



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D23
HPO File #: HP2026_0063

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: New Construction – Garage or Carport

Applicant has already applied to demolish the garage (HP2026_0062) and proposes to construct a 327 SF carport with storage in its place at the rear of the lot.

- No windows are being installed into the carport, so there is no window schedule.
- No alterations to the existing historic structure.

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

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



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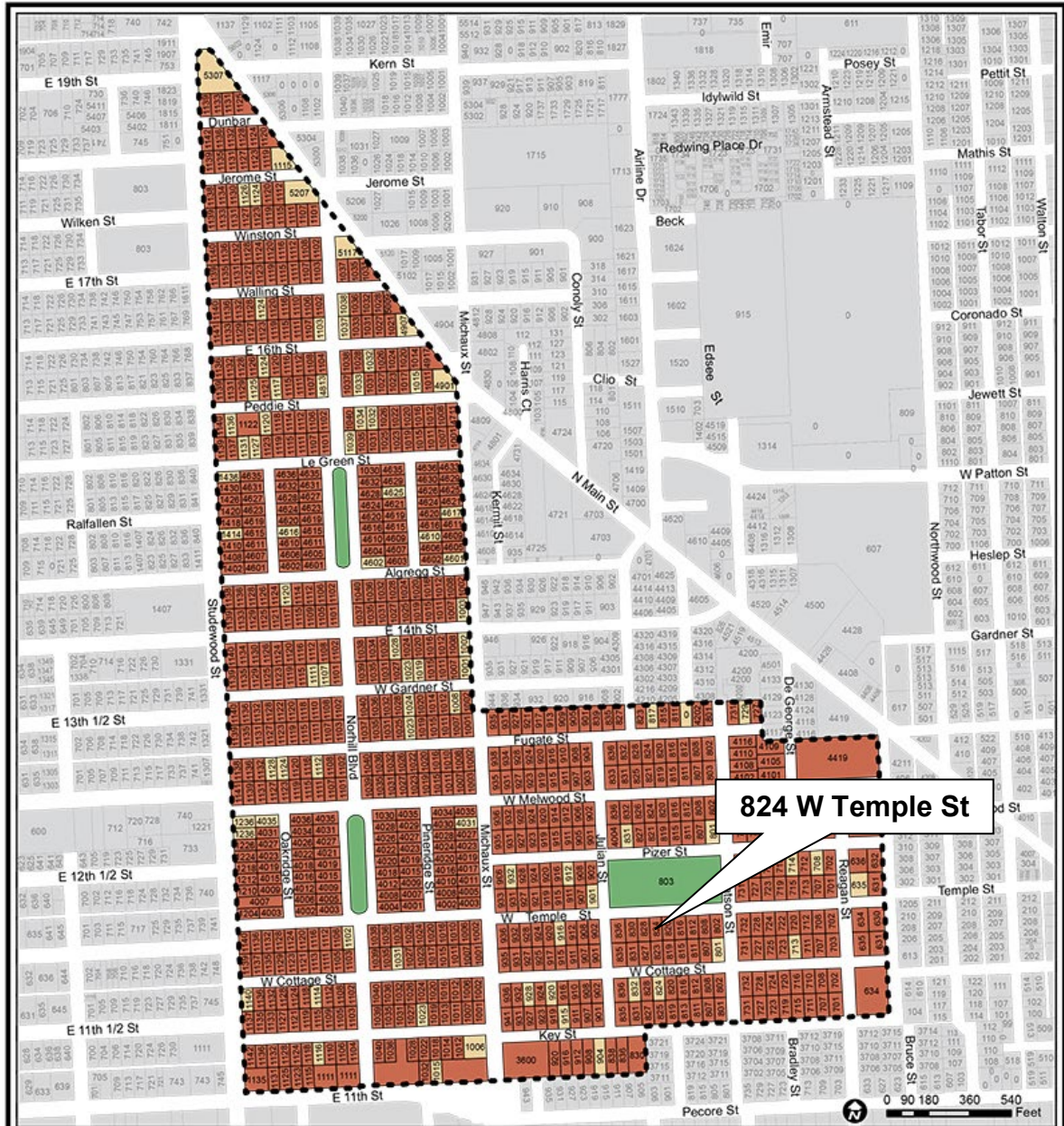
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DISTRICT MAP



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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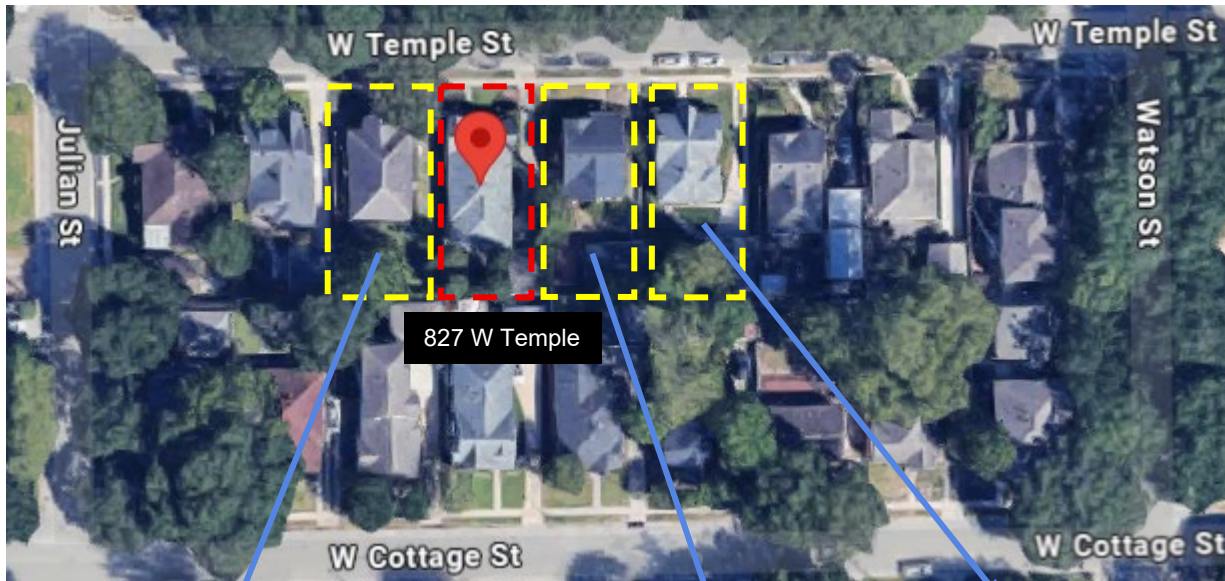
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CONTEXT AREA



828 W Temple - Contributing



820 W Temple - Contributing



816 W Temple - Contributing





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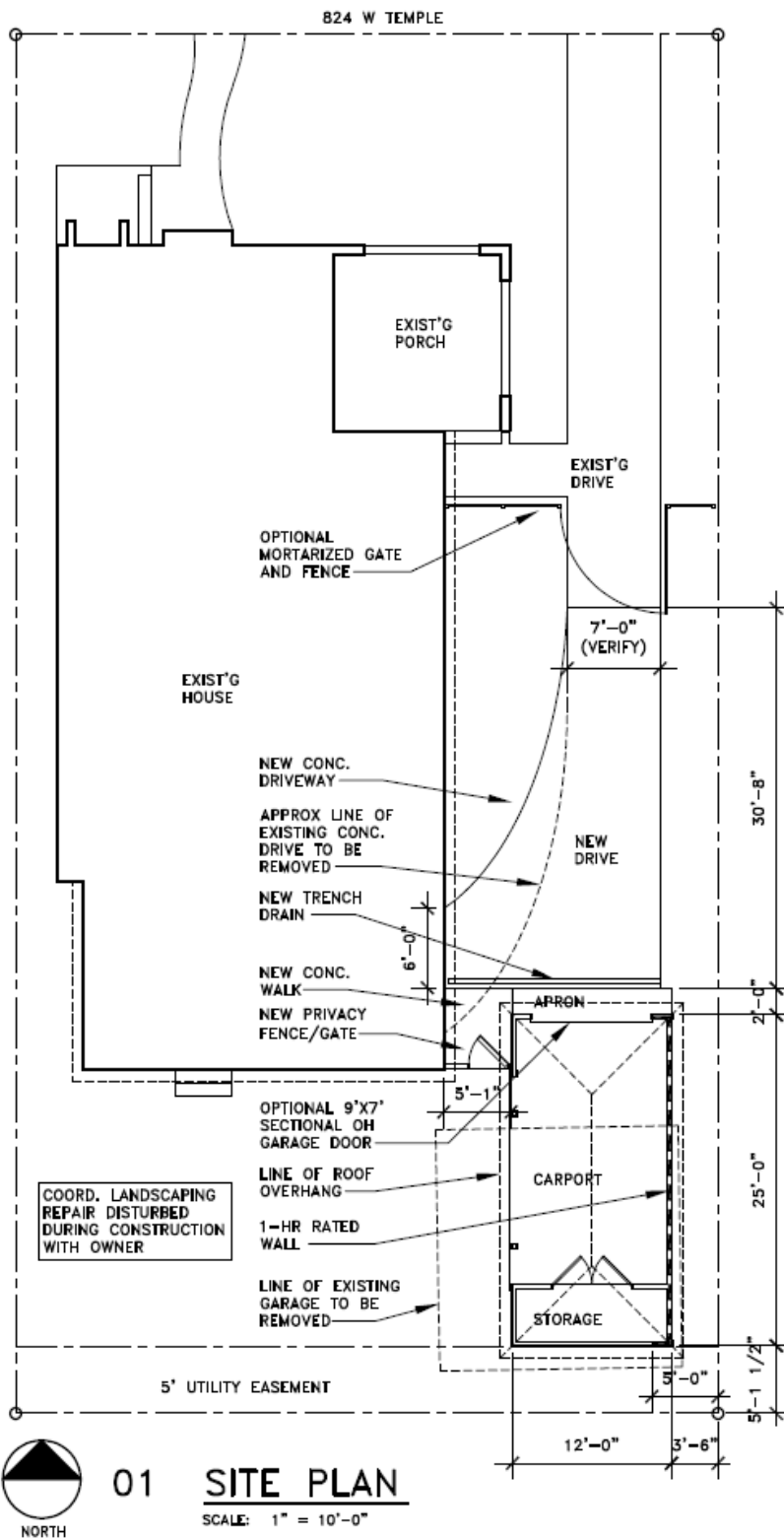
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PROPOSED SITE PLAN



01 SITE PLAN

SCALE: 1" = 10'-0"

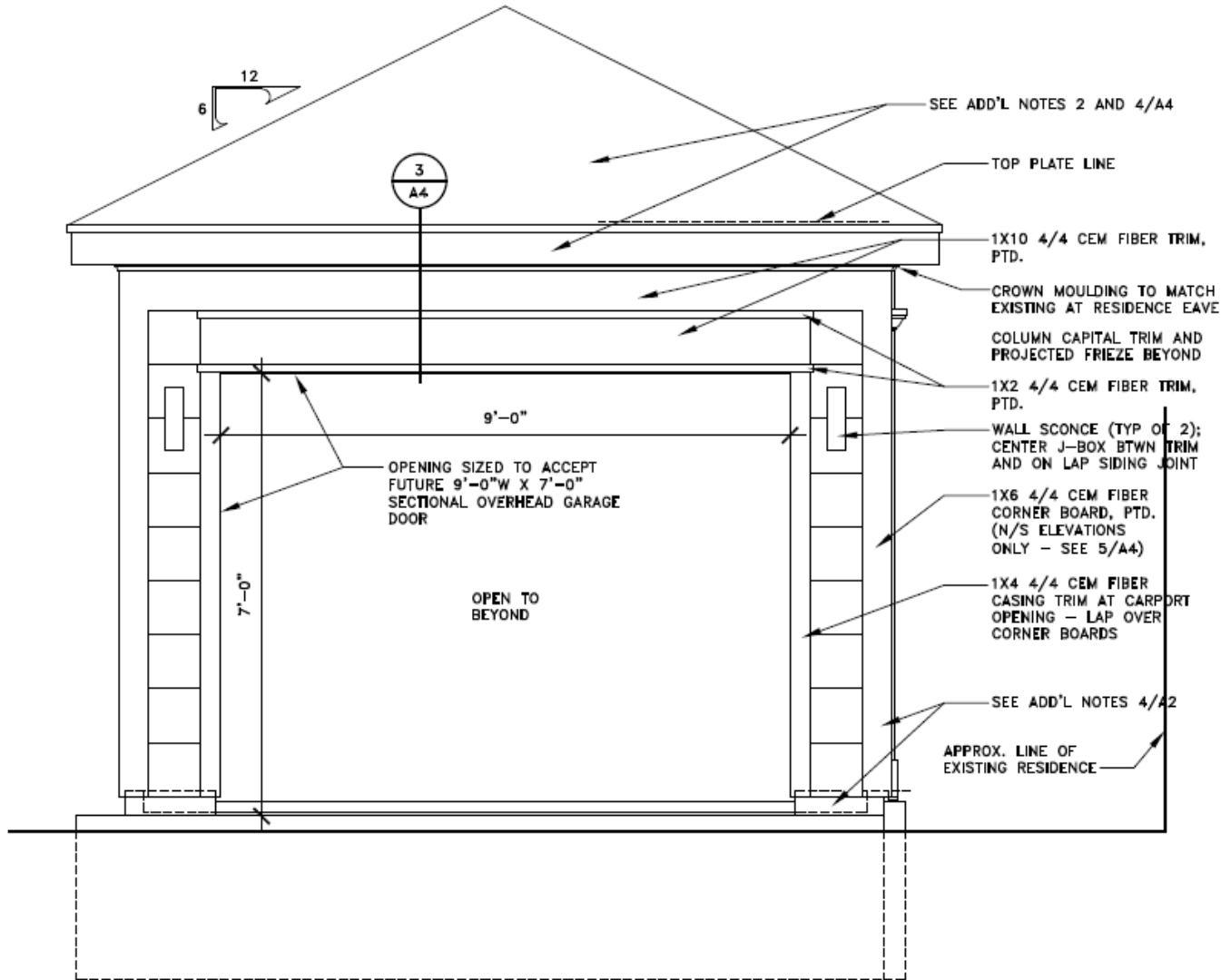


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PROPOSED FRONT (NORTH) ELEVATION



01 NORTH ELEVATION

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

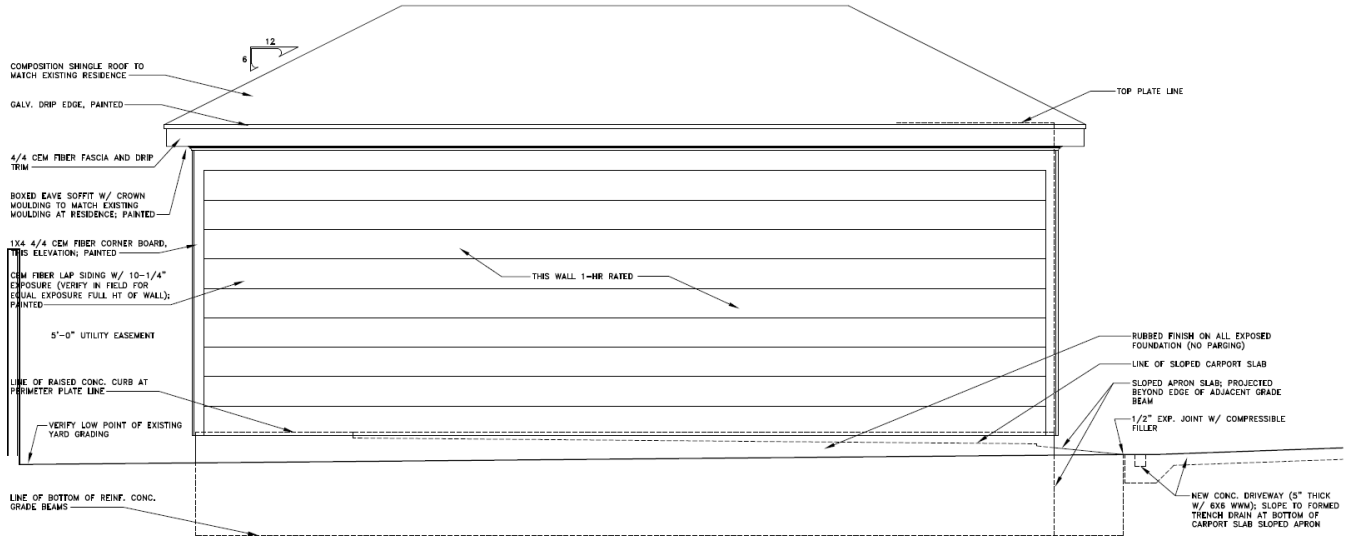


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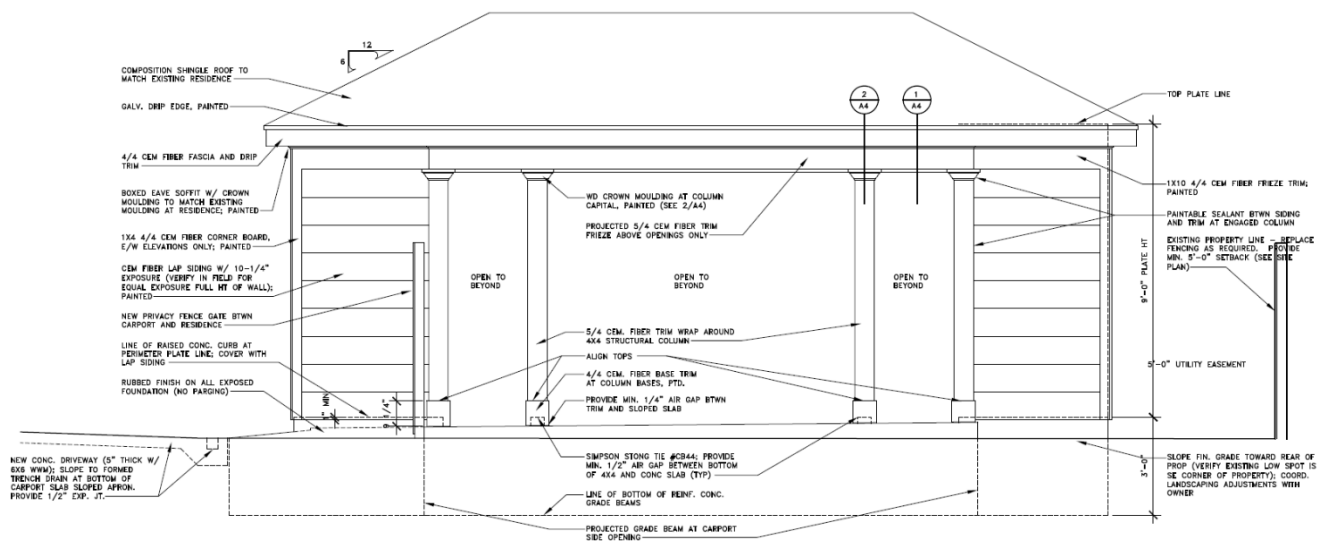
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PROPOSED SIDE (EAST) ELEVATION



02 EAST ELEVATION
SCALE: 1/2" = 1'-0"

PROPOSED SIDE (WEST) ELEVATION



04 WEST ELEVATION
SCALE: 1/2" = 1'-0"



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PROPOSED REAR (SOUTH) ELEVATION

DRAFT

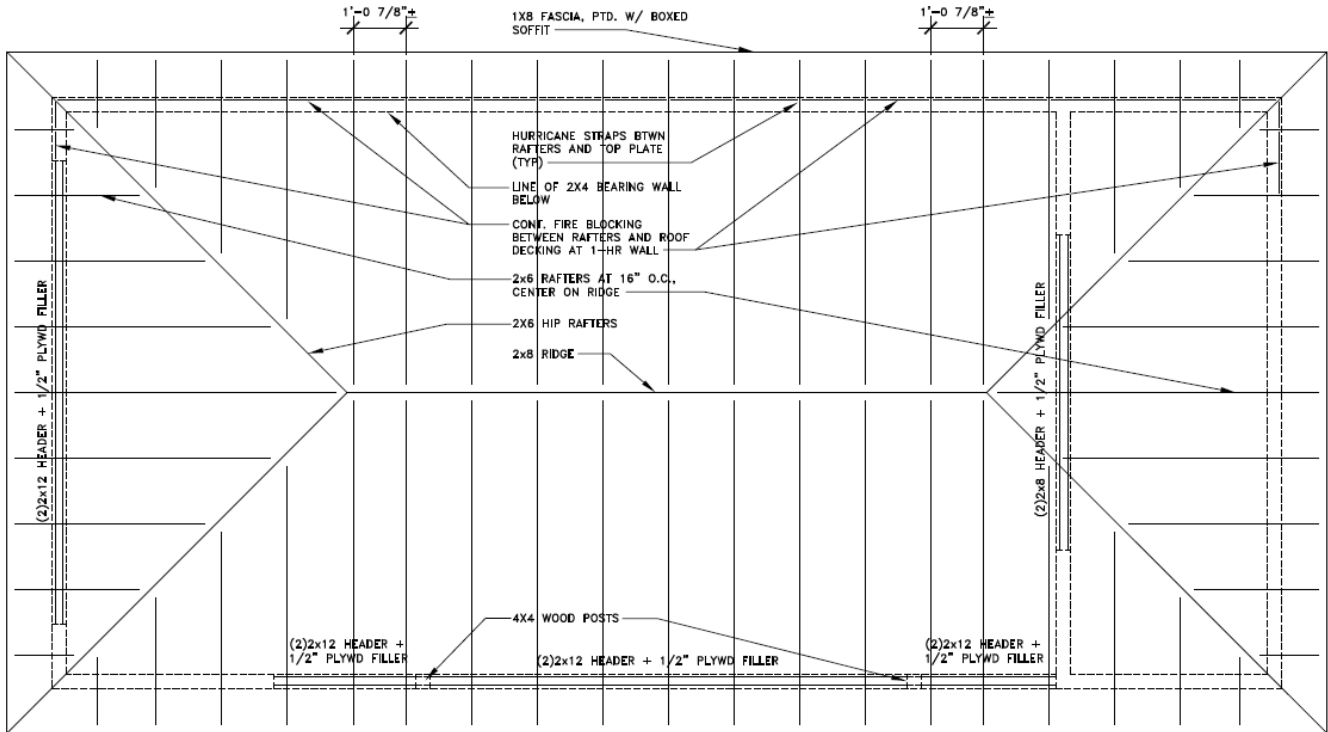


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ROOF PLAN



01 ROOF FRAMING PLAN

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

DR



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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

