

**AGENDA ITEM: In**  
**HPO File no. 100914**

**SITE NAME:**  
**SITE LOCATION:** 1123 LeGreen Street – Norhill Historic District

**Owner:** Thomas Merritt

**Applicant:** Same

Time Frame	Date Accepted	90-day Waiver
	August-23-2010	November-20-2010

**SITE INFORMATION:**

Lot 15, Block 111, North Norhill, City of Houston, Harris County, Texas. The site includes a historic one-story brick veneered building and one-story and non-contributing detached shed.

**TYPE OF APPROVAL REQUESTED:**

The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a new, detached one-story garage/carport at the rear of the lot, which will be set back 3'-0" from the side property line and 5'-0" from the rear property line; The proposed garage building will be built on a slab foundation and will be 20'-0" in width facing LeGreen and 22'-0" in depth and 13'-8" in height; New garage will have a side facing gable roof to be covered with composition shingles and will feature exposed rafter tails; All exterior elevations will be clad with horizontal lap fiber cement siding;
- South Elevation (front facing LeGreen): The proposed garage will be open at point of vehicular access and will not feature any garage doors; Second floor will feature two double hung wood windows with 1/1 lites and one pair of French doors with full lites, doors will access a balcony to feature a simple stick guard rail 42" in height; Please see elevation drawings for fenestration details
- East Elevation (facing side property line and back yard): Proposed garage will be open; Please see elevation for details;
- North and West Elevations (facing side yard and rear property): Elevations will not feature any door or window openings; Please see elevation drawings for fenestration details

**HISTORY AND SIGNIFICANCE:**

The property is contained within the boundary of the Norhill Historic District, which was designated as a city historic district by the Houston City Council on June 14, 2000. At the time of the Norhill Historic District survey, the historic Bungalow Cottage, constructed circa 1930, was listed as "contributing" and the detached shed, built circa 1960, was listed as "non-contributing."

William C. Hogg developed the neighborhood in 1923. He took a unique approach to the development by platting lots for houses with restrictive covenants, a separate commercial district, and allocated space for a park and school. Other unique features of the neighborhood are the park-like esplanades intersecting Norhill Boulevard. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented Bungalow and the Bungalow cottage. Norhill even has several Bungalow duplexes. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods.

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**CERTIFICATE OF APPROPRIATENESS**

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**APPROVAL CRITERIA FOR NEW CONSTRUCTION:**

**Sec. 33-242. Same-New construction in historic district.**

(a) The HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The new construction must be compatible with the setbacks along the blockface and facing blockface(s);
- (2) The exterior features of new construction must be compatible with the exterior features of structures along the block face of facing blockface(s); and
- (3) The proportions of the new construction, including height, width, length, and roofline, must be compatible with structures and objects along the blockface or facing blockface(s).

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness.

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**Site Location Map  
Not to Scale**



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**Current Photograph**



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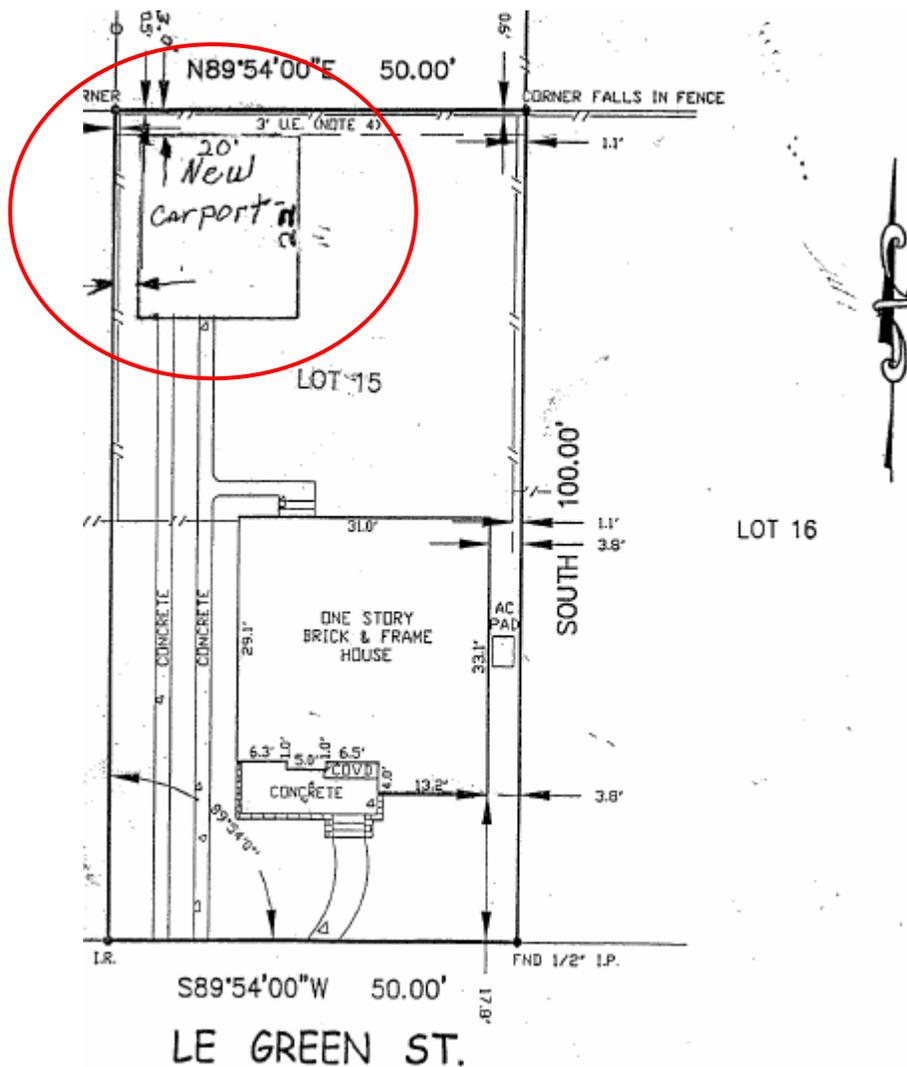
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**Site Plan  
Proposed Detached Garage/Carport  
Not to Scale**



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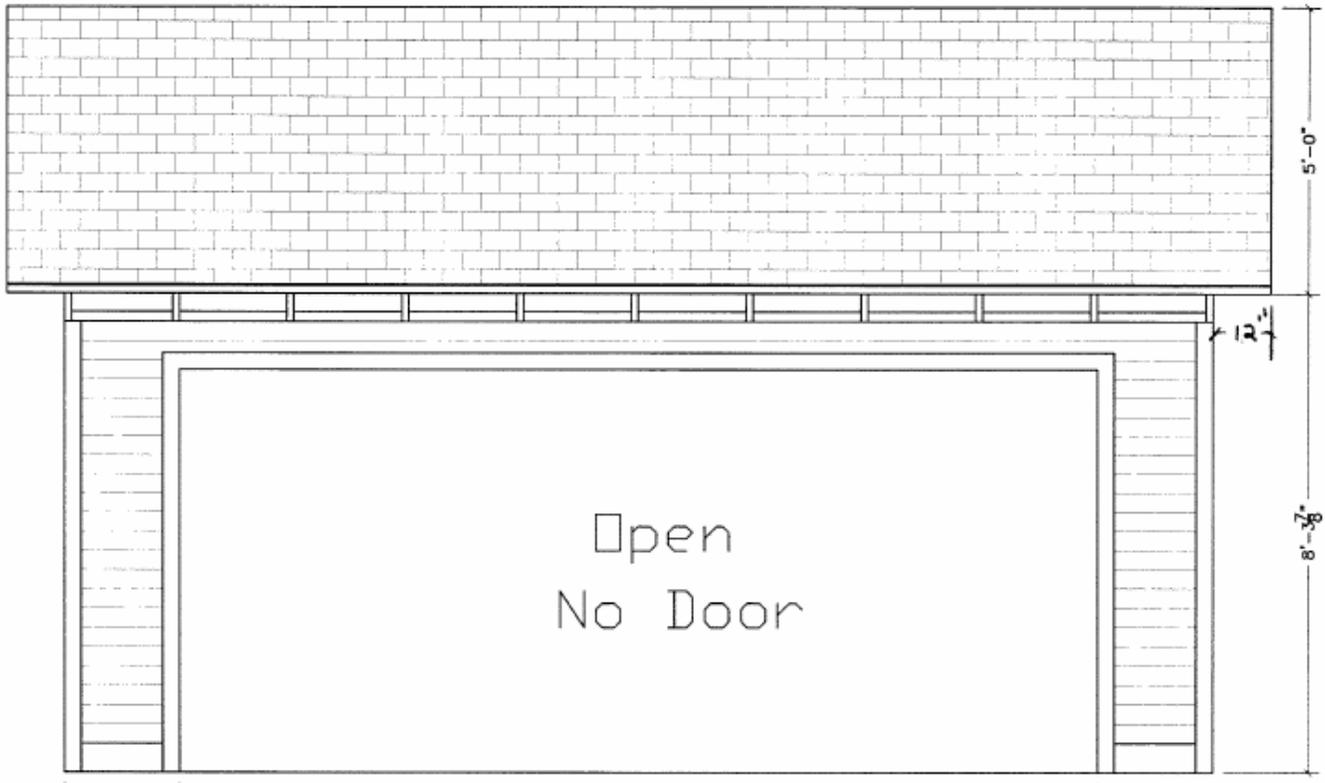
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**South (front) Elevation  
Facing LeGreen St  
Not to Scale**



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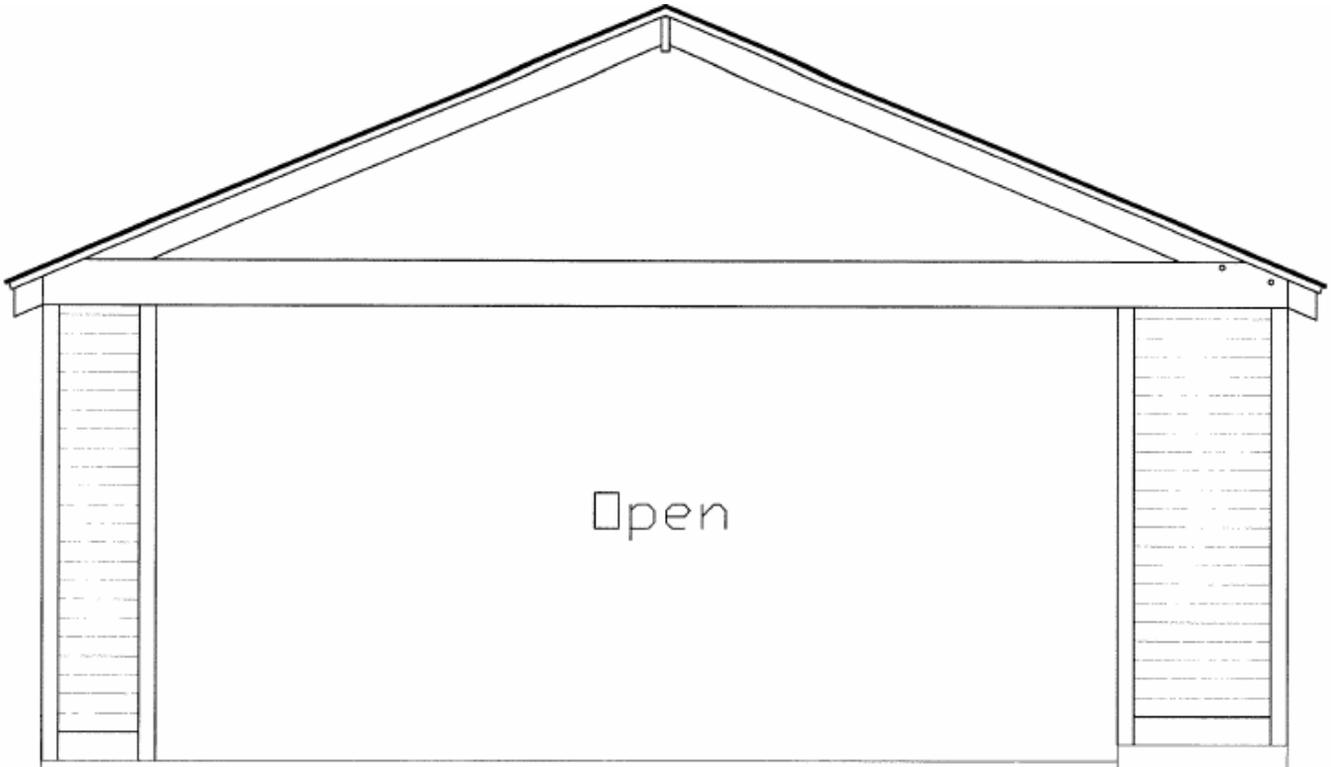
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**East Elevation  
(facing side Property line and Back Yard)  
Not to Scale**



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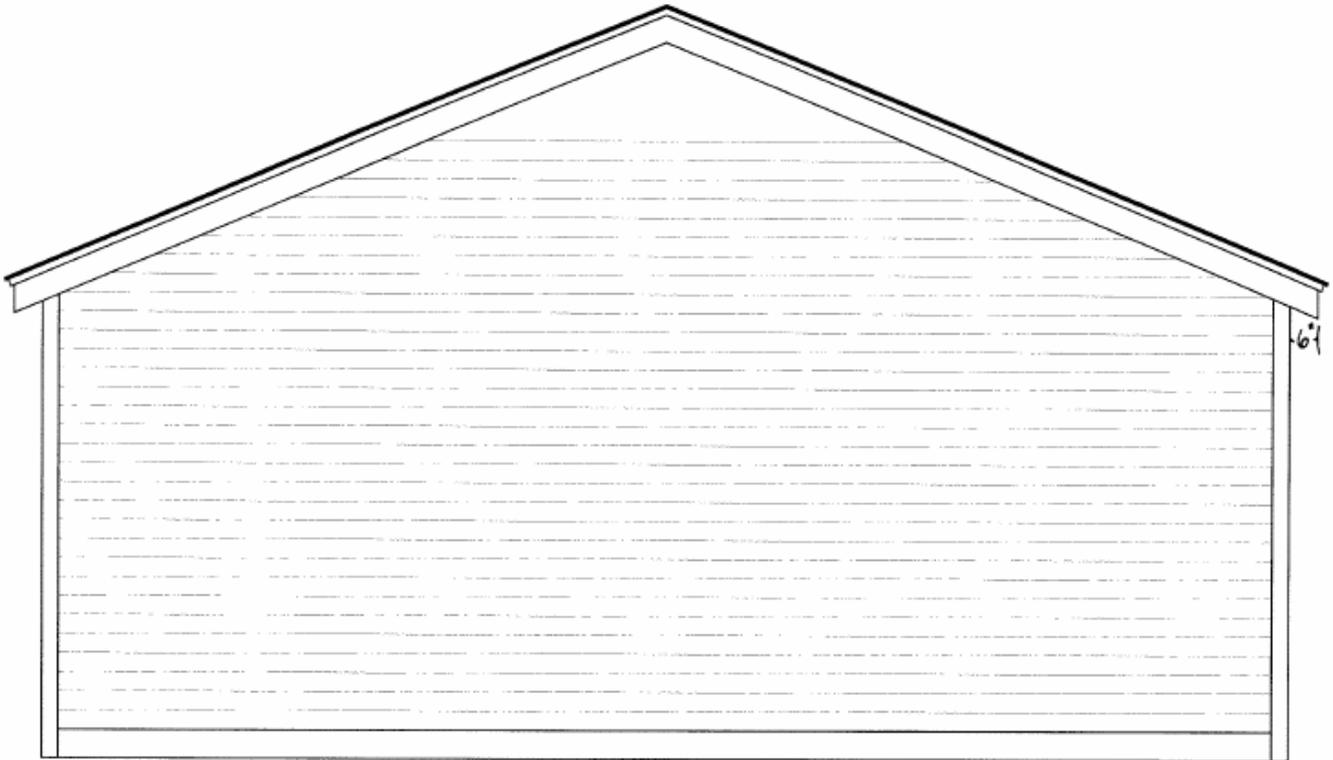
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**West (side) Elevation  
Not to Scale**



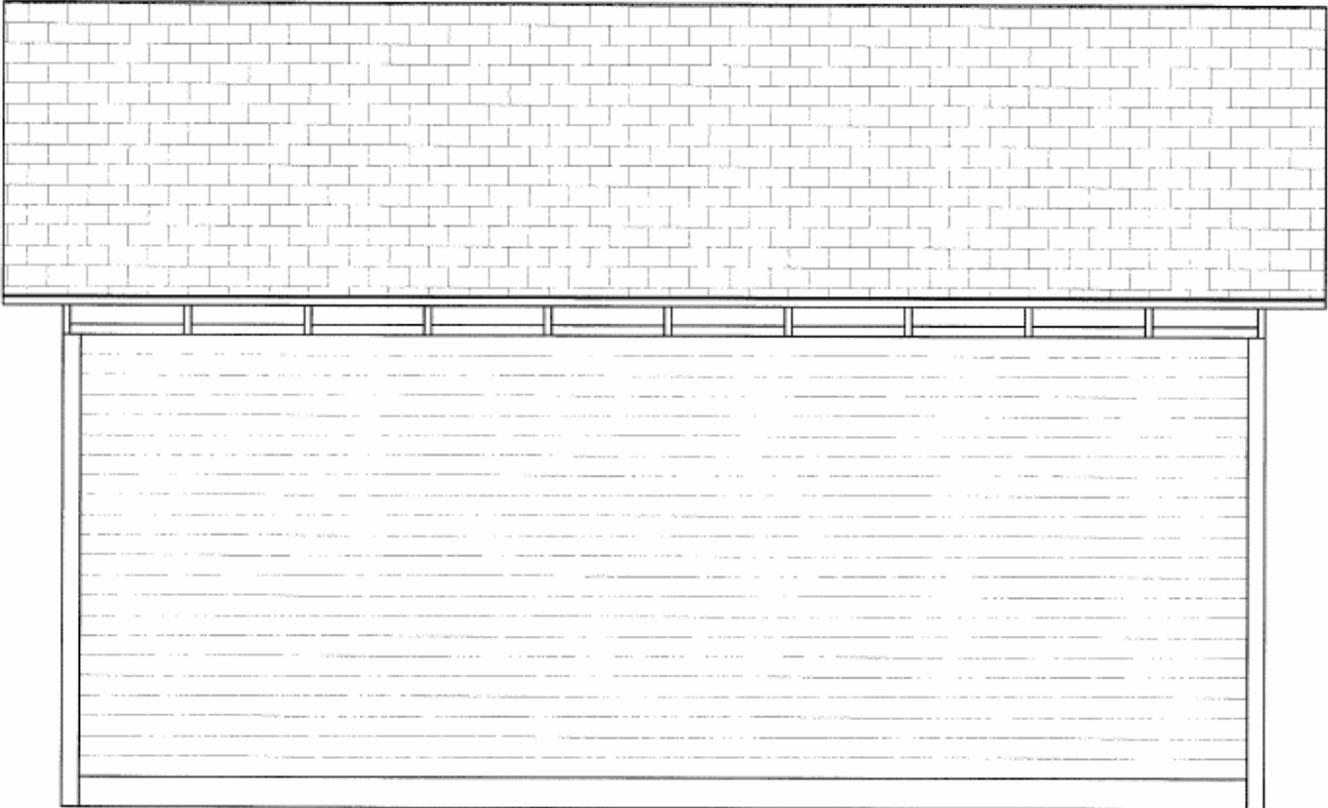
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**North (rear) Elevation**  
**Not to Scale**



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