CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PROPERTY

Address 1212 TULANE

Historic District / Landmark | HCAD #

Subdivision HOUSTON HEIGHTS | Lot 27 | 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 CESAR HERNANDEZ

Company

Mailing Address

Phone 832 729 8833

Email [redacted]

Signature Cesar Hernandez

Date 1.7.15

APPLICANT (if other than owner)

Name MABLE BELCHER

Company LSC ENGINEERING

Mailing Address

Phone

Email [redacted]

Signature

Date 7 JAN 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.

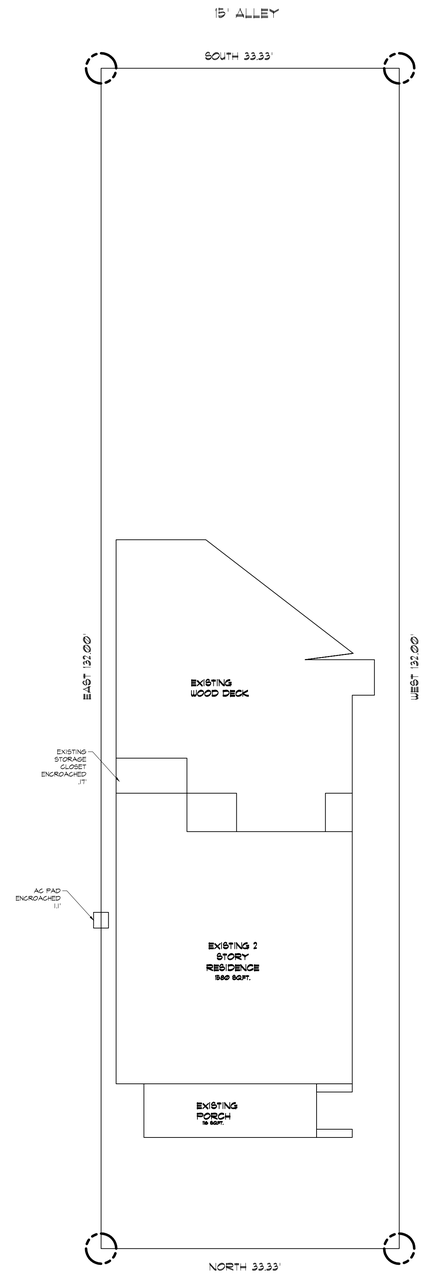
Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning 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:* ___/___/___

AREA ANALYSIS

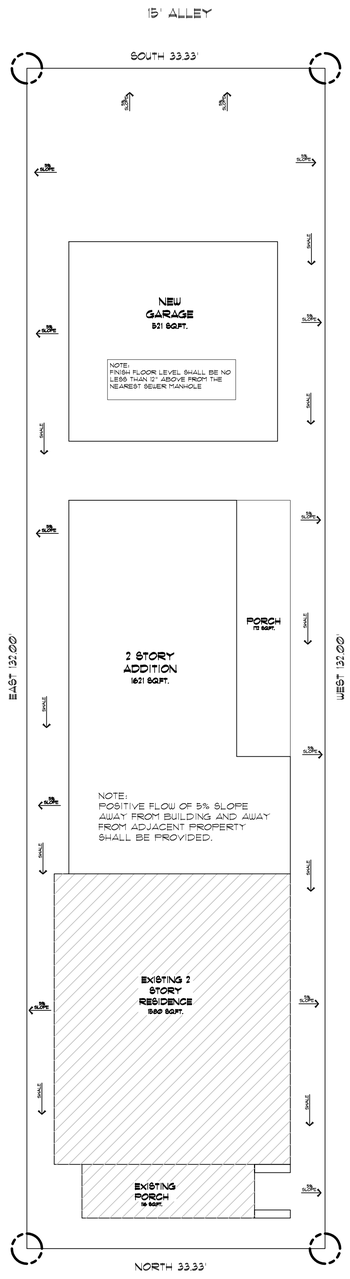
TOTAL EXISTING FLOOR LIVING AREA FOOT PRINT:	1580 SQ.FT.
TOTAL ADDITION LIVING AREA FOOT PRINT:	1621 SQ.FT.
NEW GARAGE FOOT PRINT:	521 SQ.FT.
EXISTING PORCH FOOT PRINT:	116 SQ.FT.
PROPOSED PORCH FOOT PRINT:	172 SQ.FT.
AREA OF SITE:	4010 SQ.FT.
AREA OF LOT:	4400 SQ.FT.
PERCENT OF IMPERVIOUS COVER:	91%



1 EXISTING SITE PLAN

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

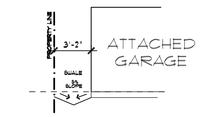
LEGAL DESCRIPTION
LOT 27
BLOCK 183
HOUSTON HEIGHTS



1 PROPOSED SITE PLAN

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

NOTE:
POSITIVE FLOW OF 5% SLOPE AWAY FROM BUILDING AND AWAY FROM ADJACENT PROPERTY SHALL BE PROVIDED.



SWALE DETAIL A

SCALE: NOT TO SCALE

LSC DESIGNERS
12819 GULF FREEWAY
HOUSTON, TX 77034
PH: 281-416-5159
FX: 866-3002968

LSC PROJ. # 20140708

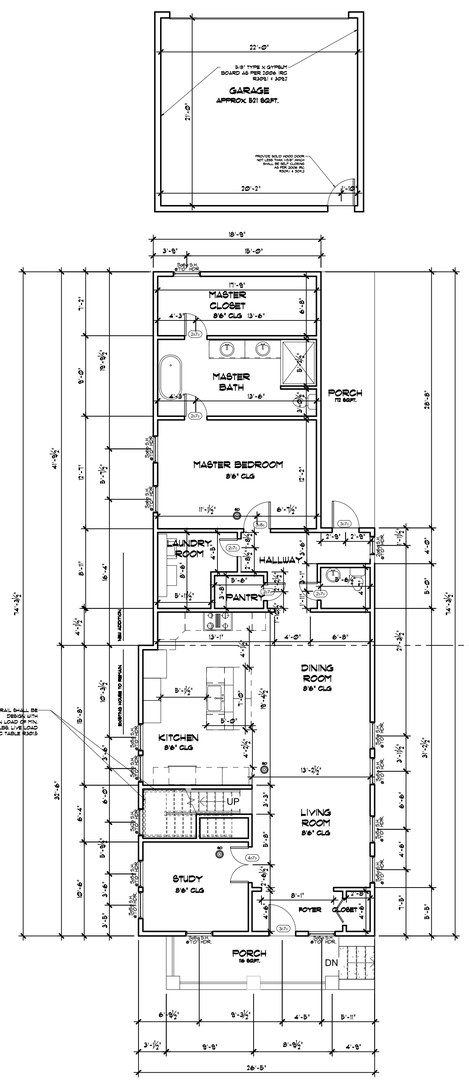
HOUSE REMODEL & ADDITION

516 COLUMBIA STREET
HOUSTON, TEXAS 77007

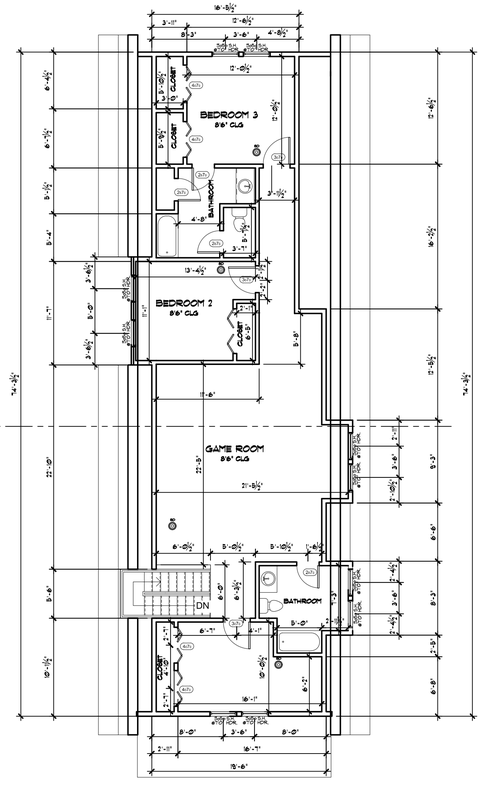
DATE 01/07/2015
SCALE : AS NOTED
DRAWN BY : MJB
SHEET TITLE :

SITE PLAN

A-1.0



FIRST FLOOR



SECOND FLOOR

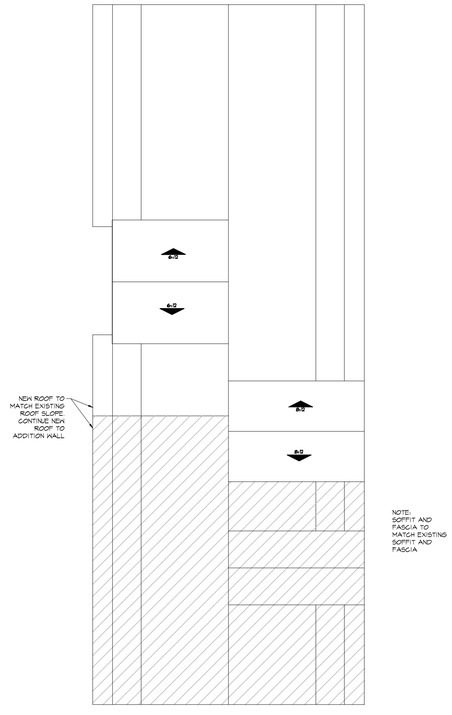
SMOKE DETECTOR

NOTE:
ALL SMOKE DETECTORS SHALL BE HARD WIRED TO POWER SUPPLY AND BE SHALL HAVE A BATTERY BACK UP.

NOTE:
EXISTING WINDOWS SHALL BE RETAINED OR REPAIRED.
EXISTING SIDING SHALL BE RETAINED OR REPAIRED.

1 PROPOSED FLOOR PLAN

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



1 PROPOSED ROOF PLAN

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

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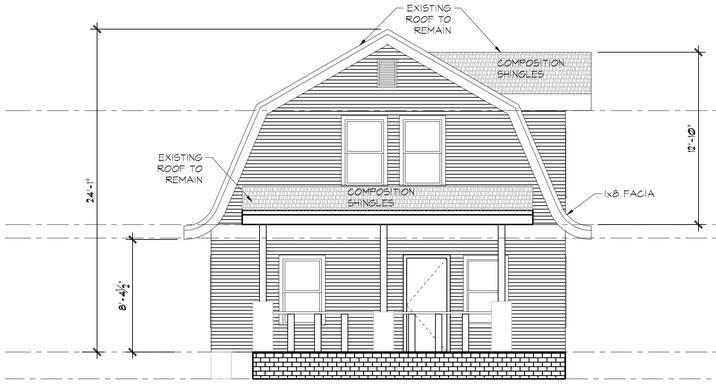
DATE 01/27/2015
SCALE : AS NOTED
DRAWN BY : MJB
SHEET TITLE :

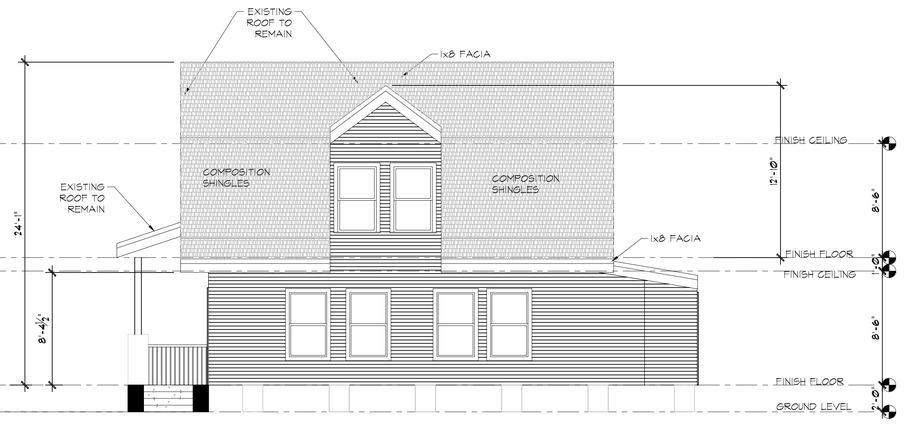
FLOOR PLANS

A-2.0



1 EXISTING FRONT ELEVATION

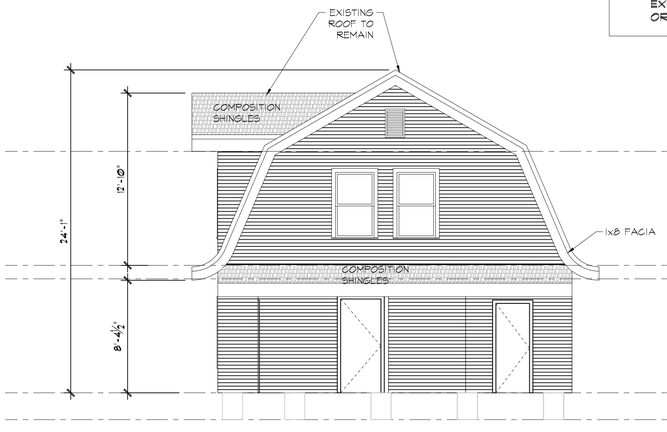
SCALE: 3/16" = 1'-0"



2 EXISTING RIGHT ELEVATION

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

NOTE:
EXISTING WINDOWS SHALL BE RETAINED OR REPAIRED.
EXISTING SIDING SHALL BE RETAINED OR REPAIRED.



3 EXISTING BACK ELEVATION

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

4 EXISTING LEFT ELEVATION

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

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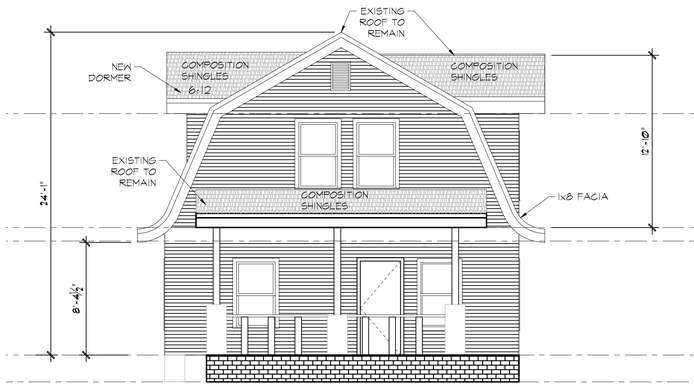
SHEET TITLE :

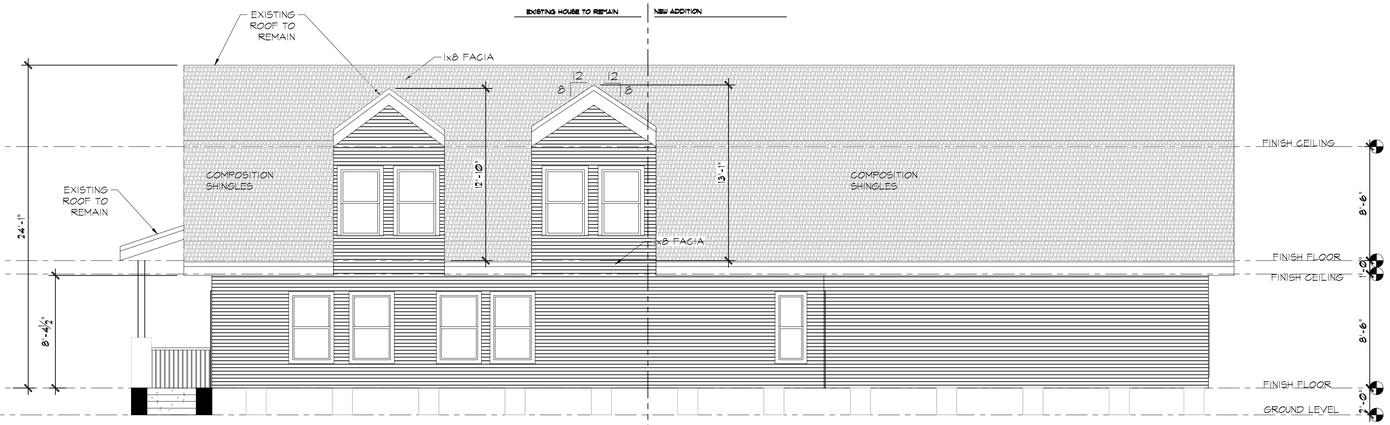
ELEVATIONS

A-3.1



1 PROPOSED FRONT ELEVATION

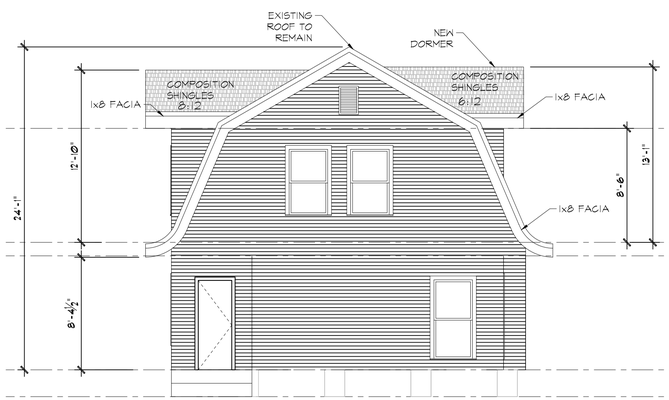
SCALE: 3/16" = 1'-0"



2 PROPOSED RIGHT ELEVATION

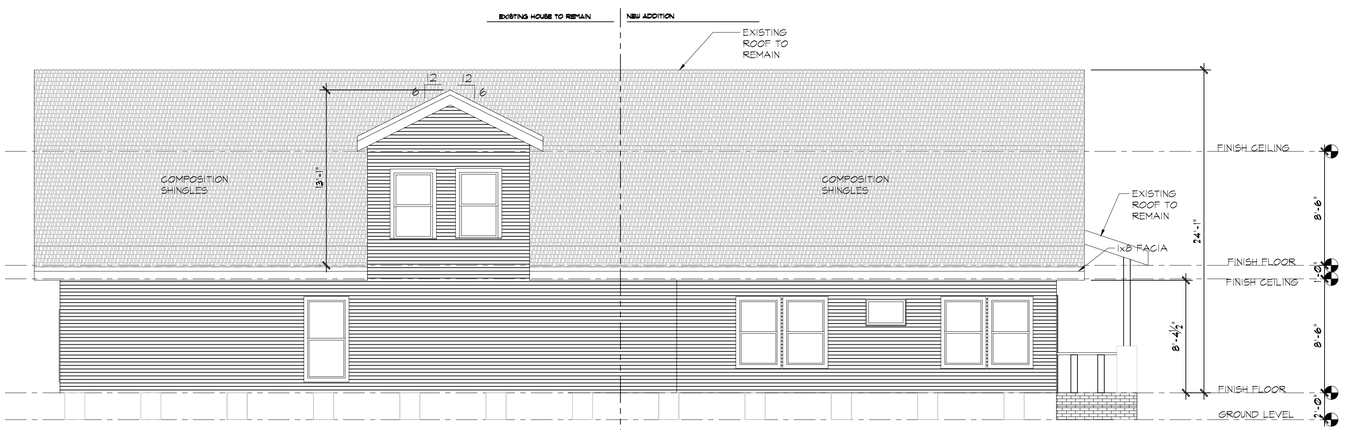
SCALE: 3/16" = 1'-0"

NOTE:
EXISTING WINDOWS SHALL BE RETAINED OR REPAIRED.
EXISTING SIDING SHALL BE RETAINED OR REPAIRED.



3 PROPOSED BACK ELEVATION

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



4 PROPOSED LEFT ELEVATION

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

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SHEET TITLE :

ELEVATIONS

A-3.2

1212