

CERTIFICATE OF APPROPRIATENESS

Application Date: December 16, 2022

Applicant: Manuel Samperio, agent for Byron Sullivan, owner

Property: 4018 Norhill Blvd, LT 11, Block 125, North Norhill. The property includes a 1,146 SF residence on a 5,000 SF interior lot.

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

Proposal: Alteration – Addition.

Proposed Work:

A two-story 1,105 square feet wood framed addition at the back of the original house (673 square feet for the 1st floor and 432 square feet for the 2nd floor). The second floor will be entirely over the proposed first floor, not encroaching over the existing house.

Existing Building Material Conditions:

Existing house exterior has 117 pine lapped horizontal siding, wood corner/window/door trim, and composition shingle roof.

Proposed New Building Materials:

Proposed addition has 5" exposure horizontal lapped fiber cement siding, with fiber cement corner/window/door trim to match the existing face dimensions. The roof will be composition shingles. New windows to be painted wood, inset and recessed.

Public Comment: Two letters of Support Received. Attachment A

Civic Association: Opposition letter received. Attachment B

Recommendation: Approval

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 |
| <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 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; |
| <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



INVENTORY PHOTO



CONTEXT AREA



4035 Norhill Blvd – Contributing – 1939 (across street)



4012 Norhill Blvd – Contributing – 1929 (neighbor)



4020 Norhill Blvd – Contributing – (neighbor)



4031 Norhill Blvd – Contributing – 1930 (across street)



4027 Norhill Blvd – Contributing – 1938 (across street)

3D RENDERINGS

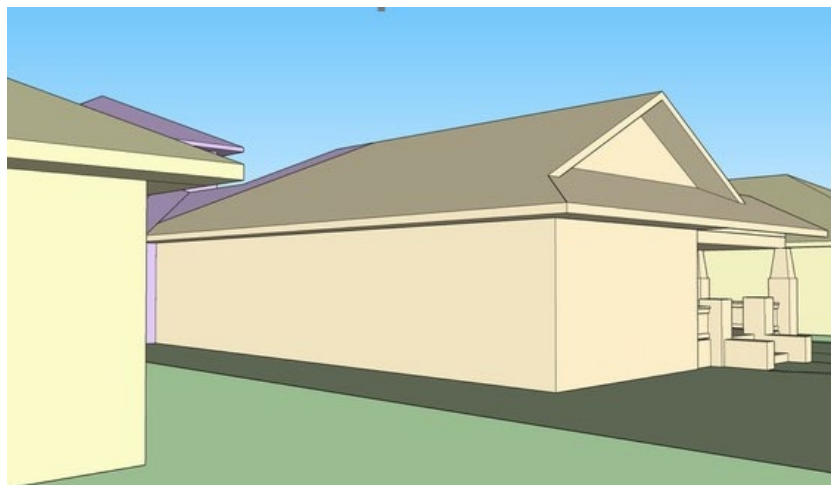
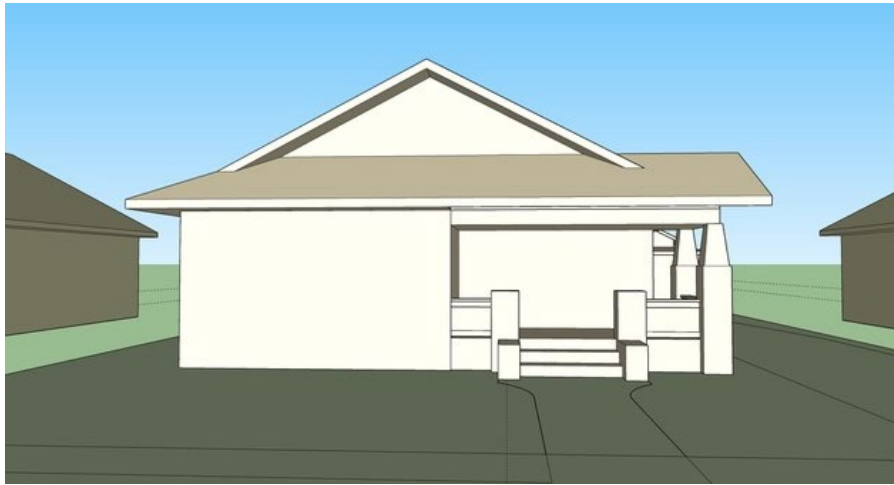


Figure 1- views are from the center of sidewalk 25' north of the property line

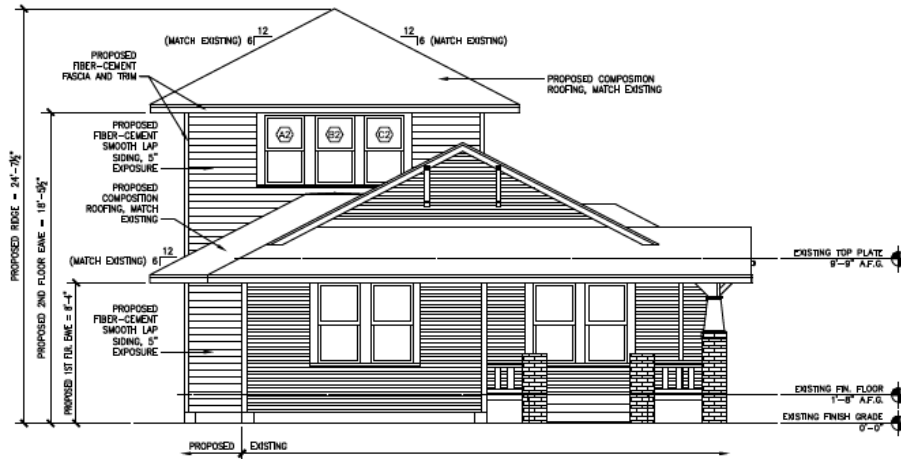


Figure 2- views are from the center of sidewalk 25' south of the property line

EXISTING PHOTOS



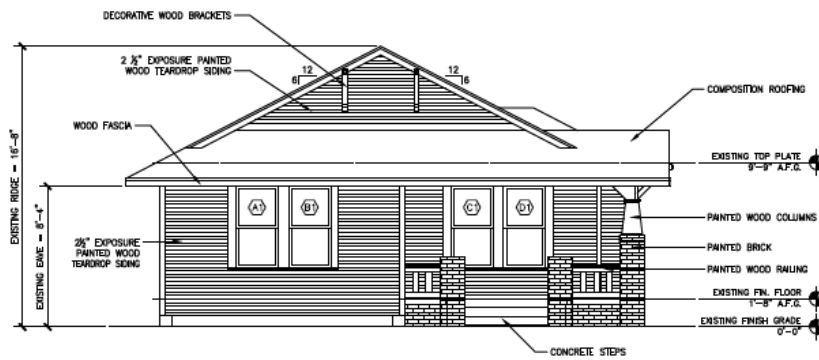
WEST ELEVATION – FRONT FACING NORHILL BOULEVARD



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

3

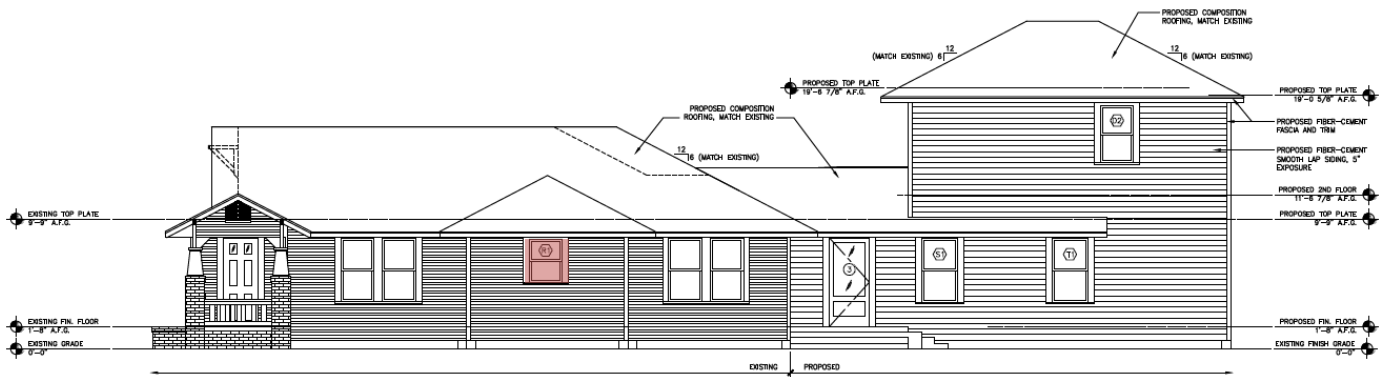


EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

1

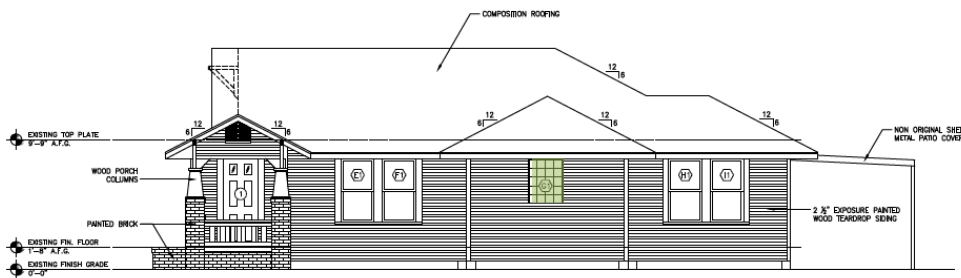
SOUTH SIDE ELEVATION



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2

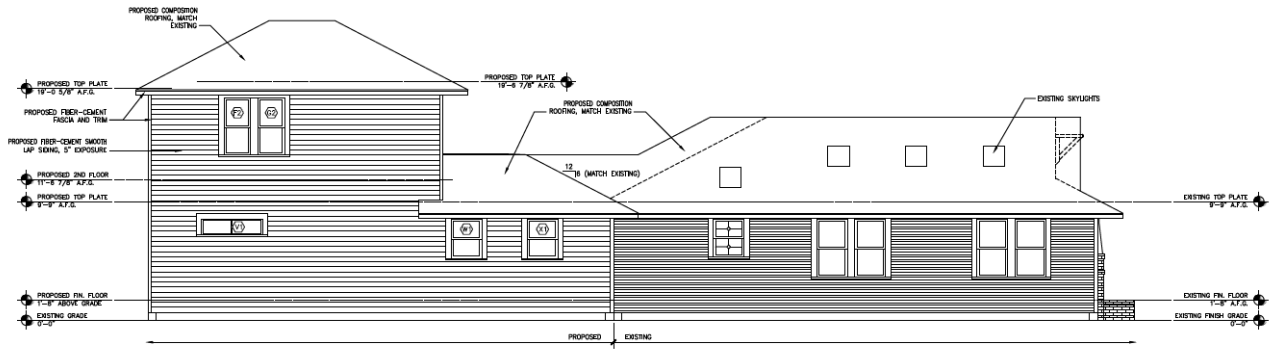


EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

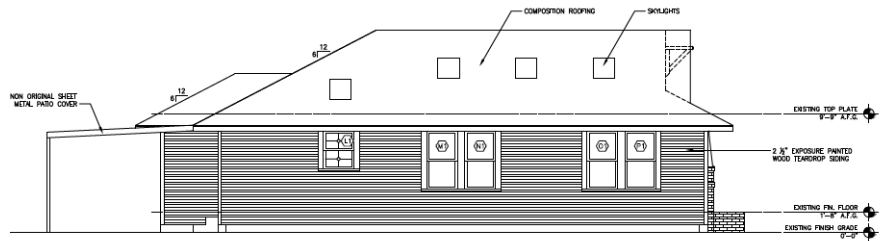
1

NORTH SIDE ELEVATION



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1

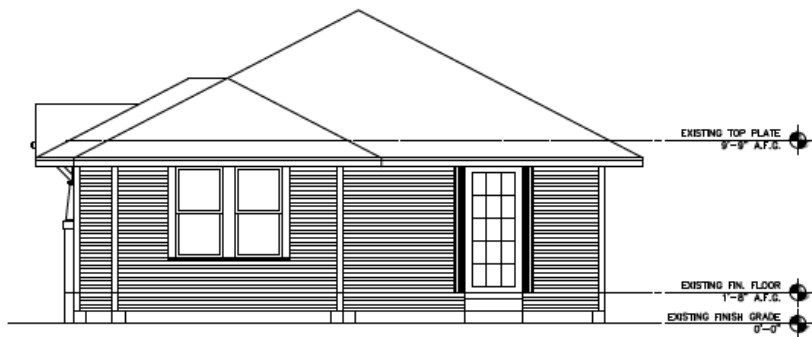
EAST (REAR) ELEVATION



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

4



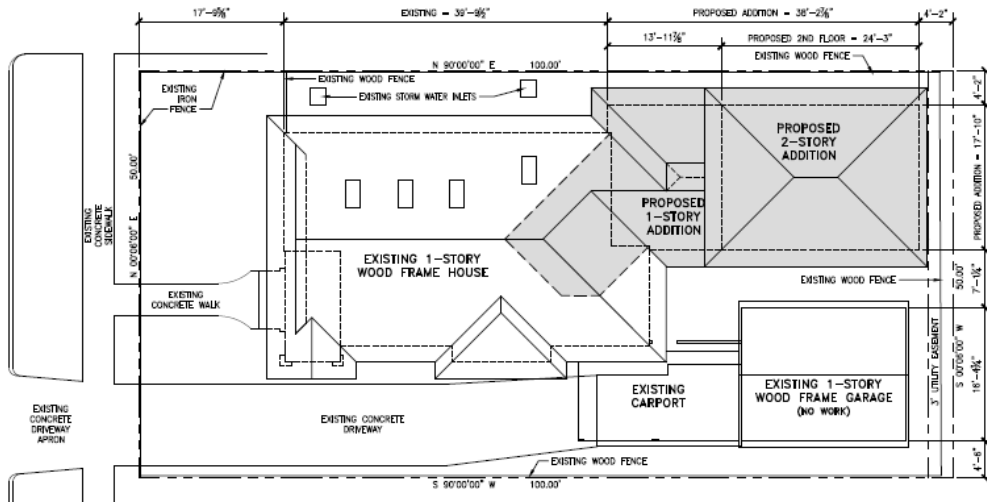
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

2



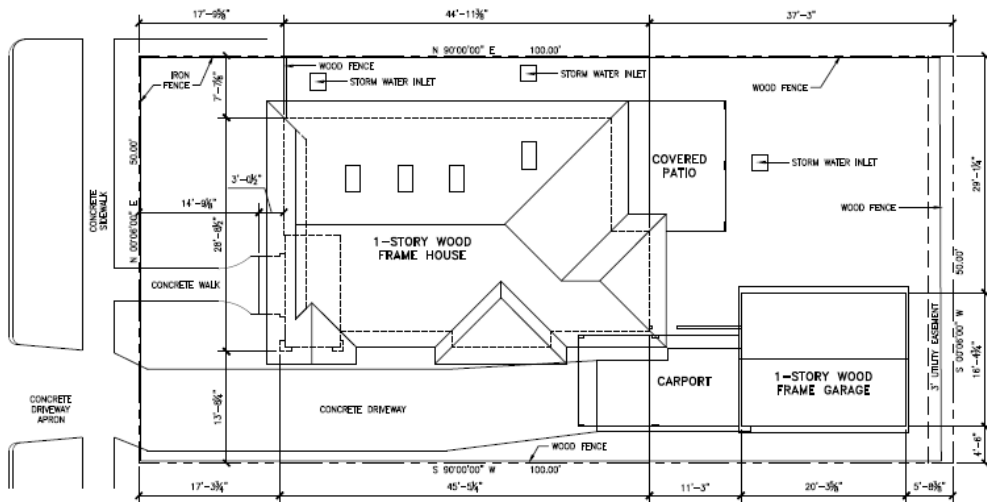
SITE PLAN



PROPOSED SITE/ROOF PLAN



SCALE 1/8" = 1'-0"



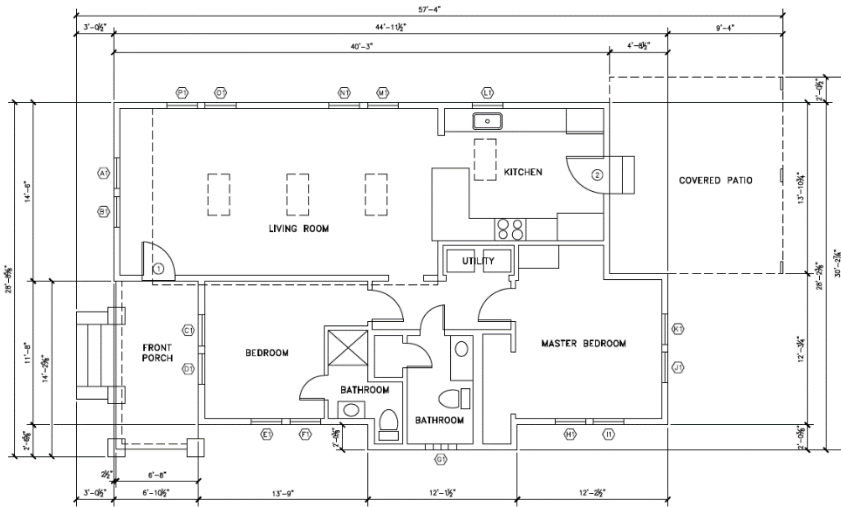
EXISTING SITE/ROOF PLAN



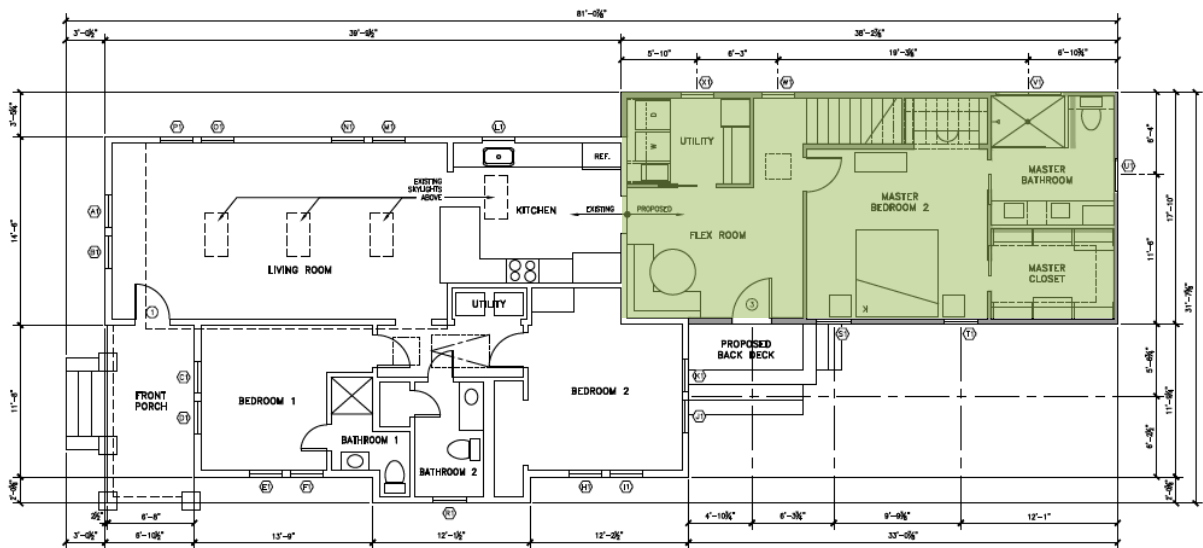
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN



EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

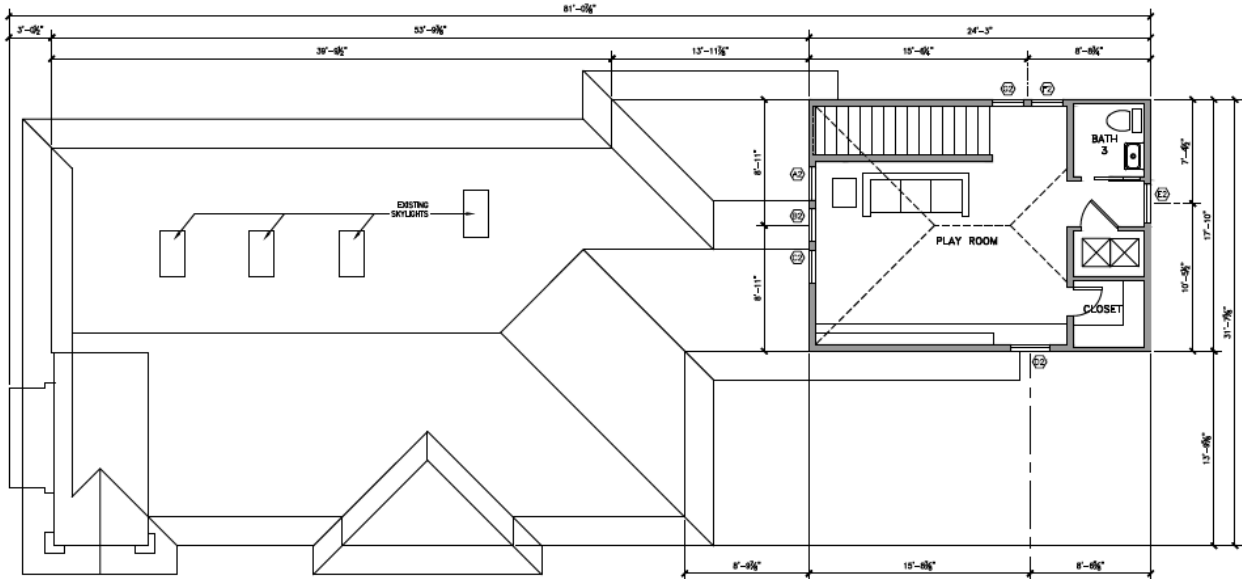


PROPOSED 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"





SECOND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes
B1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes
C1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes
D1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes
E1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes
F1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes
G1	Wood	4X5	GB	30 x 39	Surface	Replacement	No
H1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes
I1	Wood	1/1	DH	30 x 58	Recessed	Original	Yes

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
NA	NA

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
R1	Wood	1/1	DH	30 x 39	Recessed	Jeld Wen	
S1	Wood	1/1	DH	32 x 58	Recessed	Jeld Wen	
T1	Wood	1/1	DH	32 x 58	Recessed	Jeld Wen	
U1	Wood	1/1	DH	28 x 56	Recessed	Jeld Wen	
V1	Vinyl	1/1	SLDR	60 x 16	Recessed	Jeld Wen	
W1	Wood	1/1	DH	30 x 39	Recessed	Jeld Wen	
X1	Wood	1/1	DH	30 x 39	Recessed	Jeld Wen	
A2	Wood	1/1	DH	30 x 51	Recessed	Jeld Wen	
B2	Wood	1/1	DH	30 x 51	Recessed	Jeld Wen	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

ATTACHMENT A
LETTER OF SUPPORT FROM NEIGHBOUR

HPO File No. 2022_0308



Wed 1/25/2023 11:50 AM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Dear Houston Historic Commission,

As the owner and resident at 4026 Norhill Blvd, Houston TX 77009 I am writing to let you know my full support of HPO File No. 2022_0308.

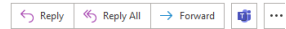
As a family, we are thrilled to see a home on our beautiful Historic Boulevard getting the love and care Byron Sullivan is planning for this home. The plans proposed not only respect the original footprint of this beautiful piece of history, but also respect its current time in architecture and surrounding area.

We are thrilled to see this home restored by its own owners, and can attest that all the care and quality will be placed in this restoration. We looking forward to watching our neighbors grow as a family in this space.

Thank you for all that you do to preserve our city's history.

Josely

Support of 4018 Norhill Blvd_HPO File No. 2022_0308



Wed 1/25/2023 1:58 PM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

HAHC Staff and Commissioners,

My name is Chris Yuko and I live at 4022 Norhill Blvd, Houston, TX 77009, two doors down from the subject home.

I would first like to thank you for the time and energy you put into your role in service to our city. I know that Staff works tirelessly to review all of the applications and arrive at their recommendations. And I know that you give generously of your time to oversee the commission.

I am writing to share my support of Agenda Item #4 - 4018 Norhill Blvd Alteration & Addition. I live two houses down from this project and fully support their proposed plans. The applicant has worked tirelessly to comply with all historic guidelines and requirements and, as evidenced by the staff's support, has met and exceeded these. Additionally, this project compliments the character and feel of homes in both the immediate area and the broader Norhill community and represents the responsible and respectful progress of our community to today's family structure and dynamics.

Based on the professional recommendations of Staff, and the compliance of this home's proposed alteration/addition to the HAHC standards, this project merits approval.

Thank you for your time and attention,

Chris

ATTACHMENT B

EMAIL IN OPPOSITION FROM Norhill civic association

HOP,

The NNA board has voted to deny the attached plans submitted on Nov 8 based on the lack of harmony with other homes in Norhill. The main concern is the large massing of the proposed design. The homeowner mentioned that he is claiming approval due to lack of denial within 30 days per the NNA deed restriction requirements, but the denial within 30 days is explained below. We will attempt to work with the homeowner on a design that can be approved, but the attached design has been denied approval.

Brian Wilson

NNA VP Deed Restrictions

713-598-397

ATTACHMENT C

LETTER AND SUPPORTING DOCUMENTS FROM HOMEOWNER

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC),

My name is Byron Sullivan, the applicant and homeowner of 4018 Norhill Blvd. I am writing this letter in lieu of attending the meeting in-person or virtually as unfortunately a work engagement will not allow me to attend.

Yasmin Arslan, informed me that the Norhill Neighborhood Association (NNA) sent an opposition letter in regarding my proposed home addition. I have not received a copy of the letter from NNA but based on previous feedback I have received they are claiming that the massing is too great.

I'd first like to point out that NNA's opposition is not based on any restrictions in the deed restrictions. Rather the current NNA board seems to have decided to create their own set of restrictions. This is creating a lot of confusion and undue stress on homeowners that are following the deed restrictions.

Secondly, the proposed addition is similar to other additions in the immediate Norhill area that HAHC has recently approved. A sample of these recent COA's include:

901 Key Street:



731 W Temple:



1108 W Cottage:

Proposed North Elevation (front)



