CERTIFICATE OF APPROPRIATENESS

- Applicant: Scott Fitzharris, owner; Sam Gianukos, agent
- Property: 1208 Cortlandt Street, Lot 15, Block 189, Houston Heights East Subdivision. The property includes a 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: Alteration -
 - Restoration of Front Elevation, including re-opening of original open front porch and installation of appropriate windows to replace aluminum windows

Public Comment: No public comment received.

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 torqueing, 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	
\square			(1)	The proposed activity must retain and preserve the historical character of the property;	
\square			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;	
\boxtimes			(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;	
\boxtimes			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;	
\boxtimes			(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;	
\boxtimes			(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;	
\boxtimes			(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.	

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 <u>S satisfies D does not satisfy NA not applicable</u>
- 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%)

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 \boxtimes \Box \Box

Side Setbacks (Addition and New Construction)

5 FT.	KEY	MEASUREMENT	APPLICATION
	۵	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
Project Site	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
A Street B	G	10 FT.	Minimum cumulative side setback for a one-story house
Note: This diagram shows just one example of a side setback configuration.		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'

 \boxtimes \Box \Box

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:

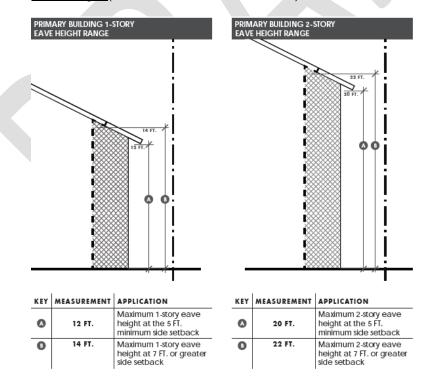
- · A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a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

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



 \square \square

Eave Height (Addition and New Construction)



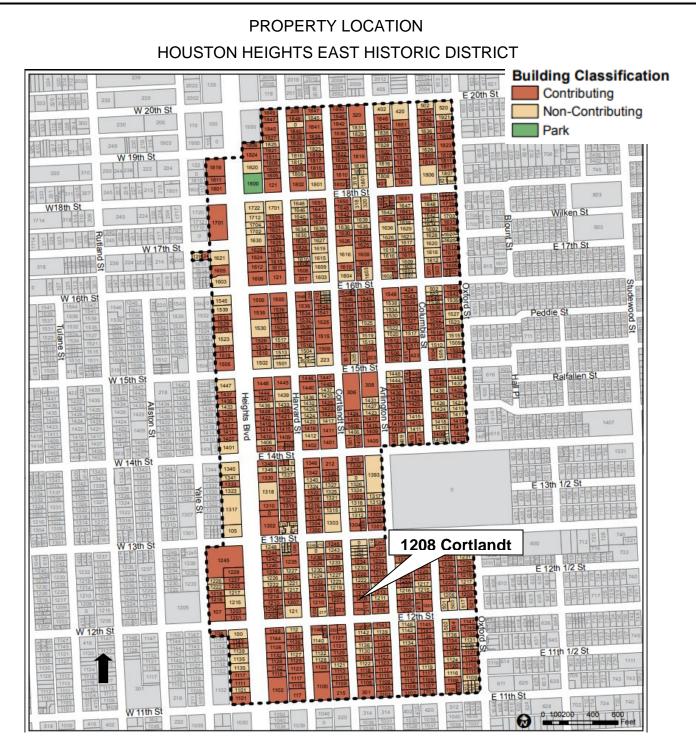
Proposed eave height: 19'

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'



Inventory Photo











Aerial View of Site



SANBORN (1919) Y IKU LX EX 208

Figure 1- Old Image of Front Porch and the Lone Ranger showing staggered brick columns and an original 2 over 2 window

.

CONTEXT AREA

1206 CORTLANDT (NEIGHBOR)



1304 CORTLANDT



1210 CORTLANDT (NEIGHBOR)



Front Elevations



February 10, 2025

HPO File No. 2025_0021

ITEM *** 1208 Cortlandt Street Houston Heights East

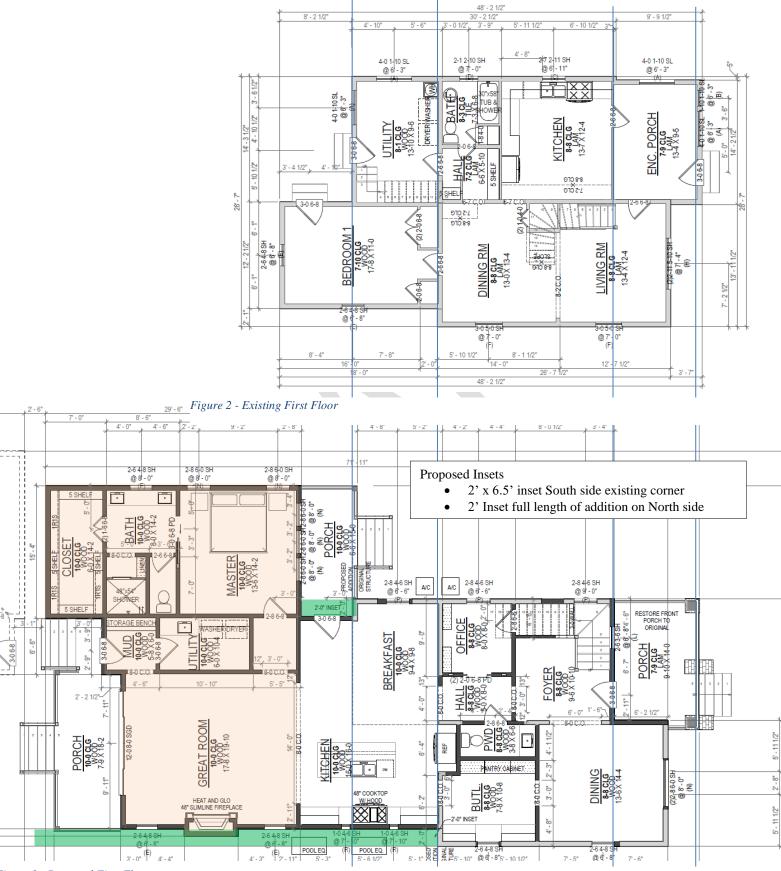
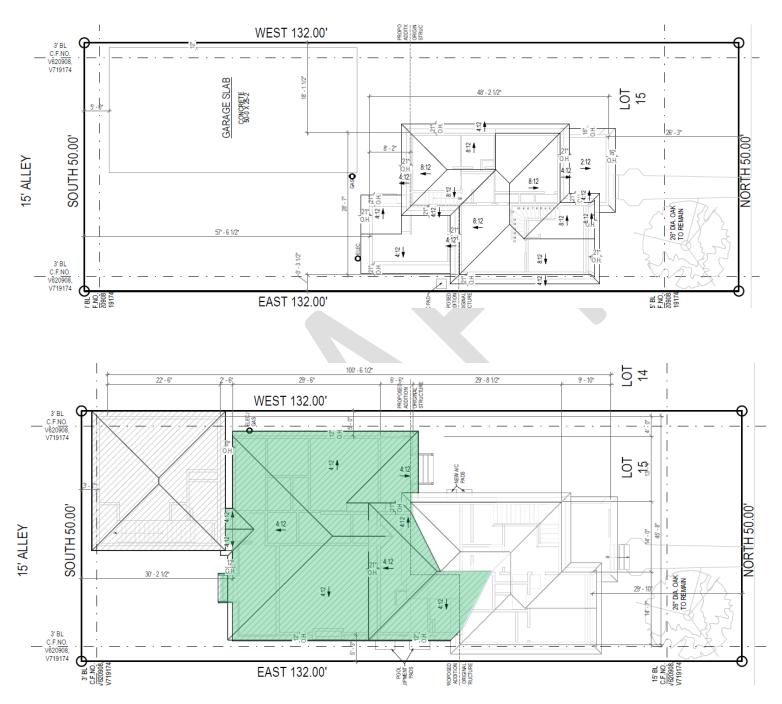


Figure 3 - Proposed First Floor

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Site Plans



February 10, 2025

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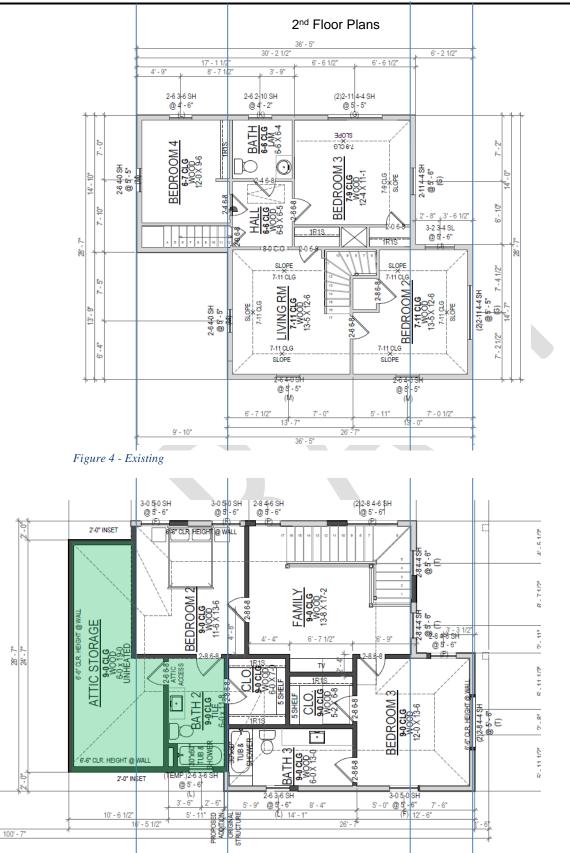
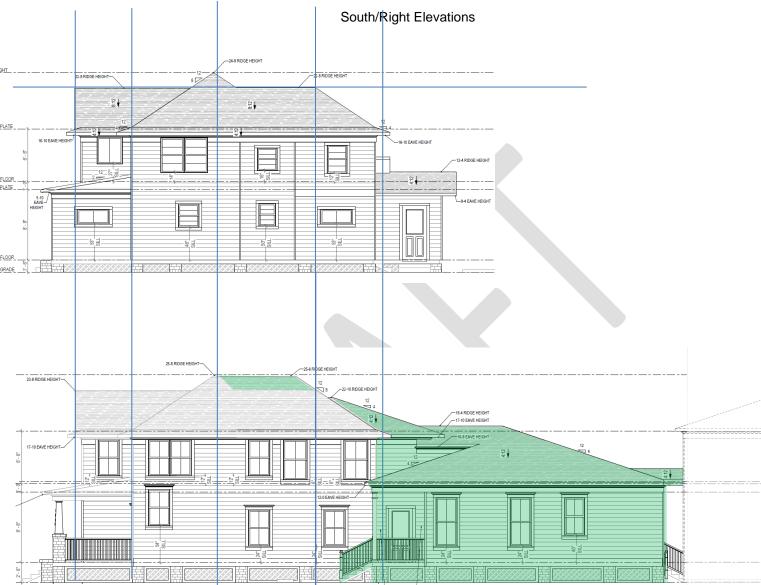


Figure 5 - Proposed Small Addition for bath and storage



2.0" INSET-

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