

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Alex Ridgeway of Brickmoon Design for Michael Emmerson, owner

Property: 1330 Cortlandt Street, lot 22, block 168, Houston Heights Subdivision. The property includes an altered historic 4,301 square foot, two-story wood frame single-family residence and a detached one story accessory structure situated on a 9,900 square foot (75' x 132') interior lot.

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

Proposal: Alteration – *Revision*: The applicant was granted a COA in on December 12, 2013 to construct a two story addition to the rear of a two story contributing residence. The applicant now proposes the following revisions to this COA.

- Add a pair of closed shutters over a first floor north facing window.
- Replace the existing non-original porch columns and railings with new composite columns of matching size and style.
- Replace three non-original front doors with new matching doors.

See enclosed application materials and detailed project description on p. 5-13 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 HEIGHTS HISTORIC DISTRICT EAST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park

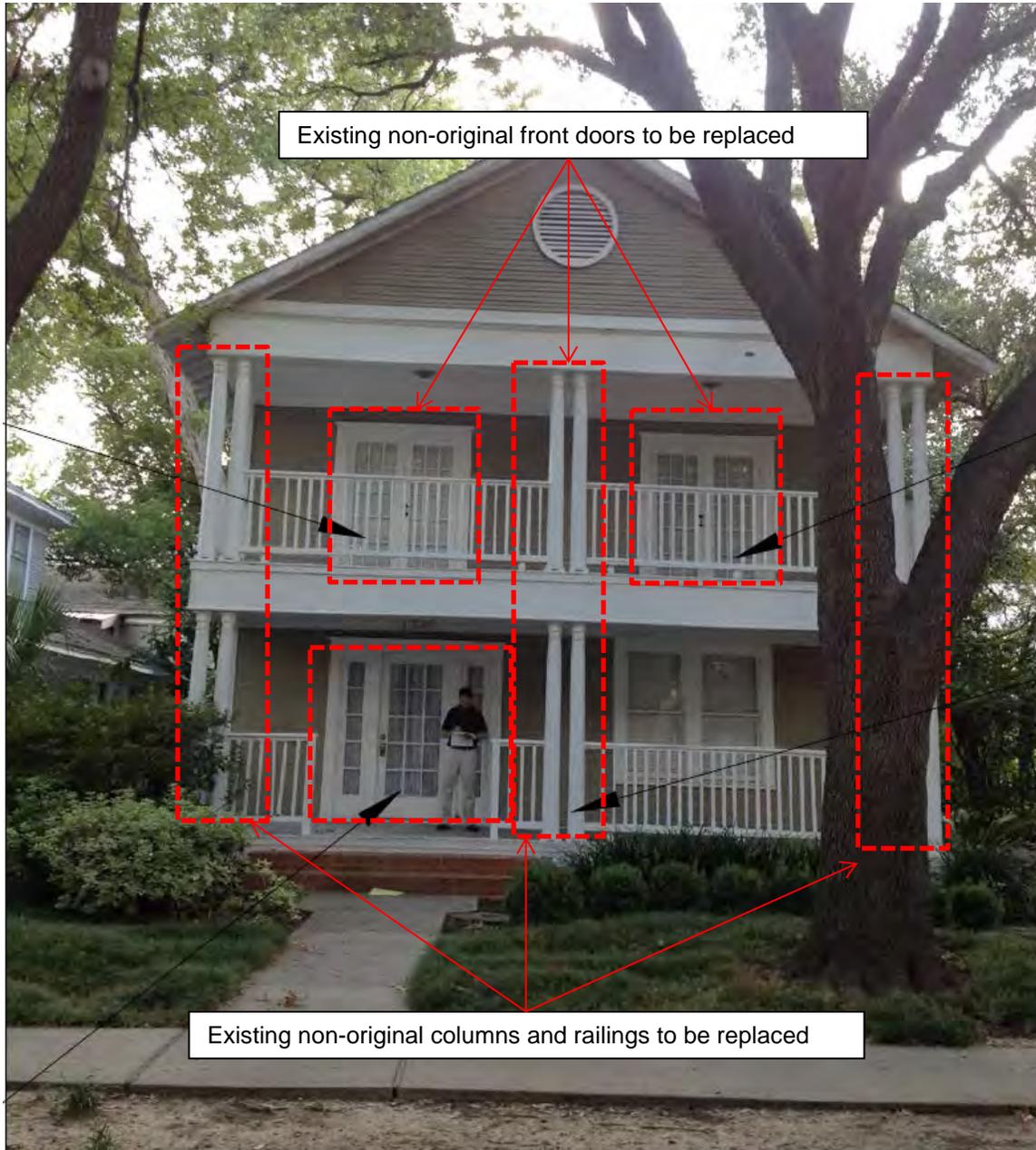


CURRENT PHOTO



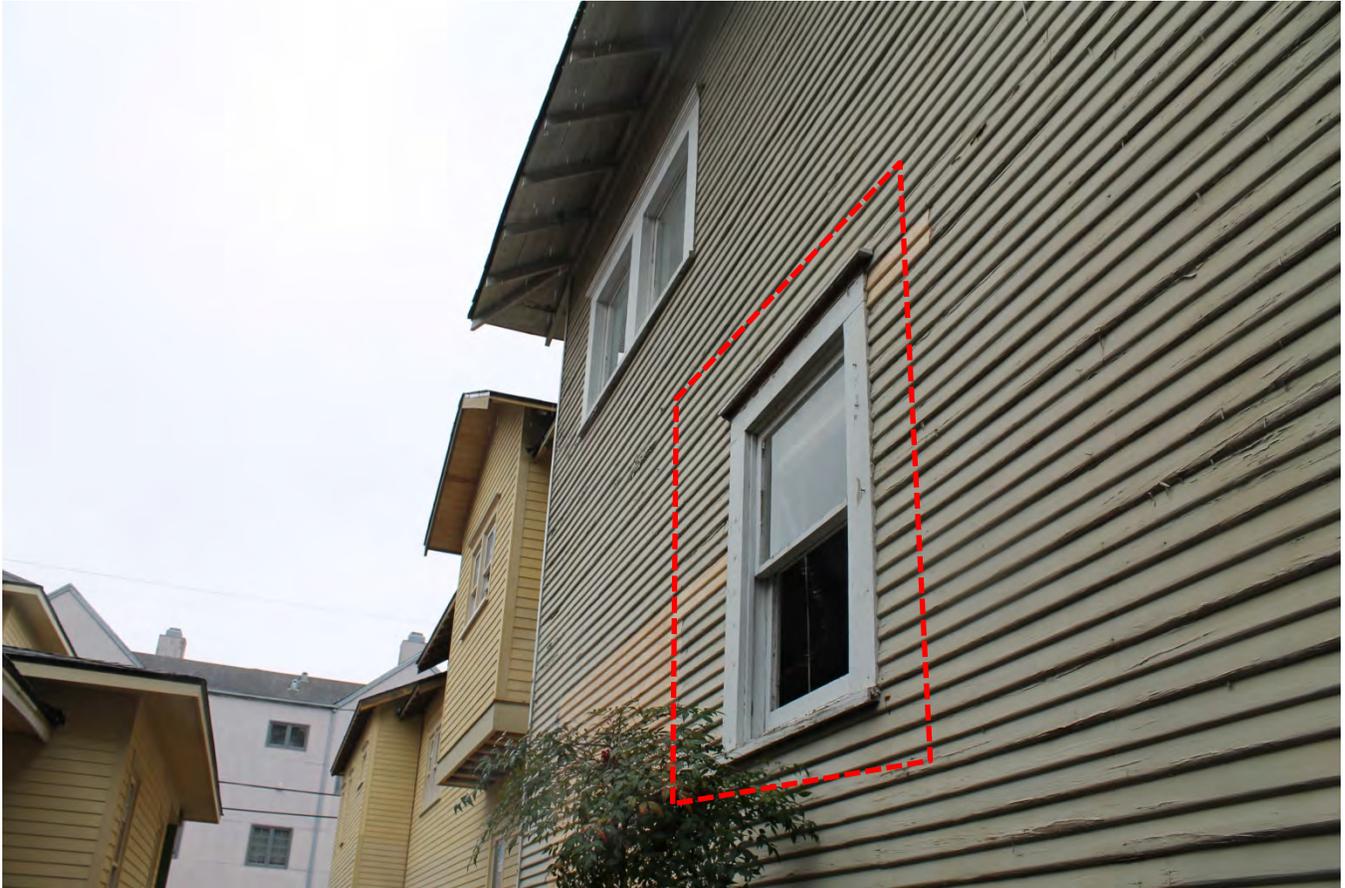
WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



NORTH SIDE ELEVATION

EXISTING WINDOW TO FEATURE FIXED SHUTTERS



NORTH SIDE ELEVATION

APPROVED 2/14/15

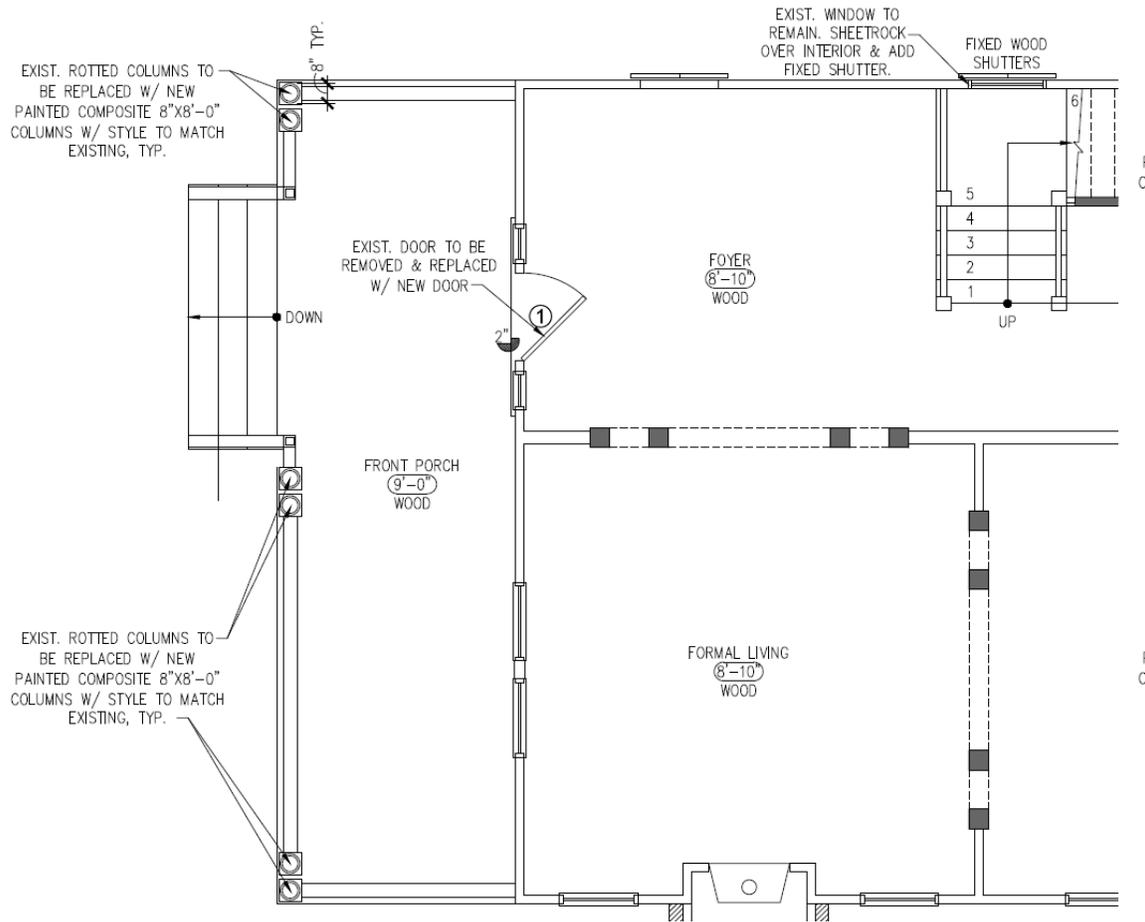


PROPOSED





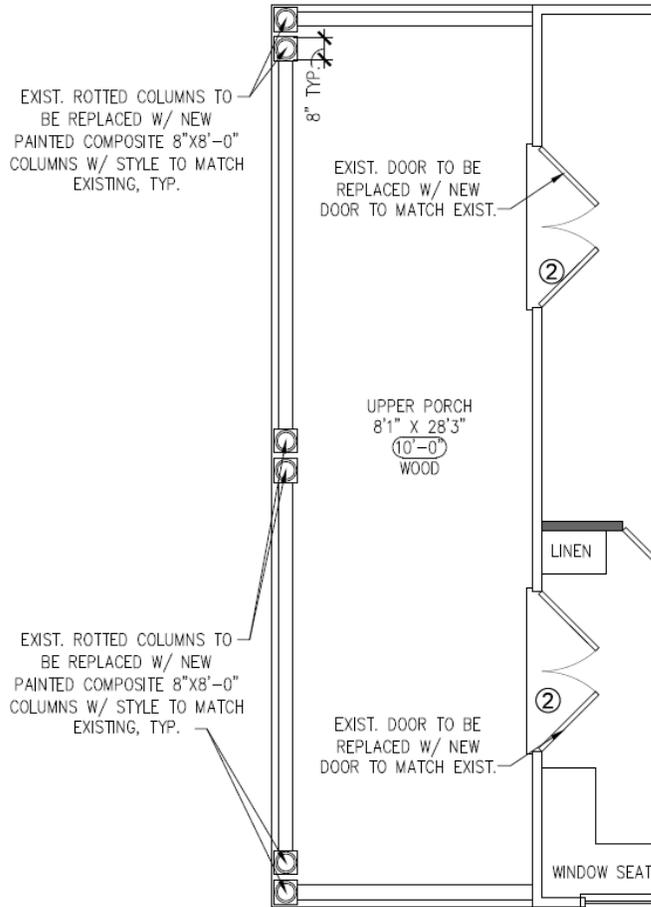
FIRST FLOOR PLAN
PROPOSED





SECOND FLOOR PLAN

PROPOSED



DOOR SCHEDULE

DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	2X4	NEW WOOD DOOR W/ 3/4 GLASS PANEL & MATCHING SIDELITES.
		(2)1'-4"	6'-8"	SIDELITES		8" BOTTOM RAIL, 5" LOCK & TOP RAILS, 5" STILES.
②	2	(2)2'-6"	6'-8"	EXTERIOR	2X4	NEW WOOD DOOR W/ FULL GLASS PANEL.
						8" BOTTOM RAIL, 5" TOP RAIL, 5" STILES.

EXISTING FIRST FLOOR DOOR



PROPOSED FIRST FLOOR DOOR



EXISTING SECOND FLOOR DOORS

PROPOSED DOORS WILL MATCH EXISTING



DETAIL PHOTOS OF COLUMN AND RAILING DETERIORATION



PROJECT DETAILS

Windows/Doors: Existing north facing first floor window, second from the front wall of the house, will be clad with a pair of fixed painted wood shutters.

The existing non-original façade features three wood divided lite doors: One single door flanked by a pair of sidelites and two pairs of French doors on the second floor balcony. These doors will be replaced with new wood divided lite replacement doors.

Exterior Materials: The existing residence features twelve (three pairs on each floor) non-original 8" diameter by 8' tall round wood columns and wood porch railings. The columns and porch railings have deteriorated from rot.

The applicant proposes to replace each of these columns and railings with matching composite material.