

CERTIFICATE OF APPROPRIATENESS

Application Date: June 6, 2025

Applicant: Melissa Shechter, owner

Property: 908 Key Street, Lot 8, Block 224, East Norhill Neighborhood Subdivision.
The property includes a historic 1,914 SF, one-story wood single-family residence situated on a 7,900 SF (50' x 156.8') interior lot.

Significance: Contributing brick bungalow style residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – Siding, Windows, Door

The applicant is proposing to replace the additional duplex door with a window and to paint the unpainted brick, as well as to repair all damaged exterior, including soffits, fascia boards, roof, and exterior siding.

- Siding: smooth Hardi Plank 6" lap siding w/ 5" exposure
- All windows must be inset and recessed. Please see Attachment A.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1) The proposed activity must retain and preserve the historical character of the property;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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.			

PROPERTY LOCATION



INVENTORY PHOTO



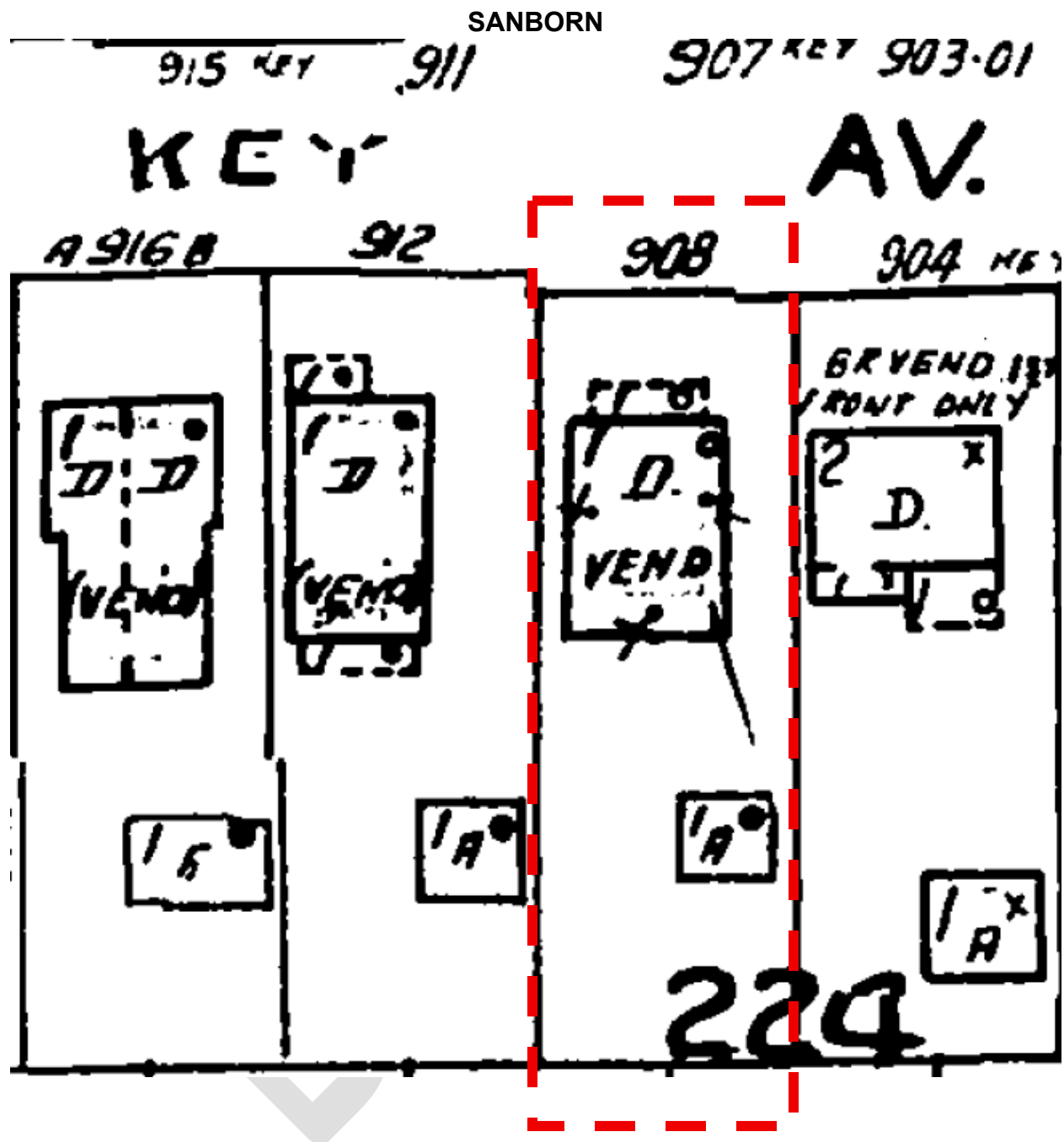
DRAFT

CURRENT PHOTO



AERIAL VIEW OF PROPERTY





CONTEXT AREA



904 Key St – Noncontributing – 1925
Left of property



912 Key St – Contributing – 1925
Right of property



907 Key St – Contributing – 1930
Front of property



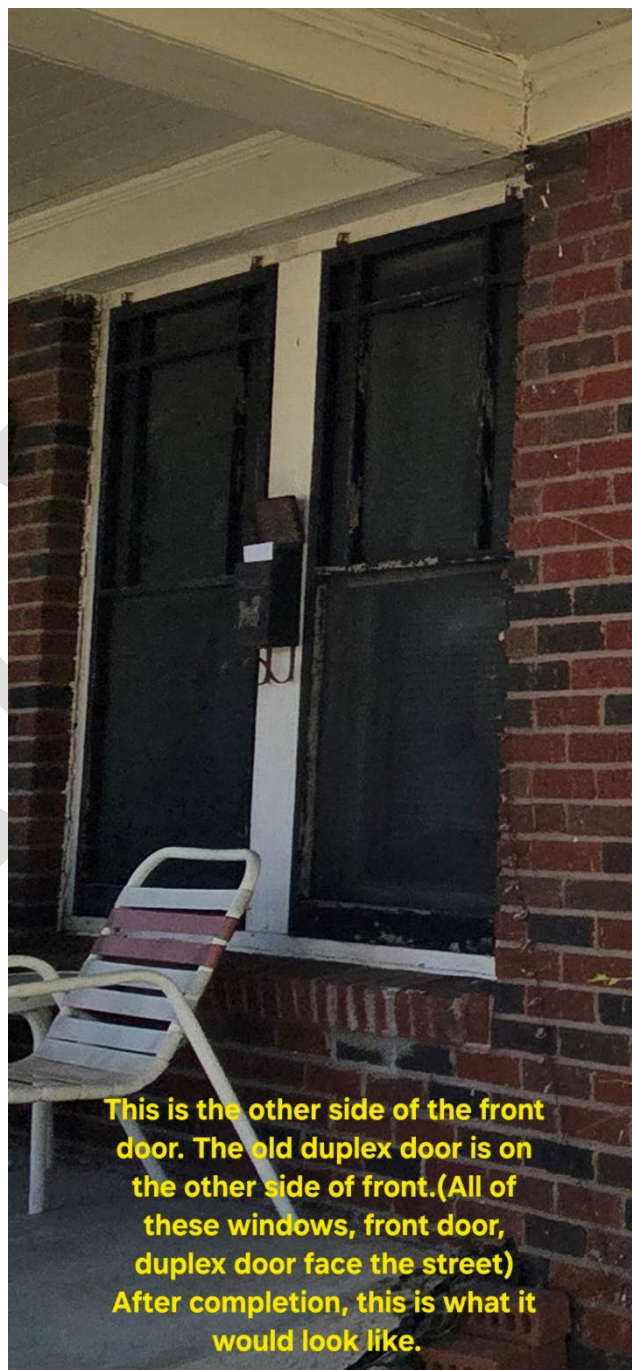
901 Key St – Contributing – 1930
Front and to the right of property

FRONT ELEVATION



EXISTING

Example window
applicant would like
to replace additional
duplex door with



PROPOSED

FRONT ELEVATION, CONTINUED



**Current house brick.
There is extra brick at
the home currently.**

Up-close, current photo of the brick on front elevation. Applicant would like to paint this previously unpainted red brick masonry to white.



An example photo of how the applicant would like to paint the unpainted masonry.

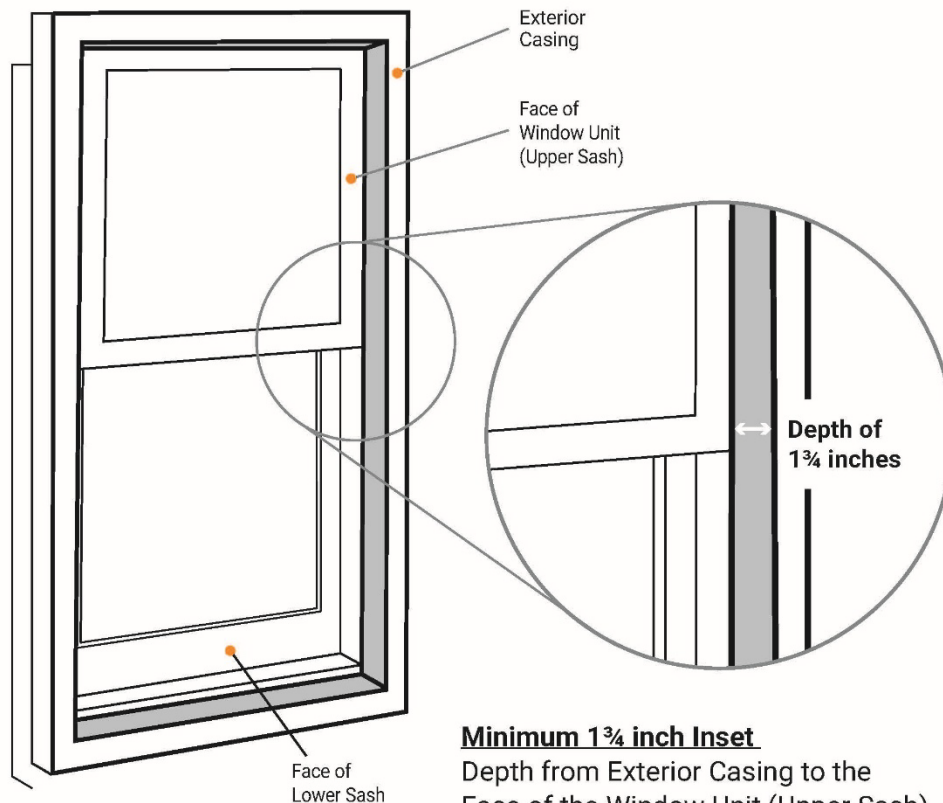


**Painted brick like this home we
just completed. Same brick color.**

ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation