

AGENDA ITEM: IVm

HPO File No. 101113

SITE NAME:

SITE LOCATION: 1128 Key Street – Norhill Historic District

Owner: Ed Bullwinkel

Applicant: Lettie Harrell

Time Frame	Date Accepted	90-day Waiver
	October-26-2010	N/A

SITE INFORMATION:

Lot 7, Block 132, North Norhill, Houston, Harris County, Texas. The site contains a one story wood frame house.

TYPE OF APPROVAL REQUESTED:

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

- Raise the existing house approximately 16"; Reconstruct the existing full width front porch and existing chimney to match new elevation

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 one-story wood frame bungalow, constructed circa 1925, was classified as "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 ALTERATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, 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;

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- (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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

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Site Location Map
Not to scale



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Current Photograph of House

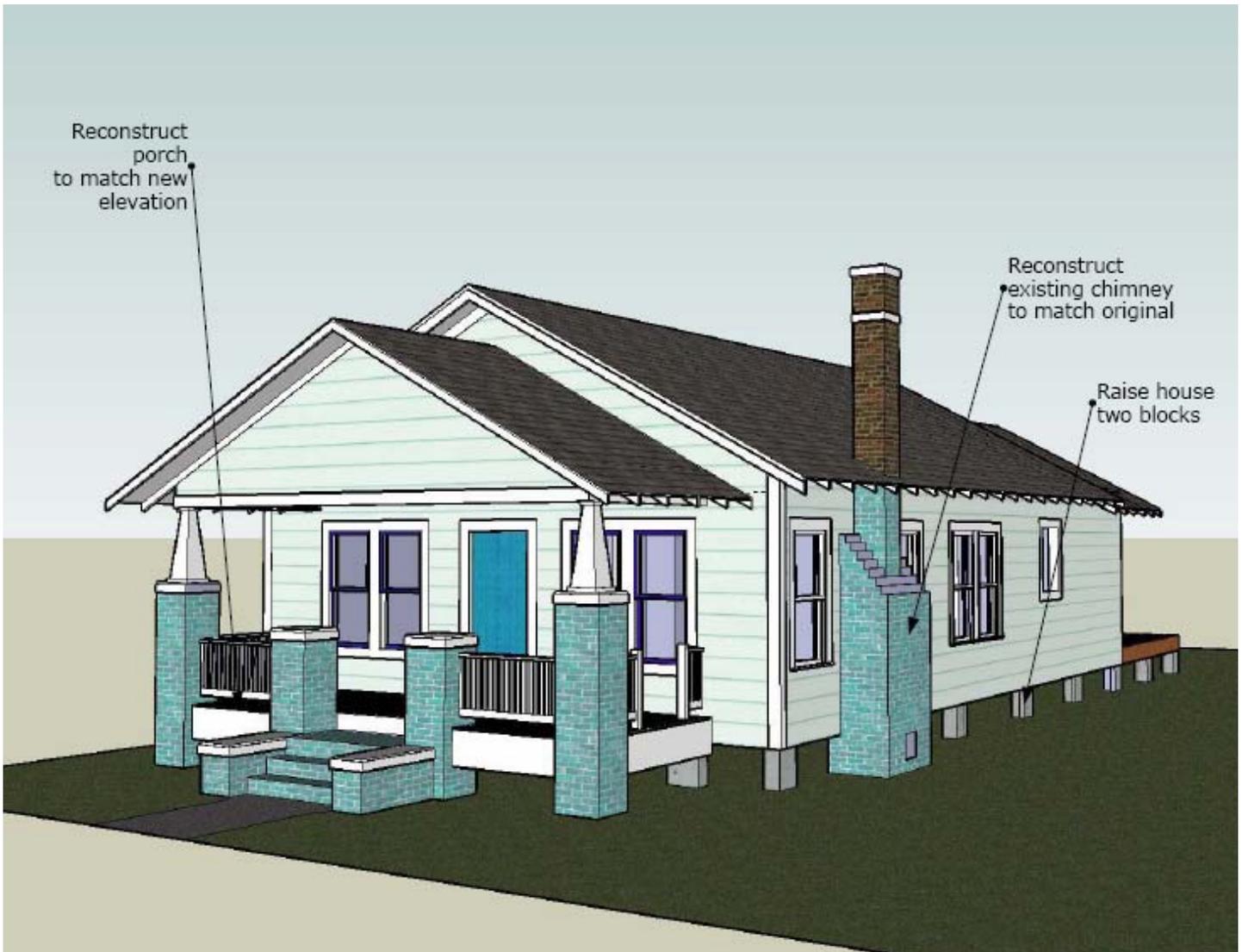


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**Rendering Showing New Piers
Reconstructed Porch and Chimney
Not to Scale**



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