

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 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 – *Revision* to a COA granted to construct a 4,314 square foot residence.

- Revise the fenestration on the north and south sides of the one story portion of the proposed structure.
- On the south elevation, omit one window at the proposed front porch and move the remaining window closer to the front of the property. The revised window will be located almost directly at the corner where the side wall intersects with the front wall.
- On the north elevation insert a bathroom window and move two approved windows closer to the front of the property. The front window on this elevation will be located almost directly at the corner where the side wall intersects with the front wall.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: Two in favor, three opposed, and two who have/has expressed no objection. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial – Does not satisfy criterion 2

HAHC Action: Approved



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



NORTH SIDE ELEVATION

APPROVED 10/23/14

Front

Back



PROPOSED



SOUTH SIDE ELEVATION

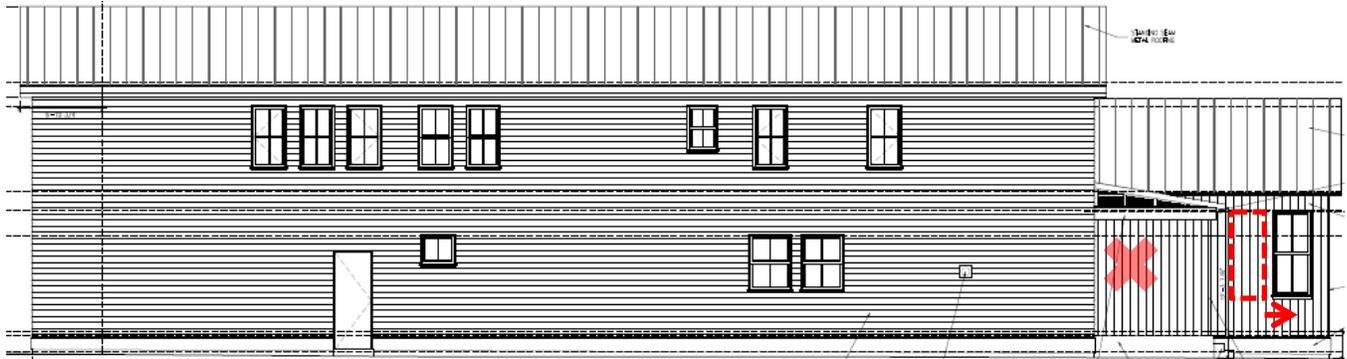
APPROVED 10/23/14

Back

Front



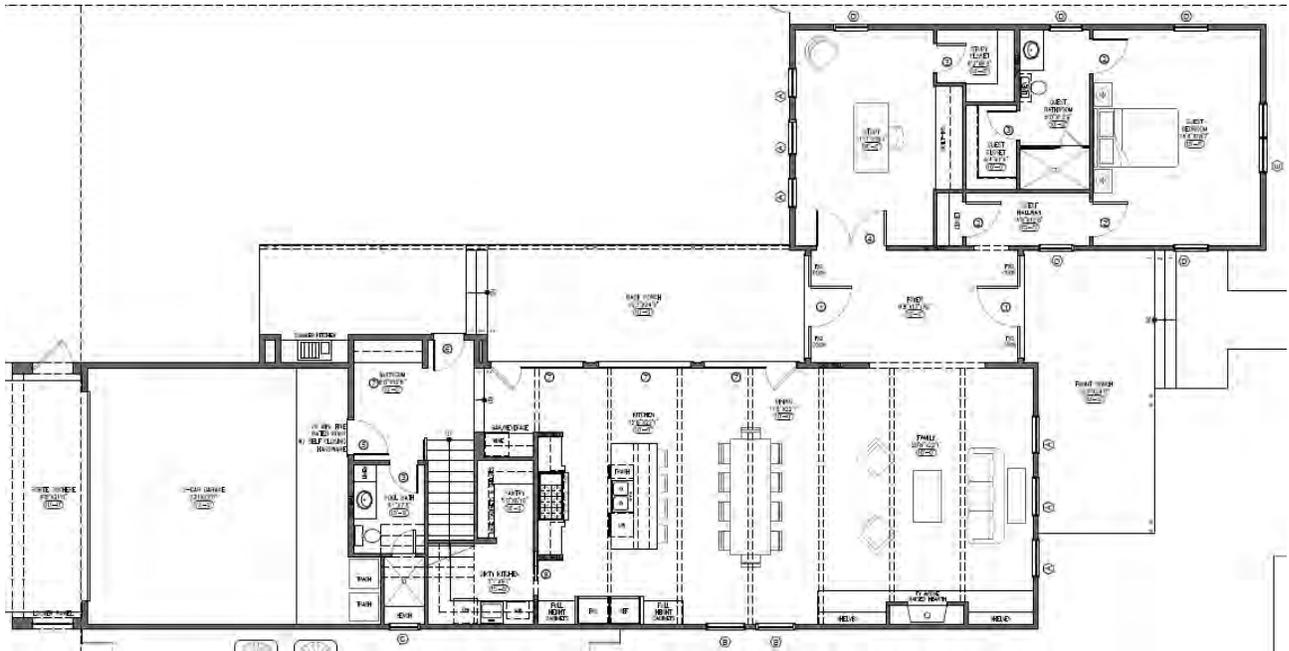
PROPOSED



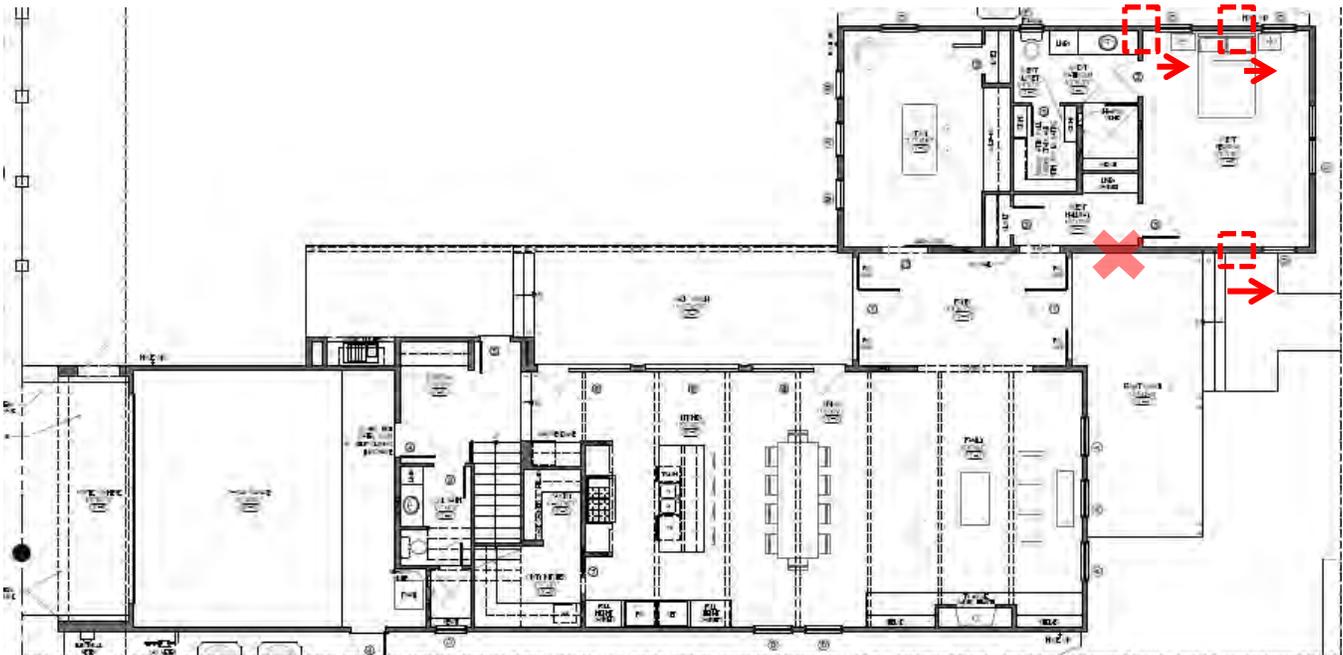


FIRST FLOOR PLAN

APPROVED 10/23/14



PROPOSED



EXAMPLES OF SIDE FENESTRATION OF EXISTING HEIGHTS EAST RESIDENCES

1815 CORTLANDT STREET



1817 CORTLANDT STREET



1819 CORTLANDT STREET



WINDOW / DOOR SCHEDULE

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

PROJECT DETAILS

Windows/Doors: Approved 10/23/14: *The residence will feature wood double hung 2 over 2 windows. See window schedule on page 11 for specifications for each window.*

Proposed revisions to the windows on the one story portion of the structure:

On the south Elevation: omit one 3' wide by 7' tall south facing window at the front porch. Move the remaining window approximately 3' towards the front of the property. This window will be located approximately at the corner of the front and south elevations.

On the North elevation: Add one 2' wide by 2' 6" tall window. Move two 3' wide by 7' tall windows approximately 3' towards the front of the property. The front window on this elevation will be located approximately at the corner of the front and north elevations.

ATTACHMENT A
PUBLIC COMMENT



B41	1815 Cortlandt	Alex Ridgeway	Brick Moon Design	Rev CofA for different window locations and sizes	Support	2
					No Object	2
					Object	2

MARK WILLIAMSON

From: Mark R. Williamson
Sent: Thursday, November 20, 2014
To: Kent Marsh
Subject: Re: November HAHC Meeting

Kent,

That's a lot to wade through.

Several of these bring up problems that I have with the existing ordinance even if I cannot base an objection within that ordinance.

- 1232 Arlington St, Alteration-Addition -- no objection
- 1232 Arlington St, New Construction-Garage -- no objection
- 1301 Arlington St, Alteration-Addition -- no objection
- 1535 Arlington St, Alteration-Addition -- no objection
- 1535 Arlington St, New Construction-Garage -- support design, except confused about vehicle access paths
- 1431 Columbia St, New Construction-Garage -- support (adjacent neighbor)
- 1548 Cortlandt St, Alteration-Relocation/Addition -- object (hugely out of scale on 16th Street side)
- 1815 Cortlandt St, New Construction-Residence, *Revision* -- no objection
- 1214 Harvard St, Alteration-Addition -- no comment
- 1226 Heights Blvd, New Construction-Residence, *Revision* -- no information posted (pulled??); no opinion

JIM ZUCKER

From: Zucker, Jim
Sent:
To:

Subject:

Here are my votes and comments on the applications:

1232 Arlington—Support

The Smiths have been trying to get through this process for more than a year now. They had staff approval for all but a dormer, including the removal of the pop-up, which was added after the period of significance. Then Anna Mod decided that the pop-up itself was significant because it reflected a WWII or post-war attempt at expanding a bungalow (imagine that—additions can themselves become historically significant even when they alter the original structure!!! So much for the argument that additions should start 100% back so there is a clear distinction between the original structure and the addition so some future generation could remove the addition, at which time they will be told it is historically significant in its own right and cannot be removed). As with all of their previous proposals, this one satisfies the ordinance and should be approved post haste.

1301 Arlington—Support

1535 Arlington—Support.

I think this would look much better if there were windows on the street-facing side of the second-story addition. It looks closed and disconnected without those windows.

1548 Cortlandt—Support.

This small size of the existing house means any addition will affect the existing structure. As I read the staff report, it would essentially not permit any addition, which I think is not in keeping with the ordinance. I think the planned house will fit with the neighborhood and is a good use of space.

1815 Cortlandt—Support.

I still do not think the design of this house is in keeping with the character of the neighborhood, but the ordinance certainly allows you to do what you want with the windows.

BRIE KELMAN

From: Brie Kelman
Sent: Sunday, Nov
To: Kent Marsh
Subject: Re: FW: Historic District - posting of Certificate of Appropriateness Applications

41. 1815 Cortlandt St, New Construction-Residence, *Revision*

- Support

JONATHAN SMULIAN

From: Jonathan Smulian
Sent:
To:
Subject:

General Comment :

I am deeply concerned about the current pattern of excessive site coverage resulting from the large rear additions so typical in recent applications for COAs in the Heights. This leads to diminished open and garden space , less permeable land causing increased run-off to the bayous and potential street flooding as well as the demolition of the mature tree cover so important to quality of life and character in the Heights . This s trend of overdevelopment is already having and will eventually have a major negative impact on the special historic character of the neighborhood..

- 1232 Arlington –support -This proposal represents a great improvement over the existing two additions that were ill conceived and poorly constructed ,
- 1232 Arlington -new garage -. support
- 1535 Arlington –garage -no objection
- 1535 Arlington –addition –no objection
- 1431 Columbia -support
- 1548 Cortlandt –object -Over development of a 5000-square foot site .-see general comment above
- 1815 Cortlandt –no objection
- 1214 Harvard –object .- window openings and new fenestration proposed is atypical and incompatible with proportions and type of existing fenestration . Historic character of original house would be better preserved if new link between it and the existing garage block could be clearly demarcated by being set back and not seen from the right of way as a continuation of the north facade of the existing house . . .
- 1226 Heights Blvd,- no objection
- 1301 Arlington-no objection

CHARLIE THORPE

From: Charlie [REDACTED]
Sent: Thursday, November 13, 2014 9:29 AM
To: Kent Marsh
Subject: Re: November HAHC Meeting

1232 Arlington - Approved
garage - Approved

1301 Arlington - Approved

1535 Arlington - Approved
garage - Approved

1431 Columbia Garage - Approved

1548 Cortlandt - Really, Really BIG - but Approved

1815 Cortlandt - NOT Approved

1214 Harvard - Approved

1226 Heights - No Application as of 11.13.14

Charlie

KENT MARSH

Agenda Item #41 - 1815 Cortlandt – I **object** to the granting of this CofA revision. This property is not deed restricted. Typically in the HHEHD, windows nearest to the end of an outside wall have a remaining wall width at least the same width as the window. The most recent approved Cof A adheres to this desired relationship but the proposed revision does not. Also, adding a window type not typically found (square windows) in the HHEHD dilutes the historical fabric of the district. The design of exterior window locations should not be strictly governed by changes in interior conditions.

J. Kent Marsh, AICP CUD
1538 Arlington, Houston Heights East Historic District

JOY TOBER

From: Joy Tober
Sent: Tuesday, November 18, 2014
To: DuCroz, Diana - PD; Kent Marsh
Subject: Thoughts/Comments November HAHC Meeting

1815 Cortlandt – Object.

The proposed new window locations do not follow the same fenestration pattern as seen on contributing structures. The original approved plans were more in keeping with the character of the district.

Thank you

Joy Tober
