

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 1122 Arlington, Houston TX 77008

Historic District / Landmark Historic District

HCAD # 0201930000018

Subdivision Houston Heights

Lot 18

Block 197

## 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 Ryan Tan & Gabriela Valles

Company

Mailing Address 1122 Arlington, Houston TX 77008

Phone 832-428-4215

Email

Signature

Date 04/20/15

## APPLICANT (if other than owner)

Name Brett Zamore, AIA

Company Brett Zamore Design

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

Phone 713.623.1926

Email

Signature

Date 04/20/15

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

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# CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



PLANNING &  
DEVELOPMENT  
DEPARTMENT

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](http://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.

<b>2015 Meeting Dates</b> (Thursdays unless noted otherwise)	<b>COA Application Deadlines</b>	<b>Demolition / Relocation Posted Sign Deadlines</b>
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



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:

Detached Garage Apartment  
 1122 Arlington Street, Houston TX, 77008  
 Owners: Ryan Tan and Gabriela Valles

**Lot size:** 6,600sf

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

**Existing Structures on Lot:** 1 story house with wood siding and trim with detached garage.

**Existing Detached Garage to be demolished:** 562sf

1 story brick and wood structure that encroaches into the side setback and back setback.

**New Detached Garage (2 story 20' x 28' footprint):** 560sf garage, 560sf living

**New structure set back:** 97'-0" behind front property line.

**Deed restrictions:** Follows all restrictions

#### **List of Materials for addition**

**Siding:** To be Cementitious siding w/ 5" spacing. Main house has wood 117 siding with 2-1/2" spacing. The cementitious siding is double the height at 5".

**Trim:** 1x4 Cementitious trim. All trim to be wood and match existing house.

**Windows:** Wood double hung and fixed windows manufactured by Jeldwen to match existing style of windows of the main house.

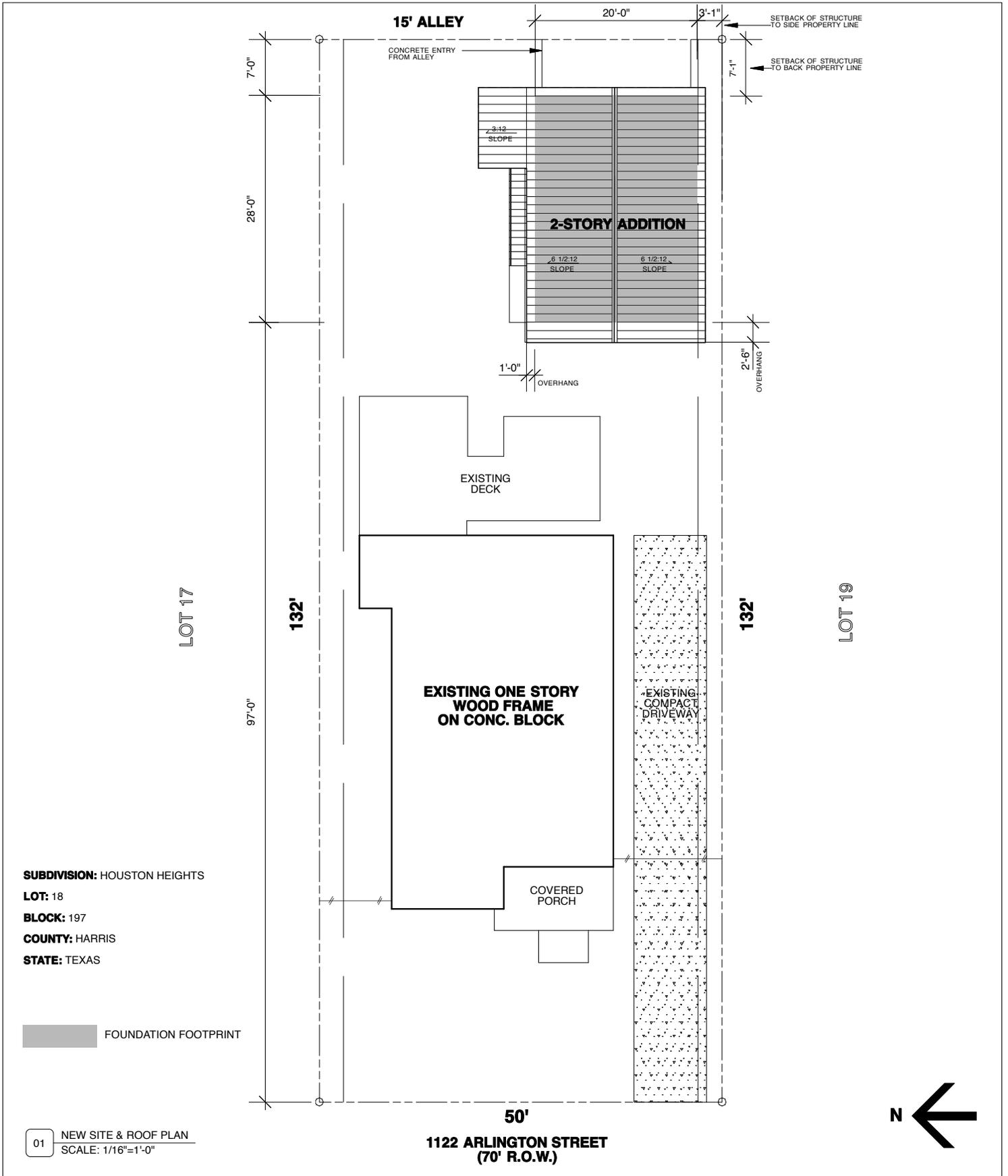
**Roof decking:** To be asphalt shingle to match main house.

**Paint:** To match main house.

**Structure:** Concrete slab with wood framed structure.

#### **Description of Proposed changes**

Existing garage (not a contributing historic structure and hardly visible from the street) to be raised and replaced by 2 story garage apartment. New garage will have matching details of main house. Roof line of new garage to match pitch on existing historic house.



**BRETT ZAMOREDESIGN**  
 1137 E 11TH STREET HOUSTON, TX 77009 P. 713 623 1926 F. 832 519 1277  
 OFFICE@BRETTZAMOREDESIGN.COM

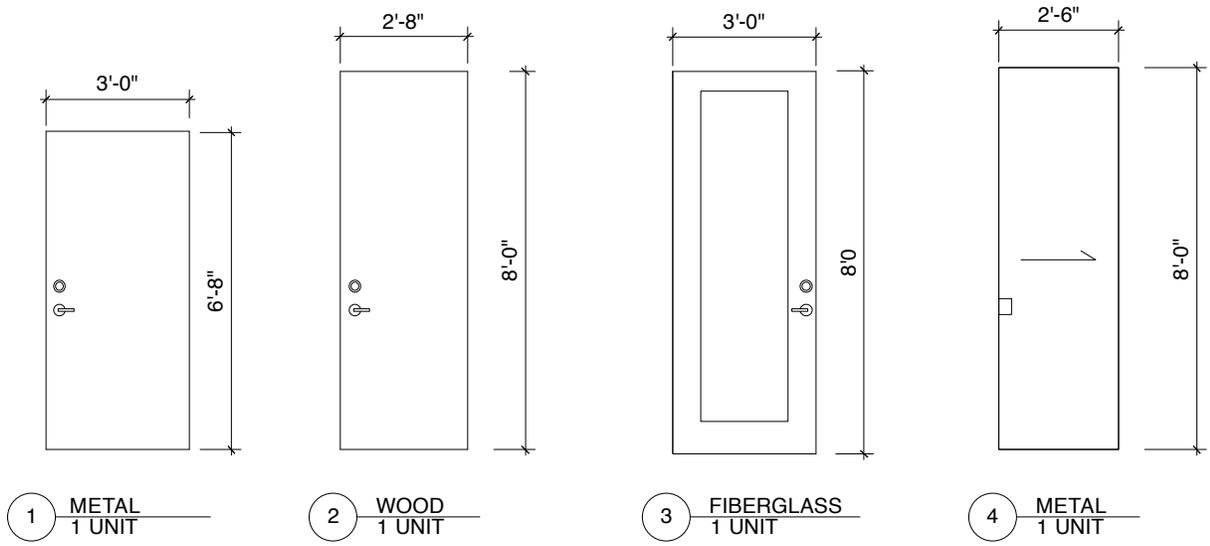
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**TAN GARAGE**  
 1122 ARLINGTON HOUSTON TX 77008

DRAWN BY: GP CHECKED BY: REF DATE: 2016.04.17

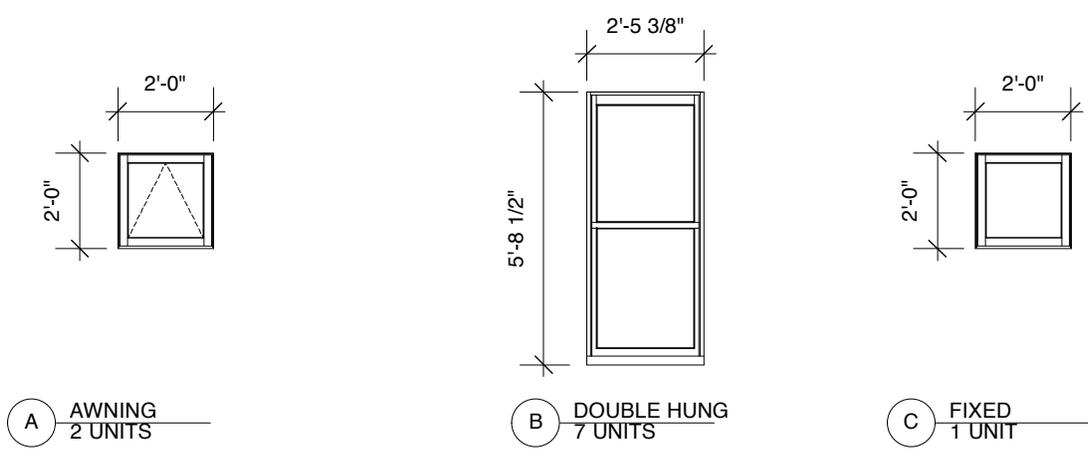
Sheet Number **SK-01**  
 Sheet Title **SITE PLAN**

DOOR #	DOORS						R.O.	MANUF.	REMARKS
	TYPE	MATRL.	FIN.	SIZE					
				WIDTH	HEIGHT	THICK			
101	-	METAL-INSUL	PAINT	18'0"	7'0"		AMARR	GARAGE DOOR	
102	1	METAL	PAINT	3'0"	6'8"		TBD	METAL	
201	3	FIBER GLASS	PAINT	3'0"	8'0"		THERMA TRU		
202	4	WOOD	PAINT	2'6"	8'0"		TBD	POCKET DOOR	
203	2	WOOD	PAINT	2'8"	8'0"		TBD	SOLID CORE	



02 DOOR SCHEDULE SCALE: 1/4"=1'-0"

	FRAME SIZE	ROUGH OPENING	TYPE	MATRL.	MFR.	REMARKS
A	2'-0"X2'-0"	2'-3/4"X2'-3/4"	AWNING	WOOD	JELD-WEN	TRADITION PLUS WOOD
B	5'-8 1/2" X 2'- 5 3/8"	5'-9 1/4" X 2'- 6 1/8"	DOUBLE HUNG	WOOD	JELD-WEN	TRADITION PLUS WOOD
C	2'-0"X2'-0"	2'-3/4"X2'-3/4"	FIXED	WOOD	JELD-WEN	TRADITION PLUS WOOD



01 WINDOW SCHEDULE SCALE: 1/4"=1'-0"

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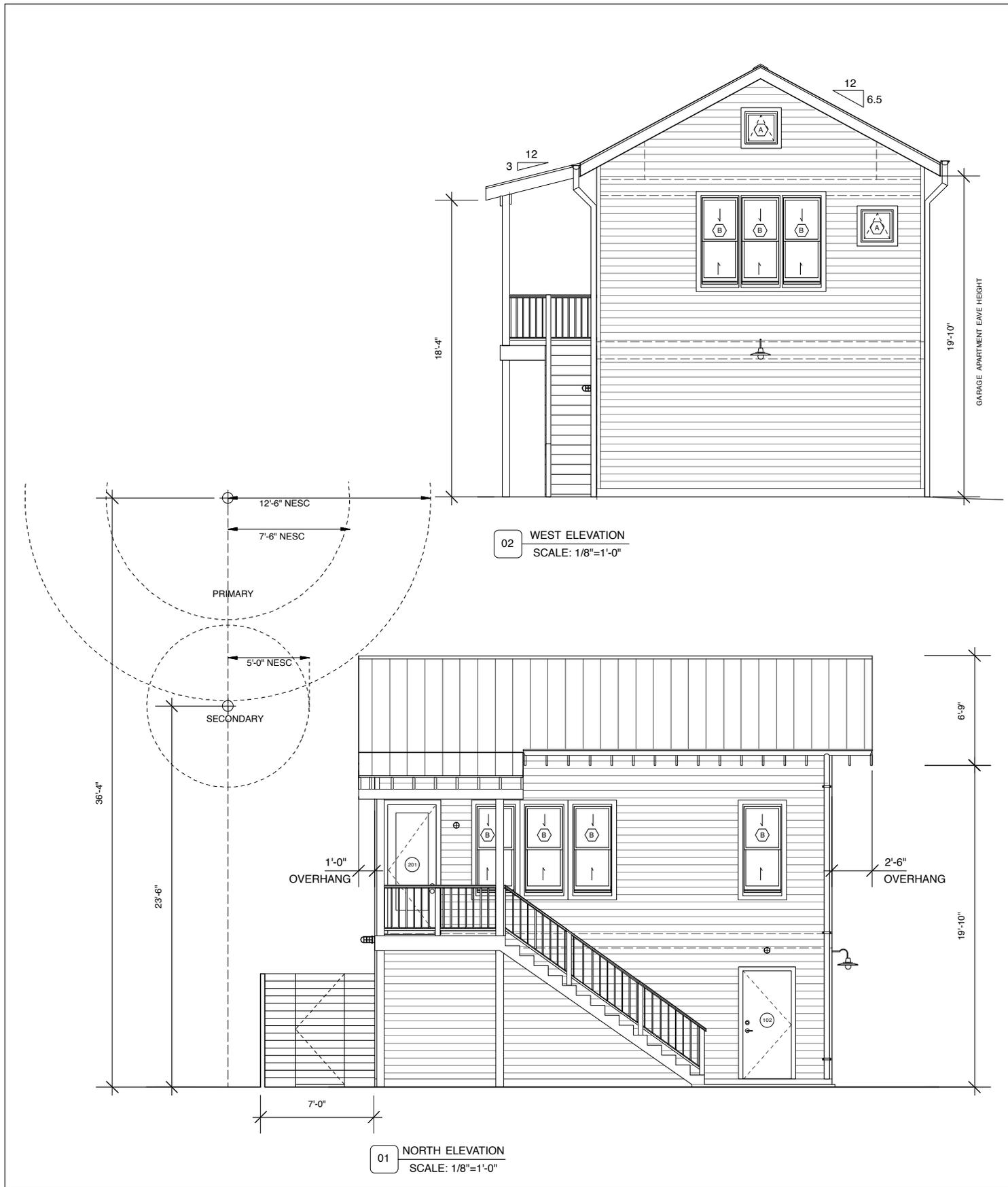
**TAN GARAGE**  
 1122 ARLINGTON HOUSTON TX 77008

Sheet Number **SK-06**  
 Sheet Title **WIN. & DOOR SCHEDULE**

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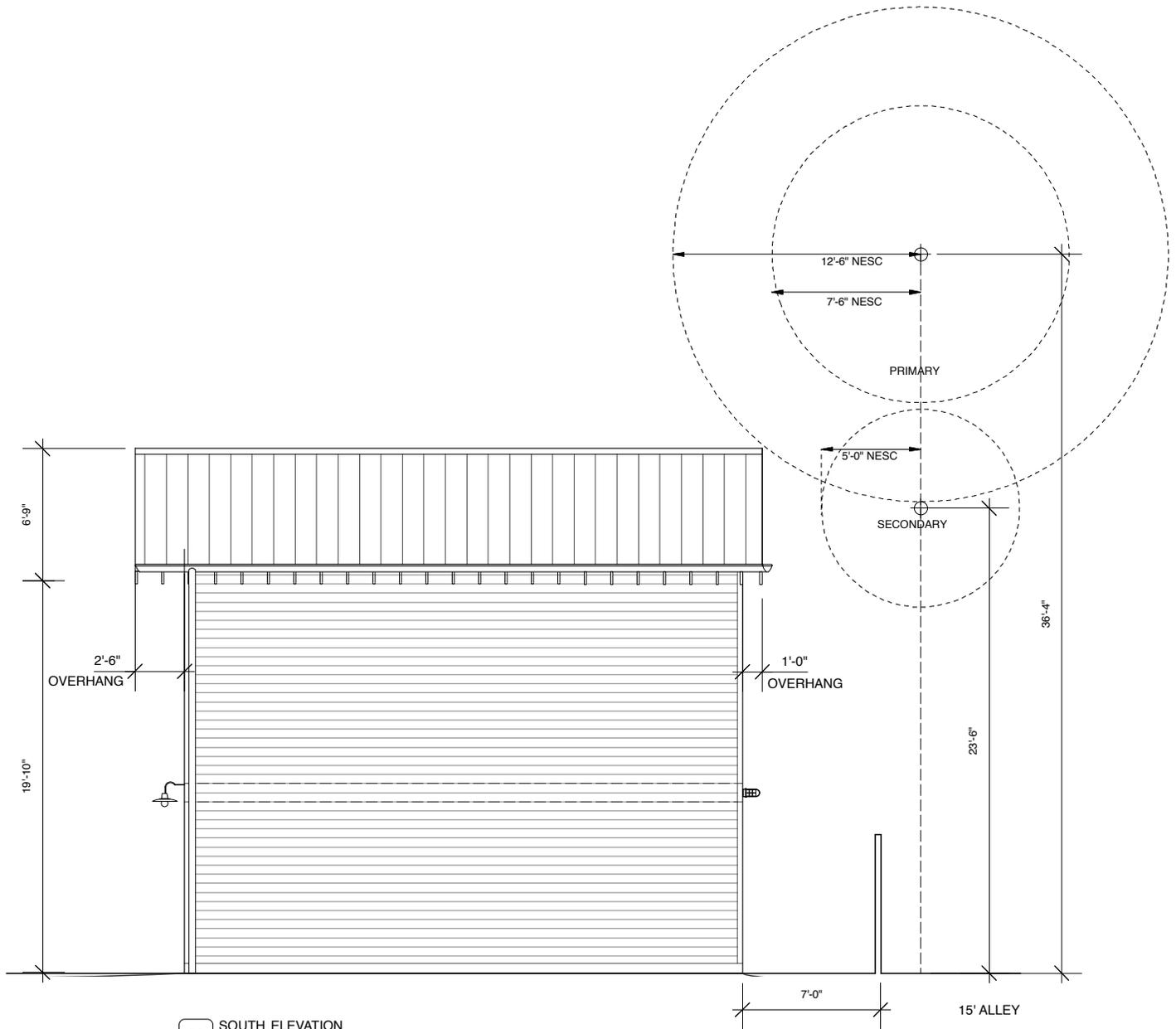
Sheet Number

SK-04

Sheet Title

ELEVATIONS

DRAWN BY: GP CHECKED BY: REF DATE: 2016.04.17



01 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



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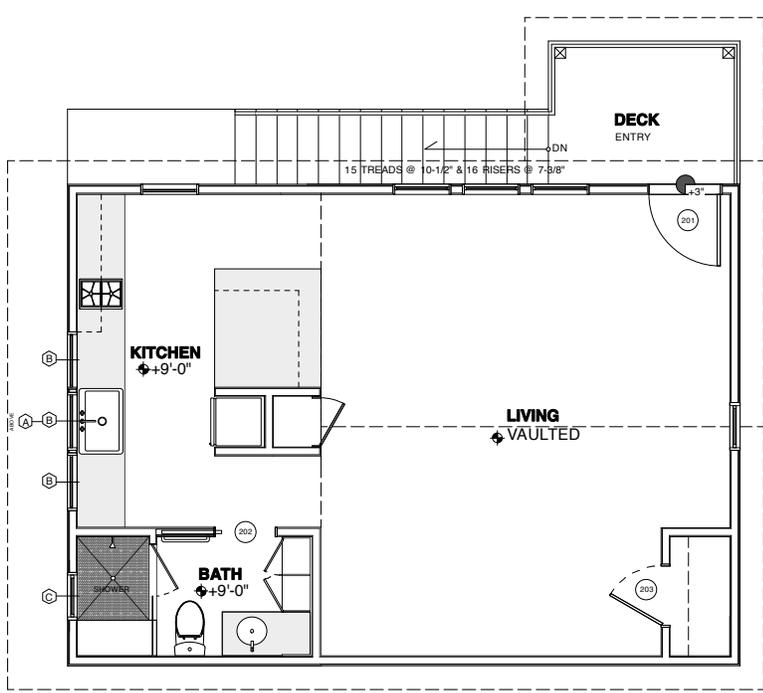
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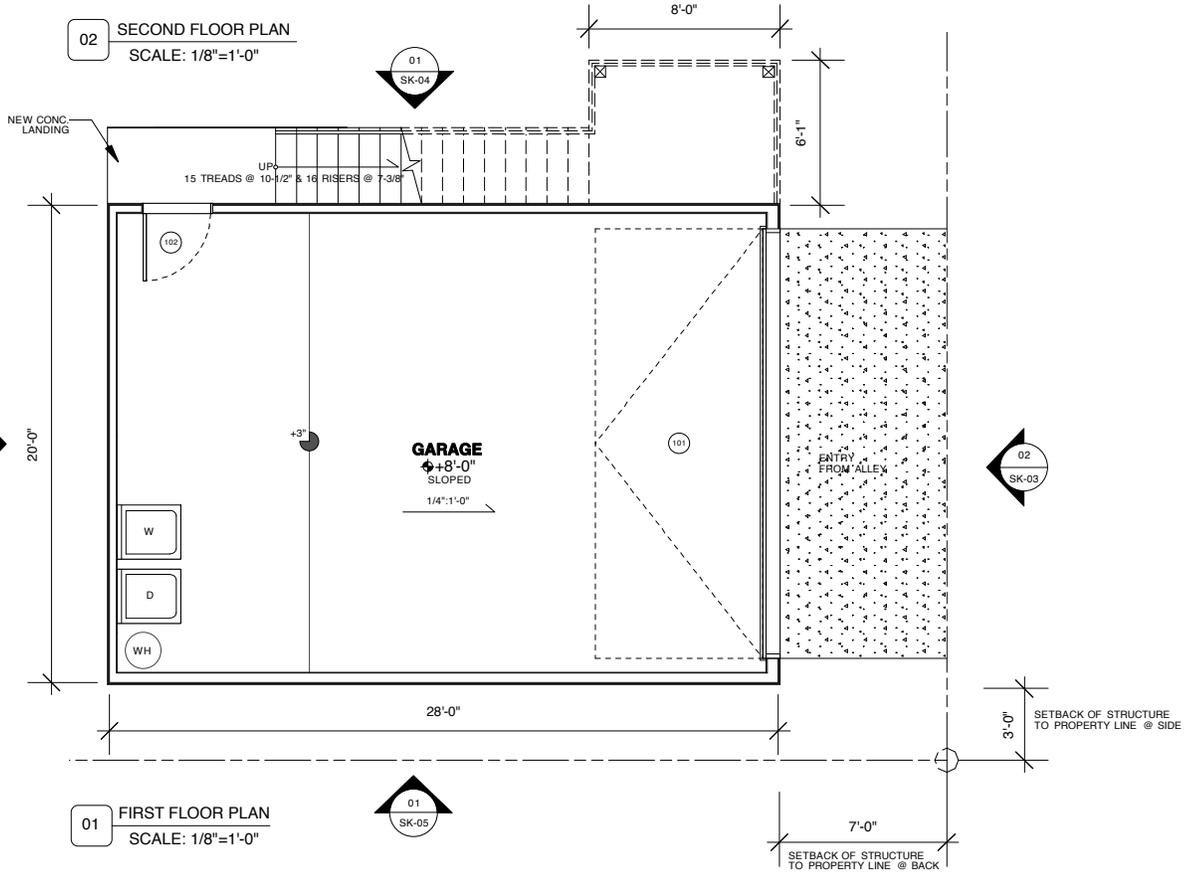
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Sheet Title

**ELEVATION**



02 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



01 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



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**TAN GARAGE**  
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Sheet Number

**SK-02**

Sheet Title

**FLOOR PLANS**

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