

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 907 HENDERSON / 915 HENDERSON
 Historic District / Landmark 8th WARD HCAD # 00519000000077
 Subdivision BAKER W/12 NSBB Lot 7+8 Block 405

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 KELLET PEAK INVESTMENTS
 Company " "
 Mailing Address 5430 NAVARRO
HOUSTON, TX 77056
 Phone 713-818-4979
 Email [REDACTED]

APPLICANT (if other than owner)

Name ARWEN McMILLEN
 Company A+M SERVICES
 Mailing Address 1414 DEL NORTE
 Phone 713-818-4979
 Email [REDACTED]

Signature [Signature]
 Date 3/20/16

Signature [Signature]
 Date 3/20/16

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: ___/___/___

Wednesday, April 27, 2016

Tax Year: 2016

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0051900000007

Print E-mail

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **KELLET PEAK INVESTMENTS LLC**
5430 NAVARRO ST
HOUSTON TX 77056-6233

Legal Description: **LTS 7 & 8 BLK 405**
BAKER W R NSBB
 Property Address: **907 HENDERSON ST**
HOUSTON TX 77007

Historical Designation

This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houstontx.gov or click this link for more information.

State Class Code

Land Use Code

A1 -- Real, Residential, Single-Family

1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
10,000 SF	5,321 SF	8311.01	1653	160 -- 1F Lazybrook, Timbergrove, Washington Corridor	5357B	493K

Value Status Information

Value Status: All Values Pending
 Shared CAD: No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdiction	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	001	HOUSTON ISD	Pending	Pending	1.196700		
	040	HARRIS COUNTY	Pending	Pending	0.419230		
	041	HARRIS CO FLOOD CONTROL	Pending	Pending	0.027330		
	042	PORT OF HOUSTON AUTHORITY	Pending	Pending	0.013420		
	043	HARRIS CO HOSP DIST	Pending	Pending	0.170000		
	044	HARRIS CO EDUC DIST	Pending	Pending	0.005422		
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.101942		
	061	CITY OF HOUSTON	Pending	Pending	0.601120		
	294	OLD SIXTH WARD (040)	Pending	Pending			
	592	OLD SIXTH WARD (061)	Pending	Pending			
971	OLD SIXTH WARD (001)	Pending	Pending				

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2015		Value as of January 1, 2016	
Market	Appraised	Market	Appraised
Land	350,000	Land	
Improvement	42,979	Improvement	
Total	392,979	Total	Pending

5-Year Value History

Land
Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF2	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1915	Residential Single Family	101 -- Residential 1 Family	Low	1,481 *	Displayed
2	1920	Mixed Residential / Commercial	105 -- Mixed Res/Com, Res Structure	Average	3,840 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data		Building Areas	
Element	Details	Description	Area
Cond / Desir / Util	Very Poor	BASE AREA PRI	1,481
Foundation Type	Crawl Space	OPEN FRAME PORCH PRI	136
Grade Adjustment	D		
Heating / AC	None		
Physical Condition	Very Poor		
Exterior Wall	Frame / Concrete Blk		
Element	Units		
Room: Total	5		
Room: Full Bath	1		
Room: Bedroom	2		



CERTIFICATE OF APPROPRIATENESS

Application Date: May 28, 2014

Applicant: David Wang, Kellet Peak Investments, LLC, owner

Property: 915 Henderson Street, lots 7 & 8, block 8, Baker W R NSBB Subdivision. The property currently includes two historic structures. The southern structure (907 Henderson) is a historic one-story wood frame single family residence and the adjacent structure to the north (915 Henderson) is a two-story brick veneer storefront building. Together these two structures have 5,321 square feet of total living area and are situated on a 10,000 square foot (100' x 100') corner lot.

This Certificate pertains to the two-story brick storefront building at 915 Henderson.

Significance: Contributing 3,840 square foot two-story Craftsman storefront building, constructed circa 1920, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Construct a replacement storefront on a contributing two-story commercial style building. The original storefront has previously been removed. Replace non-original and missing windows with 1-over-1 wood sash and fixed windows.

See enclosed application materials and detailed project description on p. 6-19 for further details.

Public Comment: No public comment received.

Civic Association: The Old Sixth Ward Neighborhood Association is in support of this project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: June 19, 2014

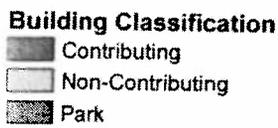
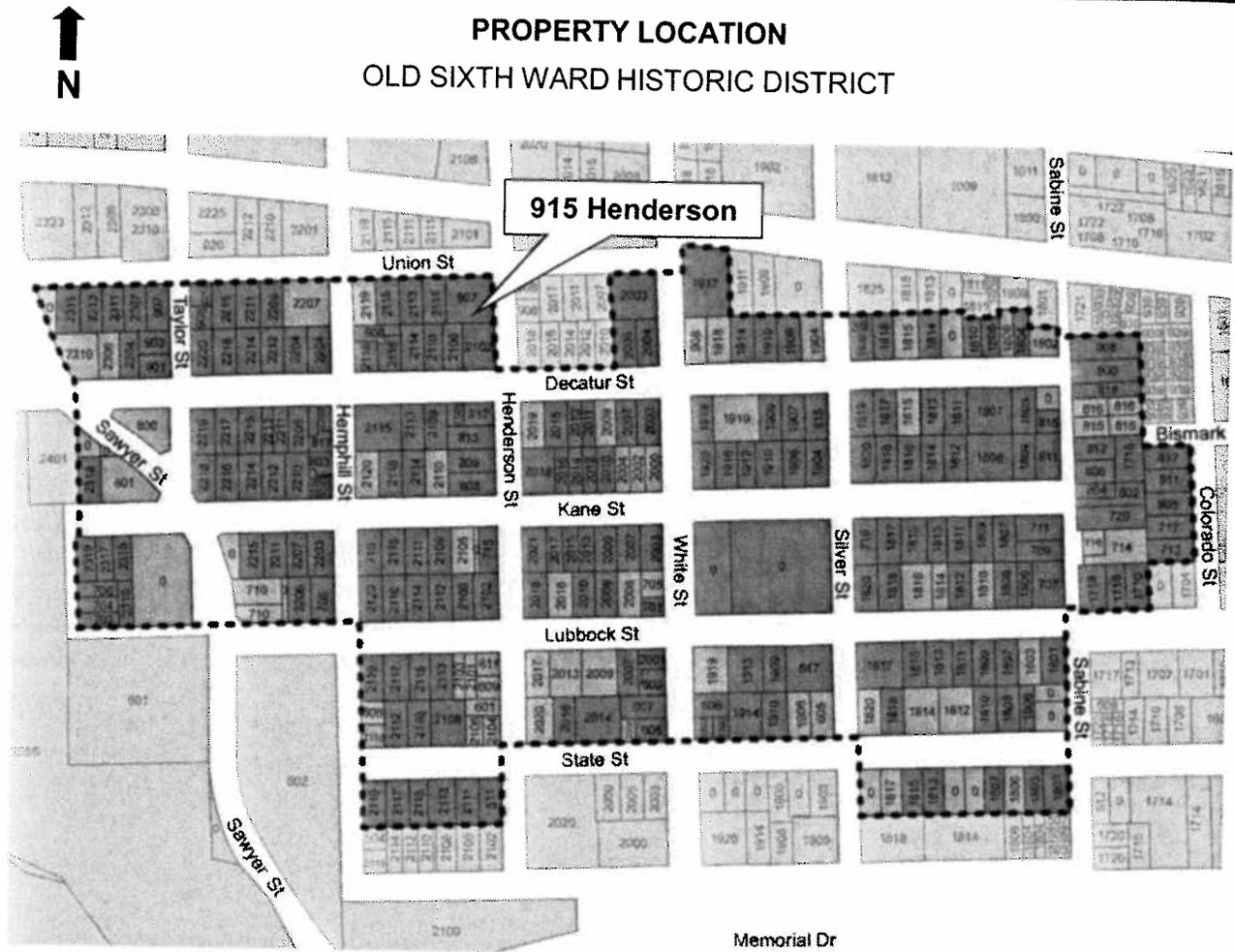


PLANNING & DEVELOPMENT DEPARTMENT

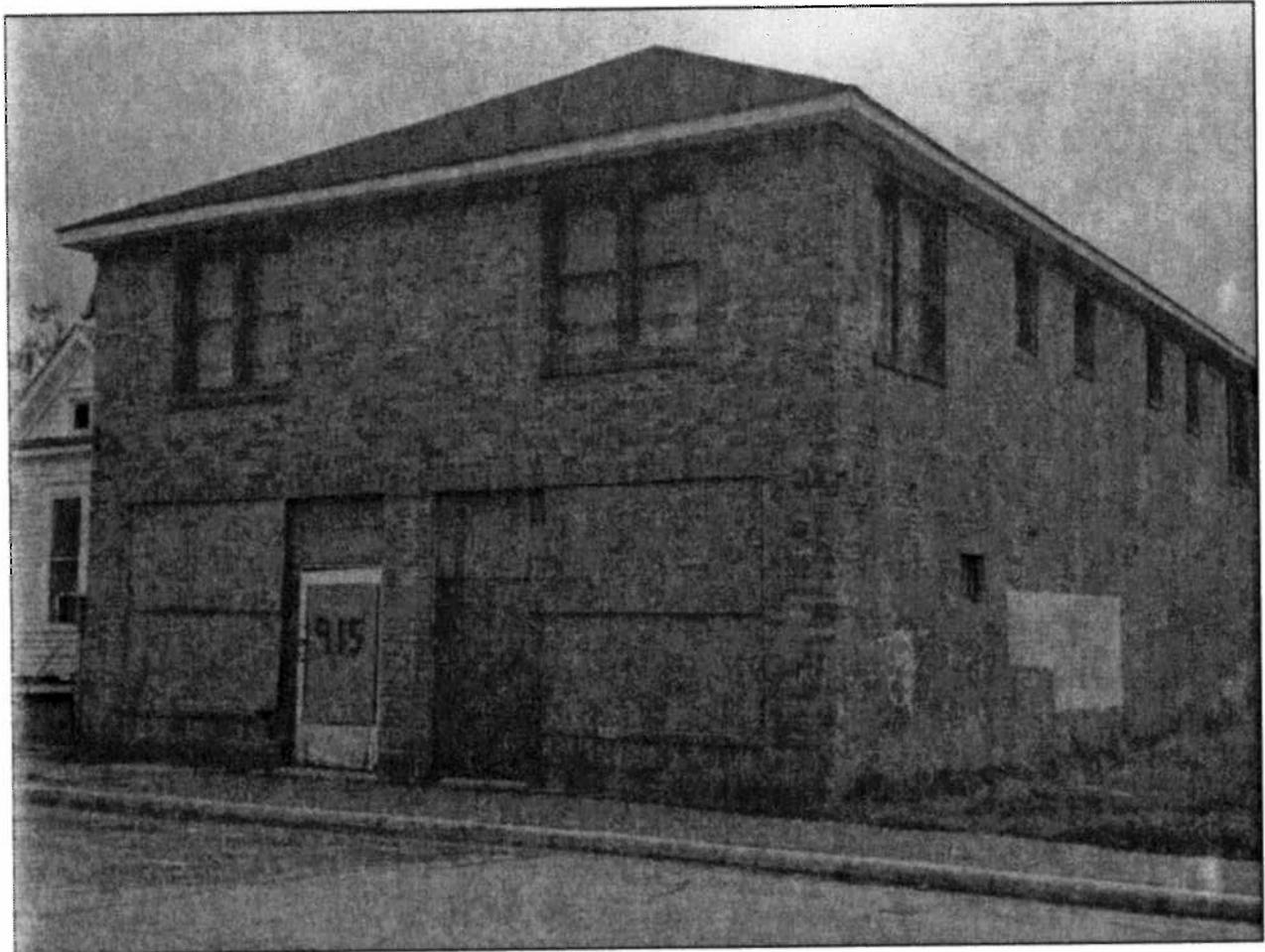
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

[Handwritten Signature]
Planning Official

7/2/14
Date



CURRENT PHOTO



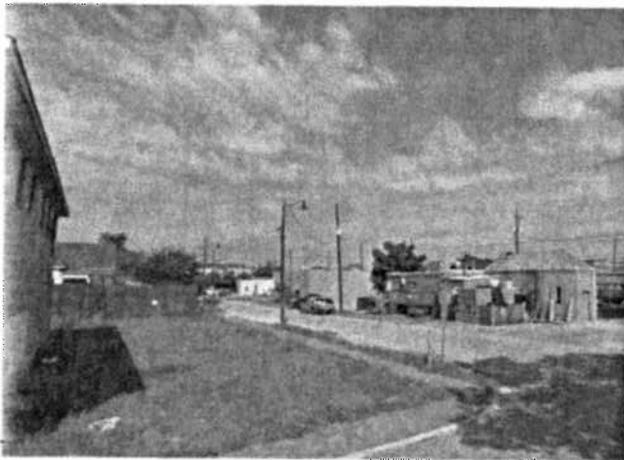
NEIGHBORING PROPERTIES



901 Henderson – Contributing – 1920 (neighbor)



907 Henderson – Contributing – 1920 (neighbor)



Union St. at Henderson St.



908 Henderson – Not in District – (across street)



906 Henderson – Not in District – (across street)



2018 Decatur – Not in District – (across street)

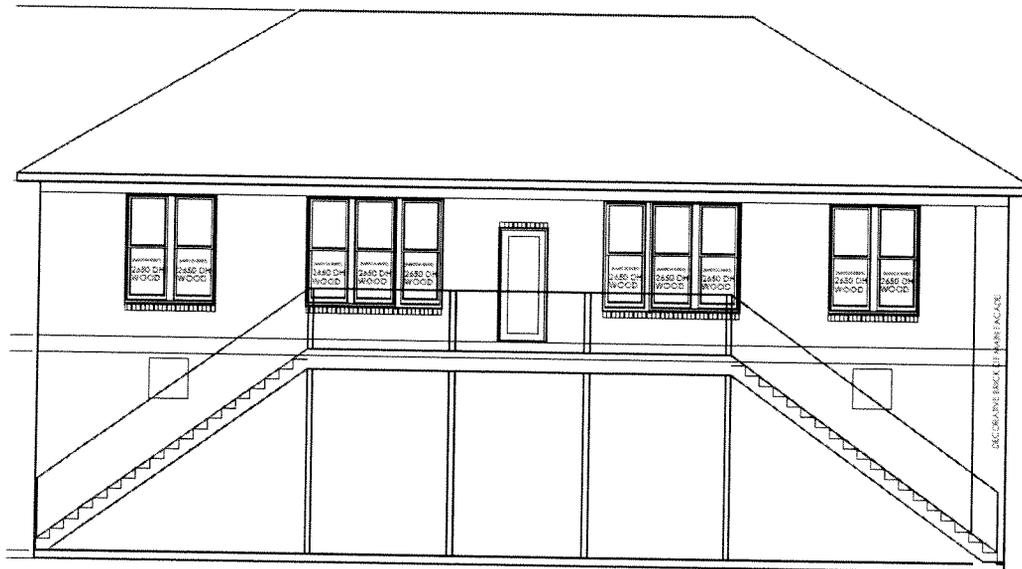
EAST ELEVATION – FRONT FACING HENDERSON STREET
EXISTING



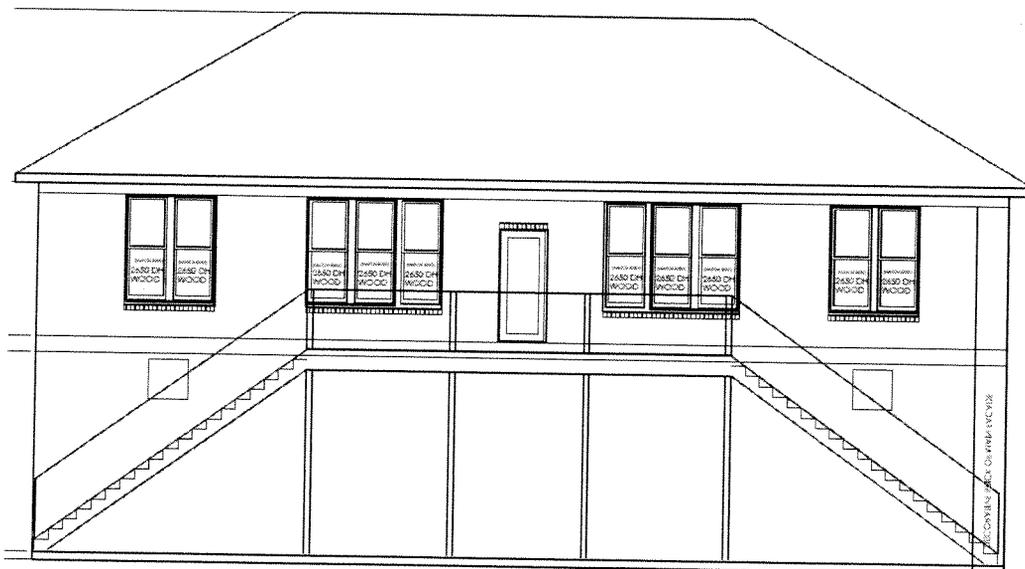
PROPOSED



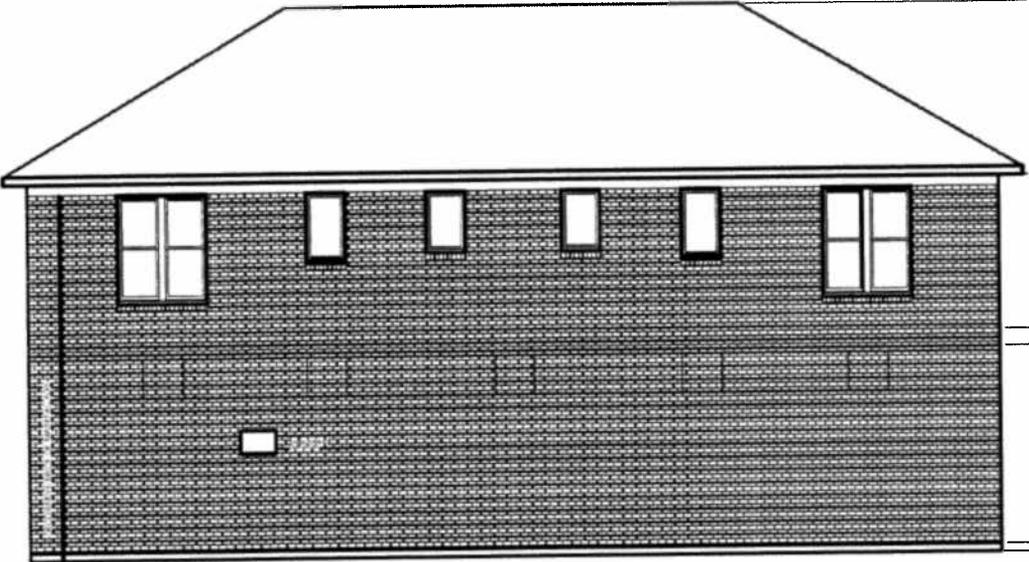
SOUTH SIDE ELEVATION
EXISTING



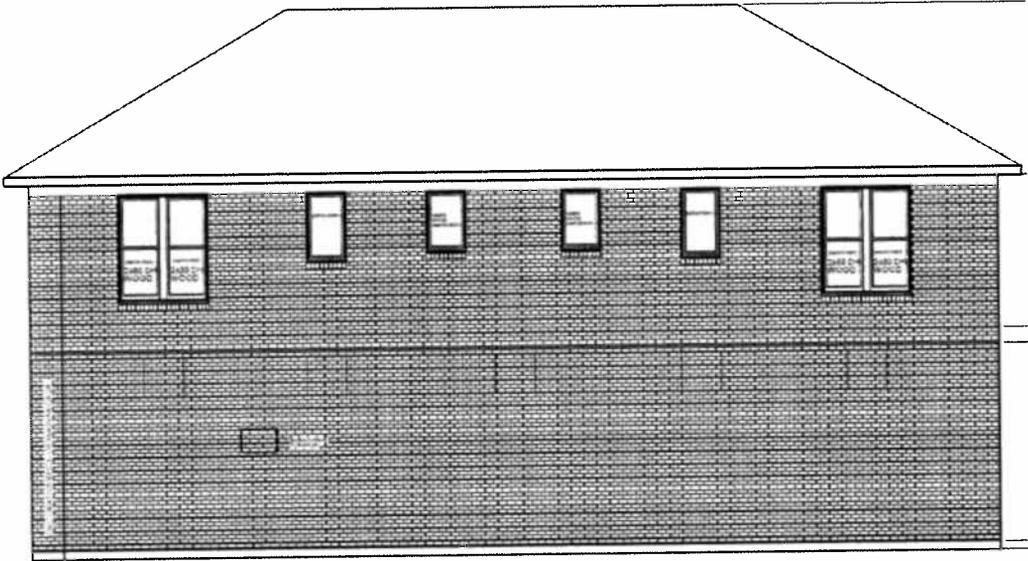
PROPOSED



NORTH SIDE ELEVATION
EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING

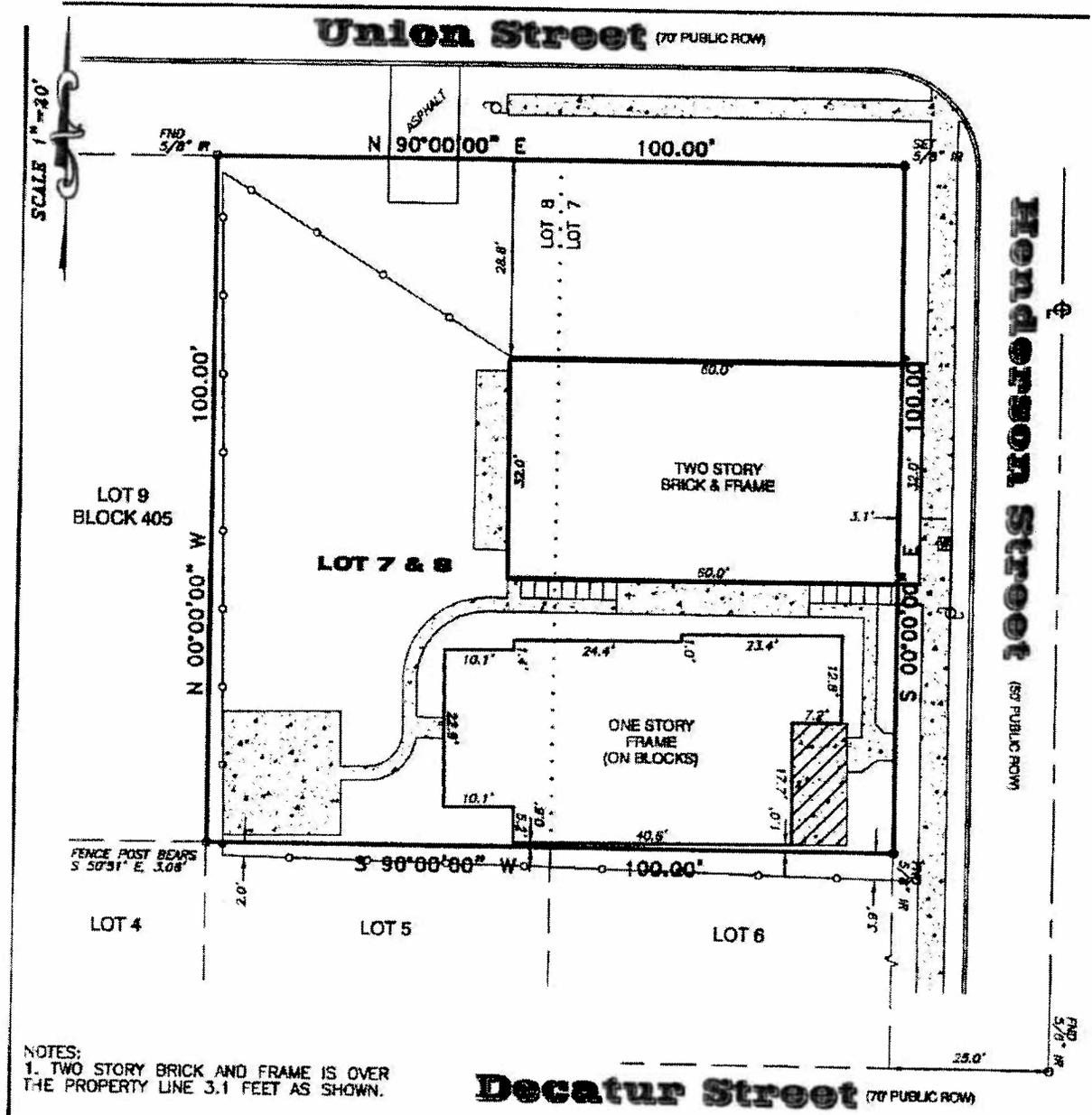


PROPOSED



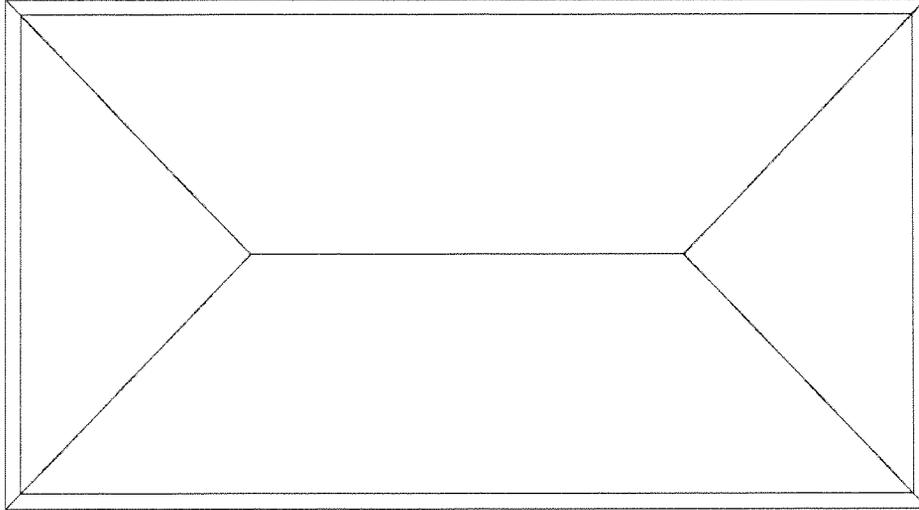


SITE PLAN

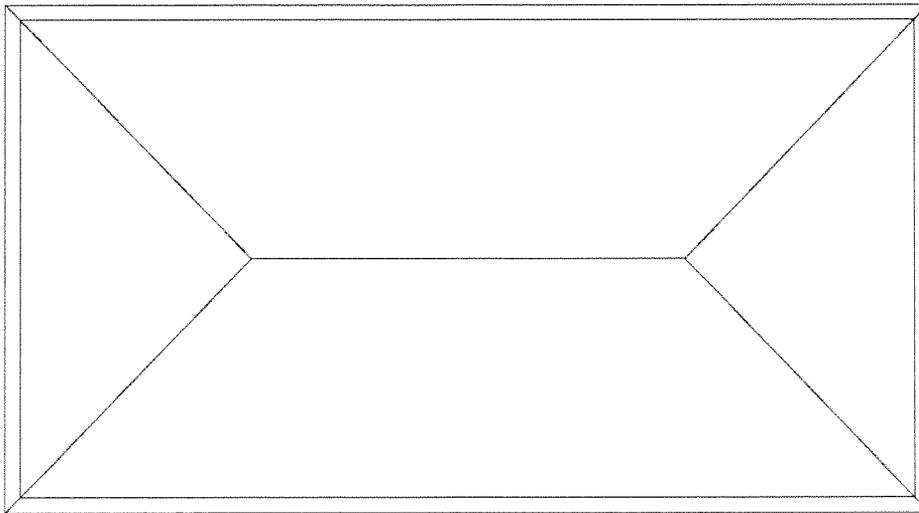




ROOF PLAN
EXISTING



PROPOSED

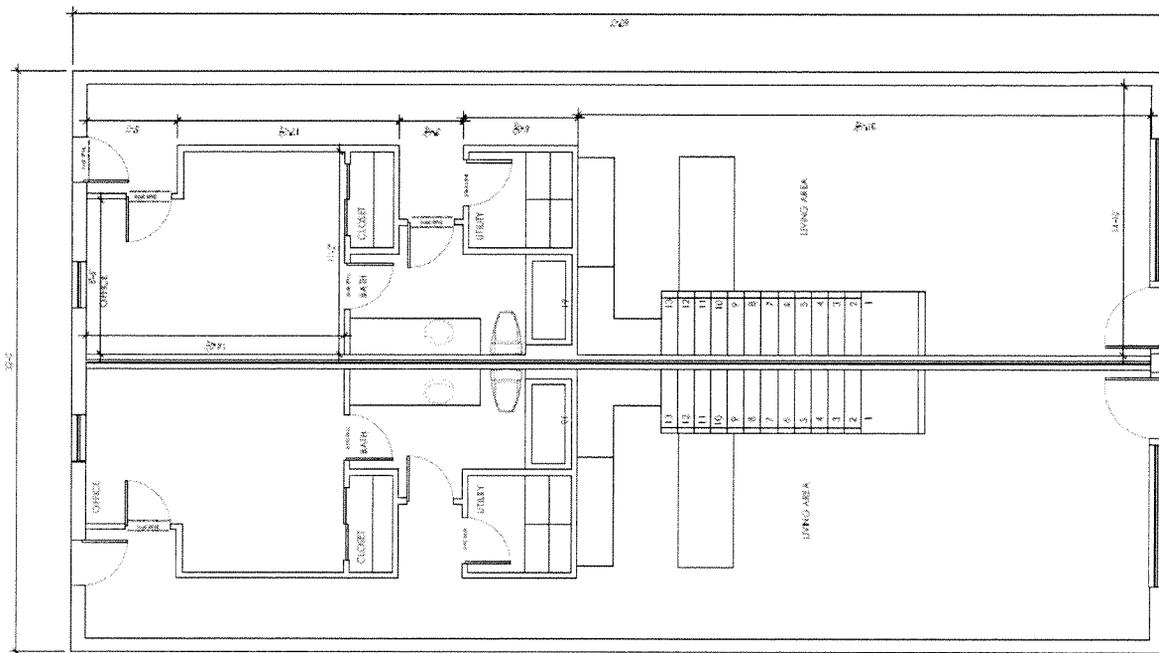




FIRST FLOOR PLAN
EXISTING

Entire existing building has been gutted.

PROPOSED



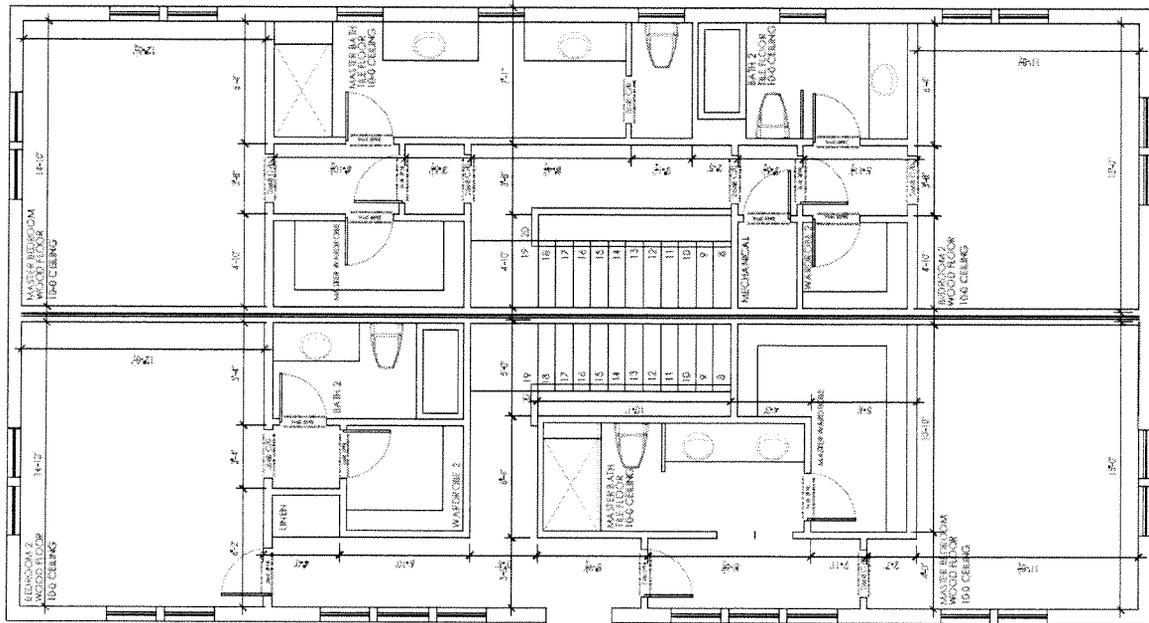


SECOND FLOOR PLAN

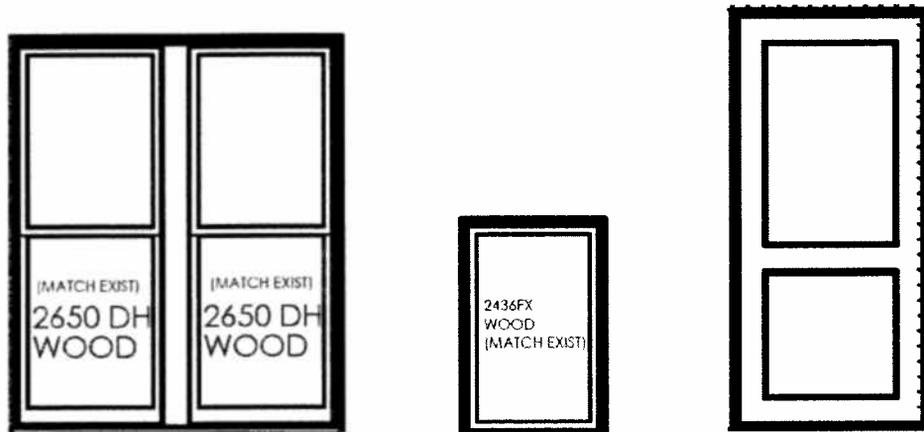
EXISTING

Entire existing building has been gutted.

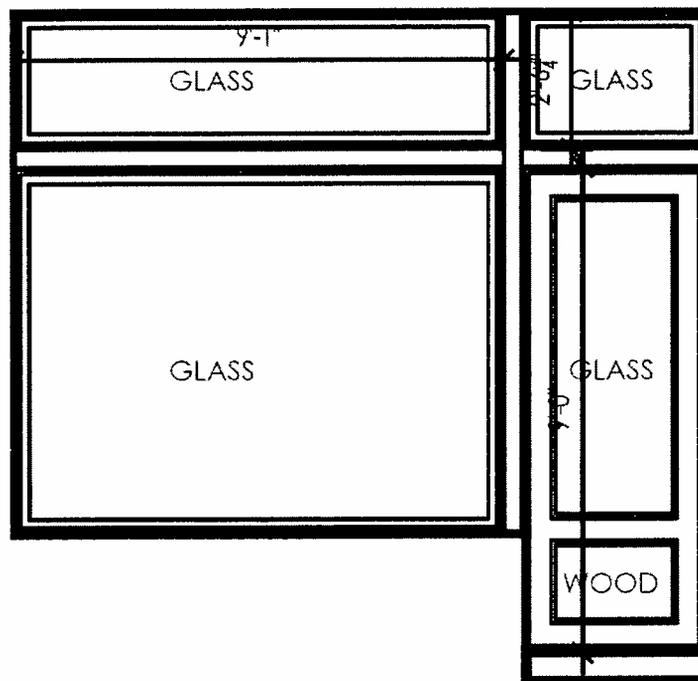
PROPOSED



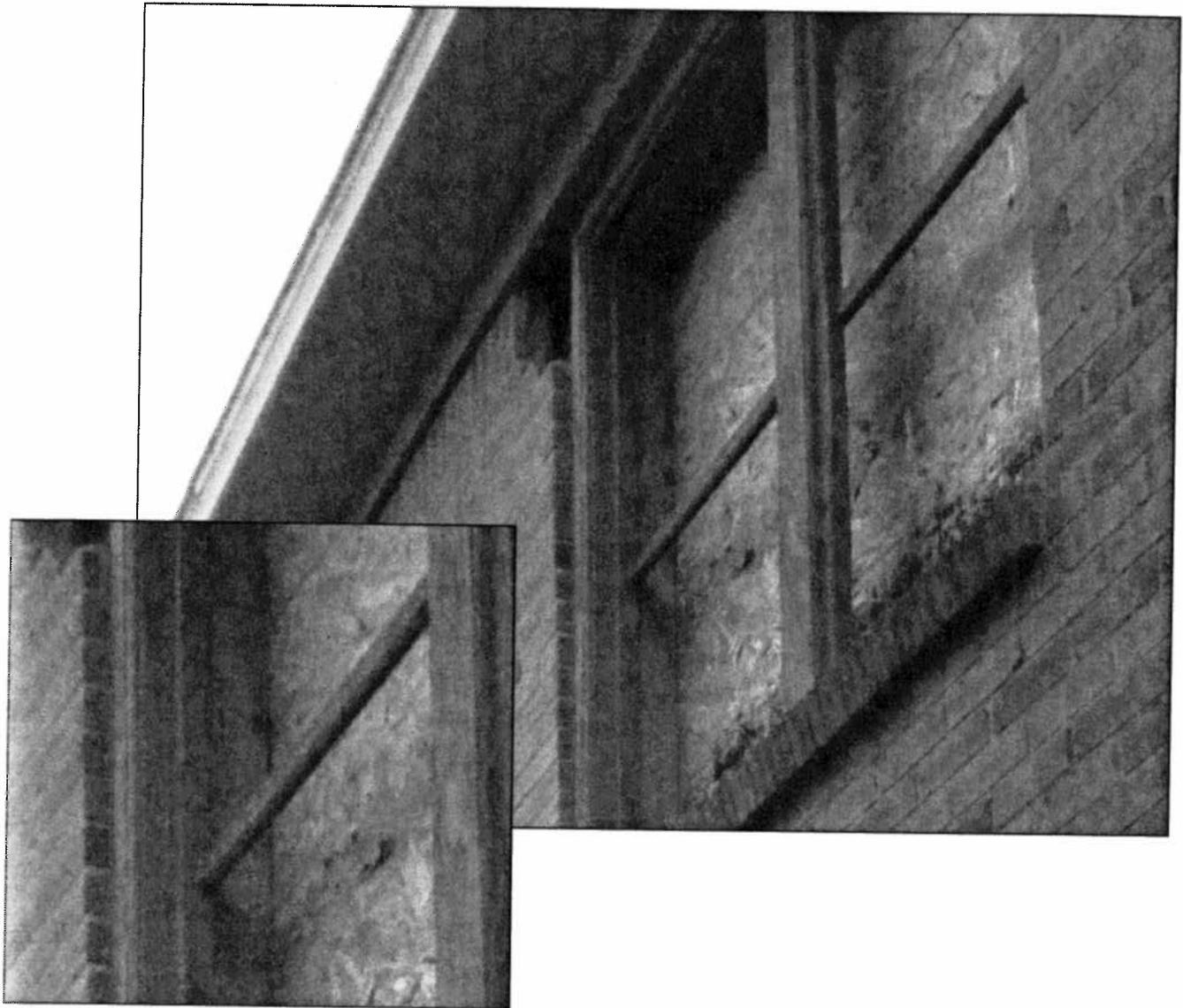
WINDOW / DOOR SCHEDULE



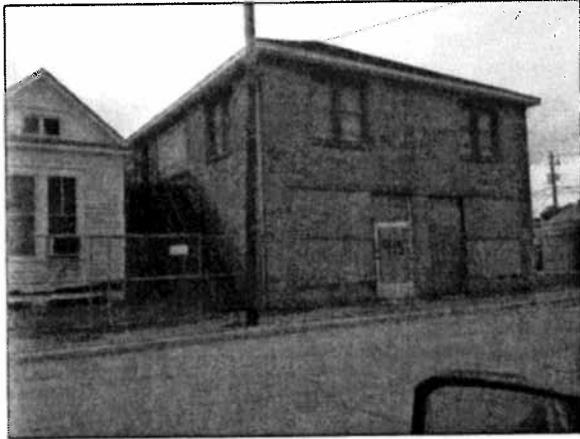
STOREFRONT CONFIGURATION



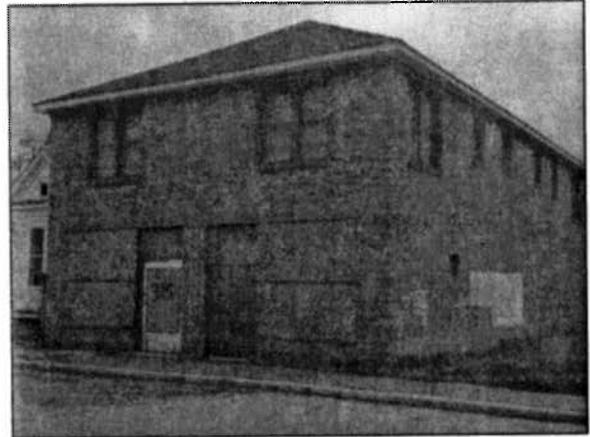
EXISTING WINDOW DETAIL
WOOD FIXED SIMULATED SASH WINDOWS (MISSING GLASS)



APPLICANT PHOTOS



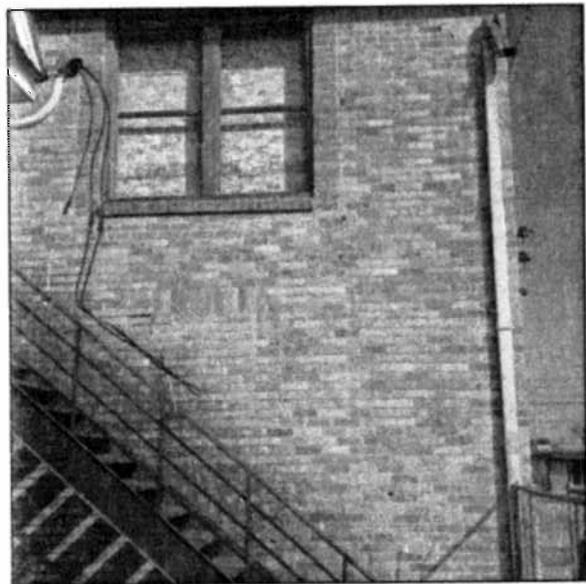
Front (east) and south elevation of building



Front (east) and north elevation of building



Front (east) elevation of building

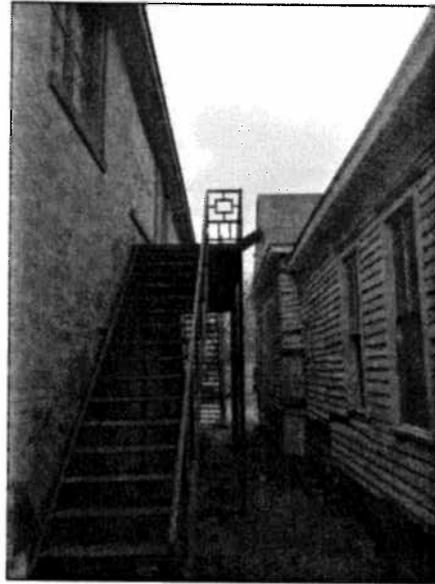


South elevation of building

APPLICANT PHOTOS (CONTINUED)



South side of building (looking south)



South side of building (looking north)

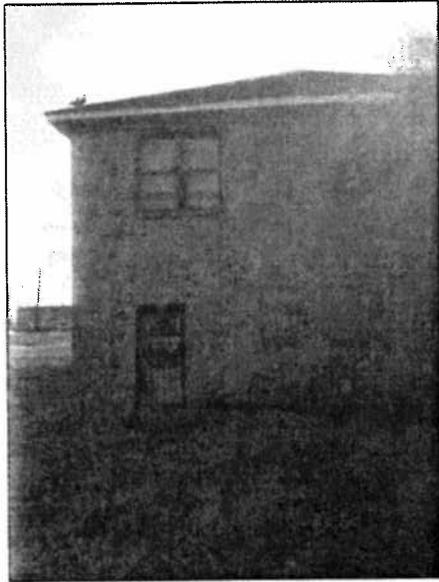


Rear (west elevation) of building



South side of building (looking south)

APPLICANT PHOTOS (CONTINUED)



Rear (west elevation) of building



South side of building

PROJECT DETAILS

Windows/Doors: All of the original windows have been previously replaced with non-operable wood windows or have been completely removed. The windows feature faux dividers simulating a 1-over-1 look. All of the windows and openings have been boarded up. Several smaller windows along the top of the first floor have been previously bricked in. The main storefront windows on the façade have been removed and are boarded up. Two doors at the rear have been removed and the openings are closed off with iron gates. See photos and drawings for more detail.

All of the non-original non-operable windows will be replaced with 1-over-1 wood windows. Several of the smaller openings will be replaced with fixed wood windows. Twenty-eight windows will be replaced in all. The previously removed storefront windows, doors, and transoms will be replaced. All original door and window openings and configurations will remain and will not be altered. Three missing doors will be replaced. A small opening on the north elevation will be bricked in. See drawings for window dimensions and more detail.

Exterior Materials: The existing building features original brick cladding. The brick has been maintained and is generally in good condition with the exception of some areas on the façade around the storefronts and windows. A metal side deck and stair was installed with mid-century metal supports and railing. It is to remain. See drawings and photos for more detail.

The existing brick will not be altered. Areas of damage will be repaired. See drawings for more detail.

ATTACHMENT A

NEIGHBORHOOD SUPPORT

From: Ryan Boehner
Sent: Thursday, June 19, 2014 1:20 PM
To: Butler, Geoff - PD
Subject: 2009 Decatur

Geoff,

Thanks for the call. Please forgive the delay; I've been on a conference call.

2009 Decatur: we remain officially neutral, and anticipate/prefer deferral. We would like to work with the city and with the applicant to help create a more fully-compliant version for the next cycle.

907 and 915 Henderson: we support.

2110 State: we support.

With thanks,

Ryan
713 306 0097