

CERTIFICATE OF APPROPRIATENESS

Applicant: Ann Dick, owner; Juan Castillo, agent

Property: 1210 Cortlandt Street, Lot 16, Block 189, Houston Heights East Subdivision. The property includes a two-story wood frame, 1,598 square foot single-family residence situated on a 6,600 square foot corner lot.

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

Proposal: Alteration –

- One-story 905 SF rear addition
- w/attached one-story, 420 SF garage
- All new windows to be inset and recessed per diagram attached.

Public Comment: Support Letter from owner of property immediately to South/Right (see attachment)

Civic Association: No comment received.

Recommendation: Approval

HAHC Action:

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective:



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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.

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: 2,992 HDGs call for excluding one-story garages attached to 264 SF and open porches. Meets at 2,608 SF. 32 SF under limit.

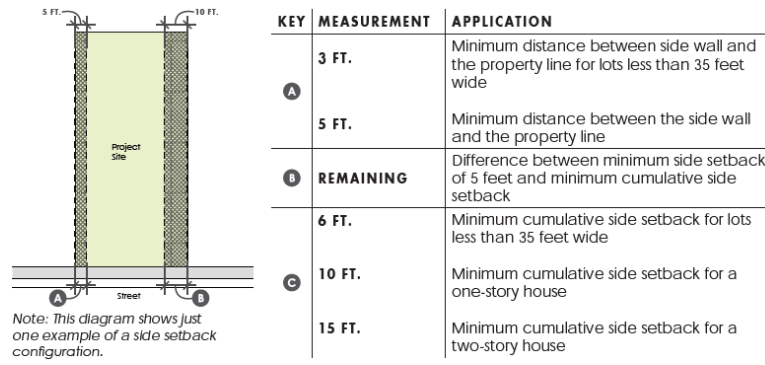
Maximum Floor Area Ratio (Addition and New Construction)

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 Meets at 2,608 SF

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-
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Side Setbacks (Addition and New Construction)



Proposed side setback (A): Matching existing on north side at 7'
 Proposed side setback (B): ~5' at side addition on south side except for garage portion at 3'.
 Cumulative side setback: Ranges from 12' to 24'8"
 Garage at 3' recommended for approval as not specifically precluded by the HDGs for one-story garage 5'10" from rear property line.

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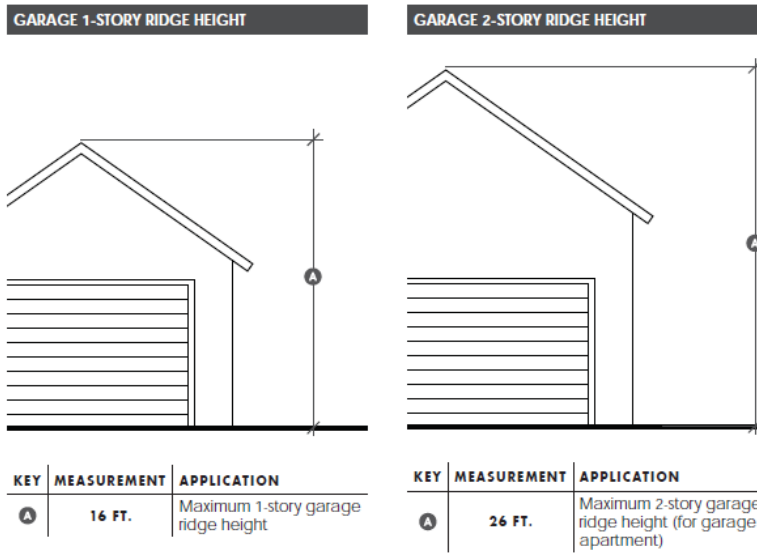
Rear Setbacks (Addition and New Construction)

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

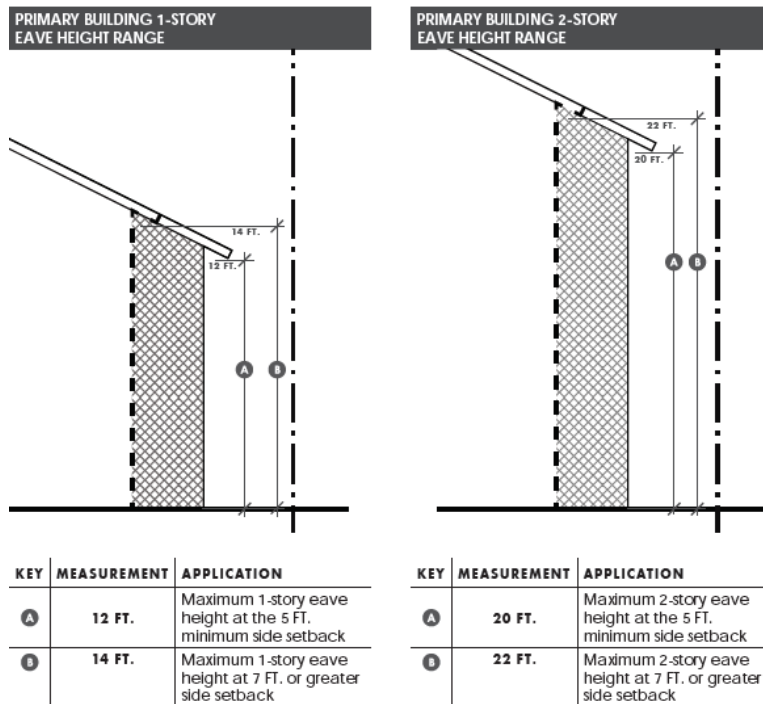
- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot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

Proposed rear setback: 5' 8" - Meets

Detached Garage Ridge Height (New Construction)



Eave Height (Addition and New Construction)



Proposed eave height: match existing

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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: matching existing

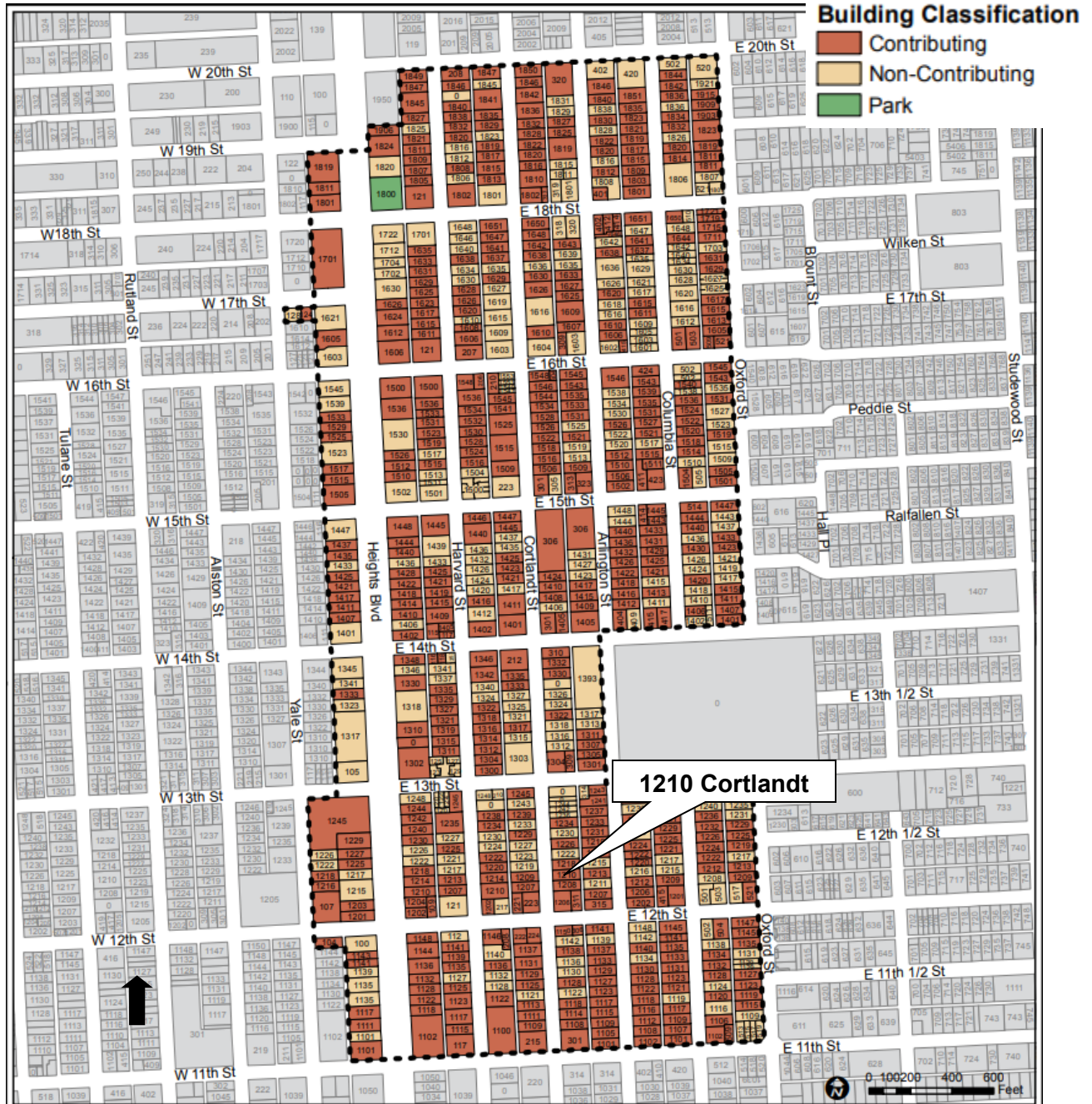
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Side Wall Length and Insets (Addition and New Construction)

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

South side elevation pre-existing exceeds sidewall length at 54'10". Applicant proposes to lessen this excessive length by bumping out at ~33'10" from the front wall.

PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

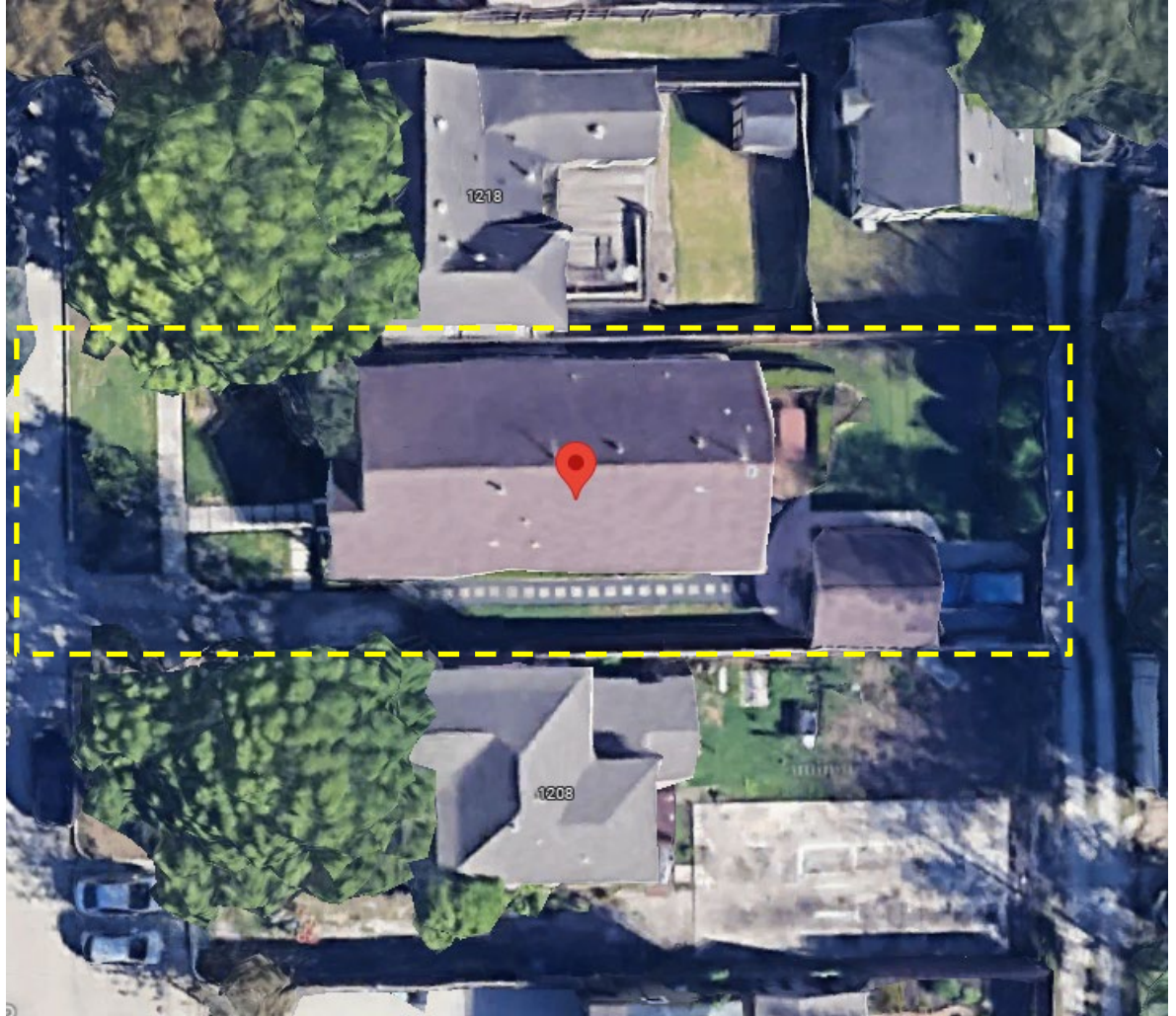


Inventory Photo

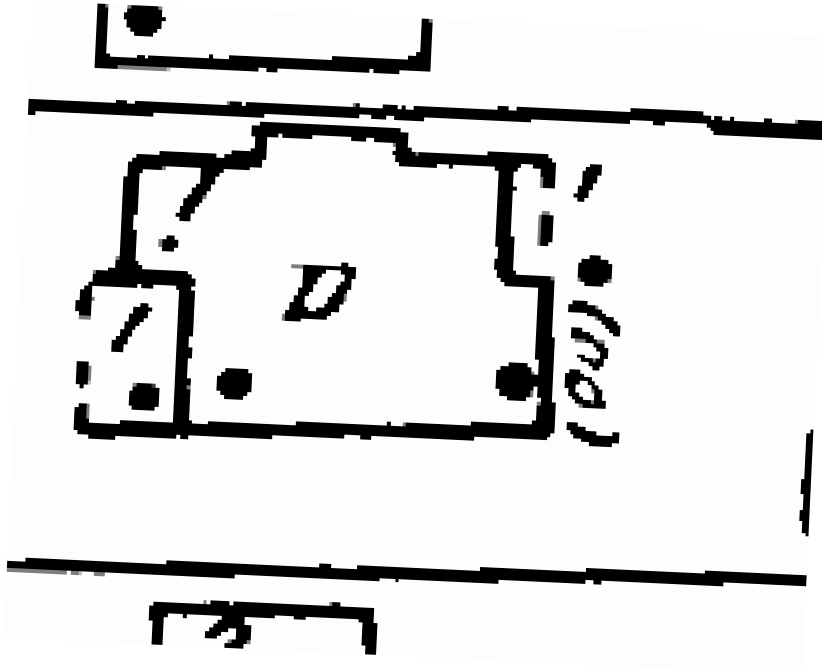


Current Photo Below

Aerial View of Site



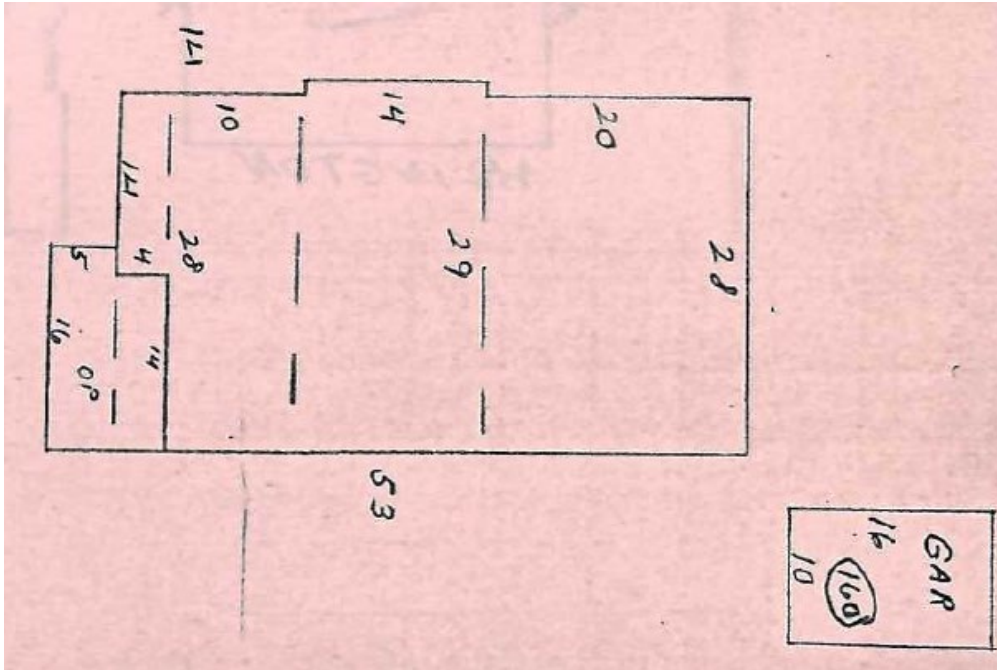
SANBORN (1924-1951)



Map No. _____ Addition <u>Houston Hts.</u>		No. Sq. Ft. <u>1428</u>		Price Per Sq. Ft. <u>225</u>		Price <u>\$ 3210</u>	
Block <u>189</u> Lot <u>16</u>		Percent Good <u>65</u>		Other Bldgs. <u>1</u>		Total All Bldgs. <u>2130</u>	
OWNER <u>Rainbolt, Wm.</u>		ADDRESS <u>1210 Cortlandt</u>		TYPE OF PROPERTY <u>Occupied Vacant</u>		IMPROVEMENTS	
BASEMENT, Whole Part _____		FOUNDATION, Concrete, Stone, Brick, Piers, Posts. <u>✓</u>		WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____		ROOF CONS., Concrete, Steel, Wood Truss _____	
ROOF, Hip, Gable, Mansard, Flat. <u>✓</u>		ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. <u>✓</u>		EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite. <u>✓</u>		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____	
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		LIGHTING, Electricity _____		PLUMBING, Sewer, Water, Baths _____	
ELEVATORS _____		CONDITION, Good, Fair, Bad, Obsolete. <u>✓</u>		LAND VALUE		Front x Depth Unit Value Factor Front Ft. Value - \$	
PERMIT DATE _____ NO. _____ AMT. _____		310-890		50 x 132 @ 12-113		680	
				TOTAL		680	

Figure 1 - County Building Assessment for Reference

Figure 2 - Building Assessment for Reference

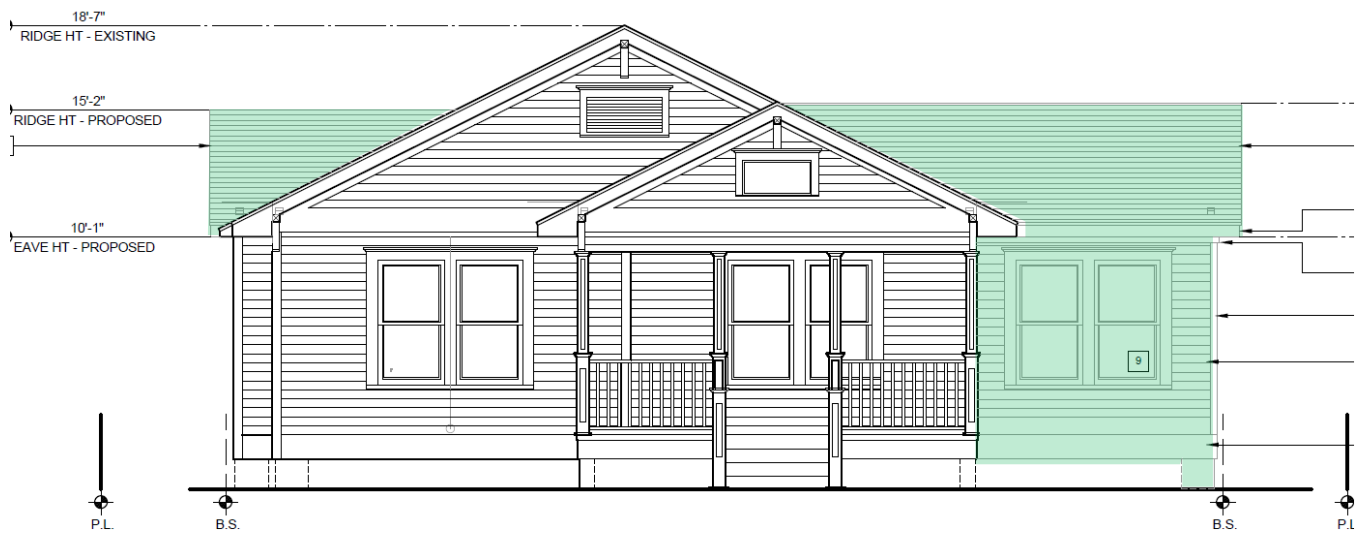
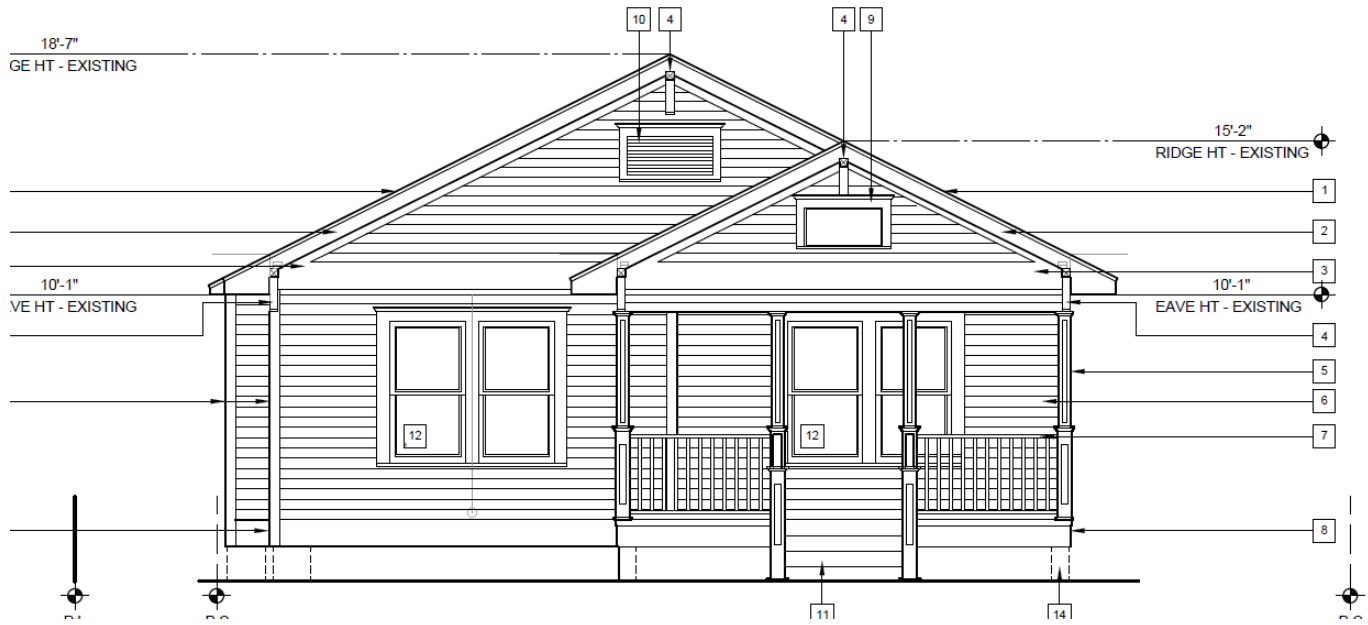


Context Area

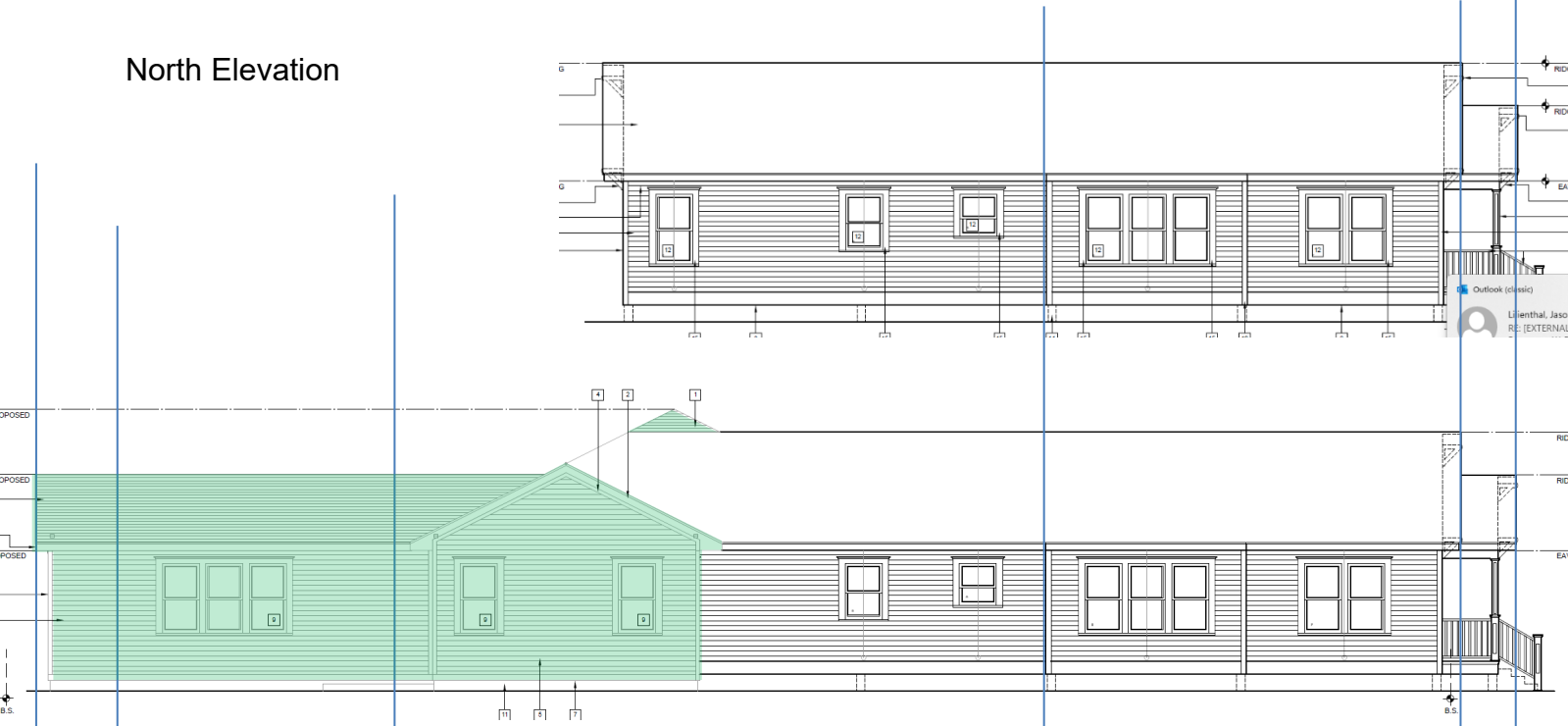


Figure 3 - House to the Left of Site

Front Elevations

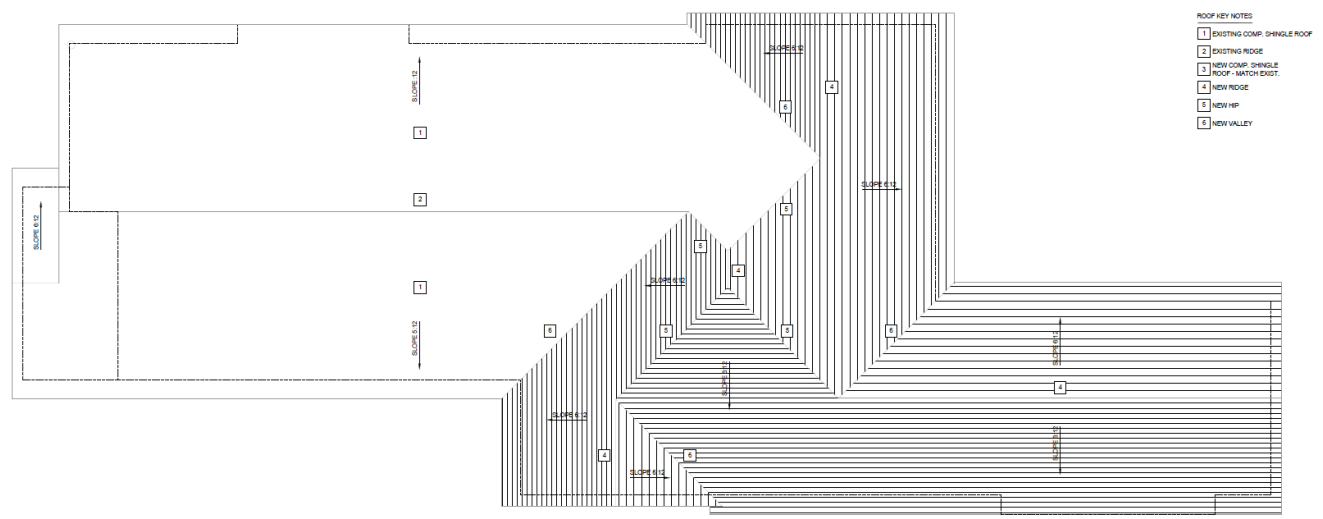


North Elevation



South/Right Elevation





Site Plans

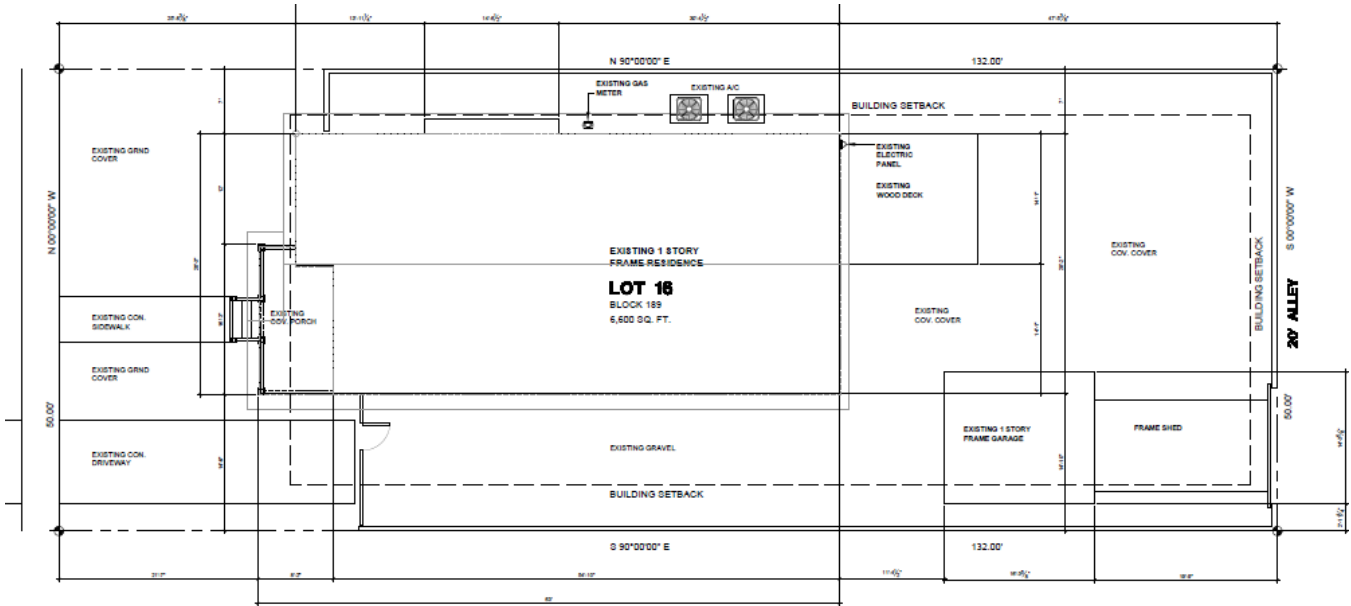


Figure 4 - Existing

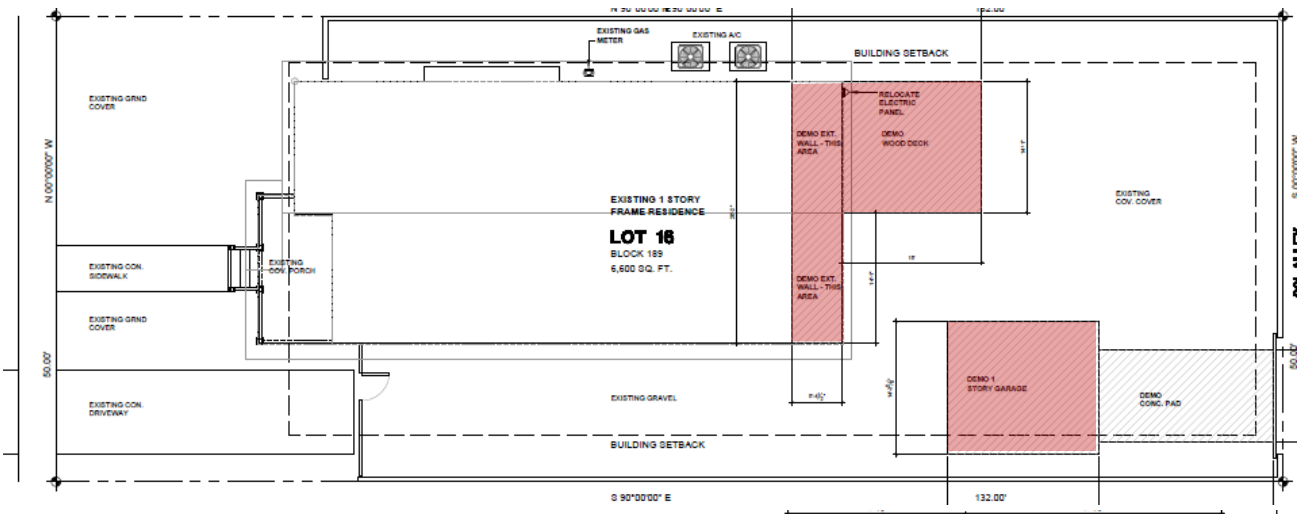


Figure 5 - Demolition

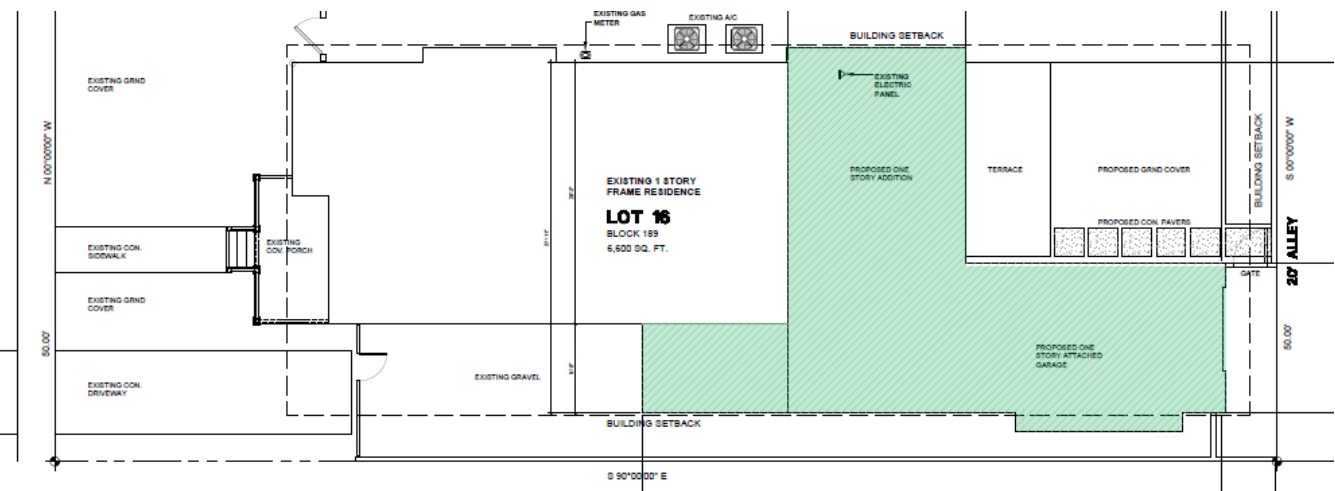
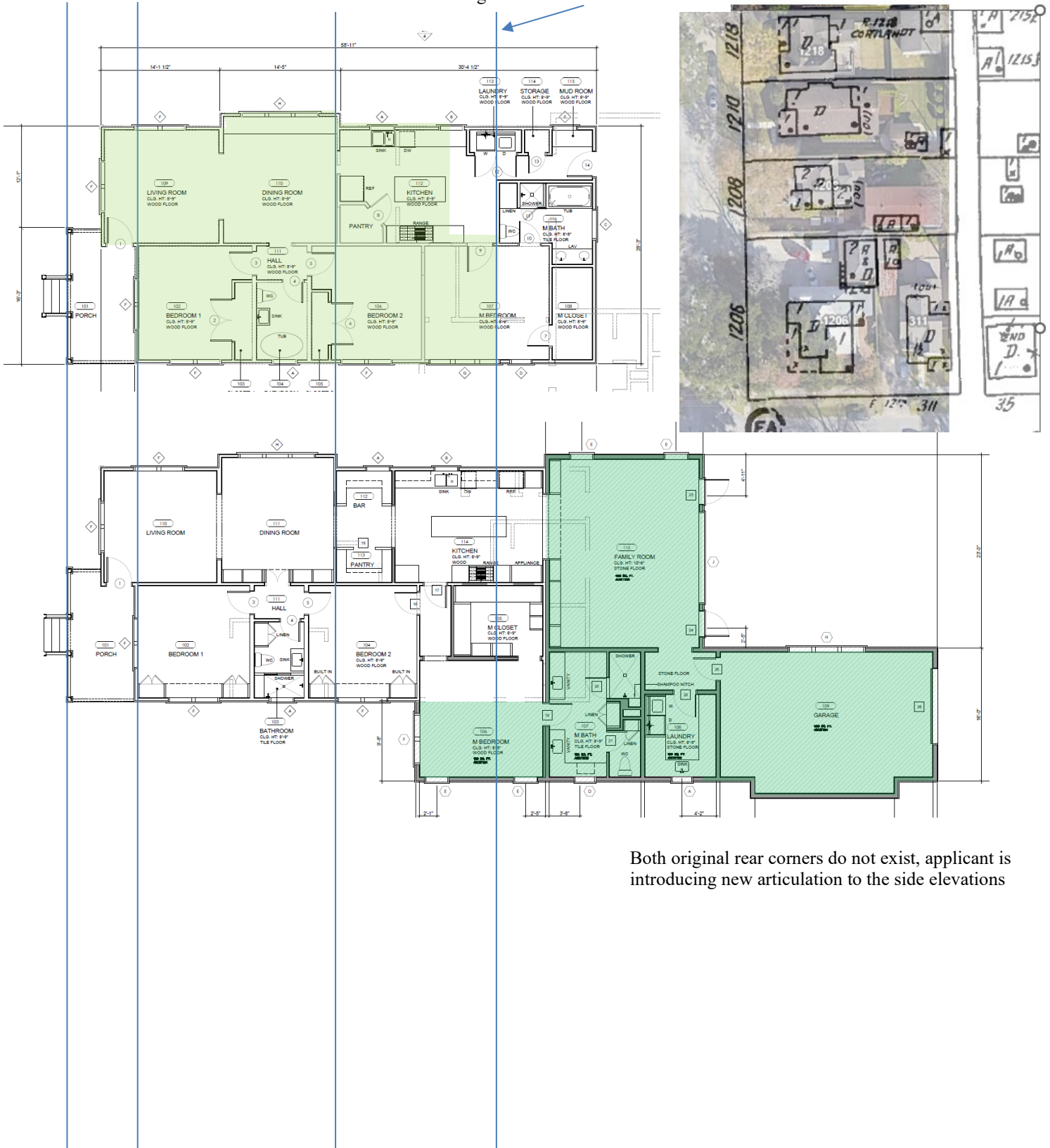


Figure 6 - Proposed Addition

Existing house has elongated original walls. This line is close to the original rear wall.



Both original rear corners do not exist, applicant is introducing new articulation to the side elevations







Figure 7 - Seam area Original House to Addition



Figure 8 - Yellow Line Represents Orig. to Addition



Figure 9 - South (R) Elevation Yellow Line is Transition Orig to Existing Addition

