

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address **1027 Key Street, Houston Texas 77009**

Historic District / Landmark **Norhill** HCAD # **0621090000014**

Subdivision **Norhill** Lot **14** Block **130**

DESIGNATION TYPE

- Landmark
- Contributing
- Protected Landmark
- Noncontributing
- Archaeological Site
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Relocation
- Restoration
- Demolition
- New Construction
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name **Murray Thomas Flanagan**

Company **N/A**

Mailing Address **1027 Key Street, Houston Texas 77009**

Phone **832-549-6072**

Email [REDACTED]

Signature *Murray Flanagan*

Date **JANUARY 5, 2015**

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

Signature _____

Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS:

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

DRAWINGS

scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- site plan Page 5
- floor plans Page 5
- window and door schedule Page 3 & 4
- roof plan Page 6
- elevations (all sides) Page 7
- perspective

WRITTEN DESCRIPTION

- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details Page 3 & 4
- materials description; attach specification sheets if necessary Page 3 & 4, 8 - 15

PHOTOGRAPHS label photos with description and location

- site as seen from street, from front and corners, include neighboring properties Pages 16 - 18

Description of New Construction

Proposal for new construction of detached garage and carport at 1027 Key Street:

Pending HAHC review and approval, the current plan as detailed in the attached drawings and other requested materials is to construct a 1-story garage with an attached carport. Intending to preserve the historic character of Norhill (the neighborhood of residence), an attempt has been made to resemble the double gable architectural style of the residence. As proposed, the garage is to be a wood frame construction, providing approximately 335 ft² of working space within the garage.

Structure:

1. Garage: Wood frame supplemented with engineered steel beams and columns to support North end of carport over garage door.
2. Carport: Wood frame supplemented with engineered steel beams and round steel columns at South end of carport.

Foundations:

3. Garage: slab-on-grade foundation
4. Carport columns (South end of Carport): engineered footings with a depth and diameter not less than indicated on City of Houston Drawing No. 08R05, "Post Foundation for Carports / Patios", attached.

Siding:

5. South and West side of garage:
 - a. Preference: Horizontal lap fiber cement board, wood grain pattern with 4 ½" reveal to resemble look of residence. Reference attached Hardie catalog page.
 - b. If necessary: Horizontal lap board (real wood) with 4 ½" reveal.
6. North and East side of garage: An attempt will be made to reuse existing rub-board siding to the extent possible assuming enough material is available to complete one or both sides (existing garage is submitted for HAHC review for COA, for demolition).
7. Gable ends: Same as South and West sides described above in bullet 5 to match residence.

Windows:

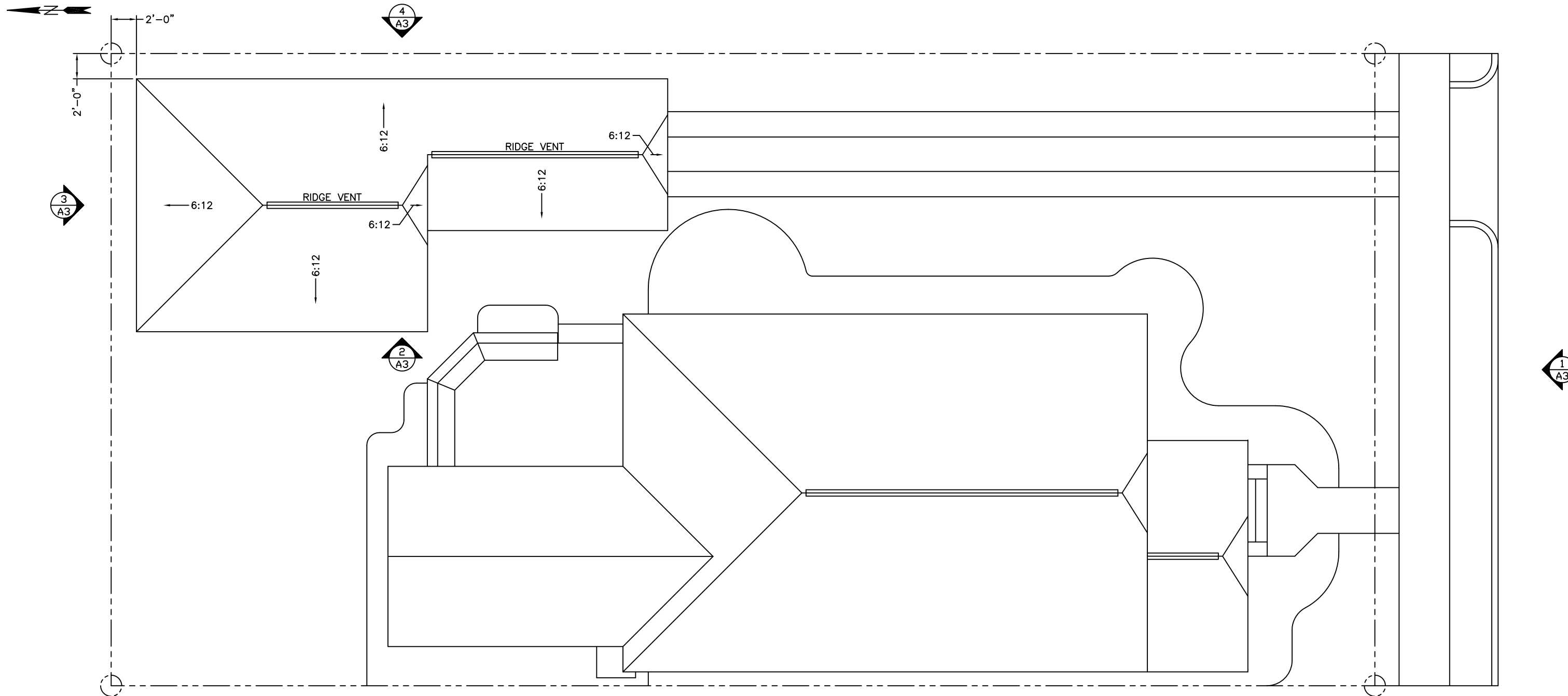
8. Preference: Three (3) Double hung, Jeld Wen Premium vinyl or equivalent, intended for rough openings of 36" high x 34" wide. Reference attachment.
9. If necessary: Same style and size window constructed of wood.

Doors:

10. People entrance: One (1) Jeld Wen Craftsman Style, Smooth-Pro fiberglass glass panel or equivalent exterior door, 3'-0" x 6'-8". Reference attachment.
11. Garage door: Clopay Coachman Series One design or equivalent, steel-composite with glass windows, 10'-0" x 7'-0". Reference attachment.

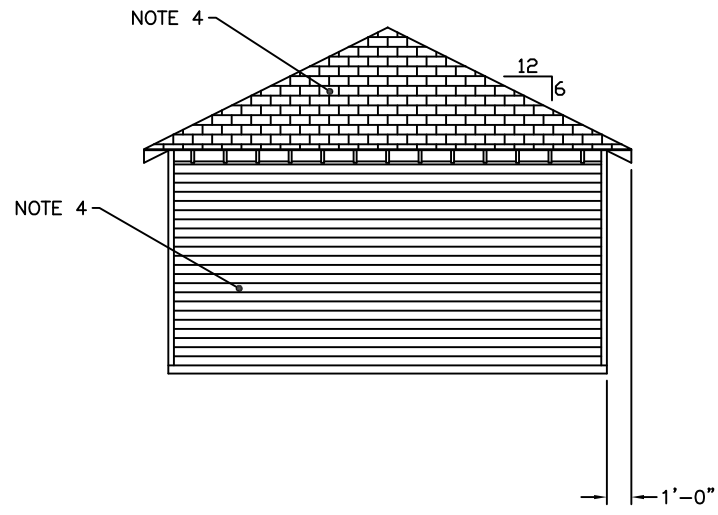
Roof:

12. Composite shingle roof, color and style to match residence to extent possible.

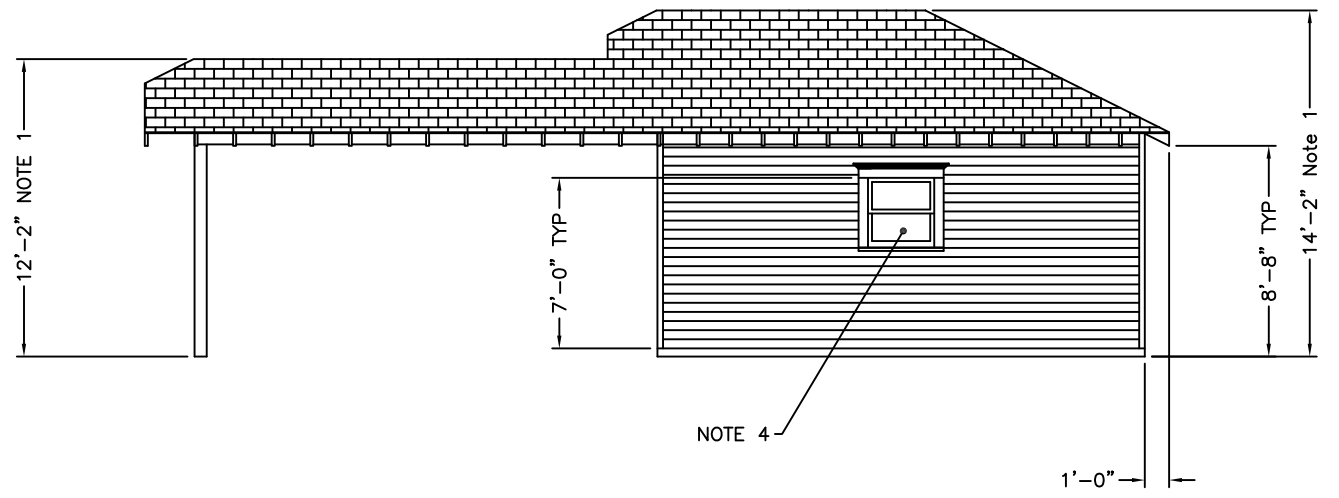


NOTES:
 1. NO NOTES AT THIS POINT.

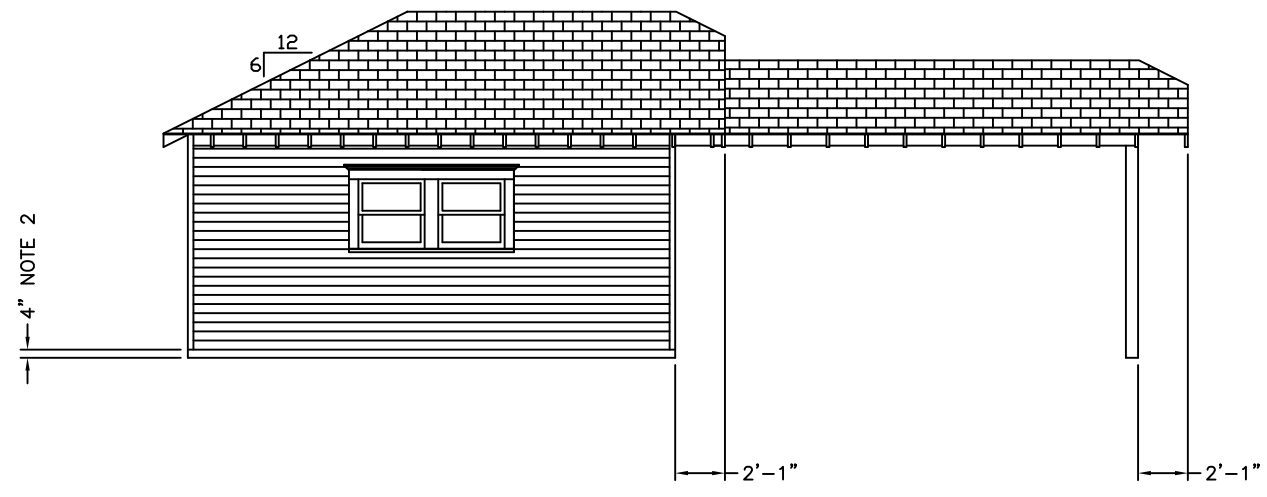
NO.	DESCRIPTION	BY	CHECKED	APPROVED	CLIENT
		DATE	DATE	DATE	DATE
-	-				
C	ISSUE FOR APPROVAL	MTF			
		1/2/15			
REVISIONS					
TITLE: GARAGE/CARPORT ADDITION					
DRAWING: ROOF PLAN					
SERVICE NAME: -					
CLIENT/PROJECT: -					
LOCATION: 1027 KEY STREET					
PROJECT: -		DRAWING NO.: A2		SHEET	REV.
DRAWN BY/DATE: MTF / 1/2/15				1/1	C



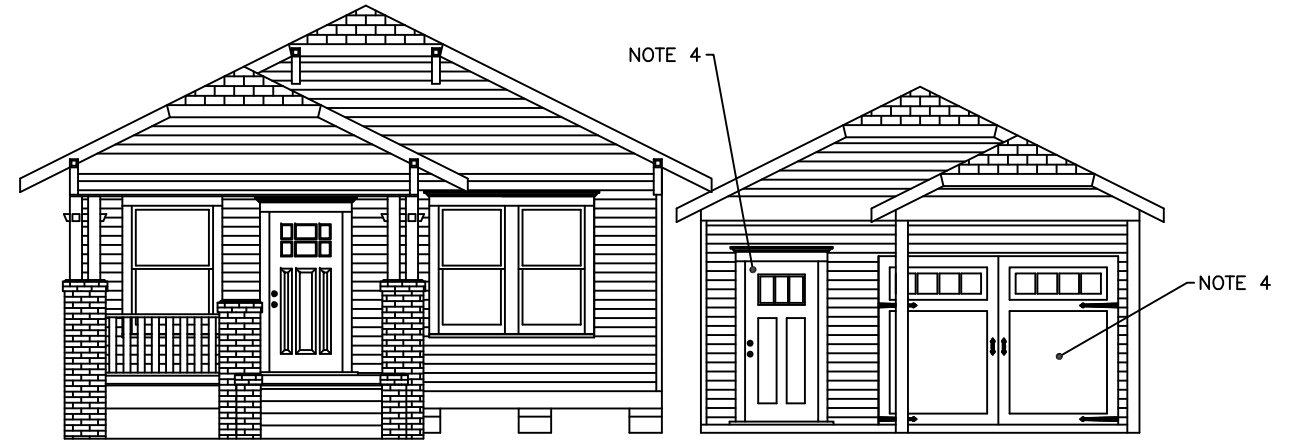
VIEW 3 REAR ELEVATION



VIEW 4 EAST ELEVATION



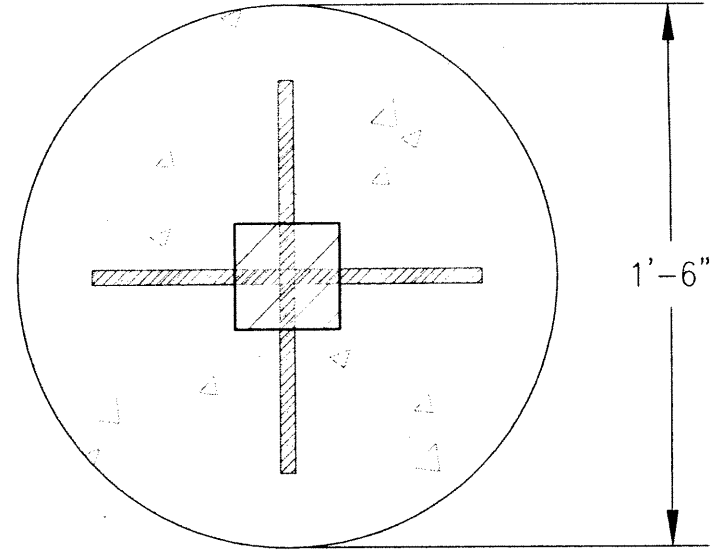
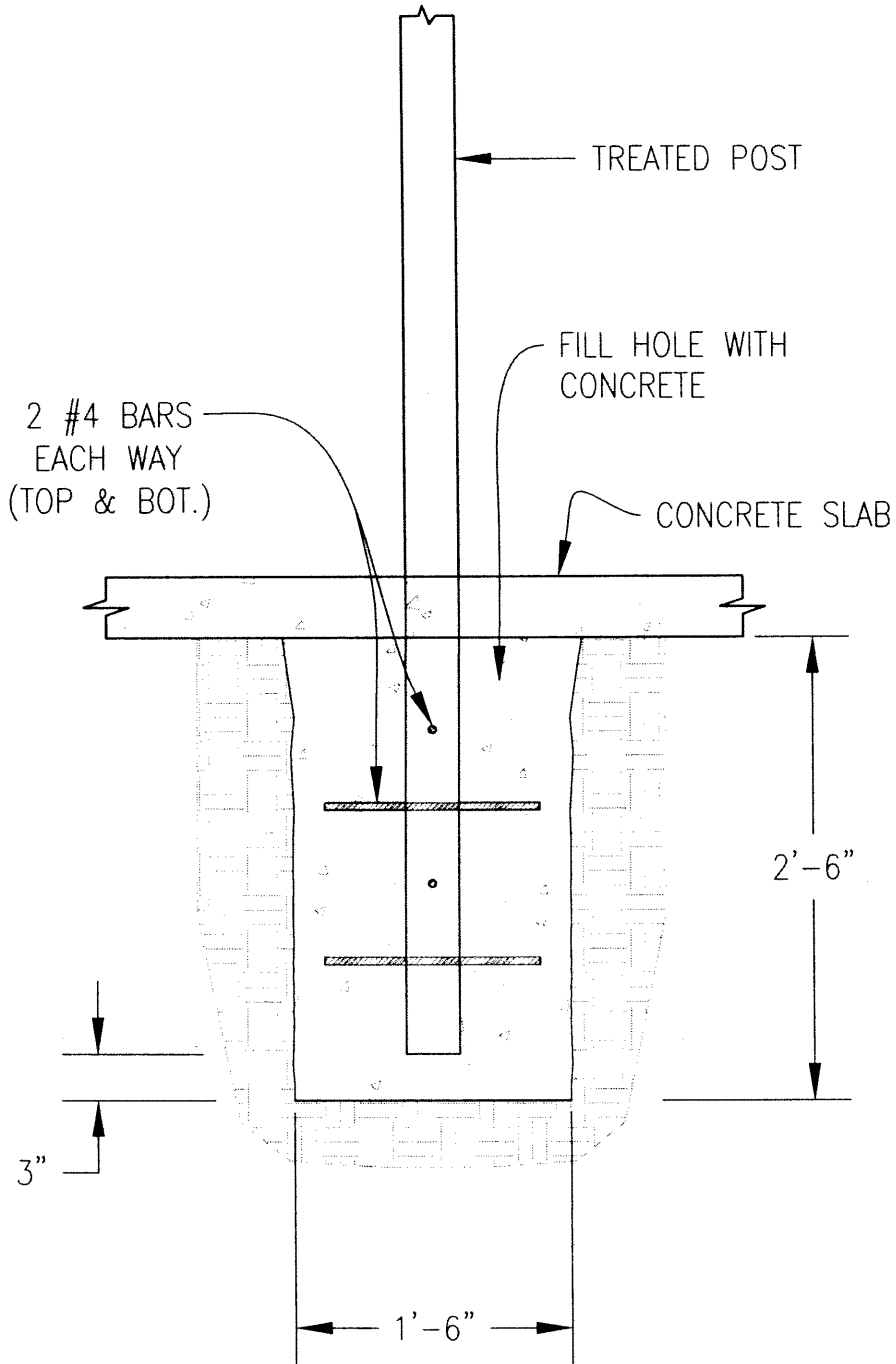
VIEW 2 WEST ELEVATION



VIEW 1 FRONT ELEVATION, NOTE 3

- NOTES:
1. RIDGE HEIGHT MAY VARY A FEW INCHES PENDING FINAL SLAB FOUNDATION DESIGN ABOVE GRADE AND ATTIC JOIST DESIGN.
 2. CURRENT SLAB ELEVATION ABOVE GRADE IS DRAWIN IN AT 4". SLAB ELEVATION ABOVE GRADE PENDING FINAL DESIGN.
 3. EXISTING RESIDENCE INCLUDED FOR REFERENCE.
 4. REFERENCE WRITTEN DESCRIPTION FOR WINDOW AND DOOR SCHEDULE, SIDING AND ROOF DETAILS.

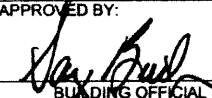
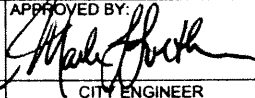
-	-				
C	ISSUE FOR APPROVAL	MTF			
		1/2/15			
NO.	DESCRIPTION	BY	CHECKED	APPROVED	CLIENT
		DATE	DATE	DATE	DATE
REVISIONS					
TITLE: GARAGE/CARPORT ADDITION					
DRAWING: ELEVATIONS					
SERVICE NAME: -					
CLIENT/PROJECT: -					
LOCATION: 1027 KEY STREET					
PROJECT: -		DRAWING NO.: A3		SHEET	REV.
DRAWN BY/DATE: MTF / 1/2/15				1/1	C



CROSS-SECTION

GENERAL NOTES:

1. USE TREATED #2 S.Y.P. OR EQUAL.
2. COMPRESSIVE STRENGTH OF CONCRETE = 2500 PSI.
3. ASSUMED SOIL BEARING CAPACITY = 1500 PSI.

CITY OF HOUSTON Department of Public Works and Engineering	
POST FOUNDATION FOR CARPORTS / PATIOS	
APPROVED BY:  BUILDING OFFICIAL	APPROVED BY:  CITY ENGINEER
DATE: 11 / 17 / 09	DWG No.: 08R05
1 of 1	

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

**SELECT CEDARMILL®****Woodstock Brown*

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors**Plank Coastal Colors***
[View all HardiePlank Lap Siding Products](#)

*6.25 in. and 8.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.

DOUBLE-HUNG

UNIT SIZE
ROUGH OPENING
FRAME SIZE
DAYLIGHT OPENING

17 1/2" (445) 18" (457)	19 1/2" (495) 20" (508)	21 1/2" (546) 22" (559)	23 1/2" (597) 24" (610)	25 1/2" (648) 26" (660)	27 1/2" (699) 28" (711)	29 1/2" (749) 30" (762)	31 1/2" (800) 32" (813)	33 1/2" (851) 34" (864)	
17 1/2" (445) 10 1/4" (260)	19 1/2" (495) 12 1/4" (311)	21 1/2" (546) 14 1/4" (362)	23 1/2" (597) 16 1/4" (413)	25 1/2" (648) 18 1/4" (464)	27 1/2" (699) 20 1/4" (514)	29 1/2" (749) 22 1/4" (565)	31 1/2" (800) 24 1/4" (616)	33 1/2" (851) 26 1/4" (667)	
29 1/2" (749) 30" (762) 29 1/2" (749) 9 13/16" (249) [2]									
35 1/2" (902) 36" (914) 35 1/2" (902) 12 13/16" (325) [2]									
36 1/2" (927) 37" (940) 36 1/2" (927) 13 5/16" (338) [2]									
37 1/2" (953) 38" (965) 37 1/2" (953) 13 13/16" (351) [2]									
40 1/2" (1029) 41" (1041) 40 1/2" (1029) 15 5/16" (389) [2]									
41 1/2" (1054) 42" (1067) 41 1/2" (1054) 15 13/16" (402) [2]									
45 1/2" (1156) 46" (1168) 45 1/2" (1156) 17 13/16" (452) [2]									
47 1/2" (1207) 48" (1219) 47 1/2" (1207) 18 13/16" (478) [2]									

ELEVATION SYMBOL LEGEND:
VALUES IN () ARE IN MILLIMETER CONVERSIONS
VALUES IN [] ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2" (12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

SCALE: 1/4" = 1'



Fiberglass Glass Panel Exterior Door

SMOOTH-PRO FIBERGLASS GLASS PANEL EXTERIOR DOOR

Like 7

2 Share

+ ADD TO MY PROJECT + PRINT

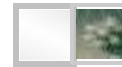


Options Group Model All Price Range: \$\$

Model Top View Craftsman 3-Light 2-Panel



Glass Options Clear



Options

Build & Installation

Tech Documents

door
ance

FEATURES

- **Panel Options:** smooth
- **Finish Options:** ready to paint or stain
- **Glass Options:** energy efficient, protective, privacy, direct glaze, decorative, grilles, blinds between the glass, venting door glass
- **Maintenance Level:** minimal
- **Sizes:** Typical sizes include 3'0" X 6'8" 3'0" X 8'0," For detailed available sizing please contact your Dealer.
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Warranty:** limited lifetime

HAVE A QUESTION?

Our customer service team is happy to assist you



CONTACT US

BACK TO TOP

RELATED PRODUCTS



COACHMAN[®]

collection

4-LAYER CONSTRUCTION



America's Favorite Garage Doors[®]



*Model CGU/CG/GD12 with ARCH3 Windows.
Shown with Sandtone Steel Base and White Composite Overlays;
Standard Spade Handles and Step Plates.*



clopay.com

COACHMAN[®] collection

The Coachman[®] Collection gives your home classic elegance while complementing your home's architectural style. With four distinctive series, the Coachman Collection offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality—masterful in the details and innovative in design—and it's only from Clopay[®].

4-Layer Construction


intellcore[®]
insulation technology

Warmer. Quieter. Stronger.

Coachman Collection[®] doors featuring Intellcore[®] insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellcore is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, while its industry-leading 18.4 R-value provides year-round comfort and improved energy efficiency. Smart, indeed.



Composite overlay with beveled coped edge and center groove creates a detailed carriage house look.

CGU MODELS		CG MODELS		CD MODELS	
	2" POLYURETHANE INSULATION	2" POLYSTYRENE INSULATION	1 ³ / ₈ " POLYSTYRENE INSULATION	EFFICIENCY	EFFICIENCY
	18.4 R-VALUE	9.0 R-VALUE	6.5 R-VALUE		

Calculated door section R-value is in accordance with DASMA TDS-163.

Model CGU/CG/CD11 with S024 Windows.
Shown with White Steel Base and
White Composite Overlays;
Standard Spade Handles and Step Plates.

the look of WOOD the ease of STEEL®

Colors

STEEL BASE DOOR COLORS



White Almond Desert Tan Sandtone

COMPOSITE OVERLAY COLORS



White Almond Desert Tan Sandtone

Due to the printing process, colors may vary.

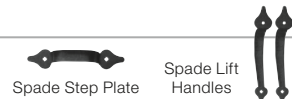
- Composite overlays and steel base are available in White, Almond, Desert Tan and Sandtone. Overlay and steel base colors can be mixed to achieve desired look.
- Coachman® Collection doors can be painted using a high-quality exterior latex paint.

IMPORTANT: When painting your door, we require use of either a pre-approved paint or paints having an LRV (Light Reflective Value) of 38 or higher. Use of other paints will void the door's warranty.

A list of pre-approved paints can be found at <http://info.garagedoors.com/lrv>

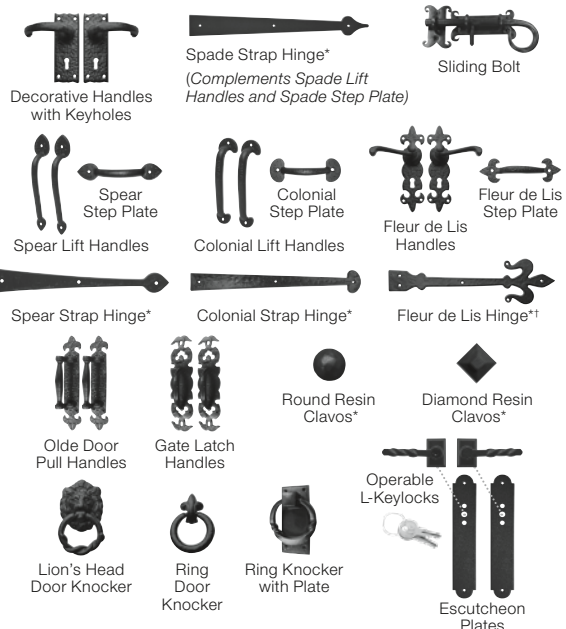
Decorative Hardware

STANDARD



Spade Step Plate Spade Lift Handles

OPTIONAL



Decorative Handles with Keyholes

Spade Strap Hinge*
(Complements Spade Lift Handles and Spade Step Plate)

Sliding Bolt

Spear Lift Handles

Spear Step Plate

Colonial Lift Handles

Colonial Step Plate

Fleur de Lis Handles
Fleur de Lis Step Plate

Spear Strap Hinge*

Colonial Strap Hinge*

Fleur de Lis Hinge*†

Olde Door Pull Handles

Gate Latch Handles

Round Resin Clavos*

Diamond Resin Clavos*

Lion's Head Door Knocker

Ring Door Knocker

Ring Knocker with Plate

Operable L-Keylocks
Escutcheon Plates

*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.
†Hardware may not fit on all door designs. See your Clopay Dealer for more details.

Model CGU/CG/CD13 with REC14 Windows,
 Shown with White Steel Base and White Composite Overlays;
 Standard Spade Handles and Step Plates.



Series ONE

SERIES ONE of the Coachman® Collection proves that in simplicity, there is sophistication. Architectural home designs such as Mission, Shaker, Country and Prairie look beautiful with the understated elegance of this classic look. Your choice of rectangular, square, arched windows or a solid top section provides that finishing touch.

SERIES ONE DESIGNS

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 11												
CGU CG CD 12												
CGU CG CD 13												

9' wide x 7' high; shown with Sandtone base and White overlays. Consult your Clopay Dealer or clopay.com for additional sizes.



Residence, 1027 Key Street
Front looking North



Residence, 1027 Key Street
SE corner, looking NW



Residence, 1027 Key Street
SW corner, looking NE