

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: William Riley, Bicycle Bungalows LLC

Property: 534 Cortlandt Street, Lot 22, Block 288, Houston Heights Subdivision. The property includes a historic 1,330 square foot, one-story wood frame single family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District South. Although classified as a Craftsman residence, upon further investigation, the structure was constructed in the Queen Anne style and has been modified with later Craftsman alterations. The rounded front wall, topped by an extending cornice and front gable, in combination with tall narrow windows are all indicative of the Queen Anne style, while the low roof pitch and exposed rafter tails are elements of Craftsman design. The applicant has noted evidence of a fire that may have destroyed the original roof structure sometime in the past.

Proposal: Alteration – Construct a two-story rear addition to one-story contributing house
Addition:

- The addition will add 2,558 square feet to 1,330 square foot house.
- Previously enclosed front porch to be opened
- A non-original 6' deep addition at the rear of the house to be removed; new addition will start 58' behind front wall of the house and will extend 57' towards rear property line.
- The addition will have a ridge height of 30' and an eave height of 23'.

Foundation:

- The house will be raised 11" in order to correct a foundation height that is currently too low to the ground.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: One who has expressed no objection. See Attachment A.

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: 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.

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:

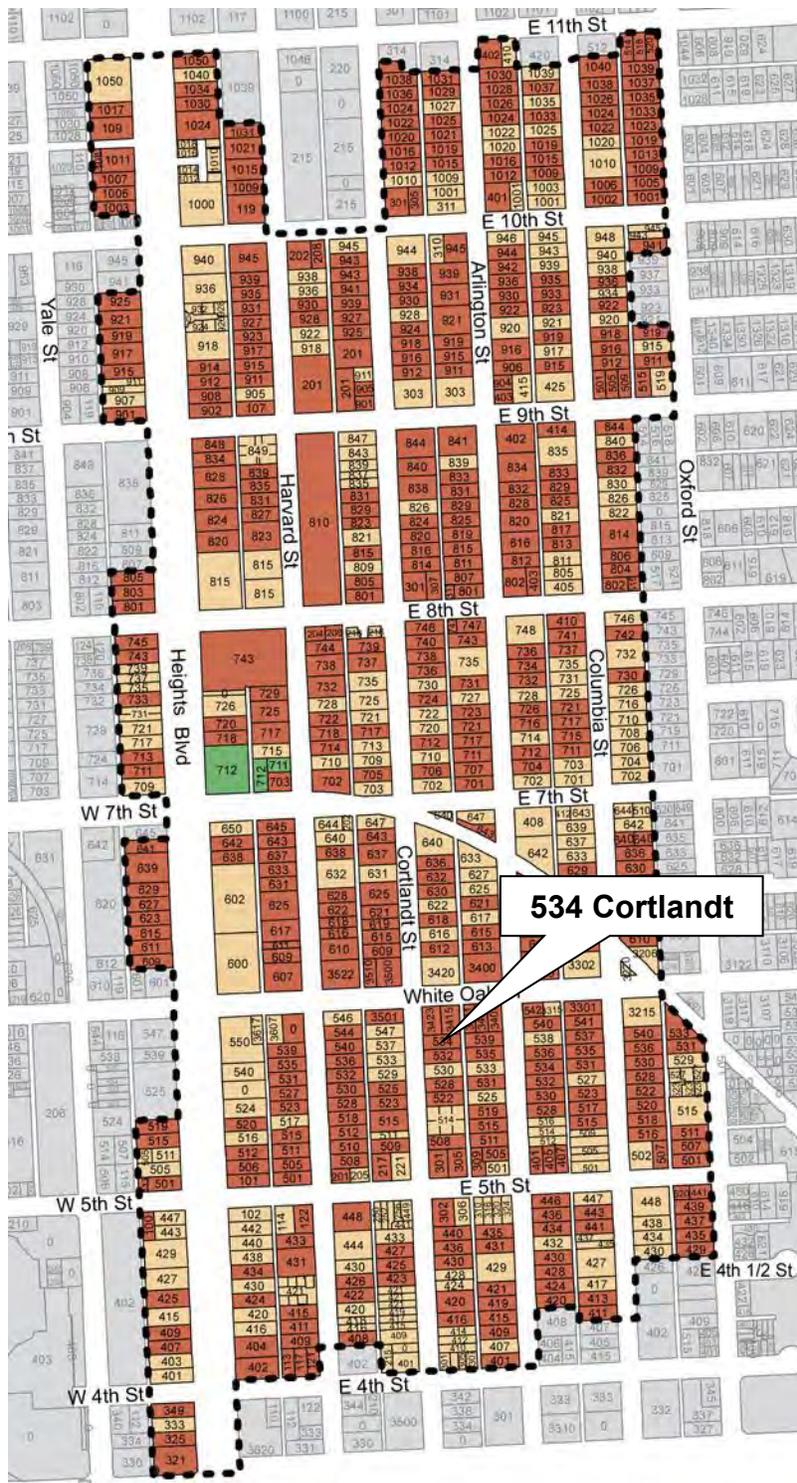
- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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 checked="" type="checkbox"/> | <input 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; |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park

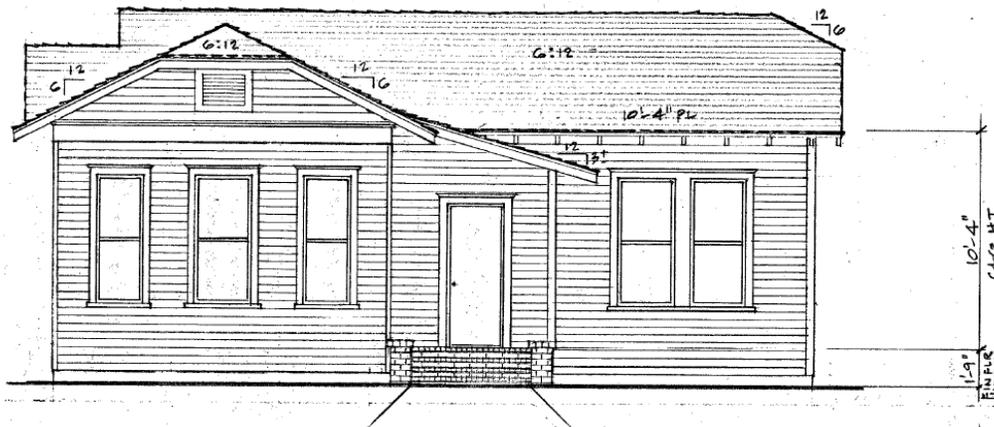


CURRENT PHOTO

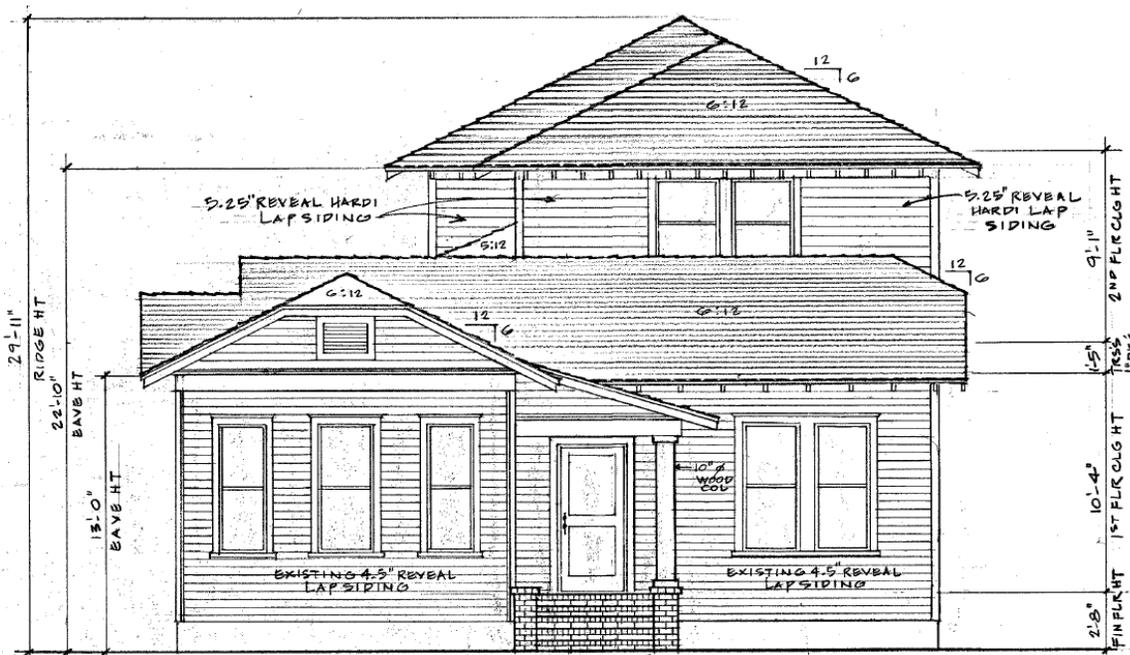


WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



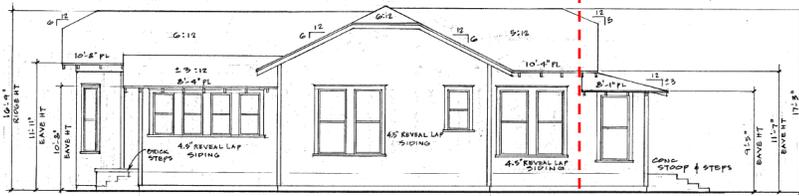
PROPOSED



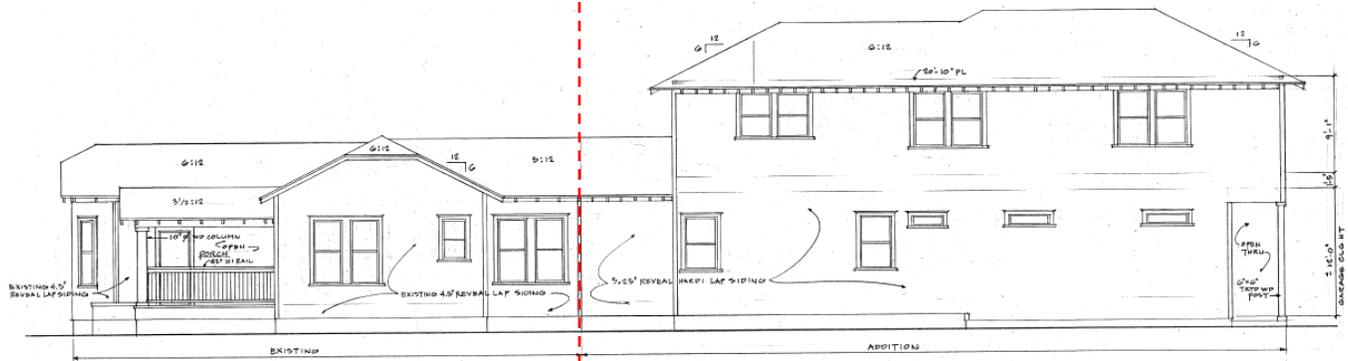
Proposed steps to be concrete,
not brick as drawn

SOUTH SIDE ELEVATION

EXISTING



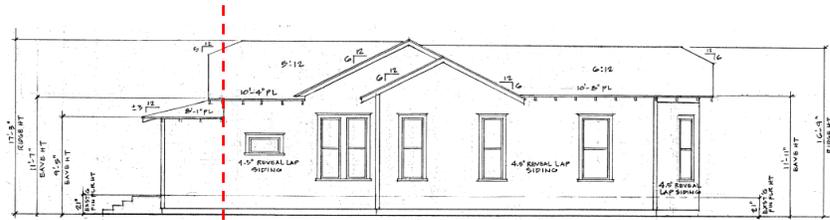
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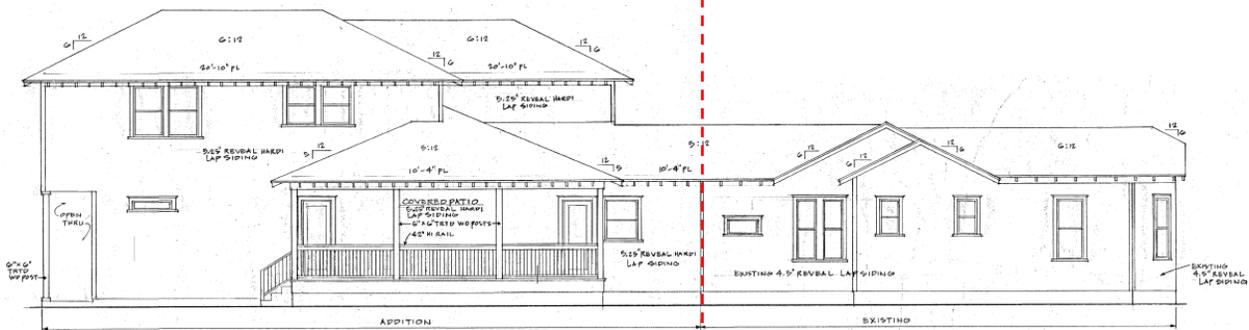
ORIGINAL REAR WALL

NORTH SIDE ELEVATION

EXISTING



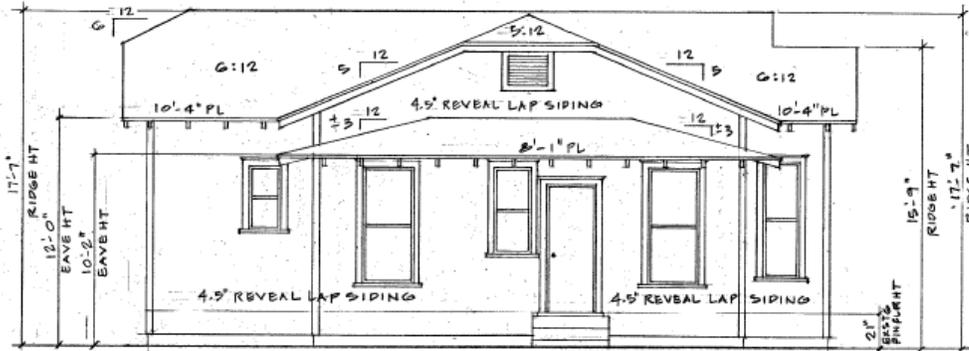
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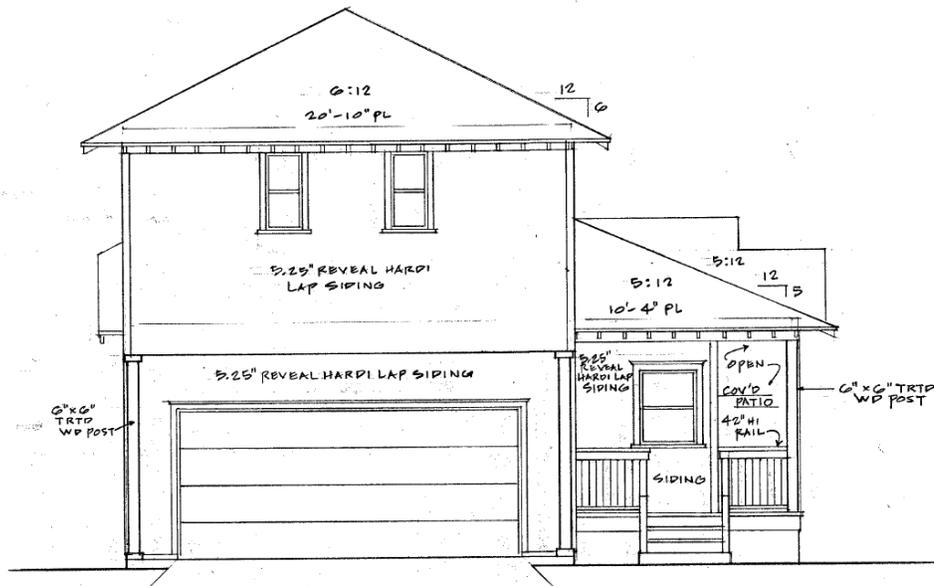
ORIGINAL REAR WALL

EAST (REAR) ELEVATION

EXISTING

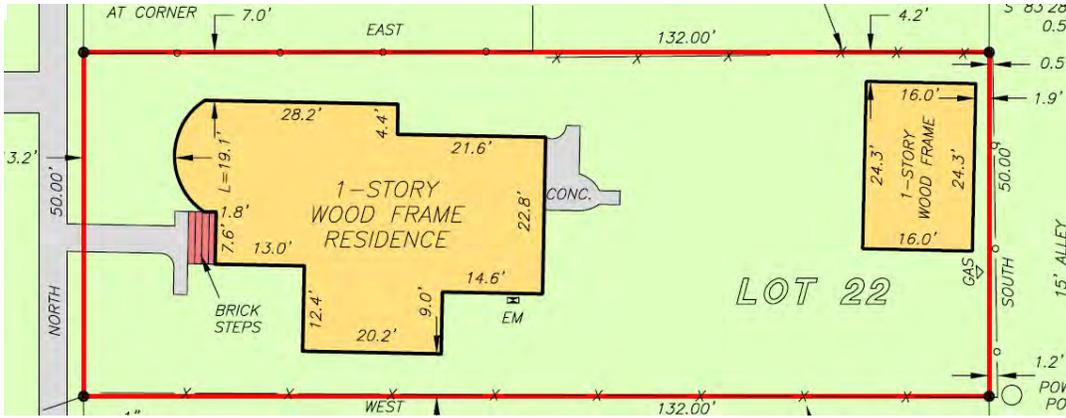


PROPOSED

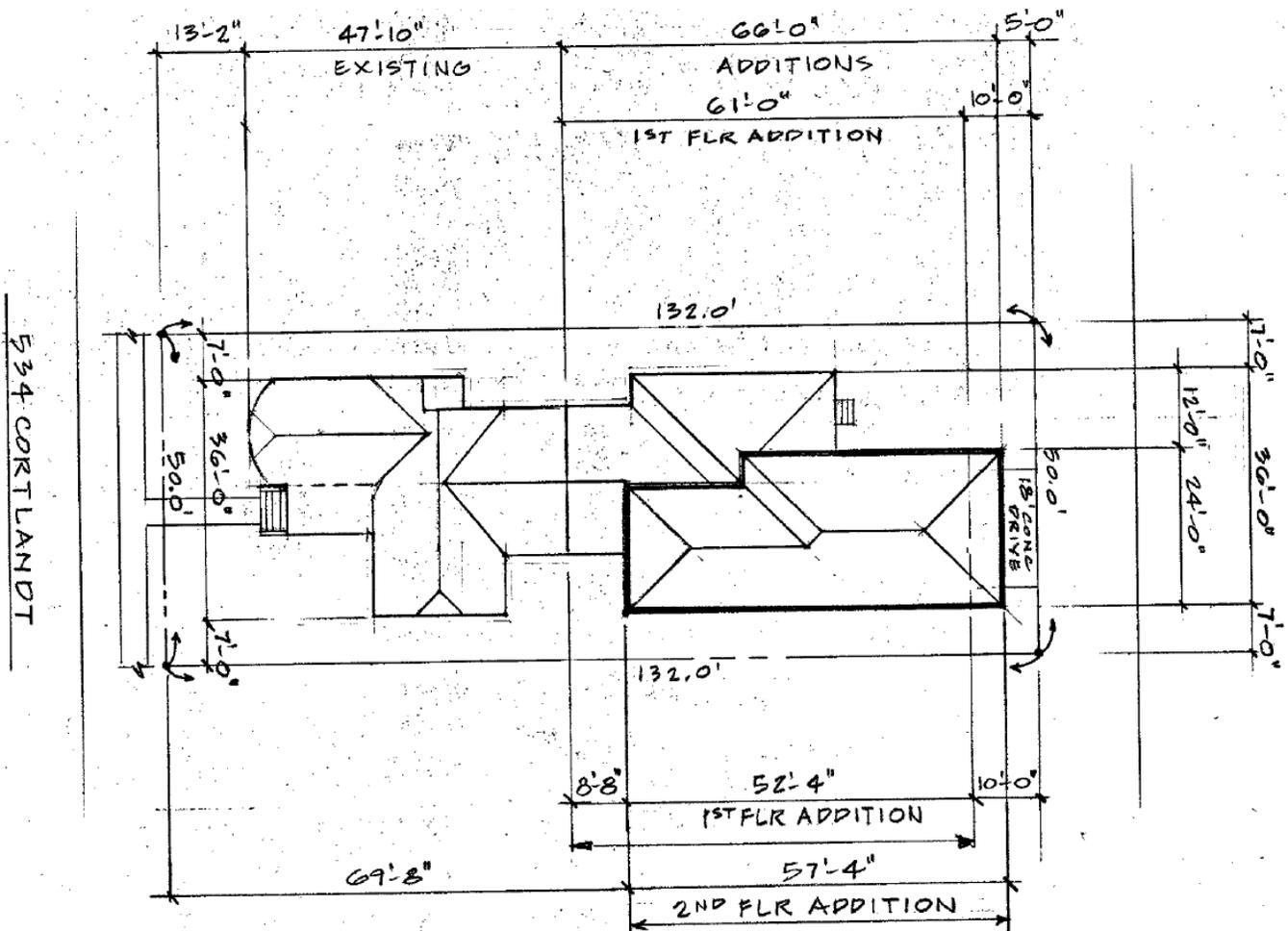




SITE PLAN
EXISTING (SURVEY)

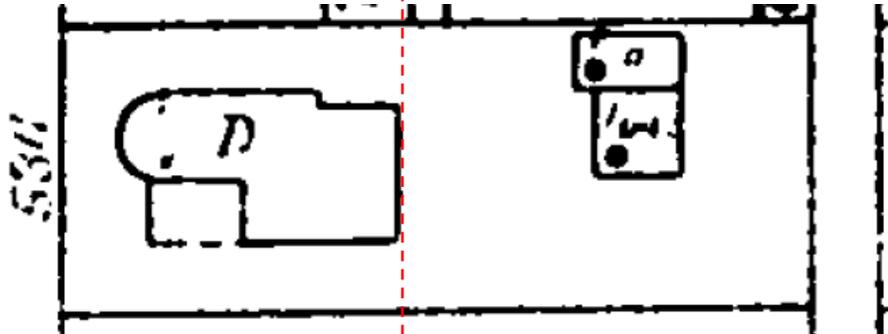


PROPOSED

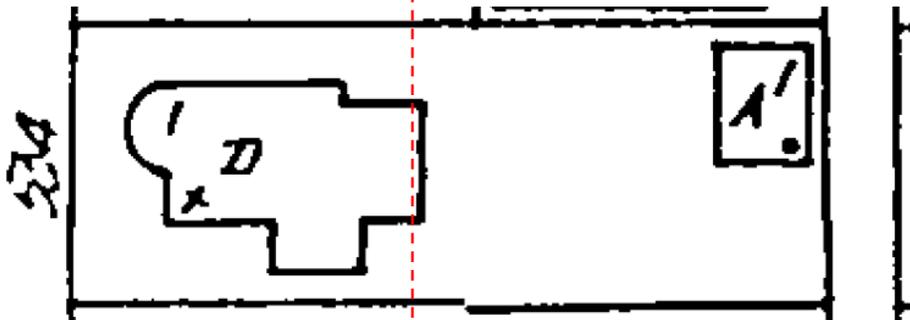


SANDBORN MAPS

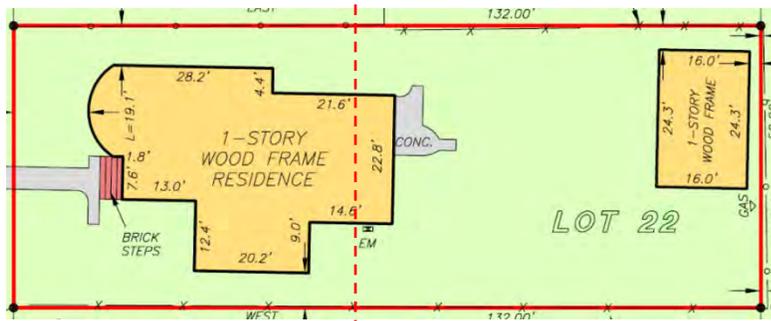
1924-1950



1924-1951



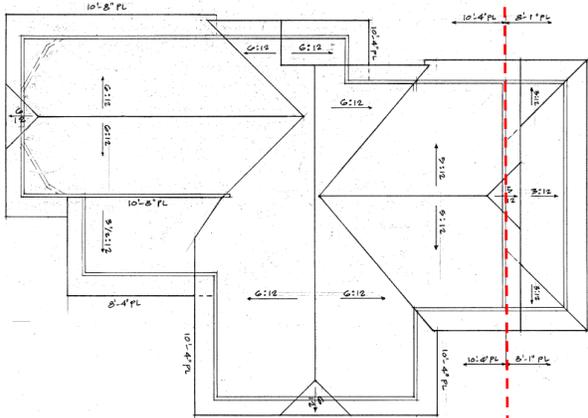
Existing



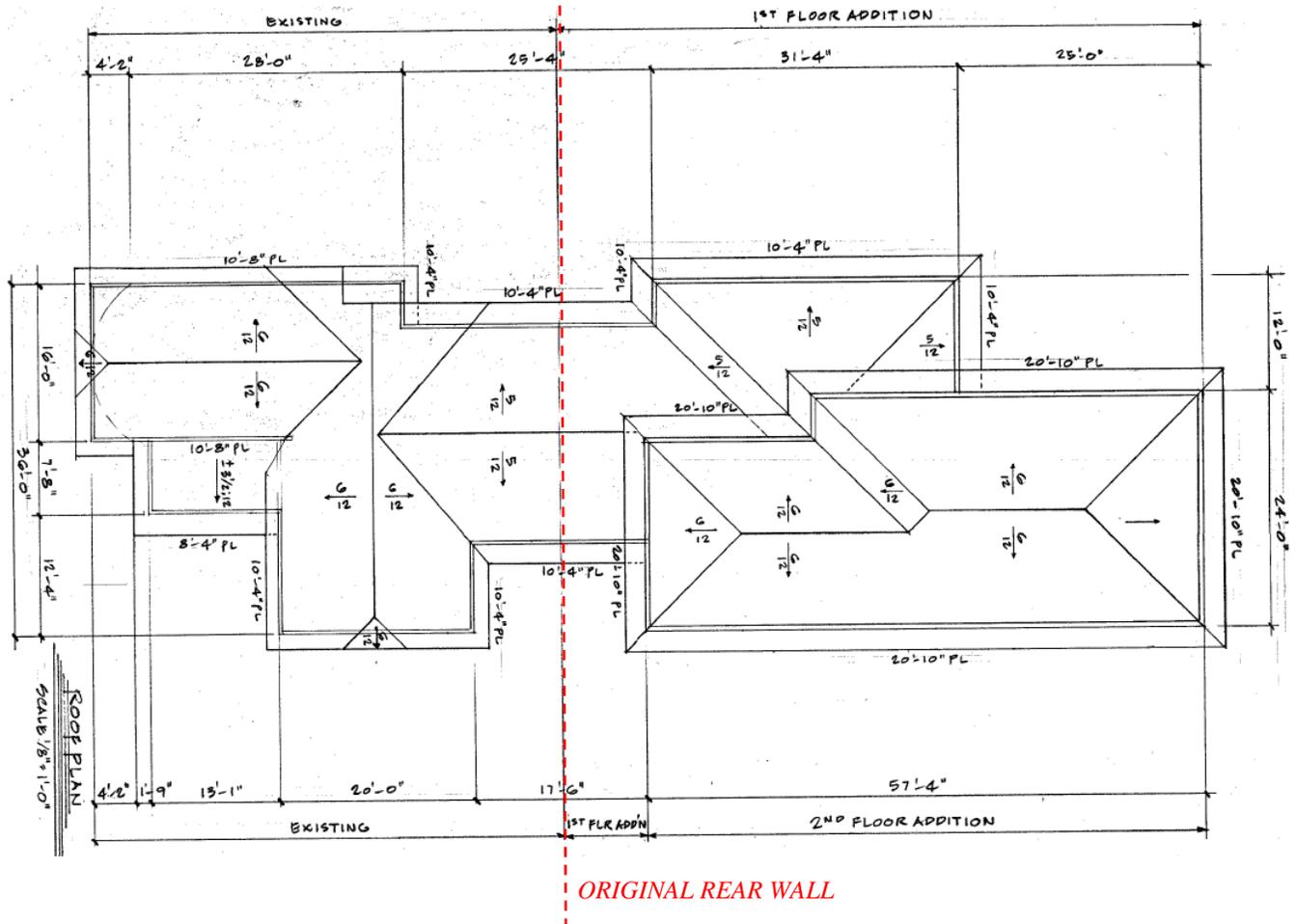
ORIGINAL REAR WALL



ROOF PLAN
EXISTING



PROPOSED



PHOTOS



Original wood lap siding under current aluminum siding



View under the existing structure

PHOTOS



Existing Front Door



Rear South Elevation

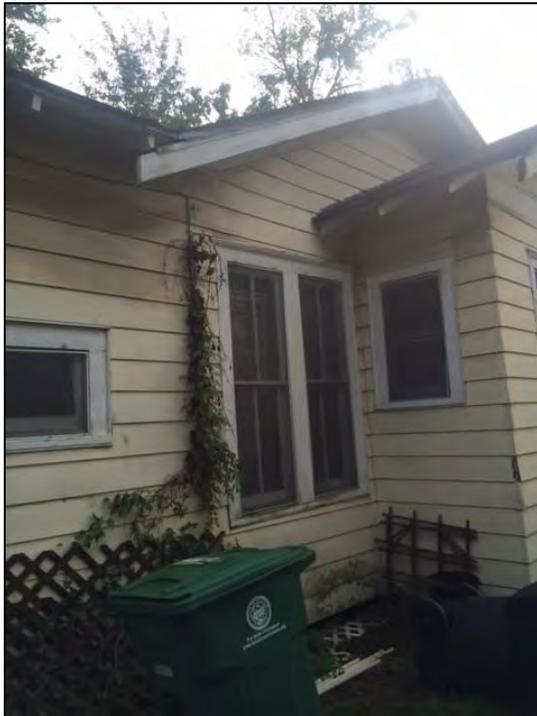


South Elevation



Rear North Elevation

PHOTOS



North Elevation



North Elevation



Front (West Elevation)



Front (West Elevation)

PROJECT DETAILS

Shape/Mass: The existing residence has a total width of 36'-0" and a total depth of 53'-10". A rear 6'-0" deep by 22'-7" wide addition is located at the rear. The rear portion of the existing structure is inset 4'-5" on the north elevation and 9'-0" on the south elevation. The existing residence has a ridge height of 17'-3".

The existing 6' deep rear addition will be removed. On the north elevation, a one-story portion of the addition will extend an additional 3'-8" past the current extent of the house (for a total length of 25'-4" from the inset of the front portion). On the south elevation, a one-story portion of the addition will extend an additional 2'-8" past the current extent of the house (for a total length of 17'-6" from the inset of the front portion).

The proposed 2-story portion of the addition will begin 57'-6" from the existing front wall. The addition will extend a total of 57'-4" towards the rear. The second-story will overhang the first story by 5'-0". The proposed addition, including a covered porch, will not extend beyond the existing 36'-0" width of the existing structure. The two-story portion addition will have a maximum width of 24'-0" and will be located on the southern two-thirds, while the covered porch will be located on the northern third. Vertical trim board will delineate the existing from the proposed. The proposed addition will have a ridge height of 29'-11". See photos and drawings for more detail.

Setbacks: The existing residence has a front (west) setback of 13'-2"; a south side setback of 7'-0"; a north side setback of 7'-0"; and a rear (east) setback of 71'-0".

The proposal will maintain the front and side setbacks. The addition will have a rear (east) setback of 10'-0". See drawings for more detail.

Foundation: The existing residence features a brick pier and beam foundation with a finished floor height of 21". The bottom of the sill beam is currently only 6" above grade.

The existing house will be raised 11" for a finished floor height of 32" in order to reduce moisture problems with foundation too low to grade. The proposed addition will also have a pier and beam foundation with a finished floor height of 32". The rear alley facing garage will have a concrete slab foundation. See drawings for more detail.

Windows/Doors: The existing residence features 1-over-1 double hung wood windows. The existing front door is not original and was replaced when the front porch was enclosed.

The existing non-original windows enclosing the porch will be removed. All other existing windows will be retained and repaired. A new wood panel front door will be installed. The proposed addition will contain 1-over-1 double hung wood windows as well as several wood fixed windows. See photos and drawings for more detail.

Exterior Materials: The existing residence features 4½" wood lap siding under aluminum siding. The existing residence currently features non-original brick steps.

The existing siding will be retained and repaired. The proposed addition will be clad in 5¼" cementitious lap siding. Due to the foundation being raised, the steps will have to be rebuilt. The proposed steps will be concrete with brick wing walls. See photos and drawings for more detail.

Roof: The Queen-Anne house features a Craftsman-style roof, which will be retained. The existing composition shingle roof has a pitch of 6:12. The residence features both gables and clipped gables. The rear portion of the roof features a pitch of 5:12. A small rear addition features a hipped roof with a 3:12 pitch. The existing residence features an eave height of 11'-11" and exposed rafter tails.

The proposed addition will have a hipped composition shingle roof with a pitch of 6:12. The addition will have an eave height of 22'-10" and exposed rafter tails. The proposed covered side porch will have a pitch of 5:12. See photos and drawings for more detail.

Front Elevation: The front elevation of the existing residence features three bays. The northern bay features a curved wall containing three windows. This bay is topped by a clipped front facing gable with a centered vent. The central bay features the enclosed porch and front entryway topped by a shed roof pitching to the south. The southern bay features a pair of windows and is topped by a clipped side gable roof. Brick steps and wing walls lead to the front door.

(West)

The proposal includes opening the enclosed front porch and removing the current aluminum siding. Wood siding with a 4½" reveal is located under the aluminum. The existing siding will be retained and repaired. A 10" diameter wood column will be installed to support the porch roof. The second-story addition will be located behind the southern two-thirds of the existing width of the structure. The front portion of the second-story addition will have a pair of windows and the structure will be topped by a hipped roof. See photos and drawings for more detail.

Side Elevation: The existing south elevation features the curved front bay. To east is the enclosed porch featuring four windows. Under a shed roof. A side gable feature extends out from the main body of the house. This feature has a pair of windows and a smaller additional window and topped by a clipped gable. To the east of the extension is an additional pair of windows. At the rear is a previous addition with a single window.

(South)

The proposal includes opening the enclosed front porch and removing the current aluminum siding. Wood siding with a 4½" reveal is located under the aluminum. The existing siding will be retained and repaired. The new porch will feature a 42" railing. The previous addition will be removed and replaced with an extended one-story portion before extending to a second story. The second story will extend an addition 5' over the first story to accommodate the garage. The first-story of the addition will have two double-hung windows and three fixed windows. The second-story will have three pairs of double hung windows. The addition will be topped by a hipped roof. See photos and drawings for more detail.

Side Elevation: The existing north elevation features the curved front bay to the west followed by three additional windows. The end two windows are under an integrated side gable. Further east is an additional pair of windows is located under an inset gable and a small horizontal fixed window is located towards the rear.

(North)

The proposal includes removing the current aluminum siding. Wood siding with a 4½" reveal is located under the aluminum. The existing siding will be retained and repaired. The previous addition will be removed and replaced with an extended one-story portion before extending to a second story. The second story will extend an addition 5' over the first story to accommodate the garage. The one-story portion of the addition will have a single double hung window. To the east will be a covered porch with two doors. Beyond the covered porch will be a single sided window. The second story of the addition will feature two pairs of double hung windows. See photos and drawings for more detail.

Rear Elevation: The north portion of the rear of the existing structure features single window topped by a side gable. The central portion of the rear extends towards the back property line and features three windows and a door. This is topped by a clipped gable with a centered vent. The southern portion of the rear features an additional window and is topped by a side clipped gable.

(East)

The northern portion of the rear of the addition will be the covered porch. A single window will be located at the back of the porch. To the south will be the two-story portion of the addition. The first-story will contain the garage supported by 6"x6" treated wood posts. The second-story will have two double hung windows. See photos and drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

COMMENTS REGARDING COA APPLICATIONS IN THE HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

J. KENT MARSH, AICP CUD
1538 ARLINGTON STREET

AGENDA ITEM #B22 – 734 Arlington Street – OBJECT

1. No compelling need to move the house to within 3 feet of the side property line. Also, moving the house will negatively impact the adjacent 1 story home. Typical side lot setbacks for contributing structures within the district are greater than 3 feet.
2. The proposed addition will negatively impact the street context. The proposed addition has a greater visual presence than the existing structure and will reduce the visual priority of the existing structure as seen from the street. There is no clear visual definition that separates the existing structure and the proposed addition.
3. Does not satisfy Approval Criteria # 1, #4, #8, and #9

AGENDA ITEM #B23 – 638 Heights Blvd. – NO OBJECTION

There is a clear visual definition of the proposed addition being different from the existing structure. The frontal plane area of the addition is not greater than the frontal plane area of the existing structure from the street.

AGENDA ITEM #B24 – 642 Heights Blvd. – NO OBJECTION

There is a clear visual definition of the proposed addition (exterior materials) being different from the existing structure. The frontal plane area of the addition is not greater than the frontal plane area of the existing structure from the street.

AGENDA ITEM #B25 – 534 Cortlandt Street – NO OBJECTION

There is a clear visual definition of the proposed addition (exterior materials) being different from the existing structure. The frontal plane area of the addition is not greater than the frontal plane area of the existing structure from the street.

AGENDA ITEM #B26 – 706 Cortlandt Street – NO OBJECTION

Non-contributing detached garage. Recommend the existing 117 siding in good condition that is removed be given to a salvage warehouse for future use in the district.

J. Kent Marsh, AICP CUD