

**AGENDA ITEM: IVn**

**HPO File No. 101114**

**SITE NAME:**

**SITE LOCATION:** 4602 Norhill Boulevard – Norhill Historic District

**Owner:** Robert Lamons

**Applicant:** Rod Frego

Time Frame	Date Accepted	90 Day Waiver
	November-03-2010	N/A

**SITE INFORMATION:**

Lot 18, Block 114, North Norhill Addition, City of Houston, Harris County, Texas. The site includes a two-story, wood frame historic residence constructed circa 1928 and detached one story garage apartment.

**TYPE OF APPROVAL REQUESTED:**

The applicant was approved a certificate of appropriateness at the September 18, 2008 meeting of the Houston Archaeological and Historical Commission for a detached carport and storage building. Work never commenced and the applicant requests approval of a certificate of appropriateness for the following work. The applicant will demolish the existing non-contributing detached one story wood frame garage which does not require a certificate of appropriateness:

- Construct a new free standing, wood frame open carport and storage building on a concrete slab foundation with access from Al Gregg Street; Proposed building will be one story in height and will feature a cross gable roof covered in composition shingles; Total height of building from grade to roof ridge will be approximately 15'-0"; Carport will be 12'-0" in width facing Al Gregg Street and 36'-0" in depth and will be setback 11'- 0" from the south (side) property line facing Al Gregg Street, 4'-0" from the east (rear) property line and 4'-0" from north (side) property line; Carport will be supported by square wood posts; Storage shed with breezeway will measure 16'-0" in width, facing Norhill, and 16'-0" in length; Exterior of shed will be clad in horizontal lap fiber cement siding;
- South Elevation (facing Al Gregg Street): Storage building will feature one pedestrian door
- West Elevation (facing Norhill): Storage building will feature one single hung window with 1/1 lites
- North Elevation (facing side property): Elevation will not feature any window or door openings
- East Elevation (facing rear property): Elevation is not visible from a public right-of-way

**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 building constructed circa 1928, was classified as "non- contributing" due to several alterations including a full second story addition to the historic one-story bungalow.

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.

**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 match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district

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

\*Applicant will seek a variance with the City of Houston Planning Department to encroach on the required 17' setback

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**Site Location Map  
Not to Scale**



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**Current Photographs**



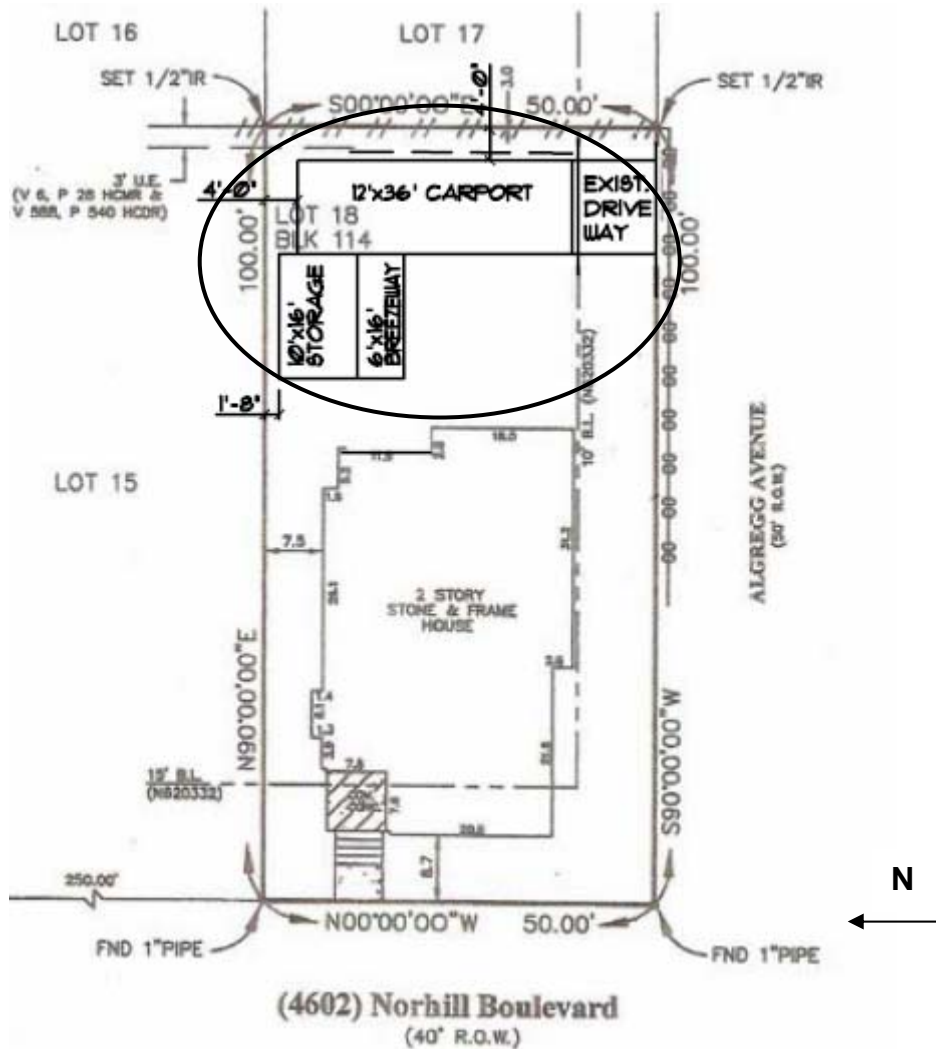
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**SITE NAME:**

**SITE LOCATION:** 4602 Norhill Boulevard – Norhill Historic District

**Proposed Detached Carport/Storage Building  
Site Plan  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**

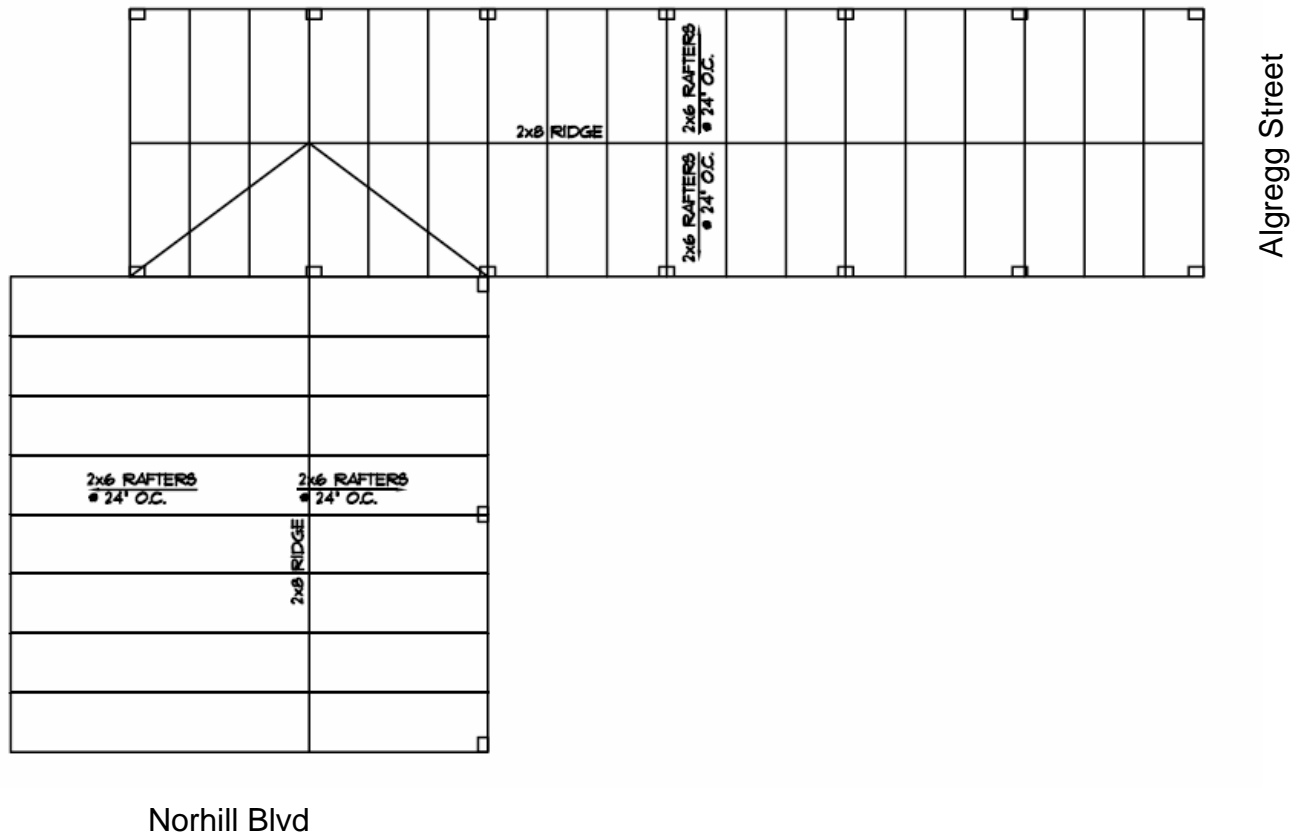
**SITE NAME:**

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**Proposed Detached Carport/Storage Building**

**Roof Plan**

**Not to Scale**

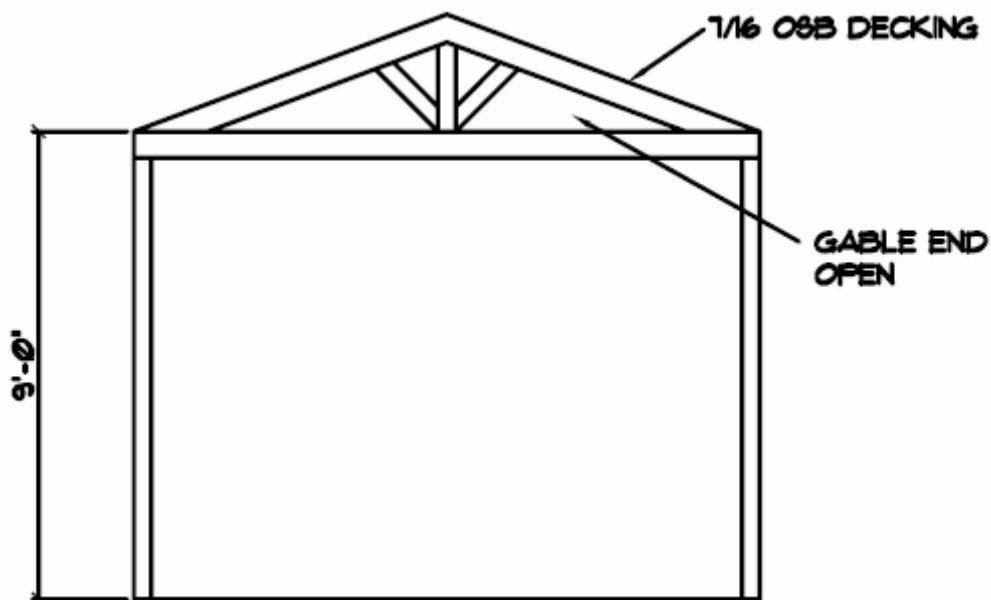


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**SITE NAME:**

**SITE LOCATION:** 4602 Norhill Boulevard – Norhill Historic District

**Proposed Detached Carport/Storage Building  
South Elevation  
Facing Al Gregg Street  
Not to Scale**



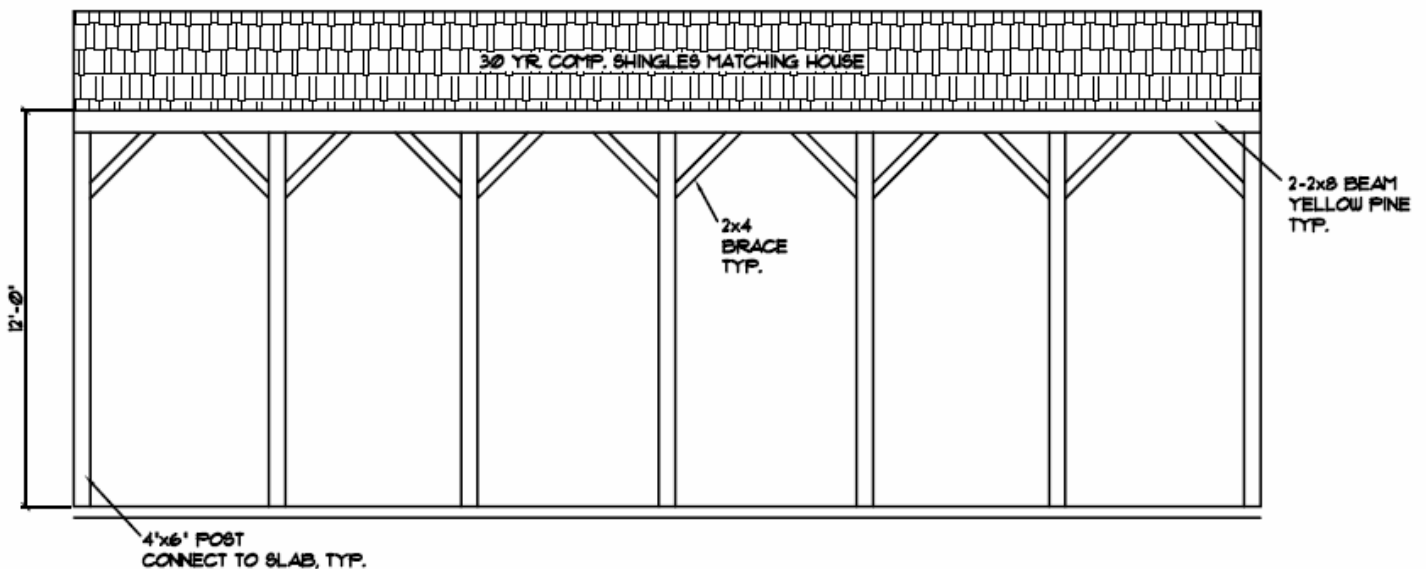
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**Proposed Carport Elevation  
East and West Elevations  
Not to Scale**



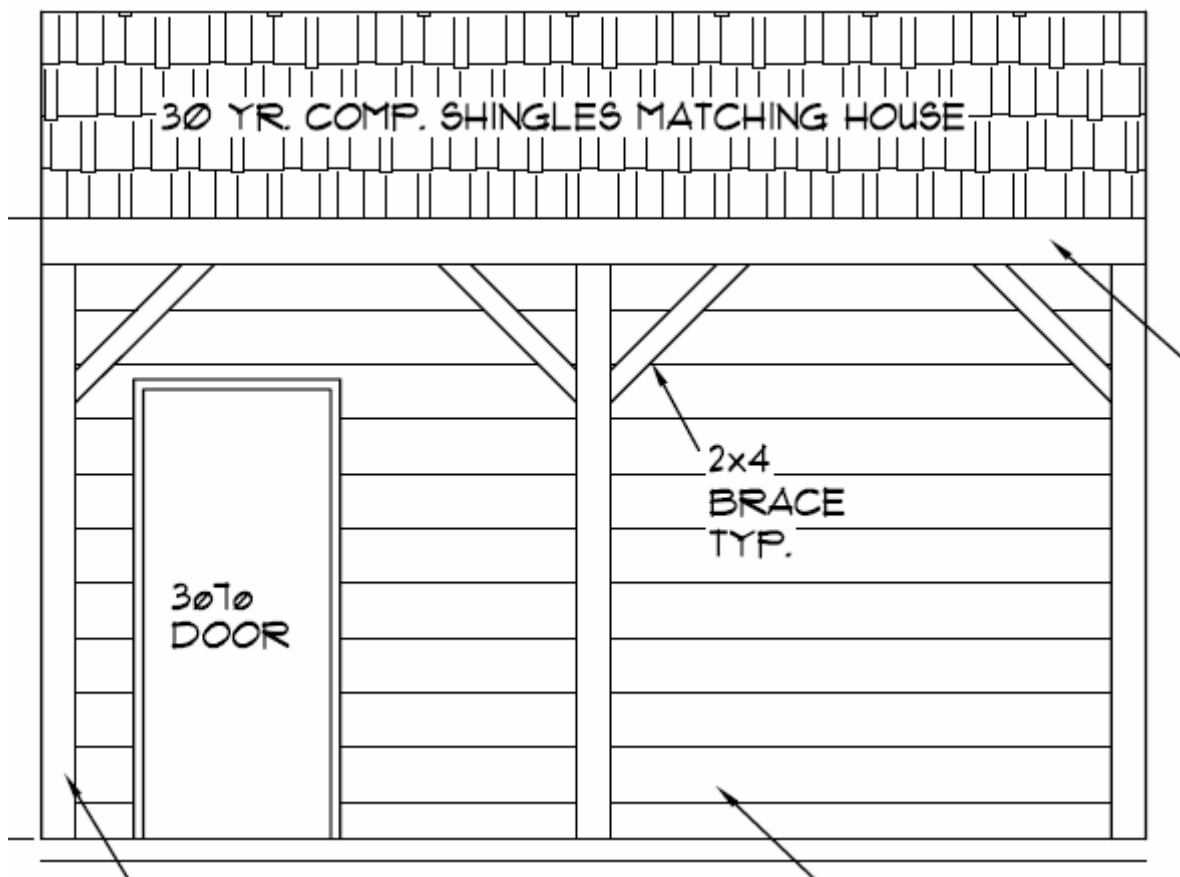
**CERTIFICATE OF APPROPRIATENESS**



**SITE NAME:**

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**Proposed Detached Carport/Storage Building  
South (front) Elevation  
Facing Norhill Blvd  
Not to Scale**



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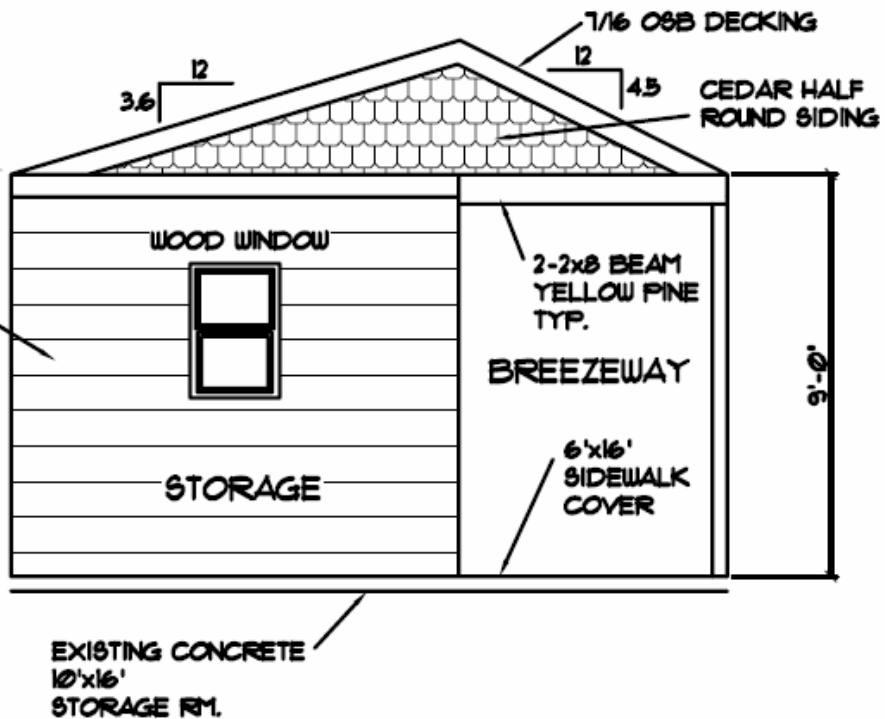
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**Proposed Detached Carport/Storage Building  
West (front) Elevation  
Facing Norhill Blvd  
Not to Scale**

**NOTE**  
NO OVERHANG  
THIS SIDE INSTALL 1 HR.  
FIREWALL

YELLOW LAP & GAP  
PINE SIDING  
STAIN RUSTIC COLOR  
EXIST FDN.



**CERTIFICATE OF APPROPRIATENESS**