CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 224 E. 12TH, HOUSTON, TX 77008

Historic District / Landmark

HCAD #

Subdivision HOUSTON HEIGHTS Lot 1 & 2 Block 199

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 ELIZABETH DENNIS

Company

Mailing Address 224 E. 12TH

HOUSTON, TX 77008

Phone 713-826-9765

Email [redacted]

Signature Elizabeth Dennis

Date 27th September 2016

APPLICANT (if other than owner)

Name DAVID POPKEN

Company CASCADE ENTERPRISES

Mailing Address P.O. BOX 66341

HOUSTON, TX 77266-6341

Phone 713-705-2515

Email [redacted]

Signature

Date 9/27/16

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:* ___/___/___

Rev. 01.2016

COA Application
Written Description of The Work at 224 E. 12th, Houston TX 77008

The above referenced property is a period Two Story Four Square with original windows and doors, vinyl siding over original wood siding and sections of Hardie lap siding, where the original wood and vinyl were replaced. The overall condition of the exterior is "Fair to Good", with the exception of the one story addition, which is "Poor".

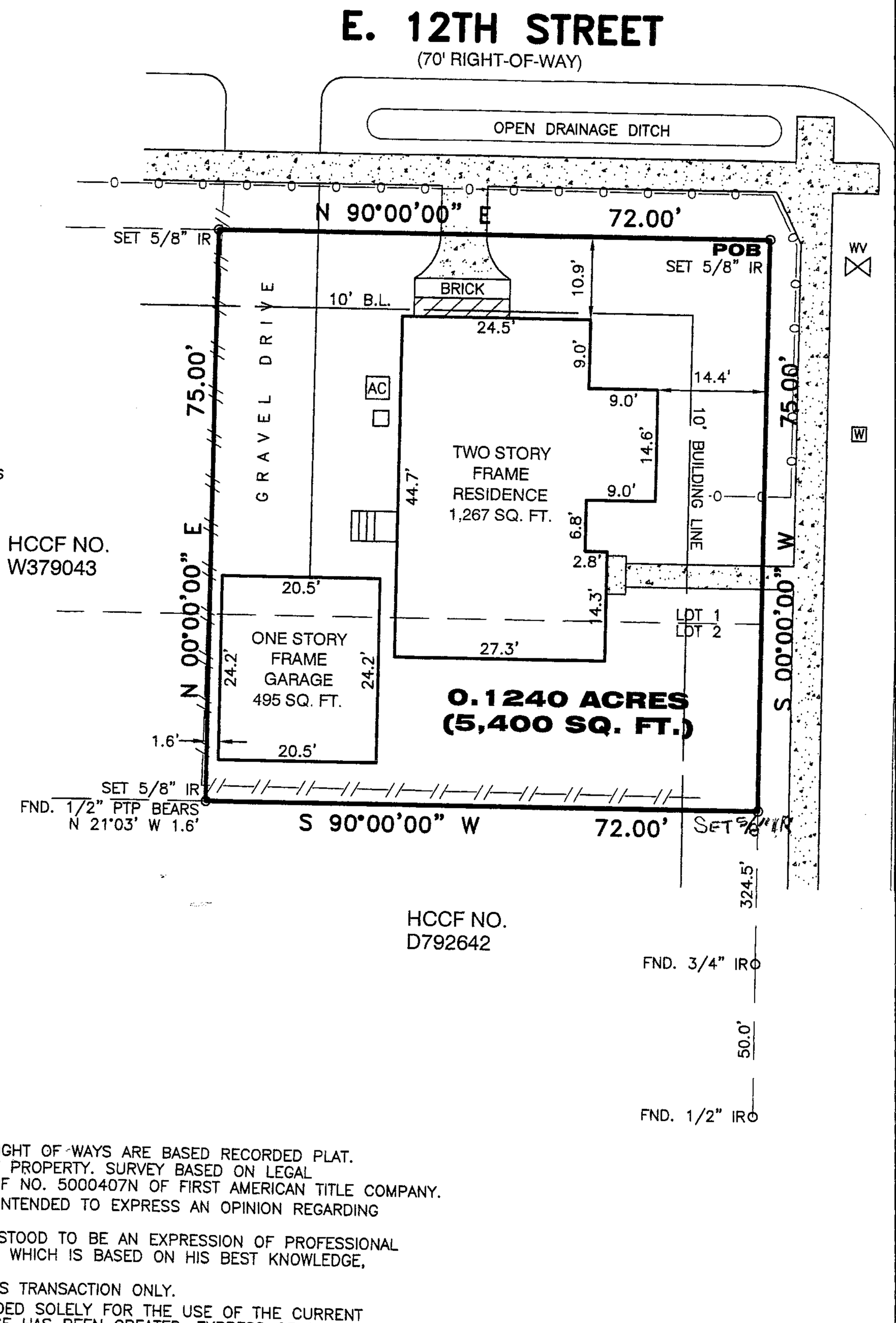
We propose to demolish the existing non-period one story addition on the South Elevation and in its place add a new one story addition that will include Butler's Pantry, Powder Room, Office Nook and Hallway connecting the new addition to the existing Garage. The existing Garage will be converted into a Master Suite, with W/D closet, Bedroom and Bath. There will be storage space built into the North Elevation and then a one car carport structure added to the North Elevation.

The new addition finishing materials will be 117 Siding, back primed and painted. The trim boards will be treated yellow pine. The windows will be Jeld-Wen Auralast double hung and awning wood with insulated glazing. The new exterior door off of the Bedroom will match the lite pattern of the existing front door.

Regards,

David Popken
Cascade Enterprises
Designer/General Contractor
713-705-2515

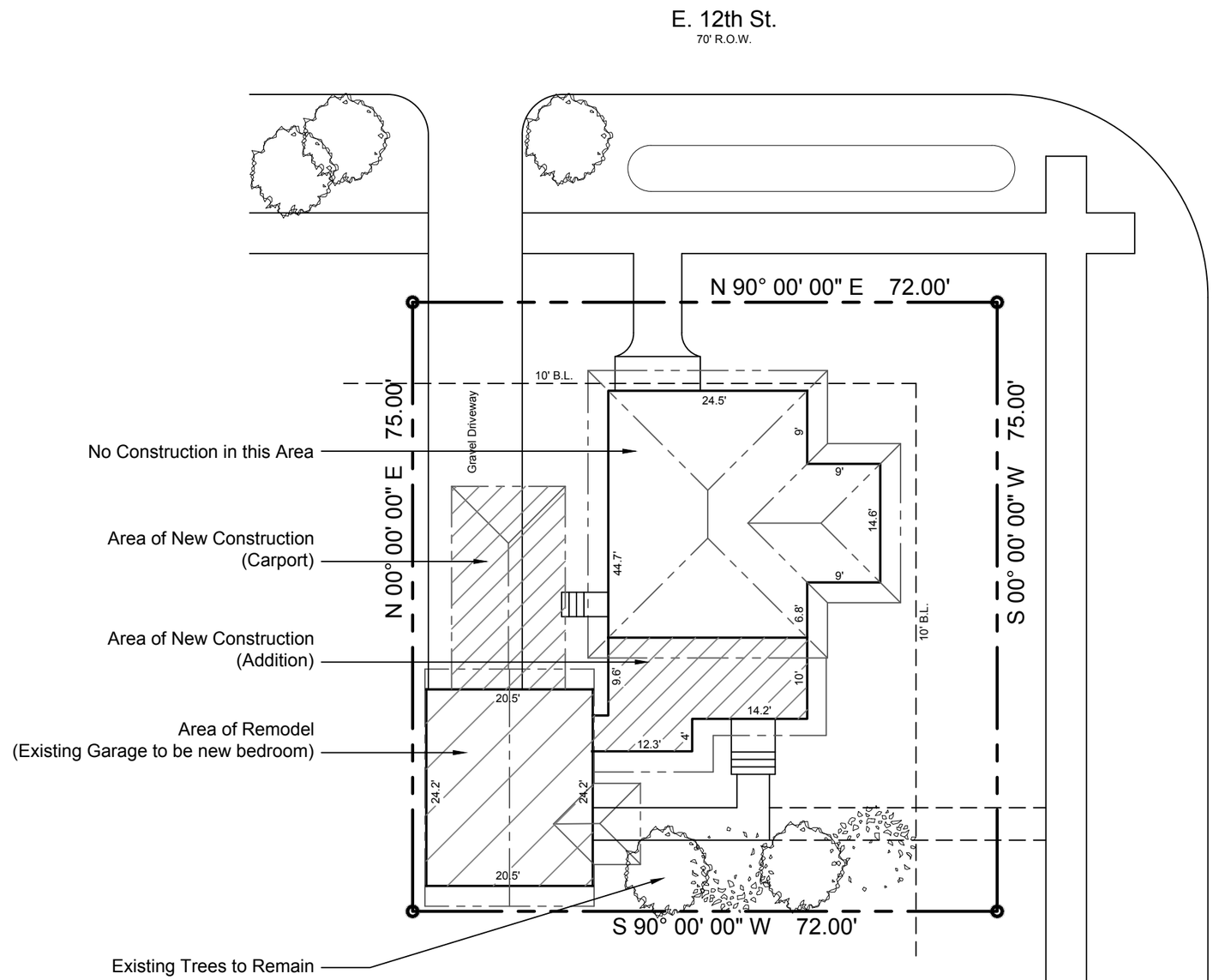
LEGEND:
AC – ACRES
A/C – AIR CONDITION
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
CB – CATCH BASIN
CONC – CONCRETE
CABLE – CABLE BOX
ELEC – ELECTRIC
ESMT – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND – FOUND
GM – GAS METER
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
LP – LIGHT POST
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
MH – MANHOLE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
TEL. – TELEPHONE
UE – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
WROUGHT IRON FENCE
CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
OVERHEAD ELECTRIC LINES
WOOD FENCE
NO PARKING
GUY WIRE
(R) – RECORDED DATA
(M) – MEASURED DATA

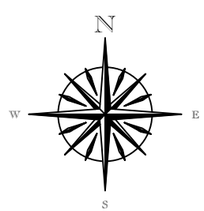


NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY GF NO. 5000407N OF FIRST AMERICAN TITLE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. 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.

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IT IS IN 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.





Architectural Site Plan

Scale: 1/16" = 1'

1
A-101

Cascade Enterprises
P. O. Box 66341
Houston, Texas 77266
Ph. 281-474-9763
FAX 281-474-9679

Garage Remodel for
Elizabeth A. Dennis
224 E. 12th St.
Houston, Texas 77008

DATE	Sept. 21, 2016
JOB NUMBER	
FILE NUMBER	
DRAWN BY	
CHECKED BY	
SCALE:	AS NOTED

REVISION	DATE
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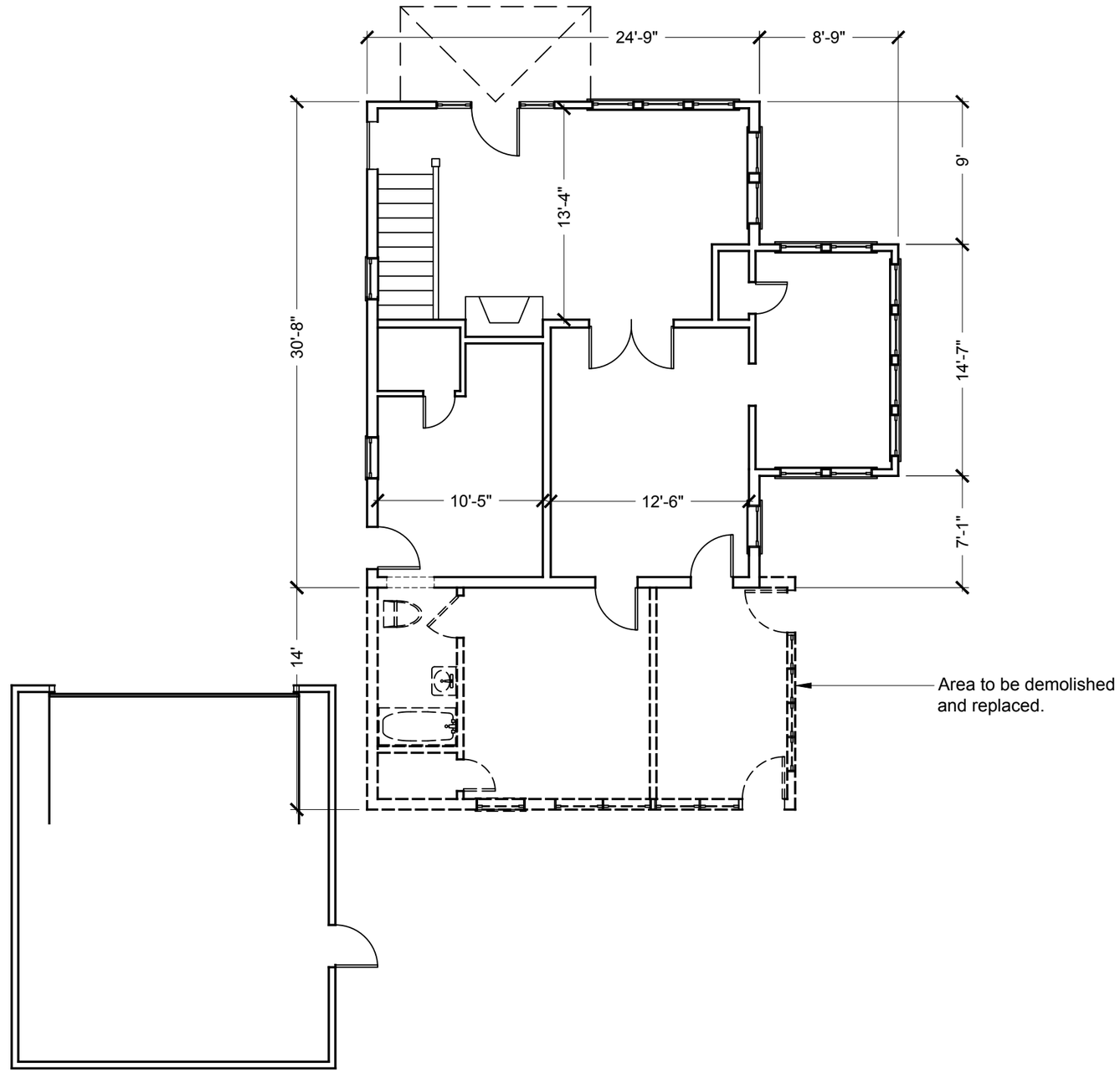
DO NOT SCALE DRAWINGS. IF THERE ARE ANY DISCREPANCIES OR MISSING DIMENSIONS, CALL ARCHITECT FOR CLARIFICATION.

SHEET TITLE:
Architectural Site Plan

SHEET NO.:
AS-101

Wed, Sep 21 2016 - 9:34pm F:\1-Drawings\Cascade\1-Current\HeightsHouse\ Dennis_Site_Plan.dwg



Existing Floor Plan
Scale: 1/8" = 1'

1
A-100

Cascade Enterprises
P. O. Box 66341
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SHEET TITLE: Existing Plan

SHEET NO.: A-100

Existing North Elevation
Scale: 3/16" = 1'

1
EL-201

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P. O. Box 66341
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SHEET TITLE:
Existing North Elevation

SHEET NO.:
EL-201

Existing West Elevation 1

Scale: 3/16" = 1'

EL-202

Cascade Enterprises

P. O. Box 66341

Houston, Texas 77266

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SHEET TITLE:

Existing West Elevation

SHEET NO.:

EL-202

Existing Add-On to be Demolished

Existing South Elevation
Scale: 3/16" = 1'

1
EL-203

Cascade Enterprises
P. O. Box 66341
Houston, Texas 77266
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SHEET TITLE:
Existing South Elevation

SHEET NO.:
EL-203

Existing East Elevation
Scale: 3/16" = 1'

1
EL-204

Cascade Enterprises
P. O. Box 66341
Houston, Texas 77266
Ph. 281-474-9763
FAX 281-474-9679

Garage Remodel for
Elizabeth A. Dennis
224 E. 12th St.
Houston, Texas 77008

DATE	Sept. 21, 2016
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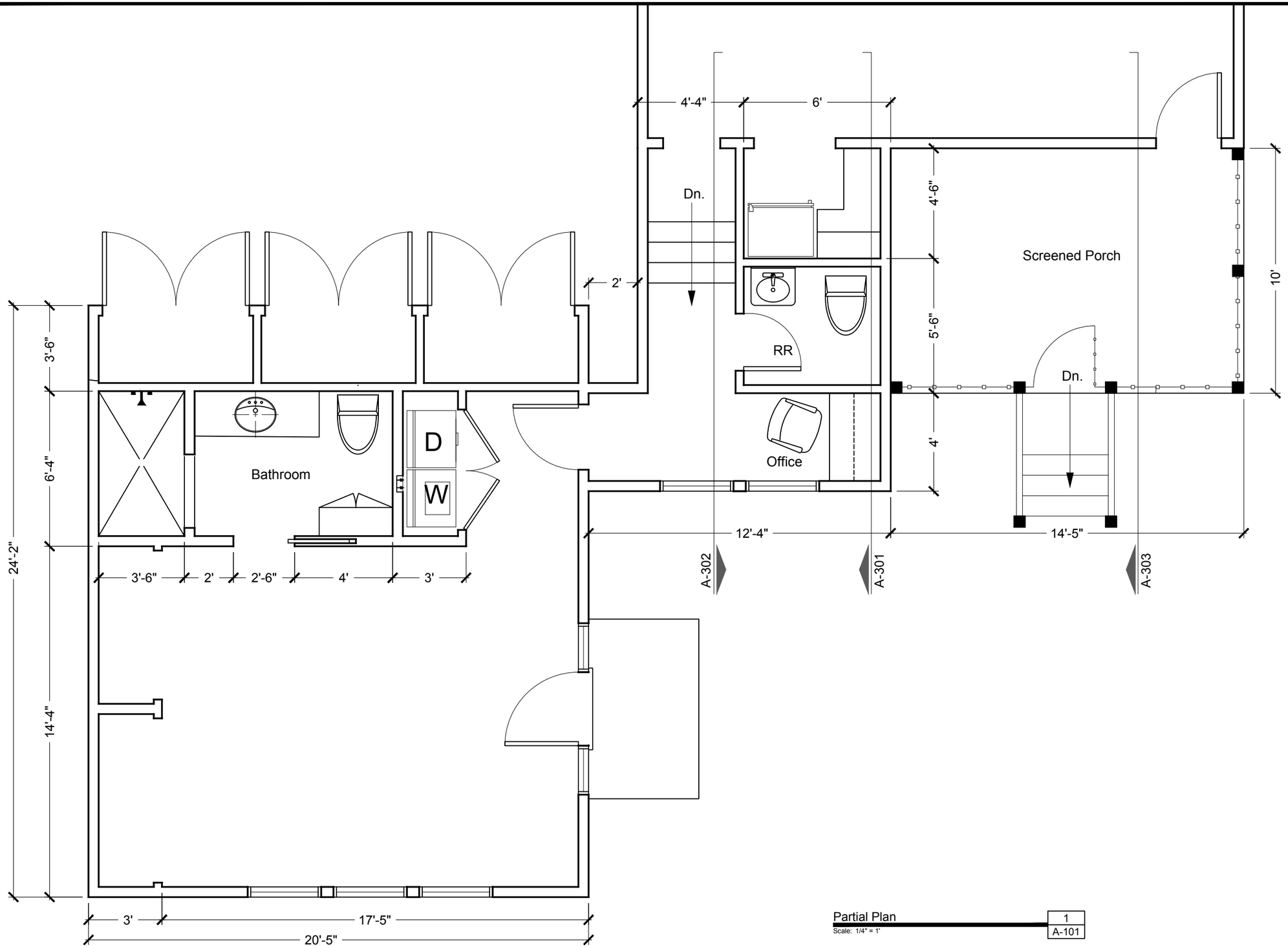
SHEET TITLE:
Existing East Elevation

SHEET NO.:
EL-204



Partial Plan
Scale: 1/4" = 1'

1
A-101

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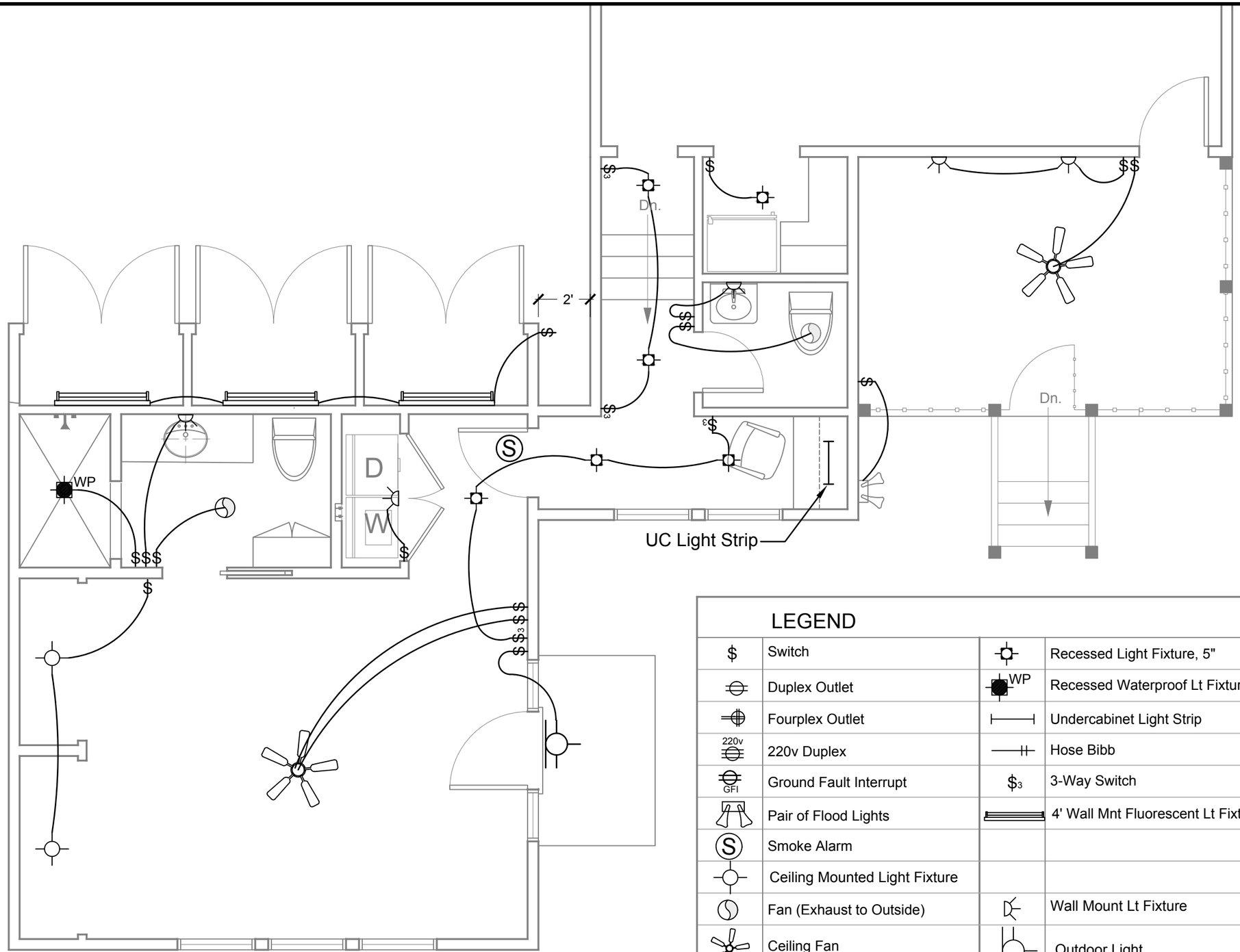
SHEET TITLE: Plan

SHEET NO.: A-101



Lighting Layout
Scale: 1/4" = 1'
1
AE-101

LEGEND

$	Switch		Recessed Light Fixture, 5"
	Duplex Outlet	WP	Recessed Waterproof Lt Fixture
	Fourplex Outlet		Undercabinet Light Strip
220v	220v Duplex		Hose Bibb
GFI	Ground Fault Interrupt	$3	3-Way Switch
	Pair of Flood Lights		4' Wall Mnt Fluorescent Lt Fixture
S	Smoke Alarm		
	Ceiling Mounted Light Fixture		
	Fan (Exhaust to Outside)		Wall Mount Lt Fixture
	Ceiling Fan		Outdoor Light

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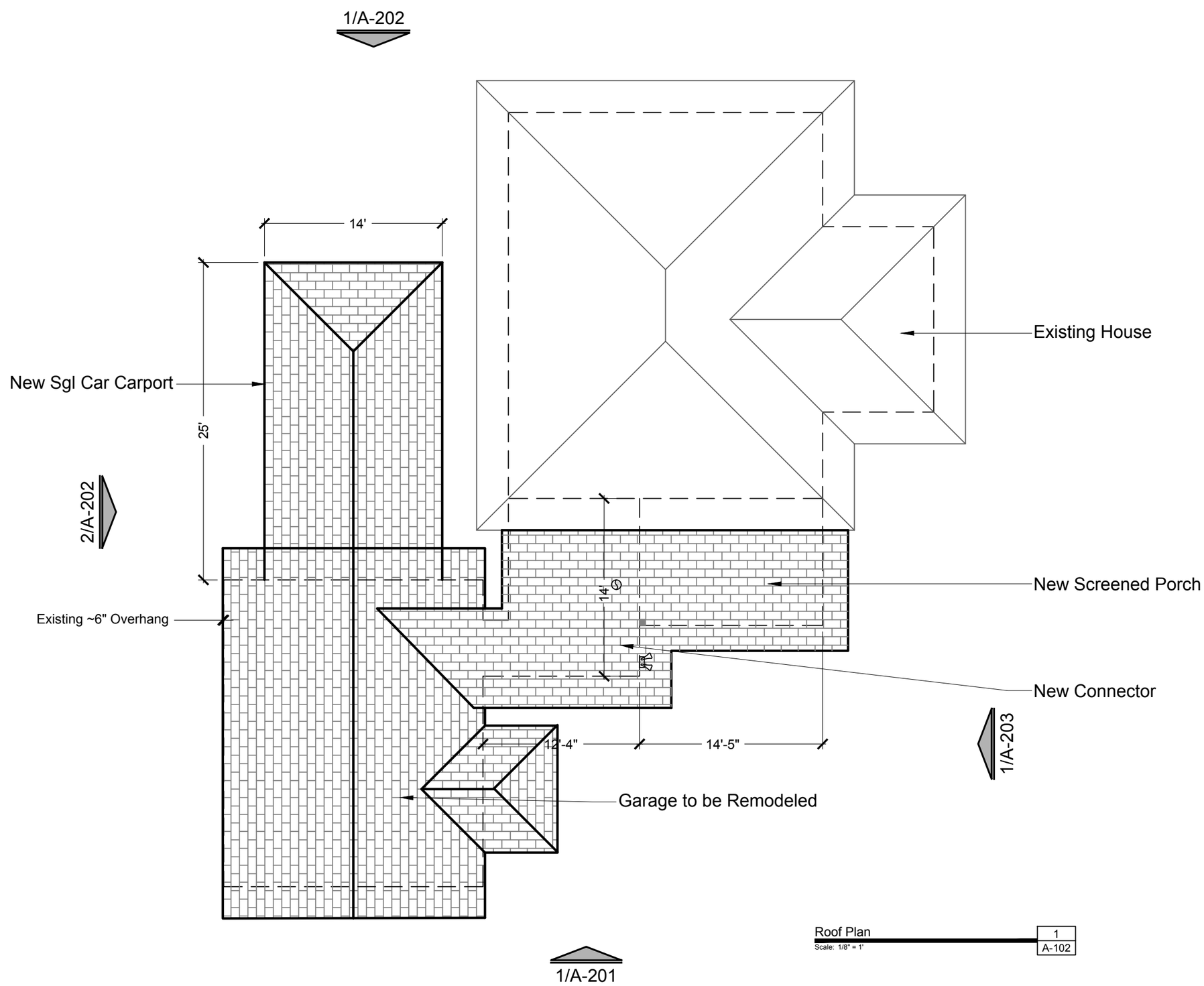
SHEET TITLE: Lighting

SHEET NO.: AE-101



Roof Plan
Scale: 1/8" = 1'

1
A-102

Cascade Enterprises
P. O. Box 66341
Houston, Texas 77266
Ph. 281-474-9763
FAX 281-474-9679

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SHEET TITLE: Roof Plan

SHEET NO.: A-102

South Elevation
Scale: 1/8" = 1'

1
A-201

Cascade Enterprises
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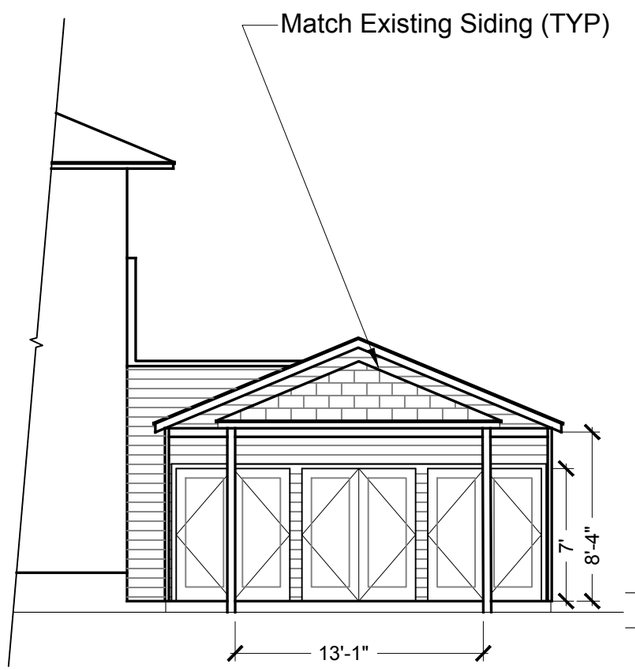
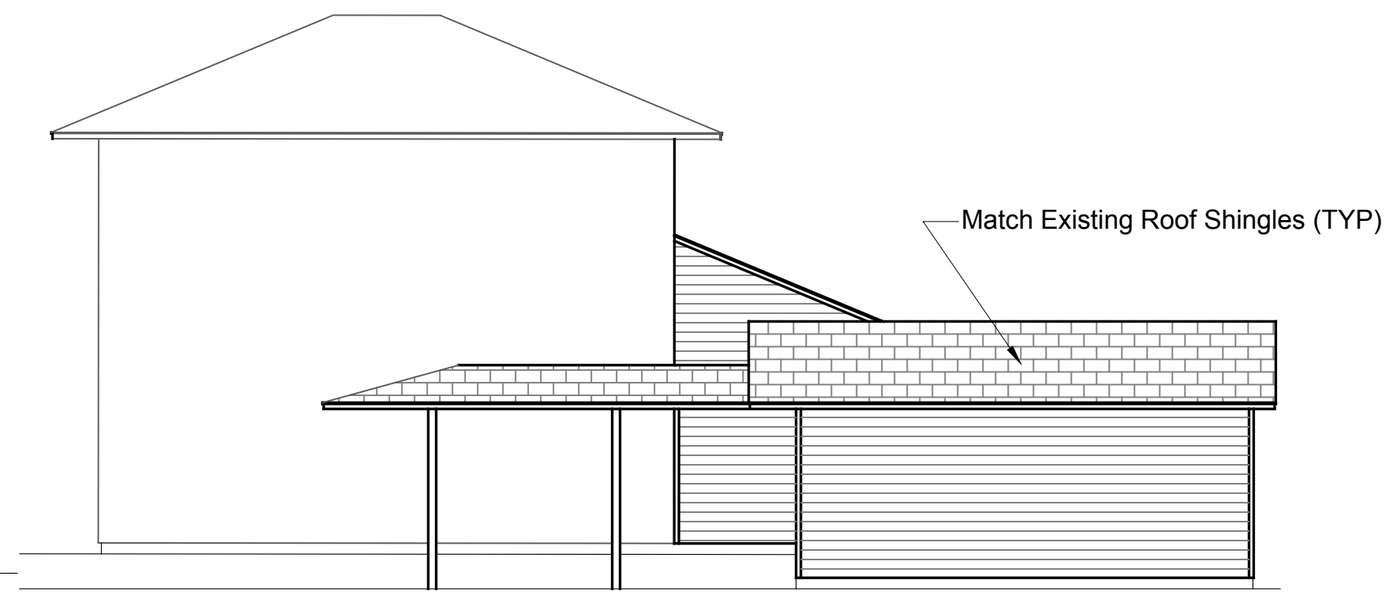
SHEET TITLE:
South Elevation

SHEET NO.:
A-201



North Elevation
Scale: 1/8" = 1'
1
A-202



West Elevation
Scale: 1/8" = 1'
2
A-202

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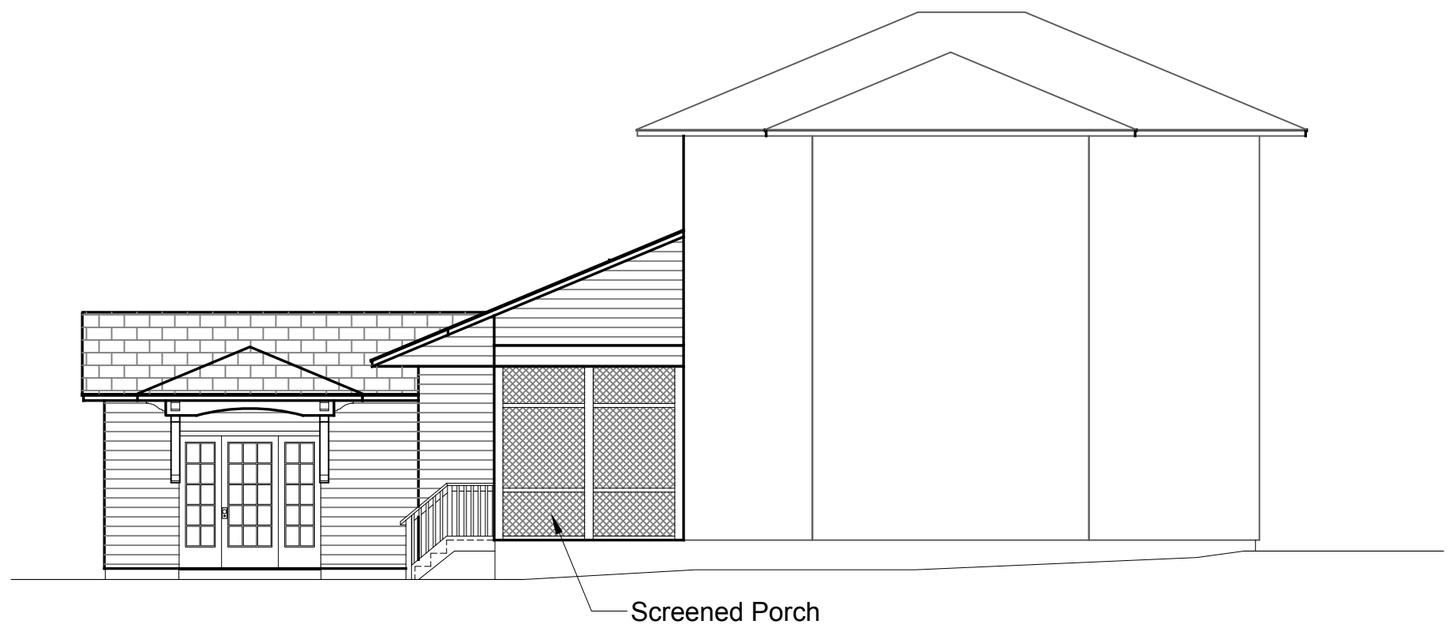
SHEET TITLE: Elevations

SHEET NO.: A-202



East Elevation
Scale: 1/8" = 1'

1
A-203

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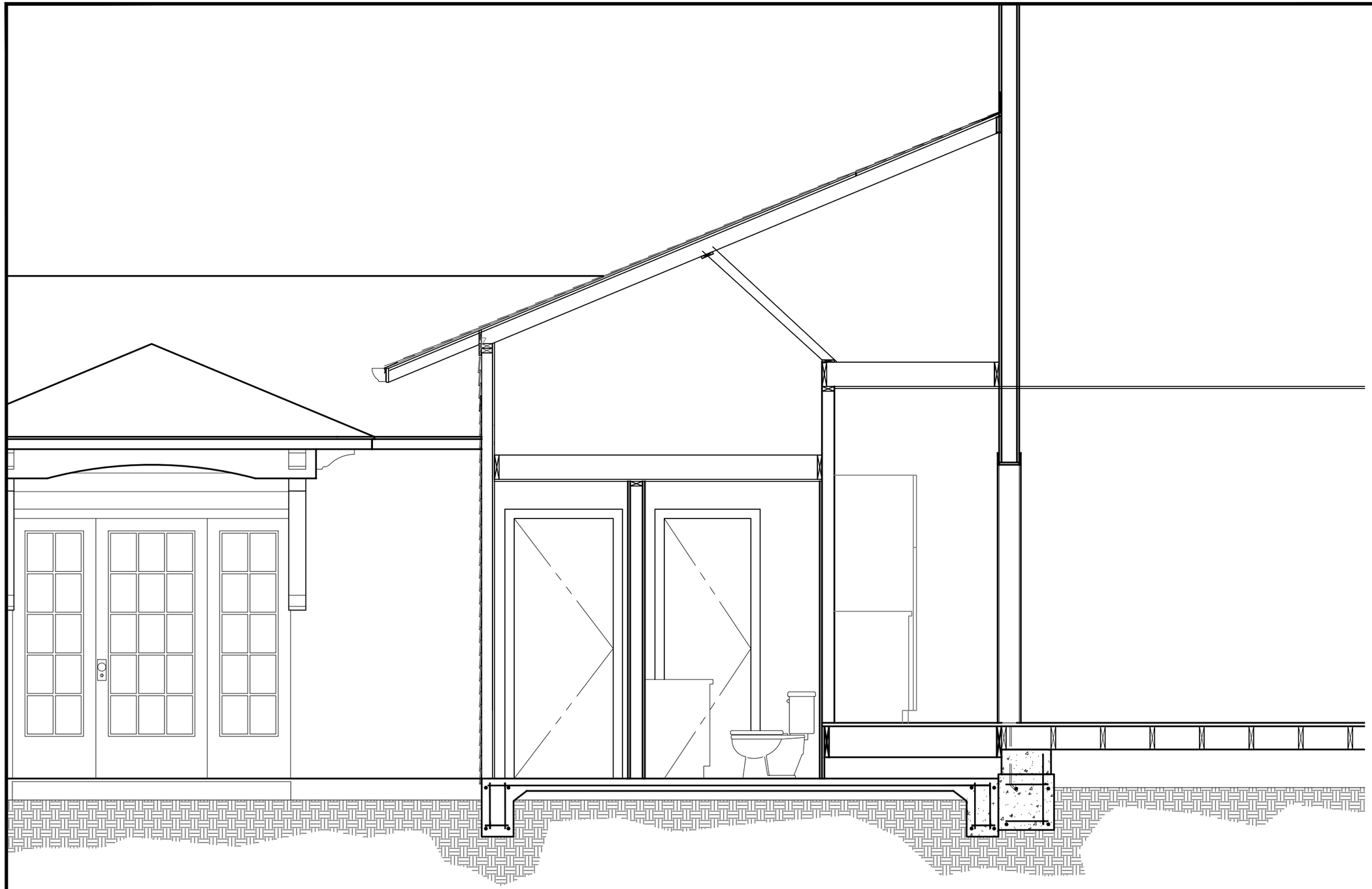
SHEET TITLE:
East Elevation

SHEET NO.:
A-203



Building Section
Scale: 3/8" = 1'

1
A-301

Cascade Enterprises
P. O. Box 66341
Houston, Texas 77266
Ph. 281-474-9763
FAX 281-474-9679

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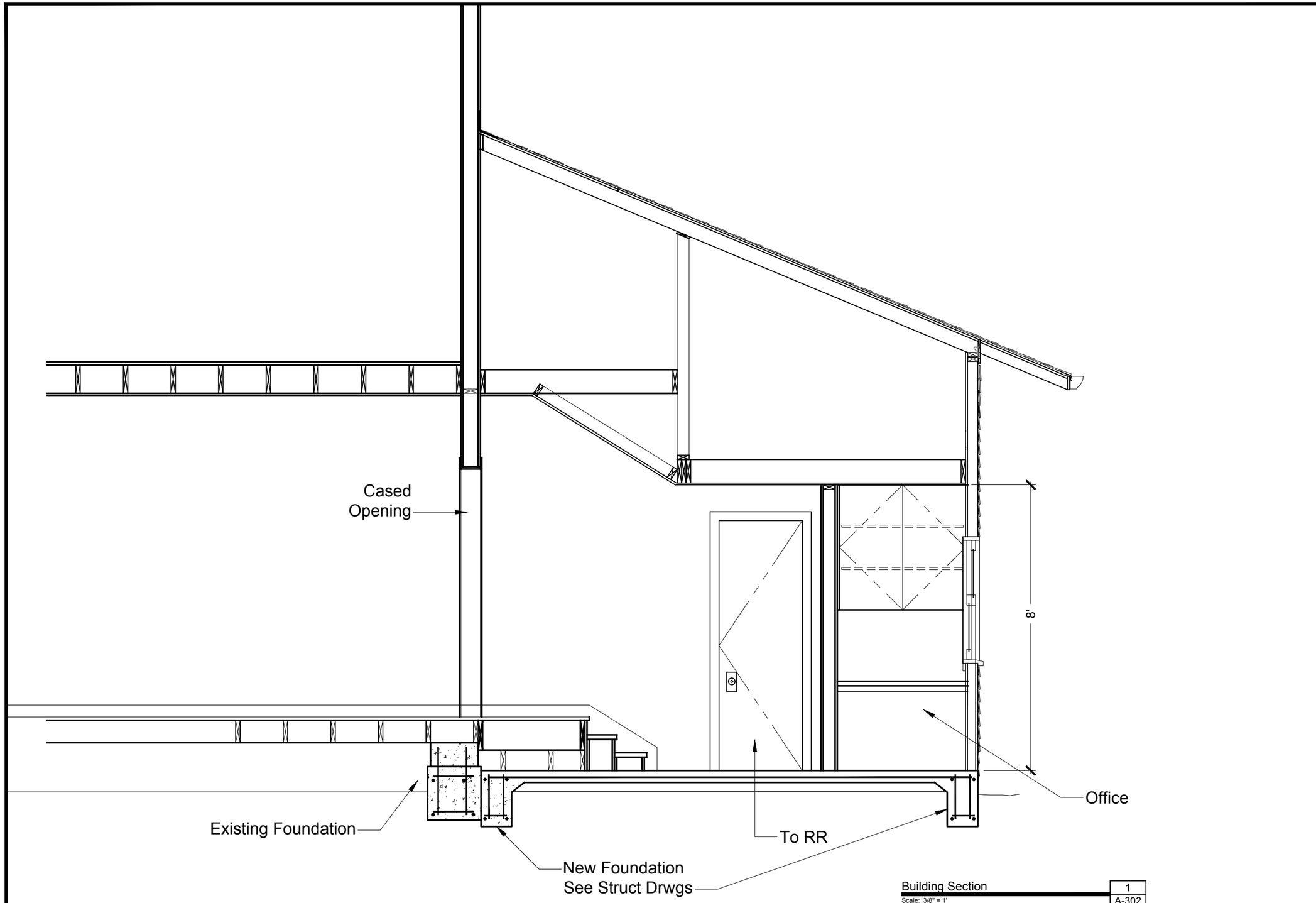
SHEET TITLE: Building Sect.

SHEET NO.:

A-301



Building Section
Scale: 3/8" = 1'

1
A-302

Cascade Enterprises
P. O. Box 66341
Houston, Texas 77266
Ph. 281-474-9763
FAX 281-474-9679

Garage Remodel for
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224 E. 12th St.
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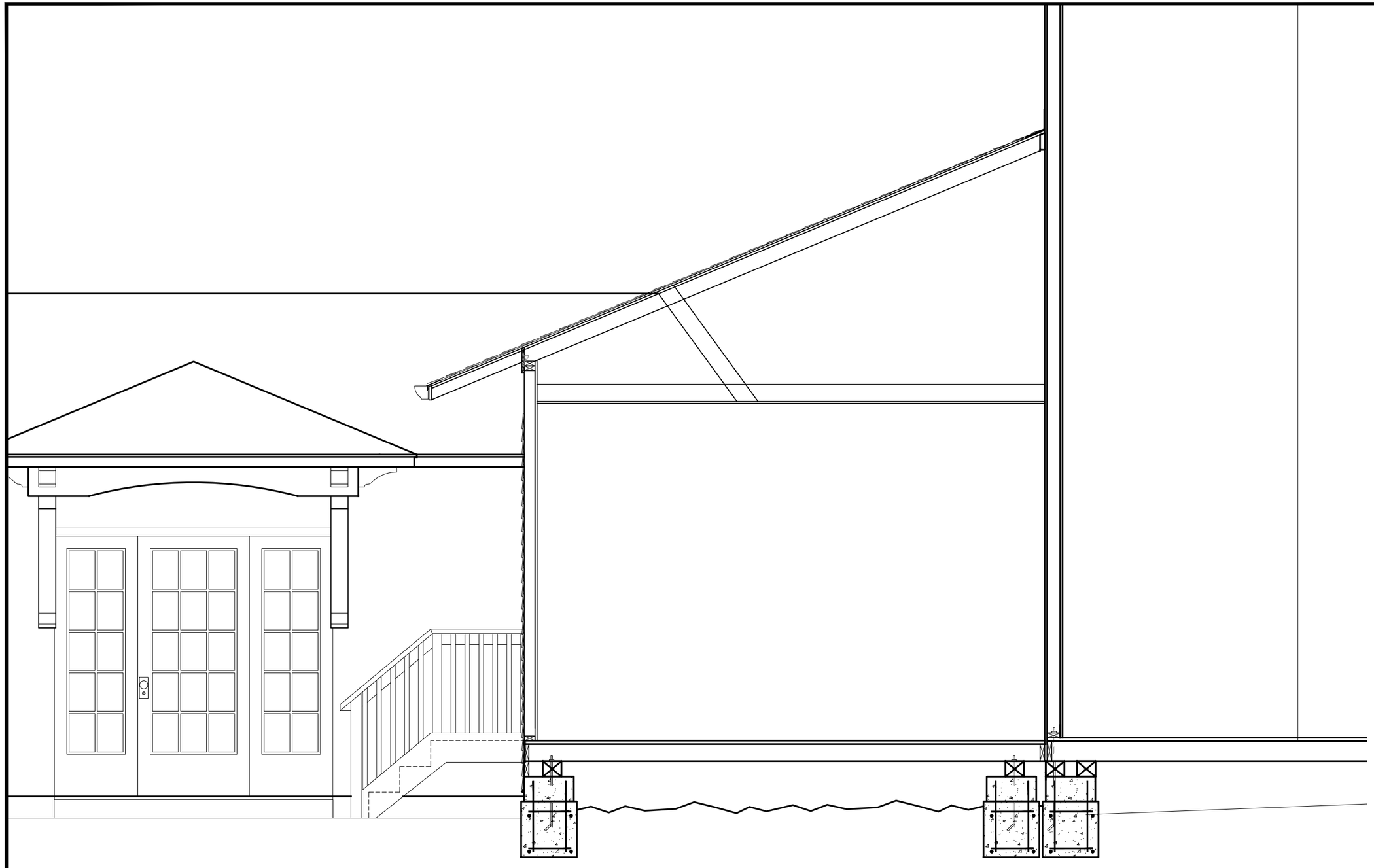
DO NOT SCALE DRAWINGS. IF THERE ARE ANY DISCREPANCIES OR MISSING DIMENSIONS, CALL ARCHITECT FOR CLARIFICATION.

SHEET TITLE: Building Sect.

SHEET NO.: A-302



Building Section 1
Scale: 3/8" = 1' A-303

Cascade Enterprises
P. O. Box 66341
Houston, Texas 77266
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FAX 281-474-9679

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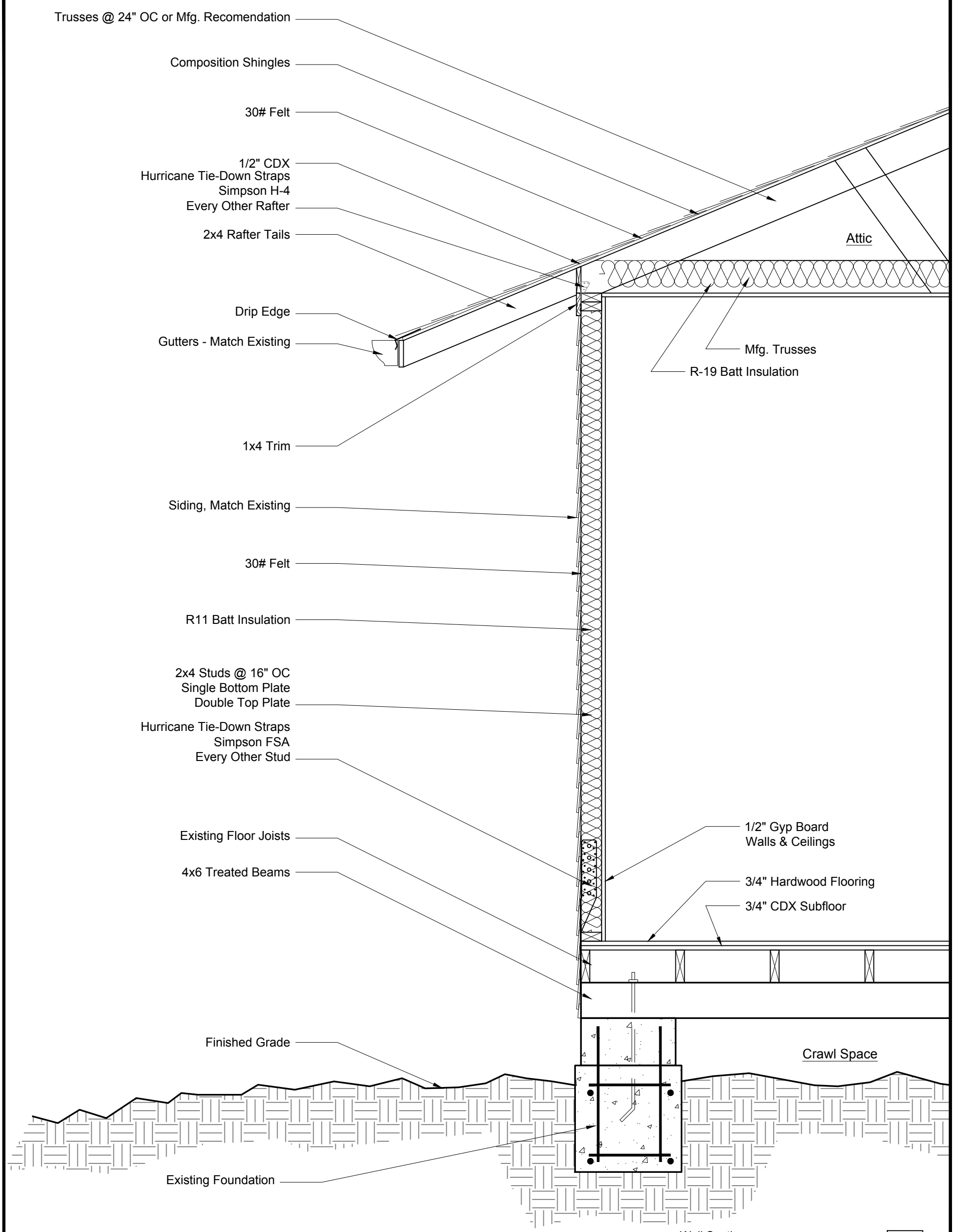
SHEET TITLE: Building Sect.

SHEET NO.: A-303



Wall Section
Scale: 3/4" = 1'

1
A-401

Cascade Enterprises
P. O. Box 66341
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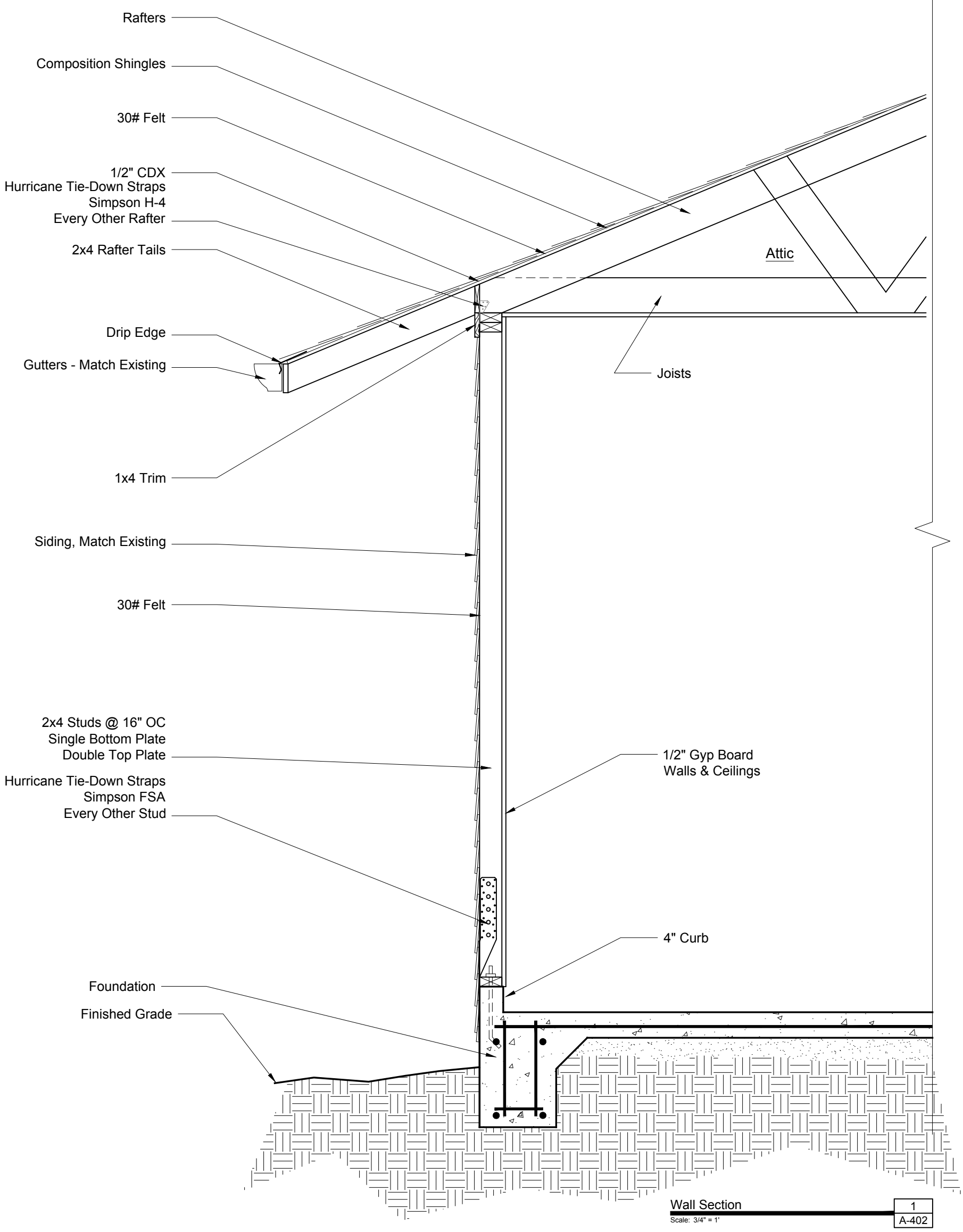
SHEET TITLE: Wall Sect

SHEET NO.: A-401



Wall Section
Scale: 3/4" = 1'

1
A-402

Cascade Enterprises
P. O. Box 66341
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SHEET TITLE: Wall Sect

SHEET NO.: A-402