

CERTIFICATE OF APPROPRIATENESS

Applicant: Hossein Taghi, owner and Sati Yusek, agent

Property: 4031 Norhill Blvd, LT 4, Block 126, North Norhill. The property includes a 1,140 SF residence and detached garage on a 5,000 SF lot.

Significance: This is bungalow duplex was constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Addition.

- Single-story addition of 771 sq ft resulting in a total of 1,911 sq ft of living space.
- Both sides of addition are inset from original corners.
- 122 (20'3" x 6') sq ft covered porch on south side addition, set back from original corners. Total footprint including porches will be 2,231 sq ft.
- Rear/west setback of 4' – North (right side) elevation is set back 3'-10" and are fire rated. South (left side) elevation is maintained at 17'-10"
- Inset and recessed wood windows on addition will match historic appearance.
- Restore and maintain historic wood windows and doors in place.
- Roof pitch on addition to match historic gable with asphalt shingles, existing shingle roof replacement with like material (exempt).
- Smooth Cementitious siding on addition.
- Fascia and rafters on addition to match existing, historic dimensions.
- Salvage, patch, and repair original wood siding (exempt).

Public Comment: No public comment received.

Civic Association: Denied by Norhill Deed Restrictions, request that applicant maintain more of backyard.

Recommendation: **Approval with conditions: Applicant to work with staff on restoration of front façade once siding is removed.**

HAHC Action: -

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:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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- (1) The proposed activity must retain and preserve the historical character of the property;
 - (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
 - (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;
 - (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
 - (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;
 - (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;
 - (7) The proposed replacement of 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;
 - (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;
 - (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;
 - (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
 - (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



INVENTORY PHOTO



CURRENT PHOTO



CURRENT PHOTOS



CURRENT PHOTOS



CURRENT PHOTOS



CURRENT PHOTOS



CURRENT PHOTOS



CURRENT PHOTOS – HISTORIC SIDING UNDERNEATH EXISTING



WEST ELEVATION – FRONT FACING NORHILL BOULEVARD

EXISTING



PROPOSED



I. PROPOSED EAST ELEVATION

No Changes to front elevation in what is proposed – work with staff once non-original siding is removed

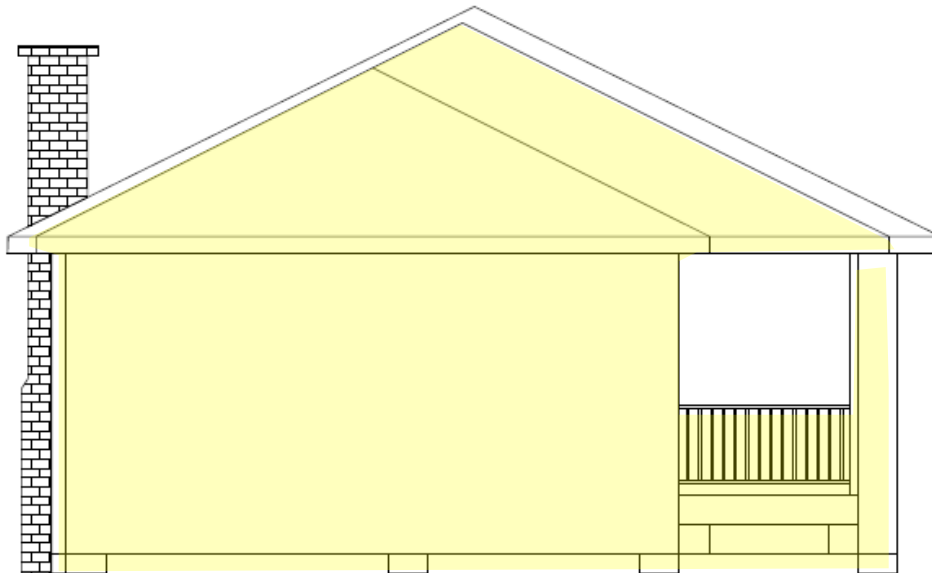
EAST (REAR) ELEVATION

EXISTING



2. EXISTING WEST ELEVATION

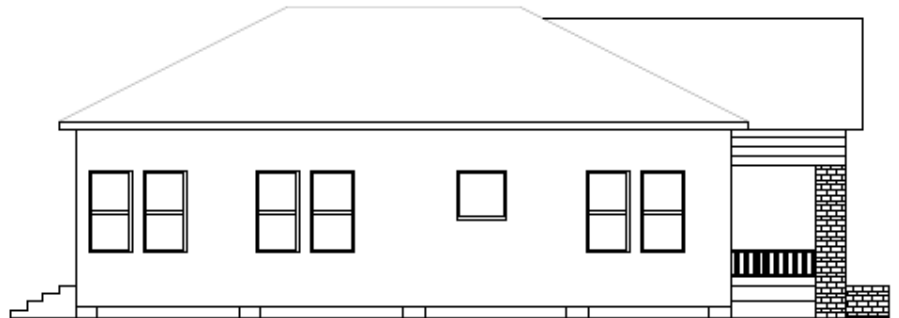
PROPOSED



1. PROPOSED WEST ELEVATION

SOUTH SIDE ELEVATION

EXISTING



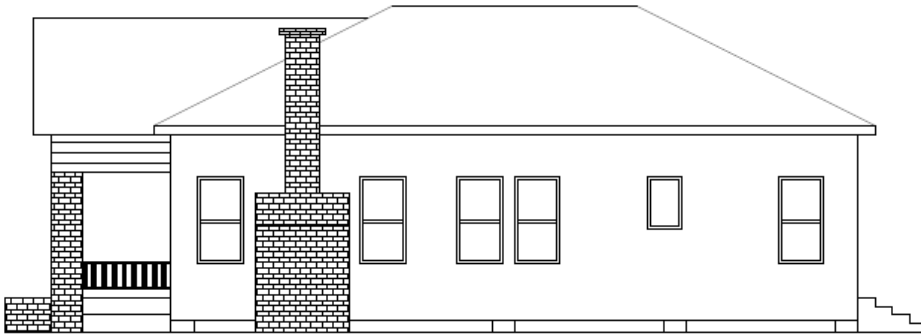
4. EXISTING SOUTH ELEVATION

PROPOSED



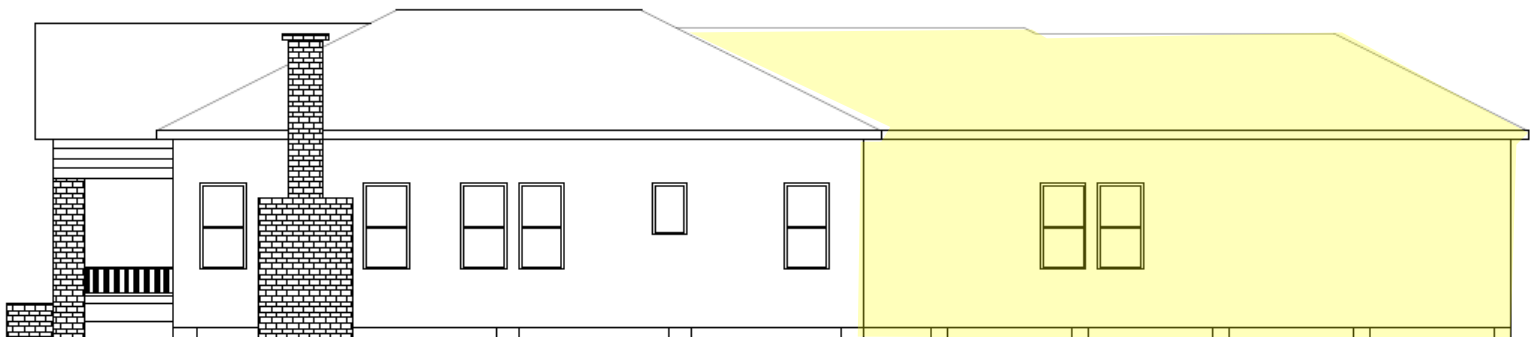
NORTH SIDE ELEVATION

EXISTING



4. EXISTING NORTH ELEVATION

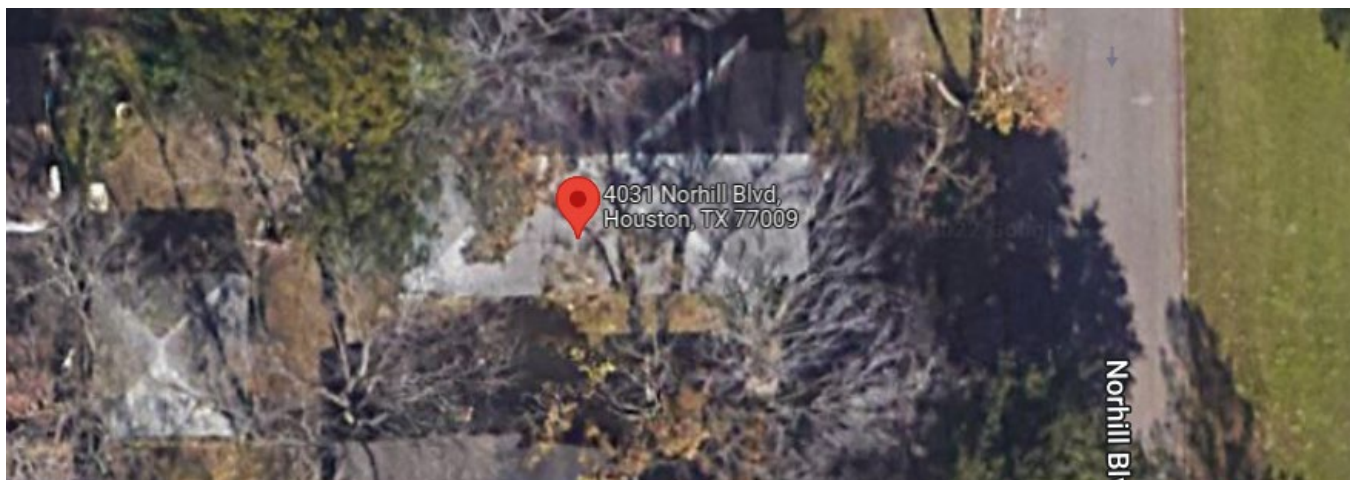
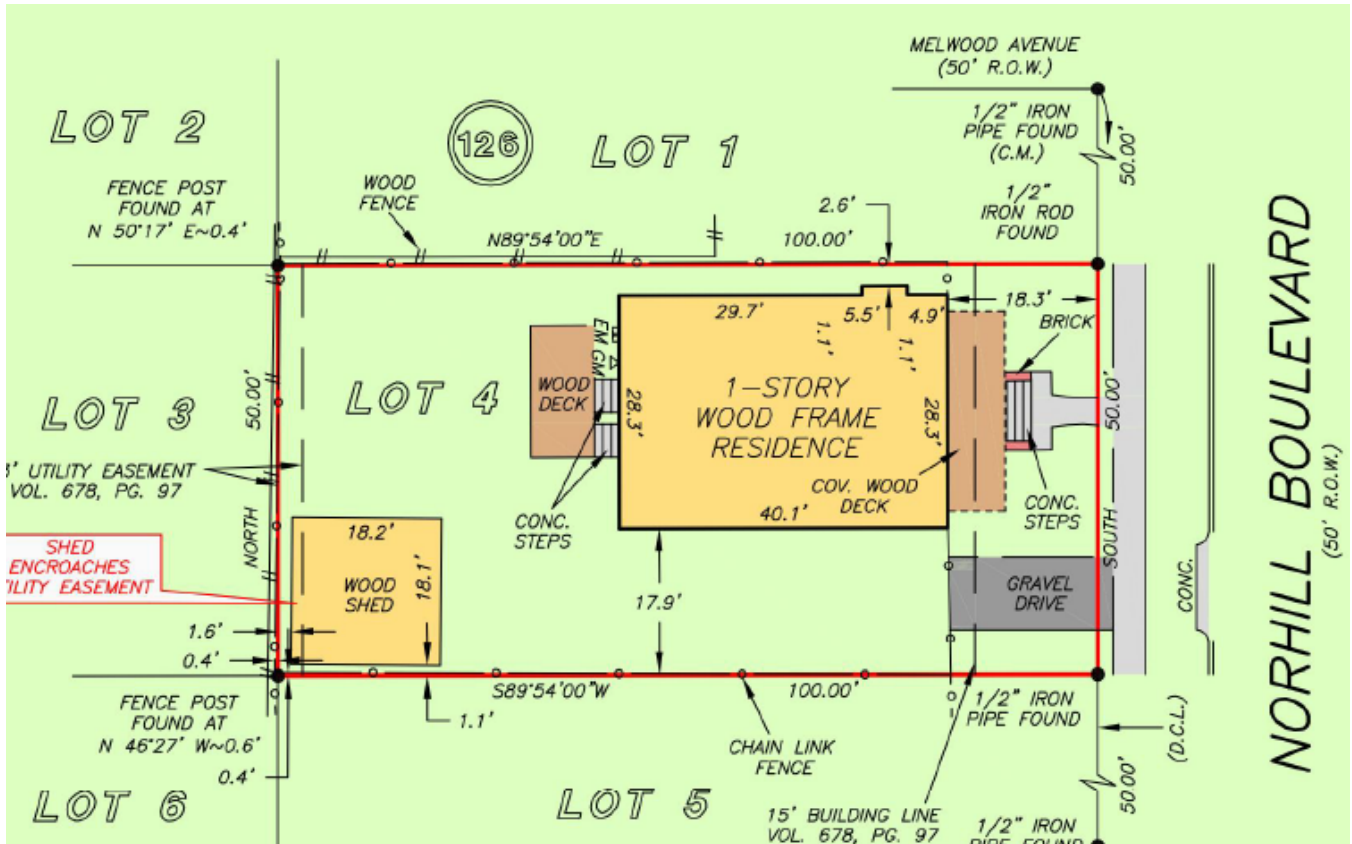
PROPOSED



3. PROPOSED NORTH ELEVATION

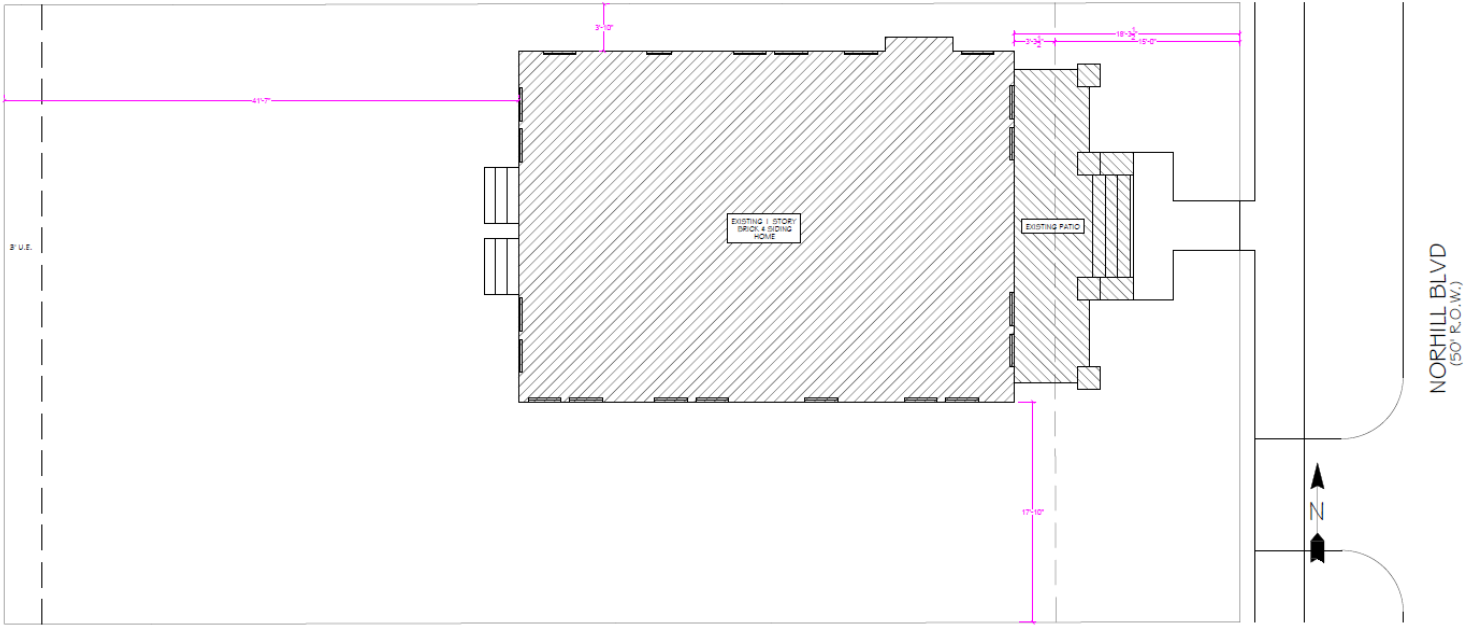


SITE PLAN
EXISTING SURVEY

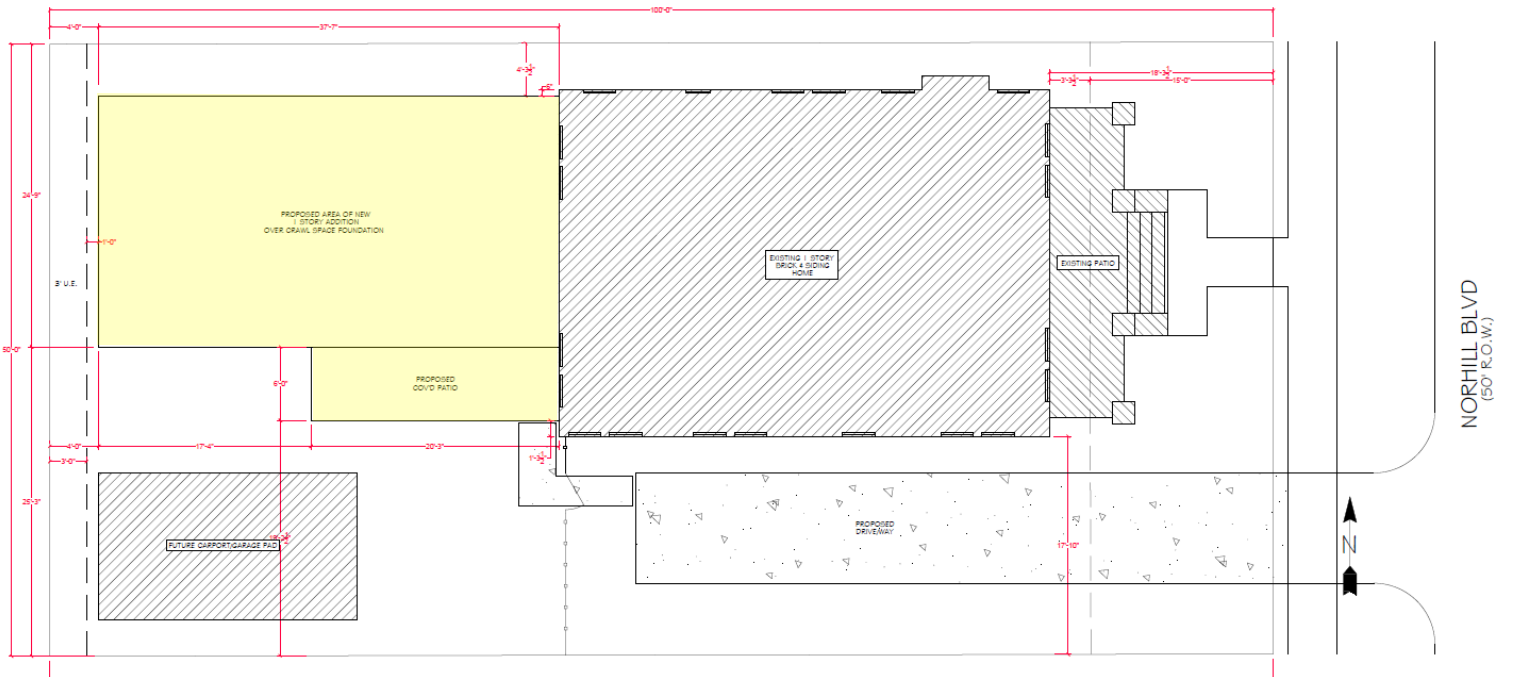




**SITE PLAN
EXISTING**



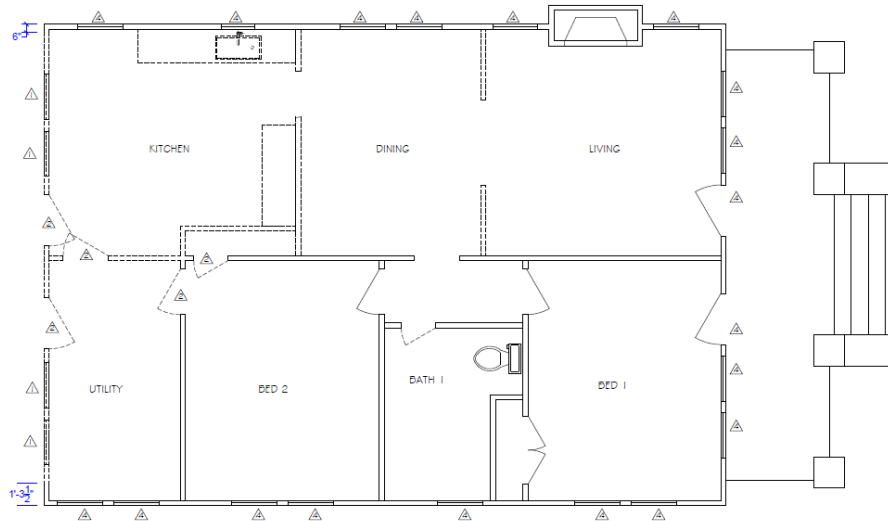
PROPOSED – detached garage is existing



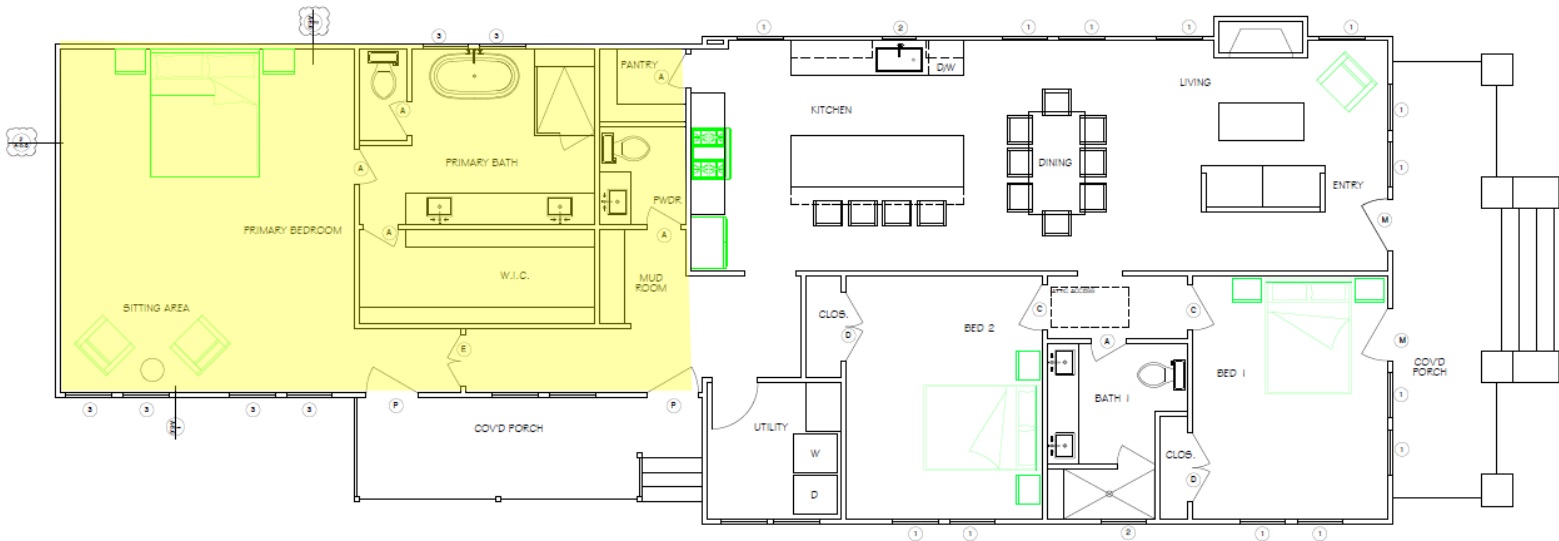


FIRST FLOOR PLAN

EXISTING

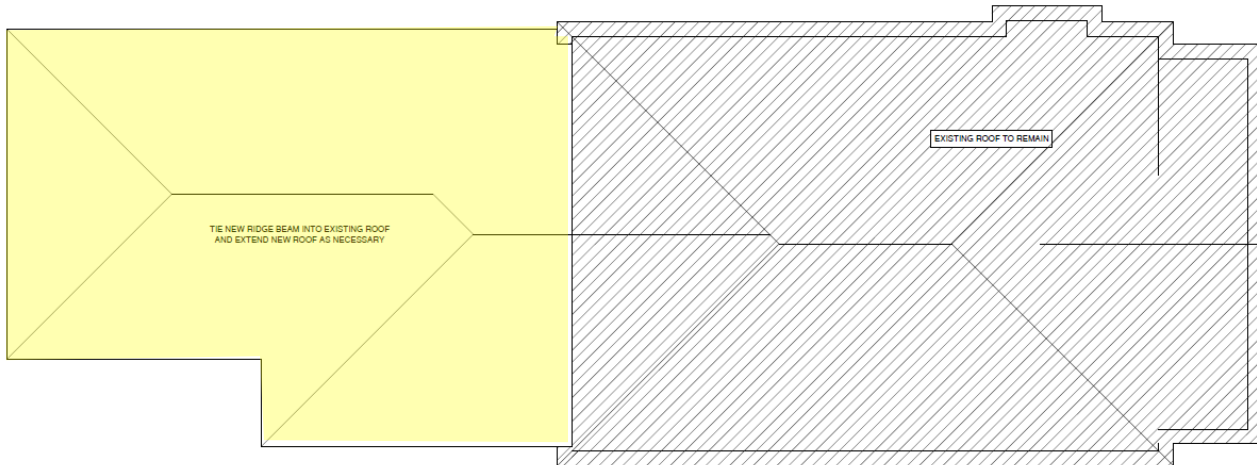


PROPOSED





ROOF PLAN
EXISTING



WINDOW / DOOR SCHEDULE

INTERIOR DOOR SCHEDULE				
MARK	TYPE	UNIT SIZE		REMARKS
		WIDTH	HEIGHT	
A	1	2'-0"	6'-8"	
B	2	2'-4"	6'-8"	
C	3	2'-8"	6'-8"	
D	4	4'-0"	6'-8"	French Door - Ball Catch
E	5	3'-0"	6'-8"	French Door - Lockset

EXTERIOR DOOR SCHEDULE				
MARK	TYPE	UNIT SIZE		REMARKS
		WIDTH	HEIGHT	
M	8	3'-0"	6'8"	EXISTING ENTRY DOOR TO BE REMAIN - REFURBISH
P	8	2'-8"	6'8"	NEW FIBERGLASS 1 LITE DOOR

WINDOW SCHEDULE				
MARK	TYPE	UNIT SIZE		REMARKS
		WIDTH	HEIGHT	
1	A	2'-8"	5'-0"	EXISTING WINDOW TO REMAIN - REFURBISH
2	B	3'-0"	3'-0"	EXISTING WINDOW TO REMAIN - REFURBISH
3	C	2'-8"	5'-0"	NEW RECESSED/INSET WOOD CLAD WINDOW TO MATCH EXISTING WINDOWS

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address: 4031 NORHILL **Lot Size (Total Sq Ft):** 5000
Lot Dimensions (W X L): 50' X100'

General Addition Info:

Existing stories*	1	Proposed addition stories*	1
Existing max ridge height*	18'-11"	Proposed max ridge height*	18'-11"
Existing max eave height*	11'-3"	Proposed max eave height*	11'-3"

Square Footage/Lot Coverage:	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	1338	893	2231
Detached Garage, Garage Apt or Accessory Building Square Footage	0	0	0
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	New Total Lot Coverage* =		2231

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	3'-10"	3'-10"	YES
South*	17'-10"	17'-10"	YES
East*	11'-2"	11'-2"	NO
West*	41'7"	4'-0"	YES

Max Width/Depth & Inset:

widest building wall corner to corner	Existing	Proposed/New *do not include existing	= End Result/Total
Max Width*	28'-3.5"	26'-6"	1'-9.5"
Max Depth*	N/A	N/A	N/A

Are original corners maintained with an inset on the addition?*

YES or NO

Please advise inset dimensions for applicable corners:

INSET 6" ON NORTH CORNER AND 15.5" ON SOUTH CORNER

Do you have flooding issues? YES NO

Foundation:

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	1'-11"	1'-11"
Type*	PIER & BEAM	PIER & BEAM
Material*	CONCRETE & LUMBER	CONCRETE & LUMBER

Roof:

	Existing	Proposed/New Addition
Pitch*	5/12	5/12
Style*	GABLE	GABLE
Material*	ASPHALT SHINGLE	ASPHALT SHINGLE

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	1-13 WOOD SIDING	HARDI SIDING
Primary Siding Width Reveal		
Skirting Material	WOOD SIDING	
Soffit Material	OPEN RAFTERS	OPEN RAFTERS TO MATCH
Fascia Material	WOOD	HARDI SIDING

Are all windows on the addition inset & recessed? YES or NO

Porch Details:

	Existing	Proposed/New Addition
Eave Height	11'-3"	N/A
Width	25'-3.5"	N/A
Depth	7'-0"	N/A
Decking Material	2-1/4" WOOD	N/A
Pier/Base Material	CONCRETE BLOCK	N/A
Column Material	BRICK	N/A
Step Material	CONCRETE	N/A
Railing Height	30"	N/A
Railing Material	WOOD	N/A

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 3:29 PM

CONTEXT AREA



4026 Norhill Blvd – Contributing – 1929 (neighbor)



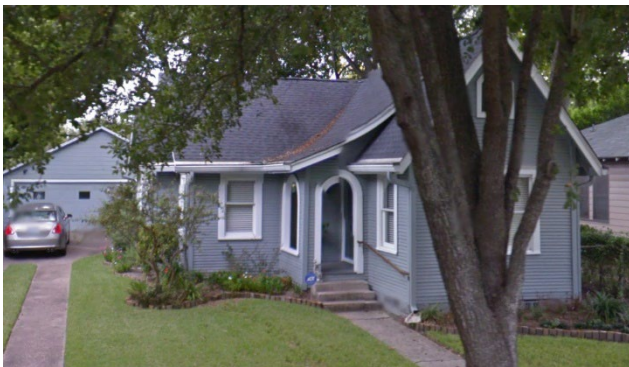
4022 Norhill Blvd – Contributing – 1929 (neighbor)



4036 Norhill Blvd – Contributing - 1930 (neighbor)



4035 Norhill Blvd – Contributing – 1939 (across street)



4027 Norhill Blvd – Contributing – 1938 (across street)

COMMENT FROM NORHILL DEED RESTRICTIONS

From: Deed Restrictions <norhilldeedrestrictions@gmail.com>
Sent: Thursday, May 12, 2022 10:53 AM
To: Coleman, Amanda - PD <Amanda.Coleman@houstontx.gov>
Cc: president@norhill.org;
Subject: Re: Norhill - Sign Review?

[Message Came from Outside the City of Houston Mail System]

Amanda,

Thanks for checking on these two projects. NNA approves the sign request for 1141 E 11th St for the new bakery (for pets). As for 4031 Norhill, the board voted to deny that request. I've reached out via phone to Sati on this property. The board is interested in requesting homeowners and developers to maintain as much backyard as possible. This property proposes to build all the way to the rear setback limit (3-4 ft).

Brian Wilson

NNA VP of Deed Restrictions