CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Rob Hellyer, Premier Remodeling for Michael Harvey, owner

Property: 1245 Cortlandt Street, Lot 1, Block 188, Houston Heights Subdivision. The property includes a historic 1,512 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1910, located in the Houston Heights Historic District East.

Proposal: Project Type – Construct a 2-story rear addition to a one-story corner residence.

- The addition will encroach 5' on to the existing residence and will measure 32'-7" wide, 16' deep on the first floor, 21'-5" deep on the second floor, 20'-3" to the eave, and 27'-4" to the ridge.
- The addition will be clad with wood beveled lap siding.
- All existing original wood beveled lap siding and original wood sash windows will be retained. The addition will feature wood 1/1 sash windows.

See Attachment A- Letter From Applicant

See enclosed application materials and detailed project description on p. 6-19 for further details.

Public Comment: Two opposed. See Attachment A, pg.20.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria: 1, 4, 8, and 9**

HAHC Action: **Approved with Conditions: The north and south proposed side gables be changed to hips. Inset the north and south walls of the proposed addition 1'.**

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: October 22, 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.

Planning Official **Date**

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 - 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; *The proposed addition encroaches 5' on the existing residence and is highly visible due to the residence being located on the corner of Cortland Street and E 13th Street and overwhelms the historic character of the1910 Craftsman Bungalow.*
☒	☐	☐	(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 proposed addition encroaches 5' on the existing residence which results in the alteration of the existing hipped roof which is a distinguishing character of the residence. The addition is highly visible due to the residence being located on the corner of Cortland Street and E 13th Street and overwhelms the historic character of the1910 Craftsman Bungalow.*
☒	☐	☐	(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 proposed addition encroaches 5' on the existing residence which results in the alteration of the existing hipped roof which is a distinguishing character of the residence. The encroachment onto the existing residence will result in the loss of significant historic material due to the walls being reframed to carry the load of the second-story addition.*
☐	☒	☐	(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 proposed addition encroaches 5' on the existing residence which results in the alteration of the existing hipped roof which is a distinguishing character of the residence. The addition is highly visible due to the residence being located on the corner of Cortland Street and E 13th Street and overwhelms the historic character of the1910 Craftsman Bungalow. The encroachment onto the existing residence will result in the loss of significant historic material due to the walls being reframed to carry the load of the second-story addition.*

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

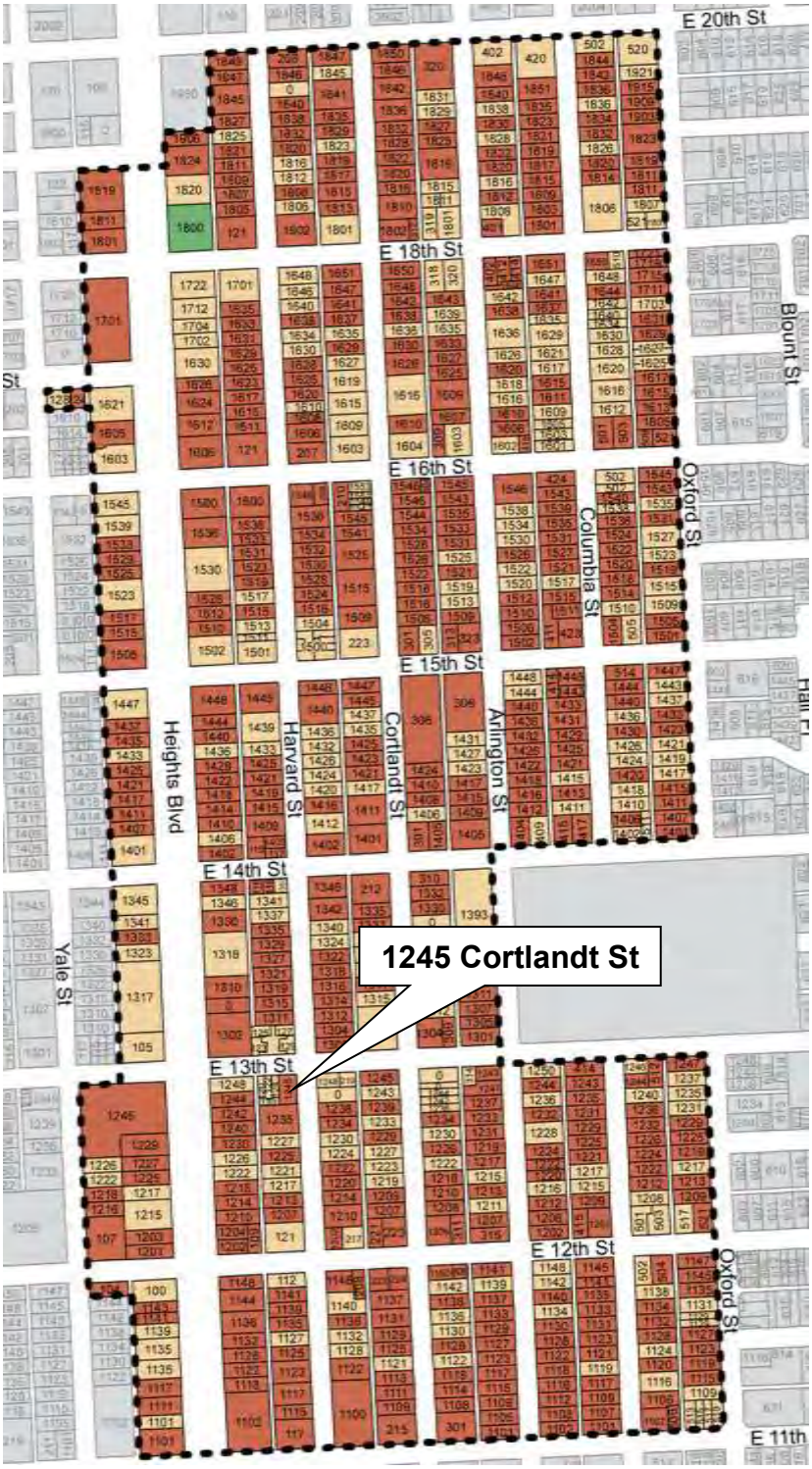
☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

EAST ELEVATION – FRONT FACING CORTLANDT STREET

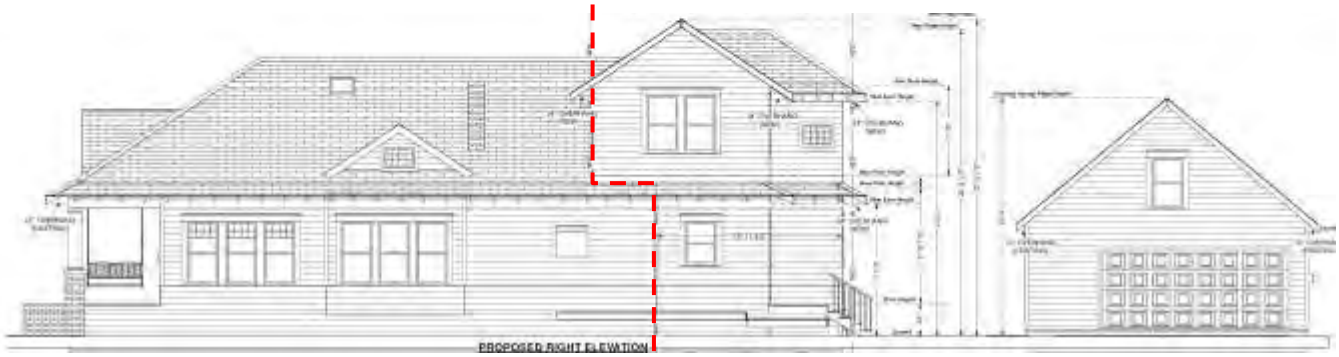
EXISTING

PROPOSED

NORTH SIDE ELEVATION – FACING E 13TH STREET

EXISTING

PROPOSED



SOUTH SIDE ELEVATION

EXISTING

PROPOSED

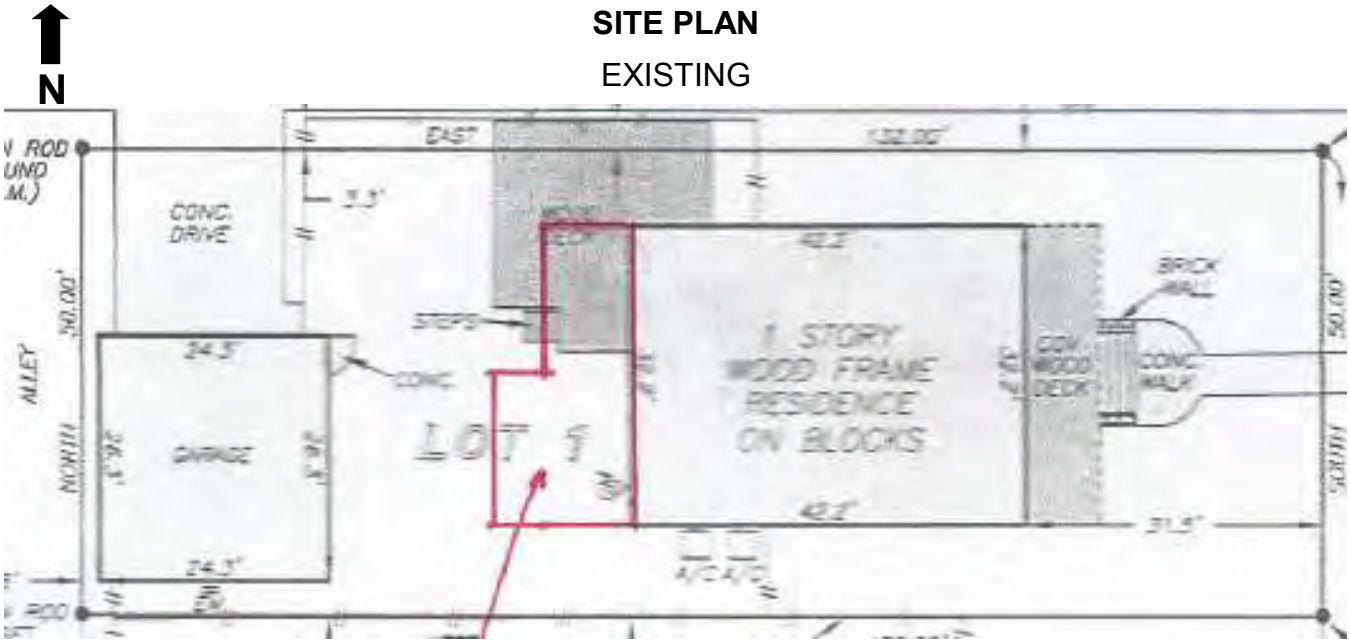
WEST (REAR) ELEVATION

EXISTING

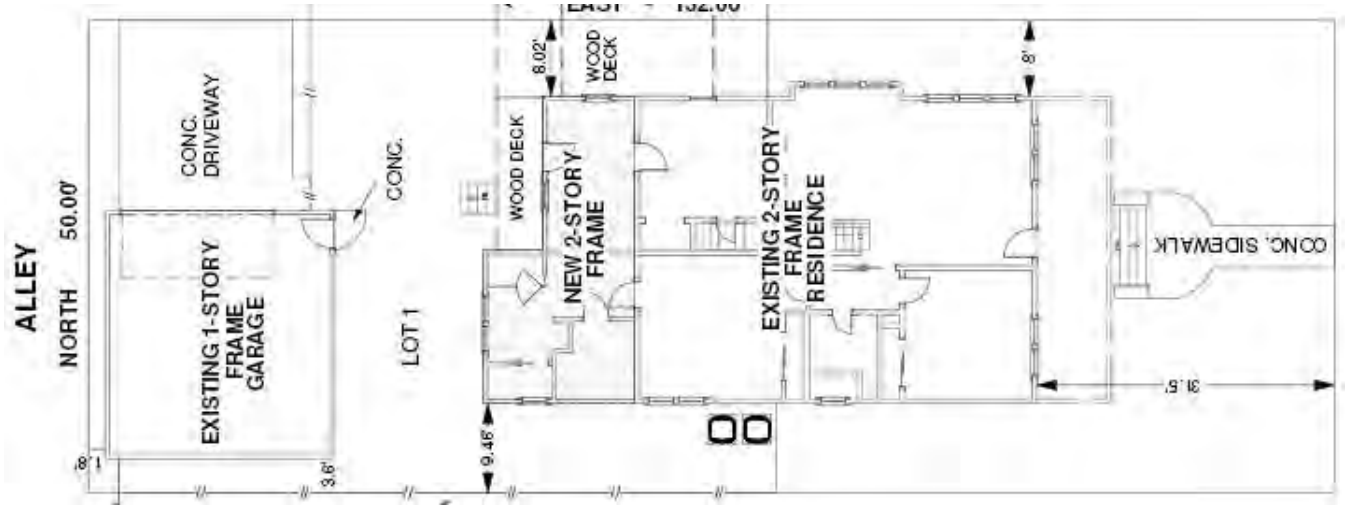
PROPOSED

SITE PLAN

EXISTING



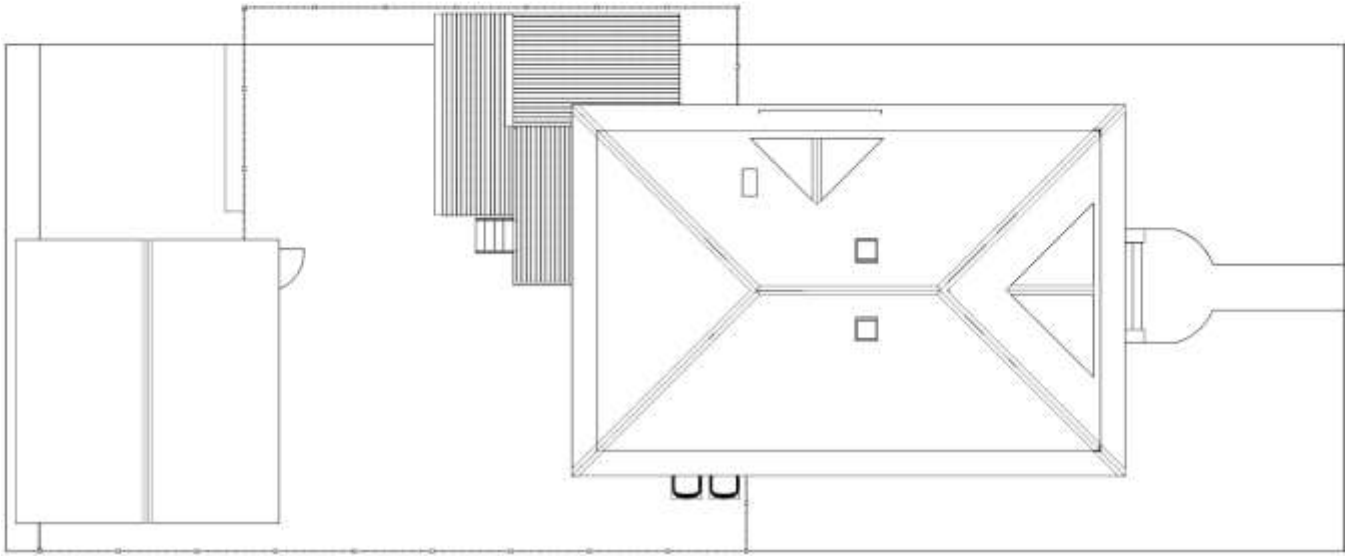
PROPOSED



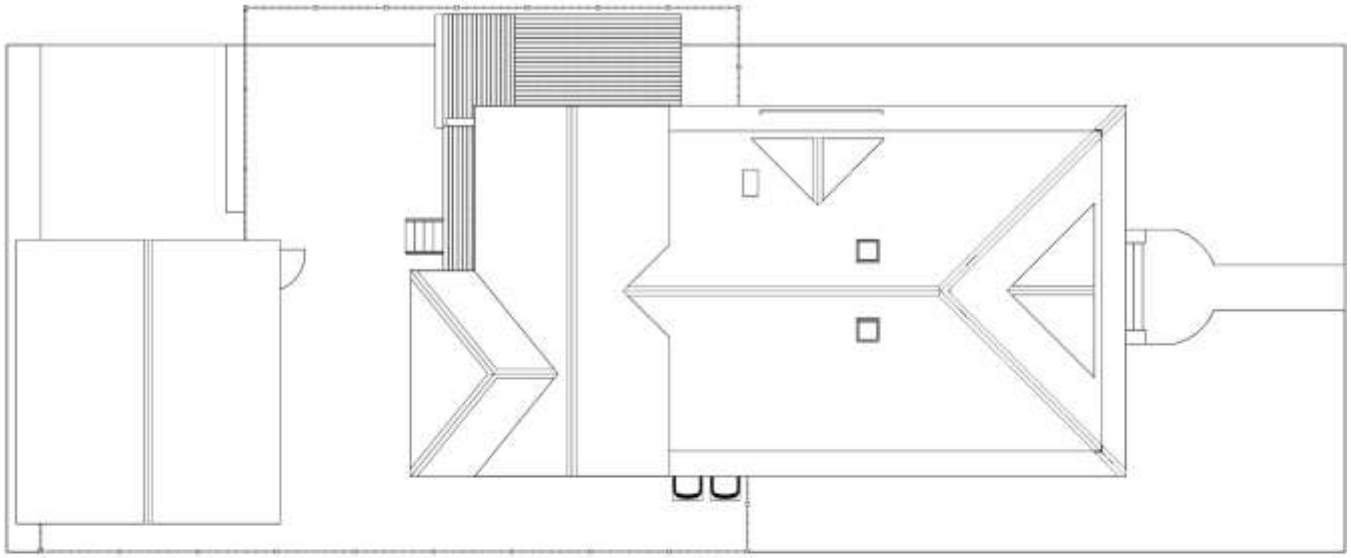
ROOF PLAN

N

EXISTING



PROPOSED



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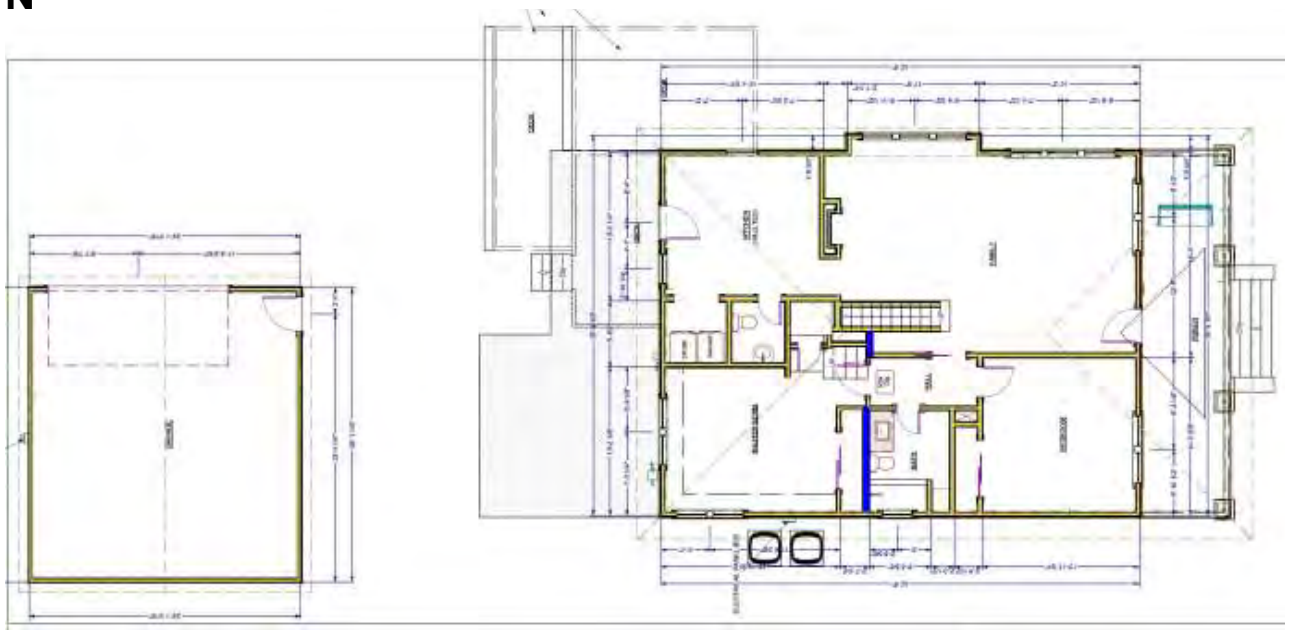
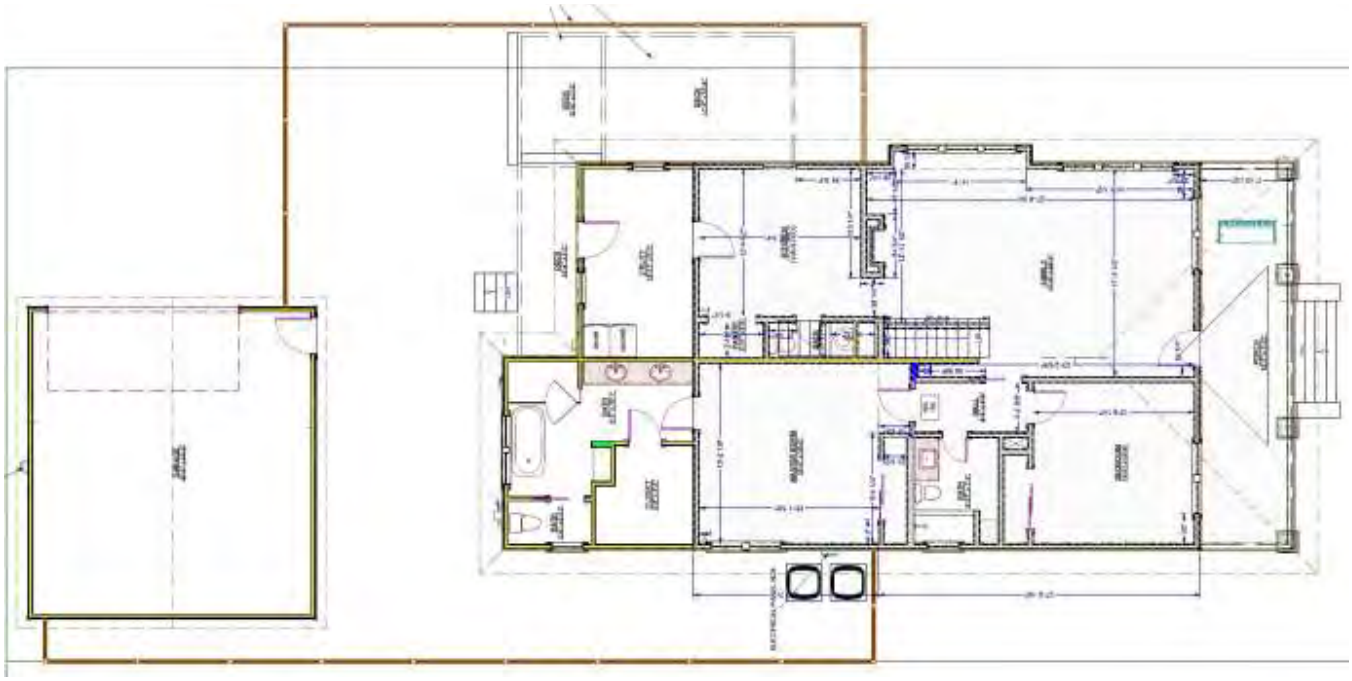
FIRST FLOOR PLAN

EXISTING



PROPOSED

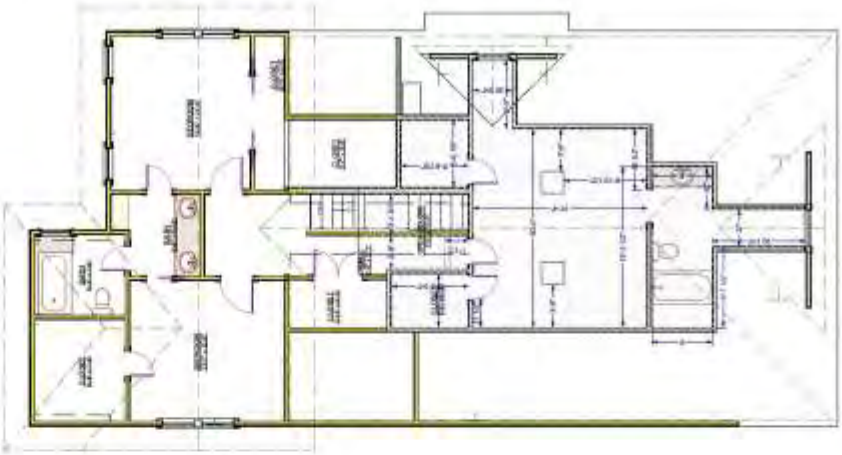


N

SECOND FLOOR PLAN

EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS	TOP
W01	1	1	51039	69 5/8 "	45 "	MULLED UNIT	1 OVER 1 WOOD	84"
W02	2	2	2848DH	32 "	56 "	DOUBLE HUNG	1 OVER 1 WOOD	80"
W03	4	2	2850DH	32 "	60 "	DOUBLE HUNG	1 OVER 1 WOOD	84"
W04	1	2	2620FX	30 "	24 "	FIXED GLASS	WOOD	54"
W05	3	1	2839DH	32 "	45 "	DOUBLE HUNG	1 OVER 1 WOOD	84"

PHOTOS SUBMITTED BY APPLICANT

FRONT (EAST) ELEVATION FACING CORTLANDT STREET

SIDE (NORTH) ELEVATION FACING E 13TH STREET

SIDE (SOUTH) ELEVATION

REAR (WEST) ELEVATION

PROJECT DETAILS

Shape/Mass: The residence measures 33'-9" wide, 42'-5" deep, 11'-5" to the eave, and 23'-11" to the ridge. The addition will begin at the rear wall on the first floor and will encroach 5' onto the existing residence on the second floor. The addition will measure 32'-7" wide,16' deep on the first floor, 21'-5" deep on the second floor, 20'-3" to the eave, and 27'-4" to the ridge.

Setbacks: The residence is setback 31'-5" from the front property line, 8' from the side, north property line, 9'-5" from the side, south property line, and 58'-5" from the rear property line. The addition will be setback 8' from the side, north property line, 9'-5" from the side, south property line, and 42'-5" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a finished floor height of 34". The residence features flared foundation skirting. The addition will be built on a pier and beam foundation with a finished floor height of 34".

Windows/Doors: The residence features decorative 9/1 wood sash windows, 1/1 wood sash windows, and a single lite entry door; all existing original sash windows and single lite entry door will be retained. The addition will feature wood 1/1 sash windows and a single lite entry door.

Exterior Materials: The residence is clad with wood beveled lap siding and beveled lap foundation skirting; all existing siding will be retained. The residence features a full width front porch with square tapered columns with brick bases and concrete steps; all porch elements will be retained. The addition will be clad with wood beveled lap siding.

Roof: The residence features a hip roof with 8/12 pitch and flared eaves with a 2' overhang and is clad with composite shingles. The addition will feature a cross gable on hip roof with an 8/12 pitch, a 2' overhang, and will be clad with composite shingles.

Front Elevation: (East) Please see elevation drawings on pg. 6

Side Elevation: (North) Please see elevation drawings on pg. 7

Side Elevation: (South) Please see elevation drawings on pg. 8

Rear Elevation: (West) Please see elevation drawings on pg. 9

ATTACHMENT A

PUBLIC COMMENT

From: Kent Marsh
Sent: Monday, October 19, 2015 10:53 AM
To: DuCroz, Diana - PD
Subject: October 2015 HAHC Houston Heights East Historic District Certificates of Appropriateness Applications

The following are my comments regarding input from a homeowner within the HHEHD

420 E. 20th St – SUPPORT – Recommend a minimum 5 foot wide sidewalk on Columbia Street

1141 Harvard – OBJECT – The visual massing of the proposed addition reduces the visual significance of the existing historic structure to a secondary visual element and is not in context with the visual importance of the mass of existing historic structures within the HHEHD. The existing windows in the historic structure should remain. The proposed addition should be re-configured to the rear of the property and a "hyphen" connector with the existing historic structure should be considered.

1245 Cortlandt St – OBJECT – The change in relative massing between the existing structure and the proposed addition is not compatible with the existing historic character of the HHEHD. The encroachment into the existing historic structure is not essential and should be eliminated. Additional room on the site for structural differentiation between the existing structure and the proposed addition is available and should be used to provide the correct context for the perceived scale/massing of this corner lot. There is no need for existing historic material to be removed from the existing historic structure.

1515 Oxford – OBJECT – There are many elements in the proposed design that are not typical within the HHEHD. These include: antique brick, 9 lite over single lite windows, flush window shutters, multiple square windows, brick foundation surround, and brick walls on the first floor of a two story structure. These proposed elements should not be introduced into the existing visual context of the historic district as continued inclusion will dilute the historic character of the District. New construction design should be compatible with elements found in the historic district. The proposed building volume to land surface ratio exceeds 55% which is significantly greater than the typical ratio found within the HHEHD.

1616 Cortlandt - SUPPORT

J. Kent Marsh, AICP CUD
Vice President

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-------- Original Message --------
Subject: Re: October 2015 HAHC Houston Heights East Historic District Certificates of Appropriateness Applications
From: "Mark R. Williamson" <
To: Kent Marsh <
CC:

Kent,

Based on a brief scan:

420 E 20th - no objection

1141 Harvard - object - addition too massive (not sure staff's suggestion about moving the garage back helps)

1245 Cortlandt - some concern - addition suitably modest, but still looms large in dead-on front view; wish we had perspective views from street level

1515 Oxford (no staff report?) - concern - too massive for location

1616 Cortlandt garage revision - support revision

—Mark