

CERTIFICATE OF APPROPRIATENESS

Application Date: June 25, 2014

Applicant: William Riley, Bicycle Bungalows LLC, owner

Property: 746 Cortlandt Street, Lot 24, Block 258, Houston Heights Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing Craftsman residence, constructed circa 1915, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 1,909 square foot two story-addition and attached garage starting at the original rear wall of a contributing 1,308 square foot one-story house. Work will include removing an existing rear addition. All other existing historic elements and materials will remain.

See enclosed application materials and detailed project description on p. 6-20 for further details.

Public Comment: One opposed. 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: July 17, 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

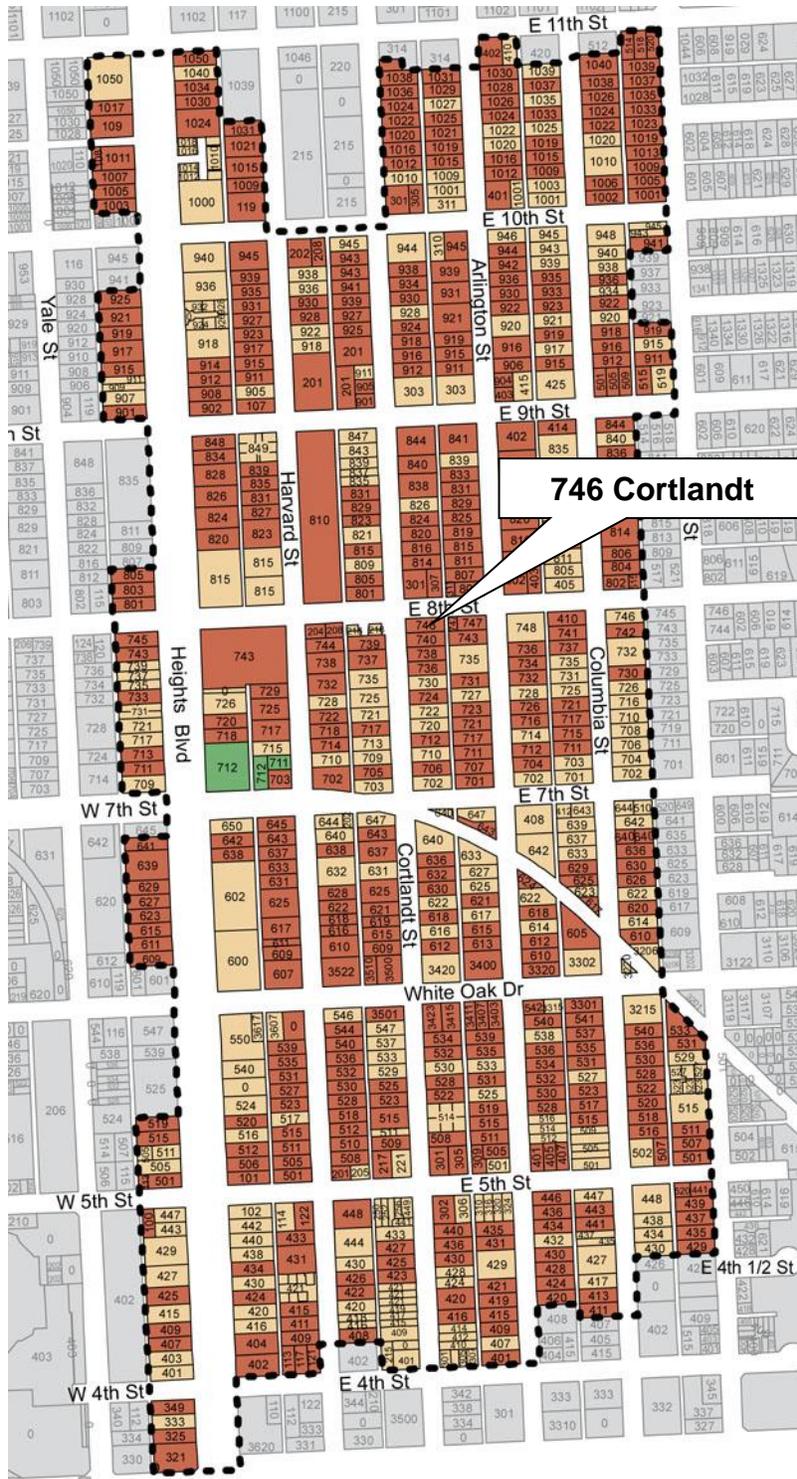
- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product 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;
(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;
(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;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



740 Cortlandt – Contributing – 1918 (neighbor)



301 E 8th – Contributing – 1910 (neighbor)



216 E 8th – Noncontributing – 1985 (across street)



739 Cortlandt – Contributing – 1906 (across street)



737 Cortlandt – Contributing – 1910 (across street)



801 Cortlandt – Contributing – 1915 (across street)

3D RENDERINGS

PROPOSED



WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING

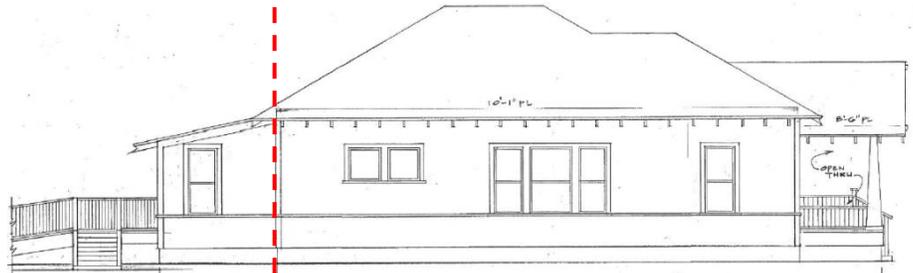


PROPOSED

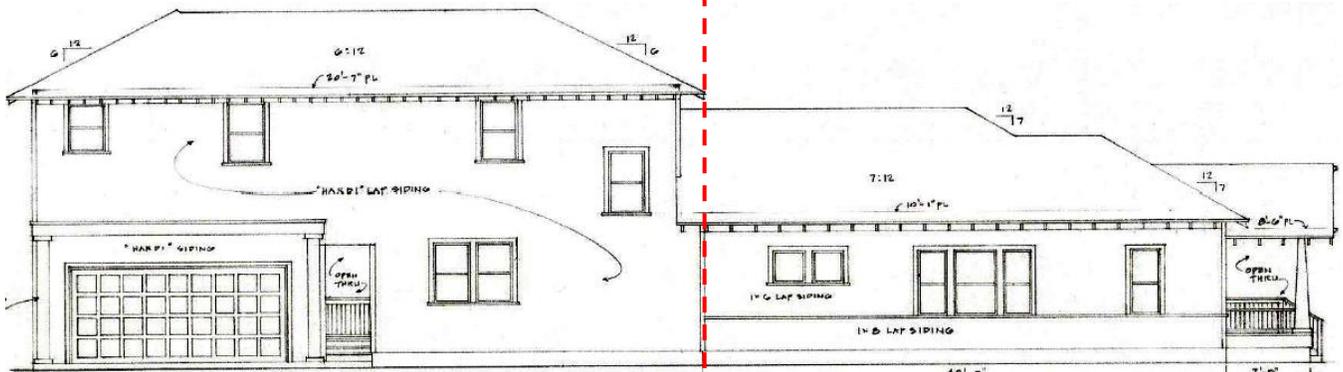


NORTH SIDE ELEVATION

EXISTING



PROPOSED



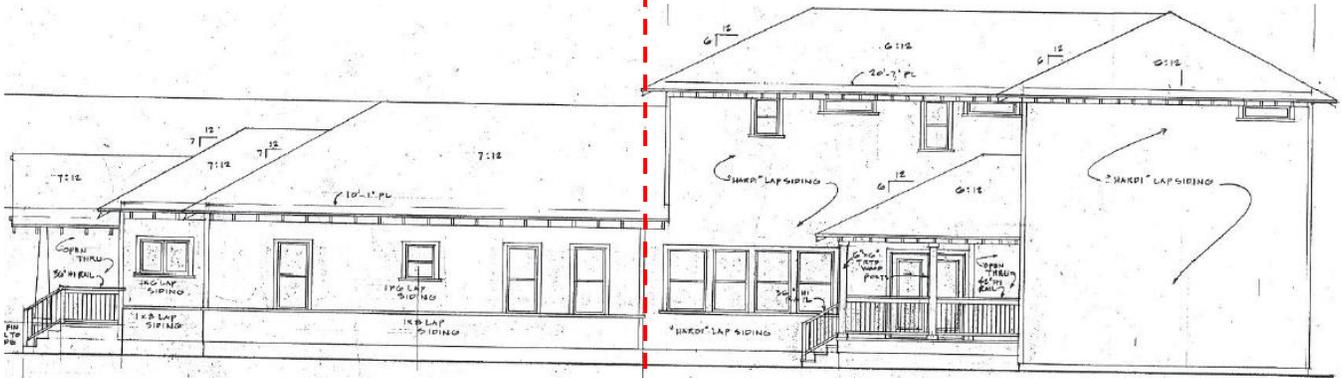
ORIGINAL REAR WALL

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



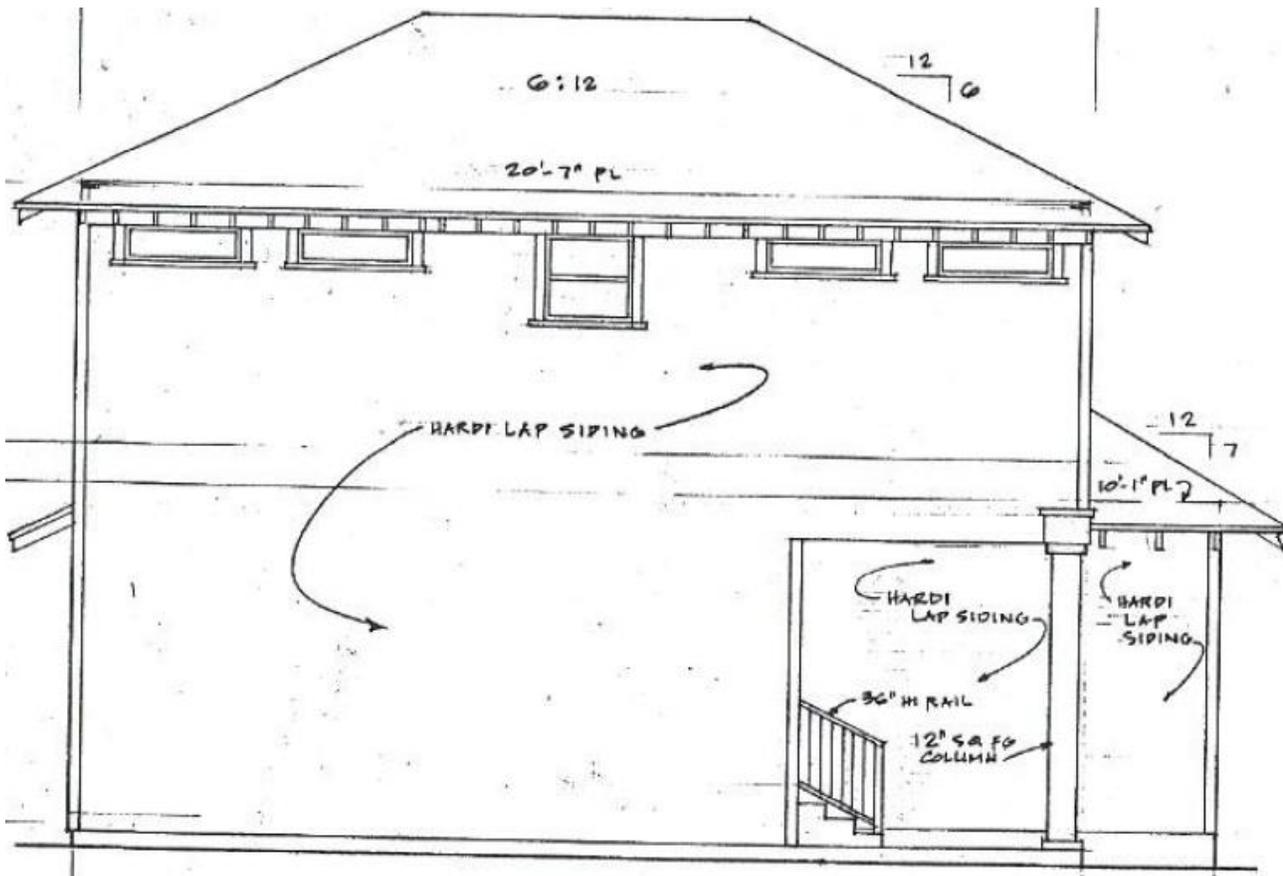
ORIGINAL REAR WALL

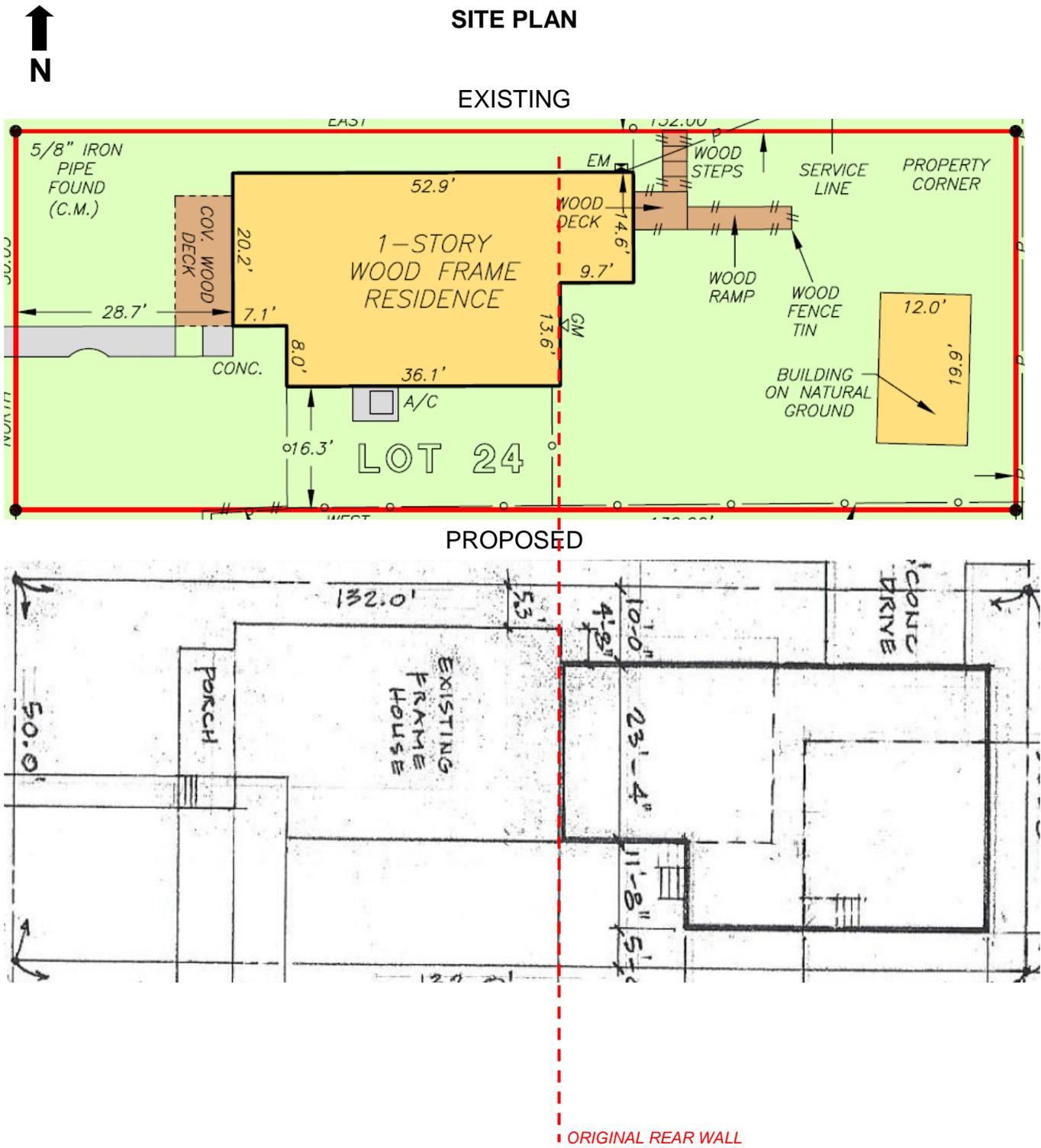
EAST (REAR) ELEVATION

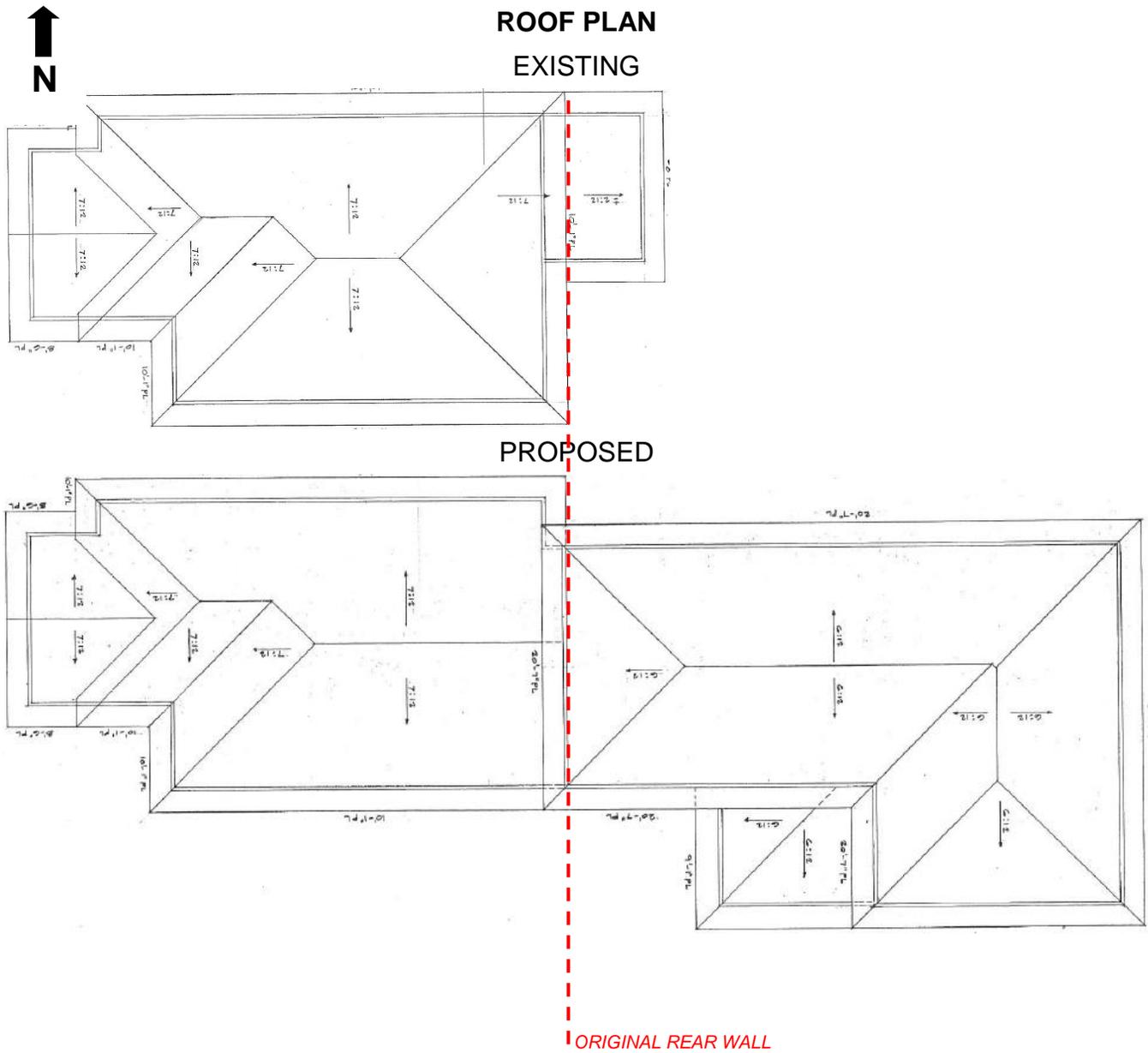
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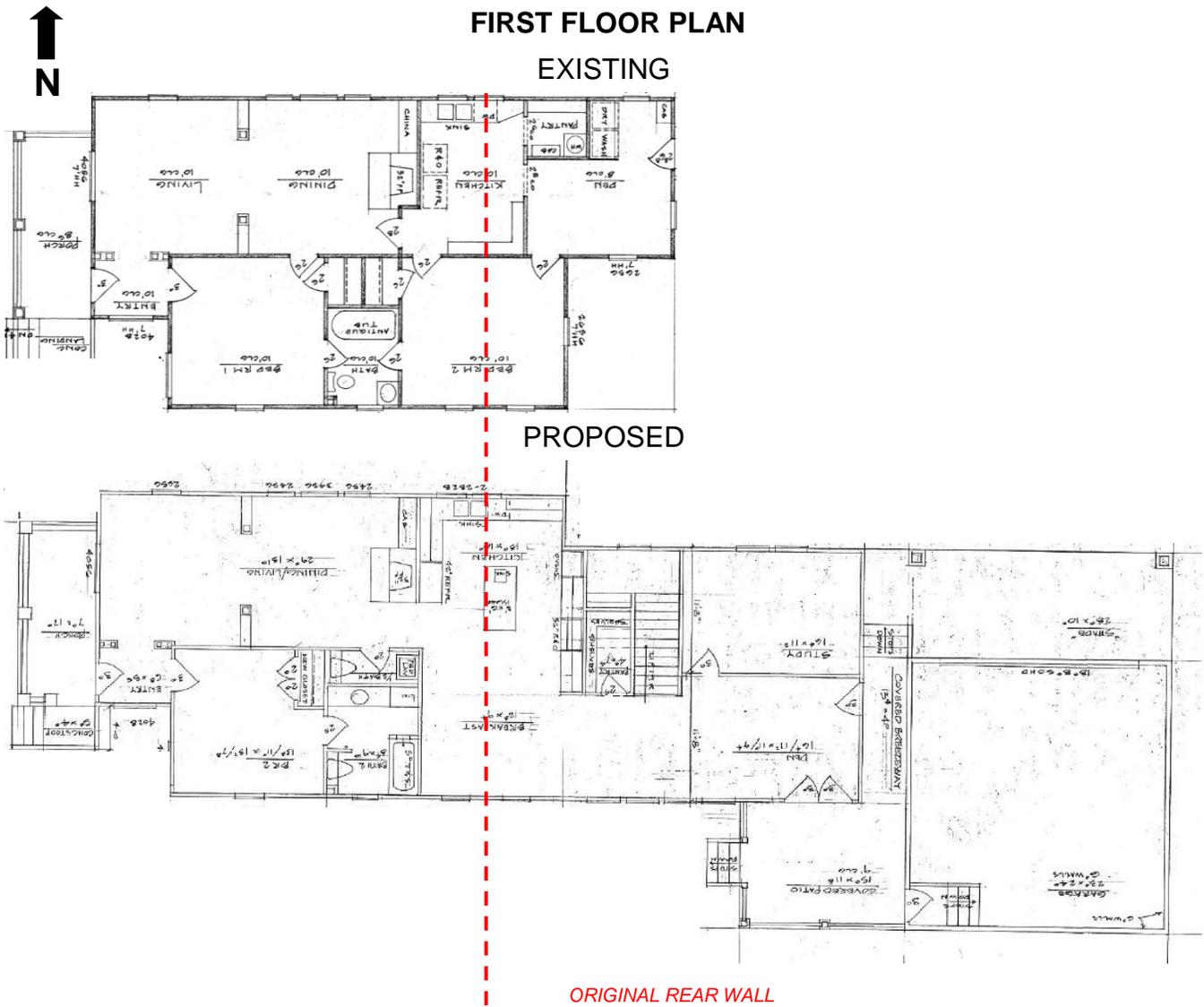


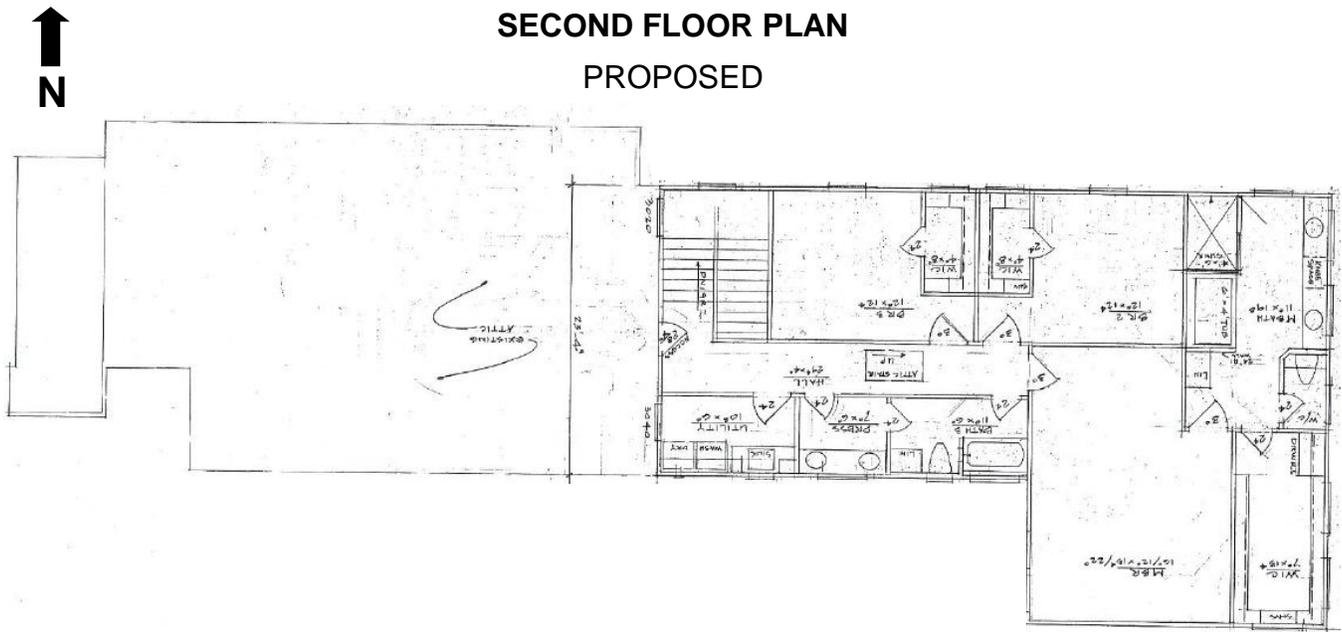
PROPOSED











WINDOW / DOOR SCHEDULE**WINDOW SCHEDULE**

Location	Size	Style	Qty
Living Room	4056	DH	1 Existing - Rebuild
	2028	Casement	2 Existing - Rebuild
	2656	DH	1 Existing - Rebuild
Dining Room	2456	DH	2 Existing - Rebuild
	3456	DH	1 Existing - Rebuild
Front Bedroom	4056	DH	1 Existing - Rebuild
	2656	DH	1 Existing - Rebuild
Down Bathroom	2428	DH	1 Existing - Rebuild
Breakfast	2656	DH	2 Existing - Rebuild
Kitchen	2828	DH	2 Existing - Rebuild
Den	3050	DH	4 New
Study	3050	DH	2 New
Master Bath	4010	FG	5 New
	3040	DH	2 New
	3050	DH	1 New
Master Bedroom	3050	DH	2 New
Upstairs Bathroom	4010	FG	2 New
	2040	DH	1 New
Utility	2030	DH	1 New
	3040	DH	1 New
Stairs	3040	DH	1 New
Bedroom 3	3050	DH	1 New
Bedroom 4	3050	DH	1 New

PROJECT DETAILS

Shape/Mass: The existing residence measures 28' wide by 43' deep with an 11'-10" eave height and a 21'-2" ridge height. An existing addition measuring 14'-6" wide extends 9'-8" from the rear wall in line with the north wall. This addition will be removed.

The proposed addition will extend 55'-4" back from the original rear wall and measure a total of 35' in width with an eave height of 22'-6" and a ridge height of 29'-6". The first 31'-4" of this addition will be inset 4'-8" from the north wall and in line with the south wall for a width of 23'-2". The last 4' of this depth will be a covered breezeway with conditioned space above. The last 24' will be offset 14'-8" south from the original north wall and 11'-8" south from the original south wall for a total width of 25'. A one-story covered porch will be located within this offset and extend 15' toward the front wall, terminating 16'-4" behind the original rear wall.

Setbacks: The existing residence features a 28'-7" front (west) setback, a 5'-4" north (E 8th Street) setback and a 16'-3" south setback. The proposed addition will feature a 10' north setback, a 5' east setback and a 5' south setback.

Foundation: The existing residence features a pier-and-beam foundation and will not be altered. The proposed addition will feature pier-and-beam and slab on grade foundations.

Windows/Doors: The existing residence features double-hung wood 1-over-1 windows and a wood front door that will remain. The proposed addition will feature Jeld-Wen double-hung wood windows to match, fixed wood windows wood entry doors and an overhead garage door.

Exterior Materials: The existing residence features wood lap siding with a 6" reveal and a continuous skirt with an 8" reveal, all of which will remain. The proposed addition will feature cementitious lap siding with a matching reveal including matching skirting.

Roof: The existing residence features a hipped roof with a smaller front hipped extension and a gable over the front porch, all with a 7-over-12 pitch. The existing rear addition has a shed roof to be removed. The existing ridge will be extended to the rear to meet the proposed addition's second-floor wall. The proposed addition will feature two hips with a 6-over-12 pitch meeting to form an "L" shape and a partial hip over the side porch.

Front Elevation: The existing residence features a front wall measuring 20' wide with one window, one entry door and a gabled porch featuring a pair of vents measuring 17' wide. The porch features two full-height tapered wood columns, one partial-height tapered wood column and a wood railing. An additional wall located further back extends a further 8' to the south and features one window. A stoop on the south side of the porch features the entry steps and a wood railing. No alterations will be made to the existing house.

The proposed addition will feature one 1-over-1 window on its front second-floor wall, a paired set of 1-over-1 windows on the second floor of a recessed wall extending 11'-8" to the south, and one 1-over-1 window and a one-story covered porch on the first floor of this extension. The porch will featured centered entry steps and a wood railing.

Side Elevation: The existing residence measures 43' and features a pair of fixed windows, a centered set of three 1-over-1 windows and a single 1-over-1 window. A covered porch extends 7' to the west and features a wood railing. An existing rear addition extends 9'-8" and features one 1-over-1 window. A wood deck with a wood railing extends beyond the existing addition. The existing addition and rear deck will be removed.

The proposed addition will extend 55'-4" from the original rear wall and feature an overhead garage door and pair of 1-over-1 windows on the first floor. The garage door will be recessed and the second floor above will be supported with a pair of square columns. A 4' wide open breezeway will be located between the garage door and the pair of first-floor windows, 27'-4" back

from the original front wall. The second floor will feature four 1-over-1 windows.

Side Elevation: The existing residence measures 43' and features a pair of 1-over-1 windows on an inset wall
(South) extending 7' back from the front wall and four 1-over-1 windows on the main wall. A covered porch extends 7' to the west and features a wood railing. An existing rear addition extends 9'-8" and features one 1-over-1 window. A wood deck with a wood railing extends beyond the existing addition. The existing addition and rear deck will be removed.

The proposed addition will extend 31'-4" east in line with the south wall and feature a bank of four 1-over-1 windows and a pair of entry doors on the first floor and two fixed windows and two 1-over-1 windows on the second floor. An attached covered one-story porch will begin 16'-4" back from the original rear wall and feature wood railings and tapered wood columns to match the front porch. The addition will extend a further 24' to the east in line with the porch and feature one fixed window on the second floor.

Rear Elevation: Elevation not visible from right of way. See elevation drawings for details.
(East)

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

From: Catherine & Roger Watkins [REDACTED]
Sent: Tuesday, July 08, 2014 8:49 PM
To: PD - Planning Public
Cc: 'Bill Pellerin'
Subject: 746 Cortlandt

HAHC Members

A COA application has been submitted for the above property to construct an approximately 3,060 square foot two-story addition and attached garage at the rear of a contributing one-story residence. This is a corner lot where an existing 1,208 sq ft property exists on a 6,600 sq ft lot. Also, this house is opposite a Landmark property. Although, as of today, the plans have not been posted on the internet for the June 25 meeting, I would anticipate that a total sq footage in the range of 3,500 to 4,000 sq ft would be inappropriate for this small corner lot location and we are likely to oppose this application.

Regards

Roger Watkins
816 Arlington Street
Houston, TX 77007

Heights Historic District South