

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 1, 2015

**Applicant:** Richard & Amanda Johnson, owner

**Property:** 424 Cortlandt Street, Tracts 18 & 19, Block 303, Houston Heights Subdivision. The property includes a 2,232 square foot two-story, wood frame single-family residence and one-story detached garage situated on a 4,950 square foot (37'-6" x 131') interior lot.

**Significance:** Noncontributing residence, constructed circa 1998, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition. Construct a second story on top of the existing one-story garage (not expanding the existing footprint) and extending the second-story of the existing residence to the new second-story of the garage. The eave height will match existing.

See enclosed application materials and detailed project description on p. 5-16 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

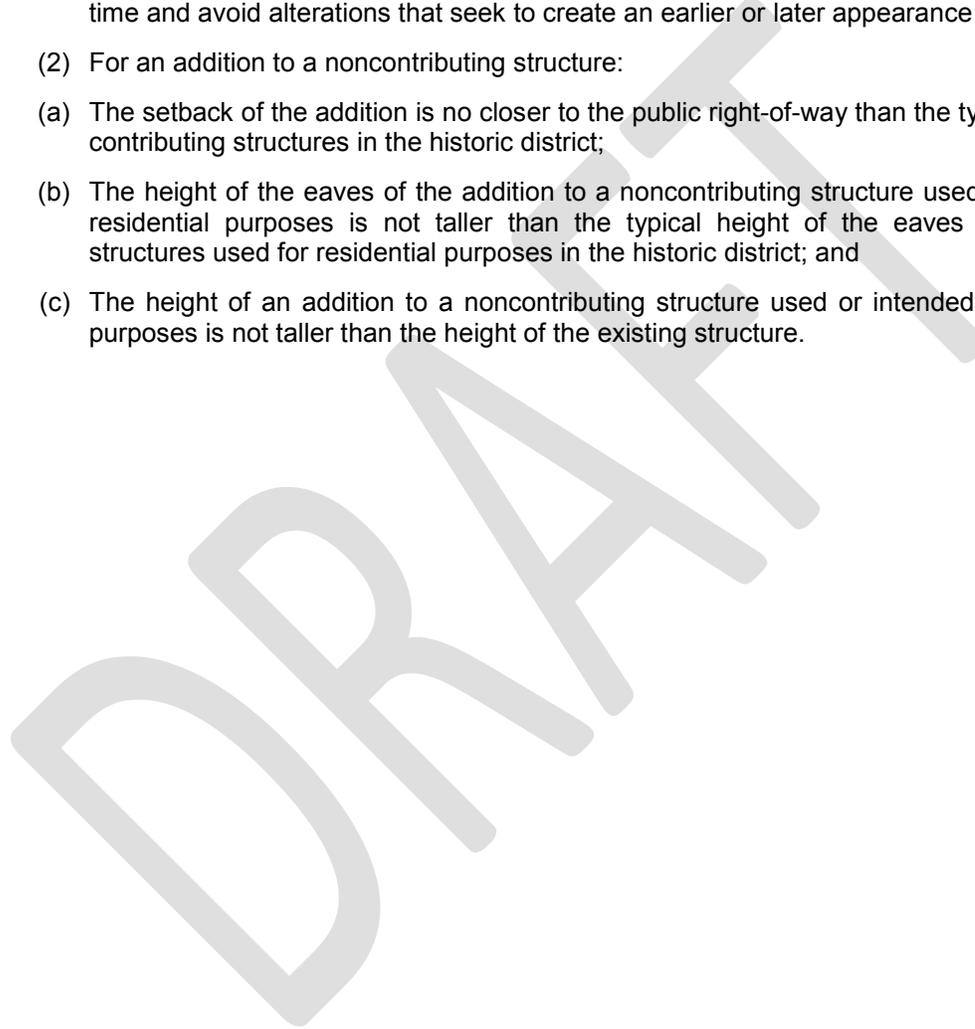
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any noncontributing structure in an historic district 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 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
- (2) For an addition to a noncontributing structure:
  - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
  - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
  - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.





PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



424 Cortlandt

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING

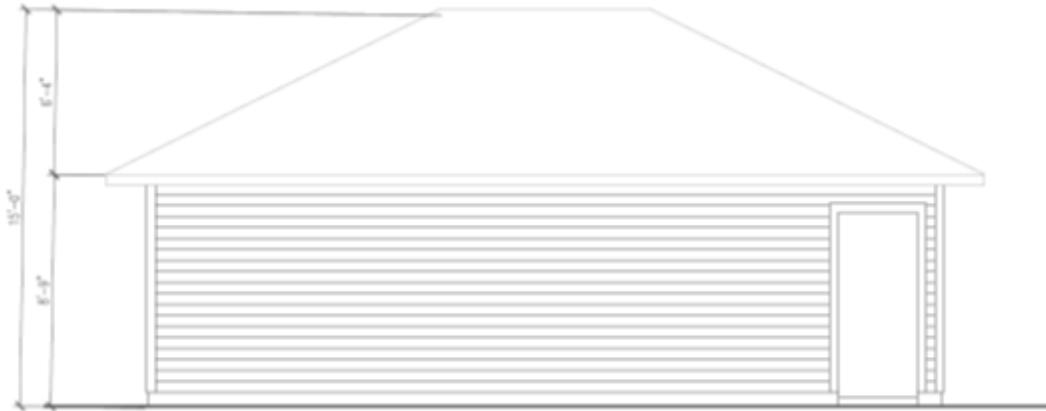


PROPOSED



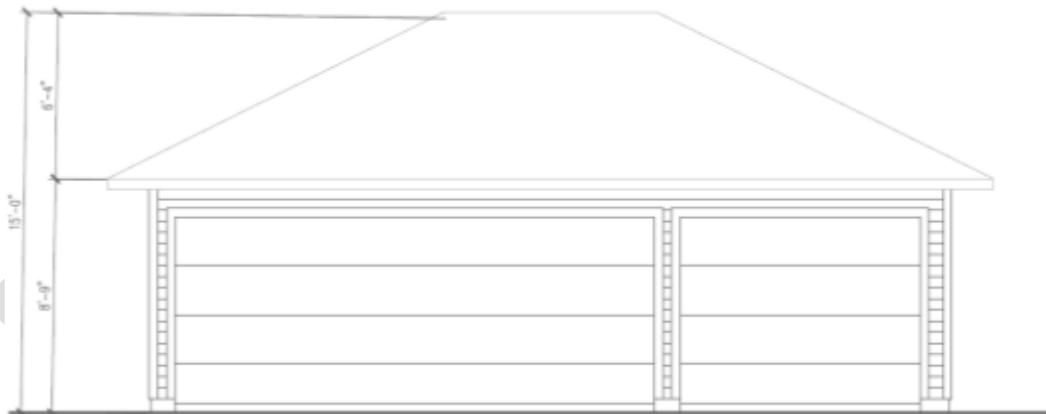
**WEST ELEVATION – FRONT FACING CORTLANDT STREET (GARAGE)**

EXISTING



**EAST (REAR) ELEVATION (GARAGE)**

EXISTING



**NORTH SIDE ELEVATION**

EXISTING



PROPOSED

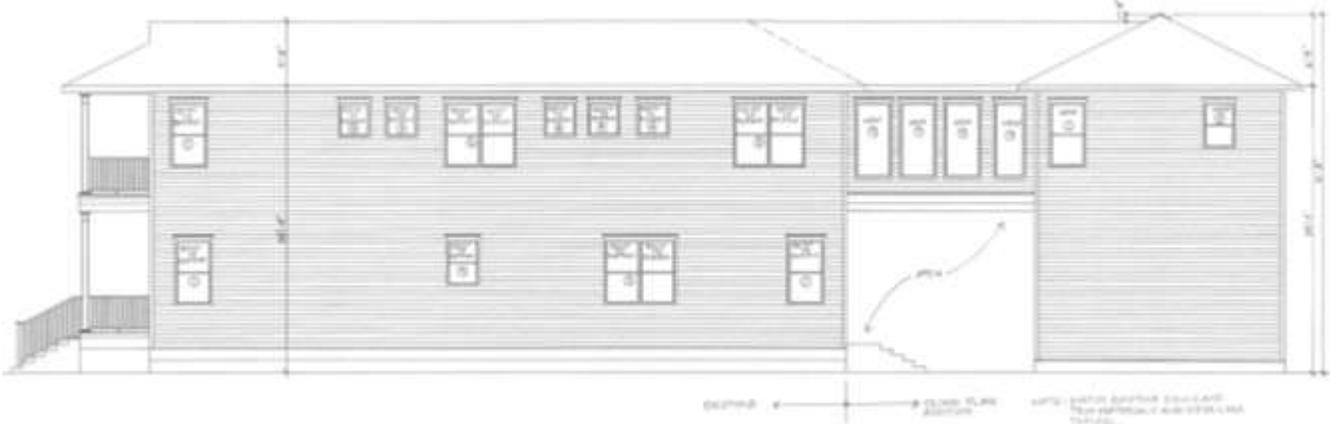


**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED



**EAST (REAR) ELEVATION**

EXISTING

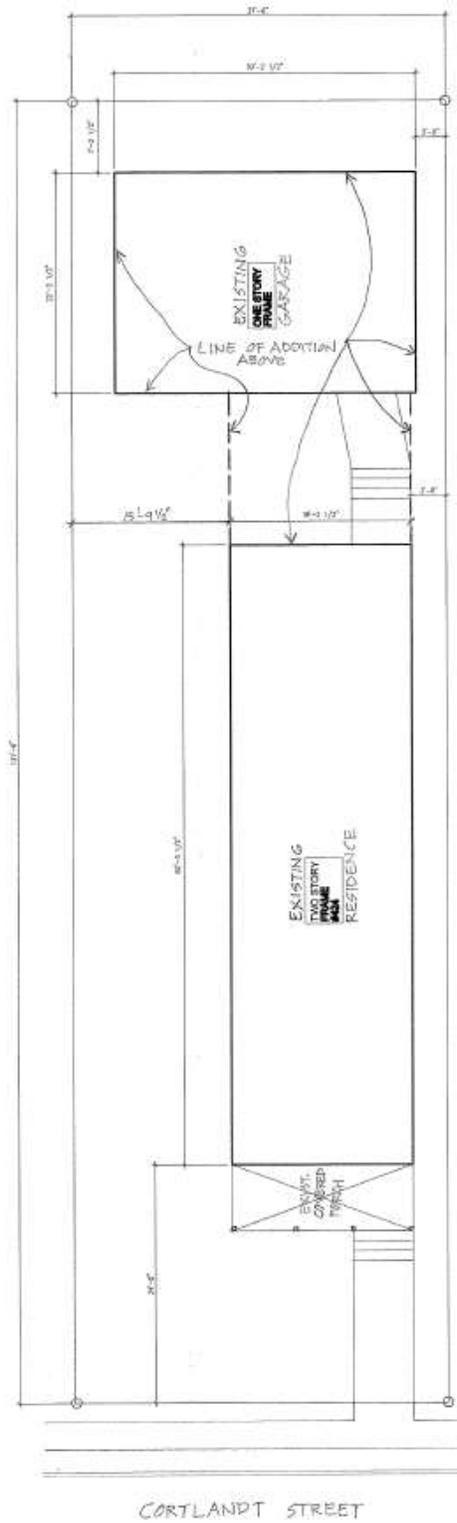


PROPOSED



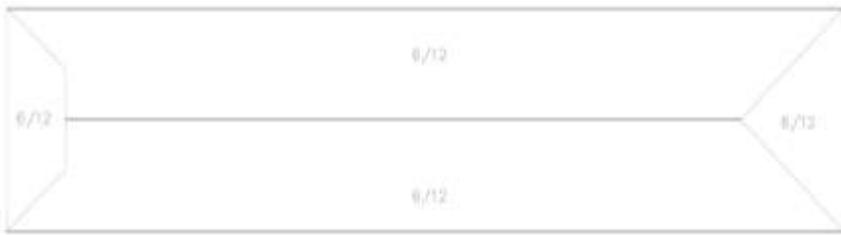


**SITE PLAN**  
EXISTING / PROPOSED





**ROOF PLAN**  
EXISTING

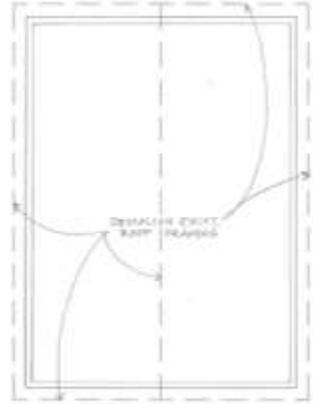
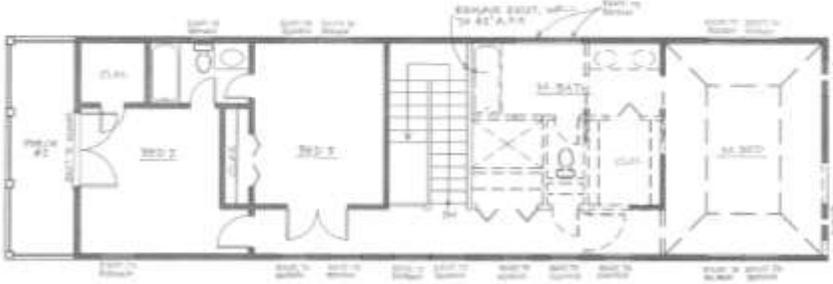


**PROPOSED**





**FIRST FLOOR PLAN**  
EXISTING



PROPOSED  
NO ALTERATION PROPOSED

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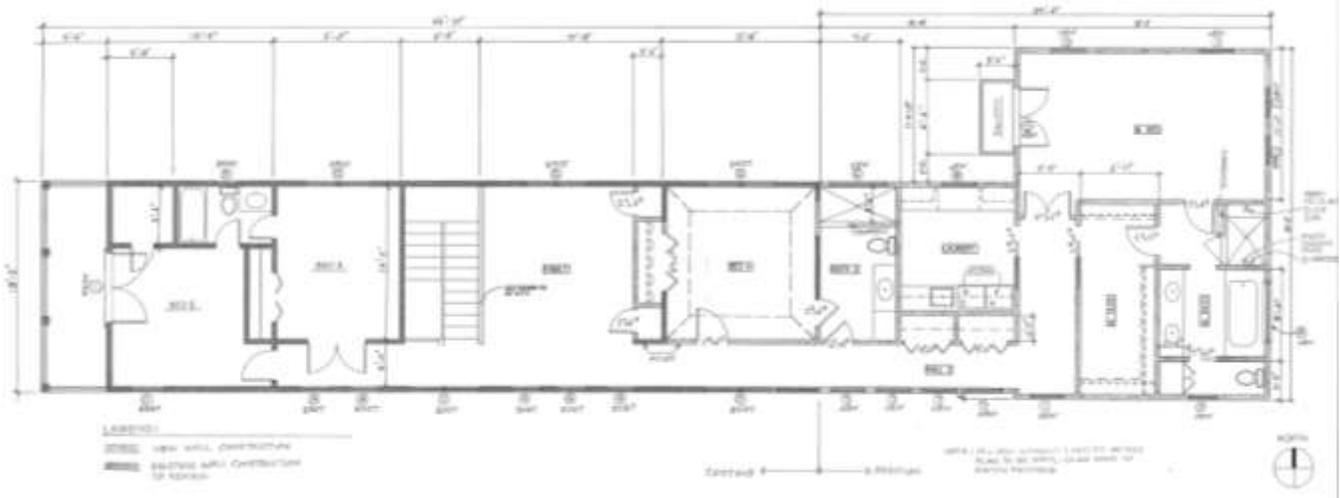


**SECOND FLOOR PLAN**

EXISTING



PROPOSED



**WINDOW / DOOR SCHEDULE**

- ① Pair of 3'-0" x 6'-8" full glass painted wood doors with transom above.
- ② Pair of 2'-6" x 6'-8" full glass painted wood doors
- ③ Single 3'-0" x 6'-8" panelized stained wood door with stained glass panels and transom above.
- ④ Single 3'-0" x 6'-8" flat panel painted steel door.
- ⑤ 8'-0" x 7'-0" panelized painted steel garage door
- ⑥ 16'-0" x 7'-0" panelized painted steel garage door
- ① 2'-10" x 5'-6" double hung vinyl clad window
- ② Pair of 2'-10" x 5'-6" double hung vinyl clad windows
- ③ 2'-4" x 3'-6" double hung vinyl clad window
- ④ 2'-6" x 2'-10" fixed vinyl clad window
- ⑤ 2'-0" x 3'-6" double hung vinyl clad window
- ⑥ 5'-0" x 1'-6" fixed vinyl clad window
- ⑦ 3'-0" x 6'-4" fixed vinyl clad window
- ⑧ 3'-0" x 3'-6" double hung vinyl clad window
- ⑨ 2'-10" x 3'-4" double hung vinyl clad window



## PROJECT DETAILS

**Shape/Mass:** The existing residence has a maximum width of 18'-2½" and a maximum depth of 62'-3½". The height of the existing residence is 31'-0". The existing garage has a width of 30'-2" and a depth of 22'-6". The height of the existing garage is 15'-0".

The proposed addition will add a second story above the existing garage (not to expand the existing 30'-2" x 22'-6" footprint). The second-story will have a ridge height of 31'-8". The rear of the second-story of the residence will be extended 16'-10" to connect with the new second-story of the garage. The extension will be 18'-0" wide, matching the existing width of the residence. The first story, under this extension, will be left open. A 6'-6" wide by 3'-0" deep balcony will be constructed on the second story wall of the garage located 101'-7" back from the front property line. See drawings for more detail.

**Setbacks:** The existing residence has an east (front) setback of 24'-0"; a south side setback of 15'-9½"; and a north side setback of 3'-6". The existing garage has a south side setback of 4'-4½"; a north side setback of 3'-0"; and a rear setback of 7'-2½".

The proposed addition will not alter any of the existing setbacks, but will fill in the 16'-10" space between the existing residence and existing garage. See drawing for more detail.

**Windows/Doors:** All existing windows on the residence will be retained. The proposed windows for the second story connector and garage will be double-hung and fixed vinyl clad wood windows to match existing. All existing doors are to remain. See drawings and window/door schedule for more detail.

**Exterior Materials:** The existing residence and garage are clad in cementitious lap siding. The proposed additions will be clad in cementitious lap siding to match existing. The existing siding is to remain. There will be no alterations to the exterior of the existing portions of the residence other than the proposed second floor connection of the addition. See drawings for more detail.

**Roof:** The existing residence has a gable on hip composition shingle roof with a pitch of 6:12. The residence has an eave height of 25'-4". The existing garage has a composition shingle roof with a pitch of 6:12 and an eave height of 8'-9".

On proposed connector portion of the addition, the existing roof will be extended, maintaining the same pitch of 6:12 and eave height of 25'-4". The second story of the garage will have a hipped composition shingle roof with an eave height of 25'-4" (to match existing) and a pitch of 6:12 (to match existing). See drawings for more detail.

**Front Elevation:** The existing east elevation features a door on the north portion of the first-story followed by a group of three windows to the south. The second-story features a centered set of swing doors. The residence features a full width double gallery porch.

**(West)**

The proposed addition will extend to the south. There will be no fenestration on the first-story. The second-story will have a centered set of swing doors located behind a partial width balcony. See drawings for more detail. See drawings for more detail.

**Side Elevation:** The existing north elevation has the profile of the double gallery front porch to the west. The first-story consists of a window followed by a pair of windows and then two additional windows towards the rear. The second-story consists of a window followed by a pair of windows a grouping of four windows and two pairs of windows towards the rear. The north elevation of the existing garage features no fenestration

**(North)**

The second story will extend from the rear of the existing structure and will connect to a second story to be constructed on top of the existing garage. The second floor extension will consist of a horizontal fixed window and a single double-hung window. Two double-hung windows will be located on the garage addition. See drawings for more detail.

**Side Elevation:** The existing south elevation has the profile of the double gallery front porch to the west. The first-story consists of two windows followed by a pair of windows and then an additional window towards the rear. The second-story consists of three windows followed by a pair of windows, three additional windows, and a pair of windows towards the rear. The south elevation of the existing garage features no fenestration

**(South)**

The second story will extend from the rear of the existing structure and will connect to a second story to be constructed on top of the existing garage. The second floor extension will consist of four vertical fixed windows. Two double-hung windows will be located on the garage addition. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

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