

CERTIFICATE OF APPROPRIATENESS

Application date: 05/28/2021

Applicant: Timothy L. Schorre, agent for Jennifer Nevil, owner

Property: 801 Cortlandt, Lot 12, Block 248, Houston Heights Subdivision. The property includes a historic 1,165 square-foot, one-story wood frame single family residence and a 352 square-foot detached garage situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing Craftsman Style residence, constructed circa 1915, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition. The applicant proposes to build a 277 Sq Ft one-story addition. The addition will be located at the west end or back of the existing house. This is adjacent to a prior screened in porch addition.

- The house has two brick chimneys, one serving the original fireplace and one serving what would have been a heating stove in the back bedroom. The latter has, over time, caused the foundation and floor structure to sink in the back bedroom. A foundation expert has been consulted and has recommended the removal of this chimney so that the foundation may be repaired and stabilized. This proposal thus includes the removal of this brick chimney, located at the south and western portion of the house. Please see attachment A for more details.
The original house and addition are clad in wood lap siding. The lap siding has 4.5" exposure above a continuous windowsill band and 6.5" below the band. Wherever possible, existing siding will be preserved, and proposed siding will match the existing material types and exposures. The continuous windowsill band will be repeated around the proposed addition.
The existing roof is bonnet style with a 7:12 primary pitch and 3.5:12 secondary pitch at the eaves. Eaves project 30" and open with a fascia board. Roofing is composition and in good condition. The proposed roof will also be bonnet style with the same primary and secondary pitches. Eaves will be 18" and open with fascia board on the east, south, and west sides of the proposed addition. Proposed roofing will match existing composition roofing.
Double hung wood windows are proposed for the addition where visible from the street; casement windows overlooking a new courtyard are proposed as part of the kitchen renovation.
Two other exterior doors, added during the prior addition and alterations, will be removed. Proposed exterior doors will be wood or clad wood.
The foundation of both the original house and prior screened in porch addition is concrete block pier with wood floor framing. The proposed addition will be the same.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval
HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITION

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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. |

HEIGHTS DESIGN GUIDELINES

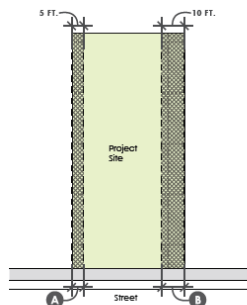
In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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 lot coverage percentage: 0.40
 Max lot coverage: 2,640
 Proposed Lot Coverage: 1,165

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 (N): 3'-7" (grand fathered)
 Proposed side setback (S): 10'-11 1/8"
 Cumulative side setback: 14'-6 1/8"

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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: 2,904
 Proposed FAR: 1,6840

-

Side Wall Length and Insets (Addition and New Construction)

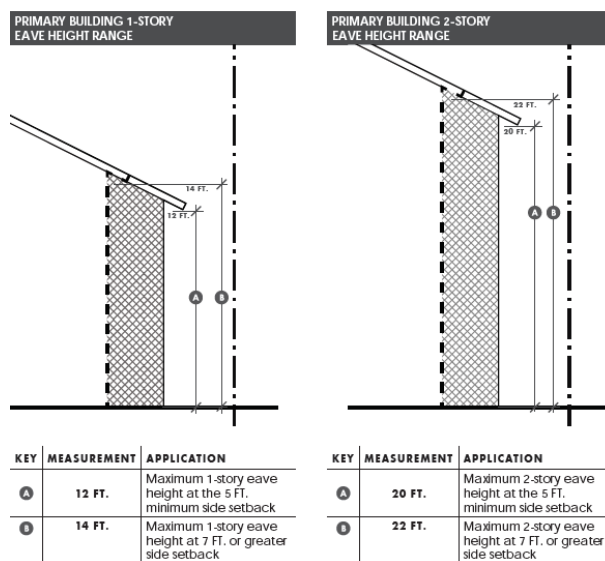
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Max Width with no inset: 35'-8"
 Side wall inset Width: 7'-7"

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Eave Height (Addition and New Construction)

Proposed eave height: 11'-2"

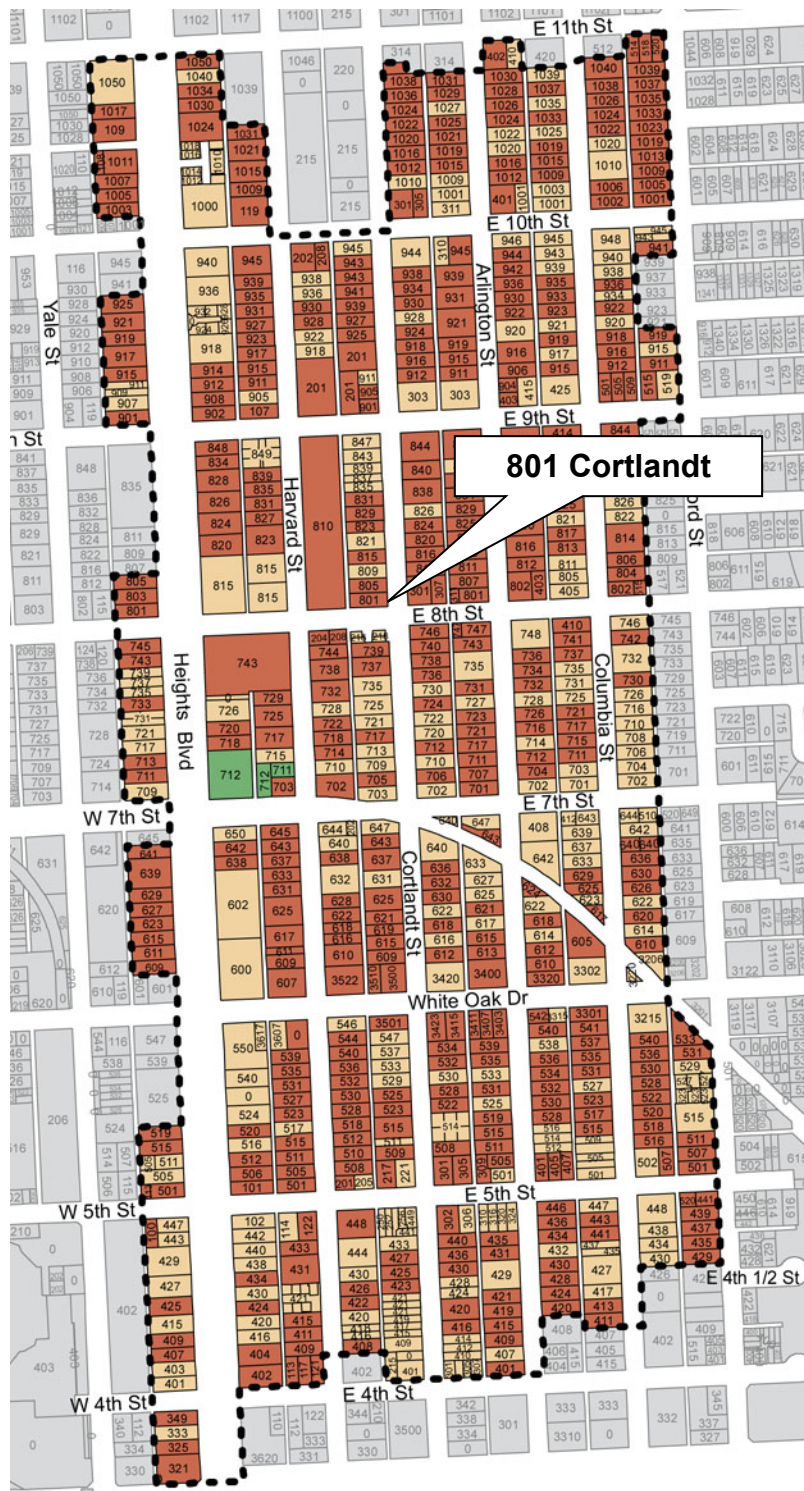


KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



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

INVENTORY PHOTO



CURRENT PHOTO



CONTEXT AREA



Figure 1- 805 Cortlandt, Contributing, next door neighbor



Figure 2- 814 Cortlandt, contributing, opposite neighbor



Figure 3- 301 E 8th Street, contributing, opposite neighbor

APPLICAN'T EXISTING PHOTOS



SANBORN MAP

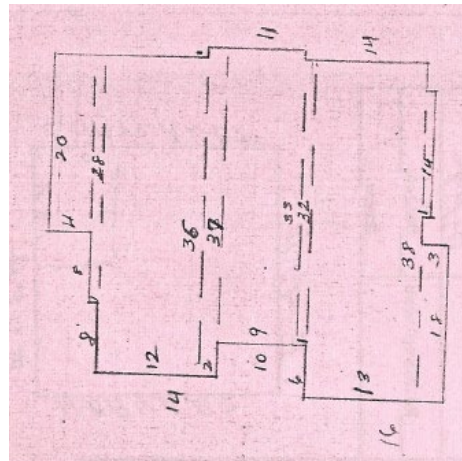


Figure 1- 1968 Harris County Building Assessment

3D RENDERING

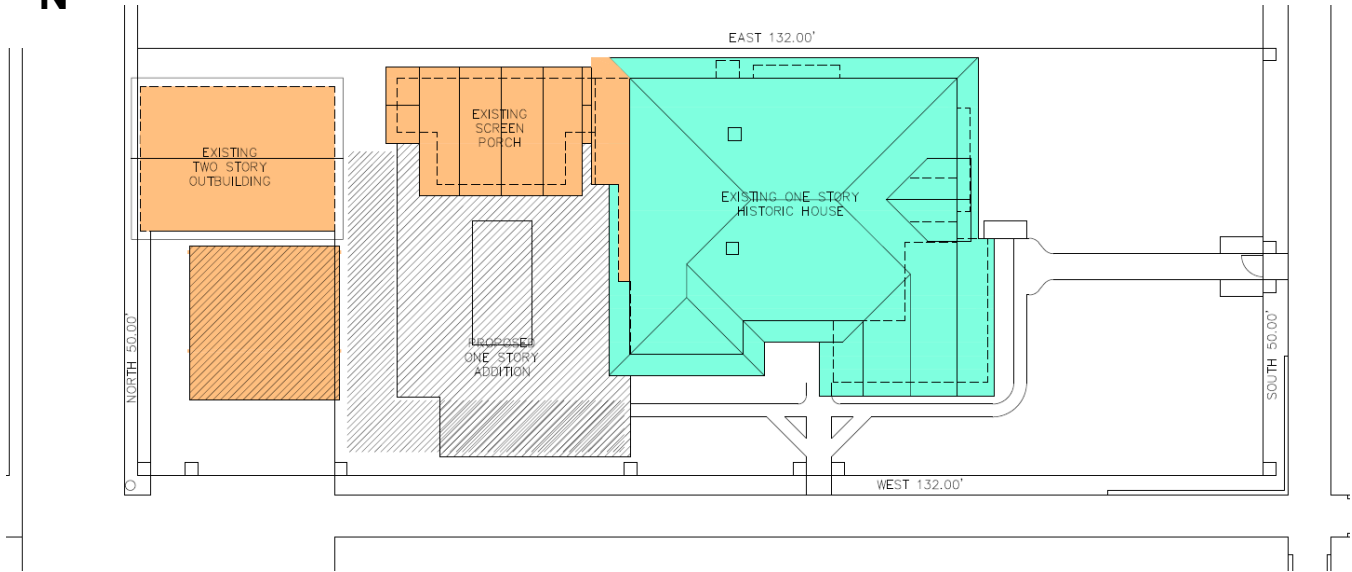
PROPOSED



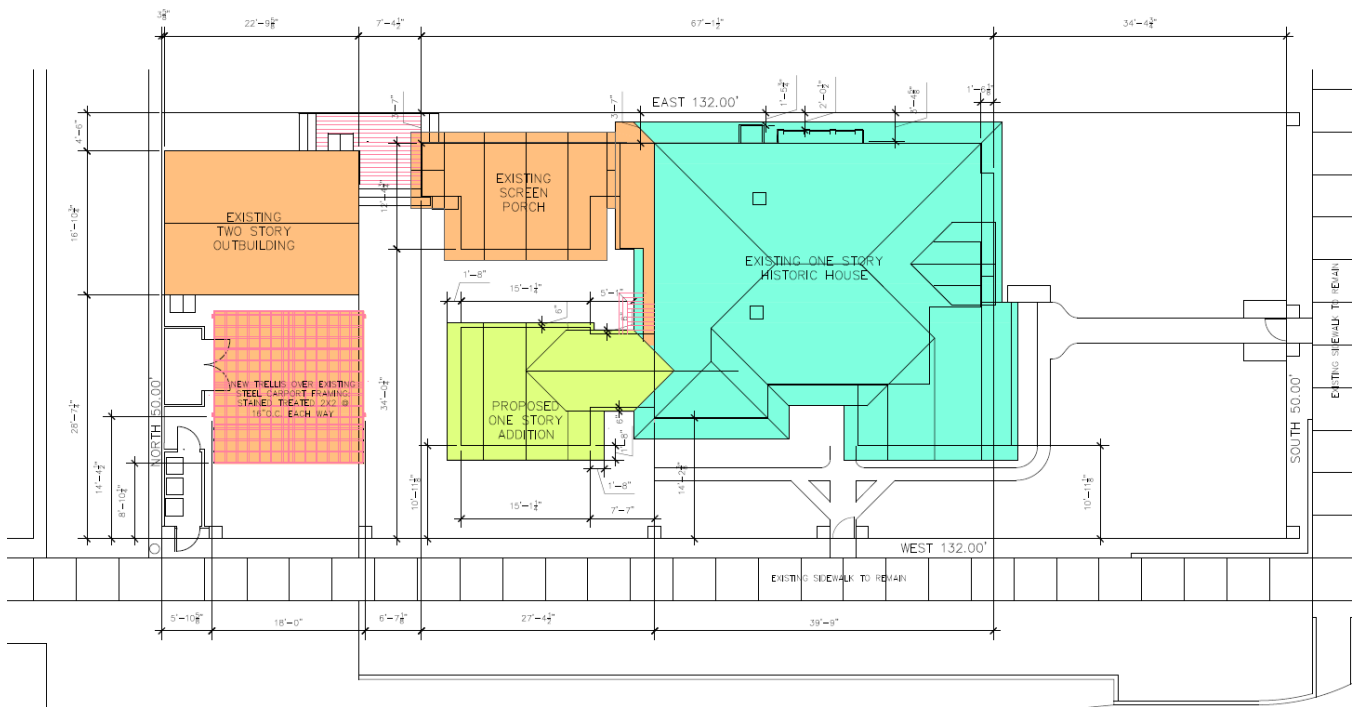


SITE & ROOF PLAN

EXISTING

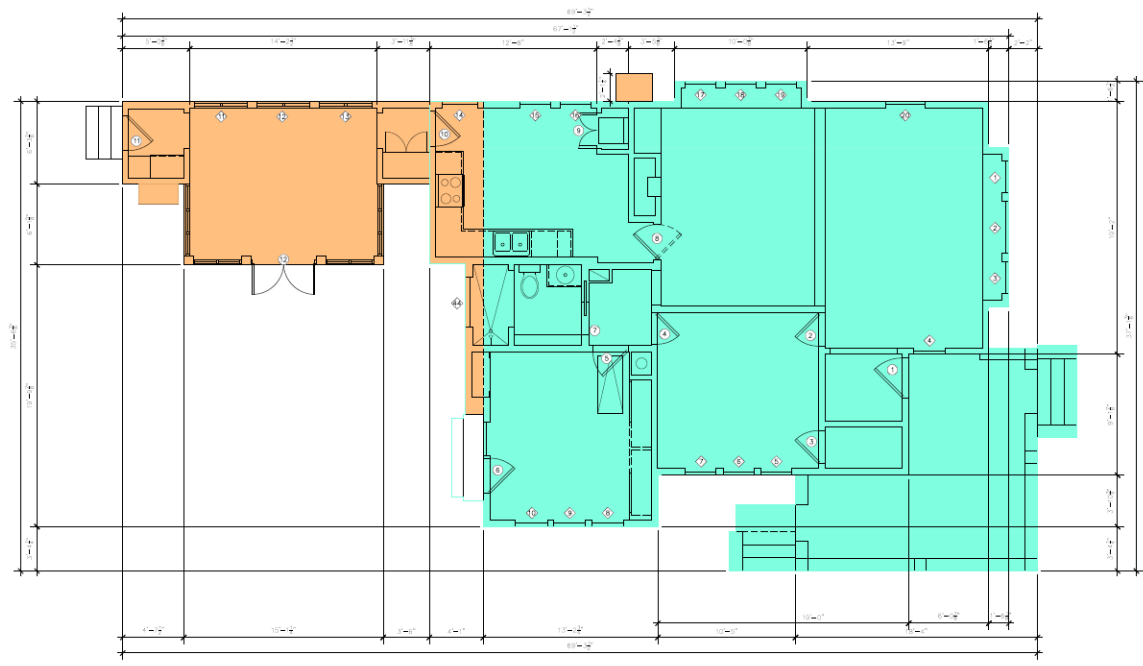


PROPOSED

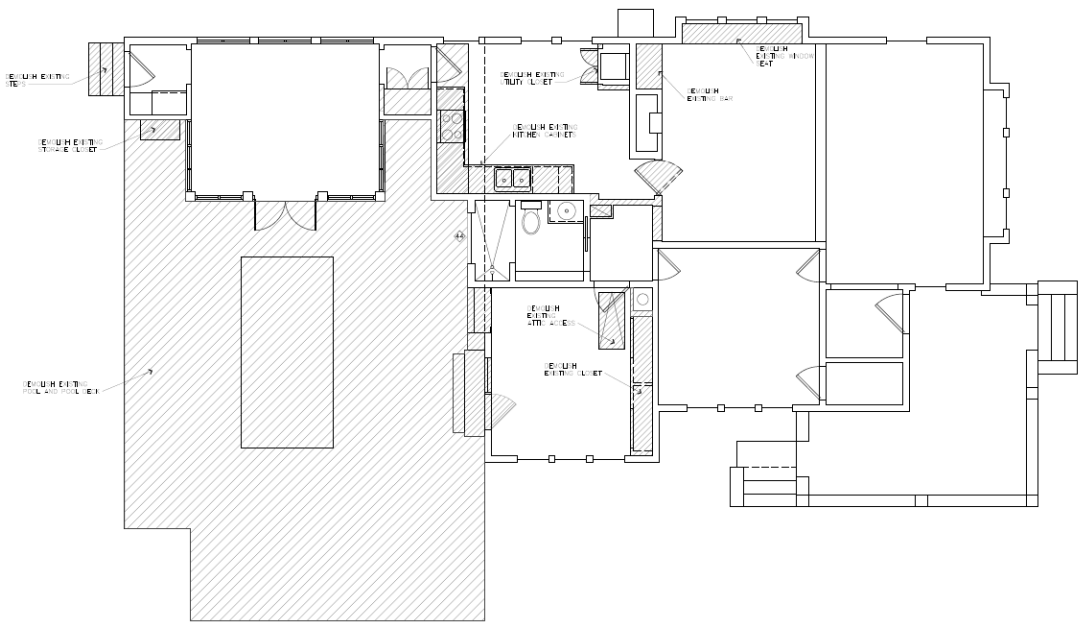




FIRST FLOOR PLAN EXISTING

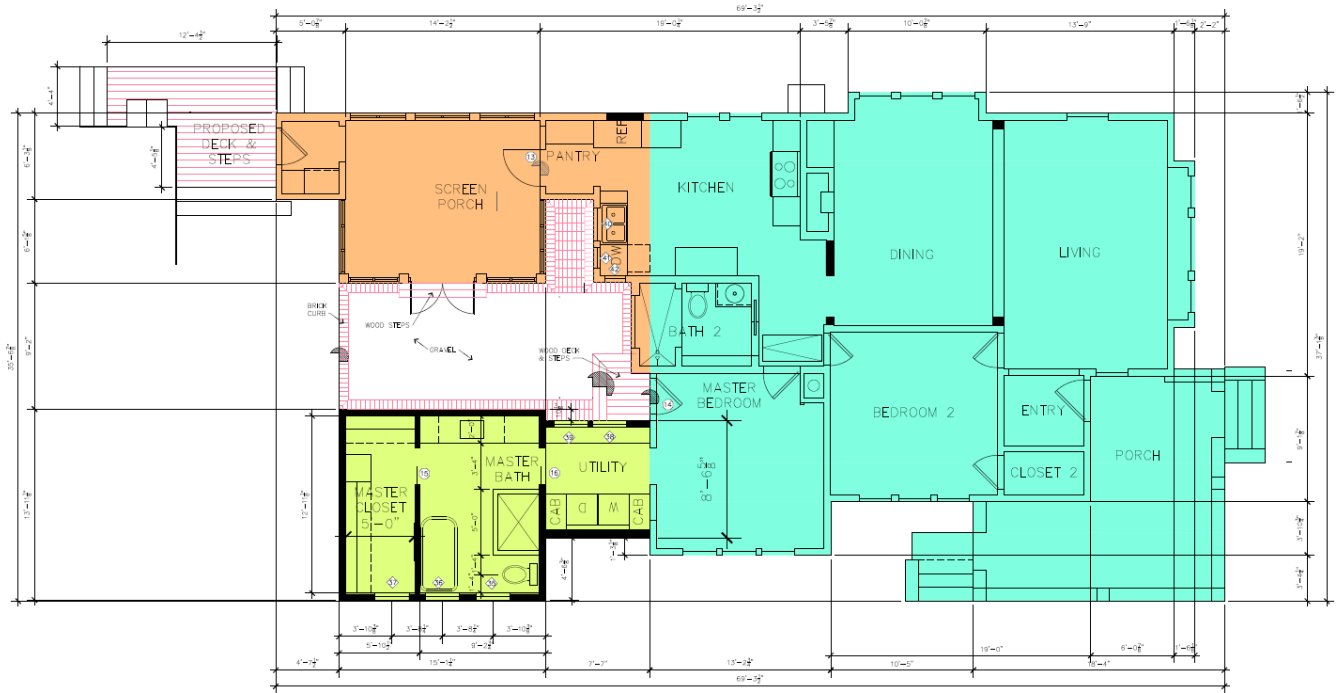


DEMO PLAN



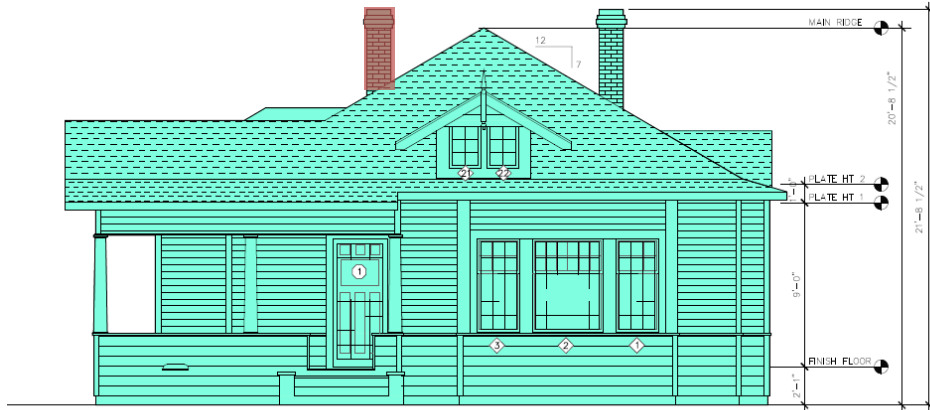
FIRST FLOOR PLAN

PROPOSED

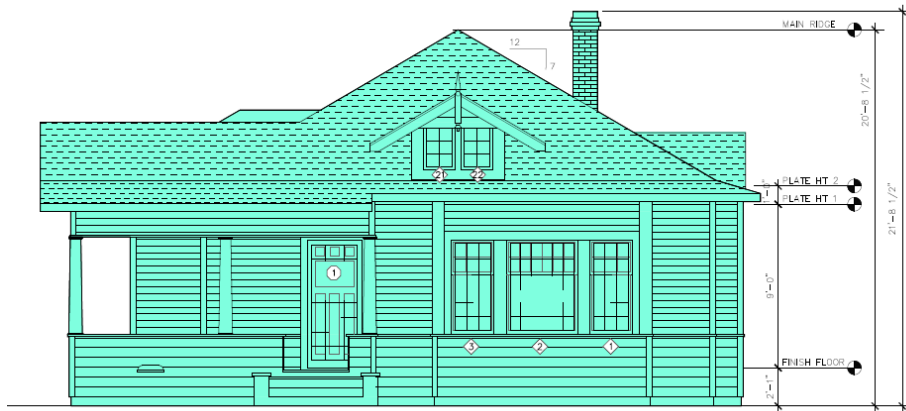


EAST ELEVATION – FRONT FACING CORTLANDT

EXISTING



PROPOSED



NORTH SIDE ELEVATION

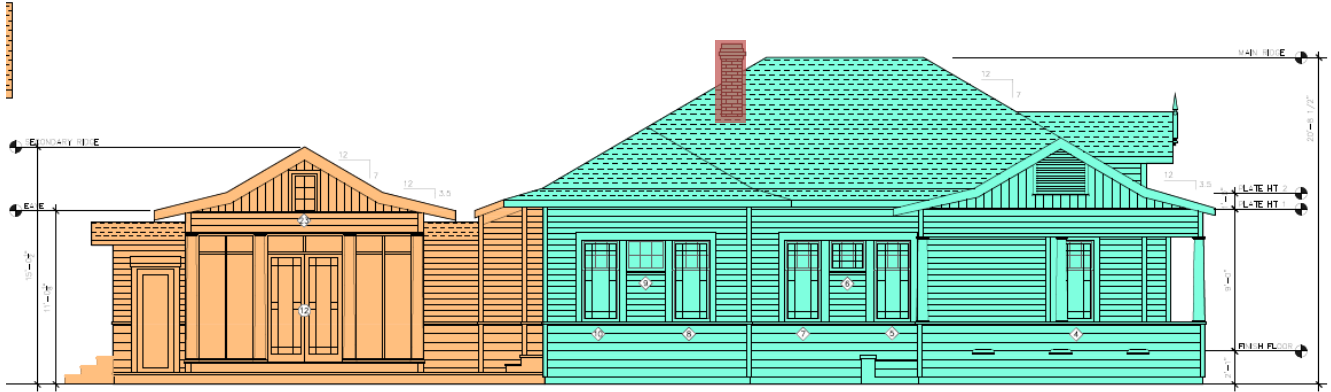
EXISTING



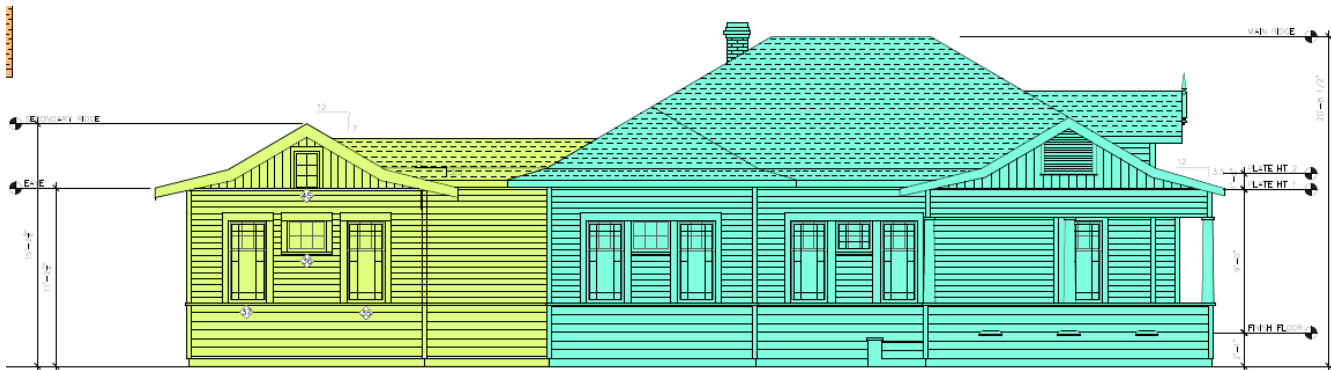
PROPOSED (NO CHANGE)

SOUTH SIDE ELEVATION

EXISTING

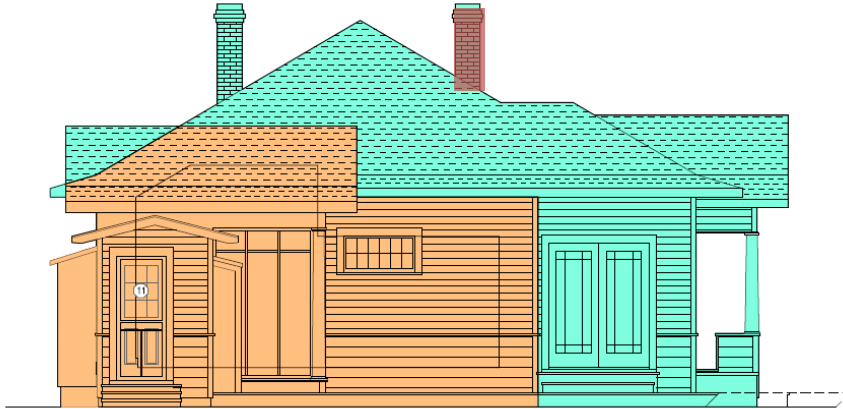


PROPOSED

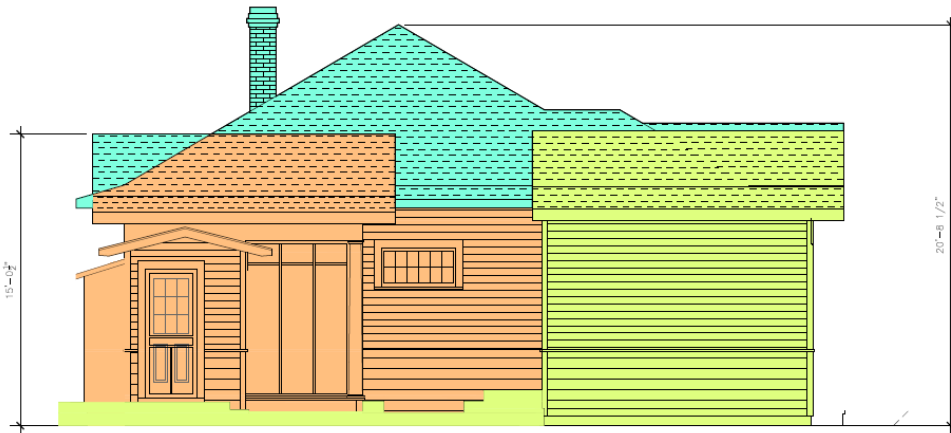


WEST REAR ELEVATION

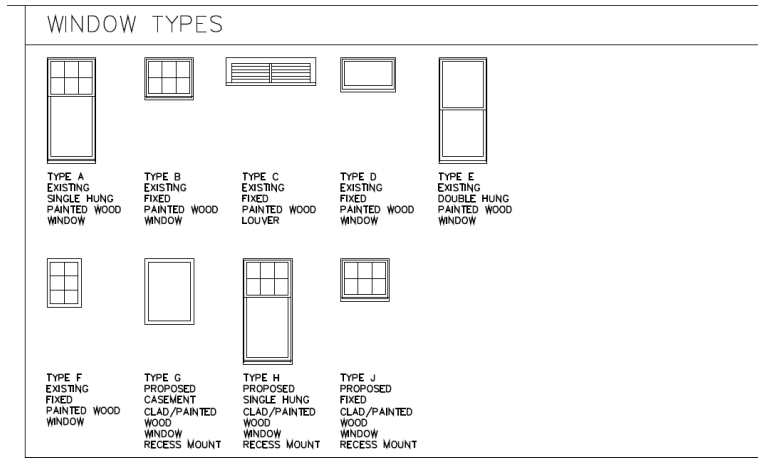
EXISTING



PROPOSED



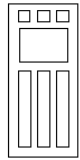
WINDOW SCHEDULE



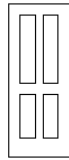
WINDOW SCHEDULE										
NO.	TYPE	MATERIAL	STYLE	WIDTH	HEIGHT	EXISTING	REMAIN	DEMOLISH	PROPOSED	REMARKS
1	A	WOOD	SH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ EAST (FRONT)
2	A	WOOD	SH	3'-11"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ EAST (FRONT)
3	A	WOOD	SH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ EAST (FRONT)
4	A	WOOD	SH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ EAST (FRONT)
5	A	WOOD	SH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ SOUTH
6	B	WOOD	FIXED	2'-4"	2'-0"	YES	YES			DECORATIVE SCREEN FRAME; @ SOUTH
7	A	WOOD	SH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ SOUTH
8	A	WOOD	SH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ SOUTH
9	B	WOOD	FIXED	2'-4"	2'-0"	YES	YES			CHECK FOTOS FOR SCREEN
10	A	WOOD	SH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ SOUTH
11	C	WOOD	FIXED	4'-0"	1'-0"	YES	YES			LOUVER ONLY; @ SCREEN PORCH @ NORTH
12	C	WOOD	FIXED	4'-0"	1'-0"	YES	YES			LOUVER ONLY; @ SCREEN PORCH @ NORTH
13	C	WOOD	FIXED	4'-0"	1'-0"	YES	YES			LOUVER ONLY; @ SCREEN PORCH @ NORTH
14	D	WOOD	FIXED	2'-8"	1'-6"	YES		YES		@ NORTH
15	E	WOOD	DH	2'-4"	5'-4"	YES		YES		DECORATIVE SCREEN FRAME; @ NORTH
16	E	WOOD	DH	2'-4"	5'-4"	YES		YES		DECORATIVE SCREEN FRAME; @ NORTH
17	E	WOOD	DH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ NORTH
18	E	WOOD	DH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ NORTH
19	E	WOOD	DH	2'-4"	5'-4"	YES	YES			DECORATIVE SCREEN FRAME; @ NORTH
20	D	WOOD	FIXED	3'-0"	1'-8"	YES	YES			@ NORTH
21	F	WOOD	FIXED	2'-5"	1'-9"	YES	YES			GABLE WINDOW; @ EAST (FRONT)
22	F	WOOD	FIXED	2'-5"	1'-9"	YES	YES			GABLE WINDOW; @ EAST (FRONT)
23	F	WOOD	FIXED	1'-6"	2'-4"	YES	YES			GABLE WINDOW; @ SOUTH; @ SCREEN PORCH
24	E	WOOD	DH	2'-8"	5'-2"	YES	YES			OUTBUILDING @ SOUTH
25	E	WOOD	DH	2'-8"	5'-2"	YES	YES			OUTBUILDING @ SOUTH
26	D	WOOD	FIXED	1'-4"	1'-6"	YES	YES			GABLE WINDOW; @ OUTBUILDING; @ WEST
27	D	WOOD	FIXED	2'-0"	2'-10"	YES	YES			GABLE WINDOW; @ OUTBUILDING; @ WEST
28	D	WOOD	FIXED	1'-4"	1'-6"	YES	YES			GABLE WINDOW; @ OUTBUILDING; @ WEST
29	E	WOOD	DH	2'-8"	5'-2"	YES	YES			OUTBUILDING @ NORTH
30	E	WOOD	DH	2'-8"	5'-2"	YES	YES			OUTBUILDING @ NORTH
31	D	WOOD	FIXED	1'-4"	1'-6"	YES	YES			GABLE WINDOW; @ OUTBUILDING; @ EAST
32	D	WOOD	FIXED	2'-0"	2'-10"	YES	YES			GABLE WINDOW; @ OUTBUILDING; @ EAST
33	D	WOOD	FIXED	1'-4"	1'-6"	YES	YES			GABLE WINDOW; @ OUTBUILDING; @ EAST
34	D	WOOD	FIXED	2'-0"	3'-0"	YES	YES			OUTBUILDING @ EAST
35	H	CLADWD	SH	2'-4"	5'-4"				YES	PROPOSED ADDITION @ SOUTH; JELD-WEN
36	J	CLADWD	FIXED	2'-4"	2'-0"				YES	PROPOSED ADDITION @ SOUTH; JELD-WEN
37	H	CLADWD	SH	2'-4"	5'-4"				YES	PROPOSED ADDITION @ SOUTH; JELD-WEN
38	A	WOOD	SH	2'-4"	5'-4"				YES	PROPOSED ADDITION @ NORTH; JELD-WEN
39	A	WOOD	SH	2'-4"	5'-4"				YES	PROPOSED ADDITION @ NORTH; JELD-WEN
40	G	CLADWD	CASEMT	2'-6"	3'-4"				YES	HINGE RT SIDE (VIEWED FROM INTERIOR); @ KITCHEN; JELD-WEN
41	G	CLADWD	CASEMT	1'-6"	3'-4"				YES	HINGE RT SIDE (VIEWED FROM INTERIOR); @ KITCHEN; JELD-WEN
42	G	CLADWD	CASEMT	1'-6"	3'-4"				YES	HINGES LFT SIDE (VIEWED FROM INTERIOR); @ KITCHEN; JELD-WEN
43	C	WOOD	FIXED	1'-6"	1'-8"	YES	YES			LOUVER ONLY; @ SCREEN PORCH; @ NORTH
44	B	WOOD	FIXED	3'-10"	2'-0"	YES	YES			@ WEST
45	F	WOOD	FIXED	1'-6"	2'-4"				YES	GABLE WINDOW PROPOSED ADDITION SOUTH; JELD-WEN
46	F	WOOD	FIXED	1'-6"	2'-4"				YES	GABLE WINDOW PROPOSED ADDITION NORTH; JELD-WEN

DOOR SCHEDULE

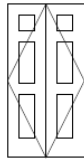
DOOR TYPES



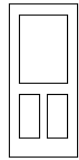
TYPE A
EXISTING
GLAZED
PAINTED WOOD
EXTERIOR
DOOR



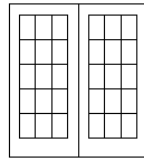
TYPE B
EXISTING
PAINTED WOOD
INTERIOR
DOOR



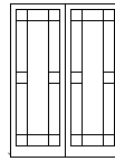
TYPE C
EXISTING
PAIR
PAINTED WOOD
INTERIOR
DOORS



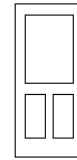
TYPE D
EXISTING
GLAZED
PAINTED WOOD
EXTERIOR
DOOR



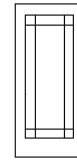
TYPE E
EXISTING
PAIR
GLAZED
PAINTED WOOD
EXTERIOR
DOORS



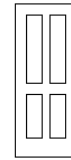
TYPE F
EXISTING
PAIR
SCREENED
PAINTED WOOD
SCREEN DOORS



TYPE G
PROPOSED
GLAZED
FIBERGLASS
EXTERIOR
DOOR



TYPE H
PROPOSED
GLAZED
FIBERGLASS
EXTERIOR
DOOR



TYPE J
PROPOSED
PAINTED WOOD
INTERIOR
DOOR

DOOR SCHEDULE

NO.	TYPE	MATERIAL	WIDTH	HEIGHT	EXISTING	REMAIN	DEMOLISH	PROPOSED	HARDWARE	REMARKS
1	A	PTD WD	3'-0"	6'-8"	YES	YES			EXISTING TO REMAIN	HISTORIC FRONT DOOR
2	B	PTD WD	2'-6"	6'-8"	YES	YES			EXISTING TO REMAIN	
3	B	PTD WD	2'-6"	6'-8"	YES	YES			EXISTING TO REMAIN	
4	B	PTD WD	2'-4"	6'-8"	YES	YES			EXISTING TO REMAIN	
5	B	PTD WD	2'-8"	6'-8"	YES	YES			EXISTING TO REMAIN	
6	E	PTD WD	5'-4"	6'-8"	YES		YES			PAIR FRENCH DOORS/ BEDROOM
7	B	PTD WD	2'-6"	6'-8"	YES	YES			EXISTING TO REMAIN	POCKET DOOR
8	B	PTD WD	2'-8"	6'-8"	YES		YES			KITCHEN
9	C	PTD WD	2'-8"	6'-8"	YES		YES		EXISTING TO REMAIN	W/D
10	D	PTD WD	2'-8"	6'-8"	YES		YES			KITCHEN
11	D	PTD WD	2'-8"	6'-8"	YES	YES			EXISTING TO REMAIN	SCREEN PORCH
12	F	PTD WD	4'-8"	6'-8"	YES	YES			EXISTING TO REMAIN	PAIR SCREEN DOORS
13	G	PTD WD	2'-8"	6'-8"				YES	ENTRY SET/ KEYED DEADBOLT	NEW KITCHEN ENTRY
14	H	PTD WD	2'-8"	6'-8"				YES	ENTRY SET/ KEYED DEADBOLT	NEW MASTER BEDROOM ENTRY
15	J	PTD WD	2'-8"	6'-8"				YES	POCKET DOOR	NEW MASTER CLOSET
16	J	PTD WD	2'-8"	6'-8"				YES	POCKET DOOR	NEW MASTER BATH
17										
18										
19										
20										
21										

ATTACHMENT A

Pfister

PIER & BEAM LEVELING

Address: 801 Cortlandt

Date: 06/04/21

We came to inspect the foundation of the house on 801 Cortlandt last month, May, and determined there has been a considerable amount of settlement over the years. We took measurements using a Zip-level and determined that the back and left side of the house need to be raised. The back of the house has settled 3". There is a brick smokestack in that area that needs to be removed. Originally when they built those they didn't have much of a foundation so as the smokestack sank it pulled the house down with it. With a 3" raise the smoke stack will need to be removed in order to lift the house. With the friction of the house around the smokestack and where the smokestack goes through the roof if we try to raise the house it will cause structural damage. The smokestack can not be raised and the house can not be raised with the smokestack in position. Also as long as the smokestack remains it will continue to sink causing the house to be more vulnerable to sinking in that area and leaking in the roof as it settles. This is why it is important to have it removed prior to foundation work being done.

Sincerely,

Deke Pfister

(281) 838-0279 Dpfisterlevel@gmail.com 1801 Lanier Dr. League City Tx.77573

APPLICANT'S MATERIAL



East (Front)- Original House



South- Original House



Southwest Corner



**Southwest Corner-
Existing West side, previously altered**



South- Previous Addition



North- Original House



**North- Looking Toward
Existing Previous Additions**



**Northwest Corner-
Previous Addition**