

AGENDA ITEM: Iw

SITE NAME:

HPO File no. 110323

SITE LOCATION: 946 Cortlandt Street - Houston Heights Historic District South (PENDING)

Owner: Michael Wisnoski

Applicant: Melissa Kubala

Time Frame	Date Accepted	90-day Waiver
	March-08-2011	N/A

SITE INFORMATION:

Lots 23 & 24, Block 228, Houston Heights, City of Houston, Harris County, Texas. The site includes a non-contributing one-story brick house and a non-contributing one-story detached garage.

TYPE OF APPROVAL REQUESTED:

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

- Demolish the existing non-contributing one-story brick residence and one-story detached garage, which does not require a certificate of appropriateness; Construct a new one and a half story residence with detached one story garage; The proposed main building will contain 3,304 square feet of conditioned space and will be setback approximately 18'-3" from the west (front) property line; 5'-1" from the north (side) property line and 7'-10" from the south (side) property line; The building will feature a hipped roof to be clad in composition shingles with a maximum height of 34'-6" to roof ridge; The building will be constructed on a raised pier and beam foundation which will feature lattice inserts; The exterior of the building will be clad in horizontal lap fiber cement siding with fiber cement shingles in the west (front) gable end; Detached garage will be located at the rear of the lot and will have access via the alley; Garage will measure 21'-0" in width facing Cortlandt and 21'-0" in length and will be setback 98'-0" from the west (front) property line, garage will meet all setback requirements; Garage will feature a gable roof covered in composition shingles and exterior will be clad in horizontal lap fiber cement siding
- West Elevation (front facing Cortlandt Street): Proposed building will feature a one-story applied front porch to feature a hipped roof with composition shingles; Porch roof will be supported by three square wood columns with square capitals which will rest on square wood supports with square caps; Porch will be accessed by a wood stoop and will have a simple stick wood railing; Elevation will feature a projection bay with three sash windows featuring 2/2 lites; Elevation will also have a pedestrian door with transom and two sash windows with 2/2 lites; Gable end will have one fixed window; Roof will feature a hipped dormer to be covered in composition shingles and clad in horizontal lap fiber cement siding; Dormer will have one fixed window; Garage will feature one pedestrian door and a hipped dormer to match dormer on residence (please see elevations for fenestration details)
- North Elevation (facing side property line); Elevations will feature a series of sash windows with 2/2 lites and a hipped dormer which will be covered in composition shingles and clad with horizontal lap fiber cement siding; Dormer will feature three sash windows with 1/1 lites; (please see elevations for fenestration details)
- South Elevation (facing side property line): Elevation will have a series of sash windows with 2/2 lites and a hipped dormer which will be covered in composition shingles and clad with horizontal lap fiber cement siding; Dormer will feature two pairs of sash windows with 1/1 lites (please see elevations for fenestration details)
- East Elevation (facing rear property line): Elevation is not visible from the public right-of-way (please see elevation for fenestration details)

CERTIFICATE OF APPROPRIATENESS

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HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District South (pending) survey, the subject property, which includes a one-story brick house built in 1974 and one-story detached garage, 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 NEW CONSTRUCTION:

Sec. 33-242. Same-New construction in historic district.

(a) The 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

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

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Site Location Map
Not to scale



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Current Photograph



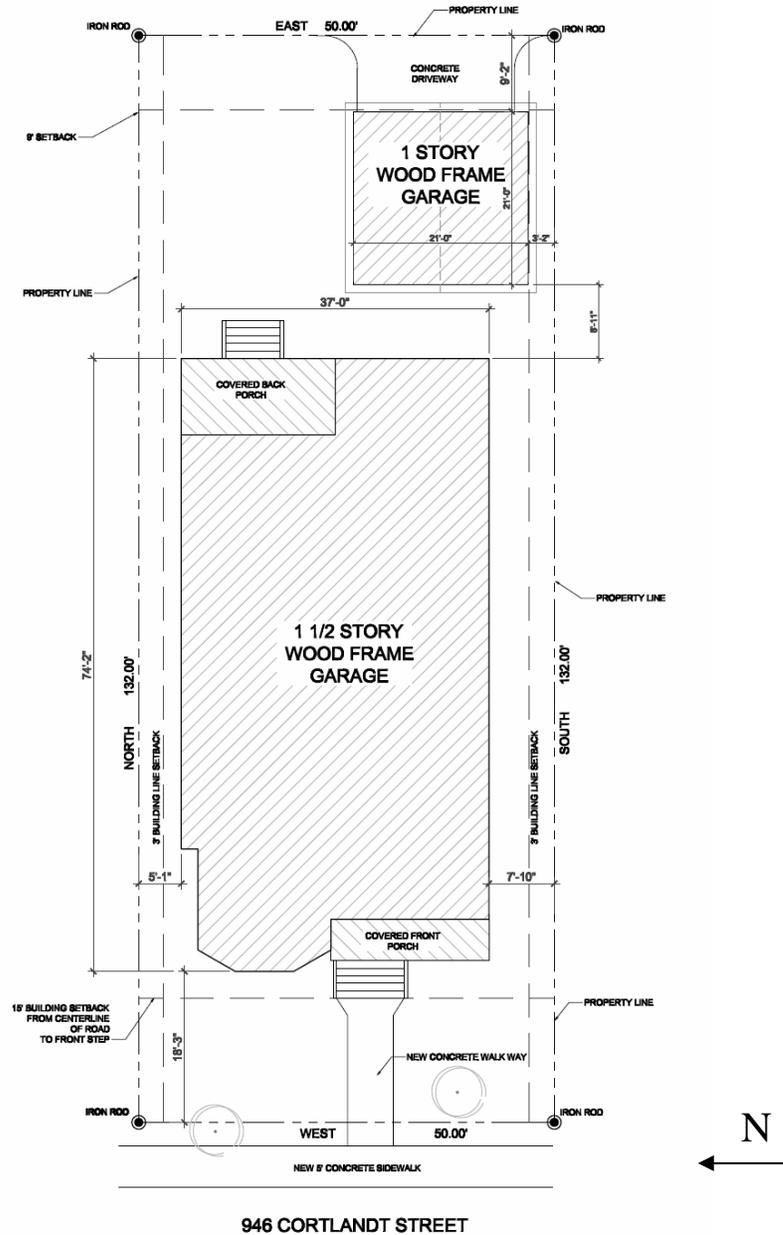
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**Site Plan
Not to Scale**



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**West (front) Elevation
Facing Cortlandt
Not to Scale**



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



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



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**East (rear) Elevation
Not to Scale**



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**Detached Garage
Not to Scale**



West (front) Elevation

East (rear) Elevation

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