

CERTIFICATE OF APPROPRIATENESS

Application Date: November 20, 2014

Applicant: John Morrison, John Morrison Architect, for Patrick Sinclair, owner

Property: 721 Cortlandt Street, Lot 7, Block 259, Houston Heights Subdivision. The property includes a 1,989 square foot, one-story wood frame single-family residence and detached two-story garage structure situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Noncontributing cottage residence, constructed circa 1948, located in the Houston Heights Historic District South.

Proposal: Alteration – Remove existing cladding and fenestration materials and replace with new, more specifically:

- Remove all exterior asbestos siding, trim, attic vents, windows, and exterior doors
- Install new smooth cementitious lap siding with a 5" reveal.
- Install new windows (of different sizes and in altered locations), attic vents, and exterior doors
- Install a freestanding rough cedar trellis around the structure (not in HPO purview, but indicated on drawings)

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

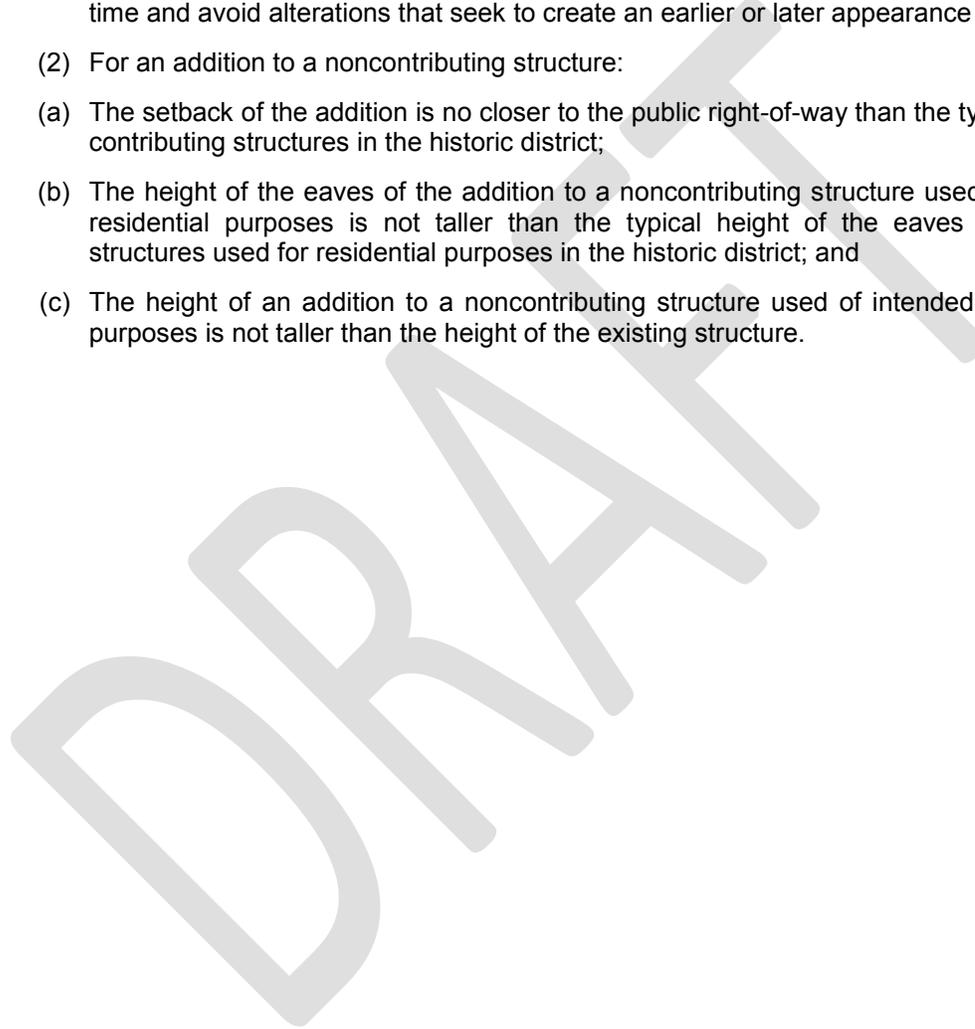
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

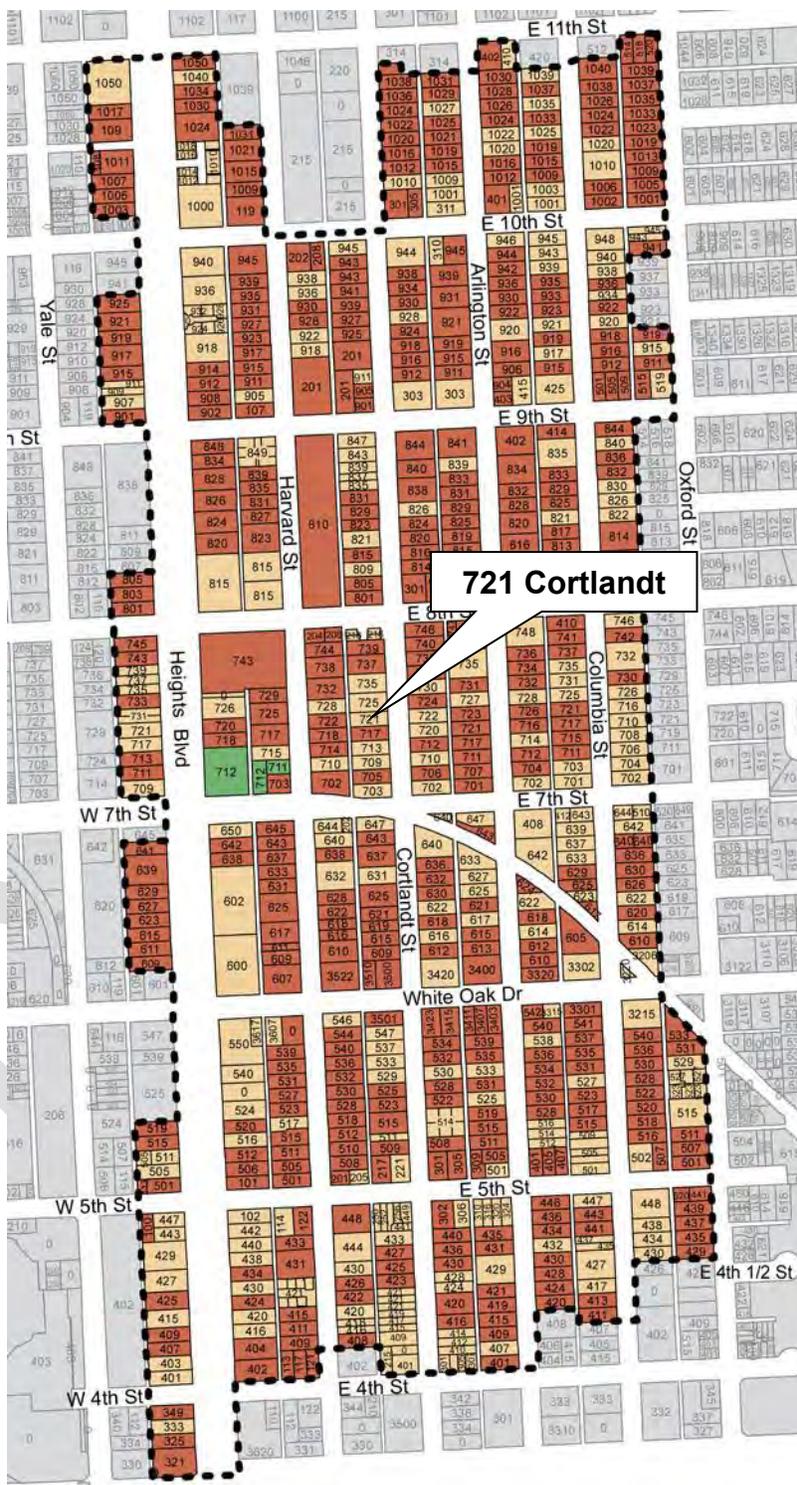
S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.





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

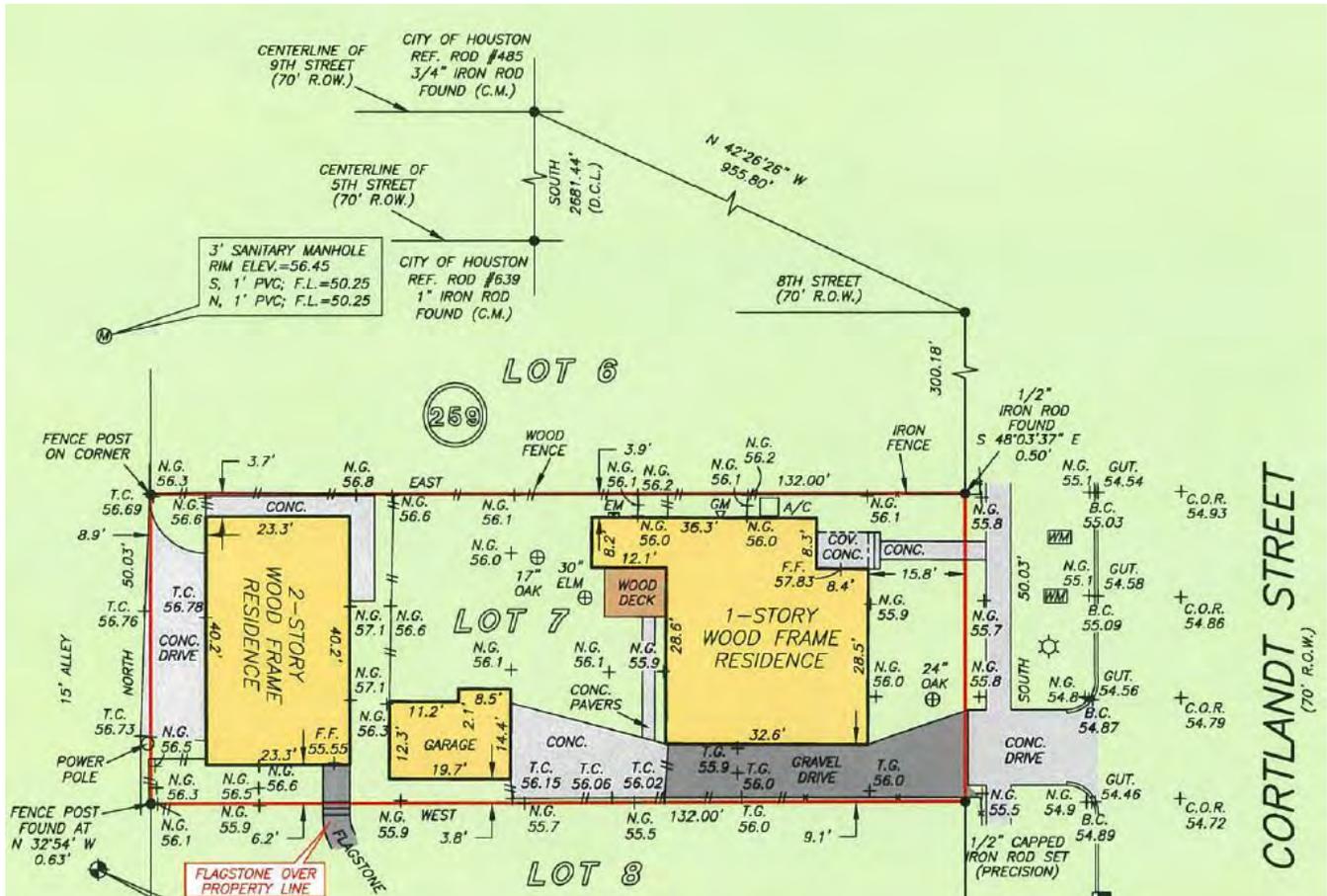


PROPOSED
NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY

DRAFT

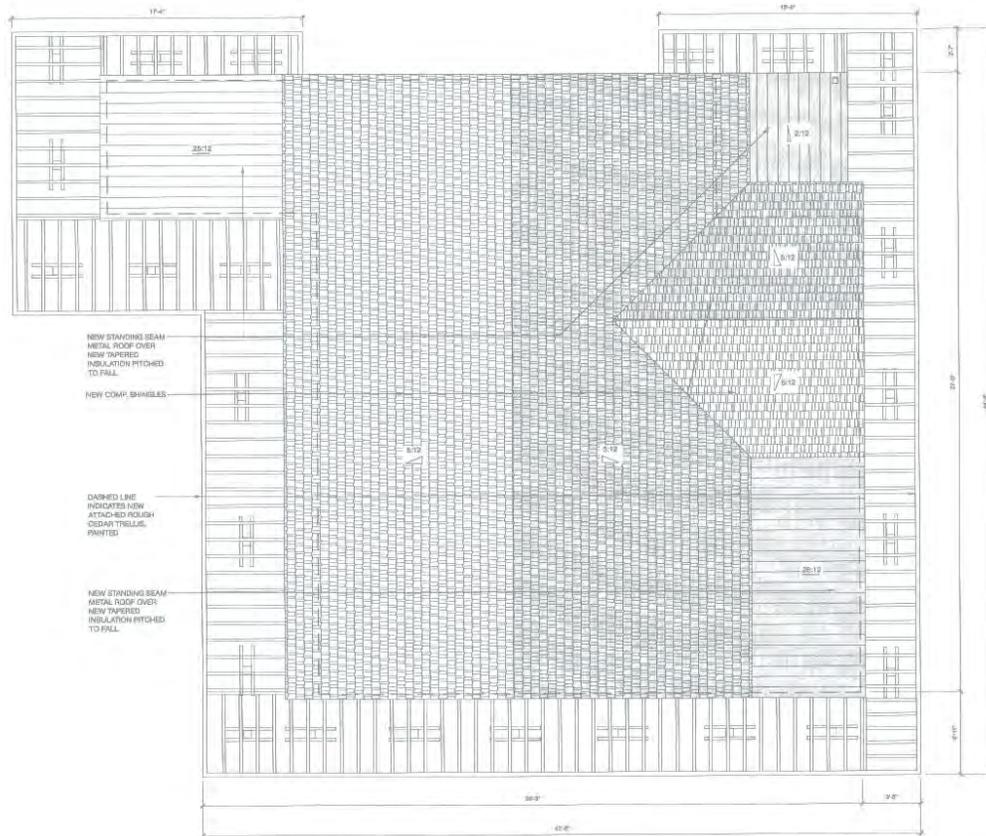


SITE PLAN



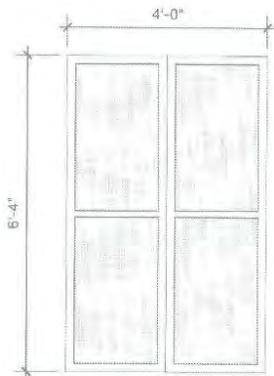


ROOF PLAN / TRELLIS PLAN

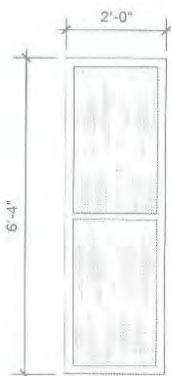


DR

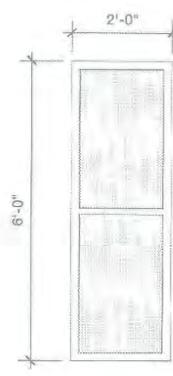
WINDOW / DOOR SCHEDULE



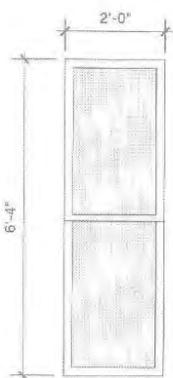
PLAN REFERENCE 1
 TYPE (2) MULLED FIXED WINDOW
 MANUFACTURER ANDERSEN OR SIM.
 DESCRIPTION EXTRUDED ALUMINUM
 EXTERIOR FRAME, WOOD INTERIOR
 PRE-FINISHED WITH INSULATED DBL.
 PANE GLASS
 HEAD HEIGHT 6'-8"
 FINISH OWNER SELECTED



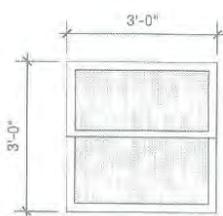
PLAN REFERENCE 2
 TYPE FIXED WINDOW
 MANUFACTURER ANDERSEN OR SIM.
 DESCRIPTION EXTRUDED ALUMINUM
 EXTERIOR FRAME, WOOD INTERIOR
 PRE-FINISHED WITH INSULATED DBL.
 PANE GLASS
 HEAD HEIGHT 6'-8"
 FINISH OWNER SELECTED



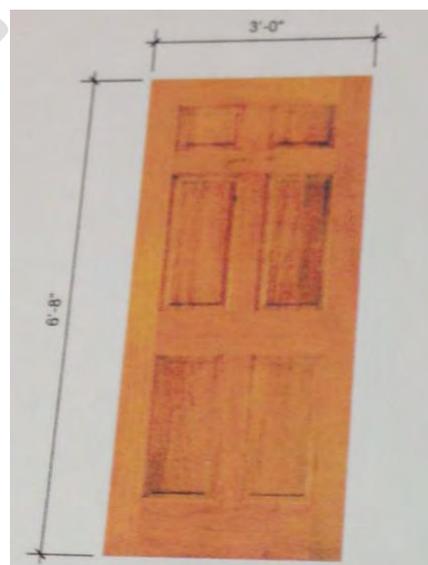
PLAN REFERENCE 3
 TYPE FIXED WINDOW
 MANUFACTURER ANDERSEN OR SIM.
 DESCRIPTION EXTRUDED ALUMINUM
 EXTERIOR FRAME, WOOD INTERIOR
 PRE-FINISHED WITH INSULATED DBL.
 PANE GLASS
 HEAD HEIGHT 6'-8"
 FINISH OWNER SELECTED



PLAN REFERENCE 4
 TYPE SINGLE HUNG WINDOW
 MANUFACTURER ANDERSEN OR SIM.
 DESCRIPTION EXTRUDED ALUMINUM
 EXTERIOR FRAME, WOOD INTERIOR
 PRE-FINISHED WITH INSULATED DBL.
 PANE GLASS
 HEAD HEIGHT 6'-8"
 FINISH OWNER SELECTED



PLAN REFERENCE 5
 TYPE SINGLE HUNG WINDOW
 MANUFACTURER ANDERSEN OR SIM.
 DESCRIPTION EXTRUDED ALUMINUM
 EXTERIOR FRAME, WOOD INTERIOR
 PRE-FINISHED WITH INSULATED DBL.
 PANE GLASS
 HEAD HEIGHT 6'-8"
 FINISH OWNER SELECTED



PHOTOS



PROJECT DETAILS

Shape/Mass: The existing one-story noncontributing residence has a maximum width of 37'-0" and a total depth of approximately 50'. The residence has a ridge height of 16'-1".

The proposed project does not alter the width, depth, or footprint of the existing structure. See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 15'-8"; a north side setback of 4'-0"; and a south side setback of 9'-1".

The proposed project does not alter the existing setbacks. See drawings for more detail.

Foundation: The existing residence features a concrete block pier and beam foundation. The top of the concrete blocks are 12" above existing grade and the finished floor is 2'-7" above existing grade.

The proposed project does not alter the existing foundation or finished floor. See drawings for more detail.

Windows/Doors: The existing residence features seventeen 30"x46", one 30"x29", and one 30"x30" double hung windows.

All existing windows will be replaced with extruded aluminum single-hung and fixed windows of various sizes. The windows will be installed in altered locations from existing and will be longer in length than existing. The existing front door will be replaced with a solid mahogany door. See window/door schedule and drawings for more detail.

Exterior Materials: The existing residence is clad in asbestos fiber cement siding and features 4" trim. The gables feature 1" x 8" vertical siding. Concrete steps lead to the small inset porch. The north elevation features an octagonal vent in the gable.

In the proposal, the existing asbestos siding will be removed and replaced with smooth cementitious siding with a 5" reveal. New 4" trim will be installed. The octagonal vent will be removed and replaced with a square vent. See drawings for more detail.

[The applicant is also proposing to install free standing cedar wood trellis around the existing structure. This trellis is not fastened to the structure and has been determined to be landscaping and therefore is not under the purview of the Historic Preservation Office. See drawings for more detail.]

Roof: The existing residence features a composition shingle gable and shed roof with various roof pitches including <1:12, 2:12, and 5:12. The existing residence has an eave height of 10'-6".

In the proposal, the residence will be reroofed. The main roof, with a pitch of 5:12, will have composition shingles, while portions of roof with lower pitches will be replaced with a standing seam metal roofs. The existing eave height will not be altered. See drawings for more detail.

Front Elevation: The existing east elevation features a small inset porch with side entrance on the northern portion.
(East) A single window is located behind the porch. To the south, a gable with a pair of windows is flush with a bump-out featuring a group of three windows.

On the proposed east elevation the inset front porch remains the same but the window behind the porch will be replaced with a longer window. The windows in the adjacent centered gable portion will be replaced with a pair of longer windows while the three windows in the southern portion of the façade will be replaced with two pairs of longer windows. The existing rood shape will not be altered. See drawings for more detail.

Side Elevation: The existing north elevation features the front porch and side entryway to the east. To the west, two windows are located under the gable. The rear portion features a single window.
(North)

The proposed east elevation will have a replaced front door and added porch railing. The windows on the gable portion will be replaced with two longer windows and a short window. The single window at the rear portion will be replaced with three longer windows. See drawings for more detail.

Side Elevation: The existing south elevation features a single window on the front portion. To the west, two windows are located under the gable. An octagonal vent is located in the gable. At the rear is a door and a single window.
(South)

In the proposed south elevation, the front window will be replaced with a single longer window. To the west, the two windows under the gable will be replaced with four longer windows. See drawings for more detail.

Rear Elevation: The rear elevation is not visible from the public Right-of-Way. See drawings for more detail.
(West)