CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PROPERTY

Address 1616 CORTLANDT

Historic District / Landmark HOUSTON HCAD # 0201110000016

Subdivision HOUSTON HEIGHTS EAST Lot 16-19 Block 115

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 MARCUS WAGNER

Company

Mailing Address 1616 CORTLANDT

Phone 713-598-7523

Email [redacted]

Signature Marcus Wagner

Date 9/20/15

APPLICANT (if other than owner)

Name MIKE SHELTON

Company HARVARD HEIGHTS

Mailing Address [redacted]

Phone 713 857-9688

Email

Signature

Date 9/20/15

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:* ___/___/___

Rev. 10.2014

CERTIFICATE OF APPROPRIATENESS
NEW CONSTRUCTION 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 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: 1616 CORTLANDT

NEW BUILDING TYPE

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

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

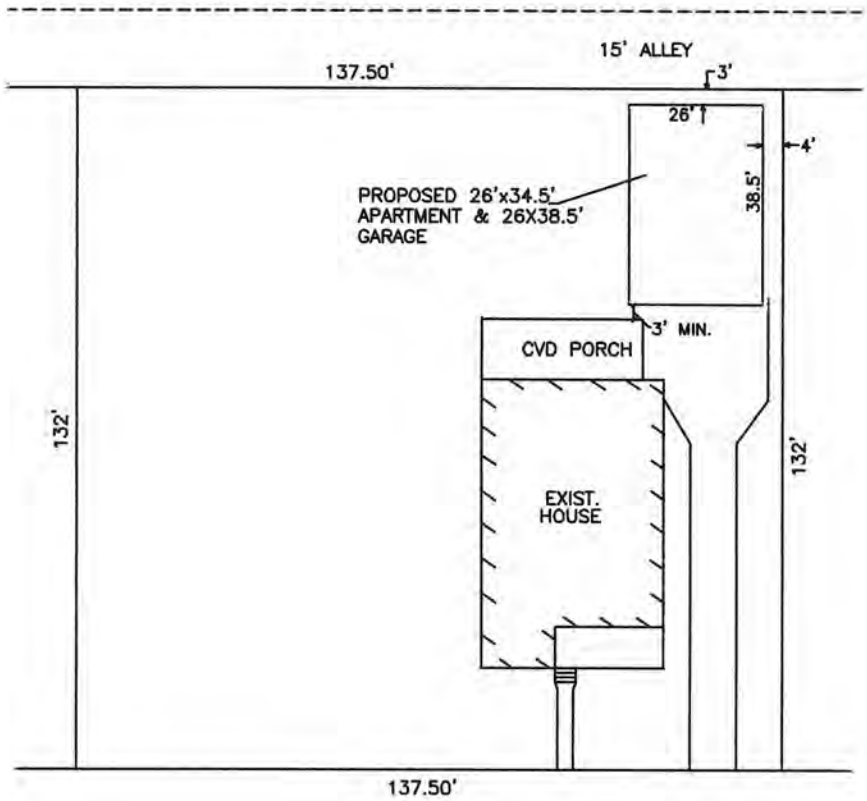
WRITTEN DESCRIPTION

- ☒ 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

THE GARAGE APT WILL BE 1800 S.F. TOTAL, TWO STORY ON SLAB. WOOD DH WINDOWS, ONE LITE METAL DOORS, 6" HARDIPLANK, AND COMPOSITION SHINGLES. IT WILL HAVE A COVERED WOODEN BALCONY IN FRONT PER ELEVATIONS.



CORTLANDT ST.

SITE PLAN

1616 CORTLANDT "A"

SCALE 1:30

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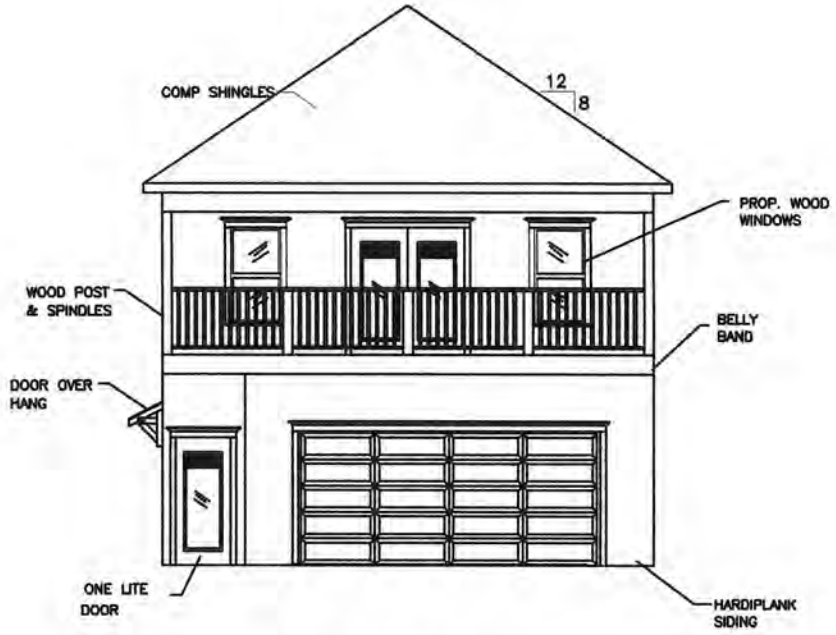
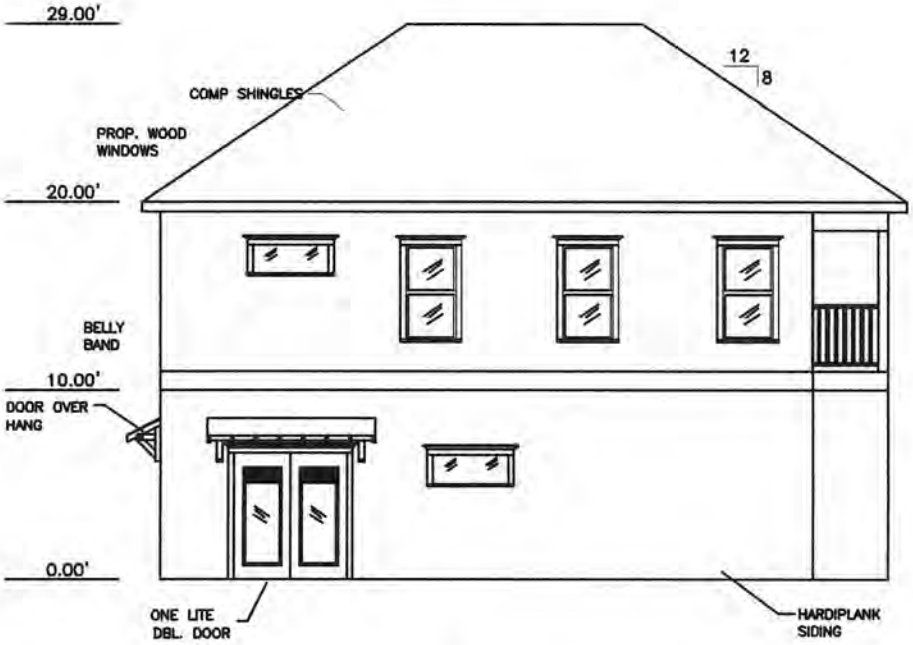
940 HARVARD, HOUSTON, TX. 77008
[redacted]
713-880-8090



FRONT VIEW



LEFT VIEW

M7

ELEVATIONS

1616 CORTLANDT "A"

SCALE 1:8

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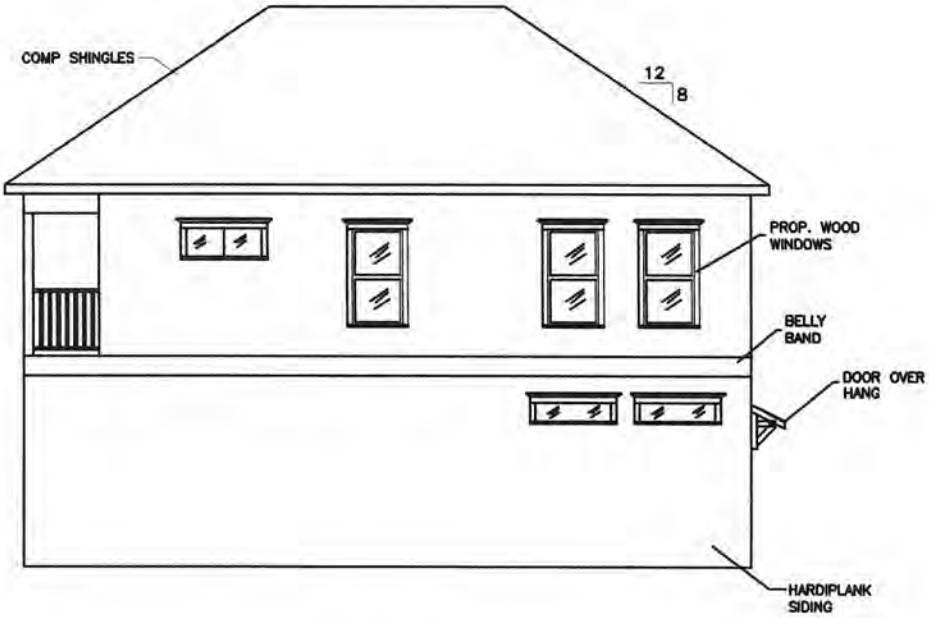
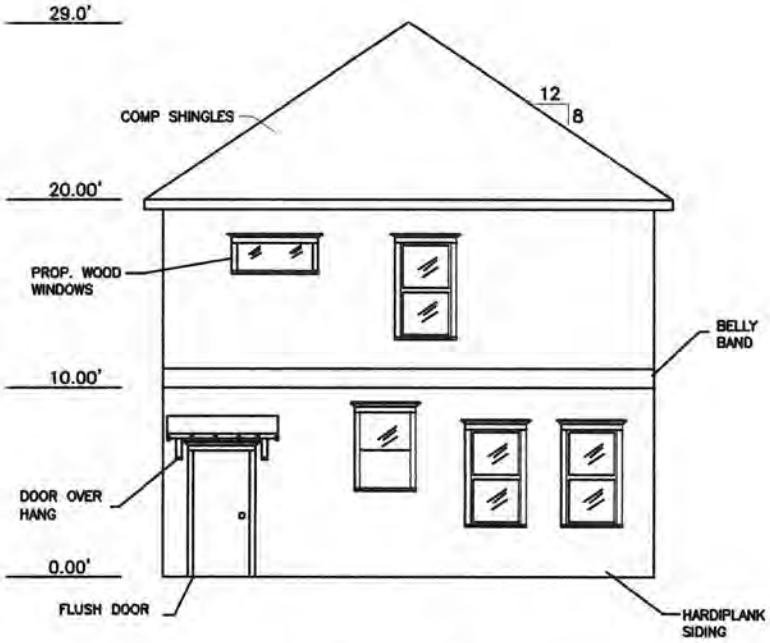
[redacted]
713-880-8090



RIGHT VIEW



BACK VIEW

ELEVATIONS

1616 CORTLANDT "A"

SCALE 1:8

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[redacted]
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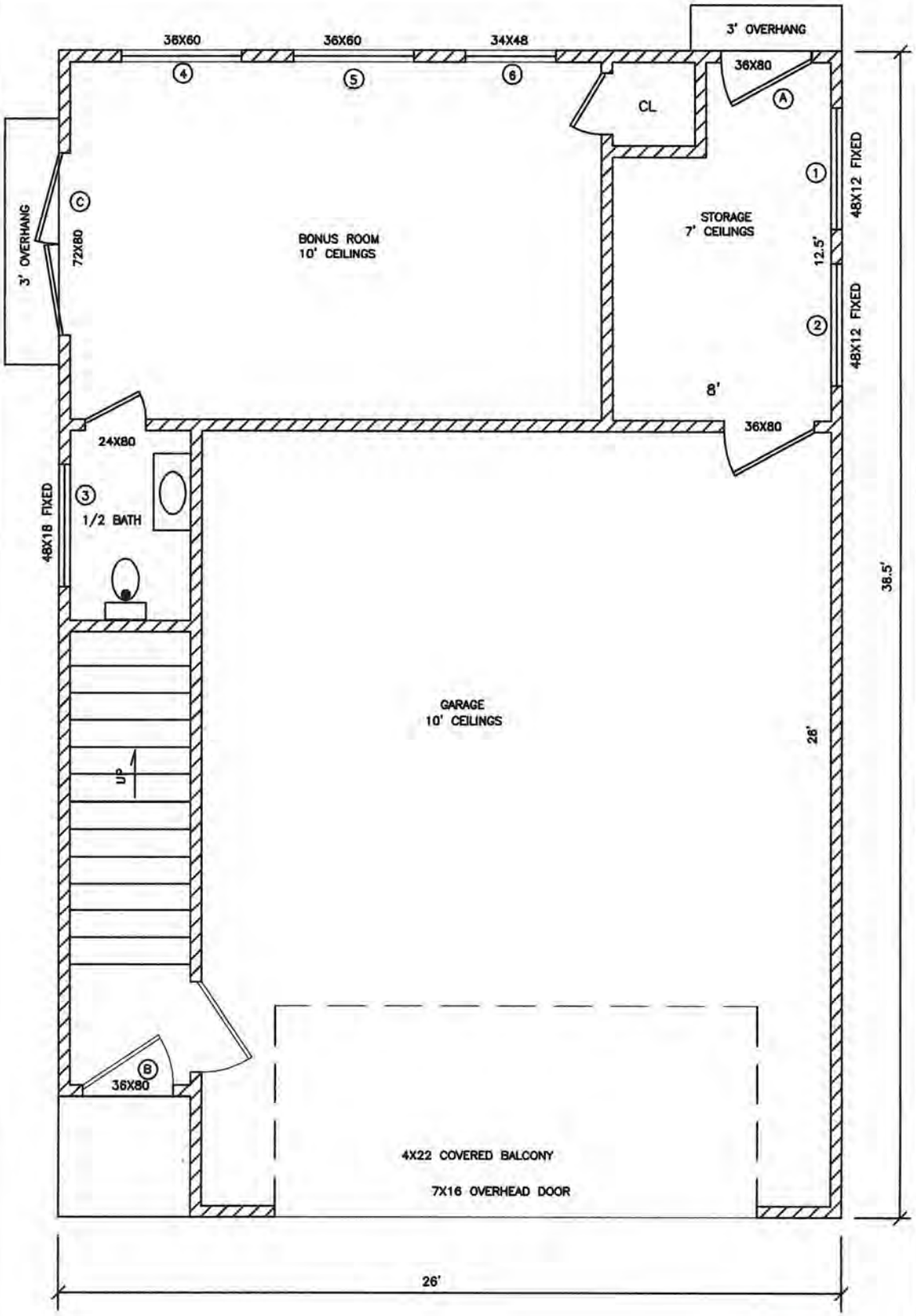

FIRST FLOOR

1616 CORTLANDT "A"

SCALE 1:4

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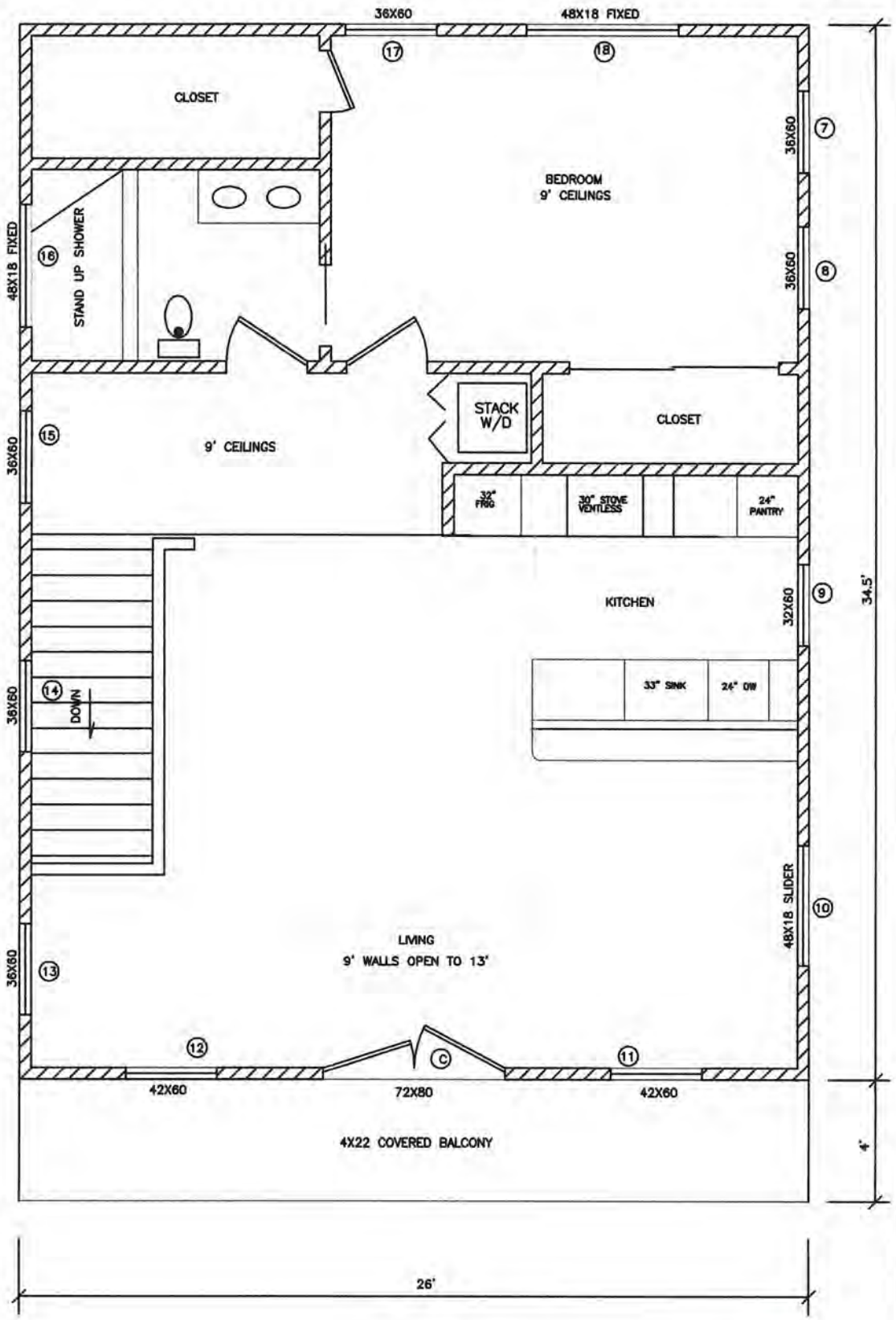
713-880-8090



SECOND FLOOR

1616 CORTLANDT "A"

SCALE 1:4

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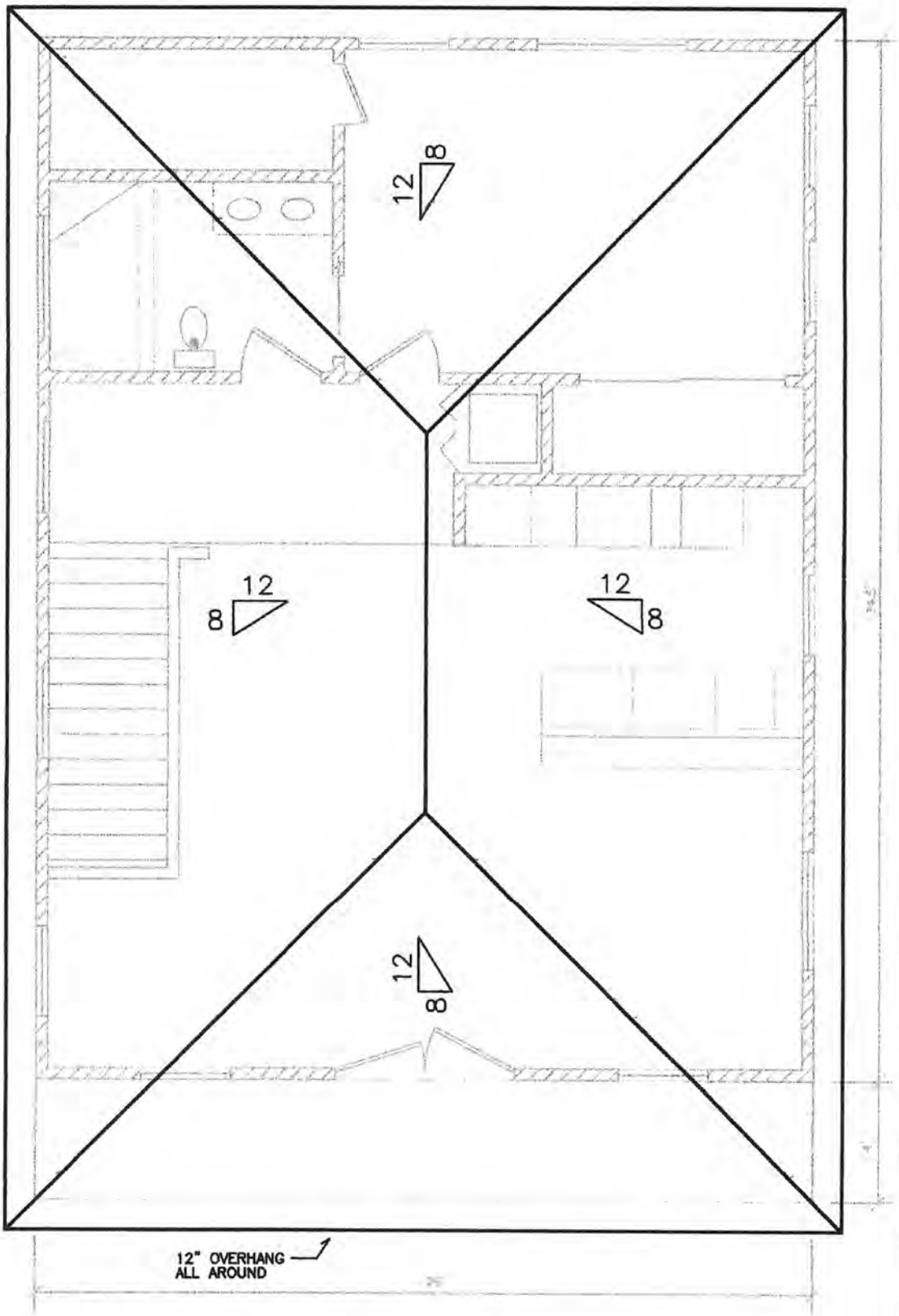

ROOF PLAN

1616 CORTLANDT "A"

SCALE 1:4

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[redacted]

DOOR SCHEDULE

LOCATION	DOOR SIZE	REMARKS
A	36"X80"	FLUSH
B	36"X80"	ONE LITE
C	72"X80"	ONE LITE

WINDOW SCHEDULE

LOCATION	WINDOW SIZE	SILL HEIGHT	REMARKS
1	48"X12"	82"	WOOD FIXED
2	48"X12"	82"	WOOD FIXED
3	48"X18"	89"	WOOD FIXED
4	36"X60"	24"	WOOD DH
5	36"X60"	24"	WOOD DH
6	34"X48"	60"	WOOD DH
7	36"X60"	24"	WOOD DH
8	36"X60"	24"	WOOD DH
9	32"X60"	24"	WOOD SLIDER
10	48"X18"	89'	WOOD SLIDER
11	42"X60"	24"	WOOD DH
12	42"X60"	24"	WOOD DH
13	36"X60"	24"	WOOD DH
14	36"X60"	24"	WOOD DH
15	36"X60"	24"	WOOD DH
16	48"X18"	89"	WOOD FIXED
17	36"X60"	24"	WOOD DH
18	48"X18"	89"	WOOD FIXED

DOOR WINDOW SCHEDULE

1616 CORTLANDT "A"

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[redacted]
713-880-8080

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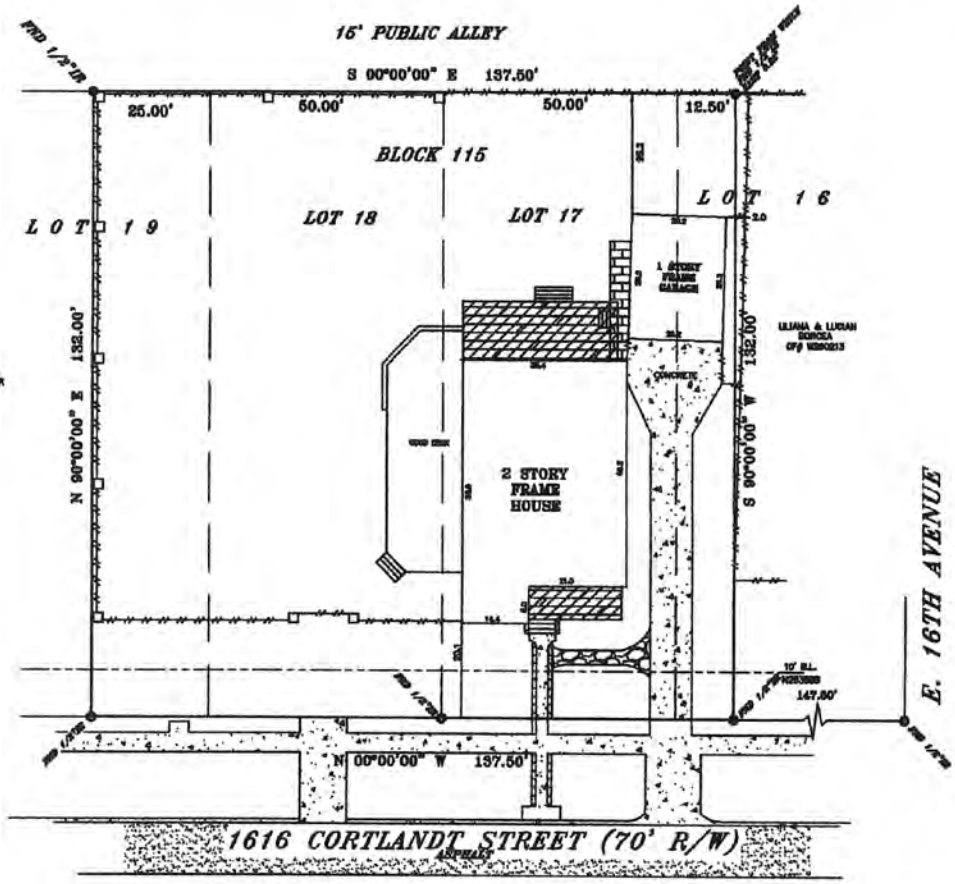
ADDRESS: 1616 CORTLANDT STREET

GRAPHIC SCALE

0' 30' 60'

LEGEND

IRON ROD
UTILITY EASEMENT U.E.
BUILDING LINE B.L.
AERIAL EASEMENT A.E.
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
CONCRETE AREA
CONCRETE
WOOD



THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
RESTRICTIONS - V-1A, P-114 HCMR AND CF#'S R237609, V620908, V719174, W994254, M994254, M409899, M516607 AND S632020 OPRHC.
ENCROACHMENT AGREEMENT PER CF# X632085.
EASEMENT AGREEMENT PER CF# X908069 OPRHC.
MEMORANDUM AGREEMENT PER CF# 20090513815 OPRHC.
EASEMENT AGREEMENT PER CF# 20110082156 OPRHC.
NOTICE OF ACTION BY THE CITY OF HOUSTON PER CFF# 20090208907 OPRHC.
BOUNDARY LINE AGREEMENT PER CF# 20090437861.
CITY OF HOUSTON ORDINANCES PER CF#'S N253886, M337573, W060017, X632084, Y207661 OPRHC.

LEGAL DESCRIPTION

Lots Seventeen (17) and Eighteen (18), the adjoining North 12.50 feet of Lot Sixteen (16), and the South 25.00 feet of Lot Nineteen (19), in Block One Hundred Fifteen (115), of HOUSTON HEIGHTS, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 1-A, Page 114, of the Map Records of Harris County, Texas.

STATE OF TEXAS REGISTERED STEVEN H. STARFORD 4901 PROFESSIONAL LAND SURVEYOR

BUYER MARCUS H. WAGNER AND GABRIELL H. WAGNER
JOB# 1108040
GF# 11-00042008LK
DATE 8-30-2011

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

ELEVATION EXPRESS
LAND SURVEYS

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for HARRIS COUNTY, Dated JUNE 18, 2007, Map No. 48201C 0330 L, the property described lies within "ZONE X" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.