

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address: 1637 COLUMBIA STREET

Historic District / Landmark

HCAD # 0201100000033

Subdivision: HOUSTON HEIGHTS

Lot N42 FT OF Block 114  
WT 4

**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: MICHAEL BUBLEWICZ & ALYSSA PARRISH

Company

Mailing Address: 825 BAYLAND

Phone

Email

Signature

Date: 3-25-2016

**APPLICANT** (if other than owner)

Name: LESLIE LEPPARD

Company

Mailing Address: 921 COLUMBIA

Phone

Email

Signature

Date: 3-25-2016

**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: \_\_\_/\_\_\_/\_\_\_

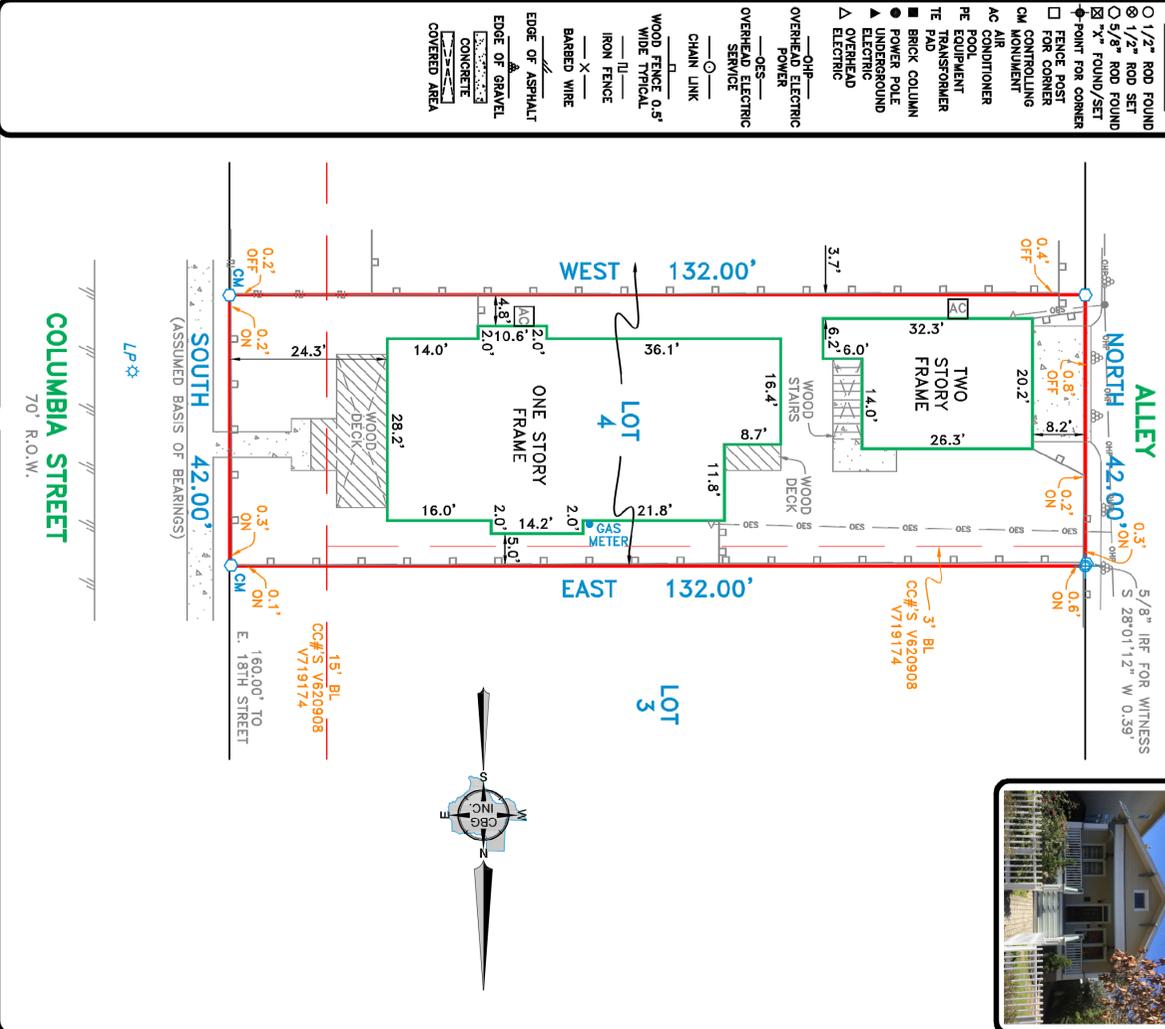


**1637 Columbia Street**  
 Being Lot North Forty-Two feet (N.42') of Lot Four (4), in Block One Hundred Fourteen (114), of Houston Heights, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 114, of the Map Records of Harris County, Texas.



**LEGEND**

- ⊙ 1/2" ROD FOUND
- ⊙ 3/8" ROD FOUND
- ⊙ 1/4" FOUND/SET
- ⊙ POINT FOR CORNER
- ⊙ FENCE POST FOR CORNER
- ⊙ CM MONUMENT
- ⊙ AC AIR CONDITIONER
- ⊙ FE FOUNTAIN
- ⊙ TE TRANSFORMER
- ⊙ TE PAD
- ⊙ BRICK COLUMN
- ⊙ POWER POLE
- ⊙ UNDERGROUND
- ⊙ OVERHEAD ELECTRIC
- ⊙ OVERHEAD ELECTRIC POWER
- ⊙ OHP
- ⊙ OVERHEAD ELECTRIC SERVICE
- ⊙ OES
- ⊙ CHAIN LINK
- ⊙ WOOD FENCE 0.5" WIDE TYPICAL
- ⊙ IRON FENCE
- ⊙ BARBED WIRE
- ⊙ EDGE OF ASPHALT
- ⊙ EDGE OF GRAVEL
- ⊙ CONCRETE
- ⊙ COVERED AREA



**EXCEPTIONS:**

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CC#S M516607, R062373, R190011 AND V620908, V719174, W994254

**NOTES:**  
 NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48201 C0670 M, this property does lie in Zone X and does not lie within the 100 year flood zone.  
 This survey is made in conjunction with the information provided by StarTex Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey of the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, and the type of buildings as shown, and as shown on the plat hereon, there are no visible and apparent encroachments or protrusions on the ground.

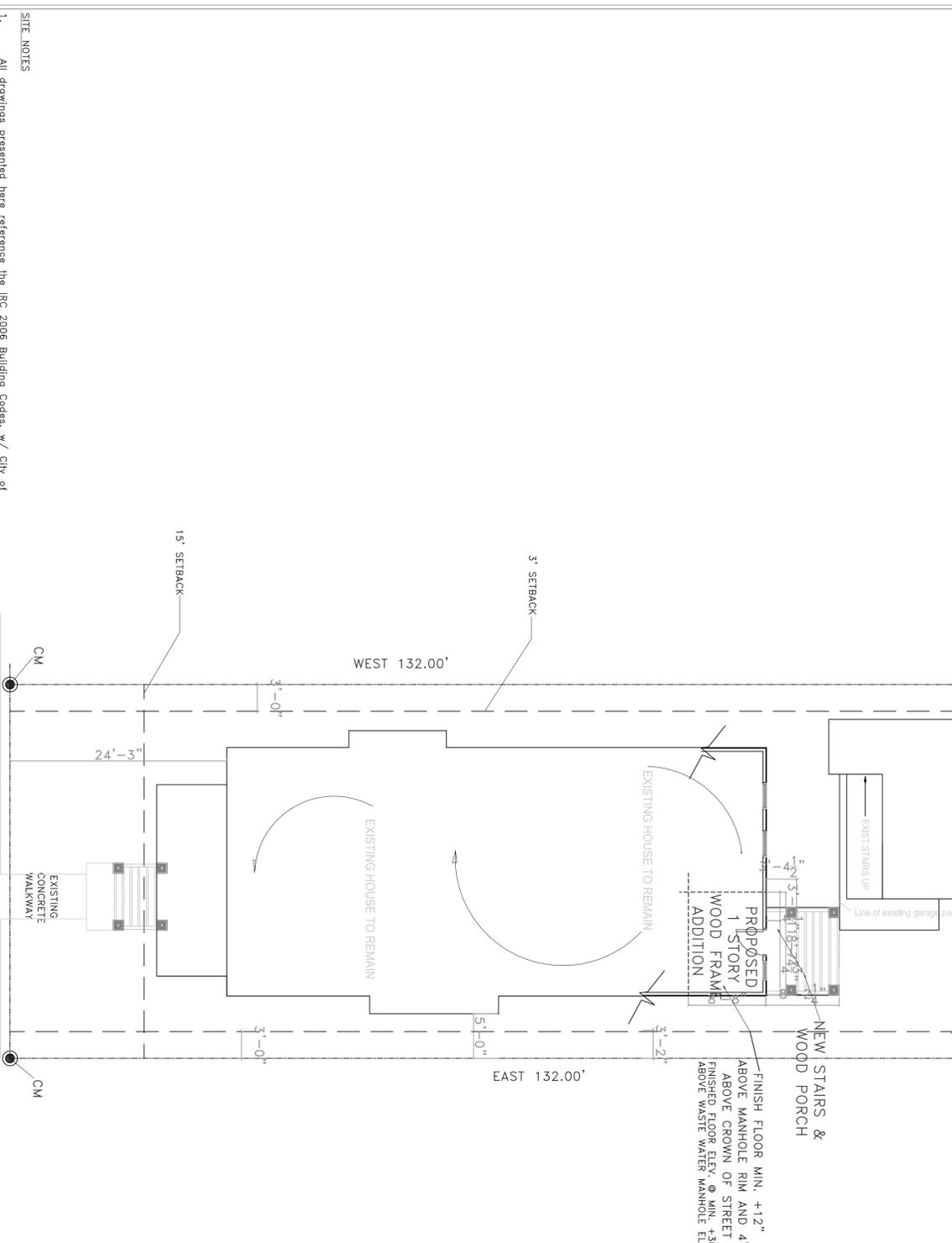
Accepted by: \_\_\_\_\_ Purchaser  
 Date: \_\_\_\_\_

Drawn By: \_\_\_\_\_ OR  
 Scale: 1" = 20'  
 Date: 02/15/16

**C.B.G. Surveying, Inc.**  
 12025 Shiloh Road, Ste. 200  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
[www.cbgsurveying.com](http://www.cbgsurveying.com)



LOT 4, IN BLOCK 114, OF HOUSTON HEIGHTS A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



**SITE NOTES**

- All drawings presented here reference the IRC 2006 Building Codes, w/ City of Houston amendments.
- Finished floor elevation shall be a minimum of 12" above the top of the nearest elevation, and provide a site grading plan as per local authority.
- Elevation of the nearest sanitary sewer manhole cover is assumed to be 100.0'.
- Curb elevation (as referenced) taken from top of the curb.
- Builder shall approve location of house on lot and to verify all utility locations, all plumbing, electrical, and HVAC systems are properly installed and connected to the existing infrastructure.
- Plumber shall connect into existing sanitary sewer. Piping to be sch. 40 P.V.C. (or equal).
- Electrician to run three underground conduits from source pole or transformer to location specified by Contractor for:
  - Telephone service
  - Electric service
  - Cable service (at the same location)
- All drainage and runoffs shall be collected on site to an underground system or directed onto adjacent properties. Drain piping shall be sch. 40 P.V.C. (or equal).
- Provide one qualified tree per 5000 sq. ft. of lot size.
- Install/locate gas and electric meter such that face of meter is min 3' from property line.

**Designer:**  
 Alyson Wilson, Inc.  
 55 Champions Court Place  
 Houston, TX 77069  
 713.540.6601

**Contractor:**  
 Vintage Homes  
 921 Columbia  
 Houston, TX 77008  
 713.417.4217

**Structural Engineer**  
 Henry E. Segura P.E.  
 Professional Engineer  
 9827 Sageaspens Lane  
 Houston, TX 77089-3501  
 281.935.6020  
 PE 44619

**1637 COLUMBIA STREET**  
 Houston TX 77008  
**SITE PLAN**

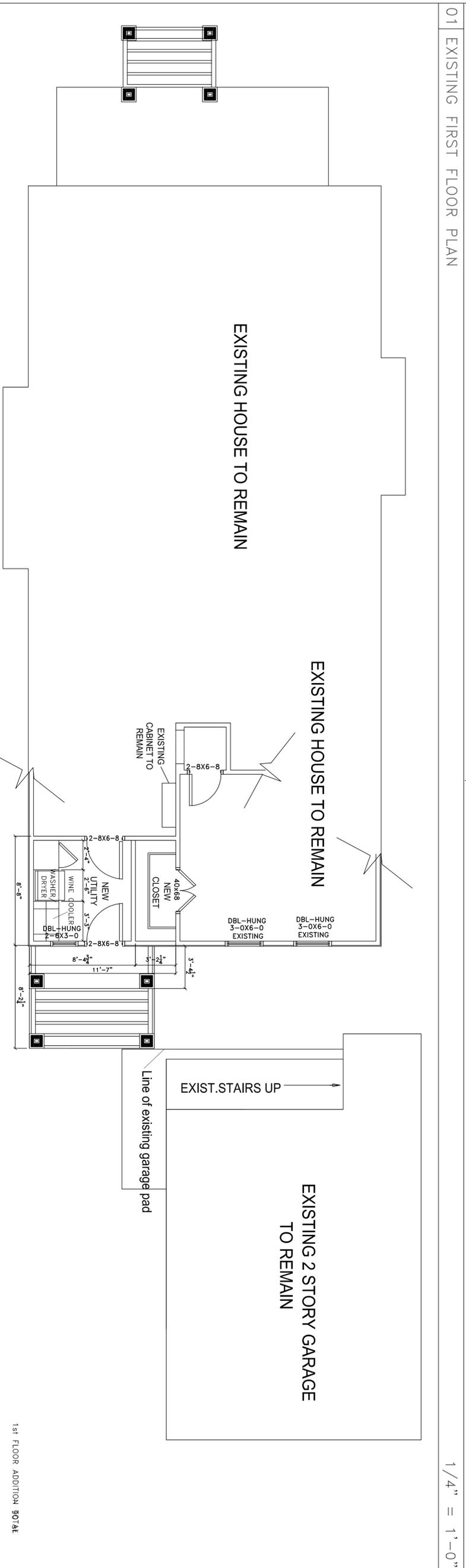
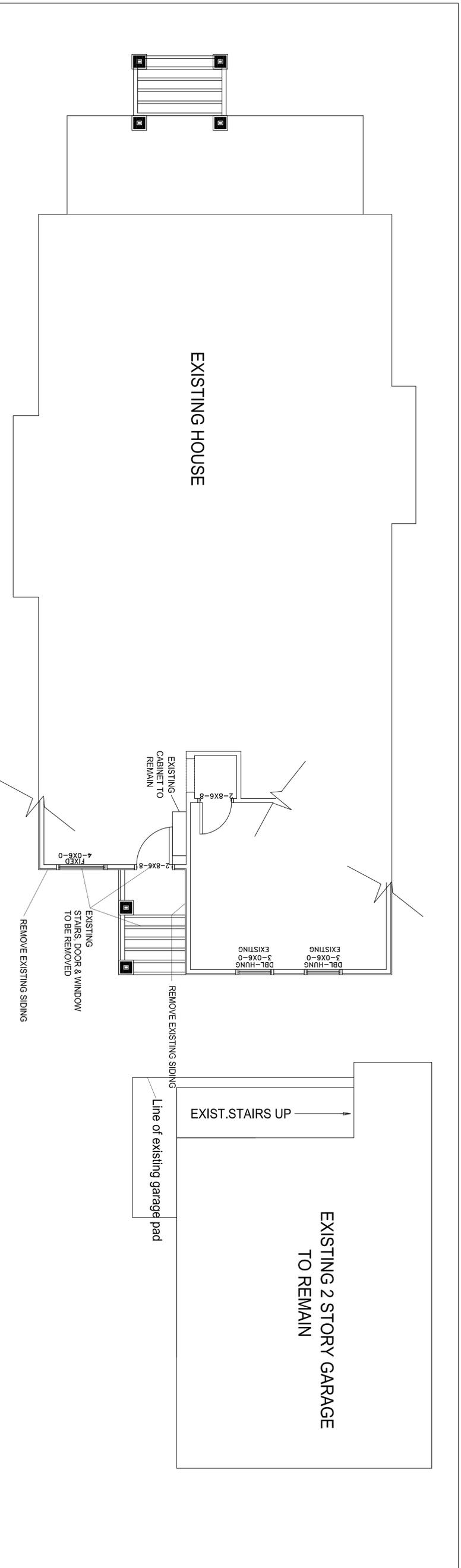
**Issue/Revision:**  
 03.24.16: ISSUE FOR REVIEW  
 0.0.16: ISSUE FOR PERMIT

**Drawing Description:**

**SITE PLAN**

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 Drawn by: \_\_\_\_\_  
 Proj Mgr: \_\_\_\_\_  
 Date: 2015

Sheet No: **A 1.0**



- 02 ADDITION FIRST FLOOR PLAN**
1. Do not scale drawings. Written dimensions take precedence. Contractor shall verify and be responsible for all dimensions and conditions on the job and notify Designer of any variations from the dimensions or conditions shown on the drawings presented herein.
  2. All written notes on these drawings shall take precedence over the minimum standard notes detailed on the last sheet of these drawings.
  3. Ceiling heights taken from where the note is located on plan.
  4. All floor drains to have overflow pan with relief.
  5. Provide plumbing access panel at all bathtubs as per IRC 2012 Sect. P2704.1

6. All glass of tubs and showers shall be tempered safety glass and to comply with IRC 2012 Sect R308.
7. See stair notes and details on A4.2.
8. Provide attic access with a minimum clear opening of 22" x 30".
9. Locate water heater(s) in attic above a load bearing partition in a pan with a relief line to outside or storm sewer line. Installation shall comply with IRC 2012 Chapter 28.
10. Locate HVAC equipment in attic unless otherwise noted.

11. Provide 24" wide plywood walkway to access all mechanical equipment located in attic. Maximum distance from attic access to equipment shall not exceed 20' and provide a 30" wide service platform at service side of all equipment in attic.
12. All insulation shall have a flame spread rating not to exceed 25 and a smoke density rating not to exceed 450 as per IRC 2012 sect R302.10.
13. Provide adequate furring so vent and soil pipes do not penetrate plies. All plumbing vents shall exit through a roof pipe that slopes to the back.
14. Plumbing walls shall be 2x6 unless otherwise noted. Plumber shall use only 2x6 walls (Type B) for any plumbing that is larger than 3".

15. Smoke detectors are located on Electrical.
16. Minimum class B roofing and no openings within 5 feet of common wall.
17. All guardrails shall conform to IRC 2012 sect R312
18. All exterior walls are to be minimum 2 x 4 unless dimensioned or noted otherwise.
19. Methods of termite protection if required by IRC table R301.2 shall be in accordance with section R318.
20. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface to a height of not less than six feet above the floor according to R307.2.

**02 PLAN NOTES**

**Designer:**  
Alyson Wilson, Inc.  
55 Champions Court Place  
Houston, TX 77069  
713.540.6601

**Developer/Contractor:**  
Vintage Homes  
921 Columbia  
Houston, TX 77008  
713.417.4217

**Structural Engineer:**  
Henry E. Segura P.E.  
Professional Engineer  
9827 sagecreek lane  
Houston, TX 77089-3501  
281.935.6020

The General Contractor is responsible for obtaining all local jurisdiction codes and regulations. The Designer is responsible for all manufacturing and products.

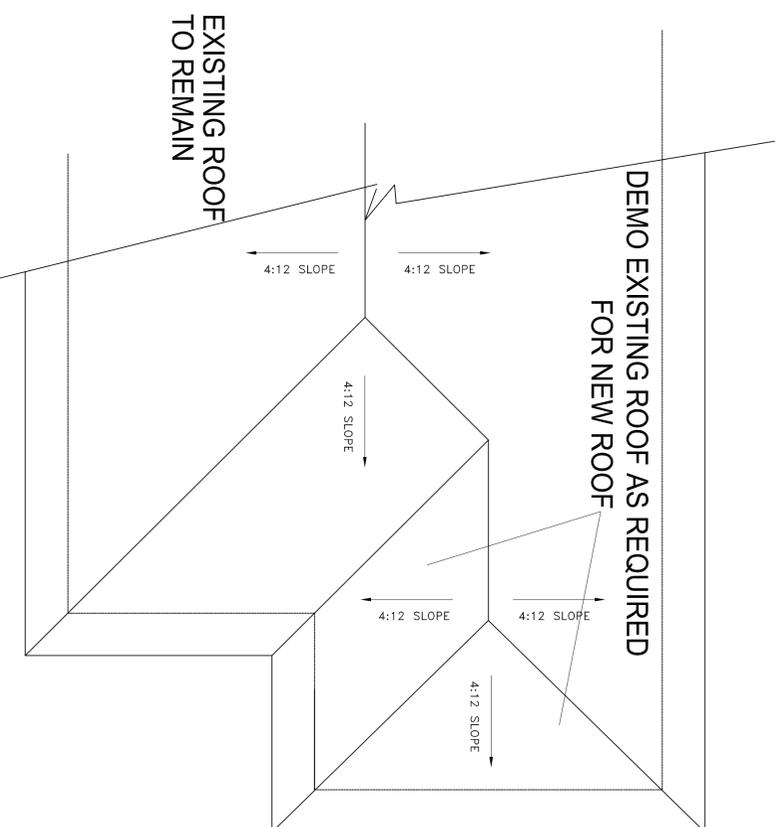
**1637 COLUMBIA STREET**  
Houston TX 77008

**FLOOR PLAN**

**Issue/Revision:**  
03.24.16 ISSUE FOR REVIEW  
--16 ISSUE FOR PERMIT

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| <b>Drawn by:</b>       |                  |
| <b>Proj Mgr:</b>       |                  |
| <b>Date:</b> 2015      |                  |

**Drawing Description:**  
**FLOOR PLAN**



01 EXISTING ROOF PLAN

1/4" = 1'-0"

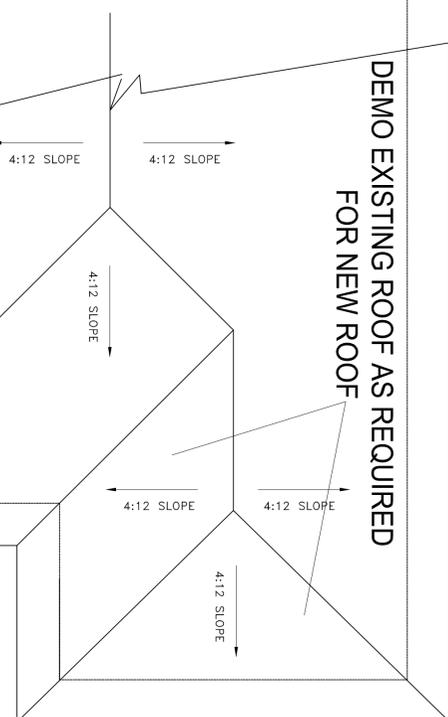
- ⊕ DUPLEX OUTLET
- ⊕ DUPLEX OUTLET W/GROUND
- ⊕ F1 FAULT INTERRUPTER
- ⊕ W WEATHERPROOF DUPLEX OUTLET
- ⊕ 220 220 VOLT OUTLET
- ⊕ TELEPHONE JACK
- ⊕ TELEVISION JACK
- ⊕ SMOKE DETECTOR
- ⊕ SINGLE SWITCH
- ⊕ 3 3-WAY SWITCH
- ⊕ PENDANT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ CEILING MOUNTED LIGHT
- ⊕ RECESSED LIGHT
- ⊕ RECESSED LIGHT - WET LOCATIONS
- ⊕ UNDER CABINET LIGHTS & OUTLETS
- ⊕ WALL SCONCE LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN W/ LIGHT
- ⊕ EXTERIOR LIGHT
- ⊕ GAS CONNECTION
- ⊕ WATER LINE
- ⊕ CEILING FAN
- ⊕ 2x4 FLUORESCENT LIGHT

02 ELECTRICAL LEGEND & NOTES

**ELECTRICAL NOTES**  
 All switches shall be mounted at 42" above finish floor to centerline unless otherwise noted.  
 All outlets shall be mounted at 12" above finish floor to centerline unless otherwise noted.  
 Plan denotes specific outlet and switch location. Additional switches and /or outlet required by code are to be furnished and installed by electrician.  
 Smoke detectors shall be with battery backup, hard-wired and interconnected and shall comply with IRC sect. R313.2.006 IRC.

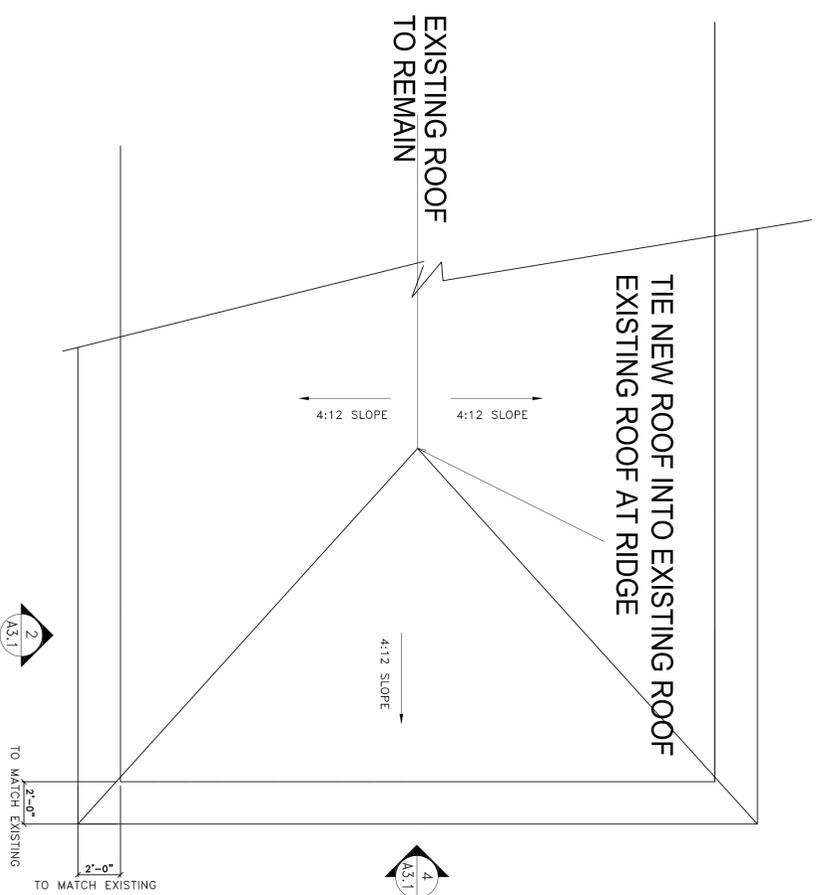
EXISTING ROOF TO REMAIN

DEMO EXISTING ROOF AS REQUIRED FOR NEW ROOF



THE NEW ROOF INTO EXISTING ROOF EXISTING ROOF AT RIDGE

EXISTING ROOF TO REMAIN



03 NEW ROOF PLAN

1/4" = 1'-0"

**Designer:**  
 Alyson Wilson, Inc.  
 55 Champions Court Place  
 Houston, TX 77069  
 713.540.6601

The General Contractor is responsible for obtaining the all local jurisdiction building codes and regulations, and shall be responsible for all subcontractors and vendors.

**Developer/Contractor:**  
 Vintage Homes  
 921 Columbia  
 Houston, TX 77008  
 713.417.4217

**Structural Engineer:**  
 Henry E. Segura P.E.  
 Professional Engineer  
 9827 sdcgscapen lane  
 Houston, TX 77089-3501  
 281.935.6020

1637 COLUMBIA STREET  
 Houston TX 77008  
 ROOF & ELECTRICAL PLANS

**Issue/Revision:**  
 03.24.16 ISSUE FOR REVIEW  
 -.16 ISSUE FOR PERMIT

**Drawing Description:**

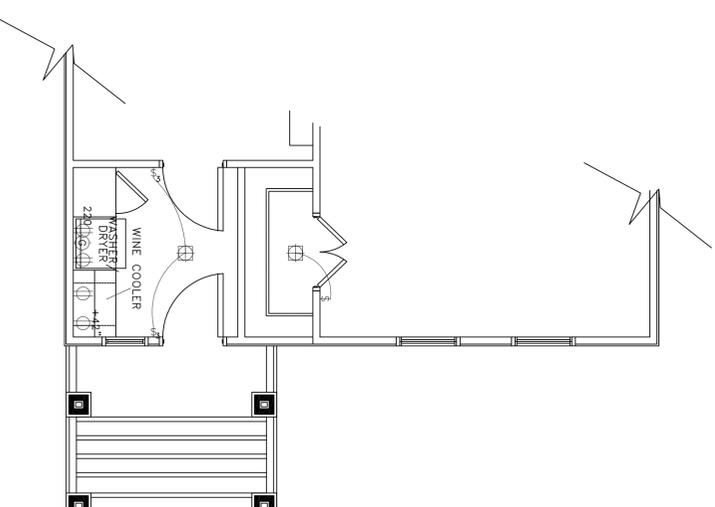
ROOF & ELECT.  
 PLANS

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 Date: 2015

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04 NEW ELECTRICAL PLAN

1/4" = 1'-0"

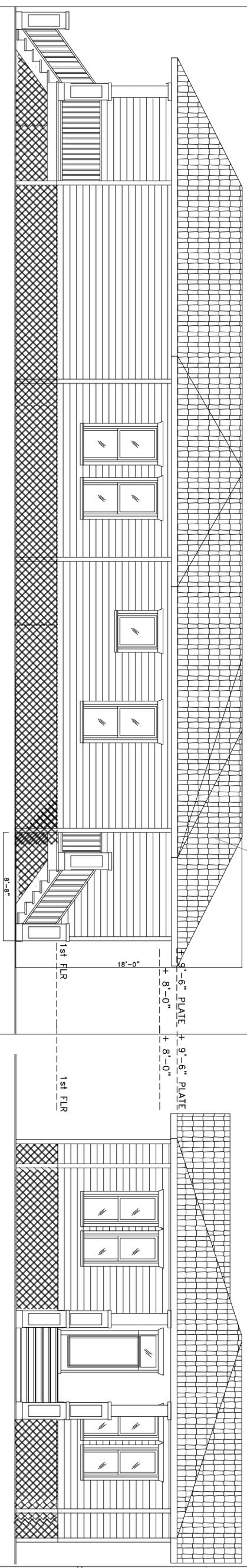


Designer:  
 Alyson Wilson, Inc.  
 55 Champions Court Place  
 Houston, TX 77069  
 713.540.6601

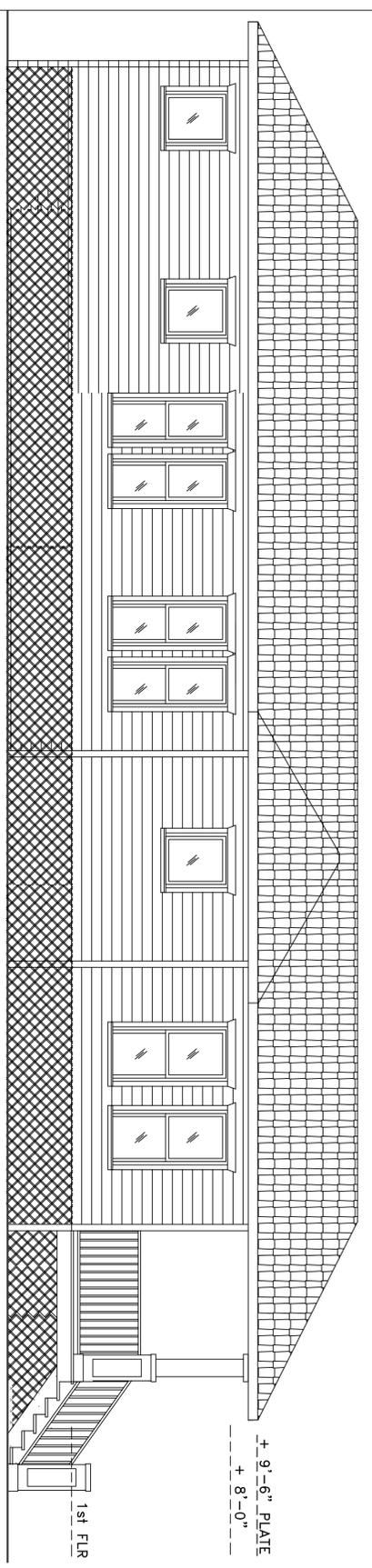
The General Contractor is responsible for obtaining all local jurisdiction permits. It is not responsible for zoning and setbacks. General Contractor is responsible for all construction details and materials.

Contractor:  
 VINTAGE HOMES  
 921 Columbia  
 Houston, TX 77008  
 713.417.4217

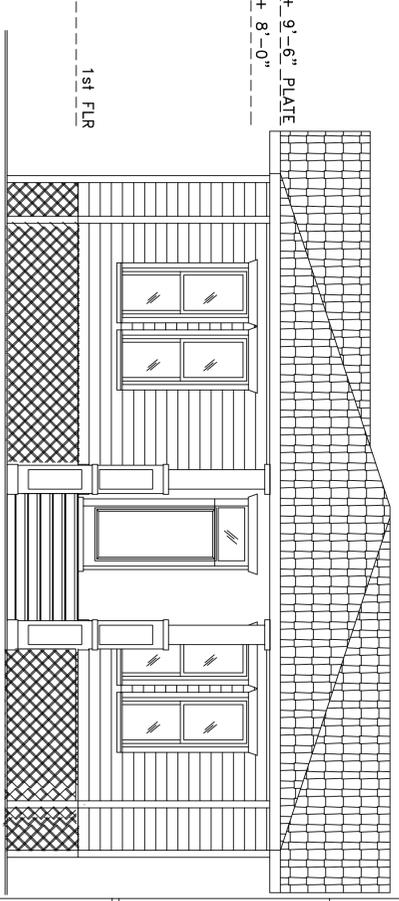
Structural Engineer  
 Henry E. Segura P.E.  
 Professional Engineer  
 9827 sagecreek lane  
 Houston, TX 77089-3501  
 281.935.6020  
 PE 44619



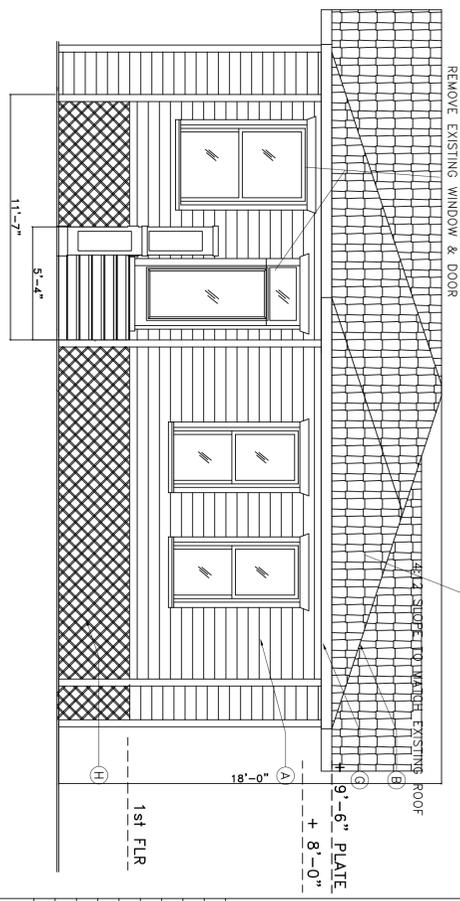
01 EXISTING RIGHT SIDE ELEVATION 1/4" = 1'-0"



03 EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0"



02 EXISTING FRONT ELEVATION 1/4" = 1'-0"



04 EXISTING BACK ELEVATION 1/4" = 1'-0"

1637 COLUMBIA STREET  
 Houston TX 77008  
 EXISTING ELEVATIONS

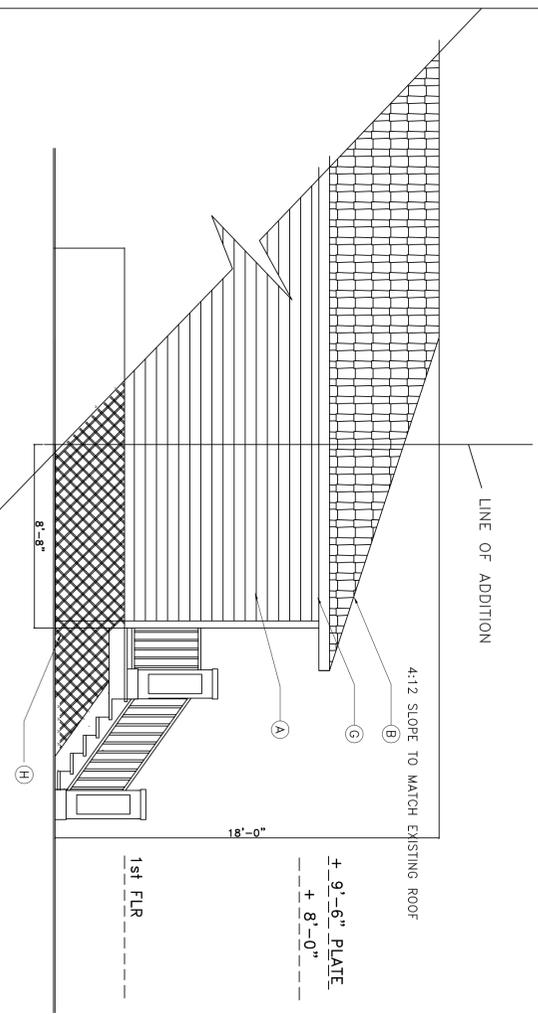
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 0.16 ISSUE FOR PERMIT

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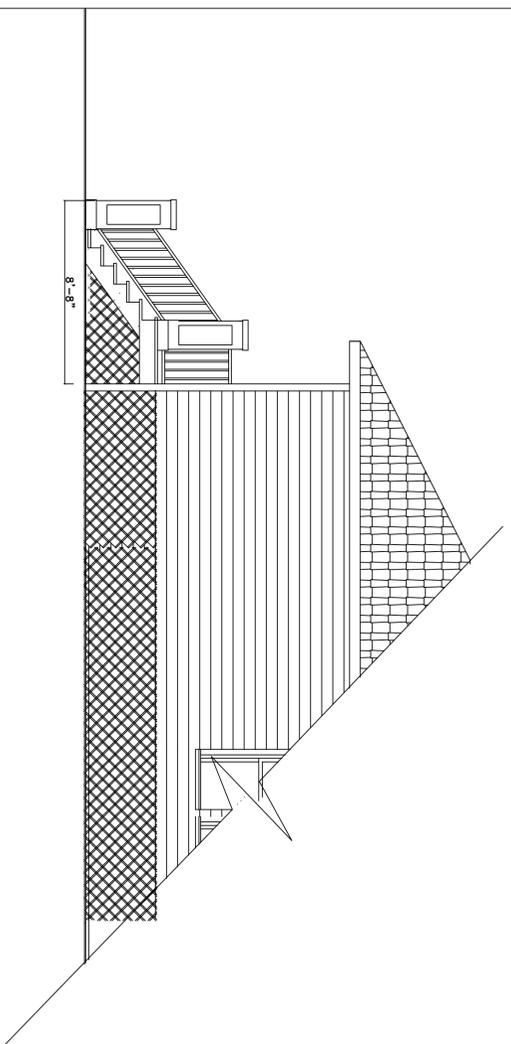
EXISTING ELEVATIONS

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 Date: 2015

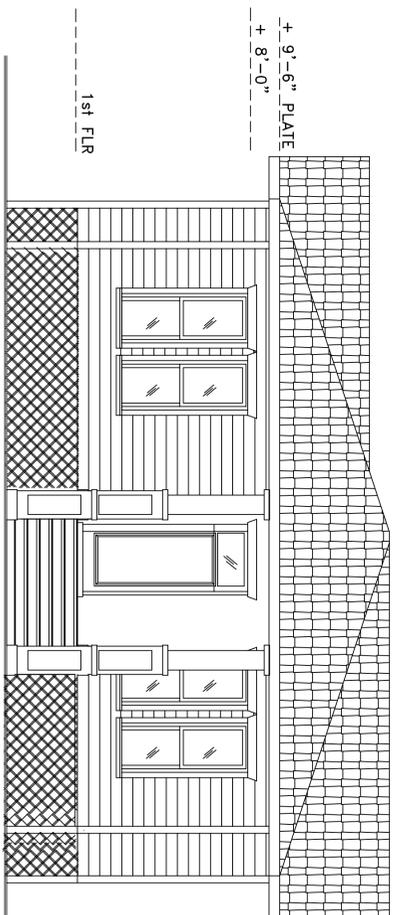
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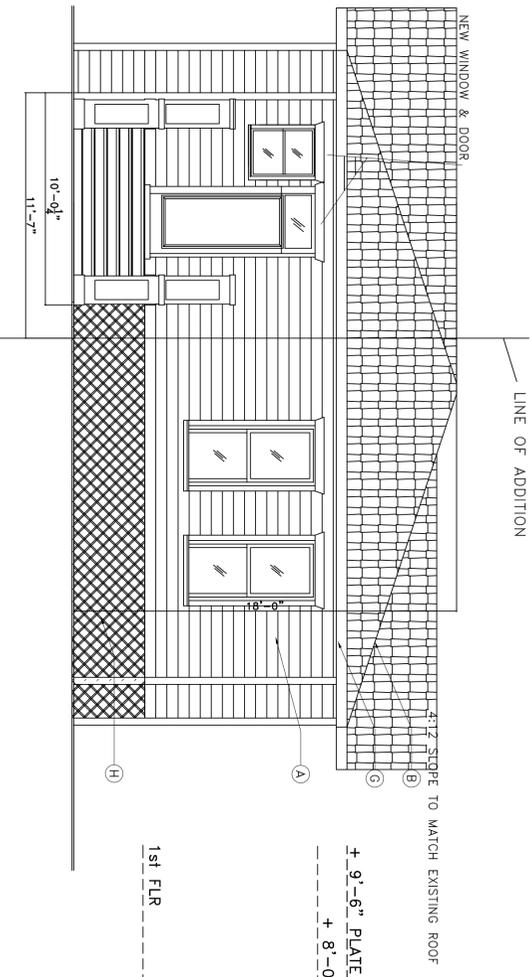
01 NEW RIGHT SIDE ELEVATION  
1/4" = 1'-0"



03 NEW LEFT SIDE ELEVATION  
1/4" = 1'-0"



02 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



04 NEW BACK ELEVATION  
1/4" = 1'-0"

All drawings here reference the 2012 International Residential Code with City of Houston amendments.  
Do not scale drawings. Written dimensions take precedence. Contractor to verify and be responsible for all dimensions and conditions on the job and notify Designer of any variations from the dimensions or conditions shown on the drawings presented herein.  
All written notes on these drawings shall take precedence over the minimum standard notes detailed on A0.1.  
All egress window sills are to a maximum of 44" above finished sq. ft net clear opening. There shall be at least one egress window per bedroom.  
Openings on a 1 hour fire-rated exterior wall shall be protected with an assembly according to IRC 2012 R302.1, Penetration Into or through fire-rated walls shall conform to IRC 2012 R302.4 Contractor shall determine final material and provide appropriate test criteria to the local authority.  
Provide safety glazing in all hazardous locations listed in IRC sect.308.4.1-7 excluding only listed exceptions.  
See A4.2 for guard rail notes.  
Roof pidge heights are taken from nominal first finished floor elevation unless otherwise noted.  
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

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.  
All vent terminals shall be no less than 4' horiz or vert from any window or gravity air inlet or 1' above any door.  
See M1804.2.1-2.6  
All glazing to be double paned and low-E as per code.

03 GENERAL NOTES

- A Cementitious Siding. Re: Contractor for Specs. (TYP)
- B Asphalt roof over 15# felt and 7/16" OSB roof decking. Re: Contractor for specs and color.
- 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 2012 IRC
- I Escape / Egress window and sill heights Per R310 & R613.2 2012 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.

02 ELEVATION NOTES

Designer:  
Alyson Wilson, Inc.  
55 Champions Court Place  
Houston, TX 77069  
713.540.6601

Contractor:  
VINTAGE HOMES  
921 Columbia  
Houston, TX 77008  
713.417.4217

Structural Engineer  
Henry E. Segura P.E  
Professional Engineer  
9827 sagegrass  
Houston, TX 77089-3501  
281.935.6020  
PE 44619

1637 COLUMBIA STREET  
Houston TX 77008  
NEW ELEVATIONS

Issue/Revision:  
03.24.16 ISSUE FOR REVIEW  
0.16 ISSUE FOR PERMIT

Drawing Description:

NEW ELEVATIONS

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Date: 2015

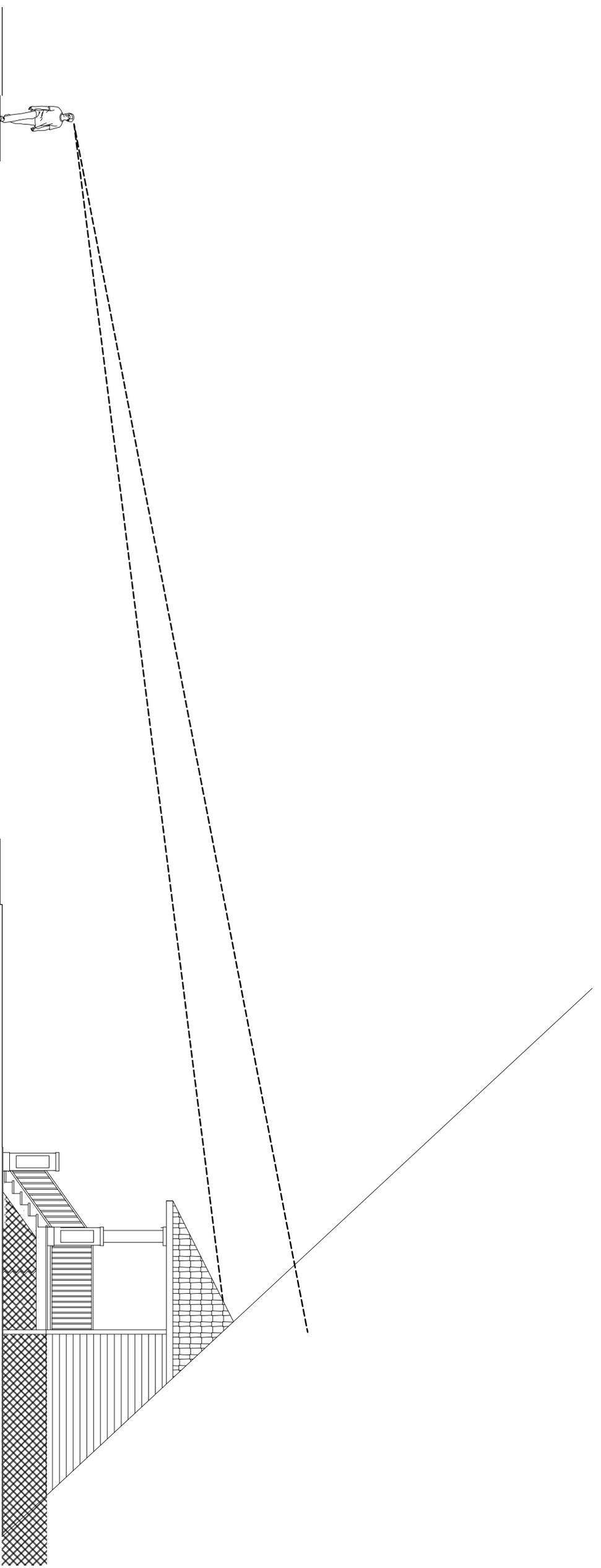
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Designer:  
 Alyson Wilson, Inc.  
 55 Champions Court Place  
 Houston, TX 77069  
 713.540.6601

The General Contractor is responsible for conformity to all local jurisdictional  
 Designer is not responsible for means and methods. General  
 Contractor is responsible for all construction details and materials.

Contractor:  
 VINTAGE HOMES  
 921 Columbia  
 Houston, TX 77008  
 713.417.4217

Structural Engineer  
 Henry E. Segura P.E.  
 Professional Engineer  
 9827 sagedassen lane  
 Houston, TX 77089-3501  
 281.935.6020  
 PE 44619



1637 COLUMBIA STREET  
 Houston TX 77008  
 LINE OF SIGHT

Issue/Revision:  
 03.24.16 ISSUE FOR REVIEW  
 0.16 ISSUE FOR PERMIT

Drawing Description:

LINE OF SIGHT

Dwg Name:  
 Layer mgr: XX  
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 Proj Mgr:  
 Date: 2015

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