

CERTIFICATE OF APPROPRIATENESS

Date: December 18, 2023

Applicant: Ryan Rohanna, owner; Mark Schatz, agent

Property: 1118 Cortlandt Street, Lot 17, Block 198, Houston Heights East Subdivision. The property includes a historic 1,659 square foot, one-story, wood frame single-family residence situated on a 6,600 (50' x 132') interior lot, with a 502 square foot detached garage.

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

Proposal: Alteration – Construct a 193 square foot addition at the rear of the home.

The applicant proposes:

- The second existing door shall be removed and have a historic window installed to match the width of the door. The window shall be inset and recessed and match the height of existing windows.
- A partial demolition of existing roof at the rear of home to tie in the new roof design.
- Construct a new roof with a 8/12 slope, to match existing
- New ridge height matching the existing ridge height (22'-0" +/-), of the original historic structure.
- To match the existing eave height(s) of the original historic home.
- To remove the existing siding of the previous addition (at the rear of the home) and replaced with smooth sheet/panel siding.
- To demolish the "bump out" addition at the south elevation in order to meet code requirements.
- To remove an existing window at the north elevation, partially demolish historic material and install a larger historic window.
- To relocate two existing windows at the north elevation.
- Add 117 siding at the rear of the existing historic addition.

Meets Heights Design Guidelines Measurable standards (see criteria checklist)

Public Comment: No public comment has been received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions:

- Existing windows at the north elevation to remain
- Existing windows at the south elevation to remain
- Existing rafter tails to remain

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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The proposed exterior alterations remove existing material from a previous addition that may have been constructed during the period of significance.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 MEASURABLE STANDARDS

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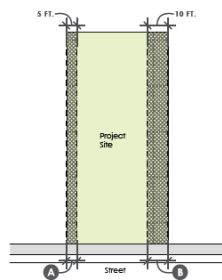
Maximum Lot Coverage (Addition and New Construction)

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 sq ft
 Proposed Lot Coverage: 1,822 sq ft
 Proposed Percentage: 44%

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Side Setbacks (Addition and New Construction)



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 side setback (1): 3'-2"
 Proposed side setback (2): 16'-1"
 Cumulative side setback: 19'-3"

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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 sq ft
 Proposed FAR: .44

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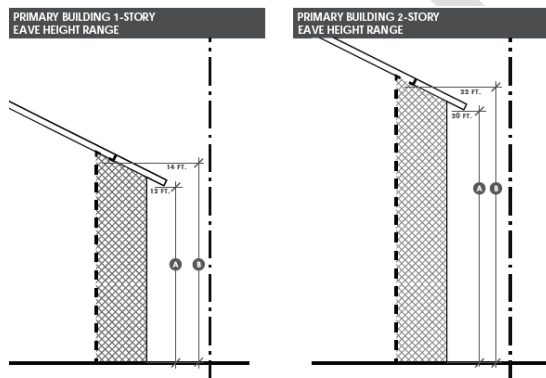
Side Wall Length and Insets (Addition and New Construction)

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

Inset depth: 1'-0"
 Inset length: 9'-1"
 Side wall length: 47'-6"

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Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 Ft. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 Ft. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 Ft. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 Ft. or greater side setback

Proposed eave height: 10'-0" (1 story)

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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: 2'-0" (match existing)
 Proposed first floor plate height: 9'-0"
 Proposed second floor plate height: N/A
 Existing first floor plate height: 9'-0"

The following Measurable Standards do not apply:

- Front Setbacks
- Rear Setbacks (significant distance from rear property line)
- Porch Eave Height
- Front Wall Width and Insets
- Front Porch Width and Depth

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PROPERTY LOCATION
HEIGHTS EAST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

1118 Cortlandt

INVENTORY PHOTO

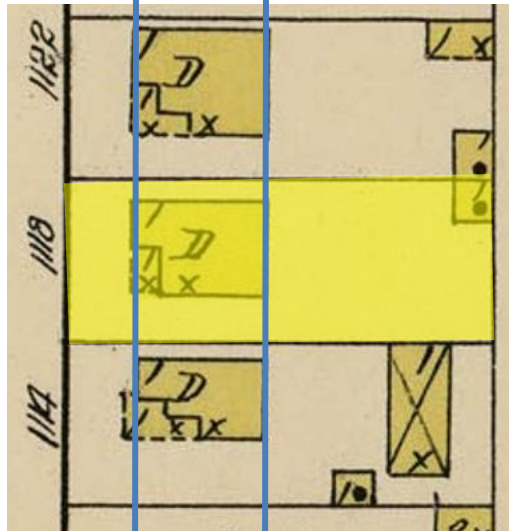


CURRENT PHOTO

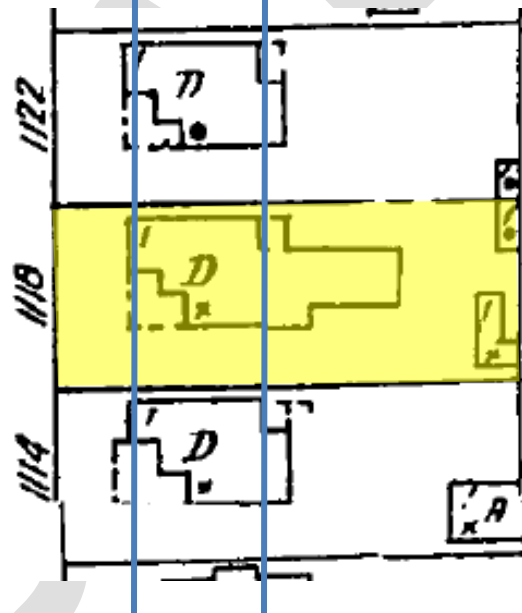




SANBORN MAP



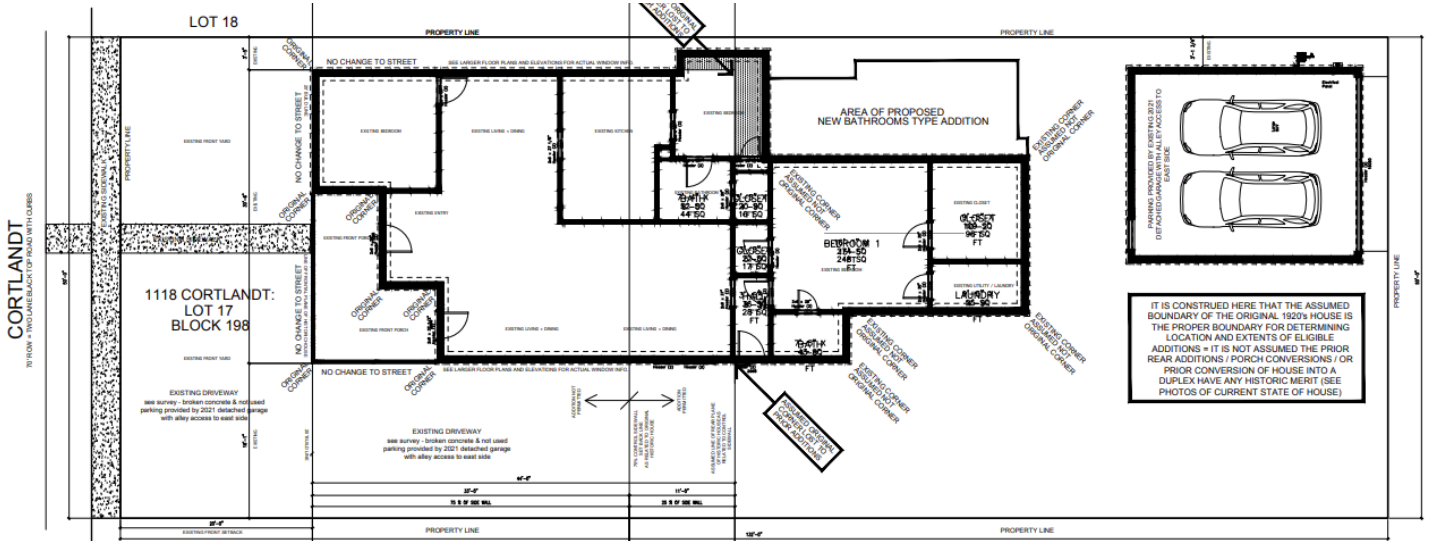
Vol. 2 1919



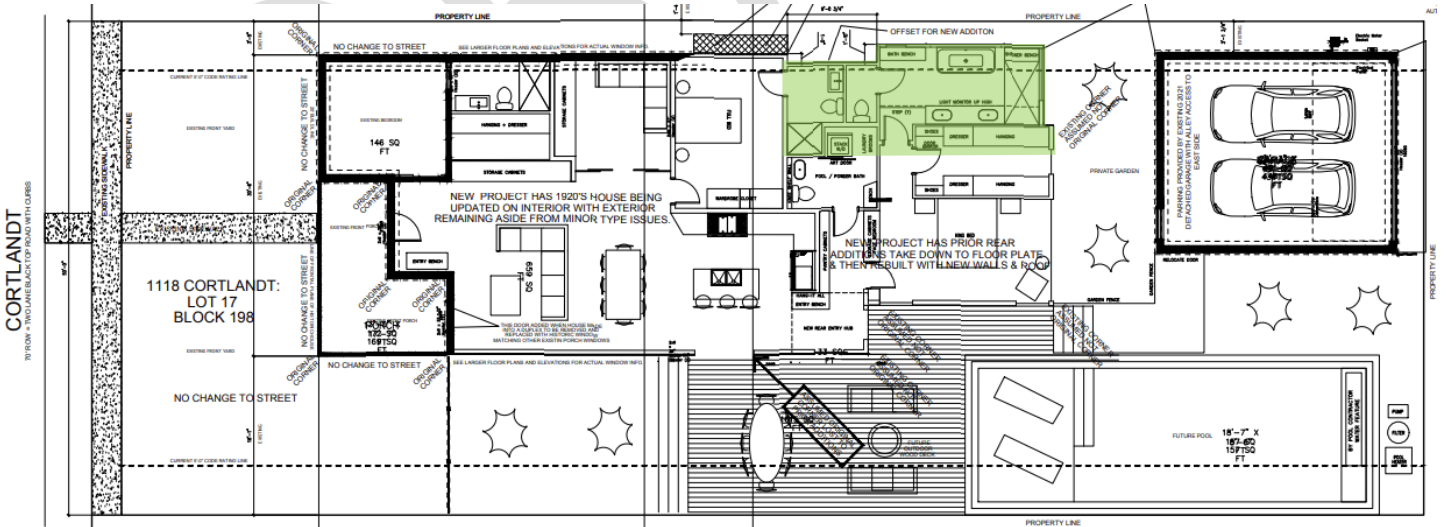
1924 - 1951



SITE PLAN EXISTING

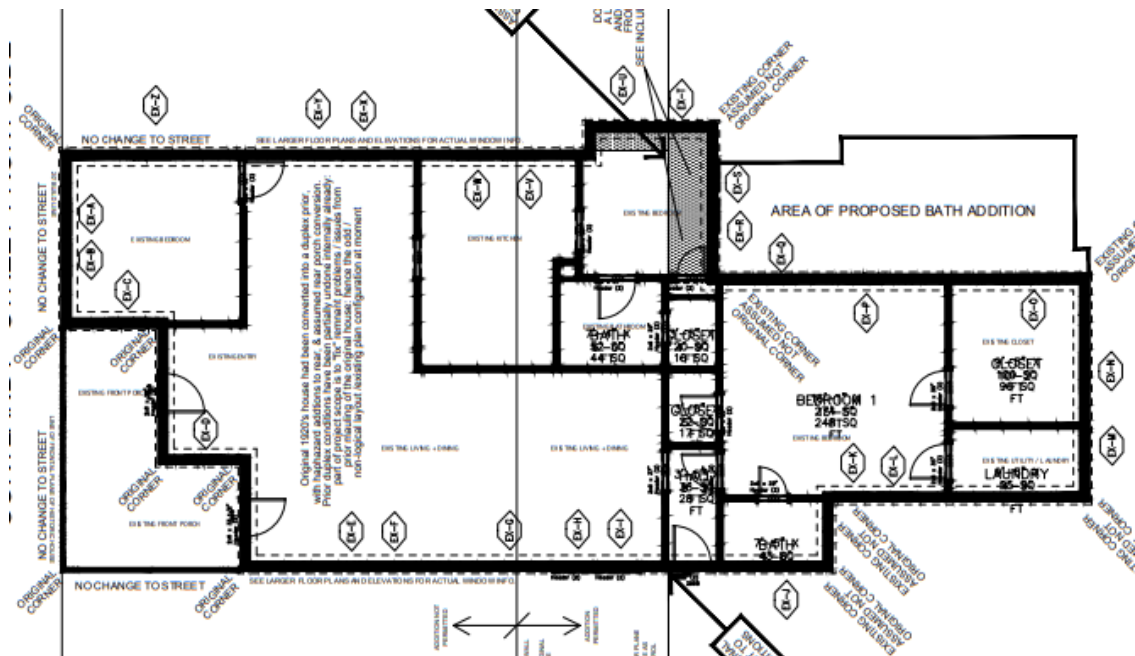


SITE PLAN PROPOSED

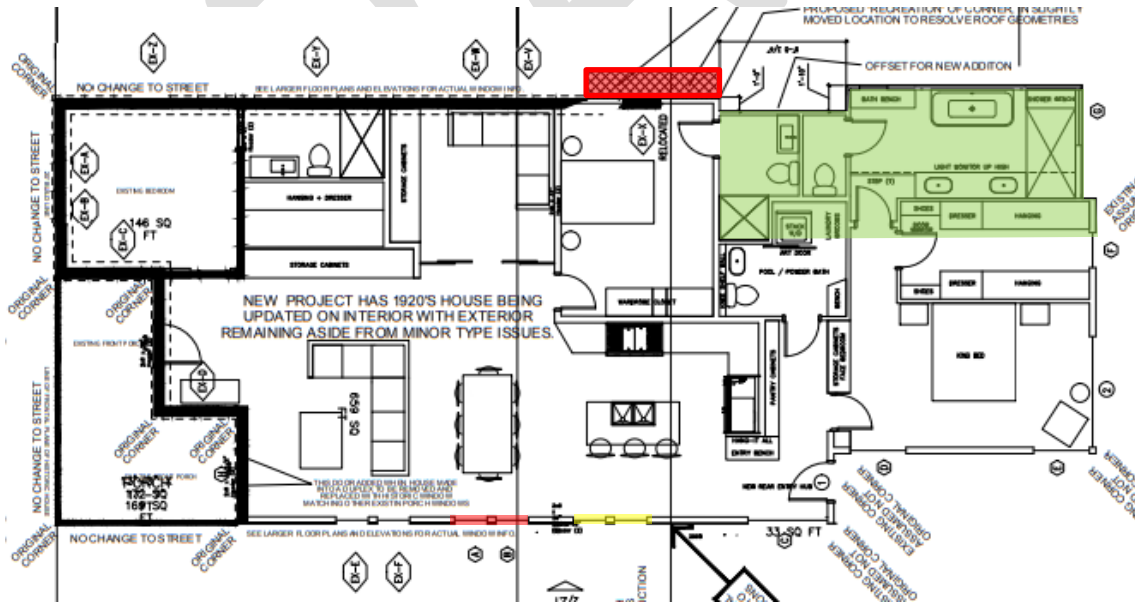




FLOOR PLAN EXISTING

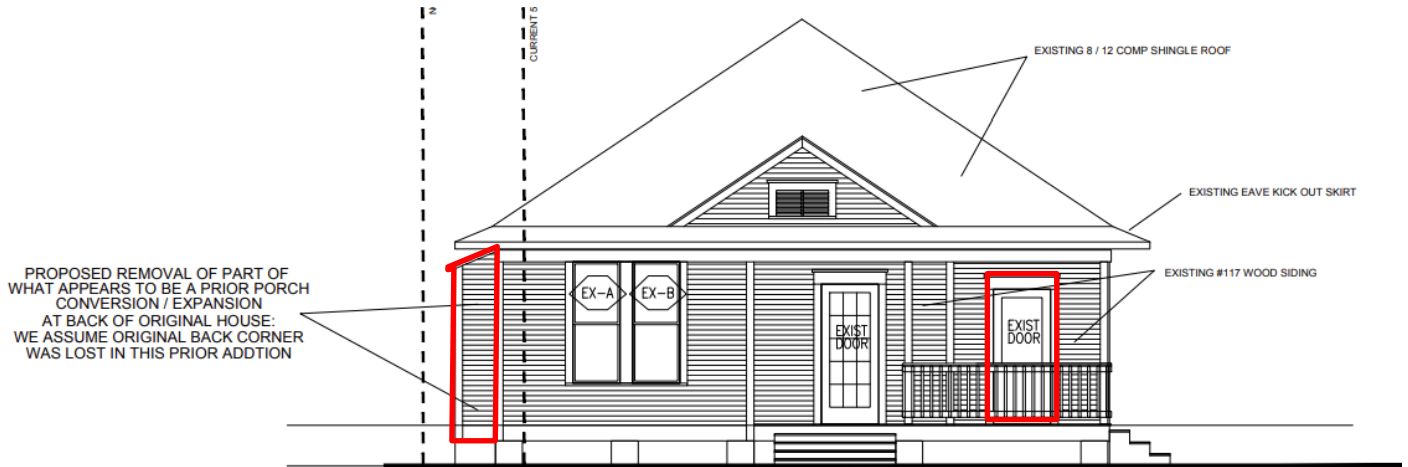


FLOOR PLAN PROPOSED



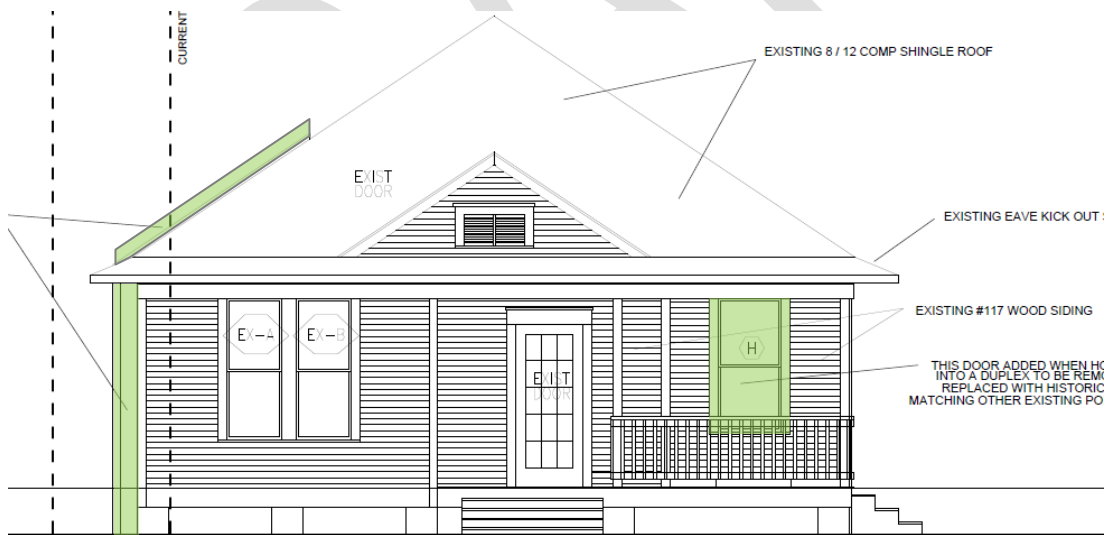
WEST ELEVATION

EXISTING



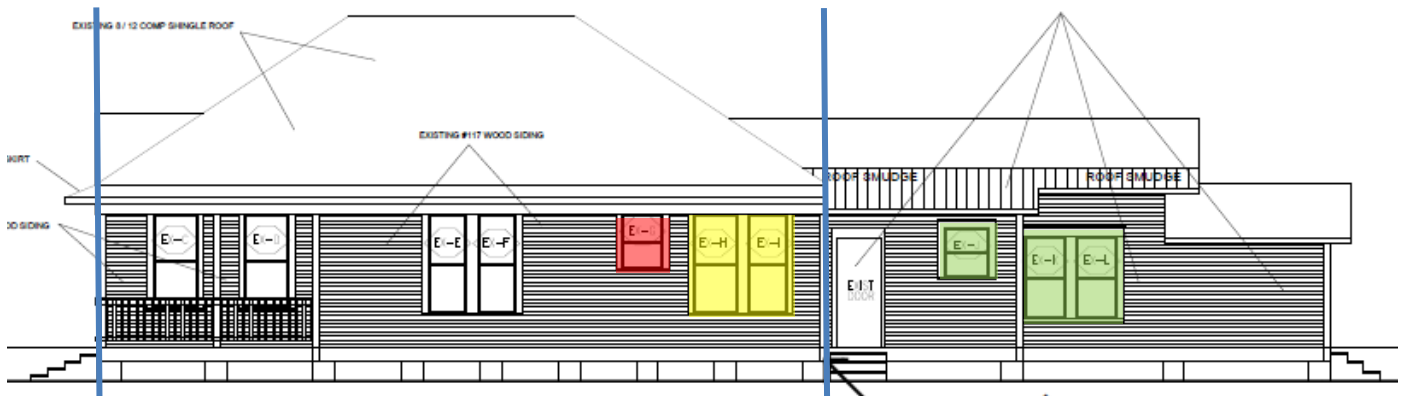
WEST ELEVATION

PROPOSED



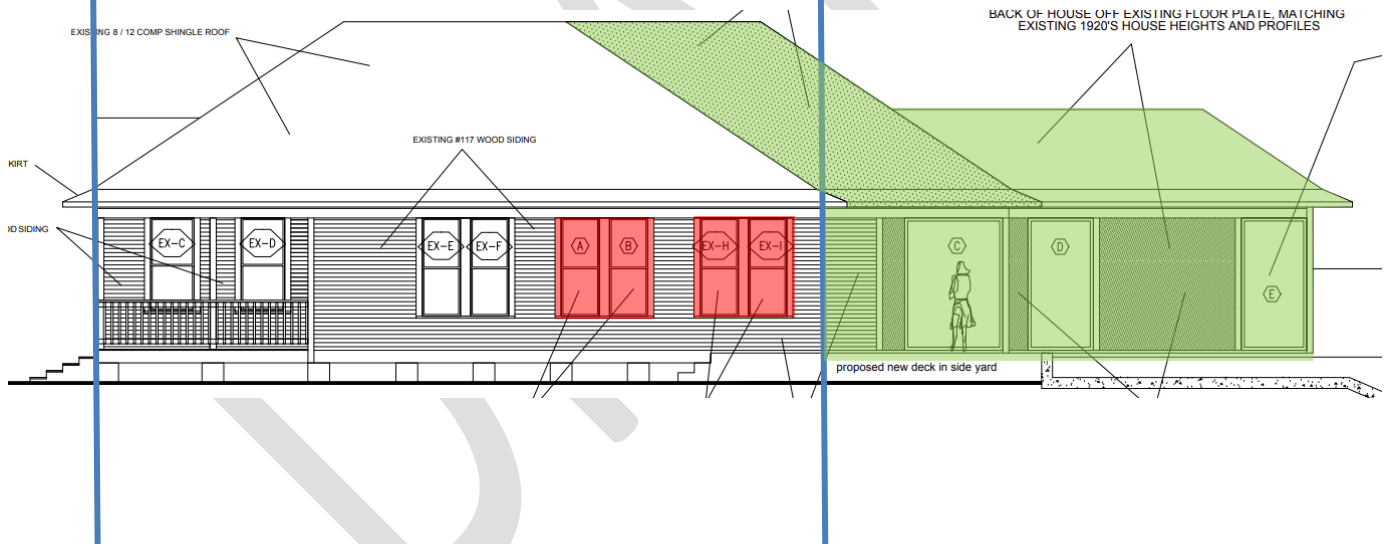
SOUTH ELEVATION

EXISTING



SOUTH ELEVATION

PROPOSED



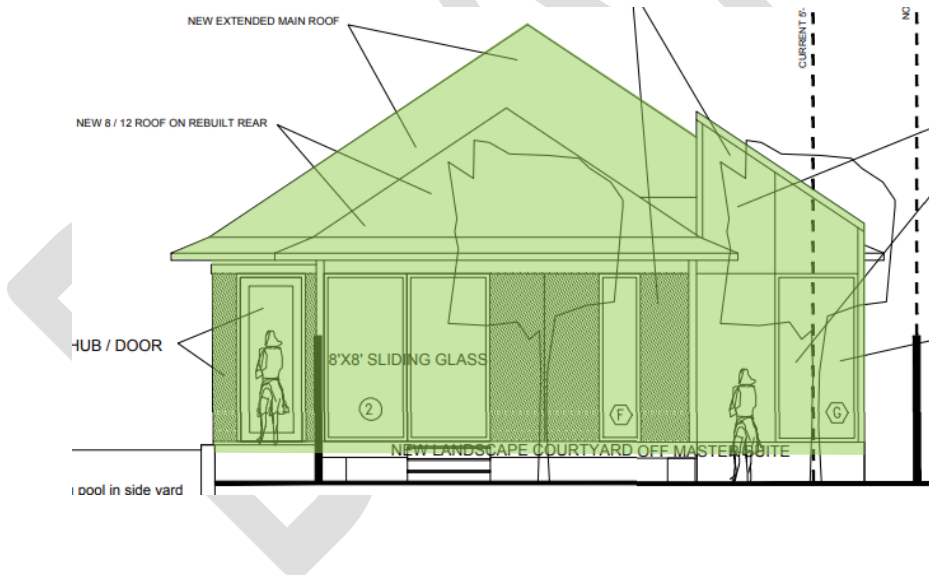
EAST SIDE ELEVATION

EXISTING



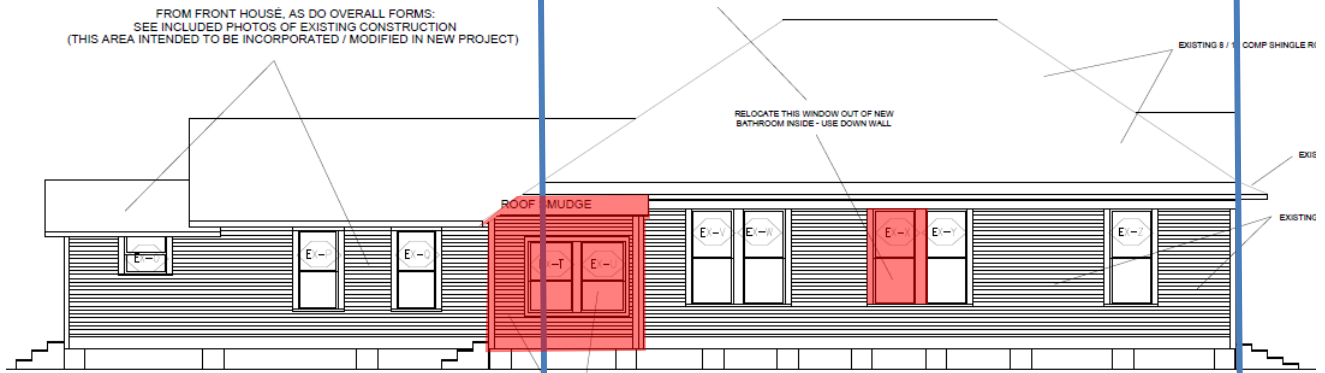
EAST SIDE ELEVATION

EXISTING



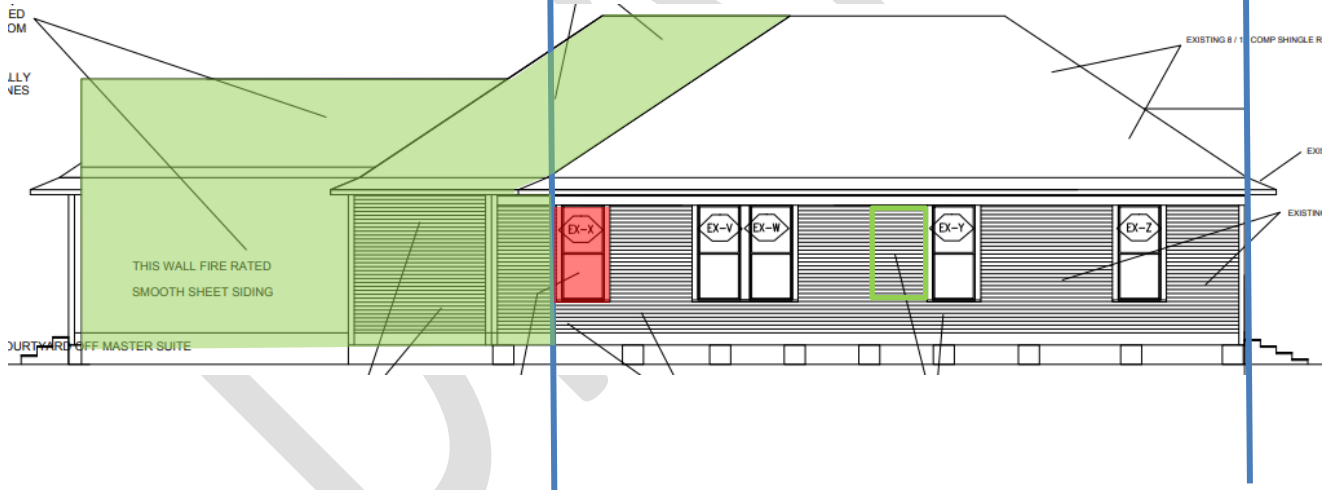
NORTH ELEVATION

EXISTING

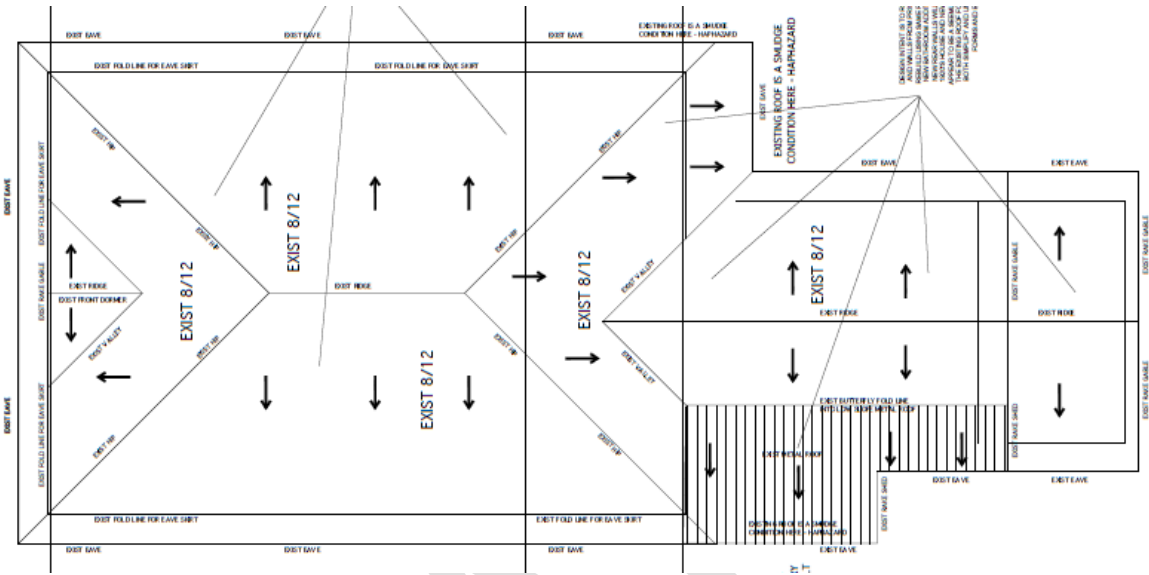


NORTH ELEVATION

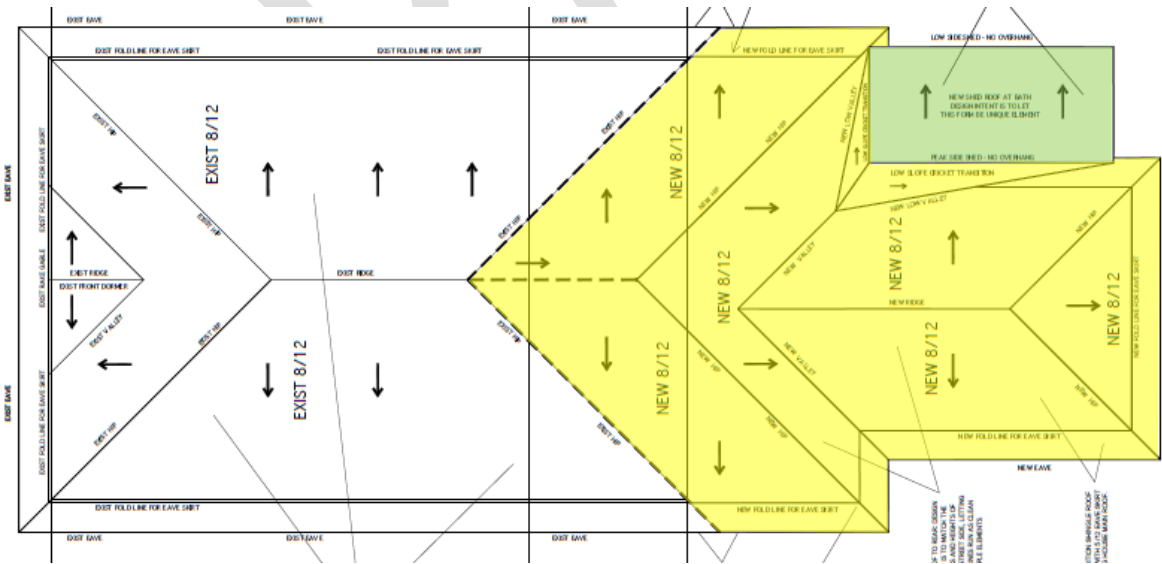
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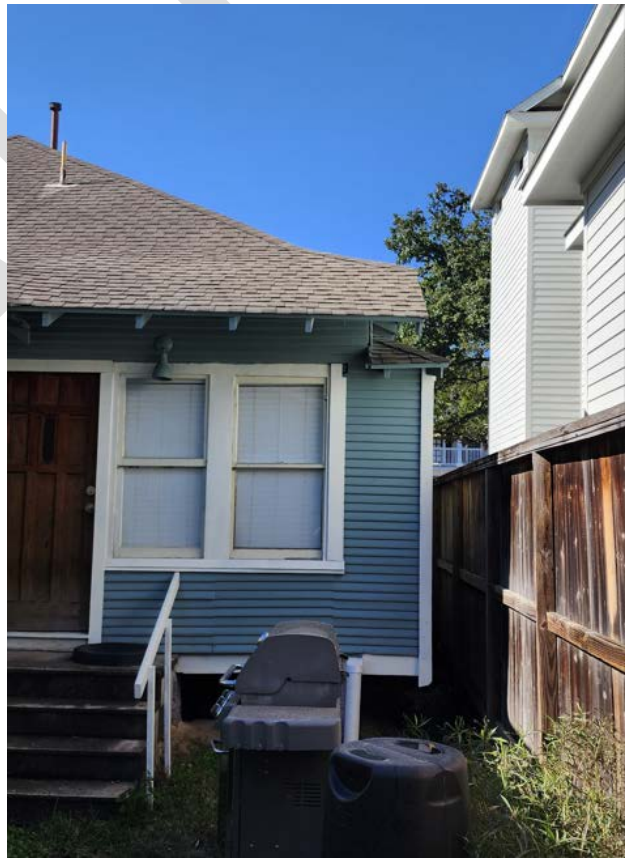
**ROOF PLAN
EXISTING**



**ROOF PLAN
PROPOSED**



ADDITIONAL PHOTOS





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