

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 1548 CORTLANDT STREET, HOUSTON, TX 77008
Historic District / Landmark HOUSTON HEIGHTS EAST HCAD # 020134000024
Subdivision HOUSTON HEIGHTS Lot TR 24A Block 138

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 MATTHEW AGER
Company _____
Mailing Address 1548 CORTLANDT ST.
HOUSTON, TX 77008
Phone 832-498-9919
Email _____
Signature M. T. Ager
Date 2.3.2015

APPLICANT (if other than owner)

Name SAM GIANUKOS
Company CREOLE DESIGN, LLC
Mailing Address 505 MERRILL ST.
HOUSTON, TX 77009
Phone 713 880 3158
Email _____
Signature [Signature]
Date 3/3/2015

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: ___ / ___ / ___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1548 CORTLANDT ST.

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS

 label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS

 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|---|--|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |

Description letter:

We are re-submitting the application for the house at **1548 Cortlandt Street** (deferred at the March 26, 2015 HAHC meeting).

The house is a one-story structure.

We propose to move the house forward from its current location, 29'1" from the front property line to 23" from the front property line. We would also like to raise the house 8" for access to the underside of the house.

The front building line setback in the 1500 block of Cortlandt is a 10' front setback. This block is not deed restricted.

The average front setback to structural wall in the 1500 block of Cortlandt Street is 21.54'(see attachment.)

March 26, 2015 – HAHC Meeting – Public Comments Section – 116.37 minute on HTV:

Maverick Welsh calls on Pete Stockton, the COH Senior Building Inspector for the Historic Districts to clarify the front setback definition.

Pete Stockton states:

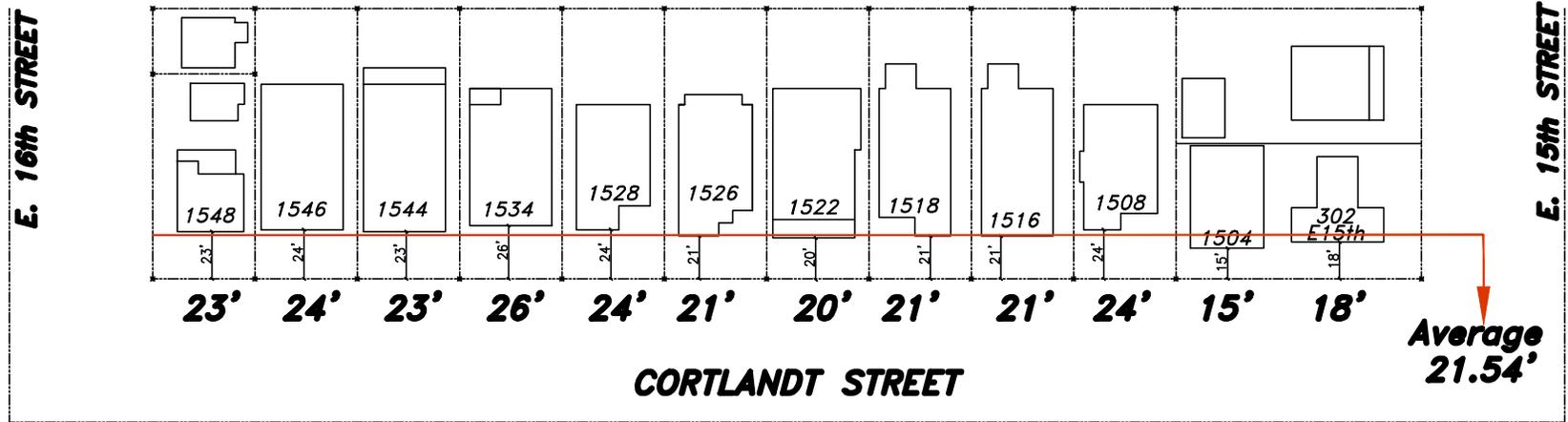
“Setbacks are typically determined from front property line to nearest point forward that is structural, could be a front column or a wall carrying structure above”

Creole Design

Tel. 713.880.3158

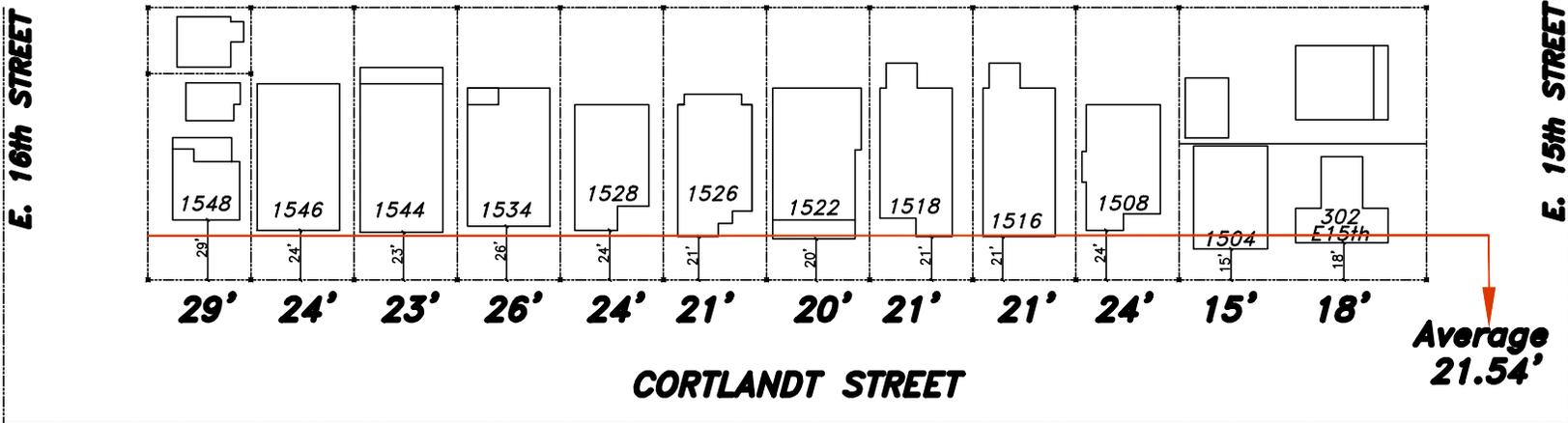
April 7, 2015

PROPOSED



CORTLANDT STREETScape

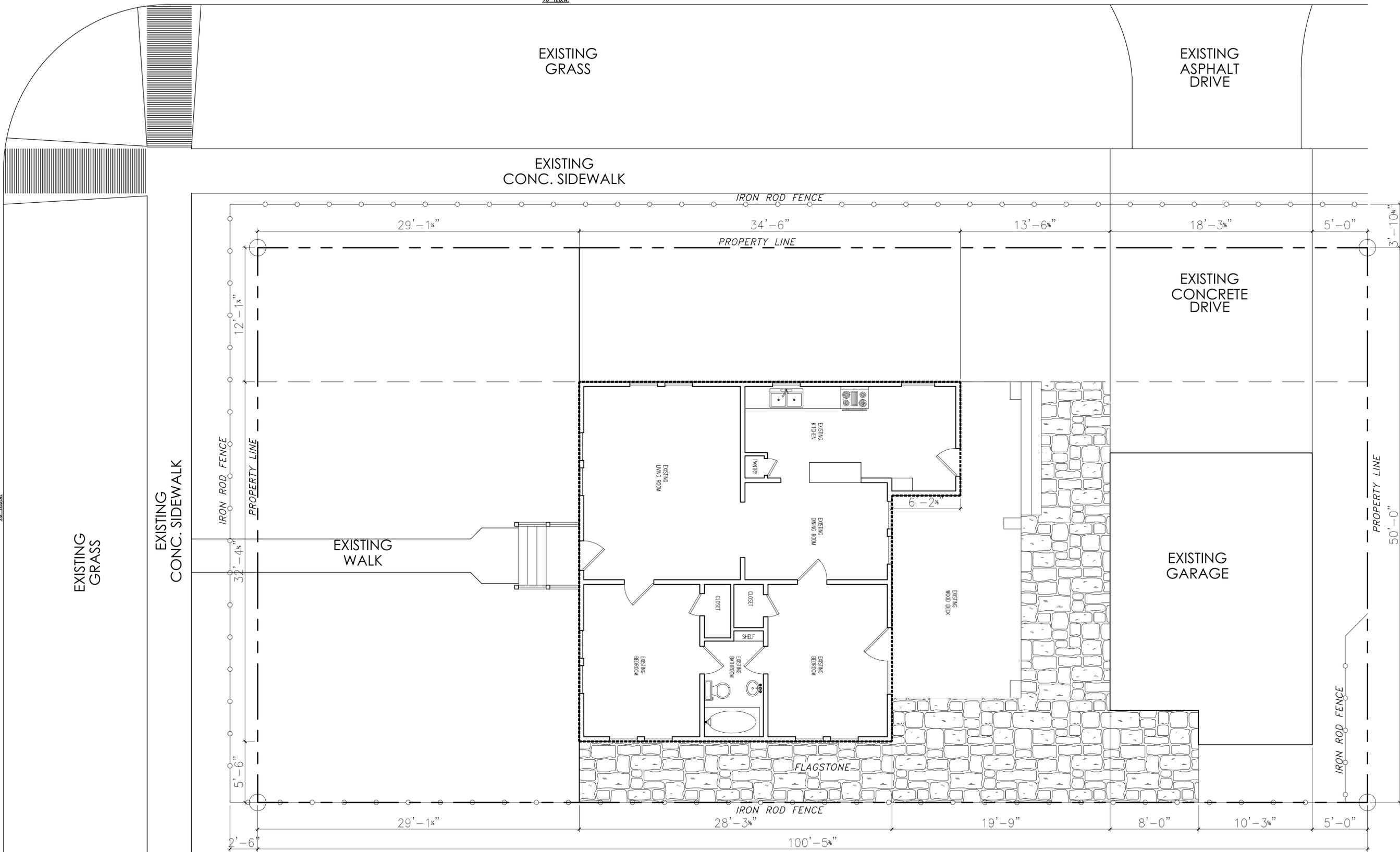
EXISTING CONDITIONS



CORTLANDT STREETScape

1548 CORTLANDT ST.
70' R.O.W.

E. 16TH ST.
70' R.O.W.



EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

CREOLE DESIGN L.L.C.
CREOLEDESIGN.COM
505 MERRILL HOUSTON, TX 77009 (713)880-3158



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MARK	DATE	DESCRIPTION
1	06/11/14	ISSUED FOR REVIEW
2	10/27/14	ISSUED FOR REVIEW
3	10/29/14	ISSUED FOR REVIEW
4	01/07/15	ISSUED FOR HAFC REVIEW
5	03/03/15	ISSUED FOR HAFC REVIEW
6	03/17/15	ISSUED FOR HAFC REVIEW

LEGAL DESCRIPTION: LOT COVERAGE CALCULATIONS

CAO DWG FILE: TEXT
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DRAWN BY: WF

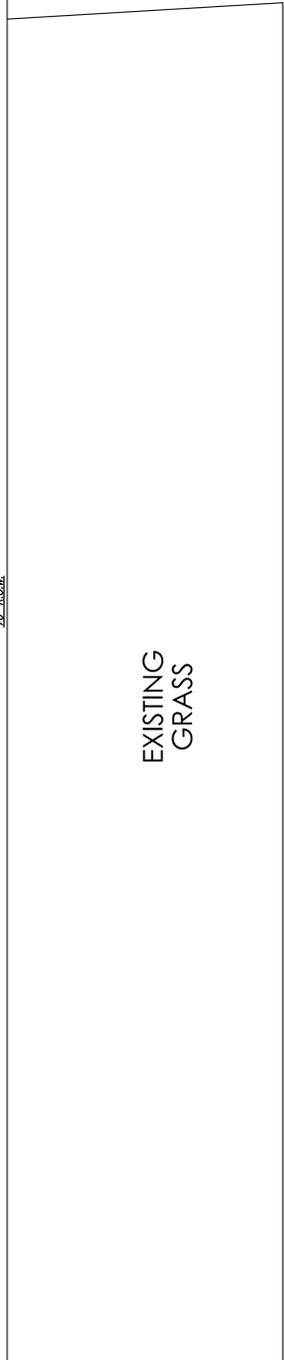
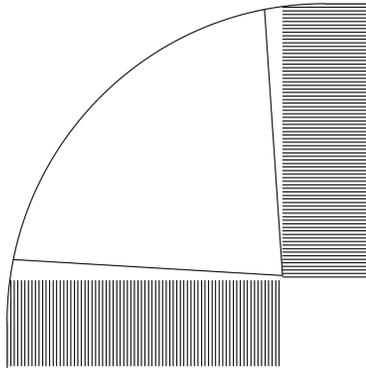
AGER REMODEL
1548 CORTLANDT ST.
HOUSTON, TEXAS

SHEET TITLE
EXISTING SITE PLAN

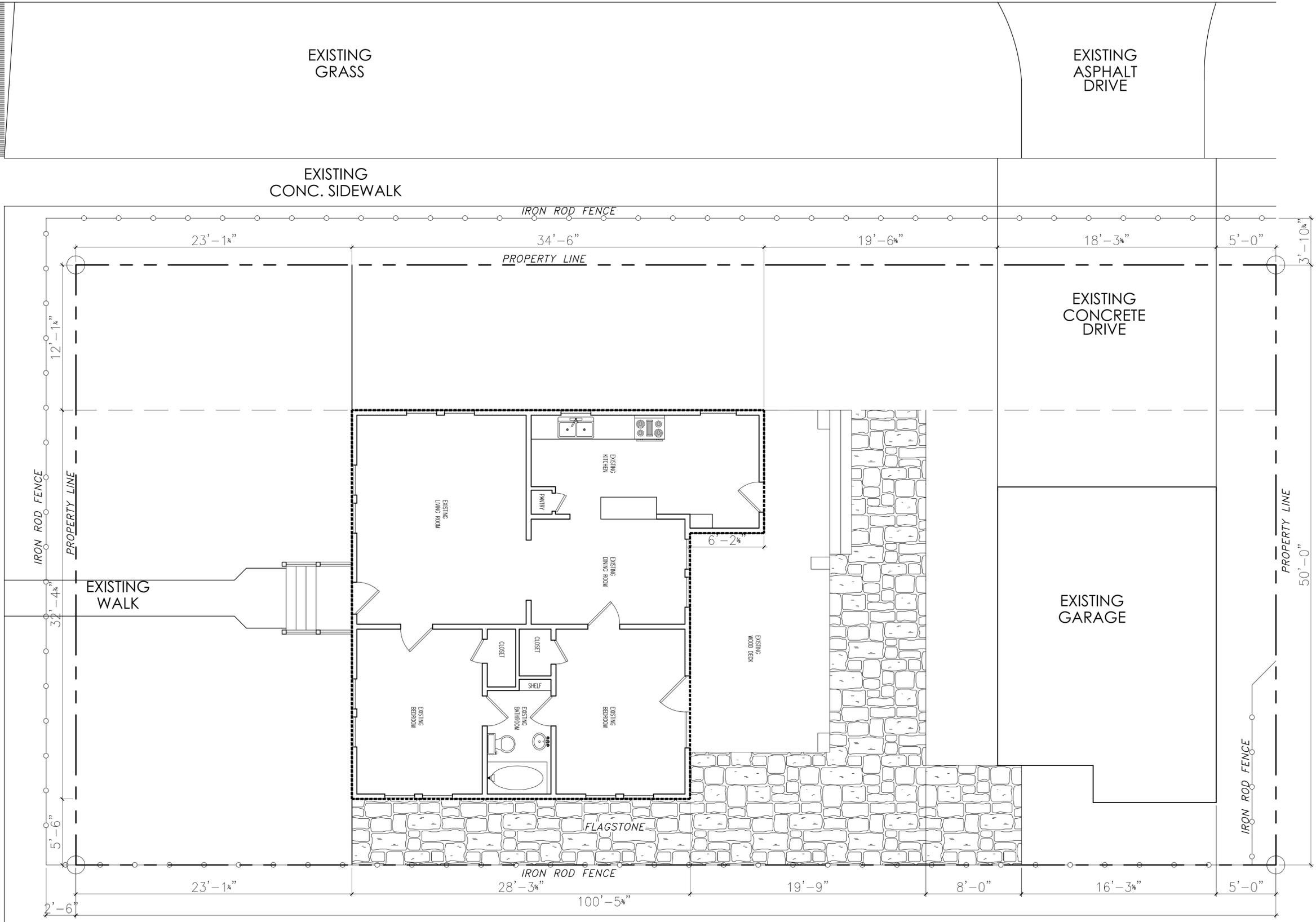
SHEET NO.
A0.1

1548 CORTLANDT ST.
70' R.O.W.

E. 16TH ST.
70' R.O.W.



EXISTING CONC. SIDEWALK



EXISTING GRASS

EXISTING ASPHALT DRIVE

EXISTING CONC. SIDEWALK

IRON ROD FENCE

PROPERTY LINE

EXISTING CONCRETE DRIVE

EXISTING GARAGE

FLAGSTONE

IRON ROD FENCE



PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

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CREOLEDESIGN.COM
505 MERRILL HOUSTON, TX 77002
(713)880-3158



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MARK	DATE	DESCRIPTION
1	03/07/14	ISSUED FOR PERMITS
2	04/07/14	ISSUED FOR REVIEW
3	07/23/14	ISSUED FOR REVIEW
4	01/07/15	ISSUED FOR HAFC REVIEW
5	03/03/15	ISSUED FOR HAFC REVIEW
6	03/17/15	ISSUED FOR HAFC REVIEW

LEGAL DESCRIPTION	LOT COVERAGE CALCULATIONS

SULLIVAN BROTHER BUILDERS
54548 CORTLANDT ST.
HOUSTON, TEXAS 77055

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A0.1

CAD DWG FILE: TEXT
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EXISTING SQUARE FOOTAGE	
1st. FLOOR PLAN	981
TOTAL LIVING	981
GARAGE	456
TOTAL COVER	1,437

WINDOW SCHEDULE

ALL EXISTING WINDOWS TO REMAIN

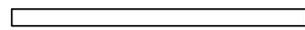
DOOR SCHEDULE

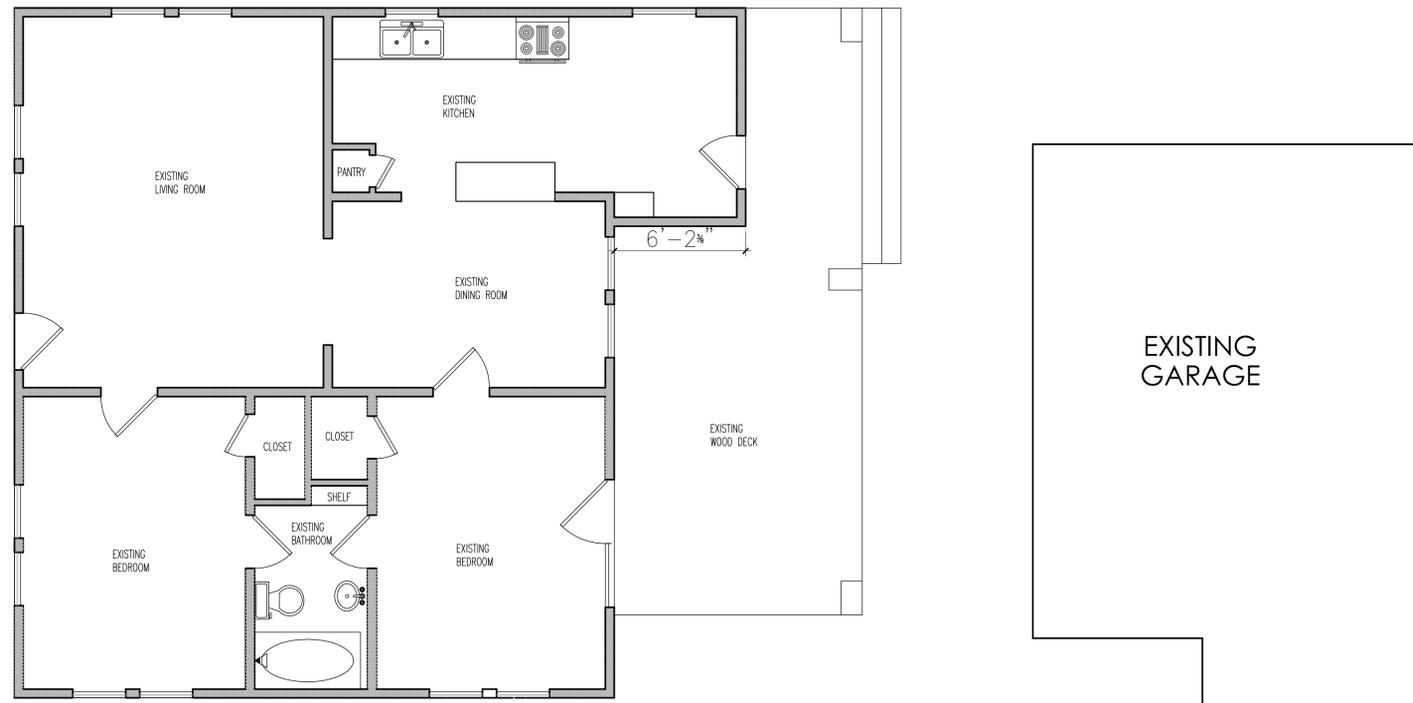
ALL EXISTING DOORS TO REMAIN

EXTERIOR MATERIALS

ALL EXISTING SIDING TO REMAIN

WALL LEGEND

-  EXISTING WALLS
-  NEW WALLS
-  DEMO WALLS



EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION	LEGAL DESCRIPTION	LOT COVERAGE CALCULATIONS
1	03/17/15	ISSUED FOR REVIEW		
2	04/07/14	ISSUED FOR REVIEW		
3	07/29/14	ISSUED FOR REVIEW		
4	01/07/15	ISSUED FOR HAFC REVIEW		
5	03/03/15	ISSUED FOR HAFC REVIEW		
6	03/17/15	ISSUED FOR HAFC REVIEW		

CAD DWG FILE: TEXT
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SULLIVAN BRETT BUILDERS
54548 COURT STREET ST.
HOUSTON, TEXAS

SHEET TITLE

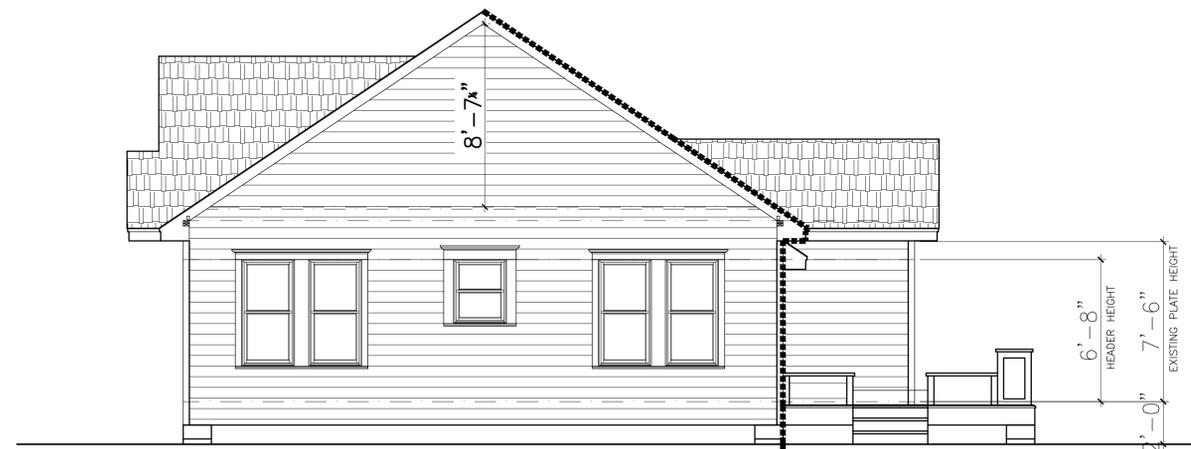
EXISTING FLOOR PLAN

SHEET NO.

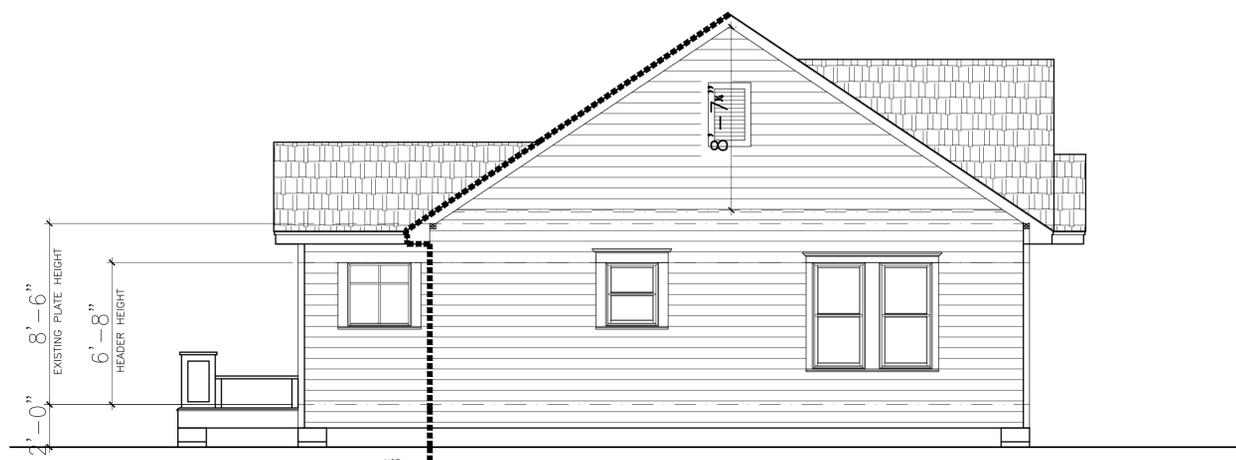
A1.1



FRONT ELEVATION
Scale: 1/4"= 1'-0"



RIGHT ELEVATION
Scale: 1/4"= 1'-0"



LEFT ELEVATION
Scale: 1/4"= 1'-0"



REAR ELEVATION
Scale: 1/4"= 1'-0"

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2	10/27/14	ISSUED FOR REVIEW
3	10/28/14	ISSUED FOR REVIEW
4	01/07/15	ISSUED FOR HAHFC REVIEW
5	03/03/15	ISSUED FOR HAHFC REVIEW
6	03/17/15	ISSUED FOR HAHFC REVIEW

LOT COVERAGE CALCULATIONS

LEGAL DESCRIPTION

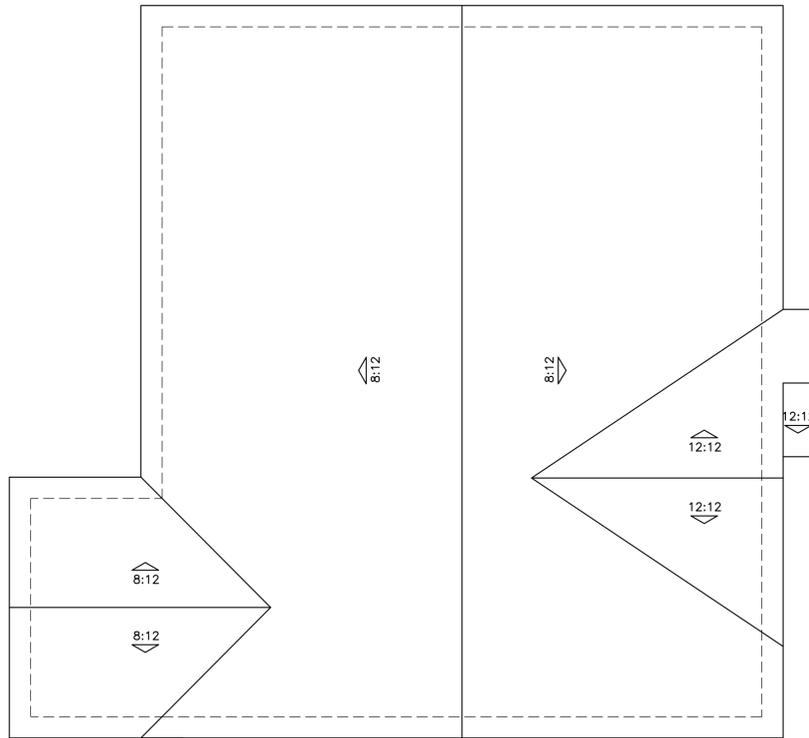
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DRAWN BY: WF

AGER REMODEL
1548 CORTLANDT ST.
HOUSTON, TEXAS

SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

SHEET NO.
A2.1



EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION	LEGAL DESCRIPTION
1	08/11/14	ISSUED FOR REVIEW	
2	10/27/14	ISSUED FOR REVIEW	
3	10/28/14	ISSUED FOR REVIEW	
4	01/07/15	ISSUED FOR REVIEW	
5	03/03/15	ISSUED FOR HAFC REVIEW	
6	03/17/15	ISSUED FOR HAFC REVIEW	

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AGER REMODEL
1548 CORTLANDT ST.
HOUSTON, TEXAS

SHEET TITLE

ROOF PLAN

SHEET NO.

A3.1

ENGINEERING CONSULTING &
PROPERTY INSPECTION

JDSI
JAMES DEAVER SERVICES, INC.



P.O. Box 6156 - Kingwood, TX 77325

■ 281.852.3647 ■ 32.213.3622 (f) ■ www.jdengineer.com

Matthew and Hallie Ager
1548 Cortlandt Street
Houston, TX 77008

March 18, 2015

Re: Movement of home on crawlspace – 1548 Cortlandt St. – Houston, TX

Mr. and Mrs. Ager,

The intent of this letter is to provide information with regard to the potential movement of the home located at the address listed above. At the request of Sam Gianukos with Creole Design, JDSI performed an inspection of this home. It is the understanding of JDSI this home is to be relocated on the same lot, approximately 10 feet from its current location. JDSI notes this home is supported by a crawl space foundation (commonly referred to as pier and beam). Therefore, there is a space between the floor joists and the ground below. This space is sufficient to disconnect utilities and separate the stringers and floor framing from the pier foundation. Once separated, the home can be lifted, new piers installed, and the home reset into place on the new piers.

It is noted the stringers and framing in connection with the new piers must meet current code requirements (International Residential Code with Amendments by the City of Houston). It is the professional opinion of JDSI the home can be moved and the structural integrity of the home maintained. Should you have any questions or comments, please contact me. Also, feel free to give this letter to the Building Official as required.

Regards,



James Deaver, PE
F-11512