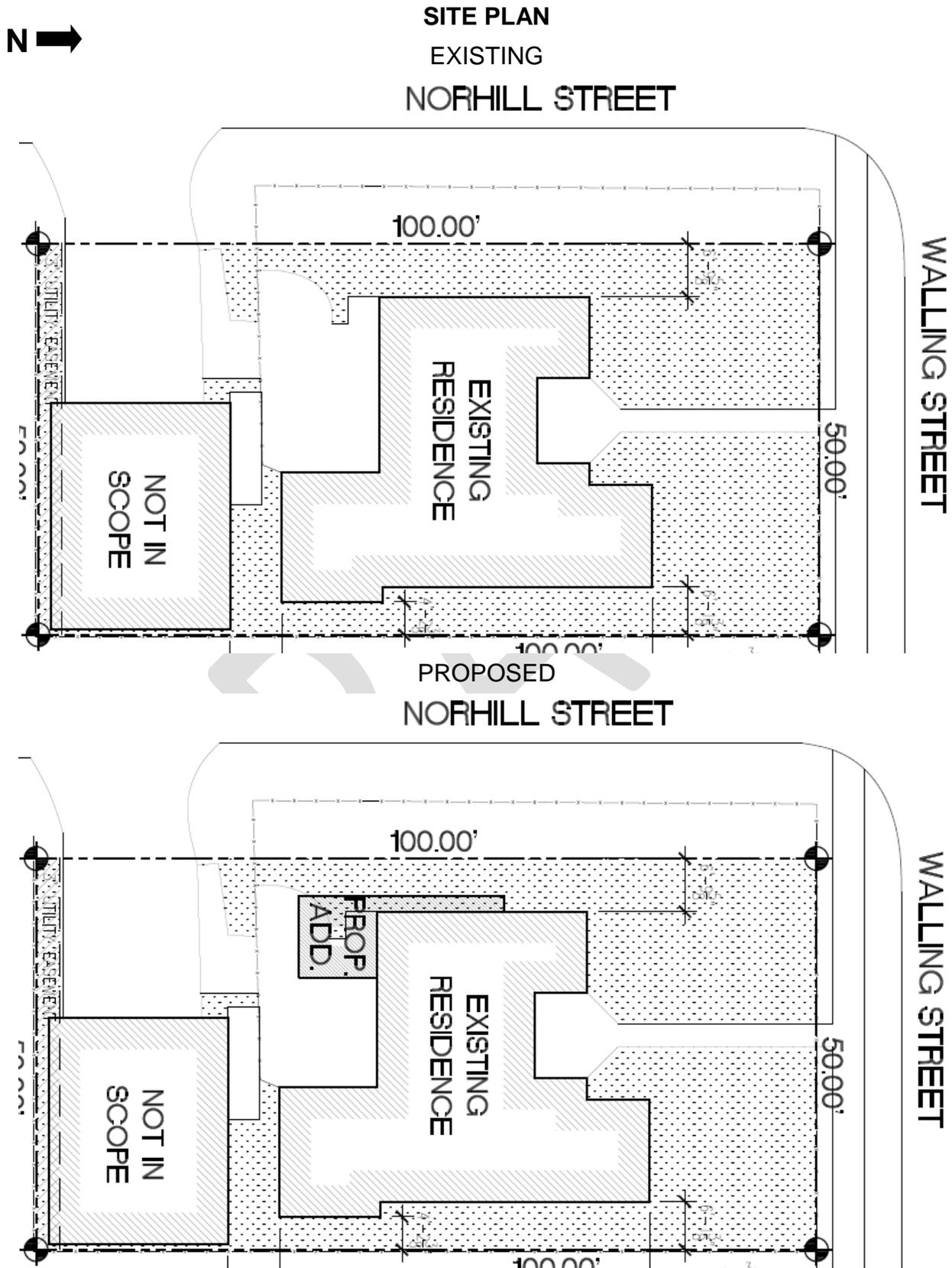
**SOUTH (REAR) ELEVATION**

EXISTING



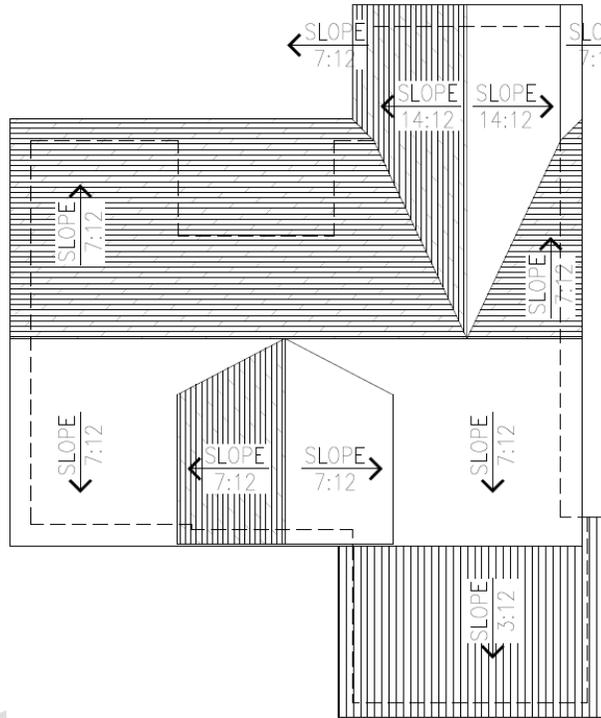
PROPOSED



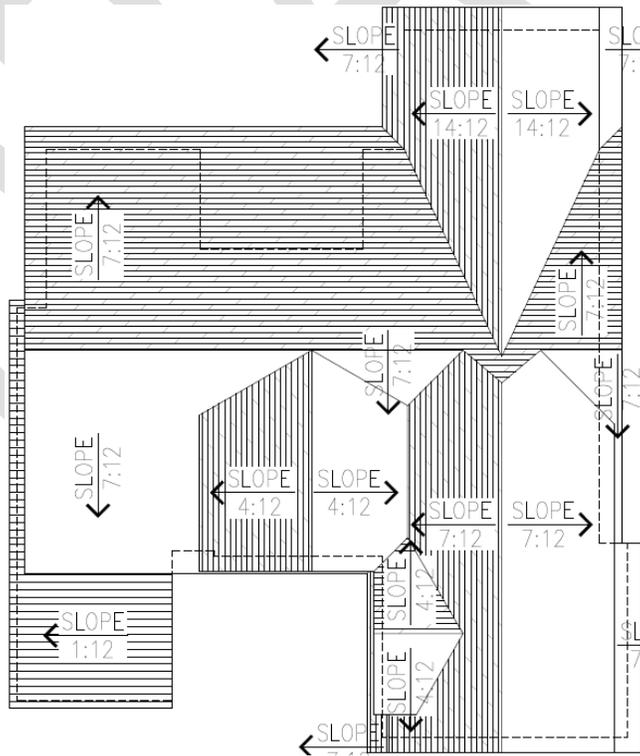




**ROOF PLAN  
EXISTING**



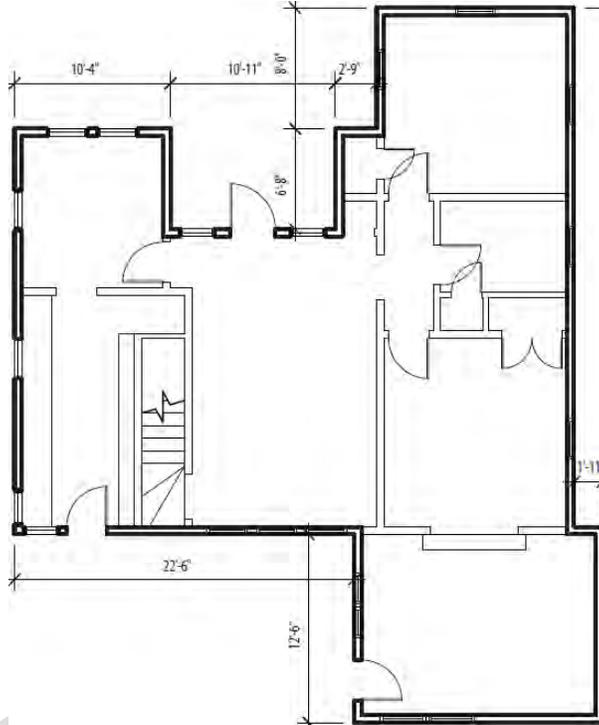
**PROPOSED**



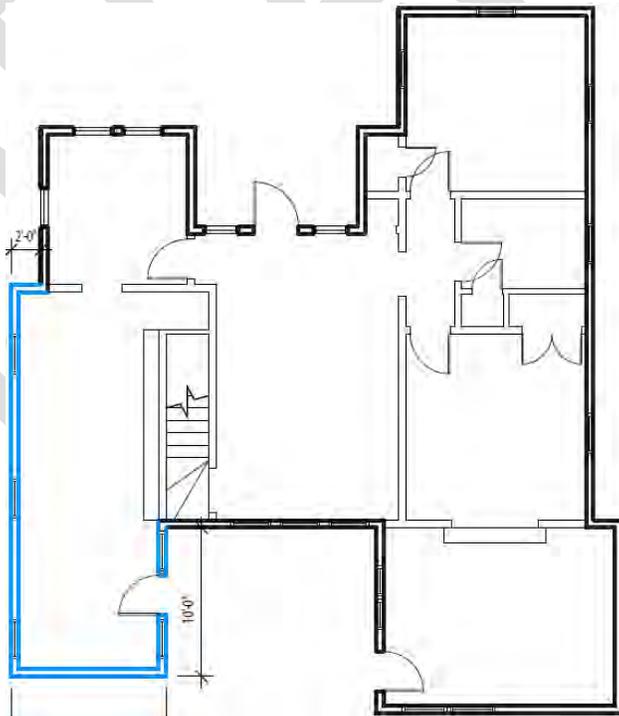


FIRST FLOOR PLAN

EXISTING



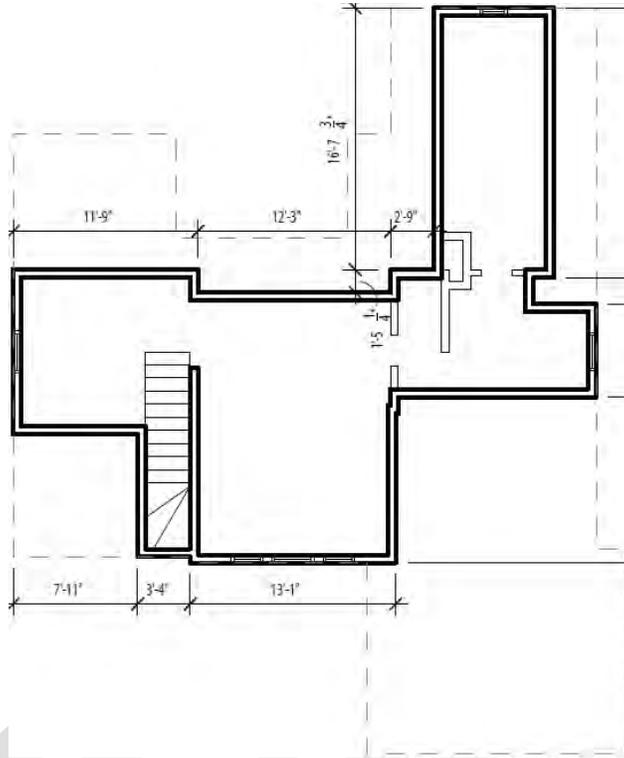
PROPOSED



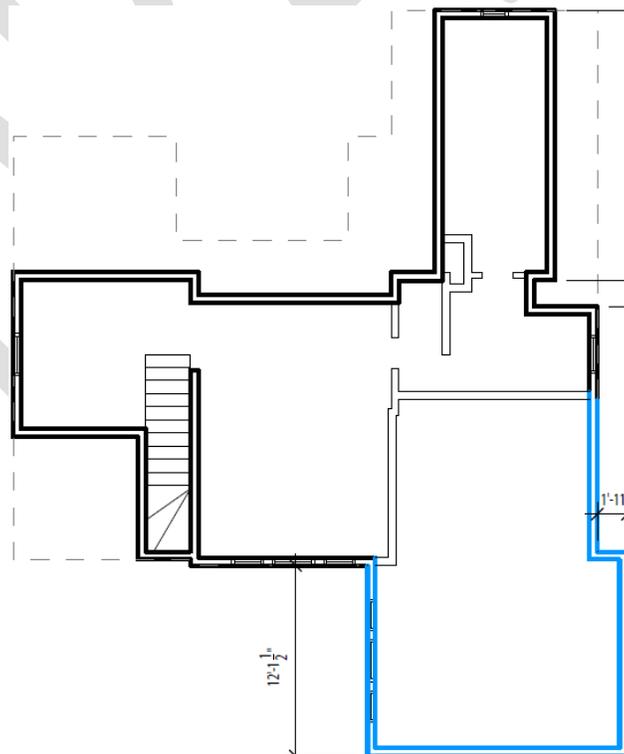


**SECOND FLOOR PLAN**

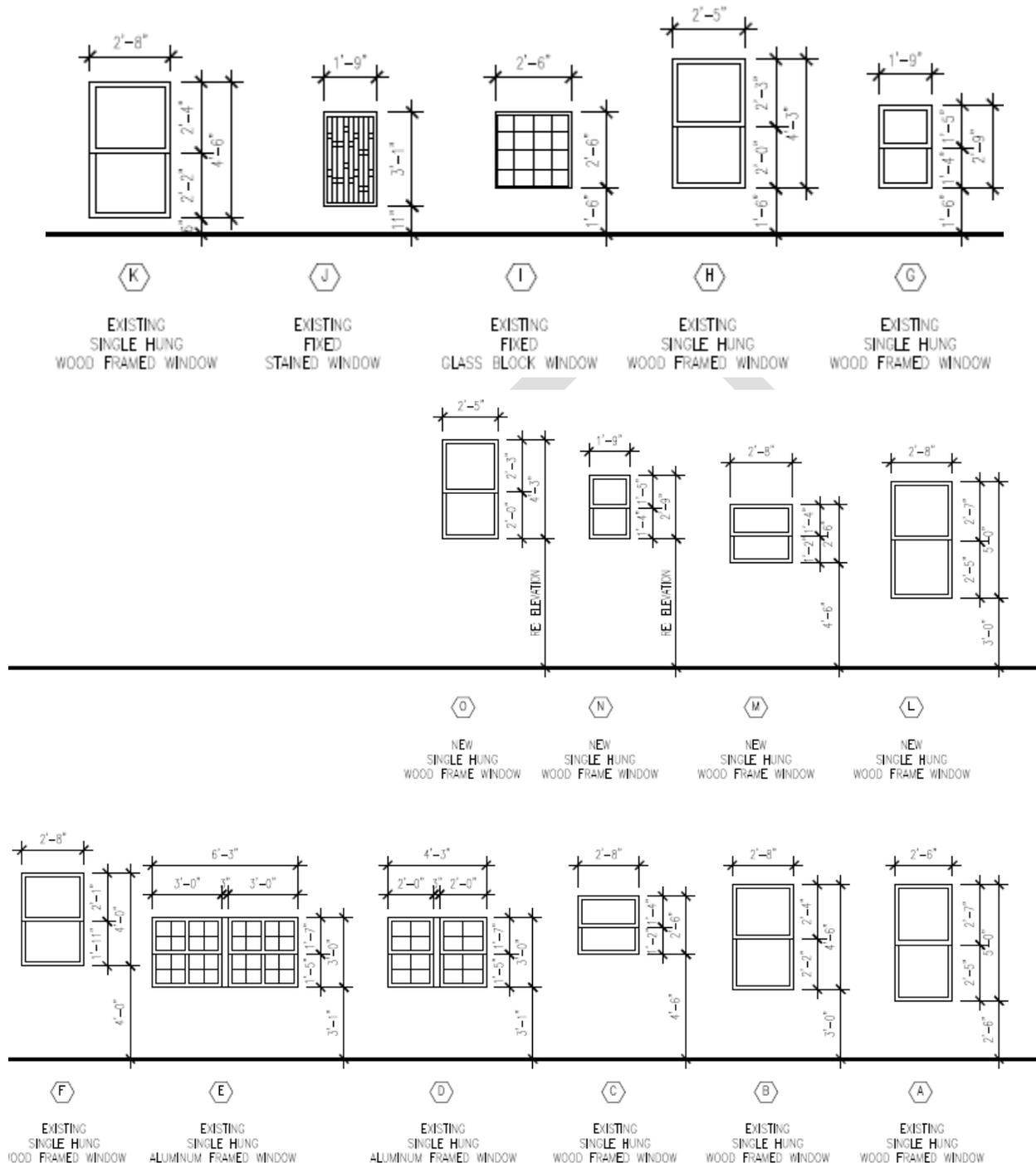
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE



WINDOW GENERAL NOTES:

1. ALL WINDOW GLAZING SHALL BE 1" INSULATED, CLEAR, LOW-E
2. ALL WINDOW GLAZING SHALL BE IMPACT RESISTANT SAFETY TO COMPLY WITH THE CITY OF HOUSTON ORDINANCE

1  
A7.0  
**WINDOW TYPES**  
SCALE: 1/4"=1'-0"

---

**PROJECT DETAILS**

**Shape/Mass:** The residence measures 39' wide by 47'-5" deep with an eave height of 8'-8" and a ridge height of 17'-10". The second floor addition will have a ridge height of 19'-4" and be 16'-6" wide beginning at the existing ridge line. The one story portion of the addition will extend 2' to the west and 10' to the south on the existing southwest corner for a total width of 10'-5" and depth of 26'-4".

**Setbacks:** The residence is set back 21'-5" from the north (front) property line, 4'-2" from the east side property line and 6'-10" from the west side property line. The addition will reduce the west setback to 4'-10".

**Foundation:** The residence features a pier and beam foundation with a finished floor height of 1' to remain. The addition will feature a pier and beam foundation with a finished floor height of 1'.

**Windows/Doors:** The residence features single hung wood windows with a 1/1 lite pattern, aluminum single hung windows with a 4/4 lite pattern and a wood front door. Two wood windows on the west elevation and one on the south elevation will be removed. All other existing windows will remain. The addition will feature recessed single hung wood windows with a 1/1 lite pattern.

**Exterior Materials:** The residence features wood lap siding and wood scallop shingles. The addition will feature wood lap siding and wood scallop shingles in the dormer.

**Roof:** The residence features a side gable roof and rear dormer with a 7/12 pitch, a front gable with a 14/12 pitch and a shed roof in the southeast corner with a 3/12 pitch, all clad with composition shingles. The shed roof will be removed and replaced with a rear gable with a 7/12 pitch with a dormer facing west with a 4/12 pitch clad with composition shingles. The southwest one story addition will feature a shed roof with a 1/12 pitch clad with composition shingles.

**Front Elevation:** No alterations to windows, doors or porch elements will be made at this elevation.  
**(North)**

**Side Elevation:** The residence features one window in the gable, one window in the far wall on the north side of the house, and two windows and a door on the far wall on the south side to remain. One window on the main west wall will remain; two will be removed for the one story one addition which will feature three new windows. The second floor addition will feature three windows.  
**(West)**

**Side Elevation:** The residence features three windows on the first floor and one in the gable to remain.  
**(East)**

**Rear Elevation:** The residence features three windows centered to remain, two windows on the east bumpout to remain, and a window and door on the west side to be removed. The one story addition on the southwest corner will feature one window.  
**(South)**