

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 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 – The applicant was denied a Certificate to relocate the contributing one-story residence on site, raise the foundation height 5", remove the existing side gable roof and rebuild the roof with a higher pitch and replace the original boxed eaves with classical eave returns, and to construct a two-story addition to the one-story residence at the November 2014 HAHC meeting. The applicant has resubmitted the application; the proposed scope of work is as follows:

- Relocate the house 6' forward on a corner lot from 29' to a 23' front setback.
- Raise foundation height from 2' to 2'-5".
- Remove original 8/12 pitch side gable roof and replace with a 10/12 pitch side gable, which will increase the ridge height 5'-8" from 20'-4" to 26'. Add 2' pony wall under new roof structure. Retain the original boxed eave returns.
- Construct a rear two-story 2,824 square foot addition with an attached garage that measures 30' wide, 25' deep, and 26' tall.

See enclosed application materials and detailed project description on p. x-xx for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria: 1, 4, 8, 9, and 10

**HAHC Action:** -

## 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 replacement of the roof structure, addition of 2' pony wall under the new roof, 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 residence features a side gable roof with an 8/12 pitch, boxed eave returns, a 2' foundation height, and a 29'-1" front setback. The replacement of the roof with a new side gable roof with a 10/12 pitch, new 2' pony wall under the roof structure, the increased foundation height to 2'-5", 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 replacement of the 8/12 side gable roof with a 10/12 side gable roof and removal of the original rear gable bay changes the essential form of the house. Furthermore, the existing gables on the front façade will have to be removed to accommodate the new 2' high pony wall under the new roof 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;



*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):

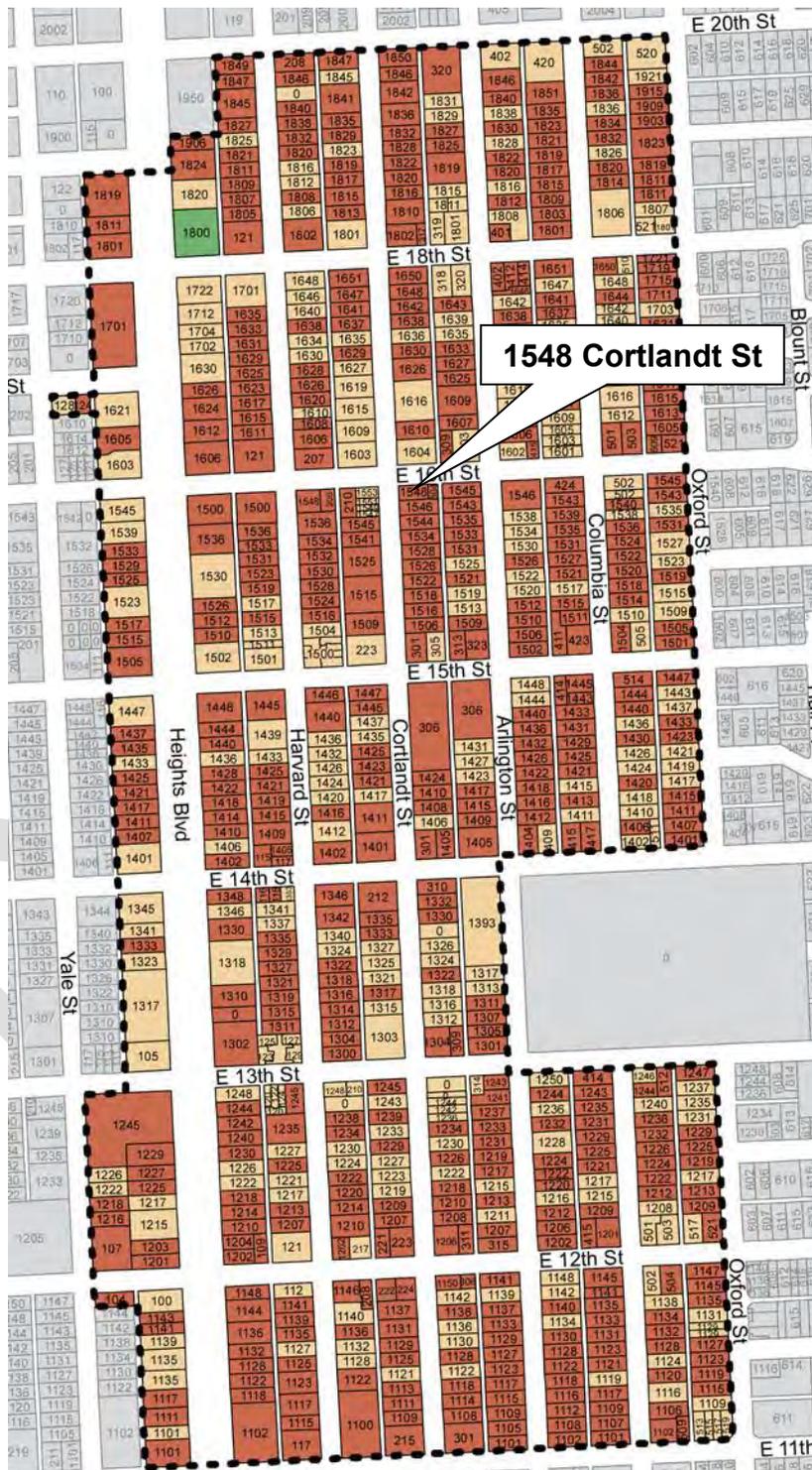
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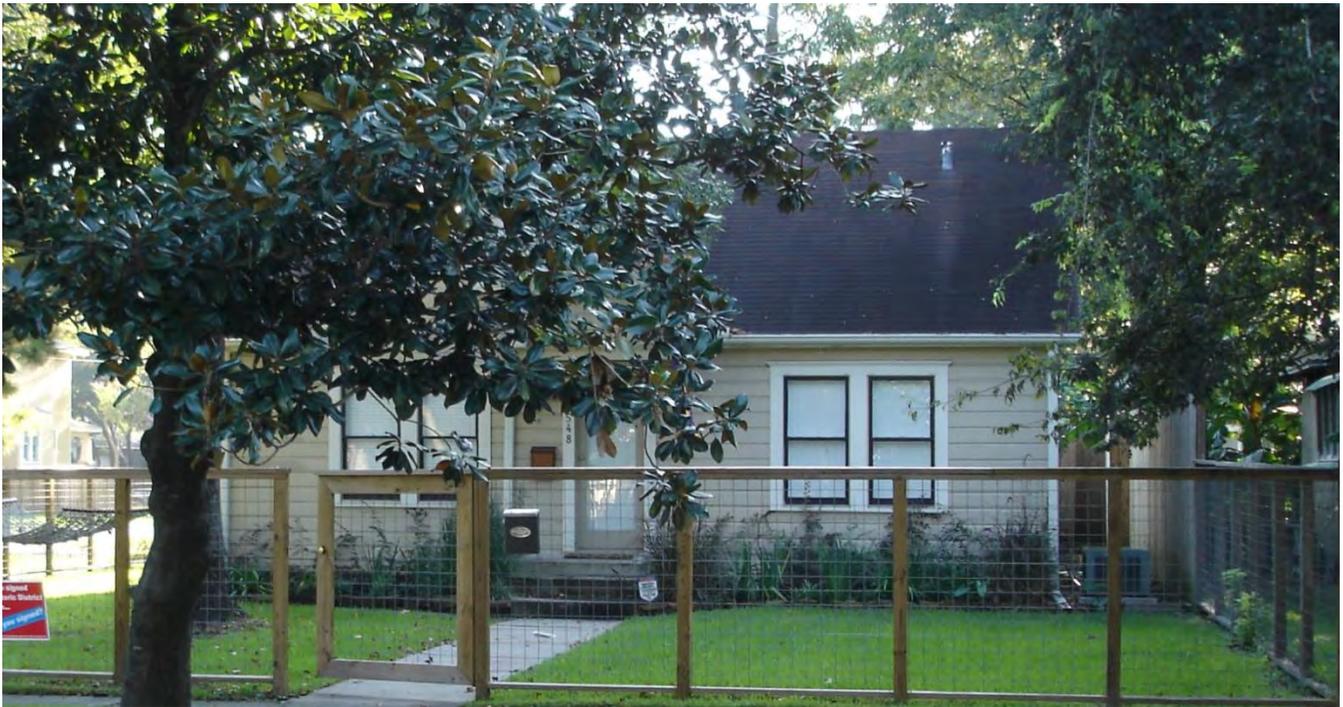
PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



**NEIGHBORING PROPERTIES**



*304 E 16<sup>th</sup> – 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



PROPOSED



NORTH SIDE ELEVATION FACING E 16<sup>TH</sup> STREET

EXISTING



DENIED – 11/20/14



PROPOSED



**SOUTH SIDE ELEVATION**  
**EXISTING**



DENIED – 11/20/14



PROPOSED



**EAST (REAR) ELEVATION**

EXISTING



DENIED – 11/20/14



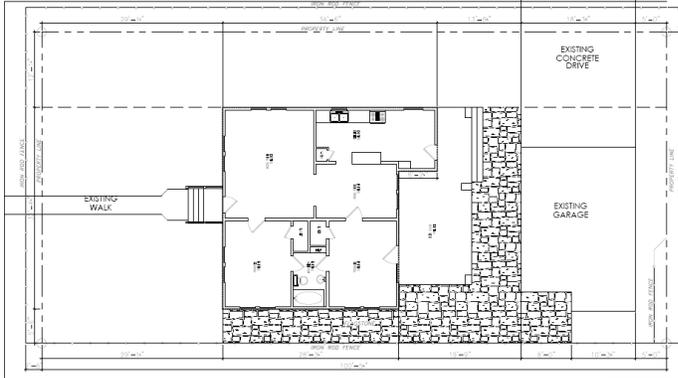
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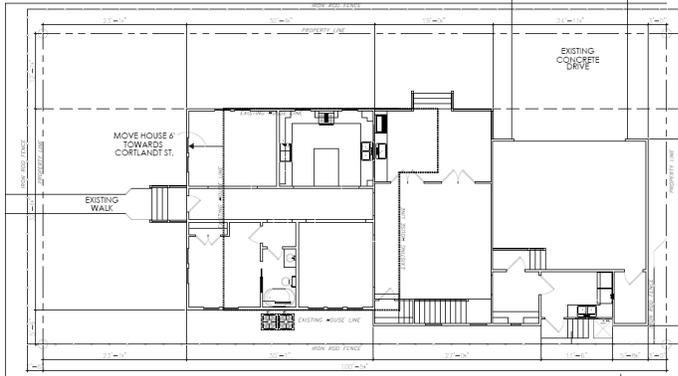


**SITE PLAN**

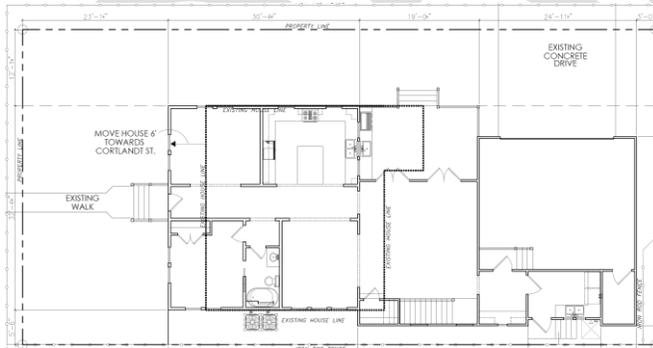
**EXISTING**



**DENIED – 11/20/14**



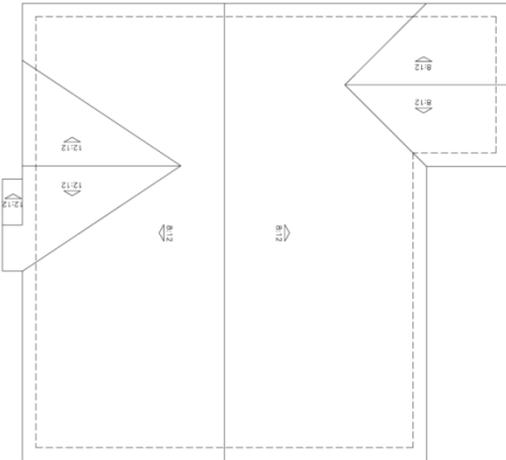
**PROPOSED**





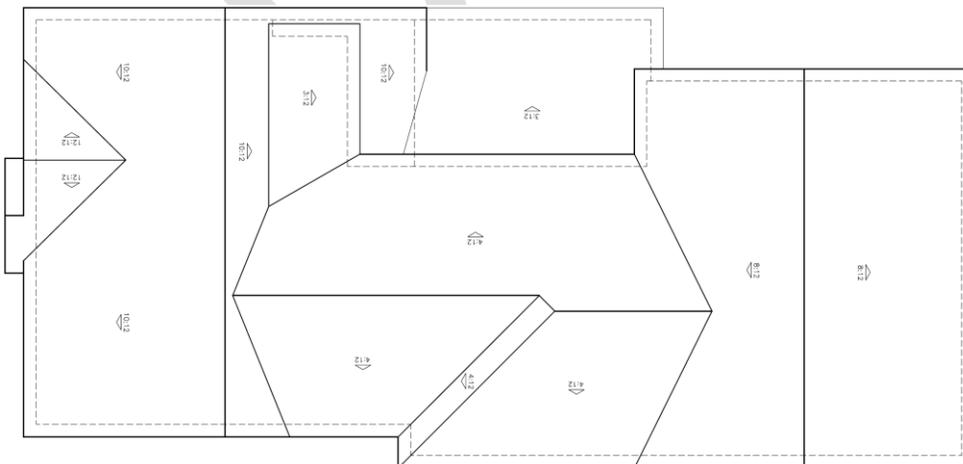
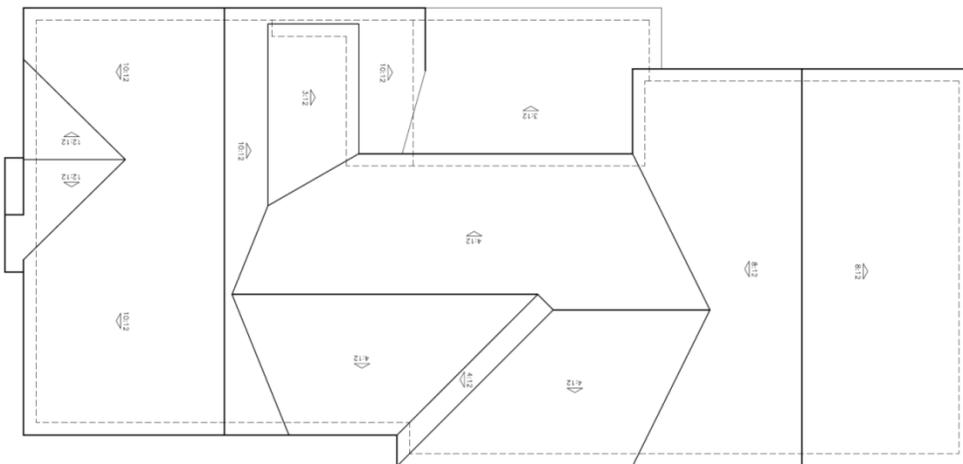
ROOF PLAN

EXISTING



DENIED – 11/20/14

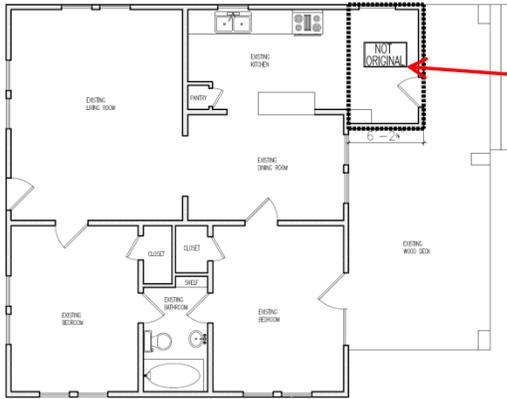
PROPOSED



**FIRST FLOOR PLAN**

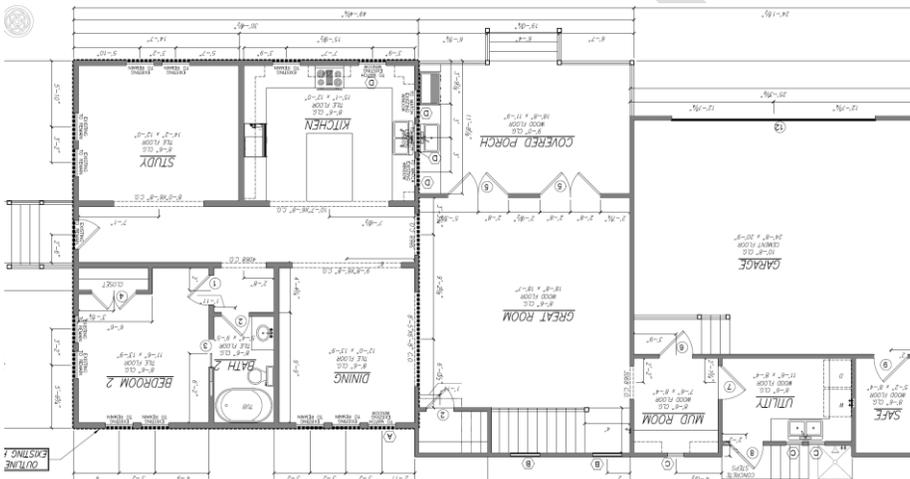


EXISTING

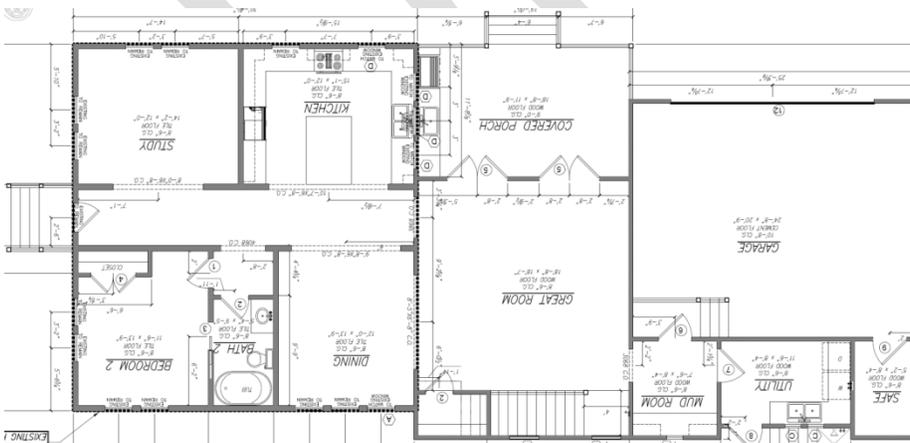


Sanborn maps indicate that this rear bay is original to the house.

DENIED – 11/20/14



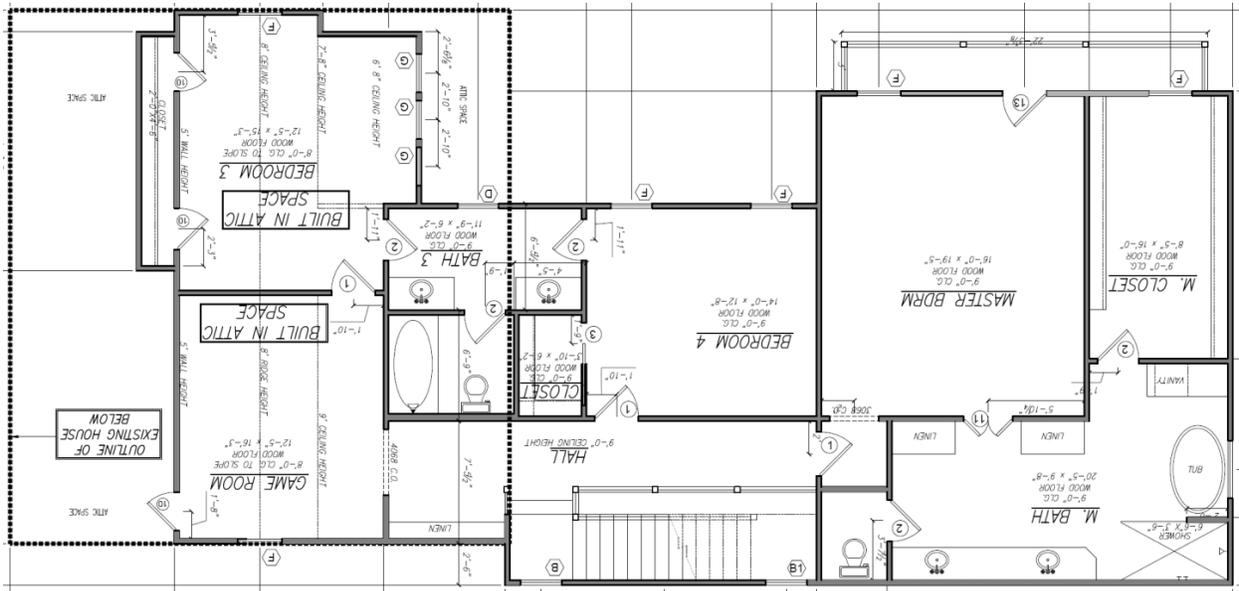
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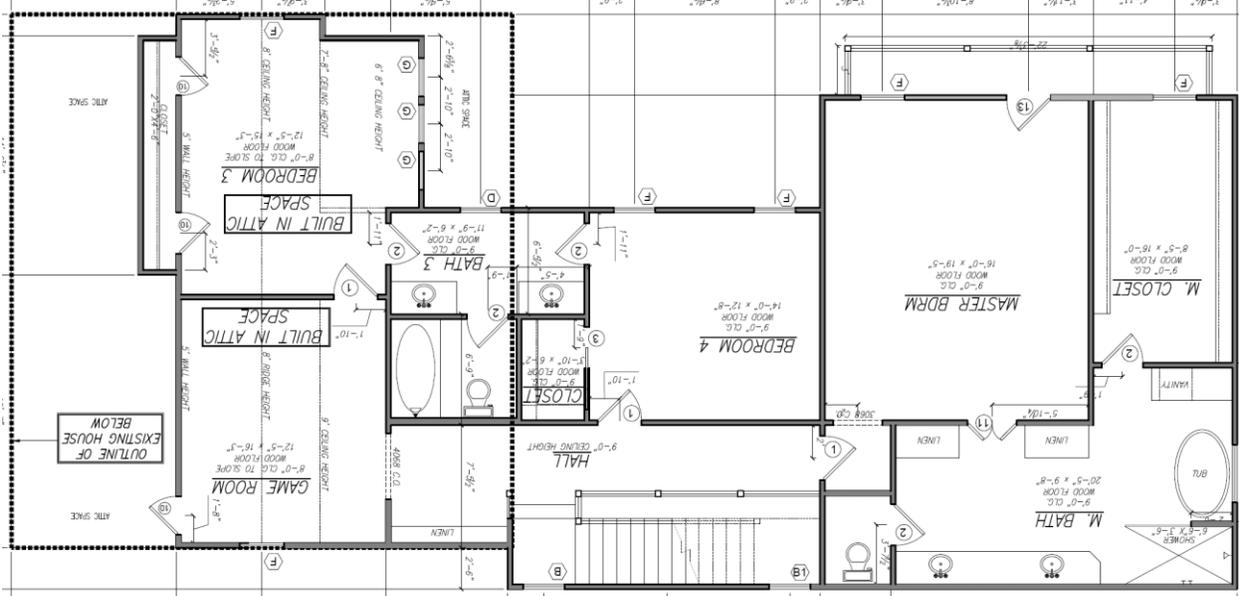


### SECOND FLOOR PLAN

DENIED – 11/20/14



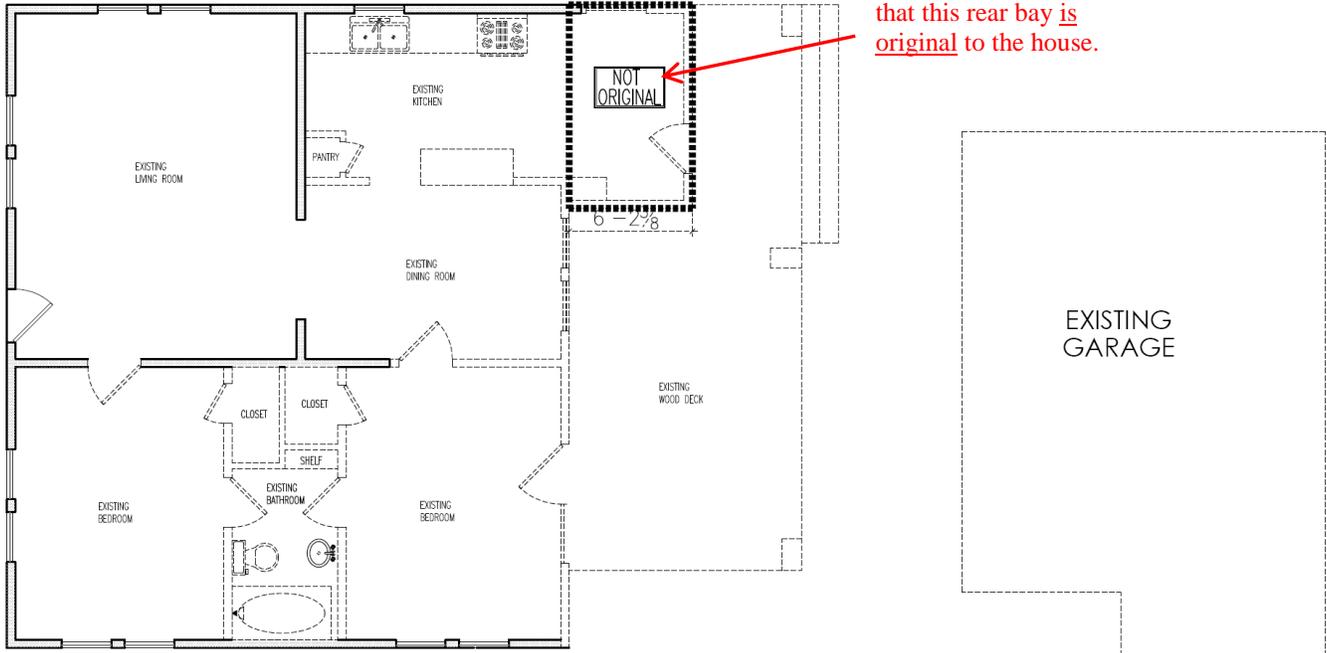
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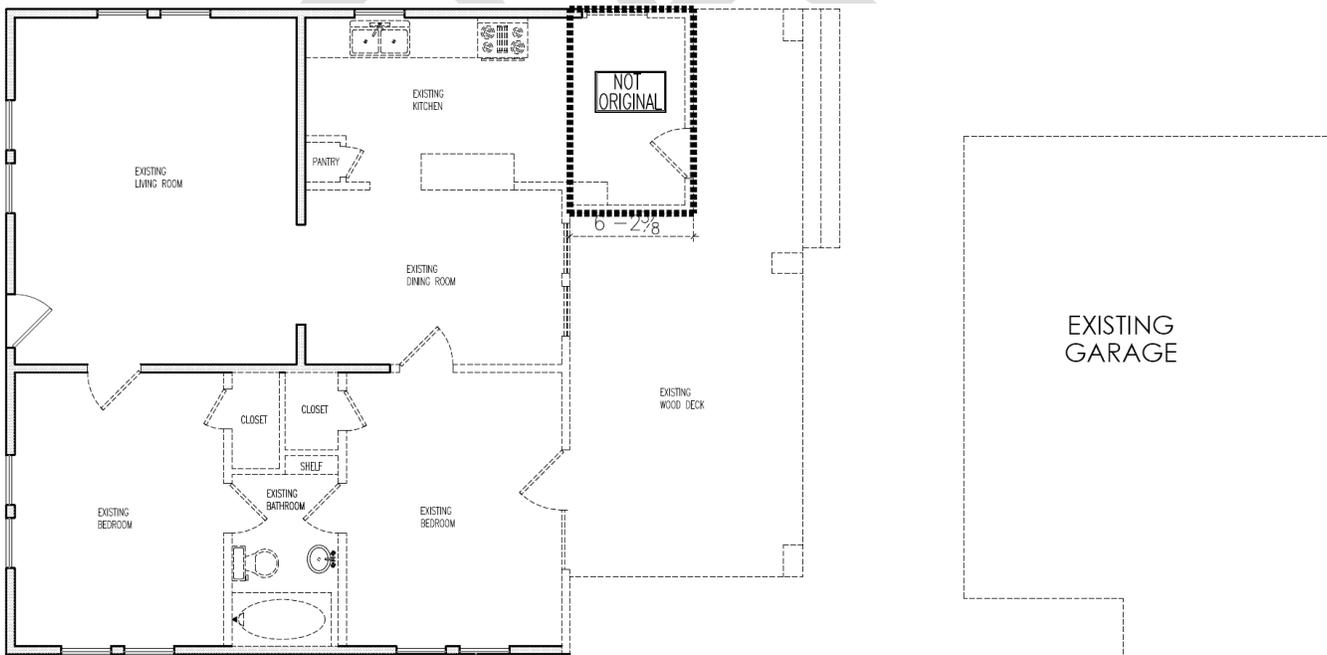
**DEMO PLAN**

DENIED – 11/20/14

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



**PROPOSED**



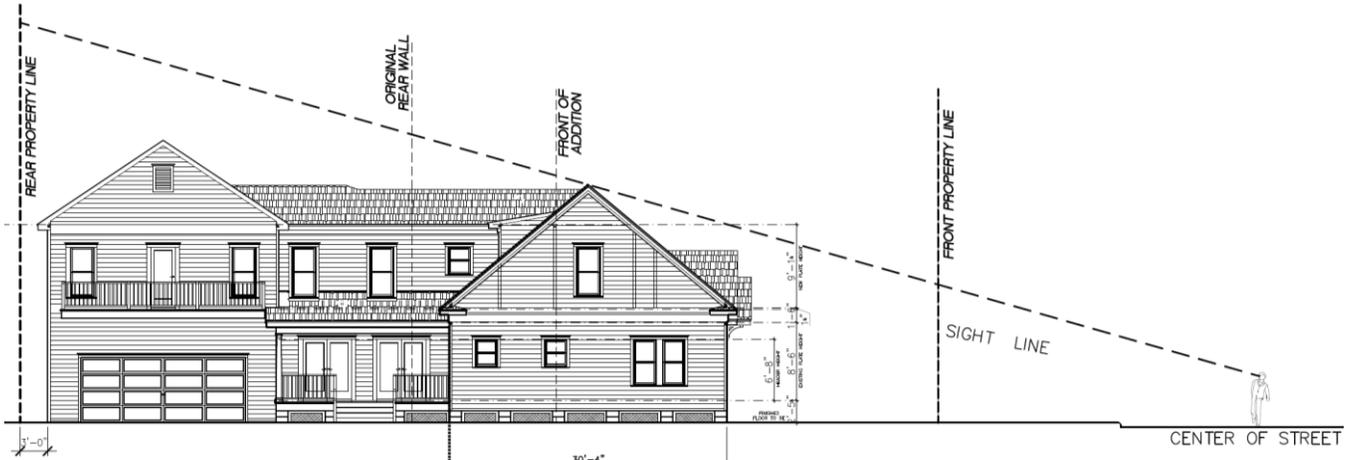
**WINDOW / DOOR SCHEDULE****WINDOW SCHEDULE**

<b>WINDOW SCHEDULE</b>				
*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**

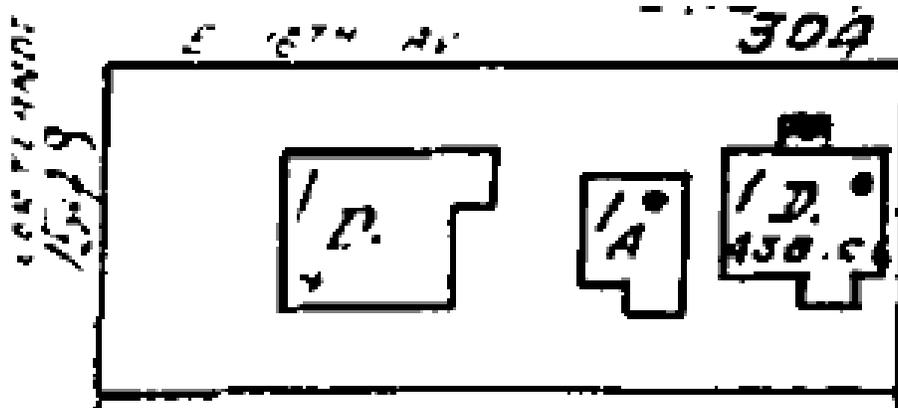
<b>DOOR SCHEDULE</b>				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
①	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
②	7	2'-6"	6'-8"	INTERIOR DOOR @ BATH & CLOSET
③	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
④	1	(2)2'-0"	6'-8"	INTERIOR DOUBLE DOORS, (UNIT)
⑤	2	(2)2'-8"	6'-8"	EXTERIOR FRENCH DOORS, (UNIT)
⑥	1	3'-0"	6'-8"	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

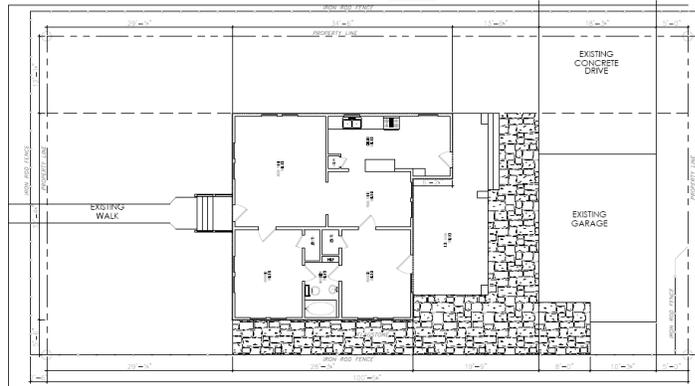


SANBORN FIRE INSURANCE MAP

1924-1951

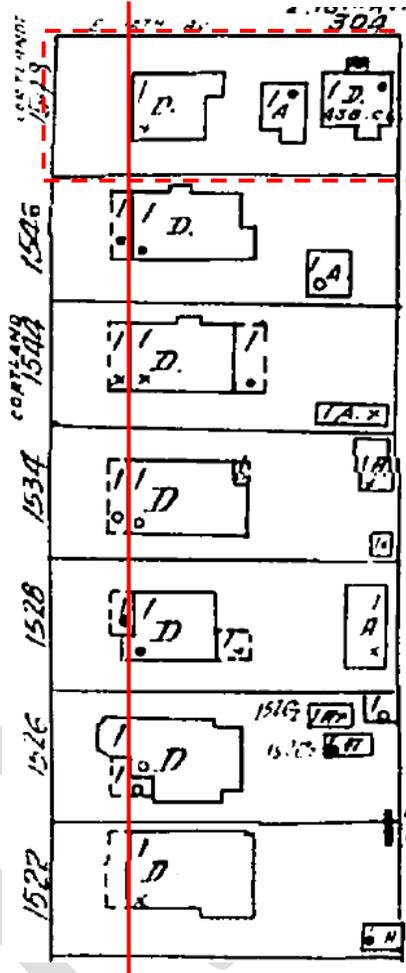


CURRENT SITE PLAN



1924-1951 SANBORN FIRE INSURANCE MAP

BLOCKFACE SETBACKS



**PHOTOS SUBMITTED BY APPLICANT**

**EXISTING FRONT ELEVATION**



EXISTING DETACHED GARAGE



REAR ELEVATION PORCH



REAR ELEVATION



REAR ELEVATION



ORIGINAL REAR WING



NORTH ELEVATION



SOUTH 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 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 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'-11" to the ridge. The attached garage will measure 30' wide, 25' deep, 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, 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 5" from 2' to 2'-5". The addition will be built on a pier and beam foundation with a 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 and 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 side gable roof will be removed and new side gable roof with closed eaves, and 1' overhang will be constructed. The proposed roof will feature boxed eave returns to match the original boxed eave returns (*previously proposed Greek-style eave returns*) and a 10/12 pitch. A shed roof dormer with a 3/12 pitch will be constructed on the rear slope. The addition will feature a gable roof with closed, 1' overhang, and a 4/12 pitch. The attached garage will feature a side gable roof with closed eaves, 1' overhang, boxed eave returns, and an 8/12 pitch. The covered side porch will feature a standing seam metal shed roof with a 3/12 pitch. 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. The boxed eave returns will be replaced with Greek-style 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 and a wood louvered gable vent. 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, two 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.

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