CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 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 existing historic structures were approved for demolition upon appeal to the Planning Commission on January 8, 2015.

Proposal: New Construction – Construct a new 2,236 square foot two story residence and attached two-story garage. The proposed residence will have a maximum width of 69'; a maximum depth of 55'; and a ridge height of 31'.

The proposed residence will be set on the lot in such a manner that it would require a setback variance in order to be constructed closer to White Oak Drive.

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 2, 3**

HAHC Action: **-**

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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

The property consists of two 50' wide lots that are 88' deep. The applicant proposes to set the house facing Cortlandt Street instead of White Oak, so that the front property line is 100' wide.

The proposed setbacks for the structure are 11'-8½" on the front facing Cortlandt Street and 15' on the south side facing White Oak.

Typical front setbacks in Houston Heights South 20'. Despite the unusually large width of the lot, the applicant is requesting a setback variance for the south side of the house.

White Oak Drive has a minimum building line of 25', so a variance is required for a 15' setback. Because the applicant's property is 100' wide, and the proposed house is only 38' wide, there is no justification for granting the applicant a variance to be closer to White Oak Street.

The typical development pattern in the Heights is to have detached garages located at the rear of the lot. The applicant is proposing a suburban-style lot placement with a side attached garage, which is not appropriate in this historic district. The typical setback for Heights garages is 100'. The applicant is proposing a garage setback of only 44', which is not appropriate. Although a 100' setback is not possible due to the depth of the property, the garage can be placed at the rear of the lot allowing for a 63' front setback (and 3' rear setback).

The most appropriate placement of the house and garage that would also allow for a yard would be to place the house on the north side of the property with a driveway along the north property line leading to a garage at the rear corner of the lot. Another option is to rotate the main portion of the house to face White Oak Drive and have the garage face Cortlandt Street.

☐ ☒ ☐ (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district

The proposed residence only contains a single window on the north elevation, and this window is fixed. This fenestration pattern is not compatible with the exterior features of other contributing structures found within the historic district. The north elevation should feature additional windows which would be more in keeping with the fenestration pattern of other contributing structures.

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☐ ☒ ☐ (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

The applicant is proposing to put an attached garage on the side of the house. The body of the residence itself is 38'-9½" wide, which is at the upper end of the typical range for contributing structures. With the addition of the side garage, the width totals 68'-10". The proportions of the proposed structure are similar to that of a suburban style residence, which are not compatible with the existing contributing structures in the historic district.

In Houston Heights, garages are detached and located at the rear of the lot, often fully or partially obscured visually by the house in front. As proposed, the attached garage is located at the side of the house, is only 44' from the front property line, and is highly visible.

To satisfy Criterion 3, the garage should be located as far to the rear of the lot as possible and should be tucked behind the house with the appearance of being detached. The proposed garage is 22' deep and the lot itself is 88' deep. If the house is to face Cortlandt St, the front of the garage should therefore be located at least 63' from the front property line, which allows for a 3' rear setback.

Additionally, a 3'-0" tall finished floor height is taller than what is typically found within the district. A more compatible finished floor height would be below 30".

☒ ☐ ☐ (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.

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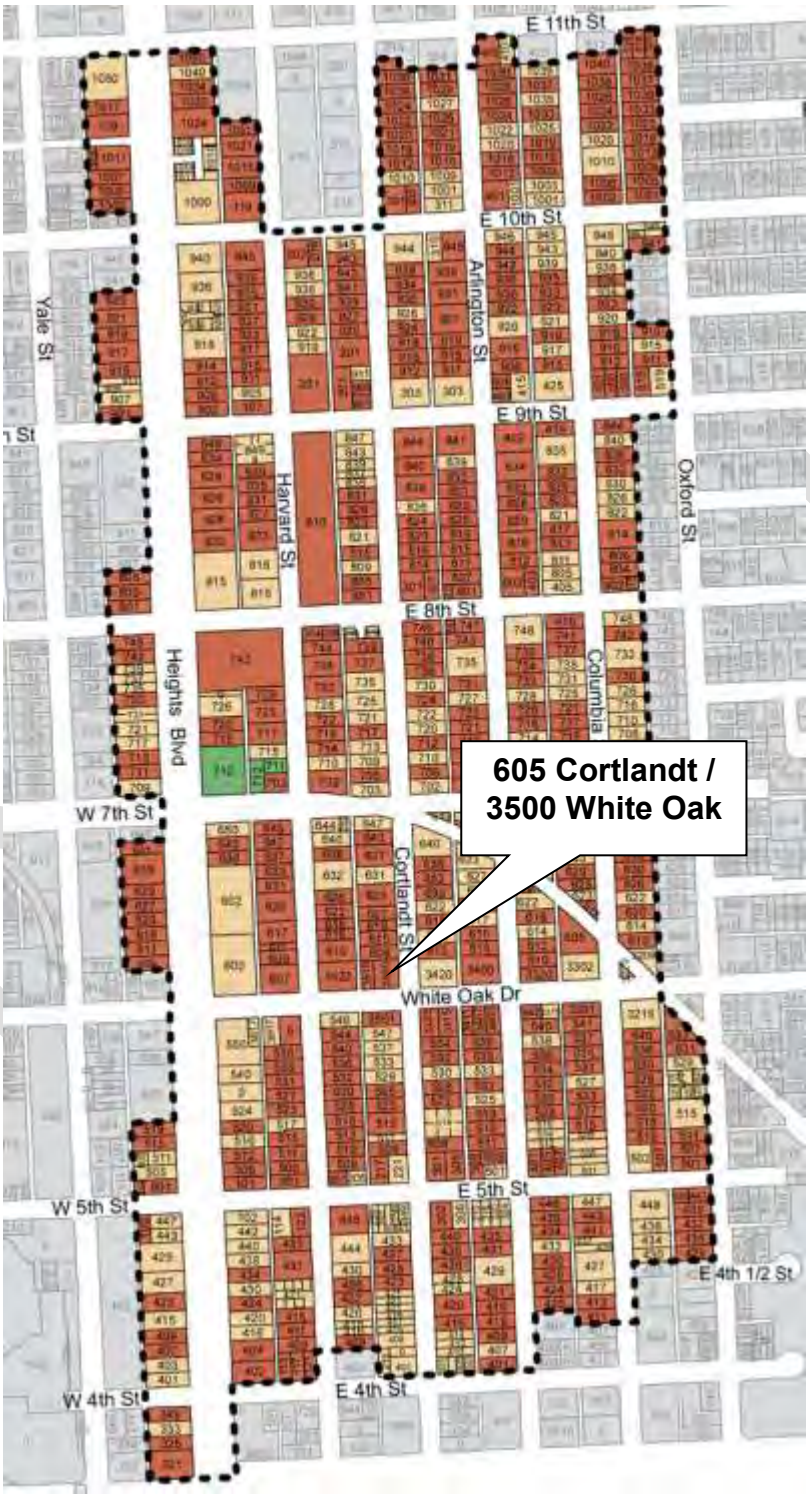
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTOS

MAY 2010

COMPARISON CHART

CONTRIBUTING 2 -STORY RESIDENCES IN DISTRICT

STREET NUMBER	STREET	MAX WIDTH
605	Cortlandt	68'-10"
902	Heights	45'-4"
840	Cortlandt	43'-8"
1015	Heights	42'
935	Harvard	41'-7"
609	Cortlandt	39'-11"
* 605	Cortlandt	38'-9½"
536	Harvard	38'-8"
848	Heights	37'-8"
1050	Heights	36'-10"
122	E 5th	35'-9"
505	Harvard	35'
805	Heights	34'-11"
202	E 10th	34'-5"
828	Heights	33'-9"
732	Harvard	33'-7"
919	Heights	33'-6"
802	Columbia	33'-2"
917	Heights	32'-5"
532	Cortlandt	31'-10"
733	Heights	31'-9"
941	Cortlandt	31'-7"
528	Harvard	30'-9"
425	Heights	30'-7"
717	Harvard	30'-6"
1011	Heights	30'-6"
404	Heights	30'-5"
1005	Heights	29'-6"
1035	Oxford	28'-2"
1007	Heights	27'-10"
1015	Harvard	27'-1"
943½	Cortlandt	27'
424	Heights	27'
911	Harvard	25'-10"
119	E 10th	25'-4"
921	Heights	24'-11"
813	Cortlandt	24'-7"
643	Arlington	18'-1"
532	Harvard	
938	Cortlandt	
349	Heights	
402	E 11th	
*	*Without*	*Garage*

STREET NUMBER	STREET	RIDGE HEIGHT
828	Heights	39'-4"
425	Heights	39'
917	Heights	38'-5"
122	E 5th	38'-3"
119	E 10th	38'
943½	Cortlandt	36'-8"
921	Heights	35'-7"
1011	Heights	35'-3"
1005	Heights	35'-3"
1015	Heights	34'-4"
532	Harvard	34'-1"
1007	Heights	33'-6"
902	Heights	32'-7"
840	Cortlandt	32'-5"
919	Heights	32'-2"
202	E 10th	31'-9"
1015	Harvard	31'-9"
732	Harvard	31'-5"
605	Cortlandt	30'-11"
848	Heights	30'-11"
1050	Heights	30'-5"
609	Cortlandt	30'-4"
717	Harvard	30'-2"
941	Cortlandt	30'
505	Harvard	29'-11"
528	Harvard	29'-5"
805	Heights	29'-3"
536	Harvard	29'
813	Cortlandt	28'-9"
938	Cortlandt	28'-3"
911	Harvard	27'-6"
733	Heights	27'-3"
802	Columbia	27'-11"
404	Heights	27'-11"
532	Cortlandt	27'
424	Heights	26'
1035	Oxford	25'-1"
643	Arlington	24'-5"
935	Harvard	24'-4"
349	Heights	
402	E 11th	

STREET NUMBER	STREET	FRONT WALL
609	Cortlandt	39'-11"
536	Harvard	38'-8"
505	Harvard	35'
805	Heights	34'-11"
840	Cortlandt	34'-03"
902	Heights	33'-10"
1015	Heights	33'-7"
802	Columbia	33'-2"
532	Cortlandt	31'-10"
528	Harvard	30'-9"
404	Heights	30'-5"
848	Heights	30'-10"
1005	Heights	29'-6"
1035	Oxford	28'-2"
349	Heights	27'-8"
943½	Cortlandt	27'
1015	Harvard	25'-1"
813	Cortlandt	24'-7"
1007	Heights	24'-4"
733	Heights	23'-6"
424	Heights	23'
1050	Heights	22'
643	Arlington	18'-1"
717	Harvard	17'-3"
935	Harvard	17'-3"
532	Harvard	16'-4"
119	E 10th	15'-10"
911	Harvard	15'
941	Cortlandt	14'-8"
921	Heights	14'-7"
202	E 10th	14'-6"
605	Cortlandt	14'-5"
122	E 5th	14'-4"
919	Heights	14'-1"
732	Harvard	13'-10"
425	Heights	12'-6"
938	Cortlandt	12'-2"
828	Heights	
917	Heights	
1011	Heights	
402	E 11th	

COMPARISON CHART

CONTRIBUTING 2 -STORY RESIDENCES IN DISTRICT

STREET NUMBER	STREET	EAVE HEIGHT
917	Heights	26'-4"
122	E 5th	25'-6"
943½	Cortlandt	25'-5"
1005	Heights	24'-3"
1007	Heights	24'-1"
828	Heights	24'-1"
1015	Heights	23'-5"
119	E 10th	23'-5"
921	Heights	23'-3"
1011	Heights	23'-11"
941	Cortlandt	23'-10"
425	Heights	23'-10"
402	E 11th	22'-11"
919	Heights	22'-1"
605	Cortlandt	21'-9½"
848	Heights	21'-9"
532	Harvard	21'-8"
840	Cortlandt	21'-5"
528	Harvard	20'-9"
349	Heights	20'-3"
404	Heights	20'
935	Harvard	19'-10"
202	E 10th	19'-10"
733	Heights	19'-9"
902	Heights	19'-8"
938	Cortlandt	19'-7"
802	Columbia	19'-6"
911	Harvard	19'-5"
532	Cortlandt	19'-3"
732	Harvard	19'-3"
609	Cortlandt	19'-1"
536	Harvard	19'-1"
505	Harvard	18'-11"
1050	Heights	18'-11"
1035	Oxford	18'-7"
805	Heights	18'-6"
424	Heights	18'-5"
1015	Harvard	17'-10"
643	Arlington	17'-10"
813	Cortlandt	16'-4"
717	Harvard	

STREET NUMBER	STREET	PORCH EAVE
122	E 5th	22'-2"
938	Cortlandt	18'-5"
941	Cortlandt	13'-6"
1015	Heights	13'-4"
848	Heights	13'
1011	Heights	12'-6"
828	Heights	12'-2"
840	Cortlandt	12'-2"
119	E 10th	12'-1"
1007	Heights	11'-11"
425	Heights	11'-11"
1005	Heights	11'-10"
917	Heights	11'-8"
717	Harvard	11'-7"
1015	Harvard	11'-5"
202	E 10th	11'-4"
921	Heights	11'-2"
402	E 11th	11'-2"
935	Harvard	11'-2"
1035	Oxford	11'-2"
605	Cortlandt	11'-01"
532	Harvard	11'-01"
919	Heights	11'
349	Heights	10'-11"
902	Heights	10'-10"
609	Cortlandt	10'-08"
732	Harvard	10'-05"
802	Columbia	10'-03"
404	Heights	10'
733	Heights	10'
528	Harvard	9'-9"
813	Cortlandt	9'-8"
911	Harvard	9'-7"
532	Cortlandt	9'-7"
805	Heights	9'-2"
536	Harvard	9'-1"
424	Heights	8'-5"
643	Arlington	8'-5"
1050	Heights	8'-11"
943½	Cortlandt	
505	Harvard	

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

EAST ELEVATION – FRONT FACING CORTLANDT STREET

PROPOSED

CORTLANDT ELEVATION

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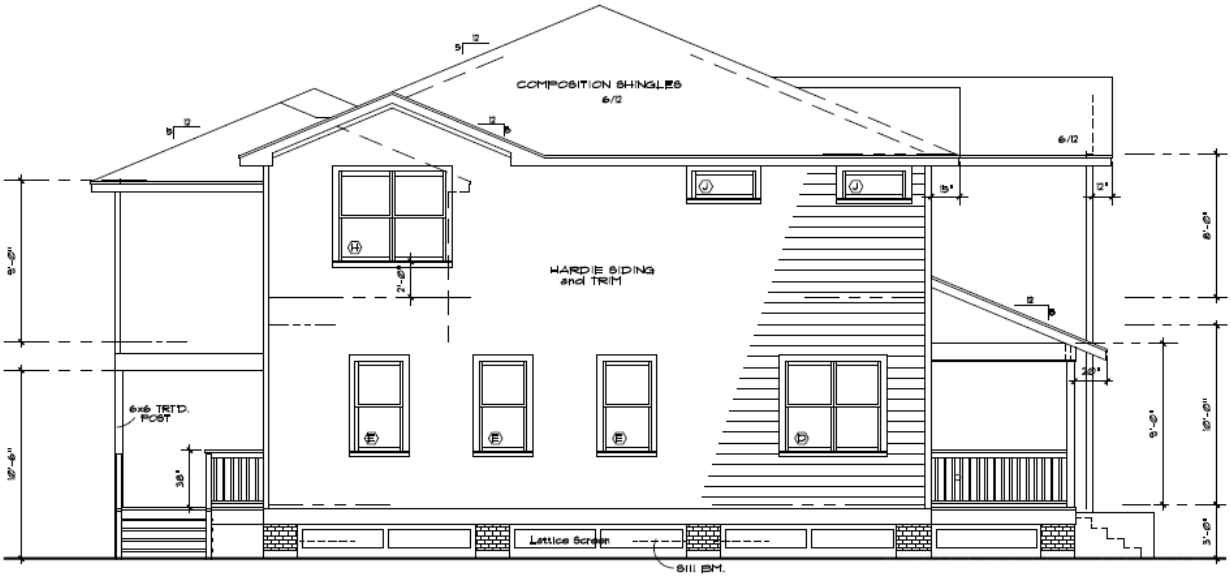
SOUTH SIDE FACING WHITE OAK DRIVE

PROPOSED



SOUTH ELEVATION

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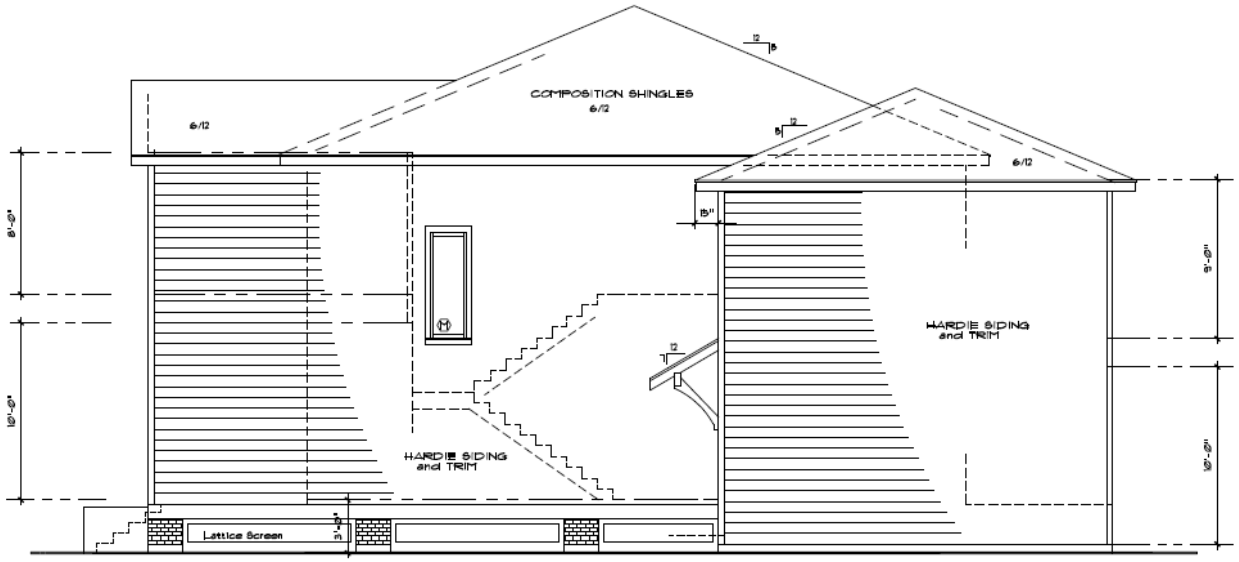
NORTH SIDE ELEVATION

PROPOSED



NORTH ELEVATION

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WEST (REAR) ELEVATION

PROPOSED

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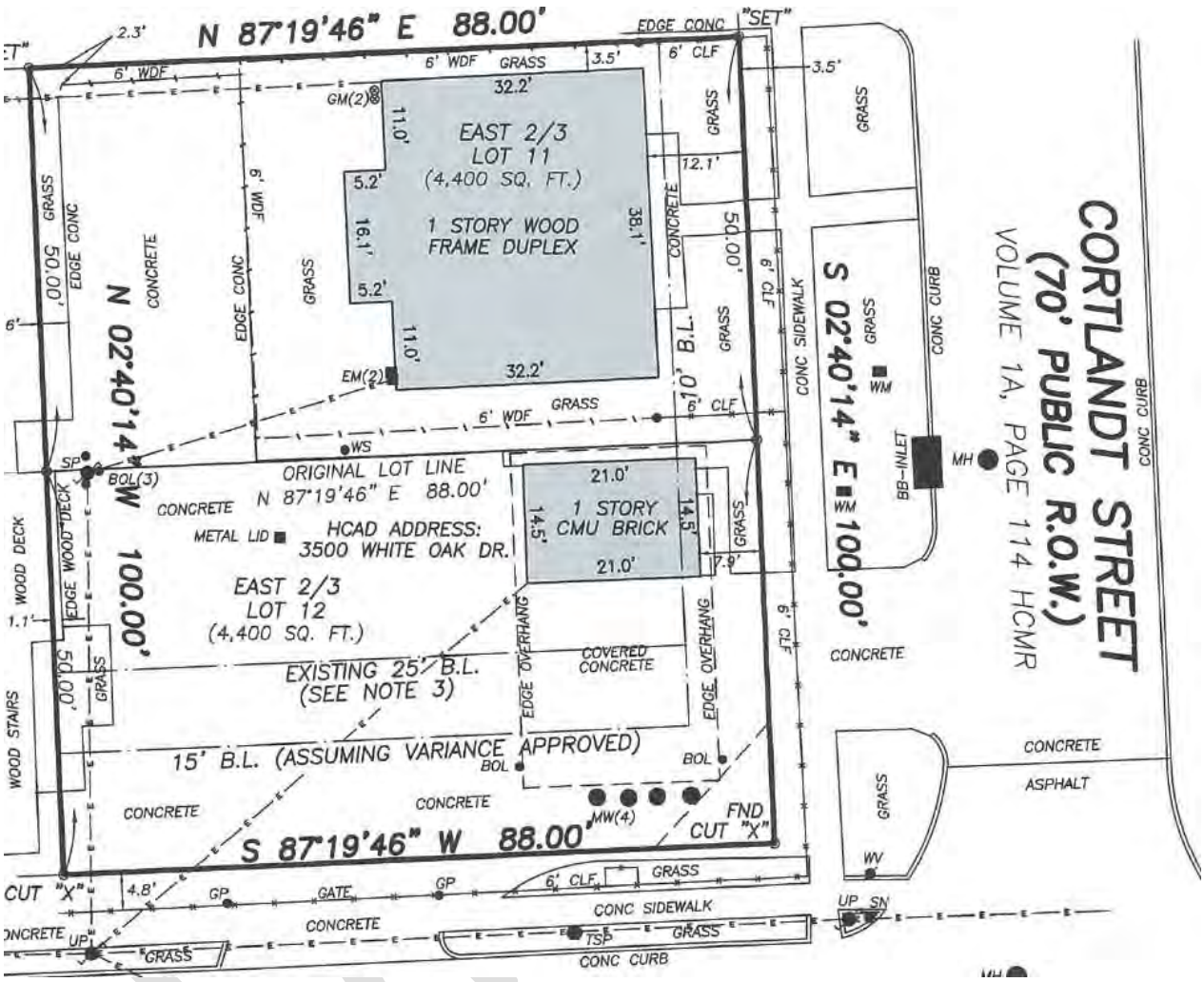
CURRENT SURVEY



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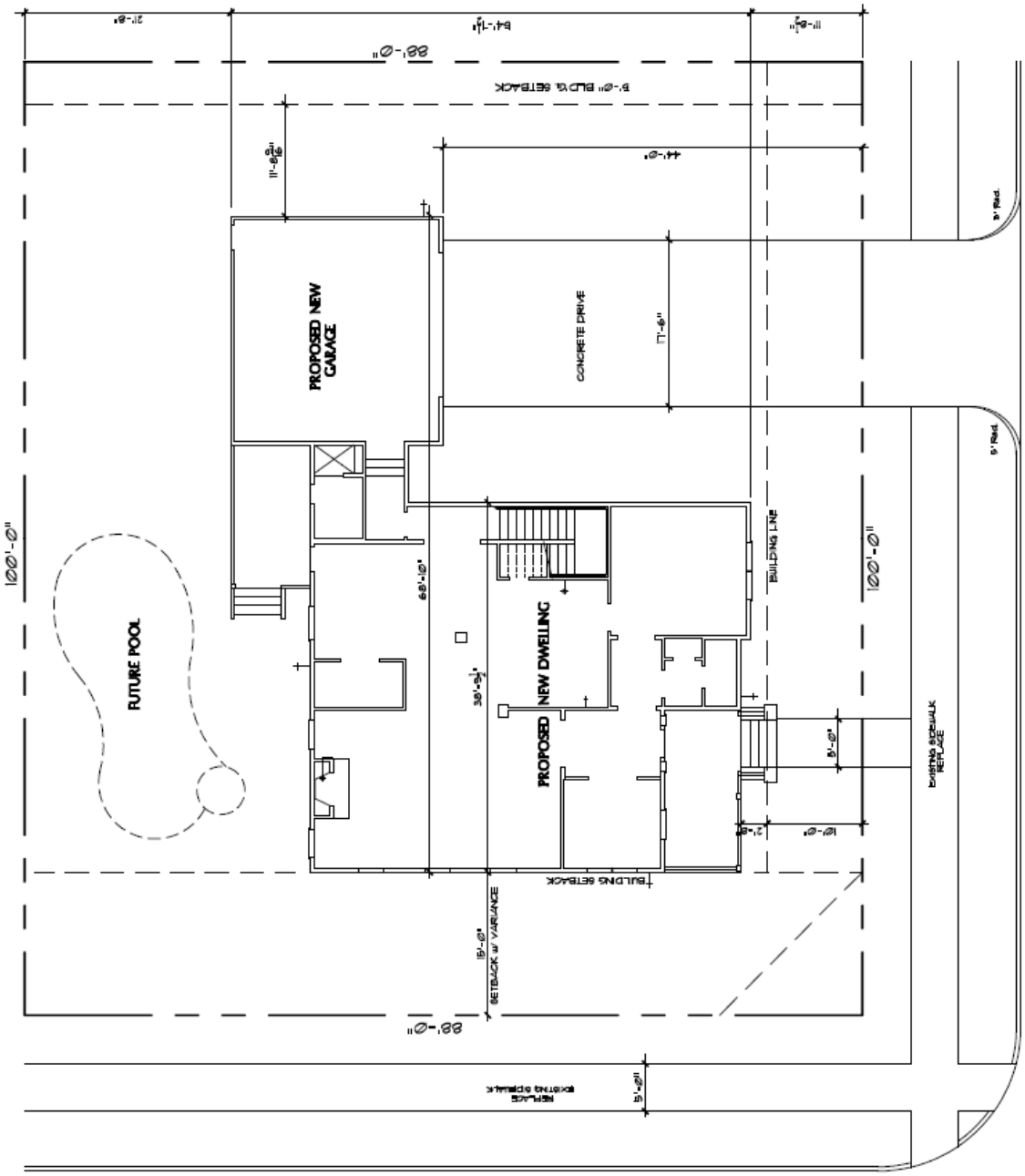
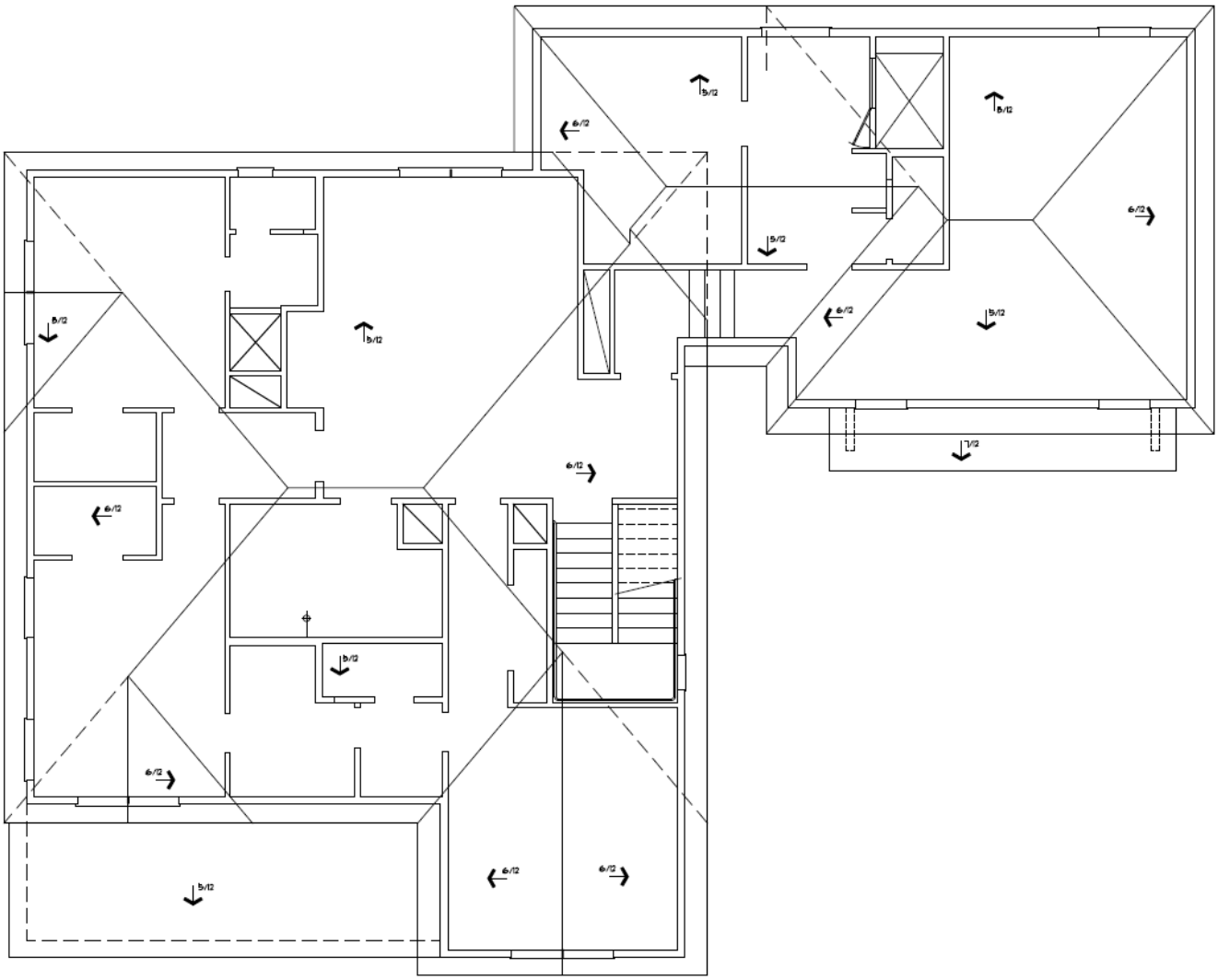
SITE PLAN

PROPOSED



ROOF PLAN

PROPOSED



FIRST FLOOR PLAN

PROPOSED

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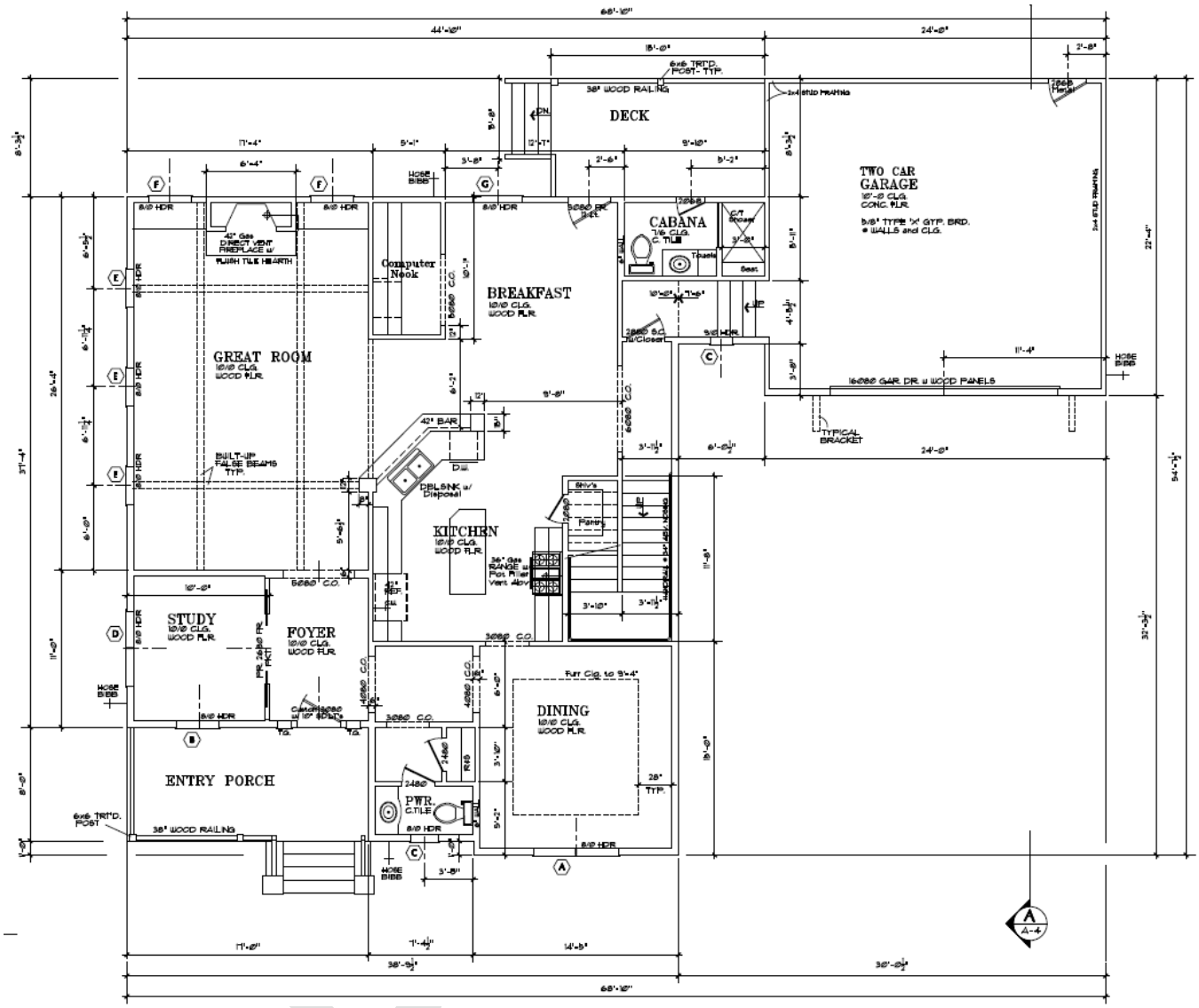

SECOND FLOOR PLAN

PROPOSED

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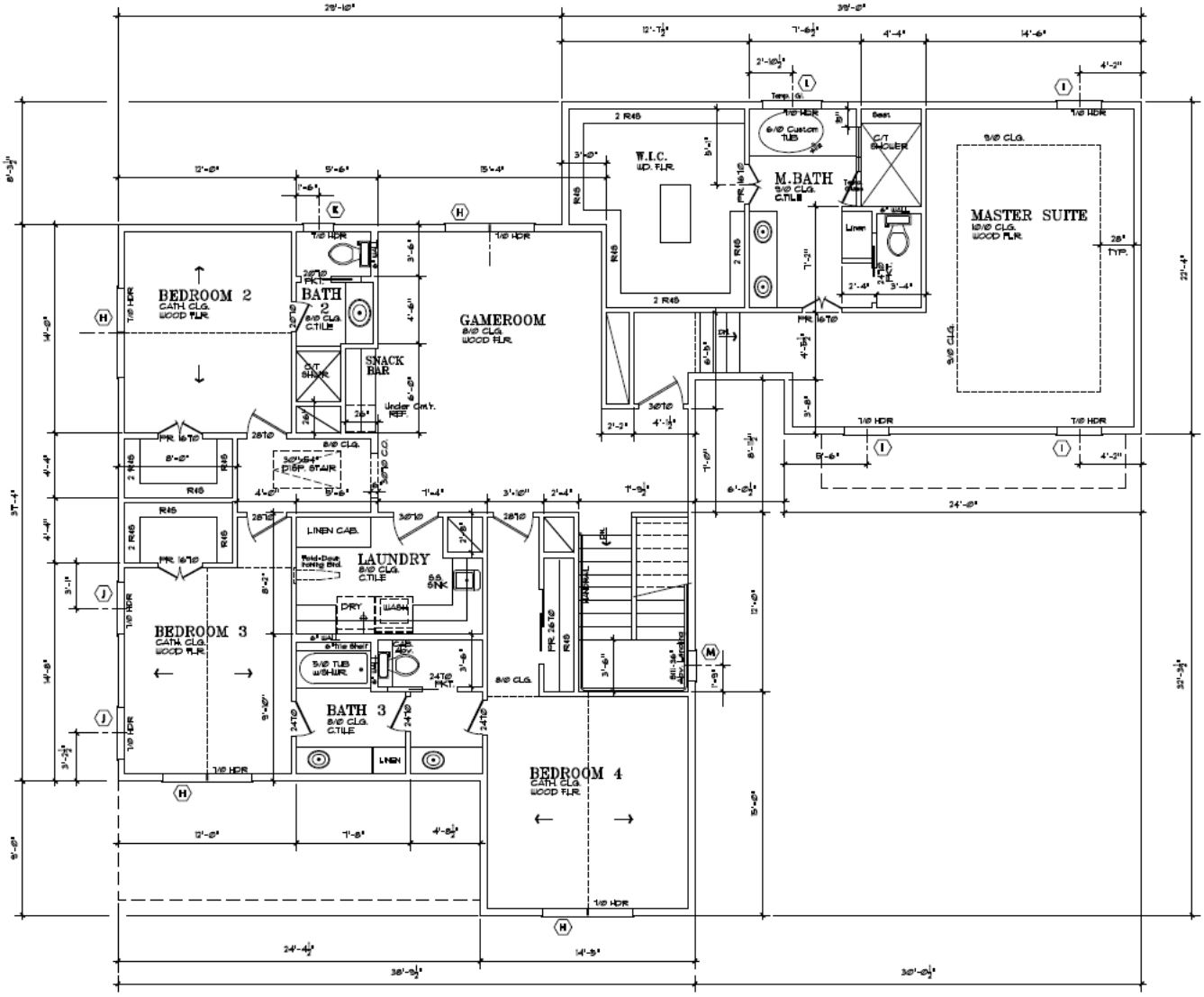
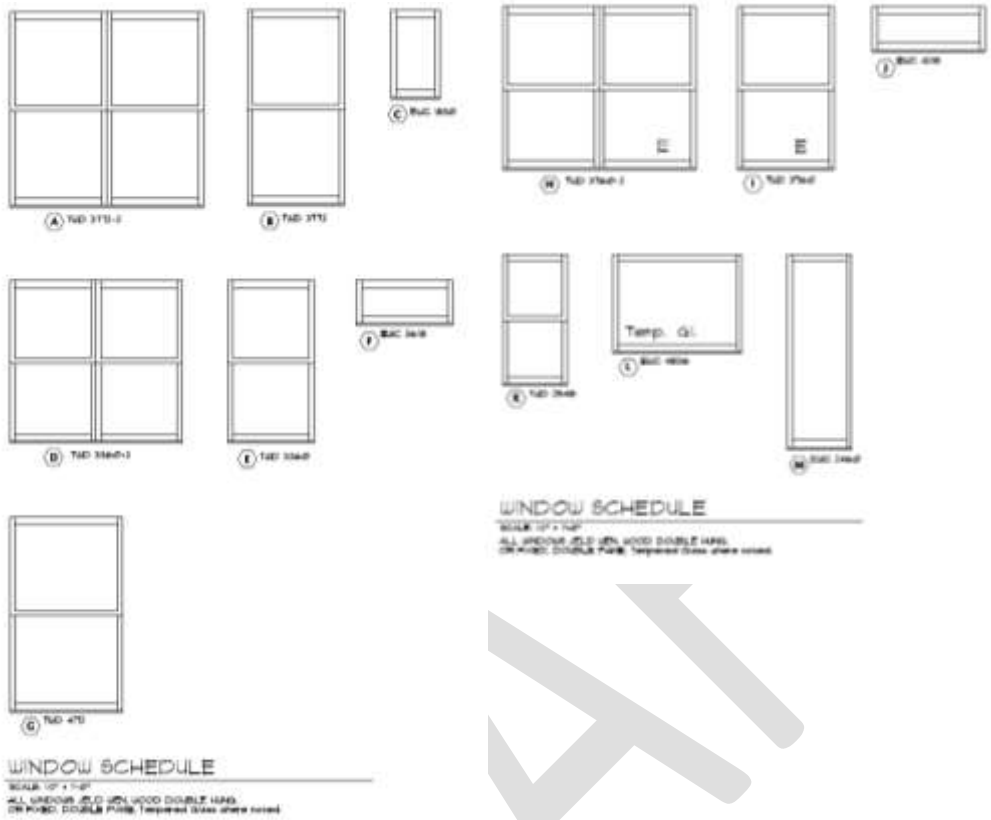


WINDOW SCHEDULE



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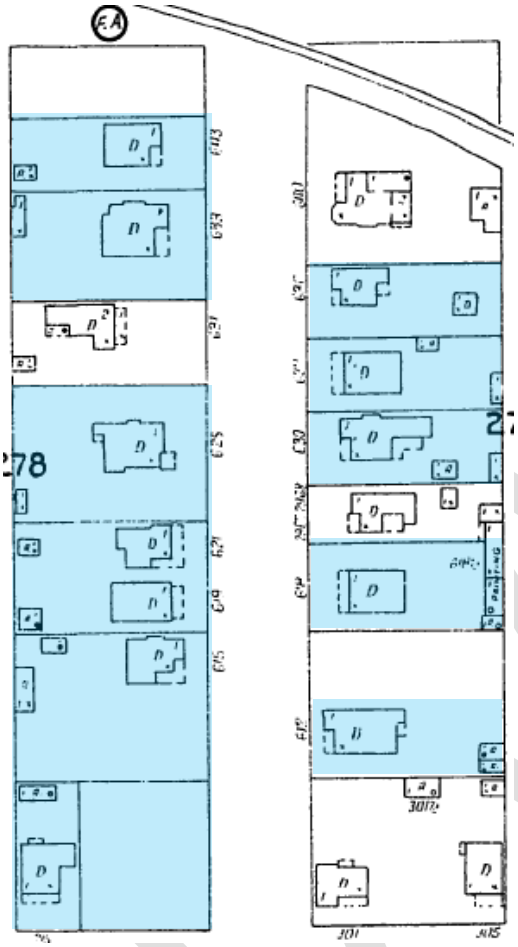
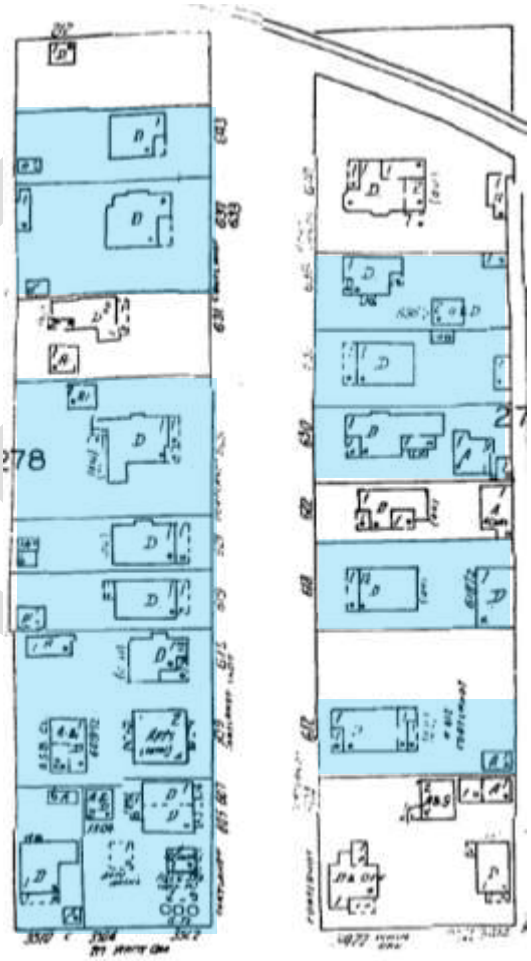
SANBORN MAP COMPARISON

1924-1950



1924-1951



Contributing Properties

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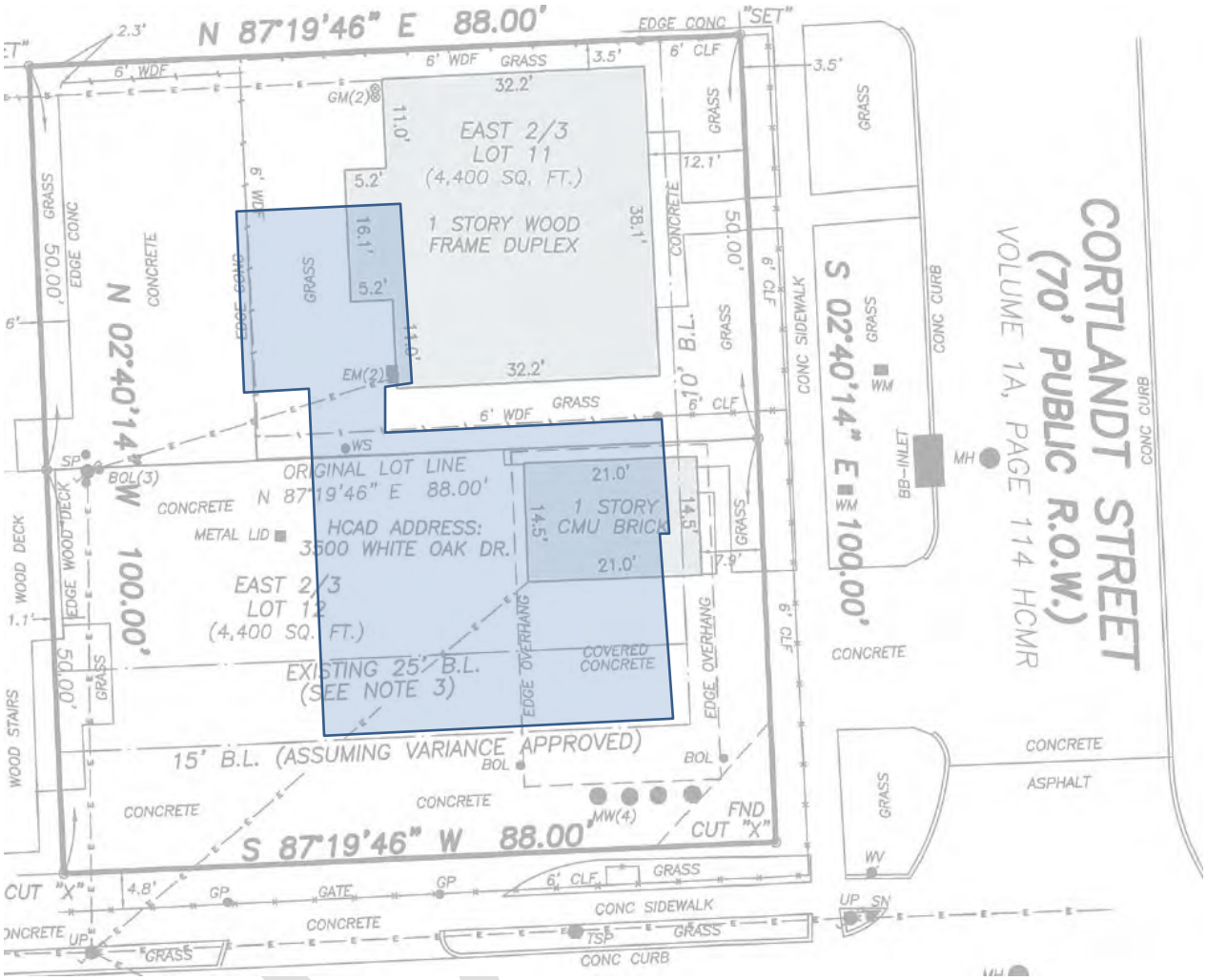
LOT COMPARISON



Proposed New Residence over Current Conditions

PROJECT DETAILS

Shape/Mass: The overall width of the proposed structure will be 68'-10" with a depth of 54-7½". 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 will be located 32'-3½" back from the front wall (44' from the front property line (halfway back on the lot)). The attached garage will be garage 24'-0" wide and 22'-4" deep.

Setbacks: The proposed residence will have 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 will have to apply for a variance from the Planning Commission. See drawings for more detail.

Foundation: The proposed residence will have a pier and beam foundation with a 3'-0" finished floor height. See drawings for more detail.

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

Roof: The proposed residence will have a composition shingle roof with a pitch of 5:12 to 6:12. See drawings for more detail.

Front Elevation: (East) The front elevation of the proposed residence is comprised of three bays and an attached garage. 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 garage and connector. The first story contains a single window while the second contains no fenestration. 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: (South) 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. See drawings for more detail.

Side Elevation: (North) The north elevation contains a single fixed window centrally located. The side of the garage is located towards the west. See drawings for more detail.

Rear Elevation: (West) 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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