

**AGENDA ITEM: Iu**

**HPO File No. 110321**

**SITE NAME:**

**SITE LOCATION:** 401 Cortlandt Street– Houston Heights Historic District South – (Pending)

**Owner:** Sandra Smith

**Applicant:** Mark Van Doren

Time Frame	Date Accepted	90-day Waiver
	March-09-2011	N/A

**SITE INFORMATION:**

Lot 1, Block 1, Blackstone Place Amended, City of Houston, Harris County, Texas. The site includes a non-contributing two-story brick frame residence.

**TYPE OF APPROVAL REQUESTED:**

The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a new 2,971 square foot two-story addition on pier and beam foundation to the north side of the existing residence; The proposed addition will extend approximately 43'-0" towards the north (side) property line and approximately 24'-0" towards the west (rear) property line; Addition will feature a hipped roof to tie into existing and will be covered with composition shingles; Addition will be clad in horizontal lap fiber cement siding to match existing and fiber cement shingles
- East Elevation (front facing Cortlandt): On existing residence, install fiber cement shingles within the dormer, gable end, turret and bay window on first floor; Remove existing Doric porch columns and simple stick balustrade and install new round support columns with corinthian capitals and turned balustrade; Remove existing front entry door and install new front entry door to feature two doors and pilasters with decorative accents; Within all the gables of the existing residence, existing garage and addition install decorative gable treatment; Addition will feature a projecting gable bay with one pair of sash windows with 2/1 lites with transom and one fixed window with multiple lites; Addition will also have a gable dormer with one sash window with 2/1 lites; Addition will have a series of sash windows with 2/1 lites (see elevation drawings for fenestration details)
- South Elevation (side facing 4<sup>th</sup> Street): Extend second story of existing garage 7'-0" south towards 4<sup>th</sup> Street, second story will overhang existing garage by 7'-0"; Second story extension will be supported by round columns to match proposed columns on main residence; Second story of garage will feature two faux window openings featuring shutters (see elevation drawings for fenestration details)
- North Elevation (facing side property line): Addition will feature a gable dormer to have the same cladding and detailing as existing; First floor will have two faux window openings each to feature shutters and one fixed window with multiple lites (see elevation drawings for fenestration details)
- West Elevation (facing rear property line): Elevation is not visible from a public right-of-way (see elevation drawings for fenestration details)

**HISTORY AND SIGNIFICANCE:**

At the time of the Houston Heights Historic District South survey, the contemporary house, constructed circa 2000, was classified on the inventory as "non-contributing." The property is contained within the boundary of the Houston Heights Historic District South which is the subject of a pending Historic District application which was received by Planning Department staff on June 2, 2010

**APPROVAL CRITERIA FOR ALTERATION:**

**Sec. 33-241. Alteration, rehabilitation, restoration and construction.**

**CERTIFICATE OF APPROPRIATENESS**



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**Site Location Map  
Not to scale**



**CERTIFICATE OF APPROPRIATENESS**

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**Current Photographs**



**Facing Cortlandt Street**



**Vacant lot to north side of residence**



**Facing 4<sup>th</sup> Street**

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**CERTIFICATE OF APPROPRIATENESS**



**SITE NAME:**

**SITE LOCATION:** 401 Cortlandt Street– Houston Heights Historic District South – (Pending)

**East (front) Elevation  
Proposed  
Facing Cortlandt Street**



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**East (front) Elevation  
Existing  
Facing Cortlandt Street**



**4- EAST ELEVATION**

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## **CERTIFICATE OF APPROPRIATENESS**

**SITE NAME:**

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**South (side) Elevation  
Proposed  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**

**SITE NAME:**

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**South (side) Elevation  
Existing  
Not to Scale**



**I- SOUTH ELEVATION**

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**CERTIFICATE OF APPROPRIATENESS**

**SITE NAME:**

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**North (side) Elevation  
Proposed  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**

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**North (side) Elevation  
Existing  
Not to Scale**



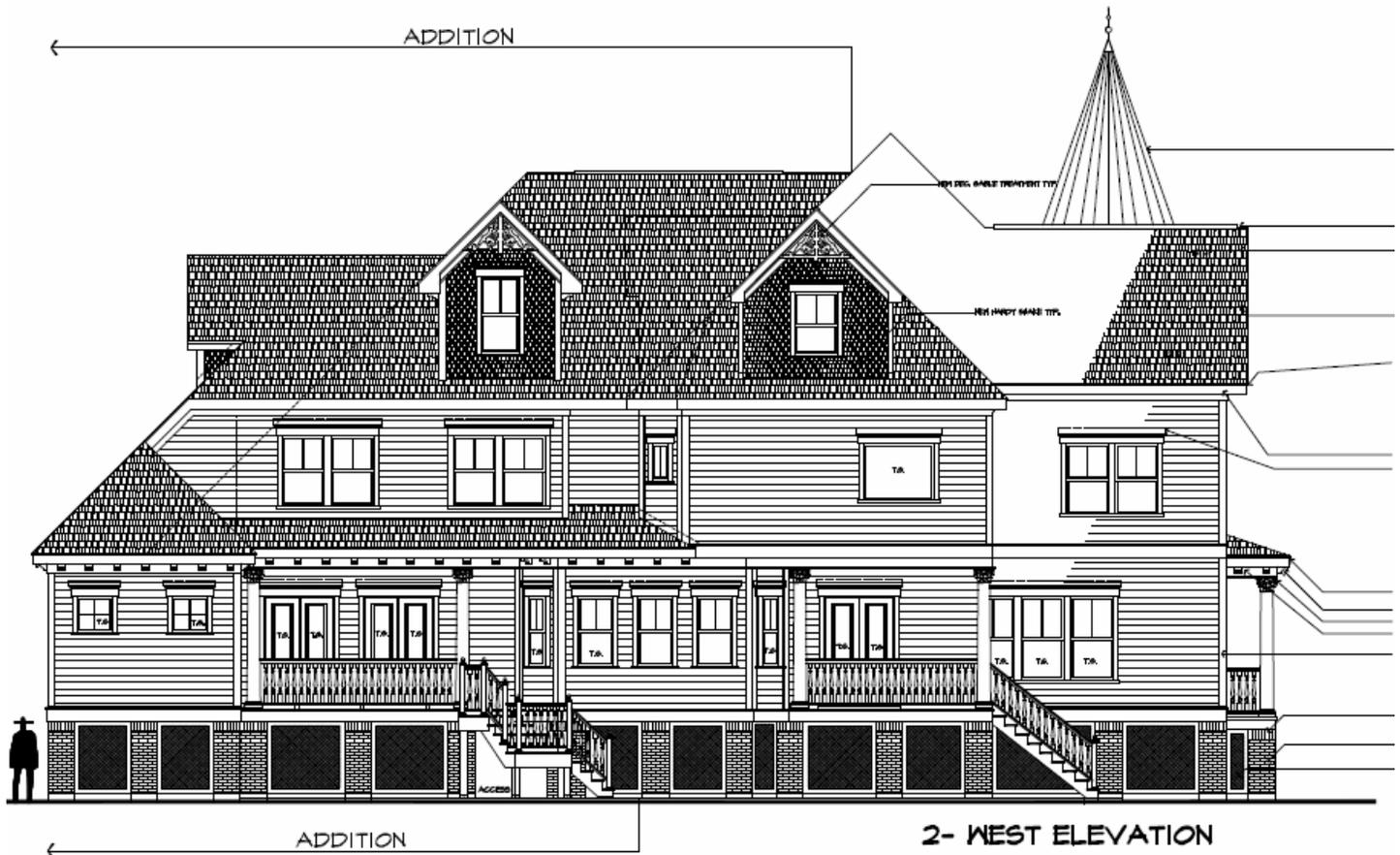
**3- NORTH ELEVATION**

**CERTIFICATE OF APPROPRIATENESS**

**SITE NAME:**

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**West (rear) Elevation  
Not to Scale  
Not Visible From a Public Right-of-Way**



**CERTIFICATE OF APPROPRIATENESS**