

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 424 EUCLID
 Historic District / Landmark WOODLAND HEIGHTS HCAD # 0372770000006
 Subdivision WOODLAND HEIGHTS Lot 6 Block 12

DESIGNATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Landmark | <input type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark | <input type="checkbox"/> Noncontributing |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant |

PROPOSED ACTION

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Alteration or Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Excavation |

DOCUMENTS

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

OWNER

Name LUCAS BROWN
 Company L&B LIMITED
 Mailing Address 713 BYRNE
HOUSTON, TX 77009
 Phone 409 351 2287
 Email [REDACTED]
 Signature [Signature]
 Date 4/26/16

APPLICANT (if other than owner)

Name JENI OQUINN
 Company DESIGN 3 STUDIO
 Mailing Address 1807 WELCH
 Phone 832 453 9694
 Email [REDACTED]
 Signature [Signature]
 Date 4/27/16

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: 424 EUCLID, HOUSTON TX

BUILDING TYPE

- | | |
|--|--|
| <input 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 checked="" type="checkbox"/> addition | <input 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 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

- 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 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 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 |

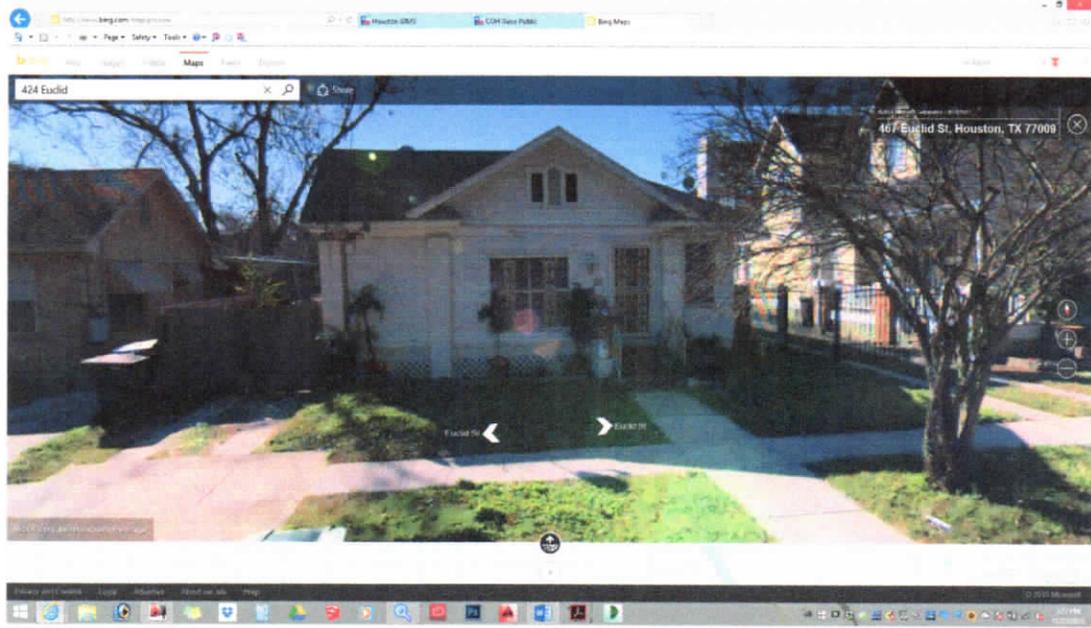
424 EUCLID

424 Euclid in Woodland Heights is a bungalow originally constructed in 1920 on a 50x100 interior lot. There have been previous modifications to the residence including a one story addition on the east side and the enclosure of the wrap around porch.

This residence has been severely neglected, altered numerous times, suffered from an electrical fire, and a property of concern to all the neighbors for over 30 years. The previous owner had not paid property taxes since 1996. This home sits on a 5,000 sqft lot which is 50 wide and 100 feet deep.

Our plan is to open and restore the original wrap around front porch and remove the addition on the left/east side of the home. Restore the original formal living room with original fireplace, dining room, front bedroom, and downstairs bathroom. Extend the first floor a few feet and keep the kitchen in the original location and convert the second bedroom downstairs to a family room. On the second floor, we are proposing to build over the original structure NO MORE than 50% and add 2 bedrooms and 1 full bath. Build the master bedroom over the garage and connect the garage to the home. This will allow us to have all the bedrooms on the same floor for convenience and safety. Also, we will be able to maintain a small backyard for children and pets. This plan will allow us to have less impervious cover and more distance from the property lines and neighboring homes.

The addition will match the existing foundation height. Cladding will be hardi plank lap siding to match existing. All new windows will be Jeldwen wood 1/1 or equivalent. The roof of the addition hipped with two decorative gables.



Front (North) of existing house.



West side of existing house



Rear of existing house



East side of existing house – porch has been enclosed, note previous addition on this side.

Square footage:

Existing to remain: 950

New addition: 1,591

Total: 2,541

ADDRESS :424 EUCLID AVENUE
HOUSTON, TEXAS 77009

BUYER :L&B LIMITED, LLC

A LAND TITLE SURVEY OF

LOT 6, IN BLOCK 12, OF WOODLAND HEIGHTS, AN ADDITION IN
HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 2, PAGE 33 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS
(BEARINGS BASED ON RECORDED PLAT)



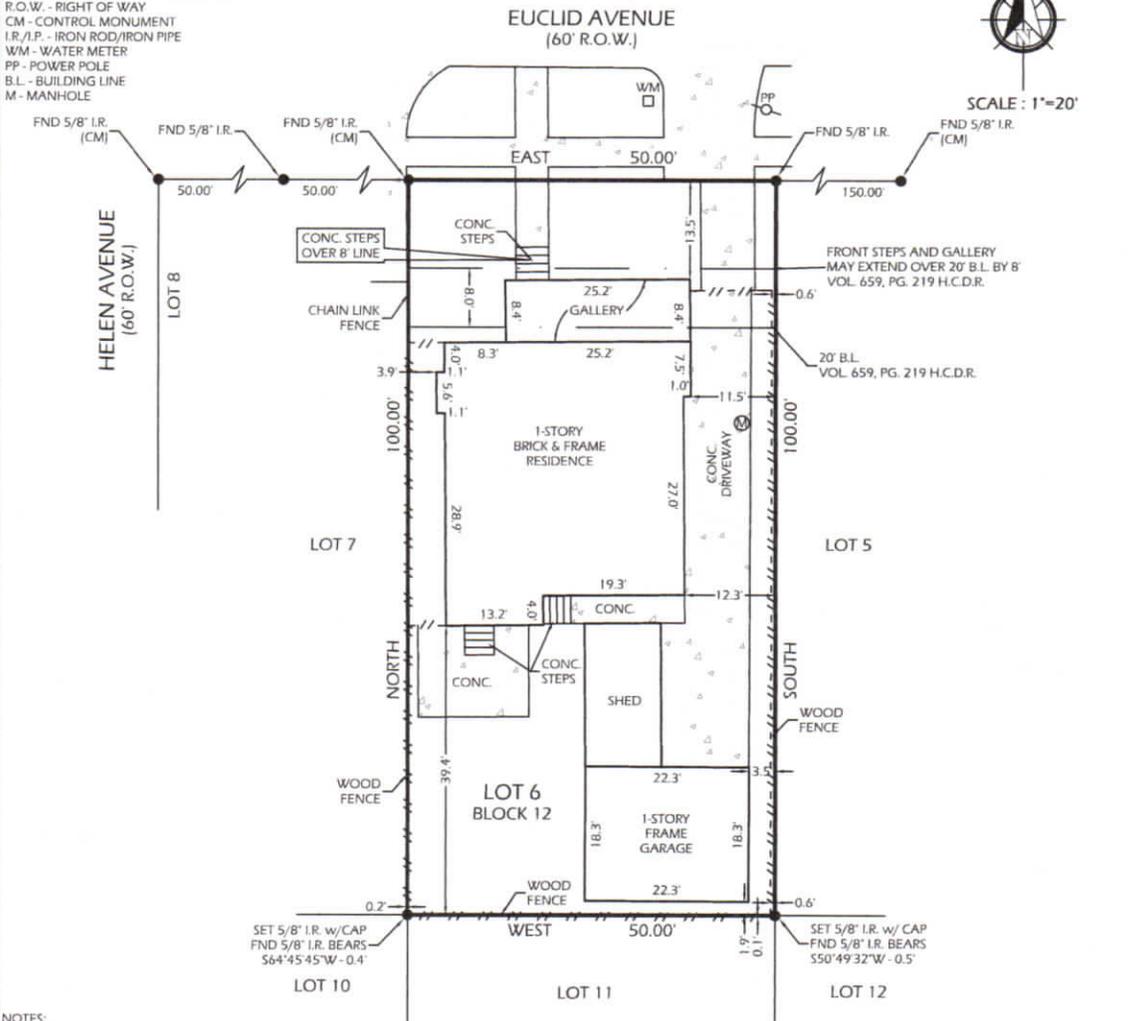
208 E 10TH STREET
HOUSTON, TX 77008

LEGEND:

- H.C.M.R. - HARRIS COUNTY MAP RECORD
- H.C.D.R. - HARRIS COUNTY DEED RECORD
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- R.O.W. - RIGHT OF WAY
- CM - CONTROL MONUMENT
- I.R./I.P. - IRON ROD/IRON PIPE
- WM - WATER METER
- PP - POWER POLE
- B.L. - BUILDING LINE
- M - MANHOLE



SCALE: 1"=20'



NOTES:

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC. SHOWN HEREON ARE AS IDENTIFIED BY G.F. NO 1619-15-1123 OF AMERICAN TITLE COMPANY OF HOUSTON.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

SCHEDULE B EXCEPTIONS:

1. SITE SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOL. 659, PG. 219 H.C.D.R.; H.C.C.F. NOS. L451475, L913034, P085740, AND P173158.
- 10.F. THE PROPERTY COVERED HEREIN IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF ORDINANCE #85-1878 DATED OCTOBER 23, 1985 BY THE CITY OF HOUSTON A CERTIFIED COPY OF WHICH WAS FILED AUGUST 1, 1991, UNDER H.C.C.F. NO. N253886 PERTAINING TO THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING SET BACK LINES WITHIN SUCH BOUNDARIES AND HAVING BEEN AMENDED BY ORDINANCE NO. 1999-262, ENACTED FEBRUARY 17, 1999.

DATE: 08-31-2015

REVISION:

DRAWN BY: DP

APPROVED BY: MSB

PROJECT NO: GL-2265

FLOOD INFORMATION

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE 'X' ACCORDING TO F.I.R.M. MAP NO. 48201C0670M, DATED 06-09-2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

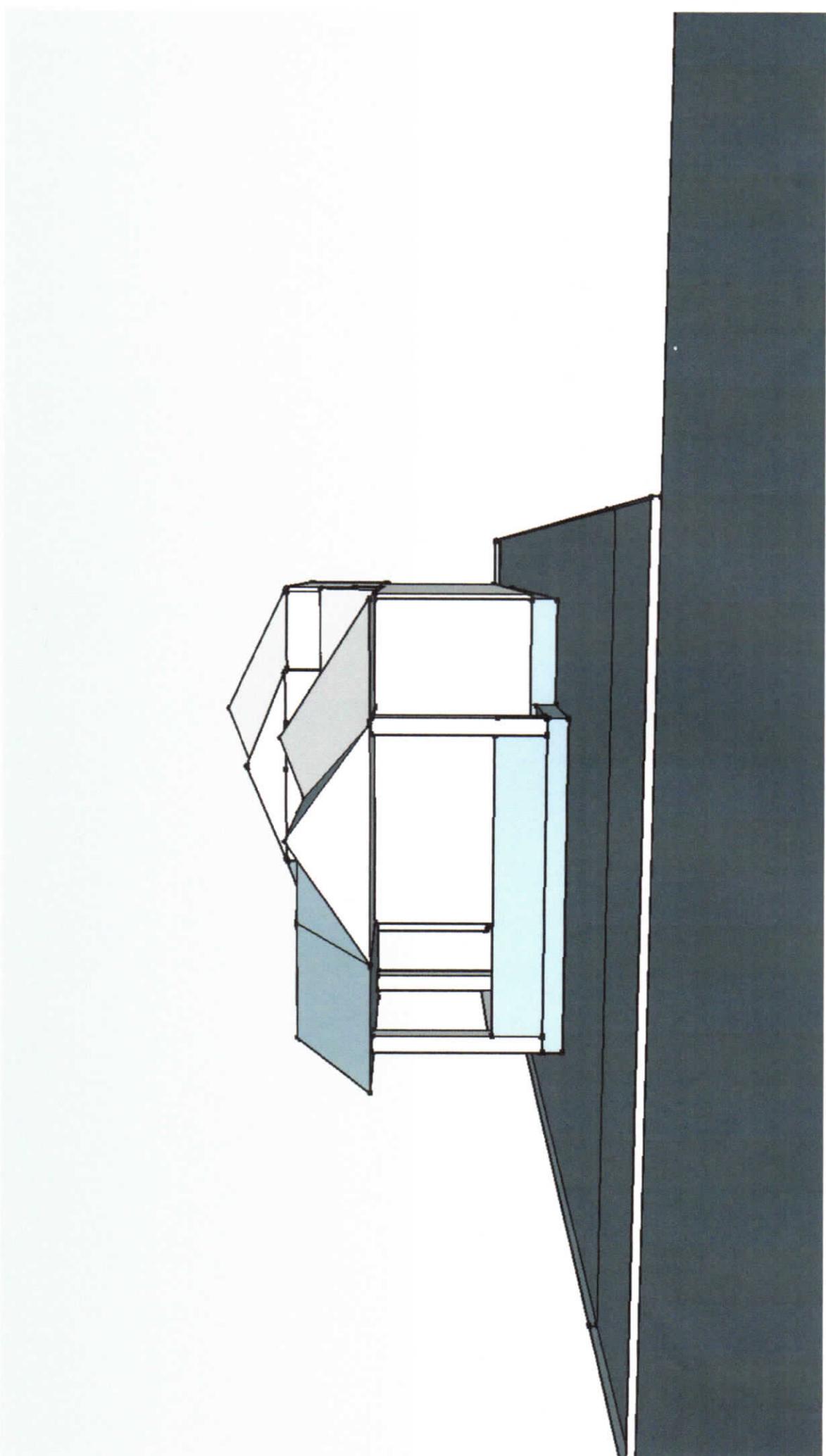


GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY
SUITE # 129
HOUSTON, TEXAS 77092



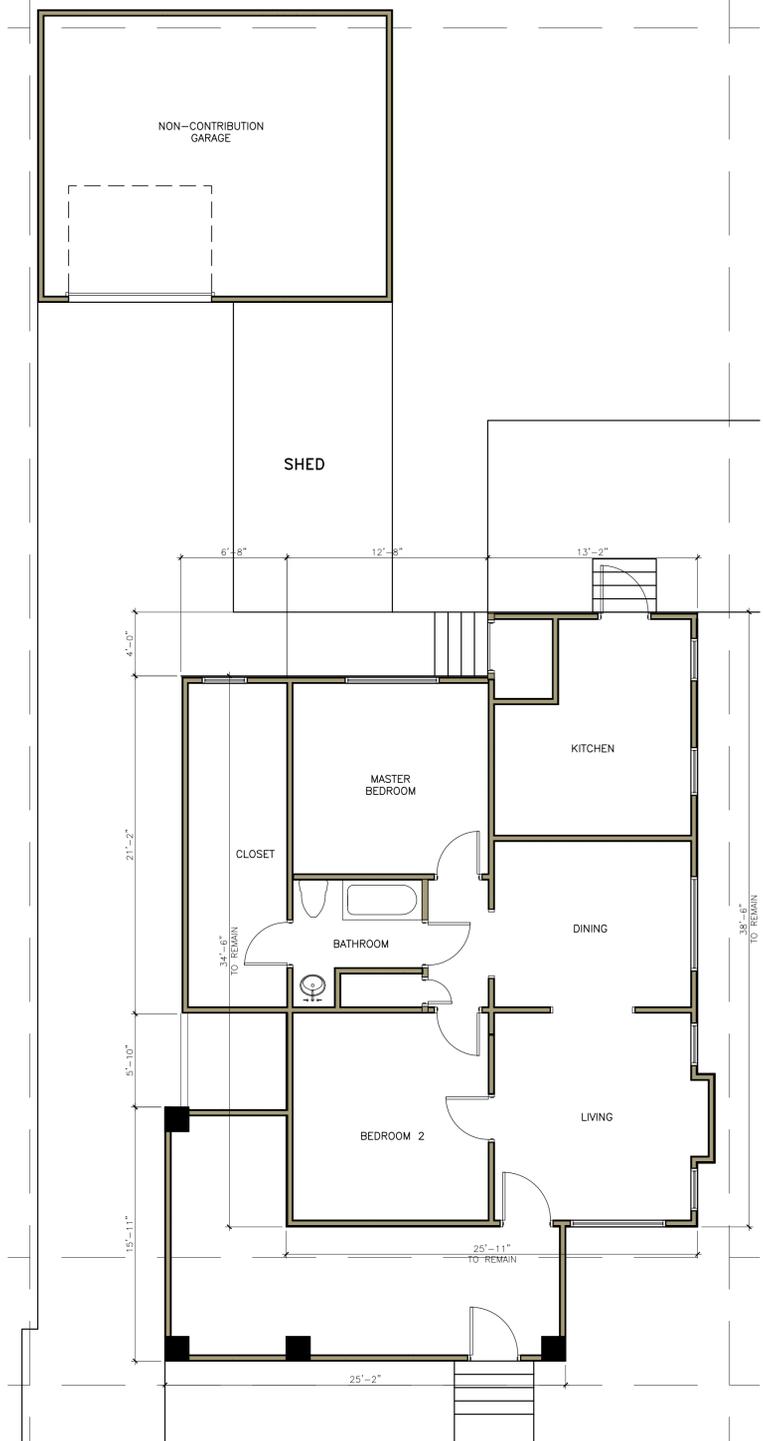
DIR: 832-668-5003 FAX: 832-767-1872
FIRM # 10193977

www.greenleaflandsurveys.com

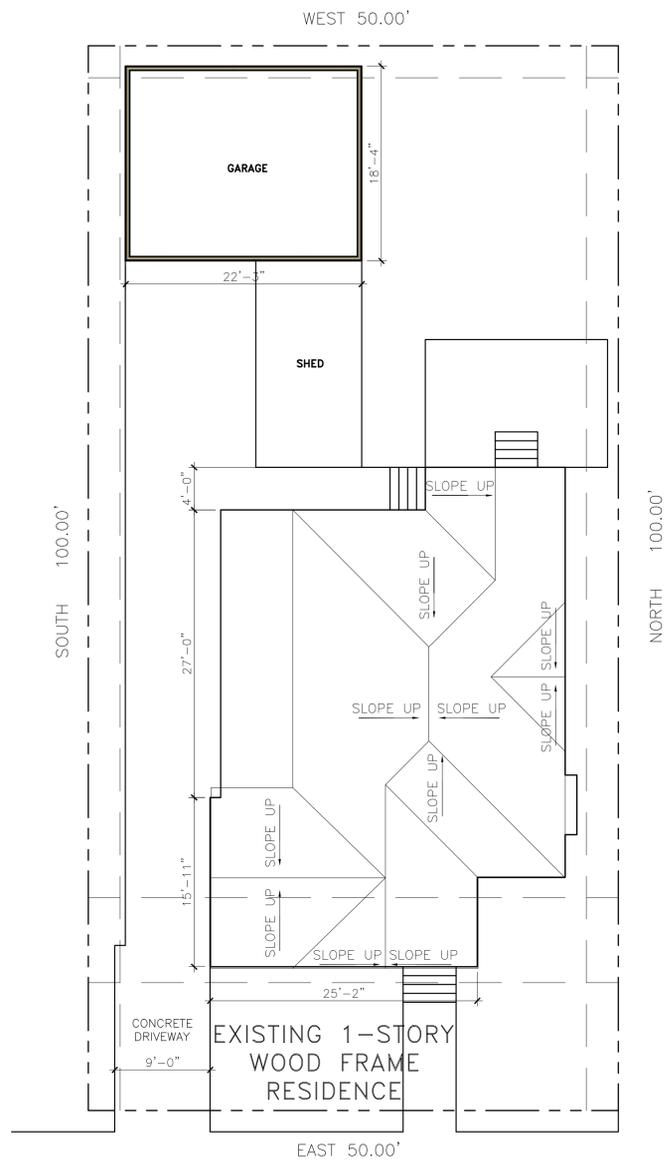


424 EUCLID

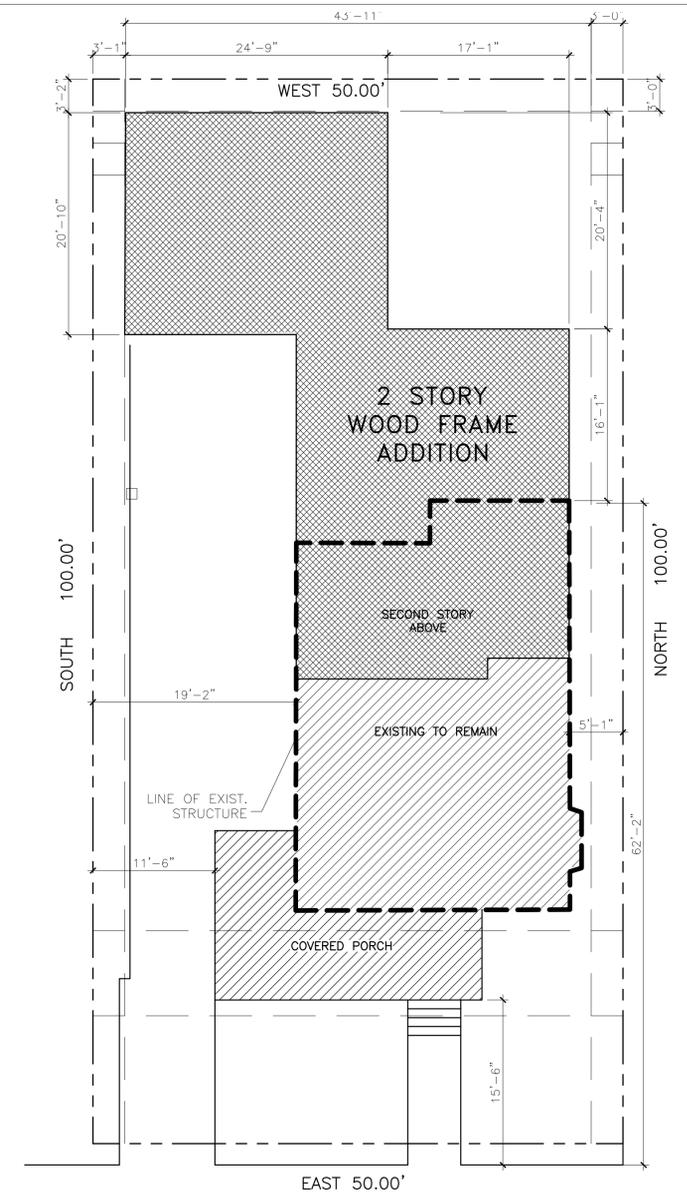
CONTRACTOR:
L&B LIMITED



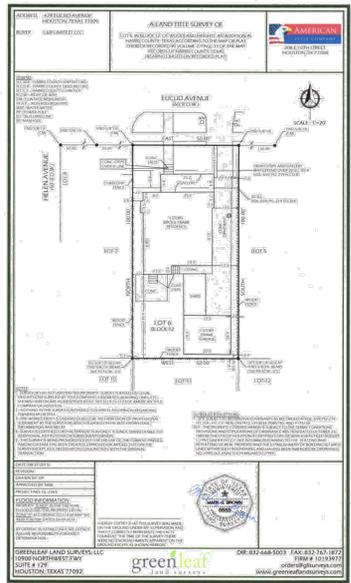
01 EXISTING FLOOR PLAN 3/16"=1'-0"



02 EXISTING SITE PLAN/ROOF PLAN 1/8" = 1'-0"



03 PROPOSED SITE PLAN 1/8" = 1'-0"



04 EXISTING SURVEY NTS

424 EUCLID
Houston, TX
SITE PLANS/SURVEY

Issue/Revision:
04.27.16 HAHC REVIEW

Drawing Description:

SITE PLANS/SURVEY

Dwg. Name:
Layer mgr: XX Sheet No.:
Scale: AS NOTED
Drawn by: A 1.0
Proj. Mgr.: KB
Date: Apr 22, 2016 - 11:31am

CONTRACTOR:
L&B LIMITED

424 EUCLID
Houston, TX

DEMO & ROOF PLANS

Issue/Revision:
04.27.16 HAHC REVIEW

Drawing Description:

DEMO & ROOF PLANS

Dwg. Name:

Layer mgr: XX

Scale: AS NOTED

Drawn by:

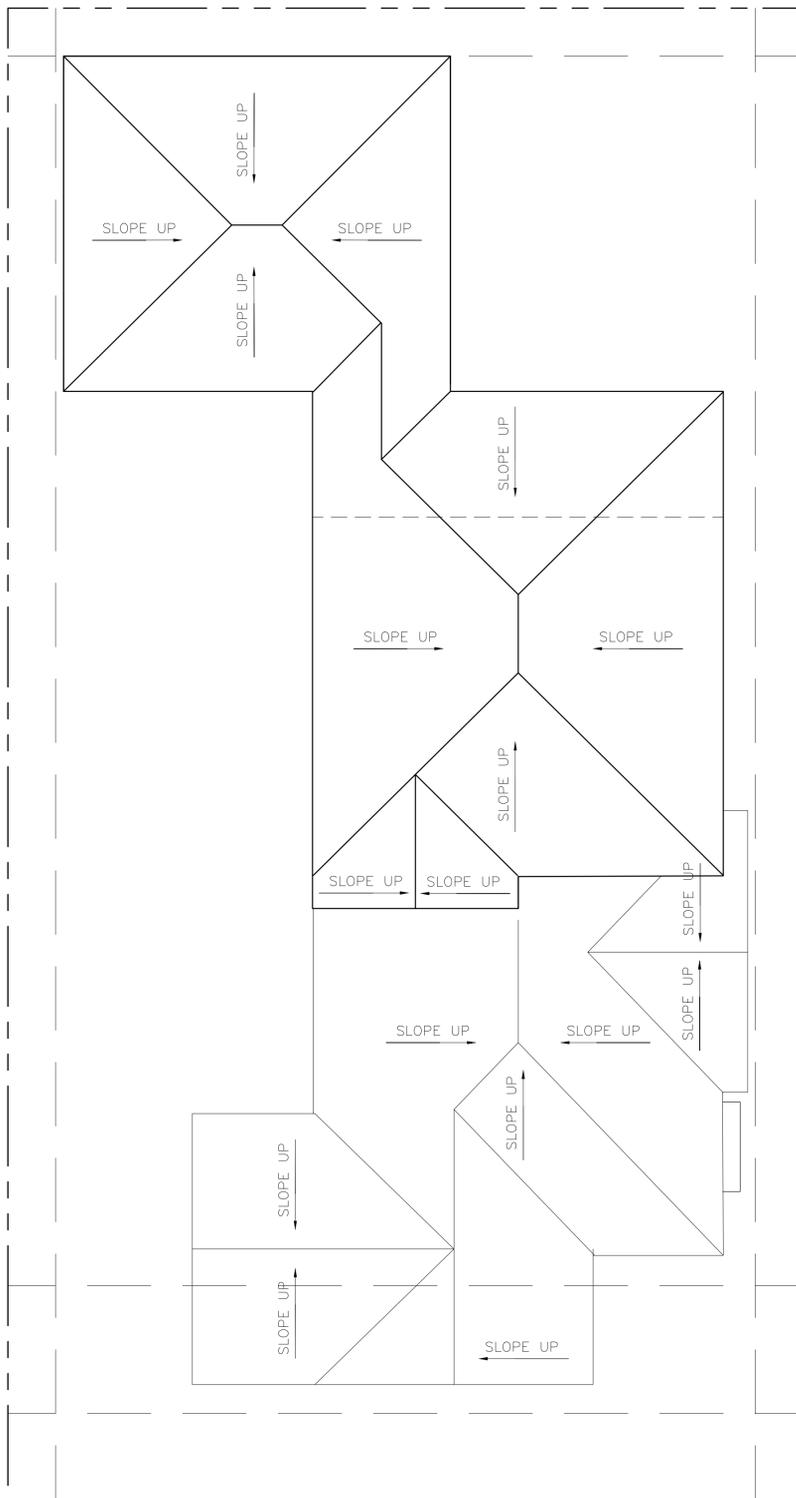
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Date:

Sheet No.:

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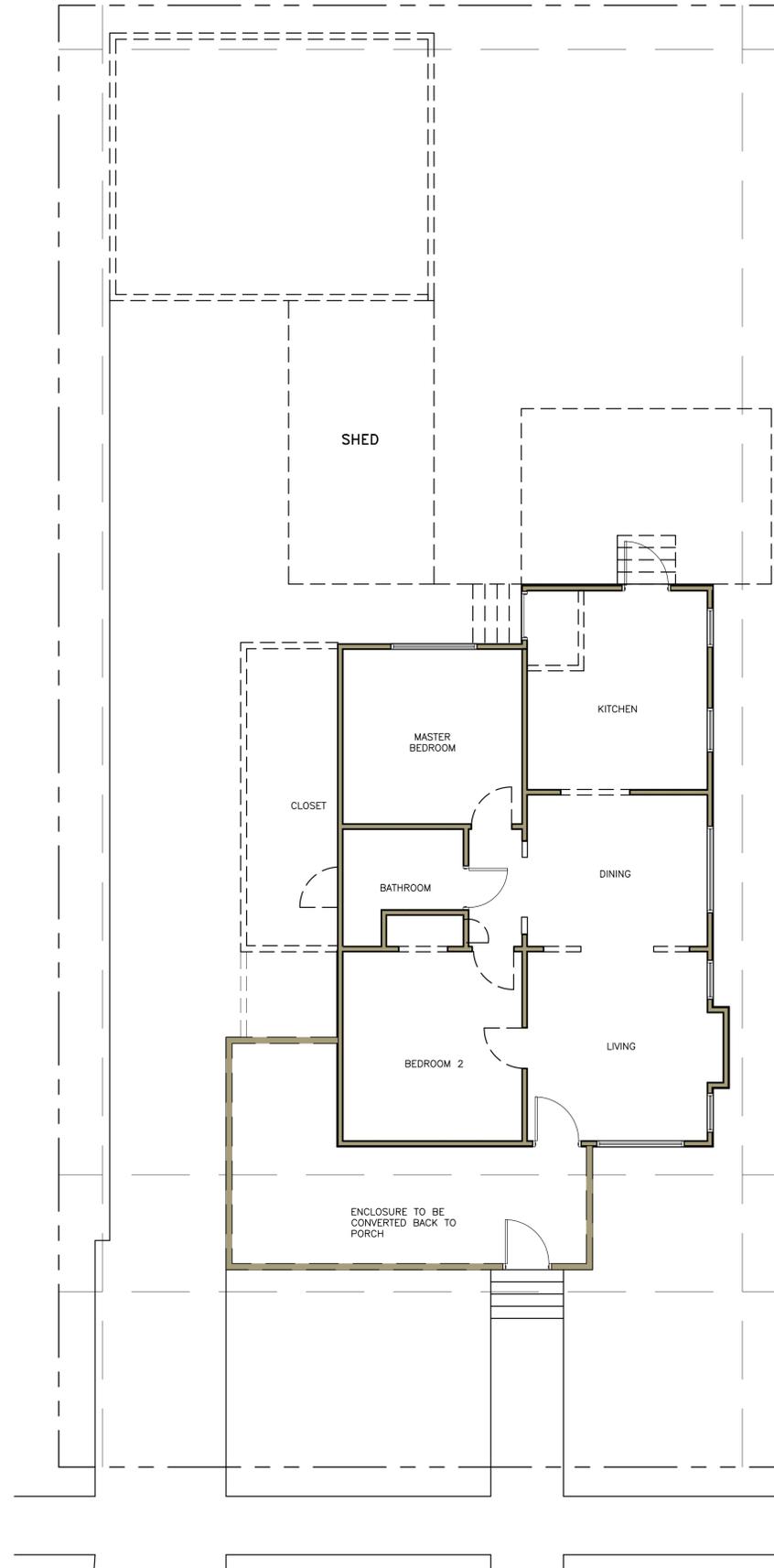
Apr 22, 2016 - 11:18am



SEE SHEET A1.0 FOR EXISTING ROOF PLAN

01 PROPOSED ROOF PLAN

1/8"=1'-0"



— EXISTING WALL TO REMAIN
- - - DEMO EXISTING WALL

02 PROPOSED DEMO PLAN

1/8"=1'-0"

832.718.6226
 The design contract shall be the property of DESIGN 3 STUDIO, LLC and shall not be assigned or transferred. The General Contractor is responsible for obtaining all local jurisdiction codes and regulations. DESIGN 3 STUDIO, INC. and Memphis, The General Contractor is responsible for all permits, scheduling and procedures.

CONTRACTOR:
 L&B LIMITED

424 EUCLID

Houston, TX

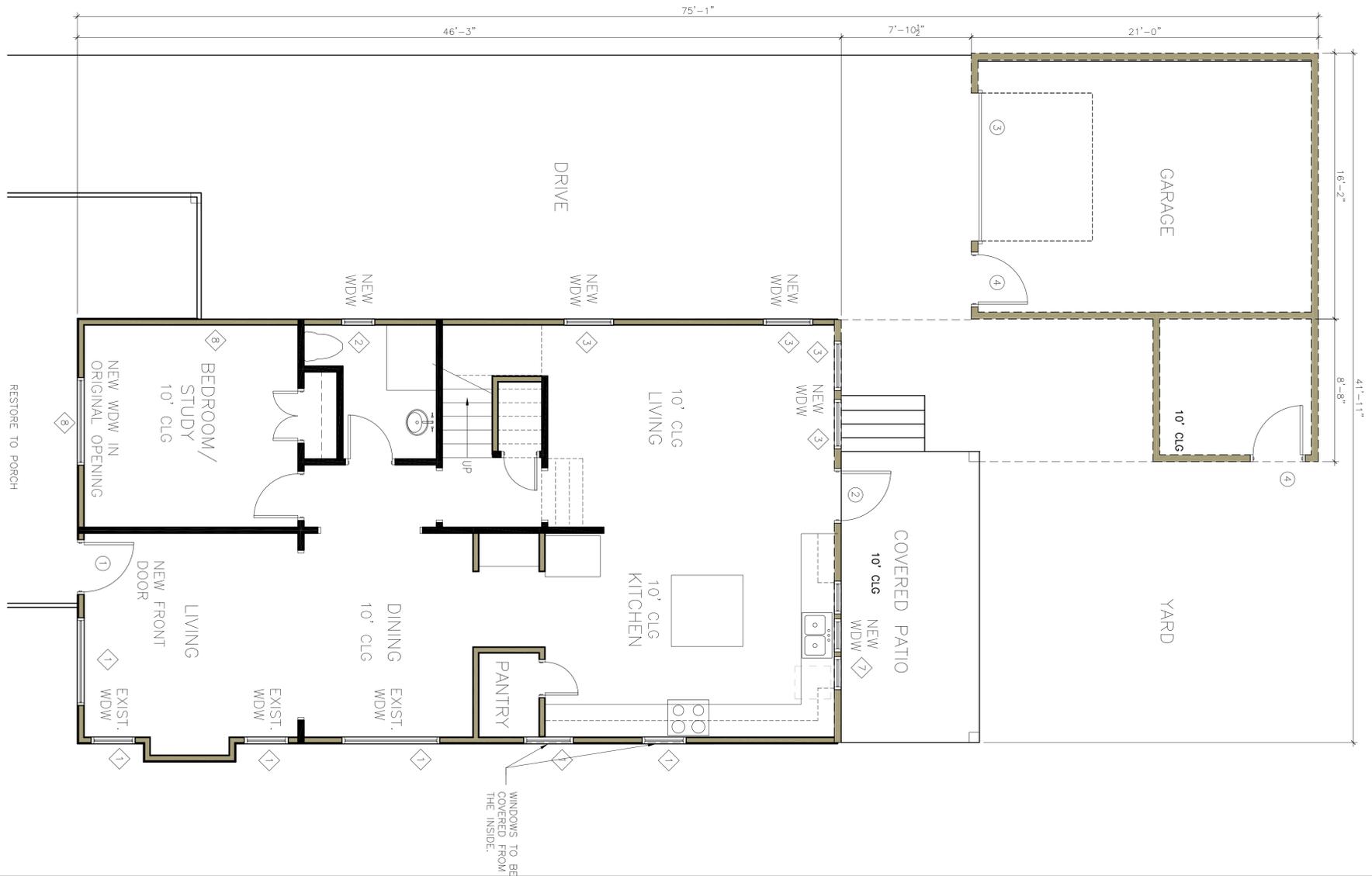
PROPOSED FLOOR PLANS

Issue/Revision:
 04.27.16 HAHC REVIEW

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Dwg Name			
Layer mgt	XX		
Scale	AS NOTED		
Drawn by	AS NOTED		
Proj. Mgr	KB		
Date			

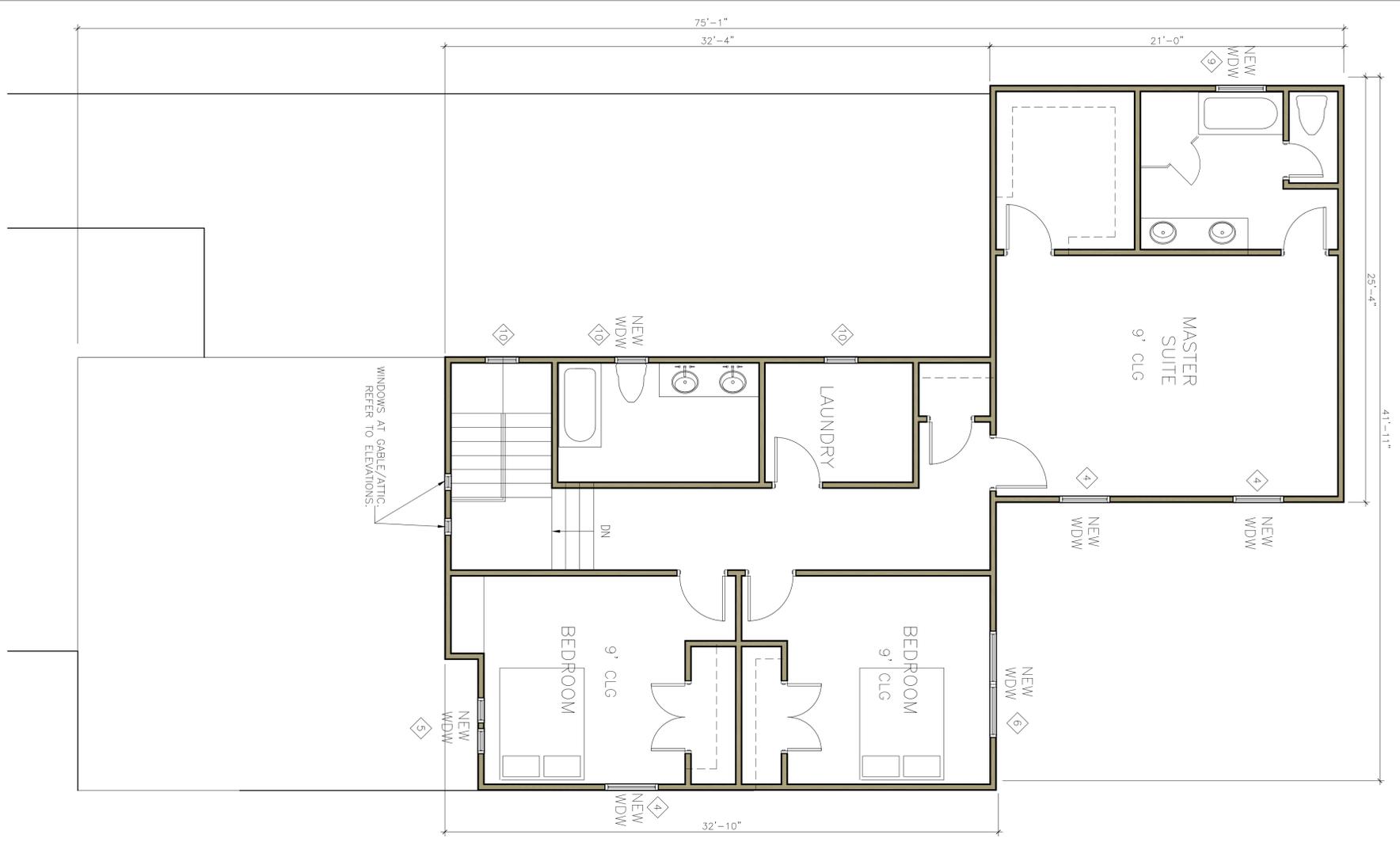
PROPOSED FLOOR PLANS

- PROPOSED NEW 2X4 WALL**
- EXISTING WALL TO REMAIN**
- Jeld-wen 1/1 wood windows
- Window Schedule
- Existing to remain.
 - 2x3 wood double hung
 - 3x3 wood double hung
 - 3x4 8" wood double hung
 - (2) 1.6'x2' fixed wood
 - 3x4 8" wood double hung
 - (3) 2x4 wood double hung
 - New wood window to fit existing opening.
 - 3'x2' fixed wood.
 - 2'x3' double hung wood.
- Door Schedule
- 3'x8' operable door, lite per drawings.
 - 3'x8' operable door, 1 lite
 - 10' garage door
 - 3'x8' operable door



01 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



01 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

CONTRACTOR:
L&B LIMITED



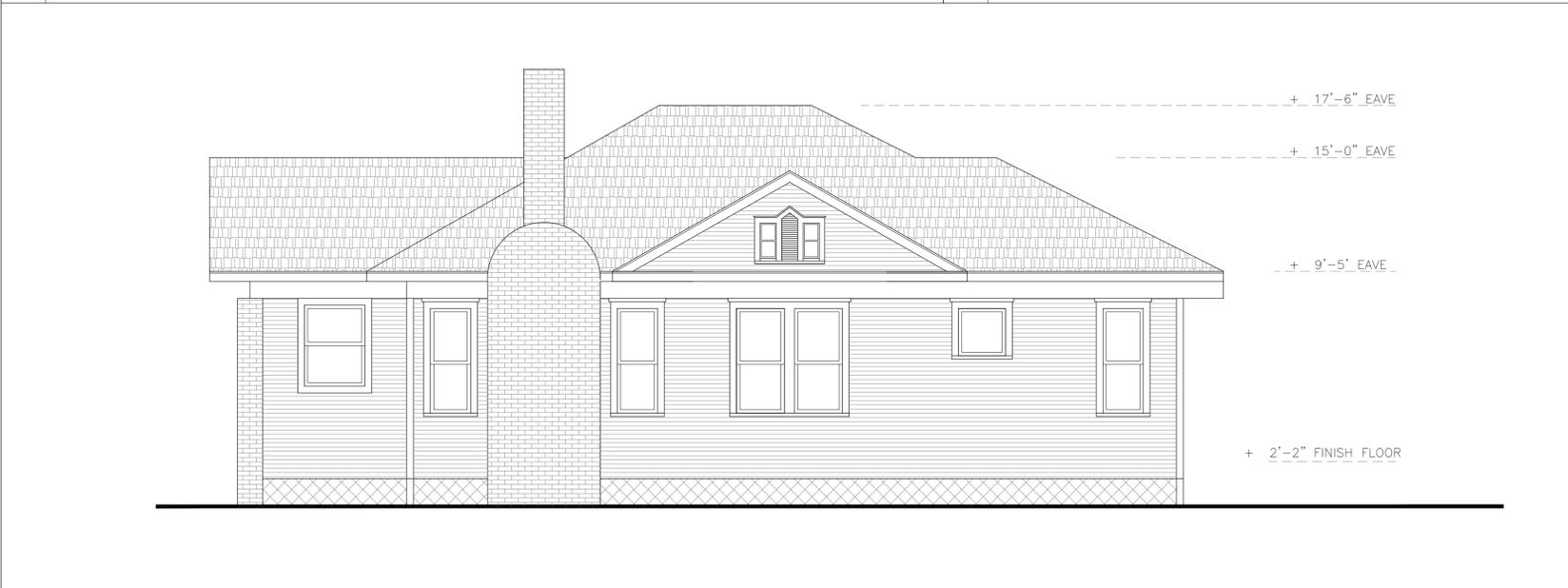
01 NORTH (FRONT) EXISTING ELEVATION

1/4" = 1'-0"



02 LEFT ELEVATION

1/4" = 1'-0"



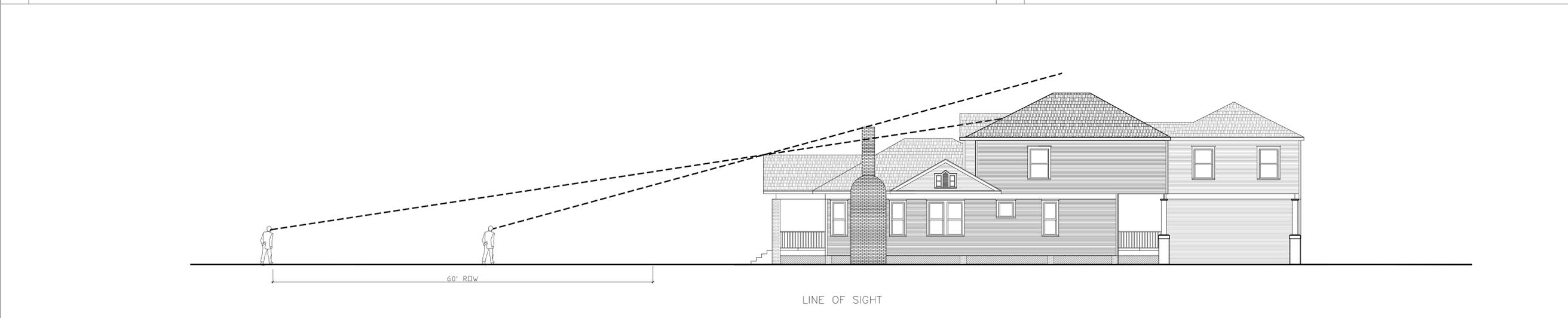
03 RIGHT SIDE ELEVATION

1/4" = 1'-0"



04 SOUTH (BACK) EXISTING ELEVATION

1/4" = 1'-0"



05 LINE OF SIGHT

1/8" = 1'-0"

424 EUCLID
Houston, TX

EXISTING ELEVATIONS

Issue/Revision:
04.27.16 HAHC REVIEW

Drawing Description:

EXIST. ELEVATIONS

Dwg. Name:	Layer mgr: XX	Sheet No.:
Scale: AS NOTED	Drawn by:	A 3.0
Proj. Mgr.: KB	Date:	Apr 22, 2016 - 11:50am

CONTRACTOR:
L&B LIMITED



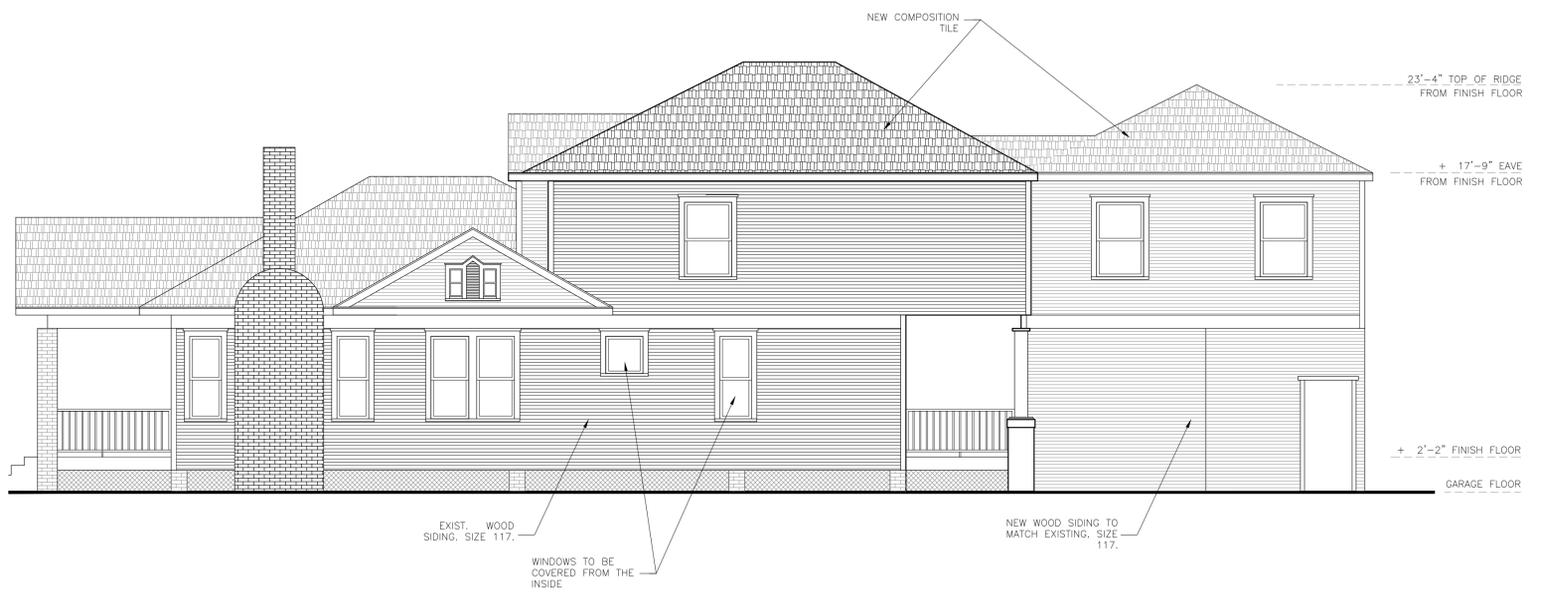
01 NORTH (FRONT) EXISTING ELEVATION 3/16" = 1'-0"



02 LEFT ELEVATION 3/16" = 1'-0"



03 RIGHT SIDE ELEVATION 3/16" = 1'-0"



04 SOUTH (BACK) EXISTING ELEVATION 3/16" = 1'-0"

424 EUCLID
Houston, TX
PROPOSED ELEVATIONS

Issue/Revision:
04.27.16 HAHC REVIEW

Drawing Description:
ELEVATIONS

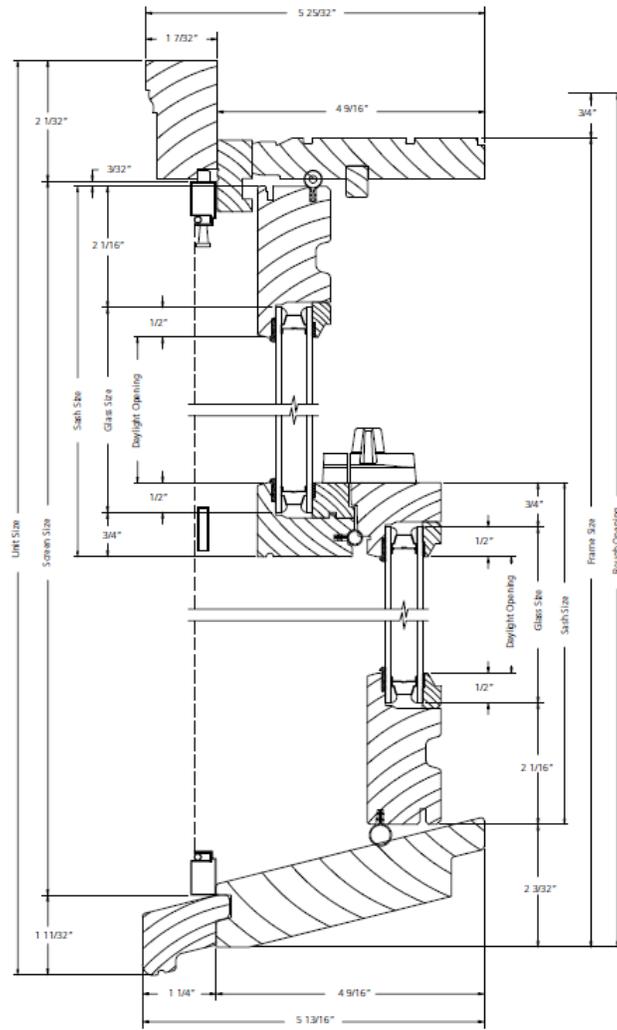
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Drawn by:
Proj. Mgr.: KB **A 3.1**
Date: Apr 22, 2016 - 11:39am

PROPOSED WINDOW DETAIL

JELD-WEN
WINDOWS & DOORS

Tradition Plus Primed Wood Double-Hung Windows
Premium Wood

1-WIDE UNIT



VERTICAL SECTION

WINDOW SPECIFICATION

Tradition Plus Wood Double Hung, Auralast Pine,
Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,
No Exterior Trim, No Sill Nosing,
4 9/16 Jamb,
White Hardware,
No Screen,
Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,
Clear Opening: 34w, 24.18h, 5.709 sf
U-Factor: 0.30, SHGC: 0.31, VLT: 0.53, CPD: JEL-N-578-00813-00001
PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW