

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Mike Shelton, Harvard Heights Construction for Marcus Wagner, owner

Property: 1616 Cortlandt St, Lots 17 & 18, Tracts 16 & 19, Block 115, Houston Heights Subdivision. The property includes a historic 2,419 square foot, one and a half-story wood frame single-family residence and a detached garage situated on an 18,150 square foot (132' x 137.5') interior lot.

Significance: Contributing Modified L-plan Queen Anne style residence, constructed circa 1913, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a 1,800 square foot, two-story garage at the rear of the lot. See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

DRAFT

APPROVAL CRITERIA

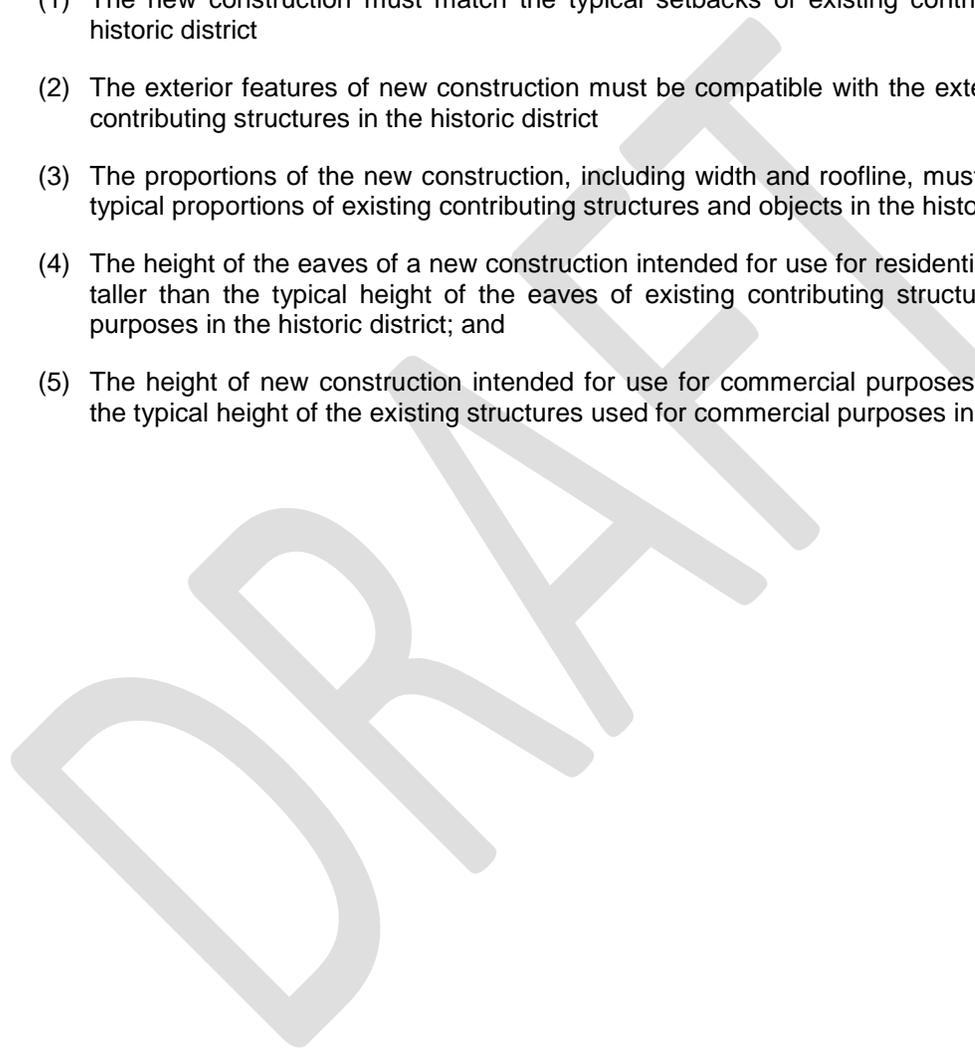
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.





PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



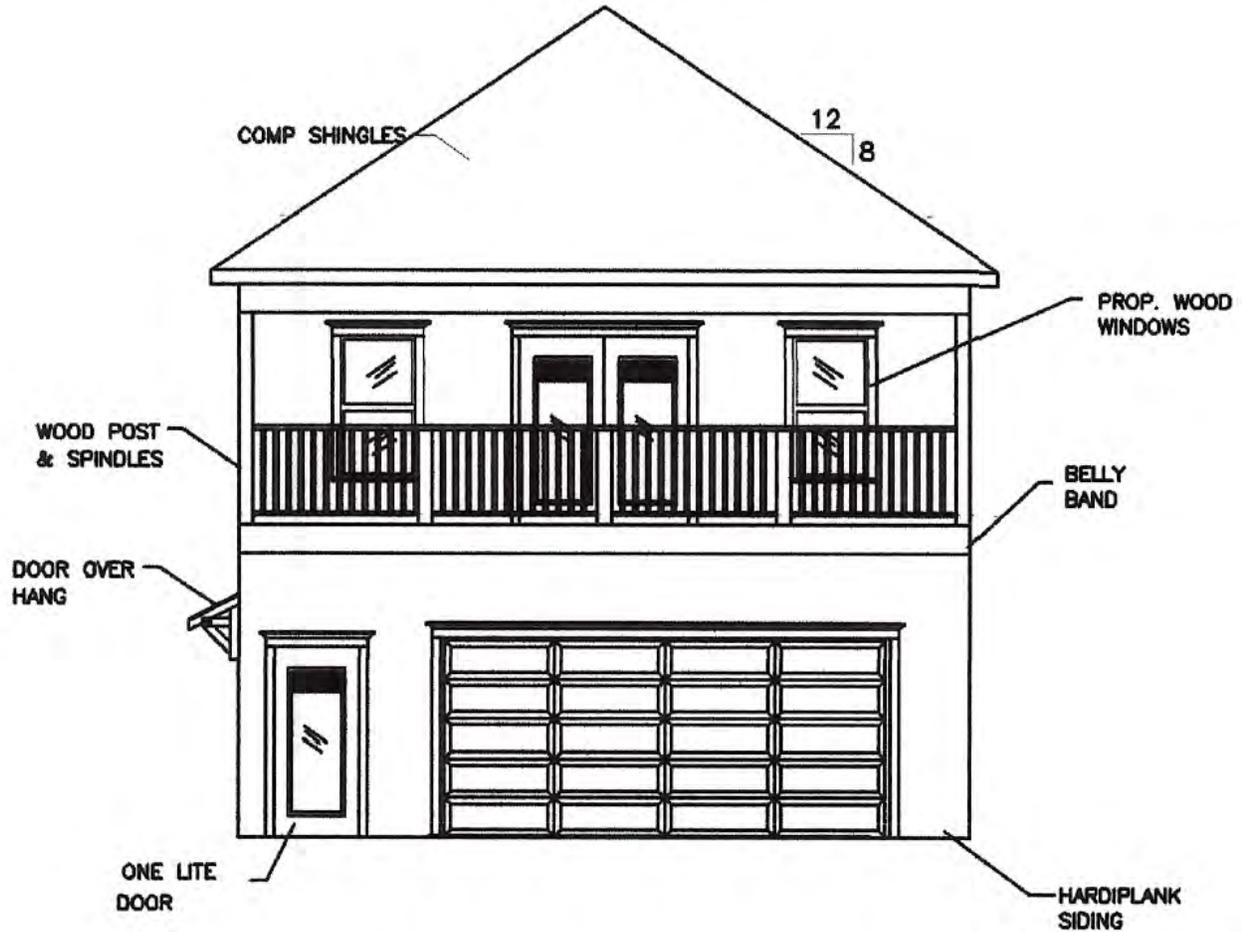
PHOTO PROVIDED BY APPLICANT



WEST ELEVATION – FRONT FACING CORTLANDT STREET

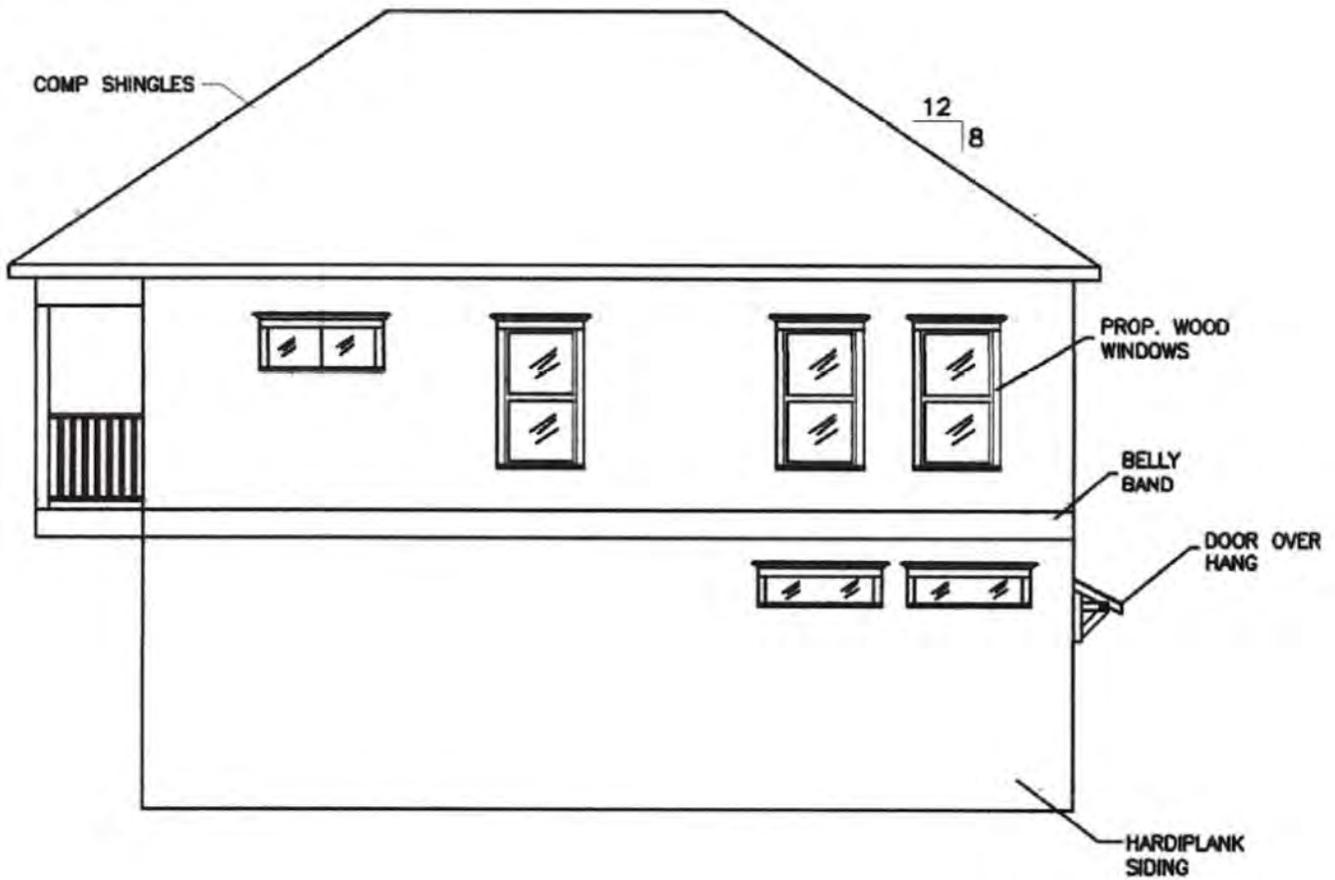
PROPOSED

side



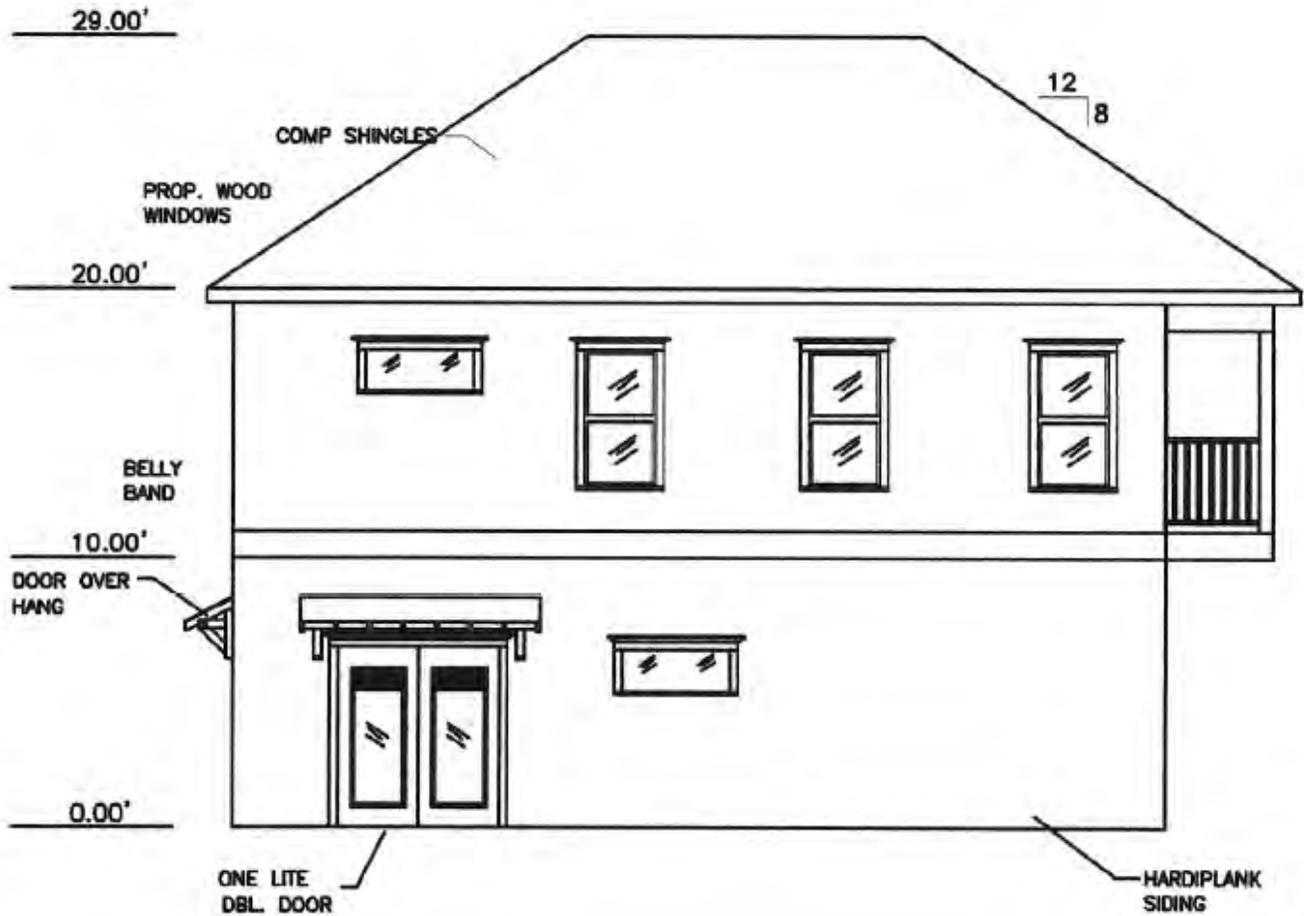
SOUTH SIDE ELEVATION

PROPOSED



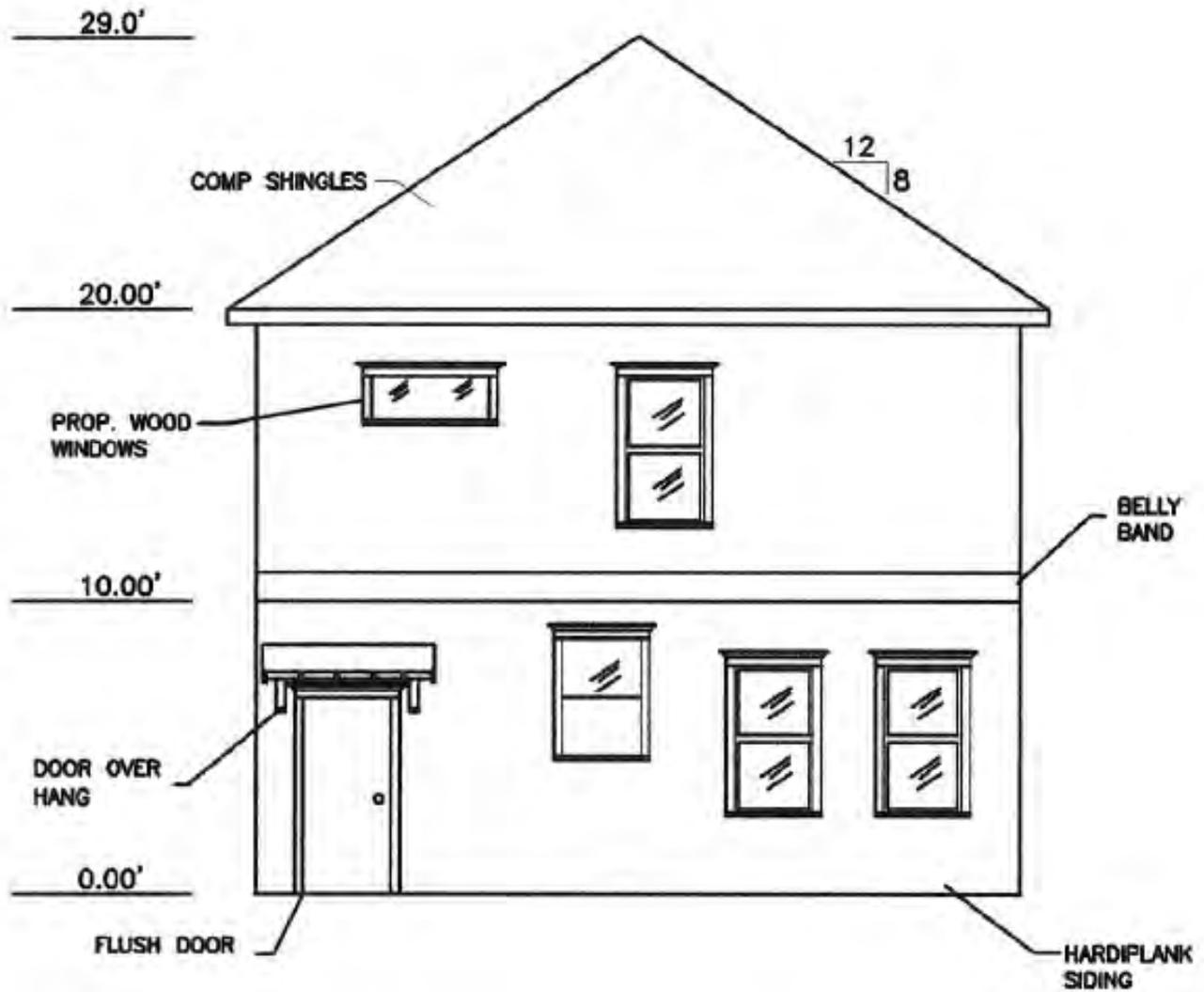
NORTH SIDE ELEVATION

PROPOSED



EAST (REAR) ELEVATION

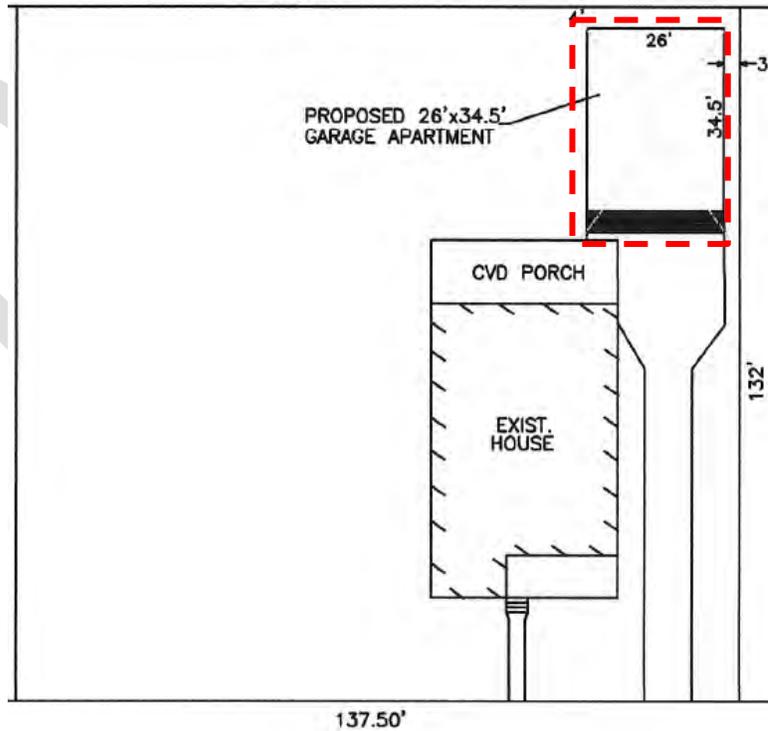
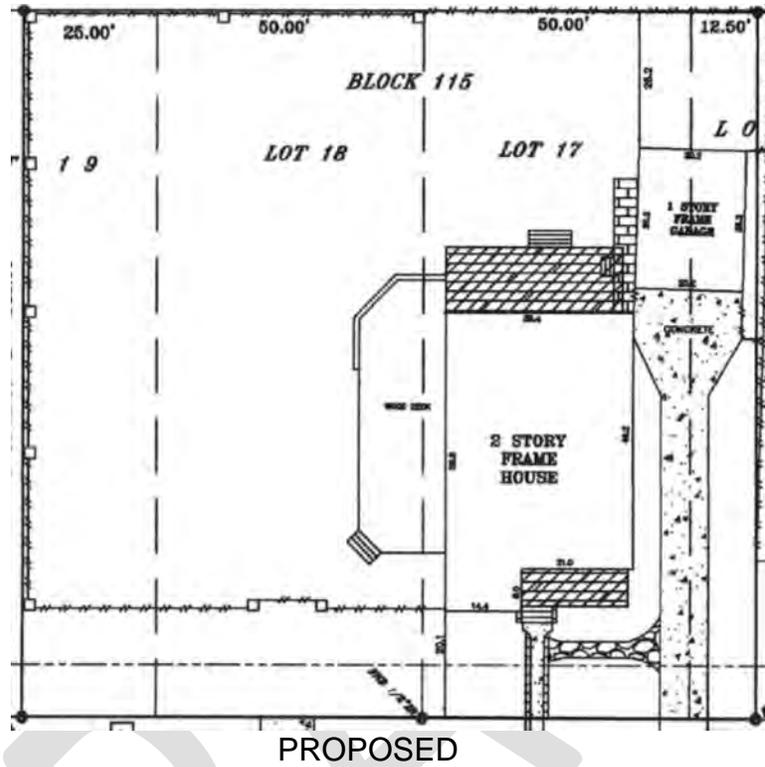
PROPOSED





SITE PLAN

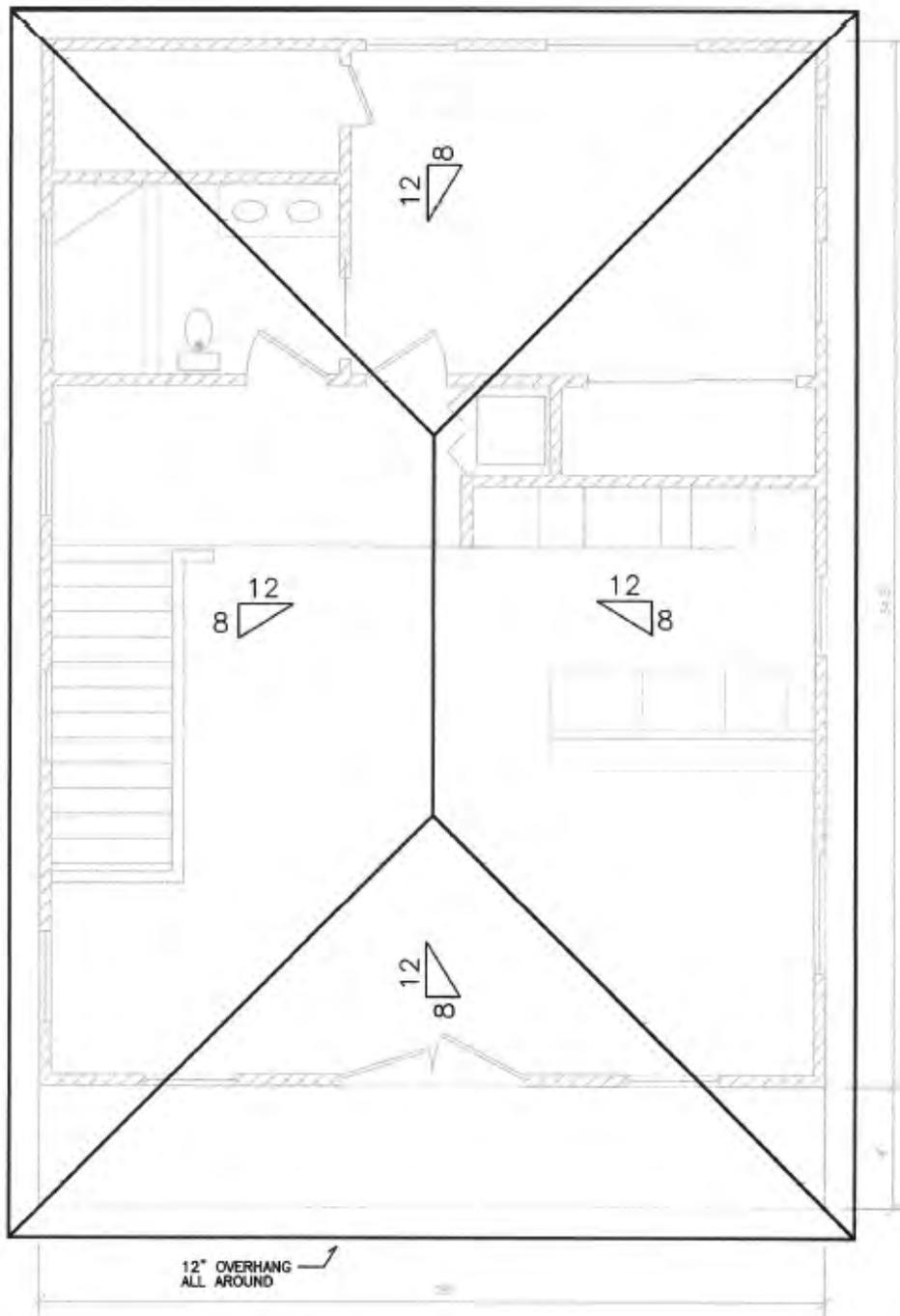
EXISTING





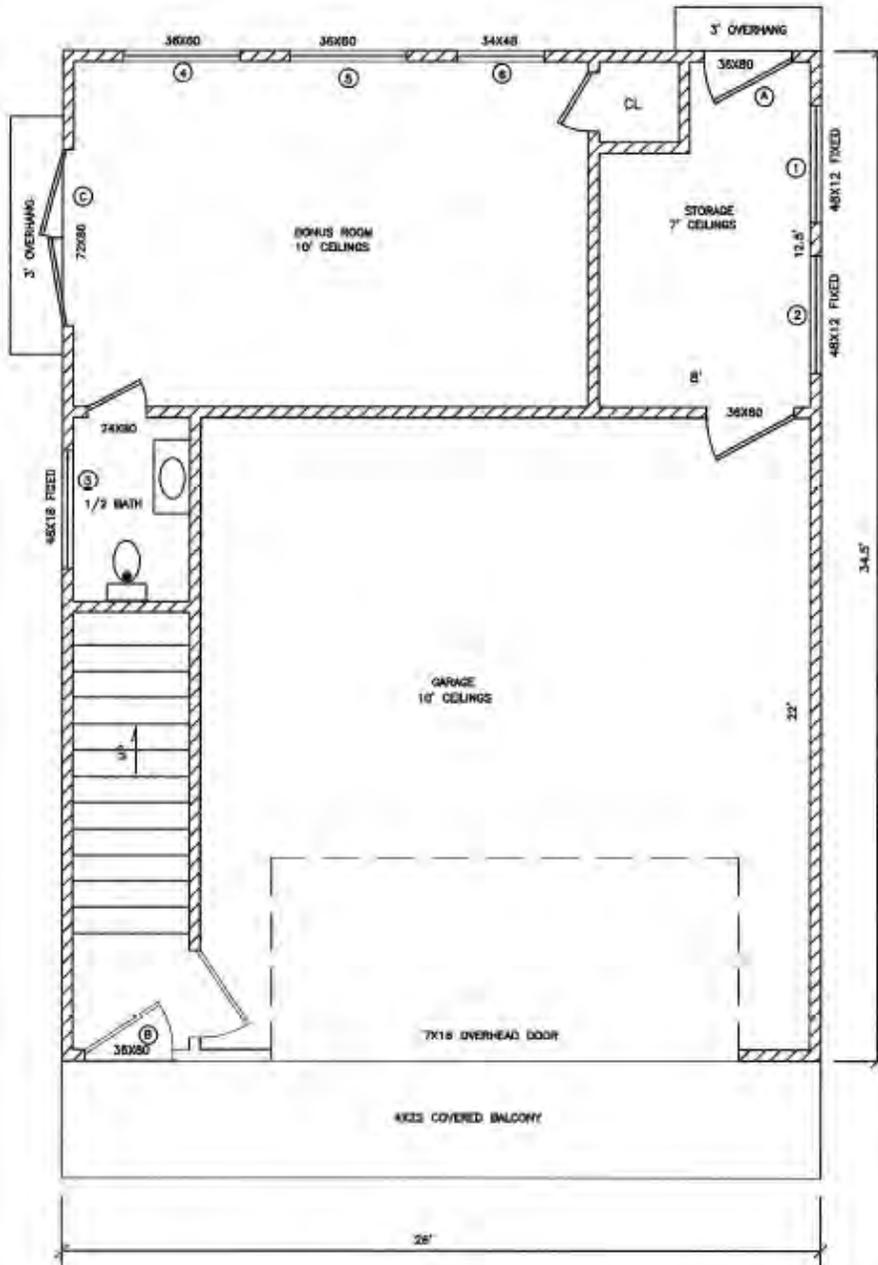
ROOF PLAN

PROPOSED



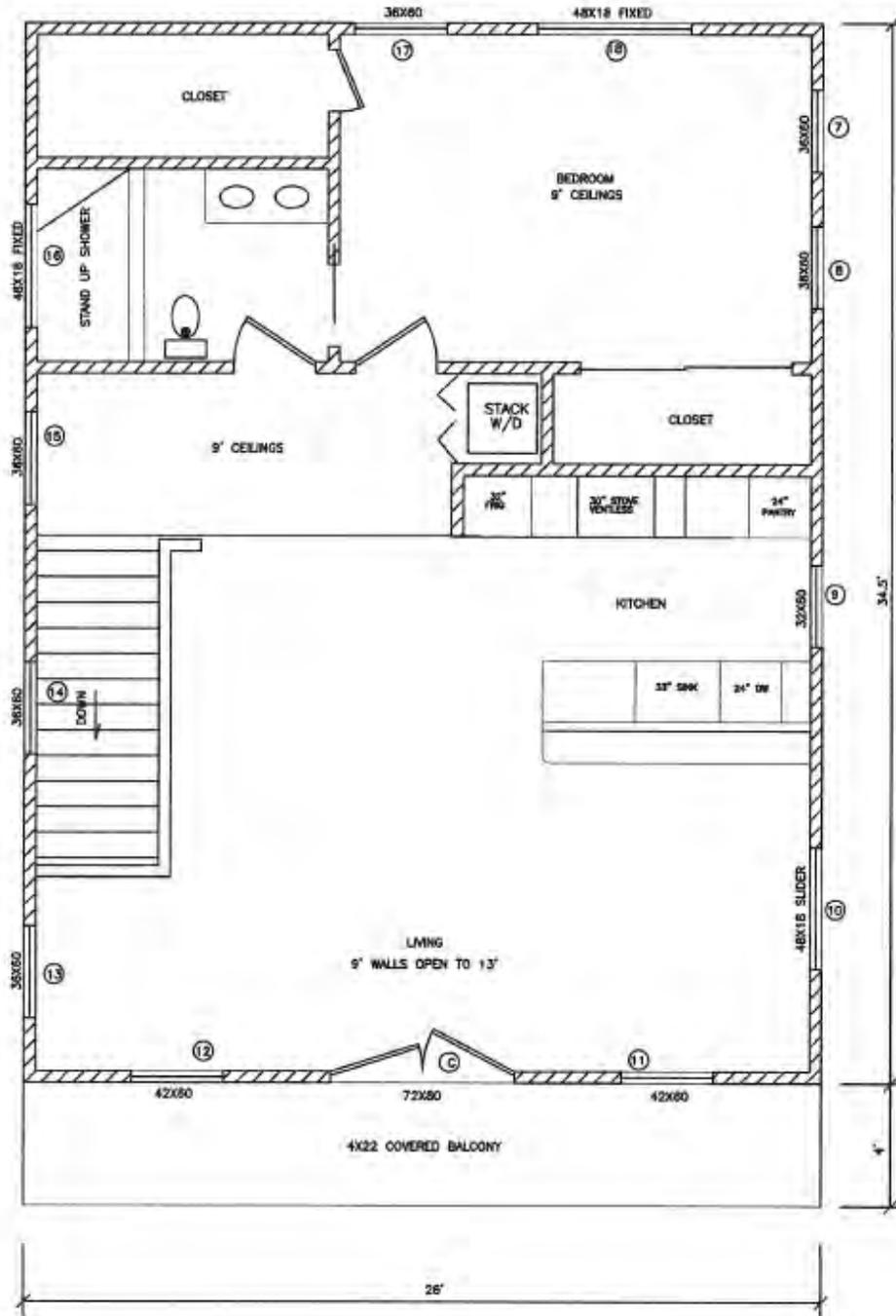
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE

LOCATION	DOOR SIZE	REMARKS
A	36"X80"	FLUSH
B	36"X80"	ONE LITE
C	72"X80"	ONE LITE

WINDOW SCHEDULE

LOCATION	WINDOW SIZE	SILL HEIGHT	REMARKS
1	48"X12"	82"	WOOD FIXED
2	48"X12"	82"	WOOD FIXED
3	48"X18"	89"	WOOD FIXED
4	36"X60"	24"	WOOD DH
5	36"X60"	24"	WOOD DH
6	34"X48"	60"	WOOD DH
7	36"X60"	24"	WOOD DH
8	36"X60"	24"	WOOD DH
9	32"X60"	24"	WOOD SLIDER
10	48"X18"	89'	WOOD SLIDER
11	42"X60"	24"	WOOD DH
12	42"X60"	24"	WOOD DH
13	36"X60"	24"	WOOD DH
14	36"X60"	24"	WOOD DH
15	36"X60"	24"	WOOD DH
16	48"X18"	89"	WOOD FIXED
17	36"X60"	24"	WOOD DH
18	48"X18"	89"	WOOD FIXED

APPLICANT WRITTEN DESCRIPTION

THE GARAGE APT WILL BE 1800 SF TOTAL, TWO STORY ON SLAB. WOOD ON WINDOWS, ONE LITE METAL DOORS, 6" HARDPLANK. AND COMPOSITION SHINGLES. IT WILL HAVE A COVERED WOODEN BALCONY IN FRONT PER ELEVATIONS.

DRAFT

PROJECT DETAILS

Shape/Mass: The garage measures 26' wide by 34'-5" (38'-5" with the balcony) deep by 29' tall. The front balcony measures 4' deep by 26' wide.

Setbacks: The garage is setback approximately 98' from the front, 3' from the south (side) and 4' from the rear.

Foundation: The garage will have a slab foundation.

Windows/Doors: The garage will contain wood, double-hung, slider and fixed windows and metal single-lite doors and a sectional garage door.

Exterior Materials: The garage will be clad in 6" cementitious lap siding.

Roof: The roof is hipped and measures 29' to the ridge, 20' to the eave with a 12" overhang and has an 8-over-12 pitch.

Front Elevation: This elevation contains a single-lite pedestrian and a sectional garage door on the first floor, and two 1-over-1 windows and a pair of double doors on the second floor behind the balcony.
(West)

Side Elevation: This elevation contains two fixed windows on the first floor and three 1-over-1 windows and a slider window on the second floor.
(South)

Side Elevation: This elevation contains a fixed window and a pair of double doors on the first floor that have a shed-roof cover measuring 3' deep and three 1-over-1 windows and a fixed window on the second floor.
(North)

Rear Elevation: Not visible from public right-of-way. Please see elevations for details.
(East)