

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 2119 LUBBOCK STREET
Historic District / Landmark OLD SIXTH WARD PROTECTED HD HCAD # 0051930000012
Subdivision WR BAKER NSBB Lot 12 Block 408

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 ANGELA BISHOP
Company _____
Mailing Address 13015 PRISTINE LAKE
CYPRESS, TX 77429-6010
Phone 832-768-3078
Email [REDACTED]
Signature [Signature]
Date 5/29/16

APPLICANT (if other than owner)

Name CHARLES STANA
Company _____
Mailing Address 2214 KANE STREET
HOUSTON TX 77007
Phone _____
Email [REDACTED]
Signature [Signature]
Date 5/29/16

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 APPLICATION INSTRUCTIONS



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Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.

www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office	832.393.6556	historicpreservation@houstontx.gov
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SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2016 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
January 28	January 6	January 18
February 25	February 3	February 15
March 24	March 2	March 14
April 21	March 30	April 11
May 19	April 27	May 9
June 16	May 25	June 6
July 28	July 6	July 18
August 25	August 3	August 15
September 22	August 31	September 12
October 20	September 28	October 10
November 17	October 26	November 7
December 14 (Wednesday)	November 22	December 4

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



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DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials and parts of the exterior wall assembly such as walls studs, interior shiplap and the foundation

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



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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: 2119 LUBBOCK ST, HOUSTON TX 77007

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input type="checkbox"/> addition | <input checked="" type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input checked="" 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

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

Proposed Changes for the Restoration of the Ferdinand Schoellkopf House at 2119 Lubbock Street

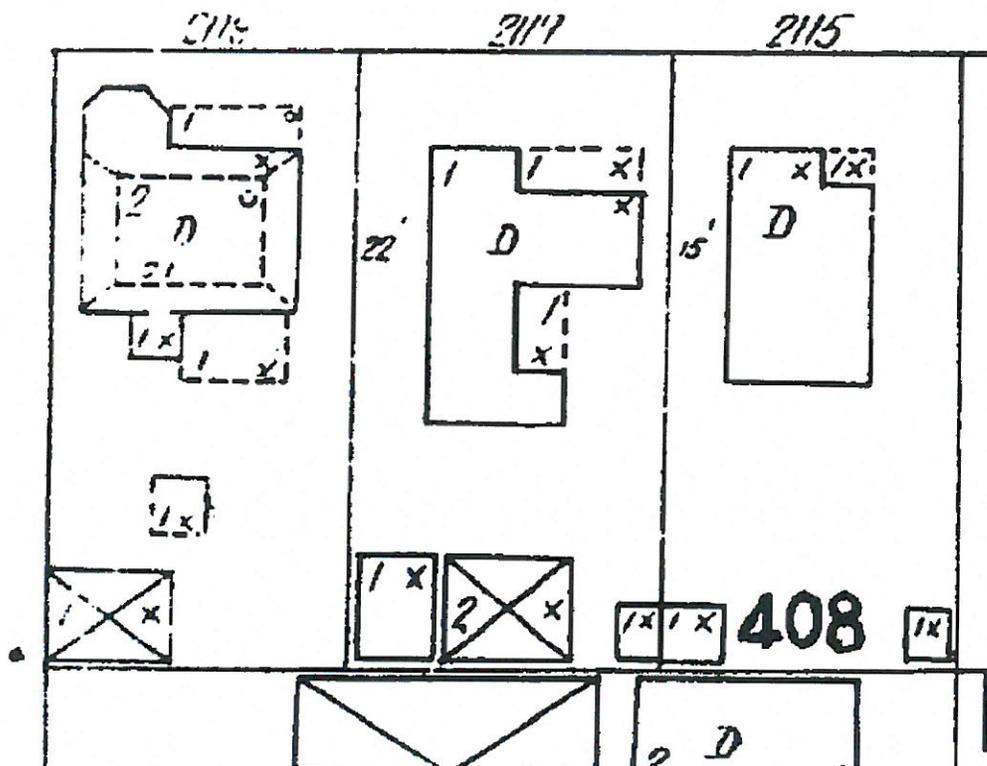
This Folk Victorian house with Queen Anne influences was built in 1893 by Mr. Ferdinand Schoellkopf, a German immigrant carpenter, as his personal residence. He lived there with his family until his death in 1919. The house retains the same footprint as it was shown in the 1907 Sanborn Map including the rear additions. It features a typical Victorian center-hall floor plan with the living areas on one side and 2 bedrooms on the other side. The original porch railing featured a Victorian Chippendale railing seen on other Old Sixth Ward homes, including the one at 707 Sabine Street.

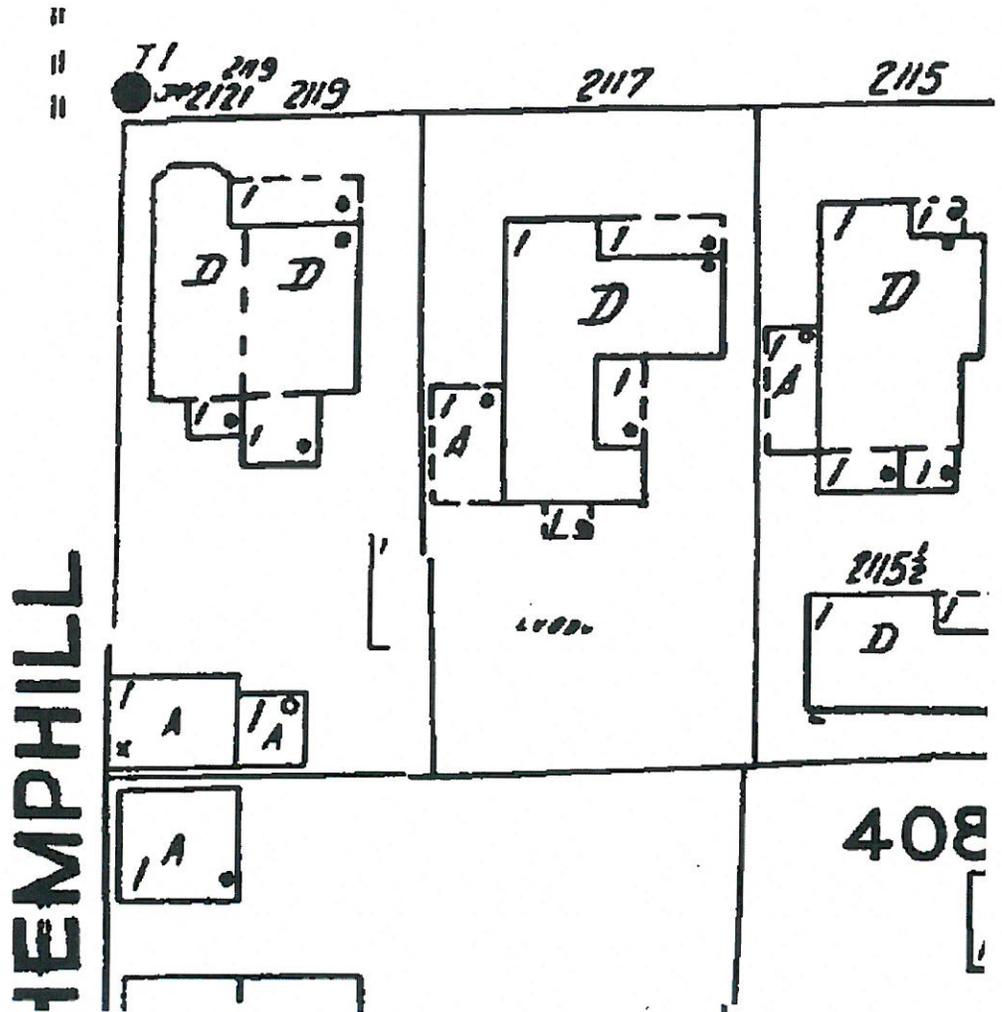
It was sold to the Cemino family who made exterior alterations to the house by converting it to a rental duplex, by installing a second door in the front, building a chimney on the east wall to service the heating stoves for the new unit, and modifying a few window sizes in the rear. Since then, the house has suffered deferred maintenance which led to a sagging foundation, hastily replaced siding in the rear and an inappropriate porch railing replacement.

The current owner purchased the house on May 2016 and proposes to both revert the house back to a single family dwelling and restore the front facade to its pre 1920's appearance.

1. Remove the second non-original doorway in the front and install a reclaimed wood double-hung 4/4 window that matches the existing original windows in its place.
2. Remove the chimney from the east wall.
3. Return the non-original south facing kitchen window opening to its original size and install a reclaimed wood double-hung window that matches the existing original windows.
4. Return the non-original window in the second kitchen to its original doorway configuration. The front second doorway will be moved to the opening.
5. Rebuild the front porch roof to its original side hip-roof configuration by separating it from the main roofline, and lowering it to fit under the soffit.
6. Replace the current non-original front porch railing, a recent alteration, to its original Victorian Chippendale appearance. The spandrels will be restored as well and the missing details will be reproduced with like materials.
7. Modify the shed-style roof of the rear bedroom addition to a hip-roof to better tie in with the house, and remove the walls enclosing the rear porch. The east-facing non-original doorway on the rear addition will be replaced with a reclaimed wood double hung 4/4 window to match the existing original windows. The 1/1 window on the south wall will be replaced with a reclaimed wood double hung 4/4 window to match the existing original windows.
8. Install a wood double hung window in the front dormer.
9. Erect a hipped-roof dormer in the rear to bring the attic living space to city code, it will feature wood siding to match the house and a pair of wood double-hung 1/1 windows.

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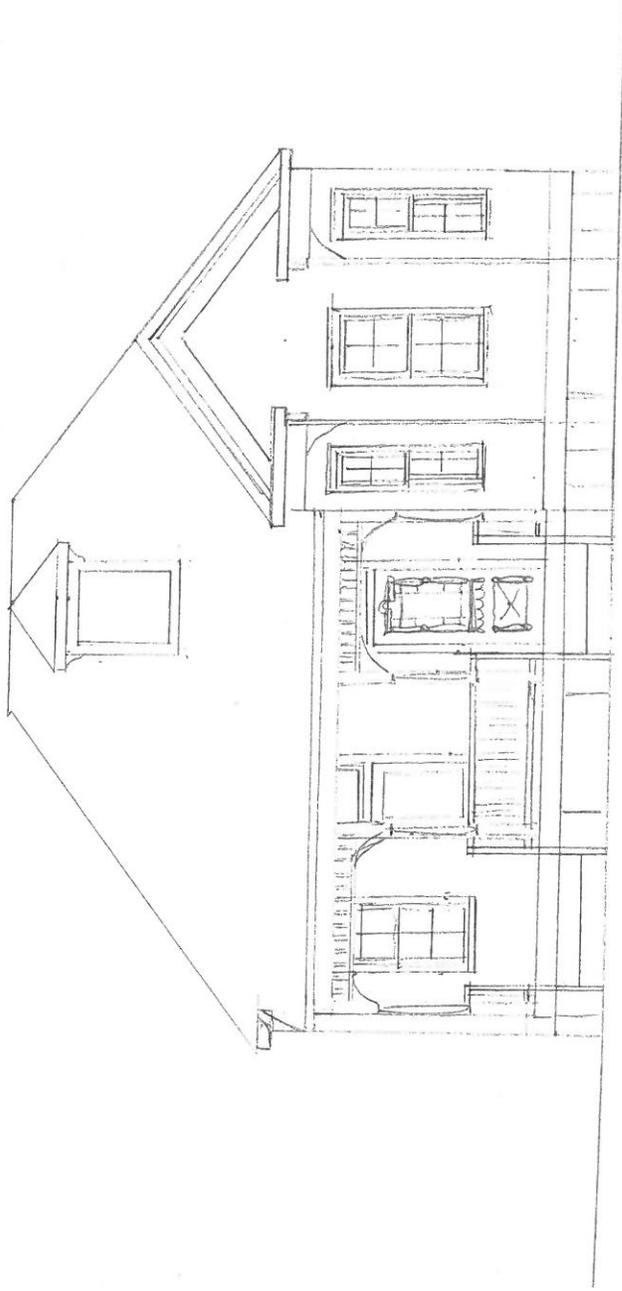


2-2-1

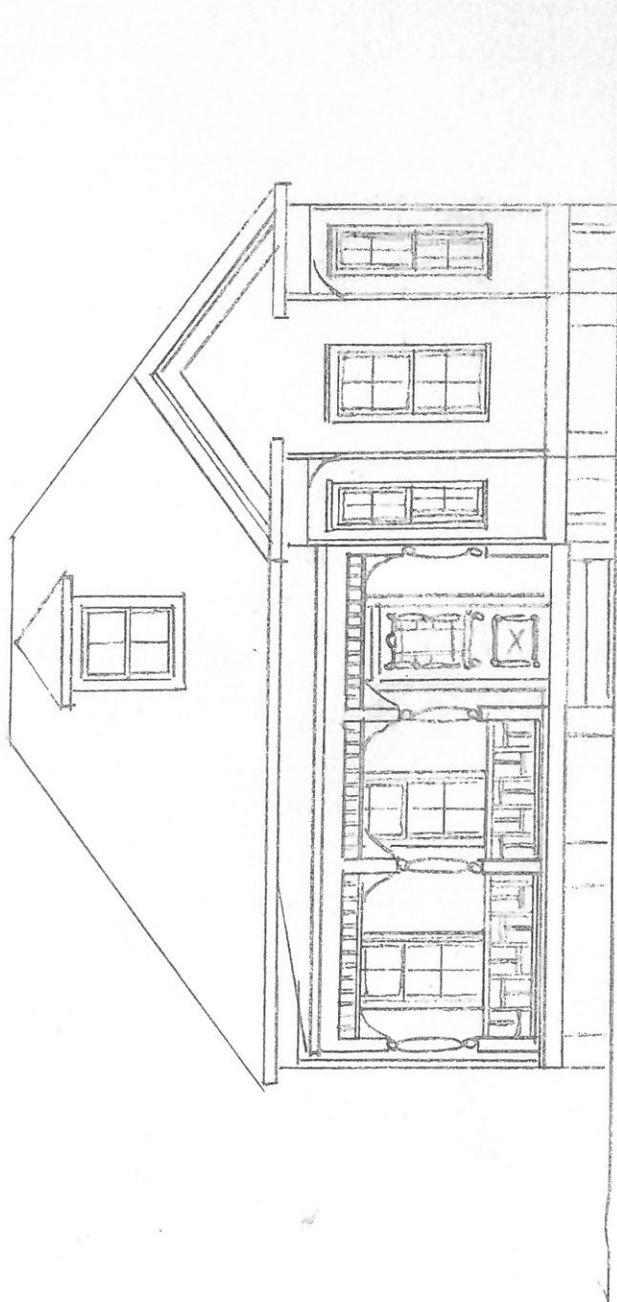






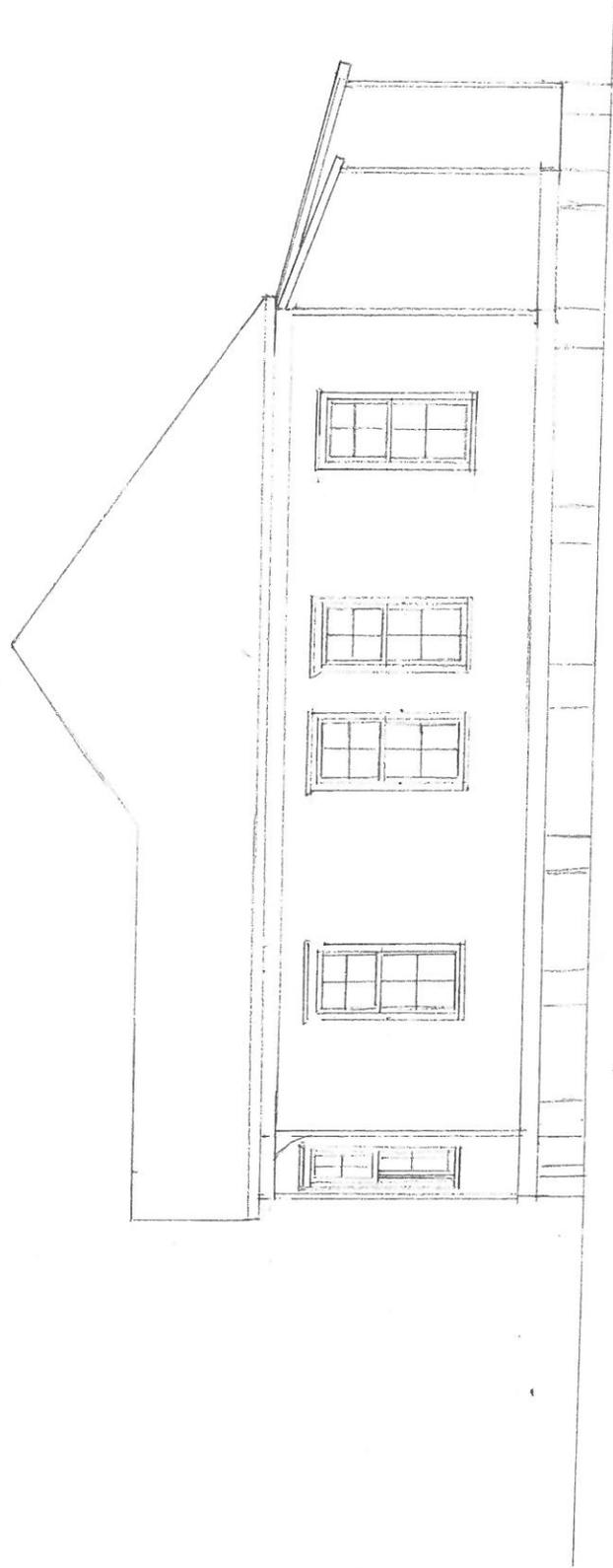


EXISTING STREET FACADE

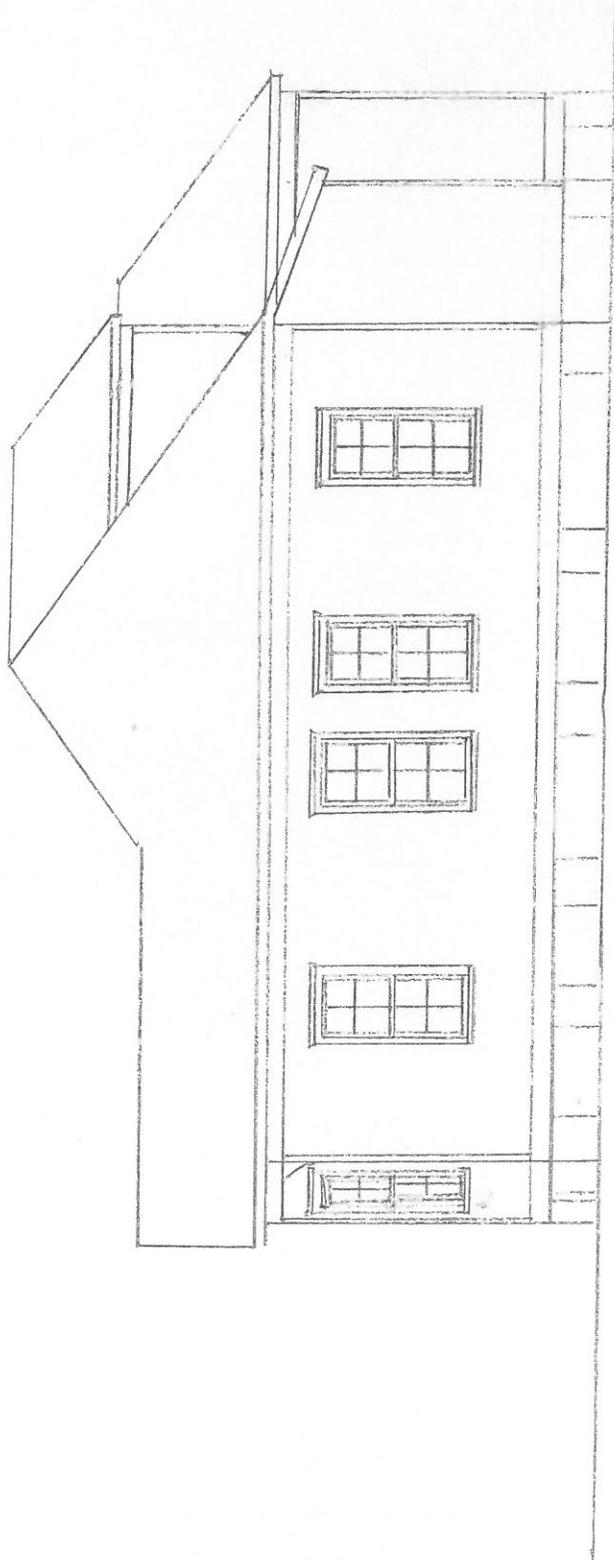


RESTORED STREET FACADE



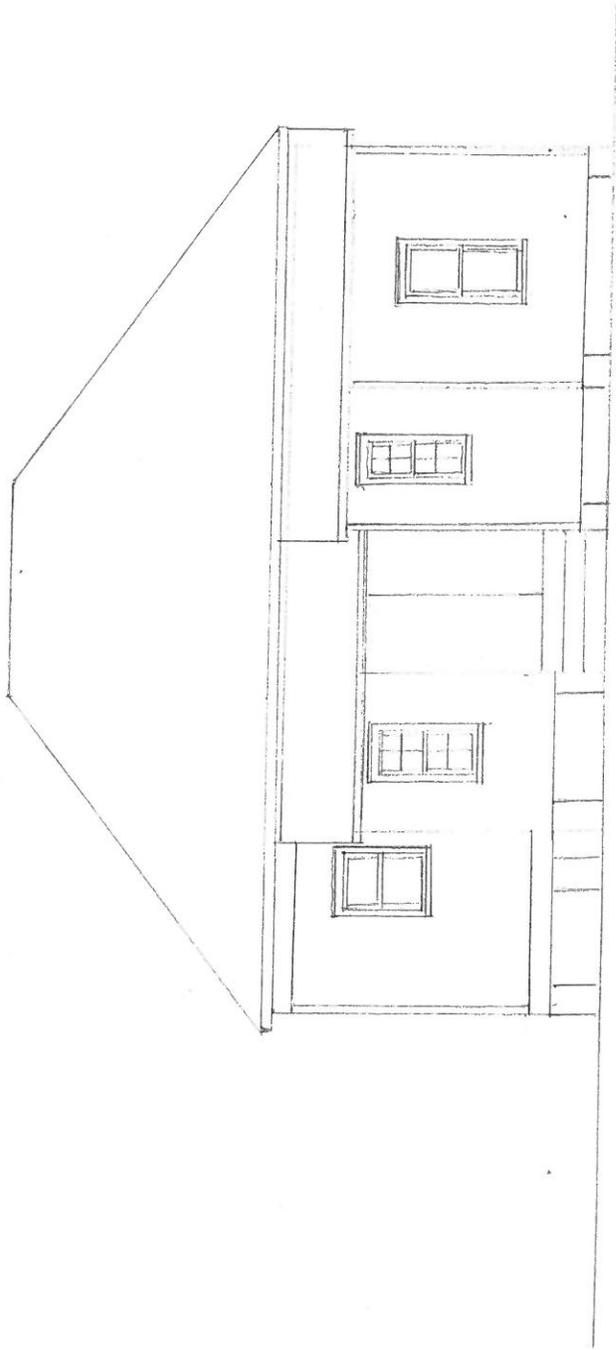


EXISTING WEST ELEVATION

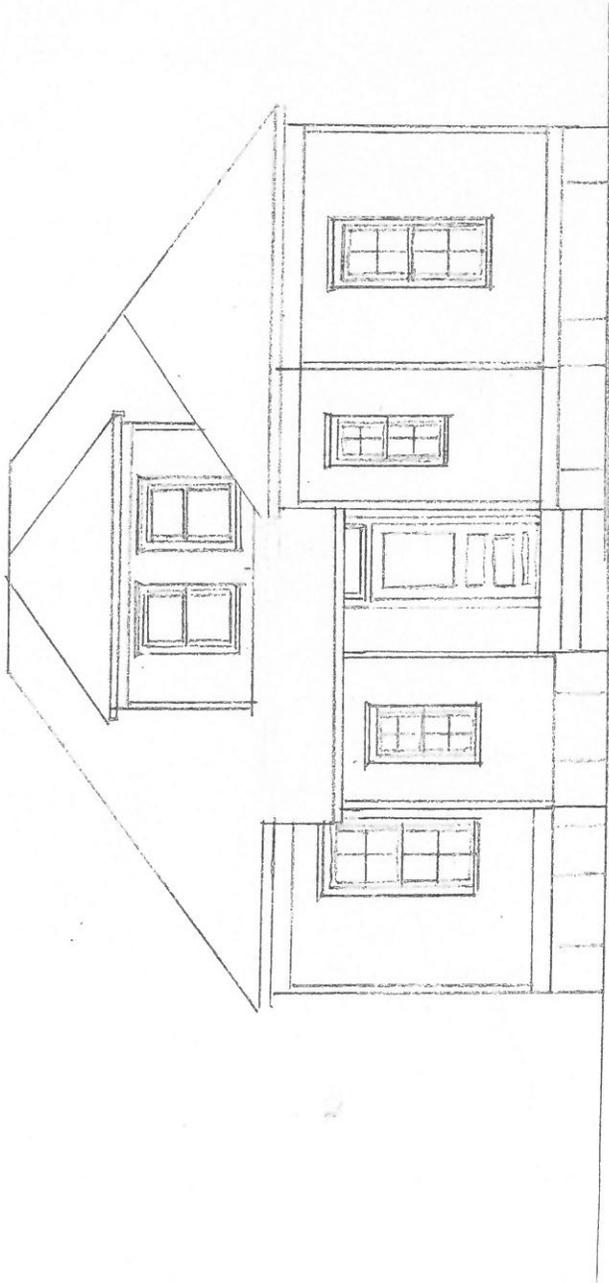


PROPOSED WEST ELEVATION





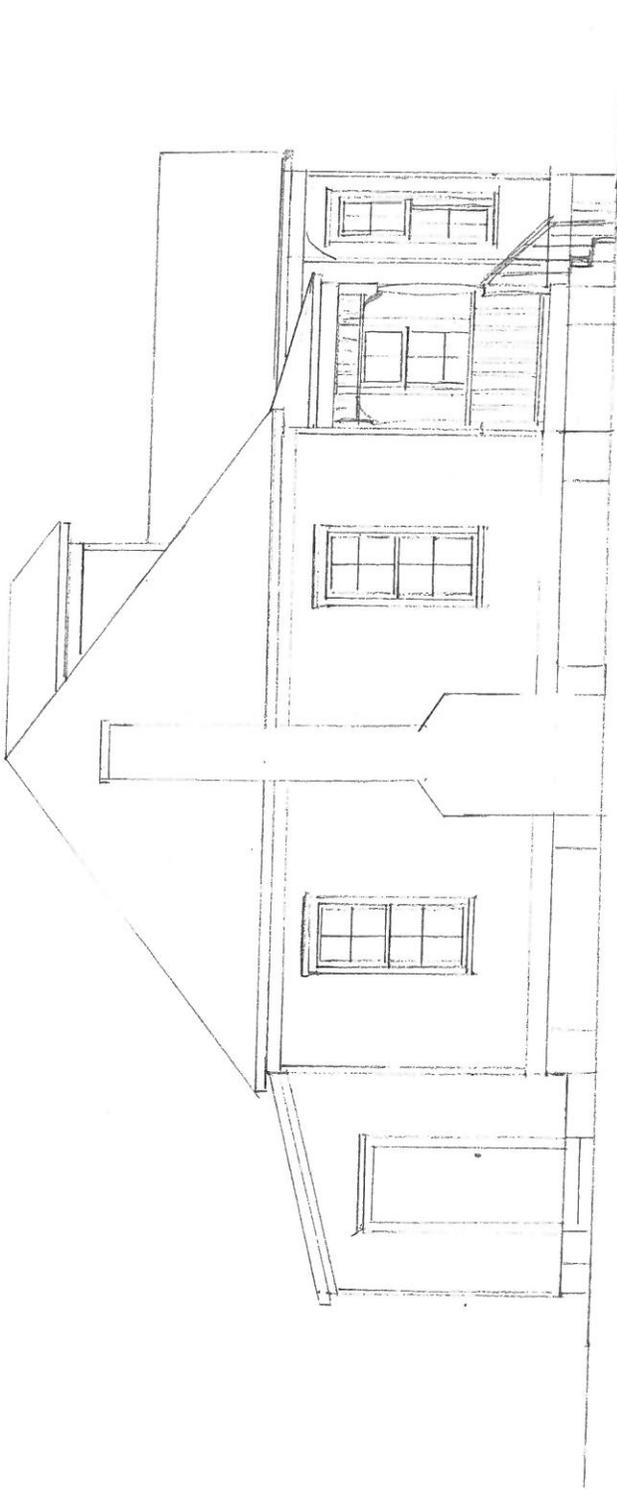
EXISTING REAR ELEVATION



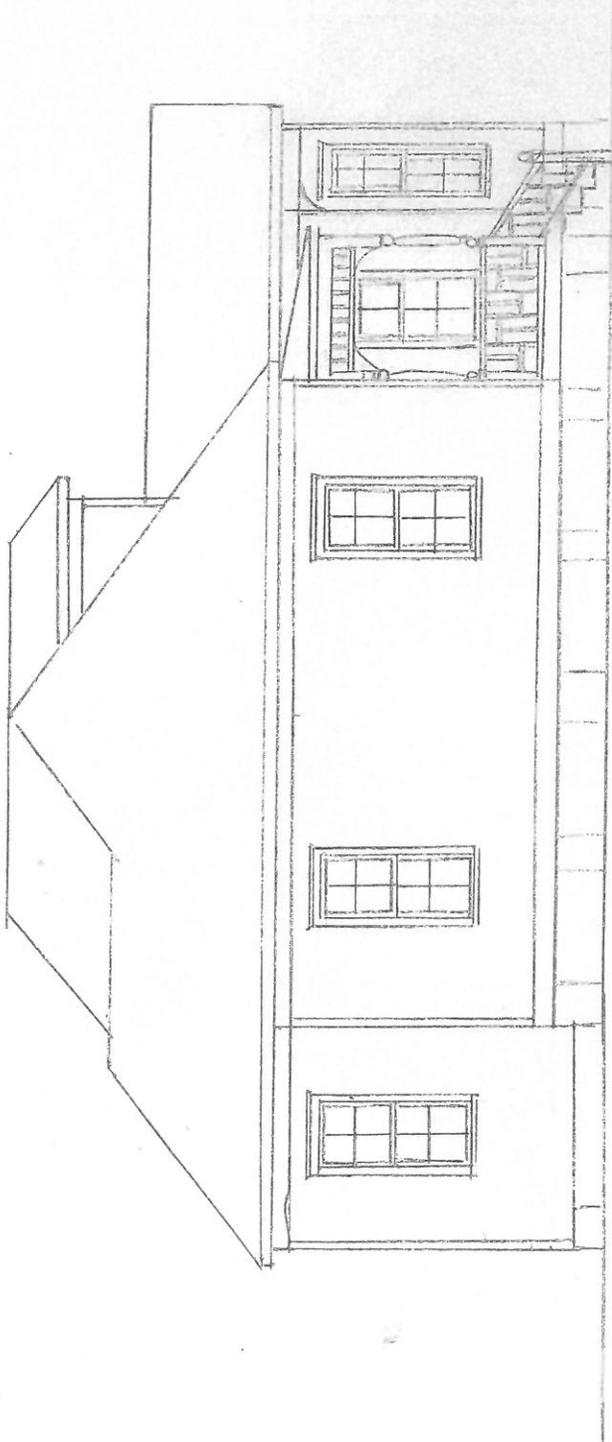
PROPOSED REAR ELEVATION



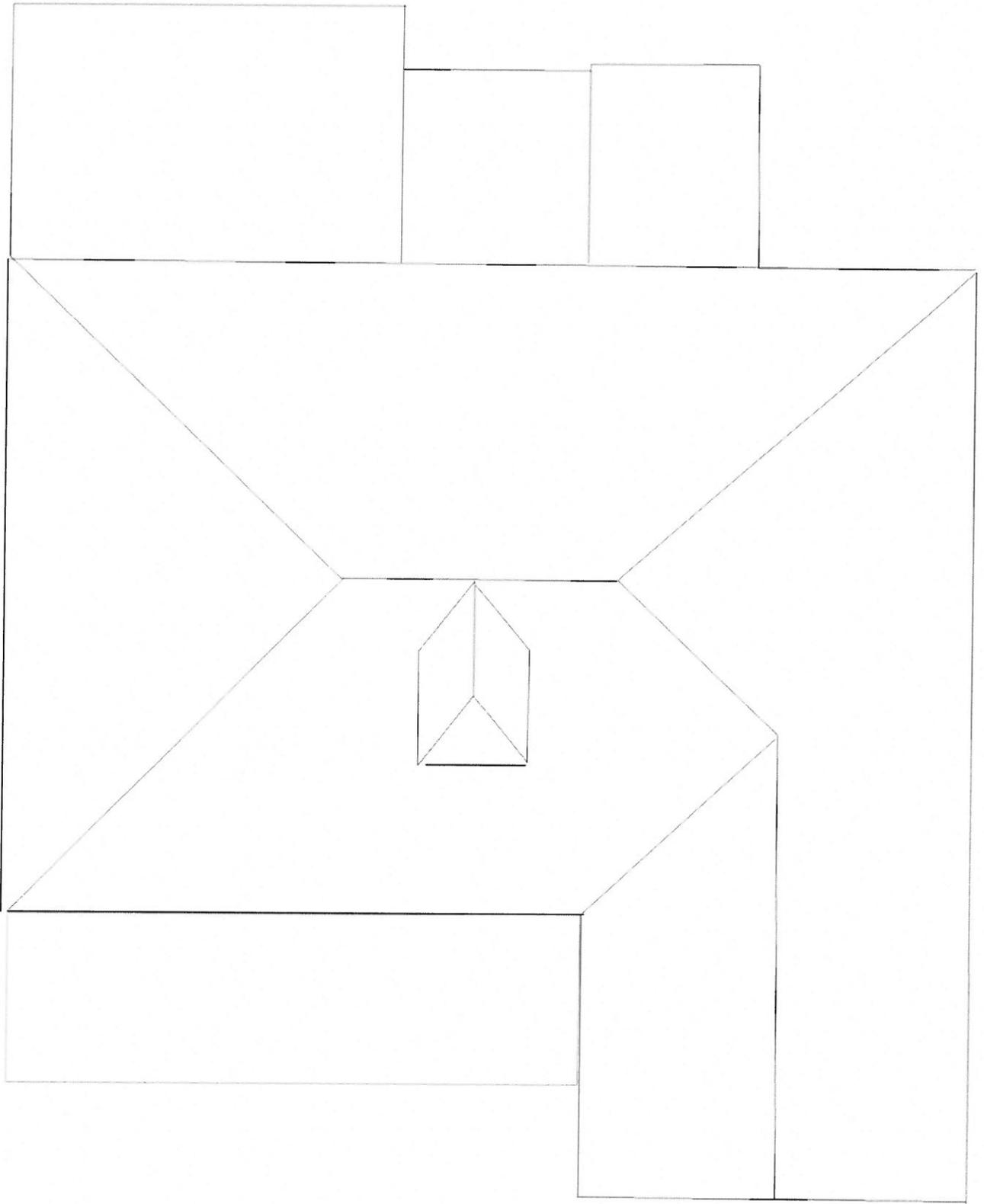




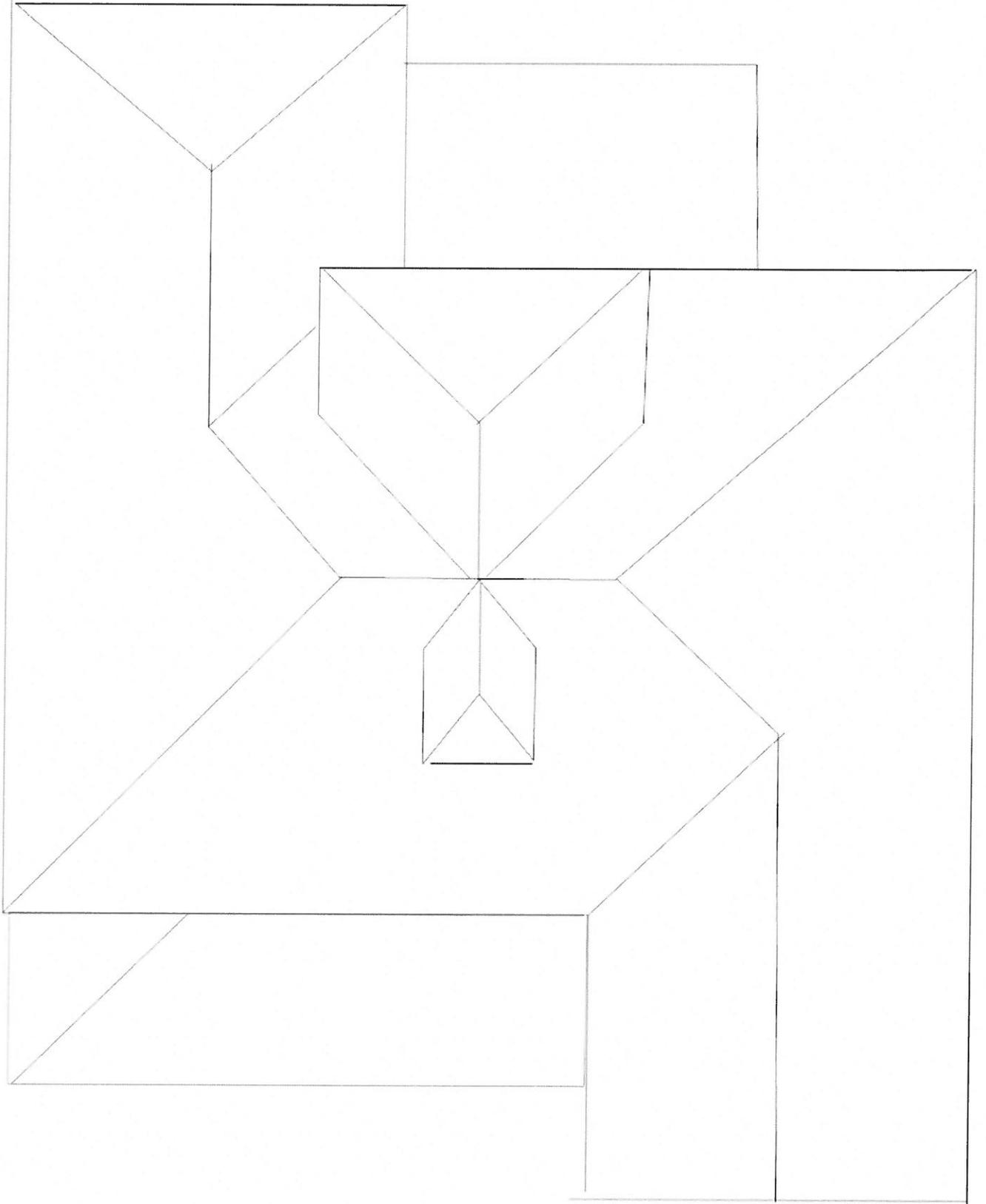
EXISTING EAST ELEVATION



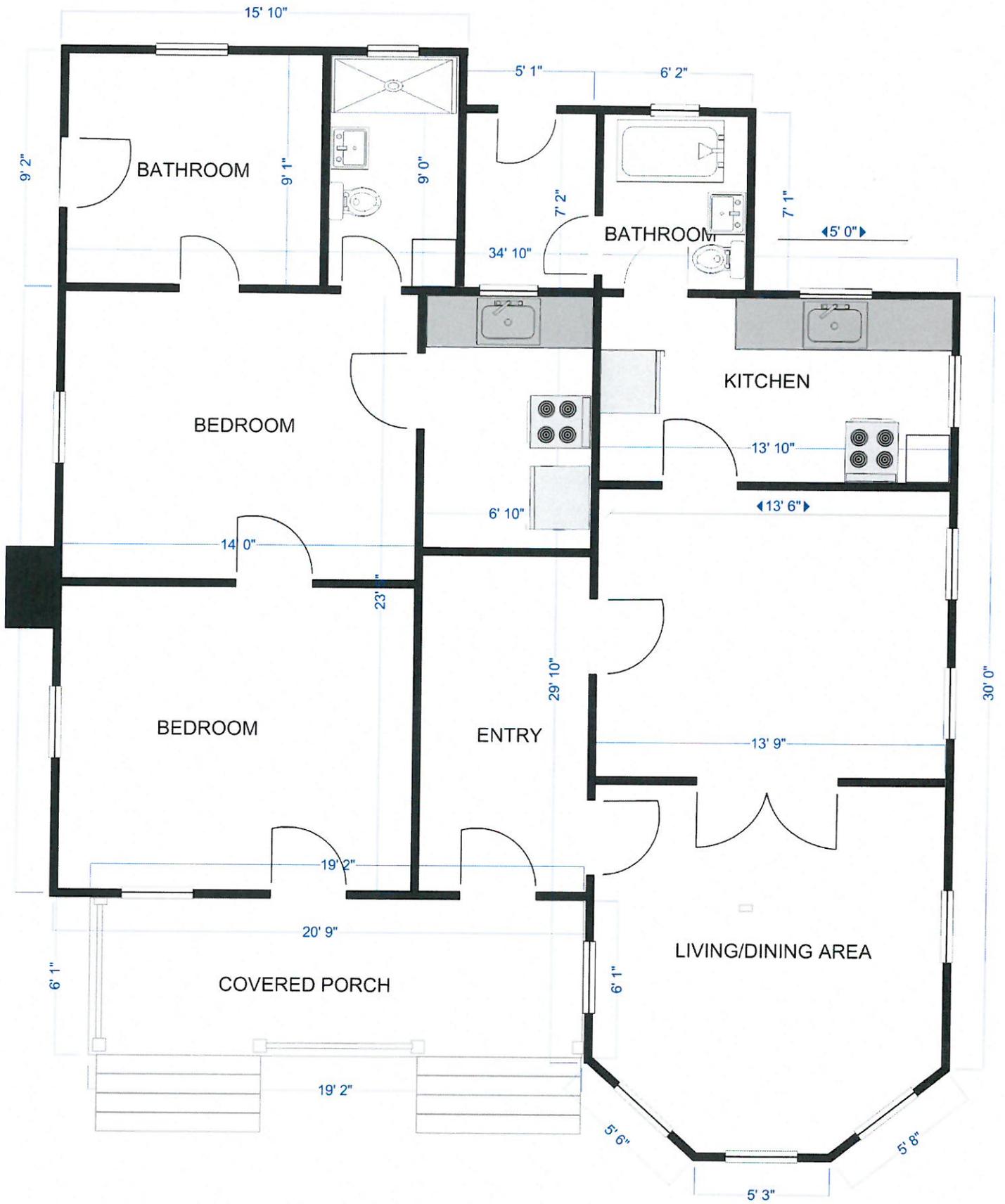
PROPOSED EAST ELEVATION



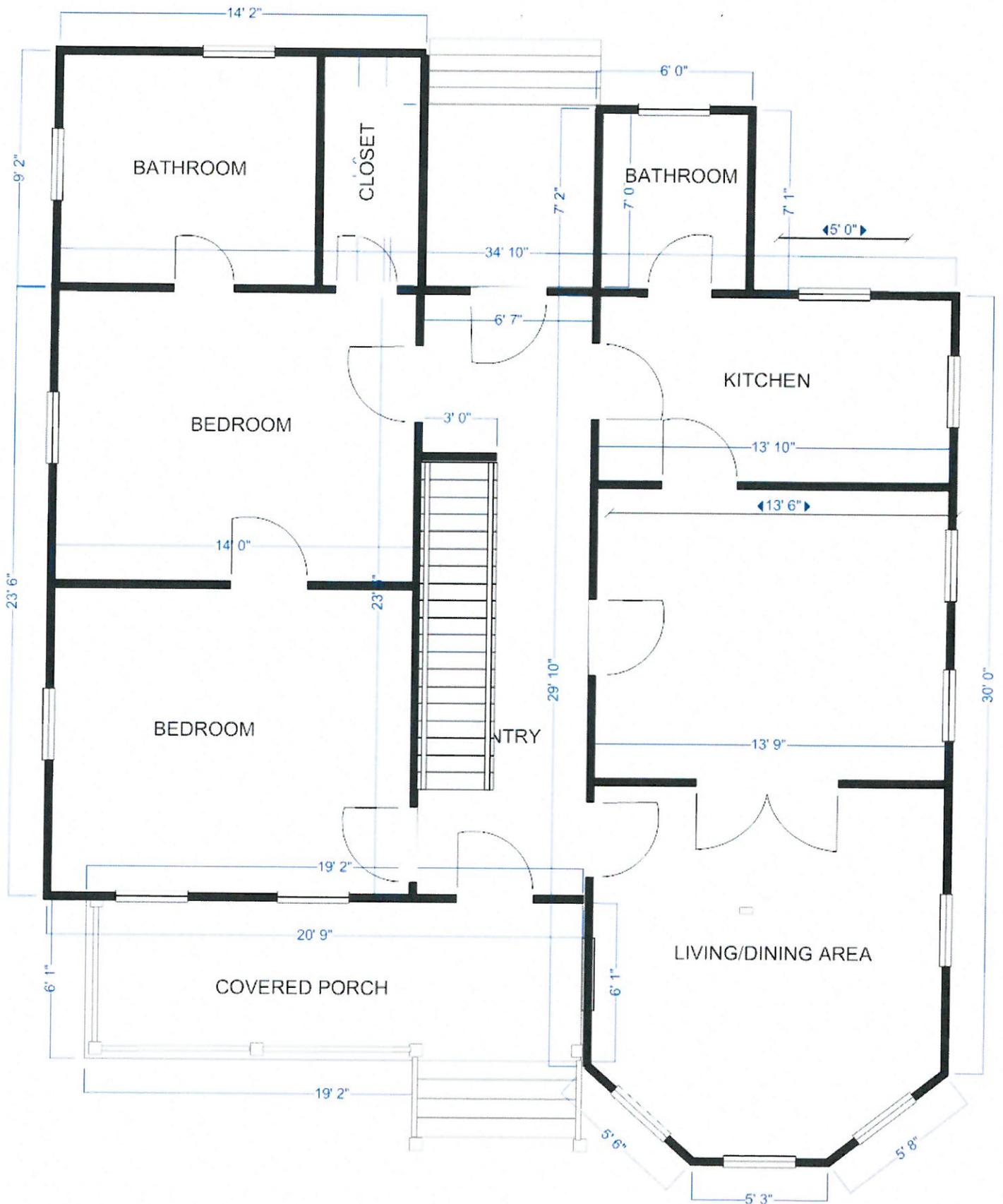
2119 Lubbock, Existing Roof Plan



2119 Lubbock, Proposed Roof Plan



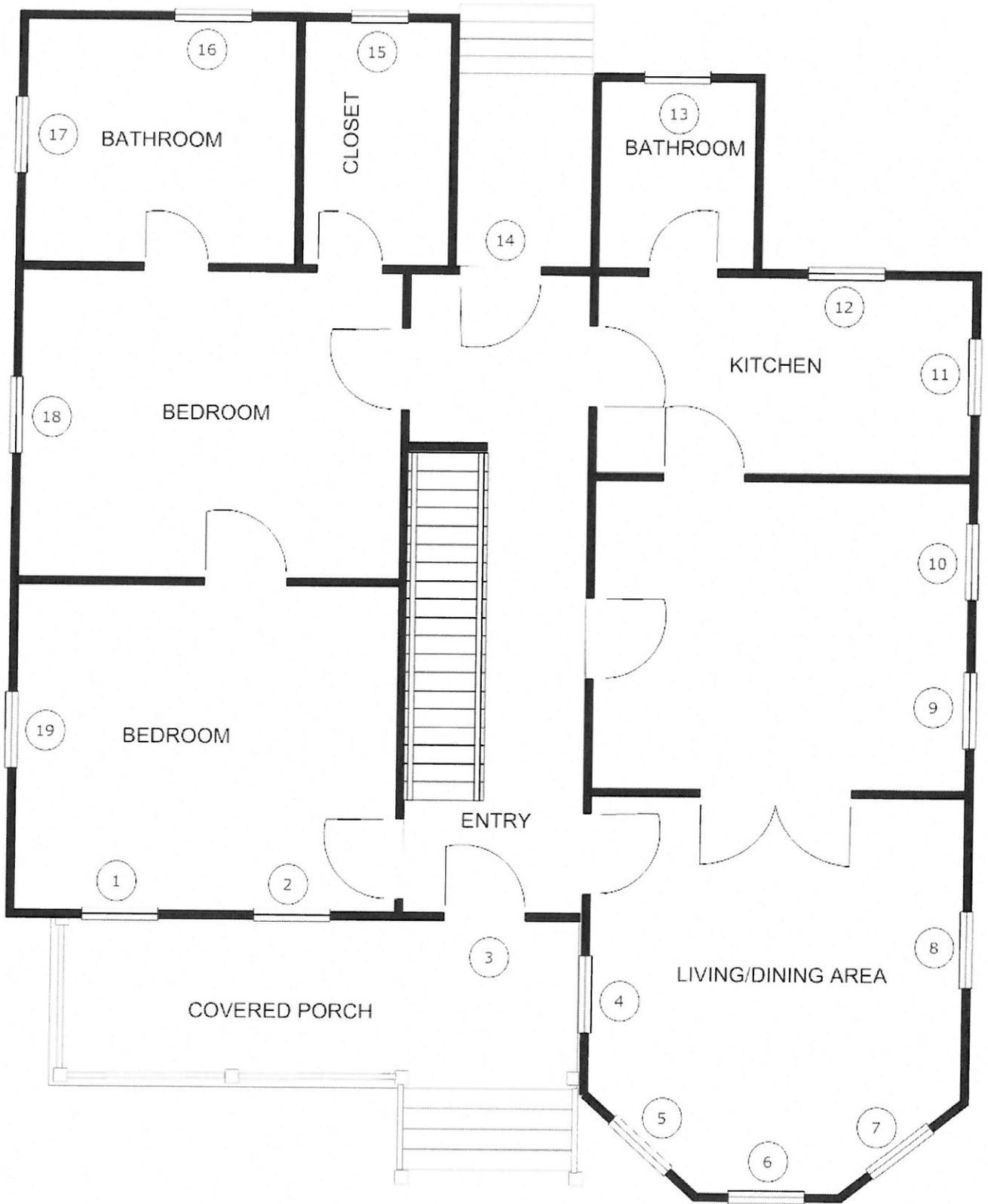
2119 Lubbock, Existing Floor Plan



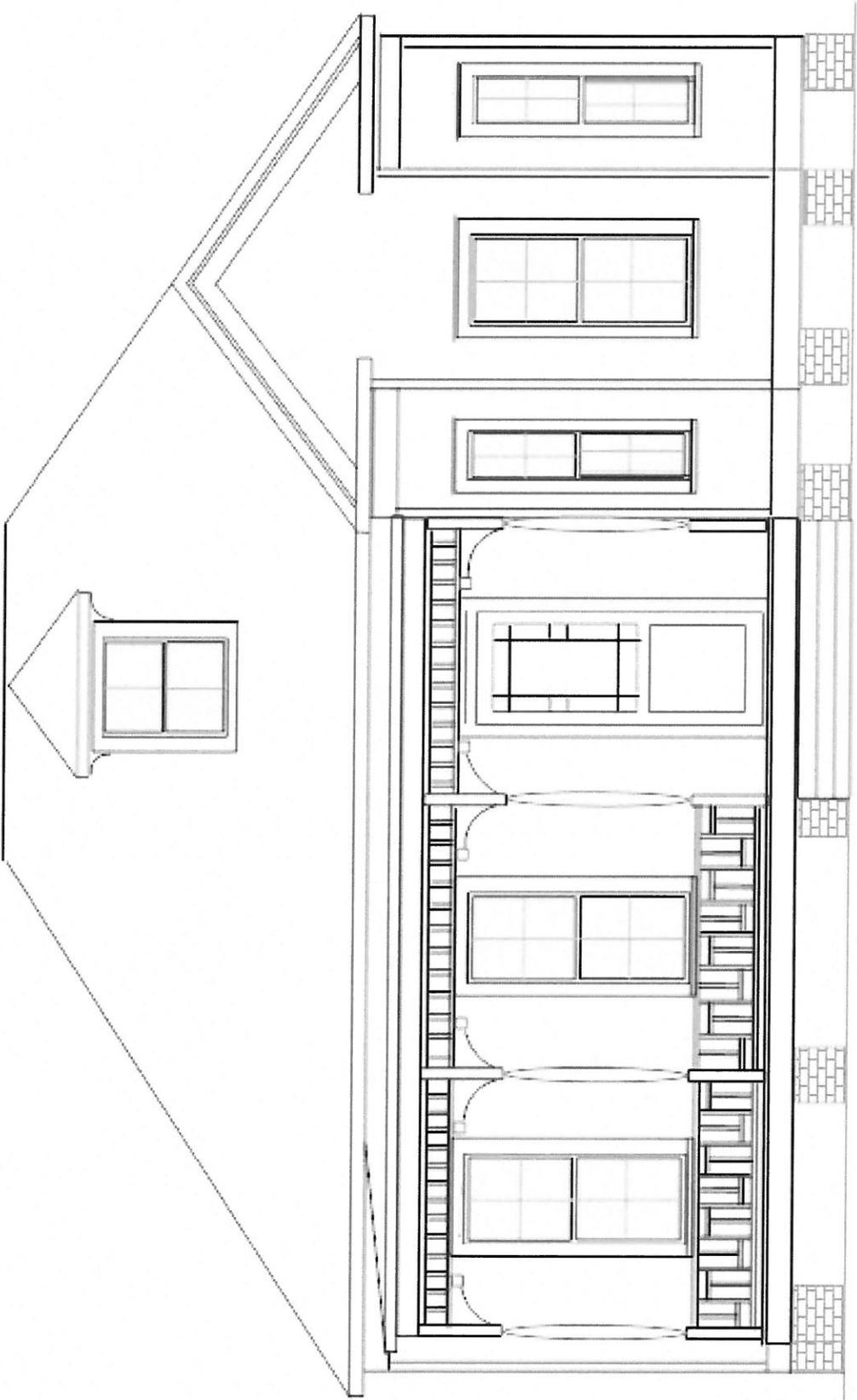
2119 Lubbock, Proposed Floor Plan

2119 Lubbock Street Window/Door Schedule

1. Original 29x70" double hung 4/4 wood window to remain
2. Non-original doorway with transom to be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
3. Original 36x84" doorway with transom to remain
4. Original 29x70" double hung 4/4 wood window to remain
5. Original 29x70" double hung 4/4 wood window to remain
6. Original 29x70" double hung 4/4 wood window to remain
7. Original 29x70" double hung 4/4 wood window to remain
8. Original 29x70" double hung 4/4 wood window to remain
9. Original 29x70" double hung 4/4 wood window to remain
10. Original 29x70" double hung 4/4 wood window to remain
11. Original 29x70" double hung 4/4 wood window to remain
12. Non-original kitchen window to be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
13. Existing 33x42" double hung 4/4 wood window to remain
14. Non-original 29x32" window to be replaced with doorway from schedule item#: 2
15. Existing 28x42" double hung 4/4 wood window to remain
16. Wood 1/1 window to be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
17. Non-original doorway, which still features its original window crown molding on top, will be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
18. Original 29x70" double hung 4/4 wood window to remain
19. Original 29x70" double hung 4/4 wood window to remain

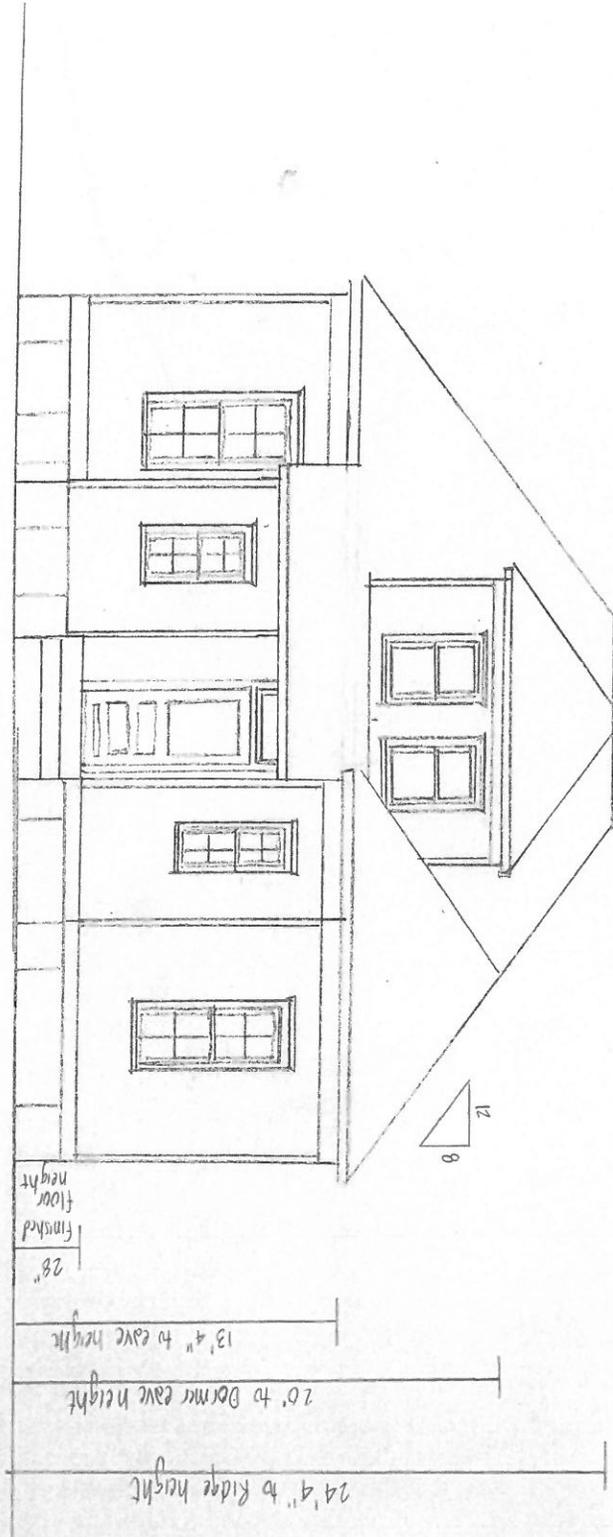


2119 Lubbock, Window/Floor Layout



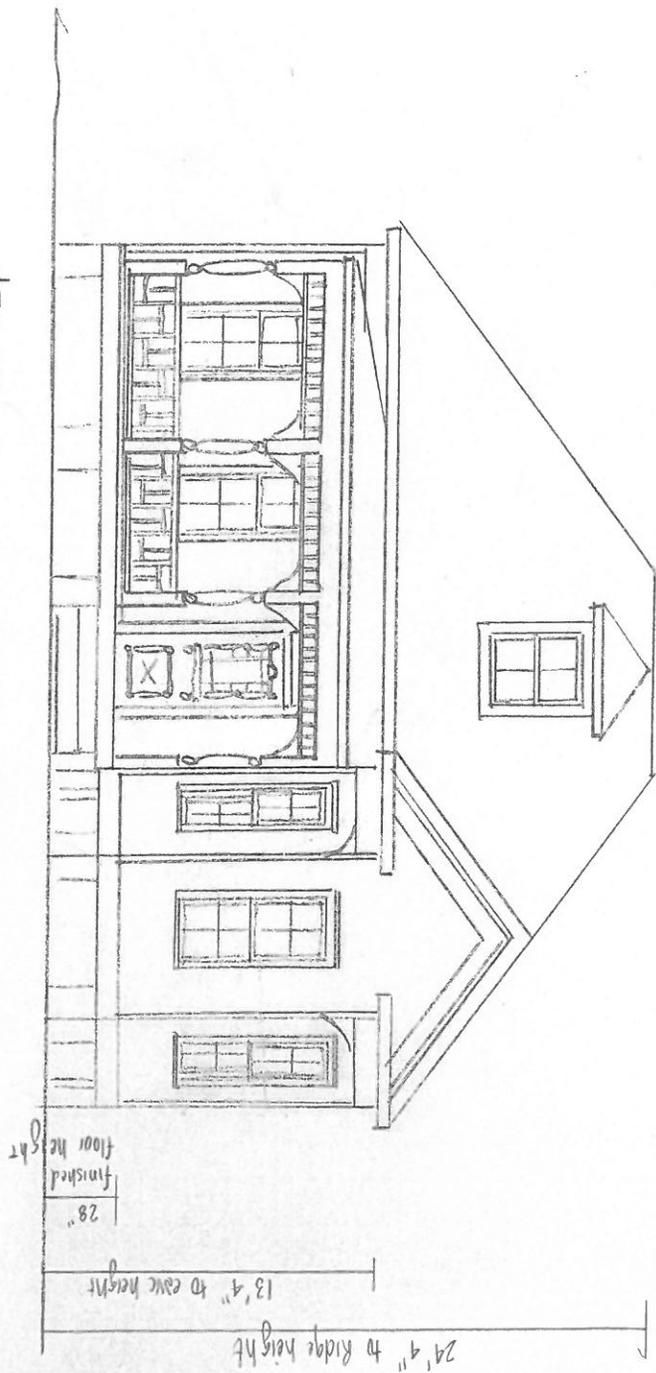
Proposed Restored Elevation for 2119 Lubbock

PROPOSED REAR ELEVATION



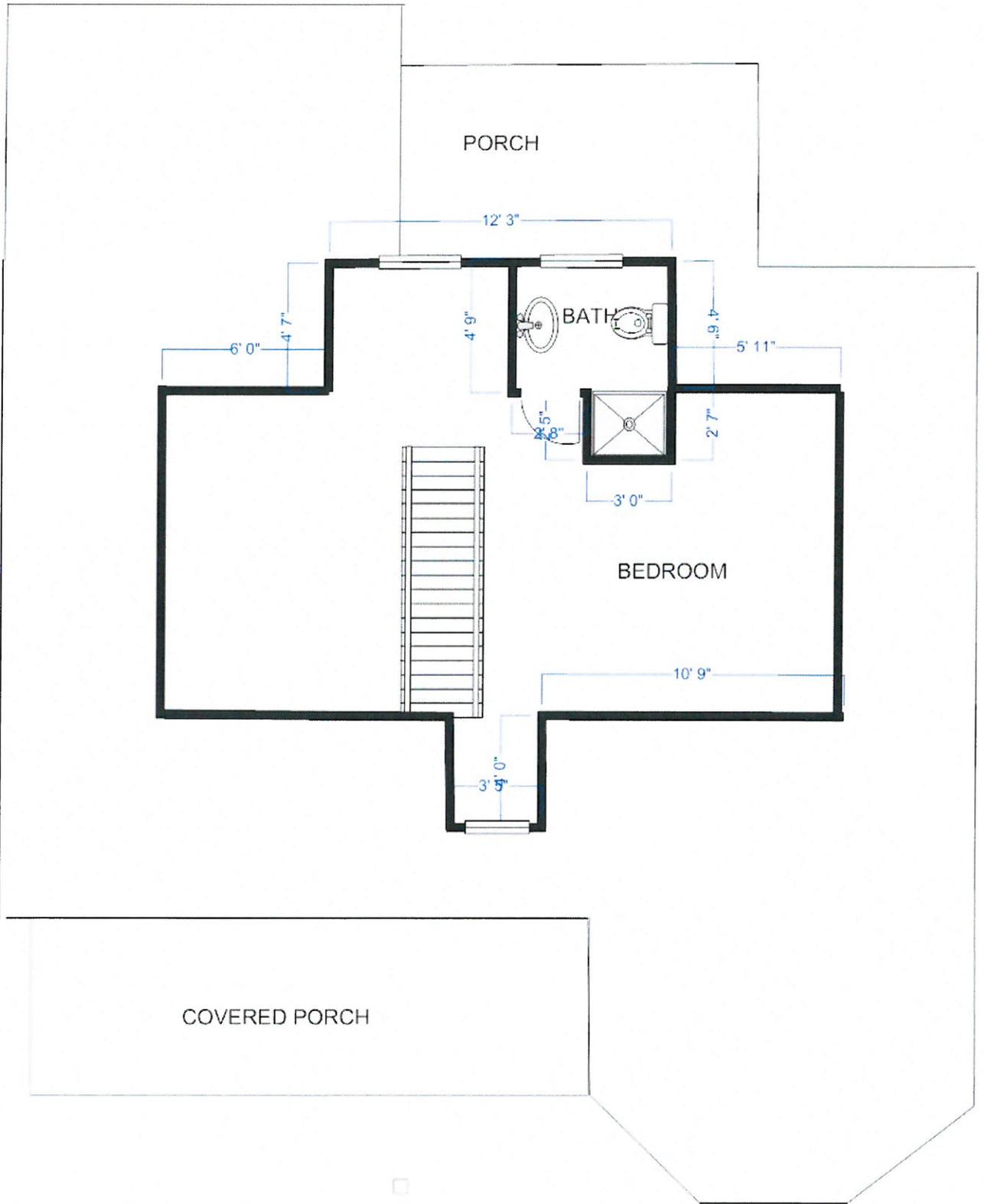
6'9"

RESTORED STREET FACADE

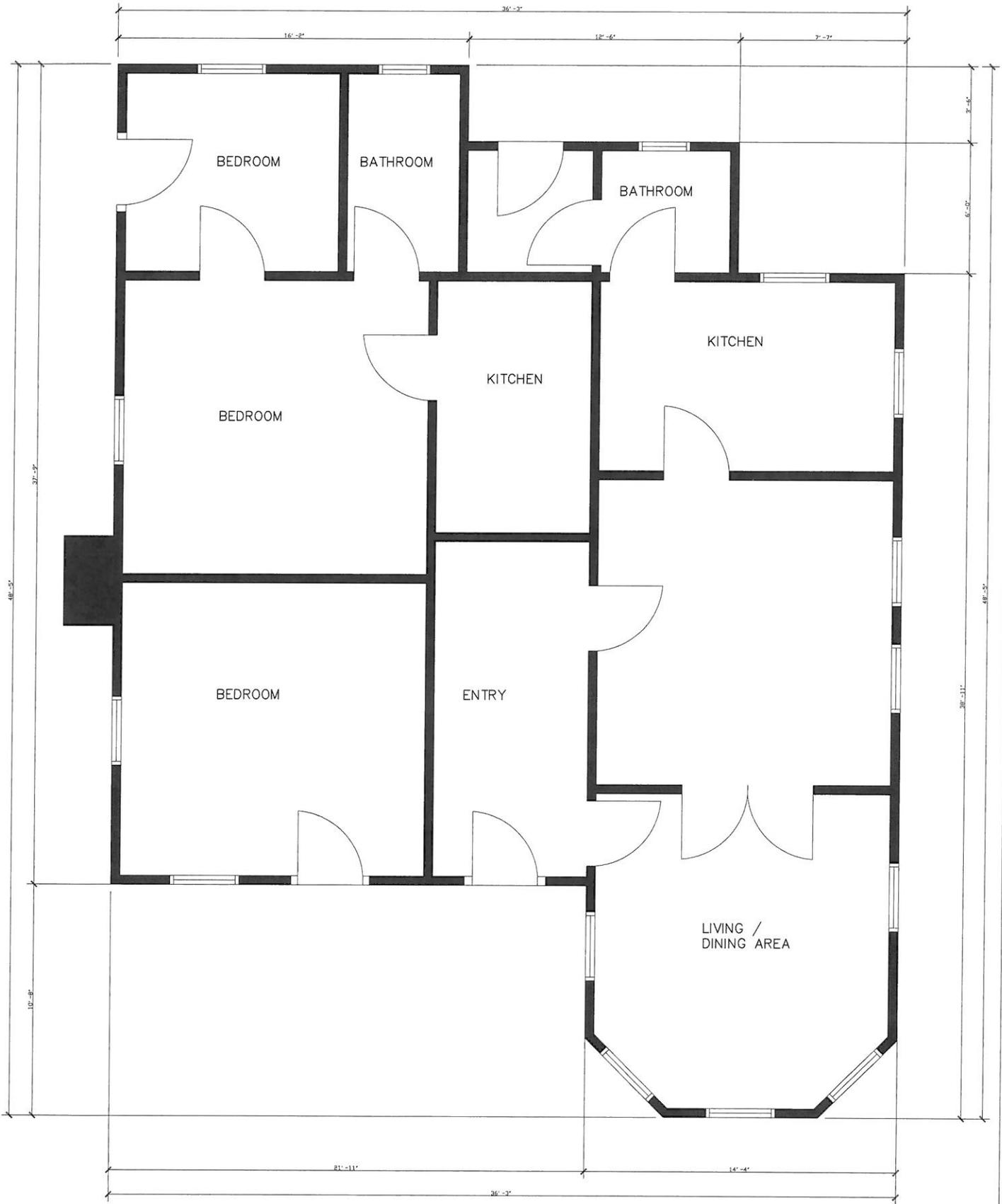


EXISTING WEST ELEVATION





2119 Lubbock, Proposed Floor Plan



2119 LUBBOCK, EXISTING PLAN