

Responses Overview Closed

Responses

208



Average Time

74:35



Duration

41 Days



1. Enter your first and last name

208

Responses

2. Please provide your Norhill address (Street Number and Street Name)

208

Responses

3. Are you in favor of the adoption of the design guidelines being used to regulate and maintain the historic integrity of your neighborhood in addition to the existing regulations outlined in the city's current Code of Ordinances for designated historic districts? If not, please explain.

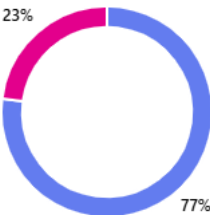
208

Responses

See all responses after Q. 18

4. Should there be a restriction on house size in relation to lot size, known as floor-to-area ratio (F.A.R.)? Example: a 2,500 sq ft. house on a 5,000 sq ft. lot has an FAR of 0.50 (2,500/5,000=0.5).

● Yes 160
● No 48



5. If you answered "Yes" to the previous question, what do you feel is an acceptable F.A.R.?

127
Responses

Weighted Avg. 0.47

6. The typical Norhill lot is between 100 ft. and 104 ft. deep with a front setback of 15 ft. from the street and per city code a rear setback of 3 ft. or 5 ft. What would be the acceptable minimum rear setback for a 1-story addition? See guidelines for visual reference.



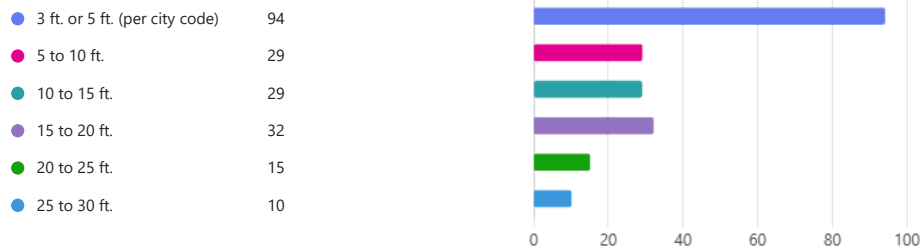
Weighted Avg. 5.4'

7. The typical Norhill home has a 15 ft. front setback from the street. What should be the minimum front setback be for a 2-story addition? View guidelines for visual reference.



Weighted Avg. 43.4'

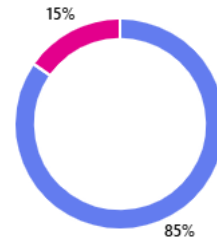
8. What is an acceptable rear setback for a 2-story addition? View guidelines for visual reference.



Weighted Avg. 9.7'

9. For a 2-story addition, should the rear setback of a corner lot be the same as a mid-block lot?

● Yes	176
● No	32



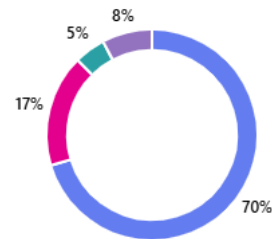
10. If you answered "No" to the previous question, please provide a preferred setback distance.

17
Responses

Weighted Avg. 10.2'

11. The typical lot in Norhill is 50'-54' wide. What is an acceptable minimum side setback (non-driveway side) for a 1-story addition on a mid-block lot?

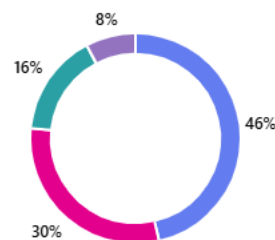
● 3 ft. or 5 ft. (per city code)	147
● 6 ft.	36
● 7 ft.	10
● 8 ft.	16



Weighted Avg. 4.1'

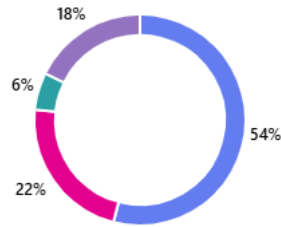
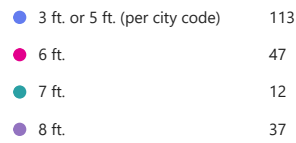
12. On a typical Norhill lot, what is an acceptable minimum side setback (driveway side) for a 1-story addition on a mid-block lot?

● 10 ft.	97
● 12 ft.	63
● 14 ft.	33
● 16 ft.	16



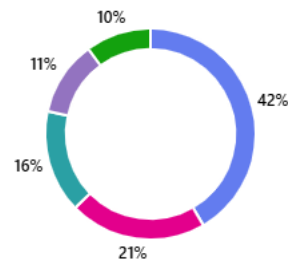
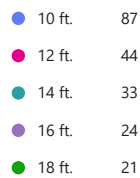
Weighted Avg. 11.7'

13. On a typical Norhill lot, what is an acceptable minimum side setback (non-driveway side) for a 2-story addition on a mid-block lot?



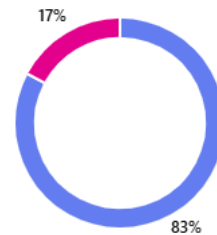
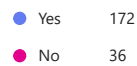
Weighted Avg. 4.8'

14. What is an acceptable minimum side setback (driveway side) for a 2-story addition for a mid-block lot?

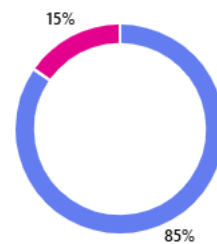
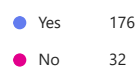


Weighted Avg. 12.7'

15. Would you like the option of replacing original windows with new windows that are the same size, shape and pattern as the originals but not necessarily of the original material? Example: Replace original single-pane wood windows with double-pane aluminum clad wood windows.



16. Would you like the option to replace the front door with one of the same style, proportion, and character of the original that is not of original material?



17. Would you like the option to replace original siding with siding of similar style, proportion, and character of the original but not of original material? Example: Replace wood siding with cementitious siding.



18. If you have any additional comments or suggestions, please feel free to leave a comment here.

107
Responses

See all comments below after responses to Q. 3

Norhill Historic Design Guidelines Homeowner Survey - June 2025

Question 3:

Are you in favor of the adoption of the design guidelines being used to regulate and maintain the historic integrity of your neighborhood in addition to the existing regulations outlined in the city's current Code of Ordinances for designated historic districts? If not, please explain.

1 Yes, I am in favor of Design Guidelines

Partially. I would like to see the guide for garages be removed. There are no historical context for garages (either two story or one story). The Norhill Deed restrictions also do not say anything about 2nd story garages (although it does say only one residence per property). You can have a 2 2nd story garage without a residence...

3 No. The neighborhood should follow only the city of Houston's historic guidelines.

No. Proposed neighborhood guidelines (and some adopted in the past few years) are often overly strict, preventing upgrades that would enhance 4 our homes' efficiency, healthiness, and safety without materially affecting the historic character of the area.

5 No

No. I find both the Design Guidelines and the Planning & Development Department's interpretation of the current Code of Ordinances overly restrictive. While preservation of the character of a neighborhood is important, preservation of every aspect of existing structures, especially those that are not historical landmarks, receives too much emphasis and discourages improvements. For instance, being limited in either extending a structure's footprint back or up over a certain percentage of the house is an undue limitation that prevents expansion of current houses and limits the potential improvement of areas, especially given the cost of navigating complex interpretations of the existing ordinance. In other words, 6 houses are not maintained, fall into disrepair, and there are weaker incentives to make improvements due to the these guidelines.

7 Yes

8 Yes

9 Yes

No, I am against the size restrictions. I absolutely support keeping the fronts of houses the same but it is really frustrating that Norhill is trying to 10 limit the size by so much that it isn't practical for a family of 4.

No, the Design Guidelines are allowing for second story additions with rules but not allowing the more economical and practical option of adding a second story to my garage even for personal, not rental reasons. I also find the second story addition front setback minimum of 40 to be quite onerous especially considering the restriction on the second floor of the garage. While I want to preserve the character of the neighborhood, these restrictions provide too many restrictions for a current owner to be able to grow into their home and expand. For these two reasons, I vote 11 no.

12 Yes

I support protecting the neighborhood's unique character and ensuring consistent standards, which effectively helps maintain property values and neighborhood charm.

However, I have concerns about overly strict restrictions such as banning new two-story garages, requiring approval for fences and window replacements, and imposing limited flexibility on materials and design, along with the potentially slow, bureaucratic approval process for otherwise necessary changes. In the past, these rules and the board have unnecessarily slowed urgent home repairs, causing further damage to original historic properties—exactly what they aim to prevent. These restrictions often limit homeowners' ability to address legitimate, real, and urgent 13 needs. It's concerning to add more rules that could further complicate and delay homeowners' timely and necessary projects.

No, because I am looking to remodel and expand my bungalow and I feel the guidelines are too restrictive to allow us to do the renovation/addition 14 that would fit the size of our family. We arent able to build the house big enough based on the guidelines.

15 Yes

16 Yes

17 Absolutely

18 TBD - need to review proposals. Where can I find a copy to review?

I am not in favor of the adoption of the design guidelines. I purchased the duplex at 828 West Temple in 1985 as an investment, hoping it might appreciate while I rented it out. The limitations placed by these guidelines, imposed well after I bought the place, have been a real harm to 19 appreciation and constitute a taking from me.

I'm unclear if you are referring to a current draft of the design guidelines or not. In general, I support more clarity on what is allowed in the neighborhood to avoid arbitrary decisions. I also support adoption of guidelines that were created with feedback from the neighborhood instead of 20 the currently adopted guidelines by the board of NNA which illegally extend beyond the deed restrictions.

21 Yes.

No. We have existing deed restrictions and city oversight and do not need additional guidelines that propose inappropriate reinterpretations of the deed restrictions (such as the prohibition on 2 story garages when the deed restricts restrict only apartments, a meaningful distinction). These 22 guidelines are over broad and serve to enforce the opinion of a minority of norhil residents over the existing, working, framework.

23 Yes

Yes. COH city ordinances are inadequate for specific maintraining of an appropriate range of architectural dimensions needed to 1)preserve the historic integrity of this working-class, bungalow neighborhood, 2) are not related to the unique Deed Restrictions legally filed on record for Norhill. The city guidelines allow for remodeling bungalows into huge 2-story structures that violate the Deed Restrictions and interrupt neighbors' outdoor 24 living space -the reason why those neighbors chose to live in Norhill.

25 Yes

26 no

27	Yes, I love Norhill's design guidelines. It keeps our little neighborhood sweet and charming.
28	yes
29	What guidelines?
30	Maybe, depending on the details of the actual guidelines
31	No. I feel that they are too restrictive for what a home owner should rightfully be able to do to their home. I am in favor of height limits to prevent three story or larger structures being built and building multiple homes on 5000 sq ft lots.
32	I'm not familiar with the guidelines up for adoption.
33	Yes
34	Yes
35	Yes
36	There are a lot of properties in the neighborhood that are in bad shape because of these rules of historic society. I am in favor of preserving historic character of Norhill but we as homeowners need some freedom to upgrade our homes to keep up with the evolving needs and family growth. I know a lot of neighbors are leaving because the rules are not applied evenly. The remodeling of some homes are approved whereas for others they are rejected. This is causing a lot of frustration and confusion in the neighborhood and because of that people are leaving.
37	As a general remark on the setbacks and F.A.R., I feel that that Norhill was originally planned for houses of a certain size - their original size. If a potential owner needs a house that is double or triple that square footage, then this neighborhood won't fit their needs. There are other neighborhoods that will.
38	I am in favor
39	No, I believe adding additional regulation and oversight to an already burdensome approval process will discourage future homeowners.
40	Yes
41	Yes
42	Yes
43	No. I believe the design guidelines should review the garage allowances. Garages should be allowed more vertical space. Typically the historic homes are all contributing but I think the garages should not be contributing. They are generally built later. I realize the deed restrictions of the neighborhood are preventing some expansion but I believe there is a strong contingent that would prefer 2 story garage allowance for office space or misc use space despite the vocal minority that is entrenched in the neighborhood.
44	A compromise should exist to allow non-apartment use of the space which maintains neighborhood congestion equivalence but affords more square footage for use needs that have expanded over time. I doubt many of the existing garages should be considered historic in the first place.
45	Yes
46	Yes
47	Yes
48	Yes
49	The suggested guidelines are too restrictive and go beyond preserving the historic street elevations and sections. They limit the expansion of houses to contemporary living standards and limit future family expansion in the neighborhood.
50	Yes
51	Yes
52	No. They haven't been applied fairly or consistently. Just remove them and let Norhill be subsumed by the developers.
53	YES
54	Undecided,
55	Unsure. I haven't seen them.
56	I am concerned that we are going too far
57	yes
58	Would like to see some flexibility for people with specific issues with the restrictions We have a 100+ year old oak tree we would not want to cut down to add on. Also, we have an existing garage / second building that is not to code the we would like to remodel and cannot
59	No. Because they have not been adopted and because you are doing this survey, I prefer to see the final draft before expressing my opinion.
60	Yes.
61	I was happy with the requirements when I moved in last June 2024. However, I'm not happy with the new changes since- they are too restrictive and don't reflect the reality of the upgrade needs of these homes- having to jump through hoops for every single thing feels extreme- nobody has time for that. I'm all for maintaining integrity and historical elements of these houses but approval for fencing, porch adaptations, solar panels etc really?!! These are our homes, far too restrictive- not happy.
62	Yes, I broadly support the guidelines. I think that given energy efficiency standards etc there should be consideration to having the ability to install modern double glazed sash windows. ie solid wood, windows that appear identical in appearance but allow for higher energy efficiency.
63	Yes
64	Historic integrity yes, but also allowing for updates to homes to enhance usability for families and value for homeowners
65	I believe the historical aesthetic of Norhill should be preserved and protected. Guidelines that enable homeowners to grow their families while also ensuring the continued protection of the bungalow style are paramount.
66	I'm not sure and find this all confusing - but the guidelines are not linked here to review

67	YES
68	Yes, however I would like to have the opportunity to create more square footage within my current floor plan. For example, maximizing the space of my attic, adding a dormer, etc.
69	yes
70	From what I know, yes
71	Yes, and I want to add to my earlier response about maximizing attic space. I am also in favor of finishing out current garages and adding basements too. Adding more usable interior sq footage to structures that currently exist. I do not believe we should be restricted when adding more space inside current structures and maximizing what we already have. I have a young growing family and I would love to live here forever. It's helpful to be able to maximize the space I have. I also love the character of the neighborhood and the historical protection. I don't want to see the whole lots taken up by large structures at all.
72	Yes. They should be stricter.
73	Yes
74	Yes I am in favor of the design guidelines
75	No - I feel we should be allowed to build larger homes in Norhill while still maintaining the historic character. There should not be limitations on attaching garages to homes, and we should be allowed to add on above our garages.
76	No. Please revisit the FAR guidelines to ensure they reflect the full diversity of Norhill's lot sizes and shapes. As a resident of the 900 block of Key Street, I've noticed that our deep 7,900 sq ft lots (which aren't significantly wider than others) appear to have been overlooked in this process - as evidenced by the flat cap for 7001 sf and above lot sizes in the May 2025 guidelines. The proposed caps and FAR limits disincentivize thoughtful updates and unfairly restrict homes on our block, even though these properties are well-suited for modest expansion.
77	A flat cap or regressive FAR doesn't preserve neighborhood character - it punishes larger lots for their size. I urge the City and Planning Department to adopt a more equitable FAR policy that better accounts for proportionality, lot layout, and actual neighborhood design - especially on blocks like ours.
78	Yes
79	No, the current guidelines are too restrictive.
80	I am supportive of realistic guidelines to preserve the integrity of our neighborhood. What I am not supportive of are overly restrictive barriers to legitimate improvement, which I fear will lead to the decay of our wonderful homes to a point where they will only be valued at lot value. The protection of our assets depends on the ability to provide tasteful and reasonable updates.
81	No. Preserving a neighborhood's character shouldn't come at the expense of individual ownership rights. The current regulations already strike that balance. Adding another layer of design rules only creates friction without delivering real value — and I don't sign off on unnecessary restrictions.
82	Yes
83	Yes and no. I appreciate the need for guidelines. We need to replace the garage. We watched 915 Key get delayed and delayed by the NNA and it scares us to even try to repair or improve the value of our house, much less rebuild the garage. But no one wants to live in an unsecured drafty house.
84	Yes, I am in favor of these guidelines and appreciate them being upheld to preserve the charm of our Norhill neighborhood.
85	Yes
86	Yes I am in favor of these guidelines and would advocate for more restrictions regarding appropriate house size based on lot size. Many houses being built are far too big for the lot size and do not look proportionate.
87	Yes
88	I'm not sure because I'm uncertain what all of the current guidelines are.
89	yes
90	I'm for adoption for everything except the garage guidelines. There are more two story garages in Norhill than two story houses. I think the overall size can include the second story garage (total square footage of space above garage plus house to be limited), but not in favor of the restriction which goes against neighborhood 'harmony'.
91	Yes
92	Yes as long as they are sound and reasonable
93	No, our existing home is >2700 sq ft (2 stories) and we would like to consider replacing with a similar sized home.
94	yes
95	Yes
96	No, I would not be in favor unless there was an appeal process or the rules sunset each year and had to be re-voted on annually. What is considered a "perfect solution" today may be flawed and infringe on the rights of current or future property owners.
97	No. If we can't subdivide a 5000sf lot into multiple properties anyway, why do we need to limit the size of house you put on it? I also think a lot that is 4999sf, should be able to have the same size house on it as a 5000sf lot.
98	Yes, I am in favor of adoption.
99	Houston
100	No. A two story house is acceptable and should not be viewed as not historic
101	Yes
102	Yes.
103	Yes
104	Yes

Yes, I am in favor of adopting the design guidelines that help preserve the historic integrity of our neighborhood, as they play a vital role in maintaining its unique character and sense of place. However, it's also important that these guidelines allow for thoughtful integration of modern-day living needs. A balanced approach—one that respects the historic fabric of the community while accommodating contemporary lifestyles, sustainability, and functionality—is essential to ensure that the neighborhood remains both livable and relevant for current and future residents.

No, please see my responses to the rest of the survey. The City's design guidelines are too restrictive and we believe that they will negatively impact the value of our home.

107 Yes

108 Yes

109 Yes

110 Yes

111 Yes

112 Yes

113 Ok

114 Yes

115 Yes

116 Yes

117 yes

118 yes

119 Yes

To an extent. I still people people have rights to do what they want with the properties. It's their investment. I agree with keeping the charm and character, but there has to be room to work with homeowners (ex. A 1.5 story garage should be allowed). Also not in favor of stricter easements that differ from the rest of Houston.

No. It's my property and only I should have the God given right to build on my property as I see fit. That is true freedom as the state constitution intended.

122 I am.

123 Yes

124 Houston

125 Yes

126 Yes

Yes, but only if they are reasonable and based on community input!

127

128 I think we should be able to update and expand houses while maintaining the original look.

129 Where do we even find the city's current Code of Ordinances for designated historic districts.

130 Yes

131 No. It is too cumbersome, time consuming and prevented me from having timely repairs done to my property from storm damage.

132 yes

No, we are not in favor. While the spirit of the guidelines is commendable, the guidelines themselves are far too prescriptive and frankly, penal. As an example: an original two-story garage that's in such a state of disrepair that it would have to be torn down *cannot* be rebuilt?? That's unfair for a homeowner that originally bought the property thinking they would have that living space.

We agree that Norhill's "bungalow spirit" should be maintained. However, we also need to be cognizant of today's living requirements. The two can be balanced without having to go to the lengths in these design guidelines.

134 Yes

135 yes

136 Yes. I am in favor of the adoption of guidelines.

I have not read the guidelines but I am generally in favor of maintaining the general aesthetic consistency of East Norhill and - most importantly to me - not going too much beyond the original Floor Area Ratio. In my opinion, a FAR of 0.40 maximum for all sizes of lots whether a corner lot or mid-block lots is enough square footage. When I bought my house in 2000, I knew what I was getting: a small 2/1 with the potential to increase the house to a 2.5/2 or 3/2 at the most. If potential residents feel they need more than that, then East Norhill is not the neighborhood for them.

Houston has plenty to choose from so I don't understand why individuals buy in East Norhill and then want to set about changing the very character of the thing they bought into. There are a lot of neighborhoods where that can be done so they should buy in one of those neighborhoods, imo.

138 No

139 No. Too much emphasis is on expanding the footprint of houses.

No. The guidelines limit our property rights and were a taking when imposed. Moreover, they are "historic" in name only. They do not respect the dynamic nature of the neighborhood and its economic and ethnic diversity by imposing a Disney- field McMansion big house design on renovations and precluding density with garage apartments, ADUs, and duplexes. Also, if someone wants a bigger house, he or she should be able to have the design he or she prefers, not the fake historic look of the guidelines.

141 Yes

No. I am not in favor of adopting these guidelines as drafted because they unduly encroach on homeowners' rights and risk imposing vague, subjective restrictions. I advocate for simpler, more flexible standards—such as a 75% lot coverage limit—that balance historic character with practical development needs.

143 Yes

144	yes
145	In Favor
146	Yes, in favor.
147	Yes
<p>I support protecting the neighborhood's unique character and ensuring consistent standards, which effectively helps maintain property values and neighborhood charm.</p> <p>However, I have concerns about overly strict restrictions such as banning new two-story garages, requiring approval for fences and window replacements, and imposing limited flexibility on materials and design, along with the potentially slow, bureaucratic approval process for otherwise necessary changes. In the past, these rules and the board have unnecessarily slowed urgent home repairs, causing further damage to original historic properties—exactly what they aim to prevent. These restrictions often limit homeowners' ability to address legitimate, real, and urgent</p>	
148	needs. It's concerning to add more rules that could further complicate and delay homeowners' timely and necessary projects.
149	Yes, as long as they apply to my neighbors, but not to me.
150	Yes. I think preserving the historic nature of our neighborhood is crucial to the North Hill neighborhood.
<p>I am not in favor of the restrictions as restrictive as they are currently. I was originally in favor, as I saw it as a way to try and remove the NNA from the process (given their tendency to try and "brut force" against neighbors while their homes don't even personally conform to the crazy standard by which they would like to impose on others..), but the way they are written, they way they individually compound together to make it more difficult - I am not in favor of. These have been a huge divide for the neighborhood, and clearly there is not an agreement on what is considered "reasonable" for any party. There are some current restrictions that are in place to safeguard historic homes. There must be a mid-ground that allows for growth and change- just as our lives have grown and changed since the homes were built. Alterations to make these homes safer, more energy efficient, and fit to what lives look like today should be allowed, with safeguards. Maintaining through limits to the front of homes, set backs, and impervious space - I am in favor of. But I am not in favor of specific language on ridge/eave/plate heights for new portions (aside from the height guidelines in the deed restrictions), on plate heights on the garages, on mandatory step backs for second stories on top of first story homes, etc.) and these really need to be reviewed for reasonable-ness by multiple community partners (architects and engineers that actually create these plans for additions/alterations), as there are many "gotchas!" that look like there is room for additions/consistent roof plans/harmony</p>	
151	with a build that are later addressed as other restrictions. And some of the restrictions would make additions look really funky to conform.
<p>No. Not being able to replace windows is overly prohibitive. There are many modern, double-paned options which have a look aligned with the historic properties of Norhill. Restoring existing windows to be more energy efficient is prohibitively costly, at over \$2,000 per window. My small</p>	
152	bungalow has 22 windows.
<p>No, outdoor porches are not conditioned space so none of it should be considered Living Area of the home. In addition, there are issues with</p>	
153	garage/shed/studio guidelines.
154	Yes, depending on what those guidelines include.
155	No. They are restrictive and arbitrarily applied by the Norhill Association.
156	Yes
157	No. We don't need to adopt extra design guidelines when we already have the city's existing code of ordinances.
158	Yes, I am in favor of having the additional guidelines in our neighborhood.
159	yes
160	Yes, with exceptions for places of worship
161	Yes, I am unequivocally in favor of these guidelines to preserve the historic and cohesive aesthetic of our neighborhood.
162	Not completely, would like additional options for auto approval of home expansions - less restrictive.
163	I haven't seen the guidelines
<p>Yes, I was for these design guidelines over a year ago and I am actually dismayed that they haven't been adopted yet and we are still discussing (especially since they have been discussed for years). Are they perfect - No, but at a minimum they will ensure the same design guidelines are used</p>	
164	for every property and owners or people looking at purchasing property in Norhill will have a clear understanding of what can and cannot be done.
165	Yes!
166	Yes
<p>No. The code needs to be available by email to home owners. If there are companies you support, you need to recommend them instead of forcing</p>	
167	the home owner to submit and wait for an answer repeatedly.
168	Yes
169	Yes
170	Yes, but I would like to be able to add an above garage apartment
171	Yes
172	Yes
173	Yes
<p>I am not going to answer yes or no until I see what the rest of the questions are. I support adoption of regulations, but not until I see what THE</p>	
174	regulations proposed are.
<p>YES. In favor of the adoption of the design guidelines being used to regulate and maintain the historic integrity of the Norhill neighborhood, in</p>	
175	addition to the existing regulations outlined in the city's current Code of Ordinances for designated historic districts
176	No, I think they discourage growth and upkeep of the homes
177	

178 Yes

179 I am if permitted to replace our windows

180 Yes

181 Yes

182 Unclear how they are "being used" if not adopted and still in draft form

183 No, to preserve more green space and far better to add a room over garage than add to house

184 No, makes it hard to resale

185 No

186 No, because the new proposed guidelines are overly restrictive and excessive. The City's current ordinances are good.

187 Yes

188 Yes

189 Yes

190 Yes

191 (We) I don't know them -- no guidelines were included in this

192 No - because the design guidelines are ludicrous and would be damaging to quality of life and values

193 Yes

194 Yes

195 Yes

196 Yes

197

198 Yes

199 Yes

200 Yes

201 No - too expensive to keep original

202 Yes

203

204 Yes

205 Yes

206 Yes

No, because everyone who would be affected will not have a chance to vote on final wording. The proper way would be to amend our current deed restrictions.

208 Yes, but we believe it should be governed by the city.

Norhill Historic Design Guidelines Homeowner Survey - June 2025

Question 18:

If you have any additional comments or suggestions, please feel free to leave a comment here.

- 1 2nd story garages should be allowed.
- 2 2-story garages should be allowed.
- 3 2-story garages should per permitted
- 4 Able to reduce window size or eliminate window if needed in a renovation.
- 5 Adding or Making windows smaller or eliminating windows on side or back of house should be an option as long as it doesn't affect style of the house
- 6 Allow garage apartments
- 7 Allow screened porches!

Answer options do not match proposed in Guidelines for all questions. The question on square footage is too vague and does not allow a nuanced answer. Larger lots should have a smaller FAR than smaller lots - this is standard practice. For example, I would like .4 for 5000 sf lot but .38 for over 6000 sf. Options were not available or sufficient explanation for most homeowners confused by this language. I support allowing a change of windows but only if they are replaced with all wood windows.

- 8 Same for doors. Polling questions are very limited and do not address fundamental requirements of the Guidelines. I fully support the expeditious passage of Guidelines!
- Are there guidelines for pools?
- 9 We are in dire need of a garage/shed/studio but cannot wait 6 months + for approval and build.

As a resident who deeply values Norhill's historical integrity and unique architectural charm, I want to express my strong support for the draft Norhill Historic District Guidelines released in May 2025. These guidelines thoughtfully balance the need for modern livability with the preservation of the neighborhood's defining character. I urge the Houston Archaeological and Historical Commission to adopt them in full and enforce them with the seriousness that Norhill deserves.

One of Norhill's most exceptional qualities is its high concentration of contributing structures and consistent early-20th-century architectural styles. The neighborhood's origins as a working-class community—built largely from pattern-book kit homes—has resulted in a rare and remarkably cohesive streetscape (Section 1.1.a, p. 6). This architectural uniformity is what draws many of us to Norhill and is precisely what must be preserved. The guidelines correctly recognize this by defining the "context area" as the entire district (Section 3.3, p. 25), reinforcing that changes to any one property can have ripple effects on the character of the whole.

I especially appreciate the guidelines' clear and enforceable standards regarding size, scale, and height for additions and new construction (Sections 2.2–2.4, pp. 11–20). In a compact neighborhood like Norhill, oversized two-story additions or large new homes—especially on interior lots—can dramatically disrupt the scale and visual rhythm of the streetscape. The new living area ratio limits (e.g., 0.43 for 5,000 sq ft lots, Section 2.2.a, p. 11) and second-story plate height maximums (20'8", Section 2.4.c, p. 19) are essential to ensuring that additions remain subordinate to the original structure and consistent with the neighborhood's character. If individuals wish to build significantly larger homes, there are other neighborhoods in Houston better suited to that desire—Norhill should not be sacrificed to accommodate outsized development.

At the same time, the guidelines show reasonable flexibility by supporting updates that do not detract from the historic streetscape. For example, we support allowing attached garages as long as they remain invisible from the street (Section 2.3.g-h, pp. 17–18). This is a pragmatic approach that respects the character of the neighborhood while allowing for modern convenience.

What makes Norhill special is not just its historical designation, but the intentional effort by residents, past and present, to preserve a community rooted in modesty, walkability, and architectural harmony. Norhill should not try to be Woodland Heights, and it shouldn't be expected to mimic that scale of development. These guidelines provide the clarity and protection we need to maintain what makes Norhill a rare gem—not just for those of us who live here, but for the city of Houston as a whole.

- 10 Please adopt the draft guidelines as proposed. They are a vital step toward ensuring that Norhill's charm and character endure for future generations.

As I mentioned before, the restrictions are not reflective of how we live our lives now. The cost of utilities are rising and I would like more options to make my home more energy friendly. Yes, same look and feel but let's acknowledge we are living in 2025 and there are excellent options that are viable for our residents to take

- 11 advantage of. Guidelines should be that... having a board of approvals for fences and windows is ridiculous

- 12 As long as original style remains the same, I think it is OK to update to more modern materials.

As the owner of a historic commercial building once on the trolley line, I would like to be able to use it the way it was built without having to meet impossible modern parking requirements. Please exempt my building from these, so it can function as a neighborhood anchor again!

As these are guidelines for maintaining the appearance of the historic home, we also have to make room for materials and approaches that are safer and more energy efficient & cost effective! I appreciate the city's approach to get owner feedback, and am fed up with the "neighborhood association" and their bullying + intimidation tactics to make neighbors forced to follow their preferences. These are not landmarks. Most of these homes have been altered from their original build, as they were inexpensive/working class homes up until the last 20-30 or so years! Limiting the ability of people who have seen their neighbors make alterations that will suddenly be "disallowed" creates a major conflict. While useful, the guidelines must work to protect the neighborhood AND the homeowners right to built and use their property as they seen fit (in line with deed restrictions). I mean- original deed restrictions allowed a livestock animal per unit- we see that isn't feasible now/in line with modern living - so it got changed. The same kind of approach (room for change) should be used given the way we use our homes has changed so drastically. Thank you to the office of historic preservation for seeking homeowner input. Thank you for taking time in the process to listen to homeowner concerns, and I sincerely hope that reasonable middle ground can be found and

Also- "half stories" on garages were a point brought up in the meetings (both NNA and these) and were said to be added to allow for usable conditioned space, however, total ridge/eave/plate height restrictions put forward would not give space to add this conditioned space. I would ask this be revisited - and the space would be considered part of the FAR considerations - which again would provide flexibility for homeowners with their property. There are many homes building second stories onto their garages currently through connection to the actual home - which of course is not a garage apartment (so the argument of privacy is null since a second story attached or detached is the same distance to the neighbors property - also privacy doesn't have to do with historic nature preservation, as many of these homes have second story garages). Providing detached living space in the form of a half story at least would be reasonable as it is not an "apartment" (second home/has a stove/bathroom or separate address depending on interpretation of apartment). Flat out saying "no second stories" is an interpretation of the deed restrictions - as the real phrase is "no new garage apartments" which the original intent was to prevent overcrowding and rentals of backhouses.

- 14
- 15 Defund the Norhill historic committee, everything should go through the Houston historic commission.
- 16 Design guidelines should keep things in the character of the neighborhood but should not make it cost prohibitive to improve the property.

Freezing homes in time doesn't protect a neighborhood — it drives people out. Families grow, and when they can't adapt their homes, they leave. When they leave, schools lose students, funding dries up, and the neighborhood starts to hollow out. That's not preservation — that's decline. A thriving community needs room to evolve. If we keep blocking reasonable improvements in the name of "historic integrity," we're not protecting the neighborhood — we're strangling it. Give homeowners the freedom to grow their homes and invest in their future. Otherwise, they'll do it somewhere else.

18 Front doors should be more open ended. But still maintain a historical aesthetic.

19 Garage apartments please!

20 Great survey. Being able to update windows is a big deal. The old windows are a real problem.

Guidelines will help us to buy home knowing what we can and cannot do. They will make things easier for the homeowner, contractor and realtors. We moved here because of the historic element and knew we had to respect and preserve this.

Historic preservation is one of the key reasons we picked Norhill. We love the consistency across houses and the guidelines ensure that the neighborhood retains its charm.

22 We would encourage some flexibility in the general guidelines and project approvals to motivate growing families to move to/stay in Norhill.

Houses with 100+ year-old brick are vulnerable to decay and pests. Homeowners should have the ability to paint masonry as a means of both protection and aesthetic appeal. The facade of the house is still original, regardless of its color. If a home is made more secure, while being updated to a level that preserves its historic integrity, city codes should be amended to provide homeowners with the freedom to make tasteful updates to their exterior.

24 Houston and Norhill need more garage apartments.

I am not in favor of any major restrictions to prevent or delay home owners and tax payers from doing what they need to do to keep their property in good order and livable. I had no idea it would take many months to restore my property after storm damage. I walk a lot in the area and it appears to me the number of run down properties in Norhill exceeds the number in the areas west of Studewood. Before these kind of restrictions the opposite was true in my observations. I am also hearing rumors that some realtors are advising some potential buyers to avoid Norhill since it is so hard and expensive and time consuming to work through all the restrictions.

26 I am ok with new modern siding materials as long as they still maintain a similar look and feel to the neighborhood

I am so glad to live here knowing someone (mostly) cannot tear down the house next to me and build a 3 story box right up to the property line / sidewalk. Please keep up the hard work, it is much appreciated.

28 I am very much in favor of allowing 2-story garages.

I am writing in strong support of the proposed Norhill Historic District Design Guidelines. These guidelines strike an important balance—preserving the integrity and historic charm of Norhill while allowing for common-sense accommodations that reflect modern living needs.

Norhill is one of the few remaining majority-contributing historic districts in Houston—and indeed in the country. That is not by accident. It is the result of decades of careful stewardship, active resident engagement, and design standards that have protected the neighborhood's defining character: modest, well-scaled homes, consistent architectural styles, and a walkable, cohesive streetscape. The proposed guidelines reinforce that vision and offer clear protections against outsized or incompatible development.

The guidelines' measurable standards for house size, massing, and setbacks (Sections 2.2–2.4) are essential. They help ensure that additions and new builds do not overwhelm the original structures or disrupt the scale of the neighborhood. We do not want Norhill to go the way of Woodland Heights, where unchecked construction has led to a patchwork of mismatched, oversized homes that erode neighborhood character.

We also urge that the guidelines clearly extend height and scale standards to commercial properties. While these are few, their impact is outsized. A commercial structure that looms over a bungalow or clashes with the architectural fabric of the neighborhood can be just as damaging—if not more so—than an incompatible home. Commercial development must adhere to the same principles of scale, compatibility, and historical sensitivity.

We support thoughtful updates—such as allowing attached garages with street-facing limitations (Section 2.3.g)—but not at the expense of what makes Norhill special. This district is a rare gem. Those who move here should be expected to respect and uphold the values that have preserved it.

29 Thank you for this thoughtful and much-needed update.

I answered yes to the #15 and #16, but it would been nice to have the same question - Replace the original windows with energy efficient double pane window of similar look and feel (wood or composite that looks like wood), but if this is only choice is why I chose yes. The goal of the guidelines is to protect the look and feel of our neighborhood, to keep the feeling of what makes it unique. There are a lot of new materials that have the same characteristics of the older material, but would protect the home so much better. Please pass the guidelines and get this done.

I believe the historicity of the neighborhood is maintained from curb appeal and appearance, not materials. Materials with appearance that are superior in quality should be allowed.

I bought into Norhill specifically because of the historic look of the homes and the minimal house sizes. You can build a big house almost anywhere else in the city. Please keep Norhill small.

I didnt put additional restrictions on setbacks because I believe FAR should limit house mass and the house can be oriented however makes sense. I do think that a second story shouldn't impose too much over a neighbor's back yard and am supportive of restricting FAR for that reason

I do not want the option to replace wood siding to cementitious siding for the main house. However, I would like the apply that for the garage. The garage should have the option for hardy board. Garages are prone to rot.

I have lived in Norhill since 2020 and have raised my growing family here—both of my children were born while living in our current home. During that time, I've completed renovations through the existing review process involving the NNA, HAHC, and the City of Houston. Even for what was considered a small project, the feedback and requirements were already quite burdensome.

We've invested significantly in our home and, by extension, added value to the neighborhood. Ironically, under the newly proposed guidelines, our existing home—despite its contribution to Norhill—would not even be permitted due to its side setbacks.

One of the strengths of the current NNA framework is its balanced, flexible approach. It encourages design consistency without being overly restrictive. The proposed shift to rigid, prescriptive standards would limit this flexibility and, in my view, threaten the future vibrancy of the neighborhood.

Norhill is in direct competition with other historic districts in Houston when it comes to attracting new buyers. While our location is undeniably strong, we are already at a disadvantage in terms of public school ratings—largely due to lower levels of reinvestment from incoming families. The millennial generation now makes up the largest share of homebuyers, and Norhill must evolve to meet their expectations. That includes work-from-home functionality, accessory dwelling units, and flexible floorplans.

Restricting new construction—such as two-story garages that aren't even visible from the street—undercuts the kind of fresh capital investment we need. These types of structures offer essential functionality without impacting curb appeal. Prohibiting them outright will make it harder to attract modern families and professionals, and will ultimately suppress resale value and property tax growth.

Most of the homes in Norhill are nearing or exceeding 100 years of age. They need reinvestment—fresh ownership, thoughtful updates, and adaptive use. Creating additional regulatory barriers will discourage that. Narrowing the scope of what is permitted—especially within an already layered, three-step approval process—will likely result in fewer home improvements and less long-term value for everyone.

These added hurdles, while well-intentioned, may "preserve" charm at the expense of progress. They risk deterring the very future investment Norhill needs to remain a desirable and thriving neighborhood. As a homeowner, neighbor, and parent, I am not in favor of that outcome.

I know this is hard, but the original historic regulations had a 90-day waiver, which was later removed. Now there is no appeal process. Too much regulation will cause people to sell and move elsewhere. I currently don't want to modify my home, but I want to protect both my property value and the neighborhood's look and feel at the same time.

I love the historic character of my house however technology is also evolving. I seek harmony with historic character but also want to upgrade the back portion of my home. This would significantly improve the neighborhood appeal and curb appeal.

I love the historic feel of Norhill, but also like the freedom to create as well. I hope that these guidelines have both goals in mind.

I misunderstood the FAR on my previous response. Please disregard that submission. Generally, I appreciate the effort to make houses look proportional to the lot size. Thank you!

I support preserving the character of the Norhill Historic District, but the design guidelines should offer flexibility for homeowners to responsibly improve, expand, or rebuild their properties. Regulations should be clear, objective, and not overly restrictive—especially for typical 50 ft. lots where space is limited.

I encourage the City to adopt practical standards like allowing modern materials that replicate historic appearance, reasonable setbacks, and higher lot coverage (up to 75%) to ensure homes remain livable, safe, and economically viable. Preservation should be balanced with function, affordability, and property rights.

Similarly, I support replacing front doors and siding with materials that match the original style, proportion, and character but are not necessarily original materials. Importantly, these updates improve durability and *energy efficiency*, which helps protect and preserve our planet and the historic structure.

However, requiring written approval for these like-for-like replacements is unnecessary and burdensome, especially when the goal is to maintain or enhance the building's integrity. Such bureaucratic hurdles slow essential maintenance and can unintentionally cause harm by discouraging timely repairs. Homeowners should be

I support the option to replace original windows with new ones of the same size, shape, and pattern—even if not of the original material, such as aluminum-clad wood windows. Similarly, I support replacing front doors and siding with materials that match the original style, proportion, and character but are not necessarily original materials. These updates often improve durability and energy efficiency, which helps protect and preserve the historic structure.

However, requiring written approval for these like-for-like replacements is unnecessary and burdensome, especially when the goal is to maintain or enhance the building's integrity. Such bureaucratic hurdles slow essential maintenance and can unintentionally cause harm by discouraging timely repairs. Homeowners should be trusted to make these protective upgrades without excessive oversight, as long as the replacements respect the original design.

I think the Norhill neighborhood should maintain its look with smaller homes only. There are so many other places to live in Houston where people can own larger homes. Norhill is a historic district and should be maintained as such: I think it's important to preserve the character and feel of this neighborhood. Only one floor homes with no garage apartments. As to the windows, doors and siding: I think the materials could be more current materials to help with energy efficiency as long as the end product matches the style and design of the original homes.

I want to have the freedom to utilize what is already on my lot. Such as finishing out a garage or attic. I don't want new sq footage options to apply to that sort of project. I agree with limiting the space of yard that is taken up by new projects and maintaining historical exterior character of the homes

I would like to be able to integrate sustainable building materials/methods into any renovation or repair work I might do. For example, I'd like to be able to use a standing seam metal roof to replace my composite shingle. Thank you for your work on our behalf on these complex issues.

I'd like to be able to install a stand-seam metal roof so the run off is cleaner and more options for reuse are possible.

Also, I feel that all the generators that are used when the power is down constitute noise pollution and there should be regulations about how far away from your neighbor's those things can be operated and that there needs to be a quiet hour ever 8 hours so we can all have some peace and quiet. Food is not going to rot in a refrigerator if its turned off for just an hour. Exemptions can be made for medical devices that need power, of course. Those generators work my last nerve after several days, yet I have to have my windows open when there's no power to catch the breeze.

I'm in favor of double pane full wooden windows for energy efficiency on the front of the home and aluminum clad double pane wooden windows on the sides and rear of home.

I'm not sure of the distances, but my biggest concern is when new houses or additions completely block the light from the house next door. The worst of this are 2 story houses just a few feet off the lot line, where neither house has the driveway between them. So these 2 story houses loom over a small original bungalow and completely ruin that side of the house. It happens on corner lots because the 2 story house can put its driveway on the side street and fill the lot up to a minimum setback. If the unlucky neighbor's driveway is not on that side, his home is really kind of ruined. Makes me very sad to see neighbors doing that to other neighbors. I'm not sure about how big the FAR should be, but this is also a problem along back fences. I have a garage apartment behind me now with windows that can look into my bedroom. It's barely off the lot line.

Instead of buyers finding a house in a neighborhood that best suits their needs and the needs of their families, they are buying in Norhill and changing it to fit their requirements. After many years of this practice, the discussion has now become how to squeeze the largest house possible on a 5000 s/f lot. Oddly, garage apartments, which have always been part of Norhill, are now prohibited. However, the more obtrusive, less design compliant 2 story camelback has become the signature solution.

49 The historic 1920's aspect of Norhill continues to be minimized in order to convert it to a neighborhood it was not designed to be.

It appears to me that some of the proposed guidelines have nothing to do with the historic nature of Norhill, but focus on issues that are covered (although vaguely) in our deed restrictions or by existing city ordinance. For example, impervious coverage should be whatever the CoFH ordinance currently is. Same with certain setbacks.

50 Also, why are open porches of a certain size or location to be counted as conditioned living space? I do not think they should be counted as such.

It seems that the options offered are increasingly restrictive / extreme / severe / excessive amounts over and beyond the typical city codes. I do not wish to be subject to extremely restrictive guidelines. I don't feel like we need to adopt the design guidelines when we already have the city's current existing Code of Ordinances. It already takes an inordinate amount of time to get any design approved now. We don't need any more design guidelines than we already have to deal with from the city Code of

51

Many people walk in the historic district and there is a need to add more sidewalks where rights of way for them exist. Many individuals speed through the neighborhood trying to beat traffic and I've seen too many near misses of cars running stop signs, nearly hitting walkers, including bicyclists, children and parents with strollers. Also, more speed bumps are needed to slow traffic. I was t-boned blocks from my house by someone who ran a stop sign.

53 Modern building materials should be permitted

54 Move to a neighborhood or other areas of the Heights if you want a 2200 sq ft house or larger.

my answers reflect a desire to keep houses small in Norhill and to the original shape of the house. There are plenty of areas in the Heights and in Montrose for people to build giant bungalows. This area has typically kept the houses smaller and is the main reason I moved here 5 years ago. Clearly it draws people here.

space. This is nonsense because it doesn't affect anyone but myself whether the garage is finished. It has zero impact on the neighborhood or my direct neighbors. There is a separate requirement that I be able to park two cars on the lot - so the garage isn't even required for this. We would also love it if the city would tell NNA that we are

Please accept our request as he has states before and quit fighting to make changes. We live in a historic area because we want a historic home if you want a bigger house go buy one.

57

Please be aware that the Norhill Neighborhood Association has unlawfully "ratified" its own design guidelines (May meeting), and has sent the following message to all members of the association in regards to your organization:

"Due to continued delays by the City to adopt Guidelines, the Board plans to ratify Norhill Neighborhood Association Guidelines at our May meeting. Please visit the website where you will find additional info, the proposed Guidelines, and a comparison with the City's 2024 poll results and the current city proposal."

58

Please don't change the unique character of one of our few remaining historic neighborhoods. Once lost it can never be regained. Norhill is not just historic. It was designed to have a high ratio of green space to structure. Individuals who want enormous homes have virtually the entire rest of greater Houston neighborhoods in which to build. Allowing larger structures that originally planned will not just obliterate the historic integrity of Norhill, it will destroy our current friendly neighbor culture that is so rare and valuable to social connections in a community.

59

Please list options for updated windows and doors on website to save owners time and money getting approvals to build. It can take an extra year and 1000s learning what will be acceptable on both sides. If resources are supplied, then owners can choose and focus on paying for the work, not the approval.

60 Also, none if the questions referred to a garage building and if the garage can have a second story. (Non residential/storage)

Please revisit the FAR guidelines to ensure they reflect the full diversity of Norhill's lot sizes and shapes. As a resident of the 900 block of Key Street, I've noticed that our deep 7,900 sq ft lots (which aren't significantly wider than others) appear to have been overlooked in this process - as evidenced by the flat cap for 7001 sf and above lot sizes in the May 2025 guidelines. The proposed caps and FAR limits disincentivize thoughtful updates and unfairly restrict homes on our block. Most of the lots on the 900 block of Key Street are 7,900 sq ft and notably deep, though not significantly wider than others in Norhill. These properties being more capable of supporting additional square footage without negatively affecting neighborhood character.

A flat cap or regressive FAR doesn't preserve neighborhood character - it punishes larger lots for their size. I urge the City and Planning Department to adopt a more equitable FAR policy that better accounts for proportionality, lot layout, and actual neighborhood design - especially on blocks like ours.

61

Please take a walk around Norhill. You will notice the small scale of the neighborhood and how *open* it feels! I'm a gardener, I need sunlight. If we have the most generous setbacks for 2-story homes, we lose all our light and open air space and feelings of privacy. After you walk around Norhill, go walk around Woodland Heights. You will notice a distinct and depressing difference -- it's cramped, dark, and crowded. Please don't take away what makes our neighborhood special by allowing large scale development in our small historic community. If people don't want deed restrictions/building guidelines, then they should move to one of the other millions of homes in the Houston area.

62

Removing the mandatory guidelines from our neighborhood's restrictions creates unnecessary ambiguity and opens the door to misinterpretation, confusing current homeowners and future buyers. Many, like myself, deliberately chose this neighborhood for its preserved character and aesthetic protections, and I did so fully aware of the responsibilities that come with it.

Every homeowner in this community should understand that the same standards apply to all of us when considering changes to our properties. These guidelines are not hidden. In fact, responsible real estate agents should make their clients aware they exist, as mine did. The guidelines reflect the historic nature of the neighborhood, something acknowledged, at least implicitly, by anyone who has bought here since they were enacted.

To weaken or remove these protections would be to disregard those of us who made the conscious decision to invest here precisely because of them. We didn't choose this neighborhood to be surrounded by oversized new builds or dense, out-of-place developments. We chose it for its identity.

As a lifelong Houstonian, I understand the frustration that comes with restrictions in a city famously lacking zoning laws. But that makes these safeguards even more important, not less. We shouldn't discard shared values simply because some wish to renovate without limits. We owe it to the neighborhood, and to each other, to preserve what makes this place unique.

63

64	Replacement windows are a big problem. Most of the original window sand siding are in poor condition and the guidelienes for comparable design should be considered.
65	Restrictions limiting two story garage structures should be eliminated entirely.
66	See my earlier comments above.
67	Survey refers to guidelines as reference - but where is a link to guidelines referenced? Can only find a manual via search. Should supply direct link. The charm, character, scope and size of this neighborhood should be protected. Some development is natural and find. But the push for large scale homes here seems inappropriate for this historic neighborhood. We need to preserve scale, in addition to open space aspects.
68	Thank you for your work in preserving our charming neighborhood.
69	The character of Norhill is what the historic rules should preserve. This includes the look and being able to be on ones' property without feeling like a structure is towering over them or completely blocking out light. There are many modern materials that provide resistance to rot, mold, and other issues prevalent in Houston. We should be able to capitalize on technology while maintaining the look and feel of our neighborhood.
70	The FAR should vary with the the lot size. For a 5,000 - 5,999 SF lot (most common), the FAR should be .46, the same as the Houston Heights Historic District Design Guidelines. This will greatly reduce the size of the larger homes many people object to. Anything lower than .46 FAR will put an undue economic burden on homeowners and limit families. A 2,300 SF house resulting from a .46 FAR on a 5,000 SF lot is far less than the 2,750 SF - 2,904 SF allowed homes on 6,250 - 6,600 SF lots in the Houston Heights that have the same 50' street frontage.
	<p>The front setback should be less than 40 ft to add a second story. Many homes are not even 40ft in length to begin with so that would require them adding on to the house to even be able to make use of a second story. Also, homes would look better from the street without impacting the historical look & feel of the home. Going so far back for a 2nd story looks ridiculous from an architectural perspective. A more reasonable restriction should be a percentage of the home versus footage as this takes into account the size of the actual structure and eliminates building onto the home in order to add a second storage. Perhaps leave 33% as original and then allow for a second story and the look from the street would make more sense and allow homes to add the square footage, they need for their families.</p> <p>Newer windows are a MUST. We can feel cold air in the winter and trying to get these "fixed" is much more expensive than replacing with same look double pane windows. Many of our windowpanes have been replaced over the years and the glass is no longer even original. We have significant cut through traffic on our street EVERY workday morning and evening along with significant speeding. The noise level is ridiculous with the LOUD mufflers racing by our windows.</p> <p>This old wood does not handle the paint and requires constant maintenance and repainting which is very expensive. Newer materials hold paint much better and do not really change the look and feel of the home. Our garage was completely redone with Hardi Plank and looks just like our home only holds the paint and does not rot like our home does.</p> <p>I could go on and on about the absurdness of some of these requirements. The City of Houston guidelines should at a minimum agree with our Norhill Neighborhood Association guidelines. Otherwise, we have nothing but a finger pointing process to get anything done when improving our properties.</p> <p>Most of the originally placed garages in our neighborhood (which are historical garages) DO NOT agree with the setbacks being suggested by either of the guidelines. It makes no sense that on one hand you state that this is to maintain the historical nature of our neighborhood when in actuality you are completely changing the historical nature of our neighborhood with all of these setbacks.</p> <p>We have had additions to these homes for over 90 years! Yet now we are deciding what is to be defined as historical vs. non-historical. At some point common sense needs to be applied. Perhaps what is needed is a new definition to the word "historical". Historical could be simply defined as keeping the overall characteristics of our bungalow homes in place - the look and feel of the original front porches, wood clad double hung windows, roof lines, bungalow front doors and maintain the look of</p>
71	33% of the original home as viewed from the street. Done.
72	The guidelines ignore the history of the neighborhood as a dynamic, multigenerational, mixed density and use, evolving place and seek to freeze it in some faux "historic" amber. The neighborhood had garage apartments, duplexes, small apartment buildings, which the deed restrictions and design guidelines either explicitly or effectively preclude...and they take my private property rights to boot.
73	The NNA board has adopted some guidelines that (according the the last survey) do not reflect to opinions of the majority of homeowners. There was no vote of membership, or even meeting participants. Please understand that the board is very insular. They serve as a nominating committee as well, so they are assured of perpetuating a like-minded board. It is not fair that the voices of a highly-opinionated few prevail.
74	The option of adding a garage apartment on lots that didn't have one was grandfathered in.
75	Roof materials other than asphalt shingles.
76	The second story garage should be allowed and have its own limitations including total home design/size/setback
77	The survey indicates that we should consult guidelines for visual references, but no link offered. This seems to put the burden on us to figure out where the guidelines are that you refer to. (This is a survey FOR city guidelines?) Guidelines are important as they will put consistency into the process. That being said, guidelines should respect aspects of this neighborhood that align with it's historic charm and character. In particular, recently it seems that scope and scale of neighborhood . . . Another note - why are 1.5 story homes not suggested? These provide space while retaining the character.
78	These guidelines are essential to protecting the historic character of this valuable piece of Houston history. In my opinion, the vast majority of residents in Norhill have chosen this community for it's protections against the creep of scale that has forever altered so many neighborhoods in this city. Please enact these guidelines as they were last revised. Do it for all of us who value our charming community of cottages and bungalows and don't want to surrender to the wants of developers and real estate opportunists.
79	These guidelines should be scoped to only include things that have a material impact on the look of the neighborhood as a whole. Items like Back setbacks are largely between local neighbors and doesn't impact the neighborhood aesthetic and should be covered by deed restrictions.
80	This survey is a bit confusing to the layperson unfamiliar with FAR, and I would have appreciated there being a link to some graphic illustrations of the different options offered.
81	We believe homeowners should have the option to repair and/or replace doors, windows and siding with more technologically current materials; however, we would like to see the historical "bungalow aesthetic" maintained. In other words, the replacements should look like the historical elements (thin siding like 117, exterior wood appearance on doors and windows, etc.).
82	We need the flexibility to replace original windows due to serious fire and safety concerns. Many of these windows are painted shut, making them impossible to open without breaking the glass in an emergency. Requiring homeowners to keep them in this condition is not only impractical—it's unsafe.
83	sizes manageable so our community can continue to be diverse, with options for not just families but also empty nesters, single young professionals, or young couples just starting out.
84	We should be able to change windows, doors, and siding as long as it doesn't change the overall character of the house.
85	Windows and doors and siding should all adhere to the original historical aesthetic and material. This should be true for everything external
	Would also like to be able to replace or add to a front porch so that it matches the neighborhood.

86	Would be in favor of more strict regulations on fences in front yards. Many recent fences installed follow contemporary design trends rather than period appropriate designs. This is inconsistent with the intent of a historic district, if the intent of establishing the district is to preserve the original aesthetic/feel of the neighborhood.
87	Would prefer to keep the original Bungalow aesthetic on renovations!!
89	On almost every block, there are unkempt and dilapidated homes that are either vacant or rented. These historic restrictions discourage the homeowners and/or families to invest in the houses because it makes it too cumbersome and costly to do renovations. Further, the amount of time added to permitting process for historic district homes adds significantly to the cost. I strongly believe that homeowners should be able to replace exterior siding with a cement based product because wood siding is costly to maintain and can cause more of a fire hazard. Also, I strongly believe that original windows should be replaced with similar style but double-paned, more energy efficient windows. Front doors should also be able to be replaced. I also feel that if a window needs to be moved or removed for a renovation, that should be allowed.
90	Being able to replace windows is important for health reasons! Old or original windows that no longer open reduce ventilation (air exchange) and restrict our ability to safely exit the home in case of emergency. Additionally, double pane would reduce our energy consumption. In other parts of our country, windows that don't open are building code violation d/t impeding safe exit.
91	The charm of Norhill is quickly fading due to the large 2 story additions that have been allowed. My fear is that if these large 2-story additions are continued, Norhill will end up looking like Woodland Heights! We purchased in Norhill because of its small bungalow charm. It's upsetting to see what is happening....It is entirely possible to raise a family in 2000 s.f. 1 story home. If people want a much larger home, move to another neighborhood !!
92	Due to the construction of our original windows outside air permeates the inside of home. This increases the cost of heating and air conditioning.
94	For the last 3 questions, I am in favor of using new windows, doors, and siding as described, as long as they are the same style, proportion, or character as the original. It is key to be able to have energy efficient windows & doors but I also don't want to see people remodeling a house using cheap aluminum or plastic doors/windows. That would ruin the character and charm of the neighborhood, not to mention the decreased value of these homes. Thank you for providing the forum - Frieda de la Morena.
95	Please consider adding lighting guidelines appropriate to the average lot size and character of the neighborhood, to prevent light trespass. In particular, unshielded, undirected 360 degree LED lights with lumens far exceeding intended use and property lines shine into and through neighboring houses and can be blinding while outside and impossible to sleep through inside.
96	I am in favor of allowing rooms to be extended to garages - it would preserve green space and eliminate the need to put large additions to the back of the house and still give you an extra room. Siding and sawing 117 board is expensive and cement siding avoids termites!
99	The City's current code of ordinances and regulations governing our historic neighborhood are good and they would be even better if they allowed new windows, front doors, and siding, per questions 13, 14, and 15 on this survey. The excessively restrictive proposed new design guidelines have caused a lot of stress in the neighborhood. There are still many homes that have been in decline for years and the new proposed guidelines would make it burdensome to renovate them and costly. The new proposed design guidelines would drive homeowners away with young families and cause values to drop. Please do not adopt the design guidelines. Thank you, Marian Livingston.
100	To preserve the historical essence of the homes - all visible changes to the front façade should be kept intact. If there are more energy efficient choices (like doubled windows) or varying the material of home without changing appearance, these choices should be up to homeowners. Garage apts should not be controlled by guidelines. As long as the size and style is consistent with the architectural aspects of the primary house, the use of the gar apt as an office, studio, storage, and living quarters should be according to the need of homeowner.
102	We should allow 2 storey garages
103	The design guidelines would make it very difficult and costly to make home improvements and they are ridiculously restrictive. The current deed restrictions should suffice. A Small group in the neighborhood have promoted these design guidelines, which are generally unpopular and generating anxiety among many homeowners. I am strongly opposed to these design guidelines. I've been a realtor with Martha Turner/Sotheby's for over 20 years and believe the design guidelines would reduce home values in the neighborhood.
104	We love our historic districts and want to preserve it as it is now.
105	I think a one floor addition should not be larger than the original house. A "camelback" second floor addition should have the same look facing the street as the original, both shape and design.
106	We should keep the historic beauty of a neighborhood. None of those 3 storey cracker jack boxes without a yard whatsoever! The Heights did that and ruined the Heights!
107	I'd like the option to paint the original brick - if the paint color was approved by Norhill
108	Norhill is Houston's irreplaceable treasure. There are few places in the country that have a 1920s neighborhood that has truly preserved the whole neighborhood. No tower 3 storey mansions! Come by at dinner time and see everyone out walking dogs, babies, new bike owners with training wheels - it is a peaceful piece of heaven.
109	This Historic District in Norhill is bad for value, loss of rights to property owner. It is ridiculous that I must get permission to do any kind of work or improvements. I owned this property for 30 years and has been in my family for 80 years. I don't appreciate these people telling me what I can do to my home! I did not agree or sign anything for this historic district. To be truthful, it \$%\$%\$% !
110	I support rules that prevent the bldg of over-sized houses and related additions on our small Norhill lots. Liberal set-backs for additions will exacerbate flooding!