

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 518 W. 12th St; Houston, TX 77008

Historic District / Landmark West Heights

HCAD # 1220149307

Subdivision Houston Heights

Lot E. 44' of 34,35,36 Block 205

## 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 Benjamin Thomas Coffey  
Company \_\_\_\_\_  
Mailing Address 518 W. 12th St  
Houston, TX 77008  
Phone (832) 226-1946  
Email \_\_\_\_\_  
Signature *Ben Coffey*  
Date 28-Apr-2015

## 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.

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Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

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# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

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**PROPERTY ADDRESS:** \_\_\_\_\_

## BUILDING TYPE

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|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence             | <input type="checkbox"/> carport             |
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| <input type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony        | <input type="checkbox"/> other            |

## WRITTEN DESCRIPTION

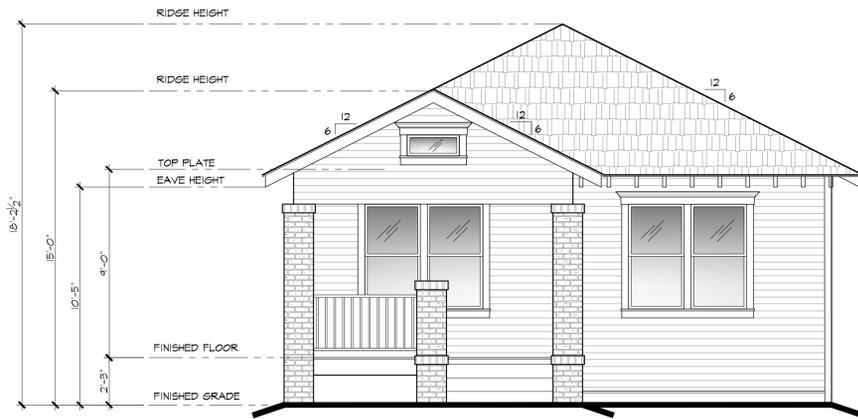
- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

## PHOTOGRAPHS label photos with description and location

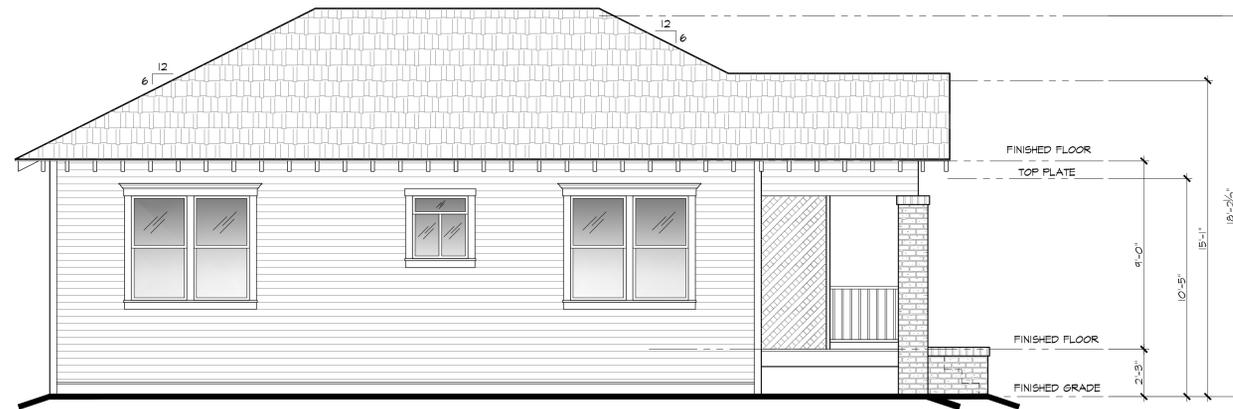
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- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

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

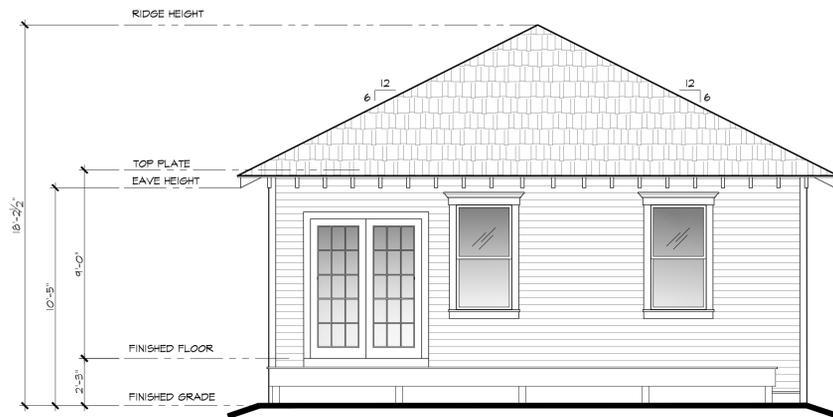
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> current site plan                 | <input checked="" type="checkbox"/> demolition plan                  |
| <input checked="" type="checkbox"/> proposed site plan                | <input checked="" type="checkbox"/> current roof plan                |
| <input checked="" type="checkbox"/> current floor plans               | <input checked="" type="checkbox"/> proposed roof plan               |
| <input checked="" type="checkbox"/> proposed floor plans              | <input checked="" type="checkbox"/> current elevations (all sides)   |
| <input checked="" type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides)  |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |



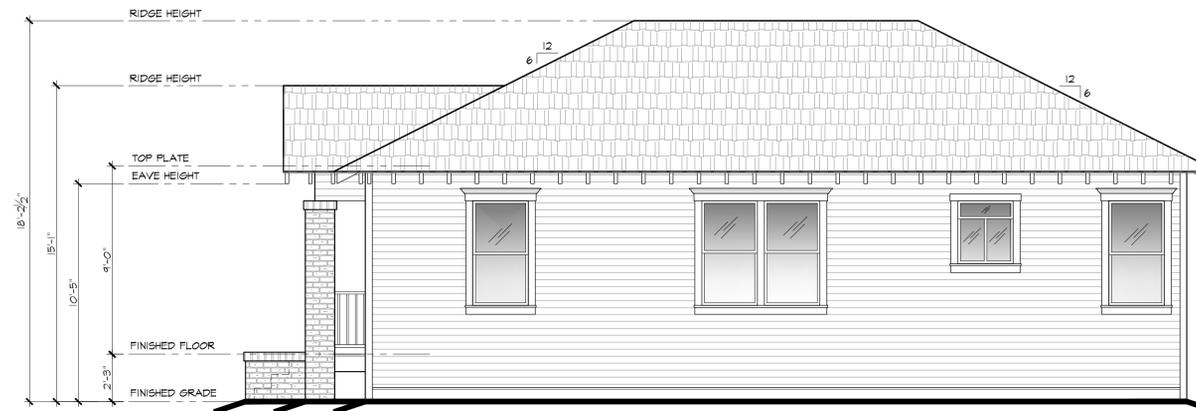
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



Ingeniously Designed, LLC  
 611 Heights Blvd. Houston, Texas 77007  
 P: (832) 573-3767 F: (281) 412-4682

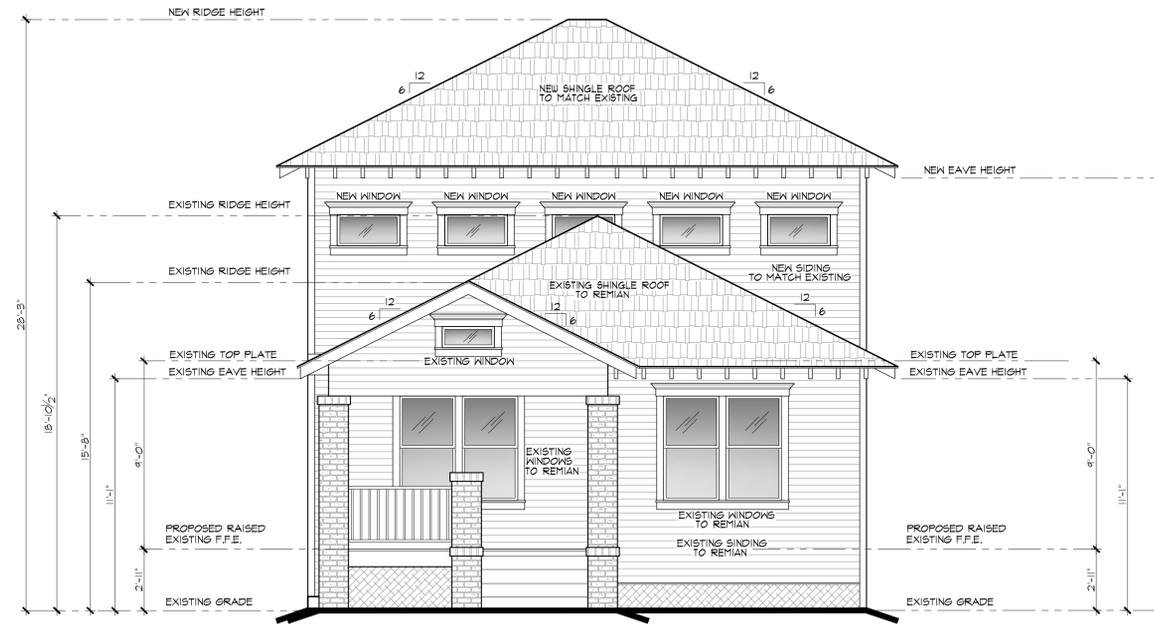
DATE:  
11/10/2014

PROJECT:  
AN ADDITION LOCATED AT  
518 W. 12TH STREET  
HOUSTON, TX. 77008  
THE COFFEY RESIDENCE

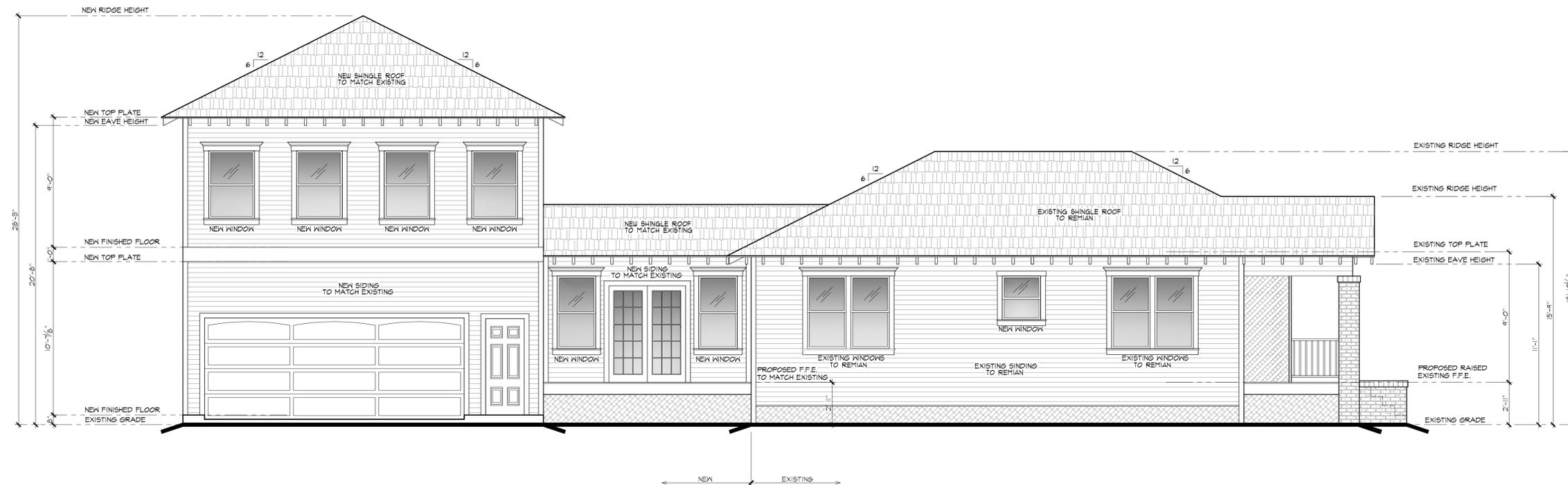
DRAWN BY:  
N. SIMIEN

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





PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



Ingeniously Designed, LLC

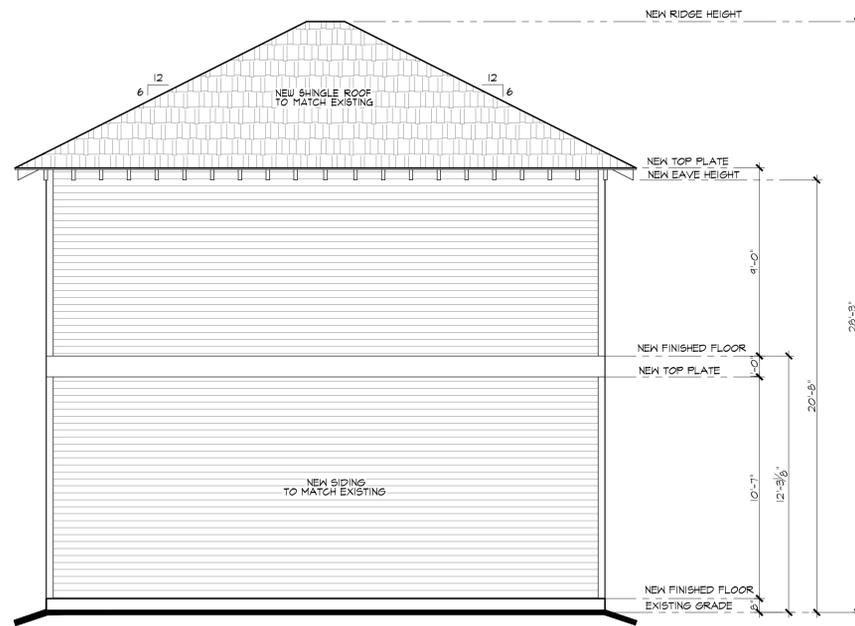
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DATE:  
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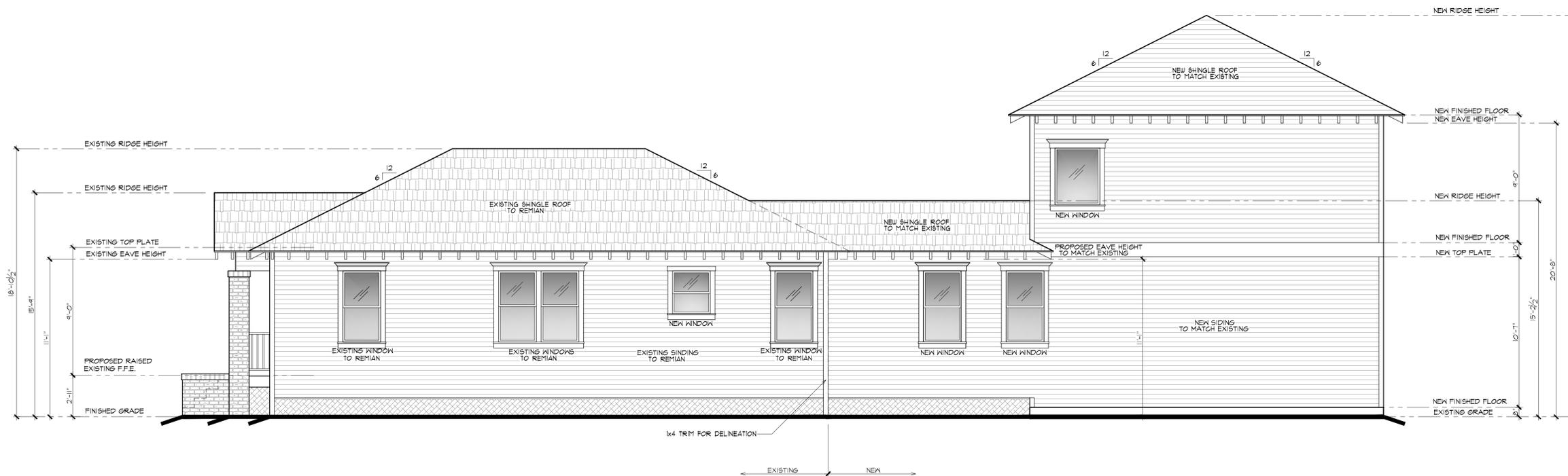
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DRAWN BY:  
N. SIMIEN

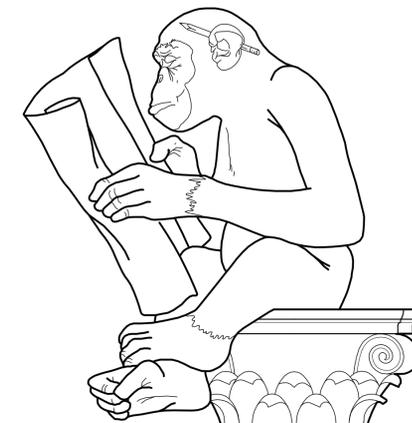
SCALE:  
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



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DRAWN BY:  
N. SIMIEN

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



VISUAL IMPACT ELEVATION



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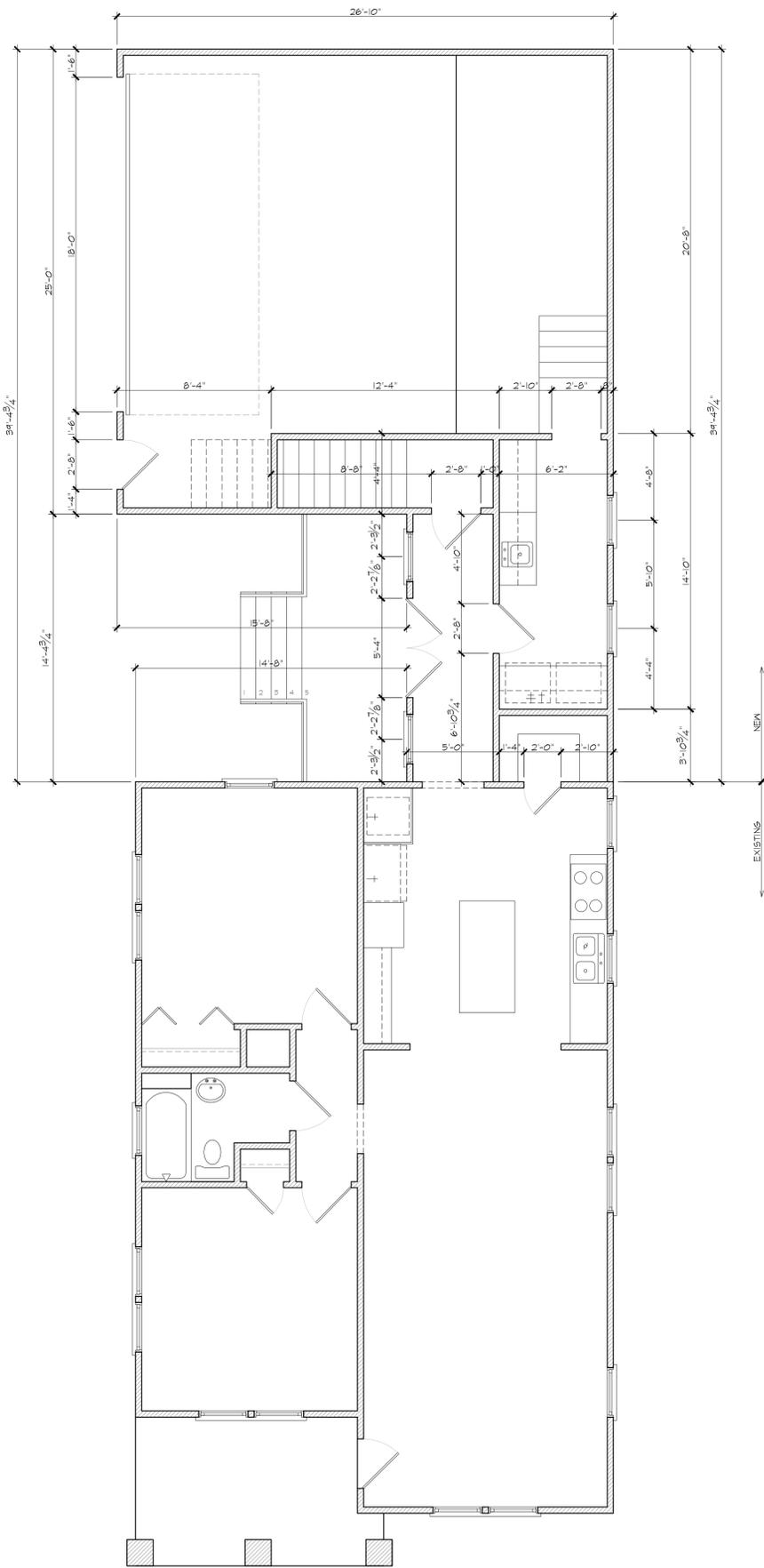
DATE:  
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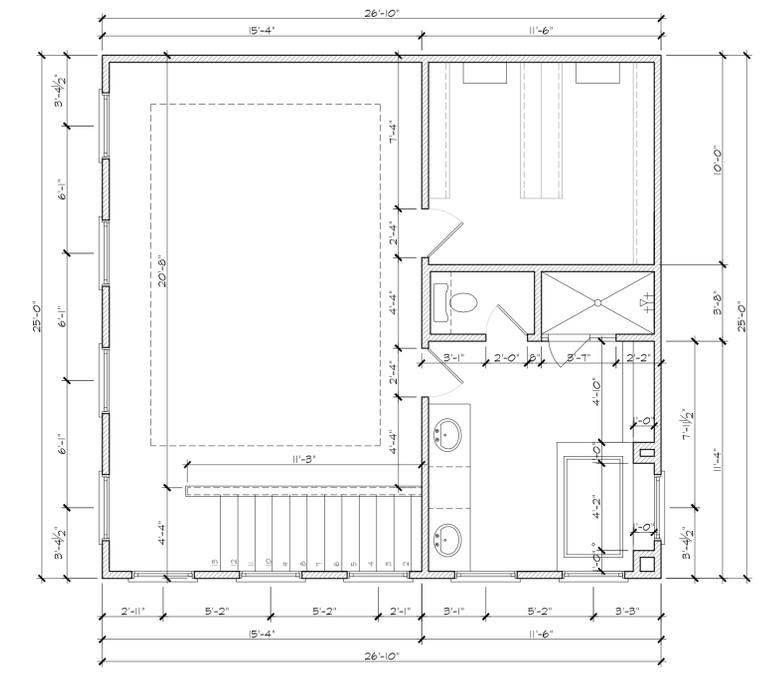
DRAWN BY:  
N. SIMIEN

SCALE:  
3/4" = 1'-0"

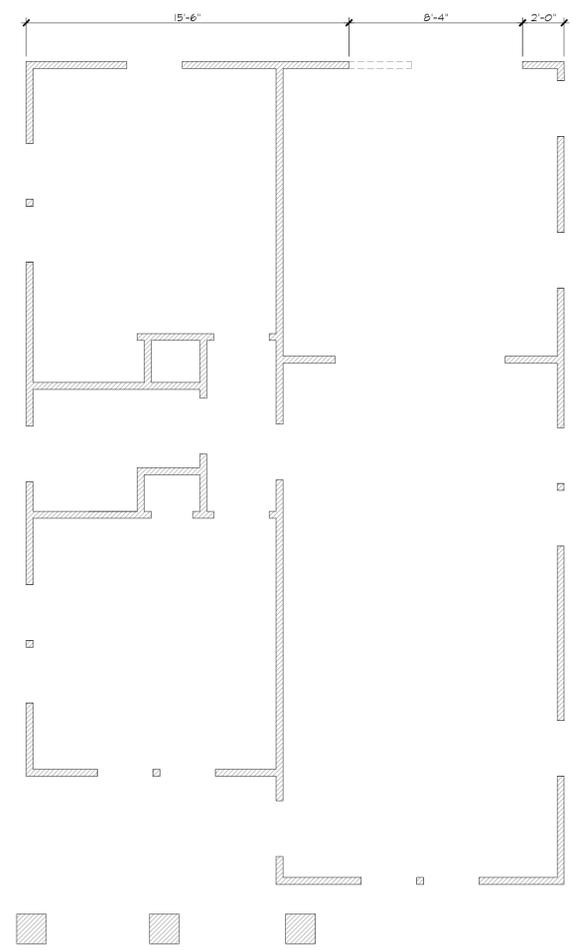




FIRST FLOOR DIMENSION PLAN



SECOND FLOOR DIMENSION PLAN



DEMOLITION PLAN

LEGEND:  
 - - - - - EXISTING STUD WALLS TO BE DEMOLISHED  
 \_\_\_\_\_ EXISTING STUD WALLS TO REMAIN



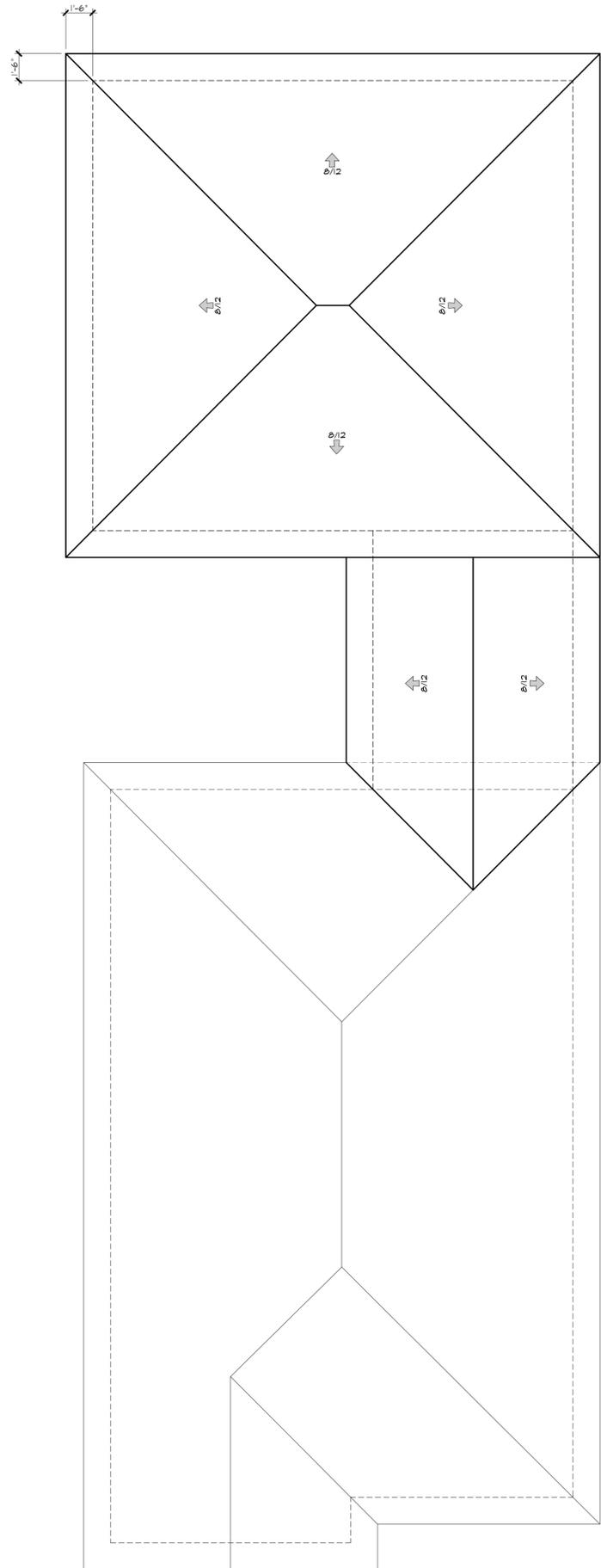
Ingeniously Designed, LLC  
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 P: (832) 573-3767 F: (281) 412-4682

DATE:  
 03/03/2015

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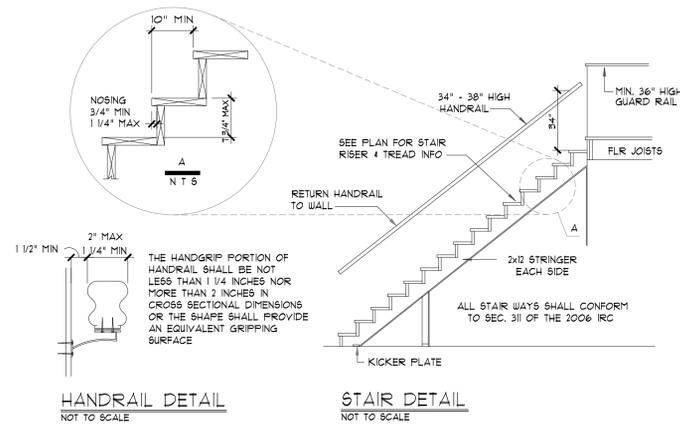
DRAWN BY:  
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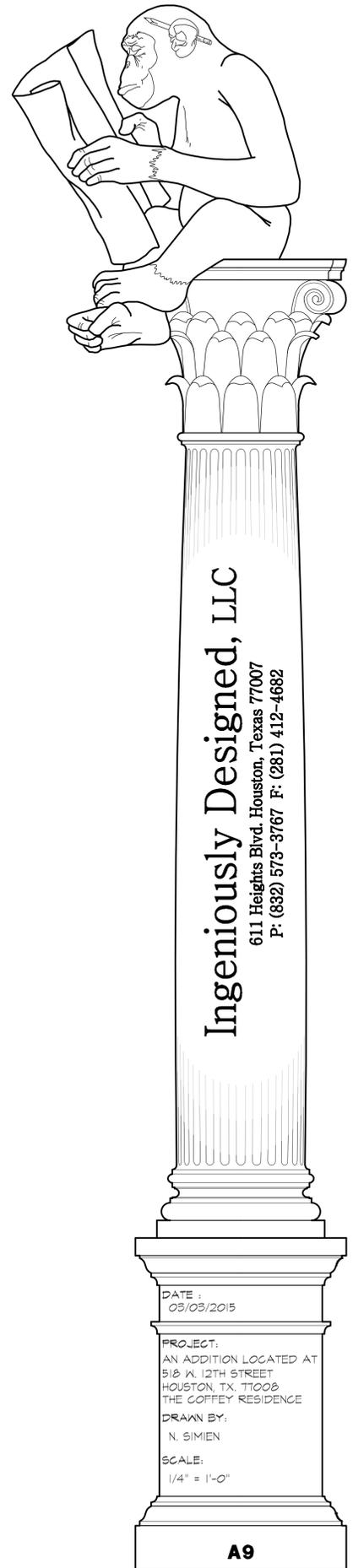
PROPOSED FIRST FLOOR ROOF PLAN

- LEGEND:**
- EXISTING PERIMETER
  - \_\_\_\_\_ EXISTING ROOF
  - ..... EXISTING ROOF TO BE DEMOLISHED
  - . - . - . NEW PERIMETER
  - \_\_\_\_\_ NEW ROOF



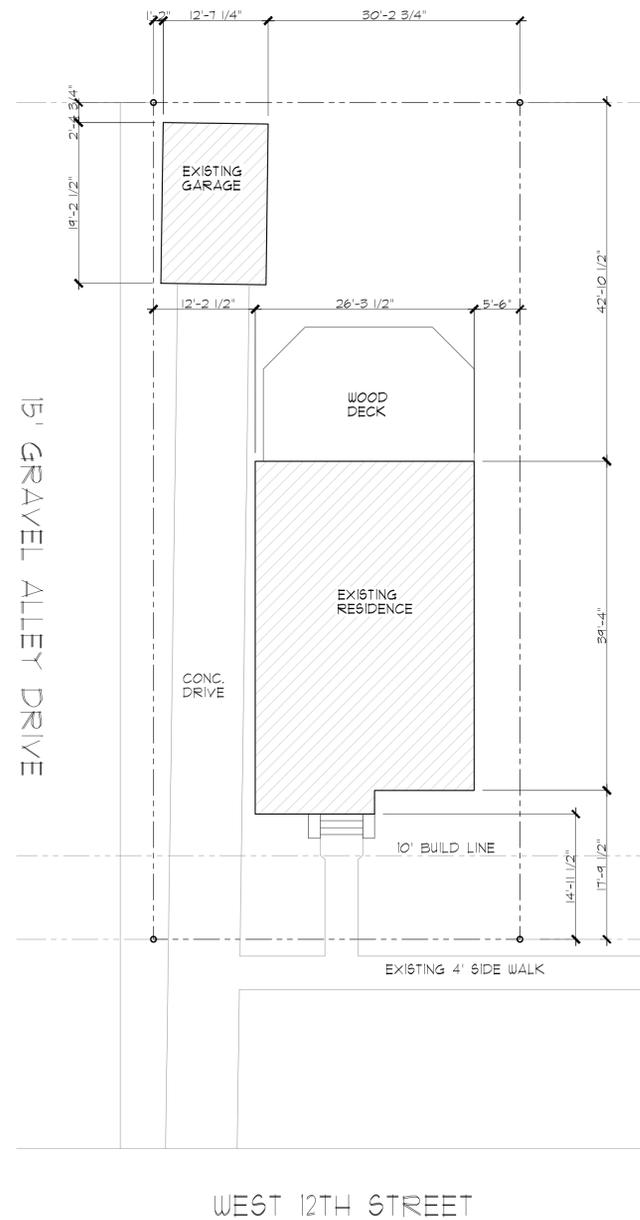
- NOTES:**
1. ALL BALUSTERS SHALL BE 4" ON CENTER AS PER SEC. 312.2 OF THE 2006 IRC
  2. THE MIN. CONCENTRATED LOAD FOR GUARDHANDRAILS SHALL BE 200 LBS. IN ANY DIRECTION AT THE TOP AS PER SEC. R301.5 OF THE 2006 IRC.
  3. PROVIDE UNDER STAIR PROTECTION TO ENCLOSE ACCESSIBLE SPACE WITH 1/2 INCH GYPSUM BOARD AS PER SEC. R311.2.2 2006 IRC.

STAIR DETAILS



**DISCLAIMER:**

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND DRAWINGS ARE DESIGNED TO COMPLY WITH THE OWNER'S SPECIFICATIONS. ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PRINTS ARE MADE WILL BE AT THE OWNER/CONTRACTOR'S EXPENSE. THE OWNER/CONTRACTOR WILL BE RESPONSIBLE FOR THE VERIFICATION OF ALL FIELD CONDITIONS, DIMENSIONS, DETAILS, DRAWINGS, AND SPECIFICATIONS. INGENUOUSLY DESIGNED WILL NOT BE RESPONSIBLE FOR ANY HUMAN ERROR AFTER CONSTRUCTION HAS BEGUN.



EXISTING PLOT PLAN

SQUARE FOOTAGE	
LOT SIZE	4,400 SQ. FT.
RESIDENCE	1,075 SQ. FT.
GARAGE	242 SQ. FT.
DRIVENWAY	674 SQ. FT.
FLAT WORK	454 SQ. FT.
IMPERVIOUS AREA	56 %



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MIN. 1 1/2" CALIFER

DATE:  
03/10/2015

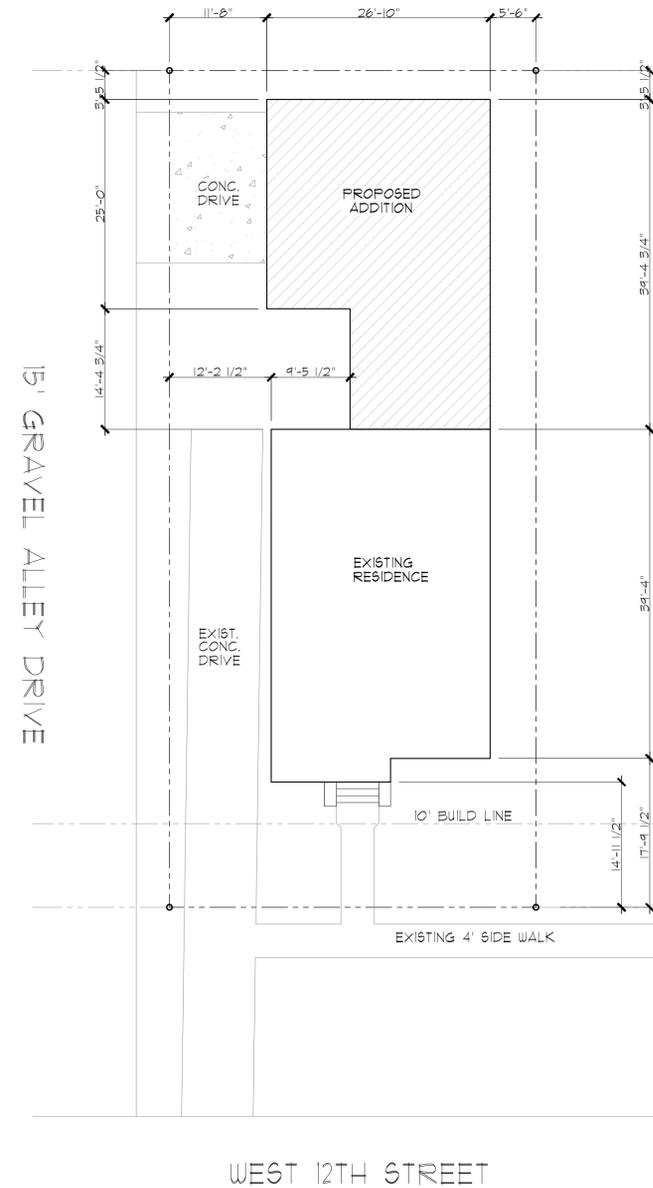
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**PROPOSED PLOT PLAN**

SQUARE FOOTAGE	
LOT SIZE	4400 SQ. FT.
RESIDENCE	1901 SQ. FT.
DRIVEWAY	101 SQ. FT.
FLAT WORK	156 SQ. FT.
IMPERVIOUS AREA	63 %



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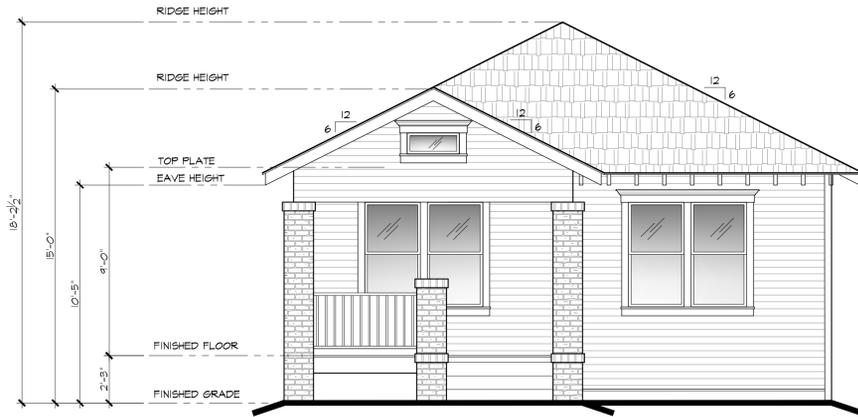
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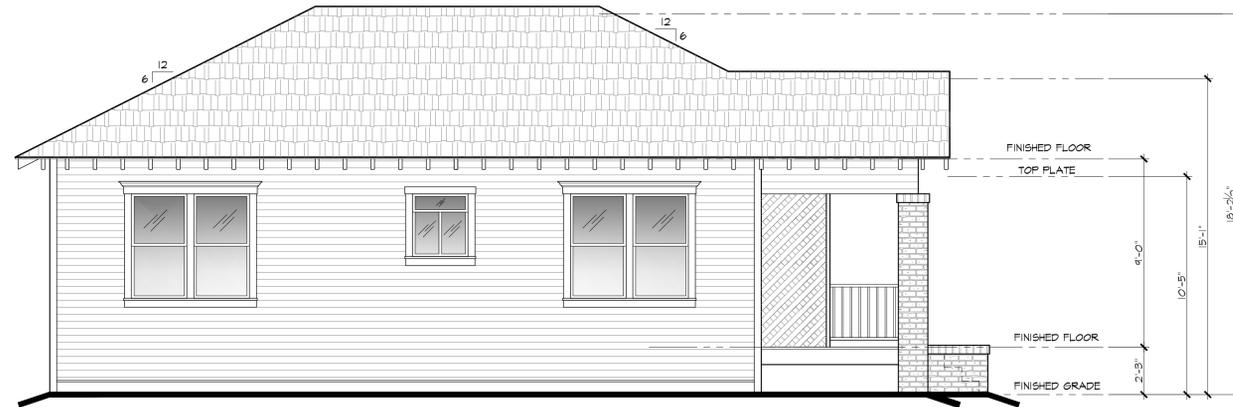
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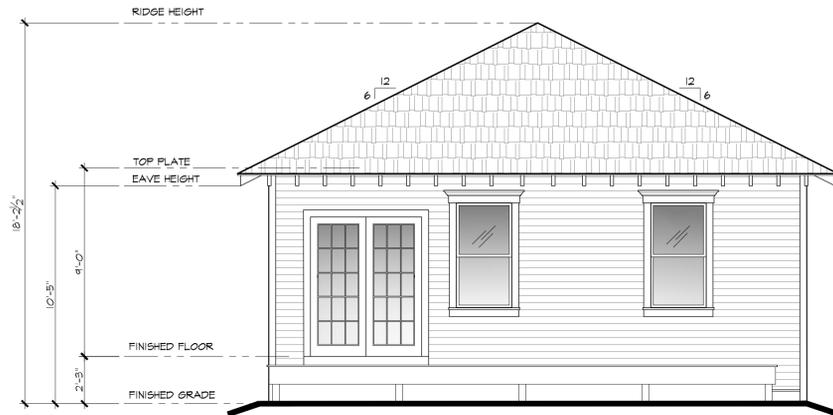
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| <input checked="" type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides)  |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |



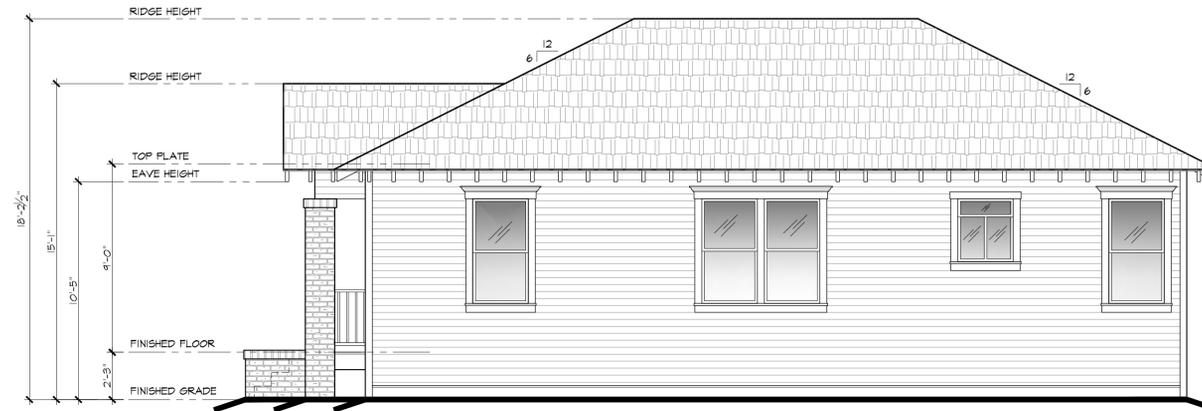
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



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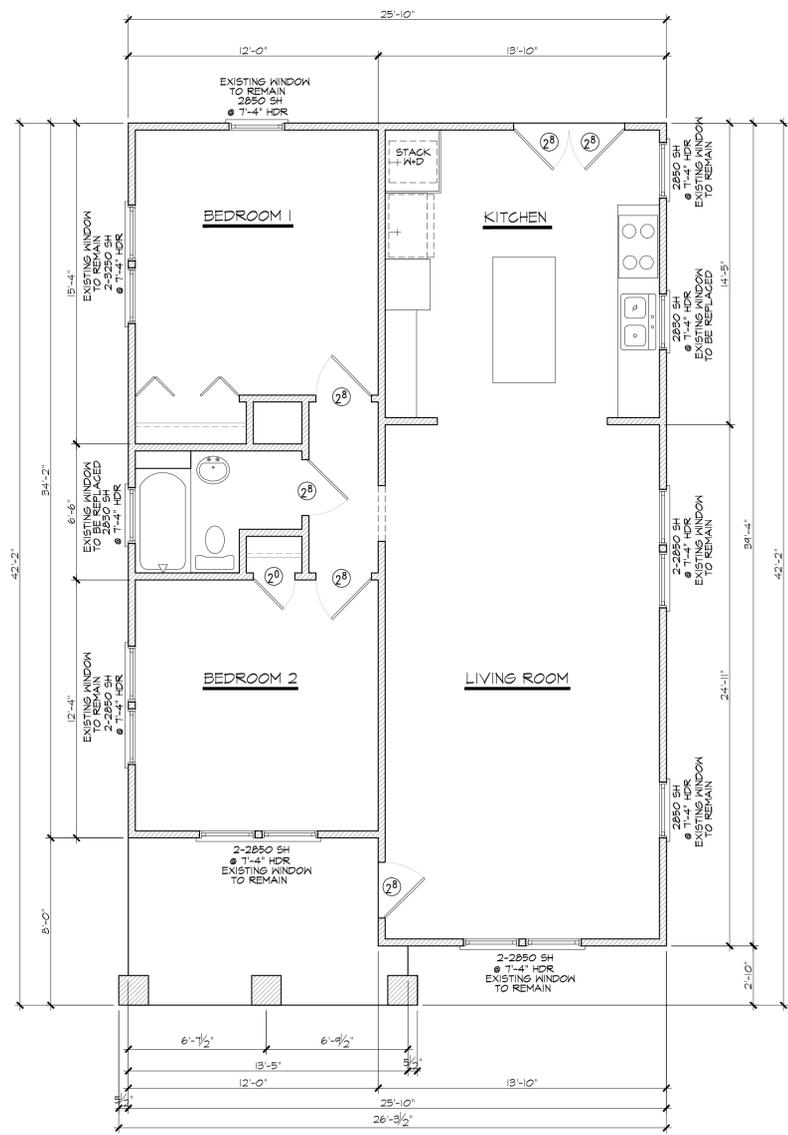
611 Heights Blvd. Houston, Texas 77007  
P: (832) 573-3767 F: (281) 412-4682

DATE:  
11/10/2014

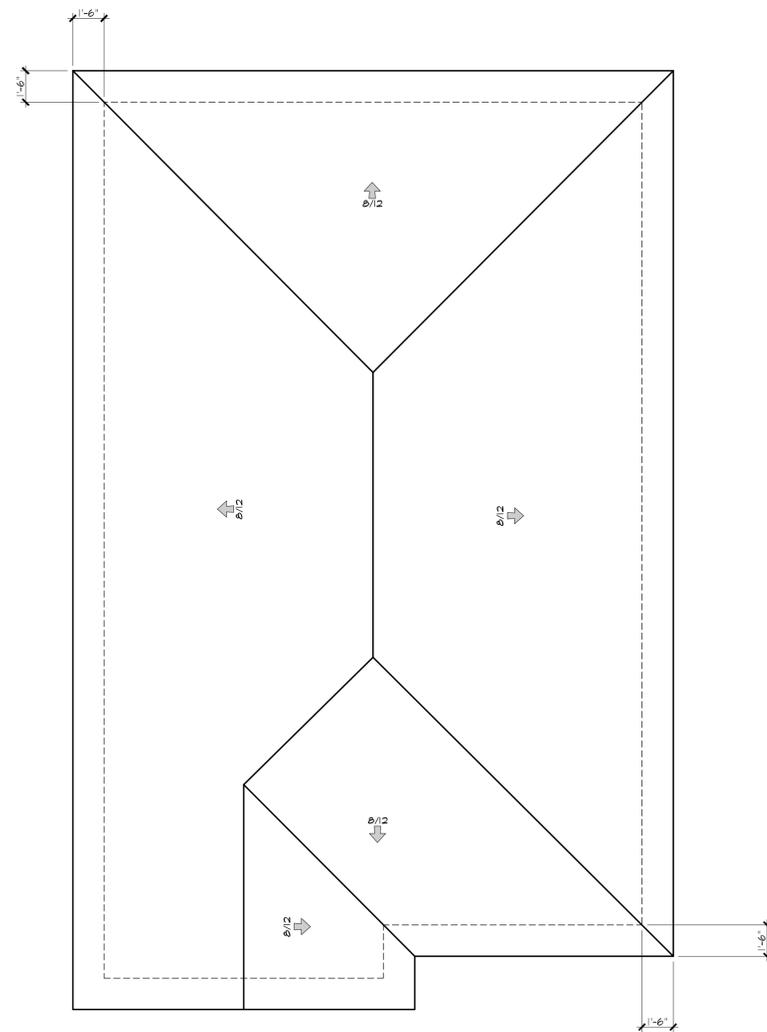
PROJECT:  
AN ADDITION LOCATED AT  
518 W. 12TH STREET  
HOUSTON, TX. 77008  
THE COFFEY RESIDENCE

DRAWN BY:  
N. SIMIEN

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



EXISTING FLOOR PLAN



EXISTING ROOF PLAN



Ingeniously Designed, LLC

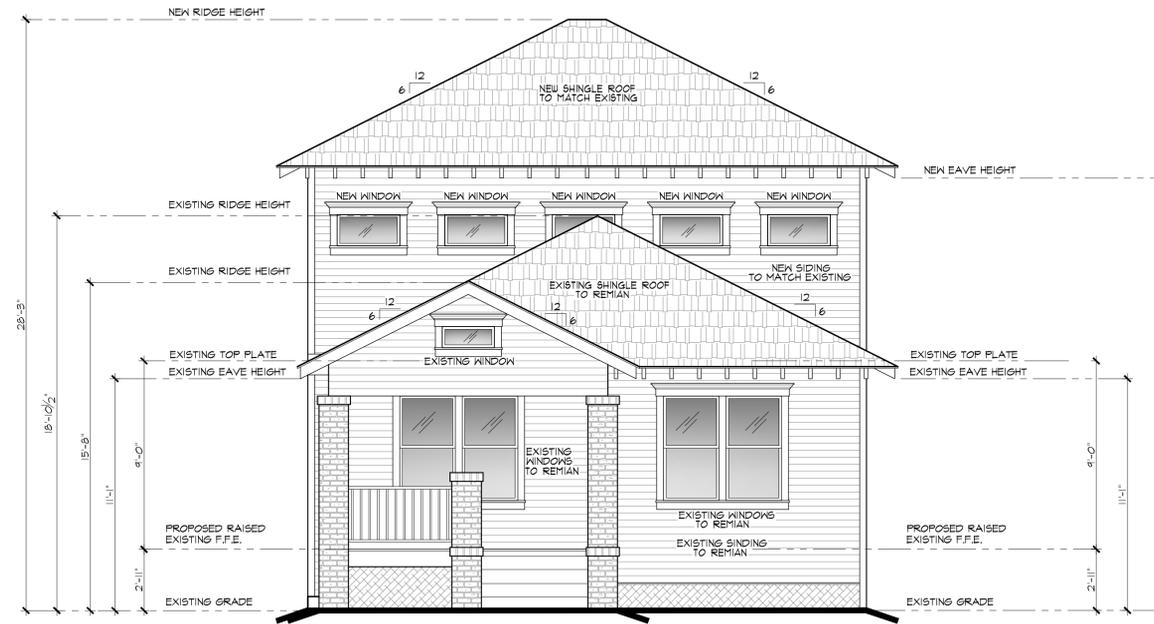
611 Heights Blvd. Houston, Texas 77007  
 P: (832) 573-3767 F: (281) 412-4682

DATE:  
11/10/2014

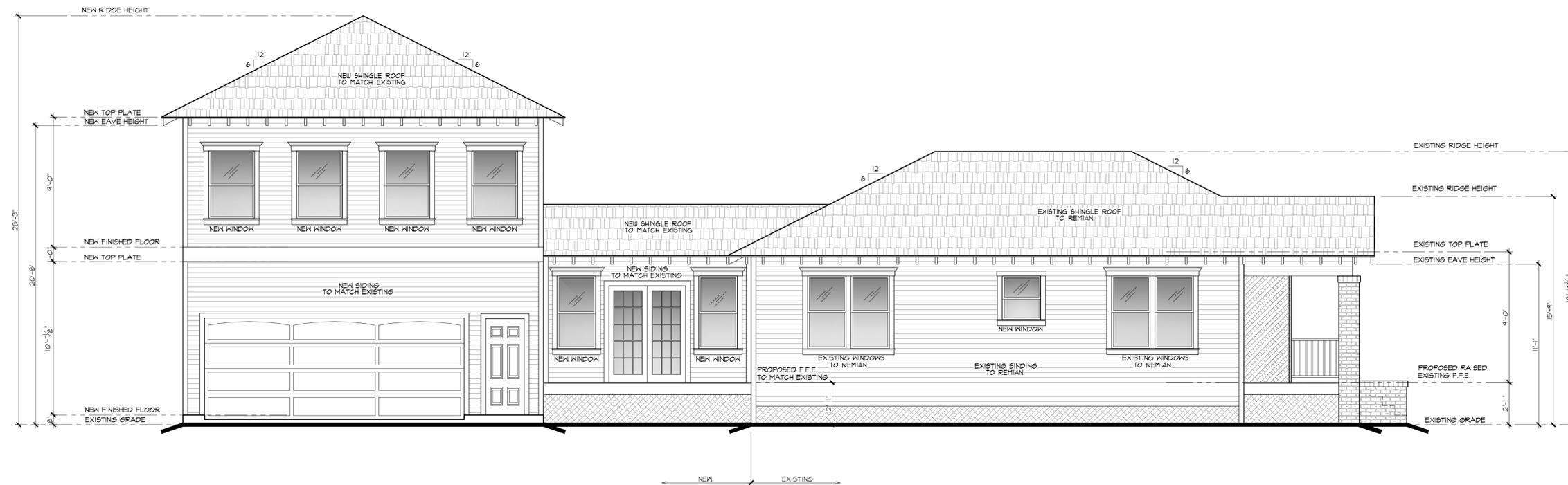
PROJECT:  
AN ADDITION LOCATED AT  
518 W. 12TH STREET  
HOUSTON, TX. 77008  
THE COFFEY RESIDENCE

DRAWN BY:  
N. SIMIEN

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



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



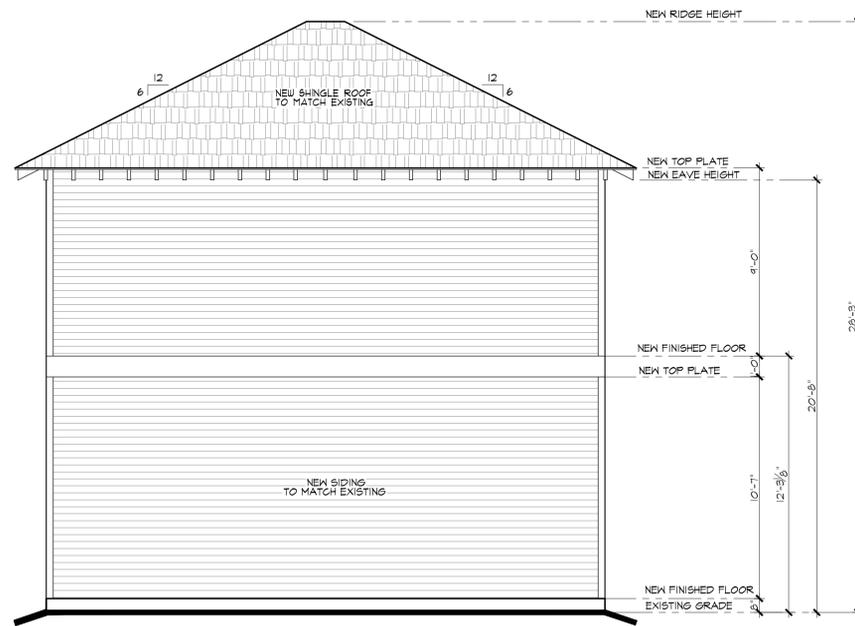
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 611 Heights Blvd. Houston, Texas 77007  
 P: (832) 573-3767 F: (281) 412-4682

DATE:  
11/10/2014

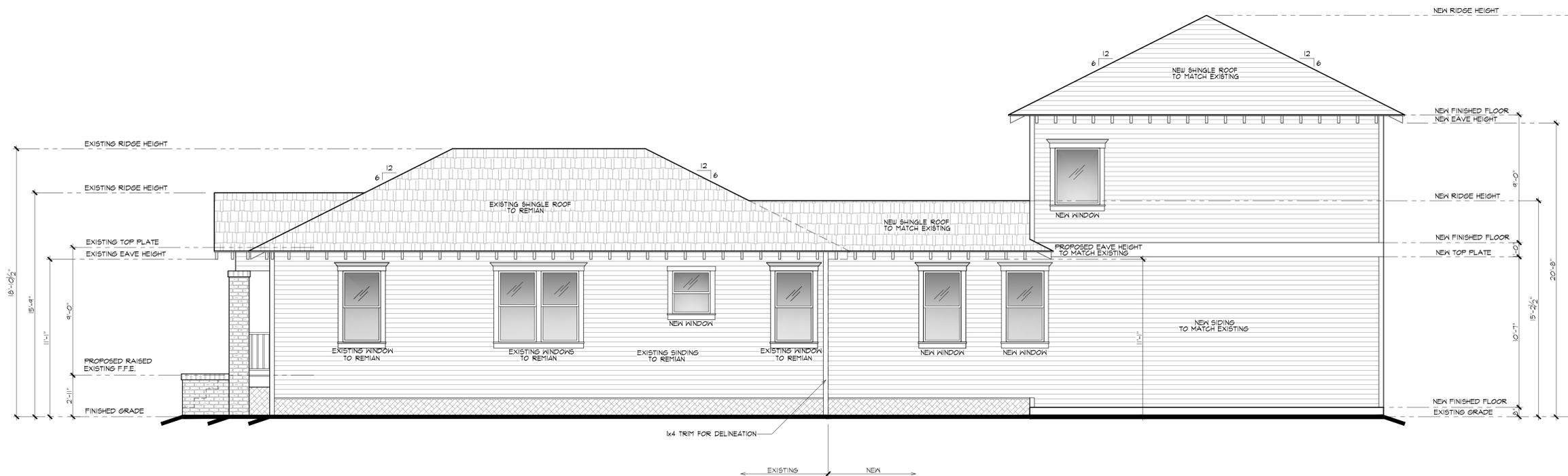
PROJECT:  
AN ADDITION LOCATED AT  
518 W. 12TH STREET  
HOUSTON, TX. 77008  
THE COFFEY RESIDENCE

DRAWN BY:  
N. SIMIEN

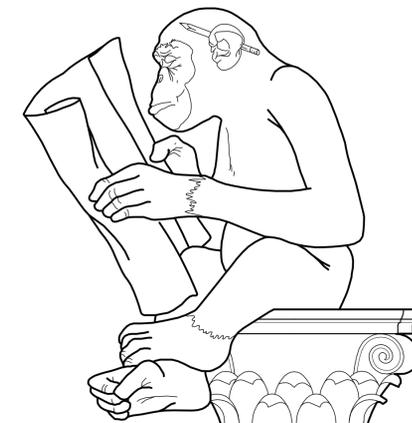
SCALE:  
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



**Ingeniously Designed, LLC**

611 Heights Blvd. Houston, Texas 77007  
P: (832) 573-3767 F: (281) 412-4682

DATE:  
11/10/2014

PROJECT:  
AN ADDITION LOCATED AT  
518 W. 12TH STREET  
HOUSTON, TX. 77008  
THE COFFEY RESIDENCE

DRAWN BY:  
N. SIMIEN

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



VISUAL IMPACT ELEVATION



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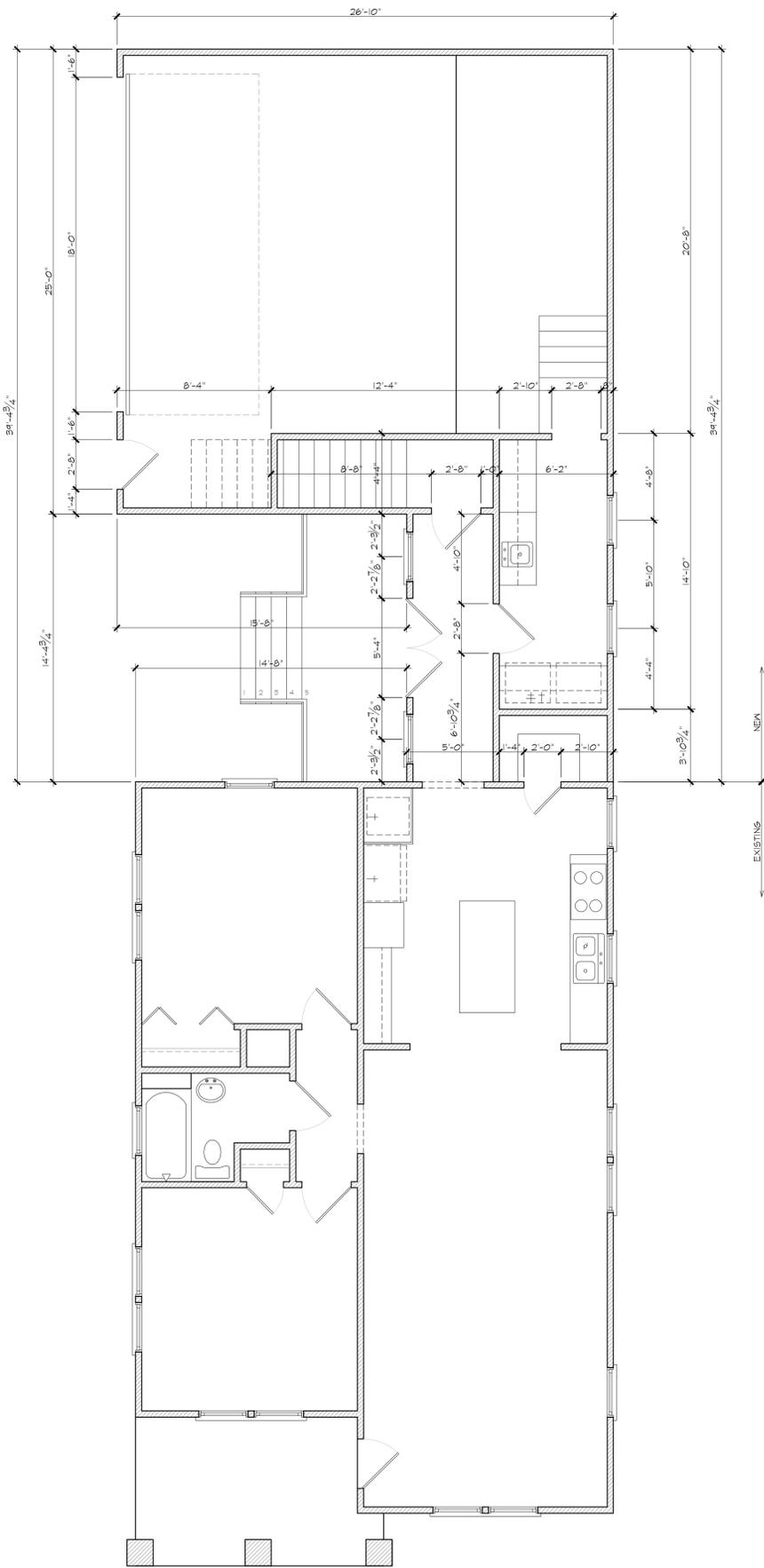
DATE:  
11/10/2014

PROJECT:  
AN ADDITION LOCATED AT  
518 W. 12TH STREET  
HOUSTON, TX. 77008  
THE COFFEY RESIDENCE

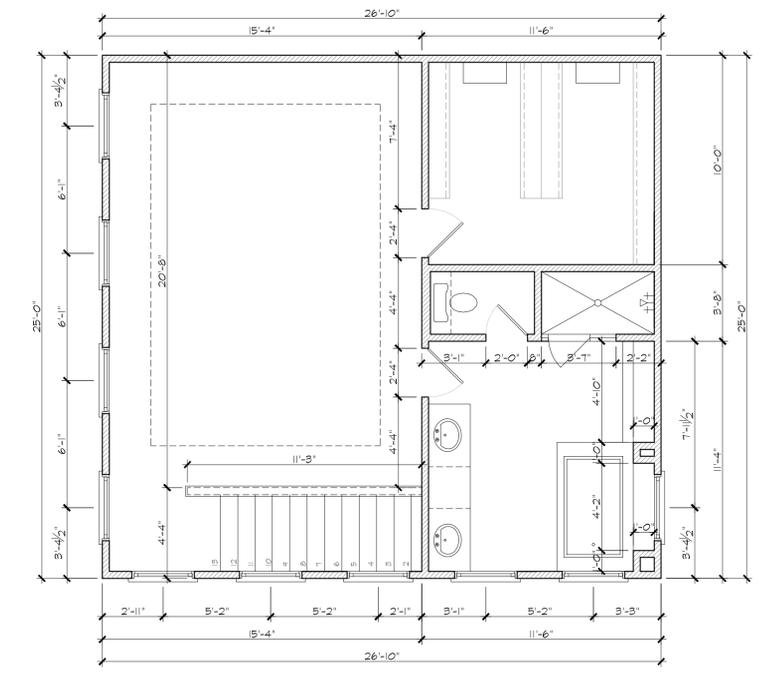
DRAWN BY:  
N. SIMIEN

SCALE:  
3/4" = 1'-0"

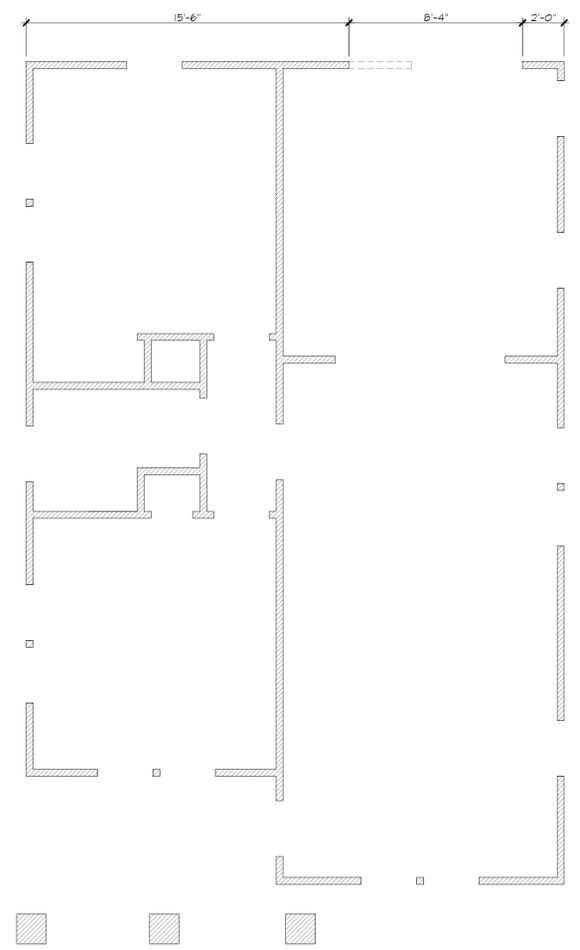




FIRST FLOOR DIMENSION PLAN



SECOND FLOOR DIMENSION PLAN



DEMOLITION PLAN

LEGEND:  
 - - - - - EXISTING STUD WALLS TO BE DEMOLISHED  
 \_\_\_\_\_ EXISTING STUD WALLS TO REMAIN



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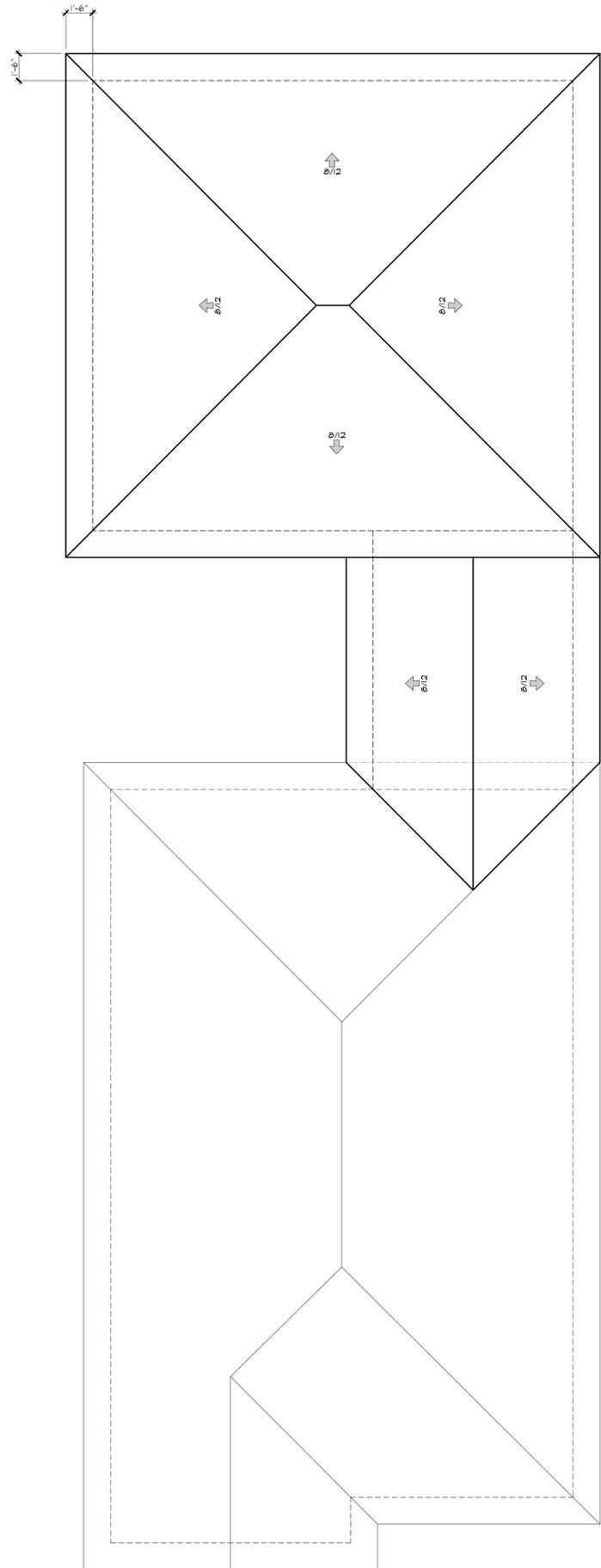
611 Heights Blvd. Houston, Texas 77007  
 P: (832) 573-3767 F: (281) 412-4682

DATE:  
 03/03/2015

PROJECT:  
 AN ADDITION LOCATED AT  
 518 W. 12TH STREET  
 HOUSTON, TX. 77008  
 THE COFFEY RESIDENCE

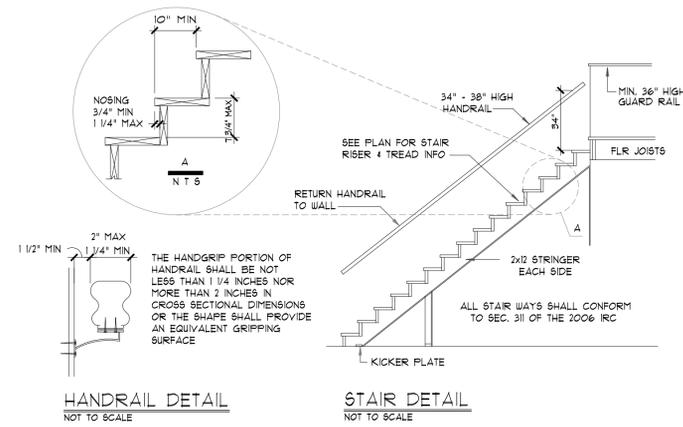
DRAWN BY:  
 N. SIMIEN

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



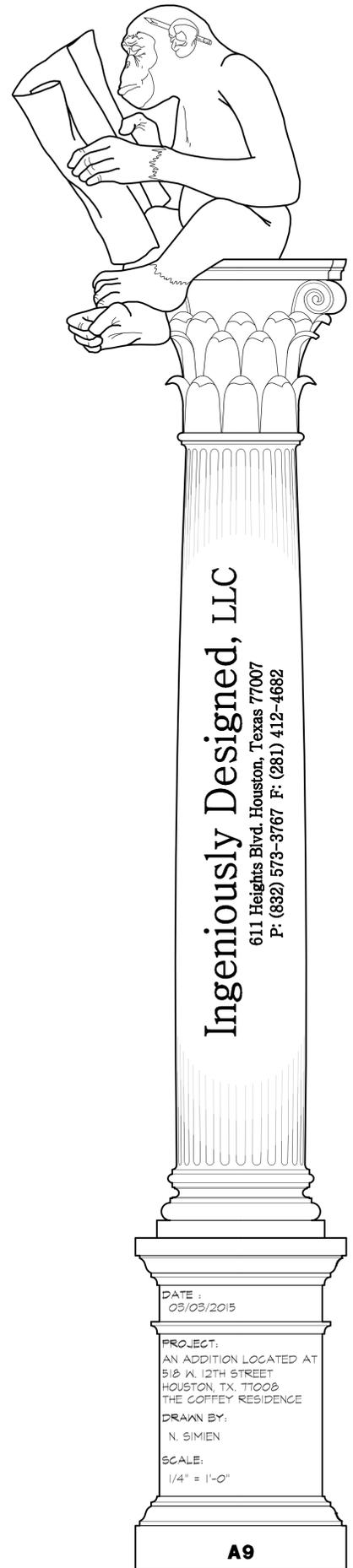
**LEGEND:**  
 - - - - - EXISTING PERIMETER  
 - - - - - EXISTING ROOF  
 - - - - - EXISTING ROOF TO BE DEMOLISHED  
 - - - - - NEW PERIMETER  
 - - - - - NEW ROOF

PROPOSED FIRST FLOOR ROOF PLAN



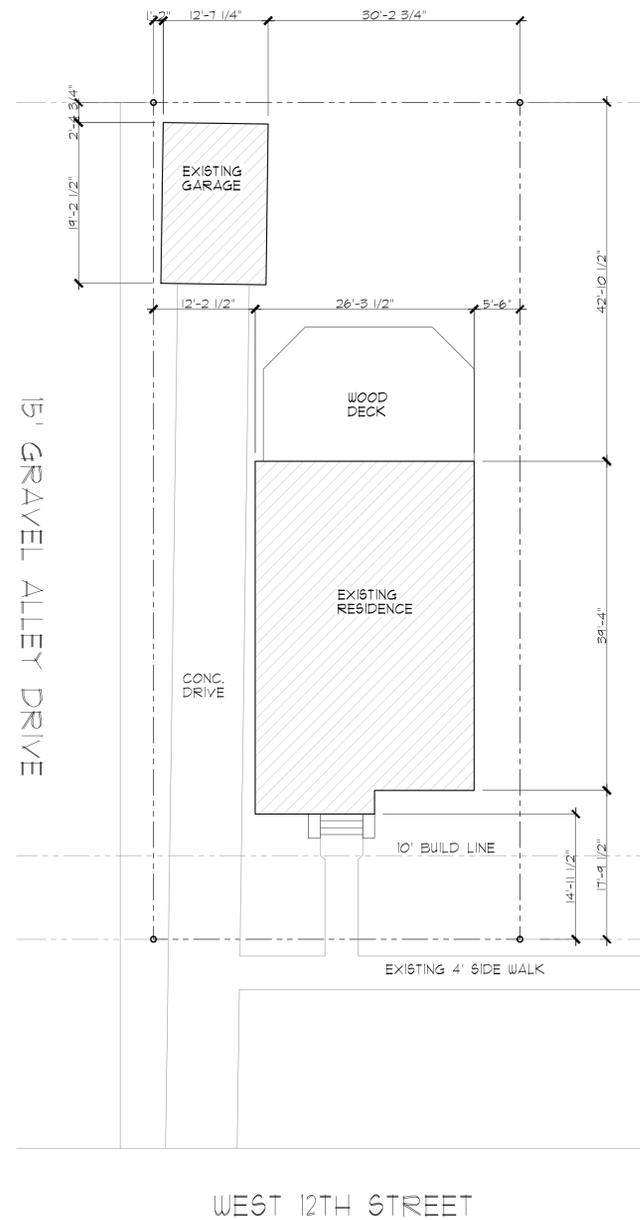
- NOTES:**
1. ALL BALUSTERS SHALL BE 4" ON CENTER AS PER SEC. 312.2 OF THE 2006 IRC
  2. THE MIN. CONCENTRATED LOAD FOR GUARDHANDRAILS SHALL BE 200 LBS. IN ANY DIRECTION AT THE TOP AS PER SEC. R301.5 OF THE 2006 IRC.
  3. PROVIDE UNDER STAIR PROTECTION TO ENCLOSE ACCESSIBLE SPACE WITH 1/2 INCH GYPSUM BOARD AS PER SEC. R311.2.2 2006 IRC.

STAIR DETAILS



**DISCLAIMER:**

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND DRAWINGS ARE DESIGNED TO COMPLY WITH THE OWNER'S SPECIFICATIONS. ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PRINTS ARE MADE WILL BE AT THE OWNER/CONTRACTOR'S EXPENSE. THE OWNER/CONTRACTOR WILL BE RESPONSIBLE FOR THE VERIFICATION OF ALL FIELD CONDITIONS, DIMENSIONS, DETAILS, DRAWINGS, AND SPECIFICATIONS. INGENUOUSLY DESIGNED WILL NOT BE RESPONSIBLE FOR ANY HUMAN ERROR AFTER CONSTRUCTION HAS BEGUN.



EXISTING PLOT PLAN

SQUARE FOOTAGE	
LOT SIZE	4,400 SQ. FT.
RESIDENCE	1,075 SQ. FT.
GARAGE	242 SQ. FT.
DRIVENWAY	674 SQ. FT.
FLAT WORK	454 SQ. FT.
IMPERVIOUS AREA	56 %



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MIN. 1 1/2" CALIFER

DATE:  
03/10/2015

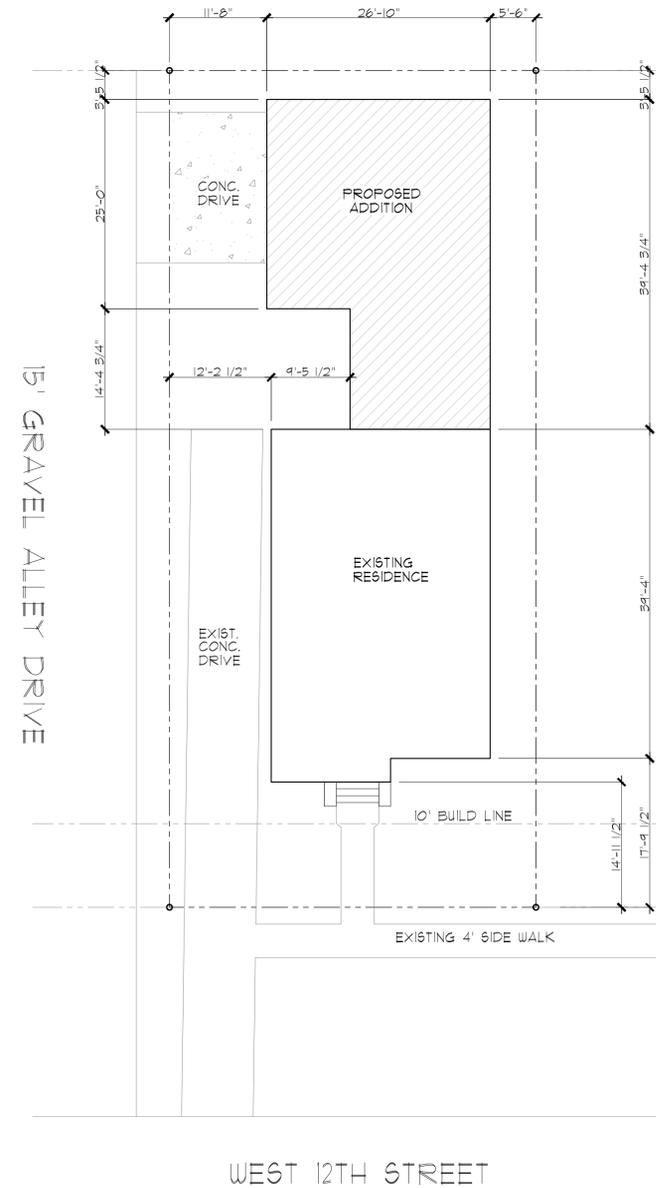
PROJECT:  
AN ADDITION LOCATED AT  
518 X 12TH STREET  
HOUSTON, TX 77008  
THE COFFEY RESIDENCE

DRAWN BY:  
N. SIMIEN

SCALE:  
1" = 10'-0"

**DISCLAIMER:**

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**PROPOSED PLOT PLAN**

SQUARE FOOTAGE	
LOT SIZE	4400 SQ. FT.
RESIDENCE	1901 SQ. FT.
DRIVEWAY	191 SQ. FT.
FLAT WORK	156 SQ. FT.
IMPERVIOUS AREA	63 %



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DATE:  
03/10/2015

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HOUSTON, TX 77008  
THE COFFEY RESIDENCE

DRAWN BY:  
N. SIMIEN

SCALE:  
1" = 10'-0"