4620 Norhill Blvd Norhill

CERTIFICATE OF APPROPRIATENESS6

Application Date: April 4, 2025

Applicant: Sam Gianukos, agent for Kallie A. Gallagher, owner

Property: 4620 Norhill Blvd, Lot 10, Block 114, North Norhill Neighborhood

Subdivision. The property includes a historic 1,161 square foot, one-story, wood, single-family residence and a 464 detached garage situated on a

5,000 square foot (100' x 50') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1926, and

contributing detached garage, constructed circa 1930, located in the

Norhill Historic District.

Proposal: Alteration – Addition

The applicant proposes a 571 square foot one-story rear addition to the existing bungalow. Project details include the following:

- Siding: 3.5" reveal smooth cementitious
- Windows: six new wood windows will be added to the building.
 - Three 1/1, wood framed
 - One fixed, wood framed
 - One dormer, with two wood framed fixed openings.
 - All windows will be inset and recessed. Any original windows removed are to remain on site for future use. Windows are not to be discarded.
 - **See window diagram on pg.21 for details of requirements.
- Roof ridge will differentiate between original and addition.
- Rear setback: 16-4"
- Proposed alterations to the garage can be found on the separate COA application document HP2025_0115.

Public Comment: See pg. 22 for comments.

Civic Association: See pg. 27 for comments.

Recommendation: Approval

HAHC Action: -

ITEM C03 4620 Norhill Blvd Norhill

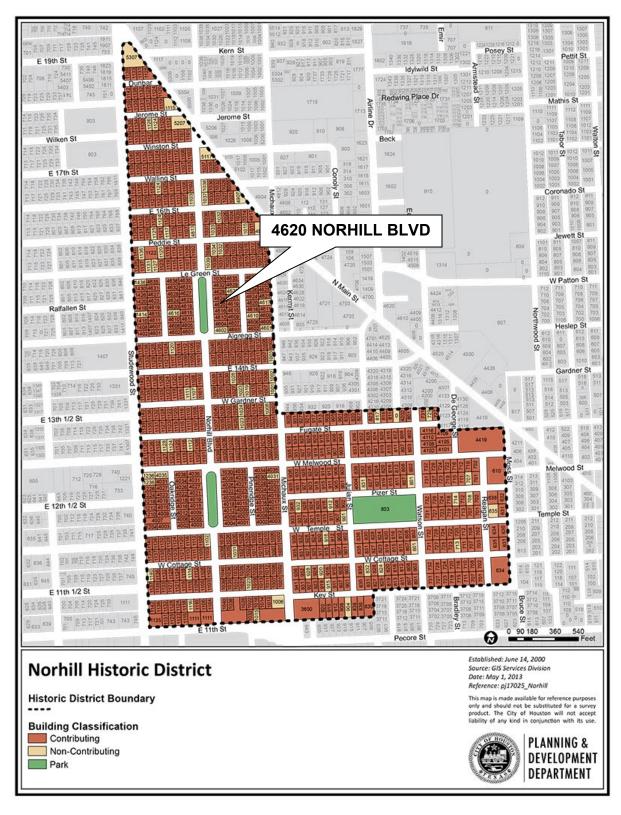
APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

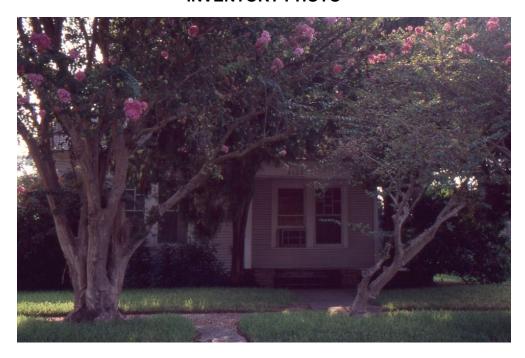
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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							
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;							
			(2)	Γhe 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 ime 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;							
\boxtimes			(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.							

DISTRICT MAP



INVENTORY PHOTO



CURRENT PHOTOS

WEST (FRONT) ELEVATION

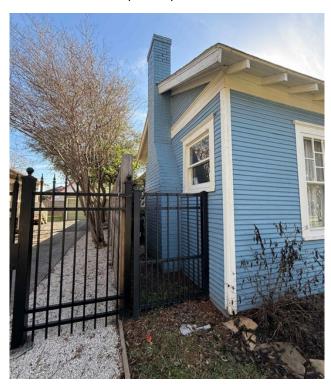


EAST (REAR) ELEVATION





NORTH (LEFT) ELEVATION





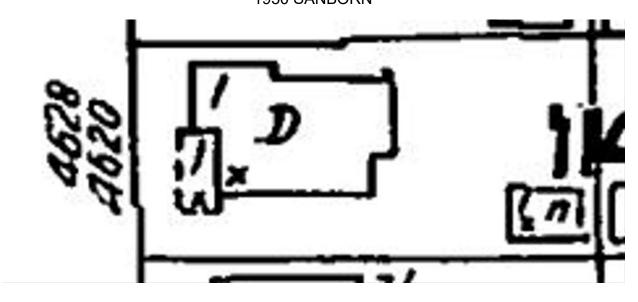
4620 Norhill Blvd Norhill

SOUTH (RIGHT) ELEVATION

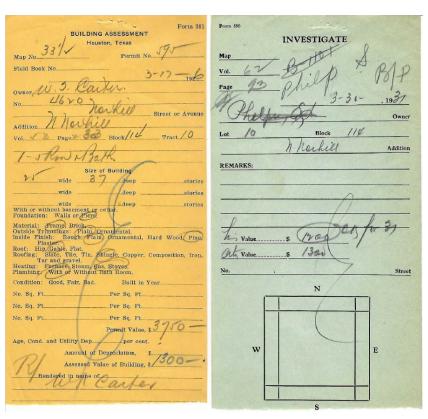


HISTORIC DOCUMENTATION

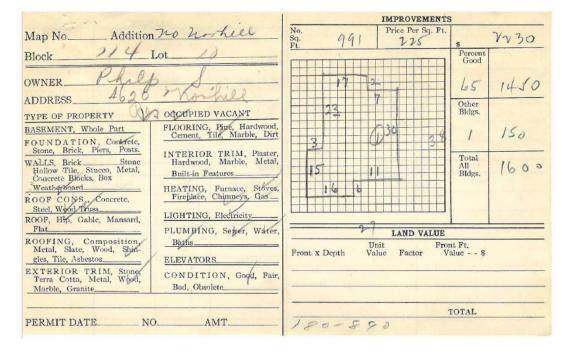
1950 SANBORN



1926 BLA



BLA – DATE UNKNOWN

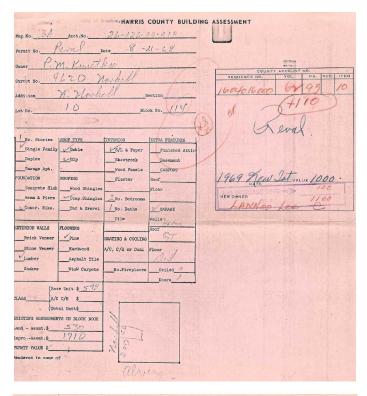


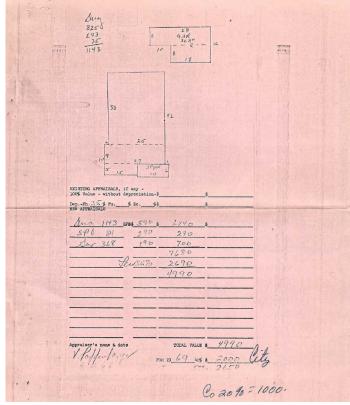
1953 BLA

Harris County								
BUILDING ASSESSMENT								
Houston, Texas								
Vol. 62 Page Permit No. C'Alq								
Inspector								
7-14 1953								
Date								
Owner								
No. 4620 harhle Street								
Survey or Addition n. Norhill								
Abst Lot or Tr. 10 Blk 114								
Type Residential Commercial								
IndustrialPre-Fab								
Exterior: Permastone — Rock — Brick Veneer — Frame — Stucco —Concrete Tile — Claytile — Cedar Shakes—Composition—Shingle—Redwood.								
Interior: Sheetrock—Plastered—Paneled—Cellotex—Plywood—None.								
Floors: Oak-Plywood-Cement-Tile-Pine-Azrock-Higgins-Terrazio-None.								
Roofing: Shingle — Asbestos — Terra-Gotta — Tile — Composition — Slate — Copper — C-Iron, Tar and Gravel.								
Foundation: Concrete Slab — Piers — Blocks, Beams — Brick — Piers-Wood.								
Plumbing: 1 Tile—2 Tile—3 Tile—Other: None.								
Climatizers: Dual. Temp. Ac-Tons, Attic Ventilation-Central Heat Unit-Gas Stoves-None.								
Electrical Equipment: Part—All—Sprinklers.								
Condition: New — Good — Fair — Poor — Obsolete. Permit Val								
Cl 2+								
Toda Ball.								
Remarks: 966 @ 2.70 2610								
3680 .75 280								
Dug25% 2880								
Moved here From 2/70								
No. Sq. Ft. Per Sq. Ft.								
No. Sq. Ft. Per Sq. Ft.								
1954 New takel Assessed Value of Building 820								

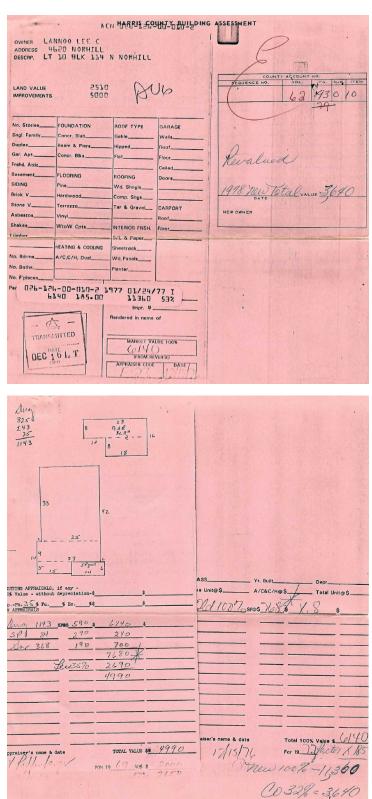
	Hurria County	
	Houston, Texa	
Vol.	Page	Permit No. 18
		Inspector
		2.1
		9 19.
Owner	mrs. Q. L. C.	Eristing
No	4600	norkell
Survey or Addition	no nor	Riel
Abst	Lot or Tr.	10 Blk /
Type	Residential	Commercial
PPTTY	_	
u.	Industrial	Pre-Fab
Interior: Sheetre	es — Composition — Shingle — Redwood, ock — Plastered — Paneled — Cellotex — P	
Interior: Sheeter Floors: Oak—Pi Rooting: Shingle Tor and Gra Foundation: Co Plumbing: 1 Tile Climatizers: Duc Electrical Equip Condition: New	ock—Plastered—Paneled—Cellotex—P ywood—Cement—Tile—Pine—Azrock—H - Asbestos — Terra-Cetta — Tile — G	agains—Terrazio—None. Composition — Siate — Copper — Brick — Piers-Wood.
Interior: Sheeter Floors: Oak—Pi Rooling: Shingle Tar and Gra Foundation: Co Plumbing: 1 Tile Climatizers: Duc Electrical Equip Condition: New	ock — Plastered — Poneled — Cellotex — Proceed — Cellotex — Proceed — Cellotex — Proceed — Cellotex — Proceed — Cellotex	Gylins Terrazio—None. Composition — Blafe — Copper — - Brick — Piers-Wood. entrol Heat Unit—Gas Stoves—No
Interior: Sheeter Floors: Oak—Pl Recling: Shingle Tar and Gra Foundation: Co Plumbing: 1 Tile Climatizers: Duc Electrical Equip	ock — Plastered — Poneled — Cellotex — Proceed — Cellotex — Proceed — Cellotex — Proceed — Cellotex — Proceed — Cellotex	Gylins Terrazio—None. Composition — Blafe — Copper — - Brick — Piers-Wood. entrol Heat Unit—Gas Stoves—No

1968 BLA





1978 BLA



CONTEXT AREA





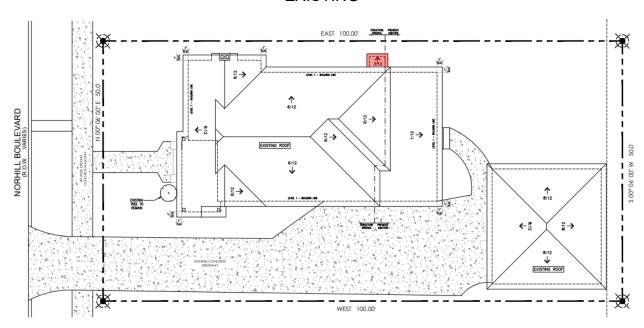


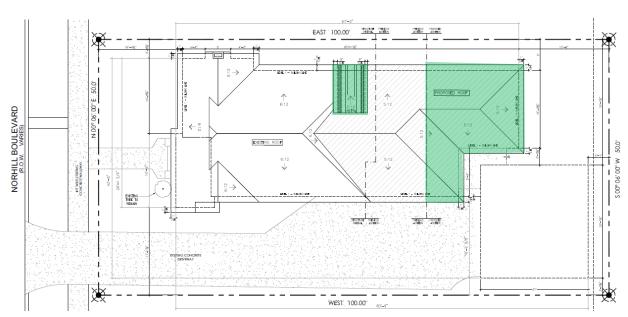




SITE PLAN

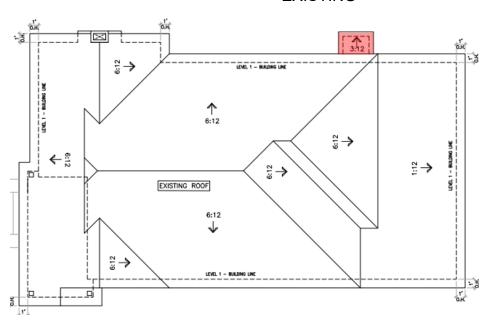
EXISTING

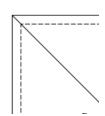


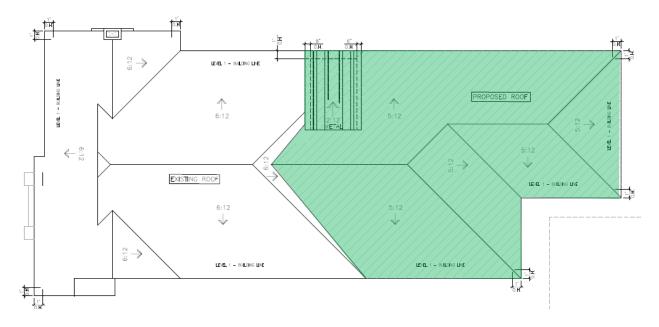


ROOFPLAN

EXISTING



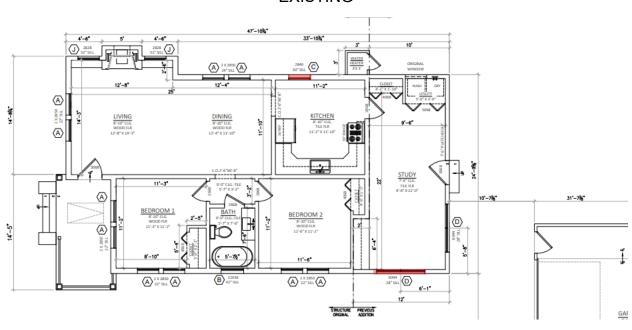


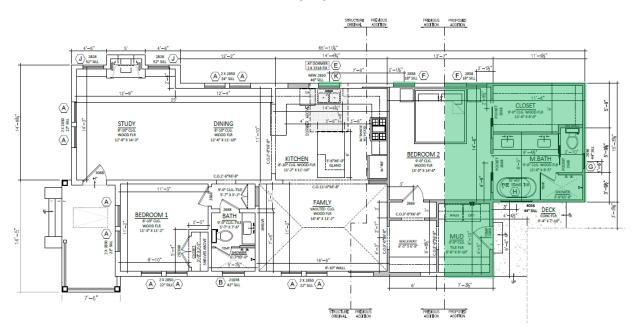


Norhill

FLOORPLAN

EXISTING





WEST (FRONT) ELEVATION

EXISTING



PROPOSED



Garage alterations can be found on separate application document HP2025_0115.

EAST (REAR) ELEVATION

EXISTING

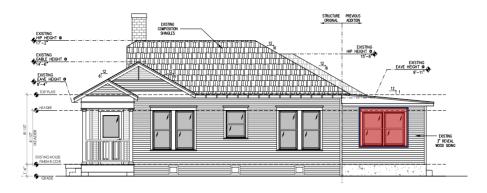




4620 Norhill Blvd Norhill

SOUTH (RIGHT) ELEVATION

EXISTING

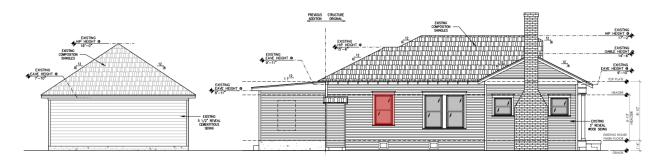




4620 Norhill Blvd Norhill

NORTH (LEFT) ELEVATION

EXISTING





WINDOW WORKSHEET

CERTIFICATE OF APPROPRIATENESS



WINDOW WORKSHEET

	EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/ Replacement	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No	
Α	WOOD	1/1	SH	32 X 60	RECESSED	ORIGINAL	YES	
В	WOOD	1/1	SH	34 X 42	RECESSED	ORIGINAL	YES	
С	WOOD	1/1	SH	32 X 54	RECESSED	REPLACEMENT	NO	
D	WOOD	1	SLIDE	72 X 52	RECESSED	REPLACEMENT	NO	
J	WOOD	1/1	SH	32 X 32	RECESSED	ORIGINAL	YES	

	DAMAGE TO EXISTING WINDOWS									
Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/ Description			
Ex. A1	Y	Y	Y	N	Y	N	Missing Parts			
Α										
В										
С										

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	WindowCo.	No	
Α								
В								
С								
E	WOOD	1	FIX	30 X 24	RECESSED	JELD-WEN		NEW
F	WOOD	1/1	SH	32 X 68	RECESSED	JELD-WEN		NEW
G	WOOD	1/1	SH	32 X 42	RECESSED	JELD-WEN		NEW
Н	WOOD	1	FIX	48 X 42	RECESSED	JELD-WEN		NEW
K	WOOD	1/1	SH	32 X 36	RECESSED	JELD-WEN		NEW
		i						

WINDOW DIAGRAM



ITEM C03 4620 Norhill Blvd Norhill

PUBLIC COMMENTS

April 12, 2025

Via Email

HPO File No. 2025 0102

Historic Preservation Office City of Houston 611 Walker, 6th Floor Houston, TX 77002 historicpreservation@houstontx.gov

> Re: Application No. HP2025_0102 (4620 Norhill Blvd., Houston, Texas 77009)

To Whom It May Concern:

My name is Colin Phillips, and I live in the Norhill Historic District, at 1112 E 14th Street, Houston, Texas 77009—right around the corner from the address at issue in this application.

I reviewed the proposed plans for the alteration (addition) project at 4620 Norhill Blvd., Houston, Texas 77009 (Application No. HP2025_0102). I am in support of the project.

> Kind regards, /s/ Colin Phillips

April 14, 2025

Via Email

Historic Preservation Office City of Houston 611 Walker, 6th Floor Houston, TX 77002 historicpreservation@houstontx.gov

Re: Application No. HP2025_0102 (4620 Norhill Blvd., Houston, Texas 77009)

To Whom It May Concern:

My name is Steven Lewis and I live at 1106 Algregg St., Houston, Texas 77009.

I have reviewed the proposed plans for the alteration (addition) project at 4620 Norhill Blvd., Houston, Texas 77009 (Application No. HP2025_0102) and spoken with the owner about the construction and I am totally in support of the project.

Kind regards,

1212.

Steven Lewis

April 14, 2025

Via Email to historic preservation@houstontx.gov

Historic Preservation Office City of Houston 611 Walker, 6th Floor Houston, TX 77002

Re: Application No. HP2025_0102 (4620 Norhill Blvd., Houston, Texas 77009)

To Whom It May Concern:

My name is Matthew Storey. I live at 1037 E 14th Street. I have owned my home since 2009. I have reviewed the proposed plans for the alteration (addition) project at 4620 Norhill Blvd.

It is my understanding that the Norhill Neighborhood Association Deed Restriction Committee has raised an objection to the construction of a kitchen dormer that's reflected in the project plans. The North Norhill Deed Restrictions do not prohibit dormers, and in fact dormers are considered among the "Defining Features" of North Norhill homes. See the reproduction below, highlighted in relevant part, from the Historic Preservation Manual for Norhill.

Norhill

Defining Features

This Historic District Profile was developed to help property owners. It explains the typical features of buildings found in Norhill. This can be helpful when you are planning a project that would change your home's exterior. About the District Boundaries History and Culture Architectural Styles Defining Features Setting

One of the defining characteristics of a home in the Norhill neighborhood is its front porch. Bungalows typically had a large front porch, either under the main roof or under a projecting gable. Houses are dad with wood siding as well as (to a lesser extent) brick veneer. Many of them have fireplaces and chimneys.

On the Tudor cottages, the chimneys often take center stage next to the front door. Tudor houses typically have arched doorways and prominent front gables. The roof line along the gable, or above the porch, may be curved.

The neighborhood contains mostly single-family homes, with some duplexes. One-story garages and carports are usually plainly constructed, with no specific architectural style.

Once an Historic District is created, certain rules apply to the entire neighborhood. These rules require that changes to properties in the District must be appropriate. In other words, the historic character of the property must stay the same.

Exterior changes must be approved in advance. The Planning Department can help with this process. If the project is approved, the property owner receives a Certificate of Appropriateness. In many Houston neighborhoods, deed restrictions require that the neighborhood civic association also approve changes to a property. The civic association's regulations and standards may differ from those of the City. The information shown here refers only to City requirements. Property owners should check with their neighborhood association before beginning any project.

When planning a building project within the Norhill Historic District, please refer to this chart. It shows which building elements are compatible and which are not, Definitions of common architectural terms can be found in the glossary.

	Compatible	Incompatible
Foundation	Raised pier and beam	 Slab on grade
Porch	Front porch (may be large or small) Square or round columns Squared/tapered porch supports	• No porch
Roof	Hipped or gabled roof shapes Low or medium pitch Gable ornamentation Wide or shallow eave overhang Boxed eave overhang Open eaves with exposed rafter tails Dommers Composition shingles	Shed, flat, gambrel or mansard roof shapes Slate or tile roof Cupolas or towers

Norhill

May 8, 2025 HPO File No. 2025_0102

Additionally, the dormer reflected in the project plans is consistent with the February 2024 draft Norhill design guidelines, which I believe are the most current proposed guidelines. See the reproduction below from the draft guidelines, which to be clear are not yet applicable yet nevertheless are satisfied per the project plans. There is no distinction between a gabled dormer versus a shed dormer, or a guideline favoring the alteration and addition of a gabled roofline instead of a dormer.

2.6.d. Dormers

No dormers may be added to the front elevation. If a dormer was part of the original design, an exception can be considered. Design a new dormer to be compatible with the historic structure.

- Dormers must be functional to create additional living space or allow light to enter an attic space — not merely decorative.
- The style of a new dormer should be in keeping with the style of the house.
- Locate a new single dormer in a location that is toward the rear of the house and on the side of the roof that is as close to the middle of the lot as possible. Do not locate a new dormer on a front-facing roof.
- If two dormers are desired on the same side of the roof, they may be arranged with a historically appropriate spacing between them and do not necessarily need to be located toward the rear of the building.
- If two dormers are desired and they will be on opposite sides of the roof, they
 may not extend to or cover the ridge of the roof, and they must be located in
 the rear half of the roof.
- Use a simple design that can be distinguished from, but is compatible with, any historic dormers.
- Do not cover the ridge of the roof with a new dormer.
- Do not extend the dormer over the eave of the roof; set it back from the eave.
- · A dormer must be inset from the first-floor side wall below it.

Dormers were routinely included in Craftsman homes from the period. This is why they are considered a defining feature and included within the proposed design guidelines. Finally, the proposed dormer cannot be seen at eye level from the street and consequently will not alter the appearance of the house to the public.

In sum, I have thoroughly reviewed the proposed plans for the alteration (addition) project at 4620 Norhill Blvd. The project is consistent with the law, deed restrictions and even *draft* Norhill design guidelines. I strongly urge the committee to withdraw its objections and approve the plans.

Kind regards,

Matthew Storey

Matthew Storey

April 15, 2025

Via Email

Historic Preservation Office City of Houston 611 Walker, 6th Floor Houston, TX 77002 historicpreservation@houstontx.gov

Re: Application No. HP2025_0102 (4620 Norhill Blvd., Houston, Texas 77009)

To Whom It May Concern:

My name is Marketa Barta and I live at 4616 Norhill Blvd, Houston, Texas 77009.

I reviewed the proposed plans for the alteration (addition) project at 4620 Norhill Blvd., Houston, Texas 77009 (Application No. HP2025_0102). I am in support of the project. I have lived next door for 30+ years and knew the original owner. I believe that any improvements will be a positive result for this house. I applaud Kallie's considerate attempt to adhere to the historic nature of our neighborhood.

Kind regards,

Marketa "Marki" Barta wrkboxer@hotmail.com 832-202-4911 HPO File No. 2025_0102

ITEM C03 4620 Norhill Blvd Norhill

CIVIC ASSOCIATION COMMENTS



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

Kasia & Sam,

Thank you for sending the options for the side dormer. After a review of the options, NNA agrees with Sam that the original proposed shed dormer would be best. Therefore, your plans as submitted on April 2, 2025 have been approved by the Norhill Neighborhood Association.

Please let us know if you have any questions. If there are any changes or alterations to the plans including a change of window material or manufacturer please resubmit the plans for approval.

Best,

Virginia Kelsey

NNA VP of Deed Restrictions