

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Gail Schorre, Morningside Architects, LLP for Ray and Viula 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 side addition to the previously constructed two-story addition at the rear.
See enclosed application materials and detailed project description on p. 4-18 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 Attachment A.

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

HAHC Action: -

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <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



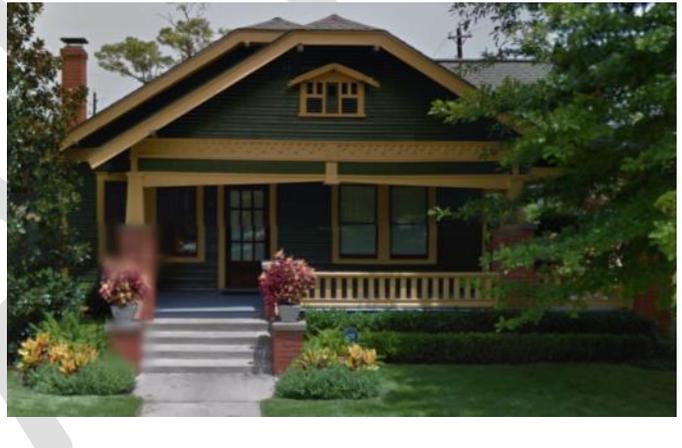
4008 Pineridge – Contributing – 1930 (neighbor)



4016 Pineridge – Contributing – 1926 (neighbor)



4020 Pineridge– Contributing – 1928 (blockface)



4002 Pineridge– Contributing – 1930 (blockface)

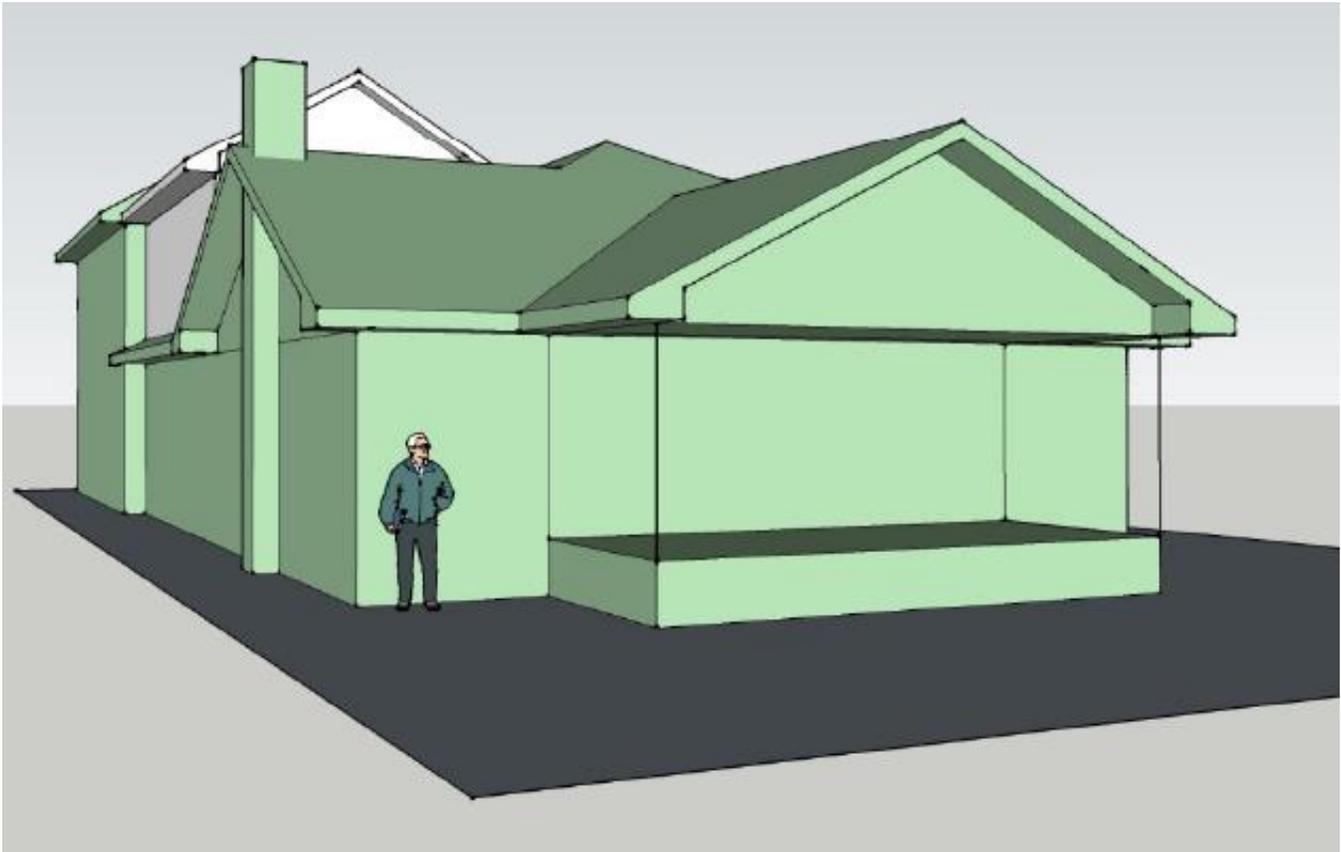


4009 Pineridge– Contributing – 1930 (across street)



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

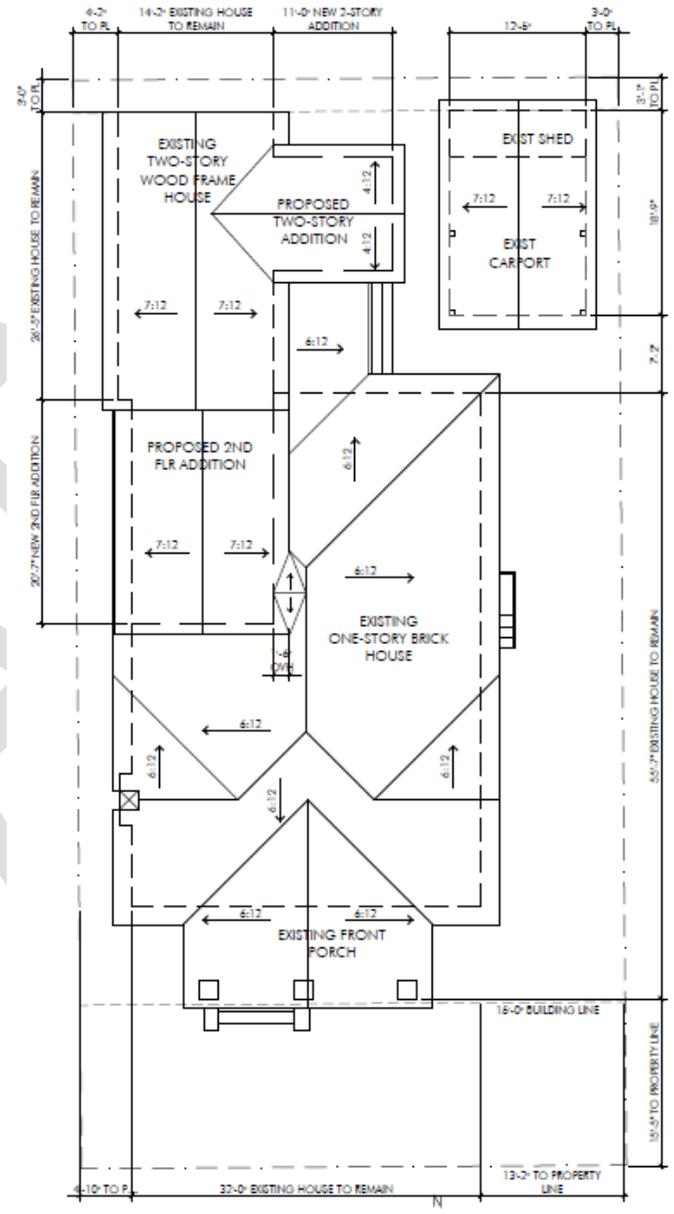
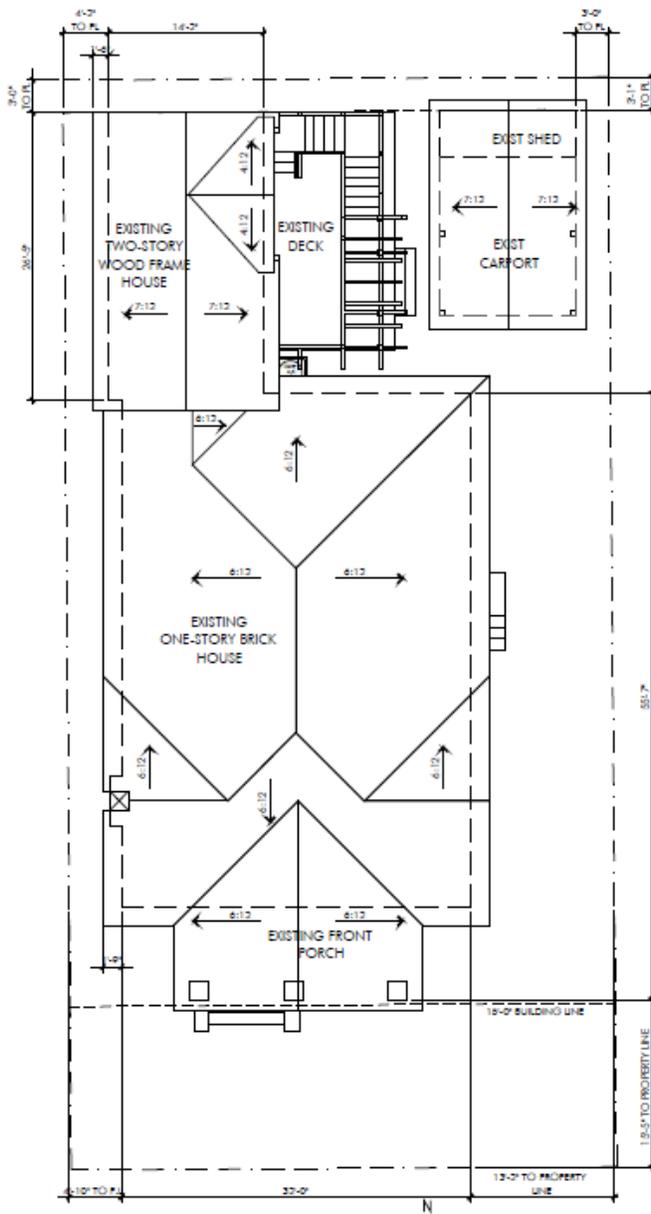




SITE PLAN

EXISTING

PROPOSED

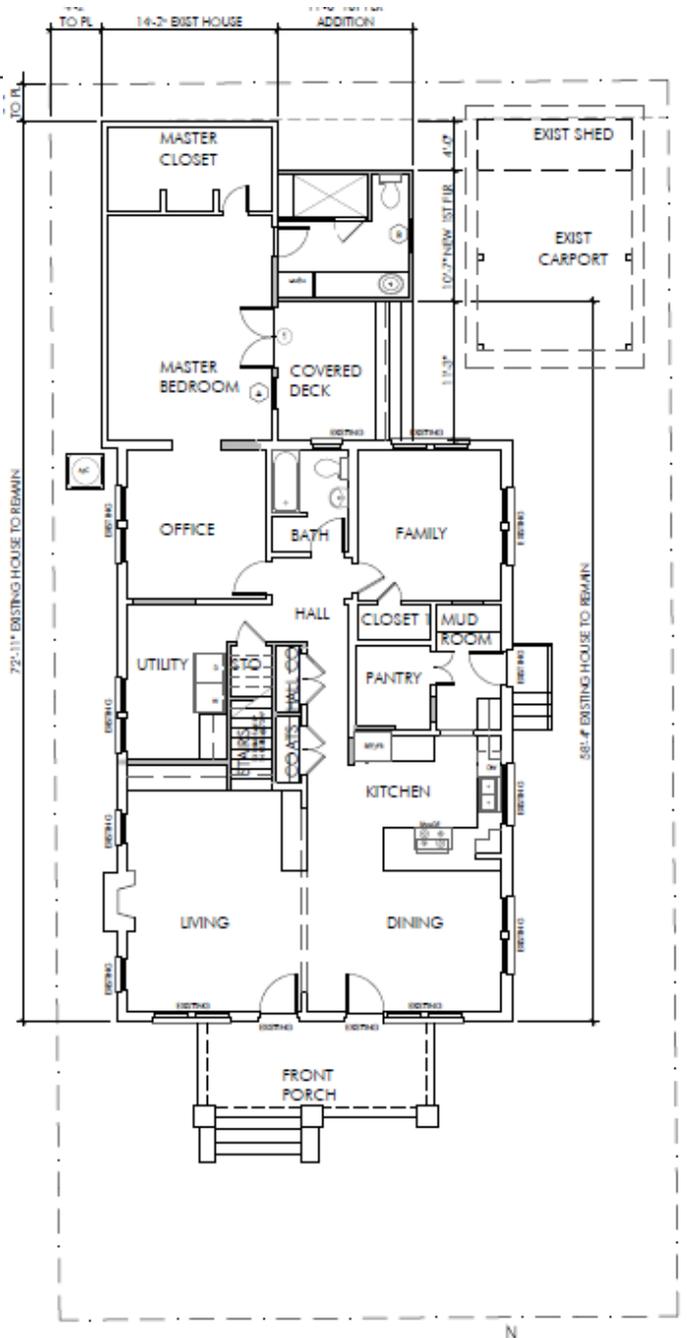
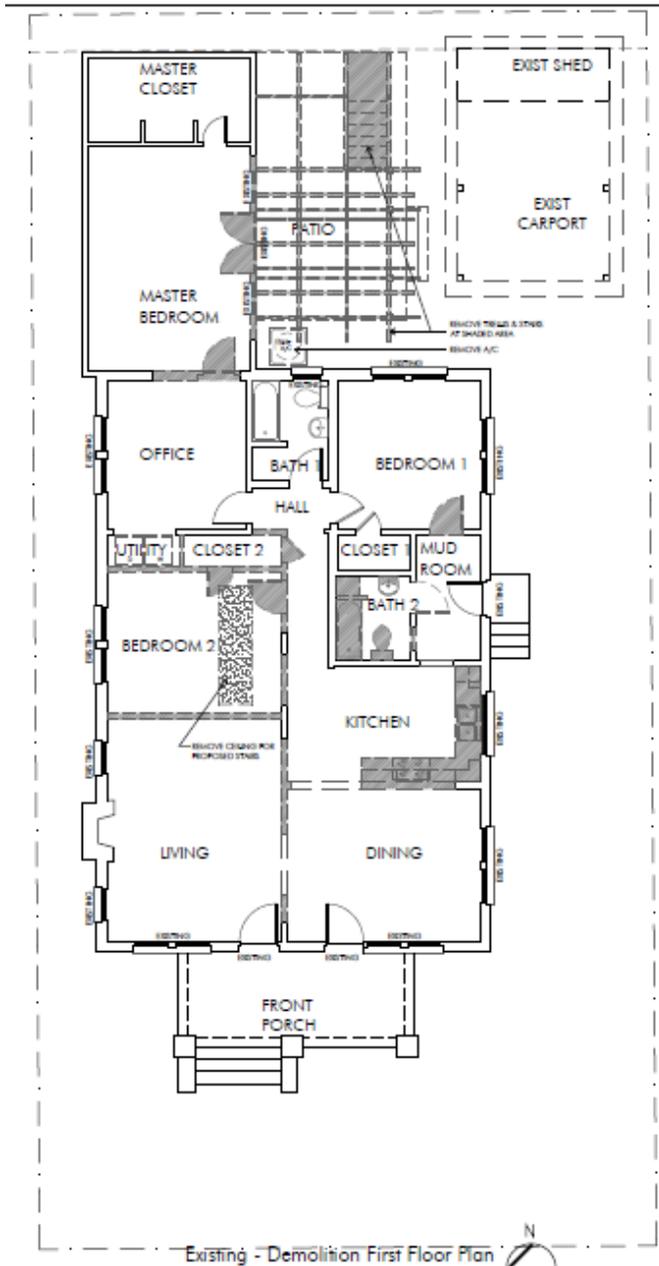




FIRST FLOOR PLAN

EXISTING

PROPOSED

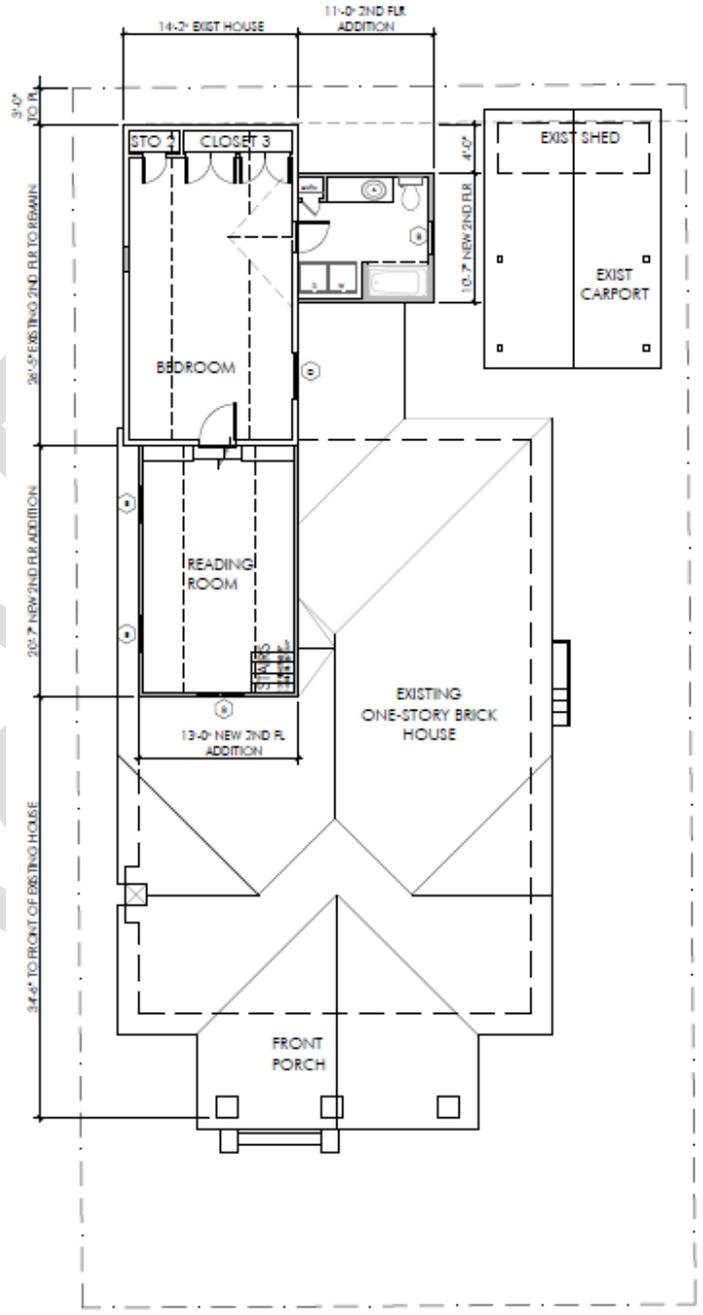
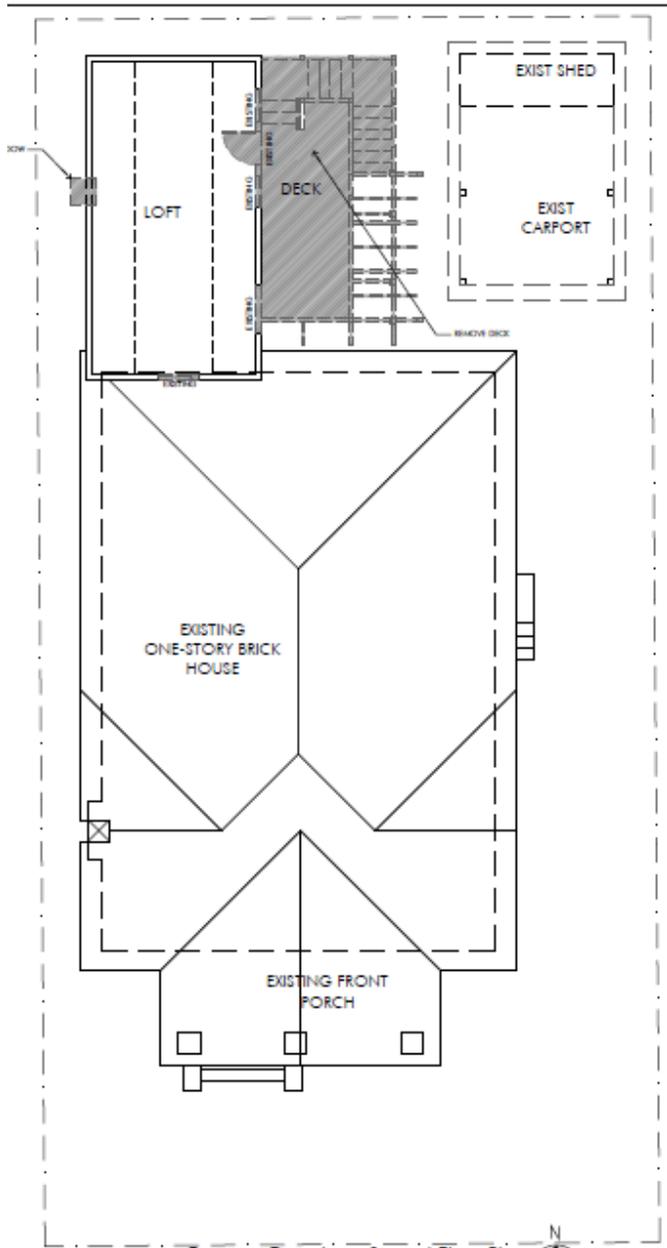




SECOND FLOOR PLAN

EXISTING

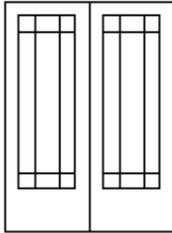
PROPOSED



WINDOW / DOOR SCHEDULE

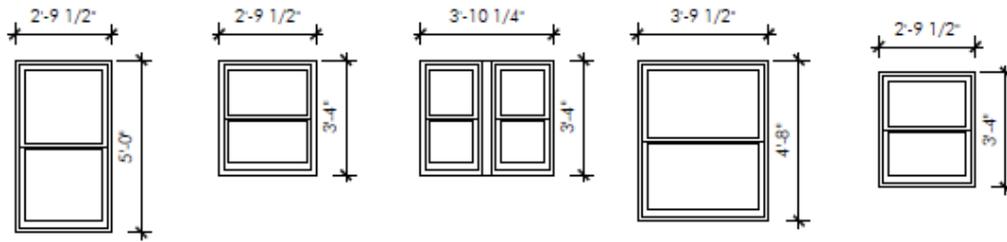
DOOR SCHEDULE PROPOSED						
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	DOOR HARDWARE
1	A	PR 2'-6"	6'-8"	Wood	Paint	Double cylinder deadbolt. Weather stripping

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"



- A** WINDOW TYPE "A"
DOUBLE HUNG WOOD
FRAME WINDOW WITH
LOW-E INSULATED GLASS
- B** WINDOW TYPE "B"
DOUBLE HUNG WOOD
FRAME WINDOW WITH
LOW-E INSULATED GLASS
- C** WINDOW TYPE "C"
DOUBLE HUNG WOOD
FRAME WINDOW WITH
LOW-E INSULATED GLASS
- D*** WINDOW TYPE "D"
DOUBLE HUNG WOOD
FRAME WINDOW WITH
LOW-E INSULATED GLASS
EGRESS WINDOW
- E** 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
 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 Willett, Lorelei - PD
to: 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.



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 & VIULA
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