

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1531 OXFORD ST. 77008
 Historic District / Landmark HEIGHTS EAST HCAD #
 Subdivision HOUSTON HEIGHTS BLK. 136 LOT 4
Block

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
(SEE APD PLANS)

OWNER

Name CHRISTOPHER BURTON
 Company HOME OWNER
 Mailing Address 1531 OXFORD ST.
HOUSTON TX. 77008
 Phone 713.718.5029
 Email [REDACTED]
 Signature [Signature]
 Date 6/28/16

APPLICANT (if other than owner)

Name MARK VAN DOLEN
 Company APD DESIGN
 Mailing Address 608 OXFORD ST.
HOUSTON, TX 77007
 Phone 713.802.9895
 Email [REDACTED]
 Signature [Signature]
 Date 6.28.16

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: _____

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 type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION **PLANS, DELIVERED W/ APPLICATION**

- 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 **DELIVERED W/ APPLICATIONS**

- 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 **DELIVERED W/ APPLICATION**

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

COMING SOON

CERTIFICATE OF APPROPRIATENESS APPLICATION
PART II.B – CHECKLIST AND FORM:
NEW CONSTRUCTION



PLANNING &
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DEPARTMENT

I (we) request approval of a Certificate of Appropriateness to...

REVISE 1531 OXFORD TO PLANS PROVIDED BY APD

CERTIFICATE OF APPROPRIATENESS APPLICATION PART I – GENERAL FORM



**PLANNING &
DEVELOPMENT
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:

BURTON ADDITION



1531 OXFORD STREET HOUSTON, TEXAS 77008 HOUSTON HEIGHTS - HISTORIC DISTRICT EAST

PERMIT DOCS:

APD DESIGN
608 OXFORD STREET 'B'
HOUSTON, TEXAS 77007
713.802.9895 w. 832.276.8587 c.
mark@apd-design.com

STRUCTURAL:

HENRY E. SEGURA, P.E.
9827 SAGEASPEN LANE
HOUSTON, TX. 77089
281.935.6020 c.

PERMITTING:

BY J. POOL

ENERGY CODE:

BY J. POOL

SUBMITTALS:

- DEFERRED ITEMS
- 1. TRUSS SHOP DRAWINGS
- 2. FORM SURVEY

LANDSCAPE:

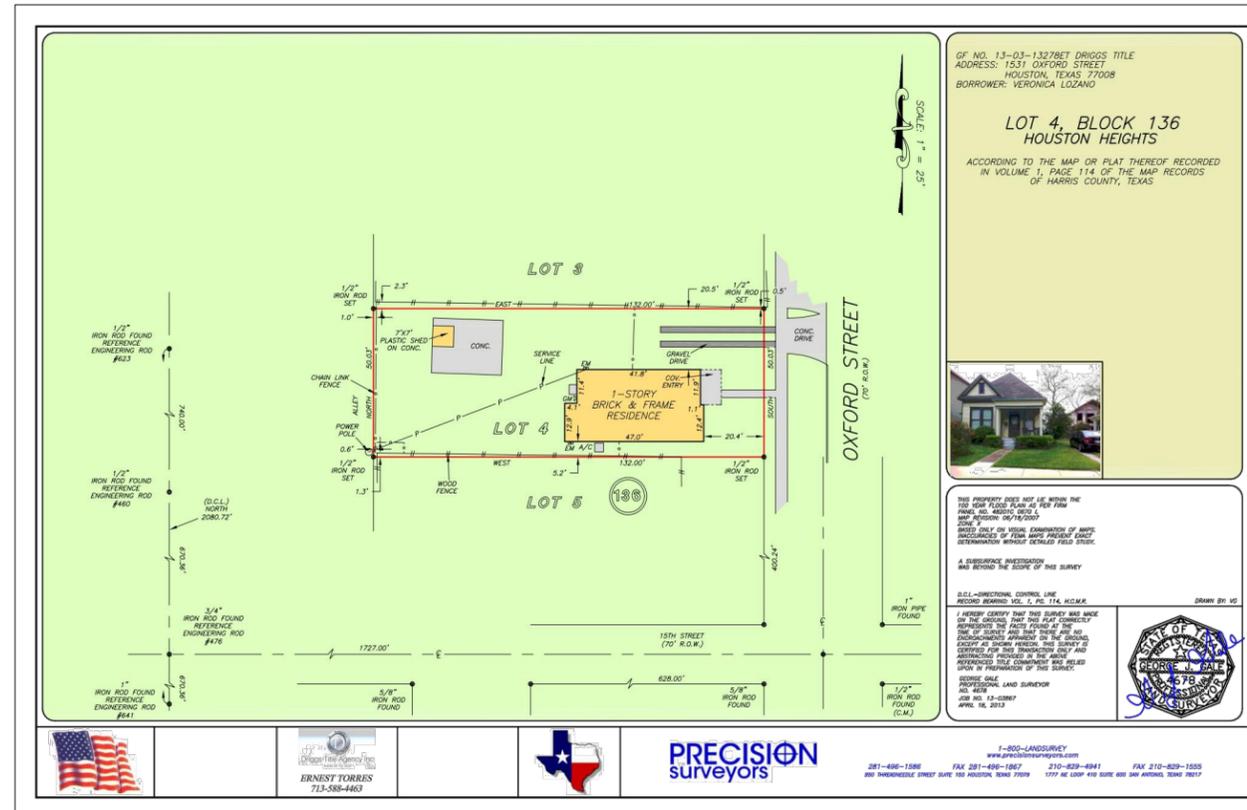
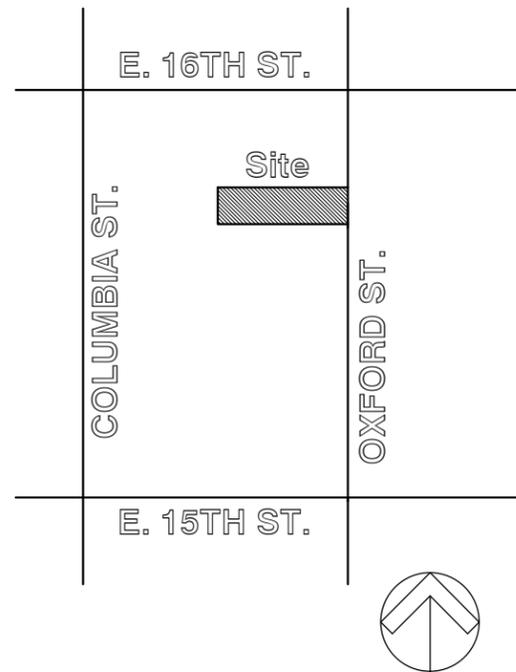
BY SUBCONTRACTOR

BUILDER:

T.B.D.

KEY MAP:

#493S



LEGAL DESCRIPTION

1531 OXFORD ST. T1008
 LOT 4, BLOCK 136
 HOUSTON HEIGHTS - HISTORIC DISTRICT EAST
 CITY OF HOUSTON, HARRIS COUNTY, TX

FLOOD DATA

ZONE: X
 PANEL NO.: 48201G 0670 L
 EFF. DATE: 6-18-07

SITE NOTES

- NO FILL TO SITE, DRAIN GRADE TO EXISTING STREET FRONT BAR DITCH.
- 12" MAX. OVERHANG @ 3' BUILDING LINE.
- MOUND CRUSHED LIMESTONE BELOW HOUSE FOR DRAINAGE TO STREET.
- TERMITE TREAT SOIL BELOW HOUSE & GARAGE.
- LANDSCAPE & IRRIGATION BY OTHERS.
- ROUND GALV. GUTTER & DOWNSPOUTS W/ CLEATS TO FIT RAFTER TAILS.
- FORM SURVEY REQUIRED FOR THIS PROJECT.
- NO ROOF OVERHANGS, GUTTER MAY PROTRUDE GRATER THAN 1/3rd INTO THE 3' SIDE SET BACKS, PERIOD.

SPECIAL NOTE:
 THE FINISHED FLOOR OF BUILDINGS SHALL NOT BE LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM AS SHOWN ON EXTERIOR ELEVATIONS (ASSUMING THE MANHOLE HEIGHT IS AT THE SAME LEVEL AS CROWN OF STREET).

NEW STORM COVERAGE CALCS.

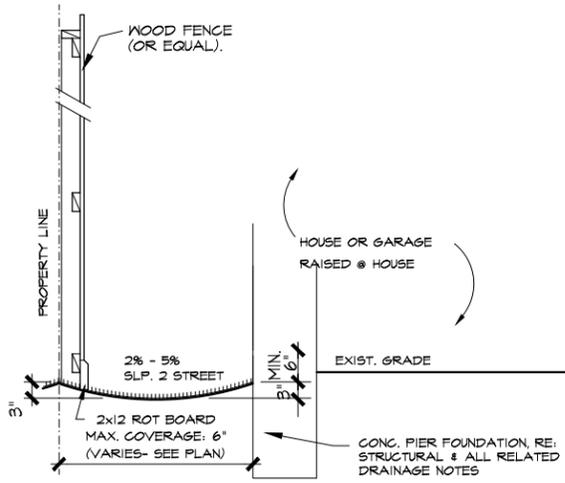
LOT SIZE =	6604 S.F.
STRUCTURES =	36% 2438 S.F.
DRIVE =	852 S.F.
WALKS =	45 S.F.
TOTAL IMPERVIOUS =	50% 3335 S.F.

STRUCTURE CALCS.

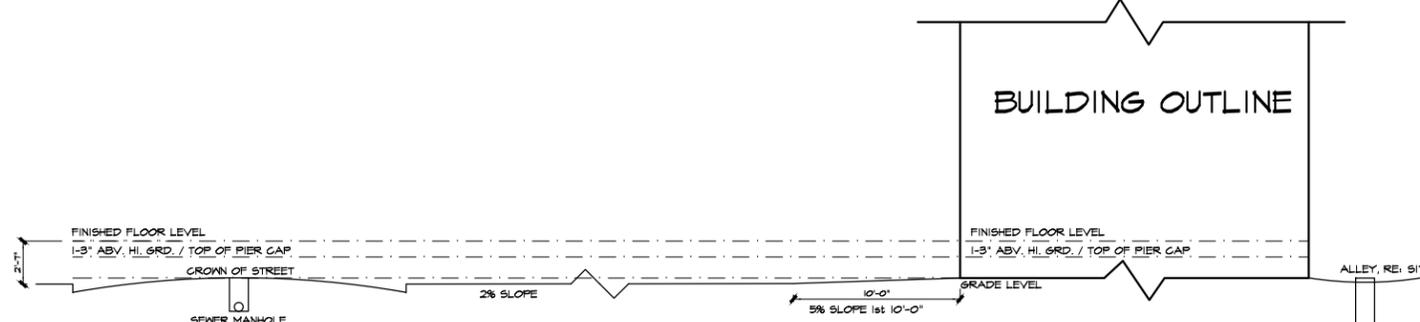
EXISTING 1ST FLOOR =	834 S.F.
ADDITIONAL 1ST FLOOR =	782 S.F.
ADDITIONAL 2ND FLOOR =	420 S.F.
TOTAL LIVING =	2541 S.F.
COVERED PORCHES =	423 S.F.
PORTICO =	344 S.F.
STORAGE/POTTING =	220 S.F.
TOTAL COVERED AREA =	3528 S.F.

SWAIL NOTES

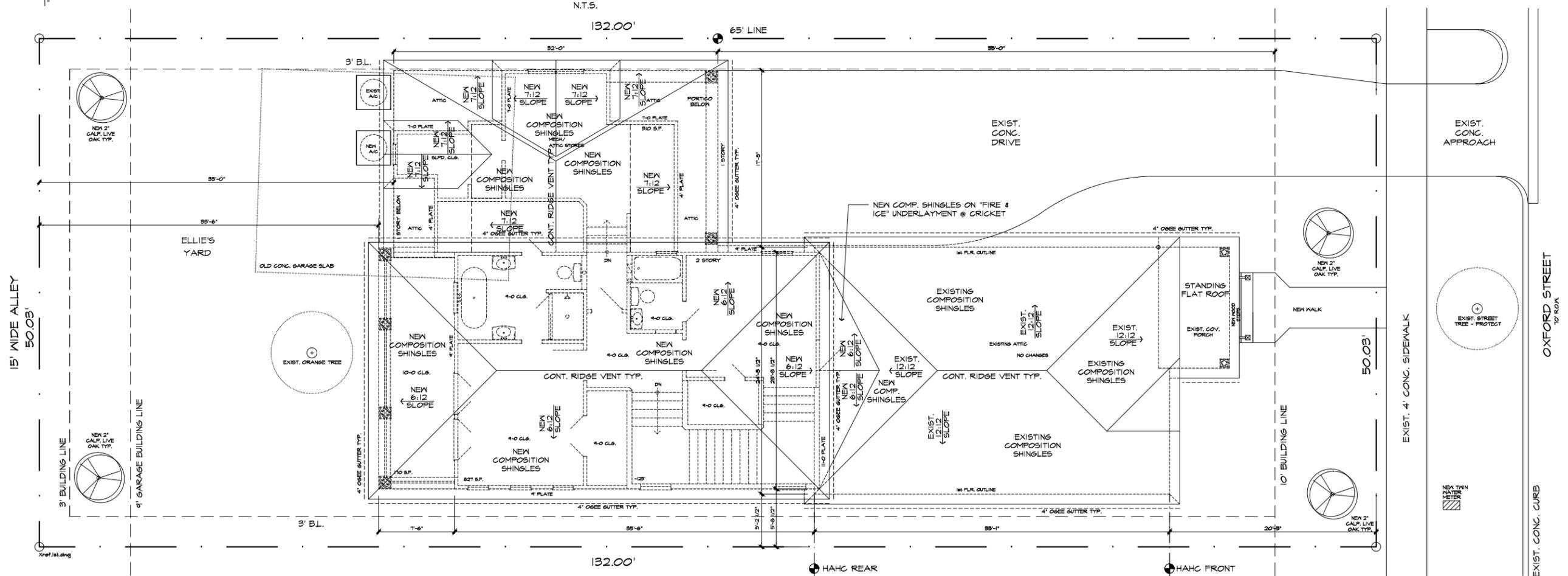
- PROVIDE 3" MINIMUM (GRASS OR AGGREGATE) SWALE BETWEEN HOUSE(S) &/OR (SIDE) PROPERTY LINE.
- NOTE: SLOPE SWAIL AWAY FROM ADJACENT PROPERTY(IES) LINE SO THAT NO WATER WILL DRAIN ONTO ADJACENT PROPERTY(IES), 6" IN THE FIRST 10' (5% SLOPE) & 2% AWAY WITHIN 10' OF THE BUILDING FOUNDATION.
- PROVIDE 2X12 ROT BOARD, BEVELED TOP, BOTTOM EVEN WITH ADJACENT UNDISTURBED GRADE, WHEN TOTAL GRADE DIFFERENCE EACH SIDE OF PROPERTY LINE IS 6" OR LESS @ THE PROPERTY LINE.
- INVERT SWAIL TO EX. BAR DITCH @ STREET.
- NO WATER MAY BE DRAINED ON ADJACENT PROPERTY.
- LOT IS LESS THAN 15,000 S.F.



3- SWAIL DETAIL



2- GRADE FOUNDATION / MANHOLE ELEVATION



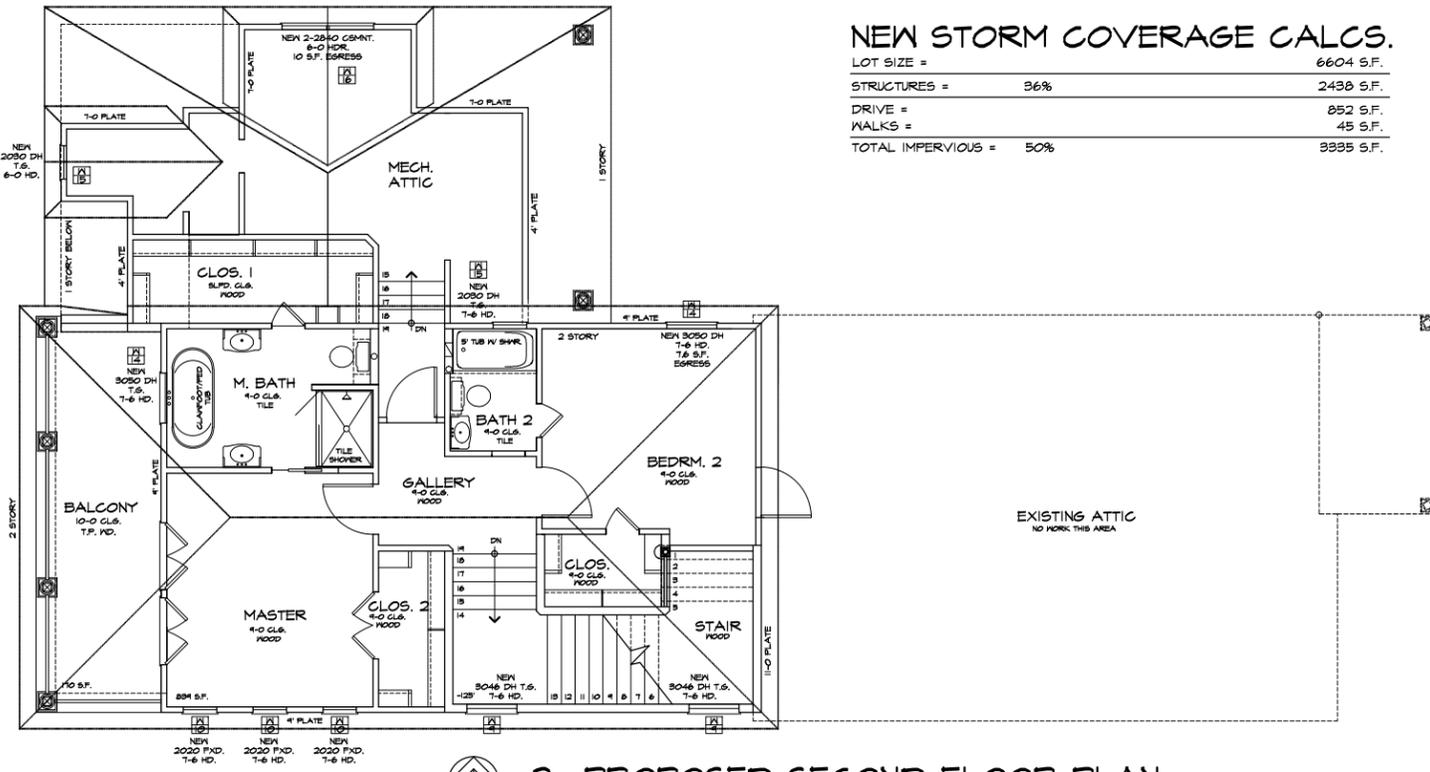
1- PROPOSED SITE / ROOF / DRAINAGE PLAN
 1/4" NORTH

APD DESIGN 30013 BLVD HOUSTON, TX 77057 TEL: 281-410-1100 WWW.APDDESIGN.COM	06 15 01	COMMISSIONED	06 16 01	HAHG I
	06 16 03	SITE PICTURES & TREES	06 24 16	SUBMISSION HAHG I
				STAFF: MK

COMMISSION:	BURTON ADDITION	CONTENT:	PROPOSED SITE / ROOF / DRAINAGE PLAN
1531 OXFORD ST. HOUSTON TEXAS 77008 HEIGHTS HISTORIC EAST		PROJECT: 20980	DRAWN: RL MVD
		CHECKED: MVD	SHEET: A.1.1

WINDOW SCHEDULE

NO.	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
1	EXIST. 3'-0" X 6'-6" DOWN HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
2	EXIST. 3'-0" X 4'-8" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
3	EXIST. 3'-4" X 4'-8" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
4	EXIST. 2'-0" X 3'-0" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
5	EXIST. 2'-4" X 3'-0" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
6	EXIST. 3'-0" X 3'-0" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
7	EXIST. 4'-0" X 2'-0" SLIDING ALUM.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
8	NEW 3'-0" X 6'-6" DOUBLE HUNG; WOOD; 1-OVER-1	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
9	NEW 3'-0" X 4'-8" DOUBLE HUNG; WOOD; 1-OVER-1	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
10	NEW 2'-0" X 2'-6" FIXED; WOOD;	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
11	NEW 3'-4" X 6'-6" DOUBLE HUNG; WOOD; 1-OVER-1	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
12	NEW 2'-0" X 4'-8" DOUBLE HUNG; WOOD; 1-OVER-1	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
13	NEW 2'-6" X 1'-0" FIXED; WOOD;	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
14	NEW 3'-0" X 5'-0" DOUBLE HUNG; WOOD; 1-OVER-1	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
15	NEW 2'-0" X 3'-0" DOUBLE HUNG; WOOD; 1-OVER-1	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
16	NEW 2'-6" X 4'-0" CASEMENT; WOOD;	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
17	NEW 3'-0" X 3'-0" DOUBLE HUNG; WOOD; 1-OVER-1	FT. KD.	FT. KD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.



NEW STORM COVERAGE CALCS.

LOT SIZE =	6604 S.F.
STRUCTURES =	36%
DRIVE =	2438 S.F.
WALKS =	852 S.F.
TOTAL IMPERVIOUS =	45 S.F.
TOTAL IMPERVIOUS =	50%
	3335 S.F.

STRUCTURE CALCS.

EXISTING 1ST FLOOR =	839 S.F.
ADDITIONAL 1ST FLOOR =	782 S.F.
ADDITIONAL 2ND FLOOR =	420 S.F.
TOTAL LIVING =	2541 S.F.
COVERED PORCHES =	423 S.F.
PORCHES =	344 S.F.
STORAGE/POTTING =	220 S.F.
TOTAL COVERED AREA =	3528 S.F.

LEGAL DESCRIPTION

1531 OXFORD ST.
 LOT 4, BLOCK 136
 HOUSTON HEIGHTS - HISTORIC DISTRICT EAST
 CITY OF HOUSTON, HARRIS COUNTY, TX

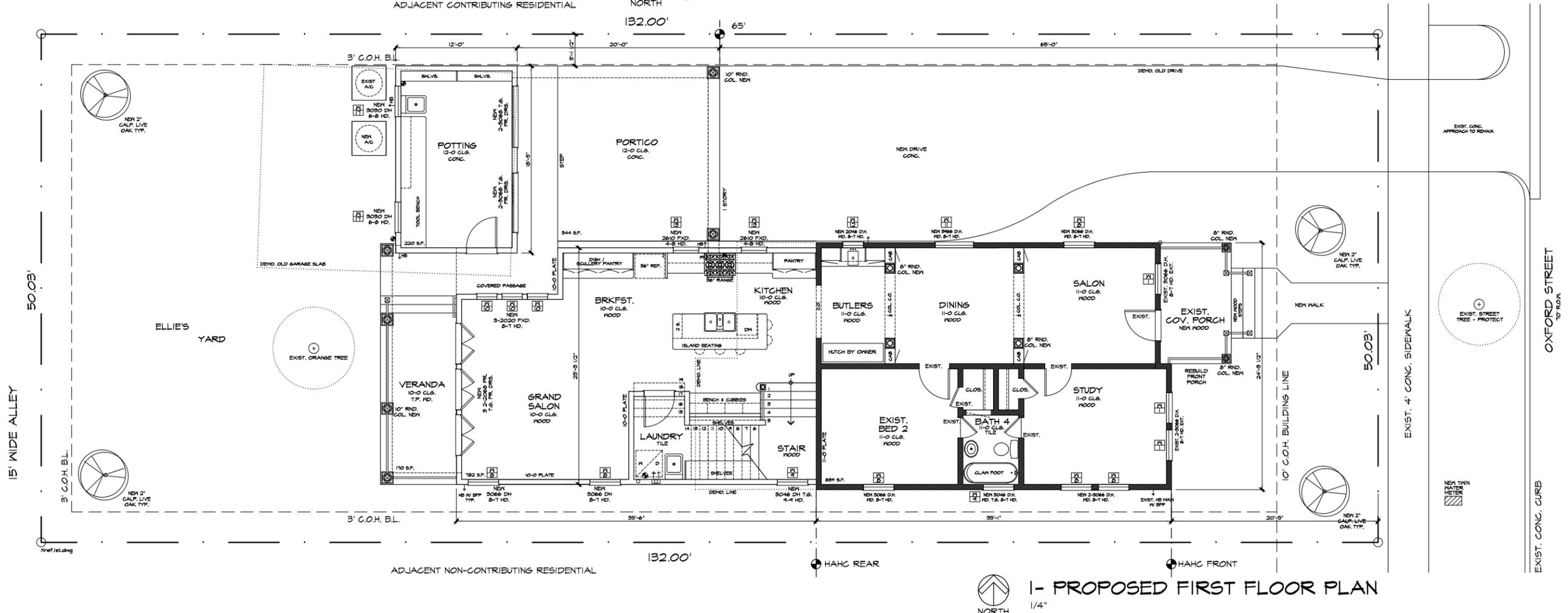
NOTES

- ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. PER 2006 I.R.C. CITY OF HOUSTON BUILDING CODE
- WINDOW MANUFACTURER: 'JELDWIN' WOOD W/ DOUBLE GLAZED, LOW E'
- ALL HANDRAILS & GUARDRAILS TO WITHSTAND 200 LBS. LATERAL LOAD PER R301.5 d I.R.C.
- CHILD SAFETY DEVICES ON ALL WINDOW SILL LESS 24" FROM FIN. FLR.
- HVAC 1st & 2nd EAST SPLIT SYSTEM DINING, LIVING, SALON, BED & BATH, & ATTIC

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- DEMOLITION

2- PROPOSED SECOND FLOOR PLAN
 1/4" NORTH



1- PROPOSED FIRST FLOOR PLAN
 1/4" NORTH

<p>APD DESIGN</p> <p>30415 BLVD HOUSTON, TX 77058 TEL: 281-410-1111 WWW.APDDESIGN.COM</p>	06/16	COMMISSIONED	06/16	HAHG I
	06/16	SITE PICTURES & TREES	06/24	SUBMISSION HAHG I
	06/16		06/24	STAFF: MK
	06/16		06/24	
<p>COMMISSION:</p> <p>BURTON ADDITION</p> <p>1531 OXFORD ST. HOUSTON TEXAS 77008 HEIGHTS HISTORIC EAST</p>		<p>CONTENT:</p> <p>PROPOSED FIRST & SECOND FLOOR PLANS</p>		<p>PROJECT: 20240</p> <p>DRAWN: RL MVD</p> <p>CHECKED: MKD</p> <p>SHEET: A2.1</p>



