

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 1, 2016

**Applicant:** Michael Anderson, owner

**Property:** 4623 Oak Ridge Street, Lot 8, Block 112, North Norhill Subdivision. The property includes a 1,300 square foot, one-story wood frame single-family residence and detached garage (noncontributing) situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing pediment bungalow residence, constructed circa 1930, located in the Norhill Historic District.

**Proposal:** Alteration – Remove an existing non-original wood clad chimney from the north side of the house.

- Existing chimney was added at an unknown date but is likely not original to the structure; as there is no brick chimney under the wood frame and siding
- Wood chimney was resided after damage from Hurricane Ike in 2008
- After existing chimney is removed, a 6' tall bump-out will be constructed to accommodate the interior fireplace structure (which the owner wishes to keep in place)
- Proposed bump-out will be clad with wood lap siding to match existing

See enclosed application materials and detailed project description on p. 4-11 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:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** -  
**Effective:** -



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <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 checked="" type="checkbox"/> | <input 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;   |                            |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9)                  | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10)                 | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11)                 | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.   |                            |



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

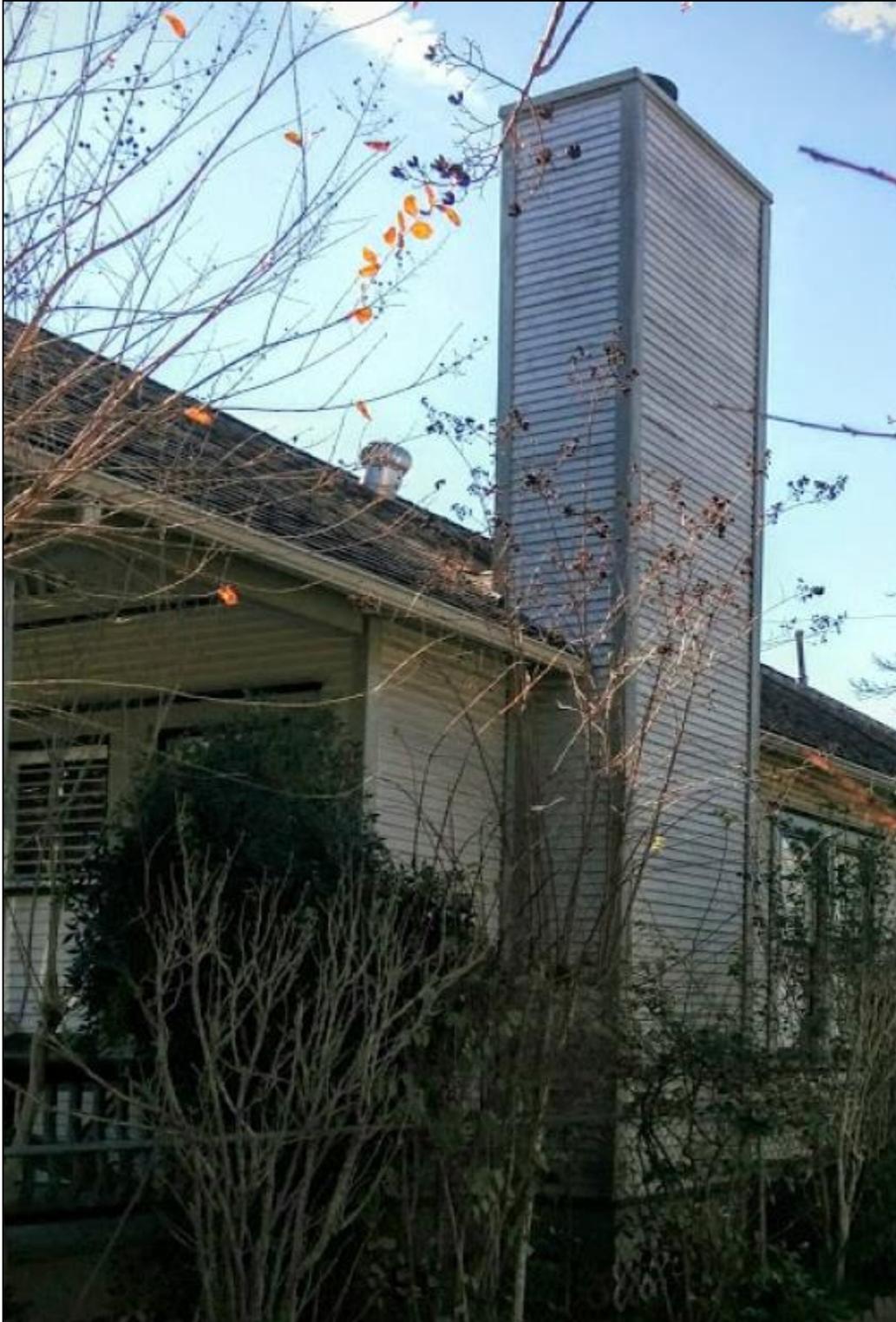
**INVENTORY PHOTO**



**CURRENT PHOTO**



**EXISTING CHIMNEY DETAIL**  
PHOTO



**EXISTING CHIMNEY DETAIL**

**WATER DAMAGE**

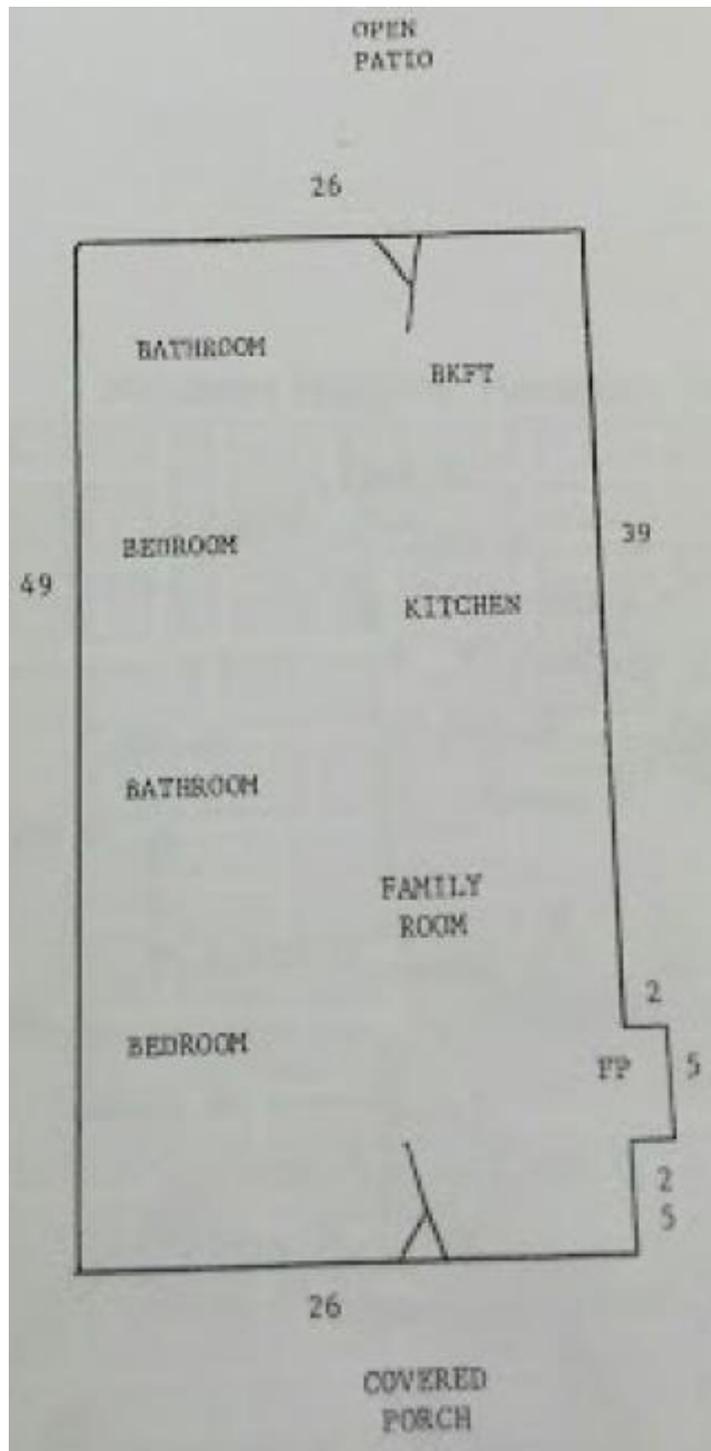


**PROPOSED BUMP-OUT**  
COMPARED TO EXISTING CHIMNEY





DIMENSIONED FLOOR PLAN



**PREVIOUS OWNER PHOTOS (1993)**



## PROJECT DETAILS

**Shape/Mass:** The existing non original wood clad 2'-0" deep and 5'-0" wide chimney will be removed.

The proposed fireplace bump-out will be 18" - 24" in depth and will be 5'-0" wide. The proposed bump-out will be 6'-0" in height. According to the owner, the bump-out will be constructed to accommodate the interior fireplace structure, which will be left intact for aesthetic purposes only and to avoid costly remodeling inside the house. The fireplace would be considered non-working and gas-line removed if necessary. A maintenance agreement may need to be signed with the adjacent neighbor due to the proximity to the property line. See drawings and photos for more detail.

**Setbacks:** All setbacks are to remain and will not be altered.

**Foundation:** The existing foundation is to remain and will not be altered.

**Windows/Doors:** All existing doors and windows are to remain and will not be altered.

**Exterior Materials:** The existing chimney is clad in wood lap siding to match existing siding on the house. The proposed fireplace bump-out will be clad in wood lap siding to match existing siding on the house. See drawings and photos for more detail.

**Roof:** The existing roof is to remain and will not be altered.

**ATTACHMENT A**  
CIVIC ASSOCIATION COMMENT



February 5, 2016

**ANDERSON MICHAEL G**  
**4623 OAK RIDGE ST**  
**HOUSTON TX 77009-4422**

Re: Proposed chimney removal at 4623 Oak Ridge St

Dear Mike,

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