

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 1431 Columbia Street
Historic District / Landmark Houston Heights HCAD# 0201560000004
Subdivision Houston Heights Lot LT 4 & Block BLK 160
North 6' of LT 5

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 Jens Larson
Company _____
Mailing Address 1431 Columbia Street
Houston, TX 77008
Phone 713.516.3198
Email [REDACTED]
Signature [Signature]
Date 10-30-2014

APPLICANT (if other than owner)

Name Brett Zamore
Company Brett Zamore Design
Mailing Address 1137 E. 11th Street
Houston, TX 77009
Phone 713.623.1926
Email [REDACTED]
Signature Brett Zamore
Date 10/30/14

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 APPLICATION

PART I – GENERAL FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Complete all sections and attach all necessary documentation as an incomplete application may cause delays in processing. A complete application includes two parts: part 1- general form; and part 2 - COA checklist(s) for project type and all applicable documentation requested within the checklist(s). Please review the criteria to be considered by the HAHC for Certificates of Appropriateness in the Houston Code of Ordinances, Historic Preservation Ordinance, Chapter 33 VII, Sections 33-240 through 33-249. Refer to the Historic Preservation section on the City of Houston Planning Department website for more information at www.houstontx.gov/planning.

OWNER ¹

Name Jens Larson		
Company		
Mailing Address 1431 Columbia Street		
City Houston	State Texas	Zip 77008
Phone		
Email		
Signature ²		Date 10-15-14

APPLICANT (if other than owner)

Name Brett Zamore		
Company Brett Zamore Design		
Mailing Address 1137 E 11th Street		
City Houston	State Texas	Zip 77009
Phone 713 623 1926		
Email		
Signature		Date

SITE

Address 1431 Columbia Street	City Houston	State Texas	Zip 77008
Subdivision Houston Heights	Lot LT 4 & North 6' of LT 5	Block BLK 160	

PROPOSED ACTION (refer to definitions on next page)

- | | |
|---|--|
| <input type="checkbox"/> Addition, Alteration, Rehabilitation and/or Restoration ³ | <input checked="" type="checkbox"/> New Construction in an historic district |
| <input type="checkbox"/> Relocation ³ | <input checked="" type="checkbox"/> Demolition ³ |
| <input type="checkbox"/> Mandatory Repair by order or citation ³ | <input type="checkbox"/> Excavation of an archaeological site |

ATTACHED DOCUMENTATION

- Written Description** detailing existing site conditions including lot size, structures on lot, area of structures in square feet, setbacks, driveways, and other unique conditions, AND detailed description of the proposed activity; refer to checklists for details
- Current Photographs** showing the overall structure for each elevation visible from a public right-of-way
- Renderings** illustrating existing conditions and proposed activity; refer to checklists for project-specific rendering requirements
- Deed Restriction** compliance of proposed activity and approval of neighborhood or civic association, if applicable
- Application Checklist** ⁴ for each proposed action checked above and all applicable documentation listed within checklist

¹ Owner is the record title property owner. Applicant may be owner, tenant, architect, contractor, etc.

² Application will not be accepted as complete without a signature of the record title property owner

³ Applies to any landmark, protected landmark, or structure within a historic district or archaeological site

⁴ Submit a separate checklist for each proposed action (i.e. a project including an Addition to a house and New Construction of a detached garage)

To be completed by PLANNING STAFF:	Application received by: Accepted as complete by:	Date: Date:
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CERTIFICATE OF APPROPRIATENESS APPLICATION

PART I – GENERAL FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

SUBMISSION INSTRUCTIONS

A complete application for a Certificate of Appropriateness (COA) must be submitted at least 15 days prior to the date of the next HAHC meeting to allow time for staff to review the proposal and give public notice of the HAHC hearing agenda. Application materials shall be submitted to Historic Preservation staff in the Planning and Development Department via:

- (1) Email - attach digital format documentation (preferred) OR
- (2) In person by appointment - digital format on a disc (preferred) or hard copy at 611 Walker, 6th Floor, Houston, Texas

CONTACT INFORMATION

Well in advance of the COA application deadline (see schedule below) contact staff in the Historic Preservation office to discuss your project and, if necessary, to make an appointment to meet with a staff member in person for project consultation. Please don't hesitate to contact staff with any questions regarding the COA application process or documentation requirements:

Historic Preservation Office

713.837.7963

historicpreservation@houston.tx.gov

2014 MEETING SCHEDULE

HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

HAHC 2014 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
January 16	December 31	January 6
February 13	January 29	February 3
March 27	March 12	March 17
April 24	April 9	April 14
May 22	May 7	May 12
June 19	June 4	June 9
July 17	July 2	July 7
August 28	August 13	August 18
September 25	September 10	September 15
October 23	October 8	October 13
November 20	November 5	November 10
December 17 (Wednesday)	December 2	December 7

DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building, structure, or object including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials.

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Chapter 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Rehabilitation: returning a building, structure, object, or site to a state of utility that makes possible an efficient contemporary use while preserving those portions or exterior features that are historically, architecturally and culturally significant.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

CERTIFICATE OF APPROPRIATENESS APPLICATION
PART II.A – CHECKLIST AND FORM:
ADDITION, ALTERATION, REHABILITATION AND/OR RESTORATION



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete all applicable items and submit with the COA application; digital application documents preferred. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for HA HC consideration criteria for approval for an addition, alteration, rehabilitation, or restoration of a landmark; protected landmark; or structure in a historic district.

ACTION TYPE AND SUBTYPES: (select all that apply)

- | | |
|---|---|
| <p><input type="checkbox"/> Addition</p> <p>Side Addition</p> <ul style="list-style-type: none"> <input type="checkbox"/> addition to a single side of structure <input type="checkbox"/> addition to multiple sides of structure <p>Rear Addition</p> <ul style="list-style-type: none"> <input type="checkbox"/> addition to rear of same width/height of existing structure <input type="checkbox"/> addition to rear taller and/or wider than existing structure <p>Additional Story / Level / Height</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 additional level/story to existing <input type="checkbox"/> 2+ additional levels/stories to existing <input type="checkbox"/> other addition increasing height of existing
(explain in written description) <p>Porch / Balcony</p> <ul style="list-style-type: none"> <input type="checkbox"/> addition of a porch/balcony at the front of the structure <input type="checkbox"/> addition of a porch/balcony at a side of the structure <input type="checkbox"/> addition of a porch/balcony at the rear of the structure <p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> type of addition not listed above
(explain in written description) | <p><input type="checkbox"/> Alteration, Rehabilitation or Restoration</p> <p>Foundation</p> <ul style="list-style-type: none"> <input type="checkbox"/> leveling or height alterations <input type="checkbox"/> foundation material or foundation cladding <input type="checkbox"/> type alteration; i.e. slab on grade, pier on beam <p>Walls</p> <ul style="list-style-type: none"> <input type="checkbox"/> cladding: i.e. siding, shingles, brick, paneling, stucco <input type="checkbox"/> windows: i.e. location, size, type, material, quantity <input type="checkbox"/> doors: i.e. location, size, type, material, quantity <input type="checkbox"/> commercial storefront system <p>Roof</p> <ul style="list-style-type: none"> <input type="checkbox"/> shape: i.e. form, pitch, type <input type="checkbox"/> wall junction: i.e. eaves, soffit, brackets, overhang <input type="checkbox"/> projections: i.e. chimneys, towers, dormers <input type="checkbox"/> equipment: i.e. antennas, solar panels <p>Architectural Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> awnings or canopies <input type="checkbox"/> porch or balcony <input type="checkbox"/> columns or visible structural members <input type="checkbox"/> commercial signage <input type="checkbox"/> other architectural element alterations
(explain in written description) |
|---|---|

ALTERATION, REHABILITATION, RESTORATION, ADDITION DOCUMENTATION:

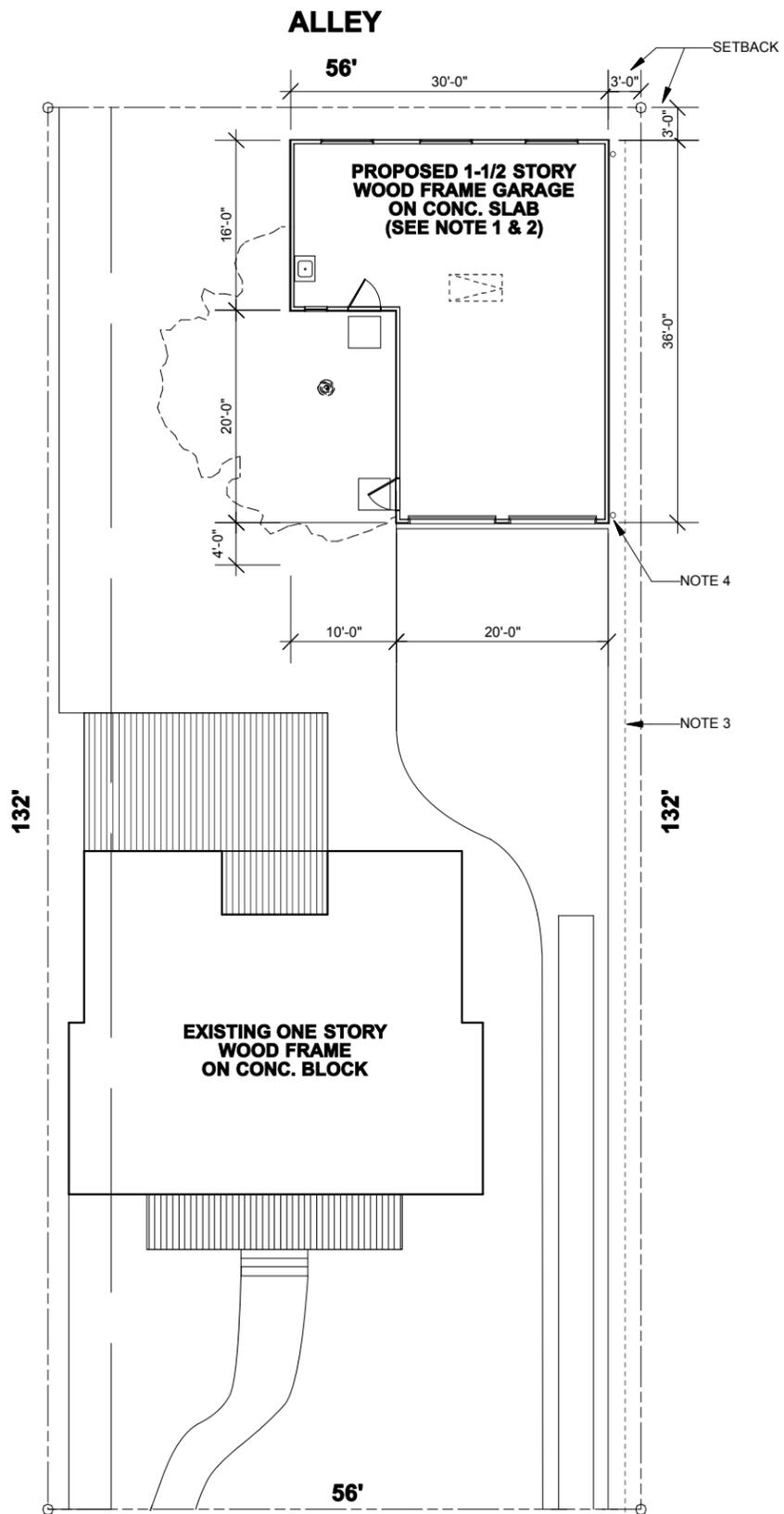
Photographs (label each photo with a description and location)

- Elevations** of front (street) facing facade and all sides of the structure visually affected by the proposed addition or alteration
- Detail Photos** of exterior elements subject to proposal illustrating current pertinent conditions; i.e. damaged beyond repair materials, architectural elements to be altered or replicated, areas to be altered or removed
- Historical Photos** or evidence illustrating past architectural authenticity if restoring or replacing missing historic elements

Renderings (accurately scaled and dimensioned)

- Current Site Plan** of the property containing the subject of the proposal, indicate area of proposed work; include dimensions for all setbacks from property line, easements, secondary structures, and any other pertinent existing site conditions

Site Address	Subdivision	Lot	Block
Primary Project Contact	[REDACTED]	Phone	



NOTE 1: FINISHED FLOOR OF GARAGE IS 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE AND GREATER THAN 4" ABOVE CROWN OF STREET.

NOTE 2: NEW GARAGE FOUNDATION TO BE 6" MIN. ABOVE GRADE.

NOTE 3: 4" SCHEDULE 40 DRAIN PIPES FROM LOCATION OF GARAGE TO THE DRAINAGE DITCH AT THE STREET.

NOTE 4: NEW GARAGE GUTTER/DOWNSPOUTS TO CONNECT INTO EXISTING SITE DRAINS

**COLUMBIA STREET
(70' R.O.W.)**



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



**COLUMBIA STREET
(70' R.O.W.)**



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

TO BE DEMOED



ZAMOREDESIGN
1137 E 11TH STREET HOUSTON, TX 77008
P. 713 623 1928 F. 832 519 1271

LARSEN GARAGE
1431 COLUMBIA ST
HOUSTON, TEXAS 77008

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CHECKED BY: BEZ

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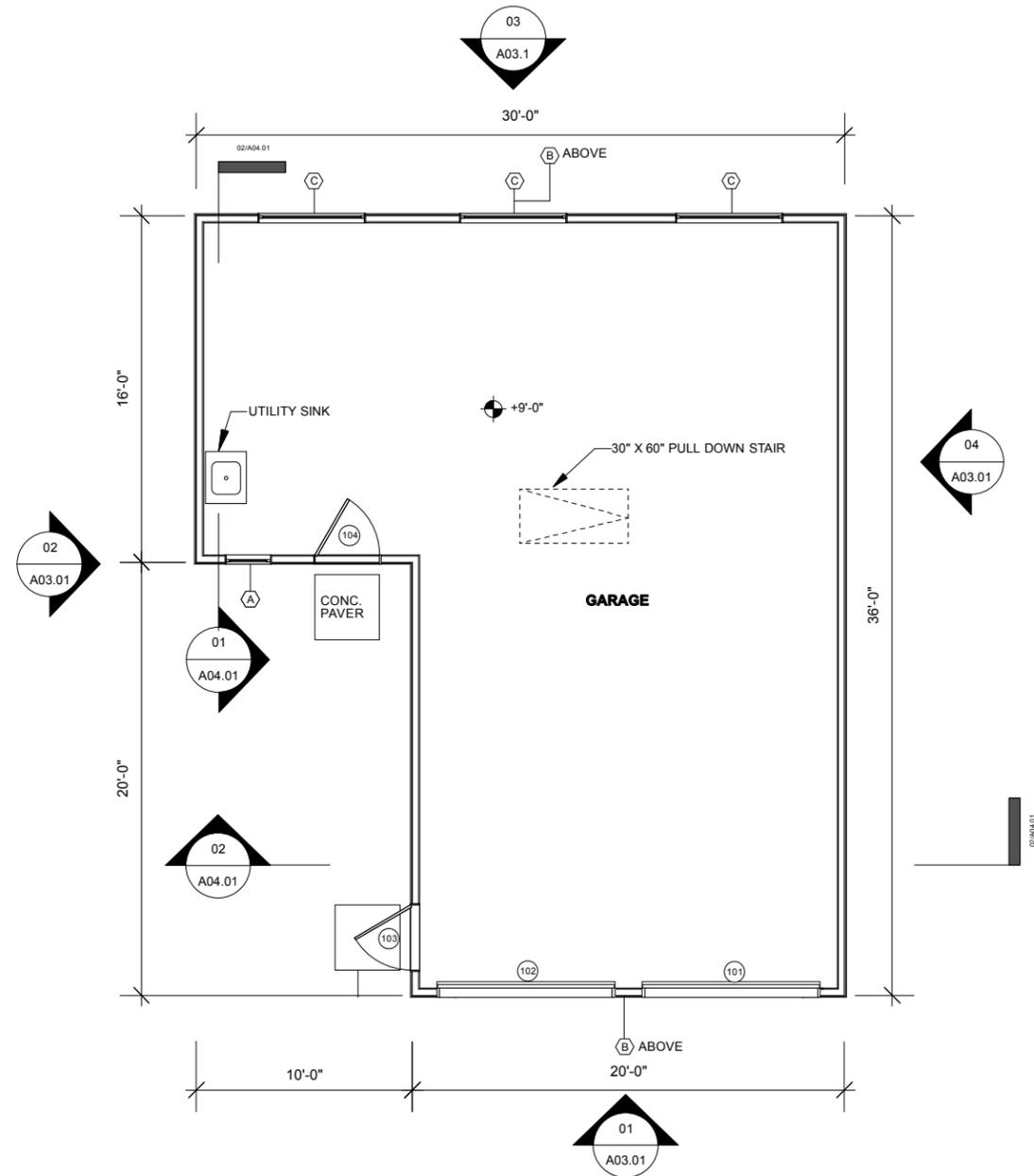
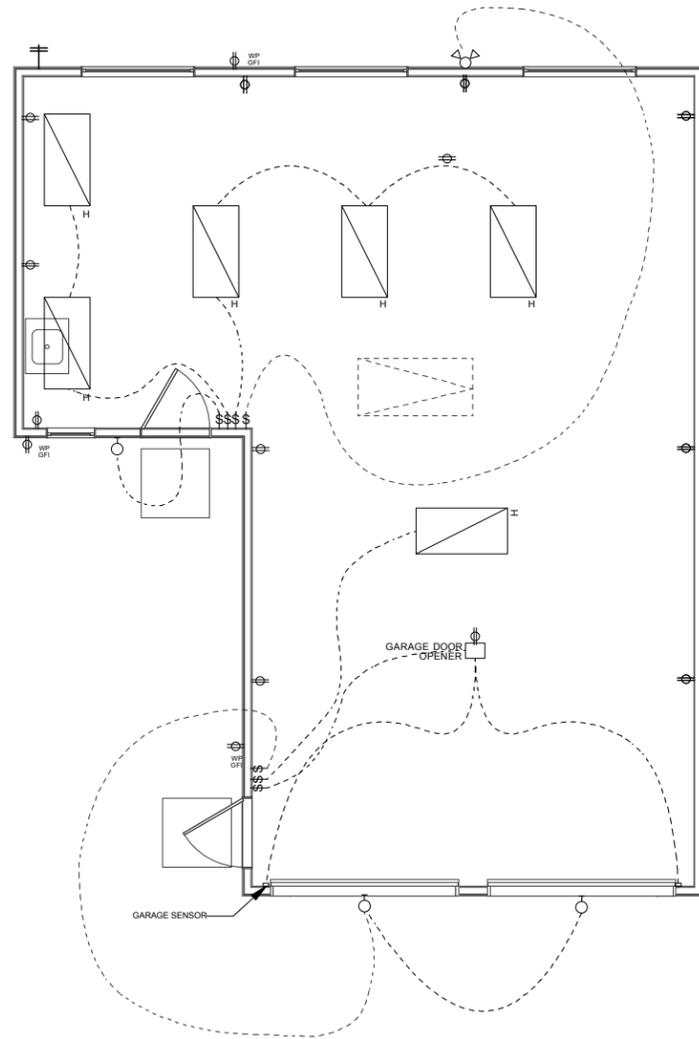
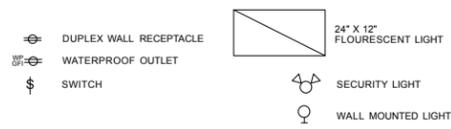
Drawing Title / Contents

SITE PLANS

Sheet Number

A01.01

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A	EXTERIOR WALL MOUNTED	T.B.D.	T.B.D.		3
B	SECURITY LIGHT	LITHONIA	OFTH 300 PR 120 WH M12	90PARCAPFL 120V (HOME DEP.)	1
C	24"X12" FLOURESCENT LIGHT	TBD	-	-	6



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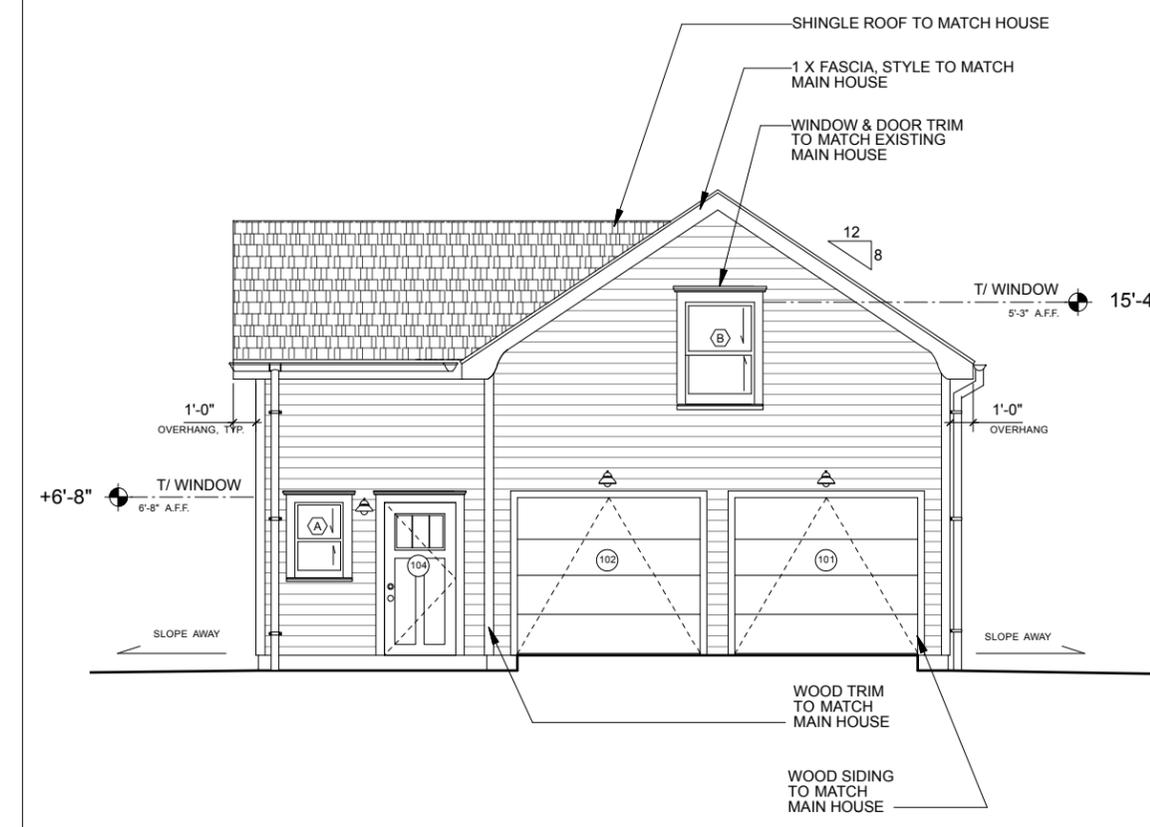
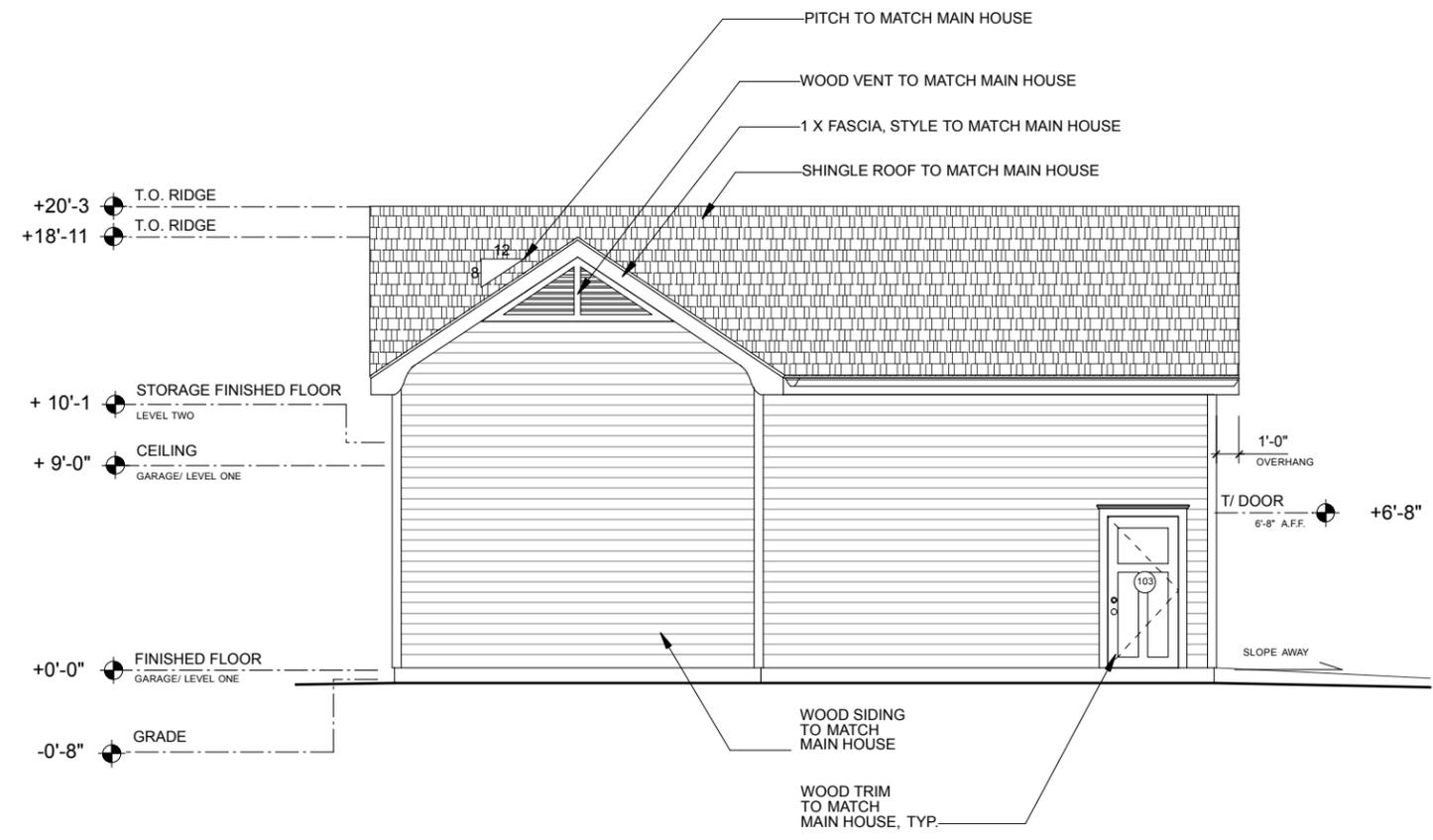
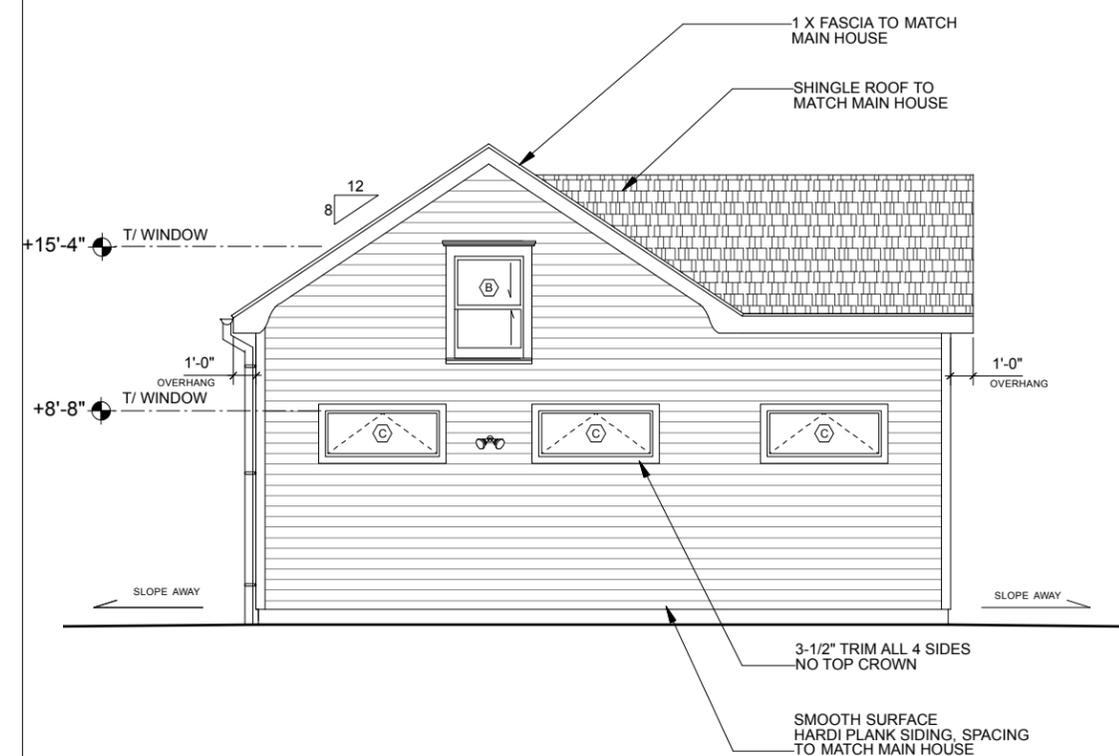
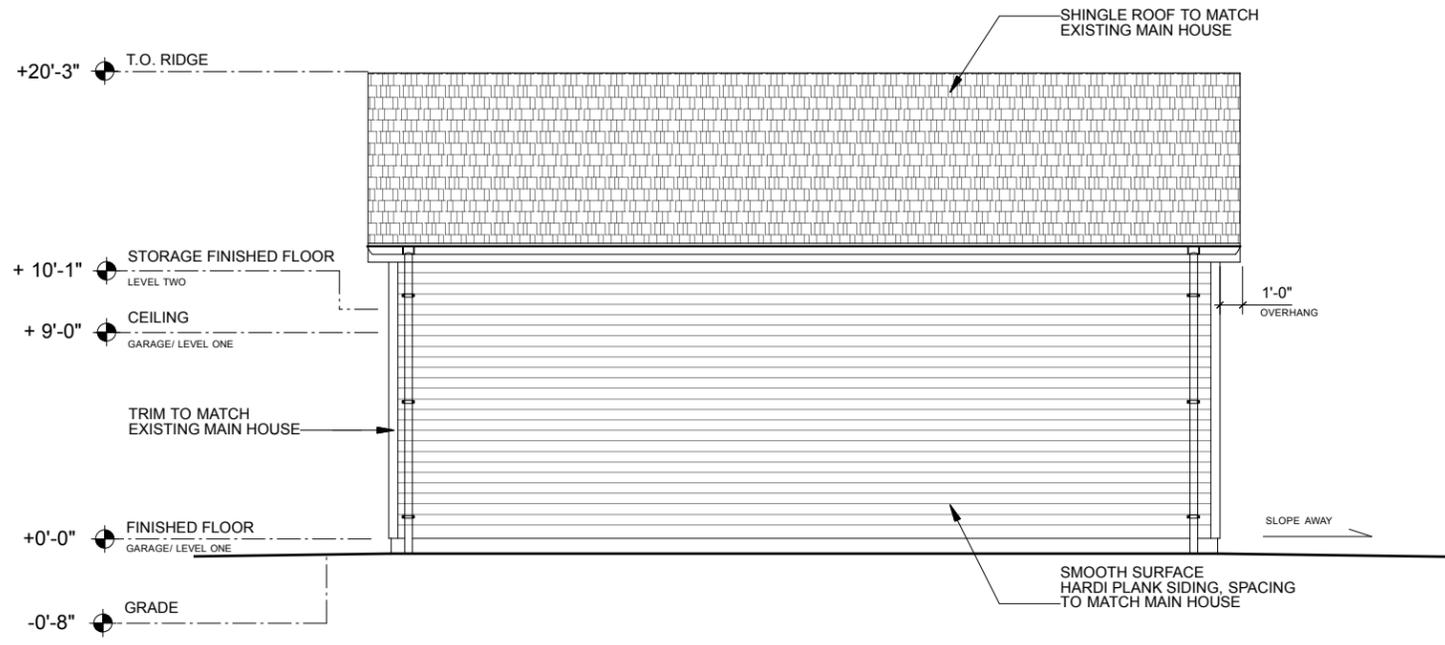
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PLANS

Sheet Number

A02.01



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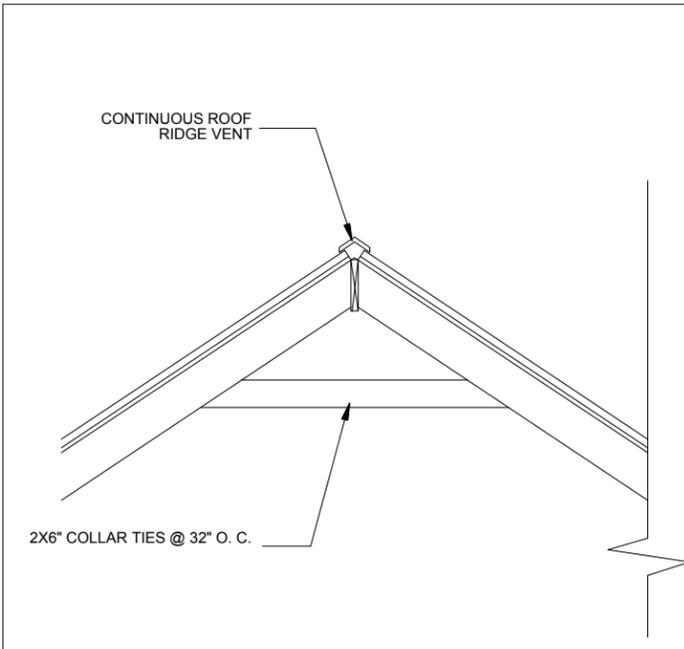
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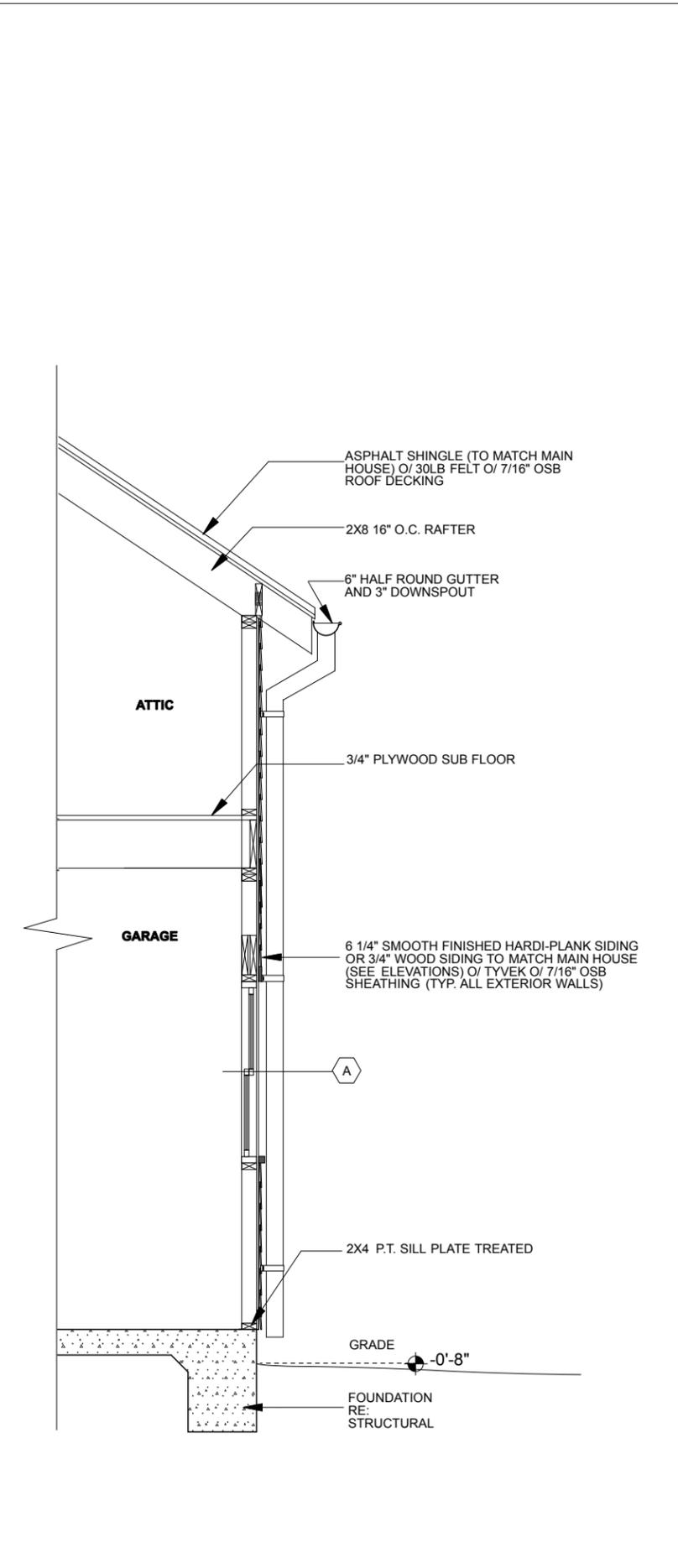
ELEVATIONS

Sheet Number

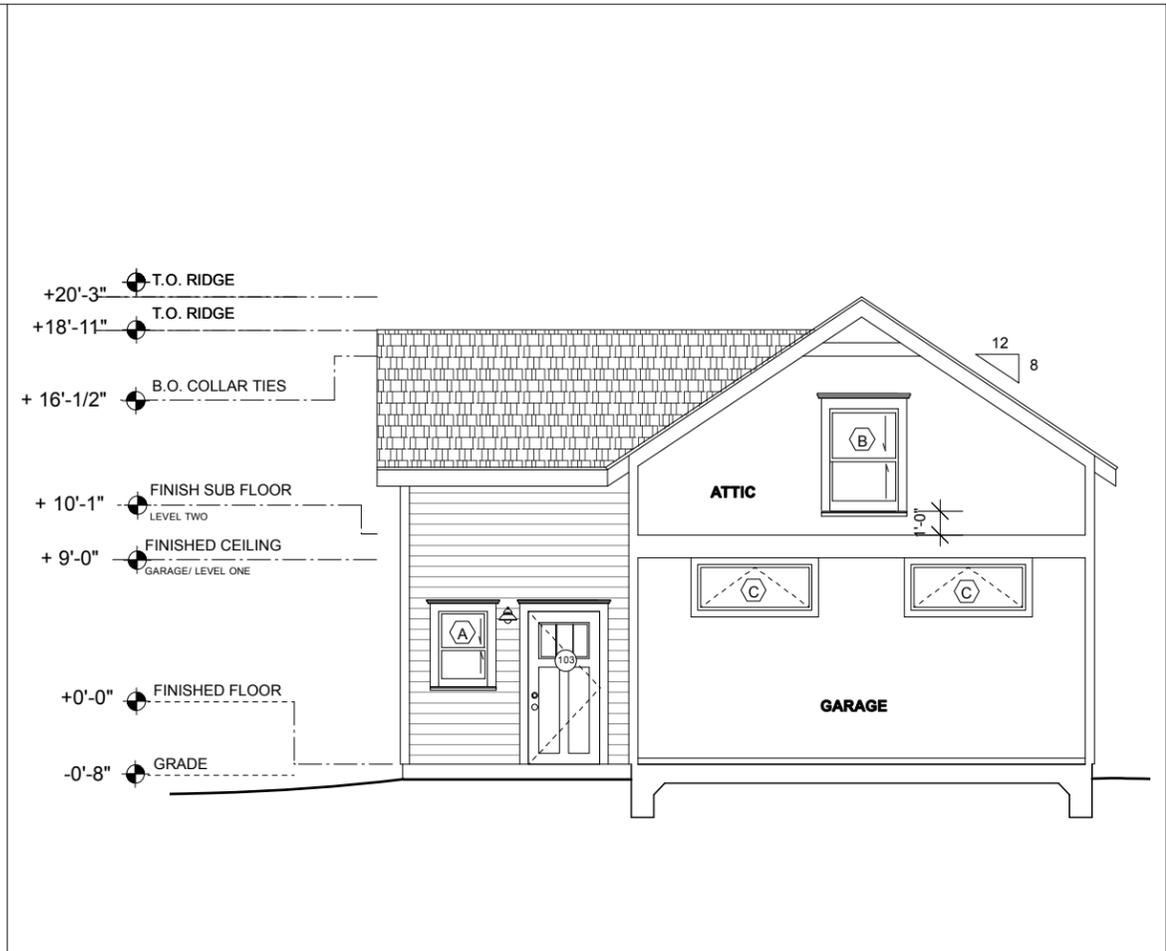
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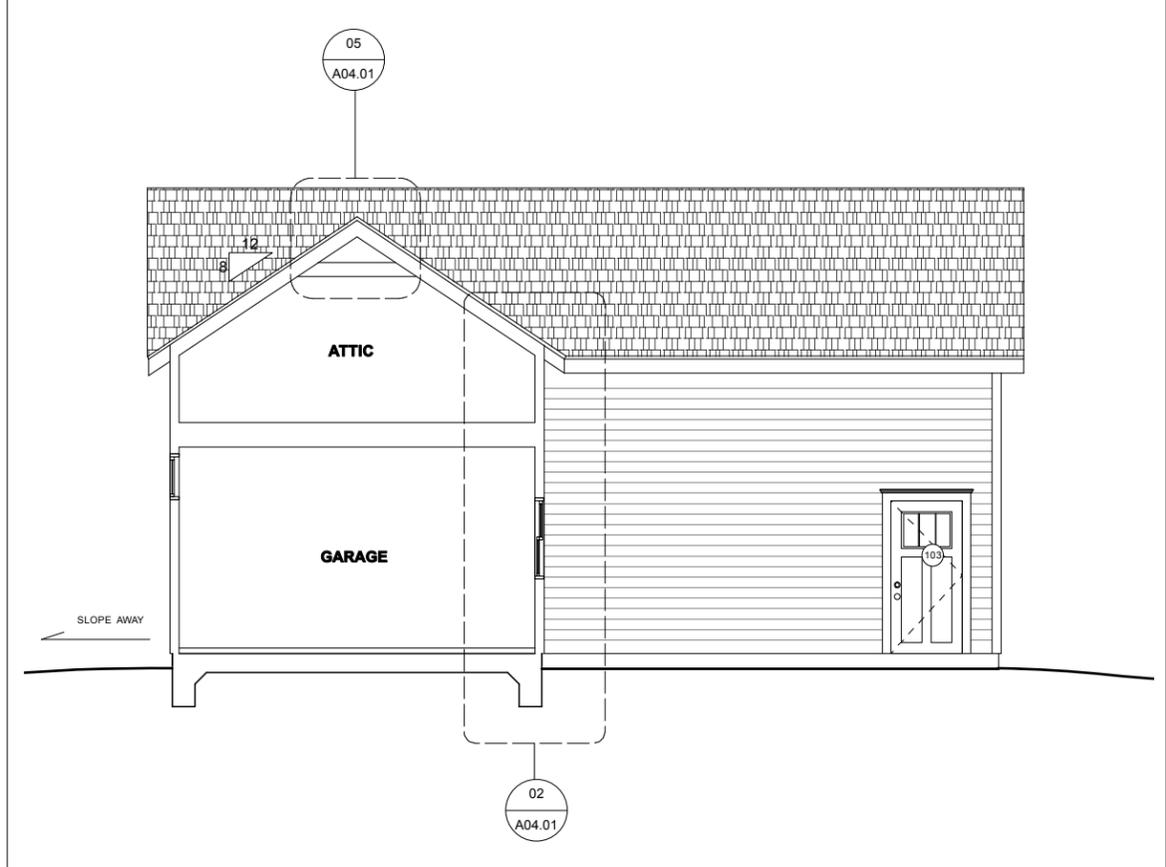
05 ROOF RIDGE SCALE: 3/8"=1'-0"



02 WALL SECTION SCALE: 3/8"=1'-0"



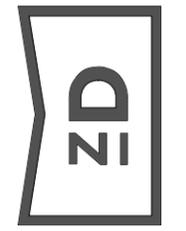
04 BUILDING SECTION / ELEVATION SCALE: 1/8"=1'-0"



01 BUILDING SECTION SCALE: 1/8"=1'-0"

03 NOTES

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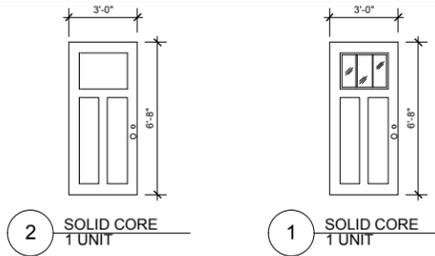
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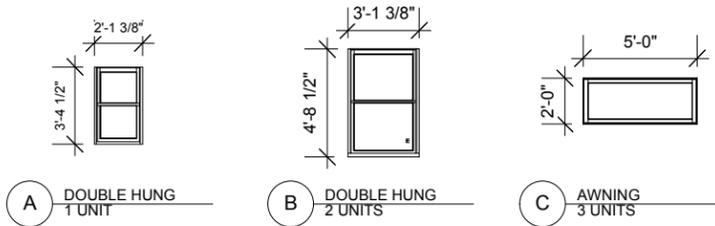
Drawing Title / Contents
ELEVATIONS & WIN./DR SCHE.
 Sheet Number

A04.01

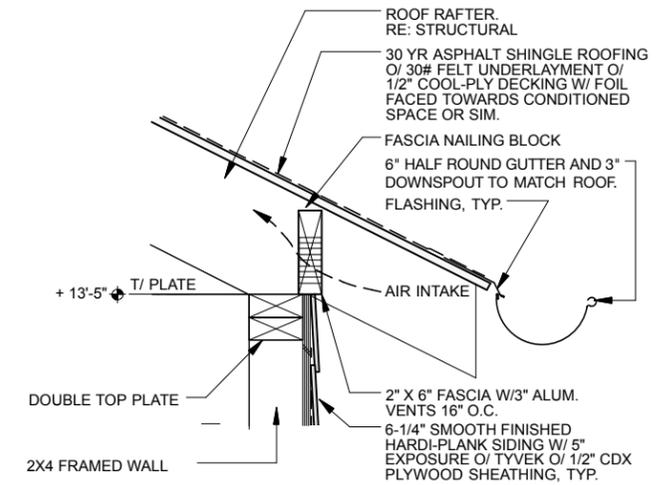
DOOR #	DOORS			SIZE			R.O.	MANUF.	REMARKS
	TYPE	MATRL.	FIN.	WIDTH	HEIGHT	THICK			
101	-	-	PAINT	8'0"	7'0"		8'-0 3/4" X 7'-0 3/4"	TBD	GARAGE DOOR
102	-	-	PAINT	8'0"	7'0"		8'-0 3/4" X 7'-0 3/4"	TBD	GARAGE DOOR
103	1	WOOD	PAINT	3'0"	6'8"		3'-0 3/4" X 6'-8 3/4"	TBD	SOLID CORE
104	1	WOOD	PAINT	3'0"	6'8"		3'-0 3/4" X 6'-8 3/4"	TBD	SOLID CORE W/ WINDOW



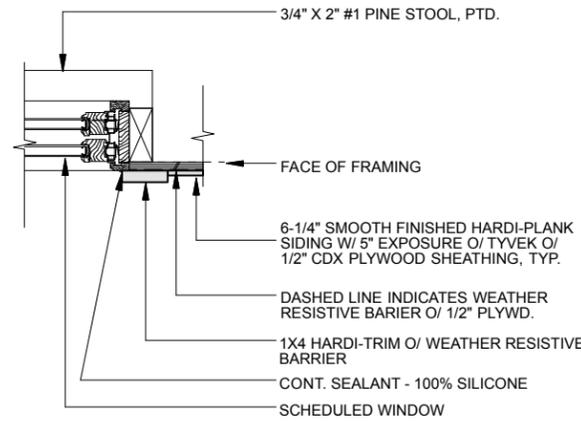
	FRAME SIZE	ROUGH OPENING	TYPE	MATRL.	MFR.	REMARKS
A	2'-1 3/8" X 3'-4 1/2"	2'-2 1/8" X 3'-5 1/4"	DOUBLE HUNG	WOOD	JELD-WEN	TRADITION PLUS WOOD
B	3'-1 3/8" X 4'-8 1/2"	3'-2 1/8" X 4'-9 1/4"	DOUBLE HUNG	WOOD	JELD-WEN	TRADITION PLUS WOOD
C	5'-0" X 2'-0"	5'-3/4" X 2'-3/4"	AWNING WINDOW	WOOD	JELD-WEN	TRADITION PLUS WOOD



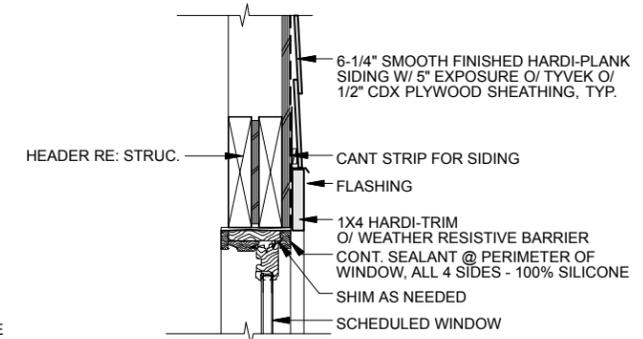
08 DOOR / WINDOW SCHEDULE SCALE: -



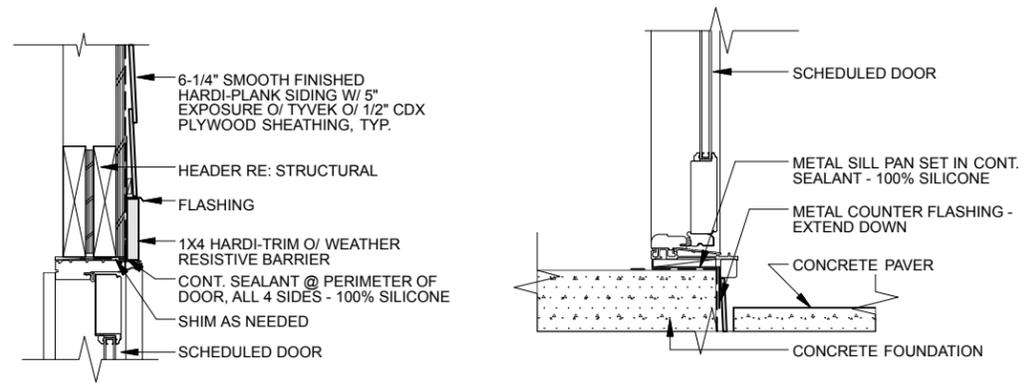
07 TYPICAL EAVE @ ATTIC SCALE: - 1" = 1'-0"



06 TYP. WINDOW JAMB SCALE: - 1" = 1'-0"

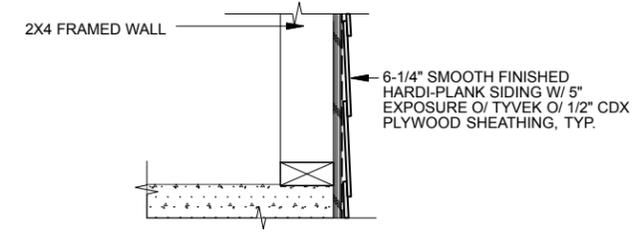


05 TYP. WINDOW HEAD SCALE: - 1" = 1'-0"

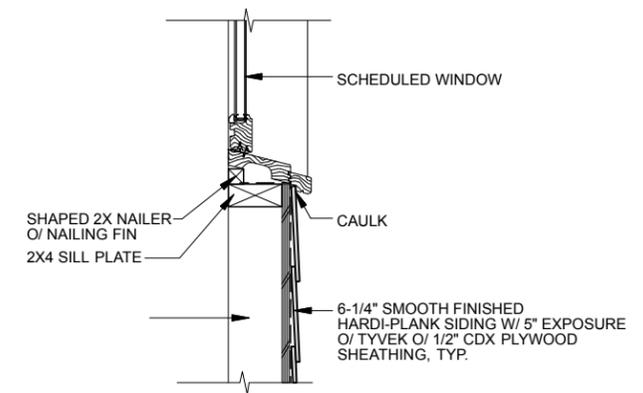


04 TYP. DOOR HEAD SCALE: - 1" = 1'-0"

03 TYP. DOOR SILL SCALE: - 1" = 1'-0"



02 TYP. BASEBOARD SCALE: - 1" = 1'-0"



01 TYP. WINDOW SILL SCALE: - 1" = 1'-0"



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DETAILS

Sheet Number

A08.01



EXISTING FRONT (EAST) **MAIN HOUSE** ELEVATION



EXISTING SIDE (SOUTH) **MAIN HOUSE** ELEVATION



EXISTING SIDE (NORTH) **MAIN HOUSE** ELEVATION



EXISTING GARAGE (EAST) **GARAGE** ELEVATION

Larson Detached Garage
1431 Columbia Street, Houston TX, 77008

Lot size: 7,392 sf

Setbacks: Sides @ 3'. Back @ 3'. Front @ 25'

Existing Structures on Lot: 1 story house with wood siding and trim with detached storage and carport on dirt with no concrete slab.

Existing Detached Garage to be demolished: 384 sf
1 story wood structure

New Detached Garage (1 story 30' x 36'): 880 sf

New structure set back: 93'-0" behind front property line.

Deed restrictions: Follows all restrictions

List of Materials for addition

Siding: East (Front street) facing and south facing to be wood siding to match existing 117 siding. West (back) and North elevation to be Hardi-Board w/ 5" spacing to match existing spacing.

Trim: 1x4 Wood trim. All trim to be wood and match existing house.

Windows: Wood double hung and fixed windows manufactured by Jeldwen to match existing style of windows of the main house.

Roof decking: To be asphalt shingle to match main house.

Paint: To match main house.

Structure: Concrete slab with wood framed structure. Interior not finished out nor conditioned.

Description of Proposed changes

Existing garage (not a contributing historic structure and hardly visible from the street) to be raised and replaced by 1 story garage structure. New garage will have matching details of main house. Roof line of new garage to match pitch on existing historic house.