

CITY OF HOUSTON

Planning and Development Department



HISTORIC DISTRICT RECONSIDERATION

DISTRICT NAME: NORHILL

DATE OF DESIGNATION: 06/14/2000

RECONSIDERATION APPLICATION ACCEPTED: 11/17/2010

PUBLIC MEETING DATE: 01/8/2011

RECONSIDERATION SURVEY DEADLINE: 01/24/2011

BACKGROUND

An application for reconsideration was received on November 17, 2010, and was signed by the required minimum 10% of property owners in favor of reconsideration. A public meeting was held at St. Mark's United Methodist Church on January 8, 2011, and survey forms were due back by January 24, 2011. Surveys were allowed to be turned in at the end of the meeting, email, mail, fax or hand delivered to the Planning and Development Department.

CRITERIA FOR HISTORIC DISTRICT RECONSIDERATION

According to Ordinance No. 2010-813, the Director shall consider each request for historic district reconsideration pursuant to:

1. The criteria for designation of the historic district;
2. The provisions of Article VII of Chapter 33 of the Code that were applicable to the percentage of property owners required to initiate an application;
3. Any changed circumstances identified in the request for reconsideration; and
4. The current level of support for repeal of the designation.

The ordinance also requires the director to make findings with each request for reconsideration and report the findings to the City Council. The director may recommend that City Council:

1. Take no action with respect to the designation of the historic district;
2. Repeals the resolution creating the historic district if the owners of 51 percent of the tracts in the Designated Historic District indicate that they do not support the continued designation of the Designated Historic District; or
3. Amend the resolution designating the historic district to reduce its boundaries.

HISTORIC DISTRICT SIGNIFICANCE SUMMARY

Norhill Historic District was developed in the 1920s by Will Hogg, the developer of River Oaks, as a "master planned community...for the working man...rich in artistic bungalows." In contrast to River Oaks, Norhill's modest homes, built by local contractors, were constructed from designs found mostly in plan books and catalogs popular during that period. Norhill's most distinctive feature is the park-like esplanades that divide Norhill Boulevard. Designated in 2000, Norhill Historic District is one of the city's largest historic districts. Norhill's many blocks of historic bungalows remain remarkably intact and are a real treasure to the City of Houston.

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APPROVAL CRITERIA FOR HISTORIC DISTRICT DESIGNATION

To qualify for designation, an historic district must satisfy one or more of eight criteria. The Norhill Historic District met the following **two** criteria:

- The building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation.
- The building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city.

In addition, at the time of designation, **76.70%** of buildings in Norhill Historic District were at least 50 years old and classified as contributing or potentially contributing to the district.

PROPERTY OWNER SUPPORT TO INITIATE AN APPLICATION

The application for designation of Norhill Historic District required the support of at least 67% of the property owners who owned at least 51% of the land area. Norhill Historic District received the support of **67.60%** of property owners, who owned **66.30%** of the land area.

CHANGED CIRCUMSTANCES

The only changed circumstances identified in the request for reconsideration were the October 13, 2010 amendments to the Historic Preservation Ordinance.

SUPPORT FOR REPEAL OF HISTORIC DISTRICT DESIGNATION

The results of the survey are as follows:

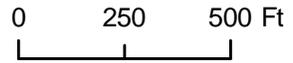
Total Tracts	Signed for Repeal	Percentage Owners for Repeal
838	74	8.83%

DIRECTOR FINDINGS/RECOMMENDATION

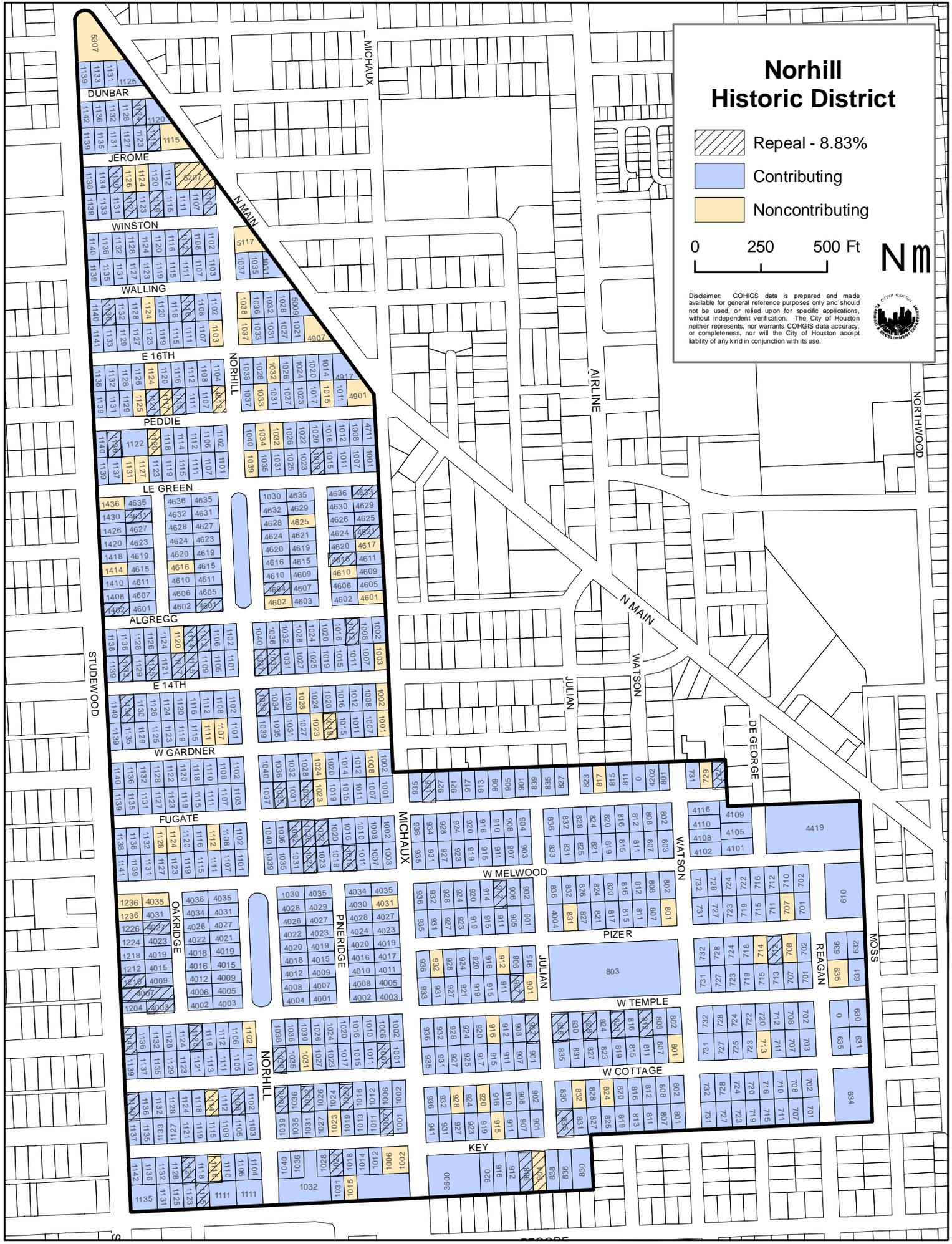
The surveys requesting repeal of the district designation were dispersed throughout the district. The reconsideration of the district designation was not supported by the owners of 51% of the tracts in the district, therefore a repeal of the historic district designation is not recommended. The Director recommends taking no action with respect to the designation of the historic district.

Norhill Historic District

-  Repeal - 8.83%
-  Contributing
-  Noncontributing



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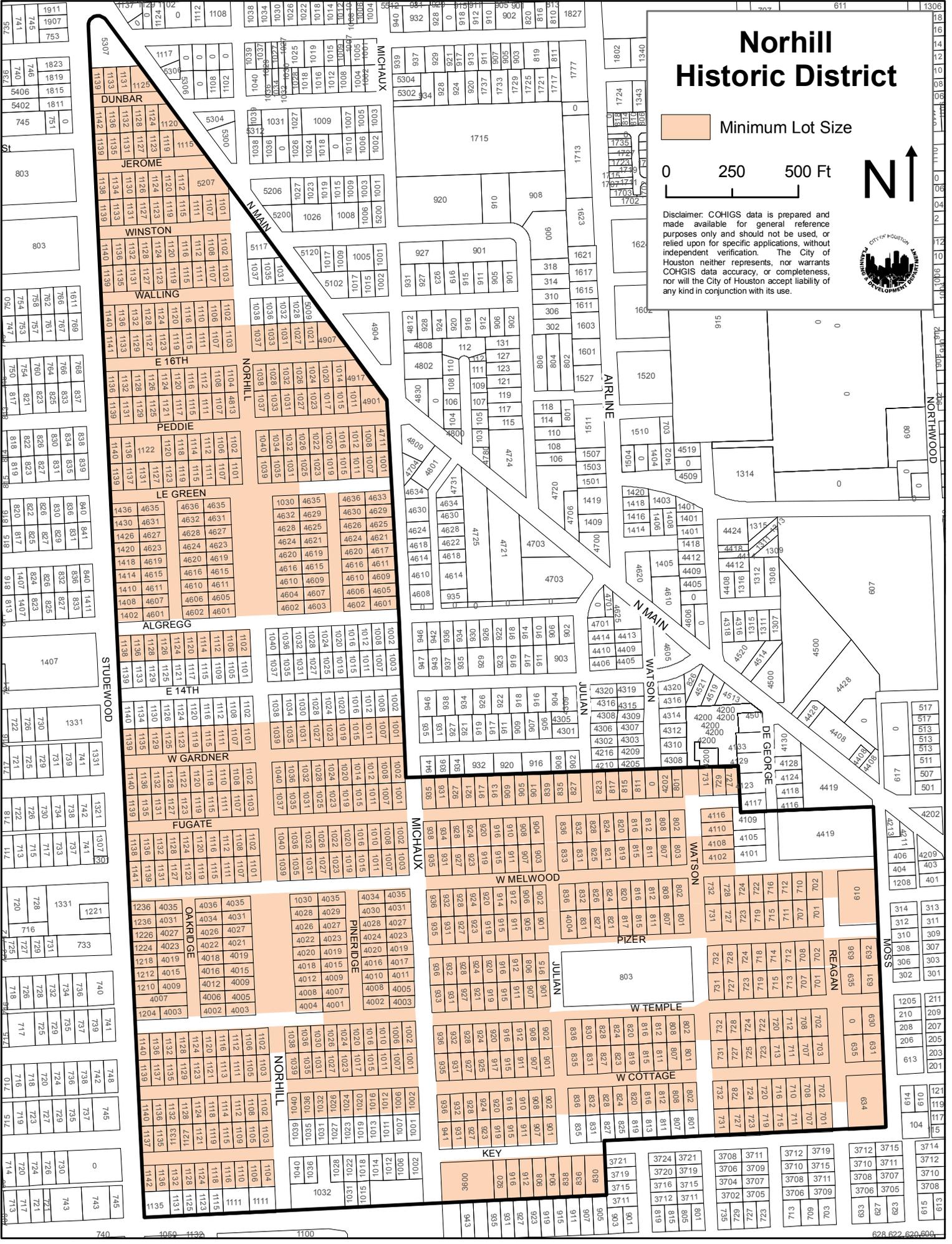


Norhill Historic District

Minimum Lot Size



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