

CERTIFICATE OF APPROPRIATENESS

Application Date: April 27, 2016

Applicant: Matthew Bayless, Cusimano Architects for Sherrie Brudner, owner

Property: 943 1/2 Cortlandt St., Lot 2, Block 229, Houston Heights South Subdivision. The property includes a historic 2,818 square foot, two-story wood frame single-family residence and a detached two car garage and is situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Greek Revival residence, constructed circa 1912, located in the Houston Heights Historic District South. All Saints Catholic Church Rectory is a City of Houston Landmark designated in October 2012.

Proposal: New Construction –Construct a new two-story alley-loading garage apartment with second story porch in the southwest corner of the lot. No work will be done to existing main house.

- Proposed two-story garage will have a footprint of 674 square feet
- Proposed garage will clad in cementitious lap siding be clad in to match existing house’s wood siding.
- Proposed second story porch will extend to the north and be 12’ wide by 18’ deep.

See enclosed application materials and detailed project description on p. 3-16 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 19, 2016



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.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

[X] [] [] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO



EXSITING GARAGE
(NONCONTRIBUTING)



CONTEXT AREA



945 Cortlandt



938 Harvard



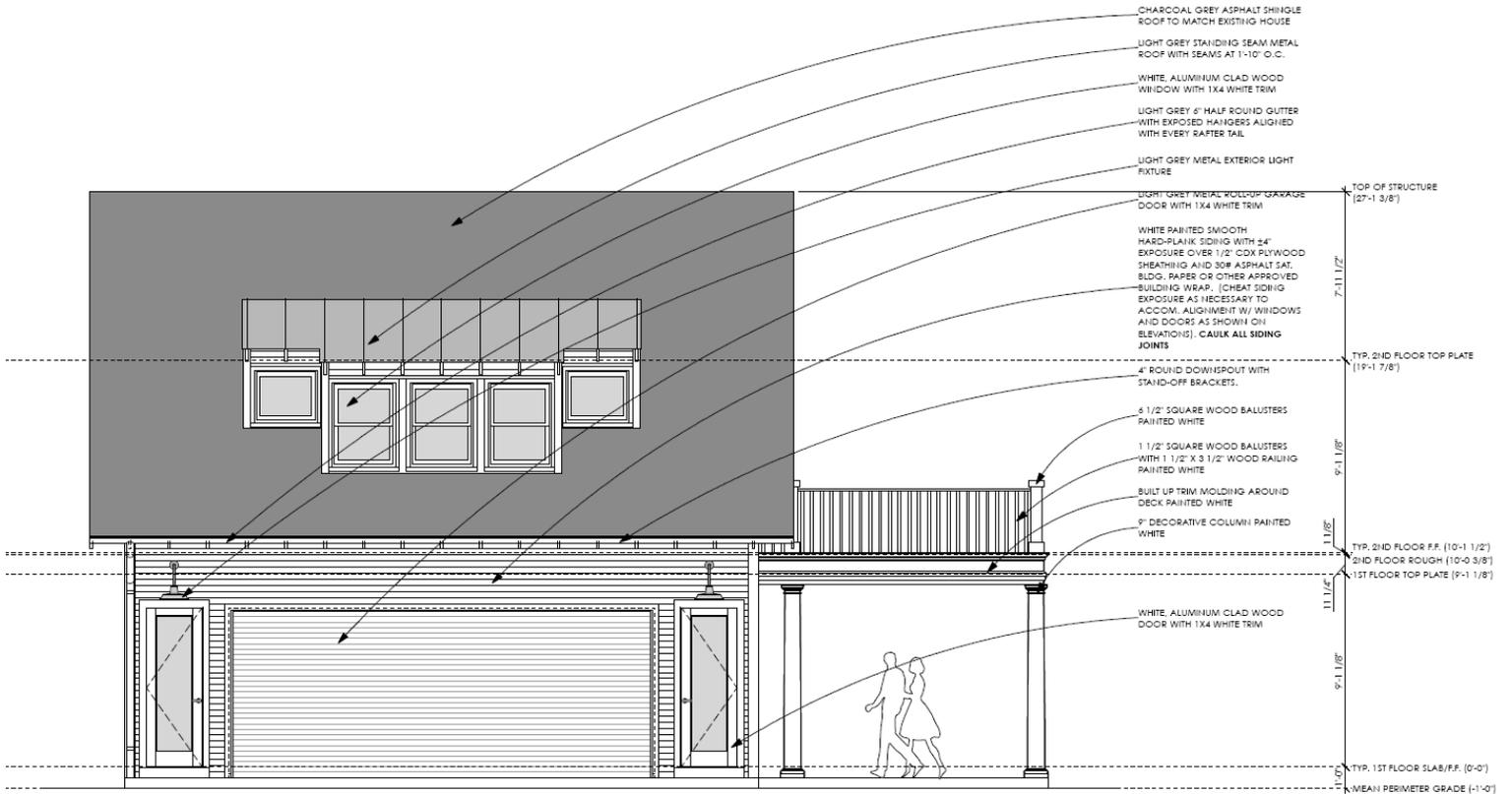
930 Harvard



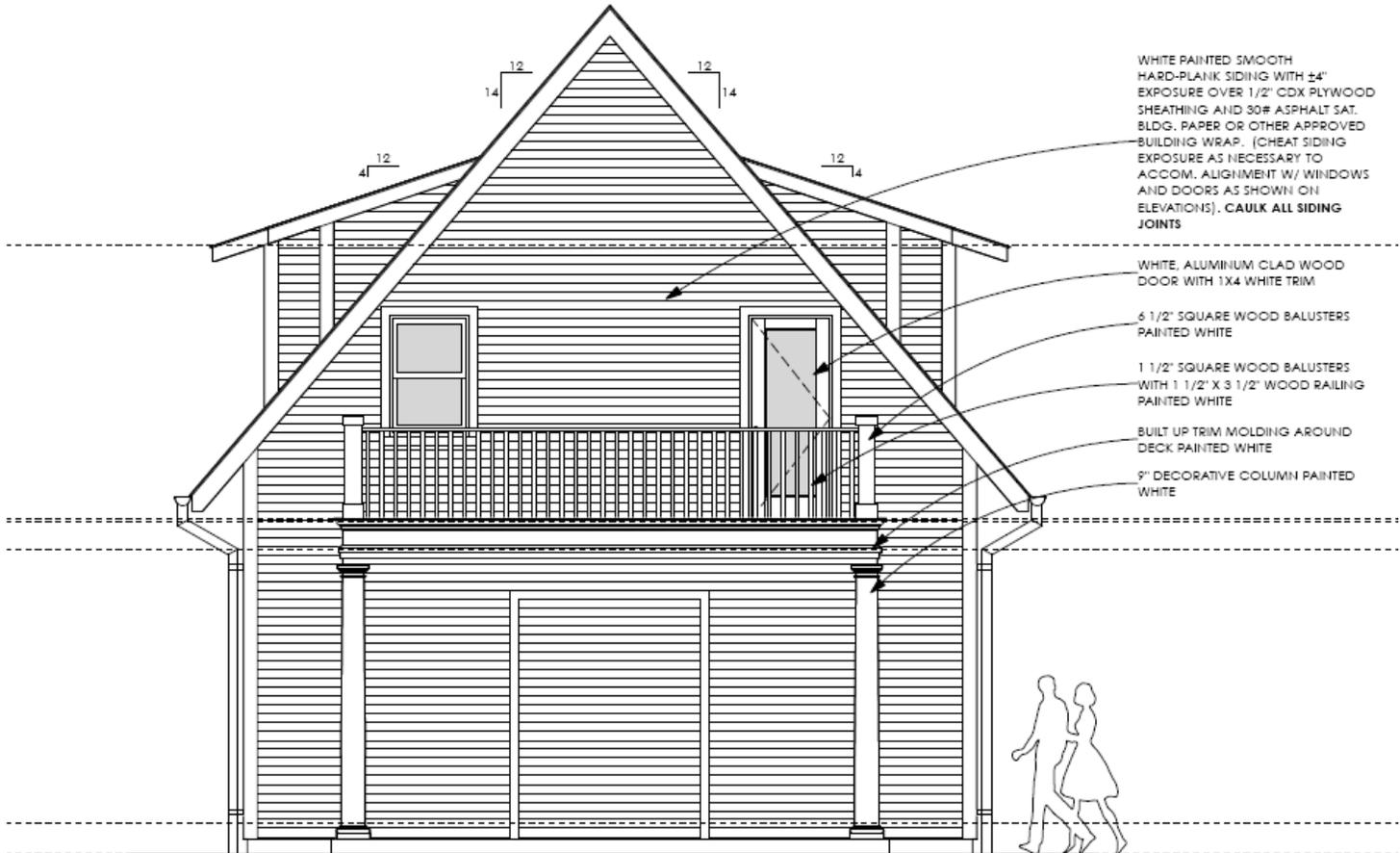
927 Cortlandt

EAST ELEVATION – FRONT FACING CORTLANDT STREET

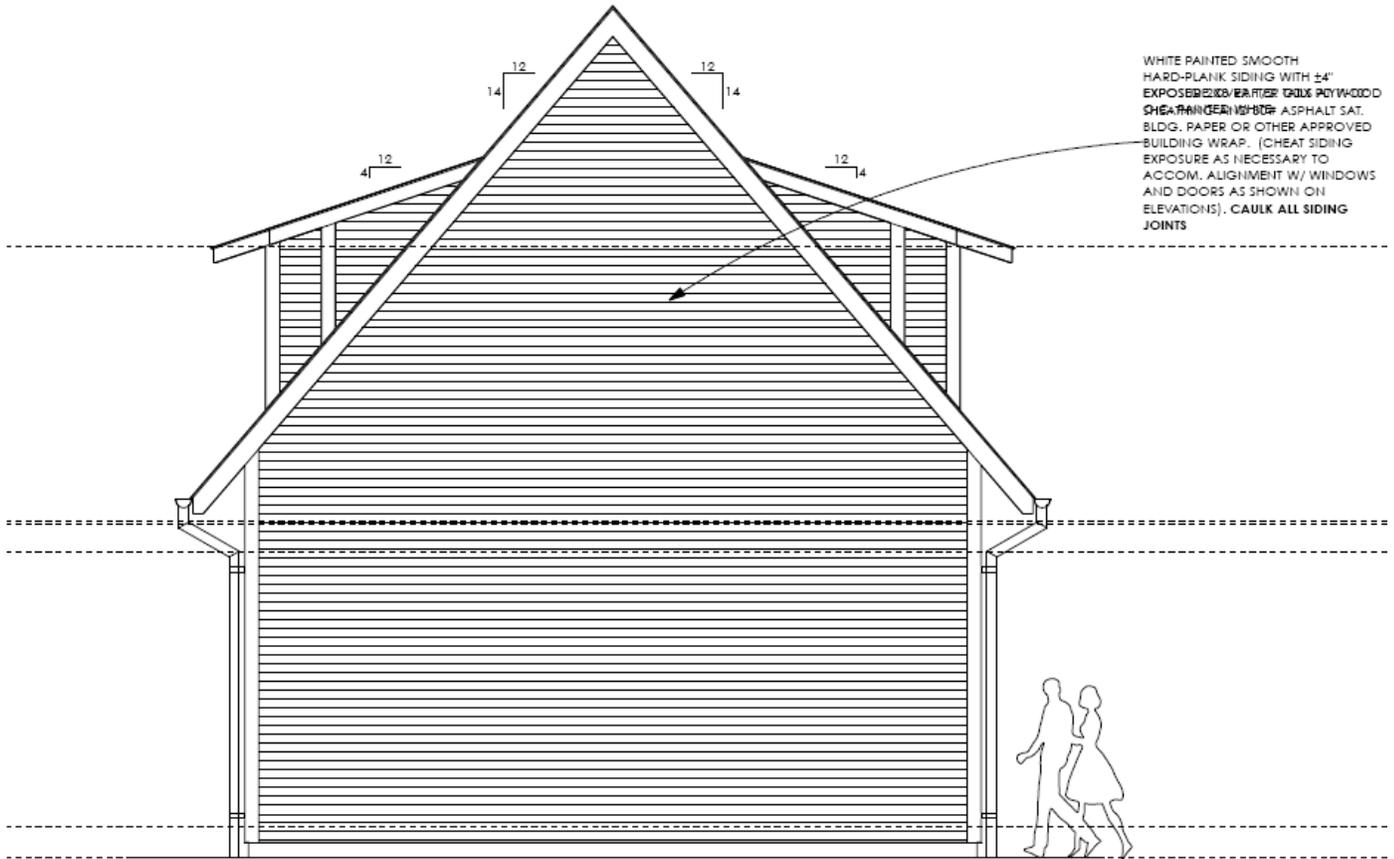
PROPOSED



**NORTH SIDE ELEVATION
PROPOSED**

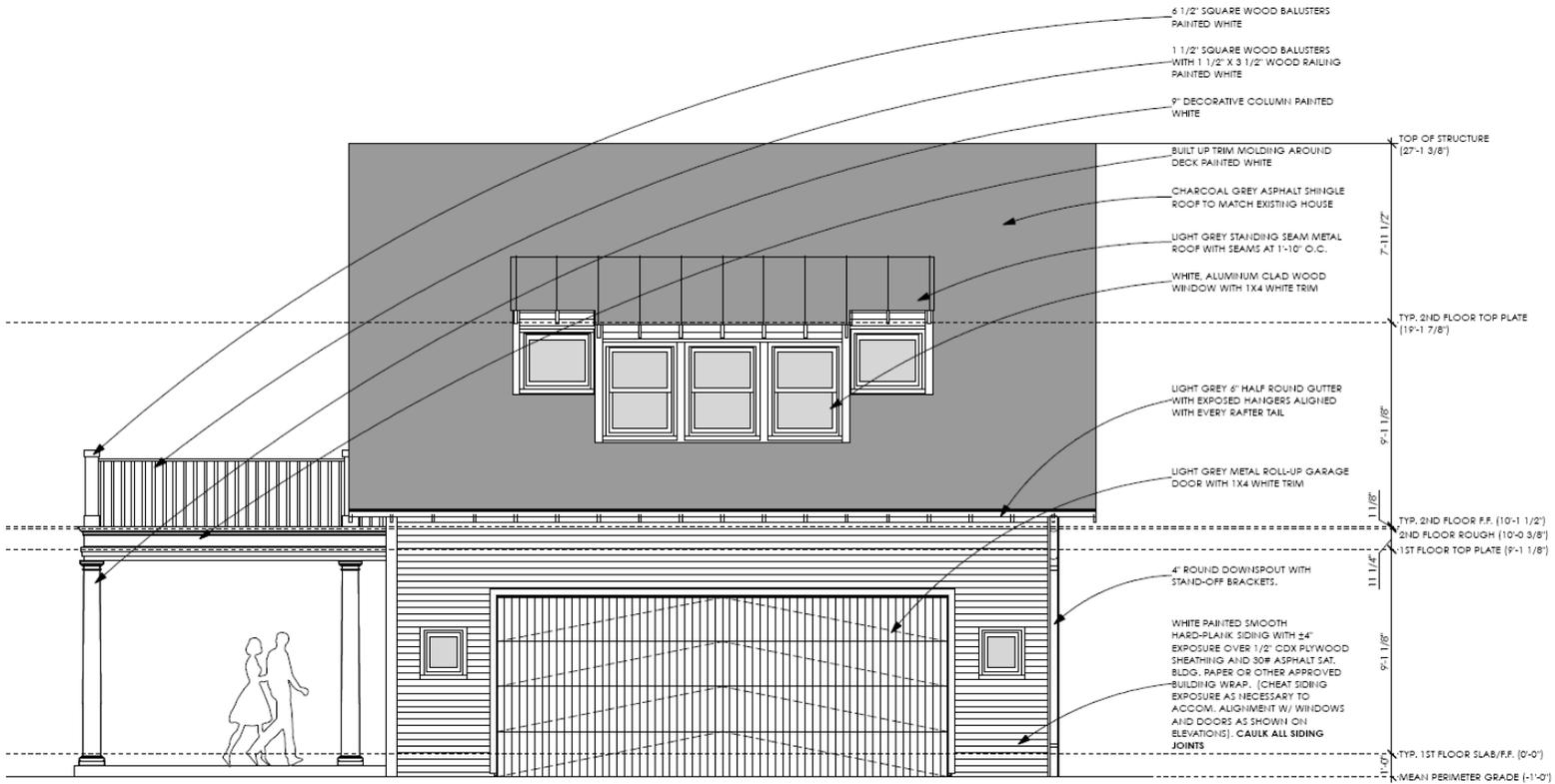


**SOUTH SIDE ELEVATION
PROPOSED**



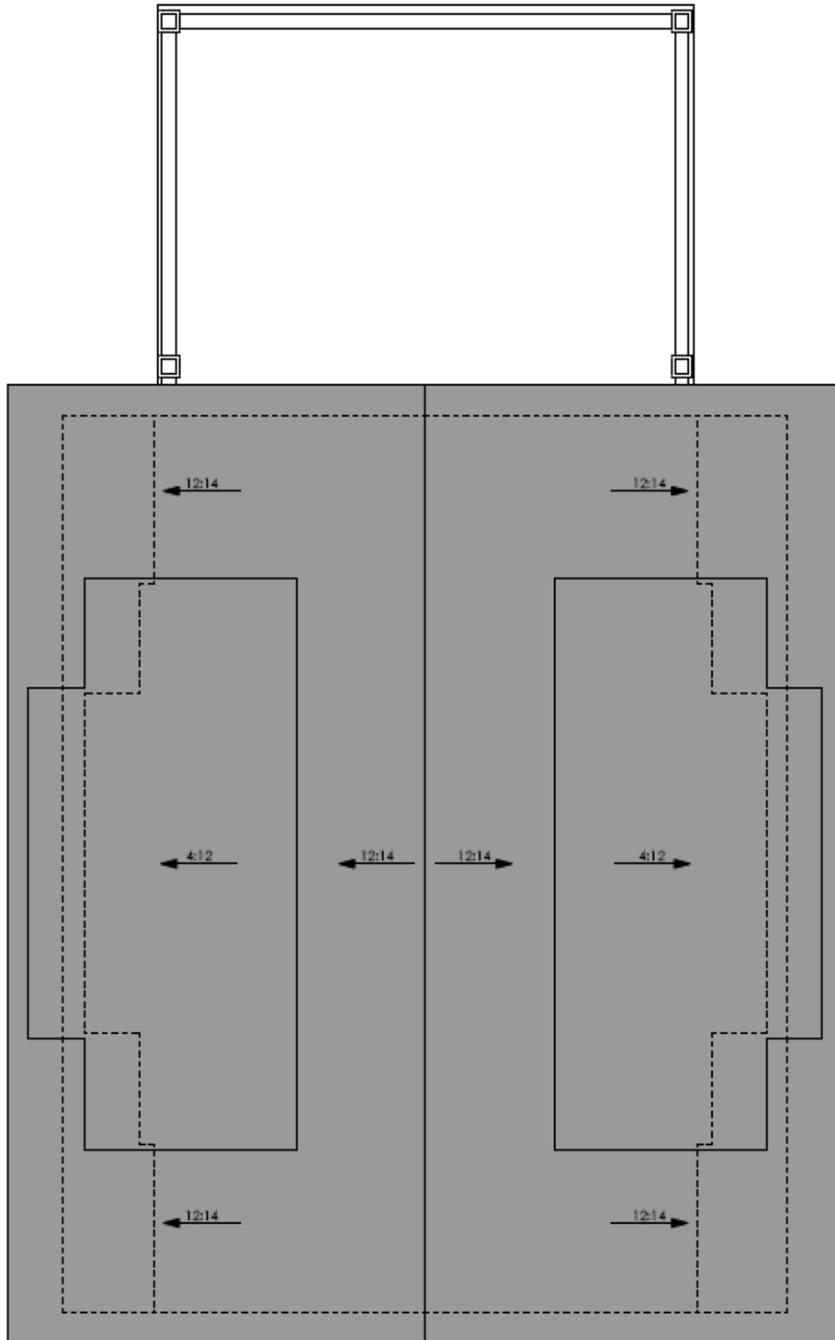
WEST (REAR) ELEVATION

PROPOSED



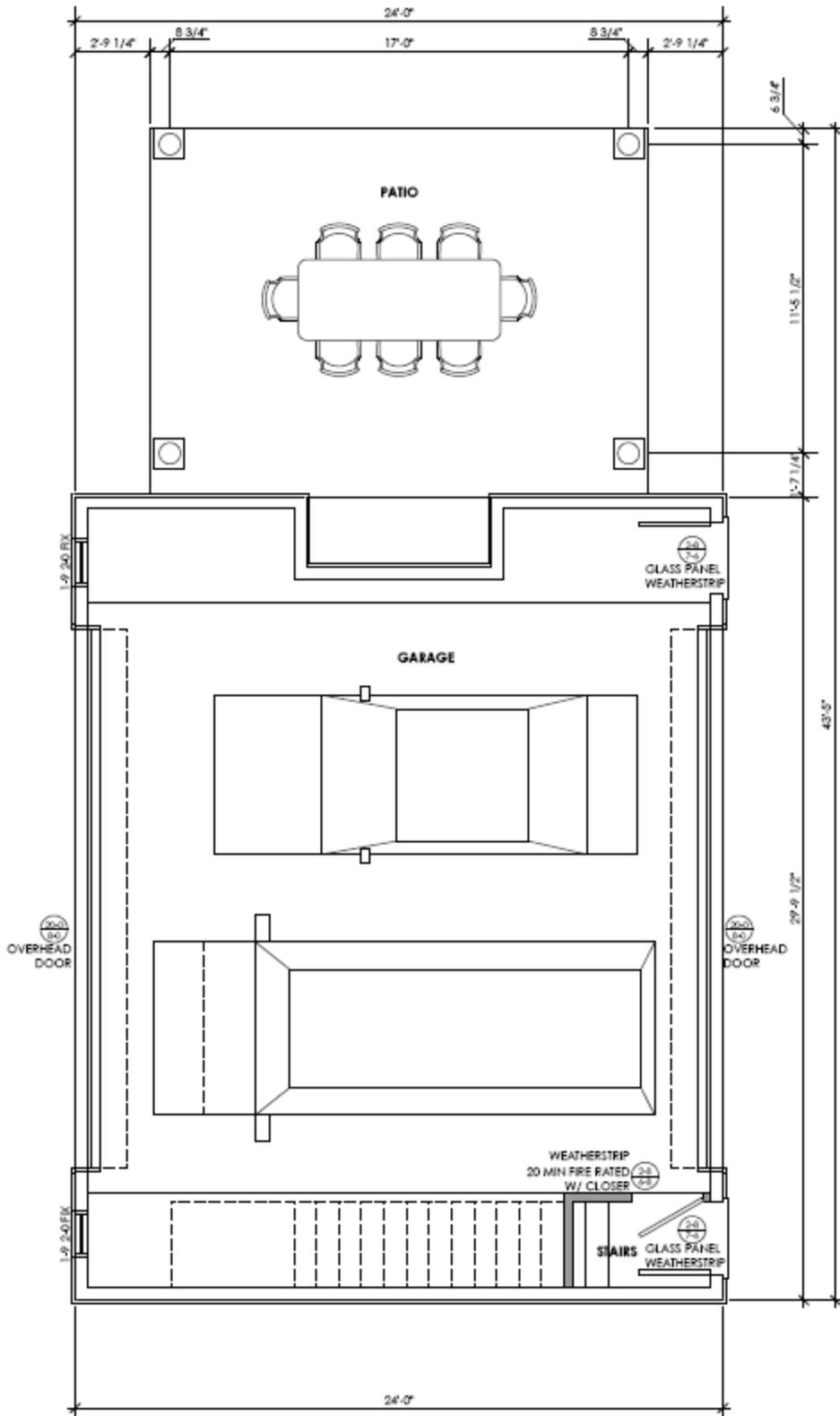


ROOF PLAN
PROPOSED



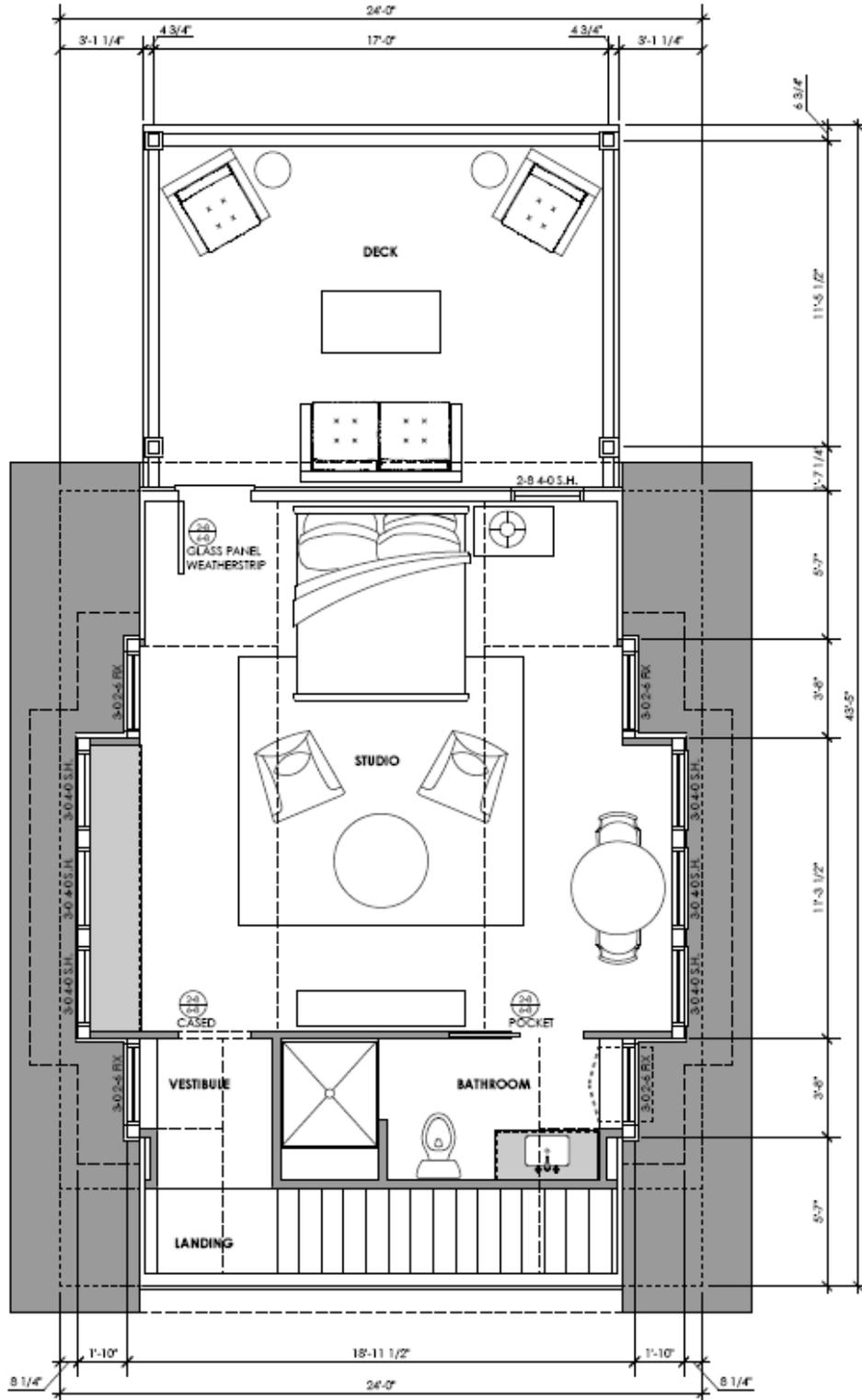


FIRST FLOOR PLAN
PROPOSED





SECOND FLOOR PLAN
PROPOSED



WINDOW / DOOR SCHEDULE



WINDOW / DOOR SCHEDULE

SCHEDULES:

DOORS

(2)	20-0 X 8-0	OVERHEAD DOOR
(1)	2-8 X 6-8	GLASS PANEL EXTERIOR DOOR
(2)	2-8 X 7-6	GLASS PANEL EXTERIOR DOOR
(1)	2-8 X 6-8	SWING DOOR, 20 MIN. FIRE RATED W/ CLOSER
(1)	2-8 X 6-8	CASED OPENING
(1)	2-8 X 6-8	INTERIOR POCKET DOOR

WINDOWS

(1)	2-8 X 4-0	SINGLE HUNG
(4)	3-0 X 2-6	FIXED
(6)	3-0 X 4-0	SINGLE HUNG
(2)	1-9 X 2-0	FIXED

PROJECT DETAILS

Shape/Mass: Proposed garage will have a width of 29'-9 ½ ", 24' deep, and will have a ridge height of 27'-1 3/8". The proposed porch will be 11' – 5 ½ "wide, 17' long, 11'-8" tall and the garage and porch will have a total massing of 1,185 sq. ft.

Setbacks: North, south and west elevations are all setback 3' from property line. The east elevation is 104' from the property line and is setback 28'-7 1/2" from the existing house. See drawings for more detail.

Foundation: The proposed garage will have a 12" tall concrete slab foundation. See drawings for more detail.

Windows/Doors: The proposed garage will have a combination of aluminum clad wood 1-over-1 double hung and fixed windows. The garage will have two metal roll-up doors for cars and two-aluminum clad pedestrian doors. See drawings and window/door schedule for more detail.

Exterior Materials: The proposed garage will be clad in cementitious lap siding with a 4" reveal. See drawings for more detail.

Roof: The proposed garage will have an asphalt shingle gable roof with a 12:14 pitch and eave height of approximately 11'-0", the second-story dormer will have an eave height of 19'-2". See drawings for more detail.

Front Elevation: There will be two door openings that flank the garage door opening on the first floor. On the (East) second floor a dormer will be built with five window openings. See drawings for more detail.

Side Elevation: No window or door openings on the first floor. One window and one door opening will be on the (North) second floor. A second floor porch will be constructed on this elevation. See drawings for more detail.

Side Elevation: No window or door openings on this elevation. See drawings for more detail.
(South)

Rear Elevation: One rear loading garage door will be installed on the first floor. On the second floor a dormer will (West) be built with five window openings. See drawings for more detail.