

CERTIFICATE OF APPROPRIATENESS

Applicant: Ricardo Ocampo, Owner

Property: 911 Cortlandt Street, TR 10, Block 229, Houston Heights Subdivision. The property includes a historic 1,428 square foot, two-story wood frame single family residence and a one-story detached garage situated on a 3,300 square foot (50' x 66') interior lot.

Significance: Non-contributing cottage style residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – of front porch elements and detached garage. Addition to primary residence.

- Remove and replace existing windows.
- Existing screened porch to be made conditioned space.
- Add windows at the north and south elevations.
- Construct a one story ____ square foot addition (at the rear), attaching the garage to the home.
- Construct a front facing gable.
- Relocate the existing front door and replace the front door with a door of owner's choosing.
- Remove existing 117 siding and replace with cementitious board.
- Meets Heights Design Guidelines Measurable Standards

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

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(a) 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; and
Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.

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(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

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- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

Insert New construction criteria, otherwise mark as NA

- (3) For an addition to a noncontributing structure:

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(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

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(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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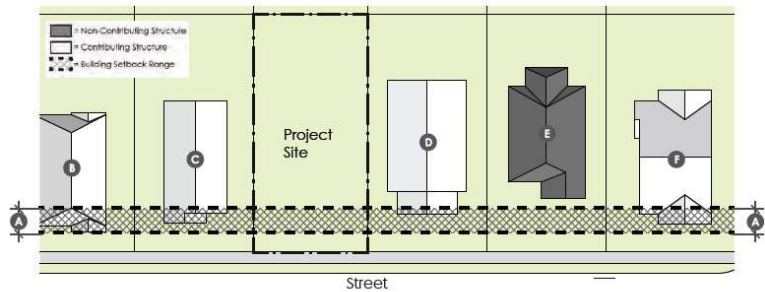
Maximum Lot Coverage (Addition and New Construction)

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: 3,300 sq ft
Proposed Lot Coverage: 2160
Proposed Percentage: .32%

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Front Setbacks (New Construction)



KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: 14'-0" +/-

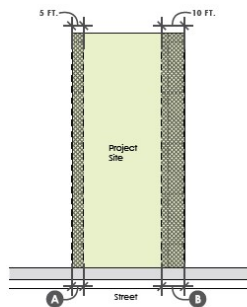
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Rear Setbacks (Addition and New Construction)

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: (garage stays as is, rear addition satisfies requirement)

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
	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
	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): (south) N/A (no change to existing)

Proposed side setback (2): (north) N/A (no change to existing)

Cumulative side setback: N/A

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: 3,300 sq ft

Proposed FAR: 33% (2,218sqft)

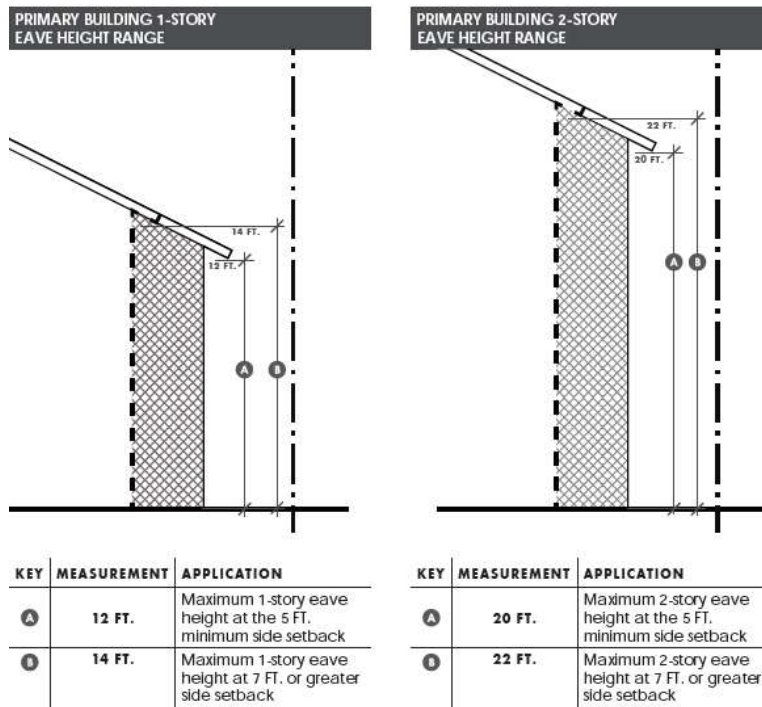
Side Wall Length and Insets (Addition and New Construction)

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: N/A

Inset depth: N/A

Inset length: N/A

Eave Height (Addition and New Construction)

Proposed eave height: n/a (existing to remain)

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: n/a (no change to existing)

Proposed first floor plate height: n/a (no change to existing)

Proposed second floor plate height: n/a (no change to existing)

☒ ☐ ☐Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: - n/a

☐ ☐ ☒Front Wall Width and Insets (New Construction)

Proposed front wall width: n/a

☐ ☐ ☒Front Porch Width and Depth (Addition and New Construction)

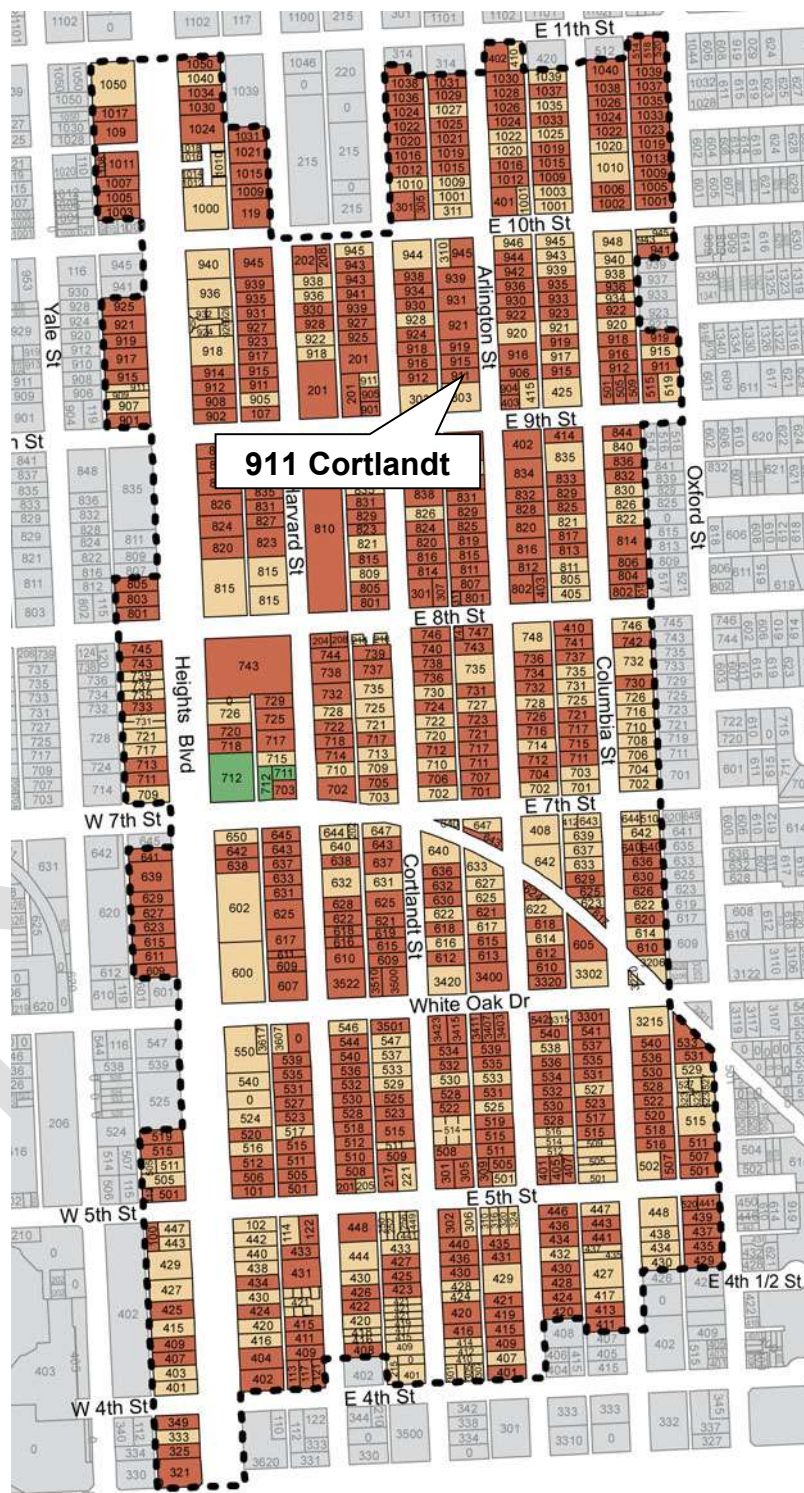
Proposed front porch width: n/a

☐ ☐ ☒Detached Garage Ridge Height (New Construction)

Proposed ridge height: n/a (existing to remain)

PROPERTY LOCATION

HOUSTON HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

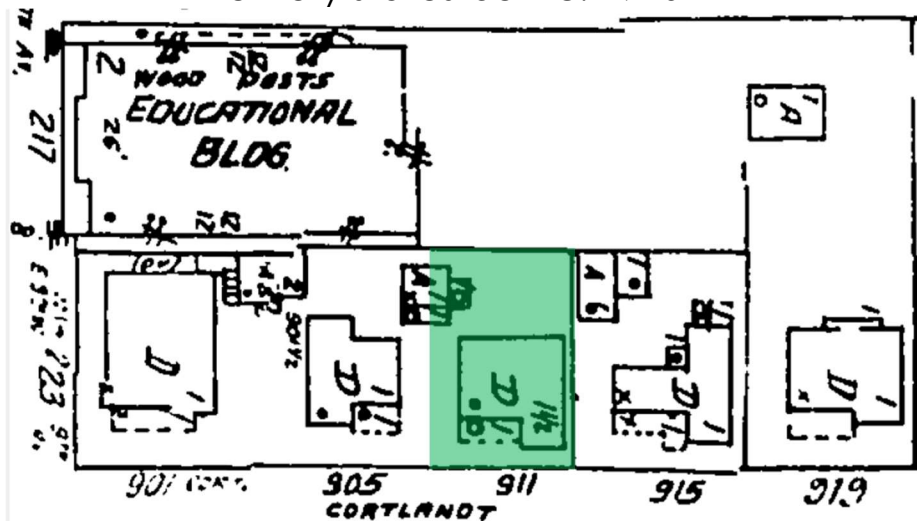


CURRENT PHOTOS

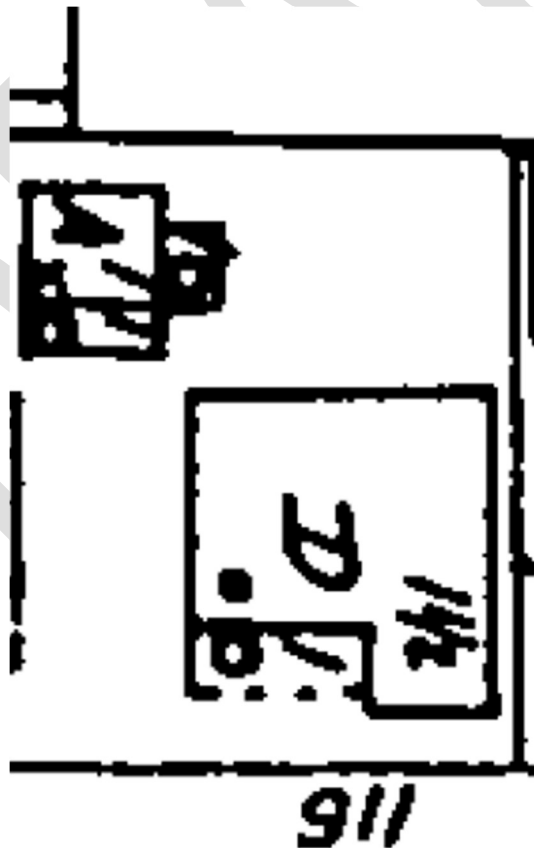


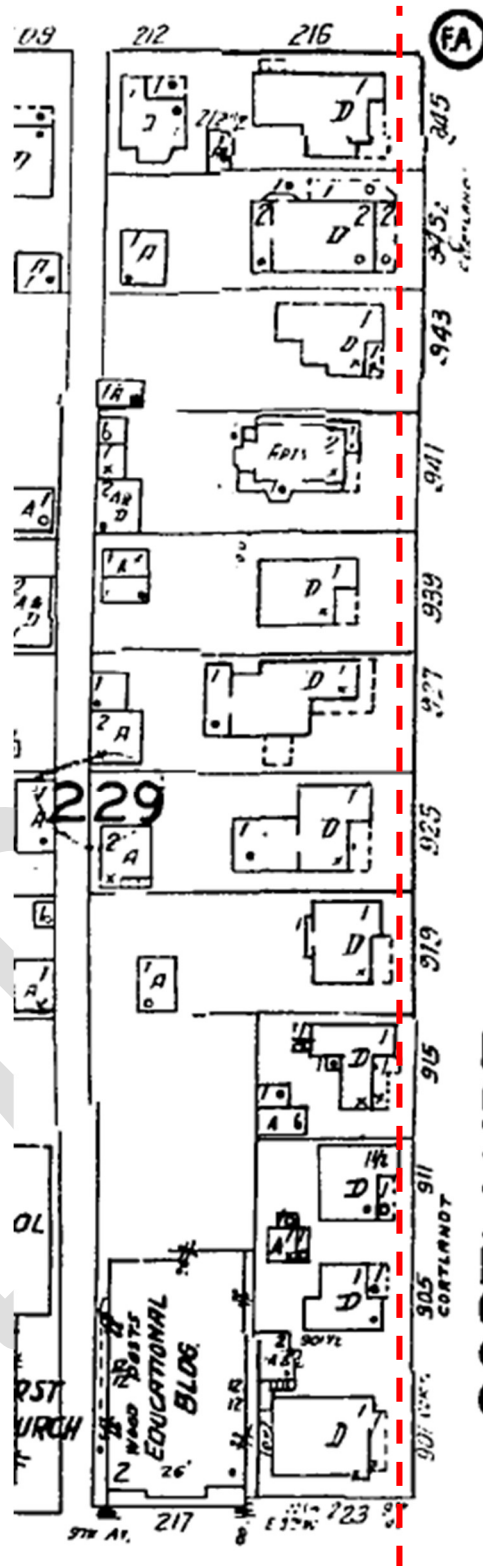


Sanborn c.1924
inventory states-built c. 1920



CORTLANDT







911 Cortlandt – 14' setback

905 and 901 Cortlandt – 8'-10' setback

CONTEXT AREA



1131 Cortlandt - Contributing



939 Cortlandt - Contributing



816 Cortlandt - Contributing



824 Cortlandt – Contributing stucco home



823 Cortlandt - Contributing

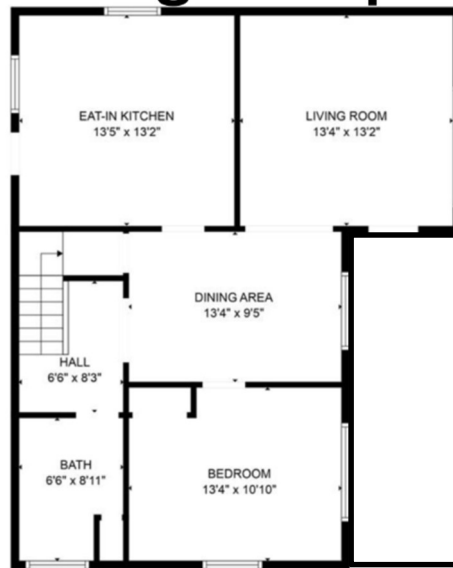


*820 Heights – Contributing
See page 27*

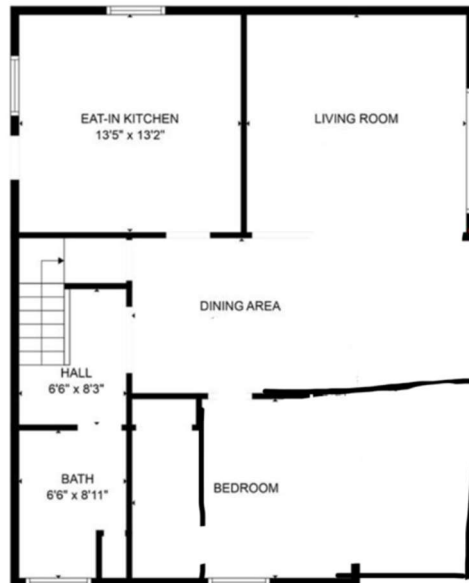


FIRST FLOOR PLAN

EXISTING

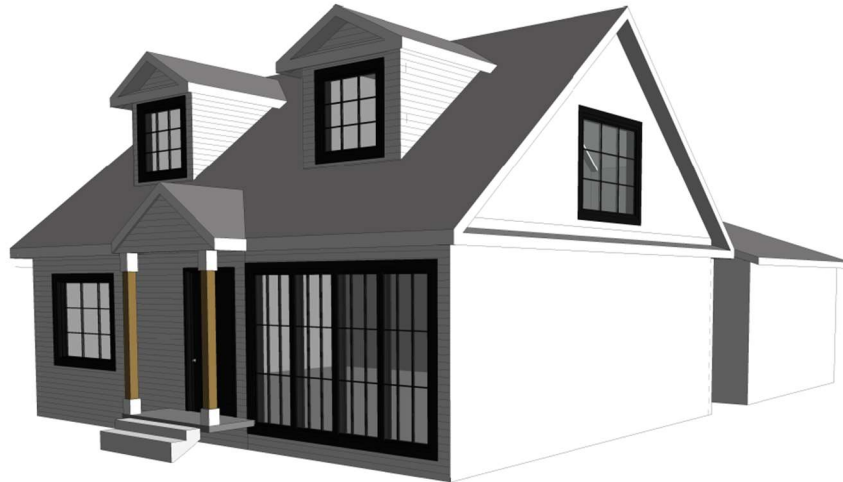


PROPOSED



3D RENDERING – FRONT FACING CORTLANDT STREET

PROPOSED – OPTION 1 (LAP SIDING)



PROPOSED – OPTION 2 (BOARD & BATTEN)



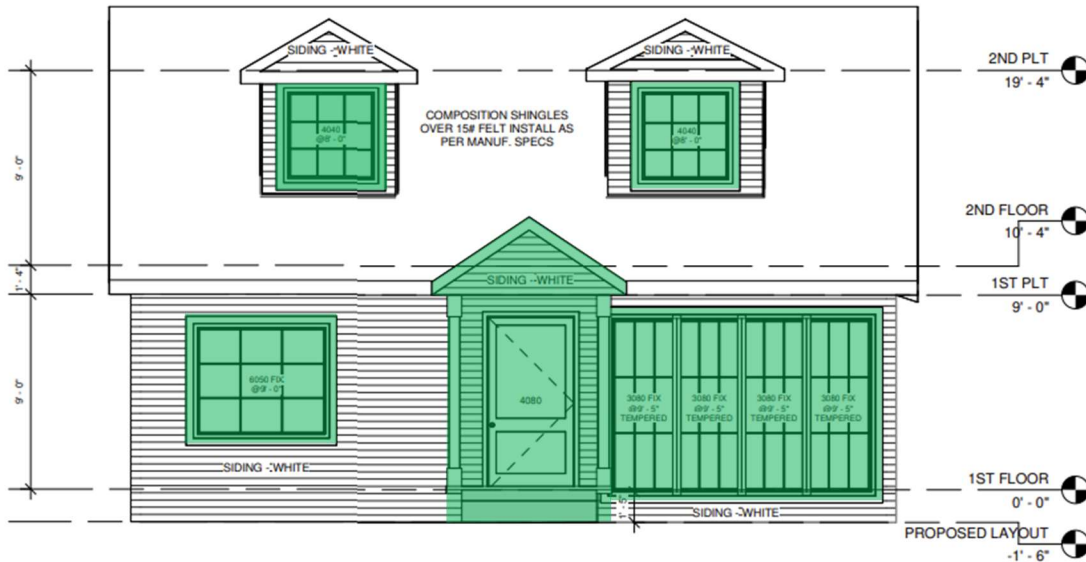
PROPOSED – OPTION 3 (STUCCO)



DRAFT

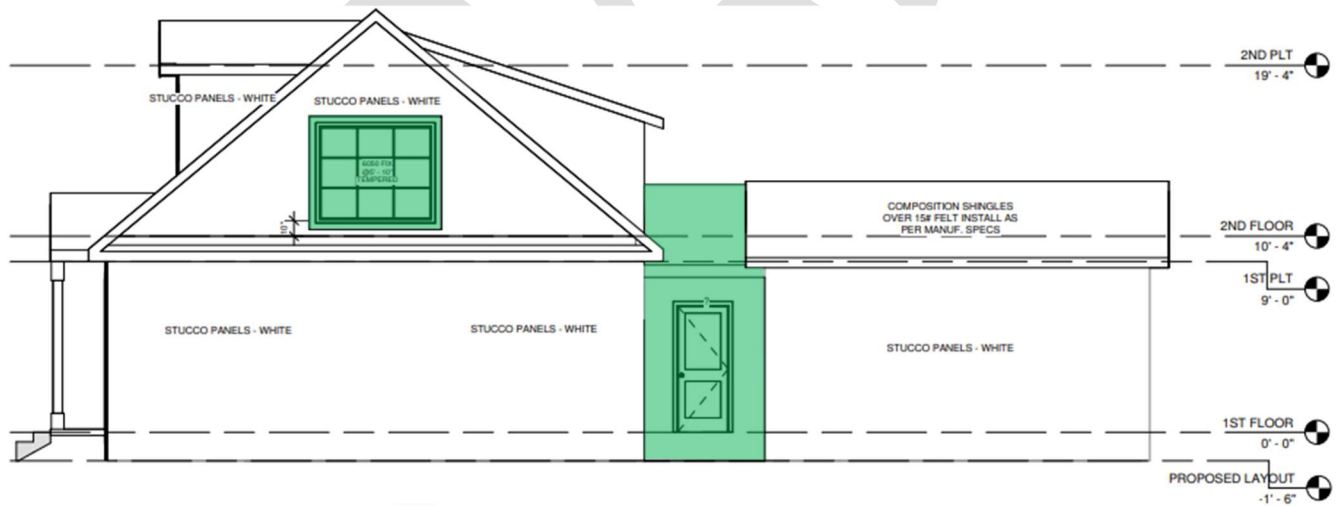
EAST ELEVATION

PROPOSED



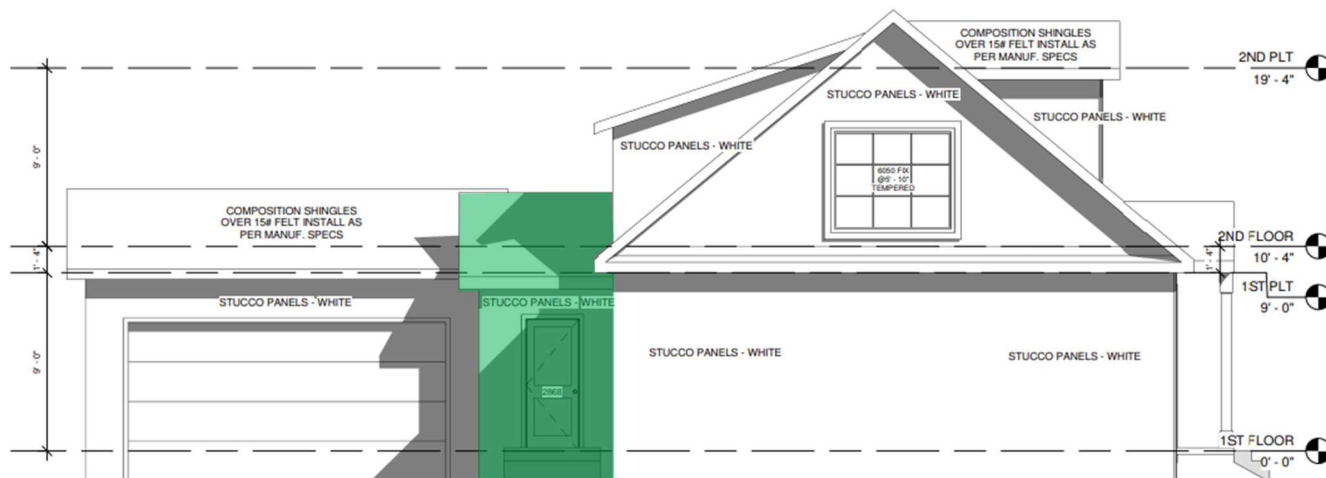
NORTH SIDE ELEVATION

PROPOSED



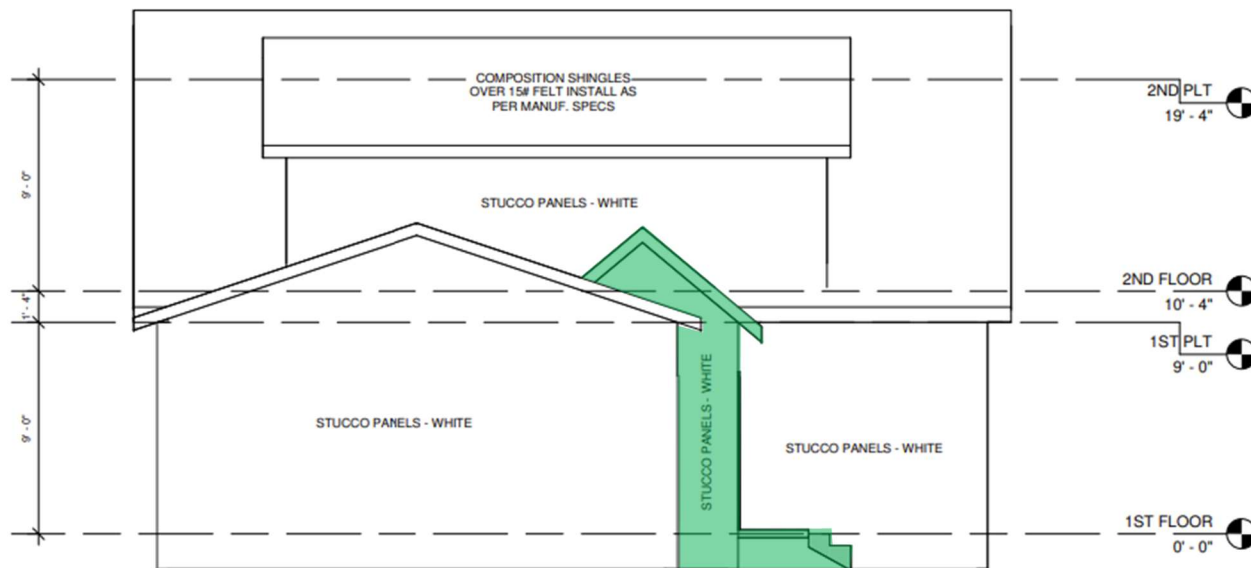
SOUTH SIDE ELEVATION

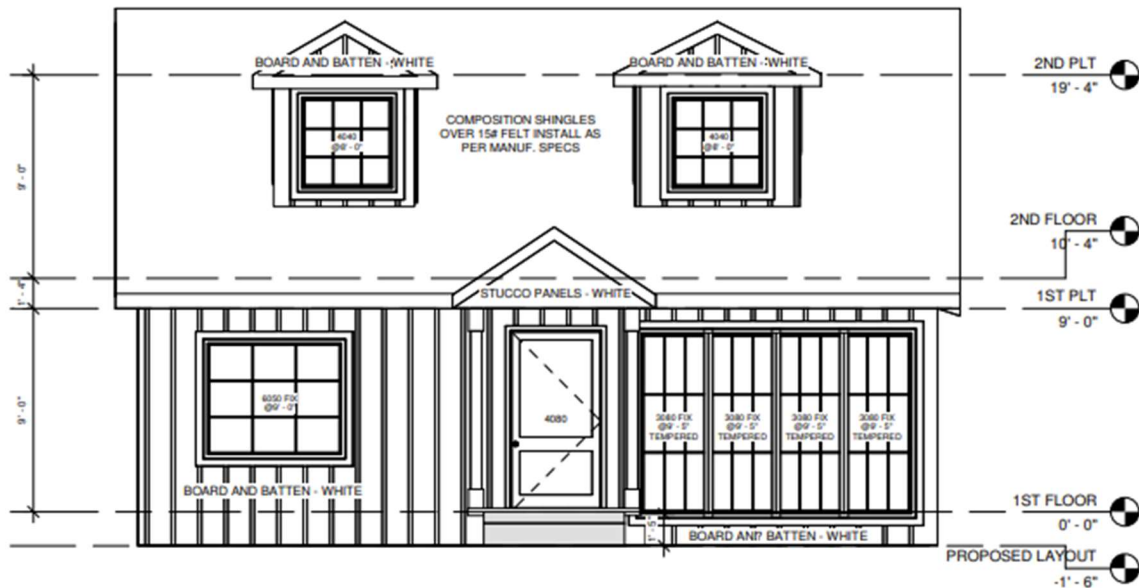
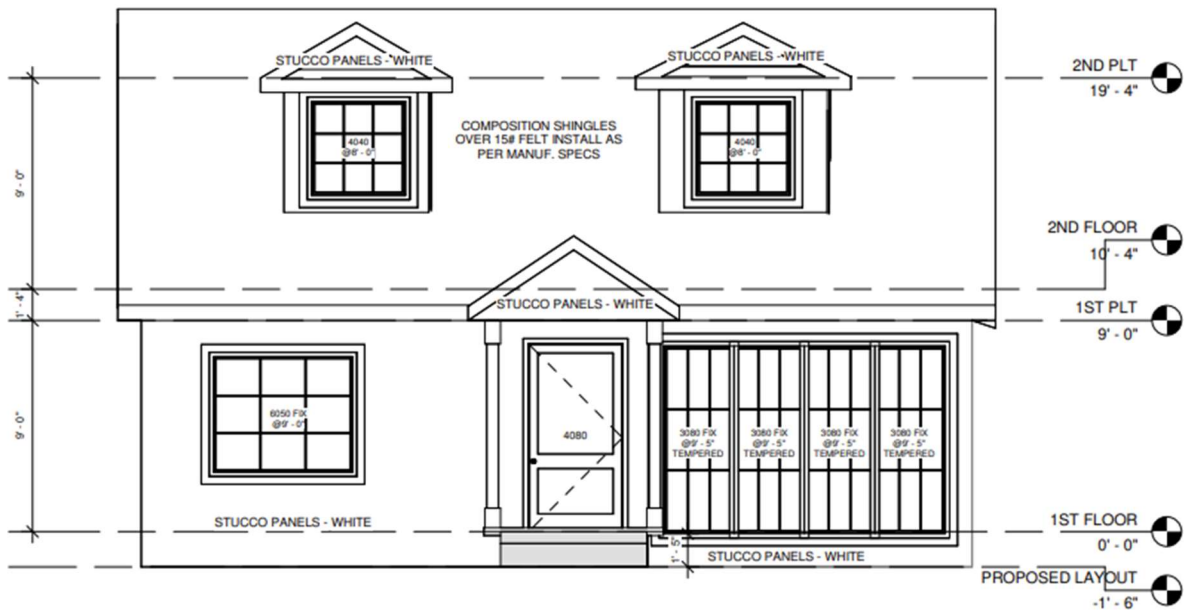
PROPOSED



EAST SIDE ELEVATION (REAR)

PROPOSED



EAST SIDE ELEVATION**PROPOSED – OPTION 2****EAST SIDE ELEVATION****PROPOSED – OPTION 3**

PHOTOS

(INSPECTOR'S REPORT)















820 Heights – Contributing

Similar to proposed windows

(No COA available for staff to make a comparison)