

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
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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.

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%)

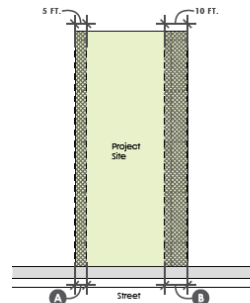
Existing Lot Size: 6,600
 Max. Allowed: 2,640
 Proposed Lot Coverage: 1,072
 Remaining Amount: 1,568

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

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)

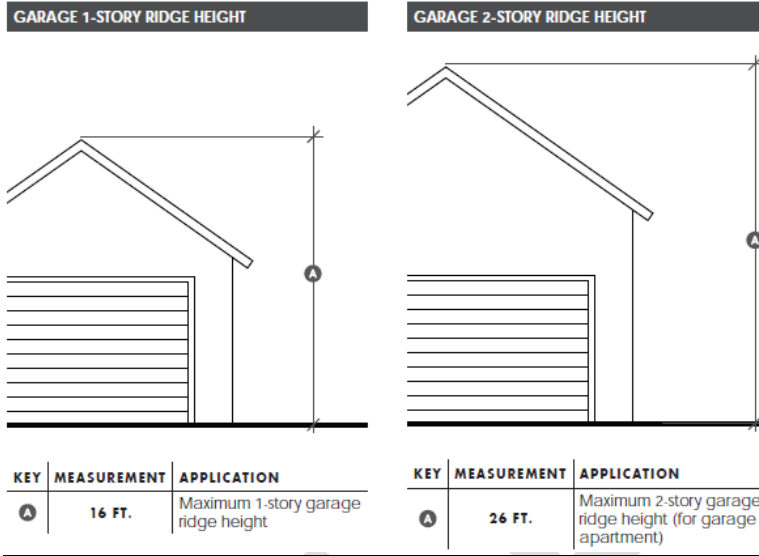
The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- 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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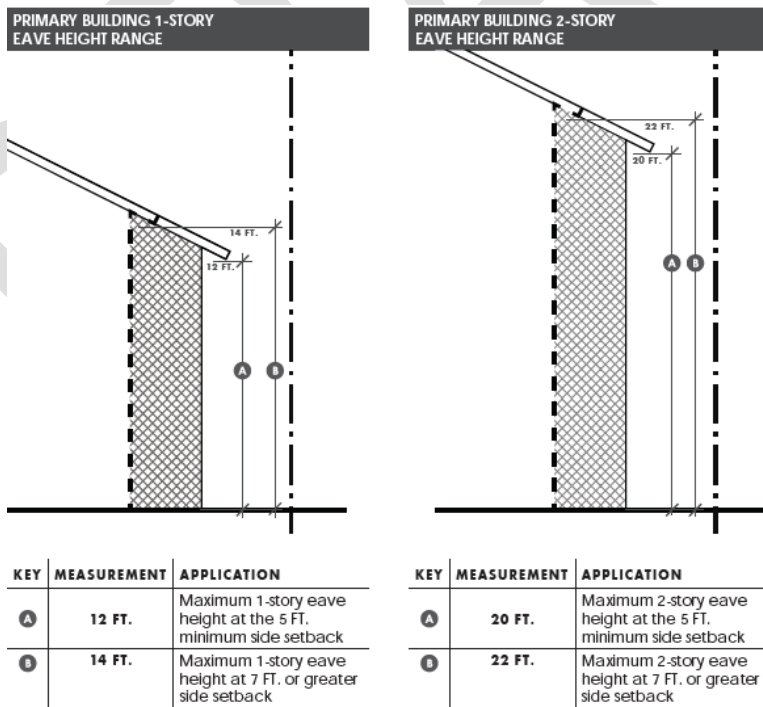
Detached Garage Ridge Height (New Construction)



Proposed ridge height: 25'

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Eave Height (Addition and New Construction)



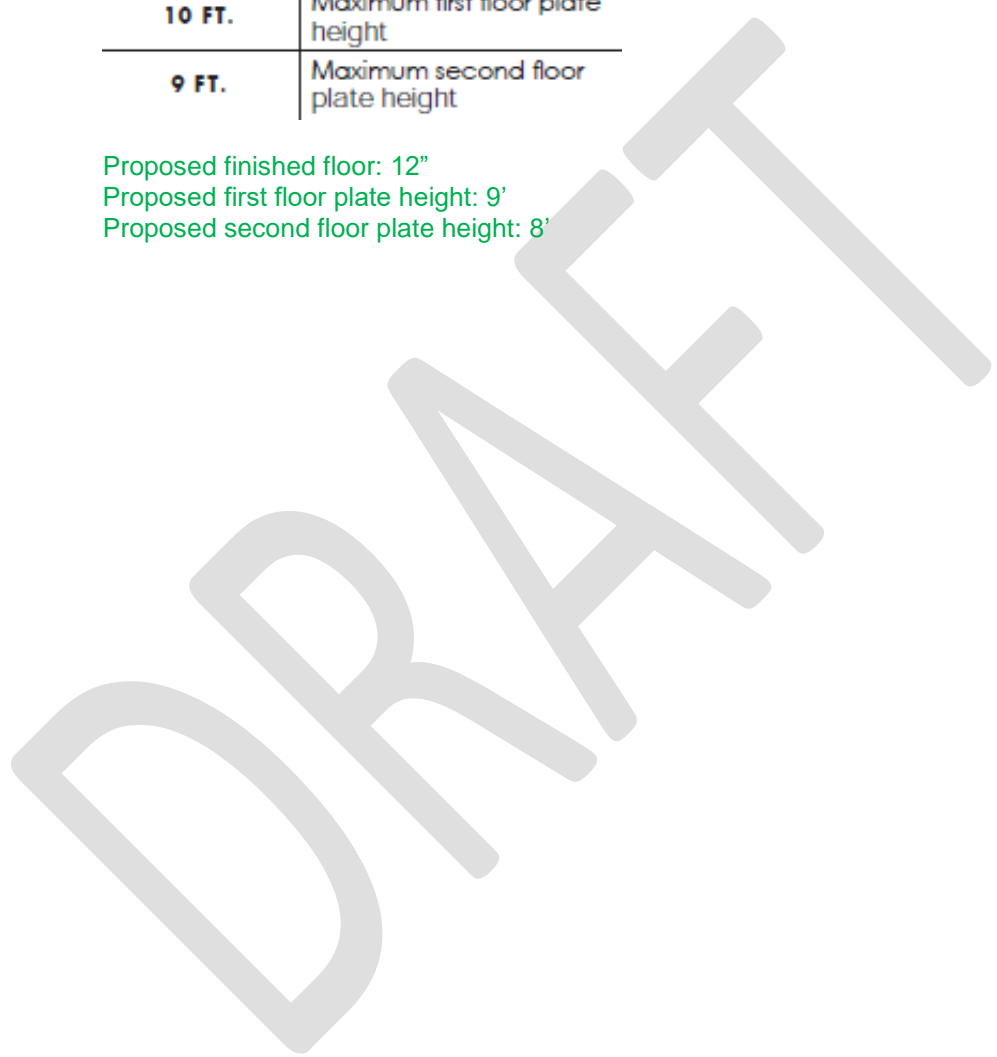
Proposed eave height: 19'

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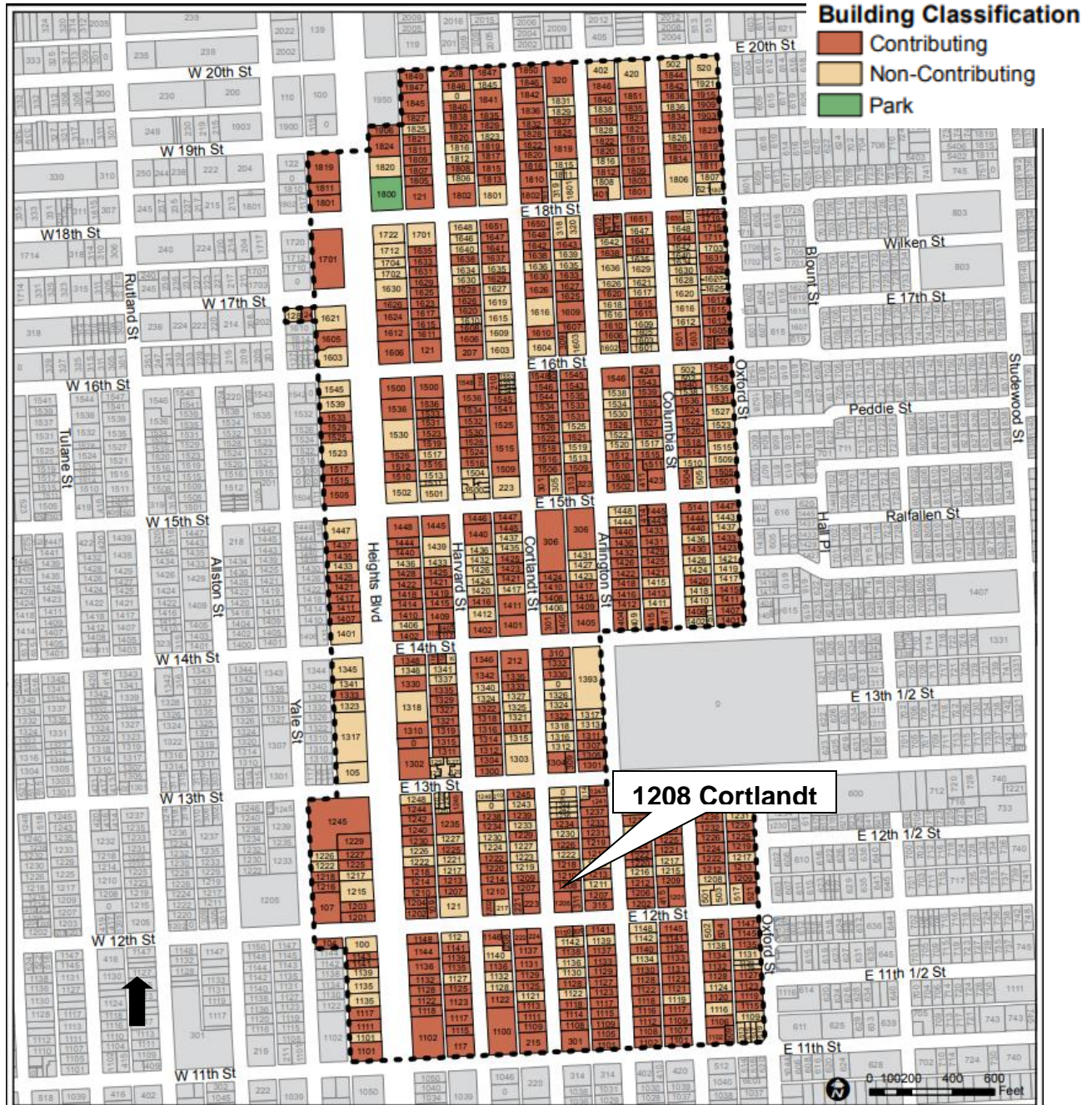
Building Wall (Plate) Height (Addition and New Construction)

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: 12"
 Proposed first floor plate height: 9'
 Proposed second floor plate height: 8'



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



Inventory Photo











Aerial View of Site



DRAFT

SANBORN (1919)

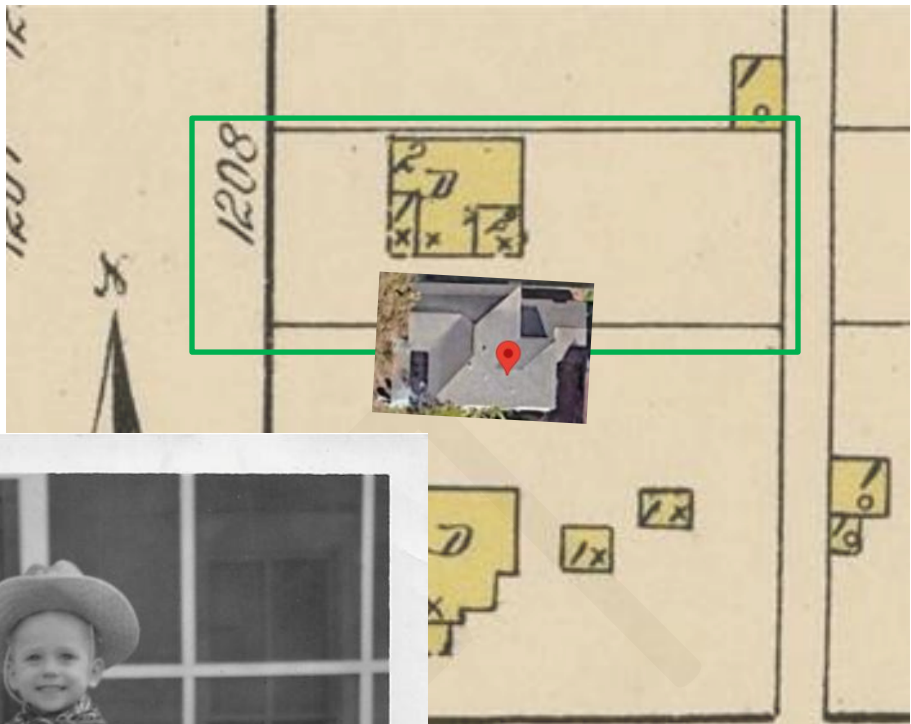


Figure 1- Old Image of Front Porch and the Lone Ranger showing staggered brick columns and an original 2 over 2 window

CONTEXT AREA

1206 CORTLANDT (NEIGHBOR)



1304 CORTLANDT

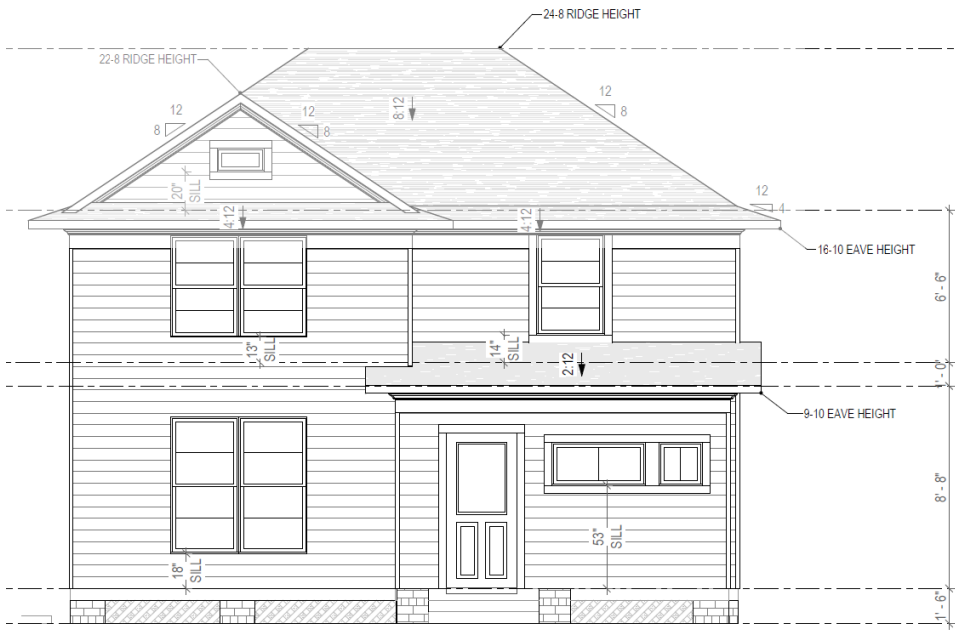


1210 CORTLANDT (NEIGHBOR)



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Front Elevations



South/Right Elevations



North/Left Elevations

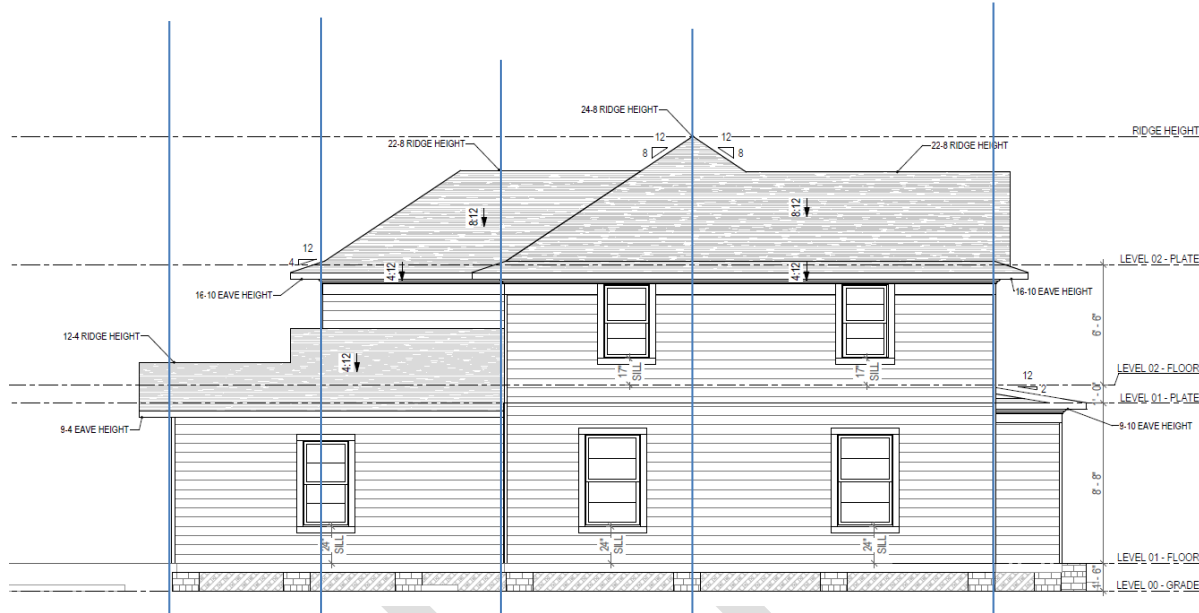


Figure 6 - Existing North Elevation

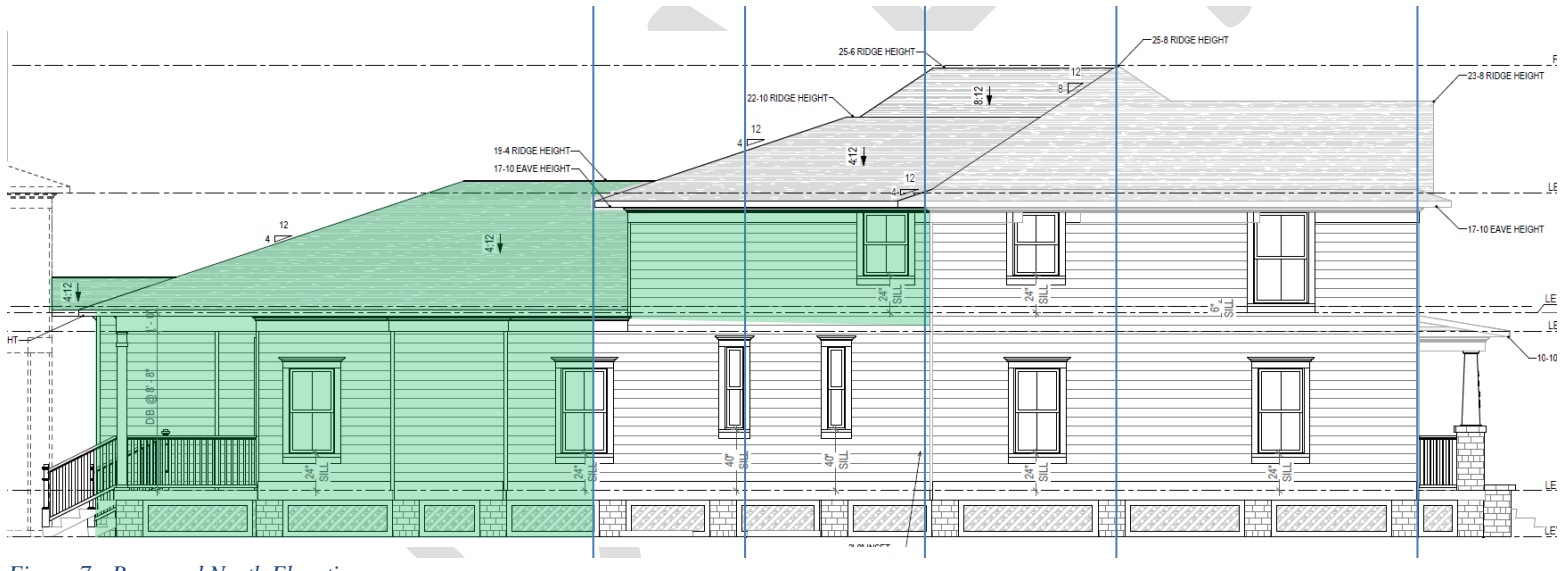


Figure 7 - Proposed North Elevation