



Certificate of Appropriateness Historic & Cultural Landmarks Commission

Lubula Dixon Kanyinda
1615 E. Hattie Street

On **January 18, 2022**, the Historic & Cultural Landmarks Commission **APPROVED** a request for a Certificate of Appropriateness to construct a new residence within the Terrell Heights Historic District.

All in accordance with the plans stamped 'APPROVED' on January 18, 2022 that addressed the conditions outlined by the HCLC at its December 13, 2021 meeting.

FINDINGS IN ACCORDANCE WITH STANDARDS

Terrell Heights District Guidelines: New Construction

Appropriate

The proposed structure reflects the contributing elements and patterns found within the neighborhood, the streetscape, and the block where it will be located.

APPROVALS AND PERMITS

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case **does not** negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances **before** a building permit will be issued.

APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted by written request to the City Secretary and the Historic Preservation Officer within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance.

FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

Justin Newhart

Digitally signed
by Justin Newhart
Date: 2022.01.18
11:29:38 -06'00'

APPROVED
By Ana Alvarez at 11:29 am, Aug 21, 2023

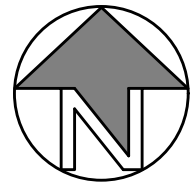
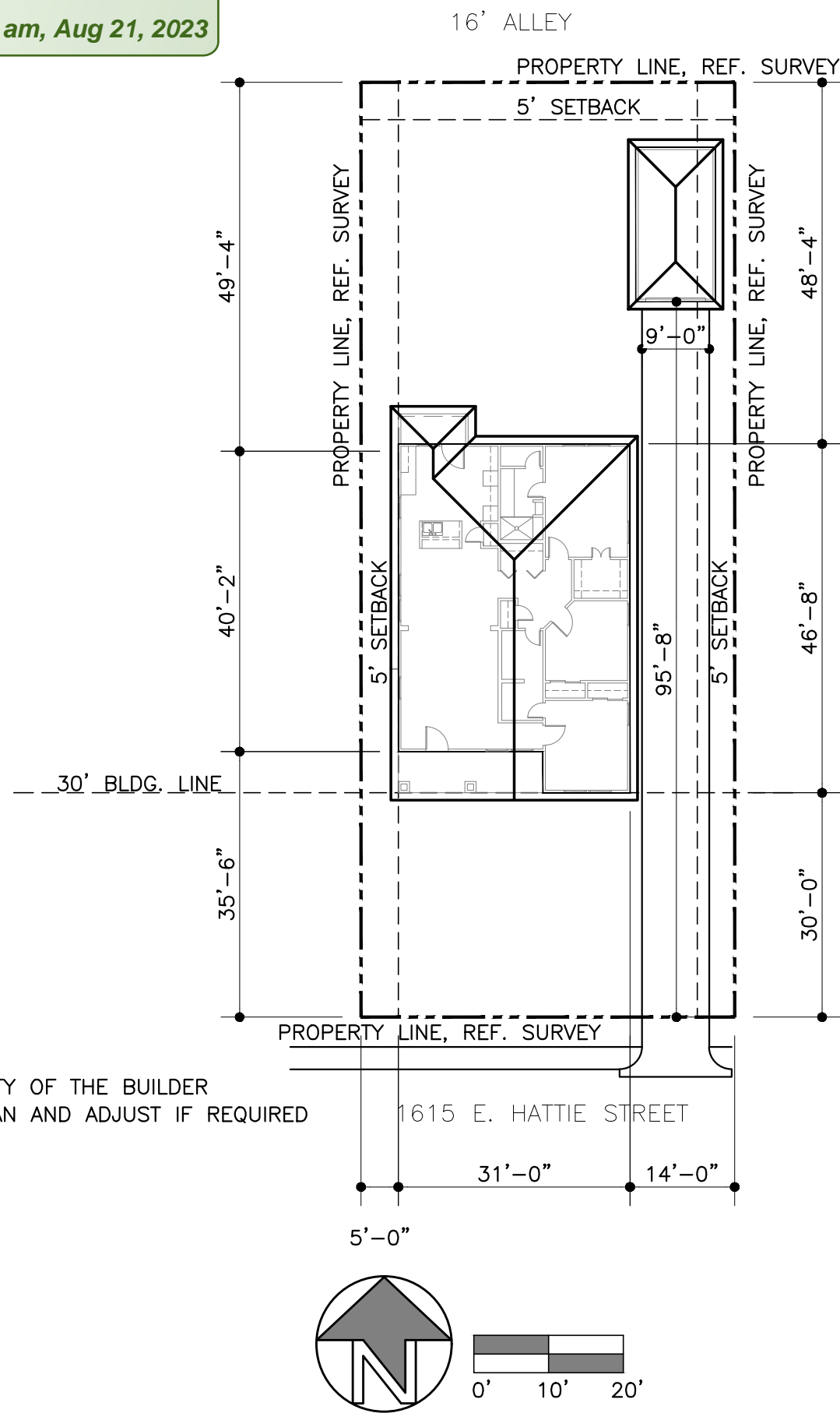
APPROVED
By Virginia Villalobos at 11:30 am, Aug 24, 2023

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. VRV

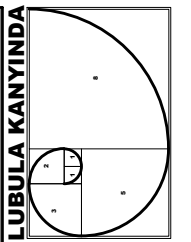
NOTE:
MIN. 5% SLOPE
AWAY FR. BLDG.
LANDSCAPING MUST BE
PER CITY ORDINANCE

SITE PLAN:
SCALE: 1"=20'-0"
1615 E. HATTIE STREET
LOT 14, BLOCK 3
GLENWOOD ADDITION
CITY OF FORT-WORTH
TARRANT COUNTY, TEXAS
DATE: MAY, 2021

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER
TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED



1 SITE LAYOUT



LUBULA KANYINDA
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PROJECT TITLE:

A NEW HOUSE
1615 E. HATTIE STREET
FORT WORTH, TEXAS

DATE: NOVEMBER 2021 DRAWING TITLE:

SITE PLAN

COMMENTS

SHEET#:

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SITE

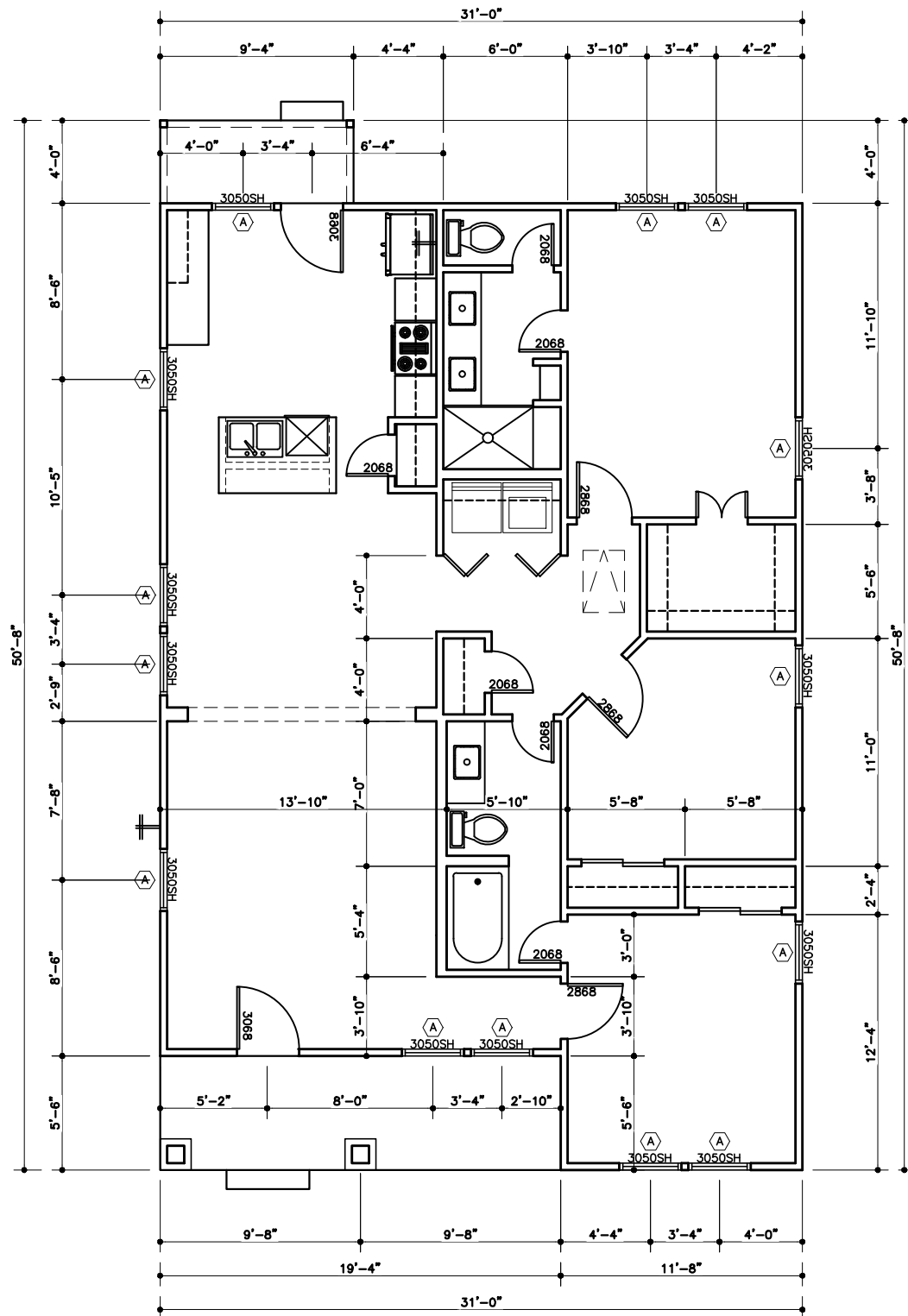
APPROVED

By Virginia Villalobos at 11:31 am, Aug 24, 2023

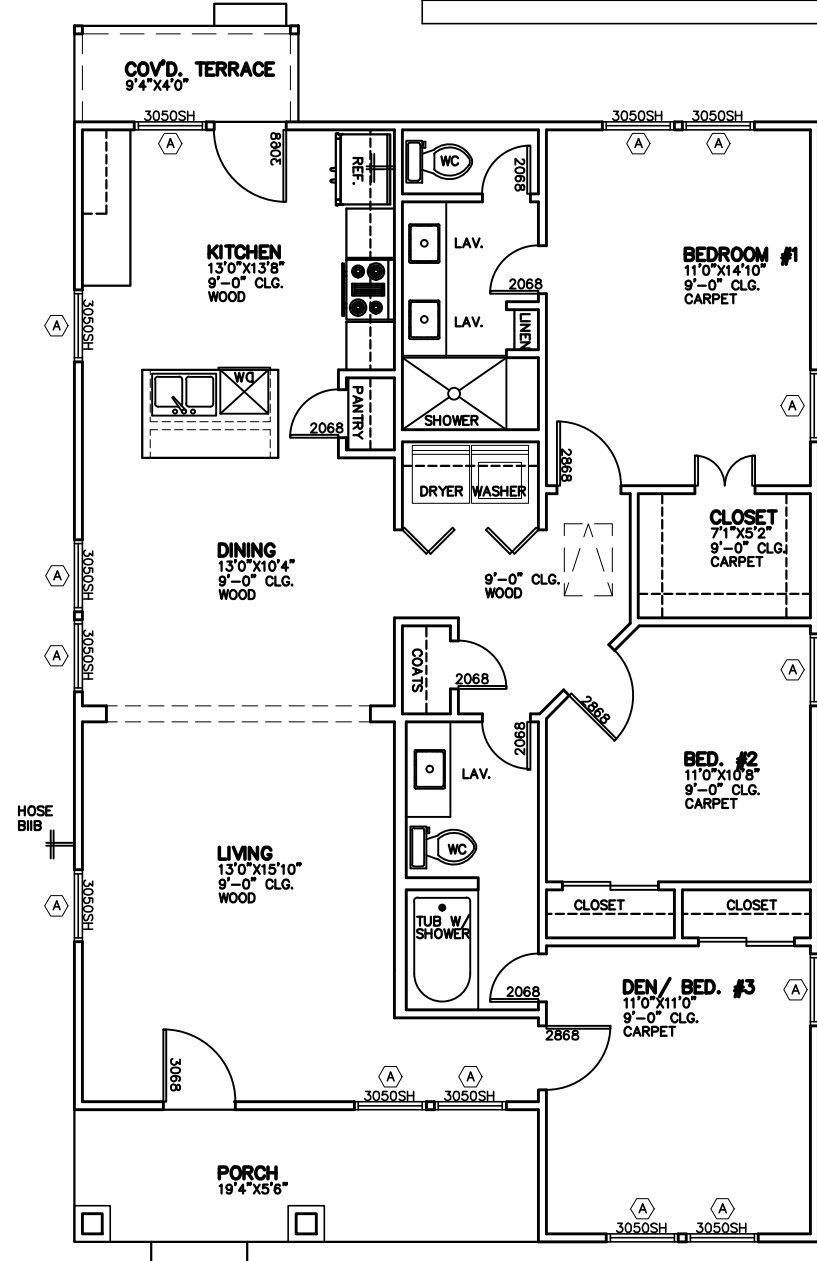
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APPROVED

By Ana Alvarez at 11:29 am, Aug 21, 2023



2 DIMENSIONED FLOOR PLAN
SCALE: 1/8"=1'-0"

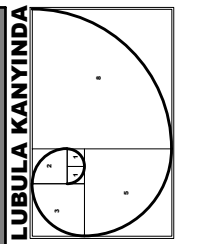


NOTE:
WINDOWS ARE 3'-0"
WIDE BY 5'-0" HIGH.
MIN. REQUIRED BY
BUILDING CODE FOR
FIRE EXIT

NOTE:
PAIRED WINDOWS ARE
SEPARATED BY 4"
TRIM

1 ANNOTATIONS FLOOR PLAN
SCALE: 1/8"=1'-0"

WINDOW SCHEDULE				
	TYPE	SIZE	DESCRIPTION	#
A	SINGLE HUNG	3'-0" X 5'-0"	● 7'-0" HDR	14
B	FIX	3'-0" X 3'-0"	● 7'-0" HDR	-
AREAS				
FIRST FLOOR LIVING (AC)			1,289.00 SQ. FT.	
TOTAL LIVING (AC)			1,289.00 SQ. FT.	
GARAGE & STORAGE				
PORCH			106.30 SQ. FT.	
TERRACE			37.30 SQ. FT.	
GROSS COVERAGE (UNDER ROOF)			1,432.60 SQ. FT.	
FOUNDATION SLAB AREA			1,484.00 SQ. FT.	



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PROJECT TITLE:
A NEW HOUSE
1615 E. HATTIE STREET
FORT WORTH, TEXAS

DRAWING TITLE:
FLOOR PLAN

DATE:	COMMENTS
NOVEMBER 2021	

SHEET#:
1

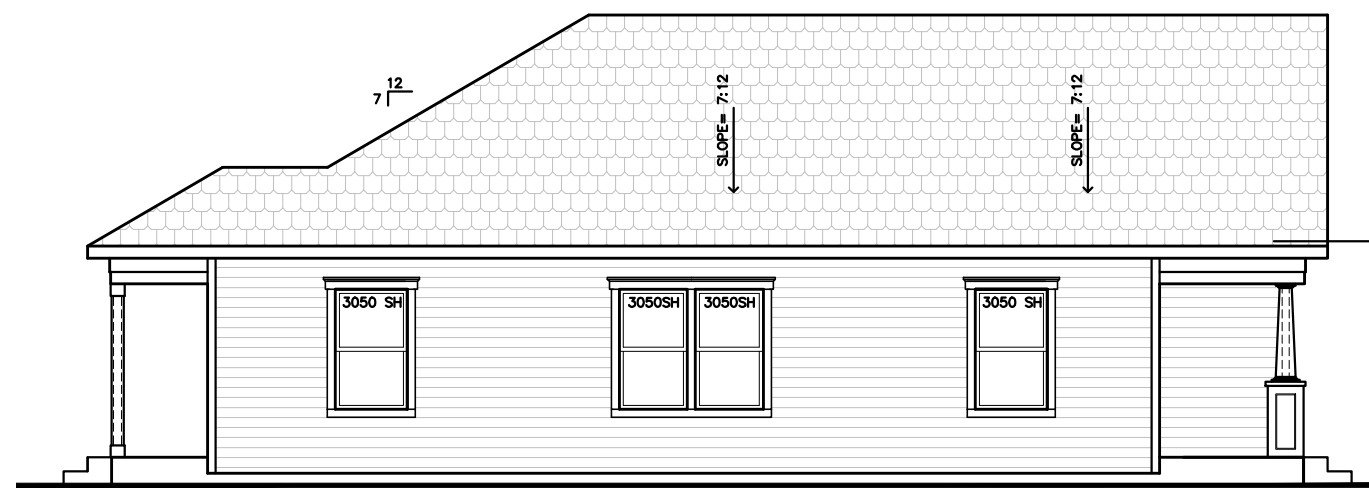
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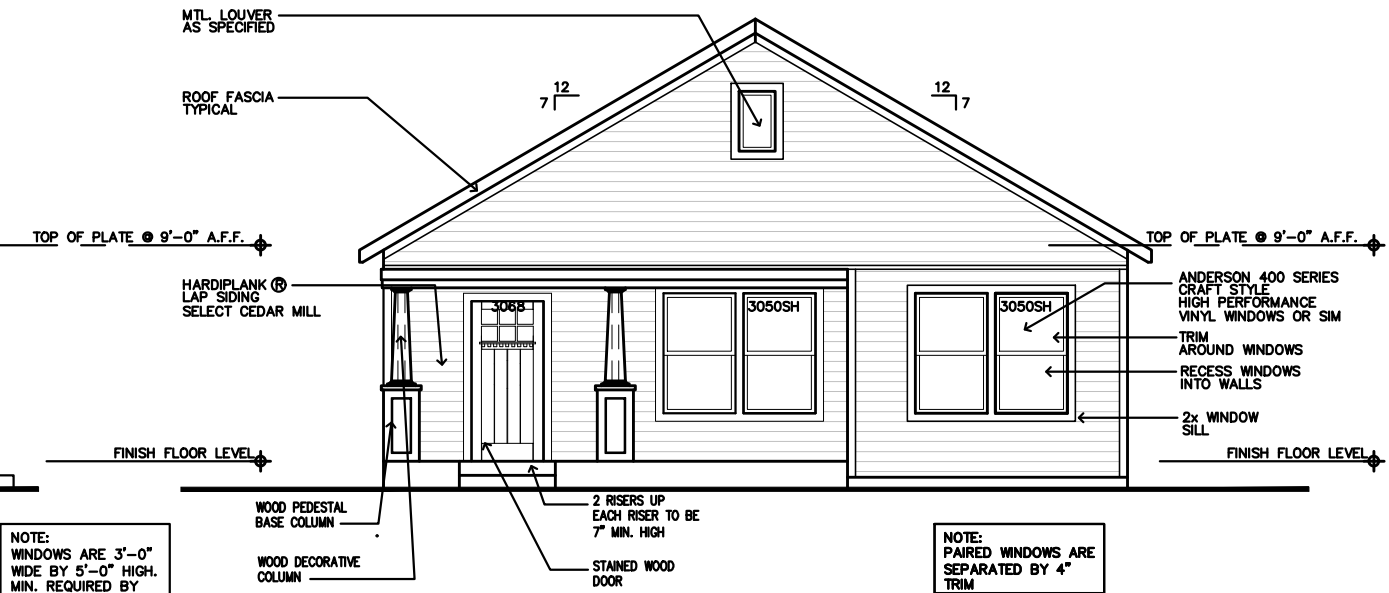
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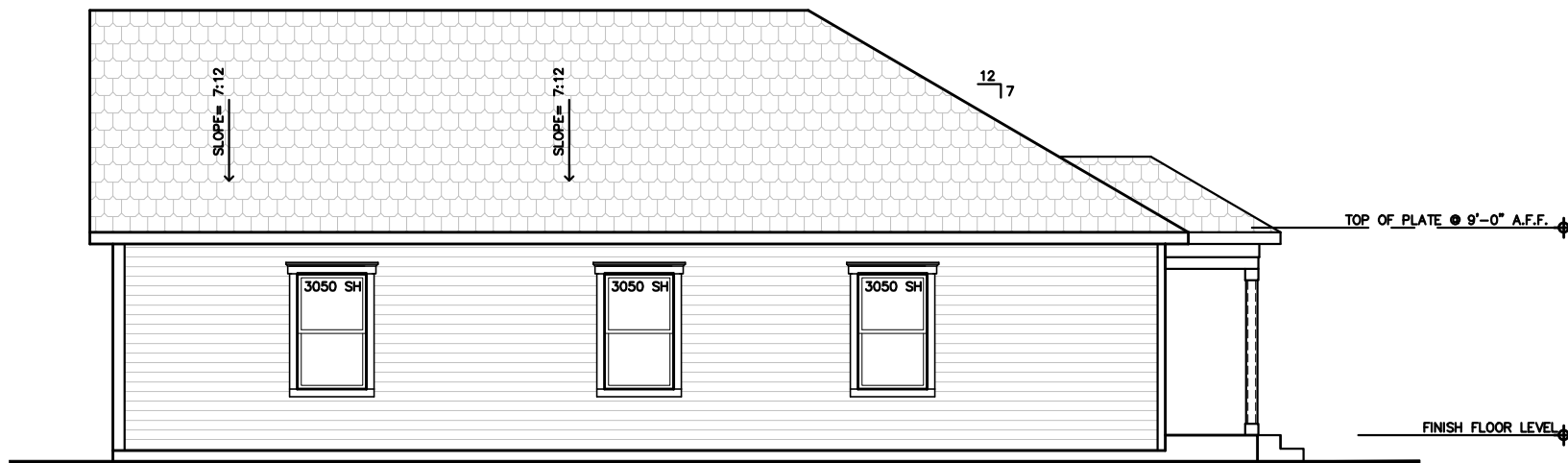
3 LEFT ELEVATION
SCALE: 1/8"=1'-0"



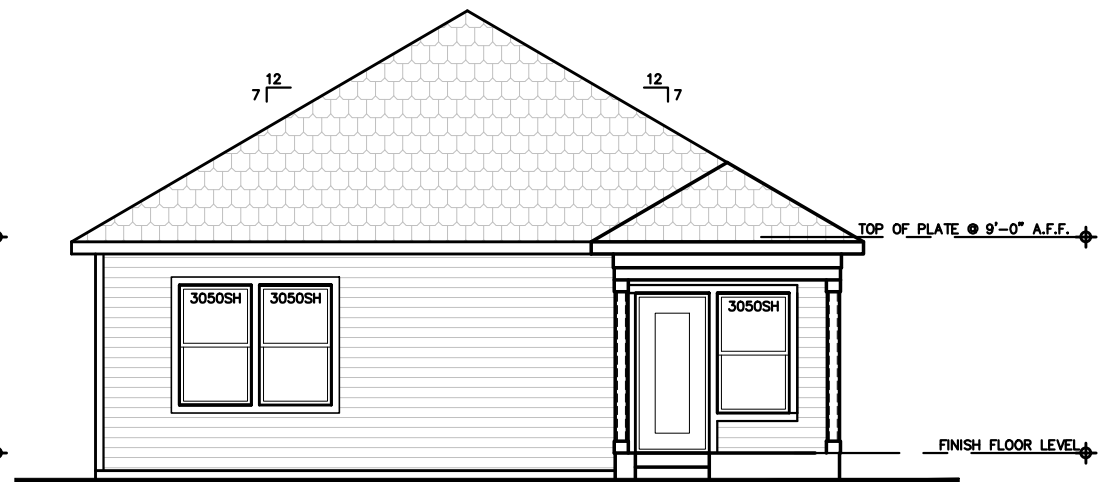
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WIDE BY 5'-0" HIGH.
MIN. REQUIRED BY
BUILDING CODE FOR
FIRE EXIT

NOTE:
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SEPARATED BY 4"
TRIM

1 MAIN ELEVATION
SCALE: 1/8"=1'-0"

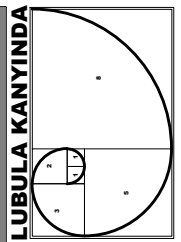


4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



NOTE:
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SEPARATED BY 4"
TRIM

2 REAR ELEVATION
SCALE: 1/8"=1'-0"



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PROJECT TITLE:

A NEW HOUSE
1615 E. HATTIE STREET
FORT WORTH, TEXAS

DATE: NOVEMBER 2021 DRAWING TITLE:

EXTERIOR
ELEVATIONS

COMMENTS

SHEET#:

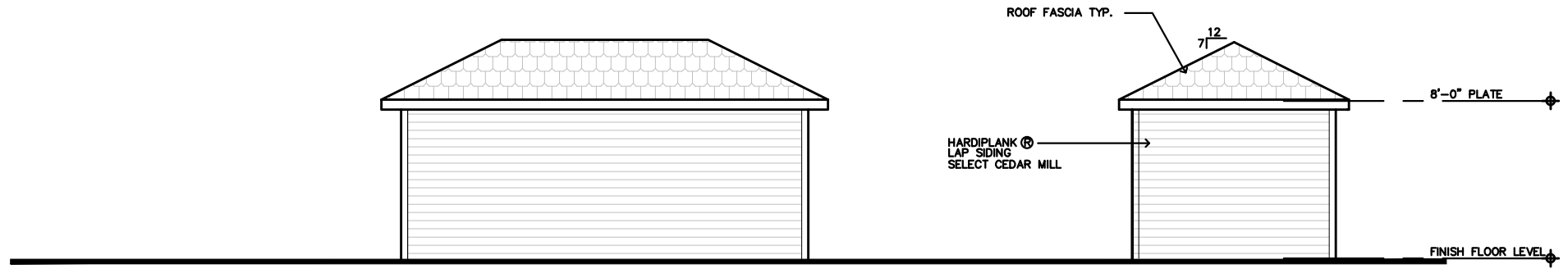
3

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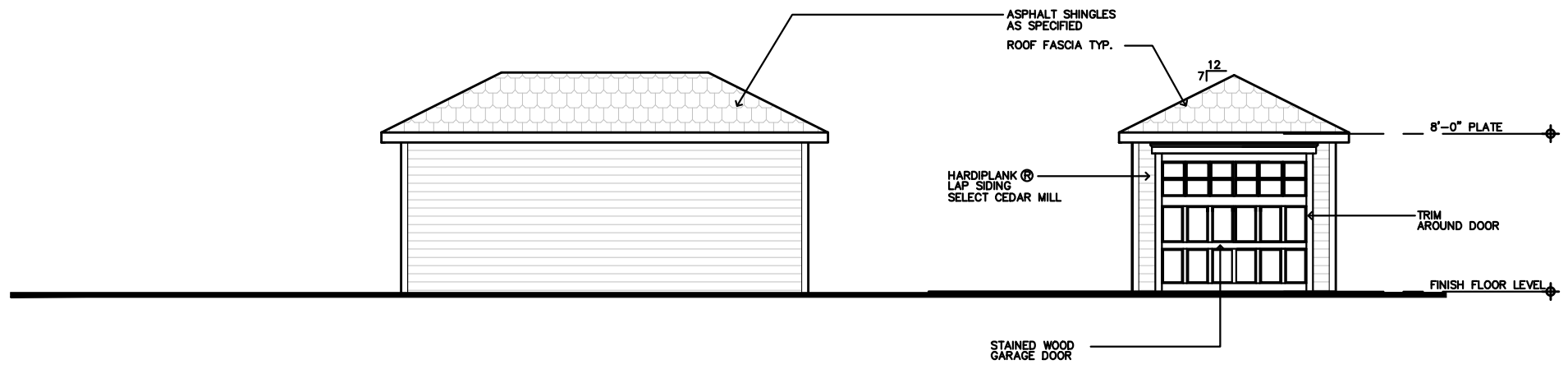
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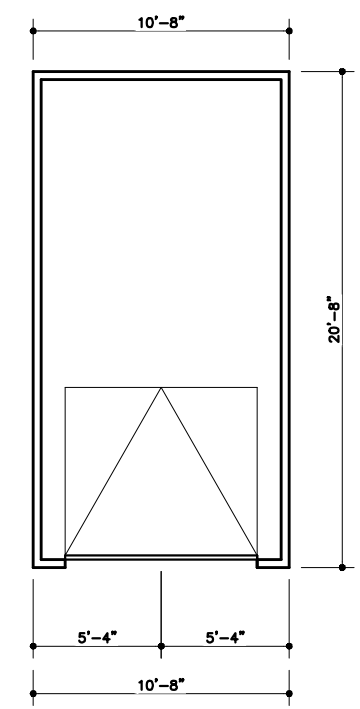
3 LEFT ELEVATION
SCALE: 1/8"=1'-0"

1 REAR ELEVATION
SCALE: 1/8"=1'-0"

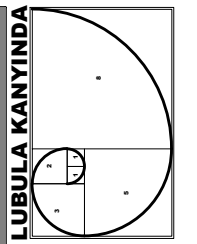


4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

2 MAIN ELEVATION
SCALE: 1/8"=1'-0"



5 FLOOR PLAN
SCALE: 1/8"=1'-0"



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PROJECT TITLE:

A NEW HOUSE
1615 E. HATTIE STREET
FORT WORTH, TEXAS

DRAWING TITLE:

DETACHED CAR
GARAGE, PLAN &
EXT. ELEVATIONS

DATE:	NOVEMBER 2021
COMMENTS	

SHEET #:

3.1

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