CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1710 LUBBOCK

Historic District / Landmark OLD SIXTH WARD HCAD # 005-231-000-0003

Subdivision BAKER Lot 3 Block 453

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 LEE B. ROEDER

Company —

Mailing Address 714 SABINE ST.

Phone 713-339-4533

Email [redacted]

Signature Lee B Roeder

Date 2-26-16

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:* ___/___/___

Rev. 01.2016

3/30/16

DEAR MATT

FOLLOWING ARE THE NEW DOCUMENTS FOR 1710.

I HAVE OMITTED THE PAGES FOR THE EXISTING STRUCTURE AS YOU ALREADY HAVE THEM & THERE ARE NO CHANGES.

ENCLOSED.

- NEW DESCRIPTION PG. 3.
- DEMOLISHION - PG. 19
- SITE PLAN - PG 19A.
- FLOOR PLAN - PG. 20.
- ELEV - 1-4 - PGS. 21-24
- ROOF - PG 25
- WINDOW/MATERIALS PG 26.
- WINDOW/DOOR SCH. PG 27.

LET ME KNOW IF YOU NEED ANYTHING ELSE.

THANKS LEE

718-839-4538

1710 Lubbock / Proposed Work Plans , Condition , Materials

the condition of 1710 - is quite rough with a lot of water damage ,rot and termite damage - following is a general idea of what we will need to do.

Plan / structure

1 - location of the house will not change
- 159.5 sq.ft addition added to north east corner of structure no eave or trim
- addition roof will have same pitch as original gables - ridge will sit 2 -3 feet lower than ridge line of original structure
- small side porch cut into later part of structure will act as a buffer between the addition and the original south wing /front of the house
- house will be raised to approximately a 30 " floor height
- interior plan has been adjusted with large open ceiling area at back
- all composite siding will be removed and original horizontal clapboard will be replaced as needed.

2- Roof - new standing seam metal roof replacing existing corrugated metal roof .

3 - Elevations :

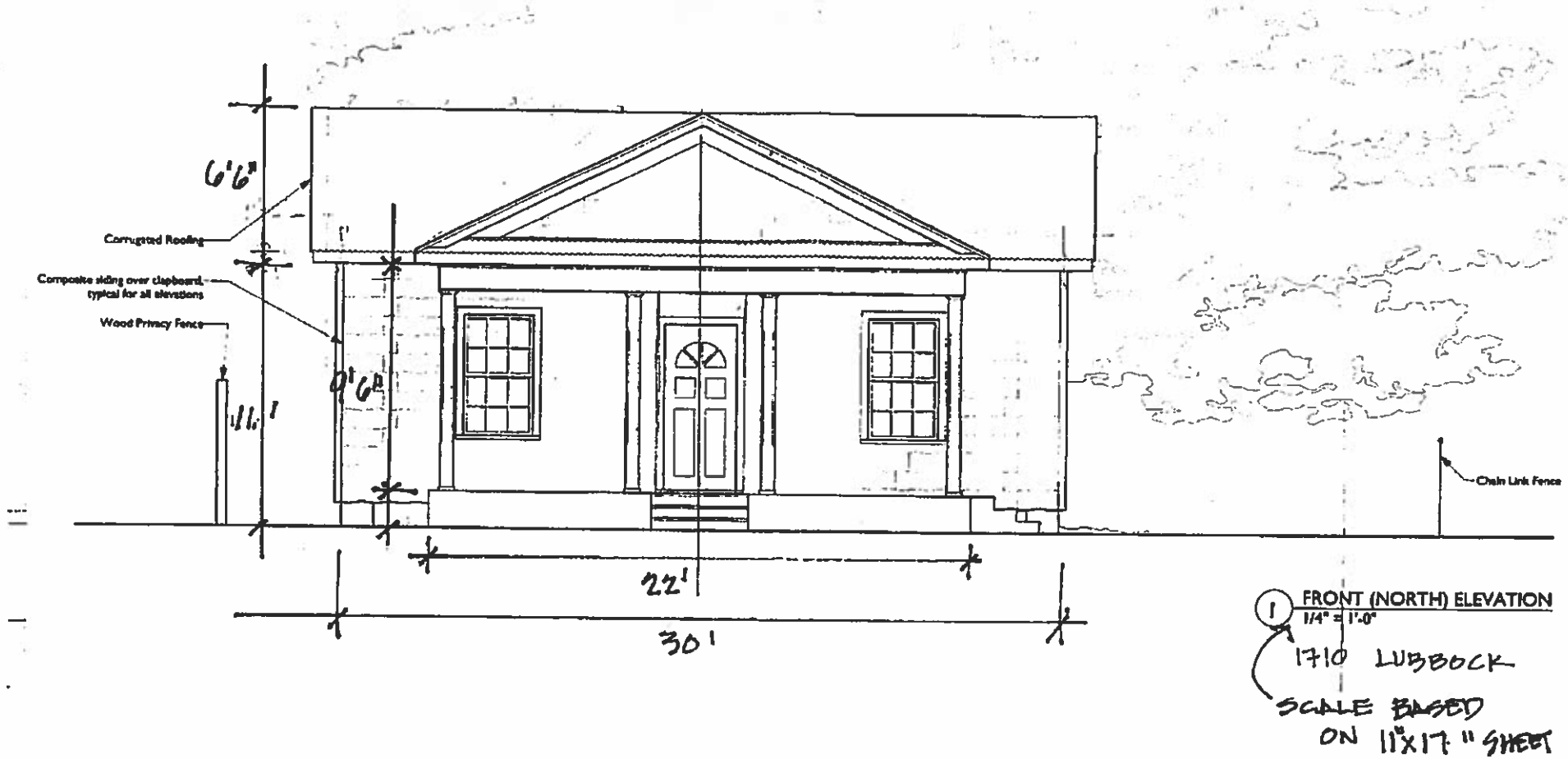
elevation - #1
- generally repairs only
- material above the porch - is believed to be Board and Batten -repair as needed
- front porch floor is currently concrete - will be replace by wood deck ..
- original windows will be repaired as needed (schedule - WA ,WB)
- Front door replaced with an older more appropriate vintage door (Schedule -DA1)

Elevation - # 2
- 159.5 sq.ft addition added to north east corner of structure no eave or trim
- addition roof will have same pitch as original gables - ridge will sit 2 -3 feet lower than ridge line of original structure
- small side porch cut into later part of structure will act as a buffer between the addition and the original south wing of the house
- 6 over 6 window is original and will be repaired - (Schedule - WC)
- small aluminum 1 over 1 window at center replaced with casement (schedule W E)
- 4 rear aluminum windows removed - ref. to elevation
  - gable window on addition (schedule WF)
- salvaged door added into addition from side porch - (schedule D 2)

Elevation - - # 3
- added on sheds will be removed and a covered porch /deck added
- 3 large sliding glass doors across back and addition - (schedule D3,D4,D6)
- antique salvaged door added (schedule D 5)
- small original gable vent modified to window in existing position sill and framing repaired as needed (schedule WL)
- siding removed from existing gable and underlying material repaired / replaced (possibly Board and batten ?)

Elevation - # 4
- window at south west corner is original - will be repaired as needed (schedule WK)
- 2 additional windows on west elevation are to replicate the originals set in position using the original existing framing in structure still in place. (the northern window frame is currently covered by a door nailed over the opening) (schedule WH,WJ)
- small gable vent added to original wing of structure (schedule - WL may already exist under siding)

3/30/16. ROEDER 1710 LUBBOCK - DESCRIPTION -



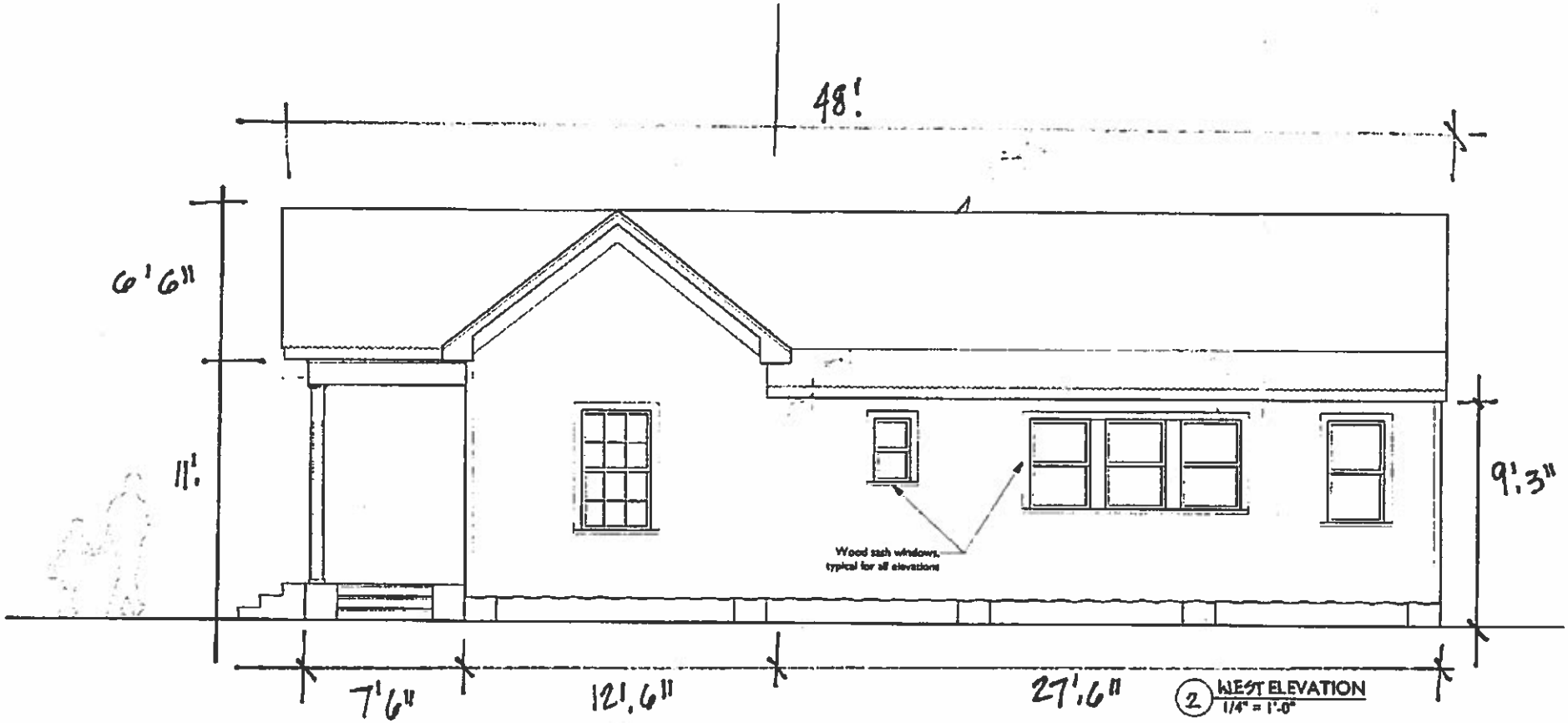
1 FRONT (NORTH) ELEVATION
1/4" = 1'-0"

1710 LUBBOCK

SCALE BASED ON 11"X17" SHEET

ROEDER / 1710 LUBBOCK

EXISTING 1



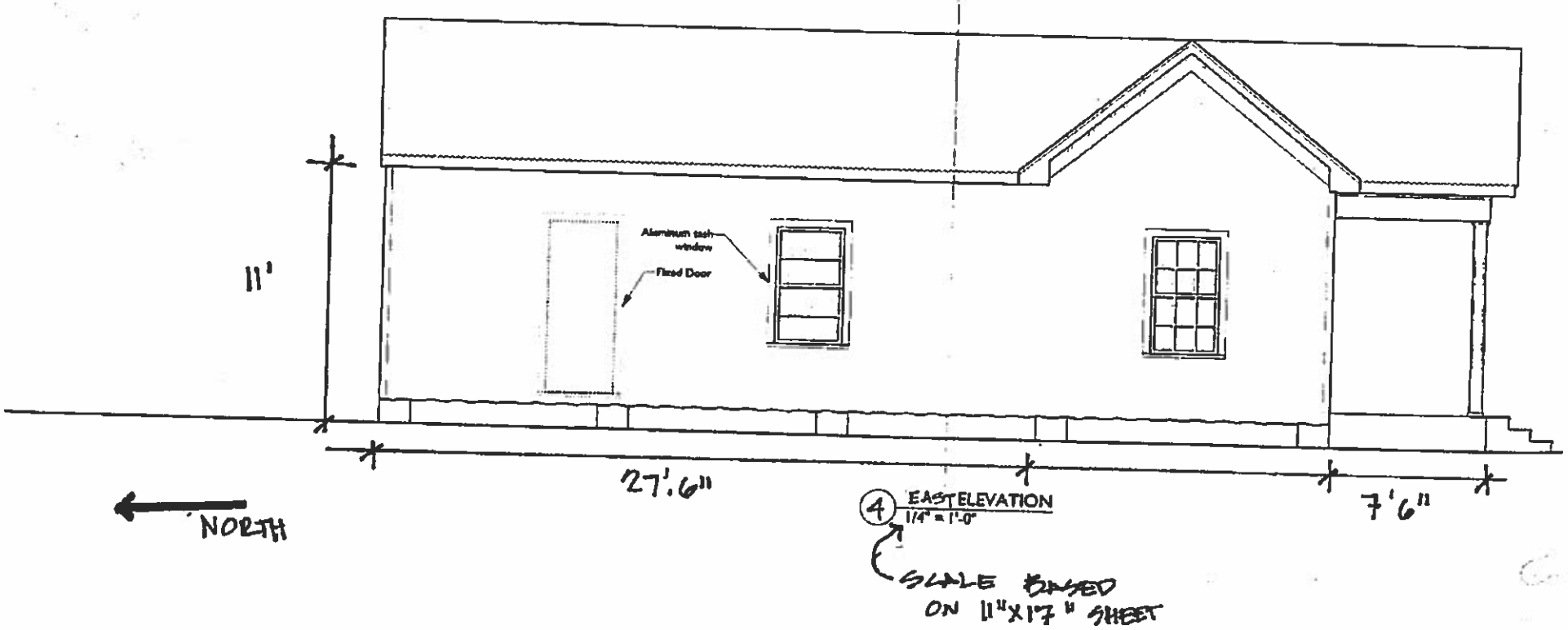
② WEST ELEVATION
1/4" = 1'-0"

1710 LUBBOCK

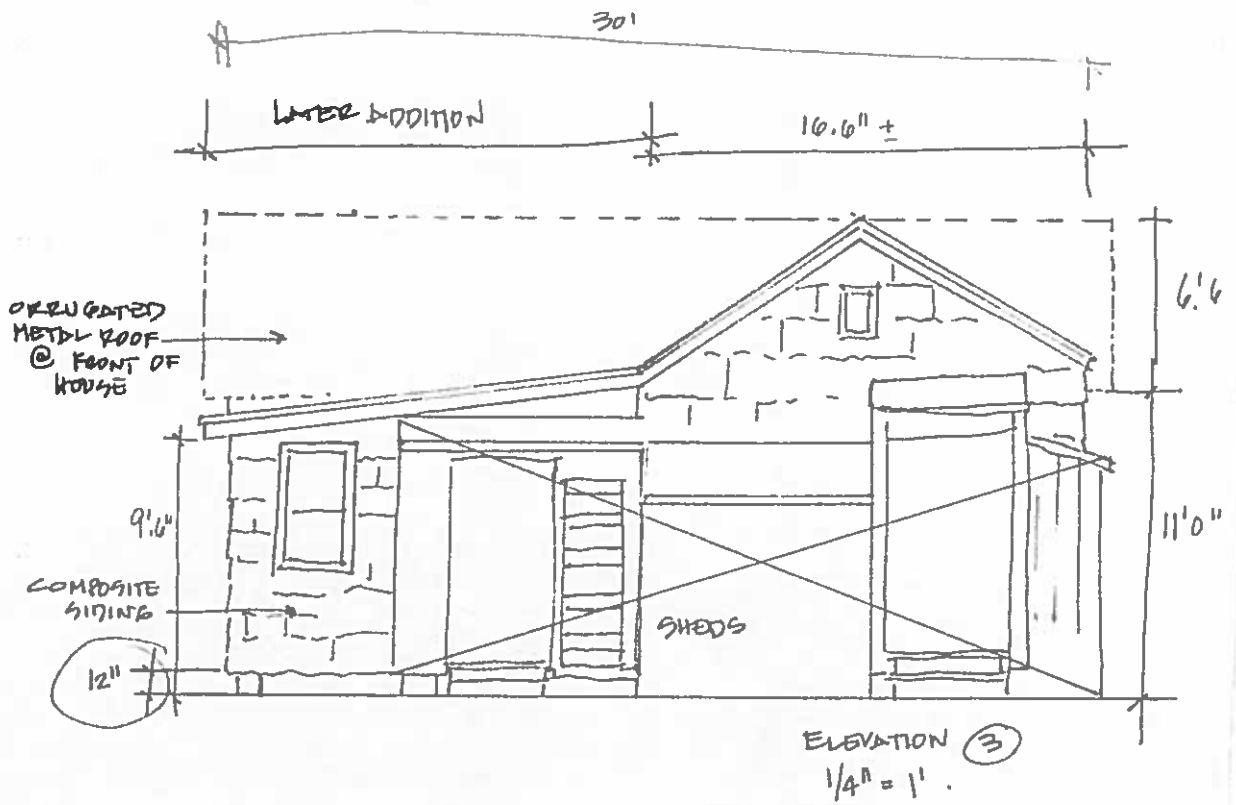
SCALE BASED ON 11" X 17" SHEET.

NORTH →

ROEDER - 1710 LUBBOCK EXISTING

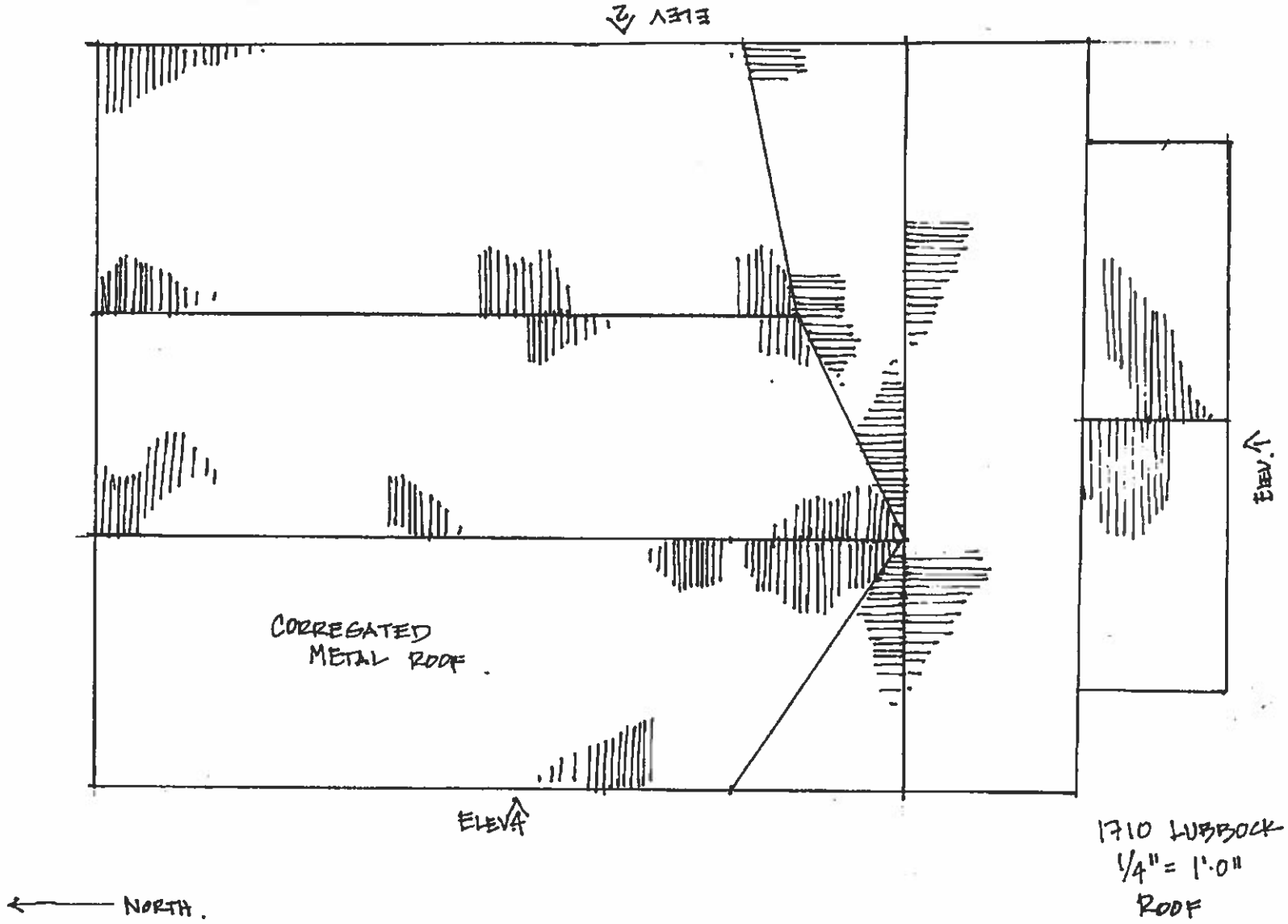


ROEDER - 1710 LUBBOCK EXISTING 4

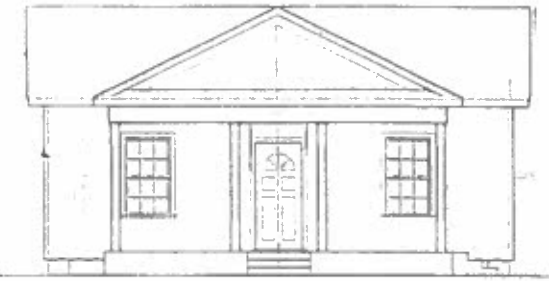


ELEV 3.

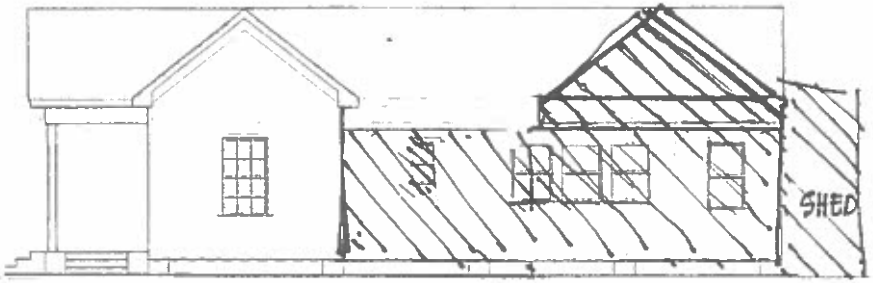
1710 LUBBOCK EXISTING STRUCTURE



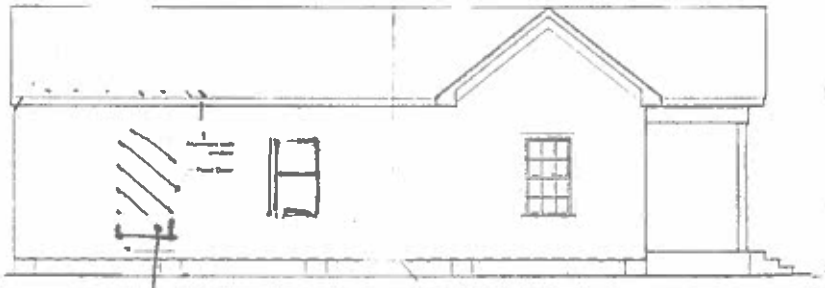
ROEDER - 1710 LUBBOCK EXISTING



ELEV 1

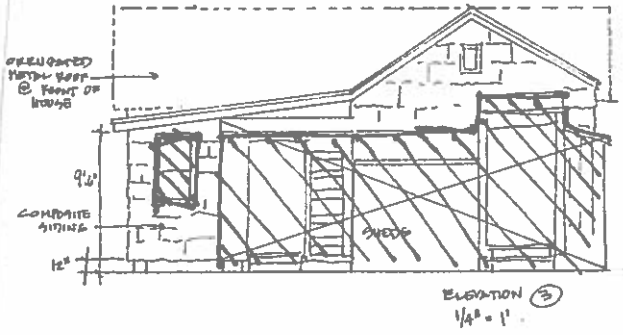


ELEV 2

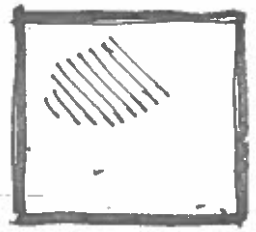


ELEV 4

DOOR NAILED OVER OPEN ORIGINAL WINDOW



ELEVATION (3)
1/4" = 1'



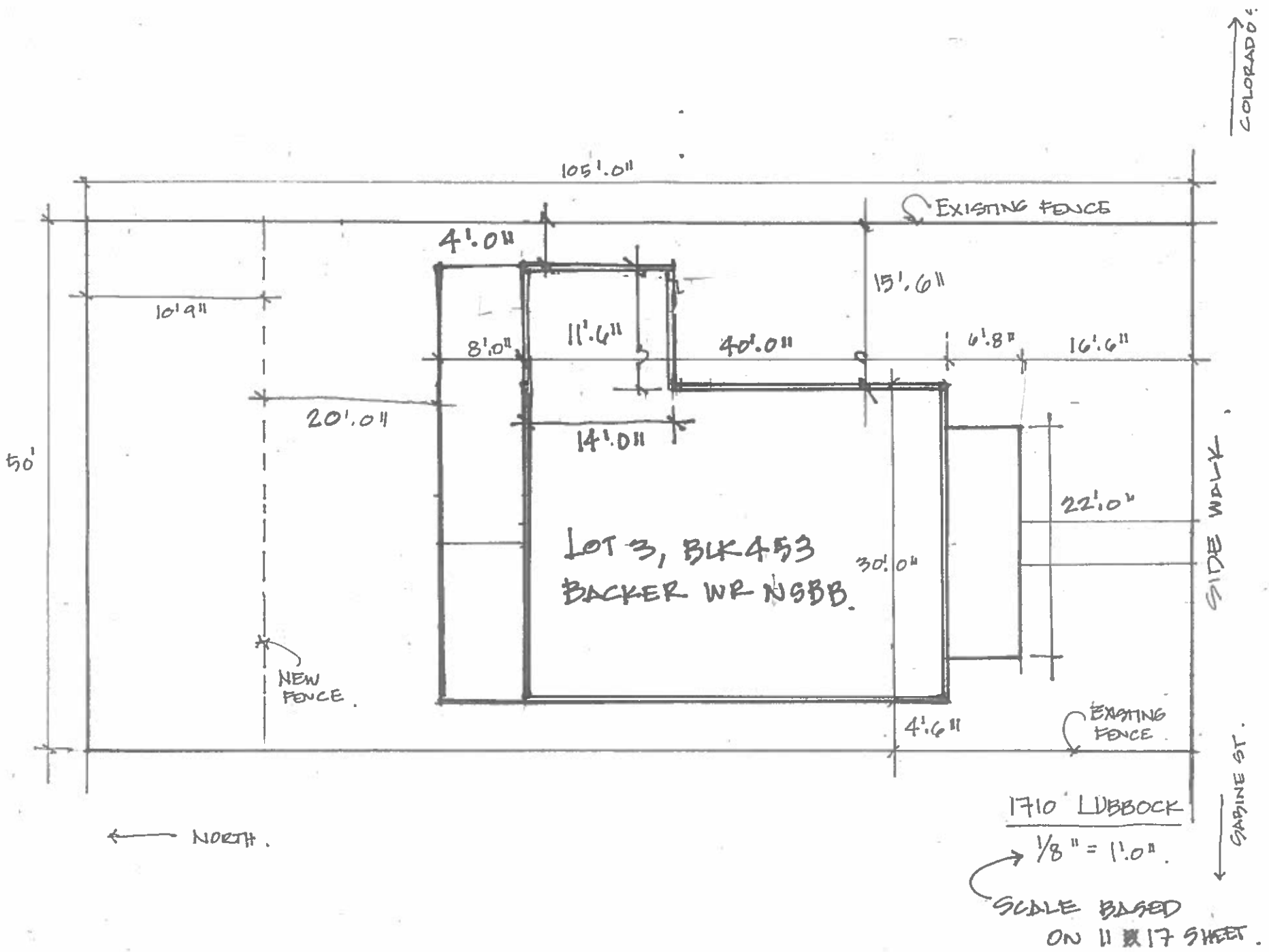
TO BE REPLACED AS NEED

DEMO

(19)

3/16/20.

ROEDER- 1710 LUBBOCK EXISTING DEMO

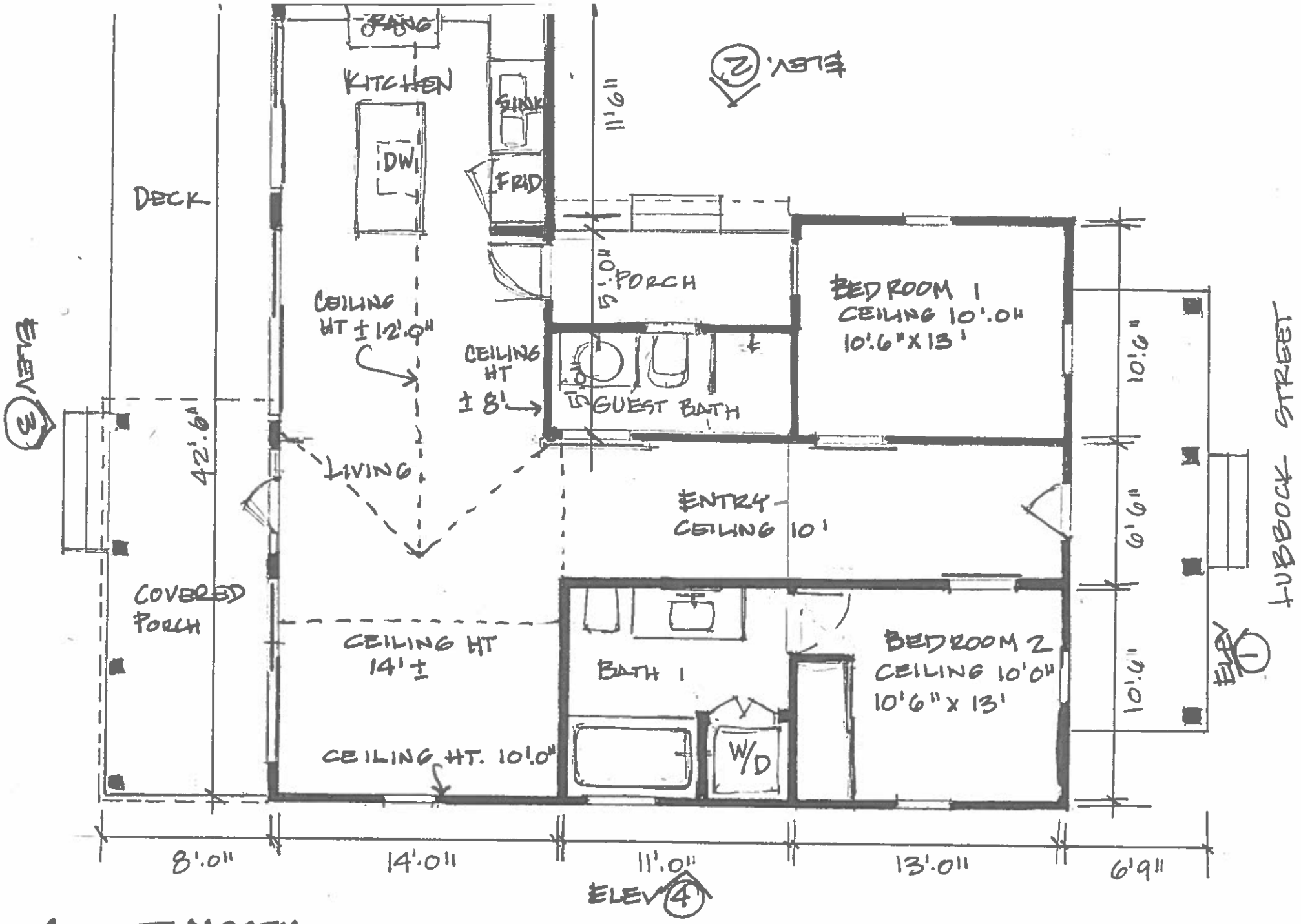


SITE PLAN

(19)

3/16/30

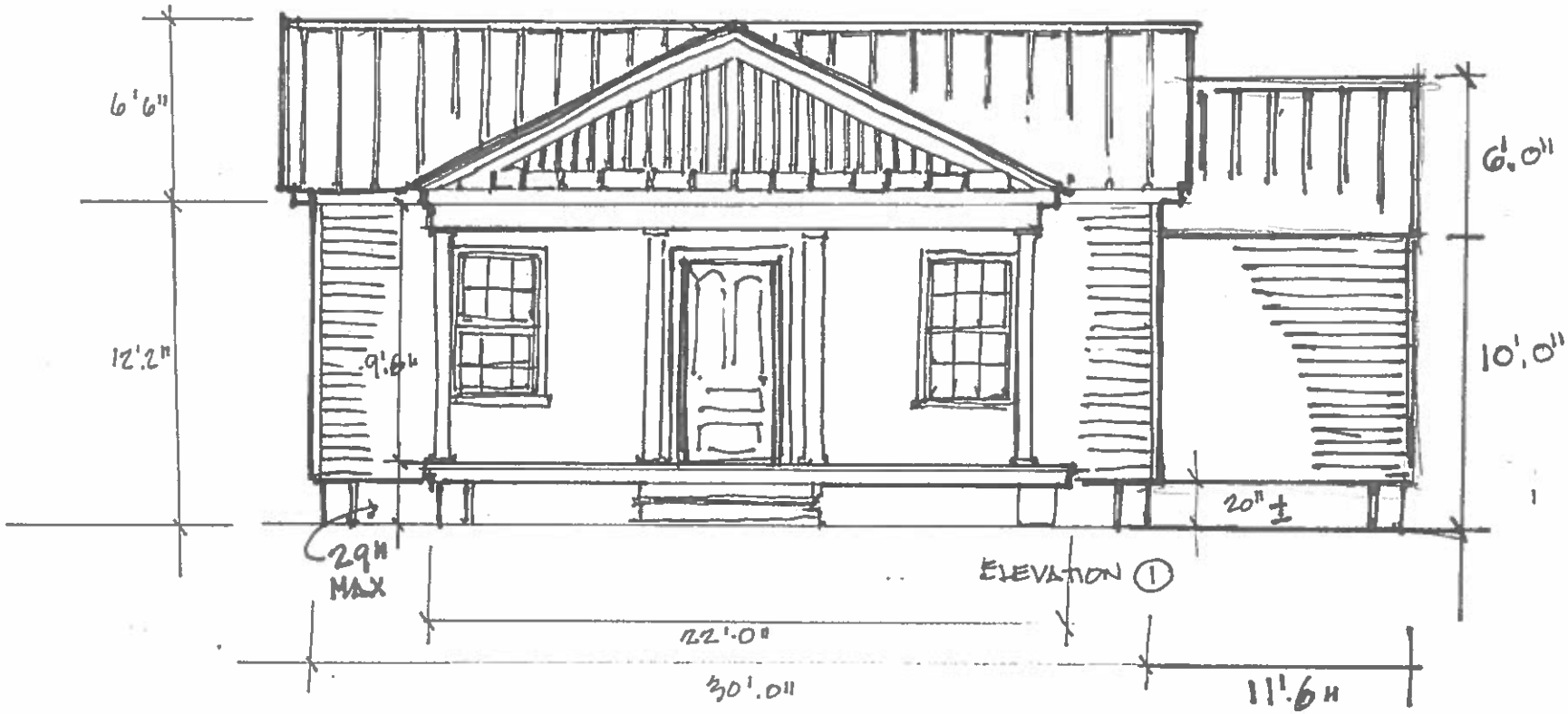
ROEDER - 1710 LUBBOCK - RENOVATION



← NORTH

3/30/16

ROEDER- 1710 LUBBOCK RENOVATION PLAN.



1710 LUBBOCK

1/4" = 1'0"

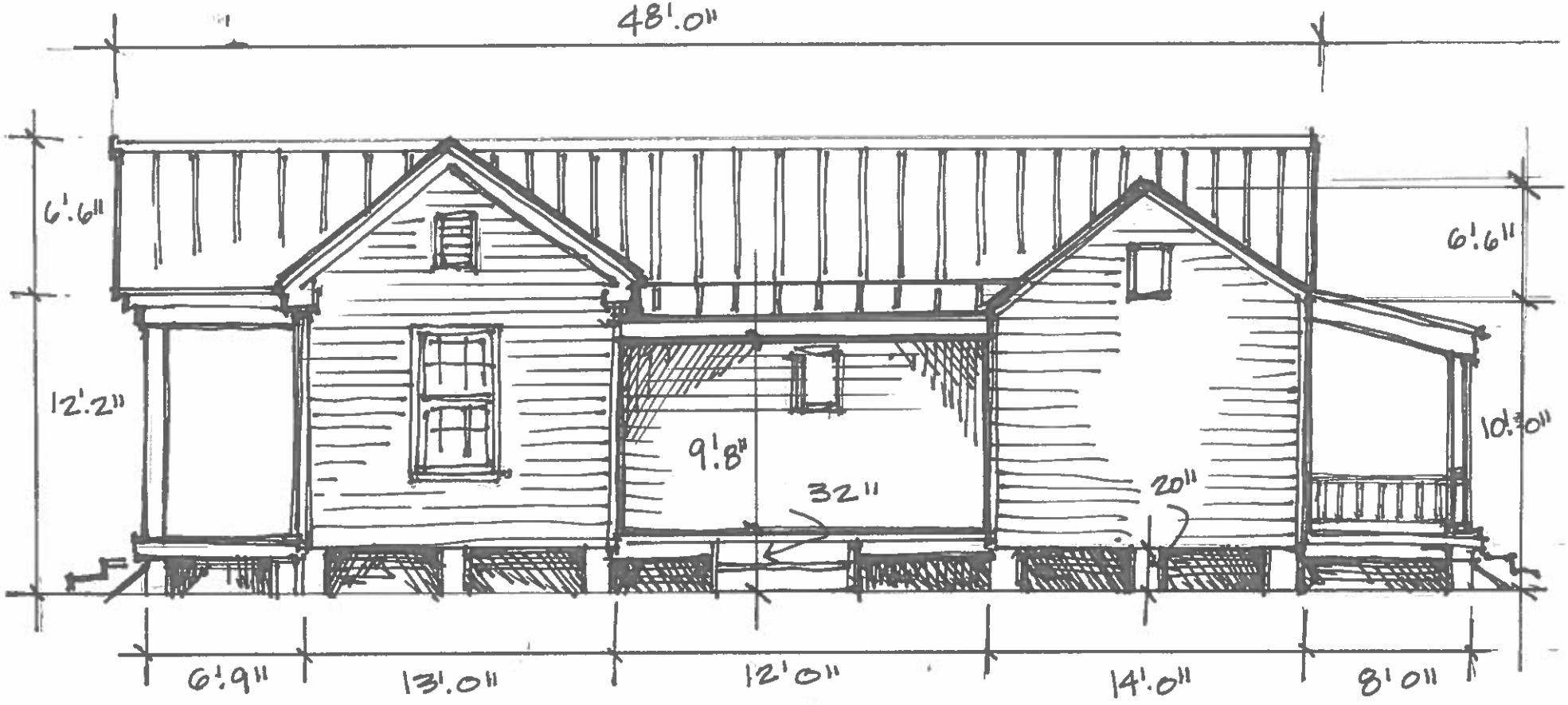
SCALE BASED ON 11"X17" SHEE

12

3/30/16

ROEDER - 1710 LUBBOCK RENOVATION

1



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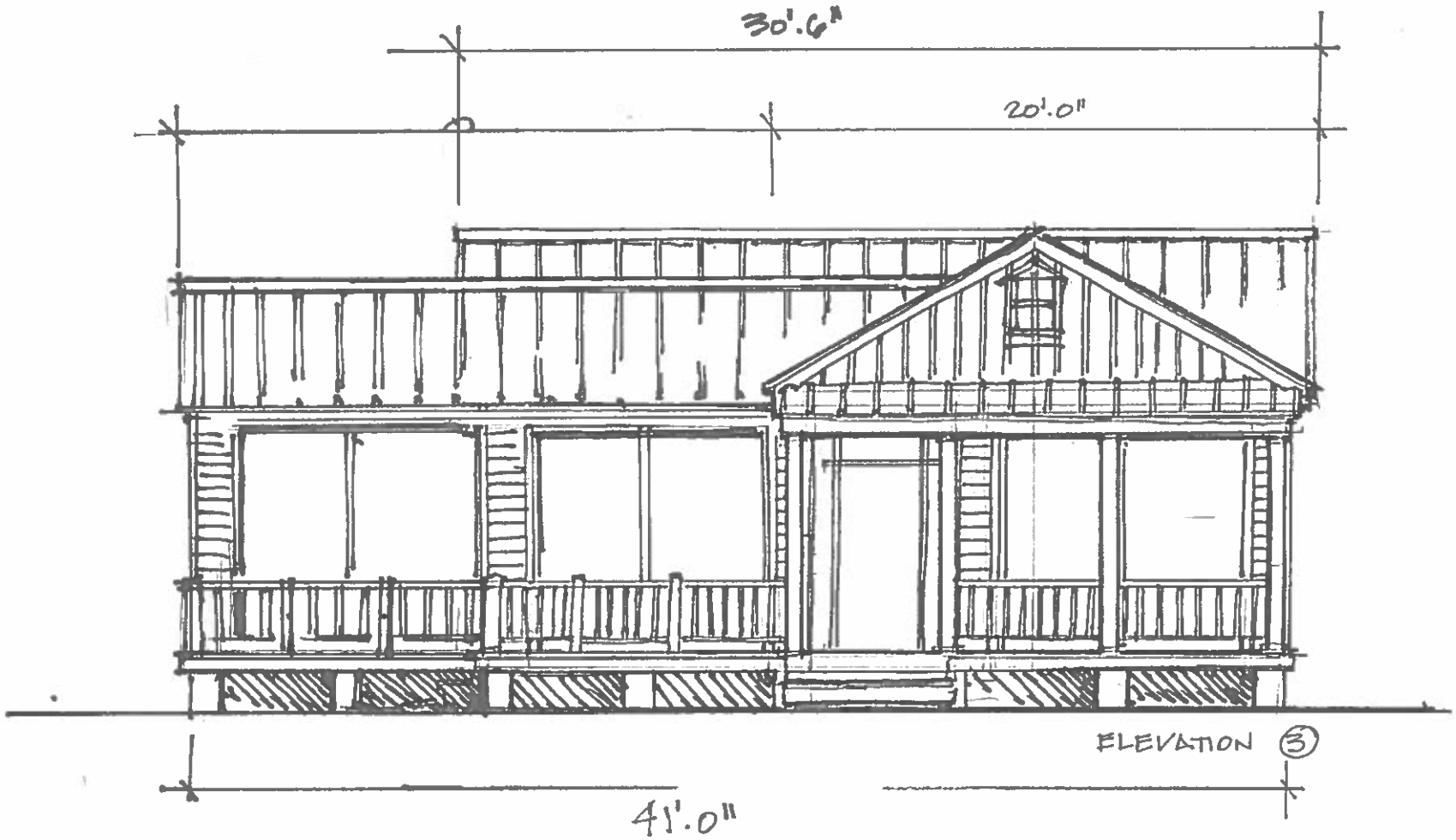
ROEDER 1710 LUBBOCK RENOVATION ELEV 2

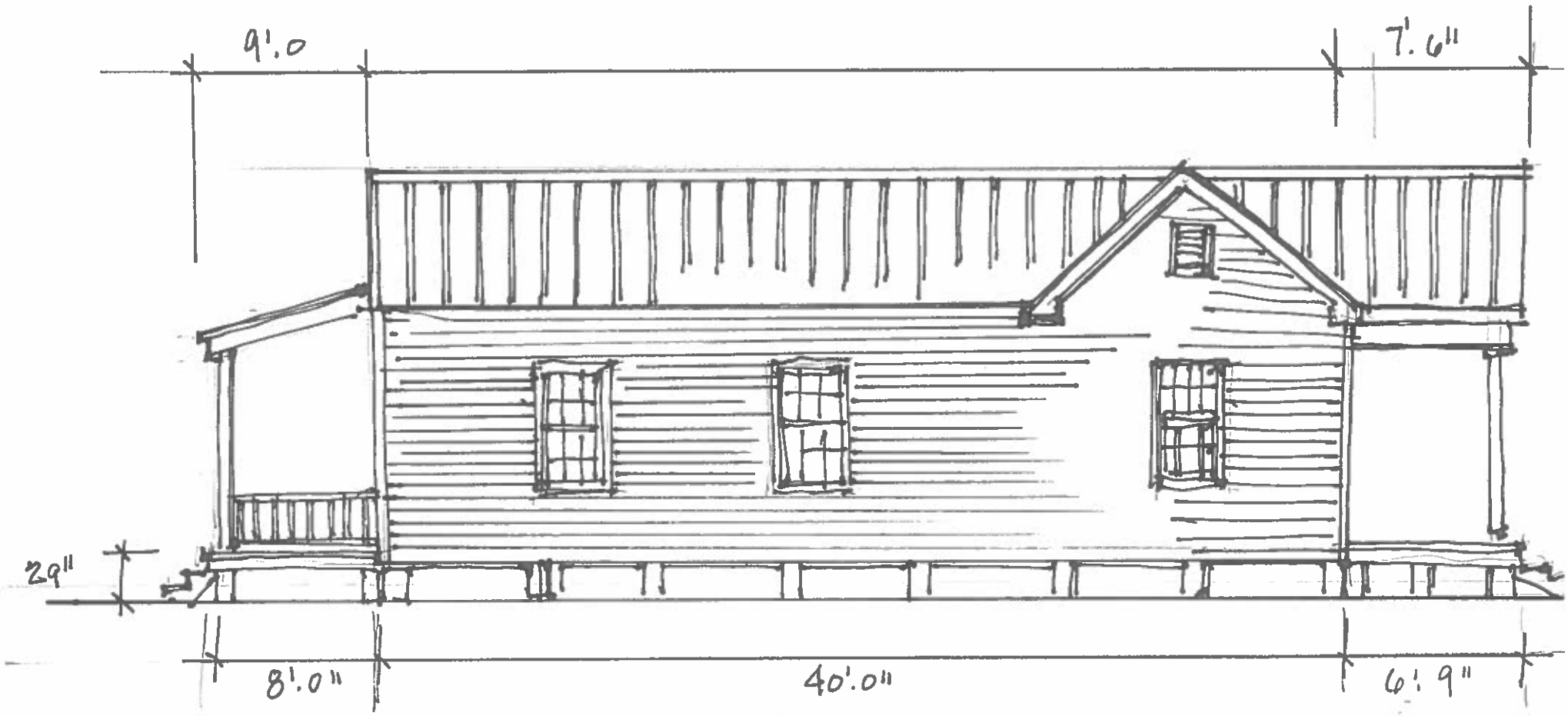


1710 LUBBOCK
1/4" = 1'0".
SCALE BASED ON 11"X17" SHEET

3/30/16

ROEDER · 1710 LUBBOCK RENOVATION

3



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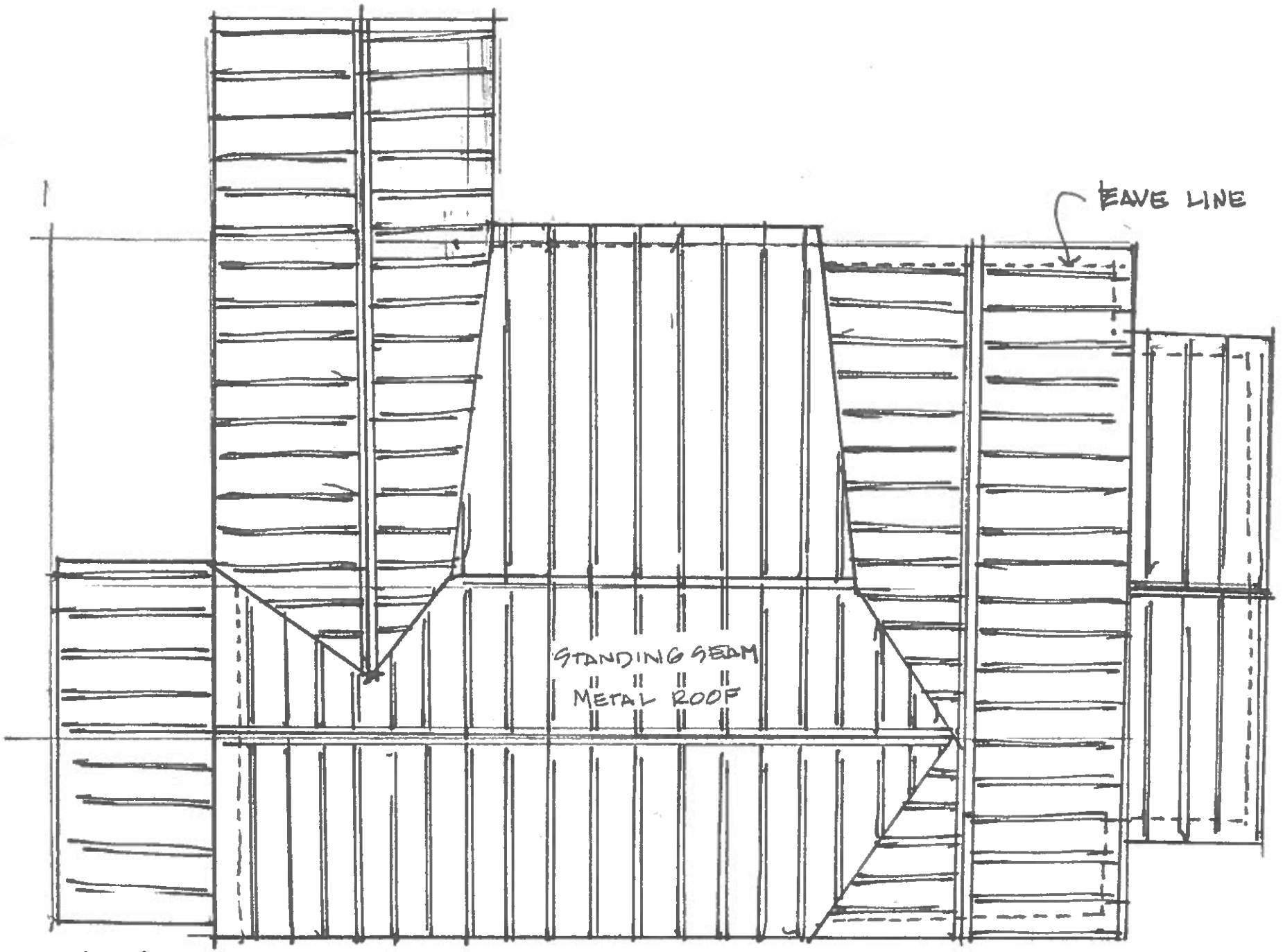
ROEDER 1710 LUBBOCK RENOVATION

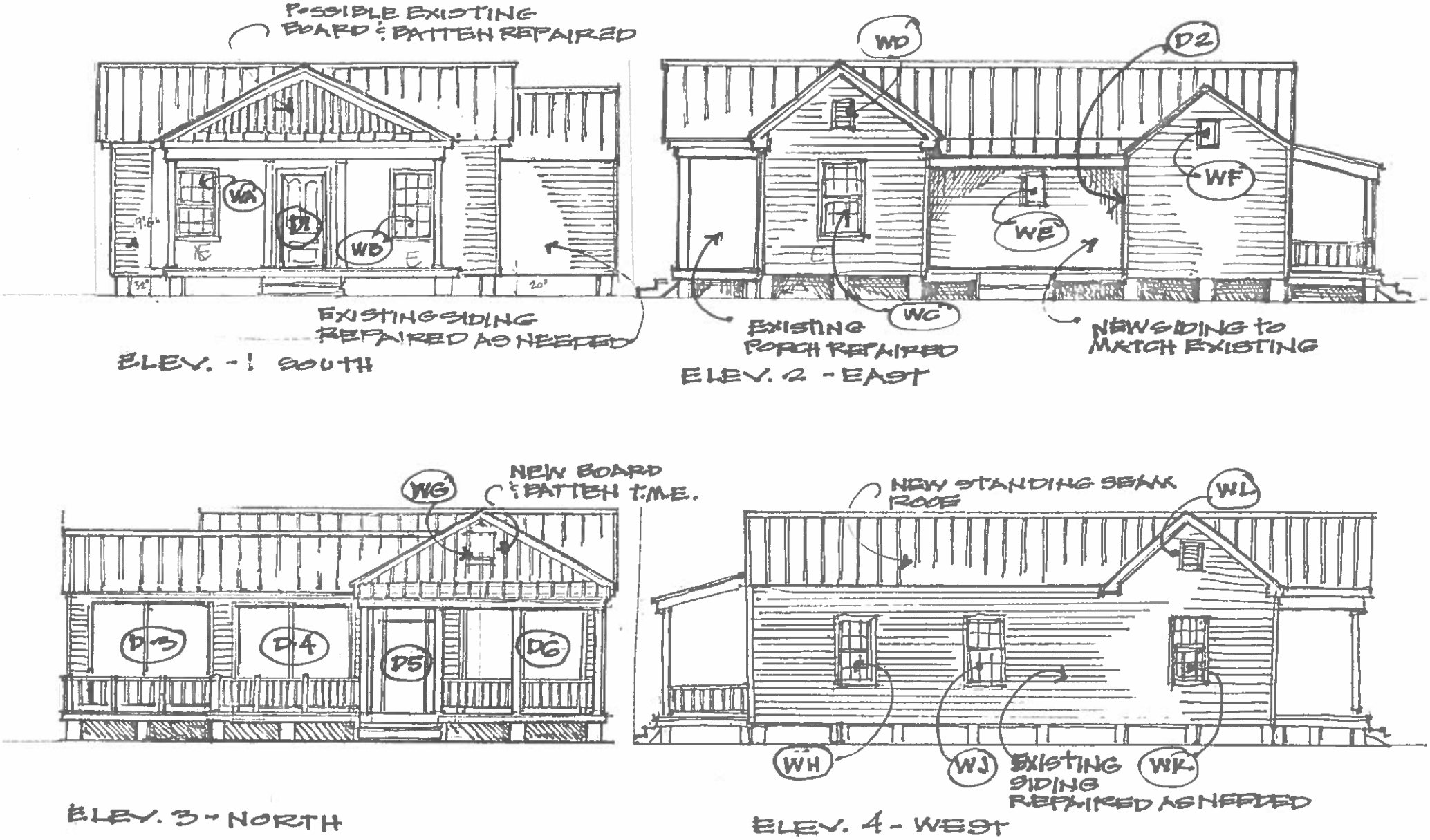
ELEV 4.



3/30/16

NORTH

ROEDER 1710 LUBBOCK RENOVATION ROOF PLAN



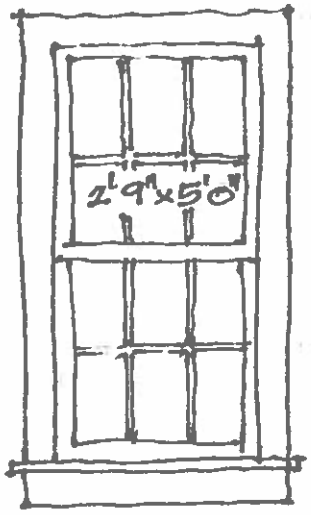
WINDOWS : DOORS

ROEDER 1710 LUBBOCK RENOVATION

3.30.2016

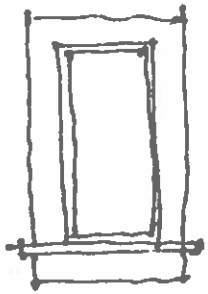
WA - ELEV ①
WB - ELEV ①
WC - ELEV ②
WK - ELEV ④

ORIGINAL 6 OVER 6
DOUBLE HUNG WINDOW
REPAIRED AS NEEDED



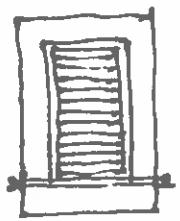
WH - ELEV ④
WJ - ELEV ④

REPLICATED
6 OVER 6
DOUBLE HUNG WINDOW



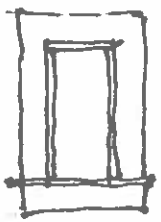
WE · ELEV ②

NEW
1'-3" x 2'-6"
CASEMENT
WINDOW



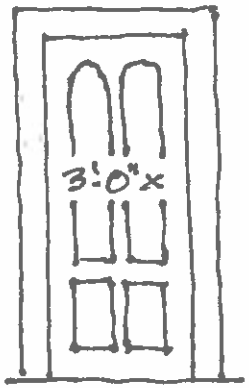
WD · ELEV ②
WL · ELEV ④

EXISTING
GABLE VENT
REPAIRED
AS NEEDED

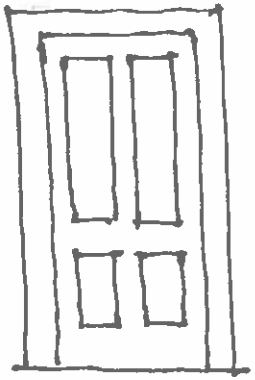


WF · ELEV ②
NEW GABLE
WINDOW TO
MATCH EXISTING

WG - ELEV ③
EXISTING
GABLE WINDOW
REPAIRED AS
NEEDED

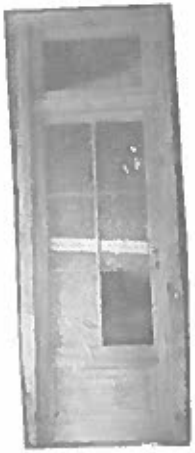


D1 - ELEV ①
FRONT DOOR
RECLAIMED



D2 - ELEV ②
SIDE PORCH DOOR
RECLAIMED

D3 - ELEV ③
D4 - ELEV ③
D6 - ELEV ③
MODERN SLIDING
GLASS DOOR

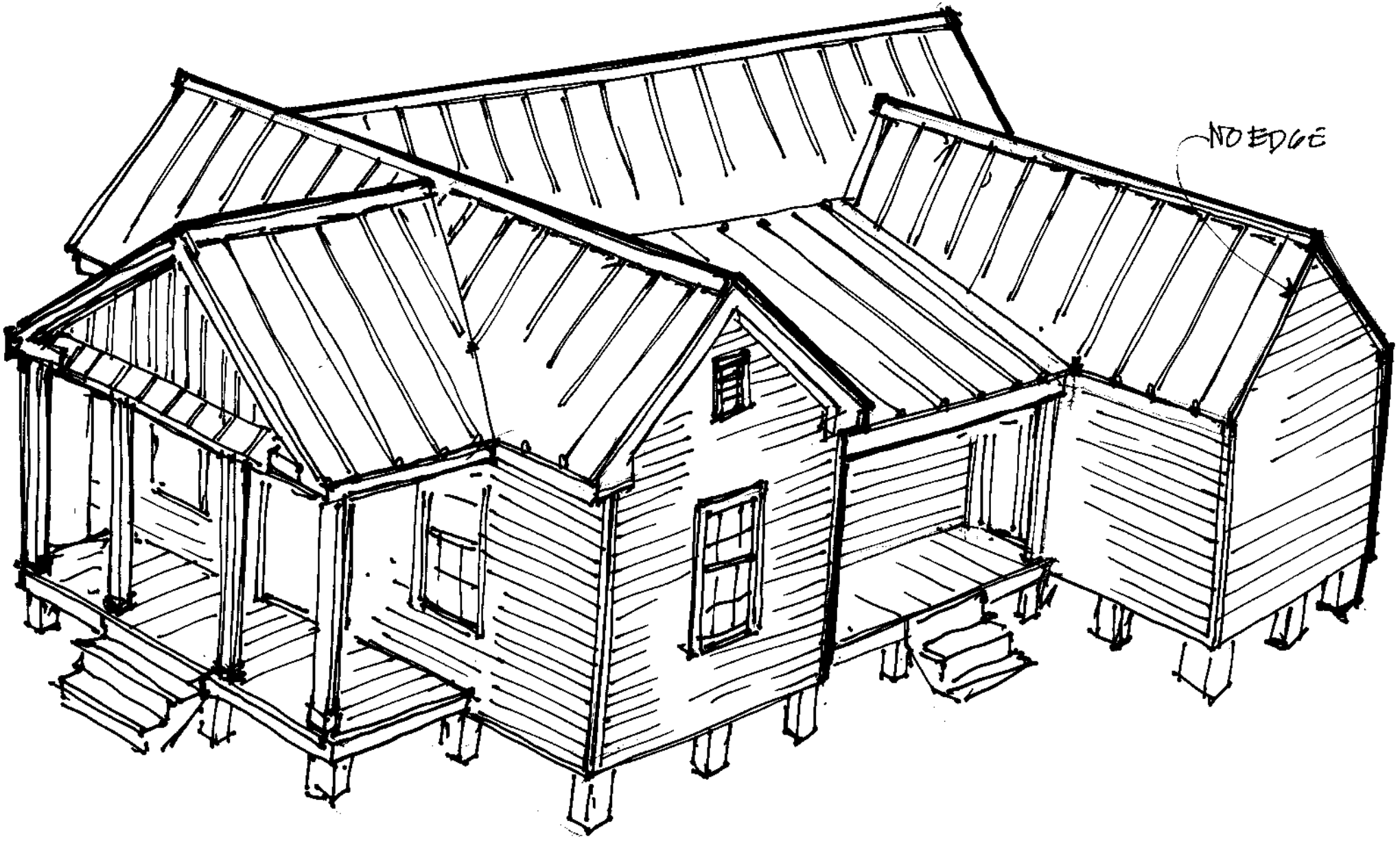


D5 - ELEV ③
BACK DOOR
RECLAIMED

WINDOW : DOOR SCHEDULE

ROEDER 1710 LUBBOCK RENOVATION

3-30-2016



ROEDER 1710 LUBBOCK RENOVATION