

CERTIFICATE OF APPROPRIATENESS

Application Date: April 8, 2015

Applicant: Pedro Martinez, owner

Property: 3500 White Oak Drive, Tracts 11 & 12, Block 278, Houston Heights Subdivision. The property includes a historic one-story wood frame duplex and a historic filling station structure situated on an 8,800 square foot (88' x 100') corner lot.

Significance: Contributing duplex bungalow, constructed circa 1930 and a contributing filling station structure constructed circa 1930 located in the Houston Heights Historic District South
The property is within a 2003 designated Special Minimum Lot Size area spanning the 600 and 700 blocks of Cortlandt Street restricting any property to be subdivided into lots smaller than 6,600 square feet.
The owner received a COA to demolish both historic structures upon appeal to the Planning Commission on January 8, 2015.

Proposal: New Construction – Revision. Construct a new 4,238 square foot two-story residence and rear attached two-story garage.

This item was deferred at the March 2015 meeting because the design, as proposed, did not match typical setbacks for the district, was not compatible with the exterior features of existing contributing structures in the historic district, and was not compatible with the typical proportions of existing contributing structures in the district.

As previously designed, the proposed structure would require a variance to be constructed as it was in violation of a 25' building line along White Oak. Additionally, the north elevation contained only a single window, a feature not typically found within the district. Furthermore, the proportions of the proposed structure were similar to that of a suburban style residence (especially in conjunction with its siting on the lot) and the garage was placed too far forward, which was visually exacerbated by the shallowness of the house's front setback.

The applicant has redesigned the house in response to staff comments, addressing the concerns, and the scope of work is now as follows:

- The proposed residence will have a maximum width of 66'(including the garage); a maximum depth of 68"; the main residence will be 39' in width
- The ridge height will be 31' with an eave height of 22' and a finished floor height of 32"
- The setbacks will be 15' from Cortlandt, 30' from White Oak, 5' from the rear, and 4.5' from the adjacent side property
- The siding will be cementitious horizontal lap and the windows will be one-over-one wood double-hung windows along with vertical and horizontal wood fixed windows.
- The garage will be attached but is designed to have the appearance of a rear detached garage. The garage will be located at the very rear of the lot. The main house will be inset at the rear while the garage will have a lower ridge height and slightly lower eave height, giving the impression that the two structures are detached.

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

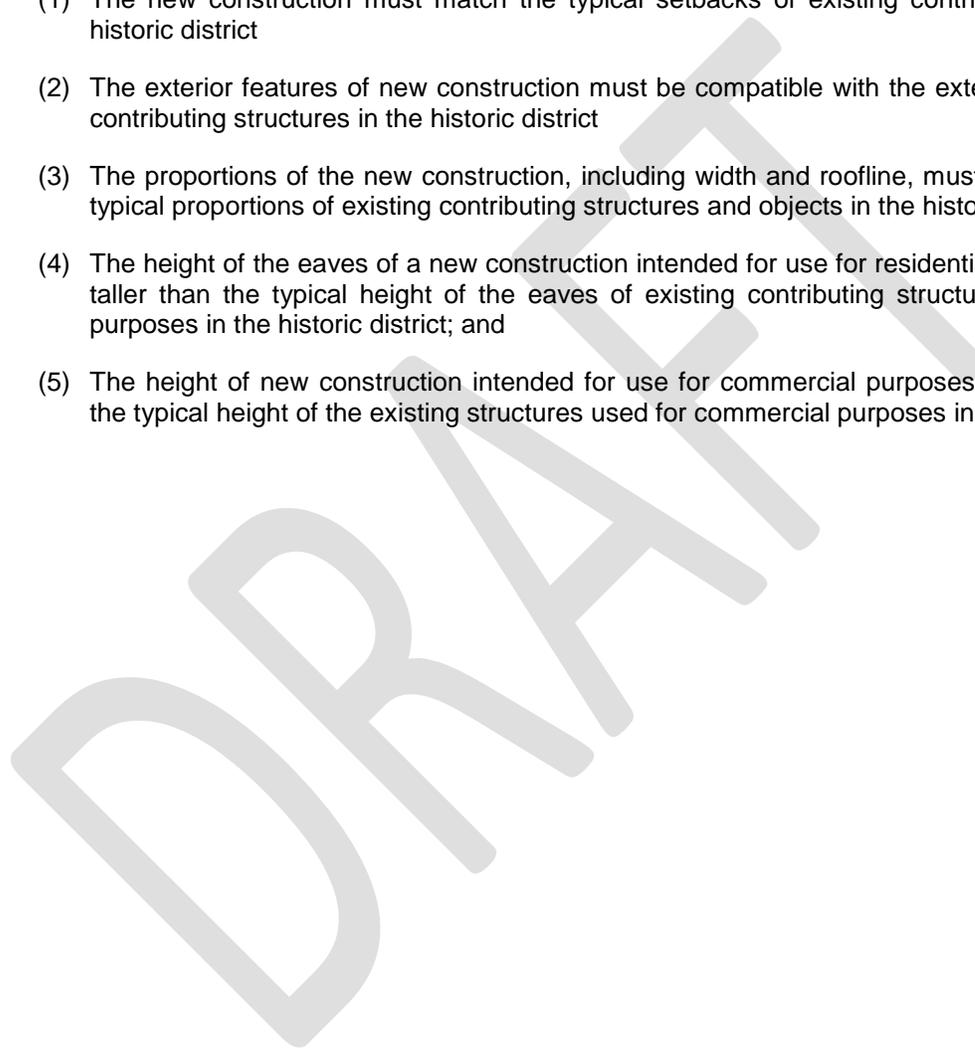
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

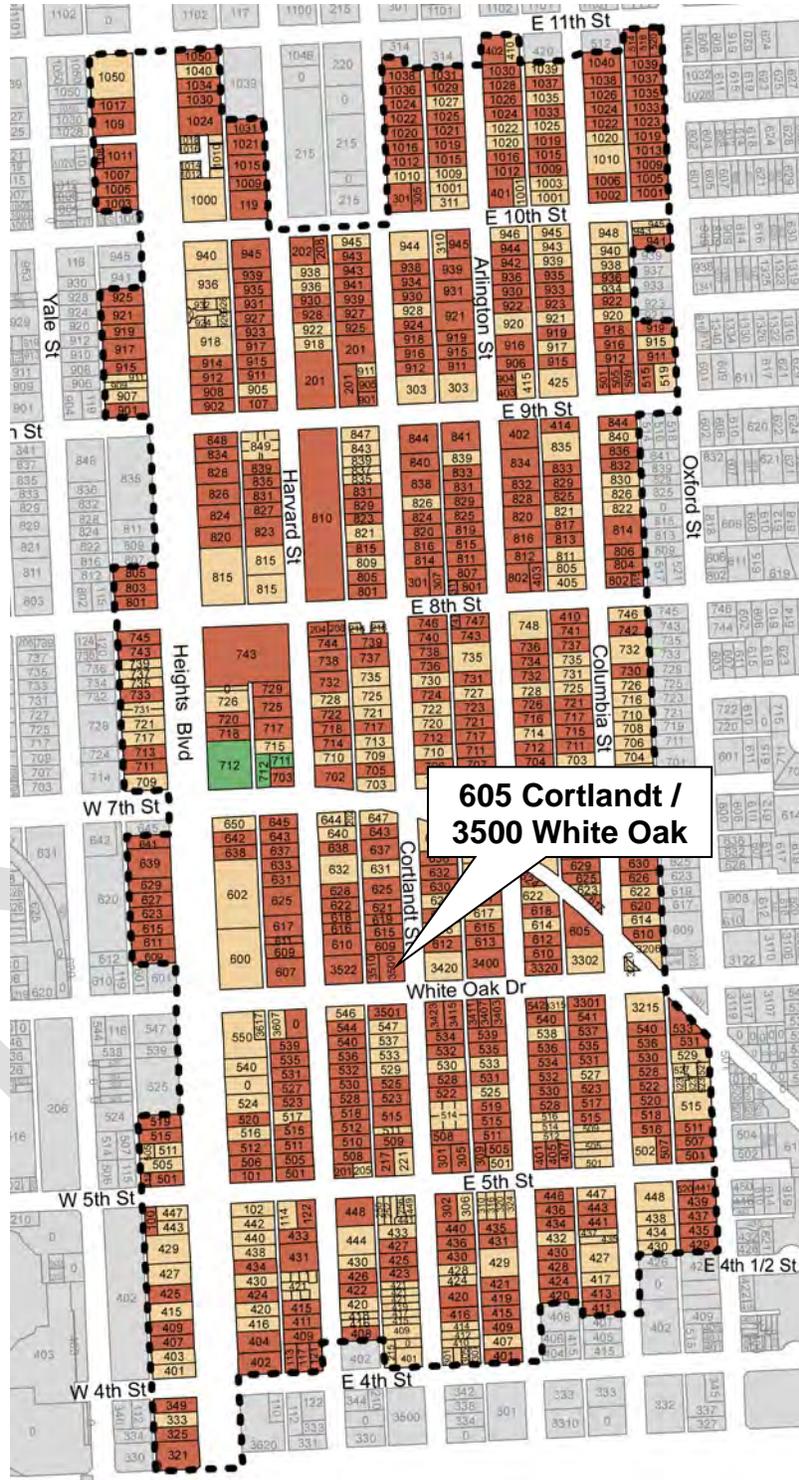
S - satisfies D - does not satisfy NA - not applicable

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.





PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



605 Cortlandt /
3500 White Oak

- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTOS

MAY 2010



COMPARISON CHART

CONTRIBUTING 2 -STORY RESIDENCES IN DISTRICT

STREET NUMBER	STREET	MAX WIDTH	STREET NUMBER	STREET	RIDGE HEIGHT	STREET NUMBER	STREET	FRONT WALL
605	Cortlandt	65'-9½"	828	Heights	39'-4"	609	Cortlandt	39'-11"
902	Heights	45'-4"	425	Heights	39'	536	Harvard	38'-8"
840	Cortlandt	43'-8"	917	Heights	38'-5"	505	Harvard	35'
1015	Heights	42'	122	E 5th	38'-3"	805	Heights	34'-11"
935	Harvard	41'-7"	119	E 10th	38'	840	Cortlandt	34'-03"
609	Cortlandt	39'-11"	943½	Cortlandt	36'-8"	902	Heights	33'-10"
* 605	Cortlandt	38'-9½"	921	Heights	35'-7"	1015	Heights	33'-7"
536	Harvard	38'-8"	1011	Heights	35'-3"	802	Columbia	33'-2"
848	Heights	37'-8"	1005	Heights	35'-3"	532	Cortlandt	31'-10"
1050	Heights	36'-10"	1015	Heights	34'-4"	528	Harvard	30'-9"
122	E 5th	35'-9"	532	Harvard	34'-1"	404	Heights	30'-5"
505	Harvard	35'	1007	Heights	33'-6"	848	Heights	30'-10"
805	Heights	34'-11"	902	Heights	32'-7"	1005	Heights	29'-6"
202	E 10th	34'-5"	840	Cortlandt	32'-5"	1035	Oxford	28'-2"
828	Heights	33'-9"	919	Heights	32'-2"	349	Heights	27'-8"
732	Harvard	33'-7"	202	E 10th	31'-9"	943½	Cortlandt	27'
919	Heights	33'-6"	1015	Harvard	31'-9"	1015	Harvard	25'-1"
802	Columbia	33'-2"	732	Harvard	31'-5"	813	Cortlandt	24'-7"
917	Heights	32'-5"	605	Cortlandt	30'-7"	1007	Heights	24'-4"
532	Cortlandt	31'-10"	848	Heights	30'-11"	733	Heights	23'-6"
733	Heights	31'-9"	1050	Heights	30'-5"	424	Heights	23'
941	Cortlandt	31'-7"	609	Cortlandt	30'-4"	1050	Heights	22'
528	Harvard	30'-9"	717	Harvard	30'-2"	643	Arlington	18'-1"
425	Heights	30'-7"	941	Cortlandt	30'	717	Harvard	17'-3"
717	Harvard	30'-6"	505	Harvard	29'-11"	935	Harvard	17'-3"
1011	Heights	30'-6"	528	Harvard	29'-5"	532	Harvard	16'-4"
404	Heights	30'-5"	805	Heights	29'-3"	119	E 10th	15'-10"
1005	Heights	29'-6"	536	Harvard	29'	911	Harvard	15'
1035	Oxford	28'-2"	813	Cortlandt	28'-9"	941	Cortlandt	14'-8"
1007	Heights	27'-10"	938	Cortlandt	28'-3"	921	Heights	14'-7"
1015	Harvard	27'-1"	911	Harvard	27'-6"	202	E 10th	14'-6"
943½	Cortlandt	27'	733	Heights	27'-3"	605	Cortlandt	14'-5"
424	Heights	27'	802	Columbia	27'-11"	122	E 5th	14'-4"
911	Harvard	25'-10"	404	Heights	27'-11"	919	Heights	14'-1"
119	E 10th	25'-4"	532	Cortlandt	27'	732	Harvard	13'-10"
921	Heights	24'-11"	424	Heights	26'	425	Heights	12'-6"
813	Cortlandt	24'-7"	1035	Oxford	25'-1"	938	Cortlandt	12'-2"
643	Arlington	18'-1"	643	Arlington	24'-5"	828	Heights	
532	Harvard		935	Harvard	24'-4"	917	Heights	
938	Cortlandt		349	Heights		1011	Heights	
349	Heights		402	E 11th		402	E 11th	
402	E 11th							
* Without Garage								

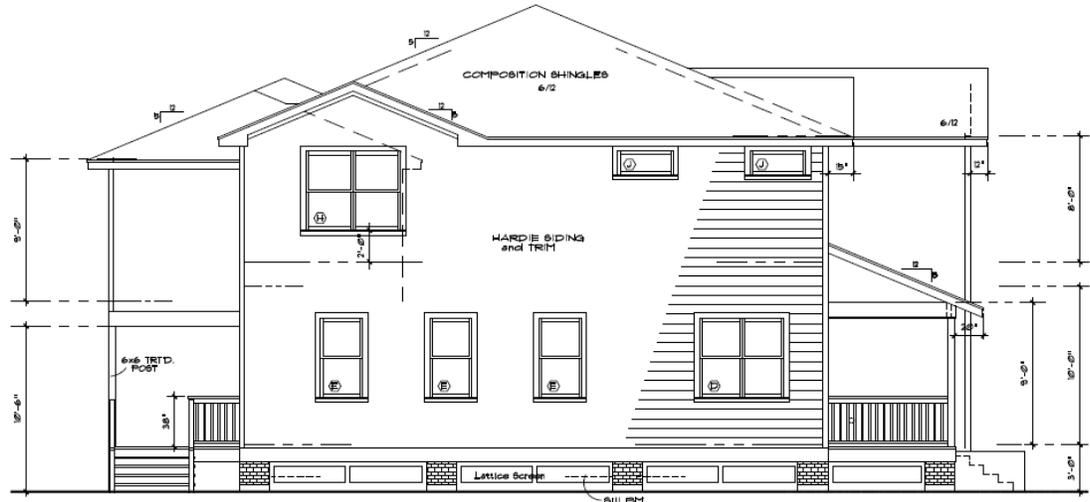
COMPARISON CHART

CONTRIBUTING 2 -STORY RESIDENCES IN DISTRICT

STREET NUMBER	STREET	EAVE HEIGHT	STREET NUMBER	STREET	PORCH EAVE	STREET NUMBER	STREET	PORCH FLOOR
917	Heights	26'-4"	122	E 5th	22'-2"	848	Heights	42"
122	E 5th	25'-6"	938	Cortlandt	18'-5"	1015	Harvard	40"
943½	Cortlandt	25'-5"	941	Cortlandt	13'-6"	917	Heights	36"
1005	Heights	24'-3"	1015	Heights	13'-4"	941	Cortlandt	35"
1007	Heights	24'-1"	848	Heights	13'	1015	Heights	34"
828	Heights	24'-1"	1011	Heights	12'-6"	202	E 10th	33"
1015	Heights	23'-5"	828	Heights	12'-2"	605	Cortlandt	32"
119	E 10th	23'-5"	840	Cortlandt	12'-2"	921	Heights	32"
921	Heights	23'-3"	119	E 10th	12'-1"	935	Harvard	31"
1011	Heights	23'-11"	1007	Heights	11'-11"	1007	Heights	31"
941	Cortlandt	23'-10"	425	Heights	11'-11"	919	Heights	30"
425	Heights	23'-10"	1005	Heights	11'-10"	1005	Heights	30"
402	E 11th	22'-11"	917	Heights	11'-8"	505	Harvard	29"
919	Heights	22'-1"	717	Harvard	11'-7"	813	Cortlandt	28"
848	Heights	21'-9"	1015	Harvard	11'-5"	943½	Cortlandt	28"
605	Cortlandt	21'-8"	202	E 10th	11'-4"	828	Heights	28"
532	Harvard	21'-8"	921	Heights	11'-2"	840	Cortlandt	27"
840	Cortlandt	21'-5"	402	E 11th	11'-2"	717	Harvard	26"
528	Harvard	20'-9"	935	Harvard	11'-2"	122	E 5th	26"
349	Heights	20'-3"	1035	Oxford	11'-2"	911	Harvard	26"
404	Heights	20'-0"	532	Harvard	11'-1"	902	Heights	25"
935	Harvard	19'-10"	919	Heights	11'	609	Cortlandt	24"
202	E 10th	19'-10"	349	Heights	10'-11"	1011	Heights	24"
733	Heights	19'-9"	902	Heights	10'-10"	425	Heights	24"
902	Heights	19'-8"	605	Cortlandt	10'-9"	532	Harvard	24"
938	Cortlandt	19'-7"	609	Cortlandt	10'-08"	733	Heights	24"
802	Columbia	19'-6"	732	Harvard	10'-05"	119	E 10th	23"
911	Harvard	19'-5"	802	Columbia	10'-03"	404	Heights	23"
532	Cortlandt	19'-3"	404	Heights	10'	732	Harvard	23"
732	Harvard	19'-3"	733	Heights	10'	532	Cortlandt	22"
609	Cortlandt	19'-1"	528	Harvard	9'-9"	1035	Oxford	22"
536	Harvard	19'-1"	813	Cortlandt	9'-8"	536	Harvard	21"
505	Harvard	18'-11"	911	Harvard	9'-7"	349	Heights	21"
1050	Heights	18'-11"	532	Cortlandt	9'-7"	1050	Heights	17"
1035	Oxford	18'-7"	805	Heights	9'-2"	643	Arlington	17"
805	Heights	18'-6"	536	Harvard	9'-1"	802	Columbia	17"
424	Heights	18'-5"	424	Heights	8'-5"	424	Heights	17"
1015	Harvard	17'-10"	643	Arlington	8'-5"	938	Cortlandt	16'
643	Arlington	17'-10"	1050	Heights	8'-11"	528	Harvard	12'
813	Cortlandt	16'-4"	943½	Cortlandt		805	Heights	11'
717	Harvard		505	Harvard		402	E 11th	

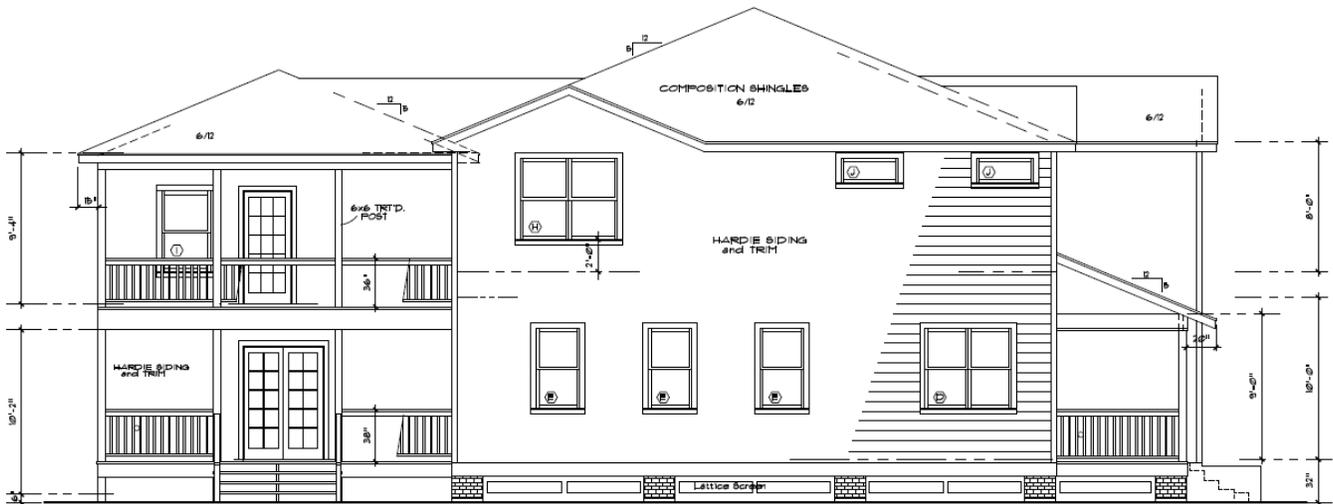
SOUTH ELEVATION - FACING WHITE OAK DRIVE

DEFERRED – 3/26/15



SOUTH ELEVATION

PROPOSED

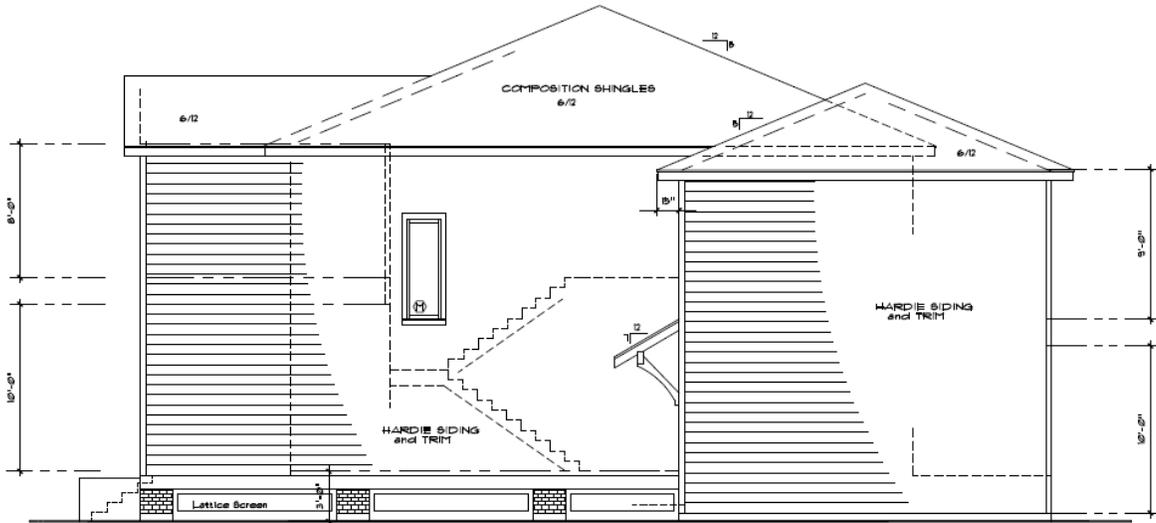


WOOD RAILING w/ 2" SQ.
WOOD SPINDLES - SPACE
TO PROHIBIT A MAX 4"
SPHERE FROM PASSAGE

SOUTH ELEVATION

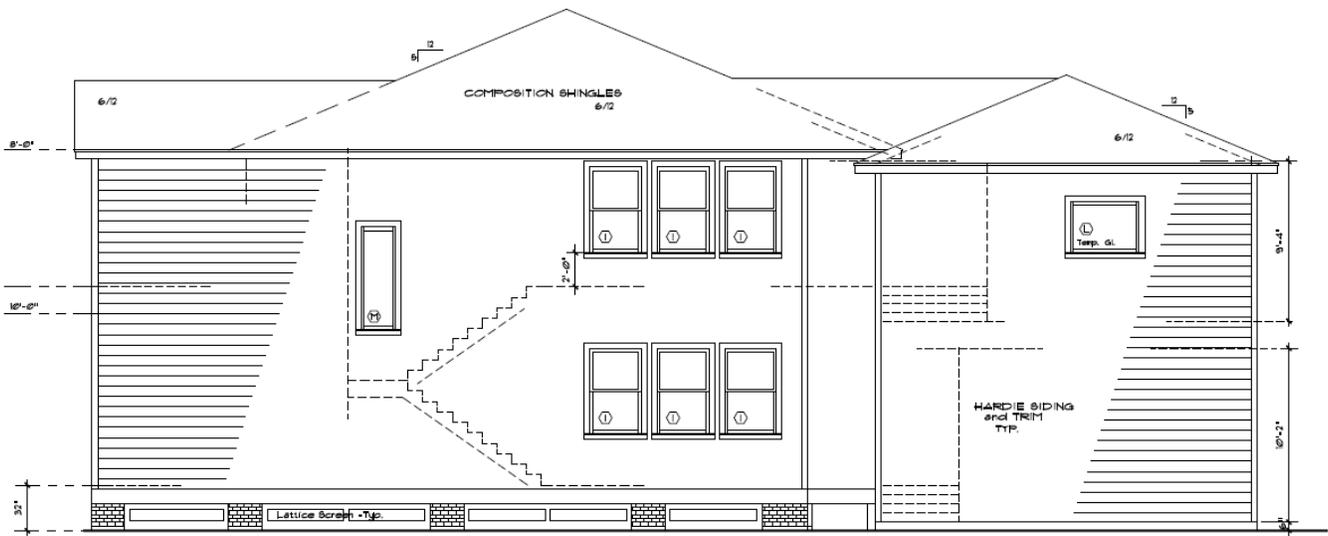
NORTH SIDE ELEVATION

DEFERRED – 3/26/15



NORTH ELEVATION

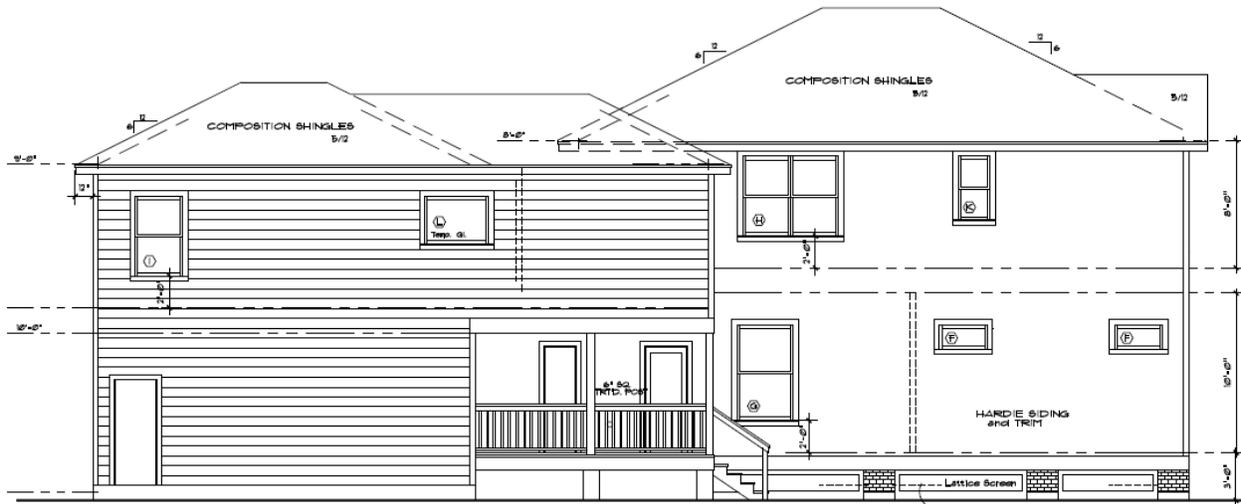
PROPOSED



NORTH ELEVATION

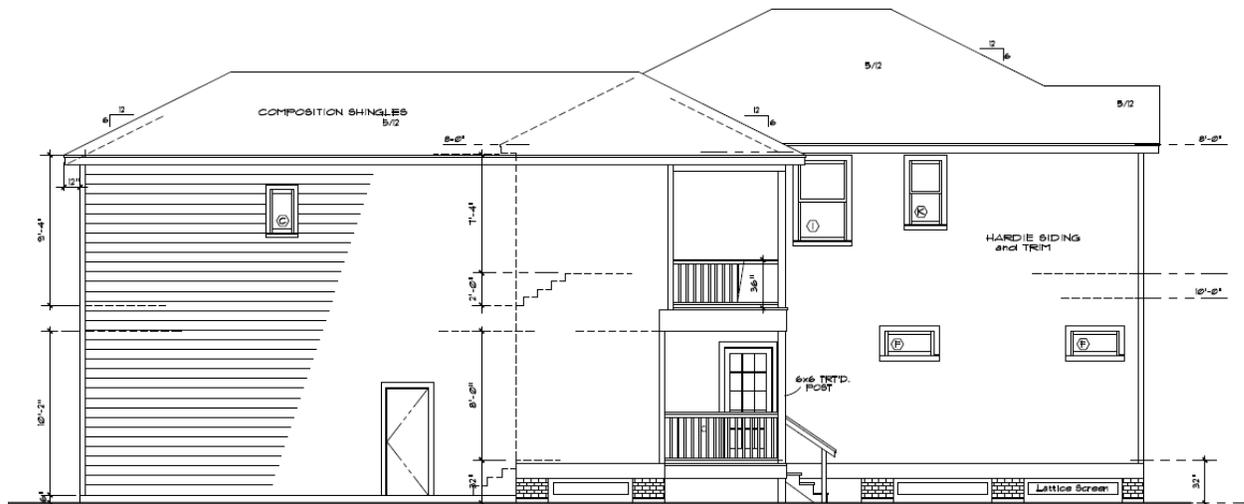
SOUTH (REAR) ELEVATION

DEFERRED – 3/26/15



WEST ELEVATION

PROPOSED



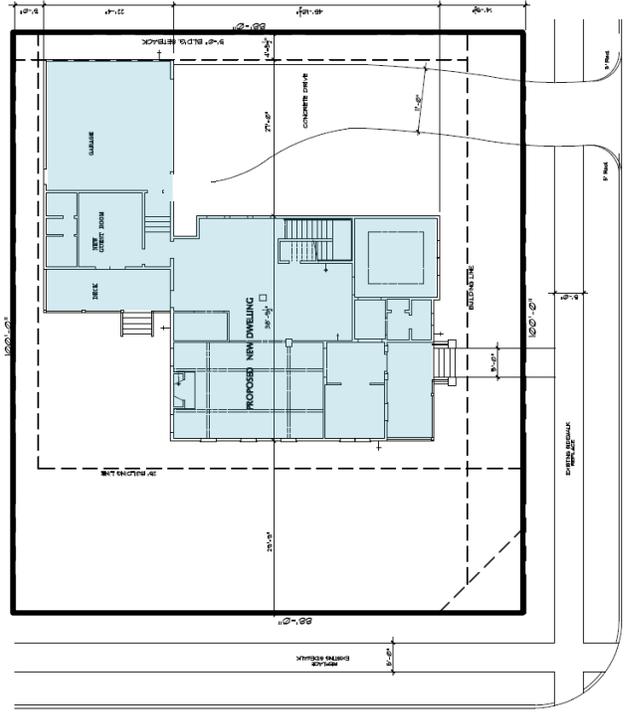
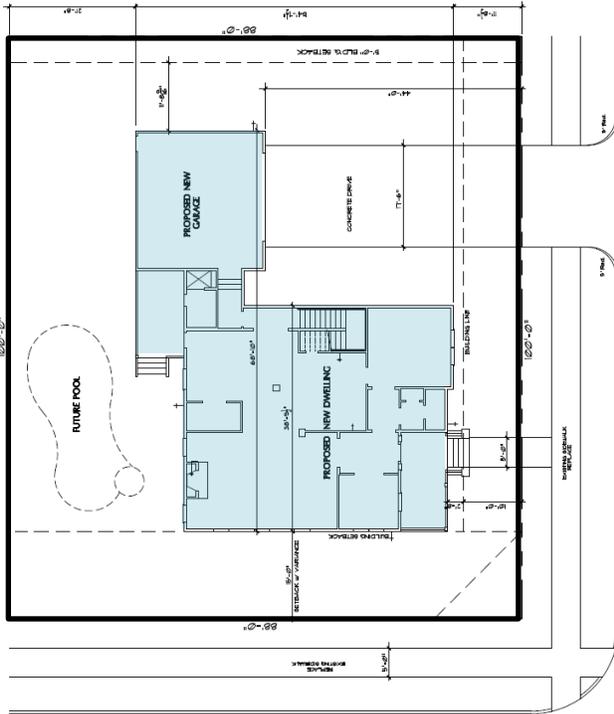
WEST ELEVATION



SITE PLANS

DEFERRED – 3/26/15

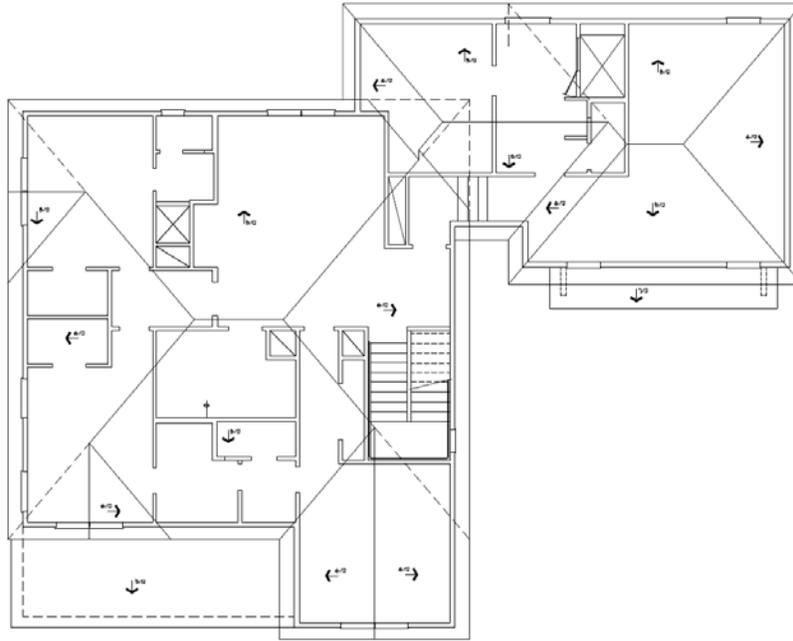
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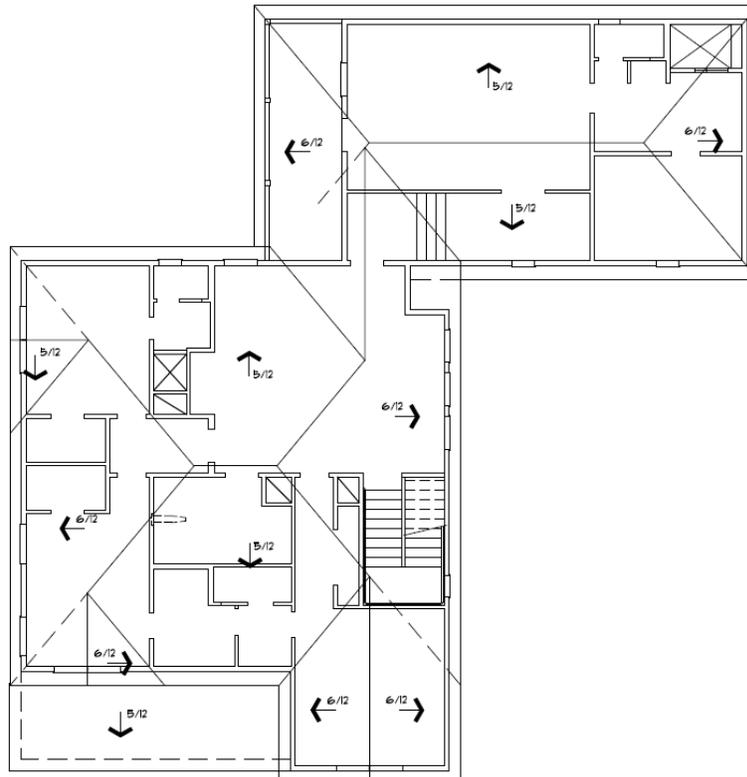


ROOF PLAN

DEFERRED – 3/26/15



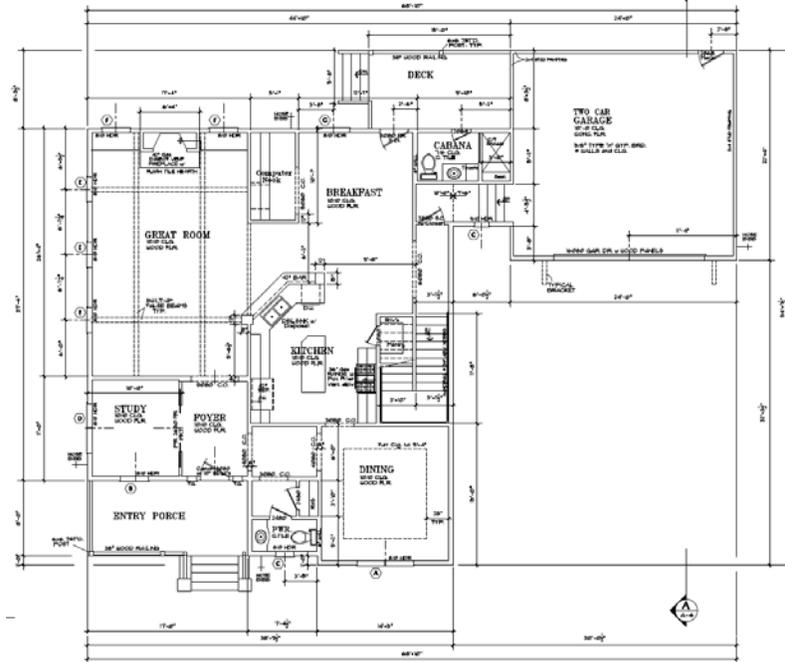
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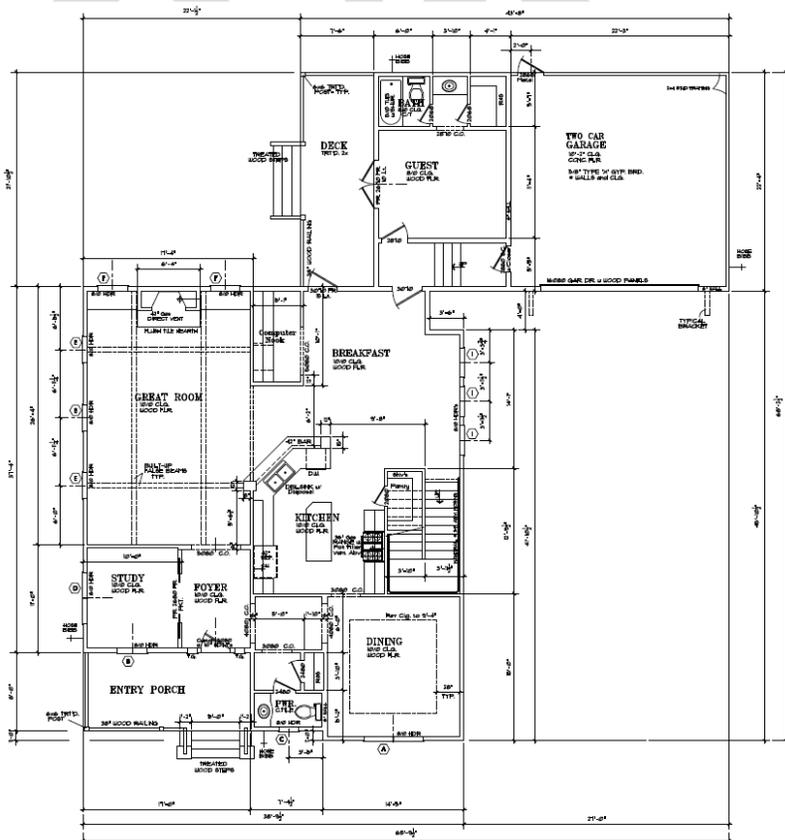


FIRST FLOOR PLAN

DEFERRED - 3/26/15



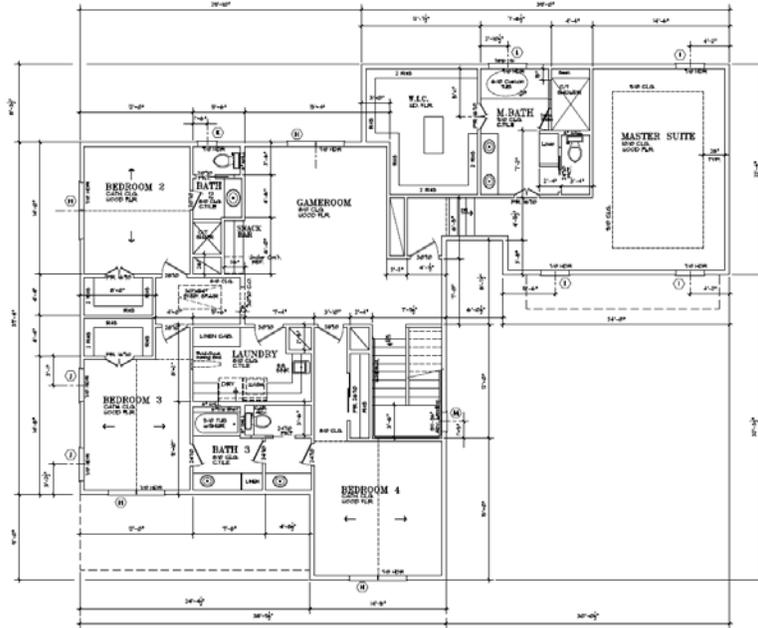
PROPOSED



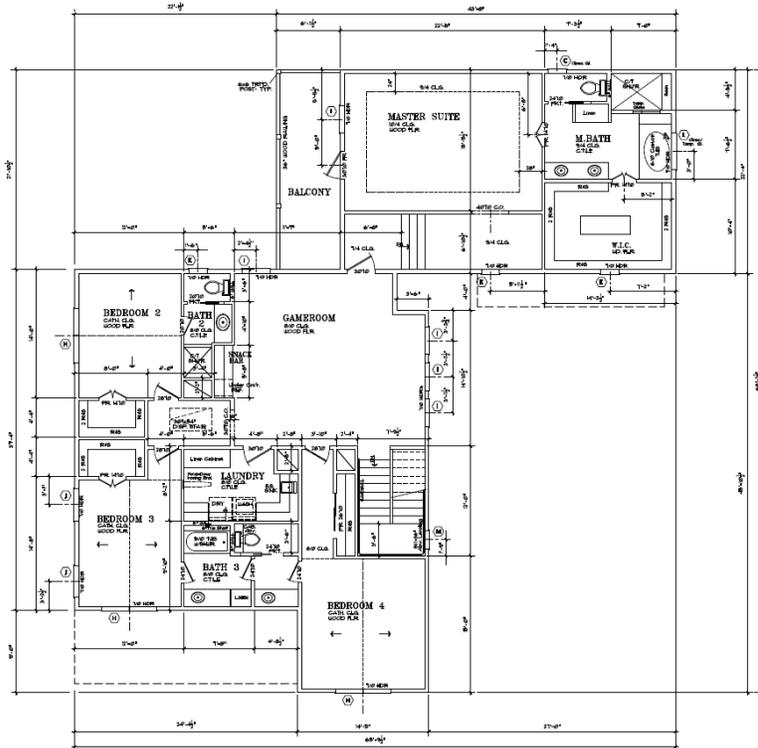


SECOND FLOOR PLAN

DEFERRED – 3/26/15

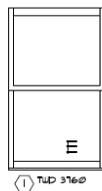
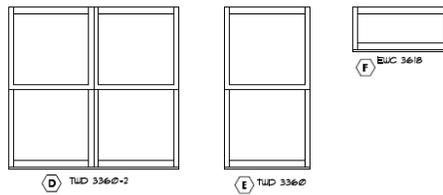
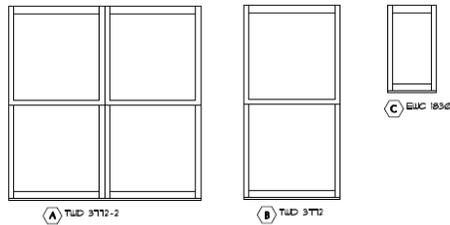


PROPOSED



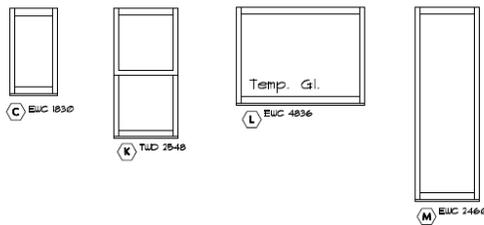
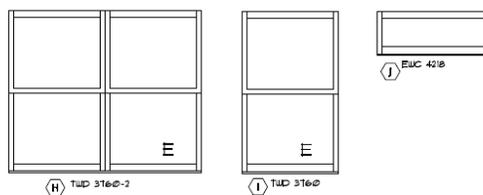
WINDOW SCHEDULE

First Floor



WINDOW SCHEDULE
 SCALE: 1/2" = 1'-0"
 ALL WINDOWS WELD WEN. WOOD DOUBLE HUNG,
 OR FIXED, DOUBLE PANE, Tempered Glass where noted.

Second Floor

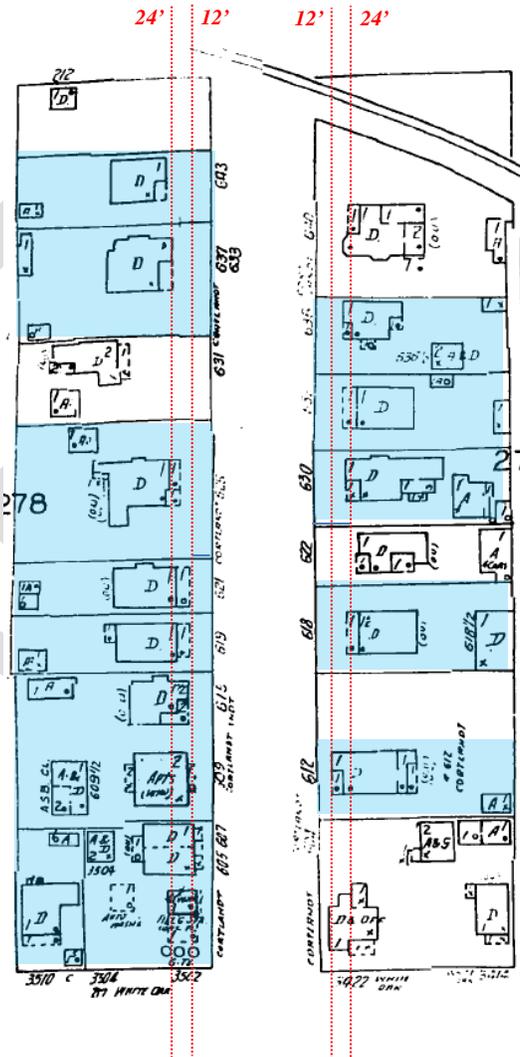
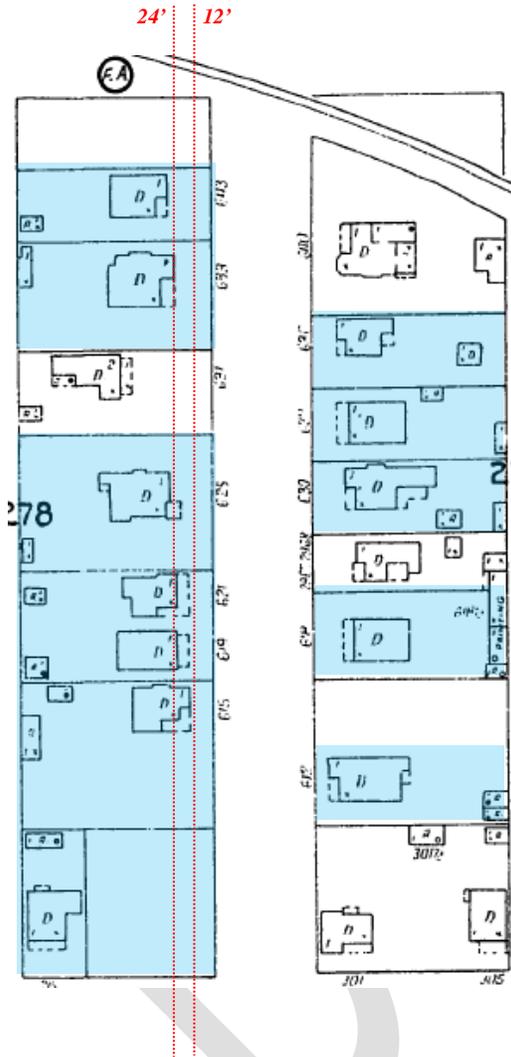


WINDOW SCHEDULE
 SCALE: 1/2" = 1'-0"
 ALL WINDOWS WELD WEN. WOOD DOUBLE HUNG,
 OR FIXED, DOUBLE PANE, Tempered Glass where noted.

SANBORN MAP COMPARISON

1924-1950

1924-1951



PROJECT DETAILS

Shape/Mass: On the previous design, which was deferred at the March 2015 HAHC meeting, the overall width of the proposed structure was be 68'-10" with a total depth of 54'-7½". The overall width included the house and attached garage. The width of the main mass of the house (not including the attached garage) was 38'-9½". The attached garage portion of was located 32'-3½" back from the front wall (44' from the front property line (halfway back on the lot)). The attached garage was 24'-0" wide and 22'-4" deep.

In the revised design, the overall width of the proposed structure will be 65'-9½" with a total depth of 68'-2½". The overall width includes the house and attached garage. The width of the main mass of the house (not including the attached garage) will be 38'-9½". The attached garage portion of was be located 45"-10½" back from the front wall (approximately 60' from the front property line (on the rear quarter of the lot)). The attached garage will be 27'-0" wide and 22'-4" deep. On the north elevation, the house will extend 41'-10½" before being inset 3'-6" for 4'-0" to the face of the garage. This inset will help give the garage a detached appearance from the street. The elevation of the garage facing south (White Oak) will be inset 22'-1½" from the south wall of the main residence and 51'-10½" from the south property line. The garage will extend 21'-10½" from the rear of the main residence towards the rear. A 7'-6" covered double gallery porch will face the south. See drawings for more detail.

Setbacks: On the previous design, which was deferred at the March 2015 HAHC meeting, the proposed residence had a front (east) setback of 11'-8½" (along Cortlandt St.); a 15'-0" south side setback (along White Oak Dr.); a 16'-10" north side setback; and a 21'-8" rear (west) setback. The property currently has a 25' building line along White Oak Dr. In order for the house to be constructed at a 15' setback along White Oak Dr., the applicant would have had to apply for a variance from the Planning Commission.

In the revised design, the proposed residence had a front (east) setback of 14'-9½" (along Cortlandt St.); a 29'-9" south side setback (along White Oak Dr.); a 4'-5½" north side setback; and a 5'-0" rear (west) setback. See drawings for more detail.

Foundation: On the previous design, which was deferred at the March 2015 HAHC meeting, the proposed residence will have a pier and beam foundation with a 3'-0" finished floor height.

In the revised design, the proposed residence will have a pier and beam foundation with a 32" finished floor height. See drawings for more detail.

Windows/Doors: The proposed residence will have wood 1-over-1 double hung wood as well as vertically and horizontally oriented fixed windows. See window schedule and drawings for more detail.

Exterior Materials: The proposed residence will be clad in cementitious lap siding with a reveal of 7½". The front porch will have wood 6" x 6" columns and a 38" tall wood railing system. The proposed front steps will be wood. The piers will be clad in brick and lattice panels will span between them. See drawings for more detail.

Roof: On the previous design, which was deferred at the March 2015 HAHC meeting, the proposed residence had a composition shingle roof with a pitch of 5:12 to 6:12. The proposed residence had an eave height of 21'-10".

In the revised design, the proposed residence will have a composition shingle roof with a pitch of 5:12 to 6:12. The proposed residence will have an eave height of 21'-8" and an eave overhang of 12"-15" on the house and 20" on the front porch. See drawing for more detail.

- Front Elevation:** The front elevation of the proposed residence is comprised of three bays and an attached garage.
- (East)** On the first story, a porch spans the southern and central bays. A single window is located in the southern bay, while the front door is located in the central bay. The southern bay of the second story has a pair of windows and no fenestration is located on the central bay. The northern bay contains a pair of windows on the first and second stories. The two end bays are topped by front gables. To the north is the attached rear garage. The garage has an overhead door on the first story topped by a shed roof supported by brackets. The second story consists of two windows. See drawings for more detail.
- Side Elevation:** The south elevation has the profile of the front porch to the east followed by a pair two windows and three additional windows to the west on the first story. The second story contains two fixed windows and an additional pair of windows towards the rear. At the rear of the main structure is the side of the attached garage. The south elevation of the garage will have a covered double gallery porch. The first floor will contain a centered French door while the second floor will contain a single door and a single window. See drawings for more detail.
- Side Elevation:** The north elevation contains a centered vertical fixed window located between the first and second floors. To the west of this window is a group of three windows on the first and second stories. To the west of these windows is the inset notch followed by the garage. The garage contains no fenestration on the first story and a single fixed window on the second. 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.
- (West)**