



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D22
HPO File #: HP2026_0062

April 23, 2026

824 W Temple St
Norhill

Applicant: Chris Schultz, agent for Don Carlson, owner

Property: 824 W Temple Street, Lots 4, Block 218, East Norhill. The property is a one-story, 1,812 square foot single-family home situated on a 5,512 square foot (53' x 104') interior lot.

Significance: This property is a 1925 contributing English bungalow structure and a 1920 contributing garage in the Norhill Historic District.

Proposal: Demolition – Garage or Carport

Applicant proposes to demolish the existing contributing one-story garage built in 1920 to construct a 327 SF carport with storage in its place at the rear of the lot (HP2026_0063).

- No alterations to the existing historic structure.
- The applicant has provided photos of the garage. See Current Photos.

Public Comment: No public comment received.

Civic Association: 1 approval from the Norhill Neighborhood Association. See Attachment A for details.

Recommendation: Approval

HAHC Action: -



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APPROVAL CRITERIA

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

S D NA S - satisfies D - does not satisfy NA - not applicable

[X] [] [] (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and
From the applicant: "The exposed (open eave) rafters are rotting as are the bottoms of the board and batten siding. The eastern wall beam is beginning to shift. The garage sits on the lowest portion of the lot and is filled with inches of water with any heavy rain, which contributes to the rot of the wall foundations. Originally probably dirt floor, someone poured an unreinforced concrete floor in the garage, which now has a gaping crack running through it."

[] [] [X] (2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.

(c) Determination of the existence of an unreasonable economic hardship shall be based upon the following criteria:

- (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;
(2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
(3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and
(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

OR

(d) Determination of the existence of an unusual and compelling circumstance shall be based upon the following criteria:

- (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and
(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.



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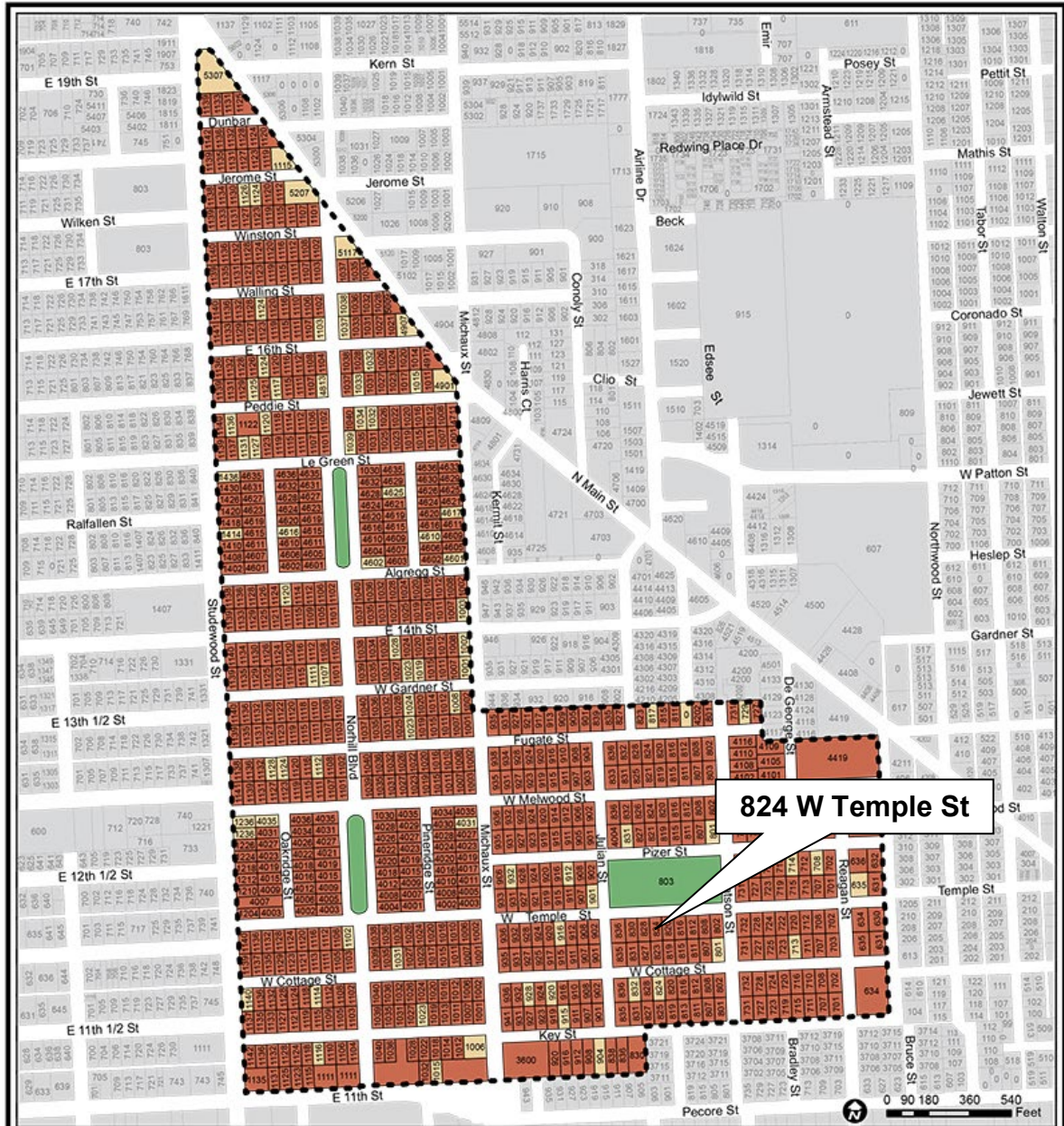
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DISTRICT MAP



Norhill Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 14, 2000
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Norhill

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT



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CURRENT PHOTO





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GARAGE PHOTOS



North elevation of house. Garage sits in the farthest South East corner of the lot.



North elevation of garage.



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North open eave joists rotting.



North board and batten rotting. Eastern wall shifting.



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West elevation of garage.



East elevation of garage. Best photo applicant could get due to the neighbor's fence.



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South elevation of garage. A previous owner had built a metal box extension through the back wall of the garage to get a large car in. It has disintegrated.



Interior of garage. Previous owner had unreinforced concrete floor poured and garage now holds water after moderate rain.



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April 23, 2026

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Norhill



Large cracks in unreinforced concrete in garage interior.



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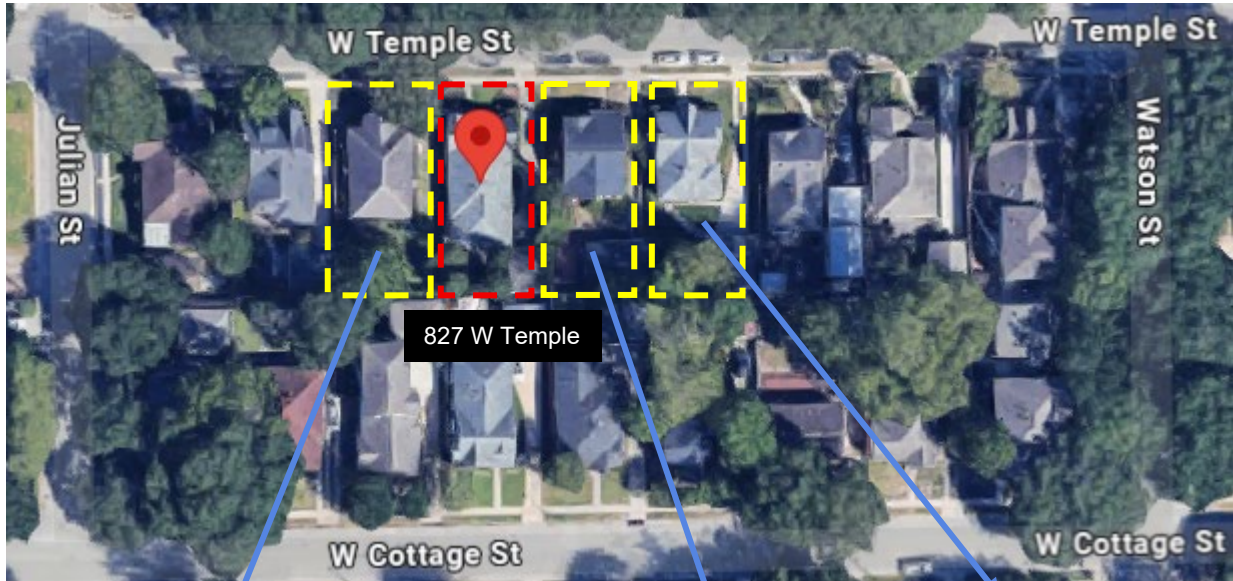
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CONTEXT AREA



828 W Temple - Contributing

820 W Temple - Contributing

816 W Temple - Contributing





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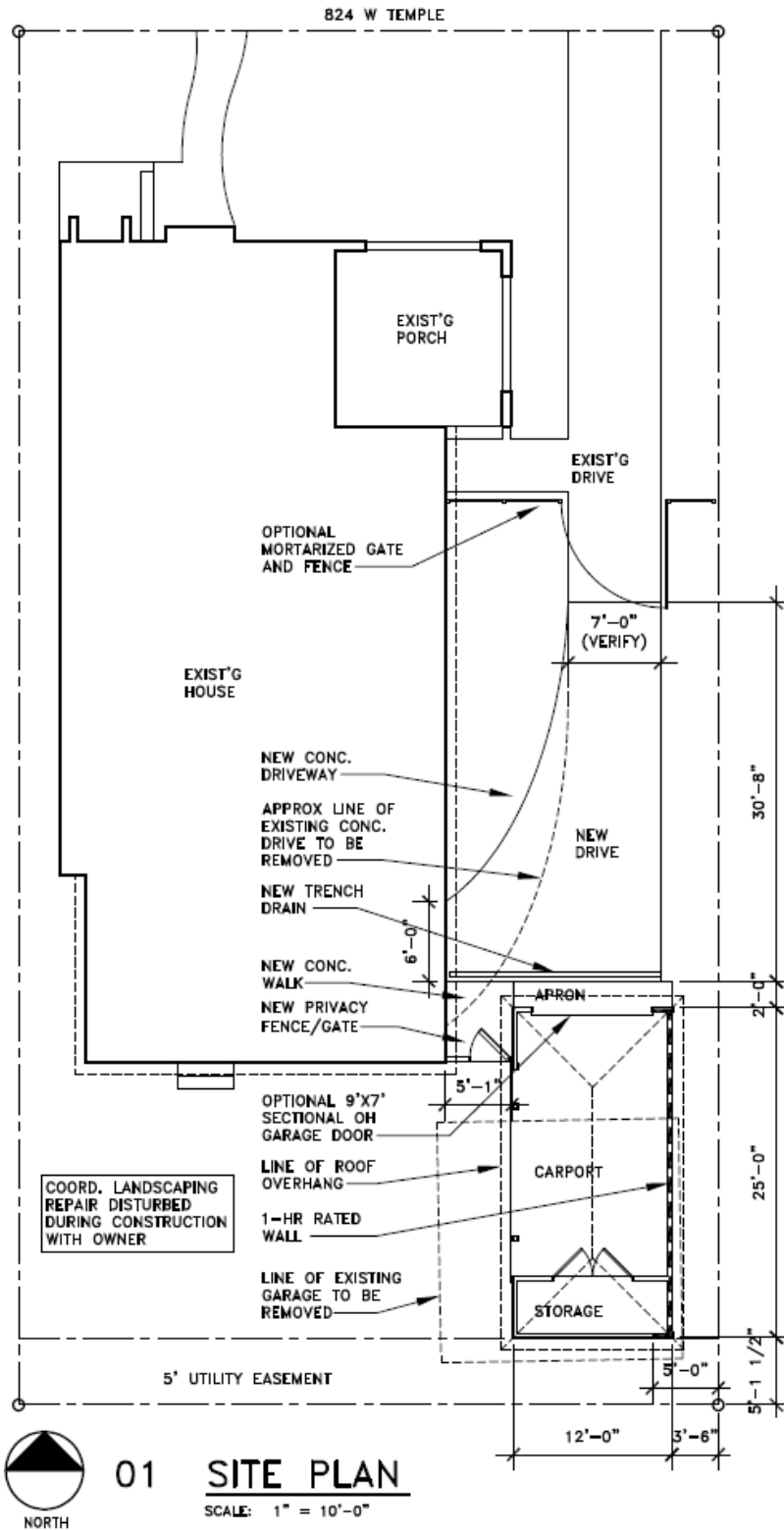
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April 23, 2026

824 W Temple St
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PROPOSED SITE PLAN



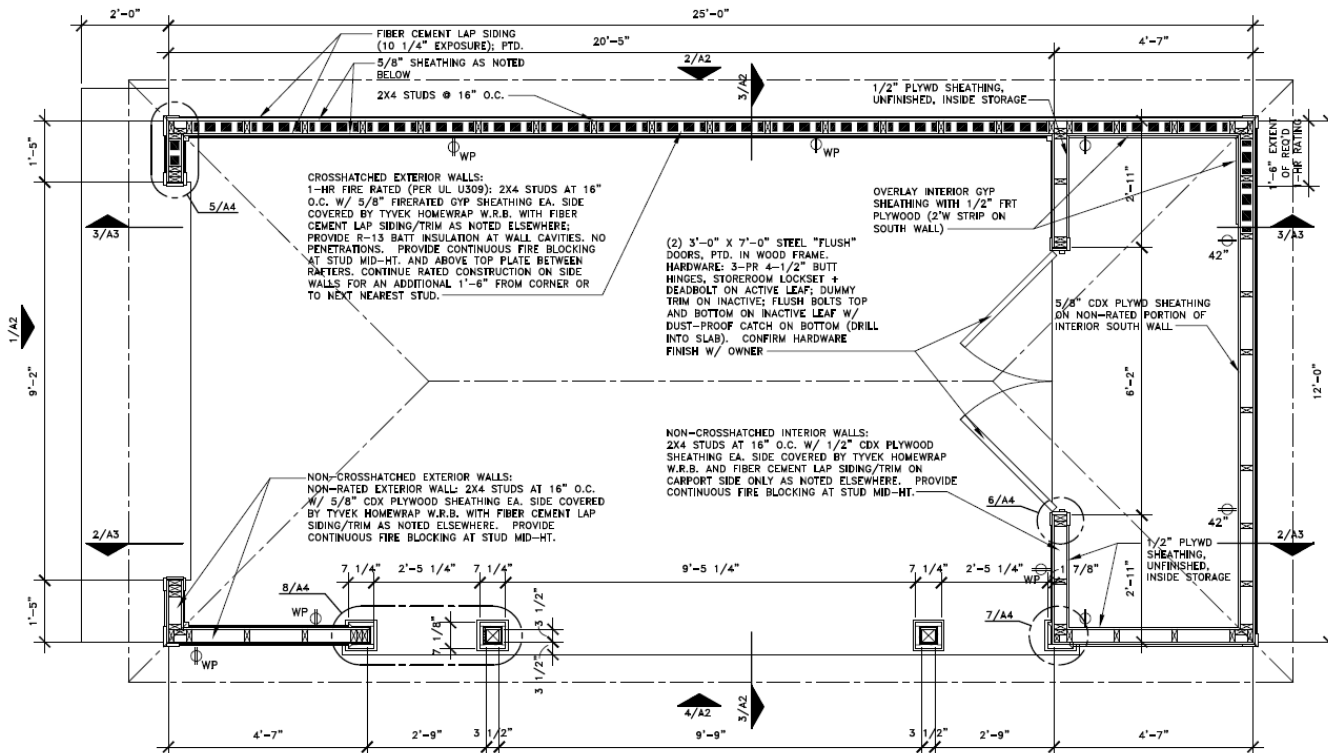


ITEM D22
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April 23, 2026

824 W Temple St
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PROPOSED FLOOR PLAN



02 FLOOR PLAN
SCALE: 1/2" = 1'-0"



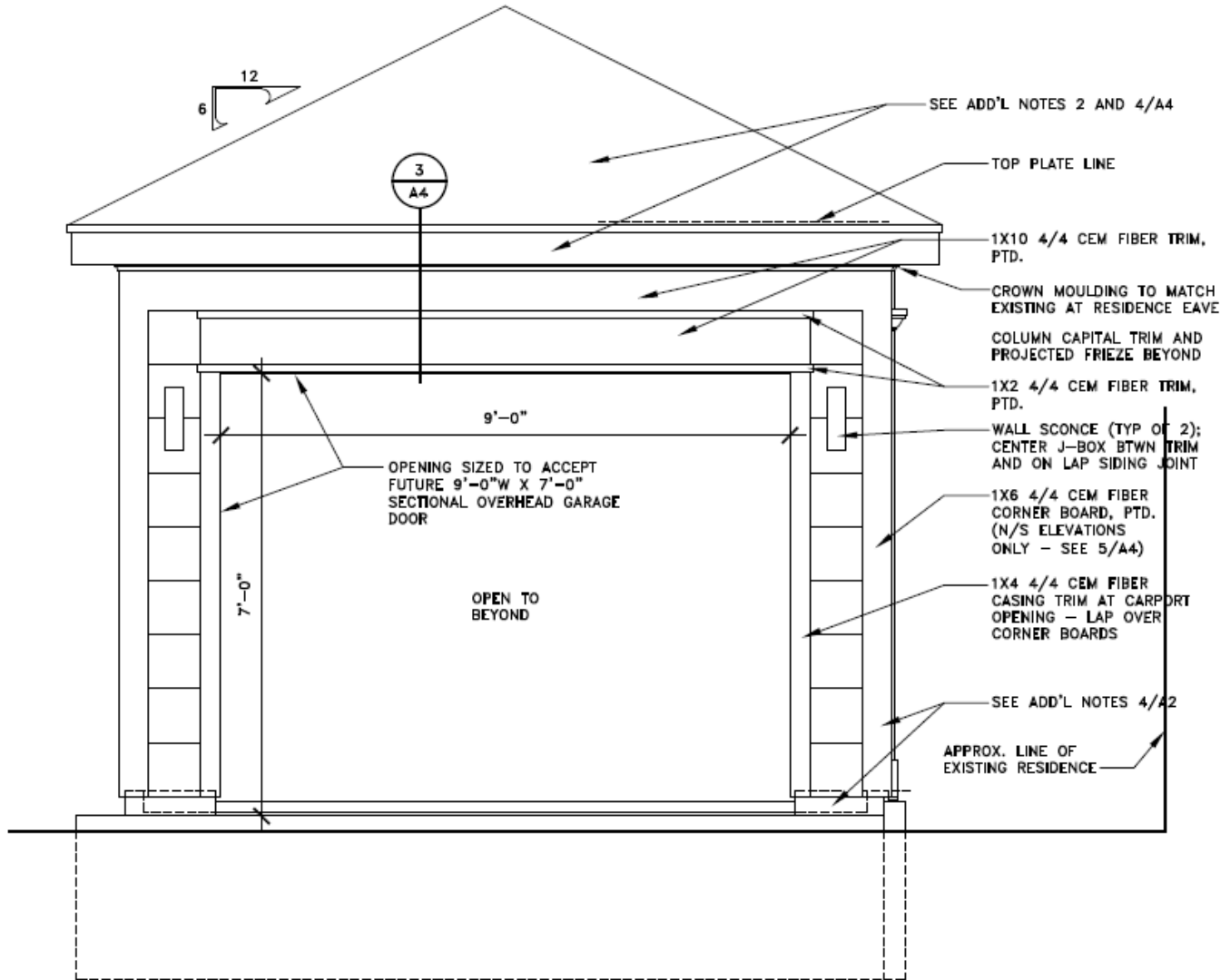


ITEM D22
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April 23, 2026

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PROPOSED FRONT (NORTH) ELEVATION



01 NORTH ELEVATION

SCALE: 1/2" = 1'-0"



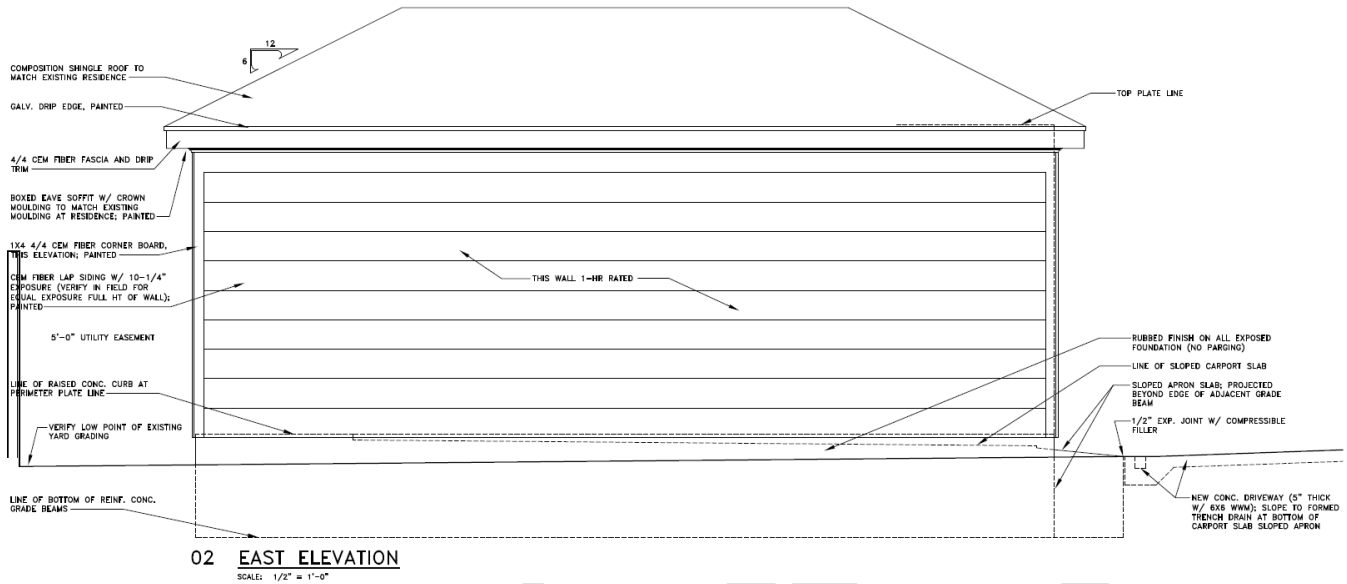


ITEM D22
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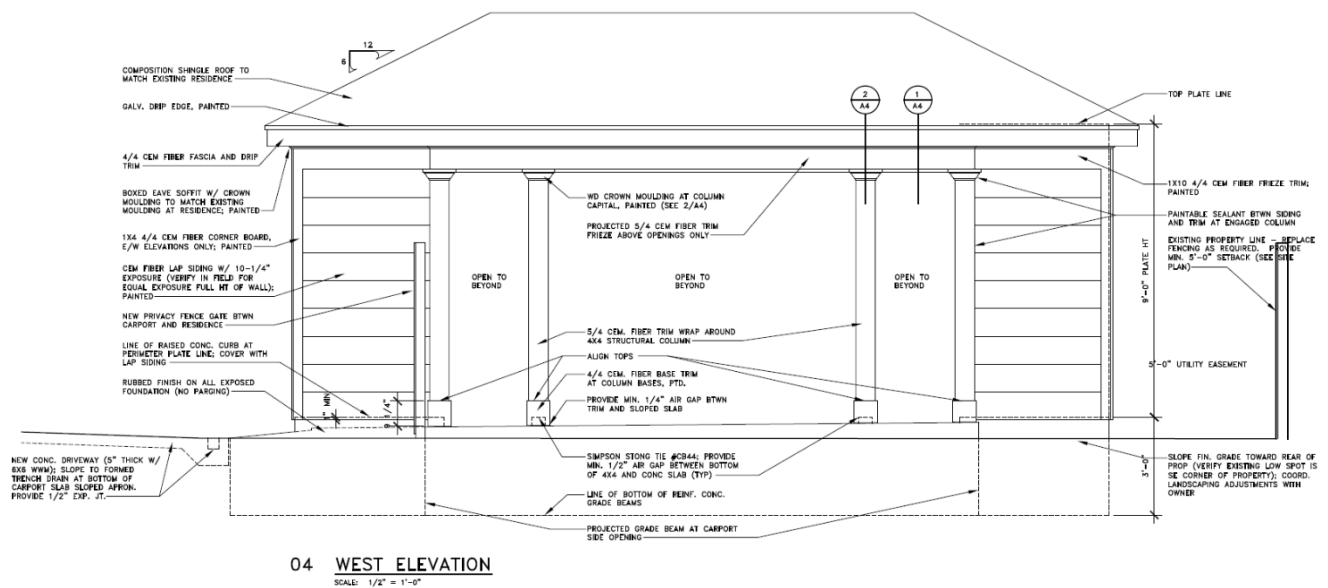
April 23, 2026

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PROPOSED SIDE (EAST) ELEVATION



PROPOSED SIDE (WEST) ELEVATION





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PROPOSED REAR (SOUTH) ELEVATION

DRAFT

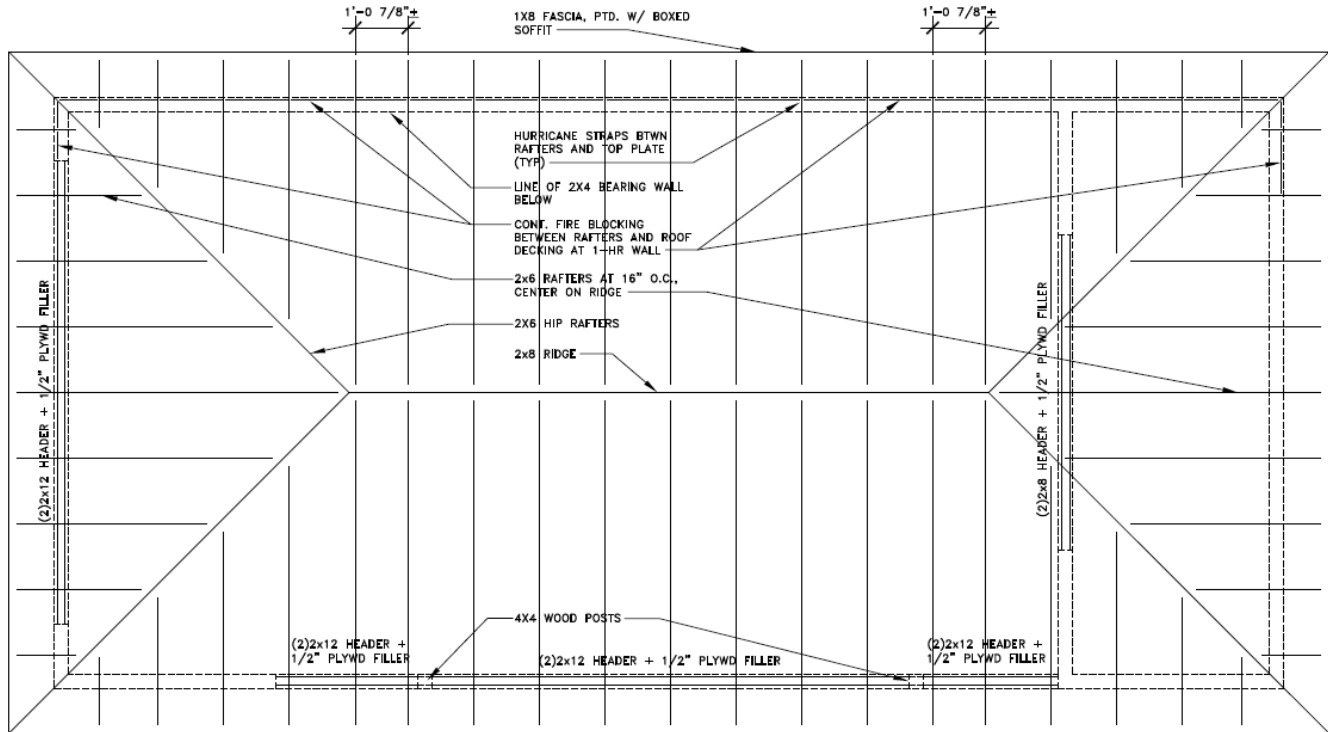


ITEM D22
HPO File #: HP2026_0062

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ROOF PLAN



01 ROOF FRAMING PLAN

SCALE: 1/2" = 1'-0"

DRAFT



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ATTACHMENT A – NORHILL NEIGHBORHOOD ASSOCIATION



January 25, 2026

Chris Schultz, RA, LEED AP
Schultz Architecture
114 Princess Pass
San Antonio, Tx 78212

Dear Chris,

RE: 824 W Temple

The revised plans you submitted on January 24, 2026 for the garage at 824 W Temple have been approved by the Norhill Neighborhood Association.

If you have questions, please don't hesitate to reach out. If anything changes, please be sure to resubmit any modifications for approval. We wish you the very best with your project.

Thank you,
Virginia Kelsey
NNA VP of Deed Restrictions

