

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 321 HEIGHTS BLVD., HOUSTON, TX 77007

Historic District / Landmark HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT HCAD # 0210450000004

Subdivision HOUSTON HEIGHTS

Lot 4&5

Block 313

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 David Salazar
Company Houston Heights Holdings
Mailing Address 321 Heights Boulevard
Houston, Tx 77007
Phone 281-857-6770
Email [REDACTED]
Signature [Signature]
Date 4/29/2015

APPLICANT (if other than owner)

Name JOHN TSAI
Company JT ARC STUDIO, LLC
Mailing Address 2020 RICHMOND AVE. #201
HOUSTON, TX 77098
Phone 832-754-4162
Email [REDACTED]
Signature [Signature]
Date 7-29-2015

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 NEW CONSTRUCTION CHECKLIST



PLANNING &
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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 sections 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. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 321 HEIGHTS BLVD. HOUSTON, TX 77007

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other SECONDARY STRUCTURE

DRAWINGS

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

- site plan
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective

WRITTEN DESCRIPTION

- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- site as seen from street, from front and corners, include neighboring properties

SECONDARY STRUCTURE PROPOSAL
321 HEIGHTS
7.29.2015



PROPERTY ADDRESS: 321 HEIGHTS BLVD.

Currently the property at 321 Heights Blvd consists of 2 lots.

Total land area 14,950 SF

There is an existing house on lot 5:

2 stories: Total square footage = 2,751 sf

The owner is proposing a SECONDARY structure to be built in the back of lot 4:

2 stories: Total square footage= 2,035 sf (1st floor: 797sf+2nd floor: 1,238sf)

STRUCTURE:

Pier and beam foundation, wood framed structure

EXTERIOR FINISH:

Painted cement board siding (bronze to match window mullion)

Cedar siding (Clear coat seal)

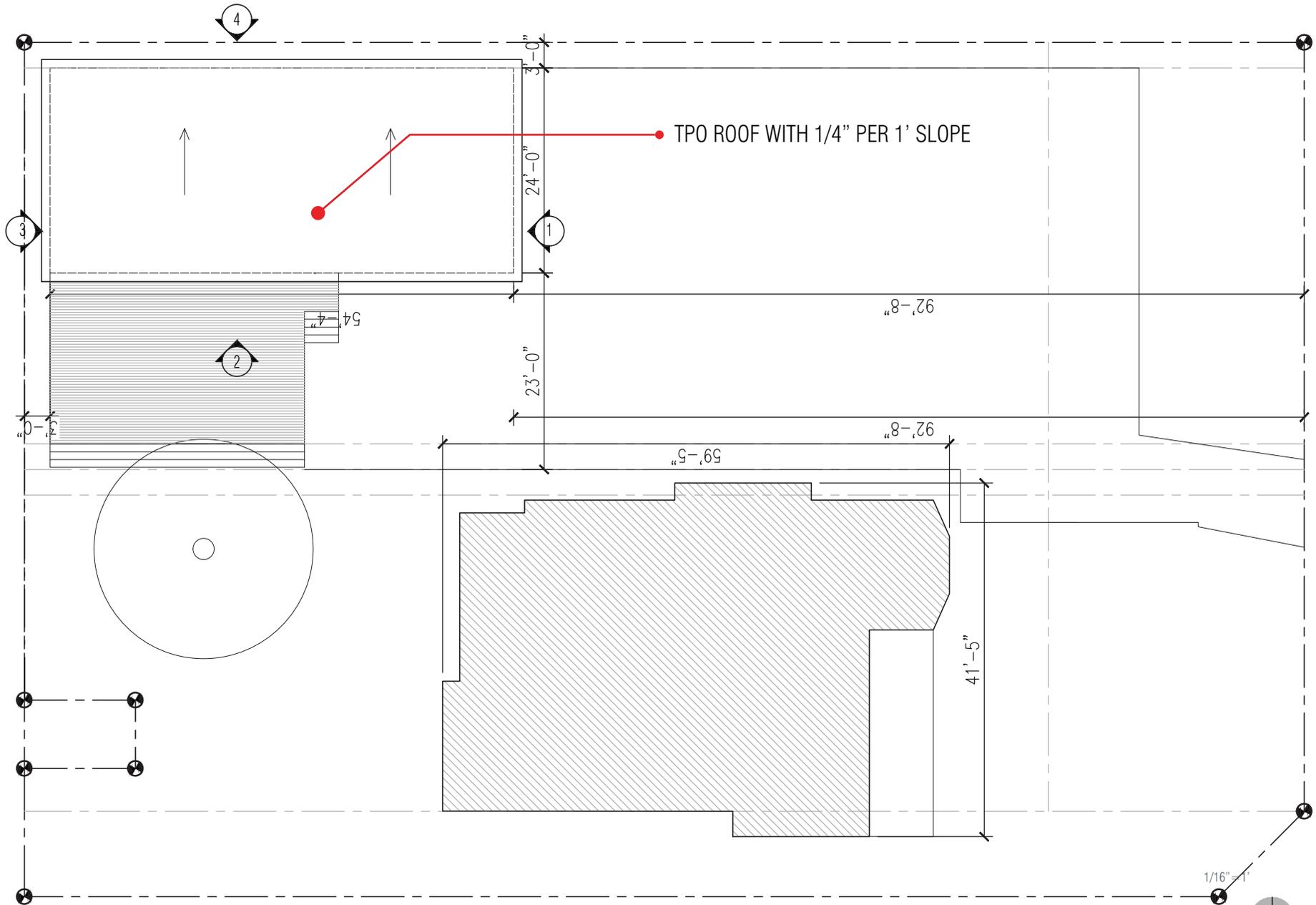
1" insulated double paned windows (Dark Bronze window mullions)

TPO minimum slope membrane roof

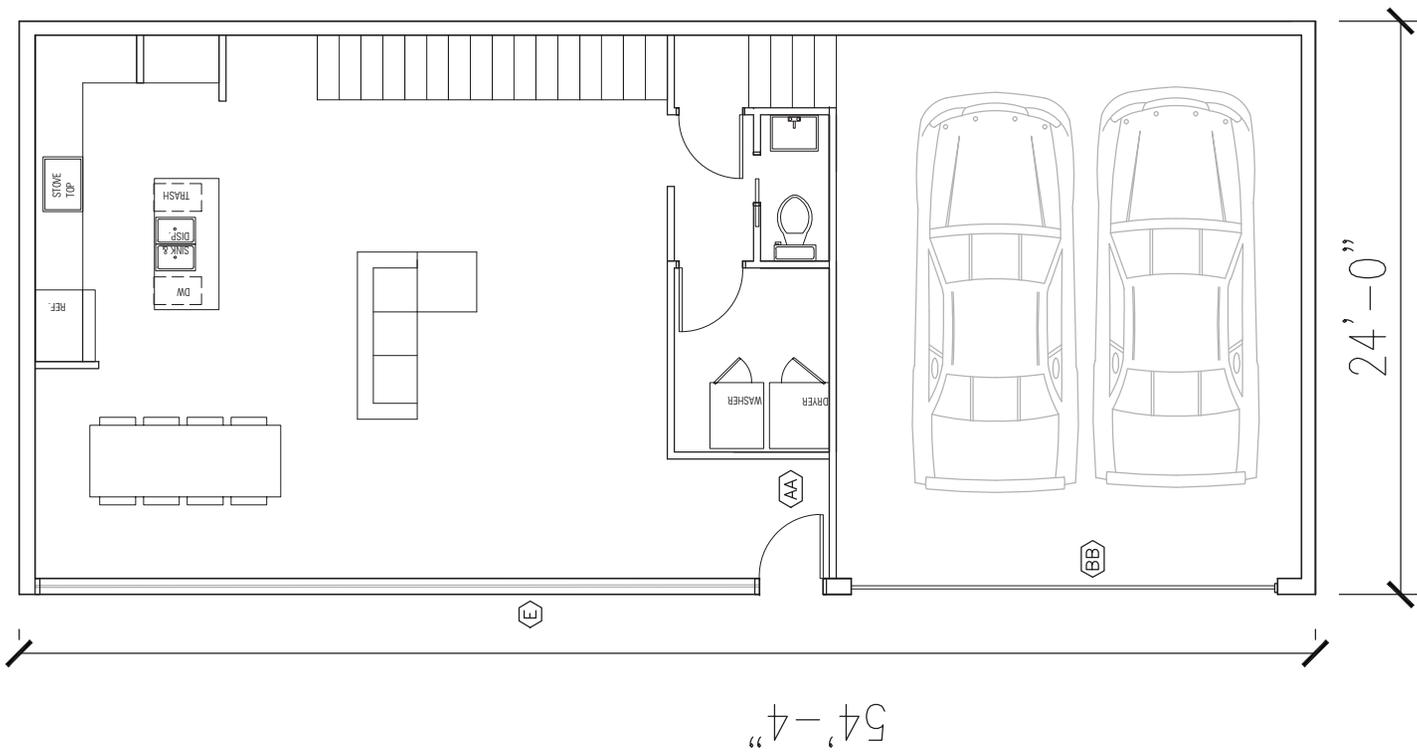
WRITTEN DESCRIPTION
321 HEIGHTS
7.29.2015



SITE
321 HEIGHTS
7.29.2015



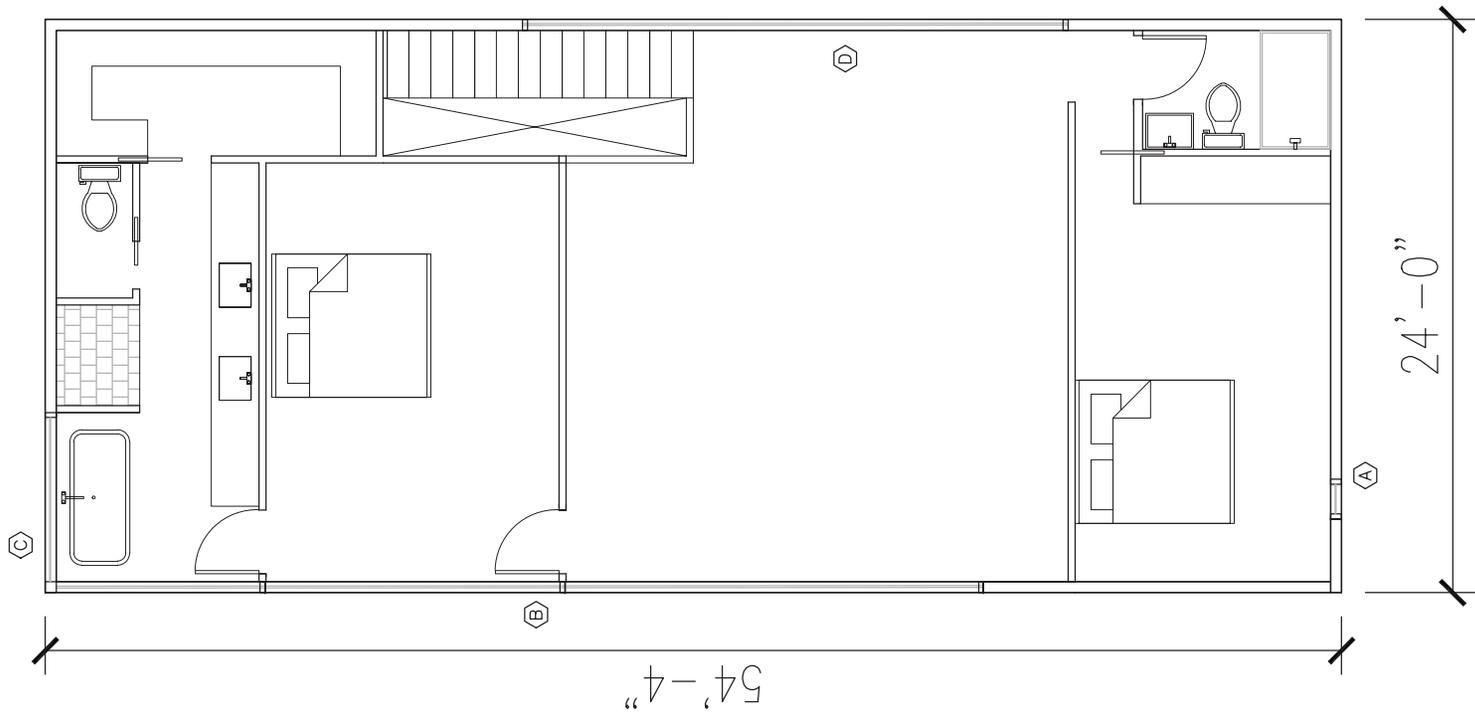
SITE PLAN
 321 HEIGHTS
 7.29.2015



GROUND FLOOR PLAN
 321 HEIGHTS
 7.29.2015

1/8"=1'

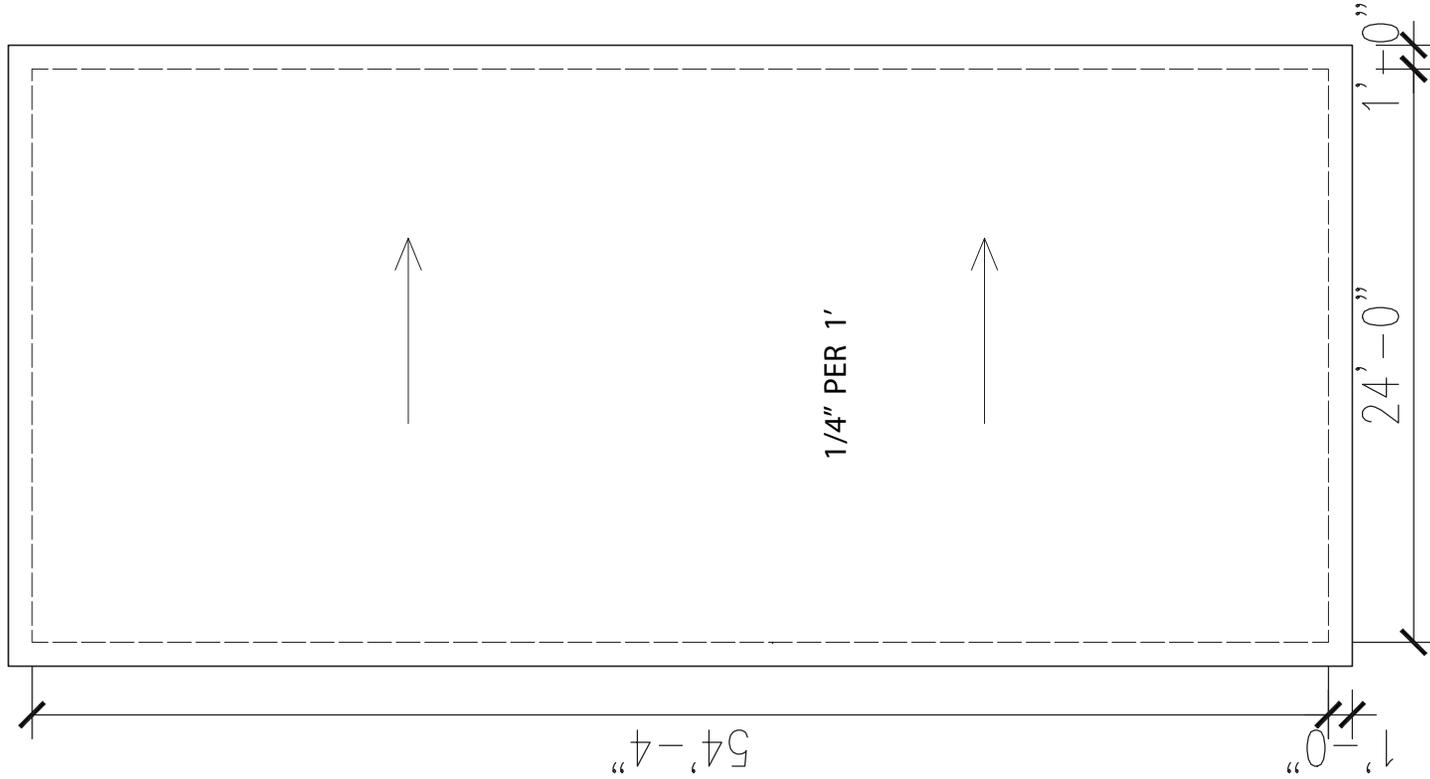




SECOND FLOOR PLAN
 321 HEIGHTS
 7.29.2015

1/8"=1'

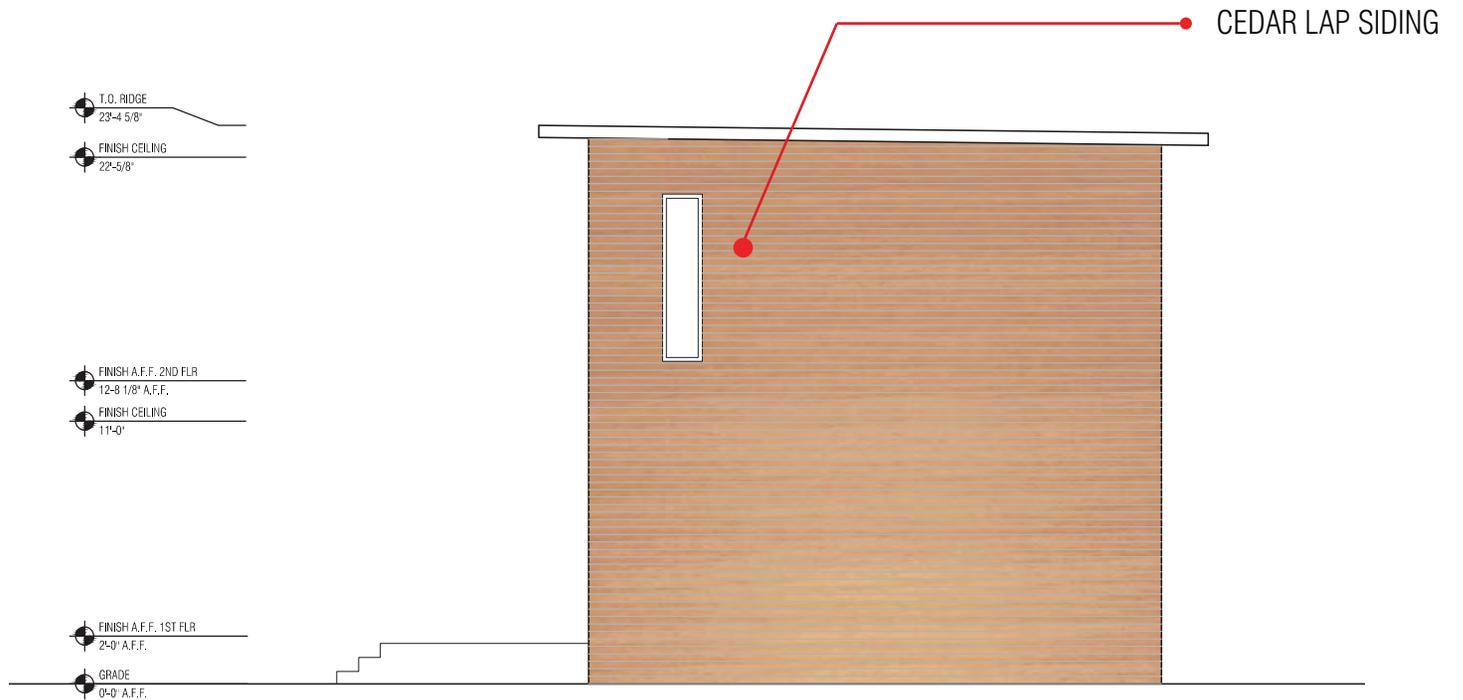




ROOF PLAN
 321 HEIGHTS
 7.29.2015

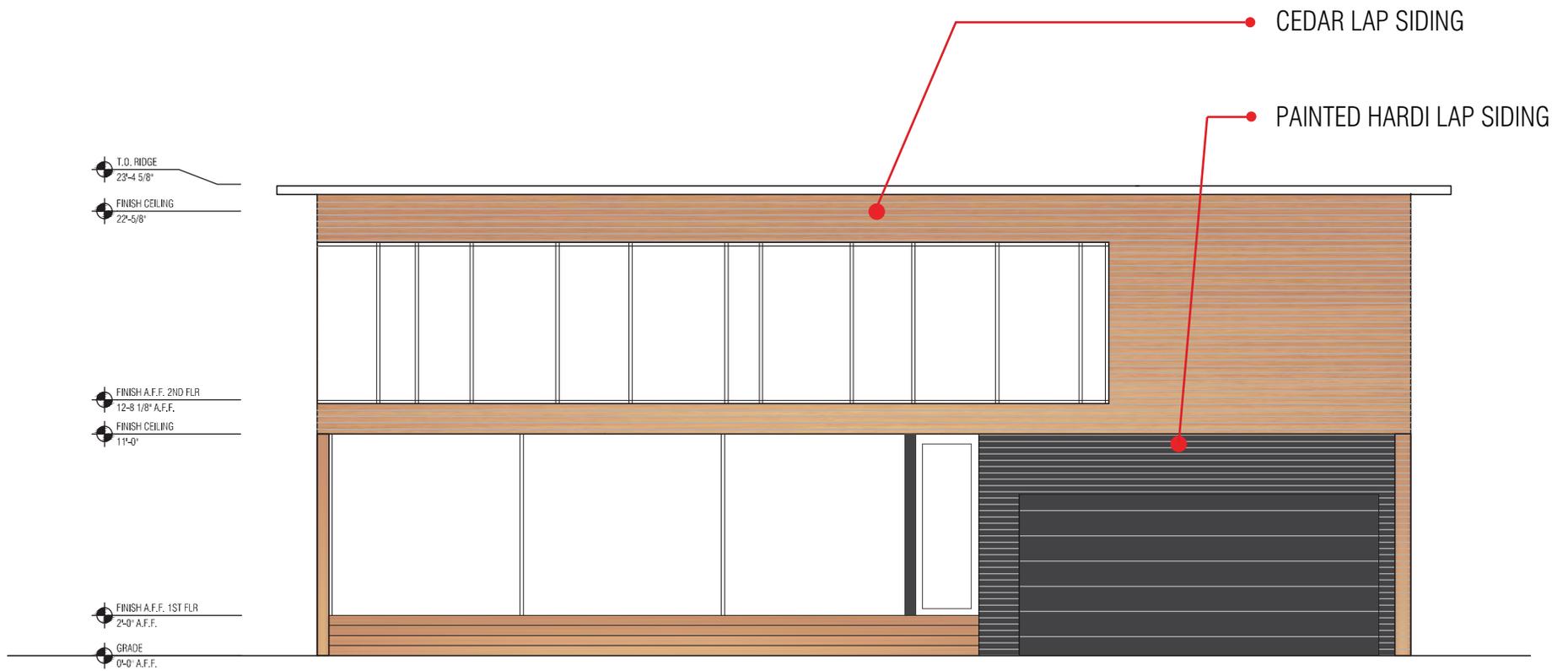
1/8" = 1'





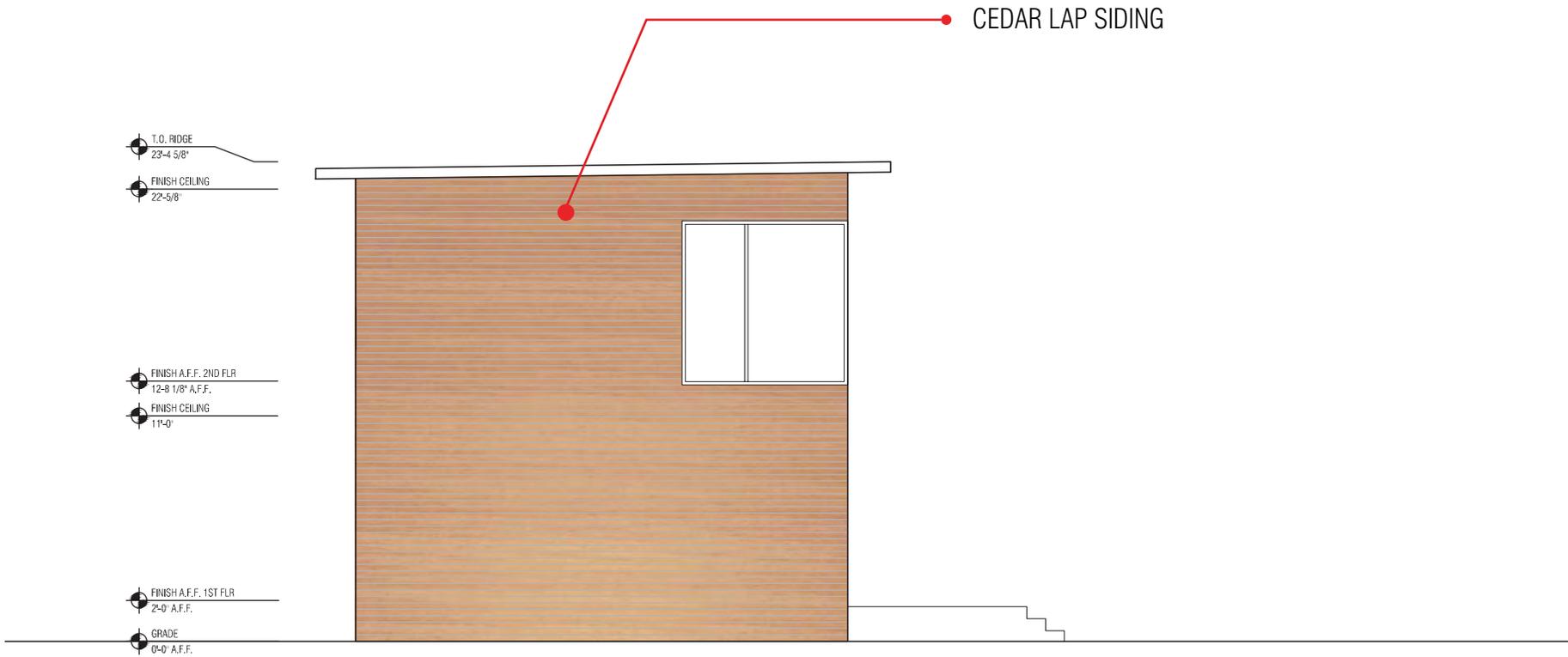
1/8" = 1'

① EAST ELEVATION, VIEW FROM STREET
 321 HEIGHTS
 7.29.2015



1/8" = 1'

② SOUTH ELEVATION, VIEW FROM SIDE YARD
321 HEIGHTS
7.29.2015



CEDAR LAP SIDING

T.O. RIDGE
23'-4 5/8"

FINISH CEILING
22'-5/8"

FINISH A.F.F. 2ND FLR
12'-8 1/8" A.F.F.

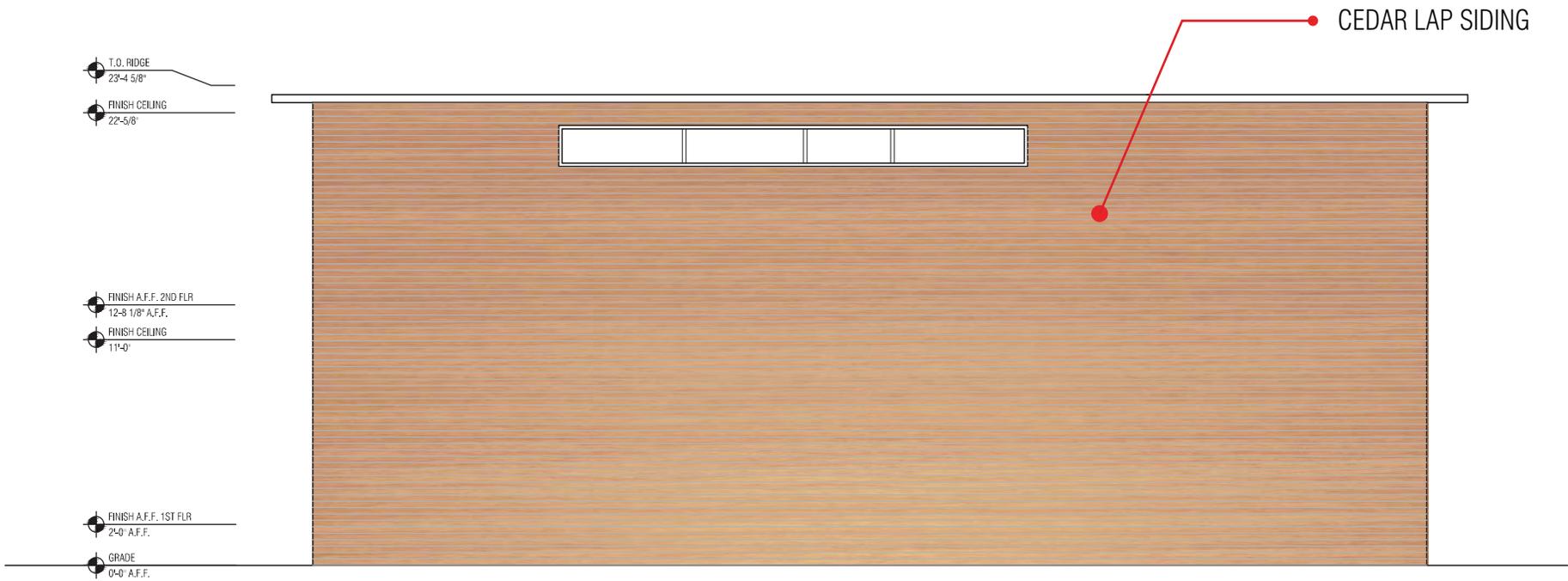
FINISH CEILING
11'-0"

FINISH A.F.F. 1ST FLR
2'-0" A.F.F.

GRADE
0'-0" A.F.F.

1/8" = 1'

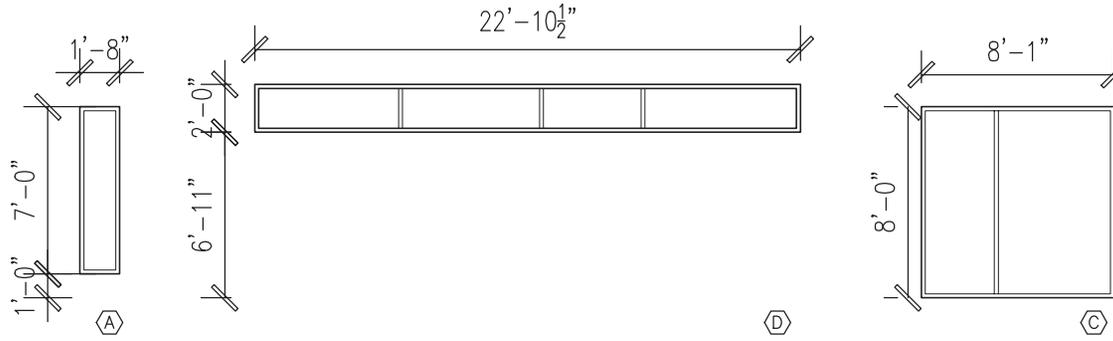
③ WEST ELEVATION, VIEW FROM BACK ALLEY
321 HEIGHTS
7.29.2015



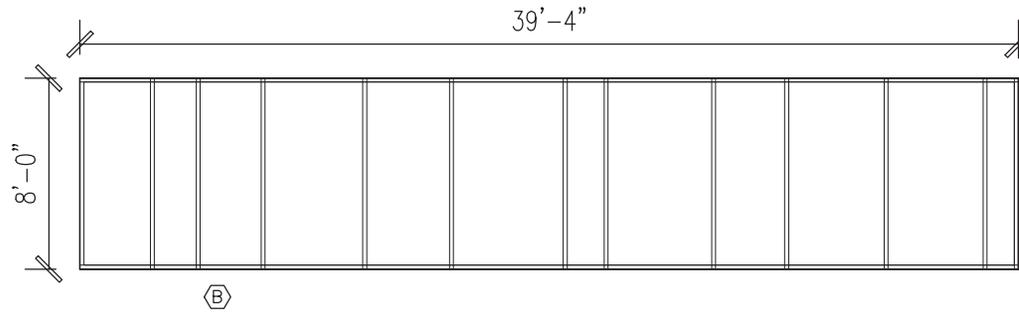
1/8" = 1'

④ NORTH ELEVATION, VIEW FROM NEIGHBORING PARKING LOT
 321 HEIGHTS
 7.29.2015

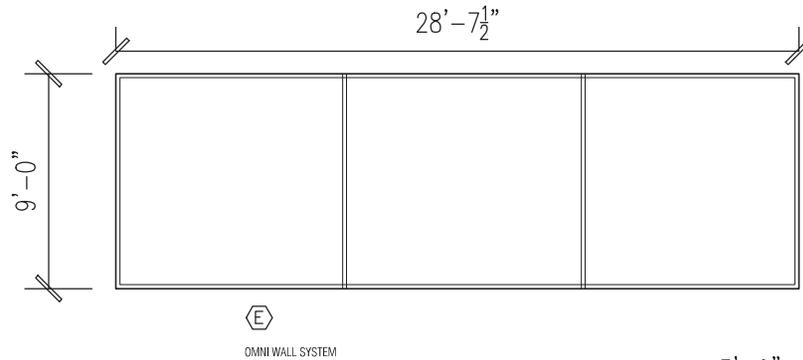
FINISH A.F.F. 2ND FLR



FINISH A.F.F. 2ND FLR



FINISH A.F.F. 1ST FLR



SCHEDULE
321 HEIGHTS
7.29.2015

