

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 501 Highland Street  
Historic District / Landmark Woodland Heights HCAD # 0372840000016  
Subdivision Woodland Heights Lot 16 Block 19

## 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 Todd + Denise Liebl  
Company \_\_\_\_\_  
Mailing Address 1822 Arlington Street  
Houston, TX 77008  
Phone 281.798.6929  
Email [REDACTED]  
Signature [Signature]  
Date 2/3/15

## APPLICANT (if other than owner)

Name Alex Ridgway  
Company Brickmoon Design  
Mailing Address 1612 W. 23rd Street  
Houston, TX 77008  
Phone 713.805.3367  
Email [REDACTED]  
Signature [Signature]  
Date 2/3/2015

## 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: \_\_\_/\_\_\_/\_\_\_



To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: February 4, 2015

Subject: COA Application – 501 Highland Description

This project consists of constructing a two story addition to the rear and side of the existing two story home on the corner lot at 501 Highland. The addition is located completely behind the original extent of the home and consists of a two story addition that connects the existing two story garage to the original home. The original two story structure already has a non-contributing one story addition to the rear and side of the home that we will be removing and expanding into two stories. The original two story garage we will keep in the same location but raise the second floor and roof line up to align with the new addition. The two story element has been designed with a hipped roof to reduce the visual impact and scale of the addition and also keeping it lower than the original structure's ridge height. All new windows will be wood windows except for the windows and doors on the rear of the new addition that faces the backyard and is not seen from the public right of way. The windows that we are removing are in the non-contributing one story addition and the west interior side of the existing home at least 50% back from the front of the house. The raised garage will be changed from a siding exterior to a thin brick exterior as outlined in our drawing submittal. The existing porch is a wood framed porch with a stucco wrap. Since the stucco needs to be replaced again this porch can be maintained, lifted and reinstall the stucco with no problems to match the existing stucco character of the home but installed properly.

Additionally we are proposing to raise the existing home as outlined in the drawings to allow for proper crawlspace ventilation and stucco detailing. There are several reasons

for lifting the existing house. The current stucco is not installed correctly so it needs to be replaced to begin with as the house has moisture penetration issues due to the improper installation of the existing stucco. In addition the stucco wall extends all the way to the ground, thus the stucco touches the ground and just seeps up and soaks in water, along with bug infestation, due to its improper installation. Because the stucco wall extends all the way to the ground, the crawlspace of the existing house is not able to vent properly thus increasing the moisture issues below the home which has had an impact on the existing framing members and will continue to be a problem for the life of the home. The home needs to be lifted per our submittal drawings to allow for a perimeter grade beam to be installed to allow for the weight of the stucco wall to be supported properly and also help above grade to eliminate touching the adjacent grade. This will also enable us to add crawlspace vents to the exterior face of the crawlspace to move air underneath the home and dry out any moisture that is trapped in the crawlspace cavity. This will also enable the first floor foundation to be insulated properly and get the lowest framing members of the crawlspace 18" above grade which is also the current building code requirements for non-treated wood framing members. There are no issues with raising the existing home as the stucco needs to be replaced and a home can easily be lifted including the existing porch just like 1330 Cortlandt (see attached photos for reference).

The existing stucco is going to be removed and replaced due to the moisture and termite damage inside the home as it was not installed properly. Please see the stucco review letter from Victor Flores for details and the attached photos. We will be matching the existing stucco finish and texture with the new replaced stucco on both the house and the addition.

Unfortunately the demolition company was over zealous in their initial demolition to figure out the stucco moisture issues and removed more shiplap than they should have. Bracing has been installed to mitigate the removal of the shiplap and a new membrane for structural support will be added upon continuation of this project (once permitted) to correct this issue and maintain the existing historic material of the home with the exterior framing. See attached photos for added bracing support.

### Photos of the Existing Stucco

Many different textures and patches are visible on the existing stucco from many years of repairs. You can also see cracks and damage due to improper installation and moisture problems. There are also numerous layers of stucco patches already existing. If any additional layers of stucco or paint are added, the windows will become recessed into the stucco and overtake the existing window trim.









Photos of Added Bracing Support



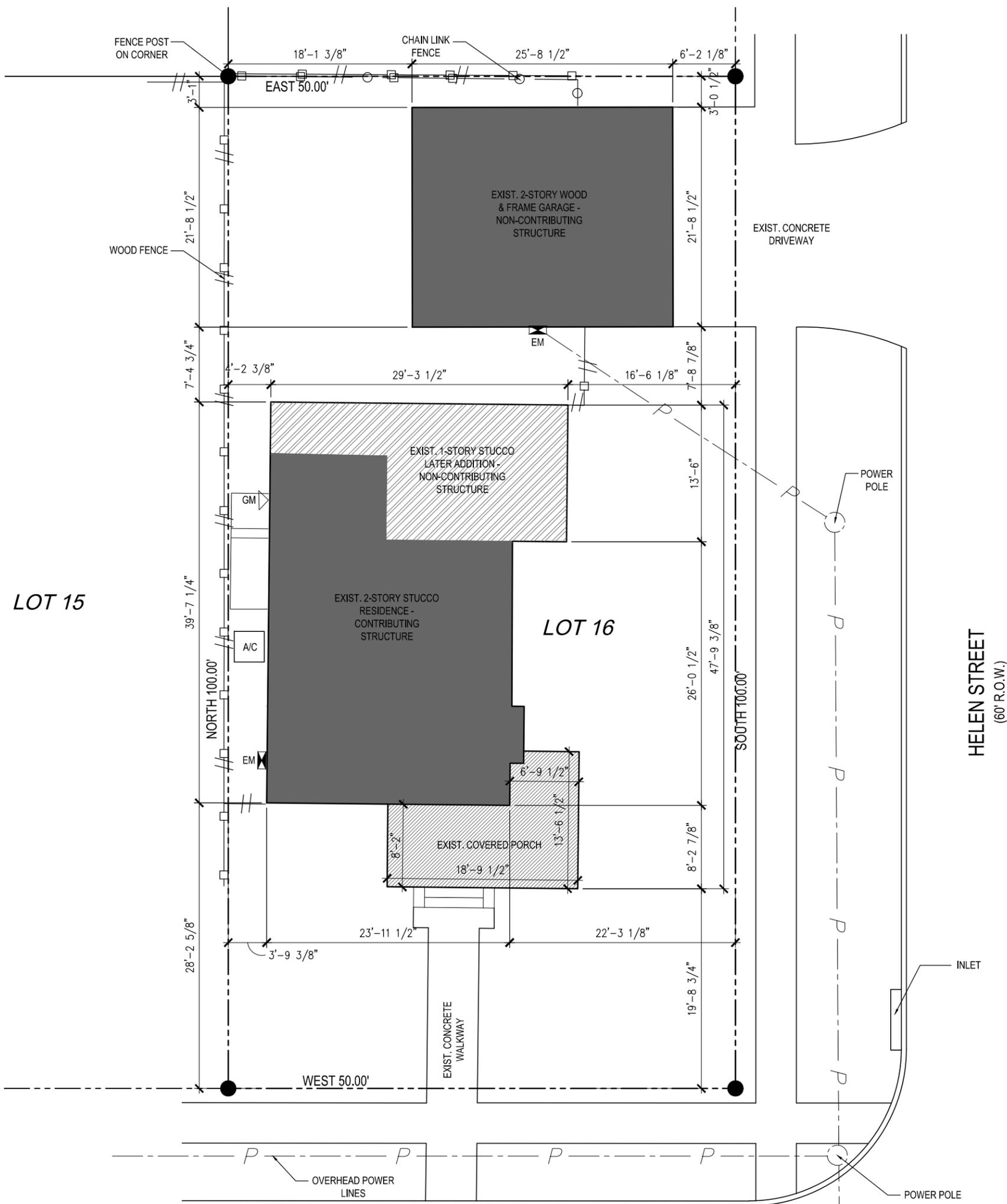
Reference Photos of 1330 Cortlandt











LOT 15

LOT 16

HELEN STREET  
(60' R.O.W.)

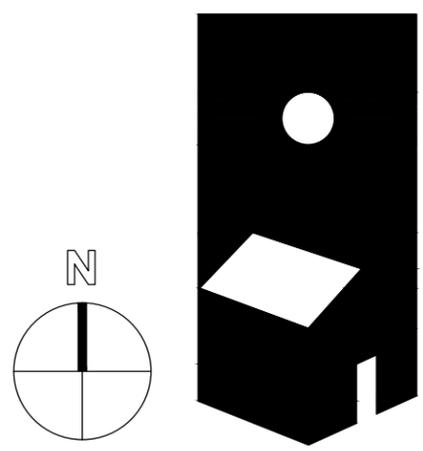
HIGHLAND STREET  
(PLATTED AS HIGHLAND AVENUE)  
(50' R.O.W.)

LEGEND	
	EXISTING RESIDENCE TO BE REMODELED
	EXISTING ADDITION ADDED TO HISTORIC RESIDENCE

**EXISTING SITE PLAN**

SCALE: 3/32" = 1'-0"

01.20.15  
**501 HIGHLAND**  
LIEBL RESIDENCE



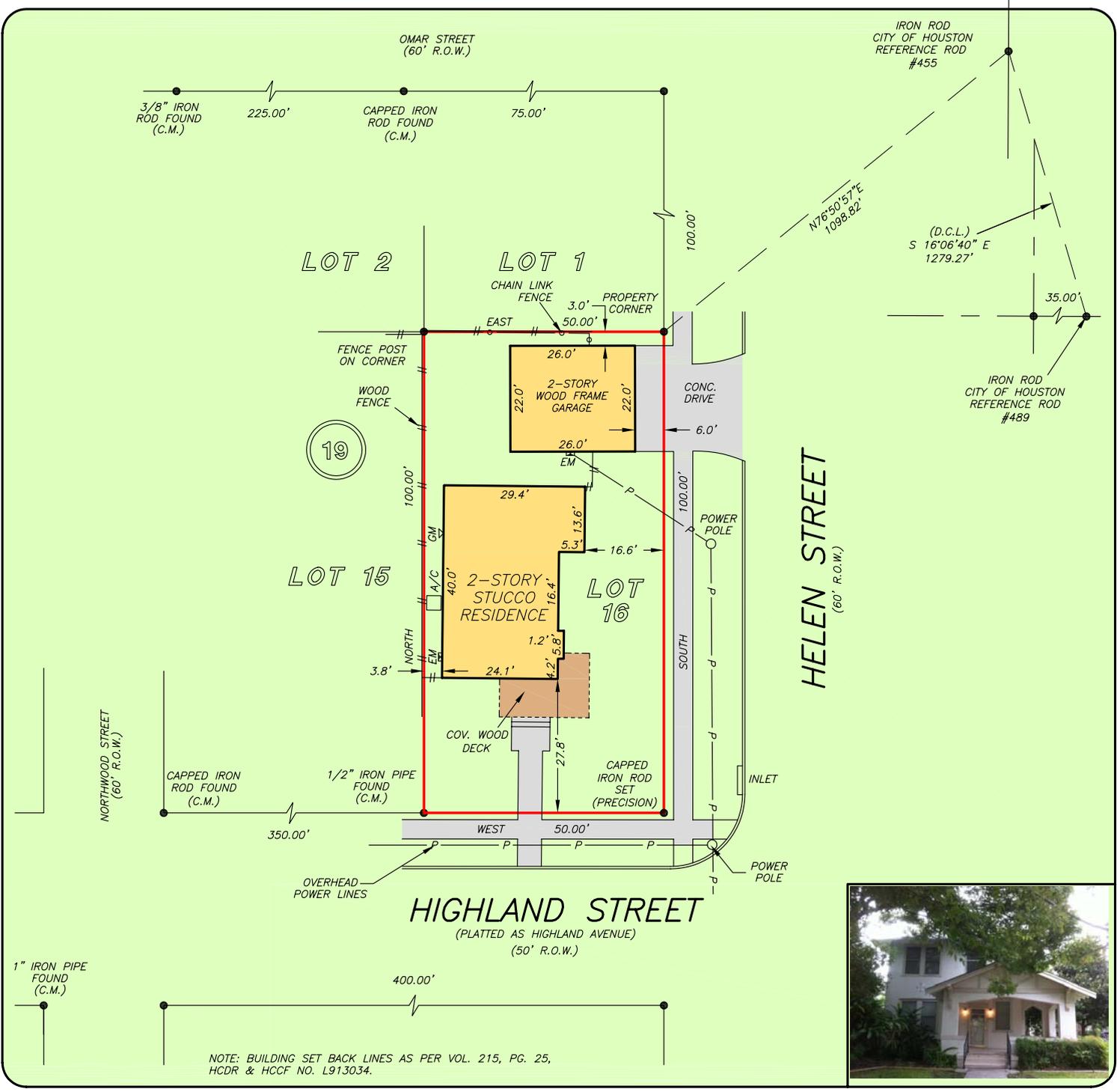


GF NO. 1022003277 CHARTER TITLE  
 ADDRESS: 501 HIGHLAND STREET  
 HOUSTON, TEXAS 77009  
 BORROWER: THE ESTATE OF LOUISE PETERS

SCALE: 1" = 30'

# LOT 16, BLOCK 19 WOODLAND HEIGHTS

AN ADDITION IN HARRIS COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 2, PAGE 33 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS



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: VOL. 2, PG. 33, HCDR

DRAWN BY: SV

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.

GEORGE GALE  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4678  
 JOB NO. 14-09580  
 SEPTEMBER 26, 2014  
 REVISED: OCTOBER 17, 2014



**TAYLOR**  
 REAL ESTATE GROUP, INC.

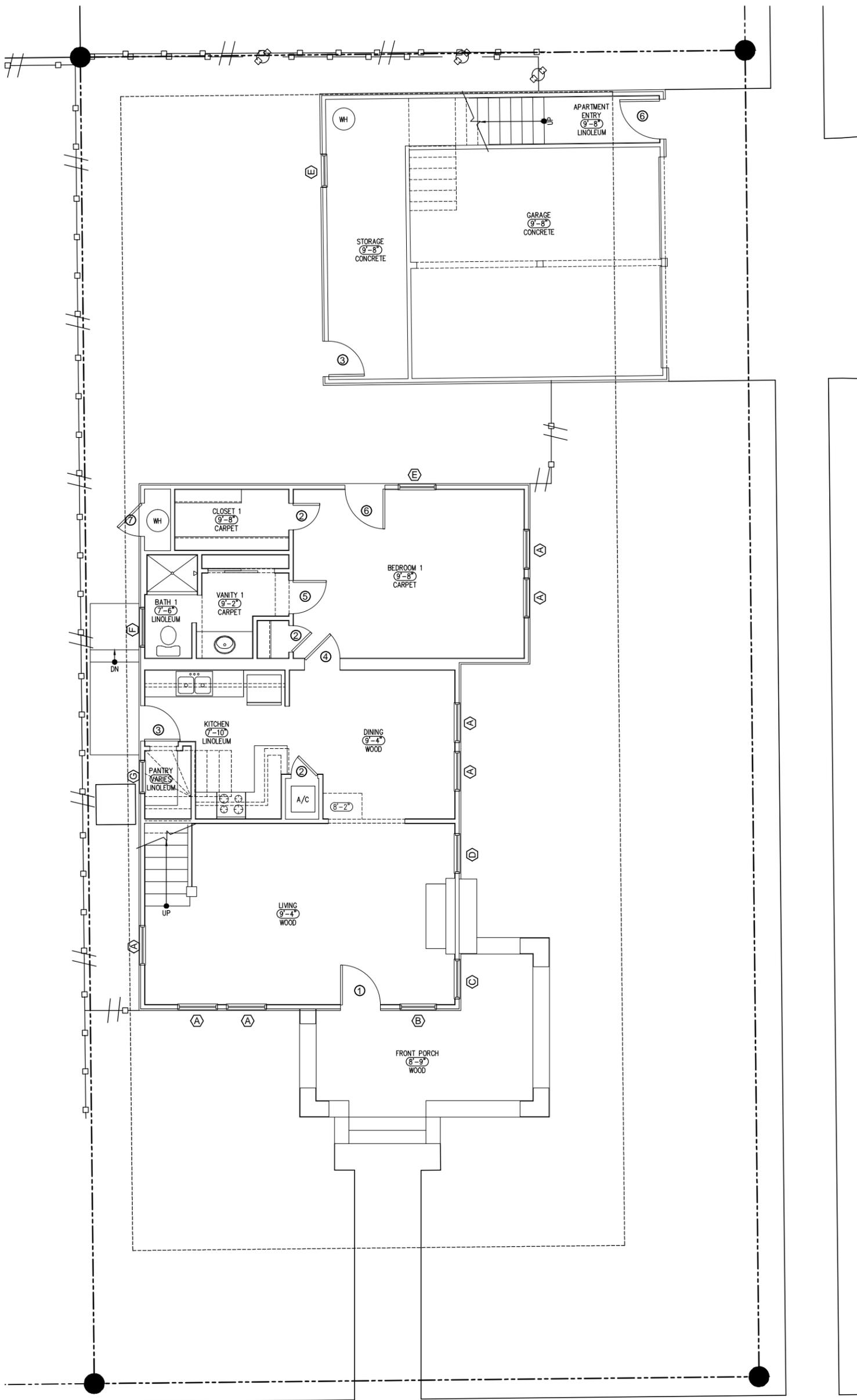
WANDA TAYLOR  
 713-443-8908

**Charter Title Company**

SUZANNE GORDON  
 713-871-9700





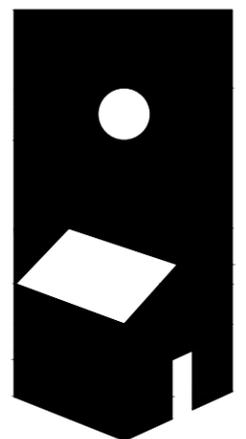
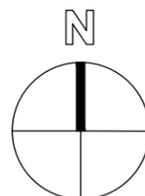


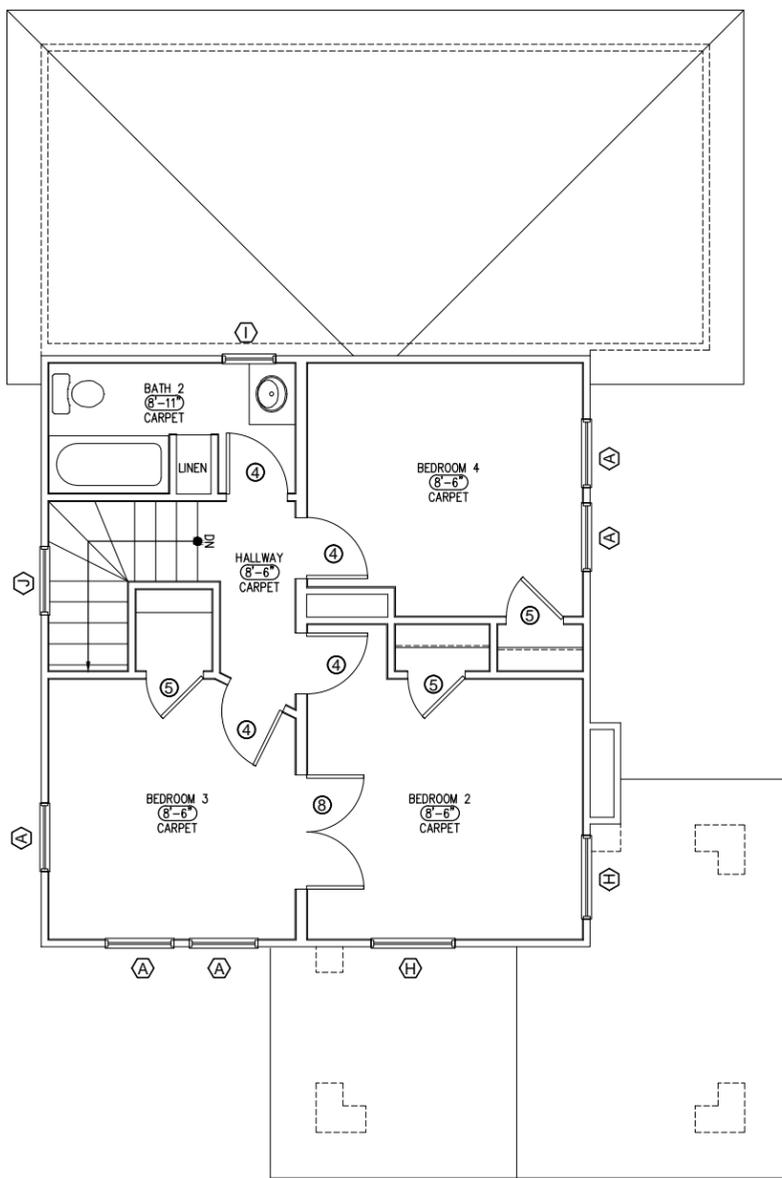
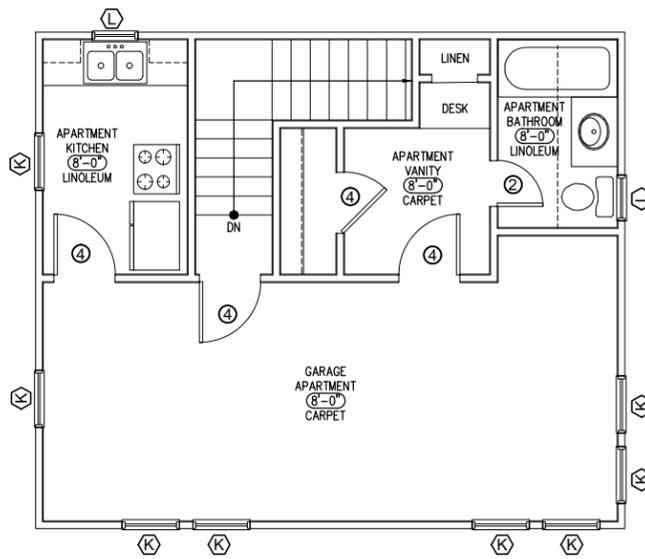
**EXISTING FIRST FLOOR PLAN**

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

01.07.15

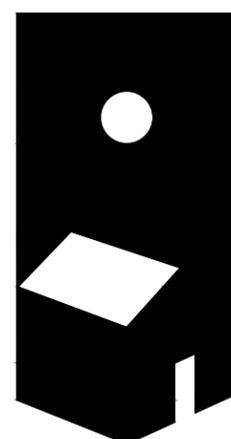
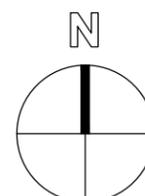
**501 HIGHLAND**  
LIEBL RESIDENCE

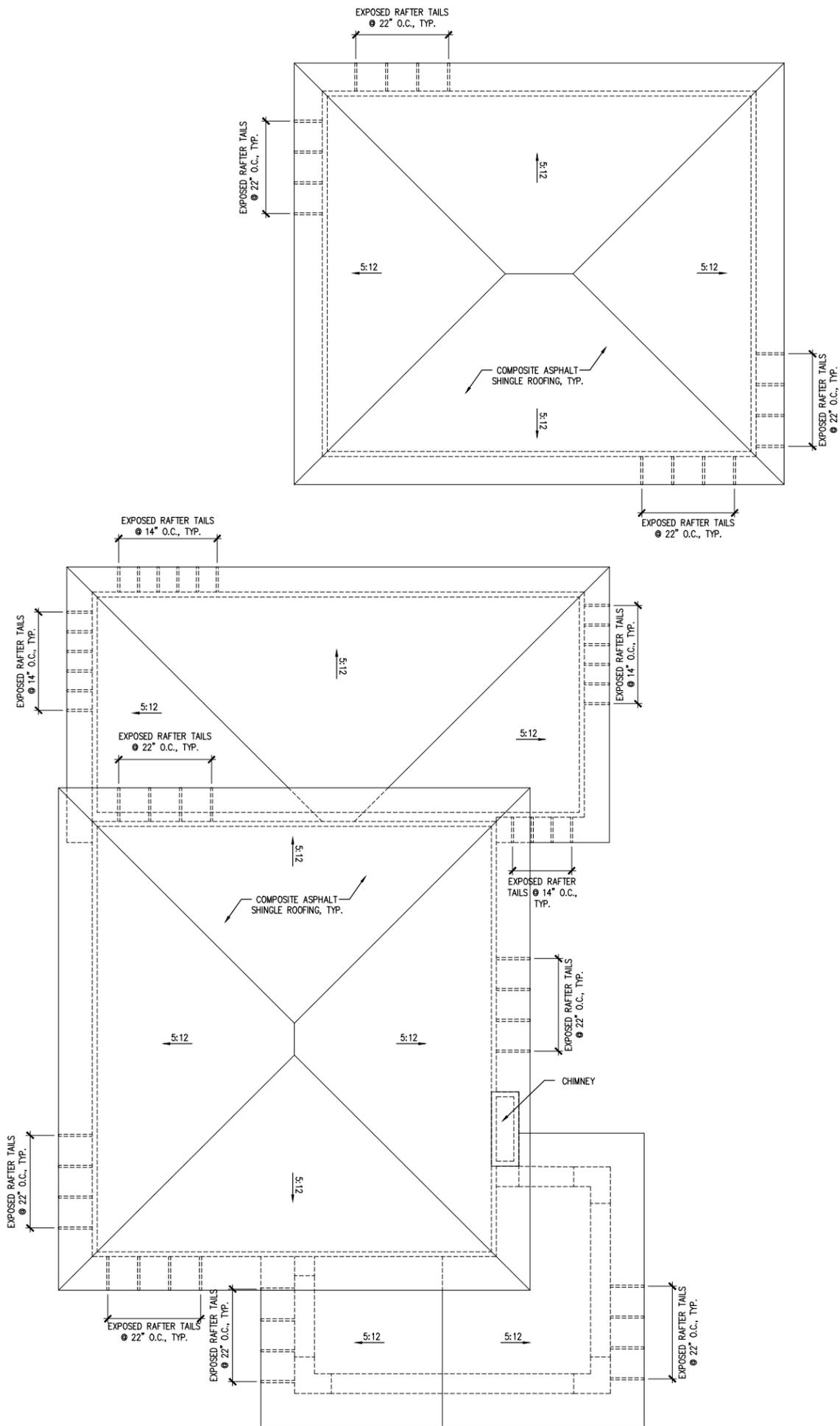




**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

01.07.15  
**501 HIGHLAND**  
LIEBL RESIDENCE

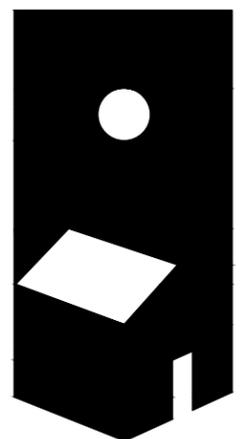
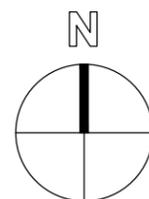


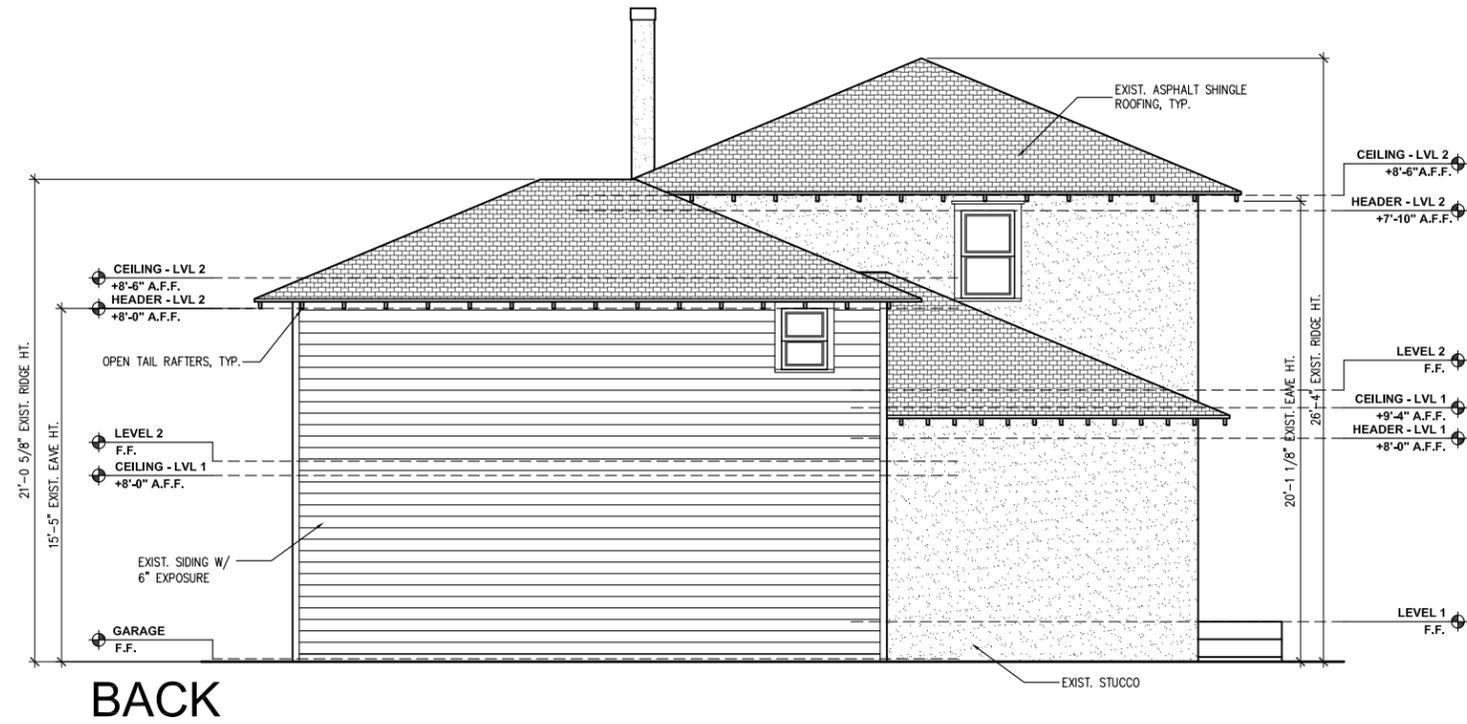


**EXISTING ROOF PLAN**

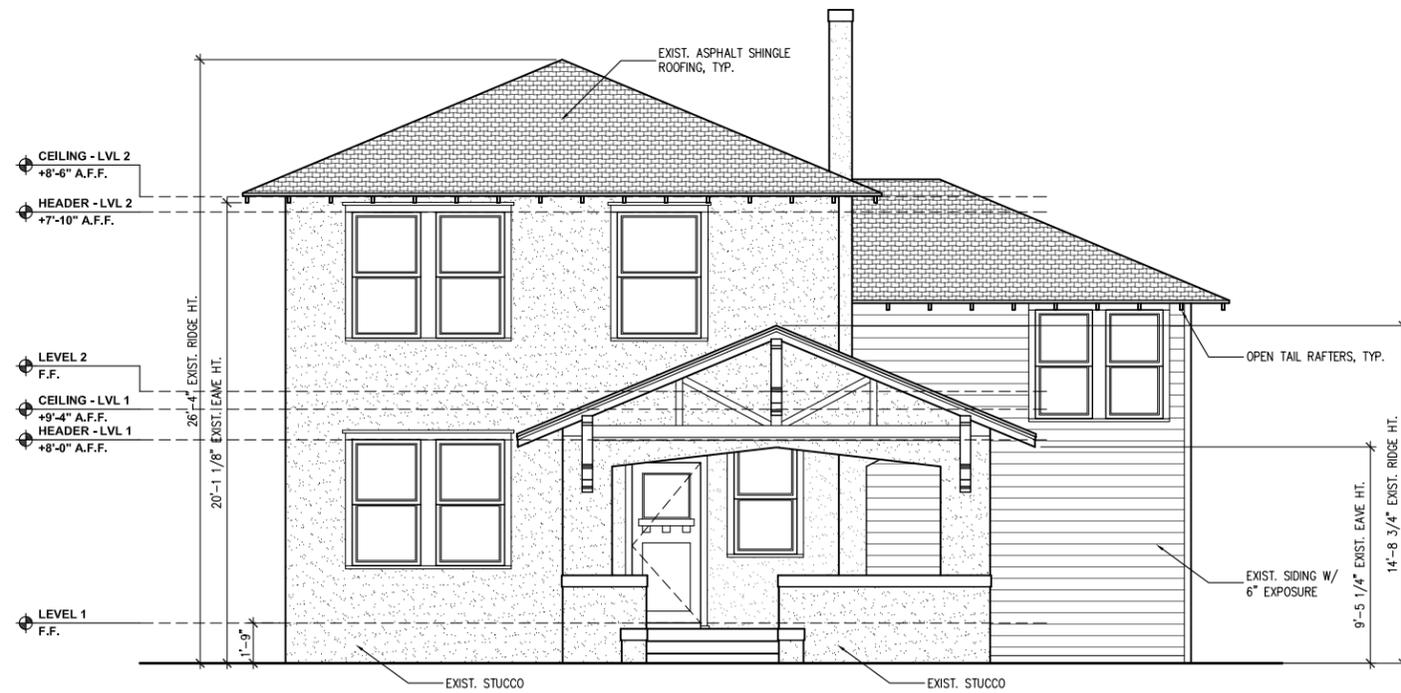
SCALE: 1/8" = 1'-0"

01.07.15  
**501 HIGHLAND**  
 LIEBL RESIDENCE





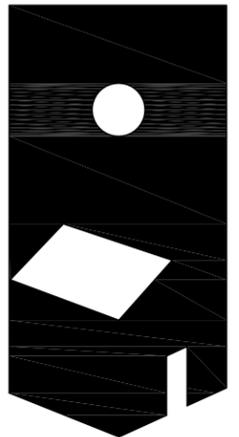
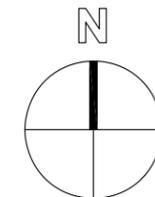
**BACK**

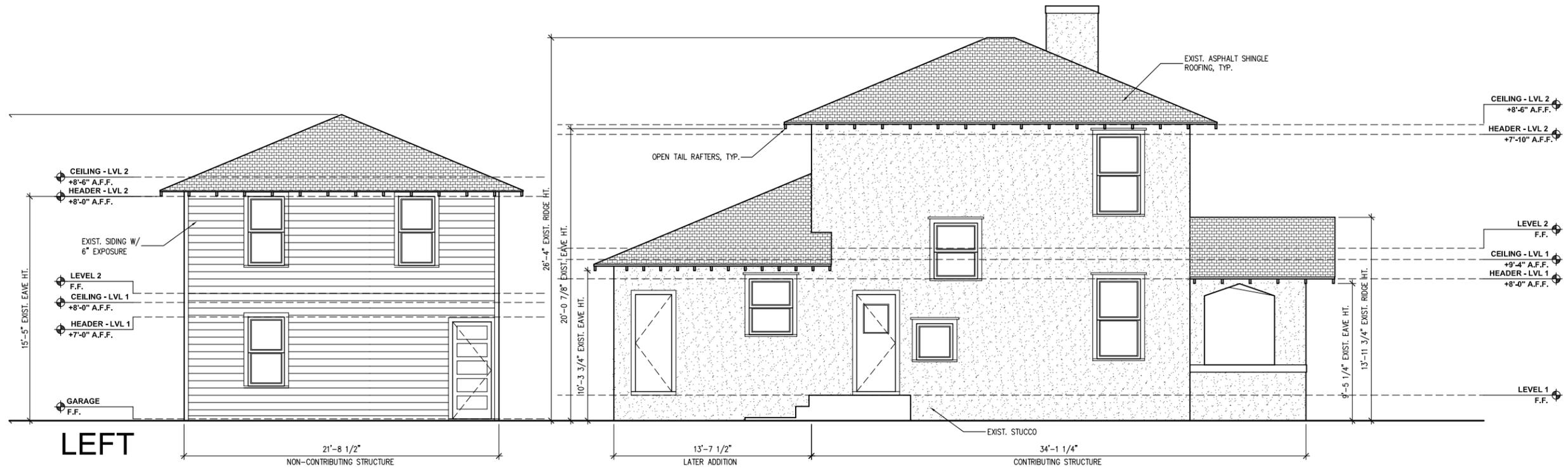


**FRONT**

**EXISTING ELEVATIONS**  
SCALE: 1/8" = 1'-0"

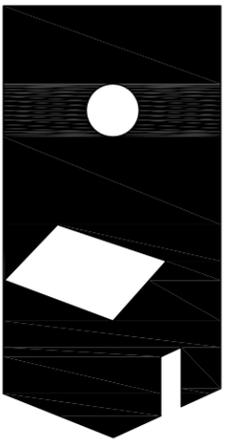
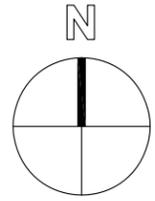
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**501 HIGHLAND**  
LIEBL RESIDENCE

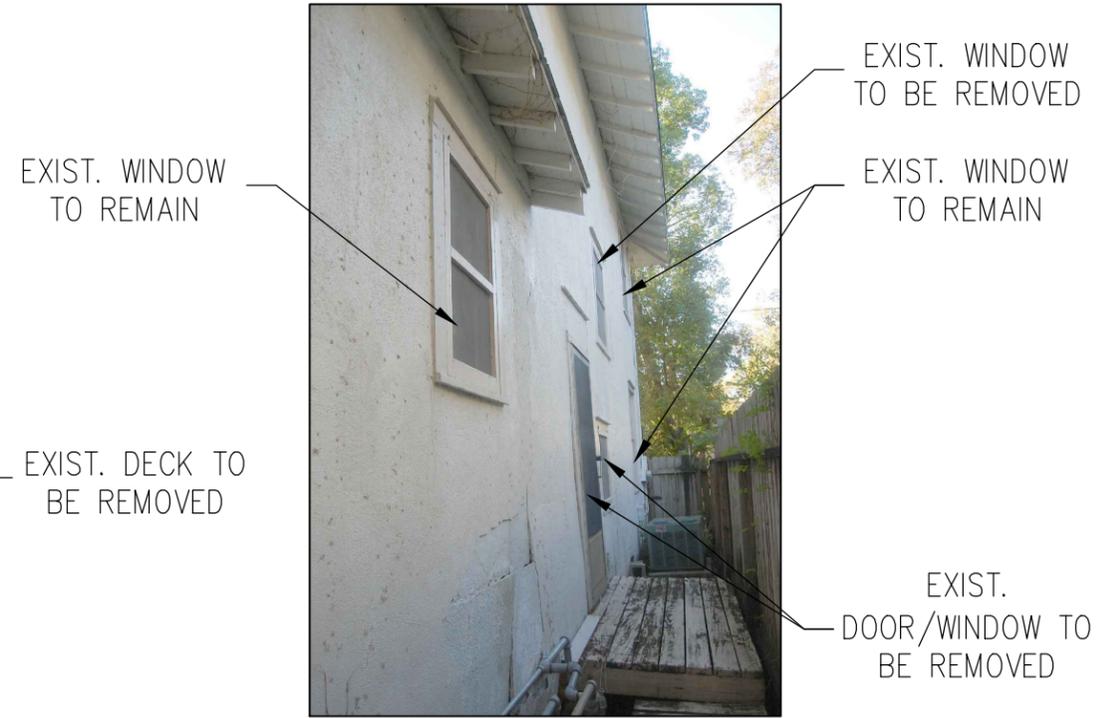
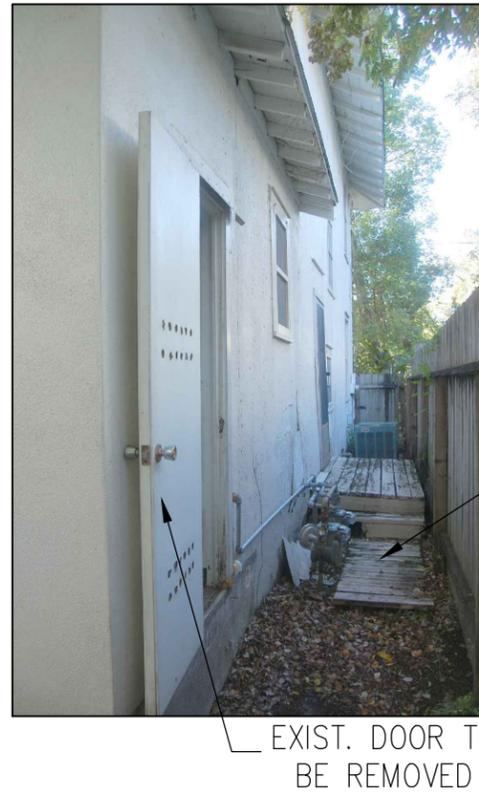




**EXISTING ELEVATIONS**  
SCALE: 1/8" = 1'-0"

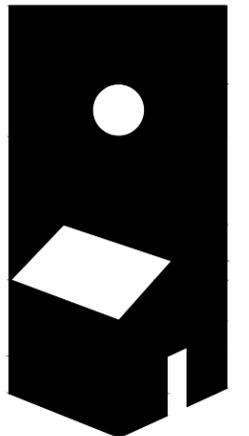
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**501 HIGHLAND**  
LIEBL RESIDENCE

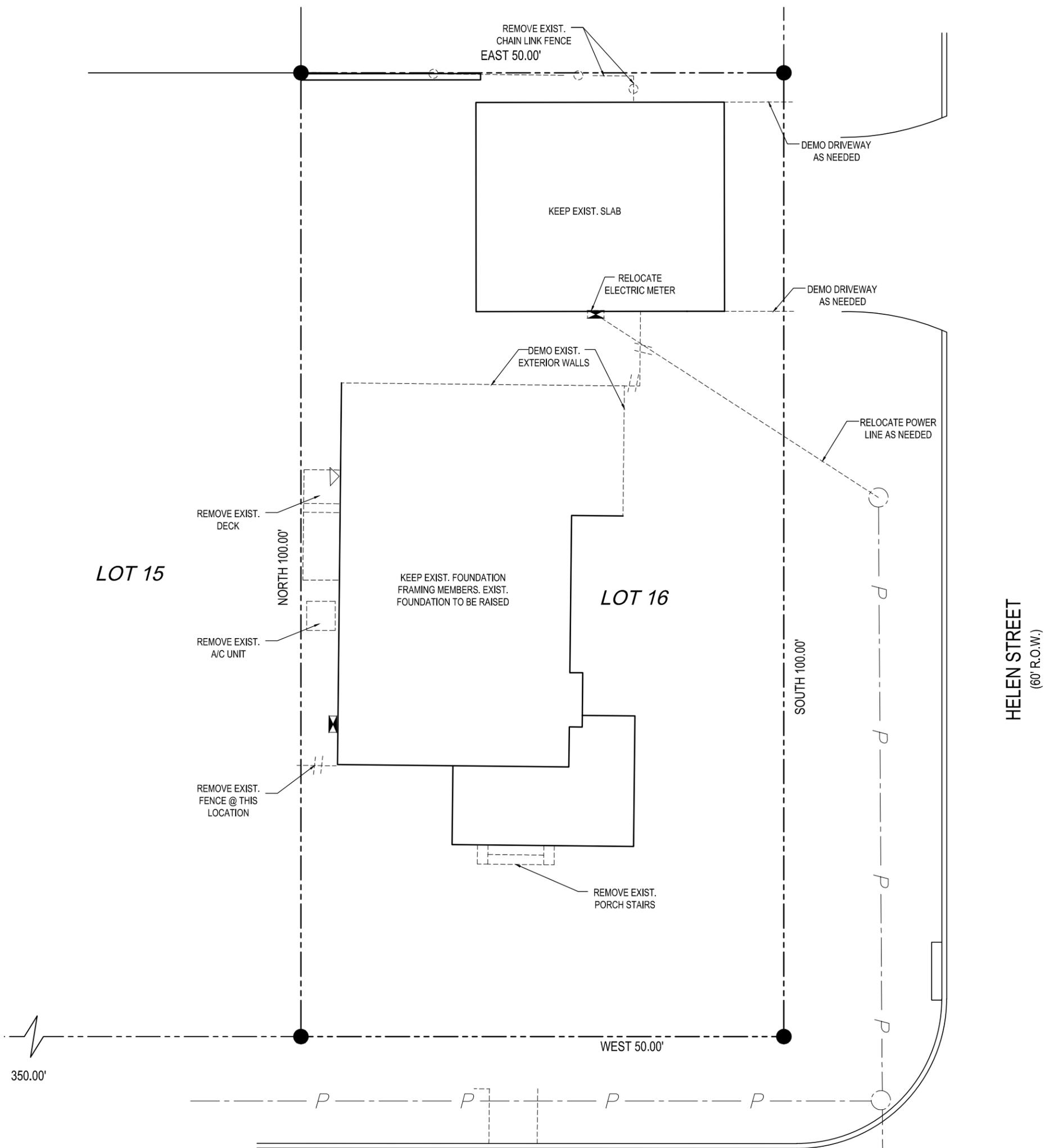




EXISTING PHOTOS

01.07.15  
**501 HIGHLAND**  
 LIEBL RESIDENCE



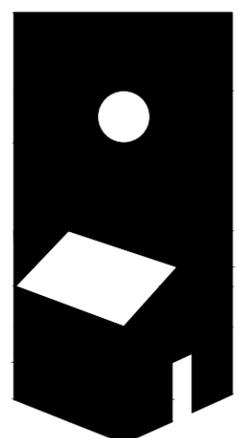
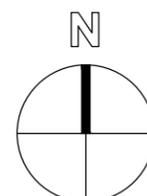


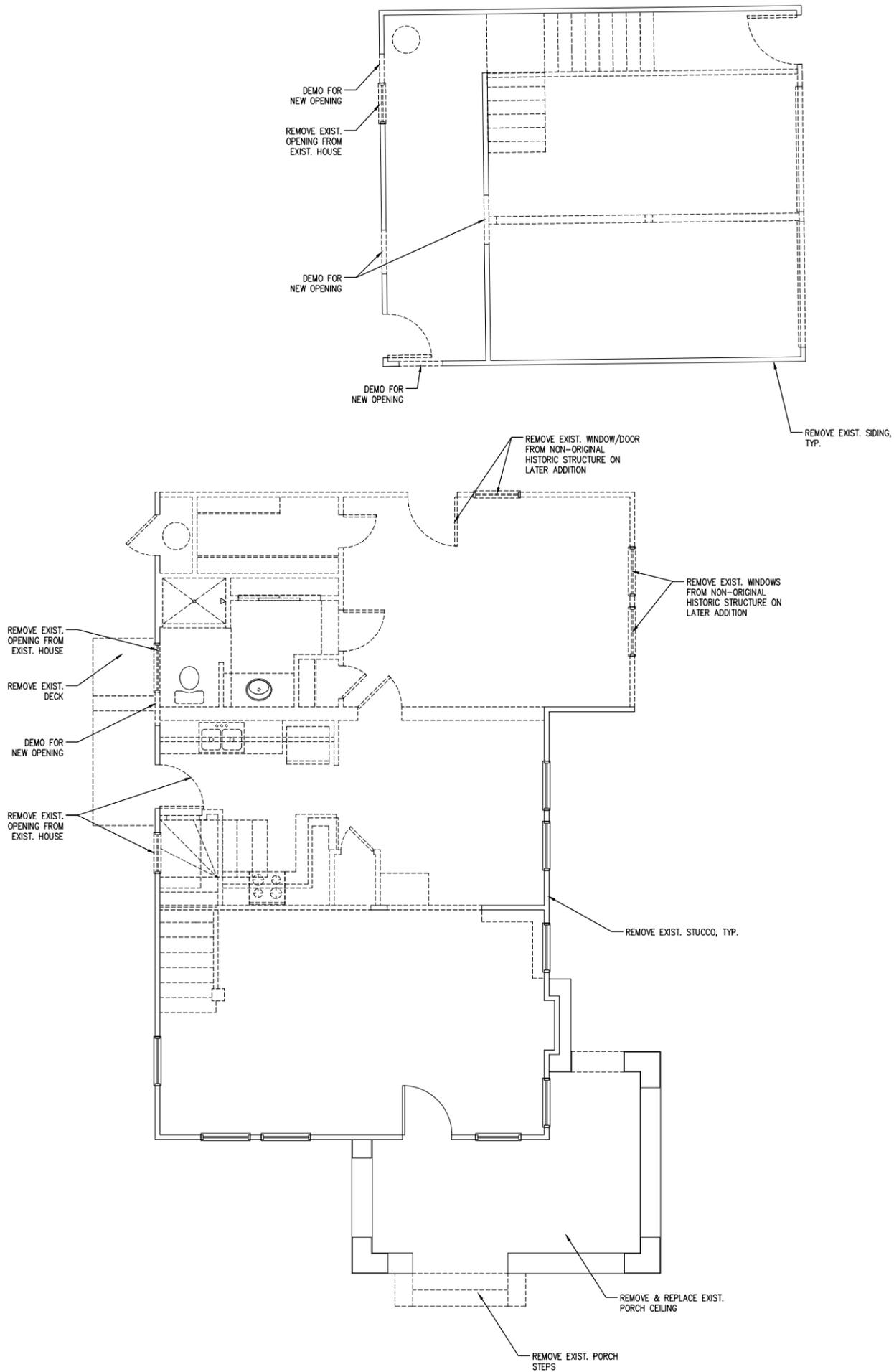
**LEGEND**

————— EXISTING TO REMAIN

- - - - - DEMO

NOTE:  
CONTRACTOR TO FIELD VERIFY  
THE EXTENT OF DEMOLITION AS IT  
PERTAINS TO CONSTRUCTABILITY.





**LEGEND**

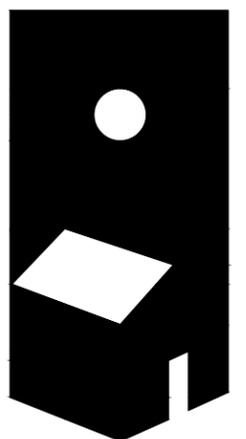
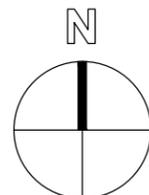
- EXISTING TO REMAIN
- - - - - DEMO

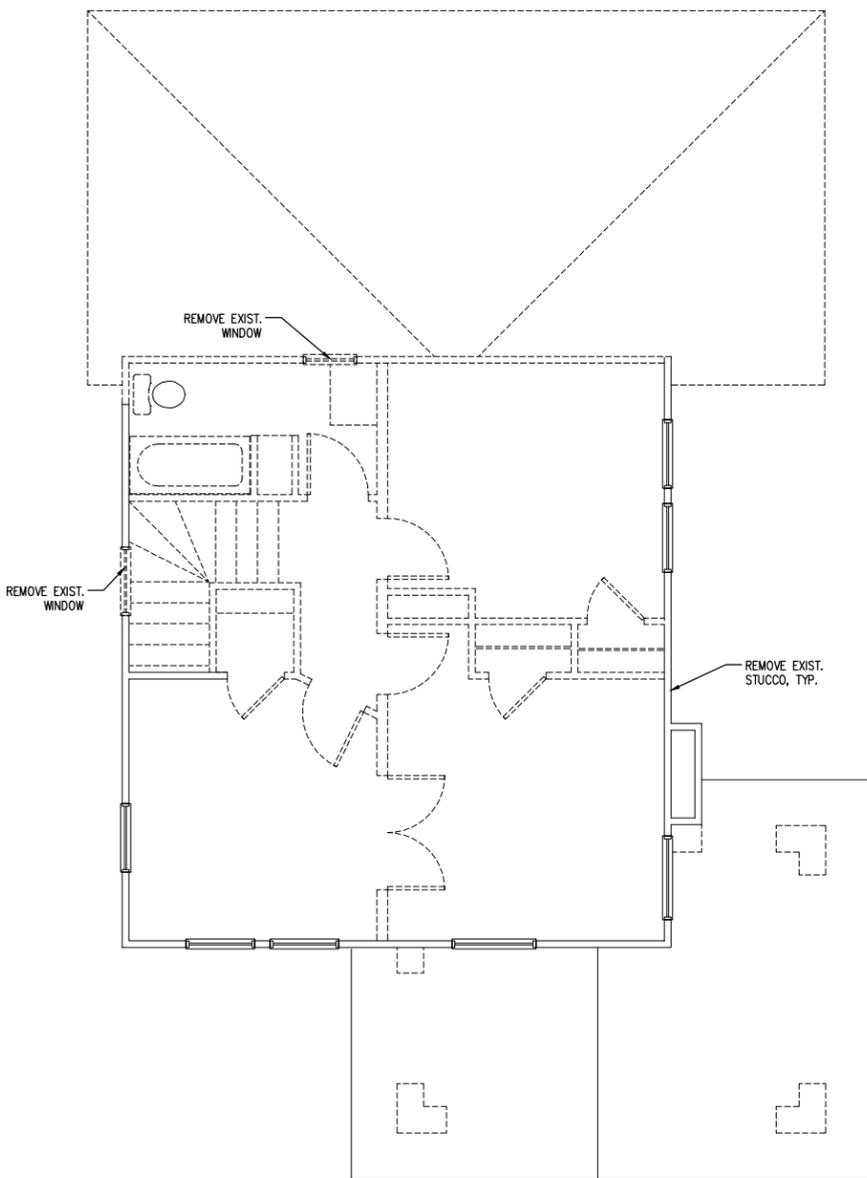
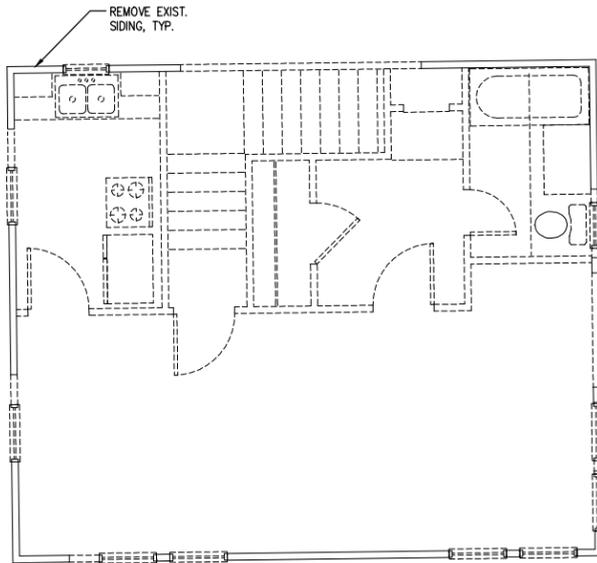
**FIRST FLOOR DEMO PLAN**

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

01.07.15

**501 HIGHLAND**  
LIEBL RESIDENCE

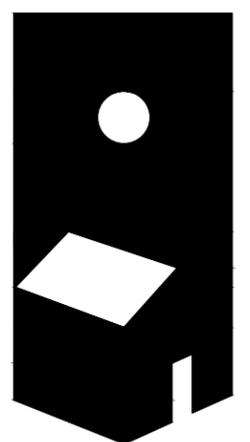
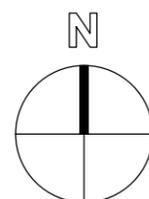


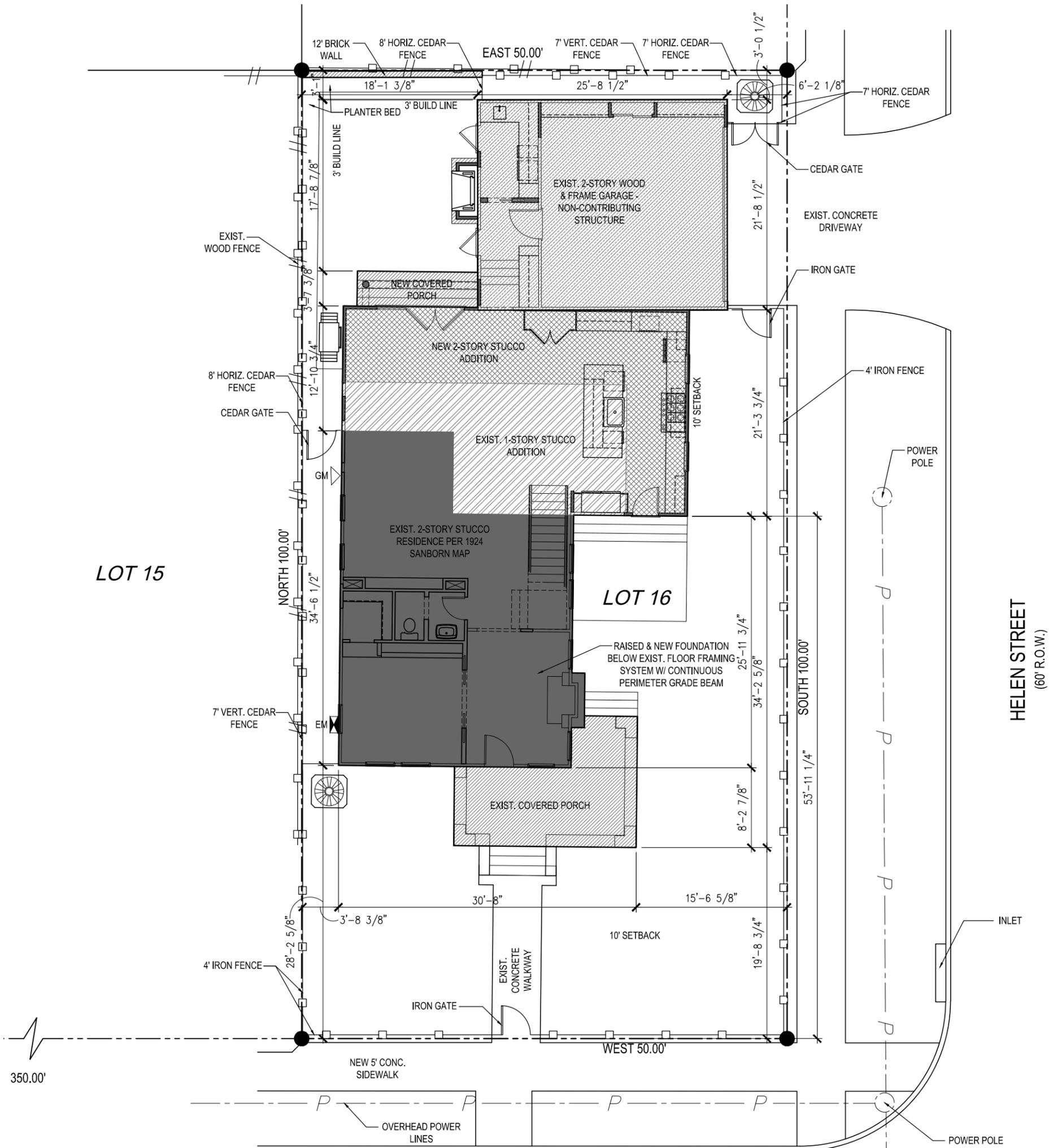


LEGEND	
———	EXISTING TO REMAIN
- - - - -	DEMO

**SECOND FLOOR DEMO PLAN**  
SCALE: 1/8" = 1'-0"

01.07.15  
**501 HIGHLAND**  
LIEBL RESIDENCE

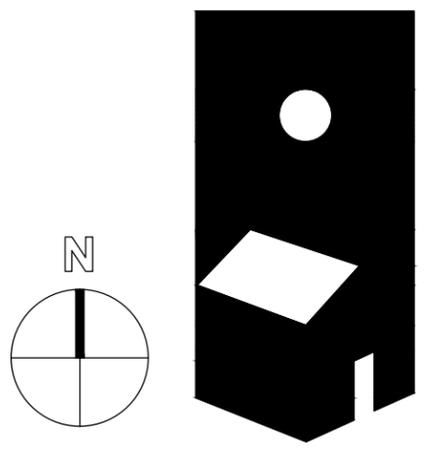


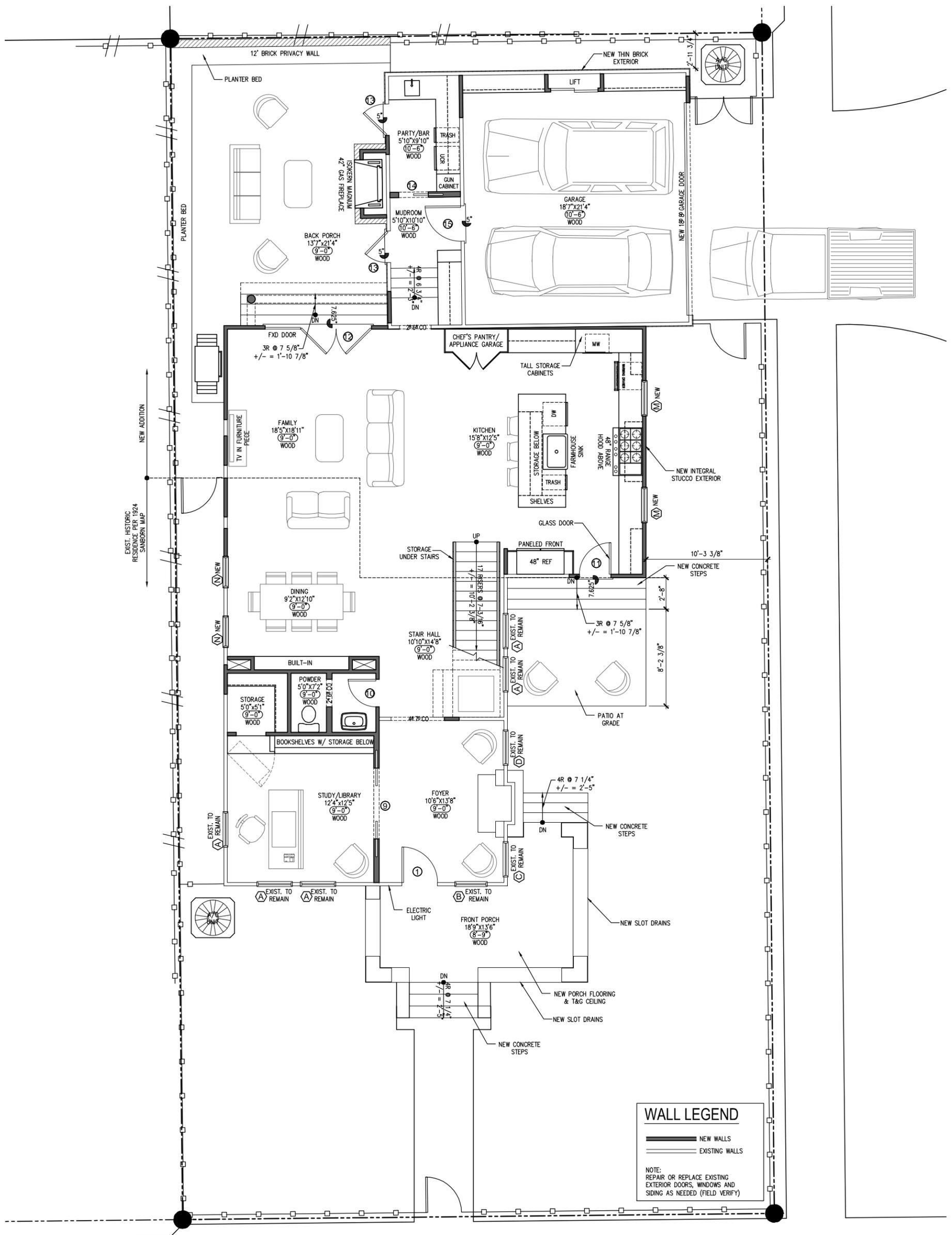


LEGEND	
	EXISTING HISTORIC RESIDENCE TO BE REMODELED
	EXISTING ADDITION ADDED TO HISTORIC RESIDENCE
	EXISTING NON-CONTRIBUTING STRUCTURE
	NEW COVERED AREA
	NEW ADDITION

**PROPOSED SITE PLAN**  
SCALE: 3/32" = 1'-0"

01.07.15  
**501 HIGHLAND**  
LIEBL RESIDENCE





### Square Footage:

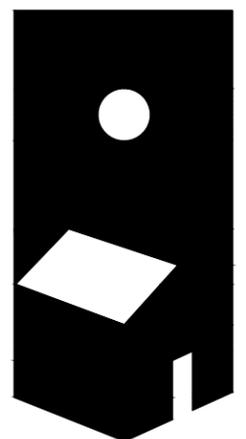
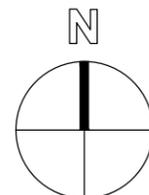
EXISTING		NEW		TOTAL	
LEVEL ONE	1,096 S.F.	LEVEL ONE	437 S.F.	LEVEL ONE	1,533 S.F.
LEVEL TWO	1,177 S.F.	LEVEL TWO	745 S.F.	LEVEL TWO	1,922 S.F.
TOTAL A/C	2,273 S.F.			TOTAL A/C	3,455 S.F.
FRONT PORCH	190 S.F.	SIDE PORCH	127 S.F.	FRONT PORCH	190 S.F.
STORAGE	151 S.F.	BACK PORCH	45 S.F.	SIDE PORCH	127 S.F.
GARAGE	328 S.F.	GARAGE	79 S.F.	BACK PORCH	45 S.F.
TOTAL COVERED	2,952 S.F.	TOTAL ADDITION	1,433 S.F.	TOTAL PORCHES	372 S.F.
				GARAGE	407 S.F.
				TOTAL COVERED	4,224 S.F.

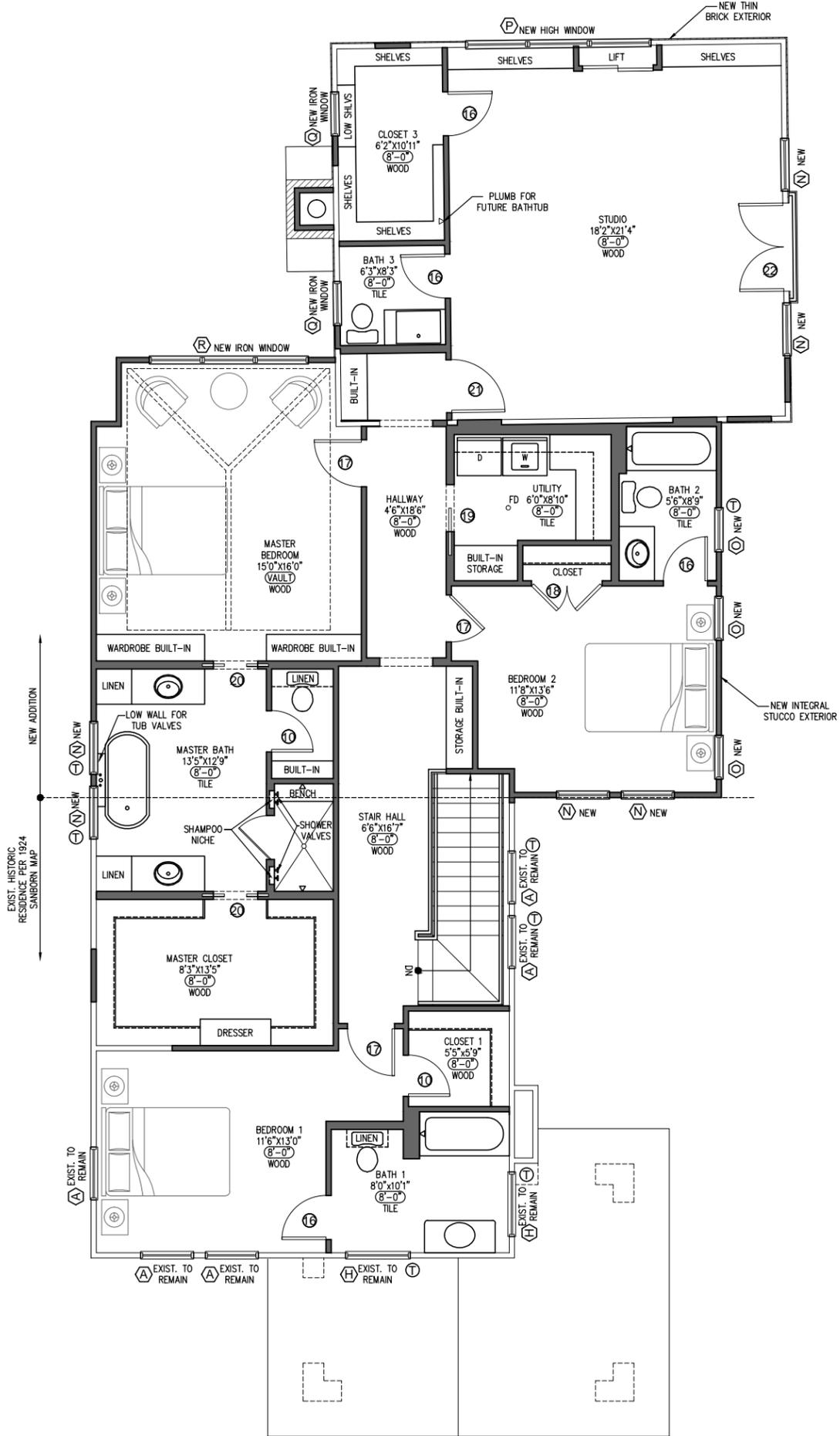
## PROPOSED FIRST FLOOR

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

01.07.15

## 501 HIGHLAND LIEBL RESIDENCE





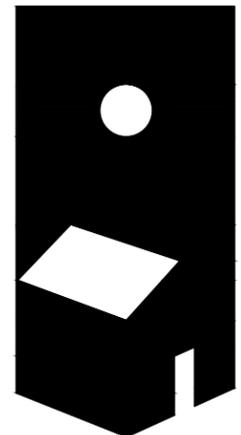
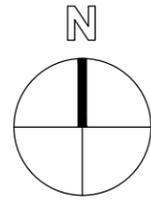
EXIST. HISTORIC RESIDENCE PER 1924 SANBORN MAP

NEW ADDITION

**WALL LEGEND**

— NEW WALLS  
 - - - EXISTING WALLS

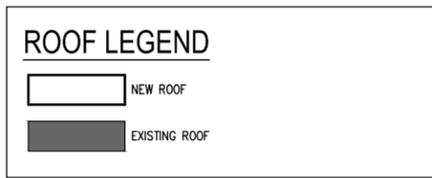
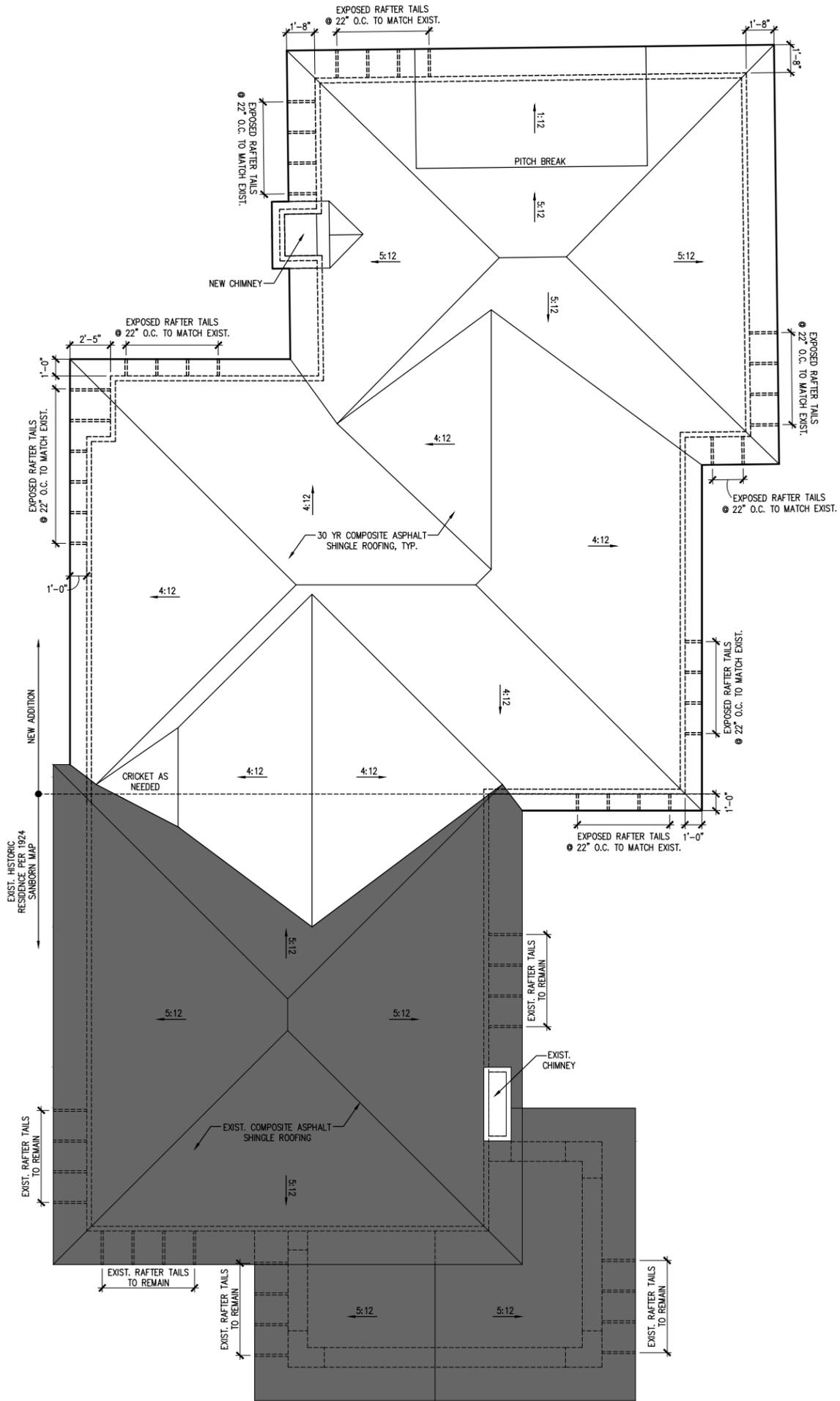
NOTE:  
 REPAIR OR REPLACE EXISTING EXTERIOR DOORS, WINDOWS AND SIDING AS NEEDED (FIELD VERIFY)



**PROPOSED SECOND FLOOR**

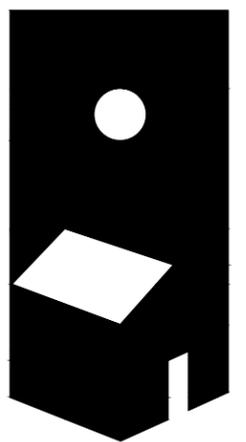
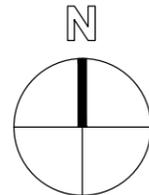
SCALE: 1/8" = 1'-0"

01.07.15  
**501 HIGHLAND**  
 LIEBL RESIDENCE



**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"

01.07.15  
**501 HIGHLAND**  
LIEBL RESIDENCE

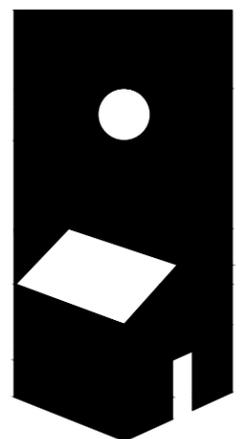
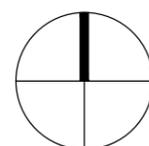


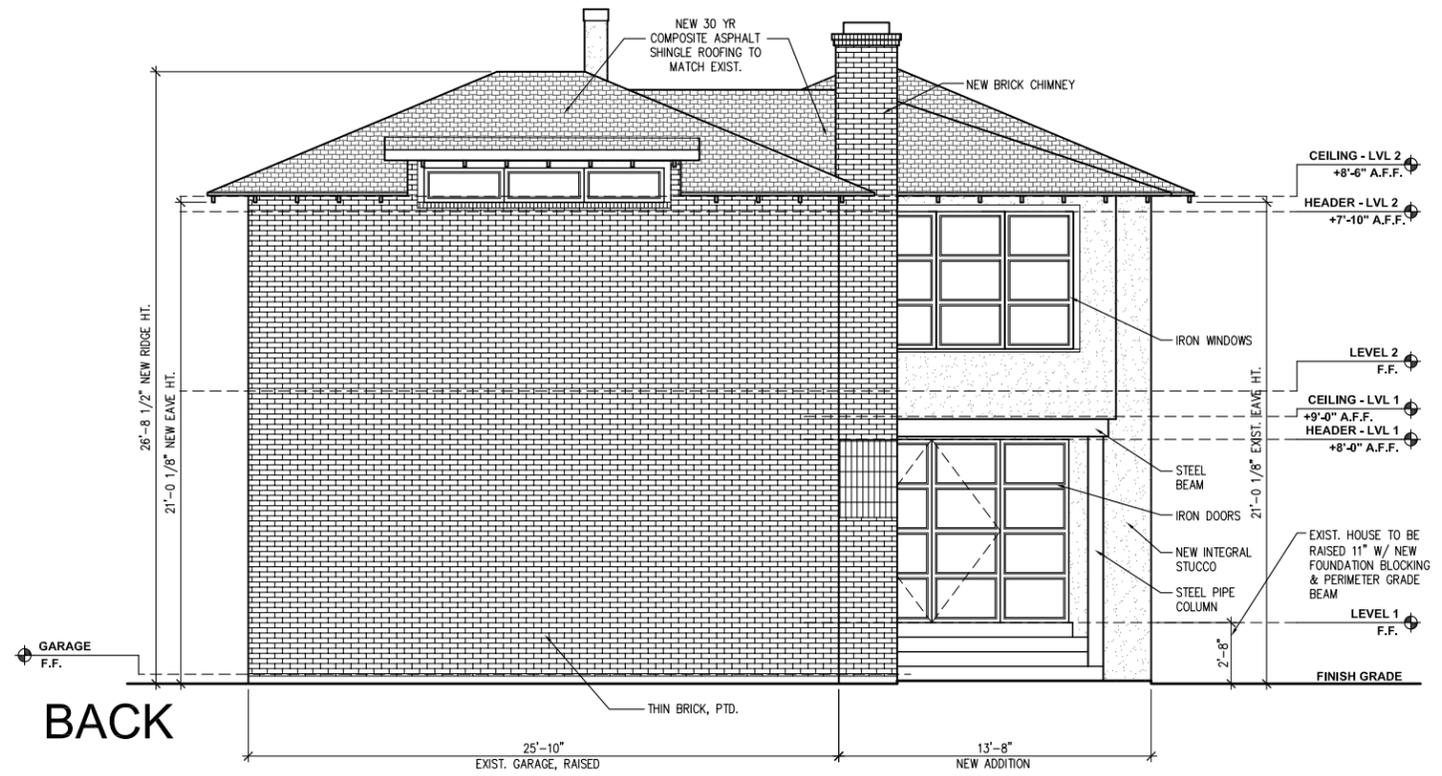
## WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	5	3'-0"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN (5), 2 TO BE REMOVED
Ⓑ	1	2'-9"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
Ⓒ	1	3'-0"	2'-10"	SLIDE	2X4	EXISTING TO REMAIN
Ⓓ	1	3'-0"	2'-10"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
Ⓔ	2	2'-10"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
Ⓕ	1	3'-10"	3'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
Ⓖ	1	2'-6"	2'-6"	FIXED	2X4	EXISTING TO BE REMOVED
Ⓗ	2	3'-8"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
Ⓘ	1	2'-4"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
Ⓙ	1	3'-0"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
Ⓚ	7	2'-6"	4'-9"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
Ⓛ	2	2'-0"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
Ⓜ	2	3'-0"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
Ⓝ	8	3'-0"	5'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
Ⓞ	3	2'-0"	2'-8"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
Ⓟ	1	(3)3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
Ⓠ	2	2'-6"	3'-6"	FIXED	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
Ⓡ	1	(3)3'-0"	6'-0"	CASEMENT	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)

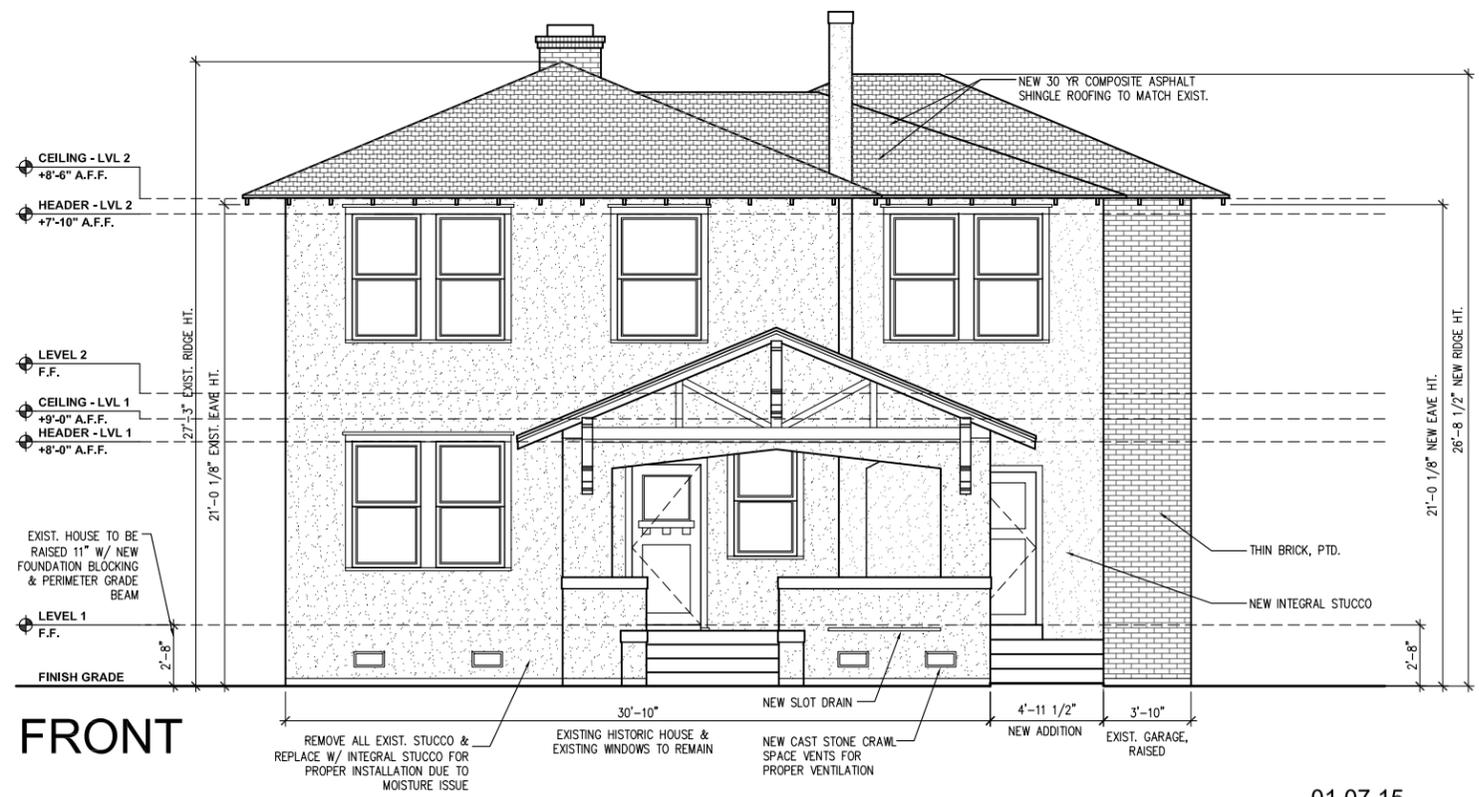
## DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	7'-0"	EXTERIOR	2X4	EXISTING TO REMAIN. FOYER
②	4	2'-0"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. DINING, BDRM 1, APT BATH
③	2	2'-8"	6'-8"	EXTERIOR	2X4	EXISTING TO BE REMOVED. KITCHEN, STORAGE
④	9	2'-8"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. BDRM 1, BDRM 2, BDRM 3, BDRM 4, BATH 2, APT KITCHEN, GARAGE APT, APT VANITY
⑤	4	2'-6"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. VANITY, BDRM 2, BDRM 3, BDRM 4
⑥	2	3'-0"	6'-8"	EXTERIOR	2X4	EXISTING TO BE REMOVED. BDRM 1, APT ENTRY
⑦	1	2'-6"	6'-8"	EXTERIOR	2X4	EXISTING TO BE REMOVED. WATER HEATER CLOSET
⑧	1	(2)2'-6"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. BDRM 2
⑨	1	(2)3'-0"	6'-8"	INT. POCKET	2X6	NEW DOORS. STUDY
⑩	3	2'-4"	6'-8"	INTERIOR	2X4	NEW DOOR. POWDER, CLOSET 1, MASTER BATH
⑪	1	2'-8"	6'-8"	EXTERIOR	2X4	NEW DOOR. KITCHEN
⑫	1	(3)3'-0"	8'-0"	EXTERIOR	2X4	NEW IRON DOORS. FAMILY (NOT VISIBLE FROM PUBLIC R.O.W.)
⑬	2	2'-8"	8'-0"	EXTERIOR	2X4	NEW IRON DOOR. MUDROOM, PARTY/BAR (NOT VISIBLE FROM PUBLIC R.O.W.)
⑭	1	2'-6"	6'-8"	INT. POCKET	2X6	NEW DOOR. MUDROOM
⑮	1	3'-0"	6'-8"	EXTERIOR	2X4	NEW 30 MIN FIRE RATED DOOR W/ SELF CLOSING HARDWARE. GARAGE
⑯	4	2'-6"	6'-8"	INTERIOR	2X4	NEW DOOR. BATH 1, BATH 2, BATH 3, CLOSET 3
⑰	3	2'-8"	6'-8"	INTERIOR	2X4	NEW DOOR. BEDROOM 1, BEDROOM 2, MASTER BEDROOM
⑱	1	(2)2'-0"	6'-8"	INTERIOR	2X4	NEW DOOR. BEDROOM 2
⑲	1	2'-8"	6'-8"	INT. POCKET	2X6	NEW DOOR. UTILITY
⑳	1	(2)1'-3"	6'-8"	INT. POCKET	2X4	NEW DOORS. MASTER BATHROOM
㉑	1	3'-0"	6'-8"	INTERIOR	2X4	NEW DOOR. STUDIO
㉒	1	(2)2'-0"	6'-8"	EXTERIOR	2X4	NEW DOOR. STUDIO





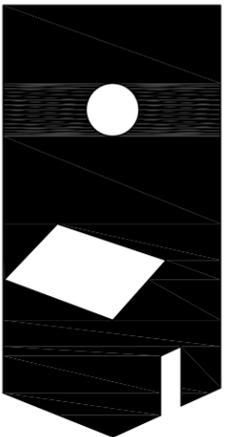
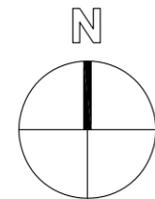
**BACK**

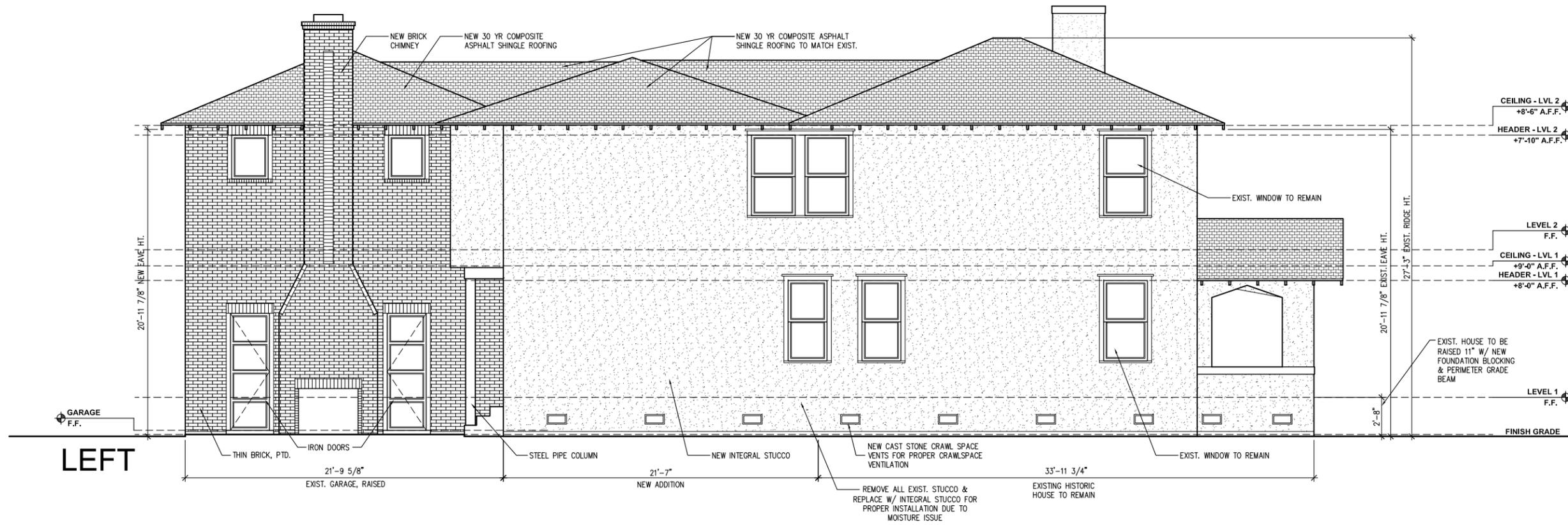


**FRONT**

**PROPOSED ELEVATIONS**  
SCALE: 1/8" = 1'-0"

01.07.15  
**501 HIGHLAND**  
LIEBL RESIDENCE





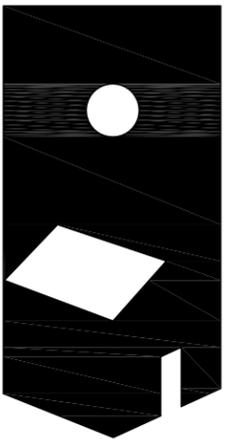
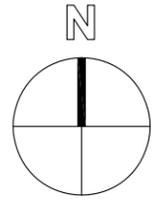
LEFT



RIGHT

PROPOSED ELEVATIONS  
SCALE: 1/8" = 1'-0"

01.07.15  
**501 HIGHLAND**  
LIEBL RESIDENCE





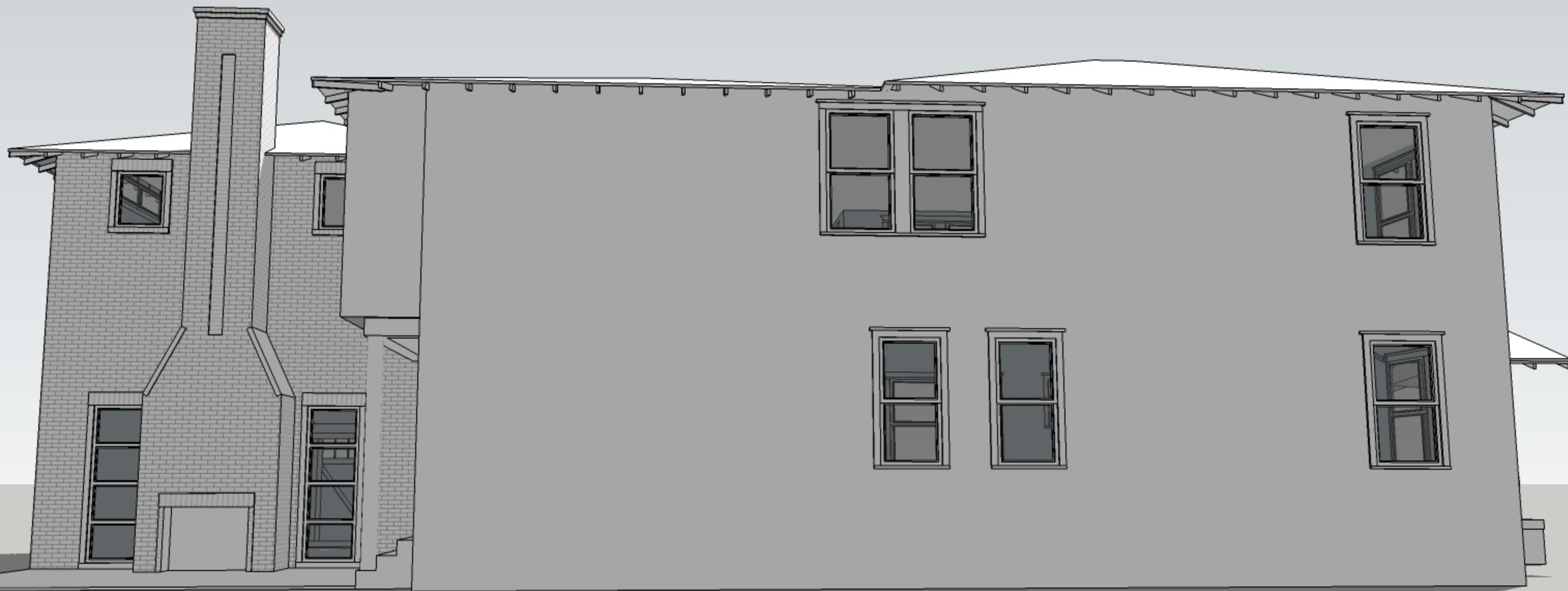






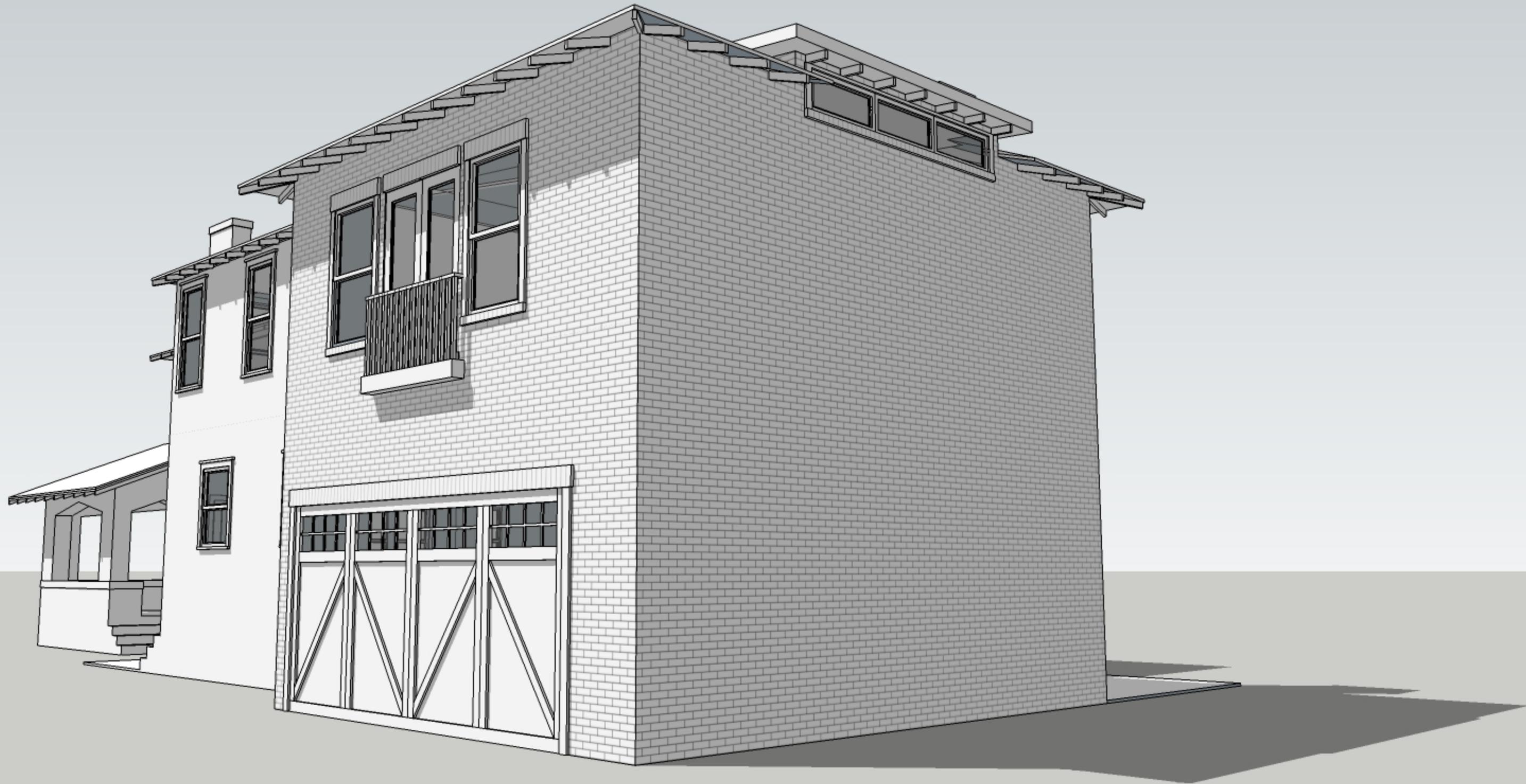








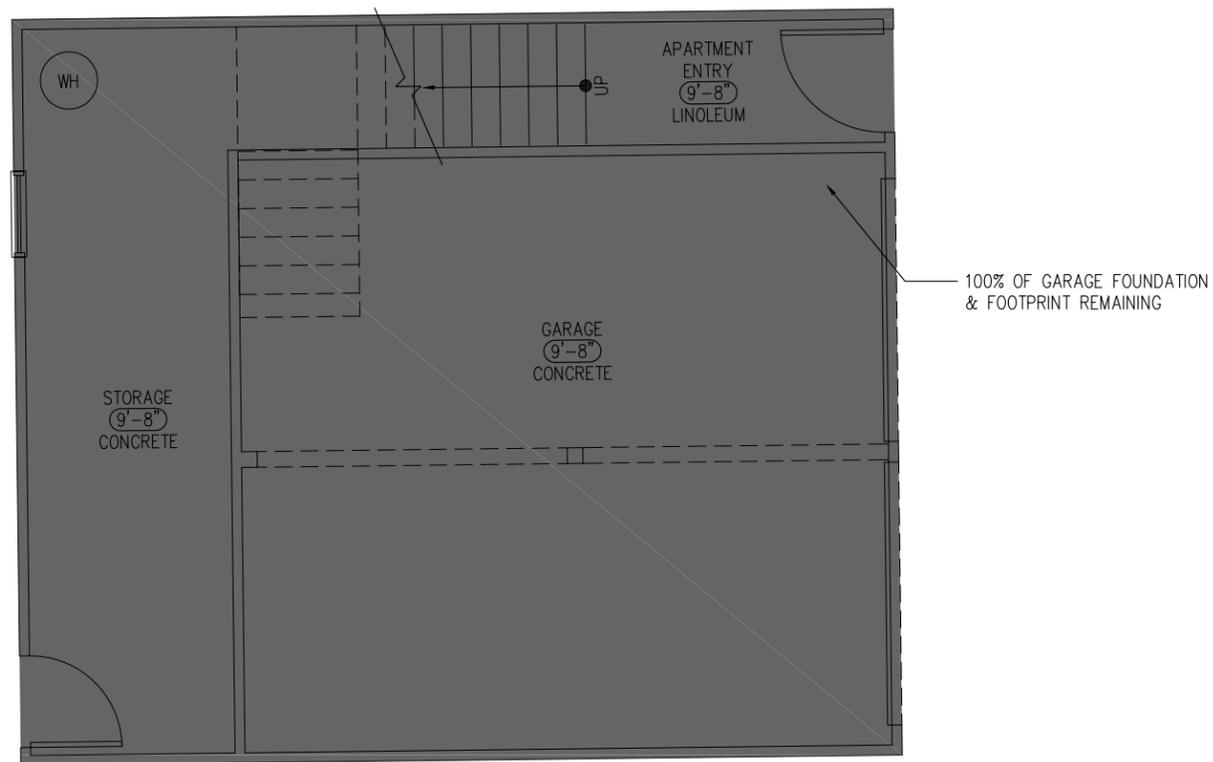




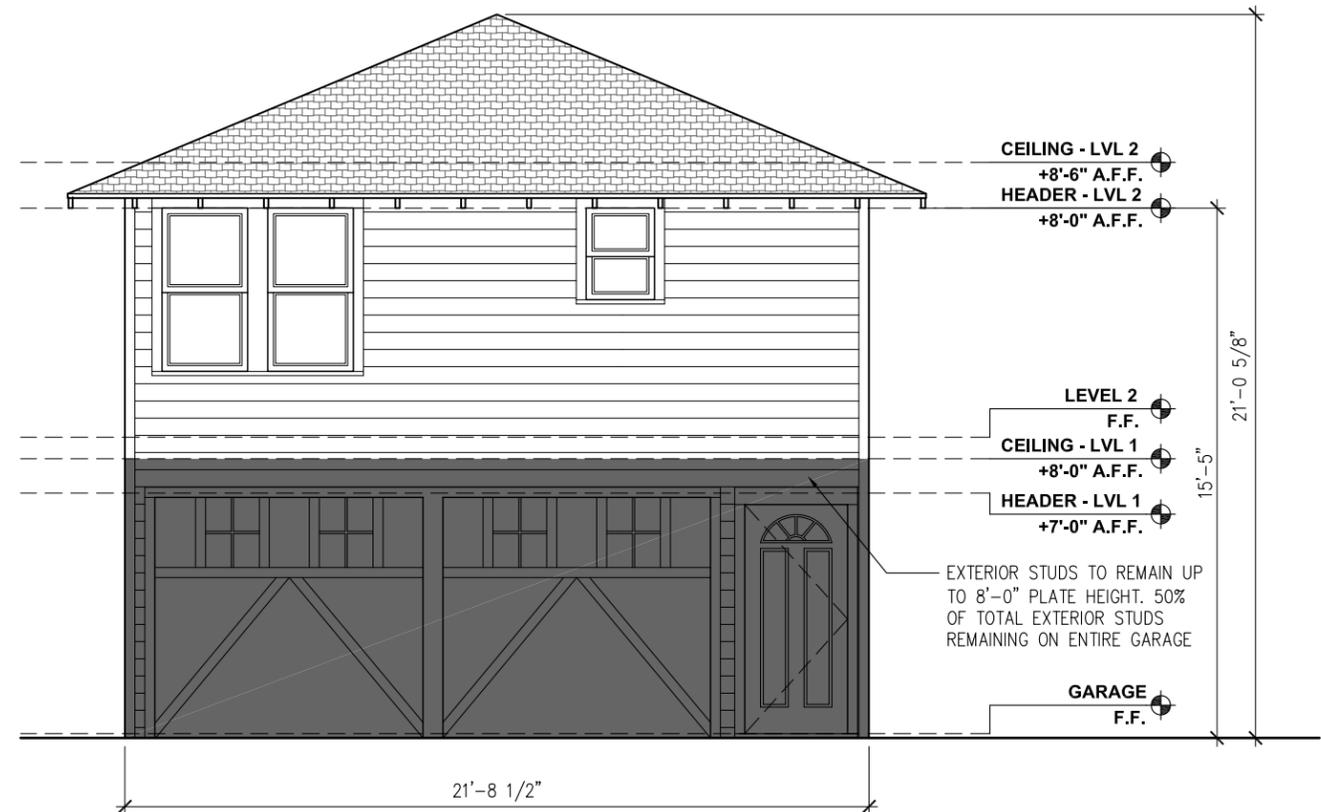








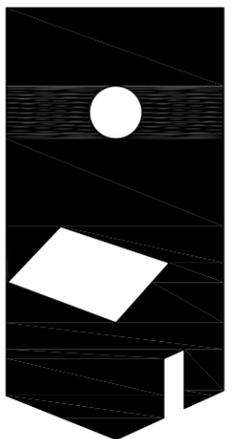
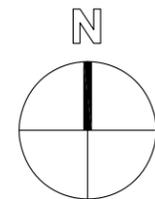
EXIST. GARAGE PLAN



EXIST. GARAGE ELEVATION

EXISTING GARAGE DIAGRAM  
SCALE: 3/16" = 1'-0"

01.20.15  
**501 HIGHLAND**  
LIEBL RESIDENCE

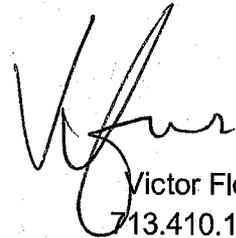


To whom this may concern,

After inspecting the stucco application at 501 Highland, it is my recommendation that the stucco be removed so that a correct stucco/plaster application is performed and brought up to today's standards in a uniform manner. It is obvious that stucco repair has been attempted over the years and failed not only to achieve an aesthetic standard but more importantly a functional one. Cracks observed in the walls where stucco repair has been attempted in the past have failed to seal with original application causing damage to it and water penetrations at window seams and corners. Bringing the stucco to today's standards by adding waterproof building paper, and metal lath will prevent any future water seepage into the structure and wood windows allowing the home to stand for generations to come.

In addition the many applications performed to the existing house have surpassed existing window trim surface levels. Any additional plaster/stucco application will leave the woodwork at a negative surface creating a space for water accumulation.

It is my recommendation that the existing stucco be replaced with today's standards while preserving existing historic texture and finish on the new application. Done in a professional manner will conserve historic contributions to the neighborhood and will allow for a healthy home for many years to come.



Victor Flores  
713.410.1815

V . F . I N C

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2513 PECAN CHASE

RICHMOND TX 77406