



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B17
HPO File #: HP2026_0070

May 21, 2026

1012 Key St
Norhill

Applicant: Bryan Davis, owner

Property: 1012 Key Street, Lot 3, Block 133, North Norhill. The property is a 873 SF one-story single-family residence located on a 5,000 SF (50' x 100') interior lot.

Significance: This property is a contributing bungalow single-family residence built in 1930 with a 468 SF contributing detached garage also built in 1930 located in the Norhill Historic District.

Proposal: Alteration – Addition

The applicant proposes adding a 320 SF two-story rear addition to the existing structure.

The proposal is as follows:

- Roof: asphalt shingle hipped roof to match existing 5:12 pitch
- Ridge: 25'-2"
- Eave: 19'-2"
- Siding/Cladding: Hardiboard with 7" visible of 8" and brick to match original
- Windows: clerestory wood windows
- No work to be done on the garage structure.
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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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.



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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



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CURRENT PHOTO



DRAFT



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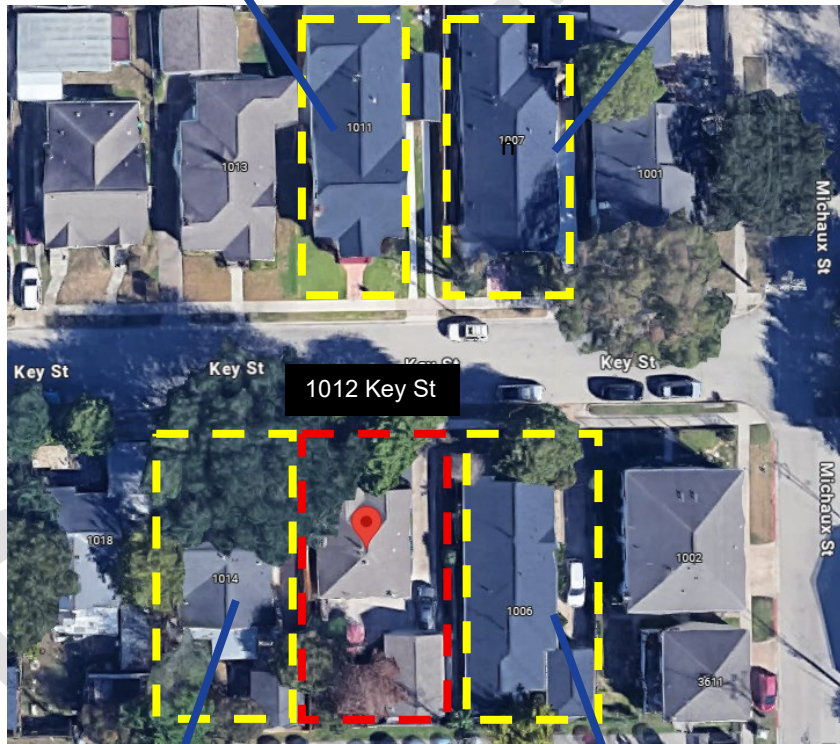
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CONTEXT AREA





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APPLICANT PROVIDED CONTEXT AREA

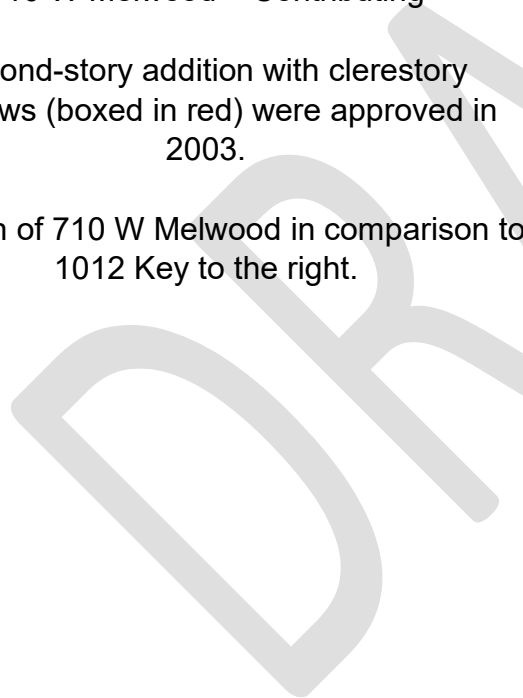


710 W Melwood – Contributing

Second-story addition with clerestory windows (boxed in red) were approved in 2003.

Location of 710 W Melwood in comparison to 1012 Key to the right.

Map of Norhill





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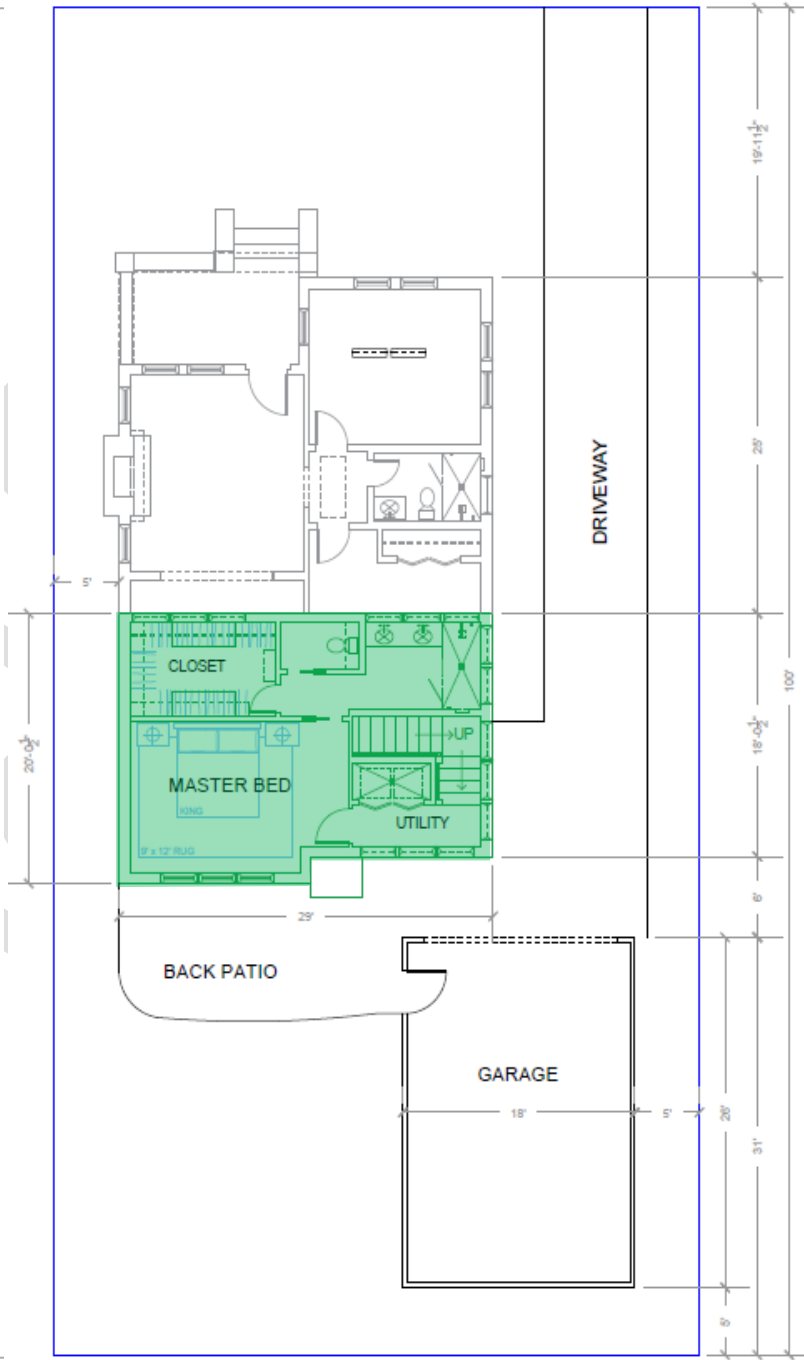
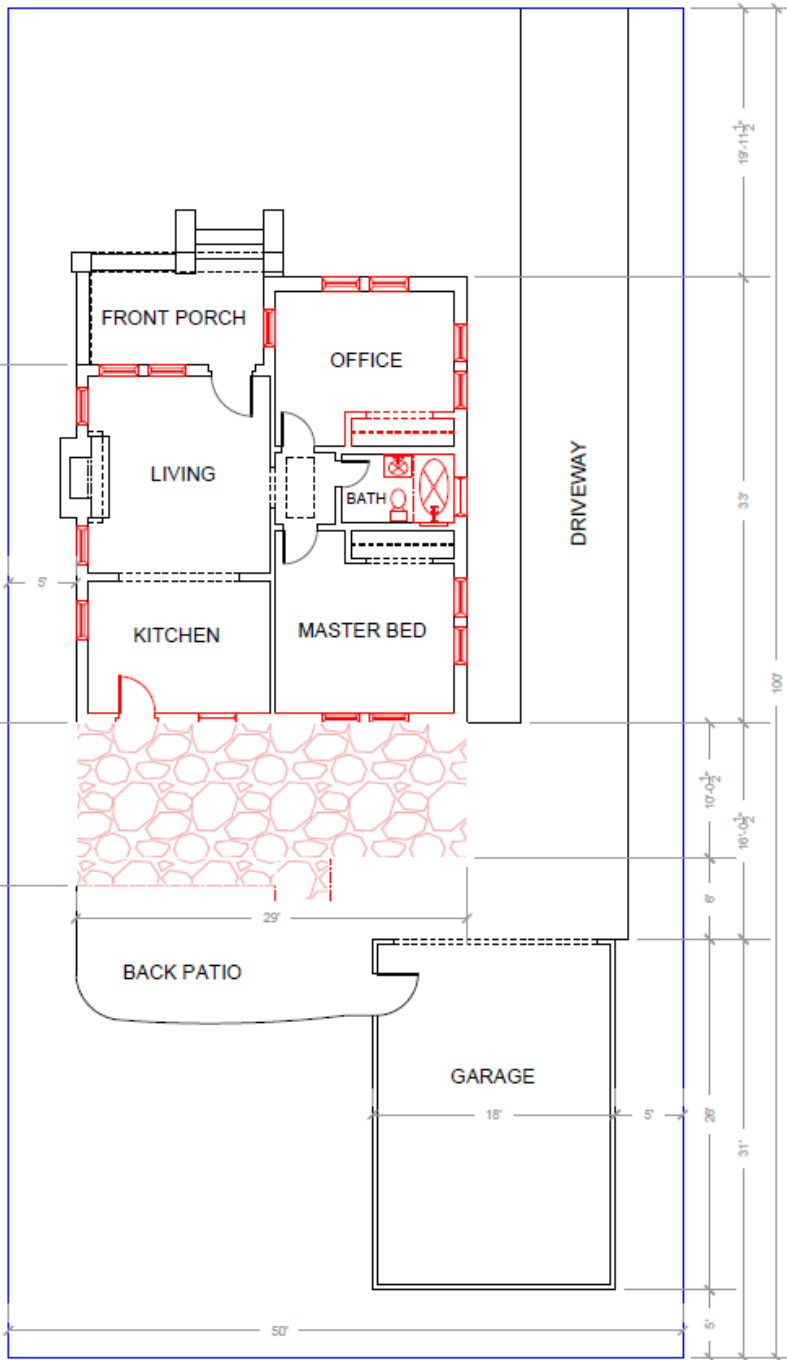
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SECOND FLOOR SITE PLAN





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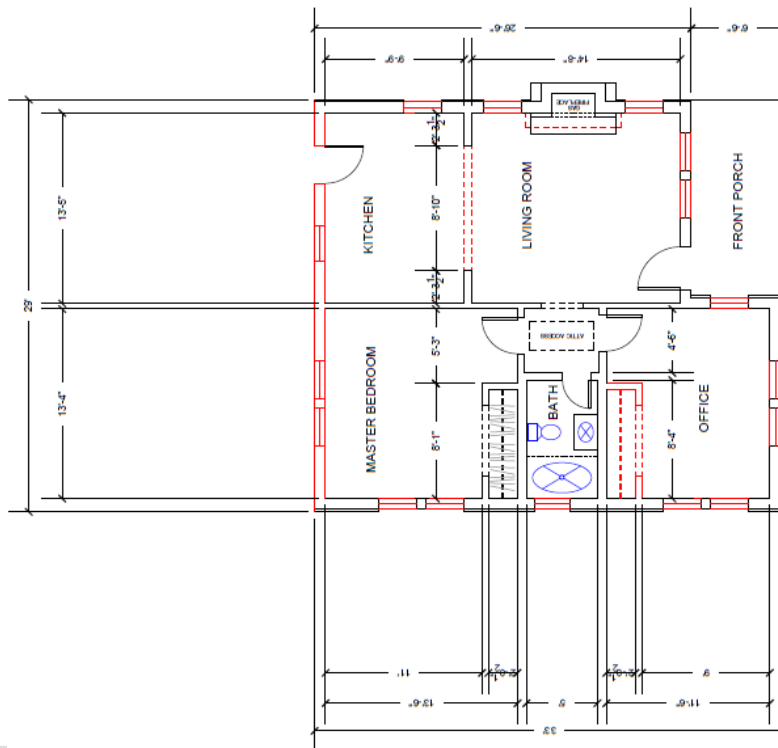
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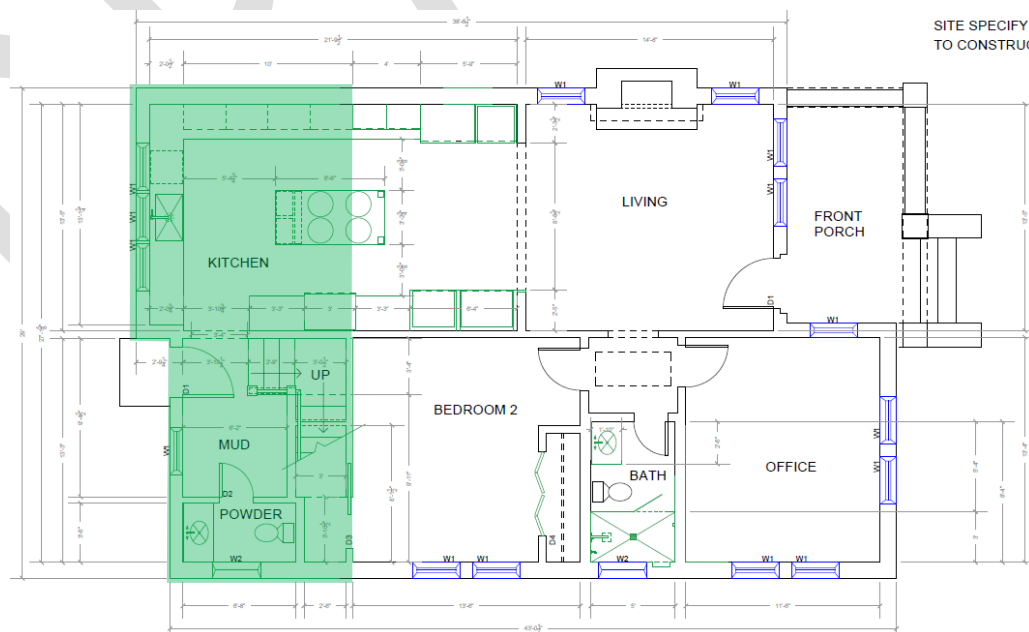
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FLOOR PLAN



EXISTING



PROPOSED



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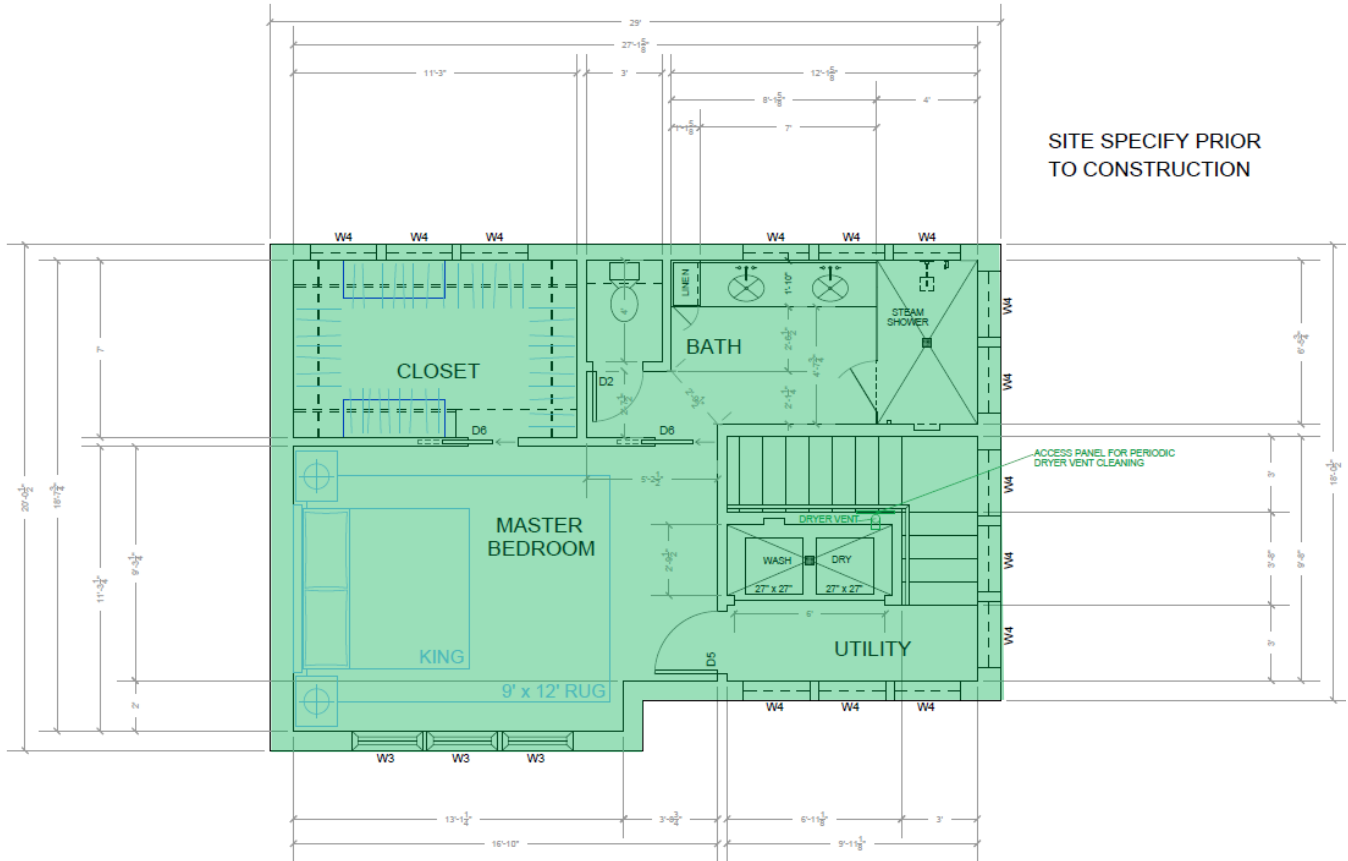
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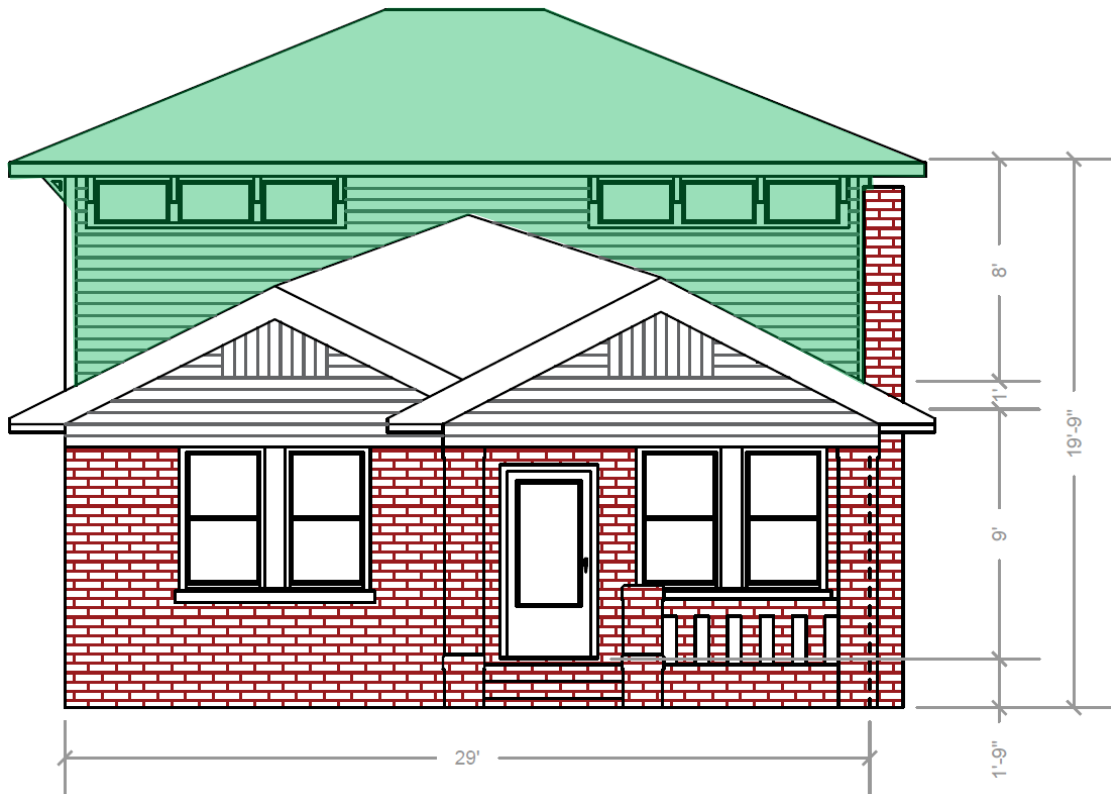
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FRONT (NORTH) ELEVATIONS



EXISTING



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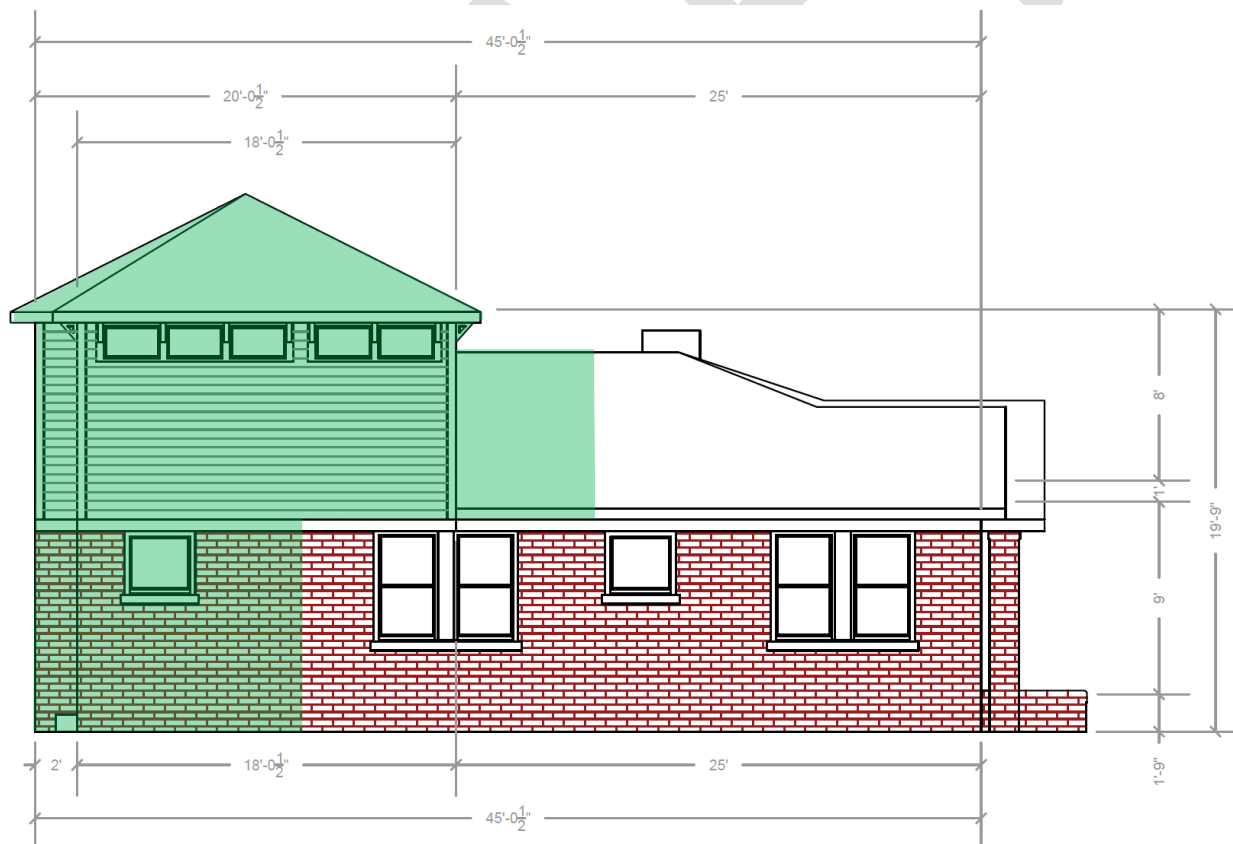
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LEFT (EAST) ELEVATIONS



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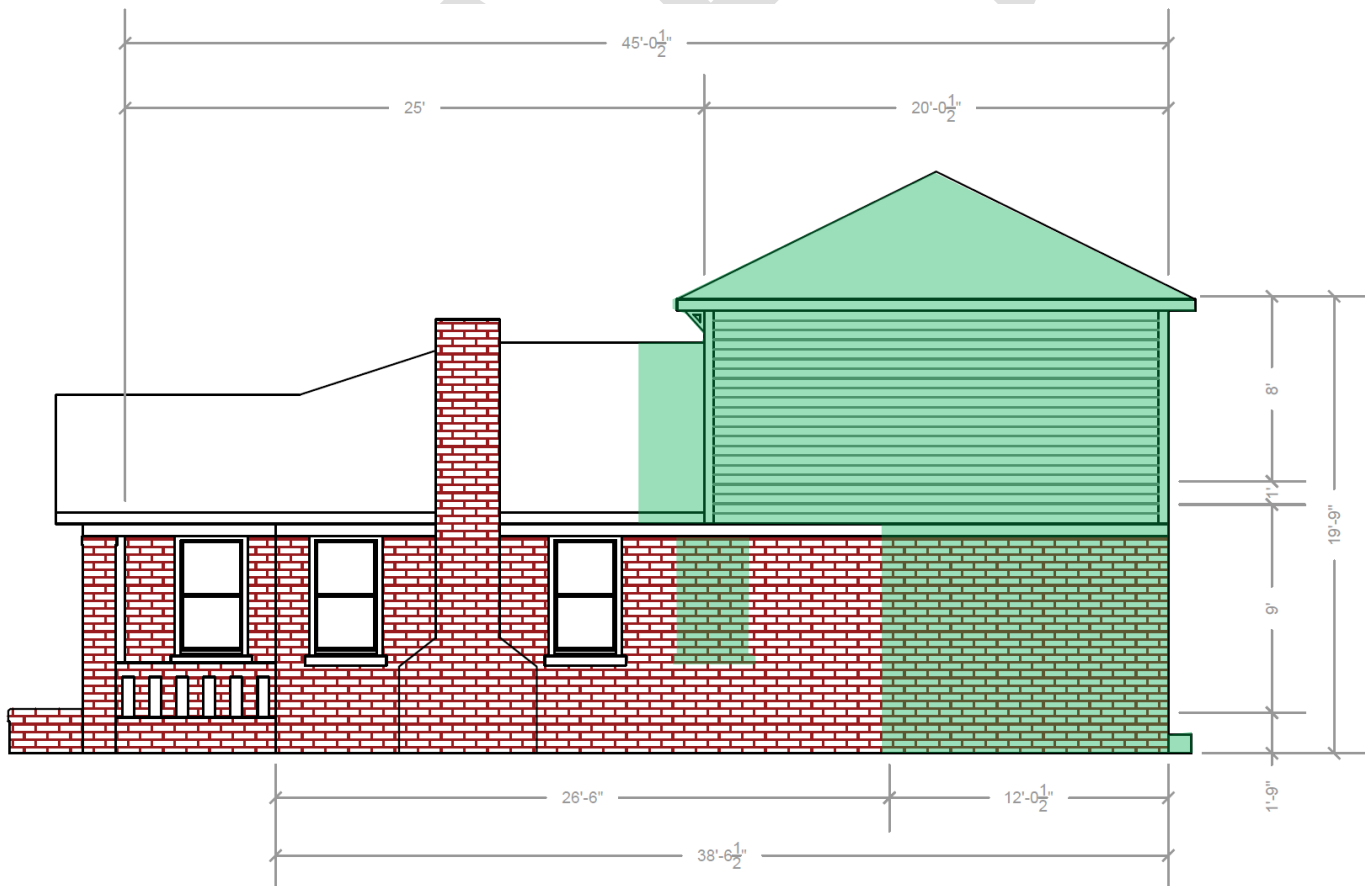
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RIGHT (WEST) ELEVATION



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REAR (NORTH) ELEVATION



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WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE

| MARK | DESCRIPTION | SIZE | QTY |
|------|---|-------------------|-----|
| W1 | DOUBLE-HUNG, WOOD CLAD TO MATCH EXISTING | APPROX. 32" x 57" | 15 |
| W2 | STAINED GLASS, WOOD CLAD CRAFTSMAN ERA DESIGN | APPROX. 30" x 30" | 2 |
| W3 | DOUBLE-HUNG, WOOD CLAD | APPROX. 32" x 72" | 3 |
| W4 | CLERESTORY, WOOD CLAD | APPROX. 32" x 18" | 14 |

DOOR SCHEDULE

| MARK | DESCRIPTION | SIZE | QTY |
|------|----------------------------|-------------------|-----|
| D1 | SOLID CORE, EXTERIOR | APPROX. 36" x 80" | 2 |
| D2 | INTERIOR DOOR, SWINGING | APPROX. 24" x 80" | 2 |
| D3 | INTERIOR DOOR, POCKET | APPROX. 36" x 80" | 1 |
| D4 | INTERIOR DOOR SET, BI-FOLD | APPROX. 60" x 80" | 2 |
| D5 | INTERIOR DOOR, SWINGING | APPROX. 30" x 80" | 1 |
| D6 | INTERIOR DOOR, POCKET | APPROX. 24" x 80" | 2 |



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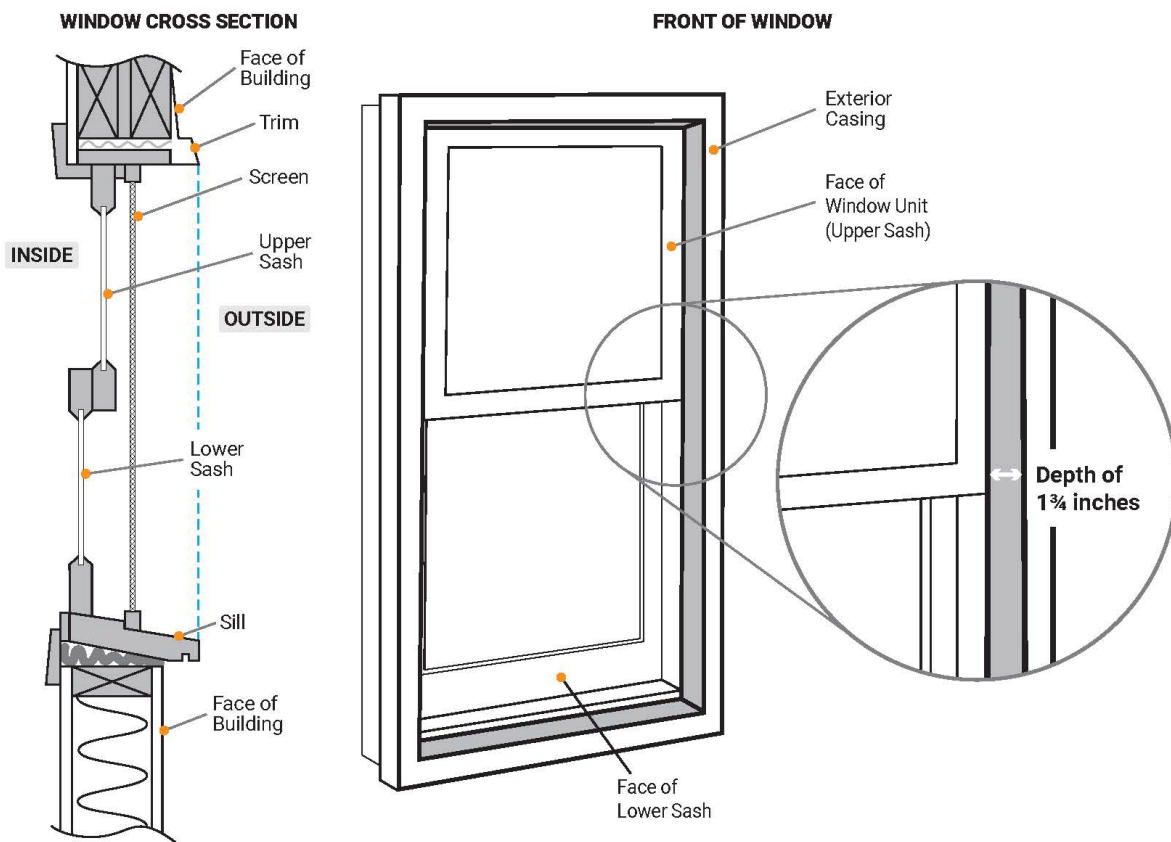
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ATTACHMENT A



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