

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 614 Marshall St. Houston, TX 77006
Historic District / Landmark Near town HCAD # 0261460000012
Subdivision Montrose Addition Lot 12 Block 20

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 Baljit Gambhir
Company Gambhir Property At 614 Marshall LLC
Mailing Address 10302 Minturn Ln
Houston, TX 77064
Phone (832) 668-6734
Email [REDACTED]
Signature Baljit S. Gambhir
Date 10/27/14

APPLICANT (if other than owner)

Name Shane Cook
Company Shane Cook Designs
Mailing Address P.O. Box 70247
Houston, TX 77270
Phone (832) 483-8085
Email [REDACTED]
Signature M. Shane Cook
Date 10/27/14

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.

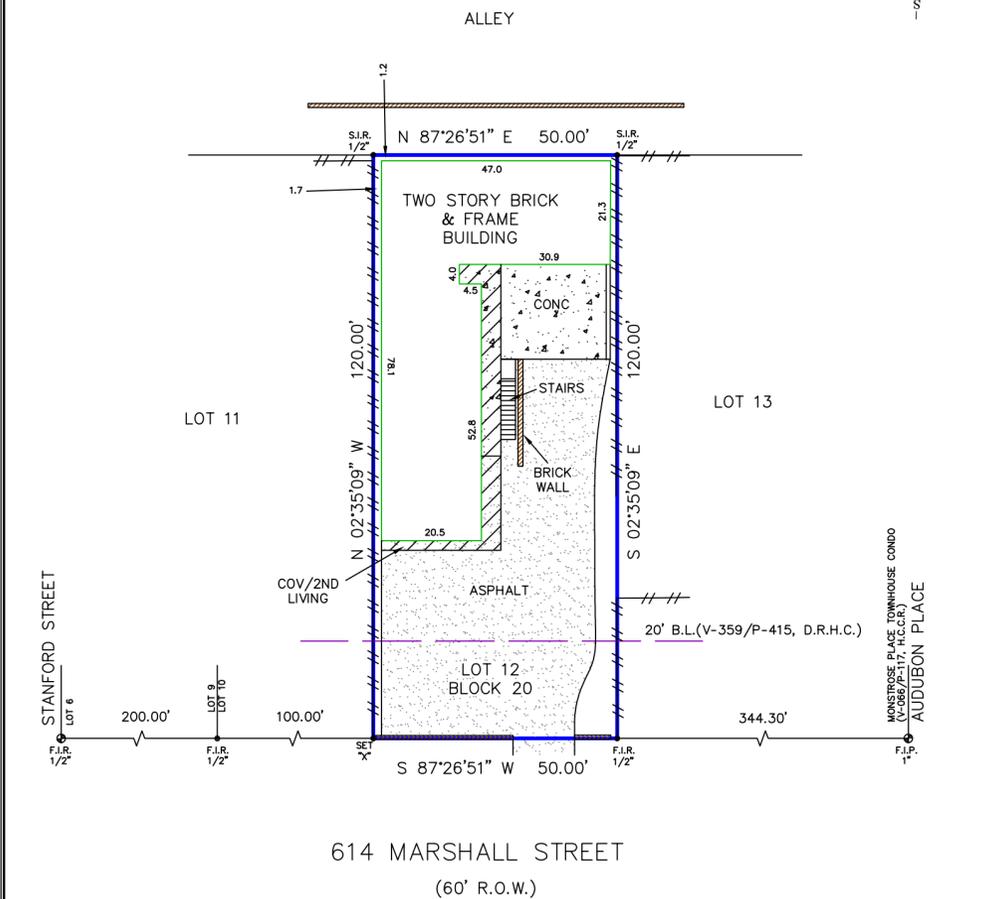
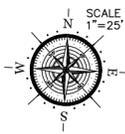
Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

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: ___/___/___

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW	F.I.R. = FOUND IRON ROD F.I.P. = FOUND IRON PIPE S.I.R. = SET IRON ROD M.U.E. = MUNICIPAL UTILITY EASEMENT U.E. = UTILITY EASEMENT A.E. = AERIAL EASEMENT D.E. = DRAINAGE EASEMENT S.S.E. = SANITARY SEWER EASEMENT S.T.S.E. = STORM SEWER EASEMENT W.L.E. = WATER LINE EASEMENT	P.A.E. = PERMANENT ACCESS EASEMENT P.U.E. = PUBLIC UTILITY EASEMENT W.S.E. = WATER & SEWER EASEMENT E.E. = ELECTRIC EASEMENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.R.C. = POINT OF REVERSE CURVATURE P.O.B. = POINT OF BEGINNING B.L. = BUILDING LINE FND. = FOUND BRS. = BEAMS	⊙ CONTROL MONUMENT — PROPERTY LINE — EASEMENT LINE — BUILDING SETBACK LINE — BUILDING WALL	— WOODEN FENCE — CHAIN LINK FENCE — METAL FENCE — WIRE FENCE — VINYL FENCE
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Reviewed & Accepted by: _____ Date: _____ / _____ / _____ Date: _____

NOTES:
 - BEARING BASIS: PLAT, F.C. #622160, H.C.M.R.
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - AGREEMENT WITH GULF COAST CABLE FOR A CABLE TELEVISION SYSTEM, H.C.C.F. #1770493

LEGAL DESCRIPTION
 LOT 12, IN BLOCK 20, OF MONTROSE ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 32, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT
 BALJIT S. GAMBHIR OR ASSIGNS

ADDRESS
 614 MARSHALL STREET

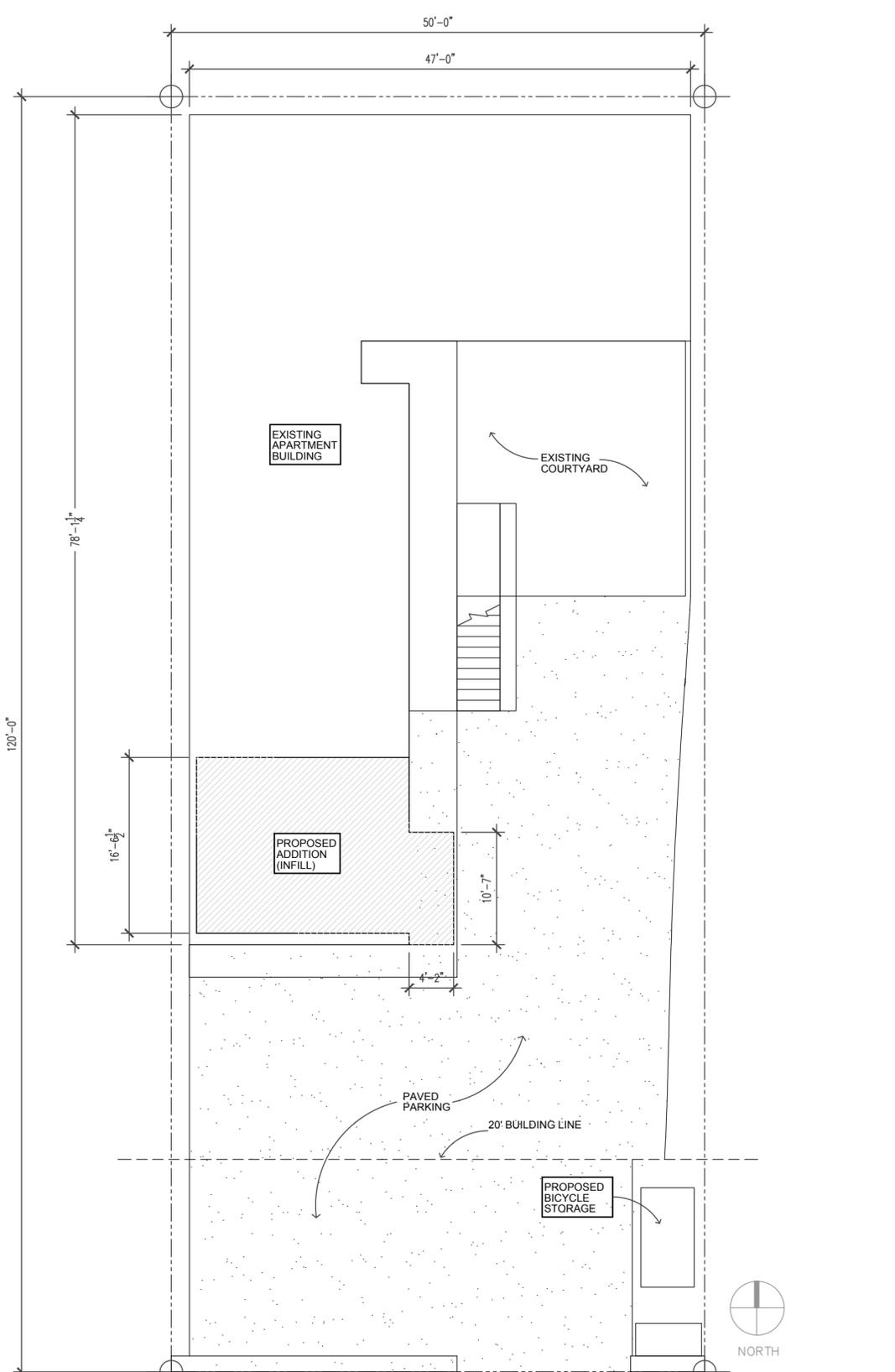


I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1406169
DATE 6-16-14
GF# 1913736458

PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE- 281-996-1113 FAX - 281-996-0112
 EMAIL: _____

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
 © 2014 PRO-SURV - ALL RIGHTS RESERVED



ISSUE NO.	DATE	DESCRIPTION

SHANE COOK DESIGNS

P.O. BOX 70247
 HOUSTON, TEXAS 77270
 TEL: 832.463.8085
 FAX: 713.861.8085
 www.shanecookdesigns.com

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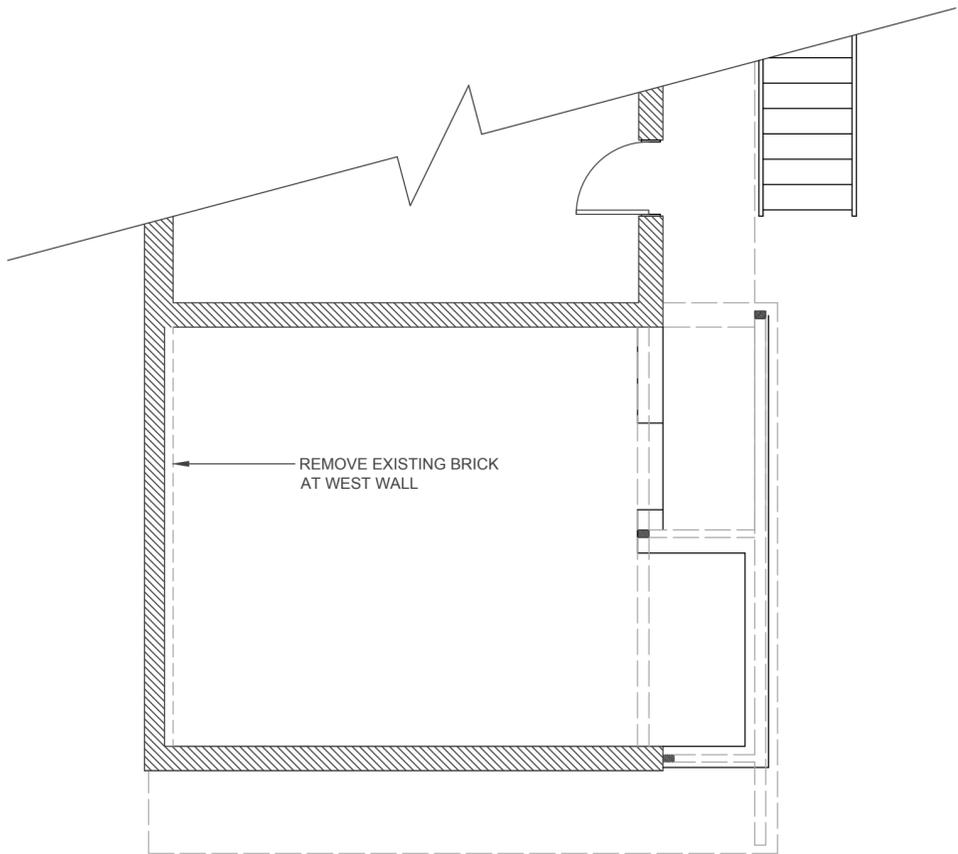
All drawings and specifications, ideas and designs appearing herein constitute the original and unpublished work of Shane Cook Designs and the same may NOT be duplicated in whole or in part, used, or disclosed other than for the purpose of the original contract without the express written consent of M. Shane Cook, DBA Shane Cook Designs.

REMODELING:
 614 MARSHALL ST.
 HOUSTON, TEXAS 77006

sheet title:
 SURVEY/
 SITE PLAN

sheet no.:
A-1

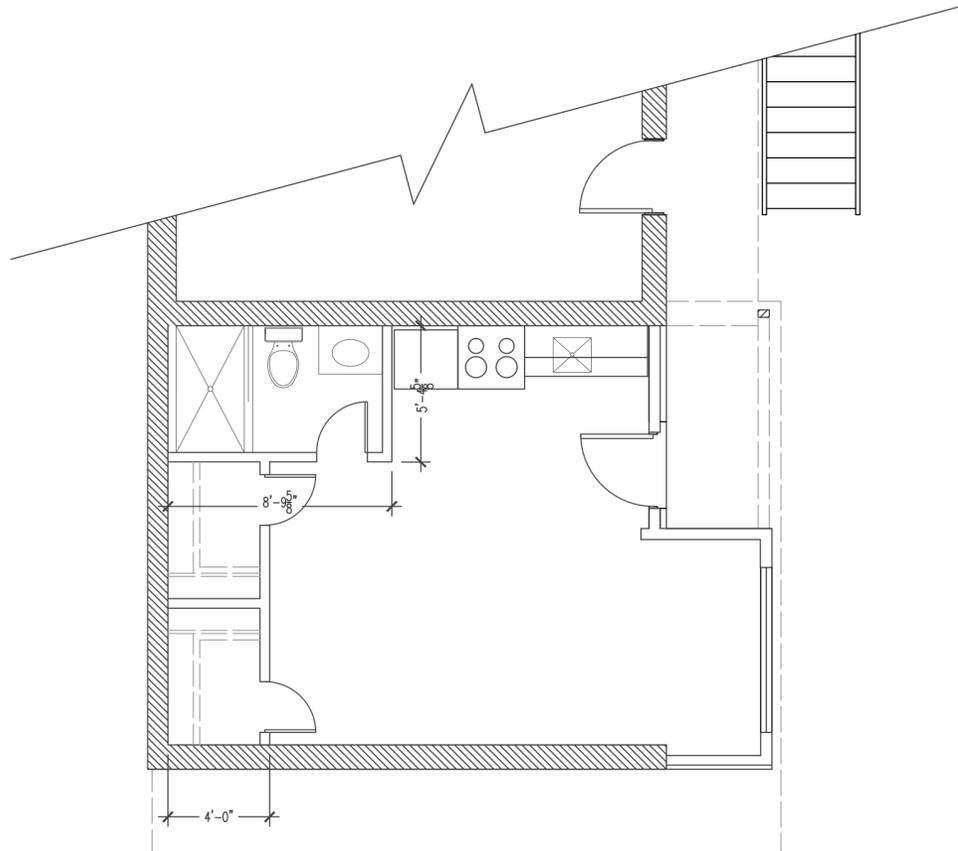
ISSUE NO.	DATE	DESCRIPTION



LEGEND:
 [Hatched pattern] EXISTING WALL CONSTRUCTION TO REMAIN
 [Dashed line] EXISTING WALL CONSTRUCTION TO BE DEMOLISHED
 [North arrow symbol] NORTH

DEMOLITION PLAN

1/4" = 1'-0" 01



LEGEND:
 [Hatched pattern] EXISTING WALL CONSTRUCTION TO REMAIN
 [Solid line] NEW WALL CONSTRUCTION
 [North arrow symbol] NORTH

FLOOR PLAN

1/4" = 1'-0" 01

**SHANE COOK
DESIGNS**

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 www.shanecookdesigns.com

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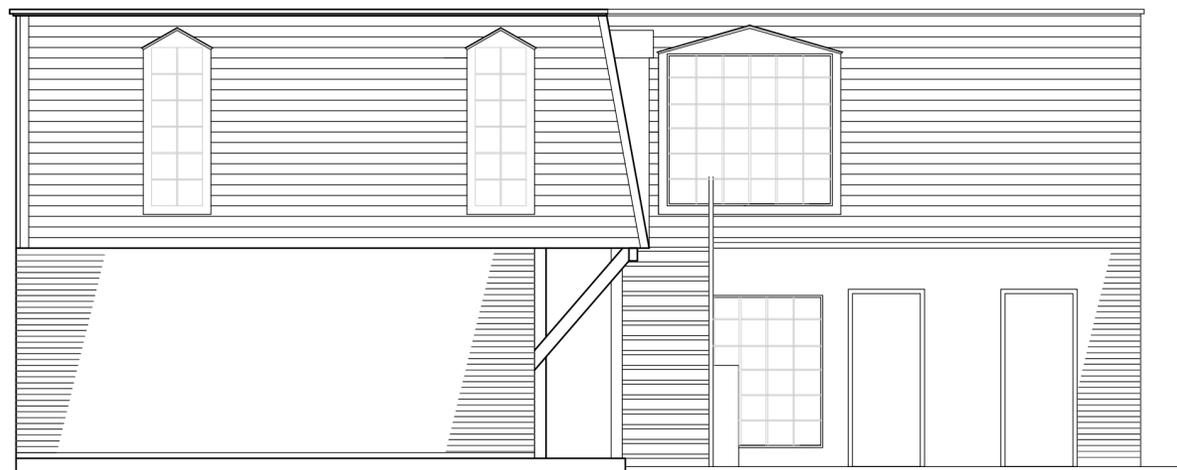
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REMODELING:
 614 MARSHALL ST.
 HOUSTON, TEXAS 77006

sheet title:
 DEMO PLAN
 FLOOR PLAN

sheet no.:

A-2



EXISTING SOUTH ELEVATION

1/4" = 1'-0" 01



PROPOSED SOUTH ELEVATION

1/4" = 1'-0" 01

ISSUE NO.	DATE	DESCRIPTION

**SHANE COOK
DESIGNS**

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REMODELING:
614 MARSHALL ST.
HOUSTON, TEXAS 77006

sheet title:
EXISTING/PROPOSED
ELEVATIONS-SOUTH

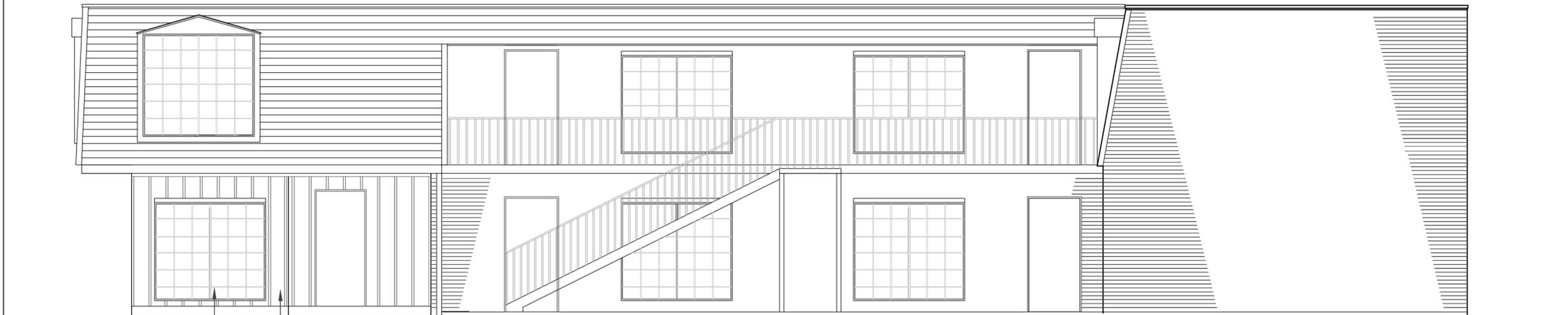
sheet no.:

A-3



EXISTING WEST ELEVATION

1/4" = 1'-0" 01



PROPOSED WEST ELEVATION

1/4" = 1'-0" 01

ISSUE NO.	DATE	DESCRIPTION

SHANE COOK
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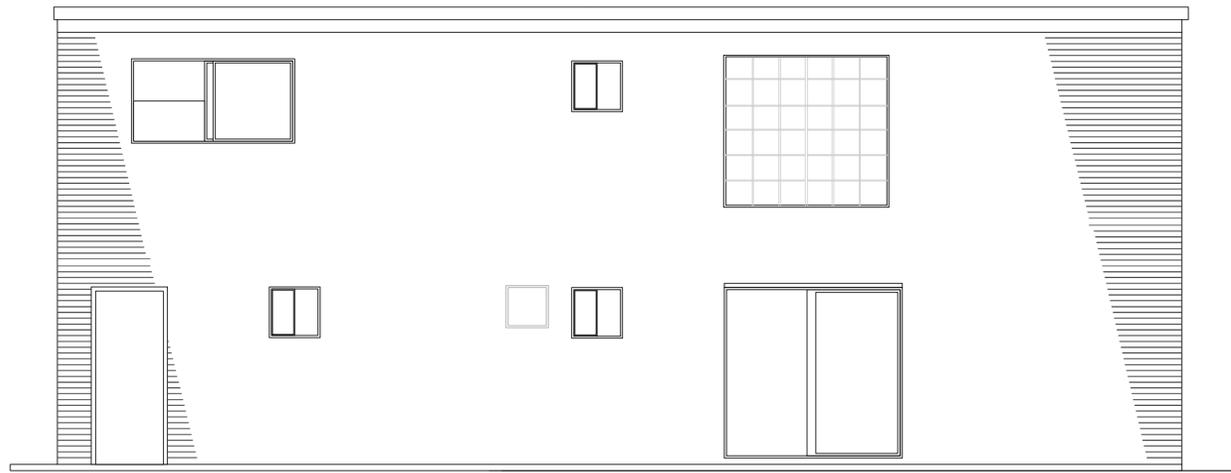
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REMODELING:
614 MARSHALL ST.
HOUSTON, TEXAS 77006

sheet title:
EXISTING/PROPOSED
ELEVATIONS-WEST

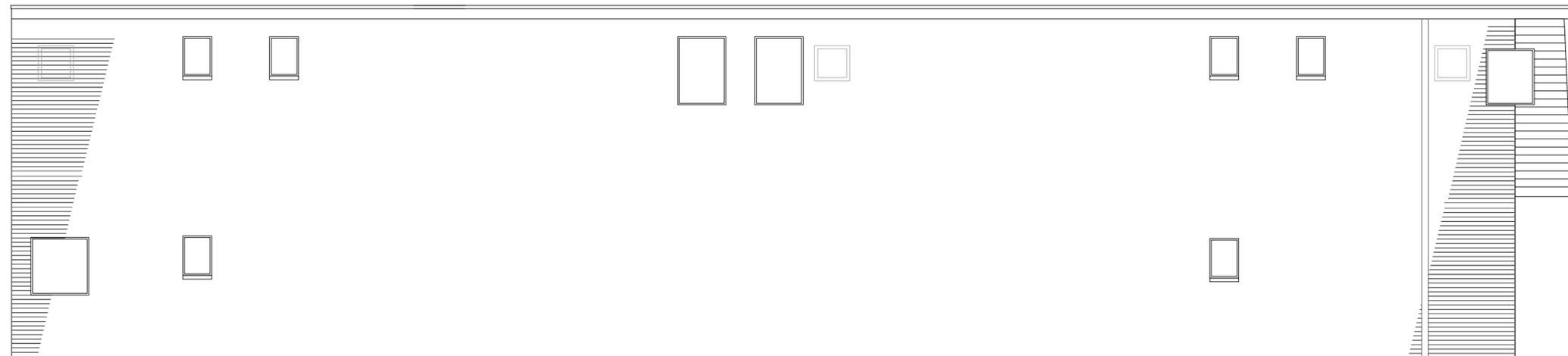
sheet no.:

A-4



EXISTING EAST ELEVATION

1/4" = 1'-0" 01



EXISTING NORTH ELEVATION

1/4" = 1'-0" 01

ISSUE NO.	DATE	DESCRIPTION

**SHANE COOK
DESIGNS**

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REMODELING:
614 MARSHALL ST.
HOUSTON, TEXAS 77006

sheet title:
EXISTING ELEVATIONS
NORTH/EAST

sheet no.:
A-5

CERTIFICATE OF APPROPRIATENESS APPLICATION

PART I – GENERAL FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Complete all sections and attach all necessary documentation as an incomplete application may cause delays in processing. A complete application includes two parts: part 1- general form; and part 2 - COA checklist(s) for project type and all applicable documentation requested within the checklist(s). Please review the criteria to be considered by the HAHC for Certificates of Appropriateness in the Houston Code of Ordinances, Historic Preservation Ordinance, Chapter 33 VII, Sections 33-240 through 33-249. Refer to the Historic Preservation section on the City of Houston Planning Department website for more information at www.houstontx.gov/planning.

OWNER ¹

Name <i>Baljit Gambhir</i>		
Company <i>Gambhir Property At 614 Marshall LLC</i>		
Mailing Address <i>10302 Minturn Ln</i>		
City <i>Houston</i>	State <i>TX</i>	Zip <i>77064</i>
Phone <i>(832) 668-6734</i>		
Email [REDACTED]		
Signature ² <i>Baljit S. Gambhir</i>		Date <i>10/27/14</i>

APPLICANT (if other than owner)

Name <i>Shane Cook</i>		
Company <i>Shane Cook Designs</i>		
Mailing Address <i>P.O. Box 70247</i>		
City <i>Houston</i>	State <i>TX</i>	Zip <i>77270</i>
Phone <i>(832) 483-8085</i>		
Email [REDACTED]		
Signature <i>M. Shane Cook</i>		Date <i>10/27/14</i>

SITE

Address <i>614 Marshall St.</i>	City <i>Houston</i>	State <i>TX</i>	Zip <i>77006</i>
Subdivision <i>Montrose Addition</i>	Lot <i>12</i>	Block <i>20</i>	

PROPOSED ACTION (refer to definitions on next page)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Addition, Alteration, Rehabilitation and/or Restoration ³ | <input type="checkbox"/> New Construction in an historic district |
| <input type="checkbox"/> Relocation ³ | <input type="checkbox"/> Demolition ³ |
| <input type="checkbox"/> Mandatory Repair by order or citation ³ | <input type="checkbox"/> Excavation of an archaeological site |

ATTACHED DOCUMENTATION

- Written Description** detailing existing site conditions including lot size, structures on lot, area of structures in square feet, setbacks, driveways, and other unique conditions, AND detailed description of the proposed activity; refer to checklists for details
- Current Photographs** showing the overall structure for each elevation visible from a public right-of-way
- Renderings** illustrating existing conditions and proposed activity; refer to checklists for project-specific rendering requirements
- Deed Restriction** compliance of proposed activity and approval of neighborhood or civic association, if applicable
- Application Checklist**⁴ for each proposed action checked above and all applicable documentation listed within checklist

¹ Owner is the record title property owner. Applicant may be owner, tenant, architect, contractor, etc.
² Application will not be accepted as complete without a signature of the record title property owner
³ Applies to any landmark, protected landmark, or structure within a historic district or archaeological site
⁴ Submit a separate checklist for each proposed action (i.e. a project including an Addition to a house and New Construction of a detached garage)

To be completed by PLANNING STAFF:	Application received by: Accepted as complete by:	Date: Date:
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CERTIFICATE OF APPROPRIATENESS APPLICATION

PART II.A – CHECKLIST AND FORM:

ADDITION, ALTERATION, REHABILITATION AND/OR RESTORATION



PLANNING & DEVELOPMENT DEPARTMENT

Please complete all applicable items and submit with the COA application; digital application documents preferred. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for HAHC consideration criteria for approval for an addition, alteration, rehabilitation, or restoration of a landmark; protected landmark; or structure in a historic district.

ACTION TYPE AND SUBTYPES: (select all that apply)

Addition

Side Addition

- addition to a single side of structure
- addition to multiple sides of structure

Rear Addition

- addition to rear of same width/height of existing structure
- addition to rear taller and/or wider than existing structure

Additional Story / Level / Height

- 1 additional level/story to existing
- 2+ additional levels/stories to existing
- other addition increasing height of existing (explain in written description)

Porch / Balcony

- addition of a porch/balcony at the front of the structure
- addition of a porch/balcony at a side of the structure
- addition of a porch/balcony at the rear of the structure

Other

- type of addition not listed above (explain in written description)
ENCLOSE EXISTING STORAGE AREA UNDER SECOND FLOOR APARTMENTS

Alteration, Rehabilitation or Restoration

Foundation

- leveling or height alterations
- foundation material or foundation cladding
- type alteration; i.e. slab on grade, pier on beam

Walls

- cladding: i.e. siding, shingles, brick, paneling, stucco
- windows: i.e. location, size, type, material, quantity
- doors: i.e. location, size, type, material, quantity
- commercial storefront system

Roof

- shape: i.e. form, pitch, type
- wall junction: i.e. eaves, soffit, brackets, overhang
- projections: i.e. chimneys, towers, dormers
- equipment: i.e. antennas, solar panels

Architectural Elements

- awnings or canopies
- porch or balcony
- columns or visible structural members
- commercial signage
- other architectural element alterations (explain in written description)

ALTERATION, REHABILITATION, RESTORATION, ADDITION DOCUMENTATION:

Photographs (label each photo with a description and location)

- Elevations** of front (street) facing facade and all sides of the structure visually affected by the proposed addition or alteration
- Detail Photos** of exterior elements subject to proposal illustrating current pertinent conditions; i.e. damaged beyond repair materials, architectural elements to be altered or replicated, areas to be altered or removed
- Historical Photos** or evidence illustrating past architectural authenticity if restoring or replacing missing historic elements

Renderings (accurately scaled and dimensioned)

- Current Site Plan** of the property containing the subject of the proposal, indicate area of proposed work; include dimensions for all setbacks from property line, easements, secondary structures, and any other pertinent existing site conditions

Site Address	614 Marshall St.	Subdivision	Montrose Addition	Lot	12	Block	20
Primary Project Contact	Shane Cook		e (832) 483-8085				

CERTIFICATE OF APPROPRIATENESS APPLICATION

PART II.A – CHECKLIST AND FORM:

ADDITION, ALTERATION, REHABILITATION AND/OR RESTORATION



PLANNING & DEVELOPMENT DEPARTMENT

- Proposed Site Plan** for additions, removals or proposals altering site configurations; for additions clearly indicated the location, size and footprint of the addition; include dimensions locating alteration in respect to the existing structure; i.e. dimension from front wall to beginning of a rear addition
- Architectural Plans and Elevations** of the proposed alterations and/or additions, including:
 - Floor Plans** of existing and proposed if adding to the existing building footprint
 - Roof Plans** of existing and proposed if adding to or altering the existing roof shape, form, pitch or size
 - Demolition Plan** if any existing exterior features are proposed to be removed from the existing structure
 - Elevations** of existing and proposed of all sides of the structure that the proposed addition or alteration is visible

Written Description (include the following items, use the area below and/or attach additional pages)

- Subject of Proposal** description including current location and condition of the structure and any prior alterations or additions
- Proposed Work** description including plans to add, remove, repair or replace any exterior features or materials with in-kind or new features or materials; clearly describe location of proposed alterations and/or label on plan and elevation drawings
- Materials** description and condition of existing materials and proposed materials if original materials cannot be retained; include, when applicable: product information or specification sheets; door and window schedule; samples to further demonstrate new materials; any plans to salvage, reuse or recycle historic or original materials proposed for removal
- Criteria Adherence** describe how the proposal satisfies the determination criteria as stated in the Historic Preservation Ordinance, Sec. 33-241 (a) or (b) or (c) for an:
 - (a) addition, alteration, rehabilitation or restoration of an exterior feature to a landmark, protected landmark, contributing structure within a historic district, or structure on an archaeological site, upon finding that it satisfies criteria (1) through (11) as stated in Section 33-241(a)
 - OR
 - (b) an addition to a contributing structure within a historic district, upon finding that it satisfies criteria (4) and (1) or (2) or (3) as stated in Section 33-241(b)
 - OR
 - (c) an addition, alteration, rehabilitation or restoration of an exterior feature of a noncontributing structure within a historic district upon finding that it satisfies criteria (1); and for an addition, criteria (2) as stated in Section 33-241(c)

I (we) request approval of a Certificate of Appropriateness to...

- Enclose an existing first floor covered storage area to create an efficiency apartment unit. The building is a non-contributing apartment building constructed in 1954. The building is in near-original condition, with the exception of wear and tear.

- The exterior enclosure will be made of wood-framed walls faced with "Hardie" sheets with 1x2 vertical batten strips. The new window will match the existing style and size.

Attach additional pages as necessary.







614