

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Alex Ridgeway, Brickmoon Design and Amanda Simons, Texas Solar Outfitters for Michael Emerson, owner

Property: 1330 Cortlandt Street, Lot 22, Block 168, Houston Heights Subdivision. The property includes an altered historic 4,301 square foot, two-story wood frame single-family residence and a detached two-story accessory structure situated on a 9,900 square foot (75' x 132') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the Houston Heights Historic District East. The structure originally featured a one-story front porch, but was altered to feature its current two-story porch configuration prior to the designation of the Historic District. A two-story rear addition was approved in December of 2013 and is currently under construction.

Proposal: Alteration – Revision

The applicant was granted a COA in on December 12, 2013 to construct a two story addition to the rear of a two story contributing residence. At the April 23, 2015 HAHC meeting, was granted a COA to revise their earlier proposal by replacing the non-original round front porch columns with matching new material. The applicant now proposes the following revisions to this COA.

Replace the approved six pairs of 8” diameter round columns with six 10” square columns. Install 19 solar panels on the south facing slope of the roof of the approved rear addition and the detached rear accessory structure.

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: Two who have expressed objection to the installation of square columns and no objection to the solar panels and one who expressed support for granting the Certificate of Appropriateness as proposed. See Attachment A.

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 21, 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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <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 checked="" type="checkbox"/> | <input 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;   |                            |
| <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 checked="" type="checkbox"/> | <input 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; |                            |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 EAST

**Building Classification**

- Contributing
- Non-Contributing
- Park



**CURRENT PHOTO**



**WEST ELEVATION – FRONT FACING CORTLANDT STREET**  
EXISTING



**WEST SIDE ELEVATION**

APPROVED 4/29/15



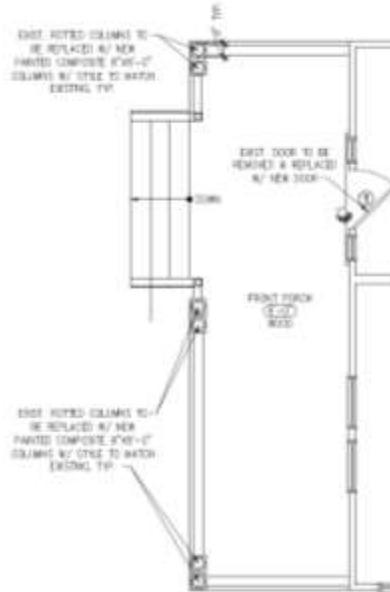
PROPOSED



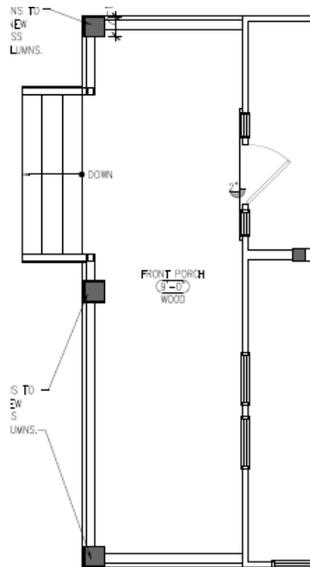


**FIRST FLOOR PLAN**

APPROVED 4/23/15



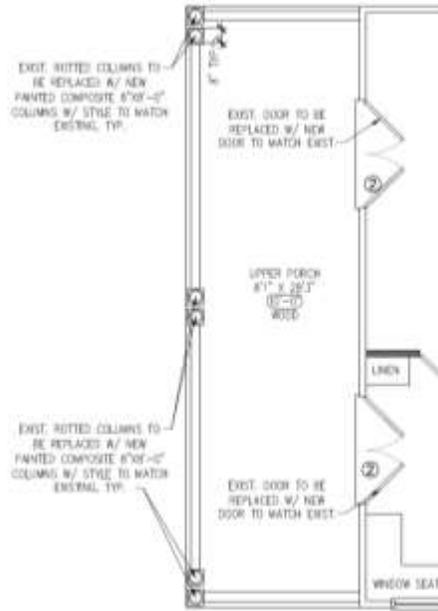
**PROPOSED**



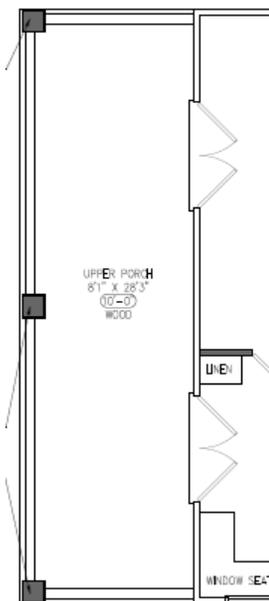


**SECOND FLOOR PLAN**

APPROVED 4/23/15

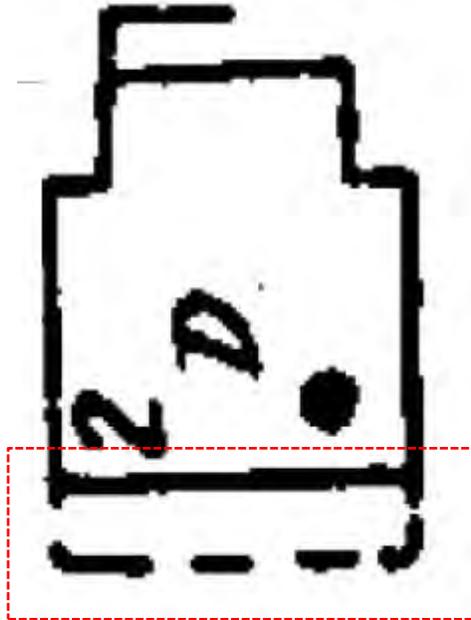


**PROPOSED**



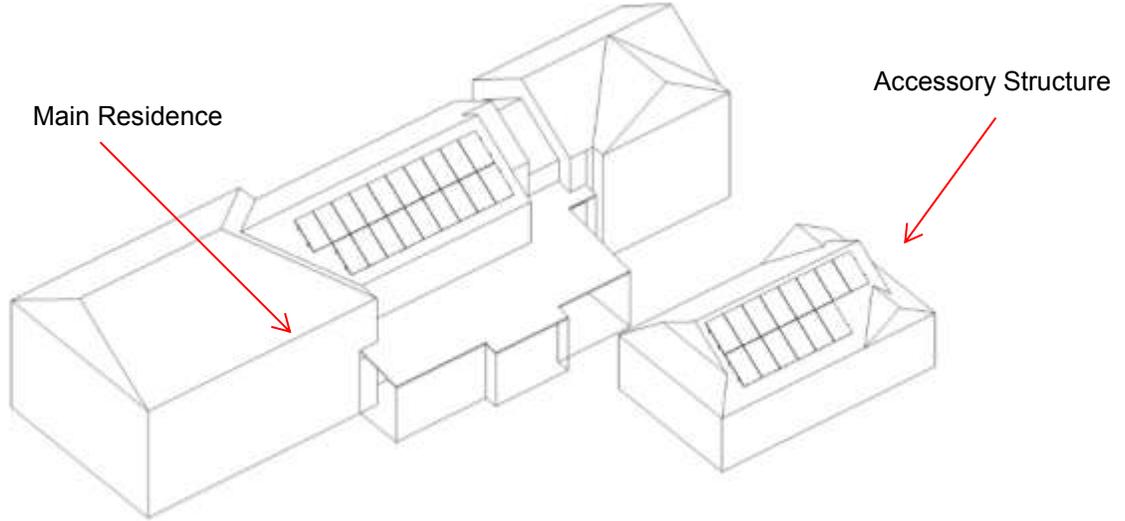
**SANBORN MAP**

1951

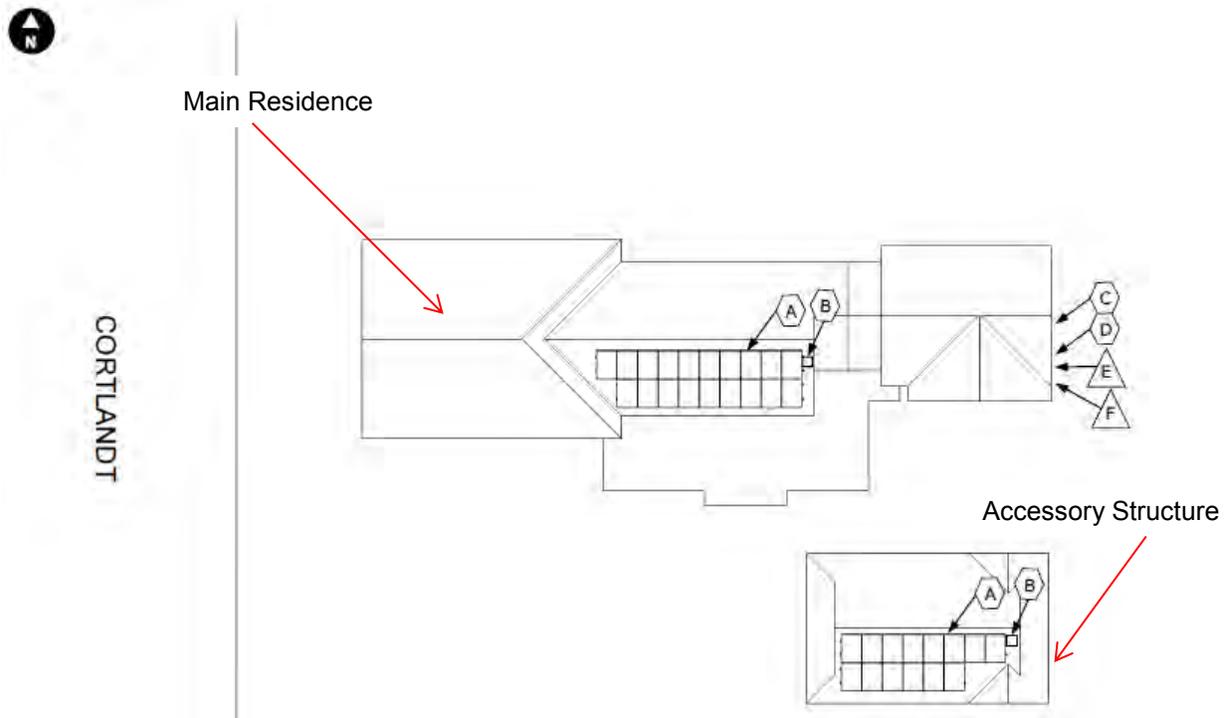


Sanborn image showing the residence previously featured a one-story porch. Sanborn notes multi-story porches by indicating the number of levels in their drawing.

**PROPOSED SOLAR PANELS**  
BIRD'S EYE VIEW



**PLAN VIEW**



PROPOSED SOLAR PANELS

SILVANTIS™  
F265 MODULE

SunEdison is a recognized authority on silicon technology and manufacturing processes developed through more than 50 years of experience. With our vertically-integrated business model, SunEdison delivers best-in-class solar modules by continuously leveraging new technology and manufacturing techniques that maximize efficiency, minimize cost, and extend product lifetime. Our solar module factory is ISO 14001 certified, and our products undergo rigorous inspection to ensure the highest possible quality.

SunEdison Silvantis solar module family continues our tradition of excellence by delivering the highest levels of performance worldwide. SunEdison is dedicated to providing local, responsive customer service.



## PROJECT DETAILS

**Exterior Materials:** The existing residence features a two-story porch featuring twelve (three pairs on each floor) non-original 8" diameter by 8' tall round wood columns and wood porch railings. Sanborn record show the residence originally featured a one-story porch and that the existing two-story porch was added after 1951. The existing columns and porch railings have deteriorated from rot. The applicant was granted a COA on April 23, 2015 to replace these columns with matching material. The applicant now proposes to use 10" square columns instead of pairs of round columns. The applicant also proposes to install 19 solar panels on the south side of the roof structure of the approved addition. The panels will feature a profile that is flush with the roofing material. The combined panels measure 11' tall by 32' 6" deep. The addition's roof features an eave height of 20' 4" and a ridge height of 30' 11".

**ATTACHMENT A**  
**PUBLIC COMMENT**  
**Kent Marsh**

1330 Cortlandt – Question need for square column replacement. No evidence that round columns were not original design. Recommend the applicant review offered 12 inch fiberglass round columns (Tuscan style) manufactured by Fiberglass Specialties Inc., P.O. Box 1340, Henderson, Tx 75653 (903) 657-6522. Don't have a problem with fiberglass replacements.

1330 Cortlandt solar panels – no objection when solar panels are placed on the non-contributing portion of the structure

J. Kent Marsh

**Brie Kelman**

**From:** Brie Kelman [REDACTED]  
**Sent:** Monday, May 18, 2015 1:48 PM  
**To:** Kent Marsh  
**Subject:** Re: May HAHC HHEHD applications

**Houston Heights East**

16. 1330 Cortlandt St, Alteration-Porch/Solar Panels *Revision - Support*

**Mark Williamson**

**From:** Mark R. Williamson [REDACTED]  
**Sent:** Tuesday, May 19, 2015 11:59 AM  
**To:** Kent Marsh  
**Subject:** Re: May HAHC HHEHD applications

1330 Cortlandt (columns) — Object — Would become “Support” if evidence surfaced supporting original columns were square