

CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION 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 sections 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. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 217 Marshall Street, Houston, Texas 77006

NEW BUILDING TYPE

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

DRAWINGS

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

- site plan
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective

WRITTEN DESCRIPTION

- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- site as seen from street, from front and corners, include neighboring properties

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 217 Marshall Street, Houston, Texas 77006

Historic District/Landmark Westmoreland Historic District

HCAD# 0370350000013

Subdivision Westmoreland

Lot 13

Block 7

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Lara Attayi

Company

Mailing Address P.O. Box 66264

Houston, Texas 77266

Phone 281-615-9630

Email

Signature

Date 02/04/15

APPLICANT (if other than owner)

Name Phillip Carranza

Company East End Development LLC

Mailing Address P.O. Box 980215

Houston, Texas 77098

Phone 281-888-3212

Email

Signature

Date 02/04/15

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.

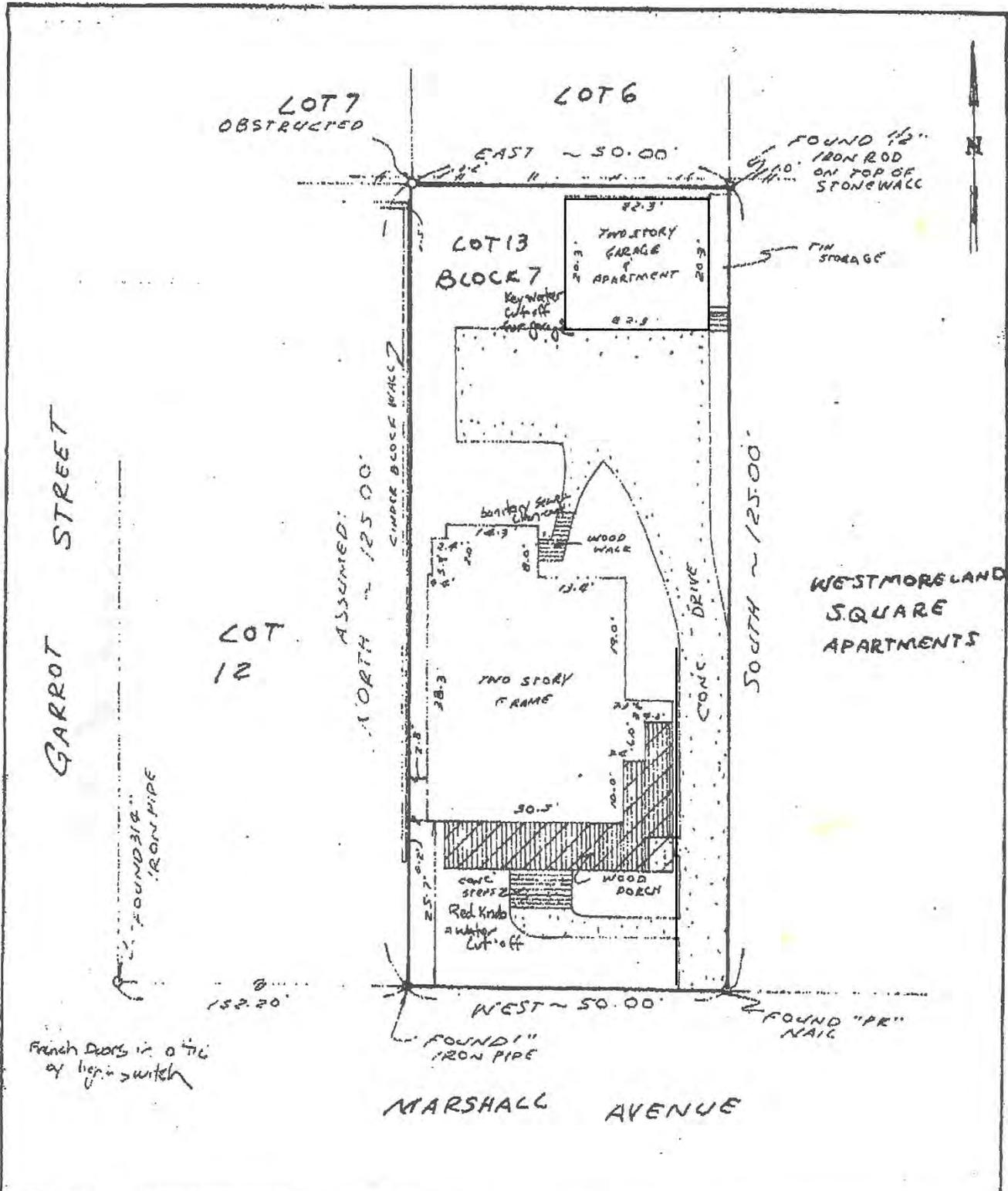
Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____

Application received: ___/___/___ Application complete: ___/___/___

Proposed plans included within this application for new construction detail a replacement garage apartment structure to be built on the Northeast corner of 217 Marshall Street. The new structure has a footprint of 36'x24' with 864SF used for garage space and 772SF of living space above for a total of 1,636SF. The proposed structure is an increase in size from the structure it replaces to provide greater utility for all three residences on the property. The garage spaces are continuous and can be utilized for single-family use should the main house ever be converted in the future.

The style of the structure will closely mimic details from the main house so as to help maintain the original aesthetic intent of the property. This includes matching trim, window scale, 16/1 window styling, stair and balcony rail design, soffits, fascia and roofing. Similar to the main house, horizontal lap siding will be used for the first floor and cape cod shingle siding for the second. Where possible, materials such as doors, windows and hardware will be reclaimed from the existing structure to be refurbished and used for the new structure. The balance of materials will either be reclaimed materials sourced externally or new style equivalents.



PURCHASER: RALPH R STEWART, JR. AND WAYNE PAUL THERIOT
 ADDRESS: 217 MARSHALL AVENUE - HOUSTON, TEXAS, 77006

LEGAL DESCRIPTION: LOT THIRTEEN (13), IN BLOCK SEVEN (7), OF WESTMORELAND, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

This lot DOES NOT lie in the 100 year floodplain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 400296 0285 G dated SEPTEMBER 28, 1990
 No responsibility assumed for Floodplain

NORTH STREETVIEW



NORTHEAST STREETVIEW



NORTHWEST STREETVIEW



VIEW OF GARAGE FROM SIDEWALK



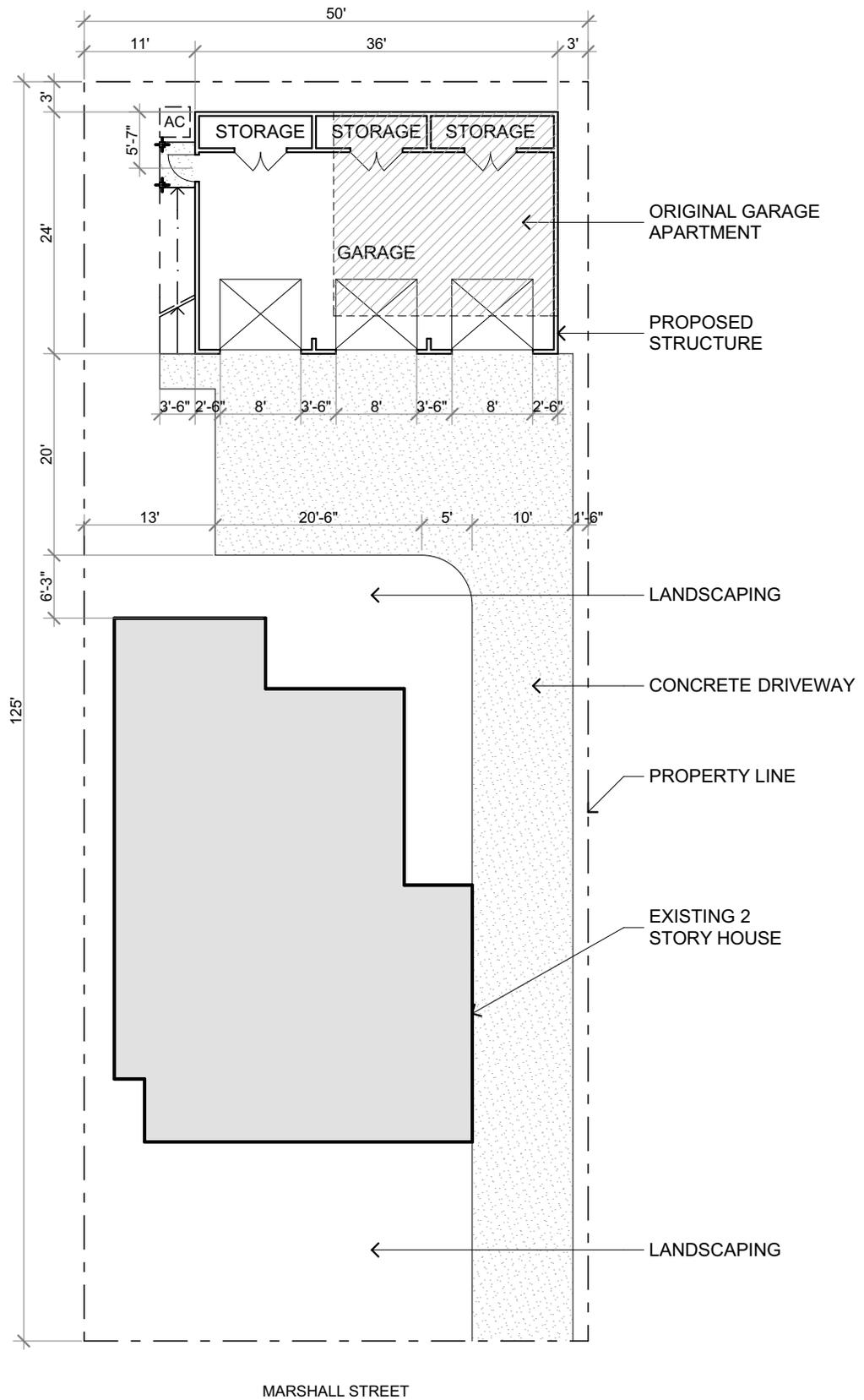
SOUTH ELEVATION



WEST ELEVATION



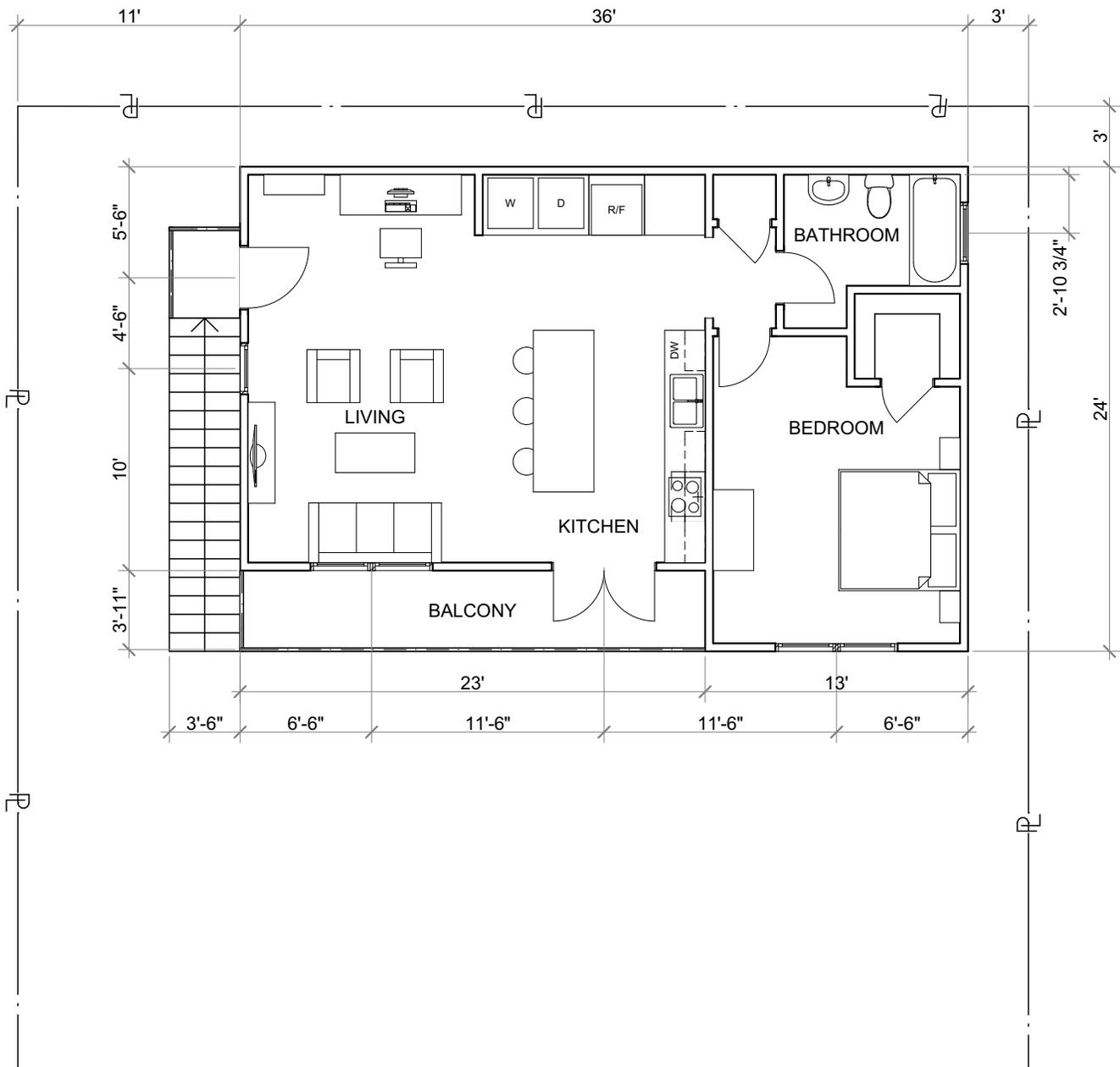
NORTH AND EAST ELEVATION NOT ACCESSIBLE



GROUND FLOOR & SITE PLAN

SCALE: 1/16" = 1'-0"





2nd FLOOR

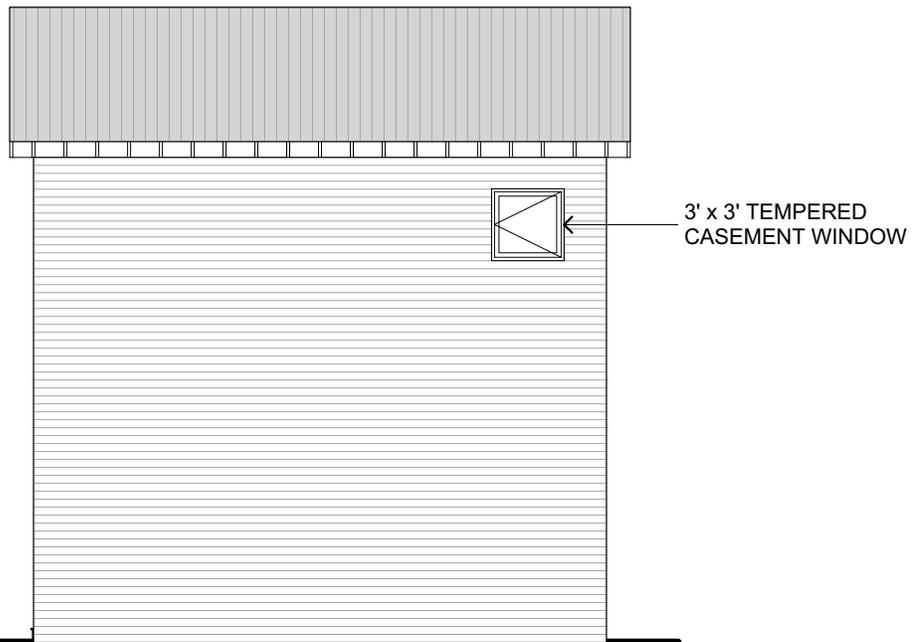
SCALE: 1/8" = 1'-0"





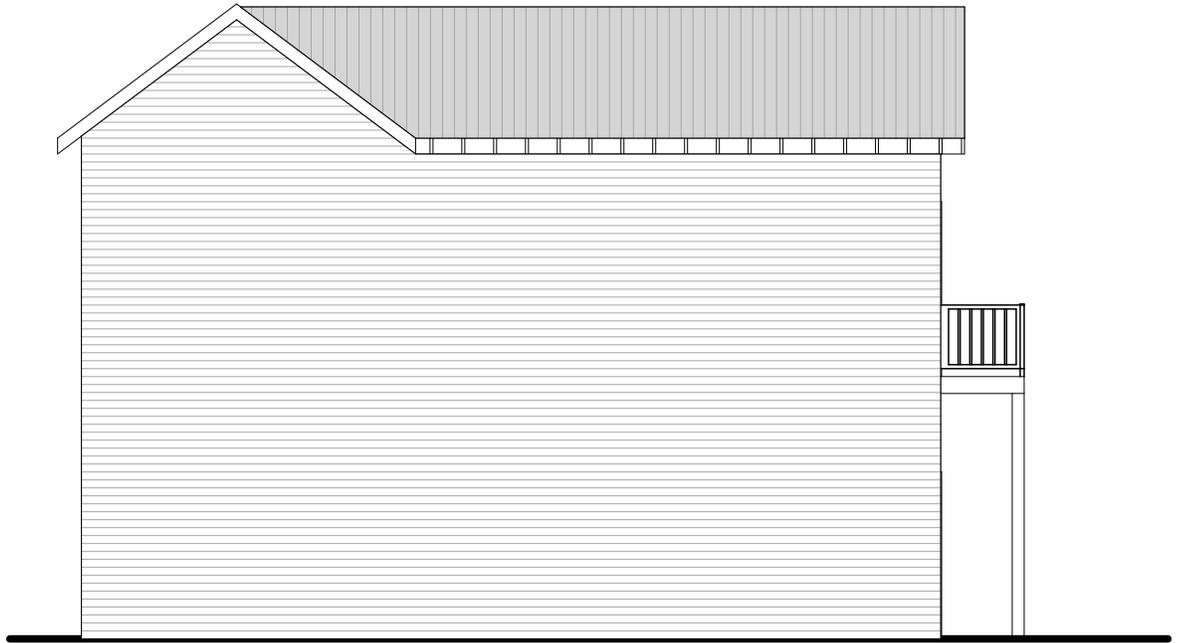
SOUTH ELEVATION

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



EAST ELEVATION

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



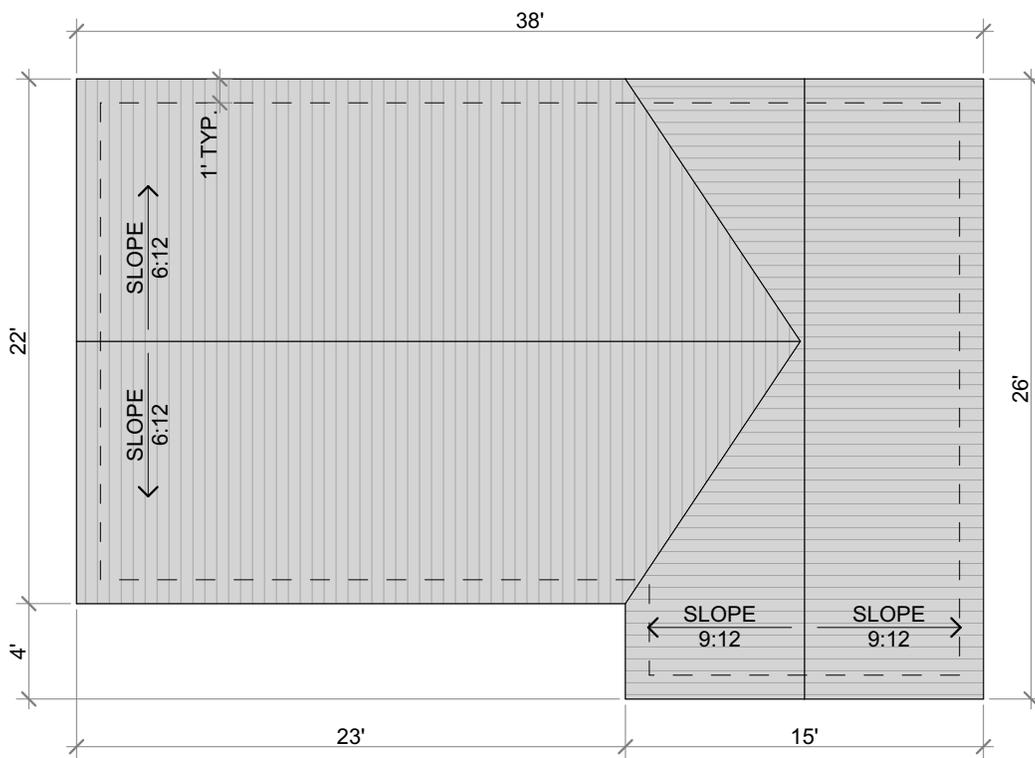
NORTH ELEVATION

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



WEST ELEVATION

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

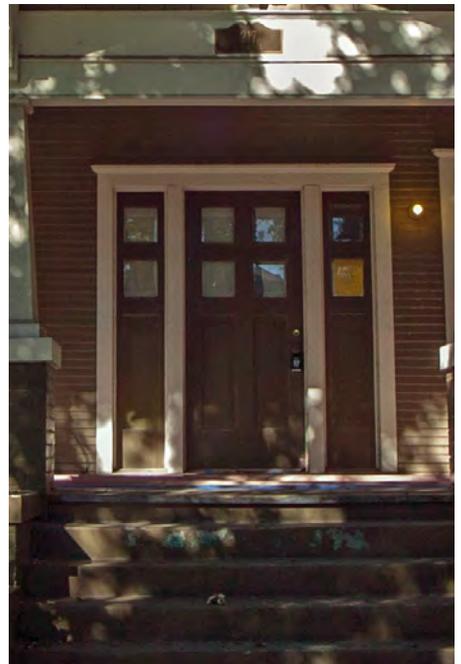


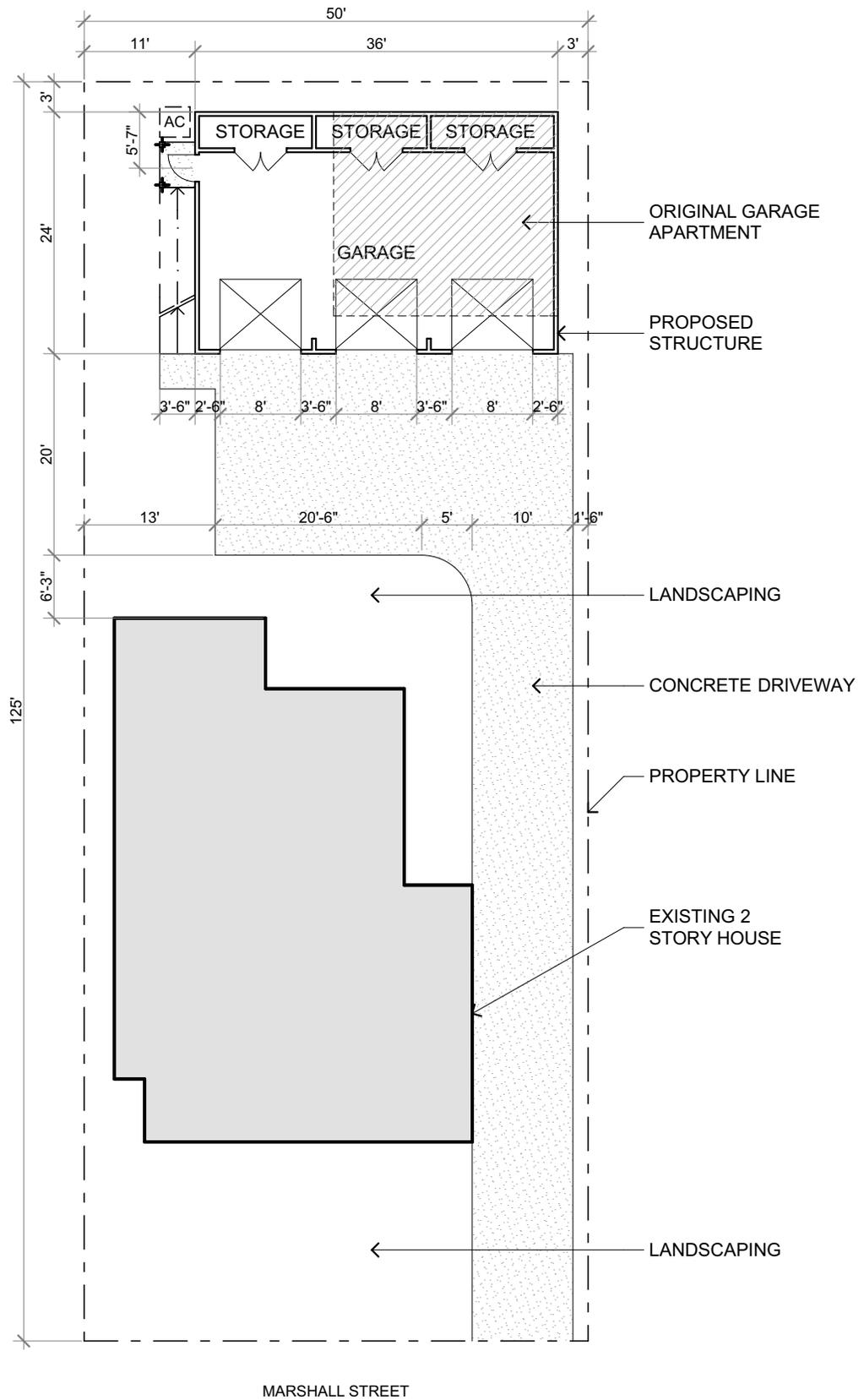
ROOF

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



Style references such as trim, fascia, soffits, window styles and doors will be matched from the main house as similarly as possible via reclaimed materials or new style equivalents.

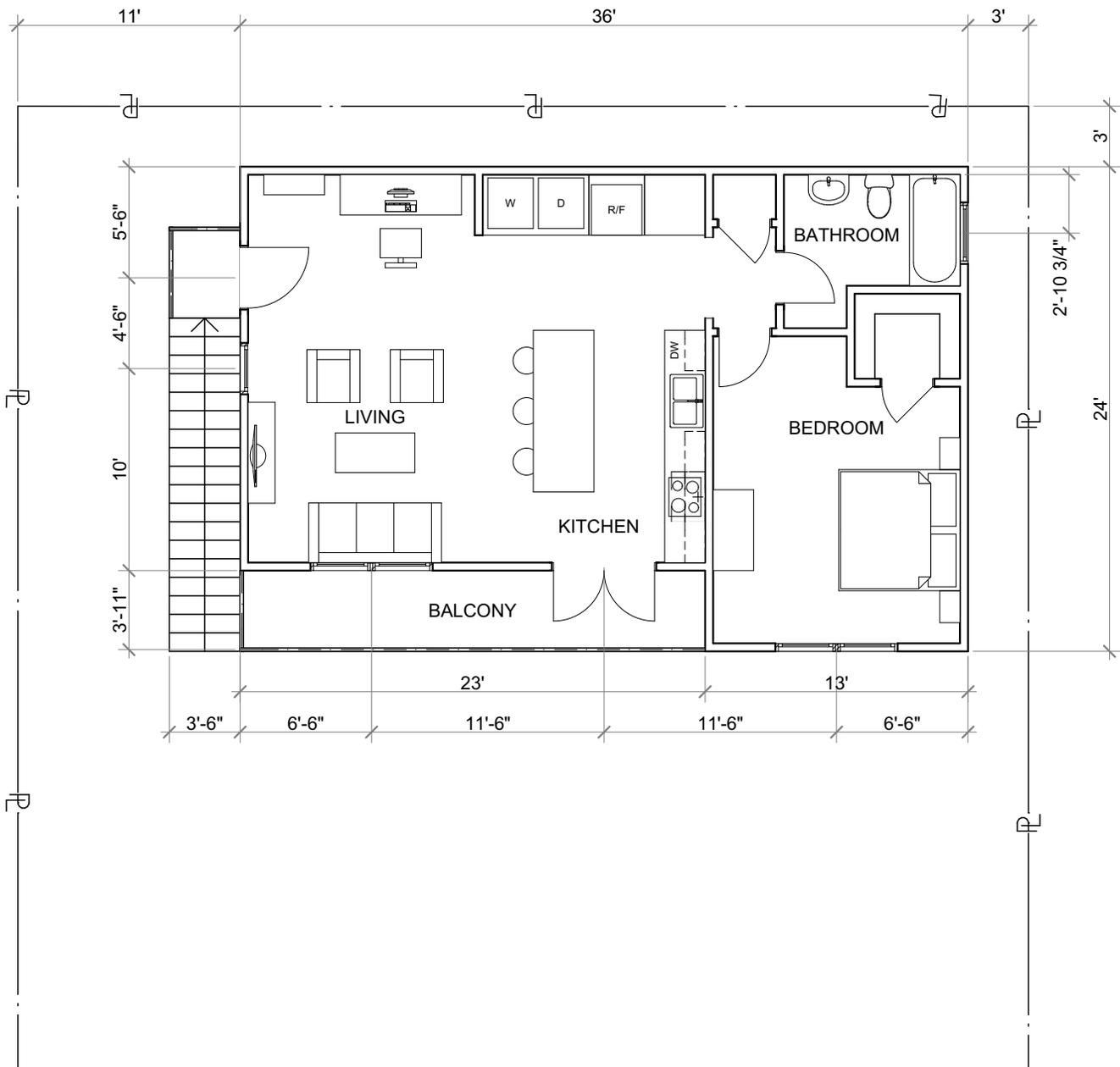




GROUND FLOOR & SITE PLAN

SCALE: 1/16" = 1'-0"





2nd FLOOR

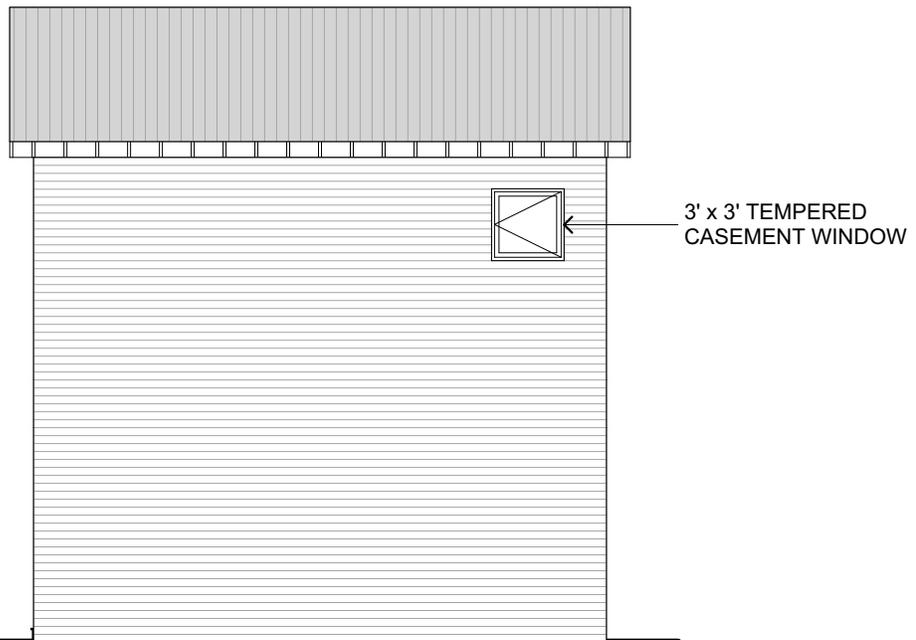
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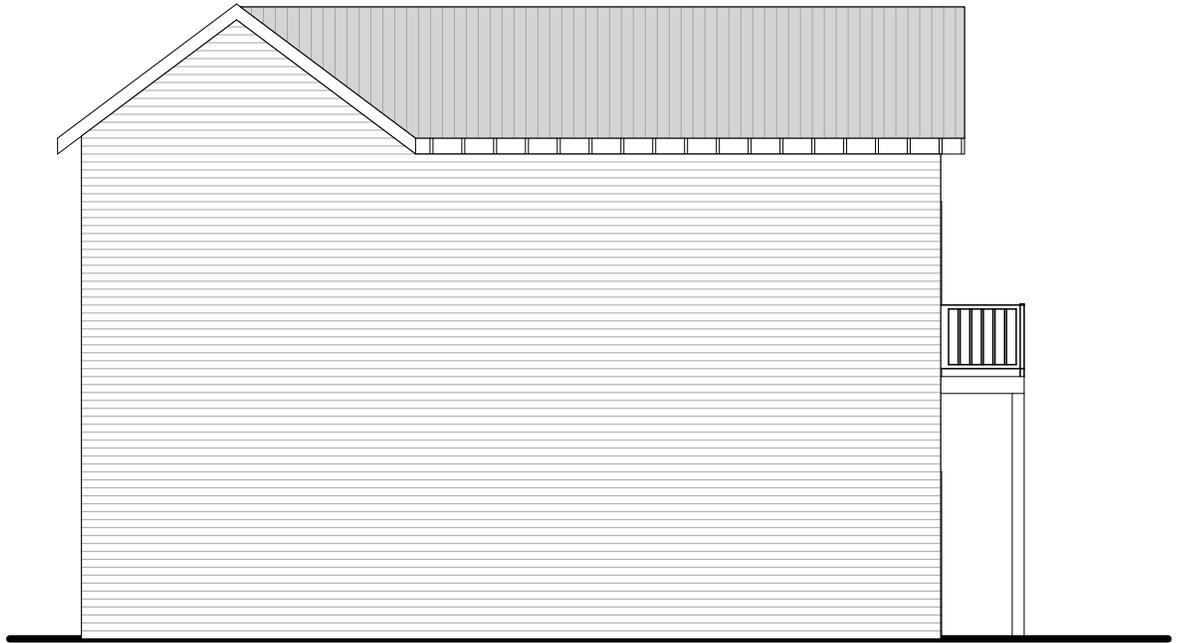
SOUTH ELEVATION

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



EAST ELEVATION

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



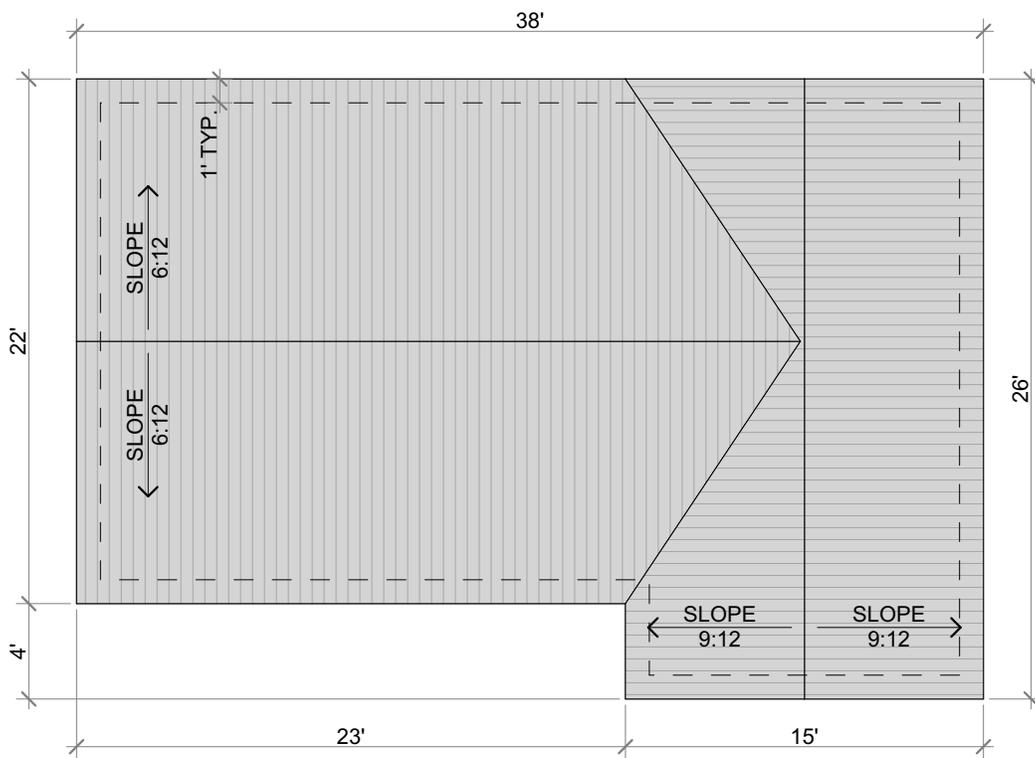
NORTH ELEVATION

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



WEST ELEVATION

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



ROOF

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

