

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Steve Morse, Morse Construction LLC for Stephen & Catherine Cochran, 14th St Flats, LLC, owners

Property: 1341 Cortlandt Street, lots 1 & 2, block 169, John Austin A1 Subdivision. The property includes a historic 1,474 square foot, two-story wood frame brick fourplex and two detached, 3,700 square foot and 2,860 square foot two-story apartment buildings situated on a combined 13,200 square foot interior and corner lot.

Significance: Contributing Tudor Revival Brick fourplex, constructed circa 1920, and two noncontributing apartment buildings, constructed circa 1950, located in the Houston Heights Historic District East.

Proposal: Alteration – Remove existing asbestos siding and wood 6-over-6 windows from the noncontributing apartment structures and replace with new cementitious lap siding and vinyl one-over-one windows to fit within the existing openings.

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

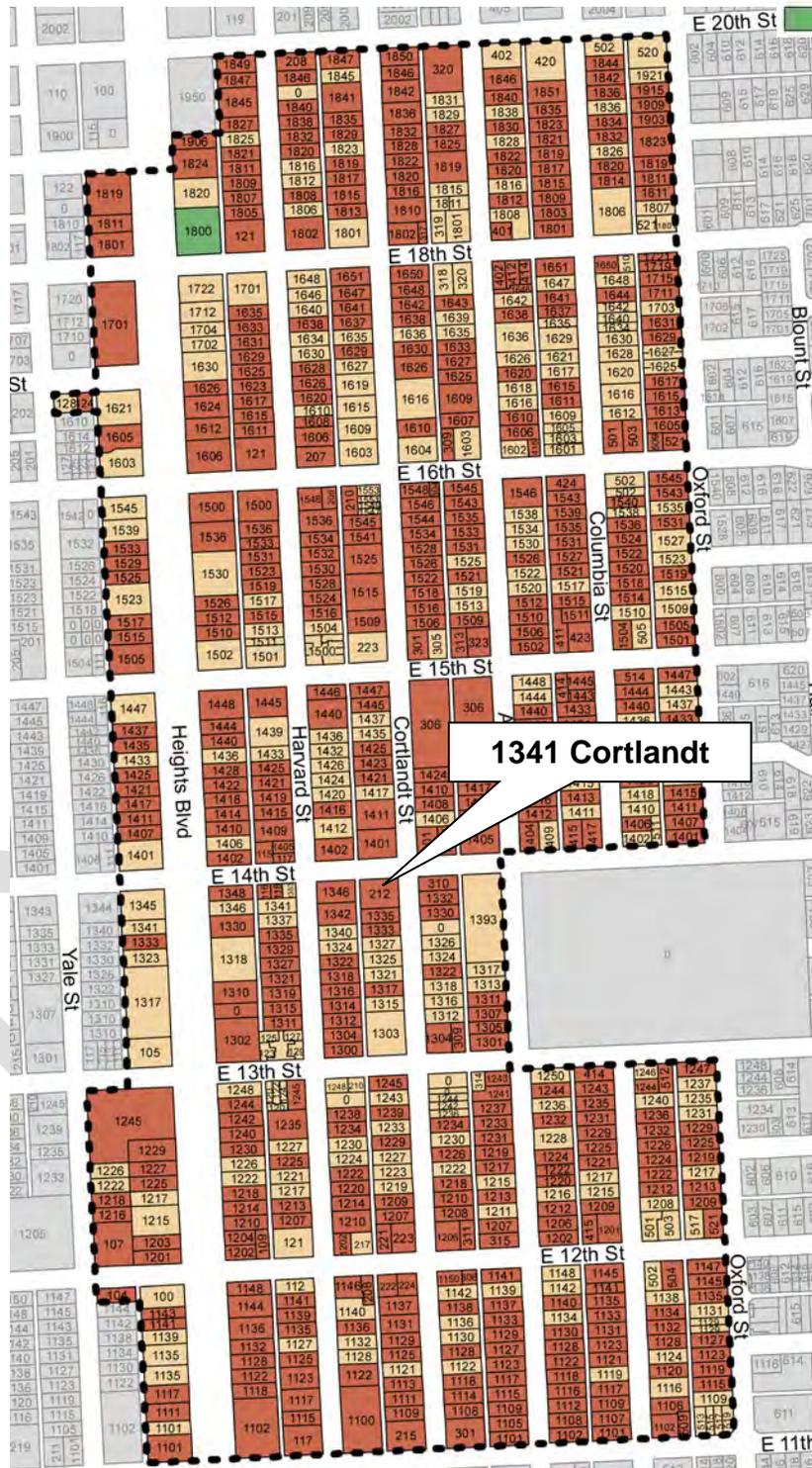
HAHC Action: -



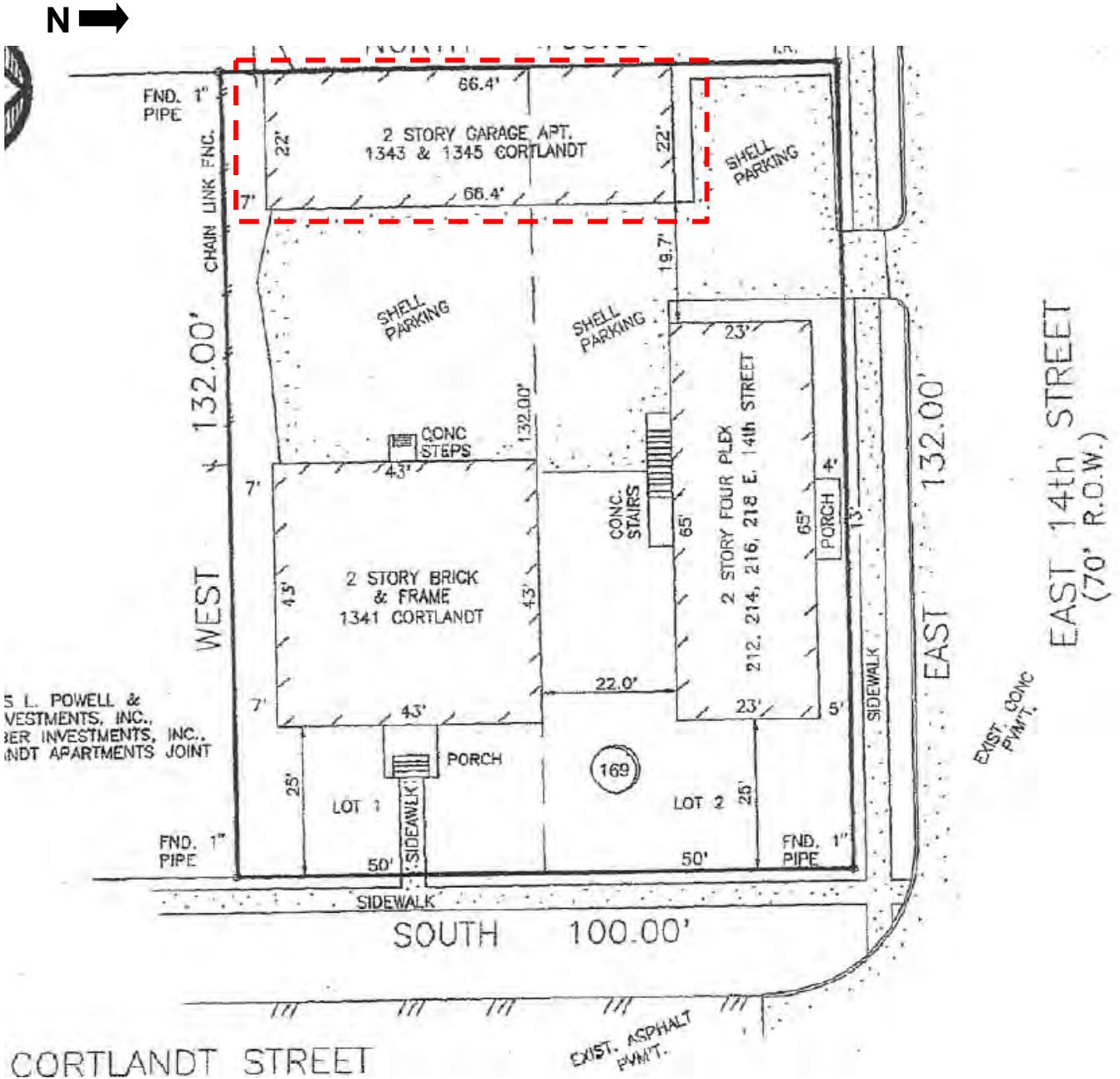
PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



PROPERTY SURVEY

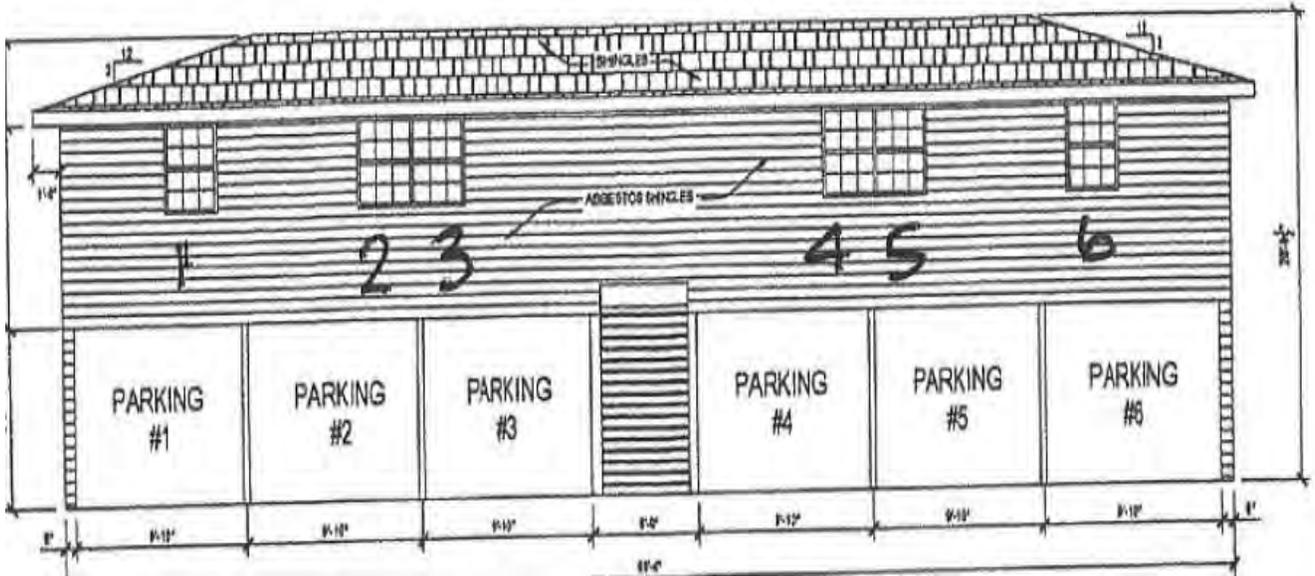


1343-1345 CORTLANDT STREET CURRENT PHOTO

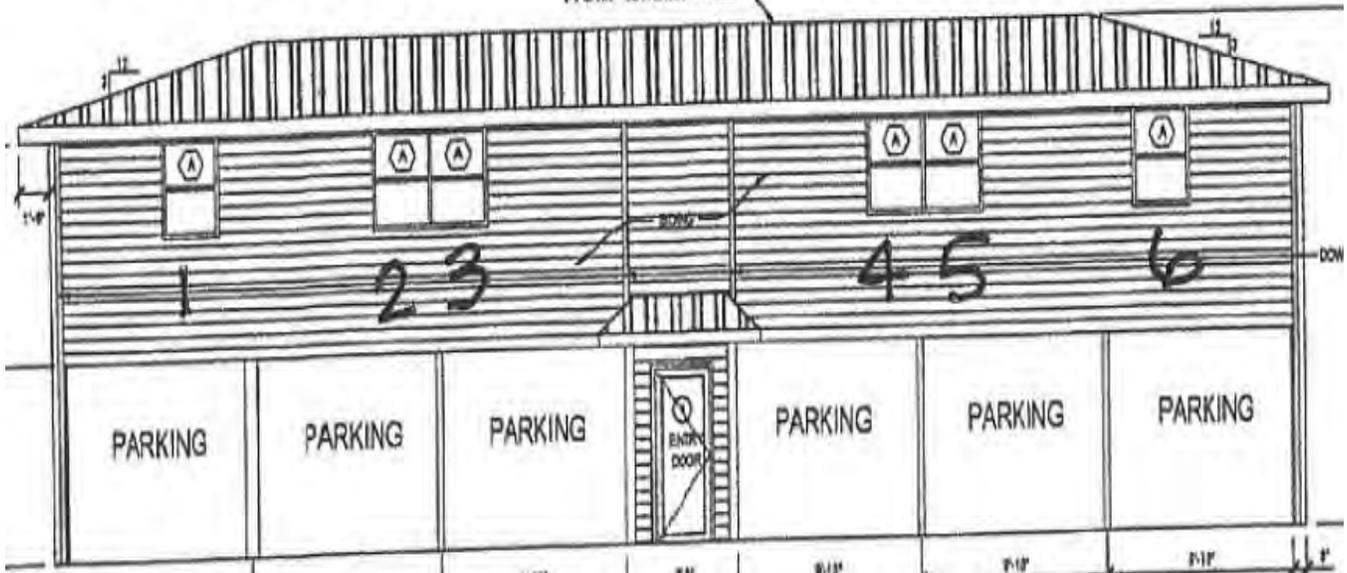


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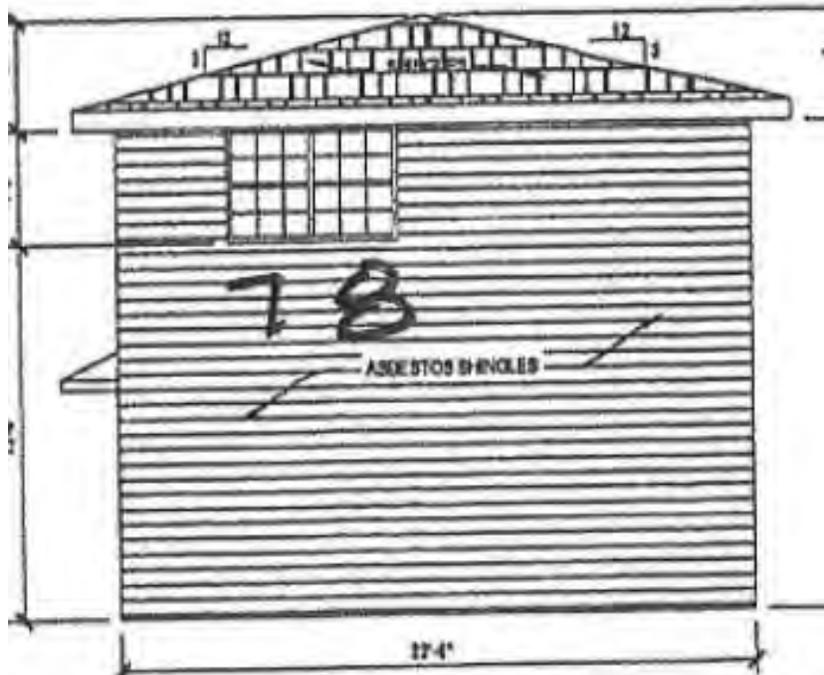
1343-1345 CORTLANDT STREET
EAST ELEVATION – FRONT FACING CORTLANDT STREET
EXISTING



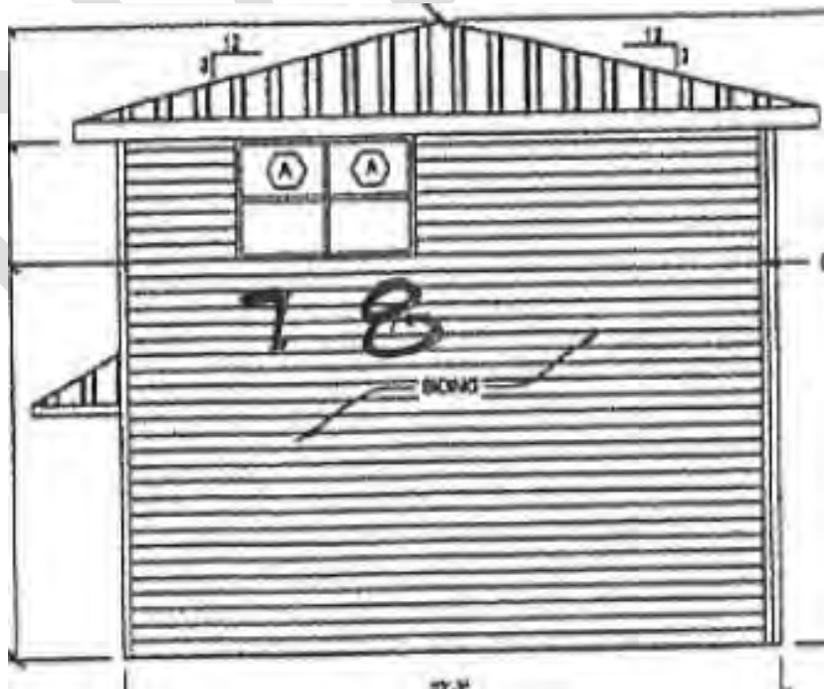
PROPOSED



1343-1345 CORTLANDT STREET
NORTH SIDE ELEVATION FACING E 14TH STREET
EXISTING



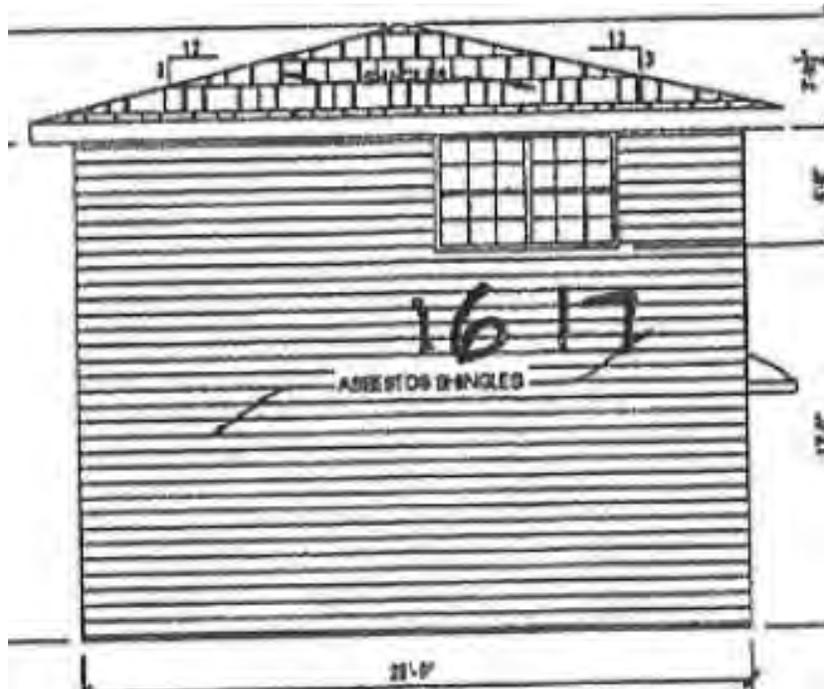
PROPOSED



1343-1345 CORTLANDT STREET

SOUTH SIDE ELEVATION

EXISTING



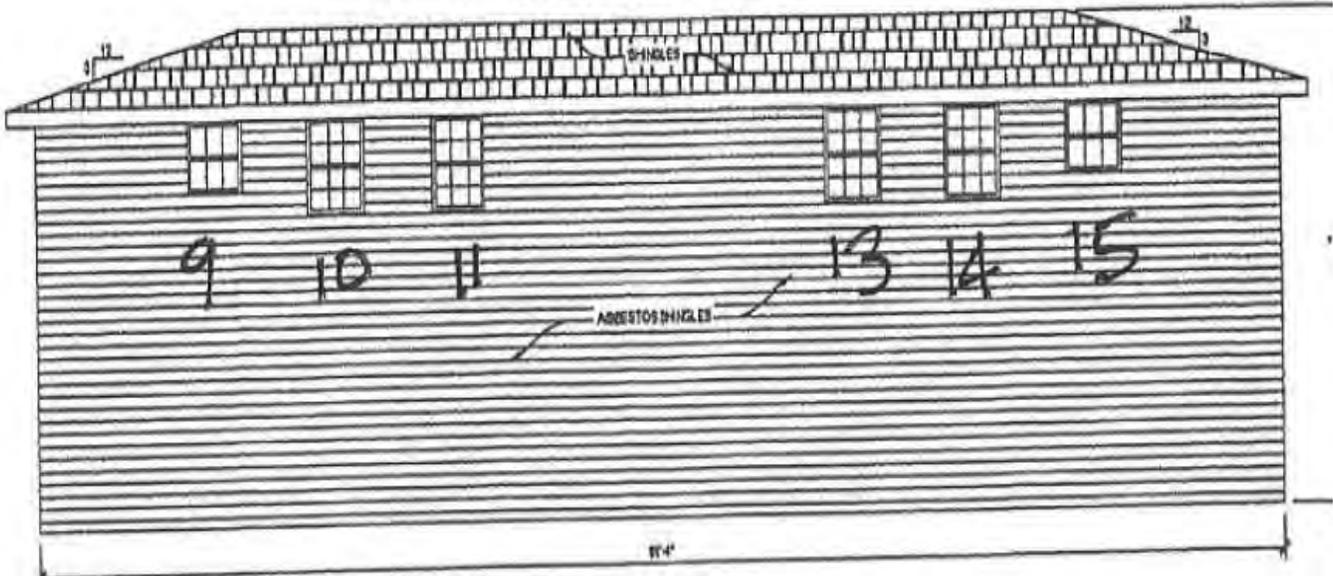
PROPOSED



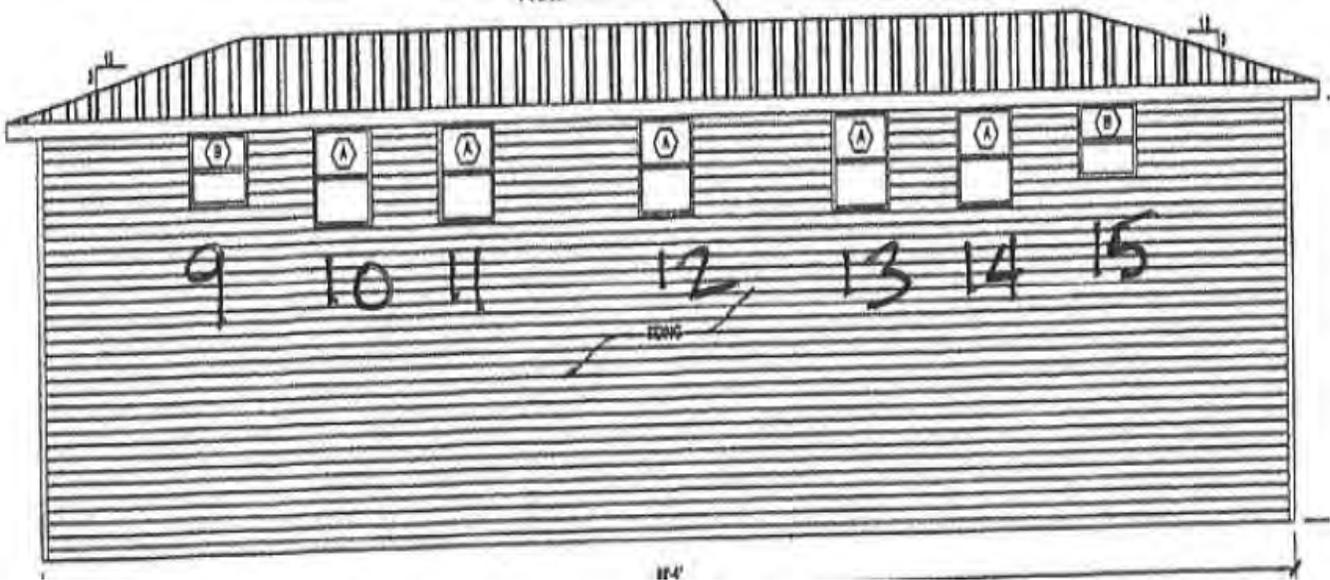
1343-1345 CORTLANDT STREET

WEST (REAR) ELEVATION

EXISTING



PROPOSED



1343-1345 CORTLANDT STREET

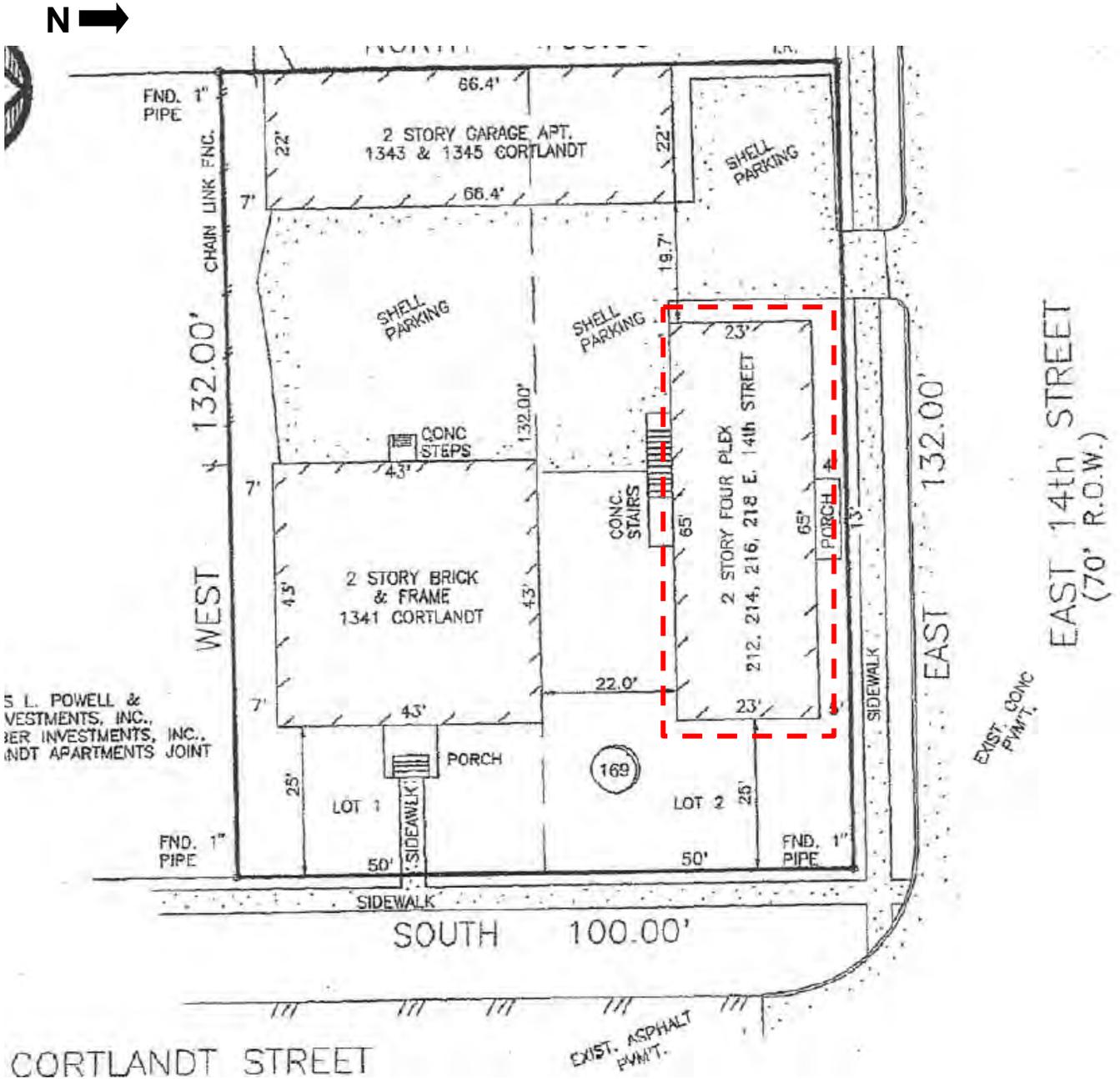
WINDOW SCHEDULE

EXISTING WINDOW SCHEDULE			
WINDOW	TYPE	SIZE	COLOR
W-1	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-2	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-3	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-4	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-5	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-6	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-7	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-8	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-9	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-10	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-11	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-12	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-13	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-14	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-15	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-16	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-17	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED

NOTES: ALL NEW WINDOWS WILL FIT WITH EXISTING OPENINGS

PROPOSED NEW WINDOW SCHEDULE			
WINDOW	TYPE	SIZE	COLOR
	Simonton		
W-1	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-2	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-3	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-4	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-5	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-6	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-7	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-8	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-9	Vinyl 1 over 1, single hung	3'-0" X 3'-0"	Driftwood
W-10	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-11	Vinyl 1 over 1, single hung	3'-0" X 3'-0"	Driftwood
W-12	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-13	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-14	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-15	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-16	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-17	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood

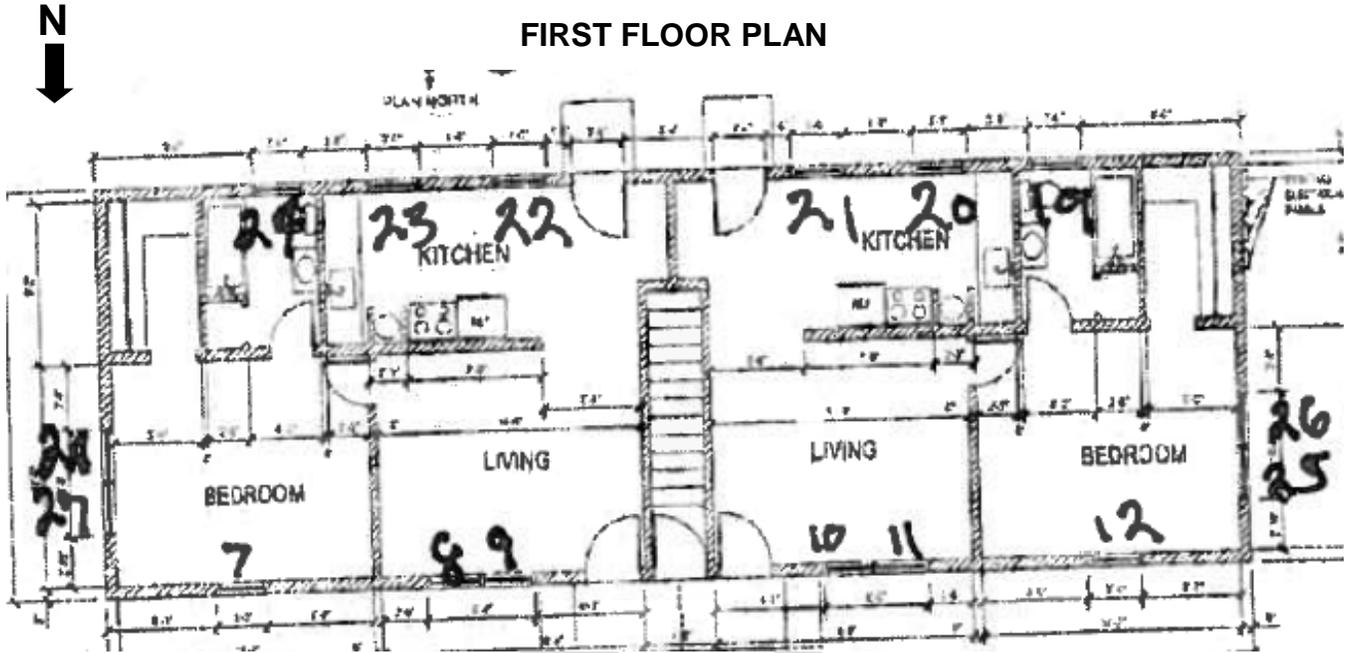
PROPERTY SURVEY



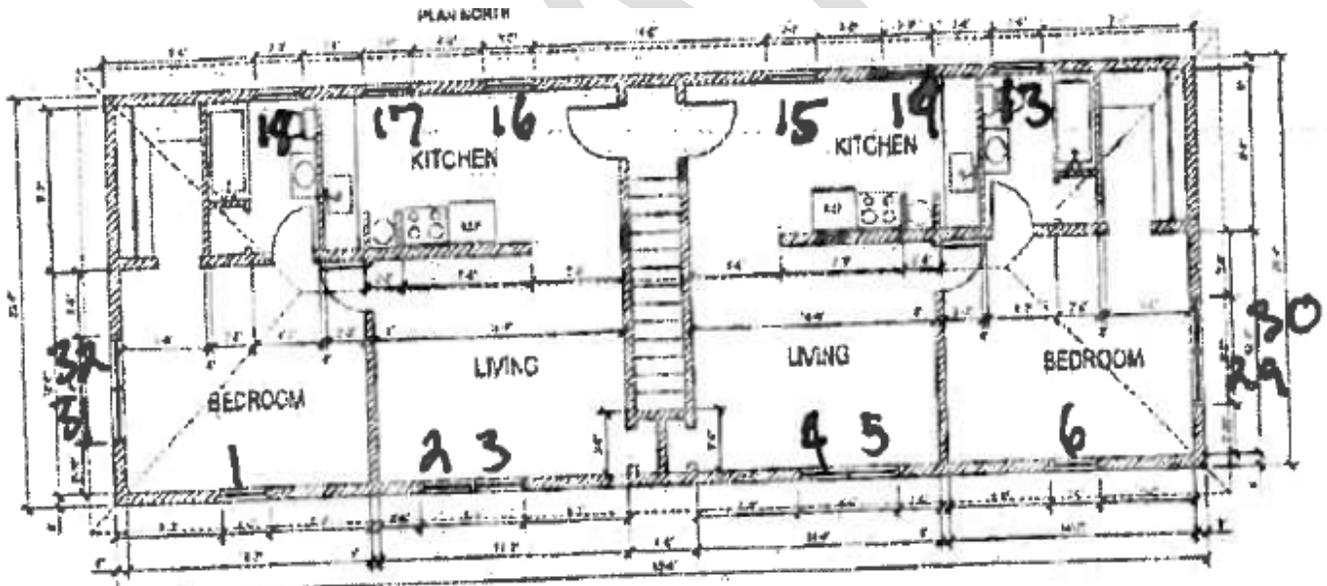
212-218 E 14TH STREET CURRENT PHOTOS



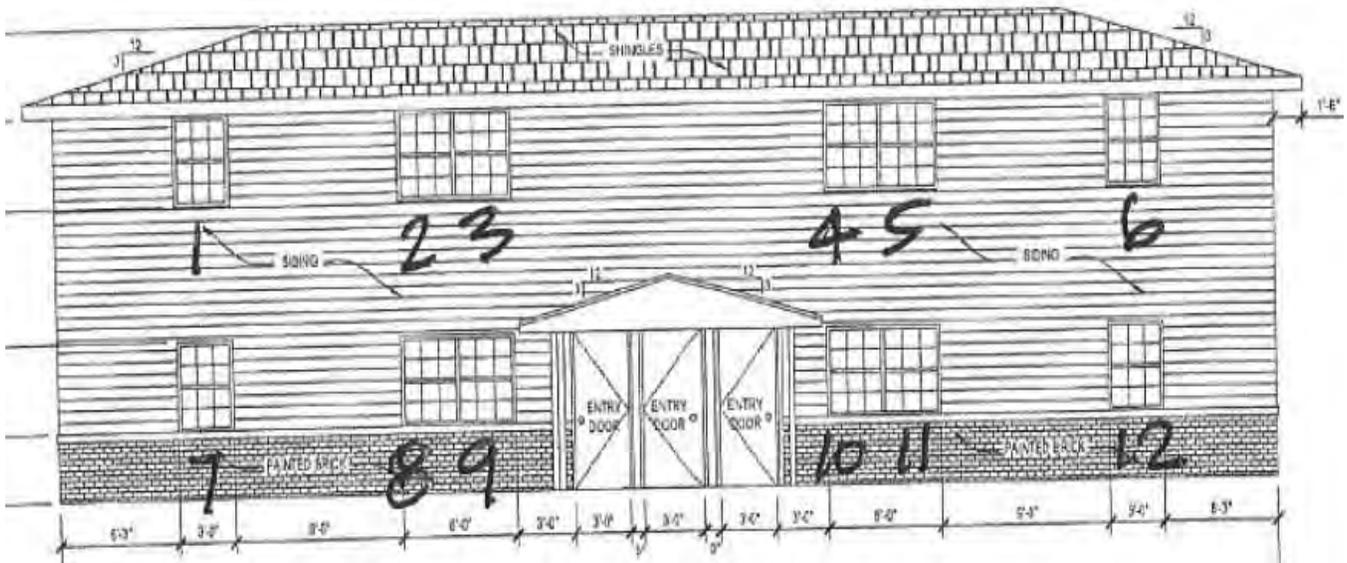
212-218 E 14TH STREET
FIRST FLOOR PLAN



SECOND FLOOR PLAN



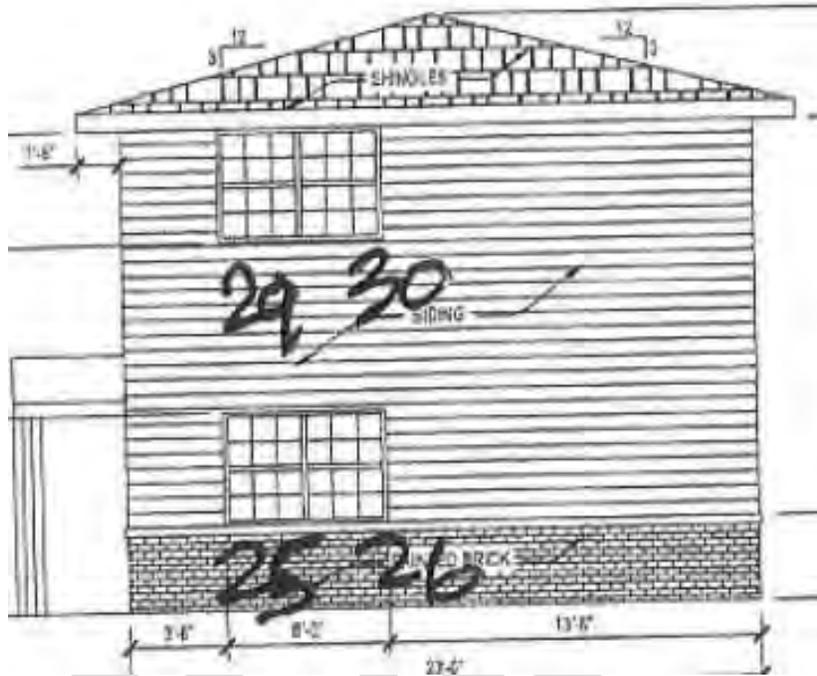
212-218 E 14TH STREET
STREET
NORTH ELEVATION – FRONT FACING E 14TH STREET
EXISTING



PROPOSED



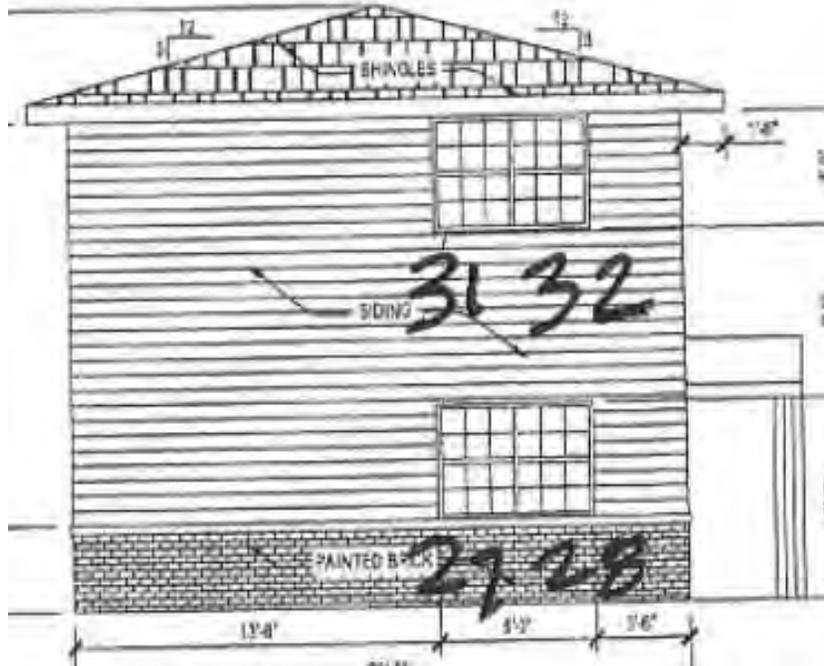
212-218 E 14TH STREET
EAST SIDE ELEVATION FACING CORTLANDT STREET
EXISTING



PROPOSED



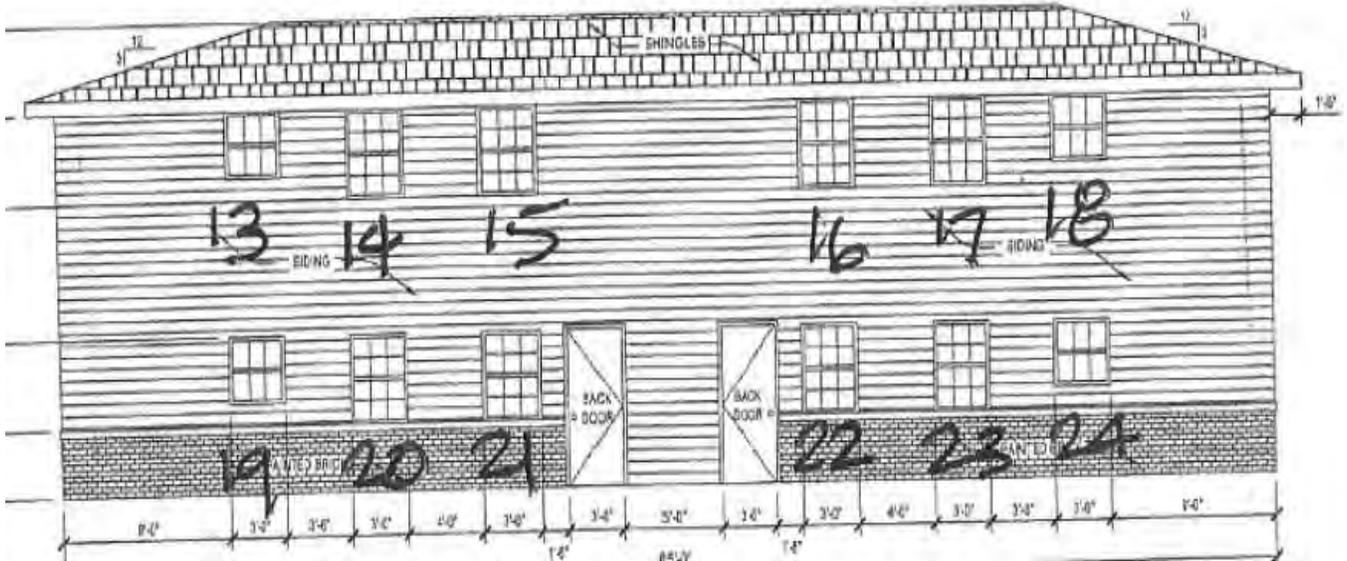
212-218 E 14TH STREET
WEST SIDE ELEVATION
EXISTING



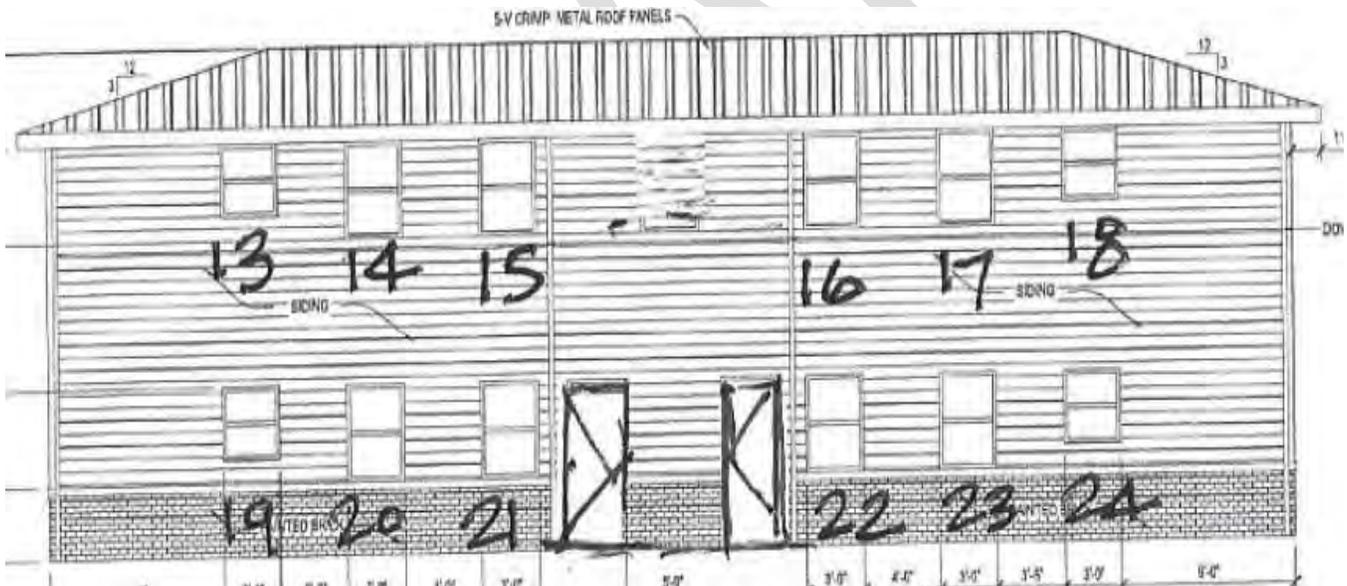
PROPOSED



212-218 E 14TH STREET
SOUTH (REAR) ELEVATION
EXISTING



PROPOSED



212-218 E 14TH ST

WINDOW SCHEDULE

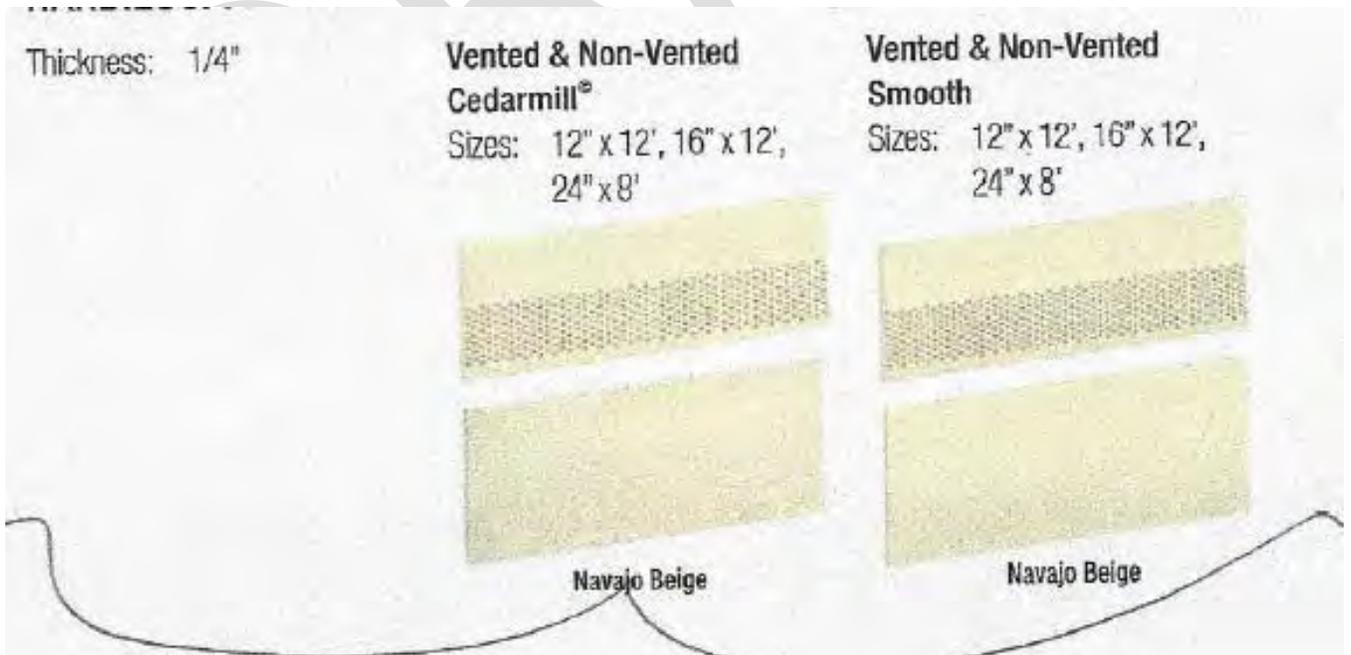
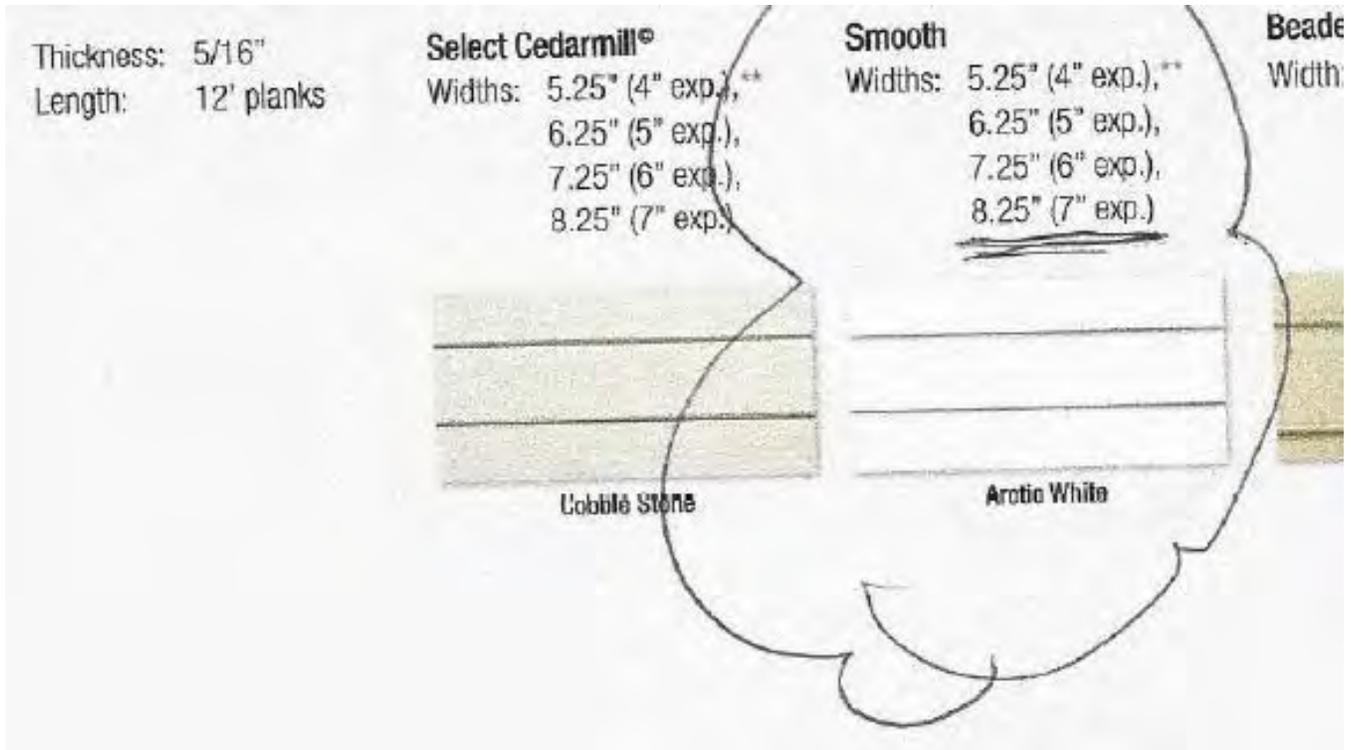
EXISTING WINDOW SCHEDULE			
WINDOW	TYPE	SIZE	COLOR
	WOOD		
W-1	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-2	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-3	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-4	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-5	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-6	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-7	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-8	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-9	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-10	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-11	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
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W-19	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-20	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-21	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-22	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-23	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-24	Wood 6 over 6, single hung	3'-0" X 3'-0"	PAINTED
W-25	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-26	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-27	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-28	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-29	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-30	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-31	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED
W-32	Wood 6 over 6, single hung	3'-0" X 4'-0"	PAINTED

PROPOSED NEW WINDOW SCHEDULE			
WINDOW	TYPE	SIZE	COLOR
	Simonton		
W-1	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
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W-27	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-28	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
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W-30	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-31	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood
W-32	Vinyl 1 over 1, single hung	3'-0" X 4'-0"	Driftwood

NOTES: ALL NEW WINDOWS WILL FIT WITH EXISTING OPENINGS



PROPOSED SIDING AND SOFFIT MATERIAL



1343-1345 CORTLANDT STREET PROJECT DETAILS

Windows/Doors: The apartments contain 17 wood, 6-over-6 single hung windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.

Exterior Materials: The apartments are clad in asbestos shingles. The new siding will be smooth cementitious lap siding with a 7" reveal.

Roof: The roof is clad with composition shingles and has wood soffits. New cementitious soffits will be installed; the roof shape and structure will not be altered.

Front Elevation: The elevation contains six wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(East)

Side Elevation: The elevation contains two wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(North)

Side Elevation: The elevation contains two wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(South)

Rear Elevation: The elevation contains six wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames. A 1-over-1 window will be added on the second floor. See elevation for details.
(West)

212-218 E 14TH STREET PROJECT DETAILS

Windows/Doors: The apartments contain 32 wood, 6-over-6 single hung windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.

Exterior Materials: The apartments are clad in asbestos shingles. The new siding will be smooth cementitious lap siding with a 7" reveal.

Roof: The roof is clad with composition shingles and has wood soffits. New cementitious soffits will be installed; the roof shape and structure will not be altered.

Front Elevation: The elevation contains 12 wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(North)

Side Elevation: The elevation contains four wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(East)

Side Elevation: The elevation contains four wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(West)

Rear Elevation: The elevation contains 12 wood, single-hung, 6-over-6 windows. The new windows are vinyl, 1-over-1 single-hung sash-packs that will be inserted in the existing frames.
(South)