

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Steve Morse, Morse Construction LLC for Stephen & Catherine Cochran, 14th St Flats, LLC, owners

Property: 1341 Cortlandt Street, lots 1 & 2, block 169, John Austin A1 Subdivision. The property includes a historic 1,474 square foot, two-story wood frame brick fourplex and two detached, 3,700 square foot and 2,860 square foot two-story apartment buildings situated on a combined 13,200 square foot interior and corner lot.

Significance: Contributing Tudor Revival Brick fourplex, constructed circa 1920, and two noncontributing apartment buildings, constructed circa 1950, located in the Houston Heights Historic District East.

Proposal: Alteration – Remove existing asbestos siding and wood 6-over-6 windows from the noncontributing apartment structures and replace with new cementitious lap siding and vinyl one-over-one windows to fit within the existing openings.

See enclosed application materials and detailed project description on p. 4-22 for further details.

Public Comment: Two in favor. Please see attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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.



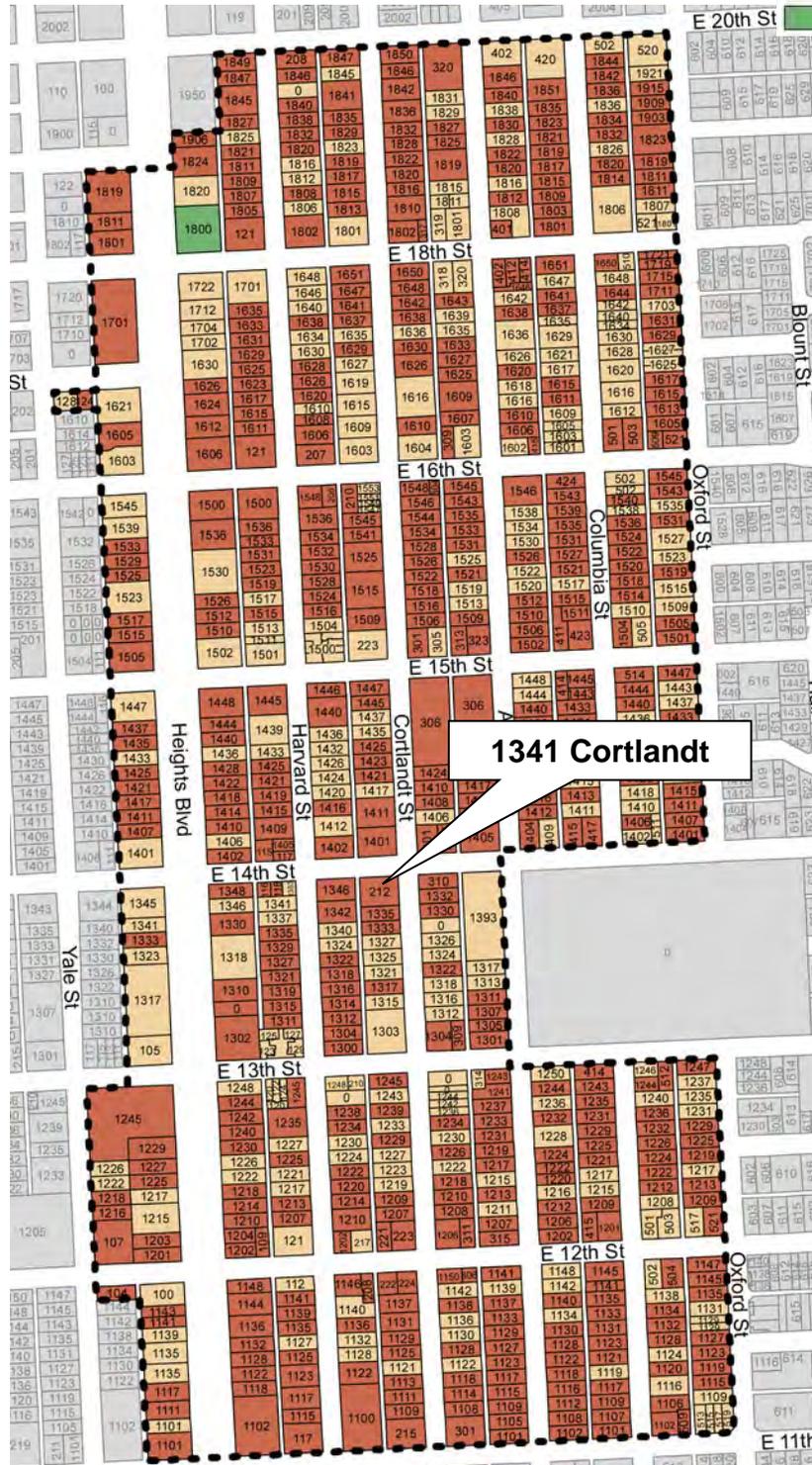
PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

Contributing

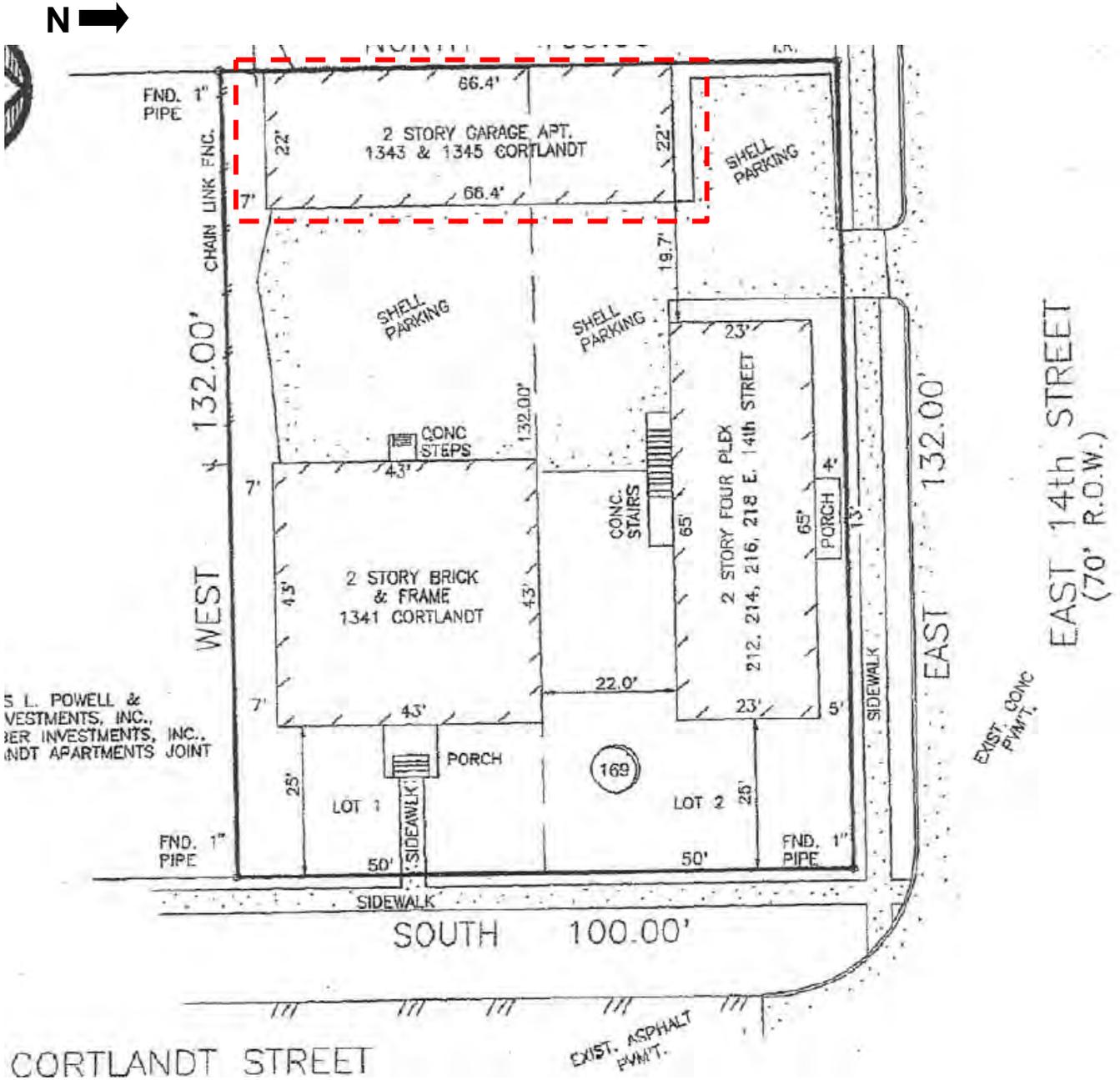
Non-Contributing

Park



1341 Cortlandt

PROPERTY SURVEY



1341-1345 CORTLANDT STREET CURRENT PHOTO

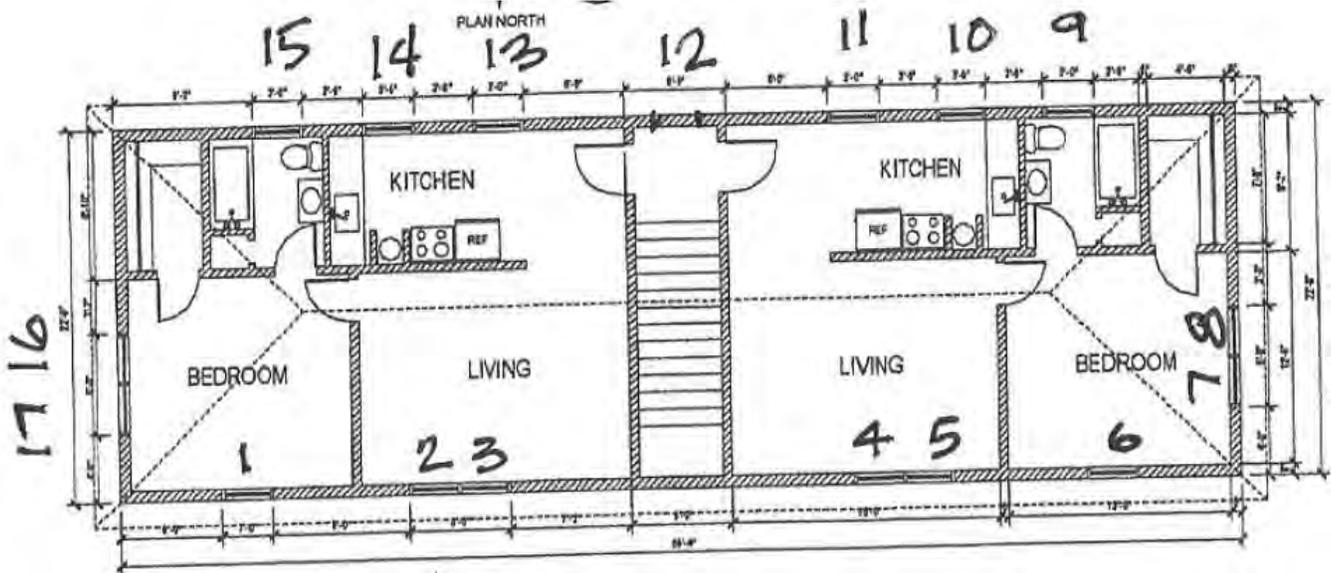




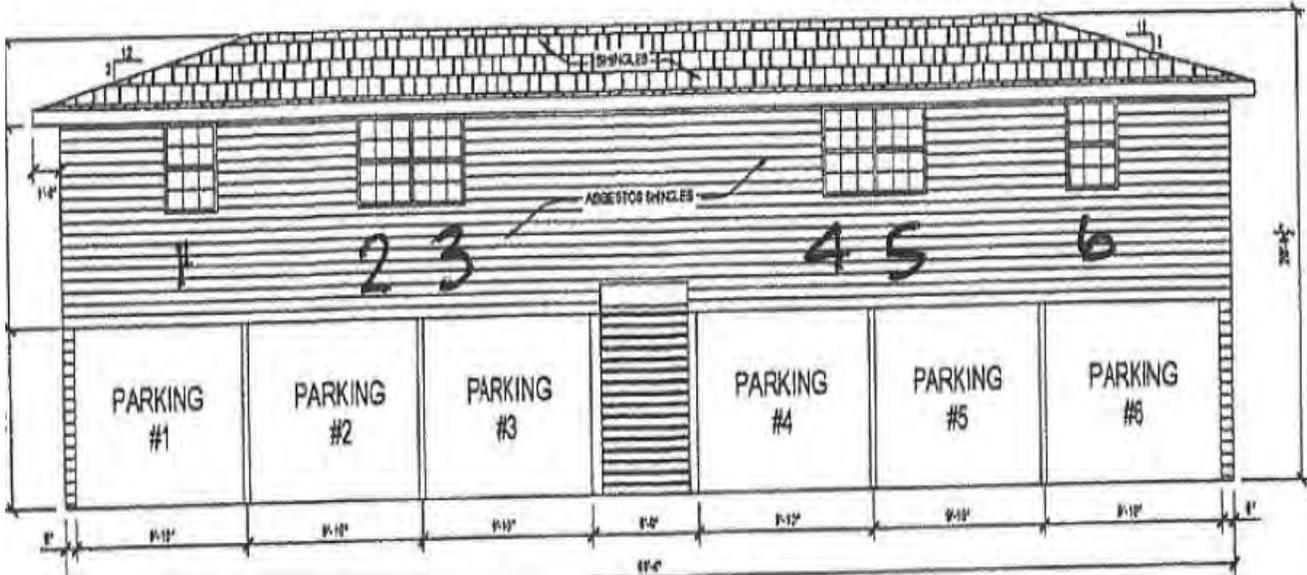
1341-1345 CORTLANDT STREET

SECOND FLOOR PLAN

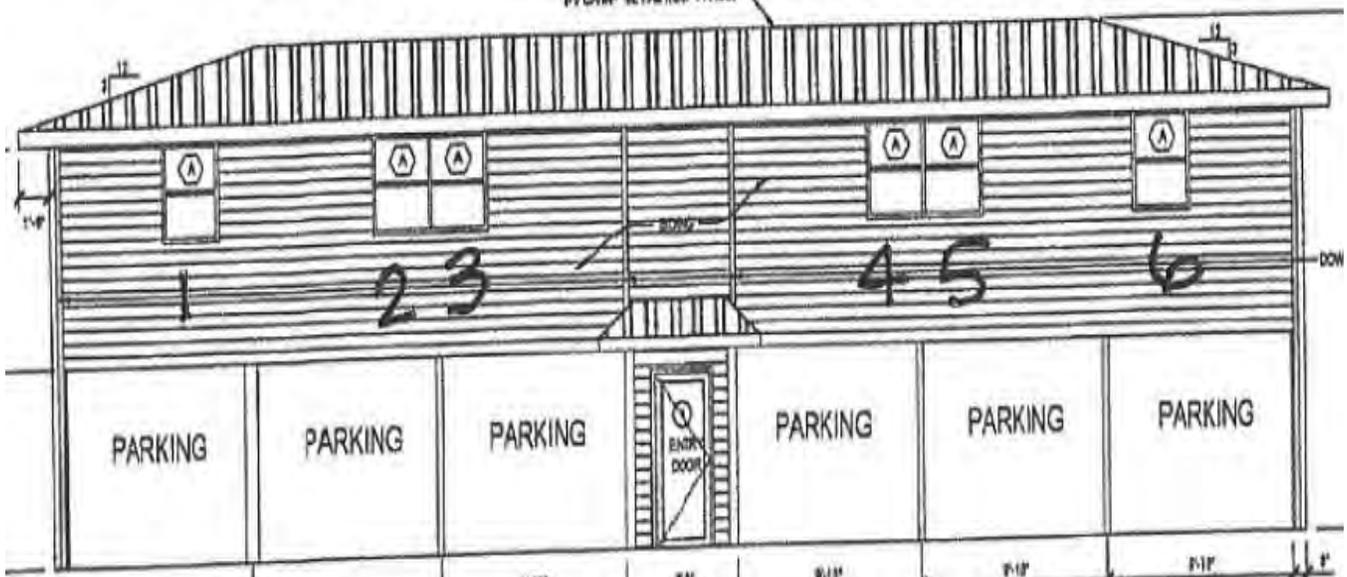
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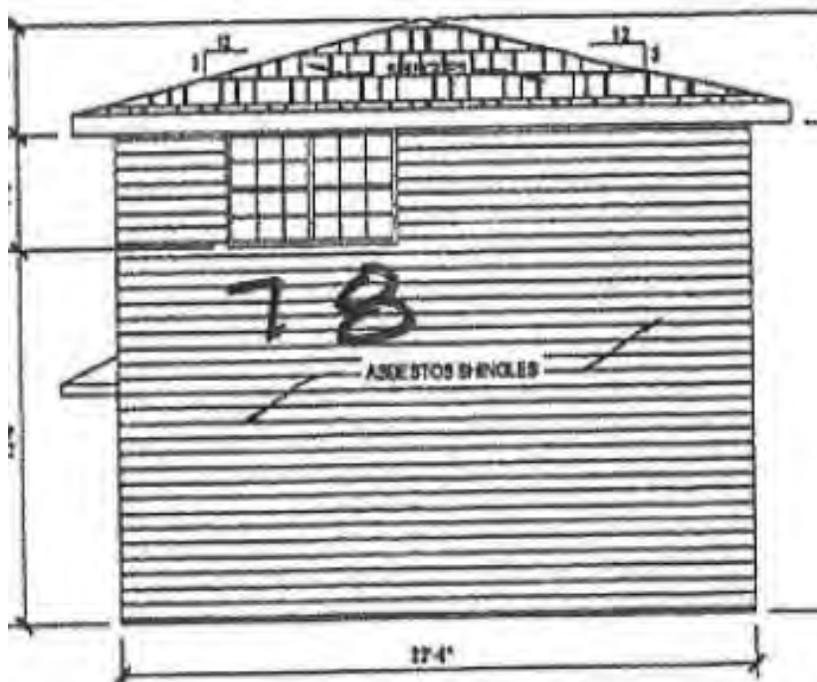
1341-1345 CORTLANDT STREET
EAST ELEVATION – FRONT FACING CORTLANDT STREET
EXISTING



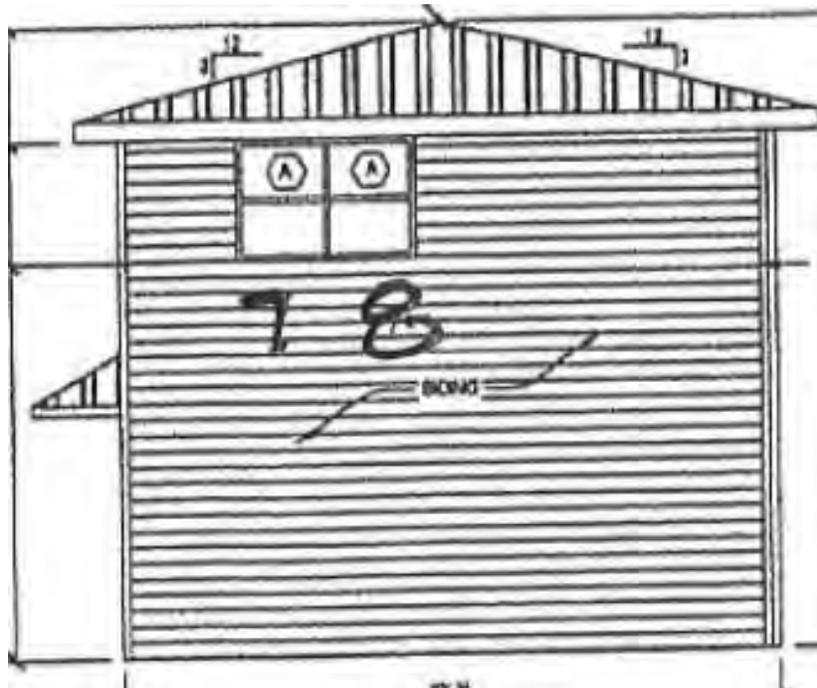
PROPOSED



1341-1345 CORTLANDT STREET
NORTH SIDE ELEVATION FACING E 14TH STREET
EXISTING



PROPOSED



1341-1345 CORTLANDT STREET

SOUTH SIDE ELEVATION

EXISTING



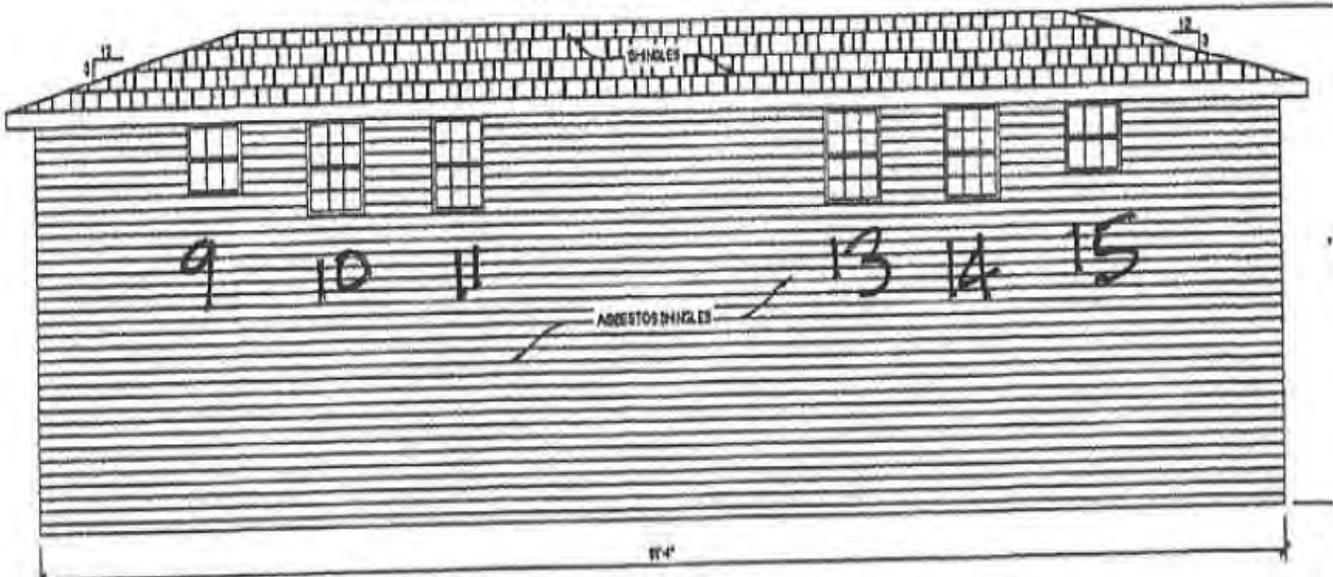
PROPOSED



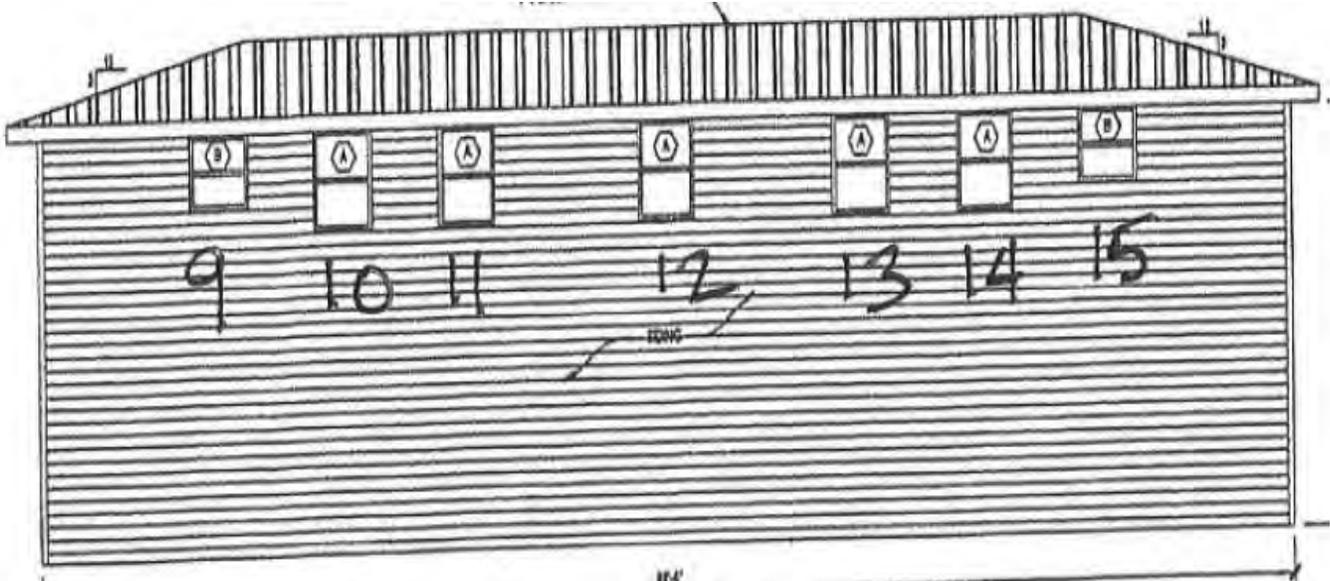
1341-1345 CORTLANDT STREET

WEST (REAR) ELEVATION

EXISTING



PROPOSED



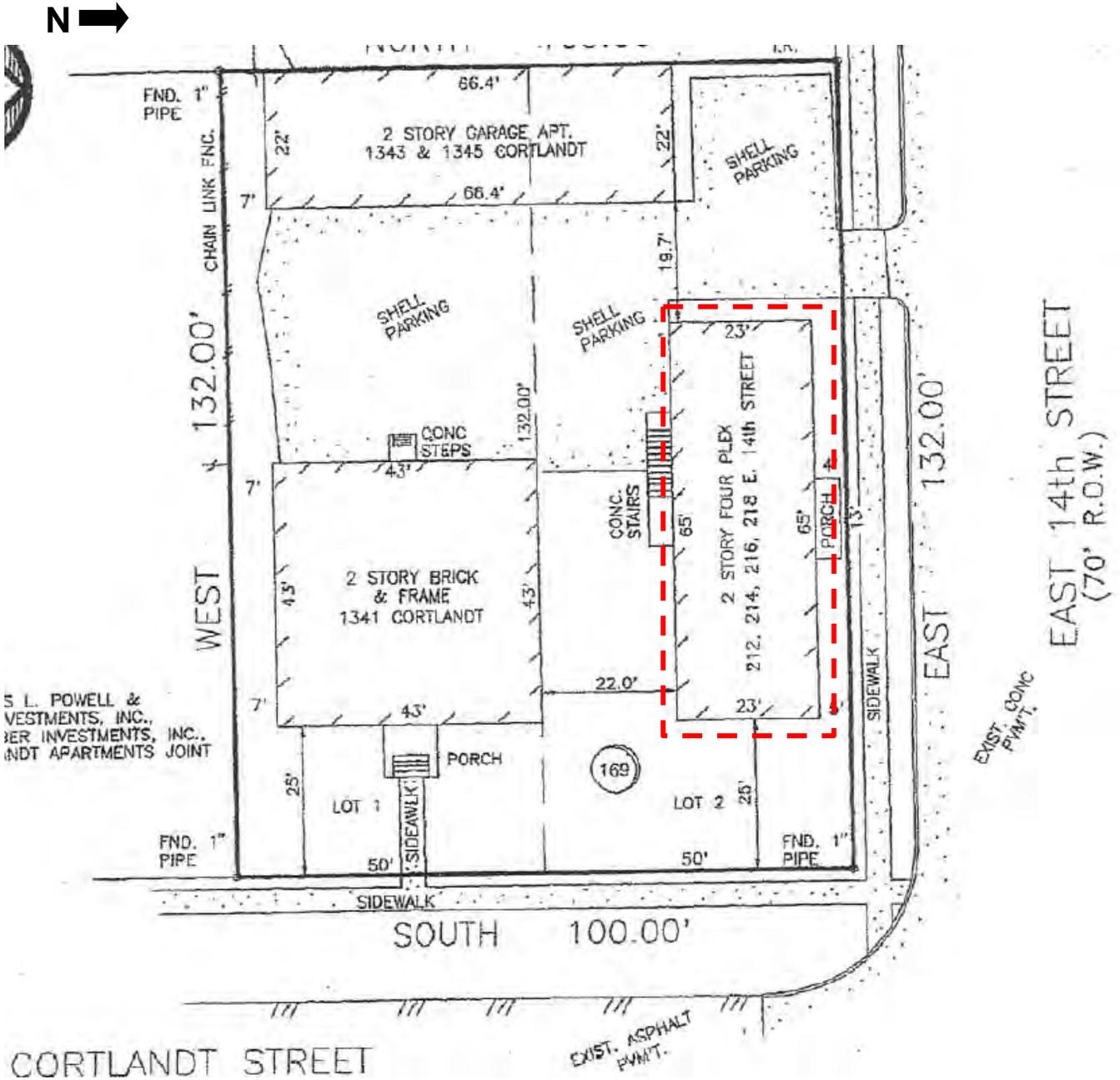
**1341-1345 CORTLANDT STREET
WINDOW SCHEDULE**

EXISTING WINDOW SCHEDULE			
WINDOW	TYPE	SIZE	COLOR
W-1	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-2	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-3	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-4	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-5	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-6	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-7	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-8	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-9	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-10	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-11	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-12	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-13	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-14	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-15	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-16	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-17	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED

NOTES: ALL NEW WINDOWS WILL FIT WITH EXISTING OPENINGS

PROPOSED NEW WINDOW SCHEDULE			
WINDOW	TYPE	SIZE	COLOR
	Simonton		
W-1	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-2	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-3	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-4	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-5	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-6	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-7	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-8	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-9	Vinyl 1 over 1, single hung	3'-0" X 3'-0"	Driftwood
W-10	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-11	Vinyl 1 over 1, single hung	3'-0" X 3'-0"	Driftwood
W-12	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-13	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-14	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-15	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-16	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-17	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood

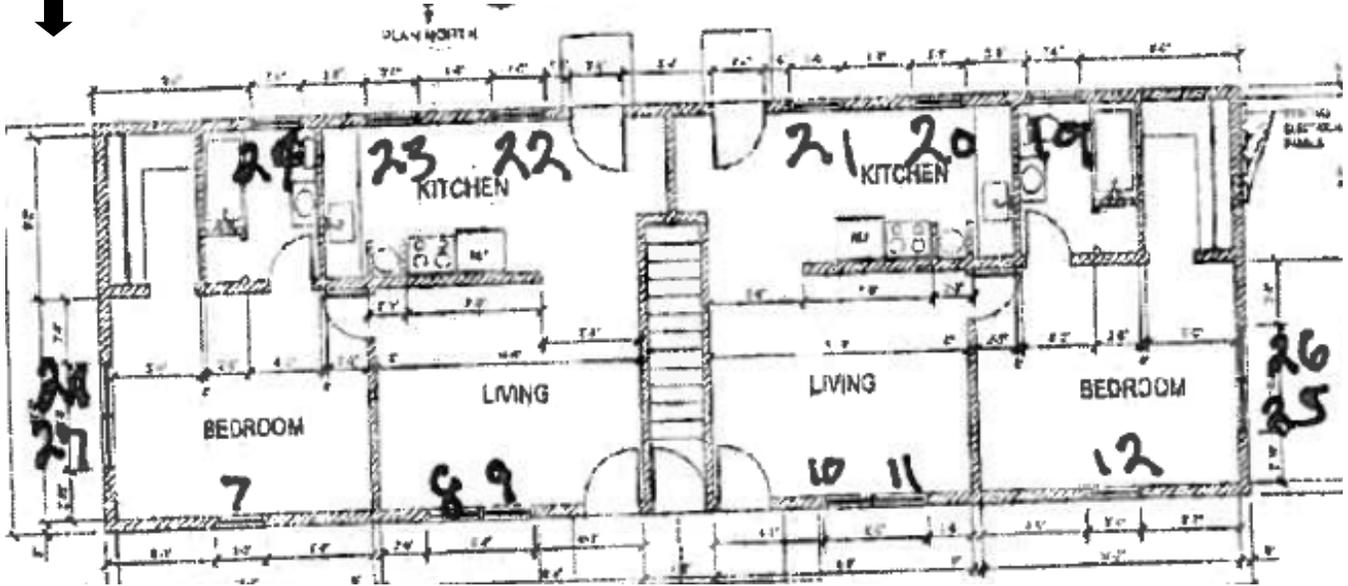
PROPERTY SURVEY



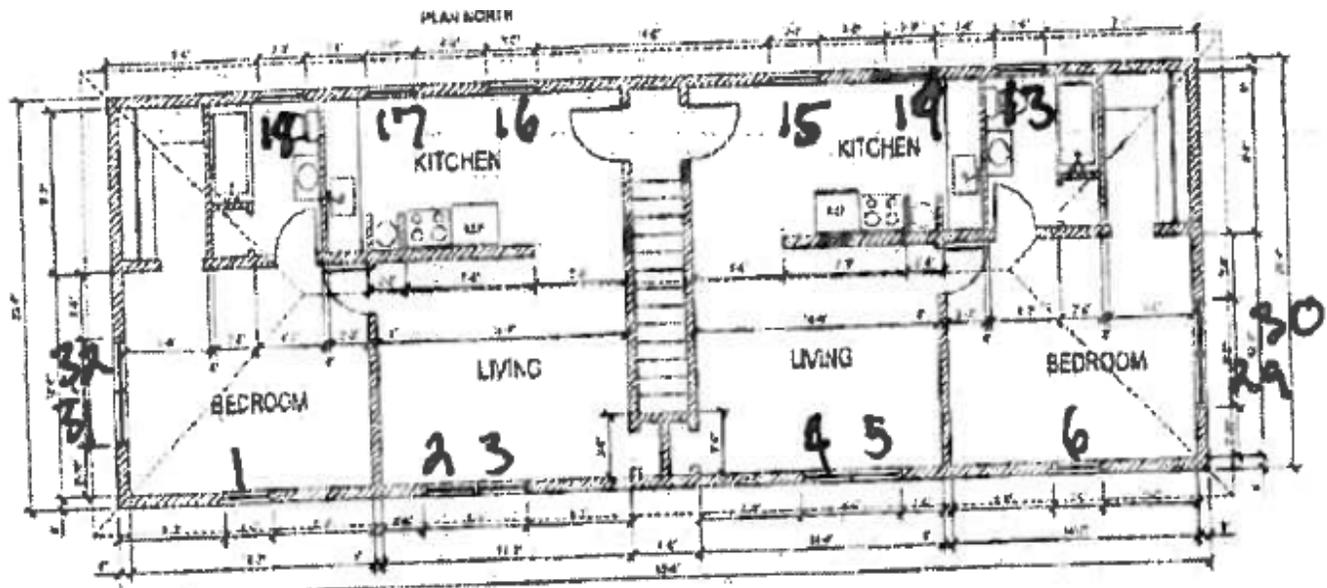
212-218 E 14TH STREET CURRENT PHOTOS



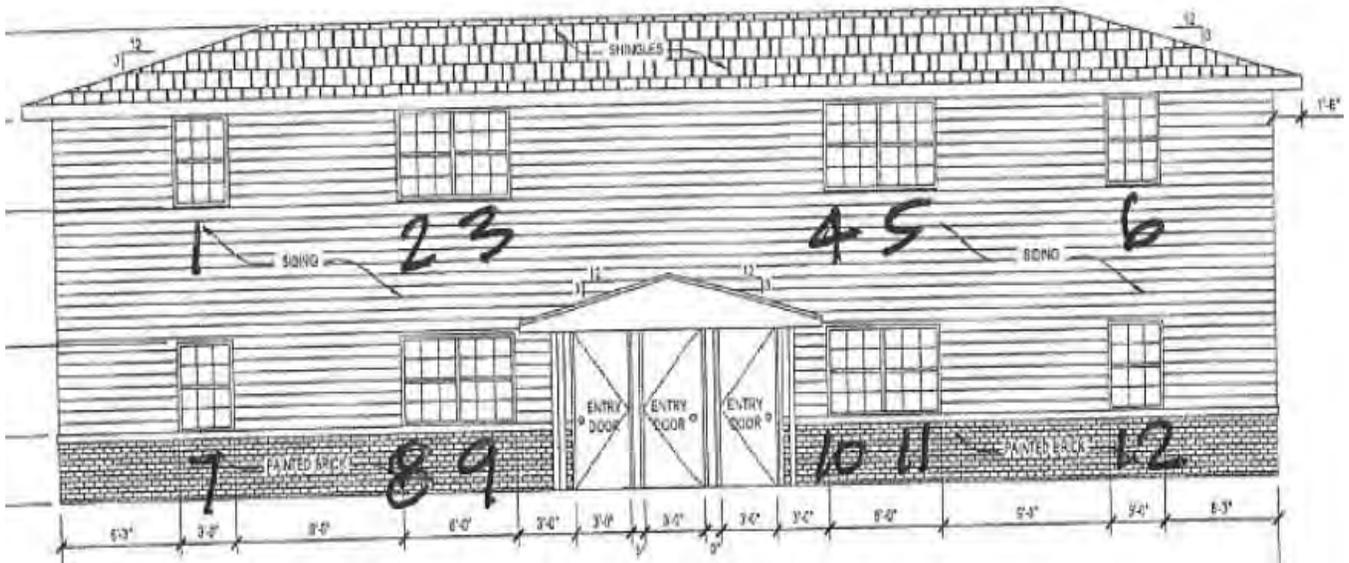
212-218 E 14TH STREET
FIRST FLOOR PLAN



SECOND FLOOR PLAN



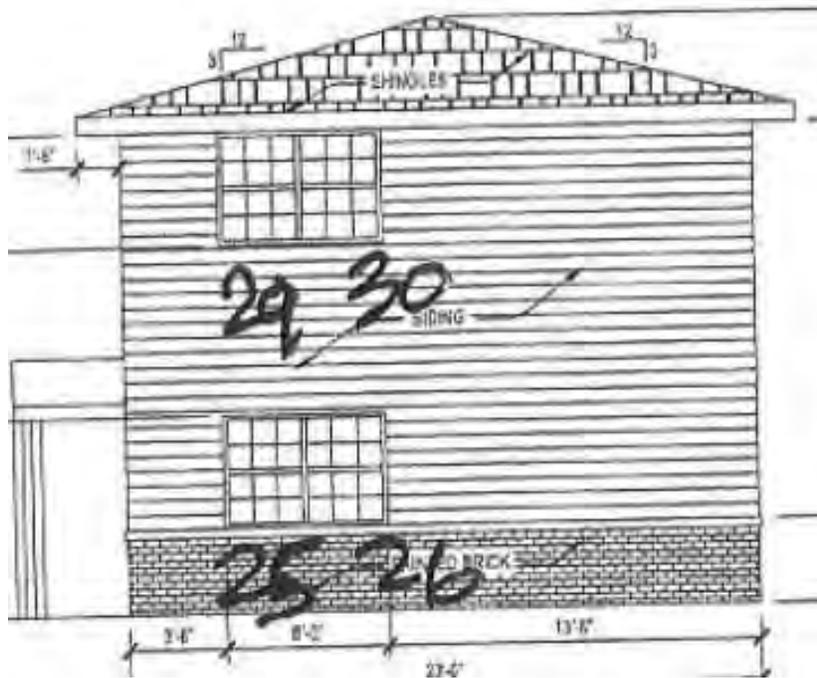
212-218 E 14TH STREET
NORTH ELEVATION – FRONT FACING E 14TH STREET
EXISTING



PROPOSED



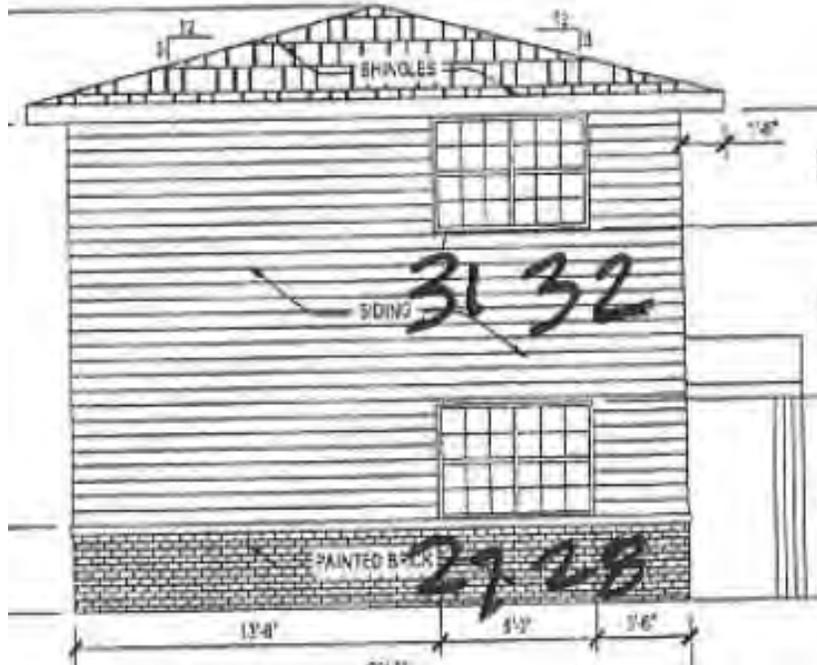
212-218 E 14TH STREET
EAST SIDE ELEVATION FACING CORTLANDT STREET
EXISTING



PROPOSED



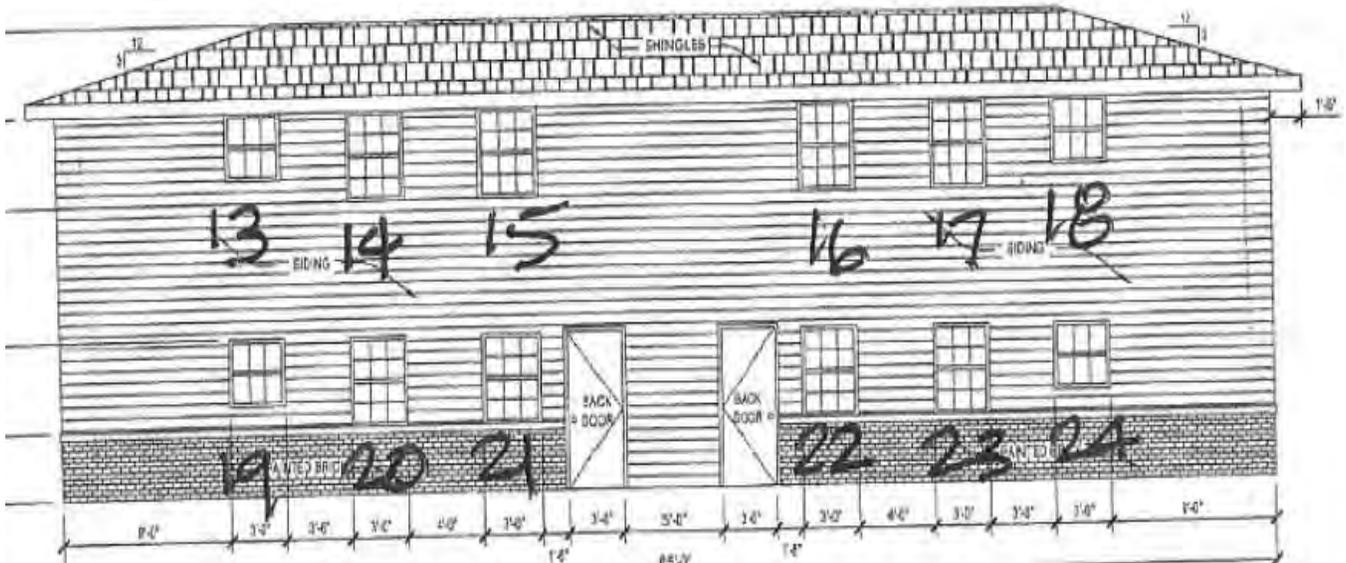
212-218 E 14TH STREET
WEST SIDE ELEVATION
EXISTING



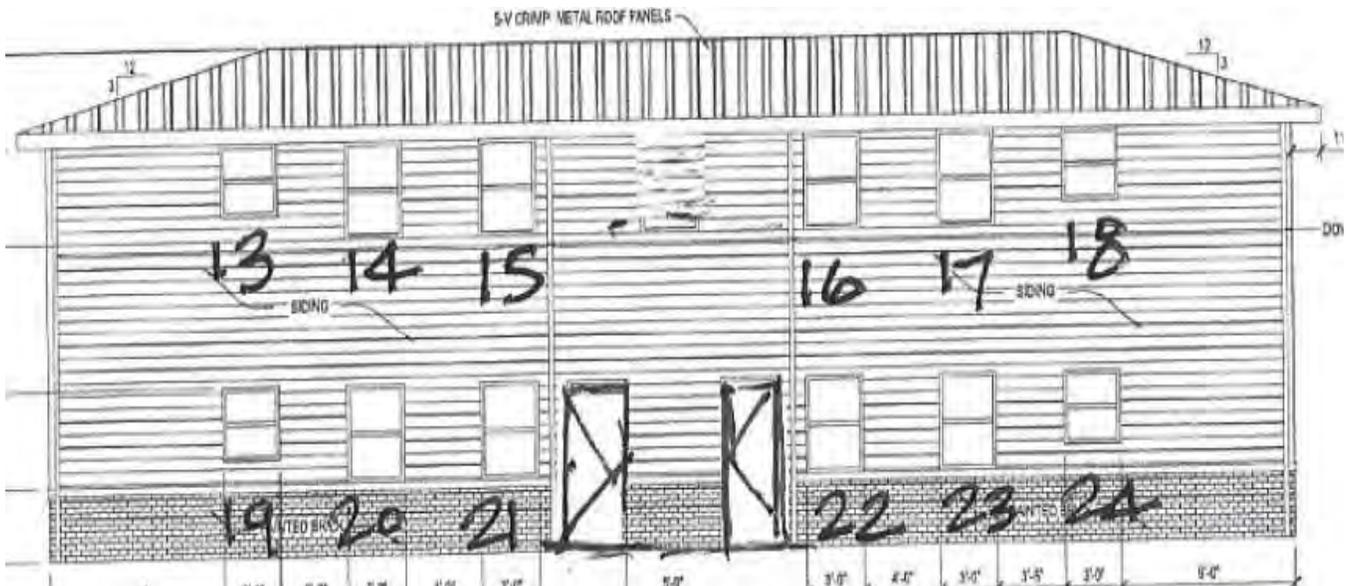
PROPOSED



212-218 E 14TH STREET
SOUTH (REAR) ELEVATION
EXISTING



PROPOSED



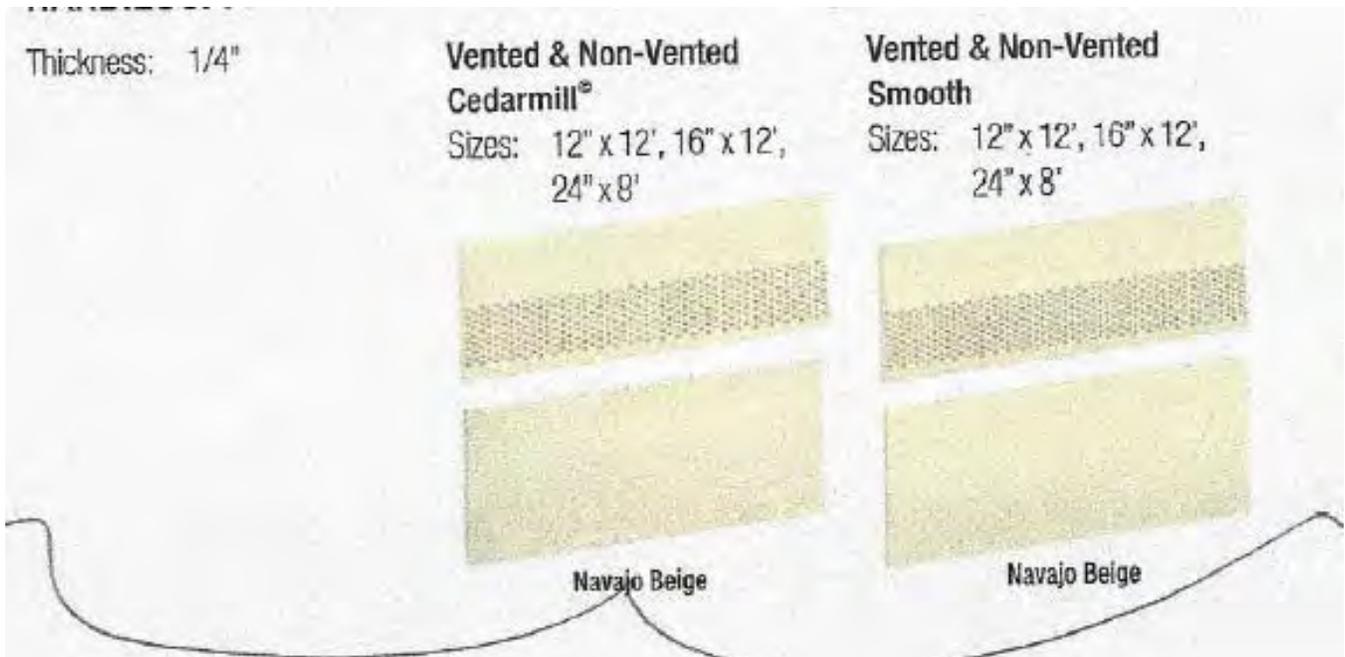
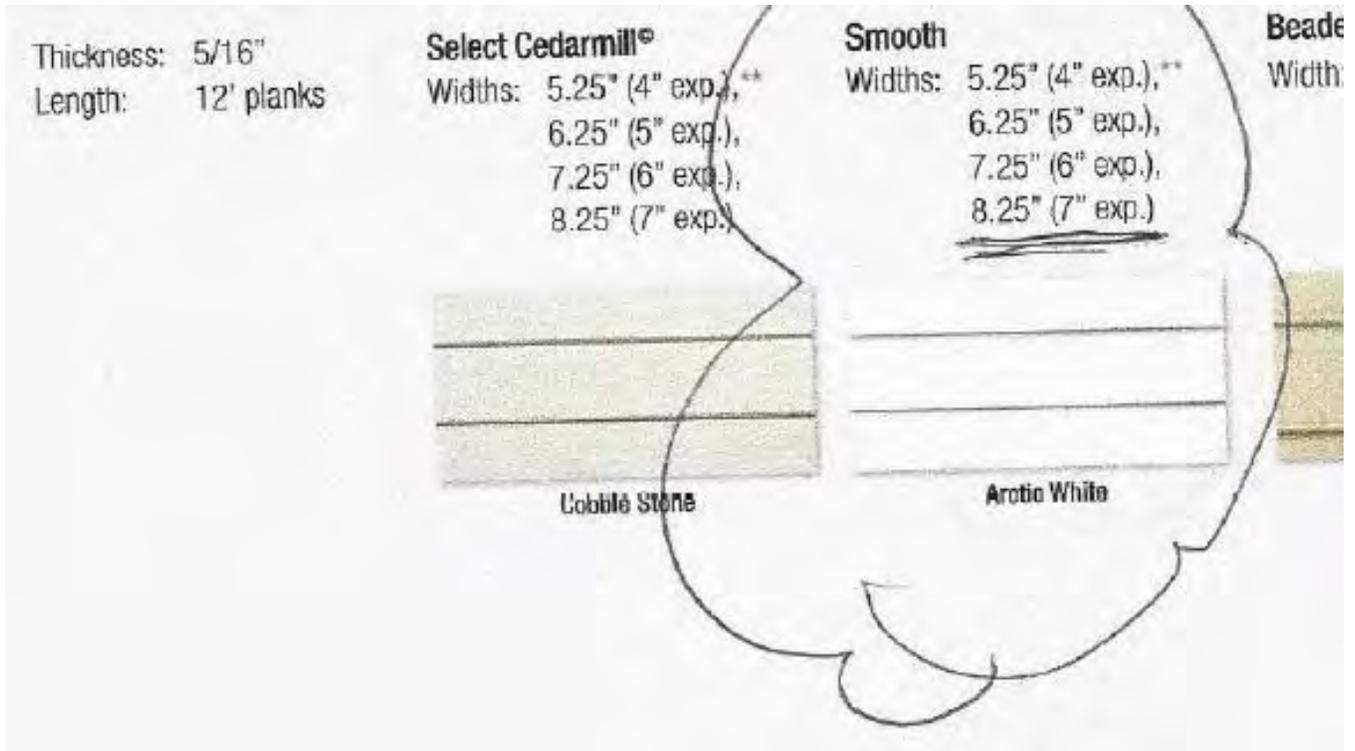
**212-218 E 14TH ST
WINDOW SCHEDULE**

EXISTING WINDOW SCHEDULE			
WINDOW	TYPE	SIZE	COLOR
	WOOD		
W-1	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-2	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-3	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-4	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-5	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-6	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-7	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-8	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-9	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-10	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-11	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-12	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-13	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-14	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
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W-18	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-19	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-20	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-21	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-22	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-23	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-24	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-25	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-26	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-27	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-28	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-29	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-30	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-31	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-32	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED

PROPOSED NEW WINDOW SCHEDULE			
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W-4	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-5	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
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W-17	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
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W-19	Vinyl 1 over 1, single hung	3'-0" X 3'-0"	Driftwood
W-20	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-21	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-22	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-23	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-24	Vinyl 1 over 1, single hung	3'-0" X 3'-0"	Driftwood
W-25	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-26	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-27	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-28	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
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W-31	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-32	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood

NOTES: ALL NEW WINDOWS WILL FIT WITH EXISTING OPENINGS

PROPOSED SIDING AND SOFFIT MATERIAL



1341-1345 CORTLANDT STREET PROJECT DETAILS

- Windows/Doors:** The apartments contain 17 wood, 6-over-6 single hung windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
- Exterior Materials:** The apartments are clad in asbestos shingles. The new siding will be smooth cementitious lap siding with a 7" reveal.
- Roof:** The roof is clad with composition shingles and has wood soffits. New cementitious soffits will be installed; the roof shape and structure will not be altered.
- Front Elevation:** The elevation contains six wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(East)
- Side Elevation:** The elevation contains two wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(North)
- Side Elevation:** The elevation contains two wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(South)
- Rear Elevation:** The elevation contains six wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames. A 1-over-1 window will be added on the second floor. See elevation for details.
(West)

212-218 E 14TH STREET PROJECT DETAILS

- Windows/Doors:** The apartments contain 32 wood, 6-over-6 single hung windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
- Exterior Materials:** The apartments are clad in asbestos shingles. The new siding will be smooth cementitious lap siding with a 7" reveal.
- Roof:** The roof is clad with composition shingles and has wood soffits. New cementitious soffits will be installed; the roof shape and structure will not be altered.
- Front Elevation:** The elevation contains 12 wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(North)
- Side Elevation:** The elevation contains four wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(East)
- Side Elevation:** The elevation contains four wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(West)
- Rear Elevation:** The elevation contains 12 wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(South)

ATTACHMENT A
PUBLIC COMMENT

From: Brie Kelmar
Sent: Monday, March 23, 2015 4:03 PM
To: Kent Marsh
Subject: Re: March 26 HAHC Meeting Staff Reports are Posted for the HHEHD

22. 1115 Arlington St, Alteration-Addition *Resubmittal - Support, but prefer the previous denied plans, which looked better (at least there were windows on the front of the ugly box addition).*

23. 1341 Cortlandt St, Alteration-Siding/Trim/Windows - *Support*

B-23 1341 Cortandt Street

I **SUPPORT** this submission. The replacement windows proposed are in character with elements of the existing historical context of the HHEHD. The existing asbestos siding is not an original characteristic of the District and its removal should be encouraged with replacement of materials that simulate the visual character of the District.

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