CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 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 – Revision to an approved COA. In March of 2015 the applicant was approved to 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.

The applicant now requests approval to enclose the existing front porch and construct a new front porch and reduce the width of the second story addition.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

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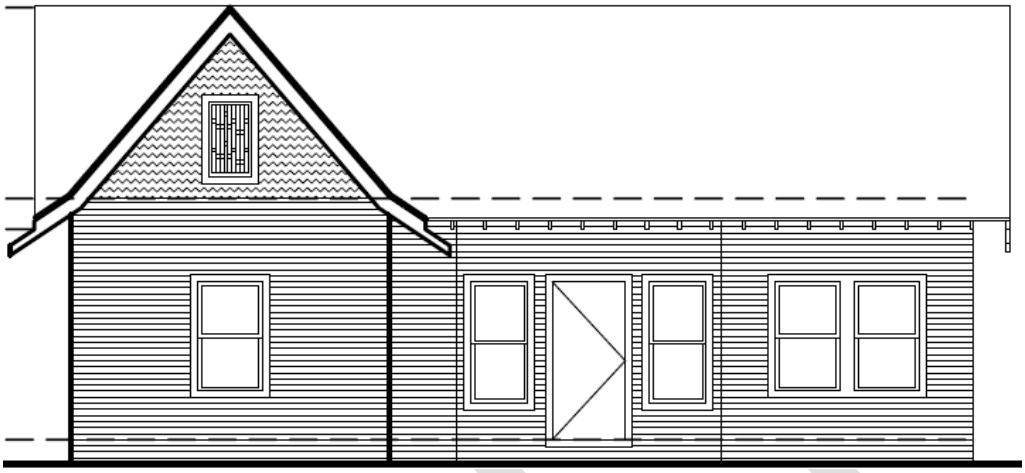
NORTH ELEVATION – FRONT FACING WALLING STREET

EXISTING



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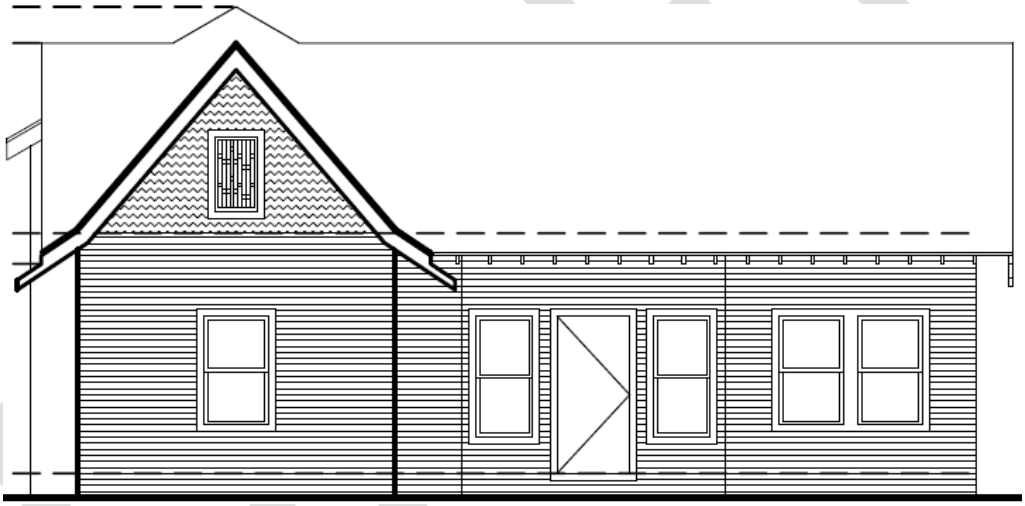


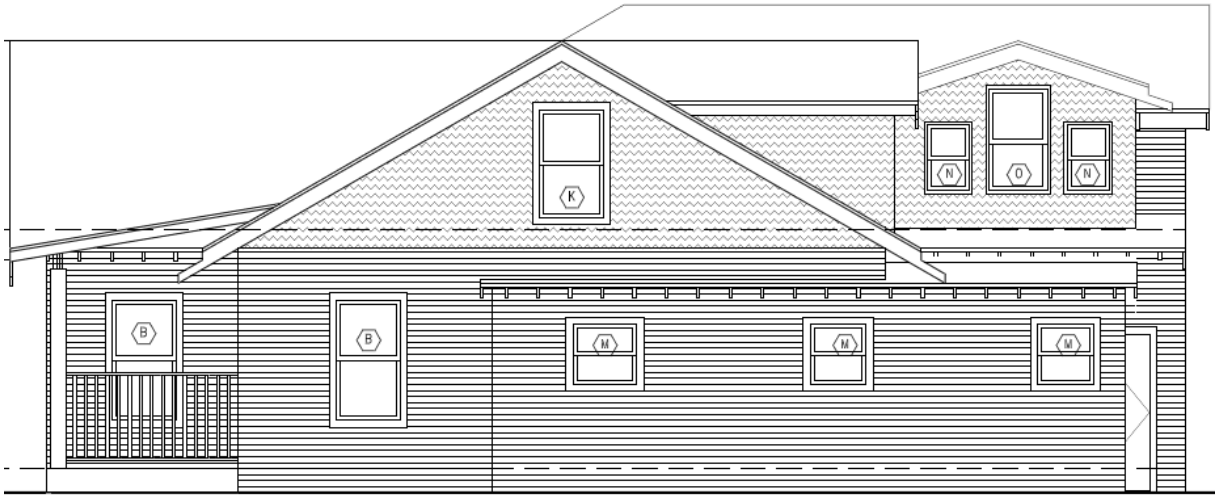
PROPOSED

WEST SIDE ELEVATION

EXISTING

APPROVED – 4/23/15

PROPOSED



EAST SIDE ELEVATION

EXISTING

APPROVED – 4/23/15

PROPOSED

SOUTH (REAR) ELEVATION

EXISTING

APPROVED – 4/23/15

PROPOSED

SITE PLAN

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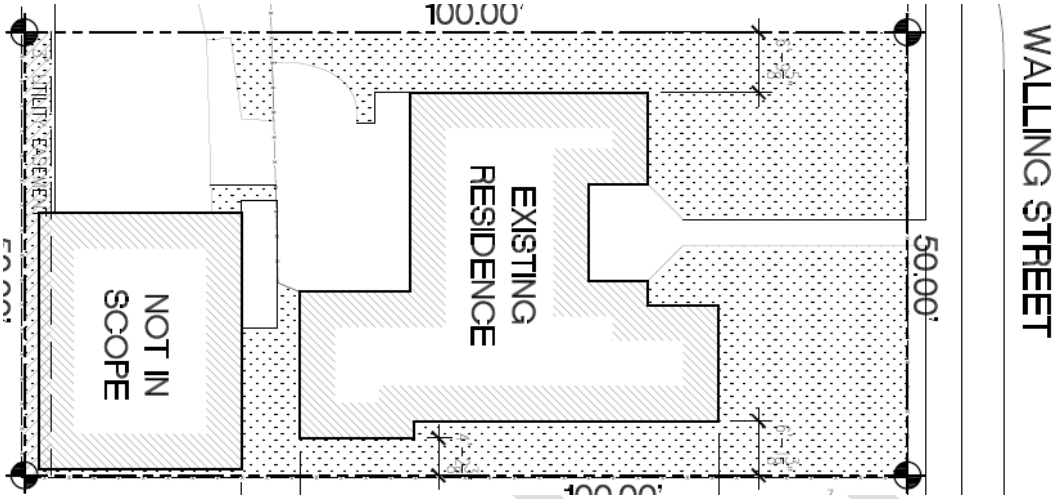
EXISTING



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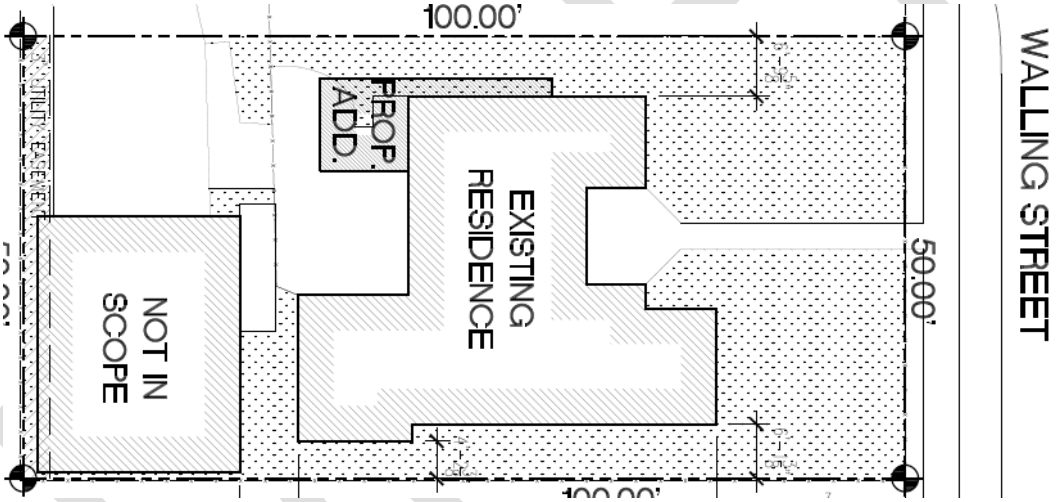

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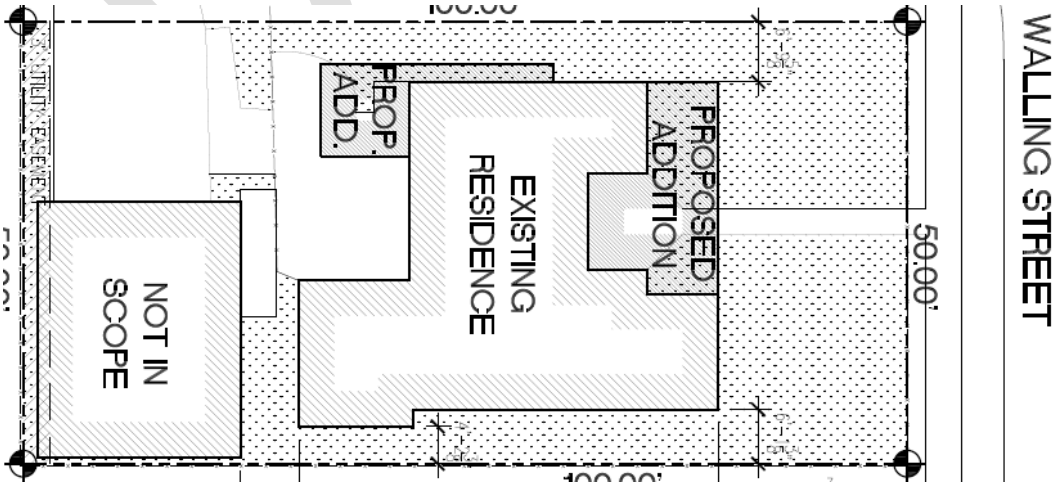

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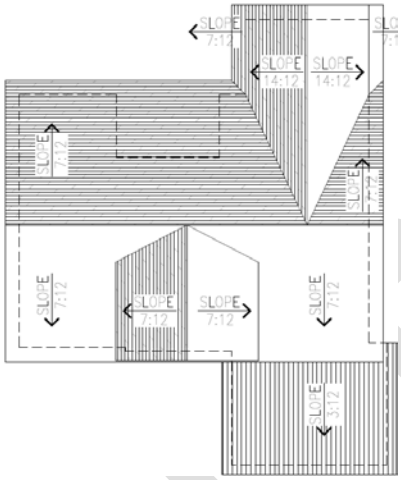
ROOF PLAN

EXISTING



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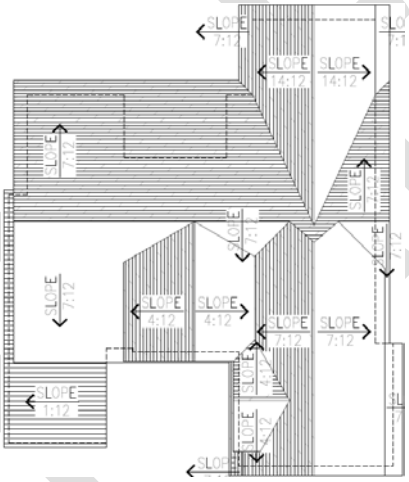

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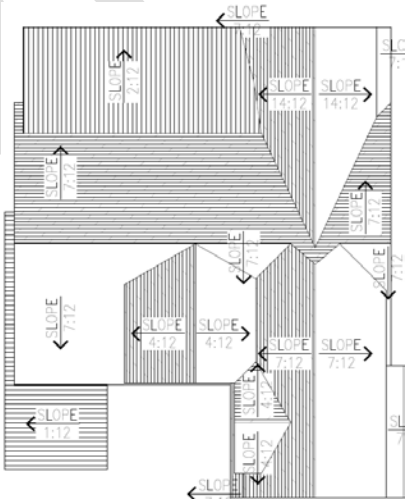

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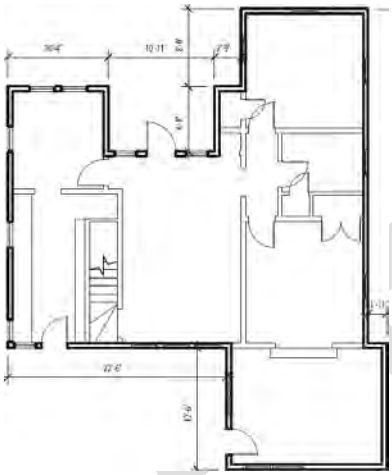
FIRST FLOOR PLAN

EXISTING



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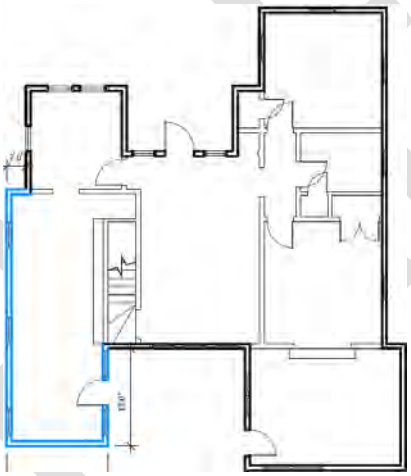

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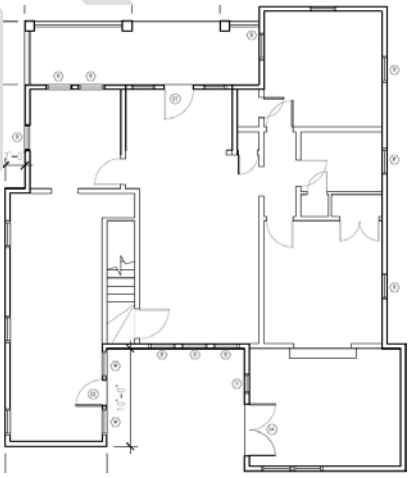

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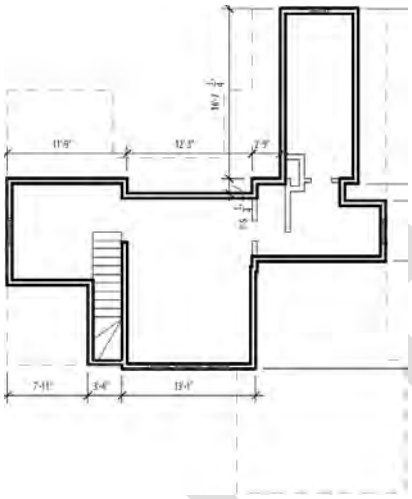
SECOND FLOOR PLAN

EXISTING



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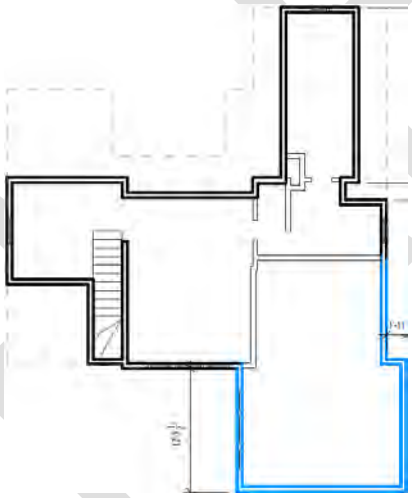

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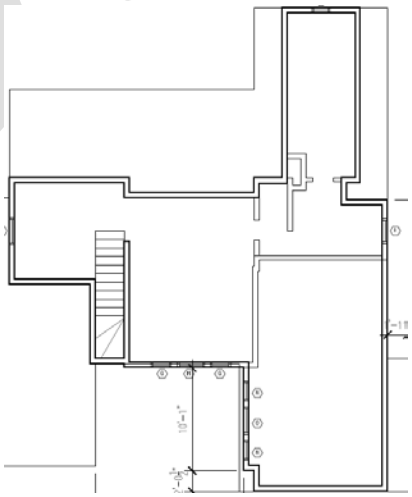

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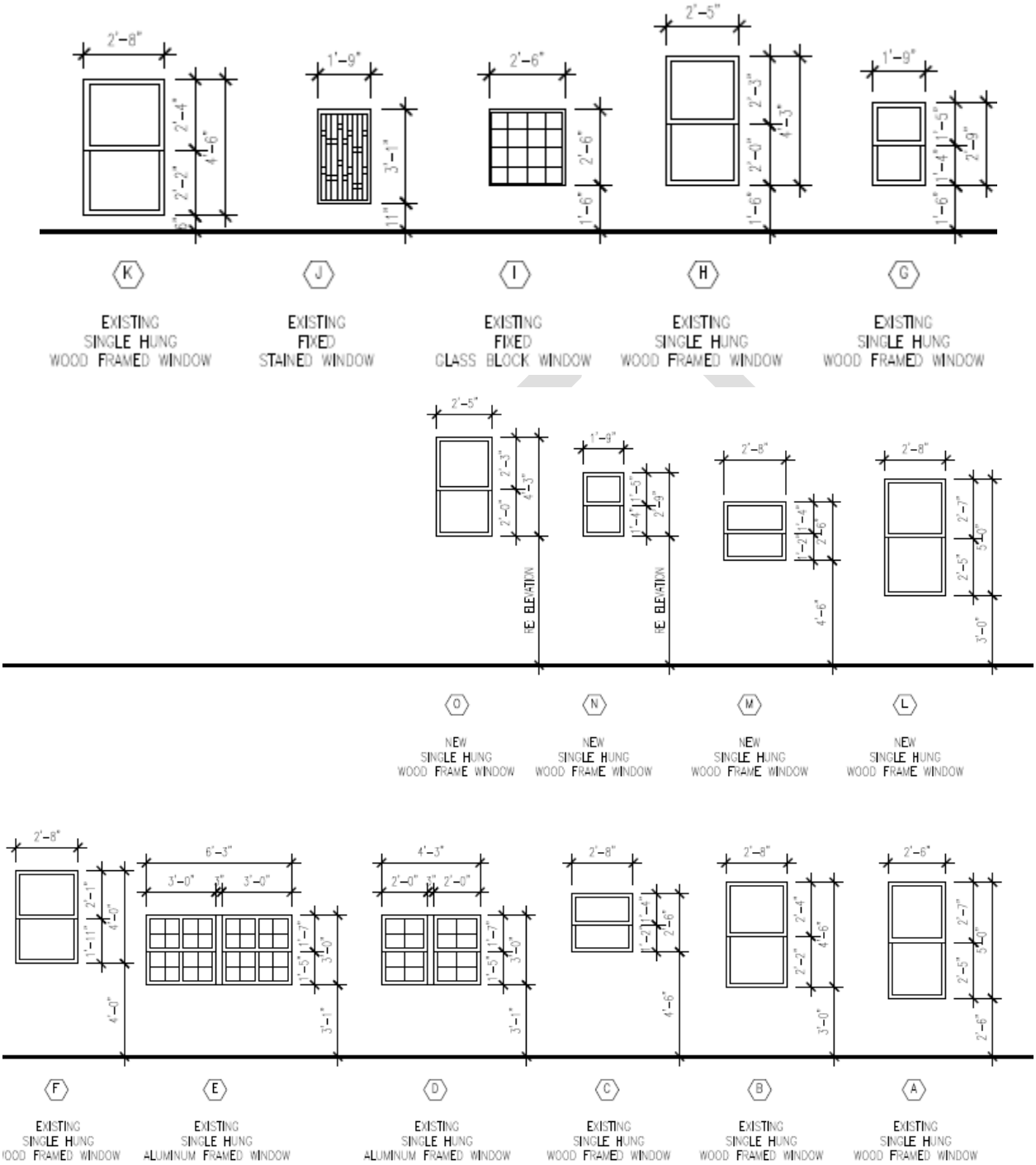
WINDOW SCHEDULE



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 existing inset front porch will be enclosed and a new 24' wide by 6'-6" deep porch will be constructed. The second floor addition will have a ridge height of 19'-4" and be 14'-1" 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. Two wood windows on the north elevation will be re-located and retained. 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. The new front porch will feature 8" square wood columns and wood railings.

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. The new front porch roof will feature a 2/12 pitch and be clad with composition shingles.

Front Elevation: (North) The residence features a front projecting bay with one window and one fixed window in the gable to remain. A pair of windows on the west side will be retained. The central inset porch will be enclosed; two windows and one door will be relocated onto the new wall and retained. A new front porch measuring 24' wide will be constructed and feature three 8" square wood columns and wood railing.

Side Elevation: (West) 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.

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

Rear Elevation: (South) 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.

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