

CERTIFICATE OF APPROPRIATENESS

Application Date: October 22nd, 2021

Applicant: Devin Huey, homeowner

Property: 1036 Key St, Block 133, Lot 9, North Norhill Subdivision. The property includes a historic 1,622 square foot one-story single-family residence situated on a 5,000 square foot interior lot.

Significance: Contributing bungalow residence, constructed circa 1930, located in Norhill Historic District.

Proposal: Alteration—Applicant proposes to restore historical elements of the front porch;

- Replace wrought iron posts with square wooden columns and square tapered porch supports that are of appropriate style of a 1930’s bungalow.
- Add wood railing to the front porch for safety reasons.
- Add a stain glass window to a covered up window on the front façade of gable.
 - Other bungalow houses in Norhill Historic District have similar stain glass window accent and are in this report as context area.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

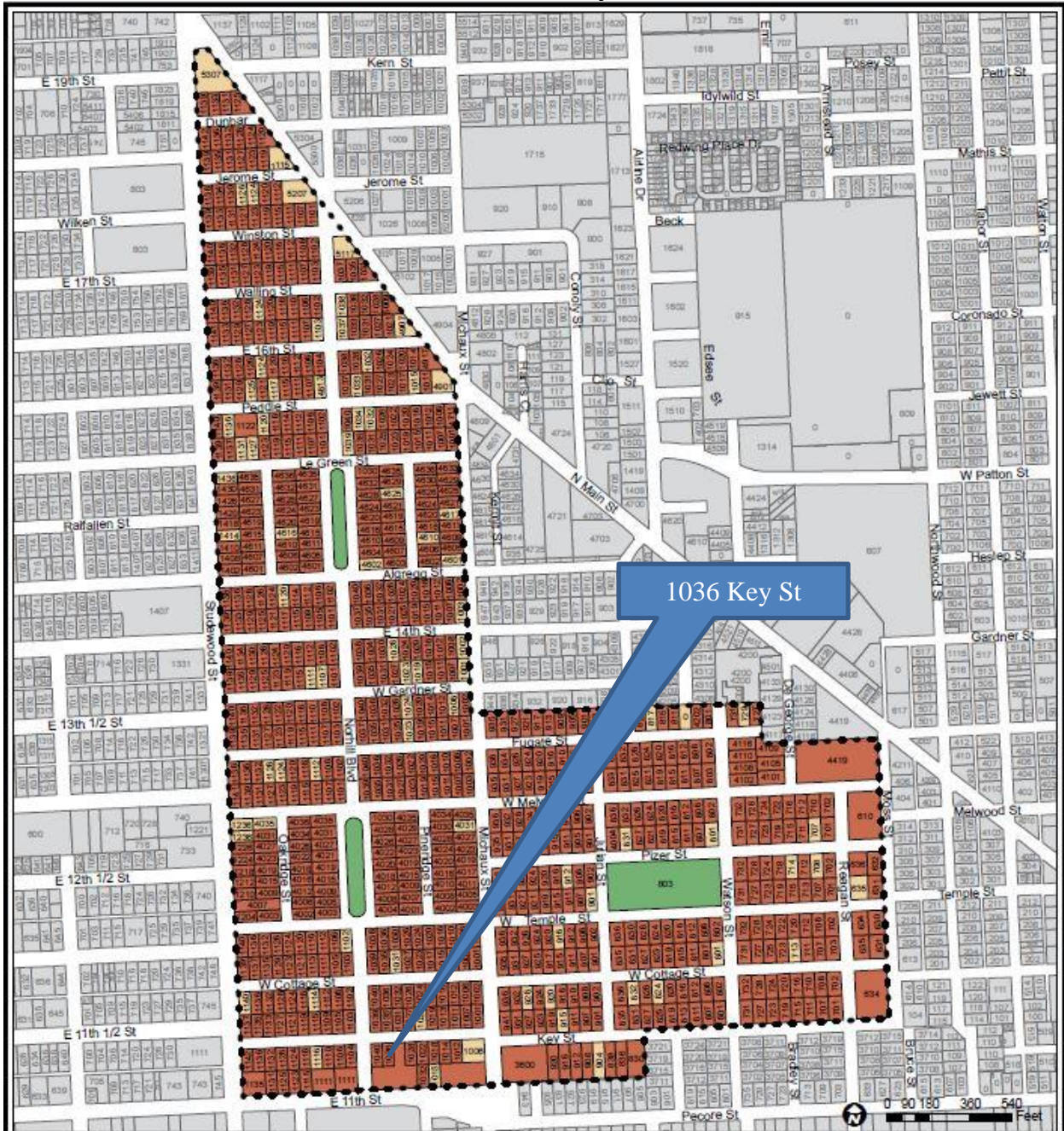
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

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

District Map






Norhill Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: June 14, 2000

Source: GIS Services Division

Date: May 1, 2013

Reference: pj17025_Norhill

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

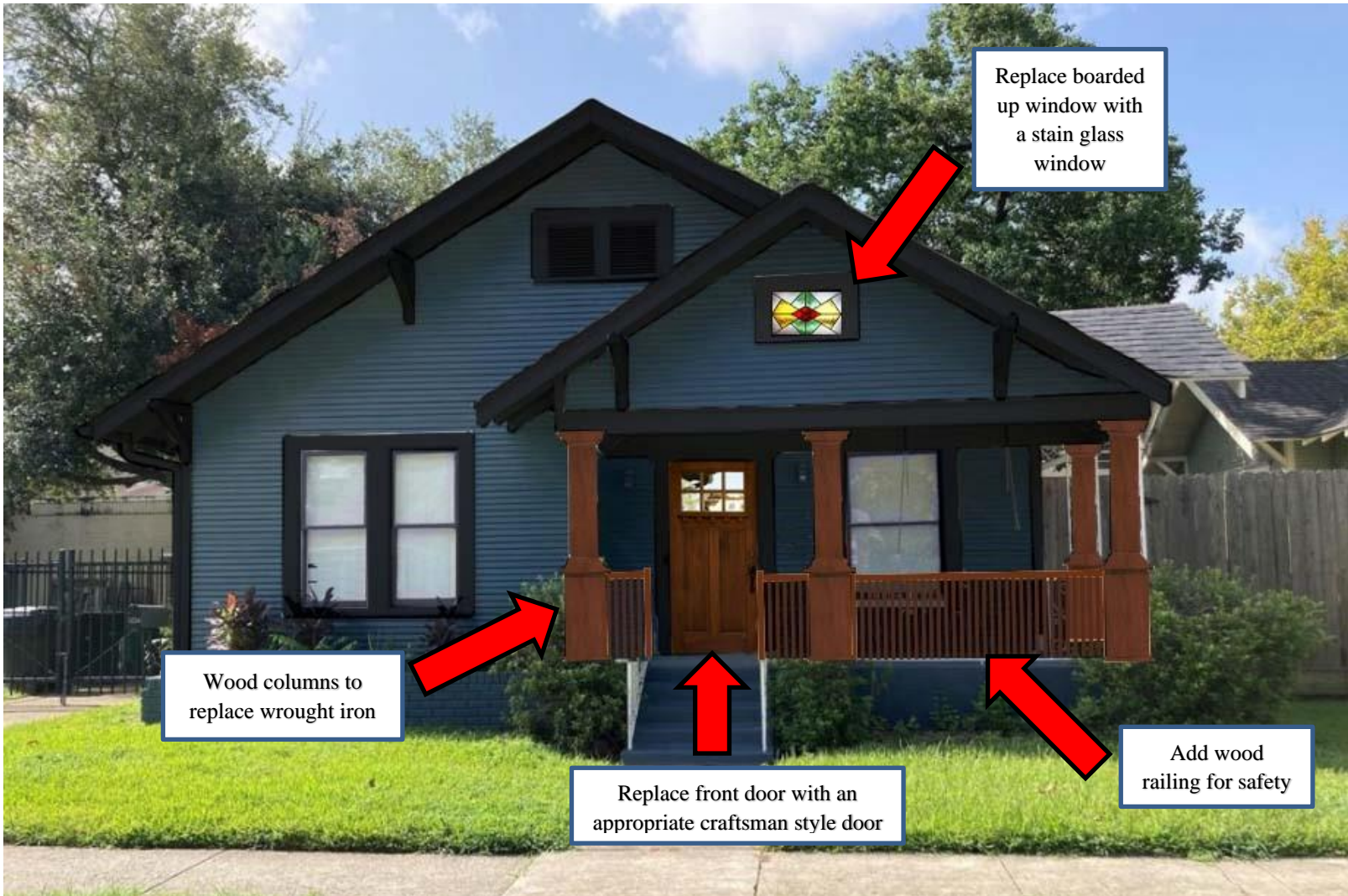
Inventory Photograph



Current Photograph



Proposed Changes



Replace boarded up window with a stain glass window

Wood columns to replace wrought iron

Replace front door with an appropriate craftsman style door

Add wood railing for safety

Context Area



Contributing bungalow located at 1107 Key St



Contributing bungalow located in Norhill Historic District