CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Steve Morse, Morse Construction, LLC for Stephen & Catherine Cochran, 14th St Flats LLC owners

Property: 1341 Cortlandt St, Lots 1 & 2, Block 169, Houston Heights Subdivision. The property includes a historic 1,849 square foot, two-story wood frame multi-family residence and two non-historic multi-family buildings situated on a 13,200 square foot (100' x 132') corner lot.

Significance: Contributing Colonial-Revival style brick fourplex, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a 152 square foot accessory building at the rear of the property.

- Structure contains a covered entry/patio;
- Setback 18' from E 14th Street

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: One opposed. See Attachment A, pg.16.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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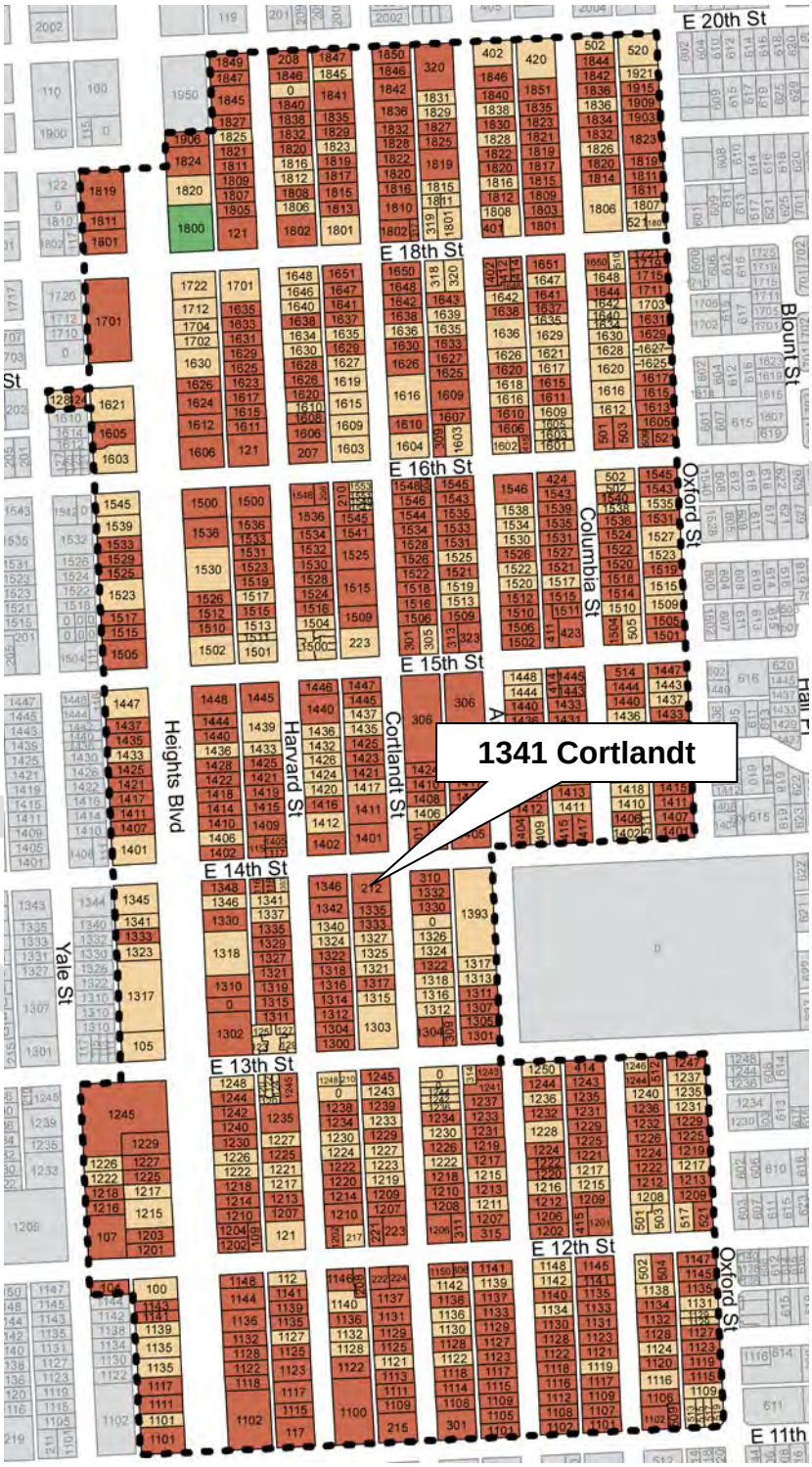
PROPERTY LOCATION

HOUATON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

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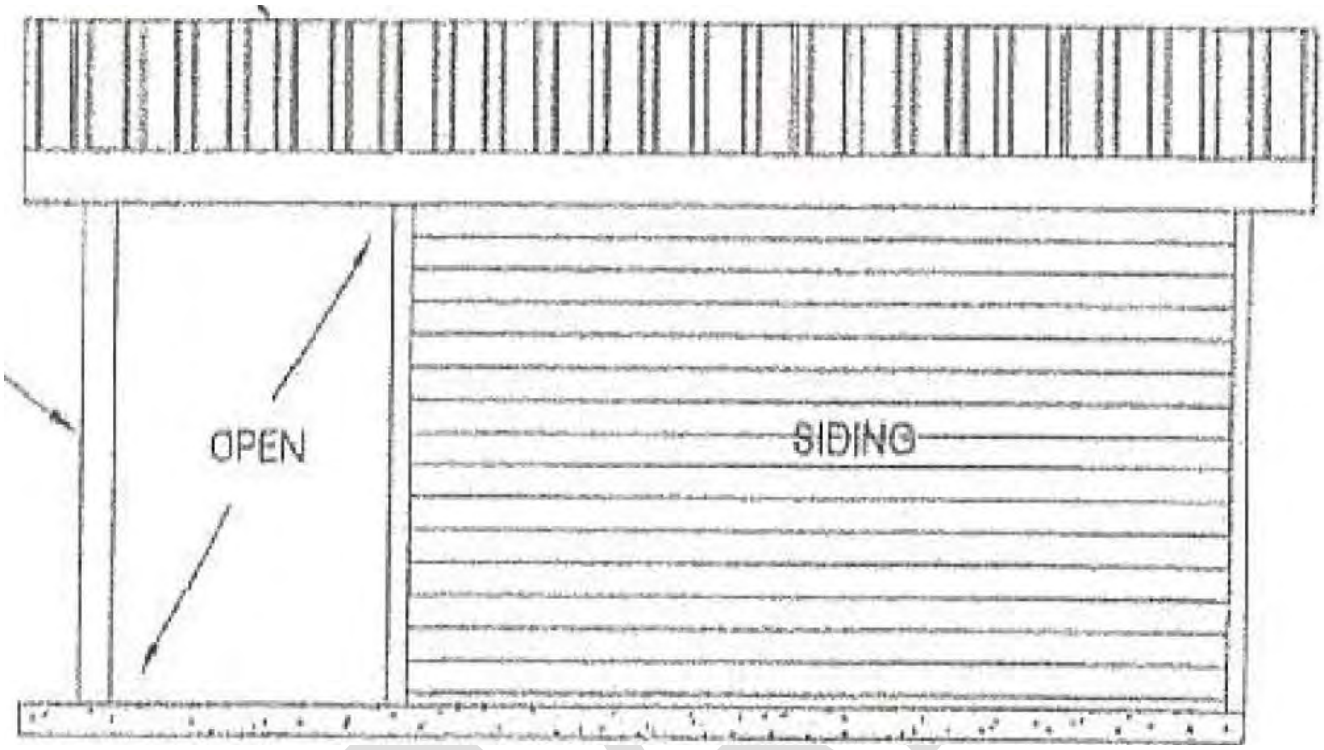
NORTH ELEVATION – FRONT FACING E 14th STREET

PROPOSED



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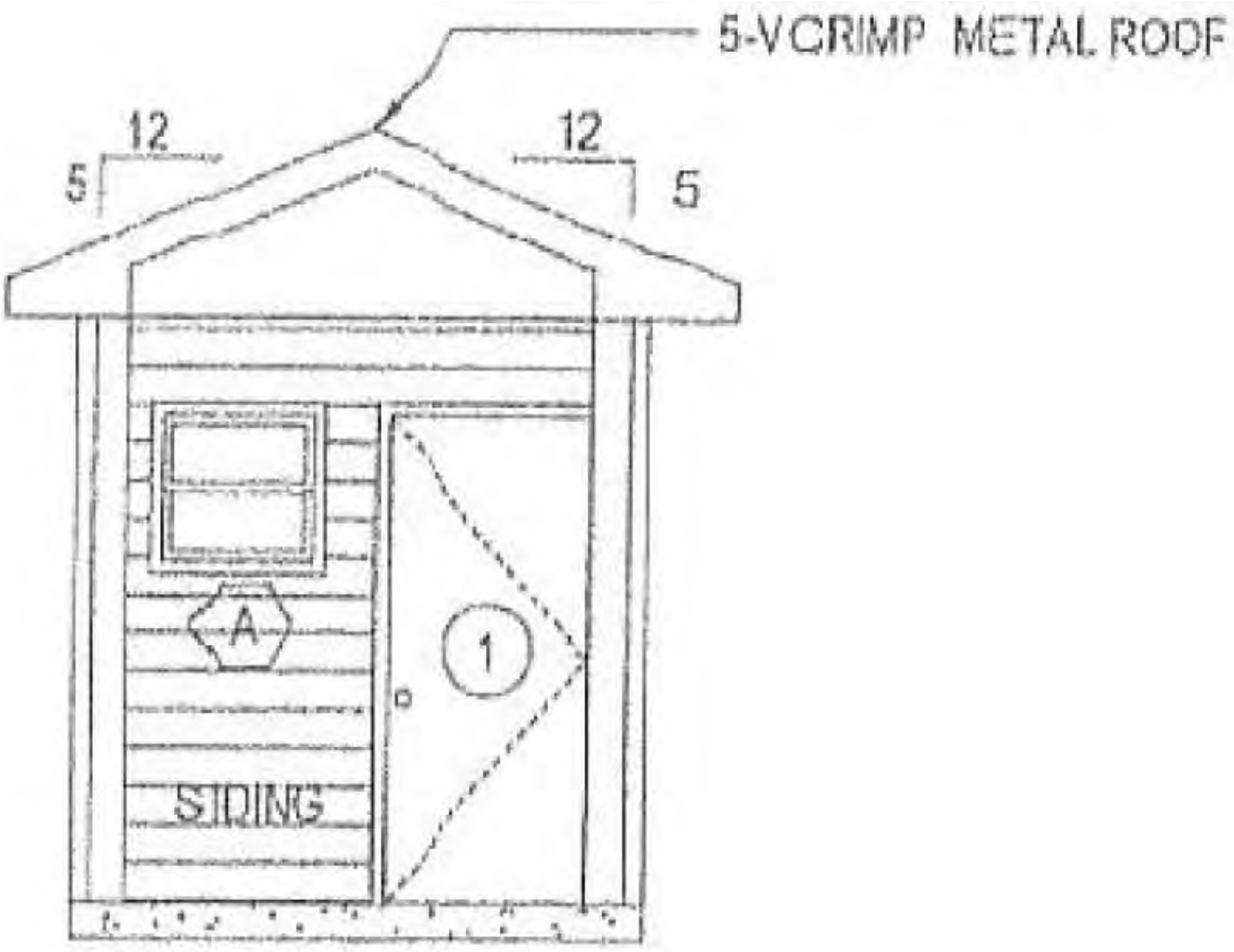
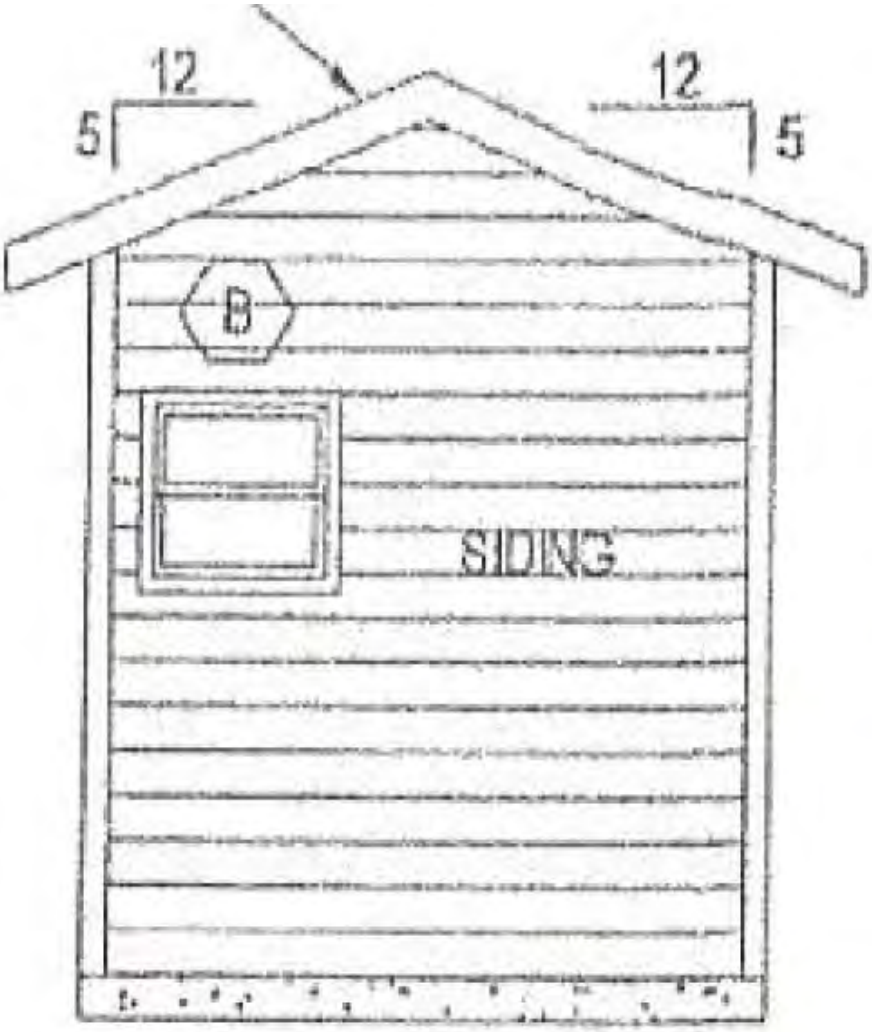
EAST SIDE ELEVATION – FACING CORTLANDT STREET

PROPOSED



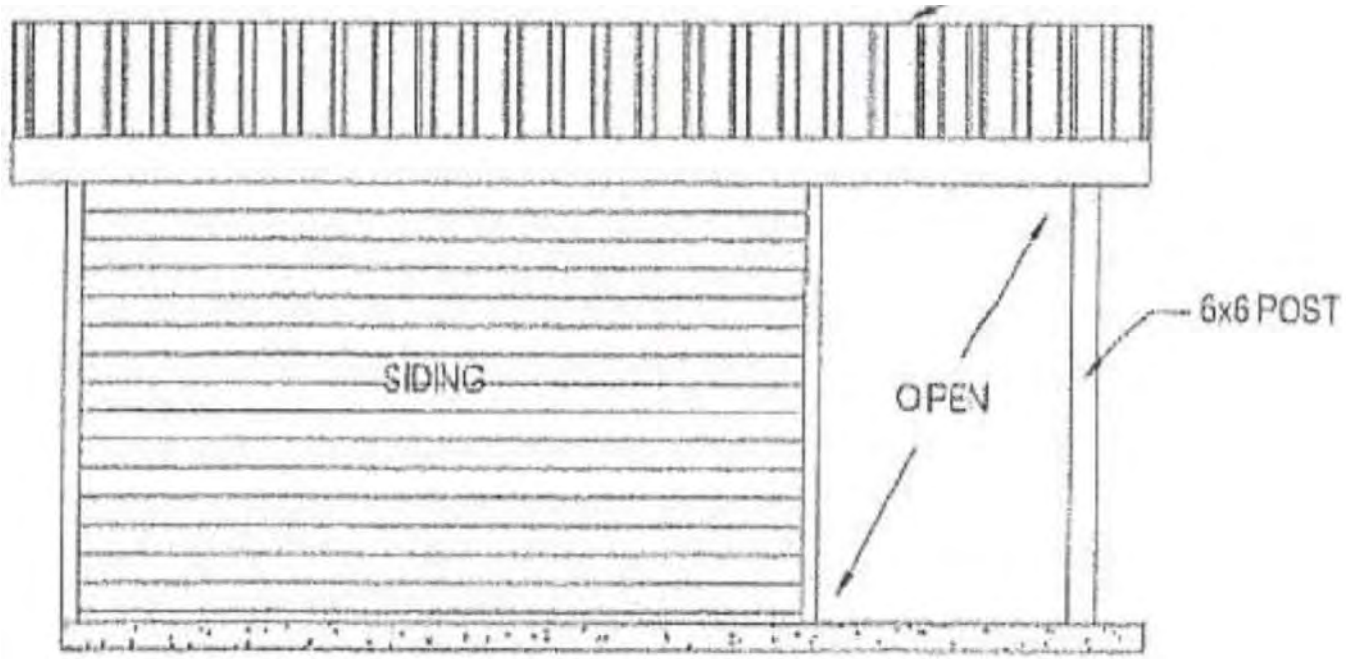
WEST SIDE ELEVATION

PROPOSED



SOUTH (REAR) ELEVATION

PROPOSED



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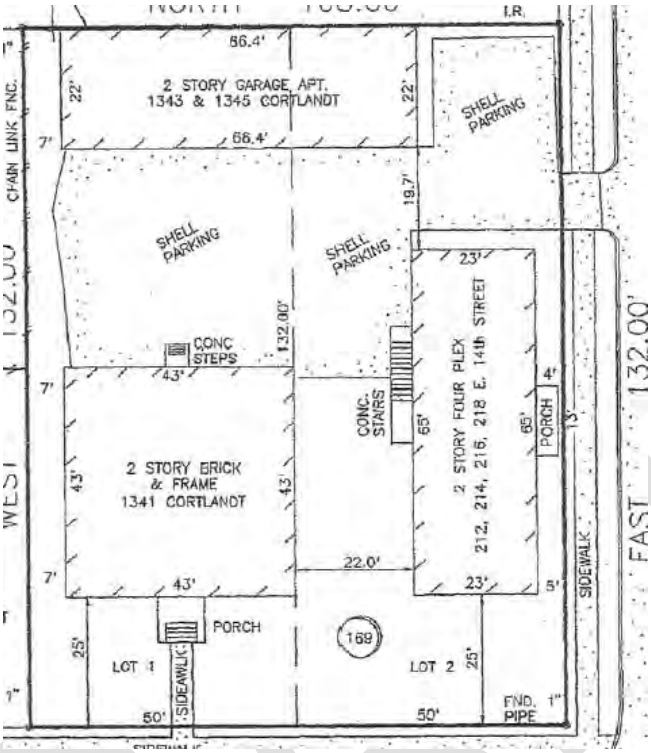
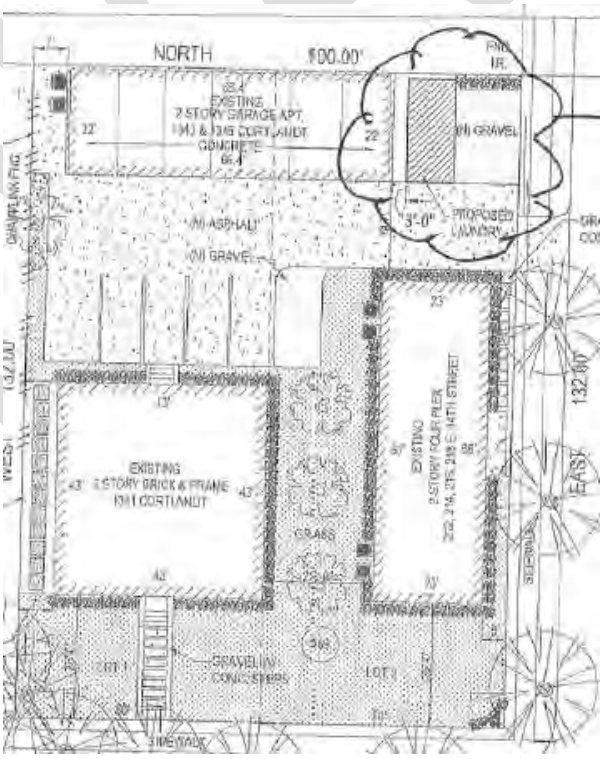
SITE PLAN

EXISTING



PROPOSED



N ➡

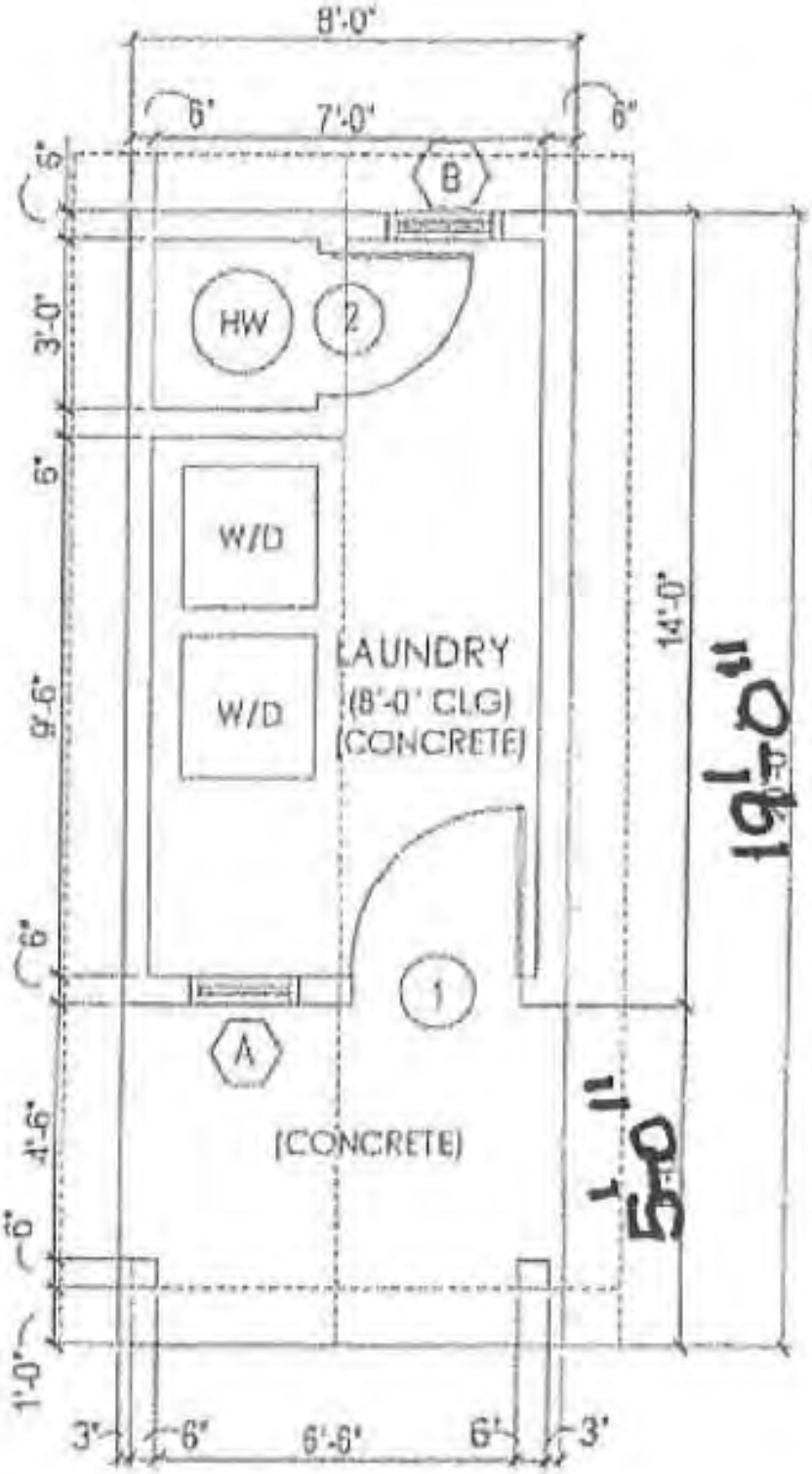
ROOF PLAN

PROPOSED

FIRST FLOOR PLAN

PROPOSED

N ➡



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE			
QUANTITY	TYPE	SIZE	COLOR
1	A	2'-0" x 2'-0"	DRIFTWOOD
1	B	2'-0" x 2'-0"	DRIFTWOOD

DOOR SCHEDULE					
LOCATION	TYPE	SIZE	OPERABLE	FINISH	REMARK
MAIN ENTRY	1	3'-0" x 6'-8"	SWING	PAINT BOTH SIDES	
MECH. RM.	2	2'-6" x 6'-8"	SWING	PAINT BOTH SIDES	

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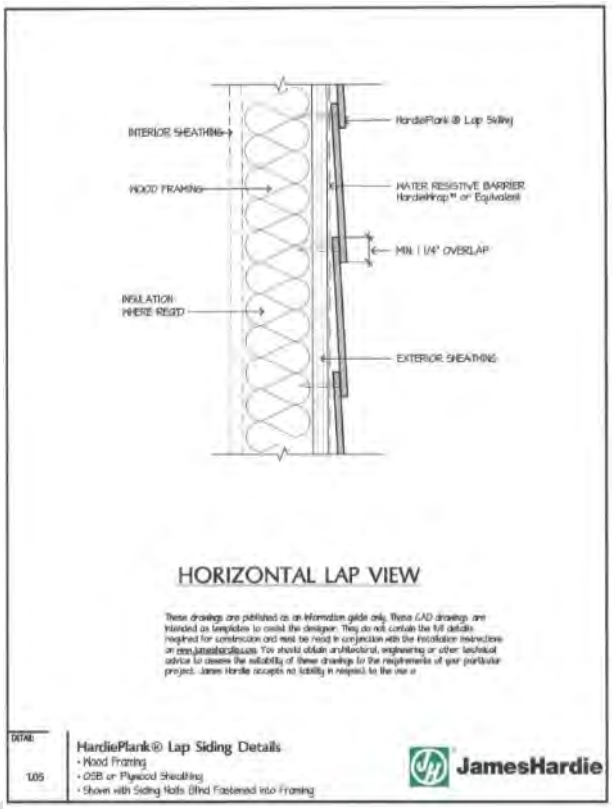
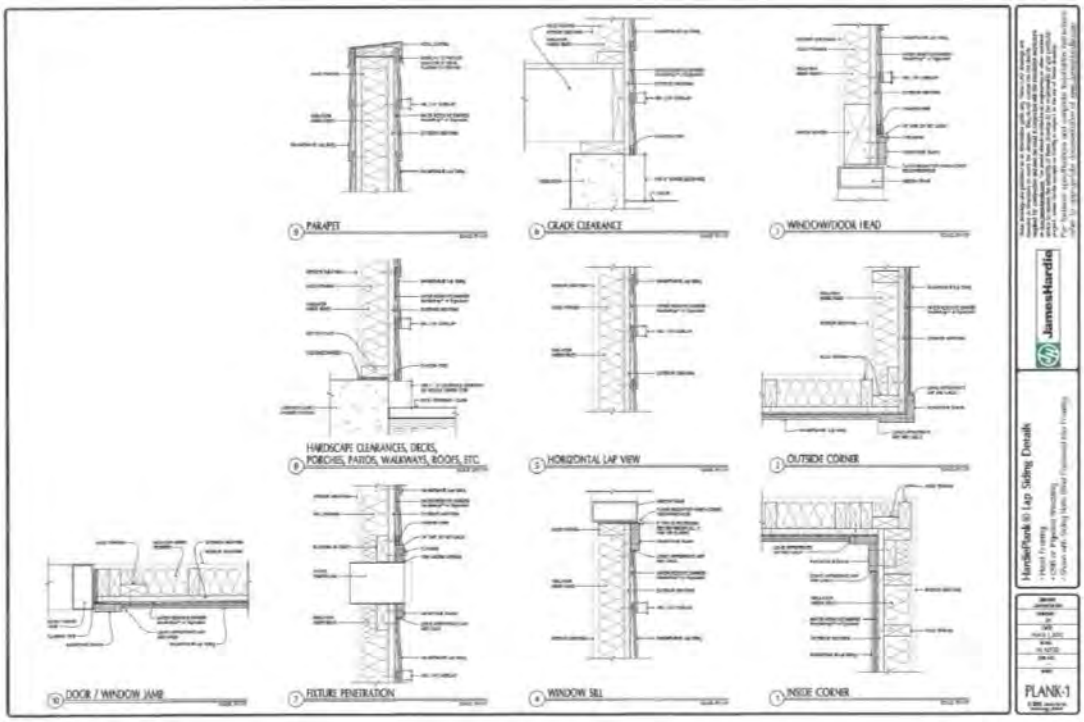
MATERIALS DOCUMENTATION

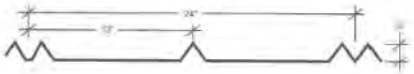




Metal Roof and Wall Systems

5V CRIMP PRODUCT INFORMATION

GENERAL DESCRIPTION



Coverage Width - 24"
Minimum Slope - 3:12
Panel Attachment - Wood screws
Panel Substrate - Galvalume Plus®
Gauges - 29 or 26
Finishes - Smooth or embossed
Coating - Signature® 200 (Siliconized Polyester)

PRODUCT SELECTION CHART

Product	Galvalume Plus®	Galvalume Plus®	Signature® 200
5V Crimp	29	26	26
24" Wide	●	●	●

● – Available in any quantity.
■ – Minimum quantity may be required.

ARCHITECTURAL (HTTP://WWW.FABRAL.COM/ARCHITECTURAL/) POST FRAME (HTTP://WWW.FABRAL.COM/POST-FRAME/) LIGHT COMMERCIAL (HTTP://WWW.FABRAL.COM/LIGHT-COMMERCIAL/) RESIDENTIAL (HTTP://WWW.FABRAL.COM/RESIDENTIAL/) ABOUT US (HTTP://WWW.FABRAL.COM/ABOUT-US/) SUPPORT/TECH (HTTP://WWW.FABRAL.COM/SUPPORT-TECH/)

RESIDENTIAL (HTTP://WWW.FABRAL.COM/RESIDENTIAL/)

5V Crimp

PRODUCT OVERVIEW

PANEL SPECS

SUBSTRATES

AVAILABLE COLORS

SEE AVAILABLE COLORS (HTTP://WWW.FABRAL.COM/RESIDENTIAL/#COLORS)

FINISH OPTIONS (HTTP://WWW.FABRAL.COM/RESIDENTIAL/#COLORS)

PROJECT DETAILS

Shape/Mass: The structure measures 8' wide by 19' deep including a 5' deep covered porch, and is 10' tall.

Setbacks: The structure is setback 18' from the side (north, E 14th St) and 2' from the rear.

Foundation: Slab on grade.

Windows/Doors: The structure contains 1-over-1 vinyl windows and wood doors.

Exterior Materials: The structure contains cementitious smooth-finish siding, a metal roof and vinyl windows.

Roof: The structure has a ridge height of 10', and eave height of 8' with a 5-over-12 pitch and is clad in a metal standing-seam roof.

Front Elevation: (North) Please see elevations for details.

Side Elevation: (East) Please see elevations for details.

Side Elevation: (West) Please see elevations for details.

Rear Elevation: (South) Please see elevations for details.

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ATTACHMENT A

PUBLIC COMMENT

From: Kent Marsh
Sent: Tuesday, November 10, 2015 2:58 PM
To: DuCroz, Diana - PD
Cc: Wallace Brown, Margaret - PD
Subject: Nov 19 HAHC Meeting

Diana, I know you are out but wanted to provide input for this month's HAHC agenda.

HHEHD – 1246 Columbia, no objection; 1341 Cortlandt, object, window needs to be vertically oriented to be compatible with typical district window proportions; 1515 Oxford, object, fixed windows, square windows, faux shutters, and 2nd story breezeway connection are not compatible with typical district elements.

HHSHD – 102 W 11th St, object (this should be listed in the HHEHD), proposed sign area proportion to total façade area exceeds other contributing commercial sign proportion in the district (HHEHD); 113 E 4th St, I will defer to Pete Stockton's report as to the suitability to restore this existing contributing structure

HHWHD – 201 W 16th, no objection to relocation of garage door from alley side to front street side of garage but no driveway opening should be granted to Yale as this is a major thoroughfare and residential access should be denied to this congested street; 1205 Rutland, no application was posted; 1411 Ashland, application is incomplete.

J. Kent Marsh, AICP CUD
Vice President

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