CERTIFICATE OF APPROPRIATENESS

Application Date: February 8, 2017

Applicant: David Jefferis, Grayform Architecture, for Marat Nizberg, owner

Property: 1720 White St, Tracts 11 and 12, Block 314, Shearn Subdivision. The property includes a historic 1,147 square foot, one-story wood frame single-family residence situated on a 2,950 square foot (47' x 63') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910, located in the High First Ward Historic District. The residence has a non-original porch enclosure, side addition, and rear addition.

Proposal: Alteration –Windows/Siding *Deferral*

The applicant received a conditional COA to construct a 1,000 square foot two-story rear addition in September 2016. Revisions to the approved COA were deferred in January 2017 after staff discovered ongoing work had exceeded the scope of the approved COA and did not match the revised drawings. In February 2017, staff discovered the contactor had removed all original siding, further violating the scope of their approved COA. The applicant now proposes to:

- Revise the fenestration on the north, south, east, and west (addition only) elevations.
- Remove non-original 117 siding and original lap siding (already removed) from the south (side) elevation and install 4" lap wood siding on the original residence. The addition will feature either wood or cementitious lap siding. Staff finds either to be appropriate.

See project details on p. 5-18 and application materials in Attachment A.

Context Area: The 1700 block of White contains only one contributing structure which is the subject of this application. There is one contributing structure on the opposing blockface that faces Crockett St; two contributing structures directly south of 1720 White that face Summer St; and two contributing structures to the northwest of 1720 White that face Crockett St.

Because there is only one contributing structure on the blockface, staff looked beyond the block to other historic district contributing structures located on the 2000 block of Crockett St as well as the contributing structures on the 1900 block of Summer St for compatible features.

The HAHC approved the construction of a 2,260 square foot two-story residence located directly north of 1720 White at 1917 Crockett in April 2016.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: **Windows**

Approval with conditions: (1) Install a 1/1 window in place of the fixed window on the north elevation of the original residence; and (2) Install an additional 1/1 window on the second level of the west (front) elevation of the addition;

Siding

Denial for the removal of original lap siding from the south (side) elevation.

In addition to any other remedies the HAHC sees fit to require, staff recommends a Certificate of Remediation for the installation of 4" lap wood siding. Since the historic lap siding has been destroyed and these actions therefore cannot be reversed, a Certificate of Remediation will allow the project to progress without the Commission approving the unauthorized removal of the historic siding or deeming the unauthorized work appropriate.

HAHC Action:

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		**S - satisfies D - does not satisfy NA - not applicable**
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *Removing the original lap siding on the south elevation of the original residence does not retain or preserve the historical character of the property.* *A horizontally-oriented fixed window on the north elevation of the original residence is not compatible with historic fenestration, and does not preserve the character of the property.*
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☐	☒	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; *Installing a horizontally-oriented fixed window on the north elevation of the original residence results in fenestration not typical of historic structures, and therefore creates a later appearance.*
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *Removing the original lap siding on the south elevation of the original residence does not preserve the distinguishing qualities or character of the building.* *Installing a horizontally-oriented fixed window on the north elevation of the original residence results fenestration not typical of historic structures, and does not preserve the character of the building.*
☒	☐	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☒	☐	☐	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☐	☒	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *Removing the original lap siding on the south elevation destroys historical and architectural material.*

☐ ☒ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
A horizontally-oriented fixed window on the north elevation of the original residence results in fenestration not typical of historic structures, and is not compatible with the character of the property.
The proposed solid-to-void ratio on the west elevation of the addition leaves a large area of unarticulated wall, which is not compatible with the character of the property or the context area.

☒ ☐ ☐ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

If the applicant were to install a 1/1 window in place of the fixed window on the north elevation of the original residence, and create an additional window opening on the west elevation of the addition, staff maintains that the proposal, with regards to the revised fenestration, would satisfy criteria.

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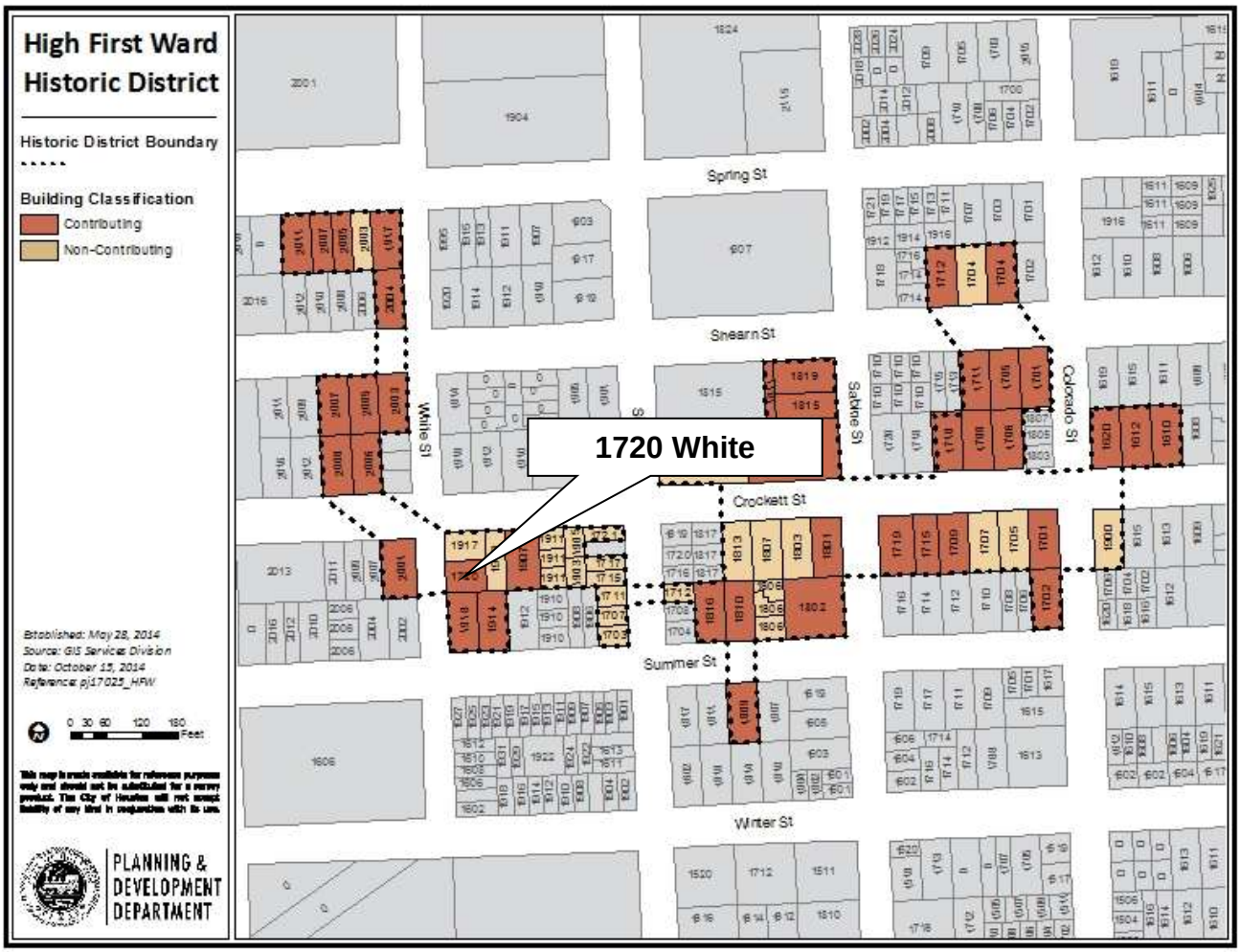
N

PROPERTY LOCATION

HIGH FIRST WARD HISTORIC DISTRICT

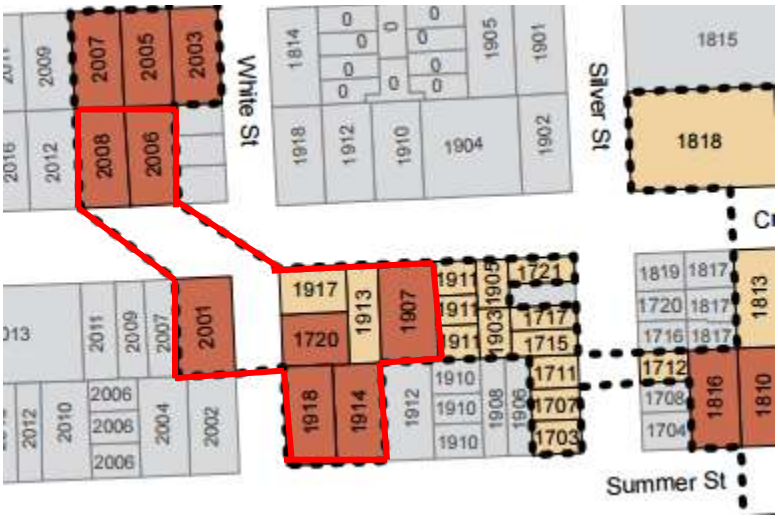
Building Classification
Contributing
Non-Contributing
Park



INVENTORY PHOTO

CURRENT PHOTO

CONTEXT AREA



1918 Summer – Contributing – 1900 (neighbor)

2001 Crockett – Contributing – 1900 (across street)

1914 Summer – Contributing – 1900 (neighboring)

1907 Crockett – Contributing – 1900 (neighboring)

2006 Crockett – Contributing – 1900 (neighboring)

2008 Crockett – Contributing – 1900 (neighboring)

WEST ELEVATION – FRONT FACING WHITE

ORIGINAL

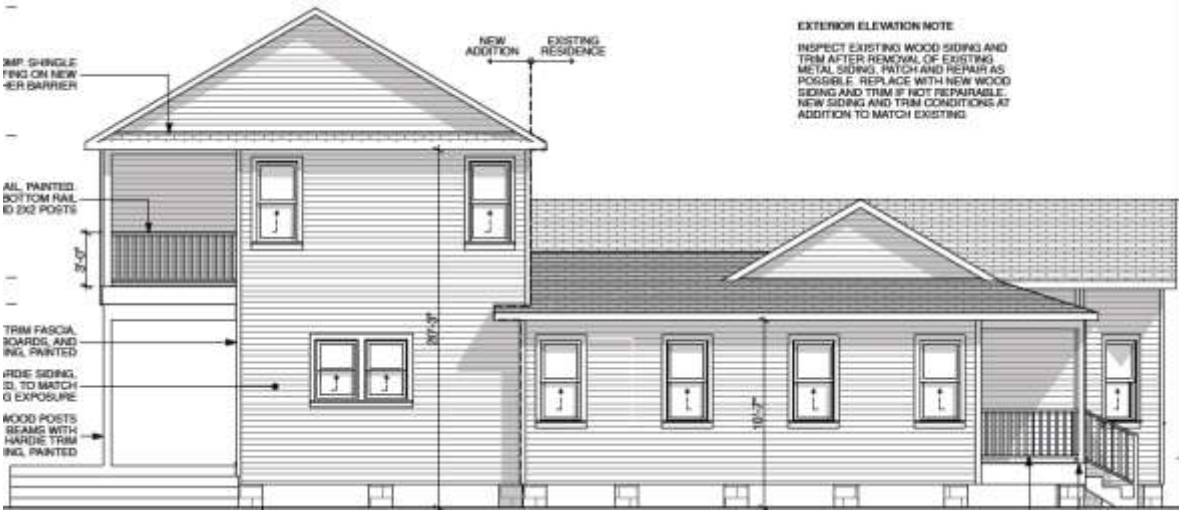
APPROVED WITH CONDITIONS - 9/22/2016

PROPOSED

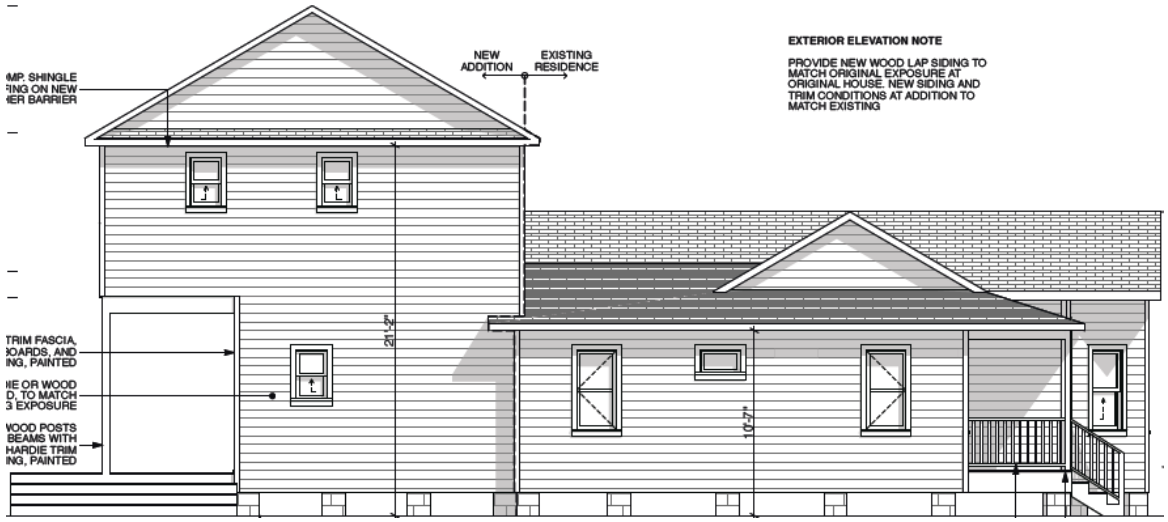
NORTH SIDE ELEVATION

ORIGINAL

APPROVED WITH CONDITIONS - 9/22/2016



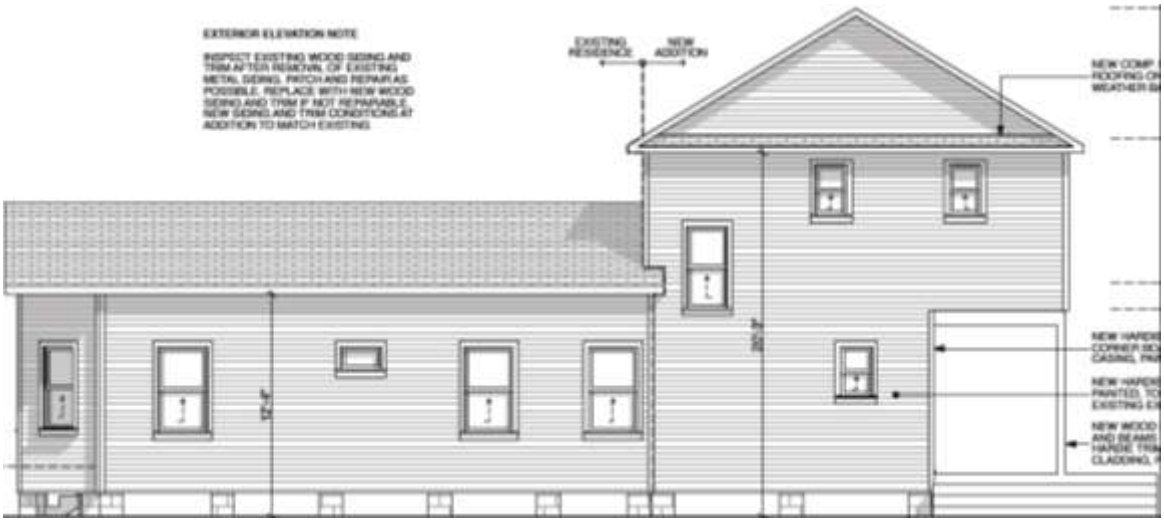
PROPOSED



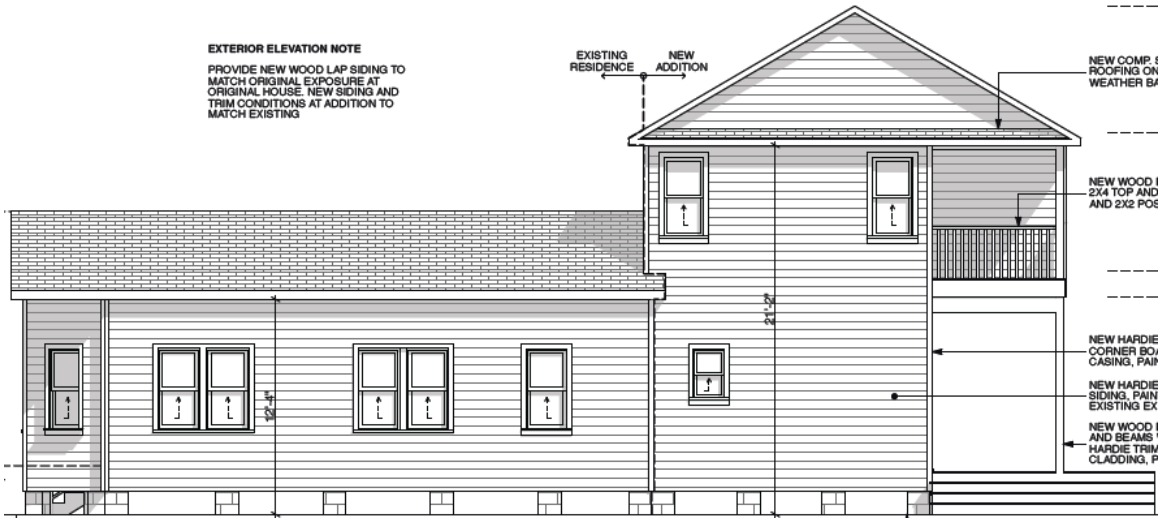
SOUTH SIDE ELEVATION

ORIGINAL

APPROVED WITH CONDITIONS 9/22/2016



PROPOSED

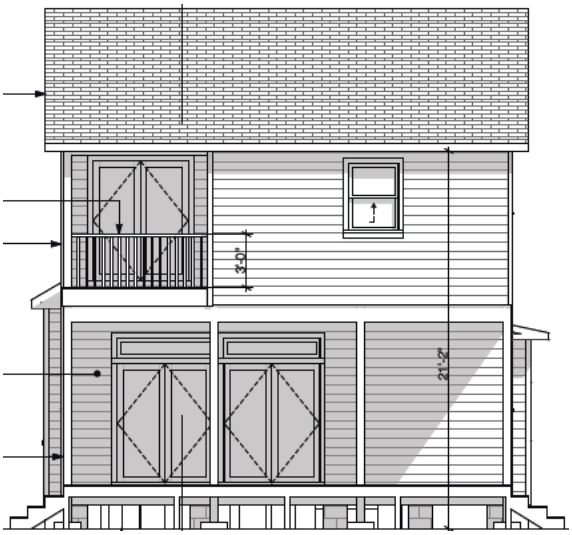


EAST (REAR) ELEVATION

EXISTING

APPROVED WITH CONDITIONS - 9/22/2016

PROPOSED



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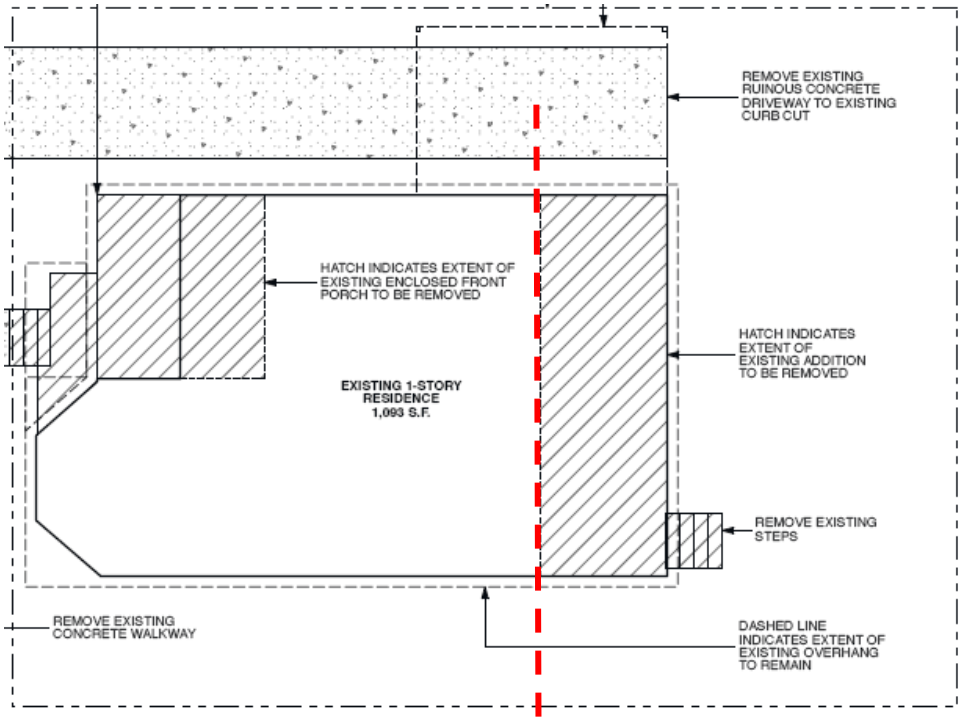
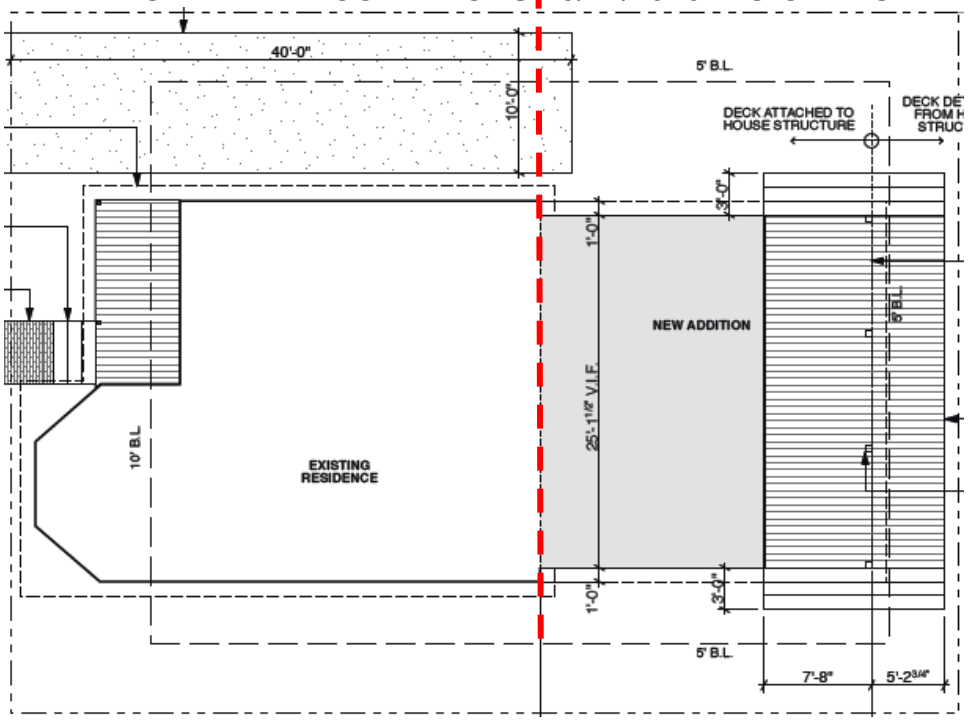
SITE PLAN

EXISTING

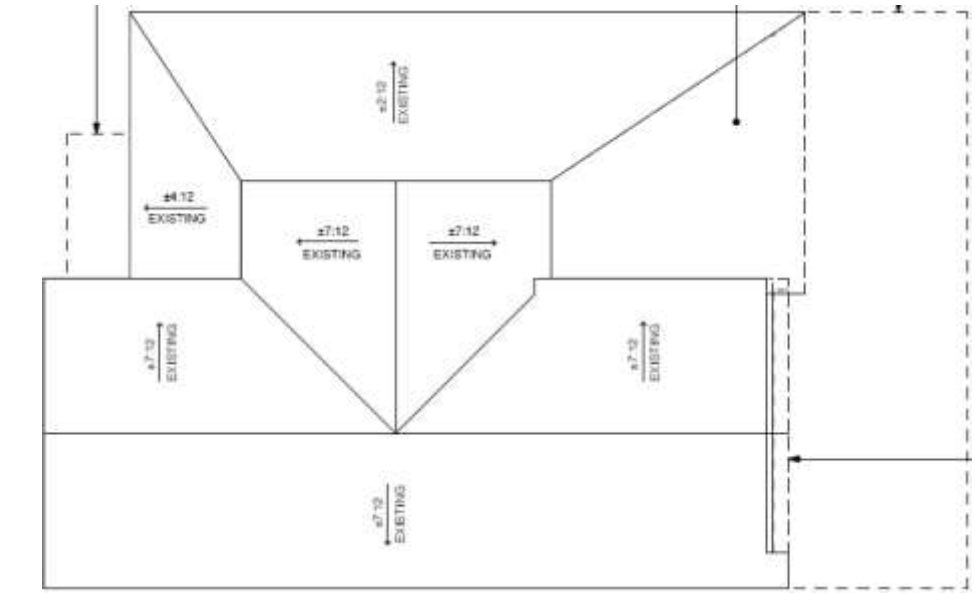


APPROVED WITH CONDITIONS - 9/22/2016- NO CHANGE



ROOF PLAN

EXISTING



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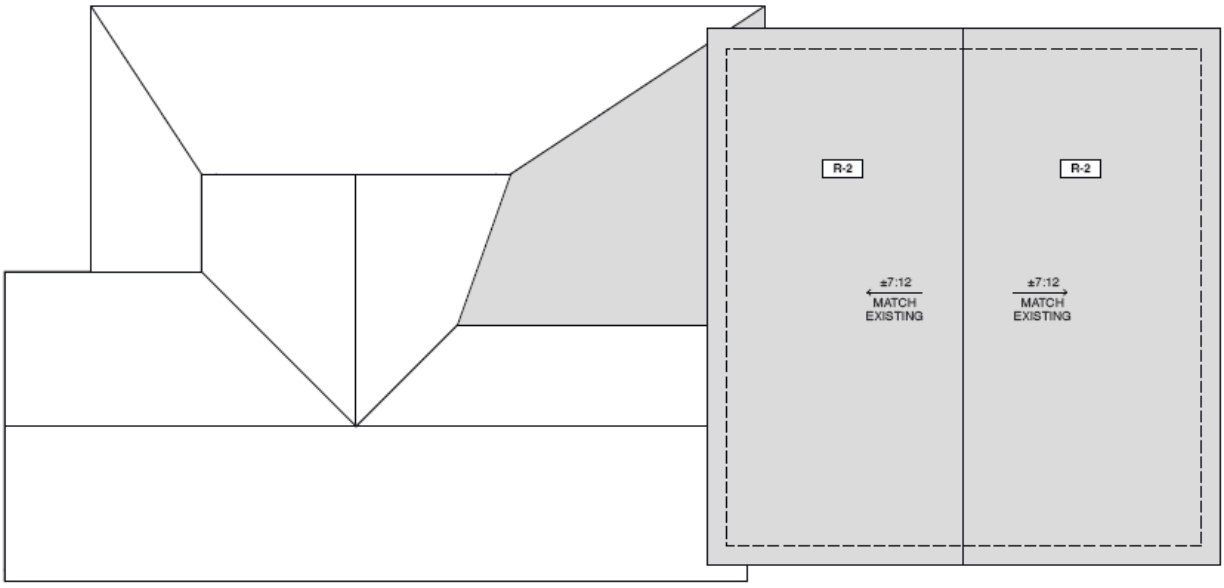

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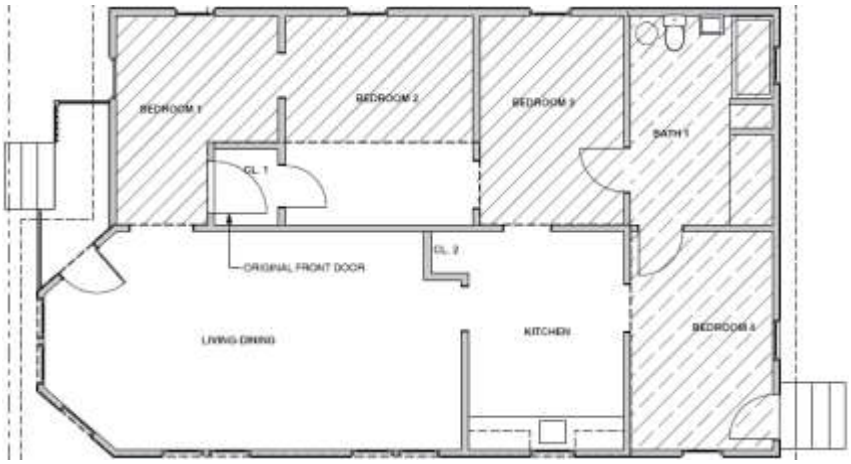
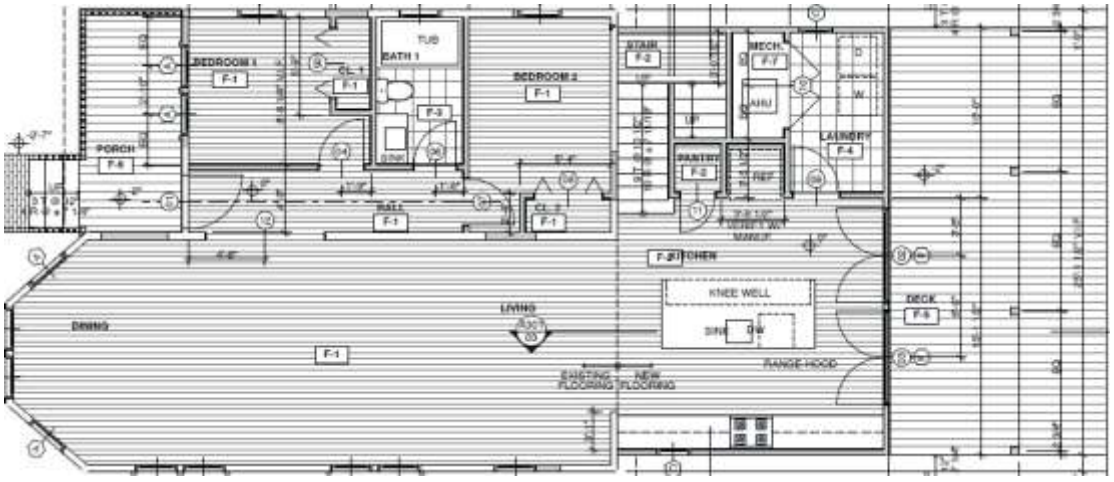
FIRST FLOOR PLAN

EXISTING



APPROVED WITH CONDITIONS - 9/22/2016

PROPOSED



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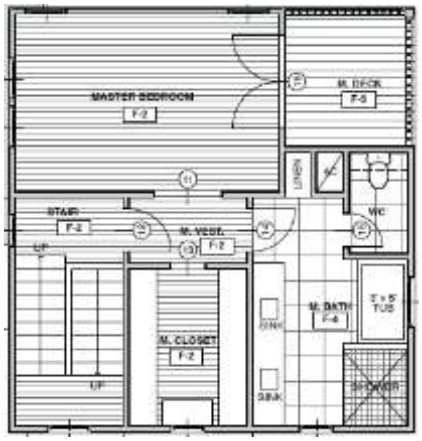
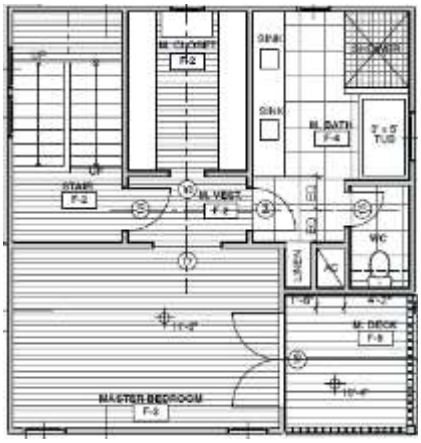
SECOND FLOOR PLAN

APPROVED WITH CONDITIONS - 9/22/2016



PROPOSED



STAFF PHOTOS – FEBRUARY 2017

2465940005

PROJECT DETAILS

Windows/Doors: *Approved 9/22/2016: The existing residence features numerous non-original aluminum windows, as well as one non-original door on the front elevation. All non-original windows will be removed. The removed windows on the front elevation will be replaced with recessed 1/1 vinyl windows. The non-original door on the front elevation will be replaced with a recessed 1/1 vinyl window. Two recessed 1/1 vinyl windows will be added to the front elevation. The historic front door covered in situ will be retained and returned to its original function as the front door. The applicant proposes to repair the front-facing gable's accent window and will consult with staff prior to removal, if necessary. The fenestration pattern on the non-original north elevation will be altered to feature four recessed 1/1 vinyl windows. The historic fenestration pattern on the south elevation will be altered to feature three recessed 1/1 vinyl windows and one fixed window.*

The addition will feature recessed 1/1 vinyl windows.

Proposed: The applicant has revised the approved design in the following ways:

- West (front) Elevation: Removed one 1/1 window from the addition.
- North (side) Elevation: Removed two 1/1 windows and installed one fixed window on the original house; removed one 1/1 window from the addition, and reduced the size of/relocated the remaining 1/1 windows.
- South (side) Elevation: Removed one fixed and two 1/1 windows and install one set of two 1/1 windows and one 1/1 window on the original house; removed one 1/1 window from the addition, and enlarged/relocated the remaining 1/1 windows.

Exterior Materials: *Approved 9/22/2016: The existing residence is clad in metal siding. The metal siding will be removed to expose the original wood siding underneath. The applicant will consult with staff prior to the removal of any damaged original siding to determine whether an additional COA is required.*

Proposed: After removing the metal siding, the applicant discovered the residence featured 117 siding on the west (front), north (side) and east (rear) elevation. The south (side) elevation featured original lap siding. All siding has since been removed by the contractor. The applicant proposes to install new wood lap siding with a 4" reveal on the original residence, and install either 4" wood lap or cementitious lap siding on the addition. Staff finds either to be appropriate.

ATTACHMENT A

CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1720 White Street, Houston

Historic District / Landmark High First Wards HD HCAD # 0051380000011

Subdivision SHEARN ADDITION NSBB Lot 11&12 Block 314

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 MARAT NIZBERG

Company ARIMAS LLC

Mailing Address 211 N. CRIMSON CLOVER SPRING, TX 77381

Phone (832) 302-5125

Email [redacted]

Signature

Date 01-04-2017

APPLICANT (if other than owner)

Name David Jefferis

Company Grayform Architecture

Mailing Address 6648 Merry Lane, Houston, TX 77023

Phone 832-741-9997

Email [redacted]

Signature

Date 01-04-2017

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:* ___/___/___

BUILDING AREA - EXISTING	1,183
CONDITIONED SPACE	**1,147**
MAIN LEVEL	1,147
UPPER LEVEL	0
EXTERIOR COVERED SPACE	**36**
MAIN LEVEL	36
UPPER LEVEL	0

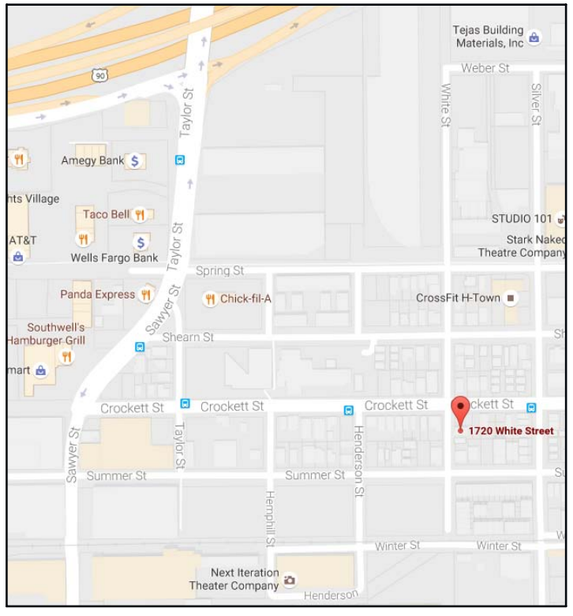
BUILDING AREA - NEW	2,102
CONDITIONED SPACE	**1,766**
MAIN LEVEL	1,226
UPPER LEVEL	540
EXTERIOR COVERED SPACE	**336**
MAIN LEVEL	270
UPPER LEVEL	66

APPLICABLE CODES
INTERNATIONAL RESIDENTIAL CODE 2012
WITH COH AMENDMENTS

OCCUPANCY
RESIDENTIAL R-1 (SINGLE FAMILY)

CONSTRUCTION TYPE
WOOD FRAME ON PIER-AND-BEAM
FOUNDATION

MEP PERMITS
ACQUIRED BY GENERAL CONTRACTOR AND
LICENSED SUB-CONTRACTORS



LOCATION MAP
KEY MAP: 493F

PROJECT TEAM

OWNER
ARIMAS LLC
SAMIRA AND MARAT NIZBERG

ARCHITECT
GRAYFORM ARCHITECTURE

STRUCTURAL ENGINEER
THE ATKINS GROUP

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GRAYFORM
ARCHITECTURE

6648 Merry Lane
Houston, TX 77023

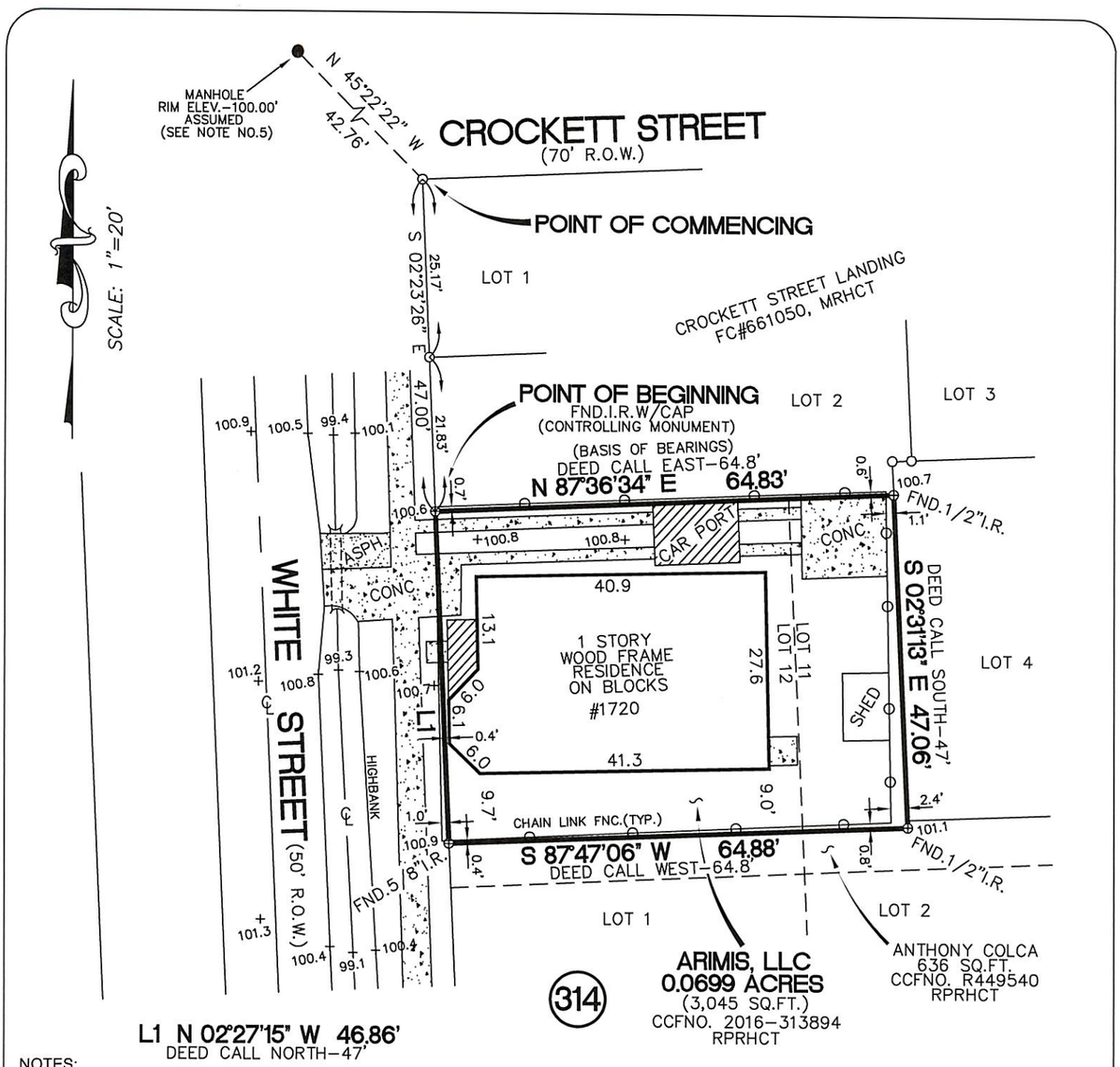
WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

ISSUE	DATE
HAHC REVIEW	02-08-17

COVER SHEET

A001



NOTES:

1.The bearings for this survey are based on the south line of Lot 2 of Crocket Street Landing as shown on this survey.

2. This plat of survey has been performed with reliance upon title examination and abstracting performed by WFG National Title Insurance Company under G.F. No. 161958-RN with an effective date of June 30, 2016 and is subject to certain restrictive covenants as set forth therein and by deed restrictions (if any), on file with Harris County, Texas. This surveyor has not abstracted the subject property.

3. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.

4. Property lies within the jurisdiction of the City of Houston and Harris County and is subject to all building setbacks, platting requirements and other development requirements of those entities.

5. Elevations shown hereon are based on an assumed elevation of 100.00 feet at top of rim of nearest man-hole as shown on this survey.

LEGAL DESCRIPTION:

Being 0.0699 acres of land situated in the John Austin Survey, Abstract No. 1, Harris County, Texas and being out of and a part of Lots 11 and 12 of Shearn Addition, NSBB an unrecorded subdivision in Harris County, Texas, said 0.0699 acre tract being that same tract of land conveyed to Arimis, LLC by deed filed for record under Film Code No. 2016-313894 of the Real Property Records of Harris County, Texas (RPRHCT), said 0.0699 acre tract being more particularly described by metes and bounds attached hereto and made a part hereof.

JOB NO.	COUNTY:	STATE:	***BOUNDARY SURVEY***
16-01806	HARRIS	TEXAS	

ADDRESS: 1720 WHITE STREET HOUSTON, TEXAS 77007

PURCHASOR: ARIMIS, LLC

TITLE CO.: WFG NATIONAL TITLE COMPANY

LENDER: N/A

GF No. 161958-RN

FIELD WORK: C.T.	DRAFTED BY: C.T.	CHECKED BY: M.G.
08/26/16	08/28/16	08/29/16

NorthStar Surveying
1938 Old River Road
Montgomery, Texas 77356
(281) 935-7708 Direct (281) 528-8604 Fax
northstarsurveying@sbcglobal.net

TO: Arimis, LLC

We, NorthStar Surveying, acting by and through Michael Glezman, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this survey and professional service was conducted on the ground and substantially conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 3, Condition 2 Survey.

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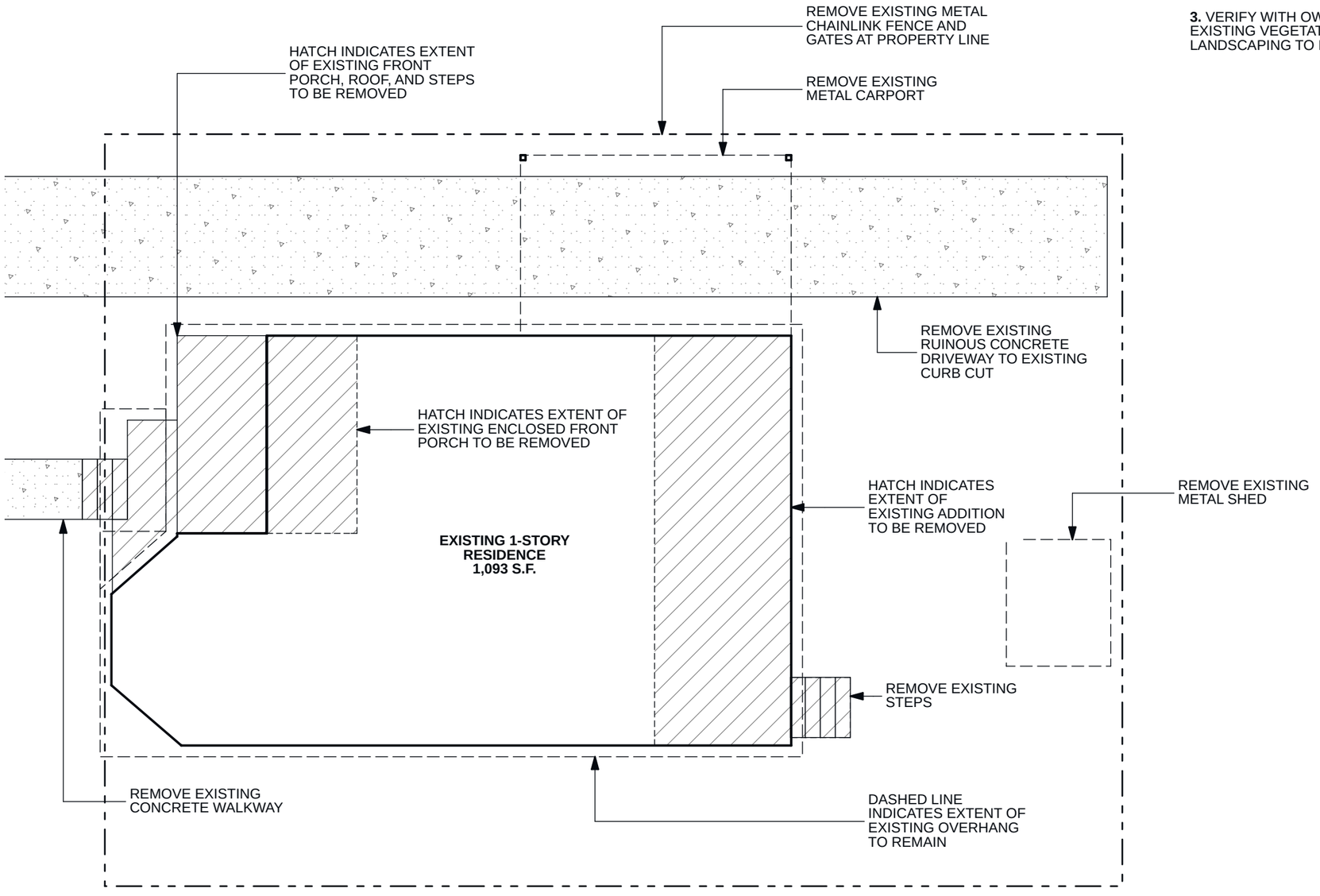
Texas Registered Firm No. 10009900



03 SITE PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"

SITE DEMOLITION NOTES

1. SHORE EXISTING STRUCTURE TO REMAIN AS REQUIRED

2. PROTECT ADJACENT PROPERTIES FROM DEBRIS FOR THE DURATION OF CONSTRUCTION

3. VERIFY WITH OWNER EXTENT OF EXISTING VEGETATION AND LANDSCAPING TO BE REMOVED

GRAYFORM
ARCHITECTURE

6648 Merry Lane
Houston, TX 77023

WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

ISSUE	DATE
HAHC REVIEW	02-08-17

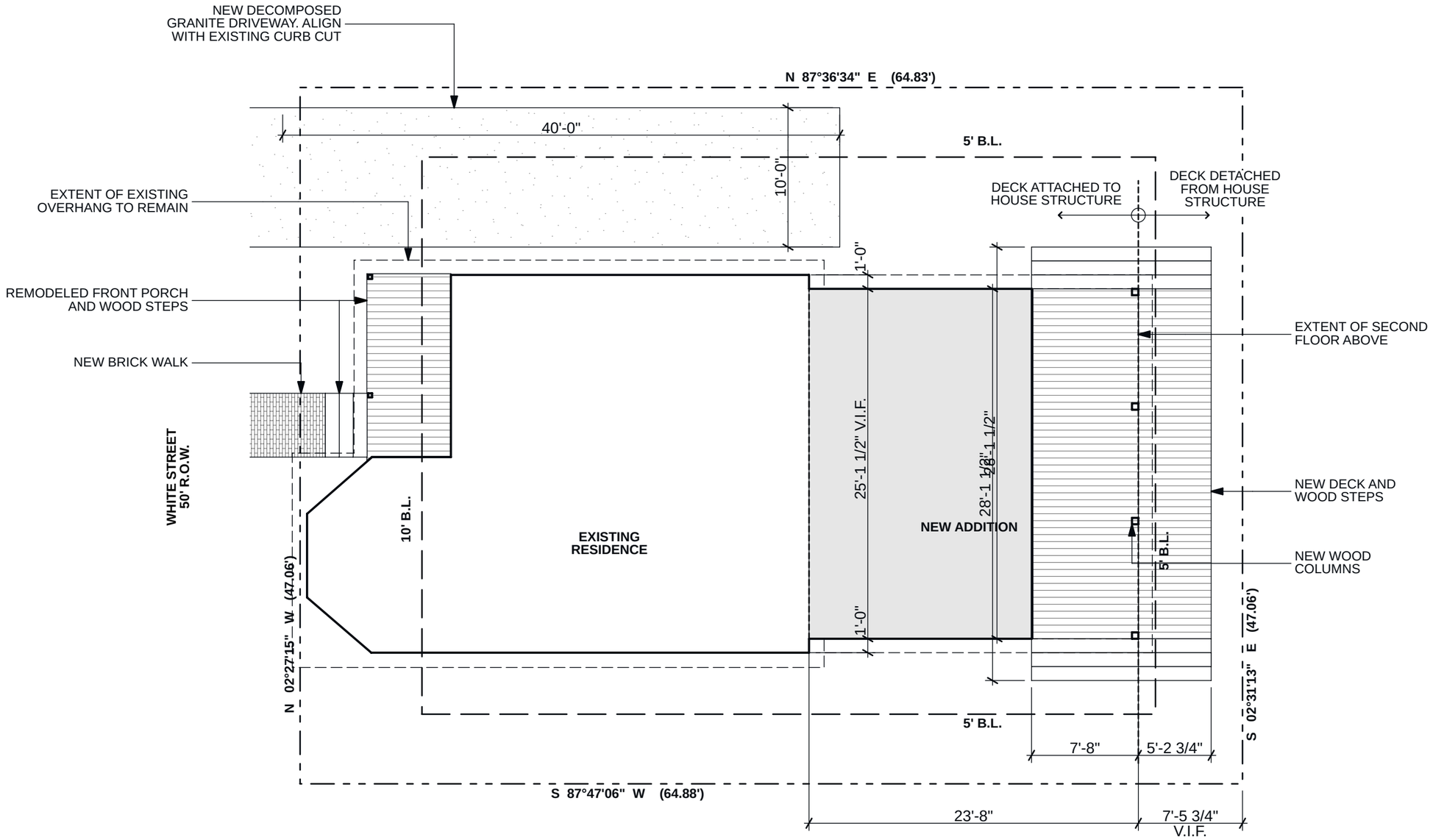
SITE PLAN DEMOLITION

A003

Improvement Type	Area of Existing Impervious Cover	Area of Final Impervious Cover
Building	1,093 SF	1,496 SF
Parking Lot/Driveway	0 SF	400 SF
Sidewalk/Patio	0 SF	191 SF
Detention Pond/Pool	0 SF	0 SF
Total Area	**1,093 SF**	**2,087 SF**

Lot Area - 3,604 SF

Final Impervious Cover as Percentage of Lot Area - 54%



03 SITE PLAN - NEW
SCALE: 1/8" = 1'-0"

GRAYFORM
ARCHITECTURE

6648 Merry Lane
Houston, TX 77023

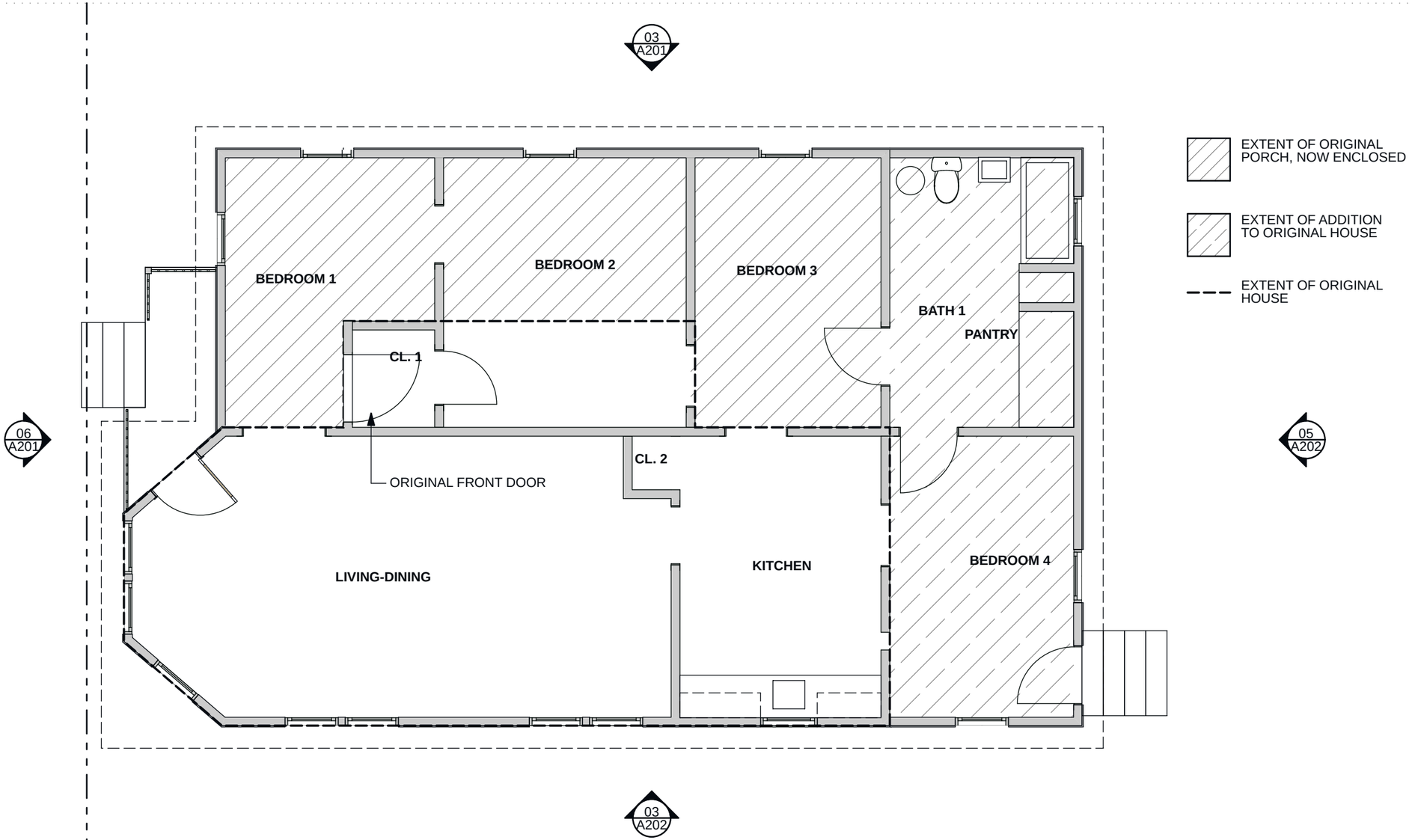
WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

ISSUE	DATE
HAHC REVIEW	02-08-17

SITE PLAN NEW

A004



03 MAIN LEVEL - EXISTING
SCALE: 3/16" = 1'-0"

GRAYFORM
ARCHITECTURE

6648 Merry Lane
Houston, TX 77023

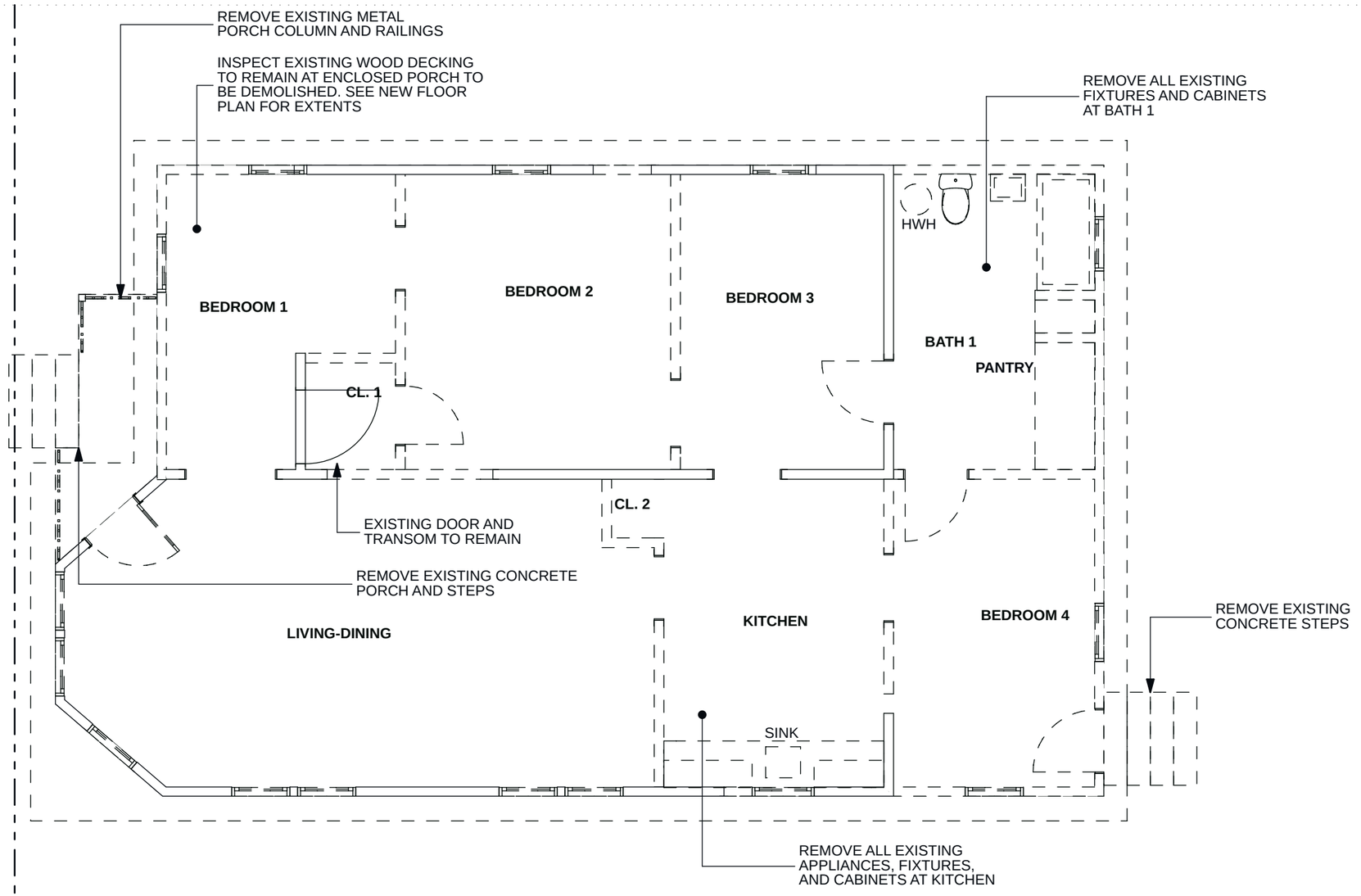
WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

ISSUE	DATE
HAHC REVIEW	02-08-17

MAIN LEVEL EXISTING

A101



03 MAIN LEVEL - DEMOLITION
SCALE: 3/16" = 1'-0"

DEMOLITION PLAN KEY

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

DEMOLITION GENERAL NOTES

1. GENERAL CONTRACTOR TO CONFIRM DIMENSIONS ON-SITE PRIOR TO CONSTRUCTION

2. PROTECT EXISTING CONSTRUCTION AND FINISHES TO REMAIN

3. SHORE EXISTING STRUCTURE TO REMAIN AS REQUIRED

4. SALVAGE ALL TRIM TO BE REMOVED FOR REUSE BY OWNER. REFINISH TO LIKE-NEW CONDITION

5. RESTORE TO LIKE-NEW CONDITION ALL WINDOWS AND DOORS TO BE SALVAGED FOR REUSE

GRAYFORM
ARCHITECTURE

6648 Merry Lane
Houston, TX 77023

WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

ISSUE	DATE
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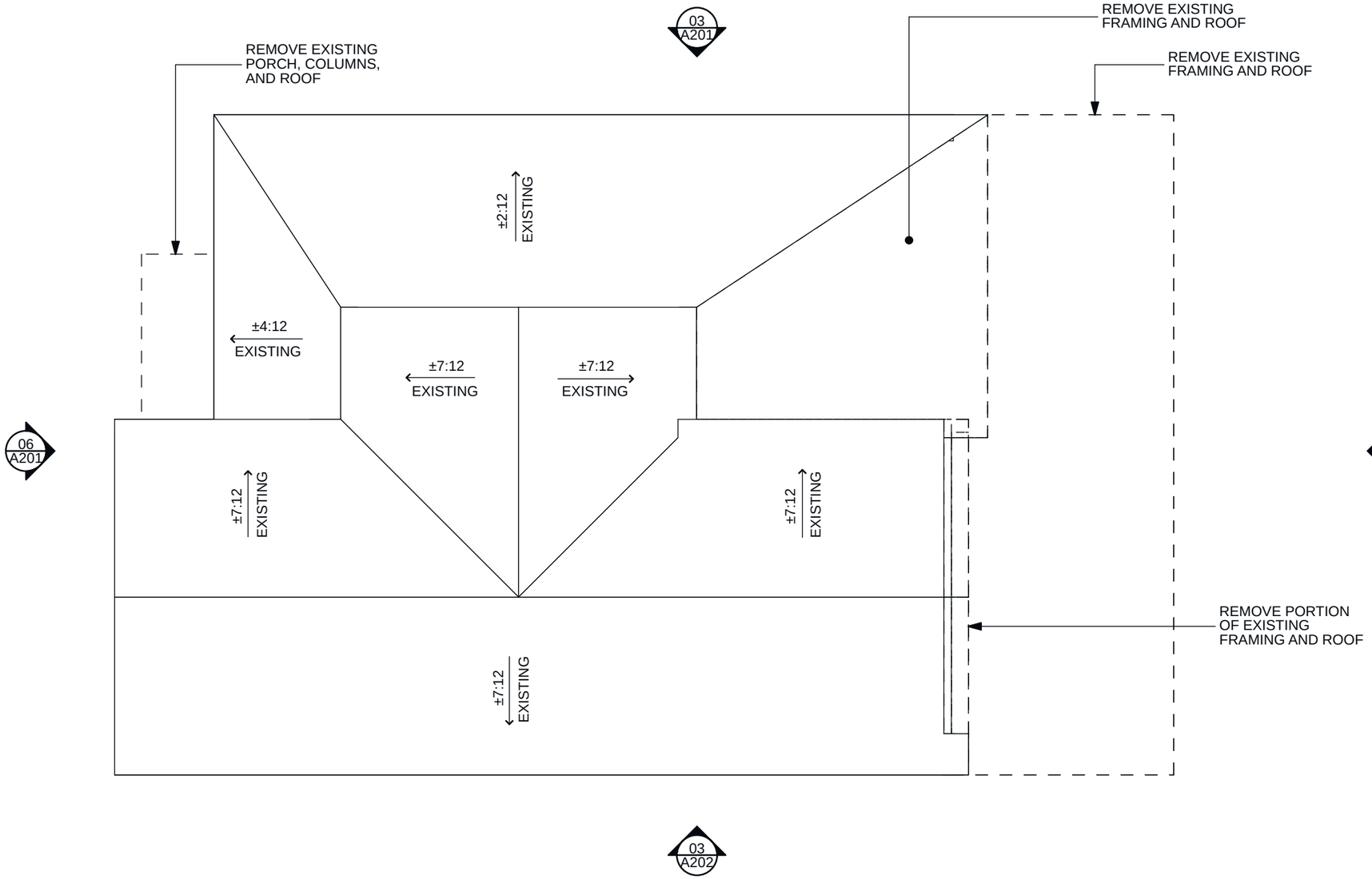
MAIN LEVEL DEMOLITION

A102



03 ROOF - DEMOLITION
SCALE: 3/16" = 1'-0"

DEMOLITION PLAN KEY

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

ROOF DEMOLITION GENERAL NOTES

1. REMOVE ALL EXISTING COMP. SHINGLE ROOFING AND SUBSTRATE

2. INSPECT SHEATHING AND FRAMING AND REPLCE, PATCH, AND REPAIR AS REQUIRED

GRAYFORM
ARCHITECTURE

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WHITE REMODEL AND ADDITION

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HOUSTON, TX 77007

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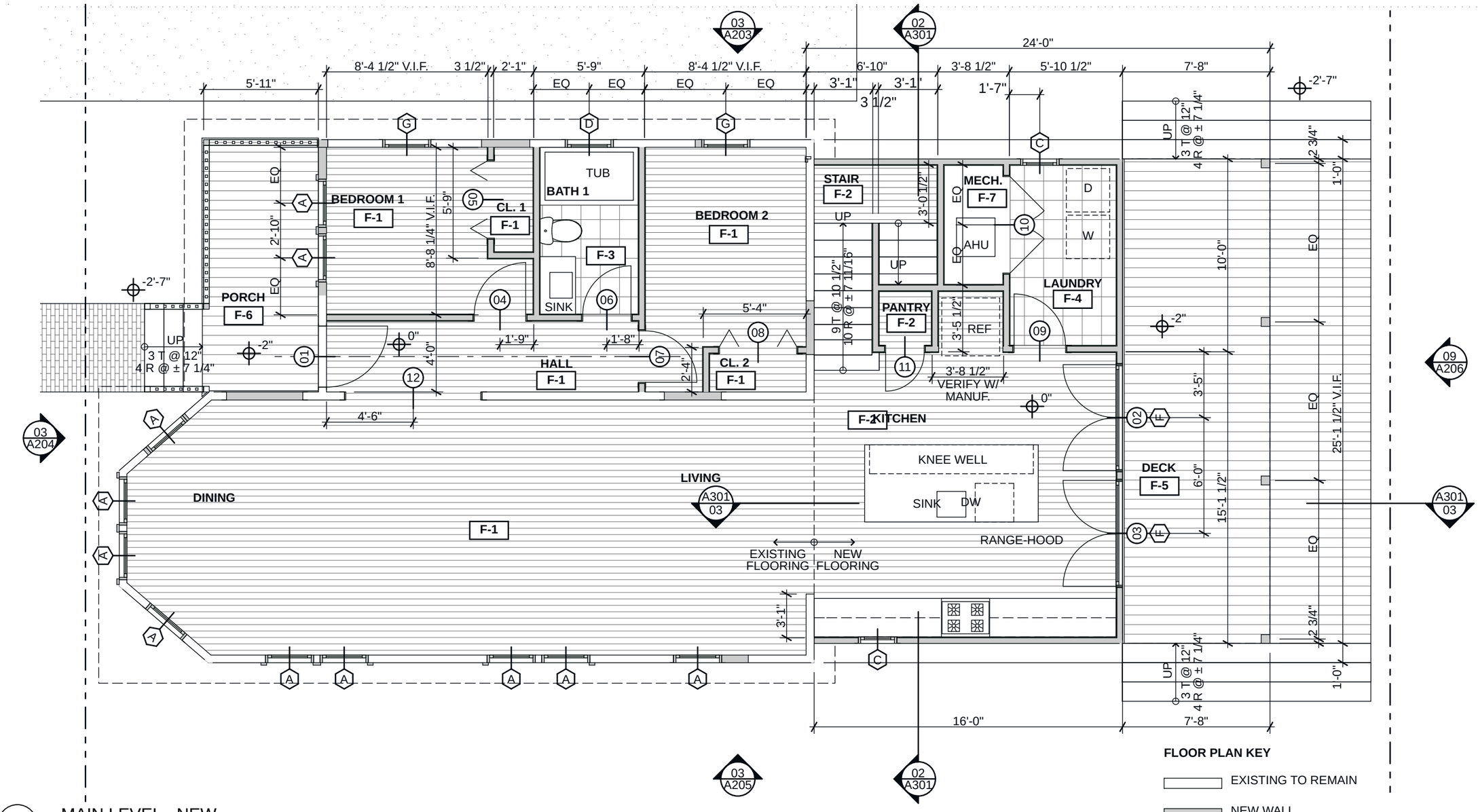
ROOF DEMOLITION

A103



03 MAIN LEVEL - NEW

SCALE: 3/16" = 1'-0"

PLAN GENERAL NOTES

1. GENERAL CONTRACTOR TO CONFIRM DIMENSIONS ON-SITE. CONTACT ARCHITECT IF DISCREPANCY IS OBSERVED BETWEEN PLAN DIMENSIONS AND ON-SITE DIMENSIONS

2. CLEAR / MIN. SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR FIXTURE REQUIREMENTS

3. DO NOT SCALE DIMENSIONS OR FINISH HATCHES FROM DRAWINGS

4. ALL NEW WALLS TO BE 2X4 FRAMING UNLESS NOTED OTHERWISE

5. PROTECT EXISTING FINISHES TO REMAIN. PATCH AND REPAIR AS REQUIRED

FLOOR FINISH KEY

- **F-1** REFINISH EXISTING WOOD FLOOR TO REMAIN. PATCH AND REPAIR AS REQUIRED
- **F-2** NEW WOOD FLOOR TO MATCH EXISTING. FEATHER NEW INTO EXISTING
- **F-3** NEW TILE AND MUD BED ON EXISTING WOOD FLOOR
- **F-4** NEW TILE AND MUD BED ON NEW SHEATHING
- **F-5** NEW TREATED WOOD DECKING
- **F-6** INSPECT EXISTING WOOD DECKING TO REMAIN. PATCH AND REPAIR AS REQUIRED. REPLACE WITH NEW DECKING IF DAMAGED BEYOND REPAIR
- **F-7** NEW SHEATHING

FLOOR PLAN KEY

- EXISTING TO REMAIN
- NEW WALL

GRAYFORM
ARCHITECTURE

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WHITE REMODEL AND ADDITION

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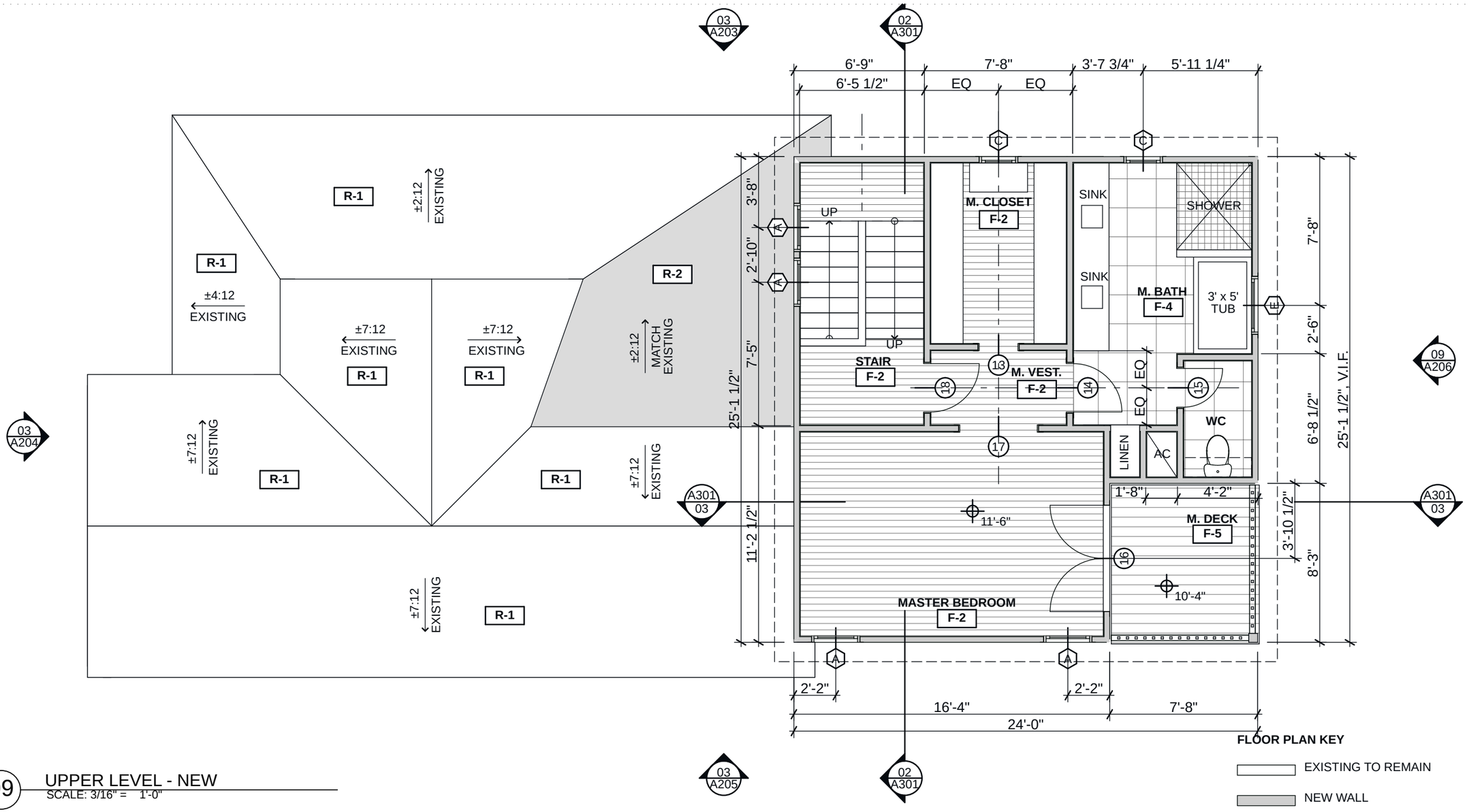
MAIN LEVEL
NEW

A104



09 UPPER LEVEL - NEW

SCALE: 3/16" = 1'-0"

PLAN GENERAL NOTES

1. GENERAL CONTRACTOR TO CONFIRM DIMENSIONS ON-SITE. CONTACT ARCHITECT IF DISCREPANCY IS OBSERVED BETWEEN PLAN DIMENSIONS AND ON-SITE DIMENSIONS

2. CLEAR / MIN. SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR FIXTURE REQUIREMENTS

3. DO NOT SCALE DIMENSIONS OR FINISH HATCHES FROM DRAWINGS

4. ALL NEW WALLS TO BE 2X4 FRAMING UNLESS NOTED OTHERWISE

5. PROTECT EXISTING FINISHES TO REMAIN. PATCH AND REPAIR AS REQUIRED

ROOFING KEY

R-1	NEW 30-YEAR COMP. SHINGLE ROOFING ON NEW WEATHER BARRIER ON EXISTING FRAMING
R-2	NEW 30-YEAR COMP. SHINGLE ROOFING ON NEW WEATHER BARRIER ON NEW FRAMING

FLOOR FINISH KEY

F-1	REFINISH EXISTING WOOD FLOOR TO REMAIN. PATCH AND REPAIR AS REQUIRED
F-2	NEW WOOD FLOOR TO MATCH EXISTING. FEATHER NEW INTO EXISTING
F-3	NEW TILE AND MUD BED ON EXISTING WOOD FLOOR
F-4	NEW TILE AND MUD BED ON NEW SHEATHING
F-5	NEW TREATED WOOD DECKING
F-6	INSPECT EXISTING WOOD DECKING TO REMAIN. PATCH AND REPAIR AS REQUIRED. REPLACE WITH NEW DECKING IF DAMAGED BEYOND REPAIR
F-7	NEW SHEATHING

FLOOR PLAN KEY

EXISTING TO REMAIN

NEW WALL

GRAYFORM
ARCHITECTURE

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WHITE REMODEL AND ADDITION

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UPPER LEVEL NEW

A105

WINDOW SCHEDULE

LABEL	QTY.	OPERATION	WIDTH	HEIGHT	NOTES
A	15	SINGLE HUNG	2'-6"	4'-9"	-
C	4	SINGLE HUNG	2'-0"	3'-0"	-
D	1	FIXED	2'-6"	1'-6"	GLAZING GREATER THAN 5'-0" ABOVE ADJ. WALK SURFACE - NO TEMPERED GLAZING REQUIRED
E	1	SINGLE HUNG	3'-0"	4'-0"	-
F	2	FIXED	5'-7 1/2"	1'-4"	TEMPERED
G	2	CASEMENT	2'-6"	4'-9"	EGRESS WINDOW. PROVIDE HORIZONTAL MULLION TO MATCH DIVIDER AT SINGLE HUNG WINDOWS

DOOR SCHEDULE

LABEL	OPERATION	WIDTH	HEIGHT	NOTES
01	SINGLE SWING	3'-0"	7'-4"	REFINISH ORIGINAL FRONT DOOR AND TRANSOM TO REMAIN
02	DOUBLE SWING	5'-4"	6'-8"	NEW FIBERGLAS DOOR WITH SINGLE LITE TEMPERED GLASS LEAFS
03	DOUBLE SWING	5'-4"	6'-8"	NEW FIBERGLAS DOOR WITH SINGLE LITE TEMPERED GLASS LEAFS
04	SINGLE SWING	2'-8"	6'-8"	
05	BIFOLD	4'-0"	6'-8"	
06	SINGLE SWING	2'-6"	6'-8"	
07	SINGLE SWING	2'-8"	6'-8"	
08	BIFOLD	4'-0"	6'-8"	
09	SINGLE SWING	2'-8"	6'-8"	
10	DOUBLE SWING	5'-0"	6'-8"	
11	SINGLE SWING	2'-0"	6'-8"	
12	CASED OPENING	7'-0"	6'-8"	
13	CASED OPENING	2'-0"	6'-8"	
14	SINGLE SWING	2'-6"	6'-8"	
15	SINGLE SWING	2'-0"	6'-8"	
16	DOUBLE SWING	5'-4"	6'-8"	NEW FIBERGLAS DOOR WITH SINGLE LITE TEMPERED GLASS LEAFS
17	CASED OPENING	4'-0"	6'-8"	
18	SINGLE SWING	2'-6"	6'-8"	

WINDOW NOTES

1. ALL NEW WINDOWS TO BE VINYL WITH DOUBLE PANE INSULATING GLASS WITH LOW-E COATING

2. ALL NEW WINDOWS MID OR BACKSET NAILING FINS FOR RECESSED APPEARANCE FROM THE EXTERIOR

3. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE

4. CONTRACTOR TO FIELD VERIFY ALL EXISTING OPENING DIMENSIONS TO RECEIVE NEW WINDOWS PRIOR TO ORDERING

5. NEW WINDOW HEAD HEIGHT AT FIRST FLOOR TO MATCH EXISTING

6. NEW WINDOW HEAD HEIGHT AT SECOND FLOOR TO BE 6'-8"

7. ALL NEW WINDOWS TO HAVE RECESSED INSET MOUNTING

DOOR NOTES

1. ALL NEW INTERIOR DOORS TO HAVE PANEL PATTERN TO MATCH EXISTING

2. REFINISH ORIGINAL AND FRONT DOOR AND TRANSOM TO REMAIN TO LIKE-NEW CONDITION

EGRESS WINDOWS

REQUIRED (1ST FLOOR)
CLEAR OPENING WIDTH ≥ 20"
CLEAR OPENING HEIGHT ≥ 24"
CLEAR OPENING AREA ≥ 5.0 SQ FT
SILL HEIGHT ≤ 44" AFF

REQUIRED (2ND FLOOR)
NOT APPLICABLE, 5'-4" WIDE BY 6'-8" DOUBLE SWING DOOR LEADS TO EXTERIOR DECK FROM SLEEPING ROOM

PROVIDED

G
CLEAR OPENING WIDTH - 22.8"
CLEAR OPENING HEIGHT - 51.9"
CLEAR OPENING AREA - 8.2 SQ FT
SILL HEIGHT - 24"

GRAYFORM
ARCHITECTURE

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WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

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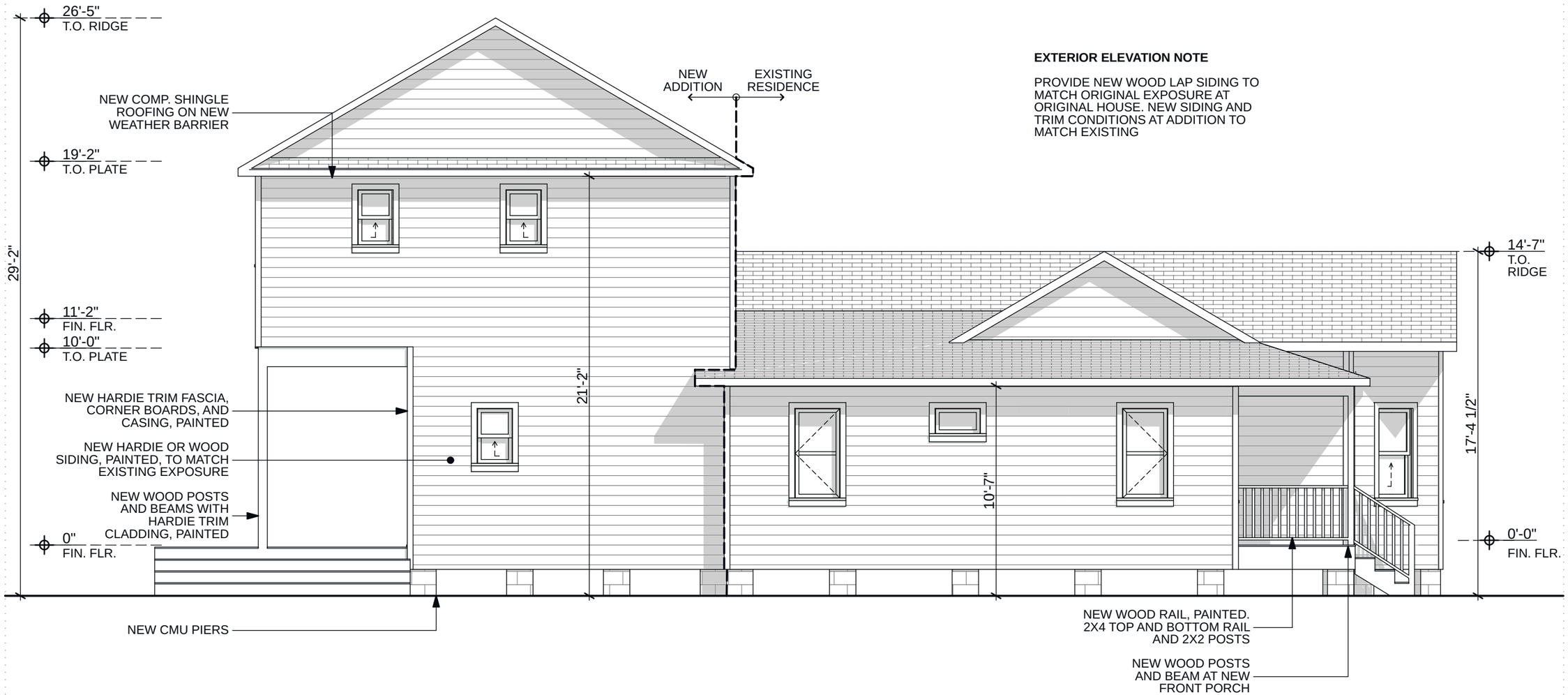
HAHC REVIEW	03-17-17

DOOR AND WINDOW SCHEDULES

A107



EXTERIOR ELEVATION NOTE

PROVIDE NEW WOOD LAP SIDING TO MATCH ORIGINAL EXPOSURE AT ORIGINAL HOUSE. NEW SIDING AND TRIM CONDITIONS AT ADDITION TO MATCH EXISTING

03 NORTH ELEVATION - NEW
SCALE: 3/16" = 1'-0"

GRAYFORM
ARCHITECTURE

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Houston, TX 77023

WHITE REMODEL AND ADDITION

1720 WHITE STREET
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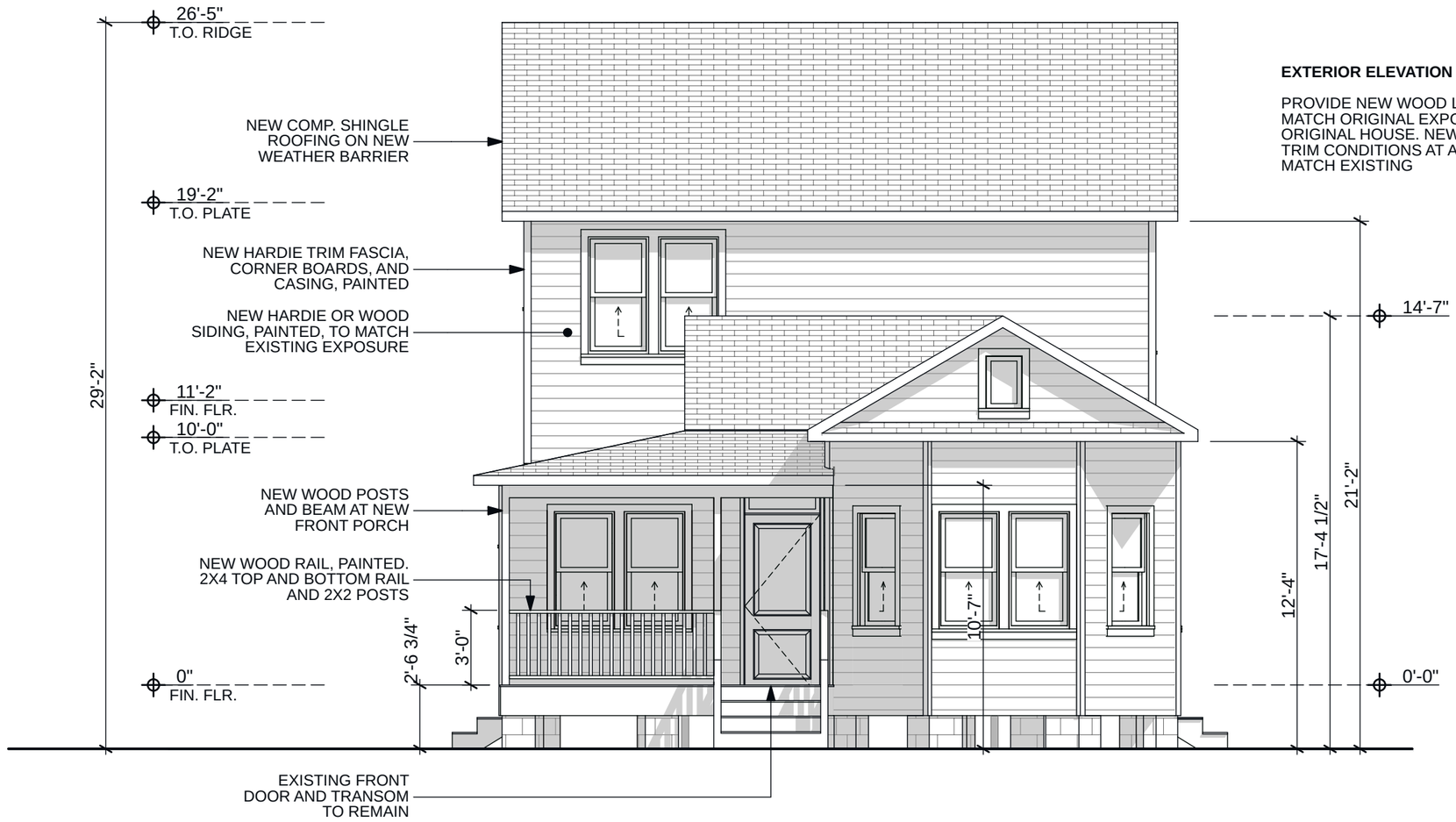
NORTH ELEVATION NEW

A203



EXTERIOR ELEVATION NOTE

PROVIDE NEW WOOD LAP SIDING TO MATCH ORIGINAL EXPOSURE AT ORIGINAL HOUSE. NEW SIDING AND TRIM CONDITIONS AT ADDITION TO MATCH EXISTING

03 WEST ELEVATION - NEW
SCALE: 3/16" = 1'-0"

GRAYFORM
ARCHITECTURE

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Houston, TX 77023

WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

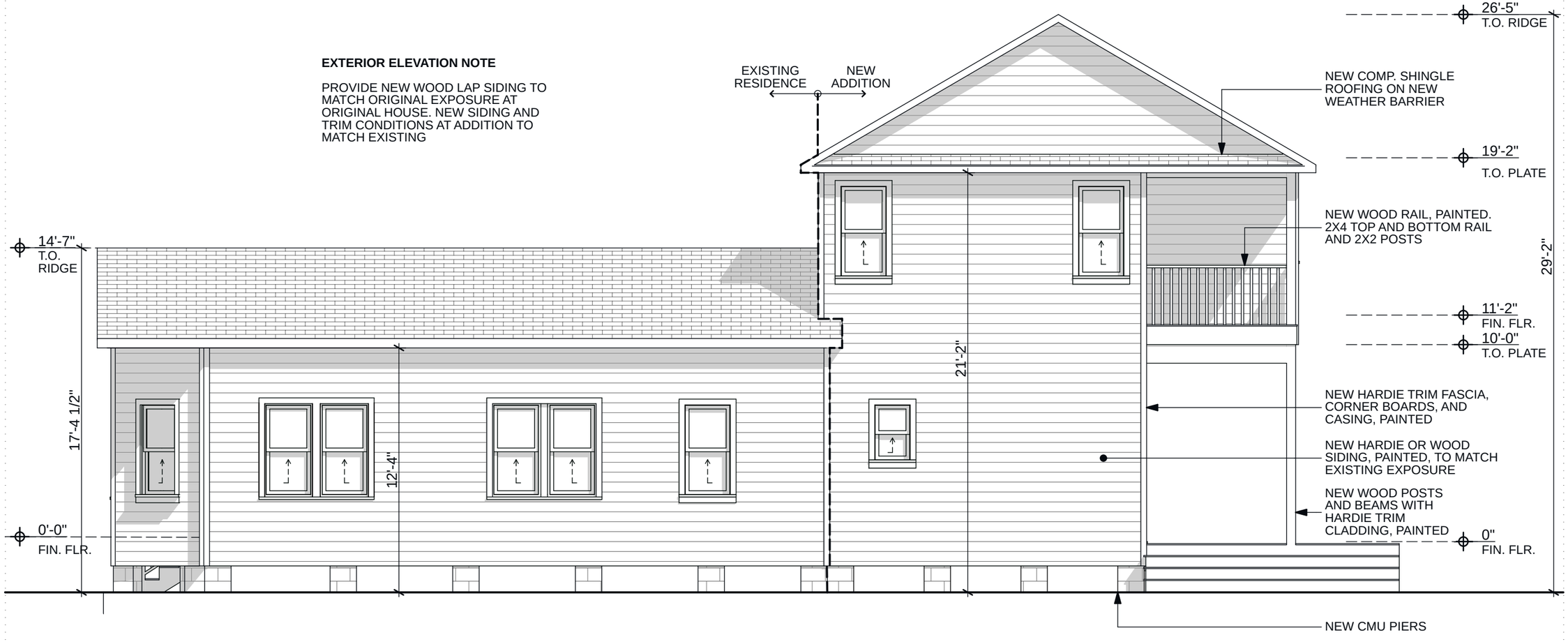
ISSUE	DATE
HAHC REVIEW	12-5-16

WEST ELEVATION NEW

A204

EXTERIOR ELEVATION NOTE

PROVIDE NEW WOOD LAP SIDING TO MATCH ORIGINAL EXPOSURE AT ORIGINAL HOUSE. NEW SIDING AND TRIM CONDITIONS AT ADDITION TO MATCH EXISTING



03 SOUTH ELEVATION - NEW
SCALE: 3/16" = 1'-0"

GRAYFORM
ARCHITECTURE

6648 Merry Lane
Houston, TX 77023

WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

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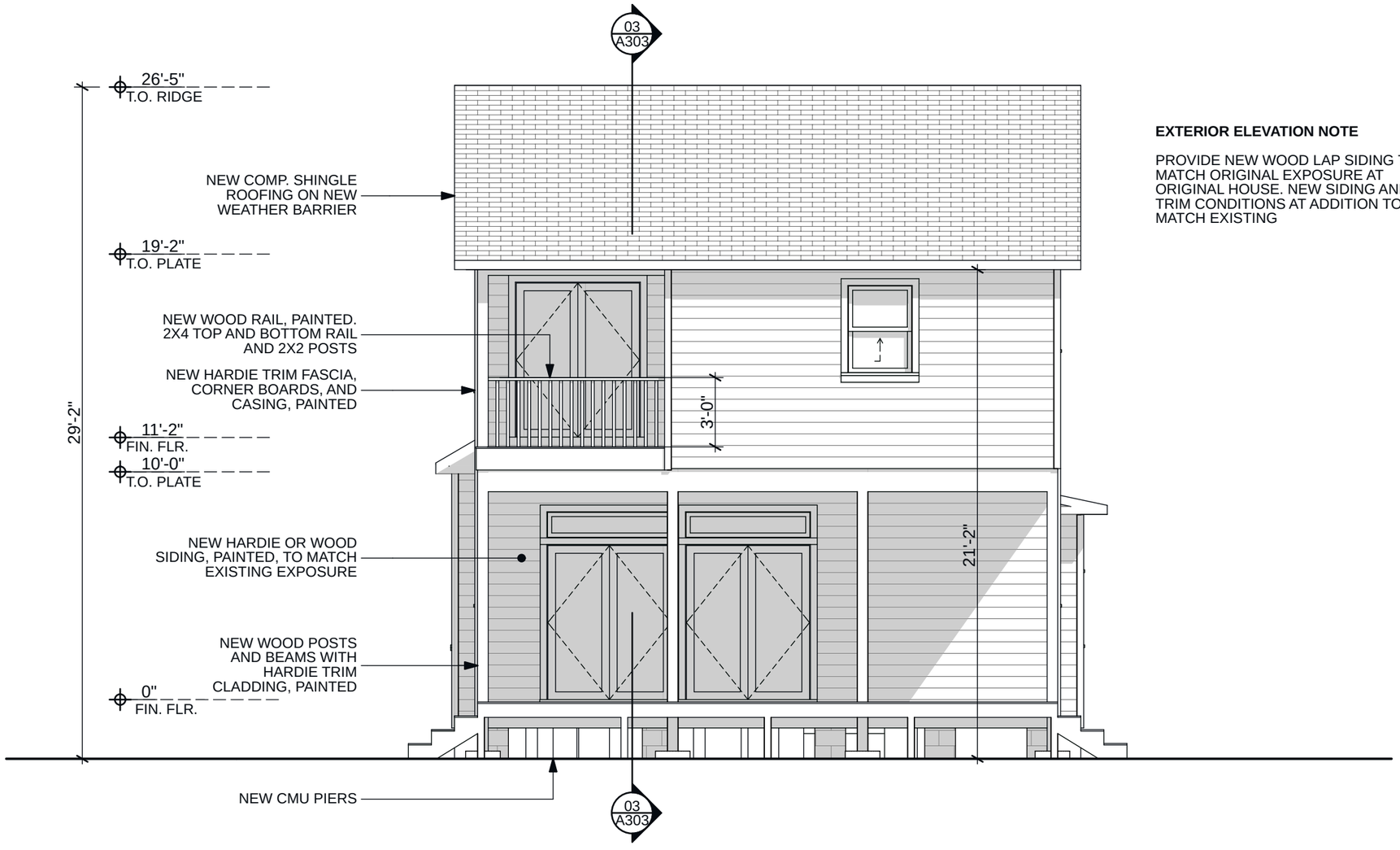
HAHC REVIEW	03-17-17

SOUTH ELEVATION NEW

A205



09 EAST ELEVATION - NEW
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION NOTE

PROVIDE NEW WOOD LAP SIDING TO MATCH ORIGINAL EXPOSURE AT ORIGINAL HOUSE. NEW SIDING AND TRIM CONDITIONS AT ADDITION TO MATCH EXISTING

GRAYFORM
ARCHITECTURE

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WHITE REMODEL AND ADDITION

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EAST ELEVATION NEW

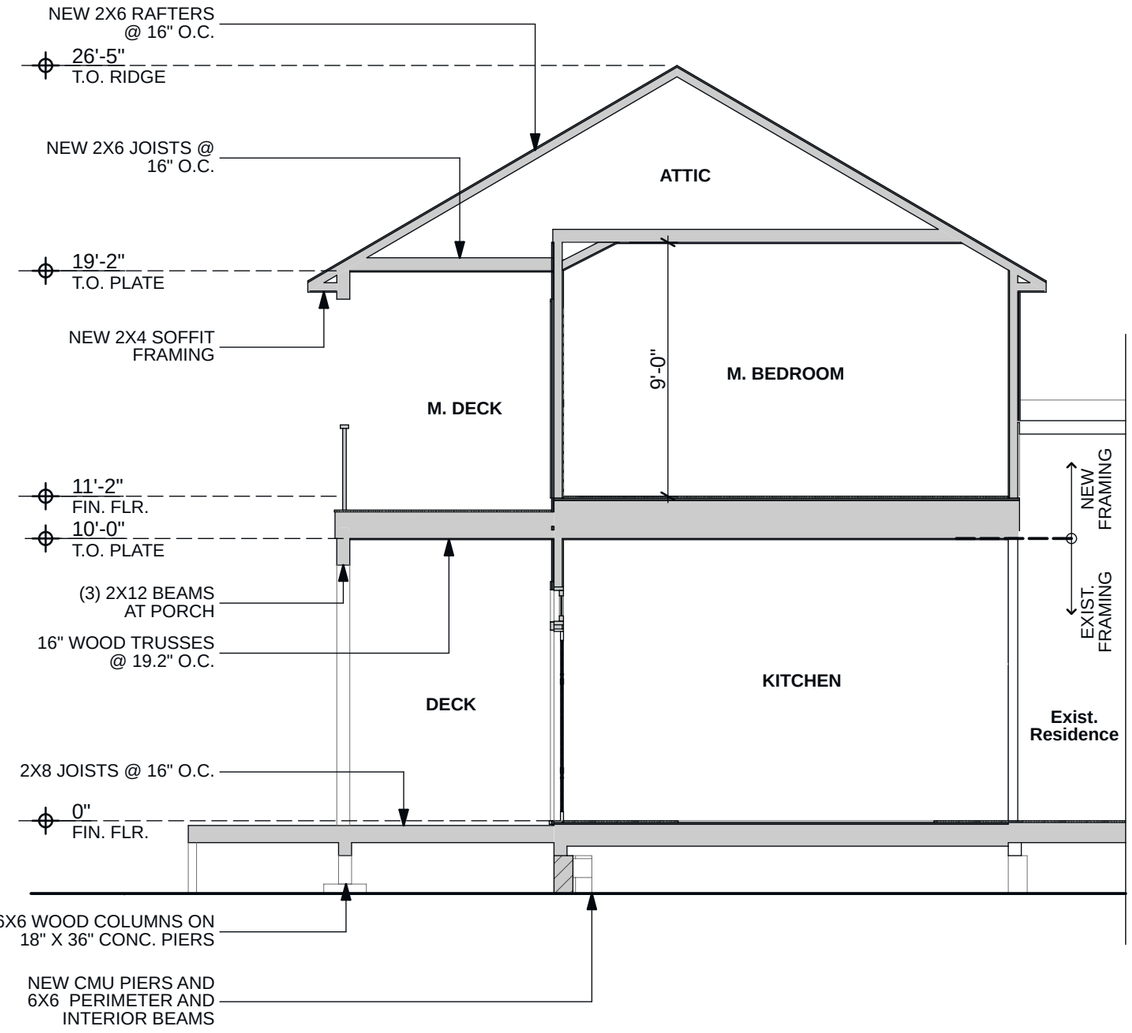
A206

INSULATION NOTES

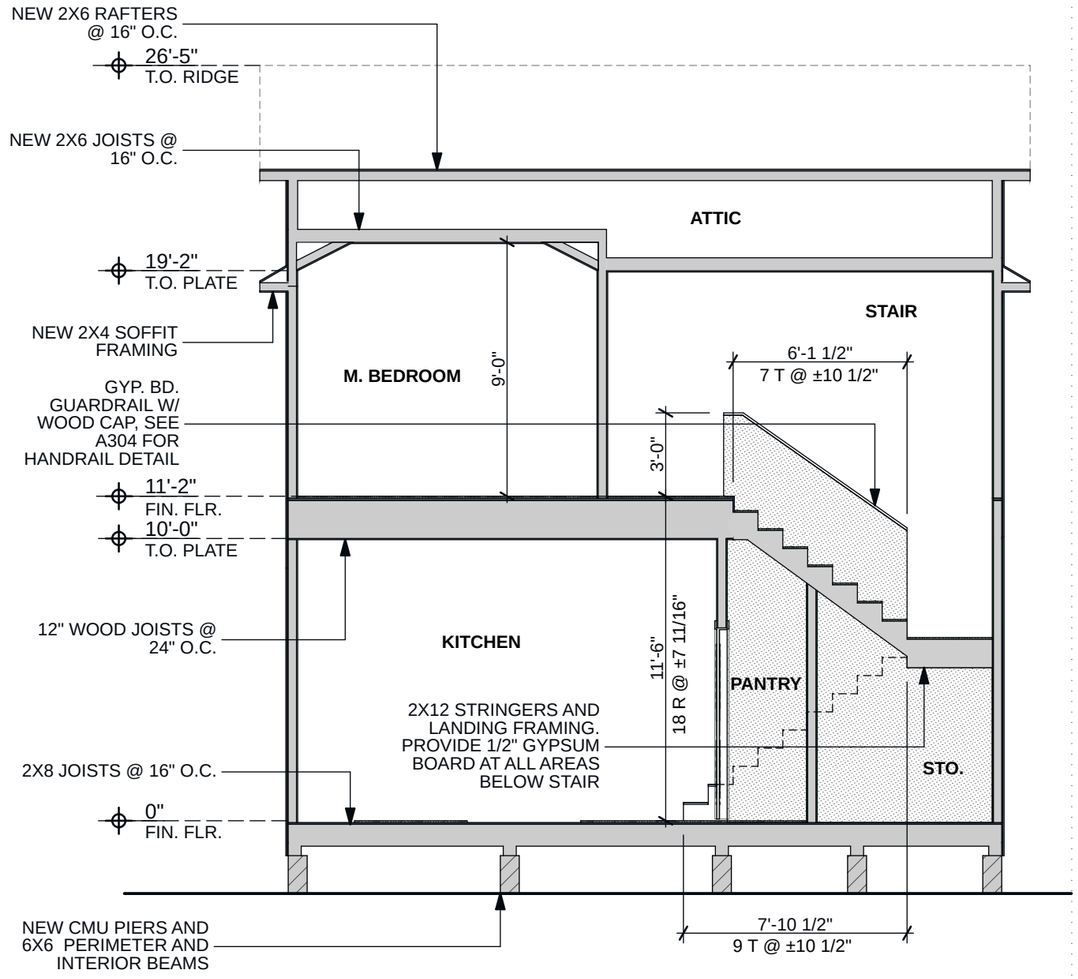
1. INSULATION AT FLOOR TO BE R-19 SPRAY FOAM

2. INSULATION AT WALLS TO BE R-13 BATTS

3. INSULATION AT CEILING TO BE R-30 BLOWN-IN



03 BUILDING SECTION LOOKING SOUTH
SCALE: 3/16" = 1'-0"



02 BUILDING SECTION LOOKING WEST
SCALE: 3/16" = 1'-0"

GRAYFORM
ARCHITECTURE

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Houston, TX 77023

WHITE REMODEL AND ADDITION

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HOUSTON, TX 77007

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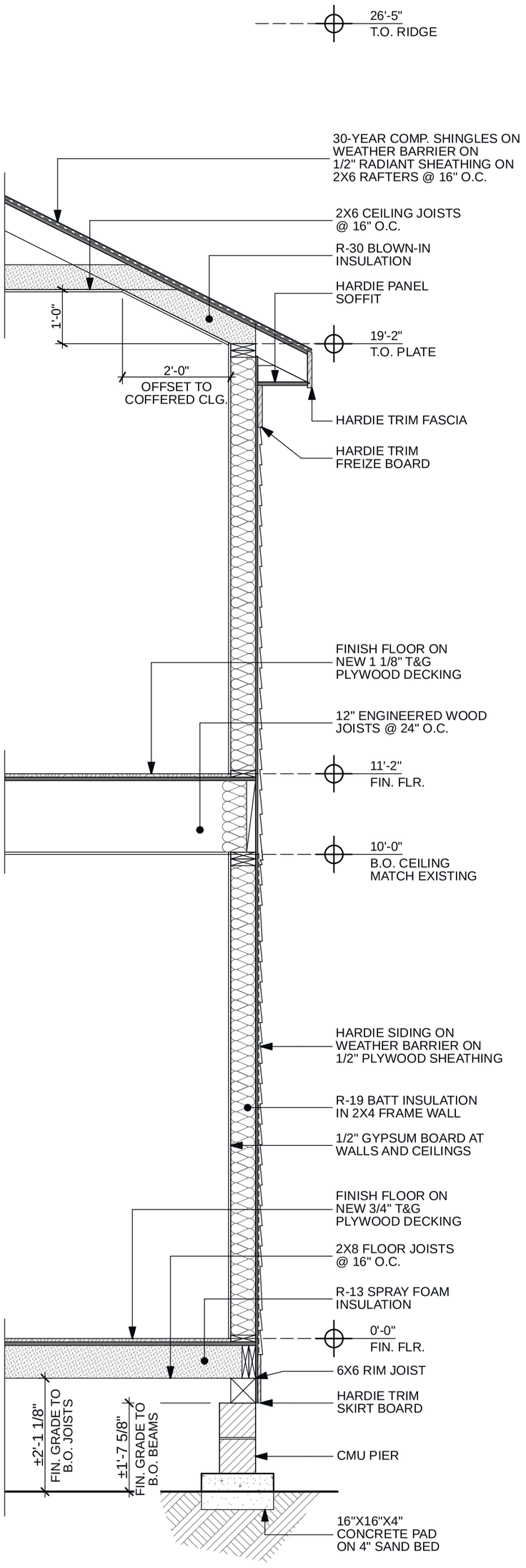
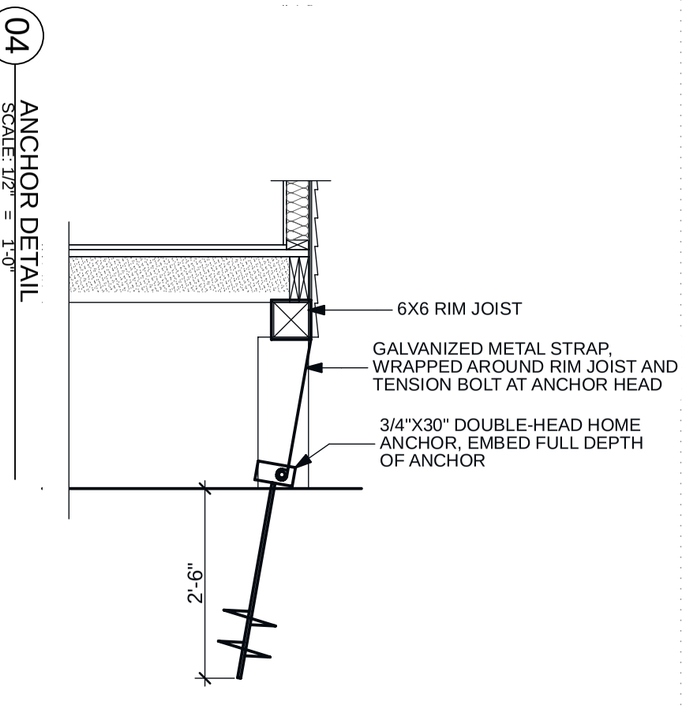
BUILDING SECTIONS

A301

03 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

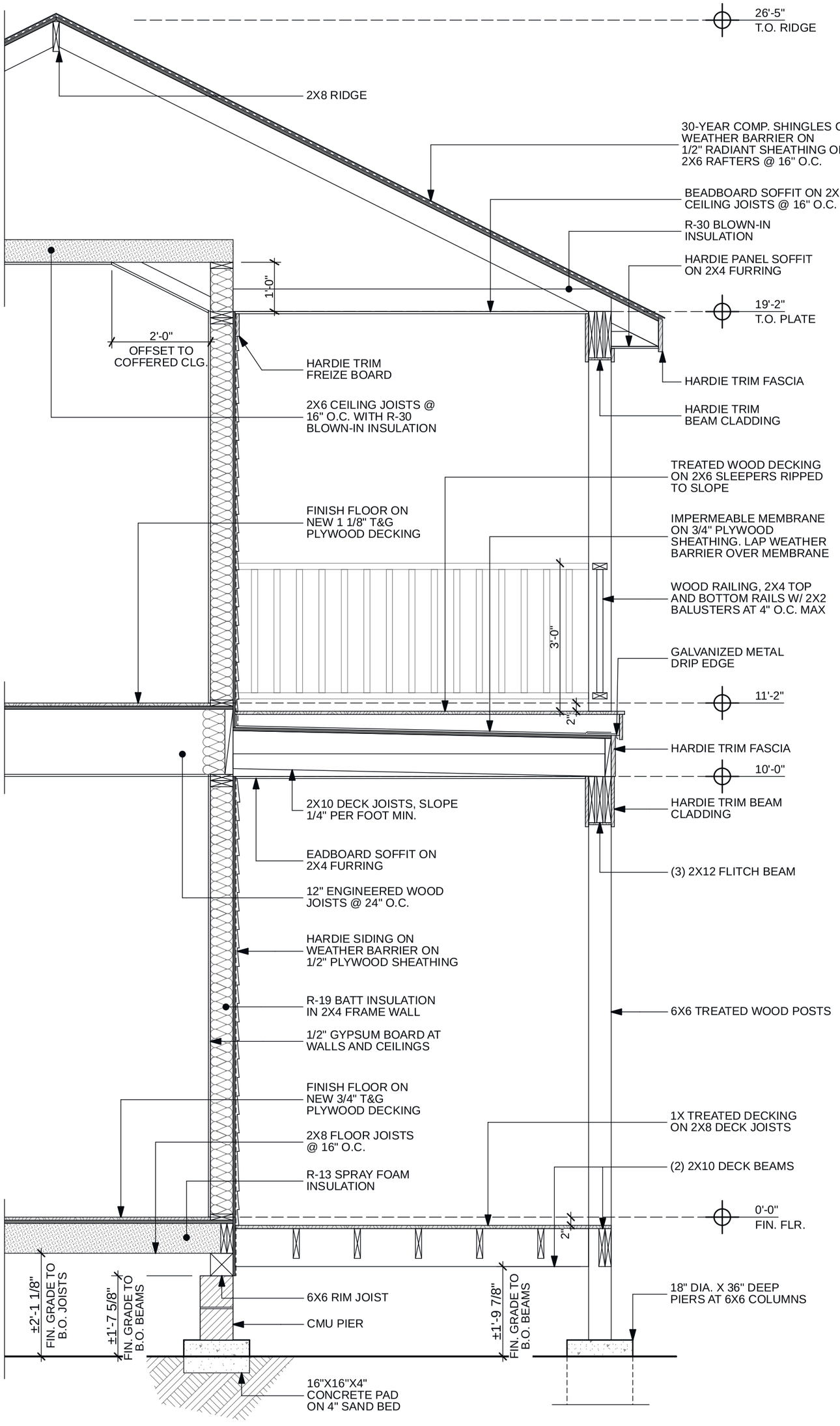


04 ANCHOR DETAIL
SCALE: 1/2" = 1'-0"

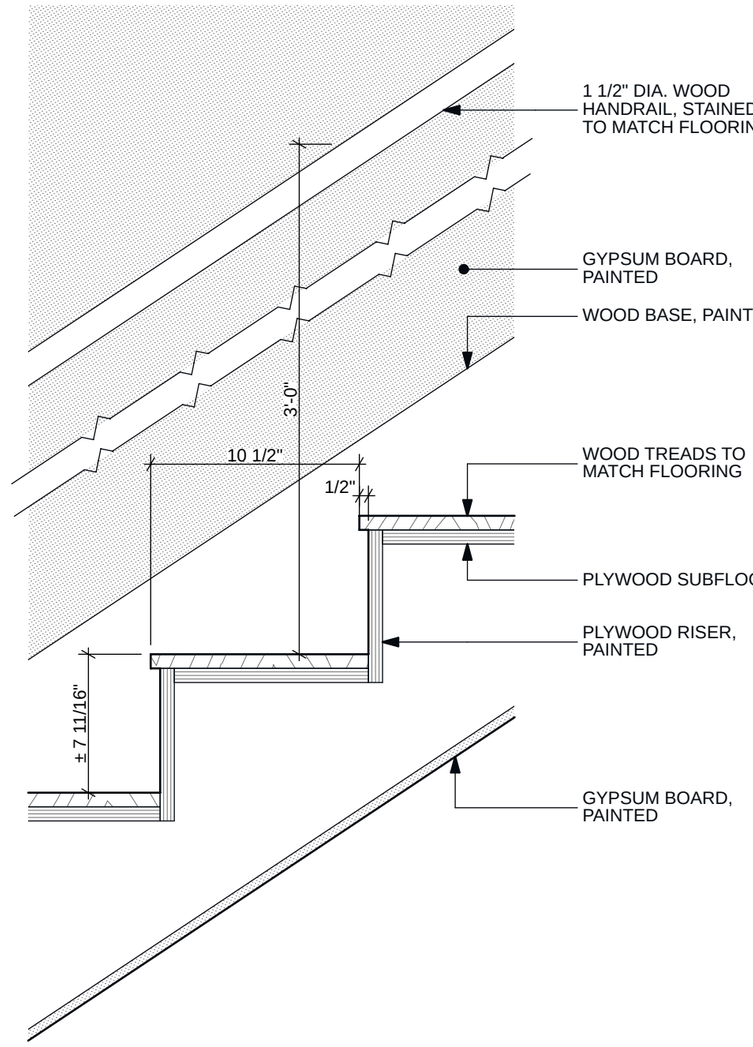


A302	**TYPICAL WALL SECTION**	ISSUE: HAHC REVIEW DATE: 02-08-17	**WHITE REMODEL AND ADDITION** 1720 WHITE STREET HOUSTON, TX 77007	**GRAYFORM** ARCHITECTURE 6648 Merry Lane Houston, TX 77023

03 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



A303	WALL SECTION AT REAR DECK	ISSUE: HAHC REVIEW DATE: 02-08-17	**WHITE REMODEL AND ADDITION** 1720 WHITE STREET HOUSTON, TX 77007	**GRAYFORM** ARCHITECTURE 6648 Merry Lane Houston, TX 77023



02 STAIR AND RAIL DETAILS
SCALE: 1 1/2"= 1'-0"

GRAYFORM
ARCHITECTURE

6648 Merry Lane
Houston, TX 77023

WHITE REMODEL AND ADDITION

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HOUSTON, TX 77007

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STAIR DETAILS

A304

06 FOUNDATION AT ORIGINAL, ADDITION

NOT TO SCALE

05 FOUNDATION AT ADDITION

NOT TO SCALE

04 VIEW FROM SOUTHEAST

NOT TO SCALE

03 VIEW FROM NORTHWEST

NOT TO SCALE

02 VIEW FROM WHITE STREET

NOT TO SCALE

GRAYFORM
ARCHITECTURE

6648 Merry Lane
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WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

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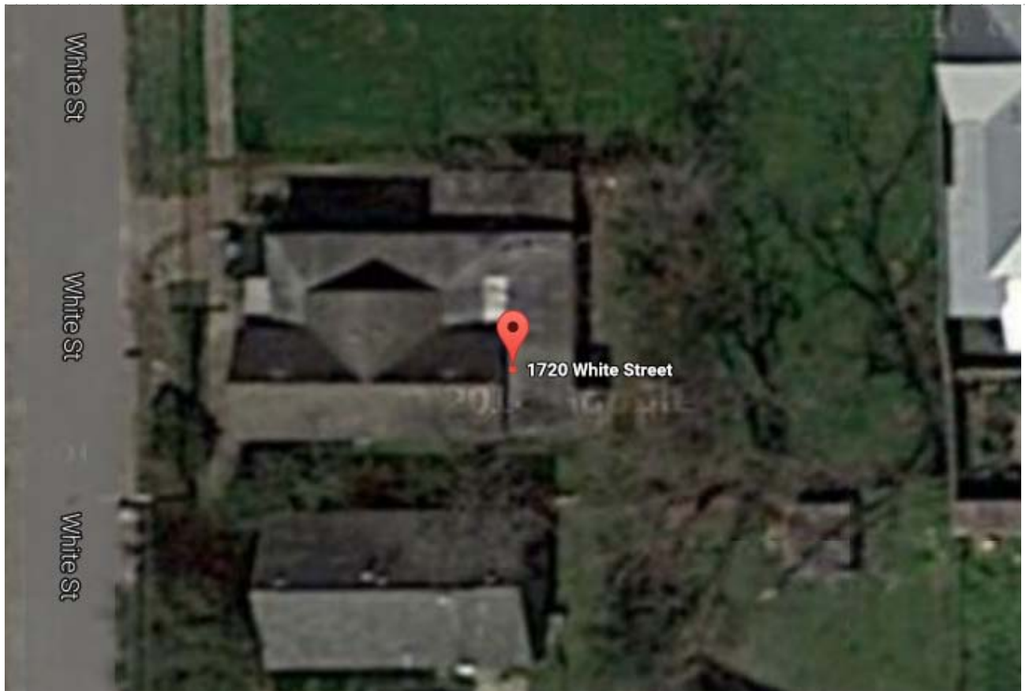
EXISTING VIEWS

A601

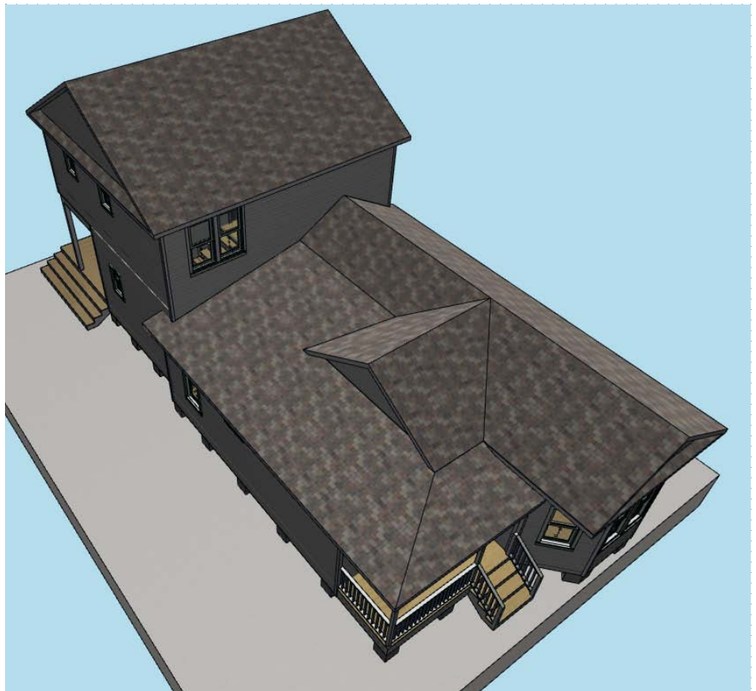
04 AERIAL VIEW 1

NOT TO SCALE



03 AERIAL VIEW - EXISTING

NOT TO SCALE



01 AERIAL VIEW 2

NOT TO SCALE

GRAYFORM
ARCHITECTURE

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Houston, TX 77023

WHITE REMODEL AND ADDITION

1720 WHITE STREET
HOUSTON, TX 77007

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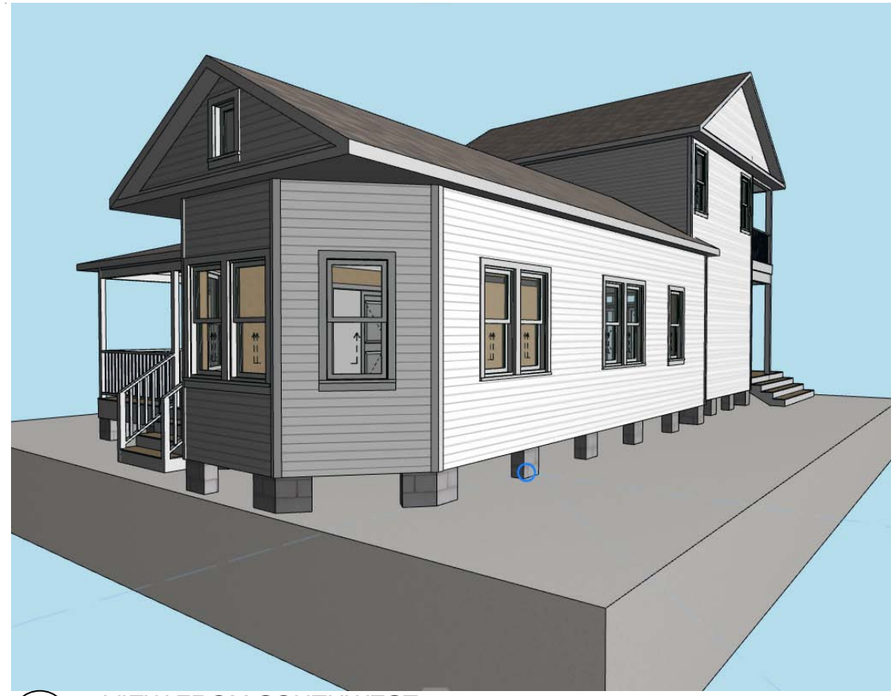
AERIAL VIEWS

A602



06 VIEW FROM SOUTHWEST

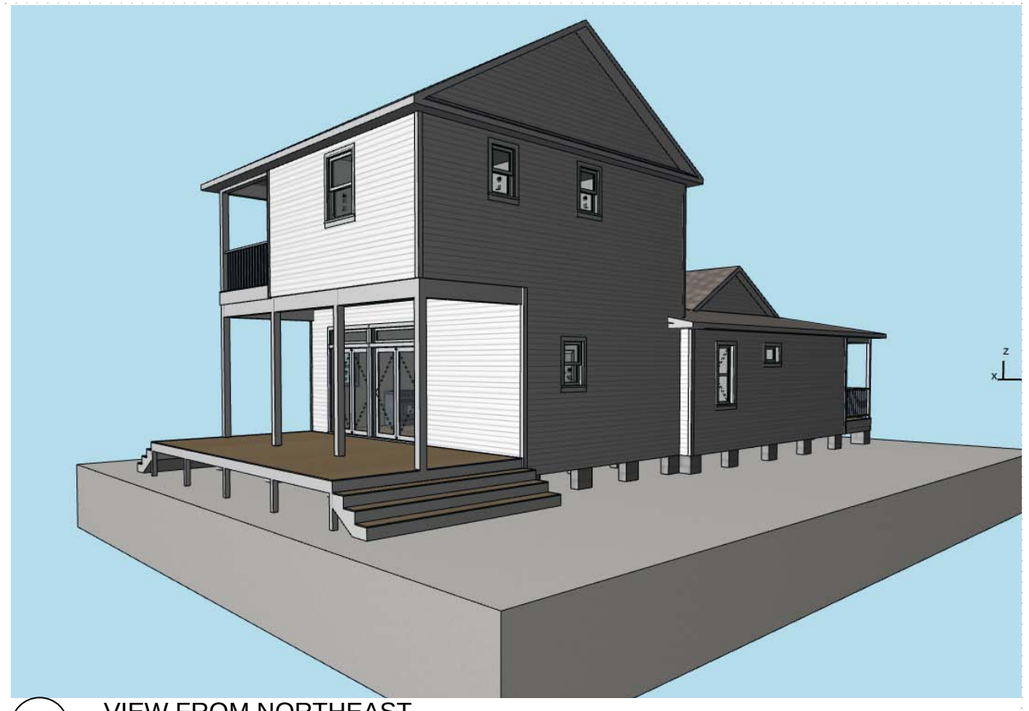
NOT TO SCALE

05 VIEW FROM SOUTHEAST

NOT TO SCALE

03 VIEW FORM NORTHWEST

NOT TO SCALE



02 VIEW FROM NORTHEAST

NOT TO SCALE

GRAYFORM
ARCHITECTURE

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WHITE REMODEL AND ADDITION

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VIEWS OF ADDITION AND REMODEL

A603

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1720
NOTICE OF APPLICATION
CERTIFICATE OF APPROPRIATENESS
Project Type: Addition and Alteration
Application No: 170129
For information, contact the
City of Houston
Planning and Development Department
at (832) 393-6556

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