

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 419 W 12TH STREET

Historic District / Landmark HOUSTON HEIGHTS WEST

HCAD # 0201790000019

Subdivision HOUSTON HEIGHTS

Lot 19,20,21 Block 183

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 LAURA & CHAD HESTERS

Company _____

Mailing Address 419 W 12TH ST
HOUSTON TX 77008

Phone 713-576-6045

Email _____

Signature [Signature]

Date 8/3/2016

APPLICANT (if other than owner)

Name Adam Wells

Company Ethos Design Group, LLC

Mailing Address PO Box 70875
Houston, TX 77270

Phone 281-914-1741

Email _____

Signature [Signature]

Date 8/18/2016

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: ___/___/___



www.edghouston.com

Designer: Ethos Design Group, LLC
Address: 1940 Fountainview Dr #404
Houston, TX 77057
Phone: 281.914.1741
Fax: [REDACTED]
e-mail: [REDACTED]

Engineer: << Unassigned >>
Address:

Phone:
e-mail:

Client: Chad & Laura Hesters
Address: 419 W 12th St
Houston, TX 77008

Phone:
Fax:
e-mail:

Builder: Ethos Design Group, LLC
Address: 1940 Fountainview Dr #404
Houston, TX 77057
Phone: 281.914.1741
Fax:
e-mail:

No. Description Date

1. Plans drawn to IRC-2012 standards (at minimum).
2. Contractor must verify all dimensions and field conditions.
3. Should any discrepancy exist between plans and actual project, both the engineer of record and the designer of record must be notified.
4. Architectural drawings will show floor elevations, opening heights, etc.; Contractor must refer to both architectural and structural drawings to ensure proper layout of project.
4. Designed for 110 MPH winds (3 second gusts) as required by IRC-2012.
5. Designed for City of Houston.

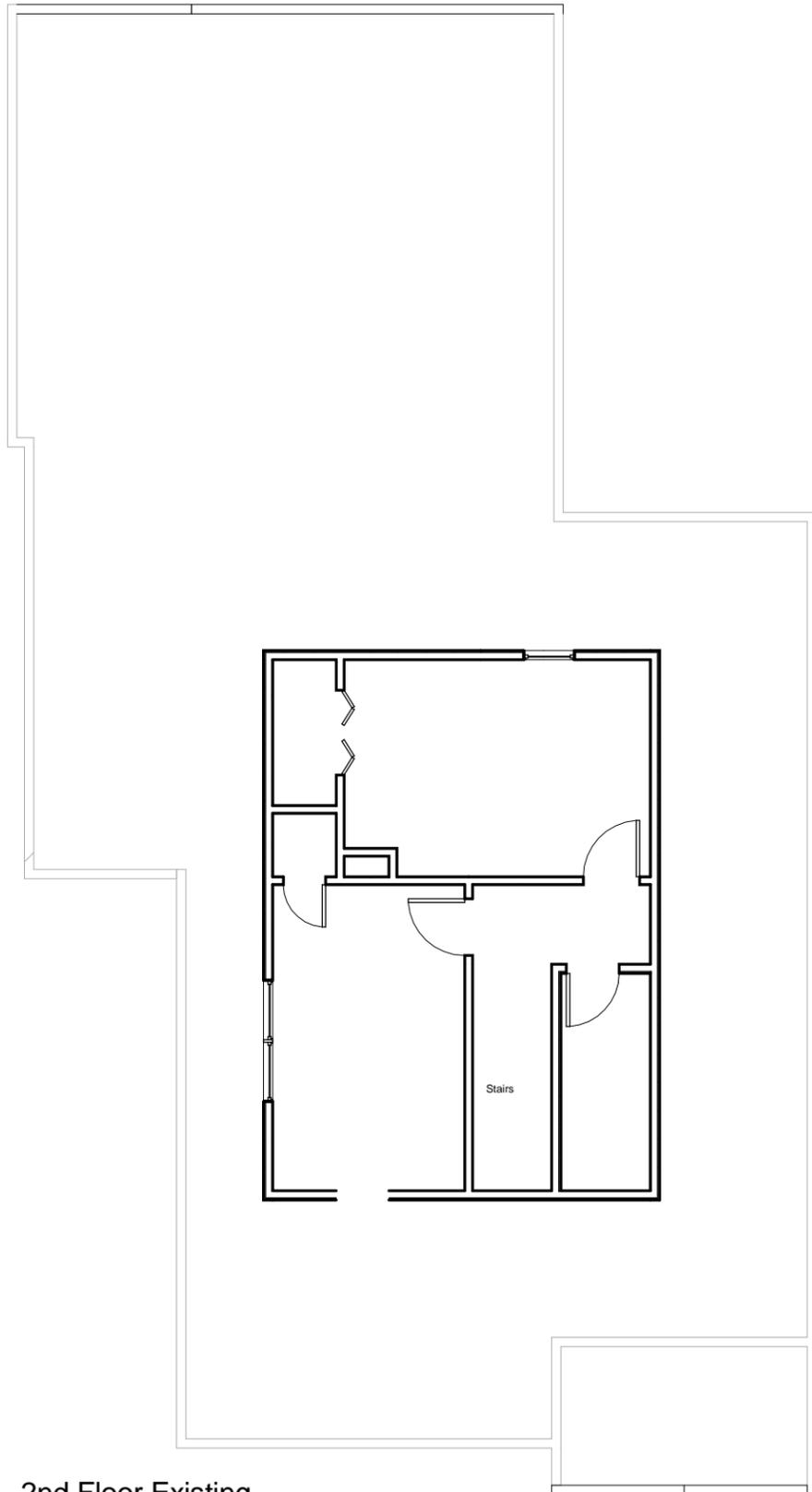
This plan set is an instrument of service and shall remain the property of the designer. Using these drawings on any other project or extension to this project is prohibited without the written consent of both the engineer of record and the designer. Ethos Design Group, LLC, acting as the designer, will neither be responsible nor liable for construction methods or materials, including safety programs regarding this project unless specifically hired as the general contractor.

Hesters Addition Alt. Existing & Demo

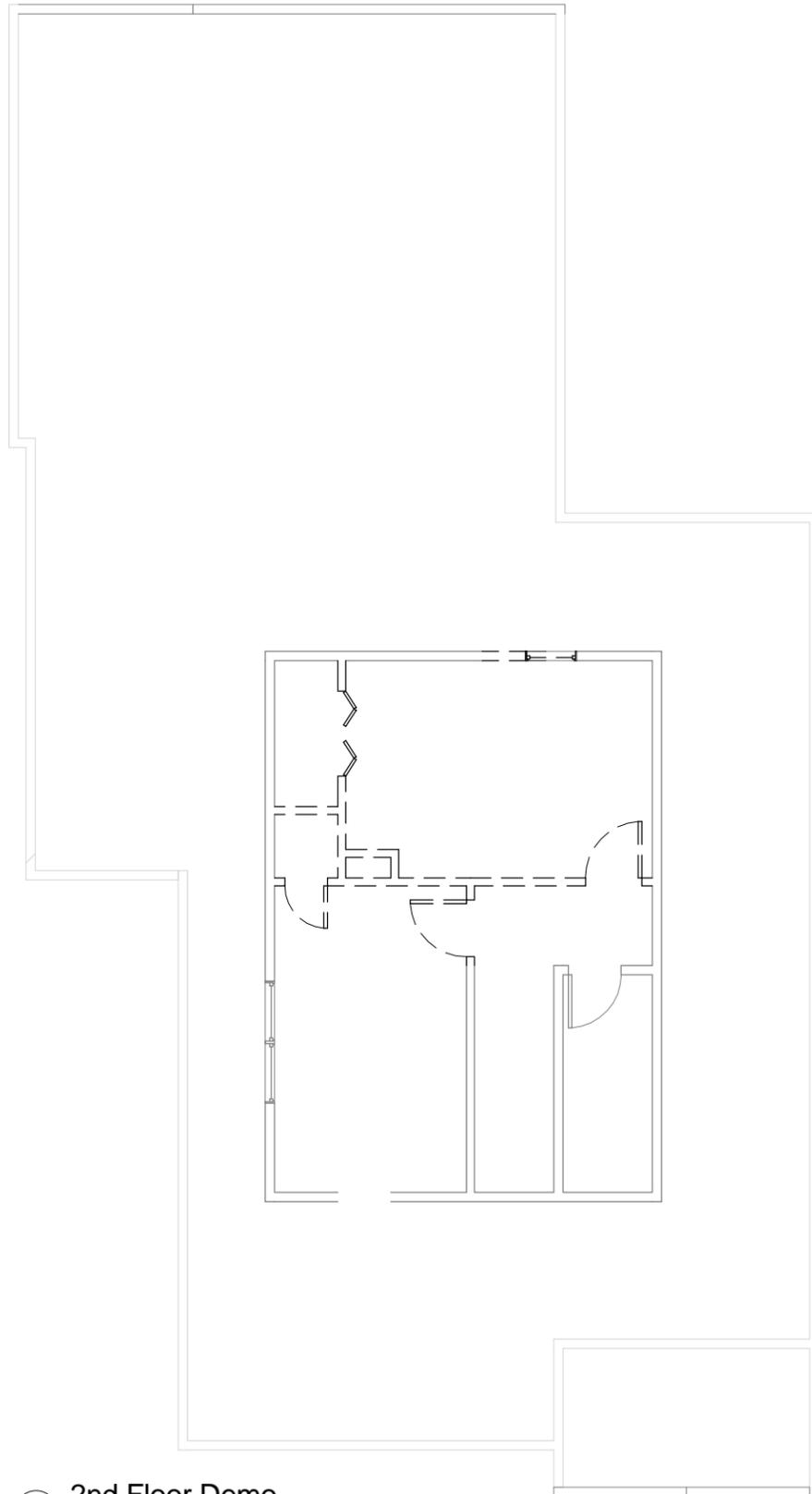
Project number 12-419
Date 05.24.2016
Drawn by awells
Checked by awells

A-0.0

Scale 1/8" = 1'-0"
Print 11x17 "Borderless" to scale drawings



1 2nd Floor Existing
1/8" = 1'-0"



2 2nd Floor Demo
1/8" = 1'-0"



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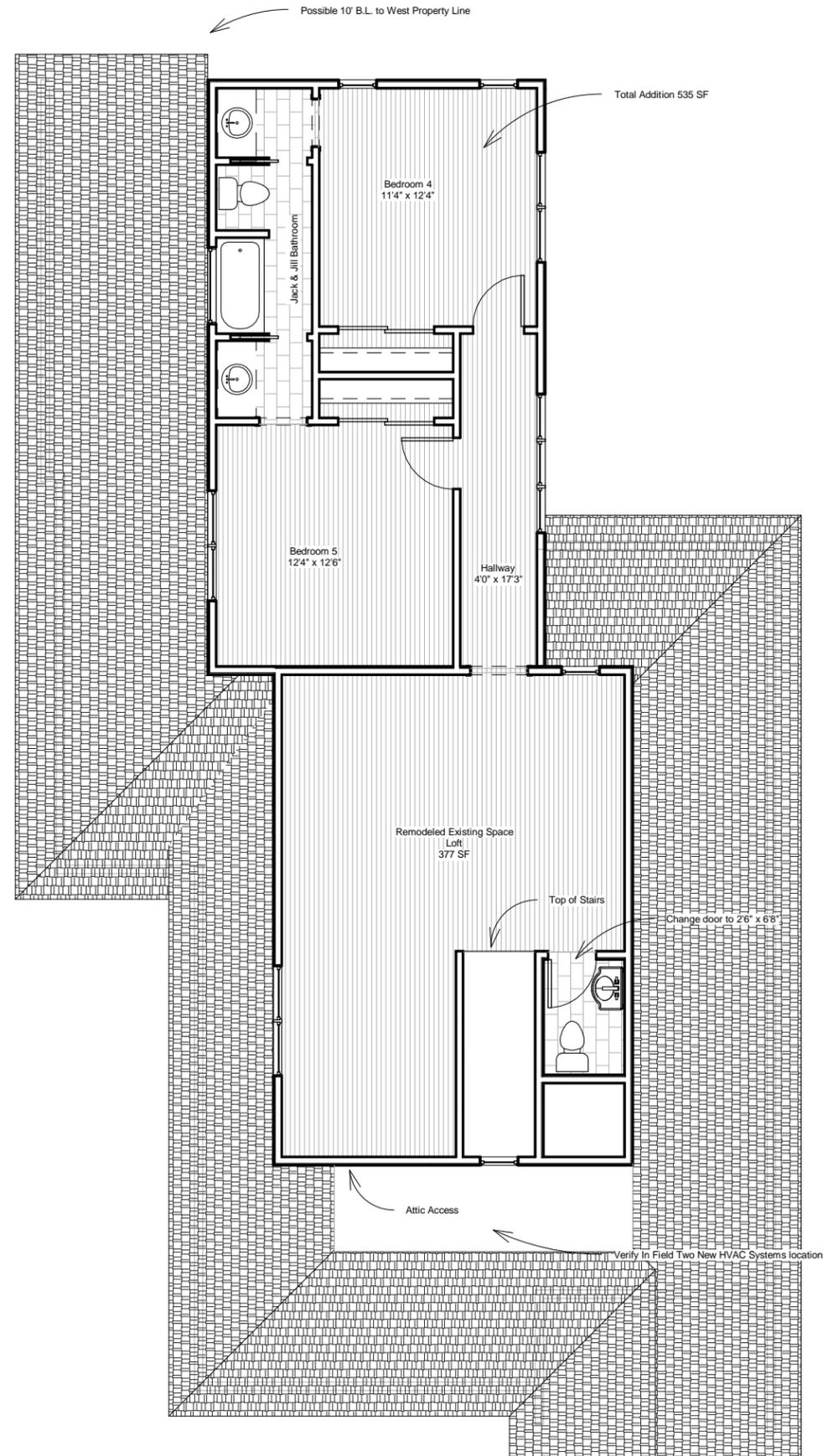
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Hesters Addition Alt. Second Floor

Project number 12-419
Date 05.24.2016
Drawn by awells
Checked by awells

A-1.1

Scale 1/8" = 1'-0"
Print 11x17 "Borderless" to scale drawings



1 2nd Floor New
1/8" = 1'-0"



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Engineer: << Unassigned >>
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Hesters Addition Alt. Exterior Elevation

Project number 12-419
Date 05.24.2016
Drawn by awells
Checked by awells

A-2.0

Scale 1/8" = 1'-0"
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Hesters Addition Alt. Exterior Elevation

Project number 12-419
Date 05.24.2016
Drawn by awells
Checked by awells

A-2.1

Scale 1/8" = 1'-0"
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Roof Peak
22' - 11 1/4"

2nd Floor Ceiling
17' - 0"

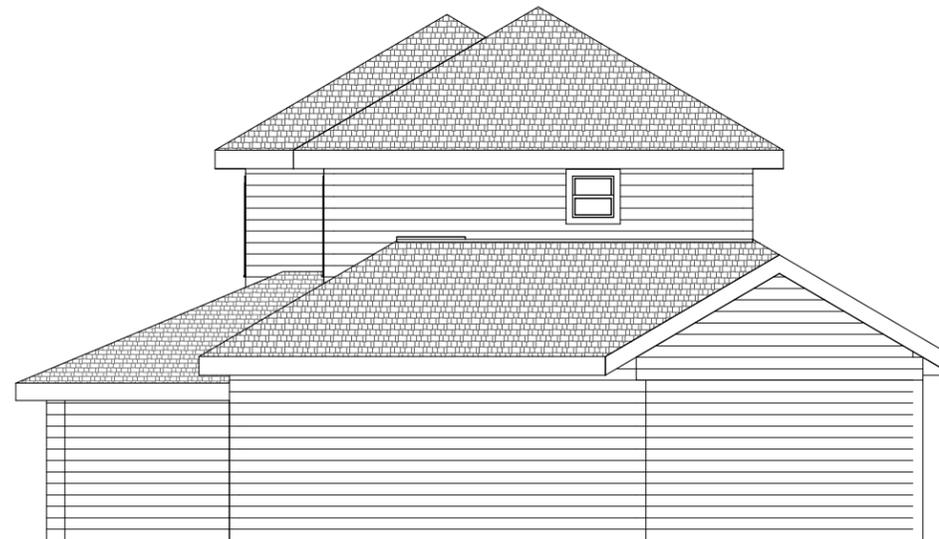
2nd Floor
9' - 0"

1st Floor Ceiling
8' - 0"

1st Floor
0' - 0"

Grade
-0' - 6"

1 North
1/8" = 1'-0"



2 South
1/8" = 1'-0"



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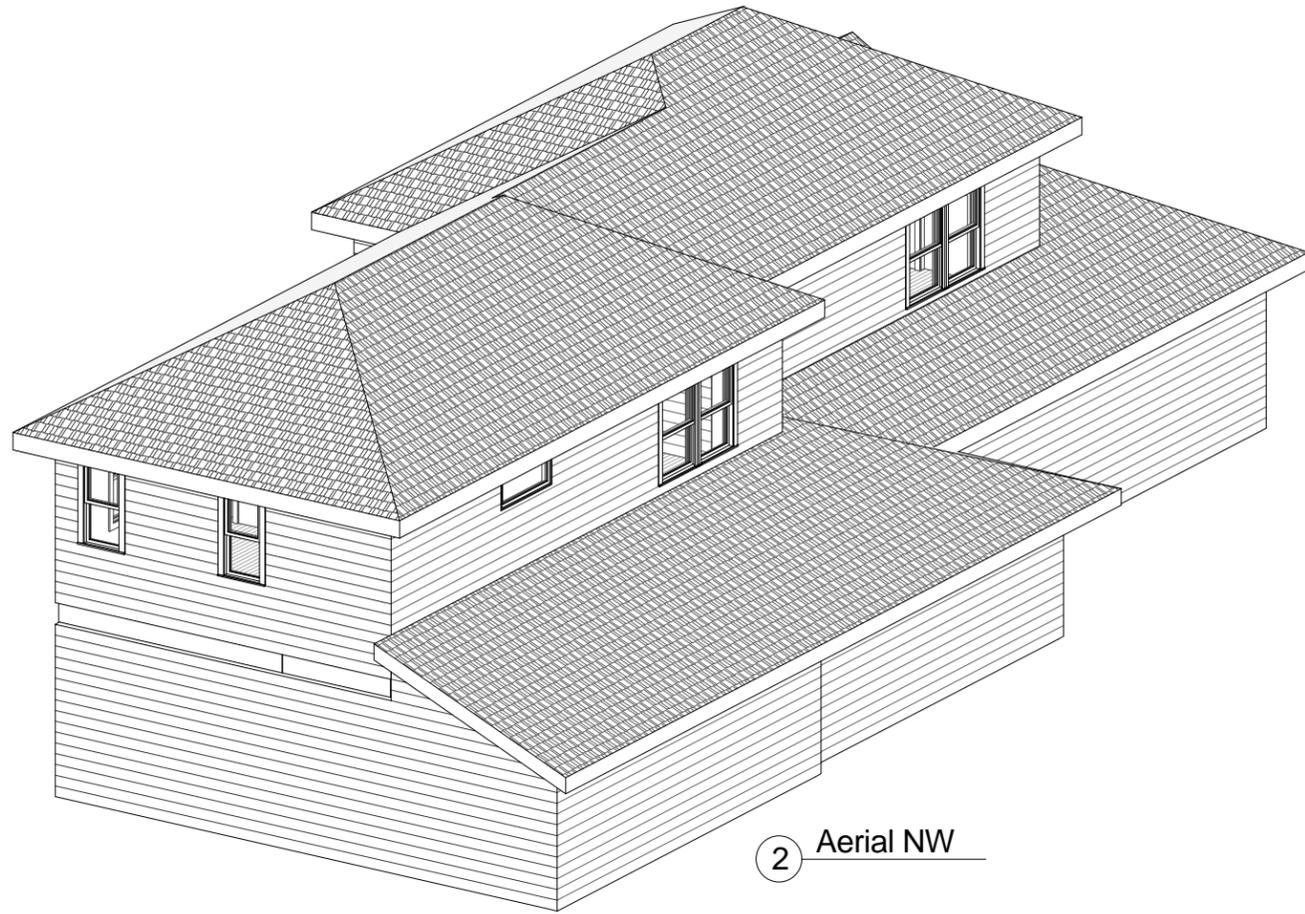
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Hesters Addition Alt. Rendering

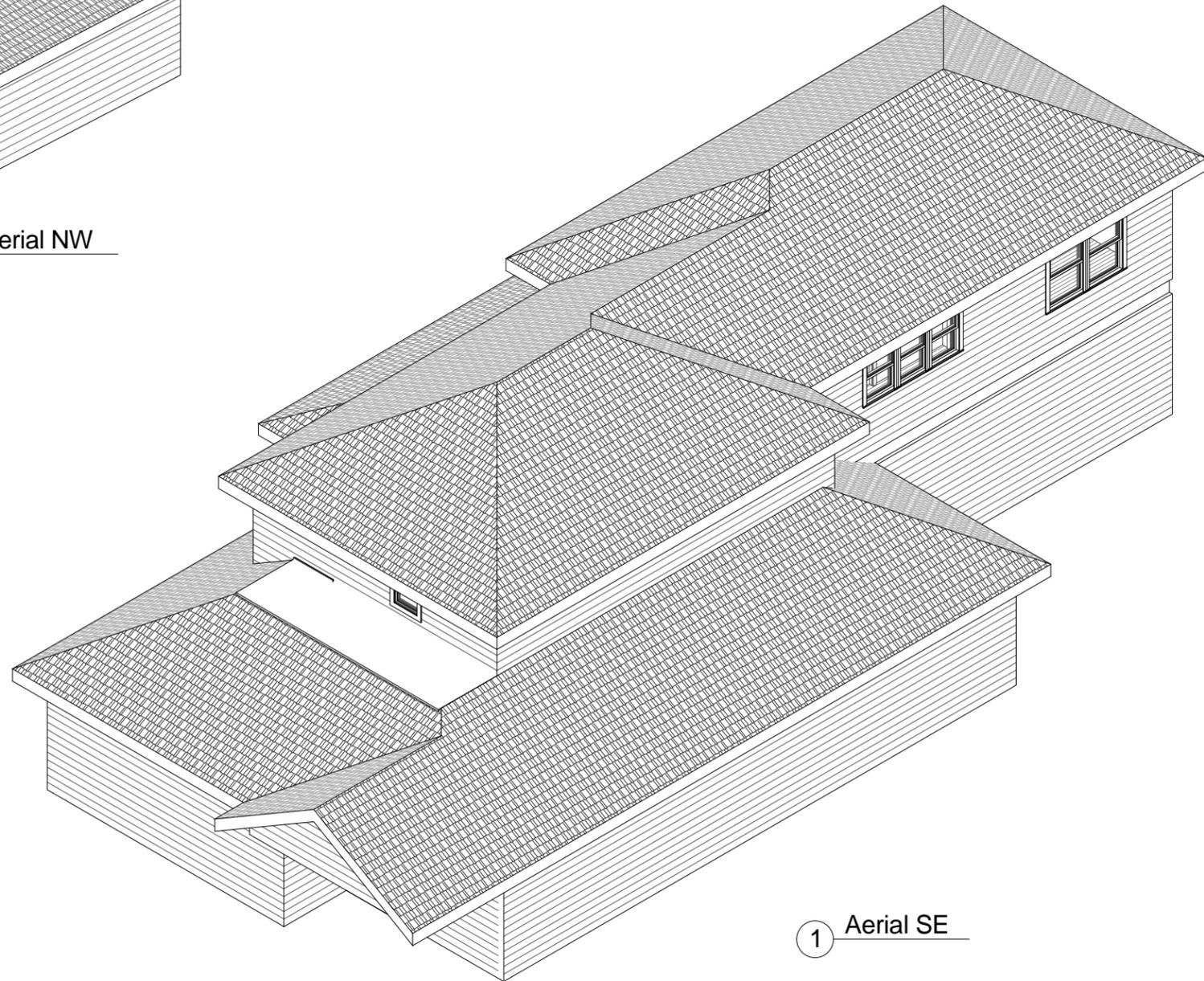
Project number 12-419
Date 05.24.2016
Drawn by awells
Checked by awells

A-2.2

Scale
Print 11x17 "Borderless" to scale drawings



2 Aerial NW



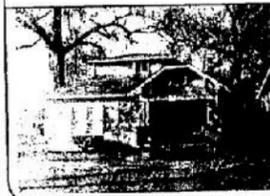
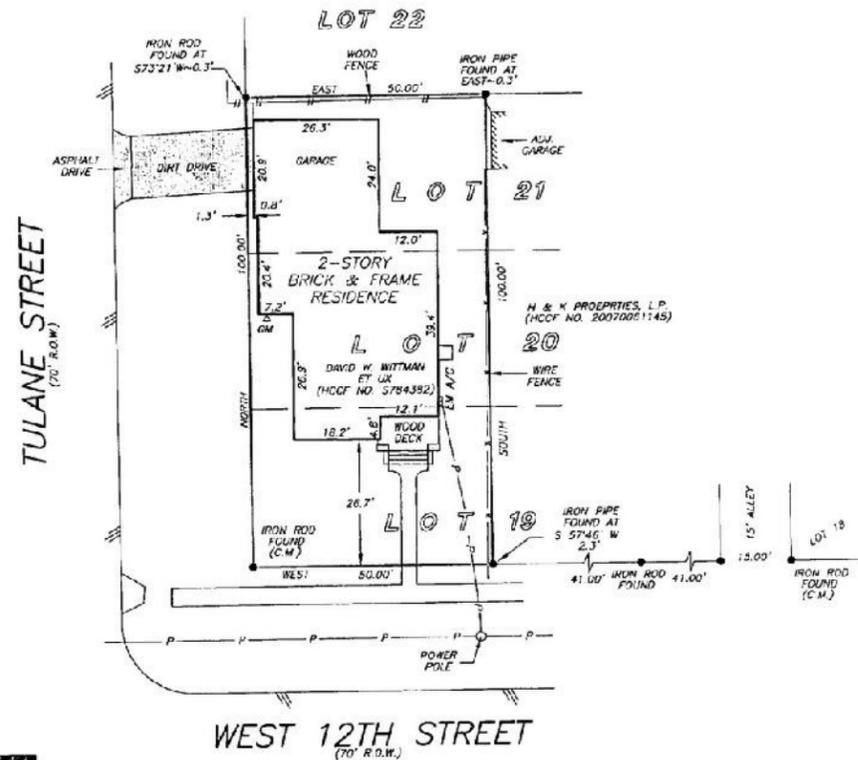
1 Aerial SE

CF NO. 000463778 CHICAGO TITLE
 ADDRESS: 419 WEST 12TH STREET
 HOUSTON, TEXAS 77008
 BORROWER: CHAD A. HESTERS AND
 LAURA L. HESTERS

THE WEST 50 FEET OF LOTS 19, 20 AND 21, BLOCK 183 HOUSTON HEIGHTS

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 1, PAGE 114 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 (M.F.L. NO. 48201C 0870 L
 MAP REVISION: 05/18/07)
 FIRM X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY.

RECORD BEARING VOL. 1, PG. 114, HCAR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

BILLIE G. MCDUFFIE
 PROFESSIONAL LAND SURVEYOR
 NO. 2050
 JOB NO. 08-02294
 FEBRUARY 27, 2008



Chicago Title
 Insurance Company
 GRACE SARAGUSA
 713-529-7953



PRECISION SURVEYORS, INC.

1-800-LANDSURVEY 281-496-1588
 1-800-526-3787 FAX 281-496-1867
 14925 MEMORIAL DRIVE SUITE 5100 HOUSTON, TEXAS 77049



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No.	Description	Date
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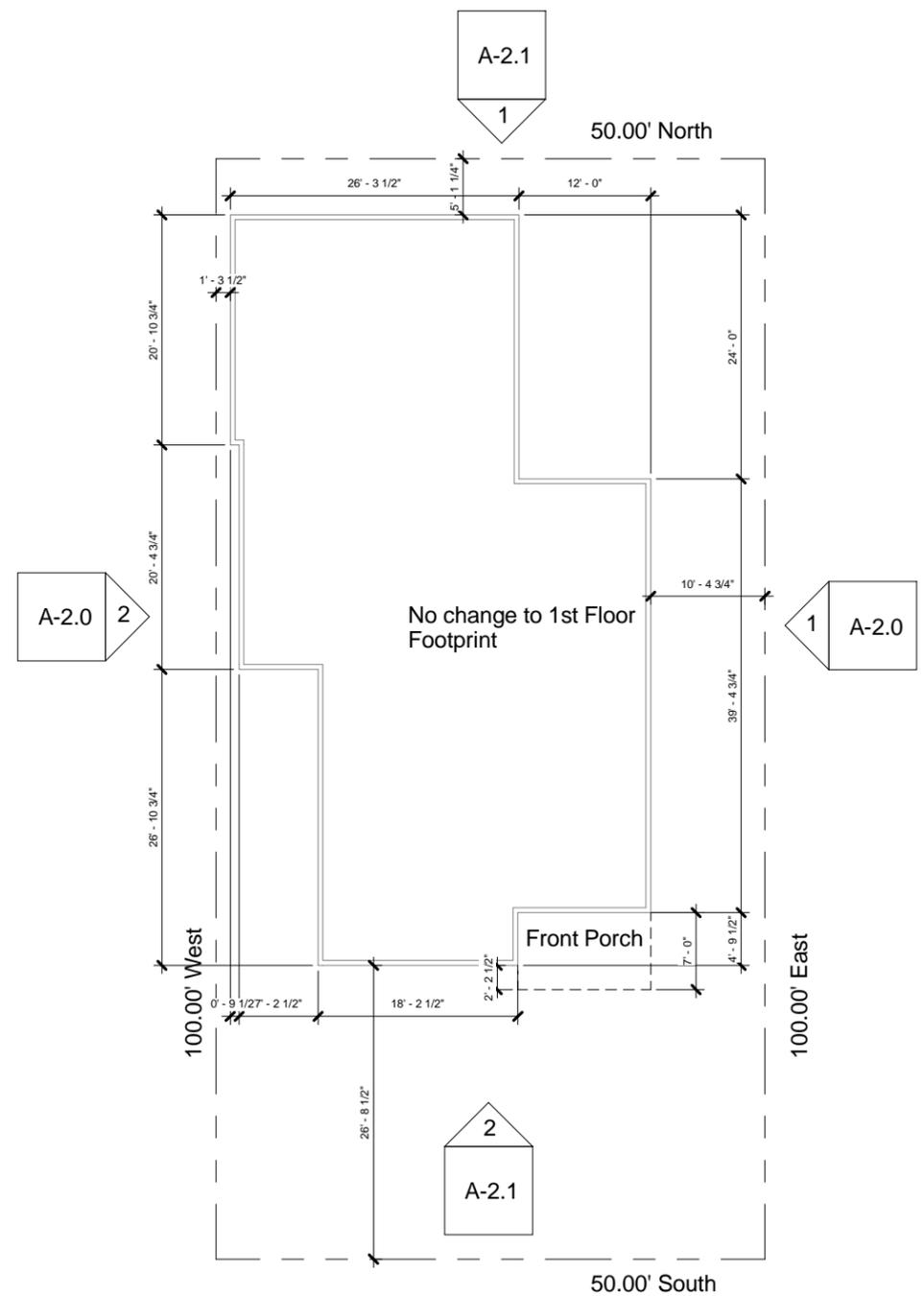
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Hesters Addition Alt. Site Plans

Project number 12-419
 Date 05.24.2016
 Drawn by awells
 Checked by awells

C-0.0

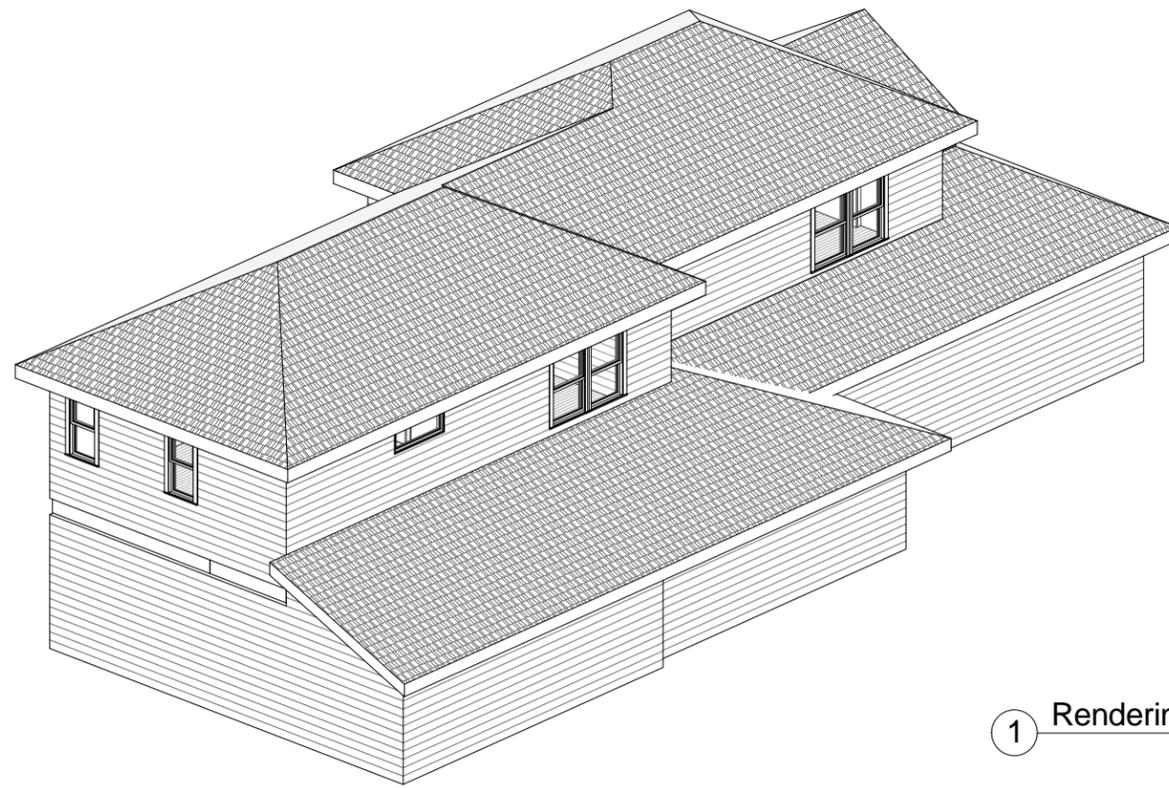
Scale 1/16" = 1'-0"
 Print 11x17 "Borderless" to scale drawings



1 Grade
 1/16" = 1'-0"

419 W 12th St
Houston, TX 77008

PROJECT INFO:
 2nd Floor Remodel: 377
 2nd Floor Addition: 567
 Total (SF): 944



1 Rendering



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No.	Description	Date
1	Schematic Design-Initial Draft	

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**Hesters
 Addition Alt.
 Cover & Index**

Project number 12-419
 Date 05.24.2016
 Drawn by awells
 Checked by awells

Cover

Scale
 Print 11x17 "Borderless" to scale drawings

Sheet Index

- A-0.0 Existing & Demo
- A-1.1 Second Floor
- A-2.0 Exterior Elevation
- A-2.1 Exterior Elevation
- A-2.2 Rendering
- C-0.0 Site Plans

