

CERTIFICATE OF APPROPRIATENESS

Application Date: September 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. The applicant received a certificate in July 2015 and is proposing the following revisions:

- Extend the first floor 4' forward to give a total depth of 38.5"
- Shift the structure to the north 1' and to the rear 1'

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

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

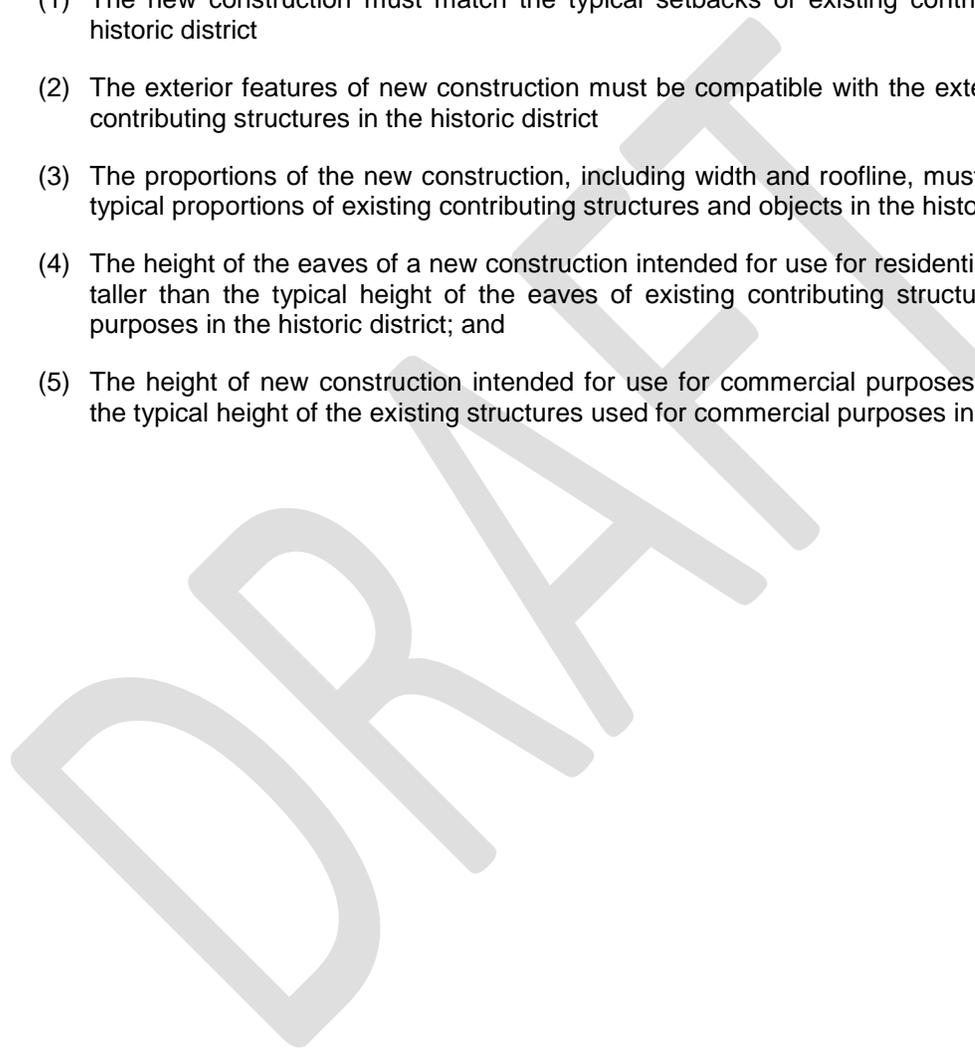
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

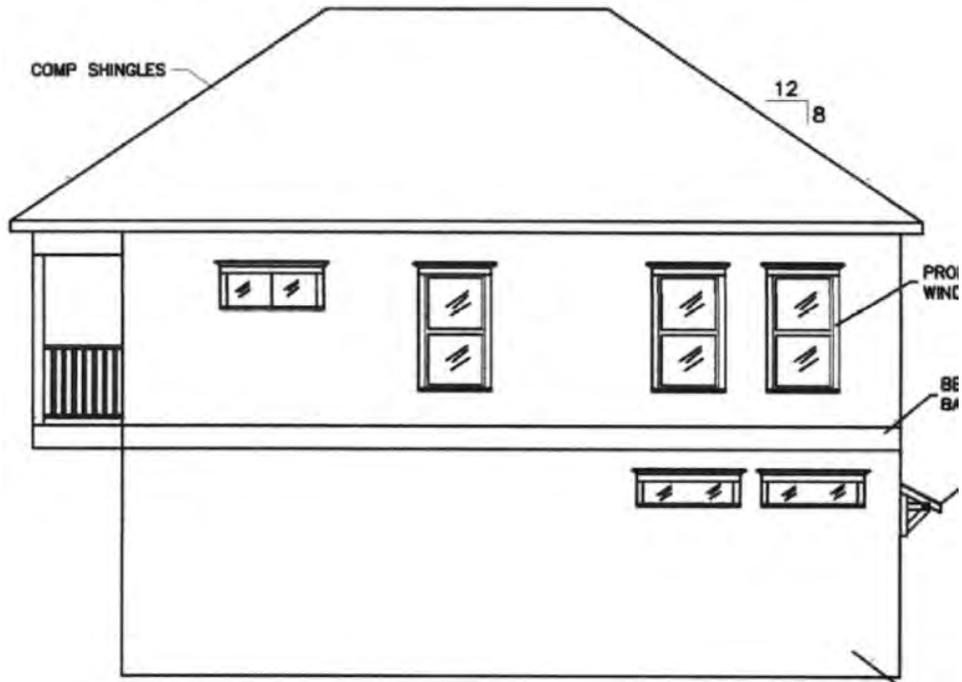
APPROVED 07/22/2015

PROPOSED

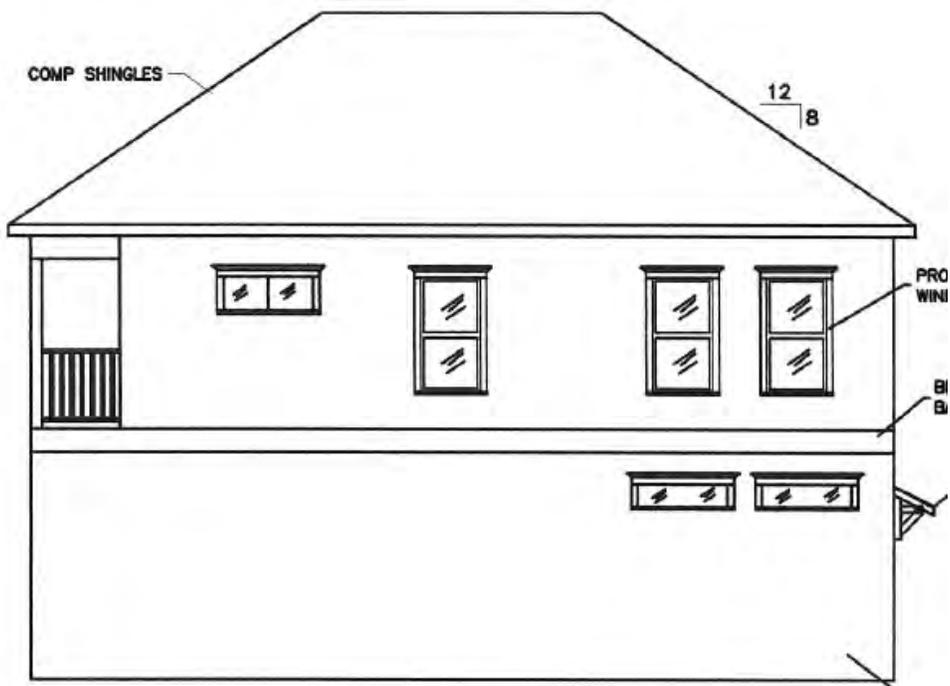


SOUTH SIDE ELEVATION

APPROVED 07/22/2015

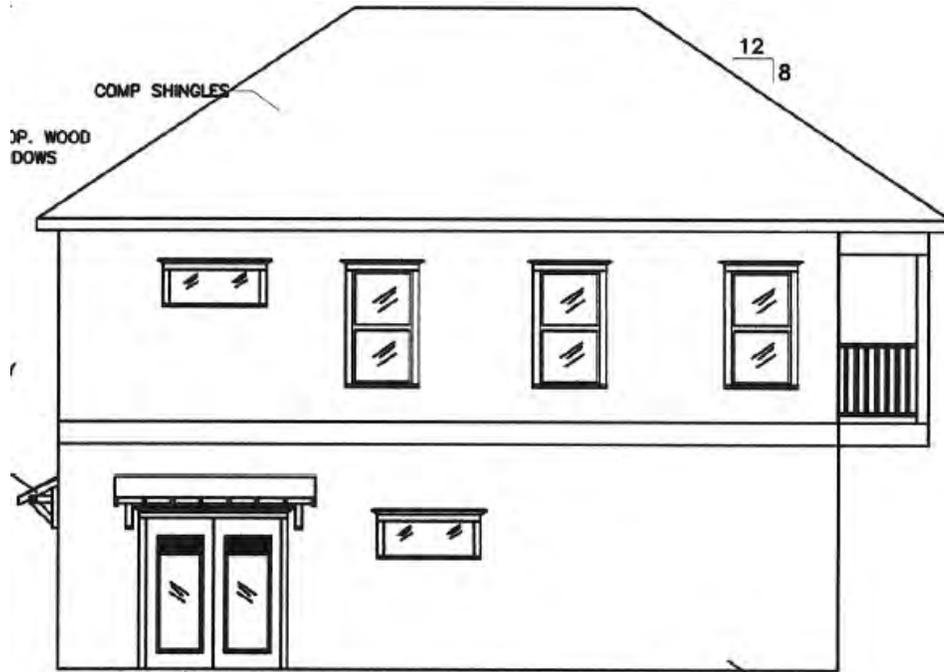


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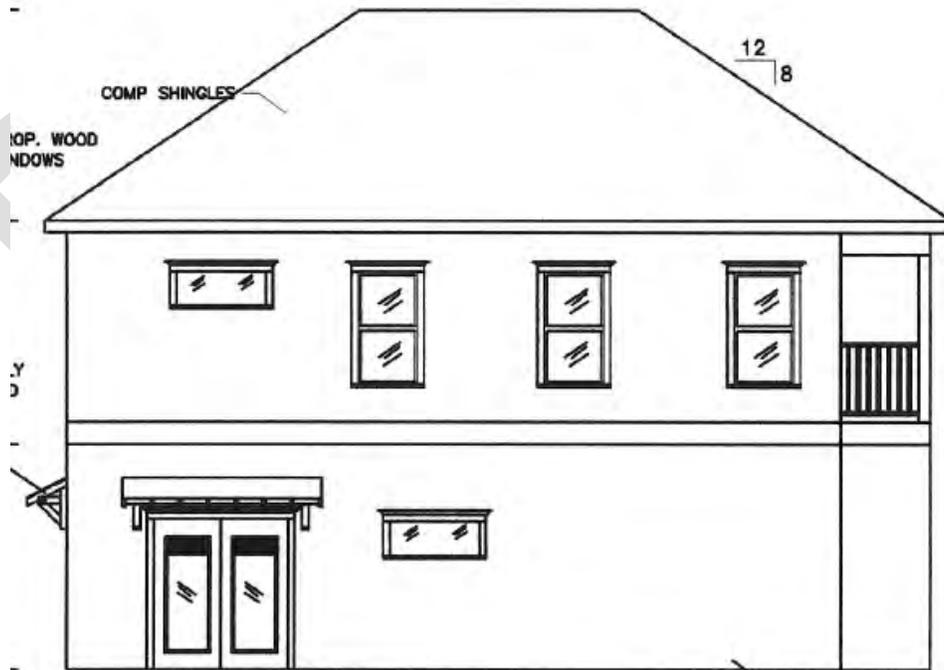


NORTH SIDE ELEVATION

APPROVED 07/22/2015



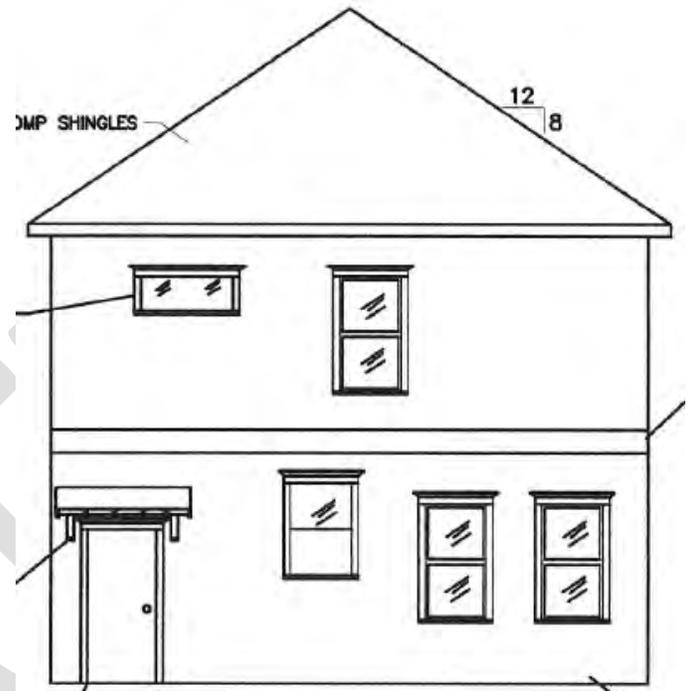
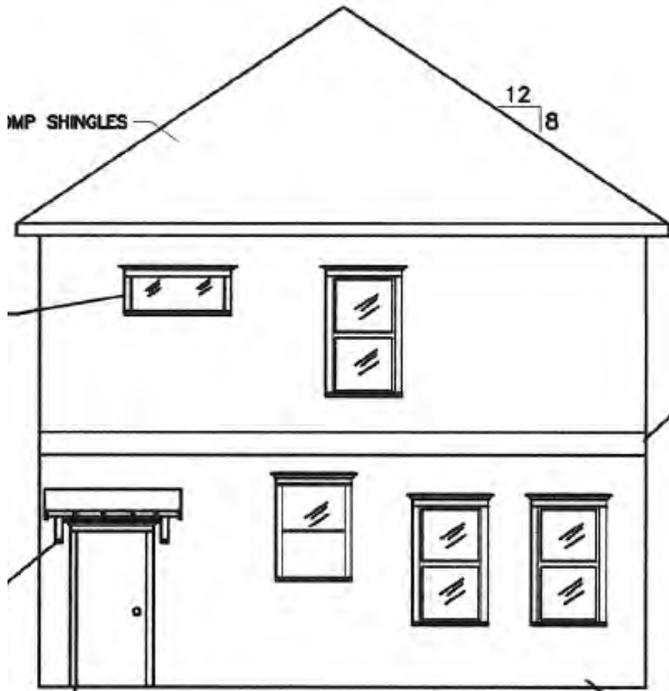
PROPOSED



EAST (REAR) ELEVATION

APPROVED 07/22/2015

PROPOSED

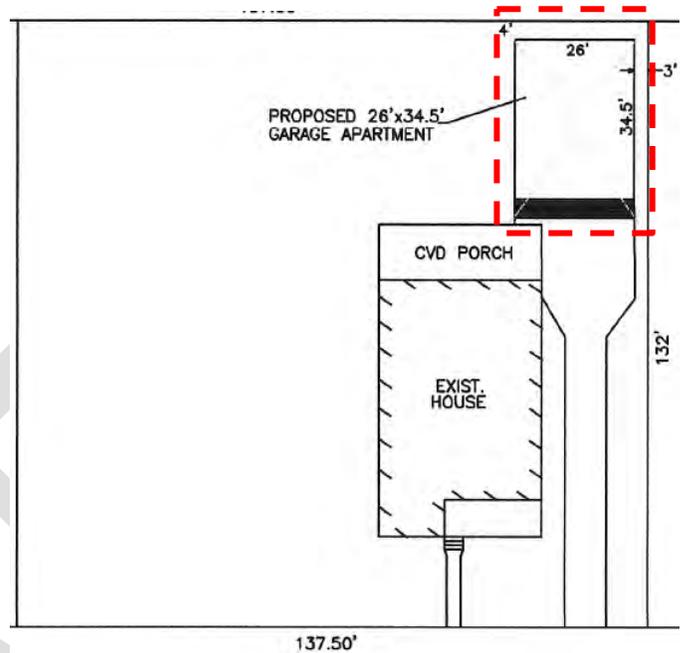
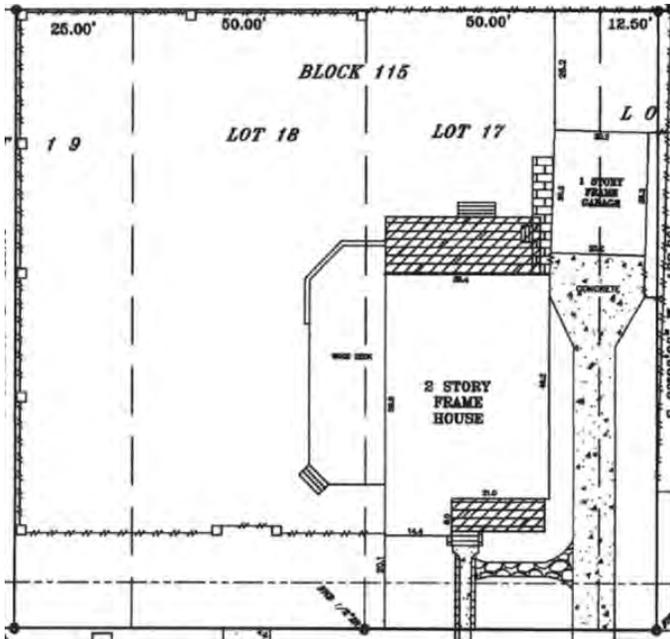


SITE PLAN

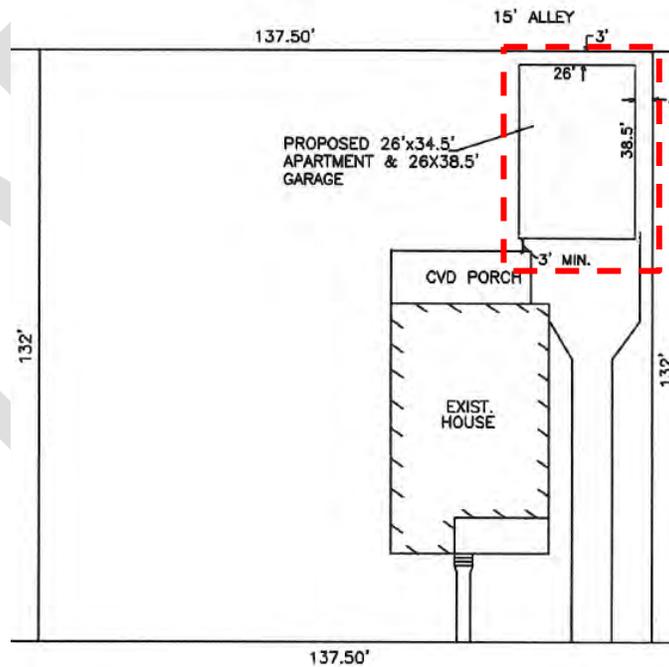


EXISTING

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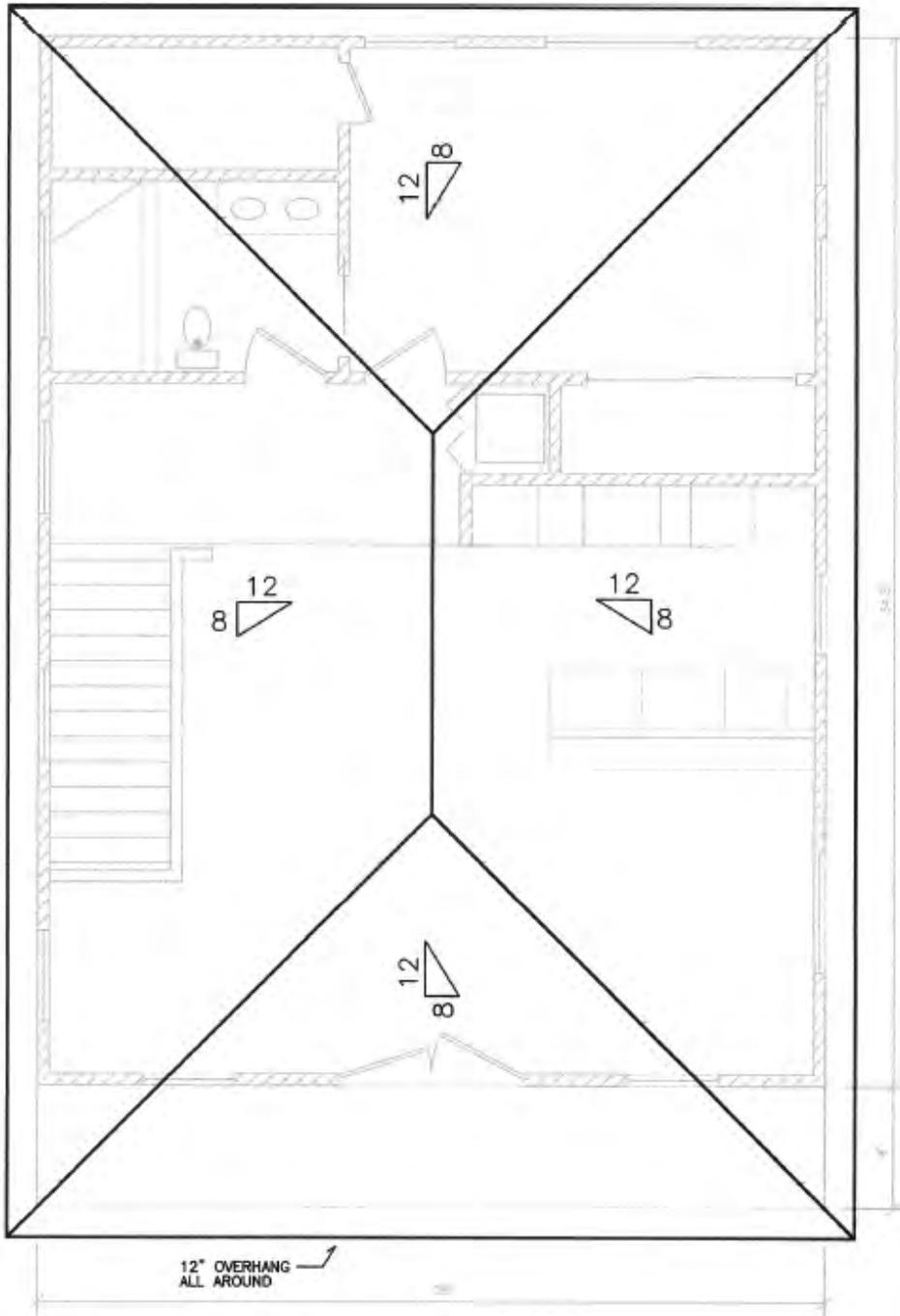


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ROOF PLAN

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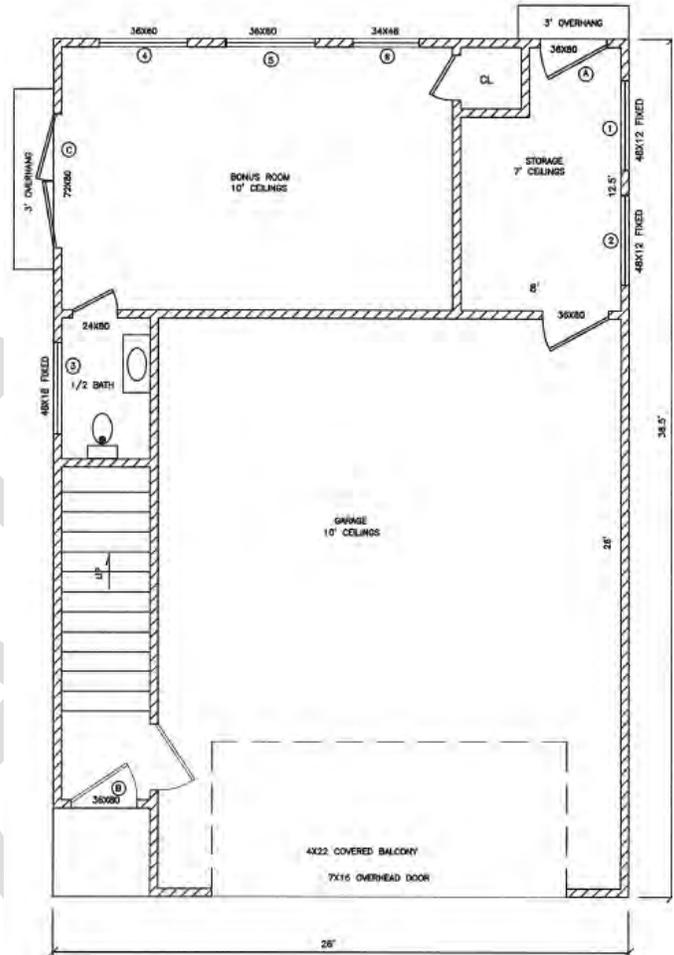
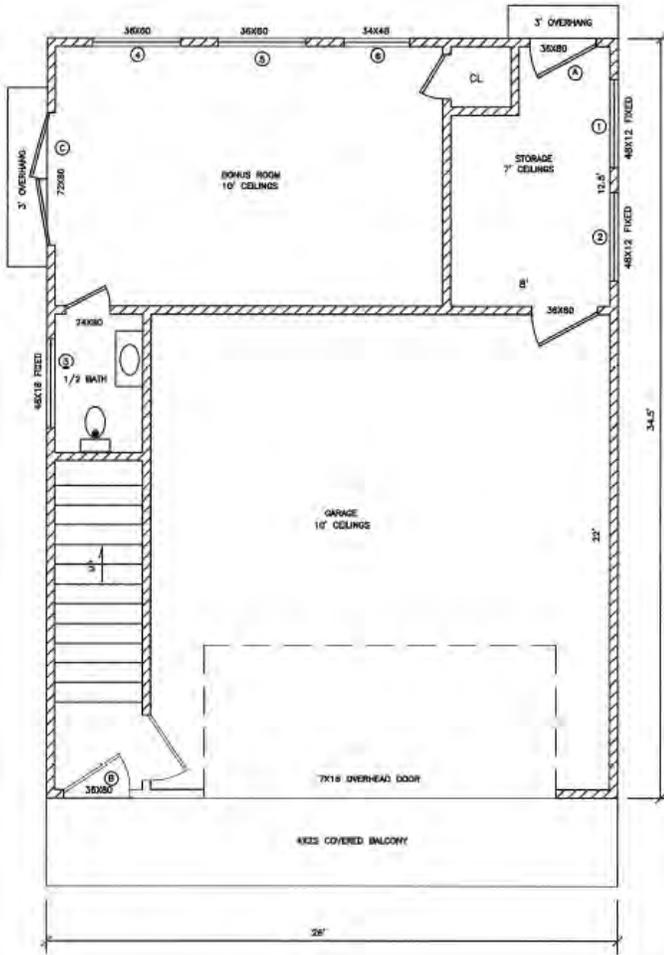


FIRST FLOOR PLAN



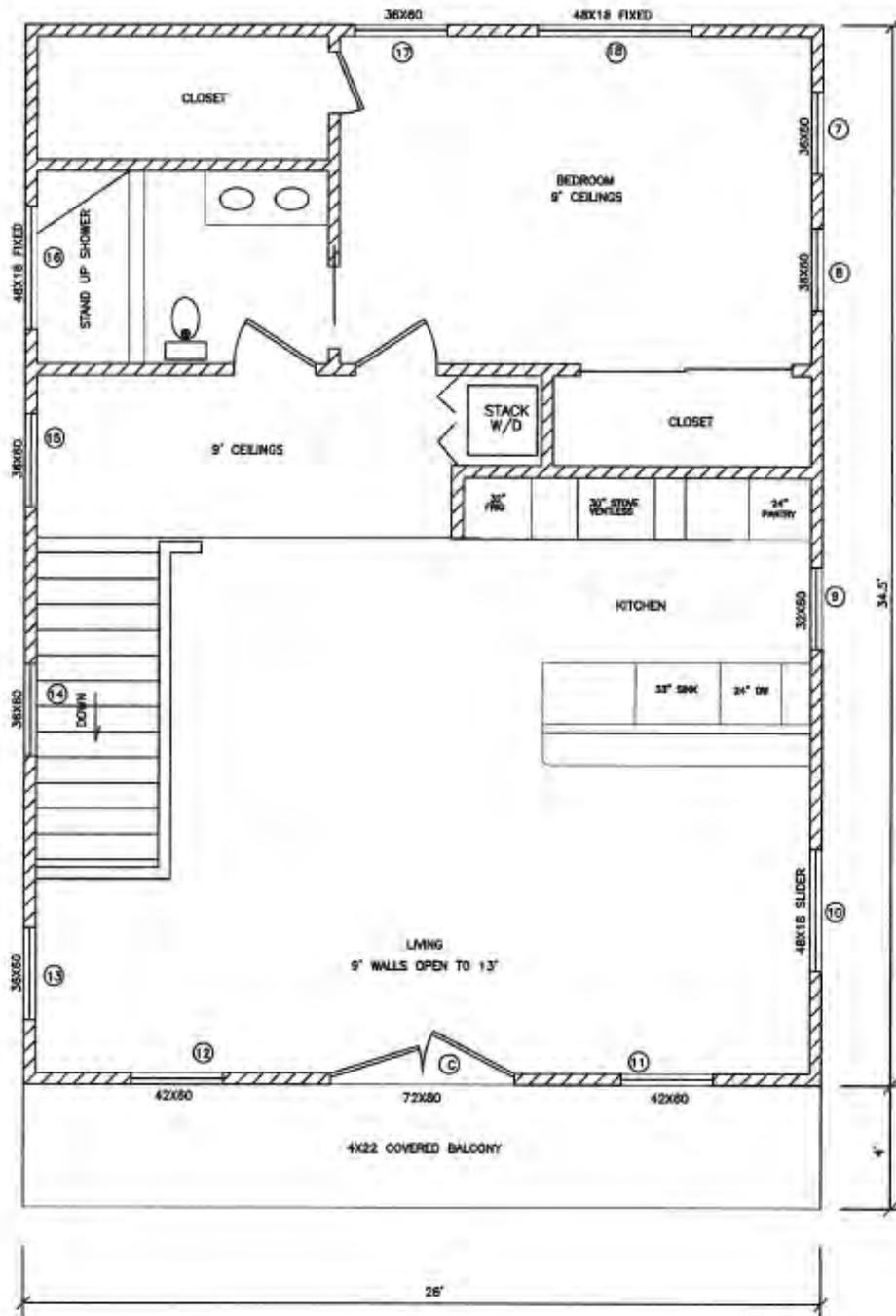
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SECOND FLOOR PLAN

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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 first floor of the garage measures 26' wide by 38.5' deep with a 4' deep indentation at the door. The second floor measures 34.5' by 26' wide with a 4' deep balcony. The structure is 29' tall.

Setbacks: The garage is setback approximately 91' from the front, 4' from the south (side) and 3' 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)