

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Darcie Durham, owner

Property: 1534 Cortlandt Street, Lot 21, Block 138, Houston Heights Subdivision. The property includes a historic 2,082 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a covered, enclosed side porch.

- The porch will begin 20.7' back from the front wall of the existing house
- The porch will be 44.5' deep and 10' wide with 29.5'
- The front (east) and rear (west) elevations will be open and screened in while the north (side) elevation will be a wall with three screened openings
- All existing windows, doors, and cladding is to remain

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: Four in favor and one with no objection. See Attachment A, p. 16-19.

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: June 18, 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

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

INVENTORY PHOTO



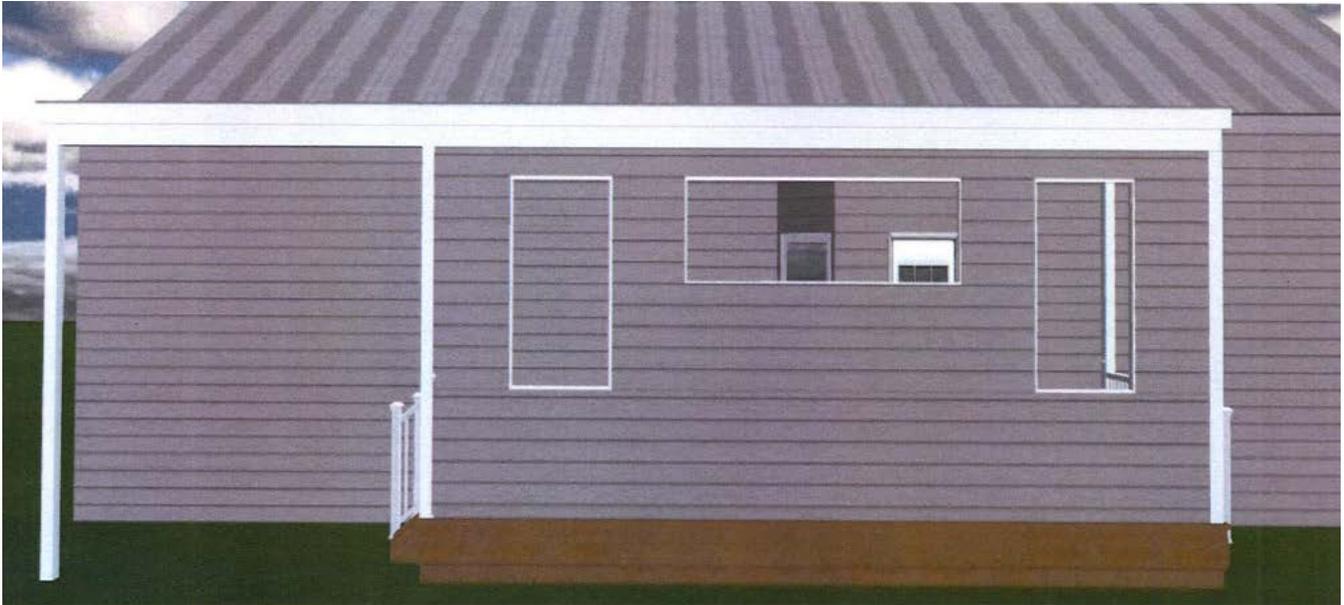
3D RENDERING – FRONT FACING CORTLANDT STREET

PROPOSED



3D RENDERING – SIDE FACING NORTH PROPERTY LINE

PROPOSED



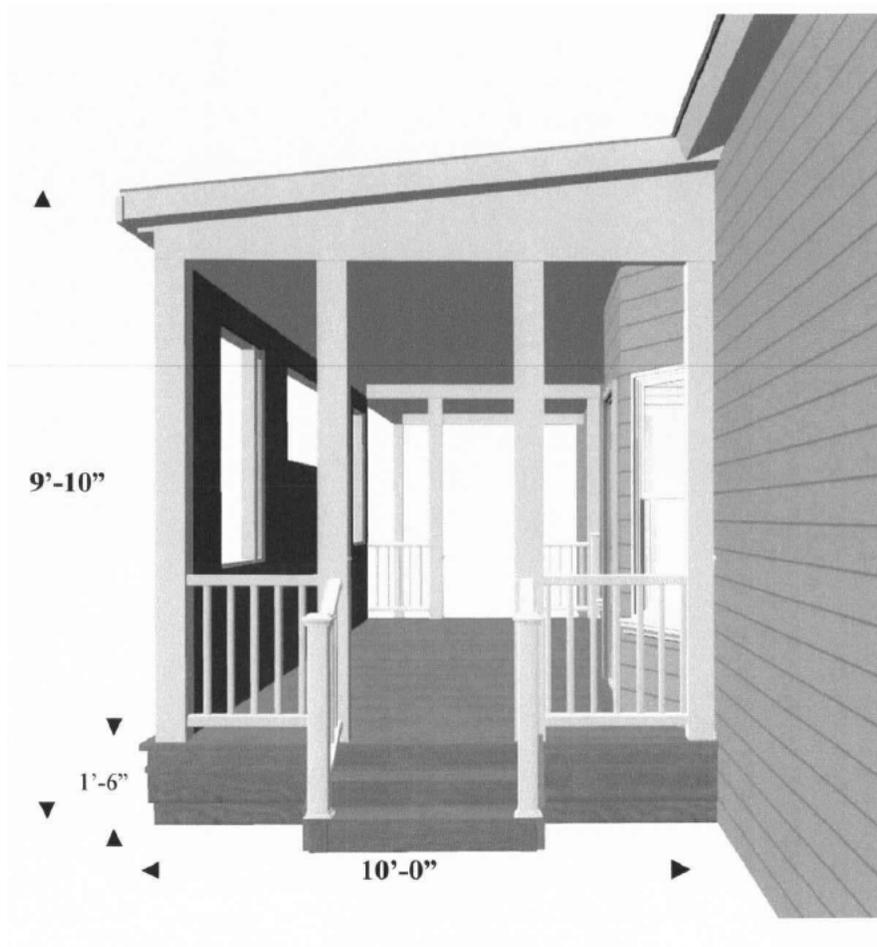
3D RENDERING – SIDE FACING REAR

PROPOSED



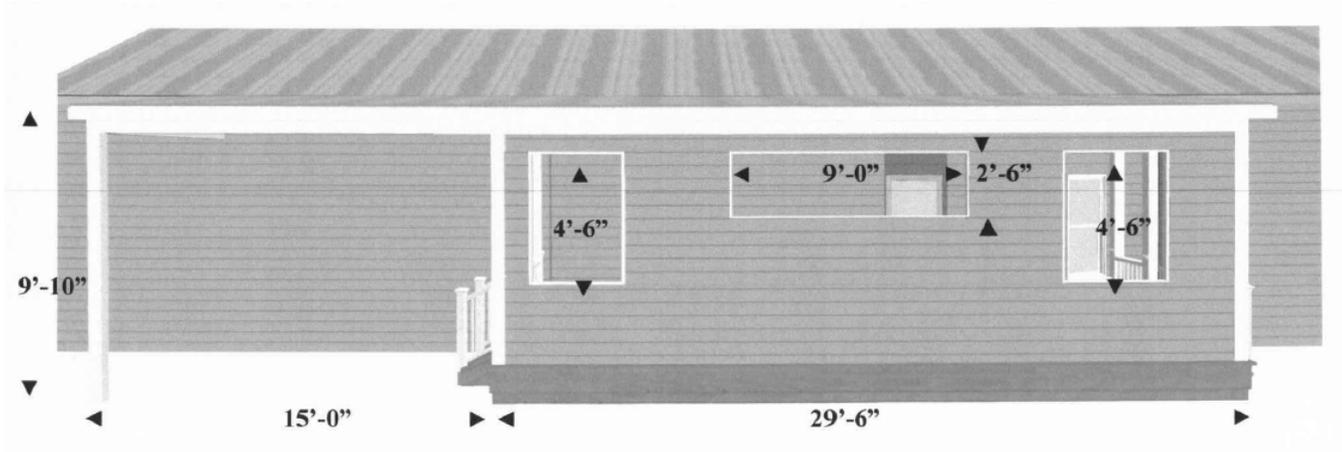
WEST ELEVATION – FRONT FACING CORTLANDT STREET

PROPOSED



NORTH SIDE ELEVATION

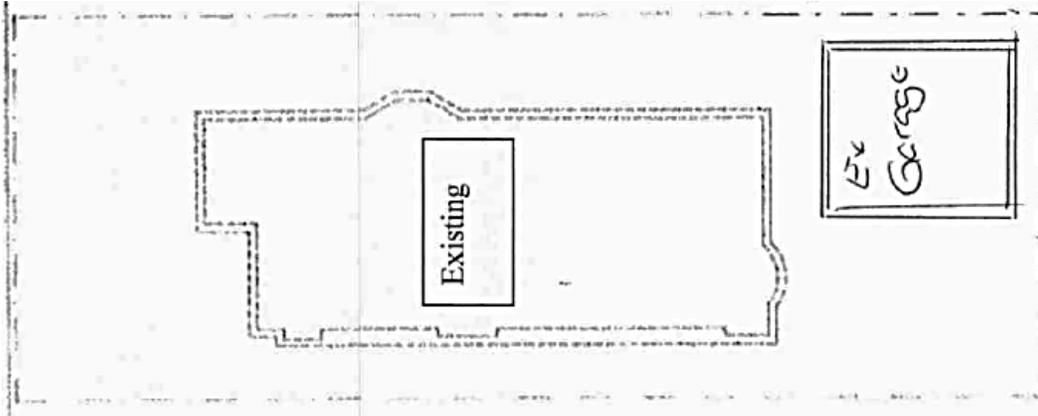
PROPOSED



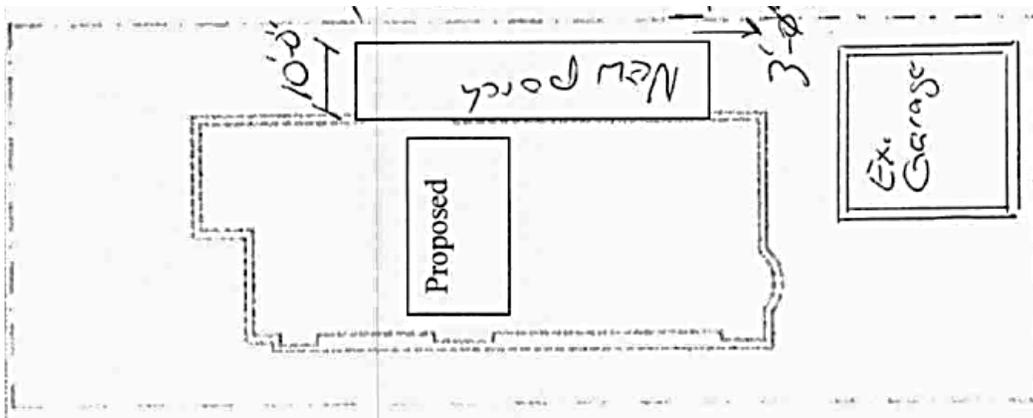


SITE PLAN

EXISTING



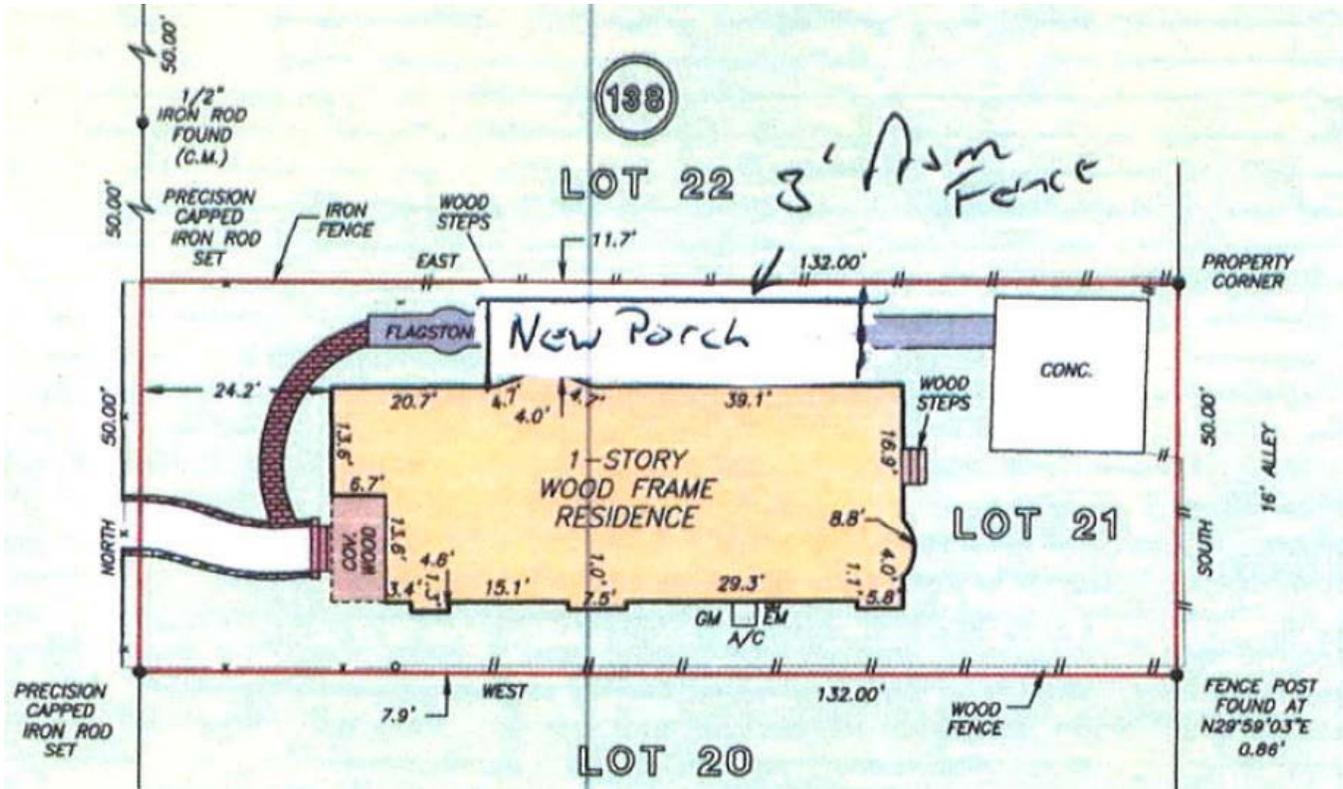
PROPOSED





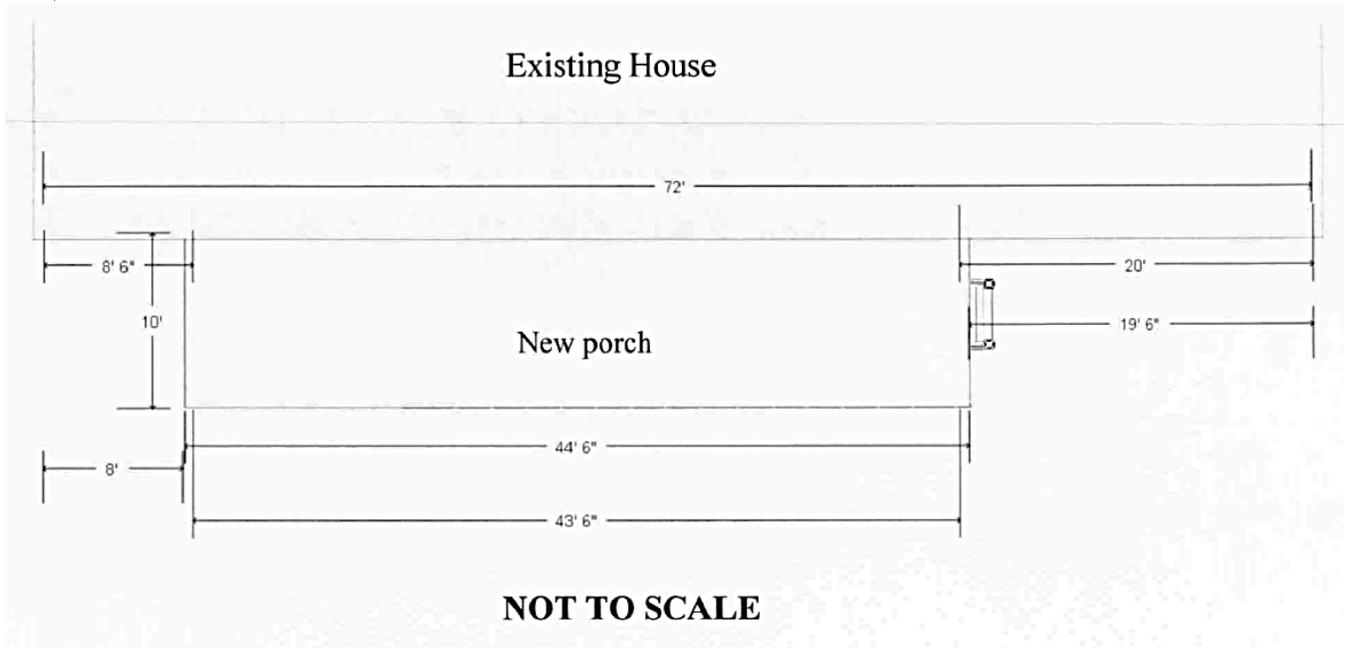
SITE PLAN

EXISTING



FIRST FLOOR PLAN

PROPOSED



PHOTOS

FRONT ELEVATION



FRONT ELEVATION - PATHWAY TO PORCH LOCATION



PHOTOS

VIEW OF PORCH LOCATION LOOKING EAST



VIEW OF PORCH LOCATION LOOKING WEST



PROJECT DETAILS

Shape/Mass: The proposed side porch will have a total width of 10'-0" and a total depth of 44'-6". The enclosed portion of the porch will have a depth of 29'-6" with the remaining 15'-0" being a non-enclosed covered extension along the rear portion of the north elevation. The proposed porch will tie into the original structure right under the existing eave and will have a maximum height of 11'-10". The side porch will be installed approximately where the existing pergola is currently located. See drawings for more detail.

Setbacks: The side porch will be setback 20'-0" from the front wall of the existing residence and will be setback 44.2' from the front property line. The proposed side porch will have a 3'-0" north side setback. The rear of the proposed covered open space will be setback 8'-0" forward of the existing rear wall. See drawings for more detail.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 2'-5". The proposed side porch will have a pier and beam foundation with a finished floor height of 1'-6". See drawings for more detail.

Windows/Doors: The existing north wall features a total of 8 windows and a single side door. A bay extends from the north wall. The bay features the door which is flanked by a window on either side. The proposed side porch will be constructed around the bay to take advantage of the existing door so that no other openings will have to be cut into the existing wall. The west and east elevations of the proposed side porch will be open but screened-in with two 36" wide vinyl screen doors. The north elevation of the proposed porch will be comprised of a wall with three openings with screen panels. The screen panels will be custom made with aluminum frames and insect mesh with 1" x 2" trim. All existing windows and doors are to remain. See drawings for more detail.

Exterior Materials: The existing house is clad in 117 wood siding. The proposed side porch will be constructed from wood with the north elevation being clad in 117 wood siding to match existing. The porch columns will be 6" x 6". Porch decking will be treated pine tongue and groove flooring to match existing house. All existing siding is to remain. See drawings for more detail.

Roof: The proposed side porch will have a shed roof with a pitch of 2:12 and an eave height of 9'-10". See drawings for more detail.

Front Elevation: The proposed side porch will be constructed around the existing bay feature, with a centered door and flanking windows. The shed roof of the porch will be supported by four columns. Centrally located steps will lead into the screened in porch area. Flanking the porch entry will be a simple railing system. See drawings for more detail.

Side Elevation: The north elevation of the side porch is a solid wall with three openings. The two end openings are vertical while the central opening is horizontal. These opening will be screened. The enclosed portion of the porch extends 29'-6" while a non-enclosed covered portion extends and additional 15'-0" towards the rear. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

ATTACHMENT A
PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Jun-15

Date of Report: 16-Jun-15

Table with 7 columns: HAHC Action, Site Address, APPLICANT, COMPANY, PROPOSED ACTIVITY, DRC Response, DRC Vote. Rows include 1227 Harvard, 1518 Columbia, 1620 Arlington, 1534 Cortlandt (highlighted), 1123 Oxford, and 1115 Arlington.

* This application is supported with the staff recommendation if the new siding is replaced with original salvage material

See Attached Detailed Response

From: Jonathan Smulian
Sent: Monday, June 15, 2015 11:17 AM
To: Kent Marsh
Subject: Re: June HAHC Meeting

- 1227 Harvard -no objection
1518 Columbia- no objection
1620 Arlington -no objection
1534 Cortlandt-no objection
1341 Cortlandt - no report ?
1123 Oxford -Object
1115 Arlington - no objection if conditional approval implemented

From: Charlie [redacted]
Sent: Monday, June 15, 2015 8:55 AM
To: Kent Marsh
Subject: Re: June HAHC Meeting

- 1227 Harvard - Approve
- 1518 Columbia - Approve
- 1620 Arlington - Approve
- 1534 Cortlandt - Approve**
- 1341 Cortlandt - no app
- 1123 Oxford - too big addition - Deny
- 1115 Arlington - Approve

From: Zucker, Jim [redacted]
Sent: Saturday, June 13, 2015 12:38 PM
To: Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian; [redacted]; Brie Kelman
Subject: RE: June HAHC Meeting

- 1227 Harvard—Recommend approval.
 - 1518 Columbia—Recommend approval.
 - 1620 Arlington—Recommend approval.
 - 1534 Cortlandt—Recommend approval.**
 - 1341 Cortlandt—No report is linked.
 - 1123 Oxford—I recommend approval except for the gable on the one-story addition. The two story addition should not have to be inset any more than depicted on the proposed plans.
-

From: Brie Kelman [REDACTED]
Sent: Monday, June 15, 2015 2:32 PM
To: Zucker, Jim
Cc: Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian;
Subject: Re: June HAHC Meeting

1227 Harvard—Support

1518 Columbia—Support

1620 Arlington—Support

1534 Cortlandt— Support. Although I'm surprised that Staff is recommending approval for this. I am glad they are recommending approval.

1341 Cortlandt—No report is linked.

1123 Oxford— Support as drawn. I like the small 1-st story gable on the North wall because that helps the addition meet criteria 5: "*the proposed activity must maintain or replicate distinctive stylistic exterior features or example of skilled craftsmanship that characterize the building, structure, object or site.*" This small detail makes the final product MUCH better looking than the boring boxes the commission/staff is forcing people to build. I like Criteria 5, and think that recommending the owner to remove this great architectural detail is directly counter to Criteria 5. If the Ordinance was supposed to force people to build boring boxes, then it needs to say that. This addition starts at the back of the original structure, so I do not understand the basis for which they are being recommended for denial.

1115 Arlington - No objection. I would be interested to hear the owner's defense to the accusations. They claim there was termite damage beyond repair.

1341 Cortlandt—No report is linked.

1123 Oxford—I recommend approval except for the gable on the one-story addition. The two story addition should not have to be inset any more than depicted on the proposed plans.

Agenda item # 21 – 1534 Cortlandt

I SUPPORT the granting of a Certificate of Appropriateness for this application. The proposed side porch will not require the removal or change of any of the existing historic house material and all existing windows and doors will remain. I would suggest consideration be given to revising the proposed middle opening on the outside of the proposed porch to a vertical element opening rather than the proposed horizontal element opening. The openings simulate the appearance of windows, which in the HHEHD are historically vertical rather than horizontal. This would be a nicer design feature.

June 18, 2015 HAHC Meeting

Houston Heights East Historic District

Comments by J. Kent Marsh, 1538 Arlington HHEHD