

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 205 W 16TH ST, HOUSTON, TX 77008

Historic District / Landmark _____ HCAD # _____

Subdivision HOUSTON HEIGHTS Lot 47, 48 & 46A Block 132

DESIGNATION TYPE

- | | |
|--|---|
| <input type="checkbox"/> Landmark | <input type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark | <input checked="" type="checkbox"/> Noncontributing |
| <input type="checkbox"/> Archaeological Site | <input checked="" type="checkbox"/> Vacant |

PROPOSED ACTION

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Alteration or Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Excavation |

DOCUMENTS

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

OWNER

Name JAMES + AMY PIRE

Company _____

Mailing Address 144D W 25TH ST
HOUSTON, TX 77008

Phone 832 600 1760

Email _____

Signature [Signature]

Date 01/07/2015

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

Signature _____

Date _____

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: ___/___/___

Developer / Contractor:
Vintage Homes
6319 Wister
Houston, TX 77008
713.417.4217

Structural Engineer:
Henry E. Segura P.E.
Professional Engineer
9827 Sageaspen Lane
Houston, TX 77089-3501
281.935.6020



- (A) Cementitious Siding. Re: Contractor for Specs. (TYP)
- (B) Class A composition shingles over 15# felt and 7/16" OSB roof decking installed to comply with R905. Re: Contractor for specs and color. Re: A1.2 for roof slope.
- (C) Column re: Contractor for final column design and specs.
- (D) 42" high guardrail
- (E) Windows & doors as per plan and/or schedule (flash per manuf. specs and code) typical.
- (F) Tempered safety glass as required by code. (TEMP.)
- (G) Provide G.I. step and horizontal flashing at all roof to wall intersections. Provide minimum 4" cover at roof and wall, lap all flashing (include step flashing, min 2" typical)
- (H) Typical wood lattice to provide crawlspace ventilation. Provide access opening 18"x24" REF, Section R408.4 of the 2006 IRC
- (J) Escape / Egress window and sill heights Per R310 & R613.2 2006 IRC Egress window opening clear size 34" width, 24.18 height & 5.709 sf No 2nd floor sill shall be below 24"A.F.F.

1. All drawings here reference the 2006 International Residential Code with City of Houston amendments.
2. Do not scale drawings. Written dimensions take precedence. Contractor to verify and be responsible for all dimensions and conditions on the job and notify Design 3 inc. of any variations from the dimensions or conditions shown on the drawings presented herein.
3. All written notes on these drawings shall take precedence over the minimum standard notes detailed on G1.11.
4. All egress window sills are to a maximum of 44" above finished floor minimum opening are 24" high, 20" wide AND minimum 5.7 sq. ft net clear opening. There shall be at least one egress window per bedroom.
5. Openings on a 1 hour fire-rated exterior wall shall be protected with an assembly having a fire-protection rating of not less than ¾ hour. See IRC 2006, Sects. 7144.3.7 and 714.3.9 and table 714.2 (exterior walls). Penetrations into or through fire-rated walls shall conform to IRC 2006 sect. 711.3. Contractor shall determine final material and provide appropriate test criteria to the local authority.
6. Provide safety glazing in all hazardous locations listed in IRC sect.308.4.1-10 excluding only listed exceptions.
7. All railing (wood, metal, or precast) shall have a 4" maximum spacing between balusters (spindles) and to conform to IRC sect. R316. Handrails and guardrails shall be designed for minimum live load found in IRC table R301.4 and on A1.1.
 - a. INTERIOR guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect (IRC sect R316.2)
 - b. EXTERIOR guards to have railing no lower than 42" from finished floor, with no less than 36" distance from the top guard to bottom of lowest runner. Maximum unsupported span of lowest runner shall be 6'-0".
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9. All prefab fireplaces to be built and installed per IRC Chapter 10 and be U.L. and ICBO approved. A copy of the manufacturer installations manual will be available on site for inspector's review.
10. Distance of gas vent pipes through an exterior wall perpendicular to a property line or common wall shall be a minimum of 3'-0" from the property line or common wall.
11. All vent terminals shall be no less than 4' horiz or vert from any window or gravity air inlet or 1' above any door. Sec M1804.2.1-2.6
12. All glazing to be double paned and low-E as per code.

01 FRONT (SOUTH) ELEVATION

1/4" = 1'-0"

02 ELEVATION NOTES

03 GENERAL NOTES



04 RIGHT (EAST) SIDE ELEVATION

1/4" = 1'-0"

205 W 16th Street
Houston, TX 77008
ELEVATIONS

Issue/Revision:	
10.23.13	HISTORIC REVIEW
12.20.13	PERMIT
04.14.14	BUILDING DEPT. COMMENTS
06.25.14	COA APPLICATION - TRIM

Drawing Description:

ELEVATIONS

Dwg. Name:		A 3.1
Layer mgr:	XX	
Scale:	AS NOTED	
Drawn by:		
Proj. Mgr.:		
Date:	12.20.13	Jun 25, 2014 - 1005am

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Drawn by:		
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Date:	12.20.13	A 3.1

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01 BACK (NORTH) ELEVATION

1/4" = 1'-0"

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04 LEFT (WEST) SIDE ELEVATION

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06.25.14	COA APPLICATION - TRIM

Drawing Description:
ELEVATIONS

Dwg. Name:		A 3.2
Layer mgr:	XX	
Scale:	AS NOTED	
Drawn by:		
Proj. Mgr.:		
Date:	12.20.13	Jun 25, 2014 - 1003am

Developer / Contractor:
Vintage Homes
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REF, Section R408.4 of the 2006 IRC
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Per R310 & R613.2 2006 IRC
Egress window opening clear size
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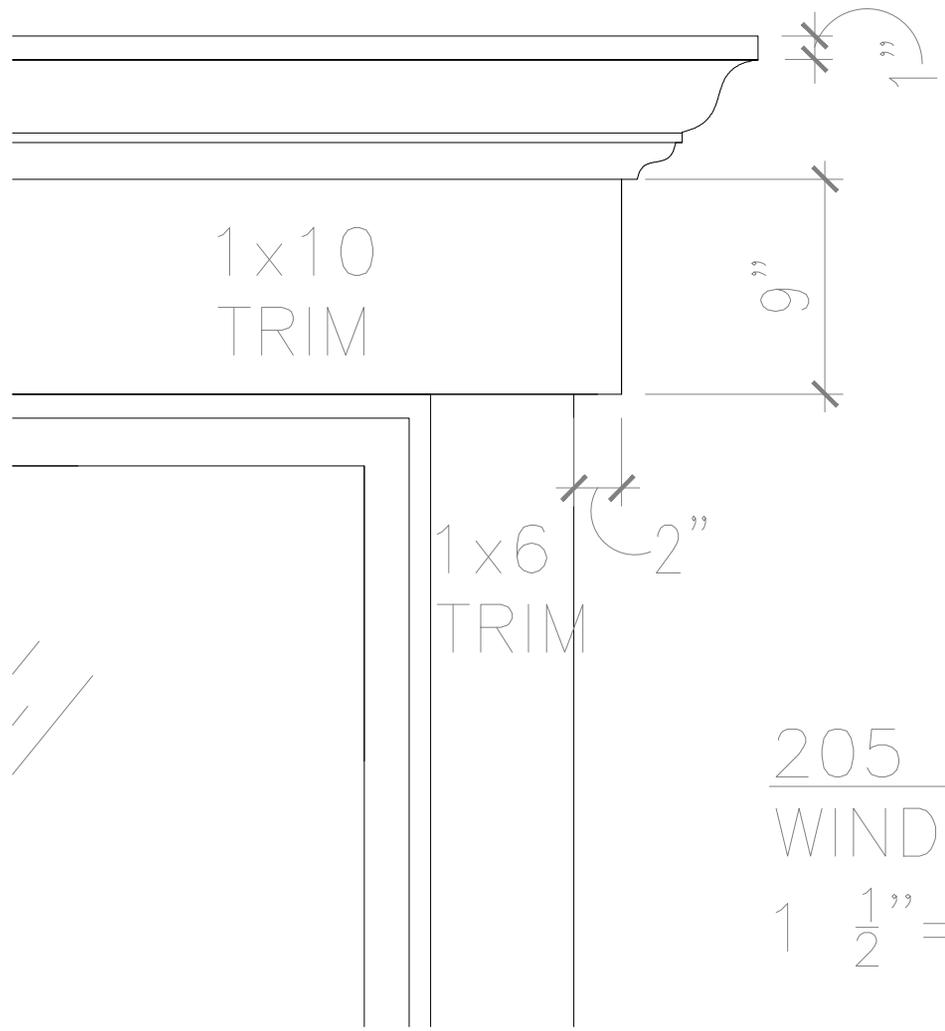
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Dwg. Name:		A 3.2
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Scale:	AS NOTED	
Drawn by:		
Proj. Mgr.:		
Date:	12.20.13	Jan 16, 2014 - 3:17pm



205 W 16TH ST
WINDOW TRIM DETAIL
 $1 \frac{1}{2}'' = 1' - 0''$