CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address: 1507 Ashland Street

Historic District / Landmark: Houston Heights West HCAD #: 0201420000015

Subdivision: Houston Heights Lot: 15 & 16 Block: 146

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: Jessica L Wilson

Company:

Mailing Address: 1507 Ashland Street
Houston, TX 77008

Phone: 281 450 2010

[redacted]

Signature:

Date: 01/06/2015

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
APPLICATION INSTRUCTIONS

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.
www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office	713.837.7963	historicpreservation@houstontx.gov

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2014 Meeting Dates (Thursdays unless noted otherwise)	**COA Application Deadlines**	**Demolition / Relocation Posted Sign Deadlines**
October 23	October 1	October 13
November 20	October 29	November 10
December 17 (Wednesday)	November 25	December 7

DEFINITIONS

Addition: any expansion to an existing building, structure or object**.**

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials.

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

CERTIFICATE OF APPROPRIATENESS

ALTERATION & ADDITON 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 items 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. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: _____

BUILDING TYPE

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

ALTERATION TYPE

- [x] addition
- [ ] foundation
- [ ] wall siding or cladding
- [ ] windows or doors
- [ ] porch or balcony
- [ ] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] other

WRITTEN DESCRIPTION

- [x] property description, current conditions and any prior alterations or additions
- [x] proposed work; plans to change any exterior features, and/or addition description
- [x] current building material conditions and originality of any materials proposed to be repaired or replaced
- [x] proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- [ ] elevations of all sides
- [x] detail photos of exterior elements subject to proposed work
- [ ] historical photos as evidence for restoration work

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

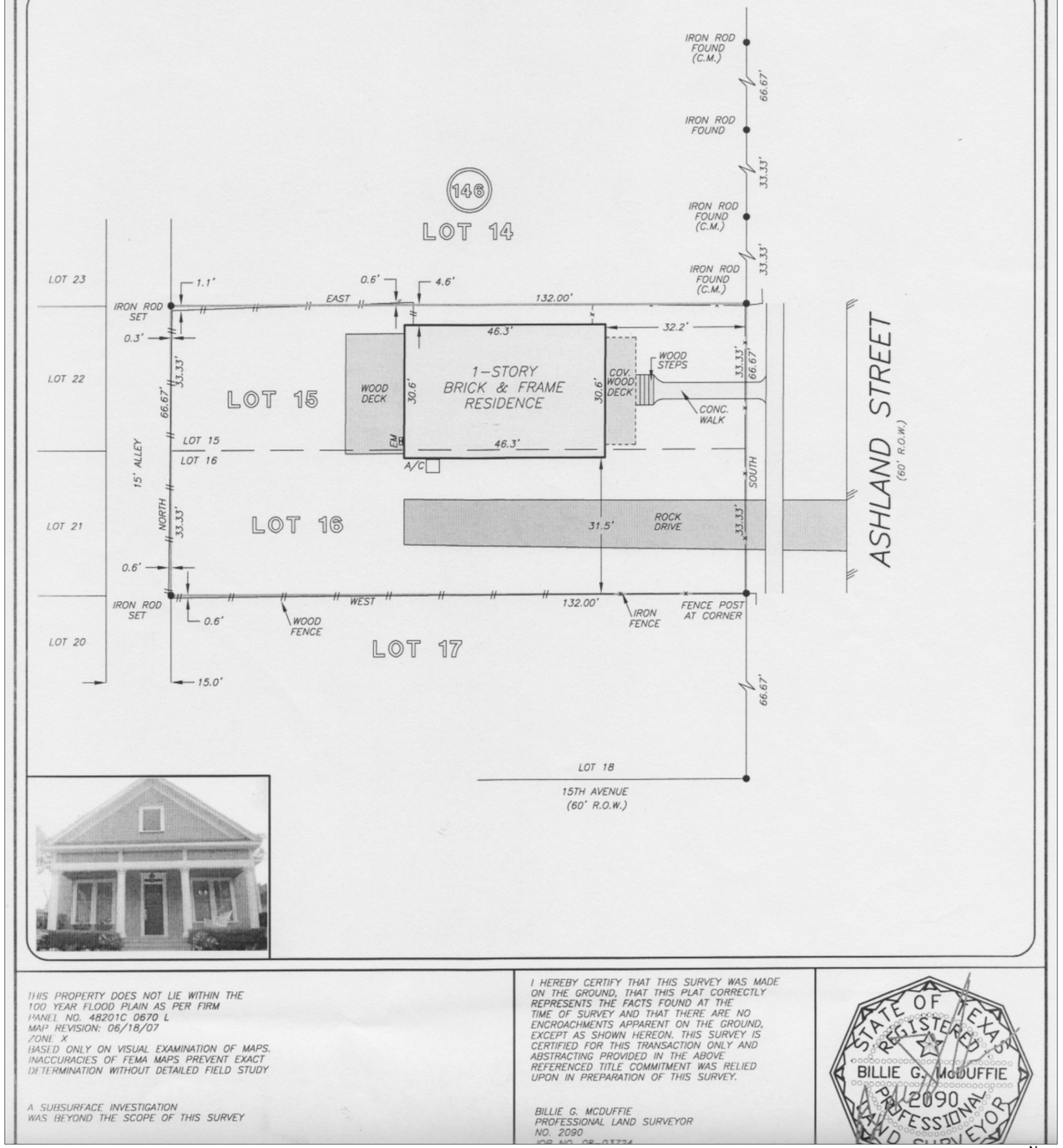
- [x] current site plan
- [x] proposed site plan
- [x] current floor plans
- [x] proposed floor plans
- [ ] current window and door schedule
- [ ] proposed window and door schedule
- [x] demolition plan
- [x] current roof plan
- [x] proposed roof plan
- [x] current elevations (all sides)
- [x] proposed elevations (all sides)
- [x] perspective and/or line of sight

GF NO. 08-219149 FIDELITY NATIONAL TITLE
ADDRESS: 1507 ASHLAND STREET
HOUSTON, TEXAS 77008
BORROWER: MARISSA VENABLE

LOTS 15 AND 16, BLOCK 146
HOUSTON HEIGHTS

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 1, PAGE 114 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0670 L
MAP REVISION: 06/18/07
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

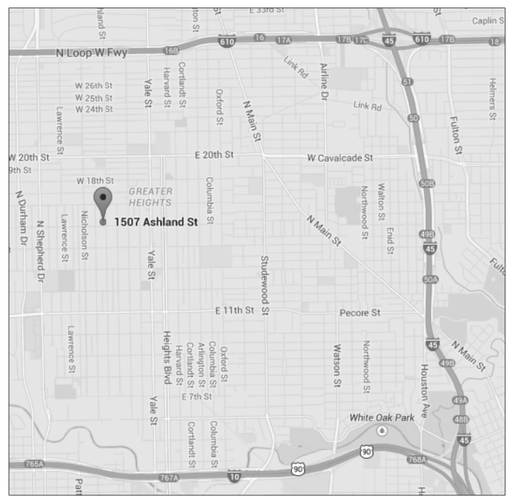
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

BILLIE G. MCDUFFIE
PROFESSIONAL LAND SURVEYOR
NO. 2090
JOB NO. 08-03734

STATE OF TEXAS
REGISTERED
BILLIE G. McDUFFIE
2090
PROFESSIONAL
LAND SURVEYOR

SURVEY
scale: 1/4" = 1'-0"

N



PROJECT ADDRESS
1507 ASHLAND STREET
HOUSTON, TEXAS

SUBDIVISION
HOUSTON HEIGHTS - WEST

PROPERTY DESCRIPTION:
1380 SF SINGLE-FAMILY RESIDENCE,
REFER TO SURVEY (THIS SHEET) FOR ADDITIONAL INFORMATION

DESCRIPTION OF WORK:
RENOVATION OF MASTER BEDROOM /
492 SF ADDITION FOR FAMILY ROOM AND RENOVATION OF MASTER BATHROOM /
BUILD-OUT ATTIC /
ADD SHED DORMERS TO EXISTING AND PROPOSED ROOFS

publish
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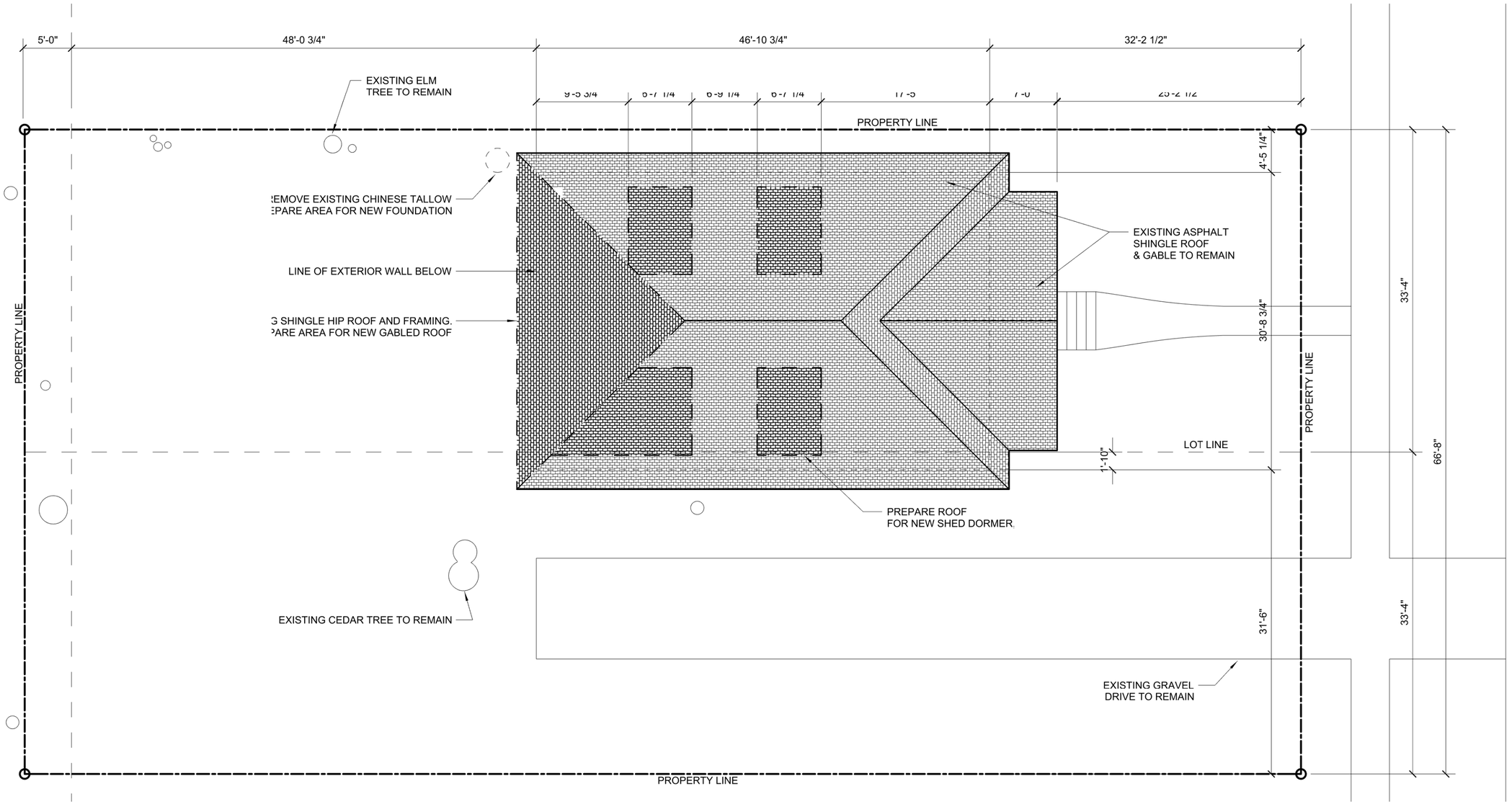
RENOVATION / ADDITION
1507 ASHLAND STREET
HOUSTON, TX 77008

sheet name
PROJECT INFORMATION

sheet no.
A0.1

publish
HAHC REVIEW 15 JAN 06



SITE DEMOLITION PLAN
scale: 1/8" = 1'-0"

N

RENOVATION / ADDITION

1507 ASHLAND STREET
HOUSTON, TX 77008

sheet name
SITE PLAN
DEMOLITION

sheet no
A1.0

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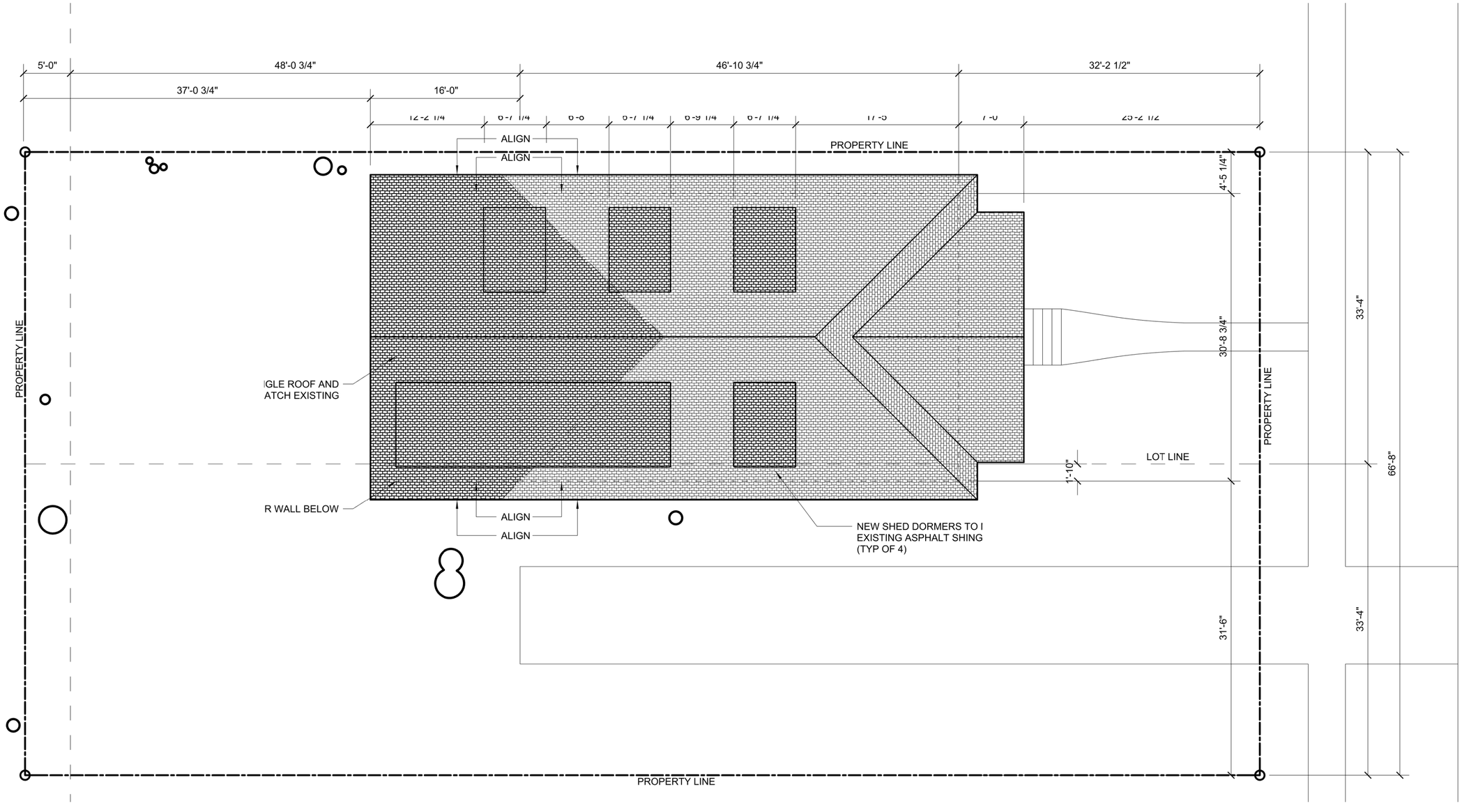
HAHC REVIEW 15 JAN 06



PROPOSED SITE PLAN
scale: 1/8" = 1'-0"

N

RENOVATION / ADDITION

1507 ASHLAND STREET
HOUSTON, TX 77008

sheet name
SITE PLAN
PROPOSED

sheet no.
A1.1

46'-10 3/4"

11'-3 3/4" | 2'-7" | 9'-0 1/4" | 5'-3 1/2" | 8'-7 1/2" | 5'-3 1/2" | 4'-9 1/4"

30'-8 3/4"

2'-9" | 2'-11 1/2" | 7'-1 1/2" | 3'-10 1/2" | 8'-6" | 2'-3 3/4" | 1'-4 1/2" | 3'-2 1/2"

; CHINESE TALLOW TREE.
A FOR NEW FOUNDATION.
RE: SITE PLAN

REMOVE EXTERIOR WALL
DOW. STORE FOR REUSE.
FOR NEW CONSTRUCTION

RIOR WALL AND FRAMING.
OR NEW CONSTRUCTION.
: SALVAGE SHIP-LAP FOR
REUSE ON-SITE

REMOVE EXTERIOR WALL
AND DOOR. PREPARE
FOR NEW CONSTRUCTION

TERIOR WALL TO REMAIN
PROTECT EXISTING WALL,
MING AND MURAL DURING
. WALL TO BE RESTORED
DURING CONSTRUCTION.

EXISTING LOT LINE

MBA | UTIL | CL | MBR | CL | BR 1 | ENTRY | BA | KITCHEN | DINING | DEN

LEVEL 1 DEMOLITION FLOOR PLAN
scale: 1/4" = 1'-0"

N

16'-0"

3'-1 3/4" | 1'-11" | 7'-8 3/4" | 17'-11 1/2" | 1'-10"

EXISTING
RELOCATED
WINDOW IN NEW
EXTERIOR WALL

NEW EXTERIOR WALL
TO MATCH EXISTING

SALVAGED WOOD
PLANK FLOORING
RE: DEMO PLAN

NEW EXTERIOR
WINDOW SYSTEM

EXISTING LOT LINE

3'-0 1/2" | 3'-0" | 9'-11 1/2"

MA | CLOSET | MASTER CLOSET | UTIL | W | D | MASTER BEDROOM | BEDROOM 1 | ENTRY | CL | INTERIOR STAIR | STING MURAL ON
WALL TO REMAIN | ROOM | BA | KITCHEN | DINING | DEN

LEVEL 1 PROPOSED FLOOR PLAN
scale: 1/4" = 1'-0"

N

W2

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RENOVATION / ADDITION

1507 ASHLAND STREET
HOUSTON, TX 77008

sheet name
FLOOR PLAN
LEVEL 1

sheet no
A2.1

publish
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16'-0"

NEW EXTERIOR WALL

ME

READING

BATH 2

NEW EXTERIOR WINDOW SYSTEM

CL

NEW INTERIOR STAIR

BEDROOM

CLOSET

STORAGE

19'-1"

OPEN TO BELOW

EXERCISE

LINE OF 5'-0" CEILING HEIGHT PER IBC

EXISTING LOT LINE

1'-10"

LINE OF EXTERIOR WALL BELOW

LEVEL 2 PROPOSED FLOOR PLAN
scale: 1/4" = 1'-0"

N

RENOVATION / ADDITION

1507 ASHLAND STREET
HOUSTON, TX 77008

sheet name
FLOOR PLAN
LEVEL 2

sheet no
A2.2

publish
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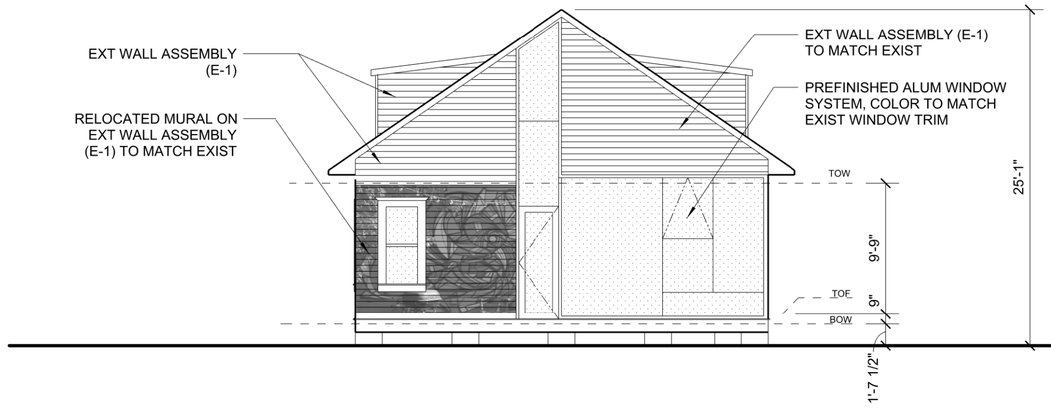
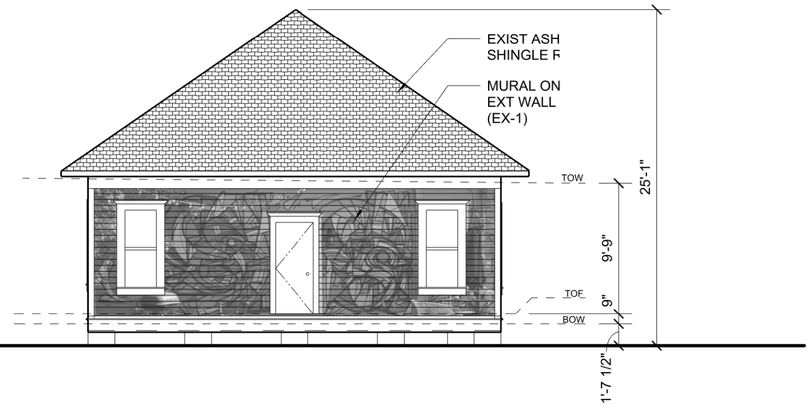
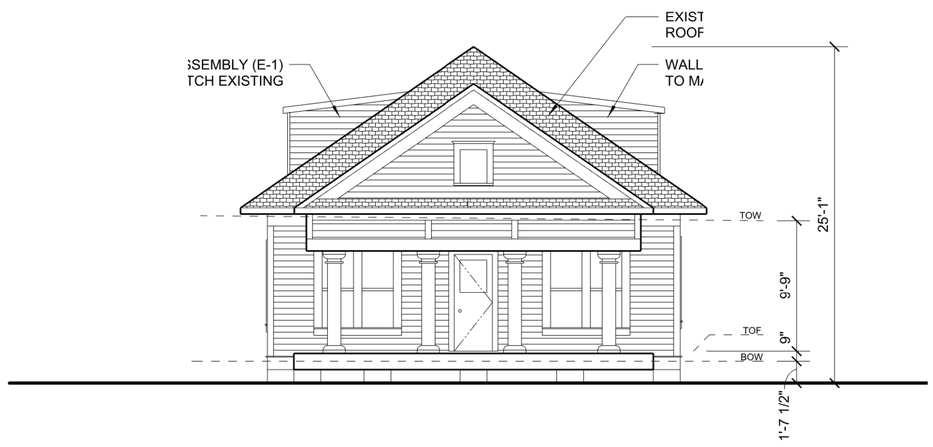
scale:



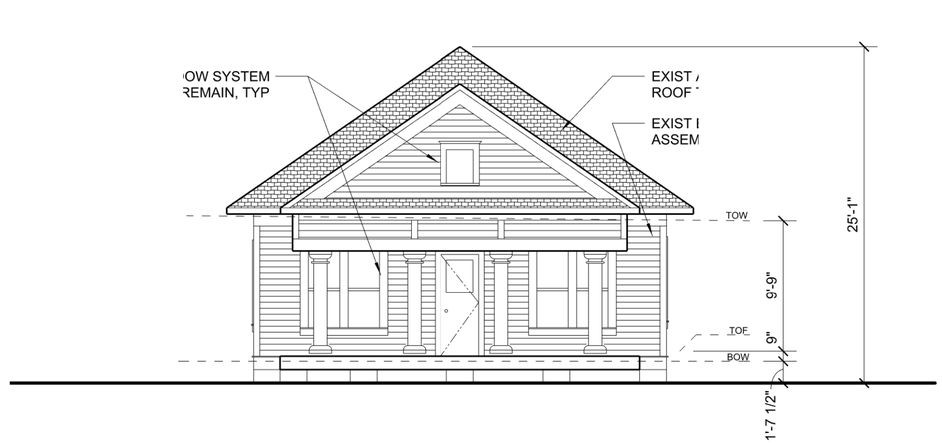
PROPOSED WEST ELEVATION
scale: 1/8" = 1'-0"



EXISTING WEST ELEVATION
scale: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
1/8" = 1'-0"



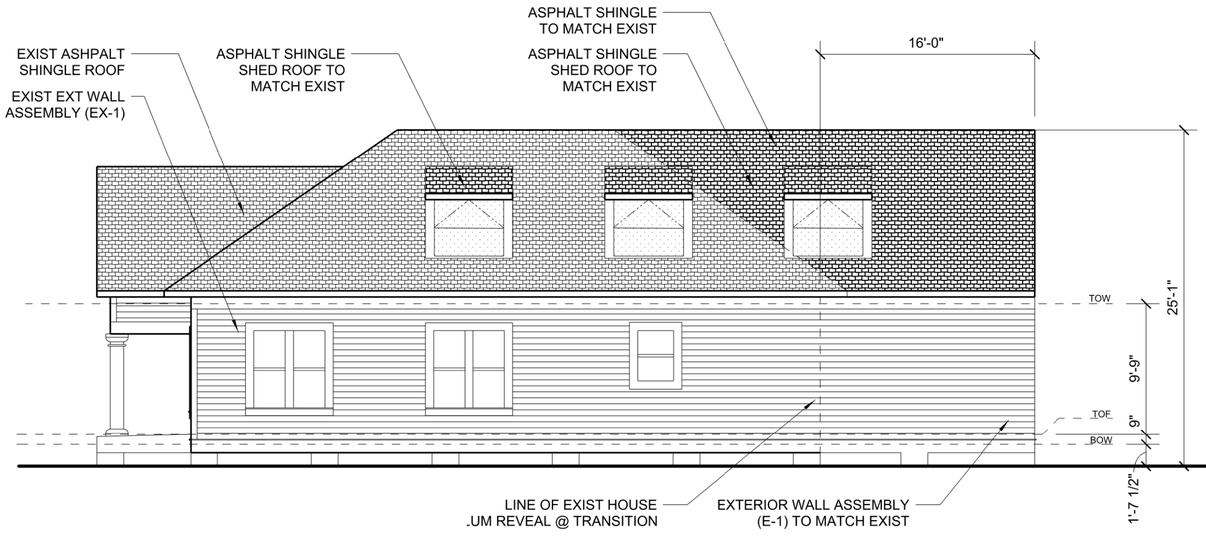
EXISTING EAST ELEVATION
scale: 1/8" = 1'-0"

RENOVATION / ADDITION

1507 ASHLAND STREET
HOUSTON, TX 77008

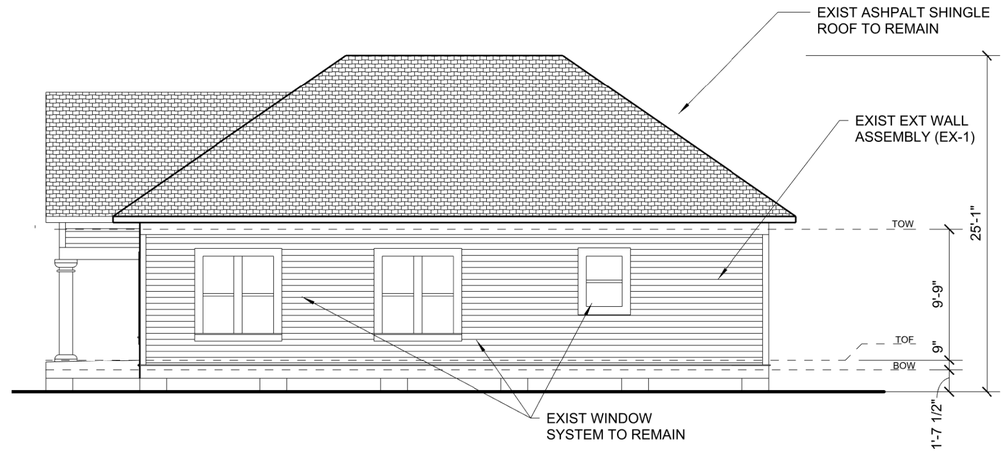
sheet name
ELEVATIONS

sheet no
A3.0



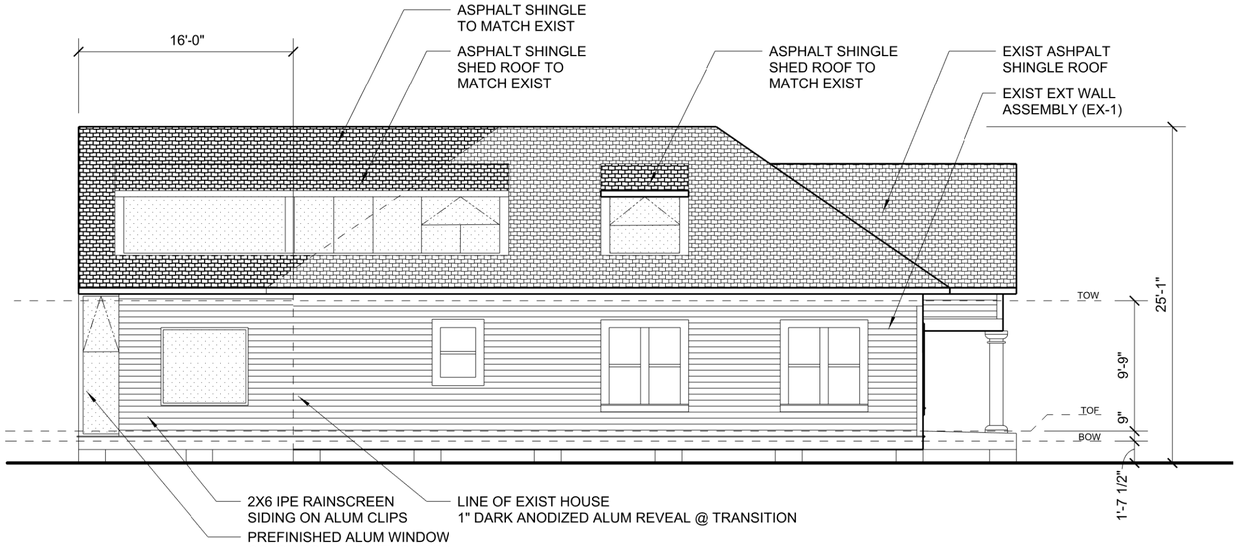
PROPOSED NORTH ELEVATION

scale: 1/8" = 1'-0"



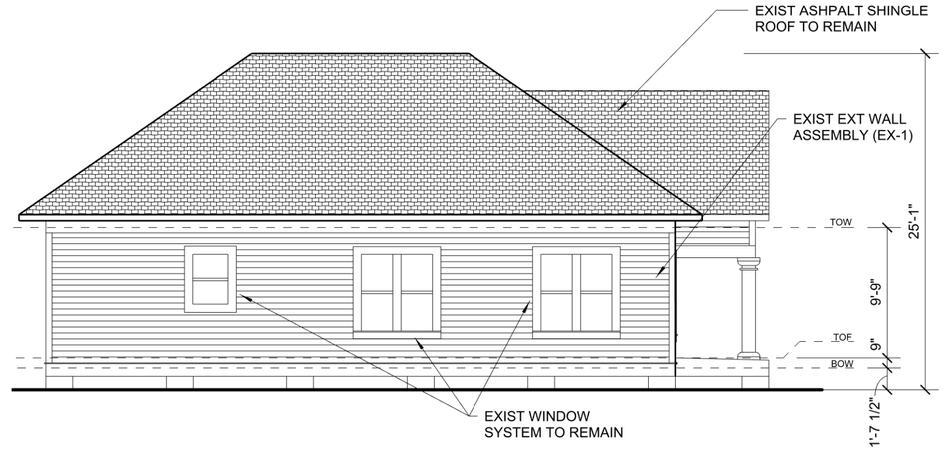
EXISTING NORTH ELEVATION

scale: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

scale: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION (NORTH SIM OH)

scale: 1/8" = 1'-0"

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RENOVATION / ADDITION

1507 ASHLAND STREET
HOUSTON, TX 77008

sheet name
ELEVATIONS

sheet no
A3.1

PROPOSED SOUTHWEST PERSPECTIVE
scale: NTS

EXISTING SOUTHWEST PERSPECTIVE
scale: NTS

PROPOSED SOUTHEAST PERSPECTIVE
scale: NTS

EXISTING SOUTH-EAST PERSPECTIVE
scale: NTS

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RENOVATION / ADDITION

1507 ASHLAND STREET
HOUSTON, TX 77008

sheet name
RENDERED
ELEVATIONS

sheet no
A4.0