

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 400 Westmoreland Houston TX 77006  
 Historic District / Landmark Westmoreland HCAD # 037-034-000-0008  
 Subdivision Westmoreland Lot 10 / W(9) Block 6

**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 Westmoreland Partners LLC  
 Company CBMS - Christopher Ban  
 Mailing Address 4265 San Felipe Ste 1100  
Houston TX 77027  
 Phone 281 850 0009  
 Email [REDACTED]  
 Signature [Signature]  
 Date 10-26-15

**APPLICANT (if other than owner)**

Name Same  
 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: \_\_\_ / \_\_\_ / \_\_\_

# 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:** 400 Westmoreland 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
- 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

**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

- 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

400 westmoreland subject property photos

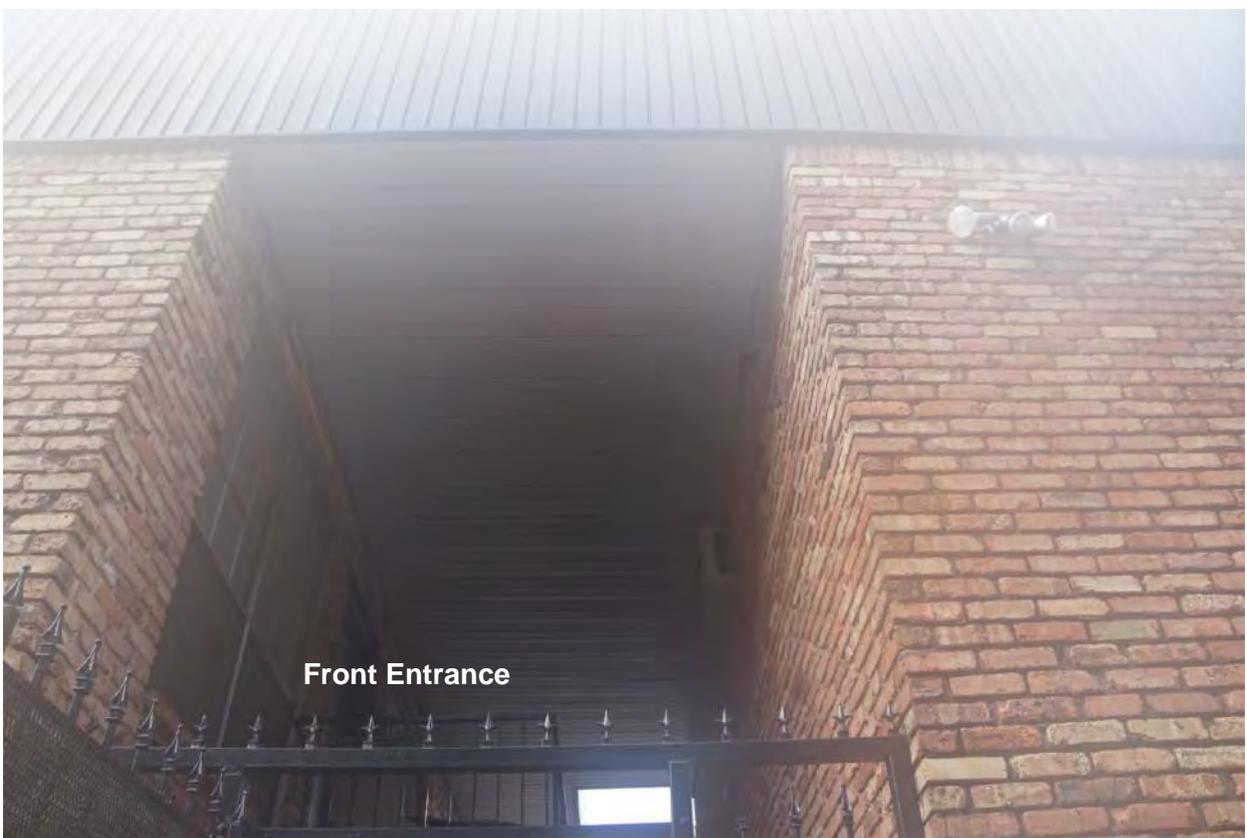


Right Elevation- Flora Street





Front Elevation



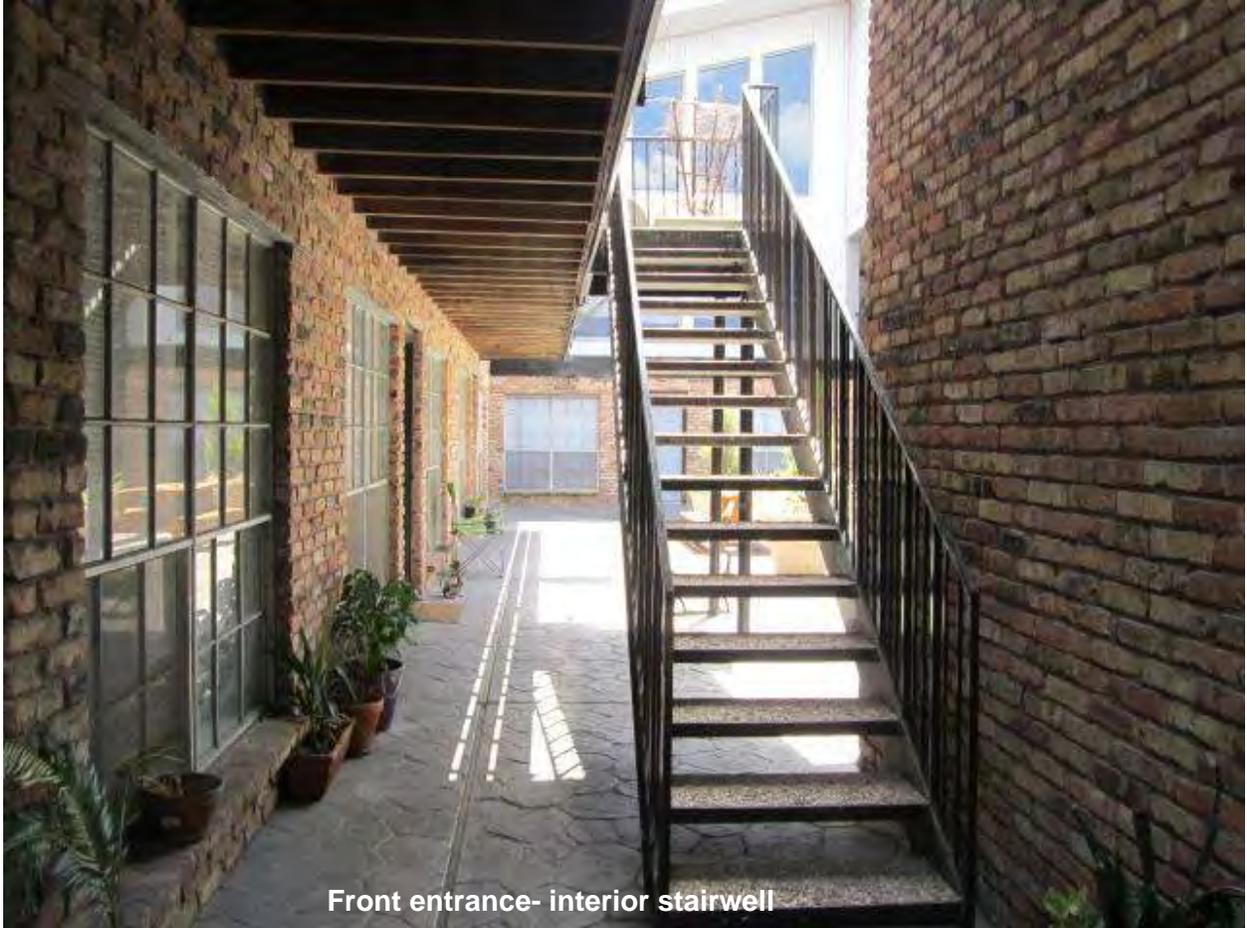
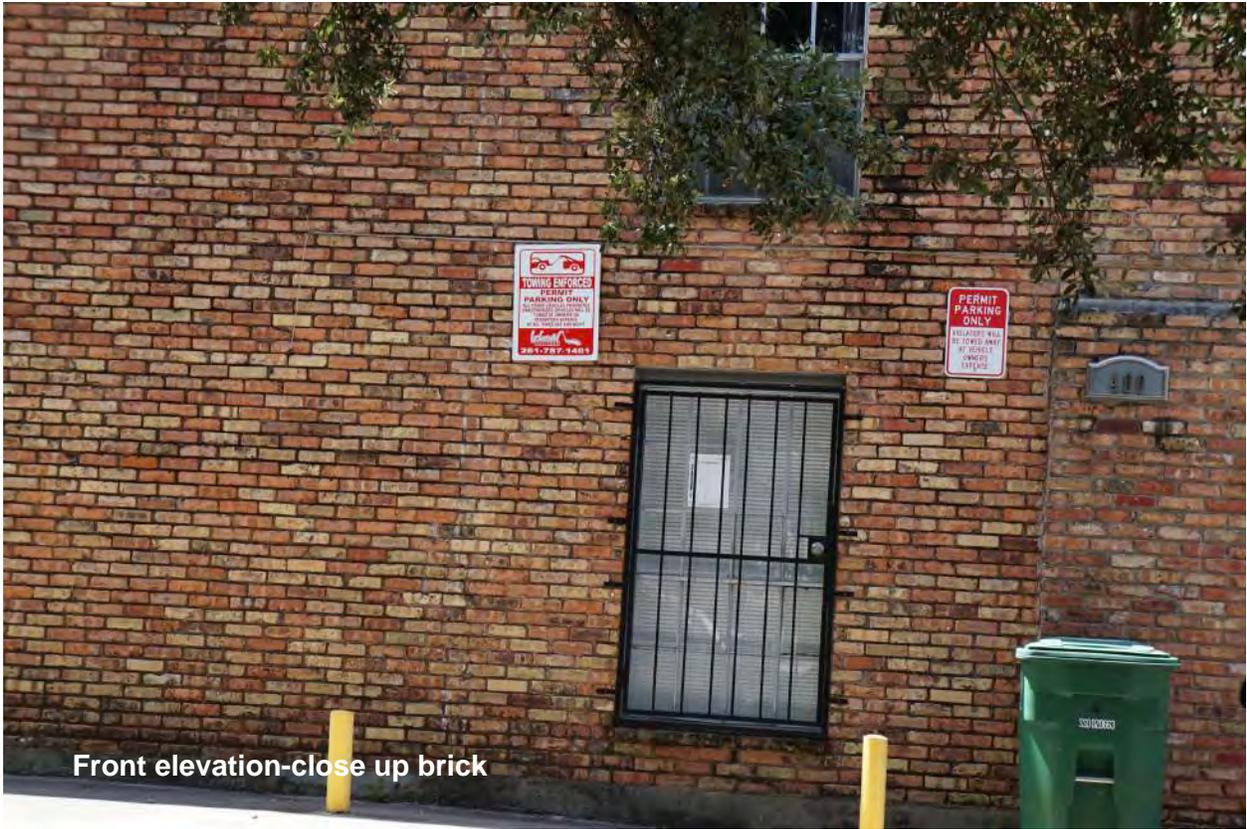
Front Entrance



Front Elevation- Westmoreland



Front corner elevation





courtyard





# Certificate of Appropriateness

Prepared for: Historic Preservation

Prepared by: Christopher Bran

contact: [REDACTED]

281.850.0009

cc: Greg Giles. Angie Giles. Rainey Richardson

October 26, 2015

## WRITTEN DESCRIPTION

### Property Description

The property area is approximately 0.35 acres. The property was constructed in 1965. The multi-family property has three two-story apartment buildings containing 15,454 square feet and 15 apartment units. On-site amenities include a patio lounge area and a common area laundry room.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in good overall condition. According to property management personnel, the property has had no major capital improvements within the past three years.

A summary of the buildings at this property is included in the following table:

<b>Building Name</b>	Building one, two and three
<b>Date Constructed</b>	1965
<b>Number of Floors</b>	Two
<b>Number of Units</b>	15 total
<b>General Condition</b>	Good
<b>Building Area</b>	15,454 SF Total
<b>Structure</b>	Brick and wood
<b>Exterior Walls</b>	Brick and vinyl siding
<b>Roof</b>	Standing seam metal panel, and asphalt shingle
<b>Foundation</b>	Spread footings
<b>HVAC</b>	Packaged, split-system, window units
<b>Vertical Transportation</b>	None

### Proposed Work

We propose to alter the exterior elevations of the building by replacing the vinyl siding with corrugated metal 6" to 12" siding, adding new low E-glass windows and frames, painting brick with a solid concrete color and adding 8" lapboard cedar siding which will be stained in a walnut finish. The goal is to bring a mid-century modern look to the exteriors of the building to accentuate the age period of the initial building while keeping in good taste for the area. This work will be non-structural and cosmetic only so as to not cause any disturbance to building.

### Current Building Material Conditions

Current building material conditions consist of Brick and vinyl siding with aluminum windows.

### Proposed New Materials

- Paint- Concrete color
  - Low E-glass double paned windows per energy code requirement
  - 6"-12" corrugated metal panels
  - 8" cedar siding- walnut finish
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**Current Photos**



**Front elevation**



**Right elevation**

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Existing single pane aluminum windows



Common courtyard

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PROPOSED ELEVATIONS



RENDERING FRONT

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RENDERING FRONT ( WITH NOTES)



RENDERING- SIDE VIEW- RIGHT ELEVATION

CONTACT:

Christopher Bran  
CBMJ Investments and developments, LLC  
4265 San Felipe Ste 1100  
Houston TX 77027



Designer:  
Rainey Richardson  
832-545-1660





33'

8'5"

4  
0  
0

15'3"

12'

6"

20'

30.3'

8'

39'6"