

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Rob Hellyer, Premier Remodeling for Michael Harvey, owner

Property: 1245 Cortlandt Street, Lot 1, Block 188, Houston Heights Subdivision. The property includes a historic 1,512 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1910, located in the Houston Heights Historic District East.

Proposal: Project Type – Construct a 2-story rear addition to a one-story corner residence.

- The addition will encroach 5' on to the existing residence and will measure 32'-7" wide, 16' deep on the first floor and 21'-5" deep on the second floor, 20'-3" to the eave, and 27'-4" to the ridge.
- The addition will be clad with wood beveled lap siding.
- All existing original wood beveled lap siding and original wood sash windows will be retained. The addition will feature sash windows.

See enclosed application materials and detailed project description on p. 6-19 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1, 4, 8, and 9

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The proposed addition encroaches 5' on the existing residence and is highly visible due to the residence being located on the corner of Cortland Street and E 13th Street and overwhelms the historic character of the 1910 Craftsman Bungalow.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The proposed addition encroaches 5' on the existing residence which results in the alteration of the existing hipped roof which is a distinguishing character of the residence. The addition is highly visible due to the residence being located on the corner of Cortland Street and E 13th Street and overwhelms the historic character of the 1910 Craftsman Bungalow.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The proposed addition encroaches 5' on the existing residence which results in the alteration of the existing hipped roof which is a distinguishing character of the residence. The encroachment onto the existing residence will result in the loss of significant historic material due to the walls being reframed to carry the load of the second-story addition.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The proposed addition encroaches 5' on the existing residence which results in the alteration of the existing hipped roof which is a distinguishing character of the residence. The addition is highly visible due to the residence being located on the corner of Cortland Street and E 13th Street and overwhelms the historic character of the 1910 Craftsman Bungalow. The encroachment onto the existing residence will result in the loss of significant historic material due to the walls being reframed to carry the load of the second-story addition.</i> |

- (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.

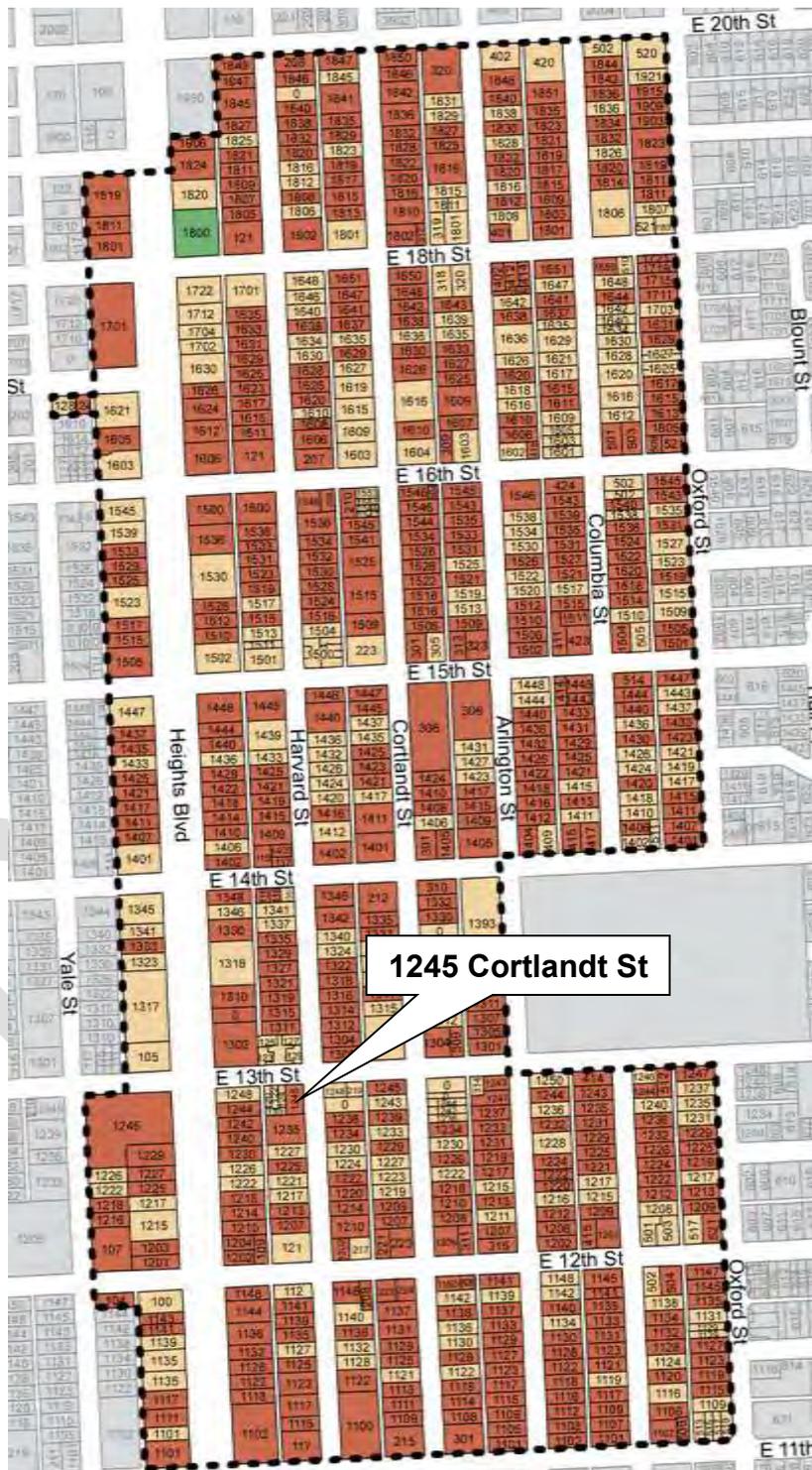
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PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



DR

EAST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION – FACING E 13TH STREET

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



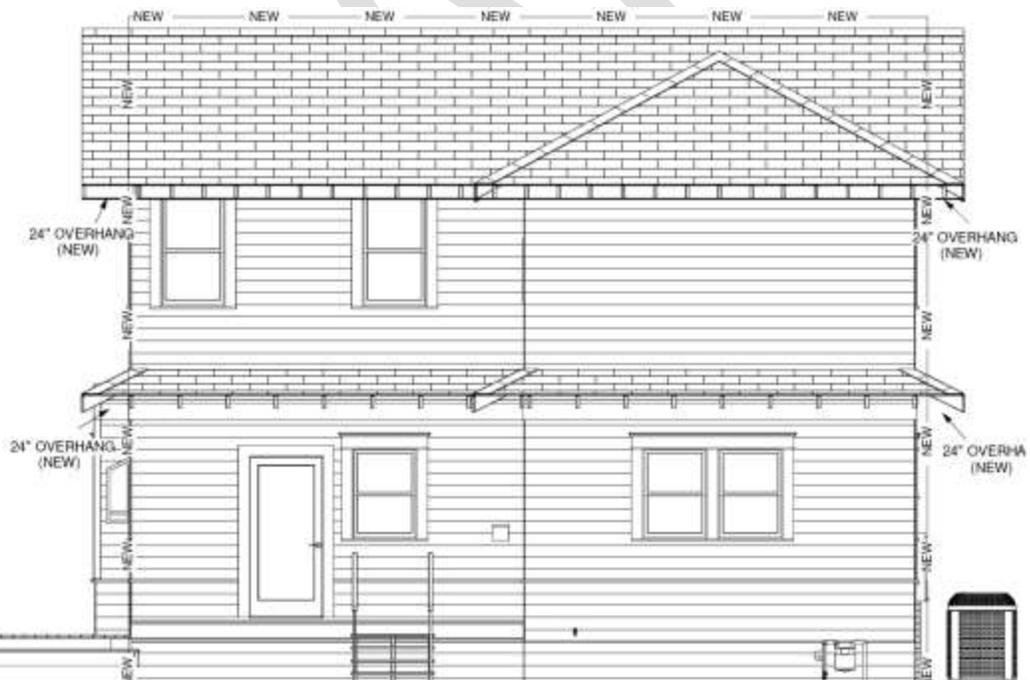
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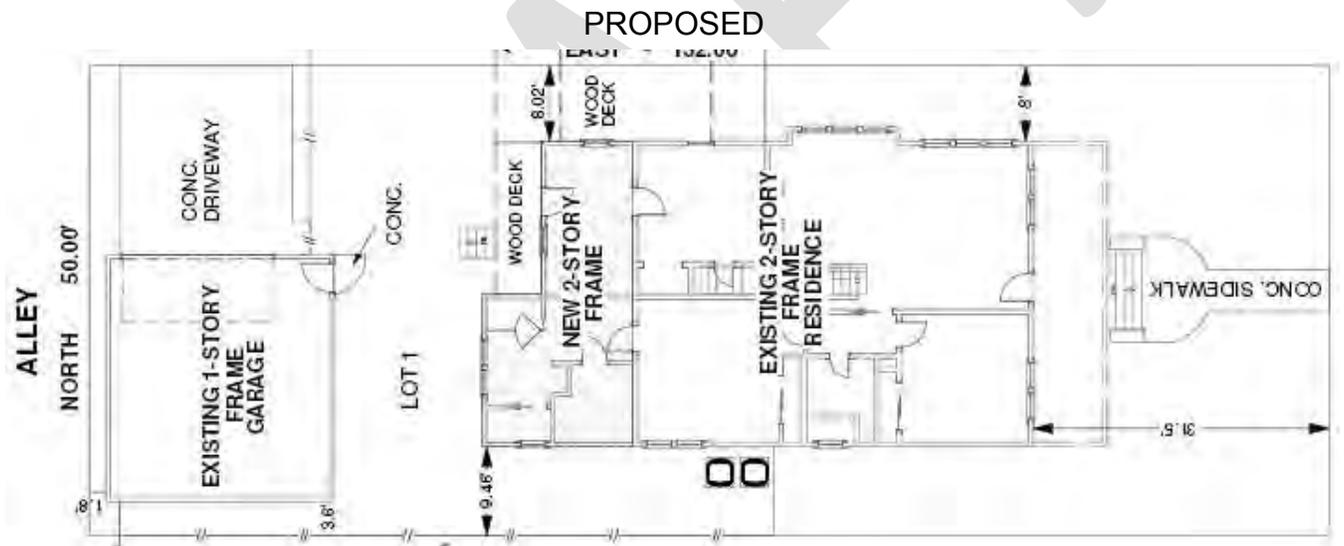
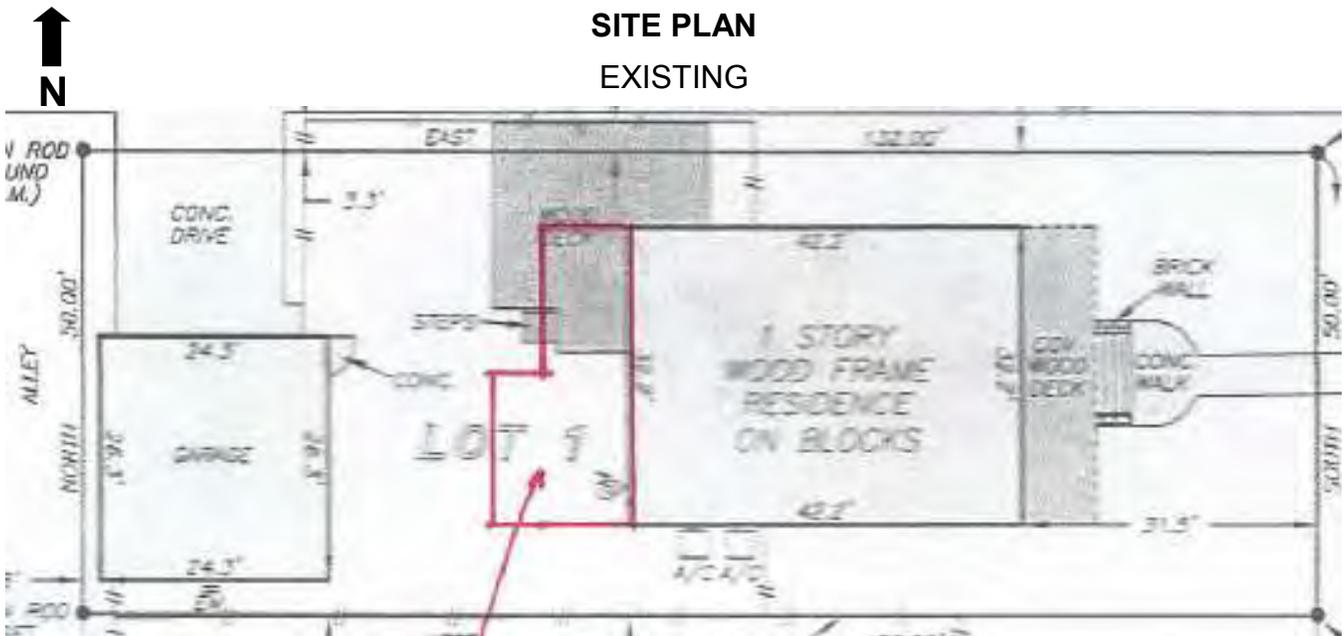
WEST (REAR) ELEVATION

EXISTING



PROPOSED

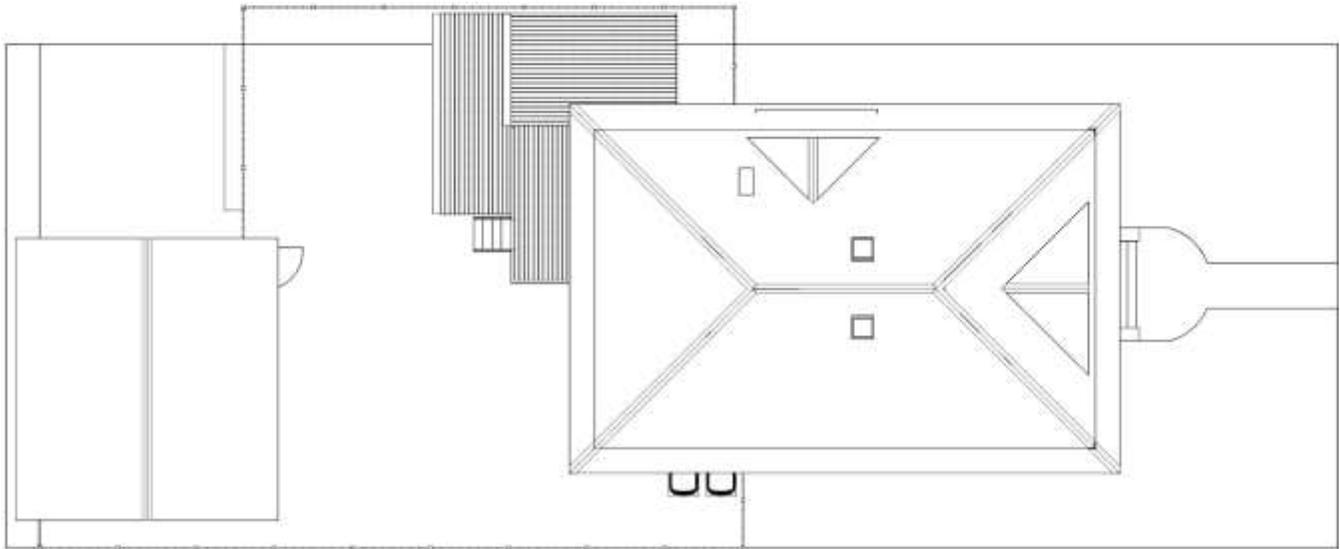




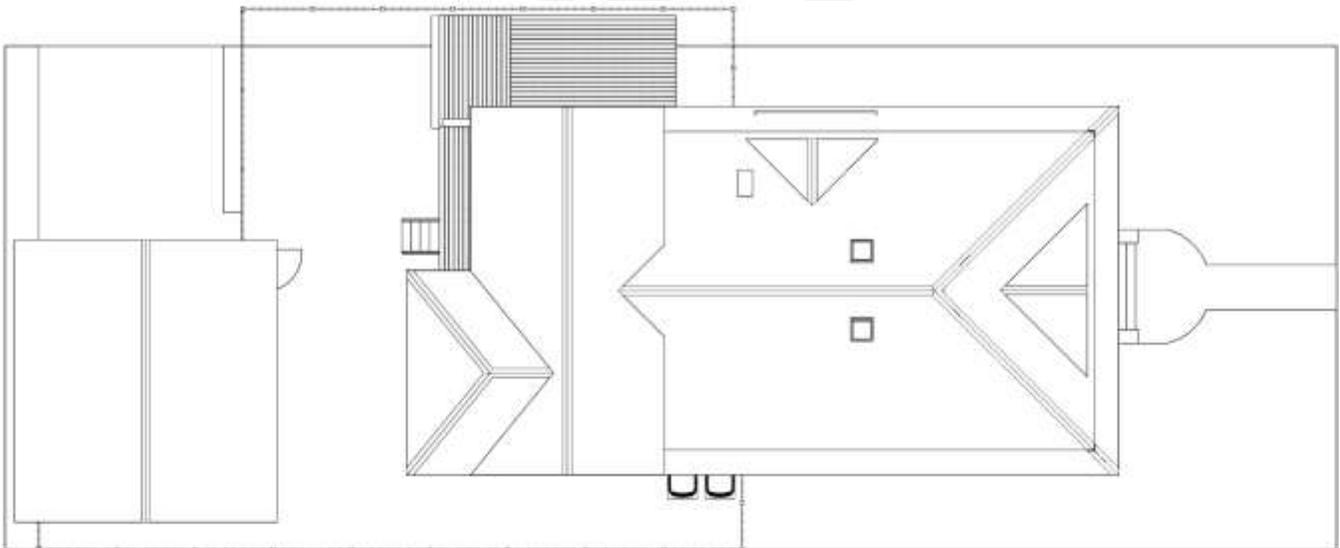


ROOF PLAN

EXISTING



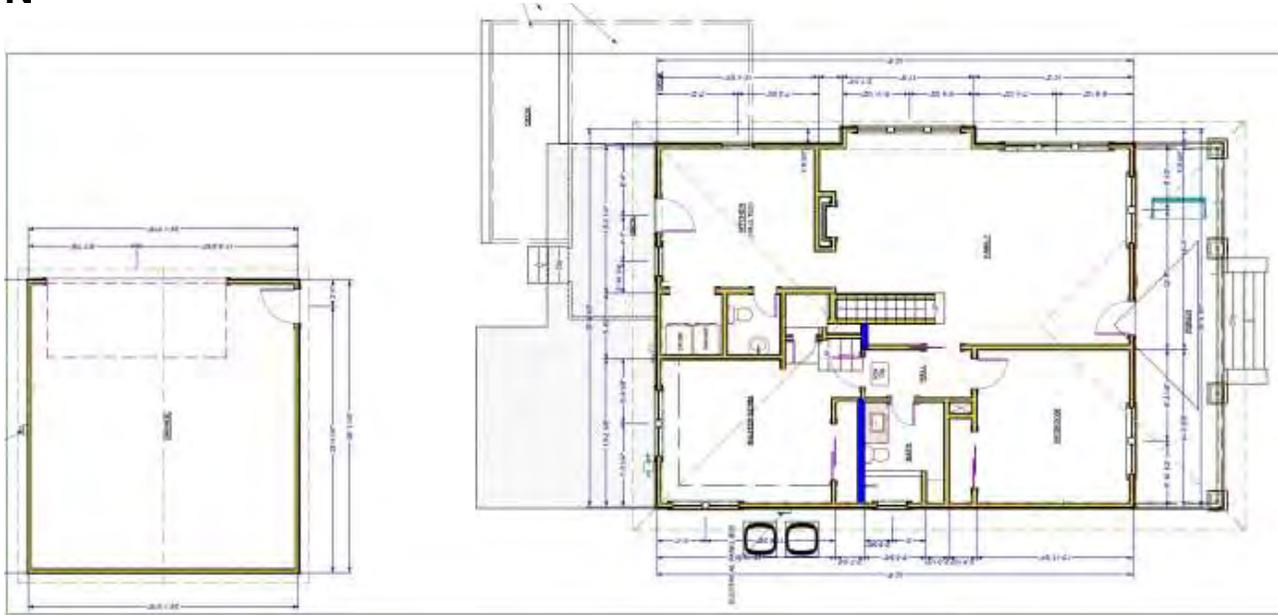
PROPOSED





FIRST FLOOR PLAN

EXISTING



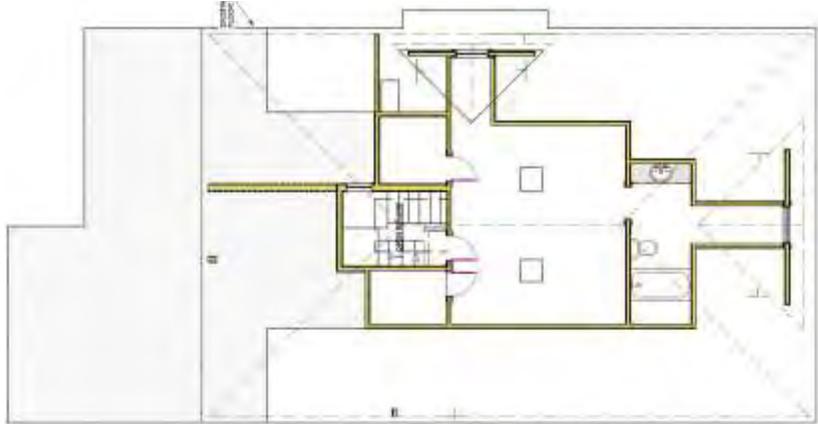
PROPOSED



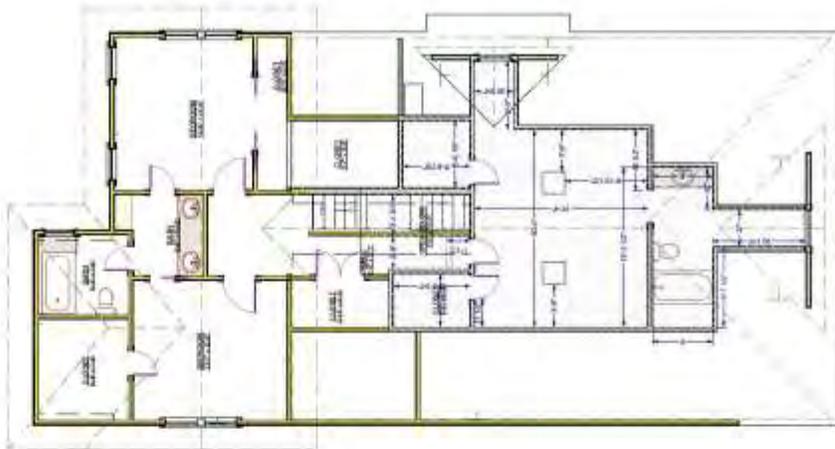


SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS	TOP
W01	1	1	51039	69 5/8 "	45 "	MULLED UNIT	1 OVER 1 WOOD	84"
W02	2	2	2848DH	32 "	56 "	DOUBLE HUNG	1 OVER 1 WOOD	80"
W03	4	2	2850DH	32 "	60 "	DOUBLE HUNG	1 OVER 1 WOOD	84"
W04	1	2	2620FX	30 "	24 "	FIXED GLASS	WOOD	54"
W05	3	1	2839DH	32 "	45 "	DOUBLE HUNG	1 OVER 1 WOOD	84"

DRAFT

PHOTOS SUBMITTED BY APPLICANT

SUB-HEADING









PROJECT DETAILS

Shape/Mass: The residence measures 33'-9" wide, 42'-5" deep, 11'-5" to the eave, and 23'-11" to the ridge. The addition will begin at the rear wall on the first floor and will encroach 5' onto the existing residence on the second floor. The addition will measure 32'-7" wide, 16' deep on the first floor and 21'-5" deep on the second floor, 20'-3" to the eave, and 27'-4" to the ridge.

Setbacks: The residence is setback 31'-5" from the front property line, 8' from the side, north property line, 9'-5" from the side, south property line, and 58'-5" from the rear property line. The addition will be setback 8' from the side, north property line, 9'-5" from the side, south property line, and 42'-5" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a finished floor height of 34". The residence features flared foundation skirting. The addition will be built on a pier and beam foundation with a finished floor height of 34".

Windows/Doors: The residence features decorative 9/1 wood sash windows, 1/1 wood sash windows, and a single lite entry door; all existing original sash windows and single lite entry door will be retained. The addition will feature wood 1/1 sash windows and a single lite entry door.

Exterior Materials: The residence is clad with wood 117 siding and beveled lap foundation skirting; all existing siding will be retained. The residence features a full width front porch with square tapered columns with brick bases and concrete steps; all porch elements will be retained. The addition will be clad with wood 117 siding.

Roof: The residence features a hip roof with 8/12 pitch and flared eaves and is clad with composite shingles. The addition will feature a cross gable on hip roof with an 8/12 pitch and will be clad with composite shingles.

Front Elevation: Please see elevation drawings on pg. 6
(East)

Side Elevation: Please see elevation drawings on pg. 7
(North)

Side Elevation: Please see elevation drawings on pg. 8
(South)

Rear Elevation: Please see elevation drawings on pg. 9
(West)