

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Sam Gianukos, Creole Design, LLC, for Matthew Ager, owner

Property: 1548 Cortlandt Street, Tract 24A, Block 138, Houston Heights Subdivision. The property includes a historic 988 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100") corner lot.

Significance: Contributing English Cottage residence, constructed circa 1940, located in the Houston Heights Historic District East.

Proposal: Alteration/Relocation – Addition/Roof Change

In November 2014 and January 2015, the applicant was denied a Certificate for relocating the residence 6' forward on the lot, raising the foundation 5", removing the side gable roof, installing a 2' pony wall and constructing a new side gable roof with a 10/12 pitch and constructing a rear 2-story 2,130 square foot addition.

The applicant has resubmitted the application with the following changes: the existing original 8/12 side gable roof will be retained, the foundation will be raised 8", and the proposed attached garage will feature a hip on gable roof. The scope of work, including relocating the house, is otherwise the same.

At a meeting with staff on March 17, the designer indicated that he submitted incorrect drawings and actually intends to still insert a 1'-6" pony wall under the existing roof. Staff informed the applicant that new drawings and project description could not be accepted two weeks after the application deadline and recommended that the applicant withdraw the current application and resubmit for next month.

The new proposed scope of work *as submitted* is as follows:

- Relocate the house 6' forward on a corner lot from 29' to a 23' front setback.
- Raise foundation height 8" from 2' (24") to 2'-8" (32").
- Demolish an original rear bump out on the north east corner measuring 11' wide and 6'-2" deep.
- Construct a rear two-story 2,130 square foot addition with an attached garage that measures 30' wide, 44' deep, and 26' tall. The attached garage will have a ridge height 31'.

See enclosed application materials and detailed project description on p. 8-31 for further details.

Public Comment: Two in favor. See Attachment A.

Civic Association: No comment received at this time.

Recommendation: Denial - does not satisfy criteria: 1, 4, 8, 9, and 10

HAHC Action: -

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

- (1) The proposed activity must retain and preserve the historical character of the property;

The contributing house has the typical architectural character, features, and proportions of a circa 1940 English Cottage style house, including a side gable roof with 8/12 pitch and boxed eave returns. Furthermore, the existing setbacks of the house are in line with the neighboring properties and an important part of the historic character of the property.
The relocation of the structure on site, increased foundation height, and large two-story rear addition with attached garage alter the original architectural features and proportions of the house and have a detrimental impact on its historic character.
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;

The increased foundation height to 2'-8", and the relocation of the residence to a 23'-1" front setback does not preserve the distinguishing qualities of the 1940 English Cottage and greatly alter the historic character of the house.
- (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;
- (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;
- (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;
- (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;

The rear two-story addition results in the demolition of an original rear one-story bay. The rear two-story addition is not compatible in scale and size with the one-story residence and overwhelms the simple form of the one-story side gable structure.
- (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;

The two-story addition with an attached garage results in the demolition of an original rear one-story bay. The rear attached garage is not compatible in scale and size with the contributing residence and has a large impact on the historic character of the residence, particularly since this is a corner lot and the addition and attached garage will be highly visible from the street. Relocating the house forward on the lot and raising the foundation 8" also impacts the character of the property and reducing the front setback by 6' to 23'-1" is inconsistent with the setbacks on the blockface.

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

The residence features a front setback of 29'-1", consistent with the prevailing front setback on the 1500 block of Cortlandt, which is between 27' to 30'. The front wall of the residence is constructed in line with the front walls of the contributing residence on both the 1500 and 1600 blocks of Cortlandt Street. The applicant proposes to move the house forward by 6' for a new front setback of only 23'-1", which is not compatible with the blockface.

- (11) The proposed activity will comply with any applicable deed restrictions.

RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

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

- (1) The landmark, contributing structure or potentially contributing structure:

- (a) Has architectural or historical value independent of its physical location that will not be diminished with relocation;

This contributing structure is one piece of a larger whole that makes up the Houston Heights Historic District East. The current, original site placement of the house is part of this house's original historic character, which will be diminished by moving the house to a non-historic setback. Furthermore, the residence's existing front setback of 29'-1" is consistent with the prevailing front setback on the 1500 block of Cortlandt, which is between 27' to 30'. Changing the front setback to 23'-1" will place this house closer to the street than the other houses on the blockface, which will diminish its historic character and value as a harmonious part of the larger whole.

- (b) Can be moved without significant damage to its physical integrity;

Nothing has been provided by the applicant to address this criterion or demonstrate whether moving the house will or will not damage the physical integrity of the house.

- (c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and

This contributing structure is one piece of a larger whole that makes up the Houston Heights

Historic District South. The house's current original site placement is part of its original historic character. The house features an original front setback of 29'-1", which is in line with the contributing structures on this blockface. The front wall of the residence is constructed in line with the front walls of the contributing residence on the block. Moving the house on site to an atypical front setback will compromise the historic character of this house, the lot on which it sits, and the blockface overall.

-

(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

Altering the historic site placement pattern of contributing structures diminishes the historic character and integrity of the overall historic district. Although moving only one contributing house might not 'significantly' diminish the integrity of the district, allowing contributing structures to be moved on site without good cause will significantly compromise the historic integrity and value of the district as more applicants request relocation of contributing structures on site in order to accommodate oversized additions.

-

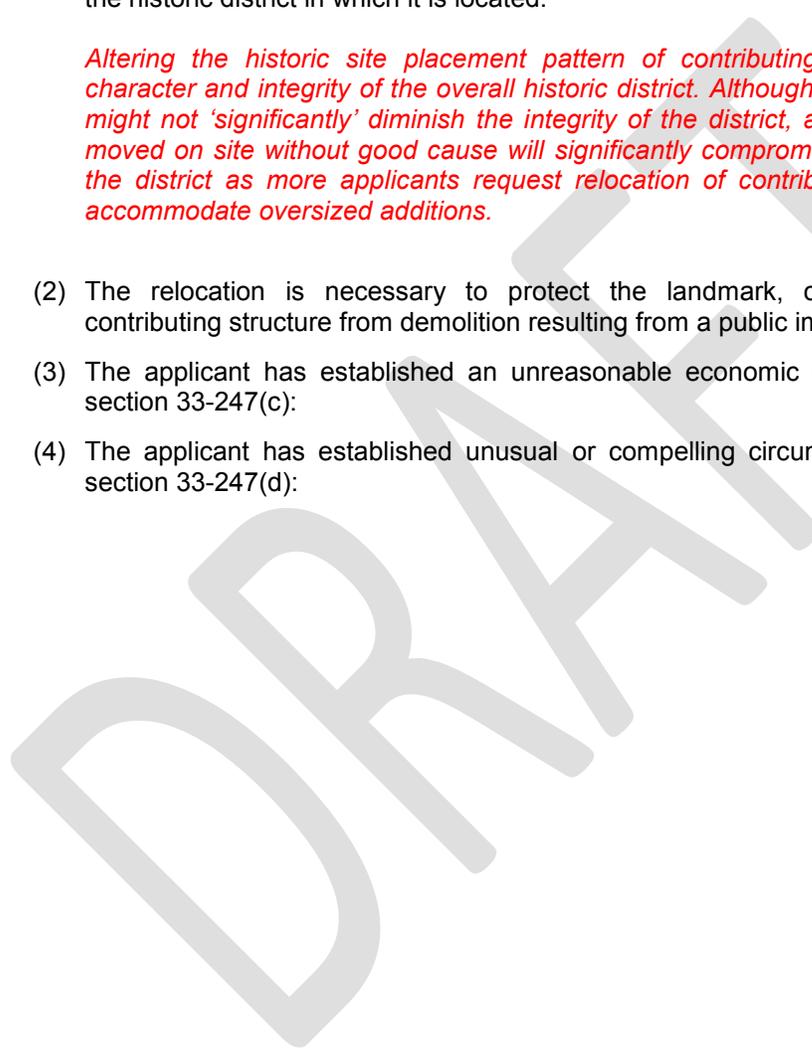
(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

-

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

-

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

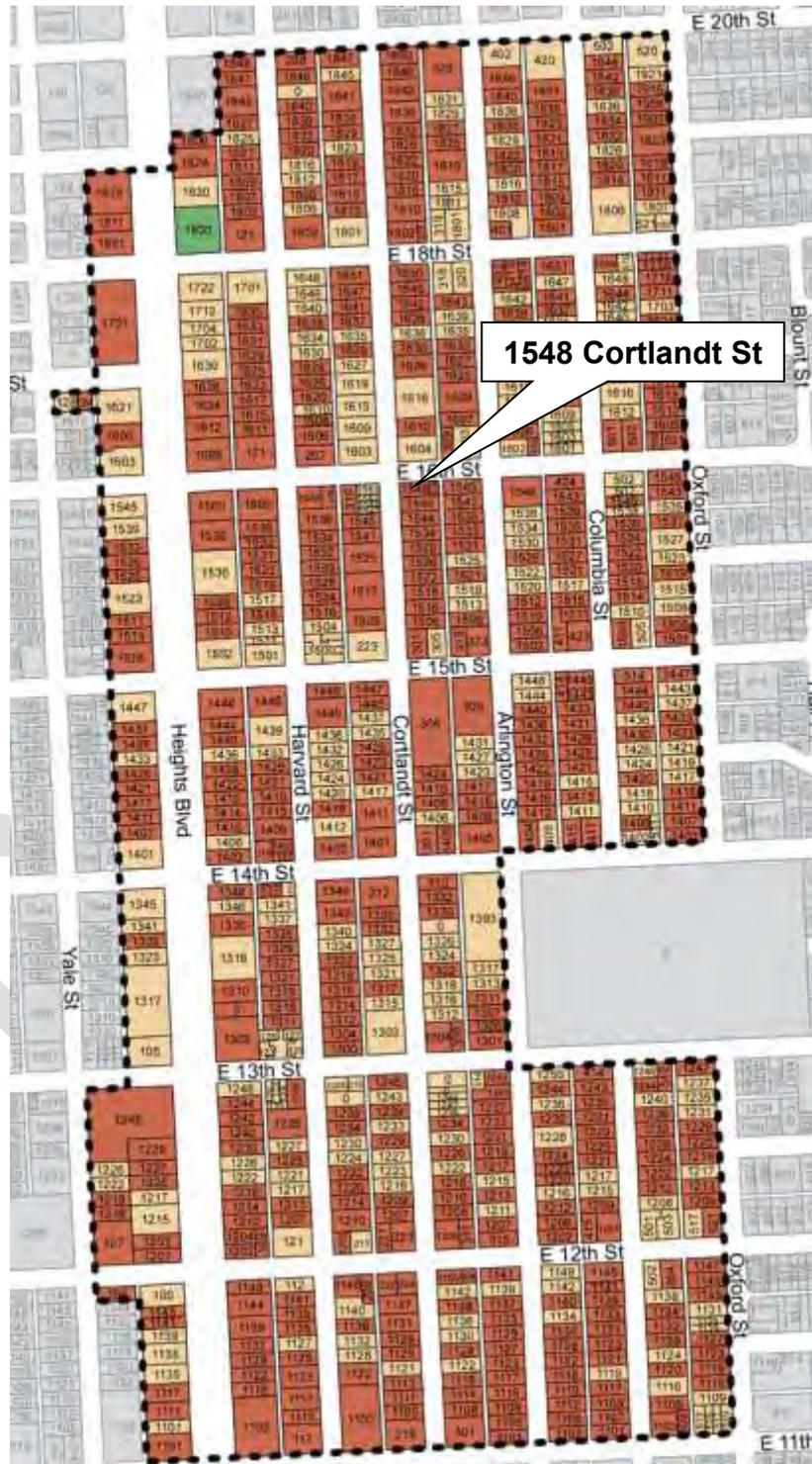




PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



304 E 16th – Contributing – 1940 (neighbor)



1546 Cortlandt – Contributing – 1920 (neighbor)



1544 Cortlandt– Contributing – 1920 (block face)



1549-1551 Cortlandt– Noncontributing – 1983 (across street)



1553 Cortlandt– Noncontributing – 1984 (across street)

WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING

DENIED – 11/20/14



DENIED – 1/29/15

PROPOSED



NORTH SIDE ELEVATION FACING E 16TH STREET

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



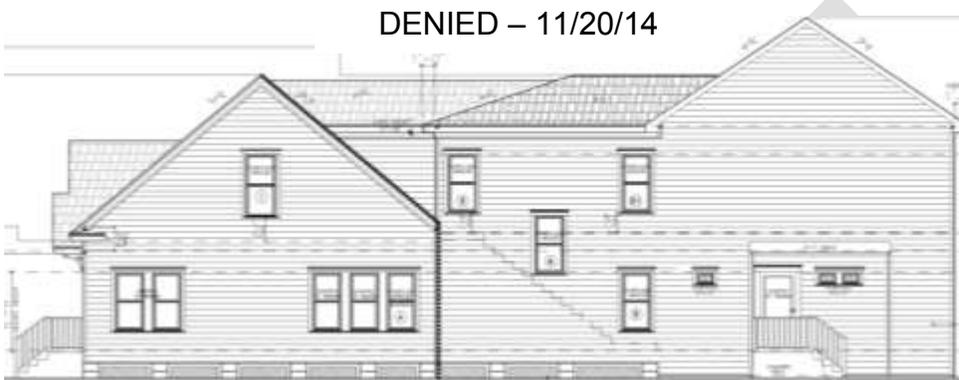
PROPOSED



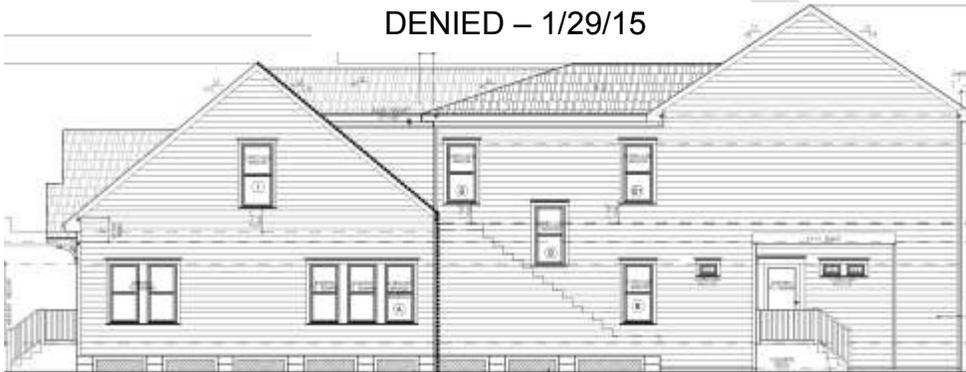
EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



PROPOSED



EAST (REAR) ELEVATION

EXISTING



DENIED – 11/20/14



DENIED – 1/29/15



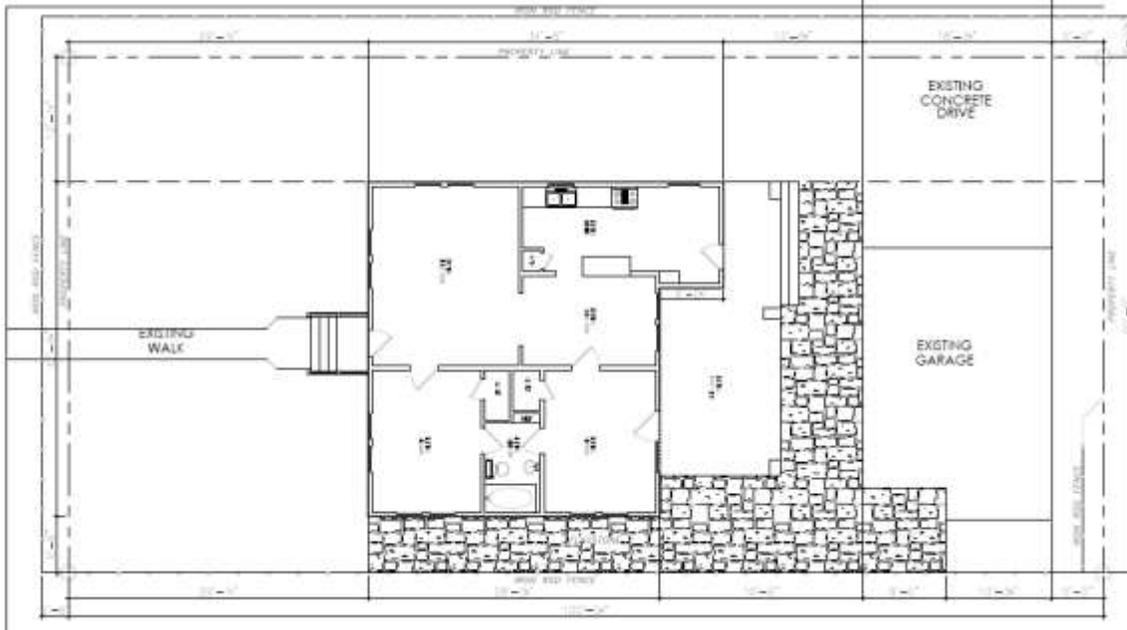
PROPOSED



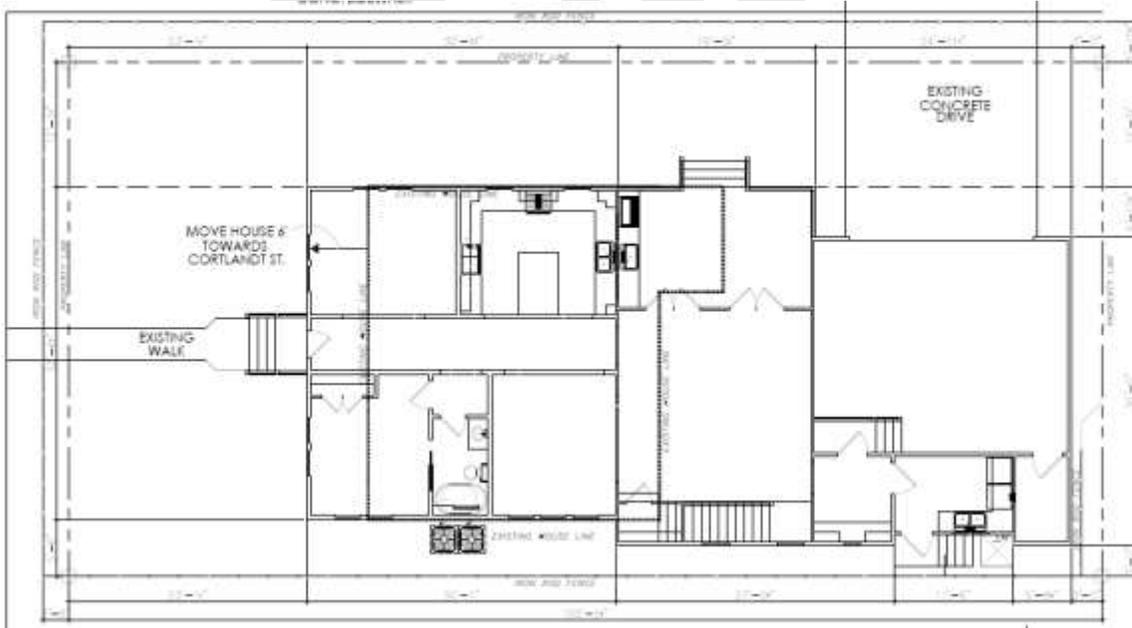


SITE PLAN

EXISTING



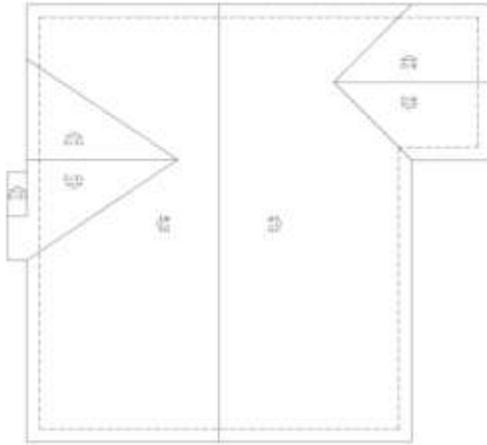
DENIED – 11/20/14 & 1/29/15- NO PROPOSED CHANGES



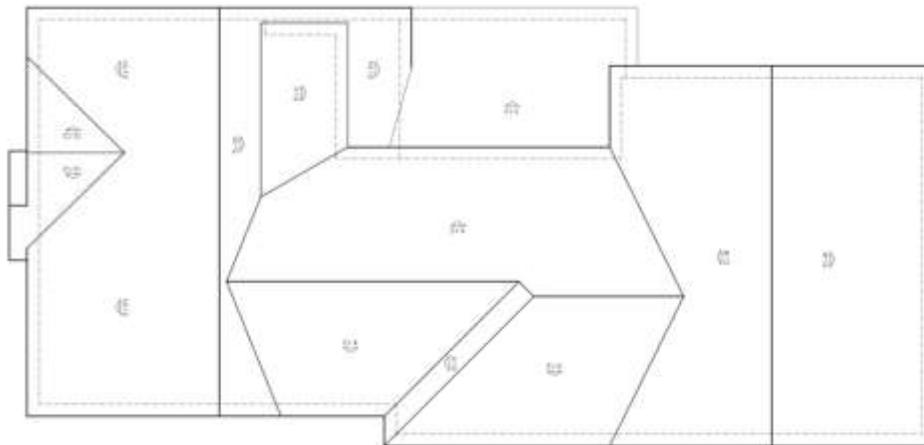


ROOF PLAN

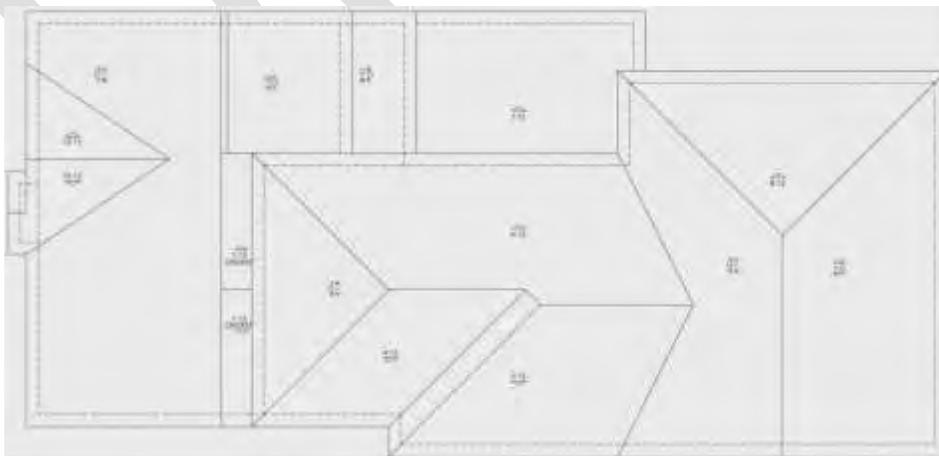
EXISTING



DENIED – 11/20/14 & 1/29/15



PROPOSED





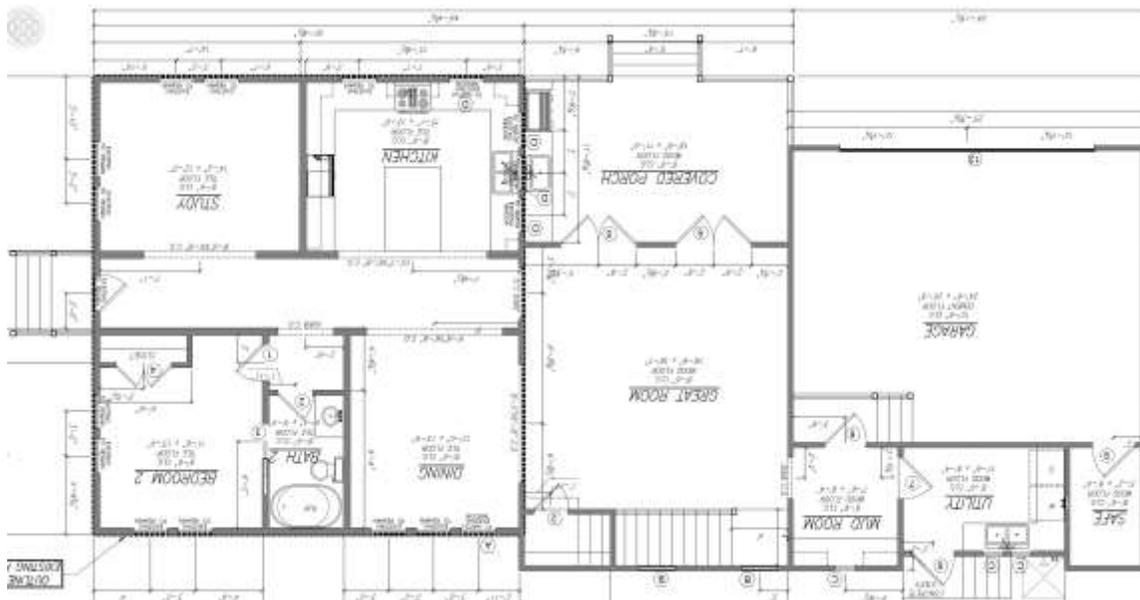
FIRST FLOOR PLAN

EXISTING



Sanborn maps indicate that this rear bay is original to the house.

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES





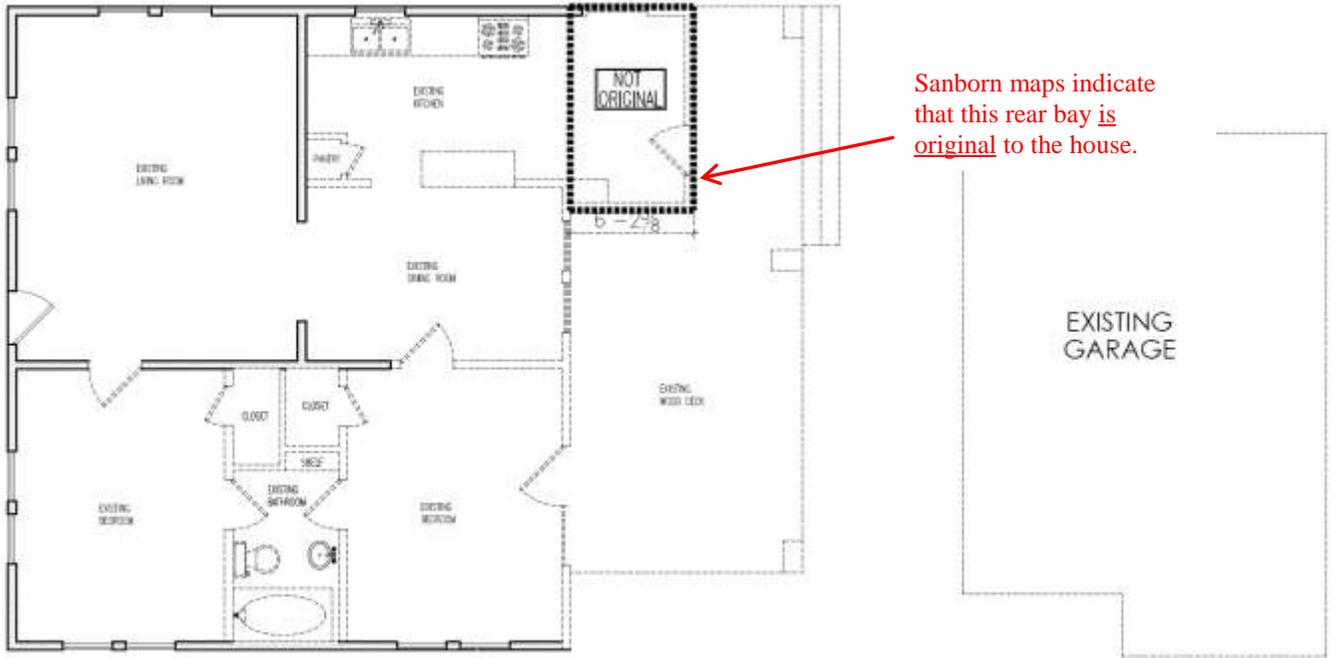
SECOND FLOOR PLAN

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES



DEMO PLAN

DENIED – 11/20/14 & 1/29/15 - NO PROPOSED CHANGES



DRAFT

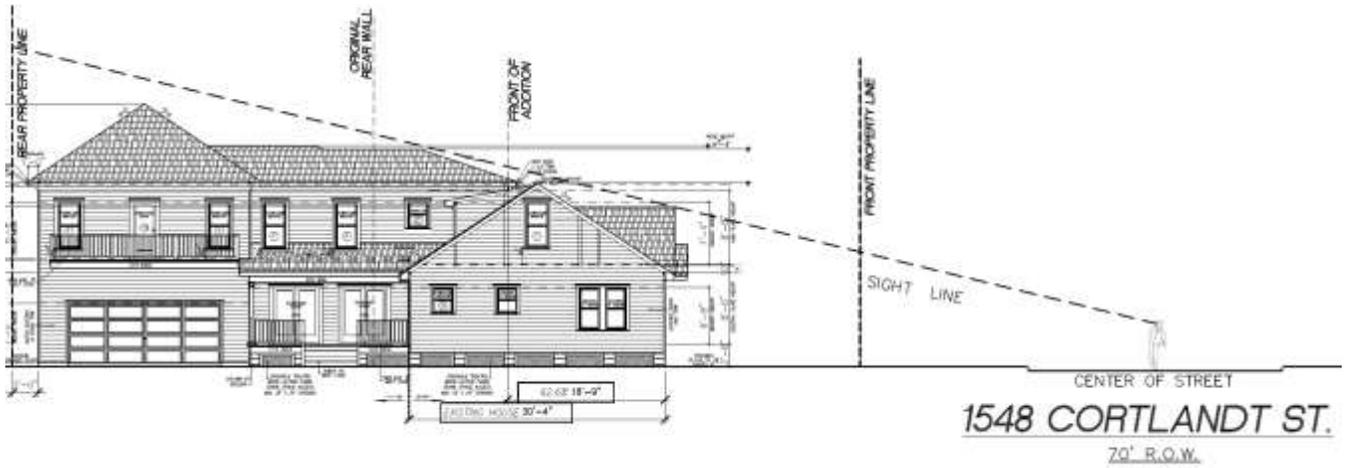
WINDOW / DOOR SCHEDULE**WINDOW SCHEDULE**

WINDOW SCHEDULE				
SIZES GIVEN ARE THE ROUGH OPENING DIMENSION				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	1	2'-6"	5'-0"	SINGLE HUNG
Ⓑ	3	2'-8"	5'-0"	TEMPERED SINGLE HUNG
Ⓑ1	1	2'-8"	5'-0"	SINGLE HUNG
Ⓒ	3	1'-6"	1'-0"	TRANSOM
Ⓓ	5	2'-6"	3'-0"	SINGLE HUNG
Ⓕ	5	2'-8"	5'-6"	SINGLE HUNG
Ⓖ	3	2'-4"	1'-6"	TRANSOM
Ⓗ	1	3'-6"	3'-6"	TEMPERED SINGLE HUNG
Ⓘ	2	2'-8"	5'-4"	SINGLE HUNG

DOOR SCHEDULE

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
①	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
②	7	2'-6"	6'-8"	INTERIOR DOOR @ BATH & CLOSET
③	2	2'-6"	6'-8"	INTERIOR POCKET DOOR
④	1	(2)2'-0"	6'-8"	INTERIOR DOUBLE DOORS, (UNIT)
⑤	2	(2)2'-8"	6'-8"	EXTERIOR FRENCH DOORS, (UNIT)
⑥	1	3'-0"	6'-8"	20 MIN. FIRE RATED DOOR W/CLOSURE
⑦	1	3'-0"	6'-8"	INTERIOR DOOR @ UTILITY
⑧	1	3'-0"	6'-8"	EXTERIOR DOOR @ UTILITY ROOM
⑨	1	3'-0"	6'-8"	INTERIOR DOOR @ GARAGE TO SAFE
⑩	3	2'-4"	---	INTERIOR DOOR @ CLOSET (CUT TO FIT)
⑪	1	1'-6"	6'-8"	INTERIOR DOUBLE DOORS @ MASTER BATH (UNIT)
⑫	1	18'-0"	7'-0"	OVERHEAD GARAGE DOOR
⑬	1	2'-8"	6'-8"	EXTERIOR DOOR @ MASTER ROOM

LINE OF SIGHT

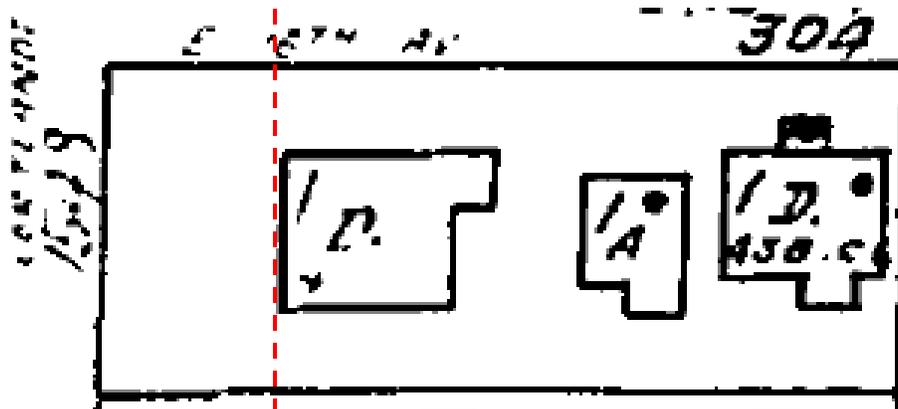


DRAFT

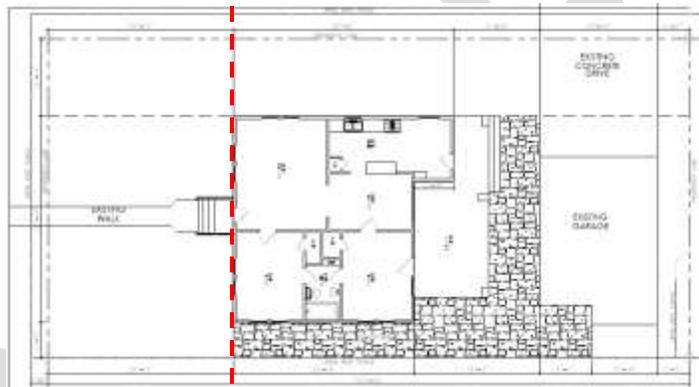
SANBORN FIRE INSURANCE MAP

The rear 32' feet of the original lot is now a separate property.

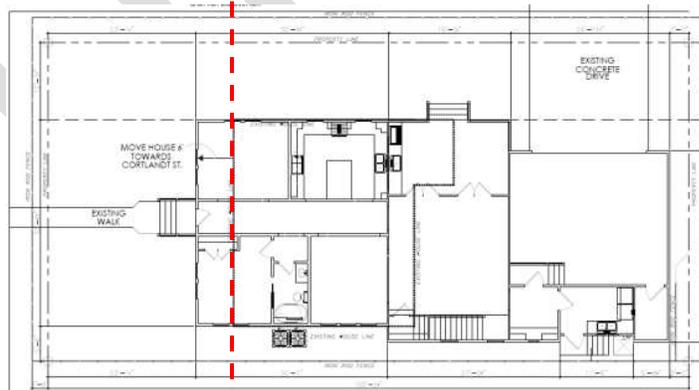
1924-1951



CURRENT SITE PLAN

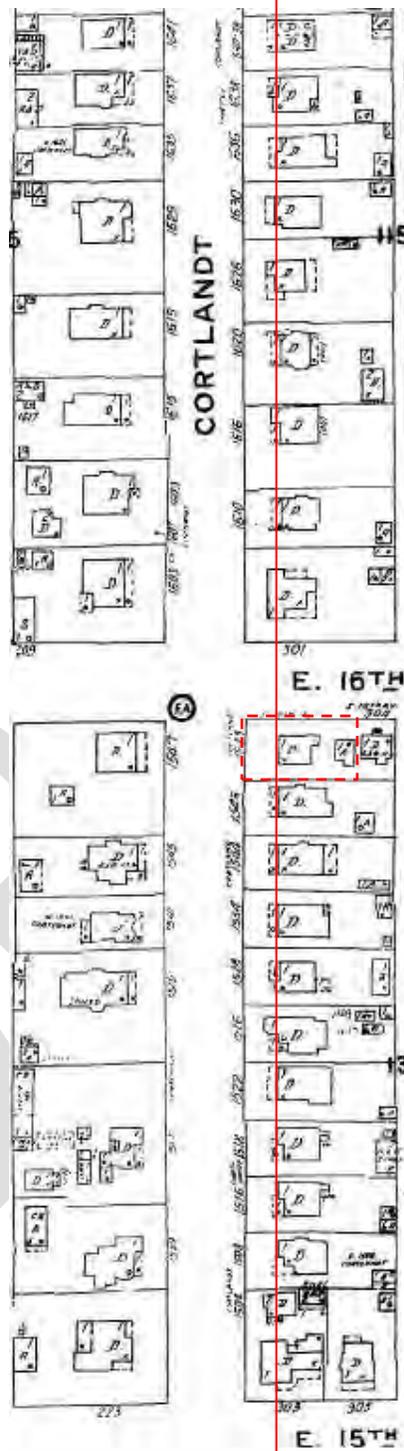


PROPOSED SITE PLAN



1924-1951 SANBORN FIRE INSURANCE MAP

1500 & 1600 CORTLANDT STREET BLOCKFACE SETBACKS



PHOTOS SUBMITTED BY APPLICANT

EXISTING FRONT ELEVATION



EXISTING DETACHED GARAGE



REAR ELEVATION PORCH



REAR ELEVATION



REAR ELEVATION



ORIGINAL REAR WING



NORTH ELEVATION



SOUTH ELEVATION



PROJECT DETAILS

- Shape/Mass:** The residence measures 32'-4" wide, 34'-6" deep on the north elevation, 28'-3" deep on the south elevation, 9'-6" to the eave, and 20'-4" to the ridge. The existing side gable roof will be retained (*previously proposed the roof will be removed and raised. A 2' foot pony wall will be installed and the roof pitch will be increased from 8/12 to 10/12. The proposed eave height for the existing one-story residence will be 11'-10" and the proposed ridge height will be 26'*). The existing pier and beam foundation will be raised 8" from 2' to 2'-8", resulting in a new eave height of 10'-2½" and a ridge height of 21'-8". The existing original one-story rear gable bay measuring 11' wide and 6'-2" deep will be demolished. The two-story addition will measure 22'-7" wide and 18'-11" deep, 21'-3" to the eave, and 25'-8" at the front ridge and 26'-1" at the rear ridge (*previously proposed 25'-11" to the ridge*). The attached garage will measure 30' wide, 25' deep, 21'-3" to the eave and 31'-1" to the ridge (*previously proposed 21'-1" to the eave, and 30'-10" to the ridge*). The addition and attached garage will have an overall depth of 44'-3".
- Setbacks:** The residence is setback 29'-1" from the front property line, 12'-1" from the side, north property line, 5'-6" from the side, south property line, and 36'-9" from the rear property line. The residence will be relocated forward 6', to the west, on the lot to a front setback of 23'-1". The addition will be setback 53'-2" from the front property line, 12'-1" from the side, north property line, and the garage will be setback, 16'-11" from the side, north property line, 3' from the side, south property line, and 3' from the rear property line.
- Foundation:** The residence is built on a pier and beam foundation with a 2' foundation height. The foundation will be raised 8" from 2' to 2'-8" (*previously proposed increased 5" from 2' to 2'-5"*). The addition will be built on a pier and beam foundation with a 2'-8" foundation height (*previously proposed 2'-5" foundation height*). The attached garage will be built on a slab foundation.
- Windows/Doors:** The residence features wood 1-over-1 sash windows, a non-original aluminum box window, a single lite entry door, and a set of single lite french doors. The existing single lite front entry door and wood 1-over-1 sash windows will be retained. The addition and attached garage will feature wood 1-over-1 sash window, single lite fixed wood windows, single lite french doors, a single lite entry doors, and a sectional overhead garage door.
- Exterior Materials:** The residence is clad with wood 105 siding; the siding will be retained. The front entry features wood decorative brackets and a set of concrete step; the concrete steps will be replaced with a new set of steps with wood handrails. The rear of the residence features a wood porch with wood steps, the porch will be demolished. The addition will be clad with wood 105 siding to match the original 105 siding on the residence. The addition will feature a side covered porch with wood steps, handrails and guardrails and a round wood column.
- Roof:** The residence features a side gable roof with closed eaves, and a 1' overhang. The roof features boxed eave returns and an 8/12 pitch. The residence features a stacked gable front entry roof with boxed eave returns and a 12/12 pitch. The 8/12 side gable roof will be retained (*previously proposed the side gable roof will be removed and new side gable roof with closed eaves and a 10/12 pitch, and 1' overhang will be constructed. The proposed roof will feature boxed eave returns to match the original boxed eave returns. Proposed in November replace boxed eave returns with Greek-style eave returns and in January the proposed roof would feature boxed eaves to match the original*). A shed roof dormer with a 3/12 pitch will be constructed on the rear slope. The addition will feature a hip roof (*previously proposed gable roof*) with closed, 1' overhang, and a 4/12 pitch. The attached garage will feature a hip on gable roof (*previously proposed side gable roof*) with closed eaves, 1' overhang, boxed eave returns, and an 8/12 pitch. The covered side porch will feature a shed roof with a 3/12 pitch clad with composite shingles (*previously proposed standing seam metal*). The addition and attached garage roofs will be clad with composite shingles.

- Front Elevation:** The residence features four 1-over-1 wood sash windows and a single lite entry door. The (West) stacked gable front entry features a wood louvered gable vent and boxed eave returns.
- Side Elevation:** The residence features three 1-over-1 sash windows and a non-original aluminum box window. (North) The gable features a wood louvered vent. A 1-over-1 sash window will be installed at the rear corner of the residence. The louvered gable vent will be replaced with a 1-over-1 sash window. The first floor of the addition and garage will feature two sets of single lite french doors and a sectional overhead garage door. The second floor five 1-over-1 sash windows, a single lite entry door. The second floor of the garage will feature a balcony with wood guardrails measuring 22'-3" wide and 3' deep.
- Side Elevation:** The residence features five 1-over-1 sash windows and a wood louvered gable vent. The existing (South) 1-over-1 center window will be removed and the opening will be infilled with 105 wood siding. A new 1-over-1 window will be installed at the rear corner of the residence next to two existing 1-over-1 sash windows. The louvered gable vent will be replaced with a 1-over-1 sash window. The addition and garage will feature a 1-over-1 sash window, three single lite fixed windows, and a single lite entry door on the first floor. The entry door will feature a wood landing with wood steps and wood handrails. The second floor will feature three 1-over-1 sash windows.
- Rear Elevation:** The residence features two 1-over-1 sash windows, a single lite entry door, a set of single lite (East) french doors, and a wood deck. The addition will feature a single lite fixed window on the second floor.

DRAFT

ATTACHMENT A
PUBLIC COMMENT

1548 Cortlandt St Houston Heights East

Hi!!!

I am writing to you in support of the home relocation/addition being requested by Matthew and Haile Agor at 1548 Cortlandt. I purchased my 1918 bungalow at 1638 Cortlandt in 2009, and during the past five years I have watched three beautiful bungalow renovations with additions come to life on my block, along with a new home on the vacant lot that was next to me. All of these have increased the beauty and aesthetics that Cortlandt Street contributes to Houston Heights East.

I fought to preserve the Historic District designation for our neighborhood, even going to City Council meetings several times, so I am very critical of some of the "new build" ideas of builders and efforts by our local realtors to transform our historical presence. I have reviewed the Agor's plans for their tiny bungalow (1918 sq. ft. for a family of four!) and I am very enthusiastic and excited about having another appropriate, historically contributing renovation within a short walk of my home. [The Agor's proposed renovation is much more appropriate than the Memorial-like brick McMansion across the street at 1604 Cortlandt, which was unfortunately built before the Historic District designation and TOTALLY does not conform to the significance and historical beauty of Cortlandt Street!]

I appreciate your consideration of my support, and hope that you will approve the proposed changes to 1548 Cortlandt Street.

Sincerely,
Maureen Weyel
1638 Cortlandt Street
713-502-9833

From: [REDACTED]
Sent: Wednesday, March 11, 2015 8:50 PM
To: PD - Historic Preservation
Subject: 1548 Cortlandt St Houston Heights East

As neighbors living within 1 block of this property we would like to offer our affirmation of improvements as laid out by the homeowners. We have viewed their plans and see them to be not only acceptable to the neighborhood but also contributing. We believe that these improvements will increase the value of the property and provide a home that is more usable and desirable. We also believe that it will improve the quality and value of the block and surrounding homes.

The Heights is a wonderful neighborhood that like all neighborhoods continues to evolve. The Historic Preservation Committee does a good job monitoring the improvements within the district. That said we feel this property should be improved as requested and we offer our affirmative vote.

Please accept this email as a vote for the recommended changes to this property and a plea for your approval of the proposed plans that are currently submitted.

Sincerely,

Jay and Lucy Milligan
1636 Cortlandt St.

