

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 on a 5,000 SF lot.

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

Proposal: Alteration – Addition.

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.

PROPOSED WORK

This project entails the conversion from a multi-unit residence to a single-family residence. The applicant proposes to keep both door opening but would like to swap the doors. The garage structure has experienced years of neglect with structural concerns and thus, it is being reconstructed.

The main home has what appears to be two rear, small additions. These were poorly constructed and are not harmonious with the original bungalow, thus they are being demolished.

The proposed one-story addition is located at the rear of the property, to be constructed immediately behind the original building with a clear distinction between the original vs new construction. Recessed, small-scale vertical hyphens will physically separate the original residence with the new addition at both sides and both original corners will be exposed.

MATERIALS & WINDOWS: All proposed materials will be harmonious with the historic character of the original building and consist of wood and simple detailing that are new and/or salvaged when possible. The proposed one-story addition and garage structure will consist of wood siding. All new windows at the rear addition will be wood windows.

Public Comment: No public comment received.

Civic Association: Letter of Support Received.

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

- (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



CONTEXT AREA



4035 Norhill Blvd – Contributing – 1939 (across street)



4022 Norhill Blvd – Contributing – 1929 (neighbor)



4028 Norhill Blvd – Contributing – (neighbor)

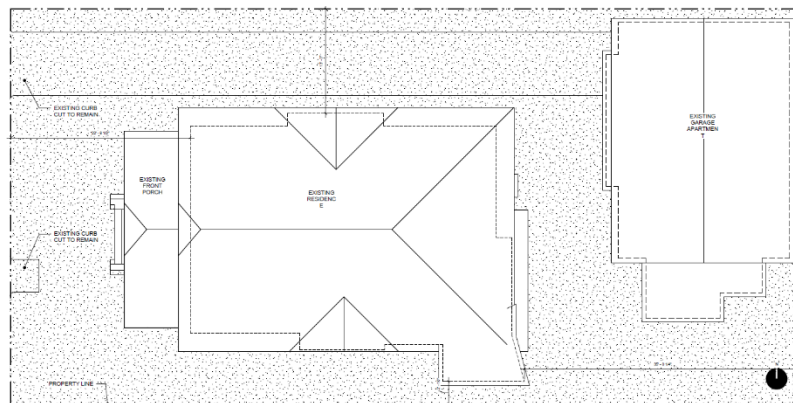
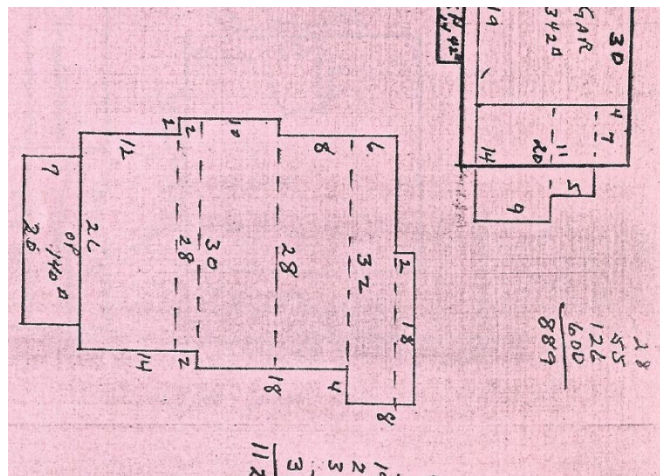


4031 Norhill Blvd – Contributing – 1930 (across street)



4027 Norhill Blvd – Contributing – 1938 (across street)

SANBORN AND TAX RECORDS



EXISTING PHOTOS



Figure 1- Front Elevation



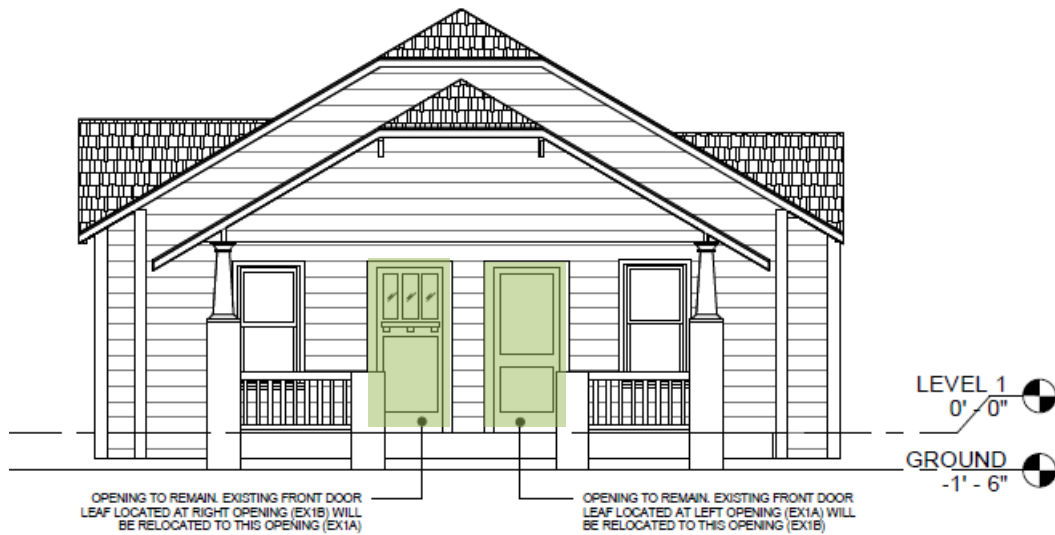
Figure 2- North West Elevation

WEST ELEVATION – FRONT FACING NORHILL BOULEVARD

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING

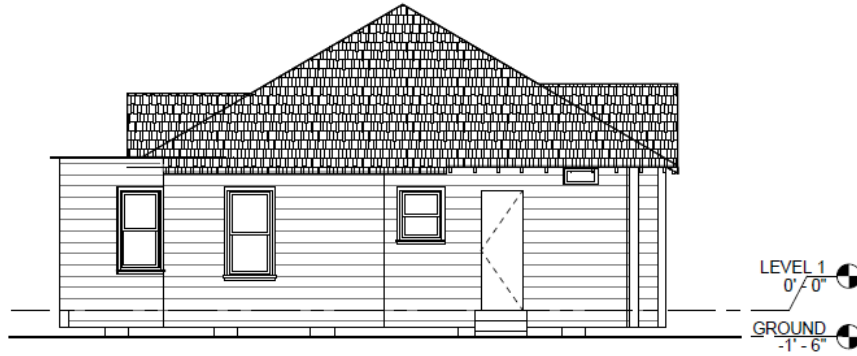


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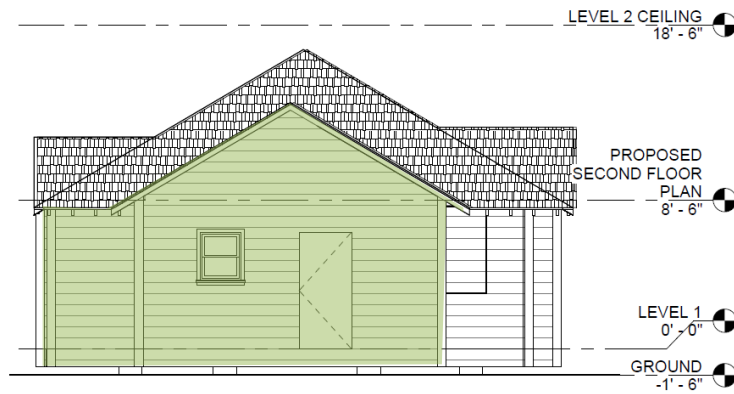


EAST (REAR) ELEVATION

EXISTING

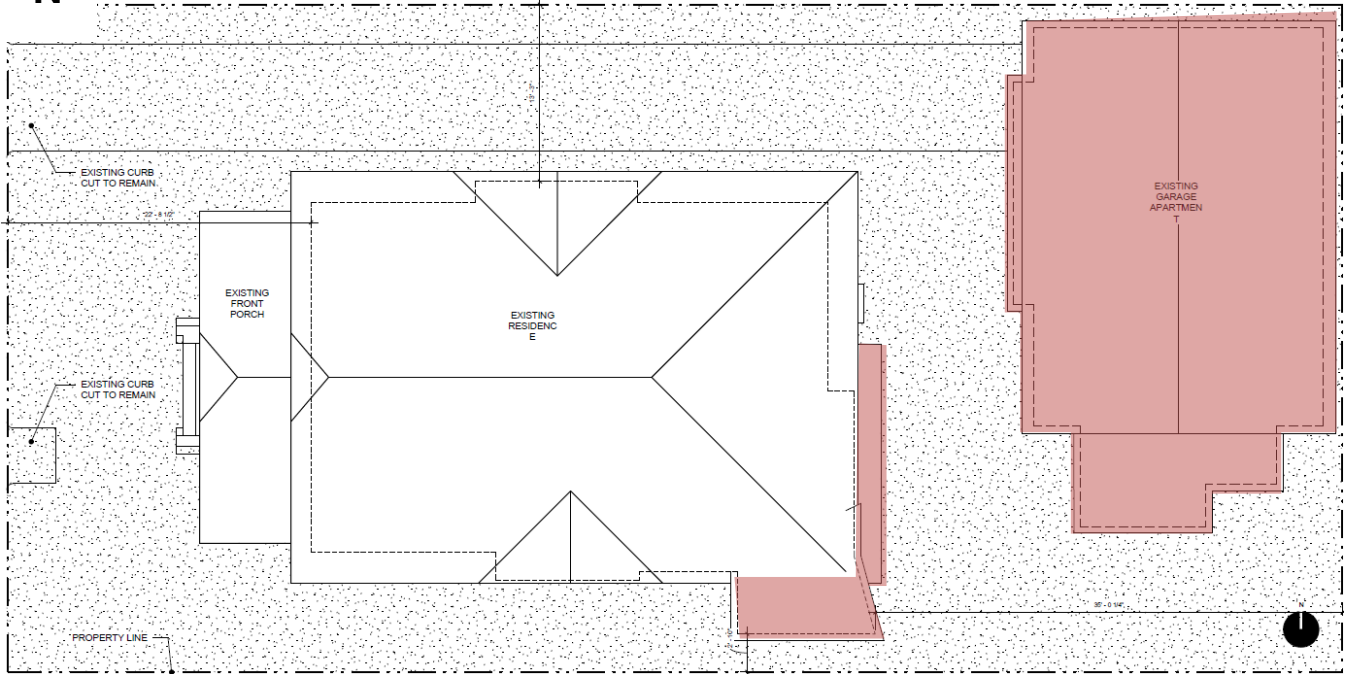


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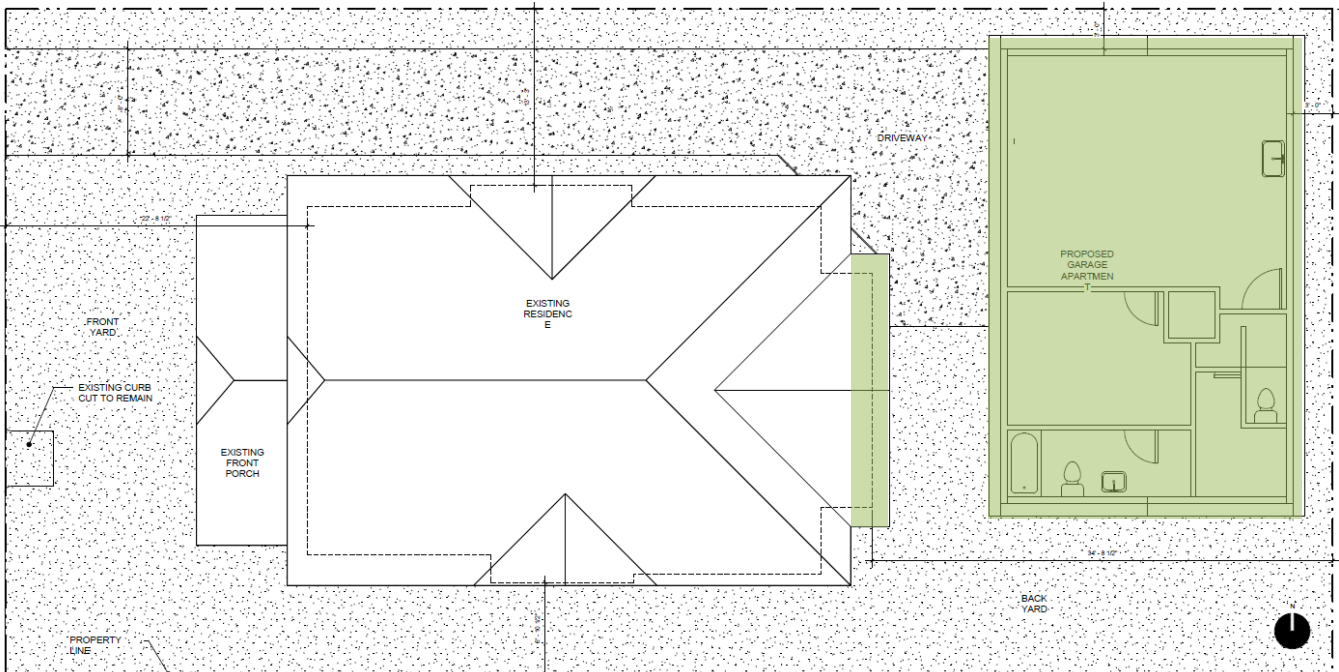




**SITE PLAN
EXISTING**

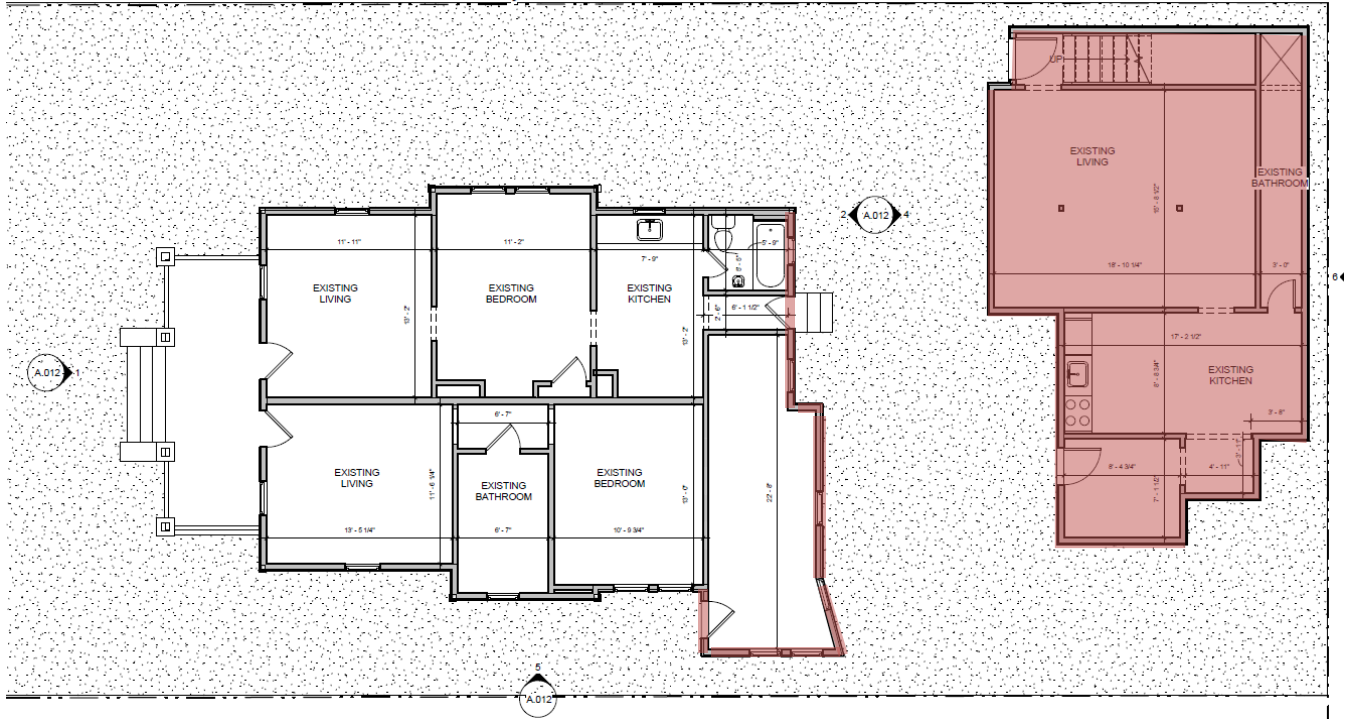


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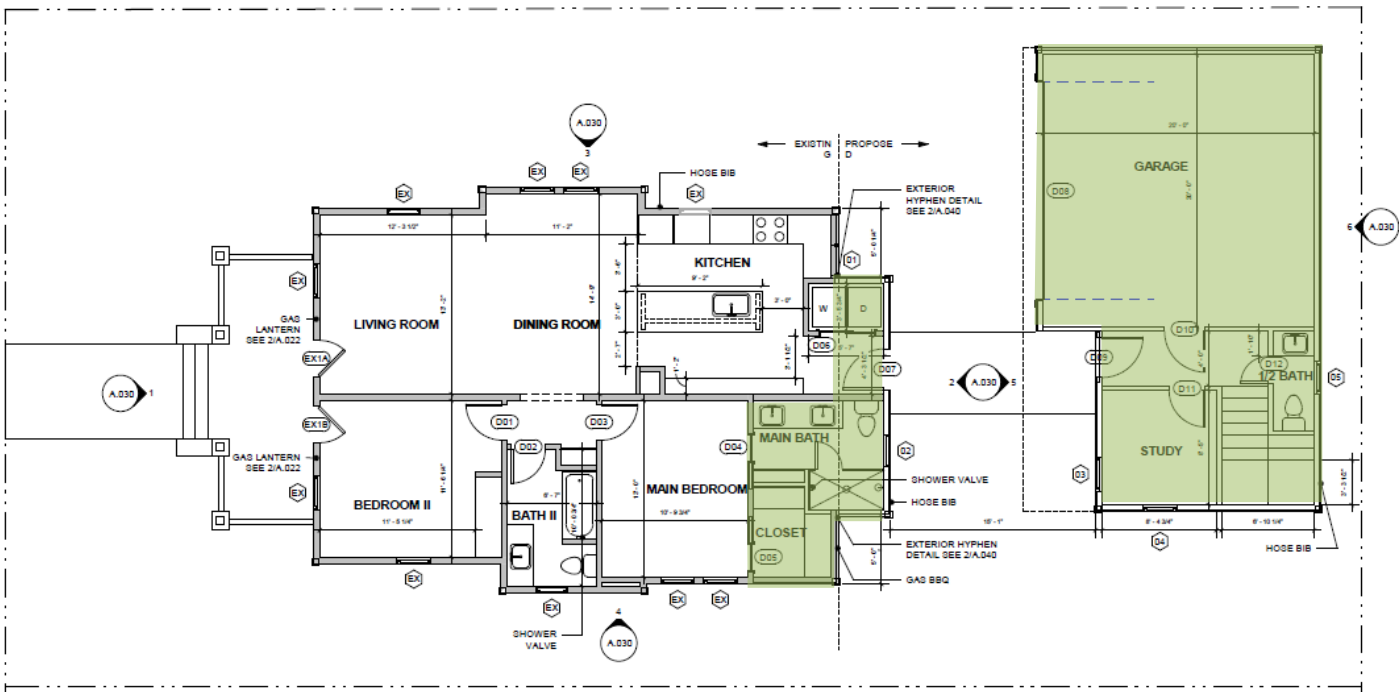




FIRST FLOOR PLAN EXISTING



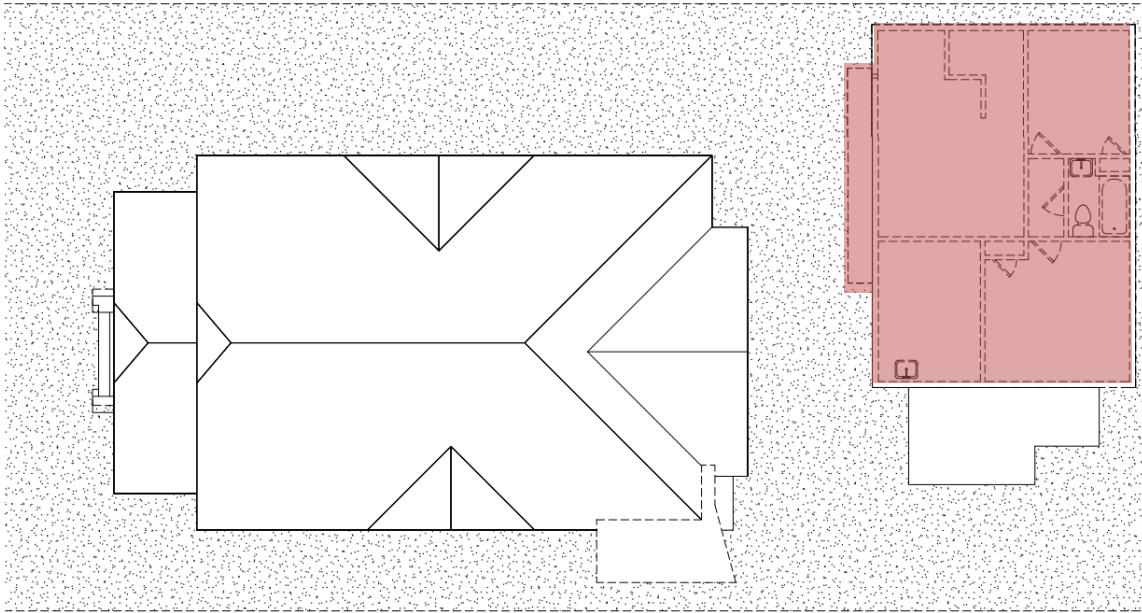
PROPOSED



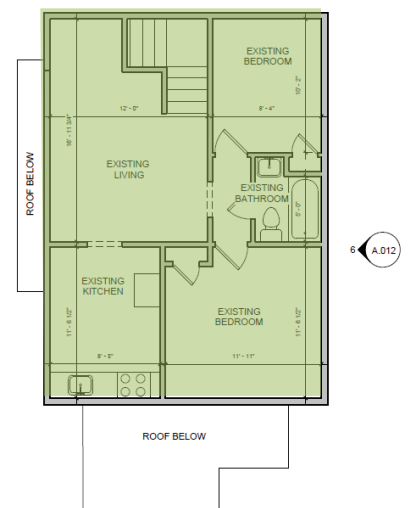
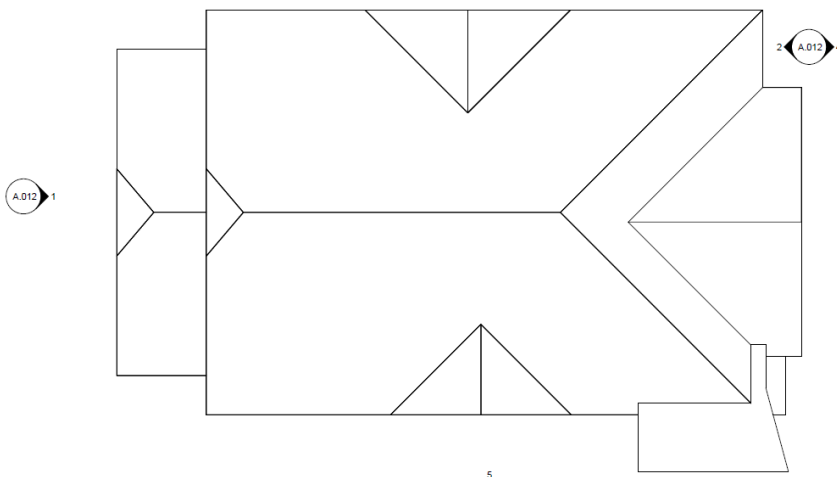


SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
01	2' - 5"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW
02	2' - 4"	2' - 9"	NEW DOUBLE HUNG WOOD WINDOW
03	2' - 6"	4' - 9"	NEW DOUBLE HUNG WOOD WINDOW
04	2' - 6"	4' - 9"	NEW DOUBLE HUNG WOOD WINDOW
05	2' - 4"	2' - 9"	NEW DOUBLE HUNG WOOD WINDOW
06	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW
07	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW
08	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW - EGRESS WINDOW SEE NOTE 1
09	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW
10	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW - EGRESS WINDOW SEE NOTE 1
11	2' - 4"	2' - 9"	NEW DOUBLE HUNG WOOD WINDOW
12	2' - 8"	3' - 0"	NEW DOUBLE HUNG WOOD WINDOW
13	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW
14	2' - 8"	3' - 0"	NEW DOUBLE HUNG WOOD WINDOW
15	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW
16	2' - 8"	5' - 0"	NEW DOUBLE HUNG WOOD WINDOW
EX	2' - 6"	4' - 9"	EXISTING TO REMAIN
EX	2' - 6"	4' - 9"	EXISTING TO REMAIN
EX	2' - 6"	4' - 9"	EXISTING TO REMAIN
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EX	2' - 4"	2' - 9"	EXISTING TO REMAIN
EX	2' - 6"	4' - 9"	EXISTING TO REMAIN
EX	2' - 6"	4' - 9"	EXISTING TO REMAIN

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
D01	2' - 8"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D02	2' - 6"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D03	2' - 8"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D04	2' - 0"	6' - 8"	NEW POCKET DOOR - SOLID WOOD SHAKER DOOR PANEL
D05	2' - 0"	6' - 8"	NEW POCKET DOOR - SOLID WOOD SHAKER DOOR PANEL
D06	4' - 0"	6' - 8"	NEW BYPASS DOOR - 2 SOLID WOOD SHAKER DOOR PANEL
D07	3' - 0"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D08	16' - 0"	7' - 0"	NEW GARAGE DOOR - FLUSH PANEL
D09	3' - 0"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D10	3' - 0"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D11	2' - 8"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D12	2' - 0"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D13	3' - 0"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D14	2' - 6"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
D15	2' - 6"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
EX1	2' - 8"	6' - 8"	EXISTING TO REMAIN

ATTACHMENT A

From: NNA DCC <norhil deedrestrictions@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

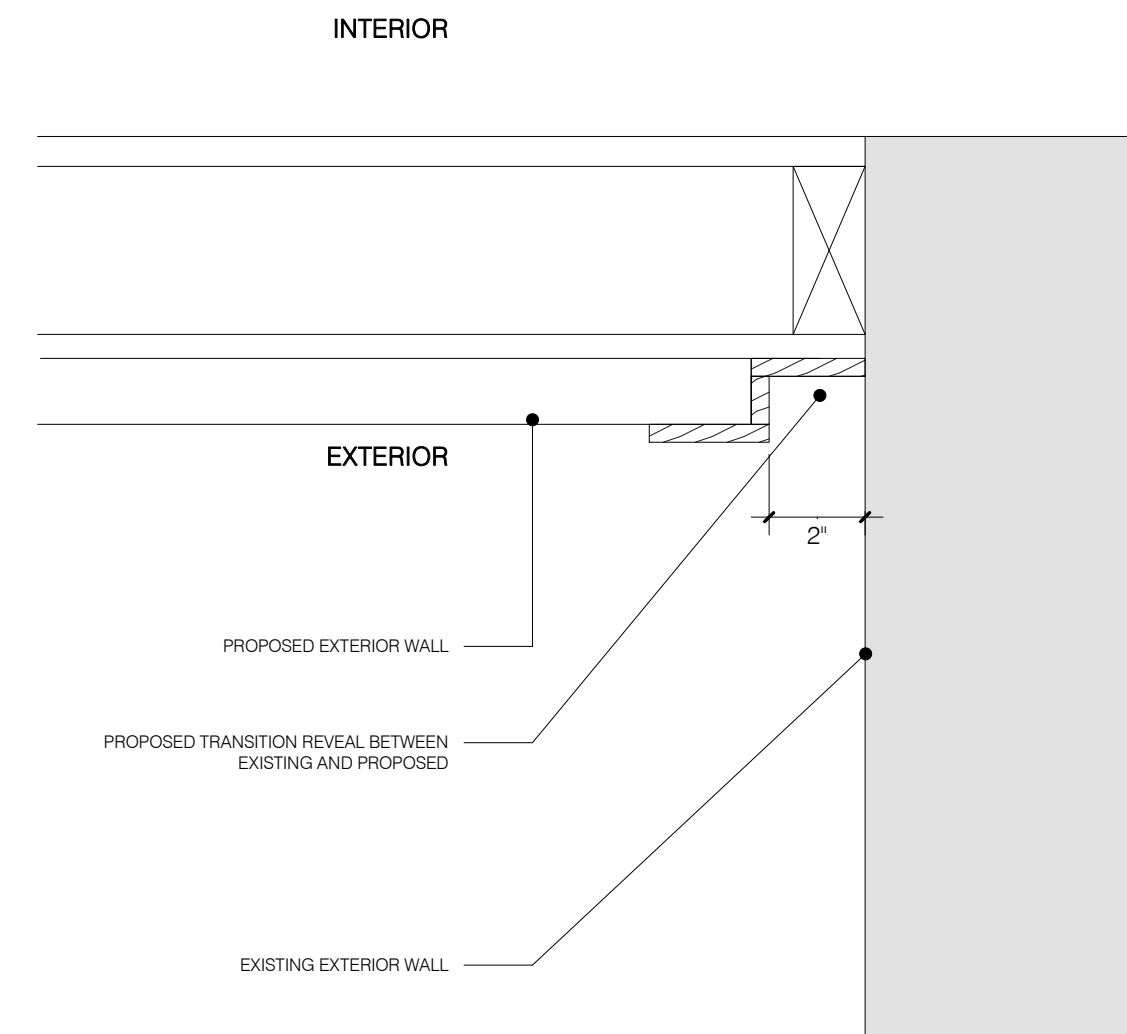
APPLICANT'S MATERIAL

WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
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EX	2' - 6"	4' - 9"	EXISTING TO REMAIN
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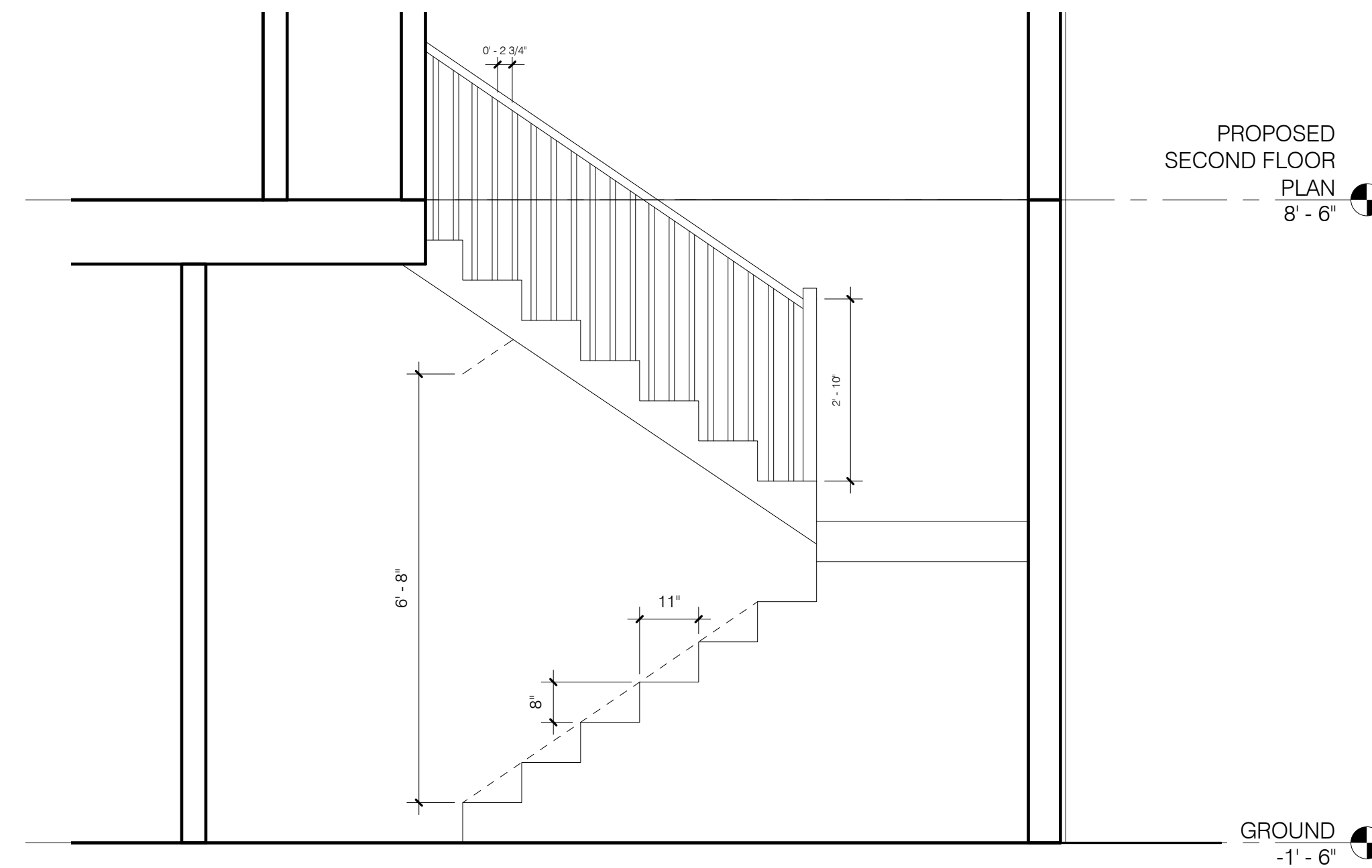
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D15	2' - 6"	6' - 8"	NEW SWING DOOR - SOLID WOOD SHAKER DOOR PANEL
EX1	2' - 8"	6' - 8"	EXISTING TO REMAIN

NOTE 1:
R310.1 2012 IRC Windows (Escape and Rescue Windows)
Plans shall clearly indicate that all escape or rescue windows from sleeping rooms have a minimum net clear opening of 5.7 square feet. The minimum net clear opening width dimension shall be not less than 20 inches, and the minimum net clear height dimension shall not be less than 24 inches. Grade floor openings shall have a minimum net clear opening of 5 square feet. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

ENERGY CONSERVATION COMPLIANCE
TABLE R402.1.2 OF THE 2015 IECC REQUIRES INSULATION VALUES FOR CLIMATE ZONE 2:
MAXIMUM FENESTRATION U-FACTOR: 0.40 (0.65 FOR SKYLIGHTS*)
MAXIMUM GLAZED FENESTRATION SHGC: 0.25
MINIMUM CEILING R-VALUE: 38
MINIMUM WALL R-VALUE: 13
MINIMUM FLOOR R-VALUE: 13



② EXTERIOR HYPHEN DETAIL
3" = 1'-0"



① STAIR SECTION
1/2" = 1'-0"

URBANO ARCHITECTS

119 E 20th ST, Suite #200
Houston, TX, 77008
Tel.: 832 444 0012

CLIENT

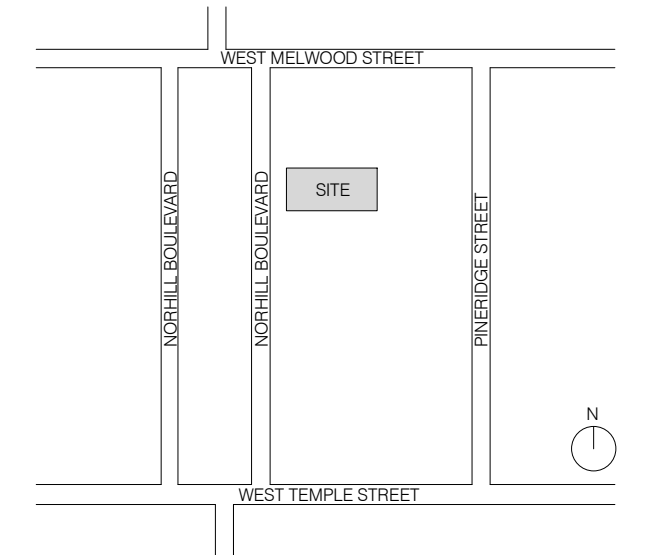
CHRIS & JOSELY YUKO

CONTRACTOR

CONSULTANTS

PROJECT NAME & LOCATION

4026 NORHILL BLVD RESIDENCE RENOVATION & ADDITION



4026 Norhill Blvd, Houston, TX 77009

DATE	ISSUE	NO.	DATE	REVISION
12/20/2021	COA			

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

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DRAWING TITLE
SCHEDULE AND DETAILS

DATE
12/20/21

PROJECT NO.
21016

DRAWN BY
KH

DRAWING NUMBER
A.040

SEAL & SIGNATURE

ANDRES A. UTTING

EXISTING PHOTOS



WEST ELEVATION - BUNGALOW



NORTH WEST ELEVATION - BUNGALOW



POSSIBLE
REAR
ADDITION

EAST ELEVATION - BUNGALOW



POSSIBLE
REAR
ADDITION

SOUTH ELEVATION - BUNGALOW



WEST ELEVATION - GARAGE STRUCTURE



SOUTH WEST ELEVATION - GARAGE STRUCTURE



SOUTH EAST ELEVATION - GARAGE STRUCTURE



GARAGE STRUCTURE AS SEEN FROM STREET



Existing First Floor at Duplex Garage Structure sits on plywood floors



Existing Structural Damage at Garage Structure



Existing First Floor Kitchen at Garage Structure