

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

Owner: Lone Star Bank

Applicant: Ellisford Homes / Greenstone Enterprises

Time Frame	Date Accepted	90-day Waiver
	May-04-2011	N/A

SITE INFORMATION:

Reserve A Block 1 White Oak at Cortlandt (formerly being Lots 12 & 13, Block 279, Houston Heights), City of Houston, Harris County, Texas. The site is currently vacant.

TYPE OF APPROVAL REQUESTED:

The subject property is a vacant 13,200 square foot parcel which originally contained two 50'x132' lots which were oriented to face Cortlandt Street. The property was re-platted before the application of the Houston Heights Historic District South to create a reserve for the eventual construction of townhomes. That project never commenced and the new owner of the property will need to re-plat the property again to restore the configuration of the original two residential lots to face Cortlandt Street. The applicant requests a certificate of appropriateness for the following work:

- On the southern portion of the property adjacent to White Oak Street to be renamed LOT 13, construct a new, two - story, single family residence and detached garage at the rear of the site; The proposed new house will contain 3,255 square feet of living space; The portion of the house which faces Cortlandt Street will feature a full width inset porch at the ground floor level which will be covered by a gable roof which will be parallel to the street; An intersecting gable roof will tie in to the rear of the street facing gable roof at the same height and pitch; The roof will be clad with composition shingles and will have an overall height of 32'-0"-6"; The new house will be constructed on a pier and beam foundation which will be enclosed with lattice panels; The building will be clad in horizontal lap cement fiber board siding; The new residence will be set back 15'-0" from the front property line facing Cortlandt Street and 15' from the side property line facing White Oak Street which will require a variance from the regularly prescribed 25'-0" for properties that abut a major thoroughfare; The house will be set back 9'-6" from the side property line facing the adjacent building to be constructed at 604 Cortlandt; The detached garage will be set back 26' from White Oak Street.
- West Elevation (front facing Cortlandt Street); The new residence will appear as a one and one half story house from the front elevation; The ground floor will feature a full width inset porch; Porch which will feature square tapered columns which will rest on square wood or cement fiber board pedestals and a perimeter handrail to code; Porch will shelter a Craftsman style pedestrian door with divided upper glass lites and a series of four windows with divided upper sash located over a single pane lower sash; Forward slope of roof will feature three gable roof dormers; Each dormer will feature one window with divided upper sash over single lite lower sash to match first floor;
- South (side facing White Oak Street) Elevation: Elevation will feature a series of single hung 1/1 and 2/1 glass lite windows on both the first and second floors; A series of three shed roofed dormers will be constructed at the roof level which will each feature a window with single glass lite; Please see elevation drawings for details;

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

- North (side) Elevation: The elevation will feature a series of single hung sash windows with 1/1 glass lites on the first and second floors; Second floor will feature a bay window which will be cantilevered beyond the exterior wall of the house approximately 3'-0" at a point located 45'-0" from the front of the house;
- West (rear) Elevation (not visible from R.O.W.): The proposed residence will feature a full width inset porch on the first floor which will shelter a series of full glass lite pedestrian doors; Please see elevation drawings for details;
- Detached Garage East (front) Elevation: Garage will feature a single overhead roll up type garage door; All elevations will be clad with horizontal lap cement fiber board siding to match residence; Please see elevation drawings for details.

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District South (pending) survey, the subject property, was classified on the inventory as "vacant"

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

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

**Site Location Map
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

Current Photograph



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

**Site Plan
Not to Scale**

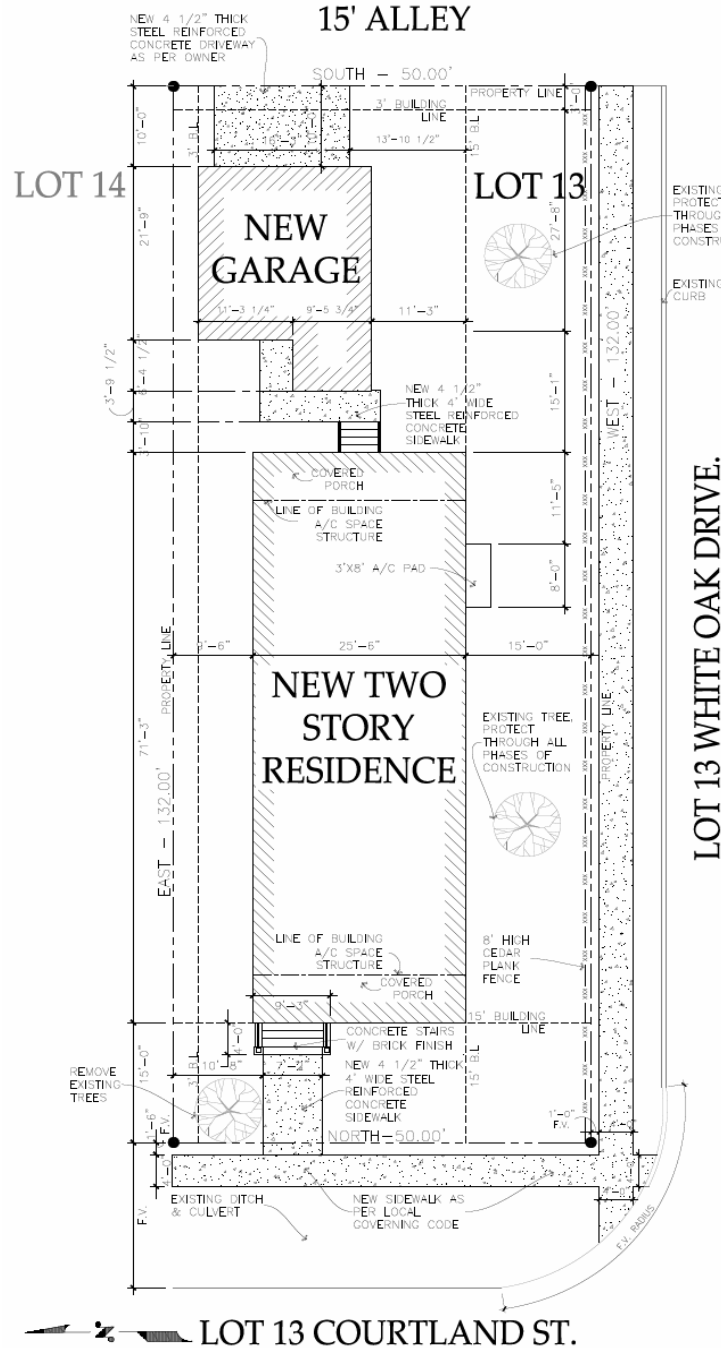
CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

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



CERTIFICATE OF APPROPRIATENESS

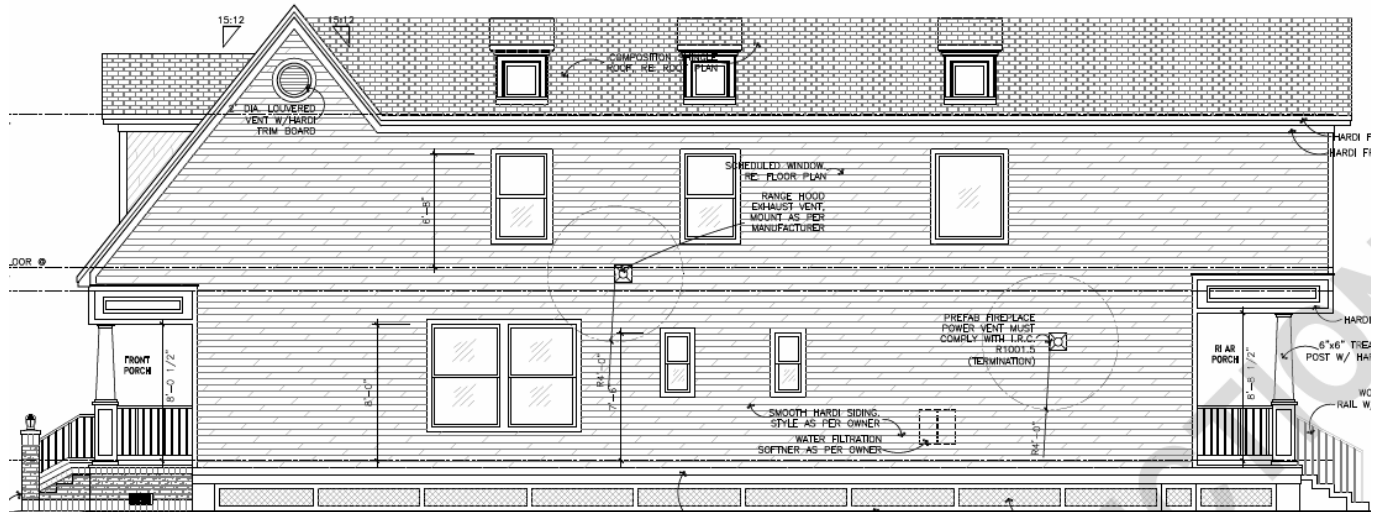
AGENDA ITEM: Ib

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

**South (side) Elevation
Facing White Oak Street
Not to Scale**



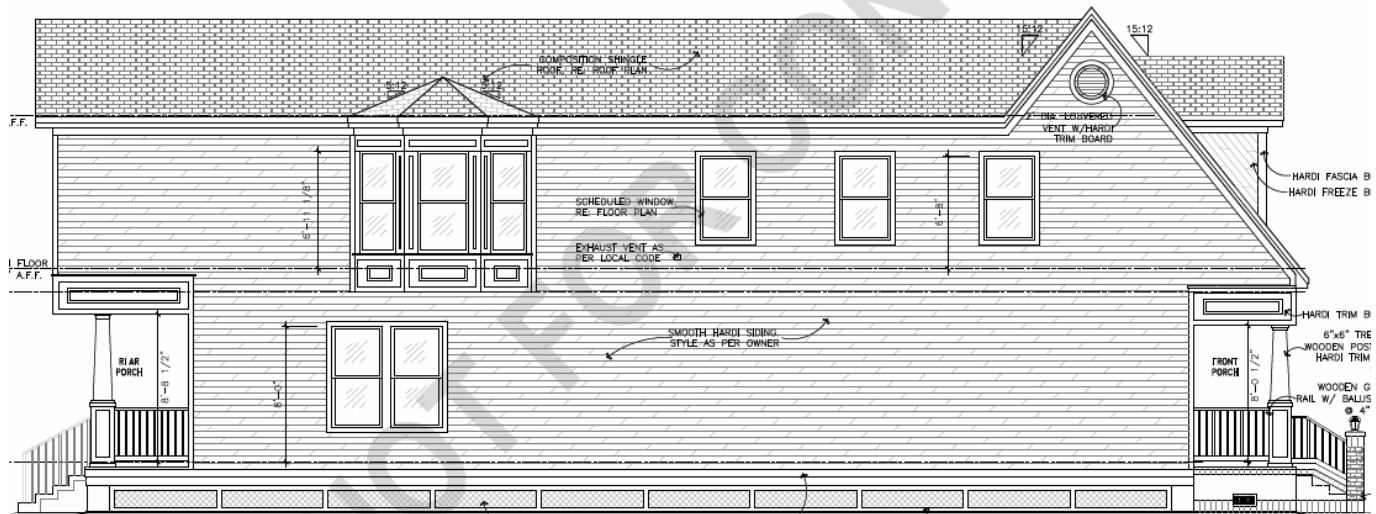
CERTIFICATE OF APPROPRIATENESS

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

**North (side) Elevation
Facing Side Property Line
Not to Scale**



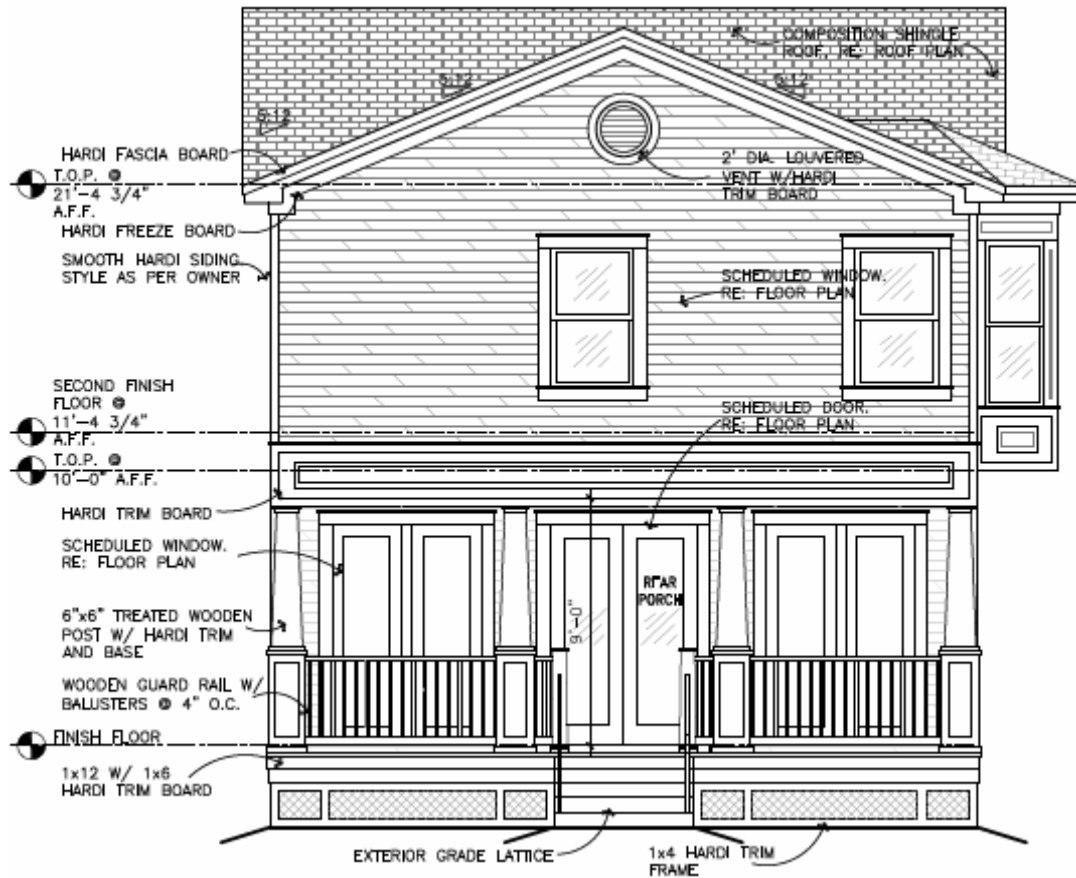
CERTIFICATE OF APPROPRIATENESS

SITE NAME:

HPO File no. 110502

SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

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



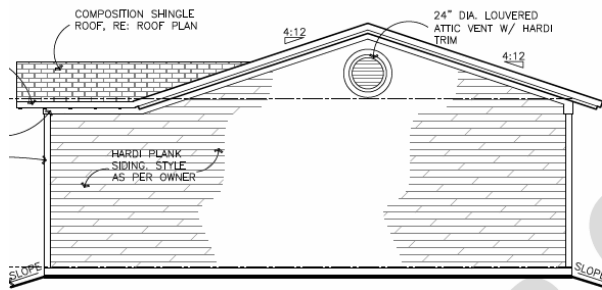
CERTIFICATE OF APPROPRIATENESS

SITE NAME:

HPO File no. 110502

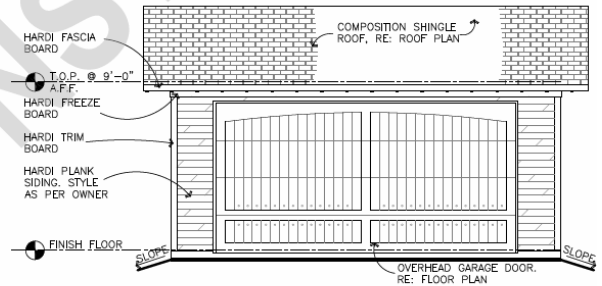
SITE LOCATION: 602 Cortlandt Street (AKA 3422 White Oak) - Houston Heights Historic District South (PENDING)

**Detached Garage
Not to Scale**



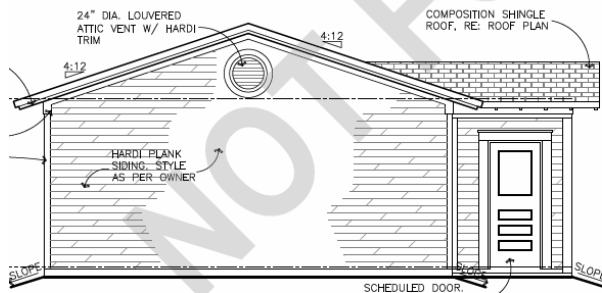
05 GARAGE RIGHT ELEVATION

SCALL: 1/4" = 1'-0"



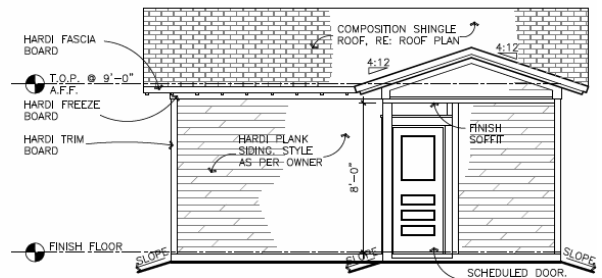
04 GARAGE REAR ELEVATION

SCALL: 1/4" = 1'-0"



05 GARAGE LEFT ELEVATION

SCALL: 1/4" = 1'-0"



04 GARAGE FRONT ELEVATION

SCALL: 1/4" = 1'-0"

CERTIFICATE OF APPROPRIATENESS