CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 221 W 13TH ST

Historic District / Landmark HEIGHTS HISTORIC DISTRICT WEST HCAD # 0201680000027

Subdivision HOUSTON HEIGHTS (TRS) Lot 13B & 14B Block 172

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 ANDRES VILLASENOR

Company DISTRICT DENTAL

Mailing Address 221 W 13TH ST

HOUSTON, TX 77008

Phone 210-845-2400

Email [redacted]

X Signature

X Date 1/19/15

APPLICANT (if other than owner)

Name JUSTIN WOOD

Company DLR

Mailing Address 611 HEIGHTS BLVD

HOUSTON, TX 77007

Phone 281-924-1947

Email [redacted]

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.

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
NEW CONSTRUCTION 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 sections 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. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 221 W 13TH ST, HOUSTON, TX 77008

NEW BUILDING TYPE

- ☐ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☑ garage
- ☐ carport
- ☐ accessory structure
- ☐ other

DRAWINGS

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

- ☑ site plan
- ☑ floor plans
- ☑ window and door schedule
- ☑ roof plan
- ☑ elevations (all sides)
- ☑ perspective

WRITTEN DESCRIPTION

- ☑ describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- ☑ materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- ☑ site as seen from street, from front and corners, include neighboring properties

Written Description of Proposed Scope and Material Use for New Structure at 221 W 13TH

The new structure we are requesting a Certificate of Appropriateness to build is a two car garage. We are requesting permission to build the structure with a second floor to be utilized as storage space. The square footage of the structure would be 380 square feet on the first level for parking cars. The second level would also be 380 square feet to be utilized as unfinished interior storage space. The foundation we are requesting to use is a conventional steel slab on grade. We are proposing to match the veneer of the existing single-family structure on the property. The siding would be 6" Hardi Plank in smooth finish. All corner boards, bands and frieze boards would be 3/4" smooth Hardi Plank. All new windows to be used with this proposed structure would be double hung, tilt sash wood windows to match existing structure. The storage space entry door would be solid core fiberglass door to match back door of existing structure. The roof we are proposing would be a 6/12 pitch conventional A frame roof with composition shingles all to match existing structure.

DISCLAIMER:

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

W 15TH STREET

IMPERVIOUS CALCULATIONS		
LOT SIZE	4400	SQ. FT.
EXISTING RESIDENCE	1254	SQ. FT.
EXISTING FLAT WORK	44	SQ. FT.
EXISTING POOL	256	SQ. FT.
NEW GARAGE	360	SQ. FT.
NEW CONCRETE DRIVE	772	SQ. FT.
IMPERVIOUS AREA	64 %	

Ingeniously Designed, LLC
6631 Scott Road, Pearland, Texas 77581
P: (832) 573-3767 F: (281) 412-4682

DATE
09.16.2014

PROJECT
DISTINCTIVE LIVING
A PROJECT LOCATED AT
201 W 15TH STREET
HOUSTON TX 77008

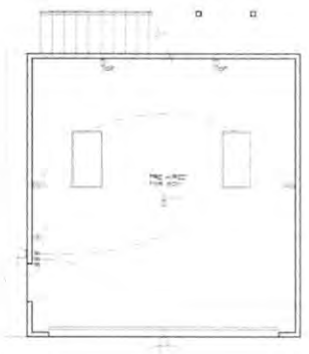
DRAWN BY
DAMIAN LOPEZ

SCALE
1" = 10'-0"

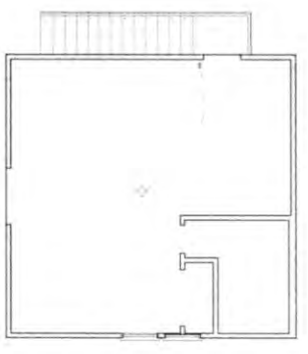
P1

ELECTRICAL LEGEND

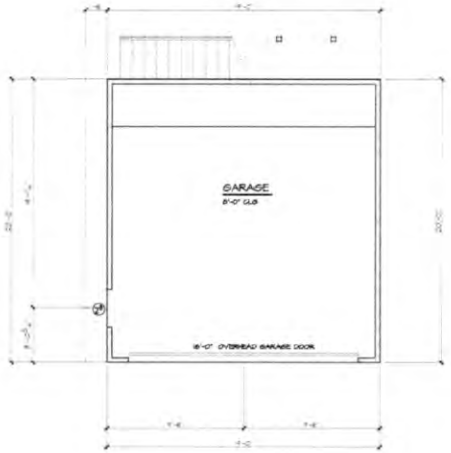
- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- FIVE-WAY SWITCH
- DUPLEX
- COUNTERTOP DUPLEX
- SPLIT WIRED DUPLEX
- QUADRUPLEX
- CEILING DUPLEX
- FLOOR DUPLEX
- GROUND FAULT CIRCUIT INTERRUPTER
- GROUND FAULT CIRCUIT INTERRUPTER (WATER PROOF)
- SOFFIT DUPLEX (WATER PROOF)
- 220 VOLT OUTLET
- PHONE OUTLET
- TV OUTLET
- INTERNET OUTLET
- SMOKE DETECTOR W/ BATTERY BACK-UP (ALL INTERCONNECTED)
- THERMOSTAT
- GARAGE DOOR OPENER
- DOOR BELL
- CEILING LIGHT
- CHANDELIER LIGHT FIXTURE
- BALL HANG LIGHT
- RECESSED CEILING LIGHT
- RECESSED CEILING LIGHT (WATER PROOF)
- RECESSED EYEBALL SPOT LIGHT
- VENT
- LANDSCAPING LIGHT IN SOFFIT
- MOTION FLOODLIGHT
- UNDER COUNTER LIGHT
- CEILING FAN W/ LIGHT
- 1x4 FLOURECENT LIGHT
- 2x4 FLOURECENT LIGHT



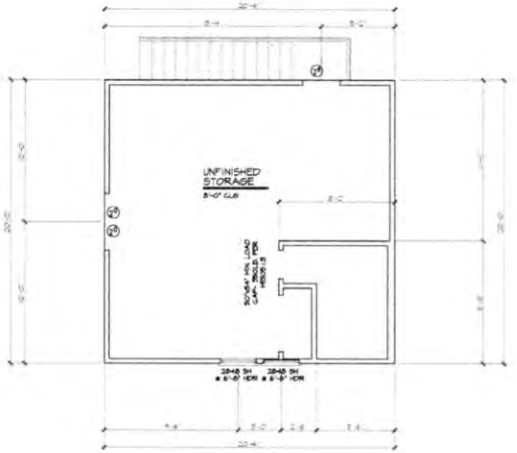
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

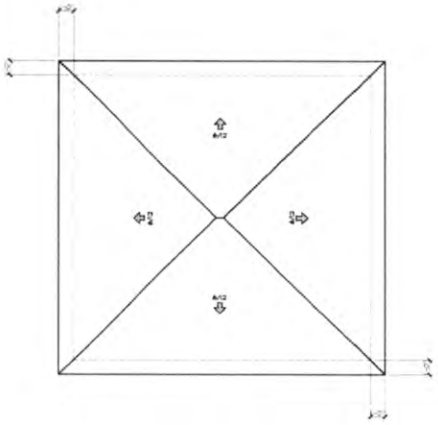
DATE
09/11/2014

PROJECT
DISTINCTIVE LIVING
A GARAGE APARTMENT
2D W. 15TH STREET
HOUSTON TX 77008

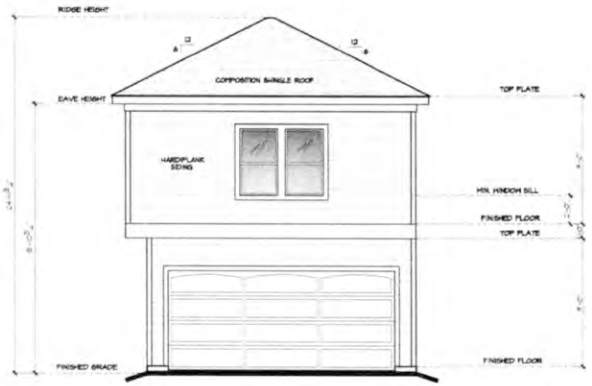
DRAWN BY
DAMIAN LOPEZ

SCALE
1/4" = 1'-0"

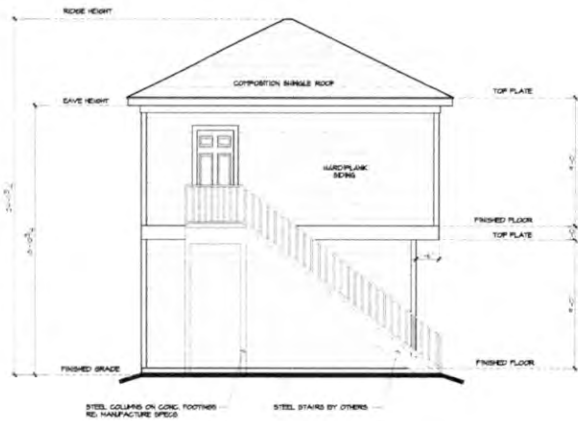
A1



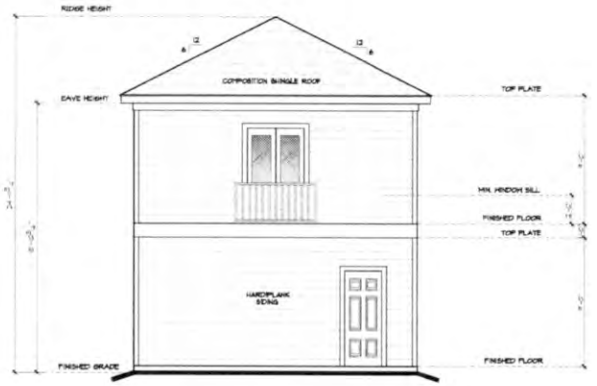
GARAGE ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION