

CERTIFICATE OF APPROPRIATENESS

Application Date: December 27, 2023

Applicant: Heather Kyle of Dillon Kyle Architects, for Raymond P. Redding Jr, owner

Property: 1036 Cortlandt Street, Lot 21, Block 219, Houston Heights Subdivision. The property includes a contributing 3,538 square foot, one-story wood frame single-family residence with a two-story addition and a detached garage situated on a 6,800 square foot (50' x 136') interior lot. 1038 Cortlandt Street, lot 22, Block 219, Houston Heights Subdivision. The property includes a 1,788 square foot, one story wood frame duplex on a 6,600 square foot interior lot.

Significance: 1040 (1038) Cortlandt is a Contributing Queen Anne style residence, constructed circa 1910, And 1038 Cortlandt is a contributing bungalow duplex residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition. The applicant is proposing the following:

- Construct a 200 SF breezeway (exterior porch space) connecting the two structures + 58 SF conditioned space expansion at non-original addition to main house.
- Proposed addition of breezeway connecting the bungalow duplex (1040 Cortlandt) to the main house (1036 Cortlandt) on the adjoining lot.
- The existing front entries will no longer be functional, though the original doors and awnings above will remain in place as fixed elements.
- The rear porch reconfiguration will preserve the rear corners of the original structure and will include the removal of two side windows, one on each side of the structure, located in the rear 40% of the side elevation.
- At the main house, two original windows will be removed and replaced with a new exterior door accessing the connecting porch.
- All original windows will be removed and stored in case future repair or construction could utilize the historic material.
- A brick “chimney” is proposed as an addition toward the rear of the ridge of the existing duplex. While appearing as a historic chimney, this addition would function as a lightwell for a new summer kitchen in the reconfigured duplex plan.
- The existing asbestos roofing will be replaced with asphalt composition shingles.
- At the main house, a family room addition of approximately 58 SF of conditioned space is proposed on the north side. This addition, including a fireplace, chimney, and windows, adjoins the existing non-original addition to the main house and is removed from the front of the original historic home.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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.

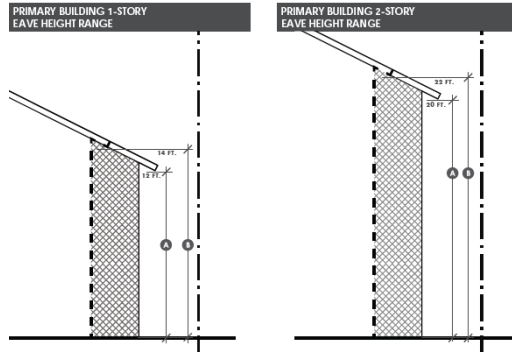
HEIGHTS DESIGN GUIDELINES

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

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
1	12 FT.	Maximum 1-story eave height at the 5 Ft. minimum side setback
2	14 FT.	Maximum 1-story eave height at 7 Ft. or greater side setback

KEY	MEASUREMENT	APPLICATION
1	20 FT.	Maximum 2-story eave height at the 5 Ft. minimum side setback
2	22 FT.	Maximum 2-story eave height at 7 Ft. or greater side setback

-

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

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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

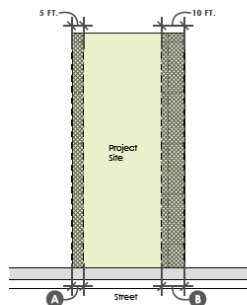
All four corners are maintained with appropriate insets

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%)



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
	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
	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
	15 FT.	Minimum cumulative side setback for a two-story house

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



PROPERTY LOCATION

HOUSTON HISTORIC DISTRICT SOUTH



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

INVENTORY PHOTO



DRAWINGS

DRAFT

**1040 CORTLANDT STREET
HOUSTON, TX 77008**

REVISION / DATE:

PROGRAMMING	11-09-23
PRELIMINARY HAHC REVIEW	12-12-23
HAHC REVIEW	01-17-24
HAHC REVIEW	02-06-24

NOT FOR CONSTRUCTION

This drawing set is not complete and may not be used for Regulatory Approval, Permit or Construction.

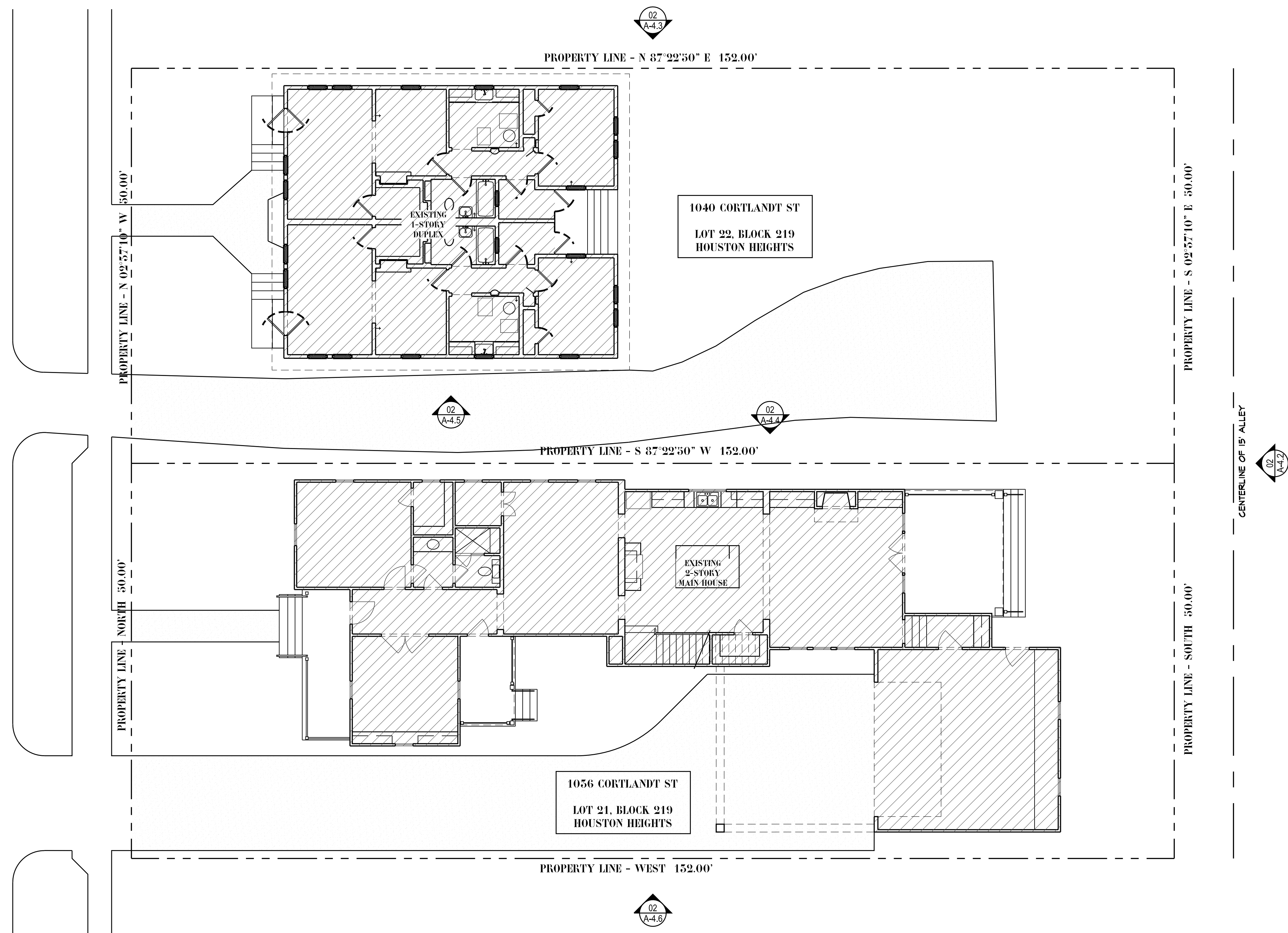
SHEET CONTENTS:

EXISTING COMPOSITE SITE PLAN

SHEET NUMBER:

A-1.1.1

**CORTLANDT STREET
(70' R.O.W.)**



PLAN TRUE
A-1.1.1
1/8" = 1'-0"
EXISTING COMPOSITE SITE PLAN

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 1 Site Plandwg Plotted on: Feb 06, 2024 - 9:38am

CORTLANDT STREET
(70' R.O.W.)

PROPERTY LINE - N 02°57'10" W 30.00'

PROPERTY LINE - NORTH 30.00'

PROPERTY LINE - WEST 152.00'

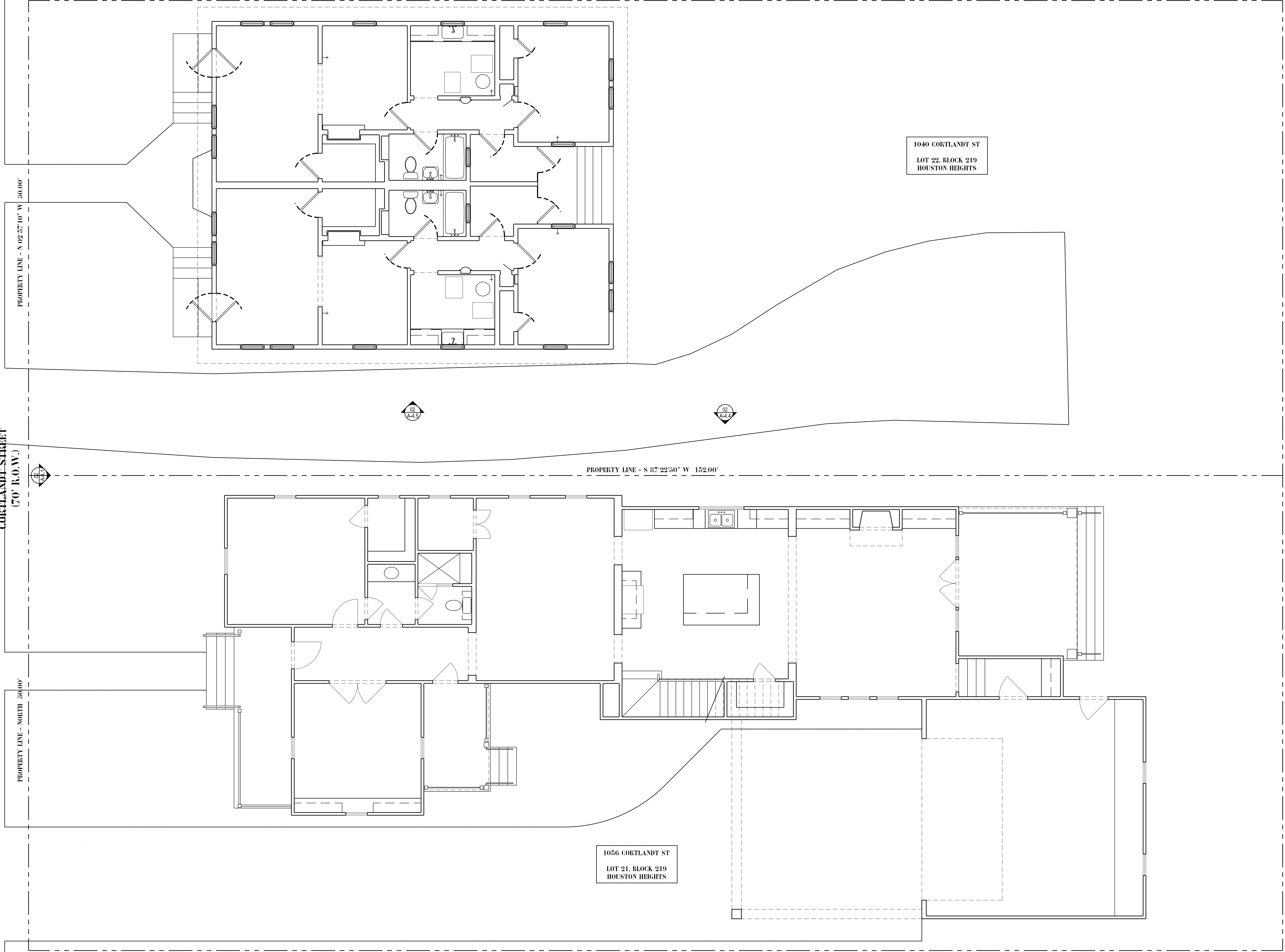
PROPERTY LINE - N 87°22'50" E 152.00'

PROPERTY LINE - S 87°22'50" W 152.00'

PROPERTY LINE - S 02°57'10" E 30.00'

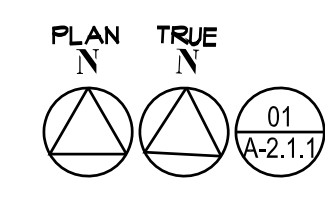
PROPERTY LINE - SOUTH 30.00'

CENTERLINE OF 15' ALLEY



1040 CORTLANDT ST
LOT 22, BLOCK 219
HOUSTON HEIGHTS

1056 CORTLANDT ST
LOT 21, BLOCK 219
HOUSTON HEIGHTS



EXISTING COMPOSITE FLOOR PLANS

DILLON KYLE ARCHITECTS

1500 W. Alabama Street
Houston, Texas 77006
713.520.8792 tel
www.dkarc.com

REGISTRATION NUMBER: 15331

PROJECT INFORMATION:

1040 CORTLANDT STREET
HOUSTON, TX 77008

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SHEET CONTENTS:

EXISTING COMPOSITE FIRST FLOOR PLANS

SHEET NUMBER:

A-2.1.1

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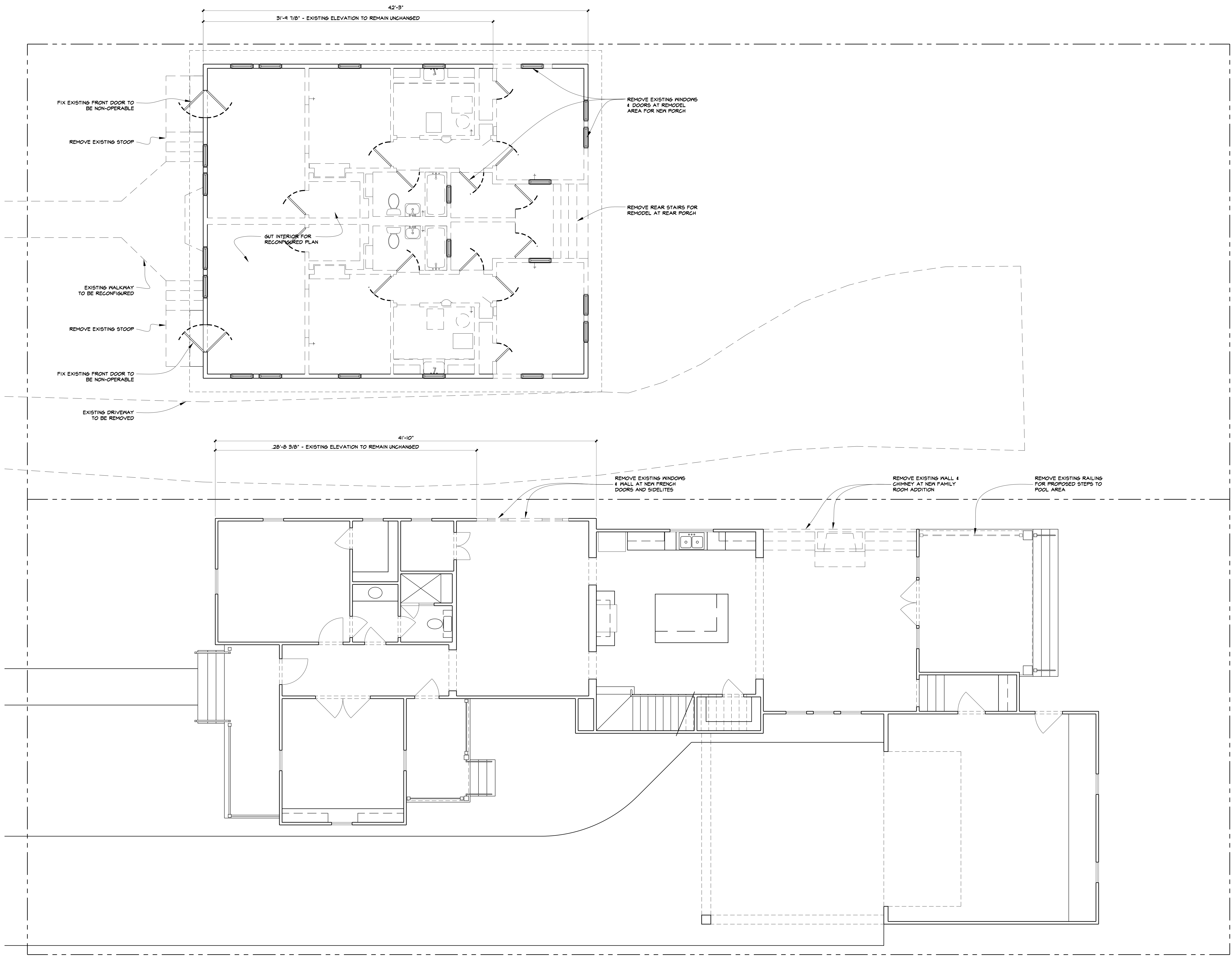
SHEET CONTENTS:

**PROPOSED DEMOLITION
FIRST FLOOR PLANS**

SHEET NUMBER:

A-2.1.2

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 1 Site Plan.dwg Plotted on: Jan 17, 2024 - 10:08am



PLAN TRUE
 01
 1/4" = 1'-0"
PROPOSED DEMOLITION FIRST FLOOR PLANS

CENTERLINE OF 15' ALLEY

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 1 Site Plan.dwg Plotted on: Feb 06, 2024 - 9:38am

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HOUSTON, TX 77008

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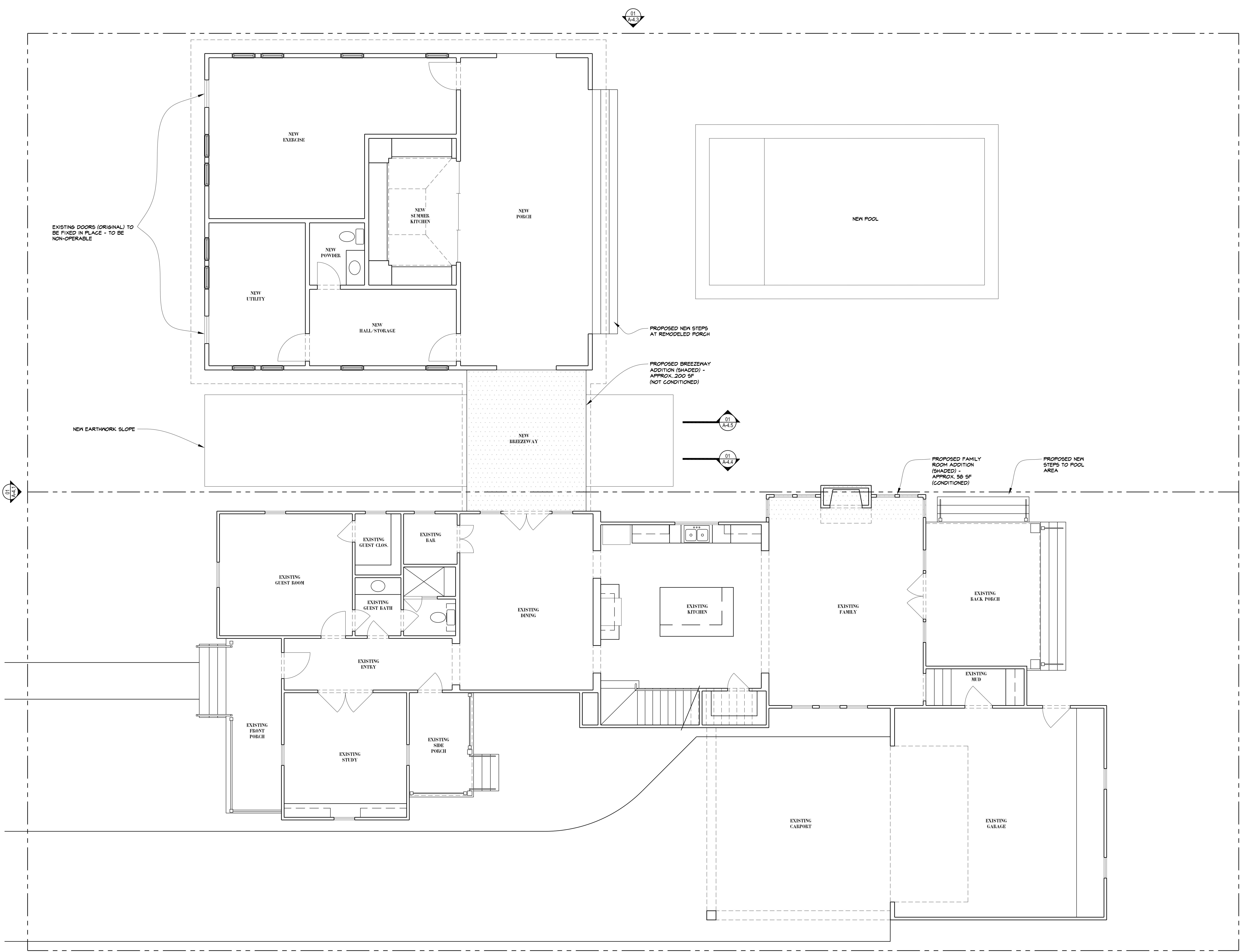
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SHEET CONTENTS:

PROPOSED COMPOSITE FIRST FLOOR PLANS

SHEET NUMBER:

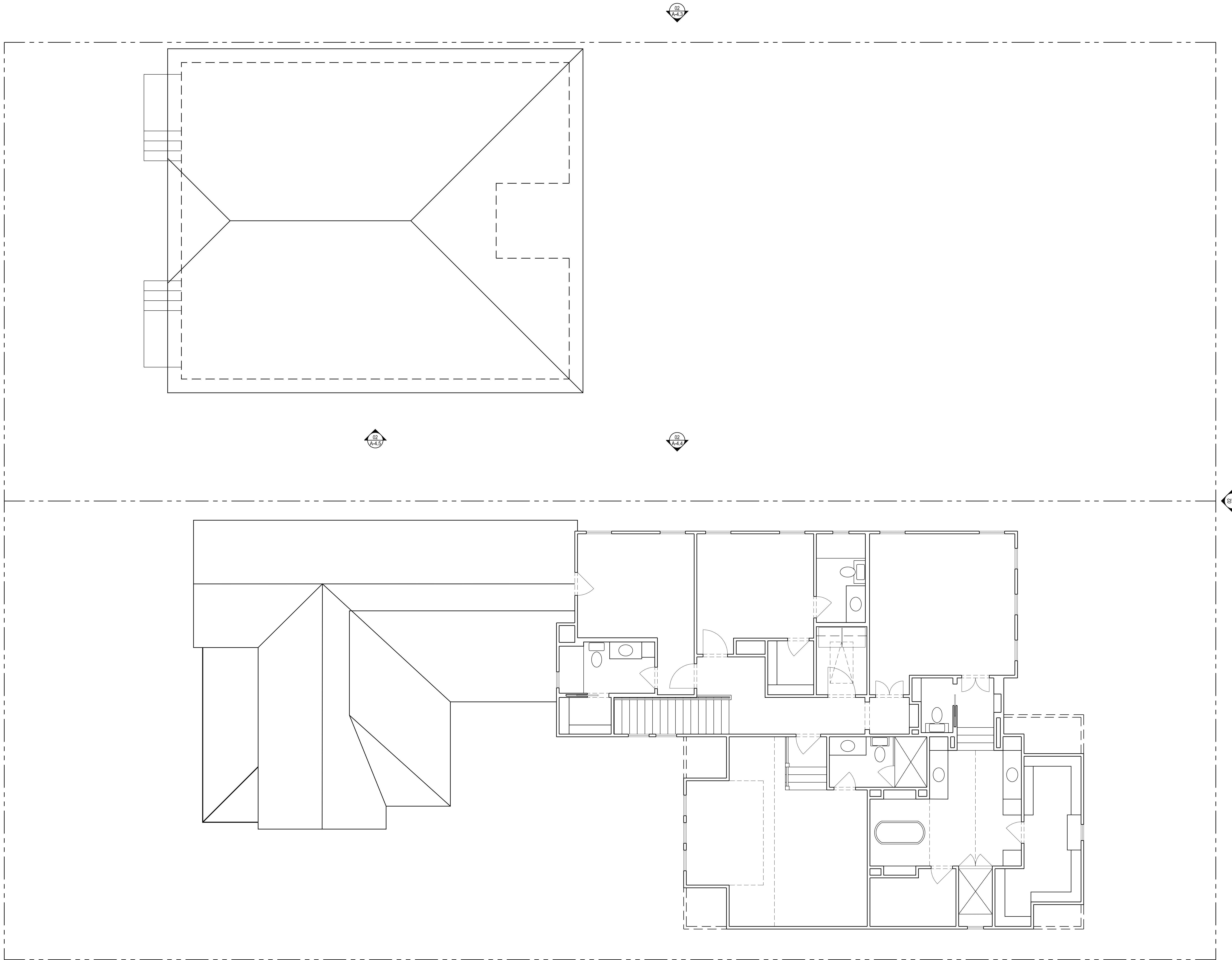
A-2.1.5



PLAN TRUE
PROPOSED COMPOSITE FIRST FLOOR PLANS
1/4" = 1'-0"

CENTERLINE OF 15' ALLEY

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 1 Site Plan.dwg Plotted on: Feb 06, 2024 - 9:38am



DILLON KYLE ARCHITECTS

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SHEET CONTENTS:

EXISTING COMPOSITE SECOND FLOOR PLAN

SHEET NUMBER:

A-2.2.1

PLAN TRUE
01
15.2.2.1
EXISTING COMPOSITE SECOND FLOOR PLANS
1/4" = 1'-0"

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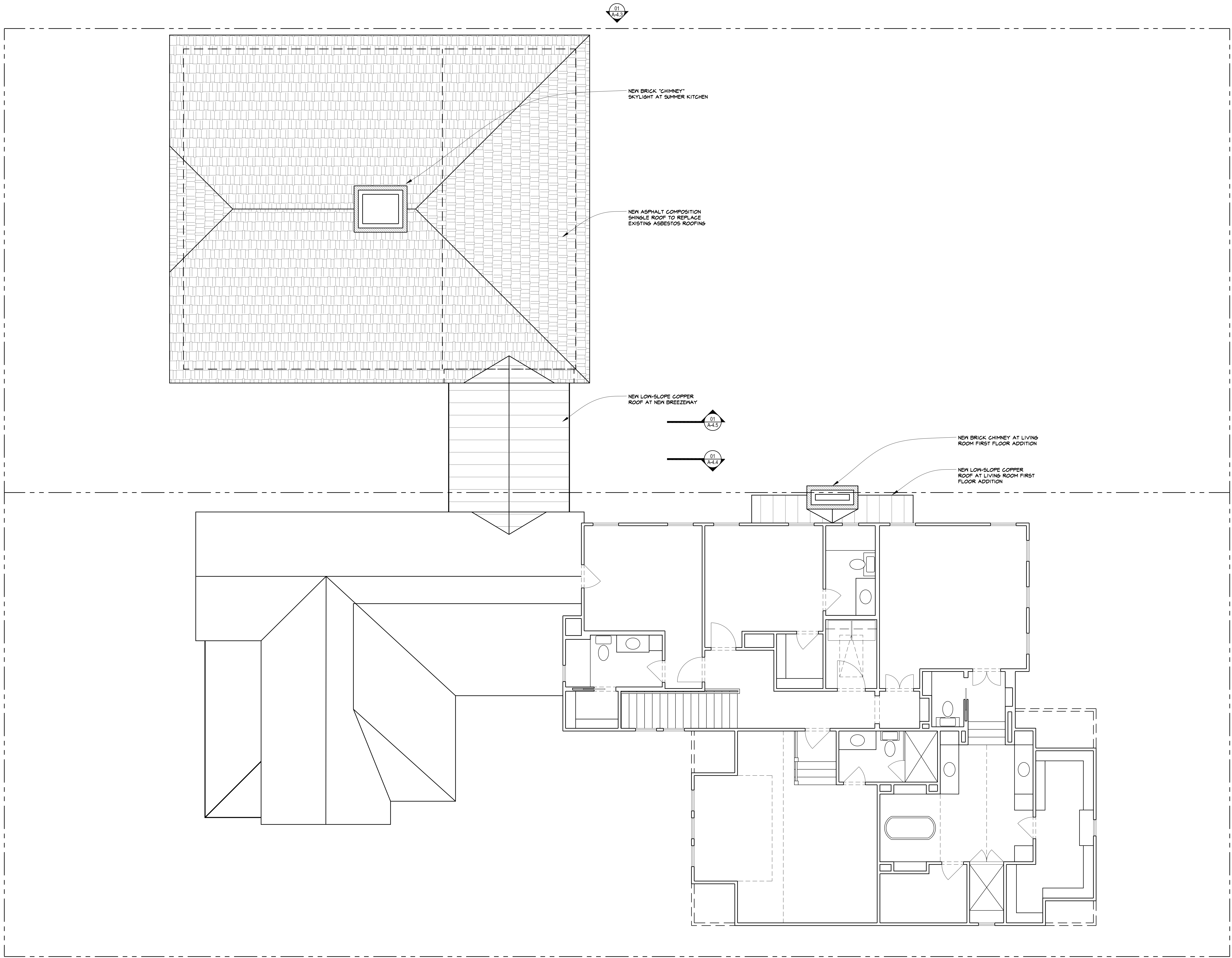
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SHEET CONTENTS:

PROPOSED COMPOSITE SECOND FLOOR PLAN

SHEET NUMBER:

A-2.2.5



01
A4.3

NEW BRICK "CHIMNEY"
SKYLIGHT AT SUMMER KITCHEN

NEW ASPHALT COMPOSITION
SHINGLE ROOF TO REPLACE
EXISTING ASBESTOS ROOFING

NEW LOW-SLOPE COPPER
ROOF AT NEW BREEZEWAY

01
A4.5

01
A4.4

NEW BRICK CHIMNEY AT LIVING
ROOM FIRST FLOOR ADDITION

NEW LOW-SLOPE COPPER
ROOF AT LIVING ROOM FIRST
FLOOR ADDITION

PLAN
TRUE

PROPOSED COMPOSITE SECOND FLOOR PLANS

01
A-2.2.5

1/4" = 1'-0"

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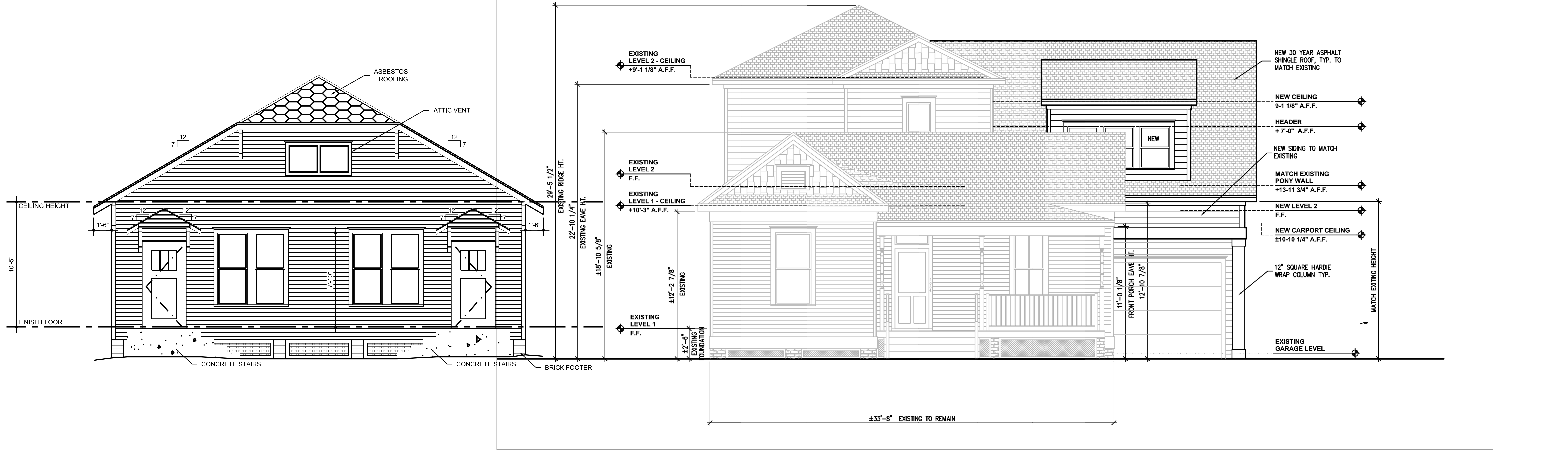
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EXTERIOR ELEVATIONS

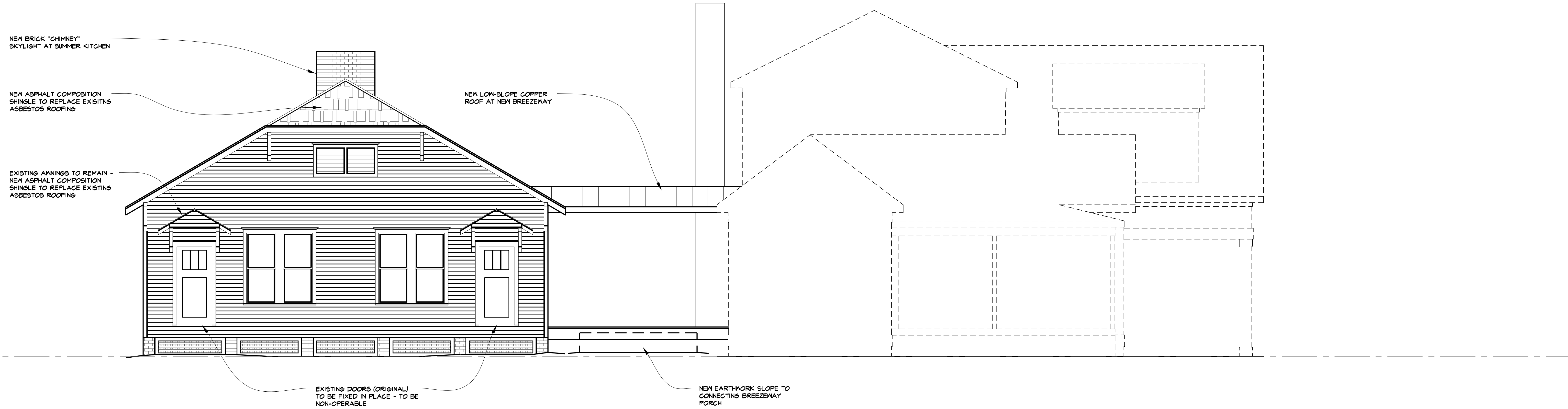
SHEET NUMBER:

A-4.1

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St.v2 Drawing Set\CAD\Layout 4 Exterior Elevations.dwg Plotted on: Feb 06, 2024 - 9:18am



02 EXISTING - FRONT (WEST) ELEVATIONS
A-4.1 1/4" = 1'-0"



01 PROPOSED - FRONT (WEST) ELEVATIONS
A-4.1 1/4" = 1'-0"

**1040 CORTLANDT STREET
HOUSTON, TX 77008**

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HAHC REVIEW	01-17-24
HAHC REVIEW	02-06-24

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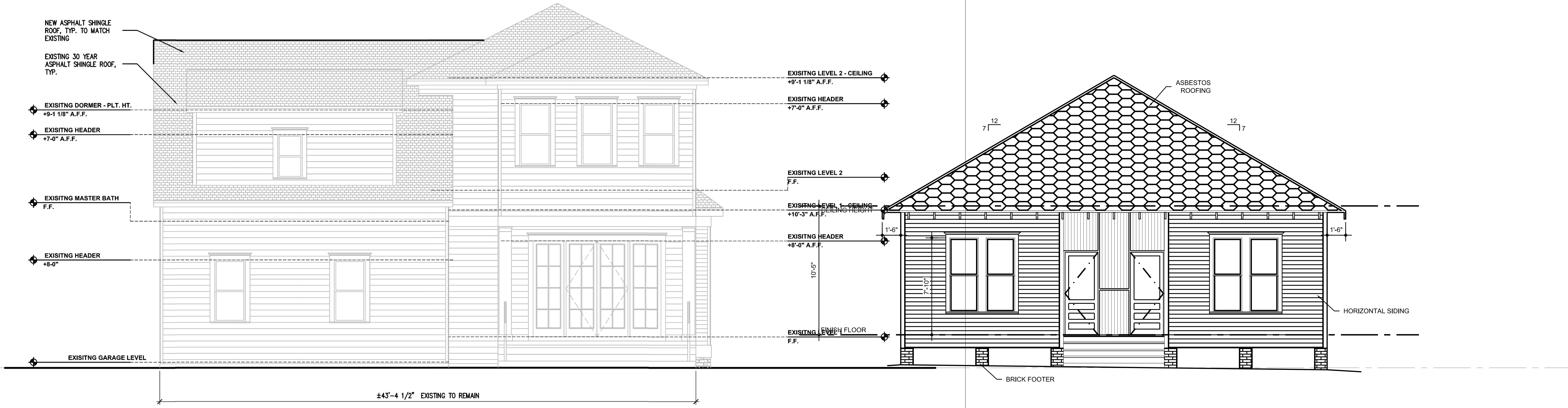
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EXTERIOR ELEVATIONS

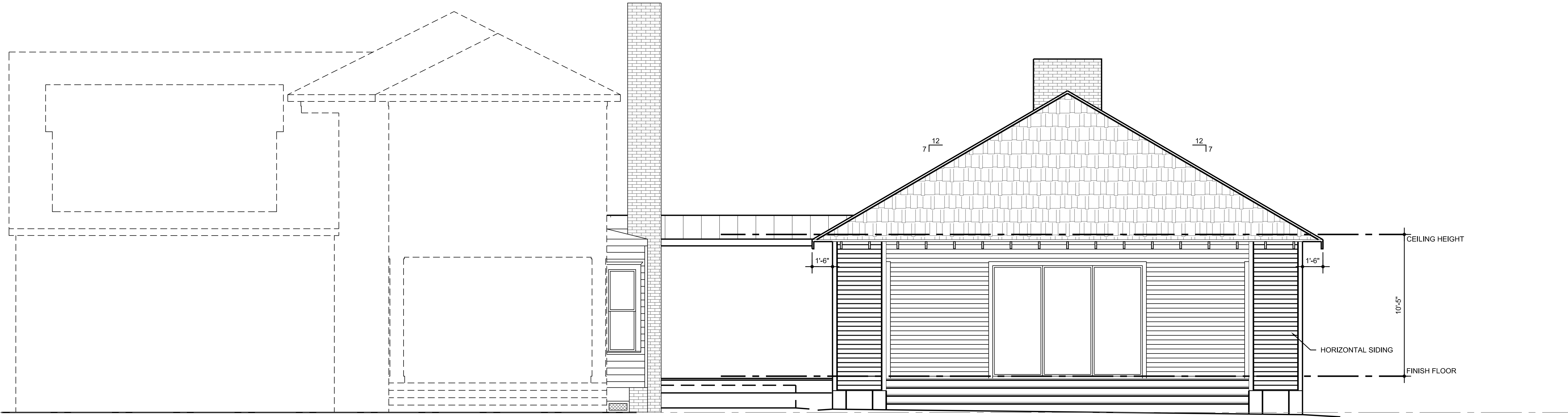
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A-4.2

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 4 Exterior Elevations.dwg Plotted on: Feb 06, 2024 - 9:18am



EXISTING - REAR (EAST) ELEVATIONS
02
A-4.2
1/4" = 1'-0"



PROPOSED - REAR (EAST) ELEVATIONS
01
A-4.2
1/4" = 1'-0"

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 4 Exterior Elevations.dwg Plotted on: Feb 06, 2024 - 9:17am

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HOUSTON, TX 77008**

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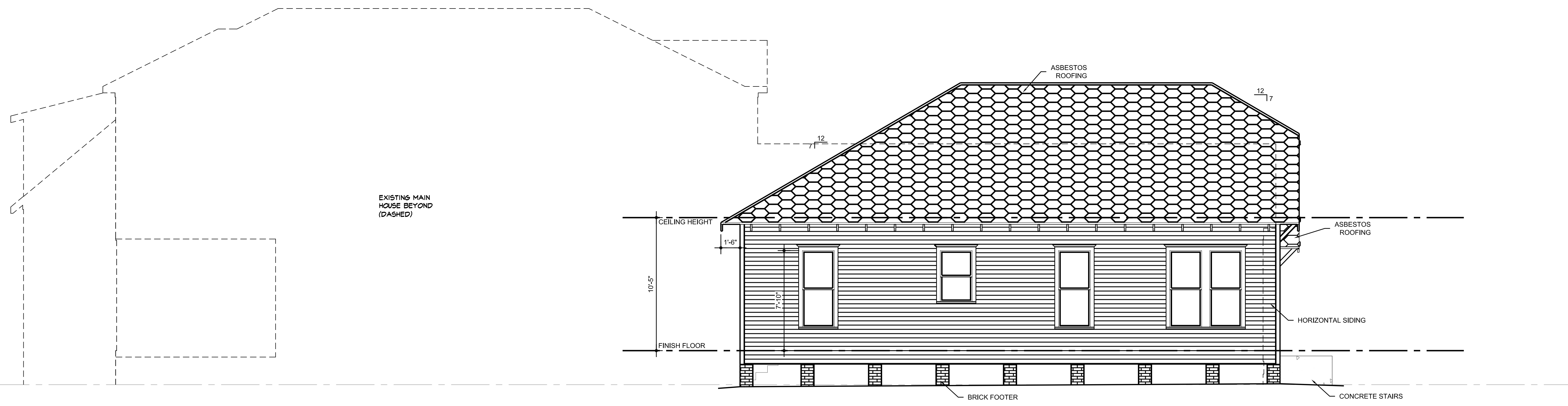
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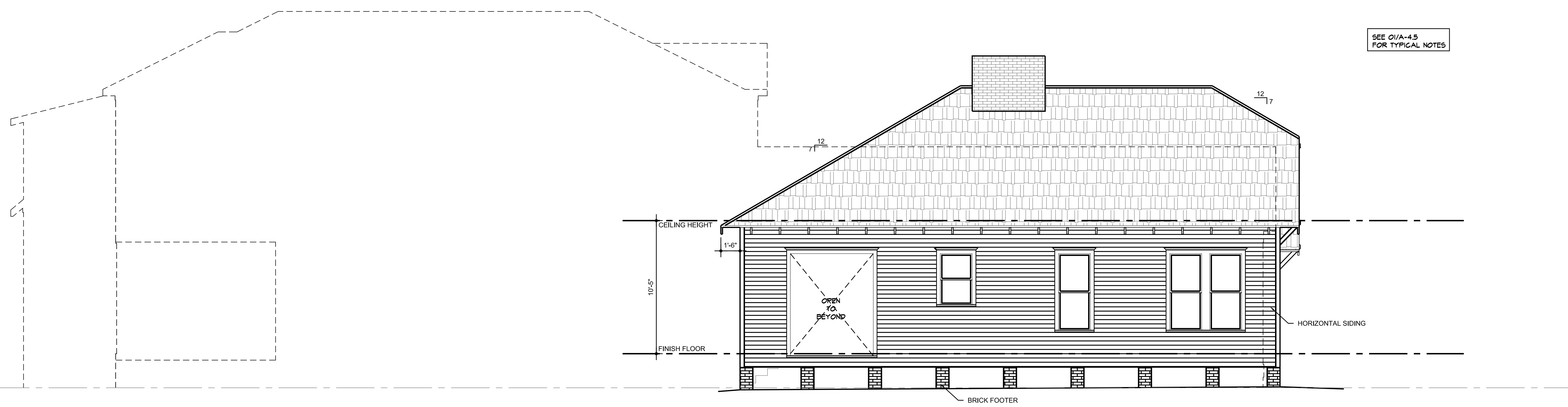
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-4.3



EXISTING - NORTH ELEVATION (DUPLEX)
02
A-4.3
1/4" = 1'-0"



PROPOSED - NORTH ELEVATION (DUPLEX)
01
A-4.3
1/4" = 1'-0"

**1040 CORTLANDT STREET
HOUSTON, TX 77008**

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SHEET CONTENTS:

EXTERIOR ELEVATIONS

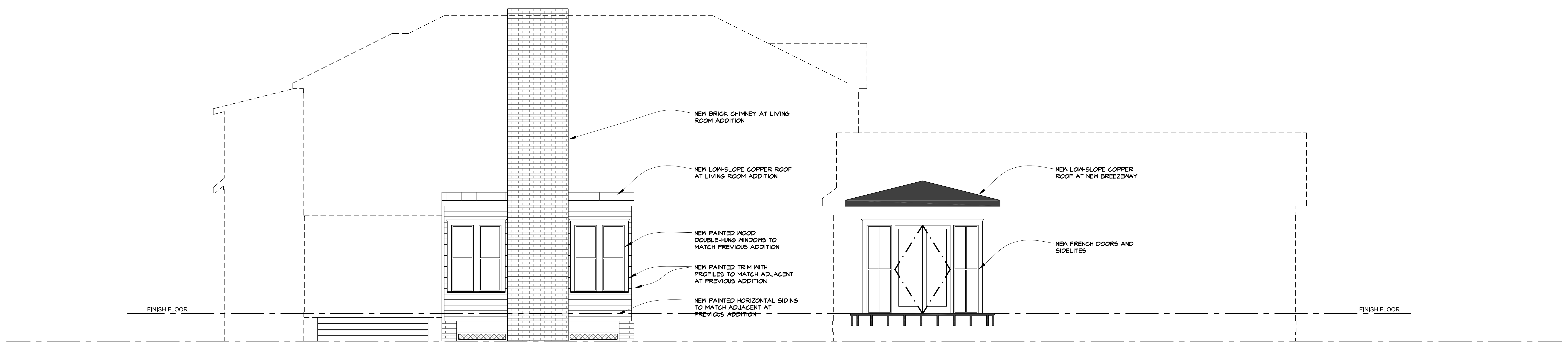
SHEET NUMBER:

A-4.4

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 4 Exterior Elevations.dwg Plotted on: Feb 06, 2024 - 9:15am



EXISTING - NORTH ELEVATION (HOUSE)
A-4.4
1/4" = 1'-0"



PROPOSED - NORTH ELEVATION (HOUSE)
A-4.4
1/4" = 1'-0"

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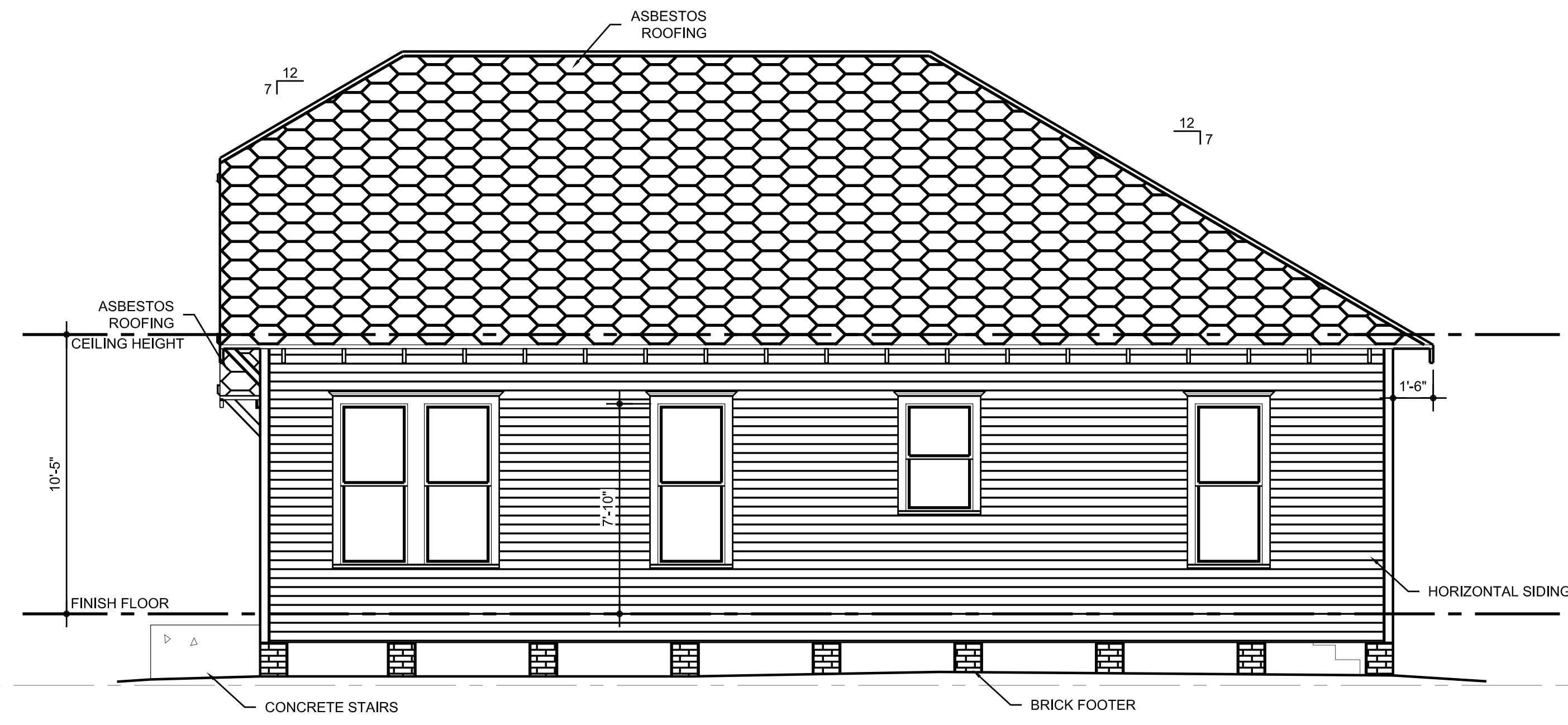
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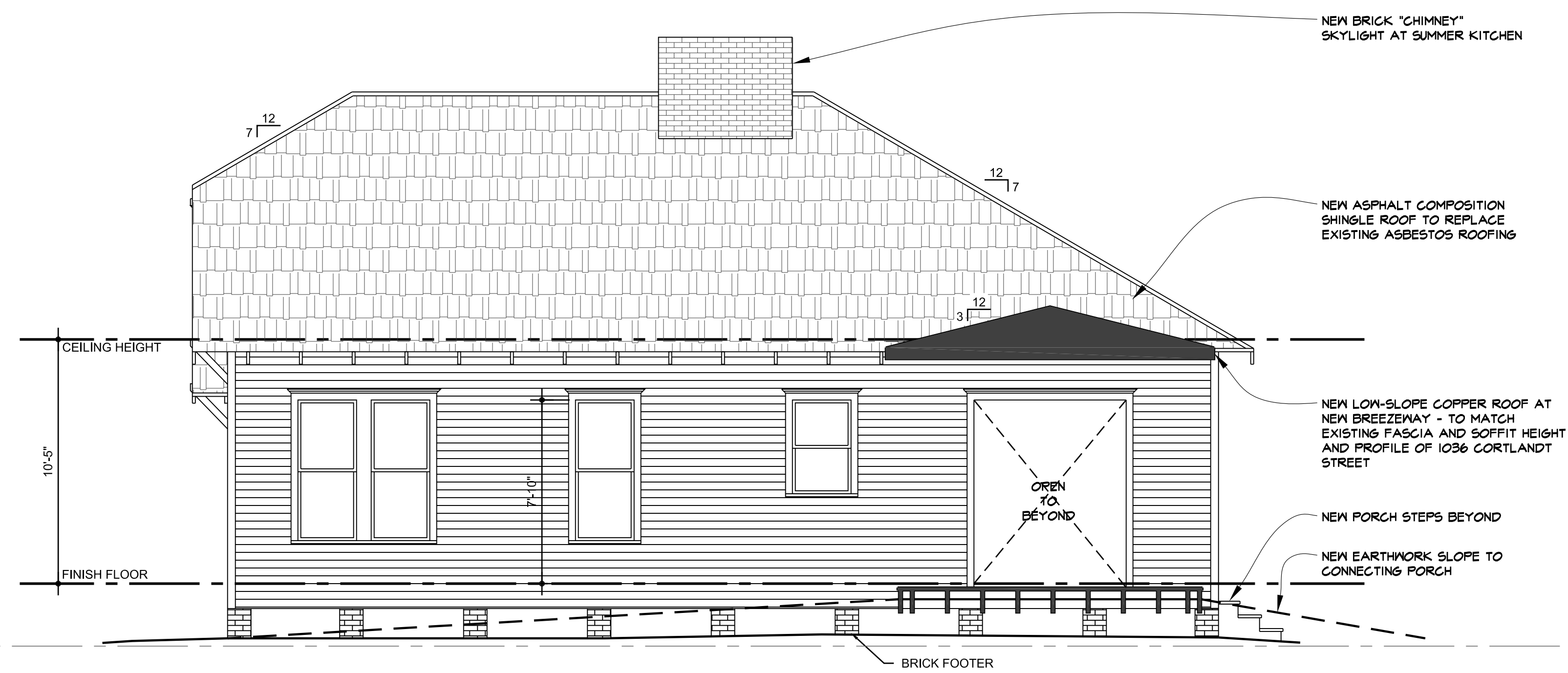
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-4.5



02 EXISTING - SOUTH ELEVATION (DUPLEX)
A-4.5 1/4" = 1'-0"



01 PROPOSED - SOUTH ELEVATION (DUPLEX)
A-4.5 1/4" = 1'-0"

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 4 Exterior Elevations.dwg Plotted on: Feb 06, 2024 - 9:12am

**1040 CORTLANDT STREET
HOUSTON, TX 77008**

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HAHC REVIEW	02-06-24

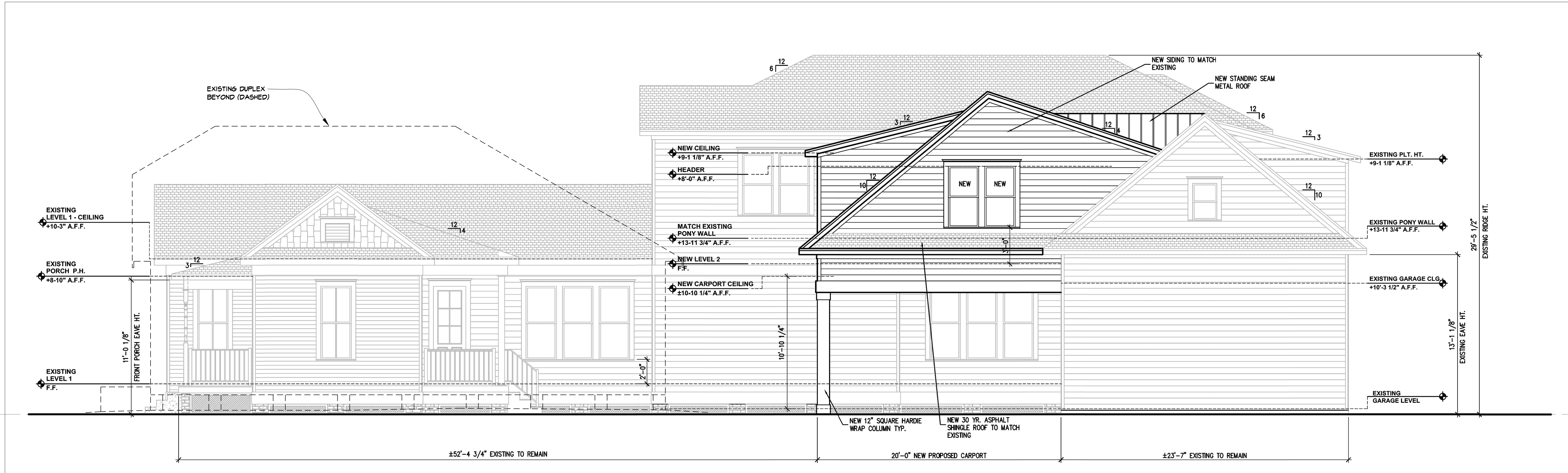
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SHEET CONTENTS:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-4.6



EXISTING - SOUTH ELEVATION (HOUSE)
1/4" = 1'-0"

Dillon Kyle Architects Drawing name: K:\1040 Cortlandt St\2 Drawing Set\CAD\Layout 5 Exterior SKP views.dwg Plotted on: Jan 17, 2024 - 1:05pm

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HAHC REVIEW	01-17-24



04 BACK PERSPECTIVE - NE CORNER
A-5.1
NTS



02 FRONT PERSPECTIVE - WEST
A-5.1
NTS



03 FRONT PERSPECTIVE - SW CORNER
A-5.1
NTS



01 FRONT PERSPECTIVE - NW CORNER
A-5.1
NTS

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SHEET CONTENTS:

EXTERIOR PERSPECTIVES

SHEET NUMBER:

A-5.1

APPLICANT'S MATERIAL

DRAFT



Rear 40%

1036 Cortlandt - Existing North Elevation - Windows at proposed connecting porch addition to be removed and stored



Rear 40%

1040 Cortlandt - Existing South Side Elevation
Window at proposed connecting porch (rear of side elevation) to be removed and stored



Rear 40%

1040 Cortlandt - Existing North Side Elevation
Window at proposed porch (rear of side elevation) to be removed and stored

DILLON KYLE ARCHITECTS

1040 Cortlandt Street

Certificate of Appropriateness - Application #HP2023_0316

February 15, 2024

Chimney Precedents



820 Cortlandt

Houston Heights South - PC - Bungalow



618 Harvard
Houston Heights South - C - Bungalow



801 Cortlandt
Houston Heights South - C - Craftsman



1034 Heights Blvd
Houston Heights South - C - English Bungalow



932 W Temple St
Norhill - C - Bungalow



1107 Walling St
Norhill - PC - Bungalow



1112 East 16th
Norhill - PC - Bungalow Duplex



1117 East 14th
Norhill - PC - Pediment Bungalow



1119 Jerome
Norhill - C - Bungalow



1119 W Gardner
Norhill - C - Bungalow



1121 East 14th
Norhill - PC - Bungalow



1123 Jerome
Norhill - PC - Bungalow



1128 Dunbar
Norhill - PC - Bungalow



1131 Dunbar
Norhill - PC - Bungalow



1131 Peddie
Norhill - C - Bungalow



1133 Dunbar
Norhill - PC - Bungalow



1139 Peddie
Norhill - C - Bungalow



1139 Winston
Norhill - PC - Bungalow