

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 715 Bayland Ave., Houston, TX 77

Historic District / Landmark Woodland Heights

HCAD # 037299000013

Subdivision Woodland Heights

Lot 13

Block 34

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 Belinda L King

Company _____

Mailing Address 715 Bayland Ave
Houston, TX 77009

Phone 713-956-8177

Email _____

Signature _____

Date 11/19/15

APPLICANT (if other than owner)

Name Michael West

Company AJ's Landscaping & Design

Mailing Address 1223 W. 21st Street
Houston, TX 77008

Phone 713-957-0449

Email _____

Signature 

Date 11/19/15

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 APPLICATION INSTRUCTIONS



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Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms. www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office	832.393.6556	historicpreservation@houstontx.gov
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SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2015 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
January 29	January 7	January 19
February 26	February 4	February 16
March 26	March 4	March 16
April 23	April 1	April 13
May 21	April 29	May 11
June 18	May 27	June 8
July 22 (Wednesday)	June 30	July 12
August 27	August 5	August 17
September 24	September 2	September 14
October 22	September 30	October 12
November 19	October 28	November 9
December 16 (Wednesday)	November 24	December 6

CERTIFICATE OF APPROPRIATENESS APPLICATION PART I – GENERAL FORM



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DEPARTMENT

DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials.

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

To be completed by
PLANNING STAFF:

Application received by:
Accepted as complete by:

Date:

Date:

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: 715 Bayland Ave., Houston, TX 77009

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 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 checked="" type="checkbox"/> porch or balcony | <input checked="" type="checkbox"/> other <i>walk & steps</i> |

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

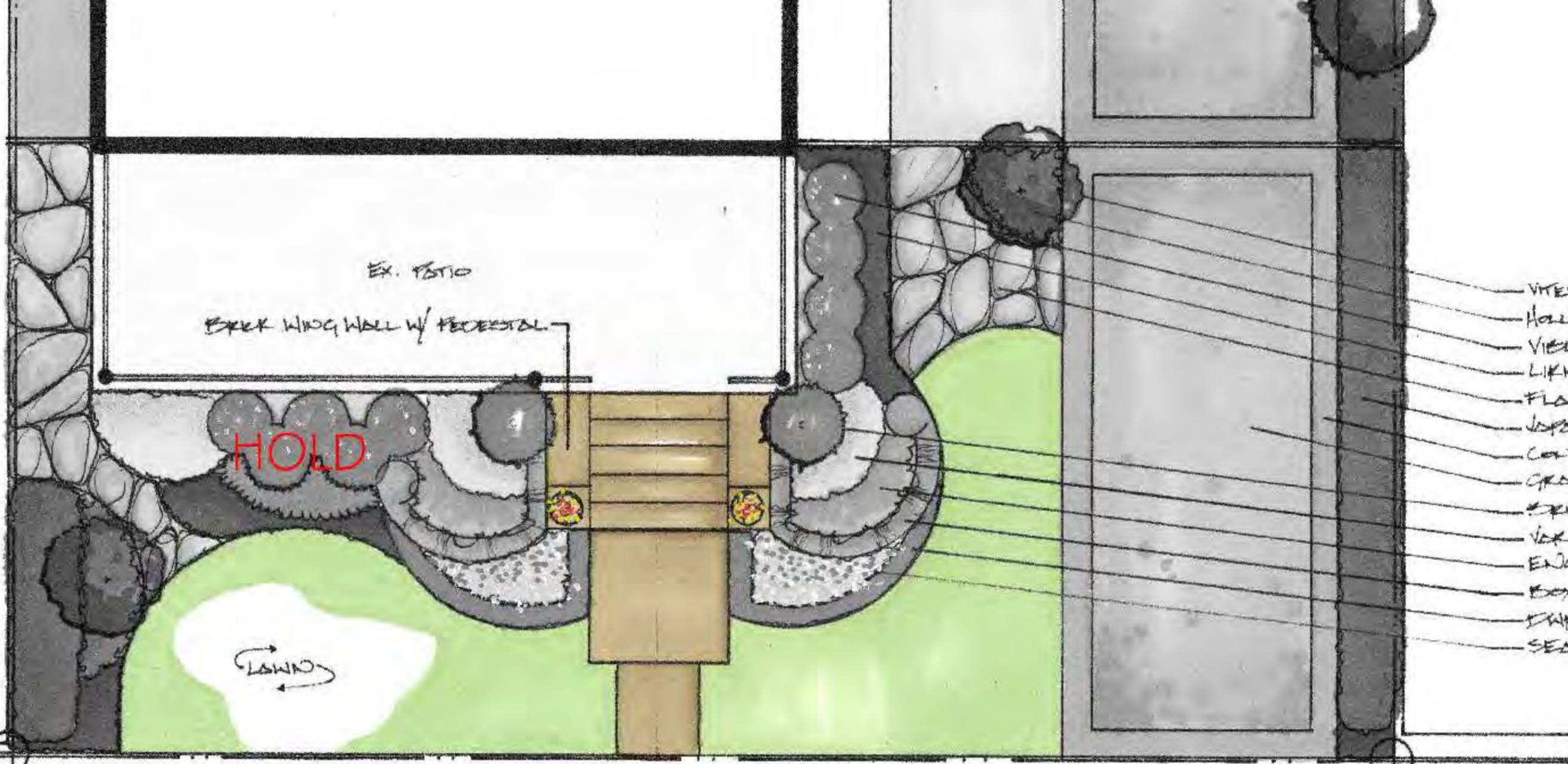
PHOTOGRAPHS label photos with description and location

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

The proposed project consists of demo/removal of the existing concrete paver steps and landing, construction of a brick landing, steps and cheek walls using Cedar Bayou brick on concrete base. As part of the renovation two sections of porch railing will be added on each side of the columns to match the existing. The project also includes the replacement on the existing driveway apron.



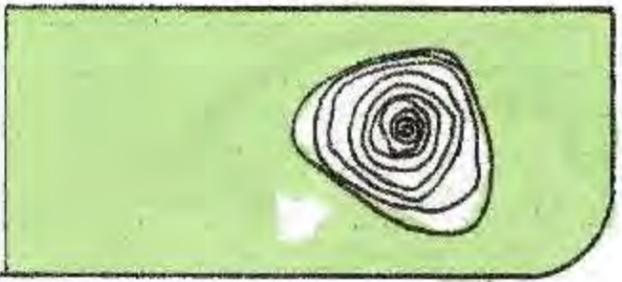
EX. PATIO
BRICK WING WALL W/ PEDESTAL

HOLD

LAWN

- VITEX
- HOLLY HEDG
- VIBURNUM SUMP.
- LIKOPTE
- FLAGSTONE
- JAPANESE YEW
- CONCRETE BANDING
- GRAVEL INLAY
- EIGHT & TIGHT
- VICK. HYDRANGEUM
- ENCORE AZALEA
- BOXWOOD
- DWF MONDO
- SEASONAL COLOR

TL



Replace Apron



AJ's landscaping & design, inc.™
713.957.0449
landscape architects & contractors
www.ajlandscaping.com

KING RESIDENCE
715 Bayland Avenue
Houston, TX 77009

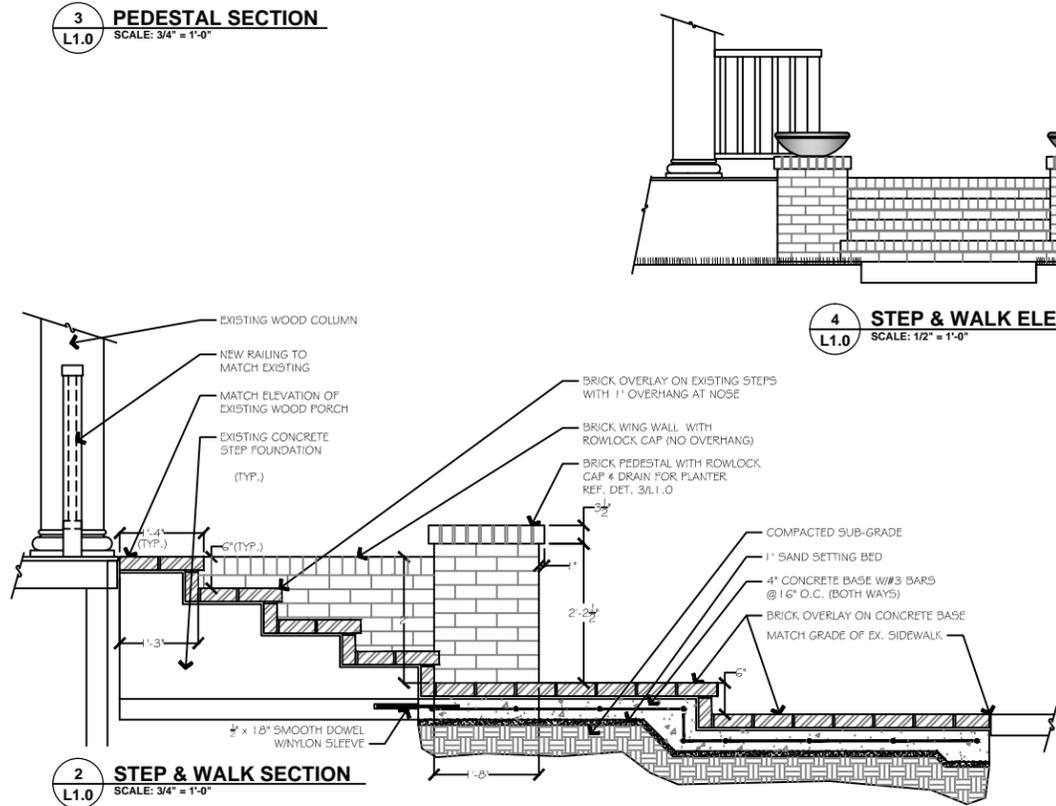
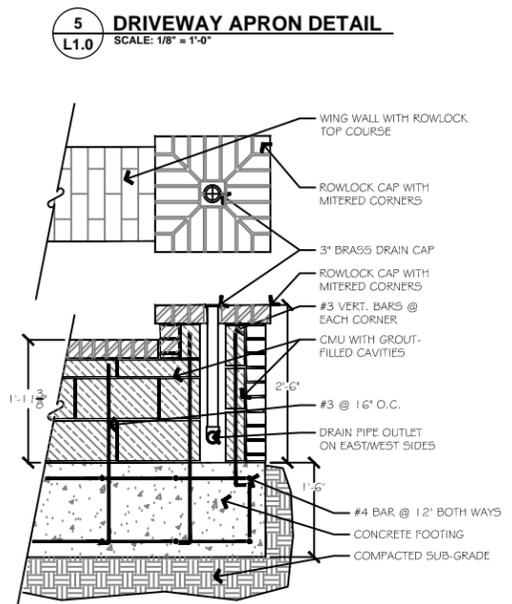
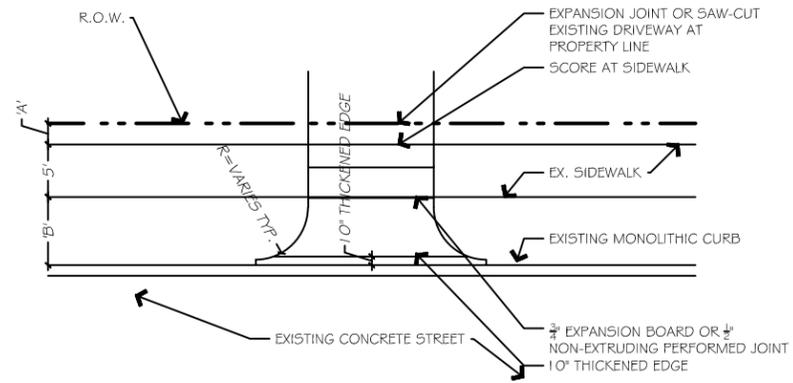
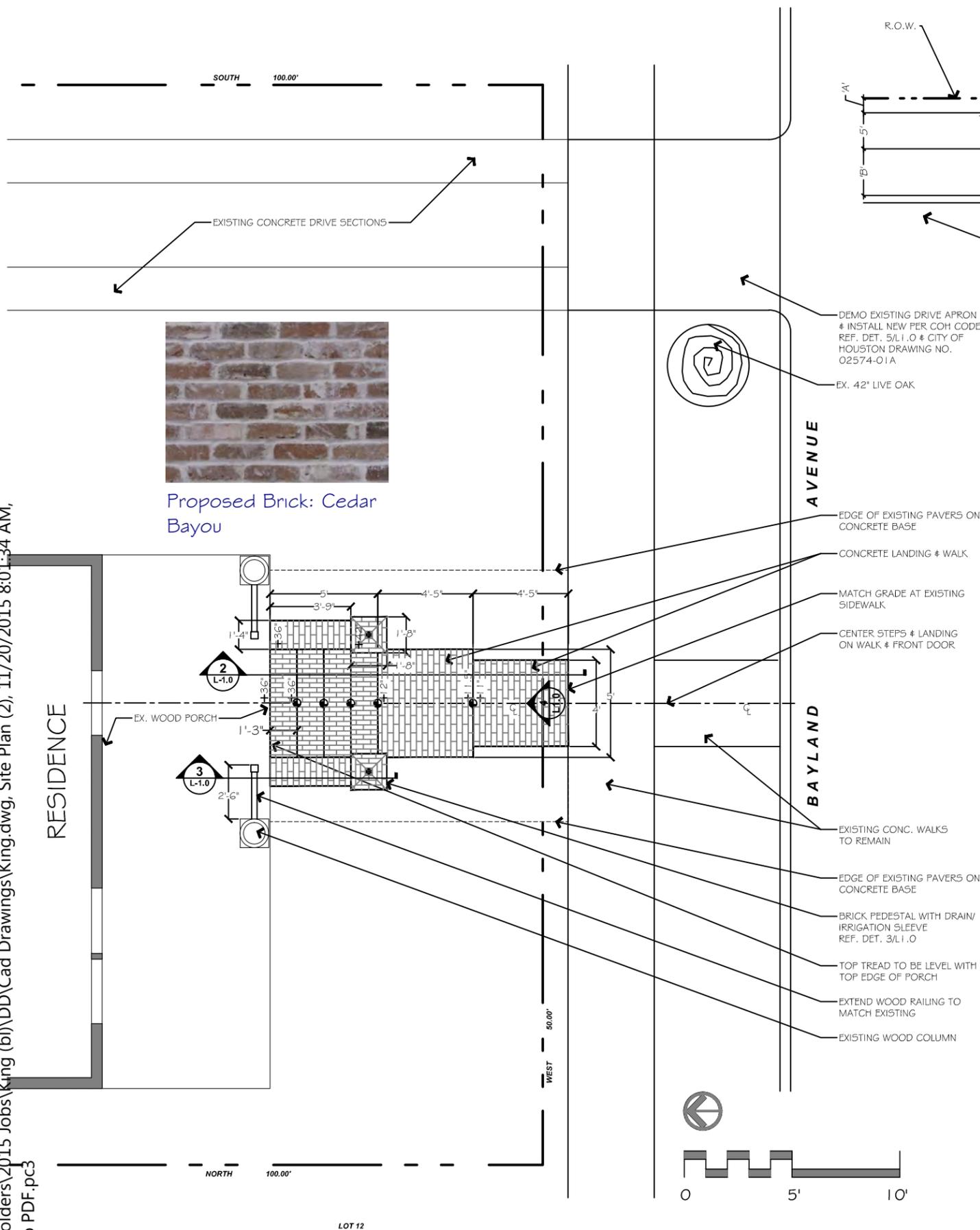
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scale: 1/4" = 1'-0"

MASTERPLAN

DATE ISSUED: 02.20.15	REVISION DATE:	SHEET
DRAWN / DESIGN BY: zal		OF
REVISIONS BY:		

X:\Job Folders\2015 Jobs\King (b)\DD\Cad Drawings\King.dwg, Site Plan (2), 11/20/2015 8:01:34 AM, DWG To PDF.pc3



GENERAL INFORMATION

LOCATION: KING RESIDENCE
715 Bayland Ave.
Houston, TX 77009-6609

MUNICIPALITY: City of Houston

LANDSCAPE: AJ's Landscaping & Design

ARCHITECT/ CONTRACTOR: 1223 W. 21st St.
Houston, TX 77008
(713) 957-0449

HOA/POA: LT 13 BLK 34
Woodland Heights

WATER SERVICE: City of Houston

PROJECT DESCRIPTION

This project consists of partial demolition of an existing brick paver steps and landing, replacing it with brick wing walls and pedestals. Also included is the demolition and replacement of a driveway apron.

APPLICABLE CODES

2006 International Building Code with City of Houston Amendments
2006 International Residential Code with City of Houston Amendments
2014 National Electric Code with City of Houston Amendments
2006 Uniform Mechanical Code with City of Houston Amendments
2006 Uniform Plumbing Code with City of Houston Amendments
2012 Texas Accessibility Standards
2006 International Fire Code with City of Houston Amendments
2009 International Energy Conservation Code with City of Houston Amendments

CONSTRUCTION NOTES

- Any areas of grass within the city's right of way which are disturbed or dug up as a result of the construction shall be replaced with st. augustine or grass which matches the grass removed.
- Any damage to existing roads, driveways, sidewalks or other appurtenances within the city's right of way shall be saw cut, removed and replaced with material equal to or superior to existing material, and be installed to city standards.
- The contractor shall maintain drainage during construction as to not impact adjacent/neighborhood properties.

GENERAL NOTES

- All construction to be completed by aj's landscaping & design.
- Construction materials - dirt or mud is not allowed on streets (no dumping lots).
- All trash, debris and litter will be picked up daily.
- Construction as outlined in this plan will not effect any erosion or water run-off to an adjacent lot.
- Approved plans, permit and inspection tickets shall be available on jobsite for each inspection.

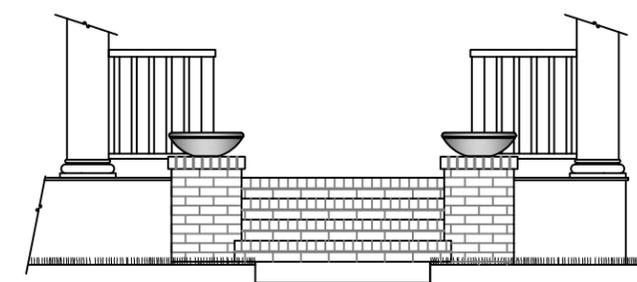
MATERIAL SPECIFICATIONS

Concrete 3,000 psi
Steel reinforcement: Grade 60
Brick: TBD

IMPERVIOUS COVER DATA

IMPROVEMENT TYPE	AREA OF EXISTING IMPERVIOUS COVER	AREA OF FINAL IMPERVIOUS COVER
BUILDING FOOTPRINT AREA	1,301 S.F.	1,301 S.F.
DRIVEWAY	304 S.F.	306 S.F.
SIDEWALKS/PATIO	291 S.F.	1,86 S.F.
TOTAL AREA	1,896 S.F.	1,793 S.F.

SIZE OF LOT COVER	TOTAL IMPERVIOUS COVER	PERCENT IMPERVIOUS
5,000 S.F.	1,793 S.F.	35.86%



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KING RESIDENCE
715 BAYLAND AVE.
HOUSTON, TX 77009

ISSUE DATE: 10/29/15

REVISIONS:

NO.	DESCRIPTION	DATE

SITE PLAN

ISSUED FOR PERMIT

SHEET
L-1.0

ACKNOWLEDGED BY:

AJ:
DATE: _____

DESIGNER:
DATE: _____

PRODUCTION:
DATE: _____

CLIENT / OWNER:
DATE: _____

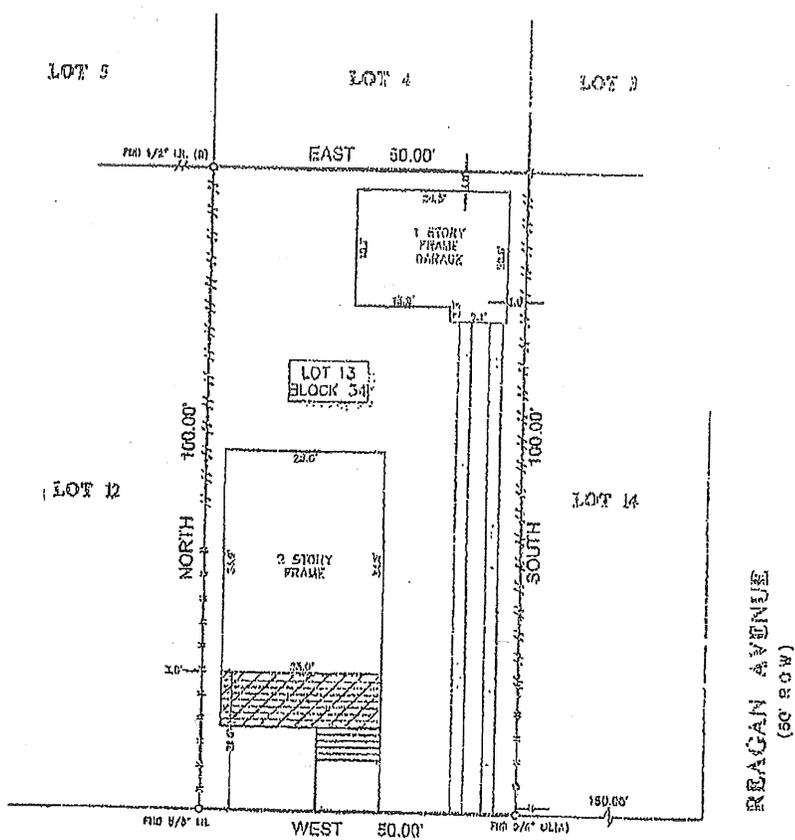




715 Bayland Avenue
 Belinda King Survey

Commonwealth
 LAND TITLE INSURANCE COMPANY

713-522-8700
 O.P. #: 2024005466 ISSUE DATE: MAY 18, 2013



DELIVER

BAYLAND AVENUE
 (50' R.O.W.)

LEGEND

21" 4" WOOD POST
 COVERED AREA
 STEPS
 CONCRETE
 WOOD DECK

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBMISSION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CONTROLLED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. RESTRICTIVE COVENANTS AS RECORDED IN VOL. 371, PG. 370, O.R. & C.F. NOS. 1431473, 1431493, 1431500, 1431510 & 1431515.

PROJECT:
 A LAND TITLE SURVEY OF LOT 13, IN BLOCK 34, OF WOODLAND HEIGHTS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 35 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: BELINDA KING	
ADDRESS: 715 BAYLAND AVENUE	
FLOOD ZONE: A1	FLOOD MAP#: 40201 C 0070 L
FLOOD MAP DATE: 6-18-07	FLOOD MAP COUNTY: HARRIS



INDIVIDUAL CERTIFICATE
 IN HIS PROFESSIONAL CAPACITY, THIS PLAT REPRESENTS THE BEST
 FIDELITY OF THE SURVEYOR. THE COURSE OF A BOUNDARY
 LINEY CONSIDERED UNDER HIS SUPERVISION ON MAY 18, 2013 AND
 CHANGES AS APPROVED BY THE BOARD OF PROFESSIONAL
 LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR
 PROHIBITIVE EASEMENTS AS SHOWN.

SURVEYS
 www.rsvoy.com
 survey1@rsvoy.com
 P.O. Box 2943 • AUSTIN, TX 78762
 (701) 303-1332 • Fax (201) 395-1333

FIELD CREW JOB# SE	5-20203-13
DRAWN BY RM	DATE MAY 17, 2013