

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 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.

Proposal: Alteration/Relocation – Addition/Roof Change

In November 2014 and January 2015, the applicant was denied a Certificate for relocating the residence 6' forward on the lot; raising the foundation 5"; removing the side gable roof, installing a 2' pony wall and constructing a new side gable roof with a 10/12 pitch; and constructing a rear 2-story, 2,130 square foot addition.

The applicant has resubmitted the application with the following changes:

- Existing original 8/12 side gable roof will be retained.
- Foundation will be raised 8" instead of 5".
- Proposed attached garage will feature a hip on gable roof.

The scope of work is otherwise the same as previously twice denied, including the following:

- Relocate the house 6' forward on a corner lot from 29' to a 23' front setback.
- Raise foundation height 8" from 2' (24") to 2'-8" (32").
- Demolish an original 11' x 6'-2" bump out on the rear northeast corner of the house.
- Construct a rear two-story 2,130 square foot addition with an attached garage that measures 30' wide, 44' deep, and 26' tall. The attached garage will have a ridge height 31'.

At a meeting with staff on March 17, the designer indicated that he had submitted incorrect drawings and still intends to insert a 1'-6" pony wall under the existing roof. Staff informed the applicant that new drawings and project description could not be accepted two weeks after the application deadline and recommended that the applicant withdraw the current application and resubmit for next month. The applicant asked to remain on the agenda with the incorrect application as submitted. Staff's review is of the application as submitted on March 4. See Attachment B.

See enclosed application materials and detailed project description on p. 8-43 for further details.

Public Comment: Four in favor and One opposed. See Attachment A.

Civic Association: No comment received at this time.

Recommendation: Denial - does not satisfy Section 33-241(a): Criteria 1, 4, 8, 9, and 10 for Alterations or Section 22-243(a): Criteria 1(a-d), 3 and 4 for Relocation.

HAHC Action: Deferred

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;

The contributing house has the typical architectural character, features, and proportions of a circa 1940 English Cottage style house, including a side gable roof with 8/12 pitch and boxed eave returns. Furthermore, the existing setbacks of the house are in line with the neighboring properties and an important part of the historic character of the property.

The relocation of the structure on site, increased foundation height, and large two-story rear addition with attached garage alter the original architectural features and proportions of the house and have a detrimental impact on its historic character.

- (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;

The increased foundation height to 2'-8", and the relocation of the residence to a 23'-1" front setback does not preserve the distinguishing qualities of the 1940 English Cottage and greatly alter the historic character of the house.

- (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;

The rear two-story addition results in the demolition of an original rear one-story bay. The rear two-story addition is not compatible in scale and size with the one-story residence and overwhelms the simple form of the one-story side gable structure.

- (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;

The two-story addition with an attached garage results in the demolition of an original rear one-story bay. The rear attached garage is not compatible in scale and size with the contributing residence and has a large impact on the historic character of the residence, particularly since this is a corner lot and the addition and attached garage will be highly visible from the street.

Relocating the house forward on the lot and raising the foundation 8" also impacts the character of the property. Reducing the front setback by 6' to 23'-1" is inconsistent with the setbacks of contributing structures on the blockface.

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

The residence features a front setback of 29'-1", consistent with the prevailing front setback on the 1500 block of Cortlandt, which is between 27' to 30'. The front wall of the residence is constructed in line with the front walls of the contributing residence on both the 1500 and 1600 blocks of Cortlandt Street. The applicant proposes to move the house forward by 6' for a new front setback of only 23'-1", which is not compatible with the blockface.

- (11) The proposed activity will comply with any applicable deed restrictions.

**RELOCATION OF A LANDMARK, PROTECTED LANDMARK
OR CONTRIBUTING STRUCTURE**

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

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

- (1) The landmark, contributing structure or potentially contributing structure:

- (a) Has architectural or historical value independent of its physical location that will not be diminished with relocation;

This contributing structure is one piece of a larger whole that makes up the Houston Heights Historic District East. The current, original site placement of the house is part of this house's original historic character, which will be diminished by moving the house to a non-historic setback. Furthermore, the residence's existing front setback of 29'-1" is consistent with the prevailing front setback on the 1500 block of Cortlandt, which is between 27' to 30'. Changing the front setback to 23'-1" will place this house closer to the street than the other houses on the blockface, which will diminish its historic character and value as a harmonious part of the larger whole.

- (b) Can be moved without significant damage to its physical integrity;

Nothing has been provided by the applicant to address this criterion or demonstrate whether moving the house will or will not damage the physical integrity of the house.

- (c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and

This contributing structure is one piece of a larger whole that makes up the Houston Heights Historic District South. The house's current original site placement is part of its original historic character. The house features an original front setback of 29'-1", which is in line with the contributing structures on this blockface. The front wall of the residence is constructed in line with the front walls of the contributing residence on the block. Moving the house on site to an atypical front setback will compromise the historic character of this house, the lot on which it sits, and the blockface overall.

(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district. Although moving only one contributing house might not 'significantly' diminish the integrity of the district, allowing contributing structures to be moved on site without good cause will significantly compromise the historic integrity and value of the district as more applicants request relocation of contributing structures on site in order to accommodate oversized additions.

(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

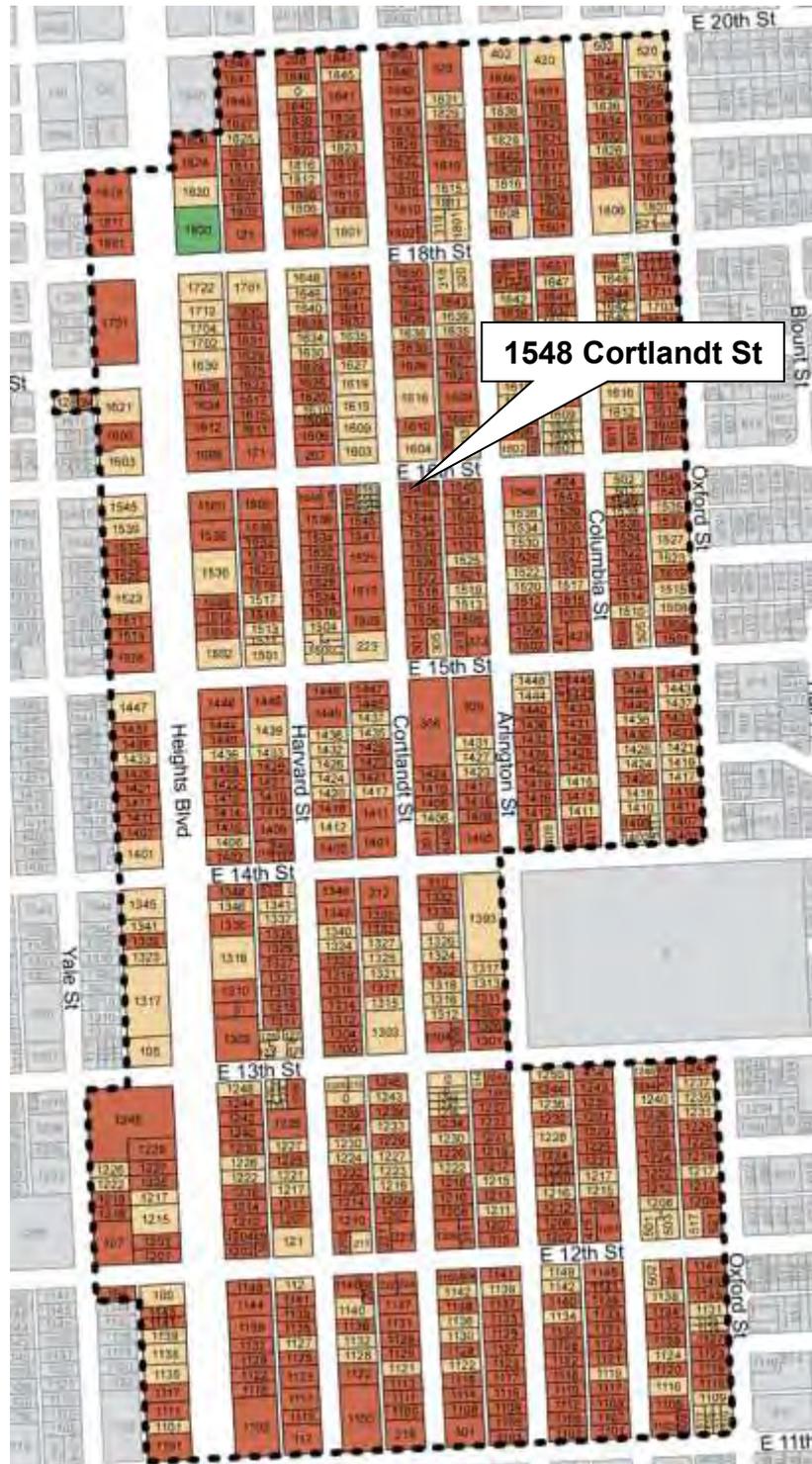
(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



304 E 16th – Contributing – 1940 (neighbor)



1546 Cortlandt – Contributing – 1920 (neighbor)



1544 Cortlandt– Contributing – 1920 (block face)



1549-1551 Cortlandt– Noncontributing – 1983 (across street)



1553 Cortlandt– Noncontributing – 1984 (across street)

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



PROPOSED



NORTH SIDE ELEVATION FACING E 16TH STREET

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



PROPOSED



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150303

ITEM B.27

1548 Cortlandt Street

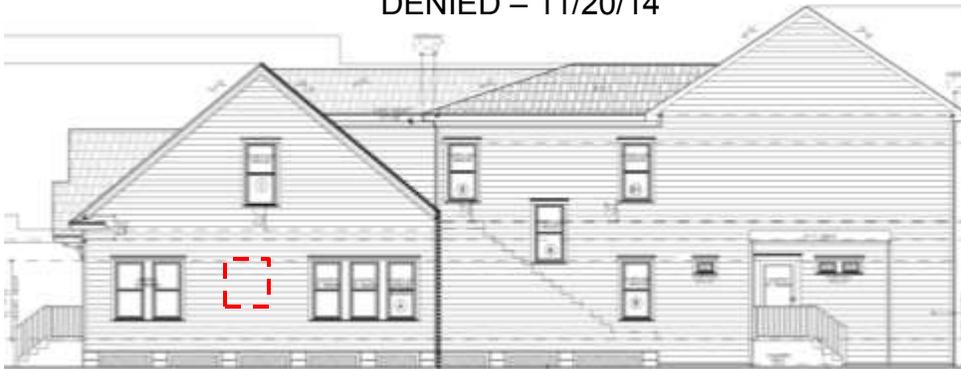
Houston Heights East

SOUTH (SIDE) ELEVATION

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



PROPOSED



EAST (REAR) ELEVATION

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



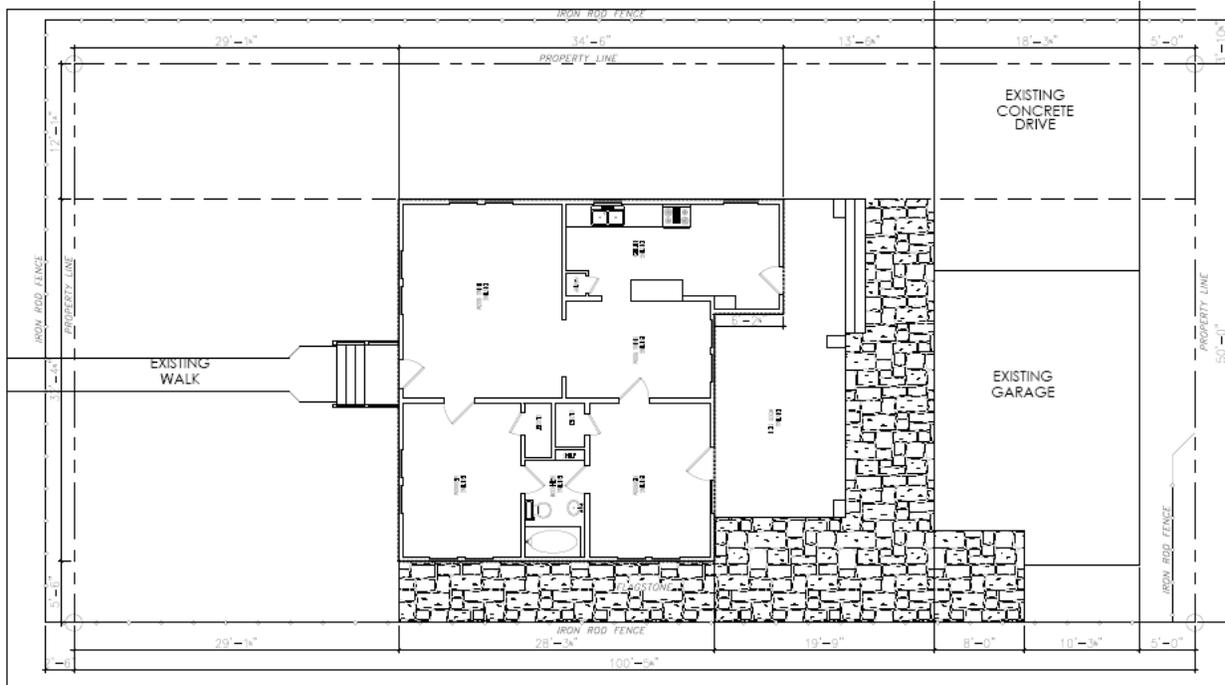
PROPOSED



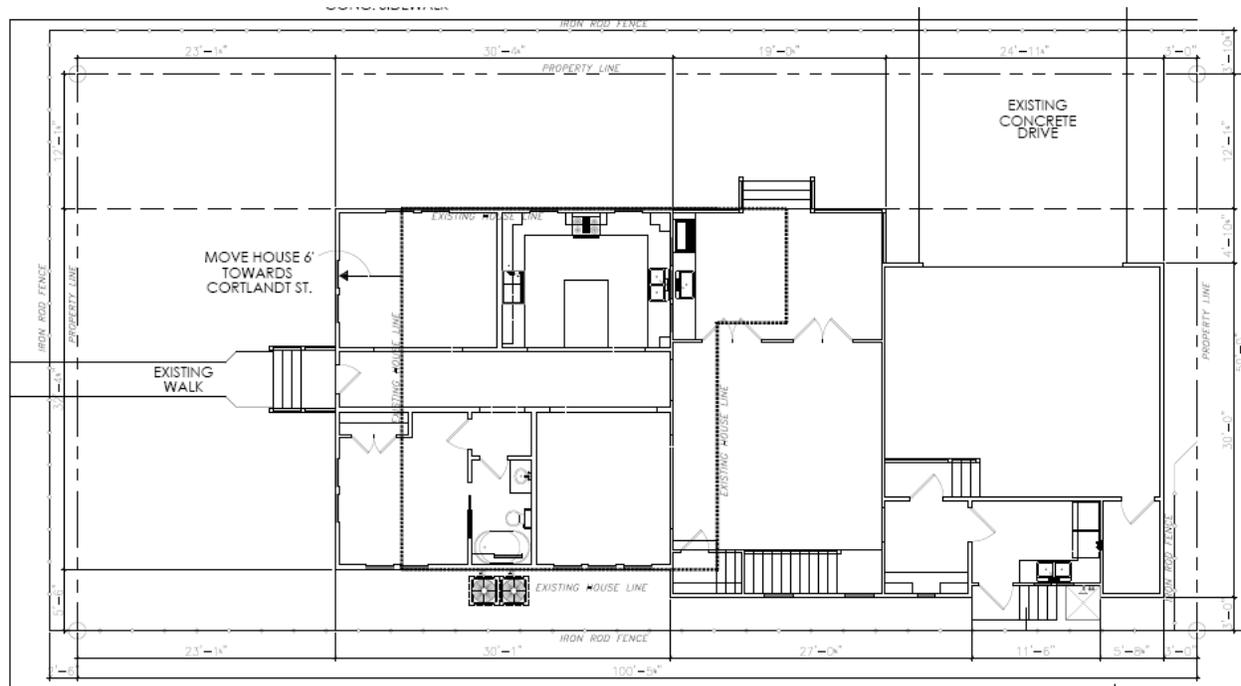


SITE PLAN

EXISTING



DENIED – 11/20/14 & 1/29/15- NO PROPOSED CHANGES



Houston Archaeological & Historical Commission

March 26, 2015

HPO File No. 150303

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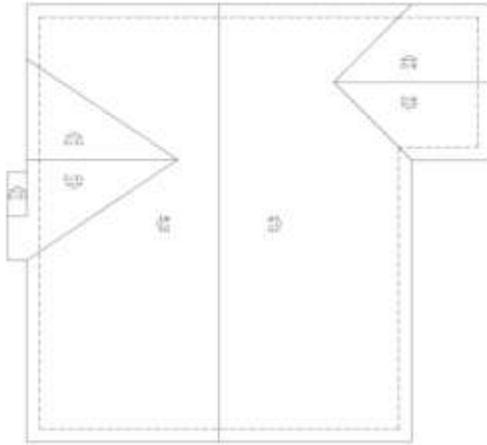
1548 Cortlandt Street

Houston Heights East

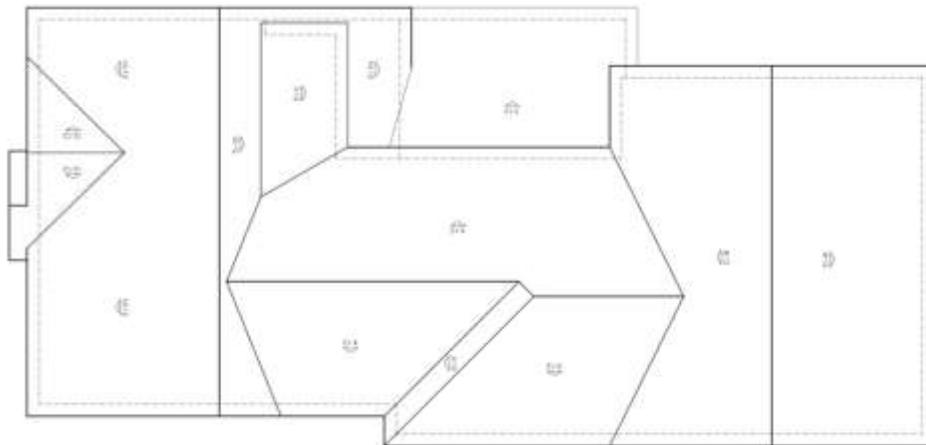


ROOF PLAN

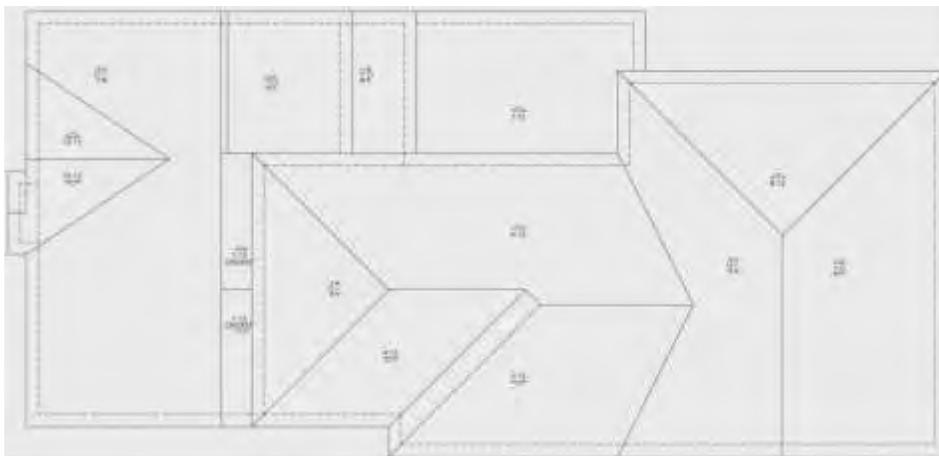
EXISTING



DENIED – 11/20/14 & 1/29/15



PROPOSED





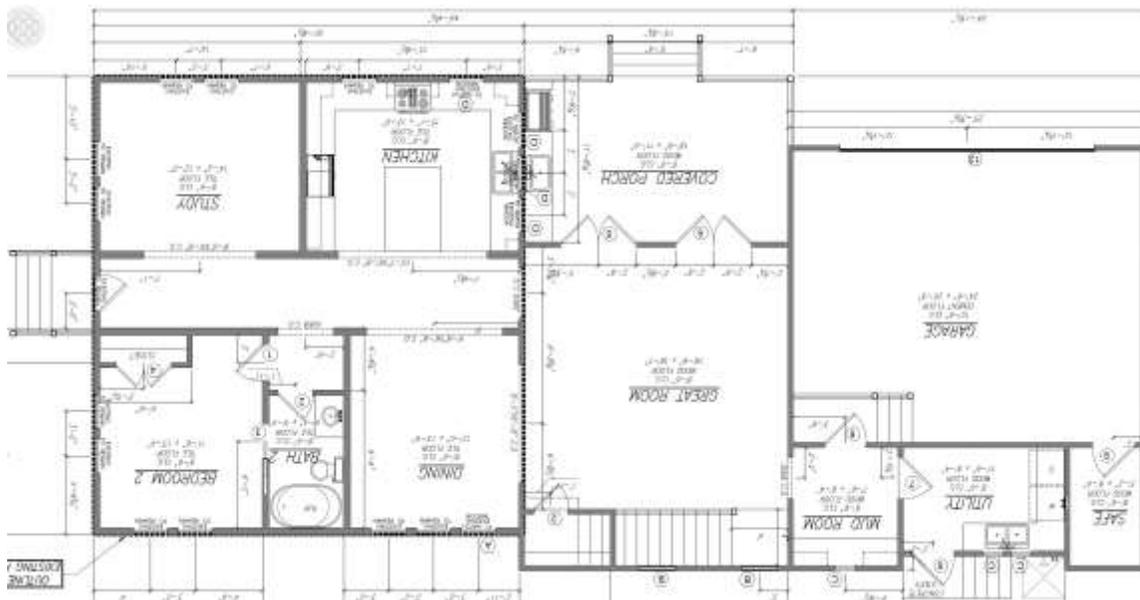
FIRST FLOOR PLAN

EXISTING



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

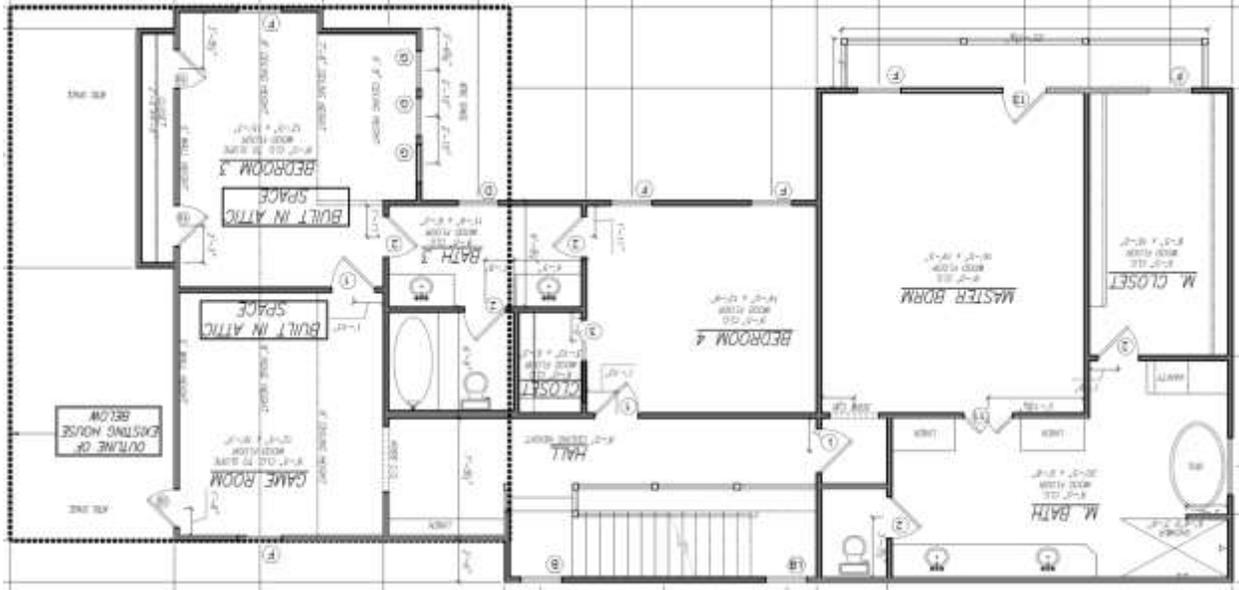
DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES





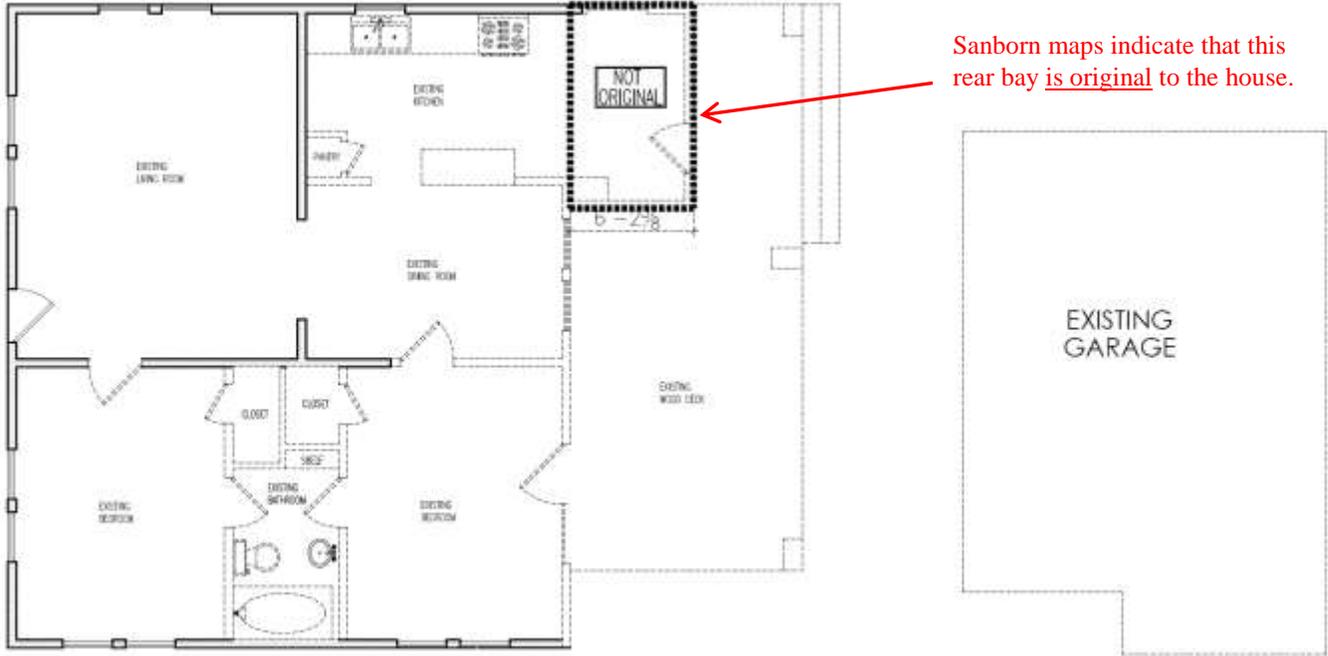
SECOND FLOOR PLAN

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES



DEMO PLAN

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES



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

WINDOW / DOOR SCHEDULE**WINDOW SCHEDULE**

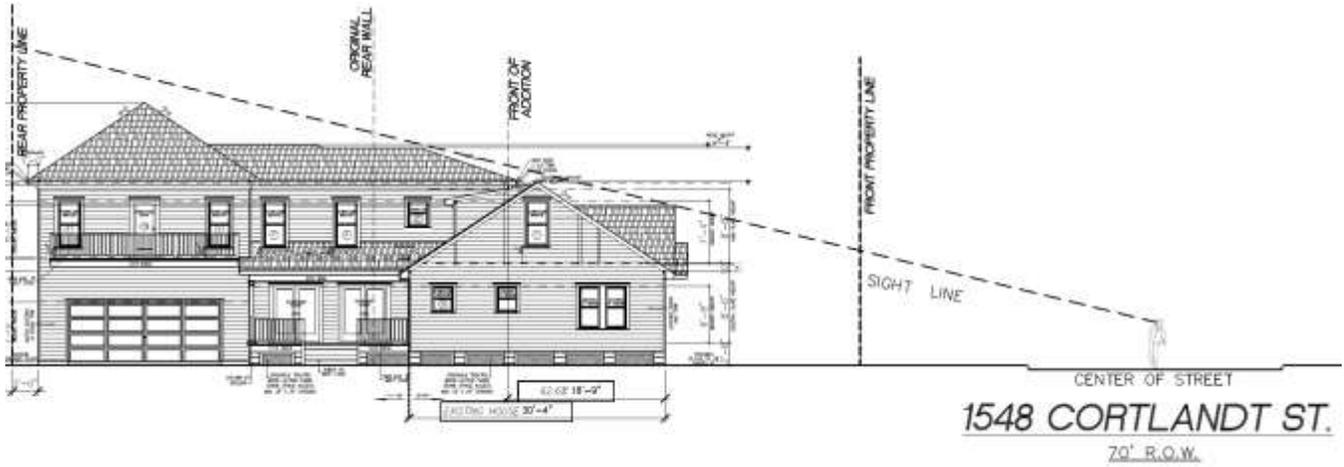
WINDOW SCHEDULE				
SIZES GIVEN ARE THE ROUGH OPENING DIMENSION				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	1	2'-6"	5'-0"	SINGLE HUNG
Ⓑ	3	2'-8"	5'-0"	TEMPERED SINGLE HUNG
Ⓑ1	1	2'-8"	5'-0"	SINGLE HUNG
Ⓒ	3	1'-6"	1'-0"	TRANSOM
Ⓓ	5	2'-6"	3'-0"	SINGLE HUNG
Ⓕ	5	2'-8"	5'-6"	SINGLE HUNG
Ⓖ	3	2'-4"	1'-6"	TRANSOM
Ⓗ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

DOOR SCHEDULE

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
①	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
②	7	2'-6"	6'-8"	INTERIOR DOOR @ BATH & CLOSET
③	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
④	1	(2)2'-0"	6'-8"	INTERIOR DOUBLE DOORS, (UNIT)
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	3	2'-4"	---	INTERIOR DOOR @ CLOSET (CUT TO FIT)
⑪	1	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

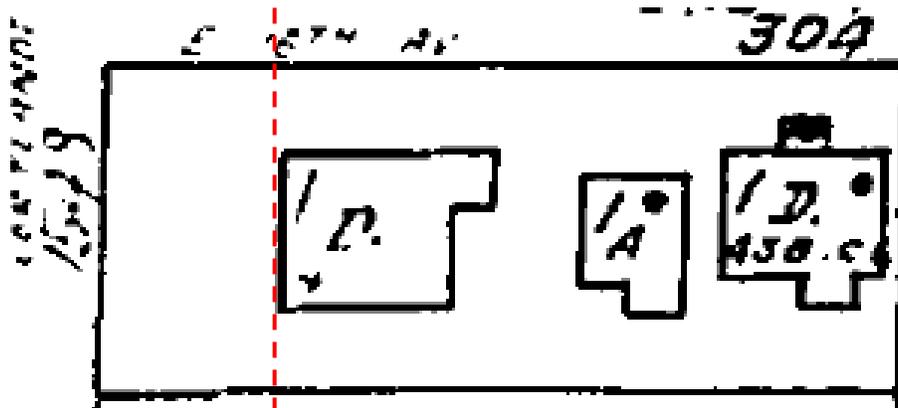
House is located on a corner so addition is highly visible from the street.



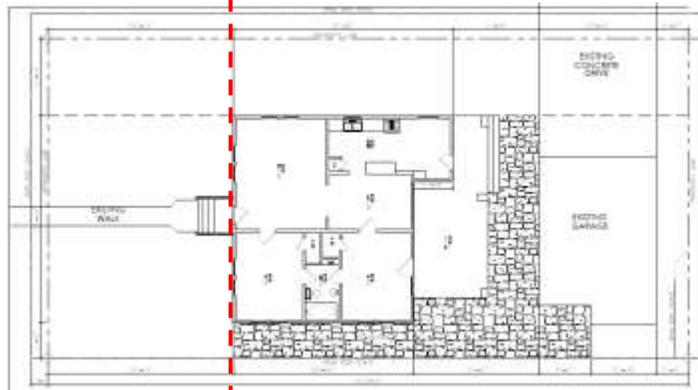
SANBORN FIRE INSURANCE MAP

The rear 32' feet of the original lot is now a separate property.

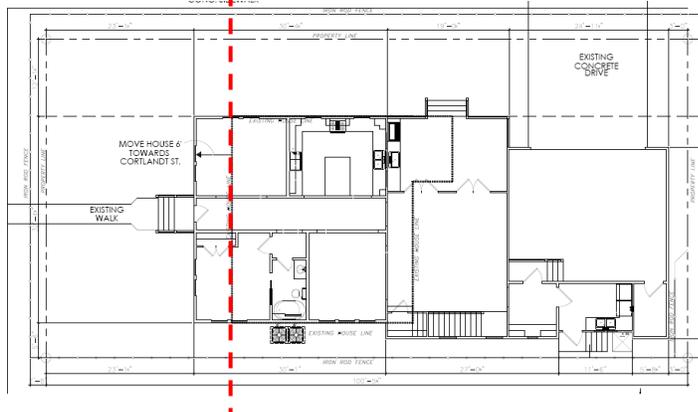
1924-1951



CURRENT SITE PLAN

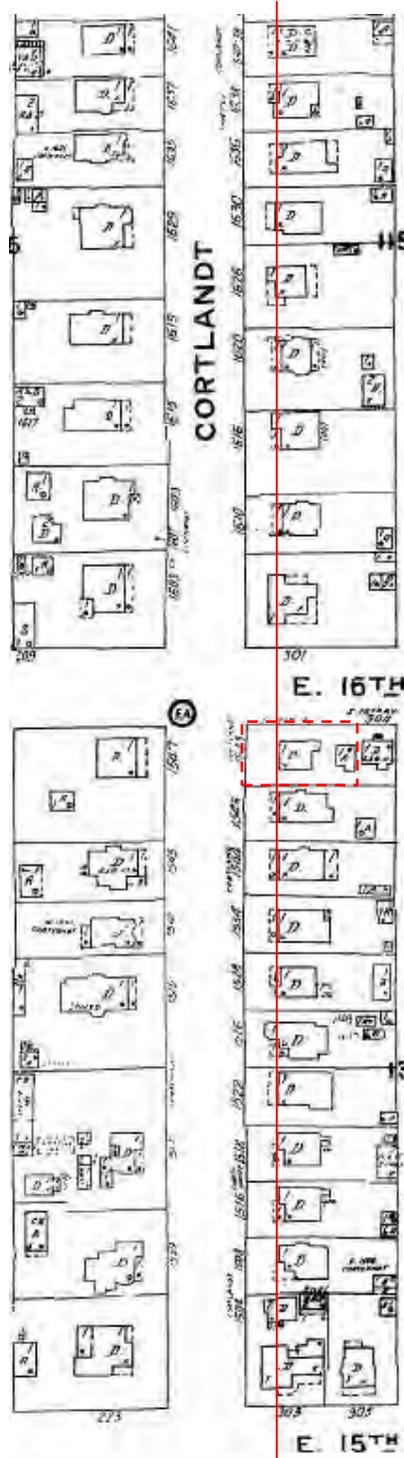


PROPOSED SITE PLAN



1924-1951 SANBORN FIRE INSURANCE MAP

1500 & 1600 CORTLANDT STREET BLOCKFACE SETBACKS



STRUCTURAL LETTER PROVIDED BY APPLICANT



P.O. Box 6156 - Kingwood, TX 77325

james@jdsiengineer.com ■ 281-852-3647 ■ 32.213-3622 (F) ■ www.jdsiengineer.com

Matthew and Hallie Ager
1548 Cortlandt Street
Houston, TX 77008

March 18, 2015

Re: Movement of home on crawlspace – 1548 Cortlandt St. – Houston, TX

Mr. and Mrs. Ager,

The intent of this letter is to provide information with regard to the potential movement of the home located at the address listed above. At the request of Sam Gianukos with Creole Design, JDSI performed an inspection of this home. It is the understanding of JDSI this home is to be relocated on the same lot, approximately 10 feet from its current location. JDSI notes this home is supported by a crawl space foundation (commonly referred to as pier and beam). Therefore, there is a space between the floor joists and the ground below. This space is sufficient to disconnect utilities and separate the stringers and floor framing from the pier foundation. Once separated, the home can be lifted, new piers installed, and the home reset into place on the new piers.

It is noted the stringers and framing in connection with the new piers must meet current code requirements (International Residential Code with Amendments by the City of Houston). It is the professional opinion of JDSI the home can be moved and the structural integrity of the home maintained. Should you have any questions or comments, please contact me. Also, feel free to give this letter to the Building Official as required.

Regards,



James Deaver, PE
F-11512

PHOTOS SUBMITTED BY APPLICANT

EXISTING FRONT ELEVATION



EXISTING DETACHED GARAGE



REAR ELEVATION PORCH



REAR ELEVATION



REAR ELEVATION



ORIGINAL REAR WING



NORTH ELEVATION



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 side gable roof will be retained (*previously proposed the roof will be removed and raised. A 2' foot pony wall will be installed and the roof pitch will be increased from 8/12 to 10/12. The proposed eave height for the existing one-story residence will be 11'-10" and the proposed ridge height will be 26'*). The existing pier and beam foundation will be raised 8" from 2' to 2'-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 22'-7" wide and 18'-11" deep, 21'-3" to the eave, and 25'-8" at the front ridge and 26'-1" at the rear ridge (*previously proposed 25'-11" to the ridge*). The attached garage will measure 30' wide, 25' deep, 21'-3" to the eave and 31'-1" to the ridge (*previously proposed 21'-1" to the eave, and 30'-10" to the ridge*). The addition and attached garage will have an overall depth of 44'-3".

Setbacks: The residence is setback 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 will be relocated forward 6', to the west, on the lot to a front setback of 23'-1". The addition will be setback 53'-2" from the front property line, 12'-1" from the side, north property line, and the garage will be setback, 16'-11" from the side, north property line, 3' from the side, south 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. The foundation will be raised 8" from 2' to 2'-8" (*previously proposed increased 5" from 2' to 2'-5"*). The addition will be built on a pier and beam foundation with a 2'-8" foundation height (*previously proposed 2'-5" foundation height*). The attached garage will be built on a slab foundation.

Windows/Doors: The residence features wood 1-over-1 sash windows, a non-original aluminum box window, a single lite entry door, and a set of single lite french doors. The existing single lite front entry door will be retained. A small 1-over-1 sash window on the south elevation will be removed; all other wood 1-over-1 sash windows will be retained.

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; the siding will be retained. The front entry features wood decorative brackets and a set of concrete step; the concrete steps will be replaced with a new set of steps with wood handrails. The rear of the residence features a wood porch with wood steps, the porch will be demolished. The addition will be clad with wood 105 siding to match the original 105 siding on the residence. 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 closed eaves, and a 1' overhang. The roof features boxed eave returns and an 8/12 pitch. The residence features a stacked gable front entry roof with boxed eave returns and a 12/12 pitch. The 8/12 side gable roof will be retained (*previously proposed the side gable roof will be removed and new side gable roof with closed eaves and a 10/12 pitch, and 1' overhang will be constructed. The proposed roof will feature boxed eave returns to match the original boxed eave returns. Proposed in November replace boxed eave returns with Greek-style eave returns and in January the proposed roof would feature boxed eaves to match the original*). A shed roof dormer with a 3/12 pitch will be constructed on the rear slope. The addition will feature a hip roof (*previously proposed gable roof*) with closed, 1' overhang, and a 4/12 pitch. The attached garage will feature a hip on gable roof (*previously proposed side gable roof*) with closed eaves, 1' overhang, boxed eave returns, and an 8/12 pitch. The covered side porch will feature a shed roof with a 3/12 pitch clad with composite shingles (*previously proposed standing seam metal*). The addition and attached garage roofs will be clad

with composite shingles.

- Front Elevation:** The residence features four 1-over-1 wood sash windows and a single lite entry door. The
(West) stacked gable front entry features a wood louvered gable vent and boxed eave returns.
- Side Elevation:** The residence features three 1-over-1 sash windows and a non-original aluminum box window.
(North) The gable features a wood louvered vent. A 1-over-1 sash window will be installed at the rear corner of the residence. The louvered gable vent will be replaced with a 1-over-1 sash window. The first floor of the addition and garage will feature two sets of single lite french doors and a sectional overhead garage door. The second floor five 1-over-1 sash windows, a single lite entry door. The second floor of the garage will feature a balcony with wood guardrails measuring 22'-3" wide and 3' deep.
- Side Elevation:** The residence features five 1-over-1 sash windows and a wood louvered gable vent. The existing
(South) 1-over-1 center window will be removed and the opening will be infilled with 105 wood siding. A new 1-over-1 window will be installed at the rear corner of the residence next to two existing 1-over-1 sash windows. The louvered gable vent will be replaced with a 1-over-1 sash window. The addition and garage will feature a 1-over-1 sash window, three single lite fixed windows, and a single lite entry door on the first floor. The entry door will feature a wood landing with wood steps and wood handrails. The second floor will feature three 1-over-1 sash windows.
- Rear Elevation:** The residence features two 1-over-1 sash windows, a single lite entry door, a set of single lite
(East) french doors, and a wood deck. The addition will feature a single lite fixed window on the second floor.

ATTACHMENT A

PUBLIC COMMENT

March 23, 2015

Houston Heights East Historic District

Applications for Certificate of Appropriateness

Homeowner Review

B-27 1548 Cortlandt Street

And for the Third Time, I **OBJECT** to the granting of this Certificate of Appropriateness for this proposed relocation. The applicant has made no effort to revise the proposal to leave the existing structure at its present location in line with the other existing front wall structures on the blockface. The applicant is claiming a hardship for the size of the existing lot, when, in fact, the hardship is self-imposed. The original lot dept was 132 feet but many years ago another residential structure (without a garage) was constructed on the rear of this corner lot. This structure is now a separate residence (seemingly without benefit of subdivision) which results in the current lot depth of 100 feet. The current owner purchased the reduced lot depth with full knowledge of the reduction. Attempts to construct square footage and volume that would be appropriate for a full 132-foot lot depth lot should not be allowed as the resulting volume will always be out of scale with the context of the District. The proposal should be reduced in volume to fit the existing 100 foot lot depth and the existing structure should remain in its current location with the current (no evidence has been submitted indicating a need for additional elevation) floor elevation.

As a side point, the continued re-submission of essentially unchanged applications (the applicant even admitted this current application is incorrect) for the same property location should be discouraged. There is no positive benefit from a continual re-submission and the resulting effort by the staff and the HAHC can be better-spent on applications that respond to the criteria originally suggested to provide support for approval. I would hope that the HAHC would consider instituting a substantial fee for re-submittals that would discourage this unfettered, time-wasting process.

J. Kent Marsh, AICP CUD

1538 Arlington, Houston Heights East Historic District

1548 Cortlandt St Houston Heights East

Hi!!

I am writing to you in support of the home relocation/addition being requested by Matthew and Hank Agor at 1548 Cortlandt. I purchased my 1918 bungalow at 1638 Cortlandt in 2009, and during the past five years I have watched three beautiful bungalow renovations with additions come to life on my block, along with a new home on the vacant lot that was next to me. All of these have increased the beauty and architecture that Cortlandt Street contributes to Houston Heights East.

I fought to preserve the Historic District designation for our neighborhood, even going to City Council meetings several times, so I am very critical of some of the "new build" ideas of builders and efforts by our local realtors to transform our historical presence. I have reviewed the Agor's plans for their tiny bungalow (988 sq. ft. for a family of four!) and I am very enthusiastic and excited about having another appropriate, historically contributing renovation within a short walk of my home. (The Agor's proposed renovation is much more appropriate than the Memorial-like brick McMansion across the street at 1694 Cortlandt, which was unfortunately built before the Historic District designation and TOTALLY does not conform to the significance and historical beauty of Cortlandt Street!)

I appreciate your consideration of my support, and hope that you will approve the proposed changes to 1548 Cortlandt Street.

Sincerely,

Maureen Weyel
1638 Cortlandt Street
713-562-9833

From:

Sent: Wednesday, March 11, 2015 8:56 PM

To: PD - Historic Preservation

Subject: 1548 Cortlandt St Houston Heights East

As neighbors living within 1 block of this property we would like to offer our affirmation of improvements as laid out by the homeowners. We have viewed their plans and see them to be not only acceptable to the neighborhood but also contributing. We believe that these improvements will increase the value of the property and provide a home that is more usable and desirable. We also believe that it will improve the quality and value of the block and surrounding homes.

The Heights is a wonderful neighborhood that like all neighborhoods continues to evolve. The Historic Preservation Committee does a good job monitoring the improvements within the district. That said we feel this property should be improved as requested and we offer our affirmative vote.

Please accept this email as a vote for the recommended changes to this property and a plea for your approval of the proposed plans that are currently submitted.

Sincerely,

Jay and Lucy Milligan
1638 Cortlandt St.

From: Amanda Placer

Sent: Sunday, March 22, 2015 9:59 AM

To: PD - Historic Preservation

Subject: Re: 1548 Cortlandt Street, Houston Heights East

To Whom It May Concern,

Please consider approving the addition to the address referenced in the subject line of this email. The homeowners have taken impeccable care of their historic house and would like to continue to do the same while adding extra space. The integrity and look of the home will largely remain the same with the addition being added to the back of the house. Thank you for your time.

Amanda Placer

From: Brie Kelman

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

24. 420 E 20th St, Alteration-Commercial Bldg- Support

25. 1515 Oxford St, New Construction-Residence/Garage- Support

26. 1404 Arlington St, Alteration-Garage- Support

27. 1548 Cortlandt St, Alteration/Relocation-Addition/Foundation/Roof Resubmittal - Support. I think the proposed modifications are a very thoughtful way to update/expand this house to be more family friendly. Their alterations clearly do not violate the ordinance as the 2nd story starts at the rear of the structure (clearly behind the 50% mark).

PUBLIC COMMENT RECEIVED ON EARLIER VERSIONS OF PROJECT

January 29, 2015

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: Jan-15

Date of Report: 26-Jan-15

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1115 Arlington	Sam Gianukos	Creole Design	Alteration/Addition to Contributing Structure	Support No Object Object	1 2
	1405 Arlington	Lowell Pinnock	Design-Tech	New Const - Resubmittal	Support No Object Object	1 1 1
	1832 Columbia	Gail Schorre	Morningside Architects	Addition- resubmittal Contributing Structure	Support No Object Object	1 1
	1548 Cortlandt	Sam Gianukos	Creole Design	Addition- Relocation Resubmittal	Support No Object Object	1 2

Houston Heights East Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

1115 Arlington – **OBJECT**

The frontal plan for the proposed addition when compared to the frontal plane for the existing structure exceeds the proportion that would allow the existing structure to remain dominant and the proposal makes the existing structure subservient to the addition. Also, the volume of the addition is greater than the volume of the existing and contributes to the subservient relationship for the existing structure. Using the prior application approval for 1117 Arlington in no way obligates the HAHC to approve a later application for 1115 Arlington, even if it is a “mirror” of the previously approved version.

1405 Arlington – **NO OBJECTION**

While the current proposed result is not totally acceptable, the revision to provide one-over-one windows on the two visible street sides will allow the new construction to fit better into the context of the existing historic district. I do hope this builder has learned from this experience.

1832 Columbia – **NO OBJECTION**

While the proposed modification is still excessive in volume, it is better than the prior, unacceptable proposal.

1548 Cortlandt – **OBJECT**

I am truly amazed at the audacity of this applicant to resubmit a second proposal that only changes the cornice design after this design was denied previously for numerous reasons. The proposed application intends to remove a significant portion of the existing structure, in addition to relocating the remaining existing structure to a location that will no longer agree with the existing prevailing front setback of the other existing structures on the blockface, nor will the proposed relocation support the prevailing offset location of the structure on the lot as is evident in the remaining contributing structures in the area.

From: Brie Kelman [REDACTED]
Sent: Sunday, January 25, 2015 9:38 AM
To: Kent Marsh
Subject: Re: January 2015 HAHC Applications

- 1115 Arlington St, Alteration-Addition/Windows
Support 
- 1405 Arlington St, New Construction-Residence, *Resubmittal*
Support 
- 1832 Columbia St, Alteration-Addition, *Deferral*
Support 
- 1548 Cortlandt St, Alteration/Relocation-Addition, *Resubmittal*
Support

From: Charlie Thorp
Sent: Friday, January 23, 2015 9:52 AM
To: Kent Marsh
Subject: HAHC applications

1115 Arlington - too big of an addition - denied
1405 Arlington - don't like windows - denied
1538 Cortlandt - too big of an addition - denied



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Rotary District 5890
Governor 2005-06

From: Jay Tebar
Sent: Wednesday, January 28, 2015 8:26 PM
To: DuCroz, Diana - PG
Subject: Comments January HAHC Meeting

Below are my comments and question regarding agenda items for Houston Heights East Historic District at the upcoming January HAHC meeting.

1032 Columbia - Question: the proposed North side elevation shows what looks to be a skylight in the existing roof. Is this a flaw in the elevation or an actual proposed new feature?

1742 Cortlandt - Object

This largely out of scale proposed addition on a highly visible corner lot is not compatible with the historic character of the district. The proposed new elevations on the lot would be keeping with the existing historic setbacks along that street which are currently intact. The proposed addition is out of scale and proportion to the district. Ironically, the applicant shows in the Line of Sight image the visual impact of the addition from Cortlandt Street, but that same image also accurately shows the overwhelming and inappropriate visual impact from 16th Street. This proposed addition also encroaches on a significant portion of the original historic home therefore forever destroying historic character and materials.

1117 Adignon - Object

Additions should be subordinate to the original structure and should strive to have as little impact on the original as possible. This proposed addition significantly changes the original scale of the home, effectively creating a new "type" that never existed in this district. This type of inappropriate "box behind a box" approach to additions, which has unfortunately become the norm, is destroying the historic character of the district. The original structure should be the focus not the addition.

Preservation is an important architectural characteristic and the proposed alterations - existing window openings not only remove original material but seeks to create an appearance that never existed when the home was built.

Thank you.

Jay Tebar

NOVEMBER 20, 2014

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: Nov-14

Date of Report: 17-Nov-14

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B22	1301 Arlington	Aaron Mendias	Cusimano Arch	Construct rear second story addition - Replace 8 non-orig single lite windows	Support No Object Object	4 2
B23	1548 Cortlandt	Sam Gianukos	Creole Design LLC	Relocate existing house Change roof, raise foundation add 2 story and garage	Support No Object Object	2 4
B24	1431 Columbia (G)	Brett Zamore	Brett Zamore Design	New 1 1/2 story garage at rear of lot	Support No Object Object	5
B25	1214 Harvard	Brie Kellman (abstained from vote)		New 2-story addition to side of existing house 2 story addition to rear replace windows	Support No Object Object	2 1 2
B26	1535 Arlington (G)	Jos & C Wright		New 2 story garage at rear of lot	Support No Object Object	5 1
B27	1535 Arlington (A)	Jos & C Wright		Raise exist foundation add 2 story to rear of exist house	Support No Object Object	4 2
B28	1232 Arlington (A)	Kevin Walton	Rob Sanders Homes	Remove exist sec story add const new 2 story rear add add porch rail - remove exist chim/fire place	Support No Object Object	5 1
B29	1232 Arlington (G)	Kevin Walton	Rob Sanders Homes	Const new 1 story detached garage	Support No Object Object	5 1
B30	1226 Heights Blvd	Ali Afshari	Persepolis Homes	Const new front door stoop	Support No Object Object	2 2
B41	1815 Cortlandt	Alex Ridgeway	Brick Moon Design	Rev CofA for different window locations and sizes	Support No Object Object	2 2 2

March 26, 2015

1548 Cortlandt Street

HPO File No. 150303

Houston Heights East

From: Mark R. Williamson [REDACTED]
Sent: Thursday, November 13, 2014 4:55 PM
To: Kent Marsh
Subject: Re: November HAHC Meeting

Kent,

That's a lot to wade through.

Several of these bring up problems that I have with the existing ordinance even if I cannot base an objection within that ordinance.

1232 Arlington St, Alteration-Addition -- no objection
1232 Arlington St, New Construction-Garage -- no objection
1301 Arlington St, Alteration-Addition -- no objection
1535 Arlington St, Alteration-Addition -- no objection
1535 Arlington St, New Construction-Garage -- support design, except confused about vehicle access paths
1431 Columbia St, New Construction-Garage -- support (adjacent neighbor)
1548 Cortlandt St, Alteration-Relocation/Addition -- object (hugely out of scale on 16th Street side)
1815 Cortlandt St, New Construction-Residence, *Revision* -- no objection
1214 Harvard St, Alteration-Addition -- no comment
1226 Heights Blvd, New Construction-Residence, *Revision* -- no information posted (pulled??); no opinion

March 26, 2015

1548 Cortlandt Street

HPO File No. 150303

Houston Heights East

From: Zucker, Jim [redacted]
Sent: Monday, November 17, 2014 10:23 AM
To: Kent Marsh; [redacted] Mark R. Williamson; Jonathan Smulian; Bart Truxillo; Brie Kelman
Subject: RE: Historic District - posting of Certificate of Appropriateness Applications

Here are my votes and comments on the applications:

1232 Arlington—Support

The Smiths have been trying to get through this process for more than a year now. They had staff approval for all but a dormer, including the removal of the pop-up, which was added after the period of significance. Then Anna Mod decided that the pop-up itself was significant because it reflected a WWII or post-war attempt at expanding a bungalow (imagine that—additions can themselves become historically significant even when they alter the original structure!!! So much for the argument that additions should start 100% back so there is a clear distinction between the original structure and the addition so some future generation could remove the addition, at which time they will be told it is historically significant in its own right and cannot be removed). As with all of their previous proposals, this one satisfies the ordinance and should be approved post haste.

1301 Arlington—Support

1535 Arlington—Support.

I think this would look much better if there were windows on the street-facing side of the second-story addition. It looks closed and disconnected without those windows.

1548 Cortlandt—Support.

This small size of the existing house means any addition will affect the existing structure. As I read the staff report, it would essentially not permit any addition, which I think is not in keeping with the ordinance. I think the planned house will fit with the neighborhood and is a good use of space.

1815 Cortlandt—Support.

I still do not think the design of this house is in keeping with the character of the neighborhood, but the ordinance certainly allows you to do what you want with the windows.

1214 Harvard—Support.

This is the house directly across from my house at 1213 Harvard Street. I fully support this addition. My wife and I looked at this house when it was on the market and the second story presented incredible challenges. It had four rooms, but only two with closets. The side bump out is necessary to allow enough room for closets and is minimal. The second-story connector to the existing garage apartment makes a lot of sense as a way to add space without anyone being able to see it from the street. The overall space added is minimal, but necessary, and it satisfies the ordinance. This addition will fit with the street and should be approved. It should be noted that none of the exterior materials are original. The siding and windows were replaced in the 1990s.

1226 Heights—No objection.

This was a terrible design from the beginning, but Staff recommended approval. Blocking the full porch only makes a bad design worse. We are cutting off our noses to spite our faces.

From: Brie Kelman [REDACTED]
Sent: Sunday, November 16, 2014 7:32 PM
To: Kent Marsh
Subject: Re: FW: Historic District - posting of Certificate of Appropriateness Applications

22. 1301 Arlington St, Alteration-Addition

- Support

23. 1548 Cortlandt St, Alteration-Relocation/Addition

- Support

24. 1431 Columbia St, New Construction-Garage

- Support

25. 1214 Harvard St, Alteration-Addition/Windows

- Abstain as I am helping this neighbor.

26. 1535 Arlington St, New Construction-Garage

- Support

27. 1535 Arlington St, Alteration-Addition

- Support

28. 1232 Arlington St, Alteration-Addition

- Support

29. 1232 Arlington St, New Construction-Garage

- Support

March 26, 2015

1548 Cortlandt Street

HPO File No. 150303

Houston Heights East

From: Jonathan Smulian [redacted]
Sent: Saturday, November 15, 2014 10:39 AM
To: Kent Marsh; [redacted]; 'Mark R. Williamson'; 'Bart Truxillo';
 [redacted]; 'Brie Kelman'; 'Zucker, Jim'
Subject: RE: Historic District - posting of Certificate of Appropriateness Applications

General Comment :

I am deeply concerned about the current pattern of excessive site coverage resulting from the large rear additions so typical in recent applications for COAs in the Heights. This leads to diminished open and garden space , less permeable land causing increased run-off to the bayous and potential street flooding as well as the demolition of the mature tree cover so important to quality of life and character in the Heights . This s trend of overdevelopment is already having and will eventually have a major negative impact on the special historic character of the neighborhood..

1232 Arlington –support -This proposal represents a great improvement over the existing two additions that were ill conceived and poorly constructed ,

1232 Arlington -new garage -. support

1535 Arlington –garage -no objection

1535 Arlington –addition –no objection

1431 Columbia -support

1548 Cortlandt –object- Over development of a 5000-square foot site .-see general comment above

1815 Cortlandt –no objection

1214 Harvard –object .- window openings and new fenestration proposed is atypical and incompatible with proportions and type of existing fenestration . Historic character of original house would be better preserved if new link between it and the existing garage block could be clearly demarcated by being set back and not seen from the right of way as a continuation of the north facade of the existing house . . .

1226 Heights Blvd,- no objection

1301 Arlington-no objection

From: Charlie [redacted]
Sent: Monday, November 17, 2014 8:22 AM
To: Kent Marsh
Subject: Re: FW: Historic District - posting of Certificate of Appropriateness Applications

Kent,

I want to change a vote on my list after looking at it again.

1548 Cortlandt - NOT Approve

Charlie

November 2014 HAHC Meeting

Comments Regarding Certificate of Appropriateness Applications Submitted for the Houston Heights East Historic District

Agenda Item #22 - 1301 Arlington – I **support** this application. This property is not deed restricted. The proposed addition replaces the same footprint as the existing addition and while the proposed addition is now two stories rather than the original addition of one story, the location of the addition is at the rear of the structure. The proposed addition is no greater in height than the original structure as seen from the front of the property (Arlington).

Agenda Item #23 - 1548 Cortlandt – I **object** to the granting of this CofA. The existing contributing house should not be moved. Moving an existing historical house, even within the same original lot, changes the historical context of the site relationship. While it seems that many of the porches on the houses on the east side of the 1500 block of Cortlandt have been enclosed, the original front wall structure of almost all of the existing structures on the existing block face are located generally in line with the current location of the existing house at 1548 Cortlandt. Visual evidence indicates the rear extension of the existing structure to be a part of the original house and not a later addition. The north side siding and roof eave structure seem to be original. Removal of this rear extension should not be allowed as it is a part of the original historic structure. The proposed addition enlarges the scale of the structure to the point that it would no longer be compatible with the existing scale of the general area. Other recent new construction to the north of the subject tract included a one-story street side addition to gradually reduce the scale of the new two-story construction. This type of scale reduction should be considered for any addition on the subject property. The original 132 feet deep lot was reduced to 100 feet by the sale of the eastern portion of the original lot many years ago. The current owner purchased the reduced lot depth with full knowledge of its smaller-than-typical size. The building mass-to-site relationship will naturally be impacted as a result of the reduced lot depth. The amount of allowable new mass should keep this same context. Otherwise, the scale of the proposed addition will be too great for the location which is even more important for this corner lot condition. Additionally, the proposed replacement of existing eave returns would remove existing historical material and is not necessary.

Agenda Item # 24 - 1431 Columbia (Garage) – I **support** this application. This property is deed restricted. The proposed garage is to be located at the rear of the property in conformance with the deed restrictions and seems to be in a location that may have had a garage structure at one time in the past. The existing sheet metal shed does not seem to be contributing to the historic character of the district and can be demolished without a negative impact.

J. Kent Marsh, AICP CUD

1538 Arlington, Houston Heights East Historic District

ATTACHMENT B

STAFF EMAIL COORISPONDENCE 3/19/15

From: Sam Gianukos
Sent: Friday, March 20, 2015 7:23 AM
To: Glennon, Erin - PD
Cc: Ager
Subject: Re: 1548 Cortlandt Plans

Good Morning Erin

We would like to proceed with the drawing as submitted.

Thanks for your email

Sam

On Mar 19, 2015, at 6:58 PM, Glennon, Erin - PD wrote:

Sam,

I wanted to follow up with you after our meeting on Tuesday. You brought up at the meeting that you were proposing to install a 1'-6" pony wall in order to build out the attic. The drawings that were submitted with the application and the project description do not address the installation of the pony wall.

We discussed the plans yesterday at our staff meeting and because the drawing do not reflect the scope of work we discussed at the meeting on Tuesday, you can either move forward with plans as they are currently, staff recommendation would be to defer the application because the drawings are incorrect or you can withdraw the application to make the corrections and address some of the design concerns we discussed and resubmitted for the April meeting.

Please let me know how you would like to proceed.

Regards,
Erin

Erin M. Glennon, Preservation Planner

City of Houston Planning & Development Department, Community Sustainability Division