

**AGENDA ITEM: Iz**

**HPO File no. 110326**

**SITE NAME:**

**SITE LOCATION:** 4620 Oak Ridge Street – Norhill Historic District

**Owner:** Dianne Fielden

**Applicant:** Rod Frego

| Time Frame | Date Accepted | 90-day Waiver |
|------------|---------------|---------------|
|            | March-01-2011 | N/A           |

**SITE INFORMATION:**

Lot 10, Block 113, North Norhill, City of Houston, Harris County, Texas. The site includes a historic one-story wood frame residential building.

**TYPE OF APPROVAL REQUESTED:**

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

- Construct a new, detached one-story garage at the rear of the lot; The proposed garage building will be built on a slab foundation and will be approximately 14'-0" in width facing Oak Ridge, 20'-0" in depth and approximately 12'-0" in height; New garage will feature a front facing gable roof to be covered with composition shingles; All exterior elevations will be clad with horizontal lap fiber cement siding
- West Elevation (front facing Oak Ridge): Install one metal overhead type roll up garage door (please see elevation drawings for fenestration details)
- South Elevation (facing side yard): Proposed garage will feature one pedestrian door (please see elevation drawings for fenestration details)
- North and East Elevations (facing side and rear property): Elevations will not feature any doors or windows

**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 Bungalow, constructed circa 1930, was listed 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:

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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.

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**Site Location Map  
Not to Scale**



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**Current Photograph  
Not to Scale**



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**CERTIFICATE OF APPROPRIATENESS**

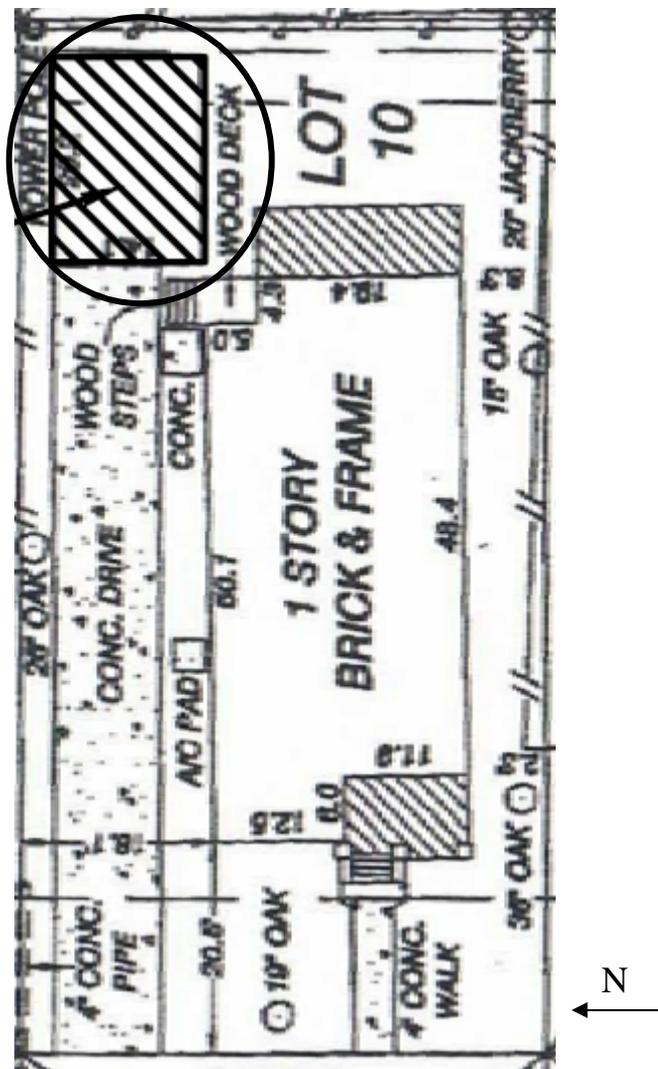
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Site Plan  
Proposed Detached Garage  
Not to Scale



Oak Ridge Street

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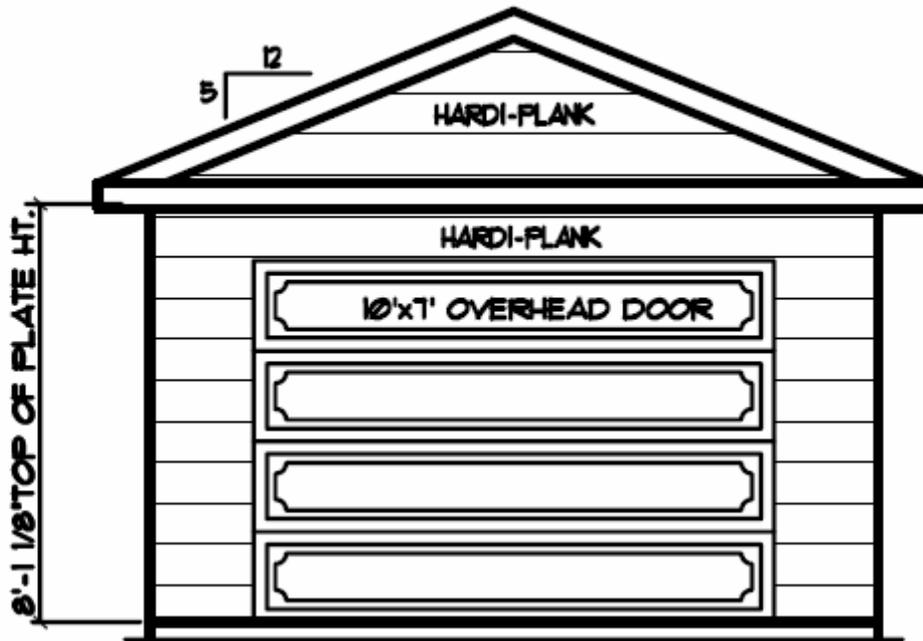
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**SITE NAME:**

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North (front) Elevation  
Facing Oak Ridge Street  
Not to Scale



**CERTIFICATE OF APPROPRIATENESS**

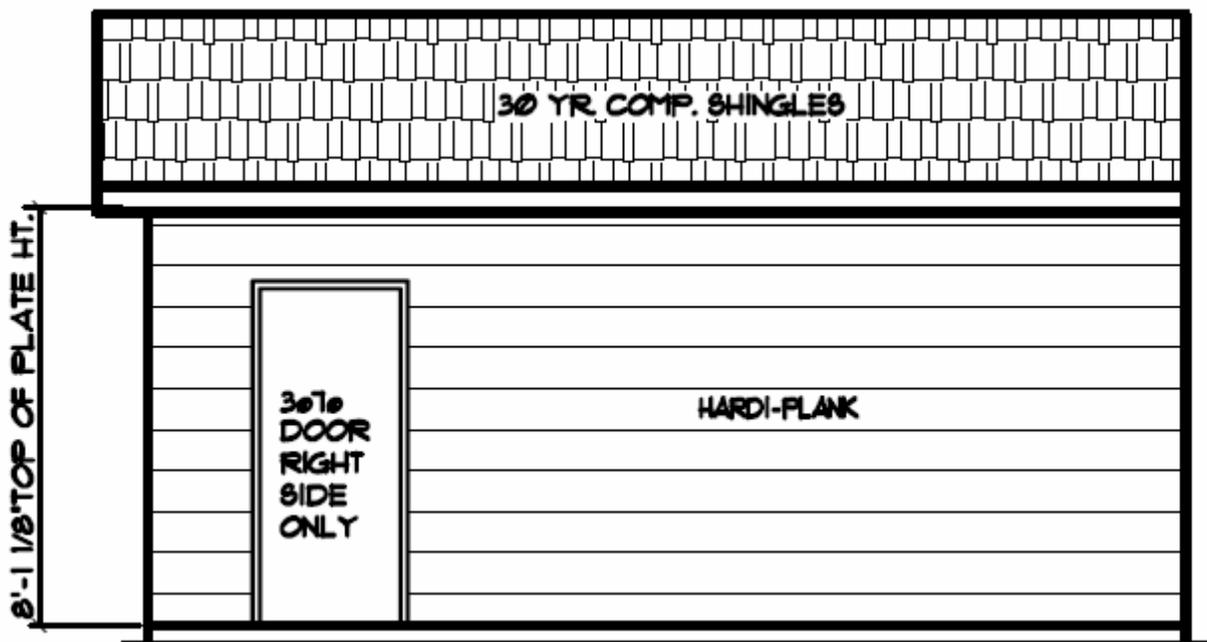
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South (side) Elevation  
Not to Scale



**CERTIFICATE OF APPROPRIATENESS**