

CERTIFICATE OF APPROPRIATENESS

Applicant: Rod P. Frego, agent for Samuel J. Randall, owner

Property: 1208 Cortlandt Street, Lot 15, Block 189, Houston Heights East Subdivision. The property includes a historic two-story wood frame, 1,924 square foot single-family residence situated on a 6,600 square foot corner lot.

Significance: Contributing Modified L-Plan Queen Anne, constructed circa 1915, located in the Houston Heights East Historic District.

Proposal: New Construction – Garage

The applicant is proposing to construct a 34' x 24' two-story wood-trimmed detached alley loading garage.

- 1st floor: 816 sq. ft. 2nd floor: 816 sq. ft. (1,632 sq. ft total)
- Smooth Cementitious siding with a maximum 6-inch reveal
- Standing seam metal roof
- Existing accessory structure in the rear of the property is non original and will be demolished
- Windows to be wood, will be inset and recessed, with external/surface muntons

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action:

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

S - satisfies D - does not satisfy NA - not applicable

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

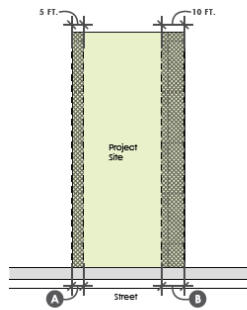
Existing Lot Size: 6,600
 Max. Allowed: 2,640
 Proposed Lot Coverage: 1,072
 Remaining Amount: 1,568

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600
 Max. FAR Allowed: 2,904
 Proposed FAR: 2,144
 Remaining Amount: 760

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 5'
 Proposed side setback (2): 6'
 Cumulative side setback: 11'

Rear Setbacks (Addition and New Construction)

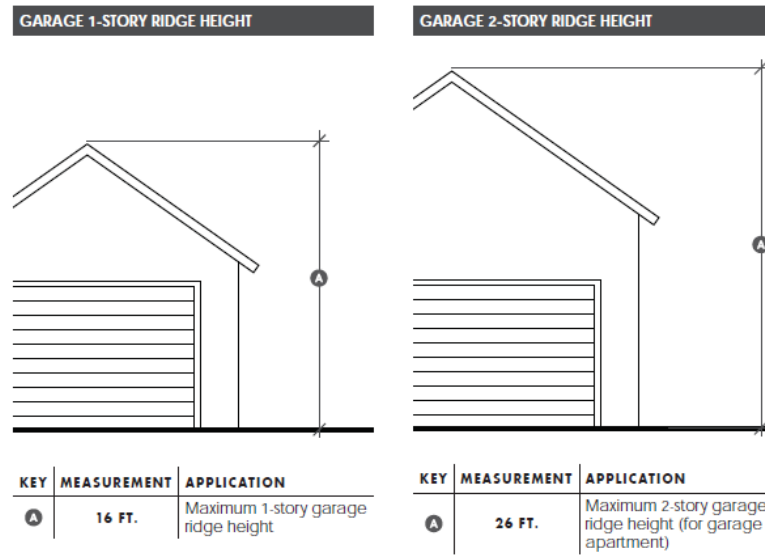
The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 18'
 Opposing garage is not alley loading, nor front facing.

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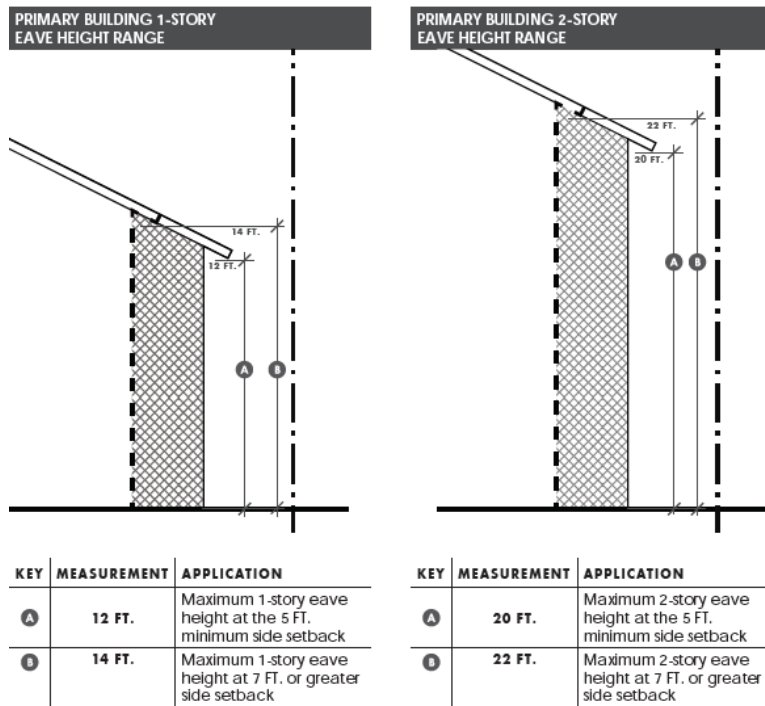
Detached Garage Ridge Height (New Construction)



Proposed ridge height: 25'

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-
-

Eave Height (Addition and New Construction)



Proposed eave height: 19'

-
-
-

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 12"

Proposed first floor plate height: 9'

Proposed second floor plate height: 8'

PROPERTY LOCATION

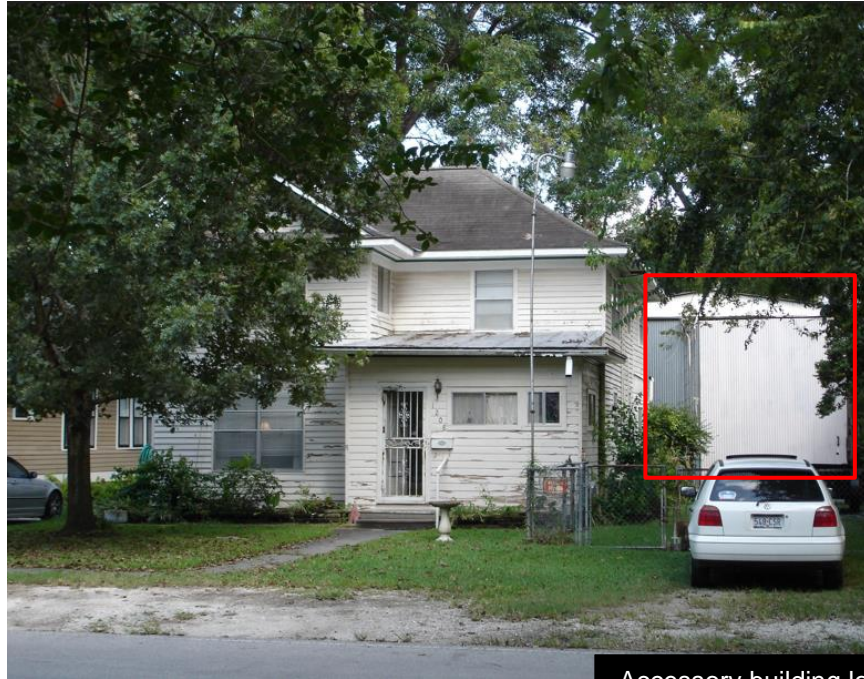
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



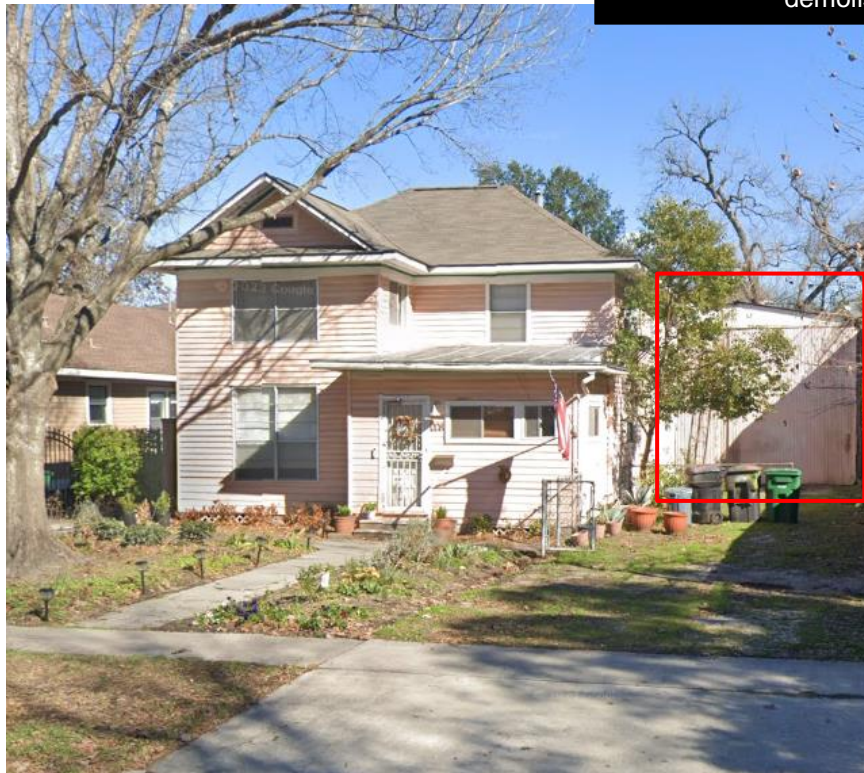
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



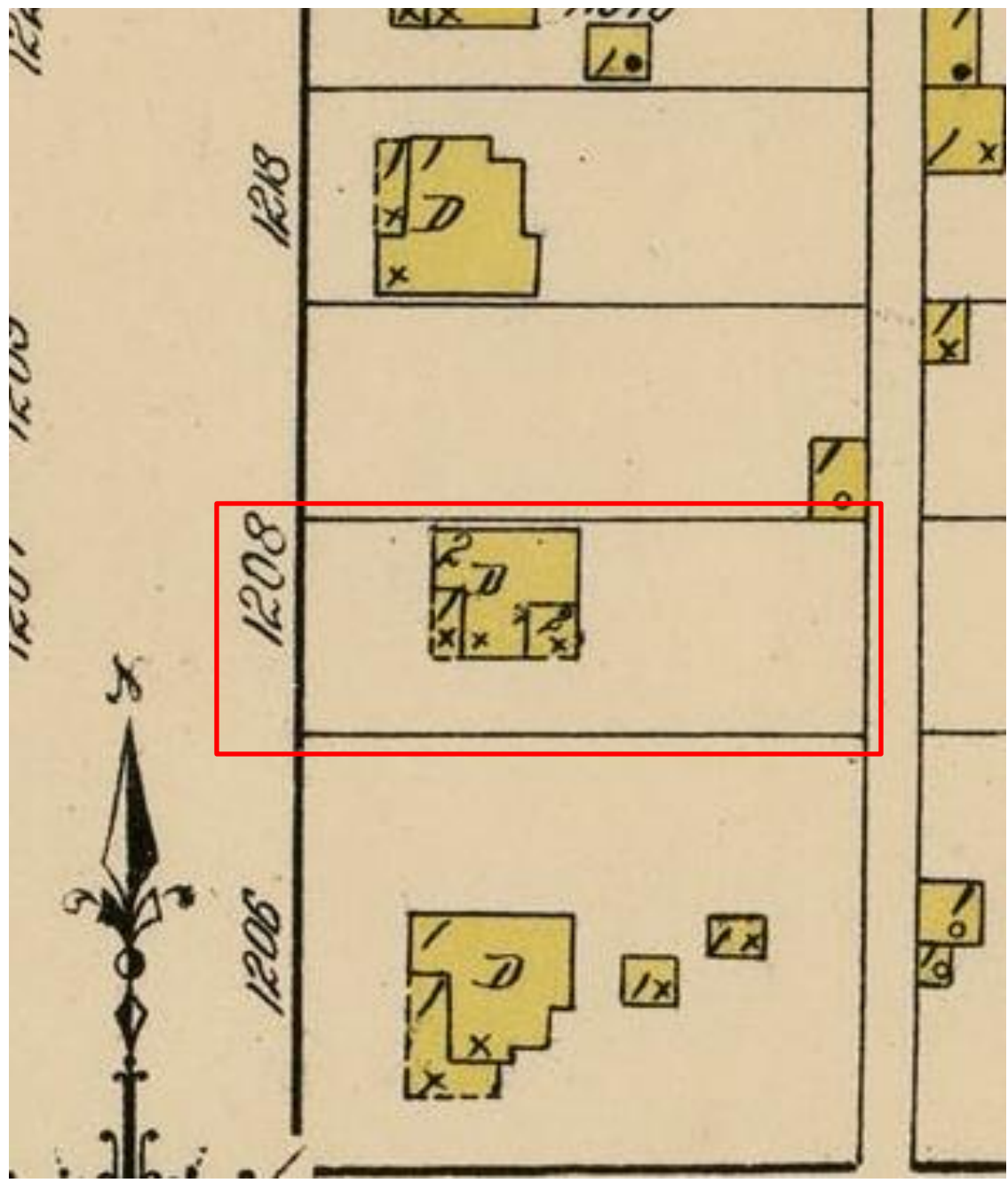
Accessory building located to the rear of the property is non original and will be demolished.



AERIAL VIEW OF PROPERTY



SANBORN (1919)



CONTEXT AREA

1206 CORTLANDT (NEIGHBOR)



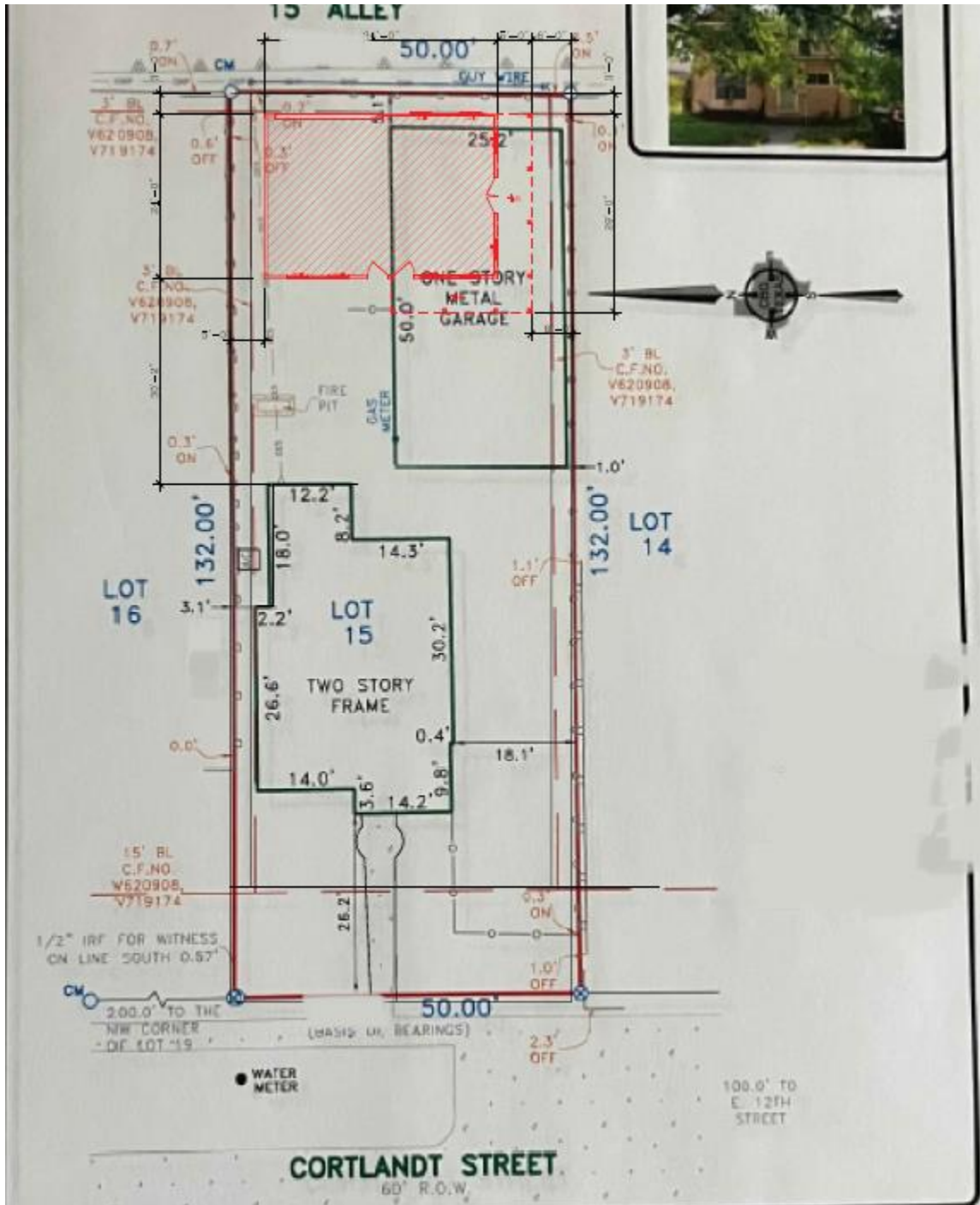
1304 CORTLANDT



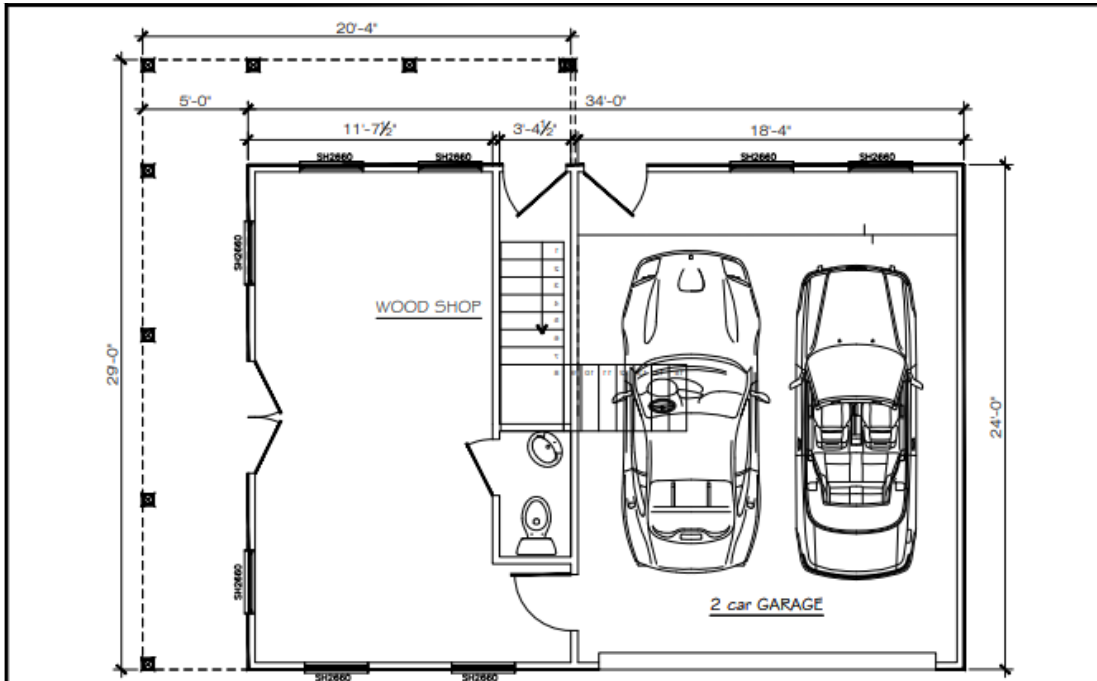
1210 CORTLANDT (NEIGHBOR)



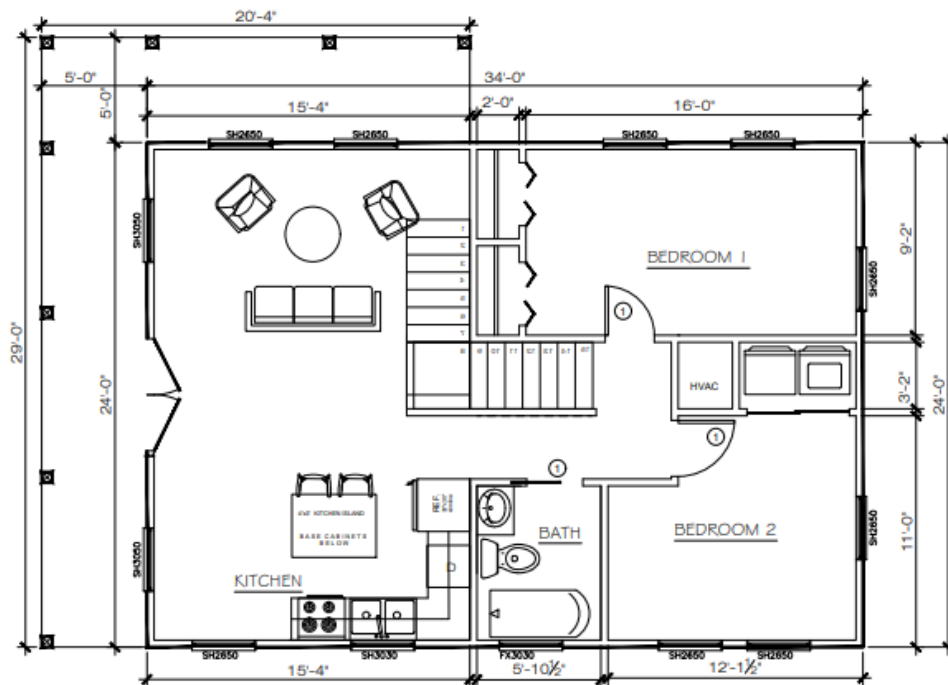
SITE PLAN



PROPOSED FLOOR PLANS



1 LEVEL 1 - PROPOSED GARAGE APT.
SCALE: 1/8" = 1'-0"



2 LEVEL 2 - PROPOSED GARAGE APT.
SCALE: 1/8" = 1'-0"

ELEVATIONS



1 FRONT WEST
SCALE: 1/8" = 1'-0"



4 NORTH
SCALE: 1/8" = 1'-0"



REAR EAST (ALLEY)

3 SCALE: 1/8" = 1'-0"



SOUTH

2 SCALE: 1/8" = 1'-0"

ALLEY VIEW OF OPPOSING GARAGE

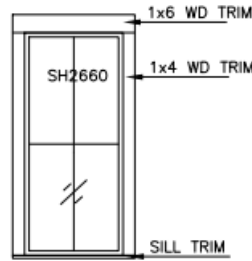


The proposed garage would not be opposing the other alley-loading garage door across from it, as their garage door is loading from the side.

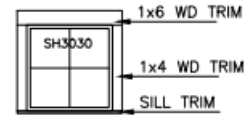


WINDOW AND DOOR SCHEDULE

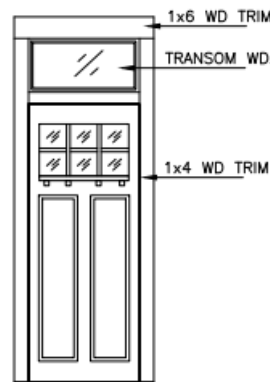
WINDOW SCHEDULE					
MARK	SIZE		TYP.	QTY.	NOTES
	WIDTH	HEIGHT			
A	2'-6"	6'-0"	SINGLE HUNG	8	-
B	2'-6"	5'-0"	DOUBLE HUNG	11	-
C	3'-0"	3'-0"	DOUBLE HUNG	2	-
D	3'-0"	1'-6"	FIXED	2	TRANSOM WD.



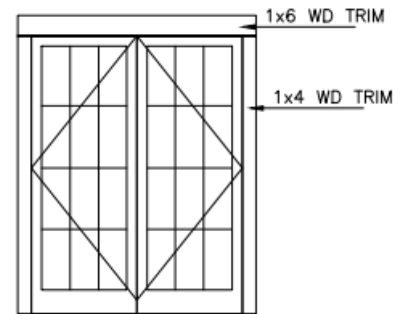
TYPICAL WINDOW CONSTRUCTION



DOOR AND FRAME SCHEDULE					
MARK	DOOR		QTY.	TYP.	NOTES
	WD	HGT			
1	3'-0"	6'-8"	2		EXTERIOR
2	16'-0"	7'-0"	1		GARAGE DOOR
3	3'-0"	6'-8"	PAIR	PAIR	FRENCH DOOR
4	2'-6"	6'-8"	3		
5	2'-0"	6'-8"	1		POCKET DR
6	4'-0"	6'-8"	PAIR		BI FOLD



FRONT DR STYLE



PORCH FRENCH DR.