

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address

509 Teetshorn

Historic District / Landmark

Woodland

HCAD #

037289 00 00 014

Subdivision

Lot

14

Block

24

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

Bicycle Bungalows

Company

Mailing Address

732 Harvard St

Phone

832.786.1609

Email

Signature

Date

7-6-16

APPLICANT (if other than owner)

Name

Same

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: ___ / ___ / ___

APPLICANT WRITTEN DESCRIPTION

I am requesting a COA to build an addition to the rear of the house at 509 Teetshorn. The existing house is a 980 square foot wood frame single family residence built circa 1920. The addition would consist of 2 stories attached to the back of the existing house and connected by a breezeway to a 2 car garage set back approximately 3 ft from the property line. The new total conditioned square footage would be 2415.

The addition would be set in from the existing house 1.3 ft on the left and 1.0 ft on the right. The existing house is clad in 117 siding. The addition to be clad with cementitious fiber board with a 4" reveal. The existing 1 over 1 wood windows will be rebuilt as necessary. The windows for the addition will be wood frame low e double pane windows to complement the existing. The existing front door is a non-original metal door. A custom built craftsman style door with 2 vertical lower wood panels and 3 top vertical lites to be installed. The existing house roof pitch is 6/12 and the addition would have a 4/12 pitch. The roof is covered with composition shingles. The house and addition will be roofed in high definition composition shingles.

The house is almost in original condition. It appears that a back porch area on the NW corner of the house was enclosed and added to the kitchen in the past. There are fixed glass windows on the side and rear that are not original in that area. Some of the exterior wood has been damaged by water or insects and needs to be replaced with similar materials. This includes some of the wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim. This is minor in scope.

New windows to be Jeld Wen wood clad windows.

There is a small garage in the back yard that would be removed.

PROJECT DETAILS

Shape/Mass: The existing 980 square foot residence has a maximum width of 28'-0", a maximum depth of 32'-0", and a ridge height of 19'-0". A non-classified one-car garage is located at the northeast rear corner of the property, which will be demolished. The proposed two-story addition will be attached at the back of the existing structure and is inset 6" on the western wall and 6" from the eastern wall. The proposed addition will have a maximum width of 22' and a maximum depth of 35'-6". The ridge height of the addition will be 24". See drawings for more detail.

Setbacks: The existing residence has a (south) front setback of 19'-3"; a west side setback of 2'-7"; an east side setback of 18'-1"; and a (north) rear setback of 80'-3".

All existing setbacks for the original structure are to remain. The proposed addition will maintain the 19'-3" south (front) setback; have a west side setback of 4'-6"; an east side setback of 3'-0"; and a north (rear) setback of 3'-0". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor height 2'-6". The proposed addition will have a pier and beam foundation with a finished floor height of 2'-6" to match existing. See drawings for more detail.

Windows/Doors: The existing house has wood 1-over-1 windows. The proposed addition has 1-over-1 double-hung wood clad windows and fixed wood clad windows. The windows on the existing house will be rebuilt as necessary. A new, craftsman style door will be made to replace an incompatible existing front door.

Exterior Materials: The existing house is clad in wood 117 siding, which is to remain. All existing exterior materials will be retained, except where damage by water or insects warrants removal and replacement with an in-kind material. This includes wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim. The proposed addition will be clad in cementitious fiber board with a 4" reveal.

Roof: The existing residence features a hipped roof with a gable over the front porch clad in composition shingles. The roof has an eave height of 11'-0" and ridge heights of 15'-8" and 19'-0" with a pitch of 6:12. The proposed first floor addition will have a 3:12 pitch, eave height of 11', ridge height of 15'. The second floor will have a 4:12 pitch and eave height of 19' and a ridge height of 24'. The proposed garage portion will have a 4:12 garage roof pitch, an eave height of 9'-6", and a ridge height of 14'. A 3:12 breezeway will connect the main structure and garage. Both the proposed addition and the existing structure will be clad in high definition composition shingles.

Front Elevation: The existing south elevation features a gabled offset partial front port to the east with a pair of windows. The front porch gable is supported by two columns at either end. To the west of the porch is an additional pair of windows. A brick chimney rises along the western elevation.

(South)

All existing features on the front elevation are to remain. The proposed addition will rise above the existing structure. The front of the proposed addition will feature one, 1-over-1 window on the main portion. See drawings for more detail.

Side Elevation: The existing east elevation features two pairs of windows, one towards the front and the other towards the rear of the elevation. A single 1-over-1 window is located in the center of the elevation. The proposed addition will begin at the location of the original rear wall. The addition will be inset from the original structure. The first floor of the addition features a door and two 1-over-1 windows. The second story has one 1-over-1 single window and a pair of windows.

(East)

Side Elevation: The existing west elevation features the side profile of the front porch. The existing home features two single 1-over-1 windows flanking the chimney and two pairs of windows towards the rear of

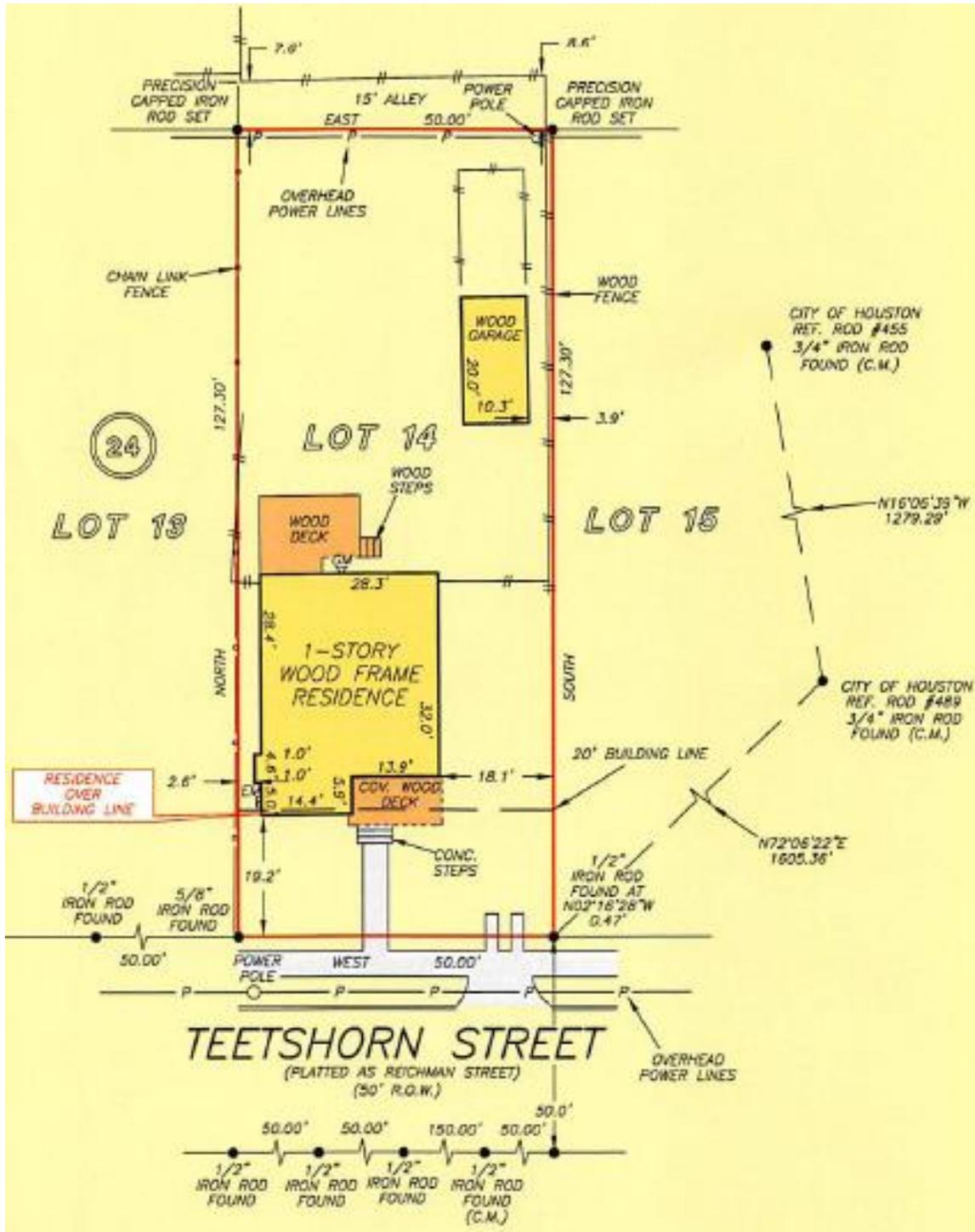
(West)

the structure. The proposed addition will begin at the location of the original rear wall. The addition will be inset from the original structure. The first floor of the addition features three 1-over-1 windows. The second floor features one 1-over-1 window. A side profile of the back porch is present at the rear of the elevation. See drawings for more detail.

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.
(North)



SITE PLAN
EXISTING



GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.



BICYCLE BUNGALOWS, LLC
1717 YALE ST. HOUSTON 77008

PROJECT NAME:

509 Teetshorn

DRAWN BY:

Leighza F. Walker

DRAWING:

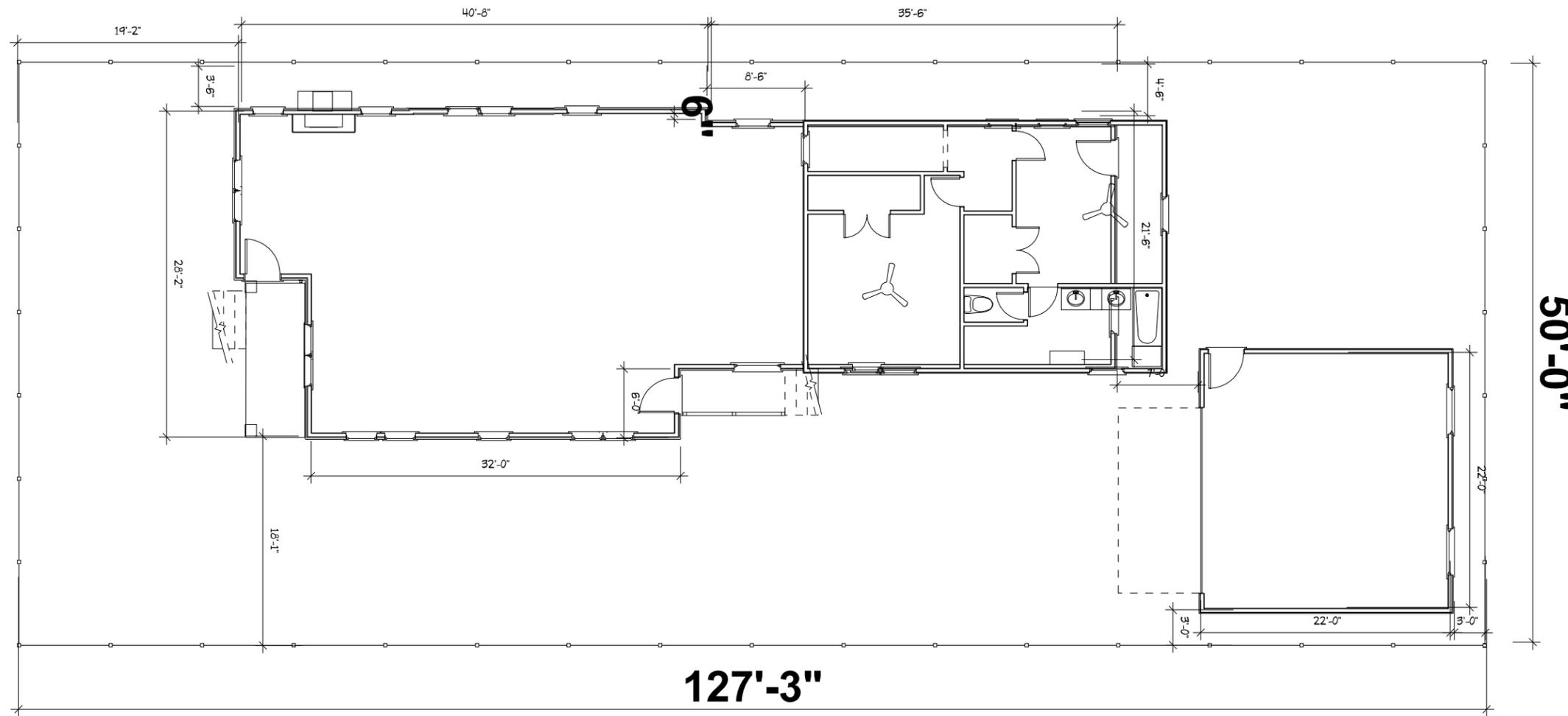
PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

DATE: JUNE 13, 2016

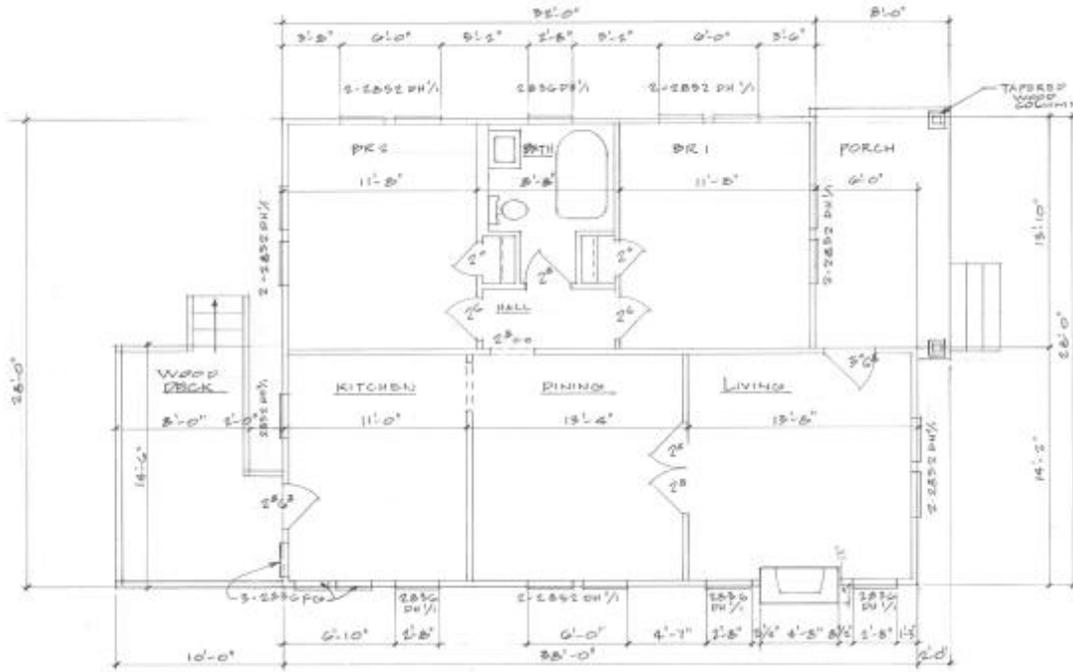
SHEET:

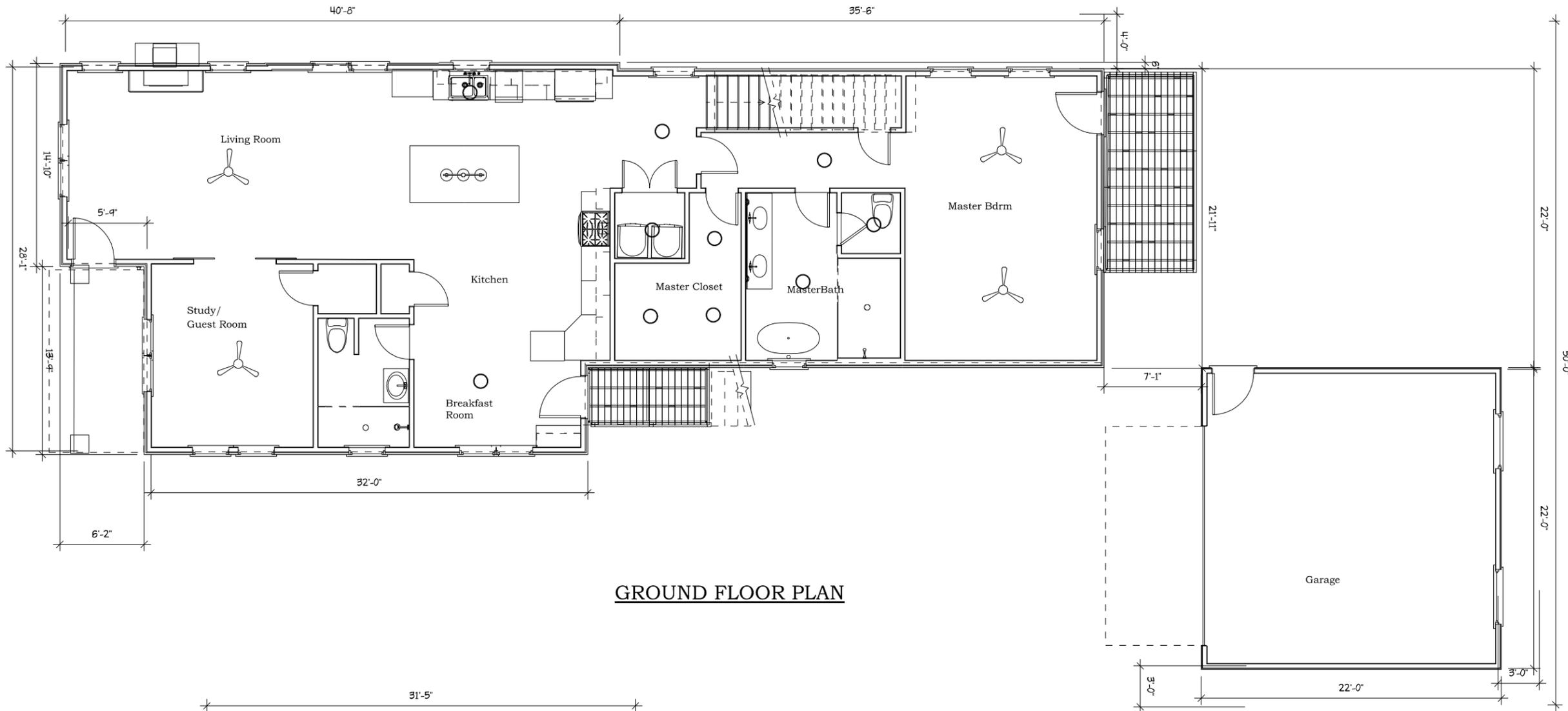
SITE



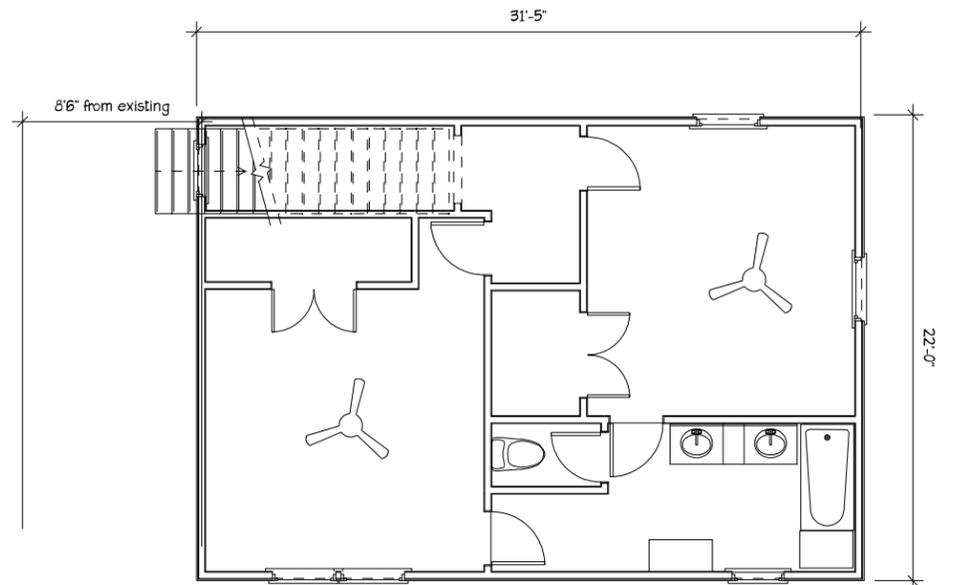


FIRST FLOOR PLAN EXISTING





GROUND FLOOR PLAN



SECOND FLOOR PLAN

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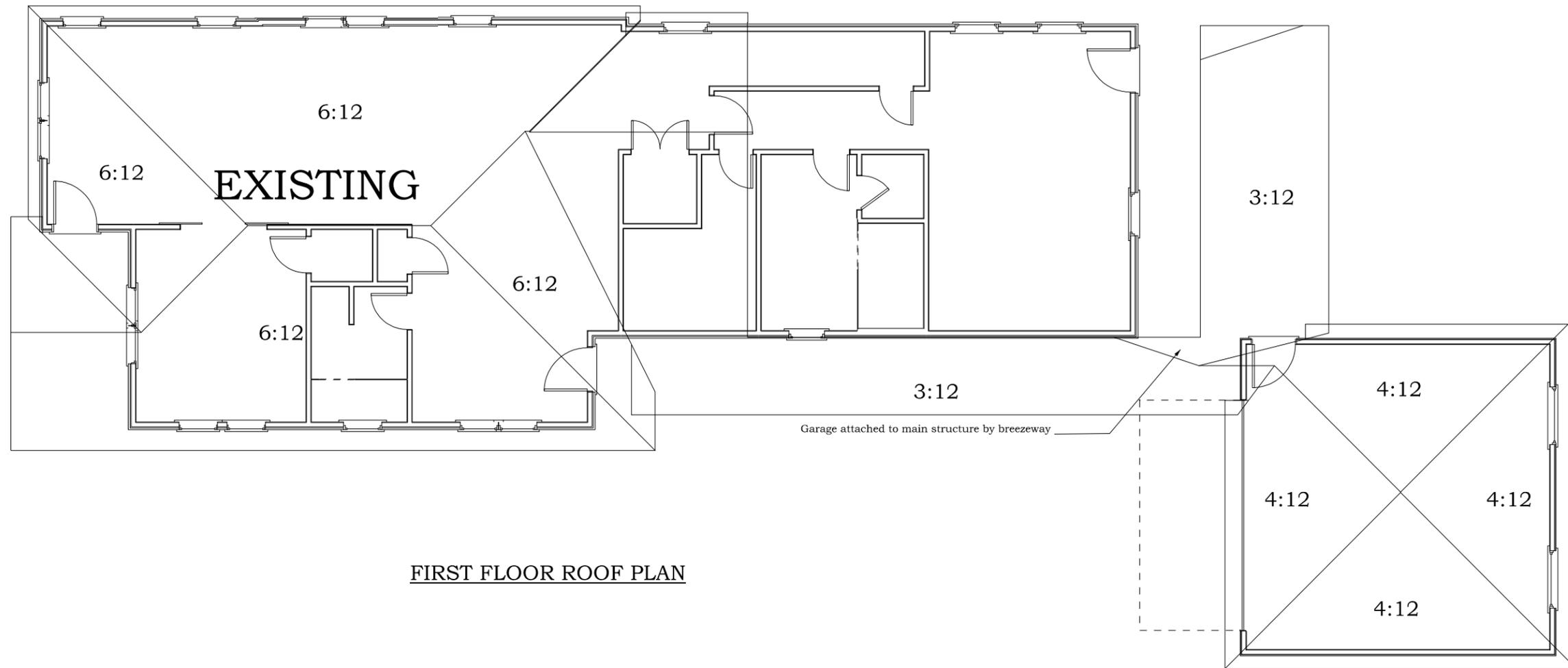
PROJECT NAME:
509 Teetshorn

DRAWN BY:
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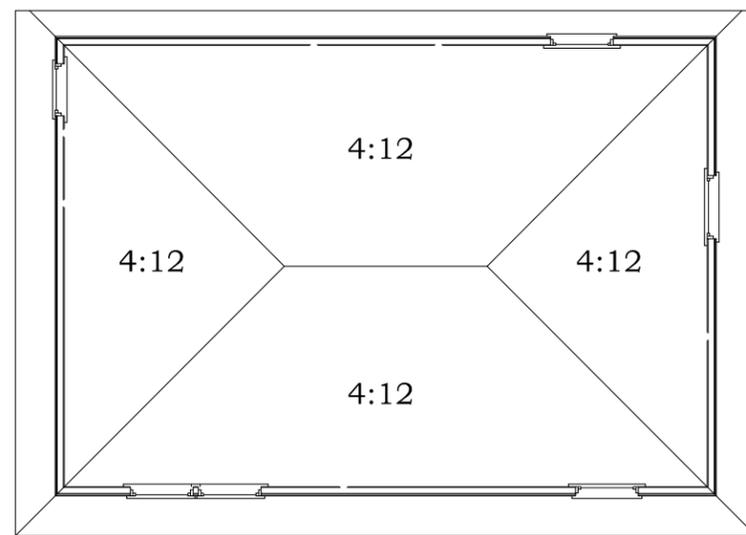
DRAWING:
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" DATE: JUNE 13, 2016

SHEET:
A1



FIRST FLOOR ROOF PLAN



SECOND FLOOR ROOF PLAN

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bicycle BUNGALOWS

BICYCLE BUNGALOWS, LLC
 1717 YALE ST. HOUSTON 77008

PROJECT NAME:

509 TEETSHORN

DRAWN BY:

Leighza F. Walker

DRAWING:

ROOF PLAN

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

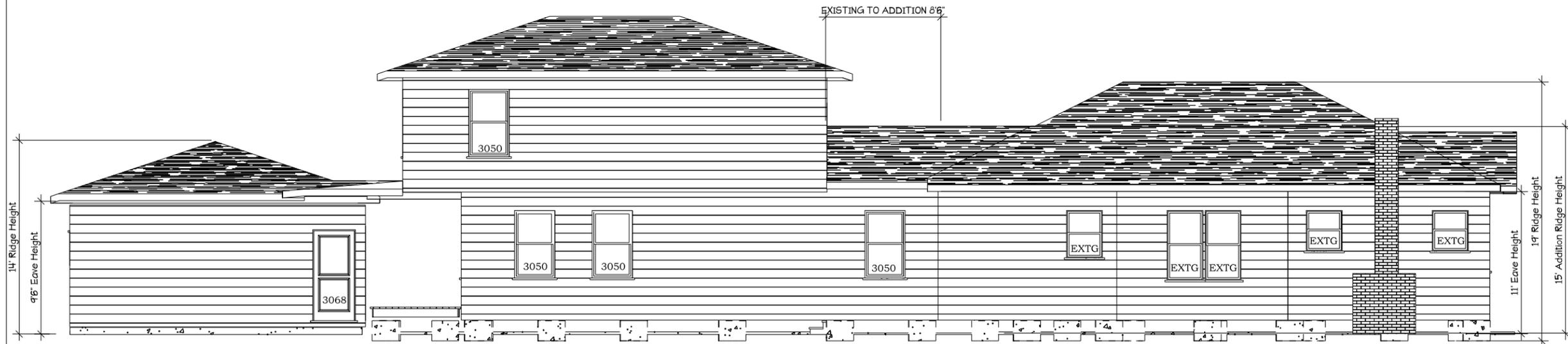
DATE: JUNE 13, 2016

SHEET:

A2



NORTH ELEVATION



WEST ELEVATION

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PROJECT NAME:

509 TEETSHORN

DRAWN BY:

Leighza F. Walker

DRAWING:

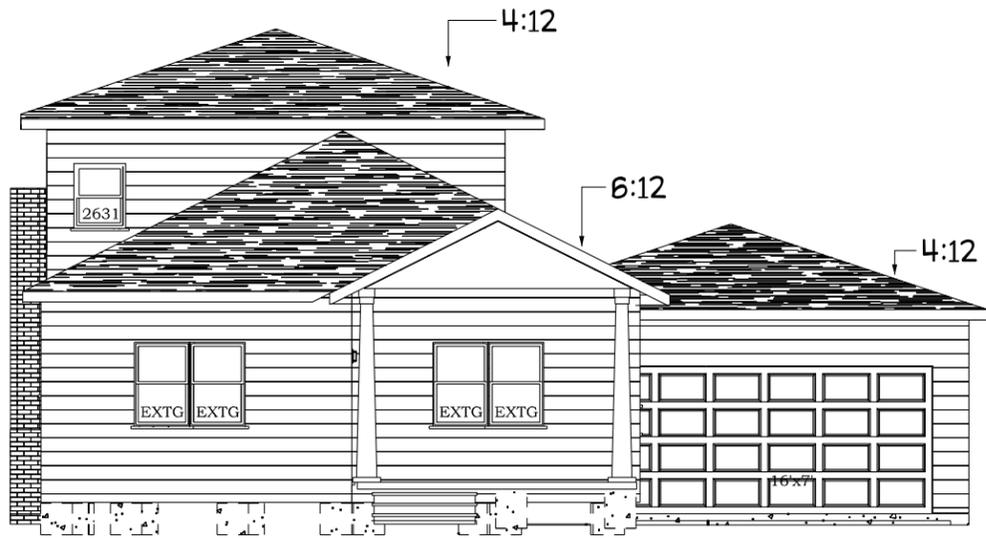
ELEVATIONS 2

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

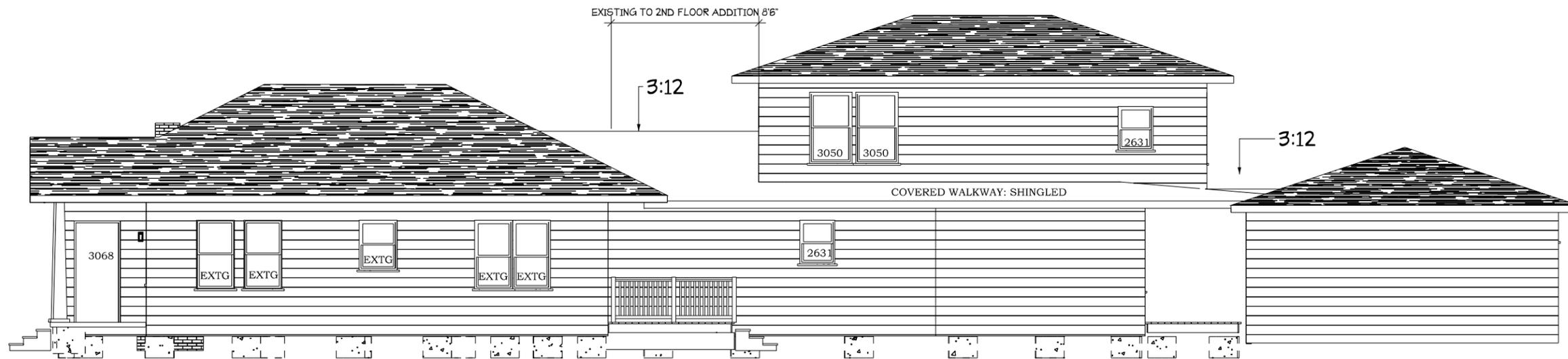
DATE: JUNE 13, 2016

SHEET:

A3.2



SOUTH ELEVATION



EAST ELEVATION

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PROJECT NAME:

509 Teetshorn

DRAWN BY:

Leighza F. Walker

DRAWING:

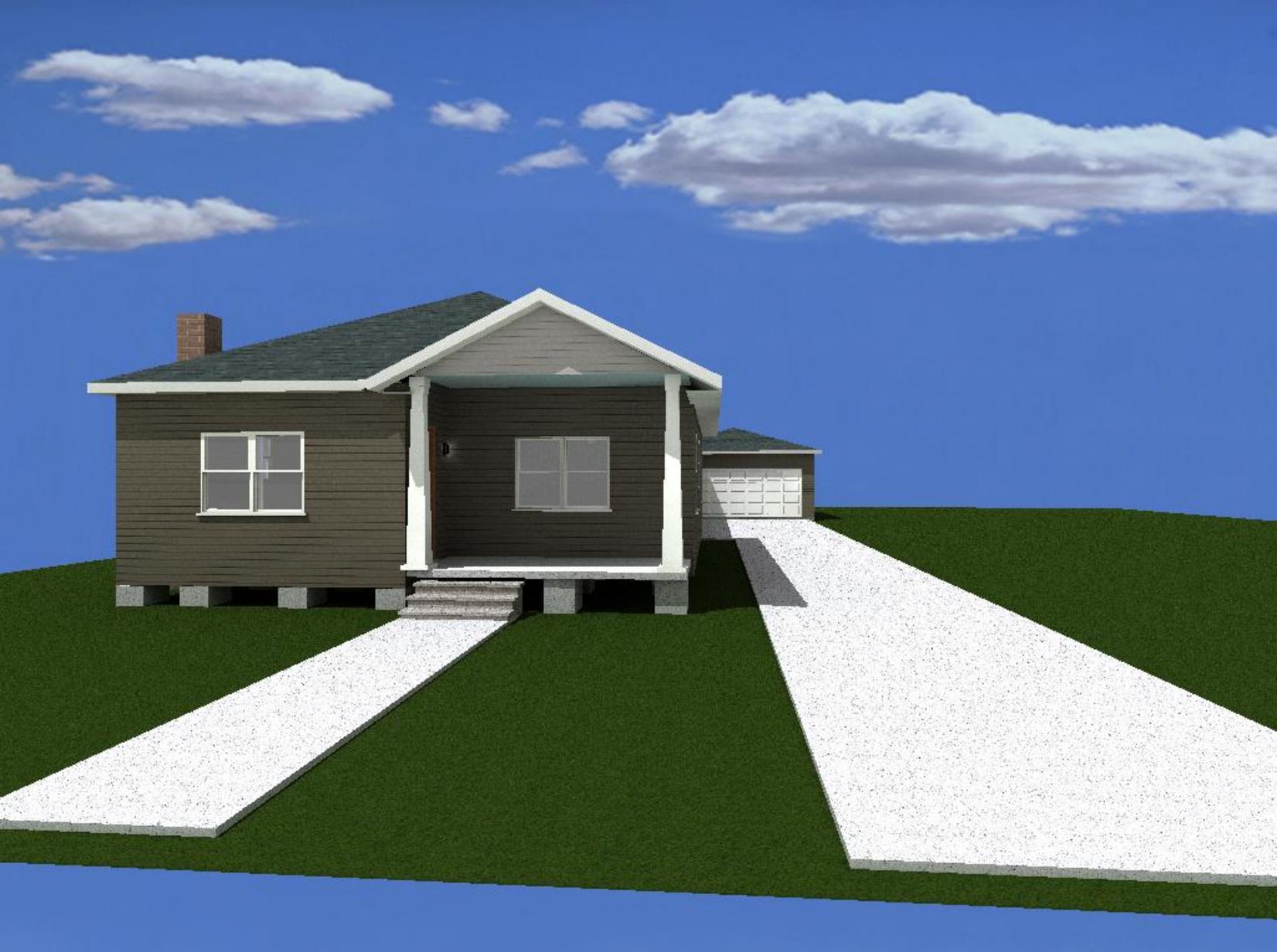
ELEVATIONS

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

DATE: JUNE 13, 2016

SHEET:

A3.1









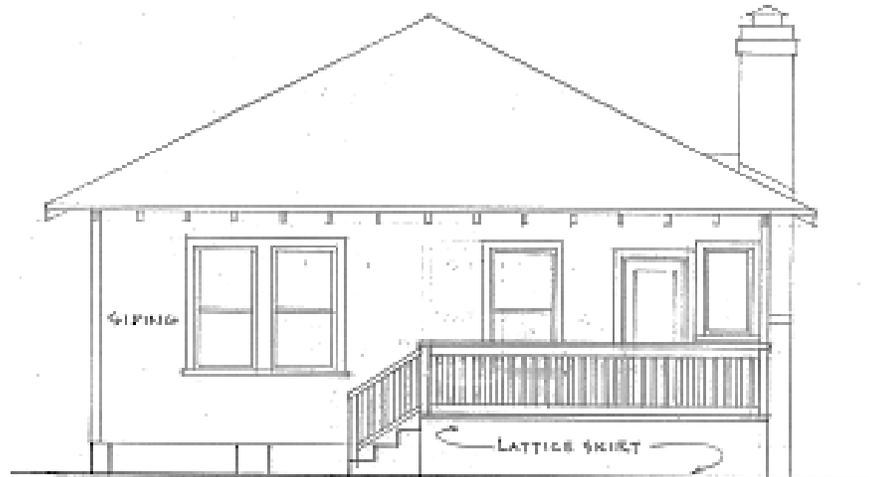
SOUTH ELEVATION- FRONT FACING TEETSHORN
EXISTING



WEST SIDE ELEVATION
EXISTING



NORTH SIDE ELEVATION



EXISTING

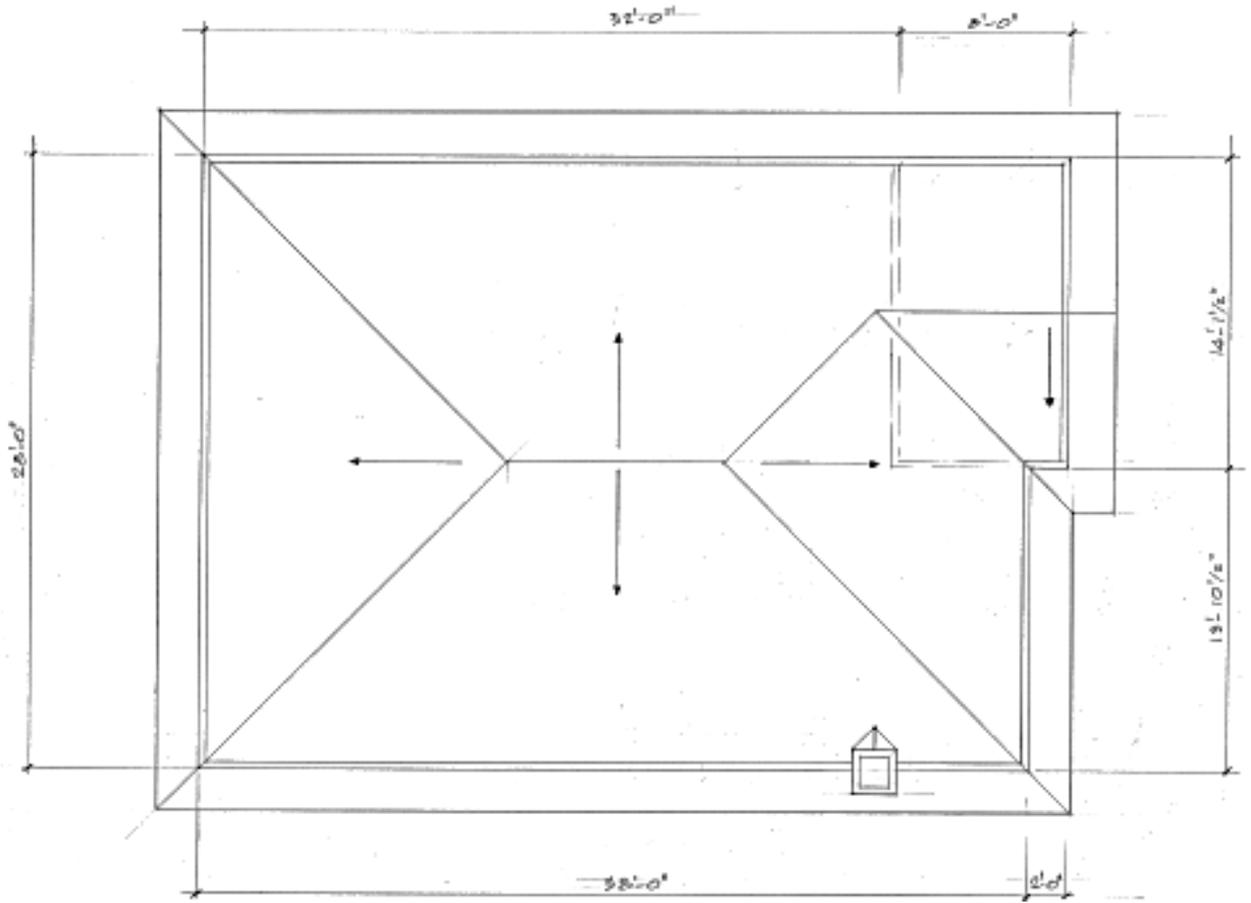
EAST (REAR) ELEVATION

EXISTING



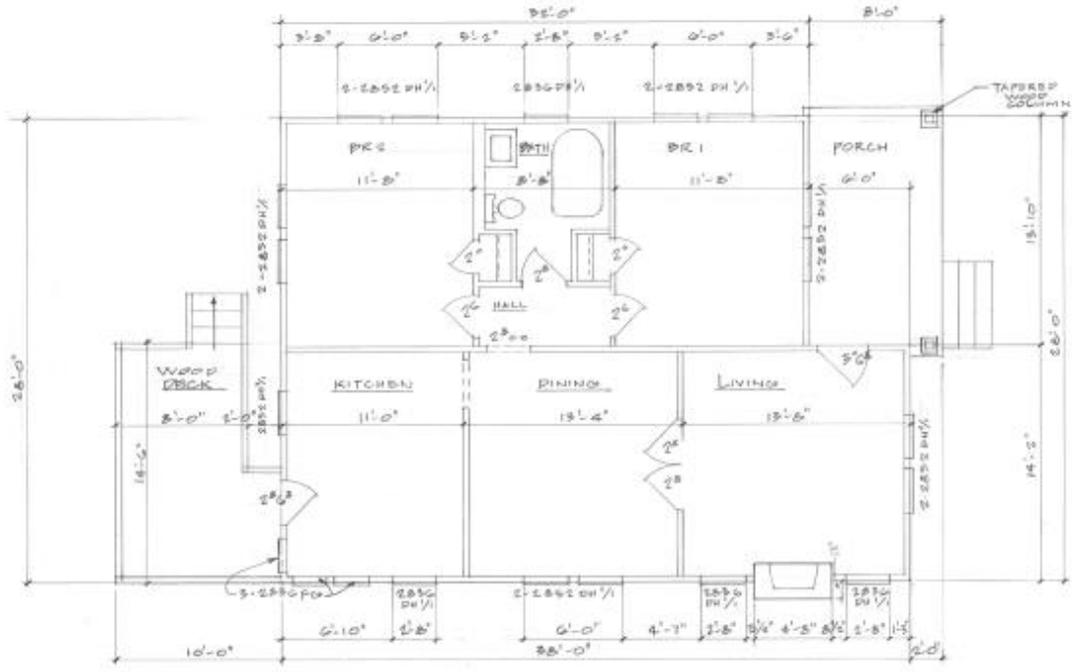


ROOF PLAN
EXISTING





FIRST FLOOR PLAN EXISTING



PROPOSED DOOR

