

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Alex Ridgeway, Brick Moon Design for Laura Menefee, owner

**Property:** 1815 Cortlandt Street, Tracts 10 and 11, Block 105, Houston Heights Subdivision. The property includes a historic 1,308 square foot residence situated on a 8,184 square foot (62' x 132') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights Historic District East. The applicant was recently awarded a COA by City Council to relocate the structure.

**Proposal:** New Construction – Construct a 4,314 square foot residence. The proposed structure will consist of two massing forms that will appear similar to two separate houses.

- One story portion will feature a width of 19'-6", a depth of 41'-1", an eave height of 13'-3" and a ridge height of 21'-9".
- Two story portion will be set back 19'-7" deeper and will feature a width of 23', a depth of 88'-7", an eave height of 21'-8", and a ridge height of 29'-3".
- The two sections will be connected by a 9'-9" wide foyer, which will consist of a single lite glass entry door and two glass side lites.

See enclosed application materials and detailed project description on p. 6-14 for further details.

**Public Comment:** 3 in favor and 3 opposed, See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 23, 2014



**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.





PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO**

**CONTRIBUTING HOUSE TO BE MOVED OUTSIDE OF DISTRICT**



**EXISTING BLOCKFACE**



**NEIGHBORING PROPERTIES**



1813 Cortlandt – Contributing – c. 1920 (neighbor)



1817 Cortlandt – Contributing – c. 1920 (neighbor)



1819 Cortlandt – Contributing – c. 1920



1810 Cortlandt – Contributing – c. 1915 (across street)



1816 Cortlandt – Contributing – c. 1930 (across street)



1820 Cortlandt – Contributing – c. 1915 (across street)

3D RENDERINGS

PROPOSED



**EAST ELEVATION – FRONT FACING CORTLANDT STREET**

PROPOSED



**WEST (REAR) ELEVATION**

PROPOSED



**NORTH SIDE ELEVATION**

PROPOSED

Front

Back

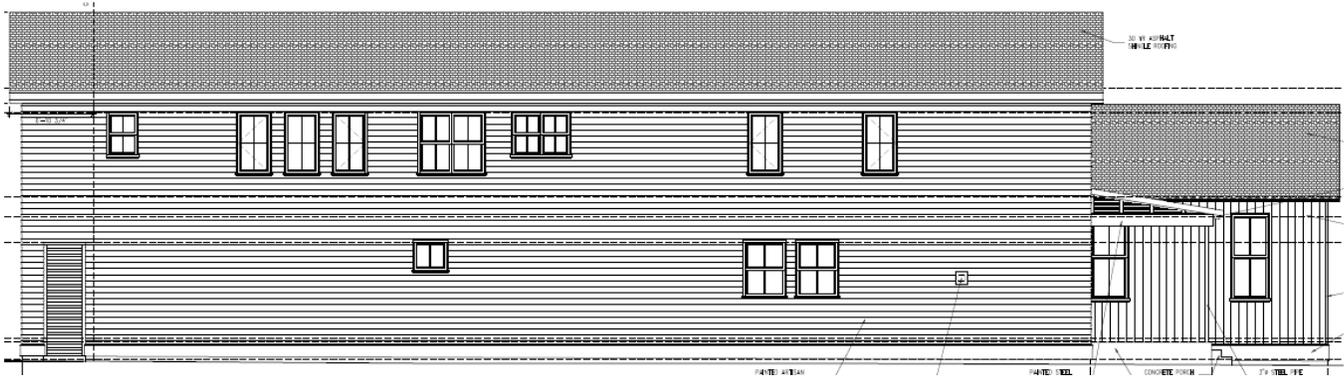


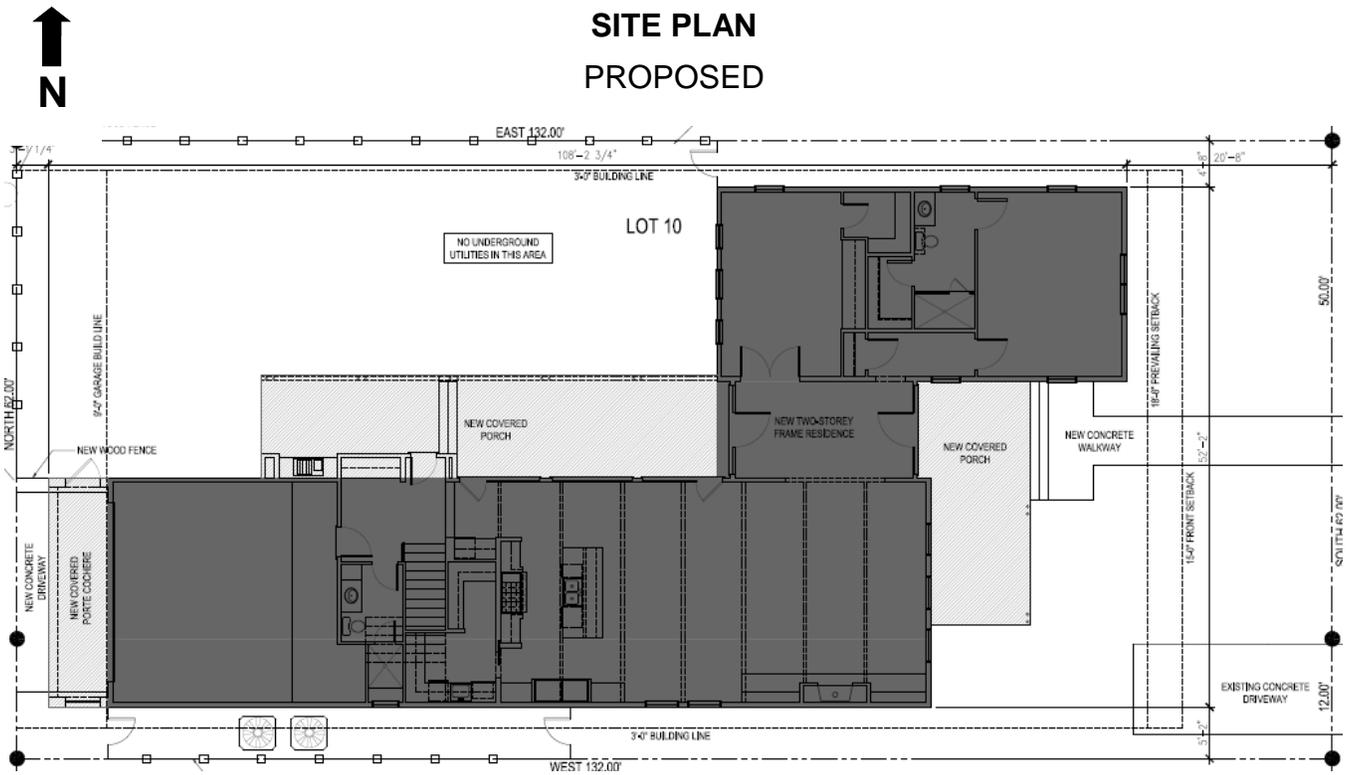
**SOUTH SIDE ELEVATION**

PROPOSED

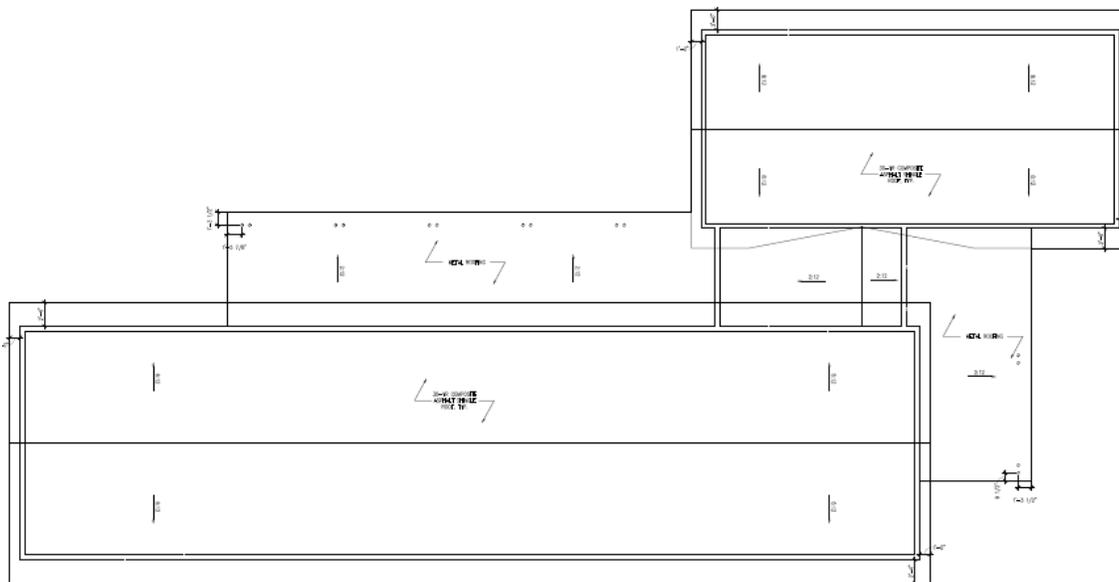
Back

Front





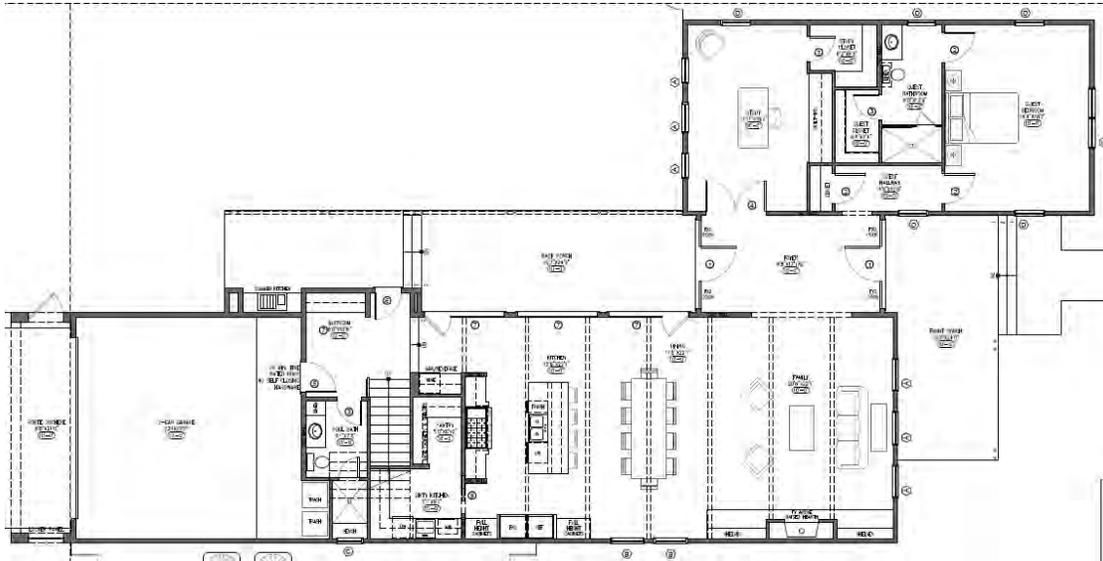
ROOF PLAN  
PROPOSED





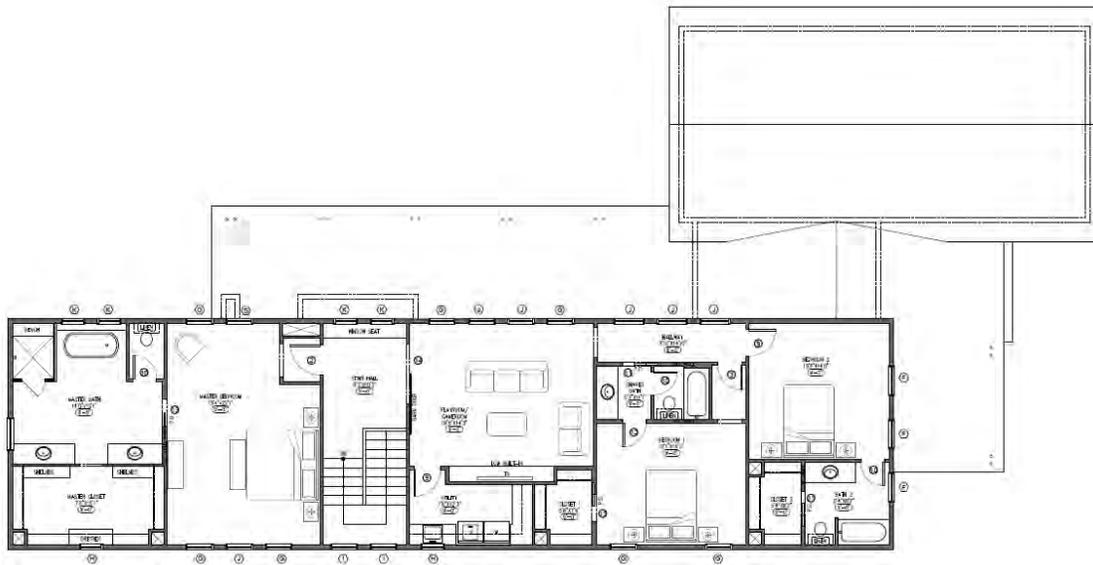
**FIRST FLOOR PLAN**

PROPOSED



**SECOND FLOOR PLAN**

PROPOSED



**WINDOW / DOOR SCHEDULE**

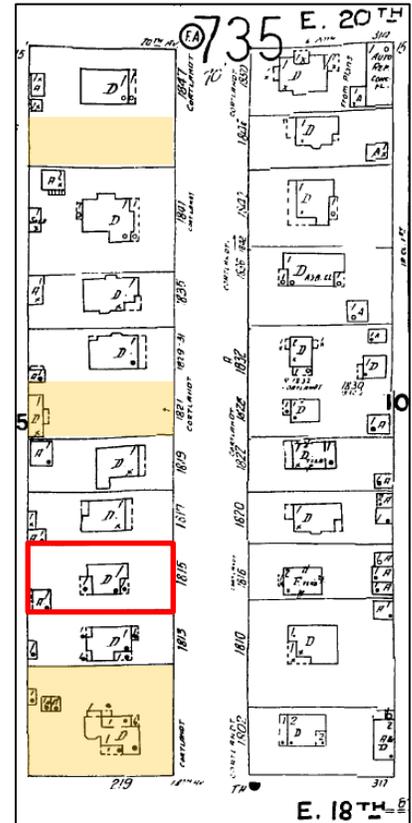
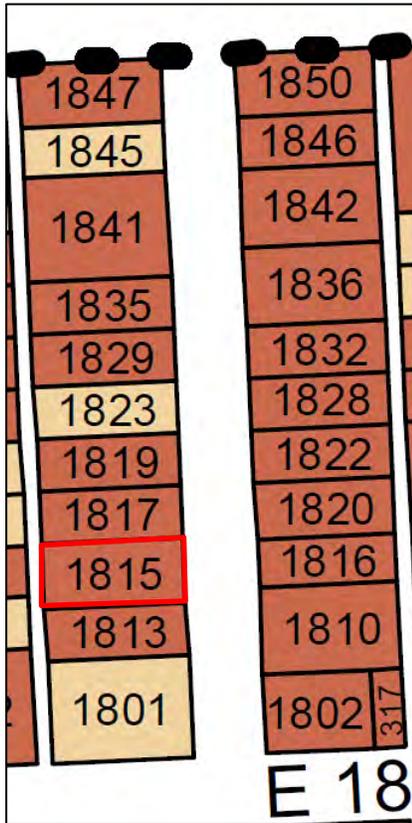
WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	6	3'-4"	6'-0"	DOUBLE HUNG	2X6	
(B)	2	3'-4"	4'-6"	DOUBLE HUNG	2X6	
(C)	1	2'-8"	2'-4"	FIXED	2X6	
(D)	5	3'-0"	7'-0"	DOUBLE HUNG	2X6	
(E)	1	(2)3'-0"	7'-0"	DOUBLE HUNG	2X6	MULLED UNIT.
(F)	3	3'-0"	5'-0"	DOUBLE HUNG	2X6	
(G)	8	2'-8"	5'-0"	CASEMENT	2X6	
(H)	2	2'-4"	3'-6"	DOUBLE HUNG	2X6	
(I)	2	2'-8"	5'-0"	DOUBLE HUNG	2X6	
(J)	6	2'-8"	5'-0"	FIXED	2X6	
(K)	4	2'-4"	4'-0"	FIXED	2X6	
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	2	3'-6"	10'-0"	EXTERIOR	2X6	MULLED UNIT, FOYER
(2)	4	3'-0"	8'-0"	INTERIOR	2X4	GUEST HALLWAY, GUEST BEDROOM, MASTER BEDROOM
(3)	4	2'-6"	8'-0"	INTERIOR	2X4	GUEST BATHROOM, STUDY CLOSET, POOL BATH, BEDROOM 1
(4)	1	(2)3'-0"	8'-0"	INTERIOR	2X6	STUDY
(5)	1	3'-0"	8'-0"	EXTERIOR	2X6	20 MIN FIRE RATED DOOR W/ SELF CLOSING HARDWARE, GARAGE
(6)	1	2'-8"	8'-0"	EXTERIOR	2X6	MUDROOM
(7)	3	(3)2'-8"	8'-0"	EXTERIOR	2X6	MULLED UNIT, KITCHEN, DINING
(8)	1	2'-6"	8'-0"	INT. POCKET	2X6	DIRTY KITCHEN
(9)	2	2'-8"	8'-0"	INTERIOR	2X4	BEDROOM 2, UTILITY
(10)	3	2'-4"	8'-0"	INTERIOR	2X4	BATH 2, SHARED BATH, MASTER BATH
(11)	2	2'-4"	8'-0"	INT. POCKET	2X6	CLOSET 2, SHARED BATH
(12)	1	2'-4"	8'-0"	INTERIOR	2X6	BEDROOM 1
(13)	2	2'-8"	8'-0"	INT. POCKET	2X6	CLOSET 1, MASTER BATH
(14)	1	6'-0"	8'-0"	INT. SLIDING	2X4	PLAYROOM/GAMEROOM

### SETBACK COMPARISON

Contributing Structures (orange)  
Noncontributing Structures (yellow)

Current Building Footprints

1924-51 Sanborn Map



Existing setback of 22' from the proposed property line. Proposed front setback is 20' 8".

## PROJECT DETAILS

**Shape/Mass:** The proposed structure will feature a total width of 52'-2" wide, a total depth of 108'-2", a maximum eave height of 21'-8" and a maximum ridge height of 29'-3". The structure is split into two distinct masses connected by a central foyer. This design will give the residence an appearance similar to that of two separate structures.

The one story mass will feature a width of 19'-6", a depth of 41'-1", an eave height of 13'-3" and a ridge height of 21'-3".

The two story mass will feature a width of 23', a depth of 88'-7", an eave height of 21'-8", and a ridge height of 29'-3".

The connecting foyer will measure 10' wide. The front porch eave height will measure 12'-6" tall.

**Setbacks:** The proposed structure will be set back 20'-8" from the front, 4'-8" from the north side, and 5'-2" from the south side property line. The second story portion of the house will be set back an additional 19'-7" from the front wall of the one story portion.

**Foundation:** The residence will feature a pier and beam foundation with a finished floor height of 2'-3" above existing grade. The rear attached garage portion will feature a slab on grade foundation.

**Windows/Doors:** The residence will feature wood double hung 2 over 2 windows. See window schedule on page 11 for specifications for each window.

**Exterior Materials:** The residence will feature a combination of horizontal and vertical cementitious siding. The one story portion will feature vertical siding with an 8" exposure and the two story portion will feature horizontal cementitious siding with a 6" exposure.

**Roof:** The one story section of the residence will feature a 8:12 pitch front open gable roof and the two story section will feature a 6:12 pitch front open gable roof. The central foyer will feature a shed roof with a 2:12 pitch.

**Front Elevation:** The proposed house will be divided into a one story and a two story section, connected by a one story central foyer. The one story section will be set back 20'-8" from the front property line, will feature a pair of windows, and vertical cementitious siding.

**(East)**

The foyer will be set back an additional 19'-7" from the front wall of the one story portion of the structure. It will feature a single lite glass door with a pair of matching side lites. The two story section will feature a setback matching that of the foyer. It will feature three window bays on both the first and second floor.

The front porch will overlap the foyer and approximately  $\frac{3}{4}$  of the two story section of the house. The front porch will feature concrete slab decking, concrete steps with three risers, 2 pairs of 3" steel pipe columns, and a metal shed roof.

**Side Elevation:** Viewing from front to back, the first 41' of the north elevation will consist of the one story portion of the structure. This section will feature 3 windows. The remaining depth of the house will consist of the two story portion of the structure. This section will be largely obscured from view from the right of way by the one story portion and the foyer. The first floor will feature a shed roof side porch with 5 pairs of 3" steel pipe columns, three trios of 2'-8" wide by 8' tall glass doors a 2'-8" wide by 8' tall single lite glass door. The second floor will feature 12 windows.

**(North)**

**Side Elevation:** A 19'-7" deep section of the one story portion of the structure will be visible along the south elevation. This portion of the house will feature a pair of windows. The remaining 88'-7" of depth will consist of the two story portion of the structure. The first floor will feature 3 windows and the second floor will feature 10 windows.

**(South)**

**Rear Elevation:** The rear elevation will feature an alley loading attached garage. This portion of the house will not  
**(West)** be visible from the public right of way.

**ATTACHMENT A**  
**PUBLIC COMMENT**  
Jonathan Smulian

**From:** Jonathan Smulian | [redacted]  
**Sent:** Tuesday, October 21, 2014 11:07 AM  
**To:** Kent Marsh  
**Subject:** RE: October HAHC Meeting CofA HHEHD DRC

1448 Columbia –support with recommended staff modifications  
1222 Columbia-no objection

1815 Cortlandt – support but query design components and suggest modifications based on the following comments -  
1. that the new house appears to be built on a slab as opposed to pier and beam which is typical and desirable in the Heights . Pier and beam would be more compatible with existing residential structures,  
2. that the window facing the street in the single story wing will read as a square as opposed to the other windows in this proposed house . Typical window proportions in the Heights which have always had a vertical as opposed to horizontal emphasis. A square window of this dimension is not compatible with existing residential structures . While it is common to find a bank of two or three identical windows located adjacent to each other, these are typically separated by substantial upright, which allows the windows to visually maintain their vertical emphasis.

Jim Zucker

**From:** Zucker, Jim | [redacted]  
**Sent:** Tuesday, October 21, 2014 10:00 AM  
**To:** Kent Marsh  
**Subject:** RE: October HAHC Meeting CofA HHEHD DRC

1448 Columbia—I support approval of the proposed plans with 1’ columns as the property owner has proposed. This is at the rear of the house and no one will ever notice the difference between a 1’ column and a 10” column as proposed by the Staff. It is ridiculous that these property owners have to go through this uncertainty over 2” on a column.

1222 Columbia—I support approval of this project. It has already been approved once. While we all know that there is no precedent, if the HAHC denies this application it will establish once and for all that not only is there no precedent, there is no standard at all.

1815 Cortlandt—Support. Although I don’t like the appearance, I think this is an example of what we talked about at our last meeting: buildings that fit into the neighborhood without attempting to look historical.

Charlie Thorpe

**From:** Charlie [redacted]  
**Sent:** Tuesday, October 21, 2014 9:30 AM  
**To:** Kent Marsh  
**Subject:** Re: HAHC Meeting Documents | Houston eGov Website

- 18. 1448 Columbia St, Alteration-Porch - approve
- 19. 1214 Harvard St, Alteration-Addition/Windows - Not Approve
- 20. 1222 Columbia St, Alteration-Addition, Renewal - Not Approve -How was this approved before?

21. 1815 Cortlandt St, New Construction-Residence/Garage - Not Approve

Brie Kelman

**From:** Brie Kelman [redacted]  
**Sent:** Tuesday, October 21, 2014 9:16 AM  
**To:** Kent Marsh  
**Subject:** Re: October HAHC Meeting CofA HHEHD DRC

**Houston Heights East**

18. 1448 Columbia St, Alteration-Porch

- Support as-proposed by the owner with 1' columns (assuming that is the owner's preference). The back porch is not visible from the public right-of-way.

19.

20. 1222 Columbia St, Alteration-Addition, Renewal

- Support

21. 1815 Cortlandt St, New Construction-Residence/Garage

- Support

Kent Marsh

ITEM B21 – 1815 Cortlandt Street - OBJECT

1. Proposed scale and volume is not compatible with existing contributing structures in the district.

*This proposed new construction of 4,314 square feet is significantly greater than and is not compatible with the typical proportions (volume and scale) of existing contributing structures in the historic district. Proportions for new construction include volume and scale relationships as well as width and roofline. As such, the proposed new construction does not satisfy Approval Criteria #3.*

Joy Tober

Kent,

Here are my comments for the COA's to be considered at the October HAHC meeting.

1448 Columbia St - The report for this proposal, as it reads now, shows elevations that the existing rear window will remain. However, the description states the window will be removed and replaced with siding to match. I would support this project only on the condition that the existing original window remain.

1222 Columbia Street - The one story side addition is appropriate and keeps in mind the scale of the existing historic structure and remains subordinate. The size and scale of the second story addition is visually overpowering and should be limited in relationship to the original structure.

1815 Cortlandt Street - The design concept for this proposed new construction is a wonderful approach and could be a great addition to the district, however, there are some significant aspects that still do not satisfy the criteria. The proportions and the setbacks of the proposed new construction are not compatible with neighboring contributing structures, both along the block as well as within the district. The proposed side setbacks create a width that is not typical in the district, original lots allow for much more spacing than is proposed. The proportions are far from typical within the district and should be scaled down. The arrangement between the three different "sections" would be more cohesive if the one-story structure were situated further back just behind the front entrance connector.

Thank you,  
Joy Tober  
Houston Heights East Historic District