CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 821 HIGHLAND ST HOUSTON, TX 77009

Historic District / Landmark WOODLAND HEIGHTS HCAD # 0373070000009

Subdivision WOODLAND HEIGHTS Lot 9 Block 42

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 KAREN HENDERSON

Company —

Mailing Address 821 HIGHLAND ST
HOUSTON, TX 77009

Phone 713-880-0476

Email mail4kbln@gmail.com

Signature Karen Henderson

Date 23 NOV 2016

APPLICANT (if other than owner)

Name SARAH HANNAH

Company FOUR SQUARE DESIGN STUDIO

Mailing Address 1910 SUMMER ST
HOUSTON, TX 77007

Phone 713-802-1699

Email sarah@foursquaredesignstudio.com

Signature Sarah Hannah

Date 11/23/16

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: 821 HIGHLAND

BUILDING TYPE

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

ALTERATION TYPE

- [ ] addition
- [ ] foundation
- [x] wall siding or cladding
- [x] windows or doors
- [ ] porch or balcony
- [ ] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] other

WRITTEN DESCRIPTION

- [ ] property description, current conditions and any prior alterations or additions
- [x] 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
- [x] 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

- [x] current site plan
- [ ] proposed site plan
- [ ] current floor plans
- [ ] proposed floor plans
- [ ] current window and door schedule
- [x] proposed window and door schedule
- [x] demolition plan
- [ ] current roof plan
- [ ] proposed roof plan
- [x] current elevations (all sides)
- [x] proposed elevations (all sides)
- [ ] perspective and/or line of sight

Henderson Residence
821 Highland St
Houston, TX 77009

The proposed work is to replace non-original windows along the east and north elevations of 821 Highland.

Along the east elevation of the house, set back from the street towards the back of the driveway, two non-original clerestory windows would be replaced with two larger single hung windows. The new single hung windows would match the size and style of the other windows in the house, which were previously replaced. The replacement windows are: Pella Encompass, single hung, equal split, white, double pane, vinyl windows. The painted wood siding would be repaired to match the existing.

At the back of the house (the north end of the property), there is currently one window in the kitchen. The existing window would be shifted to be centered from the interior view, and two additional windows would be added to match. Again, the replacement windows will match what is currently installed: Pella Encompass, single hung, equal split, white, double pane, vinyl windows. This elevation is not visible from the street.

Henderson Residence
821 Highland St
Houston, TX 77009

View from Highland Street looking north

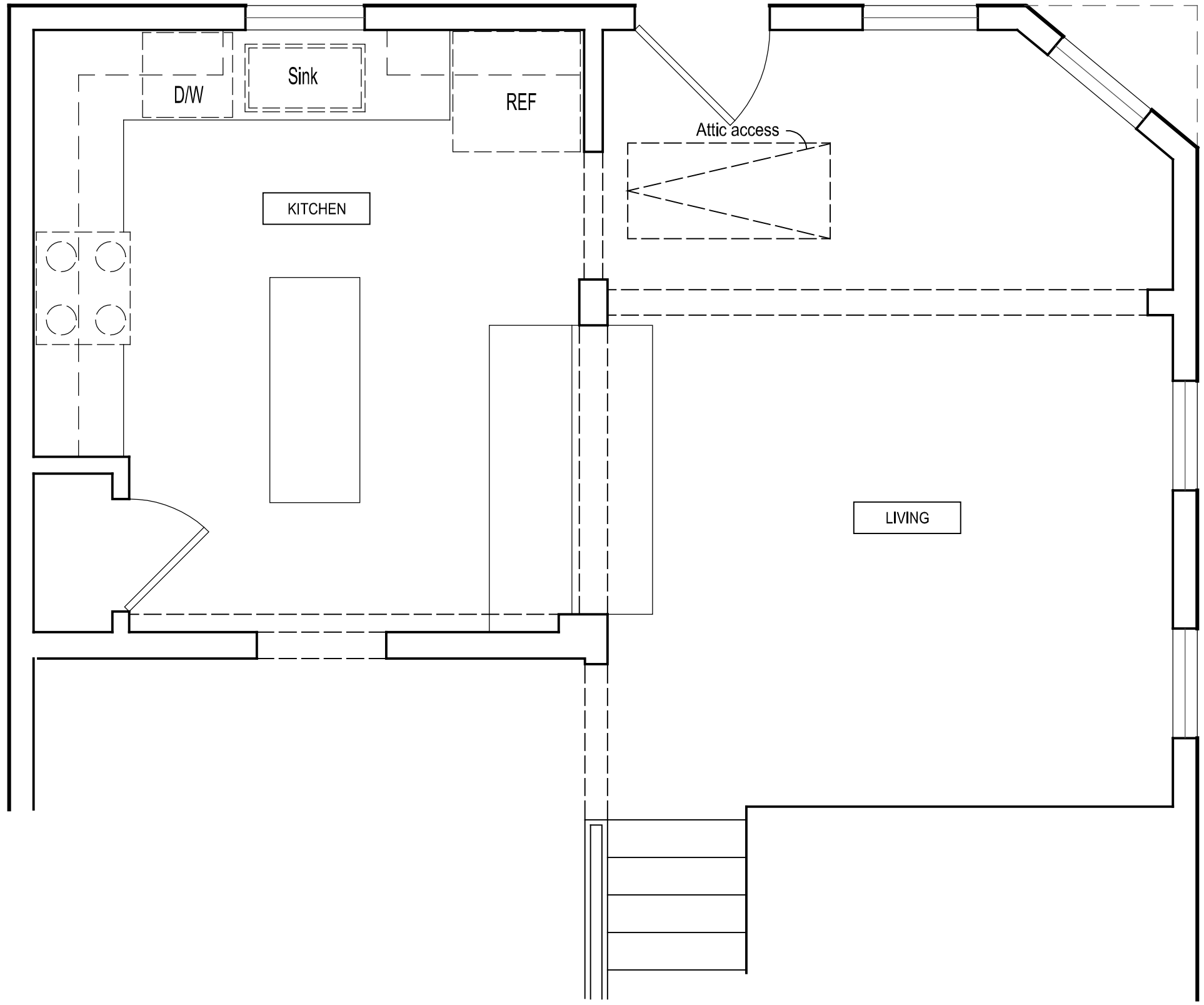
View from Highland Street looking at the east elevation

View from the driveway looking at the east elevation

View from the driveway looking at the east elevation

View from the driveway looking at the north elevation

View from the driveway looking at the north elevation



NORTH

01 EXISTING FLOOR PLAN

DATE: 31 OCT 2016

SCALE: 3/8"=1'-0"

DRAWN BY: SH, IF

HENDERSON RESIDENCE
821 HIGHLAND ST
HOUSTON, TX 77009

EXISTING FLOOR PLAN

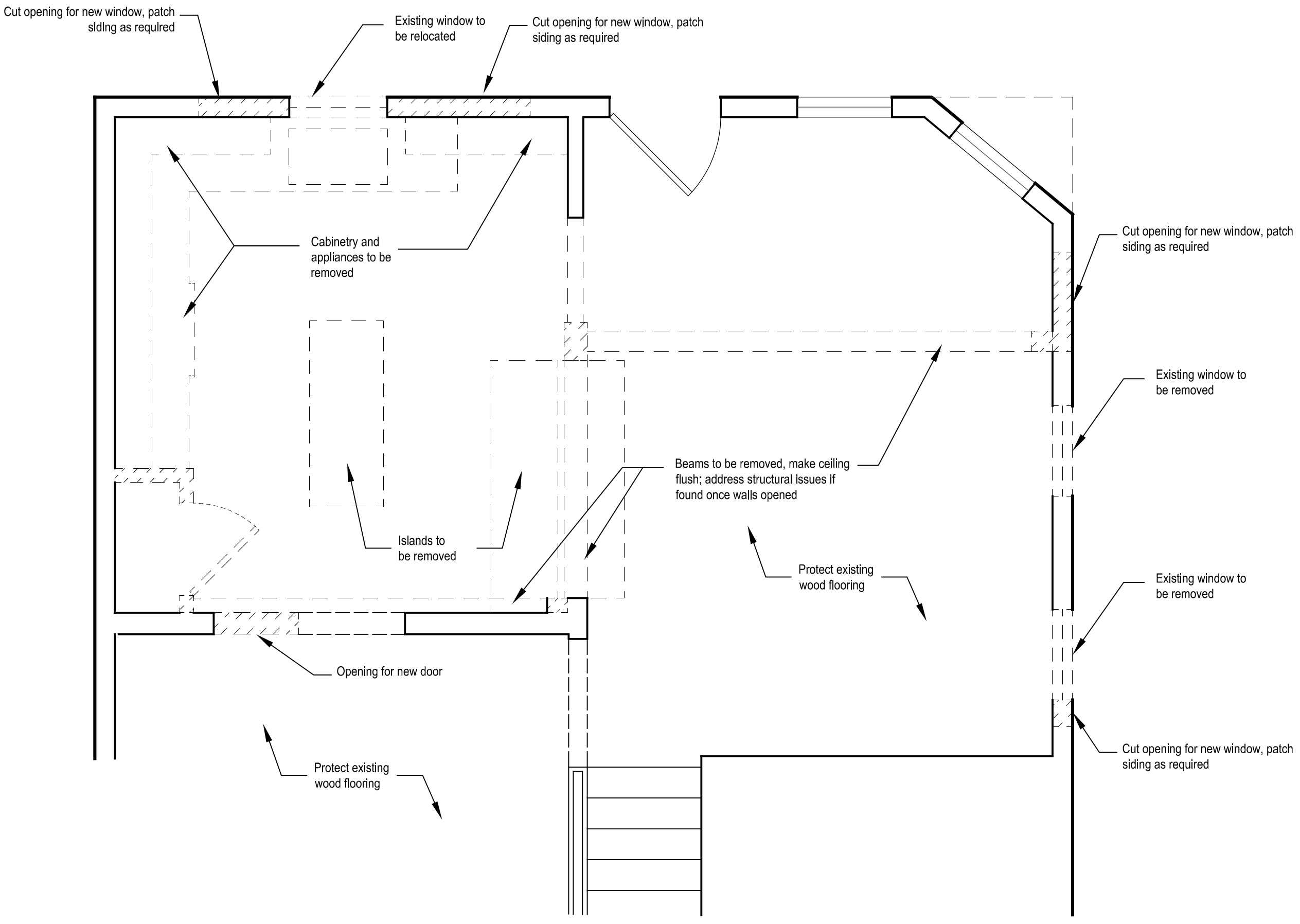
Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
1810 Summer Street
Houston, TX 77007
laura@foursquaredesignstudio.com

713.802.1699

A0.1



01 **DEMOLITION PLAN**

DEMOLITION GENERAL NOTES:

1. EXISTING FOOTPRINT OF HOUSE TO REMAIN.

2. PROTECT EXISTING WOOD FLOORS THROUGHOUT HOUSE DURING DEMOLITION.

3. PROTECT EXISTING WINDOWS THROUGHOUT HOUSE DURING DEMOLITION. SAVE WINDOWS THAT ARE REMOVED FOR POSSIBLE REUSE.

4. VARIOUS EXISTING LIGHT FIXTURES, FANS, PLUMBING FIXTURE AND APPLIANCES TO BE REUSED; REVIEW SELECTIONS WITH OWNER PRIOR TO DEMOLITION.

DATE: 31 OCT 2016

SCALE: 3/8"=1'-0"

DRAWN BY: SH, IF

HENDERSON RESIDENCE
821 HIGHLAND ST
HOUSTON, TX 77009

DEMOLITION PLAN

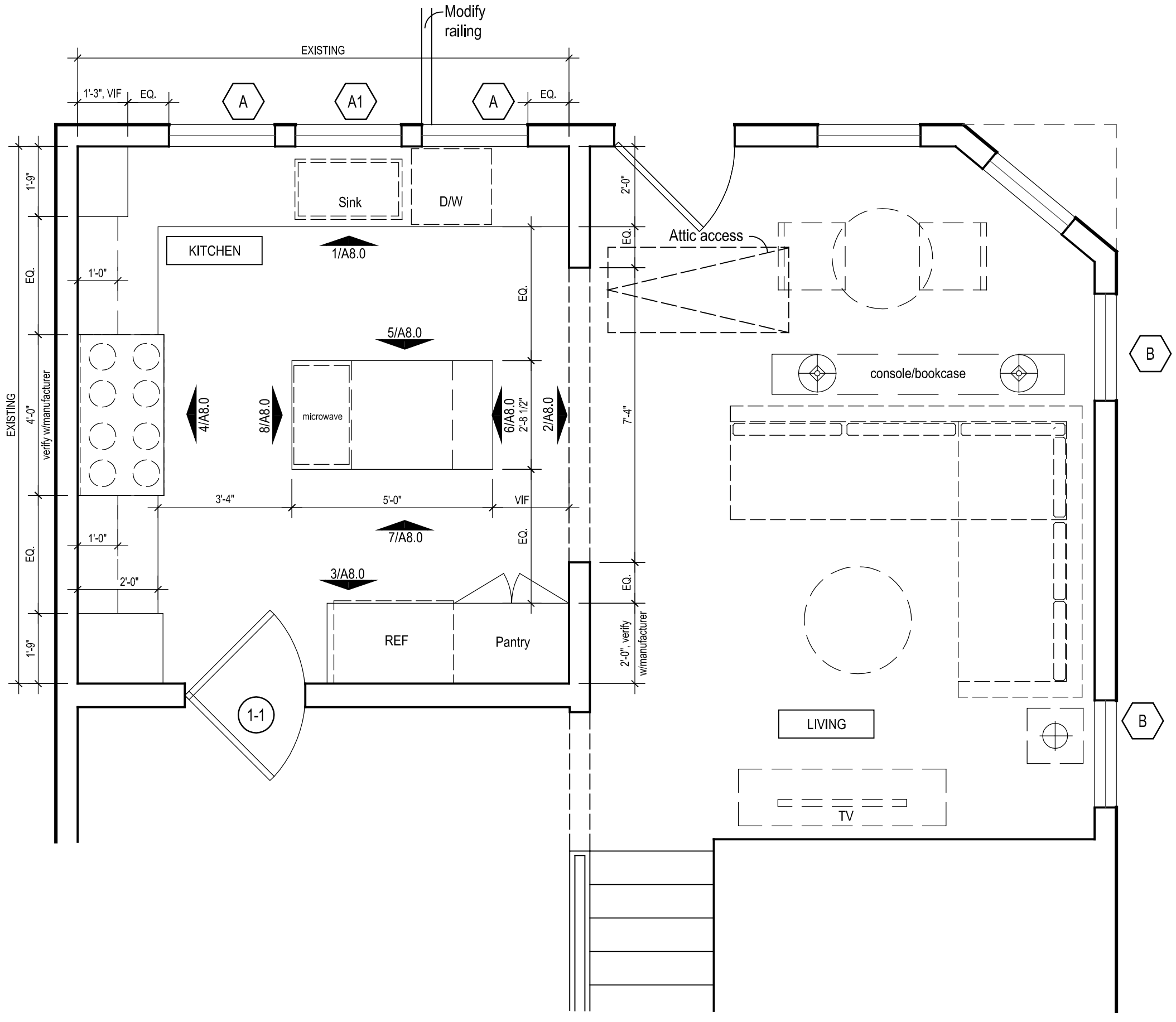
Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
1810 Summer Street
Houston, TX 77007
laura@foursquaredesignstudio.com

713.802.1699

A0.2



NOTE TO CONTRACTOR:

ALL DIMENSIONS REPRESENT FINISH DIMENSIONS INCLUDING 1/2" GYPSUM WALL BOARD ON BOTH SIDES OF 3 1/2" WOOD STUDS, UNLESS NOTED OTHERWISE.

NORTH

01 **FLOOR PLAN**

DATE: 31 OCT 2016

SCALE: 3/8"=1'-0"

DRAWN BY: SH, IF

HENDERSON RESIDENCE
821 HIGHLAND ST
HOUSTON, TX 77009

FLOOR PLAN

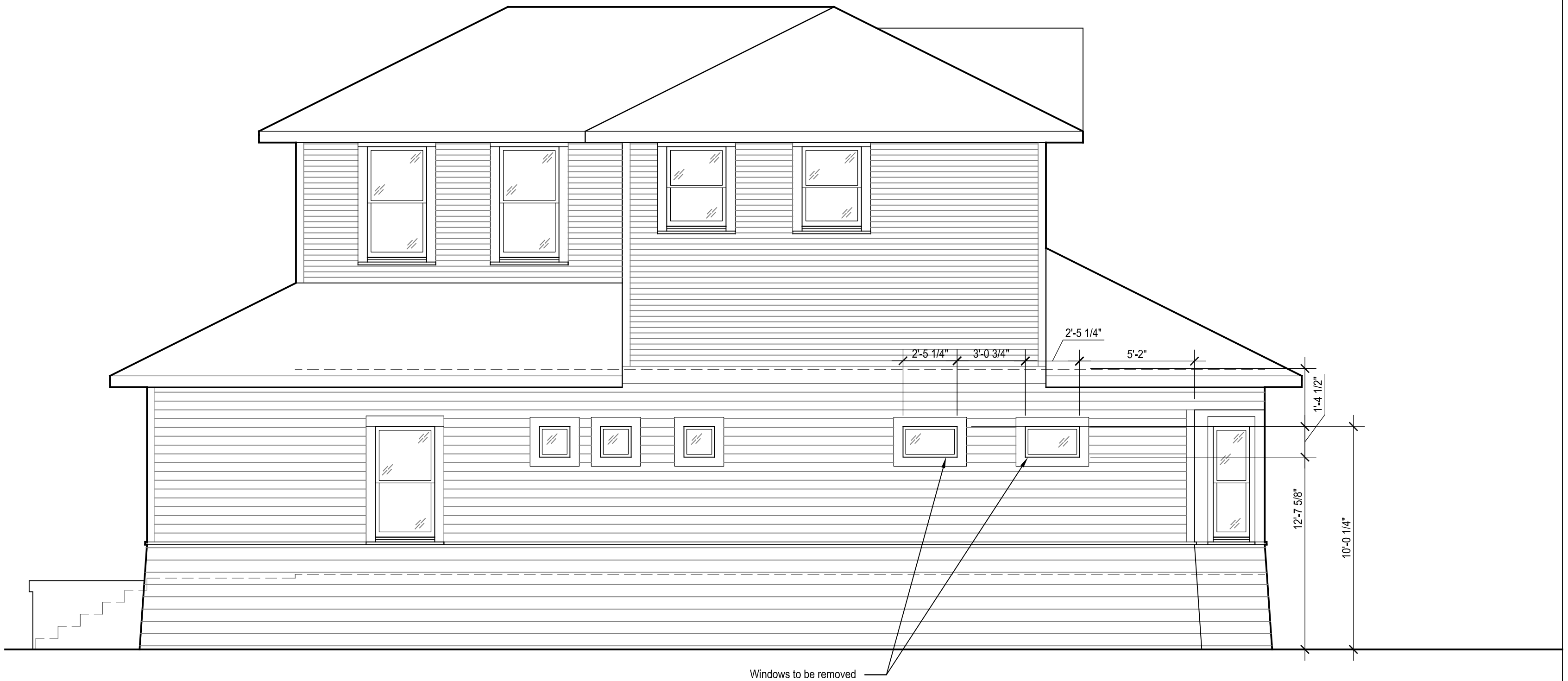
Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
1810 Summer Street
Houston, TX 77007
laura@foursquaredesignstudio.com

713.802.1699

A2.0



01 EAST ELEVATION - EXISTING

DATE: 31 OCT 2016

SCALE: 1/4"=1'-0"

DRAWN BY: SH, IF

HENDERSON RESIDENCE
821 HIGHLAND ST
HOUSTON, TX 77009

EXTERIOR ELEVATIONS

Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
1810 Summer Street
Houston, TX 77007
laura@foursquaredesignstudio.com

713.802.1699

A6.0

01 NORTH ELEVATION - EXISTING

DATE: 31 OCT 2016

SCALE: 1/4"=1'-0"

DRAWN BY: SH, IF

HENDERSON RESIDENCE
821 HIGHLAND ST
HOUSTON, TX 77009

EXTERIOR ELEVATIONS

Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
1810 Summer Street
Houston, TX 77007
laura@foursquaredesignstudio.com

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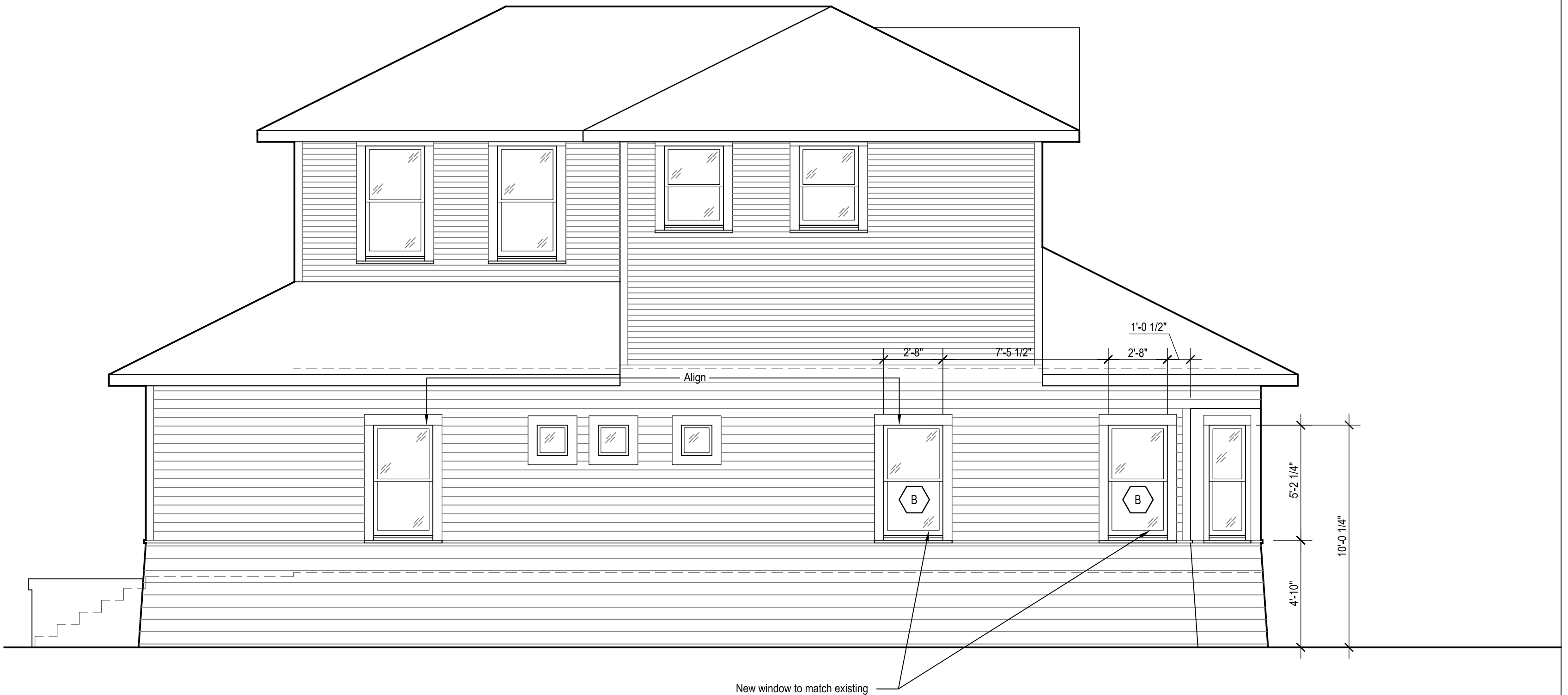
A6.1



01 **EAST ELEVATION - PROPOSED**

DATE: 31 OCT 2016

SCALE: 1/4"=1'-0"

DRAWN BY: SH, IF

HENDERSON RESIDENCE
821 HIGHLAND ST
HOUSTON, TX 77009

EXTERIOR ELEVATIONS

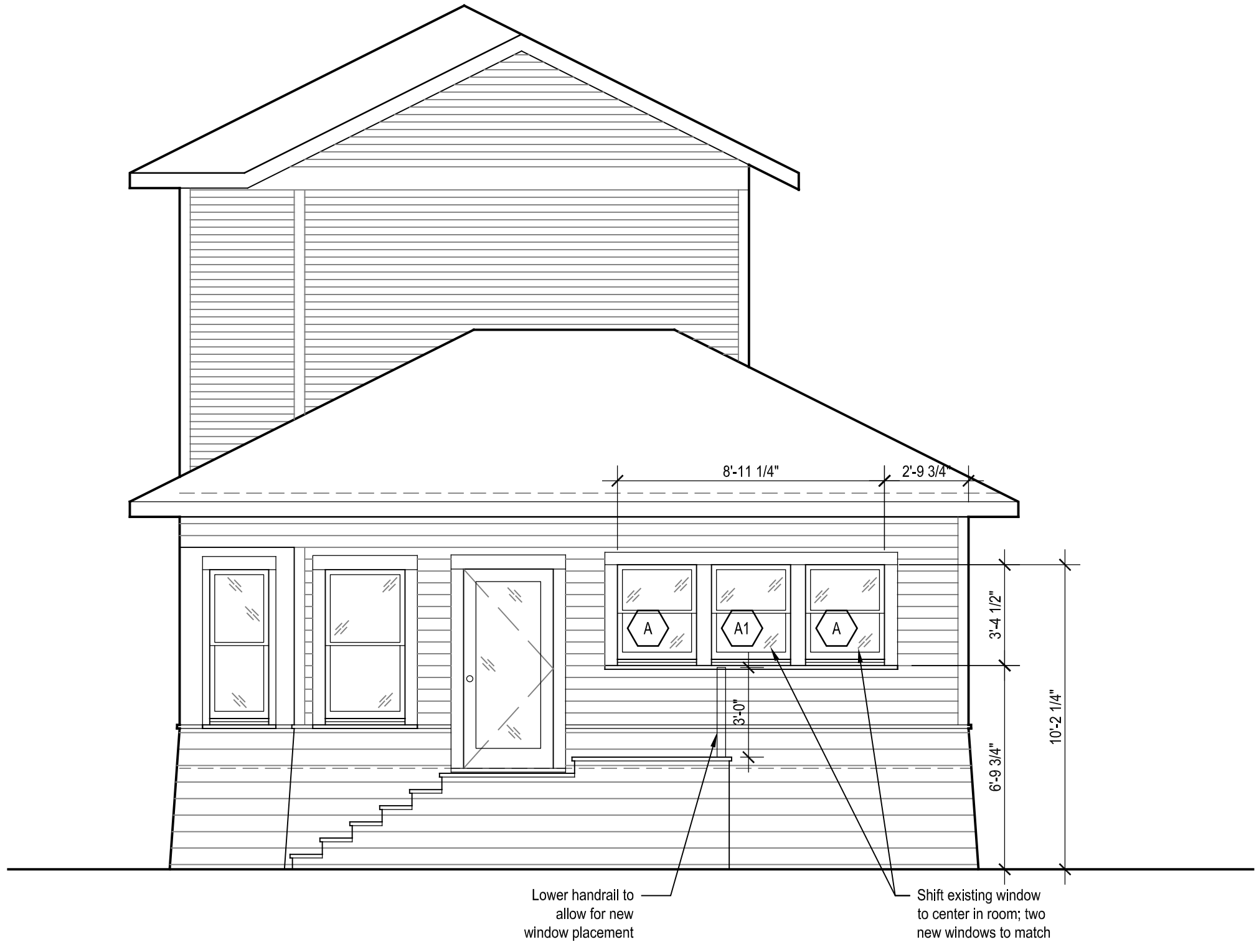
Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
1810 Summer Street
Houston, TX 77007
laura@foursquaredesignstudio.com

713.802.1699

A6.2



01 NORTH ELEVATION - PROPOSED

DATE: 31 OCT 2016

SCALE: 1/4"=1'-0"

DRAWN BY: SH, IF

HENDERSON RESIDENCE
821 HIGHLAND ST
HOUSTON, TX 77009

EXTERIOR ELEVATIONS

Revisions:

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Four Square Design Studio LLC
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A6.3

WINDOW SCHEDULE

Henderson Residence: 821 Highland St, Houston, TX 77009
November 22, 2016

Notes: 1. All dimensions are from inside face of window trim to inside face of window trim.
2. Rough opening to be determined per manufacturer
3. Verify all dimensions with designer prior to placing window order

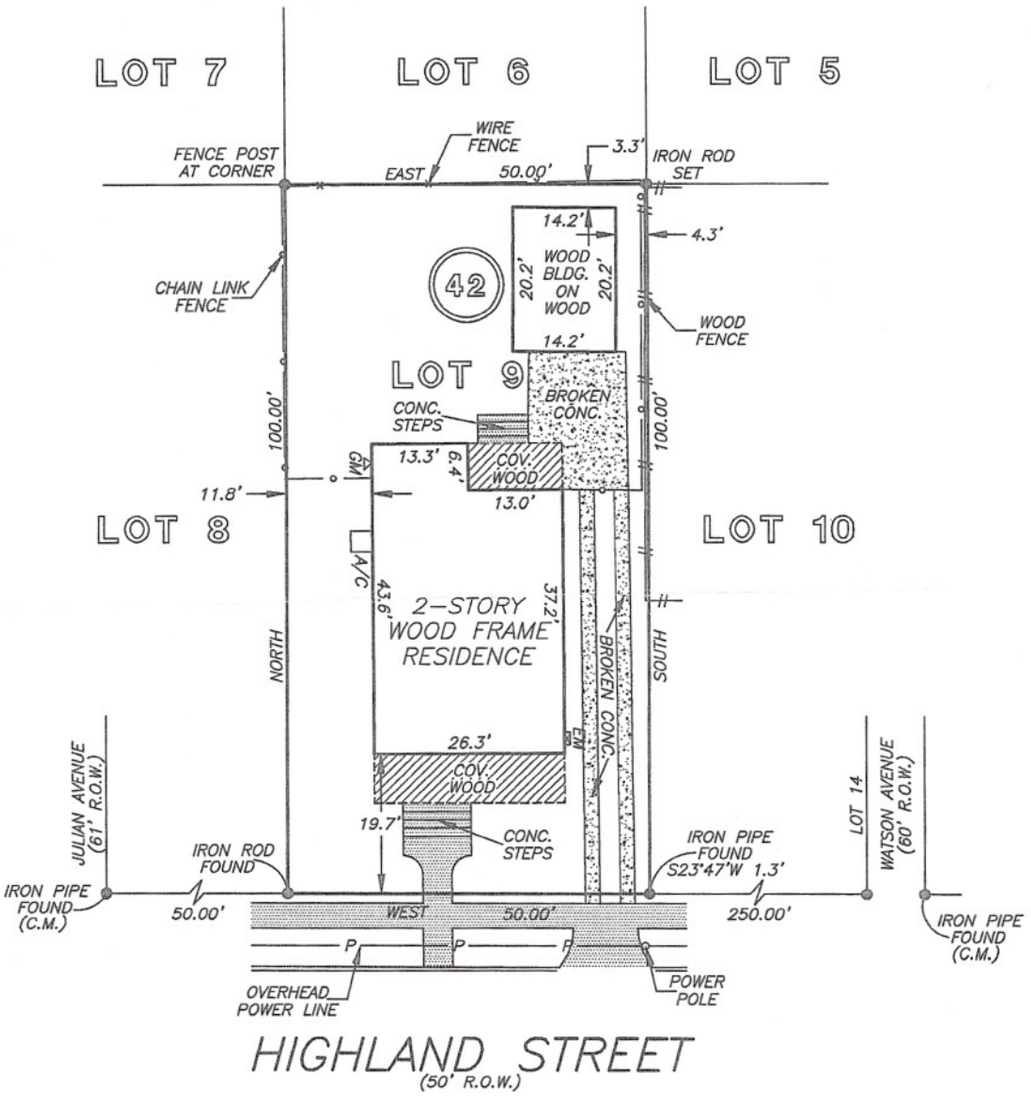
SYMBOL	LOCATION	TYPE	QUANTITY	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	Kitchen	Single hung window	2	2' 7-3/4"	3' 0-1/2"	3' 9-1/4"	Pella Encompass, single hung, equal split, white, double pane, vinyl windows
A1	Kitchen	Existing single hung window to be relocated	1	2' 7-3/4"	3' 0-1/2"	3' 9-1/4"	Pella Encompass, single hung, equal split, white, double pane, vinyl windows
B	Living room	Single hung window	2	2'-8"	5' 0-1/2"	1'-9"	Pella Encompass, single hung, equal split, white, double pane, vinyl windows; windows to match existing in sunroom

GF NO. 04-40908463 ALAMO TITLE
ADDRESS: 821 HIGHLAND STREET
HOUSTON, TEXAS 77009
BORROWER: JASON WHYTE AND
ALEJANDRO MENDOZA

SCALE: 1" = 25'

LOT 9, BLOCK 42
WOODLAND HEIGHTS ADDITION

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 ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT.
COMMUNITY/PANEL NO. 48201C 0670 K
MAP REVISION: 04/20/00
ZONE X

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.

RECORD BEARING: VOL. 2, PG. 33, H.C.M.R.

PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYS
1-800-LANDSURVEY 281-496-1586
1-800-526-3787 FAX 281-496-1867
14925 MEMORIAL DRIVE SUITE B100 HOUSTON, TEXAS 77079

BILLIE G. MCDUFFIE
PROFESSIONAL LAND SURVEYOR
NO. 2090
DRAWING NO. 04-10227
SEPTEMBER 24, 2004

STATE OF TEXAS
REGISTERED
BILLIE G. McDUFFIE
2090
PROFESSIONAL
LAND SURVEYOR

DRAWN BY: LG