

CERTIFICATE OF APPROPRIATENESS

Applicant: Richard McConomy, owner; Sam Gianukos, agent

Property: 731 Key St, Lot 9, BLK 222 East Norhill; 6,240 SF Lot; 1,620 SF house

Significance: Contributing 1925 Bungalow, Norhill Historic District

Proposal: Alteration – Addition

- Construct a 2-story rear addition over the existing non-original attached garage and expand the existing 1-story non-original side addition at same level
- See Attachment B – Drawings for Details

Public Comment: 2 Letters of Support Attached – Attachment A

Civic Association: Norhill Neighborhood Association does not support this application.

Recommendation: Approval

HAHC Action: -

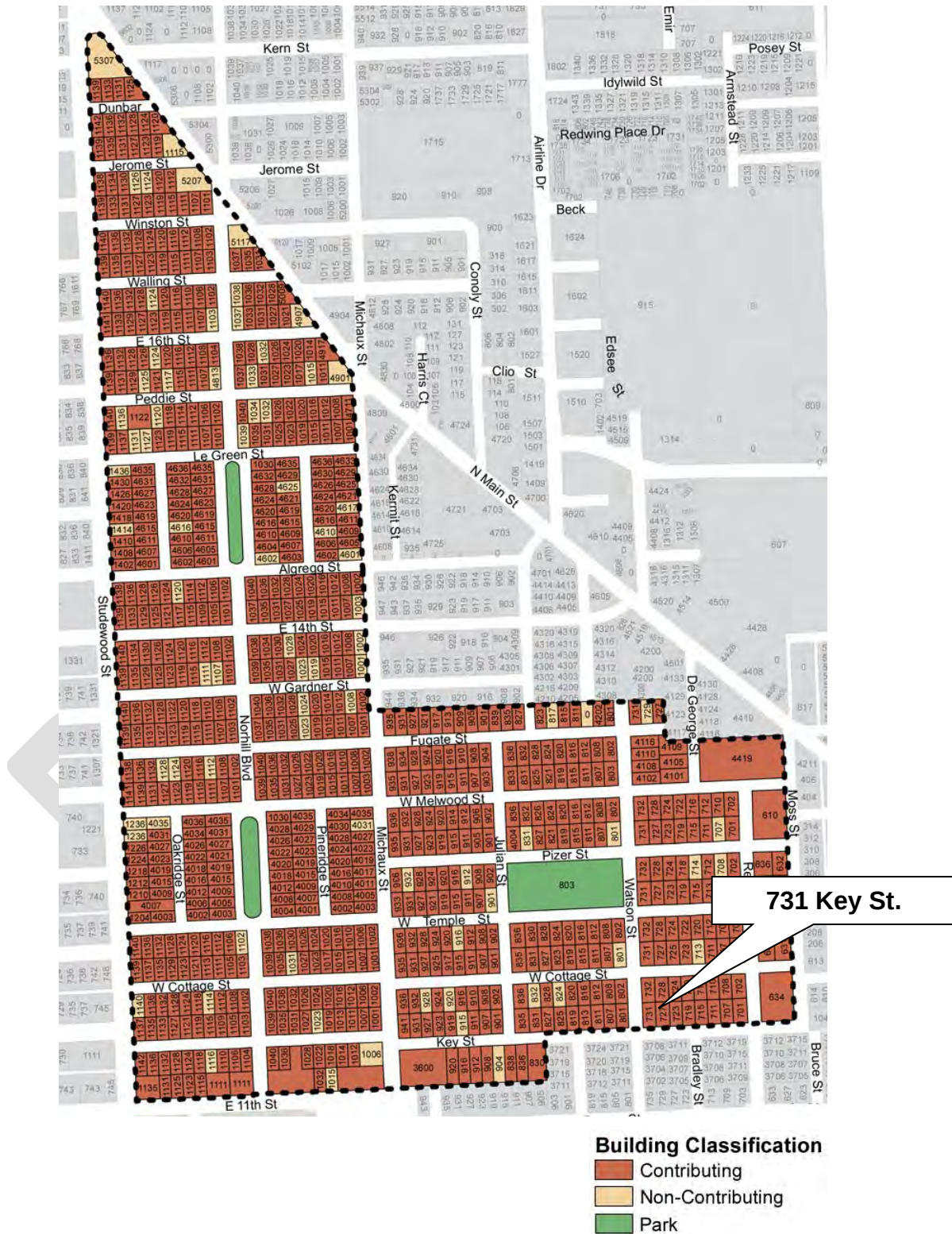
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 missing 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.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Inventory Photo



Current Photos



Figure 1 - Current Image Front



Figure 2 - Current Image Left/West Elevation



Figure 3 - Current Image East Elevation Towards Rear of Structure (Side of Garage)



Figure 4 - At Rear of Lot on Property Line Looking West

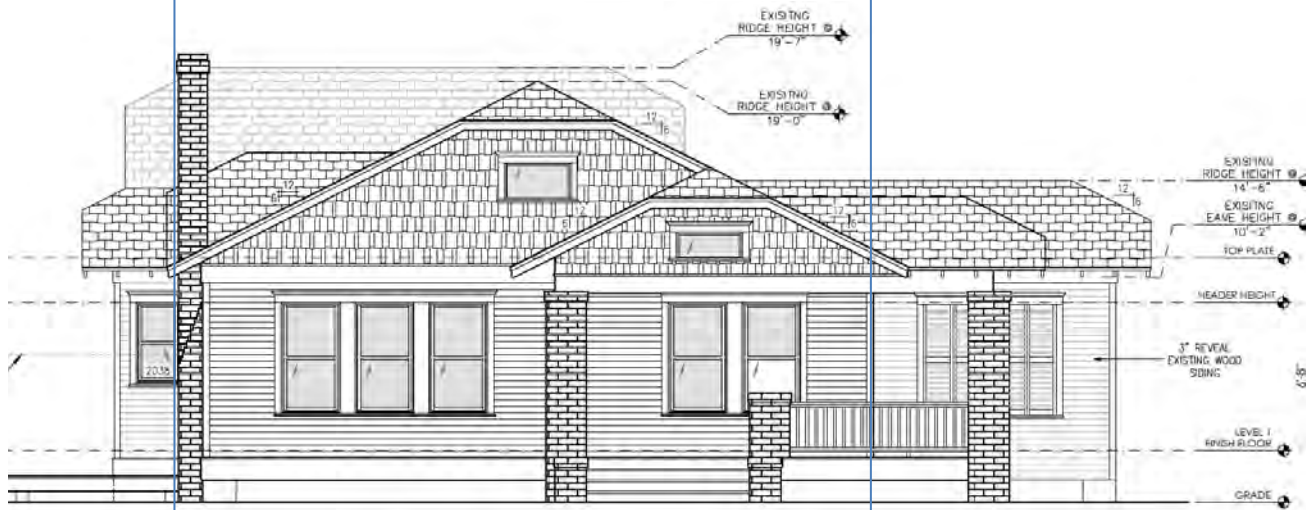
731 Key Street

Norhill

[illegible]

Figure 5 - 1924-1951 Sanborn Insurance Map

Proposed Plan Drawings



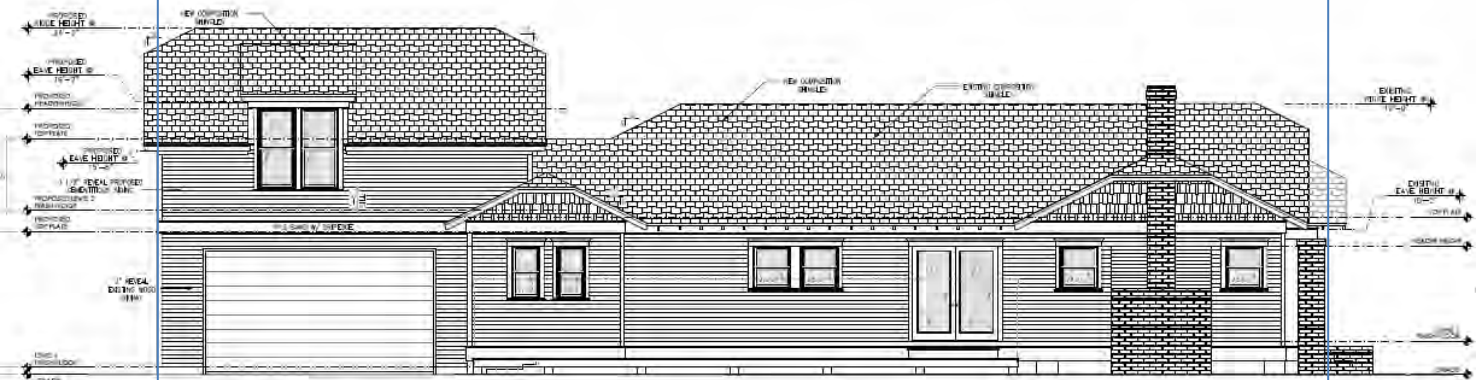
EXISTING HOUSE
SOUTH ELEVATION
Scale: 1/4"= 1'-0"



PROPOSED
SOUTH ELEVATION



EXISTING HOUSE
WEST ELEVATION
Scale: 1/4" = 1'-0"



PROPOSED
WEST ELEVATION
Scale: 1/4" = 1'-0"

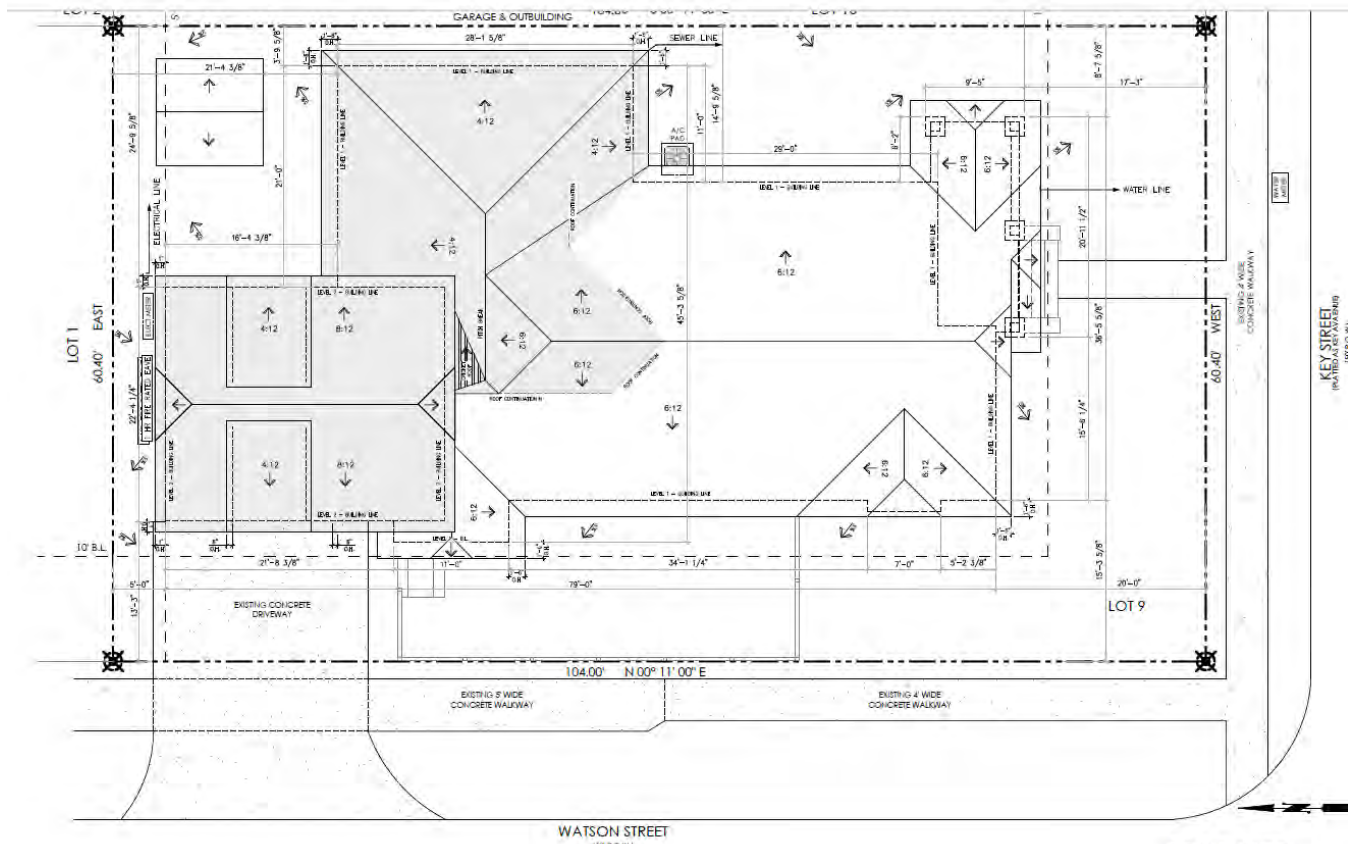
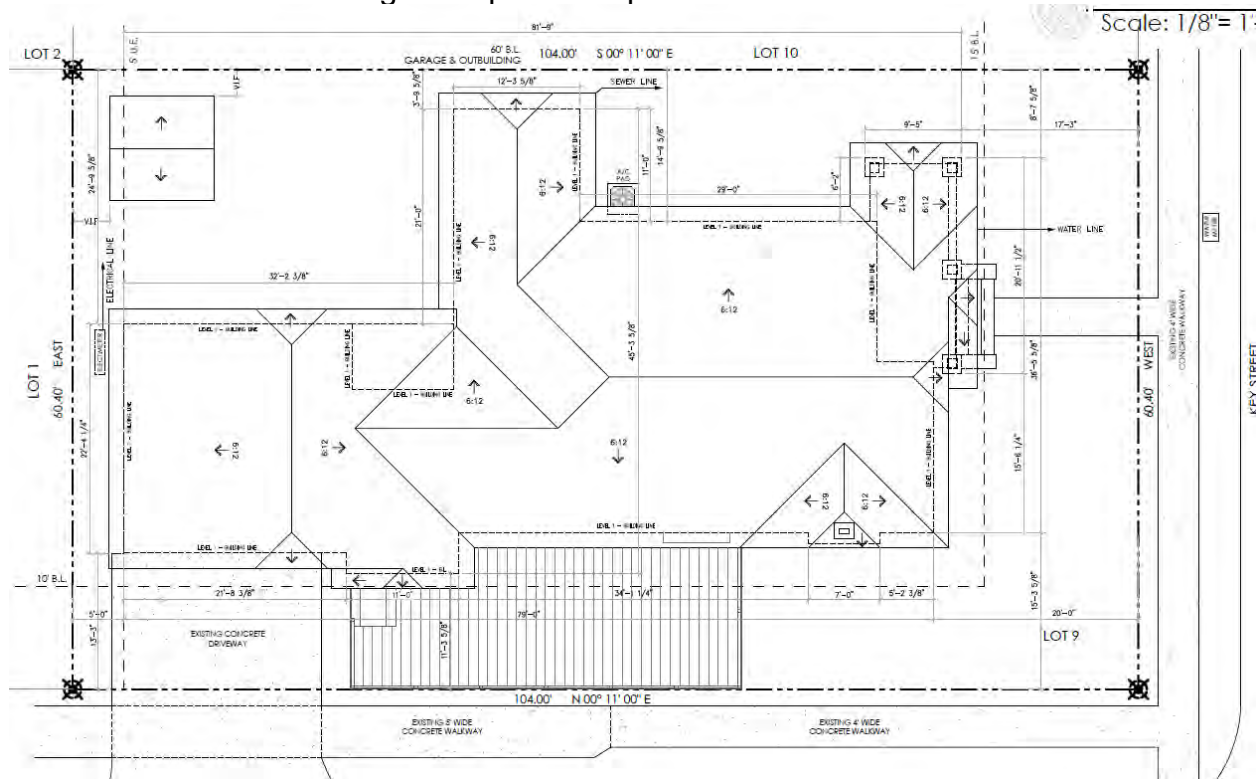


Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

Roof and Site Plan Existing on Top and Proposed Below

WATSON STREET
(N 0° 0' 0" E)

PROPOSED

NOT FOR PERMIT

HAHC SET

REVISION 1

04/02/2025

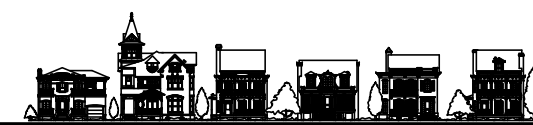


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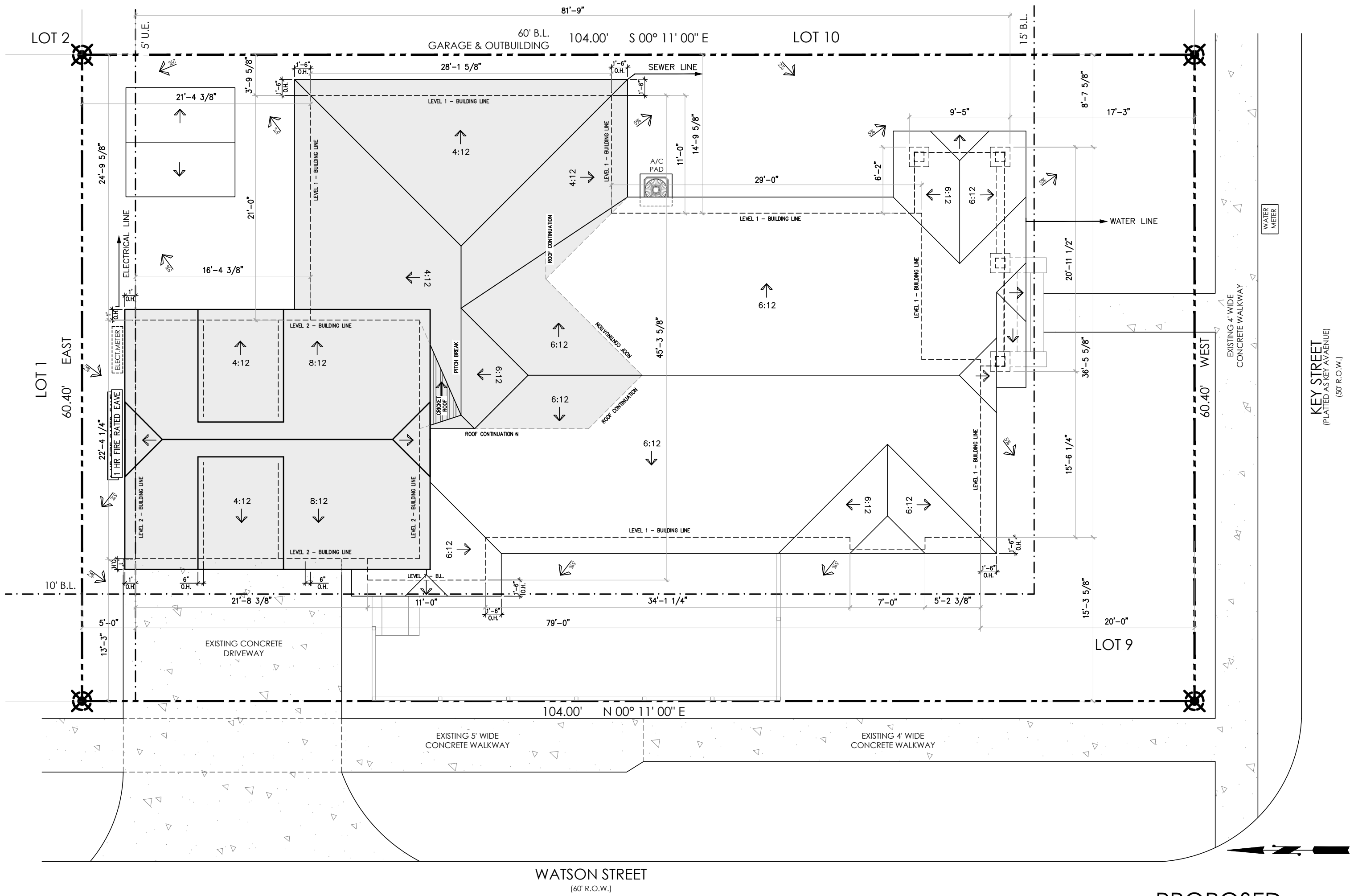
731 KEY STREET
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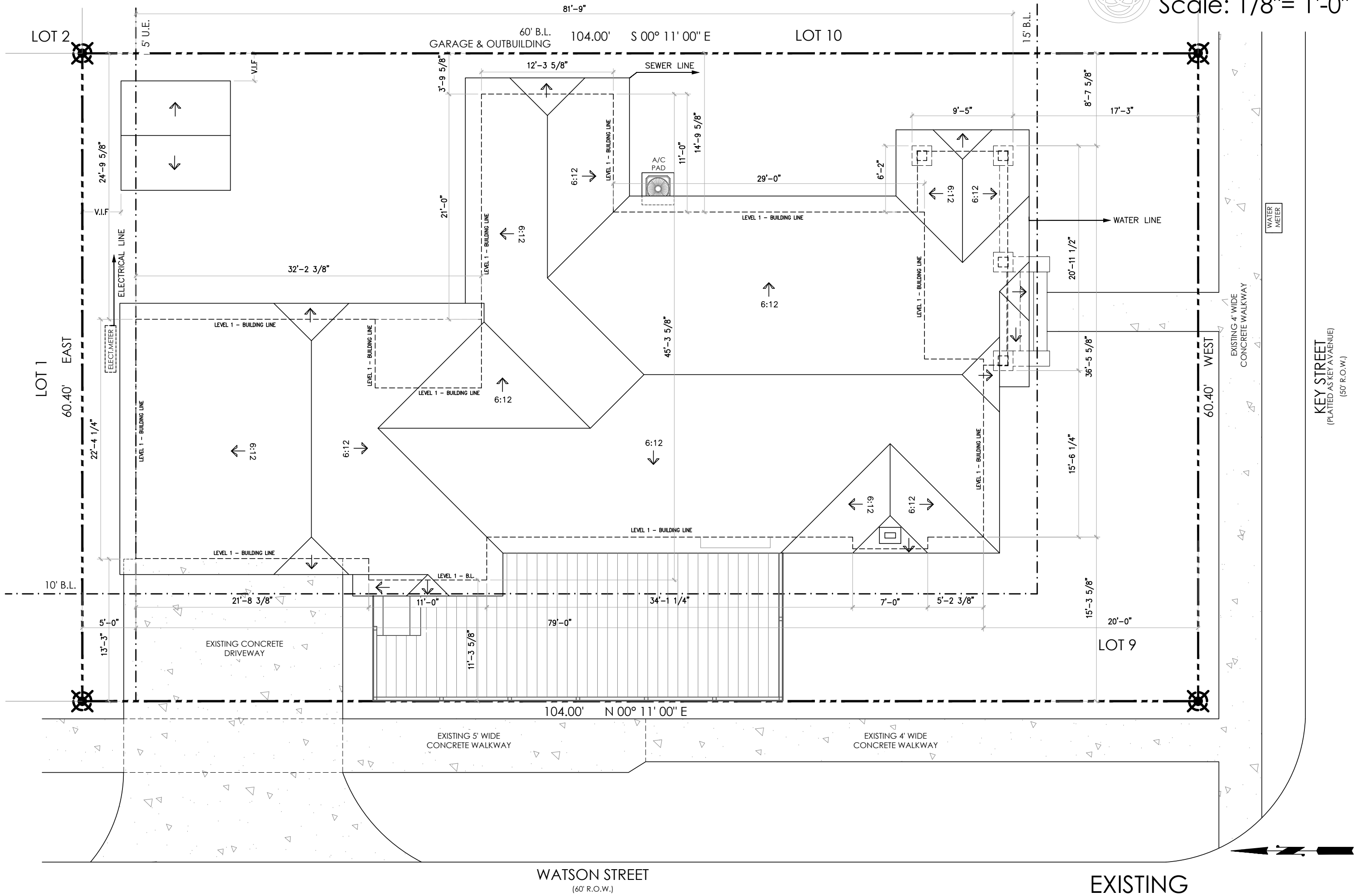


PROPOSED
SITE PLAN

Scale: 1/8"= 1'-0"

ROOF LEGEND	
	EXISTING ROOF
	NEW ROOF

PROPOSED CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE / GARAGE	2,713 SQ. FT.
DRIVEWAY / SIDEWALK	356 SQ. FT.
DECK	540 SQ. FT.
TOTAL OF IMPERVIOUS COVER	3,609 SQ. FT.
LOT AREA	6,282 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	57.45 %



EXISTING
SITE PLAN

Scale: 1/8"= 1'-0"

LEGAL DESCRIPTION	
LOT 9 BLOCK: 222 EAST NORHILL HOUSTON, TEXAS	

EXISTING CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE / GARAGE	2,318 SQ. FT.
DRIVEWAY / SIDEWALK	356 SQ. FT.
DECK	540 SQ. FT.
TOTAL OF IMPERVIOUS COVER	3,214 SQ. FT.
LOT AREA	6,282 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	51.16 %

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2	ISSUED FOR HAHC	03/03/2025		
3	REVISION- HALF GABLE ROOF	03/20/2025		
4	ISSUED FOR HAHC - REVISION	04/02/2025		

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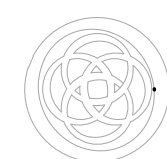
SHEET TITLE

SITE
PLANS

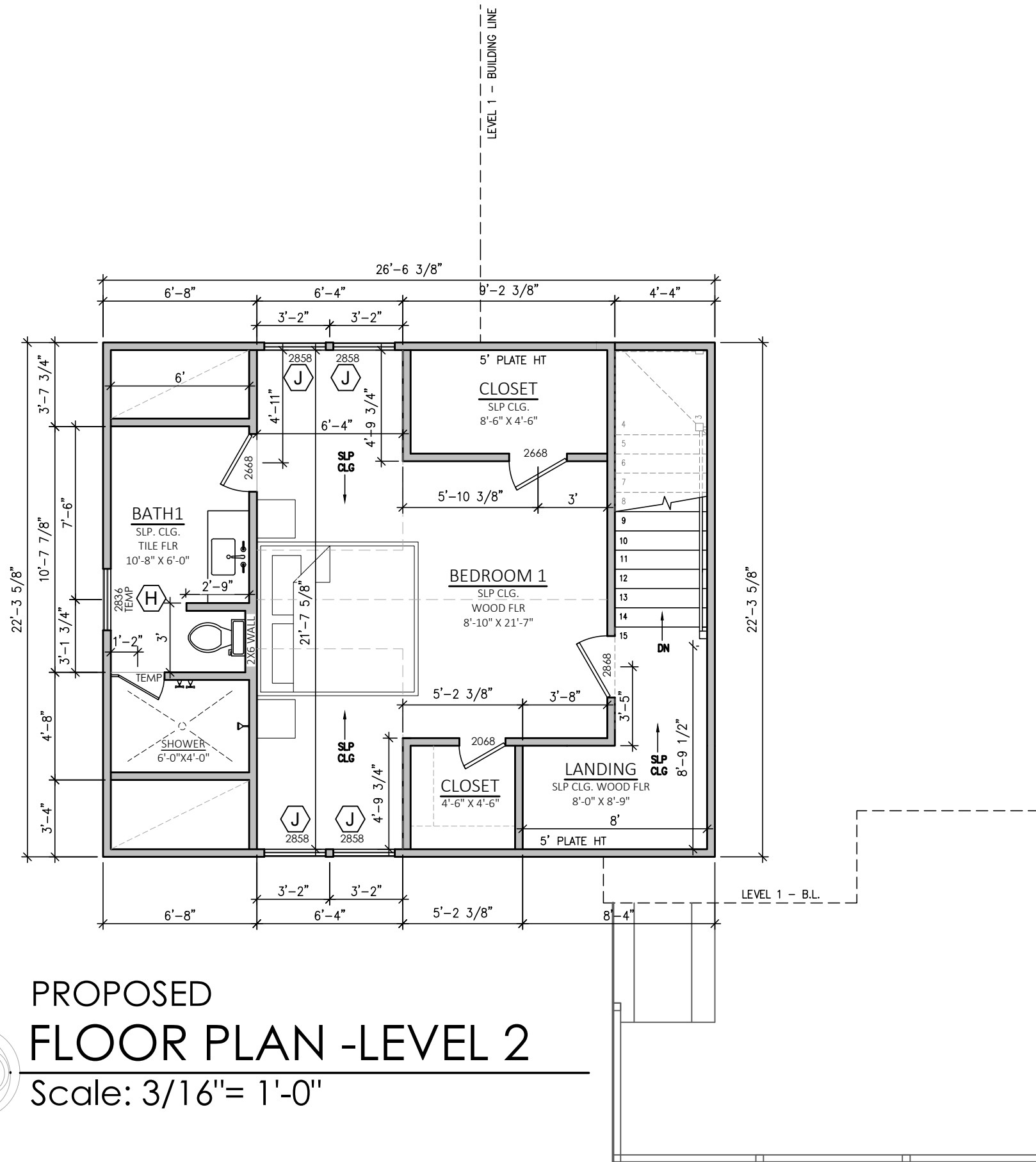
SHEET NO.

H0.1
HAHC

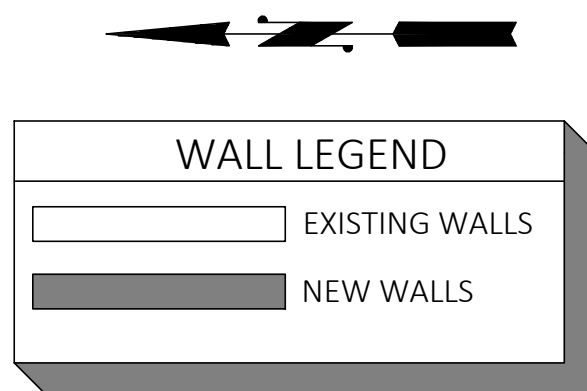
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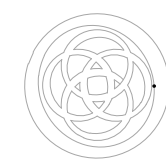
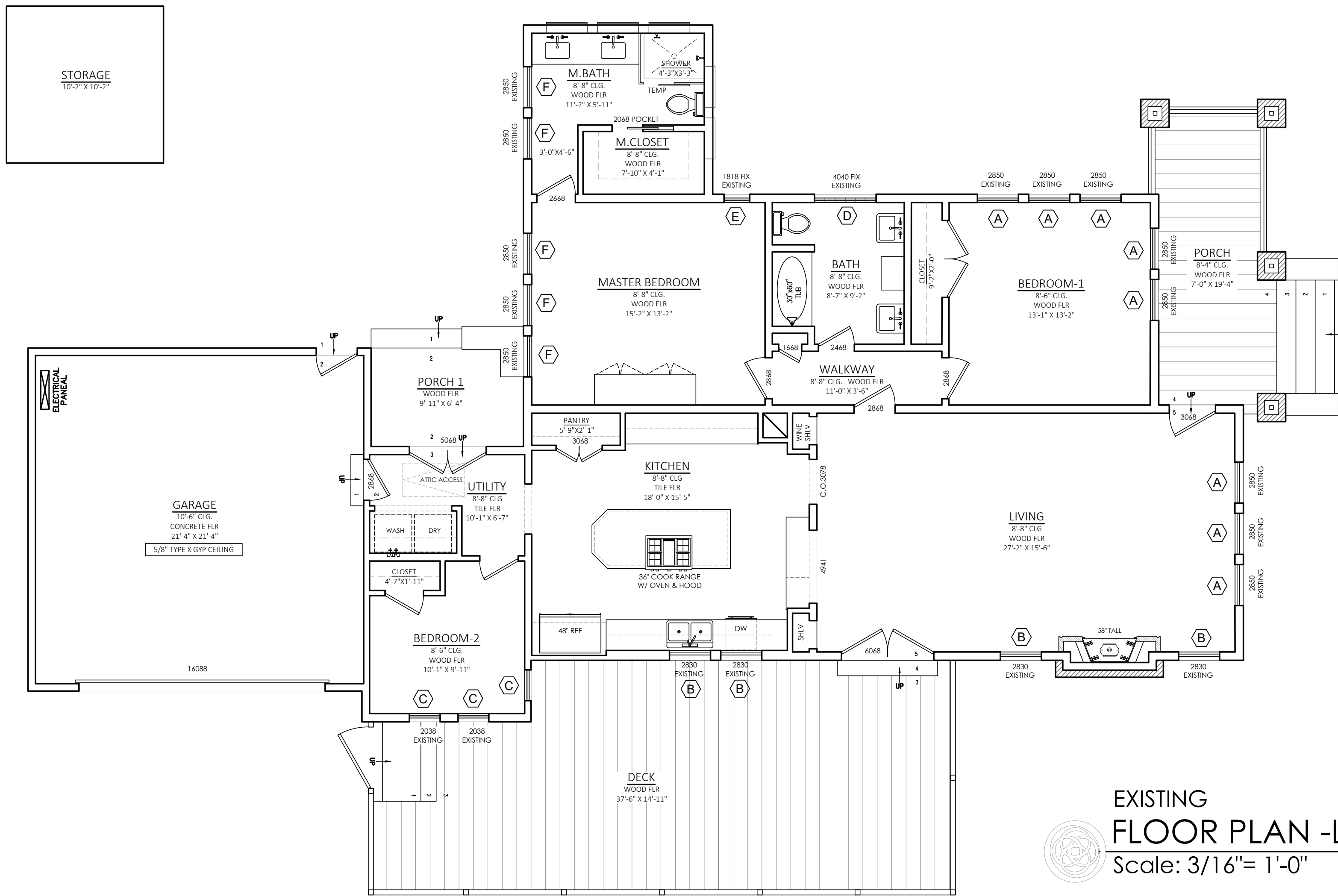
PROPOSED
FLOOR PLAN -LEVEL 2
Scale: 3/16"= 1'-0"



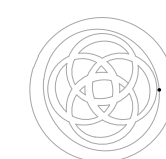
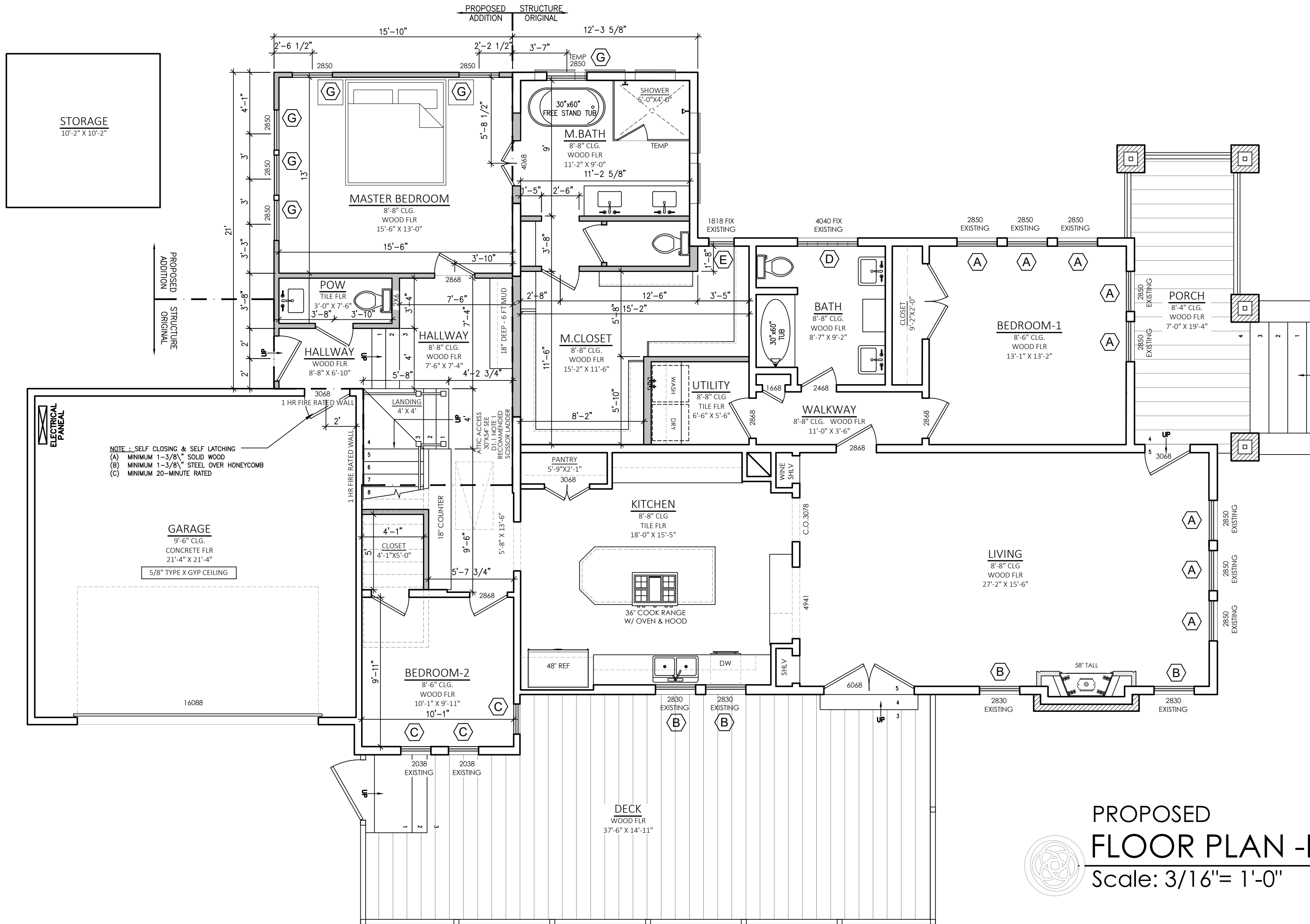
WINDOW SCHEDULE					EXISTING
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION	
(A)	8	2'-8"	5'-0"	SINGLE HUNG	EXISTING
(B)	4	2'-8"	3'-0"	SINGLE HUNG	
(C)	3	2'-0"	3'-8"	SINGLE HUNG	
(D)	1	4'-0"	4'-0"	FIXED - GLASS BLOCK	
(E)	1	1'-8"	1'-8"	FIXED ROUND	TO DEMO
(F)	5	2'-8"	5'-0"	SINGLE HUNG	
(G)	6	2'-8"	5'-0"	SINGLE HUNG	
(H)	1	2'-8"	3'-8"	SINGLE HUNG - TEMPERED	
(J)	4	2'-8"	5'-8"	SINGLE HUNG	PROPOSED



AREA STATEMENT			
	EXISTING	+/-	PROPOSED
FIRST FLOOR:	1,674 SF	+400 SF	+2074 SF
SECOND FLOOR:		+550 SF	+550 SF
TOTAL HEATED:	1,674 SF	+950 SF	2624 SF
FRONT PORCH:	154 SF	---	154 SF
SIDE DECK:	540 SF	---	540 SF
REAR PORCH:	63 SF	-63 SF	-63 SF
GARAGE	490 SF	---	490 SF
TOTAL UNHEATED:	1,247 SF	-63 SF	1184 SF
TOTAL COVERED:	2,921 SF	+887 SF	+3808 SF



EXISTING
FLOOR PLAN -LEVEL 1
Scale: 3/16"= 1'-0"



PROPOSED
FLOOR PLAN -LEVEL 1
Scale: 3/16"= 1'-0"

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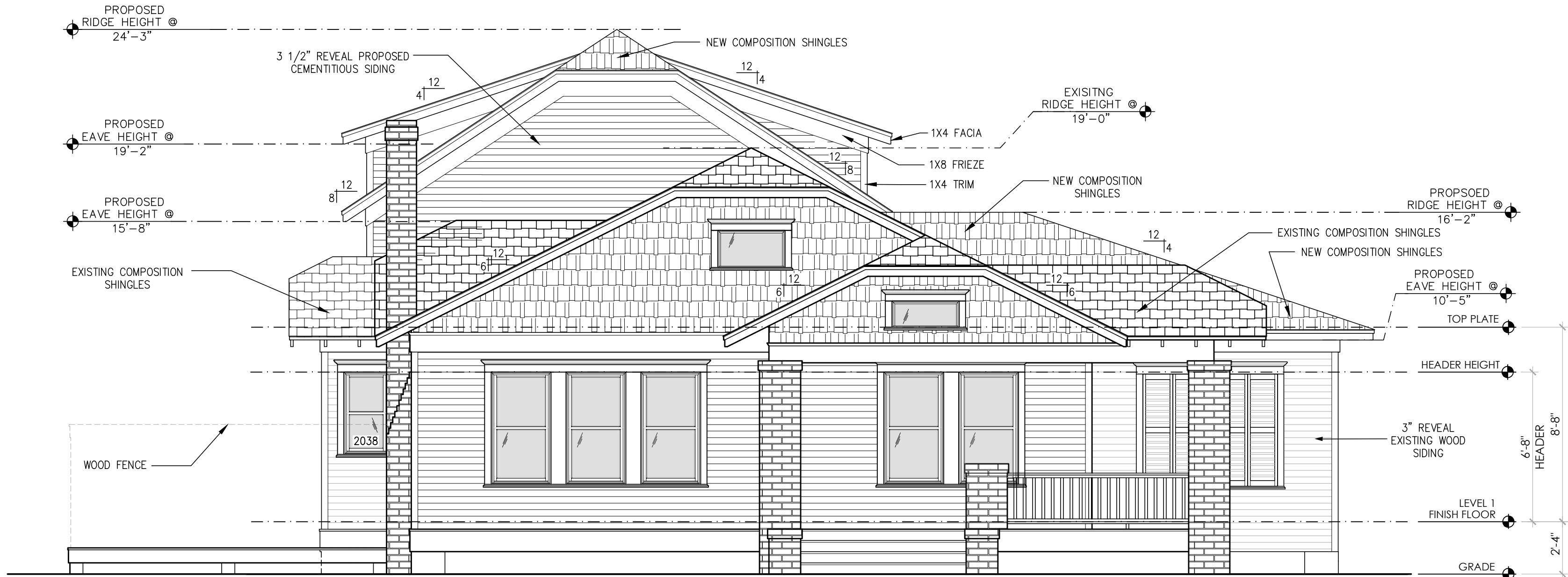
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3	03/20/2025	REVISION - HALF GABLE ROOF		
4	04/02/2025	ISSUED FOR HAHC - REVISION		

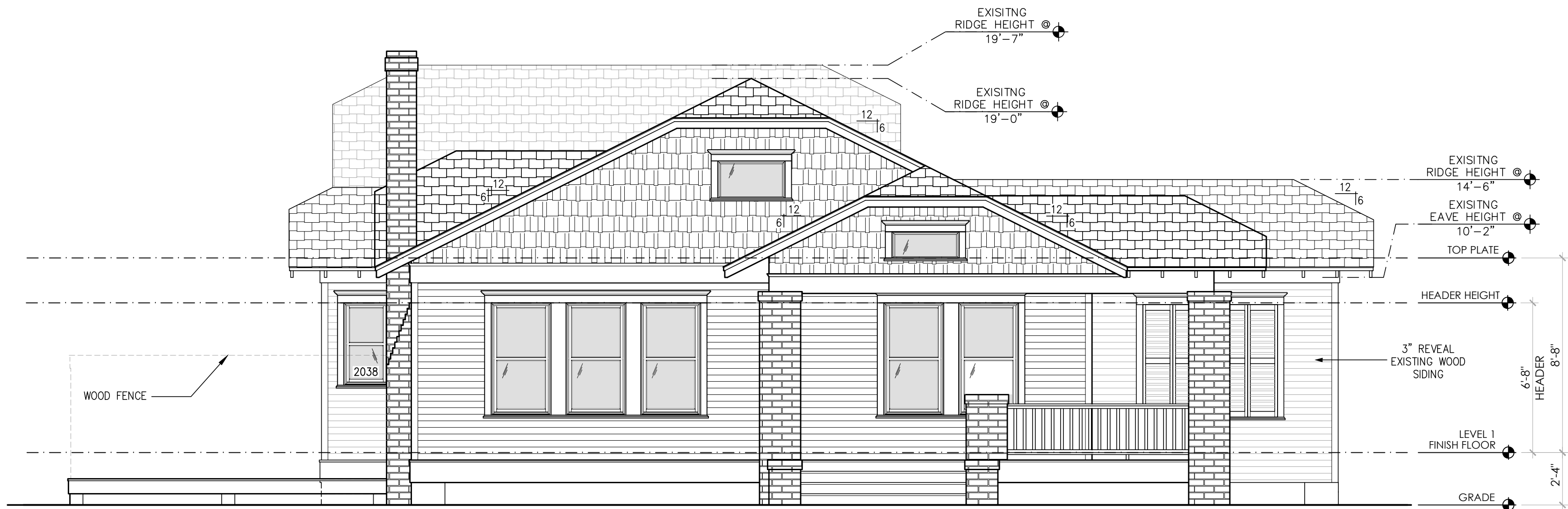
MCCONOMY/DELLONG RESIDENCE
731 KEY STREET
HOUSTON, TEXAS 77009

SHEET TITLE
EXISTING
FLOOR
PLAN
SHEET NO.
H1.1
HAHC

NOT FOR PERMIT



PROPOSED
SOUTH ELEVATION
Scale: 1/4"= 1'-0"



EXISTING HOUSE
SOUTH ELEVATION
Scale: 1/4"= 1'-0"

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SHEET TITLE

EXISTING
ELEVATIONS

SHEET NO.

H2.1
HAHC

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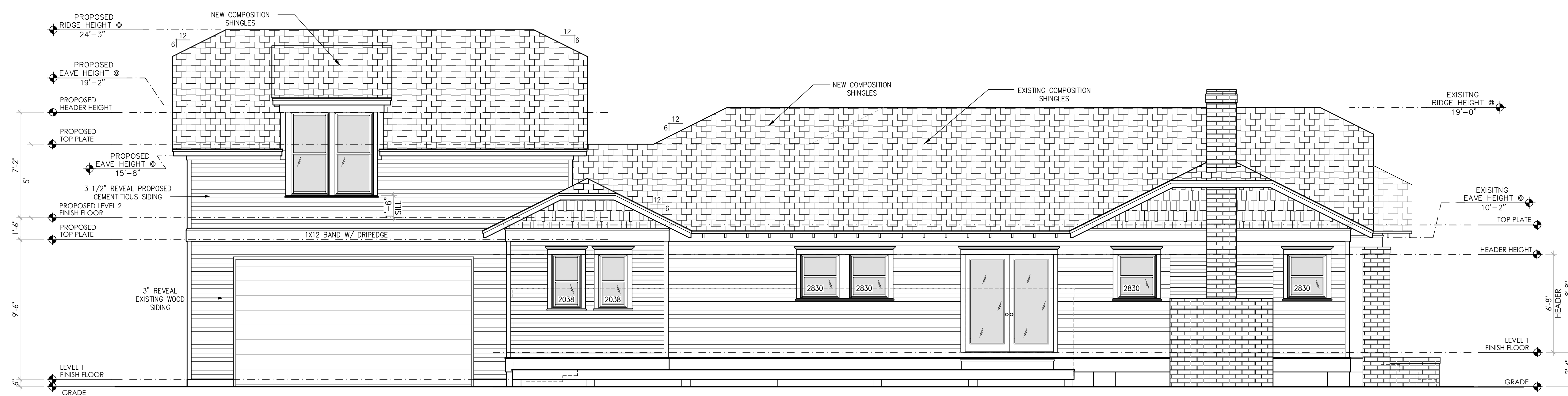
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4	04/02/2025	ISSUED FOR HAHC - REVISION

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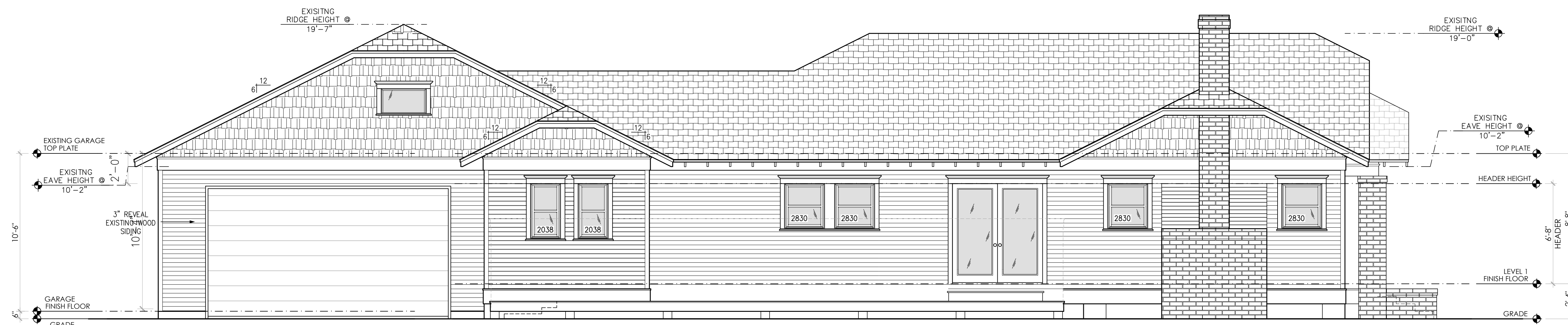
SHEET TITLE

EXISTING
ELEVATIONS

SHEET NO.
H2.2
HAHC



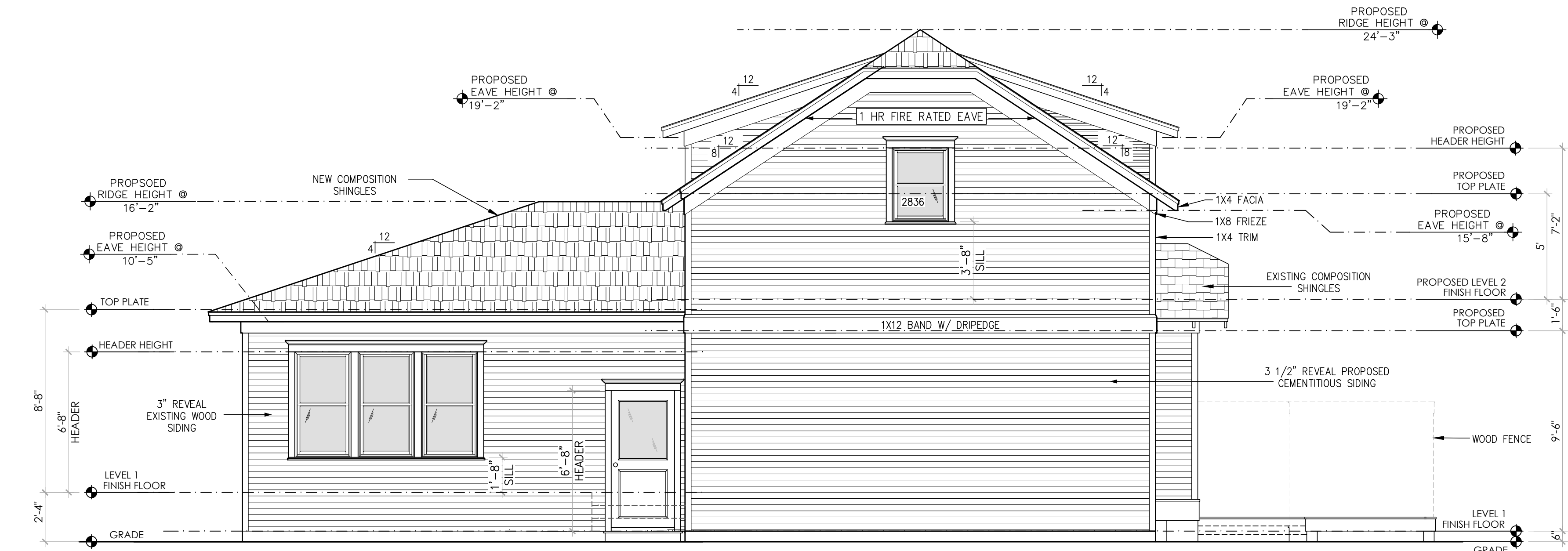
PROPOSED
WEST ELEVATION
Scale: 1/4"= 1'-0"



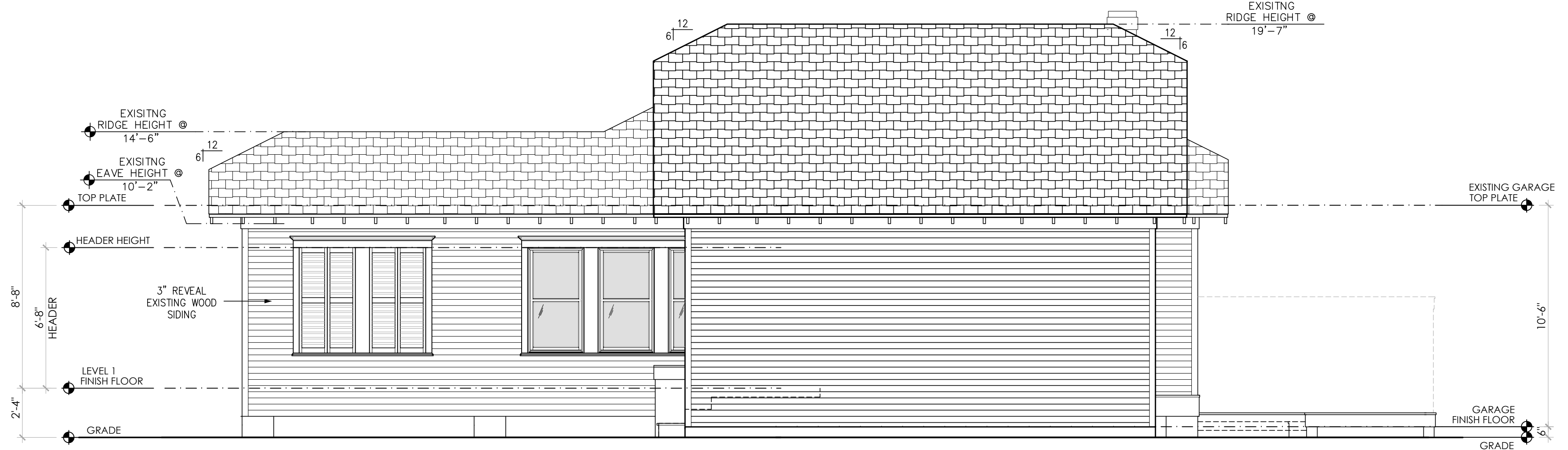
EXISTING HOUSE
WEST ELEVATION
Scale: 1/4"= 1'-0"

NOT FOR PERMIT

NOT FOR PERMIT



PROPOSED
NORTH ELEVATION
Scale: 1/4"= 1'-0"



EXISTING HOUSE
NORTH ELEVATION
Scale: 1/4"= 1'-0"

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SHEET TITLE
PROPOSED
ELEVATIONS

SHEET NO.
H2.3
HAHC

REVISIONS					
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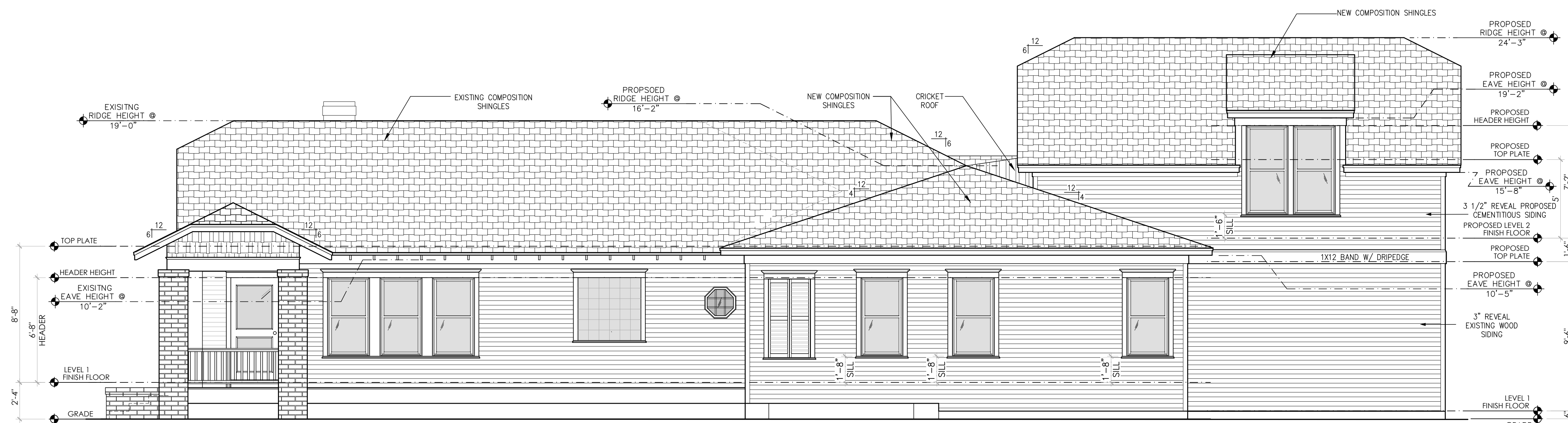
SHEET TITLE

PROPOSED
ELEVATIONS

SHEET NO.

H2.4

HAHC



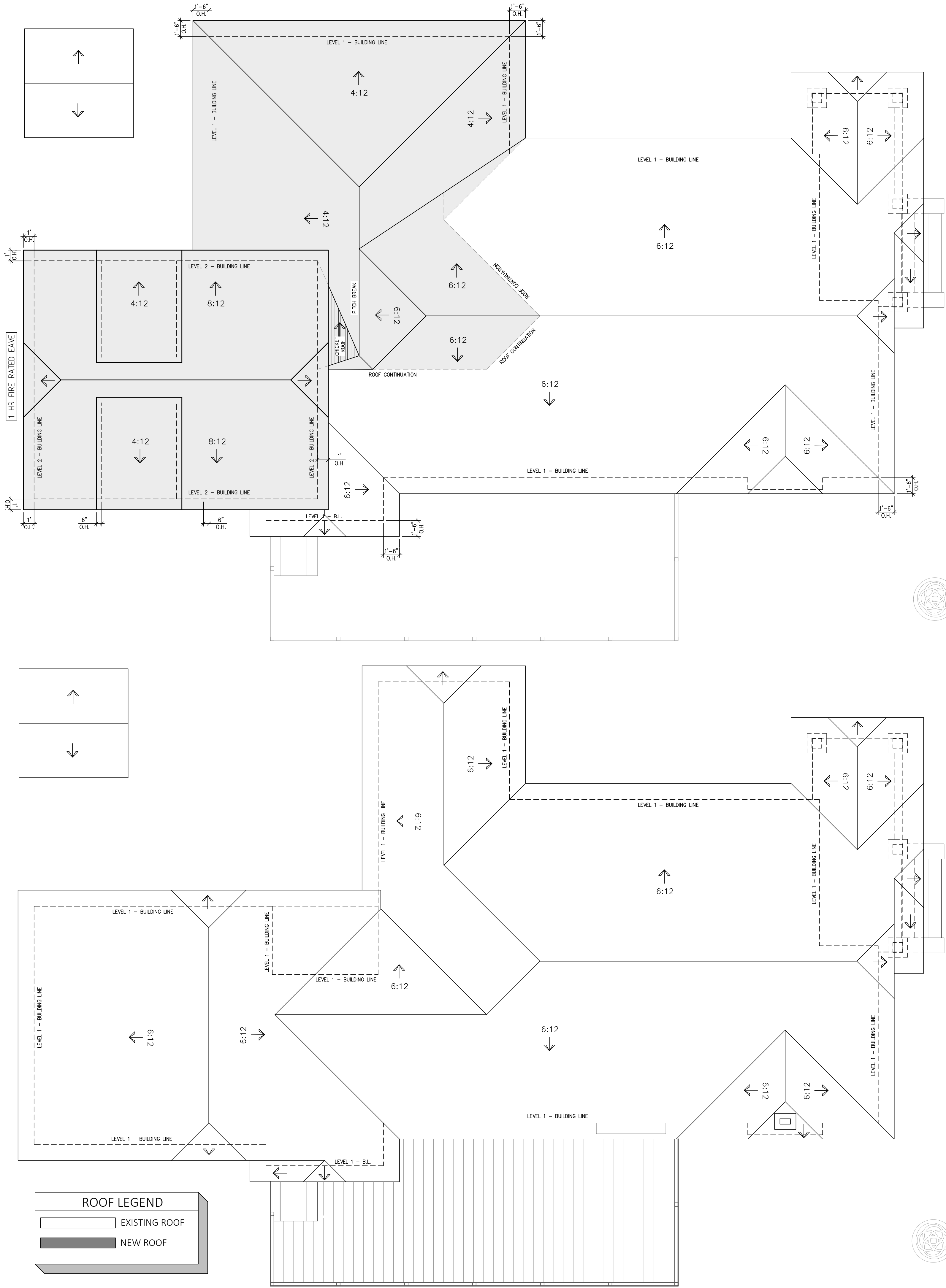
PROPOSED
EAST ELEVATION
Scale: 1/4" = 1'-0"



EXISTING HOUSE
EAST ELEVATION
Scale: 1/4" = 1'-0"

NOT FOR PERMIT

NOT FOR PERMIT



PROPOSED
ROOF PLAN
Scale: 3/16"= 1'-0"

EXISTING
ROOF PLAN
Scale: 3/16"= 1'-0"

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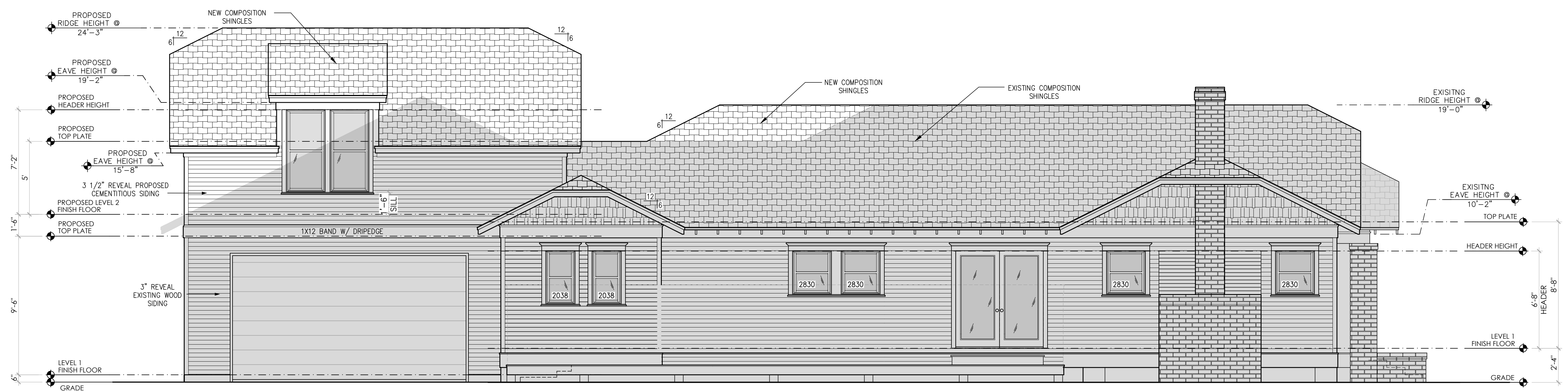
SHEET TITLE

EXISTING
ROOF
PLANS

SHEET NO.

H3.1
HAHC

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PROPOSED
WEST ELEVATION
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PROPOSED ELEVATIONS

ET NO.
H2.5
HAHC

Kasia Hickey

From: Thomason Waldo [REDACTED]
Sent: Wednesday, April 30, 2025 12:43 PM
To: historicpreservation@houston.tx.gov
Subject: Norhill Support Letters Waldo

Hello,

I am writing regarding two proposed projects in the Norhill neighborhood:

731 Key Street – HP2025_0063

1101 W Melwood – HP2025_0099

I live in Norhill on W Temple and I can see the Key Street house from my living room. I have reviewed both of these plans submitted by Creole Design and I believe they fit the aesthetic of the neighborhood and are perfectly appropriate. Creole Design has an outstanding history of adhering to the high standards of designing homes in Houston's historic neighborhoods, and in Norhill in particular, and I want to give my support for these two projects.

Please don't hesitate to contact me if you have any questions.

Best Regards,

Tom Waldo
[REDACTED]

**Historic Preservation Office
City of Houston
611 Walker, 6th Floor
Houston, TX 77002**

Re: 731 Key Street, Houston, TX 77009

I am in support of the project proposed for 731 Key Street Houston, TX 77009 (COA application HP2025_0063). I have reviewed the proposed plans for this addition.

Ashley Goolsby

Signature

1121 Key St, Houston TX 77009

Address