PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B11 November 5, 2026 1102 W Gardner
HPO File #: HP2026_0303 Norhill

Applicant: Joey Angers, agent for Angers Michael J & Cheree S, owner

Property: 1102 W Gardner, Lot 1 Block 121, North Norhill. The property is a 1,734 square foot one-story wood single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Bungalow property constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration – Addition, Garage Apartment

The applicant proposes to:

- build a 437 square foot second story garage apartment
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: **Approval with Conditions:**

1. **To remove the gable and pillars fro the balcony**
2. **To hip the main 2nd story addition roof**

HAHC Action: -

DRAFT

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (1) any landmark, (2) protected landmark, (3) any building, structure or object that is contributing to a historic district, or (4) an archaeological site upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☒	☐	☐	(7)	The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☒	☐	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale, material and character of the property and the context area; and
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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DISTRICT MAP



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INVENTORY PHOTO



CURRENT PHOTO

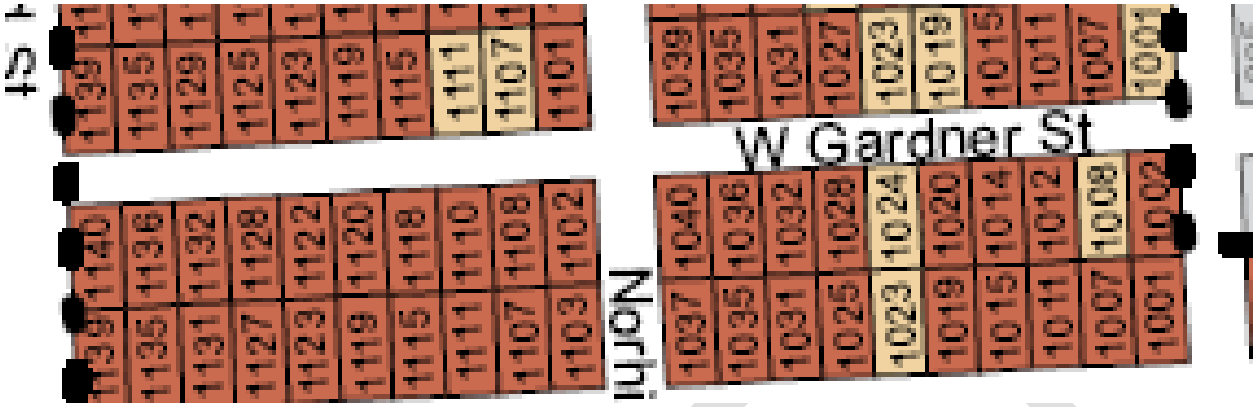


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CONTEXT AREA



1101 W Gardner - Contributing 2 STY



1139 W Gardner - Contributing - 1 STY



1140 W Gardner - Contributing - 2 STY



1039 Gardner - Contributing - 1 STY



CERTIFICATE OF APPROPRIATENESS

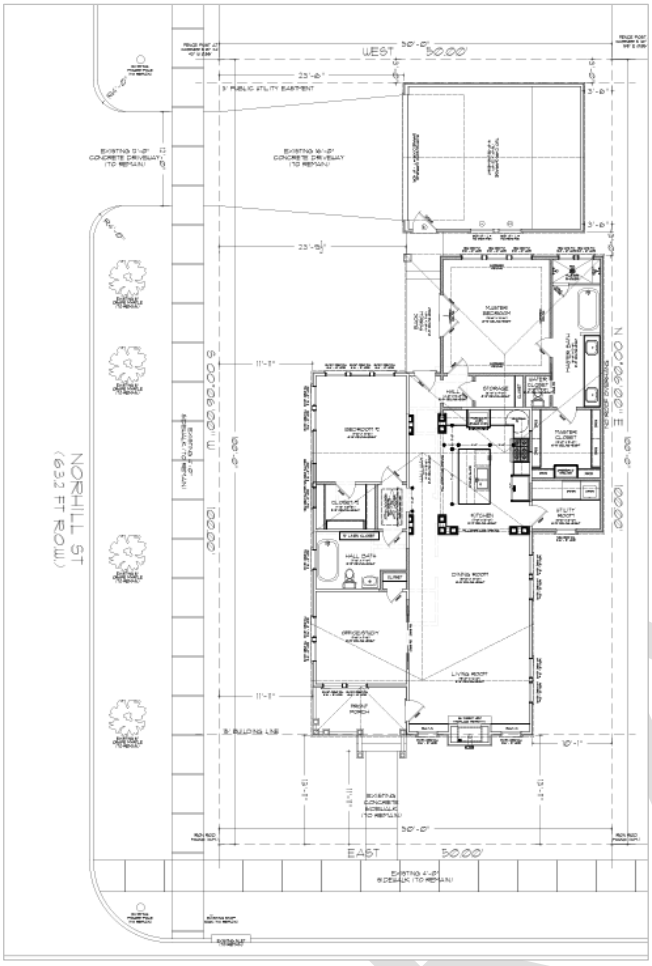
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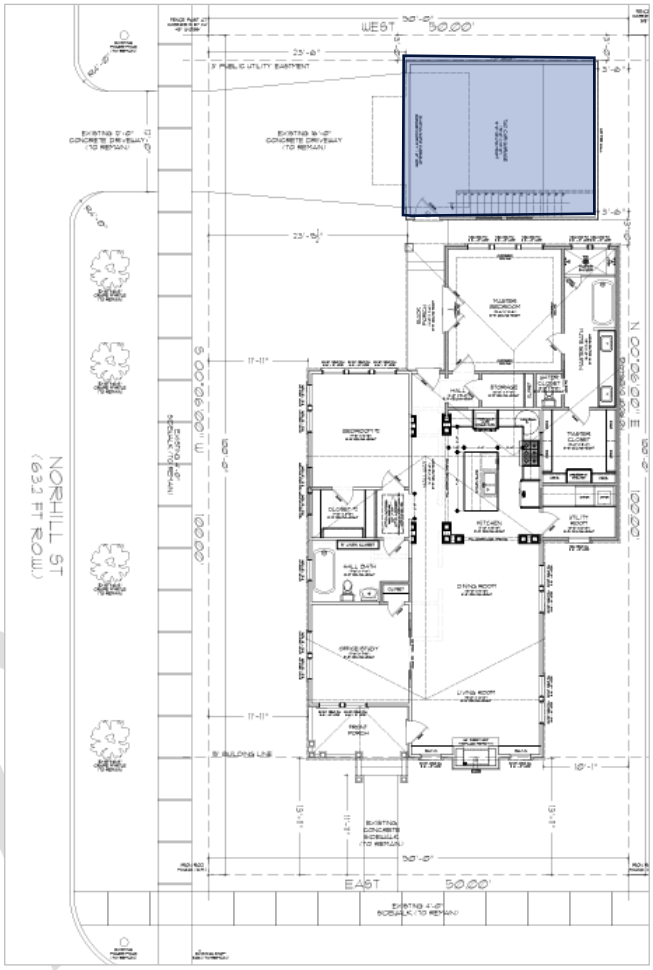
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1102 W Gardner
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SITE PLAN



EXISTING



PROPOSED

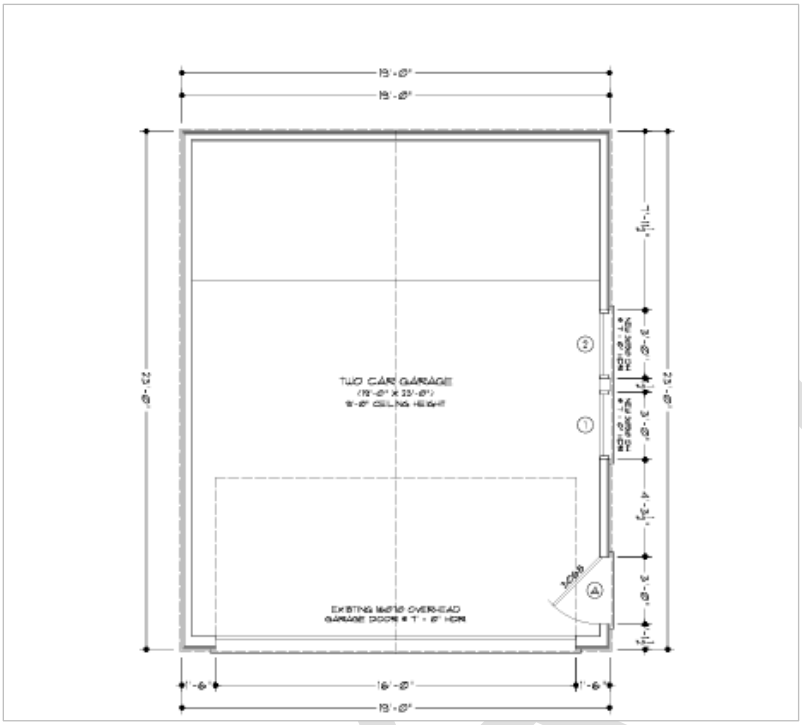
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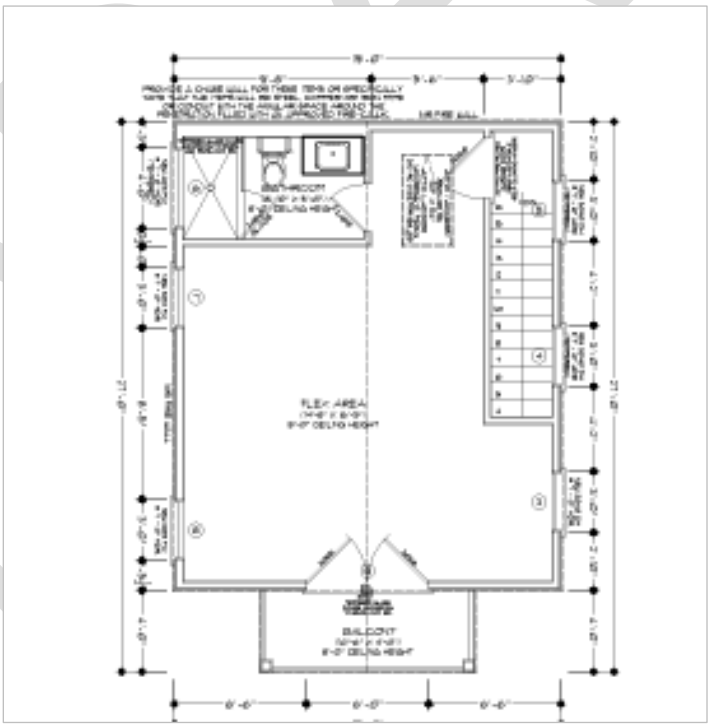
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FLOOR PLAN



EXISTING



PROPOSED

CERTIFICATE OF APPROPRIATENESS

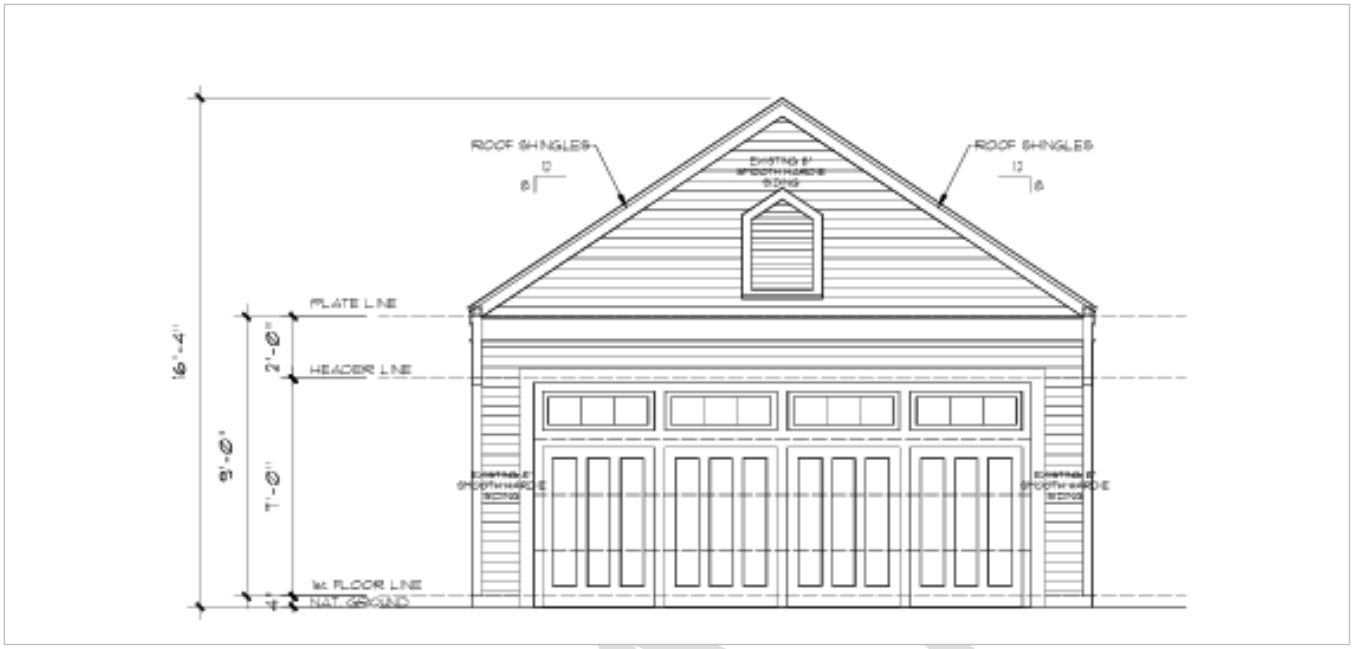
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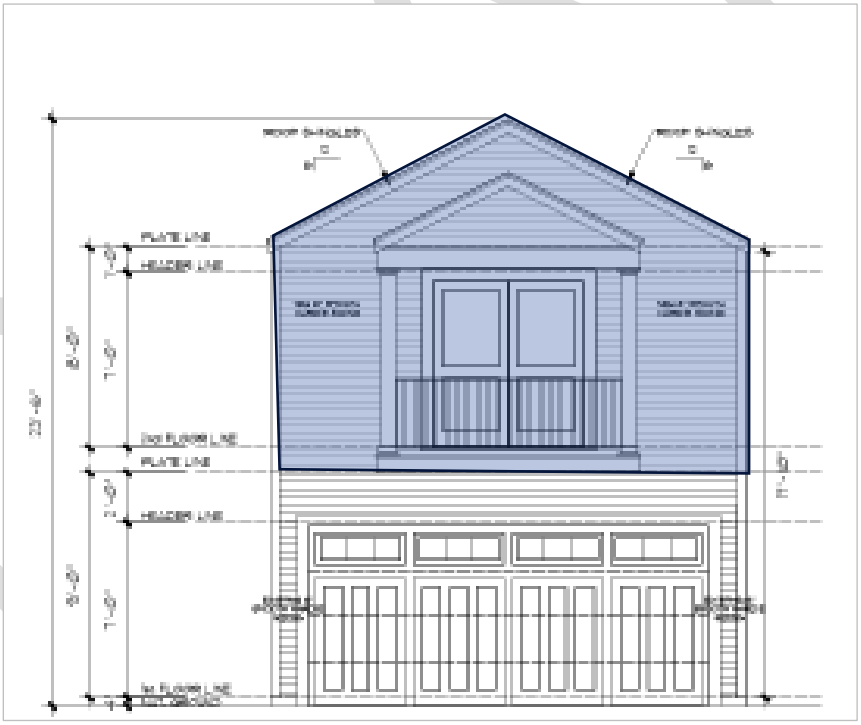
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FRONT ELEVATION



EXISTING



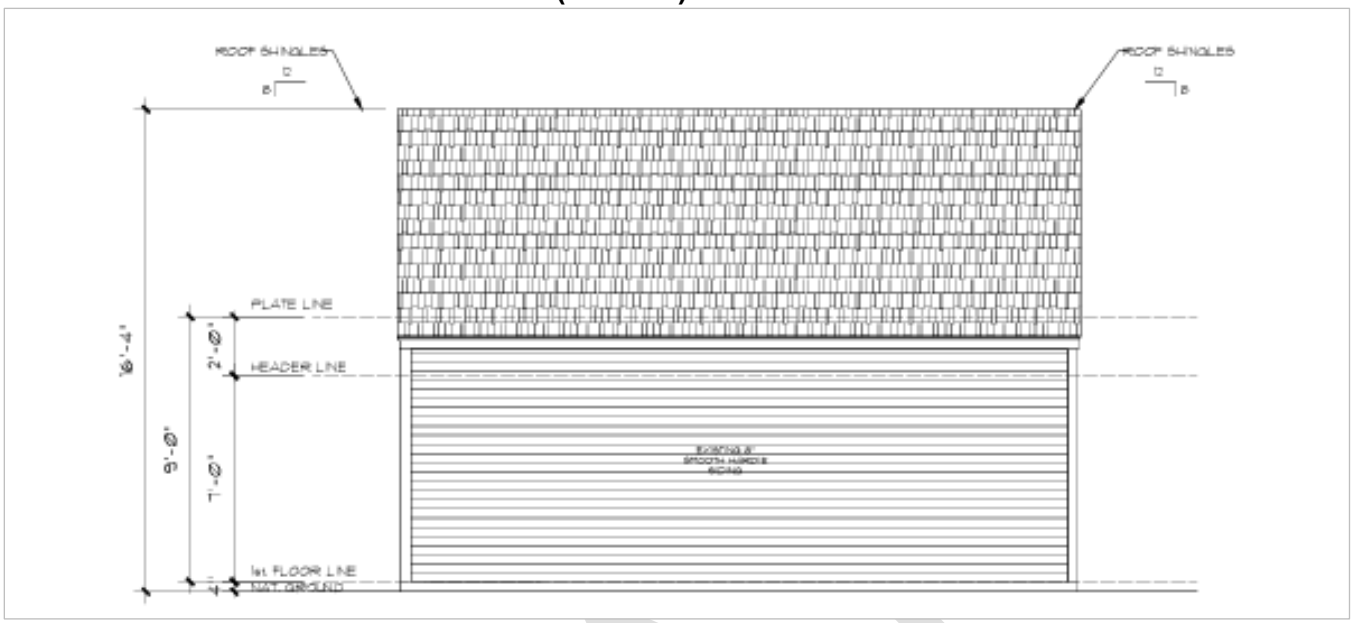
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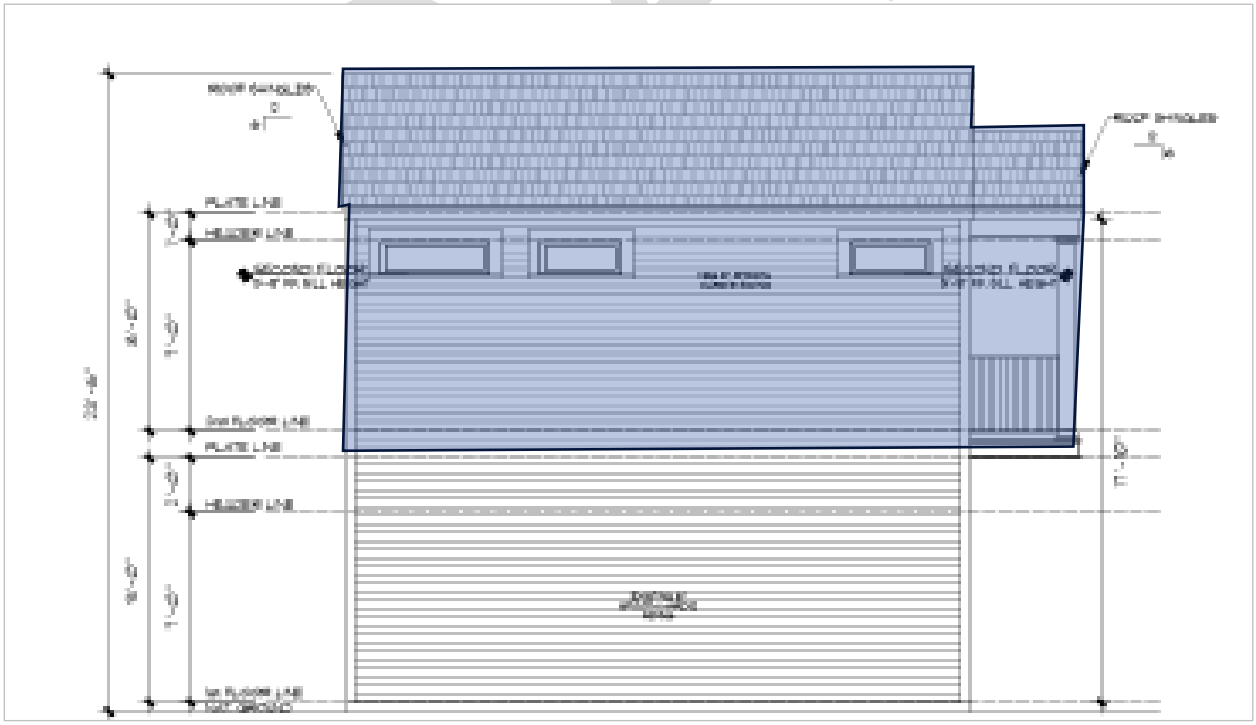
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LEFT (SOUTH) ELEVATION



EXISTING



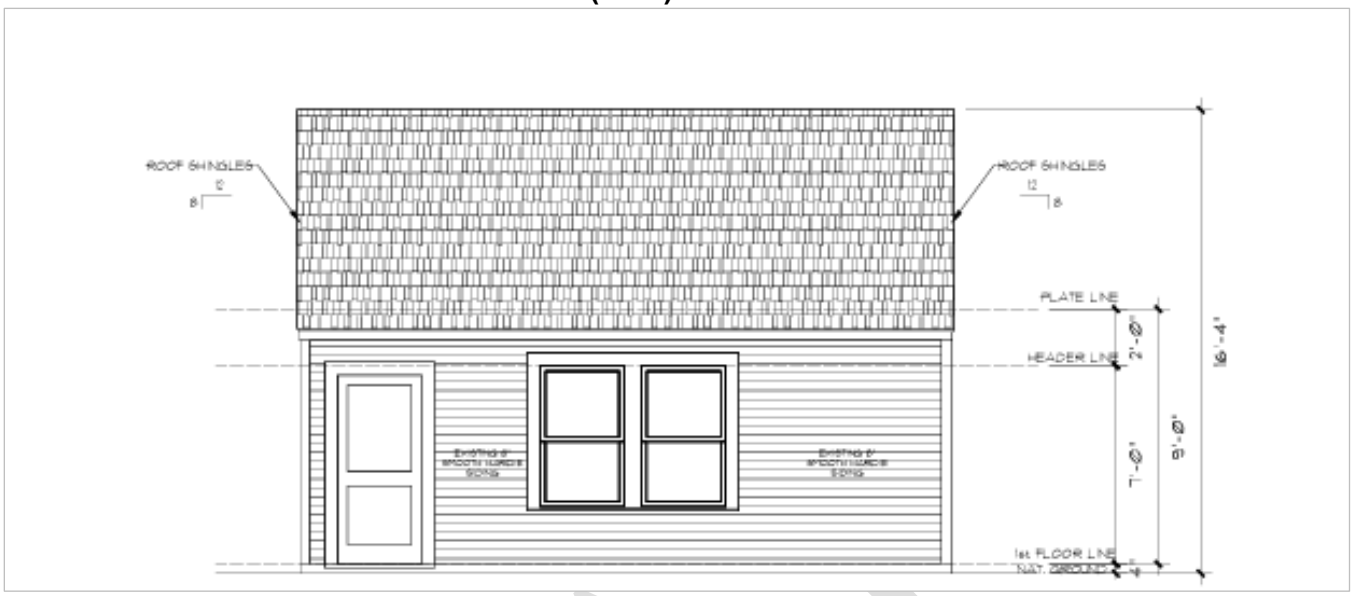
PROPOSED

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RIGHT (XXX) ELEVATION



EXISTING



PROPOSED

CERTIFICATE OF APPROPRIATENESS

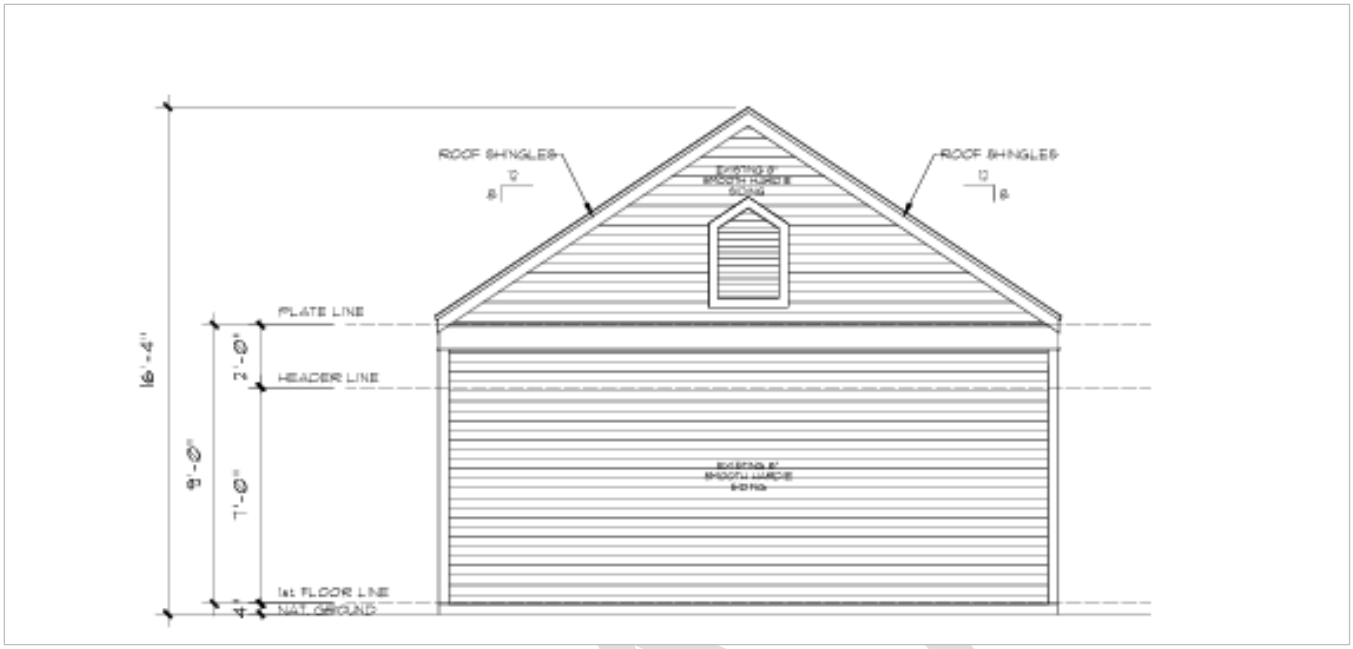
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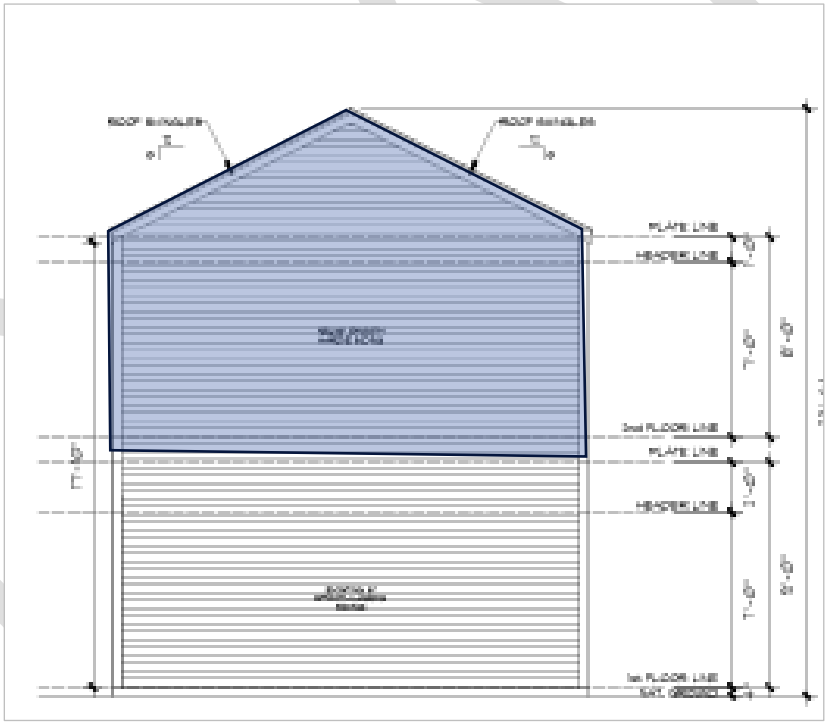
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REAR ELEVATION



EXISTING



PROPOSED

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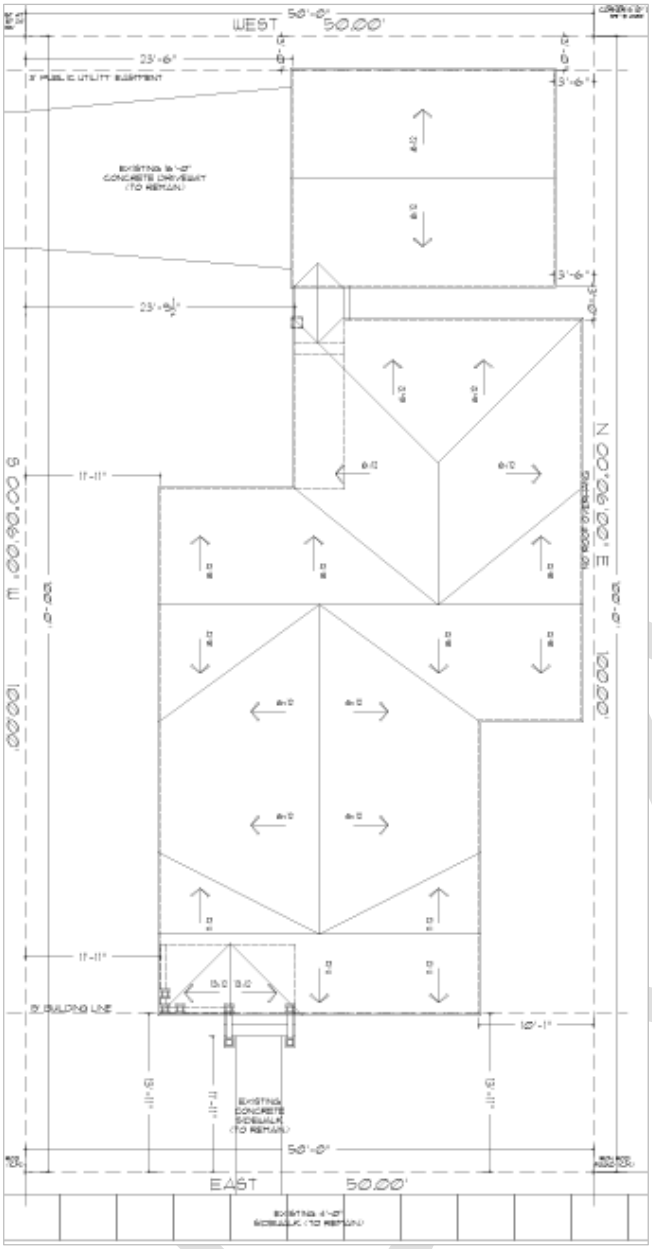
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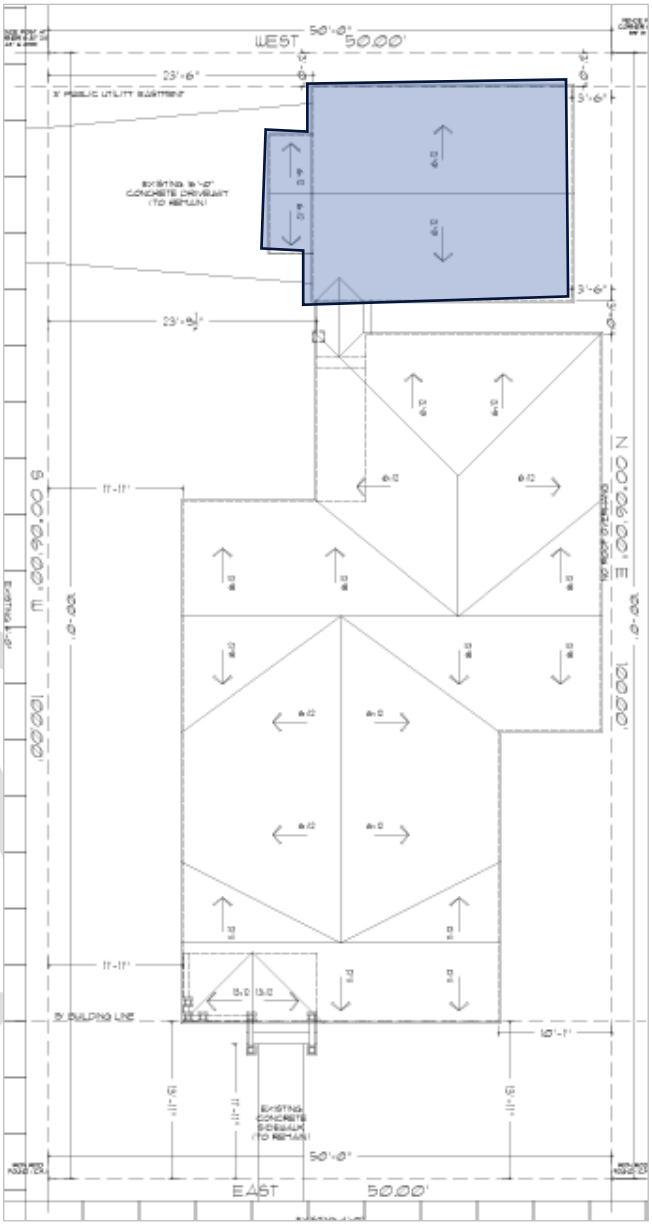
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ROOF PLAN



EXISTING



PROPOSED

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DOOR AND WINDOW SCHEDULE

NEW DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS	EXISTING TO REMAIN
(B)	DOUBLE	6'-0"	6'-8"	FIBERGLASS	TEMPERED	NEW

NEW WINDOW SCHEDULE

MARK	LITE PATTERN	STYLE	DIMENSIONS	MATERIAL	MOUNTING PROFILE	EXISTING TO REMAIN
1ST FLOOR						
(3)	VI	DH	36"X48"	WOOD FRAME	RECESSED	NEW
(4)	VI	DH	36"X48"	WOOD FRAME	RECESSED	NEW
(5)	VI	DH	36"X48"	WOOD FRAME	RECESSED	NEW
(6)	VI	DH	48"X15"	WOOD FRAME	RECESSED	NEW
(7)	VI	DH	36"X15"	WOOD FRAME	RECESSED	NEW
(8)	VI	DH	36"X15"	WOOD FRAME	RECESSED	NEW

DR

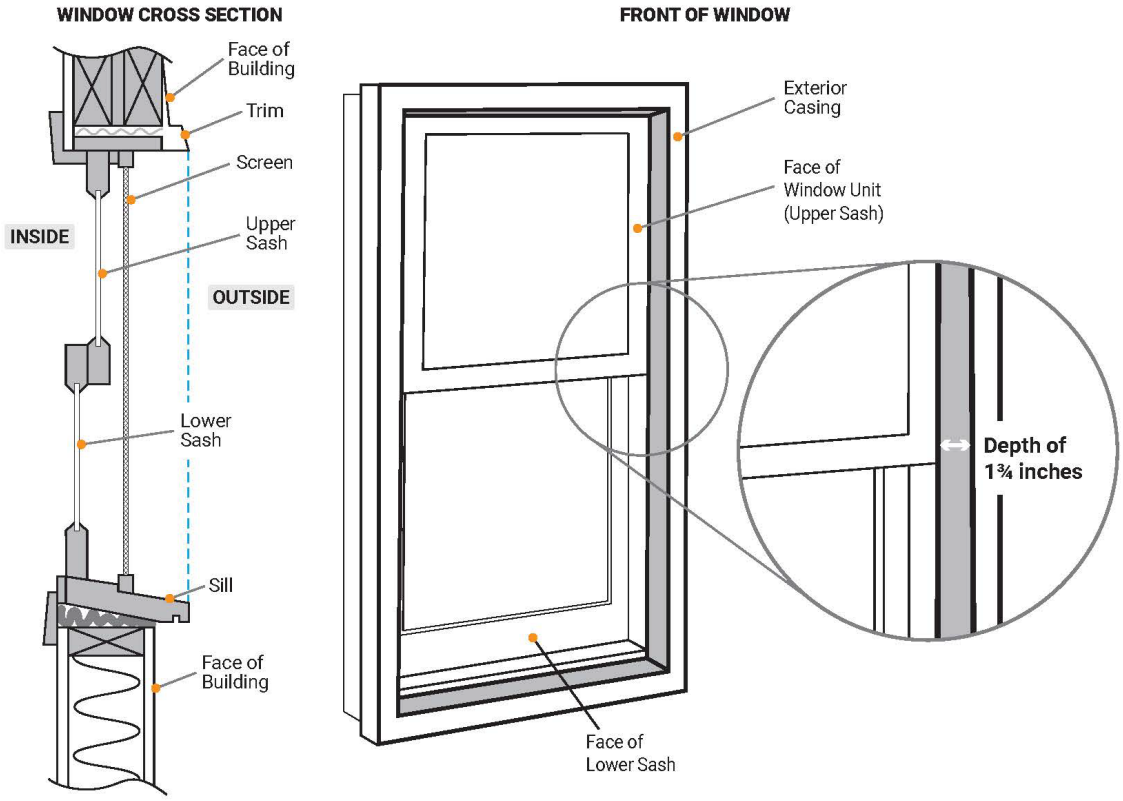
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EXHIBIT A

Historic Window Standard: New Construction & Replacement



Minimum 1¾ inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1¾ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

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