

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Alex Ridgeway of Brickmoon Design for Rit Johnson of Ridgewater Homes, owner

Property: 1036 Cortlandt Street, lot 21, block 219, Houston Heights Subdivision. The property includes a historic 1,251 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,800 square foot (50' x 136') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 2,271 square foot addition and to the rear of a 1,251 square foot residence.

- Addition will begin at the rear wall of the existing original structure. A non-original existing rear addition at the southeast corner of the residence will be removed in order to accommodate the addition.
- One north elevation window will be replaced with new taller wood window of a matching profile and divided lite configuration. The remainder of the existing windows and siding will be retained.
- The front porch features one porch column, railings, decking, and ceiling that are not original materials. They will be replaced with a wood turned column to match the other two existing historic porch columns, new wood or composite porch railings, new wood decking, and a new wood ceiling.

See enclosed application materials and detailed project description on p. 6-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: April 23, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



1036 Cortlandt Street

INVENTORY PHOTO



NEIGHBORING PROPERTIES



1040 Cortlandt Street – Contributing – 1910 (neighbor to the north)



1042 Cortlandt Street – Contributing – 1920 (two doors to the north)



1024 Cortlandt Street– Contributing – 1910 (neighbor to the south)

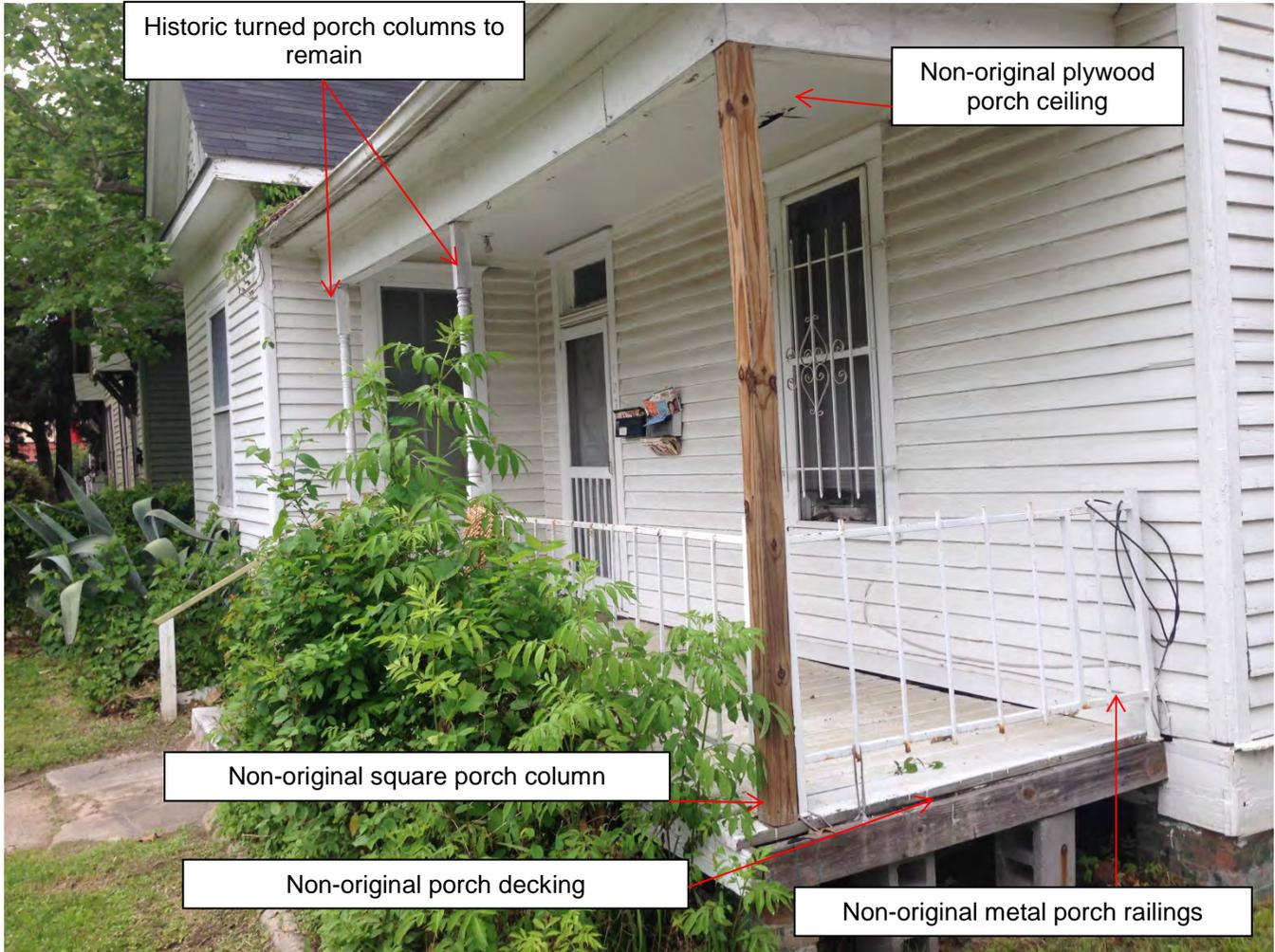


1022 Cortlandt Street– Contributing – 1915 (two doors to the south)

BLOCKFACE



EXISTING FRONT PORCH



3D RENDERING – FRONT FACING CORTLANDT STREET

PROPOSED



WEST ELEVATION – FRONT FACING CORTLANDT
EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



Non-original rear addition

PROPOSED



Original rear wall

NORTH SIDE ELEVATION

EXISTING



PROPOSED

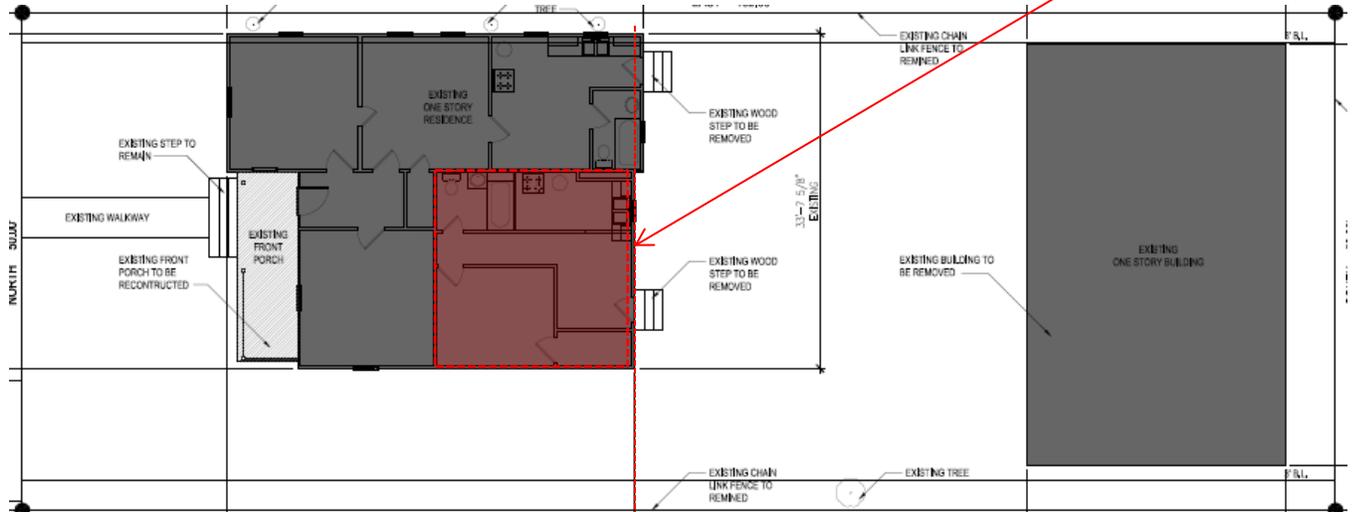


Original rear wall



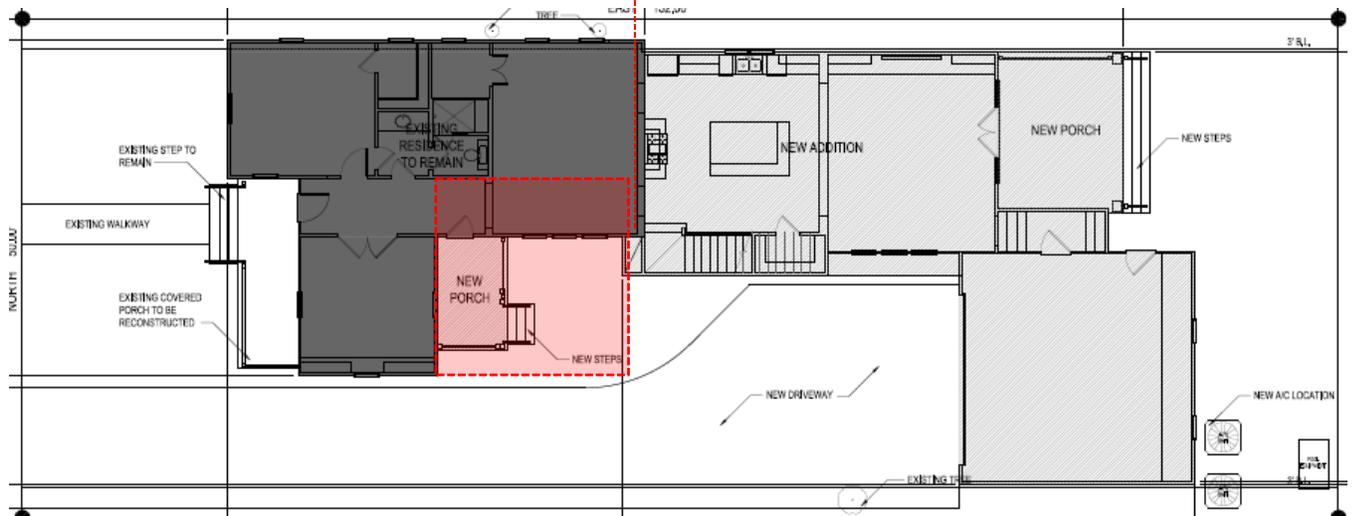
SITE PLAN

EXISTING



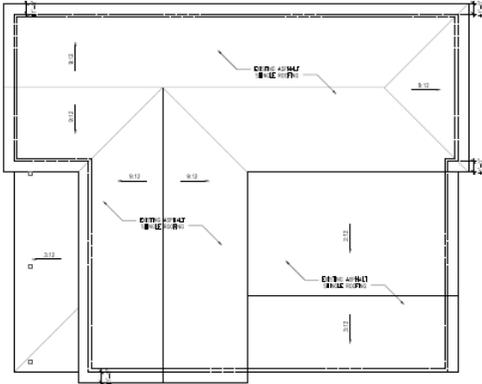
PROPOSED

Original rear wall

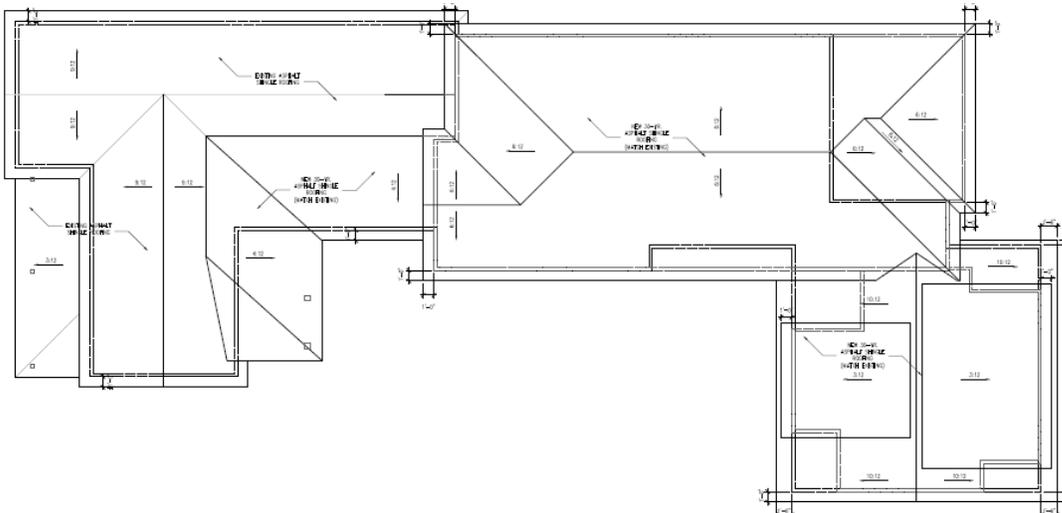




ROOF PLAN
EXISTING



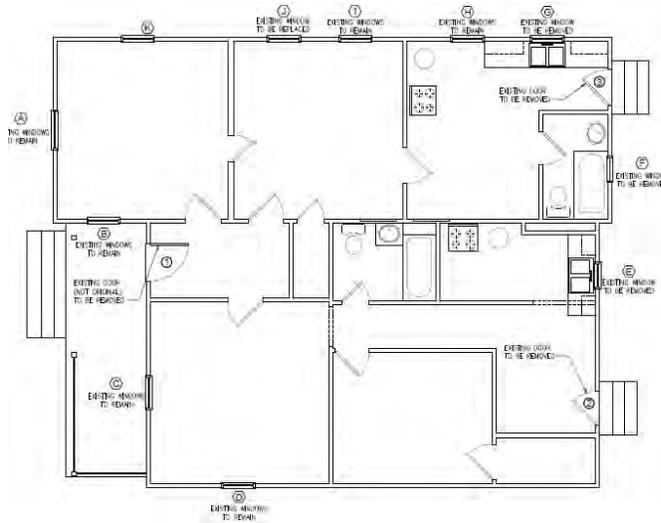
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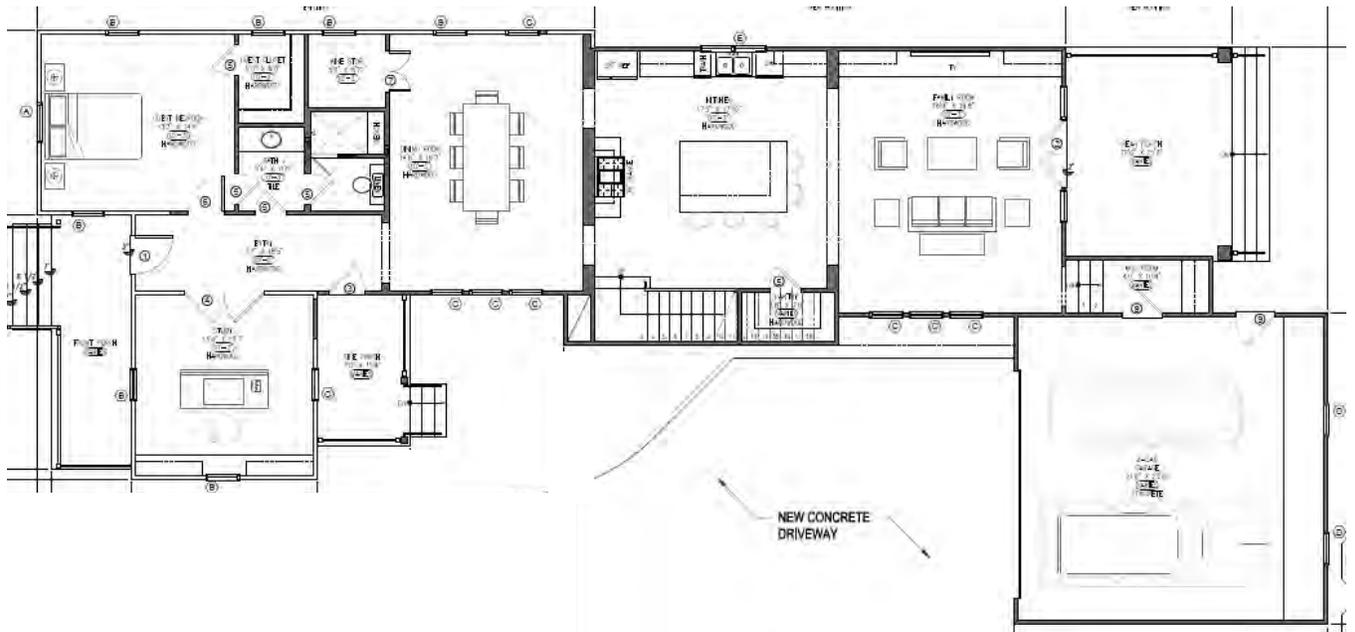


FIRST FLOOR PLAN

EXISTING



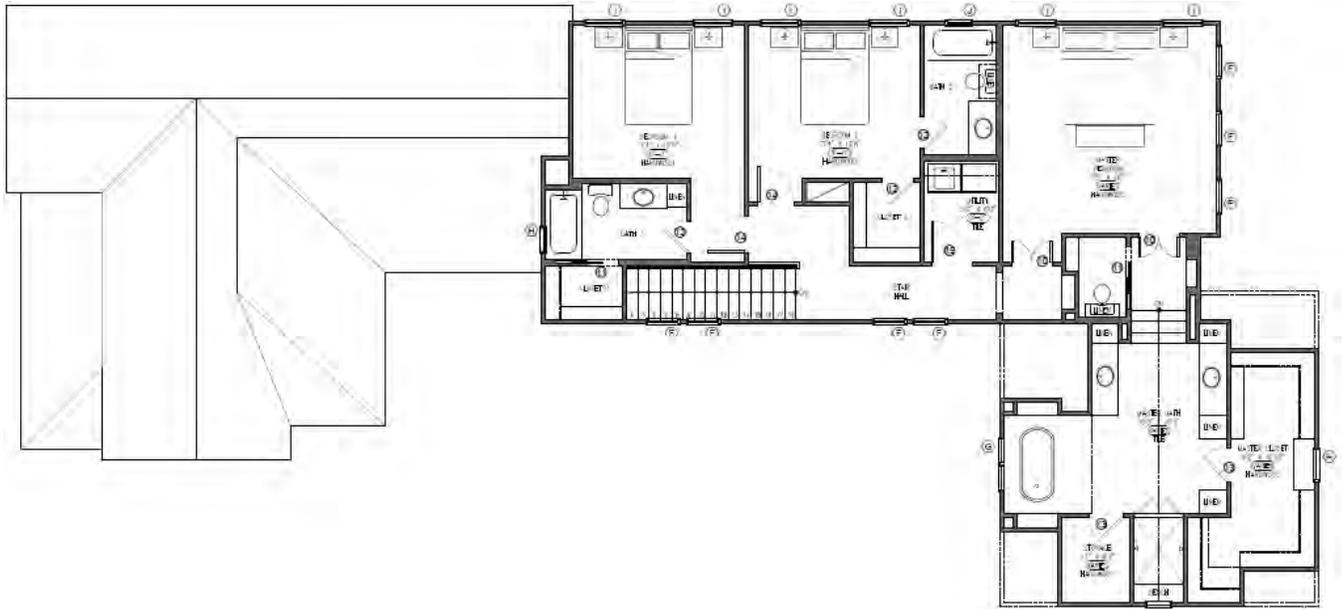
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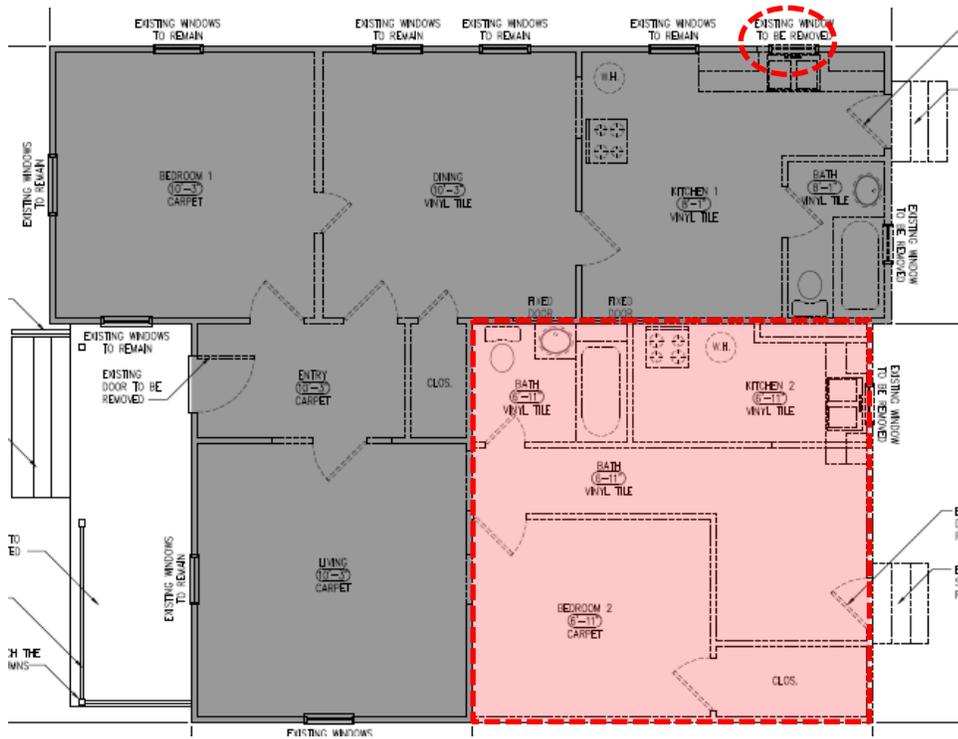


SECOND FLOOR PLAN

PROPOSED



DEMOLITION PLAN

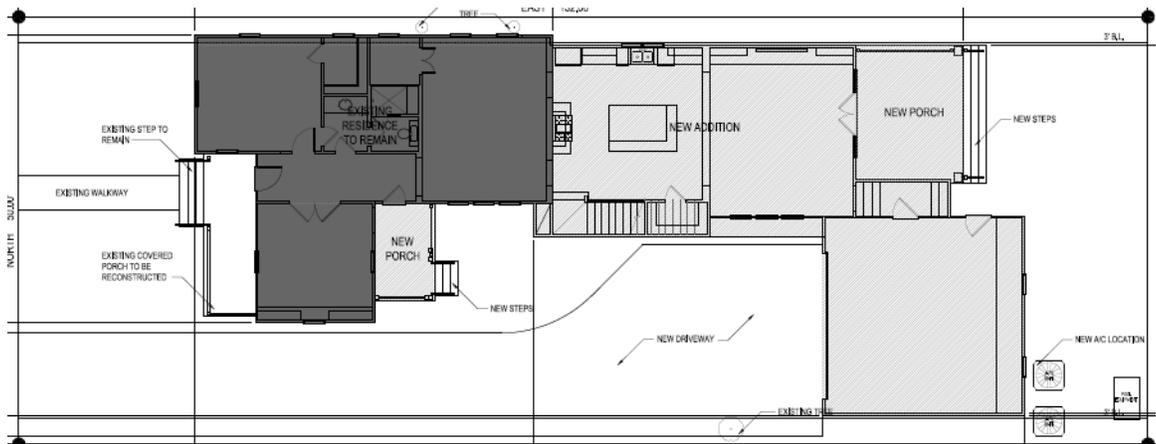


SANBORN MAP COMPARISON

1924



PROPOSED SITE PLAN



WINDOW / DOOR SCHEDULE

EXISTING WINDOWS/DOORS

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	1			EXISTING WINDOW TO REMAIN
Ⓑ	1			EXISTING WINDOW TO REMAIN
Ⓒ	1			EXISTING WINDOW TO REMAIN
Ⓓ	1			EXISTING WINDOW TO REMAIN
Ⓔ	1	2'-0"	4'-6"	EXISTING WINDOW TO REMOVED
Ⓕ	1	2'-0"	3'-0"	EXISTING WINDOW TO REMOVED
Ⓖ	1	2'-6"	3'-6"	EXISTING WINDOW TO REPLACED
Ⓗ	1			EXISTING WINDOW TO REMAIN
Ⓘ	1			EXISTING WINDOW TO REMAIN
Ⓙ	1	2'-6"	6'-0"	EXISTING WINDOW TO REPLACED
Ⓚ	1			EXISTING WINDOW TO REMAIN

EXISTING EXTERIOR DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMOVED (METAL, NOT ORIGINAL)
①'	1			TRANSOM ABOVE ENTRY DOOR TO REMAIN
②	1	2'-6"	6'-8"	REAR DOOR TO BE REMOVED
③	1	2'-8"	6'-8"	REAR DOOR TO BE REMOVED

PROPOSED WINDOWS/DOORS

Ⓒ	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)
①'	1			EXISTING TRANSOM TO REMAIN

NOTE:

THE MOUNTING PROFILE OF PROPOSED WINDOWS FOR THE ADDITION WILL BE RECESSED
THE MATERIAL OF THE PROPOSED NEW WINDOWS ARE WOOD

FRONT DOOR

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: Existing residence measures 33' 8" wide by 41' 10" deep and features an eave height of 12' 2" and a ridge height of 18' 10". The existing residence features a non-original 19' 9" wide by 19' 11" deep rear addition on the southeast corner of the structure. This will be removed in order to accommodate the new addition.

The proposed two story addition will start at the rear wall of the original structure and measure 43' 4" wide 75' 11" deep and will feature an eave height of 22' 9" and a ridge height of 29' 4". The addition will measure 17' 10" wide at the rear of the structure and expand to a width of 43' 4" at the rear of the lot.

Setbacks: Existing residence is set back 20' 6" from the front property line, 2' 11" from the north property line and 14' 2" from the south property line. The rear portion of the addition will be constructed to within 3' 7" of the south facing property line. None of the other setbacks will be impacted by the proposed addition.

Foundation: The existing residence features a pier and beam foundation with a 2' 6" finished floor height. The existing foundation will remain.

The addition will be constructed on a new pier and beam foundation with a matching finished floor height.

Windows/Doors: The existing residence features historic wood 1-over-1 and 2-over-2 windows. The applicant proposes to replace window 'G', a 2' 6" wide by 3' 6" tall wood 1-over-1 window at an existing kitchen. This will be replaced with a 2' 6" wide by 6' tall 2-over-2 window at the same location.

The rest of the existing windows will remain.

The existing door is a non-original steel recessed panel door. The applicant proposes to replace it with a wood single lite door. The existing transom window above the front door will remain.

Exterior Materials: The existing structure features historic wood bevel lap siding. This siding will remain.

The addition will feature horizontal lap cementitious siding with a 6" exposure.

Front Porch:

The existing porch features non-original pressure treated wood decking, plywood ceiling, metal porch railings, concrete steps, and one pressure treated wood square column. The applicant proposes to replace these non-original porch elements with new wood decking and ceiling, wood railings, wood front steps, and a wood turned porch column. The new porch column will match the two remaining original turned porch columns.

Roof: The existing residence features a 9:12 pitched roof with a front and south side facing gable. The addition will feature a roof with a matching pitch, a front facing gable and a shed dormer on the attached garage.

Front Elevation: The non-original square porch columns and non-original metal railings will be replaced with a new turned columns and wood handrails. The turned column will match the pair of existing original columns. The existing steel front door will be replaced with a new wood single lite door.

(West)

Side Elevation: The existing house features a 19' 11" deep non-original rear addition on the southeast side of the structure. This will be removed. The addition will begin at the rear wall of the original house, or 13' 11" from the front wall of the existing structure. The addition will consist of an 18' 10" deep one story portion followed by a 57' 1" deep two story portion.

(South)

Side Elevation: A wood window at the rear of the north side elevation will be replaced by a taller window. The width of the existing window opening will not be changed. The addition will begin at the rear of

(North)

the existing structure or 41' 10" from the front wall of the existing residence.