

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Christopher Manson, M&M Roofing, Siding, Windows for Rob Tegtmeier, owner

Property: 706 Cortlandt St, lot 14, block 258, Houston Heights Subdivision. The property includes a historic 3,370 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot interior lot.

Significance: Noncontributing garage, constructed circa 1997, located in the Houston Heights Historic District South.

Proposal: Alteration – Replace the wood 117 siding and trim on the two-story garage with cementitious smooth-finish lap siding with a 4” reveal and trim to match the existing residence.
See enclosed application materials and detailed project description on p. 4-8 for further details.

Public Comment: No public comment received.

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.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

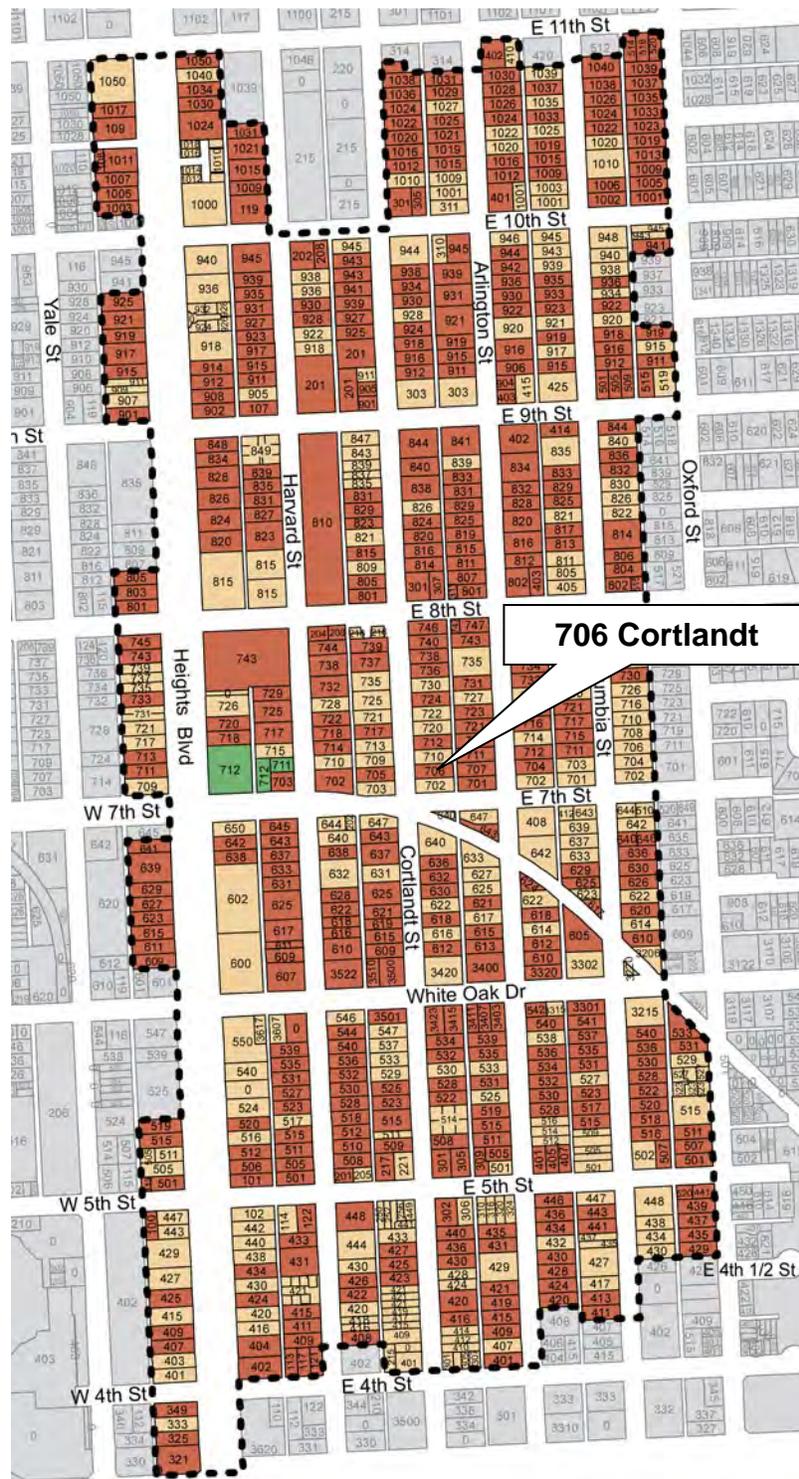
- (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

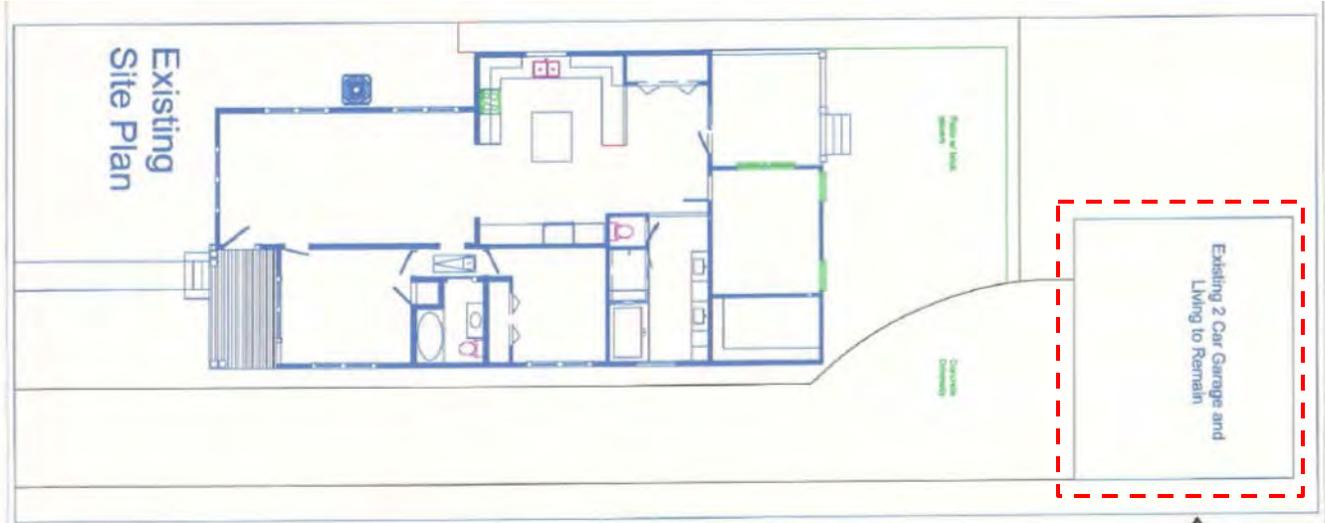


INVENTORY PHOTO





SITE PLAN
EXISTING



AREA OF PROPOSED WORK

WEST ELEVATION – FRONT FACING CORTLANDT

EXISTING



PROPOSED



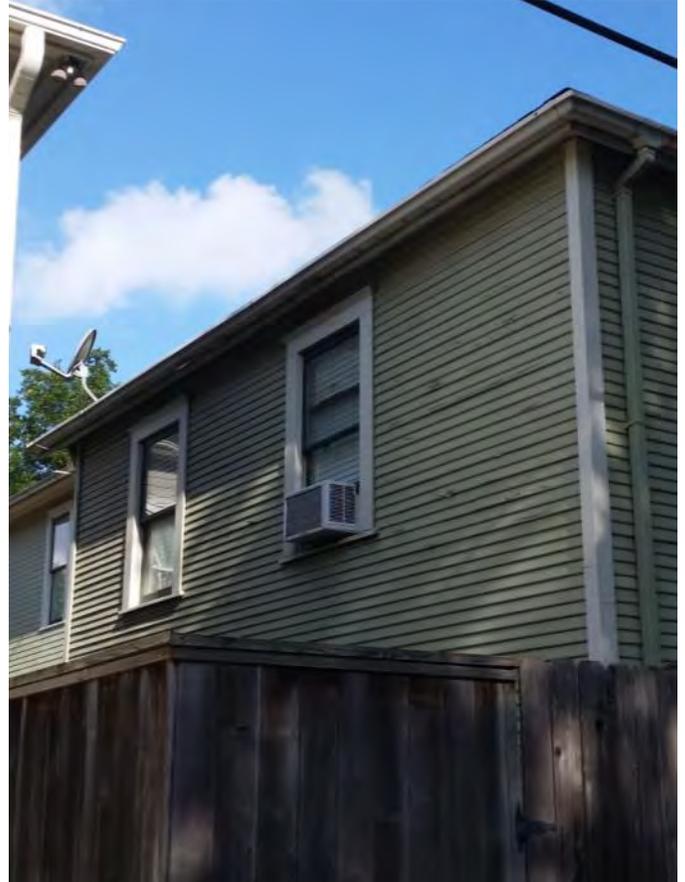
NORTH SIDE ELEVATION

EXISTING



SOUTH SIDE ELEVATION

EXISTING



EAST (REAR) ELEVATION

EXISTING



PROJECT DETAILS

Shape/Mass: The existing garage is 26' wide by 23' deep by 18' tall.

Windows/Doors: The wood trim around the windows and doors will be replaced with cementitious trim with a similar profile.

Exterior Materials: The garage is clad in 117 wood siding that will be replaced with cementitious lap siding with a 4" reveal on all elevations.