

CERTIFICATE OF APPROPRIATENESS

Application Date: August 24, 2016

Applicant: Matt Woodroof, owner

Property: 907 Key Street, Lot 17, Block 220, East Norhill Subdivision. The property includes a historic 1,000 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: New Construction – Garage

- Construct a 690 square foot garage at the rear of the property.
- The garage measures 23' x 30' with an eave height of 10' and a ridge height of 19' – 5.5"

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved



PROPERTY LOCATION
 NORHILL HISTORIC DISTRICT

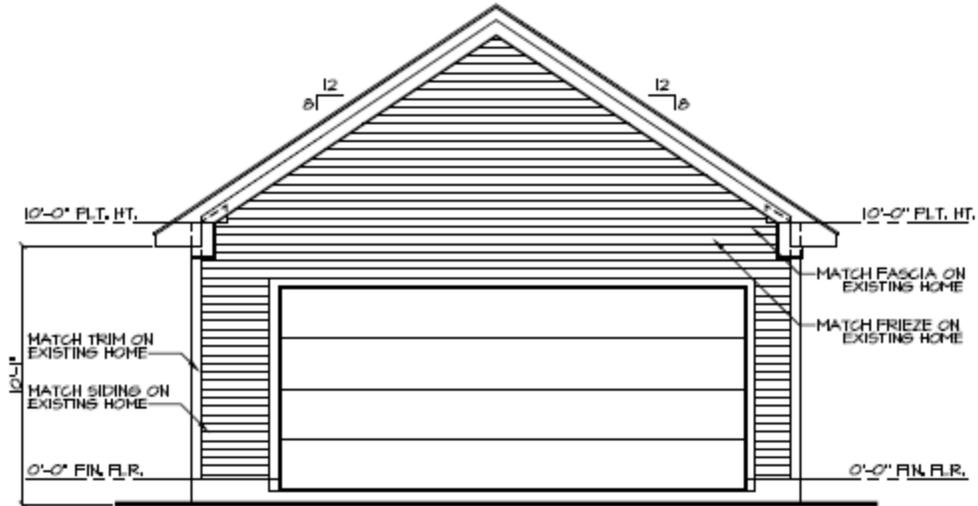


- Building Classification**
- Contributing
 - Non-Contributing
 - Park

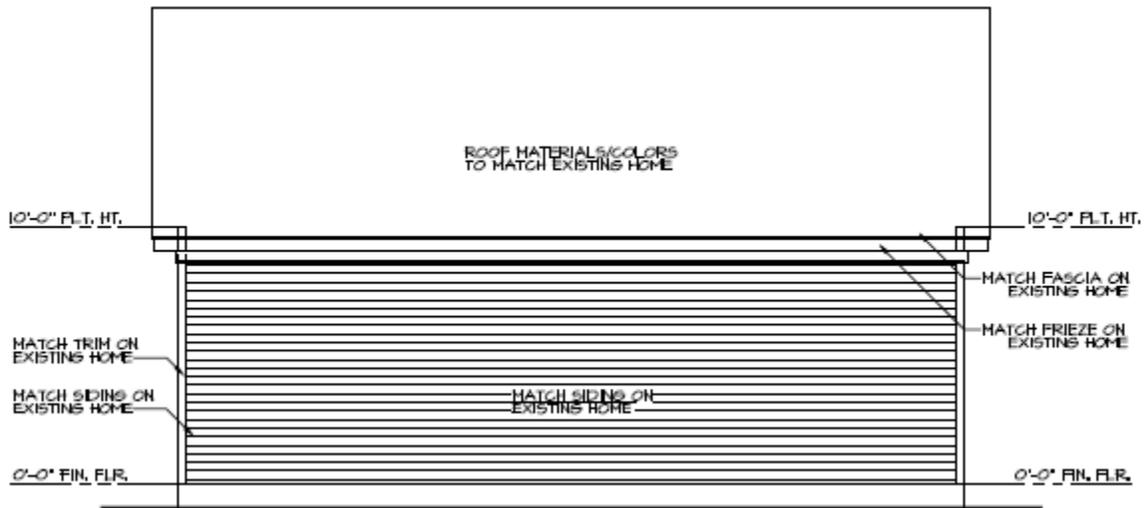
INVENTORY PHOTO



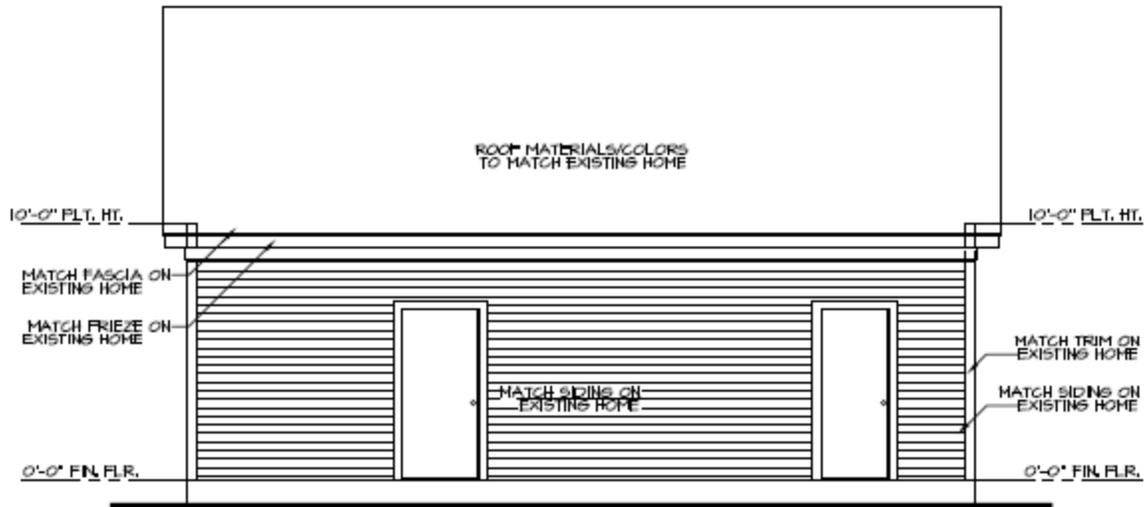
SOUTH ELEVATION – FRONT FACING KEY STREET
PROPOSED



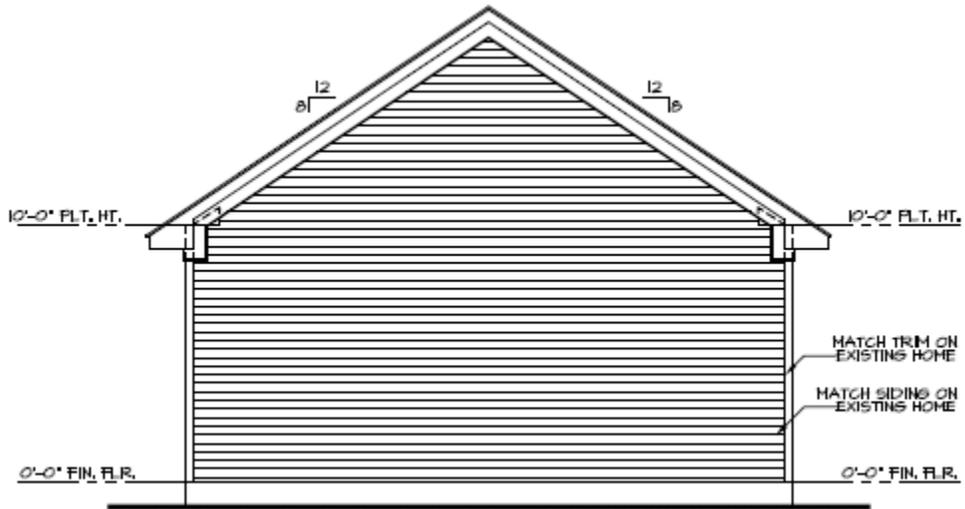
EAST SIDE ELEVATION
PROPOSED



WEST SIDE ELEVATION
PROPOSED

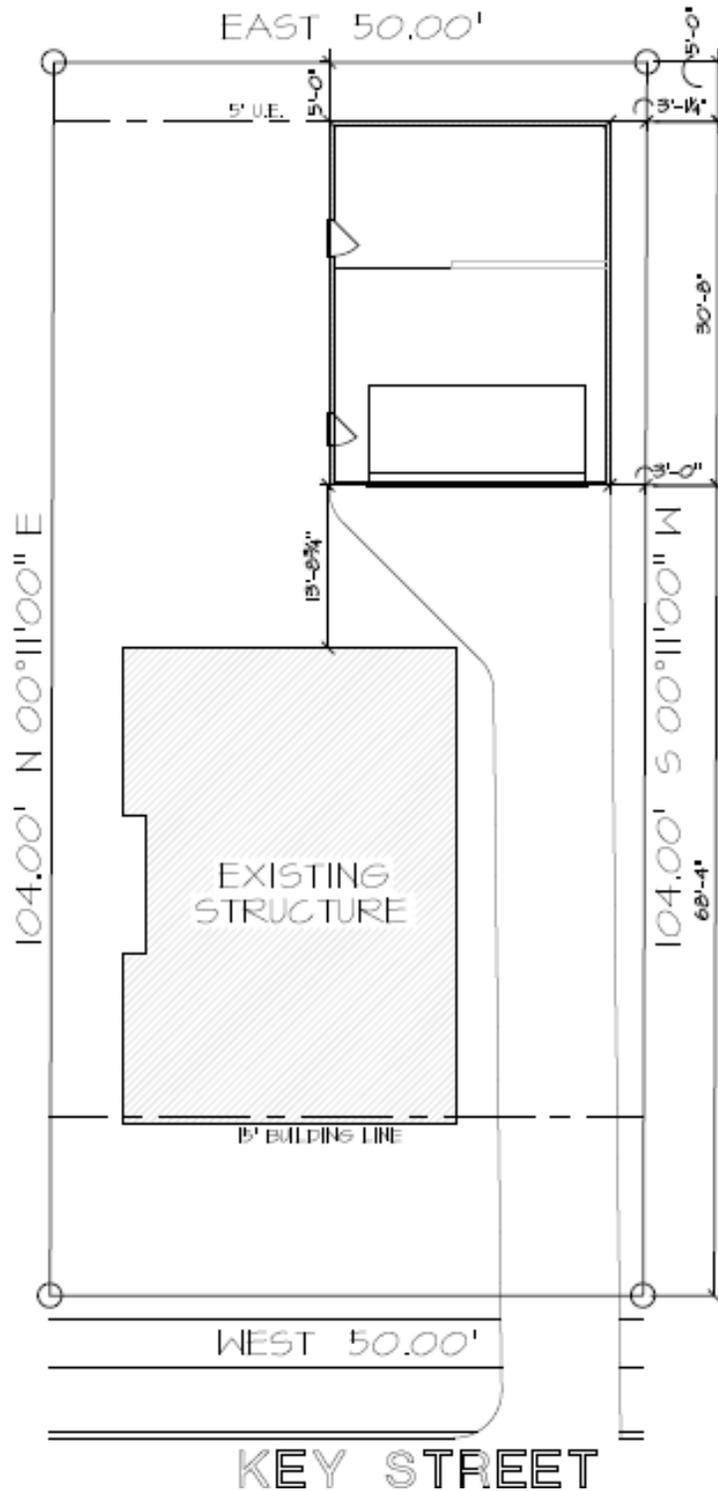


NORTH (REAR) ELEVATION
PROPOSED



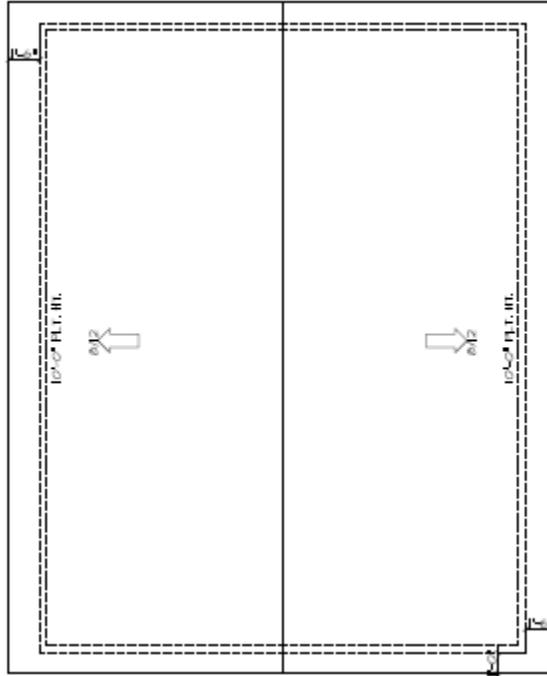


SITE PLAN
EXISTING / PROPOSED





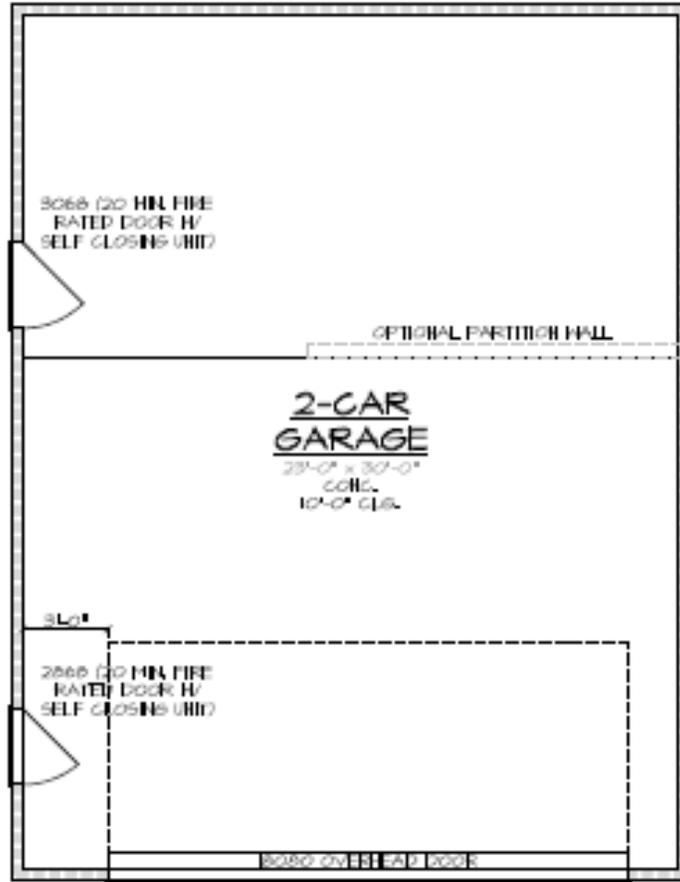
ROOF PLAN
PROPOSED





FIRST FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

1 – 28" x 68" steel door

1 – 30" x 68" steel door

1 – 180" x 80" steel garage door

APPLICANT WRITTEN DESCRIPTION

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

PROJECT DETAILS

Shape/Mass: The proposed garage measures 23' x 30' with an eave height of 10' and a ridge height of 19' – 5 ½".

Setbacks: The proposed garage features a south setback of 68' – 4"; an east setback of 3'; a west setback of 24'; and a north setback of 5'.

Foundation: The proposed garage will feature a slab on grade foundation.

Windows/Doors: The proposed garage will feature two steel pedestrian doors and a steel overhead garage door.

Exterior Materials: The proposed garage will be clad in 117 wood siding and wood trim.

Roof: The proposed front facing gable roof features an 8:12 pitch clad in asphalt shingles; an eave height of 10' – 1" and a ridge height of 19' – 5 ½".

Front Elevation: The proposed south elevation features a front facing gable, a steel two-car garage and is clad in 117 wood siding. Please see drawings for more detail.
(South)

Side Elevation: The proposed east elevation is clad in 117 wood siding. Please see drawings for more detail.
(East)

Side Elevation: The proposed west elevation features two pedestrian doors and is clad in 117 wood siding. Please see drawings for more detail.
(West)

Rear Elevation: The proposed north elevation is not visible from the right of way. Please see drawings for more detail.
(North)