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
- ☐ 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 Westmoreland Partners LLC

Company CBMJ - Christopher Bean

Mailing Address 4265 San Felipe St 1100
Houston TX 77027

Phone 281 850 0009

Email [redacted]

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

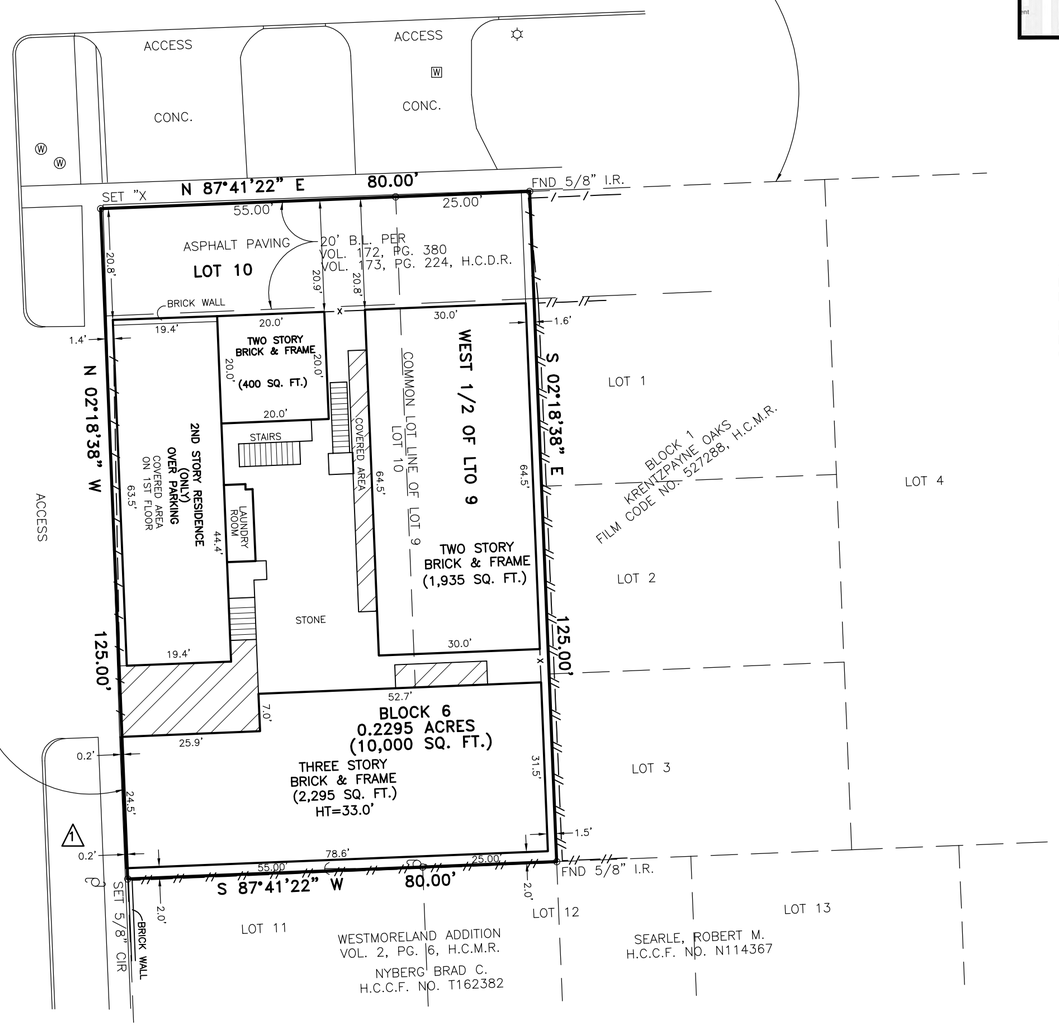
GRAPHIC SCALE

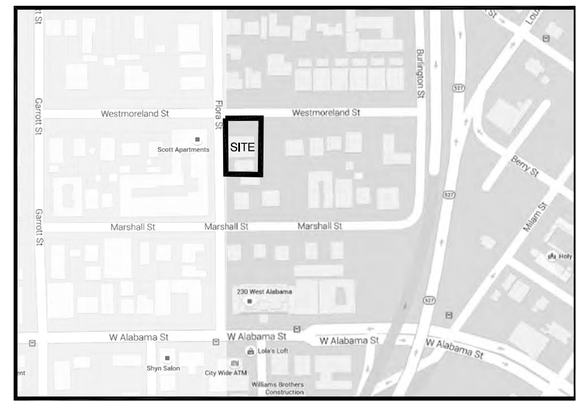
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
–E– OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE

– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK
CIR – CAPPED IRON ROD





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT TEN (10) AND THE WEST 1/2 OF LOT NINE (9), IN BLOCK SIX (6), OF WESTMORELAND, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 6, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCHEDULE 'B"

10C. 20' BUILDING SET BACK LINE ALONG THE FRONT PROPERTY LINE AS REFLECTED IN VOLUME 172, PAGE 380, AND VOLUME 173, PAGE 224, DEED RECORDS, HARRIS COUNTY, TEXAS.

E. TERMS AND PROVISIONS OF RIGHT OF ENTRY AGREEMENT AND EASEMENT BY AND BETWEEN LEE PEPIN AND
GULF COAST CABLE

EXISTING PARKING

REGULAR	8
HANDICAP	0
TOTAL	8

ENCROACHMENTS

1 BUILDING OVER PROPERTY LINE AS SHOWN.

NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON KRENTZPAYNE OAKS PLAT RECORDED IN FILM CODE NO. 527288 HARRIS COUNTY MAP RECORD. BASIS OF BEARINGS IN THE EAST LINE OF SUBJECT TRACT, BEING S 02°18'38" E PER F.C. NO. 527288 H.C.M.R.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2056214–H043 OF FIRST AMERICAN TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF 09, 2015
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 6) THERE IS NO ZONING IN THE CITY OF HOUSTON.
8. (TABLE A ITEM 16) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
9. (TABLE A ITEM 17) THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. (TABLE A ITEM 18) THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A DUMP, SUMP, OR LANDFILL.
11. (TABLE A ITEM 19) SURVEYOR DID NOT OBSERVE ANY AREAS DELINEATED AS WETLANDS BY APPROPRIATE AUTHORITIES. SURVEYOR IS NOT AN EXPERT IN DETERMINING LOCATION OF WETLANDS AREAS;
12. (TABLE A ITEM 20A) THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT TRACT THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0860L, DATE 6-18-2007. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

TO: BRIDGEINVEST LLC, BIT1 LLC, CBMJ INVESTMENTS AND DEVELOPMENT, LLC, WESTMORELAND PARTNERS LLC, AND FIRST AMERICAN TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 8, 11B, 13, 14, 16, 17, 18, 19 AND 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2015.

DATE OF PLAT OR MAP: AUGUST 5, 2015

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

Fred W. Lawton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: fwlawton@stsurvey.com

ALTA/ACSM LAND TITLE SURVEY OF

LOT TEN (10) AND THE WEST 1/2 OF LOT NINE (9), IN BLOCK SIX (6), OF WESTMORELAND, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 6, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 400 WESTMORELAND STREET HOUSTON, TEXAS 77006

REVISION: 8–12–15 COMMENTS

JOB NO.: 1082–15 SCALE: 1" = 20' DATE: 8–5–15

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
TEL. 281–556–6918 FAX 281–556–9331
Firm Number: 10045400

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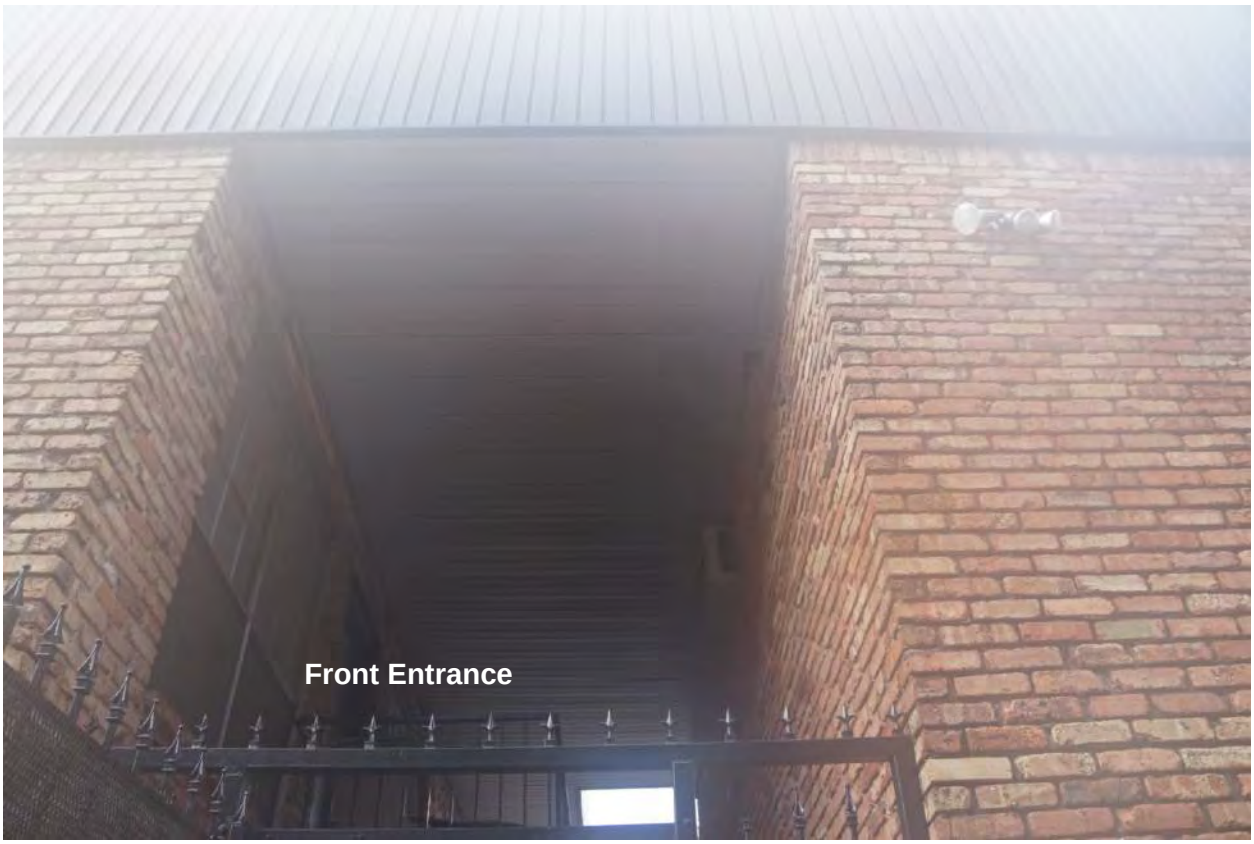
JOB NO: 1082-15

400 westmoreland subject property photos

Right Elevation- Flora Street

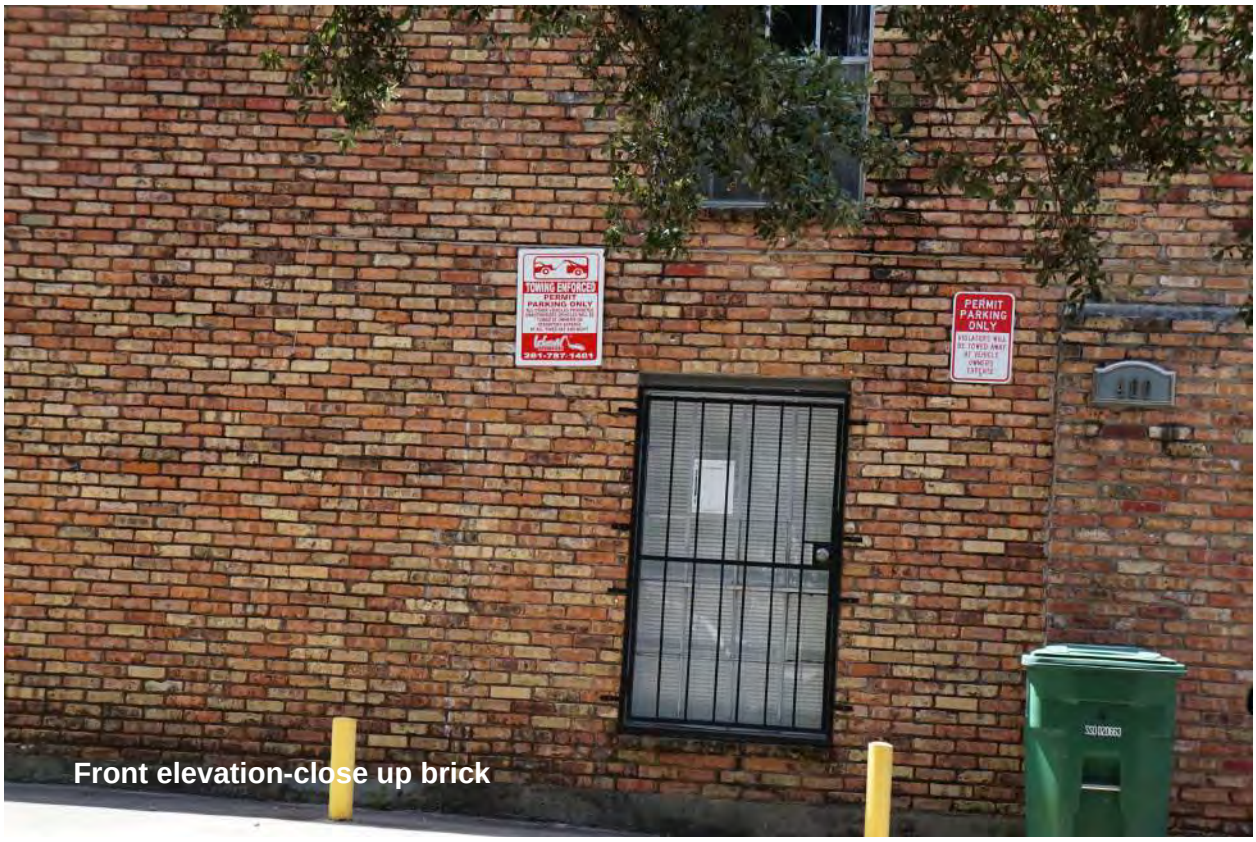
Front Elevation



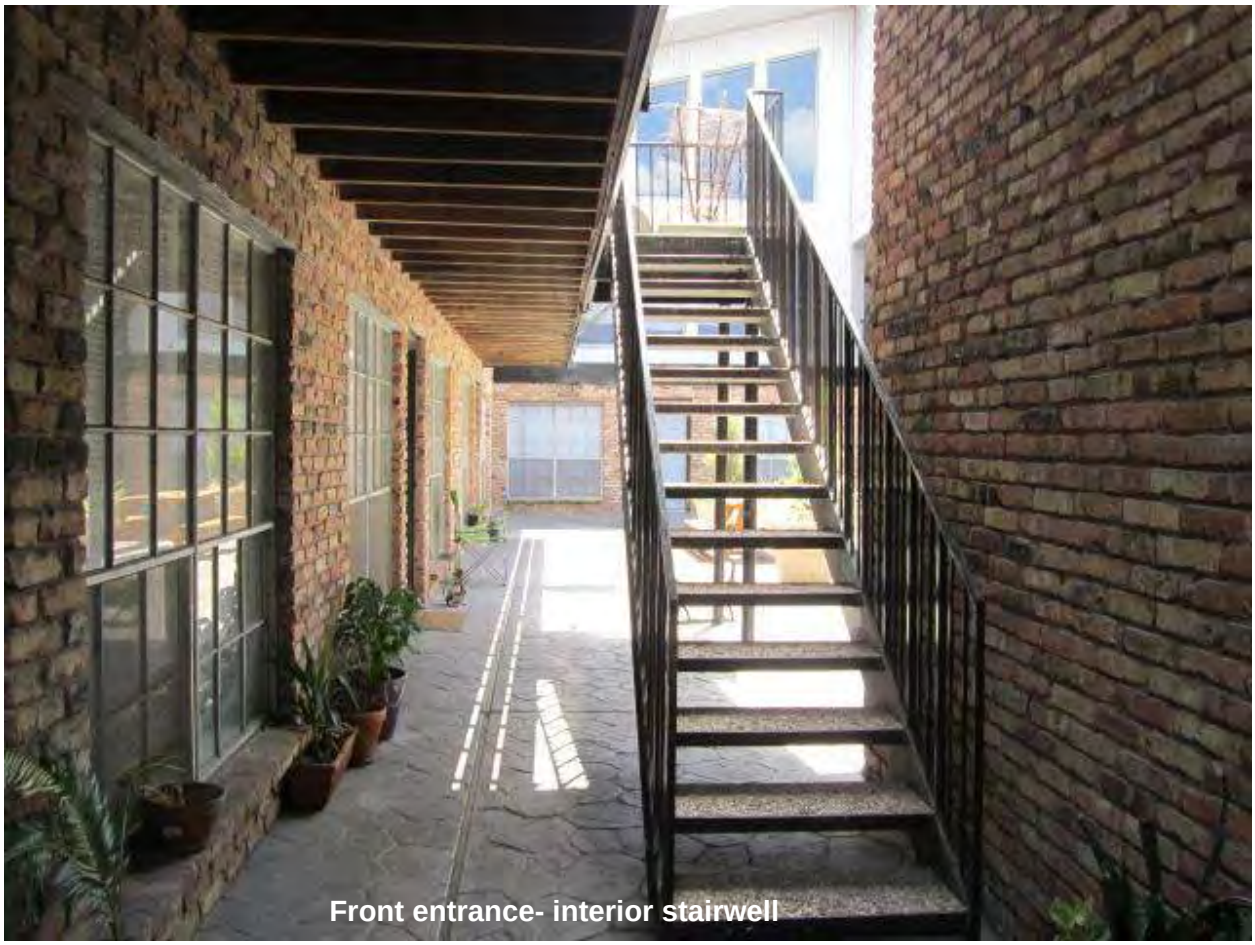
Front Entrance

Front Elevation- Westmoreland

Front corner elevation



Front elevation-close up brick



Front entrance- interior stairwell

courtyard

400 Westmoreland Existing Window Schedule

WINDOW SCHEDULE

UNITS & APARTMENT BLDGS

QTY	SIZE	LOCATION	DESCRIPTION	FINISH	REMARKS
16	47.5 x 35.5	exterior	existing	aluminum	needs replacment
12	23.5 x 23.5	exterior	existing	aluminum	needs replacment
12	43.5 x 71.5	exterior	existing	aluminum	needs replacment
23	70.5 x 71.25	exterior	existing	aluminum	needs replacment
1	71.5 x35.5	exterior	existing	aluminum	needs replacment

WINDOW NOTES

1 all existing windows need to be replaced

2

3

WINDOW TYPES

	UNITS

400 Westmoreland NEW Window Schedule

WINDOW SCHEDULE

UNITS & APARTMENT BLDGS

QTY	SIZE	LOCATION	DESCRIPTION	FINISH	REMARKS
16	47.5 x 35.5	exterior	low E replacement window	aluminum	
12	23.5 x 23.5	exterior	low E replacement window	aluminum	
12	43.5 x 71.5	exterior	low E replacement window	aluminum	
23	70.5 x 71.25	exterior	low E replacement window	aluminum	
1	71.5 x35.5	exterior	low E replacement window	aluminum	

WINDOW NOTES

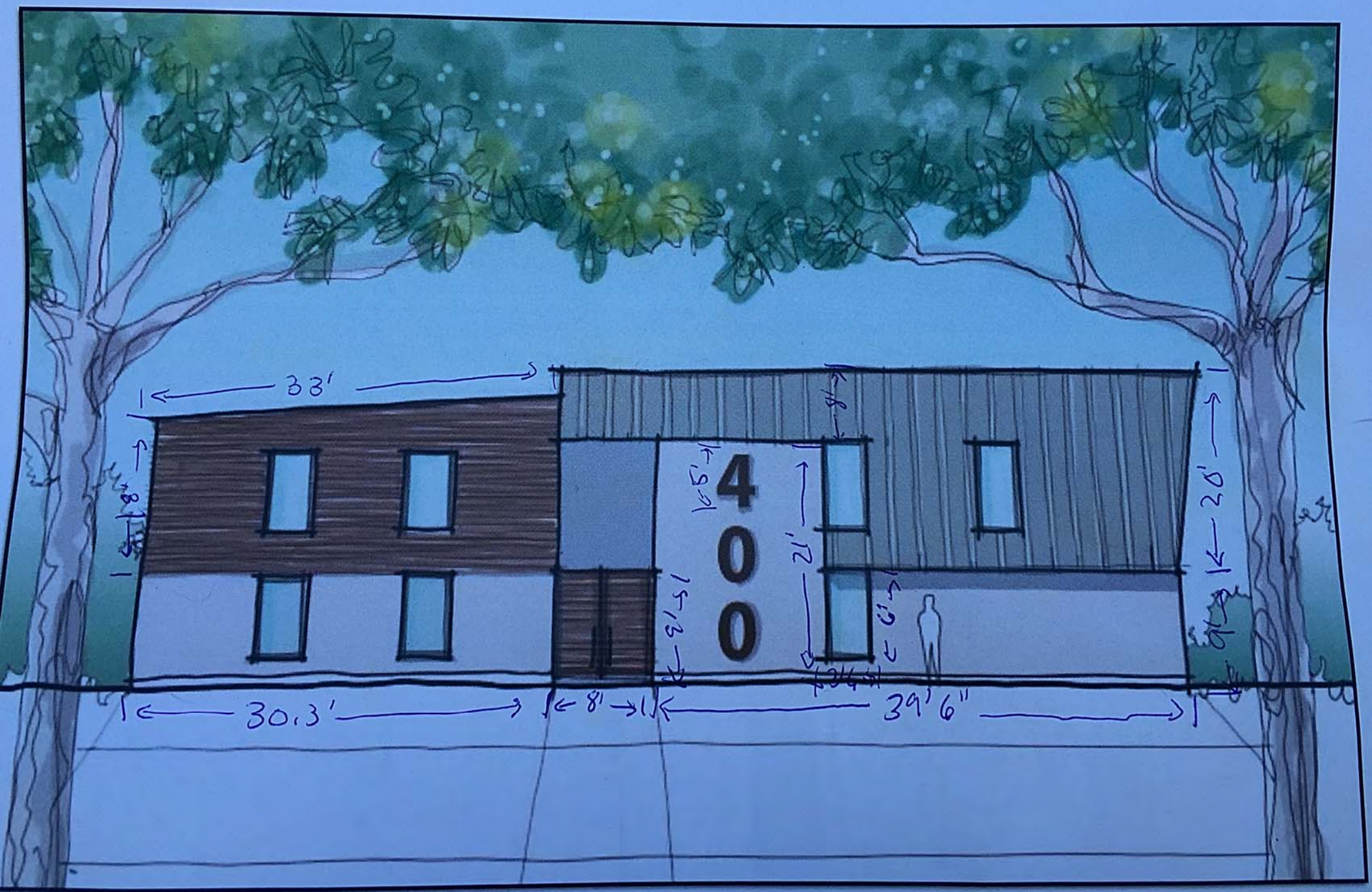
1 all existing windows need to be replaced

2

3

WINDOW TYPES

	UNITS


33'
30.3'
8'
39' 6"
20'
21'
4
0
0

29’
30.3”
8’
39’ 6”

29’
63’5”

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:

Building Name	Building one, two and three
Date Constructed	1965
Number of Floors	Two
Number of Units	15 total
General Condition	Good
Building Area	15,454 SF Total
Structure	Brick and wood
Exterior Walls	Brick and vinyl siding
Roof	Standing seam metal panel, and asphalt shingle
Foundation	Spread footings
HVAC	Packaged, split-system, window units
Vertical Transportation	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

Current Photos

Front elevation

Right elevation

Existing single pane aluminum windows

Common courtyard

PROPOSED ELEVATIONS

RENDERING FRONT

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
[redacted]

Designer:
Rainey Richardson
832-545-1660
rainey@decoratehouston.com

bronze alum. casement windows
metal siding
400
Woodsiding & gate
core 10 metal channel numbers LED back lit
slurried brick

400