

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Mike Shelton, Harvard Heights Construction for Marcus Wagner, owner

Property: 1616 Cortlandt St, Lots 17 & 18, Tracts 16 & 19, Block 115, Houston Heights Subdivision. The property includes a historic 2,419 square foot, one and a half-story wood frame single-family residence and a detached garage situated on an 18,150 square foot (132' x 137.5') interior lot.

Significance: Contributing Modified L-plan Queen Anne style residence, constructed circa 1913, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a 1,800 square foot, two-story garage at the rear of the lot. See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: Three in favor, and one no objection. See Attachment A, p. 17-18.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 22, 2015



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

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



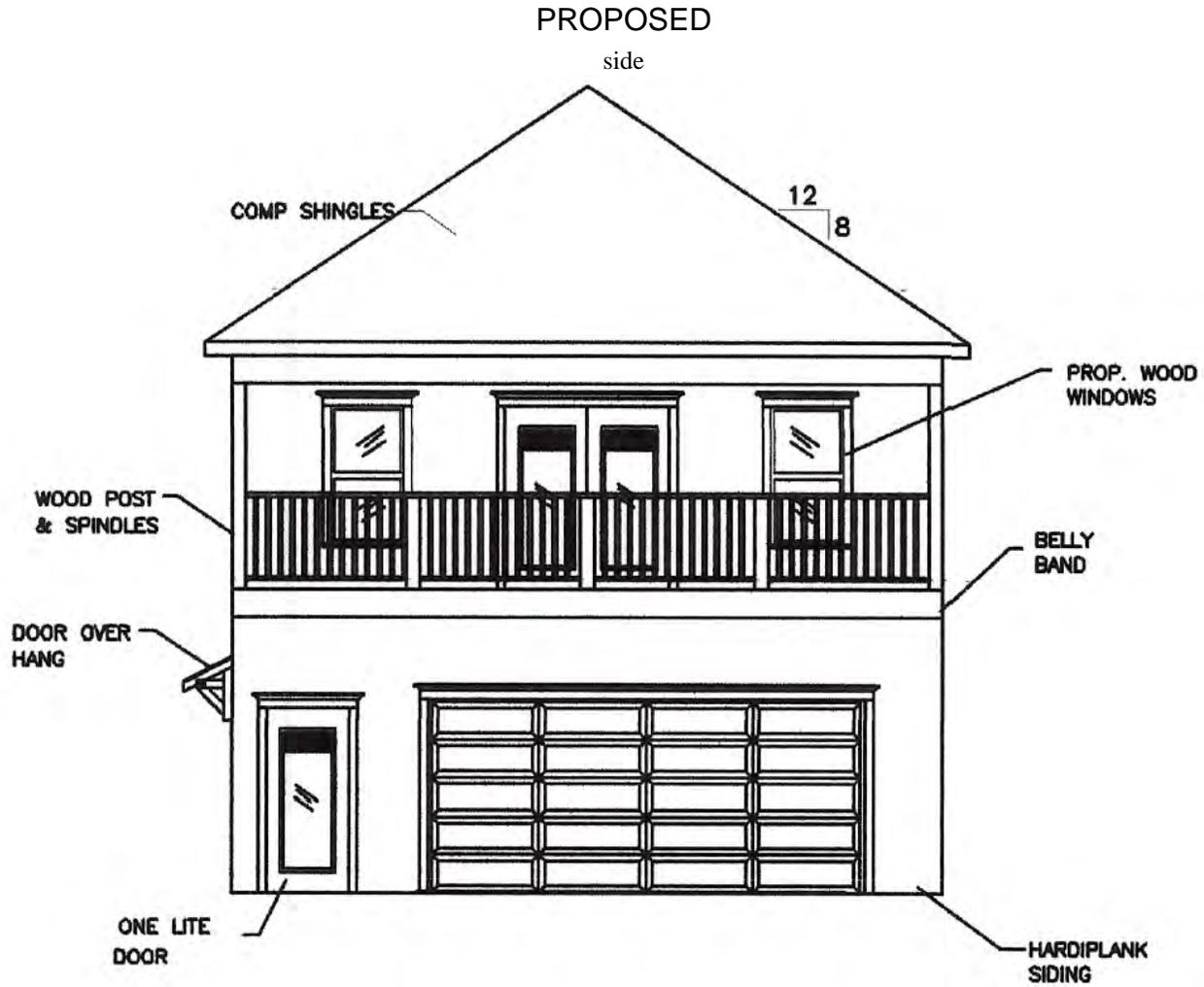
CURRENT PHOTO



PHOTO PROVIDED BY APPLICANT

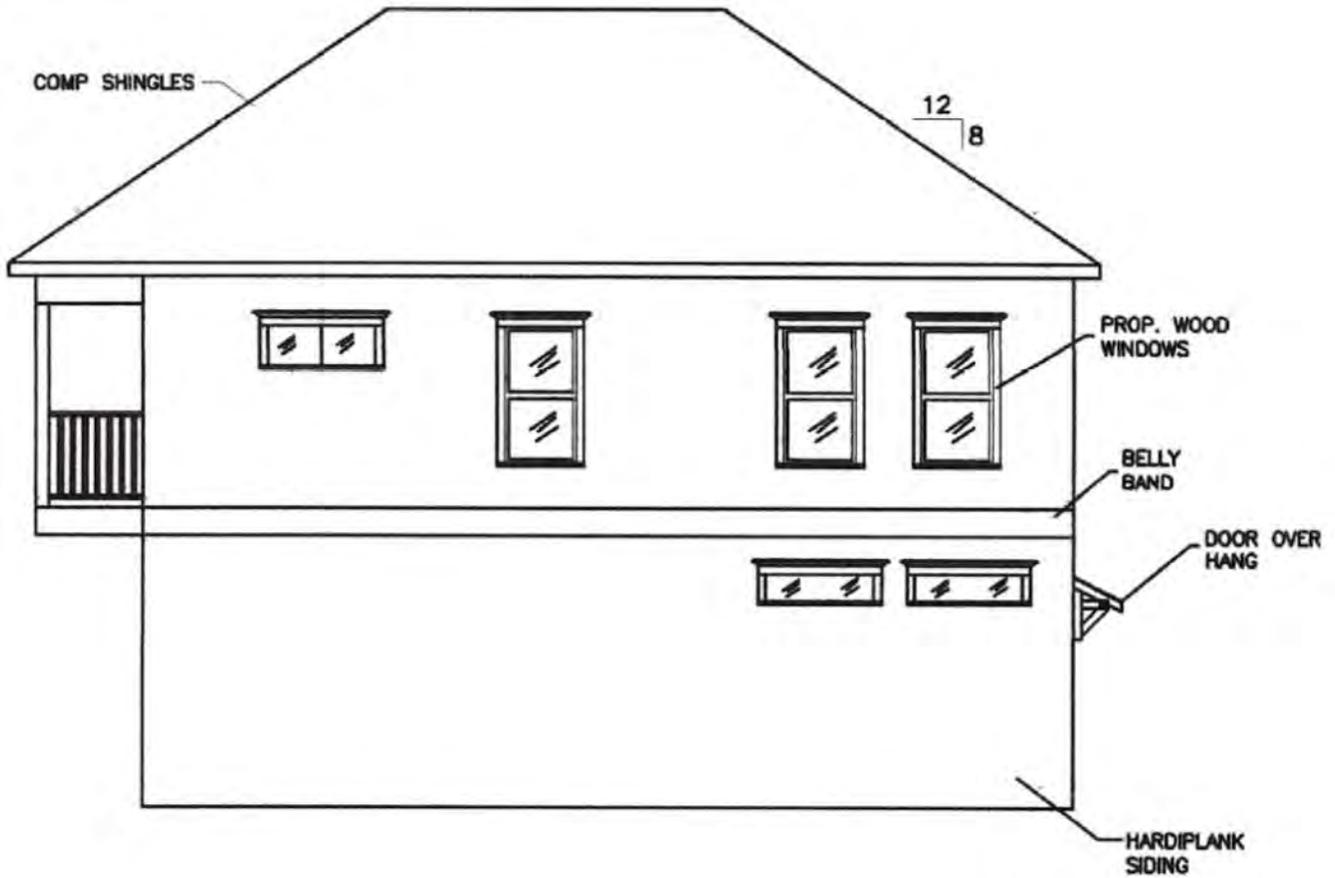


WEST ELEVATION – FRONT FACING CORTLANDT STREET



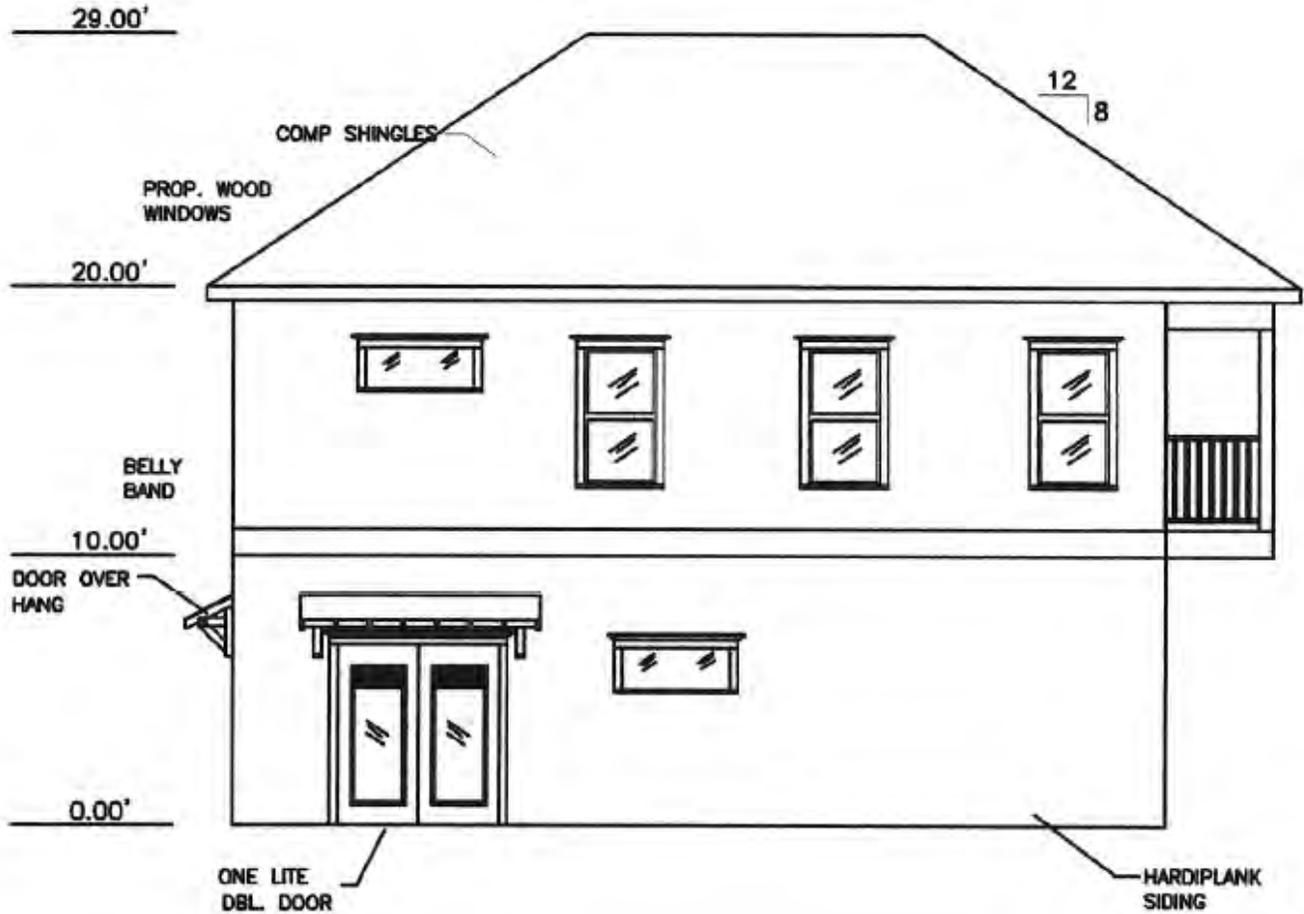
SOUTH SIDE ELEVATION

PROPOSED



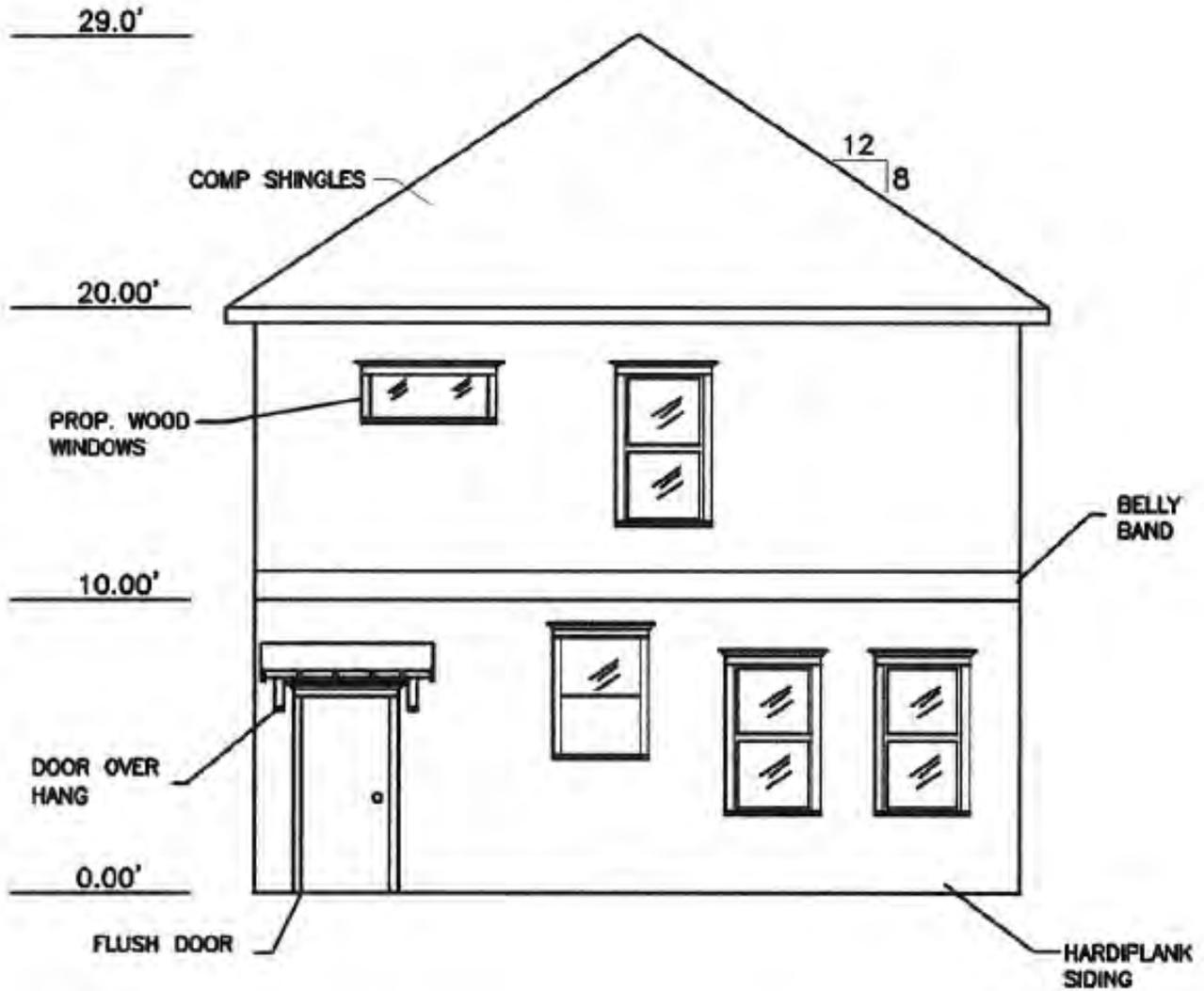
NORTH SIDE ELEVATION

PROPOSED



EAST (REAR) ELEVATION

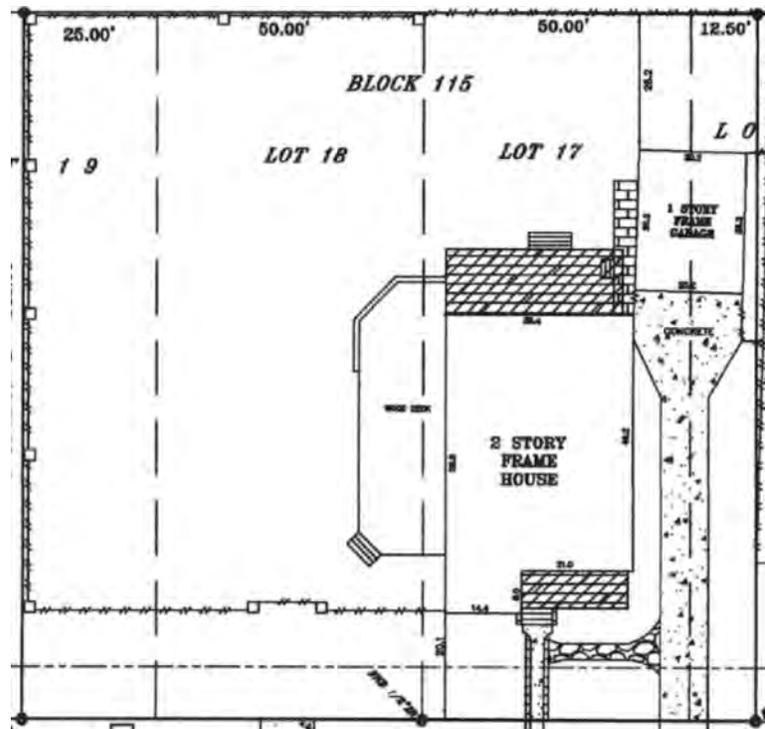
PROPOSED



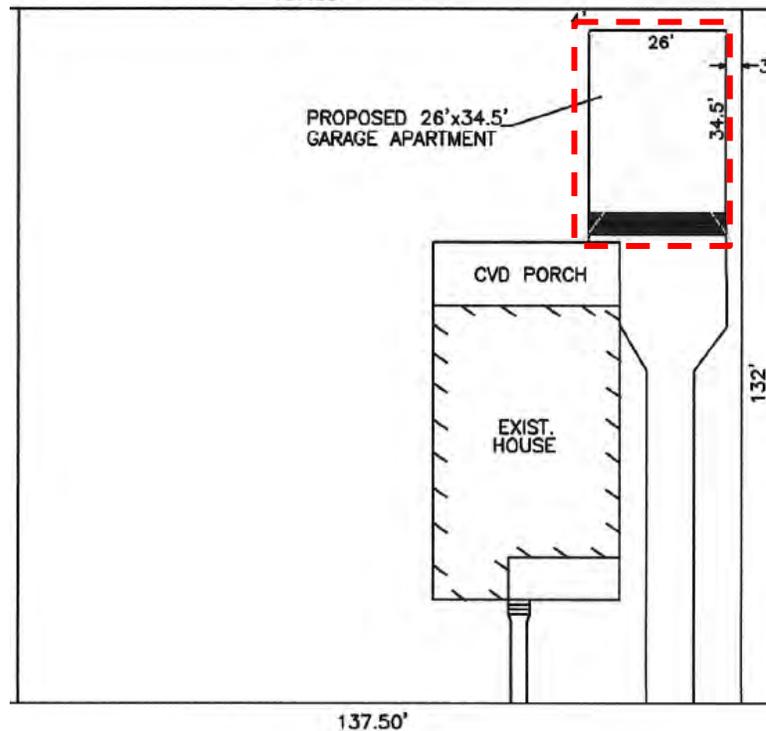


SITE PLAN

EXISTING



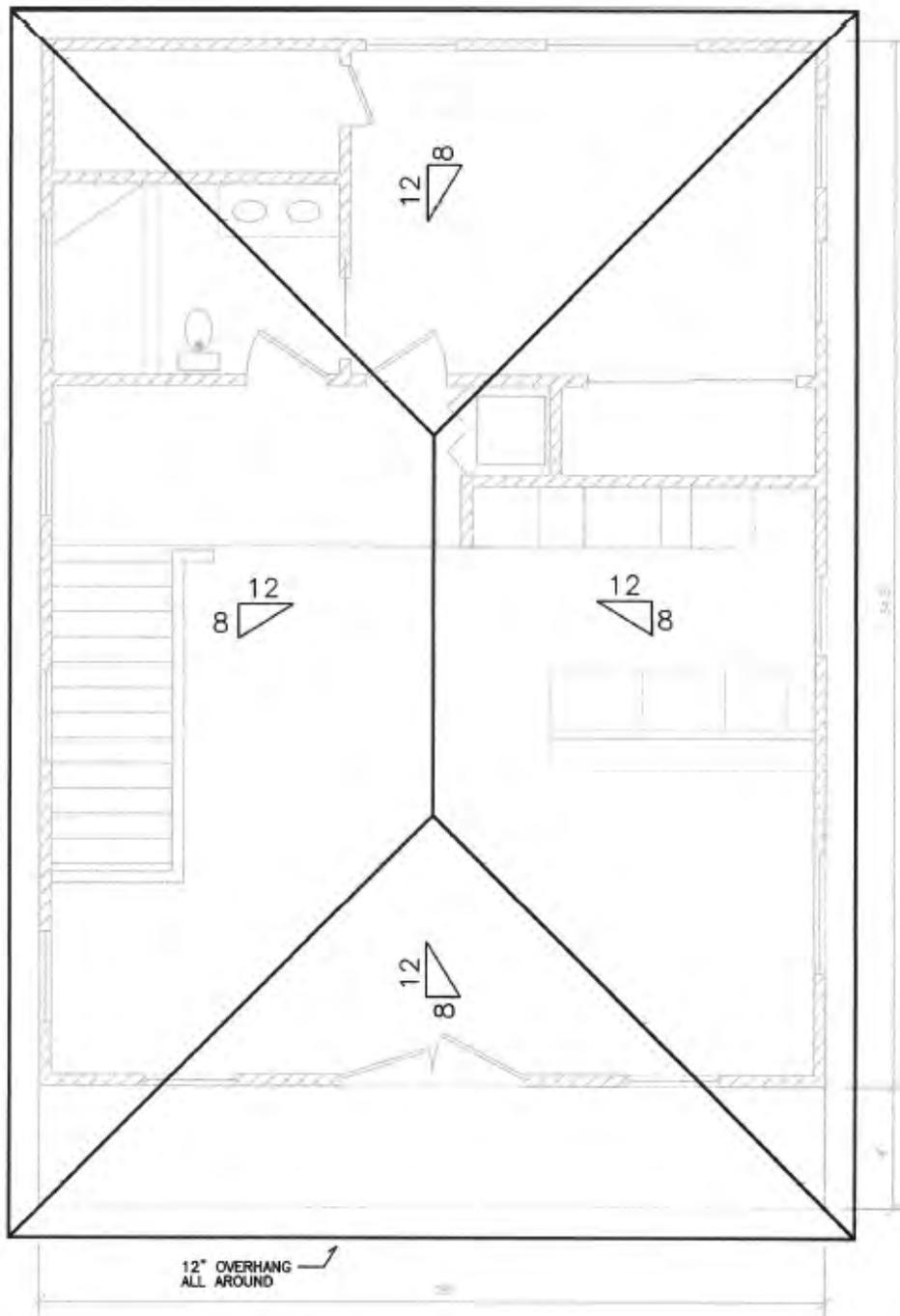
PROPOSED





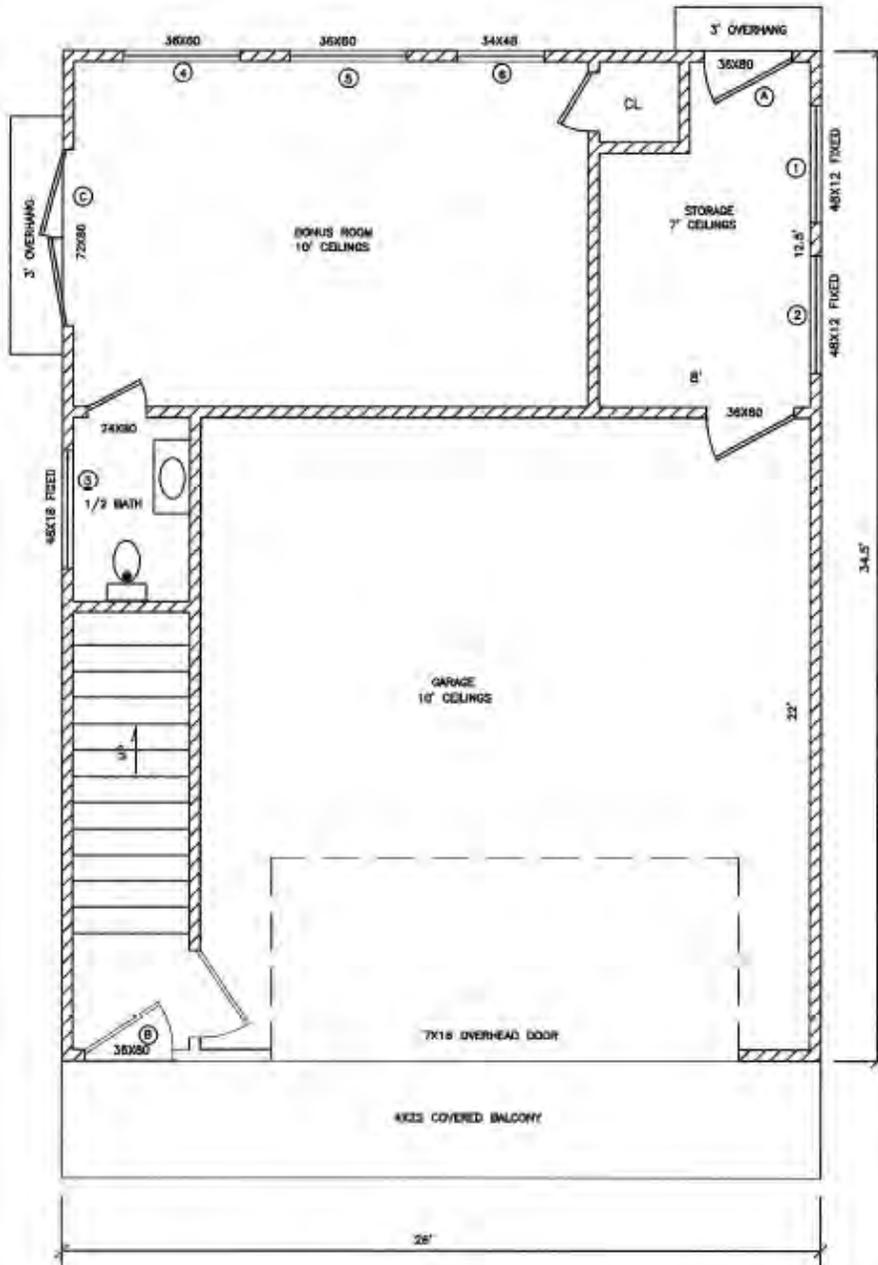
ROOF PLAN

PROPOSED



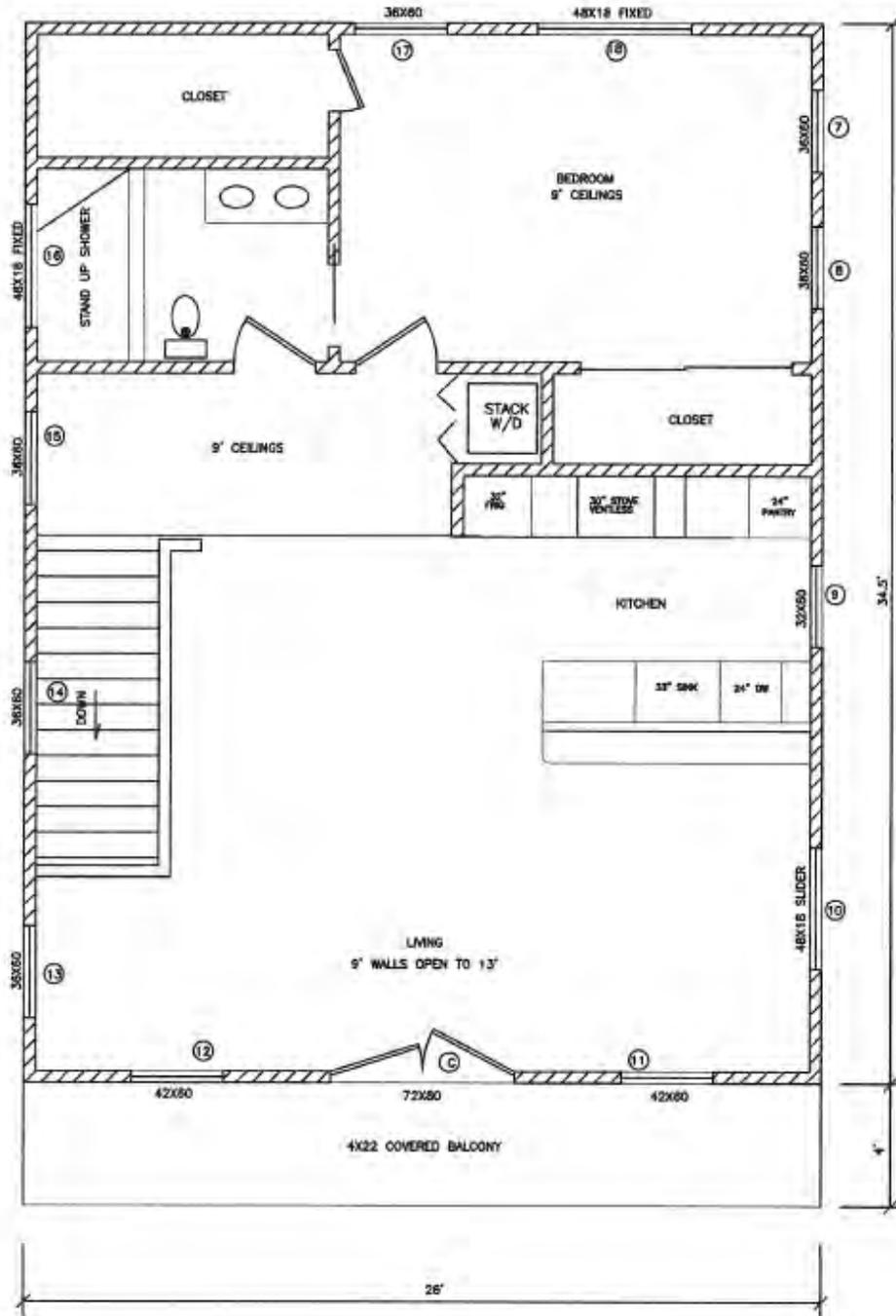
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE

LOCATION	DOOR SIZE	REMARKS
A	36"X80"	FLUSH
B	36"X80"	ONE LITE
C	72"X80"	ONE LITE

WINDOW SCHEDULE

LOCATION	WINDOW SIZE	SILL HEIGHT	REMARKS
1	48"X12"	82"	WOOD FIXED
2	48"X12"	82"	WOOD FIXED
3	48"X18"	89"	WOOD FIXED
4	36"X60"	24"	WOOD DH
5	36"X60"	24"	WOOD DH
6	34"X48"	60"	WOOD DH
7	36"X60"	24"	WOOD DH
8	36"X60"	24"	WOOD DH
9	32"X60"	24"	WOOD SLIDER
10	48"X18"	89'	WOOD SLIDER
11	42"X60"	24"	WOOD DH
12	42"X60"	24"	WOOD DH
13	36"X60"	24"	WOOD DH
14	36"X60"	24"	WOOD DH
15	36"X60"	24"	WOOD DH
16	48"X18"	89"	WOOD FIXED
17	36"X60"	24"	WOOD DH
18	48"X18"	89"	WOOD FIXED

APPLICANT WRITTEN DESCRIPTION

THE GARAGE APT WILL BE 1800 SF TOTAL, TWO STORY ON SLAB.
WOOD ON WINDOWS, ONE LITE METAL DOORS, 6" HARDPLANK.
AND COMPOSITION SHINGLES. IT WILL HAVE A COVERED WOODEN
BALCONY IN FRONT PER ELEVATIONS.

PROJECT DETAILS

Shape/Mass: The garage measures 26' wide by 34'-5" (38'-5" with the balcony) deep by 29' tall. The front balcony measures 4' deep by 26' wide.

Setbacks: The garage is setback approximately 98' from the front, 3' from the south (side) and 4' from the rear.

Foundation: The garage will have a slab foundation.

Windows/Doors: The garage will contain wood, double-hung, slider and fixed windows and metal single-lite doors and a sectional garage door.

Exterior Materials: The garage will be clad in 6" cementitious lap siding.

Roof: The roof is hipped and measures 29' to the ridge, 20' to the eave with a 12" overhang and has an 8-over-12 pitch.

Front Elevation: This elevation contains a single-lite pedestrian and a sectional garage door on the first floor, and **(West)** two 1-over-1 windows and a pair of double doors on the second floor behind the balcony.

Side Elevation: This elevation contains two fixed windows on the first floor and three 1-over-1 windows and a **(South)** slider window on the second floor.

Side Elevation: This elevation contains a fixed window and a pair of double doors on the first floor that have a shed-roof cover measuring 3' deep and three 1-over-1 windows and a fixed window on the **(North)** second floor.

Rear Elevation: Not visible from public right-of-way. Please see elevations 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: Charlie
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

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

From: Brie Kelman [REDACTED]
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](#)