

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 1719 CROCKETT STREET, HOUSTON, TEXAS, 77007
Historic District / Landmark _____ HCAD # 0051210000013
Subdivision BAKER NSBB Lot 129TR11A Block 298

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 MACSHACK LLC
Company MACSHACK LLC
Mailing Address 218 GRACE ST
HOUSTON, TX, 77007
Phone 832 884 5543
Email _____
Signature [Signature]
Date 11-24-2014

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 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: 1719 CROCKETT ST

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|---|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input checked="" type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

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

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- 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

- | | |
|--|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> current roof plan |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> proposed roof plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

**1719 Crockett Street
Houston
Texas
77007**

Property Description

3 Bedrooms

2 Bathrooms

1320 sq.ft.

Separate 3-car garage with 600 sq.ft. Apartment above.

5900 sq.ft. Lot

The current condition is poor and vacant.

The house was purchased on the 10/27/2014 from a deceased estate.

Alterations and additions were carried out in 1979.

See Figure 1 & 2.

Proposed Work

- Remove old asbestos siding and replace with authentic wooden siding that matches other Queen Anne historical homes in the neighborhood. The siding matches the neighbors.
- Remove old shingles and replace with new 30 year Driftwood, the same as renewed roofing on other historical homes in the area. (See figure 5)
- Remove dysfunctional aluminum windows and replace with premium grade, double hung, energy efficient windows. The existing openings and measurements shall be utilized.

- Remove window AC units and replace with central AC.
- Reclaim and restore front porch to original porch by removing previous closing of front porch.
- Effect foundation repair
- Bring existing frame up to code.

Current Building Material Conditions

The current material is asbestos siding that is being removed.

There are no original materials that are being removed.

The current condition is poor and in a state of disrepair.

Please find the attached engineers report that details work that must be executed.

The roof is leaking and each time it rains there is further damage to the Historic structure.

See figure 3 & 4.

Proposed New Materials

- 1 X 6 D # 117 Siding
- 4000 Double Hung Premium Grade Windows.
- Shingles – Owens Corning Duratn Trudef AR Driftwood 30 year.

Drawings

Not required, as there are no structural changes.

Figure 1



Figure 2



Figure 3

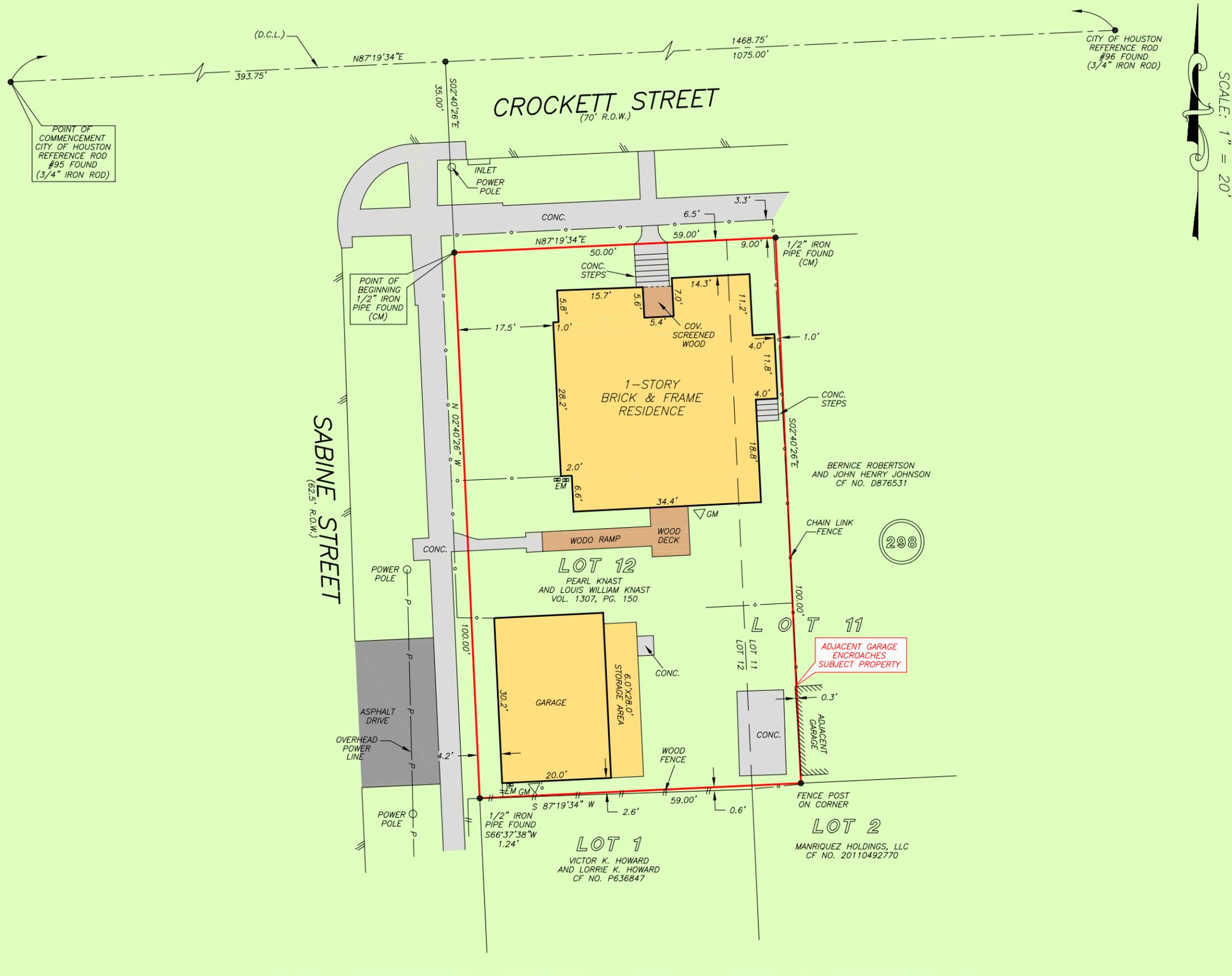


Figure 4



Figure 5





GF NO. 14005167 OLD REPUBLIC TITLE
ADDRESS: 1719 CROCKETT STREET
HOUSTON, TEXAS 77007
BORROWER: ROBERT MCLACHLAN

**LOT 12 AND THE WEST
9 FEET OF LOT 11, BLOCK 298
W.R. BAKER ADDITION
N.S.B.B.**

AN UNRECORDED SUBDIVISION SITUATED IN
HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48201C 0670 M
MAP REVISION: 06/09/2014
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

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: F.C. NO. 657138 H.C.M.R. DRAWN BY: MM

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.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JOB NO. 14-10255
OCTOBER 21, 2014
REVISED: OCTOBER 22, 2014 (LEGAL)



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TERRY BACA
713-626-9220



PRECISION
surveyors

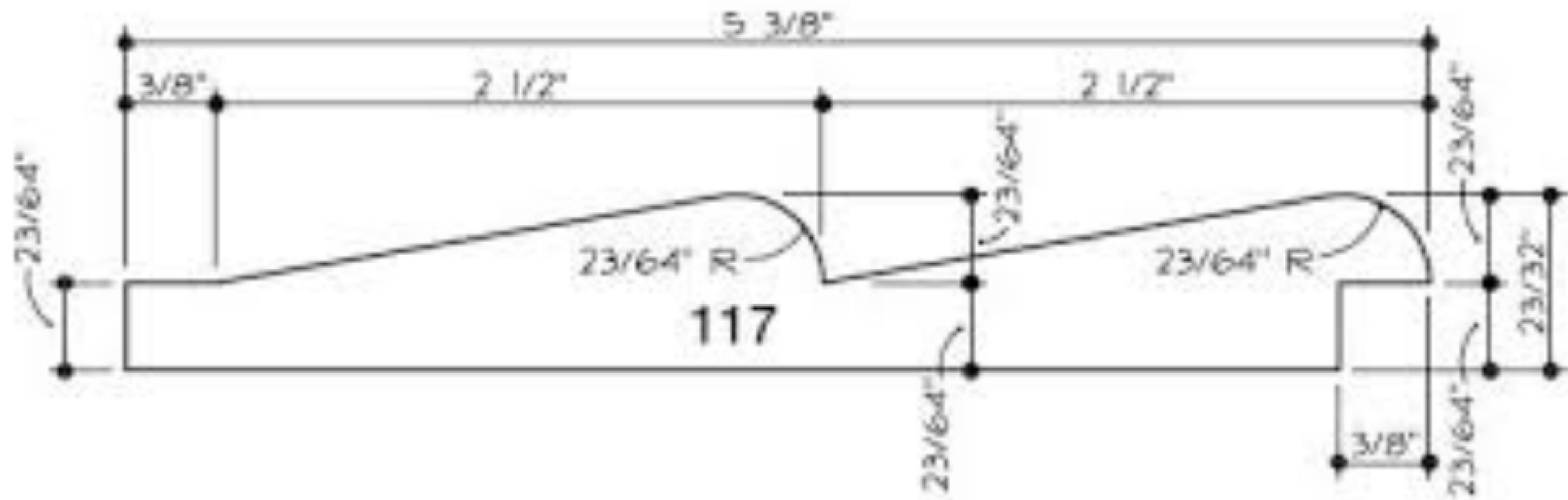
1-800-LANDSURVEY
www.precisionurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217

FIRM NO. 10063700



















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FAX (713) 522-0116

(713) 523-5125

A STRUCTURAL FOUNDATION INSPECTION REPORT

FOR

MACSHACK, LLC

1719 CROCKETT STREET

HOUSTON, TEXAS



RICHARD H. SEWING, P.E.

REGISTERED PROFESSIONAL ENGINEER



Richard H. Sewing & Associates, LLC

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INVOICE

INVOICE NUMBER: 14-15141

INVOICE DATE: November 6, 2014

TO: MACHACK, LLC
Attn: Mr. Robert McLachan

PROFESSIONAL SERVICES RENDERED

A Structural Foundation Inspection Report 1719 Crockett Street Houston, TX	\$	375.00
		=====
Amount Paid	\$	375.00

THANK YOU

DIRECTIONS Facing Property from Crockett Street
Front - Right - Left - Rear

DESCRIPTION OF PROPERTY 1719 Crockett Street
Houston, TX

One-Story
3 Bedrooms; 2 Baths and
Detached Garage Apartment
Aluminum and Wood Exterior
Composition Roof
Pier-and-Beam Foundation
Wood Framed Structure

DATE & TIME OF INSPECTION November 6, 2014; afternoon

PERSONS PRESENT Owner

SOIL & WEATHER CONDITIONS Expansive soil in the general area. 70° F.;
wet from previous rains

TYPE OF INSPECTION A Visual Structural Foundation Inspection

EXTERIOR

Drainage

No gutters. Soil is sloped to drain water away from the foundation perimeter.

Pier-and-Beam Foundation

Soil in the foundation crawl space is well-ventilated with approximately 30" between the soil and the crawl space floor joists. Water is ponding in the foundation crawl space at front. Wood structural crawl space members are rotted and not aligned properly. There is wood soil contact in the foundation crawl space.

INTERIOR

Floors (Measured with a Compulevel &/or 4' Digital Level)

Floors are not level.

CONCLUSION

There is no evidence of excessive movement and settlement on the exposed areas of the wood structural crawl space members or on interior walls and ceilings. Floors are not level in all rooms and doors do not open and close properly. I recommend foundation repair.

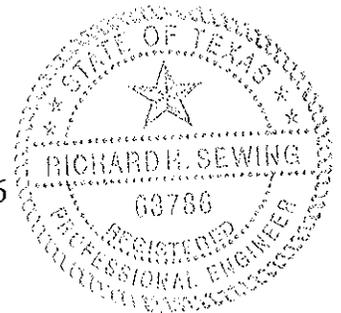
RECOMMENDED ITEMS FOR REPAIR

Pier-and-Beam Foundation

- All rotted and damaged wood structural crawl space members should be repaired properly and installed load-bearing.
- The foundation of this structure should be leveled and stabilized properly aligning foundation piers and installing all piers load-bearing leveling interior floors.
- Grade soil in crawl space to drain water to the front street and prevent water ponding in the crawl space.

This inspection addressed only those components and conditions that are present, visible and accessible at the time of the inspection. The inspection cannot anticipate future events or changes in performance due to changes in use or occupancy. Attic and crawl space areas are not fully accessed. Inspection for mold was not performed. Portions of the building concealed or obstructed by personal property were not inspected. Conditions contained inside of walls or buried in the ground were not inspected.

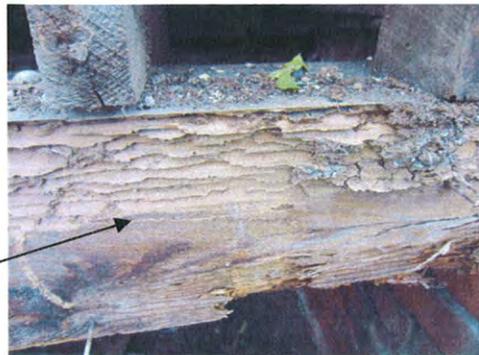

RICHARD H. SEWING, P.E.
Registered Professional Engineer #63786
Firm Registration Number F-5930



1719 CROCKETT – PICTURES



Water is ponding in the foundation crawl space at front

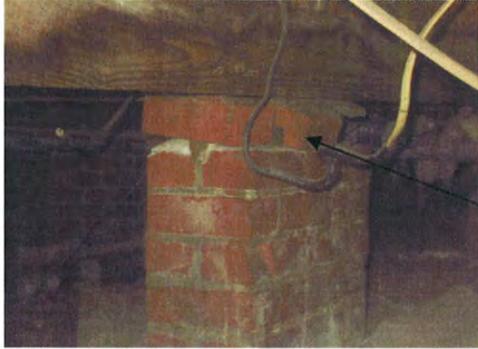


Rotted wood structural crawl space members



Rotted wood structural crawl space members

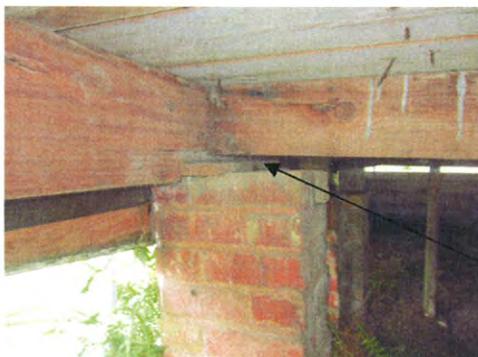
1719 CROCKETT – PICTURES



Foundation crawl space piers not aligned and load-bearing



Foundation crawl space piers not aligned and load-bearing



Foundation crawl space piers not aligned and load-bearing



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A SUPERSTRUCTURE INSPECTION REPORT

FOR

MACSHACK, LLC

1719 CROCKETT STREET

HOUSTON, TEXAS



RICHARD H. SEWING, P.E.

REGISTERED PROFESSIONAL ENGINEER

DIRECTIONS	Facing Property from Crockett Street Front - Right - Left - Rear
DESCRIPTION OF PROPERTY	1719 Crockett Street Houston, TX One-Story 3 Bedrooms; 2 Baths and Detached Garage Apartment Aluminum and Wood Exterior Composition Roof Pier-and-Beam Foundation Wood Framed Structure
DATE & TIME OF INSPECTION	November 6, 2014; afternoon
PERSONS PRESENT	Owner
SOIL & WEATHER CONDITIONS	Expansive soil in the general area.70° F.; wet from previous rains
TYPE OF INSPECTION	A Superstructure Inspection

EXTERIOR

Drainage

No gutters. Soil is sloped adequately to drain water away from the foundation perimeter.

Exterior Wood Siding

There is no evidence of excessive movement or settlement on the exterior.

Window and Door Openings

Window and door openings are exposed at the interior and exterior with headers not installed properly.

Roof

There is no evidence of excessive movement or settlement on the roof's surface.

INTERIOR

Floors (Measured with a Compulevel &/or 4' Digital Level)

Floors are not level.

Walls and Ceilings

There is no evidence of excessive movement or settlement on interior walls or ceilings.

Interior Doors

Doors all open and close properly.

Attic Area

Wood structural attic area members are installed and braced minimally with no evidence of excessive movement or settlement.

RECOMMENDED ITEMS FOR REPAIR

Windows and Door Openings

- Install headers properly sized above exposed window and door opening.
- Level interior floor slopes.

Attic Area

- Brace all rafters properly.
- Replace all damaged and rotted wood structural members.

This inspection addressed only those components and conditions that are present, visible and accessible at the time of the inspection. The inspection cannot anticipate future events or changes in performance due to changes in use or occupancy. Attic and crawl space areas are not fully accessed. Inspection for mold was not performed. Portions of the building concealed or obstructed by personal property were not inspected. Conditions contained inside of walls or buried in the ground were not inspected.



RICHARD H. SEWING, P.E.
Registered Professional Engineer #63786
Firm Registration Number F-5930



1719 CROCKETT STREET – PICTURES



Exposed window and door openings at exterior with heaters not installed properly

1719 CROCKETT STREET – PICTURES



Exposed windows and doors at interior with headers not installed properly