

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 3119 Morrison
 Historic District / Landmark Woodland Heights HCAD # 0372680000012
 Subdivision Woodland Heights Lot 13 & N 1/2 of 12 Block 3

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 Connie Arnold
 Company Trinity Valley Investments, LLC
 Mailing Address 1805 Webster
Liberty, TX 77575
 Phone 713.702.1617
 Email [REDACTED]
 X Signature Connie H Arnold
 Date 9.10.15

APPLICANT (if other than owner)

Name ALEXANDER RINGWAY
 Company Brickmore Design
 Mailing Address 1438 Campbell # 202
Houston, TX 77055
 Phone 713.805.3367
 Email [REDACTED]
 Signature [Signature]
 Date 9.8.15

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: ___/___/___



brickmoon
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: September 10, 2015

Subject: COA Application – 3119 Morrison Description

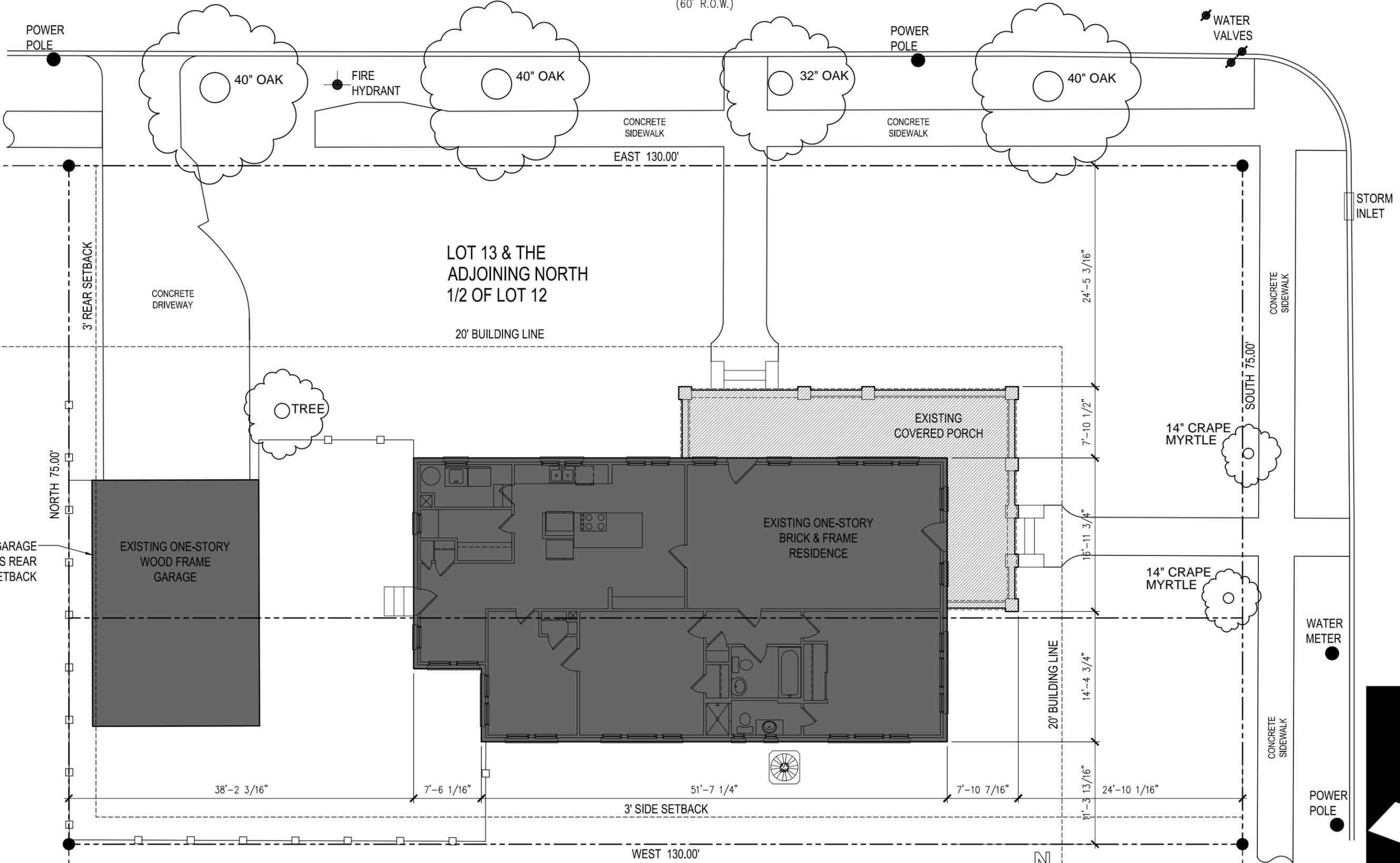
This project consists of constructing a 2,836 square foot addition to an existing 2,113 square foot residence. The project is situated on a 9,750 square foot corner lot. The existing residence is a one story brick & frame structure on a crawlspace foundation. There is an existing rear addition to the residence that will partially remain with some changes. Existing brick, windows and walls will be removed to connect the new addition.

The addition is being added to the west side of the existing home and part of it will sit on a new pier and beam foundation with a floor height to match the existing residence. A portion of the addition will sit a concrete slab foundation at grade. The addition will be clad in James Hardie Artisan siding and 117 wood siding. The addition will also have new low-e, wood windows to match the existing. All existing windows are to remain.

The addition insets on the North side compared to the existing home which creates the screened-in porch. This helps to delineate between the existing and new portions of the residence. The new addition has a hip roof to help reduce the scale of the addition from the street view. The addition is setback from the existing residence as it relates to Morrison St. and with the hip roof, the addition is subordinate compared to the existing east façade. The new addition is also setback from the existing residence at it relates to Bayland Ave. and the brick porte-cochere columns and gable detail help relate the new addition to the existing residence. All new roof areas are to be clad with composition shingle roofing to match the existing residence. The crawlspace created by the new addition will be ventilated as required and clad with siding.

SEWER MANHOLE

BAYLAND AVENUE
(60' R.O.W.)



STORM INLET

LOT 13 & THE
ADJOINING NORTH
1/2 OF LOT 12

20' BUILDING LINE

CONCRETE DRIVEWAY

TREE

EXISTING COVERED PORCH

14" CRAPE MYRTLE

EXISTING ONE-STORY
BRICK & FRAME
RESIDENCE

14" CRAPE MYRTLE

EXISTING ONE-STORY
WOOD FRAME
GARAGE

WATER METER

MORRISON STREET
(60' R.O.W.)(PLATTED AS MORISON AVENUE)

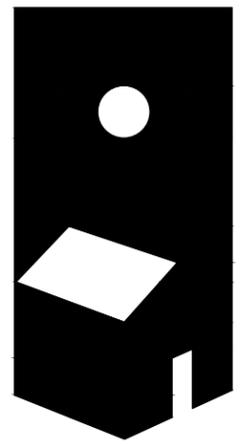
POWER POLE

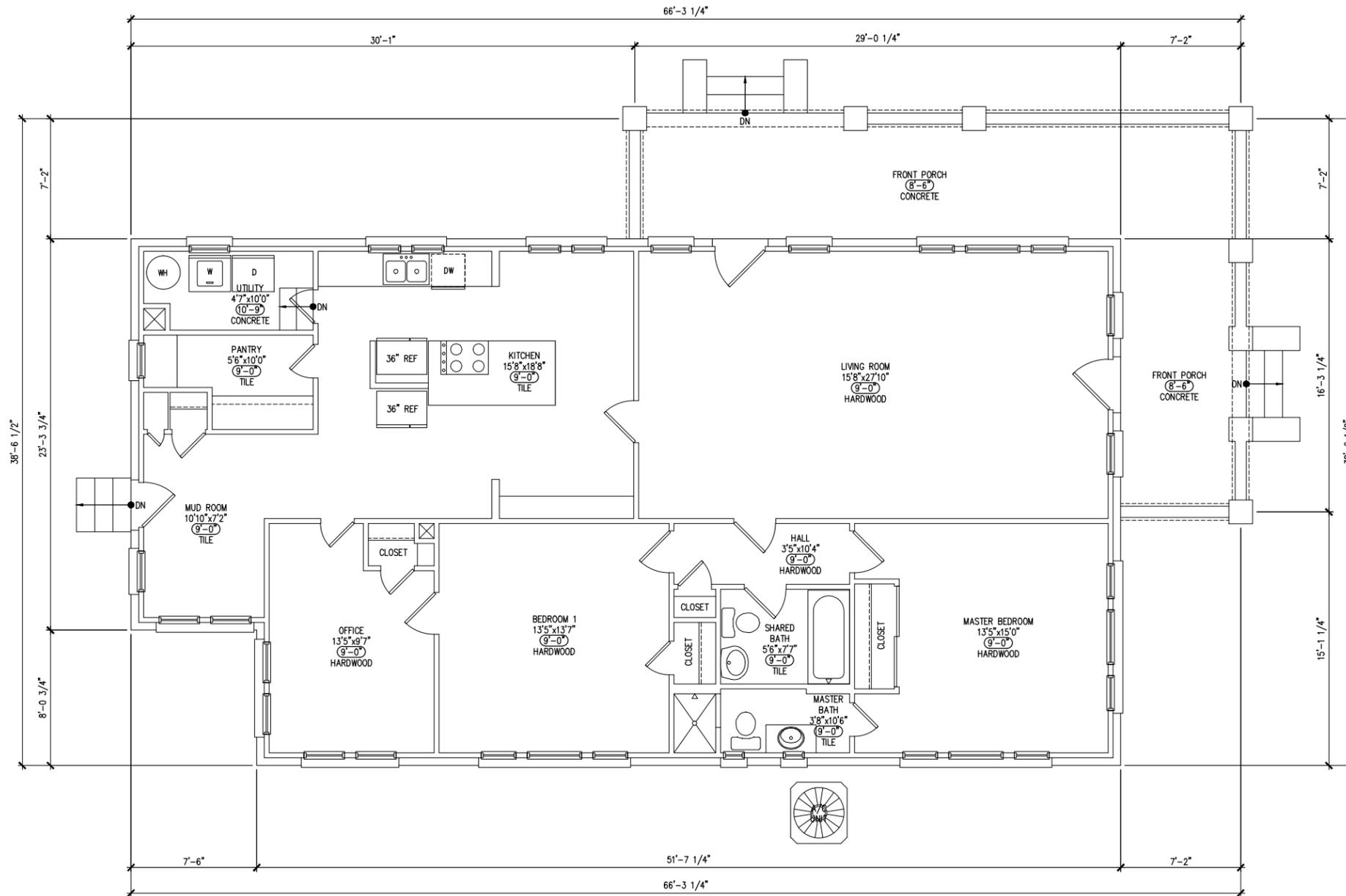
N

9.9.15
3119 MORRISON
ARNOLD RESIDENCE

EXISTING SITE PLAN

3/32" = 1'-0"

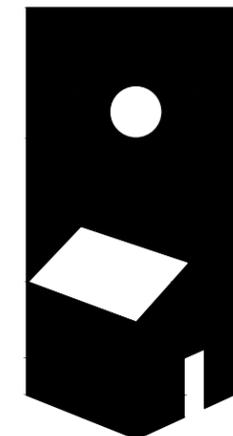
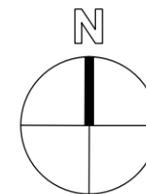




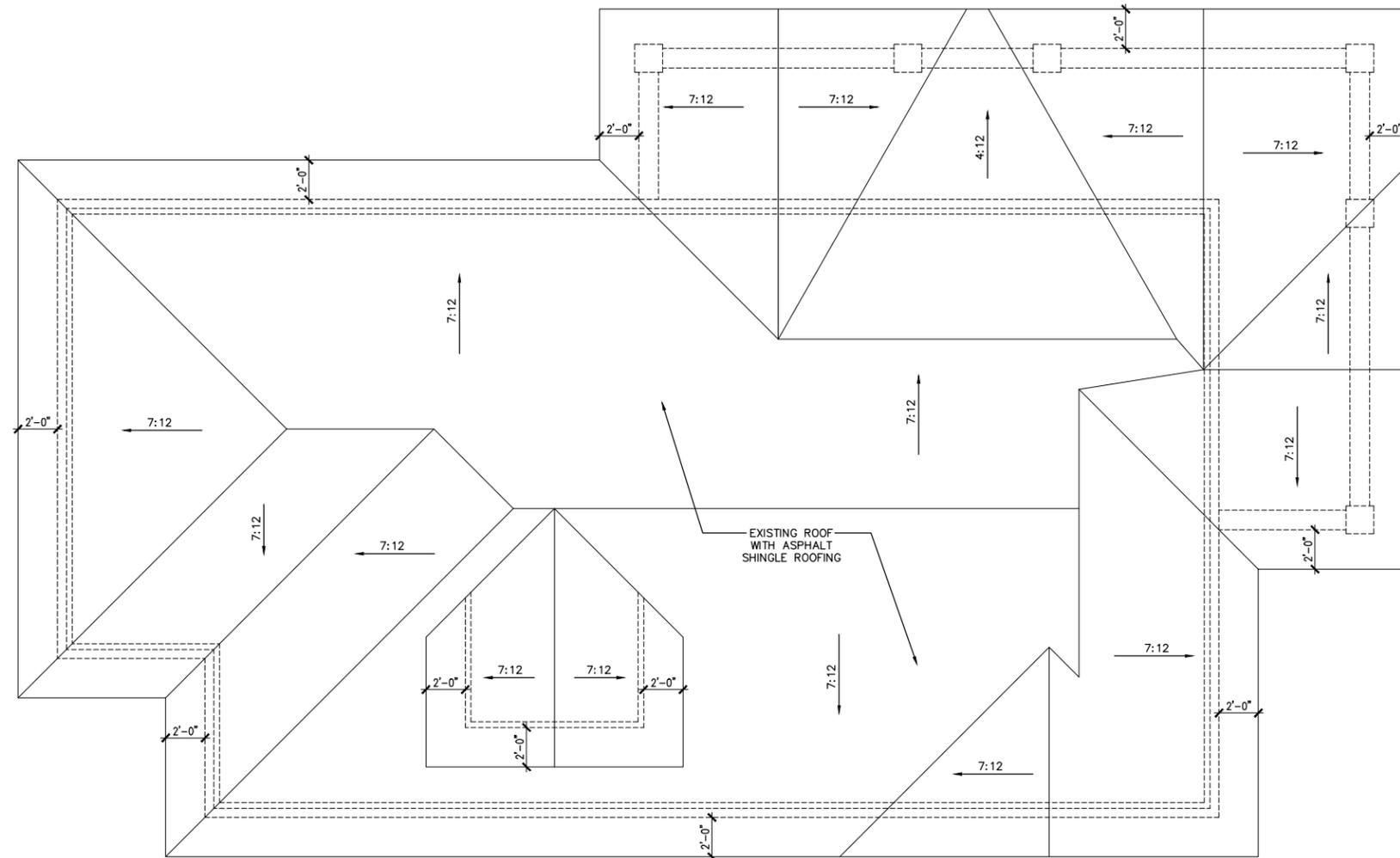
EXISTING FLOOR PLAN

1/8" = 1'-0"

Square Footage:	
EXISTING	
LIVING	1,712 S.F.
TOTAL AC	1,712 S.F.
FRONT PORCH	401 S.F.
TOTAL COVERED	2,113 S.F.

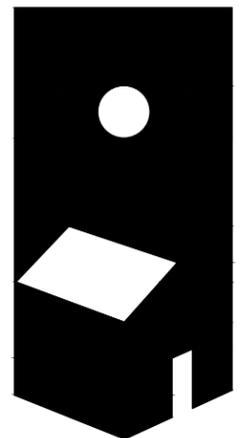
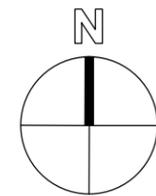


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3119 MORRISON
 ARNOLD RESIDENCE

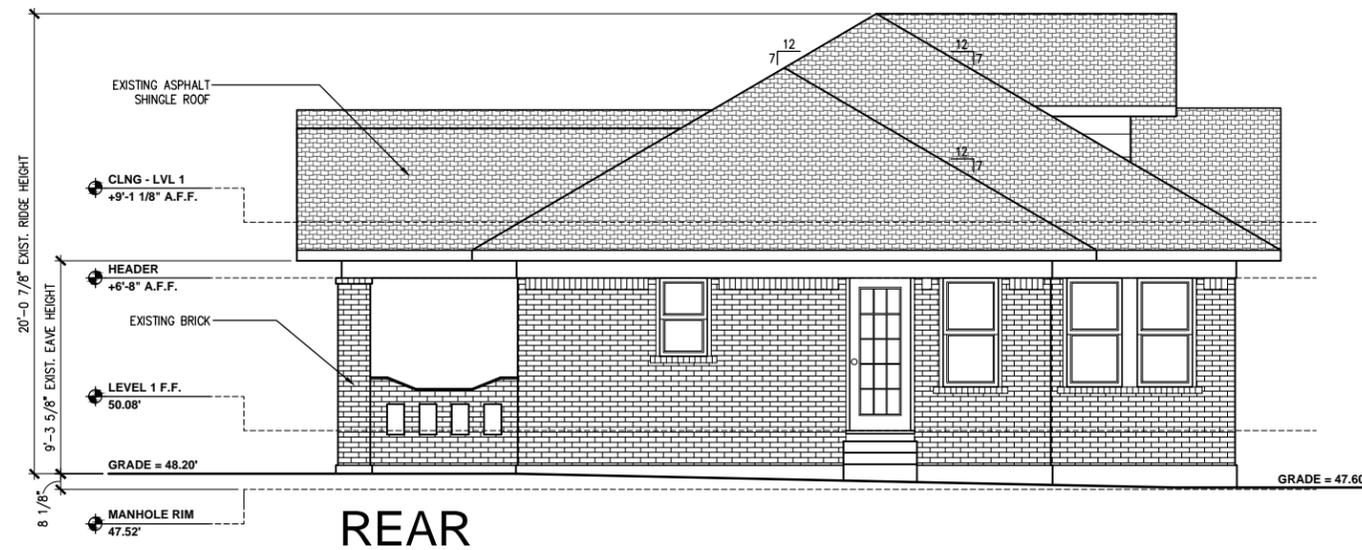


EXISTING ROOF PLAN

1/8" = 1'-0"



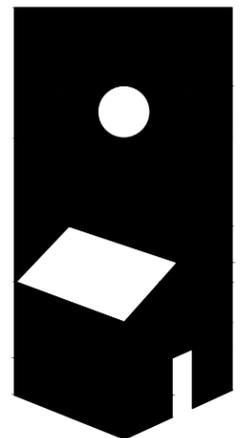
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 ARNOLD RESIDENCE

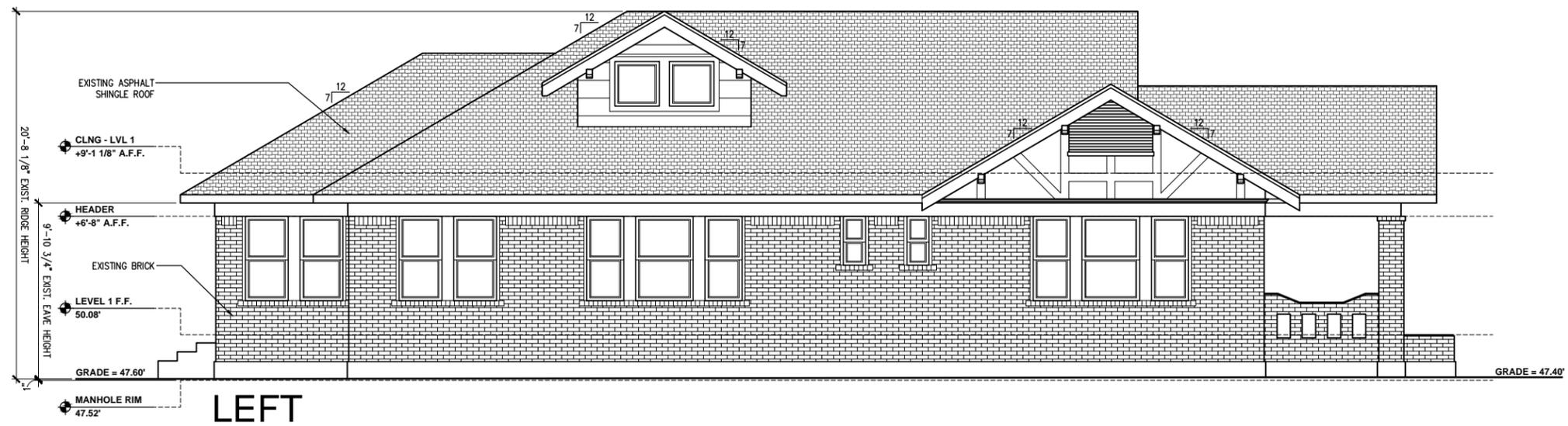


EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"

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 ARNOLD RESIDENCE

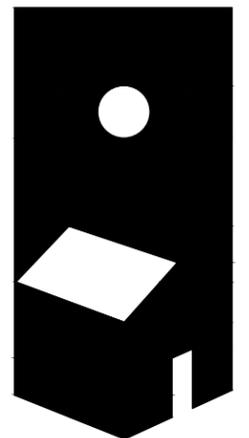


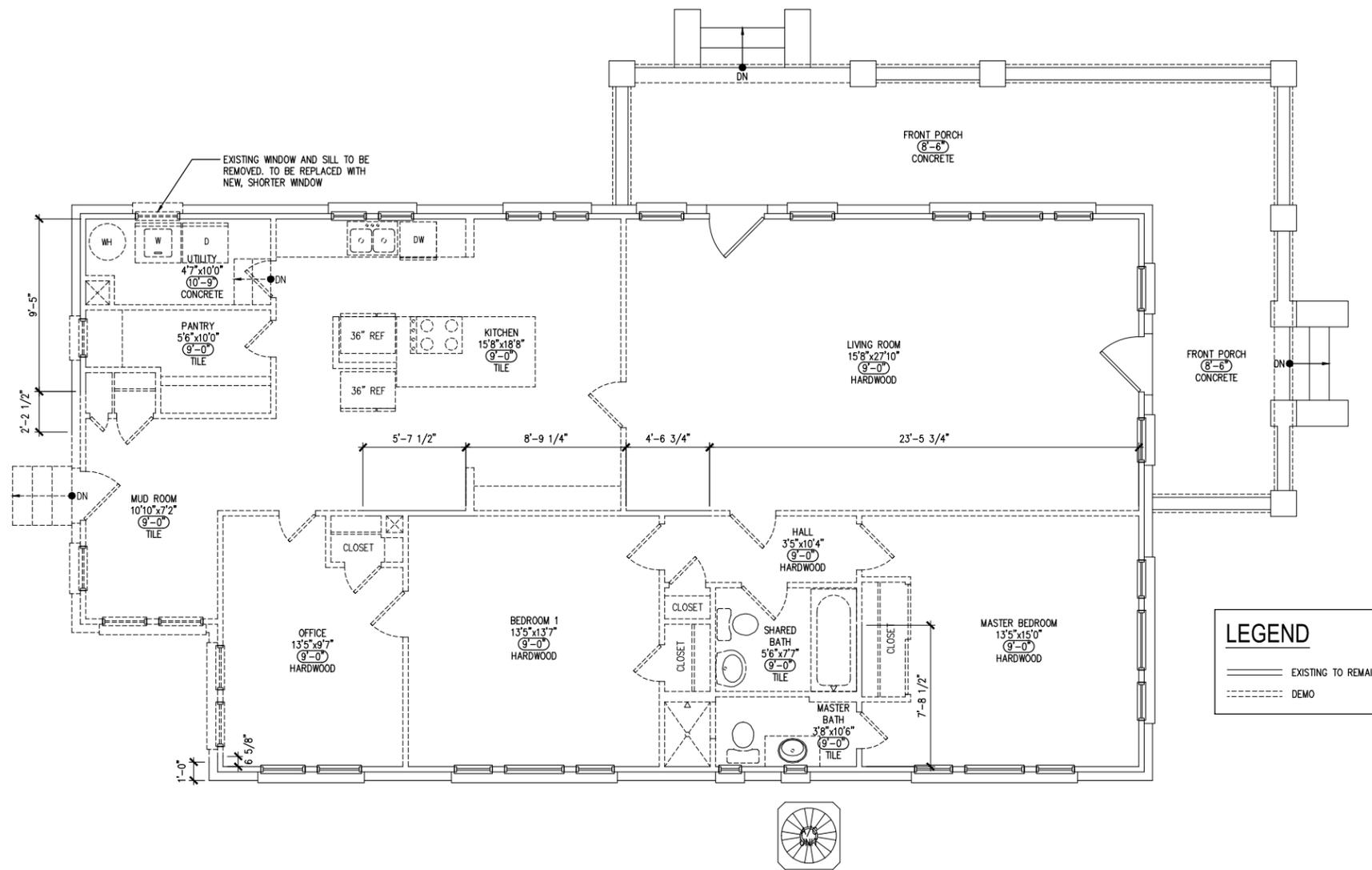


EXISTING EXTERIOR ELEVATIONS

1/8" = 1'-0"

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3119 MORRISON
 ARNOLD RESIDENCE





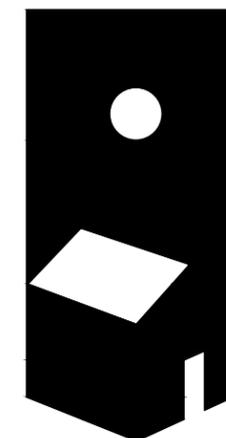
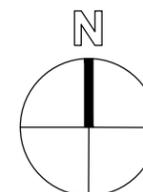
DEMOLITION PLAN

1/8" = 1'-0"

9.9.15

3119 MORRISON

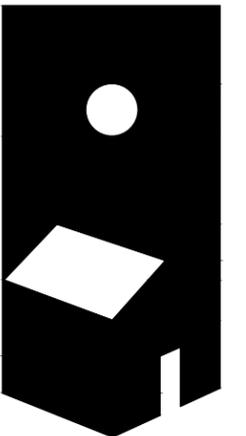
ARNOLD RESIDENCE





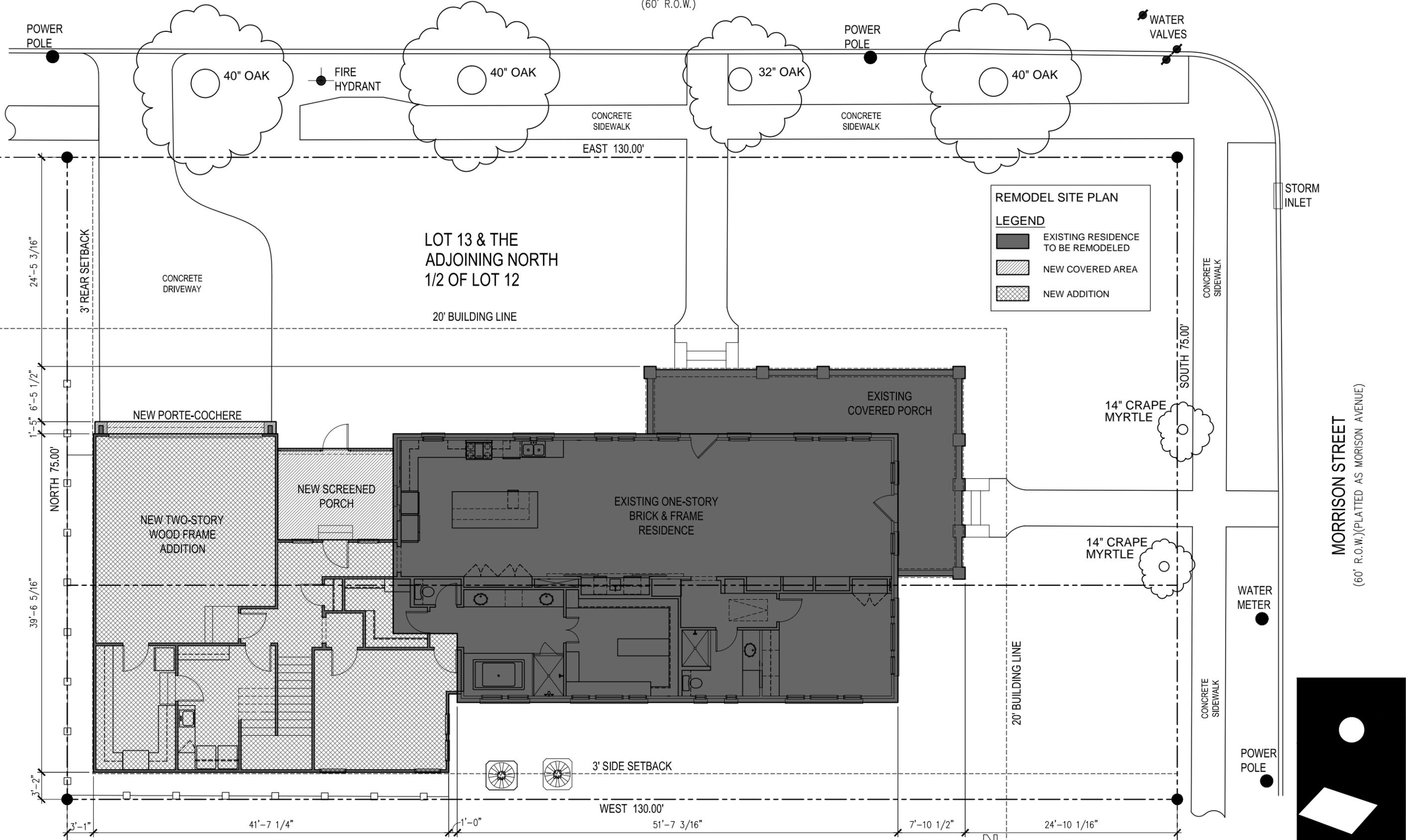
(NOT ORIGINAL)EXISTING WINDOW AND SILL TO BE REMOVED. TO BE REPLACED WITH NEW, SHORTER WINDOW IN EXISTING OPENING WITH NEW BRICK SILL

REMOVE EXISTING WINDOWS AND WALLS AS REQUIRED FOR NEW ADDITION



BAYLAND AVENUE

(60' R.O.W.)



REMODEL SITE PLAN

LEGEND

- EXISTING RESIDENCE TO BE REMODELED
- NEW COVERED AREA
- NEW ADDITION

LOT 13 & THE ADJOINING NORTH 1/2 OF LOT 12

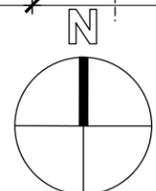
20' BUILDING LINE

20' BUILDING LINE

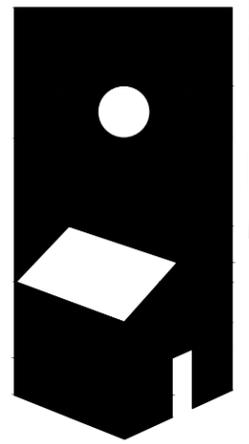
WEST 130.00'

PROPOSED SITE PLAN

3/32" = 1'-0"

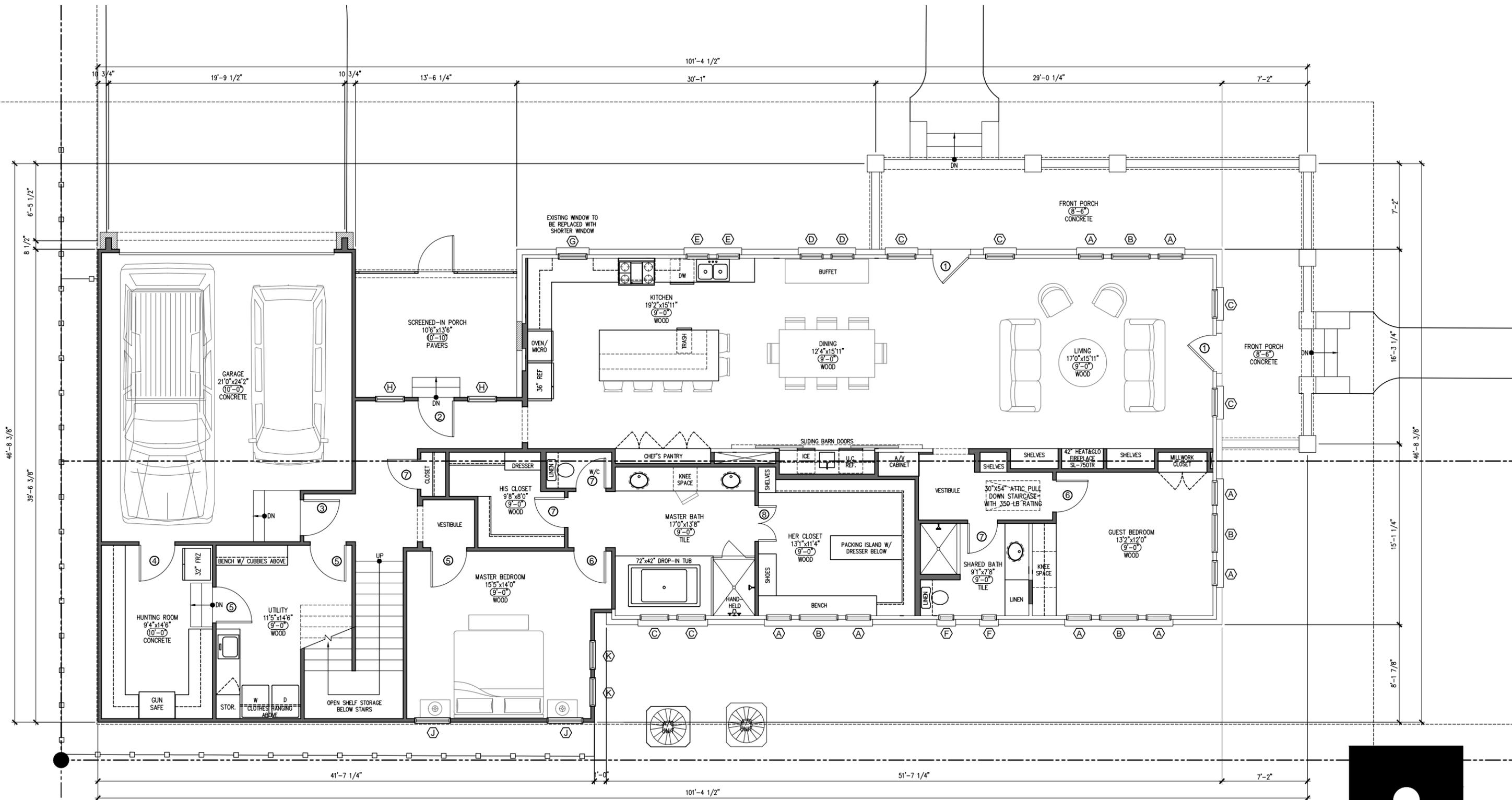


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3119 MORRISON
 ARNOLD RESIDENCE



MORRISON STREET

(60' R.O.W.) (PLATTED AS MORISON AVENUE)

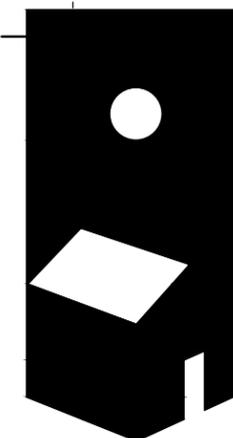
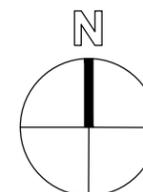


PROPOSED FIRST FLOOR PLAN

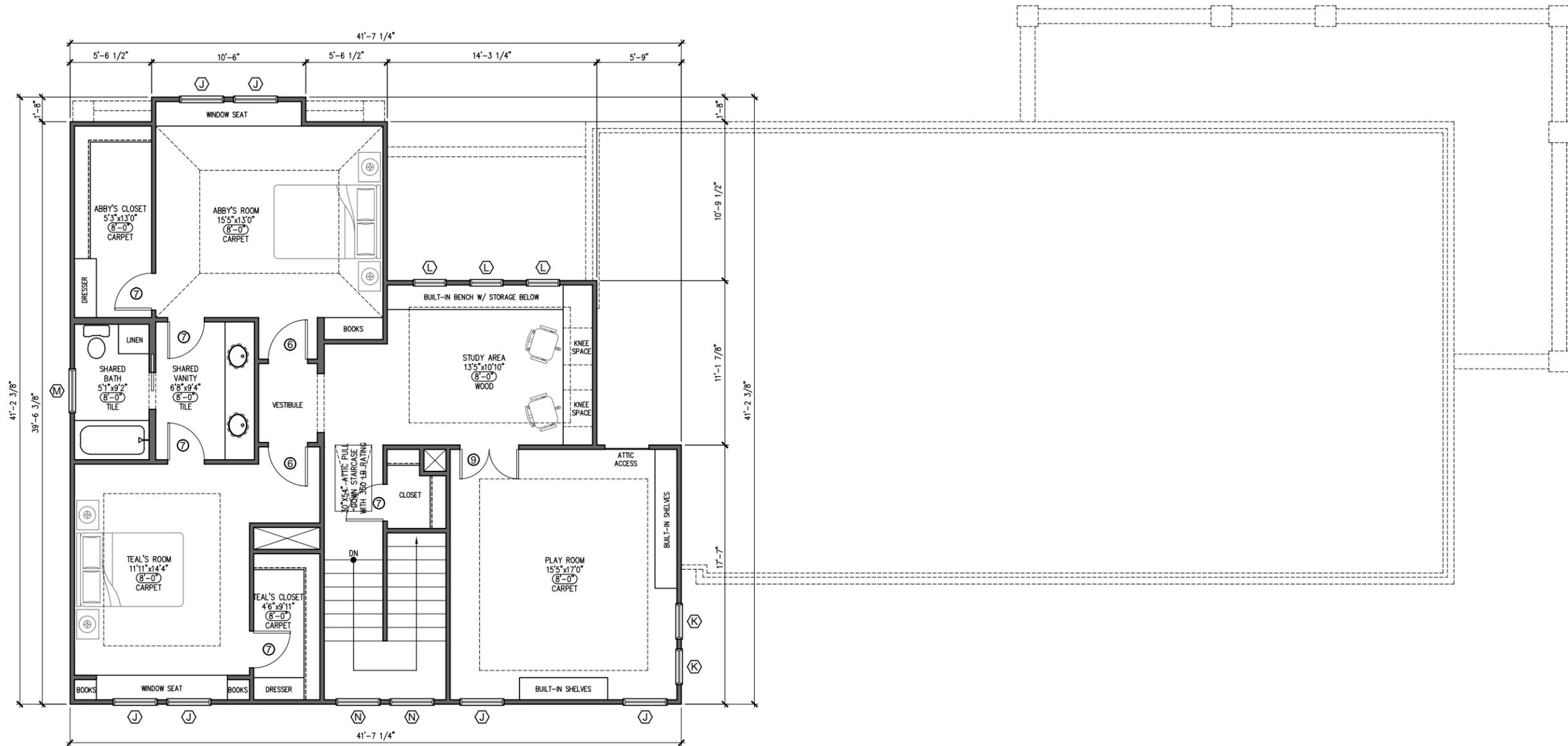
1/8" = 1'-0"

Square Footage:

EXISTING	NEW	TOTAL
LEVEL ONE	LEVEL ONE	LEVEL ONE
1,712 S.F.	835 S.F.	2,547 S.F.
TOTAL A/C	LEVEL TWO	LEVEL TWO
1,712 S.F.	1,293 S.F.	1,293 S.F.
FRONT PORCH	FRONT PORCH	FRONT PORCH
401 S.F.	401 S.F.	401 S.F.
	PORTE-COCHERE	PORTE-COCHERE
	65 S.F.	65 S.F.
	GARAGE	GARAGE
	503 S.F.	503 S.F.
	SCREEN PORCH	SCREEN PORCH
	140 S.F.	140 S.F.
TOTAL COVERED	TOTAL ADDITION	TOTAL COVERED
2,113 S.F.	2,836 S.F.	4,949 S.F.



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 ARNOLD RESIDENCE

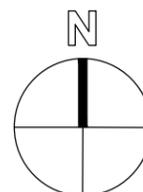


PROPOSED SECOND FLOOR PLAN

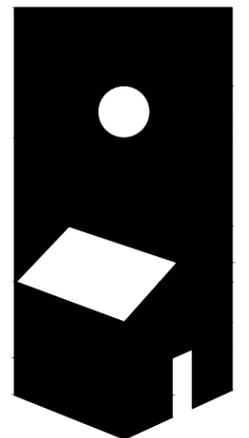
1/8" = 1'-0"

Square Footage:

EXISTING		NEW		TOTAL	
LEVEL ONE	1,712 S.F.	LEVEL ONE	835 S.F.	LEVEL ONE	2,547 S.F.
TOTAL A/C	1,712 S.F.	LEVEL TWO	1,293 S.F.	LEVEL TWO	1,293 S.F.
FRONT PORCH	401 S.F.			TOTAL A/C	3,840 S.F.
		PORTE-COCHERE	65 S.F.	FRONT PORCH	401 S.F.
		GARAGE	503 S.F.	PORTE-COCHERE	65 S.F.
		SCREEN PORCH	140 S.F.	GARAGE	503 S.F.
				SCREEN PORCH	140 S.F.
TOTAL COVERED	2,113 S.F.	TOTAL ADDITION	2,836 S.F.	TOTAL COVERED	4,949 S.F.



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3119 MORRISON
 ARNOLD RESIDENCE

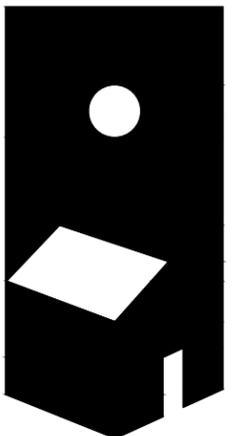


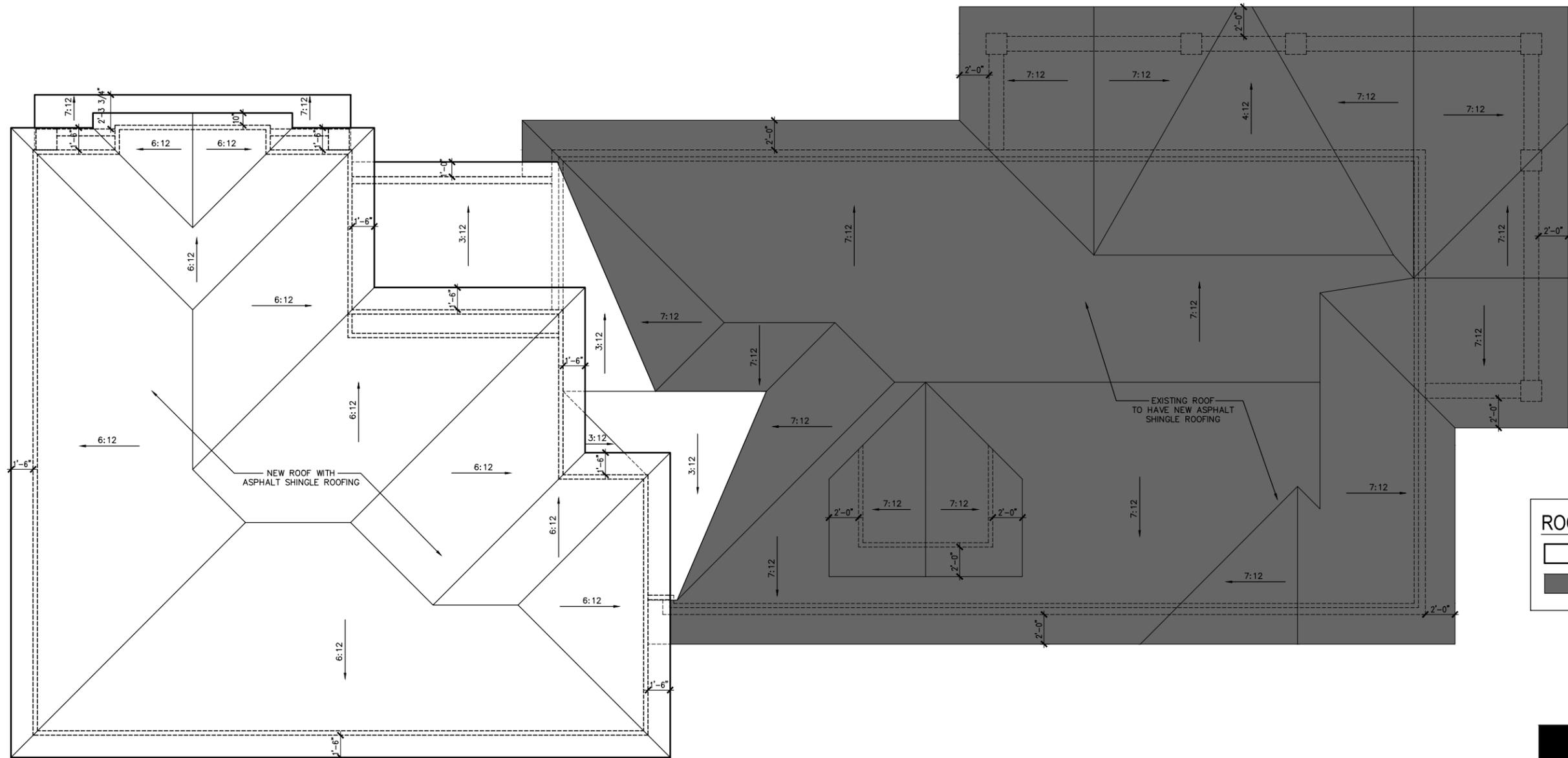
WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
Ⓐ	8			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
Ⓑ	4			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
Ⓒ	6			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
Ⓓ	2			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
Ⓔ	2			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
Ⓕ	2			CASEMENT	EXISTING WOOD WINDOW TO REMAIN
Ⓖ	1	2'-5"	3'-0"	DOUBLE HUNG	NEW SHORTER WOOD WINDOW IN EXISTING OPENING, KITCHEN
Ⓗ	2	2'-5"	5'-0"	DOUBLE HUNG	WOOD WINDOW, BACK HALL
Ⓙ	8	3'-0"	5'-0"	DOUBLE HUNG	EGRESS WOOD, MASTER BEDROOM, TEAL'S & ABBY'S ROOMS, PLAY RM.
Ⓚ	4	2'-5"	5'-0"	DOUBLE HUNG	WOOD WINDOW, MASTER BEDROOM, PLAY ROOM
Ⓛ	3	2'-3"	4'-0"	DOUBLE HUNG	WOOD WINDOW, STUDY AREA
Ⓜ	1	3'-0"	4'-0"	DOUBLE HUNG	WOOD WINDOW, SHARED BATH
Ⓝ	2	3'-0"	6'-0"	DOUBLE HUNG	WOOD WINDOW, STAIRWAY LANDING

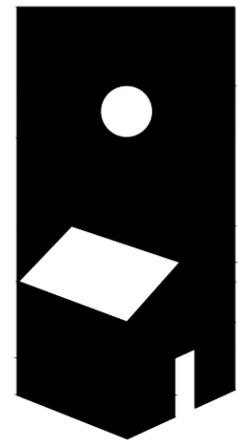
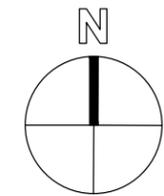
DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
①	2	3'-0"	6'-8"	EXTERIOR	EXISTING DOOR TO REMAIN
②	1	3'-0"	6'-8"	EXTERIOR	BACK DOOR TO SCREENED PORCH, MATCH FRONT DOOR
③	1	3'-0"	6'-8"	EXTERIOR	DOOR TO GARAGE
④	1	3'-0"	8'-0"	EXTERIOR	HUNTING ROOM
⑤	3	3'-0"	6'-8"	INTERIOR	UTILITY, MASTER BEDROOM
⑥	4	2'-8"	6'-8"	INTERIOR	MASTER BATHROOM, GUEST BEDROOM, ABBY'S ROOM, TEAL'S ROOM
⑦	9	2'-6"	6'-8"	INTERIOR	HALL CLOS., MASTER BATH, SH. BATH, UPSTAIRS CLOSETS, SH. BATH
⑧	1	(2)1'-6"	6'-8"	INTERIOR	DOUBLE DOOR, HER CLOSET
⑨	1	(2)2'-0"	6'-8"	INTERIOR	DOUBLE DOOR, PLAY ROOM





PROPOSED ROOF PLAN
 1/8" = 1'-0"



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3119 MORRISON
 ARNOLD RESIDENCE

ROOF LEGEND

	NEW ROOF
	EXISTING ROOF



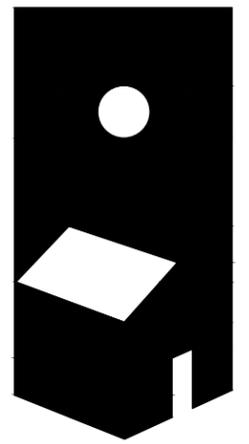
SOUTH

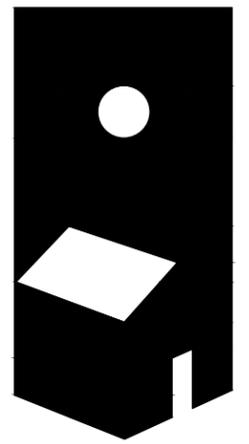
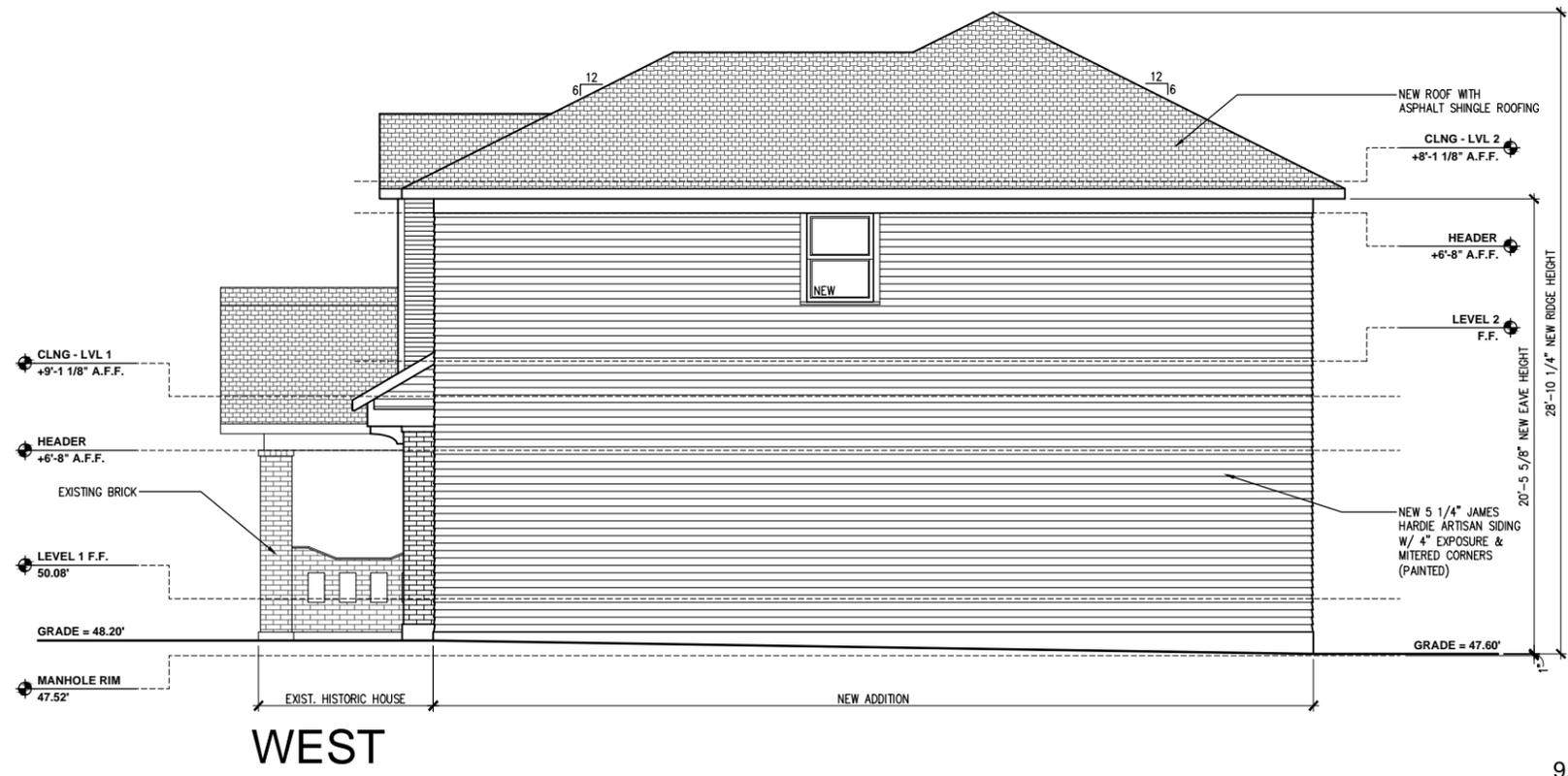
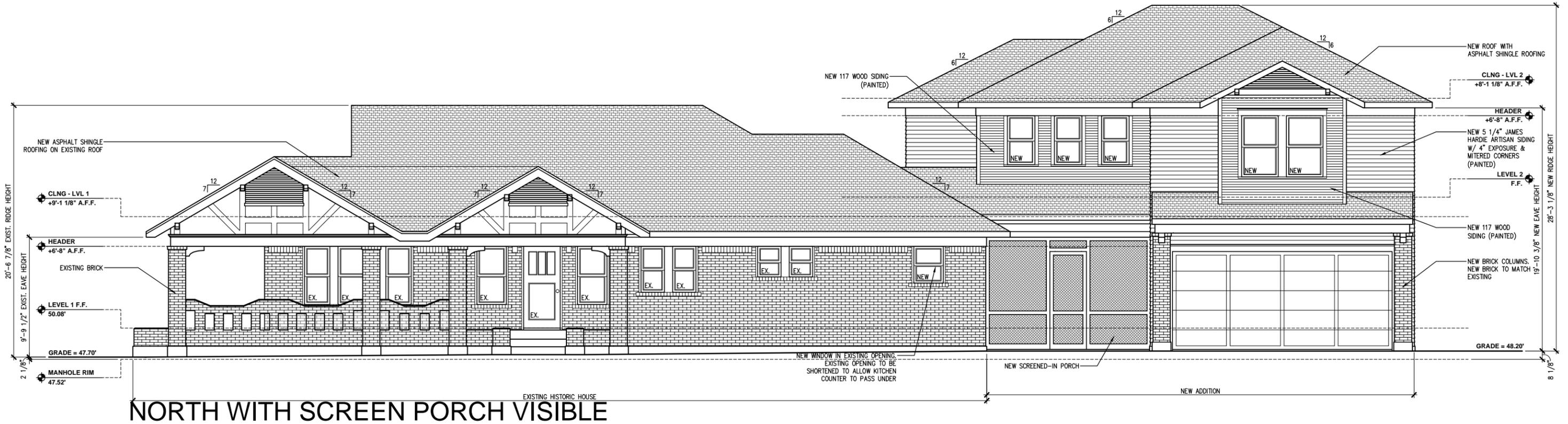


EAST

PROPOSED EXTERIOR ELEVATIONS
1/8" = 1'-0"

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3119 MORRISON
ARNOLD RESIDENCE

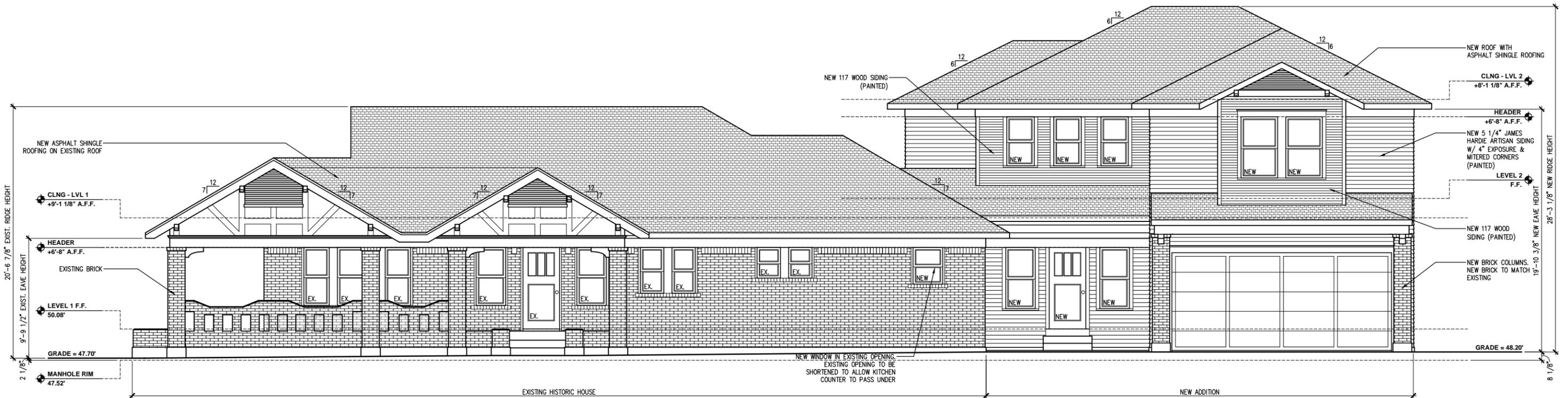




PROPOSED EXTERIOR ELEVATIONS

1/8" = 1'-0"

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3119 MORRISON
 ARNOLD RESIDENCE

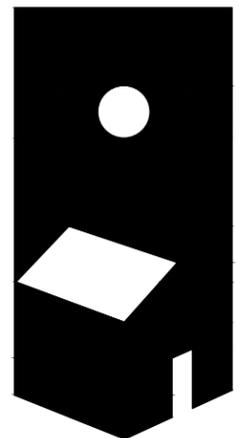


NORTH WITH WALL BEHIND SCREEN PORCH VISIBLE

PROPOSED EXTERIOR ELEVATIONS

1/8" = 1'-0"

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3119 MORRISON
 ARNOLD RESIDENCE

















brickmoon
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: September 2, 2015

Subject: COA Application – 3119 Morrison Description

This project consists of constructing a 2,867 square foot addition to an existing 2,113 square foot residence. The project is situated on a 9,750 square foot corner lot. The existing residence is a one story brick & frame structure on a crawlspace foundation. There is an existing rear addition to the residence that will partially remain with some changes. Existing brick, windows and walls will be removed to connect the new addition.

The addition is being added to the west side of the existing home and part of it will sit on a new pier and beam foundation with a floor height to match the existing residence. A portion of the addition will sit a concrete slab foundation at grade. The addition will be clad in stucco and in brick to match the existing. The addition will also have new low-e, wood windows to match the existing. All existing windows are to remain.

The addition insets on the North side compared to the existing home which creates the screened-in porch. This helps to delineate between the existing and new portions of the residence. The new addition has a hip roof to help reduce the scale of the addition from the street view. The addition is setback from the existing residence as it relates to Morrison St. and with the hip roof, the addition is subordinate compared to the existing east façade. The new addition is also setback from the existing residence at it relates to Bayland Ave. and the brick porte-cochere columns and gable detail help relate the new addition to the existing residence. One of the main roof peak of the existing home on the west side is being extended to the West using the same roof pitch as existing to tie into the new addition. All new roof areas are to be clad with composition shingle roofing to match the existing residence. The crawlspace created by the new addition will be ventilated as required and clad with stucco and brick.