CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1341 CORTLANDT ST

Historic District / Landmark HOUSTON HEIGHTS EAST HCAD # 020-165-000-0001

Subdivision JOHN AUSTIN A-1 Lot 1&2 Block 169

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 STEPHEN & CATHERINE COCHRAN

Company 14th ST. FLATS, LLC

Mailing Address 702 MALONE ST

HOUSTON, TX 77007

Phone 713-875-1397

Email [redacted]

Signature

Date

APPLICANT (if other than owner)

Name STEVE MORSE

Company MORSE CONSTRUCTION, LLC

Mailing Address 448 W. 19th ST #305

HOUSTON, TX 77008

Phone 832-884-5888

Email [redacted]

Signature

Date 10-26-2015

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:* ___/___/___

Rev. 02.2015

CERTIFICATE OF APPROPRIATENESS
NEW CONSTRUCTION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

<u>Well in advance</u> 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 sections 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. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 1341 CORTLANDT ST (BLDG 4 LAUNDRY)

NEW BUILDING TYPE

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

DRAWINGS

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

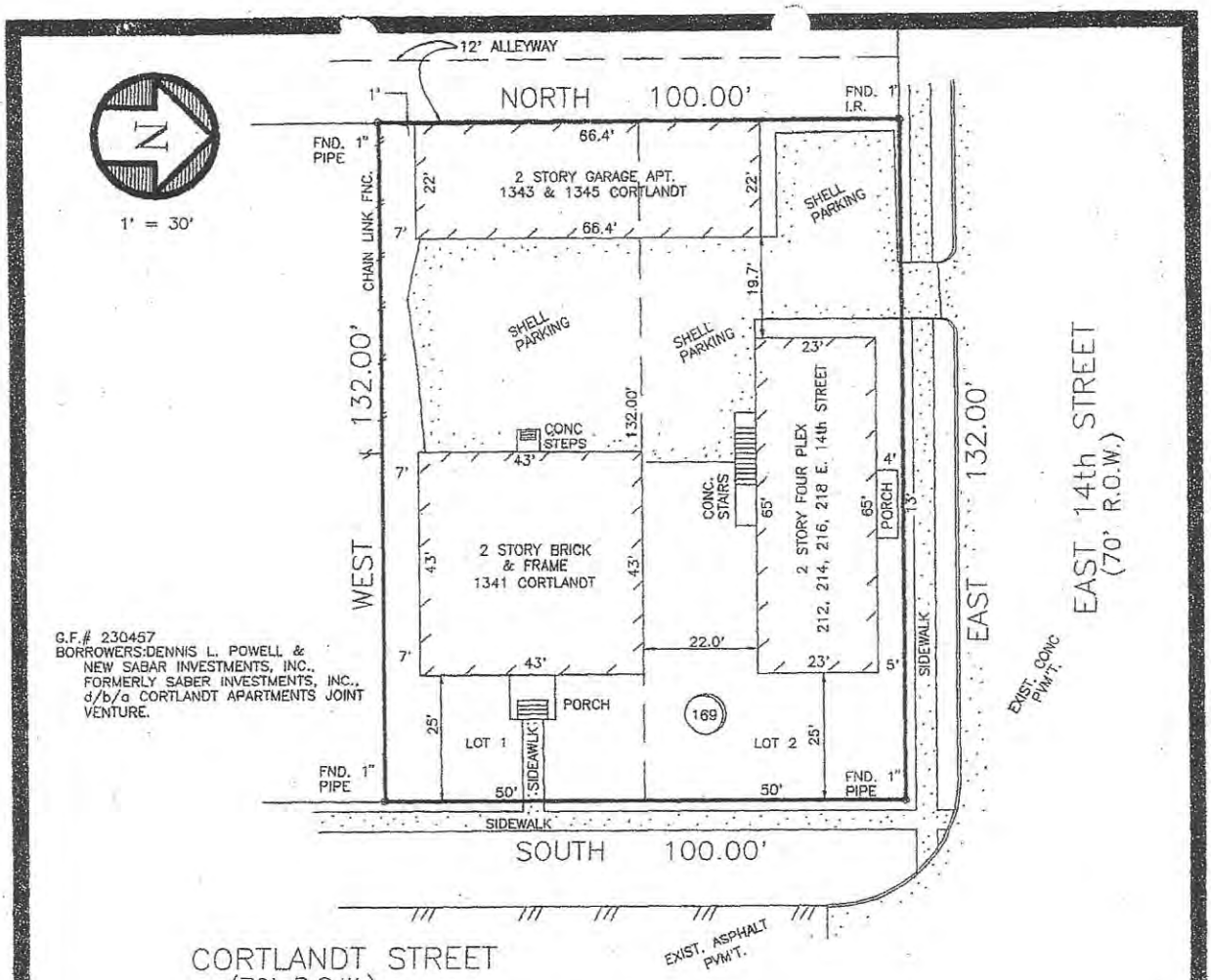
- ☑ site plan
- ☑ floor plans
- ☑ window and door schedule
- ☑ roof plan
- ☑ elevations (all sides)
- ☐ perspective

WRITTEN DESCRIPTION

- ☑ describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- ☑ materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- ☐ site as seen from street, from front and corners, include neighboring properties



BOUNDARY SURVEY
LOTS 1 & 2, BLOCK 169
HOUSTON HEIGHTS
VOLUME 1, PAGE 114, H.C.M.R.
A SUBDIVISION IN THE JOHN AUSTIN, A-1
HARRIS COUNTY, TEXAS

TO PARK NATIONAL BANK, EXCLUSIVELY,
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION II SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS MAY BE SHOWN.

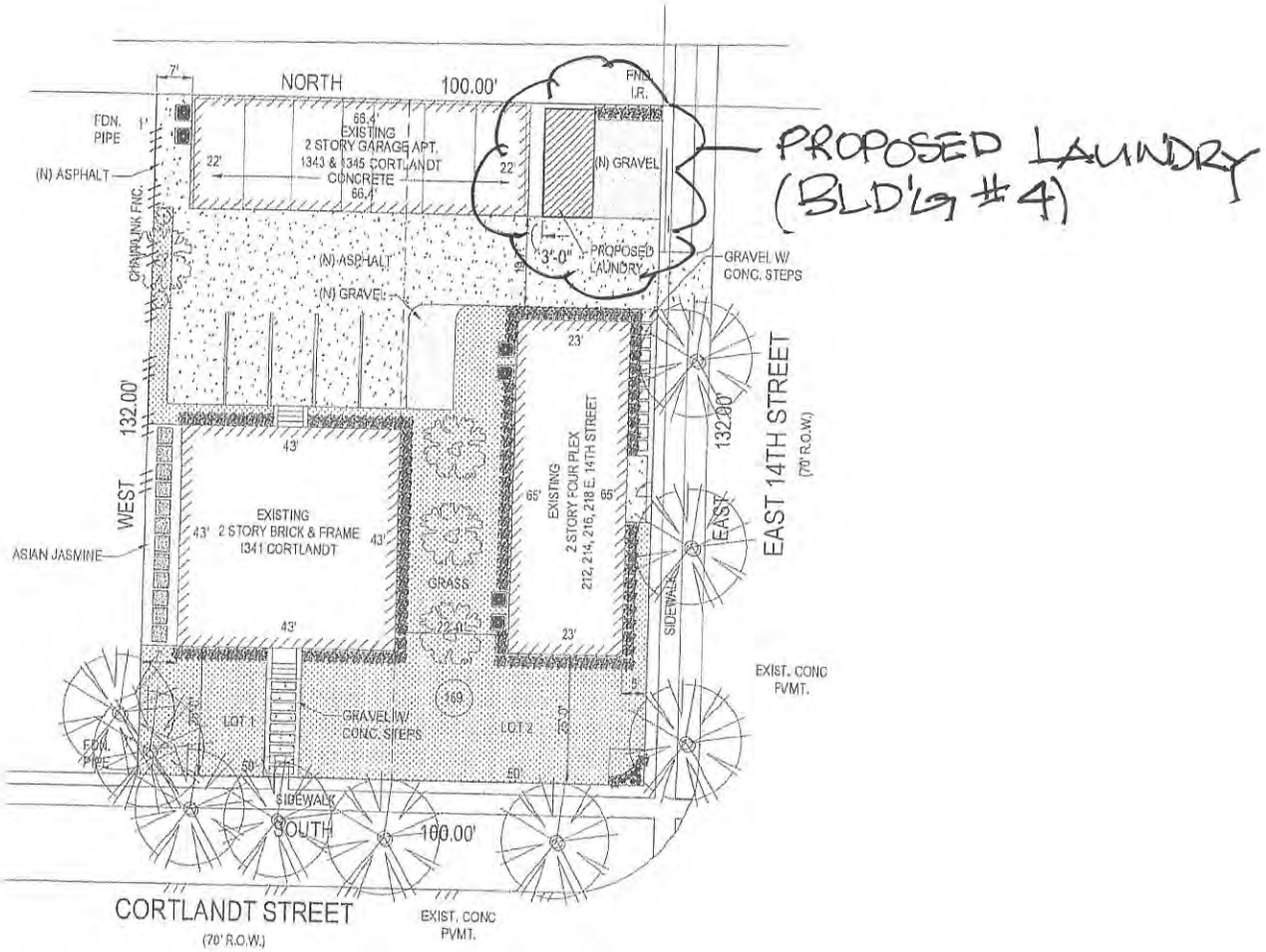
JOHN J. RODRIQUEZ, R.P.L.S. #2634

STATE OF TEXAS REGISTERED JOHN J. RODRIQUEZ 2634 PROFESSIONAL LAND SURVEYOR

7/14/95

THIS TRACT IS OUT OF THE 100 YEAR FLOOD PLAIN PER PANEL #48201C0235G, SEPT. 28, 1990

ESOR Consulting Engineers, Inc.
121 Lou Lane #104
Spring, Texas 77388
(713) 350-3767



PLAN NORTH

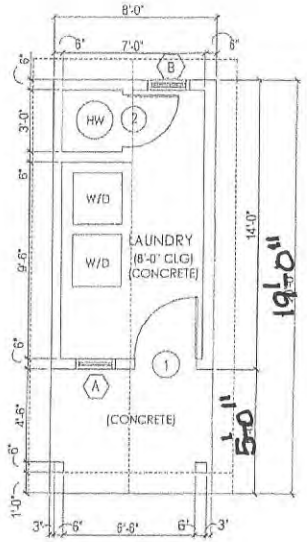
1 PROPOSED SITE PLAN
SCALE 3/32" = 1'-0"

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

COCHRAN+COCHRAN DESIGN STUDIO 702 MALONE STREET HOUSTON TX 77007	14TH STREET FLATS, LLC 702 MALONE STREET HOUSTON TX 77007	LOTS 1 & 2 , BLOCK 169 HOUSTON TX, 77008	JOB NUMBER: 003-200-002 SCALE: 3/32"=1'-0" SHEET: A-1.01

Rev.	Revisions	Date	No.
	ISSUED FOR REVIEW	1/14/15	
	ISSUED FOR REVIEW	3/12/15	
	ISSUED FOR REVIEW	4/20/15	
	ISSUED FOR REVIEW	5/23/15	
	ISSUED FOR REVIEW	10/05/15	

Drwn. By: E.C.
Dsn. By: K.T.
Date: 10/07/15
Design By: E.C.

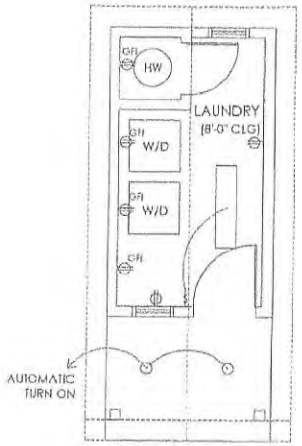


PLAN NORTH

1 PROPOSED LAUNDRY FLOOR PLAN
SCALE 3/8" = 1'-0"

PLAN NORTH

2 PROPOSED LAUNDRY ROOF PLAN
SCALE 3/8" = 1'-0"



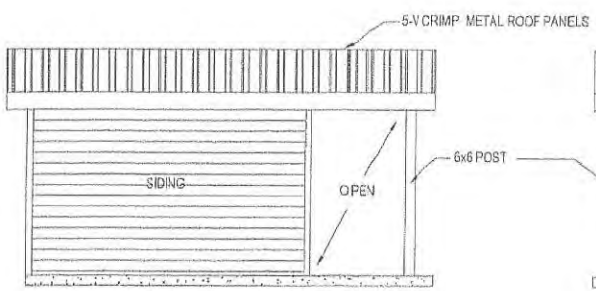
PLAN NORTH

3 PROPOSED LAUNDRY ELECTRICAL PLAN
SCALE 3/8" = 1'-0"

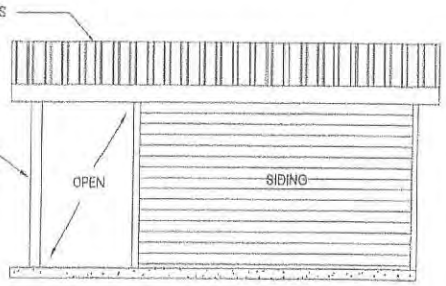
WINDOW SCHEDULE			
QUANTITY	TYPE	SIZE	COLOR
1	A	2'-0" x 2'-0"	DRIFTWOOD
1	B	2'-0" x 2'-0"	DRIFTWOOD

DOOR SCHEDULE					
LOCATION	TYPE	SIZE	OPERABLE	FINISH	REMARK
MAIN ENTRY	1	3'-0" x 6'-8"	SWING	PAINT BOTH SIDES	
MECH. RM.	2	2'-6" x 6'-8"	SWING	PAINT BOTH SIDES	

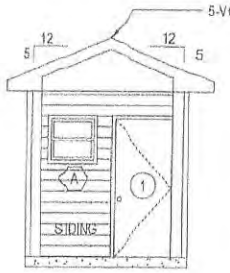
ELECTRICAL LEGEND	
MARK	DESCRIPTION
	DUPLEX OUTLET
GFI	GROUND FAULT CIRCUIT INTERRUPTER
	6" RECESSED ROUND CAN
	12x48 FLUORESCENT LIGHT



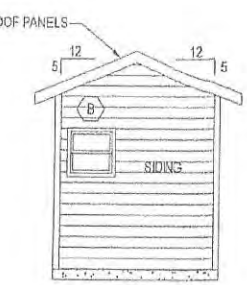
4 PROPOSED SOUTH ELEVATION
SCALE 3/8" = 1'-0"



5 PROPOSED NORTH ELEVATION
SCALE 3/8" = 1'-0"



6 PROPOSED EAST ELEVATION
SCALE 3/8" = 1'-0"



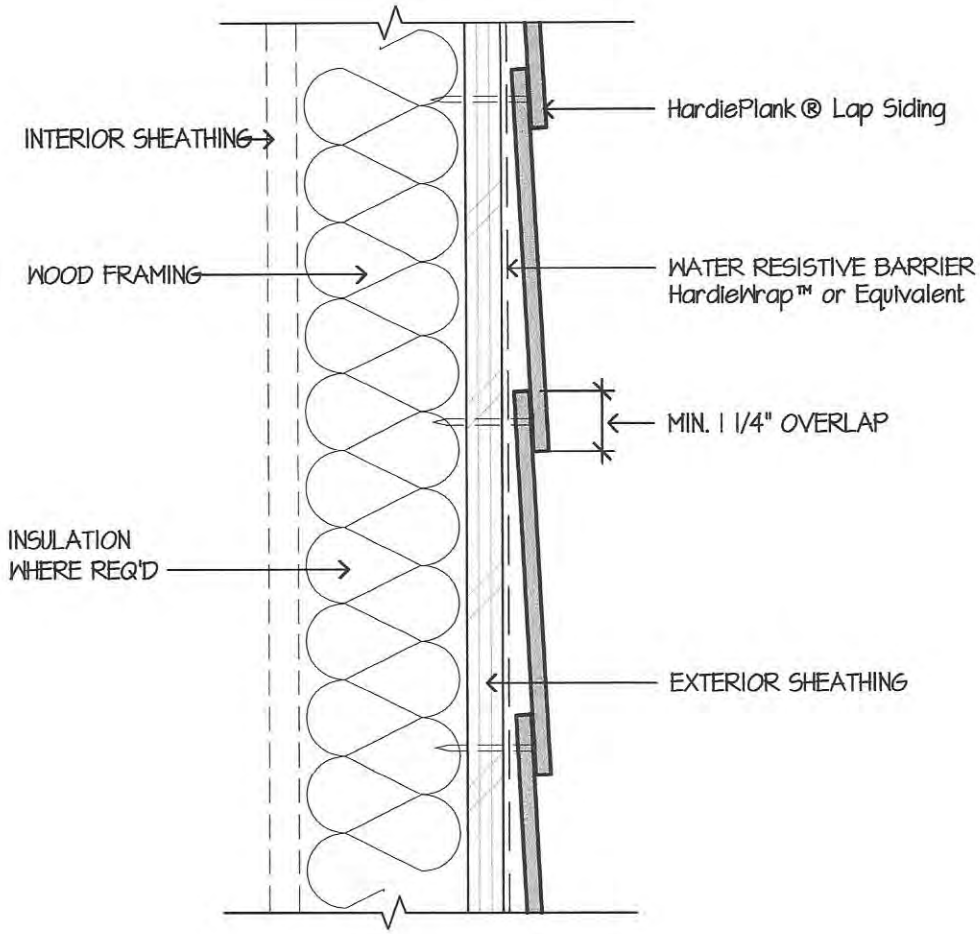
7 PROPOSED WEST ELEVATION
SCALE 3/8" = 1'-0"

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

COCHRAN+COCHRAN DESIGN STUDIO 702 MALONE STREET HOUSTON TX, 77007	14TH STREET FLATS, LLC 702 MALONE STREET HOUSTON TX, 77007	PROPOSED LAUNDRY LOTS 1 & 2, BLOCK 169 HOUSTON TX, 77008	JOB NUMBER: 000-030-062 SCALE: 3/8"=1'-0" SHEET: A-5.01

Rev.	Revisions	Date	No.
	ISSUED FOR REVIEW	10/5/15	

Drawn By: CT
Dwn By: AJ
Date: 10/05/15
Design By: CT



HORIZONTAL LAP VIEW

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer. They do not contain the full details required for construction and must be read in conjunction with the installation instructions on www.jameshardie.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project. James Hardie accepts no liability in respect to the use o

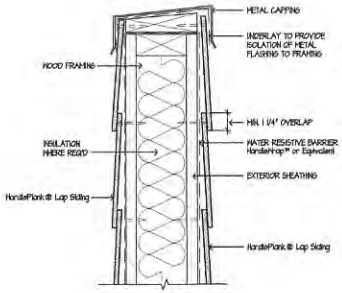
DETAIL:

1.05

HardiePlank® Lap Siding Details

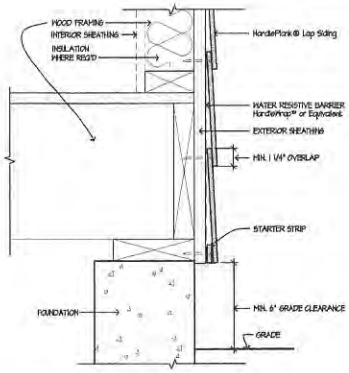
- Wood Framing
- OSB or Plywood Sheathing
- Shown with Siding Nails Blind Fastened into Framing

JamesHardie



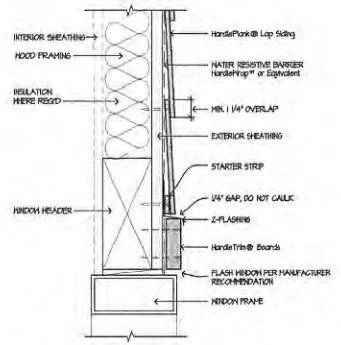
9 PARAPET

SCALE: 3"=1'-0"



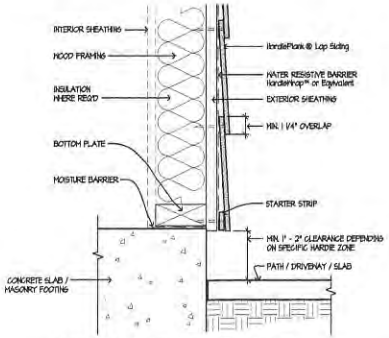
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD

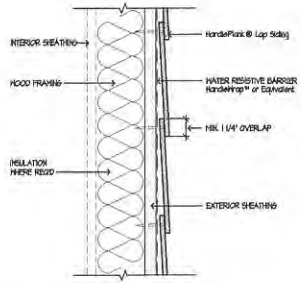
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

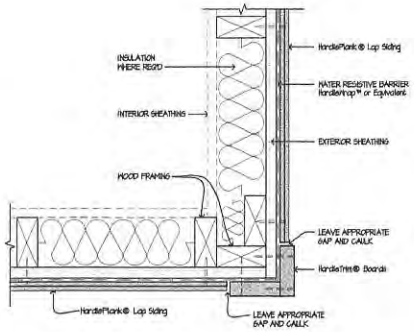
8

SCALE: 1/2"=1'-0"



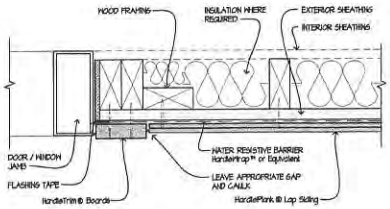
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



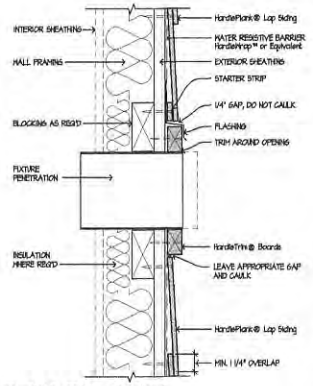
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



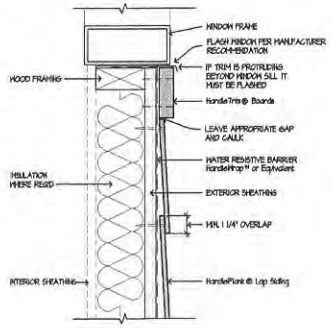
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



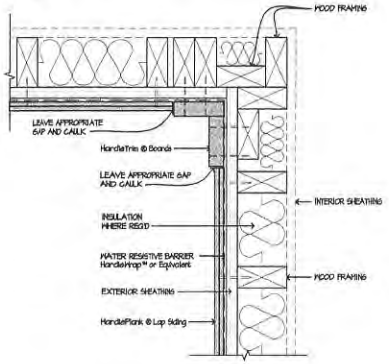
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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For fastener specifications and complete installation instructions refer to appropriate documentation at www.JamesHardie.com

JamesHardie

HardiePlank® Lap Siding Details

- Wood Framing
- OSB or Plywood Sheathing
- Shown with Siding Nails Blind Fastened into Framing

DRAWN	JamesHardie
CHECKED	JH
DATE	March 1, 2010
SCALE	AS NOTED
JOB NO.	-
SHEET	PLANK·1

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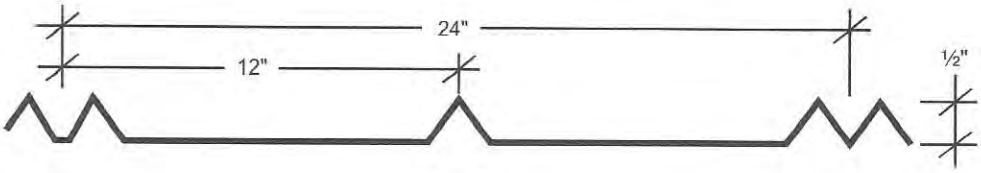
Rome, NY 800-559-6224
Salt Lake City, UT 800-874-2404
San Antonio, TX 800-598-6224

MBCI®
Metal Roof and Wall Systems

5V CRIMP PRODUCT INFORMATION

GENERAL DESCRIPTION



Coverage Width - 24"

Minimum Slope - 3:12

Panel Attachment - Wood screws

Panel Substrate - Galvalume Plus®

Gauges - 29 or 26

Finishes - Smooth or embossed

Coating - Signature® 200 (Siliconized Polyester)

PRODUCT SELECTION CHART

Product	Galvalume Plus®	Galvalume Plus®	Signature® 200
5V Crimp	29	26	26
24" Wide	●	●	●

● - Available in any quantity.
■ - Minimum quantity may be required.

RESIDENTIAL (HTTP://WWW.FABRAL.COM/RESIDENTIAL/)

5V Crimp

PRODUCT OVERVIEW

5V Crimp panels are a simple yet beautiful solution to your residential and light commercial roofing needs. 5V Crimp's high strength steel and light colors will maintain their good looks for years to come.

PANEL SPECS

- Minimum pitch recommended 2 1/2:12
- 24" coverage with 1/2" rib height
- UL 790 Class A Fire Resistance Rating
- UL 2218 Class 4 Hail Impact Resistance
- High performance Enduracote paint system features an Energy Star® approved standard color offering (http://www.fabral.com/wp-content/uploads/2013/02/28804-Fabral-Post-Frame-Color-Card-LR.pdf)
- Custom cut to lengths up to 40'

SUBSTRATES

- 26 gauge high strength galvalume steel painted
- 26 gauge high strength galvanized plain

Click here to view more resources for Post-Frame products (http://www.fabral.com/post-frame/resources/)

SEE AVAILABLE COLORS (HTTP://WWW.FABRAL.COM/RESIDENTIAL/#COLORS)

FINISH OFFERINGS (HTTP://WWW.FABRAL.COM/RESIDENTIAL/#COLORS)

AVAILABLE COLORS

Note: Colors vary by monitor. Actual metal samples are available. Request to review a color chart and actual metal color chips from your roofing installer.

Brite White 824 IR = .60	Evergreen 875 IR = .27
Brick Red 898 IR = .31	Charcoal Gray 851 IR = .35
Antique Bronze 854 IR = .29	Acrylic Coated Galvalume

CHIMNEY POTS (http://www.fabral.com/residential/accessories/chimney-pots/)

DORMERS & CUPOLAS (http://www.fabral.com/residential/accessories/dormers-cupolas/)

FINIALS & SPIRES (http://www.fabral.com/residential/accessories/finials/)

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