

CERTIFICATE OF APPROPRIATENESS

Application Date: April 8, 2015

Applicant: Sam Gianukos, Creole Design, LLC, for Matthew Ager, owner

Property: 1548 Cortlandt Street, Tract 24A, Block 138, Houston Heights Subdivision. The property includes a historic 988 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100") corner lot.

Significance: Contributing English Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East.

Proposal: Relocation/Alteration – Deferral

In November 2014 and January 2015, the applicant was denied a Certificate for relocating the residence 6' forward on the lot; raising the foundation 5"; removing the side gable roof, installing a 2' pony wall and constructing a new side gable roof with a 10/12 pitch; and constructing a rear 2-story, 2,130 square foot addition.

In March 2015, the application for a COA with the following changes was deferred:

- Existing original 8/12 side gable roof will be retained.
- Foundation will be raised 8" instead of 5".
- Proposed attached garage will feature a hip on gable roof.

The applicant has changed the application and withdrawn the proposal for an addition to the house. The applicant now proposes only to relocate the house 6' closer to Cortlandt Street and raise the foundation by 8", from a 2' finished floor height to a 2'-8" finished floor height, with no addition.

See enclosed application materials and detailed project description on p. 8-20 for further details.

Public Comment: One opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy Section 33-241(a): Criteria 1, 4, 9 and 10 for Alterations or Section 22-243(a): Criteria 1(a-d), 3 and 4 for Relocation.

HAHC Action: Denied

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 |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; <i>The existing setbacks of the house are in line with the neighboring properties and an important part of the historic character of the property. The relocation of the structure on site and increased foundation height alter the original architectural features and proportions of the house and have a detrimental impact on the historic character of the house and the property. The current, original site placement of the house is part of this house's original historic character, which will be diminished by moving the house to a non-historic setback. Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district as well.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; <i>The relocation of the residence to a 23'-1" front setback and the increased foundation height to 2'-8" do not preserve the distinguishing qualities of the 1940 English Cottage and greatly alter the historic character of the house, the site, and the blockface. Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; <i>Relocating the house forward on the lot and raising the foundation 8" impacts the character of the property. Reducing the front setback by 6' to 23'-1" is inconsistent with the setbacks of contributing</i> | |

structures on the blockface. The front wall of the residence is constructed in line with the front walls of the contributing residence on the block. Moving the house on site to an atypical front setback places this house closer to the street than the other houses on the blockface and compromises the historic character of this house, the lot on which it sits, and the blockface overall.

(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

The residence features a front setback of 29'-1", consistent with the prevailing front setback on the 1500 block of Cortlandt. The front wall of the residence is constructed in line with the front walls of the contributing residence on both the 1500 and 1600 blocks of Cortlandt Street. The applicant proposes to move the house forward by 6' for a new front setback of only 23'-1", which is not compatible with the existing original character of the blockface. Changing the front setback to 23'-1" will place this house closer to the street than the other houses on the blockface, which will diminish its historic character and value as a harmonious part of the larger whole. Furthermore, no justification has been provided by the applicant for relocating the house. The front porch of the neighboring residence at 1546 Cortlandt Street was enclosed at some point and a new front porch was appended in front. This inappropriate alteration may be corrected in the future. This alteration occurred prior to the establishment of the Houston Heights Historic District South and is not justification for approval of an inappropriate alteration on another property. Approving a COA to relocate 1548 Cortlandt closer to the street would contribute to the further degradation of a consistent historic streetscape.

The applicant has provided materials suggesting that the house is currently set back further than its neighbors, but these materials do not take into account the distinction between an open front porch and a solid front wall. The distinction between the setback to front porch and the setback to the front wall is important because of the transparency provided by an open porch. This transparency allows a consistent sight line to be maintained across front walls, regardless of the position or existence of a front porch.

(11) The proposed activity will comply with any applicable deed restrictions.

RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

S D NA

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

(1) The landmark, contributing structure or potentially contributing structure:

(a) Has architectural or historical value independent of its physical location that will not be diminished with relocation;

This contributing structure is one piece of a larger whole that makes up the Houston Heights Historic District East. The current, original site placement of the house is part of this house's original historic character, which will be diminished by moving the house to a non-historic setback. Furthermore, the residence's existing front setback of 29'-1" is consistent with the prevailing front setback on the 1500 block of Cortlandt. Changing the front setback to 23'-1" will place this house closer to the street than the other houses on the blockface, which will diminish its historic character and value as a harmonious part of the larger whole.

(b) Can be moved without significant damage to its physical integrity;

(c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and

This contributing structure is one piece of a larger whole that makes up the Houston Heights

Historic District South. The house's current original site placement is part of its original historic character. The house features an original front setback of 29'-1", which is in line with the contributing structures on this blockface. The front wall of the residence is constructed in line with the front walls of the contributing residence on the block. Moving the house on site to an atypical front setback will compromise the historic character of this house, the lot on which it sits, and the blockface overall.

(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district. Although moving only one contributing house might not 'significantly' diminish the integrity of the district, allowing contributing structures to be moved on site without good cause will significantly compromise the historic integrity and value of the district as more applicants request relocation of contributing structures on site in order to accommodate oversized additions.

(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

The applicant has provided no materials to support the existence of an economic hardship.

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

The applicant has provided no materials to support the existence of an unusual or compelling circumstance. Approving a COA to relocate 1548 Cortlandt closer to the street would contribute to the further degradation of a consistent historic streetscape.

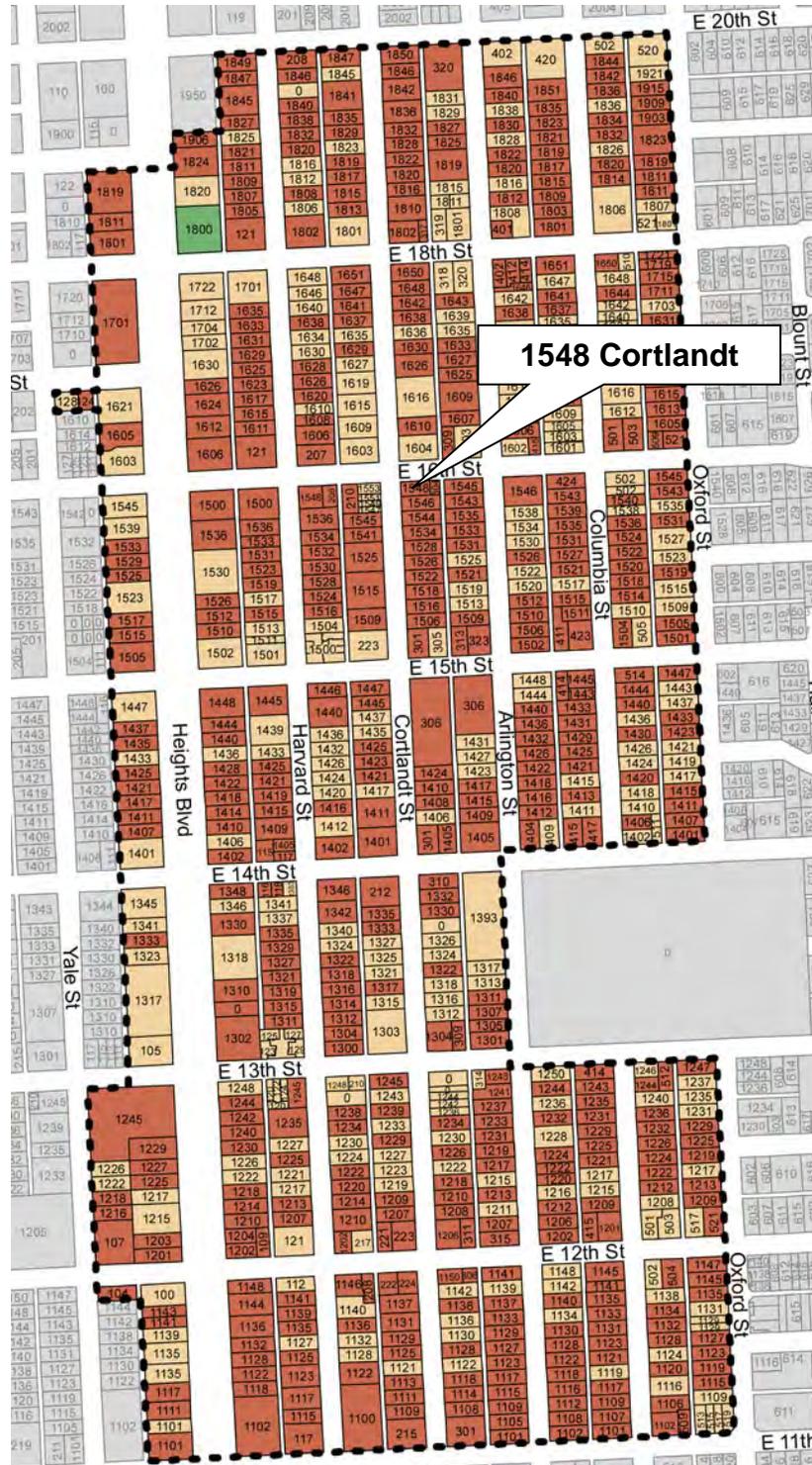


PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



304 E 16th – Contributing – 1940 (neighbor)



1546 Cortlandt – Contributing – 1920 (neighbor)



1544 Cortlandt– Contributing – 1920 (block face)



1549-1551 Cortlandt– Noncontributing – 1983 (across street)



1553 Cortlandt– Noncontributing – 1984 (across street)

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



DEFERRED – 3/26/15

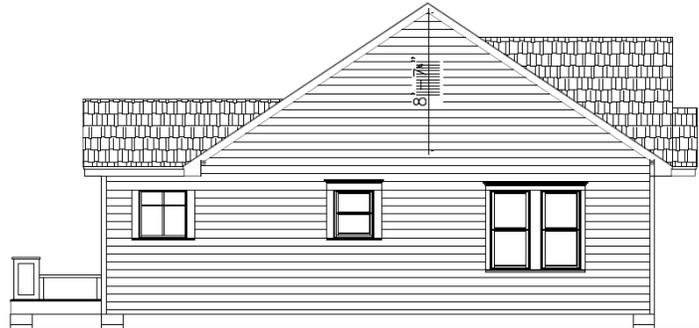


PROPOSED



NORTH ELEVATION – SIDE FACING E 16th STREET

EXISTING



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



PROPOSED

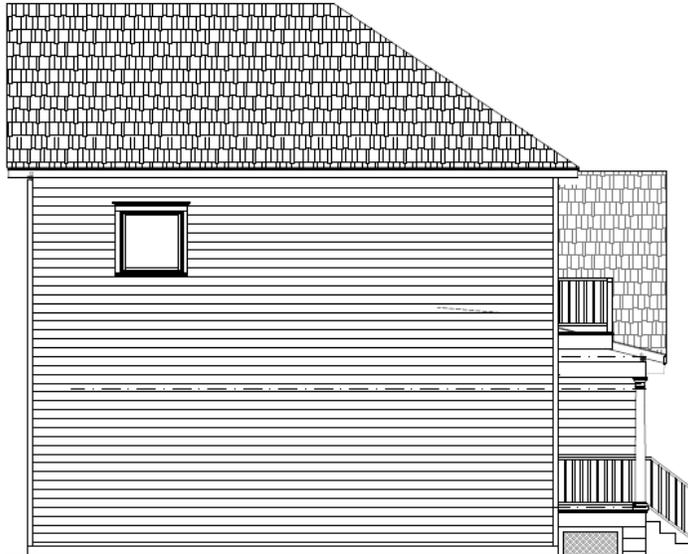


EAST (REAR) ELEVATION

EXISTING



DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



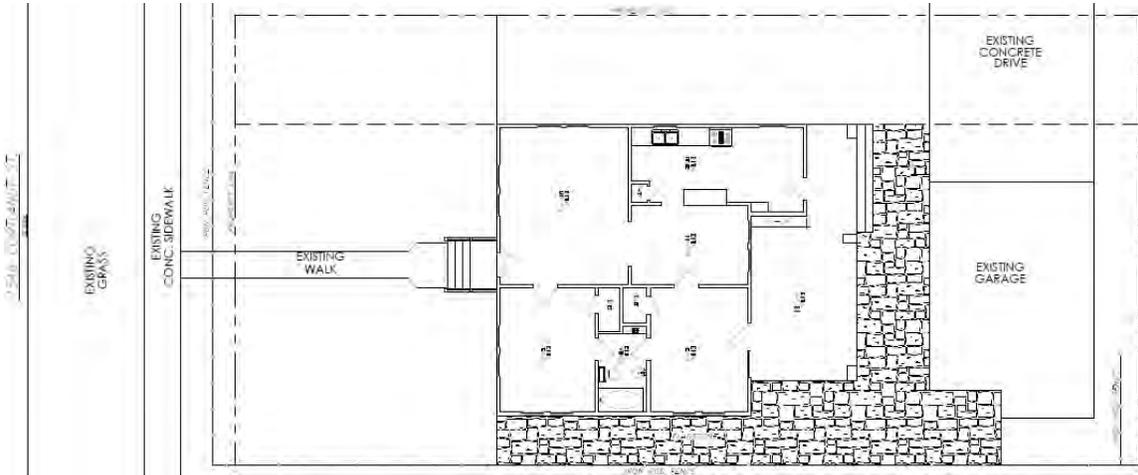
PROPOSED



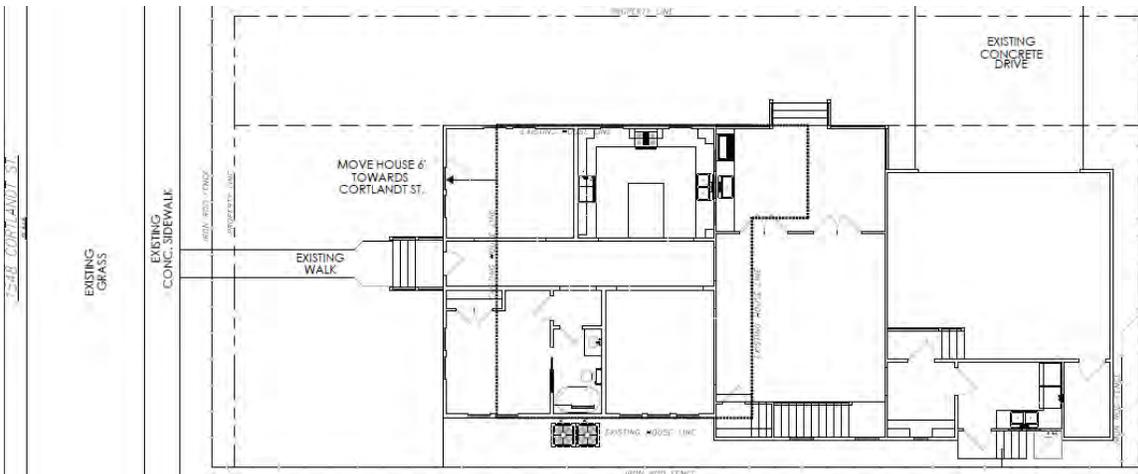


SITE PLAN

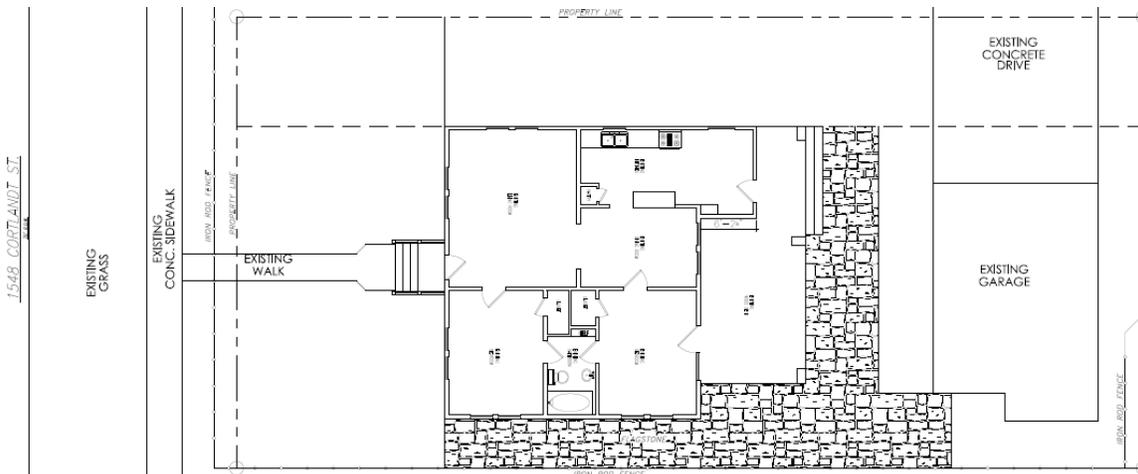
EXISTING



DEFERRED - 3/26/15 WITHDRAWN BY APPLICANT 4/8/15



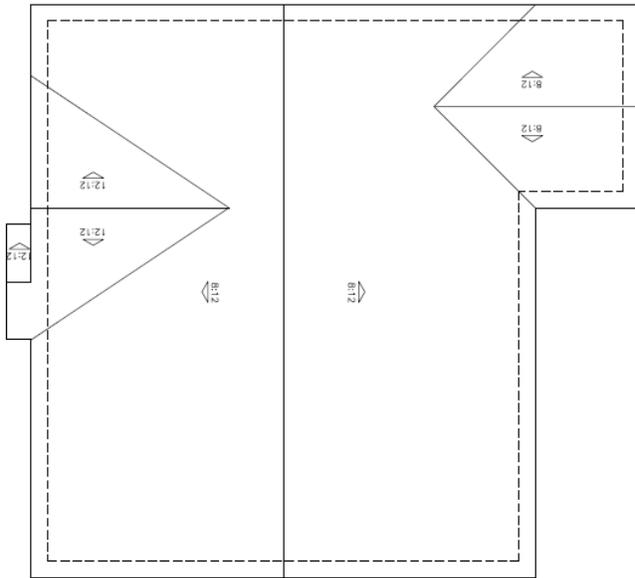
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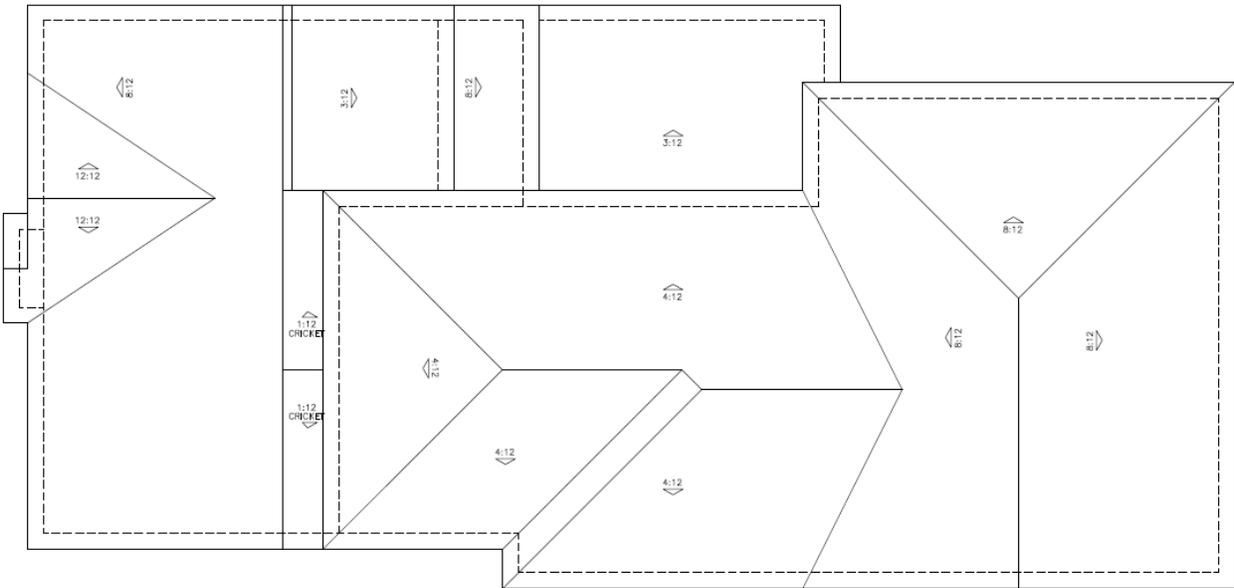


ROOF PLAN

EXISTING (NO PROPOSED CHANGE)



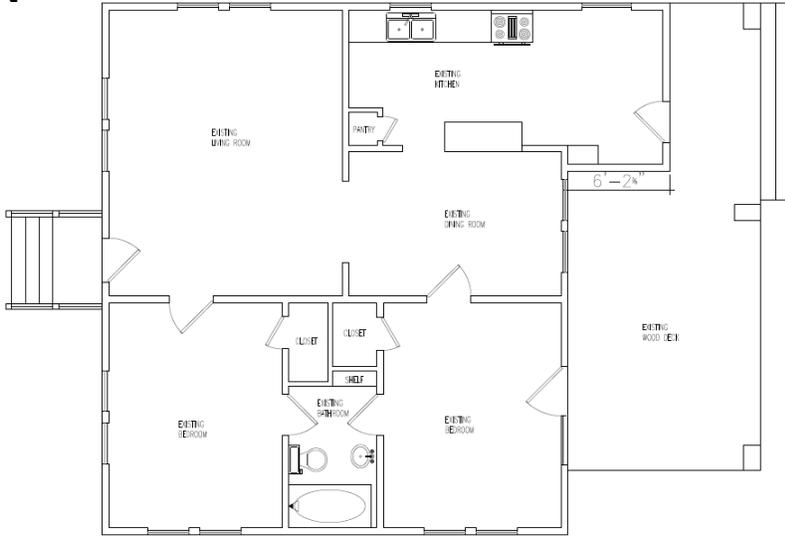
DEFERRED – 3/26/15 **WITHDRAWN BY APPLICANT 4/8/15**



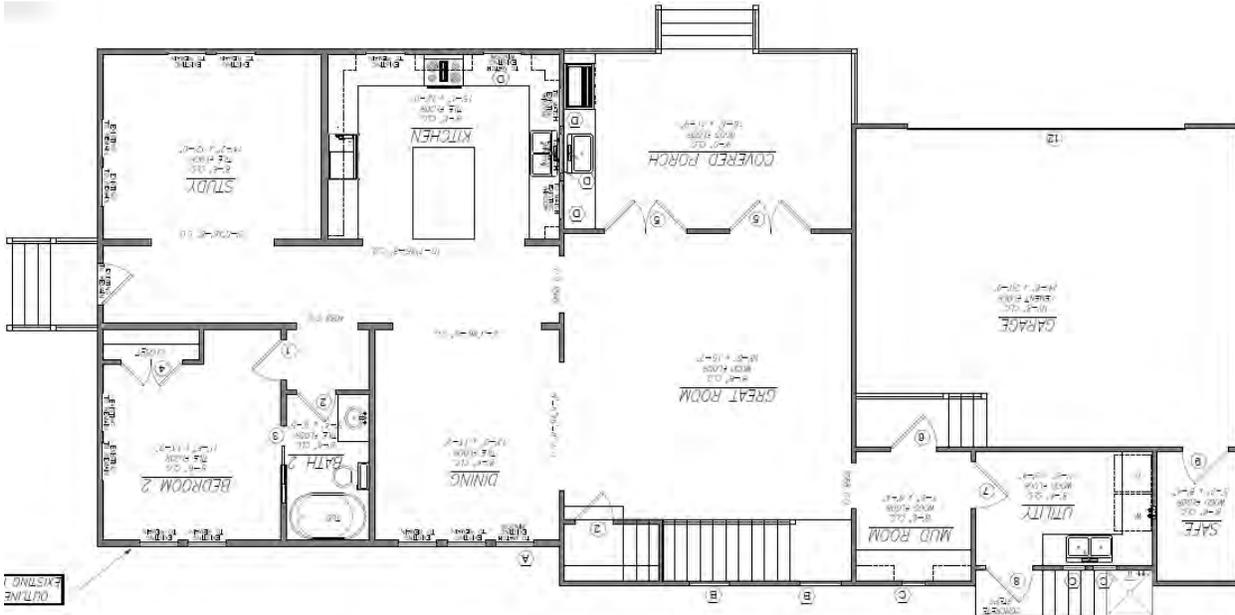


FIRST FLOOR PLAN

EXISTING (NO PROPOSED CHANGE)



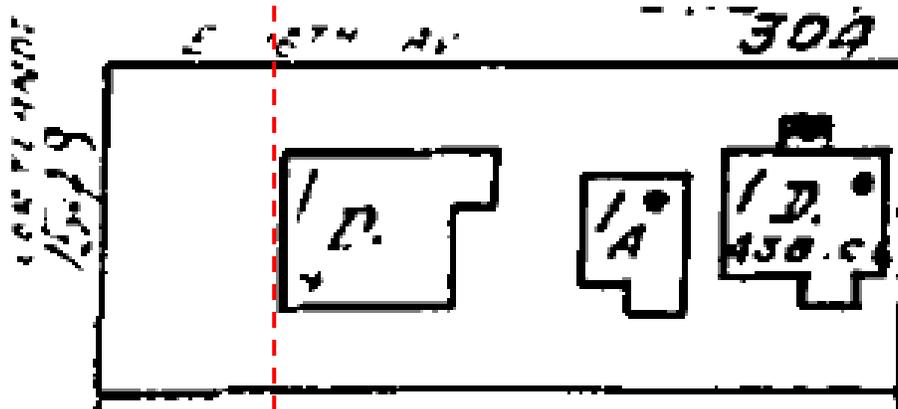
DEFERRED – 3/26/15 WITHDRAWN BY APPLICANT 4/8/15



SANBORN FIRE INSURANCE MAP

The rear 32' feet of the original lot is now a separate property.

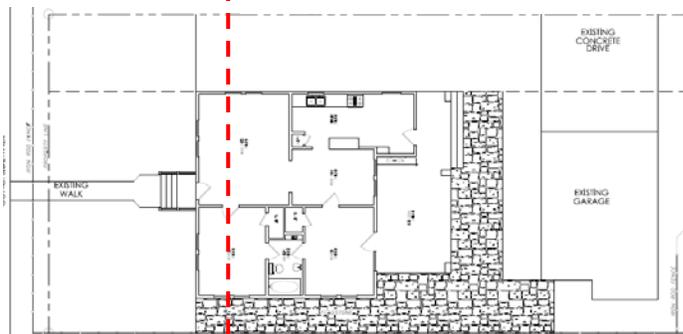
1924-1951



CURRENT SITE PLAN

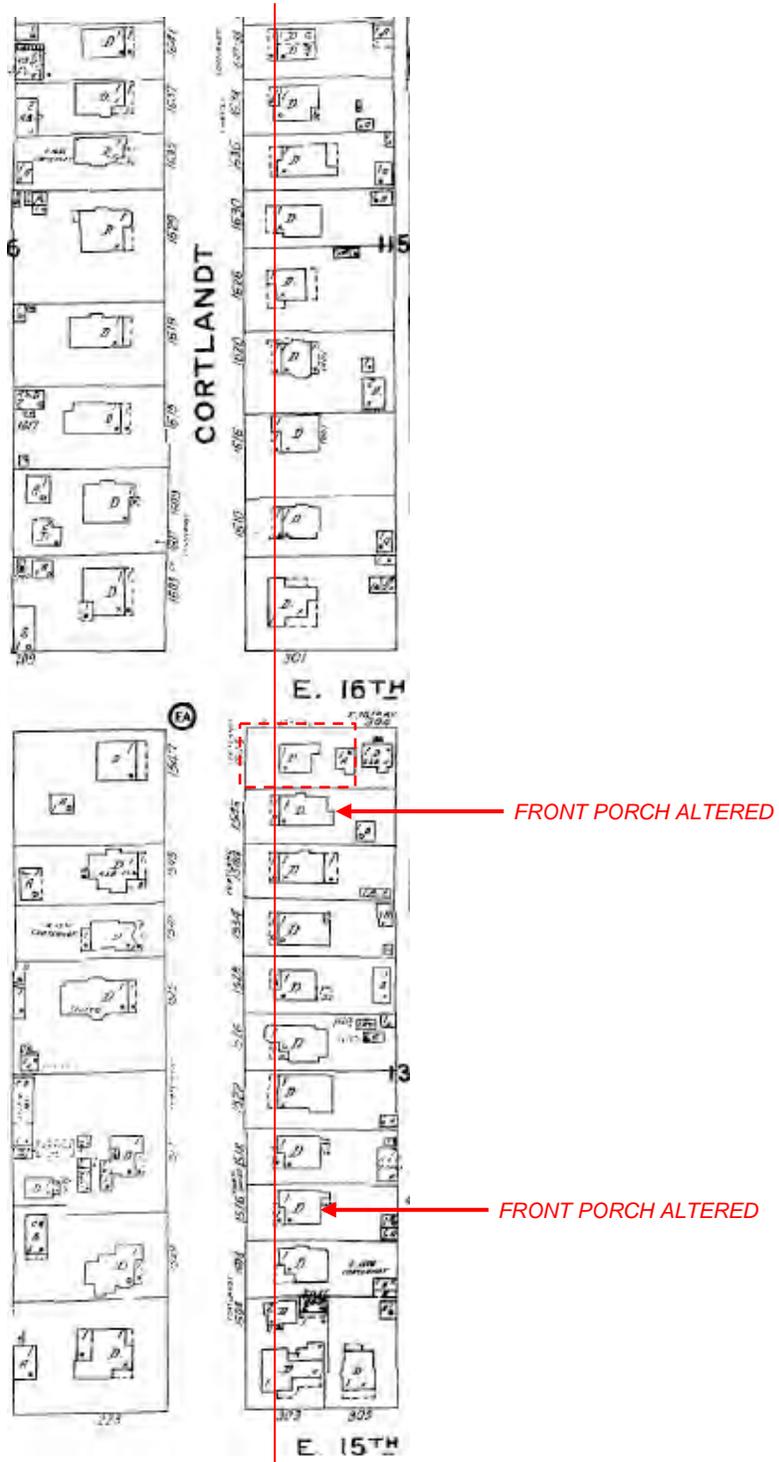


PROPOSED SITE PLAN



1924-1951 SANBORN FIRE INSURANCE MAP

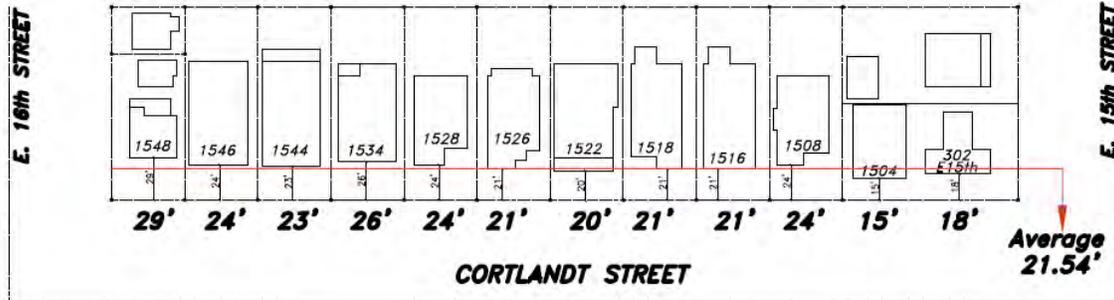
1500 & 1600 CORTLANDT STREET BLOCKFACE SETBACKS



SETBACK CONTEXT

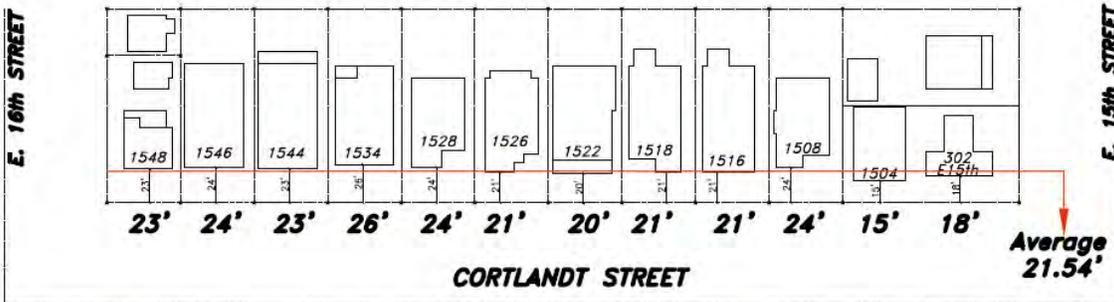
PROVIDED BY APPLICANT; DOES NOT DISTINGUISH PORCHES

EXISTING CONDITIONS



CORTLANDT STREETScape

PROPOSED



CORTLANDT STREETScape

STRUCTURAL LETTER
PROVIDED BY APPLICANT



P.O. Box 6156 - Kingwood, TX 77325

■ 281.852.3647 ■ 32.213.3622 (F) ■ www.jdsiengineering.com

Matthew and Hallie Ager
1548 Cortlandt Street
Houston, TX 77008

March 18, 2015

Re: Movement of home on crawlspace – 1548 Cortlandt St. – Houston, TX

Mr. and Mrs. Ager,

The intent of this letter is to provide information with regard to the potential movement of the home located at the address listed above. At the request of Sam Gianukos with Creole Design, JDSI performed an inspection of this home. It is the understanding of JDSI this home is to be relocated on the same lot, approximately 10 feet from its current location. JDSI notes this home is supported by a crawl space foundation (commonly referred to as pier and beam). Therefore, there is a space between the floor joists and the ground below. This space is sufficient to disconnect utilities and separate the stringers and floor framing from the pier foundation. Once separated, the home can be lifted, new piers installed, and the home reset into place on the new piers.

It is noted the stringers and framing in connection with the new piers must meet current code requirements (International Residential Code with Amendments by the City of Houston). It is the professional opinion of JDSI the home can be moved and the structural integrity of the home maintained. Should you have any questions or comments, please contact me. Also, feel free to give this letter to the Building Official as required.

Regards,



James Deaver, PE
F-11512

NATIONAL STANDARDS
SECRETARY OF THE INTERIOR

Setting Identify, retain, and preserve

recommended

Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting.

Such features can include roads and streets, furnishing such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.



Farm in rural landscape.

not recommended



Inappropriate parking that changes the character of an entire neighborhood.

Removing or radically changing those features of the setting which are important in defining the historic character.

Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new street or parking.

Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.

PROJECT DETAILS

Setbacks: The residence is set back 29'-1" from the west (front) property line, 12'-1" from the north property line, 5'-6" from the south property line and 36'-9" from the east (rear) property line. The residence will be relocated forward 6', to the west, on the lot to a front setback of 23'-1".

Foundation: The residence is built on a pier and beam foundation with a 2' foundation height. The foundation will be raised 8" from 2' to 2'-8".

Front Elevation: No alterations will be made to existing windows and doors. The existing concrete steps and
(West) landing will be removed and replaced with wood steps and landing with wood railings.

ATTACHMENT A
PUBLIC COMMENT

Ms. DuCroz, it is my understanding that a revised submission has been made for 1548 Cortlandt that now only proposes to move the existing contributing structure forward on the lot and that no additional modifications are proposed to the structure. I object to the movement of this contributing structure as the forward movement will not comply with the prevailing front setback line existing along the west blockface of the 1500 block of Cortlandt. As no other improvements or modifications are proposed, the need for the relocation is not justified in any manner. However, it would not be unreasonable to assume that if this relocation were approved, there could be a further applications to add new construction to the rear of the re-located contributing (now not contributing due to the relocation) structure.

J. Kent Marsh, 1538 Arlington

J. Kent Marsh, AICP CUD
Vice President



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