

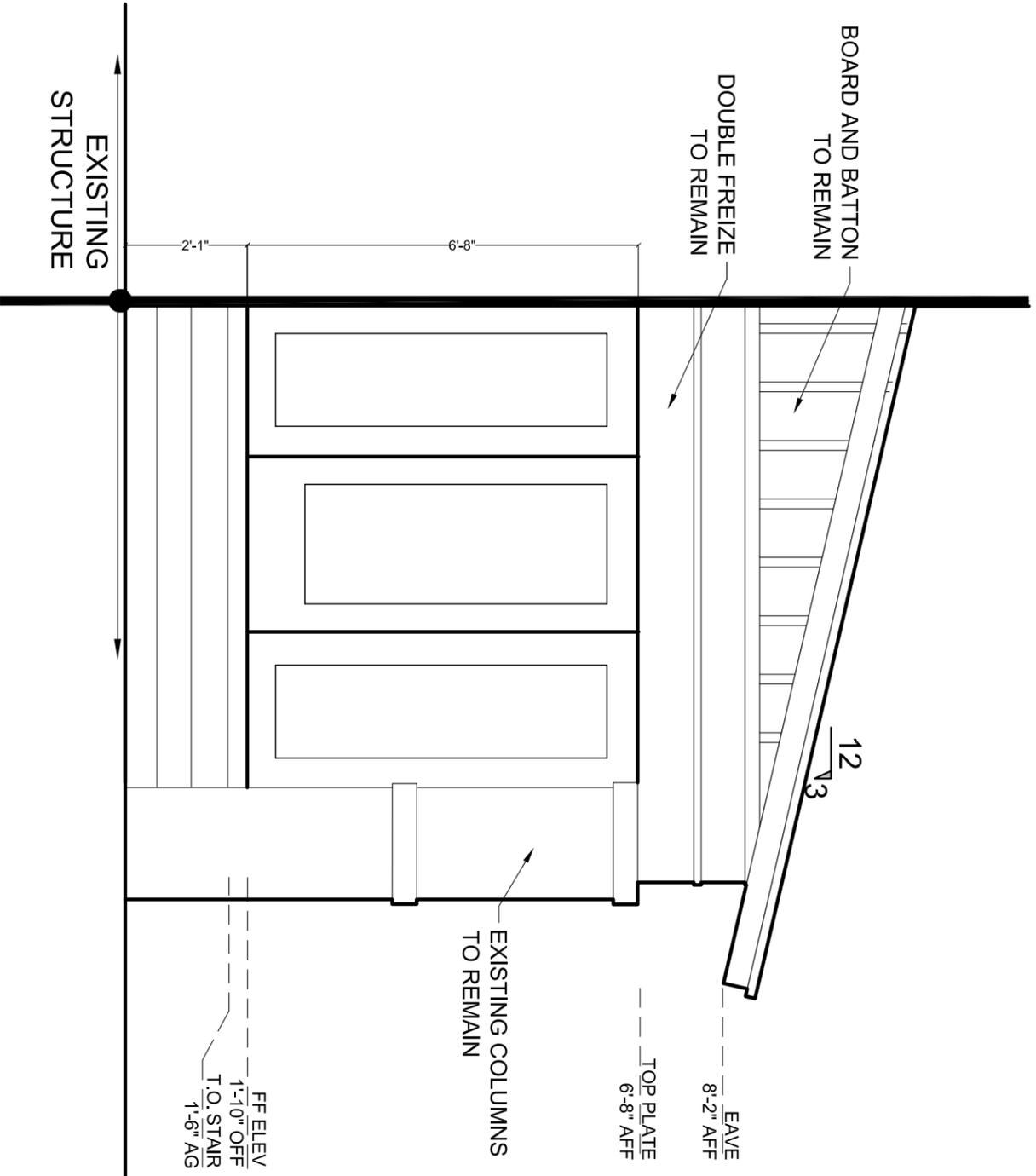


*Proposed Entry*

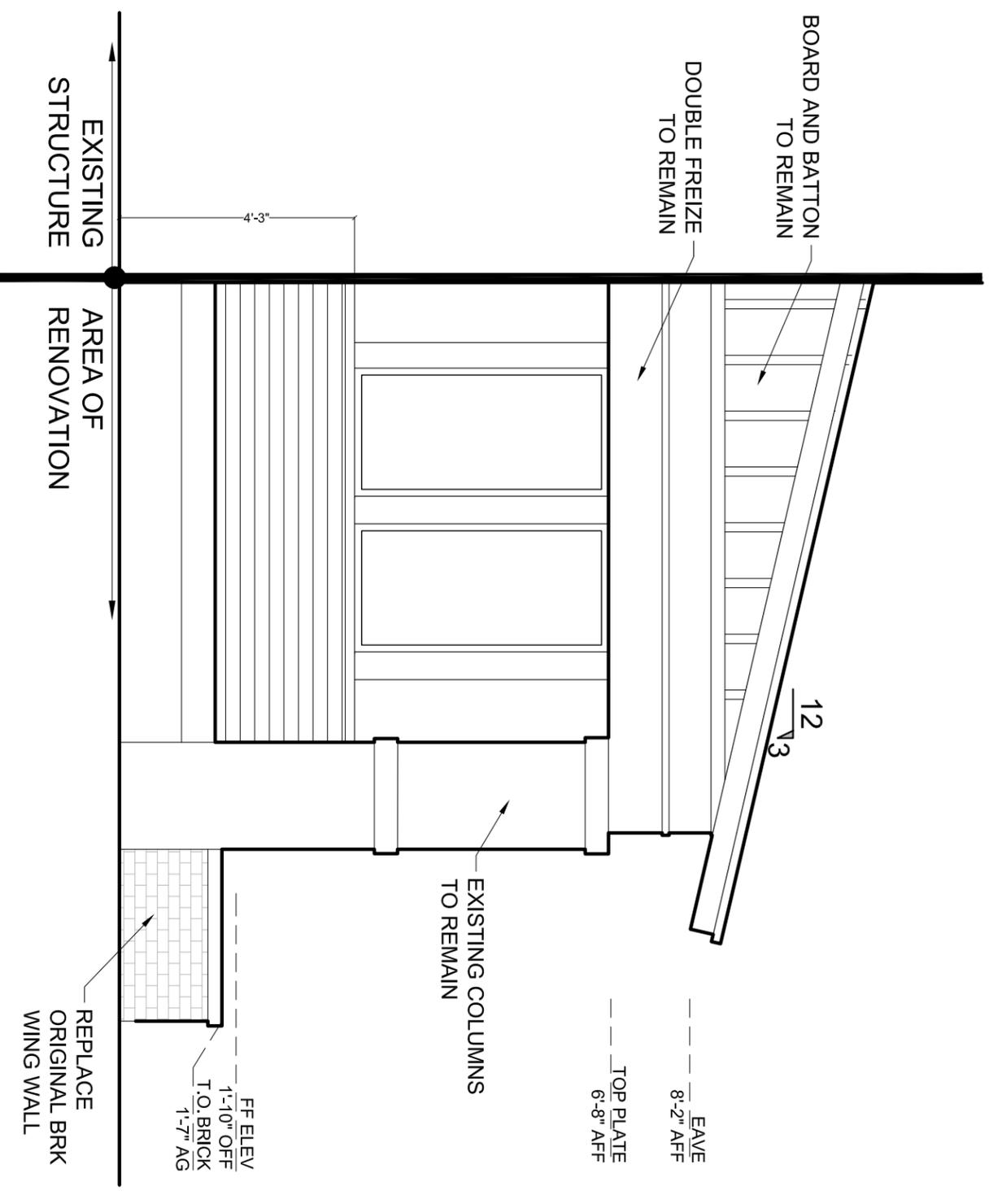
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801 BRANARD ST.  
HOUSTON, TX 77006

PERSPECTIVE  
Scale: NA



**2 Existing West Elevation**



**1 Proposed West Elevation**

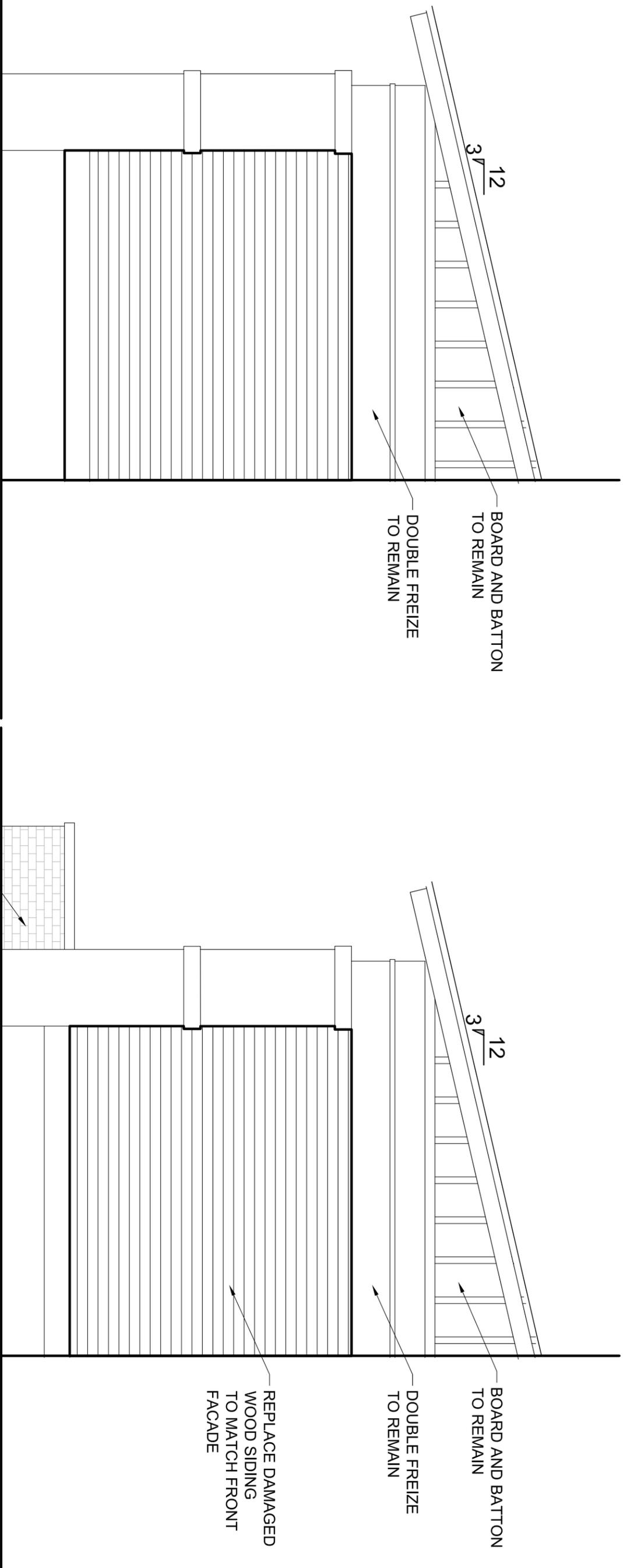
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**D4.00**

Exterior Elevation

Scale: 3/8" = 1'-0"

Branard Street Entry | Houston, Texas | June 2015



**2 Existing East Elevation**

**1 Proposed East Elevation**  
**NO CHANGE**

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**D4.01**

Exterior Elevation

Scale: 3/8" = 1'-0"

# 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:** 801 BRONARD ST, HOUSTON TX 77006

### 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
- REPAIR
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

### WRITTEN DESCRIPTION

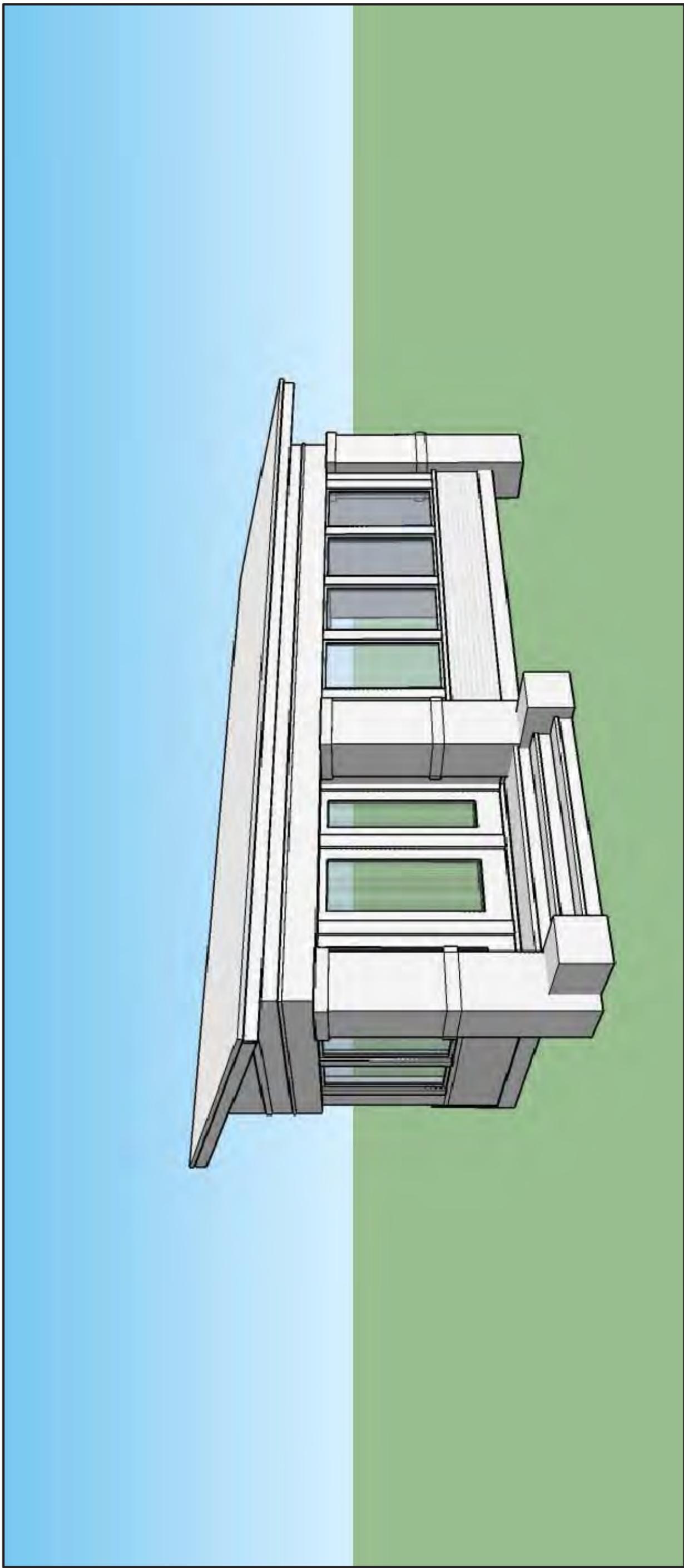
- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary (TBD)

### 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
- NA

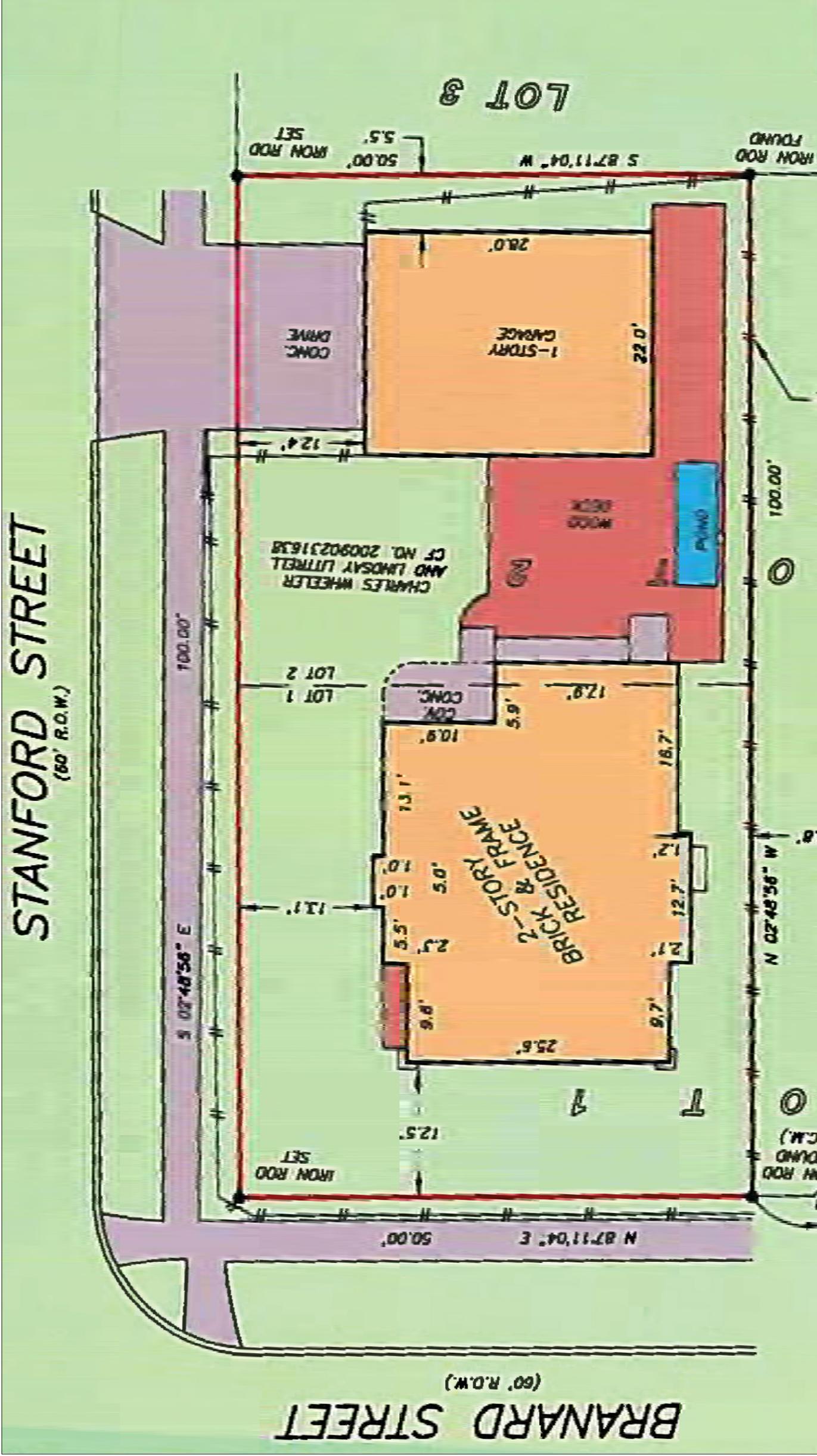
### DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- perspective and/or line of sight



*Proposed Entry*

<p>PERSPECTIVE</p> <p>Scale: NA</p>	<p>801 BRANARD ST. HOUSTON, TX 77006</p>	<p>THESE DRAWINGS ARE PREPARED BY AN ARCHITECTURAL DESIGNER NOT A LICENSED ARCHITECT. THESE DRAWINGS ARE FOR COMMUNICATING DESIGN INTENT ONLY. ANY AND ALL DECISIONS OR LIABILITIES REGARDING CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING OR EQUIPMENT IS NOT THE RESPONSIBILITY OF THE ARCHITECTURAL DESIGNER AND SHOULD BE PURSUED THROUGH THE CONTRACTOR AND APPROPRIATE PARTY.</p>
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1 Site Plan

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North

**D00**

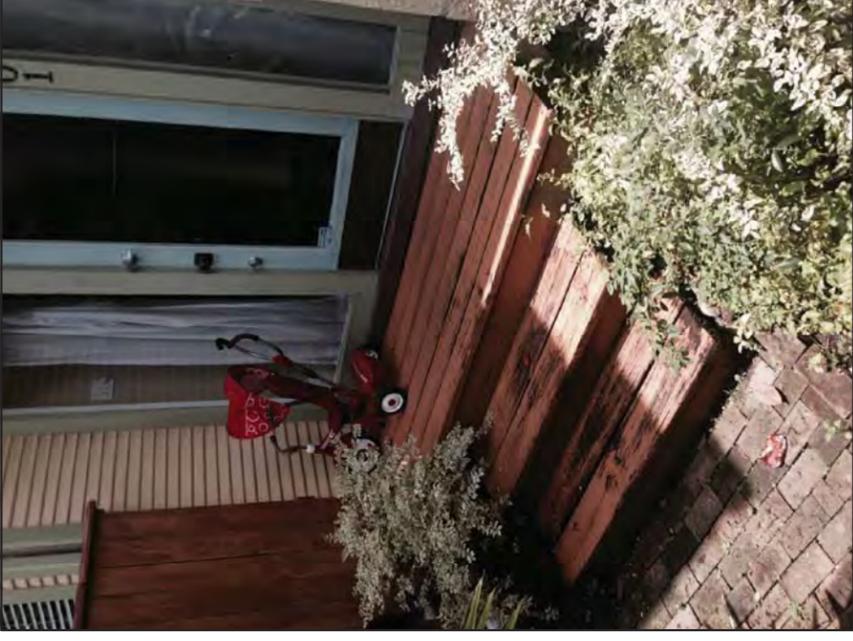
Site Plan

Scale: 1/8" = 1-0'

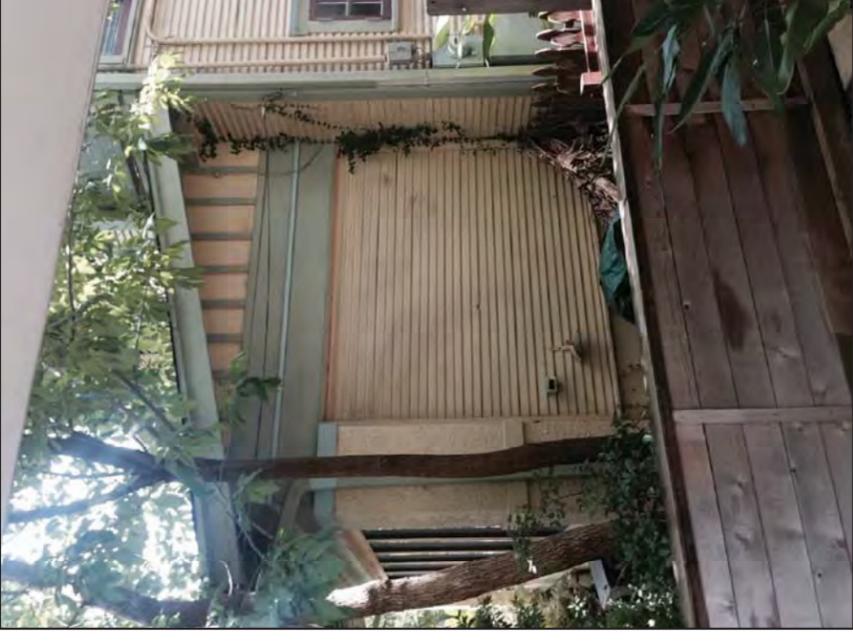




**3 Existing North Elev.**



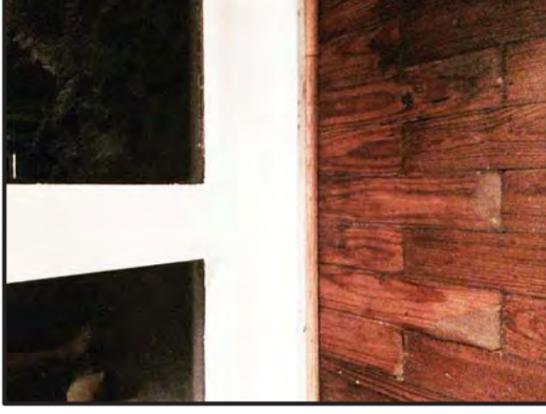
**2 Existing Entry Steps**



**1 Existing East Elevation**



**4 Existing Window/Wall Damage**



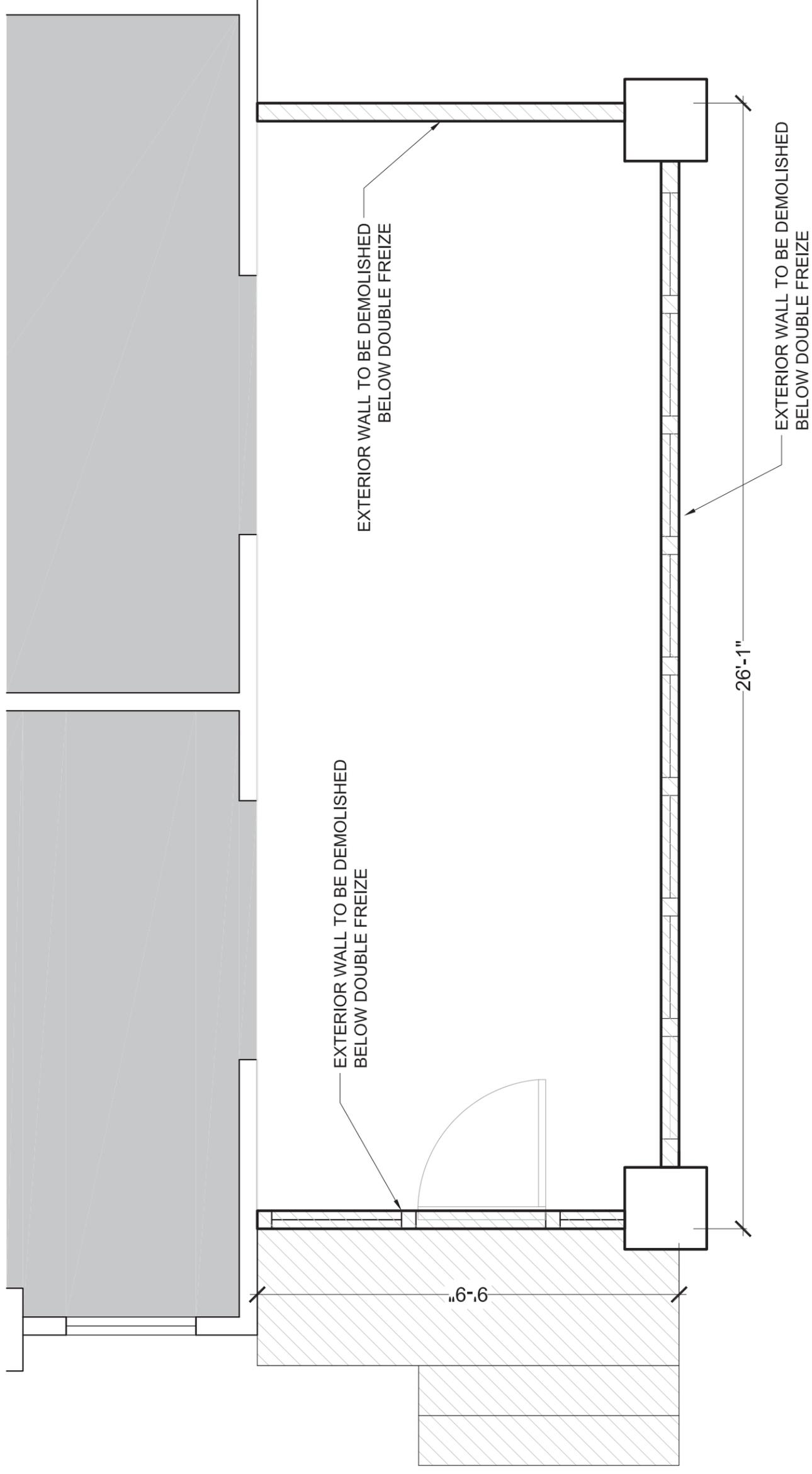
**5 Column Location at Floor**

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**D001**

Existing House

Scale: NA



1 Demo Plan

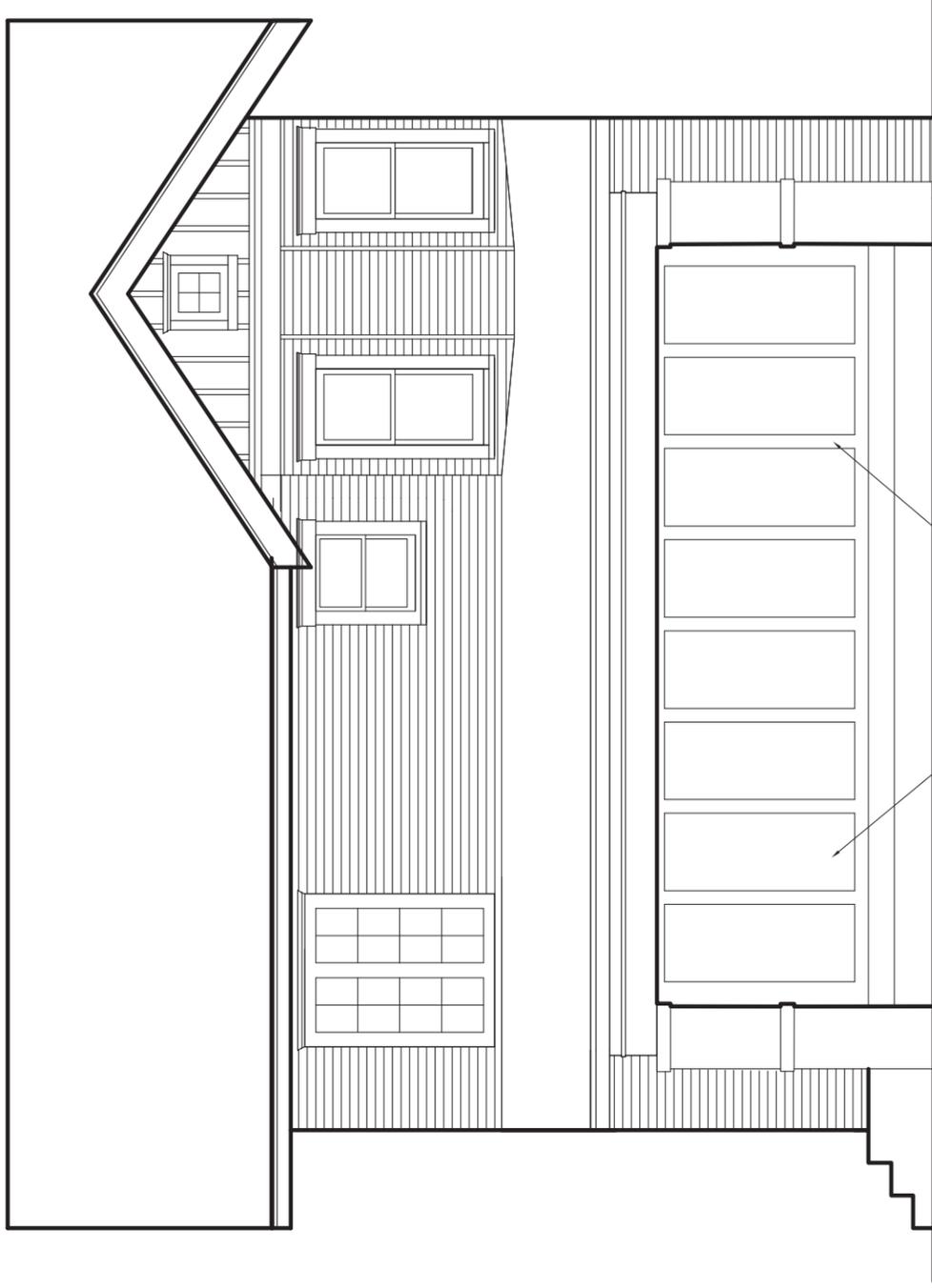
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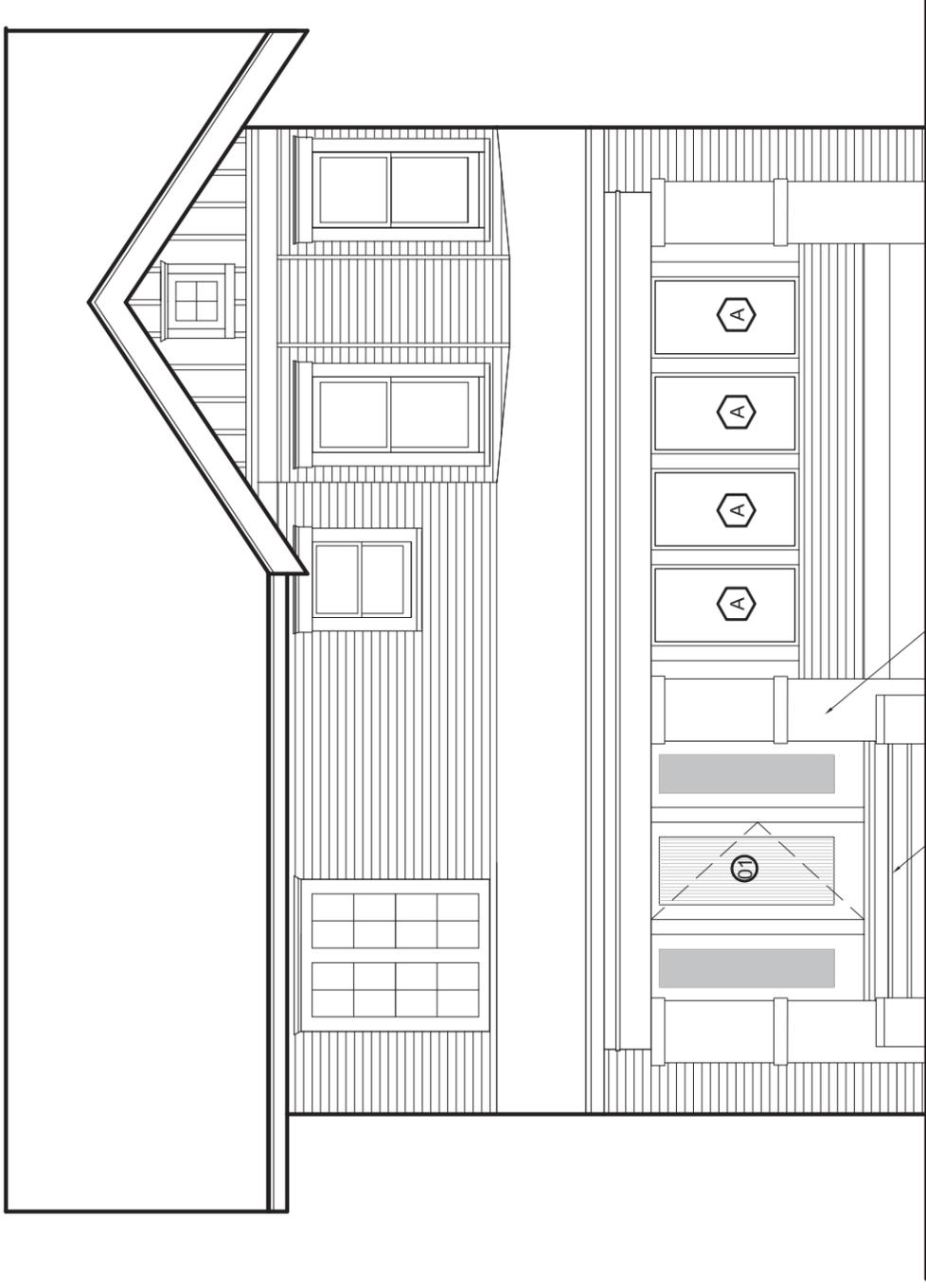
**D1.01**

Demo Plan

Scale: 3/8" = 1'-0"



**2 Existing North Elevation**



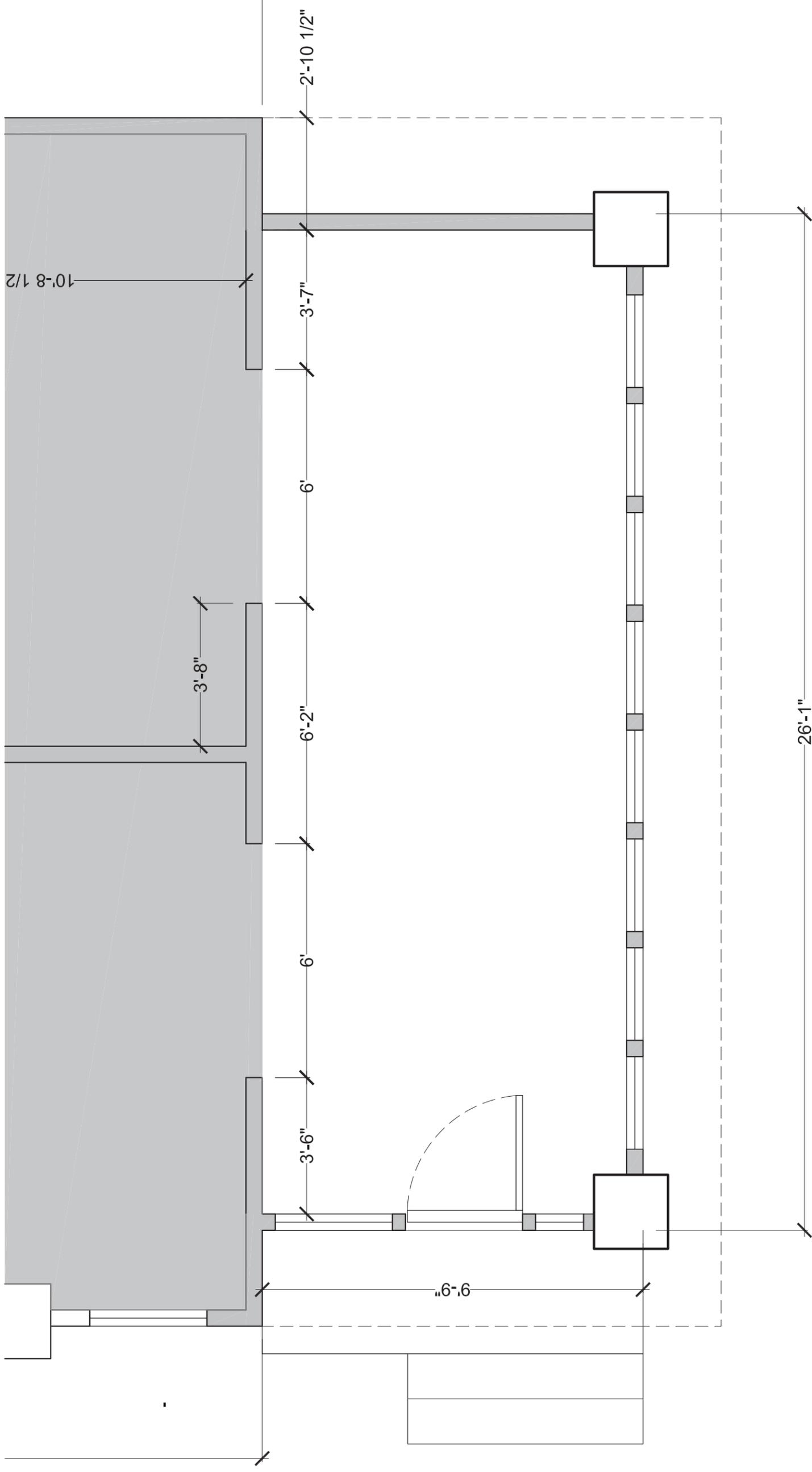
**1 Proposed North Elevation**

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**D1.02**

Exterior Elevations

Scale: 3/16" = 1'-0"



1 Existing Floorplan

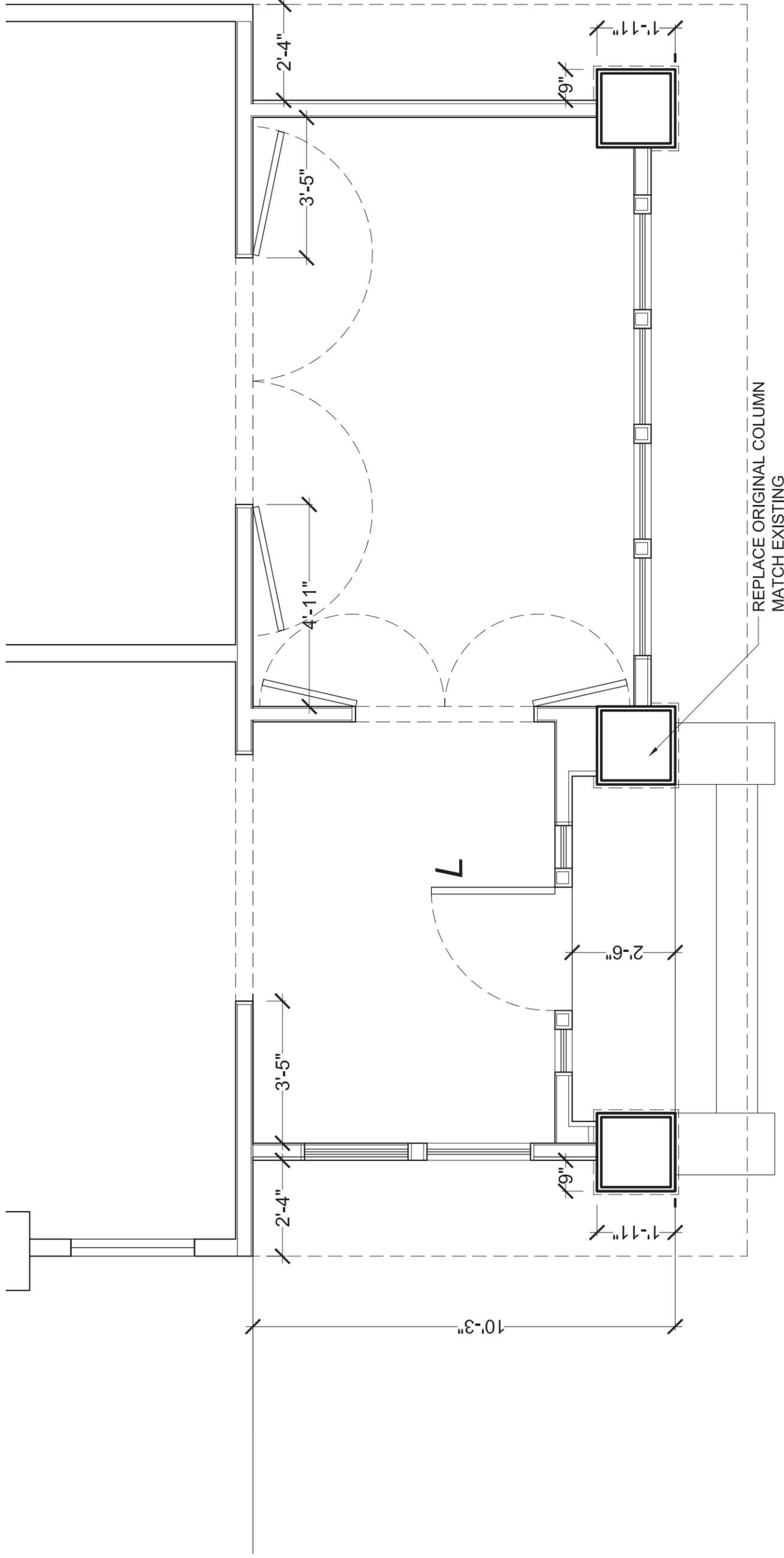
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D2.00

Existing Floorplan

Scale: 3/8" = 1'-0"



1 Proposed Floorplan

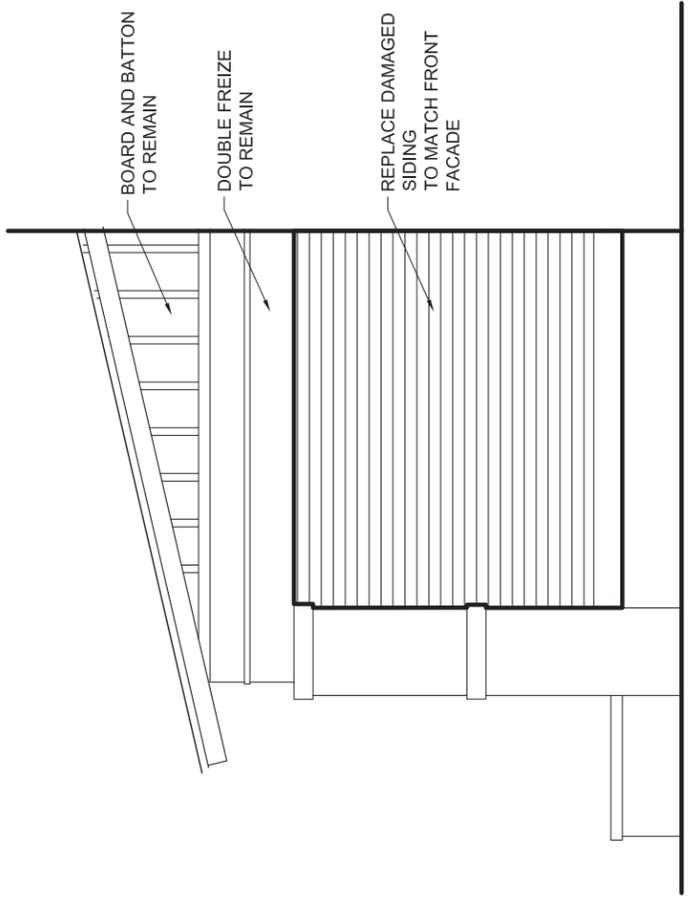
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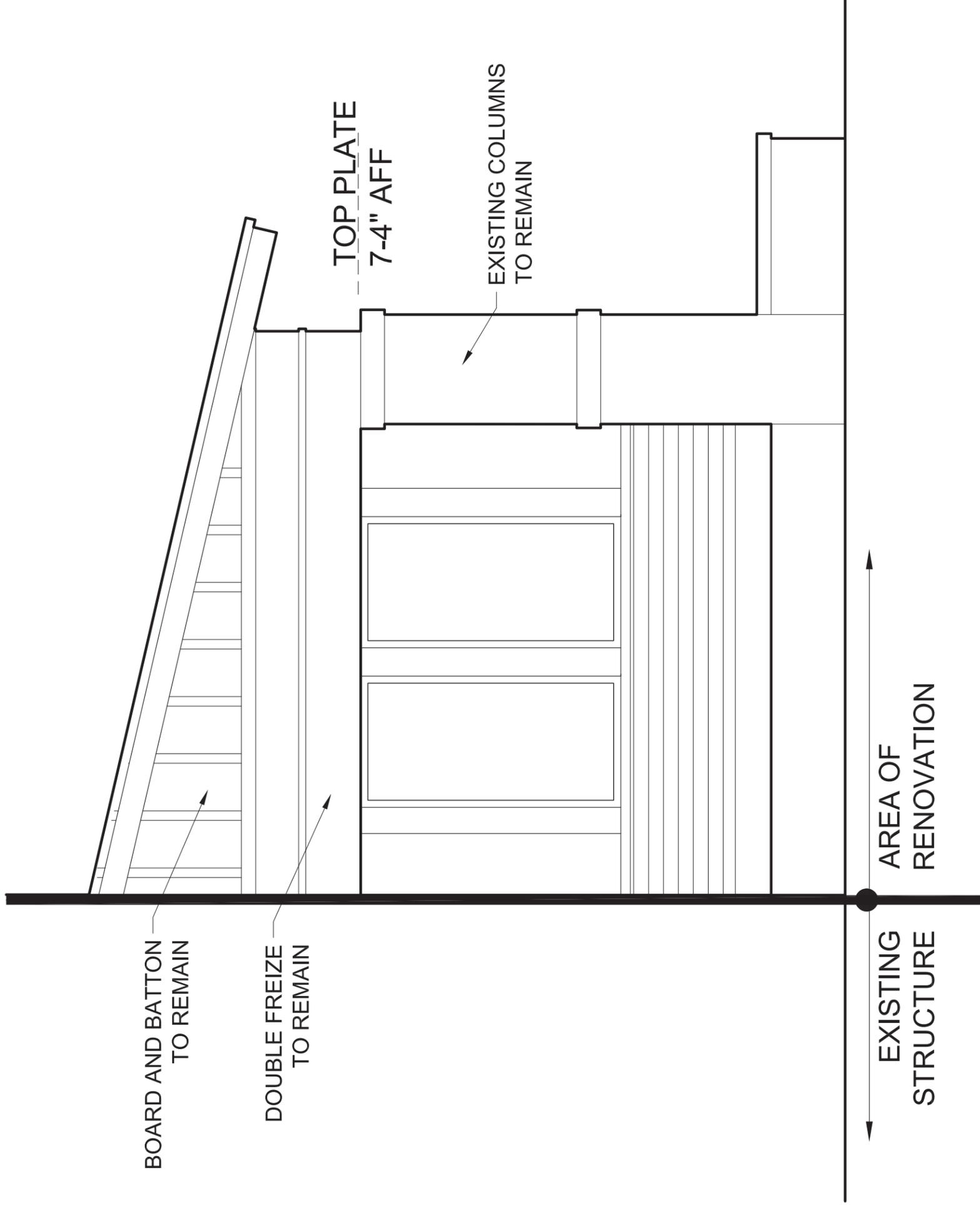
D2.01

Floorplan

Scale: 3/8" = 1'-0"



**2 Proposed West Elevation**



**3 Proposed East Elevation**

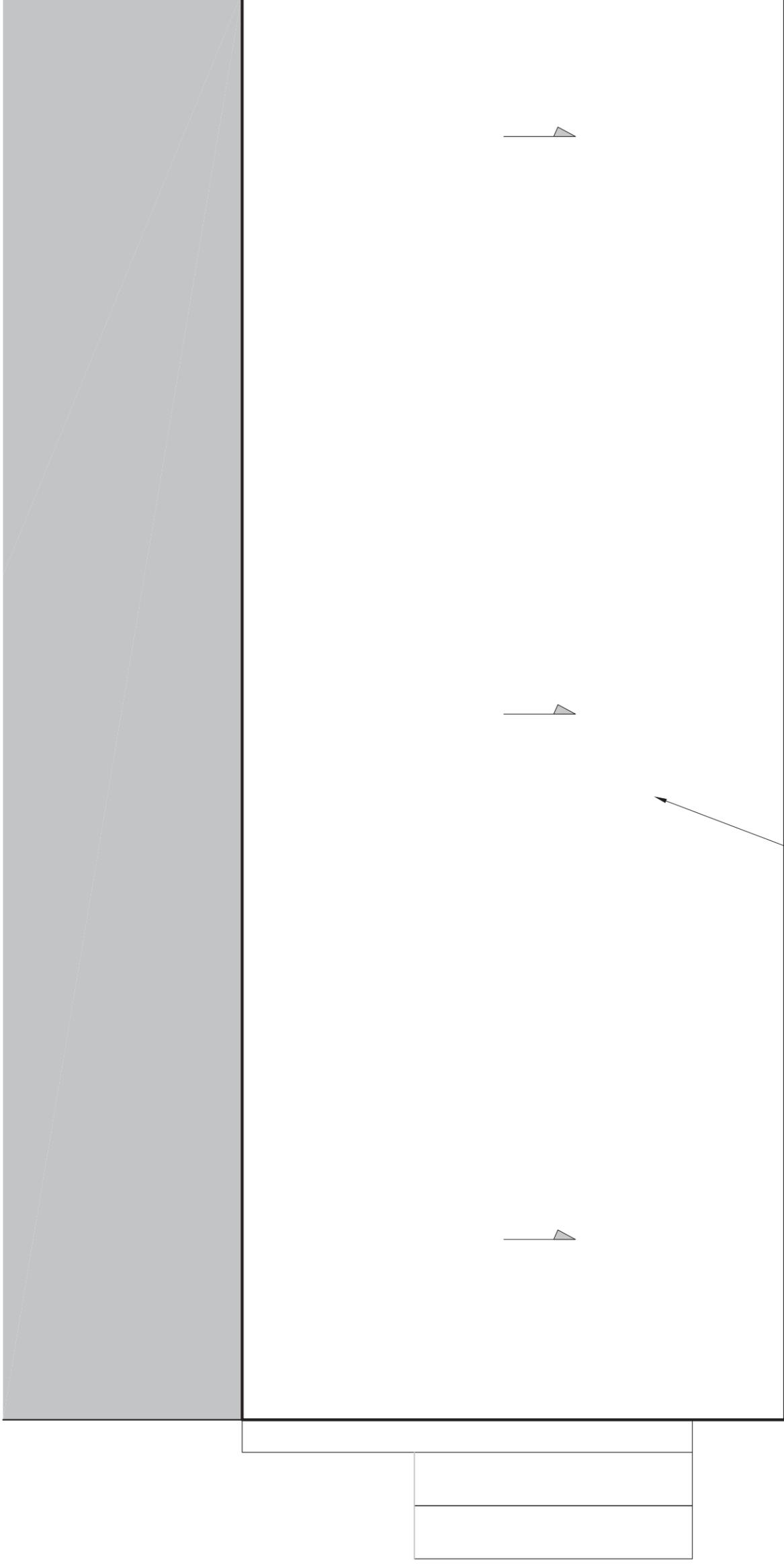
**1 Proposed North Elevation**

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**D4.00**

Exterior Elevation

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



SINGLE SLOPE SHED ROOF  
MATCH EXISTING

**1 Existing Roof Plan**  
*To Remain*



**D2.02**

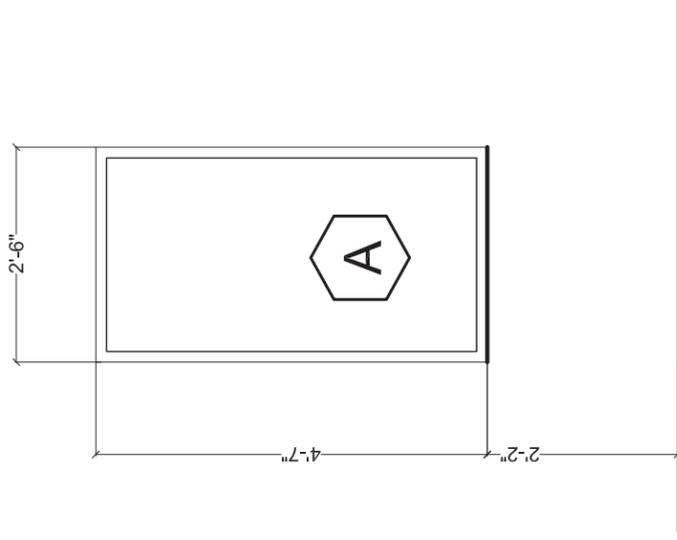
Roof Plan

Scale: 3/8" = 1'-0"

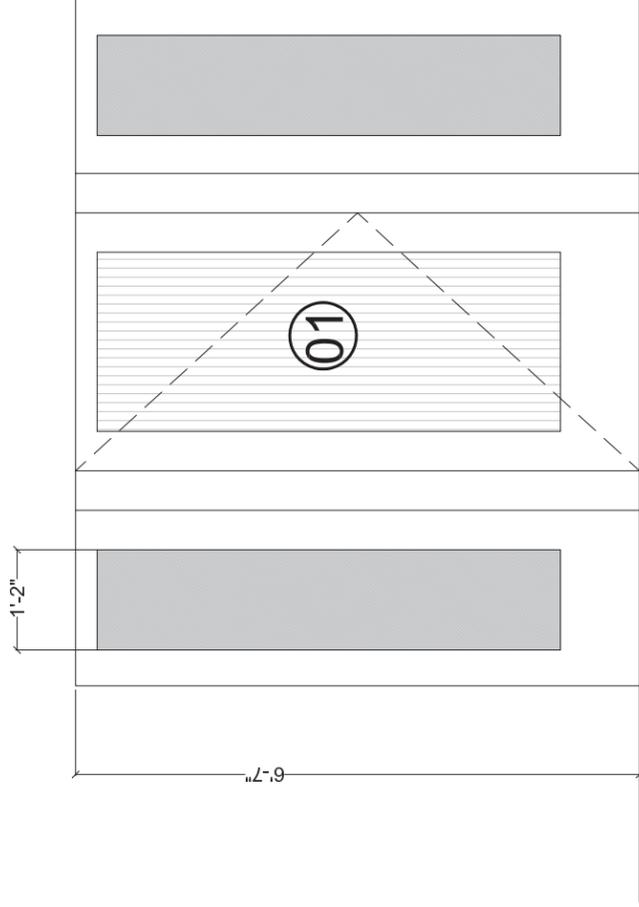
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**EXISTING WINDOWS**  
DOUBLE HUNG; SOLID WOOD, PNT.



**WINDOW TYPE: A**  
SIMPLE WOOD TRIM  
DOUBLE HUNG



**DOOR TYPE: 01**  
SIDE PANEL  
FIXED REEDED GLASS, WOOD, PNT.

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**D6.01**

**SCHEDULE**

First Montrose Commons Historical District

**801 Branard St. Houston, TX. 77006**

Submission for Repair and Restoration:

This single family residence was constructed in 1915 and is situated on a 5000 sf corner lot at the intersection Branard Street and Stanford Street. The property was acquired by the current owners in December 2012 and is in fair condition. Since purchasing the property, the current owners have discovered active leaks and water damage in multiple locations. The home originally had a large front porch which was enclosed between 1960 and 1970, according to archival records. This "porch" area is one location of leakage and has sustained considerable damage. The owners would like to repair the existing water damage and restore this area to be more in keeping of the original design of the home.

As part of the porch enclosure in the 60s, the original stoop and approach to the home from Branard Street was demolished and entry was moved to Stanford Street. The existing railing was removed and infilled with fenestration. After investigating the existing structure with the Historic Commission staff, the original location of the stoop was located and it was also discovered that an original column had been removed. It is believed that aside from the stoop, column and porch railings, all other elements of the original porch structure are intact.

The owners of the property would like to demolish all non-original elements of the existing "porch" structure and replace the column that was removed to match the remaining two columns. The stoop will also be relocated back to its original location and design. The porch will still remain enclosed, but the sill of the new fenestration will match the height of the original porch railing. The original roof and rafters will remain and will only be replaced if necessary due to water damage.

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 801 Branard St Houston, TX. 77006  
Historic District / Landmark Audubon Place HCAD # \_\_\_\_\_  
Subdivision First Montrose Commons Lot 1,2 Block 18

## 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 Scott Deans  
Company \_\_\_\_\_  
Mailing Address 801 Branard St  
Houston, TX 77006  
Phone 512 789 9699  
Email [REDACTED]  
Signature [Signature]  
Date 7-1-15

## APPLICANT (if other than owner)

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

## 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: \_\_\_ / \_\_\_ / \_\_\_