

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 20, 2014

**Applicant:** John Morrison, John Morrison Architect, for Patrick Sinclair, owner

**Property:** 721 Cortlandt Street, Lot 7, Block 259, Houston Heights Subdivision. The property includes a 1,989 square foot, one-story wood frame single-family residence and detached two-story garage structure situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Noncontributing cottage residence, constructed circa 1948, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Remove existing cladding and fenestration materials and replace with new, more specifically:

- Remove all exterior asbestos siding, trim, attic vents, windows, and exterior doors
- Install new smooth cementitious lap siding with a 5" reveal.
- Install new windows (of different sizes and in altered locations), attic vents, and exterior doors
- Install a freestanding rough cedar trellis around the structure (not in HPO purview, but indicated on drawings)

See enclosed application materials and detailed project description on p. 5-14 for further details.

**Public Comment:** One in favor. 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:** November 20, 2014



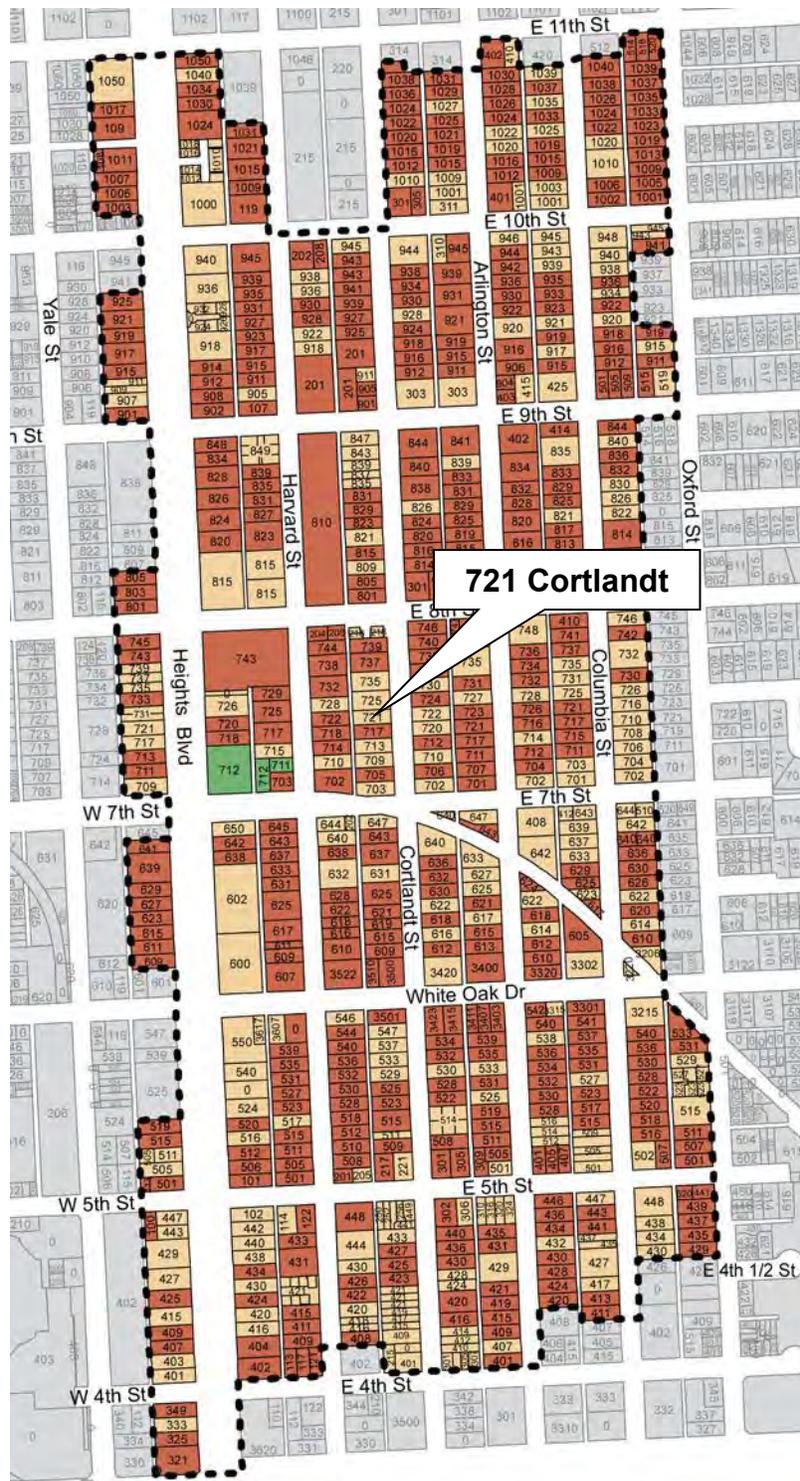
**PLANNING & DEVELOPMENT DEPARTMENT**

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 SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



EAST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



**NORTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**SOUTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**WEST (REAR) ELEVATION**

**EXISTING**

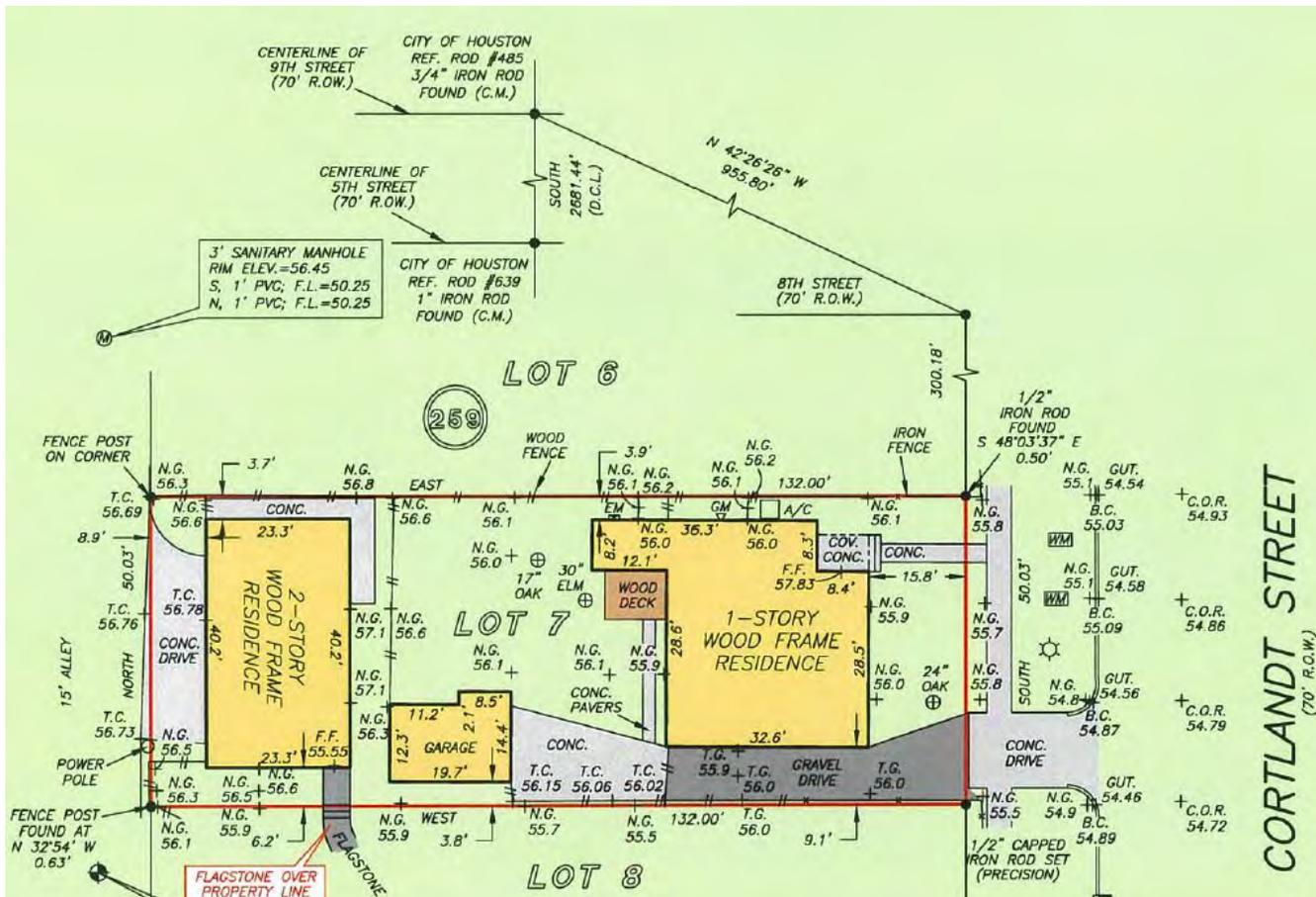


**PROPOSED**

NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY

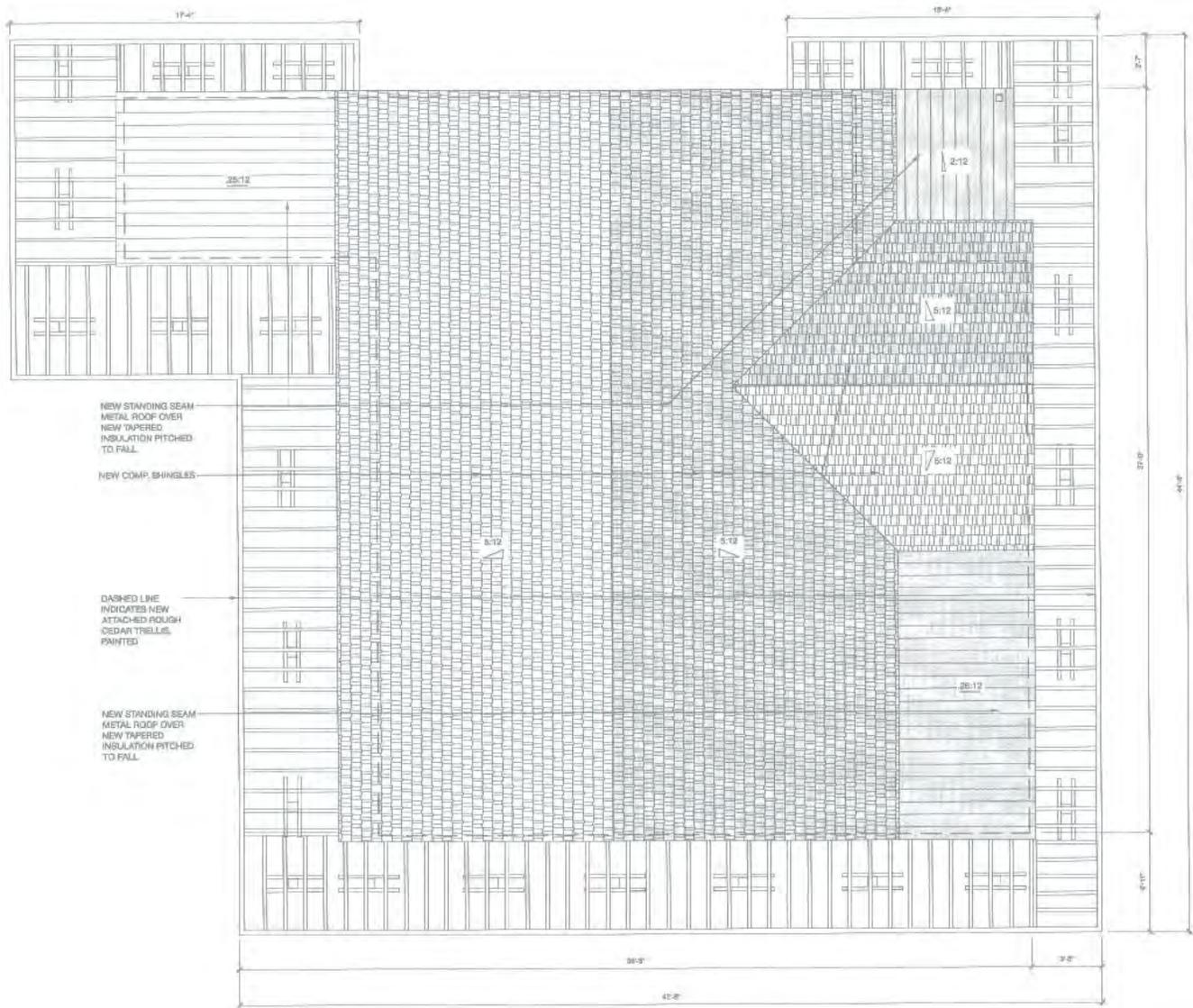


SITE PLAN

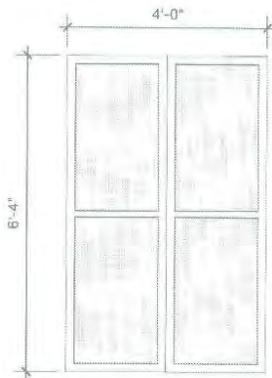




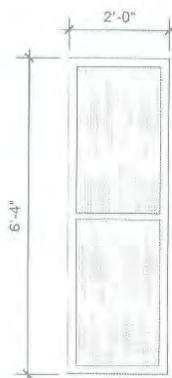
ROOF PLAN / TRELLIS PLAN



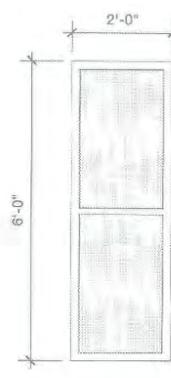
WINDOW / DOOR SCHEDULE



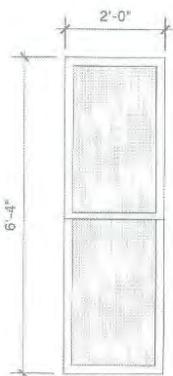
**PLAN REFERENCE 1**  
 TYPE (2) MULLED FIXED WINDOW  
 MANUFACTURER ANDERSEN OR SIM.  
 DESCRIPTION EXTRUDED ALUMINUM  
 EXTERIOR FRAME, WOOD INTERIOR  
 PRE-FINISHED WITH INSULATED DBL.  
 PANE GLASS  
 HEAD HEIGHT 6'-8"  
 FINISH OWNER SELECTED



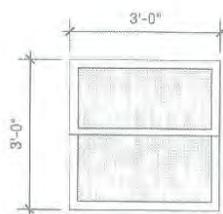
**PLAN REFERENCE 2**  
 TYPE FIXED WINDOW  
 MANUFACTURER ANDERSEN OR SIM.  
 DESCRIPTION EXTRUDED ALUMINUM  
 EXTERIOR FRAME, WOOD INTERIOR  
 PRE-FINISHED WITH INSULATED DBL.  
 PANE GLASS  
 HEAD HEIGHT 6'-8"  
 FINISH OWNER SELECTED



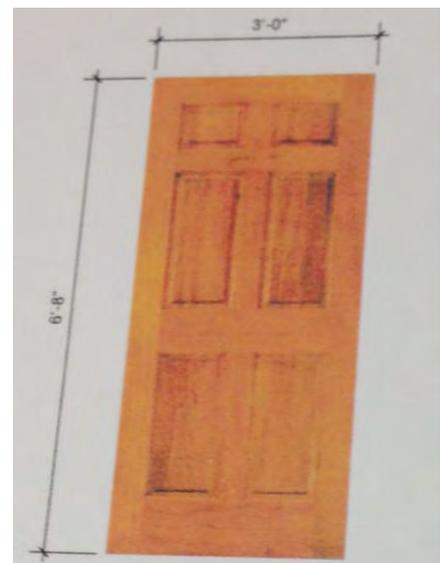
**PLAN REFERENCE 3**  
 TYPE FIXED WINDOW  
 MANUFACTURER ANDERSEN OR SIM.  
 DESCRIPTION EXTRUDED ALUMINUM  
 EXTERIOR FRAME, WOOD INTERIOR  
 PRE-FINISHED WITH INSULATED DBL.  
 PANE GLASS  
 HEAD HEIGHT 6'-8"  
 FINISH OWNER SELECTED



**PLAN REFERENCE 4**  
 TYPE SINGLE HUNG WINDOW  
 MANUFACTURER ANDERSEN OR SIM.  
 DESCRIPTION EXTRUDED ALUMINUM  
 EXTERIOR FRAME, WOOD INTERIOR  
 PRE-FINISHED WITH INSULATED DBL.  
 PANE GLASS  
 HEAD HEIGHT 6'-8"  
 FINISH OWNER SELECTED



**PLAN REFERENCE 5**  
 TYPE SINGLE HUNG WINDOW  
 MANUFACTURER ANDERSEN OR SIM.  
 DESCRIPTION EXTRUDED ALUMINUM  
 EXTERIOR FRAME, WOOD INTERIOR  
 PRE-FINISHED WITH INSULATED DBL.  
 PANE GLASS  
 HEAD HEIGHT 6'-8"  
 FINISH OWNER SELECTED



PHOTOS



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## PROJECT DETAILS

**Shape/Mass:** The existing one-story noncontributing residence has a maximum width of 37'-0" and a total depth of approximately 50'. The residence has a ridge height of 16'-1".

The proposed project does not alter the width, depth, or footprint of the existing structure. See drawings for more detail.

**Setbacks:** The existing residence has a front (east) setback of 15'-8"; a north side setback of 4'-0"; and a south side setback of 9'-1".

The proposed project does not alter the existing setbacks. See drawings for more detail.

**Foundation:** The existing residence features a concrete block pier and beam foundation. The top of the concrete blocks are 12" above existing grade and the finished floor is 2'-7" above existing grade.

The proposed project does not alter the existing foundation or finished floor. See drawings for more detail.

**Windows/Doors:** The existing residence features seventeen 30"x46", one 30"x29", and one 30"x30" double hung windows.

All existing windows will be replaced with extruded aluminum single-hung and fixed windows of various sizes. The windows will be installed in altered locations from existing and will be longer in length than existing. The existing front door will be replaced with a solid mahogany door. See window/door schedule and drawings for more detail.

**Exterior Materials:** The existing residence is clad in asbestos fiber cement siding and features 4" trim. The gables feature 1" x 8" vertical siding. Concrete steps lead to the small inset porch. The north elevation features an octagonal vent in the gable.

In the proposal, the existing asbestos siding will be removed and replaced with smooth cementitious siding with a 5" reveal. New 4" trim will be installed. The octagonal vent will be removed and replaced with a square vent. See drawings for more detail.

[The applicant is also proposing to install free standing cedar wood trellis around the existing structure. This trellis is not fastened to the structure and has been determined to be landscaping and therefore is not under the purview of the Historic Preservation Office. See drawings for more detail.]

**Roof:** The existing residence features a composition shingle gable and shed roof with various roof pitches including <1:12, 2:12, and 5:12. The existing residence has an eave height of 10'-6".

In the proposal, the residence will be reroofed. The main roof, with a pitch of 5:12, will have composition shingles, while portions of roof with lower pitches will be replaced with a standing seam metal roofs. The existing eave height will not be altered. See drawings for more detail.

**Front Elevation:** The existing east elevation features a small inset porch with side entrance on the northern portion.  
**(East)** A single window is located behind the porch. To the south, a gable with a pair of windows is flush with a bump-out featuring a group of three windows.

On the proposed east elevation the inset front porch remains the same but the window behind the porch will be replaced with a longer window. The windows in the adjacent centered gable portion will be replaced with a pair of longer windows while the three windows in the southern portion of the façade will be replaced with two pairs of longer windows. The existing rood shape will not be altered. See drawings for more detail.

**Side Elevation:** The existing north elevation features the front porch and side entryway to the east. To the west, two windows are located under the gable. The rear portion features a single window.

**(North)**

The proposed east elevation will have a replaced front door and added porch railing. The windows on the gable portion will be replaced with two longer windows and a short window. The single window at the rear portion will be replaced with three longer windows. See drawings for more detail.

**Side Elevation:** The existing south elevation features a single window on the front portion. To the west, two windows are located under the gable. An octagonal vent is located in the gable. At the rear is a door and a single window.

**(South)**

In the proposed south elevation, the front window will be replaced with a single longer window. To the west, the two windows under the gable will be replaced with four longer windows. See drawings for more detail.

**Rear Elevation:** The rear elevation is not visible from the public Right-of-Way. See drawings for more detail.  
**(West)**

**ATTACHMENT A**  
**PUBLIC COMMENT****November 2014 HAHC Meeting****Comments Regarding Certificate of Appropriateness Applications  
Submitted for the Houston Heights South Historic District**

Agenda Item #31 - 802 Arlington (Addition) – I **support** this CofA request. The proposed addition will not significantly increase the frontal plane of the existing structure, the addition is proposed in the rear of the structure, generally in a location of an existing addition, and the resulting mass of the structure is not significantly increased.

Agenda Item #32 - 721 Cortlandt – I **support** this request for a CofA for this non-contributing structure. I recommend consideration be given to slightly smaller windows on the street elevation to provide a more-appropriate wall-space-to-window-space scale for the smaller structure façade but there is an appreciation for an attempt to bring a non-contributing structure in closer context with historical elements of contributing structures in the HHSHD.

Agenda Item #33 - 540 Columbia – I **object** to the granting of a CofA for this proposed addition. While I am supportive of the work scope that attempts to bring back some of the original exterior materials, the proposed significant encroachment of the proposed second floor addition into the existing historical structure is not consistent with the requirement that the existing structure be maintained. A significant increase in the mass of the structure to the point that the addition visually overpowers the existing structure is proposed and is not in agreement with the historical context of the district. The proposed second floor addition would be more appropriate if it were moved back away from the existing structure and not covering a portion of the existing structure. Relocation of the existing structure is not necessary to obtain the desired additional square footage and is contrary to the typical differences found between the two side setbacks on typical sites within the District (usually greater on one side to accommodate a driveway and less on the other side without the driveway).

Agenda Item #34 – 901 Heights Blvd. (demolition) – I **object** to the granting of a demolition permit for this property. The existing structure was in its current condition when the current owner purchased the property so the reduced value of the structure should have been included in the final price and rehabilitation of the existing structure should have been included in the final cost at the time of purchase. The existing structure is not damaged to a point that it should be demolished. There is a substantial amount of land area to add a new structure behind the existing structure. The proposed new structure will negatively impact the historic context and scale of the existing HHSHD and the loss of this bungalow along Heights Boulevard would be a significant reduction in the scale of the local area.

Agenda Item #35 - 605 Cortlandt/3502 White Oak – I **object** to the demolition of these structures based on the lack of evidence that the structures on site are not original and constructed within the timeframe of the historical district development. Also, no evidence of attempting to re-use the structures has been presented. The residential structure provides a current return on investment and consideration should be presented to upgrade the existing structures. They are part of the historical context of the

South District and should be retained, repaired, and restored. The loss of one of the few existing historical filling stations remaining in the HHSHD would be very detrimental to the existing context of the HHSHD. The brick veneer structure seems to be in fair shape and the roof can be repaired. Reuse of the structure with a sympathetic addition could obtain support. There is no evidence that a reuse for the structure was contemplated and, as such, this application should be denied.

J. Kent Marsh, AICP CUD  
1538 Arlington St.