



brickmoon
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

Date: April 1, 2015

Subject: COA Application – 1036 Cortlandt Description

This project consists of constructing a 2,271 square foot addition to an existing 1,251 square foot residence. The project is situated on a 6,600 square foot lot. The existing residence is a one story frame structure on a pier and beam foundation with a detached one story frame garage. There is an existing rear addition of 395 square foot to the residence that will be demolished. The existing garage will be demolished entirely. The existing front porch will be reconstructed. Wood siding and doors will be removed from the rear of the house to connect the new addition. The addition is being added to the east side of the existing home and will sit on a new pier and beam foundation with a floor height to match the existing residence. The addition will be clad in cementitious siding with a larger reveal than existing residence and painted. The addition will also have new wood windows to match existing. One existing kitchen window is proposed to be replaced. The addition recessed back to the North of the existing home to help delineate between the existing and new portions of the residence. The new addition is a two story structural with a hipped roof and a small gable roof facing the front of the existing residence. The new small gable roof has the detail and character that matches the existing architectural. The new garage is a story and a half with a gable roof and a shed dormer. This helps to reduce the scale of the addition and balance with the main house. A small side porch is added with a shed roof that ties with existing roof. The new side and rear porch will be constructed with wood with wood steps. All new roof areas are to be clad with composition shingle roofing to match the existing residence. The crawlspace created by the new addition will be open ventilated with lattice panels. New lattice panel will be added to the existing crawlspace.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 1036 CORTLANDT ST. HOUSTON, TX 77008
Historic District / Landmark HOUSTON HEIGHTS SOUTH HCAD # 0202150000021
Subdivision HOUSTON HEIGHTS Lot 21 Block 219

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 Rit Johnson
Company Ridgewater Homes Inc.
Mailing Address P.O. Box 7747
Houston, TX 77270
Phone 281-898-1033
Email [REDACTED]
Signature [Signature]
Date 3/30/15

APPLICANT (if other than owner)

Name ALEXANDER RIDGWAY
Company BRICKHOON DESIGN
Mailing Address 1612 W. 23RD ST.
HOUSTON, TX 77008
Phone 713.805.3367
Email [REDACTED]
Signature [Signature]
Date 3.31.15

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: ___ / ___ / ___

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the [Historic Preservation Web Manual](http://www.houstontx.gov/HistoricPreservationManual) for historic district profiles, project guidance and forms.

Historic Preservation Office
713.837.7963
historicpreservation@houstontx.gov

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2014 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
October 23	October 1	October 13
November 20	October 29	November 10
December 17 (Wednesday)	November 25	December 7

DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials.

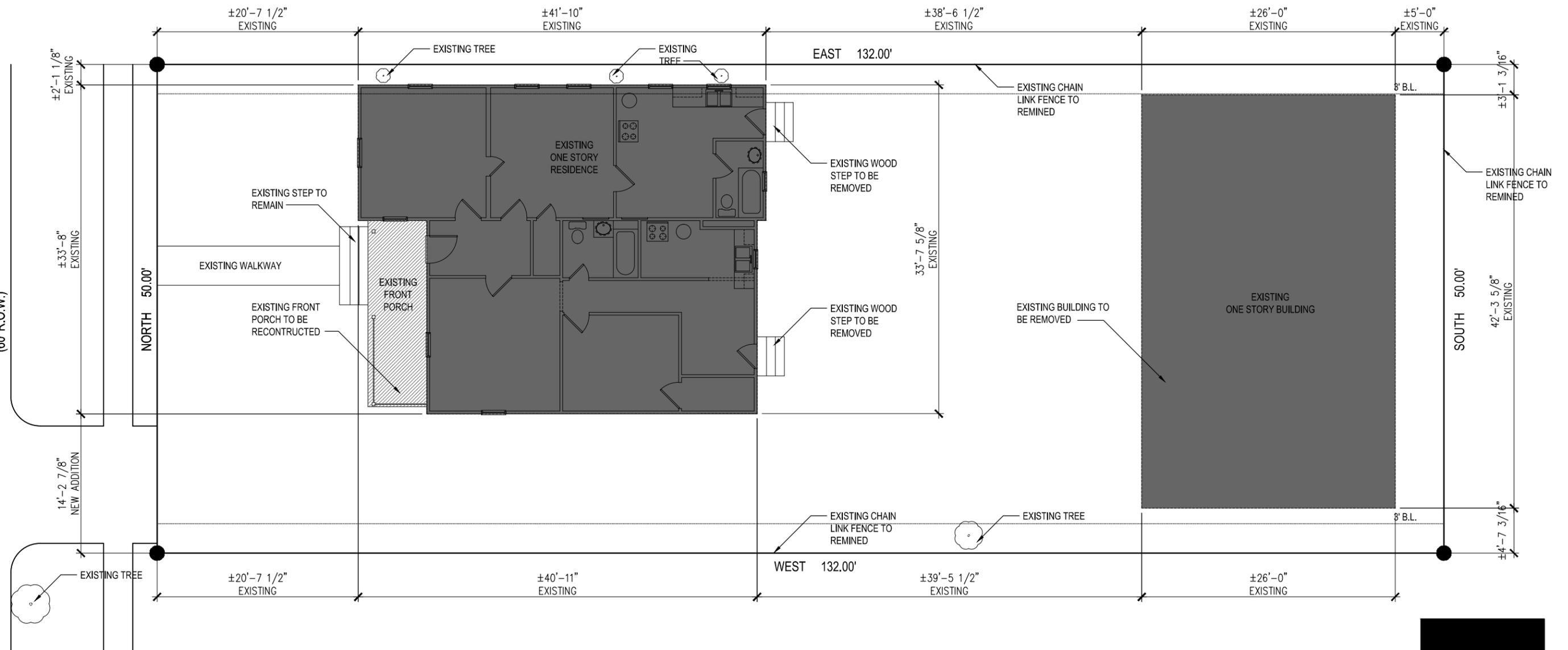
Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

CORTLANDT STREET
(60' R.O.W.)



EXISTING SITE PLAN

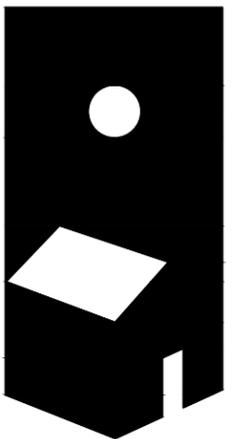
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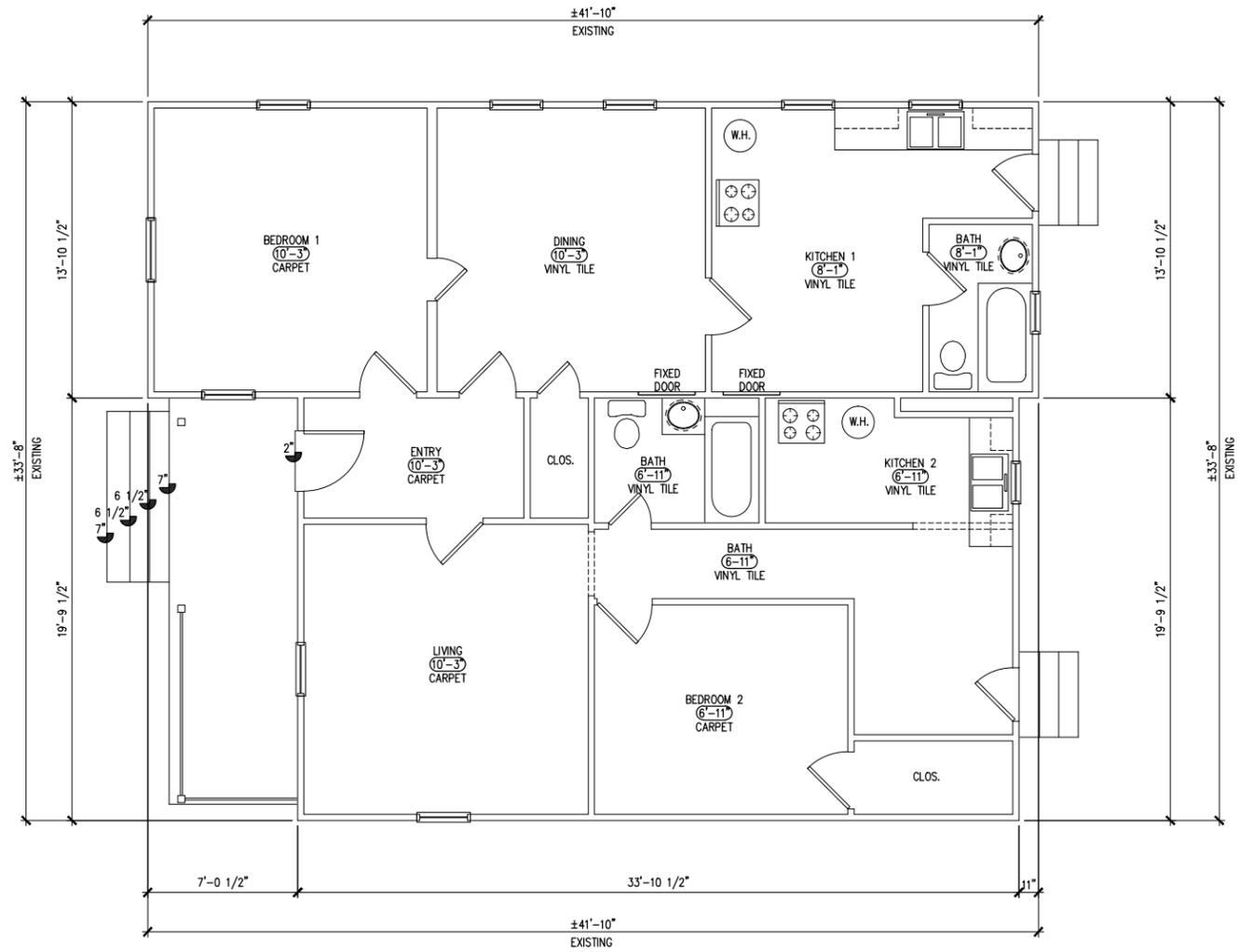


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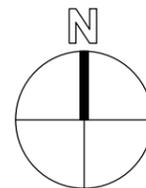
1036 CORTLANDT ST.

RIDGEWATER HOMES

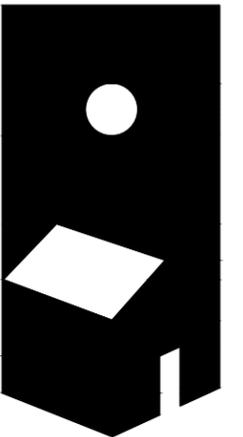


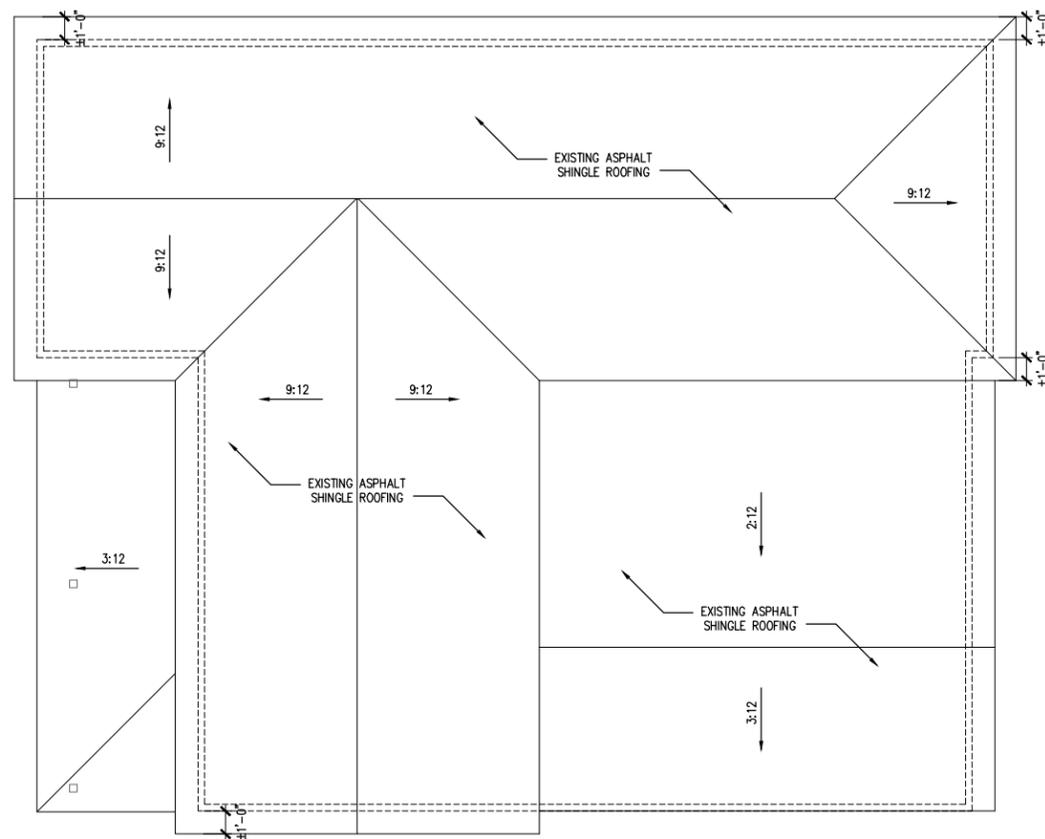


EXISTING FLOOR PLAN
 SCALE: 1/8" - 1'-0"

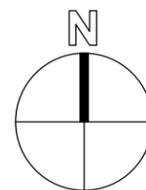


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1036 CORTLANDT ST.
 RIDGEWATER HOMES

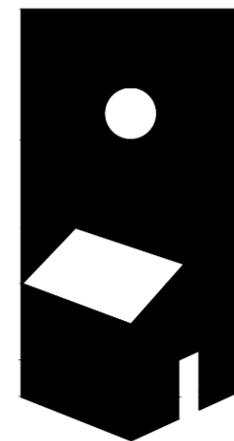


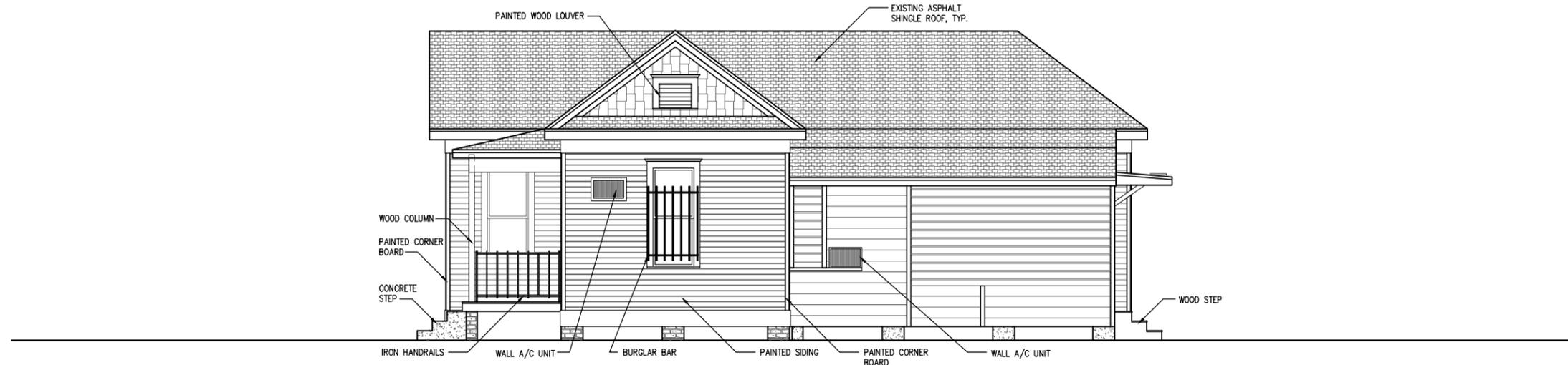


EXISTING ROOF PLAN
SCALE: 1/8" - 1'-0"

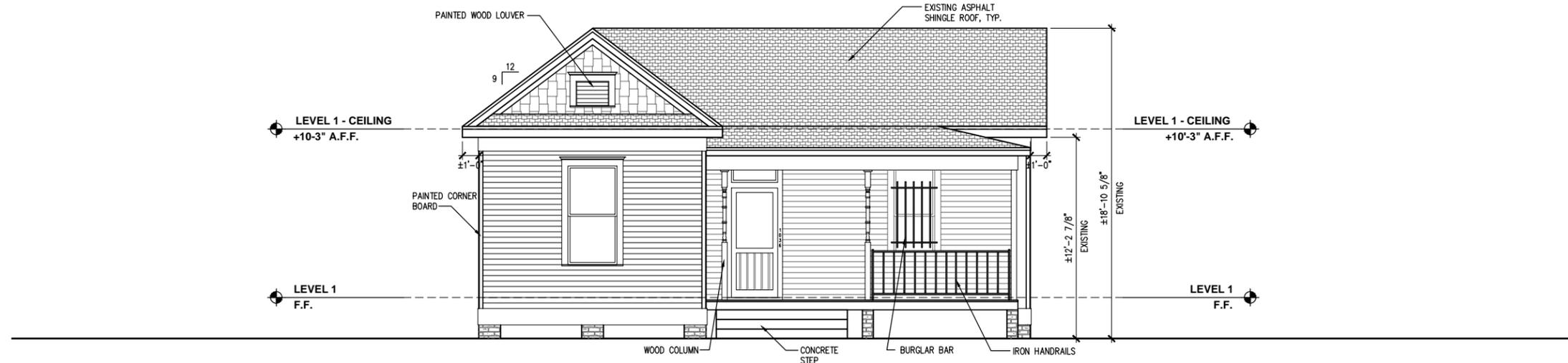


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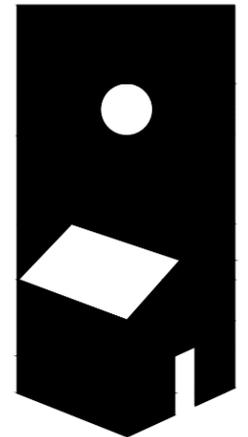


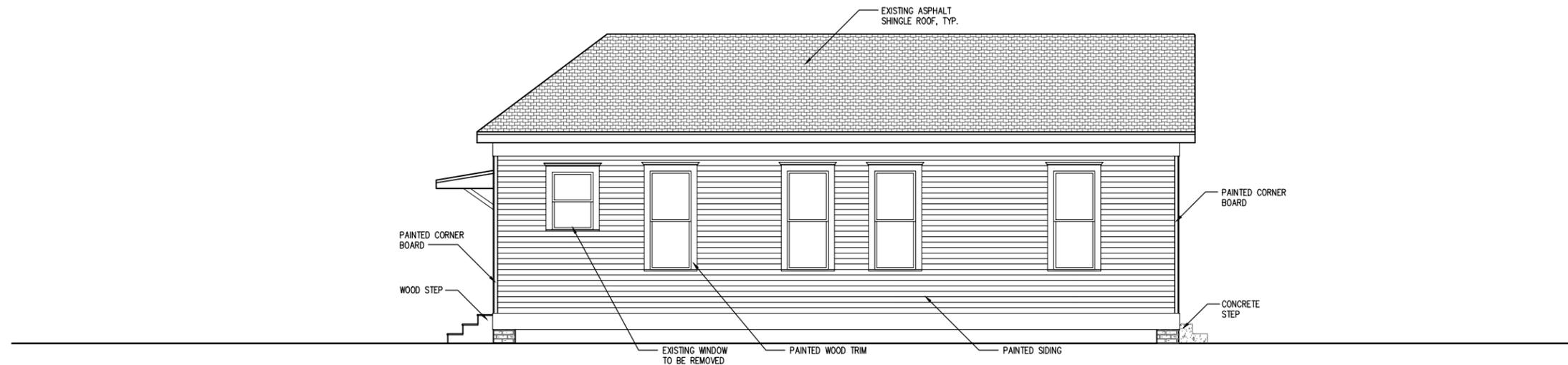
EXISTING RIGHT ELEVATION
SCALE: 1/8" - 1'-0"



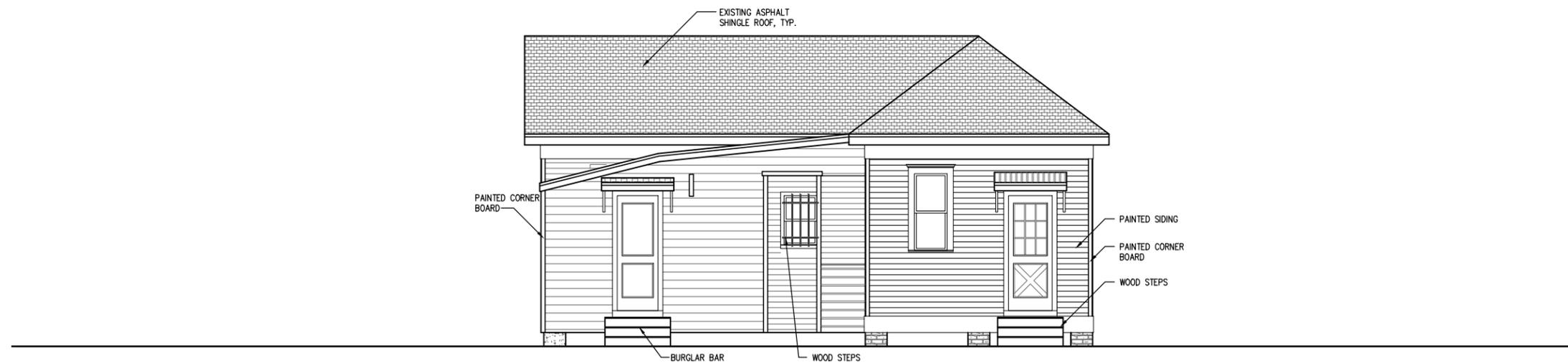
EXISTING FRONT ELEVATION
SCALE: 1/8" - 1'-0"

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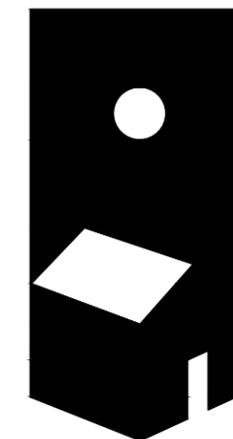


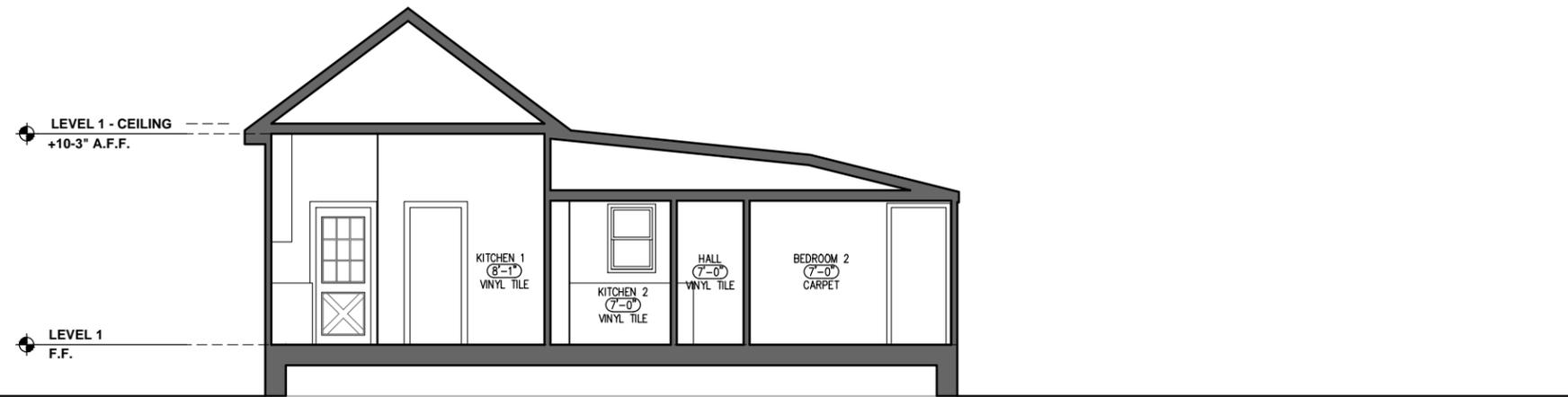
EXISTING LEFT ELEVATION
SCALE: 1/8" - 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/8" - 1'-0"

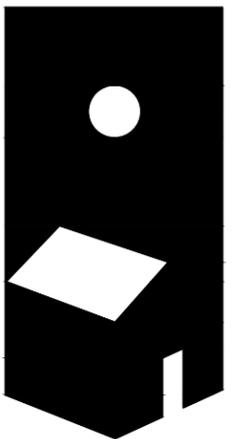
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1036 CORTLANDT ST.
RIDGewater HOMES

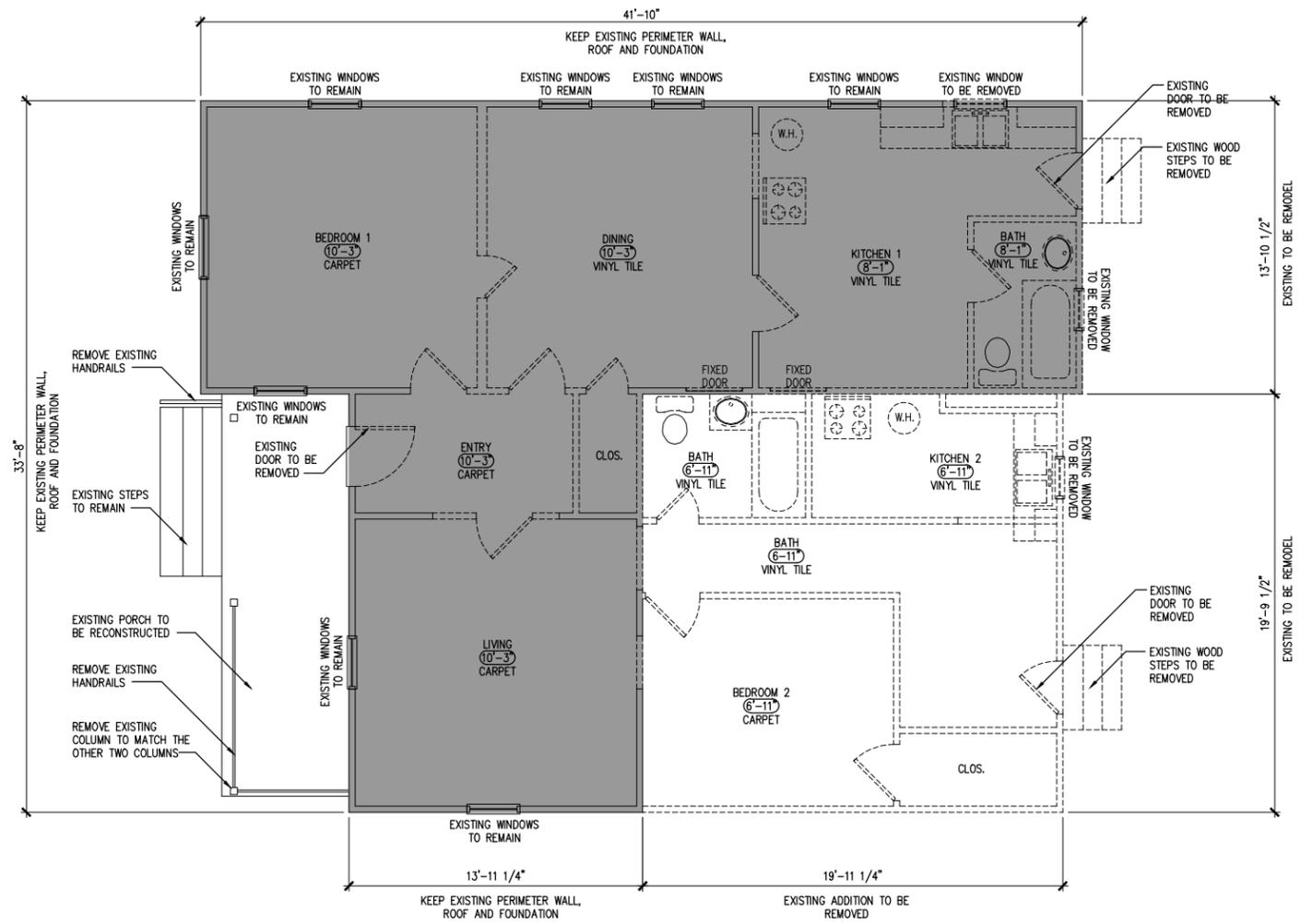




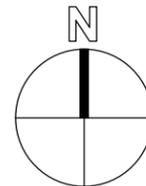
EXISTING SECTION
SCALE: 1/8" - 1'-0"

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RIDGEWATER HOMES

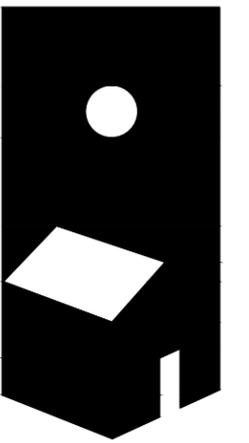




DEMOLITION PLAN
SCALE: 1/8" - 1'-0"



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1036 CORTLANDT ST.
RIDGewater HOMES





EXISTING FASCIA BOARD TO BE REPAIRED

EXISTING SIDING TO BE REPAIR

EXISTING BURGLAR BAR TO BE REMOVED

EXISTING ADDITION TO BE REMOVED



EXISTING WOOD METAL ROOF TO BE REMOVED

EXISTING WOOD WOOD STEPS TO BE REMOVED



EXISTING 2'6X3'6 WINDOW TO BE REMOVED

EXISTING FRONT PORCH TO BE RECONSTRUCTED (MATCH EXISTING)



EXISTING STORAGE BUILDING TO BE REMOVED

EXISTING WALL A/C UNIT TO BE REMOVED

EXISTING ADDITION TO BE REMOVED

EXISTING FRONT DOOR AND SCREEN DOOR TO BE REMOVED

EXISTING HANDRAILS TO BE RECONSTRUCTED

EXISTING CONCRETE STEPS TO REMAIN



EXISTING COLUMN AT FRONT PORCH TO BE RECONSTRUCTED (MATCH EXISTING)

EXISTING HANDRAIL AT FRONT PORCH TO BE RECONSTRUCTED (MATCH EXISTING)

EXISTING WOOD DECK AT FRONT PORCH TO BE RECONSTRUCTED (MATCH EXISTING)



EXISTING FRONT PORCH TO BE RECONSTRUCTED (MATCH EXISTING)

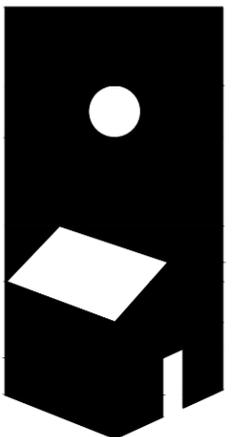
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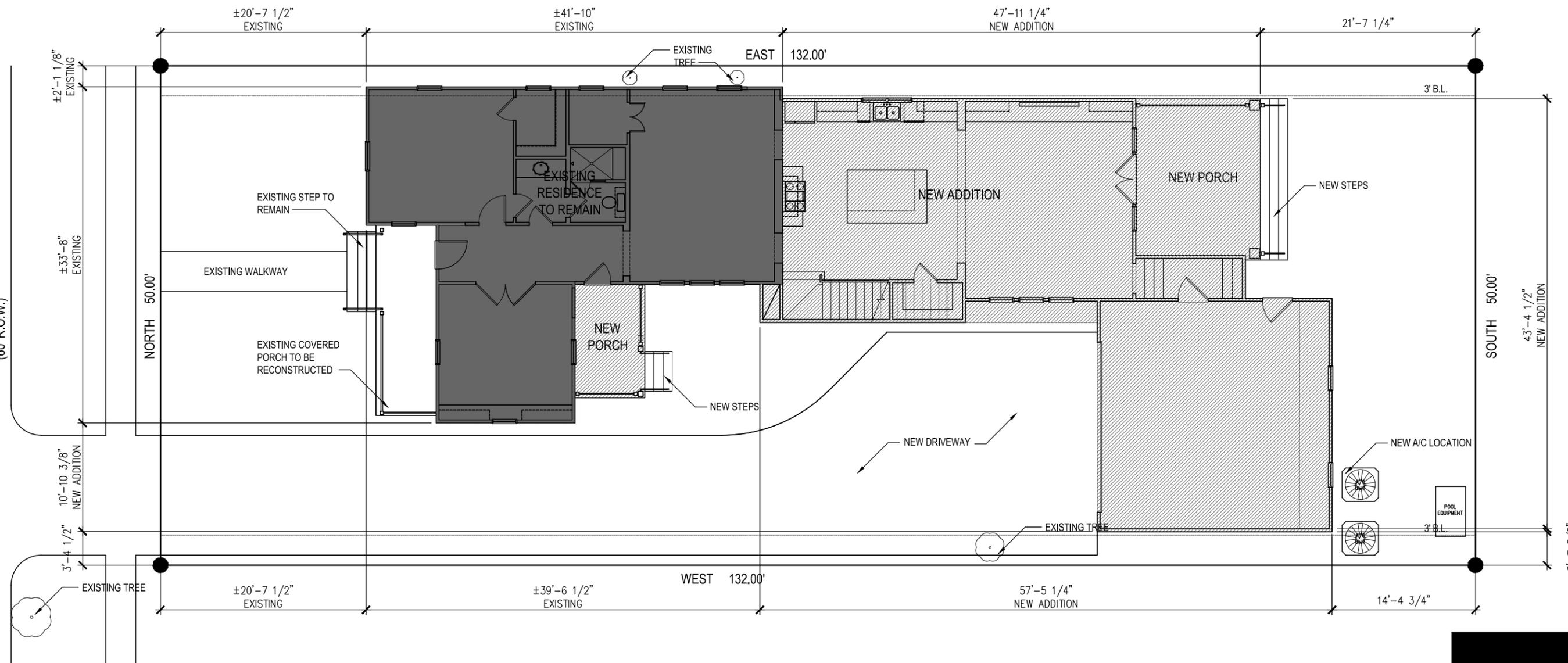
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1036 CORTLANDT ST.

RIDGEWATER HOMES

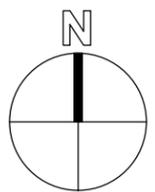


CORTLANDT STREET
(60' R.O.W.)

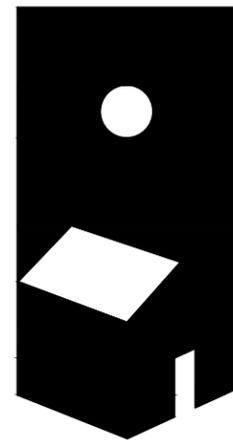


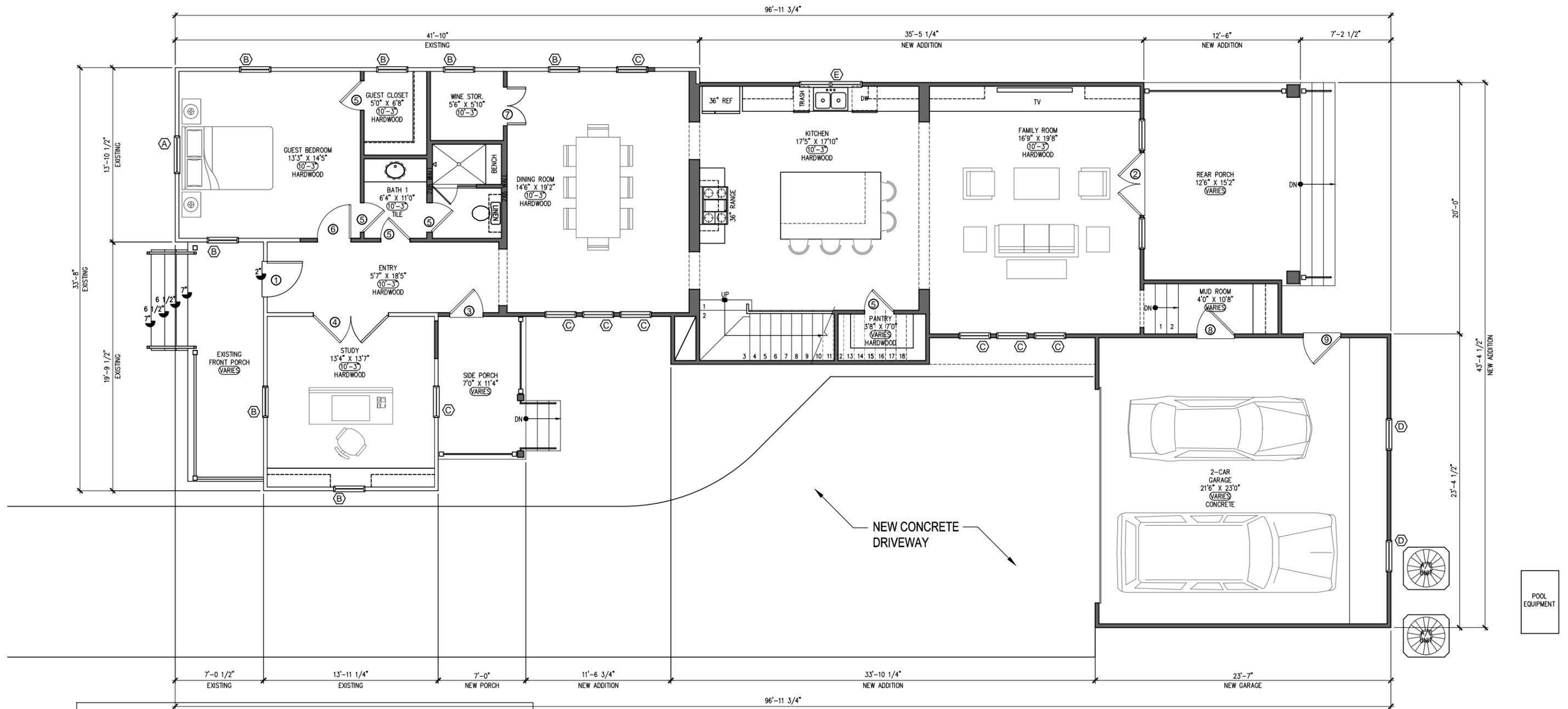
LEGEND	
	EXISTING RESIDENCE TO BE REMAIN
	NEW COVERED AREA

SITE PLAN
SCALE: 3/32" - 1'-0"



04.01.15
1036 CORTLANDT ST.
RIDGewater HOMES





Square Footage:

EXISTING	NEW	TOTAL
LEVEL ONE	LEVEL ONE	LEVEL ONE
1,251 S.F.	822 S.F.	1,797 S.F.
TOTAL A/C	LEVEL TWO	LEVEL TWO
1,251 S.F.	1,449 S.F.	1,449 S.F.
FRONT PORCH	SIDE PORCH	TOTAL A/C
115 S.F.	80 S.F.	3,246 S.F.
TOTAL COVERED	REAR PORCH	FRONT PORCH
1,617 S.F.	171 S.F.	115 S.F.
	GARAGE	NEW PORCHES
	540 S.F.	251 S.F.
	TOTAL ADDITION	TOTAL PORCHES
	3,062 S.F.	366 S.F.
		2-CAR GARAGE
		540 S.F.
		TOTAL COVERED
		4,152 S.F.

WALL LEGEND

- NEW WALLS
- EXISTING WALLS

NEW FIRST FLOOR PLAN

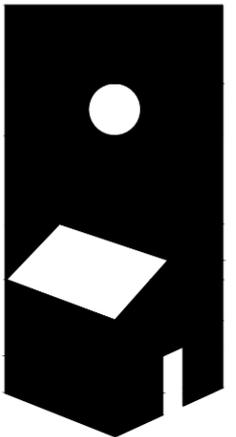
SCALE: 1/8" = 1'-0"

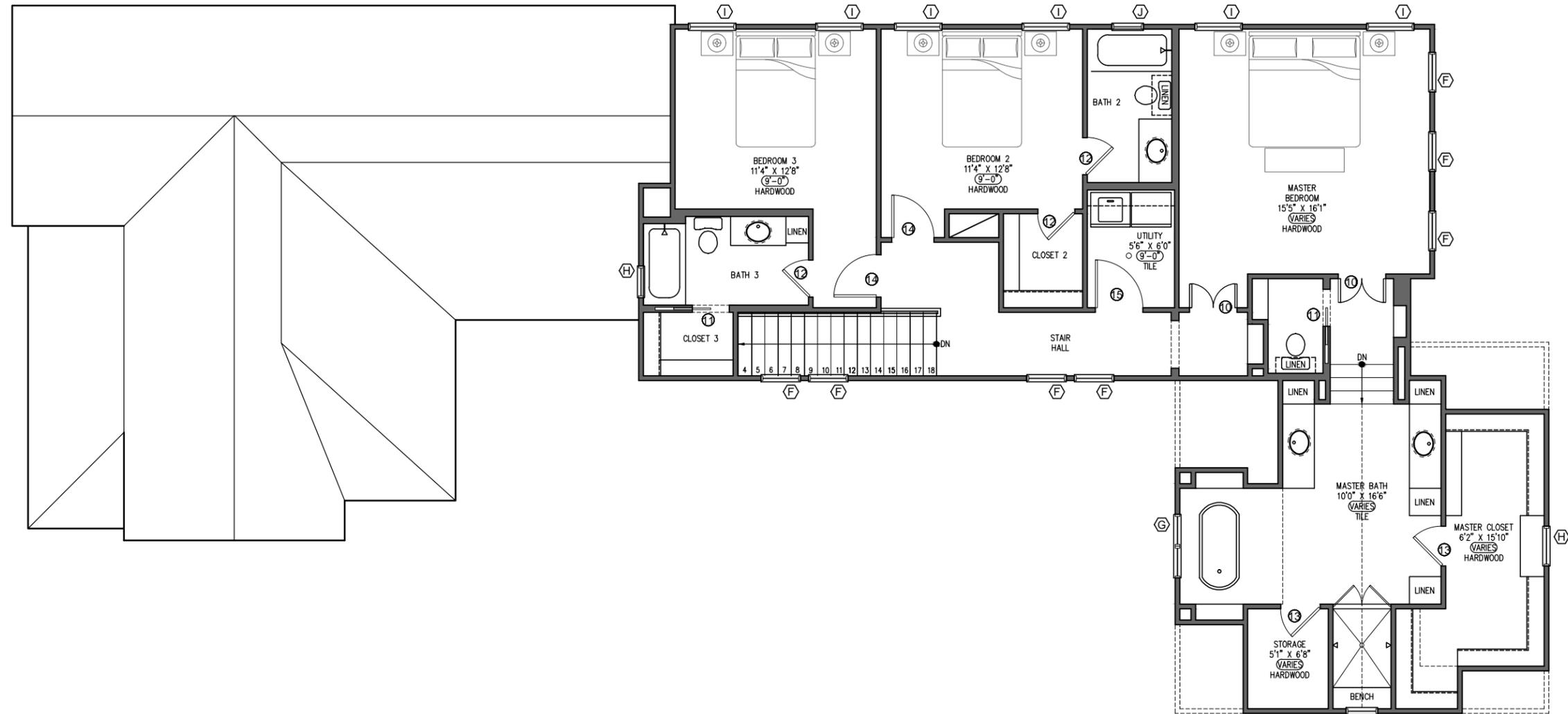


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1036 CORTLANDT ST.

RIDGEWATER HOMES





Square Footage:

EXISTING		NEW		TOTAL	
LEVEL ONE	1,251 S.F.	LEVEL ONE	822 S.F.	LEVEL ONE	1,797 S.F.
TOTAL A/C	1,251 S.F.	LEVEL TWO	1,449 S.F.	LEVEL TWO	1,449 S.F.
				TOTAL A/C	3,246 S.F.
FRONT PORCH	115 S.F.	SIDE PORCH	80 S.F.	FRONT PORCH	115 S.F.
		REAR PORCH	171 S.F.	NEW PORCHES	251 S.F.
TOTAL COVERED	1,617 S.F.	GARAGE	540 S.F.	TOTAL PORCHES	366 S.F.
				2-CAR GARAGE	540 S.F.
		TOTAL ADDITION	3,062 S.F.	TOTAL COVERED	4,152 S.F.

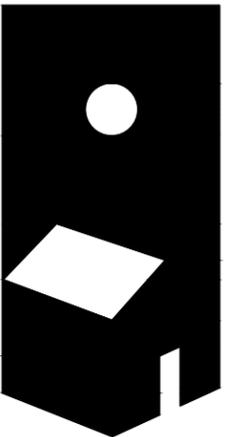


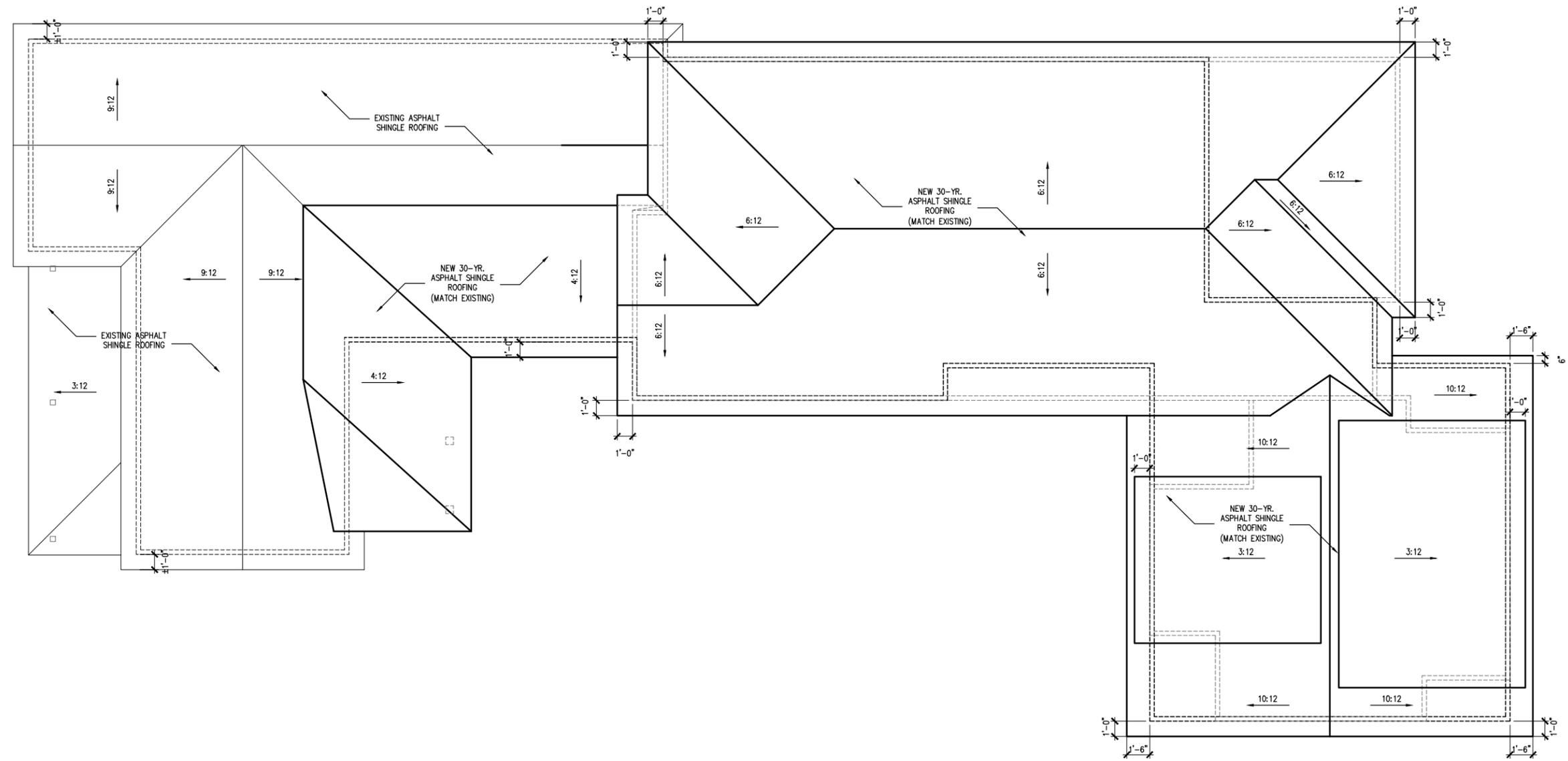
NEW SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



04.01.15
1036 CORTLANDT ST.
 RIDGEWATER HOMES

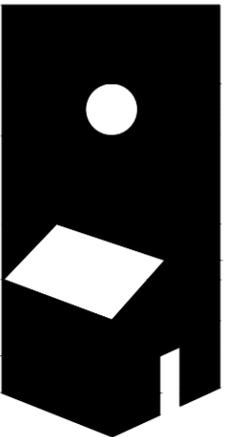


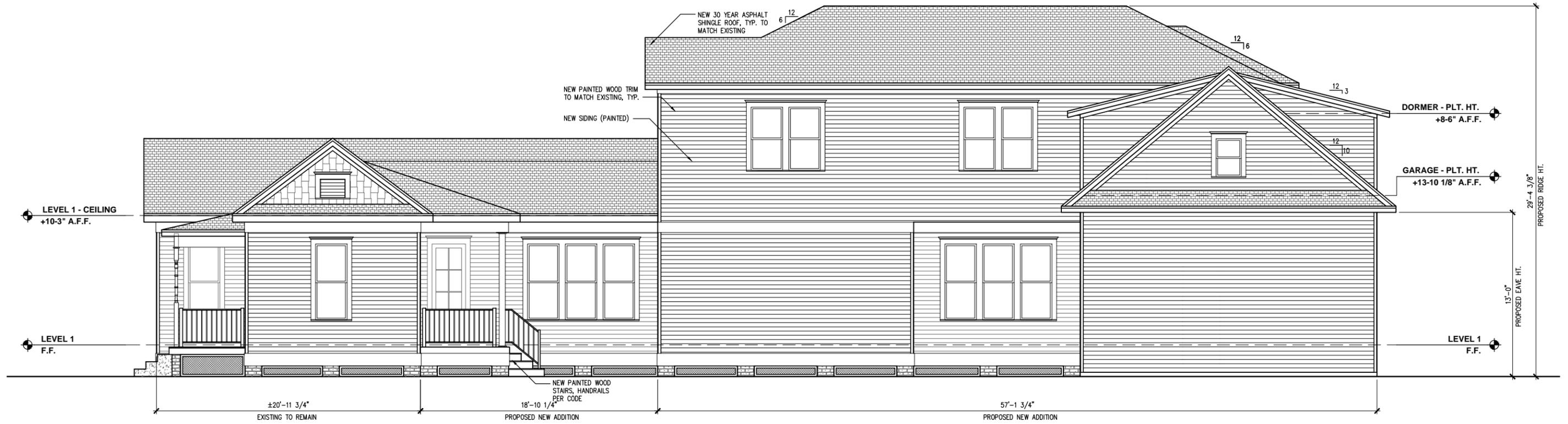


NEW ROOF PLAN
SCALE: 1/8" = 1'-0"

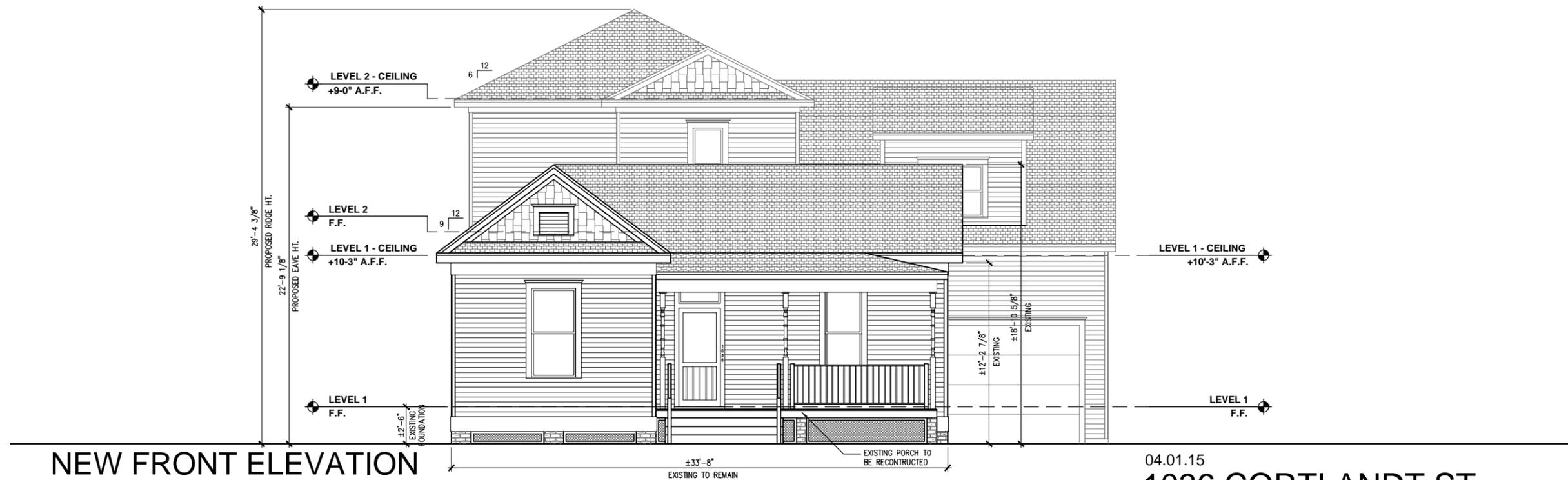


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1036 CORTLANDT ST.
RIDGewater HOMES



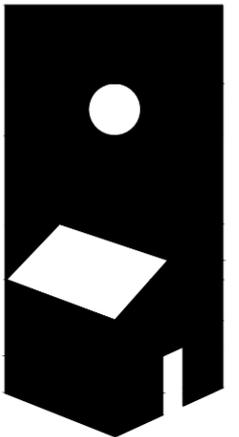


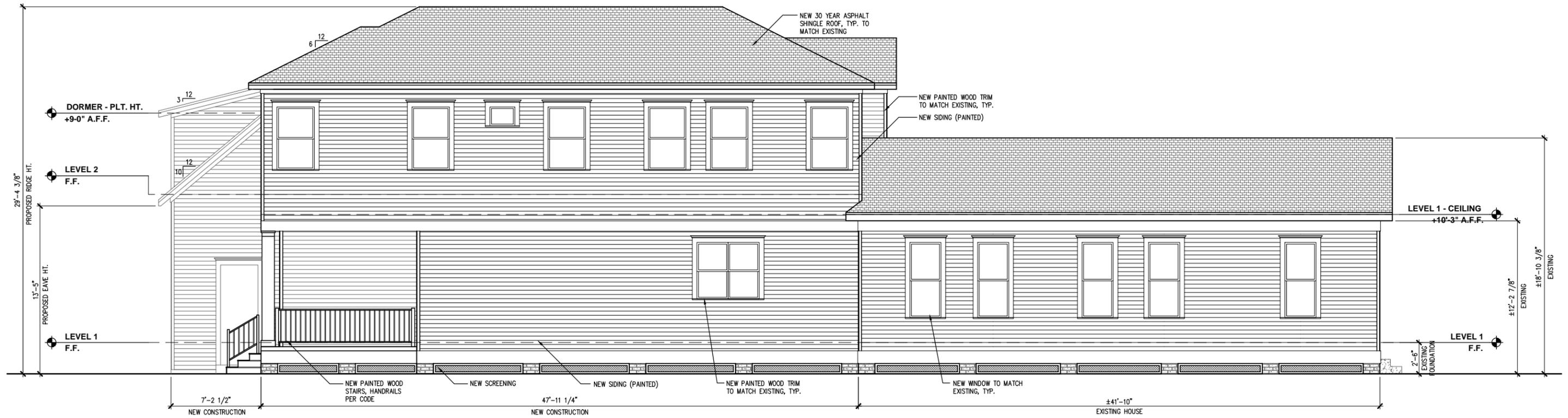
NEW RIGHT ELEVATION
SCALE: 1/8" - 1'-0"



NEW FRONT ELEVATION
SCALE: 1/8" - 1'-0"

04.01.15
1036 CORTLANDT ST.
RIDGewater HOMES



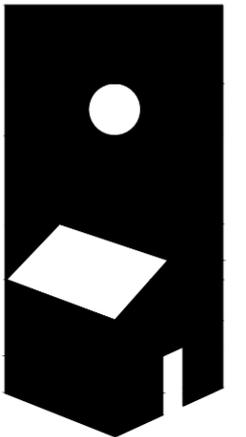


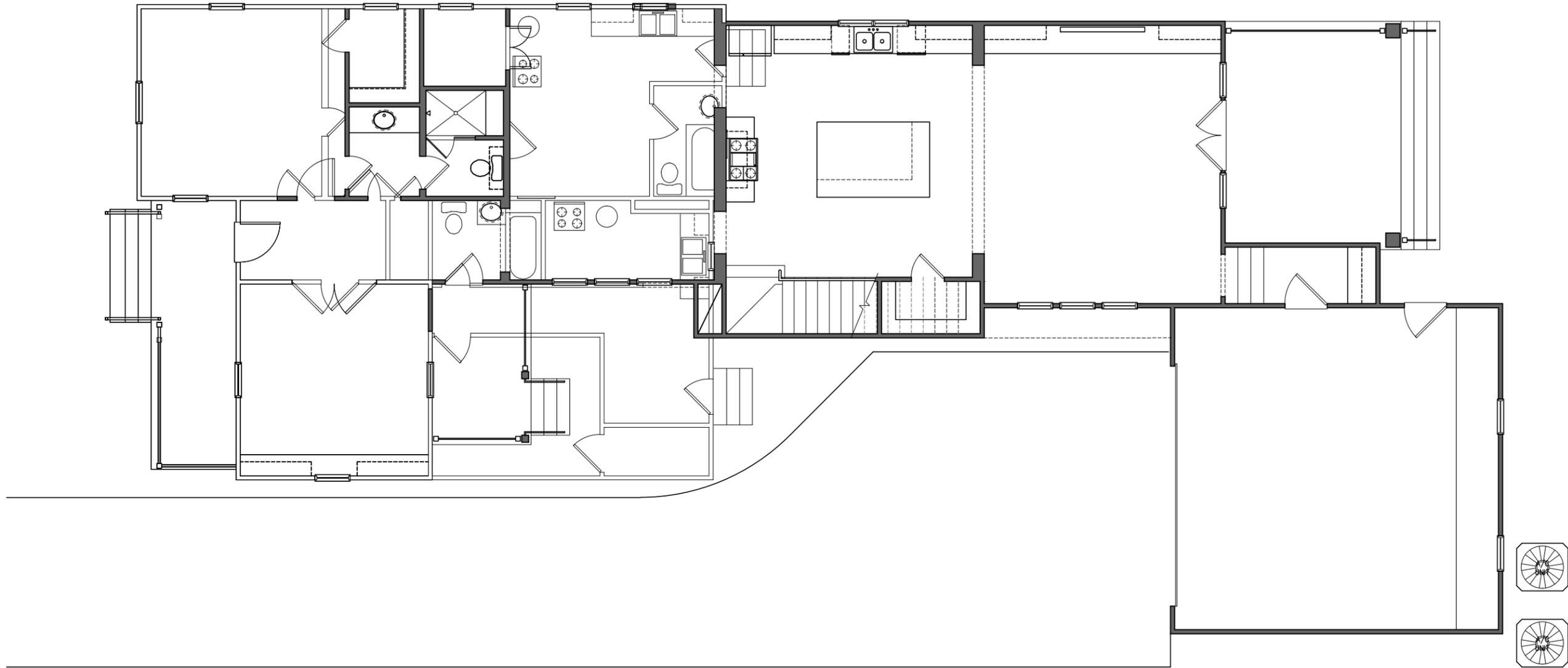
NEW LEFT ELEVATION
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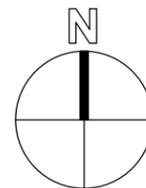
NEW REAR ELEVATION
SCALE: 1/8" - 1'-0"

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1036 CORTLANDT ST.
RIDGewater HOMES





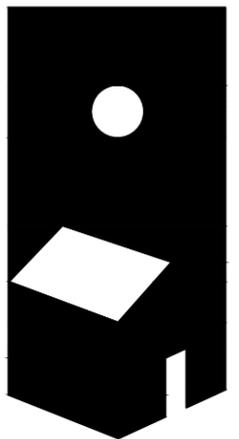
FIRST FLOOR PLAN OVERLAY THE EXISTING PLAN
SCALE: 1/8" - 1'-0"



04.01.15
1036 CORTLANDT ST.
RIDGewater HOMES



POOL
EQUIPMENT



WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	1			EXISTING WINDOW TO REMAIN
Ⓑ	8			EXISTING WINDOW TO REMAIN
Ⓒ	8	2'-6"	6'-0"	DOUBLE HUNG (STUDY, DINING)
Ⓓ	2	2'-6"	5'-0"	DOUBLE HUNG (GARAGE)
Ⓔ	1	(2)2'-6"	4'-6"	PAIR DOUBLE HUNG (KITCHEN)
Ⓕ	7	2'-6"	5'-0"	DOUBLE HUNG (STAIR HALL, MASTER BEDROOM)
Ⓖ	1	(2)2'-0"	3'-6"	PAIR DOUBLE HUNG (MASTER BATH)
Ⓗ	2	2'-0"	3'-6"	DOUBLE HUNG (MASTER CLOSET, BATH 3)
Ⓘ	6	3'-0"	5'-0"	DOUBLE HUNG (MASTER BEDROOM, BEDROOM 2, 3)
Ⓙ	1	2'-0"	1'-6"	FIXED WINDOW (BATH 2)

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	8'-0"	EXTERIOR DOOR (ENTRY)
②	1	(2)2'-6"	8'-0"	FRENCH DOOR (FAMILY ROOM)
②	2	2'-6"	8'-0"	FIXED FRENCH DOOR (FAMILY ROOM)
③	1	2'-8"	8'-0"	EXTERIOR DOOR (SIDE PORCH)
④	1	(2)2'-6"	8'-0"	INTERIOR PANELED DOOR (STUDY)
⑤	5	2'-4"	8'-0"	INTERIOR PANELED DOOR (BATH 1, GUEST CLOSET, PANTRY)
⑥	1	2'-8"	8'-0"	INTERIOR PANELED DOOR (GUEST BEDROOM)
⑦	1	(2)1'-6"	8'-0"	INTERIOR DOOR (WINE STORAGE)
⑧	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR (MUD ROOM)
⑨	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR (GARAGE)
⑩	2	(2)1'-6"	7'-0"	INTERIOR PANELED DOOR (MASTER BEDROOM)
⑪	2	2'-4"	7'-0"	INTERIOR PANELED POCKET DOOR (MASTER BATH, CLOSET 3)
⑫	3	2'-4"	7'-0"	INTERIOR PANELED DOOR (BATH 2, 3, CLOSET 2)
⑬	2	2'-6"	7'-0"	INTERIOR PANELED DOOR (MASTER CLOSET, MASTER STORAGE)
⑭	2	2'-8"	7'-0"	INTERIOR PANELED DOOR (BEDROOM 2, 3)
⑮	1	3'-0"	7'-0"	INTERIOR PANELED DOOR (UTILITY)

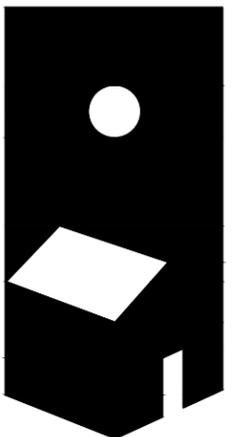
WINDOW AND DOOR SCHEDULE

SCALE: 1/8" = 1'-0"

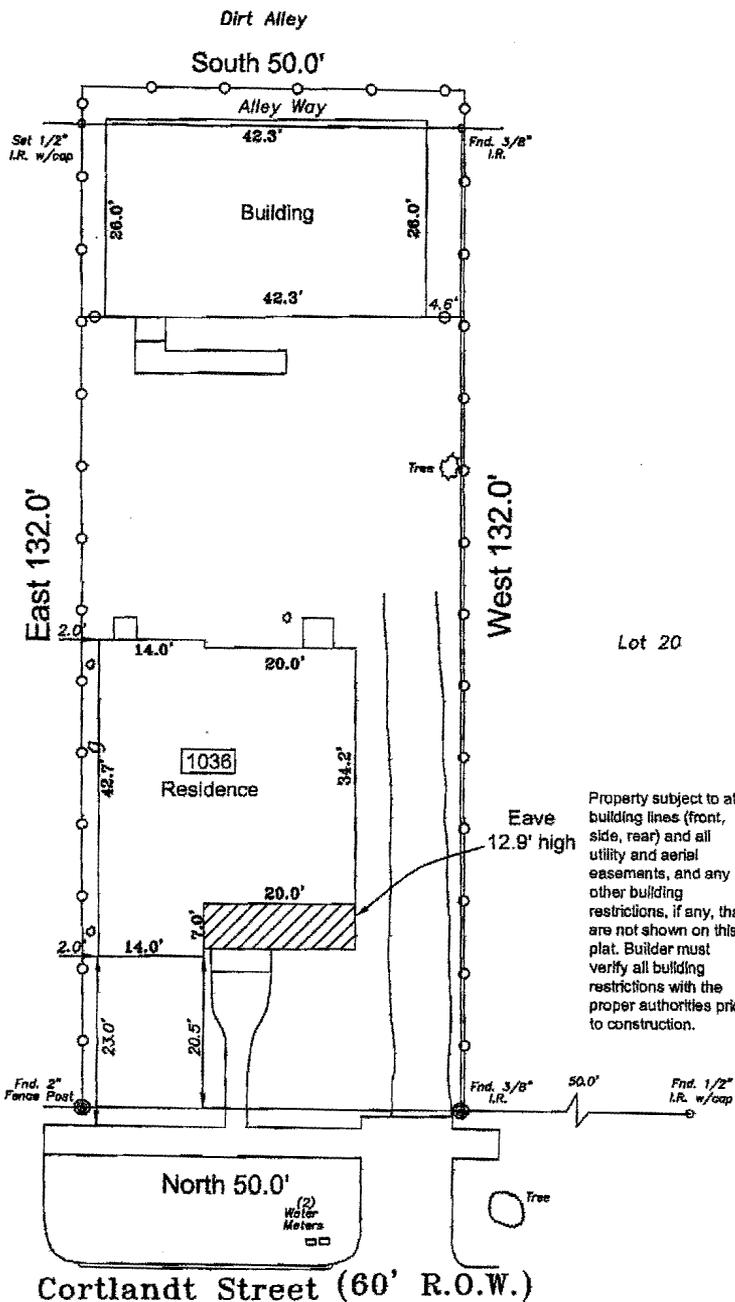
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1036 CORTLANDT ST.

RIDGEWATER HOMES



Scale: 1" = 20.0'



Note:
 B.L. - Building Line
 San.S.E. - Sanitary Sewer easement
 Strm.S.E. - Storm Sewer easement
 W.L.E. - Water line easement
 U.E. - Utility easement
 R.O.W. - Right of Way
 I.R. - Iron Rod
 I.R. w/cap - Iron rod with plastic cap
 Wood fence
 Iron fence
 concrete/brick wall
 Curves:
 L. = Length
 R. = Radius
 Ch. = Chord length

Property subject to all building lines (front, side, rear) and all utility and aerial easements, and any other building restrictions, if any, that are not shown on this plat. Builder must verify all building restrictions with the proper authorities prior to construction.

Cortlandt Street (60' R.O.W.)

I hereby state that this survey was made on the ground under my supervision on September 30, 2014 and that this plat represents the circumstances at the time of the survey.

10/2/2014

Andrew C. Sherman, R.P.L.S. No. 5327 Date



- Basis for Bearings: East R.O.W. line of Cortlandt St. (assumed)
- This survey was prepared without the benefit of an abstract of recorded title and is subject to any state of facts that may be revealed by an examination of such.
- This survey was prepared without a Title Report
- ● indicates Controlling Monument

In accordance with FEMA Community Panel #48201C0670M revised June 9, 2017 the above property lies in Zone X inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to the accuracy of potential flooding locations based on such maps. Surveyor is not liable for any flooding that may ever occur on this property.

LOT: 21	BLOCK: 219	SUBDIVISION: Houston Heights	SECTION:
RECORDATION: Vol. 1 Pg. 114, Harris County Map Records			
ADDRESS: 1036 Cortlandt Street		Houston, Texas 77008	
PURCHASER: Ridgewater Homes, Inc.		TITLE COMPANY:	County: Harris
G.F. #			
SSC		Southwest Surveying Co. 11847 MEADOW TRAIL LANE MEADOWS PLACE, TEXAS 77477 (281) 588-3989 FAX (281) 584-3082	
DRAWN BY: tgs		DRAWING NO.: 10011403	
		CFN: 100564-00	