

Norhill Neighborhood Poll Results:

3. Should the house size be related to the lot size?

Select one answer

[More Details](#)

True	144
False	45



4. What would be the acceptable **minimum** distance of a **2-story addition** from the front property line on an interior lot?

[More Details](#)

40 ft	70
45 ft	85
50 ft	18
55 ft	7
60 ft	9



5. What is an acceptable minimum rear setback for a **1-story addition**?

[More Details](#)

3 ft or 5 ft (per city code)	91
6 ft	56
10 ft	28
15 ft	14



6. What is an acceptable minimum rear setback for a **2-story addition**?

[More Details](#)

10 ft	66
15 ft	15
20 ft	25
25 ft	63
30 ft	20



Norhill Neighborhood Poll Results:

7. What is an acceptable minimum rear setback for a **1-story addition on an atypical** lot size (6,000 - 6,999)?

[More Details](#)

3 ft or 5 ft (per city code)	80
6 ft	66
10 ft	26
15 ft	17



8. What is an acceptable minimum rear setback for a **2-story addition on an atypical** lot size (6,000 - 6,999)?

[More Details](#)

10 ft	60
15 ft	14
20 ft	19
25 ft	73
30 ft	23



9. What is an acceptable **minimum** side setback (non-driveway side) for a **1-story addition** on an interior lot?

[More Details](#)

3 ft or 5 ft (per city code)	147
6 ft	31
7 ft	4
8 ft	7



10. What is an acceptable **minimum** side setback (driveway side) for a **1-story addition** on an interior lot?

[More Details](#)

10 ft	68
12 ft	100
14 ft	13
16 ft	8



Norhill Neighborhood Poll Results:

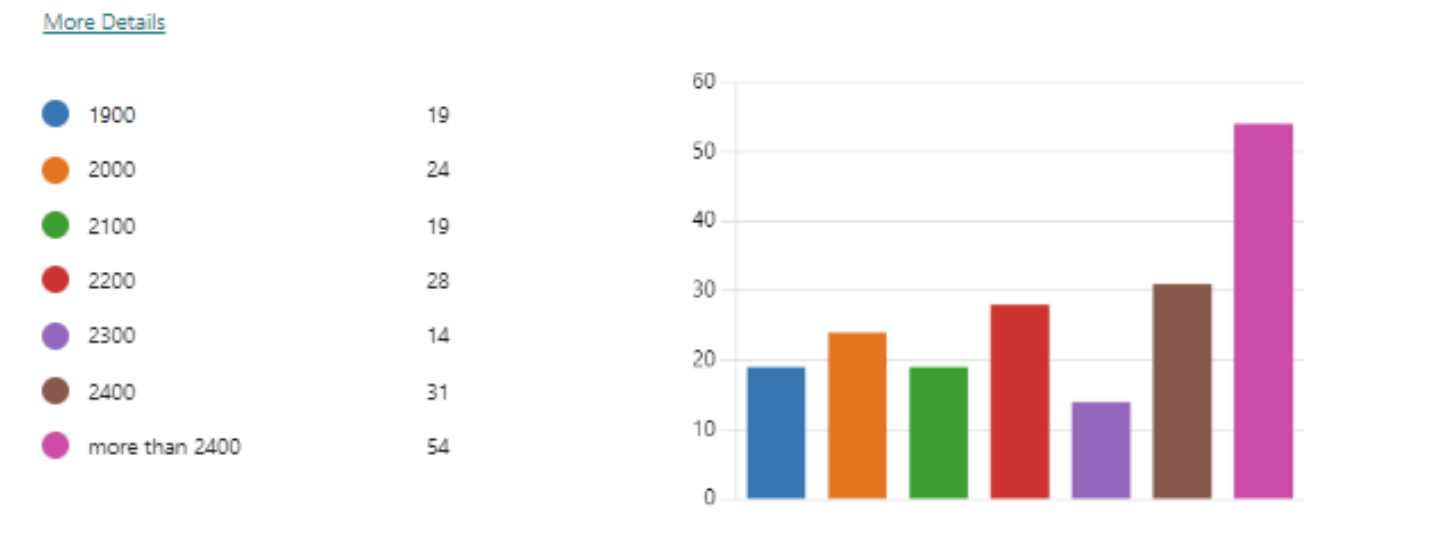
11. What is an acceptable **minimum** side setback (non-driveway side) for a **2-story addition** on an interior lot?



12. What is an acceptable **minimum** side setback (driveway side) for a **2-story addition** for an interior lot?



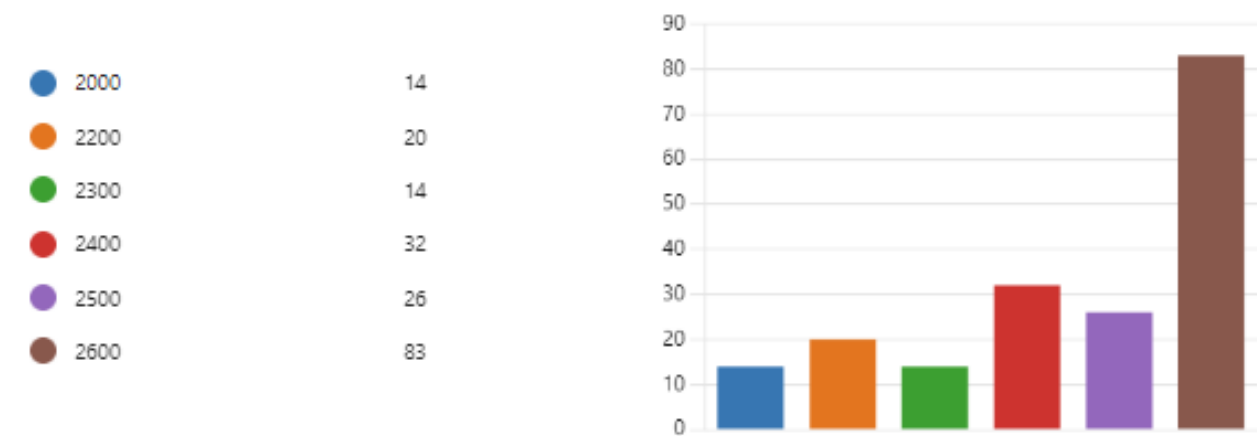
13. What is the **maximum** allowable living area square footage on an interior 5,000 -5,999 square foot lot?



Norhill Neighborhood Poll Results:

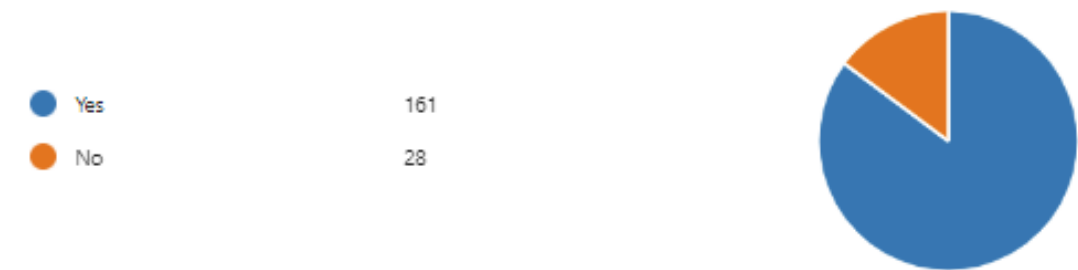
14. What is the **maximum** allowable living area square footage on an atypical 6,000 - 6,999 square foot lot?

[More Details](#)



15. Are you aware that **new 2-story garage apartments, boarding houses, and more than one residence per lot** are a violation of your deed restrictions?

[More Details](#)



How do you feel about a second story above an existing or new garage in Norhill?

Not in favor

It should meet current standards re overall size and height. It should not add new rental (garage apartment) space.

Ok

Ok with it as long as it architecturally fits the home

I'm okay with it.

Should not be allowed

I approve

Yes it should be allowed. There is significant president of these structures in the neighborhood and they do not take away from neighborhood charm. This is often one way that families can grow and continue to stay in neighborhood without impacting the historical front portion of the original home.

As long as it meets current architectural guidelines I am supportive of two story garages.

I think its fine to have 2nd story above an existing or new garage

In favor of allowing.

Yes, we have an existing converted garage with 2 stories that is not to code but have no options to fix/remodel

This is fine

Norhill Neighborhood Poll Results:

As long as the new second story is not used as a rental property it would be fine to allow. Allowing new rental properties would congest our streets even more.

Should be allowed, subject to same aesthetic requirements as residence

I think it's acceptable, provided the design maintains the integrity of typical Norhill architecture.

We should be able to add a second story above an existing garage.

I think it should be allowed because houses main are small so extra space in the garage apartment could help families to avoid leave the heights to buy a new house elsewhere

Do NOT want this to be allowed. No 2nd story on existing or new garages.

It's okay in a standard two car garage, aprx20'x24'.

Please do not allow a second story to be built onto an existing garage. No new garages with a second story should be allowed.

All for garage apartments

I'm fine with it.

I think that second stories above garages - new or existing - should be allowed in Norhill.

Should be allowed

I'm fine with it if the structure compliments architecturally the main residence.

This should not be permitted.

I have no issues. Should be allowed.

It should be allowed as is the case in the offsetting neighborhoods.

I am generally approving of it so long as the original integrity of the home is maintained from the front of the property. I believe this is achieved by the 45' front setback.

Would be agreeable as long as they basically match the house.

Although my garage has an original apartment above it, I'm against building new ones.

I see no problem with it and it was common in Norhill, East Norhill, and the Woodland Heights historically.

Should not be allowed.

I think it is appropriate and disagree with question 15's statement.

It is OK.

I'm okay as long as the second story does not have separate utilities or a kitchen of any type and has restricted height and set backs. This is only for completely detached structures 500-600 sq.ft. maximum.

The second story would be too high for the lot.

I am in favor

I think a newly built second story above a garage should be allowed, but only for the owner's use (no renters allowed).

I support allowing a 1.5 story garage with appropriate restrictions on total roof ridge height to preserve privacy in the neighboring backyard and to allow direct sunlight into neighboring backyards. Further. Roofs should be required to slope toward the side and the back of the garage should be hipped.

Not an issue

No

I am fine with it

Perfectly acceptable

Should be allowed.

I would be ok with this if the 2nd story living area was connected to the main living area of the house. I am opposed to new garage apartments or stand-alone spaces that could easily be converted to apartments illegally. A new 2-story garage should be of an appropriate scale and designed to be in character with the neighborhood's architecture (i.e. it should look like it was built between 1925-1940.)

Against

I'm fine if owner wants to build but absolutely no renters of garage apartments. Okay if homeowners want to use as office, kids room, art studio or guest room but the renting of garage apartments is rampant in neighborhood

Norhill Neighborhood Poll Results:

I'm ok with it as long as it is on a corner and harmonious with the rest of the property.

I think they should be allowed.

No problem at all

I strongly believe they should be allowed, especially because most houses in this neighborhood are fairly small. Any argument that they would harm the "historic character of your neighborhood" is weak at best, as garages tend to be at the back of the lot and relatively unnoticeable compared to the houses. At worst, such arguments are dishonest--either an attempt to keep neighborhood property values artificially suppressed by people who want to keep their taxes down, or an attempt to minimize the availability of ADUs that might house low-income people.

Additionally, unreasonable limitations on the building/improvement of garages likely contribute to the fact that half the garages you can see around here are ramshackle.

Ok with it.

I think it's great; it allows for possible intergenerational living or denser development.

I prefer 1.5 stories to protect the privacy and view of the surrounding neighbors. As long as it's not a garage apartment, I am not totally opposed to a two story garage.

Garage 2nd stories should be allowed

Half story additions on garages should be ok. Full second story might present challenges - scale/design must be strongly considered, especially height.

I think it's okay

A second story addition above a new or existing garage does not negatively impact the historic look and feel of the neighborhood. Homeowners should be allowed to create a second story addition. This will only in trade value in the neighborhood.

That it should not be particularly restricted; that it is the more efficient way to add living/work area, while preserving green space on a property.

I think it is a good idea, as long as it is incorporated into the second story of the house.

I agree with the current deed restrictions. No new second stories above existing or new garages should be allowed in Norhill.

I am okay with it

No concern

It is common in the neighborhood and should be allowed as long as it isn't used as a rental property. The city should not harm property owners by creating new rules outside the existing deed restrictions and city code. Please look at past HAHC approvals that allow larger homes and fit in with the community.

Fine

No 2 story garages!

Strongly opposed. Not in harmony with historical architecture.

I think it should be allowed.

I support second story garages if the as long as they are not rental apartments that increase multi family housing density.

I support allowing for the building of second garage apartments/offices. I support preventing rentals from garage apartment.

No problem as long as they conform to the architectural standards, integrity and restrictions of the Norhill historic neighborhood.

I am in favor of it. Given we are challenged with the number of square feet with our small lot sizes, it would be nice to be able to add up on the garage for storage, an office or workout room.

Should be allowed for everyone

In favor of.

This is an excellent use of space. This is a wonderful way to use our existing square footage and is essential to allow families to grow and live in these houses. Such second story garages DO NOT violate the deed restrictions. The deed restrictions are clear. To limit any new second story garage is a taking of property rights.

Norhill Neighborhood Poll Results:

It should be allowed. Other homes have them already. It doesn't make sense that we aren't allowed. We need a second story on our garage for our family, especially for potential boomerang children.
Our main house is a small bungalow.

I am for it

They should only be allowed if they meet minimum setbacks as described above.

lots are too small. Trees are removed or heavily cut back and no privacy for neighbors in their backyards.

Fine with it

Many homes have this so I'm OK with this as long as the reno action is approved by the Norhill Housing Association.

I do not agree with the current deed restrictions for this area. A second story garage and/or living space should be allowed to be built on existing or new one-story garages. However, I do not support short term rentals (less than one year) for those second-story garage apartments. Only long-term rentals, or using the space for the primary residence should be allowed, and off-street parking should be required for long term rentals in order to reduce street parking.

Should be allowed as non-self contained living space (not suitable as stand-alone residence). Allowable as storage, office, guest room, etc.

There is one recently built next to me, I am not a fan.

It should be allowed.

I am fine with this as long as:

- 1 the setbacks are appropriate at the rear of the lot and both sides
- 2 height restriction is honored on the second floor (no 3 floor units)
- 3 the design is approved and fits into the neighborhood

I feel like it is a violation of the deed restrictions and should not be allowed.

I have no problem with it as long as the exterior design fits the design of the home and neighborhood

Don't have an issue with it

So long as it is solely above the garage, not added to a primary residence (except in the cases where to not disturb the historic aesthetics), I support them

Against

I do not want new two-story garages. I would accept a 1.5 story garage given our home space constraints.

As long as it is within the setbacks I feel it is appropriate. We need housing for parents and adult children.

People should be able to add it, especially if the city wants to promote ADUs.

It has zero impact on the historical character of the neighborhood

It's Ok for an office or studio, but not for a separate living space

Would be opposed to this.

Not opposed to it

Totally fine with that

Would like the option. I planned to do it, but the rule changed the same year I purchased.

I think it's fine and I want to build one please

Not in favor

Acceptable

I believe you should be able to add a second story above a garage. There are almost 20% of the houses that currently have garage apartments and is not fair to not allow people build as needed. With a size houses in Norhill, the above garage space provides valuable needed area for Homeowners.

I think it's fine if it's not for rent

I dont think they should be allowed. The reason this neighborhood has such charm is because it is mostly single-story homes, and that includes the garage. When you allow a two storey building It changes the character of the neighborhood blocks And light from neighboring homes. I am not in favor of a second story on a house or a garage.

I think a second story above the garage should be at the discretion of the home owner.

Depends on the setback of the garage. If the second floor is within 3 feet - not a fan

Norhill Neighborhood Poll Results:

We think they should be allowed

That would be fine but not to rent out.

I am opposed to it for several reasons: drainage problems to neighboring properties; obstruction to light for neighbors home, yard, gardens; it interrupts air flow, growth of trees and visual access, congesting the ambiance and environment of the neighborhood.

They should be allowed. I don't think they inherently erode the character and charm of the bungalow.

Like them. Can be study, studio, elder parent home.

I feel okay about it. It's a good way to add living space to our smaller lots/houses.

I am perfectly fine with them.

I like it.

OK.

Opposed

I'm in favor of them.

I would like to allow it

I'm against stories on existing garages because of privacy issues of the backyards of the surrounding homes.

I think it should be allowed, but included in the overall scale of the property. ie it should be included in the total size of the lot.

Not in favor of second story garages in any way.

I am in favor of allowing garage apartments. I am also in favor of the second-story above garages that are connected to the main house on the second floor. I am also in favor of the second-story over the driveway or porte-cochere that is connected to the main house on the second floor.

I am in favor of allowing garage apartments. I am also in favor of the second-story above garages that is connected to the main house on the second floor. I am also in favor of the second story over the driveway or porte-cochere that is connected to the main house on the second floor.

I believe additional living space above a garage should be considered a better way to add additional living space to a lot, as it will preserve the small homes historic footprints and curb appearance versus second story additions to the home. I believe that all lots should have access to adding additional living space over their garages, as majority of the garages are not original to when the home was constructed and therefore not considered historic. Many homes already exist in the neighborhood with these second story structures, and it makes it impossible to fairly apply restrictions.

I am for a second story above garages. They already exist within the neighborhood, and should be accessible to everyone in the neighborhood if desired. In most cases garages are not considered contributing structures and therefore should not be subject to the same guidelines. Adding space above the garage is an easy way to increase usable square footage of the property while preserving the arts and craft style homes we love here in Norhill. There are many people in the neighborhood (including ourselves) that would much rather preserve the bungalow look and feel of these historic homes and add space above the garage instead of adding to the house or even going up with the original home. To me this would allow for greater preservation of the curb appeal and the look and feel of the neighborhood. I know the biggest concern of these 2 story garages have to do with allowing a second resident to be on property, or an "apartment", and I feel most people in the neighborhood do not desire this. They would just like to have more usable space on the property. With the way the world is today most people work from home in some capacity, and have had to convert a bedroom in the primary structure into an office. This makes it very difficult for those with families, or those that would like guests stay the night. Having a 2nd story above the garage would allow for people to "reclaim" a bedroom in the house.

If this is talking about the home extending to a second story, then: No. I am open to living spaces above garage apartments. The work atmosphere is changing. Houston is getting more dense. I think the ability to allow for people to add a living space above the garage would be beneficial. Many are using it for a home office, for those that have it.

I am ok with allowing second stories above garages.

Great! It should be completely allowable. We need garages! And housing square footage!

It should be allowed.

Norhill Neighborhood Poll Results:

Should be allowed. Too many need to work from home and these draft guidelines are going to make it ridiculously expensive to renovate these homes in the future not to mention significantly reducing the ability to add a second story. We currently use one of our bedrooms as an office. These guidelines would make it very difficult if not financially impossible to allow us to use this bedroom as a bedroom vs. an office in the future.

Should be allowed

I am not in favor of second story additions above garages.

It's ok

I believe it should be allowed as long as it is attached to the existing house and it is not a second residence

A 2nd story garage must not be allowed on any new property or any place where a garage has been torn down.

I feel it is the owners prerogative to utilize this space however they choose. Perhaps an art studio, office, storage, or extra guest room.

We have a legacy garage apartment and love it. Fully support if not too big.

I support a second story over a garage

it's great - we need it, a second story can be used for many things as extra space especially in 2024 when people WFH

I am pro garage apartments. If we can't build more space in the houses then we should have liberty to build space in the garage

It should be ok for private use by the homeowner, but not as a rental unit, as long as the setbacks keep it from looming over the neighbor's yard and home

When homes were built in the 20s there were no camel back 2nd stories but there were garage apt...garage apt has better curb appeal than those horrid camel back 2nd stories

No concern. Should be allowed

As long as the setback is honored, I'm ok.

No

Do not like it, imposes on neighbors, no privacy, blocks sunlight/daylight/stars from others, eyesore.

I would like the ability to add a second story on the existing garage on my property. This would facilitate remodeling of interior to occur in main house. This is a cost savings for the homeowner as they would not be forced to pay for accommodation elsewhere while remodeling main house. I am not interested in renting a garage apartment. The additional living space above the garage would be used for grandparents and other visitors.

I am 100% in favor of this. The land is too expensive to not allow residents to add onto their homes.

Second story garage additions that are not rented out should be allowed.

A 1.5 story garage with less massing than a full 2 story garage would be a good compromise. Most people that are looking for a 2 story garage are primarily wanting this for a home office, play space, or flex space - and a slightly small structure (which most people aren't aware of as a possibility) can meet their needs while still keeping with the harmony of the neighborhood.

No opposition. If people need more space, there is no reason not to allow it.

I am against this. These second story additions, along with the existing garage, can turn onto apartments or boarding rooms. It currently exists and will only continue, if it is allowed.

BTW. I know of no one's "mother-in-law" or "mother" living in any of these current garage apartments. This is often the claim made for these additions.

In the past, I would have liked to build an extra room with shower to host my occasional guest, but because of the proliferation of airbnbs and such short rentals, I have become leery of that kind of construction.

A second story should be allowed on a garage

OK if not street access.

I think it is fine and within the character of the neighborhood.

As long as it doesn't change the character of the street front and is part of a garage that is set back then I don't have an issue.

Personally, I would love to have that as bonus space for a craft/sewing room, but I respect the fact that they are not permitted.

Does not bother me as long as the style is like kind with the neighborhood.

Norhill Neighborhood Poll Results:

I feel it should be allowed

I am not against on corner lots. I think this is challenging on smaller interior lots.

I do not want it for Norhill. It opens up the possibility of dual residences (legal or not) which will cause further congestion of lots and streets.

It should be allowed

I think it should be allowed for corner lots that have little back yard

I have no issues with a second-story living above an existing or new garage.

Definitely approve of it. If the Historic Society, developers and City of Houston can for the right price approve a huge two-story monstrous house that goes to the back of the lot that Towers over your garage to be approved and throws the deed restrictions out the window for the right price to break the rules, why should you not be able to add on to your garage as you please as long as you keep that same Historical Traditional Style as the Original Home! There are already many existing historical homes within the historical neighborhoods that have two story garages and some that are only one story that have a office or guest studio apartment for family or friends that are visiting that has never caused a problem in the last 100 years!

Not in harmony with Norhill

If it is not encroaching into any setbacks, an addition above a garage should be allowed

I am strongly in favor of allowing this! Great way to preserve yard space, and is much more preferable historically than a camel back addition to bungalows, especially on corner lots.

I'm ok with a second story above an existing garage, but only if the second story plate height is limited to 8 ft, and only if the overall height is limited to attempt to minimize massing.

Not a fan.

I would be against it.

It would depend on how it affected the overall height of the garage at the ridge. As an example: since garages are typically built at grade and most houses here are about 2-3 feet above grade with 9 ft ceiling heights the typical top plate height would be about 11-12 ft above grade. If a new garage was built using an apparent top0 plat height to match the house and garage roof slope was kept the same as the house there could be space for a room in the 'attic' space below the roof rafters of a typical garage of 20+ft X 24-28ft without giving the external appearance of being a full size 2nd story. Of course the ceiling height of that garage room would not be a full 9ft and may be less than 7-8 ft at the edges. This would seem to be a fair compromise given the intense desire for that extra room that seems to be important to the 'residents(?)' who had such similar specific objections to the proposed document. (*Note: I personally don't understand why increasing property values is important to anyone who is not planning to sell their property in the near future- I've been living in my house for 30 years and hope to live here for 20 more - property value increases do nothing for me except raise my taxes which have been increasing way faster than I would consider equitable for me, anyway!)

When maintained and built to fit the neighborhood, I have no issue with garage apartments.

For

I prefer single story garages, but if a second story is allowed there should be restrictions on rear windows facing neighbors.

I do not agree with having different standards for new and existing garages. I think the standards should be the same. I agree with having a second story above either new or existing garages.

I am ok with the possibility of a second story on an existing garage - but not so for adding one onto a property that has no garage presently.

Agree with the deed restriction

Not a fan of allowing. it encroaches on neighbors.

They should be allowed if integrated into the house.

I think a second story is essentially the same as a 2-story garage apartment. I believe this is consistent with the way the neighborhood has regarded them with only a few 2-story garages having been built within the last 40 years.

I'm okay with it. I'd prefer the ability to build over a garage over expanding the house to cover the whole lot.

No new garage apartments per the deed restrictions, two story garages seem to violate that.

Norhill Neighborhood Poll Results:

I support an extra living space above a garage. It allows for more flexible living conditions. Home office, guest room, exercise room. Our houses are already in the small side.

Agree with the idea of second story. Giving addition space is great!

How do you feel about attached and detached garages (new or existing) in Norhill?

Prefer detached garages

Either attached or detached fine, as long as they meet current standards. Not sure what this question really means?

Ok

Attached only. Detached don't fit the character of the neighborhood

Okay

OK

More garages the better to get cars from being parked on the street.

I have an old two car detached garage. It is in very bad shape and needs to be replaced. However with these new proposed restrictions this may prove too difficult and costly due to more regulations. The potential restrictions may make adding garage apartments too costly and difficult to build which will in turn make it harder for families to continue living in the neighborhood. My goal with any remodeling project would be to keep the neighborhood charm and be done in good taste not to take away from Norhill's existing look and personality. There are tons of these garage apartments already and it seems punishing to just now implement these changes.

Does not bother me.

I think they are fine.

In favor of allowing.

Would be okay with attached garage/carport

They should be allowed

Keep garages detached for new construction. This is part of the charm and character of the neighborhood.

Should be allowed, subject to same aesthetic requirements as residence

I think everyone should have the right to build a garage where one does not exist. Adherence to setbacks from lot lines should be observed.

We should be able to have either attached or detached garages.

I agree

I support attaching garages to the first floor — existing or new garages.

I don't think attached garages are in character with the neighborhood. I wouldn't want them to be allowed.

I support being able to attach the garage to a one story house.

Yes

I'm fine with it.

I think garages should stay detached (new or existing), in line with the historic nature of the neighborhood.

They should be allowed

I support them. Takes cars off the narrow streets.

Garages should be allowed.

I have no issues. Should be allowed.

I see no problem with attached garages.

I think they are very important

Would be agreeable as long as they basically match the house.

They should all be detached in keeping with the history of the neighborhood.

Either is fine.

Existing are fine. New not allowed.

I think both are appropriate and should be left up to the landowner.

Norhill Neighborhood Poll Results:

OK

Only completely detached rear garages. No more than two vehicle storage plus small side storage area for lawn and garden equipment.

Detached garages are fine.

I am in favor

No opinion

The Norhill deed restrictions specifically disallow attached garages. I support this provision of the deed restrictions. Attached garages became fashionable after WWII when automobiles became a dominant identifier of the middle class prosperity — I.e. mid century architecture. In the 1920s when Norhill was built automobiles were prominent in neighborhoods like Norhill, but the garage was set back from the house and not attached.

They're both good

Ok

As long as it fits the style of the house I am for it.

Indifferent

Both should be allowed.

Not opposed to attached garages, provided they are well set back from the main facade of the house. Would recommend that all houses be required to have a garage. The carports that are currently being constructed are not historically appropriate. Also, parking cars in driveways and on the streets overnight encourages crime.

Attached-against

Detached-current policy OK

I don't mind either? I think homeowners should be able to have a garage to protect cars from elements

Small houses often use their garage for storage and need a carport for their car.

I think garages should be allowed to attach to the house.

Owner decided

I would not want to own a house without a garage. The construction of new ones should be allowed.

Ok with it is size is relevant to existing home.

Either is OK.

Garages should be detached

Attached garages should be allowed

Depends on design and ability of design to be non-intrusive and appropriate to neighborhood.

Fine .

Indifferent. Homeowners should have the right to choose attached or detached garage based on lot size and characteristics, assuming the look keeps with the general theme of the house and neighborhood.

Think it should not be a specific or contributing factor in the guidelines. Should be a property owners prerogative if meeting building and drainage codes and sound practices.

All for them. I think garages are necessary for homeowners.

Attached garages should not be allowed in Norhill.

I prefer detached

I like detached generally

Both should be allowed. Both exist in the community today and both are allowed u see the deed restrictions. The city should not harm property owners by creating new rules outside the existing deed restrictions and city code. Please look at past HAHC approvals that allow larger homes and fit in with the community.

Both ok

I am for attached garages if setback from front of the garage face by 2' min., are limited to one story and subordinate to the garage massing. A second floor should be a minimum of 5' away from a garage.

Strongly opposed to attached garages—not historic in most cases

They should be allowed.

Norhill Neighborhood Poll Results:

I support any garage that anyone wants to build, attached, detached, or with a carport.

I support either option.

No problem as long as they conform to the architectural standards, integrity and restrictions of the Norhill historic neighborhood.

I am in favor of either. I think it would be nice to have a garage for each residence.

Indifferent

In favor of. Both single and 2 story.

The deed restrictions do not prevent attaching garages. Why do we need to have them detached? It seems like an incredible waste of space to require a breezeway between the house and the garage. Attaching the garage to the house is more efficient and has 0 effect on the neighborhood feel.

Garages are essential and need to be allowed.

With lots being very small, I strongly believe that we should be able to attach the garage to the house.

They should be allowed. I believe there should be a way to attach a garage to the house if setback rules are followed.

no opinion

Five with it

Most of the garages are detached, so I'd like to stay with this.

I don't care - either is fine.

No opinion

Agree

Existing attached garages are acceptable. No new attached garages should be permitted.

I am fine with this as long as:

- 1 the setbacks are appropriate at the rear of the lot and both sides
- 2 height restriction is honored on the second floor (no 3 floor units)
- 3 the design is approved and fits into the neighborhood

Attached garages change the character and historic nature of the neighborhood. But, I think the Board has allowed some attached garages or faux garages, and so it is hard to stop that from expanding. Why were some allowed to do it and others are not?

I have no problem with it as long as the exterior design fits the design of the home and neighborhood

Either way is fine

Favourable, so long as they remain behind the primary residence as currently contemplated by the Historic District Guidelines

I'm fine with them.

Attached garages are quite ugly and would ruin the appearance of the original bungalow. However, I would permit them on a case-by-case basis.

Garages are necessary in the age of automobiles and help store cars and keep streets free for bikes and pedestrians.

Both should be allowed

Both are OK

I have no objection, provided they are set back to the rear of the house and don't affect the street view of the neighborhood.

Not opposed to it

Totally fine

Detached in the back looks nicer so don't have garages and cars disturbing the view.

I don't care about that

Allowable

Acceptable

No preference. I believe the garage whether detached or attached should be tastefully done in order to keep up housing values.

Norhill Neighborhood Poll Results:

Should be detached

I think attached or detached garages are fine as long as they are single-storey buildings.

I think it should be at the discretion of the home owner

Not sure of the question. I have no problem with garages

Should be allowed to build new garages if approved and meet requirements

They are fine within the setback limits.

If garage height and square footage is specifically limited and NOT higher than the house, I have no problem with an attached garage.

I think they should be allowed.

Either should be ok as noted in 16 above.

Detached keeps the charm of the neighborhood but again it's a decent way to add living space to our small houses/lots.

I prefer detached but attached would be okay on a corner lot.

I like it

Either is OK.

Either is acceptable

I think homeowners should be allowed to build an attached or detached garage.

No issues

I feel they should be detached.

I'm ok with them on second stories (creating a breeze way). I would prefer if the shared wall was not visible from the street.

Single story, appropriately set-back, and sized detached garages are OK....not in favor of attached garages.

I think garages should be detached from the main house but ok with having connected rooflines for covered breezeways.

I think garages should be detached from the main house but its ok to have it be connected on the roofline for a covered breezeway.

I believe all lots should have access to have or add a garage and I believe detached and attached garages are alright as long as there is adequate drainage area on the property (lot coverage % considerations).

The above comments apply for both attached and detached garages in the neighborhood.

Detached only

I prefer detached garages

Great! We need garages. They should be allowed to attach to the main house

Attached should be allowed

We believe everyone should have the right to have an attached or detached garage. This seems like a really strange question - poll want our- "feelings" about having a garage? We currently have a detached garage (which does not comply with these guidelines nor never would). Whoever is looking at our neighborhood should realize that VERY FEW existing or new garages comply with these guidelines. We can see six garages from our backyard and NONE of them comply with these guidelines. The draft guidelines for garages seem absurd given the existing garages are all historical and in the opening comments it is stated "We seek to protect the original bungalows and encourage elements that are unique and exemplary of bungalows....It is important to retain the character of these historic houses...." Additionally, the draft guidelines need someone to proof & review in more details as the current guidelines no longer match your drawings or your commentary underneath the drawings making them impossible to approve in their current state.

Either is fine

My preference is not to allow attached garages.

It's ok

I believe both attached and detached garages should be allowed

Norhill Neighborhood Poll Results:

This is a historic district that is working hard to retain the exterior design concepts of the the original plans. No attached garage should be allowed.

Considering the historical attributes should be considered, as all elements of living in a historical neighborhood.

Don't feel strongly one way or the other as long as the garage is set close to the back of the lot.

I am fine with either as long as he garage is set far enough back

no particular sentiment

Anti attached garages. As long as they are detached people should be free to build whatever they want

We already have a neighboring garage apartment looking down into our back yard. I don't want any additional ones.

We are next door to a non contributing home. When it sells we are at risk of being dwarfed

Garages? An attached or detached garage has better curb appeal than a carport! Cars def need protection from this brutal sun

Absolutely no issue

I have no issue with either

No, it will be changed into living space

Ok with either

I think they are a necessity and should be allowed to be built and remodelled.

100% in favor of attached garages. Far safer, allows corner lot homes where the garage is directly behind the home (not offset) more flexibility in their additions.

No issues with them.

Since most garages are near the rear of the property, I find no issue in attaching them to the main structure.

Doesn't make any difference. A garage is a garage.

A gagare should NEVER be attached to the house. Again, this leads to the garage being converted into a living space.

Detached garages should not be converted to garage apartments.

No opinion

Garages should be allowed to be either style

OK

No strong opinion- options are good.

Either should be allowed.

I think detached garages are most true and appropriate to the original architecture. I would be ok with a "cat walk" type structure from the garage to the back of the house since it protects you from the rain when walking to and from the garage.

Does not bother me as long as the style is like kind with the neighborhood.

I feel both should be allowed, and there should not be a restriction against detached garages.

I am not against

I am fine with garages, but do not think they should be allowed to expand the living area of the home. I do not want a residence on top of my backyard or side of my house.

It should be allowed

Attached is nice

I like detached garages in this neighborhood.

Prefer Detached but Attached ok on a corner lot

Detached only. Harmony

Either one adds value to a home, provided it "makes sense" with how it is laid out

Attached garages should be allowed.

I think garages in interior lots should be detached. However, I feel they should be allowed to be attached on corner lots.

I don't have an opinion about attached or detached garages.

Garages are perfectly fine. Why wouldn't they be?

Norhill Neighborhood Poll Results:

I think they should remain detached because most if not all the original homes were built without garages as part of the original (historic) structures. Those who think their garages are historical should do better homework. I have a document (paper copy only) of all the Norhil properties with the build dates of the original homes and the date when the garages were built that I found when we worked on the original historic guidelines developed when Norhil became the first (and only) historic neighborhood in Houston.

No issue with garages.

For

Detached garages are more congruous with existing Norhill homes.

I do not distinguish between attached and detached garages. I am fine with either.

I am ok with attached and detached garages of the one-story type.

They are necessary and reduce the overwhelming amount of street parking

Prefer detached.

We should allow both attached and detached garages.

if attachment is minimal and subservient, it should be allowed. No attachment should be on the 2nd story

I prefer detached garages.

Garages should be detached from the main house, that is a characteristic of Norhill bungalows.

Both are fine.

Agree with attached or detached garages