

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Darcie Durham, owner

Property: 1534 Cortlandt Street, Lot 21, Block 138, Houston Heights Subdivision. The property includes a historic 2,082 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a covered, enclosed side porch.

- The porch will begin 20.7' back from the front wall of the existing house
- The porch will be 44.5' deep and 10' wide with 29.5'
- The front (east) and rear (west) elevations will be open and screened in while the north (side) elevation will be a wall with three screened openings
- All existing windows, doors, and cladding is to remain

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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 |
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- (1) The proposed activity must retain and preserve the historical character of the property;
 - (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;
 - (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;
 - (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;
 - (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
 - (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



INVENTORY PHOTO



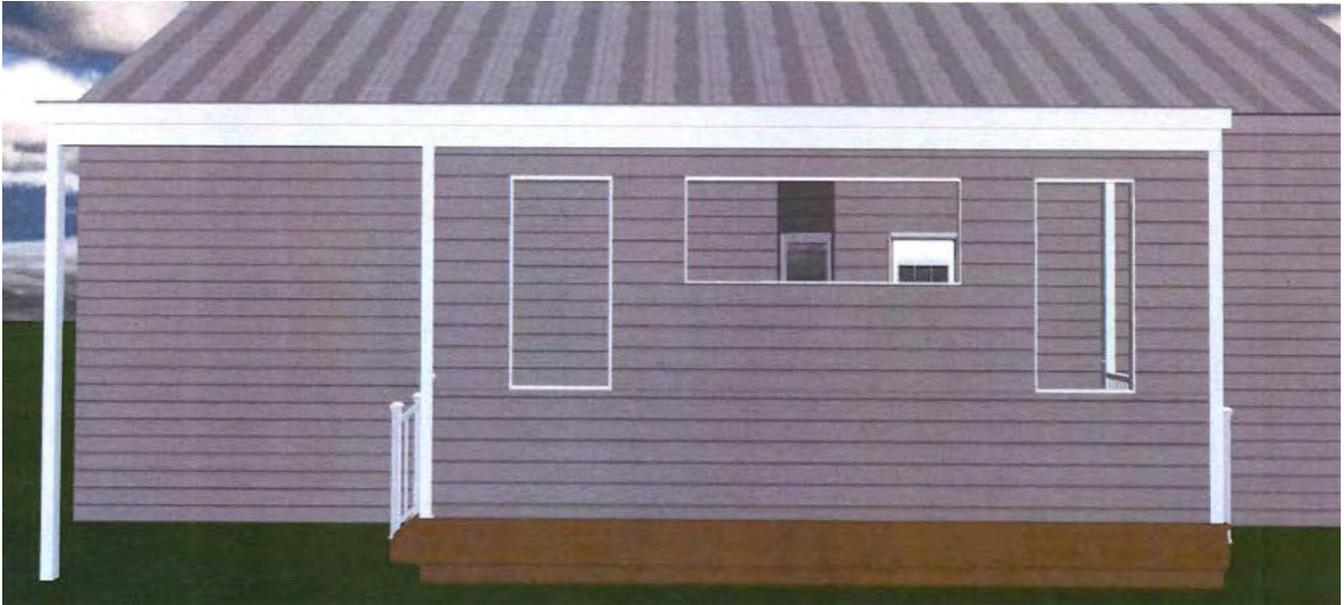
3D RENDERING – FRONT FACING CORTLANDT STREET

PROPOSED



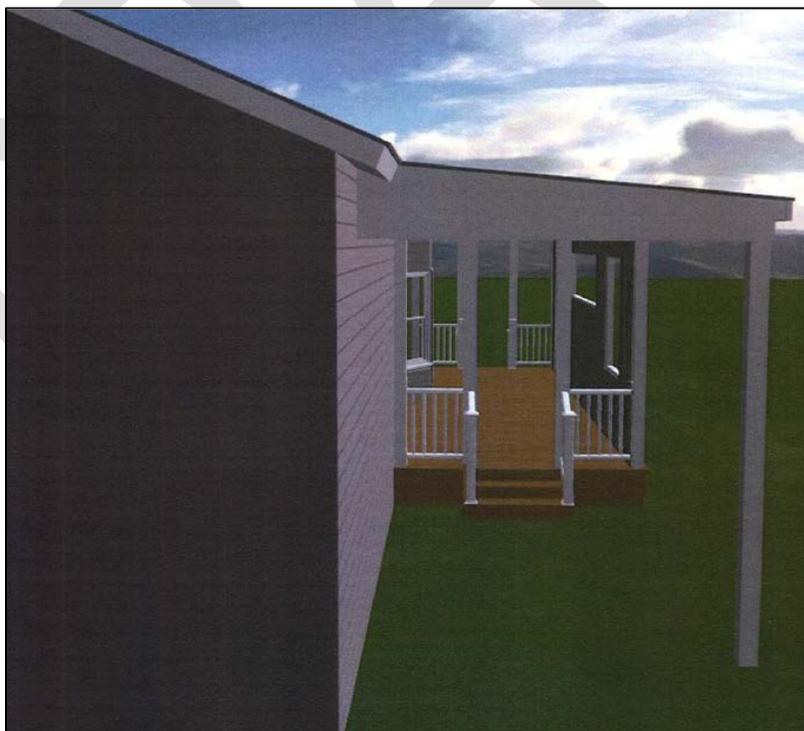
3D RENDERING – SIDE FACING NORTH PROPERTY LINE

PROPOSED



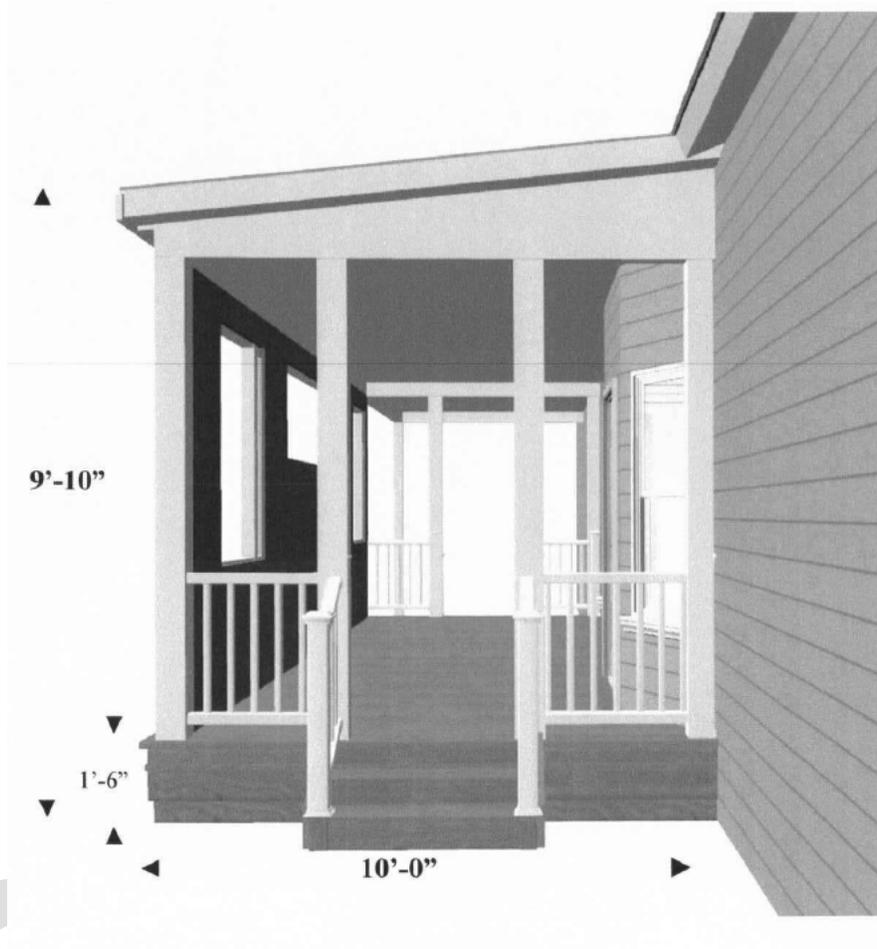
3D RENDERING – SIDE FACING REAR

PROPOSED



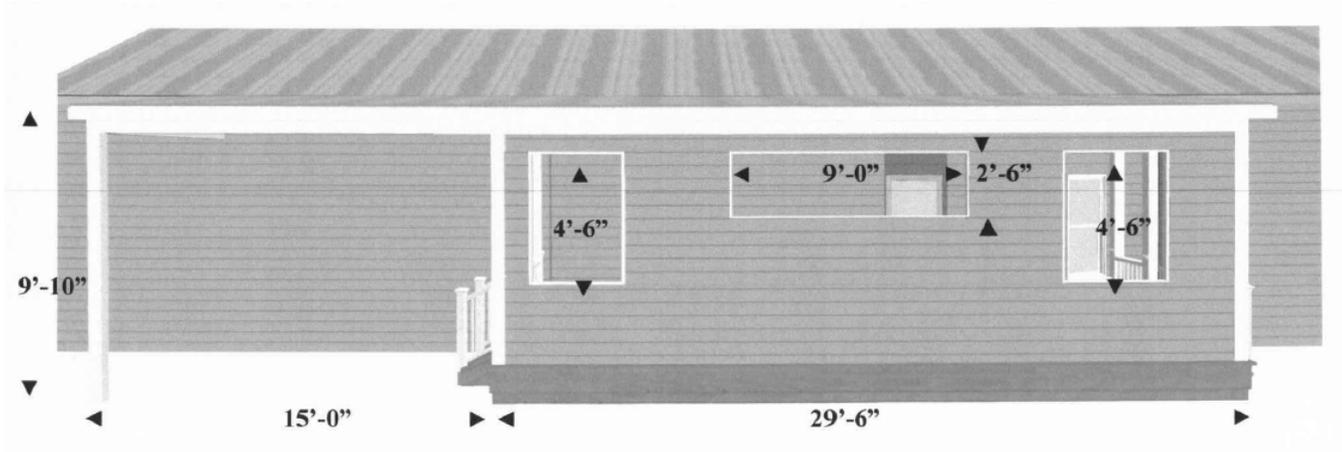
WEST ELEVATION – FRONT FACING CORTLANDT STREET

PROPOSED



NORTH SIDE ELEVATION

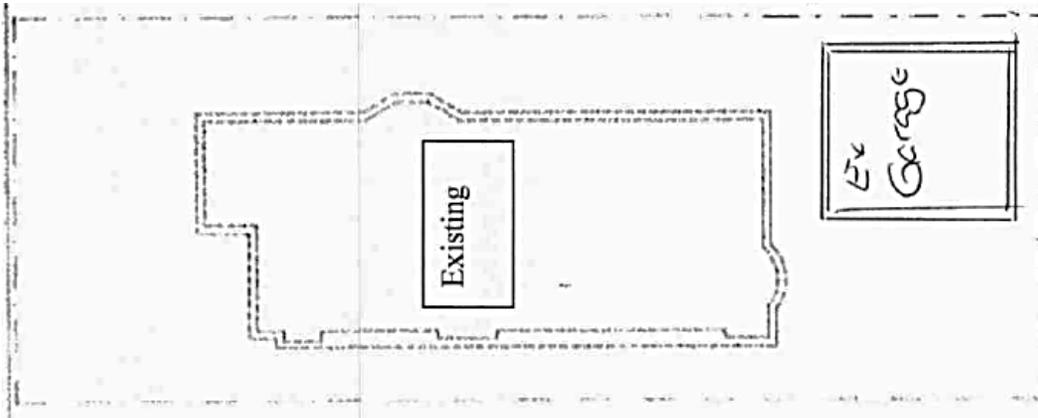
PROPOSED



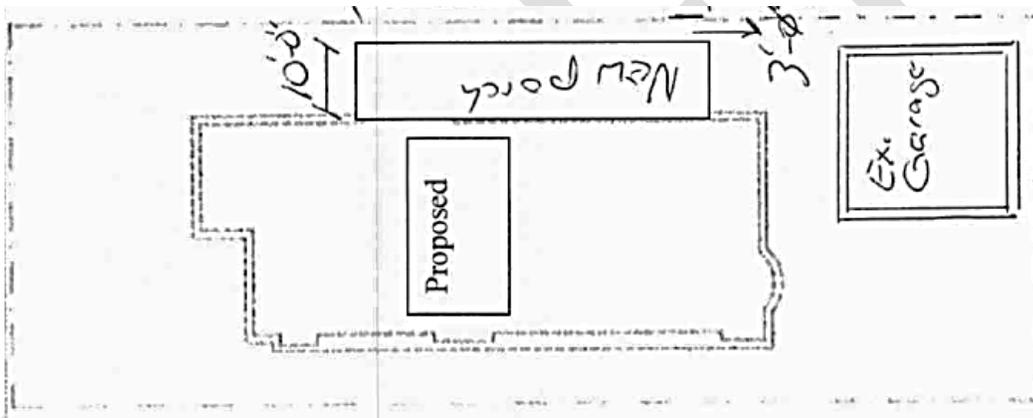


SITE PLAN

EXISTING



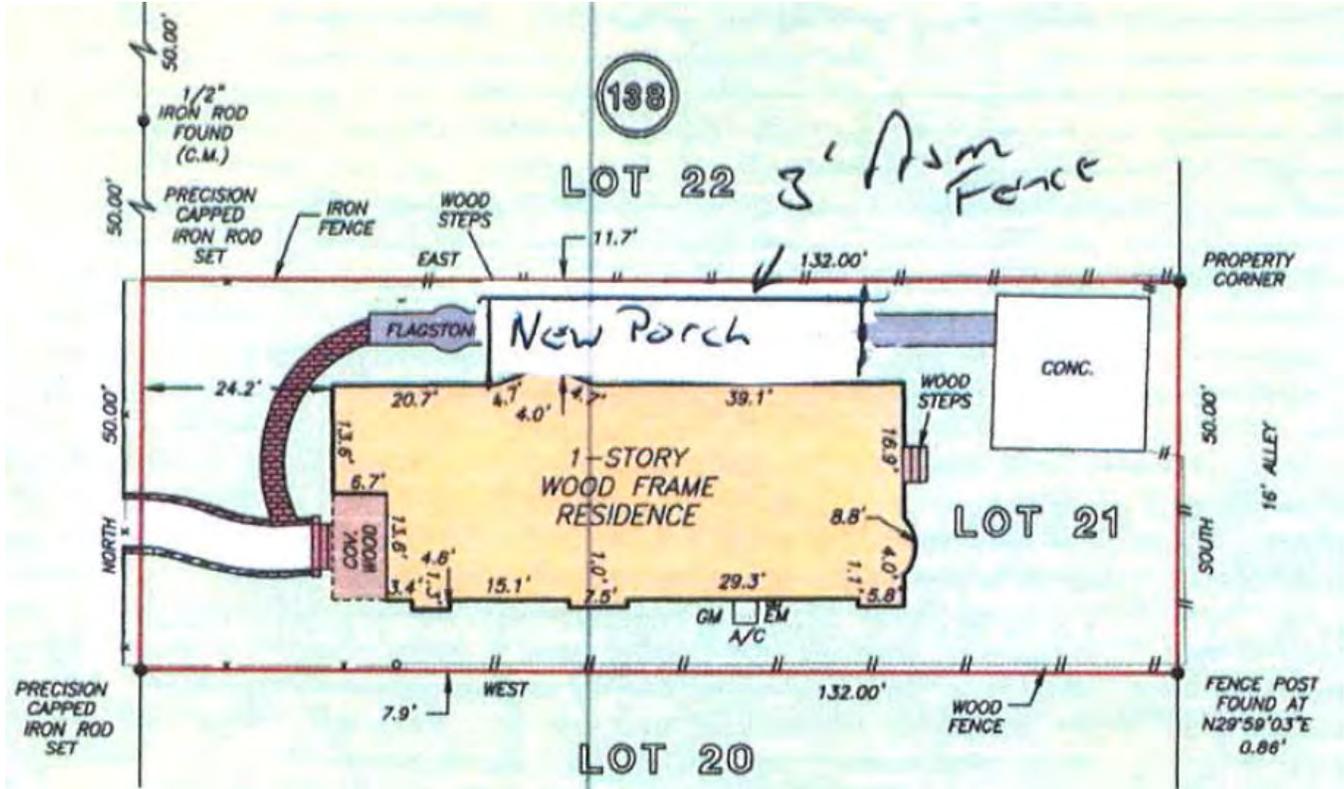
PROPOSED





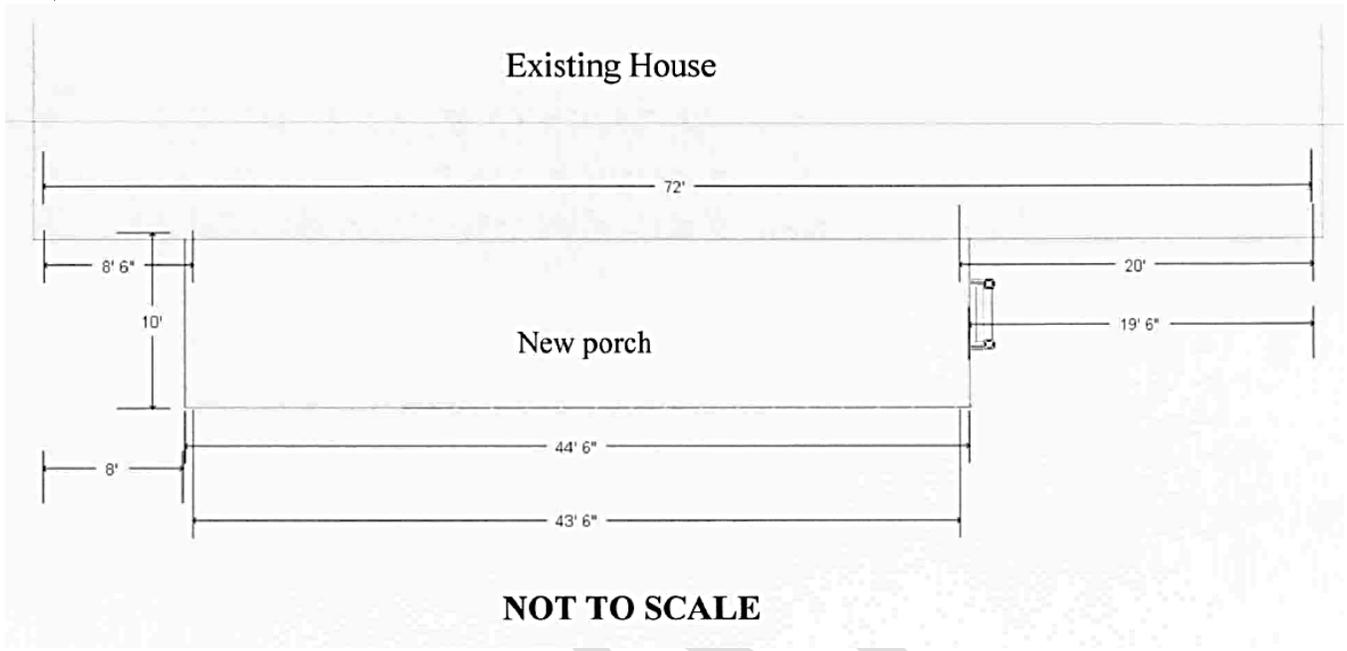
SITE PLAN

EXISTING



FIRST FLOOR PLAN

PROPOSED



DRAFT

PHOTOS

FRONT ELEVATION



FRONT ELEVATION - PATHWAY TO PORCH LOCATION



PHOTOS

VIEW OF PORCH LOCATION LOOKING EAST



VIEW OF PORCH LOCATION LOOKING WEST



PROJECT DETAILS

Shape/Mass: The proposed side porch will have a total width of 10'-0" and a total depth of 44'-6". The enclosed portion of the porch will have a depth of 29'-6" with the remaining 15'-0" being a non-enclosed covered extension along the rear portion of the north elevation. The proposed porch will tie into the original structure right under the existing eave and will have a maximum height of 11'-10". The side porch will be installed approximately where the existing pergola is currently located. See drawings for more detail.

Setbacks: The side porch will be setback 20'-0" from the front wall of the existing residence and will be setback 44.2' from the front property line. The proposed side porch will have a 3'-0" north side setback. The rear of the proposed covered open space will be setback 8'-0" forward of the existing rear wall. See drawings for more detail.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 2'-5". The proposed side porch will have a pier and beam foundation with a finished floor height of 1'-6". See drawings for more detail.

Windows/Doors: The existing north wall features a total of 8 windows and a single side door. A bay extends from the north wall. The bay features the door which is flanked by a window on either side. The proposed side porch will be constructed around the bay to take advantage of the existing door so that no other openings will have to be cut into the existing wall. The west and east elevations of the proposed side porch will be open but screened-in with two 36" wide vinyl screen doors. The north elevation of the proposed porch will be comprised of a wall with three openings with screen panels. The screen panels will be custom made with aluminum frames and insect mesh with 1" x 2" trim. All existing windows and doors are to remain. See drawings for more detail.

Exterior Materials: The existing house is clad in 117 wood siding. The proposed side porch will be constructed from wood with the north elevation being clad in 117 wood siding to match existing. The porch columns will be 6" x 6". Porch decking will be treated pine tongue and groove flooring to match existing house. All existing siding is to remain. See drawings for more detail.

Roof: The proposed side porch will have a shed roof with a pitch of 2:12 and an eave height of 9'-10". See drawings for more detail.

Front Elevation: The proposed side porch will be constructed around the existing bay feature, with a centered door and flanking windows. The shed roof of the porch will be supported by four columns. Centrally located steps will lead into the screened in porch area. Flanking the porch entry will be a simple railing system. See drawings for more detail.

Side Elevation: The north elevation of the side porch is a solid wall with three openings. The two end openings are vertical while the central opening is horizontal. These opening will be screened. The enclosed portion of the porch extends 29'-6" while a non-enclosed covered portion extends and additional 15'-0" towards the rear. See drawings for more detail.

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