

AGENDA ITEM: In

HPO File No. 101015

SITE NAME:

SITE LOCATION: 912 Key Street – Norhill Historic District

Owner: Gary Greer

Applicant: Gabriel Trujillo

Time Frame	Date Accepted	90-day Waiver
	September-28-2010	December-28-2010

SITE INFORMATION:

Lot 7, Block 224, North Norhill, Houston, Harris County, Texas. The site contains a historic one-story, wood frame residence.

TYPE OF APPROVAL REQUESTED:

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

- Construct a new carport/deck to be located in front of the existing detached garage; Carport/deck will be set back approximately 94'-0" from the front property line and will measure 20'-0" in width, facing Key, 34'-0" in length with a height of 19'-2"; Carport/deck will feature a pergola type flat roof and six 12 x 12 square support posts; Stairs to access upper deck will feature turned newel posts and simple stick stair rail; Upper deck will feature a simple stick balustrade 42" in height

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, one-story Bungalow, constructed circa 1925, was classified as "potentially-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.

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 block face(s); and

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The proposed project which includes a carport, second floor deck and a flat roof, does not feature any exterior elements that are compatible with the main historic house or similar structures along the block face and facing block face.

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

The height of this proposed structure, which is 19'-2", is more compatible with the two story detached garages located within the block, this property already contains a one story detached garage. The proposed carport with second story deck, which will be located in front of the existing garage, is not compatible with similar structures and is not in keeping with the historical character of the property.

STAFF RECOMMENDATION: Denial of the certificate of appropriateness.

*Please note Proctor Plaza Deed Restrictions Committee has approved this project

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**Site Location Map
Not to scale**



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Current Photograph

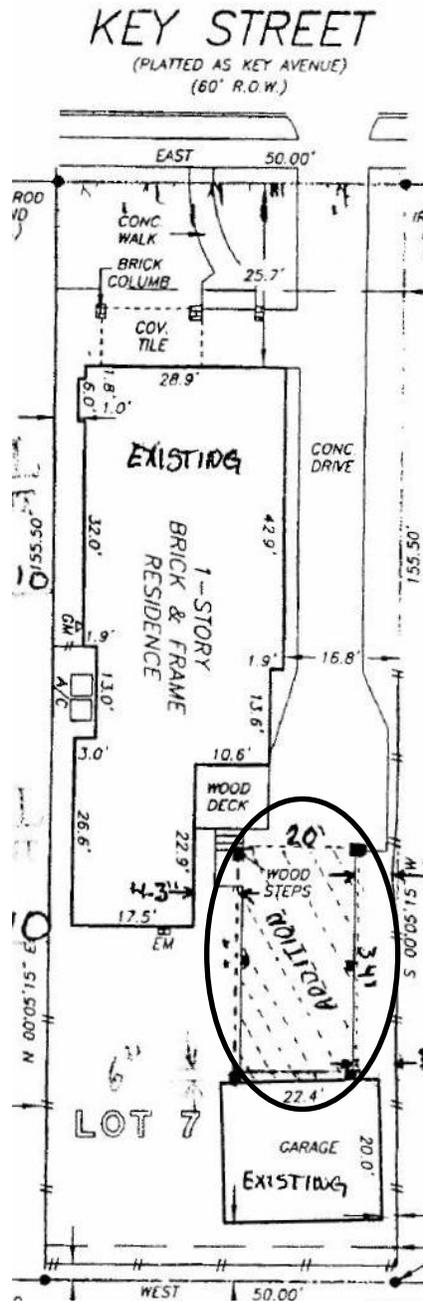


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Site Plan
Showing Location of Proposed Carport/Deck
Not to Scale

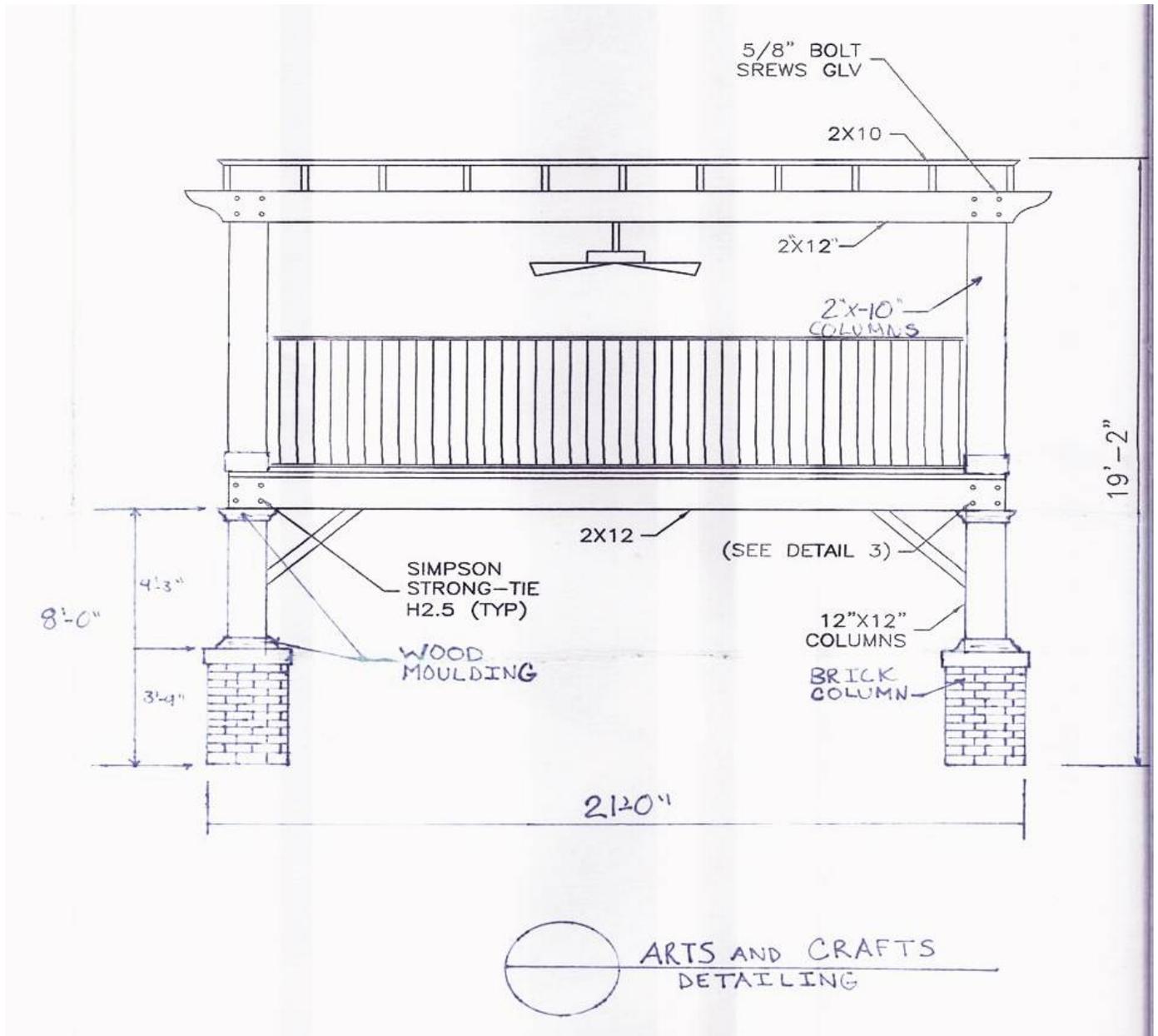


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**North (front) Elevation
Facing Key Street
Not to Scale**



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