

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 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: Alteration/Relocation – Addition/Roof Change

In November 2014, the applicant was denied a Certificate for essentially the same scope of work. The applicant has resubmitted the application with one change: the boxed eave returns will now retain their original appearance rather than be changed to Greek-style eave returns.

The new proposed scope of work is as follows:

- Relocate the house 6' forward on a corner lot from 29' to a 23' front setback.
- Raise foundation height 5" from 2' (24") to 2'-5" (29").
- Remove the existing side gable roof, raise the roof structure 2', and rebuild the roof with a higher pitch. The original 8/12 pitch side gable roof will be replaced with a 10/12 pitch side gable and a 2' pony wall will be added under the new roof structure, increasing the ridge height 5'-8" from 20'-4" to 26'. New boxed eave returns will retain original appearance.
- Construct a rear two-story 2,824 square foot addition with an attached garage that measures 30' wide, 25' deep, and 26' tall.

See enclosed application materials and detailed project description on p. 8-38 for further details.

Public Comment: One in favor and Three opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1, 4, 8, 9, and 10

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

- (1) The proposed activity must retain and preserve the historical character of the property;

The contributing house has the typical architectural character, features, and proportions of a circa 1940 English Cottage style house, including a side gable roof with 8/12 pitch and boxed eave returns. Furthermore, 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 replacement of the roof structure, addition of 2' pony wall under the new roof, relocation of the structure on site, increased foundation height, and large two-story rear addition with attached garage alter the original architectural features and proportions of the house and have a detrimental impact on its historic character.

- (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;

The residence features a side gable roof with an 8/12 pitch, boxed eave returns, a 2' foundation height, and a 29'-1" front setback. The replacement of the roof with a new side gable roof with a 10/12 pitch, new 2' pony wall under the roof structure, the increased foundation height to 2'-5", and the relocation of the residence to a 23'-1" front setback does not preserve the distinguishing qualities of the 1940 English Cottage and greatly alter the historic character of the house.

- (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;

The replacement of the 8/12 side gable roof with a 10/12 side gable roof and removal of the original rear gable bay changes the essential form of the house. Furthermore, the existing gables on the front façade will have to be removed to accommodate the new 2' high pony wall under the

moving the house will or will not damage the physical integrity of the house.

(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):

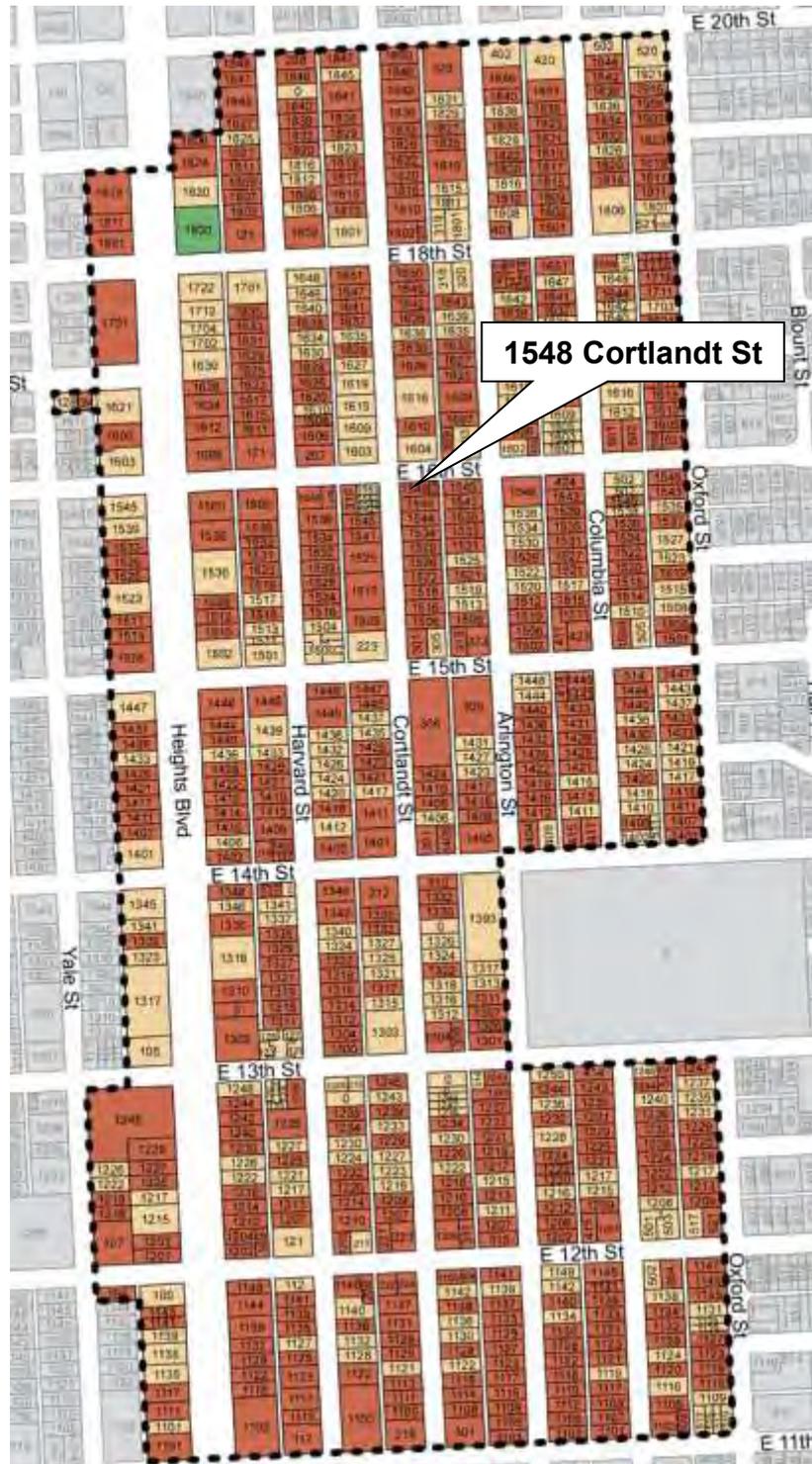
(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):



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



DENIED – 11/20/14



PROPOSED



NORTH SIDE ELEVATION FACING E 16TH STREET

EXISTING



DENIED – 11/20/14



PROPOSED



Houston Archaeological & Historical Commission

January 29, 2015

HPO File No. 150102

ITEM B.29

1548 Cortlandt Street

Houston Heights East

SOUTH SIDE ELEVATION

EXISTING



DENIED – 11/20/14



PROPOSED



Houston Archaeological & Historical Commission

January 29, 2015

HPO File No. 150102

ITEM B.29

1548 Cortlandt Street

Houston Heights East

EAST (REAR) ELEVATION

EXISTING



DENIED – 11/20/14



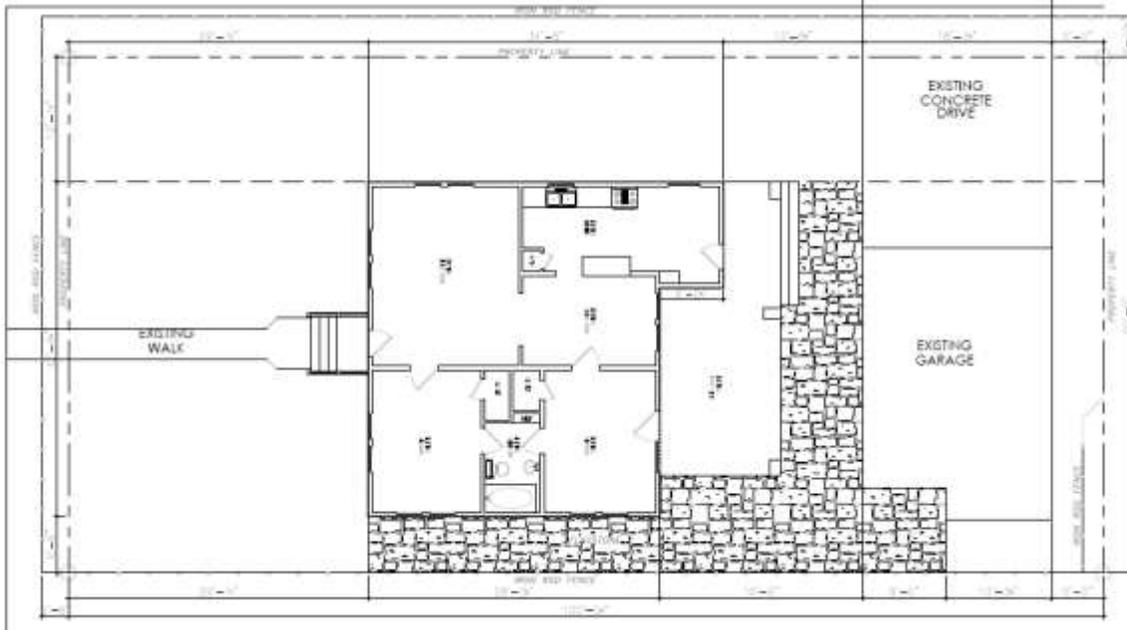
PROPOSED



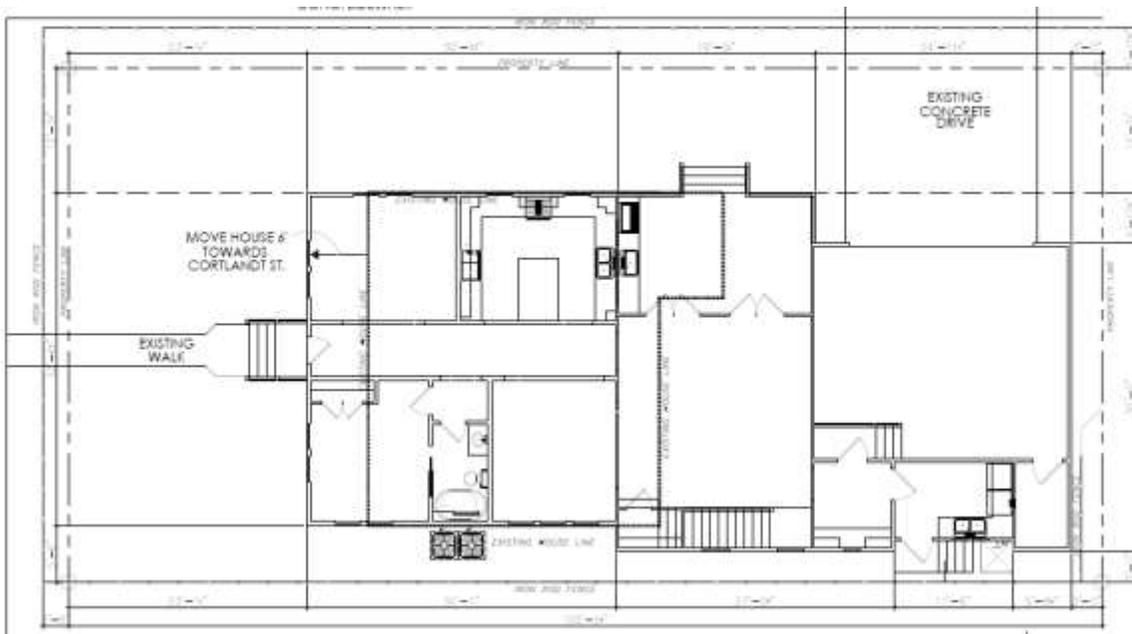


SITE PLAN

EXISTING



DENIED – 11/20/14 – NO PROPOSED CHANGES

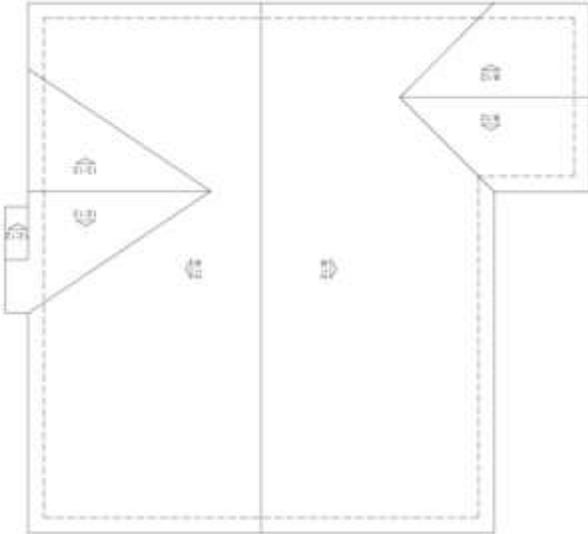


DENIED – 11/20/14 – NO PROPOSED CHANGES

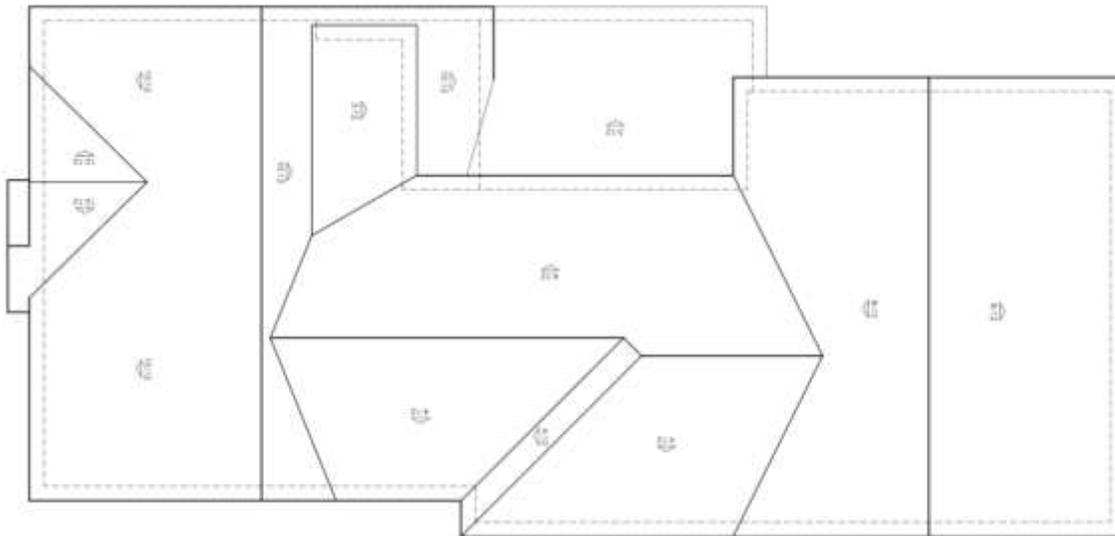


ROOF PLAN

EXISTING



DENIED – 11/20/14- NO PROPOSED CHANGES





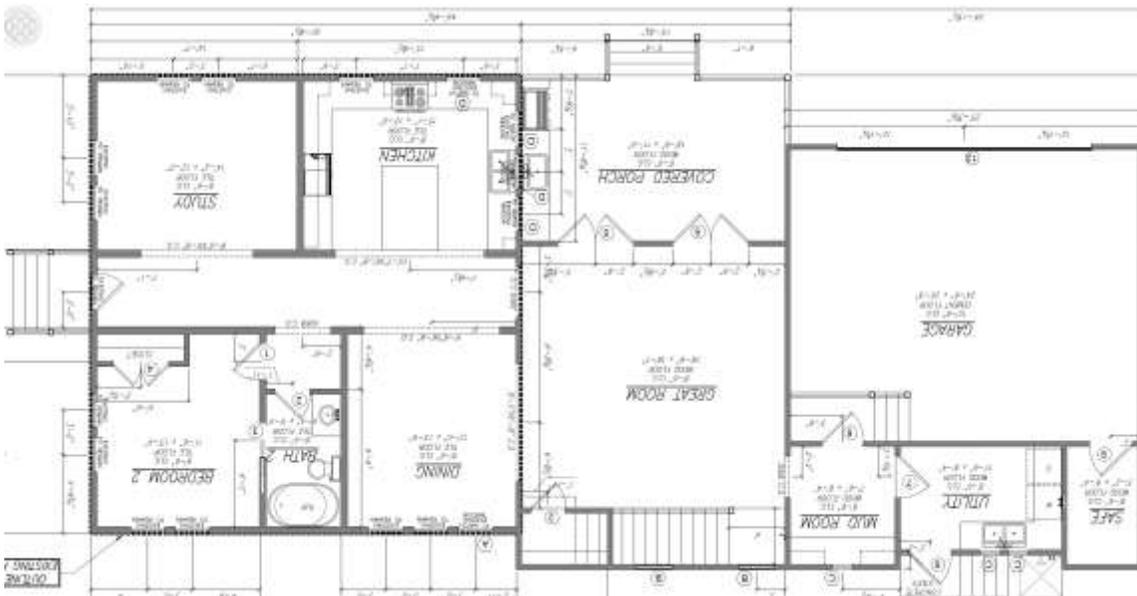
FIRST FLOOR PLAN

EXISTING



Sanborn maps indicate that this rear bay is original to the house.

DENIED – 11/20/14- NO PROPOSED CHANGES



DENIED – 11/20/14
PROPOSED



Houston Archaeological & Historical Commission

January 29, 2015

HPO File No. 150102

ITEM B.29

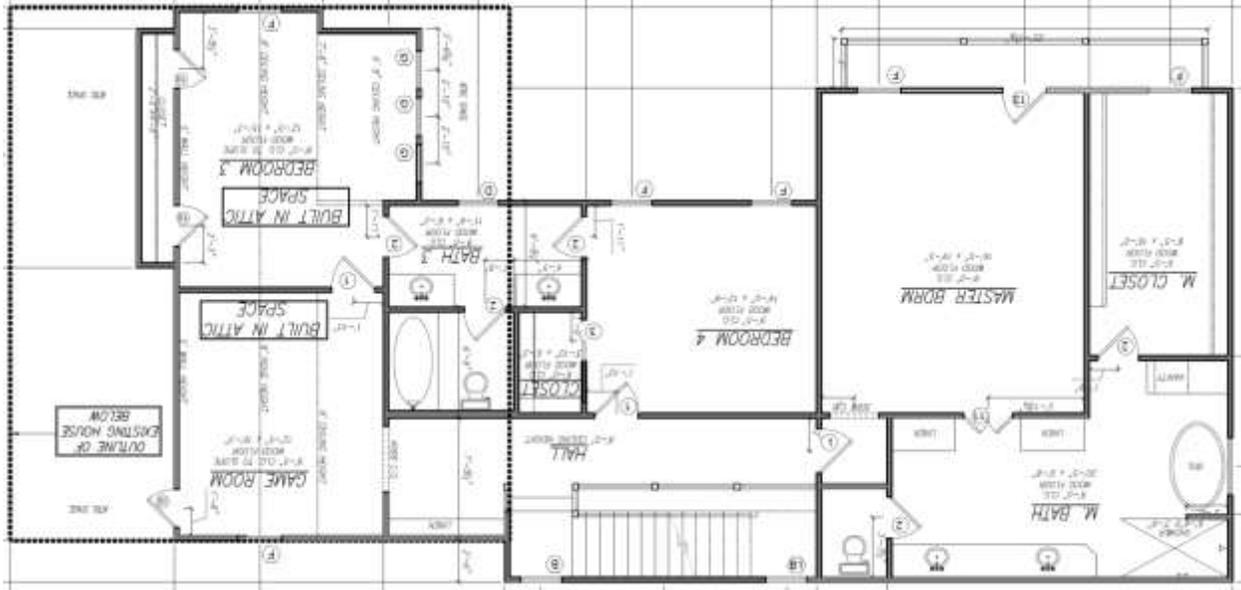
1548 Cortlandt Street

Houston Heights East



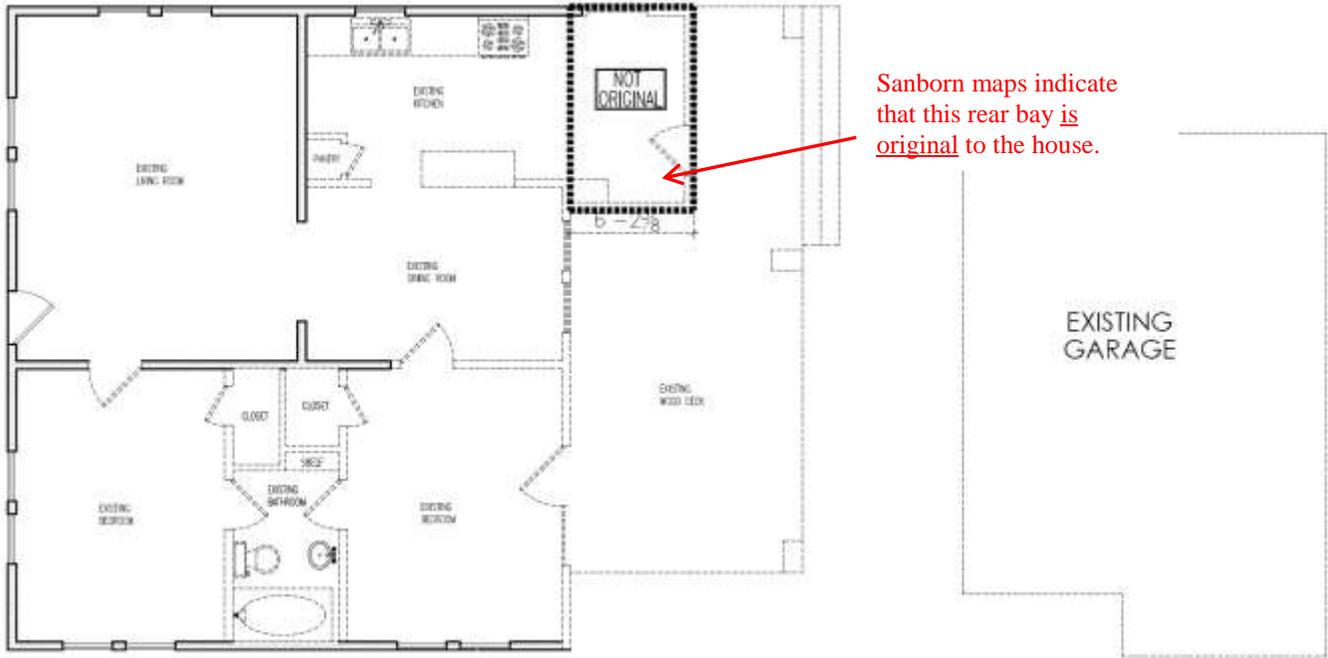
SECOND FLOOR PLAN

DENIED – 11/20/14- NO PROPOSED CHANGES



DEMO PLAN

DENIED – 11/20/14 - NO PROPOSED CHANGES



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE				
SIZES GIVEN ARE THE ROUGH OPENING DIMENSION				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	1	2'-6"	5'-0"	SINGLE HUNG
Ⓑ	3	2'-8"	5'-0"	TEMPERED SINGLE HUNG
Ⓑ1	1	2'-8"	5'-0"	SINGLE HUNG
Ⓒ	3	1'-6"	1'-0"	TRANSOM
Ⓓ	5	2'-6"	3'-0"	SINGLE HUNG
Ⓕ	5	2'-8"	5'-6"	SINGLE HUNG
Ⓖ	3	2'-4"	1'-6"	TRANSOM
Ⓗ	1	3'-6"	3'-6"	TEMPERED SINGLE HUNG
Ⓘ	2	2'-8"	5'-4"	SINGLE HUNG

DOOR SCHEDULE

DOOR SCHEDULE				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
①	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
②	7	2'-6"	6'-8"	INTERIOR DOOR @ BATH & CLOSET
③	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
④	1	(2)2'-0"	6'-8"	INTERIOR DOUBLE DOORS, (UNIT)
⑤	2	(2)2'-8"	6'-8"	EXTERIOR FRENCH DOORS, (UNIT)
⑥	1	3'-0"	6'-8"	20 MIN. FIRE RATED DOOR W/CLOSURE
⑦	1	3'-0"	6'-8"	INTERIOR DOOR @ UTILITY
⑧	1	3'-0"	6'-8"	EXTERIOR DOOR @ UTILITY ROOM
⑨	1	3'-0"	6'-8"	INTERIOR DOOR @ GARAGE TO SAFE
⑩	3	2'-4"	---	INTERIOR DOOR @ CLOSET (CUT TO FIT)
⑪	1	1'-6"	6'-8"	INTERIOR DOUBLE DOORS @ MASTER BATH (UNIT)
⑫	1	18'-0"	7'-0"	OVERHEAD GARAGE DOOR
⑬	1	2'-8"	6'-8"	EXTERIOR DOOR @ MASTER ROOM

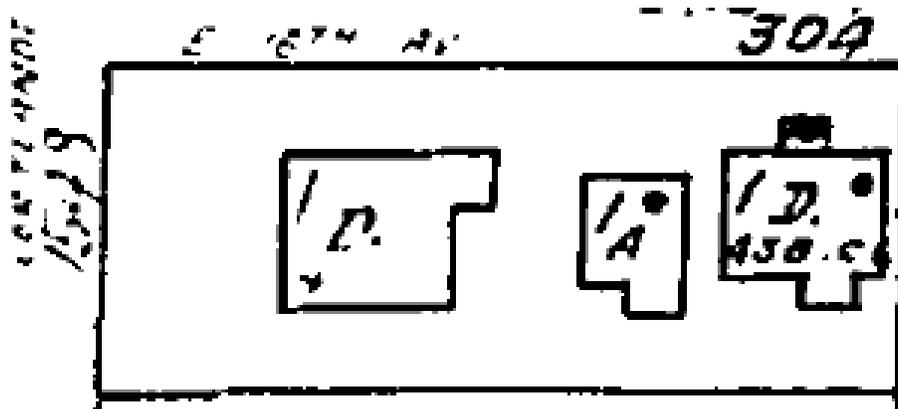
LINE OF SIGHT



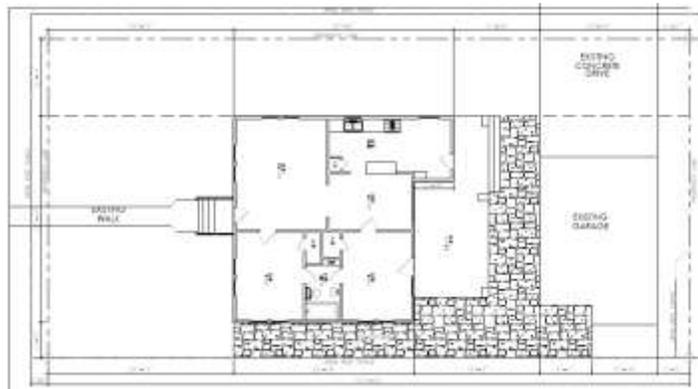
SANBORN FIRE INSURANCE MAP

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

1924-1951



CURRENT SITE PLAN



PHOTOS SUBMITTED BY APPLICANT

EXISTING FRONT ELEVATION



EXISTING DETACHED GARAGE



REAR ELEVATION PORCH



REAR ELEVATION



REAR ELEVATION



ORIGINAL REAR WING



NORTH ELEVATION



SOUTH ELEVATION



PROJECT DETAILS

Shape/Mass: The residence measures 32'-4" wide, 34'-6" deep on the north elevation, 28'-3" deep on the south elevation, 9'-6" to the eave, and 20'-4" to the ridge. The roof will be removed and raised. A 2' foot pony wall will be installed and the roof pitch will be increased from 8/12 to 10/12. The proposed eave height for the existing one-story residence will be 11'-10" and the proposed ridge height will be 26'. The existing original one-story rear gable bay measuring 11' wide and 6'-2" deep will be demolished. The two-story addition will measure 22'-7" wide and 18'-11" deep, 21'-3" to the eave, and 25'-11" to the ridge. The attached garage will measure 30' wide, 25' deep, 21'-1" to the eave, and 30'-10" to the ridge. The addition and attached garage will have an overall depth of 44'-3".

Setbacks: The residence is setback 29'-1" from the front property line, 12'-1" from the side, north property line, 5'-6" from the side, south property line, and 36'-9" from the rear property line. The residence will be relocated forward, to the west, on the lot to a front setback of 23'-1". The addition will be setback 53'-2" from the front property line, 12'-1" from the side, north property line, and the garage will be setback, 16'-11" from the side, north property line, 3' from the side, south property line, and 3' from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 2' foundation height. The foundation will be raised 5" from 2' to 2'-5". The addition will be built on a pier and beam foundation with a 2'-5" foundation height. The attached garage will be built on a slab foundation.

Windows/Doors: The residence features wood 1-over-1 sash windows, a non-original aluminum box window, a single lite entry door, and a set of single lite french doors. The existing single lite front entry door and wood 1-over-1 sash windows will be retained. The addition and attached garage will feature wood 1-over-1 sash window, single lite fixed wood windows, single lite french doors, a single lite entry doors, and a sectional overhead garage door.

Exterior Materials: The residence is clad with wood 105 siding; the siding will be retained. The front entry features wood decorative brackets and a set of concrete step; the concrete steps will be replaced with a new set of steps with wood handrails. The rear of the residence features a wood porch with wood steps, the porch will be demolished. The addition will be clad with wood 105 siding to match the original 105 siding on the residence. The addition will feature a side covered porch with wood steps, handrails and guardrails and a round wood column.

Roof: The residence features a side gable roof with closed eaves, and a 1' overhang. The roof features boxed eave returns and an 8/12 pitch. The residence features a stacked gable front entry roof with boxed eave returns and a 12/12 pitch. The side gable roof will be removed and new side gable roof with closed eaves, and 1' overhang will be constructed. The proposed roof will feature boxed eave returns to match the original boxed eave returns (*previously proposed Greek-style eave returns*) and a 10/12 pitch. A shed roof dormer with a 3/12 pitch will be constructed on the rear slope. The addition will feature a gable roof with closed, 1' overhang, and a 4/12 pitch. The attached garage will feature a side gable roof with closed eaves, 1' overhang, boxed eave returns, and an 8/12 pitch. The covered side porch will feature a standing seam metal shed roof with a 3/12 pitch. The addition and attached garage roofs will be clad with composite shingles.

Front Elevation: The residence features four 1-over-1 wood sash windows and a single lite entry door. The
(West) stacked gable front entry features a wood louvered gable vent and boxed eave returns. The boxed eave returns will be replaced with Greek-style eave returns.

Side Elevation: The residence features three 1-over-1 sash windows and a non-original aluminum box window.
(North) The gable features a wood louvered vent. A 1-over-1 sash window will be installed at the rear corner of the residence. The louvered gable vent will be replaced with a 1-over-1 sash window. The first floor of the addition and garage will feature two sets of single lite french doors and a

sectional overhead garage door. The second floor five 1-over-1 sash windows, a single lite entry door and a wood louvered gable vent. The second floor of the garage will feature a balcony with wood guardrails measuring 22'-3" wide and 3' deep.

Side Elevation: The residence features five 1-over-1 sash windows and a wood louvered gable vent. The existing
(South) 1-over-1 center window will be removed and the opening will be infilled with 105 wood siding. A new 1-over-1 window will be installed at the rear corner of the residence next to two existing 1-over-1 sash windows. The louvered gable vent will be replaced with a 1-over-1 sash window. The addition and garage will feature a 1-over-1 sash window, two single lite fixed windows, and a single lite entry door on the first floor. The entry door will feature a wood landing with wood steps and wood handrails. The second floor will feature three 1-over-1 sash windows.

Rear Elevation: The residence features two 1-over-1 sash windows, a single lite entry door, a set of single lite
(East) french doors, and a wood deck. The addition will feature a single lite fixed window on the second floor.

ATTACHMENT A
PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Jan-15

Date of Report: 26-Jan-15

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1115 Arlington	Sam Gianukos	Creole Design	Alteration/Addition to Contributing Structure	Support No Object Object	1 2
	1405 Arlington	Lowell Pinnock	Design-Tech	New Const - Resubmittal	Support No Object Object	1 1 1
	1832 Columbia	Gail Schorre	Morningside Architects	Addition- resubmittal Contributing Structure	Support No Object Object	1 1
	1548 Cortlandt	Sam Gianukos	Creole Design	Addition- Relocation Resubmittal	Support No Object Object	1 2

See Attached Detailed Response

Houston Heights East Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

1115 Arlington – **OBJECT**

The frontal plan for the proposed addition when compared to the frontal plane for the existing structure exceeds the proportion that would allow the existing structure to remain dominant and the proposal makes the existing structure subservient to the addition. Also, the volume of the addition is greater than the volume of the existing and contributes to the subservient relationship for the existing structure. Using the prior application approval for 1117 Arlington in no way obligates the HAHC to approve a later application for 1115 Arlington, even if it is a “mirror” of the previously approved version.

1405 Arlington – **NO OBJECTION**

While the current proposed result is not totally acceptable, the revision to provide one-over-one windows on the two visible street sides will allow the new construction to fit better into the context of the existing historic district. I do hope this builder has learned from this experience.

1832 Columbia – **NO OBJECTION**

While the proposed modification is still excessive in volume, it is better than the prior, unacceptable proposal.

1548 Cortlandt – **OBJECT**

I am truly amazed at the audacity of this applicant to resubmit a second proposal that only changes the cornice design after this design was denied previously for numerous reasons. The proposed application intends to remove a significant portion of the existing structure, in addition to relocating the remaining existing structure to a location that will no longer agree with the existing prevailing front setback of the other existing structures on the blockface, nor will the proposed relocation support the prevailing offset location of the structure on the lot as is evident in the remaining contributing structures in the area.

From: Brie Kelman [REDACTED]
Sent: Sunday, January 25, 2015 9:38 AM
To: Kent Marsh
Subject: Re: January 2015 HAHC Applications

- 1115 Arlington St, Alteration-Addition/Windows



Support

- 1405 Arlington St, New Construction-Residence, *Resubmittal*



Support

- 1832 Columbia St, Alteration-Addition, *Deferral*



Support

- 1548 Cortlandt St, Alteration/Relocation-Addition, *Resubmittal*

Support

From: Charlie Thorp
Sent: Friday, January 23, 2015 9:52 AM
To: Kent Marsh
Subject: HAHC applications

1115 Arlington - too big of an addition - denied
1405 Arlington - don't like windows - denied
1538 Cortlandt - too big of an addition - denied



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Rotary District 5890
Governor 2005-06

From: Jay Tobin
Sent: Wednesday, January 28, 2015 8:38 PM
To: (b)(7)(C); Diana - PD
Subject: Comments January HAHAC Meeting

Below are my comments and question regarding agenda items for Houston Heights East Historic District at the upcoming January HAHAC meeting.

1132 Columbia - Question, the proposed South side elevation shows what looks to be a skylight in the existing roof. Is this a flaw in the elevation or an actual proposed new feature?

1548 Cortlandt - Object.

This largely out of scale proposed addition on a highly visible corner lot is not compatible with the historic character of the district. The proposed new elevation on the lot is not in keeping with the existing historic setbacks along that street which are currently intact. The proposed addition is out of scale and proportion to the district. Ironically, the applicant shows in the Line of Sight image the visual impact of the addition from Cortlandt Street, but that same image also accurately shows the overwhelming and inappropriate visual impact from 14th Street. This proposed addition also encroaches on a significant portion of the original historic home footprint forever destroying historic character and landscape.

1112 Arlington - Object

Additions should be subservient to the original structure and should never to have as little impact on the original as possible. This proposed addition significantly changes the original scale of the home, effectively creating a new "type" that never existed in this district. This type of inappropriate "two behind a tree" approach to additions, which has unfortunately become the norm, is destroying the historic character of the district. The original structure should be the focus not the addition.

Preservation is an important architectural characteristic and the proposed alterations to existing window openings not only remove original material but needs to create an appearance that never existed when the house was built.

Thank you

Jay Tobin