

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 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. A COA was granted by Planning Commission to move the house 6' forward to a 23'-1" setback and raise the house 8" to a 2'-8" finished floor height.

Proposal: Alteration – Construct a 2,085 square foot two story addition and attached garage at the rear of the residence. An original rear bump-out will be removed and one new window will be installed in the north wall.

Previous applications for relocation of the house closer to the front property line, raising the foundation 8", and a rear addition were denied by the HAHC in November of 2014 as well as January and March of 2015. An application to move the house 6' forward to a 23'-1" setback and raise the house 8" to a 2'-8" finished floor height was denied by the HAHC in April 2015 but approved by appeal to the Planning Commission in May of 2015.

See enclosed application materials and detailed project description on p. 6-17 for further details.

Public Comment: One in favor, three opposed. See Attachment A, p. 18-20.

Attachment: For details of previously denied COAs, see Attachment B, p. 21-28.

Recommendation: Approval

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:

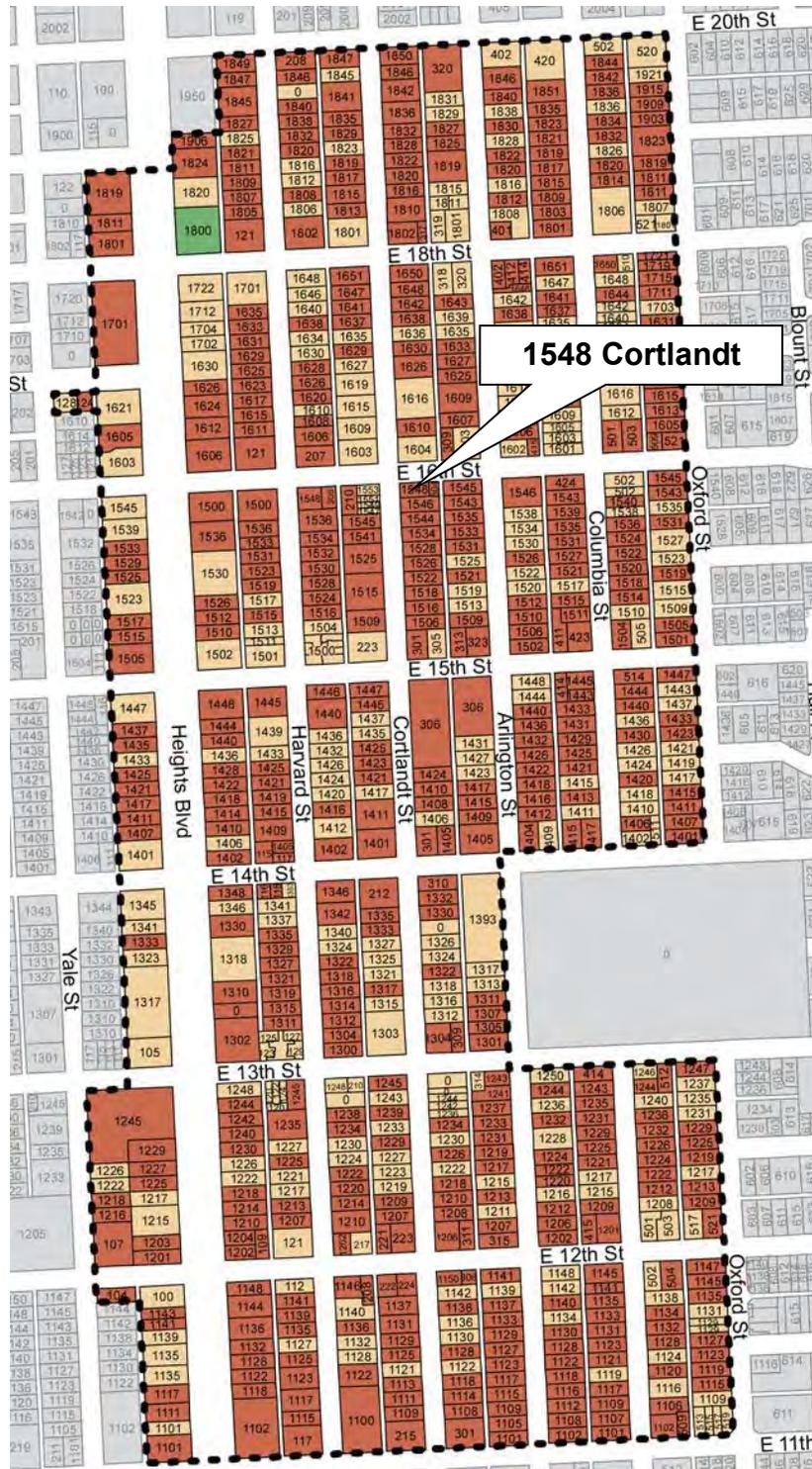
- S D NA S - satisfies D - does not satisfy NA - not applicable
(1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize 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 HISTORIC DISTRICT EAST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



1548 Cortlandt

INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



1546 Cortlandt Street – Contributing – 1920 (neighbor)



1544 Cortlandt Street – Contributing – 1920



1534 Cortlandt Street – Contributing – 1920



1528 Cortlandt Street – Contributing – 1920



1526 Cortlandt Street – Contributing – 1905



1522 Cortlandt Street – Contributing – 1920

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



EAST (REAR) ELEVATION

EXISTING



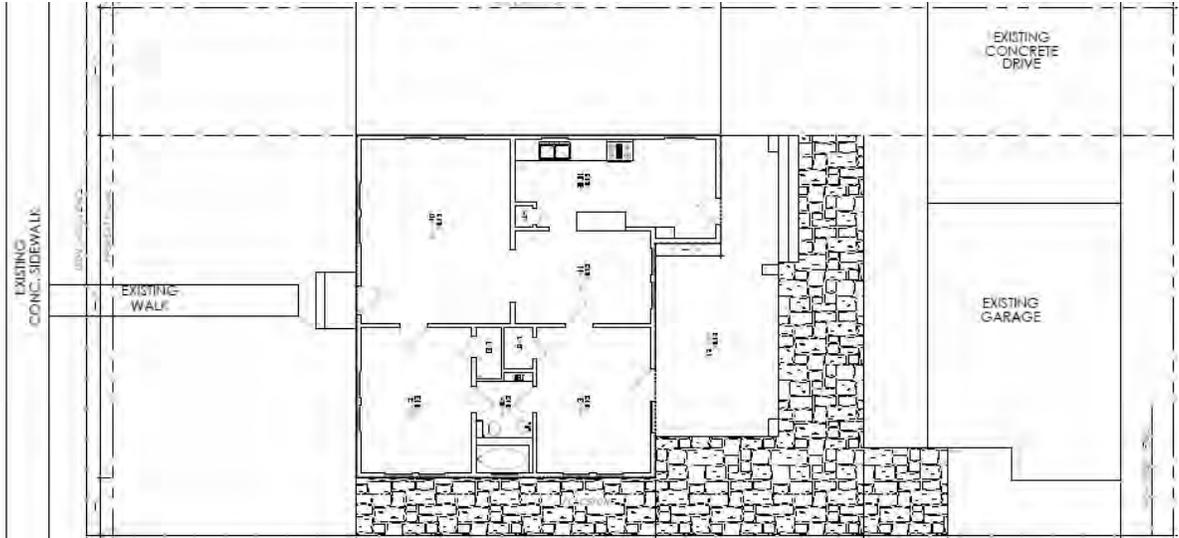
PROPOSED



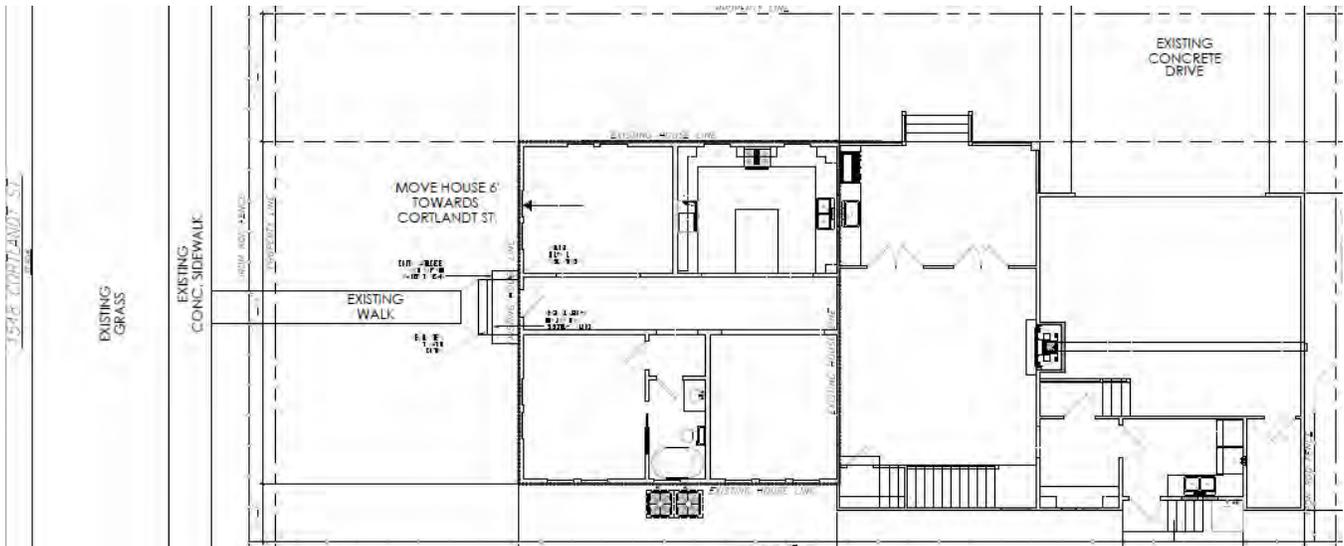


SITE PLAN

EXISTING



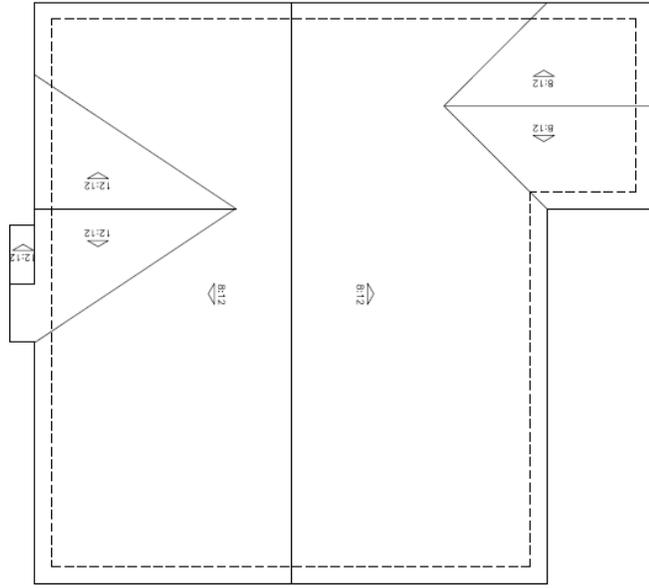
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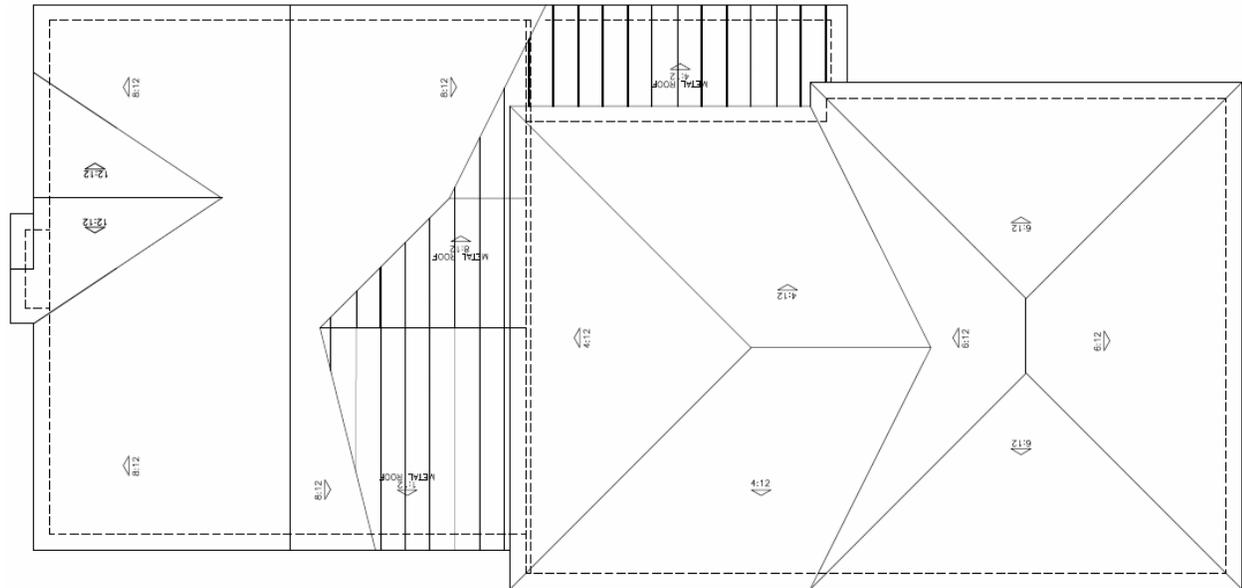


ROOF PLAN

EXISTING

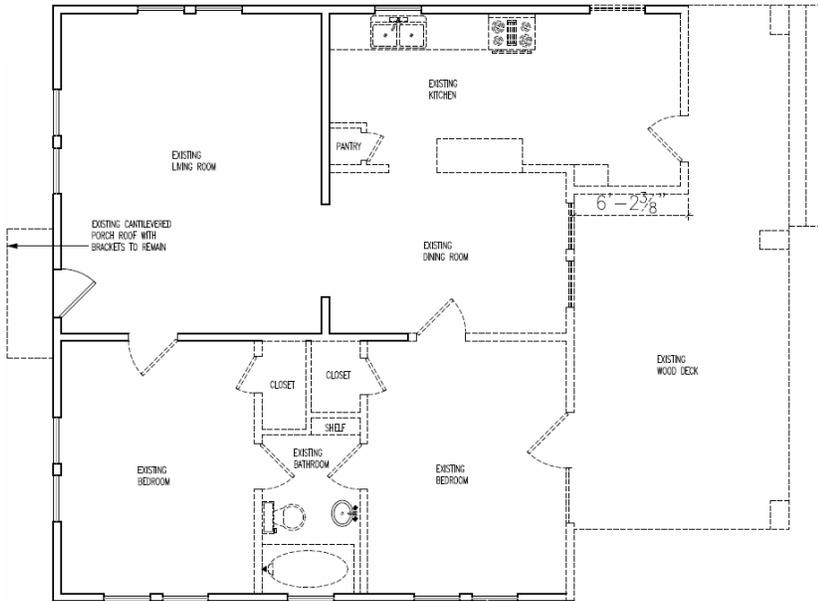


PROPOSED

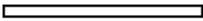




FIRST FLOOR PLAN
EXISTING/DEMOLITION



WALL LEGEND

-  EXISTING WALLS
-  DEMO WALLS
-  NEW WALLS

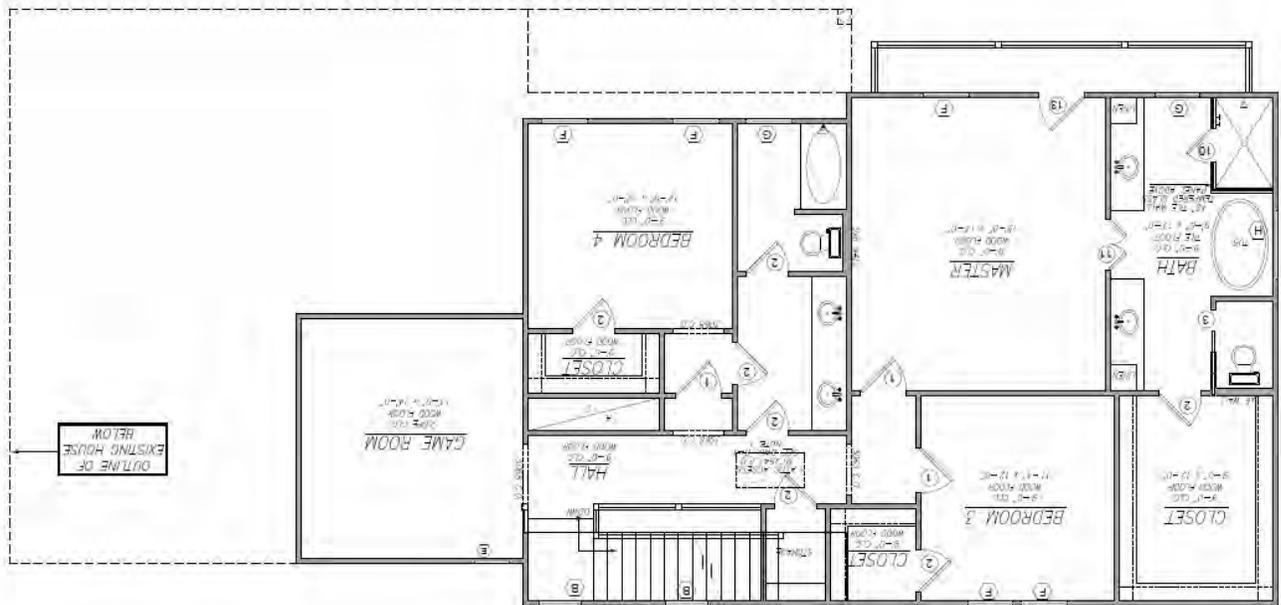
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

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

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
(1)	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
(2)	9	2'-6"	6'-8"	INTERIOR DOOR @ BATH & CLOSET
(3)	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
(4)		NO. LONGER BEING USED		
(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)	1	2'-0"	---	GLASS DOOR AT SHOWER ENCLOSURE
(11)	1	(2)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 DRAWING

PROVIDED BY APPLICANT



PHOTOS OF EXISTING REAR BUMP-OUT

PROVIDED BY APPLICANT



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 existing foundation was previously approved to be raised 8", resulting in a new eave height of 10'-2½" and a ridge height of 21'-8". The existing original one-story rear gable bay measuring 11' wide and 6'-2" deep will be demolished. The two-story addition will measure 34'-10" (including a partially inset side porch) by 44'-2" deep and feature a 21'-3" eave height and a 28'-9" ridge height.

Setbacks: The residence is set back 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 was previously approved to be relocated forward 6' to a front setback of 23'-1". The addition will be set back 3' from the south side 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. A COA was previously approved to raise the foundation 8" from to 2'-8". The addition will be built on a pier and beam foundation with a 2'-8" foundation height with a slab on grade for the attached garage.

Windows/Doors: The residence features wood 1-over-1 sash windows to be retained, a non-original aluminum box window to be removed, a single lite entry door to be retained, and a set of single lite french doors to be removed. One new wood 1-over-1 sash window will be installed in the existing house. 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 to be retained. The front entry features wood decorative brackets to be retained and a set of concrete steps to be replaced with a new set of steps with wood handrails. The rear of the residence features a wood porch with wood steps to be demolished. The addition will be clad with wood 105 siding. 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 an 8/12 pitch to remain clad with composition shingles. A rear bump-out features a gable and will be removed. The addition will feature a hipped roof with a 4/12 pitch at the front and a 6/12 pitch at the rear clad with composition shingles. The addition will attach to the existing residence's roof with a standing seam metal gable roof with a 1/12 pitch.

Front Elevation: The residence features four windows, a door and a porch canopy supported by brackets to be retained. See elevation drawings for details.
(West)

Side Elevation: The residence features three windows and a gable vent to remain. An additional window will be installed. The existing rear-facing gabled bump-out will be removed. The addition will start at the primary rear wall and feature an inset porch measuring 19' wide with two pairs of double doors. The remainder of the first floor will feature an overhead garage door. The second floor will feature six windows and a balcony. See elevation drawings for details.
(North)

Side Elevation: The residence features five windows to be retained. A gable vent will be installed to match the other side. The addition will feature nine windows and a door. A second floor connector will feature one window. See elevation drawings for details.
(South)

Rear Elevation: The residence will feature one window on the second floor. See elevation drawings for details.
(East)

ATTACHMENT A
PUBLIC COMMENT

From: Kent Marsh
Sent: Tuesday, July 21, 2015 10:44 AM
To: DuCroz, Diana - PD
Subject: July HAHC Meeting Certificate of Appropriateness Applications for the HHEHD

My review of the 6 applications for Certificate of Appropriateness for the month of July within the Houston Heights East Historic District is as follows:

Agenda # 26 – 1548 Cortlandt. I OBJECT to the granting of a CofA for this proposal based on two issues. First, the applicant proposes to remove an existing portion of the original historic structure and incorporate the historic portion into the addition without any delineation of the original historic portion. The removal of this historic material will affect the historic character of the original structure. Once this historic material is removed it cannot be replaced. Second, the square footage and resulting volume of the proposed two-story addition is more than 2 times the square footage and volume of the existing structure. This will result in the addition having visual preference over the existing historic structure which is not compatible with the existing historic character of the District. This issue is even more evident as this location is on a street corner and the side elevation can be seen from the street. I do support the change in roof material from composition to standing seam metal at the connection of the addition to the original structure. This visual distinction provides support for visual difference between the original structure and the addition.

Agenda # 27 – 1301 Arlington – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 28 – 1447 Oxford – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 29 – 1616 Cortlandt – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 30 – 110-112 W 12th – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 31 – 1123 Oxford – I OBJECT to the granting of a Cof A for this proposal based on one issue. The applicant proposes to alter the roof line of the existing structure by the addition of a roof portion at the side of the original structure. This will alter the character of the existing structure and is not compatible with the unique style of the existing house.

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

J. Kent Marsh, AICP CUD
Vice President



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From: Brie Kelman
Sent: Tuesday, July 21, 2015 11:51 AM
To: Kent Marsh
Subject: Re: July HAHC Meeting

Addition/Garage *Resubmittal*

Support

27. [1301 Arlington St. Alteration-Addition Revision](#)

Support

28. [1447 Oxford St. Alteration-Addition Revision](#)

Support

29. [1616 Cortlandt St. New Construction-Garage](#)

Support

30. [110-112 W 12th St. Alteration-Windows/Doors Revision](#)

Support

31. [1123 Oxford St. Alteration-Addition Resubmittal](#)

Support - why is a deferral being recommended? If they have submitted a complete application, they are entitled to a recommendation. The addition starts behind the original rear wall of the house, so I'm not sure why there are any grounds for denial. In any event, I support this addition.

Sent from my iPhone; please excuse brevity and typos.

From: Jonathan Smulian
Sent: Tuesday, July 21, 2015 12:54 PM
To: Kent Marsh
Subject: Re: July HAHC Meeting

1548 Cortlandt -OBJECT -gross overdevelopment of the site.Proposed addition dominates existing bungalow and destroys historical scale and character

1301 Arlington, 1447 Oxford,1616 Cortlandt , NO OBJECTION

110-112 W. 12th -SUPPORT

1127 Oxford- OBJECT -overdevelopment of site and domination of existing bungalow by proposed addition destroys historic scale and character

. Overdevelopment of historic lots in the Heights has lead and continues to lead to serious loss of of green areas; destruction of existing mature trees and loss of shade which affects micro climate and ambient temperatures; increased need and costs of airconditioning and minimizes on -site area into which rain water can percolate leading to increased run off into streets and the need for additional drainage expenditures at site , neighborhood and city level.

From: Charlie [REDACTED]
Sent: Monday, July 20, 2015 3:09 PM
To: Kent Marsh
Subject: Re: July HAHC Meeting

1548 Cortlandt - Objection - too big of an addition

1301 Arlington - Support

1447 Oxford - Support

1616 Cortlandt - Support

110 W.12 - Support

1123 Oxford - Objection - too big of an addition

Charlie

ATTACHMENT B

PREVIOUSLY DENIED DRAWINGS

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



DENIED – 3/25/15



NORTH SIDE ELEVATION FACING E 16TH STREET

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



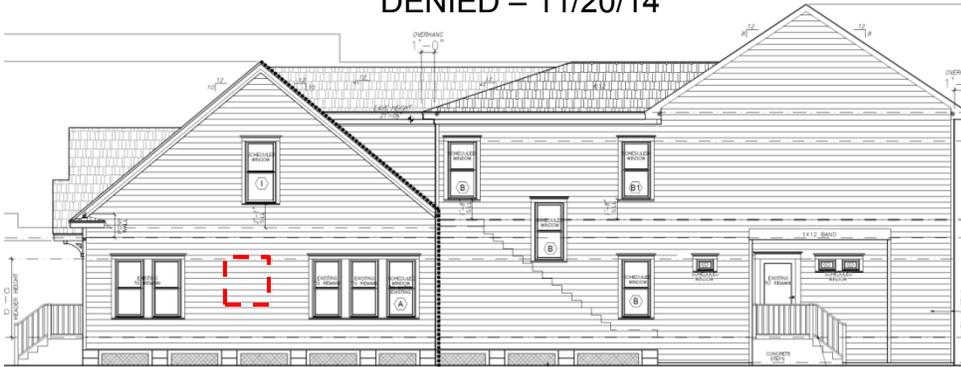
DENIED – 3/25/15



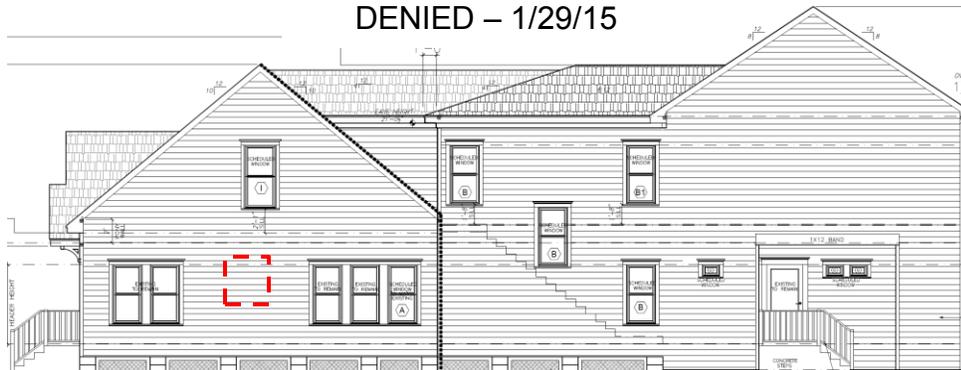
**SOUTH (SIDE) ELEVATION
EXISTING**



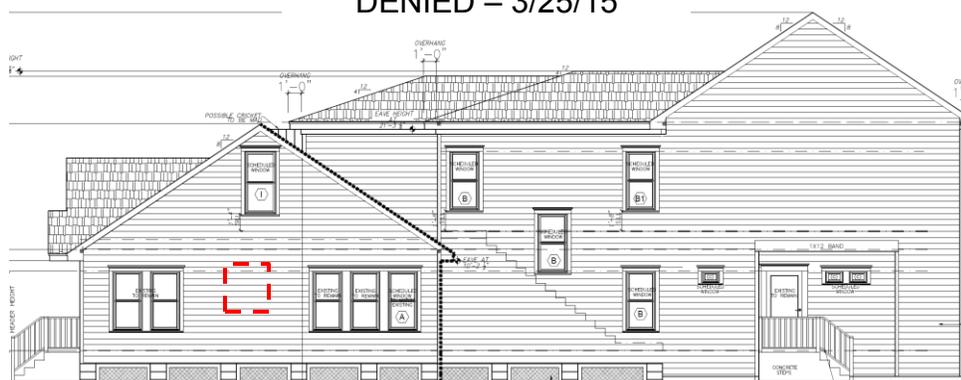
DENIED – 11/20/14



DENIED – 1/29/15



DENIED – 3/25/15



EAST (REAR) ELEVATION

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



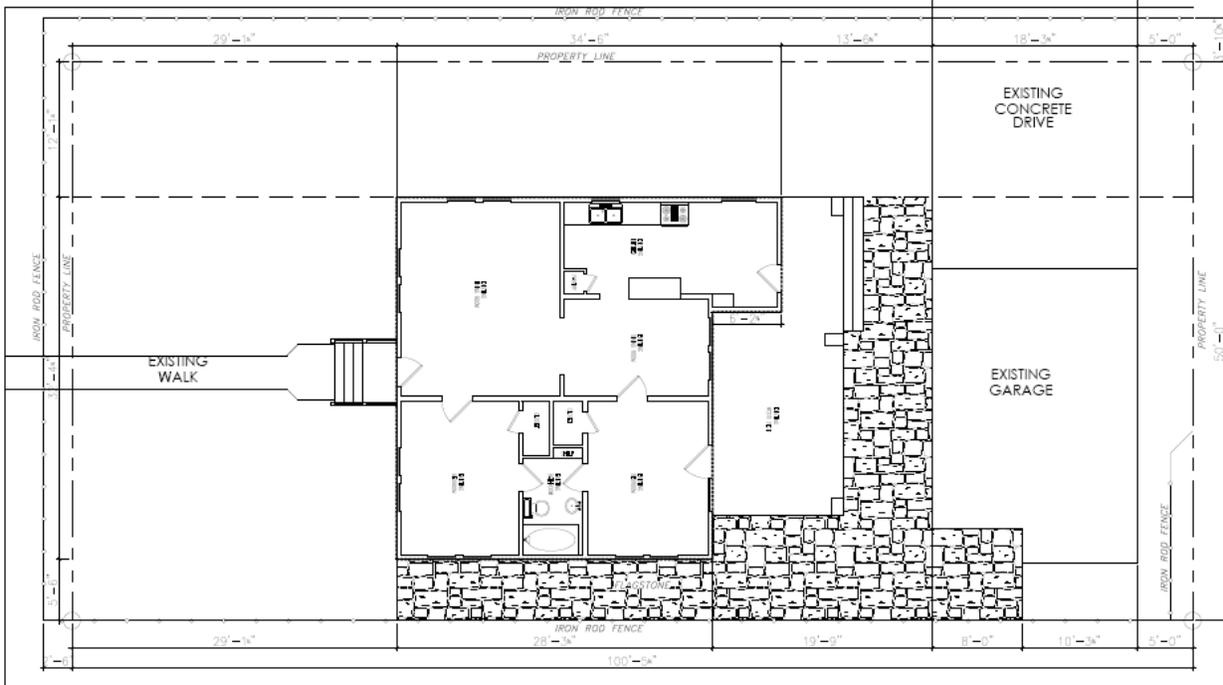
DENIED – 3/25/15



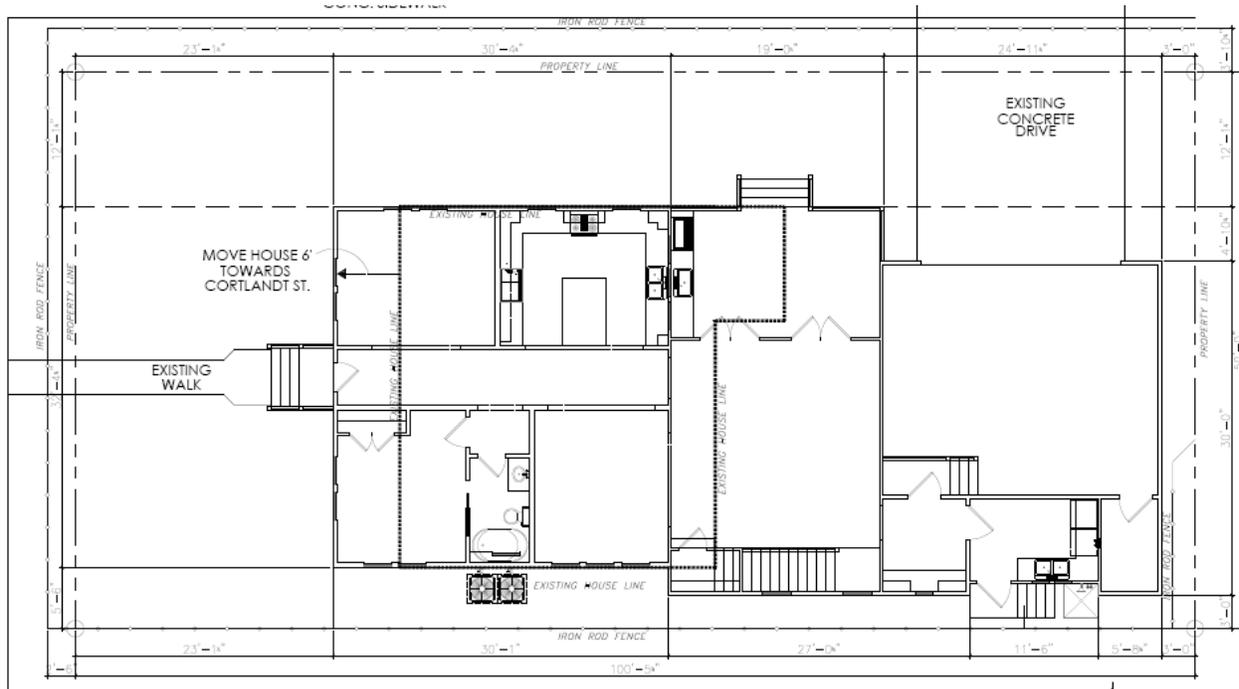


SITE PLAN

EXISTING



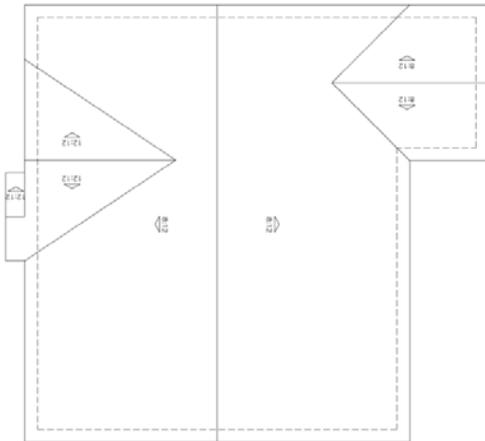
DENIED – 11/20/14, 1/29/15, 3/26/15



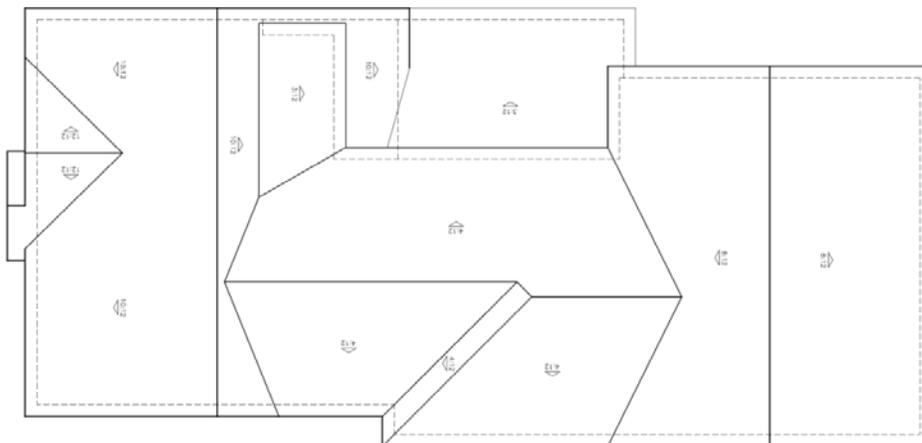


ROOF PLAN

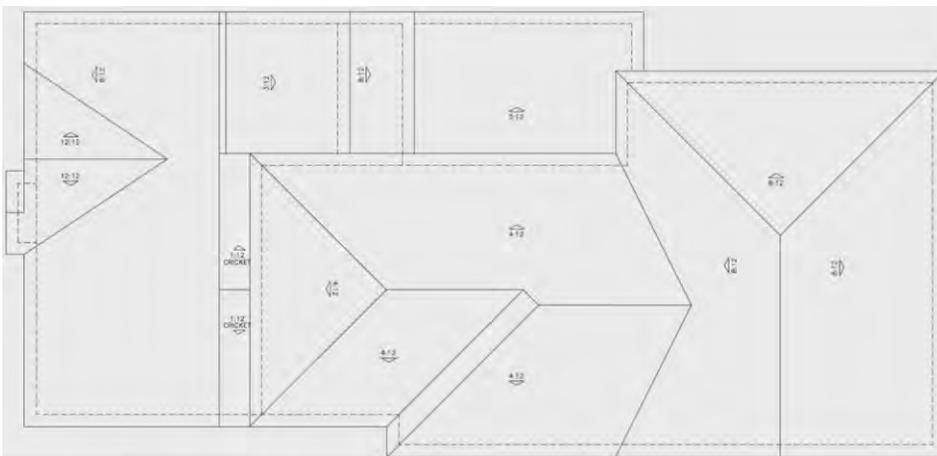
EXISTING



DENIED – 11/20/14 & 1/29/15



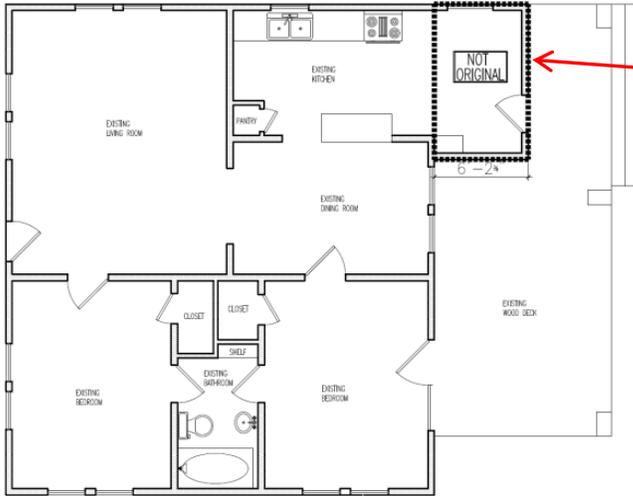
DENIED – 3/25/15





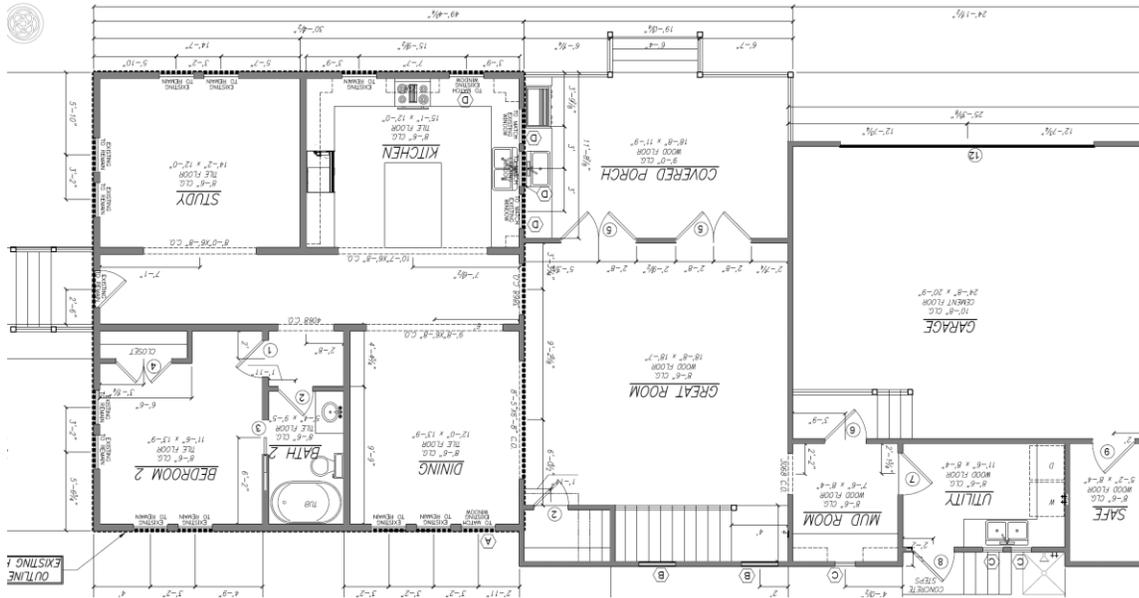
FIRST FLOOR PLAN

EXISTING



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

DENIED – 11/20/14, 1/29/15, 3/26/15





SECOND FLOOR PLAN

DENIED – 11/20/14, 1/29/15, 3/26/15

