

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 907 KEY STREET, HOUSTON, TX 77009

Historic District / Landmark _____ HCAD # 0621340000017

Subdivision EAST NORHILL Lot 17 Block 220

DESIGNATION TYPE

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

PROPOSED ACTION

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

DOCUMENTS

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

OWNER

Name MATT WOODROOF

Company _____

Mailing Address 907 KEY STREET
HOUSTON, TX 77009

Phone 281-639-8300

Email [REDACTED]

Signature [Signature]

Date 08/23/2016

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
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective

WRITTEN DESCRIPTION

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

PHOTOGRAPHS label photos with description and location

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

EXHIBIT A
Project Description

For the purpose of constructing a detached garage:

Property has a lot size of 50' wide by 104' deep, and the existing residential dwelling is 1,096 square feet per the appraisal district. A concrete driveway runs along the east side of the residence and extends beyond its right rear corner. The proposed garage will make use of the existing driveway, and it will sit entirely behind the existing dwelling's rear wall. So, the garage will be offset from the residence to the east side of the lot which is the prevailing location of garages at nearby East Norhill properties.

The new construction accounts for a rear 5 foot utility easement per East Norhill's subdivision plat, a 3 foot side building line (to comply with City of Houston's related ordinance), and both a 60' minimum garage setback line and single story limitation placed on garages per deed restrictions. The garage will be constructed on a 23' wide x 30' deep concrete slab to provide space for two large automobiles, yard equipment, and storage. The exterior dimensions take into account the elevation and appearance of the existing residential structure. Wood siding and trim materials selected for use on the exterior facades will closely resemble the residence. Roof shingles will be the same color as the shingles on the residence (or as close as possible based on new materials available). Paint colors for the exterior façade will be the same as those used on the residence.

MATERIALS

Siding: Pattern 117 pine wood

Trim: Wood lumber

Shingles: Black asphalt

Doors: Pedestrian doors are steel, double garage door

Framing: Dimensional lumber

Foundation: Reinforced concrete slab

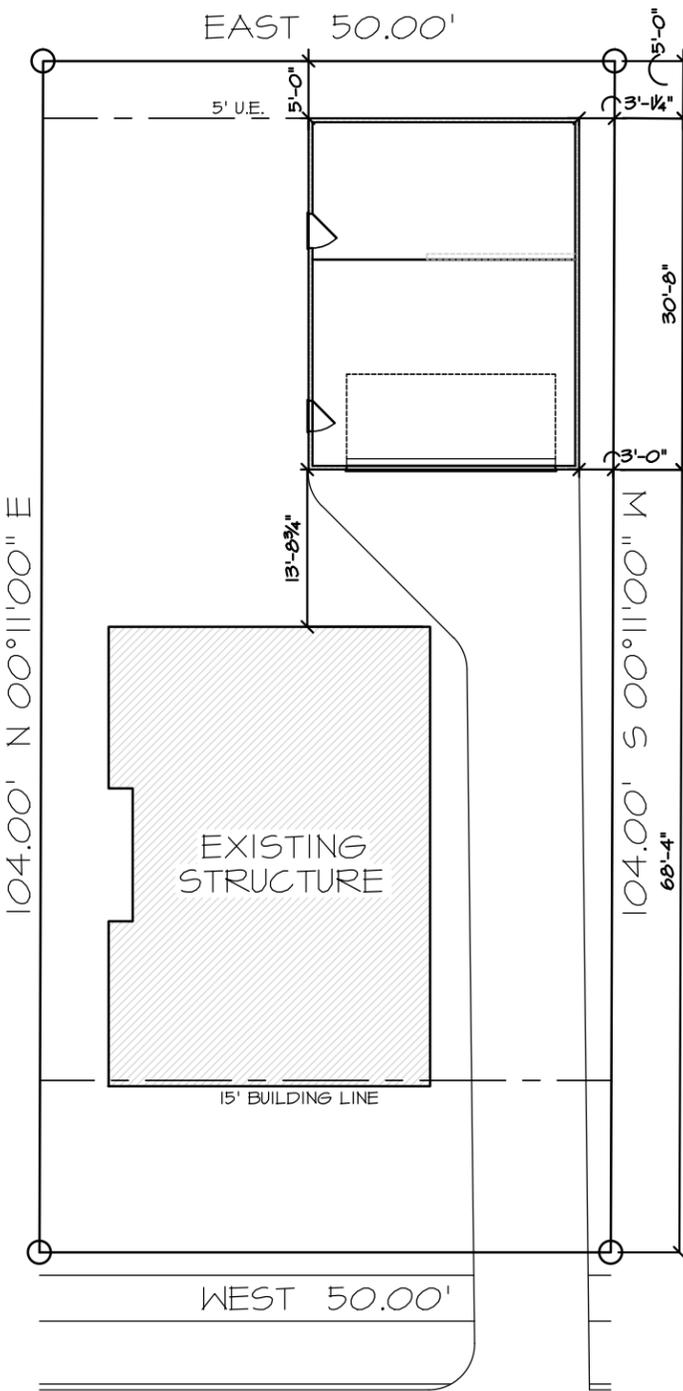
LOT DESCRIPTION:

LOT 17
 BLOCK 220
 SECTION 01
 907 KEY STREET
 EAST NORHILL ADDITION
 HOUSTON, TX

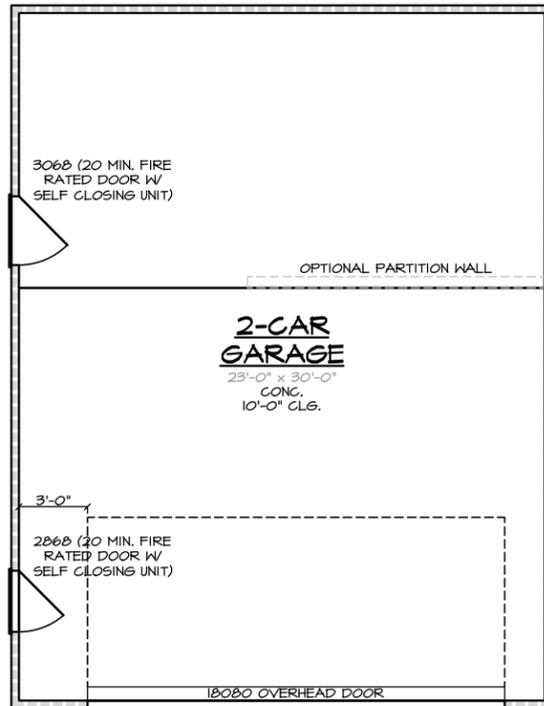


GENERAL SITE NOTES:

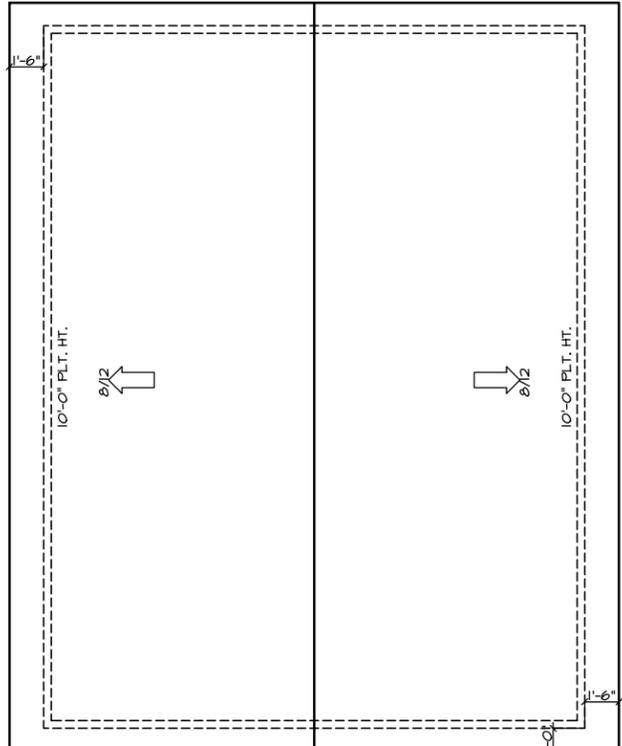
FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE.
 GRADED SITE - TOP OF FOUNDATION MIN.
 12 IN. 2% ABOVE STREET DRAIN, 2006 IRC 403.1.3
 THE BUILDER SHOULD VERIFY ALL DRAINAGE REQUIREMENTS & CONCERNS PRIOR TO STARTING PROJECT.
 THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THIS STRUCTURE. THIS MEANS THESE PLANS MUST BE FIELD VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR IN AUTHORITY FOR THE JOB. ANY DISCREPANCY, ERROR, AND/OR OMISSION, IF FOUND, IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF DESIGNER PRIOR TO COMMENCING CONSTRUCTION, WORK, OR PURCHASES.
 ALL CODES, ORDINANCES, AND REQUIREMENTS FEDERAL, STATE AND LOCAL TAKE PRECEDENCE OVER ANY PART OF THESE DOCUMENTS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND/OR REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING CONSTRUCTION.
 THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, USED FOR OTHER CONSTRUCTION, TRACED OR REUSED WITHOUT THE WRITTEN PERMISSION.
 DIMENSIONS SHOWN ON THE FLOOR PLANS ARE "NOMINAL". SLIGHT FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZES AND PRACTICALITY OF CONVENTIONAL CONSTRUCTION METHODS. DETAILS AND NOTES NOT PROVIDED WITH THESE DRAWINGS SHOULD BE PROVIDED WITH THESE DRAWINGS BY THE MFG. SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.



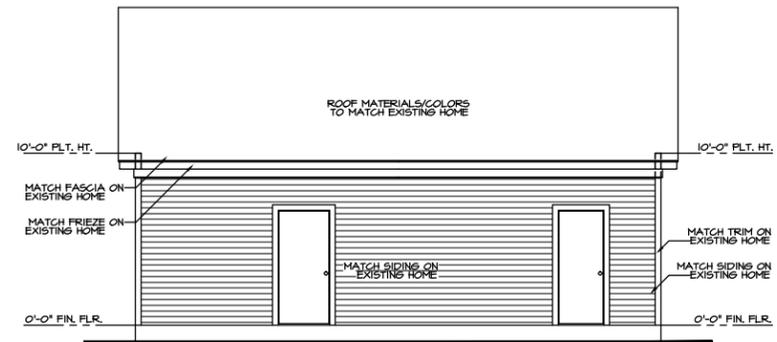
SITE PLAN
 1/8" = 1'-0"
 ALL ANGLES 60°/120°



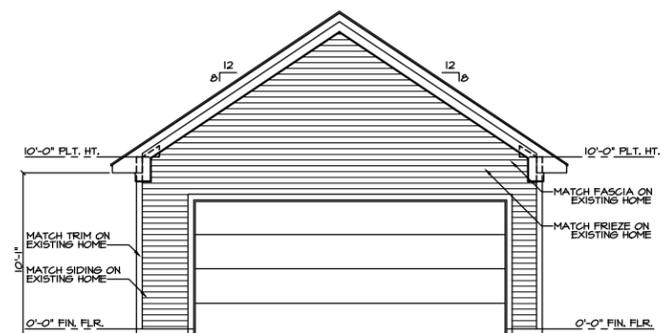
GARAGE PLAN
 1/8" = 1'-0"



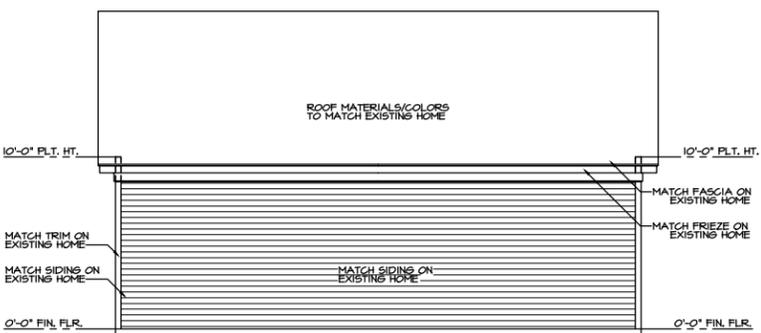
ROOF PLAN
 1/8" = 1'-0"



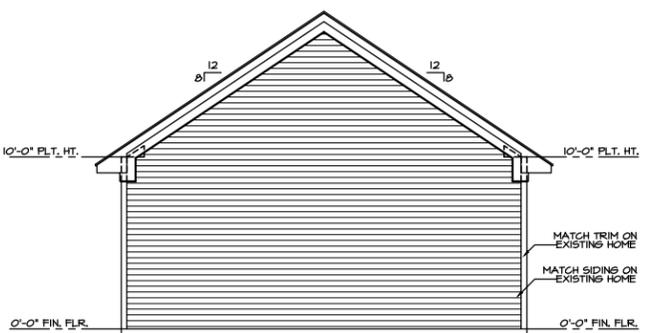
LEFT ELEVATION
 3/32" = 1'-0"



FRONT ELEVATION
 3/32" = 1'-0"



RIGHT ELEVATION
 3/32" = 1'-0"



REAR ELEVATION
 3/32" = 1'-0"

2500 E. TC Jester
 Ste. 205
 Houston, TX 77068
 Office (713) 866-4543

GARCIA & HERNANDEZ DESIGNS
 BUILDING DESIGNERS
 A CUSTOM DESIGN FOR:
 MATT WOODROOF
 907 KEY STREET
 LOT 17, BLOCK 220, SECTION 1

DRAWN BY:
 ELTON
 DATE:
 09/29/14
 REVISIONS:
 08/22/16

SCALE:
 1/8" = 1'-0"
 JOB NUMBER:
 14-62

SHEET NUMBER:
 1.0