

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Brett Zamore, Architect, Brett Zamore Design, for Dallas Batterson & Mauricio Barreto, owners

Property: 1515 Cortlandt Street, Lots 7 & 8, Tract 9A, Block 139, Houston Heights Subdivision. The property includes a historic 1,518 square foot, one-story wood frame single-family residence and detached secondary structure and garage situated on a 16,500 square foot interior lot.

Significance: Contributing L-Plan residence, constructed circa 1905, located in the Houston Heights Historic District East.

Proposal: Alteration – Remove a non-original side addition and construct a new 460 square foot side addition.

- Addition will begin 46’ from front property line (30.5’ from the front wall of the residence)
- Addition will be 16’ wide, 28’ deep, and 18’ tall
- Addition will be simplified in detail and clad in cementitious lap siding
- Addition will be delineated from the original structure by a 2’ x 2’ inset

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

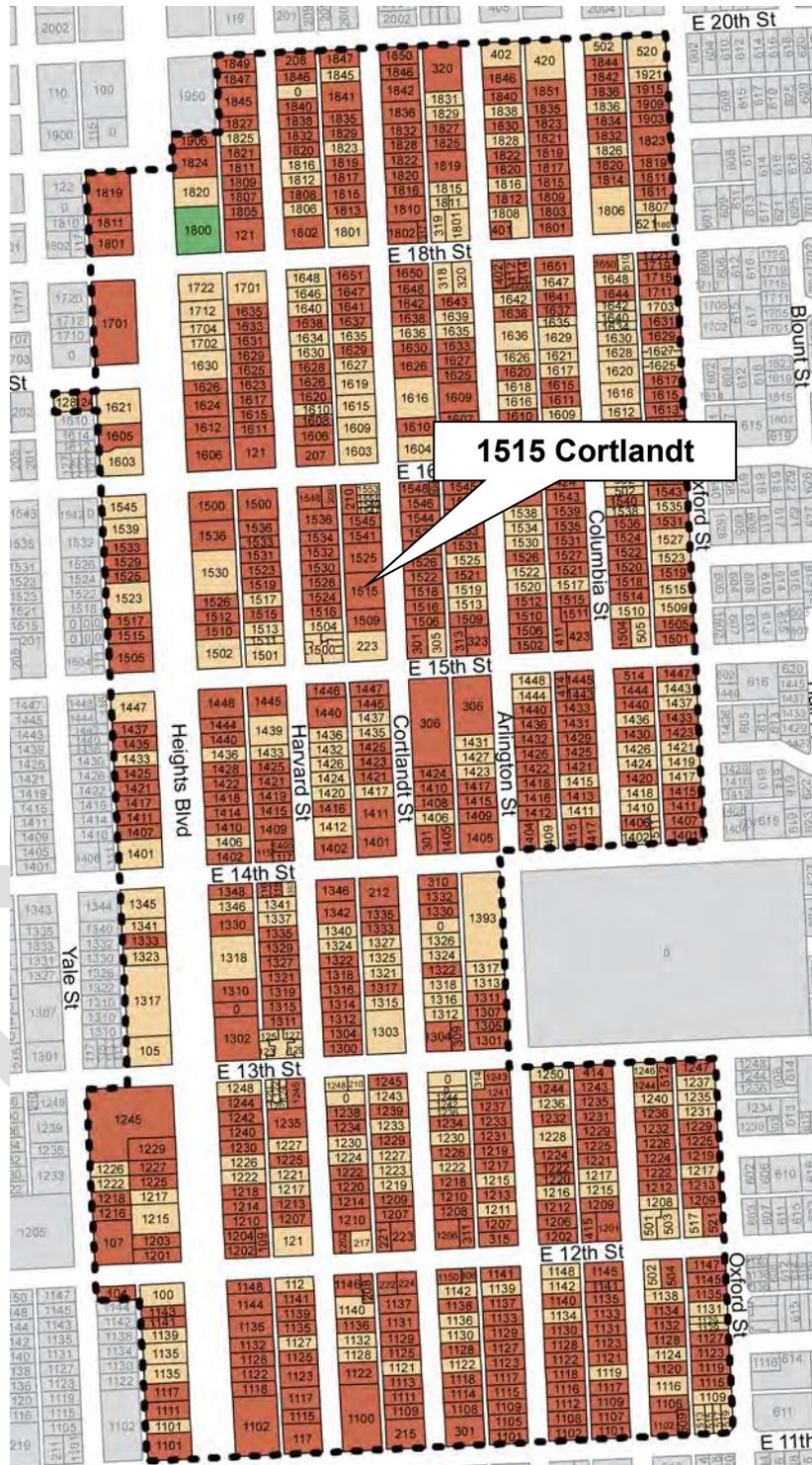
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



3D RENDERING – FRONT FACING CORTLANDT STREET

PROPOSED

FRONT VIEW FROM STREET (EAST)



STREET VIEW (SOUTH EAST)



AERIAL VIEW (EAST)



EAST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING

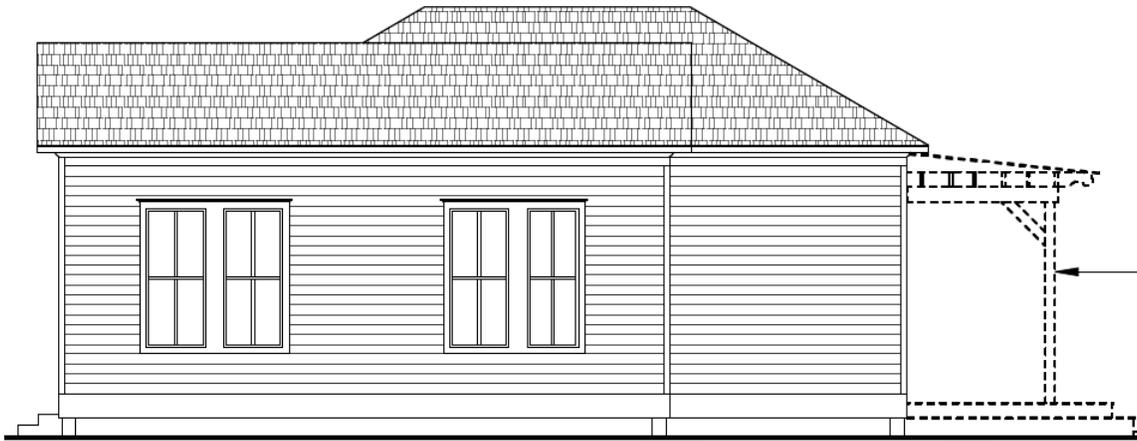


PROPOSED

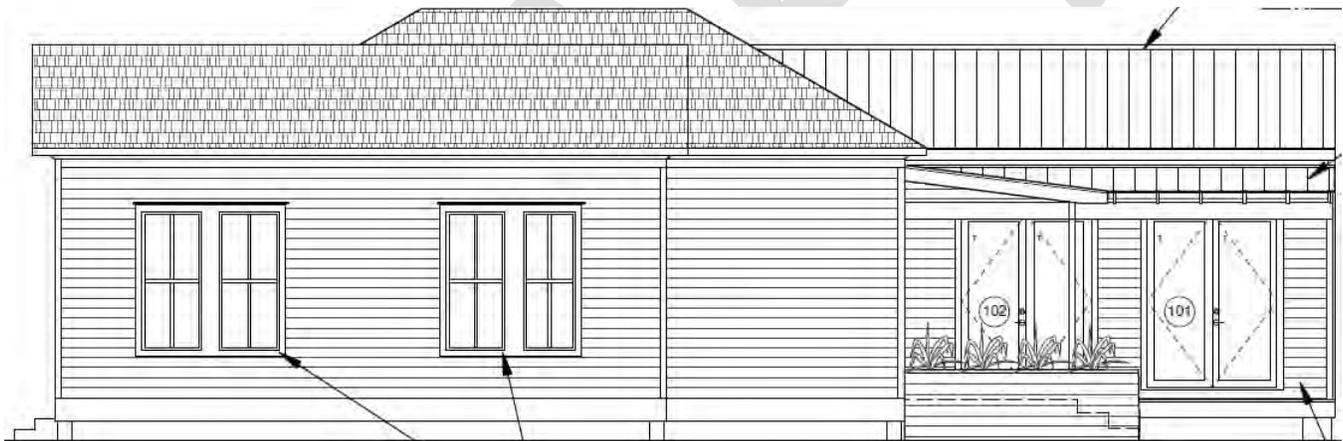


NORTH SIDE ELEVATION

EXISTING

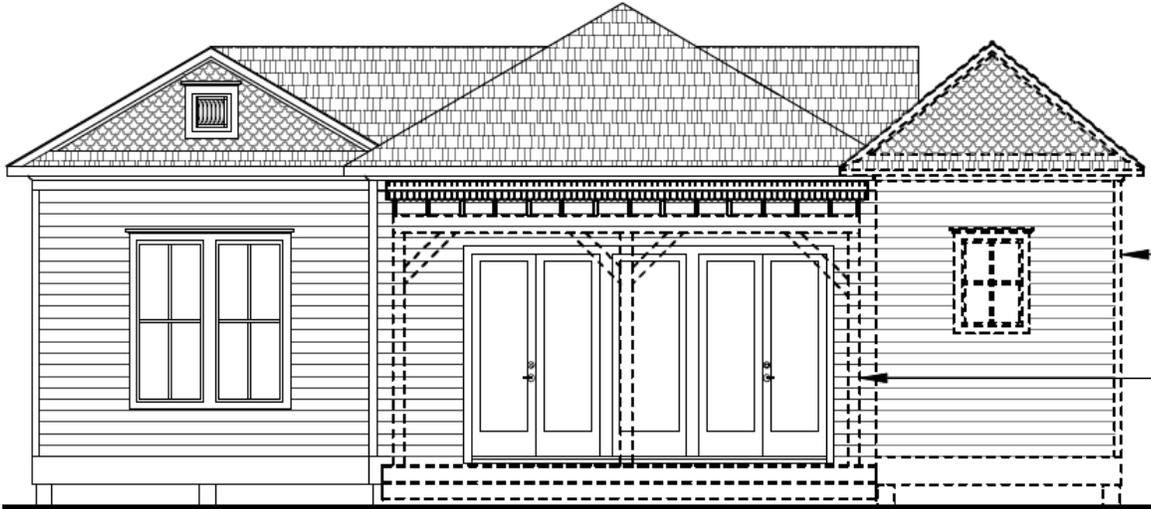


PROPOSED



WEST (REAR) ELEVATION

EXISTING

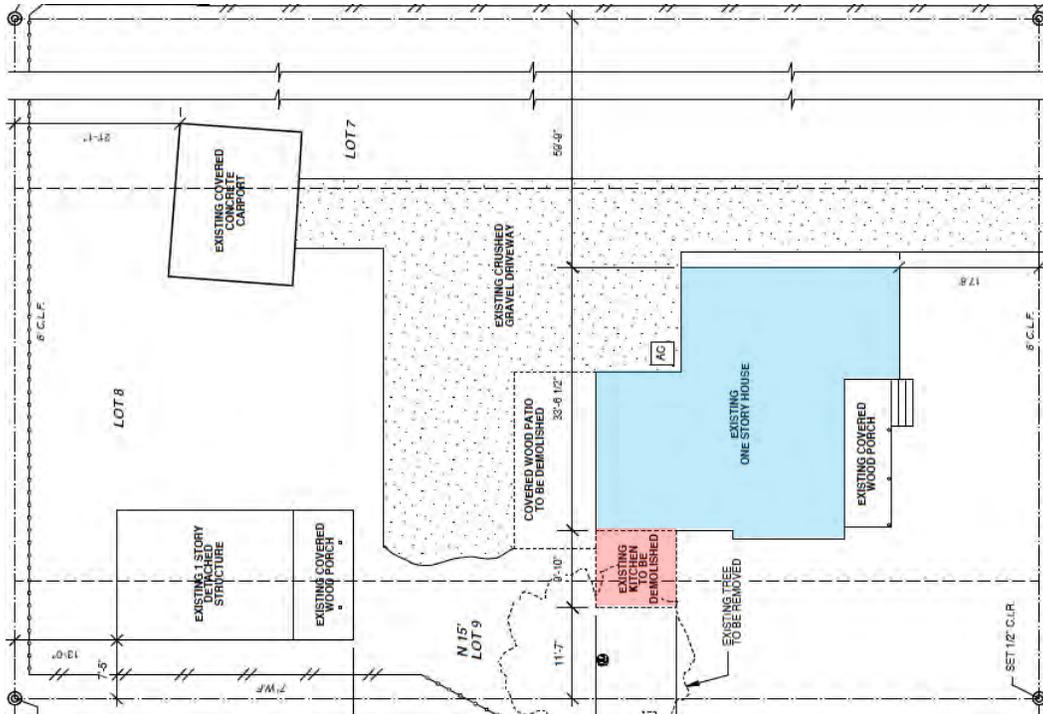


PROPOSED

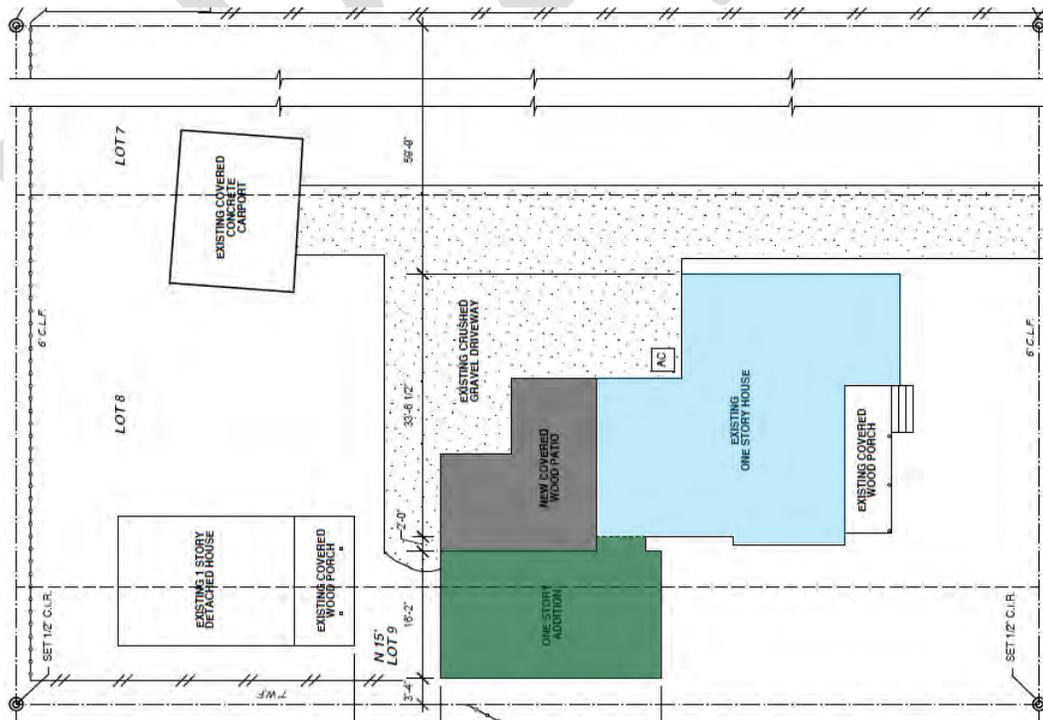




SITE PLAN EXISTING



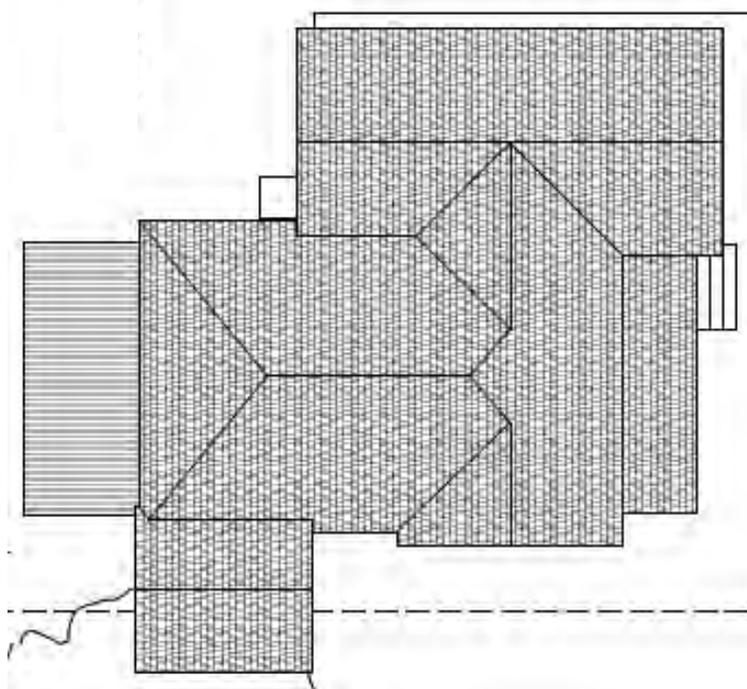
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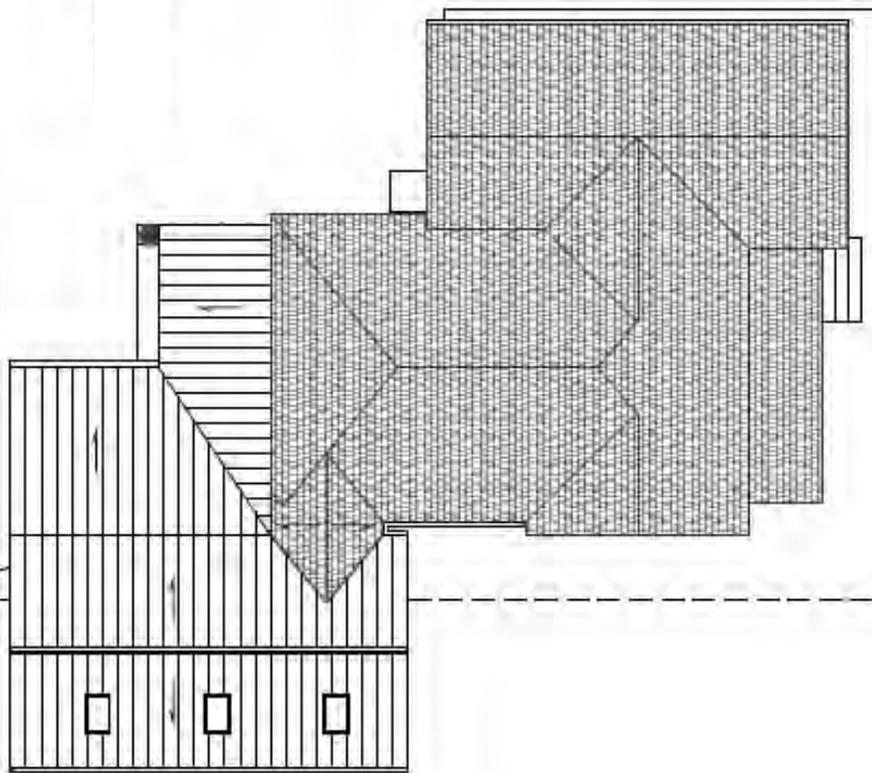


ROOF PLAN

EXISTING



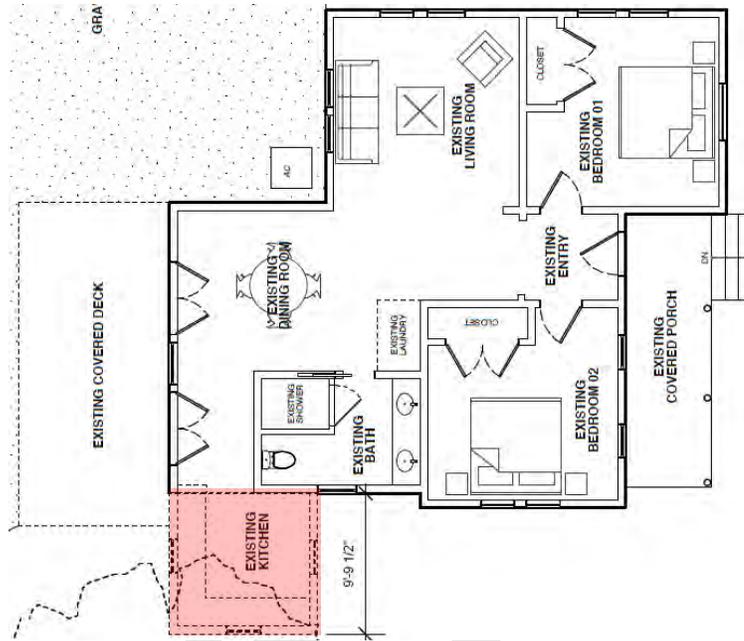
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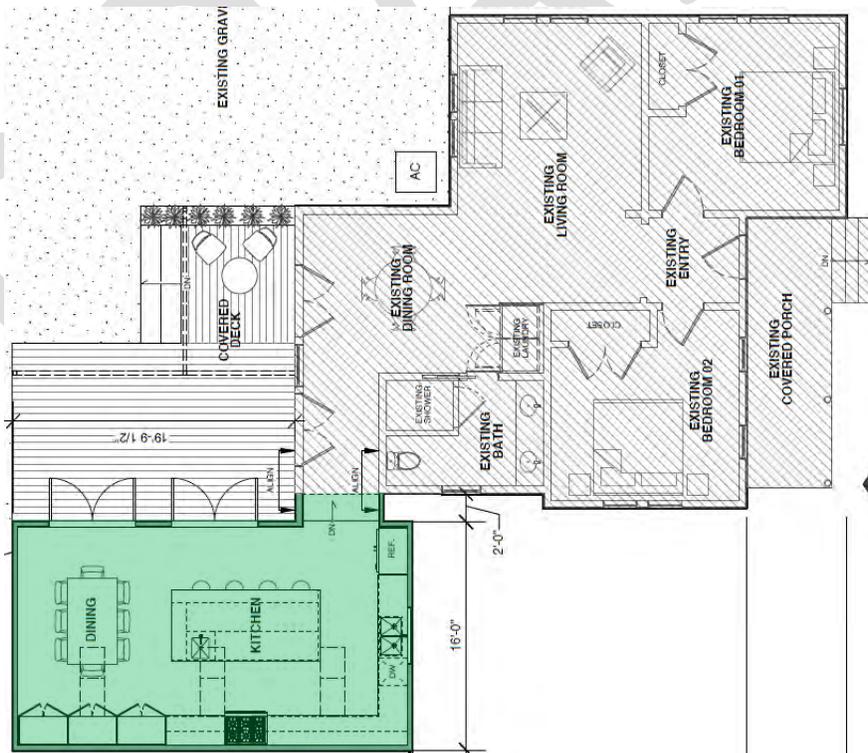


FIRST FLOOR PLAN

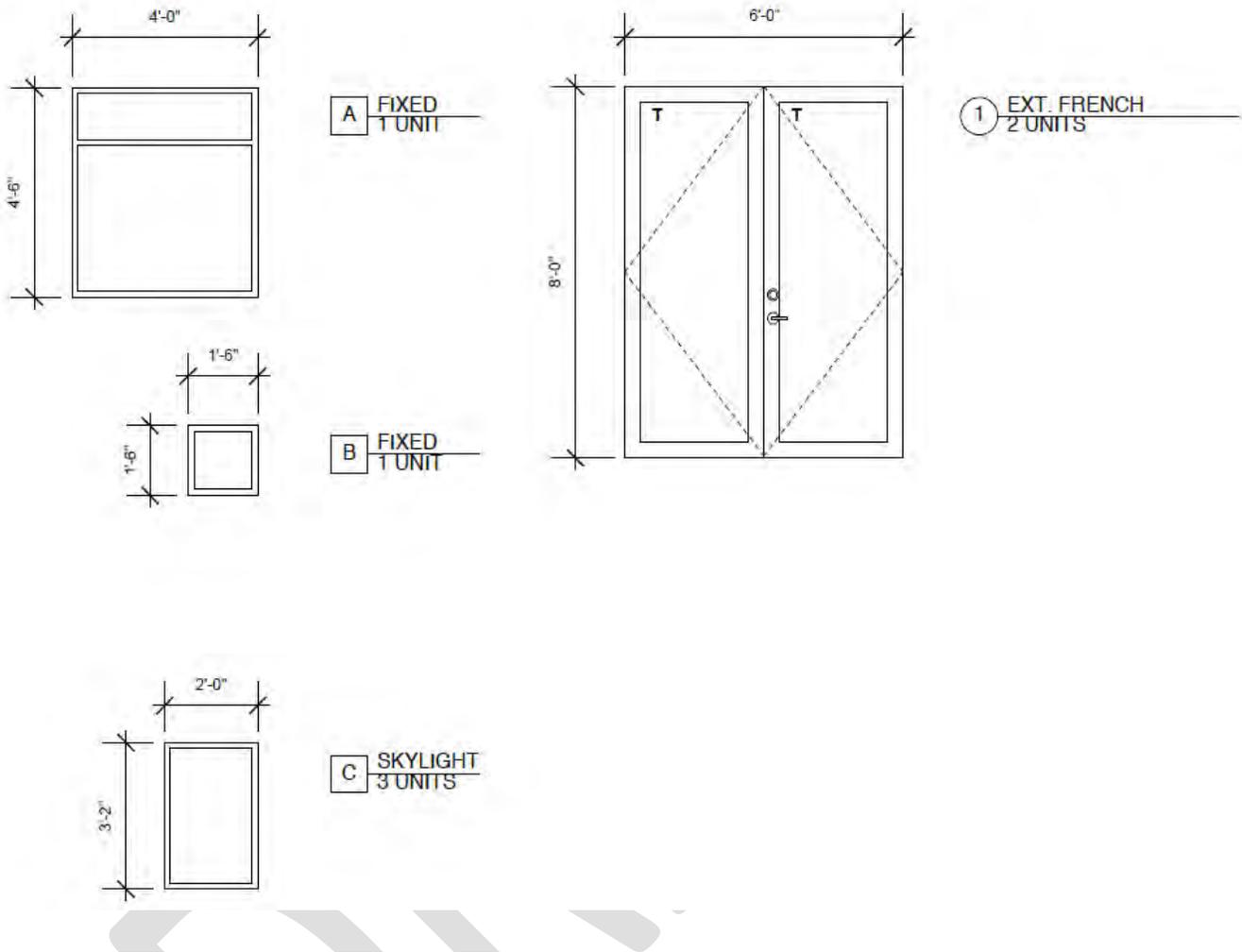
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE



WINDOW SCHEDULE								
	UNIT SIZE	ROUGH OPENING	JAMB SIZE	TYPE	MATRL.	MATRL.	REMARKS	MODEL#
A	24 3/4" X 24"	25-1/4" X 24 1/2"	4 5/8"	FIXED TRANSOM	WOOD	JELDWEN	TRADITION PLUS PREMIUM WOOD	WFFT1-20X20
B	48" X 54"	48-3/4" X 54-3/4"	4 5/8"	FIXED	WOOD	JELDWEN	TRADITION PLUS PREMIUM WOOD	TWCP4854
C		25-1/2" X 37-1/2"	6 5/8"	FIXED SKYLIGHT	METAL	VELUX	FIXED CURB MOUNTED NO LEAK SKYLIGHT	FCM 2234

DOOR SCHEDULE									
DOOR #	TYPE	MATRL.	FIN.	SIZE				MANUF.	REMARKS
				WIDTH	HEIGHT	THICK	JAMB		
101	1	WOOD	PTD.	6'0"	8'0"	1 3/4"	4 5/8"	B.M.C.	2 OUT-SWING DOOR, FLUSH GLAZE, FLAT W/ NO WOOD GRAIN OR GRID, LOW-E TEMPERED GLASS, WS, DOUBLE BORE, ALUMINUM SILL, PAINT GRADE JAMB
102	1	WOOD	PTD.	6'0"	8'0"	1 3/4"	4 5/8"	B.M.C.	2 OUT-SWING DOOR, FLUSH GLAZE, FLAT W/ NO WOOD GRAIN OR GRID, LOW-E TEMPERED GLASS, WS, DOUBLE BORE, ALUMINUM SILL, PAINT GRADE JAMB

APPLICANT PHOTOS

FRONT VIEW FROM STREET (EAST)



REAR VIEW (WEST)



SIDE VIEW FROM STREET (SOUTH)



SIDE VIEW (NORTH)



PROJECT DETAILS

Shape/Mass: The existing 1,166 square foot residence has a maximum width of 43'-4½" and a maximum depth of 38'-6½". The existing residence has a maximum ridge height of 19'-11". A 9'-10" wide by 10'-3½" deep, 18'-3½" tall addition was previously constructed to the south of the main structure. The existing addition is located 46'-3" from the front property line.

The existing side addition will be removed and a new 460 square foot side addition will be constructed. The addition will be 16'-0" wide by 13'-0" deep and will have a ridge height of 18'-3½". The addition will be delineated from the original structure by a 2'-0" by 2'-0" indentation. The proposed addition will be located 2'-0" further back than the existing addition. See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 17.8'; a south side setback of 11'-7"; a north side setback of 59'-9"; and a rear (west) setback of 74'1".

With the proposed addition, the front (east) setback and north side setback will be retained at 17.8' and 59'-9" respectively. The south side setback will be 3'-4" and the rear (west) setback will be 54'-2½". The proposed addition will be set back 48'-3" from the front property line. See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'-0". The proposed addition will have a pier and beam foundation with a finished floor height of 2'-7". See drawings for more detail.

Windows/Doors: The existing residence features 2-over-2 wood windows with a decorative wood window on the front wall. The existing entry door features wood paneling and glazing. All existing windows and the front door on the original portion of the house are to remain.

The proposed addition will feature a single fixed wood window on the front elevation and an additional fixed wood window in the gable. The windows will be a simplified version of the existing windows on the house. Three skylights will be installed in the roof of the addition. See drawings and window schedule for more detail.

Exterior Materials: The existing residence is clad in wood lap siding with a 5" reveal. The proposed addition will be clad in smooth cementitious lap siding with a 5" reveal. See drawings for more detail.

Roof: The existing residence has a composition shingle gable roof with an eave height of 13'-2" and a pitch of 7:12.

The proposed addition will have a galvanized standing seam metal roof with an eave height of 13'-0" and a pitch of 7:12. Three skylights will be installed in the roof of the addition (facing south). See drawings for more detail.

Front Elevation: The existing front elevation features the front wall to the north. The front wall features a large single pane window with a decorative top sash. The gable also features a decorative window. The front porch extends to the south of the front wall. The porch roof is supported by three round columns. Two windows and the entry door are located at the porch. To the south is the previously constructed addition. The addition has a single window. The existing house is topped with gable roofs.

The original structure is to remain. The previously constructed addition will be removed and replaced with a new addition. The addition will extend to the south of the original residence, similar to the existing addition. The new addition will have a single window centered on the façade and an additional window in the gable. The mass will emulate the existing front wall. See drawings for more detail.

Side Elevation: The existing south elevation features the profile of the front porch to the east. A pair of windows is located on the side bump-out. An additional window is located behind the bump-out. The existing addition begins west of this window. A single window is located on the existing addition.

(South)

The original structure is to remain. The existing addition will be removed. The new addition will begin several feet further back than the current addition. The proposed addition will not feature any fenestration on the south wall, but three skylights will be installed in the roof. See drawings for more detail.

Side Elevation: The existing north elevation features two pairs of windows. The rear portion of the house does not feature any additional fenestration.

(North)

The proposed addition will extend beyond the rear extent of the existing structure to the west. Two sets of French doors will be installed in the north wall of the addition to provide access to the newly proposed covered rear porch. See drawings for more detail.

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

(West)

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