CERTIFICATE OF APPROPRIATENESS

Application Date: April 8, 2015

Applicant: Mary Chase, owner

Property: 625 Cortlandt Street, lot 6, tracts 5 & 7A, block 278, Houston Heights Subdivision. The property includes a historic 1,649 square foot, one-story wood frame single-family residence and a detached garage situated on a 10,560 square foot (80' x 132') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Revision

A COA for the addition of dormers to the residence was partially approved in March 2015 with the following requirements: Approval of the rear dormer; Denial of the front dormer. This application includes the following revisions:

- No front dormer is proposed
- The rear dormer will be increased in width from 6'-11" to 11'-1"
- Four skylights will be installed
- One window in the north side gable and one window in the south side gable will be removed and replaced with larger windows

See enclosed application materials and detailed project description on p. 5-18 for further details.

Public Comment: No public comment received.

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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

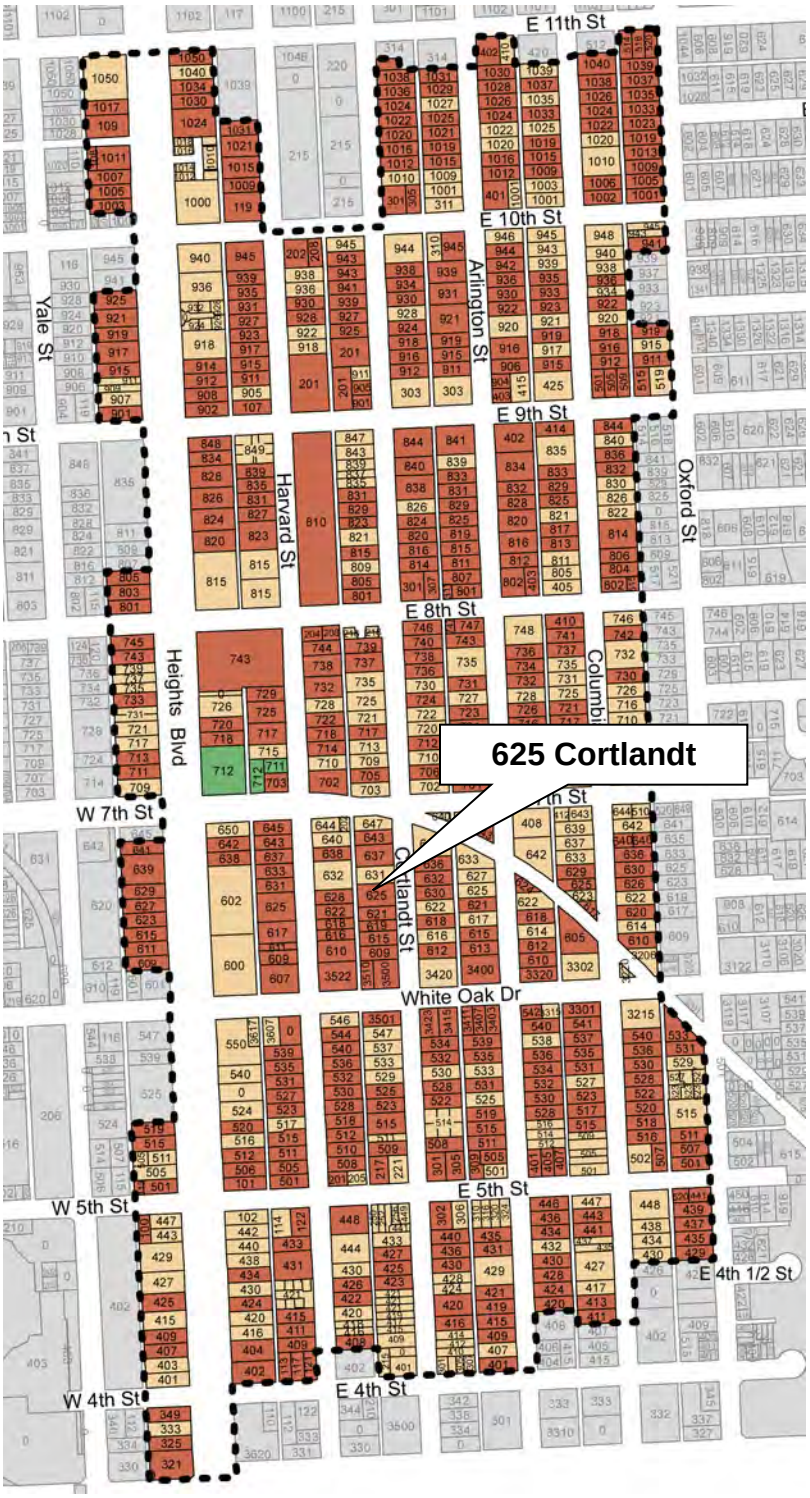
S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object 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.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

EAST ELEVATION – FRONT FACING CORTLANDT STREET

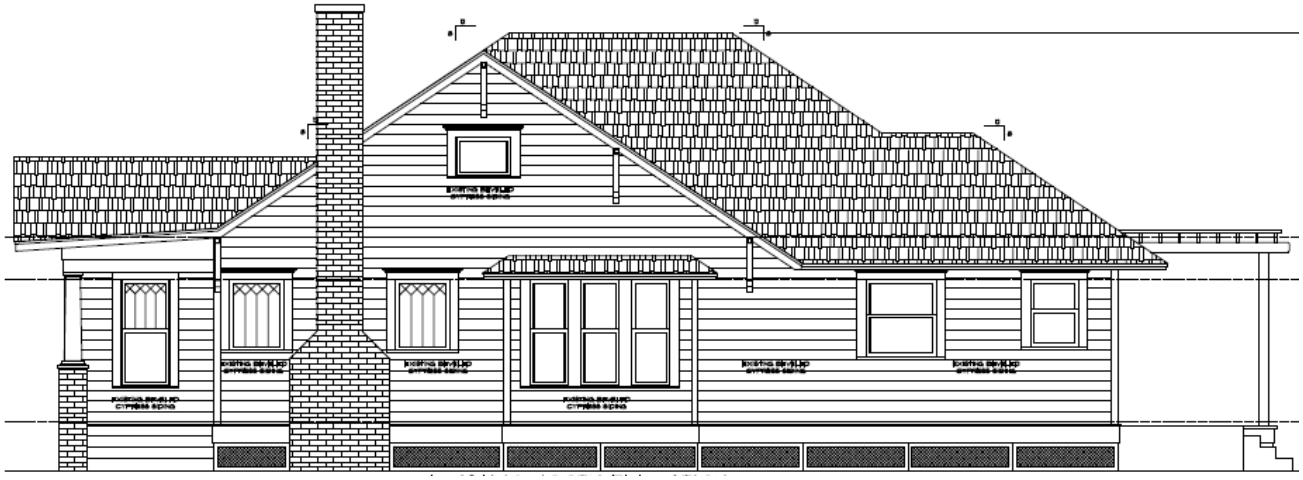
EXISTING

PARTIALLY APPROVED – 3/26/15

PROPOSED

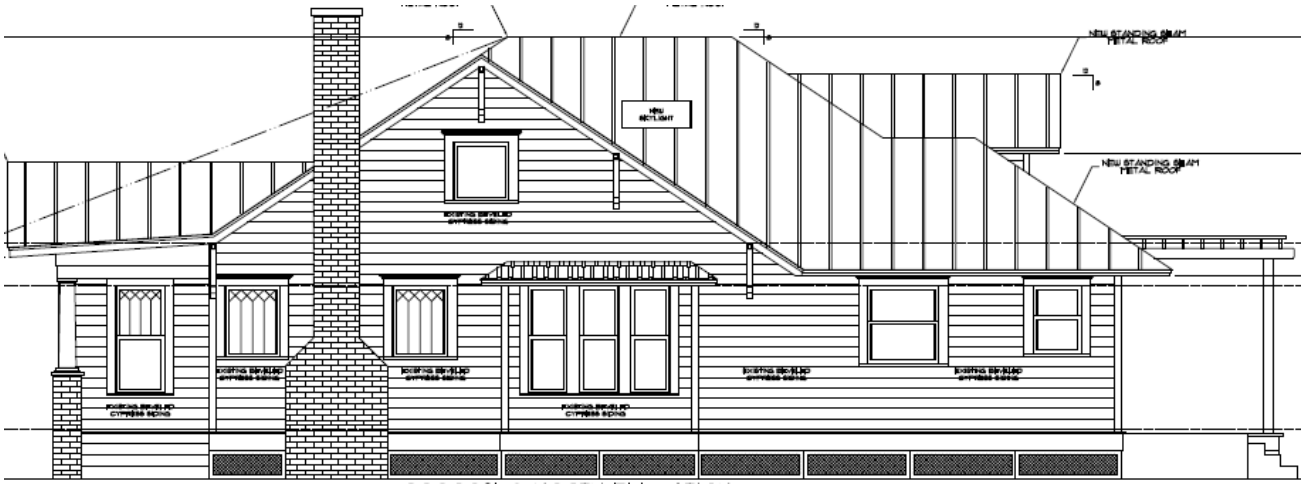
NORTH SIDE ELEVATION

EXISTING



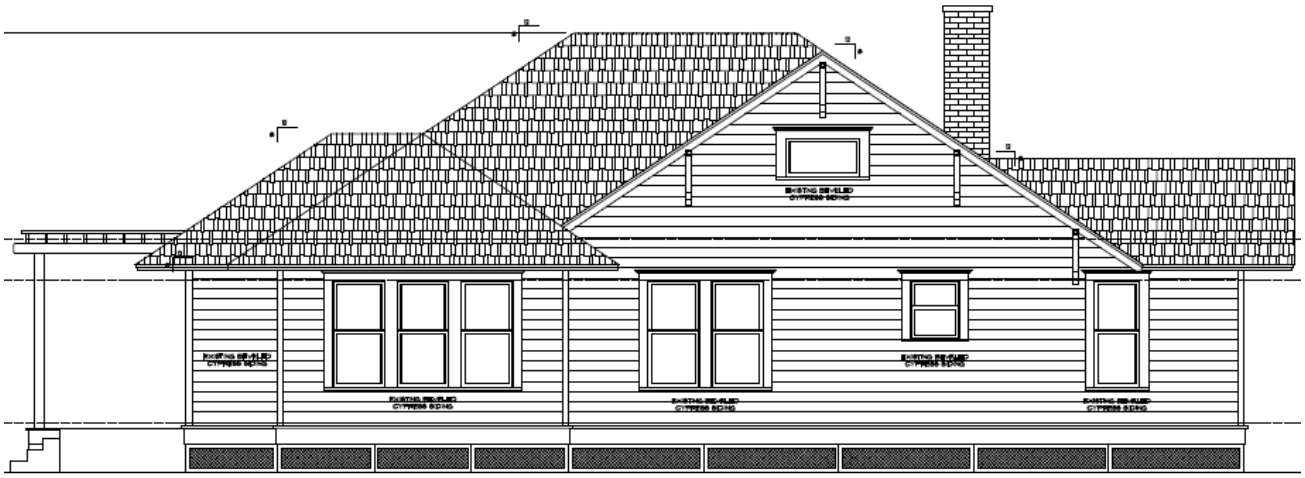
PARTIALLY APPROVED – 3/26/15

PROPOSED

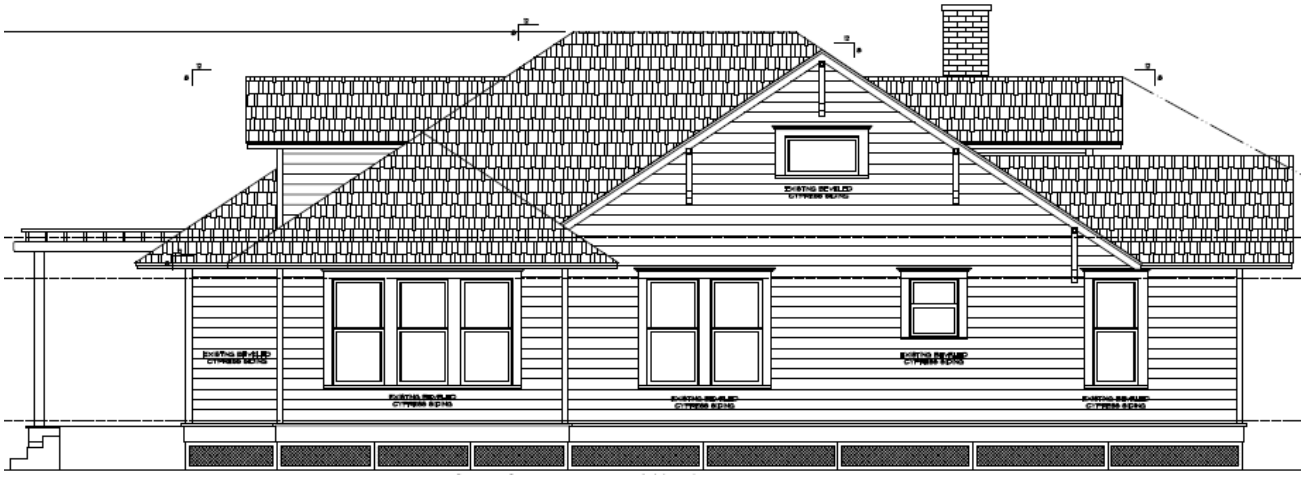


SOUTH SIDE ELEVATION

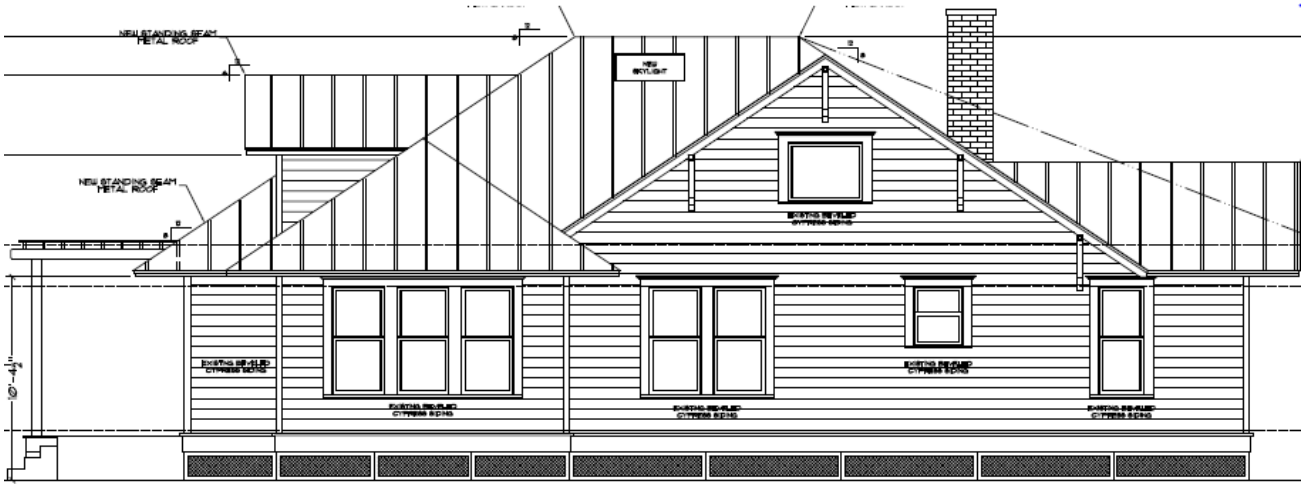
EXISTING



PARTIALLY APPROVED – 3/26/15



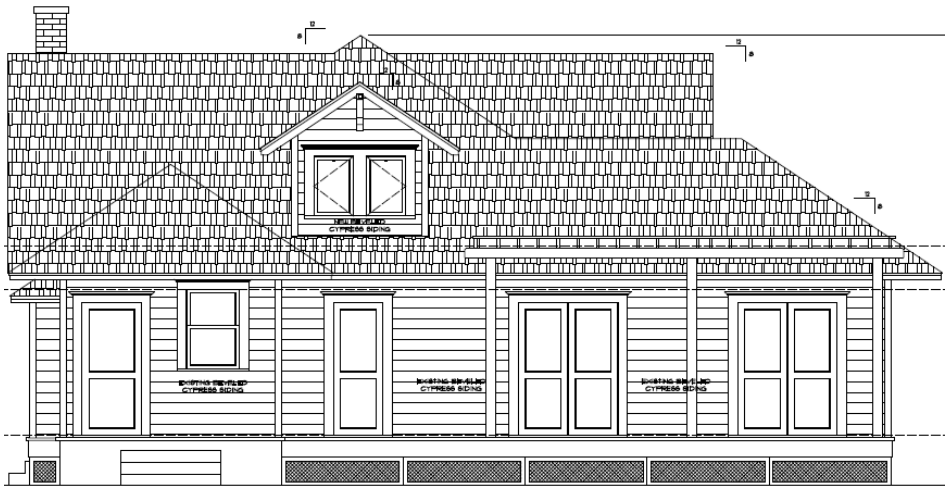
PROPOSED



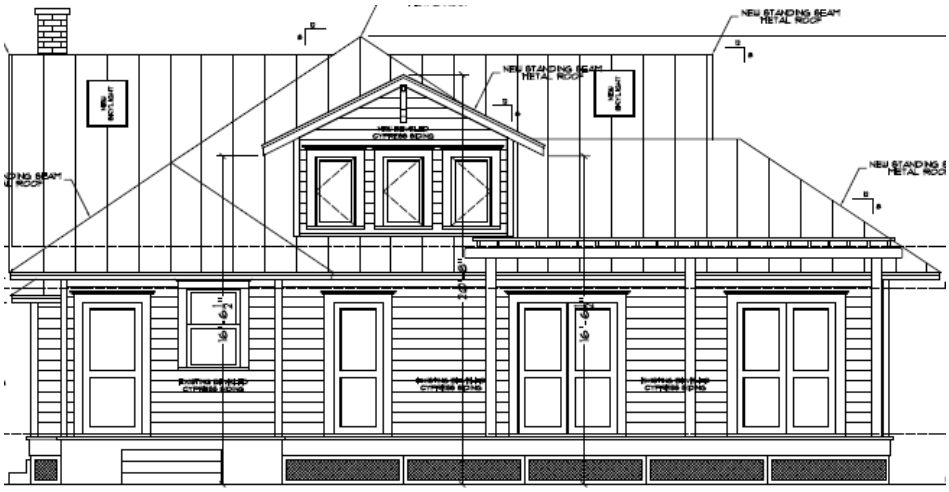
WEST (REAR) ELEVATION

EXISTING

PARTIALLY APPROVED – 3/26/15

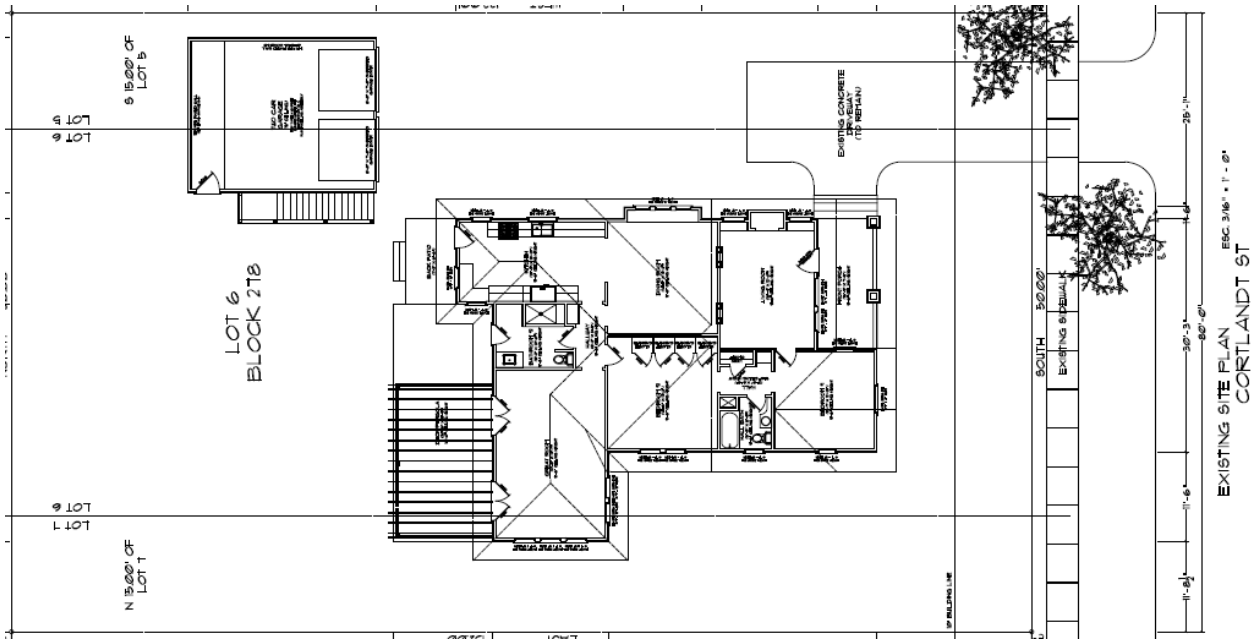


PROPOSED



SITE PLAN

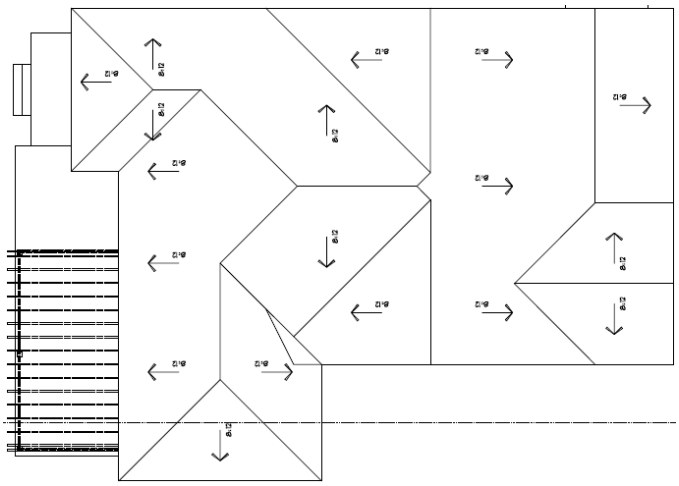
N


S 15.00' OF LOT 5
LOT 5
LOT 6
LOT 6
LOT 1
N 15.00' OF LOT 1
LOT 6
BLOCK 278
EXISTING CONCRETE
SOUTH 5.00'
EXISTING SIDEWALK
EXISTING SITE PLAN
CORTLANDT ST

N

ROOF PLAN

EXISTING



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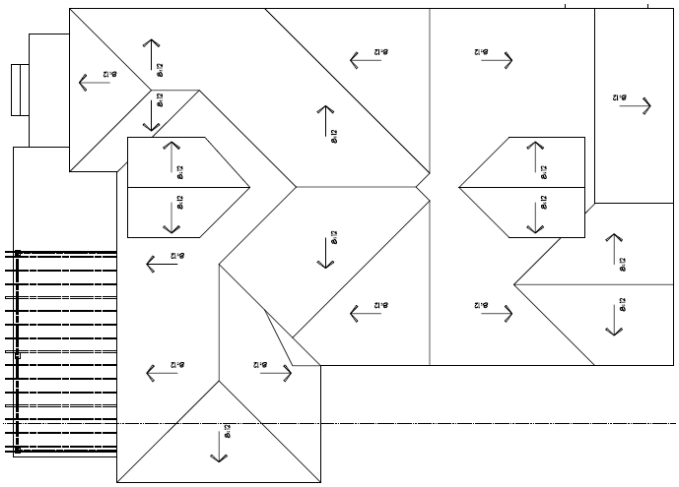

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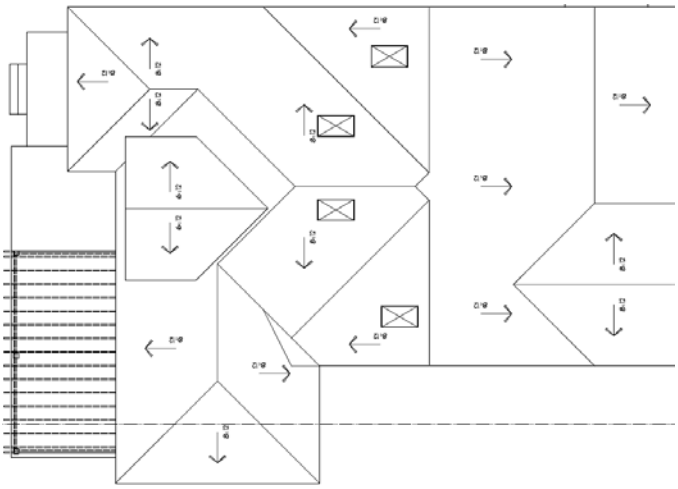
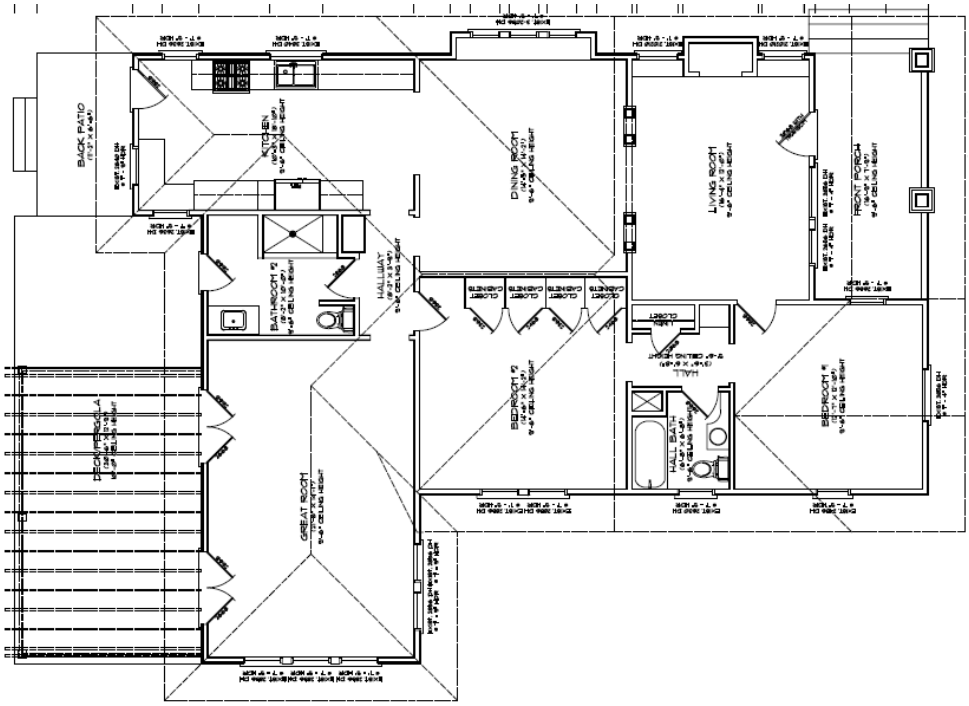


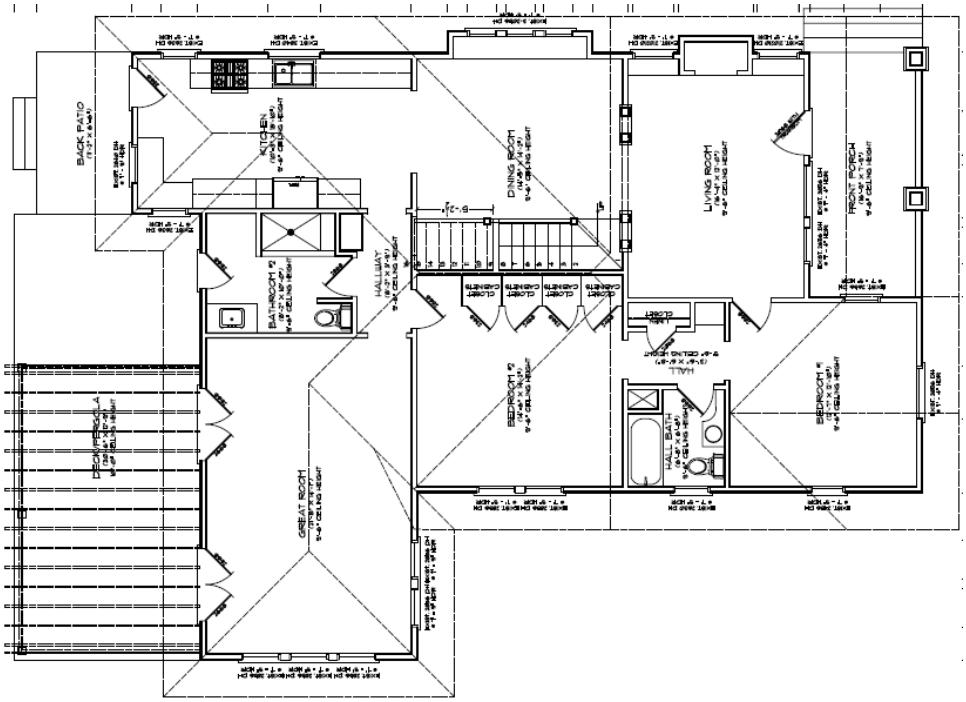
N

FIRST FLOOR PLAN

EXISTING



PARTIALLY APPROVED – 3/26/15 (NO CHANGE)



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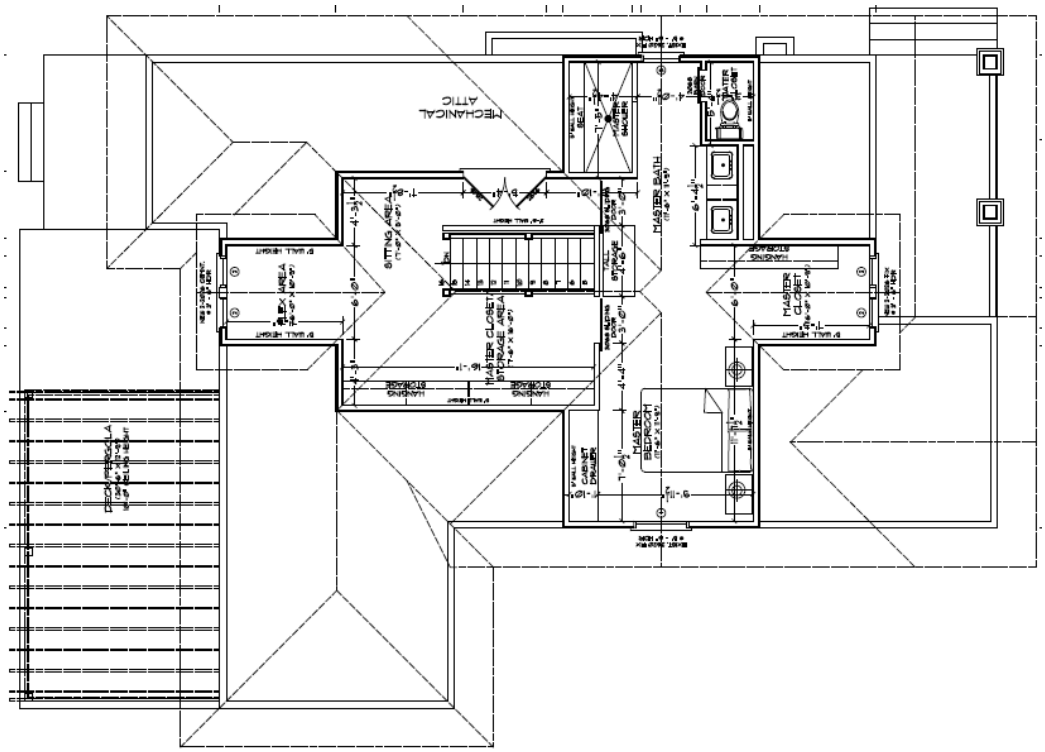
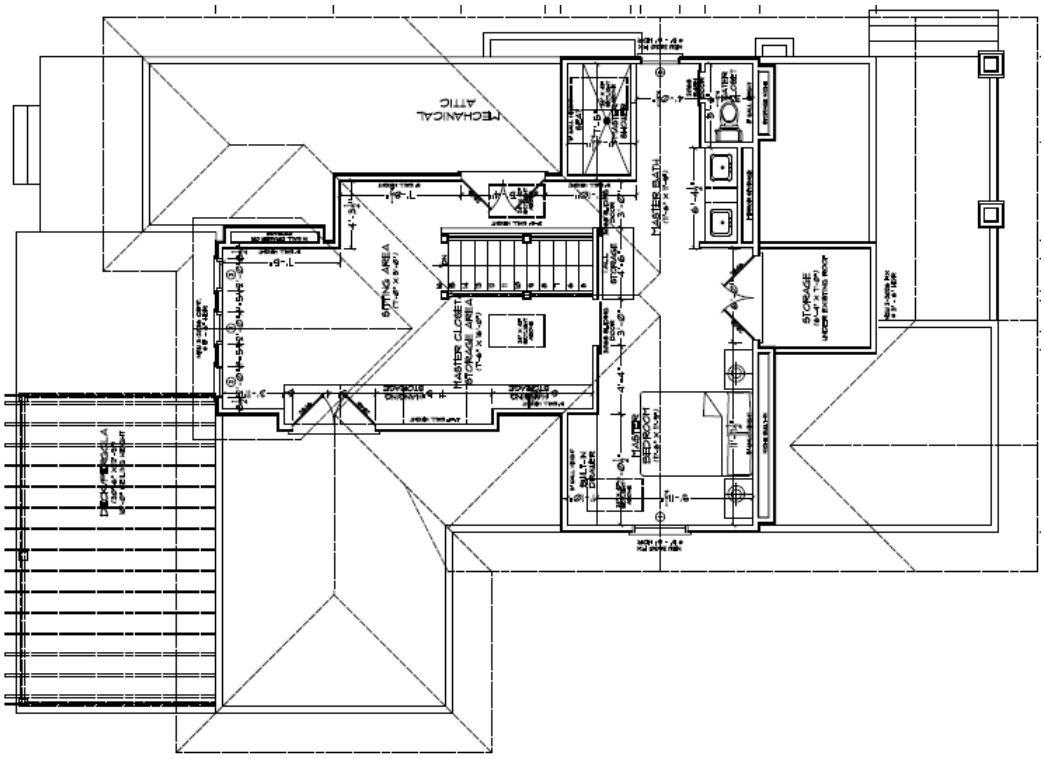
SECOND FLOOR PLAN

PARTIALLY APPROVED – 3/26/15

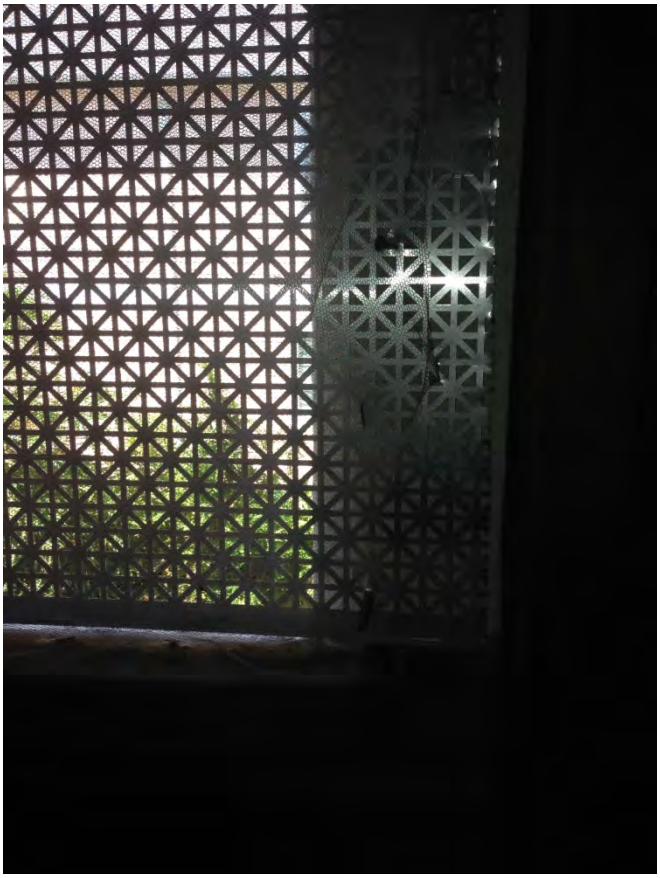


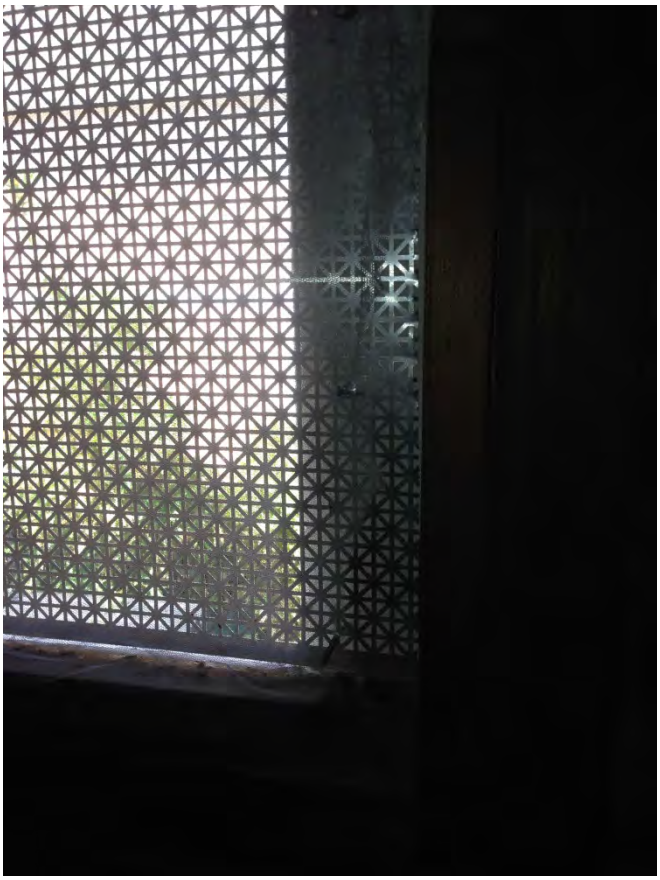
PROPOSED



NORTH GABLE WINDOW DETAILS

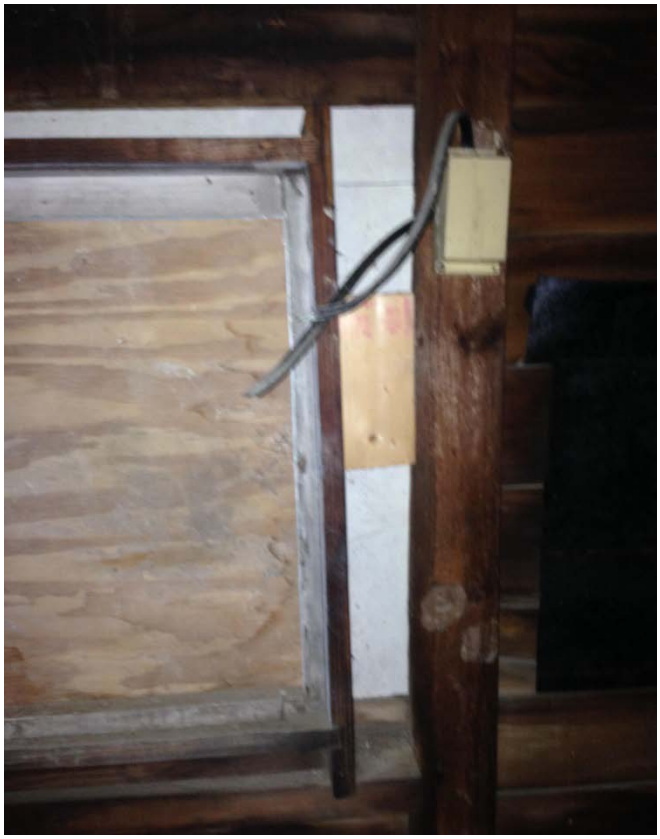
TO BE REPLACED





SOUTH GABLE WINDOW DETAILS

TO BE REPLACED



EXTERIOR PHOTOS

PROJECT DETAILS

Windows/Doors: The residence features double hung wood windows and a wood front door to remain. One non-original fixed wood window on the north gable (currently missing glass) will be removed and replaced by a larger window measuring 2'-6" wide by 3' tall within a 35" wide original opening. One fixed wood window on the south gable will be removed and replaced by a larger window measuring 3'-6" wide by 3' tall within a 38" wide original opening. Existing trim on both windows is cementitious and will be replaced in kind. Four skylights measuring 24" wide by 36" tall will be installed.

Exterior Materials: The residence features bevel lap wood siding to remain. The proposed dormer will feature matching bevel lap wood siding.

Roof: The residence feature a side gable roof with a rear hip and a small gable projecting to the east, all with an 8/12 pitch clad in composition shingles. The composition shingles will be removed and replaced with standing seam metal and a rear dormer will be installed. Four skylights will be installed, two behind the main ridge facing west and two on the rear hip, one facing north and one facing south.

Front Elevation: (East) The residence features five windows to remain and one front door to remain. No alterations will be visible.

Side Elevation: (North) The residence features eight windows at the first floor and a chimney to remain. One window in the gable will be removed and replaced by a larger window.

Side Elevation: (South) The residence features seven windows on the first floor to remain. One window in the gable will be removed and replaced by a larger window.

Rear Elevation: (West) Not visible from public right of way. See elevation drawings for details.