

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 29, 2015

**Applicant:** Alex Ridgeway of Brickmoon Design and Amanda Simons of Texas Solar Outfitters for Michael Emerson, owner

**Property:** 1330 Cortlandt Street, lot 22, block 168, Houston Heights Subdivision. The property includes an altered historic 4,301 square foot, two-story wood frame single-family residence and a detached two-story accessory structure situated on a 9,900 square foot (75' x 132') interior lot.

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

**Proposal:** Alteration – *Revision*: The applicant was granted a COA in on December 12, 2013 to construct a two story addition to the rear of a two story contributing residence. At the April 23, 2015 HAHC meeting, was granted a COA to revise their earlier proposal by replacing the non-original round front porch columns with matching new material. The applicant now proposes the following revisions to this COA.

- Replace the approved six pairs of 8" diameter round columns with six 10" square columns.
- Install 19 solar panels on the south facing slope of the roof of the approved rear addition and the detached rear accessory structure.

See enclosed application materials and detailed project description on p. 5-11 for further details.

**Public Comment:** One who has expressed objection to the installation of square columns and no objection to the solar panels. See Attachment A.

**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

- (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

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



**WEST ELEVATION – FRONT FACING CORTLANDT STREET**  
**EXISTING**



WEST SIDE ELEVATION

APPROVED 4/29/15



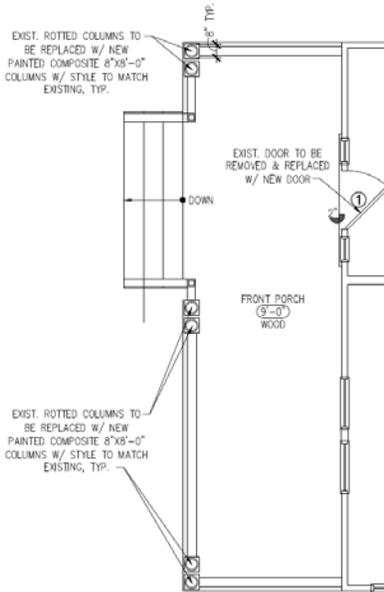
PROPOSED



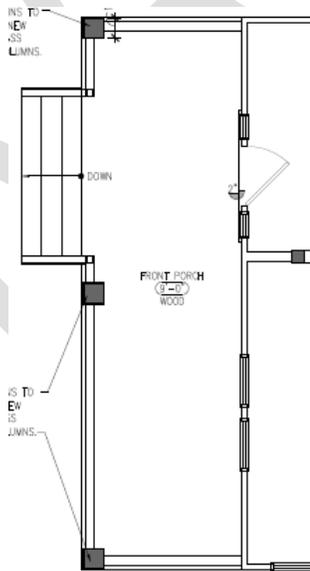


FIRST FLOOR PLAN

APPROVED 4/23/15



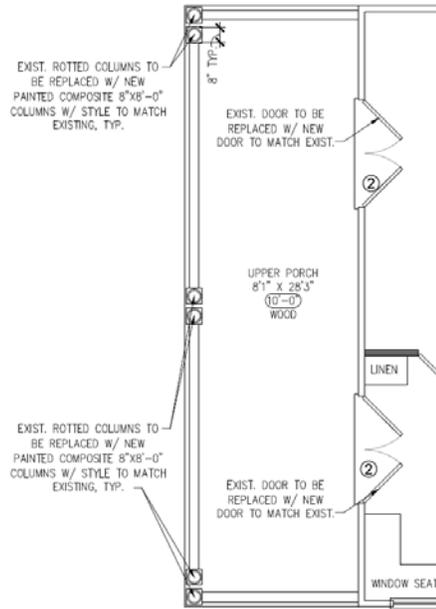
PROPOSED



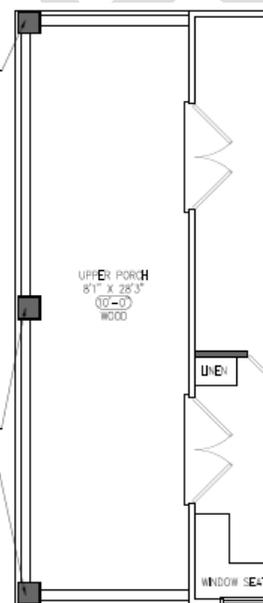


**SECOND FLOOR PLAN**

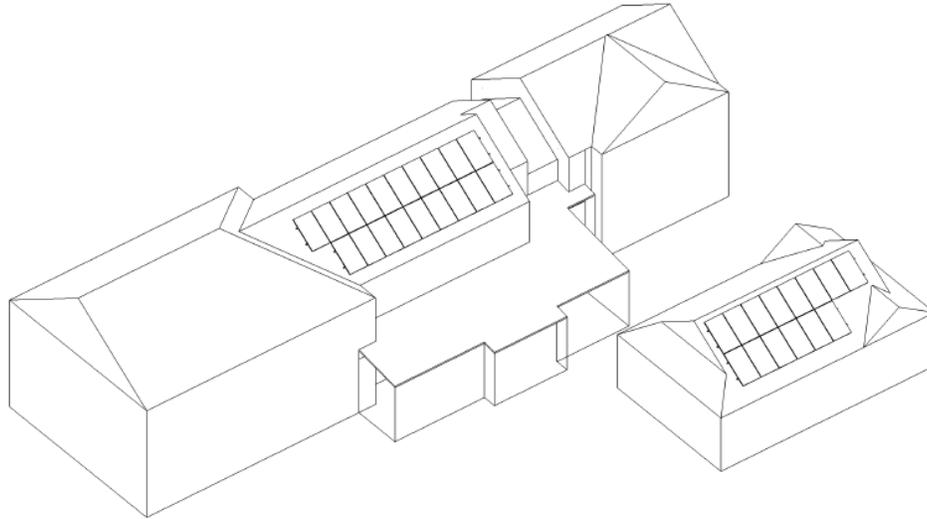
APPROVED 4/23/15



PROPOSED



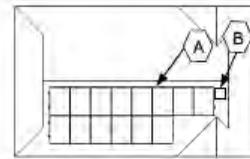
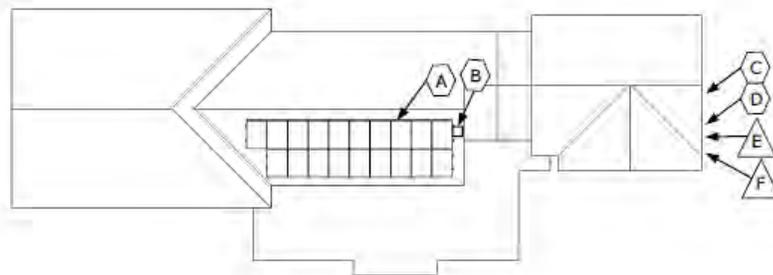
**PROPOSED SOLAR PANELS**  
BIRD'S EYE VIEW



PLAN VIEW



CORTLANDT



PROPOSED SOLAR PANELS

SILVANTIS™  
F265 MODULE

SunEdison is a recognized authority on silicon technology and manufacturing processes developed through more than 50 years of experience. With our vertically-integrated business model, SunEdison delivers best-in-class solar modules by continuously leveraging new technology and manufacturing techniques that maximize efficiency, minimize cost, and extend product lifetime. Our solar module factory is ISO 14001 certified, and our products undergo rigorous inspection to ensure the highest possible quality.

SunEdison Silvantis solar module family continues our tradition of excellence by delivering the highest levels of performance worldwide. SunEdison is dedicated to providing local, responsive customer service.



DRAFT

## PROJECT DETAILS

**Exterior Materials:** The existing residence features twelve (three pairs on each floor) non-original 8" diameter by 8' tall round wood columns and wood porch railings. The columns and porch railings have deteriorated from rot. The applicant was granted a COA on April 23, 2015 to replace these columns with matching material.

The applicant now proposes to use 10" square columns instead of pairs of round columns.

The applicant also proposes to install 19 solar panels on the south side of the roof structure of the approved addition. The panels will feature a profile that is flush with the roofing material. The combined panels measure 11' tall by 32' 6" deep.

DRAFT

**ATTACHMENT A**  
**PUBLIC COMMENT**



1330 Cortlandt – Question need for square column replacement. No evidence that round columns were not original design. Recommend the applicant review offered 12 inch fiberglass round columns (Tuscan style) manufactured by Fiberglass Specialties Inc., P.O. Box 1340, Henderson, Tx 75653 (903) 657-6522. Don't have a problem with fiberglass replacements.

1330 Cortlandt solar panels – no objection when solar panels are placed on the non-contributing portion of the structure

J. Kent Marsh

DRAFT