

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 501 Highland Street
Historic District / Landmark Woodland Heights HCAD # 0372840000016
Subdivision Woodland Heights Lot 16 Block 19

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 Todd + Denise Liebl
Company _____
Mailing Address 1822 Arlington Street
Houston, TX 77008
Phone 281.798.6929
Email [REDACTED]
Signature [Signature]
Date 5/25/16

APPLICANT (if other than owner)

Name Jeremy McFarland
Company Brickmoon Design
Mailing Address 1438 Campbell Rd, Ste. 202
Houston, TX 77055
Phone 281.501.2712
Email [REDACTED]
Signature [Signature]
Date 5.25.16

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 &
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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: 501 Highland

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 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 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 checked="" 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 checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |



To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: May 25, 2016

Subject: COA Application – 501 Highland Description

This project obtained an initial COA on April 1, 2015. We would like to propose the following revisions to the project.

Please note that this project was started with a previous contractor that created numerous issues which led to them being terminated from the project. Clark Arnold, with Arnold Builders, has been working closely with Pete Stockton to resolve this situation that was left behind by the previous contractor.

In the initial COA application, the original windows on the side facing Highland Street and the side facing Helen Street were to remain as existing. Many of the existing windows were damaged as a result of the removal of the structural supporting shiplap and existing shingle roof by the first contractor. As a result of the shiplap removal, the frame of the house racked and damaged the existing windows beyond repair. The existing windows also had extensive termite and water damage, which can be seen in the attached images. As a result of the shiplap removal, existing asphalt roof removal, termite damage, and water damage, these windows were removed by the first contractor without the architect's knowledge, and left on the site open to the weather. Because they were left in this condition for a long period of time, the windows were not able to be reused. After exhausting efforts to find salvaged windows that would fit the original openings, the only option was to rebuild the windows to historic standards. All of the original windows were replaced with single pane windows that were built to historic

standards. The new windows are inset wood windows that were rebuilt using the existing weights and pulleys.

On behalf of the homeowner, we are proposing that the non-original, rebuilt windows be allowed to remain since the existing original windows were damaged beyond repair and are no longer on the site.

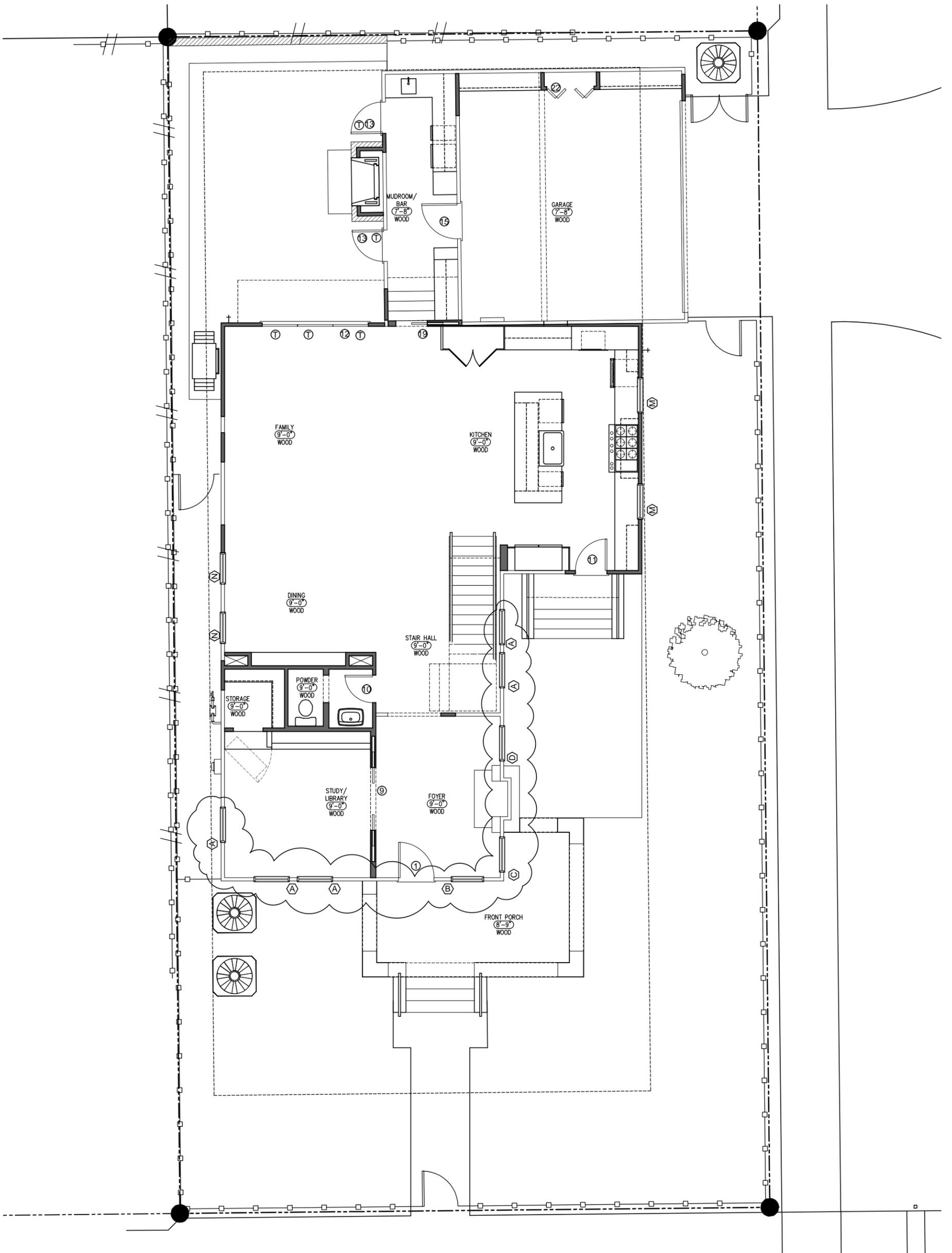
Please see the attached images and drawings for additional information.

Images of the damaged original windows.



Image of the original windows that were removed and left on the site open to the weather.



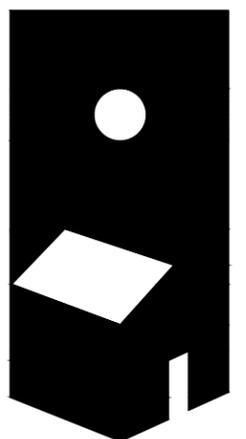
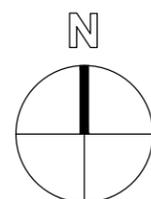


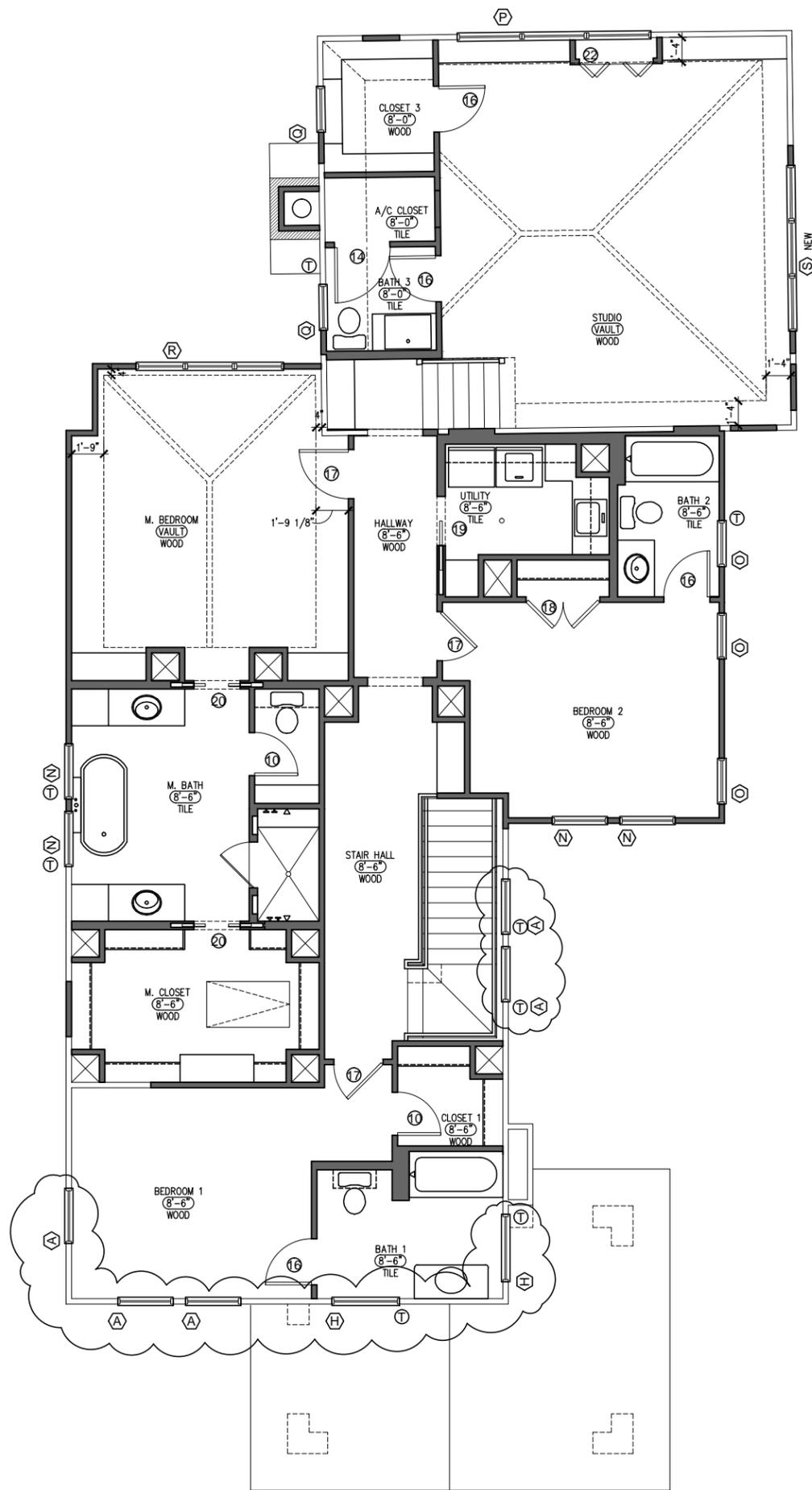
PROPOSED FIRST FLOOR

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

05.25.16

501 HIGHLAND
LIEBL RESIDENCE

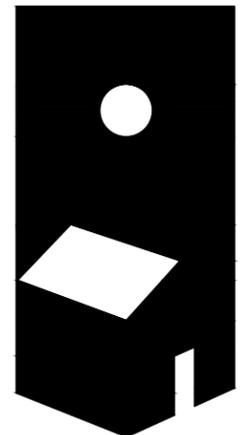
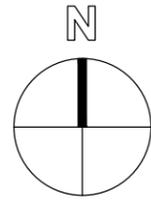




WALL LEGEND

 NEW WALLS
 EXISTING WALLS

NOTE:
 REPAIR OR REPLACE EXISTING
 EXTERIOR DOORS, WINDOWS AND
 SIDING AS NEEDED (FIELD VERIFY)



PROPOSED SECOND FLOOR

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

05.25.16

501 HIGHLAND
LIEBL RESIDENCE

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	10	3'-0"	5'-6"	DOUBLE HUNG	2X4	10 REBUILT INSET WOOD WINDOWS, 2 TO BE REMOVED
(B)	1	2'-9"	5'-0"	DOUBLE HUNG	2X4	REBUILT INSET WOOD WINDOW
(C)	1	3'-0"	2'-10"	SLIDE	2X4	REBUILT INSET WOOD WINDOW
(D)	1	3'-0"	2'-10"	DOUBLE HUNG	2X4	REBUILT INSET WOOD WINDOW
(E)	2	2'-10"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(F)	1	3'-10"	3'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(G)	1	2'-6"	2'-6"	FIXED	2X4	EXISTING TO BE REMOVED
(H)	2	3'-8"	5'-6"	DOUBLE HUNG	2X4	REBUILT INSET WOOD WINDOW
(I)	1	2'-4"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(J)	1	3'-0"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(K)	7	2'-6"	4'-9"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(L)	2	2'-0"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(M)	2	3'-0"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(N)	6	3'-0"	5'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(O)	3	2'-0"	2'-8"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(P)	1	(3)3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(Q)	2	2'-6"	3'-6"	FIXED	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
(R)	1	(3)2'-8"	6'-0"	CASEMENT	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
(S)	1	(3)3'-0"	5'-0"	CASEMENT	2X4	NEW ALUM. CLAD WOOD WINDOW

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	7'-0"	EXTERIOR	2X4	EXISTING TO REMAIN. FOYER
(2)	4	2'-0"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. DINING, BDRM 1, APT BATH
(3)	2	2'-8"	6'-8"	EXTERIOR	2X4	EXISTING TO BE REMOVED. KITCHEN, STORAGE
(4)	9	2'-8"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. BDRM 1, BDRM 2, BDRM 3, BDRM 4, BATH 2, APT KITCHEN, GARAGE APT, APT VANITY
(5)	4	2'-6"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. VANITY, BDRM 2, BDRM 3, BDRM 4
(6)	2	3'-0"	6'-8"	EXTERIOR	2X4	EXISTING TO BE REMOVED. BDRM 1, APT ENTRY
(7)	1	2'-6"	6'-8"	EXTERIOR	2X4	EXISTING TO BE REMOVED. WATER HEATER CLOSET
(8)	1	(2)2'-6"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. BDRM 2
(9)	1	(2)2'-8"	6'-8"	INT. POCKET	2X6	NEW DOORS. STUDY
(10)	3	2'-4"	6'-8"	INTERIOR	2X4	NEW DOOR. POWDER, CLOSET 1, MASTER BATH
(11)	1	2'-8"	6'-8"	EXTERIOR	2X4	NEW DOOR. KITCHEN
(12)	1	(3)3'-0"	8'-0"	EXTERIOR	2X4	NEW IRON DOORS. FAMILY (NOT VISIBLE FROM PUBLIC R.O.W.)
(13)	2	2'-8"	6'-8"	EXTERIOR	2X4	NEW IRON DOOR. MUDROOM, PARTY/BAR (NOT VISIBLE FROM PUBLIC R.O.W.)
(14)	1	2'-0"	6'-8"	INTERIOR	2X4	NEW DOOR. A/C CLOSET
(15)	1	3'-0"	6'-8"	EXTERIOR	2X4	NEW 30 MIN FIRE RATED DOOR W/ SELF CLOSING HARDWARE. GARAGE
(16)	4	2'-6"	6'-8"	INTERIOR	2X4	NEW DOOR. BATH 1, BATH 2, BATH 3, CLOSET 3
(17)	3	2'-8"	6'-8"	INTERIOR	2X4	NEW DOOR. BEDROOM 1, BEDROOM 2, MASTER BEDROOM
(18)	1	(2)2'-0"	6'-8"	INTERIOR	2X4	NEW DOOR. BEDROOM 2
(19)	1	2'-8"	6'-8"	INT. POCKET	2X6	NEW DOOR. UTILITY
(20)	2	(2)1'-3"	6'-8"	INT. POCKET	2X6	NEW DOORS. MASTER BATHROOM
(21)	1	(2)2'-0"	6'-8"	EXTERIOR	2X4	NEW DOOR. STUDIO
(22)	1	2'-8"	6'-8"	INT. POCKET	2X4	NEW DOOR. FAMILY

05.25.16

501 HIGHLAND
LIEBL RESIDENCE

