

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Kelsie Van Hoose, owner – Sarah Hannah, Four Square Design Studio, agent

**Property:** 901 Key St, lot 18, Block 220, Norhill Subdivision. The property includes a historic 1,360 square-foot, one-story wood-frame single-family residence and a detached garage, situated on a 5,200 square foot (50' x 104') corner lot.

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

**Proposal:** Alteration – Addition

The applicant is proposing to construct a 1561 square foot two-story addition at the rear of the house, bringing the total square footage of the house to 2921.

- The 1st story addition will begin at the rear of the existing house with the addition stepping in 9'-11" on the East side of the house.
- The proposal maintains three original corners of the original house.
- A 380 square foot back deck will be added to the North side of the house.
- The existing garage will be removed and replaced with a new, 594 square foot 2-car garage. The addition will feature painted brick to match the existing house at the 1st floor of the addition and painted 117 wood siding at the 2nd story of the addition.
- The addition will have a ridge height of 26'-11"

See enclosed detailed project description and application materials for further details.

**Public Comment:** No public comment received.

**Civic Association:** No public 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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
|-------------------------------------|--------------------------|--------------------------|---|
| <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 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.  |



**INVENTORY PHOTO**



**CURRENT PHOTO**



CONTEXT AREA

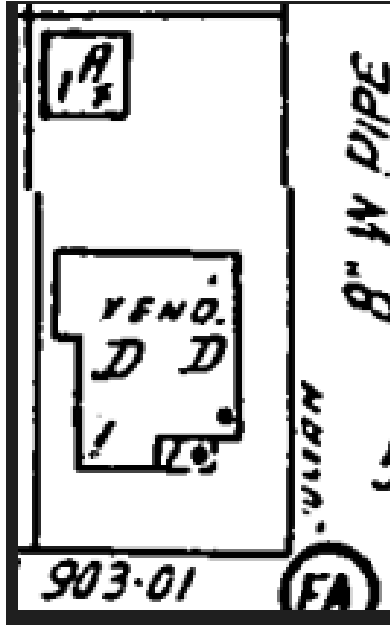


Figure 1- 907 Key st., next door neighbor



Figure 2\_835 Key Street, neighbor

SANBORN & BLA



1140  
90  
56  
1286

18  
GAR  
(324) 18  
18

36  
15 15  
6  
38  
30  
14 4 32 8  
22

EXISTING APPRAISALS, if any -  
100% Value - without depreciation - \$ \_\_\_\_\_

Dep. - Fr. 90% Fr. \_\_\_\_\_ \$ 20. \_\_\_\_\_ %

NEW APPRAISALS

DWG - 1286	sqft \$ 8.20	\$ 10550
O.P. - 32	2.00	60
GAR - 324	3.20	1040
EX. BATH - 1	550	550
EX. KITCHEN - 1	550	550
		12250
Less 40% Dep.		-4900
		7350

Appraiser's name & date  
R. W. [unclear]  
8-28-68

TOTAL VALUE \$ 7350

FOR 19 69 40% \$ 2940 = [unclear]  
13 53% 3900 [unclear]

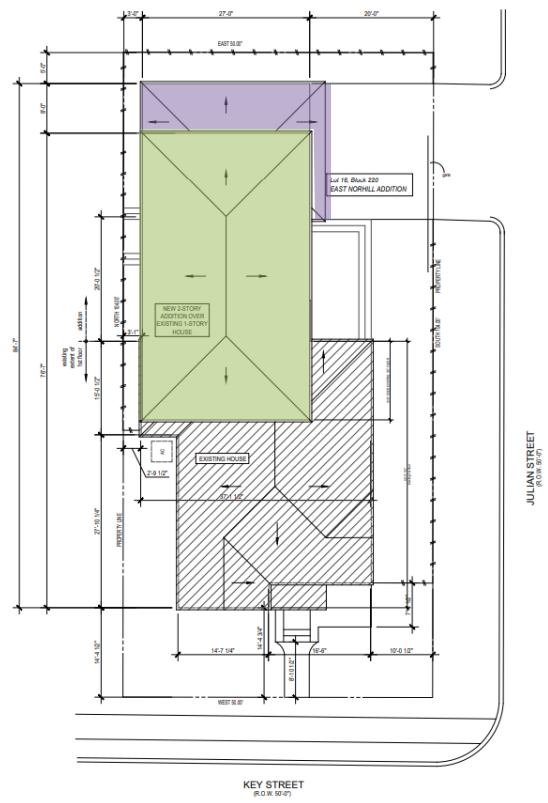
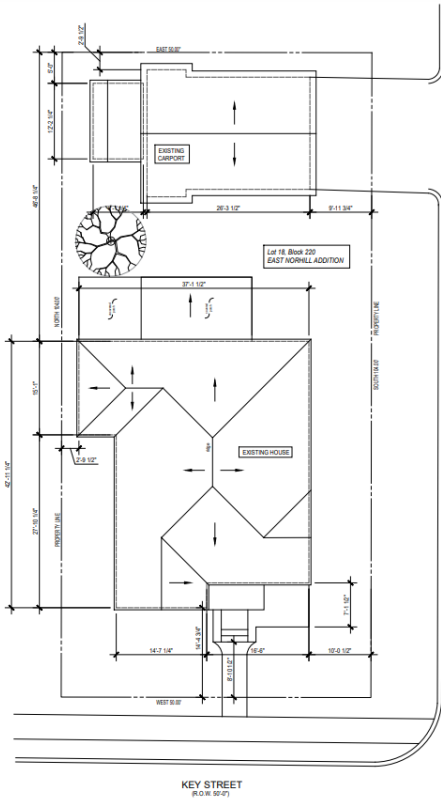
20% - 1470



SITE PLAN

EXISTING

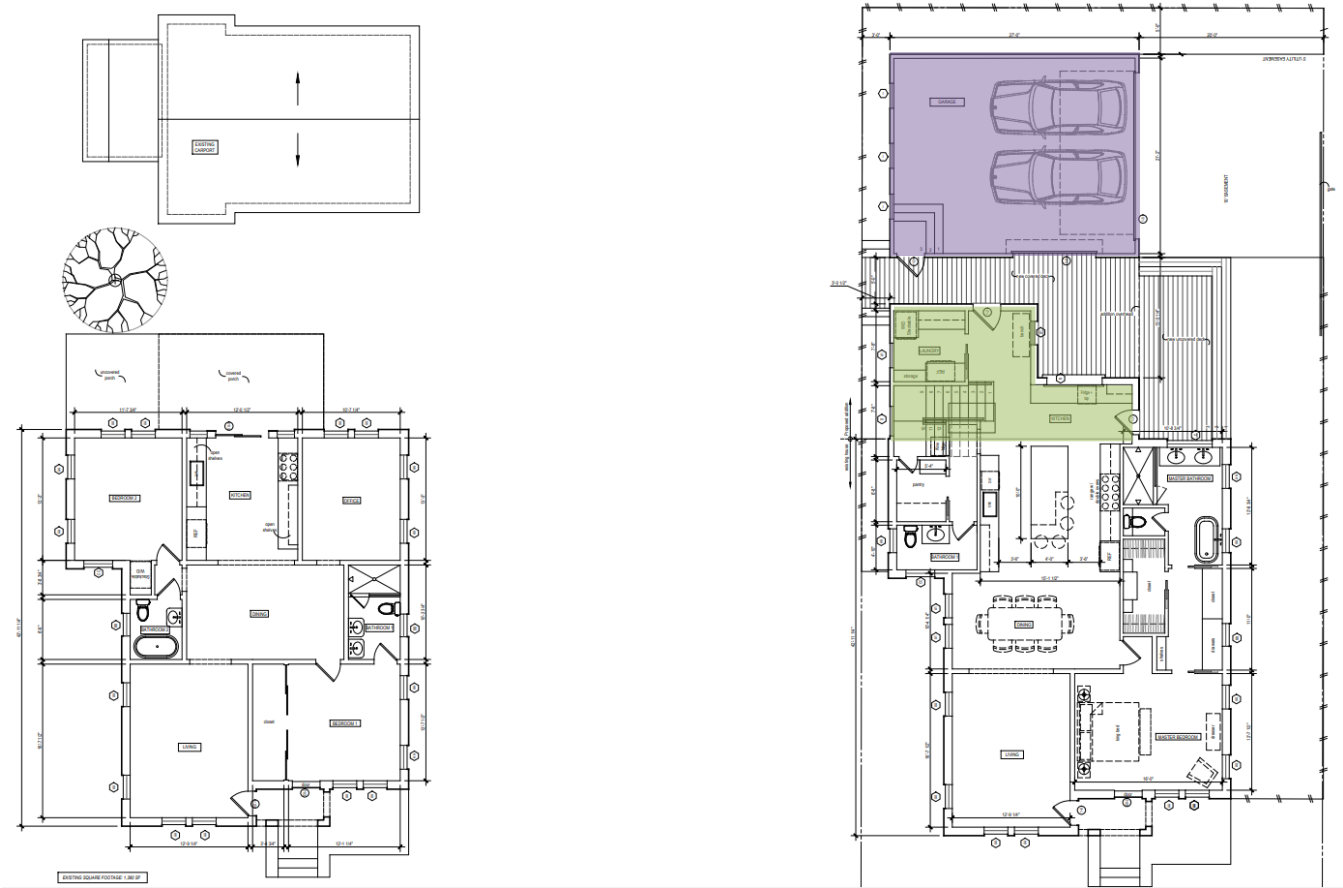
PROPOSED



FIRST FLOOR PLAN

EXISTING

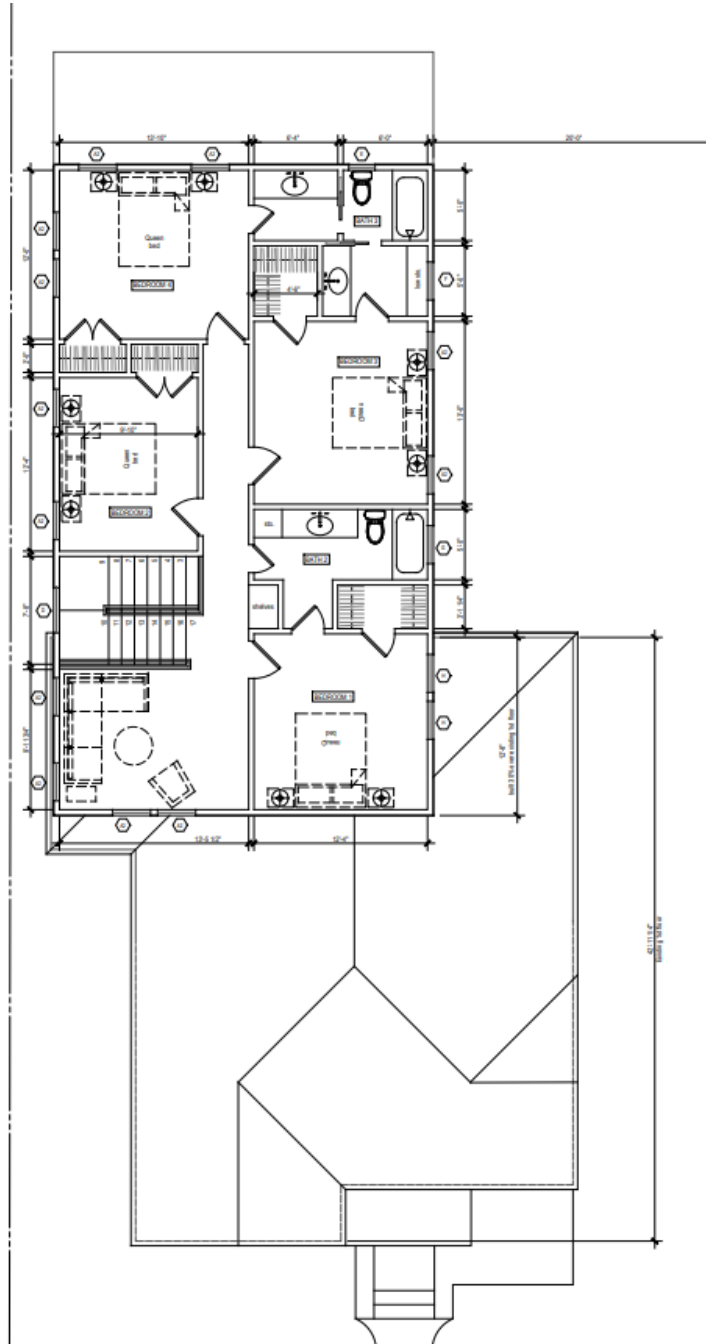
PROPOSED





**SECOND FLOOR PLAN**

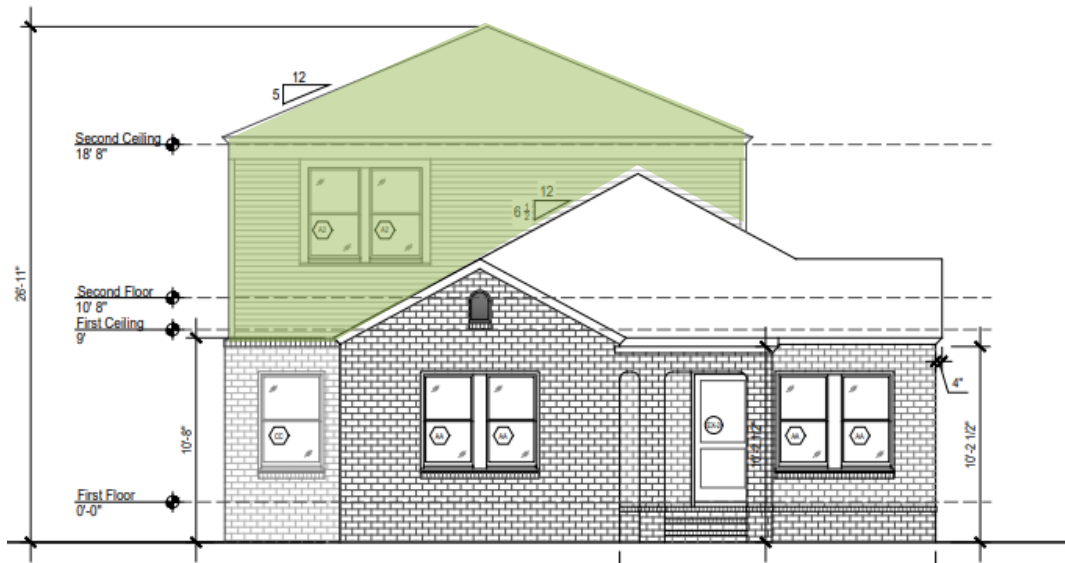
**PROPOSED**



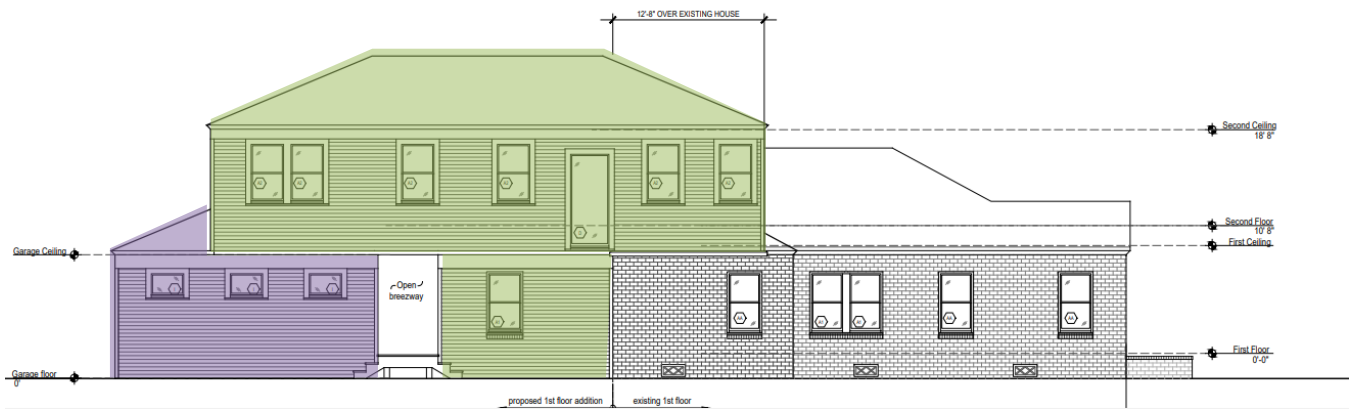
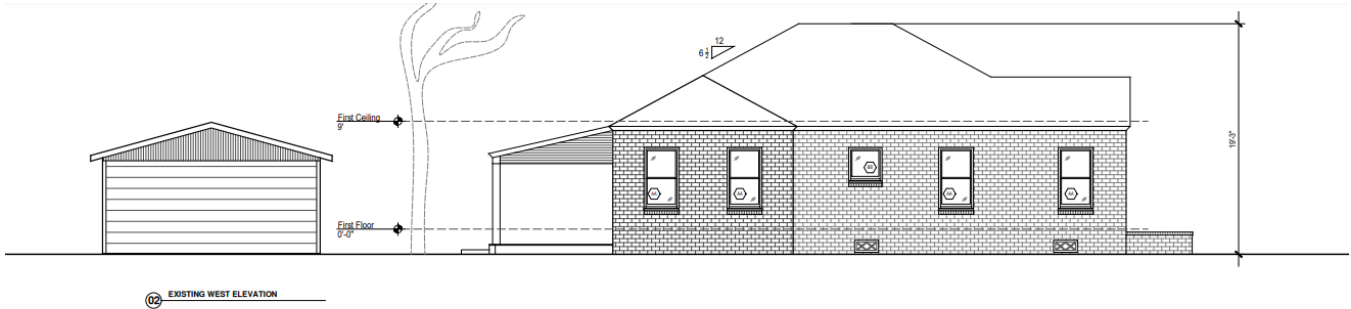
**SOUTH ELEVATION – FRONT FACING KEY STREET**



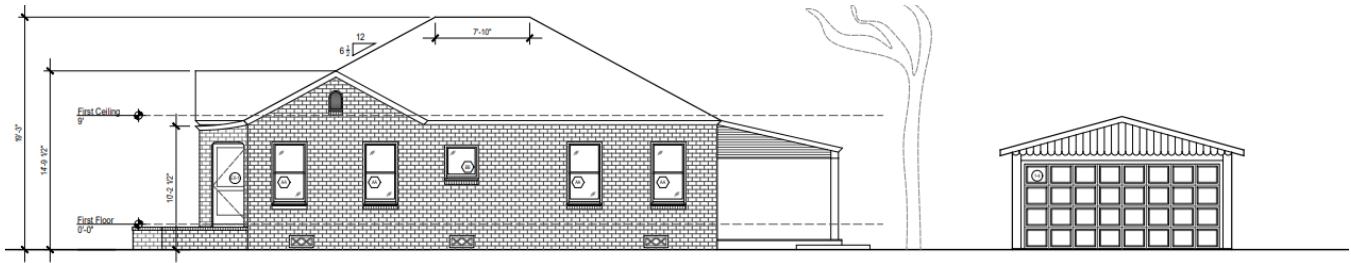
01 EXISTING SOUTH ELEVATION



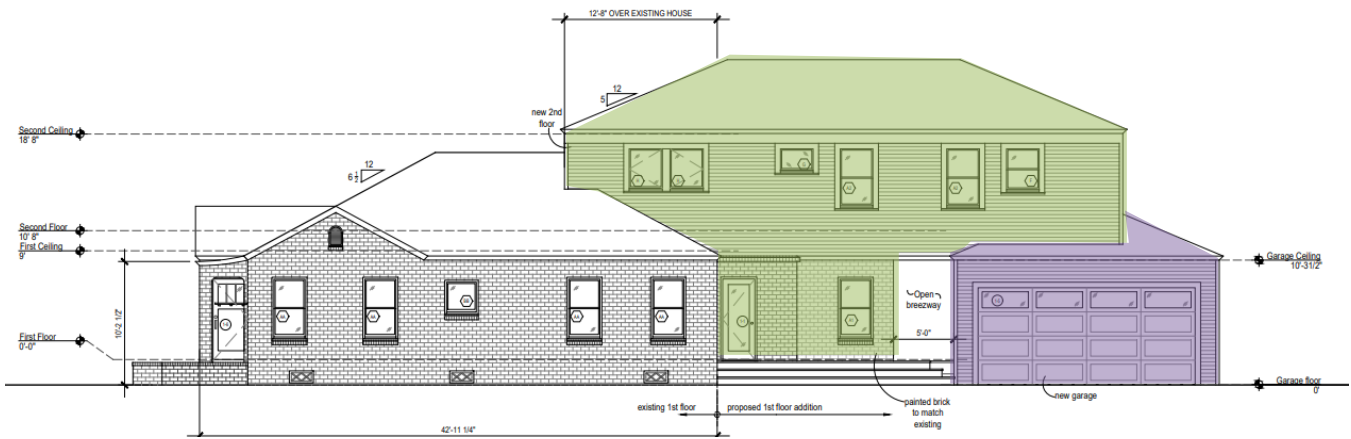
WEST SIDE ELEVATION



EAST SIDE ELEVATION



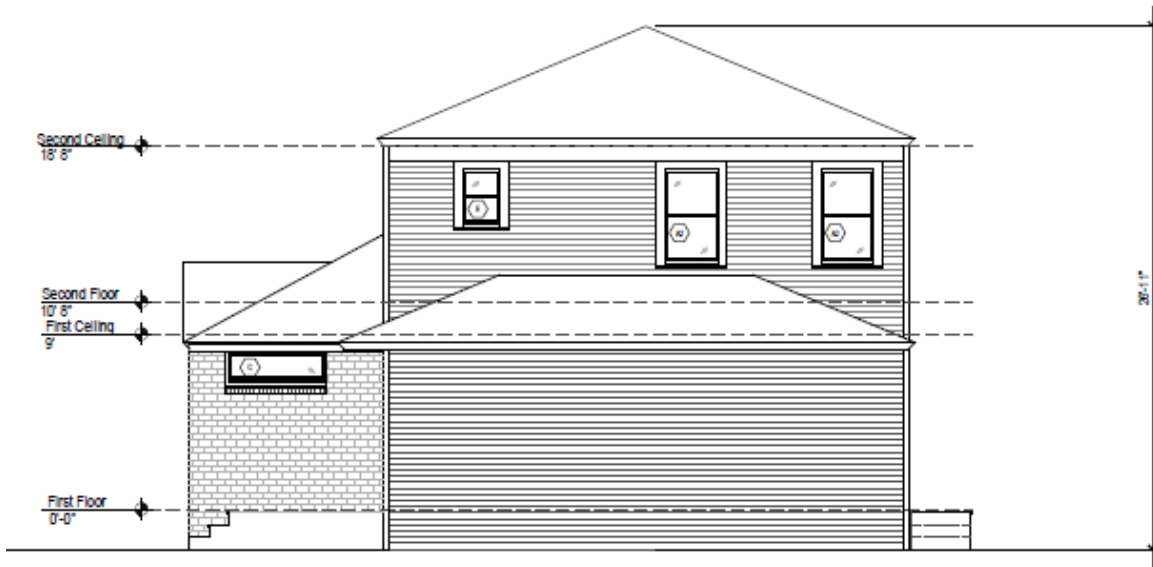
102 EXISTING EAST ELEVATION



**NORTH (REAR) ELEVATION**



01 EXISTING NORTH ELEVATION



WINDOW / DOOR SCHEDULE

WINDOW AND DOOR SCHEDULES

Van Hoose Bower Residence: 901 Key St, Houston, TX 77009  
June 14, 2022

- Notes:
1. All windows are Jeld-Wen Sitaline all-wood double hung windows, unless noted otherwise
  2. All dimensions are frame sizes
  3. Verify all dimensions with owner/designer prior to placing window order
  4. Rough opening to be determined per manufacturer
  5. Verify sill height during framing.
  6. Temper where required
  7. All interior doors are painted solid wood 2-panel doors, unless noted otherwise
  8. All existing windows are non-original, double - paned windows that were previously replaced

PROPOSED WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
A1	4	Various, 1st floor	Double-hung	35-3/8"	60"	22-1/2"	Model no. SWD3560
A2	12	Various, 2nd floor	Double-hung	35-3/8"	60"	25"	Model no. SWD3560
B	1	Kitchen	Bi-fold	72"	43"	36-1/2"	
C	1	Master bathroom	Fixed	61-3/8"	18"	80-1/2"	Model no. SWDP6118
D	1	Stair	Fixed	45-3/8"	92"	27-1/2" (from stair tread #10)	Model no. SWDP4592
E	1	Bath 3	Double-hung	25-3/8"	36"	49"	Model no. SWD2536
F	1	Bath 3	Double-hung	35-3/8"	44"	41"	Model no. SWD3544
G	1	Bath 2	Fixed	35-3/8"	24"	60"	Model no. SWDP3524
H	2	Bedroom 1	Casement	36"	42"	42"	Model no. SWD3642
I	3	Garage	Fixed	35-3/8"	24"	83"	Model no. SWDP3524

PROPOSED DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
1-1	1	Kitchen	Exterior swing door	2'-8"	6'-8"	Exterior lock set; finish TBD	Full lite
1-2	1	Kitchen	Exterior swing door	3'	6'-8"	Exterior lock set; finish TBD	Full lite
1-3	1	Garage	Exterior swing door	3'	6'-8"	Exterior lock set; finish TBD	Full lite
1-4	1	Garage	Garage door	9'	6'-8"		painted metal rollup garage door
1-5	1	Garage	Garage door	18'	8'		painted metal garage door
1-6	1	Front Entry	Exterior swing door	2'-8"	6'-8"	Exterior lock set; finish TBD	3-lite craftsman style door

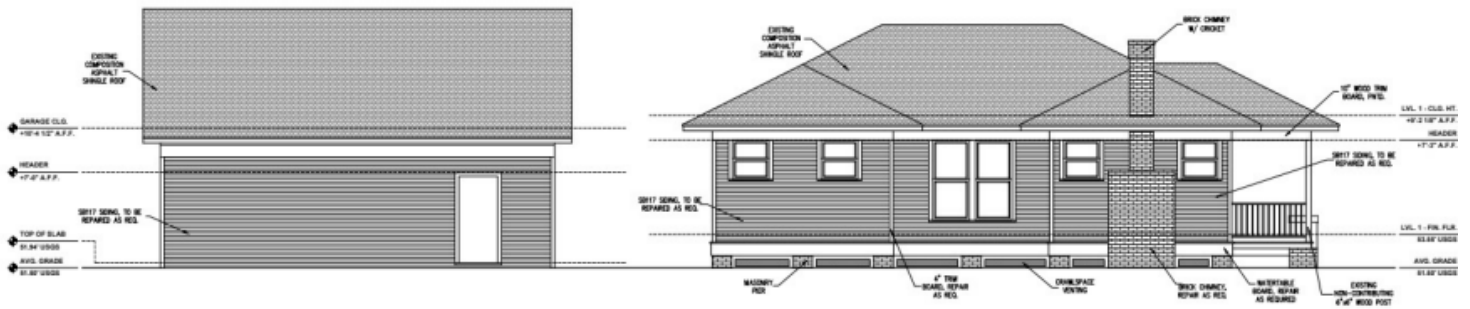
CURRENT WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
AA	16	Various	double-hung, non-original	35-3/8"	60"	22-1/2"	5 will be removed, the rest will remain
BB	2	Bathroom 1 & 2	fixed, non-original	48"	80"	21"	Window on west side of house to be removed. The other will remain.
CC	1	Bedroom 2	double-hung, non-original	37-3/8"	60"	22-1/2"	Existing to remain

CURRENT DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
EX-1	1	Entry	Exterior swing door	2'-8"	6'-8"		To be removed and replaced with craftsman door
EX-2	1	Bedroom 1	Exterior swing door	3'	6'-8"		Existing to remain
EX-3	1	Kitchen	Sliding glass door	69"	6'-8"		To be removed
EX-4	1	Garage	Garage door	16'-2"	7'		To be removed

SIMILAR APPROVED COAs IN CONTEXT AREA

EAST SIDE ELEVATION

EXISTING



PROPOSED



**ATTACHMENT A**



Van Hoose Bower Residence  
901 Key St  
Houston, TX 77009

South Elevation



East Elevation



North Elevation



West Elevation

