CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 417 W. 12th St. Houston, TX 77008

Historic District / Landmark Houston Heights Historic West HCAD # 0201790000038

Subdivision Houston Heights Lot 19A, 20A & 21A Block 193

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 Lauren Friese

Company

Mailing Address 1230 Ashland St. Houston, TX

Phone © 713-476-1825

Email [redacted]

Signature Lauren Friese

Date 3/4/2015

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

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
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: 417 W. 12th Street Houston, TX 77008

BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [ ] commercial building
- [ ] mixed use building
- [ ] institutional building
- [ ] garage
- [ ] carport
- [ ] accessory structure
- [ ] other

ALTERATION TYPE

- [x] addition
- [x] foundation
- [ ] wall siding or cladding
- [x] windows or doors
- [ ] porch or balcony
- [ ] roof
- [ ] awning or canopy
- [ ] commercial sign
- [ ] ramp or lift
- [ ] other

WRITTEN DESCRIPTION

- [x] property description, current conditions and any prior alterations or additions
- [x] proposed work; plans to change any exterior features, and/or addition description
- [x] current building material conditions and originality of any materials proposed to be repaired or replaced
- [x] proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- [x] elevations of all sides
- [x] detail photos of exterior elements subject to proposed work
- [x] historical photos as evidence for restoration work

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

- [x] current site plan
- [ ] proposed site plan
- [x] current floor plans
- [x] proposed floor plans
- [x] current window and door schedule
- [x] proposed window and door schedule
- [x] demolition plan
- [x] current roof plan
- [ ] proposed roof plan
- [x] current elevations (all sides)
- [ ] proposed elevations (all sides)
- [ ] perspective and/or line of sight

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0201790000038

Tax Year: 2014

Print

Owner and Property Information			
Owner Name & Mailing Address:	**ANTEBELLUM DEVELOPMENT LLC** **1230 ASHLAND ST** **HOUSTON TX 77008-6740**	Legal Description: Property Address:	**TRS 19A 20A & 21A BLK 183 HOUSTON HEIGHTS** **417 W 12TH ST HOUSTON TX 77008**

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®
4,100 SF	1,007 SF	8304.06	1620	161 -- 1F Heights, Brooksmith, Norhill	5358A	452Z

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2013 Rate	2014 Rate
None	001	HOUSTON ISD	Name Change: 10/10/2014	1.186700	1.196700
	040	HARRIS COUNTY	Name Change: 10/10/2014	0.414550	0.417310
	041	HARRIS CO FLOOD CNTRL	Name Change: 10/10/2014	0.028270	0.027360
	042	PORT OF HOUSTON AUTHY	Name Change: 10/10/2014	0.017160	0.015310
	043	HARRIS CO HOSP DIST	Name Change: 10/10/2014	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	Name Change: 10/10/2014	0.006358	0.005999
	048	HOU COMMUNITY COLLEGE	Name Change: 10/10/2014	0.097173	0.106890
	061	CITY OF HOUSTON	Name Change: 10/10/2014	0.638750	0.631080

Valuations

Value as of January 1, 2013			Value as of January 1, 2014		
	Market	Appraised		Market	Appraised
Land	169,740		Land	254,610	
Improvement	37,764		Improvement	37,764	
Total	207,504	207,504	Total	292,374	292,374

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	4,100	1.38	1.00	1.00	--	1.38	45.00	62.10	254,610.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1930	Residential Single Family	Residential 1 Family	Average	1,007 *	Displayed

* 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	
Element	Detail
Foundation Type	Crawl Space
Exterior Wall	Frame / Concrete Blk
Heating / AC	Central Heat/AC
Grade Adjustment	C
Physical Condition	Good
Cond / Desir / Util	Average
Element	Units
Room: Bedroom	3
Room: Total	6
Room: Full Bath	1

Building Areas	
Description	Area
OPEN FRAME PORCH PRI	77
BASE AREA PRI	1,007

HOUSTON ARCHAEOLOGICAL & HISTORICAL COMMISSION
Application of Appropriateness:
417 W. Street
Heights Historic District West

Date: March 4, 2015
Applicant: 1980 Development, LLC / Lauren Friese, owner

Property: 417 W. 12th Street, TRS 19A, 20A & 21A, BLK 183, Houston Heights Subdivision. The property includes a historic one-story, 1207 square foot, wood frame single family residence situated on a 4,100 square foot (41' x100') interior lot.
Significance: Potentially contributing Bungalow style residence, constructed circa 1930, located in the Houston Heights District West.

Proposal:
Rear Addition
The addition will begin at the existing rear wall, 48'2" back from the front elevation and measure 32'9"deep, 32-1/2" wide overall. The addition will have a porte cache 9'7"wide- included in the 32' ½" width measurement. The addition will have an 18'2"eave height and 24'9" to the ridge. The addition foundation slab on grade shall consist of ½ aggregate with 3,000 psi or higher.

Porch
The existing porch shall only be repairs where wood is rotted- and will not be completely replaced.

PROJECT DETAILS
Shape/Mass:
The existing residence measures 28'-01/2" wide and 48'-01/2" deep. The residence has an eave height of 10'-5 3/4" and a ridge height of 19'-0 9/16".
The proposed addition will begin 48' – ½" back from the front wall and will measure 32'1/2" wide, overall and 81' deep. The addition will have an eave height of 18'-2" and a ridge height of 24'-9".

Setbacks:
The existing residence is setback 14'-6" from the front property line, 9'-3" from the east, and 3'2" from the west.
The addition will be setback 63'-2" from the front property line, 9'7" from the east, 3' from the west and 3' from the rear property line.

Foundation:
The existing residence is built on a pier and beam foundation with a 2'-11" foundation height. The foundation features flared lap skirting.
The addition will be built on a pier and beam foundation. The foundation will feature flared foundation skirting to match the existing foundation skirting.
The existing foundation shall be leveled by a professional foundation company. Currently the existing home- (historic home) is 1-2 inches off level , and some the existing foundation shall be enhanced as approved by the engineer to support the weight of the proposed upped addition.

Windows/Doors:
The existing house features historic 1 over1 wood windows. These will be retained. The addition will feature interior sash mounted 1 over 1 vinyl windows. The applicant proposes to replace a non – original steel door with a wood craftsman style door within existing opening.

Exterior Materials:
The existing residence is clad with wood 117 horizontal lap siding and flared horizontal lap skirting with a 6" reveal. The existing 117 siding and flared skirting will be retained. The residence features a non-original concrete porch covered with tile and non-original wood round columns. The concrete porch will be replaced with a wood porch deck and brick steps. The columns will be replaced with double square wood columns and 42" high wood guardrails will be installed.
The addition will feature wood 117 siding and flared horizontal lap skirting with a 6" reveal to match the existing siding and skirting on the residence.

Roof:
The roof features exposed rafters with a 6-over-12 pitch and is clad with composite shingles.
The addition will feature a cross gable roof with exposed rafter tails and will be clad with composite shingles.

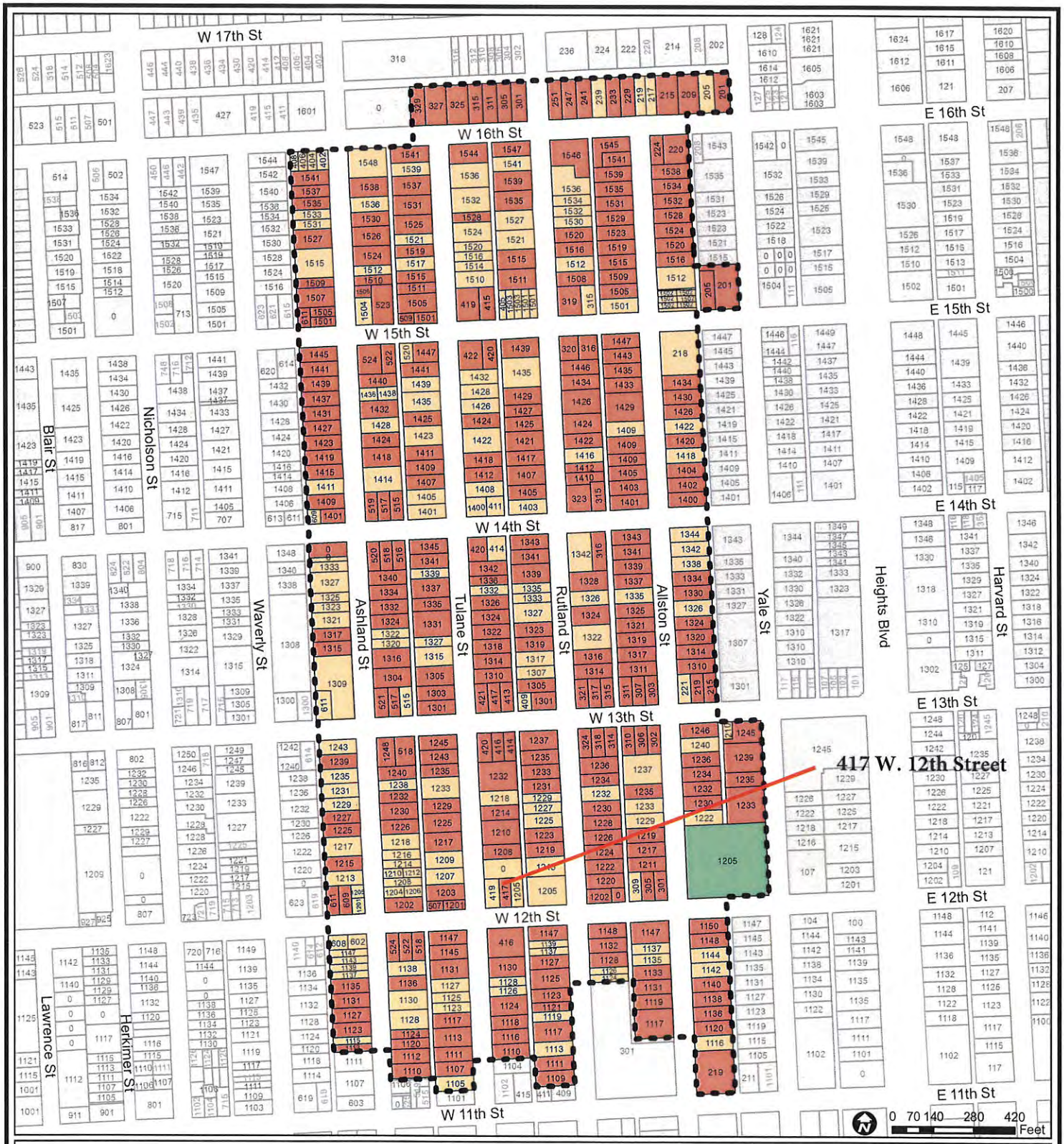
(South) Front Elevation:
The residence features two 1-over-1 sash windows and a single lite wood paneled entry door. The front gable features two divided lite casement windows. The front porch features a non-original concrete tiled porch with non-original round wood columns. The porch will be replaced with a wood porch deck with brick steps and square wood double columns.
The addition will being 48'1/2" from the front wall. The ride height will be reducing 26'.

(East) Side Elevation:
The addition will begin approximately 48'1/2" from the front wall, 32' ½" wide including a 8' wide front loading tandem garage. The front loading tandem garage will begin approximately 74'4" from the front of the property line. A 10' deep non original addition will also be removed to in order to incorporate the new addition.

The addition features one 1-over-1 sash windows on the first floor and two 1-over-1 sash windows and two French doors on the second floor.

(West) Side Elevation: The addition will begin approximately 48'1/2" from the front wall, 32' ½" wide. A 10' deep non original addition will also be removed to in order to incorporate the new addition.
The addition features two trammel windows, two 1 over 1 sash windows on the first floor and six 1-over-1 sash windows.

(North) Rear Elevation:
First floor four 1 over 1 sash windows and the second floor two 1 over 1 sash windows and two trammel windows.



Houston Heights West Historic District

Historic District Boundary

Building Classification

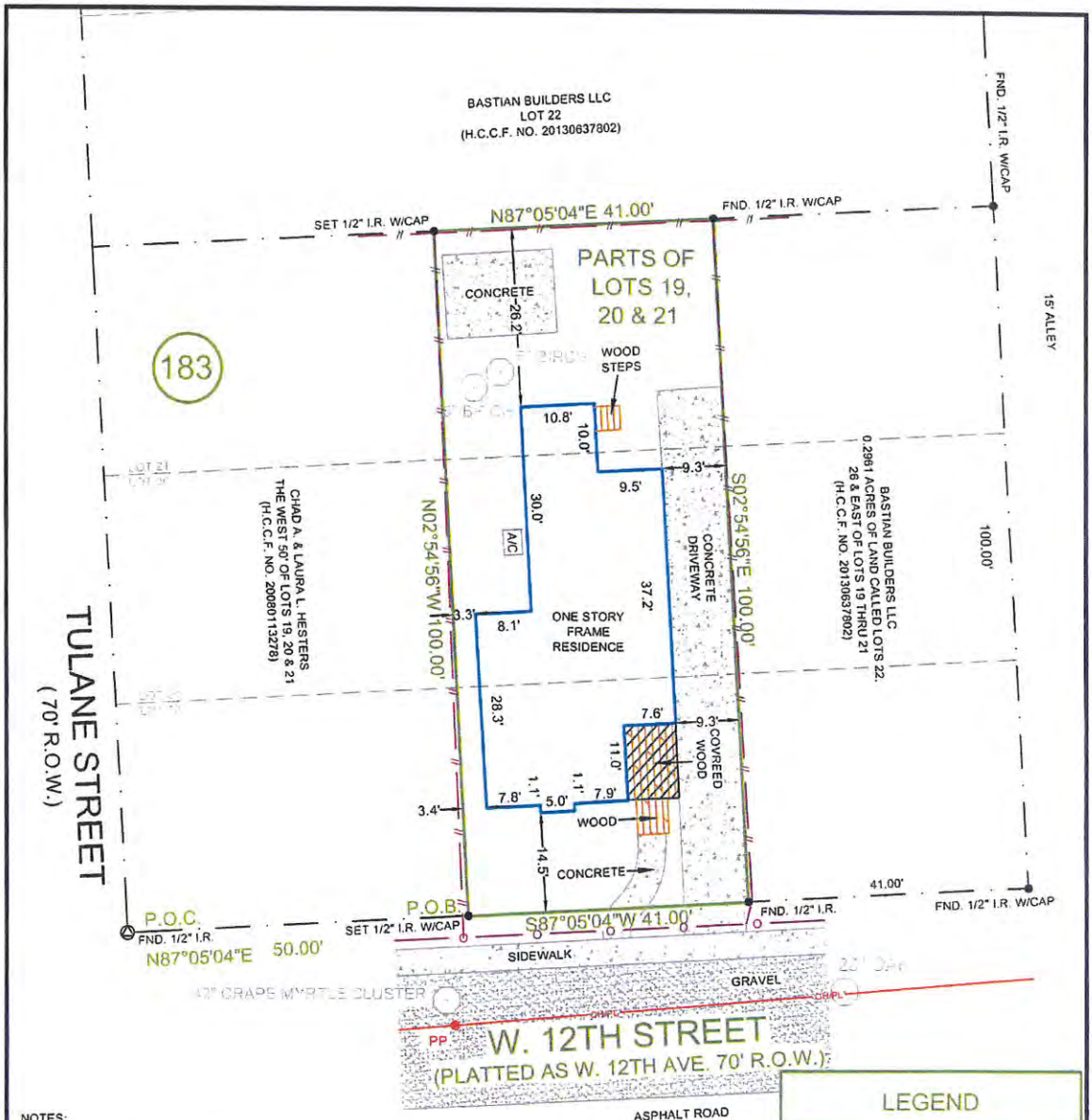
- Contributing
- Non-Contributing
- Park

Established: December 19, 2007
Source: GIS Services Division
Date: May 21, 2013
Reference: pj17025_Heights_West

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

CITY OF HOUSTON TEXAS

PLANNING & DEVELOPMENT DEPARTMENT



NOTES:

1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY **FIRST AMERICAN TITLE COMPANY** UNDER GF No. **18277WR788**. DATED 06-09-14.
2.) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE ADDITIONAL EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3.) SUBJECT TO THE PROPERTY BEING LOCATED WITHIN THE CITY OF HOUSTON EXTRA TERRITORIAL JURISDICTION & SUBJECT TO ITS TERMS, CONDITIONS & PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878 PERTAINING TO, AMONG OTHER THINGS, THE PLATTING & REPLATTING OF REAL PROPERTY & THE ESTABLISHMENT OF BUILDING LINES PER H.C.C.F. NO. N253886.
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON ORDINANCES.
- BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT.

SCALE: 1" = 20'

LEGEND

OH/PL	OVERHEAD POWER
PP	POWER POLE
	TREE
	CONTROL MONUMENT
	PROPERTY CORNER
//	WOOD FENCE
O	CHAIN LINK FENCE

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48201C0670M, DATED: 06-09-14. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT(S): PART OF LOTS 19, 20 & 21 (SEE METES & BOUNDS)	SUBDIVISION: HOUSTON HEIGHTS
BLOCK: 183 / SECTION: -	RECORDATION: VOL. 1, PG. 114, H.C.M.R.
COUNTY: HARRIS / STATE: TEXAS	I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 12th DAY OF AUGUST, 2014.
LENDER Co. -	
TITLE Co. FIRST AMERICAN TITLE INSURANCE COMPANY	
PURCHASER LAUREN FRIESE	
-	
ADDRESS 417 W. 12TH STREET	
HOUSTON, TEXAS	

STATE OF TEXAS REGISTERED RONNIE WILLIS 5462 PROFESSIONAL LAND SURVEYOR

MERIDIAN
SURVEYING & MAPPING
FIRM NO. 100737700
1080 W. SAM HOUSTON PKWY. N., STE. 113
HOUSTON, TEXAS 77043
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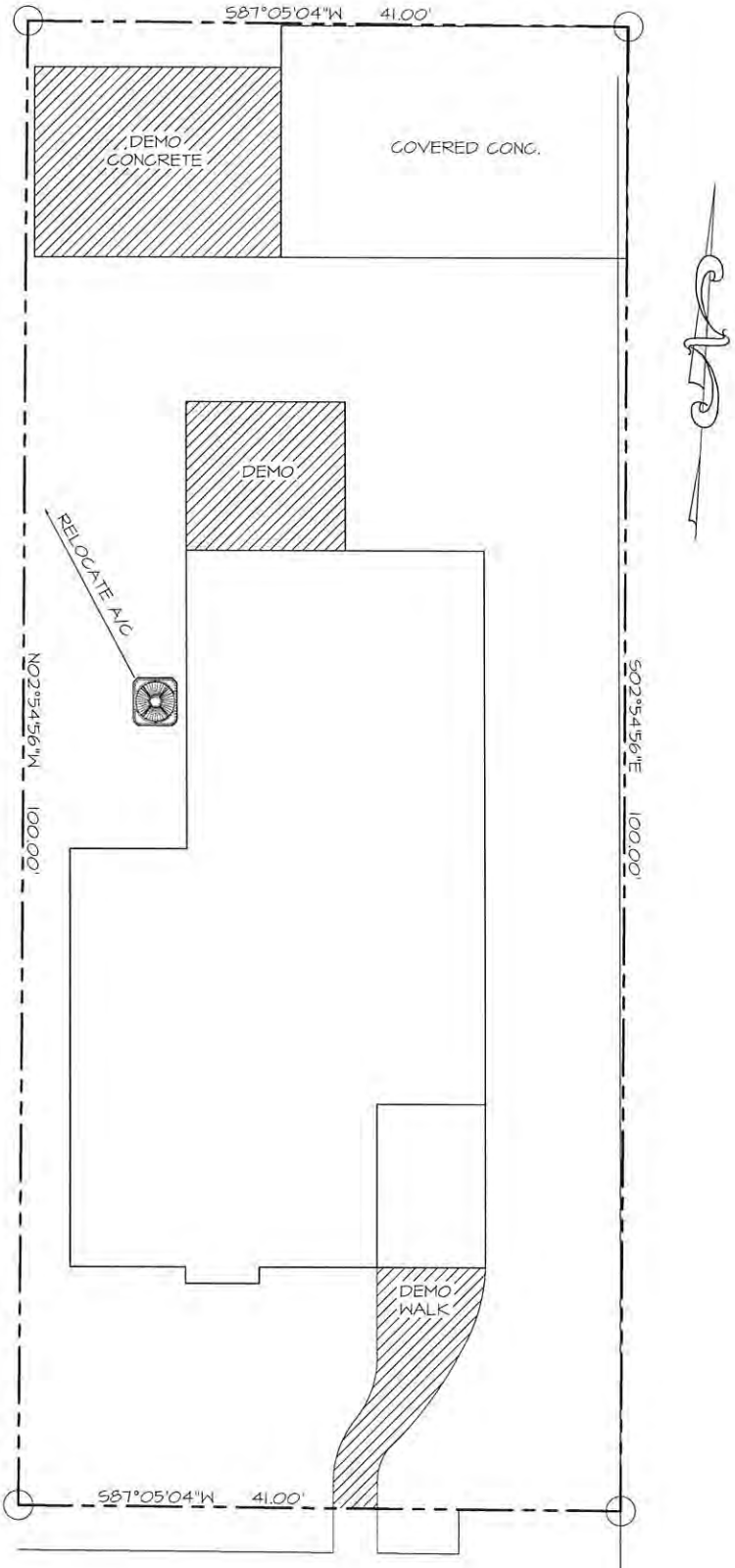
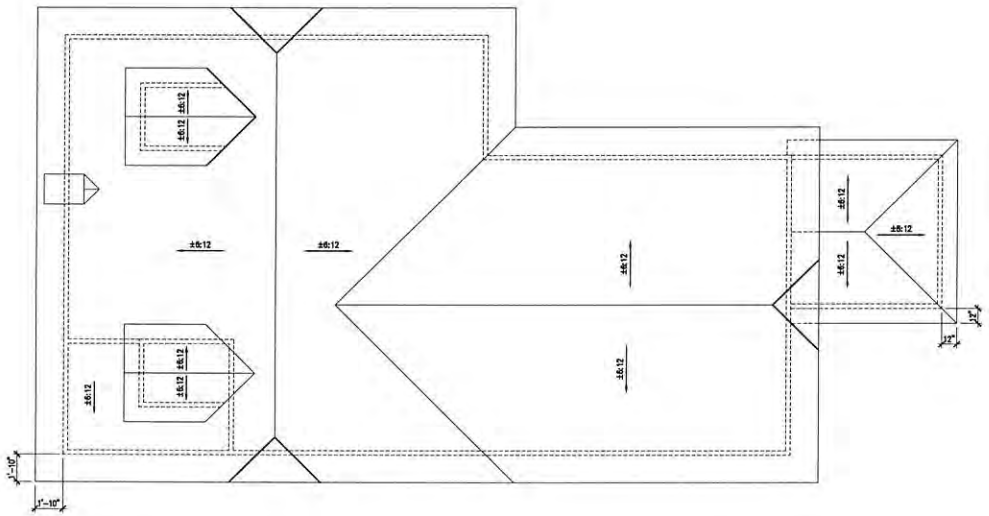
MERIDIAN SURVEYING & MAPPING
TEL. (713) 722-7541 FAX (713) 722-7613

JOB No.	14-27897	
G.F. No.	18277WR788	
FIELD WORK	08-12-14	LH
DRAFTED BY	08-13-14	IA
CHECKED BY	08-13-14	RSW
KEY MAP	452Z	
REVISION	ADDED TREES & POWER POLE 08-19-14	



DEMOLITION PLAN

1/8" = 1'-0"

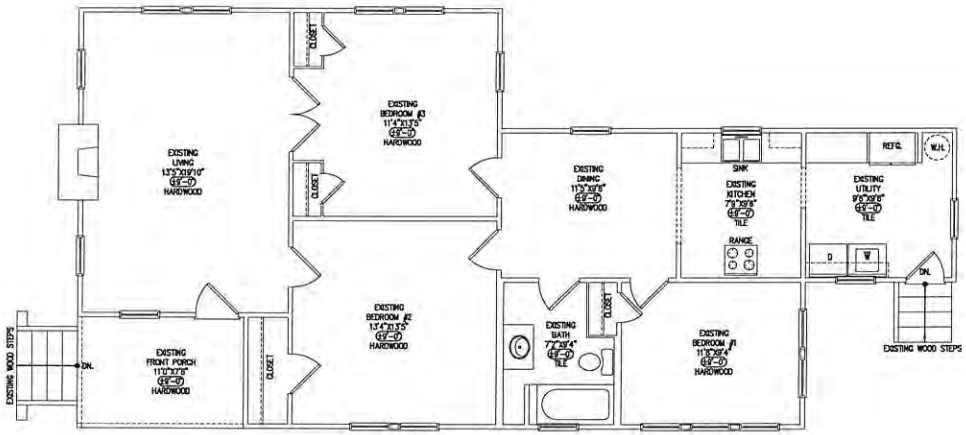


EXISTING ROOF PLAN

1/8" = 1'-0"

417 W. 12th. St.

FRIESE ESIDENCE



Square Footage:

EXISTING	
LOWER LEVEL	1,207 S.F.
TOTAL AC	1,207 S.F.
FRONT PORCH	81 S.F.
TOTAL COVERED	1,288 S.F.

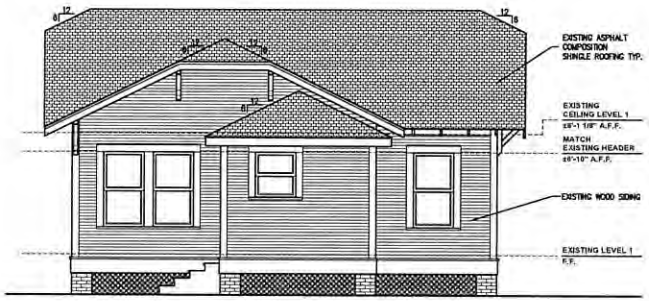
EXISTING FLOOR PLAN

1/8" = 1'-0"

417 W. 12th. St.

LEFT

RIGHT



REAR

FRONT

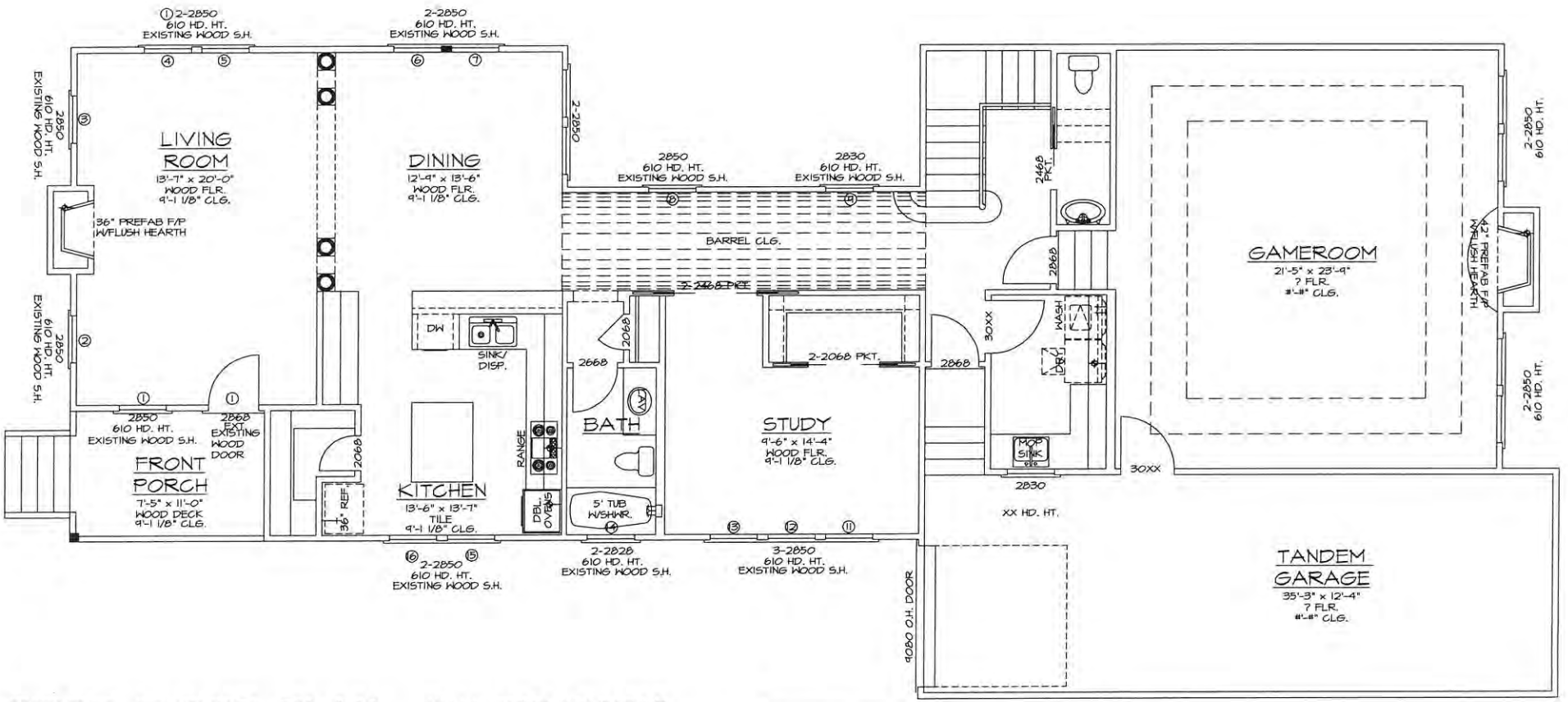
7.16.14

417 W. 12th. St.

FRIESE RESIDENCE

EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"



FIRST FLOOR PLAN

1/4"=1'-0" ALL ANGLES 45° U.O.N.

WALL TYPE SCHEDULE:

= 2X4 STUDS AT 16" O.C.

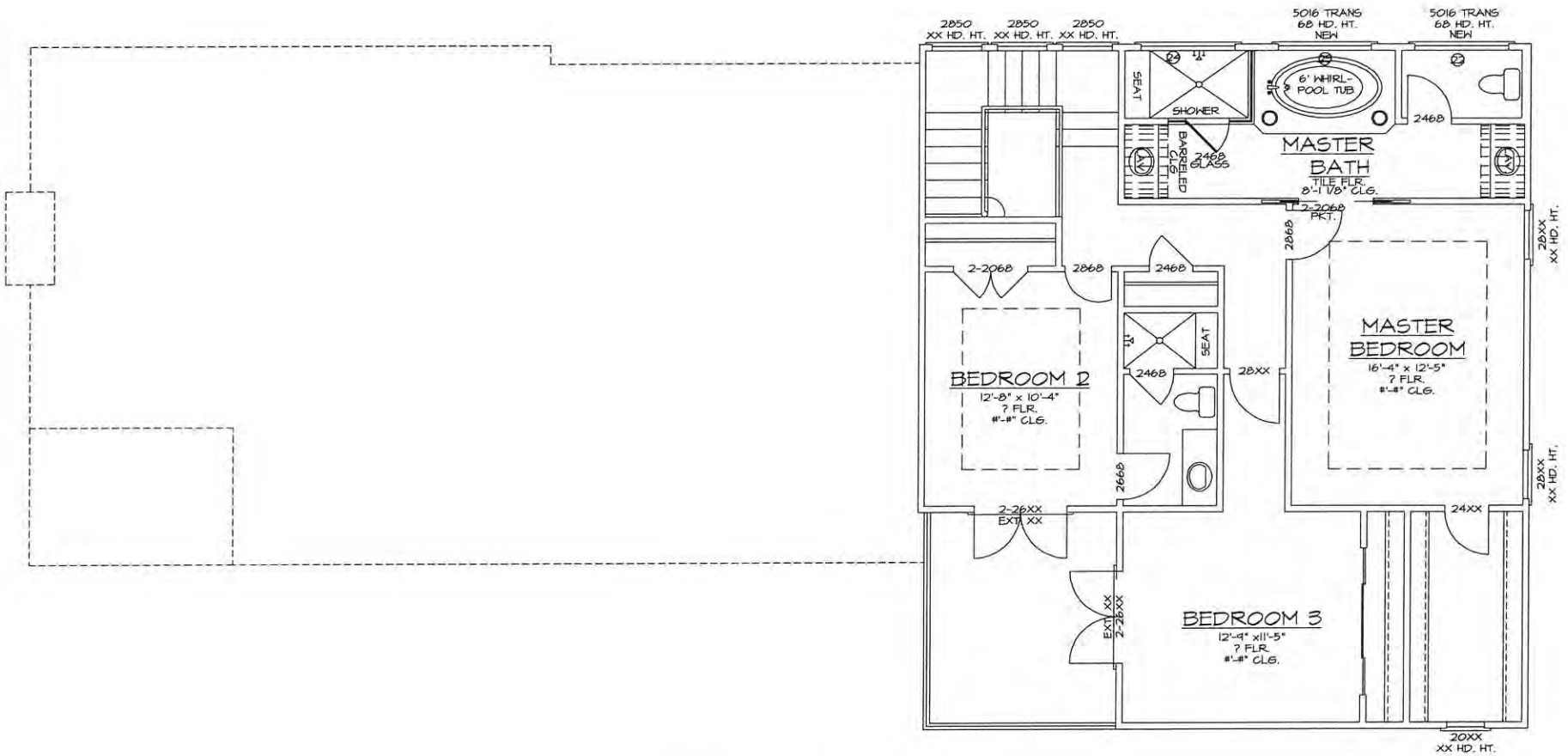
= 2X4 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

= MIN. 2X6 STUDS AT 16" O.C.

= MIN. 2X6 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

AREA CALCULATIONS

FIRST FLOOR LIVING:	1,886 SQ.FT.
SECOND FLOOR LIVING:	991 SQ.FT.
TOTAL LIVING AREA:	2,884 SQ.FT.
GARAGE W/ STORAGE:	476 SQ.FT.
FRONT PORCH:	81 SQ.FT.
TOTAL COVERED AREA:	3,257 SQ.FT.



SECOND FLOOR PLAN

1/4"=1'-0" ALL ANGLES 45° U.O.N.

NOTE: SEE INTERIOR ELEVATIONS FOR MORE DETAILED FRAMING DIMENSIONS

WALL TYPE SCHEDULE:

= 2X4 STUDS AT 16" O.C.

= 2X4 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

= MIN. 2X6 STUDS AT 16" O.C.

= MIN. 2X6 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

WINDOW ABBREVIATIONS:
SH = SINGLE-HUNG
DH = DOUBLE-HUNG
HS = HORIZONTAL SLIDER
CSMT = CASEMENT
DL = DIVIDED LIGHT
FG = FIXED GLASS
AT = ARCH TOP
RT = ROUND TOP
HD. HT. = HEADER HEIGHT

Square Footage:

EXISTING	
LOWER LEVEL	1,207 S.F.
TOTAL AC	1,207 S.F.
FRONT PORCH	81 S.F.
TOTAL COVERED	1,288 S.F.

EXISTING FLOOR PLAN

1/8" = 1'-0"

7.16.14

417 W. 12th. St.

FRIESE RESIDENCE

EXISTING DOOR SCHEDULE

#				
1	EXISTING	REPLACE	CRAFTSMAN STYLE DOOR	2'8"X6'8"
2	EXISTING	DEMO		2'6"X6'8"

ADDITION DOOR SCHEDULE

#				
1	EXISTING	REPLACE	CRAFTSMAN STYLE DOOR	2'8"X6'8"
2	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	2-2'8"X6'8"
3	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	3'0"X6'8"
4	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	2-2'6"X6'8"
5	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	2-2'6"X6'8"

not orginal

EXISTING WINDOW SCHEDULE

(B) # ALL SINGLE HUNG

(A) orginal windows

#					
1	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
2	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
3	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
4	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
5	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
6	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
7	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
8	EXISTING	DEMO	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
9	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
10	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X3'0"	Repair
11	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X3'0"	Repair
12	EXISTING	DEMO	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
13	EXISTING	DEMO	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
14	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
15	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
16	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
17	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X2'8"	Repair
18	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
19	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	Repair

* scattered photos

ADDITION WINDOW SCHEDULE

ALL SINGLE HUNG

#				
1	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
2	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
3	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
4	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
5	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
6	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
7	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
8	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
9	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X3'0"
10	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X3'0"
11	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
12	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
13	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
14	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X2'8"
15	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
16	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
17	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X2'8"
18	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
19	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
20	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
21	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
22	NEW	MATCH	SASH STYLE VINYL WDW.	5'0"X1'6"
23	NEW	MATCH	SASH STYLE VINYL WDW.	5'0"X1'6"
24	NEW	MATCH	SASH STYLE VINYL WDW.	5'0"X1'6"
25	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
26	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
27	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
28	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
29	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	1'6"X5'0"
30	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	1'6"X5'0"

(C)

Door #1

~~Not~~ original door on location. Replace

Window #1

stain glass

5 repair SASH

#4 Repair frame

Stain glass Windowss - AS PER the ERA CIRCA 1930

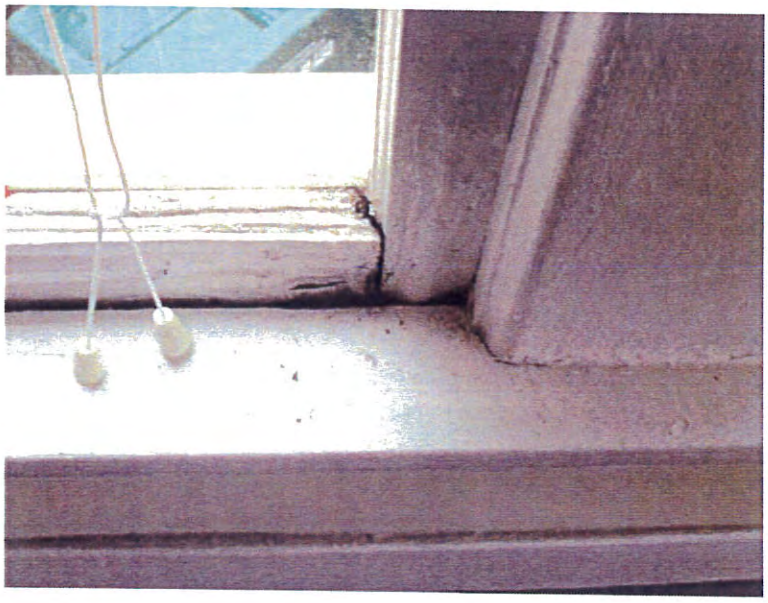
#3 repair painted shut

#2 Repair painted shut

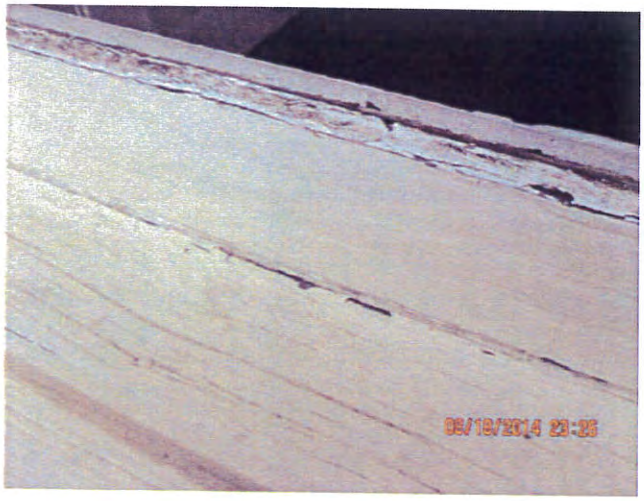
8 repair Broken Glass in sash

#7 repair dry rot And frame

#6 Repair trim



#11
At REAR Addition
(DEMO)



#10 Dry rot
REPAIR

9 Dry rot REPAIR

14 Dry rot

Repair
frame and sash

13 Dry rot

Repair
frame & sash

#12 dry rot

Repair
frame & sash

Repair frame
#17 [illegible] at
glazing,
sash, frame

Repair
#16 dryrot-repair
frame, sash,
painted shut

#15-
Repair
DRY ROT, frame,
and glazing

#19

Repair frame, sash, glazing to make operable

#18

Repair frame, sash, glazing to make operable

Repair where rotten, or damaged

Replace with original vent or glass

stain glass

Install for era circa 1930

FRONT DOOR

EXISTING NON-ORIGINAL FRONT DOOR

PROPOSED REPLACEMENT DOOR