

CERTIFICATE OF APPROPRIATENESS

Application Date: Nov. 6, 2023

Applicant: Sam Gianukos, agent for, Reed Garber, owner

Property: 1125 Cortlandt Street, Lot 06, Block 199, Houston Heights Neighborhood Subdivision. The property includes a historic 1,245 square foot, one-story wood single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman style residence, constructed circa 1920, located in the Houston Heights East Historic District.

Proposal: Alteration: Rear Addition and Front Porch

- 2-story rear addition totaling 844 sq. ft.
 - First floor 260 sq. ft.
 - Second floor 584 sq. ft.
- Max ridge height 29' 5" with a 6:12 roof pitch and composition shingles
- Mix of fixed and single-hung, 1-over-1, inset & recessed, Jeld-Wen wood windows
- Smooth, cementitious siding with a 5" reveal

Original Structure

- Replace front porch concrete base with brick
- Replace front porch columns with Craftsman style columns
- Add balustrade to front porch
- Replace non-historic windows on front elevation with single-hung, 1-over-1, inset & recessed, Jeld-Wen wood windows
- Add a dormer in roof system on right (North) elevation
- Increase window opening on right (North) elevation towards the rear

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

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

District Map



1125
Cortlandt St

Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

Inventory Photo



Current Photos Provided By Applicant



Current Photos Provided By Applicant



Current Photos Provided By Applicant



Current Photos Provided By Applicant

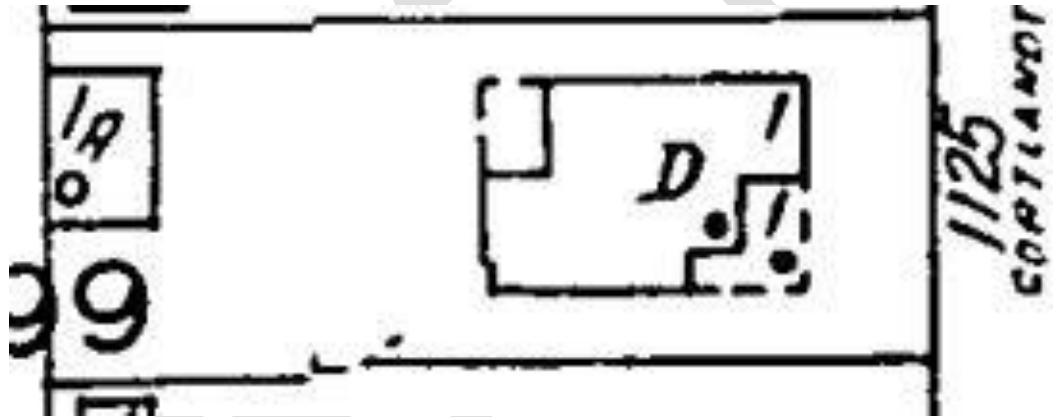


Left
Elevation
Rear
Window

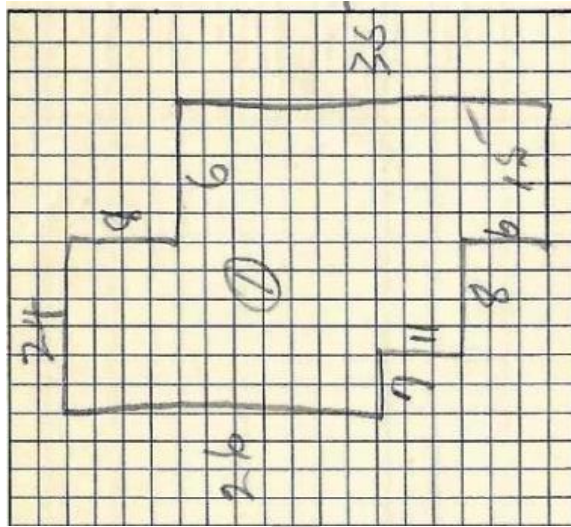
Current Google Image



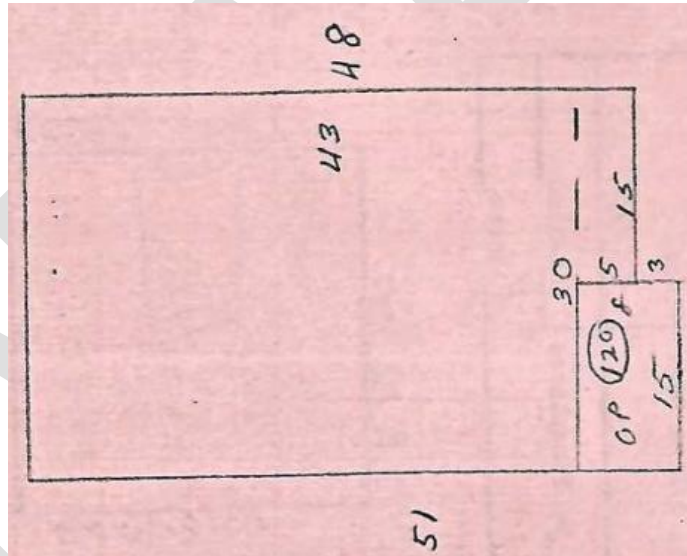
Sanborn



Harris County Building Land Assessment Survey – March 9, 1936



Harris County Building Land Assessment Survey – Jan. 15, 1968



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: 1,505

Remaining Amount: 1,135

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: 2,089

Remaining Amount: 815

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

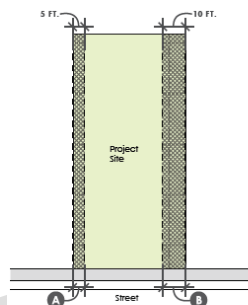
Side Wall Length: 31' 6"

Right (North) Inset Length: 8'

Inset on North side: 2'

Inset on South side: 1'

Side Setbacks (Addition and New Construction)



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

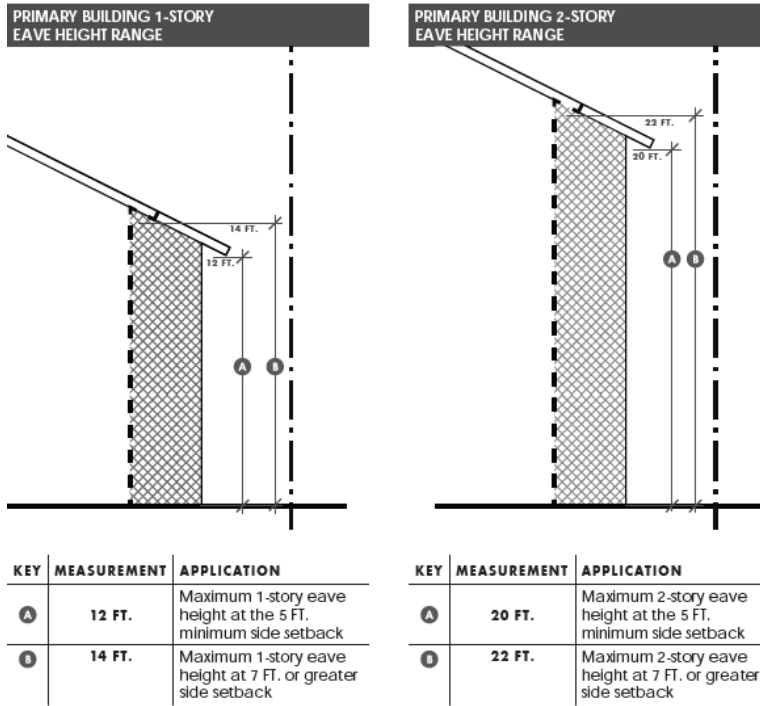
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum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

Proposed North side setback (1): 5' 0"

Proposed South side setback (2): 12' 8-3/8"

Cumulative side setback: 17' 8-3/8"

Eave Height (Addition and New Construction)



Proposed eave height: 23' 1" **9' 10" North Side Setback & 12' 8" South Side Setback**

Eave Height

An eave is the overhanging lower edge of a roof. Eave height is the vertical distance from the ground to the eave, as measured from existing natural grade relative to a fixed point in the right-of-way, such as the crown of the street or a manhole cover. Measure to the eave where it is parallel to the ground.

Eaves on an addition should be the same height or lower than the eaves for the same floor of the existing contributing house. If the house and a new detached garage have the same number of stories, the eaves of the garage should be lower than those of the house.

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: 34' 3-5/8"

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: 3'

Proposed first floor plate height: 10' 1"

Proposed second floor plate height: 9' 1"

Building Wall (Plate) Height

Plate height is the distance from the subfloor of a building to the top of the framed wall; in other words, it is the height of one "floor" of the building.

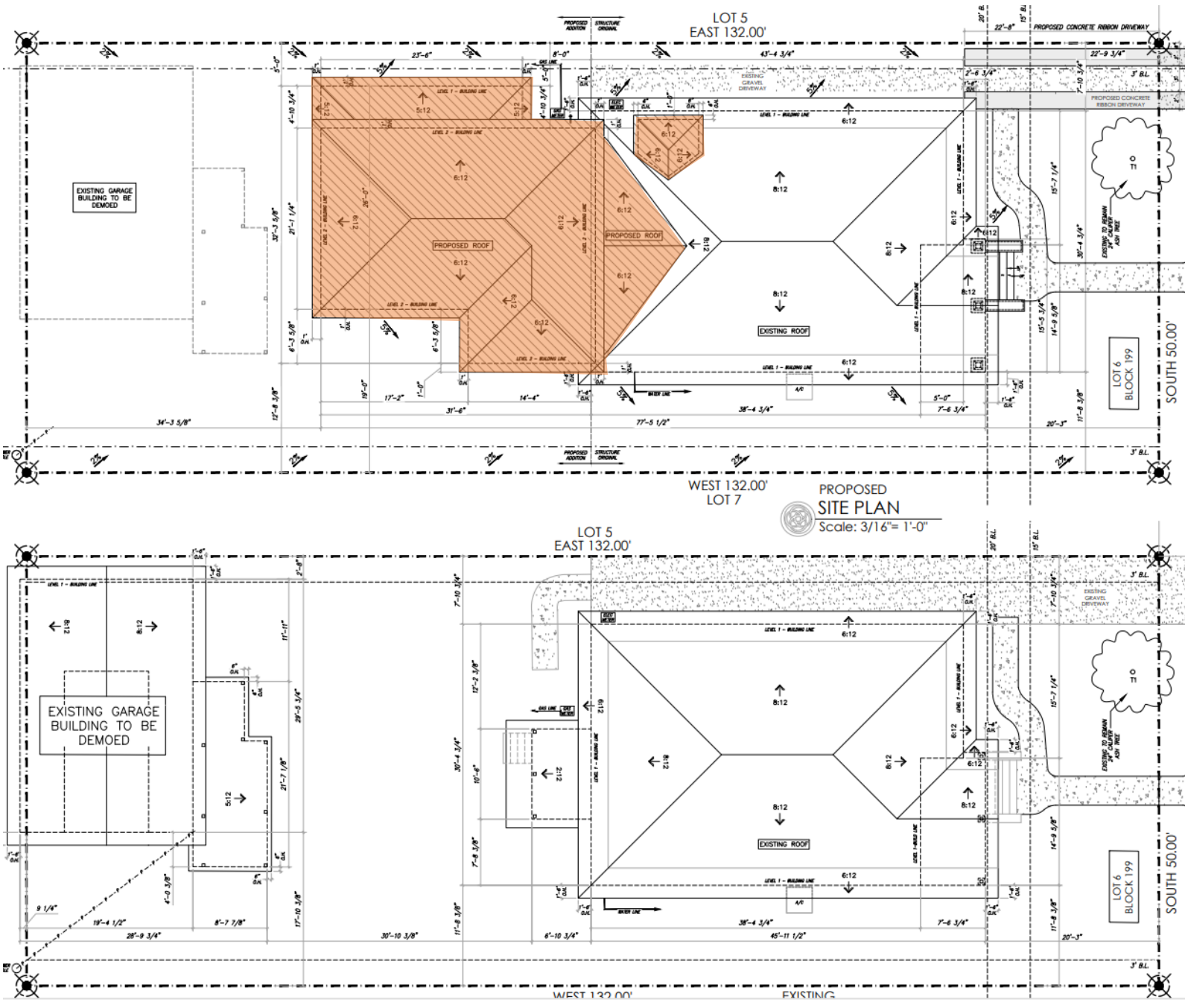
Additions

Plate heights for additions should appear to be the same or lower than those of the existing house.

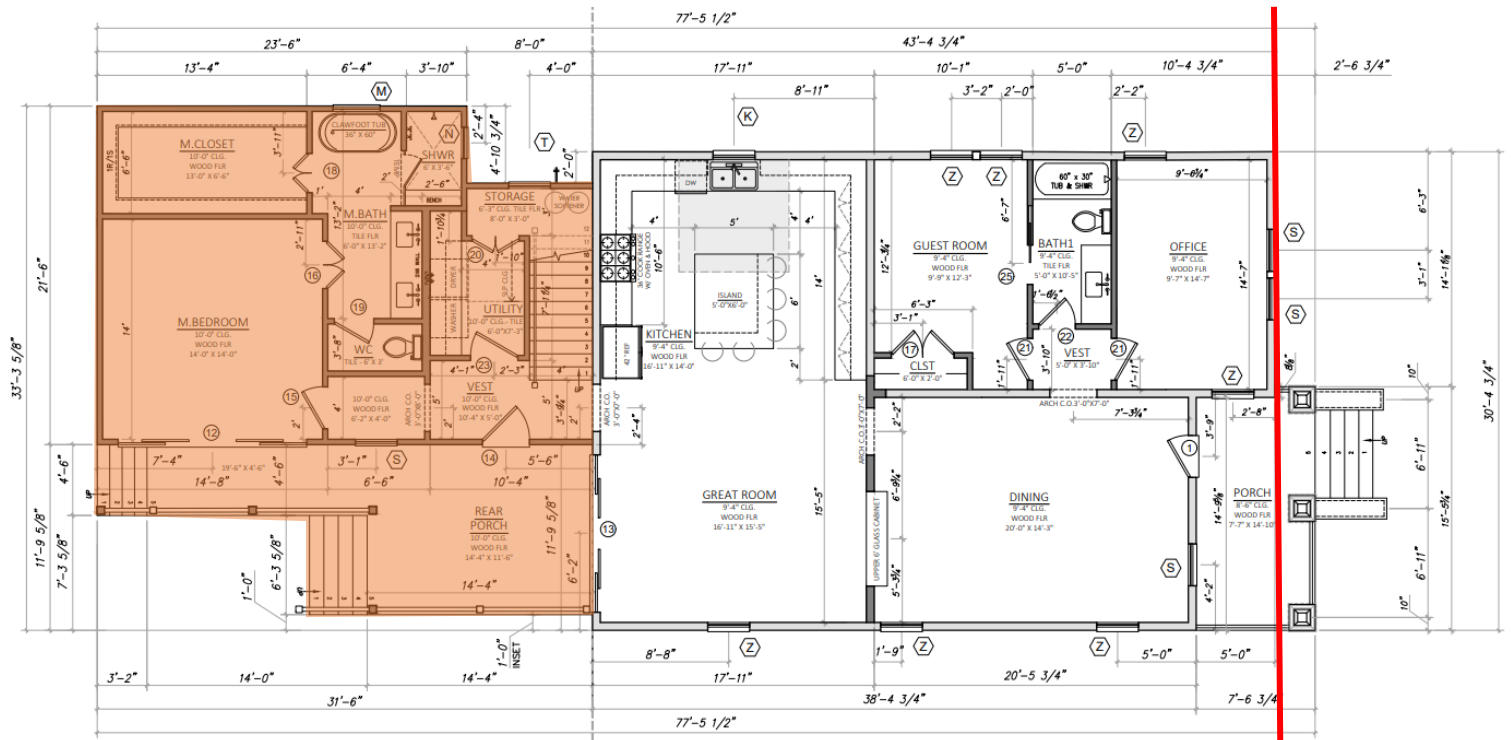
The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height
- Detached Garage Ridge Height

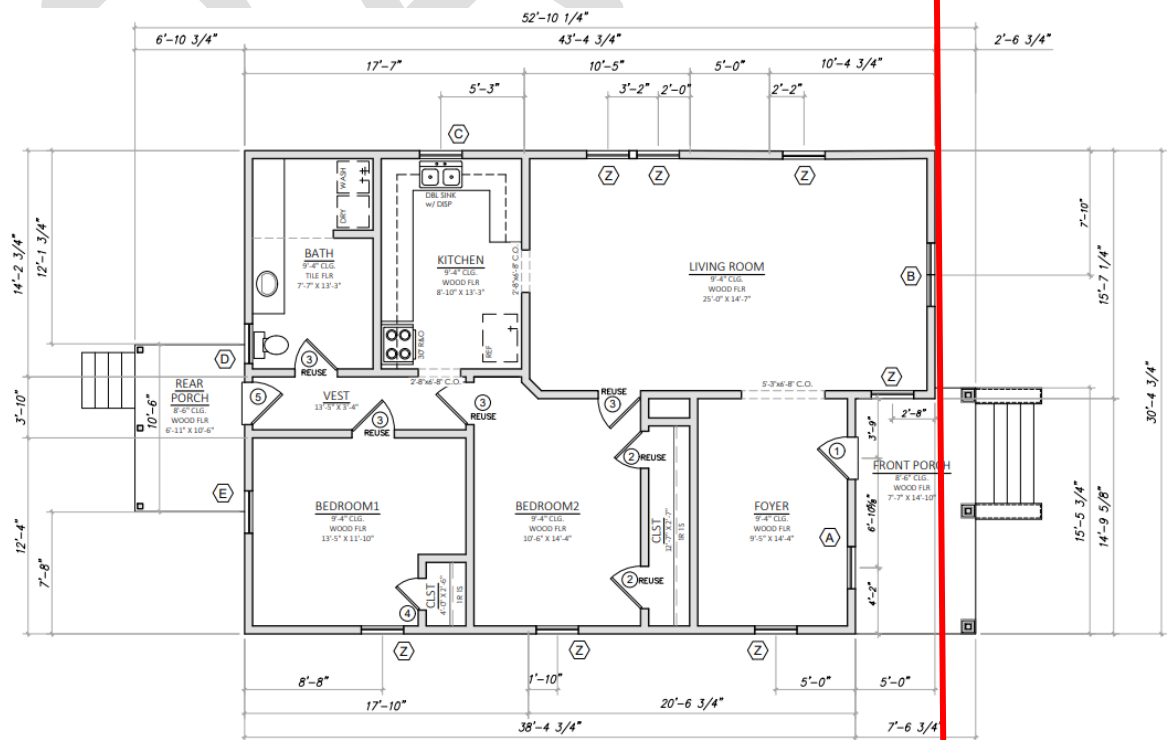
Proposed and Existing Site Plan



Proposed First Floor Plan

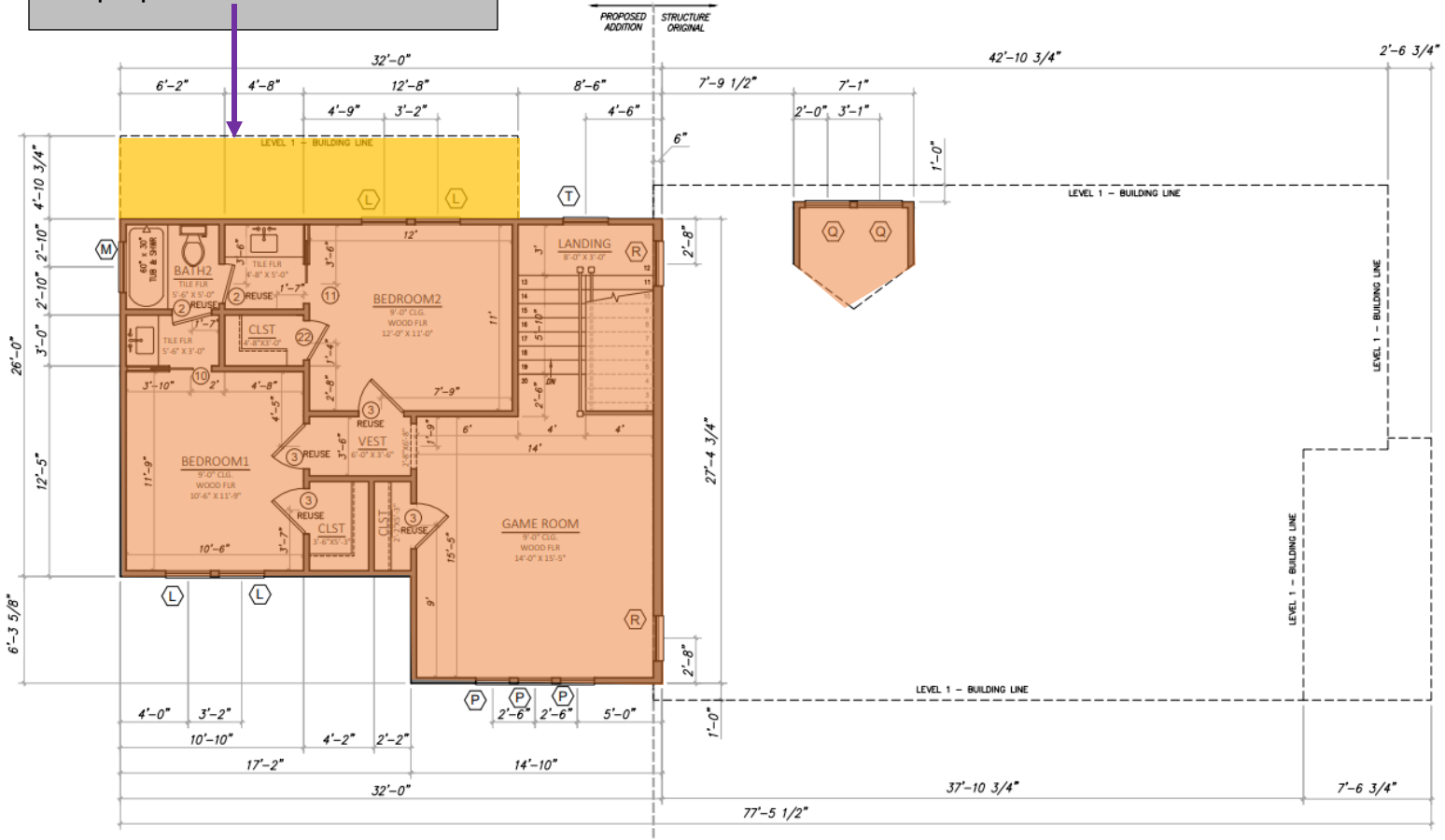


Existing First Floor Plan



Area shaded yellow is part of the proposed first floor addition

Proposed Second Floor Plan



Existing Front (East) Elevation



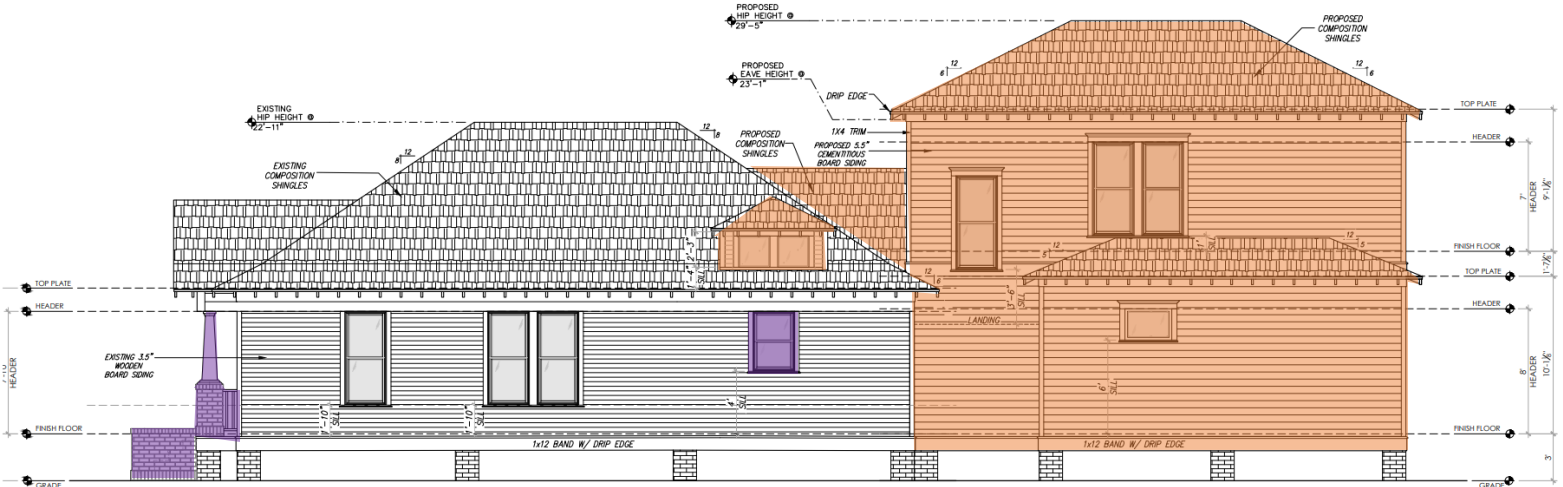
Proposed Front (East) Elevation



Existing Right (North) Elevation



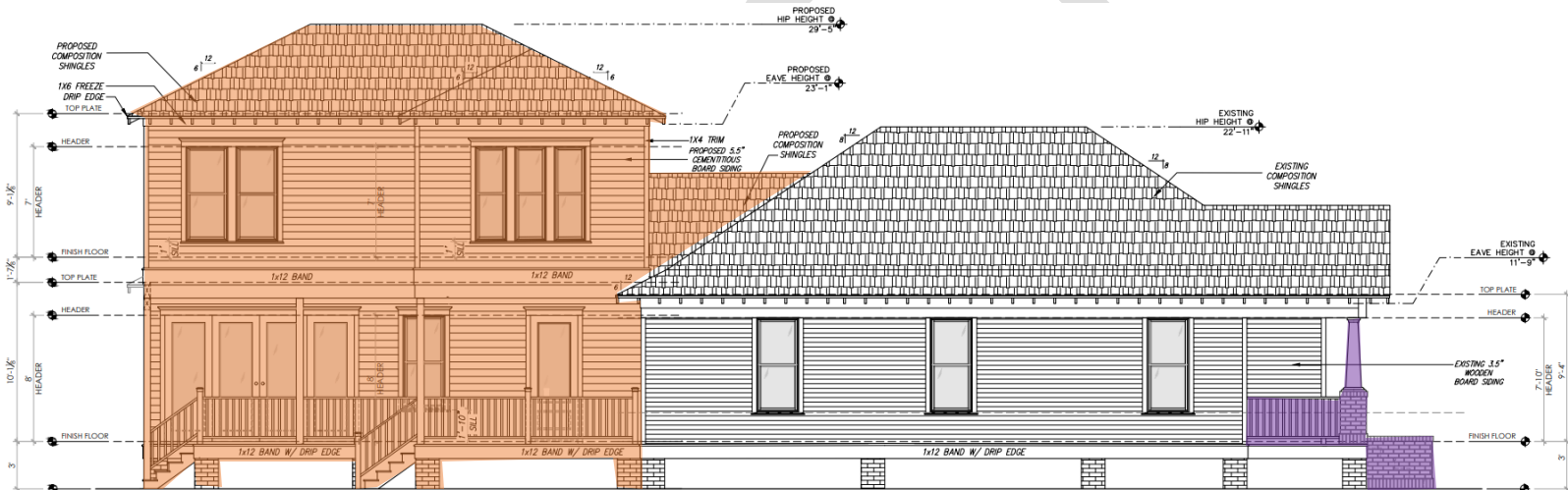
Proposed Right (North) Elevation



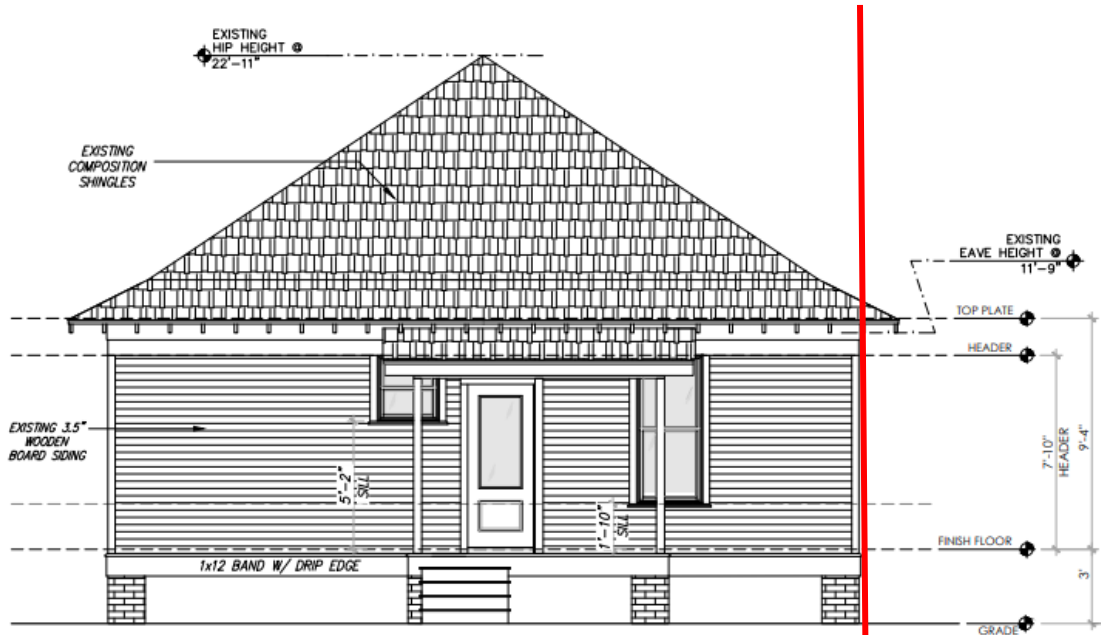
Existing Left (South) Elevation



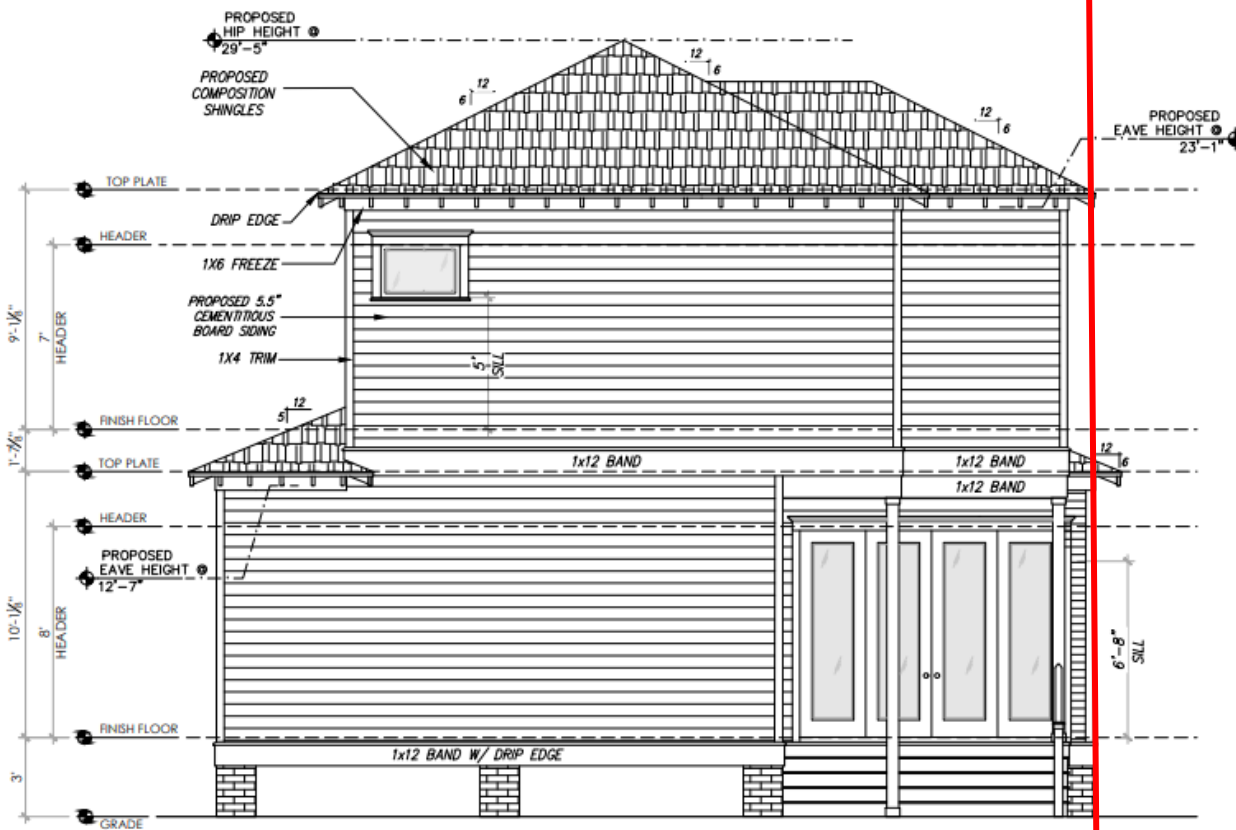
Proposed Left (South) Elevation



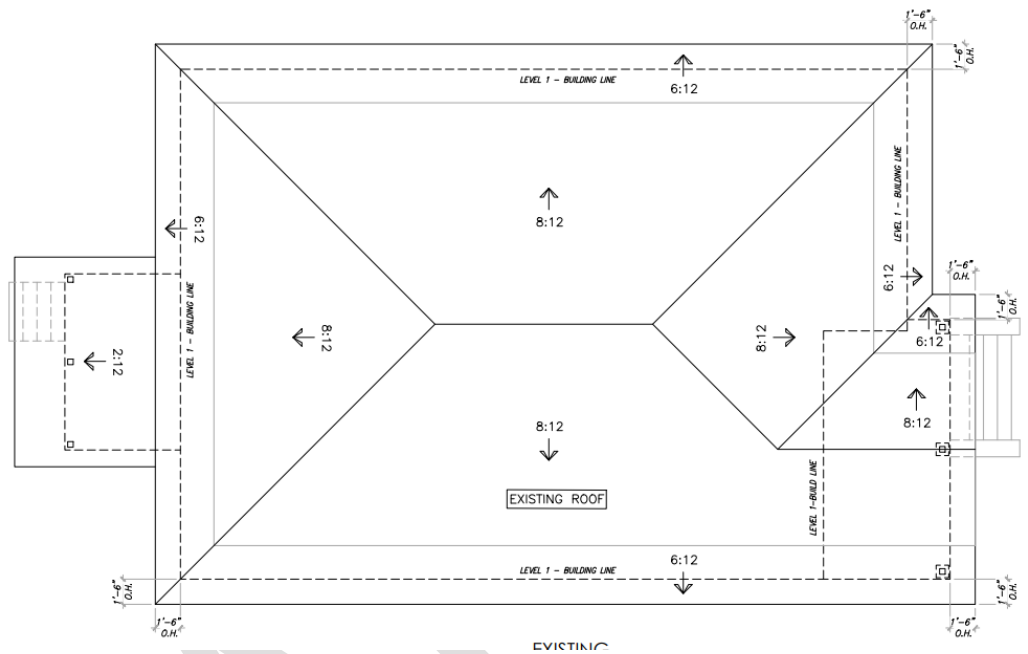
Existing Rear (West) Elevation



Proposed Rear (West) Elevation



Existing Roof Plan



Proposed Roof Plan

