



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: December 1, 2025 **HPO Fine #:** 2025_0347 **ITEM #: B12**

Applicant: Sandra Delacroix, owner

Property: 4007 Oak Ridge Street, Lots 15 & 16, Block 127, North Norhill Neighborhood Subdivision. The property includes a historic 1,343 square foot, one-story wood frame single family residence and a 593 square foot detached garage situated on a 10,000 square foot interior lot. Lot 16 only is 4,994 square feet.

Significance: Contributing Bungalow, constructed circa 1923, and detached noncontributing garage, constructed circa 1980, located in the Norhill Historic District.

Proposal: Alteration –Addition, Windows, Porch, Siding

***Site visit 12/30/25 confirmed proposed work had already begun. Proposed window removals have already taken place on the south and north towards the rear of the house. *** The applicant proposes a partial rear addition to extend the existing living quarters and includes a covered rear porch. The new porch will provide a covered breezeway to connect the rear porch to the detached garage. Details include:

Addition and Rear Porch:

- Existing:

- o Total Living Area: 1,179 sqft
- o Front Porch: 91 sqft
- o Rear Stoop: 73 sqft
- o Detached two-car garage with storage: 593 sqft
 - Existing Total Covered: 1,936 sqft

- Proposed:

- o Total Living Area (incl. garage mud rm): 1,327 sqft
- o Rear Porch: 245 sqft
- o Front Porch: 91 sqft
- o Breezeway: 40 sqft
- o Detached two-car garage: 370 sqft
 - Proposed Total Covered: 2,073 sqft

Windows:

- Windows throughout the building have been replaced over the years with vinyl windows. Two window openings on the south (left) elevation towards the rear will be changed to single windows and one small window towards the center of the elevation will be added.
- Two window openings on the north (right) elevation towards the rear will be changed to two horizontal windows with privacy glass.

ALL NEW WINDOWS are to match existing and be Inset and Recessed.

See attached Window Diagram.

Other:

- Front Porch: This property was previously approved for a front porch alteration which is reflected in the proposed front elevation drawings included in this document. Tapered wood columns on brick base, wood decking, wood railing. See HP2025_0045.
- Siding: Existing 117 wood siding is to remain. Repair per existing as needed.
- **Proposed garage alterations** can be found in separate document **HP2026_0009**.
-

FRONT PORCH DECKING in a Historic District must be: 1 in. x 4 in., Tongue & Groove (T&G), laid front to back. Actual dimensions ¾ in. x 3 1/8 in.



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Public Comments

-

- No Comments

Civic Association

Norhill Neighborhood
Association

- 01/14/2026 Plans Approved as Submitted

Recommendation:

Approval

HAHC Action:

Basis for Issuance: HAHC Review

Date Effective:

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.



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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

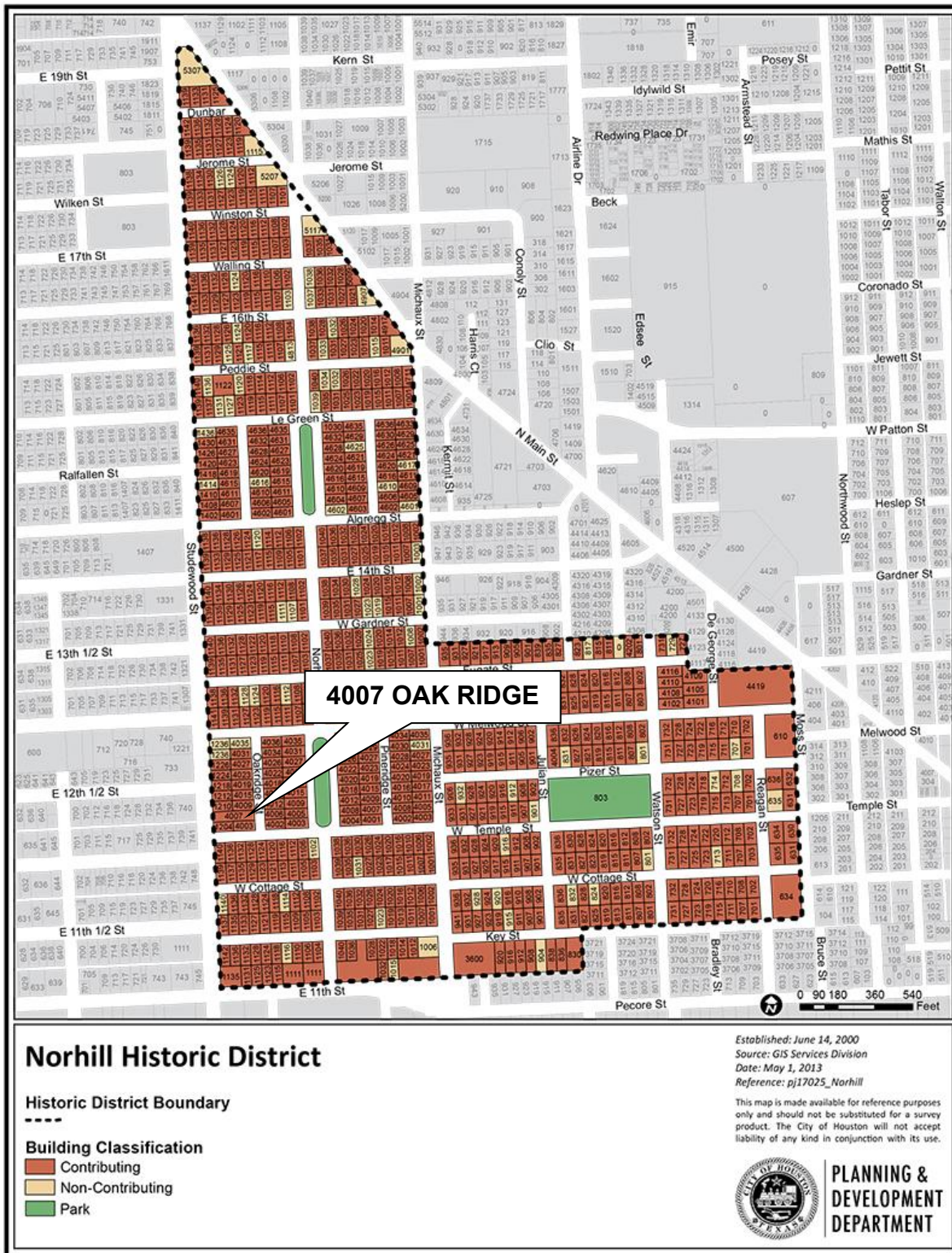
- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The 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. |



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DISTRICT MAP





PLANNING &
DEVELOPMENT
DEPARTMENT

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INVENTORY PHOTO





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CURRENT PHOTOS

EAST (FRONT) ELEVATION



FACING EAST FROM REAR OF LOT TOWARDS REAR OF HOUSE





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WEST (REAR) ELEVATION



SOUTH (LEFT) ELEVATION





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SOUTH (LEFT) ELEVATION WINDOWS TOWARDS REAR



SOUTH (LEFT) ELEVATION TOWARDS REAR 12/30/2025 - HOP SITE VISIT





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SOUTH (LEFT) ELEVATION TOWARDS REAR 12/30/2025 - HOP SITE VISIT



SOUTH (LEFT) ELEVATION - 12/30/2025 - HOP SITE VISIT





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SOUTH (LEFT) ELEVATION WINDOWS TOWARDS THE FRONT



SOUTH (LEFT) ELEVATION CENTER WINDOW





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NORTH (RIGHT) ELEVATION- 12/30/2025 - HOP SITE VISIT



NORTH (RIGHT) ELEVATION WINDOWS - 12/30/2025 - HOP SITE VISIT



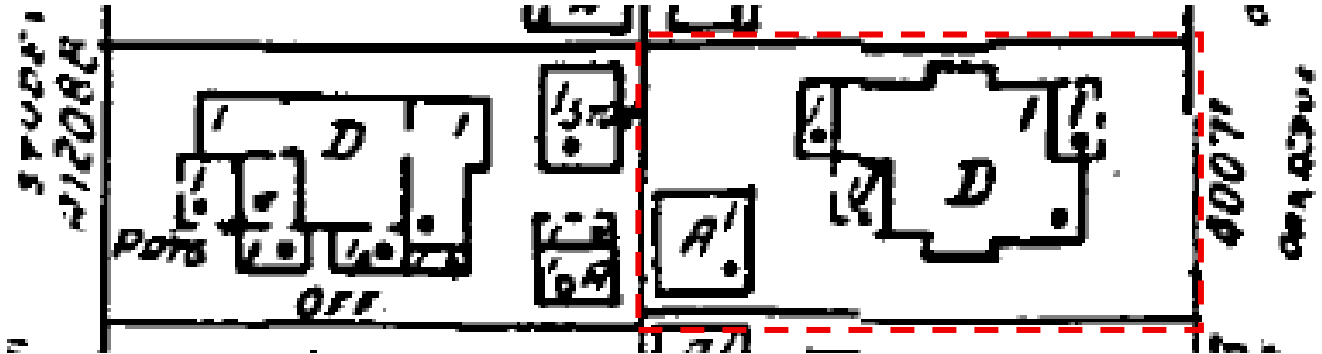


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HISTORIC DOCUMENTATION

1925 SANBORN



c. 1950s BLA

Map No. _____ Addition <u>2nd North</u>		IMPROVEMENTS	
Block <u>127</u> Lot <u>16</u>		No. Sq. Ft. <u>1167</u>	Price Per Sq. Ft. <u>225</u>
OWNER <u>Milde R. C.</u>		\$ <u>2610</u>	
ADDRESS <u>4007 Oakridge</u>		Percent Good <u>65</u>	
TYPE OF PROPERTY <u>Res</u> OCCUPIED VACANT		Other Bldgs. <u>1</u>	
BASEMENT, Whole Part <u>/</u>		Total All Bldgs. <u>1740</u>	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. <u>/</u>			
WALLS, Brick <u>/</u> Stone <u>/</u>			
Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard <u>/</u>			
ROOF CONS., Concrete, Steel, Wood Truss <u>/</u>			
ROOF, Hip, Gable, Mansard, Flat <u>/</u>			
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos <u>/</u>			
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite <u>/</u>			
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt <u>/</u>			
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features <u>/</u>			
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas <u>/</u>			
LIGHTING, Electricity <u>/</u>			
PLUMBING, Sewer, Water, Baths <u>/</u>			
ELEVATORS <u>/</u>			
CONDITION, Good, Fair, Bad, Obsolete <u>/</u>			
PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE	
		Front x Depth Unit Value Factor Front Ft. Value - - \$	
		<u>50 x 100</u> <u>10</u> <u>500</u>	
		TOTAL	
		<u>210-920</u>	



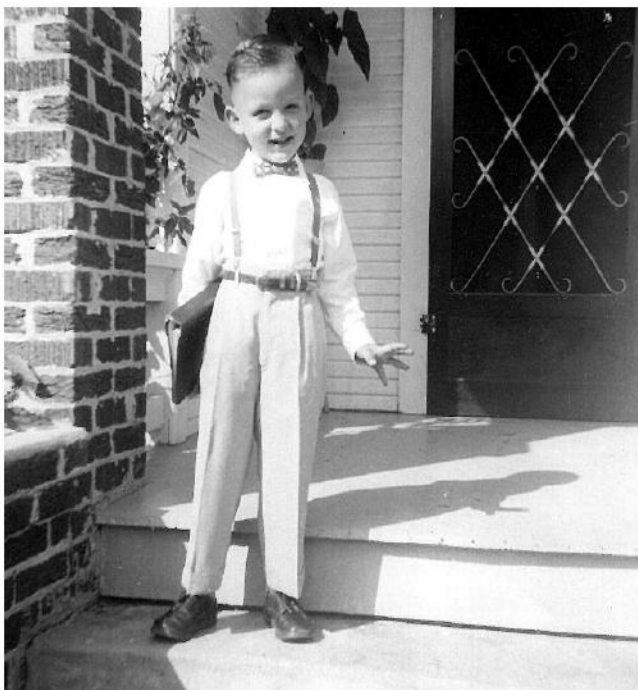
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c.1951



c. 1953





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1968 BLA

HARRIS COUNTY BUILDING ASSESSMENT

Map No. 3A Act. No. 26-127500-016

Permit No. REVALUED Date 7-3-68

Owner Mulder, P. C.

Street No. 4007 Oakridge

Addition 22 Rockhill Section

Lot No. 16 Block No. 122

1 No. Stories	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	X Gable	S/L & Paper	Finished Attic
Duplex	Hip	X Sheetrock	Basement
Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	X Comp. Shingles	2 No. Bedrooms	
X Concr. Blks.	Tar & Gravel	1 No. Baths	12 GARAGE
		Tile	Walls
EXTERIOR WALLS	FLOORING	HEATING & COOLING	Comp
Brick Veneer	Pine	A/C, C/H or Dual Floor	
Stone Veneer	X Hardwood		
X Lumber	Asphalt Tile	No. Fireplaces	4 Ceiled
Shakes	Wtch Carpets		X Doors

CLASS { Base Unit \$ 5.80
A/C C/H \$
Total Unit \$ 5.80

EXISTING ASSIGNMENTS ON BLOCK BOOK

Land - Assmt. \$ 570

Impr. - Assmt. \$ 1810

PROPERTY VALUE \$

Revised in name of

GAR 400 20

1 20 1

14 7 14 7 19

12 12 12 12 19

38 19

26 12 14 19

1186

1109

988

98

28

24

48

1186

EXISTING APPRAISALS, if any -

100% Value - without depreciation - \$

Dep. - Fu. 40 % Fu. % Ec. %

NEW APPRAISALS

1109 - 1186 5.80 6380

o.f. 98 140 140

GAR 400 320 1280

1109 40 % Dep. - 3320

4980

Appraiser's name & date

FOR 19 69 1990 1990

7-3-68 19 57% 2640 School val

1000 Co val



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CITY OF HOUSTON HARRIS COUNTY BUILDING ASSESSMENT
ACN 026-139-00-016-4

OWNER MELDE MARIE ANN
ADDRESS 4007 OAK RIDGE
DESCR LOT 16 BLK 127 N NORHILL

LAND VALUE 2510
IMPROVEMENTS 4730

NO. STORIES FOUNDATION ROOF TYPE GARAGE
Sngl. Family Concr. Slab Gable Walls
Duplex Beam & Piers Hipd Roof
Gar. Apt Concr. Bks Flat Floor
Fashd. Attic Ceiled
Basement FLOORING ROOFING Doors
SIDING Pine Wd. Shngls
Brick V. Hardwood Comp. Shgs
Stone V. Terrazzo Tar & Gravel CARPORT
Sbsteos Vinyl Roof
Shakes WtdW Cpts INTERIOR FINISH
umber S/L & Paper Floor
HEATING & COOLING Sheetrock
A/C/C/H, Dual Wd. Panels
Baths Plaster
in. Places
ermit 026-139-00-016-4 1977 01/24/77 I
6640 185.00 12640 53%

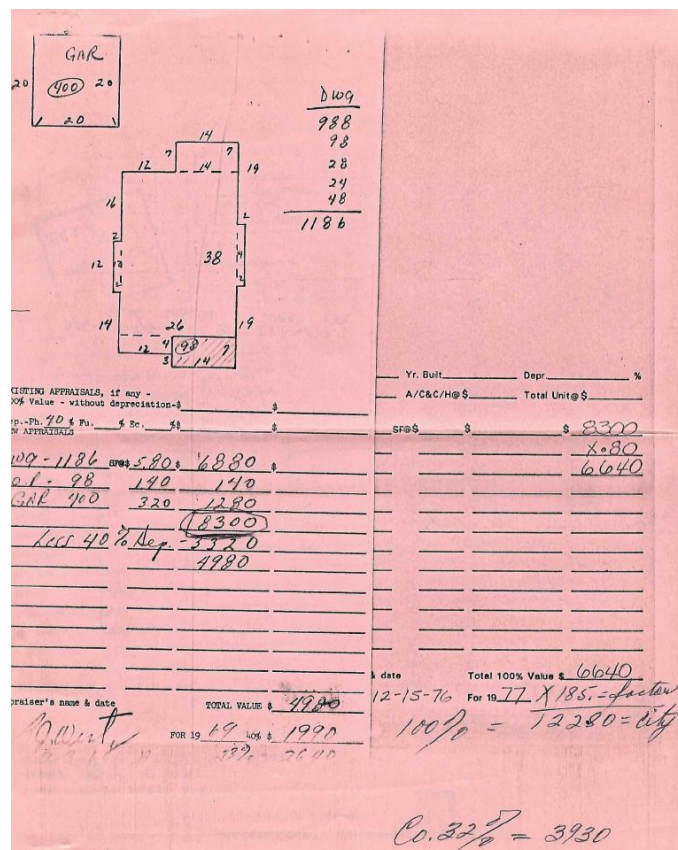
Impr. \$
Rendered in name of

MATURE VALUE 106%
4040
(FROM REVERSE)
APPRAISER CODE 508 DATE

COUNTY ACCOUNT NO.
SEQUENCE NO. VOL. PG. SUB. LTR.
62 106 016
77

Revalued
1998 New T VALUE 3930
DATE
NEW OWNER

TRANSMITTED
DATE DEC. 2. 8
OPR. N...

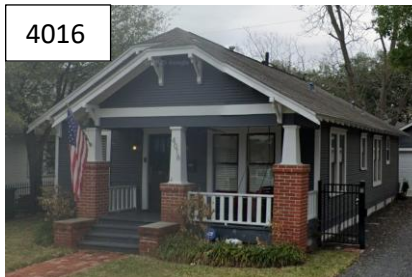




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CONTEXT AREA





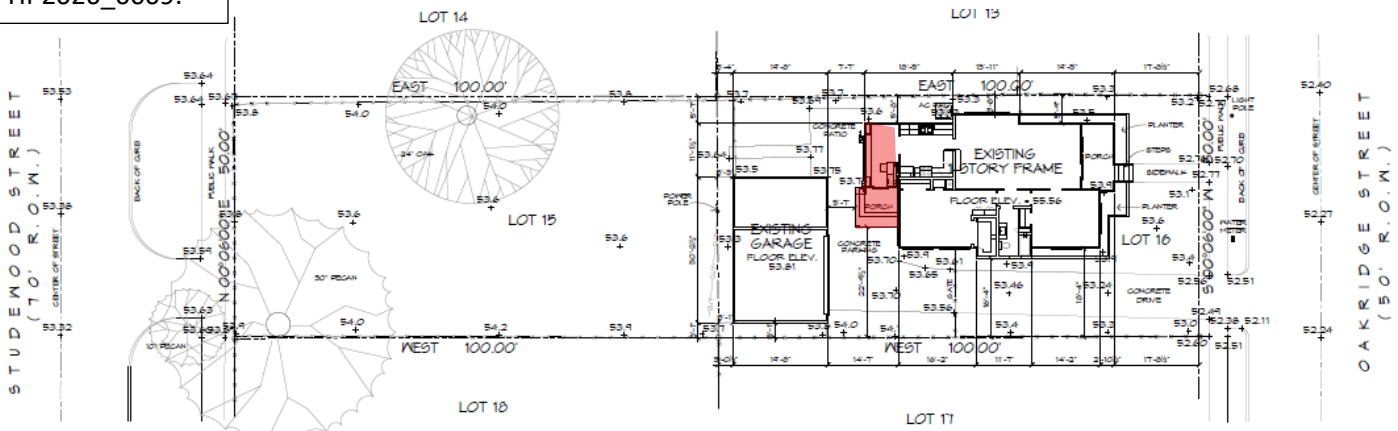
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Garage addition
not in scope of
work. See
HP2026_0009.

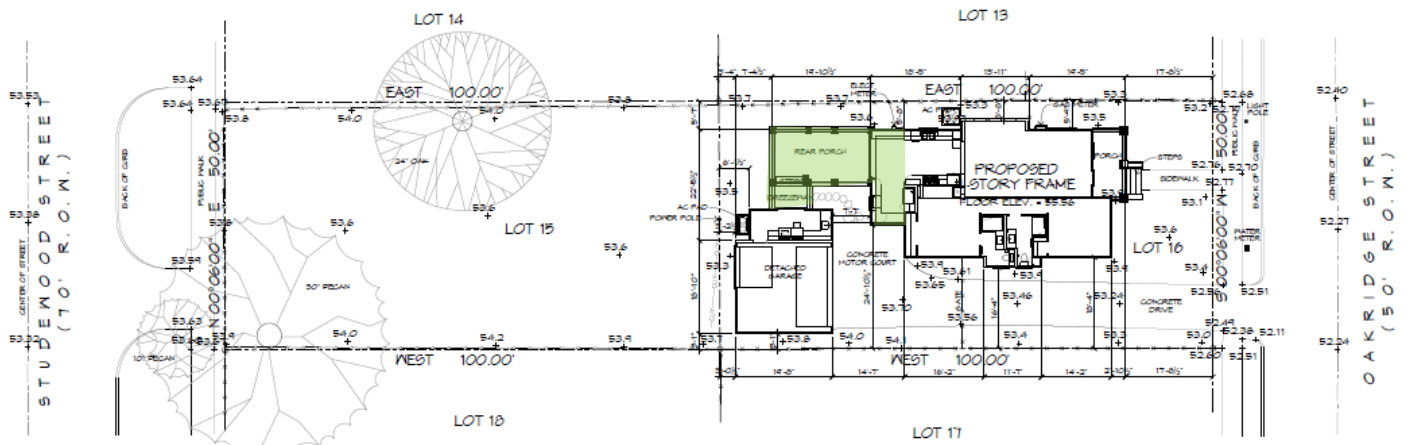
SITE PLAN

EXISTING



PROPOSED

BLOCK 121





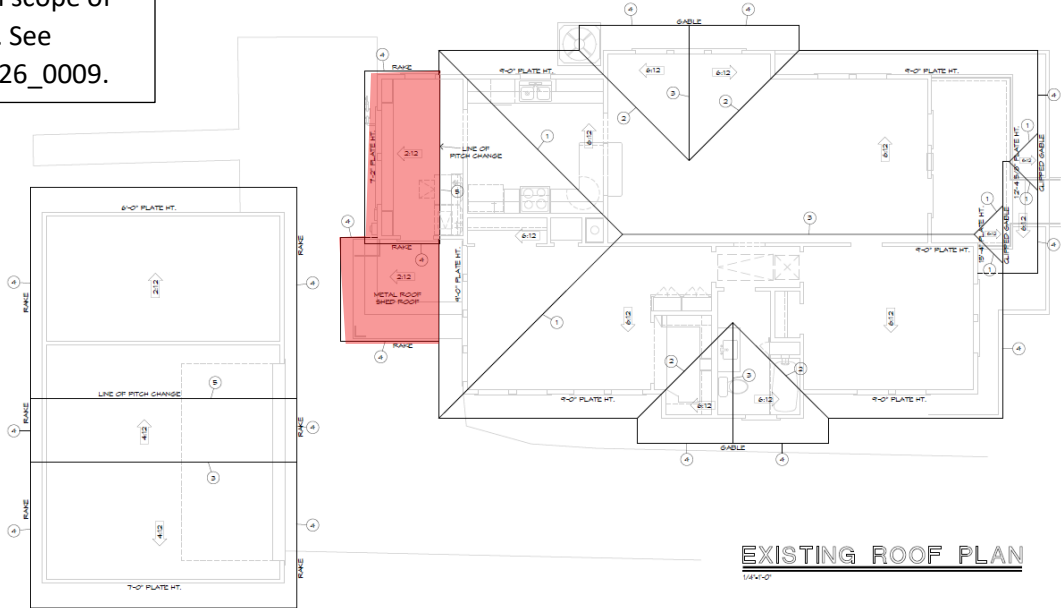
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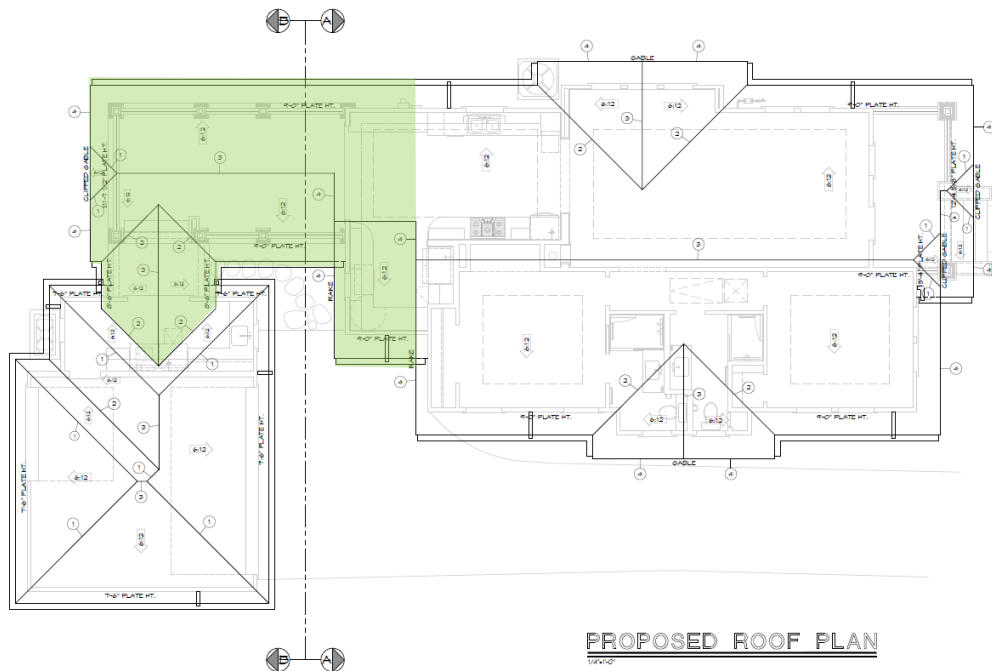
ROOF PLAN

EXISTING

Garage addition
not in scope of
work. See
HP2026_0009.



PROPOSED





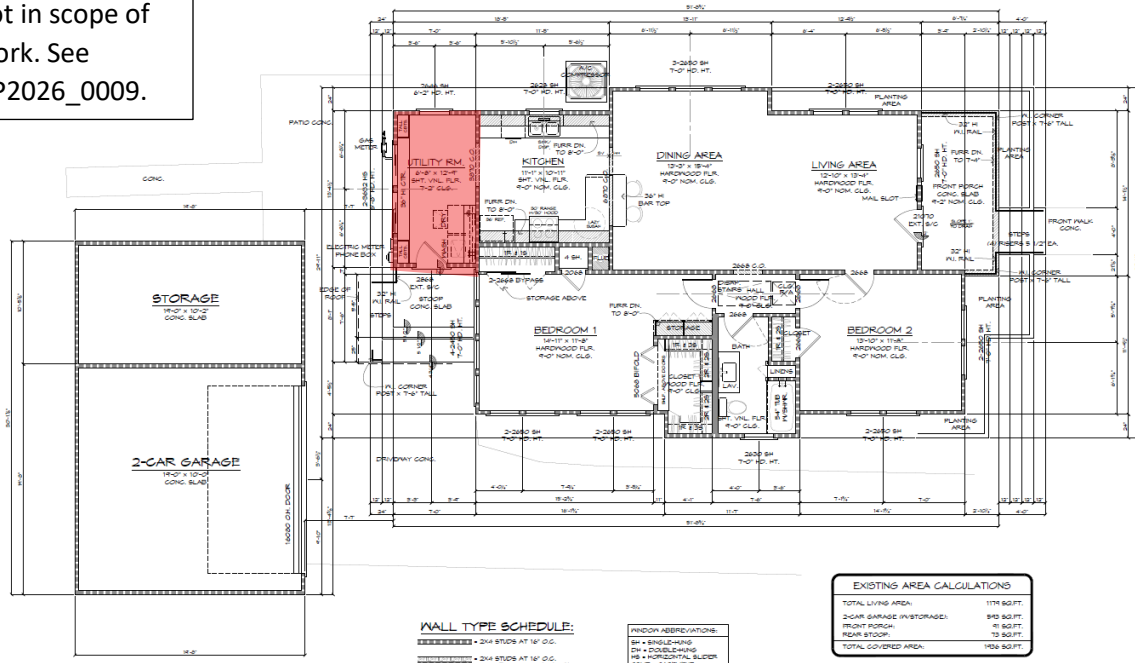
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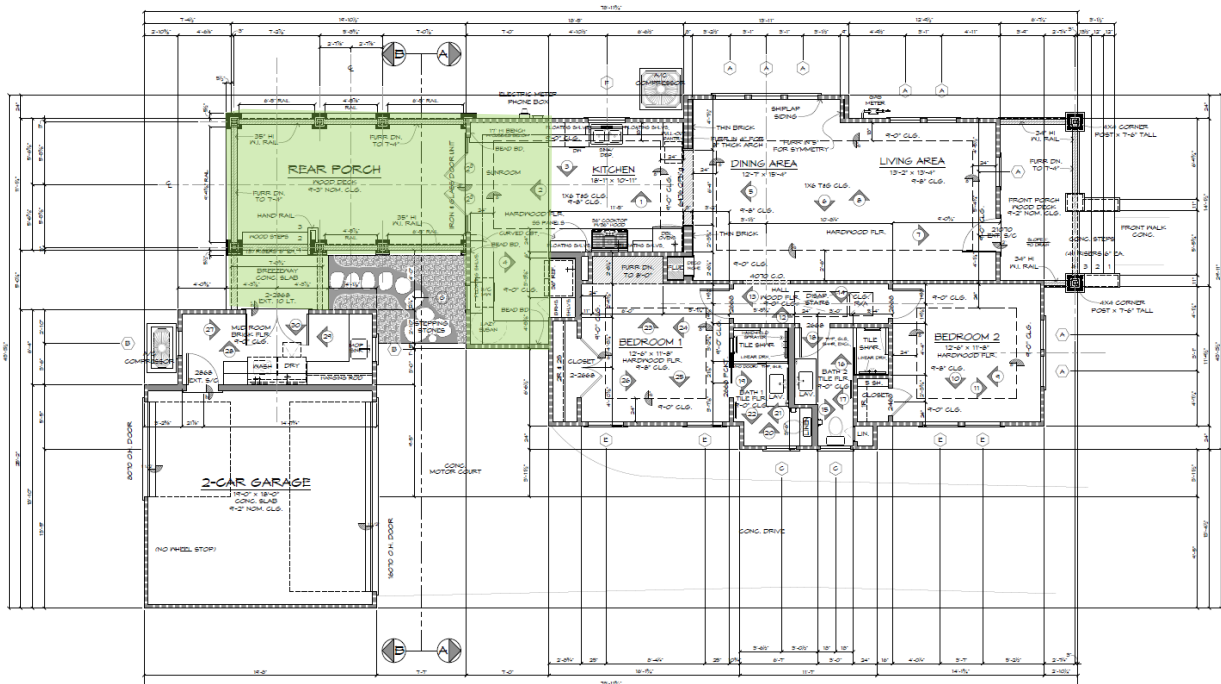
FLOORPLAN

EXISTING

Garage addition
not in scope of
work. See
HP2026_0009.



PROPOSED



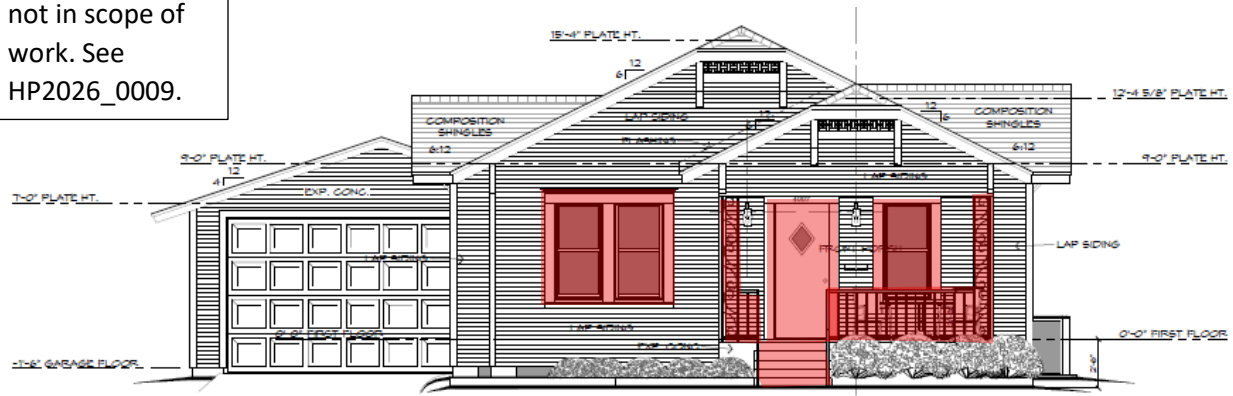


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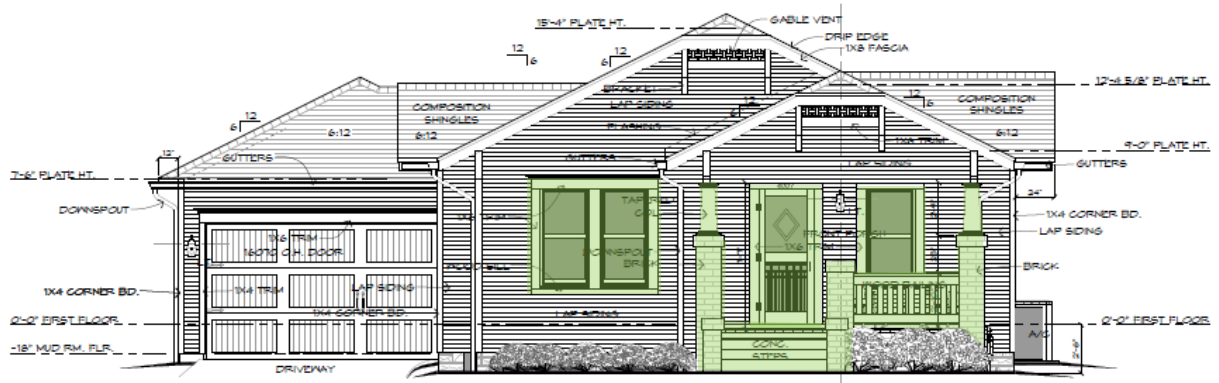
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EAST (FRONT) ELEVATION

EXISTING



PROPOSED





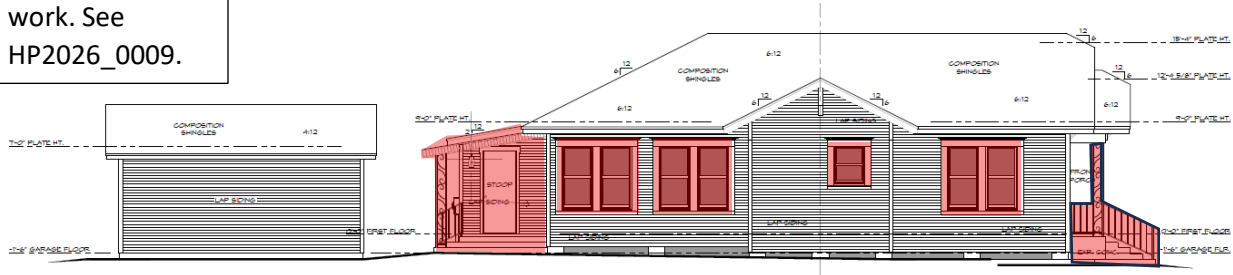
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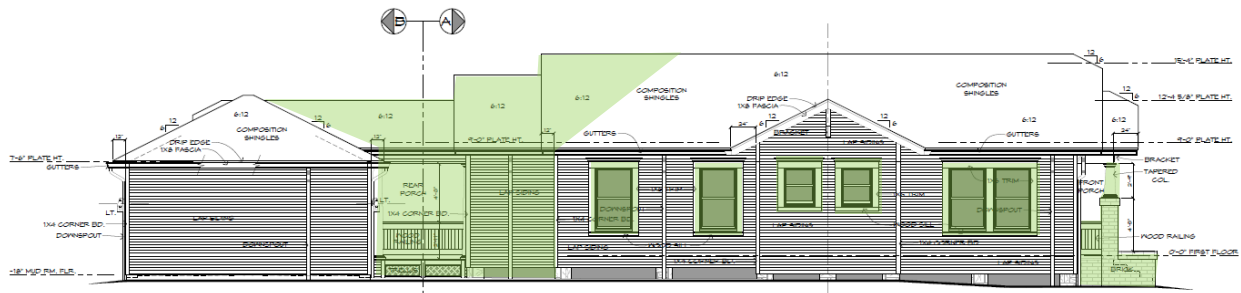
SOUTH (LEFT) ELEVATION

EXISTING

Garage addition
not in scope of
work. See
HP2026_0009.



PROPOSED





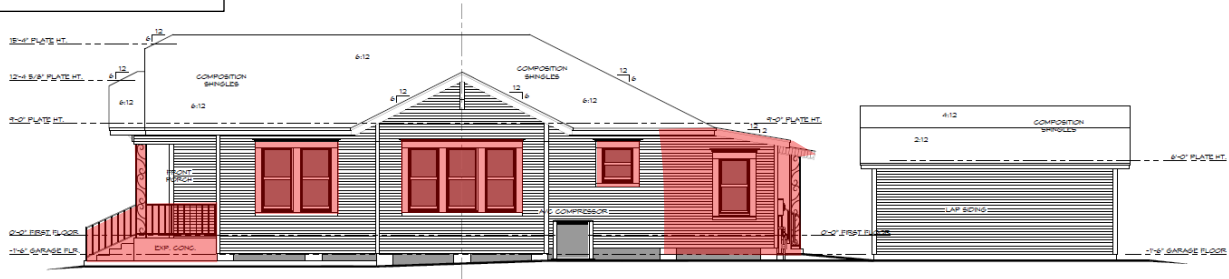
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Garage addition
not in scope of
work. See
HP2026_0009.

NORTH (RIGHT) ELEVATION

EXISTING





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WINDOW WORKSHEETS

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



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>
Front 1	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Front 2	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Front 3	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Right 1	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Right 2	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Right 3	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Right 4	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Right 5	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Right 6	Vinyl	1/1	DH	26x30	Recessed	Replacement	No

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>
All Windows	NO DAMAGE NOTED; COLOR HAS FADED & PRODUCT IS A BIT BRITTLE

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>	
Front 1	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Front 2	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Front 3	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Right 1	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Right 2	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Right 3	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Right 4	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Right 5	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin	SiteLine Clad
Right 6	Alm/Wd	1/1	FIXED	32x10	Recessed	JeldWin	SiteLine Clad



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WINDOW WORKSHEET



EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
Right 7	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Left - 1	Vinyl	1/1	DH	26x50	Recessed	Replacement	Yes
Left -2	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Left -3	Vinyl	1/1	DH	26x50	Recessed	Replacement	Yes
Left -4	Vinyl	1/1	DH	26x50	Recessed	Replacement	No
Left -5	Vinyl	1/1	DH	26x30	Recessed	Replacement	Yes
Left -6	Vinyl	1/1	DH	26x50	Recessed	Replacement	Yes
Left-7	Vinyl	1/1	DH	26x50	Recessed	Replacement	Yes

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
	No Actual Damage is Noted

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/ Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
Right 7	N/A						Removed
Left - 1	Alm/Wd	1/1	DH	30x50	Recessed	JeldWin SiteLin	Wood Clad
Left - 2	N/A						Removed
Left - 3	Alm/Wd	1/1	DH	30x50	Recessed	JeldWin SiteLin	Wood Clad
Left - 4	N/A						Removed
Left - 5	Alm/Wd	1/1	DH	20x20	Recessed	JeldWin SiteLin	Wood Clad
Left - 6	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin SiteLin	Wood Clad
Left - 7	Alm/Wd	1/1	DH	26x50	Recessed	JeldWin SiteLin	Wood Clad
Left - 8	Alm/Wd	1/1	DH	20x20	Recessed	JeldWin SiteLin	NEW



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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>
Rear-1	Vinyl	1/1	DH	26x50	Recessed	Replace/Vinyl	No
Rear-2	Vinyl	1/1	DH	26x50	Recessed	Replace/Vinyl	Yes
Rear-3	Vinyl	1/1	DH	26x50	Recessed	Replace/Vinyl	No
Rear-4	Vinyl	1/1	DH	26x50	Recessed	Replace/Vinyl	No
Rear-5	Vinyl	1/1	Sliding	30x50	Recessed	Replace/Vinyl	No
Rear-6	Vinyl	1/1	Sliding	30x50	Recessed	Replace/Vinyl	No

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>
	NONE NOTED
	Sliding Windows are very brittle, due to sun
	and significant termite damage to wood framework has occurred.

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>	
Rear-1	N/A						Removed
Rear-2	Alm/Wd	1/1	DH	20x40	Recessed	JeldWin SiteLin	Wood Clad
Rear-3	Alm/Wd	SideLigh		TBD	Recessed	JeldWin SiteLin	Fixed Glass P
Rear-4	Alm/Wd	SideLigh		TBD	Recessed	JeldWin SiteLin	Fixed Glass P
Rear-5	Alm/Wd	Door		TBD	Recessed	JeldWin SiteLin	2-Panel Swin
Rear-6	Alm/Wd	Door		TBD	Recessed	JeldWin SiteLin	2-Panel Swin



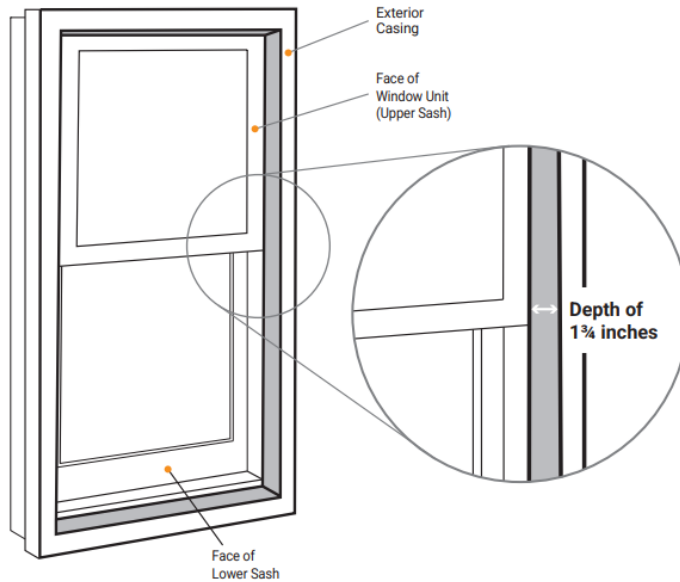
CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical
Commission

WINDOW DIAGRAM



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation
832-393-6556

historicpreservation@houstontx.gov



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical
Commission

NORHILL NEIGHBORHOOD ASSOCIATION COMMENTS



January 14, 2026

Sandra Delacroix
4007 Oak Ridge
Houston, Texas 77009

Dear Sandra,

The plans you submitted for 4007 Oak Ridge on January 11, 2026 have been approved by the Norhill Neighborhood Association. Thank you for working with Norhill to create a beautiful project which works within our design guidelines.

If you have questions, please do not hesitate to reach out. If anything changes, please be sure to resubmit any modifications for approval. We wish you the very best with your project.

Thank you,
Virginia Kelsey
NNA VP of Deed Restrictions