

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 2117 LUBBOCK STREET
Historic District / Landmark OLD SIXTH WARD HCAD # 0051930000013
Subdivision BAKER W R NSBB Lot 11 Block 408

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name AMANDA MCGOWEN
Company MODERN CHARM LLC
Mailing Address 609 HENDERSON ST.
HOUSTON, TX 77007-8309
Phone 713.825.6996
Email [REDACTED]

Signature
Date 12/24/2015

APPLICANT (if other than owner)

Name MICHAEL MORROW
Company KINNEYMORROW ARCHITECTURE
Mailing Address 2219 KANE STREET
HOUSTON, TX 77007
Phone 713.409.9517
Email [REDACTED]

Signature
Date 12/24/2015

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: 2117 LUBBOCK STREET

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input checked="" type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

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

PHOTOGRAPHS label photos with description and location

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

WRITTEN DESCRIPTION

2117 Lubbock Street

Old Sixth Ward, Houston

The subject of this proposal is the restoration/alteration of and addition to a contributing 1411 square foot single-family house. The house is located at 2117 Lubbock Street in the protected area of the Old Sixth Ward Historic District.

The house was built in 1892 by Charles Ferdinand George, a railroad truck repairman, as a one-story wood-sided house with a simple north-south gable intersected by an east-west gable that covers the front porch at the main entrance to the house. The southeast corner of the north south gable was also a porch. At some point, the rear side porch on the east elevation was enclosed and several additions of unknown vintage were added there and to the rear of the house. The additions consist have low ceilings and are of very poor quality construction. The house was converted into a duplex during World War II, which adding a second entry on the west side of the front porch and the original doorway was moved east from its original location. Most or all of the windows on the west façade have been moved or altered.

It is proposed to remove the addition at the rear side porch, and the two lean-to sheds at the back of the original house. The restoration of the remaining house includes leveling of the foundation, restoration of all exterior trim and siding, restoration of the front and side porch, restoration the front doorway to its original location, and removal the additional front entry as the house will once again be a single-family home. The roof is to be replaced with a standing-seam metal roof. All materials will be restored, or where infeasible will be replaced with vintage salvaged materials or with new materials of similar composition. The windows on the west elevation will be spaced in an even rhythm based on alignments to other elements of the existing house.

A 987 square foot two-story addition is proposed at the rear of the house which will include three bedrooms and two bathrooms. The addition will be connected to the existing structure with a bridge to articulate and differentiate between the historic structure and the new addition. The roof will match that of the existing roof. The addition will have one-over-one double hung sash windows on the front (north) façade and the west side façade. The back (south) and east side facades are not visible from the right-of-way and will contain larger windows and doors to the backyard and the mature tree in its center. The bridge connection will be completely glazed. Painted fiber cement board and batten siding will sheath the addition. Other secondary structures in the district both protected and new feature board and batten siding behind primary structures of other siding type. The roof will match the new metal roof on the original house. The first floor of the west side façade will feature a wood barn door that conceals an unconditioned storage area.



2117 Lubbock Street

Existing: South facade



2117 Lubbock Street

Existing: East facade with small addition



2117 Lubbock Street



Existing: North facade with small addition; existing tree in backyard



2117 Lubbock Street



Existing: West facade with attached shed, another small addition, and enclosed porch

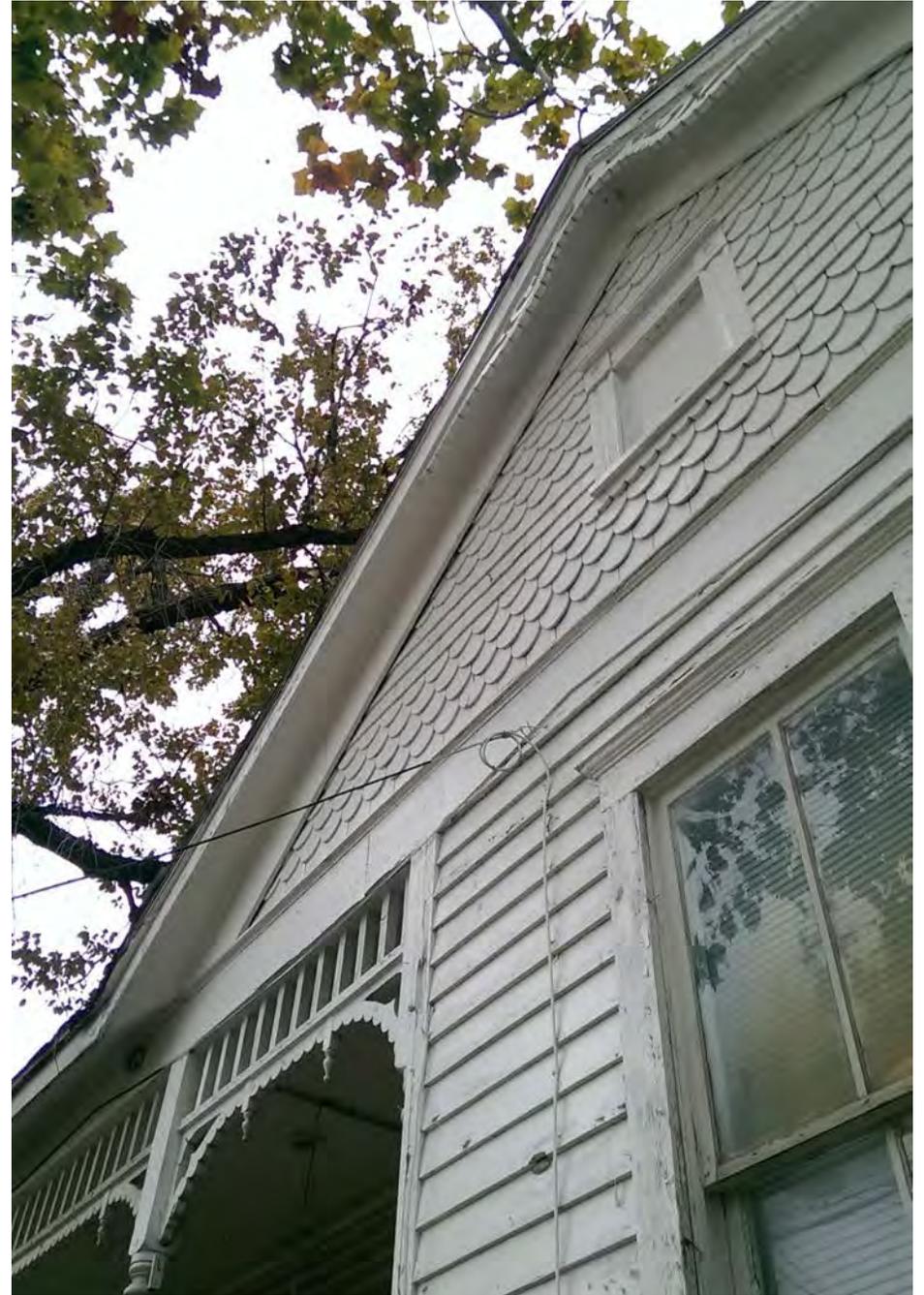


2117 Lubbock Street

Front porch with existing windows and detailing to be restored;
door to be moved back to original location



2117 Lubbock Street



Front facade details to be preserved and restored



The storage shed (thought by some to be the oldest remaining structure in the district) behind the lap sided residence at 1920 Kane.



The modern garage structure behind 2214 Kane.

Old Sixth Ward Board & Batten Siding Examples



Modern second story garage addition behind 2108 Kane.



Original facade at 2109 Kane.

Old Sixth Ward Board & Batten Siding Examples

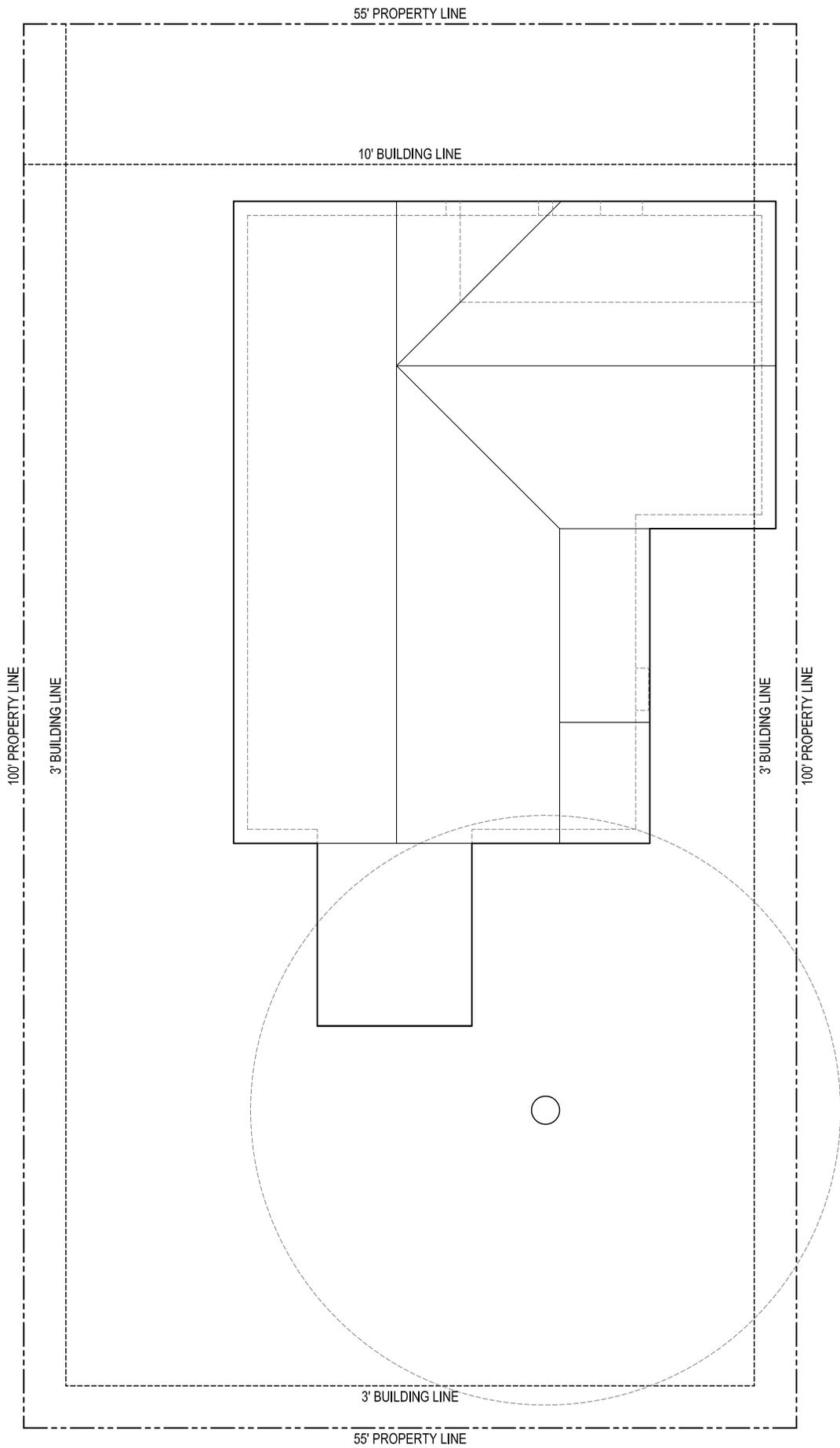


Modern first story enclosure under protected house at 1819 Lubbock.



Two-story board and batten outbuilding at 1817 Lubbock (as seen from Kane Street).

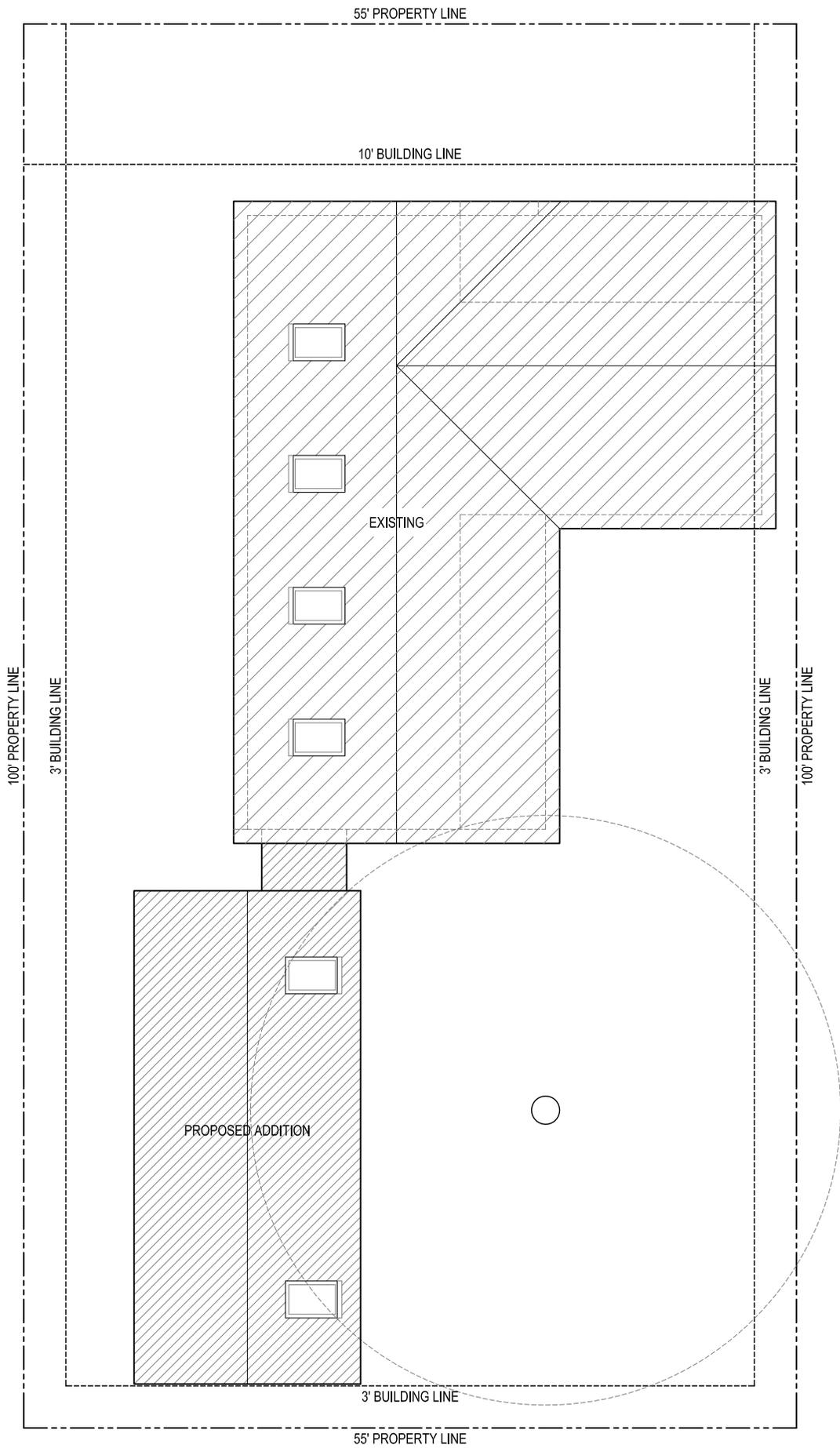
Old Sixth Ward Board & Batten Siding Examples



SITE PLAN EXISTING

3/32"=1'-0"

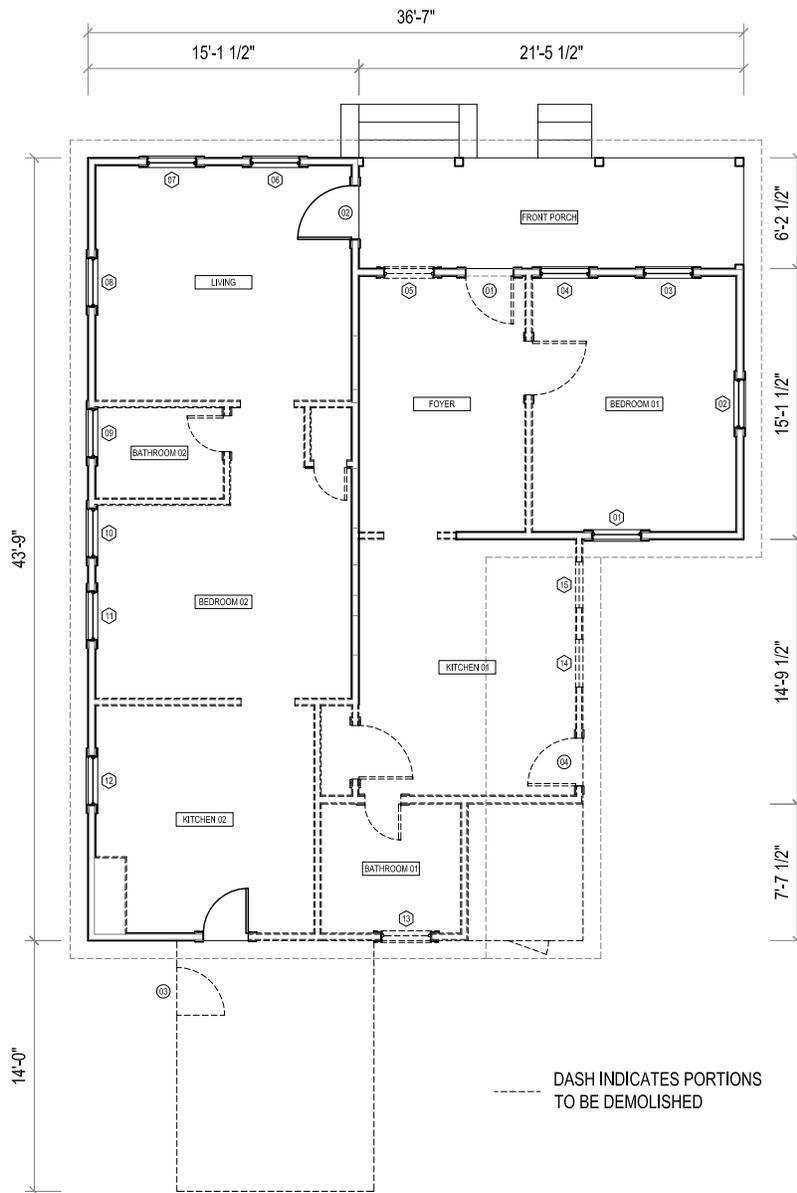




SITE PLAN PROPOSED

3/32"=1'-0"

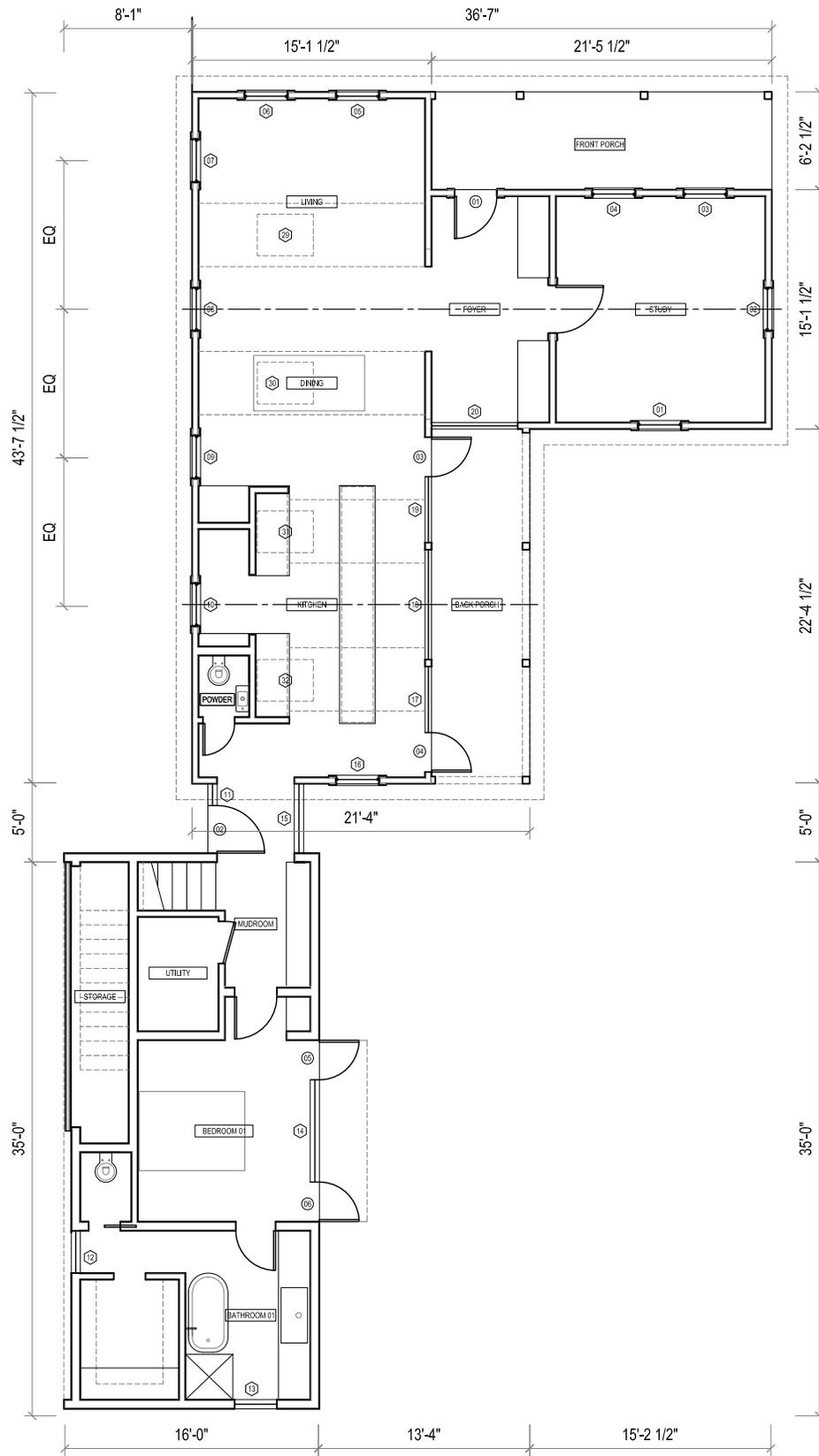




FIRST FLOOR PLAN EXISTING

3/32"=1'-0"

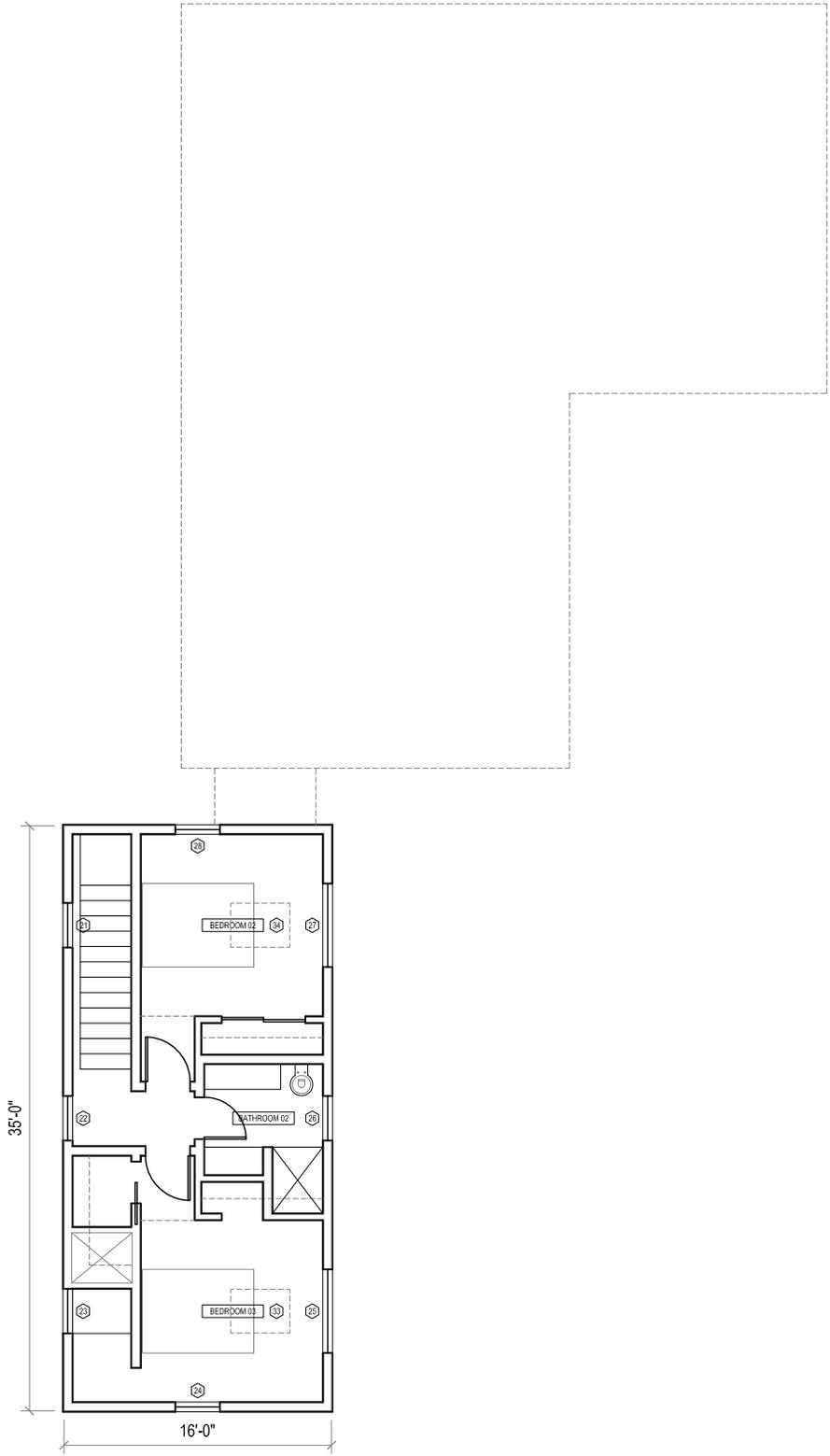




FIRST FLOOR PLAN PROPOSED

3/32"=1'-0"





SECOND FLOOR PLAN PROPOSED

3/32"=1'-0"





EXISTING NORTH ELEVATION

3/32"=1'-0"



EXISTING WEST ELEVATION

3/32"=1'-0"



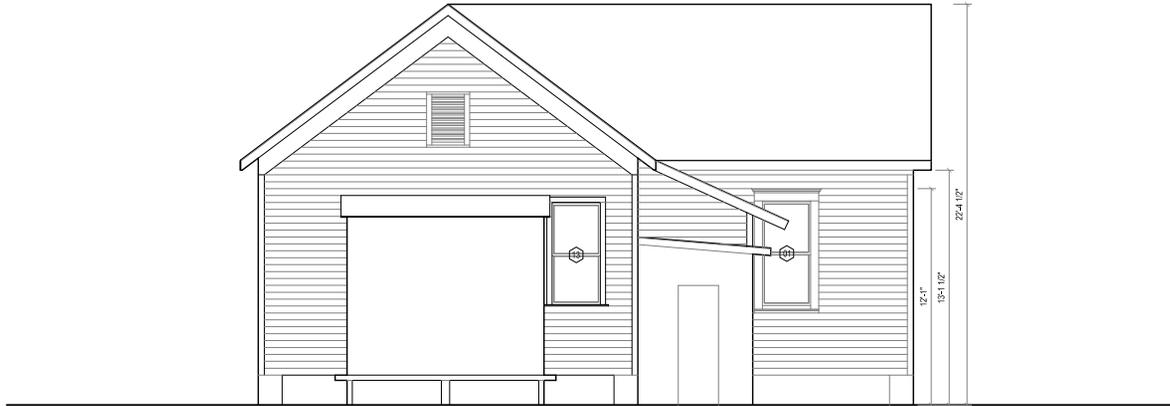
PROPOSED NORTH ELEVATION

3/32"=1'-0"



PROPOSED WEST ELEVATION

3/32"=1'-0"



EXISTING SOUTH ELEVATION

3/32"=1'-0"



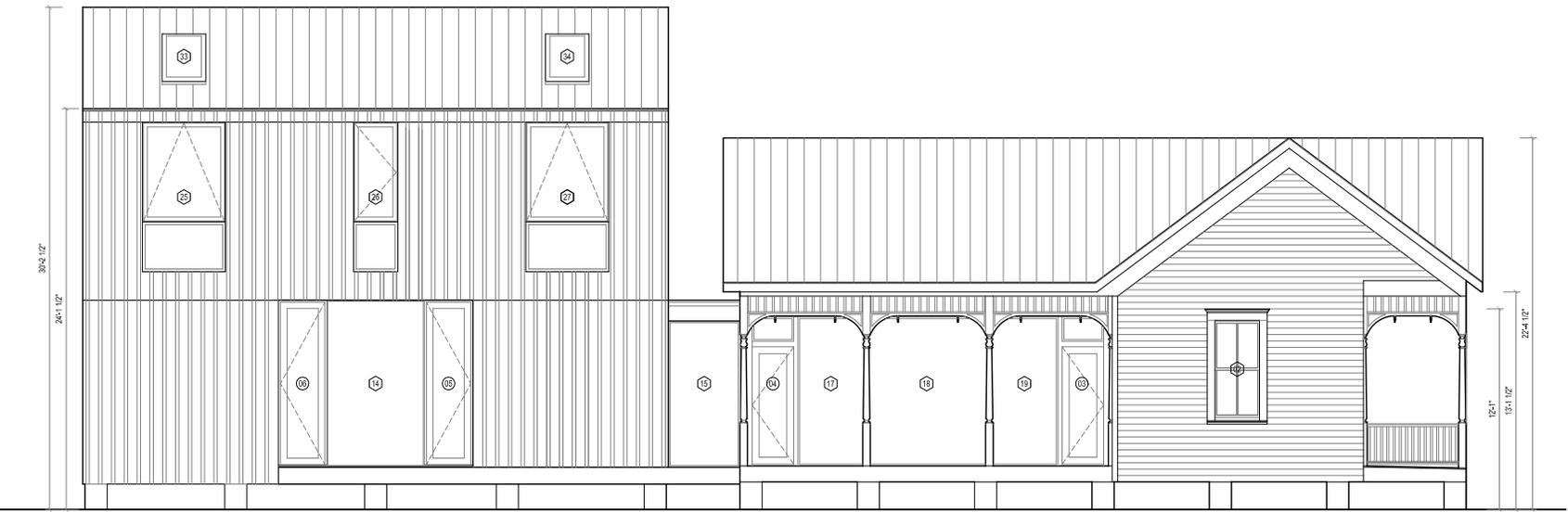
EXISTING EAST ELEVATION

3/32"=1'-0"



PROPOSED SOUTH ELEVATION

3/32"=1'-0"



PROPOSED EAST ELEVATION

3/32"=1'-0"

DOORS				
#	ROOM	TYPE	SIZE	DESCRIPTION
01	FOYER	EXT	2'-8" X 6'-8"	EXISTING
02	LIVING	EXT	3'-0" X 6'-8"	EXISTING
03	STORAGE	EXT	2'-8" X 6'-8"	EXISTING
04	KITCHEN 01	EXT	2'-8" X 6'-8"	EXISTING

WINDOWS				
#	ROOM	SIZE	DESCRIPTION	MAKE
01	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
02	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
03	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
04	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
05	FOYER	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
06	LIVING	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
07	LIVING	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
08	LIVING	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
09	BATHROOM 02	2'-8 1/2" X 2'-11 1/2"	DOUBLE-HUNG	EXISTING
10	BEDROOM 02	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
11	BEDROOM 02	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
12	KITCHEN 02	2'-8 1/2" X 2'-11 1/2"	DOUBLE-HUNG	EXISTING
13	BATHROOM 01	2'-8 1/2" X 5'-8 1/2"	DOUBLE-HUNG	EXISTING
14	KITCHEN 01	2'-11 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
15	KITCHEN 01	2'-11 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING

EXISTING WINDOW AND DOOR SCHEDULE

DOORS				
#	ROOM	TYPE	SIZE	DESCRIPTION
01	FOYER	EXT	2'-8" X 6'-8"	RECLAIMED
02	MUDROOM	EXT	3'-0" X 7'-0"	WOOD FULL-LITE
03	KITCHEN	EXT	2'-6" X 7'-0"	WOOD FULL-LITE
04	KITCHEN	EXT	2'-6" X 7'-0"	WOOD FULL-LITE
05	BEDROOM 01	EXT	2'-6" X 7'-0"	WOOD FULL-LITE
06	BEDROOM 01	EXT	2'-6" X 7'-0"	WOOD FULL-LITE

WINDOWS				
#	ROOM	SIZE	DESCRIPTION	MAKE
01	STUDY	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
02	STUDY	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
03	STUDY	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
04	STUDY	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
05	LIVING	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
06	LIVING	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
07	LIVING	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
08	DINING	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
09	DINING	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
10	KITCHEN	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	EXISTING
11	SIDE ENTRY	TBD	TBD	TBD
12	BATHROOM 01	TBD	TBD	TBD
13	BATHROOM 01	TBD	TBD	TBD
14	BEDROOM 01	TBD	TBD	TBD
15	SIDE ENTRY	TBD	TBD	TBD
16	KITCHEN	2-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG	RECLAIMED
17	KITCHEN	TBD	TBD	TBD
18	KITCHEN	TBD	TBD	TBD
19	KITCHEN	TBD	TBD	TBD
20	FOYER	TBD	TBD	TBD
21	STAIRWAY	TBD	TBD	TBD
22	HALLWAY	TBD	TBD	TBD
23	BEDROOM 02	TBD	TBD	TBD
24	BEDROOM 02	TBD	TBD	TBD
25	BEDROOM 02	TBD	TBD	TBD
26	BATHROOM 02	TBD	TBD	TBD
27	BEDROOM 03	TBD	TBD	TBD
28	BEDROOM 03	TBD	TBD	TBD
29	LIVING	TBD	SKYLIGHT	TBD
30	DINING	TBD	SKYLIGHT	TBD
31	KITCHEN	TBD	SKYLIGHT	TBD
32	KITCHEN	TBD	SKYLIGHT	TBD
33	BEDROOM 01	TBD	SKYLIGHT	TBD
34	BEDROOM 02	TBD	SKYLIGHT	TBD

PROPOSED WINDOW AND DOOR SCHEDULE
