

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 4, 2023

**Applicant:** Luis Villalobos and Allen Fisher agents for Mike McKee, owner

**Property:** 915 Key St, lot 15, block 220, Norhill Subdivision. The property includes a non-contributing 1,392 square foot, one story wood frame single-family residence and detached garage situated on a (50' x 100') 5,200 square foot lot.

**Significance:** Noncontributing constructed circa 1930, located in the Norhill Historic District.

**Proposal:** Alteration – restoration of wood siding, repair of siding and painting, new windows, new front porch, new front and back doors, new roof of composition shingles and new small rear addition.

**Public Comment:** No public comment received at this time.

**Civic Association:** The Norhill Neighborhood Association has written a letter in response to this application. Please see Attachment 1.

**Recommendation:** -Denial of COA, Approval of COR with Conditions:

**Applicant to work with staff to design an appropriate covered front entrance or modest front porch suited to the context area, expose rafter tails, install inset and recessed appropriate windows, restore and repair siding with similar lap siding. Install appropriate Craftsman style front door.**

**HAHC Action:** -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

[X] [ ] [ ] (a) 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; and

[X] [ ] [ ] (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

[X] [ ] [ ] (a) 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 from the property line of similar elements of existing contributing structures in the context area; and

[X] [ ] [ ] (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

- Building Classification**
- Contributing
  - Non-Contributing
  - Park



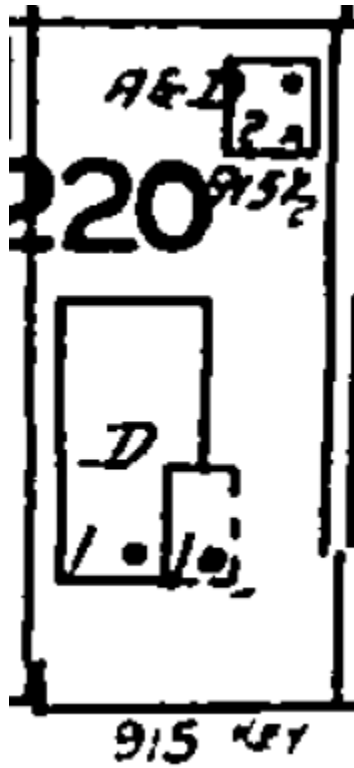
INVENTORY PHOTO



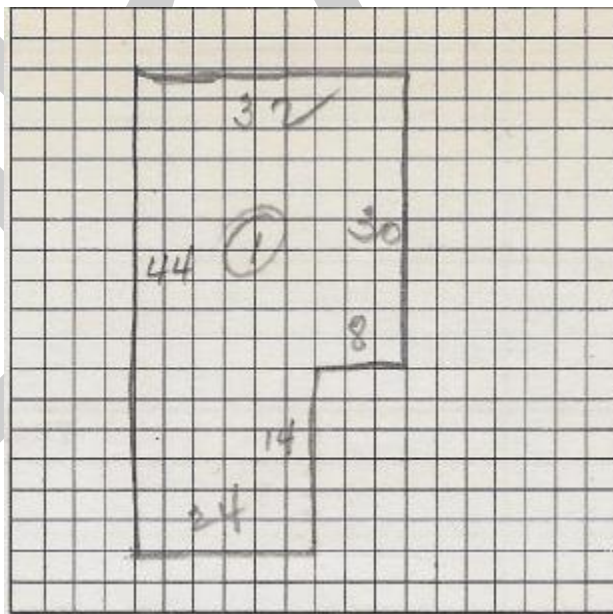
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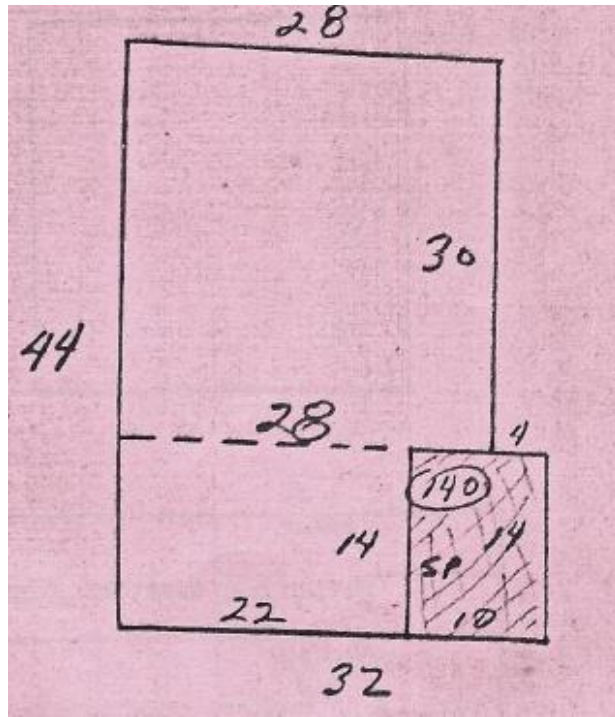
SANBORN MAP



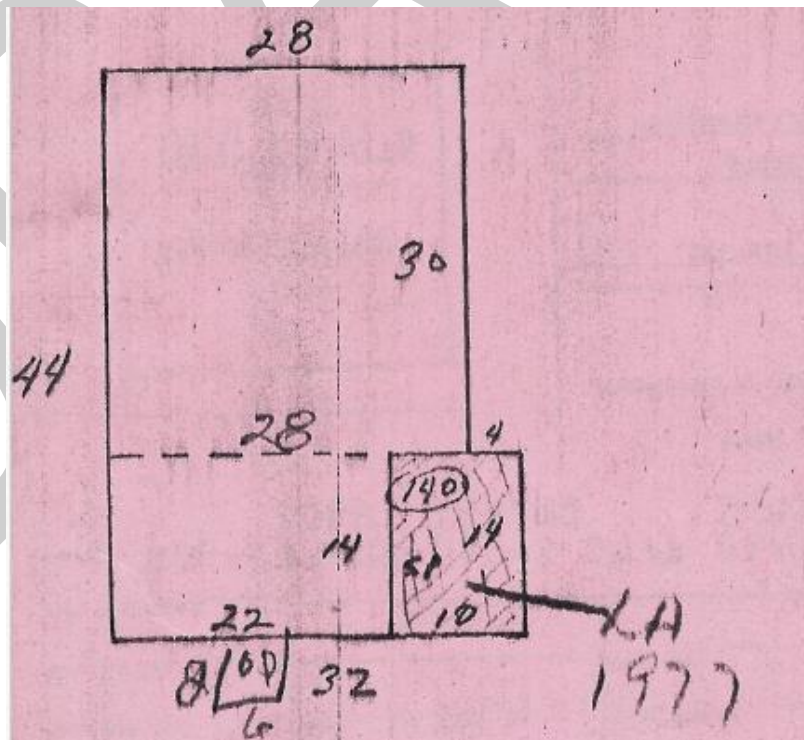
BLA DOCUMENTS



1936



1968



1978

CURRENT PHOTO



2023

DRAFT

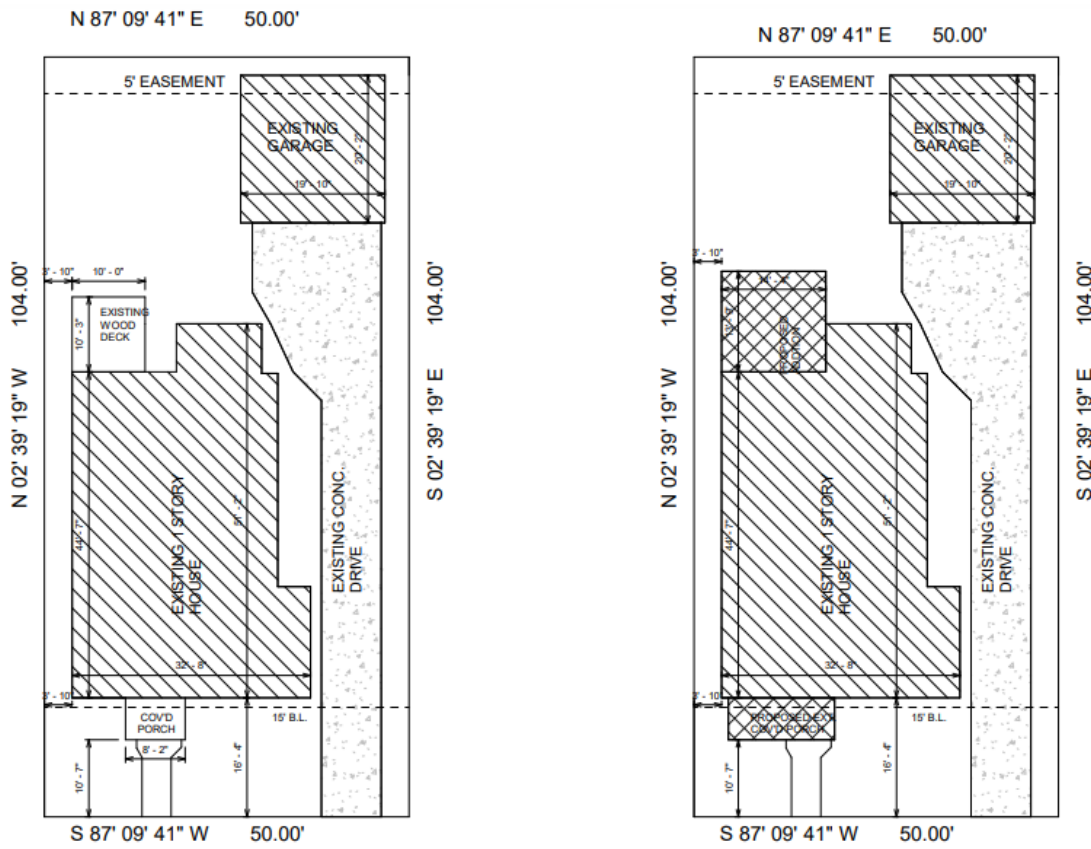


RENDERING



DRY

SITE PLAN



KEY STREET  
50 R.O.W.

KEY STREET  
50 R.O.W.

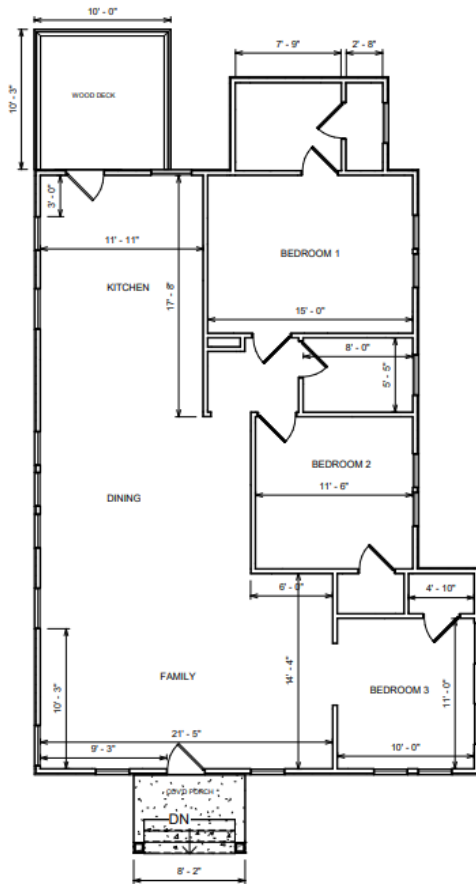
EXISTING

PROPOSED

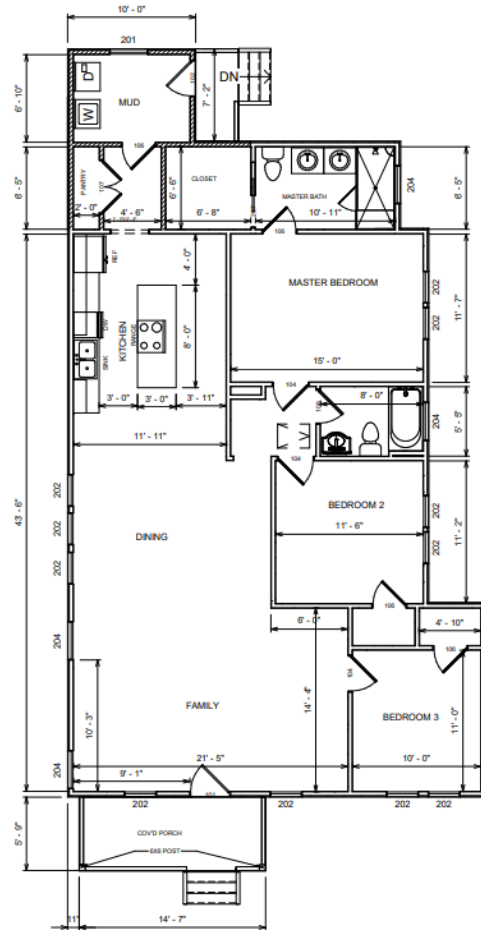
LOT 15, BLOCK 220, OF  
EAST NORHILL  
ADDRESS: 915 KEY STREET  
HOUSTON TX 77009

	EXISTING	NEW
BUILDING	1802 SQFT	2082 SQFT
DRIVE/CONC	875 SQFT	875 SQFT
TOTAL AREA	2677 SQFT	2957 SQFT

FLOOR PLAN

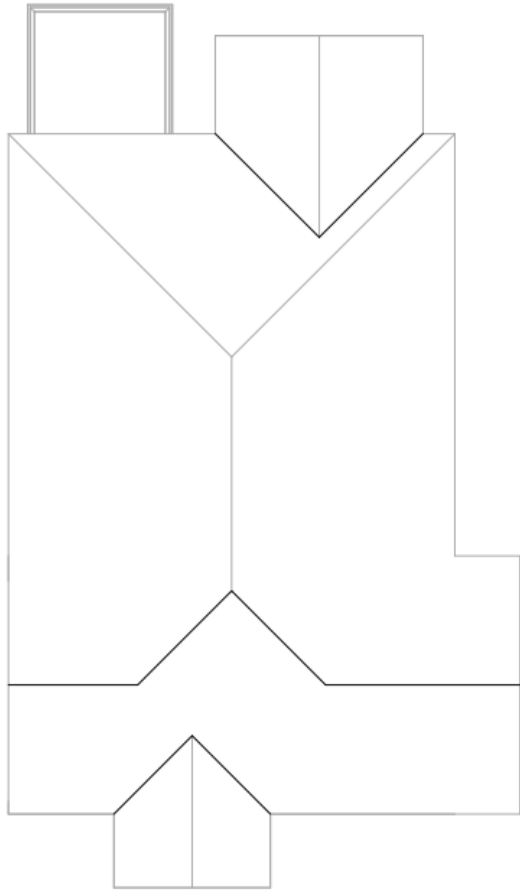


EXISTING

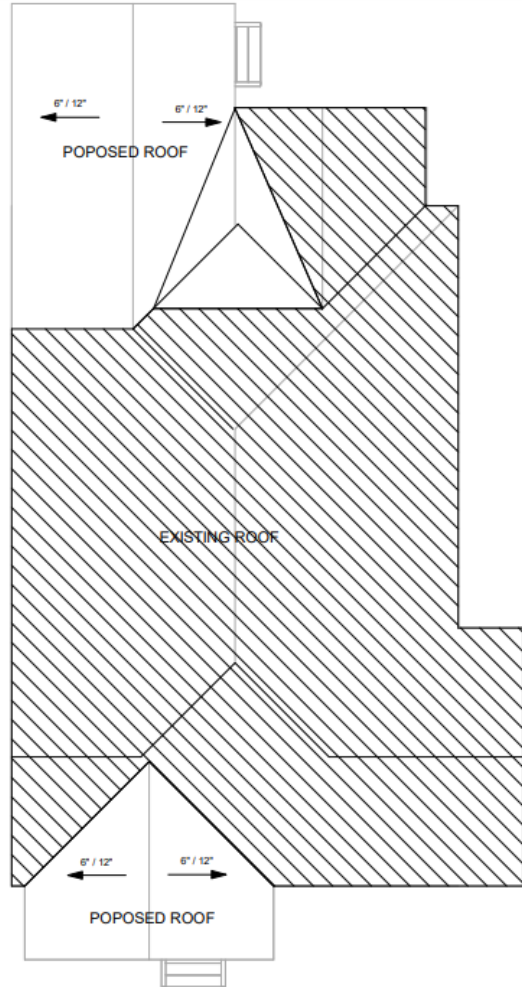


PROPOSED

ROOF PLAN



**EXISTING**



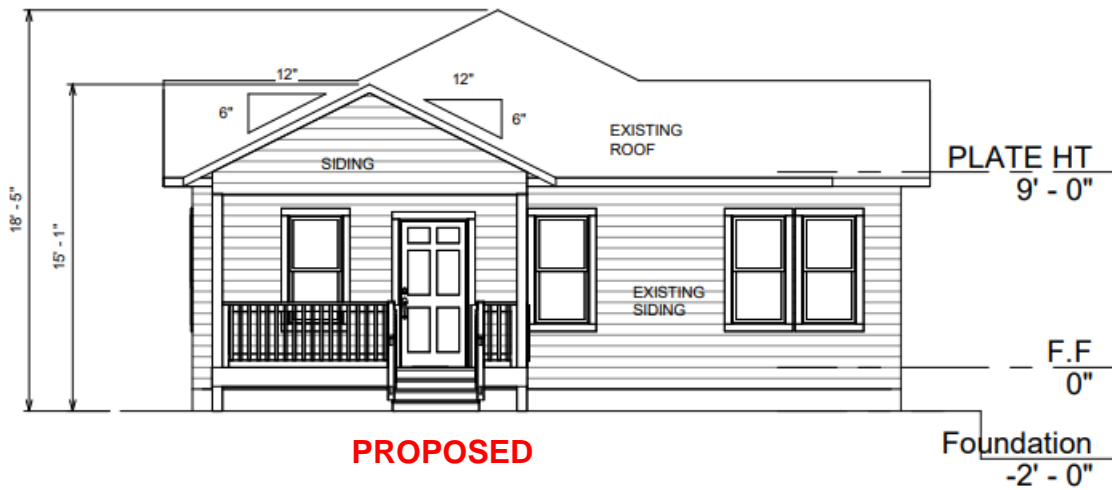
**PROPOSED**

**SOUTH ELEVATION**



**EXISTING**

① EXISTING FRONT ELEVATION



**PROPOSED**

② PROP. FRONT ELEVATION  
1/8" = 1'-0"



EAST ELEVATION



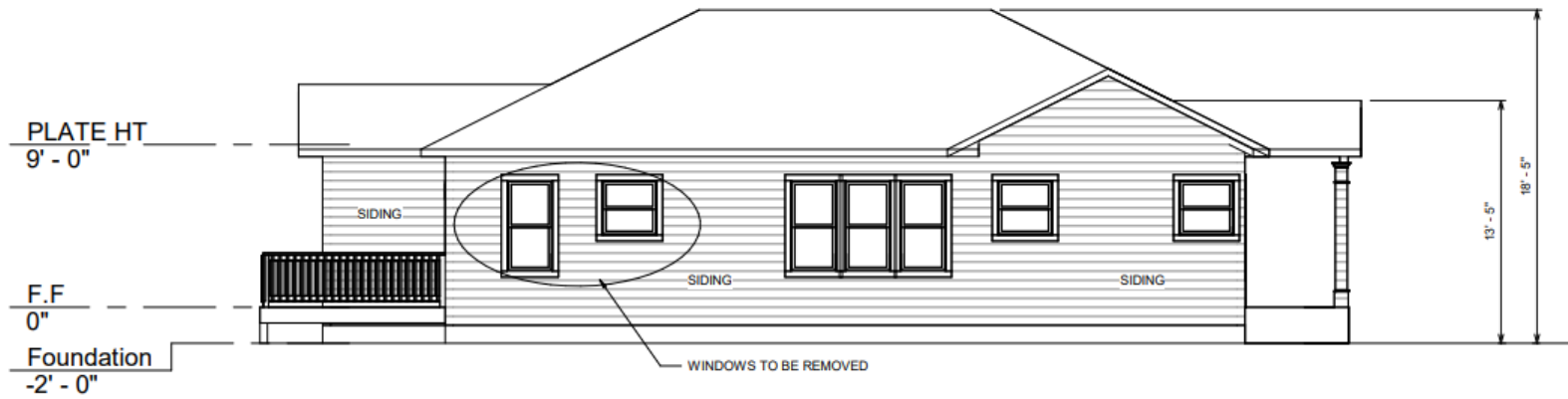
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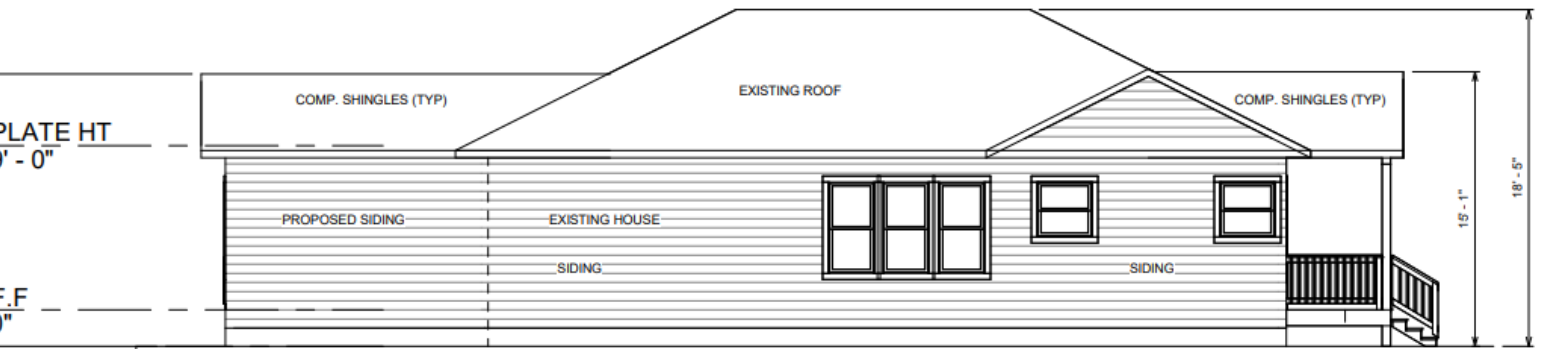
PROPOSED

PROPOSED RIGHT ELEVAT

WEST ELEVATION



EXISTING



PROPOSED

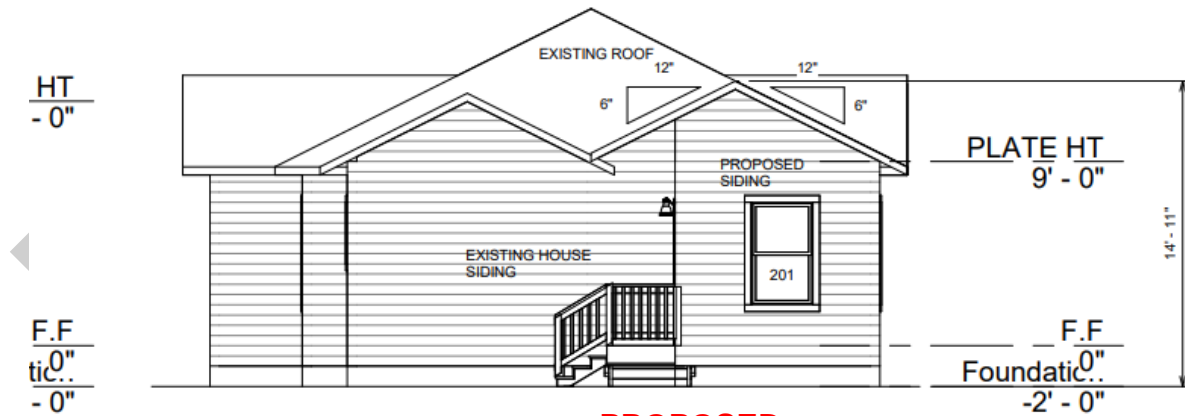


**NORTH ELEVATION**



**EXISTING**

③ EXISTING REAR ELEVATION  
1/8" = 1'-0"

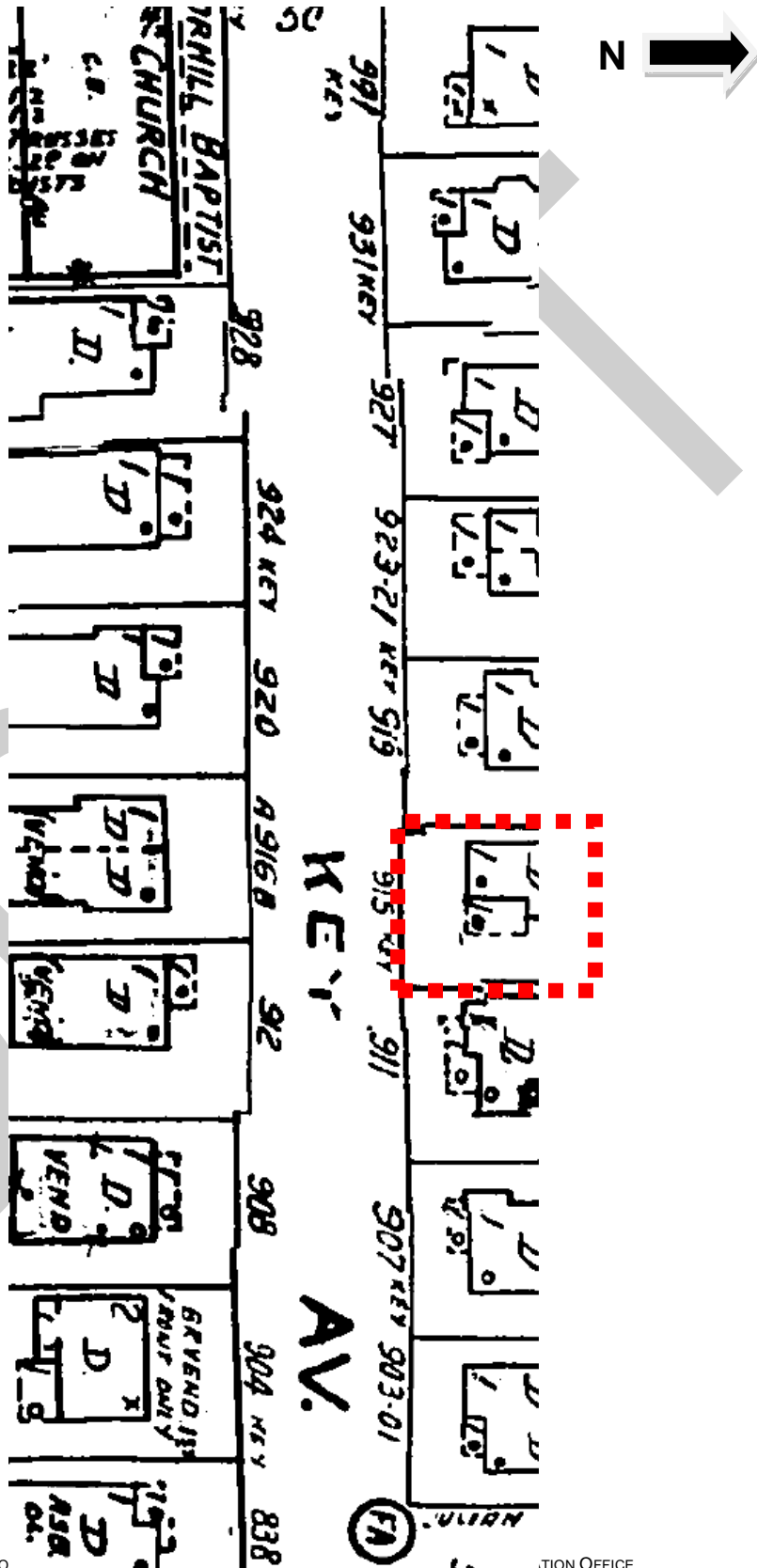


**PROPOSED**

④ PROPOSED REAR ELEVATION  
1/8" = 1'-0"



CONTEXT AREA



**CONTEXT AREA**



**919 KEY STREET**



**911 KEY STREET**



912 KEY STREET

DRAFT



916 KEY STREET



907 KEY STREET



920 KEY STREET

DRAFT



923 KEY STREET



**931 KEY STREET**



**941 KEY STREET**

DRAFT

ATTACHMENT 1

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## Re: 915 Key - HOA

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From: **Deed Restrictions** | norhilldeedrestrictions@gmail.com

Monday, Sep 11, 4:16 PM

To: **Allen Fisher** | allen@houstonpermitconsultants.com

Cc: **Yadira Salazar** | yadira@houstonpermitconsultants.com, **president@norhill.org**, **Virginia Kelsey** | virginia@virginiakelsey.com

Allen,

We reviewed this project at our recent DCC meeting on Sep 5. We had the following comments:

- 1) New front porch: is this porch in line with what was historically there (per the Sanborn maps, old column footing remains, etc)? For the Houston Office of Preservation (HOP) to approve this porch addition, you will need to prove there was a porch there. If you can show evidence of an original front porch, the proposed will need to match that. We would expect to see masonry pillars with tapered columns extending above, as per typical Norhill bungalow front porches.
- 2) Windows: HOP will not allow the removal of any original windows. This includes the two small windows on the right side elevation and the two windows toward the rear of the left side elevation. In some cases I believe they will allow an existing full-height window to be reduced in height, especially a window in a bathroom, but this is on a case-by-case basis. Also, the new windows should be wood and inset/recessed and trimmed as per the originals. We didn't see this noted.
- 3) Siding: all original siding should be restored. For this remodel, we recommend continuing with the same siding which is available at Grogan's and other local suppliers.
- 4) Doors: The front door must be approved by NNA and HOP. Suggestion is a typical Craftsman style door. Grogan's has recommended doors that are historically accurate.
- 5) Rafter tails: I'm almost positive the original construction of the eaves were traditional exposed rafter tails. Although it is not required, Norhill encourages you to remove the soffit and fascia and restore the original exposed rafter tails.

Please schedule a time to sit down with HOP by emailing them at [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov).

Thanks,

Brian Wilson  
NNA VP Deed Restrictions  
(713)598-3397

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