

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** Mary Chase, owner

**Property:** 625 Cortlandt Street, lot 6, tracts 5 & 7A, block 278, Houston Heights Subdivision. The property includes a historic 1,649 square foot, one-story wood frame single-family residence and a detached garage situated on a 10,560 square foot (80' x 132') interior lot.

**Significance:** Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Add two dormers, one at the front elevation and one at the rear elevation.  
See enclosed application materials and detailed project description on p. 5-13 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Partial Approval: Approval of the rear dormer; Denial of the front dormer

**HAHC Action:** -

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**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

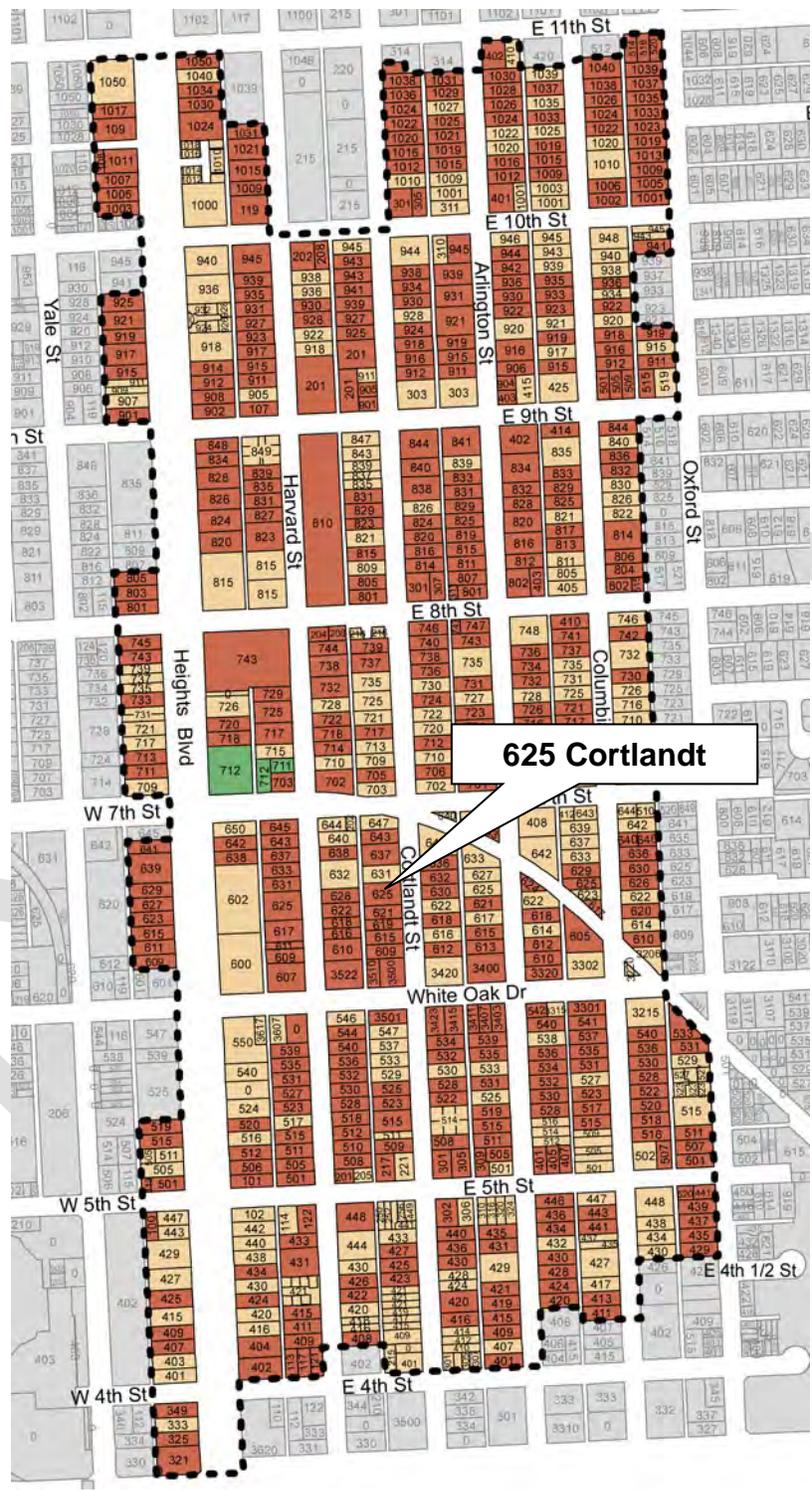
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S                                   | D                                   | NA                                  |  |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>Adding a central dormer to the front of the structure significantly alters its character and becomes a visually dominant feature.</i>   |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The proposed front dormer alters rather than preserves the historic character of the unembellished roof form.</i>  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>No evidence has been provided suggesting that the structure ever featured a prominent front dormer. The proposed alteration is entirely conjectural.</i> |
| <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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 SOUTH

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



INVENTORY PHOTO



EAST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING

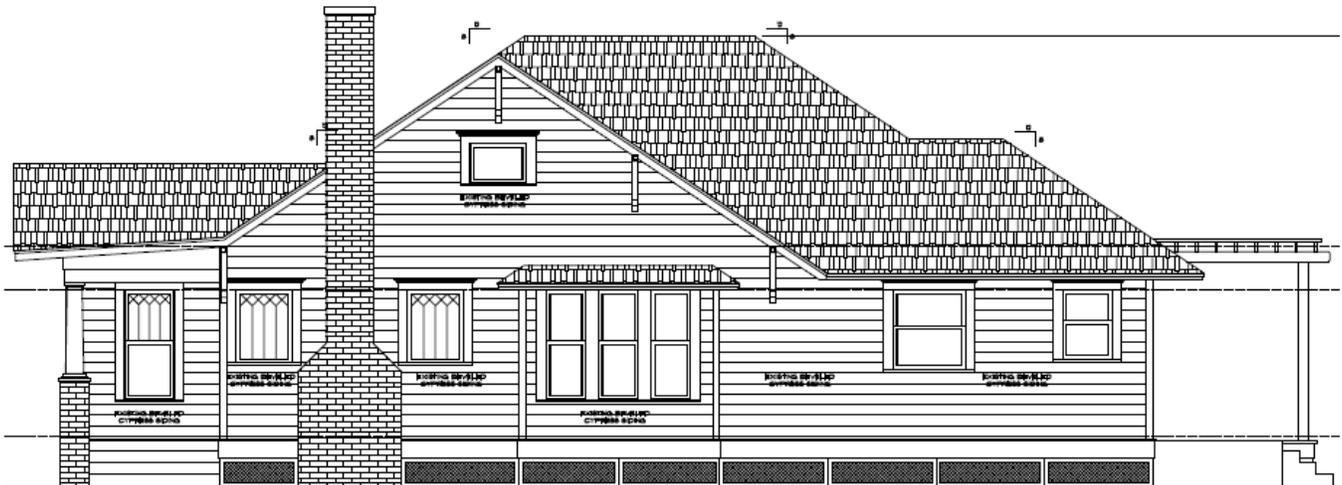


PROPOSED



**NORTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**SOUTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**WEST (REAR) ELEVATION**

EXISTING



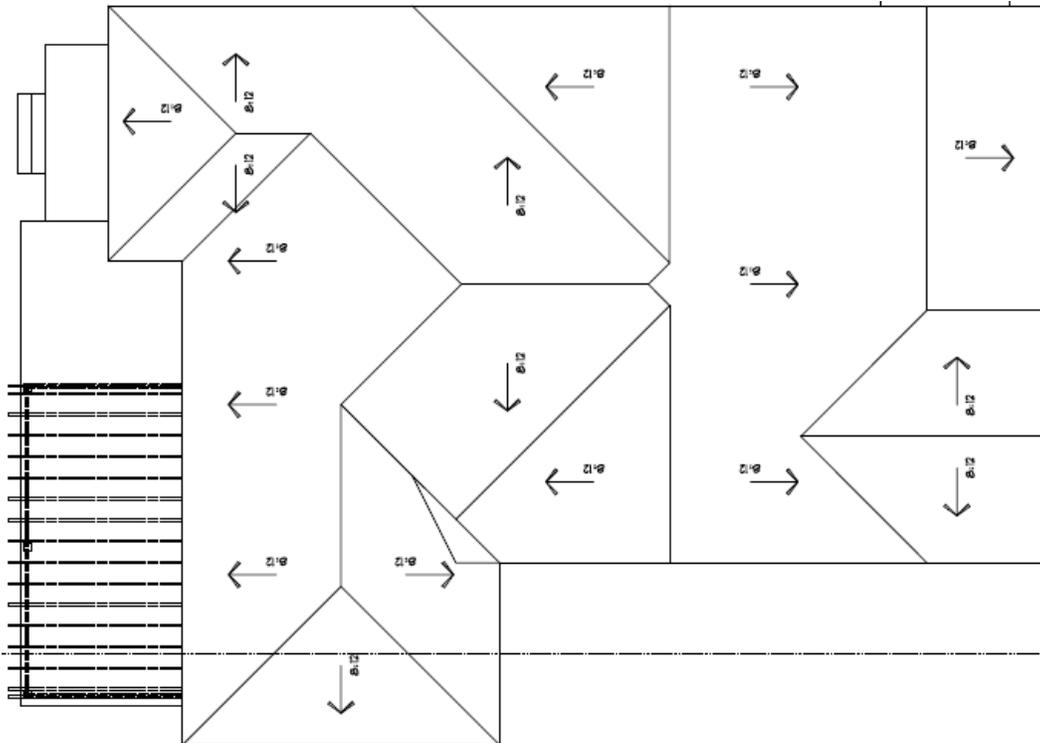
PROPOSED



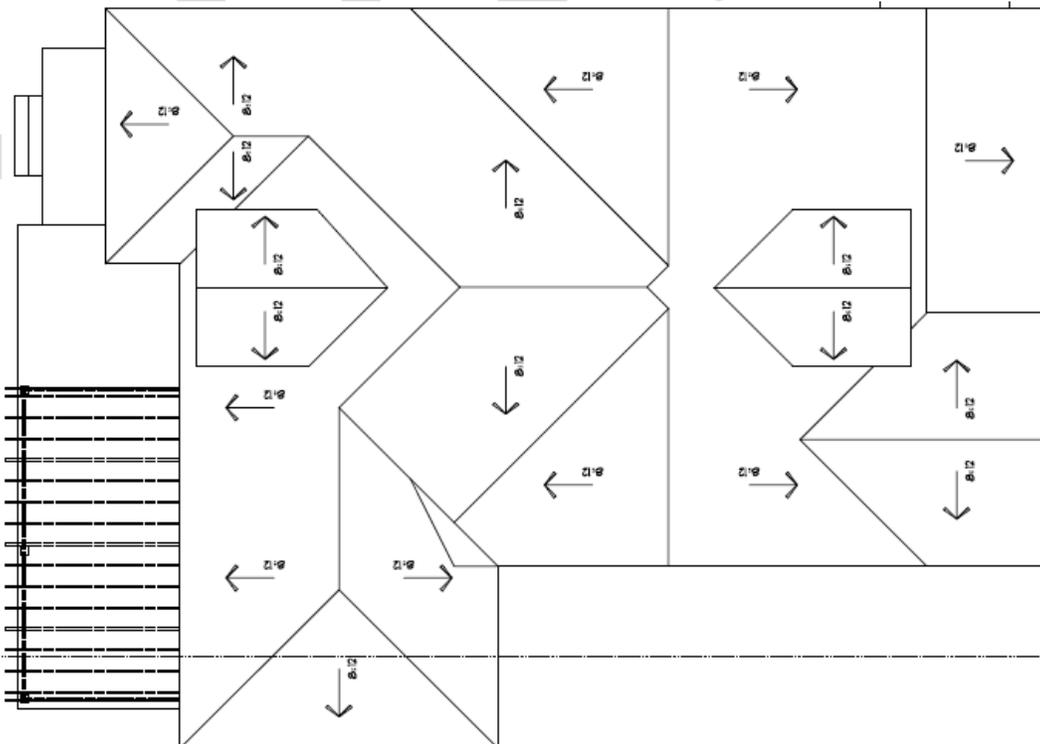




**ROOF PLAN**  
**EXISTING**



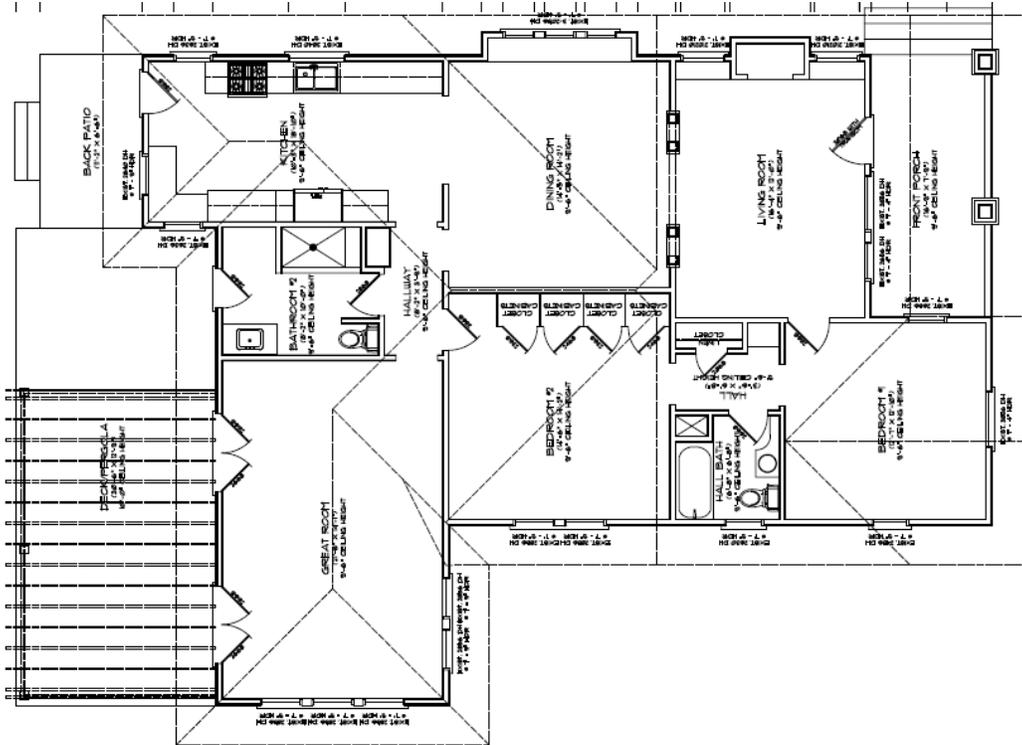
**PROPOSED**



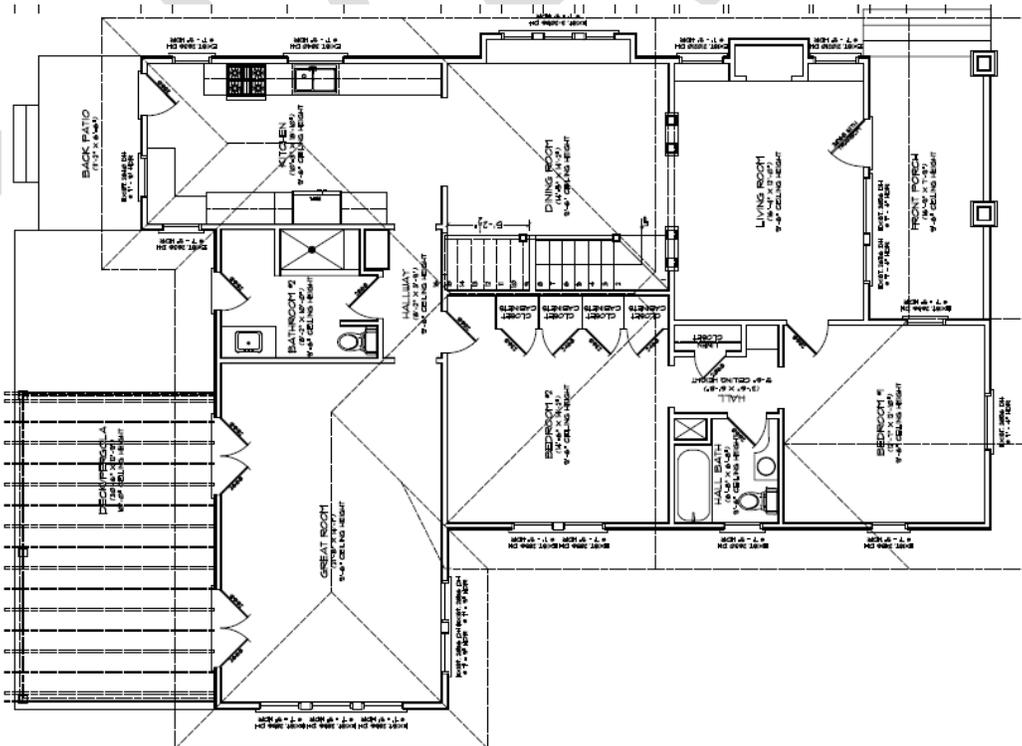


### FIRST FLOOR PLAN

#### EXISTING



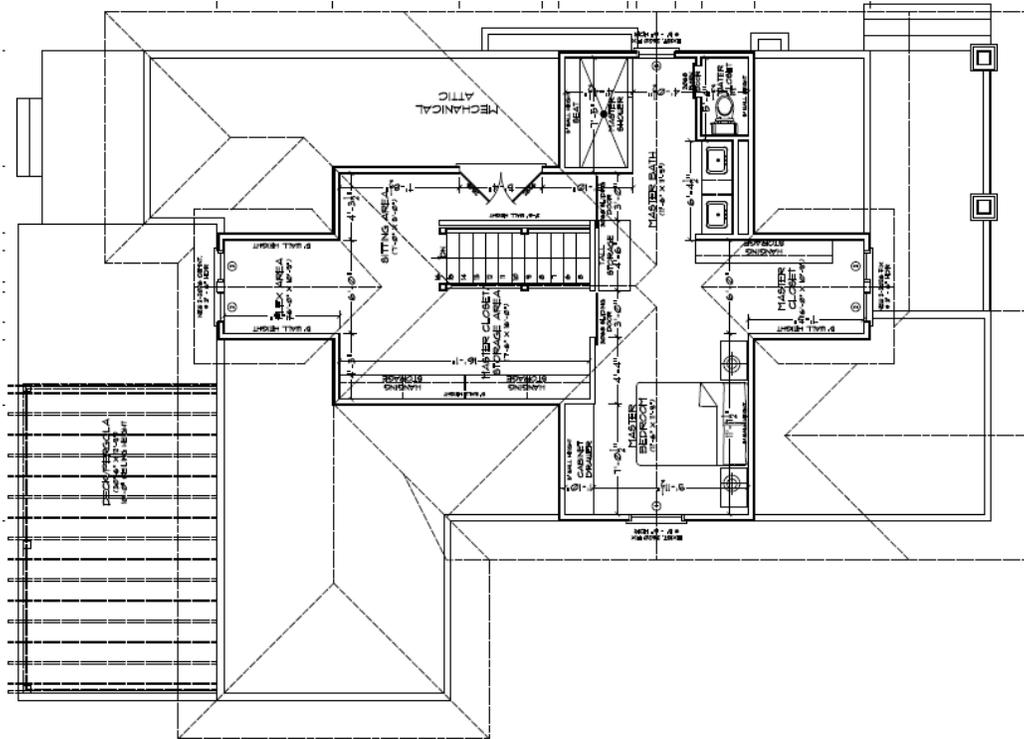
#### PROPOSED





SECOND FLOOR PLAN

PROPOSED



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### PROJECT DETAILS

**Windows/Doors:** The residence features double-hung and fixed wood windows to remain and a wood front door to remain. The proposed dormers will feature fixed multi-lite wood windows and casement windows.

**Exterior Materials:** The residence features bevel lap wood siding to remain. The proposed dormers will feature matching bevel lap wood siding.

**Roof:** The residence features a side gable roof with a rear hip and a small gable projecting to the east, all with an 8/12 pitch clad in composition shingles. Two dormers with an 8/12 pitch clad in composition shingles will be installed: one in the front (east) and one on the rear hip.

**Front Elevation:** The residence features five windows to remain and one front door to remain. One dormer will be installed in the roof and will feature two fixed decorative multi-lite windows.  
**(East)**

**Rear Elevation:** Not visible from public right of way. See elevation drawings for details.  
**(West)**

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