

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 **deferred from May 2025 HAHC Meeting**

- Construct a 2-story rear addition over the existing non-original attached garage
- Expand the existing 1-story side rear portion of the existing house
- See Attachment A – Drawings for Details

Public Comment: Letters of Support Attached – Attachment B

Civic Association: Norhill Neighborhood Association does not support this application. A letter of explanation found at Attachment C

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)			The proposed activity must retain and preserve the historical character of the property;
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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
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

SANBORN MAP

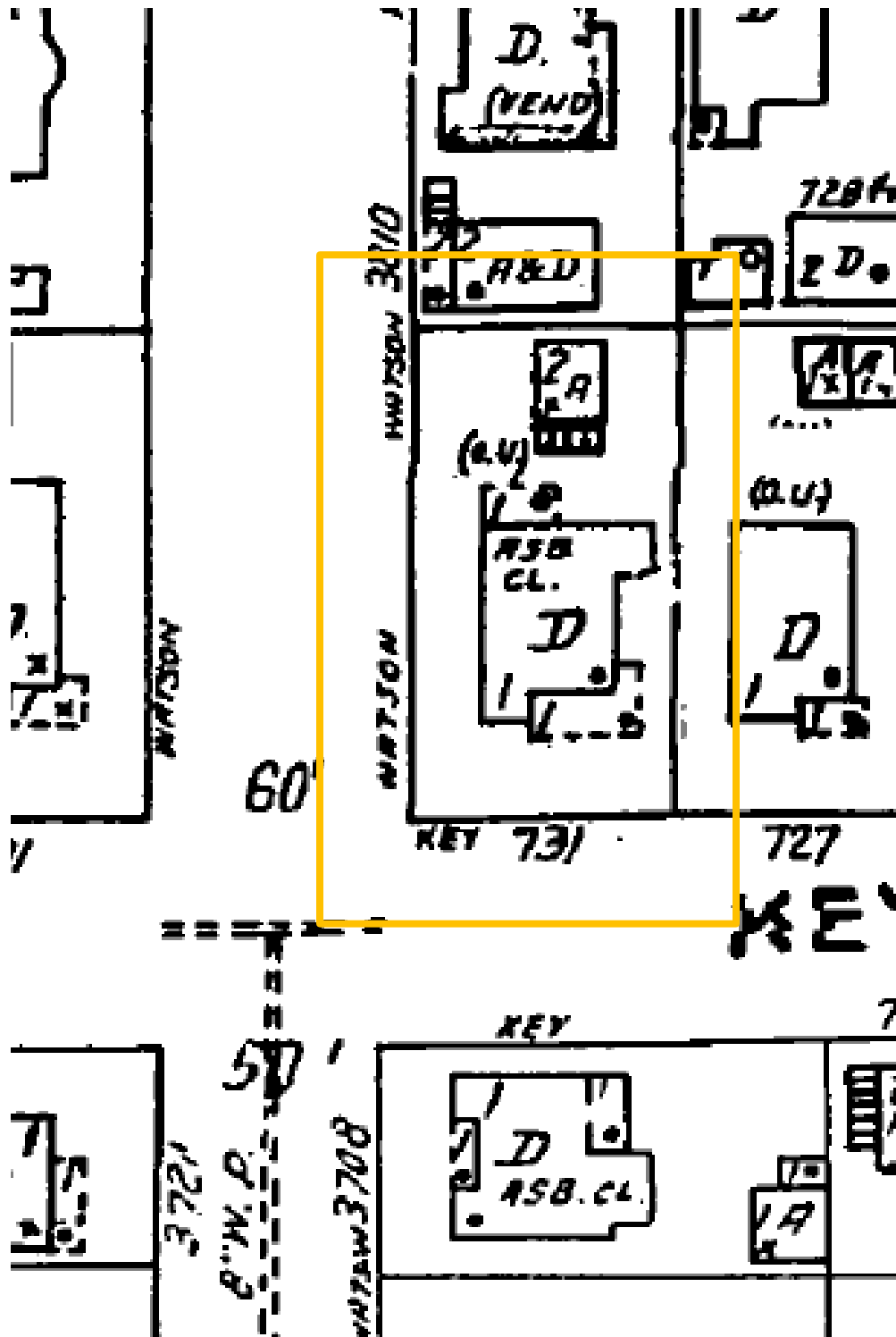


Figure 5 - 1924-1951 Sanborn Insurance Map

IMPROVEMENTS			
No. Sq. Ft.	1638	Price Per Sq. Ft. 2.20	
		\$ 3600	
	Percent Good	80	
	Other Bldgs.	Garage + room	250
	Total All Bldgs.		3130
LAND VALUE			

Figure 6 - Early HCAD drawing shows Floor Plan

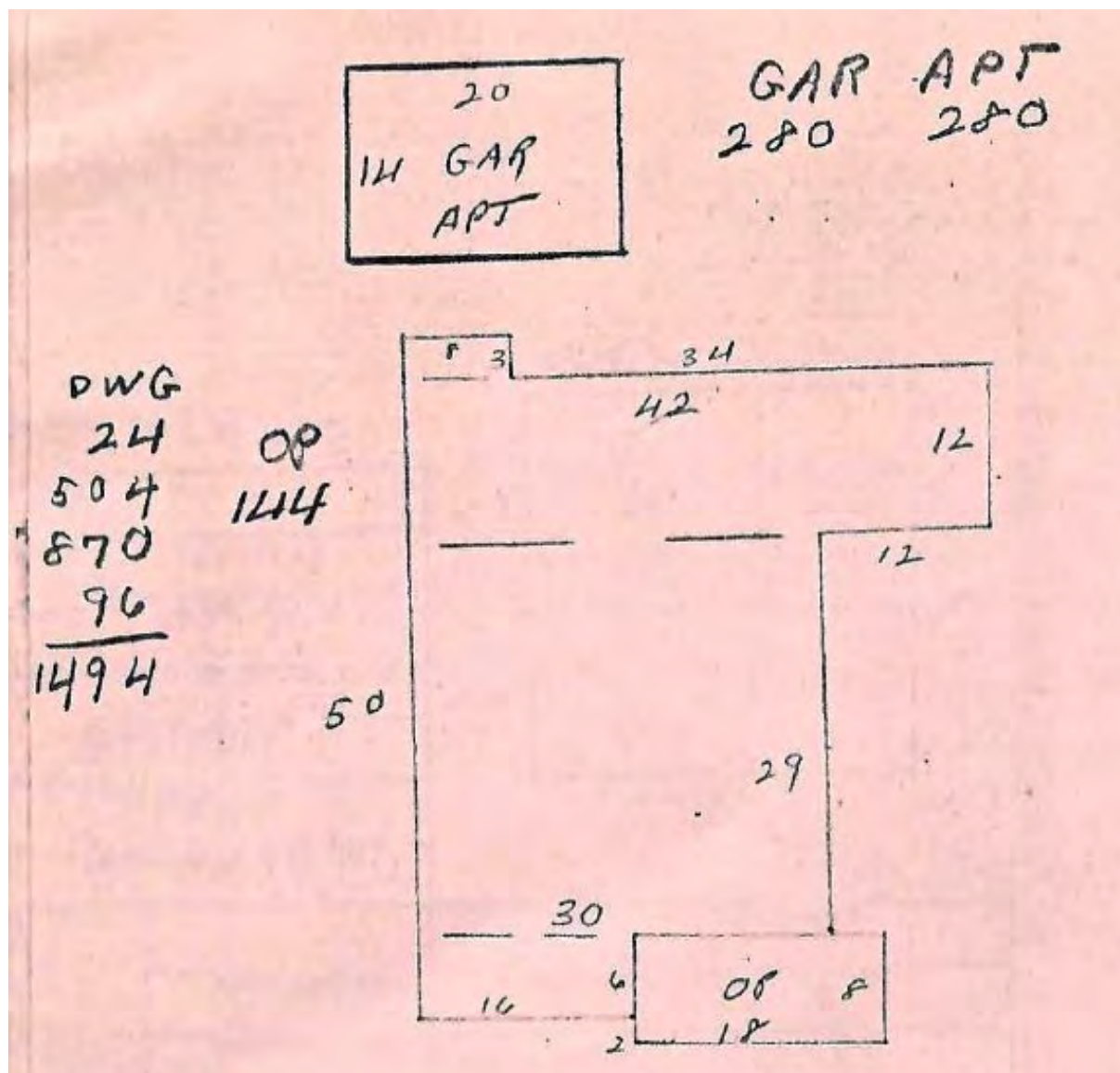
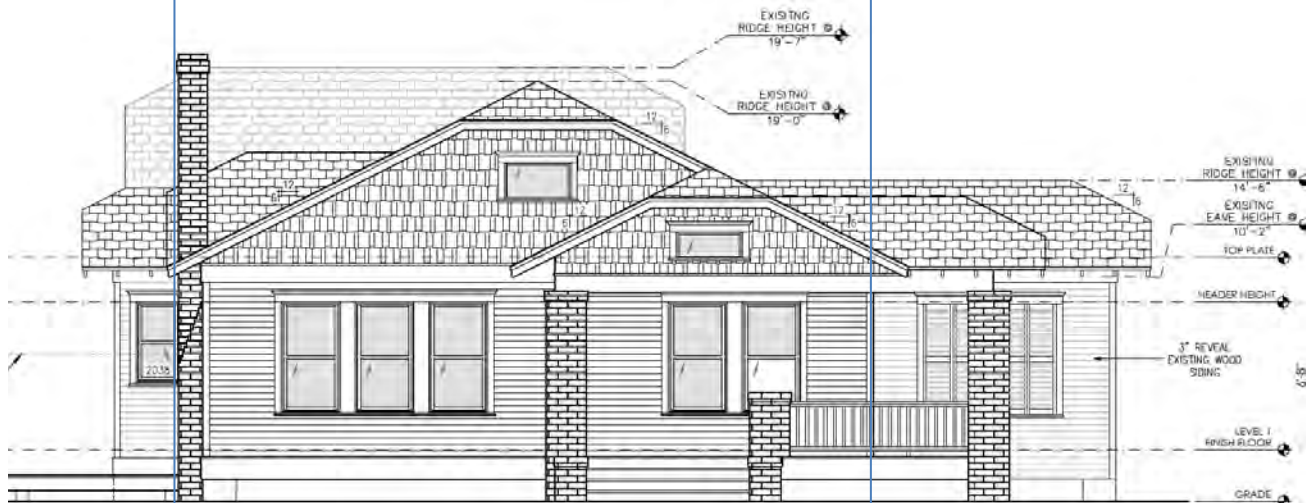


Figure 7 - Another Early HCAD Drawing Showing Apartment

Proposed Plan Drawings



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



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



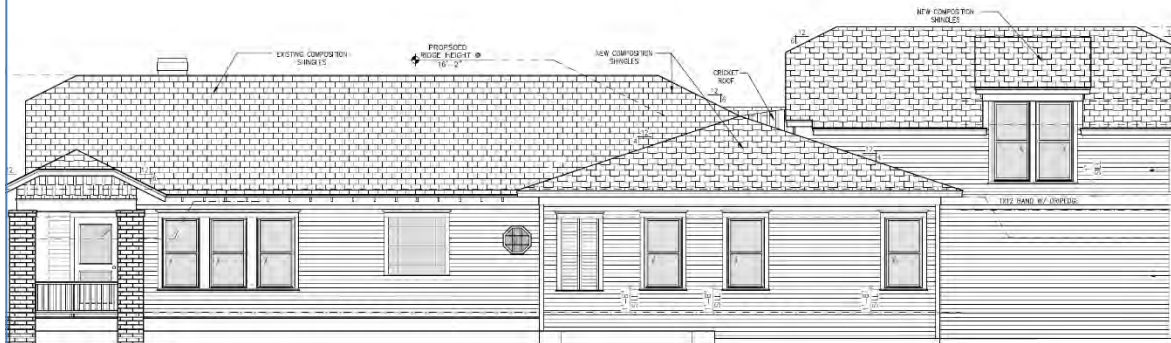
EXISTING HOUSE
WEST ELEVATION
Scale: 1/4" = 1'-0"



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



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



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

Roof and Site Plan Existing on Top and Proposed Below

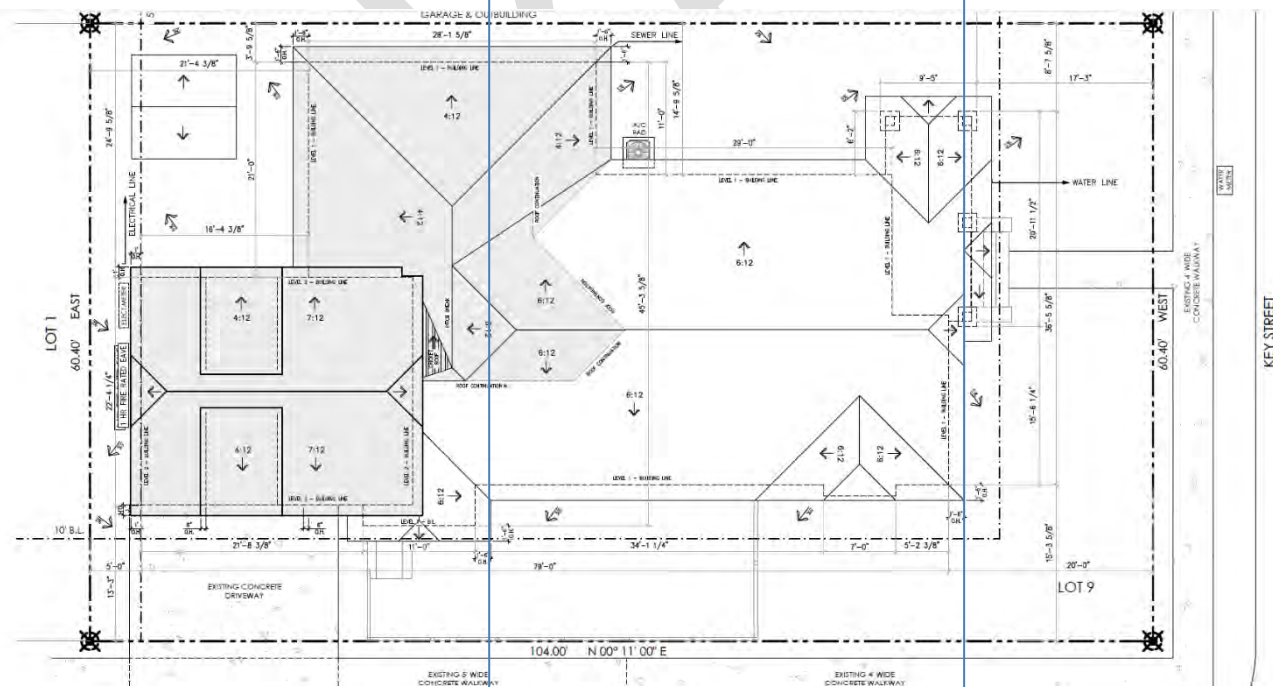
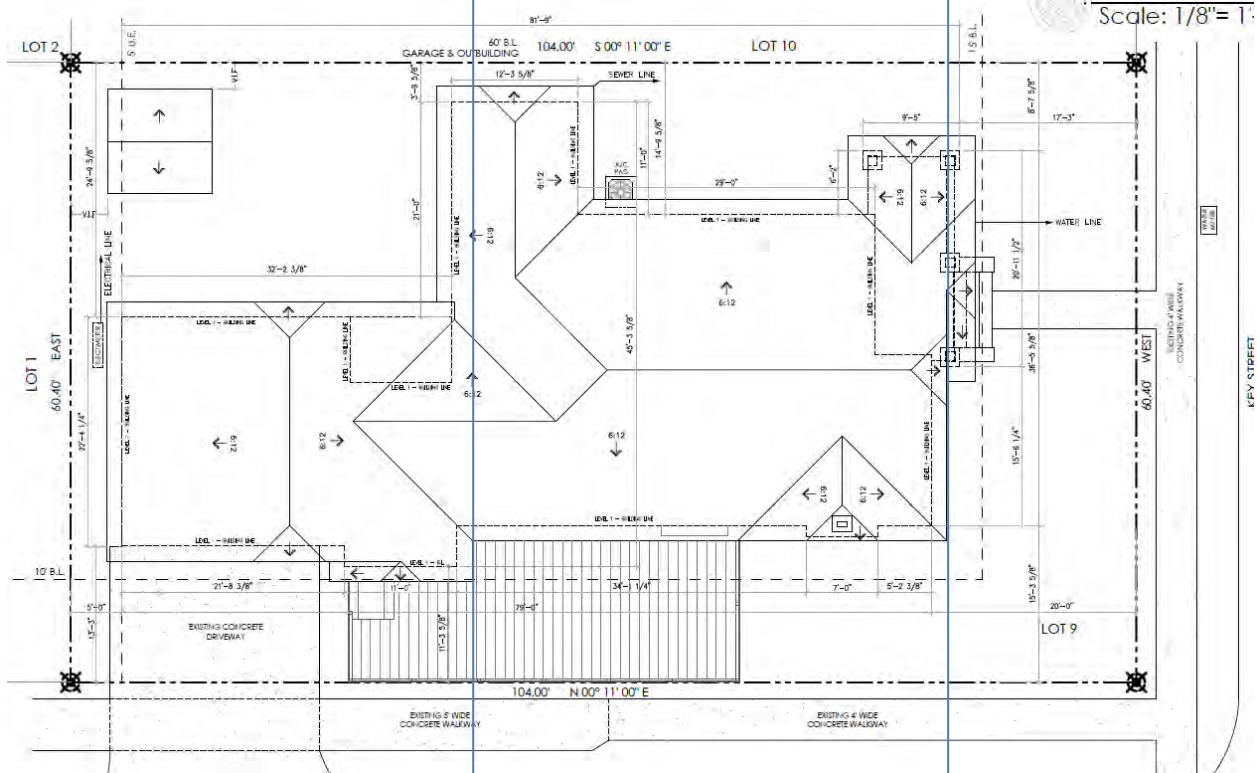




Figure 8 - Shadow Study Showing Current Mass Versus Proposed

Attachment A – Drawings for Details

DRAFT

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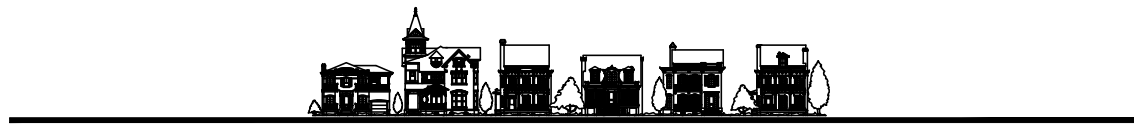
HAHC SET
REVISION 2
05/27/2025



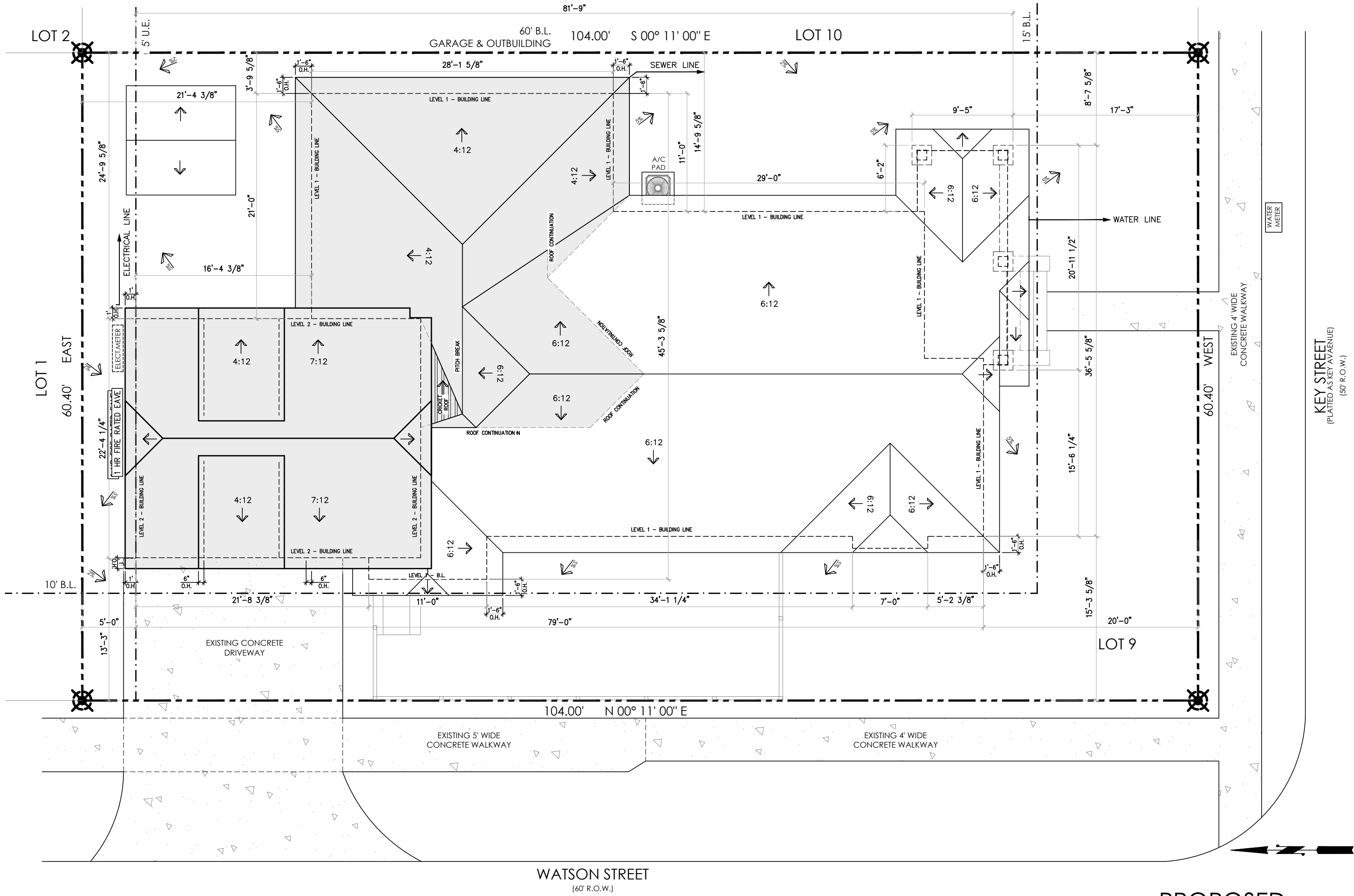
MCCONOMY/DELLONG RESIDENCE

731 KEY STREET
HOUSTON, TEXAS 77009

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505 MERRILL
HOUSTON, TX 77009
(713)880-3158



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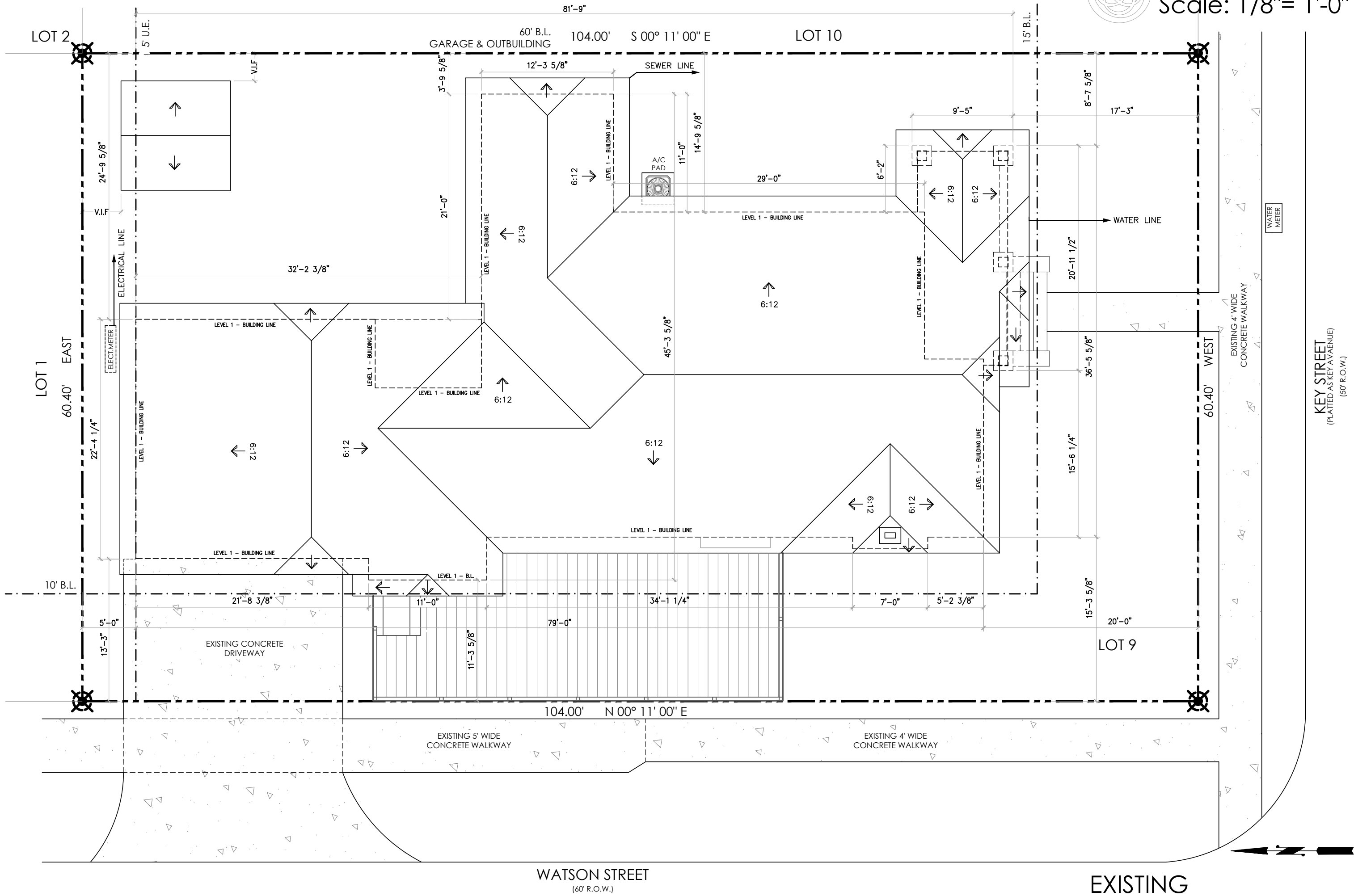


PROPOSED
SITE PLAN

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		
5	ISSUED FOR HAHC - REVISION	05/27/2025		

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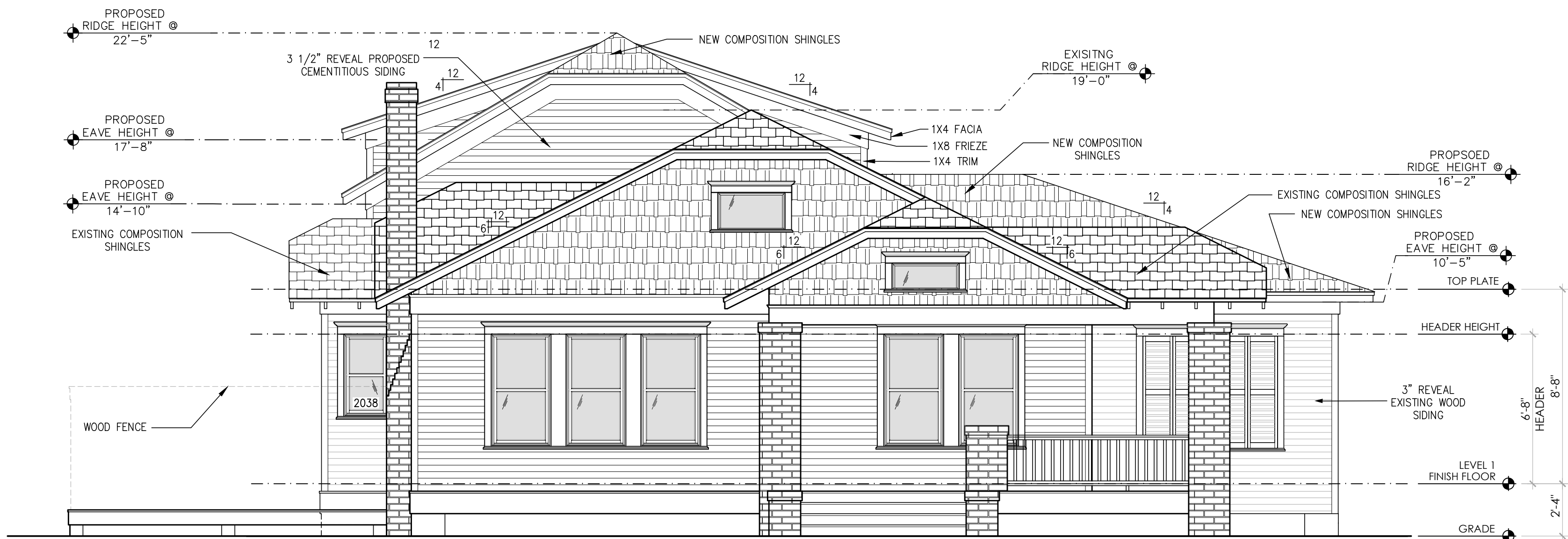
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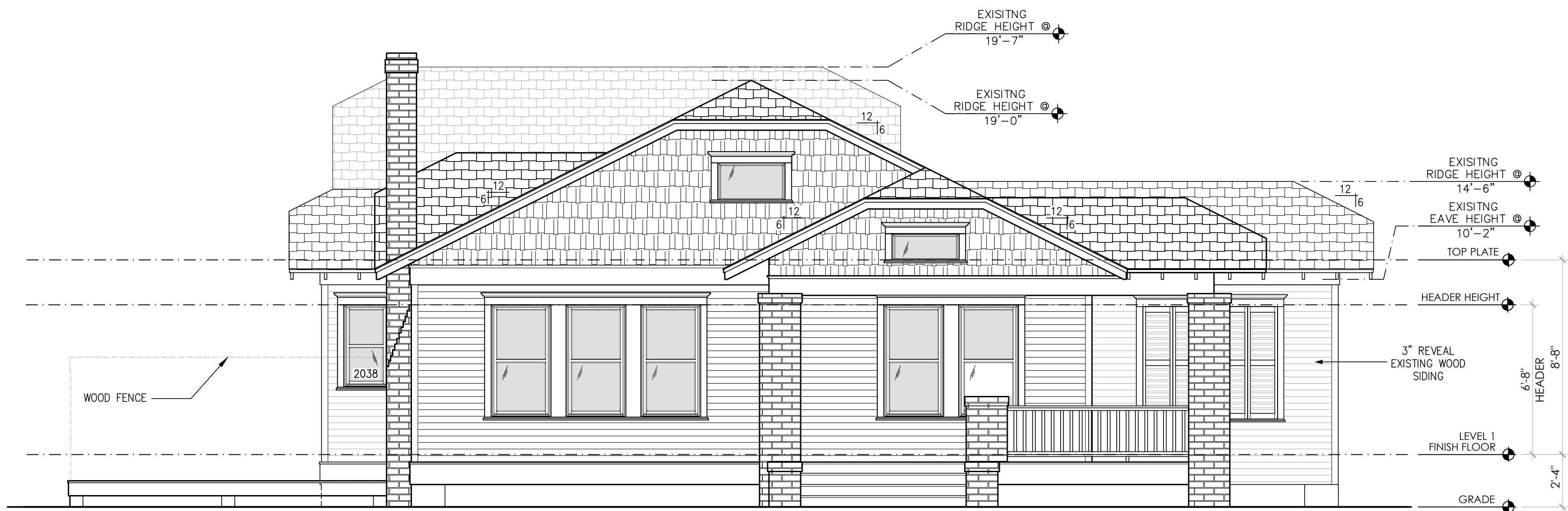
SHEET TITLE
SITE
PLANS

SHEET NO.
H0.1
HAHC

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



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

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4	04/02/2025	ISSUED FOR HAHC - REVISION			
5	05/27/2025	ISSUED FOR HAHC - REVISION			

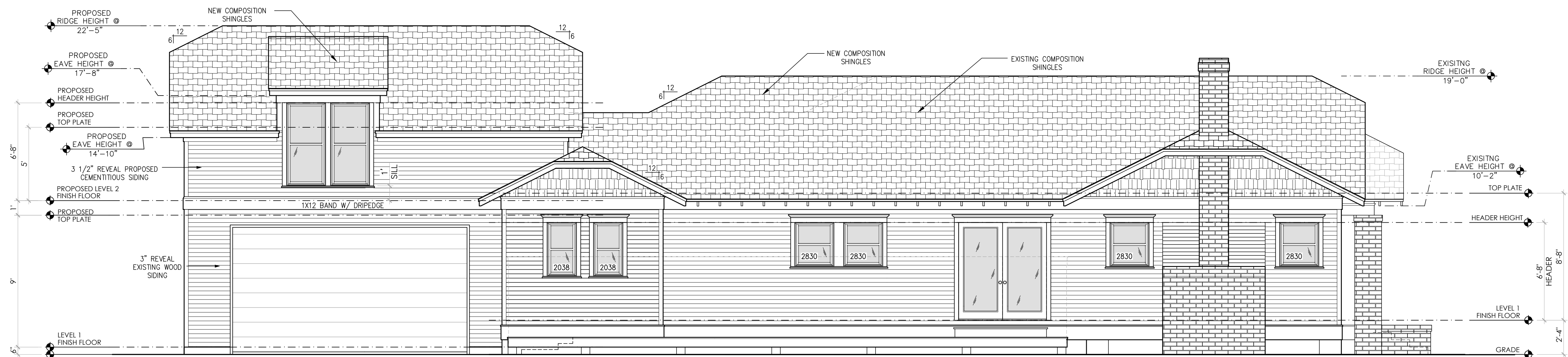
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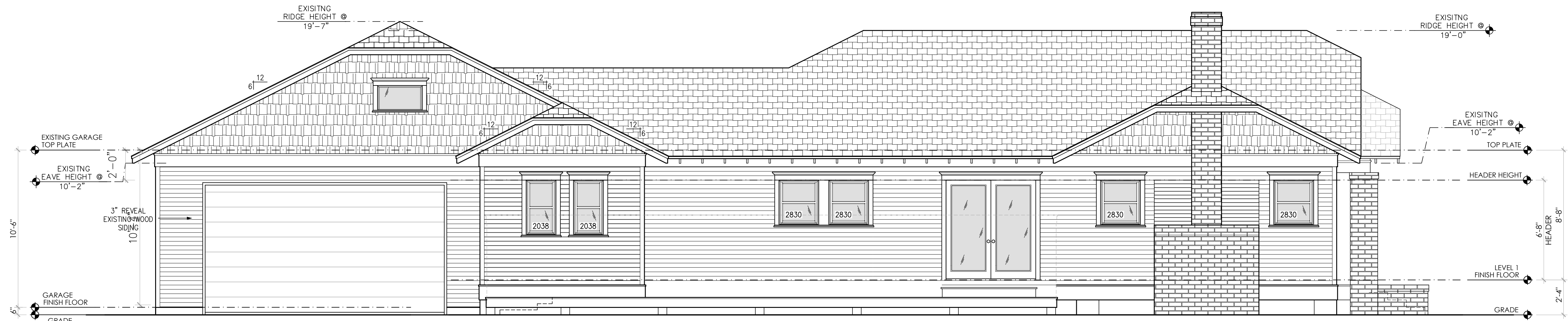
SHEET TITLE
EXISTING
ELEVATIONS

SHEET NO.
H2.1
HAHC

NOT FOR PERMIT



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



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

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5	05/27/2025	ISSUED FOR HAHC - REVISION			

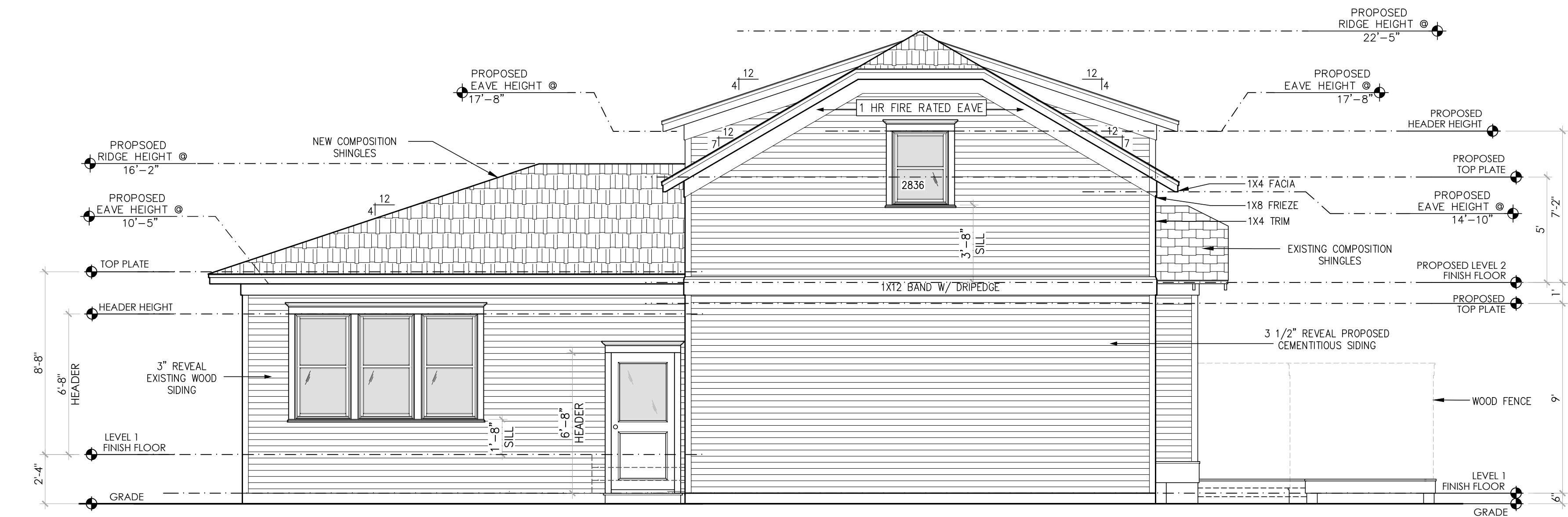
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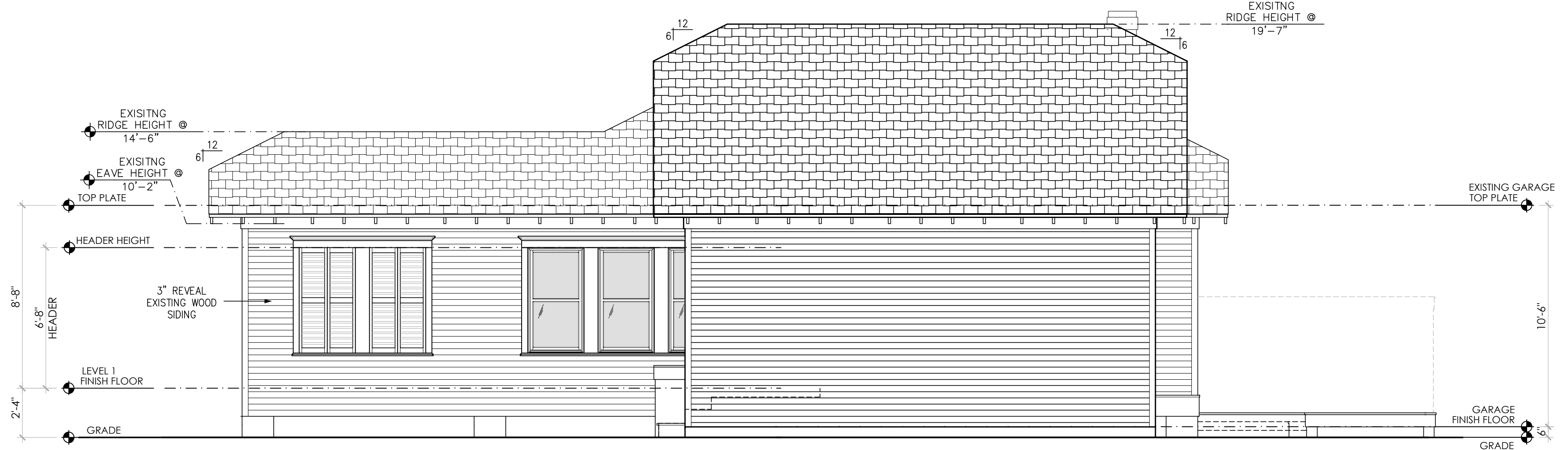
SHEET TITLE
EXISTING
ELEVATIONS

SHEET NO.
H2.2
HAHC

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



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

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5	05/27/2025	ISSUED FOR HAHC - REVISION			

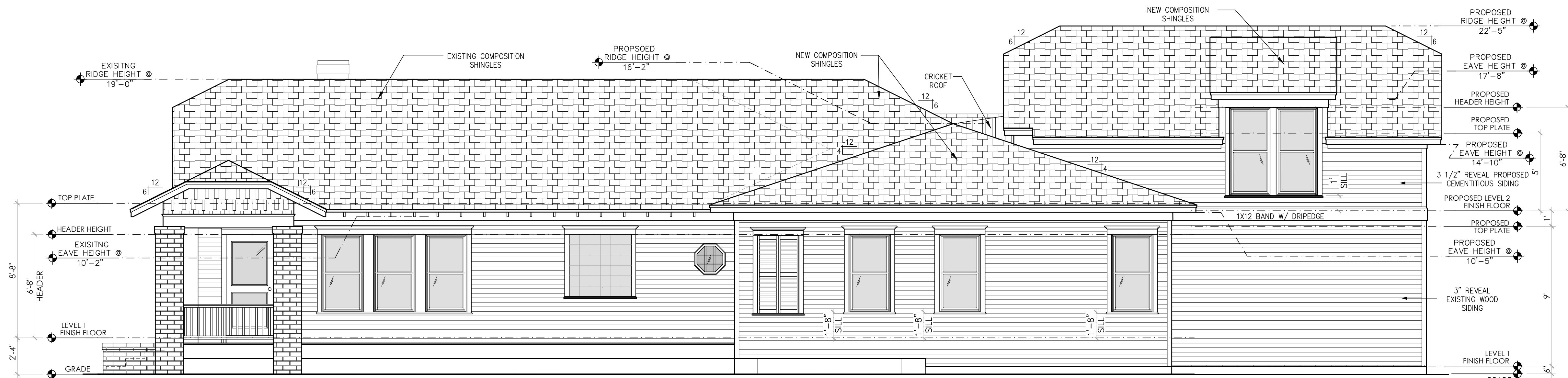
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SHEET TITLE
**PROPOSED
ELEVATIONS**

SHEET NO.
H2.3
HAHC

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



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

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5	05/27/2025	ISSUED FOR HAHC - REVISION			

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731 KEY STREET
HOUSTON, TEXAS 77009

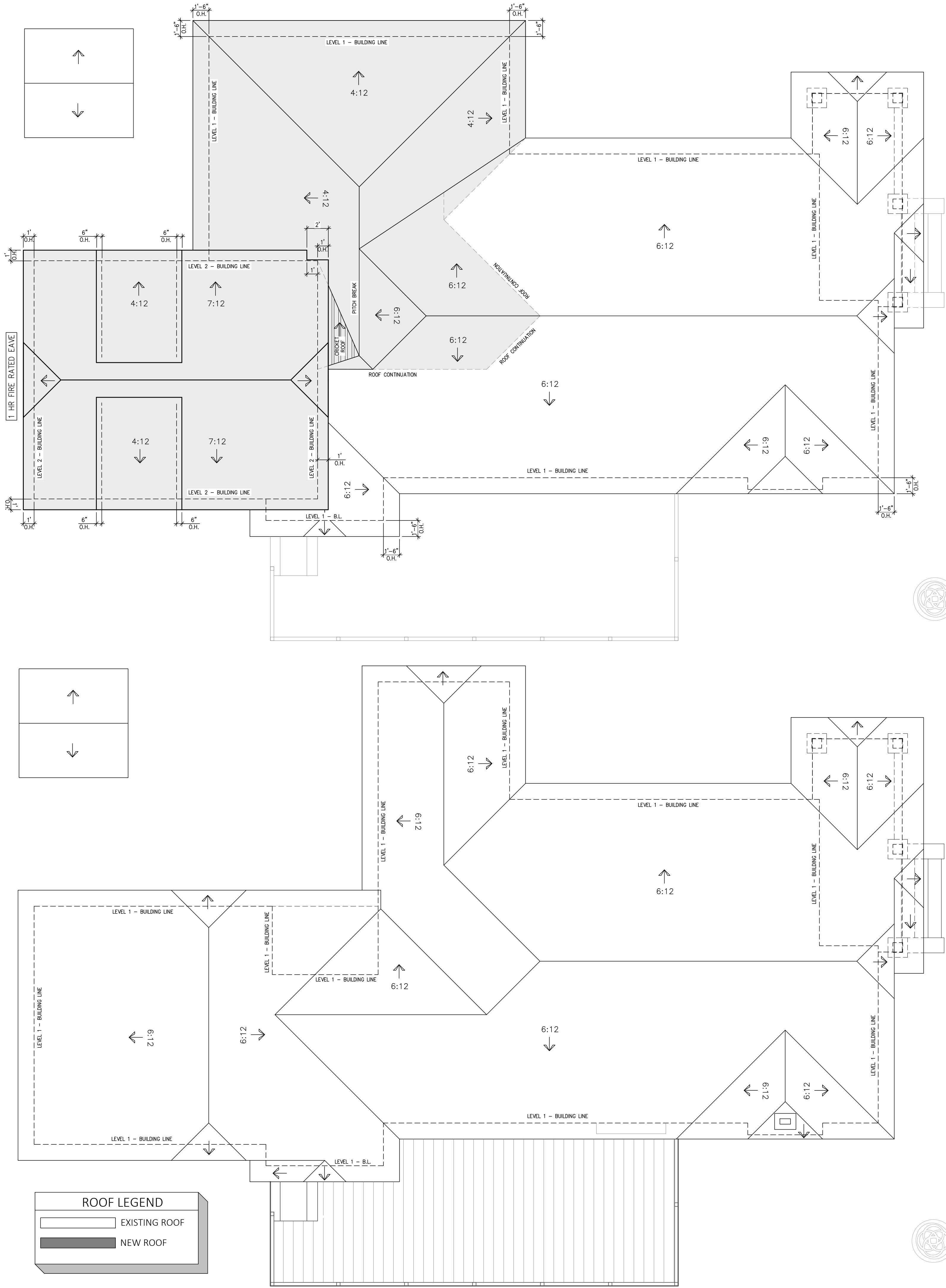
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PROPOSED
ELEVATIONS

SHEET NO.
H2.4
HAHC

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

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

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HOUSTON, TEXAS 77009

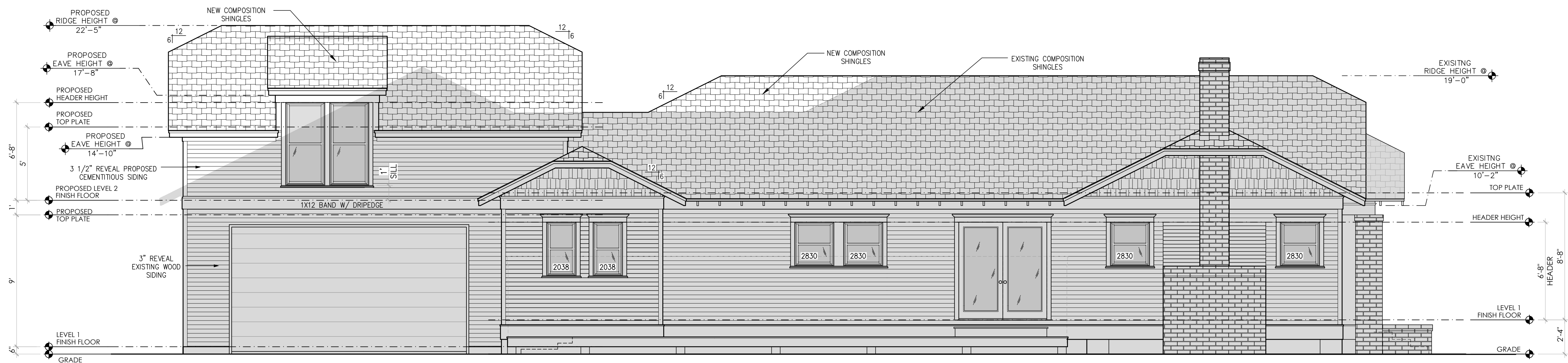
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EXISTING
ROOF
PLANS

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H3.1
HAHC

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PROPOSED
WEST ELEVATION
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731 KEY STREET
HOUSTON, TEXAS 77009

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET NO.
H2.5
HAHC

Letters of Support Attached – Attachment B

DRAFT

731 Key Street

Houston,

Texas, 77009

28th May 2025

Historic Preservation Office Planning & Development Department

City of Houston

611 Walker Street,

6th Floor

Houston, TX 77002

Re: Application for Addition to 731 Key Street

Dear Members of the Historic Preservation Office,

Firstly, I apologize for my inability to attend the upcoming meeting concerning our application, due to a prior commitment that unfortunately could not be rescheduled. I apologize for my absence and appreciate the opportunity to provide our position in writing.

We have submitted a proposal for an addition that we believe reflects both sensitivity to the historic nature of our home and the evolving needs of our growing family. When we moved into this house, we were a family of three. With the arrival of our third daughter in late March, we are now a family of five and require additional space to comfortably accommodate our household.

In collaboration with Sam from Creole Designs, we have worked diligently to craft a design that keeps the original structure of the house as intact and undisturbed as possible. Our guiding principle was to respect and preserve the architectural integrity of the original home, which has stood for a century. Sam's design ensures that from the front façade, the addition is barely noticeable, allowing the home's original silhouette and charm to remain a defining feature.

This stands in contrast to the Norhill Neighborhood Association's suggestion/recommendation to place an addition directly on top of the original structure. While we respect their input, we fundamentally believe that such an approach would

compromise the visual harmony and historical integrity of the house. Adding a second story directly atop the original structure risks disrupting the timeless proportions of the home's roofline and detracts from the graceful aesthetic that defines our block.

Our proposed addition, instead, sees us build upon a non-original structure—specifically the garage, which was added circa 2009–2010. While it will be visible from Watson Street, we've taken great care to ensure that it remains subtle and consistent with the neighborhood's established character. It's worth noting that the only nearby address on this stretch of Watson is a neighboring property to the north, an apartment over a garage that extends further into the street and rises higher than our proposed design. In contrast, our addition will be modest, respectful of its surroundings, and far more in keeping with the aesthetics and character that originally drew us to Norhill.

We are committed to being responsible stewards of our historic home and of the neighborhood's character. Our proposal reflects a desire to meet modern family needs without sacrificing architectural continuity or historic charm. We respectfully ask for your approval of our application and thank you for your continued efforts to preserve the integrity of Houston's historic neighborhoods.

Thank you for your time and understanding.

Sincerely,

A handwritten signature in black ink that reads "Richard McConney". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Homeowner, 731 Key Street

**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

Kasia Hickey

From: Thomason Waldo <thomason.waldo@gmail.com>
Sent: Wednesday, April 30, 2025 12:43 PM
To: historicpreservation@houstontx.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
Phone: (512) 586-7165
Email: thomason.waldo@gmail.com

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

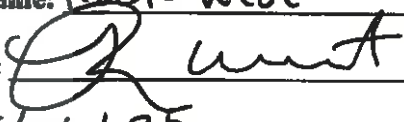
My name is Rocio West, and I
reside at 108 Moss St. Houston TX 77009. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Rocio West
Signature: 
Date: 05/06/25

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

My name is Constance Veron, and I
reside at 1008 East 14th - 77009 Houston. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Constance Veron

Signature: 

Date: 05/06/2025

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

My name is Stephen Warrell, and I
reside at 3705 Bruce St, Houston TX 77009. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Stephen Warrell

Signature: 

Date: 5/6/2025

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

My name is Dever Hanchern & Josh Hanchern, and I
reside at ~~3708~~ 3708 Watson St. Houston, TX 77009. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

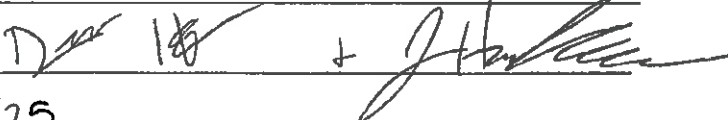
I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Dever Hanchern & Josh Hanchern

Signature: 

Date: 4/28/25

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

My name is Mary Alexander, and I
reside at 1101 W Melwood St. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Mary Alexander
Signature: Mary Alexander
Date: 4/30/25

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

My name is Dever Hanchern & Josh Hanchern, and I
reside at ~~3708~~ 3708 Watson St. Houston, TX 77009. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

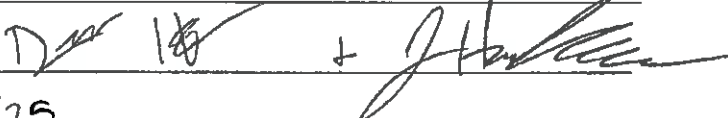
I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Dever Hanchern & Josh Hanchern

Signature: 

Date: 4/28/25

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff.

My name is Reid Jernigan, Baozhi Zhu, and I
reside at 727 Key St, Houston, TX 77009. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Reid Jernigan, Baozhi Zhu

Signature:  

Date: 04/28/2025

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

My name is Laurel & Stephen McQuilling, and I
reside at 723 Key St.. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: Laurel G. McQuilling Stephen McQuilling
Signature: Laurel G. McQuilling Stephen McQuilling
Date: 4/29/25

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

Re: Letter of Support – Proposed Addition at 731 Key St, Houston, TX 77009

Dear Historic Preservation Office Staff,

My name is MELISSA SCHUCK, and I
reside at 801 KEY ST, HOUSTON, TX 77009. As a
neighbor of the property located at 731 Key St, Houston, TX 77009, I am writing to express my
support for the proposed addition to this residence.

I have had the opportunity to review the architectural plans submitted for this project. Based on
my review, I believe the proposed addition has been thoughtfully designed.

In my opinion, the design, scale, and materials outlined in the plans are appropriate for the
property and are in harmony with the existing character of our neighborhood. The proposed
addition respects the architectural context of the area and does not appear incongruous or overly
ostentatious.

I feel this project represents a sensitive approach to expanding the home while preserving the
overall aesthetic and integrity of our streetscape. I support its approval.

Sincerely,

Printed Name: MELISSA SCHUCK

Signature: 

Date: 5/1/25

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.



Signature

NNA Member


Address

BRETT ZIMMERMAN

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.


Signature

1136 W. GARDNER
Address

**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.

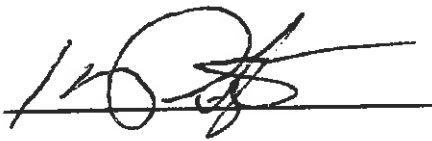
Mary McWhorter
Signature

1117 Peabody St.
Address

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.

A handwritten signature in black ink, appearing to be "L. B. [unclear]", written over a horizontal line.

Signature

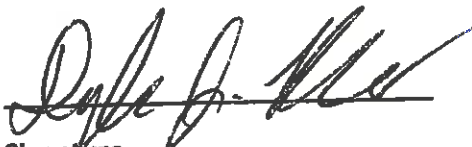
A handwritten address "1107 W. Gardner St." in black ink, written over a horizontal line.

Address

**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.


Signature

1136 Key St.
Address

**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.

Anna Kalmbach

Signature

1136 Key st.

Address

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.

A handwritten signature in dark ink, appearing to read "John F. ...", written over a horizontal line.

Signature

A handwritten address in dark ink, "100 W. Guder St.", written over a horizontal line.

Address

**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.

A handwritten signature in black ink, appearing to be "K. D. M. K.", written over a horizontal line.

Signature

A handwritten address "1120 W. Gardner St." in black ink, written over a horizontal line.

Address

**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.

Janah Webster

Signature

132 W. Cottage

Address

**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.

Douglas E. Roberts

Signature

732 W Cottage St

Address

Attachment C – NNA Letter

DRAFT



May 2, 2025

Subject: 731 Key – Project Review and Board Decision

Dear Sam,

When you began work on the 731 Key project, you invited me to your office to discuss it. You expressed a desire to collaborate with Norhill in order to move forward with HOP support. We met on January 9, 2025, to review the project, which at that stage was still in the conceptual phase. At that time, I noted that while the size of the addition was not necessarily an issue, its placement—specifically over the garage and close to the rear property line—would likely raise significant concerns for the board and would not be approved. I suggested several alternative locations for the second-floor addition and recommended reviewing the draft Norhill Guidelines for further context.

Following your March 18, 2025 submittal, I met with you again on March 20 to discuss the revised design, which still showed the addition located above the garage. During that meeting, I reiterated Norhill's concern about the proposed second floor placement so far back on the lot. I also emphasized that only garages with a 9-foot plate height are approved, and noted that the existing garage does not meet this criterion. Again, I offered alternative placement options that would be more acceptable.

The final submission was received on March 31, 2025. Please refer to the email thread below, which outlines the comments provided and the rationale for the NNA Board's decision to deny the project at its April 8 meeting.

While the draft Guidelines have not yet been adopted by the City, they serve as the clearest definition of "harmony," based on a detailed analysis of the neighborhood, typical setbacks, and input from residents.

In addition to the rear setback concerns, the existing garage is located too close to the side street, making the proposed 1½-story mass more visually imposing. The design includes a large dormer, a feature that is atypical in Norhill; where dormers do appear, they are generally much smaller in scale. As such, the overall massing of the garage addition is inconsistent with the architectural character of the neighborhood and not in harmony with its context.

I hope this clarifies the board's position and addresses your questions. As always, Norhill remains open to meeting with your client to explore acceptable design alternatives.

Thank you,
Virginia Kelsey
Vice President, Deed Restrictions
Norhill Neighborhood Association