

CERTIFICATE OF APPROPRIATENESS

Application Date: December 20, 2021

Applicant: Laura Carrera, architect for Josely Yuko, owner

Property: 4026 Norhill Blvd, LT 6, Block 125, North Norhill. The property includes a 1,150 SF residence and a 1,308 SF two story detached accessory structure (garage apartment) on a 5,000 SF lot.

Significance: This is a bungalow duplex, constructed circa 1929, located in the Norhill Historic District.

Proposal: Demolition – Garage

The existing site consists of a four plex, a multi-family property made up of four individual units with their own kitchen and bathroom. There are two units at the main home and two at the garage structure.

The applicant is proposing to demolish existing garage apartment located at the rear of the property because of its inadequate structural condition. Per City of Houston second violation issued on 12/30/2021 (see Attachment B).

Public Comment: No public comment received.

Civic Association: Letter of Support Received. (Attachment A)

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

**DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,
CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE**

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

S D NA

S - satisfies D - does not satisfy NA - not applicable

(1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and

(2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.

Houston Archaeological & Historical Commission

January 27, 2022

HPO File No. 2022_0005

ITEM A5

4026 Norhill Boulevard

Norhill

Houston Archaeological & Historical Commission

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Norhill



PROPERTY LOCATION

Norhill Historic District

Building Classification

Contributing

Non-Contributing

Park



INVENTORY PHOTO



Figure 1- Main House



Figure 2- Garage_west elevation

CONTEXT AREA



4035 Norhill Blvd – Contributing – 1939 (across street)



4022 Norhill Blvd – Contributing – 1929 (neighbor)



4028 Norhill Blvd – Contributing – (neighbor)

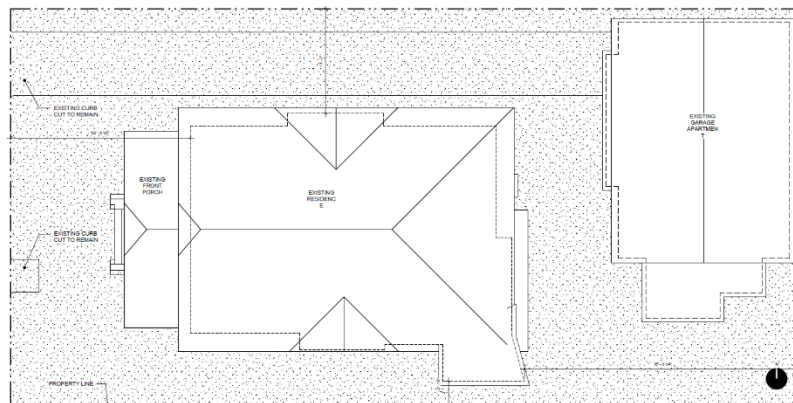
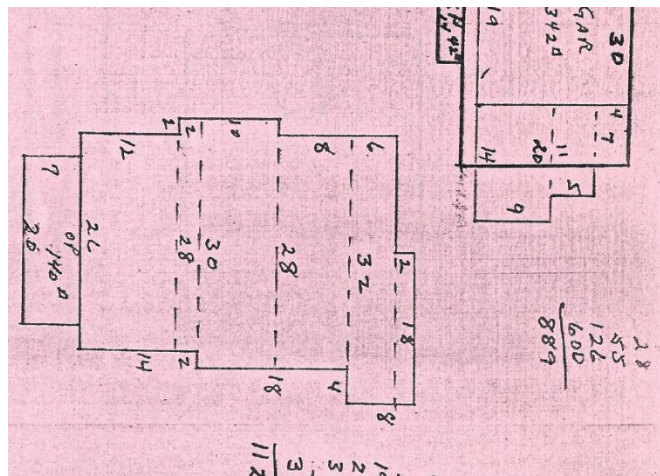


4031 Norhill Blvd – Contributing – 1930 (across street)



4027 Norhill Blvd – Contributing – 1938 (across street)

SANBORN AND TAX RECORDS



EXISTING PHOTOS



SOUTH WEST ELEVATION - GARAGE STRUCTURE

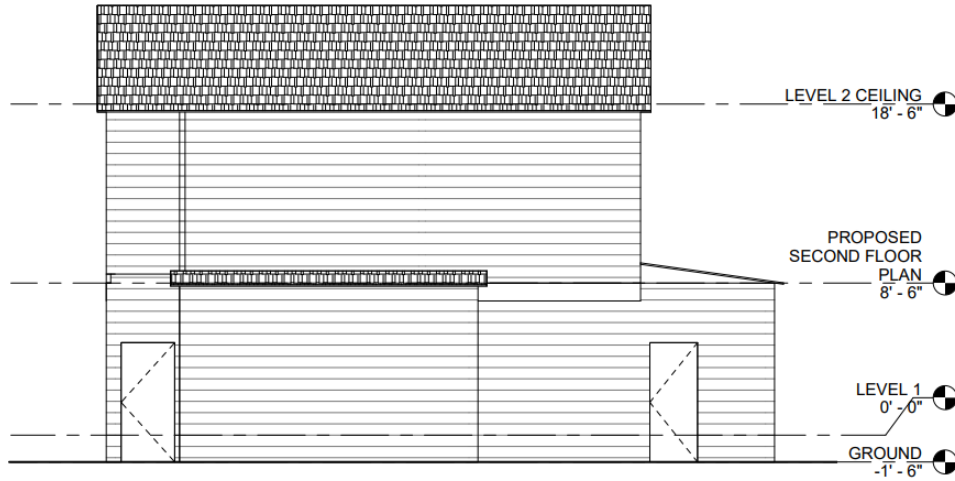


SOUTH EAST ELEVATION - GARAGE STRUCTURE



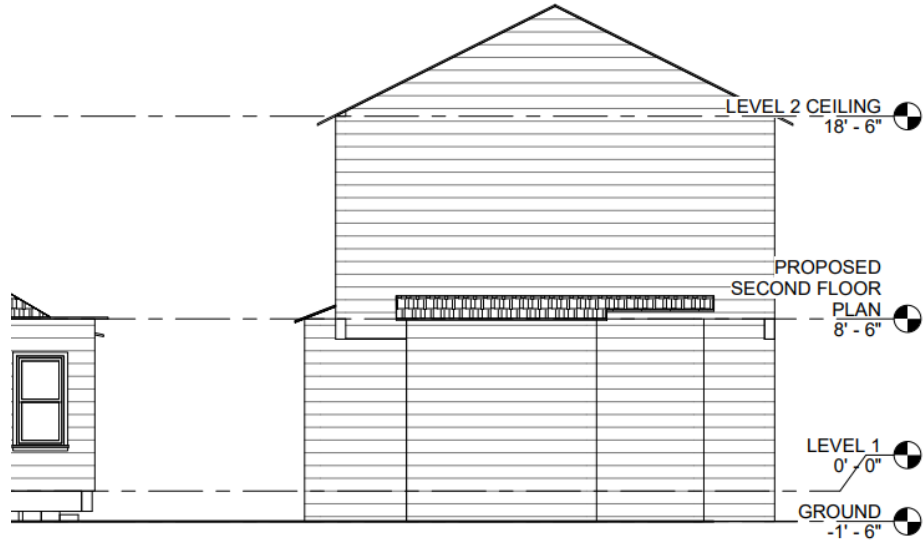
GARAGE STRUCTURE AS SEEN FROM STREET

WEST ELEVATION – FRONT FACING NORHILL BOULEVARD
EXISTING/ PROPOSED TO BE DEMOLISHED HP2022_0005



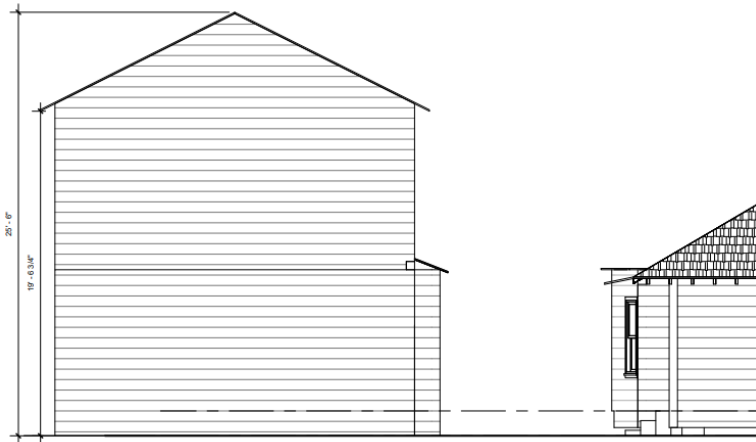
SOUTH SIDE ELEVATION

EXISTING/ PROPOSED TO BE DEMOLISHED HP2022_0005



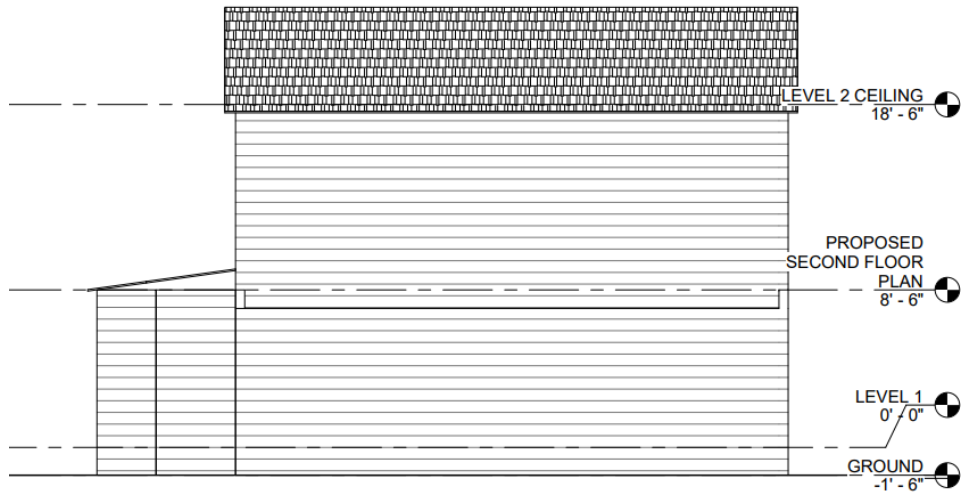
NORTH SIDE ELEVATION

EXISTING/ PROPOSED TO BE DEMOLISHED HP2022_0005



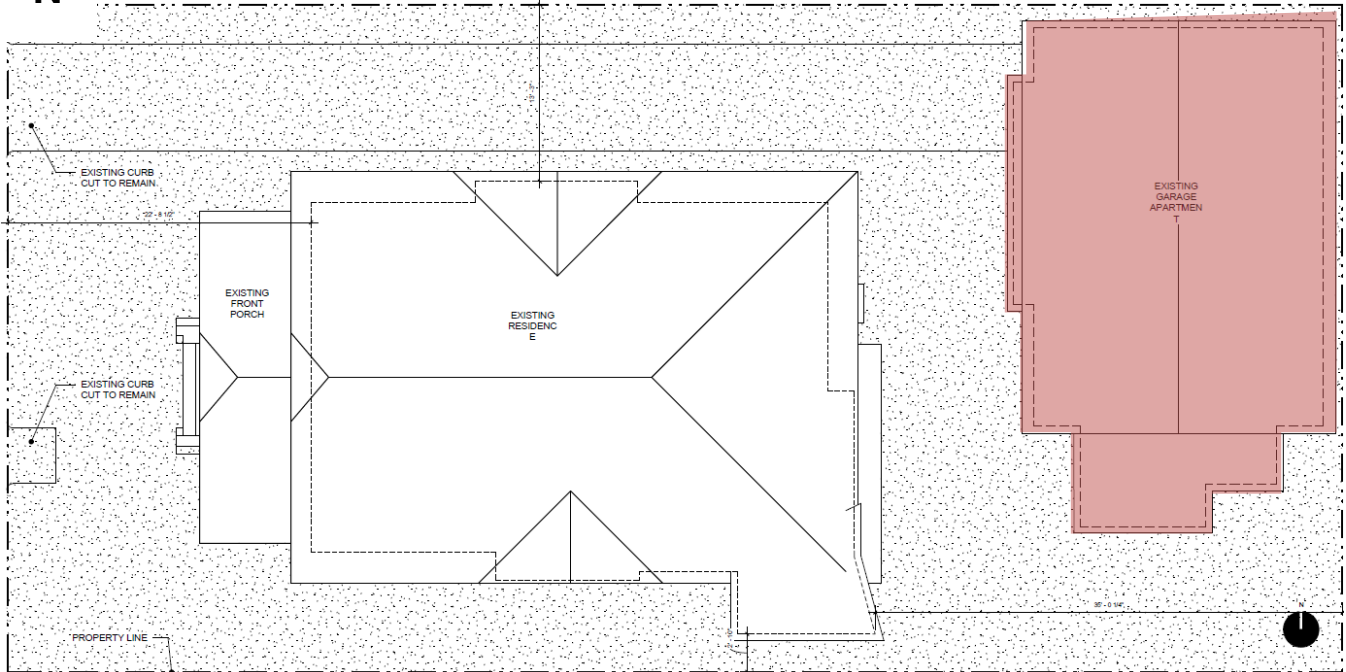
EAST (REAR) ELEVATION

EXISTING/ PROPOSED TO BE DEMOLISHED HP2022_0005





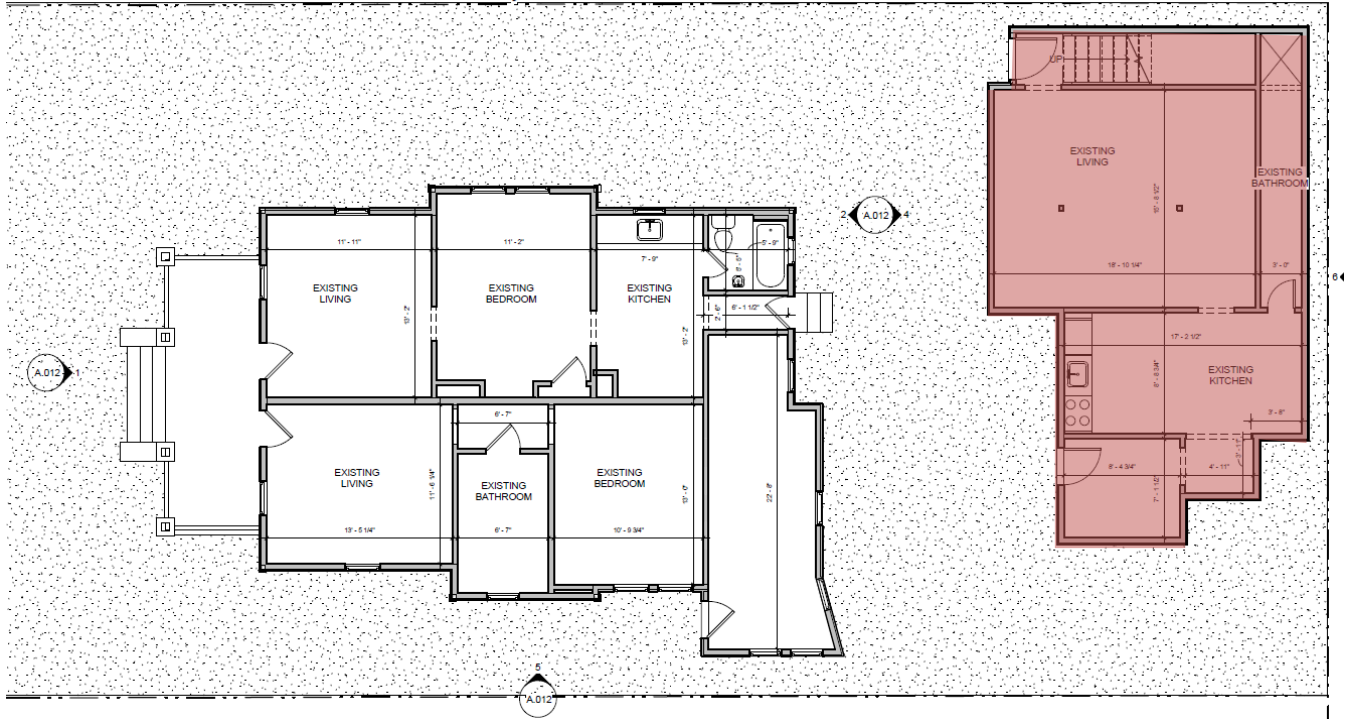
SITE PLAN
EXISTING



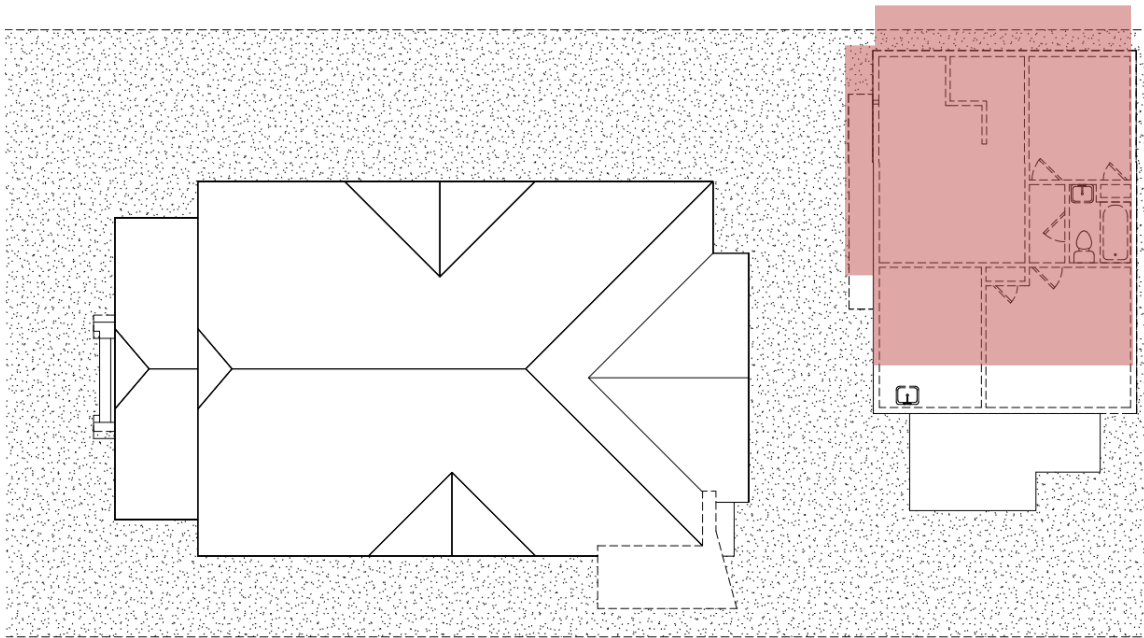


FIRST FLOOR PLAN

EXISTING



SECOND FLOOR PLAN
EXISTING



ATTACHMENT A

From: NNA DCC <norhilldeedrestrictions@gmail.com>

Sent: Wednesday, January 19, 2022 9:16 PM

To: Laura Carrera

Cc: Chris Yuko; president@norhill.org; joseyyuko@gmail.com; Michael Clennan

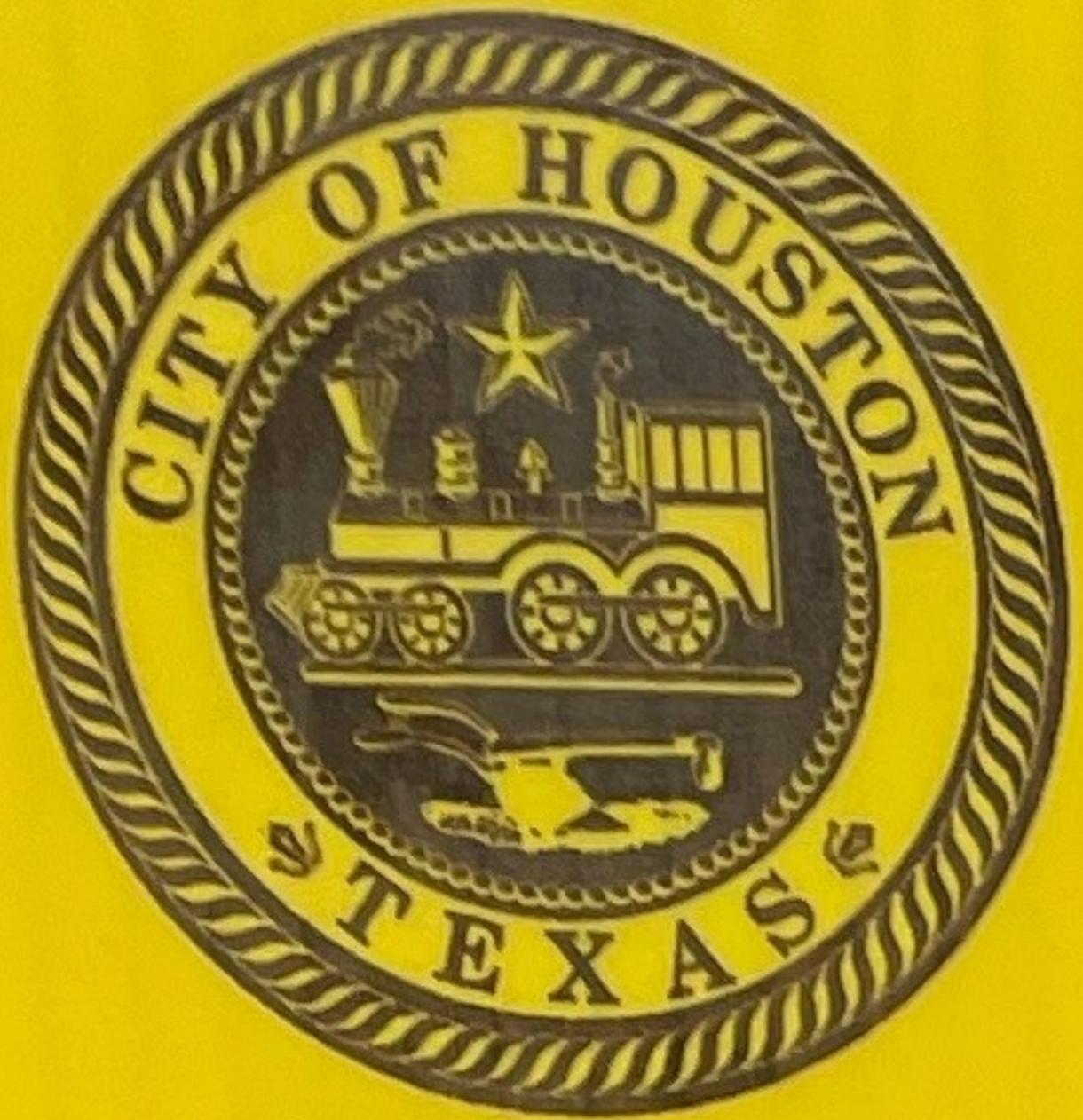
Subject: Re: 4026 Norhill Ave - Revisions Per Meeting, approved

Laura,

The NNA board reviewed your proposal again at the Jan 11 board meeting and unanimously voted to approve the revised drawings submitted on Jan 11 for a house remodel to maintain basically the same footprint and for a garage apartment rebuild. The board is very appreciative of the well-designed modifications proposed for this property and thanks you and the Yukos for making this contribution to Norhill.

Brian Wilson
NNA VP of Deed Restrictions
(M) 713-598-3397

ATTACHMENT B



City of Houston Department of Neighborhoods
Inspections and Public Service



VIOLATION NOTICE

Lobby Hours: Monday - Friday, 8:00am - 5:00pm, Call Center Hours: Monday - Friday 8:00am - 5:00pm

Contact an IPS Representative at (832) 394-0600 or email at www.houstontx.gov/ips

Department of Neighborhoods (DON) Inspections and Public Service (IPS) is located at 601 Sawyer Street, Suite #110, Houston, TX 77007

Address: 4026 NORHILL BLVD (GARAGE APT)

Lot: 6 Block: 125 Parcel: 062104000 0006

Subdivision: NORTH NORHILL Date of Notice: 12 / 30 / 21

This property has been inspected by the City of Houston Department of Neighborhoods Inspections and Public Service Division and has been found in violation of the City of Houston Ordinance 10-451. The following violation(s) were identified:

Weeds/Grass/Underbrush in excess of nine inches
 Trash/Debris/Rubbish
 Garbage
 Other: 10-371 (a)(4) PARTS NOT properly ATTACHED / 10-371 (a)(3) Deterioration to supporting members AT CORNERS AND

THE ABOVE VIOLATION(S) MUST BE CORRECTED BY 1 / 14 / 22 to avoid the issuance of a municipal court citation and/or abatement of the violation(s) by the City. If the owner fails to correct the violation(s), a lien will be filed against the property to recover abatement incurred by the City of Houston plus an administrative charge. The City sends only once notice annually. If the violation recurs within one year from the date of the notice, the violation(s) will be corrected by the City without notice to the owner and a lien will be filed against the property.

Inspector Name: DCHOA

Contact us at: 832-394-0600 or don-ipsccallcenter@houstontx.gov Case Number: DON 282236

3-20-21

APPLICANT'S MATERIAL

PHOTOS

Interior Existing Condition at Duplex Garage Structure

THIS PROJECT WILL REMOVE DECADES-LONG DRUG DEALING ISSUES, NON-BACKGROUND CHECKED RENTAL UNITS, ONGOING TRASH ISSUES AND REPORTED CAR THEFT.



Existing First Floor at Duplex Garage Structure sits on plywood floors

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Existing Structural Damage at Garage Structure



Existing First Floor Kitchen at Garage Structure

PROPOSED DESIGN

Demolition First Floor Plan: Reduction from a Multi-Unit to a Single Family Residence

THE DESIGN PROPOSES THE CONVERSION FROM A MULTI-UNIT INTO A SINGLE FAMILY RESIDENCE CONSISTING OF THE MAIN HOME WITH SOME MINOR MODIFICATIONS AT THE REAR, AND THE RECONSTRUCTION OF THE GARAGE STRUCTURE.

LEGEND:

Proposed Demolition

