

*Murphy*

# CITY OF HOUSTON

Houston Archaeological and Historical Commission /Planning & Development Dept.

## HISTORIC DISTRICT DESIGNATION REPORT

**HISTORIC DISTRICT:** Norhill Historic  
District (Proposed)

**LOCATION:** (See Site Location Map attached)

**APPLICANT:** Proctor Plaza Neighborhood Association,  
Mr. Jeff DeBevec, President, P O Box 30021, Houston,  
TX 77249-0021

**30-DAY HEARING NOTICE:** 12/19/99

**AGENDA ITEM:** IV

**PC HEARING DATE:**

**HAHC HEARING DATE:**  
01/20/2000

**DATE ACCEPTED:** 11/12/99

**HPO FILE No.:** 00HD009

**SITE INFORMATION:** All lots within Blocks 101 through 133, North Norhill Addition and all lots within Blocks 201 through 224, East Norhill Addition, Houston, Harris County, Texas.

**TYPE OF APPROVAL REQUESTED:** Historic District Designation

### HISTORY AND SIGNIFICANCE:

By the end of World War I, Houston had developed an economic maturity that had no rival in the South. It had developed a superior transportation system that became a pipeline to the world and thus to its vast resources. Houston's leaders had learned early on that its success would depend on transportation, and they focused on the development of a vast network of railroads and the Port of Houston. Although the city had always prospered and grown, it was on the verge of experiencing phenomenal growth in population and a "real estate" boom the likes of which it had never seen before. The real estate boom applied not only to Houston's business houses but to its neighborhoods and residential housing as well. From 1920 to 1924, Houston's population increased 46.5 percent, reaching 202,590 people. The demand for new housing is reflected in the building permit activity, which increased 42.7% over the previous year when it reached \$20,000,000 in 1923. That total, however, did not even include the millions of dollars' worth of industrial construction along the Houston Ship Channel. No other man was to play such an important role in meeting the demand for new housing than William C. Hogg. Hogg, a member of one of Texas' most influential and wealthy families, was Chairman of the City Planning Commission and even advocated a city plan and zoning system. He had seen how Houston, with its rapid growth in the new century, had sprawled awkwardly. He was focused on providing a planned way of living and not just for his privileged associates but for the working man too.

In 1920 Hogg formed a consortium to begin the development of a master planned neighborhood, in phases, for the working man. It was called Norhill most likely because it was north of downtown and was at a higher elevation than the business district. The land had been owned by the Stude family which became members of the development consortium. The first phase of the develop (which is not part of this Historic District application and is referred to here as South Norhill), included the following boundaries: 11<sup>th</sup> Street (north); Studewood (west); Michaux (east) and Usener (south). This area includes the site of James S.

# CITY OF HOUSTON

Houston Archaeological and Historical Commission /Planning & Development Dept.

---

Hogg Junior High School (built in 1926 and named in honor of Will Hogg's father), that was built on land reserved by the developer for school use for the entire Norhill development.

No sooner had he begun the first phase of his Norhill development than Hogg, his brother Michael Hogg and Hugh Potter sponsored the River Oaks Corporation for development of the restricted residential River Oaks Addition, Houston's most elite neighborhood and another master planned community. He began the development of River Oaks in 1922 and completed it in 1924. It was during that time that he began development of phase two and phase three of the Norhill development (the subject of this Historic District application), now known as, North Norhill in May, 1923 (land purchased from the Stude family) and phase three, East Norhill in June, 1924. He had purchased the land for the East Norhill phase from Brook Smith Realty Company in May 1924 for \$84,885. Varner Realty Company, whose offices were at 708 Preston Avenue, handled the development. Varner Realty was headed by the following officers: Michael (Mike) Hogg (William Hogg's brother and fellow developer of River Oaks), President; J. E. Key, Vice President; H. W. Stude, Vice President; L. R. Hayes, Secretary; W. B. Ferguson, Treasurer and David M. Picton, Jr. consultant.

When comparing River Oaks and Norhill there was only one main distinction - cost. Livability in River Oaks was available only to the wealthiest Houstonians who commissioned prominent architects to design the most elaborate and stylish homes on large landscaped parcels. Lots in Norhill, on the other hand, were small in comparison and the modest homes, built by local contractors, were constructed from designs found mostly in plan books and catalogs popular during that period. However, the contractors built quality homes in the bungalow styles that were the predominant house form used throughout the country during this period of building activity. Norhill was developed as a "suburb especially rich in artistic bungalows." While the size of the lots and housing prominence and the prosperity of the citizens of River Oaks and Norhill could not be farther apart, the developers of both River Oaks and Norhill provided the same amenities through a well thought out master plan. Not only did the developers provide lots for housing, but also they allocated additional space for commercial activity to service the residents, school land and green park space. In the case of Norhill, the commercial center was along 11<sup>th</sup> Street, between Studewood and Pecore (which also separates North and East Norhill from South Norhill). Block 213 was sold to the City of Houston for \$1.00 and was created into Proctor Plaza Park. School space was provided for the construction of Hogg Junior High School, previously mentioned. They also installed macadamized (shell) roads, curbs, sidewalks, water and sewer lines. Perhaps the most unique and distinctive feature of the neighborhood are the series of large park-like esplanades that interrupt and divide Norhill Boulevard, the focal point of the modest neighborhood. Two of these esplanades are located in North Norhill (the subject of this application) and the other one, located south of James S. Hogg Junior High School, is located in South Norhill (not the subject of this application). The developers of Norhill also enacted deed restrictions to ensure quality of life and to preserve their original plan. The deed restrictions addressed building design, placement and use to maintain "attractiveness and value." It was this initial planning by the developers and activism on the part of their respective citizens that achieved and sustained the desired neighborhood character and quality of life for its residents even recognizable to this day. The neighborhood remains today as originally developed as a concentrated, intact collection of houses built in the various and unique bungalow styles during this significant building period.

William Clifford Hogg, the son of Governor James Stephen Hogg, was a member of one of Texas' most prominent and influential families. After his father's death in 1906, he moved to Houston to take control

# CITY OF HOUSTON

## Houston Archaeological and Historical Commission /Planning & Development Dept.

of the vast interests of the family. He became assistant to Joseph S. Cullinan of the Texas Company (later Texaco), was made chairman of numerous advisory committees, and was a director of various subsidiaries of the Texas Company such as Southern Trust Company, Midland Securities Company, and Producers Oil Company. The Texaco Star was founded through his efforts in 1913. In January 1913 Hogg, Cullinan, and James L. Autry formed the Farmers Petroleum Company, the Fidelity Trust Company, and the American Republics Corporation. Hogg had assisted in the organization of the Great Southern Life Insurance Company in 1909 and in 1915 formed Hogg, Dickson, and Hogg, cotton factors, a firm, which was dissolved when all three partners left for war activities during World War I. Hogg was in Washington as a dollar-a-year man in the special intelligence service. After the war Hogg Brothers was organized to handle the family properties and investments. Through it Will Hogg promoted various altruistic projects including the Houston Civic Center and the Forum of Civics. Hogg was very interested in city planning. He also was a good businessman who invested not only in commercial ventures but residential development too. He was the head of a consortium, which developed the River Oaks and Norhill neighborhoods. His approach was from a broader perspective in that he planned each development and devised deed restrictions to ensure their protection and value. Hogg was quite innovative especially in his real estate ventures. Known for his "big city" developments, he was the first in 1921 to include the construction of a penthouse on the top of his new office building at 401 Louisiana at Preston (now known as the Hogg Palace). Hogg's 18-room bungalow "home in the clouds", most likely inspired by one he had seen in New York, was completed with a "grassy lawn and flower garden." This was the first and only known instance of a building specifically designed and built for the Hogg family's private offices.

Hogg also gave back to his community. He worked for the Houston Club, the Houston Country Club, the YMCA, and the Museum of Fine Arts to which he gave paintings and representative Americana. During 1911 Will Hogg developed the Organization for the Enlargement by the State of Texas of its Institutions of Higher Learning. As president and later secretary of the Ex-Students Association of the University of Texas, he worked for its projects such as Gregory Gymnasium and the University Commons and helped institute the organ of the association, the Alcalde (later the Texas Alcalde), to further its plans. From 1914 to 1916 he was a member of the board of regents of the University of Texas. One of his most valuable services to the university came after his retirement from the board, when in 1917, as a member of the central committee of the Ex-Students Association, he worked for the school in its struggle with Governor James E. Ferguson. Hogg opened offices in Austin, put up money for the fight with the governor, and published the Record of Investigation of Charges Filed against Governor James E. Ferguson. He urged and supported the formation of student loan funds at all state colleges and the Rice Institute, and to the loan funds he later left considerable amounts. Will Hogg died on September 12, 1930, while vacationing in Europe with his sister, Miss Ima Hogg. After funeral services at his Houston home, Bayou Bend, he was buried in Oakwood Cemetery in Austin. His will left bequests to various Texas institutions of learning and gave the bulk of his estate to the University of Texas, which has used it as a trust fund to support the Hogg Foundation for Mental Health. According to noted historian George Fuermann, "Hogg was the most gifted and altruistic of the city's leaders, and tried to make Houston a utopia for its people. He died too soon to fulfill all of his dreams." Conservation of natural beauty and resources was of constant interest to him as well as his sister, Ima. It is undoubtedly this devotion to greenspace, trees and flowers as well as intolerance to the heat and humidity of Houston's climate, that inspired the garden surrounding his penthouse and the even more lavish display at their home, Bayou Bend. This interest in "green space" is also demonstrated in his developments of River Oaks and Norhill. Perhaps of paramount importance to

# CITY OF HOUSTON

## Houston Archaeological and Historical Commission /Planning & Development Dept.

Houston, Hogg secured the old Camp Logan, a World War I military facility, on either side of Buffalo Bayou, and gifted it to the citizens of Houston. This spacious natural preserve which can be used for no other purpose is known as Memorial Park today.

The Stude family was also very interested in green space, another common interest they shared with the Hogg family. Always interested in the waterways, Mayor Ben Campbell hoped to create a bayou park system. His plan was advanced when, on April 30, 1915, the Stude family gave to the city 22.29 acres along White Oak Bayou at the foot of Taylor Street. The deed was signed by the six Stude children: Henry, Alphonse, Louis, Stokes, Emilie, and Henrietta. The Houston Post reported that the "natural park land, rolling, covered with beautiful grass and filled with native Texas trees," adjoined a seventeen acre tract already in use as a park.

The site selected for the Norhill development was pastureland. The first recorded ownership of the land on which the neighborhood was developed was a Mexican land grant to John Austin recorded on July 20<sup>th</sup>, 1824. He had come to Texas in 1819 from Connecticut when it was a northern province of Mexico, ruled by Spain. Mexico declared independence from Spain on August 24, 1821 and by 1822 John Austin had journeyed to Mexico City to petition the new government for the right to settle in Texas. While in Mexico City, John Austin met the newly arrived Stephen F. Austin. The two men began a friendship that lasted the rest of John Austin's brief life. The men received permission to claim land in Texas, provided that they established homes there, so they traveled together to Texas in April, 1823. By 1824, John Austin had settled and claimed his "two league grant," an area of approximately 36 square miles that included what would become downtown Houston and the greater Heights area.

The population of Houston was swelling and the need for housing was great. An ideal location for the Norhill housing development was the pastureland north of downtown, which was owned by the Stude family and Mr. Brooke Smith. Henry Stude had purchased the land in 1873. On his death in May, 1905, he left the land to his son's widow, Louise Stude, and her six children, Henry Stude's only grandchildren. In February, 1915, the family traded the land for 1,995 shares of capital stock in the Stude Holding Association. The following month the Stude Holding Association voted to develop the site into "blocks, lots, streets, alleys and other subdivisions as desired." The North Norhill area covered about 95.58 acres of land out of the John Austin Survey on the north side of Buffalo Bayou. On March 28, 1922 the name of the Stude Holding Association was legally changed to Varner Realty. The officers in the Stude Holding Association had been Henry W. Stude, President; David W. Picton, Jr., W. H. Noad, W. B. Ferguson and J. E. Key. When the Stude family joined William Hogg in his master planned development of Norhill, it was developed under the Varner Realty Company. The name Varner was obviously taken from Varner Plantation, which was the retirement home of Governor Hogg, Will Hogg's father, and the place where he had died. Varner Plantation was built on land in Brazoria County that was granted to Martin Varner in 1824. Governor Hogg had purchased the plantation, including 40 acres in 1901. Hogg's children, Will, Ima, Mike and Tom, had always found it a delightful place for school vacations where they enjoyed riding horseback, going coon hunting, and fishing. Varner Plantation would become Hogg State Park, a gift to the state from Miss Ima Hogg.

North Norhill was developed beginning in May 1923 as 555 lots with boundaries including Studewood, North Main, Michaux and Pecore. The development of East Norhill with 292 lots followed beginning in

# CITY OF HOUSTON

## Houston Archaeological and Historical Commission /Planning & Development Dept.

June 1924. Its boundaries are Michaux, north side of Fugate, Moss, and Key (north side of Key to approximately Julian, then south side of Key from Julian to Michaux). North Norhill was advertised as being only 18 minutes away for the Courthouse by streetcar, or 10 minutes by automobile, with several main thoroughfares to the business district. Deed restrictions also provided that no garage can be used for living quarters, no residence can be erected to cost less than three times the cost of the lot, and the distance from the front property line is governed. "Prices were advertised from \$650 to \$1,000 for a lot in North Norhill, with 2% cash and 2% per month, with no taxes for 1924 and no interest for 10 months. A \$750 lot would be \$15 in cash and \$15 each month. After which, the monthly note would be \$15 plus 7% interest. Lots in the beautiful neighborhood sold quickly. By August 3, 1924 over 700 of the lots were sold many of which by that time had homes constructed on them

Construction in the Norhill neighborhood reflected the current building trend in the nation, which focused on the bungalow style of building. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including Colonial Bungalow, English Bungalow, Spanish Bungalow, Hipped Bungalow, Pedimented Bungalow, Bungalow cottage and even Bungalow duplexes. There are only a few other examples from other types of buildings, including Four Square and Prairie. Siding materials even included a mixed use of stucco, brick and wood. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods. The rise in popularity of this style in Houston actually reflected a nationwide movement, which started in the Western United States and moved to the East. The bungalow became the perfect speculative house for the nation's new suburban cities. Stylistically the house had an eclectic beginning with influences coming from India, Spain and Japan, and it flourished by incorporating stylistic elements from other cultures. It could be rustic or clean and open in the manner of prairie houses, or built up to approximate a cottage form. It was best known as a low small house that prototyped informal living, used natural materials and relied on simplified design. Bungalow designers were especially adept at generating floor plan variation and roof forms, and ornamental variations including changes in gables, window placement and materials. This flexible vocabulary made it possible to build rows of bungalows without having to repeat the same forms on the same block. The plan became one of the most popular in American building history. It was promoted by such popular publications as Ladies' Home Journal and the Sears Roebuck and Co. catalog. House plans could be purchased for \$8 to \$12. Furthermore, the bungalow fit neatly on the standard 50-foot by 100-foot lots and the plans utilized space very efficiently in an open yet compact manner. More importantly, the bungalow floor plan accommodated Houston's hot humid climate by providing natural ventilation with air freely circulating from one room to another. In addition the wide overhanging eaves shaded rooms from the sun while the covered front porch served as additional outdoor living space. By the mid 1920s, the bungalow style had declined in popularity and was built with less frequency. The suburban cottage replaced the bungalow as the prevalent style. The cottage continued the tradition of a small, single family, detached house, but gave it a more picturesque image than that of the natural straightforward bungalow.

E. L. Crain, a banker by trade, was involved heavily in home construction and housing development. He played a very active role in house construction in Norhill. He also had new homes scattered throughout new subdivisions all over town, including some he had developed himself, namely Cherryhurst, Pinehurst, Southside Place and Garden Oaks. He and his family, including sons Lillo and Carter, lived at 117 Lovett Boulevard. Crain's catalogue, showing the product of the Crain's Ready Cut House Company, provided a variety of bungalow home styles for his clients. All the materials needed for a Crain house, including

# CITY OF HOUSTON

## Houston Archaeological and Historical Commission /Planning & Development Dept.

windows, door frames, and cabinets, were made at the factory. Everything needed to complete the house, including the necessary numbers of wallpaper rolls, was delivered to the site in the order. Even a building crew was provided at an additional cost option. The Colonial Bungalow, an impressive two-story house with six white Greek Revival pillars across the front, sold for \$9,000. The one-story Spanish bungalow sold for \$7,750.

The W. T. Carter & Brothers Lumber Company constructed numerous other homes in the Norhill development. W. T. Carter, Sr., had founded the company in 1846. The company owned timber in four counties consisting of over 200,000 acres. His son, W. T. Carter, Jr., who built his own home in Courtlandt Place, was active in civic affairs, including a tenure on City Council, the Port Commission and was instrumental in founding Gibraltar Savings and Loan. However, he was also very active in real estate development, his company building houses in all the new suburban communities in Houston. He owned 400 acres in South Houston and urged the City of Houston to develop an airport there. When the City refused, he and a consortium built Houston's first airport facility. They formed an aviation company, primarily engaged in aerial surveys, but it also provided the first air mail service in Houston in 1927. Ten years later the City of Houston finally assumed control and established Hobby Field, which is one of the city's busiest airports today.

Another factor, which helped the sale of lots, was the existence of the streetcar line. Early on Houston Electric, the streetcar company, adopted the policy of demanding cash "bonuses" from real estate developers when it felt that traffic on a proposed line would be too light initially to justify construction. Several of the extensions built from 1899 to 1914 were at least partially financed in this manner. The Studewood line was opened in 1914 to serve the territory lying between Houston Heights and Woodland Heights car lines. This included the section originally known as Stude's Woods and a residential area called Sunset Heights. This was one of the longer routes in the city and was never extended. The cars proceeded out Washington Street, then turned north on Houston Avenue, west on Shearn, and north again at Taylor. The streetcars then crossed over White Oak Bayou and turned west on a short stretch of private right of way (now Usener Street). This route ran on open land in 1914, but within a few years it would be developed as the Norhill neighborhood. After leaving Usener, the streetcars turned onto Studewood Avenue, traveling more than a mile north until Studewood joined West Montgomery Road (now North Main). The streetcars then continued north to a loop terminal formed by 27<sup>th</sup> Avenue, Columbia and 30<sup>th</sup> Avenue in Houston Heights. A route encompassed approximately a five-mile trip from downtown. The portion of the route beyond Houston Avenue was almost entirely on single track with periodic side tracks for passing. The area around the terminal was fairly well settled by the early 1920s. The Independence Heights neighborhood was just to the north of it, but real estate development along much of the route appears to have been somewhat slower than was the case with some other lines. Studewood streetcar service was discontinued and buses were substituted in 1939.

Another important component for neighborhood growth and community activities were the churches. On January 3, 1924 the Norhill Methodist Episcopal Church, formerly known as the Zion German Methodist Episcopal Church, purchased from Varner Realty lots 11, 12, and 13 in Block No. 133, North Norhill Addition for \$2500. The lots were at the northeast corner of E. 11<sup>th</sup> Street and Norhill Blvd. In the Spring of 1924 a new parsonage was completed at 1031 E. 11<sup>th</sup> Street. Rev. W.L. Froehner was the pastor. In September 1924 plans for the first unit of the church facility on E. 11<sup>th</sup> Street were initiated. The Building Committee for the Norhill project consisted of E. E. Schmalz, Chairman, A. H. Marquart, Secretary, H. E. Thuesen, Treasurer, E. E. Draeger, Corresponding Secretary and M. J. Adolf. In July 1925, a three-day Golden Jubilee and Dedication service was held celebrating a fifty-year history as well as consecrating

# CITY OF HOUSTON

## Houston Archaeological and Historical Commission /Planning & Development Dept.

the newly built Norhill sanctuary including classrooms. Due to the needs of a growing congregation in the late 1930s, talk began of a merger between Norhill Methodist Church (with 539 members) and Woodland Heights Methodist Church (with 650 members). The two churches eventually merged into what is now known as St. Mark's on Pecore Street. The Norhill Church property was sold on August 20, 1941 to the Berean Baptist Church.

In 1928 Father Joseph Kelly, the first priest at Christ the King Catholic Church, assembled the people together at the Polish Hall where he celebrated the first parish Mass. With the support from about 20 families, Father Kelly was able to purchase five lots off west Melwood Street (lots 4, 5, 6, 7, 8, in Block 207) as a site for the new church. He also purchased a block of ground on the south side of Melwood Street with the intention of building a future school, playground, and convent there. A frame two-story structure was built which served as Father Kelly's garage and office downstairs with sleeping quarters above. The facilities of Hogg Junior High School were used until a frame church could be erected. Their first church had a seating capacity of 300. Men from the parish contributed much of the labor for the building of the church. In 1929 Father Kelly was forced to resign due to ill health and was replaced by Father James P. McCarthy. Father McCarthy set about the task of building the school, which was completed on All Saints Day, November 1, 1930. The Blessed Sacrament was carried from the old church to second floor of the school, which was to serve as a church for the next ten years. The first floor of the building was used as classrooms with an enrollment of 125 pupils. After the school was completed, the work of building a rectory began. In December 1930 a residence for the priests was completed, which was a new stone building at 415 Moss Street. In 1940 the new school hall was completed which was used for a church until the completion of the new church in July 1953. On the death of Father McCarthy in 1949, Father Bruno Skweres was appointed administrator. Father Bruno had the old rectory relocated from 415 Moss to 610 Melwood. It was remodeled into the Sisters' convent. The school building was rehabilitated and plans were completed for a new church building. Ground for the new church was broken in November 1951 and the building was completed on July 25, 1953.

The 75-year old neighborhood remains physically representative of the original one developed by Will Hogg though the make-up of the residents is more reflective of the cultural diversity found in most neighborhoods throughout Houston today. The originally area reserved for commercial activity along 11<sup>th</sup> Street has evolved from the neighborhood services-type businesses to restaurants and antique shops today. Moreover, the professions of the residents have expanded to include a higher percentage of degreed professionals who are moving back to inner city neighborhoods, not only for the convenience of location, but in this particular instance, the benefits afforded to them by the established community stability obtained through the use of deed restrictions and its "Citizens on Patrol" program. It is very apparent that its residents have always taken pride in their community and have taken measures to maintain that character through neighborhood consensus building. One institution they have created for this purpose is the Proctor Plaza Neighborhood Association. This organization, which is supported by a large, broad-based membership, is interested in preserving and protecting the character of their neighborhood. They hold monthly meetings to provide an opportunity for community input and publish an informative monthly newsletter that is distributed not only to members but to all residents. They are also focused on beautification of their unique neighborhood. Recently they were successful in a community wide effort to replace all street lighting standards with a type that is more reflective and compatible with the historic character of the neighborhood. The association recently applied for and was awarded a Neighborhood Matching Grant from the City of Houston to beautify their unusual, park-like esplanades, a most unique and distinctive feature of the original development.

# CITY OF HOUSTON

Houston Archaeological and Historical Commission /Planning & Development Dept.

## APPROVAL CRITERIA:

According to Section 33-222 of the Historic Preservation Ordinance:

Application for designation of an historic district shall be initiated by either:

(b)(1) The owners of at least 67 percent of the tracts in the proposed district, which tracts shall constitute 51 percent of the land area within the proposed district exclusive of street, alley and fee simple pipeline or utility rights-of-way and publicly owned land, shall make application for designation of an historic district. In case of a dispute over whether the percentage requirements have been satisfied, it shall be the burden of the challenger to establish by a preponderance of the evidence through the real property records of the county in which the proposed historic district is located or other public records that the applicants have not satisfied the percentage requirements.

The application for designation of Norhill as a Historic District includes written petitions of 67.5 percent of the property owners of the tracts in the proposed district in support of the designation, said tracts constituting 66.4% percent of the land area within the proposed district.

According to the approval criteria in Section 33-224 of the Historic Preservation Ordinance:

(a)The Houston Archaeological and Historical Commission and the Planning0 Commission, in making recommendations with respect to designation, and the City Council, in making a designation, shall consider one or more of the following criteria, as applicable:

S	N	S - satisfies	N - Not-applicable
---	---	---------------	--------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	(3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;	
-------------------------------------	--------------------------	---	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	(4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;	
-------------------------------------	--------------------------	---	--

(b)Notwithstanding the foregoing, no building, structure, object or site less than 50 years old shall be designated as a landmark or archaeological site, and no area in which the majority of buildings, structures or objects is less than 50 years old shall be designated as an historic district, unless it is found that the buildings, structure, object, site or area is of extraordinary importance to the city, state or nation for reasons not based on age.

There are a total of 1,555 buildings, structures or vacant lots in the proposed historic district. Of those, 346 are classified as "contributing" and 839 are classified as "potentially contributing" (both of which total 1,185 and are 50 years of age or older) or 76.2% of the



# CITY OF HOUSTON

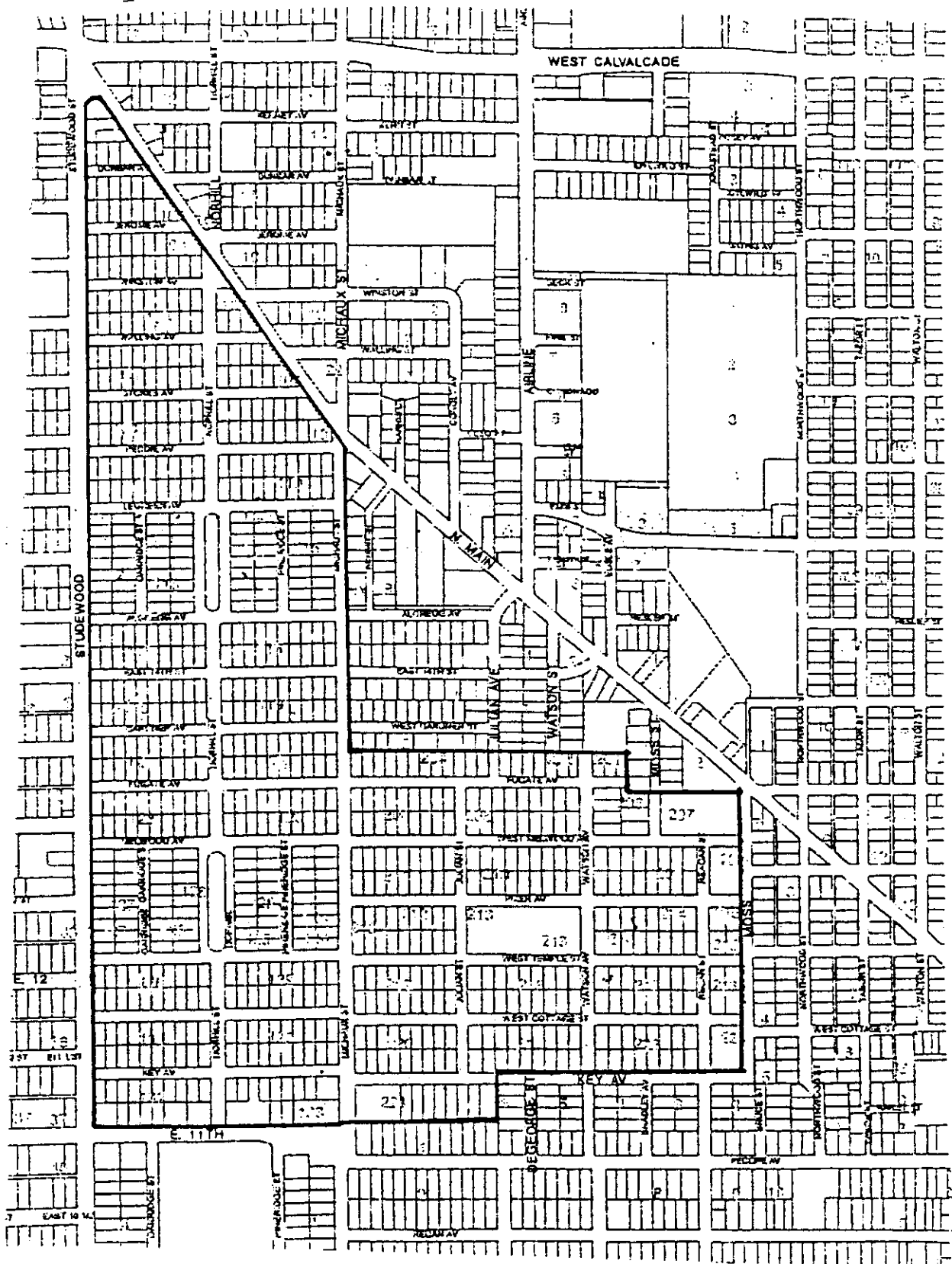
Houston Archaeological and Historical Commission /Planning & Development Dept.

proposed historic district. There are 370 buildings, structures or vacant lots that are classified as "non-contributing" (50 years of age or less) or 23.8% of the proposed historic district.

## **HAHC RECOMMENDATION:**

That the Houston Archaeological and Historical Commission recommends the designation of the Norhill Historic District as a historic district to the Planning Commission since complies with the applicable criteria of the Historic Preservation Ordinance

SITE LOCATION MAP  
PROPOSED NORHILL HISTORIC DISTRICT  
Not to Scale



HISTORIC DISTRICT DESIGNATION

## Location

**N**ORTH NORHILL is northwest of the business center, and east of (nearer town) Houston Heights, only  $1\frac{1}{4}$  to  $3\frac{1}{4}$  miles from the Court House, or 16 to 18 minutes on the street car, or about 10 minutes by automobile. There are several main thoroughfares from this addition to the business district.

Pecore (now being paved).

North Main and over the viaduct.

Houston Avenue and Preston Avenue.

Work is expected to start on White Oak Drive in the near future, which will terminate about six blocks immediately south of this addition.

There are plenty of trees (pine and oak), also there are some clear lots. The soil is sandy.

## Improvements

**WATER**—North Norhill has an excellent water system—service to every lot—from large laterals off a direct high pressure main. Fire plugs are located at convenient intervals.

**SEWER**—at rear of each lot. System placed in strict accordance with and under the inspection of the City Engineer.

**SIDEWALKS**—Full four-foot cement sidewalks in front of every lot in the addition.

**SHELL STREETS**—Every street has been made up under the direction of skilled engineers, and full bed of shell placed thereon and carefully graded.

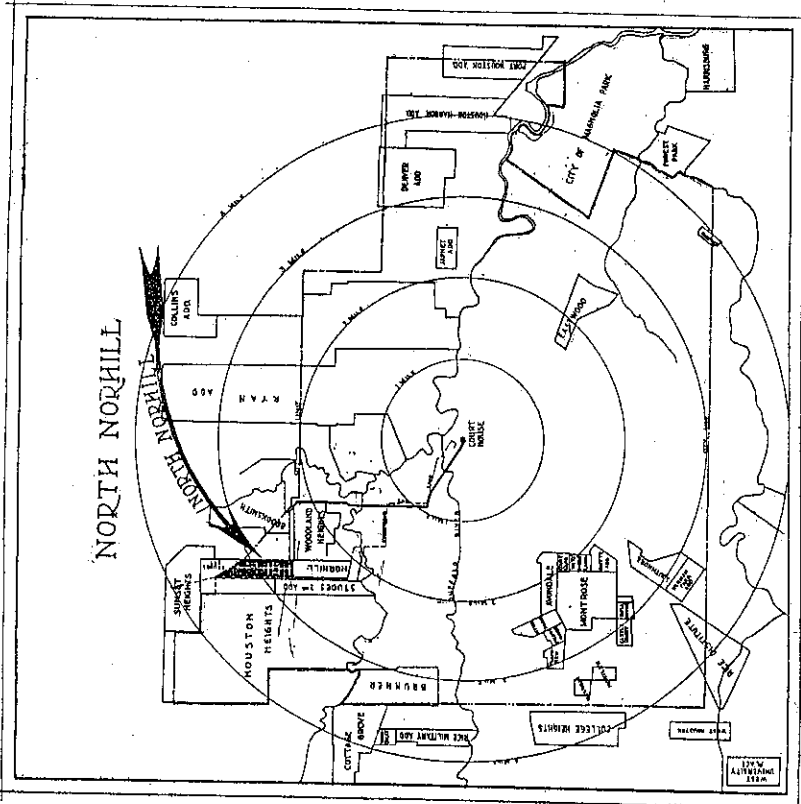
**CAR SERVICE**—The Studebaker car (direct line to city) runs the entire length of the addition adjacent to its west line—every lot is within 1000 feet of the car line.

**DRAINAGE**—The natural drainage is good, and a storm sewer is now being built which will serve a large portion of the addition.

Such restrictions as will tend to keep the attractiveness and values of this subdivision ever at the highest are incorporated in our deeds. For instance, only a few certain lots have been reserved for business lots.

No garage can be used for living quarters, no residence can be erected to cost less than three times the cost of the lot, and the distance from the front property line is governed.

## Restrictions



Everything has to have a start—The first payment on a lot is the start to your Home

Here Are the Things  
You Get with a Lot

at

## EAST NORHILL

*East of Houston Heights—Nearer the City*

2½ miles from the Court House  
10 minutes by automobile  
17 minutes by street car  
Sensible—suitable restrictions  
Beautiful shade trees

### Every Lot is Supplied With

City Sewer  
City Water  
Shell Streets

Gas

Service by Three Car Lines  
Three-Acre Park

Fire Plugs

Main thoroughfares to the business district:

Pecore to Houston Avenue to Preston, or  
Pecore to North Main and over Viaduct, or  
Michaux and White, Oak Drive (new scenic  
route.)

North Hill Junior High School now under construction.

*Full Information Without Obligation*

## VARNER REALTY COMPANY

OWNERS

Town Office  
Preston 1328

Field Office  
Taylor 231

708 Preston Avenue

to share the expense—and the profits—with him.

Probably you have a friend that lives out Norhill way. Well, that friend of yours and his neighbors have actually bought more than a million dollars worth of land from us—and bought it just like that—2% down and 2% per month.

Then they put up over a million dollars worth of houses. They OWN a thriving community of homes.

Every one of those families is just so much richer and every square foot of that land is worth more now than when they bought it. Down-town growth creates new values in

Norhill, and the benefits of home, thrift, and happiness abide there.

If you are ready to invest \$18 or more per month in Houston with the prospect of owning your own home, then you must decide carefully in *what district* you will buy and upon *what company* you may depend for efficient development, full values, and friendly dealing.

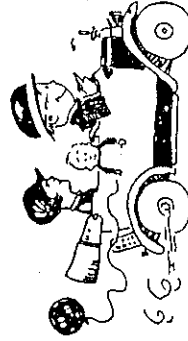
We own and recommend EAST NORHILL as a safe investment and a pleasant, convenient place in which to live. We invite you and your friends to visit the property any time.

And we're proud to tell you that it is already more than 60% sold. Take the family along and look it over tonight.

## A \$900 Lot In East Norhill

*Costs*

\$18.00—down—and \$18.00 per Month  
No Taxes First Year & No Interest for 9 Months



How to get there

Drive out Preston to Houston Avenue to Pecore to Watson—turn right one block. If you prefer, take Watson street car.