

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 1515 Cortlandt Street, Houston, TX 77008

Historic District / Landmark Houston Heights East Historic District

HCAD # 020135000007

Subdivision Houston Heights

Lot 7 & 8 & TR 9A Block 139

## 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 Dallas Batterson and Maurico Barreto

Company

Mailing Address 1515 Cortlandt Street, Houston, TX 77008

Phone 713.471.7974

Email

Signature

Date 11/04/15

## APPLICANT (if other than owner)

Name Brett Zamore, ARCHITECT

Company Brett Zamore Design

Mailing Address 1137 E 11th Street, Houston TX, 77009

Phone 713.623.1926

Email

Signature

Date 11/04/15

## 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:** 1515 CORTLANDT ST, HOUSTON, TX 77008

**BUILDING TYPE**

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

**ALTERATION TYPE**

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- 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

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> current site plan SK-01</li> <li><input checked="" type="checkbox"/> proposed site plan SK-01.1</li> <li><input checked="" type="checkbox"/> current floor plans SK-02</li> <li><input checked="" type="checkbox"/> proposed floor plans SK-03</li> <li><input type="checkbox"/> current window and door schedule N/A</li> <li><input checked="" type="checkbox"/> proposed window and door schedule SK-08</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> demolition plan SK-02</li> <li><input checked="" type="checkbox"/> current roof plan SK-01.2</li> <li><input checked="" type="checkbox"/> proposed roof plan SK-01.3</li> <li><input checked="" type="checkbox"/> current elevations (all sides) SK04-05</li> <li><input checked="" type="checkbox"/> proposed elevations (all sides) SK06-07</li> <li><input checked="" type="checkbox"/> perspective and/or line of sight</li> </ul> |
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### **Certificate of Appropriateness Written Information**

Address: 1122 Arlington Street, Houston TX, 77008

Owners: Dallas Batterson and Maurico Barreto

#### **Property**

**Lot size:** 16,500sf per HCAD

**Setbacks:** Sides @ 3'. Back @ 3'. Front @ 10'

#### **Existing Structures on Lot:**

1-story Wood Framed Main House (Historic): 1,166sf

1-story Wood Framed Detached House (Historic): 352sf

Non-historic Open Carport with concrete slab: 308sf

Existing Main House structure setback 17'-9" behind front property line.

Existing Kitchen structure setback 46'-3" behind front property line.

#### **Proposed Work**

**Demolition:** 1-story Existing structure @ southwest corner, 9'-9 1/2" x 10'-3 1/2" (101sf) not original to main house. Existing back covered deck not original to main house.

**Addition:** 1-story structure @ southwest corner, 16' x 28' (448sf) and connection between existing house and addition (12sf). New addition set 2' back from existing structure. Addition roof slope to match gable of main house. Details and finishes not matching main house to create separation of detail and style from the historic structure. New covered deck at back of main house.

**Face of new structure set back:** 48'-3" behind front property line.

**Deed Restrictions:** Follows all restrictions

#### **Current Main House Building Materials**

Main house has wood bevel siding with 5" spacing.

Historic Wood double hung windows with wood trim details.

Only alteration / repair is at the point of connection to the addition.

#### **Proposed New Materials @ Addition**

**Siding:** Cementitious siding w/ 5" spacing.

**Trim:** 1x4 trim at corners.

**Windows:** Wood fixed windows at front. 3 skylights at roof.

**Doors:** 2 sets of wood French doors opening to back deck.

**Roof decking:** Standing Seam Metal Roof. Existing house is asphalt shingle.

This will help separate the addition to the historic house.

**Paint:** All white. Will not match color of main house.

**Structure:** Raised pier and beam with crawl space and wood framed structure.

New structure will be raised 7" above the existing finished floor in order to allow for proper clearance.