

CERTIFICATE OF APPROPRIATENESS

Application Date: May 21, 2016

Applicant: M. Shane Cook, Shane Cook Designs for Darcy A. Durham, owner

Property: 1534 Cortlandt Street, Lot 21, Block 138, Houston Heights Subdivision. The property includes a historic 2,082 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 132') interior lot.

Significance: Contributing craftsman bungalow residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: New Construction – Garage

- Construct a 1,848 square foot two-story, alley loading garage at the rear of the property.
• The proposed roof has an eave height of 22' – 0" and a ridge height of 29' – 0".
• All elevations are clad in cementitious siding

See enclosed application materials and detailed project description on p. 5-15 for further details.

Recommendation: Approval

HAHC Action: Approved

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: 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.

Planning Official

Date

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;

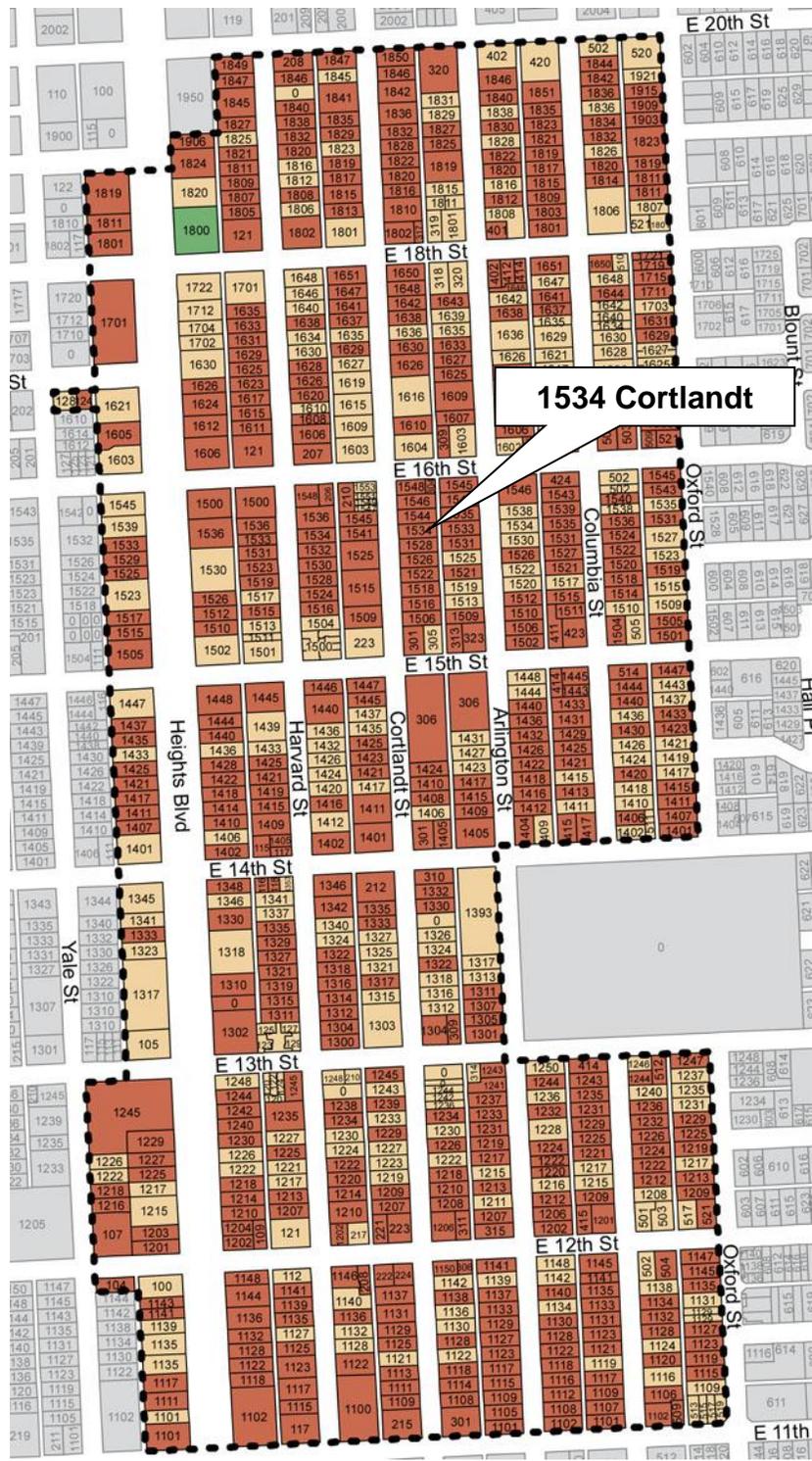
[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(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 EAST HISTORIC DISTRICT



1534 Cortlandt

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

INVENTORY PHOTO



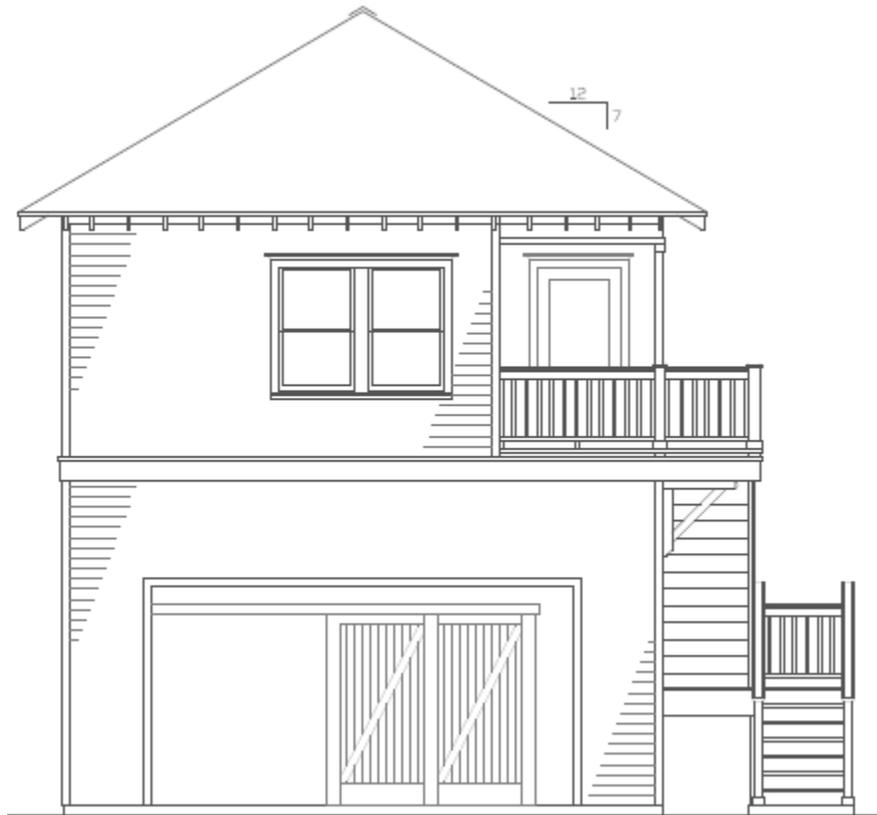
WEST ELEVATION – FRONT FACING CORTLANDT

PROPOSED



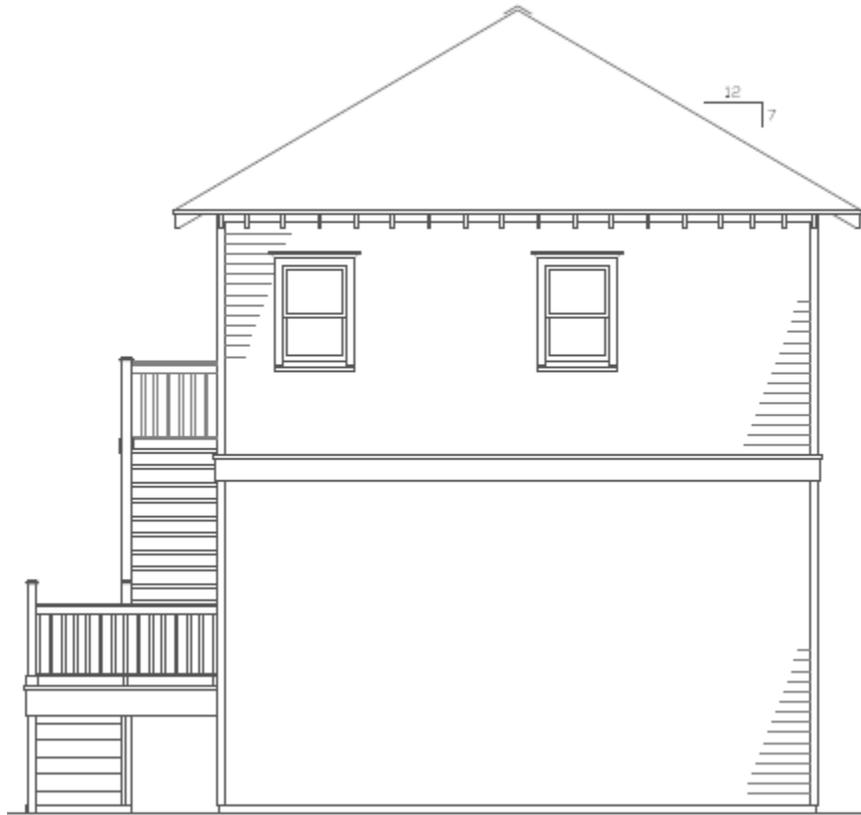
NORTH SIDE ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

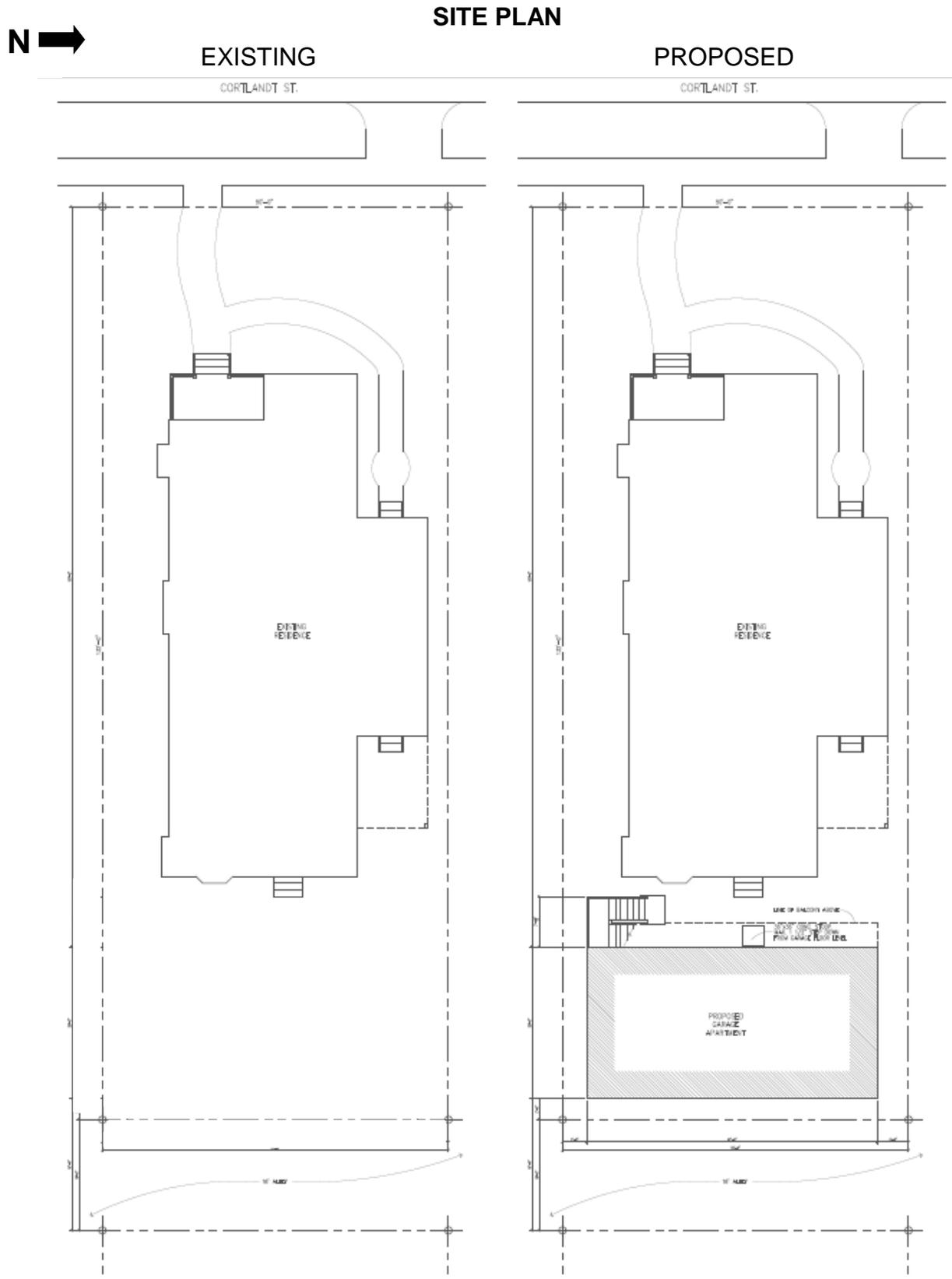
PROPOSED



EAST (REAR) ELEVATION

PROPOSED

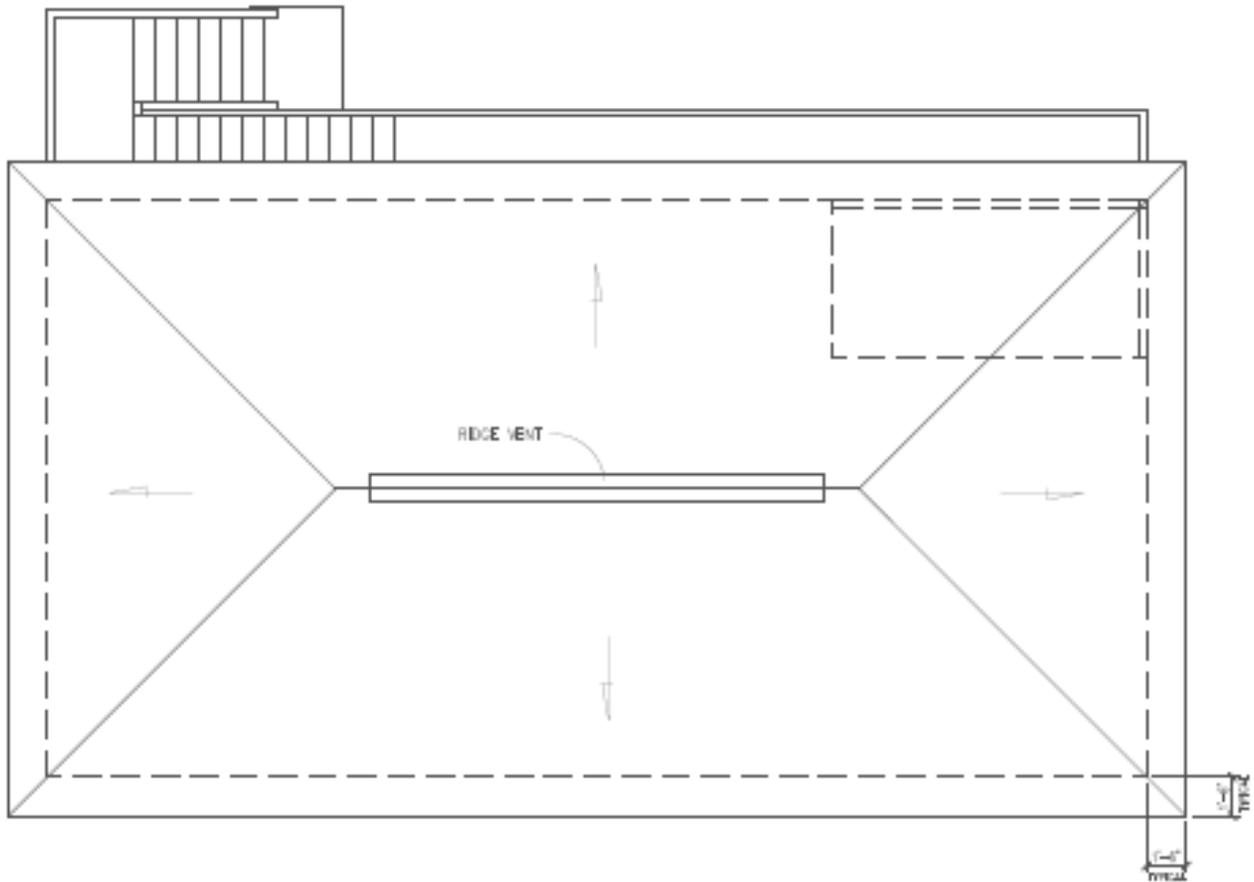






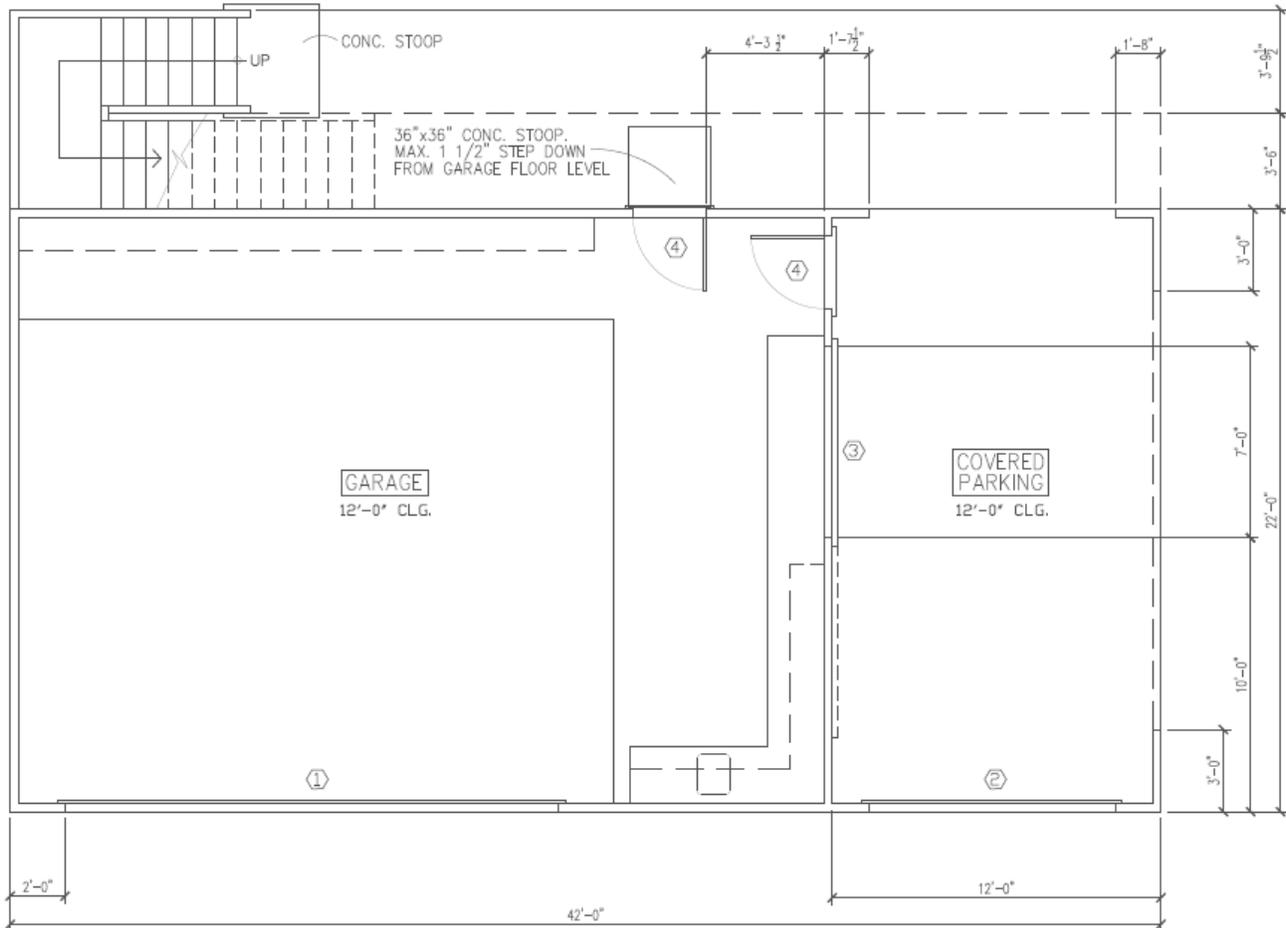
ROOF PLAN

PROPOSED



FIRST FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

DOORS:

- ① 18'-0" x 8'-0" (NOMINAL) RETRACTING GARAGE DOOR.
FLAT PANEL, STEEL CLAD
- ② 9'-0" x 8'-0" (NOMINAL) COILING GARAGE DOOR.
STEEL
- ③ 7'-0" x 8'-0" (NOMINAL) SLIDING BARN DOOR ON TRACK.
WOOD
- ④ 2'-8" x 6'-8" FULL GLASS STEEL DOOR.
- ⑤ 3'-0" x 6'-8" FULL GLASS STEEL DOOR.
- ⑥ PAIR 2'-6" x 6'-8" FULL GLASS STEEL DOOR.

WINDOWS:

- ① 2'-0" x 2'-6" DOUBLE HUNG VINYL CLAD WOOD WINDOW.
- ② 3'-0" x 5'-0" DOUBLE HUNG VINYL CLAD WOOD WINDOW.
- ③ 2'-4" x 3'-6" DOUBLE HUNG VINYL CLAD WOOD WINDOW.

APPLICANT WRITTEN DESCRIPTION

Detached garage apartment for 1534 Cortlandt Street

The proposed garage apartment includes a full, one bedroom apartment and separate study on the second floor with a two car garage with work area and attached covered parking for one car at the ground level. The garage and covered parking spot are both accessed from a shared alley running between Cortlandt and Arlington Streets.

The proposed garage apartment will be wood framed with Hardie brand exterior siding and trim. The windows will all be vinyl clad wood and doors will be painted steel clad. Roofing will be asphalt composite shingles. The foundation will be slab on grade with perimeter grade beams. The roof is proposed to be detailed with exposed rafter tails.

The square footage of this proposed addition will be 656 SF of enclosed garage space and 262 SF of covered parking area at the first floor, and 844 SF of conditioned space on the second floor.

PROJECT DETAILS

Shape/Mass: The proposed garage is 42' – 0" wide by 22' – 0" deep and has an eave height of 22' – 0" and a ridge height of 29' – 0".

Setbacks: The proposed garage is setback 107' – 0" from the west; 4' – 6" from the north; 3' – 0" from the east; and 3' – 6" from the south.

Foundation: The proposed garage will be situated on a slab on grade.

Windows/Doors: The proposed garage will have 10, 1-over-1 windows, all on the second floor. The garage also contains a two-car garage door, a one-car garage door, four pedestrian doors and a set of sliding barn doors.

Exterior Materials: All elevations will be clad in cementitious siding.

Roof: The proposed hipped roof will be clad in composite shingles and feature a 7:12 pitch.

Front Elevation: The proposed garage will be clad in cementitious siding. The first floor features an opening to allow for the passage of a single car and a pedestrian door. A staircase leads to the second floor which features a partial width balcony with a pair of French doors; three, 1-over-1 windows are present towards the north.

Side Elevation: The proposed garage will be clad in cementitious siding. The profile of the staircase can be seen at the west end of the elevation. The first floor features sliding barn doors. The second story features a pair of 1-over-1 windows and a single entry door off the balcony.

Side Elevation: The proposed garage will be clad in cementitious siding. A profile of the staircase is present on the west side of the elevation. Two, 1-over-1 windows are present on the second story.

Rear Elevation: The proposed garage will be clad in cementitious siding. The first floor features a two-car garage door and a one-car garage door. The second floor features three, 1-over-1 windows.