CERTIFICATE OF APPROPRIATENESS

Application Date: April 27, 2016

Applicant: Luis Martinez, L and L Homes for Mike Rivera, owner

Property: 615 Cortlandt St, Lot 9, Block 278, Houston Heights Subdivision. The property includes a historic 2,314 square foot, two-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Construct a 1,168 square foot rear addition.

- The addition will start at the rear of the structure and measures 20' wide by 40' deep. A porch on the south side measures 14' – 3" wide by 18' deep.
- The addition will have the same ridge and eave heights as the existing structure of 27' – 5 ¼" and 12' – 6"
- All windows on the existing residence are non-original and will be replaced with wood, double hung windows that will match those in the new addition.
- The addition will be clad in 117 siding to match existing.
- New columns of the same style will replace the existing deteriorating columns.
- There will be no alteration to the window trim, only repairs will be made.

See enclosed application materials and detailed project description on p. 7-18 for further details.

Public Comment: No public comment received at this time.

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: May 19, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

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

S	D	NA		
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

N

PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

CURRENT PHOTO

CONTEXT AREA

643 Cortlandt – Contributing – 1920 (neighbor)

632 Cortlandt – Contributing – 1915 (across street)

637 Cortlandt – Contributing – 1908 (neighbor)

630 Cortlandt – Contributing – 1915 (across street)

625 Cortlandt – Contributing – 1920 (neighbor)

618 Cortlandt – Contributing – 1920 (across street)

621 Cortlandt – Contributing – 1920 (neighbor)

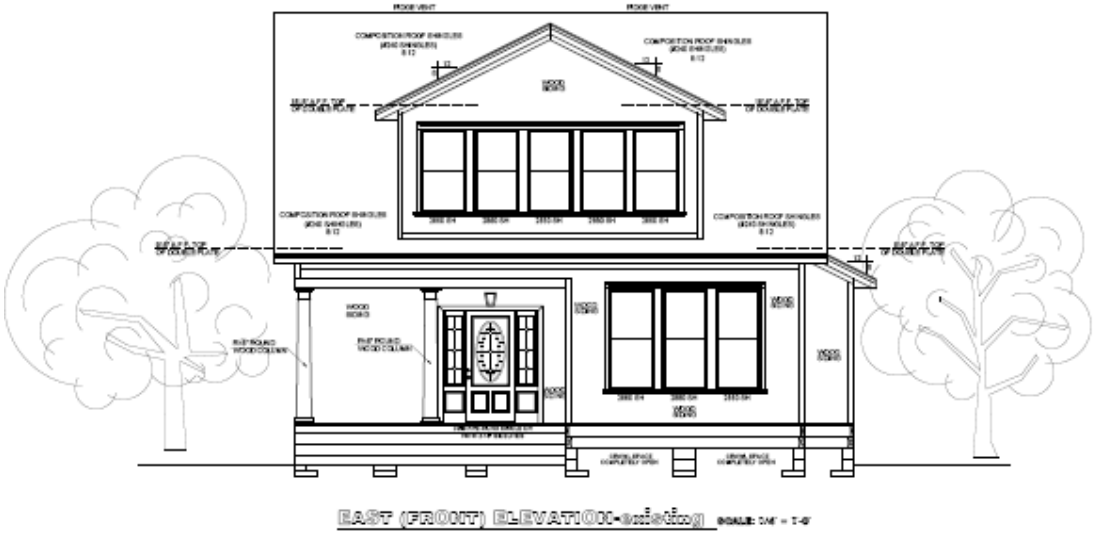
612 Cortlandt – Contributing – 1915 (across street)

619 Cortlandt – Contributing – 1924 (neighbor)

636 Cortlandt – Contributing – 1920 (across street)

EAST ELEVATION – FRONT FACING CORTLANDT

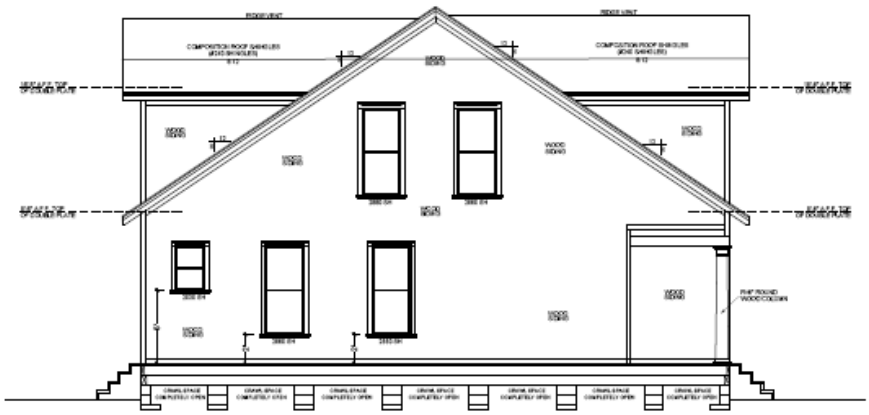
EXISTING



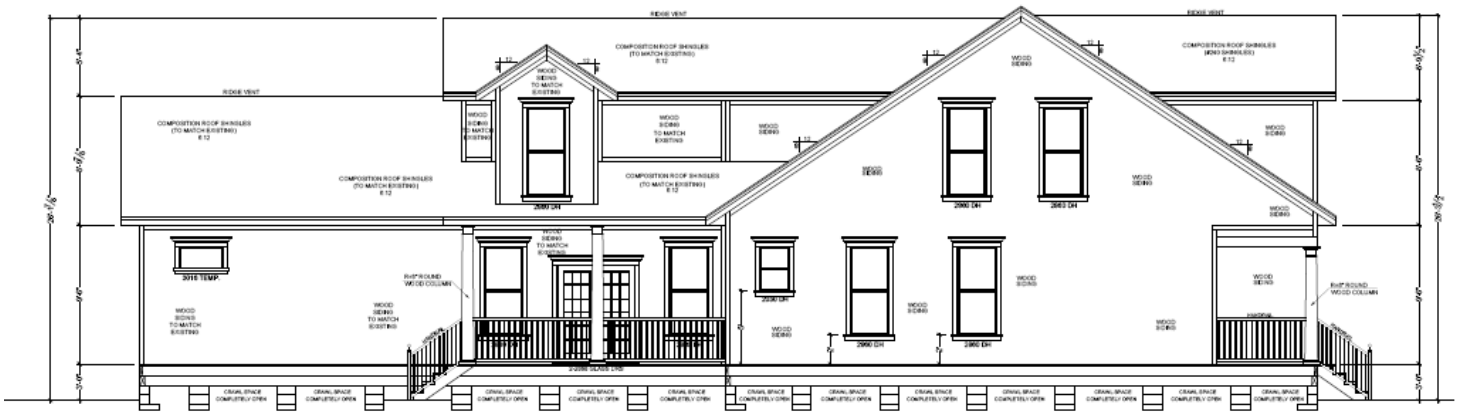
PROPOSED

SOUTH SIDE ELEVATION

EXISTING

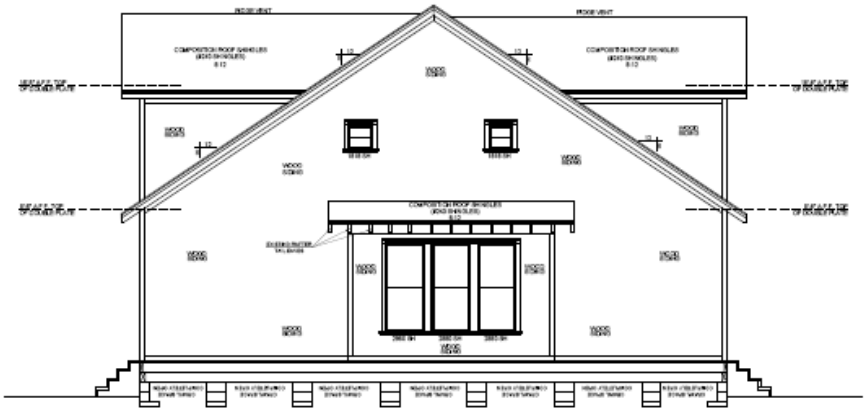


PROPOSED

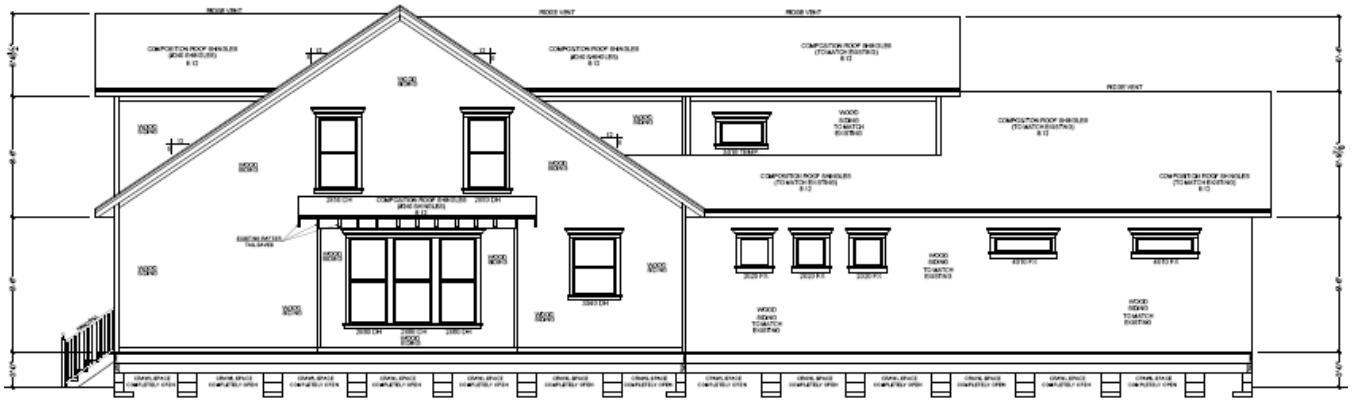


NORTH SIDE ELEVATION

EXISTING

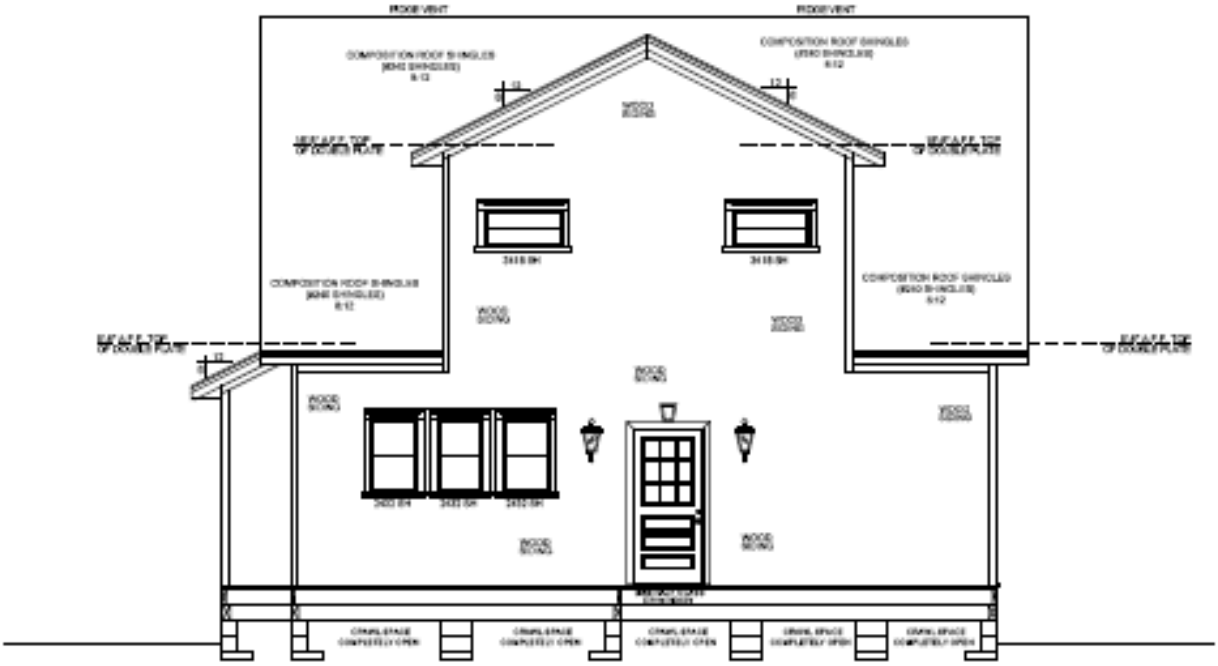


PROPOSED

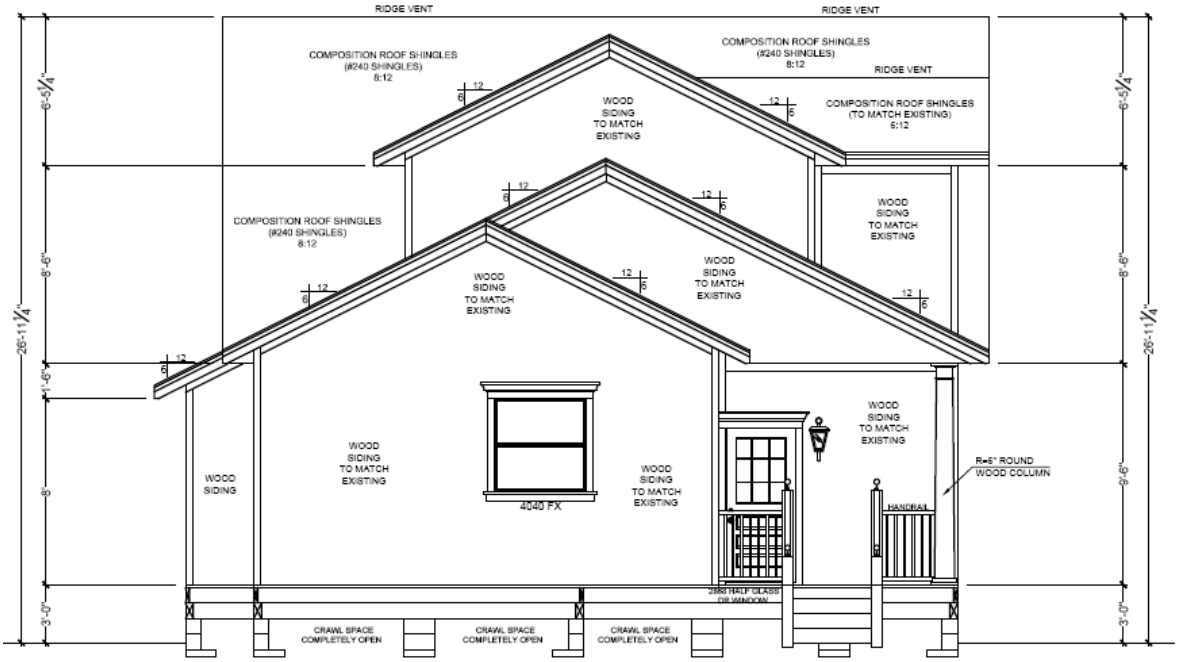


WEST (REAR) ELEVATION

EXISTING



PROPOSED



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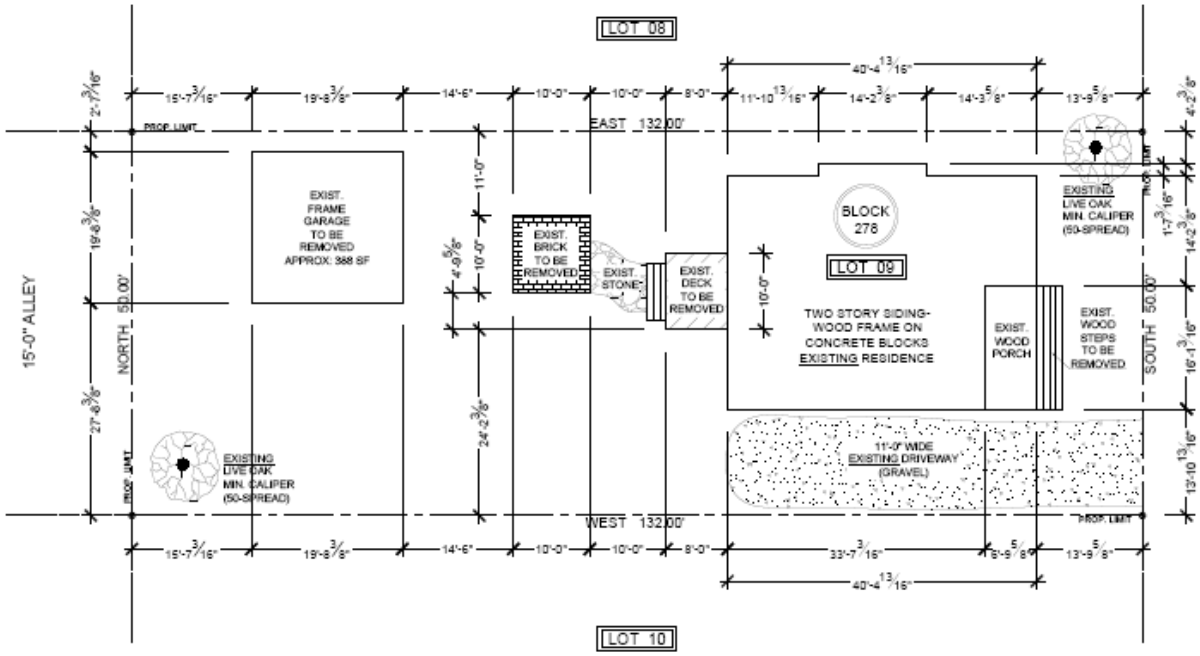
SITE PLAN

EXISTING



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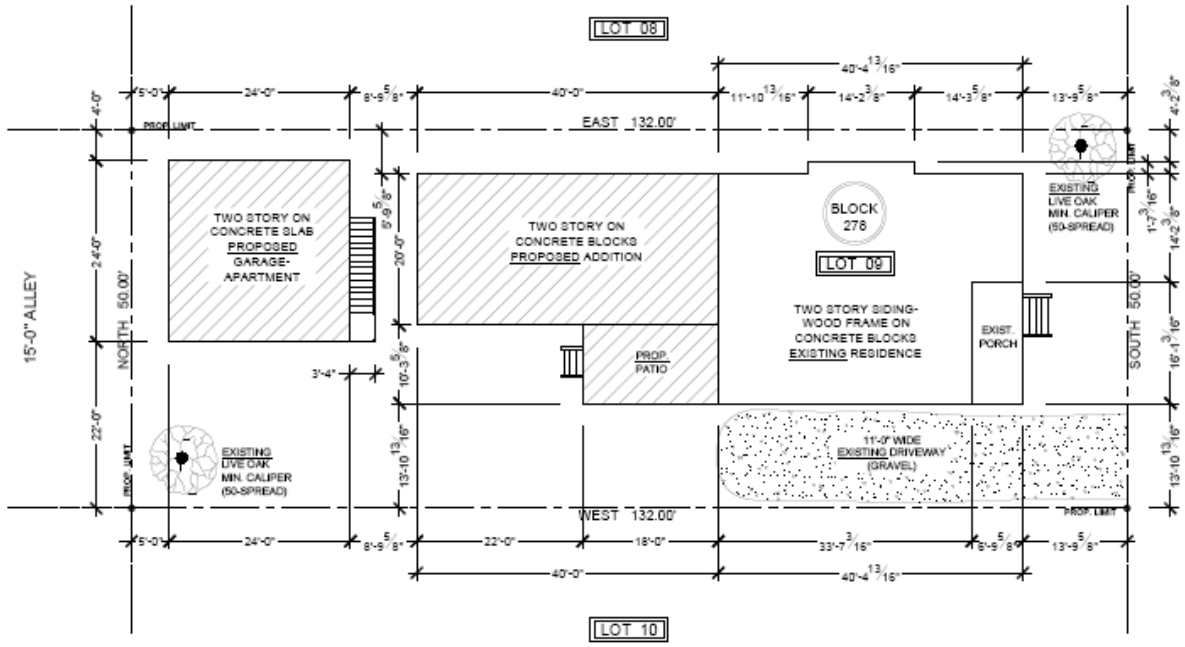

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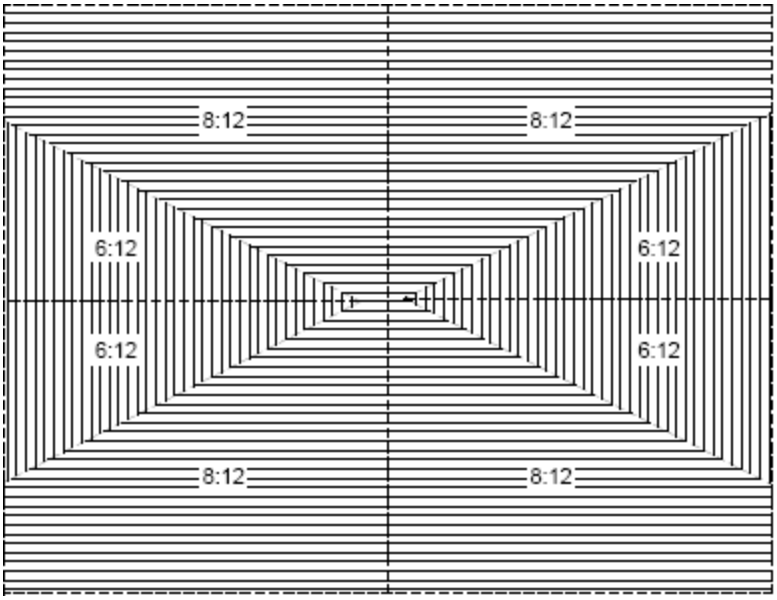
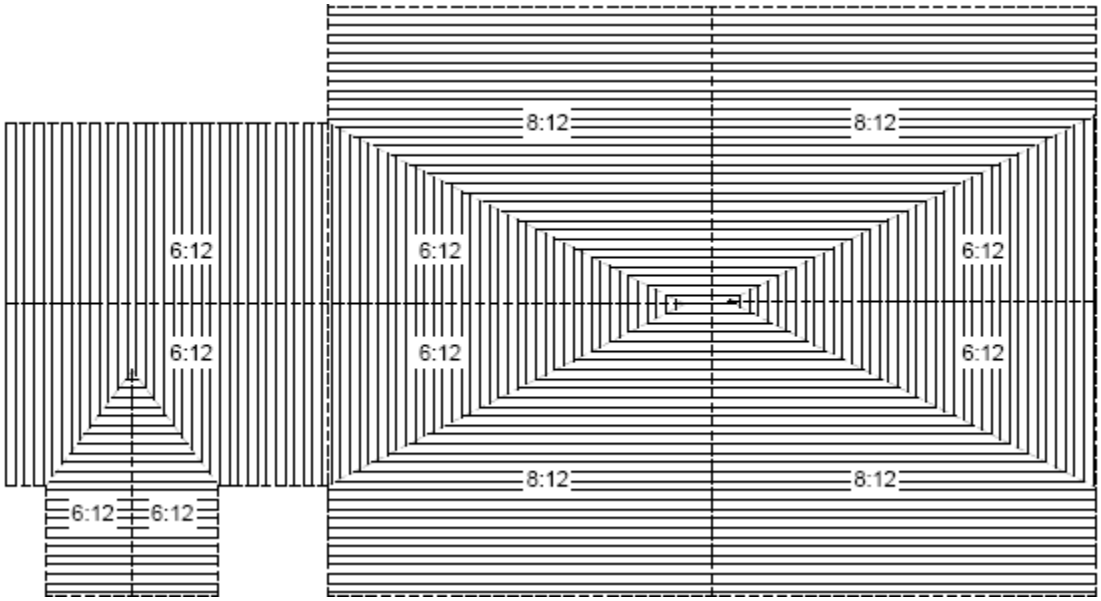
ROOF PLAN

EXISTING



PROPOSED



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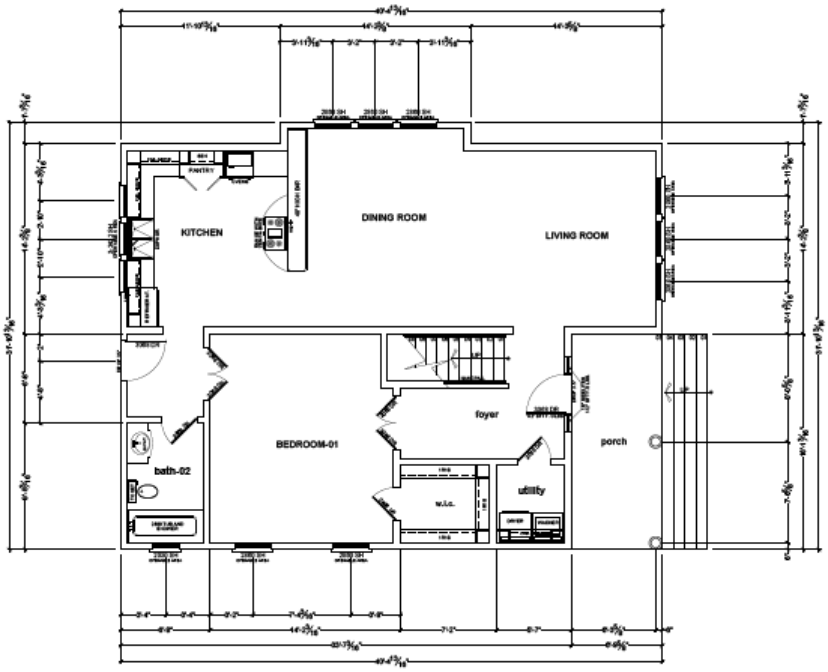
FIRST FLOOR PLAN

EXISTING



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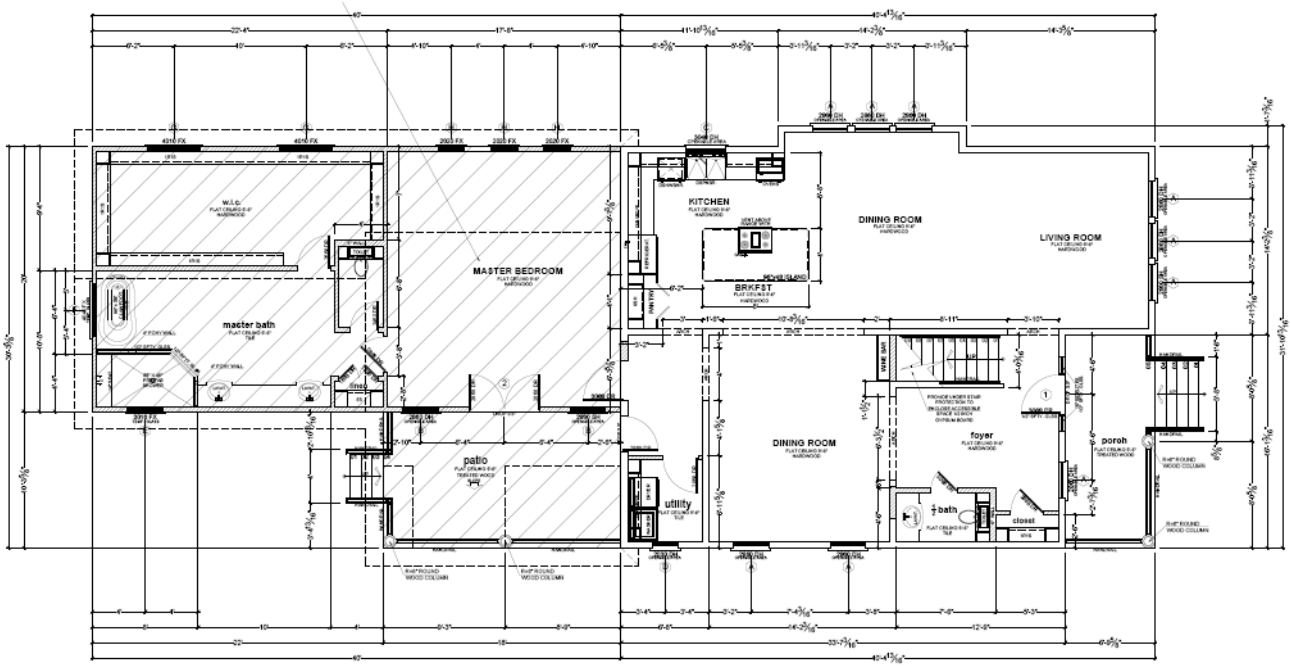

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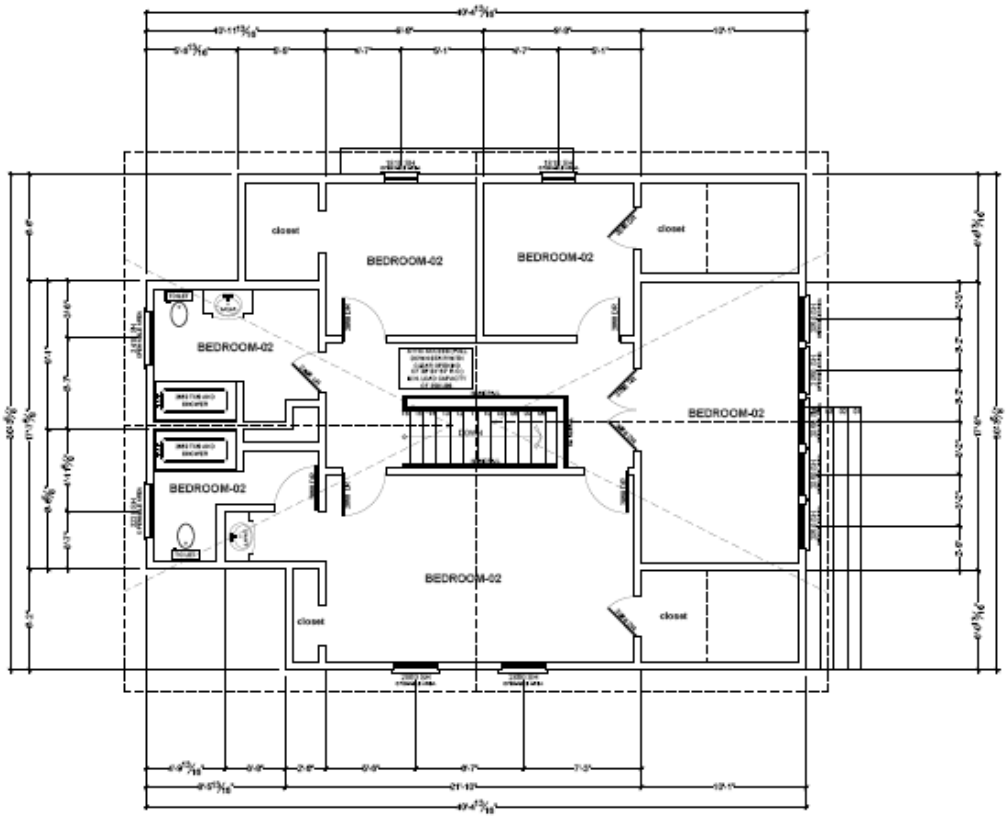
SECOND FLOOR PLAN

EXISTING



SECOND FLOOR PLAN

PROPOSED

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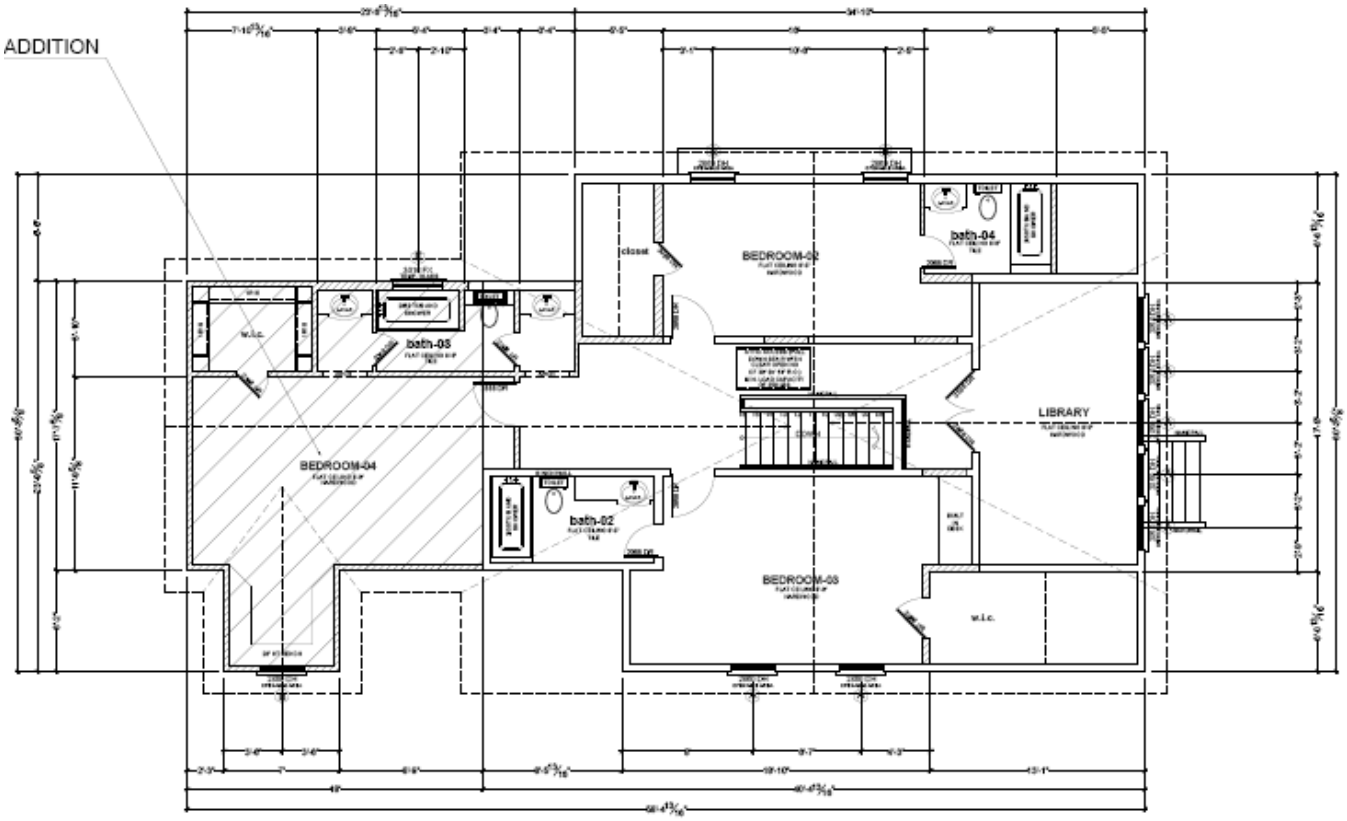


WINDOW / DOOR SCHEDULE

Siteline Wood Double Hung Windows

7 – 28 x 50
14 – 28 x 60
1 – 30 x 60
1 – 20 x 30
1 – 40 x 40
1 – 30 x 40

Siteline Wood Fixed Windows

1 - 30 x 16
3 – 20 x 20
2 – 40 x 10

Doors
1 rear half panel door, top lites
1 pair of French doors
1 front door with sidelites

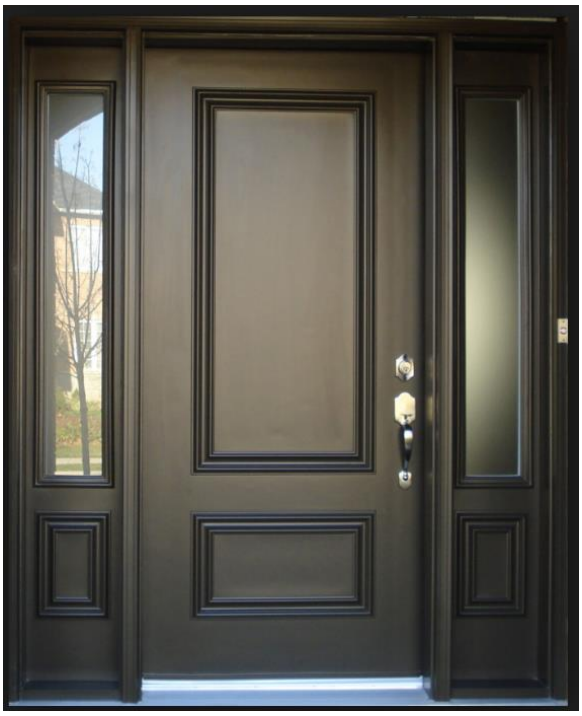
SITELINE WOOD DOUBLE-HUNG WINDOW

WINDOW / DOOR SCHEDULE

EXISTING AND PROPOSED FRONT DOORS

EXISTING

PROPOSED



PROPOSED HANDRAIL

PROJECT DETAILS

Shape/Mass: The existing 2,314 square foot residence has a width of 30' - 3 ½", a maximum depth of 40' – 4 3/16" and a ridge height of 27' – 5 ¼". A non-classified one-car garage is located in the northwest corner of the property, which will be demolished. The proposed two-story addition will attach at the rear of the existing structure and tie into the previous second story gable addition. The proposed addition will match the 30' - 3 ½" width of the existing structure including a 14' wide side porch on the south elevation. The proposed project will have a total depth of 80' – 4 13/16" resulting in a residence of approximately 4,514 square feet. See drawings for more detail.

Setbacks: The existing residence has a (east) front setback of 13' – 9 5/8"; a south side setback of 13' – 10 13/16"; a north side setback of 4' – 2 3/8"; and a (west) rear setback of 77' – 9".

The proposed addition will retain the south, east and north setbacks and feature a 37' – 9 5/8". setback to the west.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 3' – 0".

The proposed addition will feature a finished floor height to match existing.

Windows/Doors: The existing residence features non-original windows.

The applicant proposes removing all existing windows and installing new, double hung wood windows in the existing residence as well as the proposed addition. The applicant also proposes to replace the non-original door and side lites with a new door and side lites.

Exterior Materials: The existing residence is clad in wood siding, which is to remain, and round wood front porch columns. The applicant proposes that the addition will also be clad in wood siding and will replace the existing columns with similar round columns and install a handrail. The new back porch will feature the same round columns and handrail.

Roof: The current roof has a pitch of 6:12 on the gables and 8:12 on the hipped portion.

The proposed addition will feature the same pitches and the entire roof will be clad in composition shingles.

Front Elevation: (East) The existing east elevation features a half width porch supported by two tapered, round columns. The adjacent bay features three, 1-over-1 windows. A second story recessed gable contains five, 1-over-1 windows.

The proposed alterations will only alter the width of the porch steps, and include the installation of a handrail and new front door. See drawings for more detail.

Side Elevation: (South) The existing south elevation features three, 1-over-1 windows and a profile of the front porch. The second story features two, 1-over-1 windows.

The proposed addition will start at the rear wall and continue the current roof lines with the gable terminating above the new side porch. Vertical trim boards delineate the new construction from the existing residence. The first floor features a partial width porch supported by two columns. This bay features two, 1-over-1 windows and a pair of French doors. A single fixed window is located at the west end of the elevation. The second floor expands on the prior gable addition. A cross gable with a 1-over-1 window extends over the new porch. See drawings for more detail.

Side Elevation: (North) The existing north elevation features a protruding bay with shed roof covering 3, 1-over-1 windows. The second story features two small, 1-over-1 windows.

The proposed addition will start at the rear wall and continue the current roof lines with the gable terminating halfway above the new first floor. Vertical trim boards delineate the new construction from the existing residence. The first floor features four fixed windows. The second floor features

one fixed window. See drawings for more detail.

Rear Elevation: (West) The existing west elevation features three, 1-over-1 windows and a door at the midpoint of the elevation. The second story gable addition features two, 1-over-1 windows.

The proposed addition will start at the existing rear wall with no inset. The existing residence's gables will be extended for the addition. A portion of the new addition features a lower gable, offset to the left, and a porch is to the south. This elevation features one 1-over-1 window and a rear entry door. See drawings for more detail.