

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Alex Ridgeway, Brick Moon Design for Laura Menefee, owner

Property: 1815 Cortlandt Street, Tracts 10 and 11, Block 105, Houston Heights Subdivision. The property includes a historic 1,308 square foot residence situated on a 8,184 square foot (62' x 132') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights Historic District East. The applicant was recently awarded a COA by City Council to relocate the structure.

Proposal: New Construction – *Revision* to a COA granted to construct a 4,314 square foot residence.

- Revise the fenestration on the north and south sides of the one story portion of the proposed structure.
- On the south elevation, omit one window at the proposed front porch and move the remaining window closer to the front of the property. The revised window will be located almost directly at the corner where the side wall intersects with the front wall.
- On the north elevation insert a bathroom window and move two approved windows closer to the front of the property. The front window on this elevation will be located almost directly at the corner where the side wall intersects with the front wall.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

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



1815 Cortlandt Street

INVENTORY PHOTO

CONTRIBUTING HOUSE TO BE MOVED OUTSIDE OF DISTRICT



EXISTING BLOCKFACE



NORTH SIDE ELEVATION

APPROVED 10/23/14

Front

Back



PROPOSED

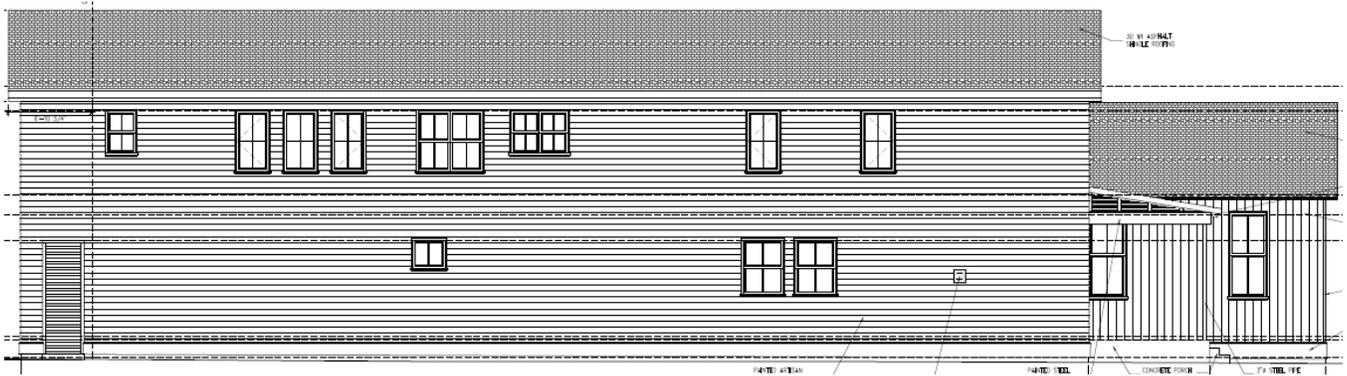


SOUTH SIDE ELEVATION

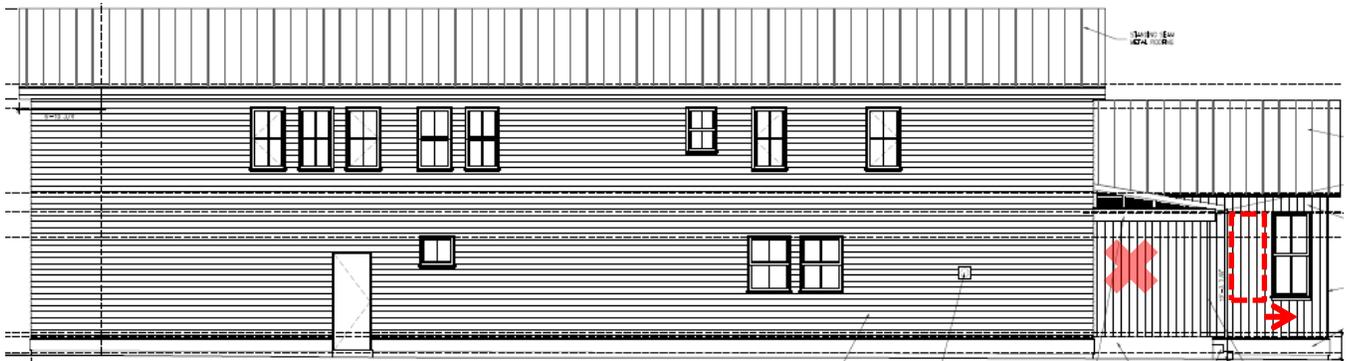
APPROVED 10/23/14

Back

Front



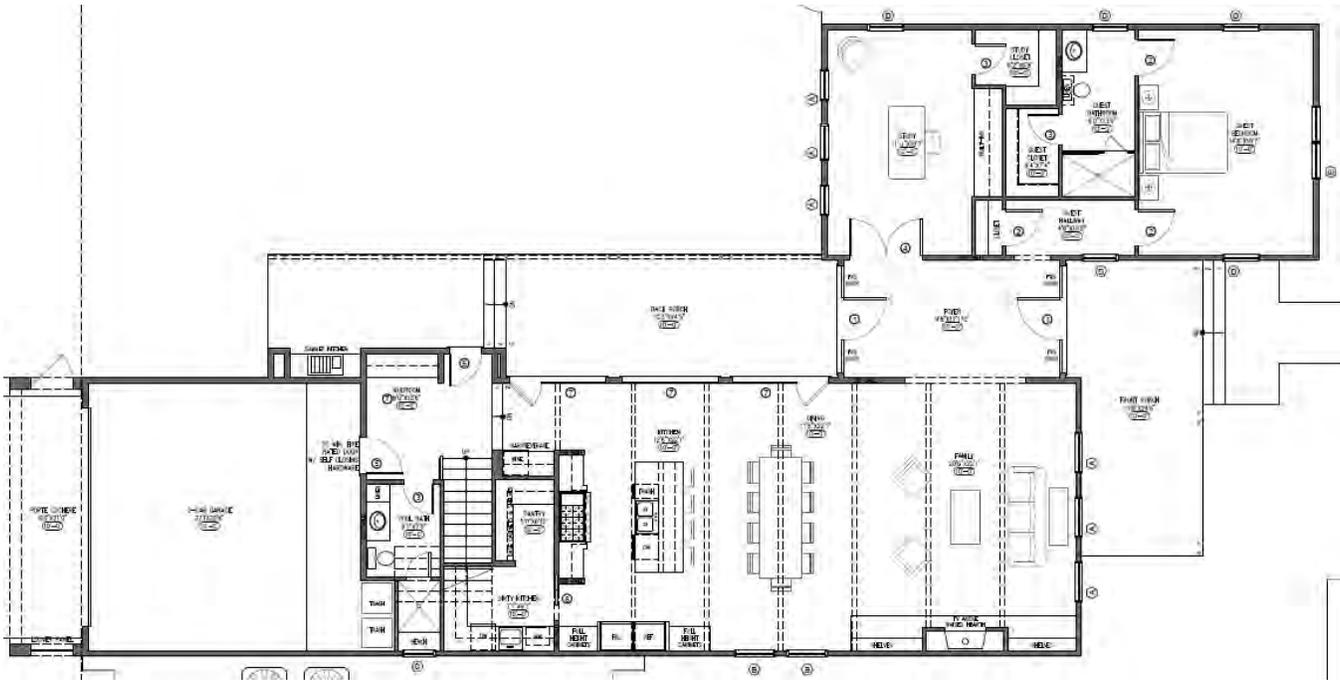
PROPOSED



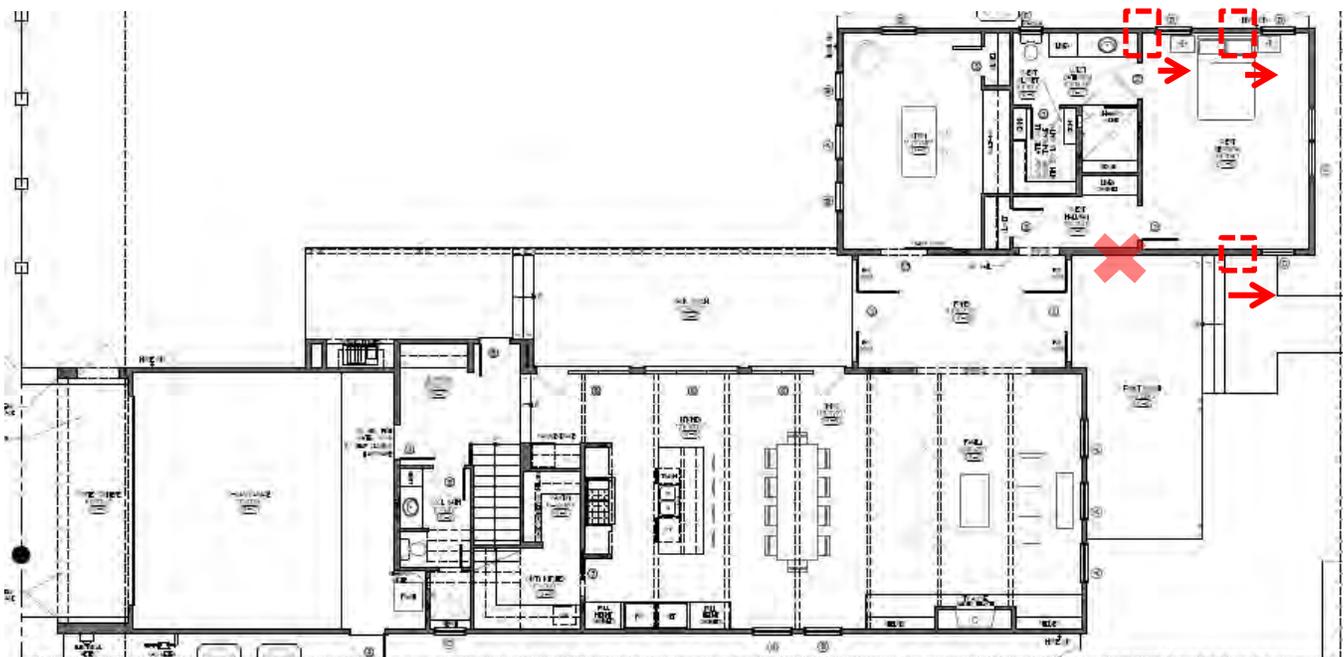


FIRST FLOOR PLAN

APPROVED 10/23/14



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	4	3'-4"	6'-0"	DOUBLE HUNG	2X6	
(B)	2	3'-4"	4'-6"	DOUBLE HUNG	2X6	
(C)	1	2'-8"	2'-4"	FIXED	2X6	
(D)	4	3'-0"	7'-0"	DOUBLE HUNG	2X6	
(E)	1	2'-0"	2'-6"	FIXED	2X6	
(F)	1	(2)3'-0"	7'-0"	DOUBLE HUNG	2X6	MULLED UNIT.
(G)	3	3'-0"	5'-0"	DOUBLE HUNG	2X6	
(H)	6	2'-8"	5'-0"	CASEMENT	2X6	
(I)	2	2'-4"	3'-8"	DOUBLE HUNG	2X6	
(J)	2	2'-8"	5'-0"	DOUBLE HUNG	2X6	
(K)	4	2'-8"	5'-0"	FIXED	2X6	
(L)	1	3'-0"	3'-4"	FIXED	2X6	
(M)	2	2'-6"	6'-0"	DOUBLE HUNG	2X6	
(N)	3	(2)2'-4"	4'-0"	FIXED	2X6	MULLED UNIT.
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	2	3'-6"	10'-0"	EXTERIOR	2X6	MULLED UNIT, FOYER
(2)	2	3'-0"	8'-0"	INTERIOR	2X4	GUEST BEDROOM, GUEST BATHROOM
(3)	3	2'-6"	8'-0"	INTERIOR	2X4	GUEST HALL, STUDY CLOSET, GUEST CLOSET
(4)	2	3'-0"	8'-0"	EXTERIOR	2X6	20 MIN FIRE RATED DOOR W/ SELF CLOSING HARDWARE GARAGE
(5)	1	2'-8"	8'-0"	EXTERIOR	2X6	MUDROOM
(6)	3	(3)2'-8"	8'-0"	EXTERIOR	2X6	MULLED UNIT KITCHEN, DINING
(7)	1	2'-8"	8'-0"	INT. POCKET	2X6	DIRTY KITCHEN
(8)	5	2'-8"	7'-0"	INTERIOR	2X4	MASTER BDRM, MASTER BATH, UTILITY, BDRM 1, BDRM 2
(9)	1	2'-4"	7'-0"	INTERIOR	2X4	MASTER BATH
(10)	5	2'-6"	7'-0"	INTERIOR	2X4	MASTER CLOSET, SHARD BATH, CLOSET 1, BATH 1, CLOSET 2
(11)	1	2'-6"	7'-0"	INT. POCKET	2X6	SHARED BATH

PROJECT DETAILS

Windows/Doors: Approved 10/23/14: *The residence will feature wood double hung 2 over 2 windows. See window schedule on page 11 for specifications for each window.*

Proposed revisions to the windows on the one story portion of the structure:

On the south Elevation: omit one 3' wide by 7' tall south facing window at the front porch. Move the remaining window approximately 3' towards the front of the property. This window will be located approximately at the corner of the front and south elevations.

On the North elevation: Add one 2' wide by 2' 6" tall window. Move two 3' wide by 7' tall windows approximately 3' towards the front of the property. The front window on this elevation will be located approximately at the corner of the front and north elevations.