

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 907 HENDERSON / 915 HENDERSON  
 Historic District / Landmark 8th WARD HCAD # 00519000000077  
 Subdivision BAKER W/12 NSBB Lot 7+8 Block 405

**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 KELLET PEAK INVESTMENTS  
 Company " "  
 Mailing Address 5430 NAVARRO  
HOUSTON, TX 77056  
 Phone 713-818-4979  
 Email [REDACTED]

**APPLICANT (if other than owner)**

Name ARWEN McMILLEN  
 Company A+M SERVICES  
 Mailing Address 1414 DEL NORTE  
 Phone 713-818-4979  
 Email [REDACTED]

Signature [Signature]  
 Date 3/20/16

Signature [Signature]  
 Date 3/20/16

**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: \_\_\_/\_\_\_/\_\_\_

Wednesday, April 27, 2016

Tax Year: 2016

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 0051900000007

Print E-mail

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **KELLET PEAK INVESTMENTS LLC**  
**5430 NAVARRO ST**  
**HOUSTON TX 77056-6233**

Legal Description: **LTS 7 & 8 BLK 405**  
**BAKER W R NSBB**  
 Property Address: **907 HENDERSON ST**  
**HOUSTON TX 77007**

Historical Designation

This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov) or click this link for more information.

State Class Code

Land Use Code

A1 -- Real, Residential, Single-Family

1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
10,000 SF	5,321 SF	8311.01	1653	160 -- 1F Lazybrook, Timbergrove, Washington Corridor	5357B	493K

Value Status Information

Value Status: All Values Pending  
 Shared CAD: No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdiction	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	001	HOUSTON ISD	Pending	Pending	1.196700		
	040	HARRIS COUNTY	Pending	Pending	0.419230		
	041	HARRIS CO FLOOD CONTROL	Pending	Pending	0.027330		
	042	PORT OF HOUSTON AUTHORITY	Pending	Pending	0.013420		
	043	HARRIS CO HOSP DIST	Pending	Pending	0.170000		
	044	HARRIS CO EDUC DIST	Pending	Pending	0.005422		
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.101942		
	061	CITY OF HOUSTON	Pending	Pending	0.601120		
	294	OLD SIXTH WARD (040)	Pending	Pending			
	592	OLD SIXTH WARD (061)	Pending	Pending			
971	OLD SIXTH WARD (001)	Pending	Pending				

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2015		Value as of January 1, 2016	
Market	Appraised	Market	Appraised
Land	350,000	Land	
Improvement	42,979	Improvement	
Total	392,979	Total	Pending

5-Year Value History

Land  
Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF2	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1915	Residential Single Family	101 -- Residential 1 Family	Low	1,481 *	Displayed
2	1920	Mixed Residential / Commercial	105 -- Mixed Res/Com, Res Structure	Average	3,840 *	<a href="#">View</a>

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data		Building Areas	
Element	Details	Description	Area
Cond / Desir / Util	Very Poor	BASE AREA PRI	1,481
Foundation Type	Crawl Space	OPEN FRAME PORCH PRI	136
Grade Adjustment	D		
Heating / AC	None		
Physical Condition	Very Poor		
Exterior Wall	Frame / Concrete Blk		
Element	Units		
Room: Total	5		
Room: Full Bath	1		
Room: Bedroom	2		



## 915 Henderson Description

The existing residence is a c.1920 two story storefront that has had few major alterations and additions over time. The original brick cladding has been maintained and is in good repair except on main façade around former storefront windows. All original windows appear to have been removed/replaced by incomplete and now unusable replications by a previous owner. The current owner proposed to replace all existing partial windows with new wood double hung one-over-one windows to match the appearance of the original windows. The original store front windows and doors on Henderson were removed at some earlier date the current owner proposes to restore a period appearance to this portion of the structure. A side deck and stair in metal was installed with mid-century metal supports and railing. It is proposed to maintain and restore this decorative element on the side south elevation as a feature for the structure's occupants and to maintain it as evidence of the structure's personal history. A previous owner removed (gutted) the interior and no historic fabric appears visible at this time. This work does not function properly with the historic structure and has been a detriment to the resale of the home in the two sales since. Since the HAHC does not review these elements they will not be described here.

The current owners are proposing to remove some of the harmful alterations to the historic structure and to add a few new amenities that will aid in its ability to be sold and viable into the future. NO additions are proposed to the historic structure. Instead, all alterations are proposed for the interior of the structure. The structure is to be divided as it was originally constructed into two units (two story) divided east west through the center of its north and south orientation. ALL original window openings will remain in existing configuration. ALL original exterior door openings will remain in existing configuration. These will as described above be replaced with period appropriate new windows and doors to restore historic appearance of the structure.

1416 Arlington -2

Historic 1416 Arlington.

Street façade-

1. Remove non-historic pairs of windows and replace with appropriate insulated one-over-one wood clad windows as shown on elevation.
2. Add new Porch floor in tongue and groove wood above existing slab porch floor (the existing porch floor will not be removed but be hidden by and act as support for new traditionally detailed porch structure and floor. **The existing porch floor is 7 inches above grade. The residence floor in 19 inches above grade. The porch floor will be at 16 inches above grade.** Two non-historic metal porch rails will be removed along with a portion of the existing top concrete step of the existing concrete steps.  
New porch posts consisting of brick piers (supported by concrete slab) to a height of 40 inches above finished porch floor and in 16 inch square form capped by a cast concrete top plate 2 to 3 inches in thickness. Each brick post supporting a pair (in center) or three (at corners) 6 x 6 treated wood posts to be capped with moulding and painted. The proposed porch supports simulate and combine several historic porch configurations found on the 1400 block of Arlington. The Covered porch has a wood railing of 42 inches in height with stick 2 x 2 (1.5 x 1.5 Nom) balusters spaced according to code at 5 inch centers.
3. Existing historic window and shingle work and brackets to remain and be repaired and restored as necessary.
4. Remove existing non-historic front door to be replaced with a historically appropriate Bungalow door with upper glass panes and stained wood appearance.
5. Remove existing cedar siding on front face under porch ceiling and replace and (or repair if present) with wood horizontal siding appropriate to the historic age of the home. Most structures on the block have horizontal tear drop siding. The porch cladding would be of this type in finished appearance.

## 1416 Arlington -3

### Driveway (South Elevation)

1. Remove non-historic windows and replace with appropriate insulated one-over-one wood clad windows as shown on elevation. Pair of windows in current bedroom  $\frac{3}{4}$  from front to be replaced with a single window. Addition of two matching though smaller windows for new kitchen of 2 ft 6 inches wide by 3 ft 6 inches high. Dimension as shown on elevation.
2. Cladding of walls to remain as current unless historic cladding is found intact underneath upon construction.
3. Two story addition (existing) is on a slab foundation preventing residence from being raised higher off ground. The configuration of windows in the existing addition is to be changed as shown with appropriate one-over-one windows to match historic portion of the residence. The lower portion of the wall (first floor) is to have wall cladding of hardi-plank to simulate board and batten made of 1 x 12 vertical (boards) separated by 1 x 2 (battens) This is done intentionally to separate visually the historic structure from the addition and to add more textural interest to the residence. The second floor of the existing addition is to retain existing 8 inch spaced lap siding in textured hardi which simulates Cedar siding of main residence. It is proposed to remove the gable ends of the existing two story structure and install a hip roof over existing and proposed addition to lower visual impact of the addition.

The addition to the existing two story wing will follow existing roof and eave overhang and extends an additional 10-6 inches east of existing rear façade. A bridge on second level connects two story portion of the residence to the new 2 story Garage structure. The Garage structure and the addition to the existing two story portion of the residence will have cladding and details to match those described above including window size and type, wall cladding and slab foundation at **garage level 6 inches above grade**. A single pair of windows is visible on the second floor of garage portion of the proposal.

1416 Arlington -4

#### North-Side Elevation

1. Remove non-historic windows and replace with appropriate insulated one-over-one wood clad windows as shown on elevation. Pair of windows in current bedroom single window behind side bay to be moved to center in proposed cabinetry of interior. (NOT visible from street).
2. Cladding of walls to remain as current unless historic cladding is found intact underneath upon construction.
3. Two story addition (existing) is on a slab foundation preventing residence from being raised higher off ground. The configuration of windows in the existing addition is to be changed as shown with appropriate one-over-one windows to match historic portion of the residence. The lower portion of the wall (first floor) is to have wall cladding of hardi-plank to simulate board and batten made of 1 x 12 vertical (boards) separated by 1 x 2 (battens) This is done intentionally to separate visually the historic structure from the addition and to add more textural interest to the residence. The second floor of the existing addition is to retain existing 8 inch spaced lap siding in textured hardi which simulates Cedar siding of main residence. It is proposed to remove the gable ends of the existing two story structure and install a hip roof over existing and proposed addition to lower visual impact of the addition. From the North a deep covered porch is visible on the first floor and the proposed Master Bedroom extension is on the second floor.

The Covered porch has a wood railing of 42 inches in height with stick 2 x 2 (1.5 x 1.5 Nom) balusters spaced according to code at 5 inch centers.

The addition to the existing two story wing will follow existing roof and eave overhang and extends an additional 10-6 inches east of existing rear façade. A bridge on second level connects two story portion of the residence to the new 2 story Garage structure. The Garage structure and the addition to the existing two story portion of the residence will have cladding and details to match those described above including window size and type, wall cladding and slab foundation at garage level 6 inches above grade. A single pair of windows is visible on the second floor of garage portion of the proposal.

Note a direct vent fireplace is proposed in the family room and will come forward of existing wall of the existing non-historic two story addition. It comes forward 1 ft 6 from the existing north wall and is 8 feet in width.

1416 Arlington-5

Rear/East Elevation

Note no portion of the original historic structure is visible in this view. All materials and window types match description of addition on South and North Elevation.

#### GENERAL

Eave height of Garage 20-4

Overall Height at Gable above Garage 27'4 (maximum height of structure)

Extension South of existing residence (addition excluding Garage) 0-0

Extension North of existing residence (addition with exception of fireplace) 0-0

Dimension from street property line to Garage addition 108'10

Depth of extension to existing two story addition 10-6

Depth of Garage structure addition 20-0

Width of Garage structure addition 24-9

**(new text below) 7-9-2013**

**Existing foundation height 16-19 inches above grade. Addition to match existing with exception of garage floor which will be 6 inches above grade concrete.**

**Roof pitch existing 7.5 inch-8 / 12 pitch. New addition to match existing.**

**Existing first floor Eave 2 feet deep on historic house and 1 ft 6 in on existing addition.**

**Proposed garage addition overhang to match existing at 2 foot overhang**

**Eave height of historic one story above grade 10-8.**

**Eave height of existing addition above grade 20-4**

**Proposed eave height above grade to match existing of second floor**





915



















915



915

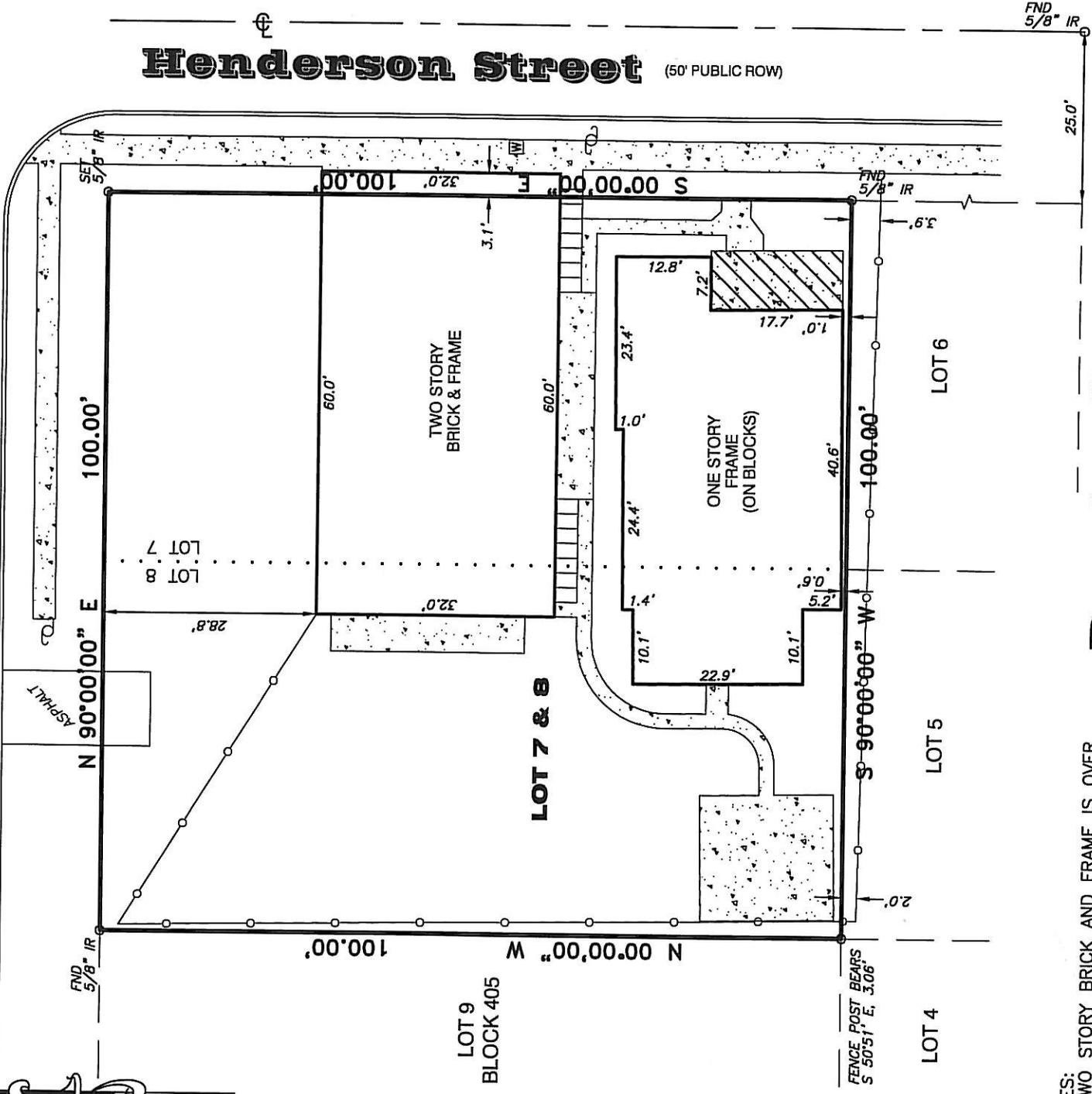


**Union Street** (70' PUBLIC ROW)

**Henderson Street** (50' PUBLIC ROW)

**Decatur Street** (70' PUBLIC ROW)

SCALE 1"=20'



NOTES:  
1. TWO STORY BRICK AND FRAME IS OVER THE PROPERTY LINE 3.1 FEET AS SHOWN.

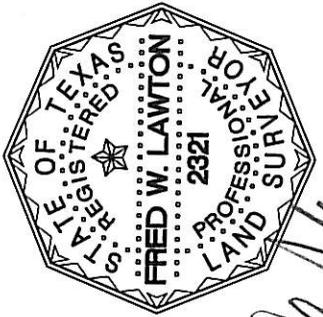
BEARINGS AND STREET RIGHT-OF-WAY PER PLAT.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PLAT OF LOT 7 & 8 BLOCK 405 OF W.R. BAKER ADDITION AN ADDITION IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ALSO KNOWN AS 907, 915 AND 917 HENDERSON STREET, HOUSTON, TX.

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0670L, DATE 6-18-07, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey, showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property, Easements, building lines, etc. shown are as identified by:



*[Signature]*

GF T09-01525 of NATIONAL TITLENET

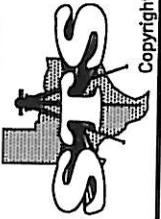
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

ADDRESS: 907 & 915 HENDERSON STREET  
CITY: HOUSTON, TEXAS  
PURCHASER: TIEN Q. DINH

LENDER: MANAGED MORTGAGE INVESTMENT FUND, LP

JOB NO: 1268-09 DATE: 10-16-09 SCALE: 1"=20'-00" REVISION:

Key Map 493K

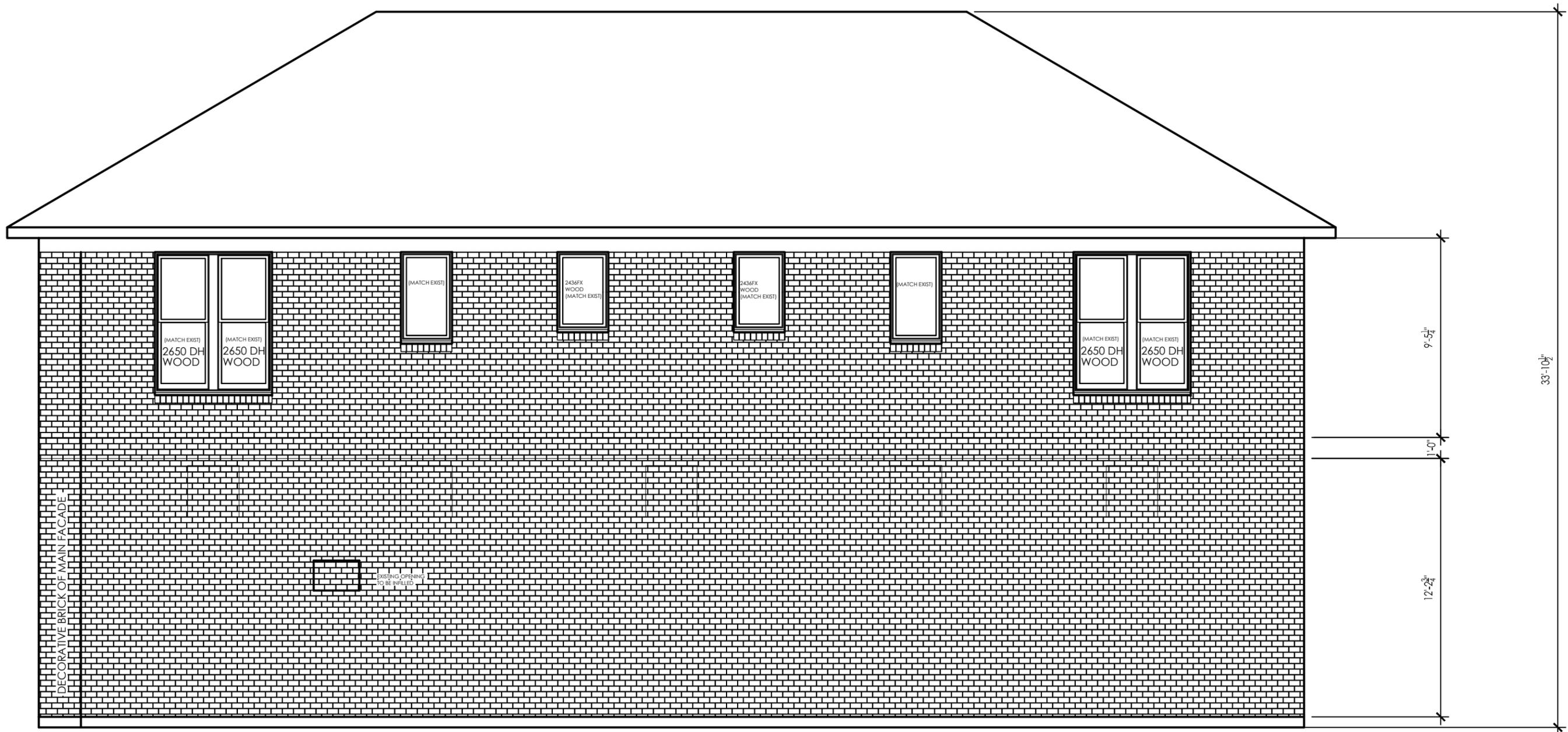


**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J-Suite 101 Houston, Texas 77082  
TEL. (281) 556-6918 FAX (281) 556-9331

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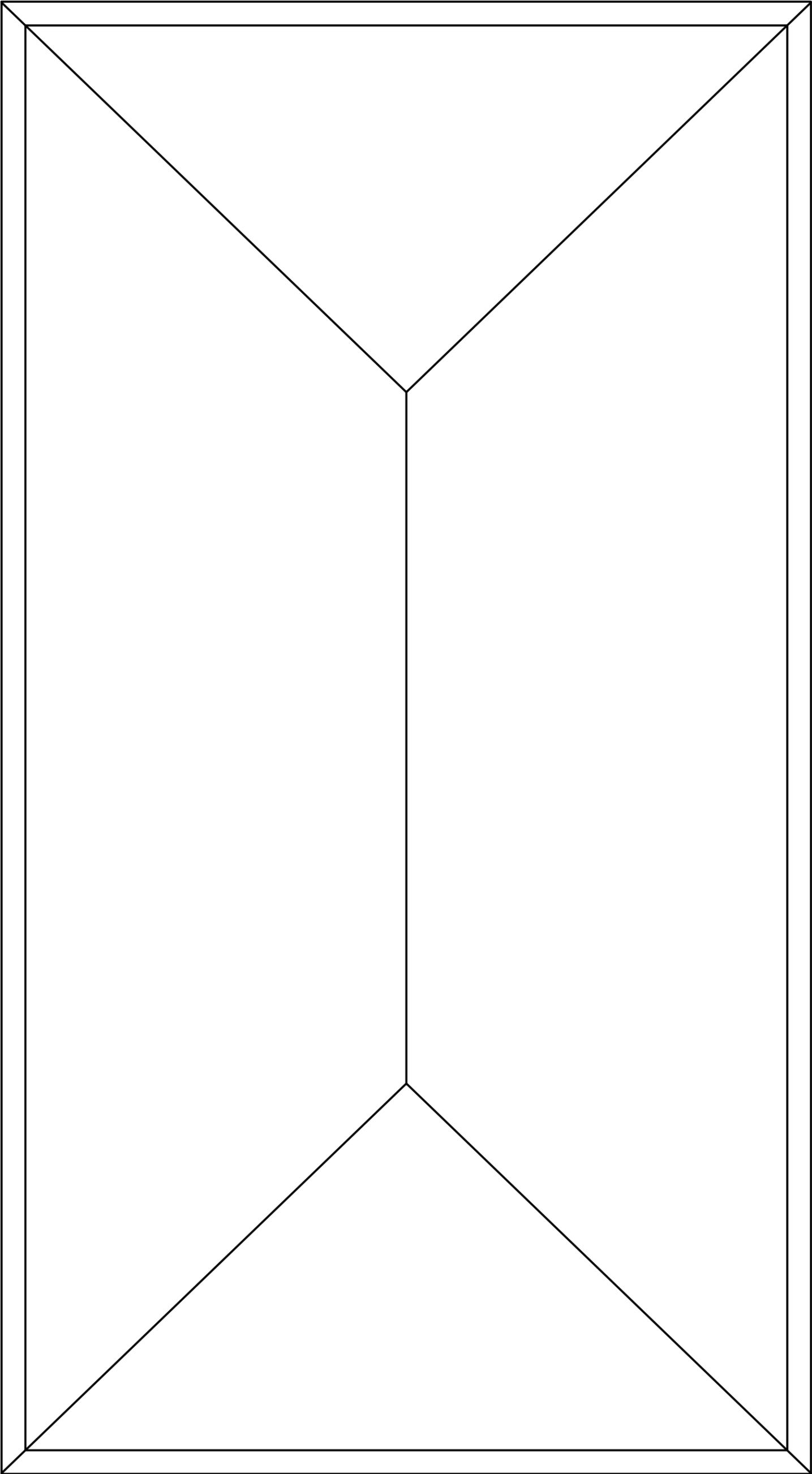




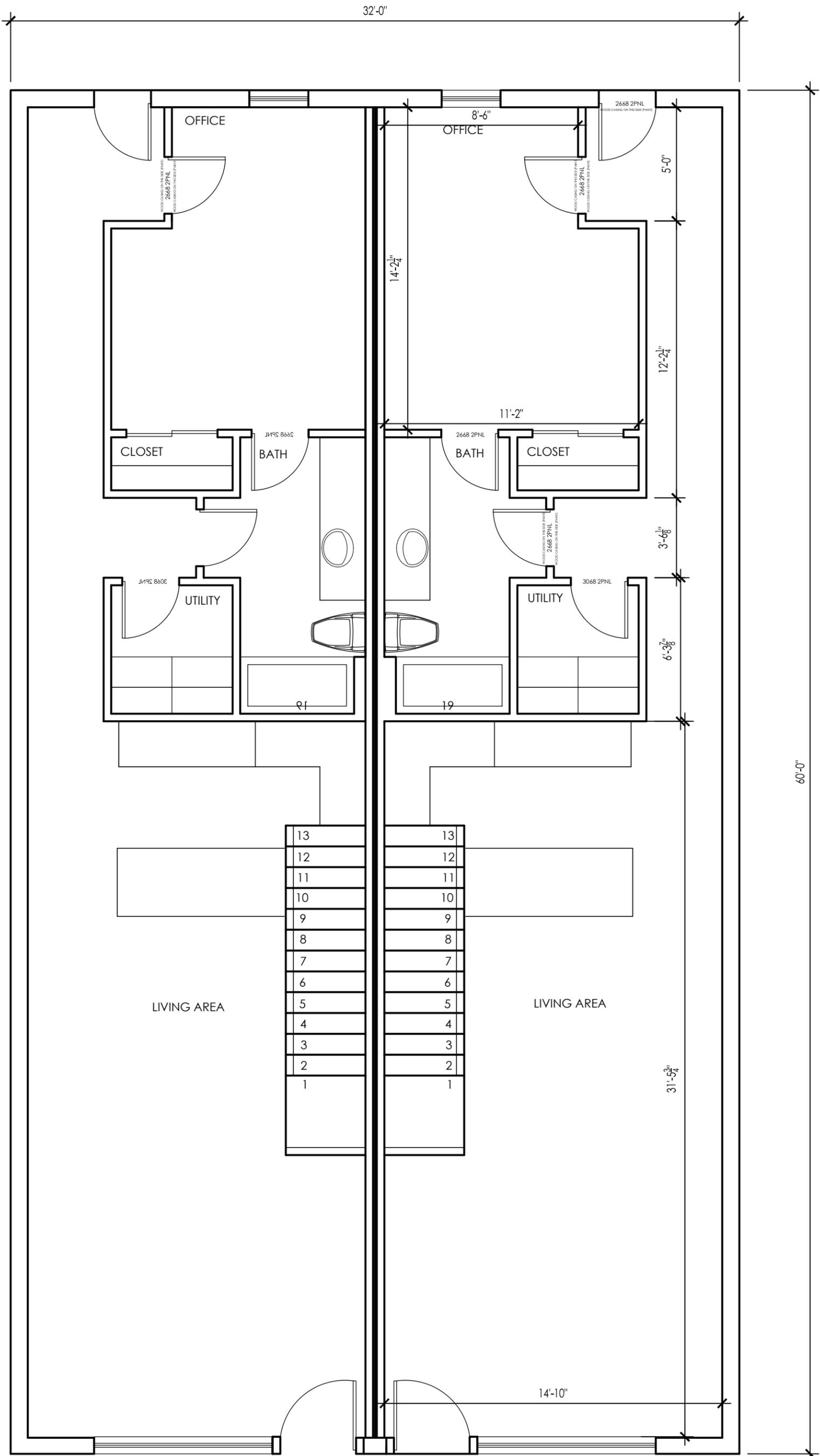
915 HENDERSON  
 SIDE-NORTH ELEVATION  
 PROPOSED



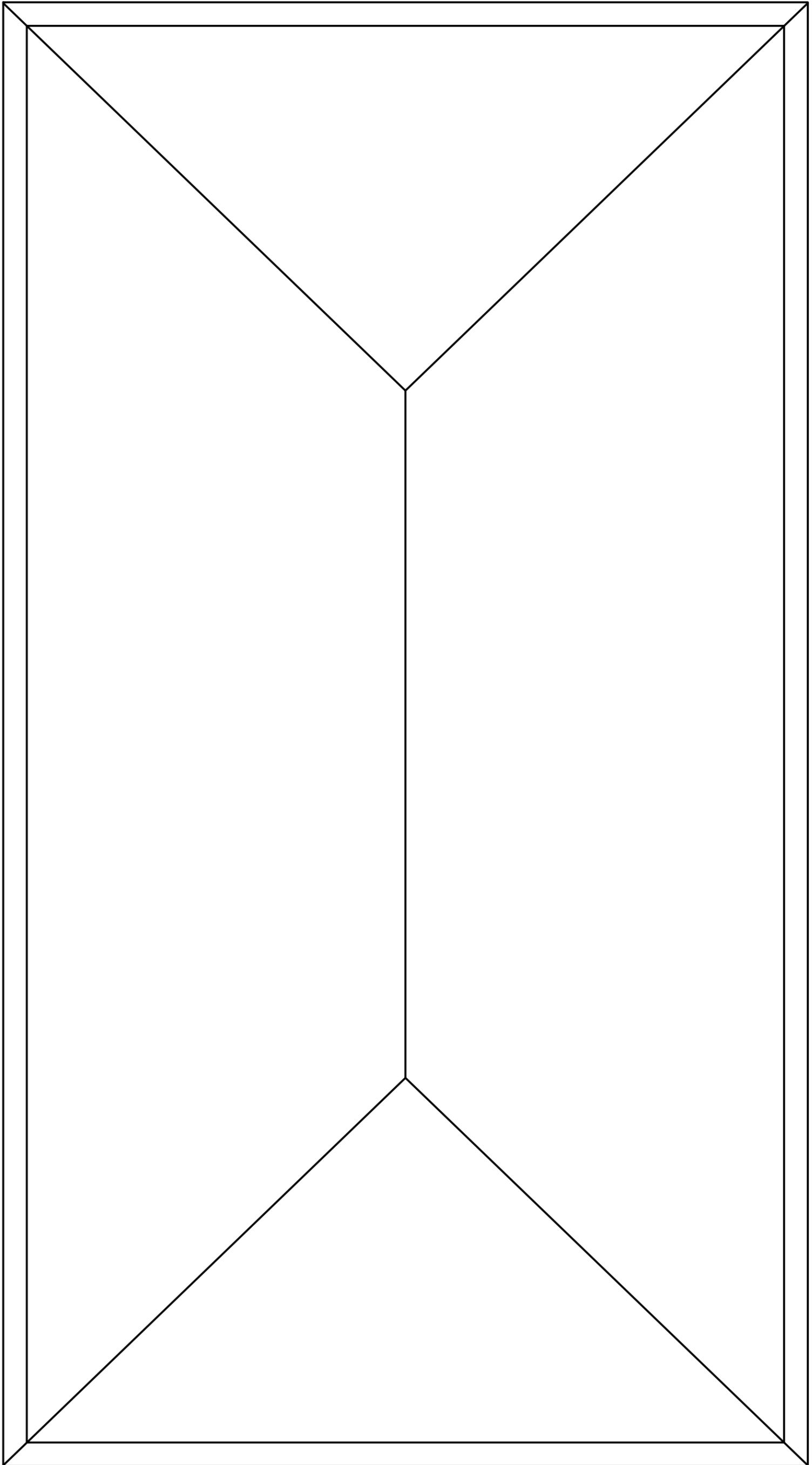
915 HENDERSON  
 MAIN-STREET-EAST ELEVATION  
 PROPOSED



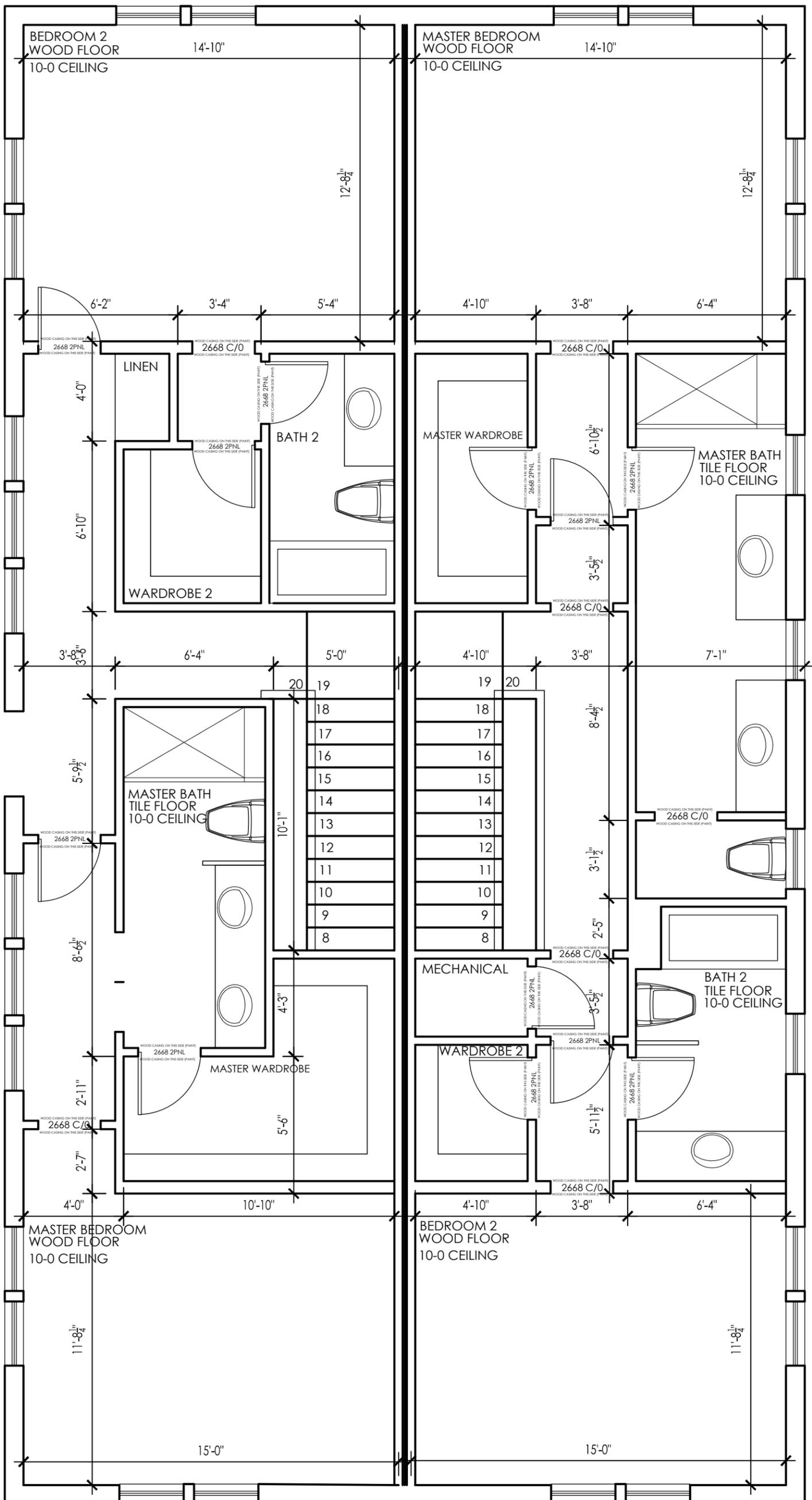
915 HENDERSON  
PROPOSED ROOF PLAN



915 HENDERSON  
 PROPOSED SECOND FLOOR  
 NOTE:NO EXTERIOR WINDOWS OR DOORS HAVE BEEN RELOCATED



915 HENDERSON  
EXISTING ROOF PLAN



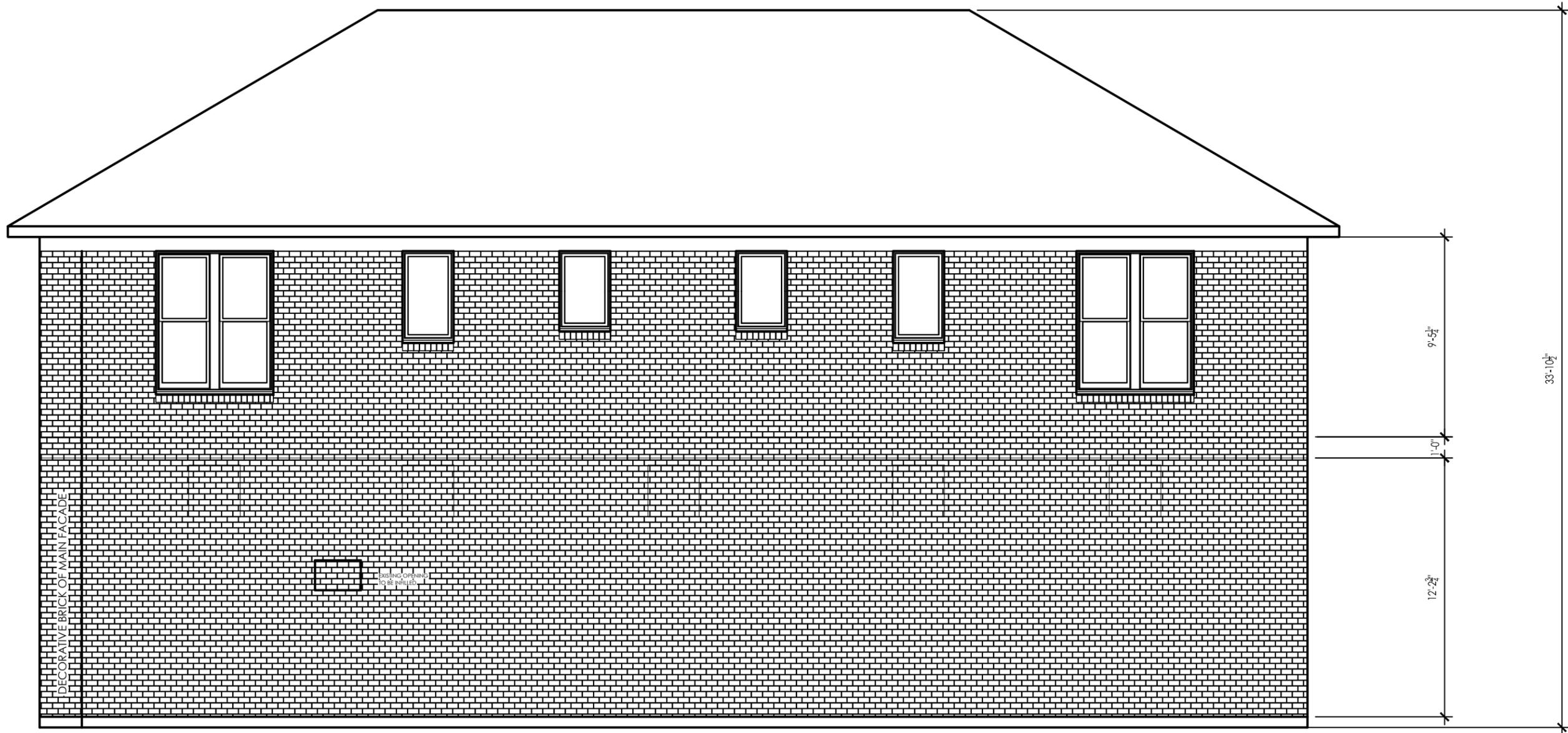
915 HENDERSON  
 PROPOSED FIRST FLOOR  
 NOTE: NO EXTERIOR WINDOWS OR DOORS HAVE BEEN RELOCATED



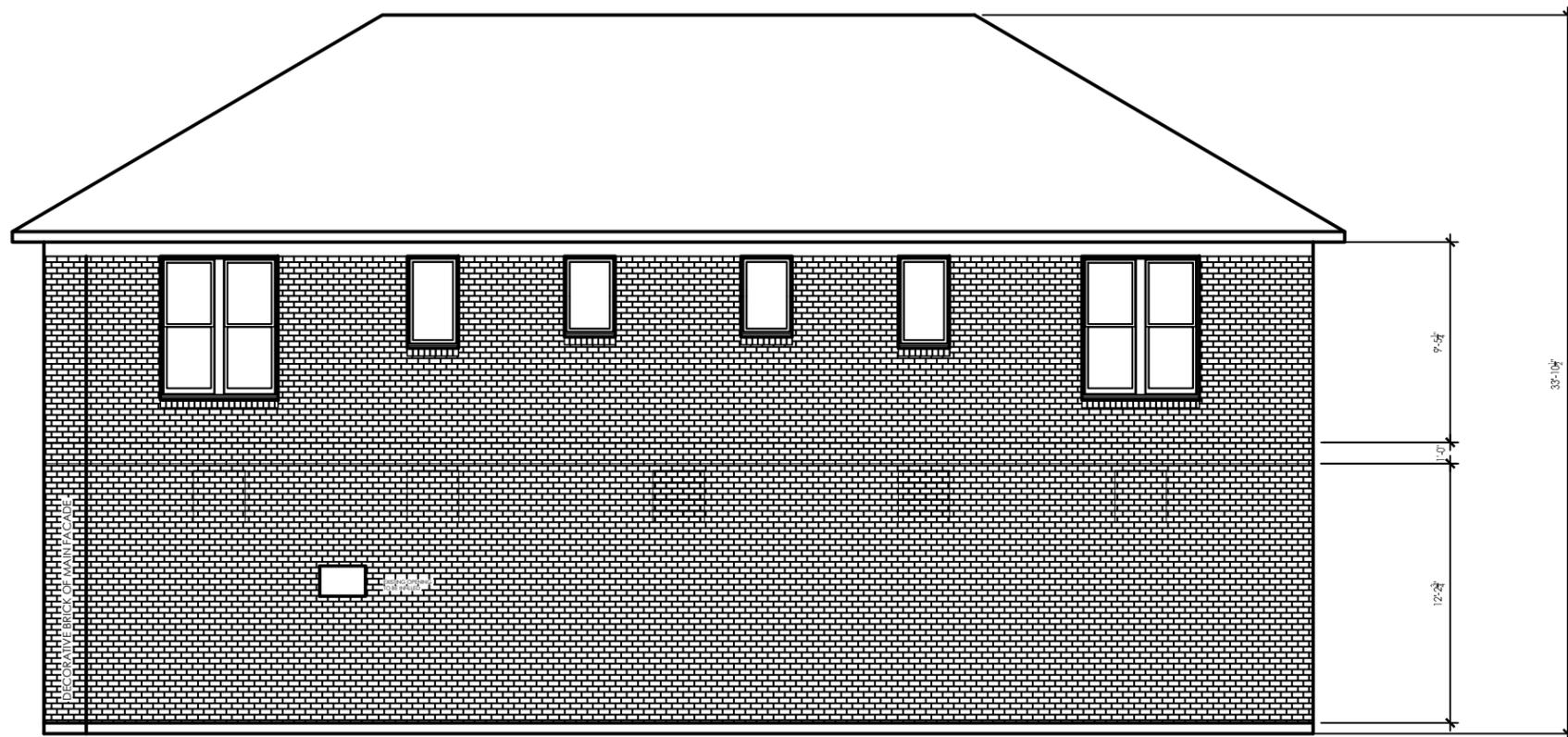
915 HENDERSON  
 REAR-WEST ELEVATION  
 EXISTING



915 HENDERSON  
 REAR-WEST ELEVATION  
 PROPOSED



915 HENDERSON  
SIDE-NORTH ELEVATION  
PROPOSED



915 HENDERSON  
SIDE-NORTH ELEVATION  
EXISTING



915 HENDERSON  
SIDE-SOUTH ELEVATION  
PROPOSED



915 HENDERSON  
 SIDE-SOUTH ELEVATION  
 EXISTING

DECORATIVE BRICK ON ENTIRE PORCH



915 HENDERSON  
MAIN-STREET-EAST ELEVATION  
EXISTING

PROPOSED



915 HENDERSON  
MAIN-STREET-EAST ELEVATION  
PROPOSED



915 HENDERSON  
 REAR-WEST ELEVATION  
 PROPOSED