

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: 535 GRANBERRY

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input checked="" type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> 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

- | | |
|---|--|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> perspective and/or line of sight |

535 Granberry COA Request

I am requesting a COA to build a 925 sf addition to the rear of the house at 535 Granberry in the Freeman Historic District. The existing house is a 976 square foot wood frame single family residence built circa 1920. The addition would consist of 1 story attached to the back of the existing house which would have the same eave height as the existing house. The new total conditioned square footage would be 1901. Additionally I am requesting to demo a small shed at the end of the driveway in the back yard and build a 12' by 26' carport including an enclosed storage area at the rear.

There is a recent 5'x14.4' addition behind the existing kitchen which would be removed.

The house has a 6/12 side gable composition shingle roof which has a ridge height of 17'. There is a hip roof with a 5/12 pitch at the rear of the house to cover the existing kitchen. The bathroom is currently located behind the main section of the house and has a flat roof above it. The existing house is clad with asbestos tile shingles with original wood 117 siding beneath. The asbestos tile shingles would be removed to reveal the 117 siding.

The addition would be set outside of the bathroom 1.5 feet toward the south but still be inset from the main body of the house. On the north side, the addition extend 4.7 ft. such that it is 3' from the north boundary line. On the west side, the addition will extend to 3' from the west boundary line. The overall length of the addition is 38' and width is 25'.

The ridge height of the roof of the addition would be 15' and the eave height would be 10'. The new 4/12 pitch roof would be widened to replace the flat bathroom roof and provide a covered new rear entry. It would be covered with composition high definition shingles. The carport would have a 4/12 gable roof with high definition composition shingles and cementitious fiber board siding with a 4" reveal.

The addition and carport to be clad with cementitious fiber board with a 4" reveal. The existing 1 over 1 wood windows will be rebuilt as necessary. The windows for the addition will be wood frame low e double pane windows to complement the existing.

ADDRESS :535 GRANBERRY STREET
HOUSTON, TEXAS 77007

ORDER BY :HAMISH STIRLING

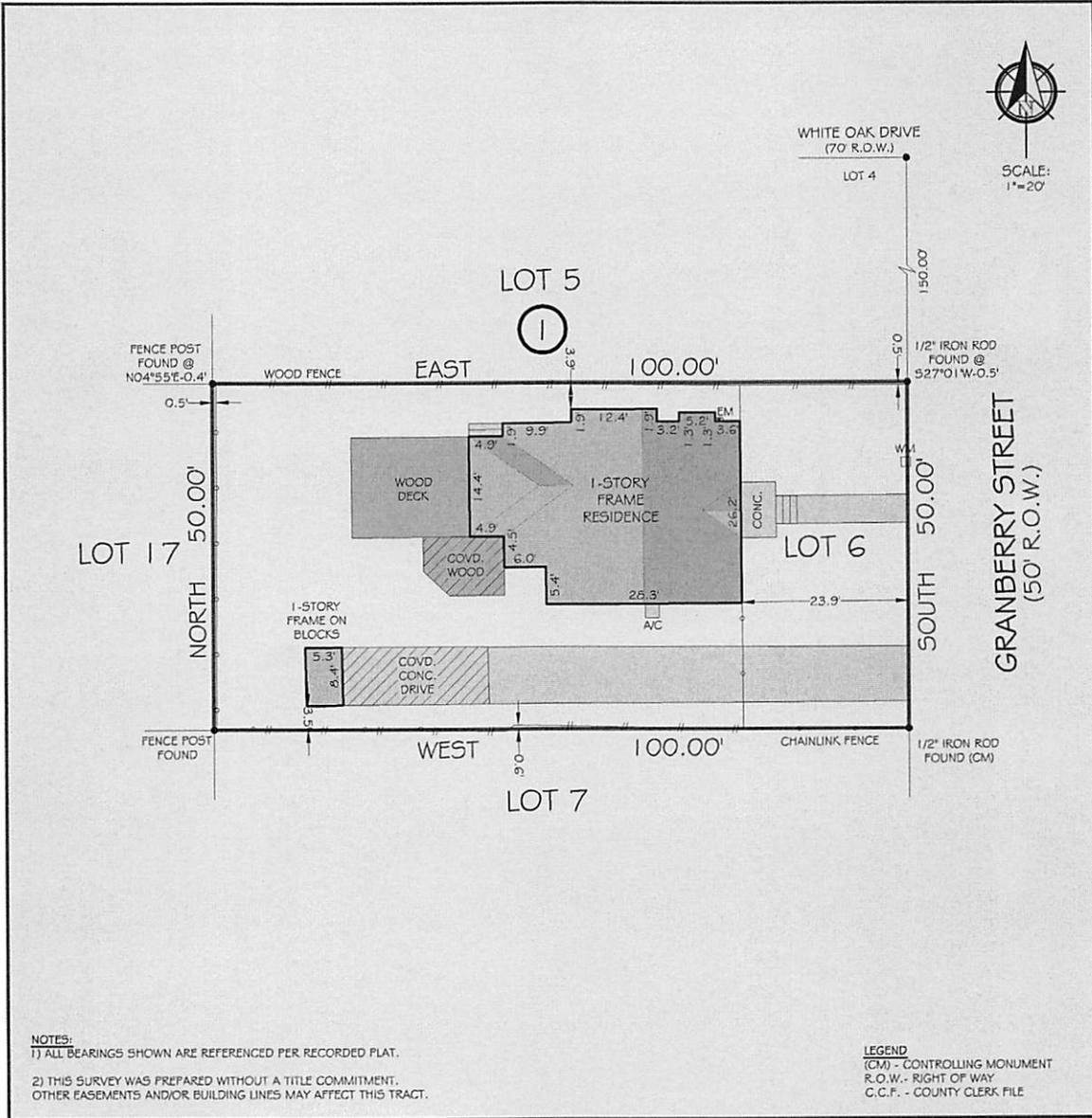
TITLE CO :N/A

GF NO :N/A

LENDER :N/A

A STANDARD LAND SURVEY OF
LOT 6, BLOCK 1
FREELAND

ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 572, PAGE 43
OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS



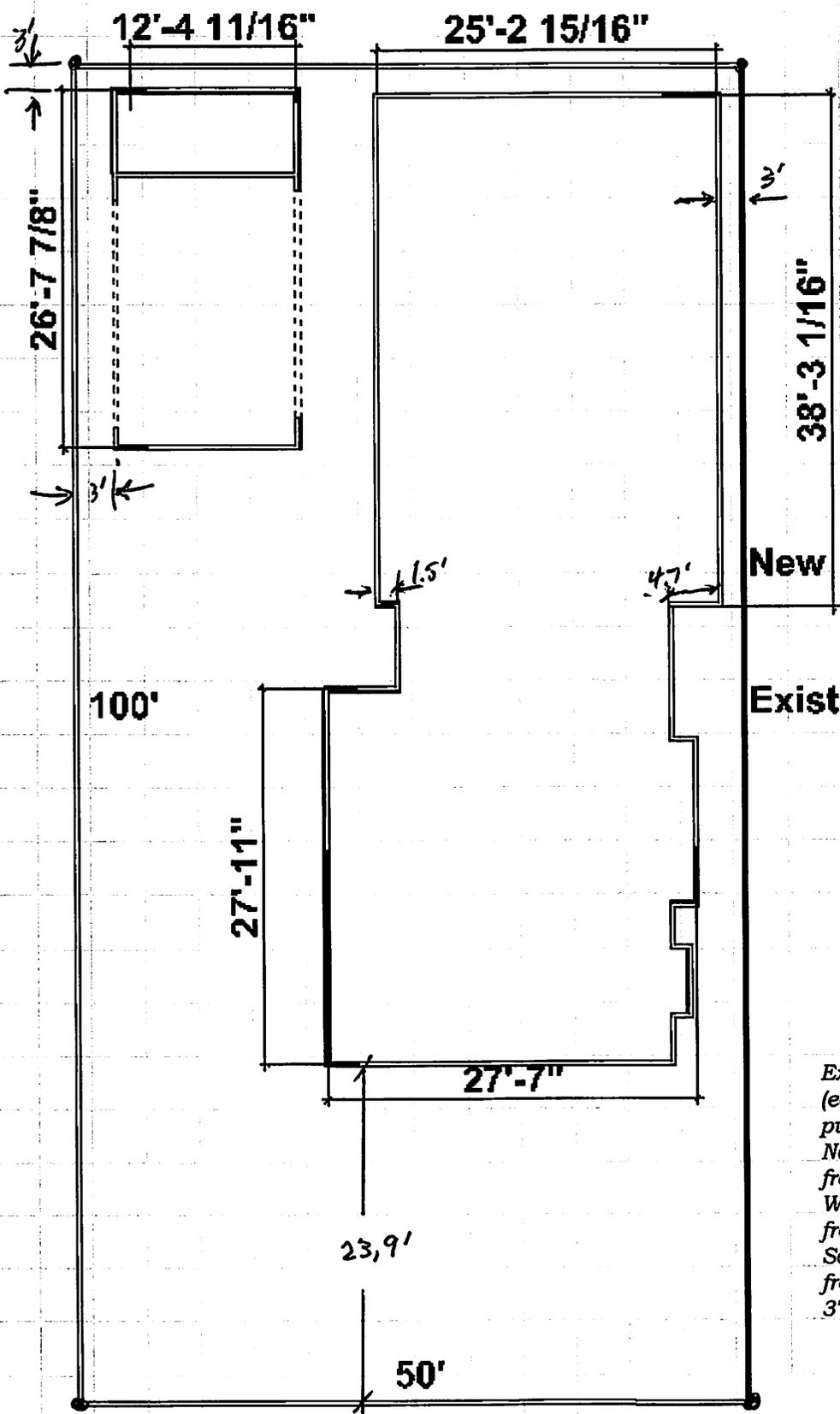
FIRM NO. 10133000
JOB NO: 140040-01
DATE: JANUARY 15, 2014

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION
*THIS TRACT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48201C0670L DATED: 06-18-2007

PIOTR A. DEBSKI
R.P.L.S. NO. 5902

*532 GRANBERRY
CURRENT*



North >

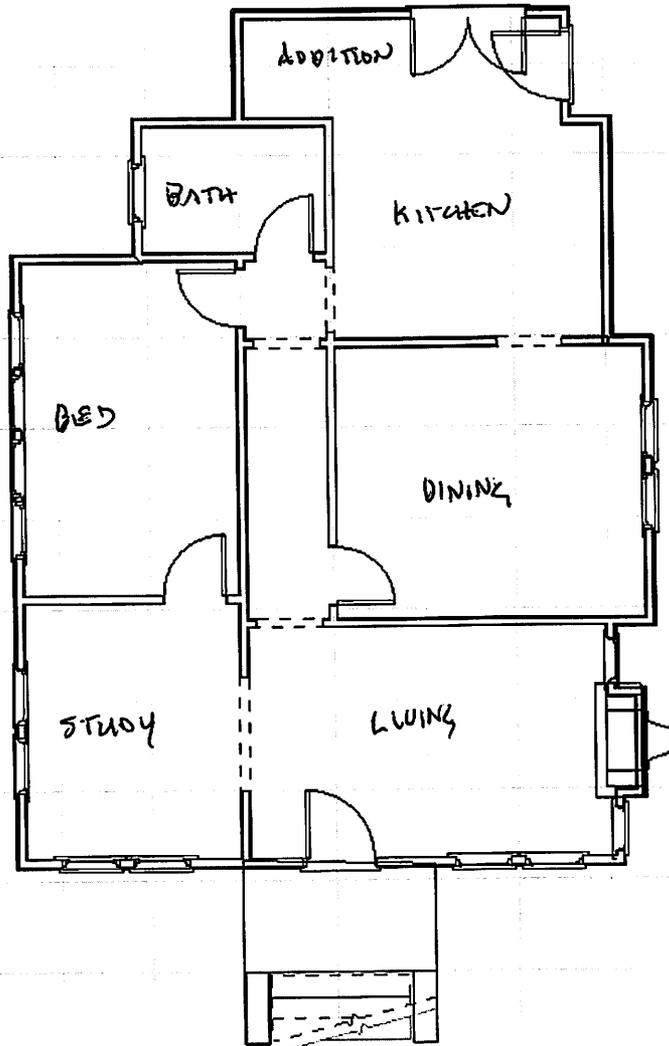
New

Existing

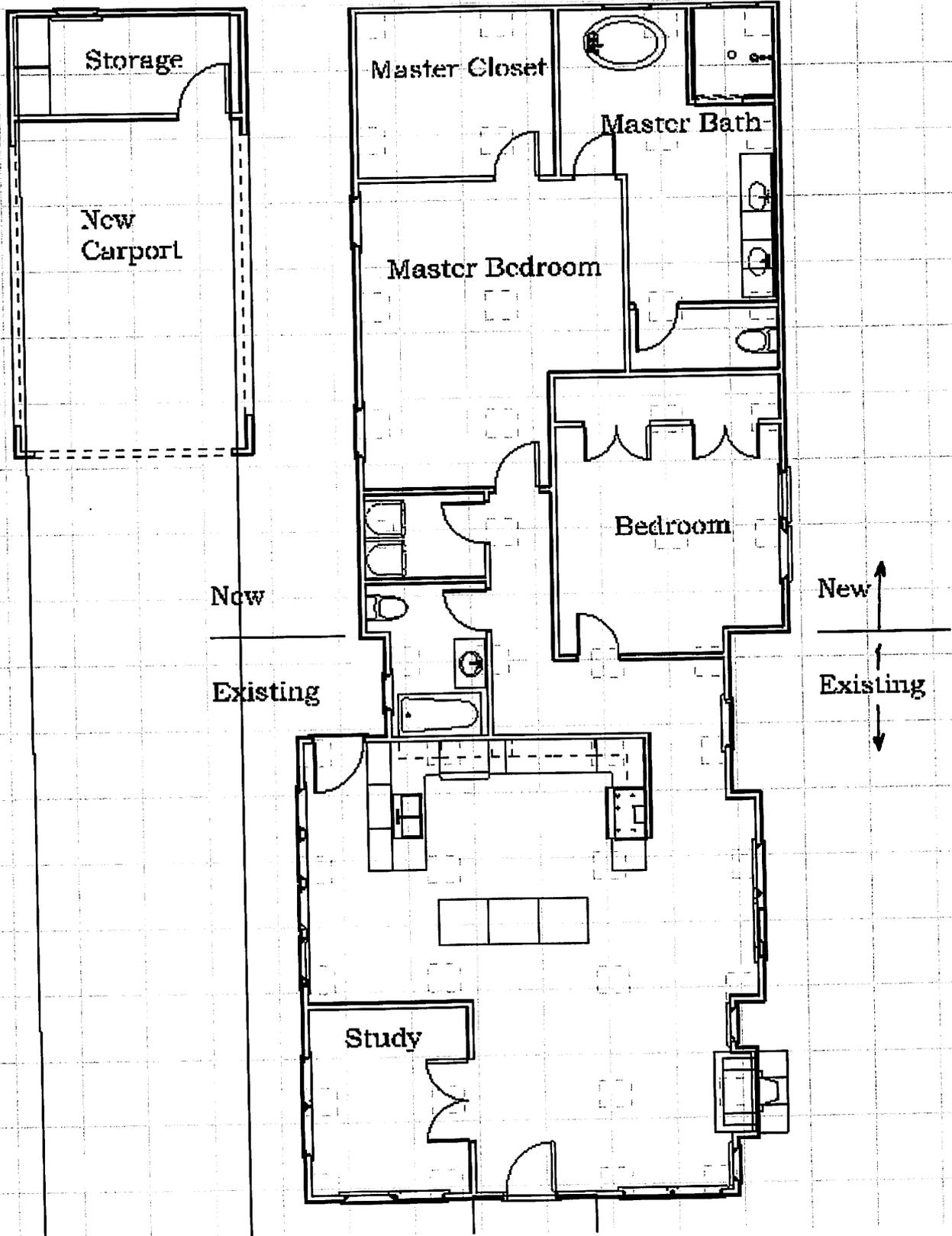
*Existing Property front (east) is set back 23'9" from public right of way
 North side addition is set 3' from boundary
 West side addition is set 3' from boundary
 South side existing is 17'7" from boundary, carport is 3' from boundary*

535 Granberry

Site Plan



**535 Granberry
Existing Floorplan**



**535 Granberry
Floor Plan**

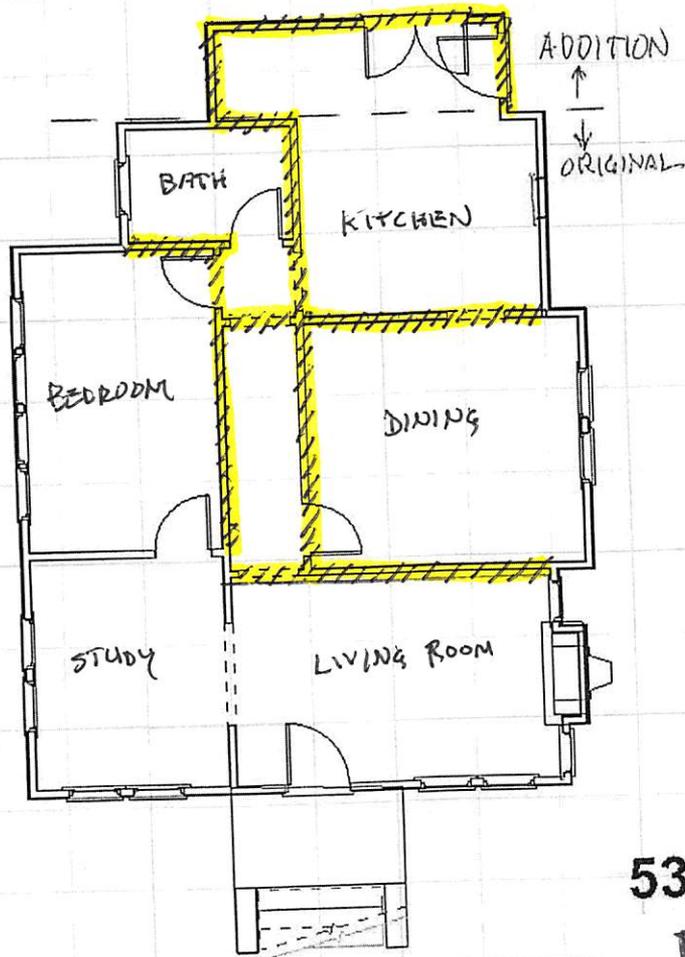
Door and Window Schedule

Windows

Location	Qty	Dimensions	Type	Description
Living Area	8	2'6"x5'2"	DH	Existing
Fireplace	2	2'0"x2'6"	DH	Existing
Study	4	2'6"x5'2"	DH	Existing
Bath 1	1	2'6"x2'10"	DH	Existing
Kitchen	1	2'6"x2'10"	DH	Jeldwen Wood Tradition Plus
Bedroom 1	2	3'0"x5'"	DH	Jeldwen Wood Tradition Plus
Bedroom 2	2	3'0"x5'"	DH	Jeldwen Wood Tradition Plus
Master Bath	1	3'0"x1'0"	Fixed	Jeldwen Wood Tradition Plus
Master Bath	1	3'0"x3'0"	Fixed	Jeldwen Wood Tradition Plus

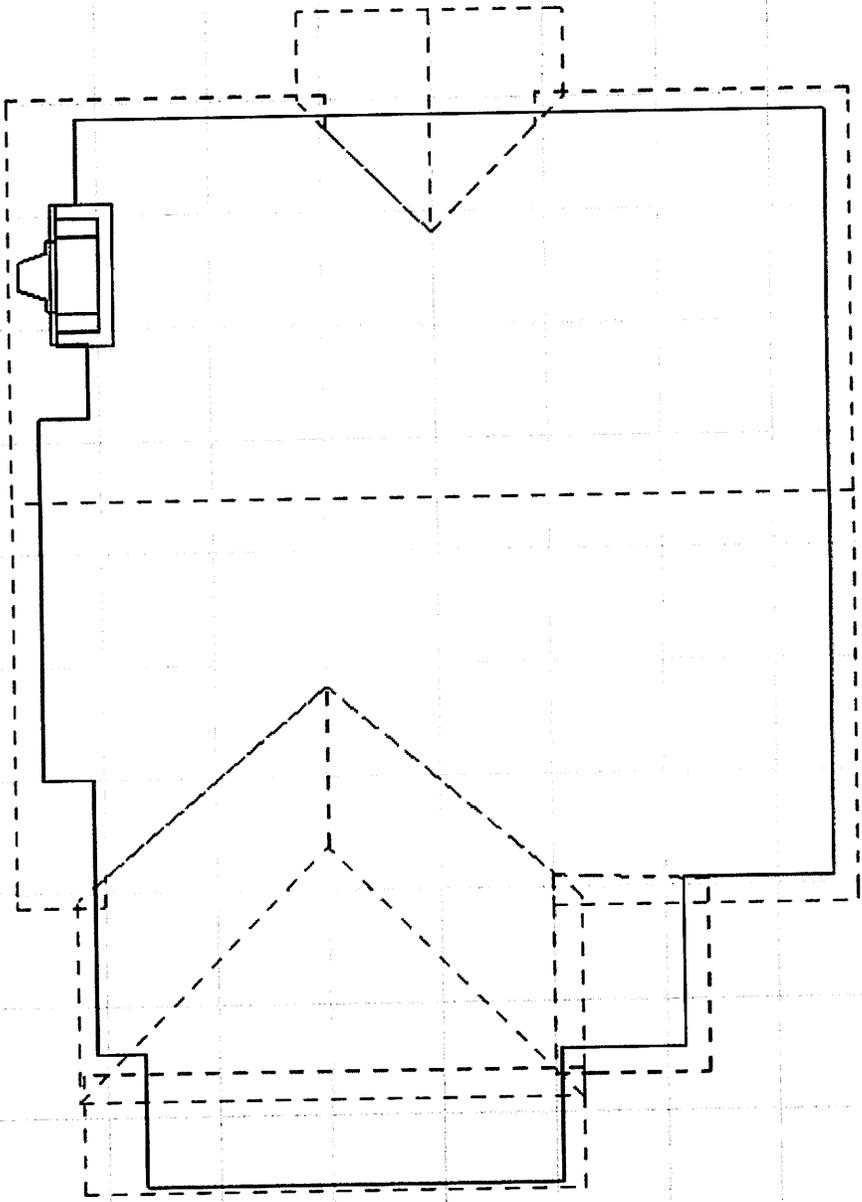
Doors

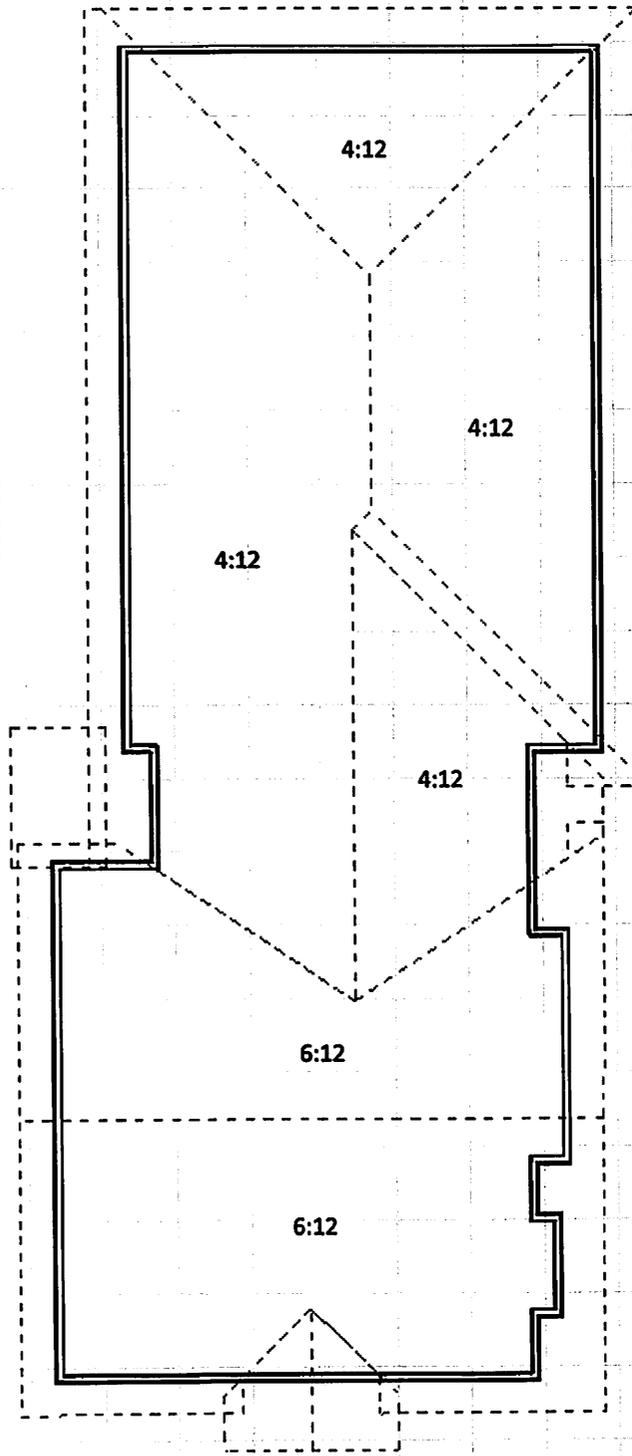
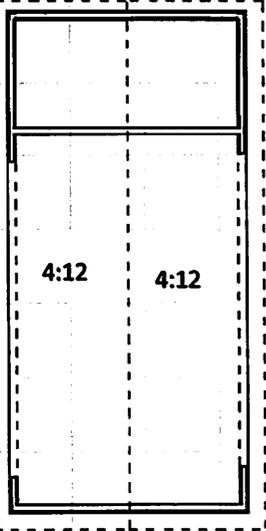
Location	Qty	Dimensions	Type	Description
Front Door	1	3'0"x6'8"	Wood shutter	Existing
Back Door extg 1	1	5'0"x6'8"	French	To be removed at demo
Back Door extg 2	1	3'0"x6'8"	metal	To be removed at demo
Back Door proposed	1	3'0"x6'8"	metal	half lite door



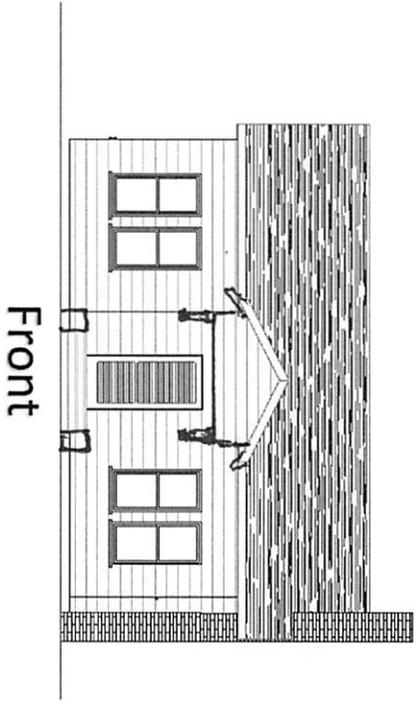
535 Granberry
DEMO PLAN

535 Granberry
Existing Roof Plan

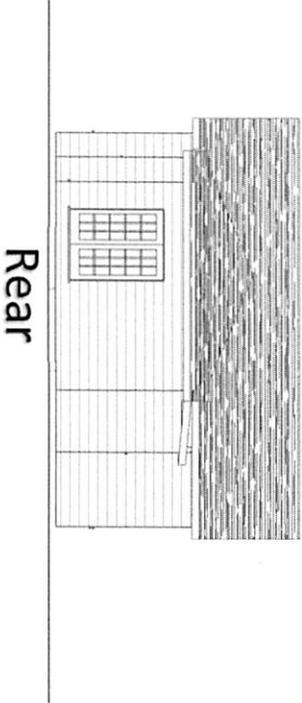




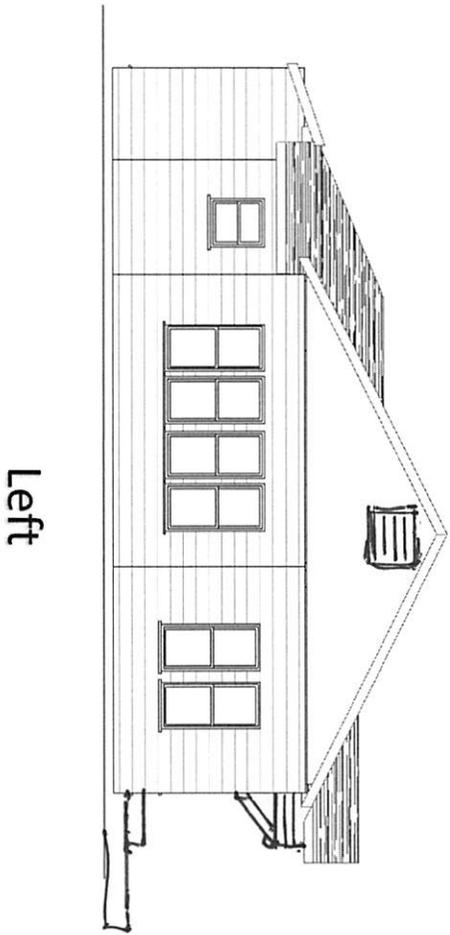
**535 Granberry
Roof Plan**



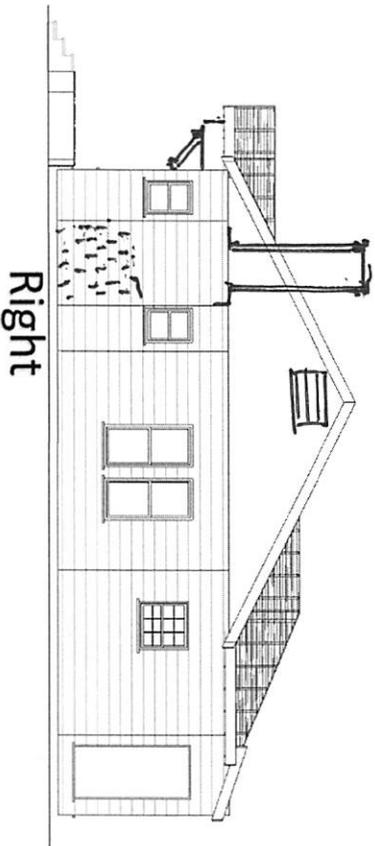
Front



Rear



Left



Right

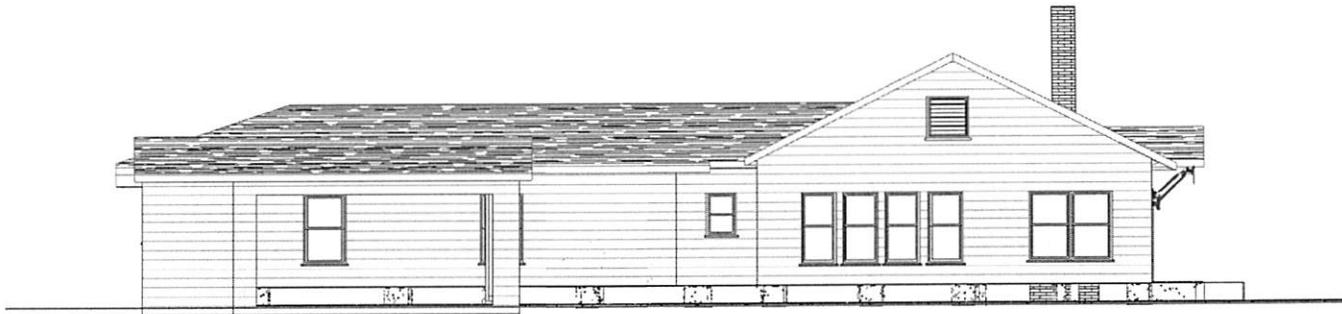
535 Granberry

Existing



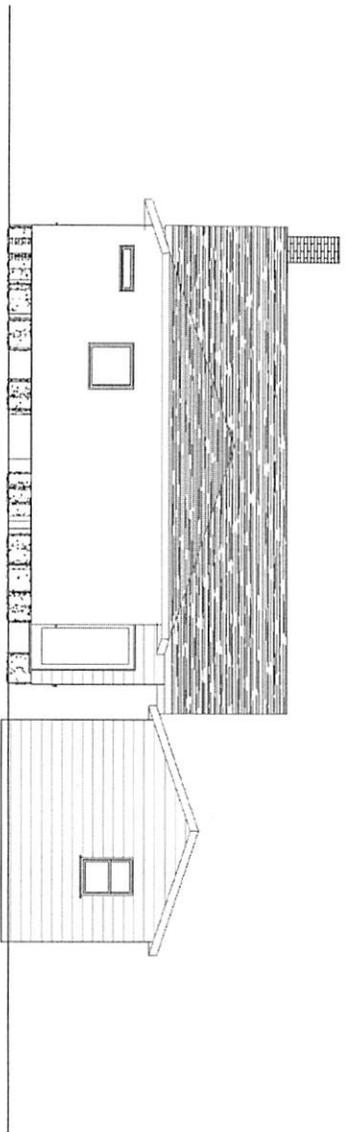
Existing Ridge Height 17'
Addition Ridge Height 15'
Eave Height Throughout 10'

Front Elevation



Left Elevation

535 Granberry

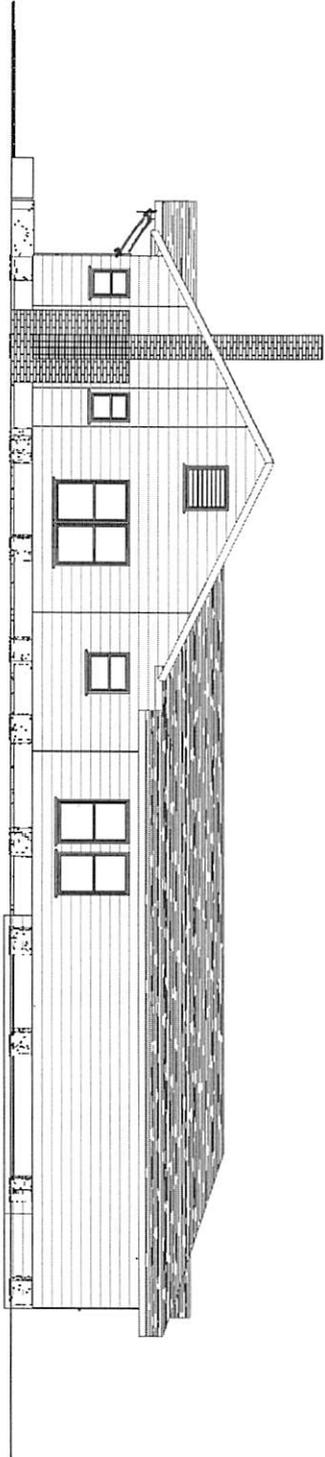


Finished Floor Height:

Front of Existing 2'7"

Rear of Existing 1'9"

Rear Elevation



Right Elevation

535 Granberry

