

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** Mary Chase, owner

**Property:** 625 Cortlandt Street, lot 6, tracts 5 & 7A, block 278, Houston Heights Subdivision. The property includes a historic 1,649 square foot, one-story wood frame single-family residence and a detached garage situated on a 10,560 square foot (80' x 132') interior lot.

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

**Proposal:** Alteration – Add two dormers, one at the front elevation and one at the rear elevation.  
See enclosed application materials and detailed project description on p. 5-13 for further details.

**Public Comment:** One comment received. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Partial Approval: Approval of the rear dormer; Denial of the front dormer

**HAHC Action:** Partially Approved: Approval of the rear dormer; Denial of the front dormer

*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:** March 26, 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**

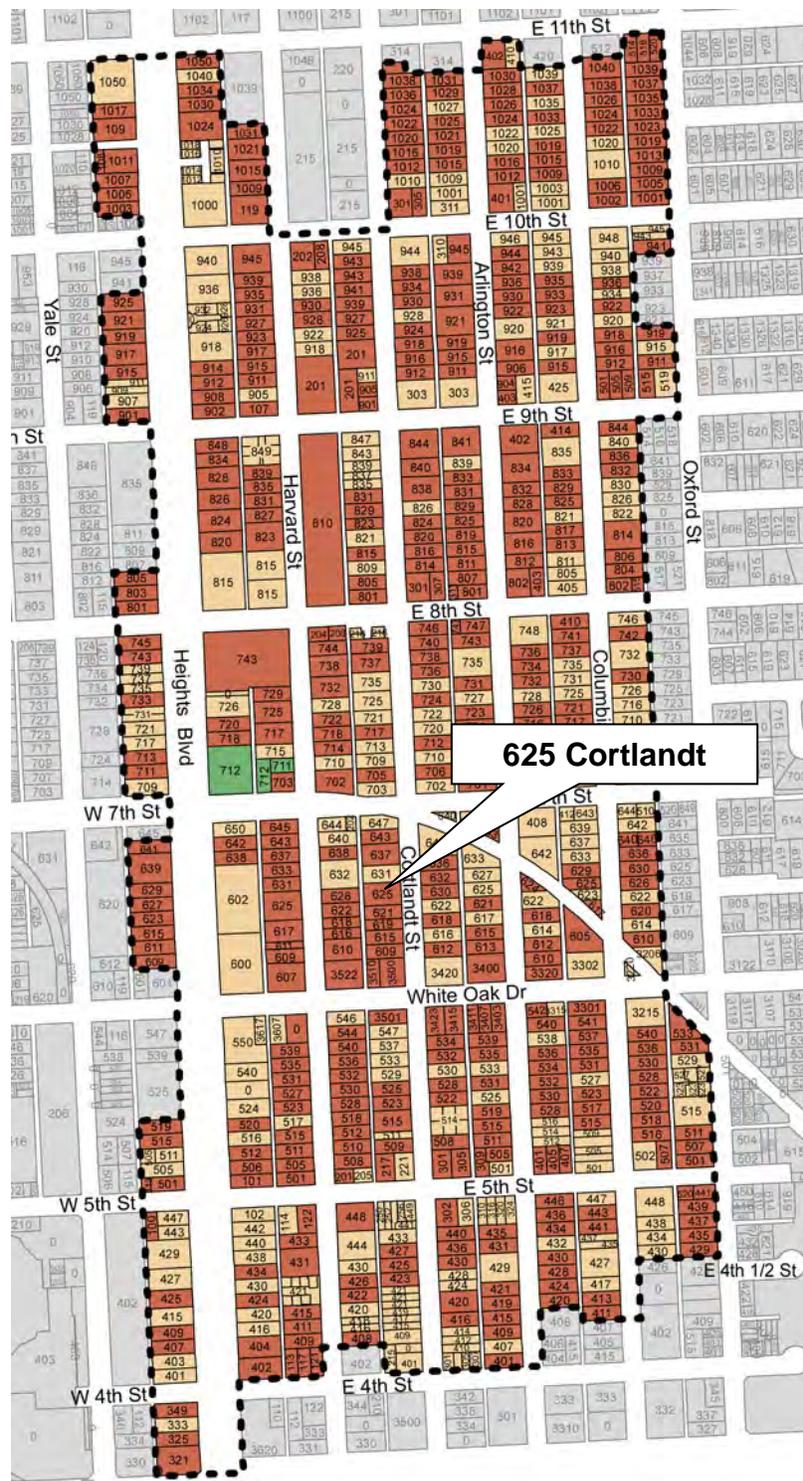
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S                                   | D                                   | NA                                  |  |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>Adding a central dormer to the front of the structure significantly alters its character and becomes a visually dominant feature. An attic build-out is an appropriate and minimally impactful option to increase space, but a less prominent method of providing the space provided by the front dormer should be used.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>The proposed front dormer alters rather than preserves the historic character of the unembellished roof form.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (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;<br><i>No evidence has been provided suggesting that the structure ever featured a prominent front dormer. The proposed alteration is entirely conjectural.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.  |



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



INVENTORY PHOTO



EAST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



**NORTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**SOUTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



WEST (REAR) ELEVATION

EXISTING

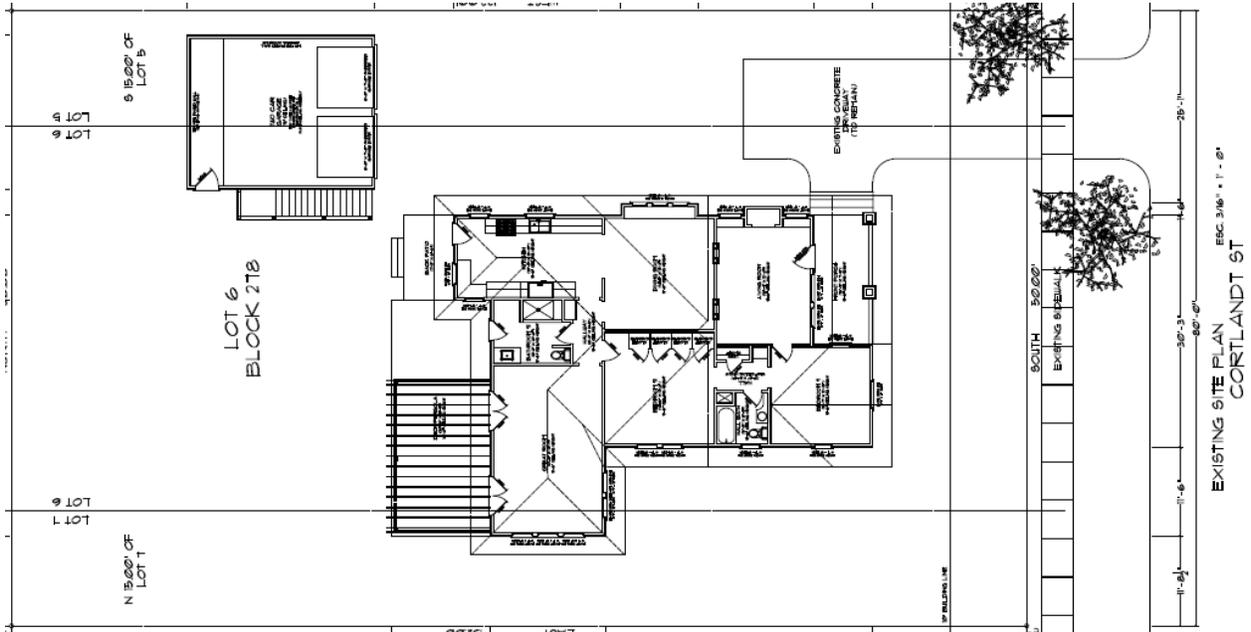


PROPOSED



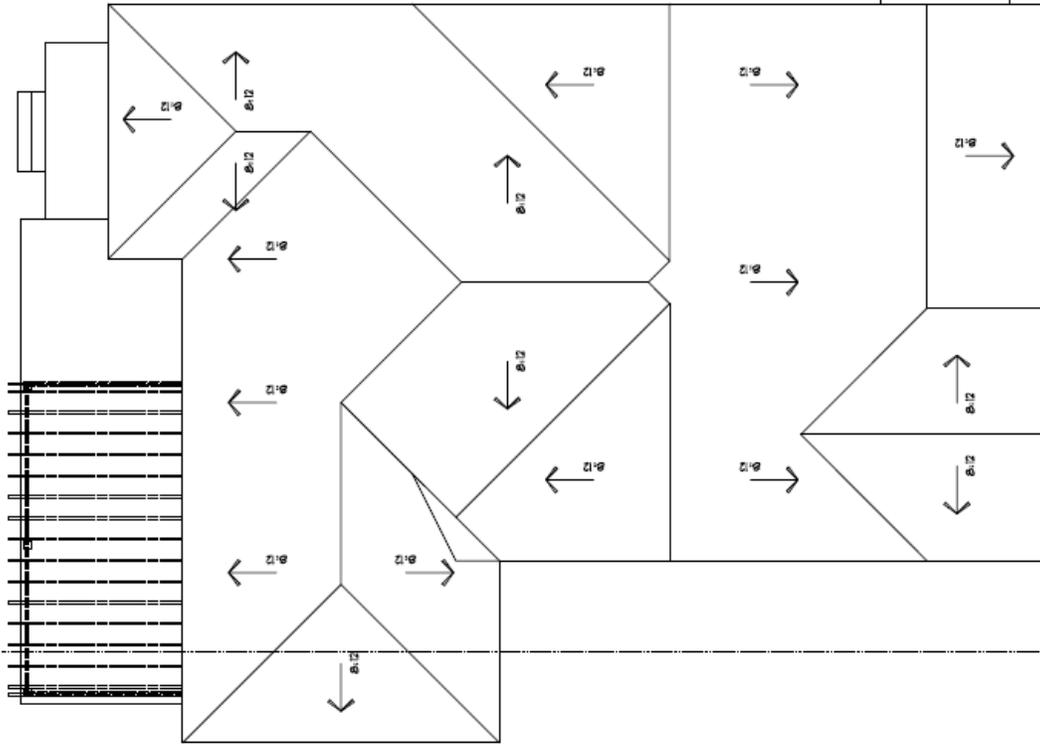


SITE PLAN

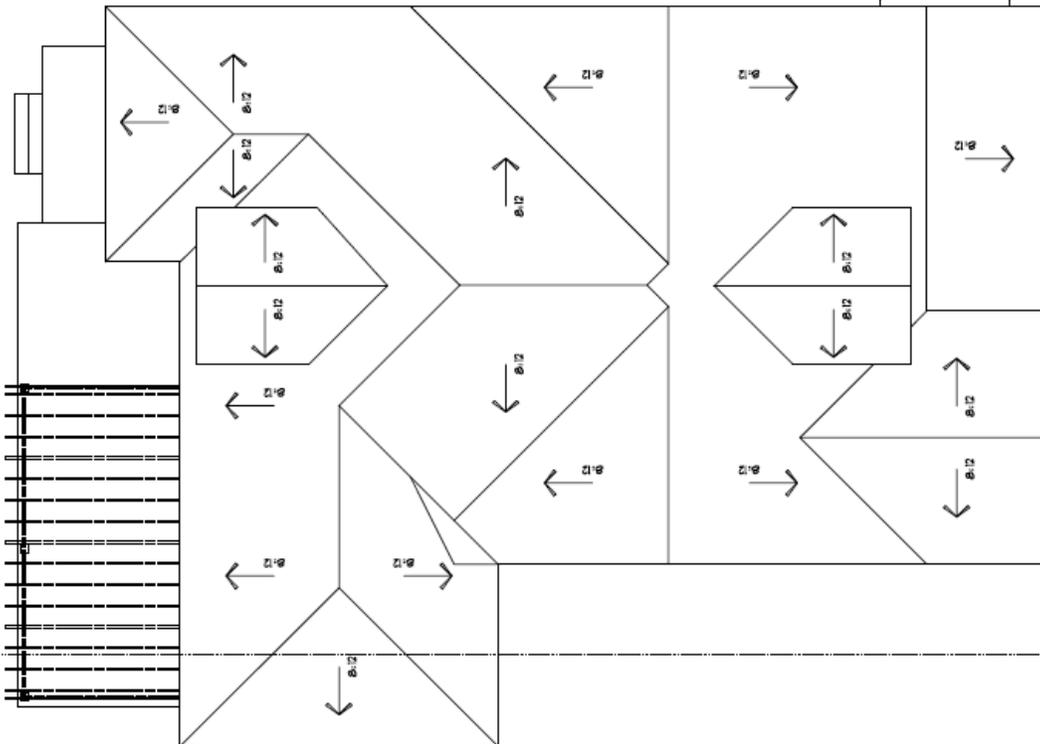




**ROOF PLAN**  
**EXISTING**



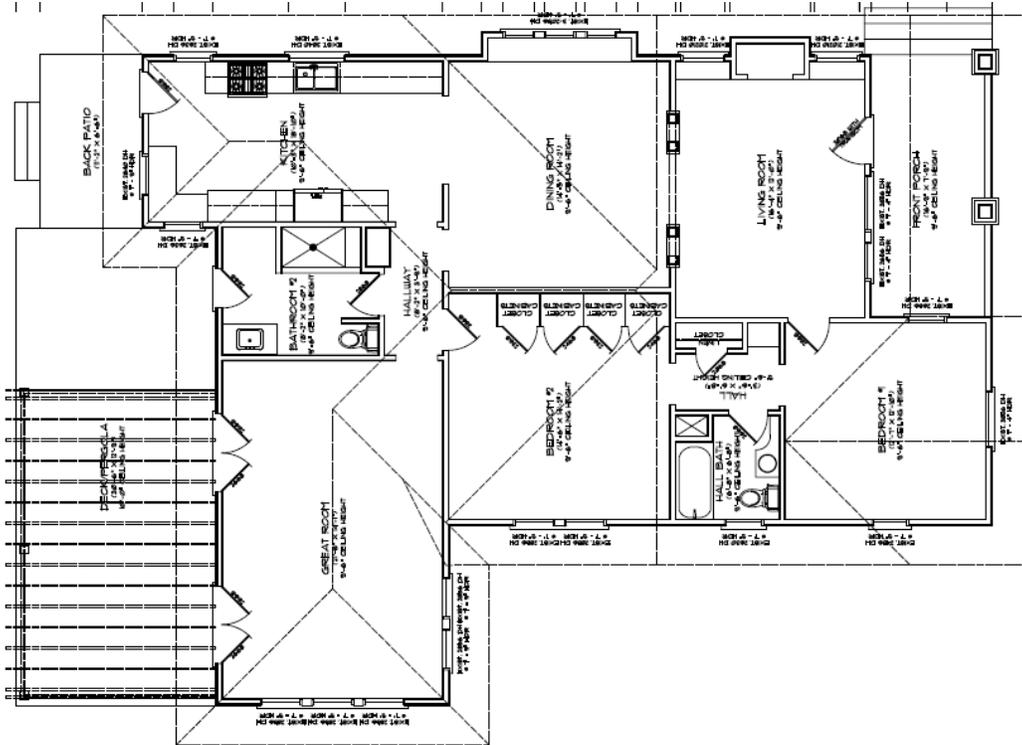
**PROPOSED**



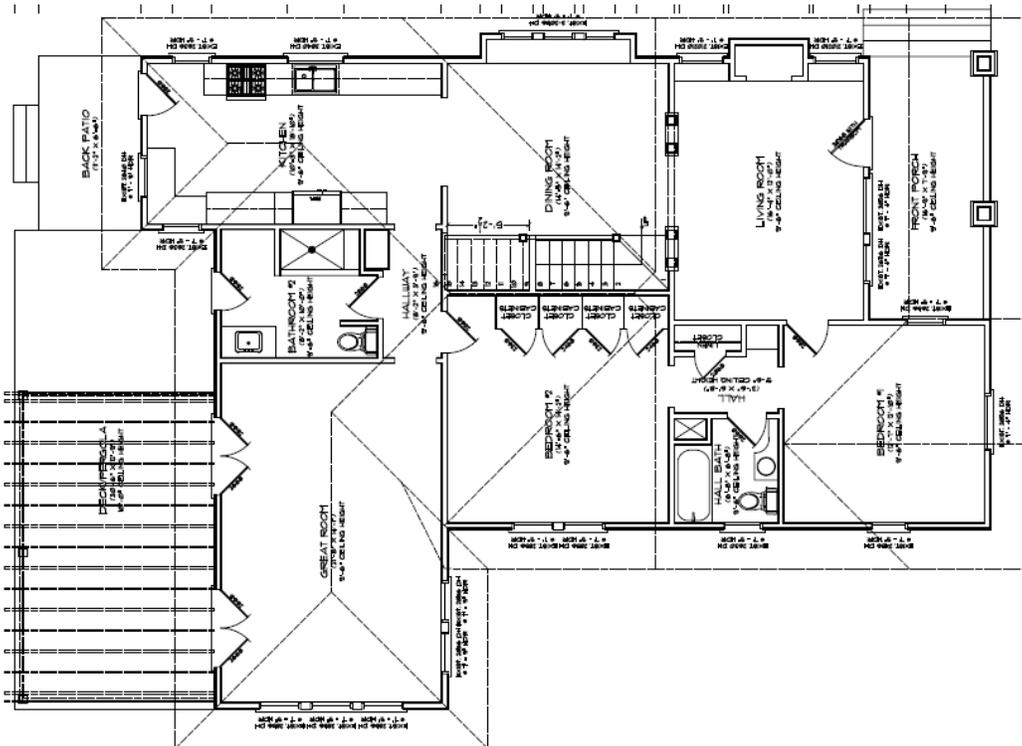


### FIRST FLOOR PLAN

#### EXISTING



#### PROPOSED





### PROJECT DETAILS

**Windows/Doors:** The residence features double-hung and fixed wood windows to remain and a wood front door to remain. The proposed dormers will feature fixed multi-lite wood windows and casement windows.

**Exterior Materials:** The residence features bevel lap wood siding to remain. The proposed dormers will feature matching bevel lap wood siding.

**Roof:** The residence feature a side gable roof with a rear hip and a small gable projecting to the east, all with an 8/12 pitch clad in composition shingles. Two dormers with an 8/12 pitch clad in composition shingles will be installed: one in the front (east) and one on the rear hip.

**Front Elevation:** The residence features five windows to remain and one front door to remain. One dormer will be installed in the roof and will feature two fixed decorative multi-lite windows.  
**(East)**

**Rear Elevation:** Not visible from public right of way. See elevation drawings for details.  
**(West)**

**ATTACHMENT A**  
**PUBLIC COMMENT**

March 23, 2015

Houston Heights South Historic District

Applications for Certificate of Appropriateness

Homeowner Review

**B-16 625 Cortlandt**

I **SUPPORT** a partial approval of the proposed Certificate of Appropriateness for this proposed project. No evidence has been provided to indicate the prior existence of a front dormer on the structure. The proposed front dormer will reduce the historic character of the structure. The addition of a front dormer should not be approved. The proposed rear dormer would not be visible from the front street side and will not detract from the historic visual character as seen from the street. I have no objection to the addition of the rear dormer. The Certificate of Appropriateness should be partially approved with denial of the front dormer and approval of the rear dormer.

**B-17 712 Arlington**

I **SUPPORT A PARTIAL APPROVAL** of this Certificate of Appropriateness. The window and partial pediment proposed in the west elevation addition is not necessary and distracts from the existing historical character of the existing structure. A continuous hip roof is in character with the remainder of the existing structure and would allow the visual importance of the existing structure to remain.

**B-18 901 Heights**

For the Second Time, I still **OBJECT** to the amount of fenestration proposed in this two-story garage structure. Historical character within the HSHD supports simplicity in visual design. This should be even more evident in garage accessory structures. The high level of fenestration including the proposed double gallery porch, multiple lite windows, oversized columns and shake shingles on an accessory, visual subservient structure is not appropriate. The proposed garage structure will place the existing residential main structure in visual subservience to the accessory structure.

**B-19 3219 White Oak**

I have **NO OBJECTION** to this proposed sign addition to a non-contributing commercial structure. The signage material is compatible with the materials of the existing structure.

**B-20 605 Cortlandt**

I **SUPPORT A PARTIAL APPROVAL** of this Certificate of Appropriateness. Many of the visual elements proposed in the new structure are evident in contributing structures in the HSHD, including, partial one-story front porch, one-over-one lite vertical windows, and simplicity of fenestration (not counting the garage doors). However, the proposed location within 15 feet of White Oak is not appropriate or required. There is ample room for the proposed structure to be placed farther to the north and a minimum 25 feet from White Oak. This is a self-imposed hardship. The garage is placed 44 feet back from Cortland ROW which is compatible with most deed restrictions in the Heights requiring facing garage doors to be at least 50% of the lot depth (here it is 88 feet) from the street. It is not necessary to approve a 3 foot vertical height for the first floor as this is not typical in the HSHD and would be out of historical context.

**B-21 939 Harvard**

I **SUPPORT** this application for demolition of this existing structure. Substantial evidence suggests that the structure was mis-classified and is not within the timeframe considered historical for the HSHD. I appreciate the significant amount of effort placed by staff in verifying the lack of historical significance of this structure.

J. Kent Marsh, AICP CUD