

CERTIFICATE OF APPROPRIATENESS

Applicant: Jasmin Clopton, owner / Nicolas Rodriguez, agent

Property: 925 Cortlandt Street, TR 7, Block 229, Houston Heights Subdivision. The property includes a 1,432 square foot, one-story, wood frame, single family residence and a two-story detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – of front and rear porch elements and interior and a small interior addition to primary residence.

- Remove and replace the existing windows with wood or wood-clad windows.
- Add louvers to the front and side facades.
- Existing screened-in porch to be removed and remodeled.
- Construct a two-story addition, making attic space conditioned space.
- Remove existing asbestos siding and repair and replace 117 siding as needed.
- Meets Heights Design Guidelines Measurable Standards.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:

New windows are to be one-over-one, inset and recessed windows.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

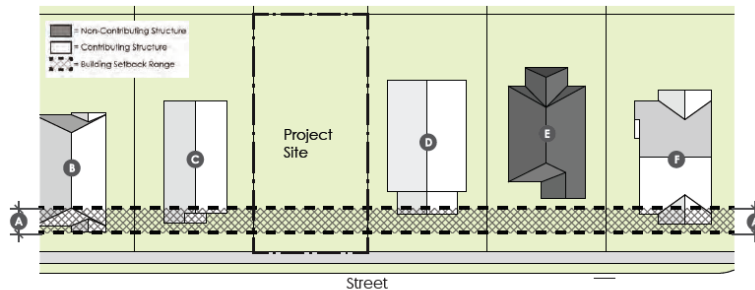
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property; <i>Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.</i>		
<input 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 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 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 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 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 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 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 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 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 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 MEASURABLE STANDARDS**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 sq ft
 Proposed Lot Coverage: 2,152
 Proposed Percentage: 32% (.32)

**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.

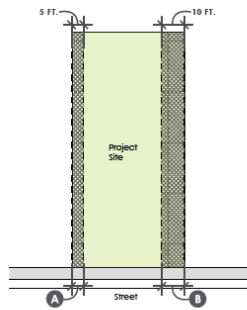
Proposed front setback: 14'-0" +/-

**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
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 (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: 6,600 sq ft

Proposed FAR: 33% (2,218sqft)

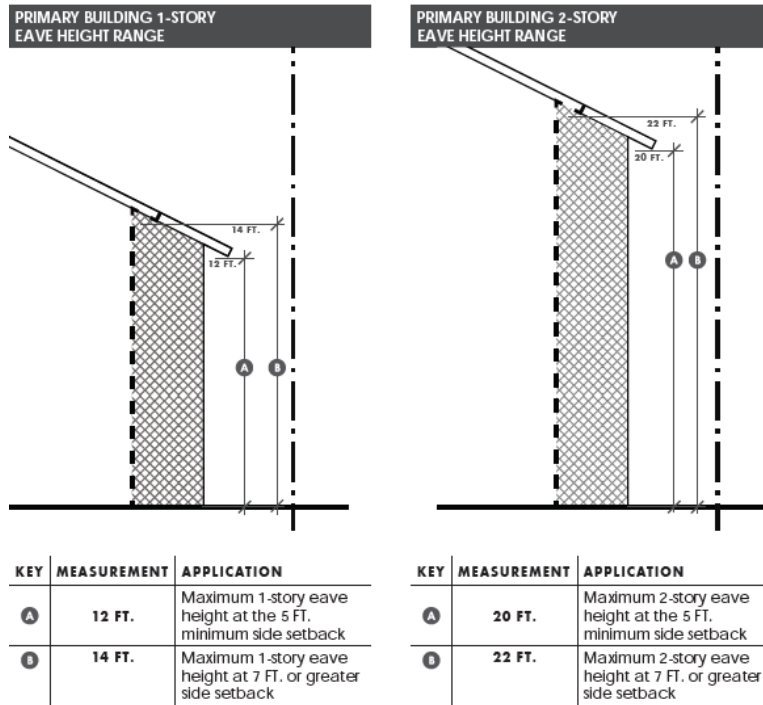
Side Wall Length and Insets (Addition and New Construction)

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

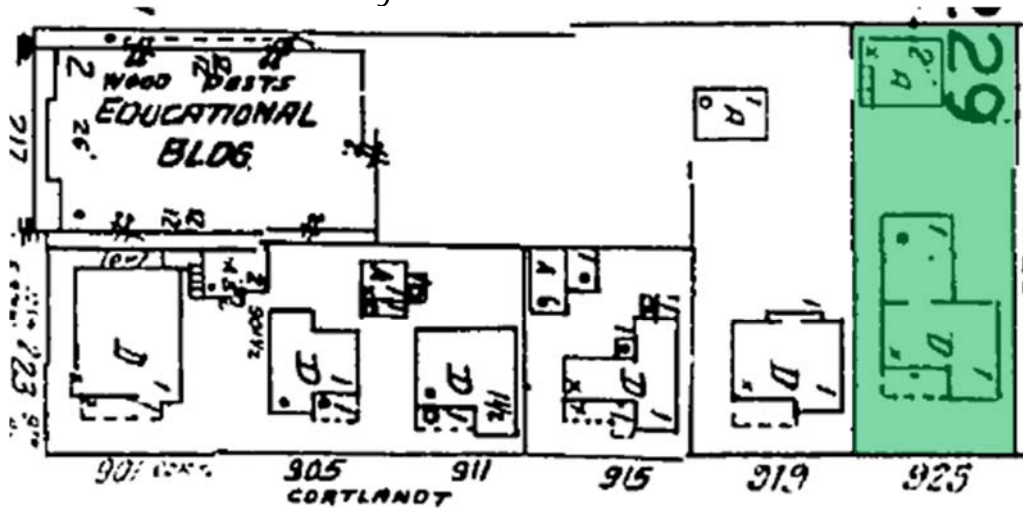
INVENTORY PHOTO



CURRENT PHOTOS

DRAFT

Sanborn c.1924
inventory states-built c. 1920



CORTLANDT



CONTEXT AREA



1131 Cortlandt - **Contributing**



939 Cortlandt - **Contributing**



816 Cortlandt - **Contributing**



824 Cortlandt – **Contributing stucco home**

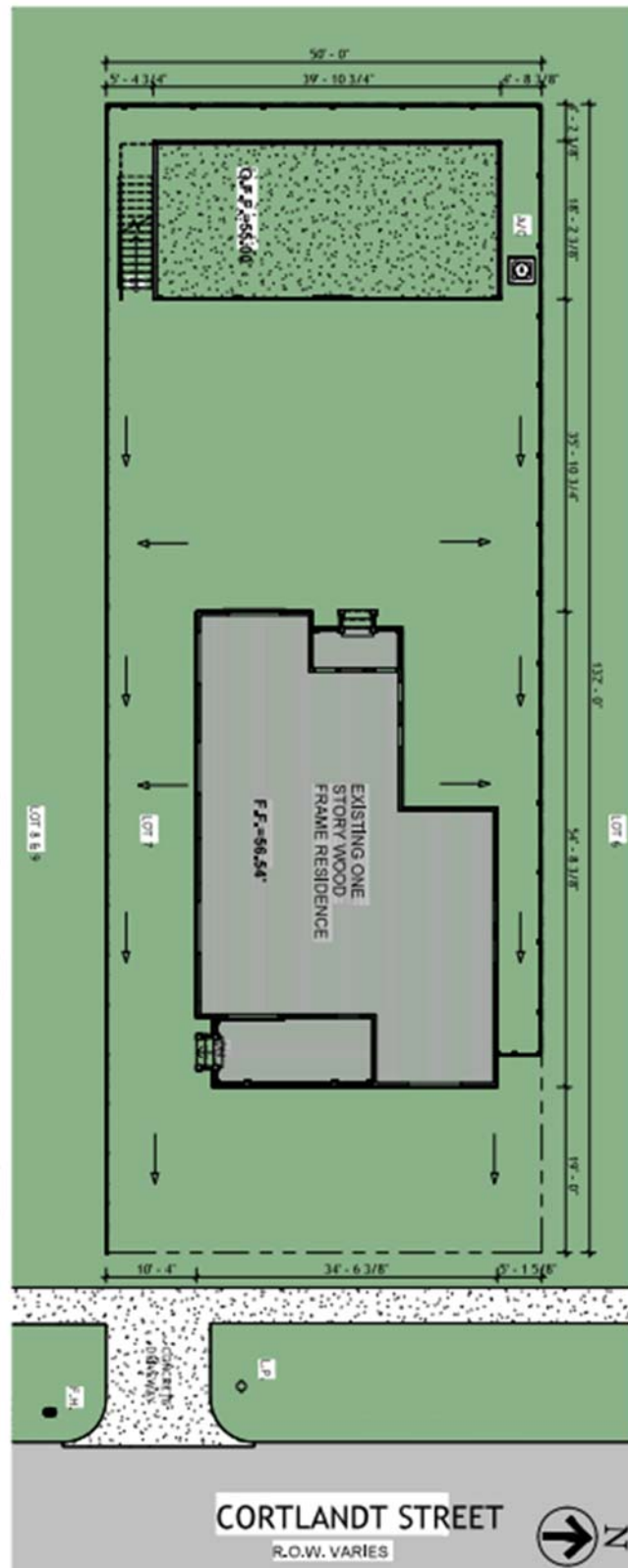


823 Cortlandt - **Contributing**



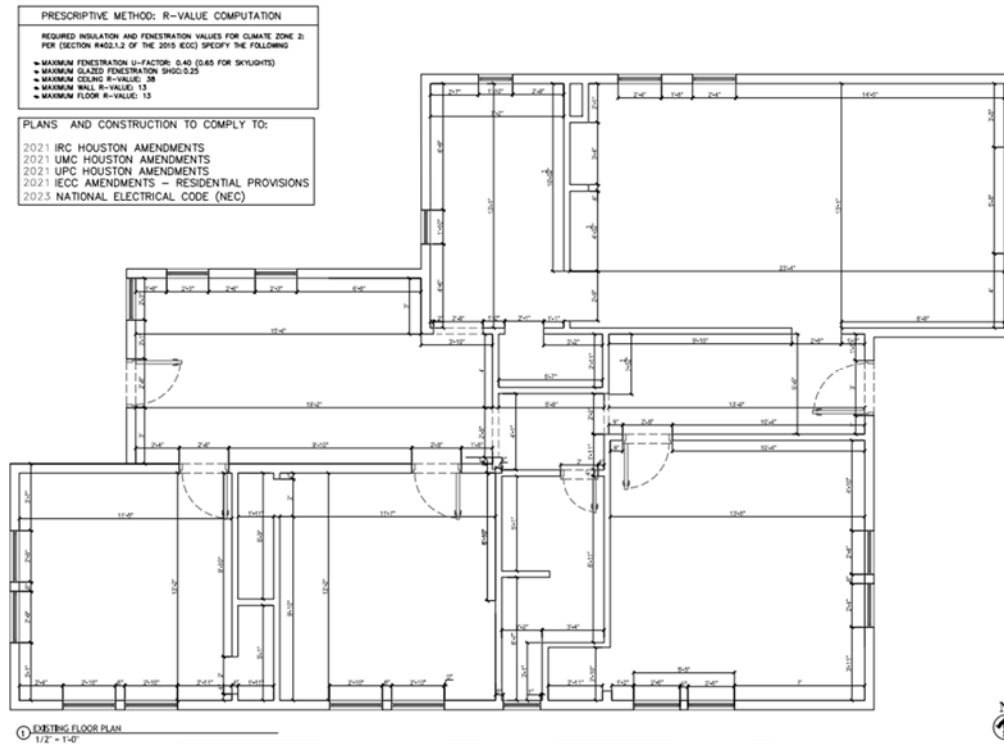
820 Heights – **Contributing**
See page 27

SITE PLAN

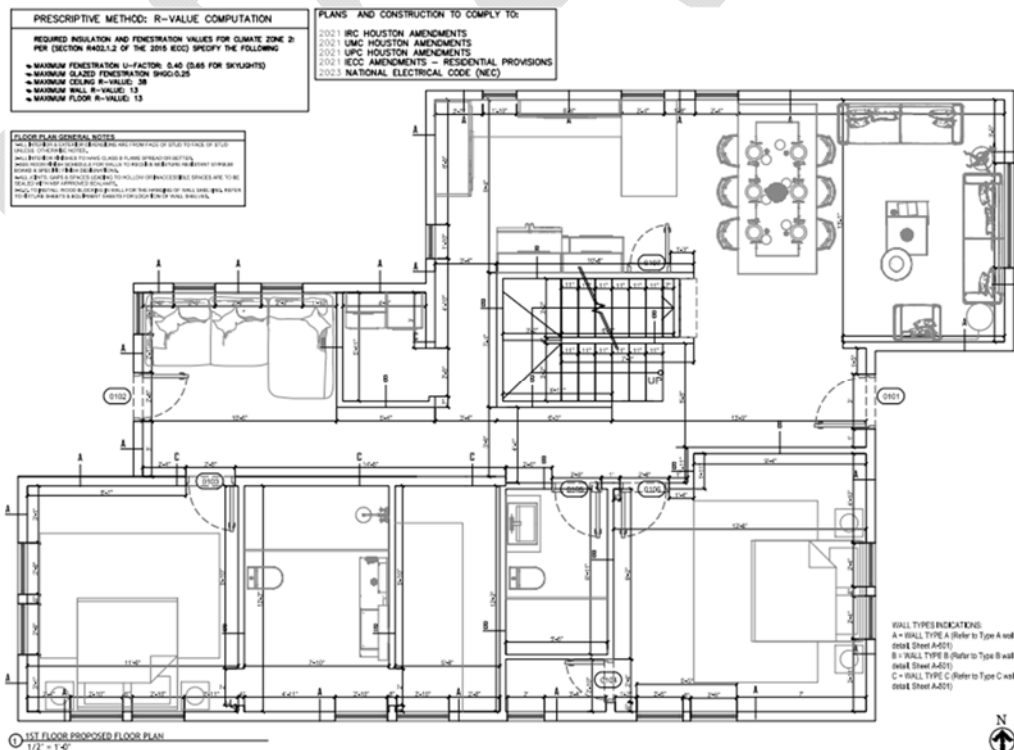


FIRST FLOOR PLAN

EXISTING



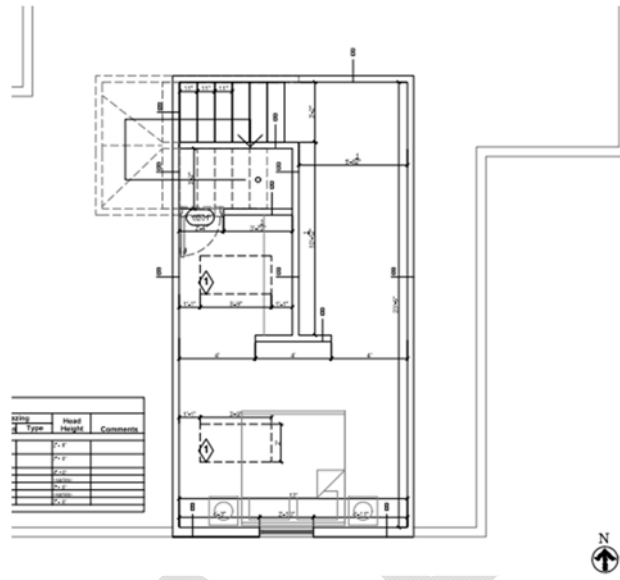
PROPOSED



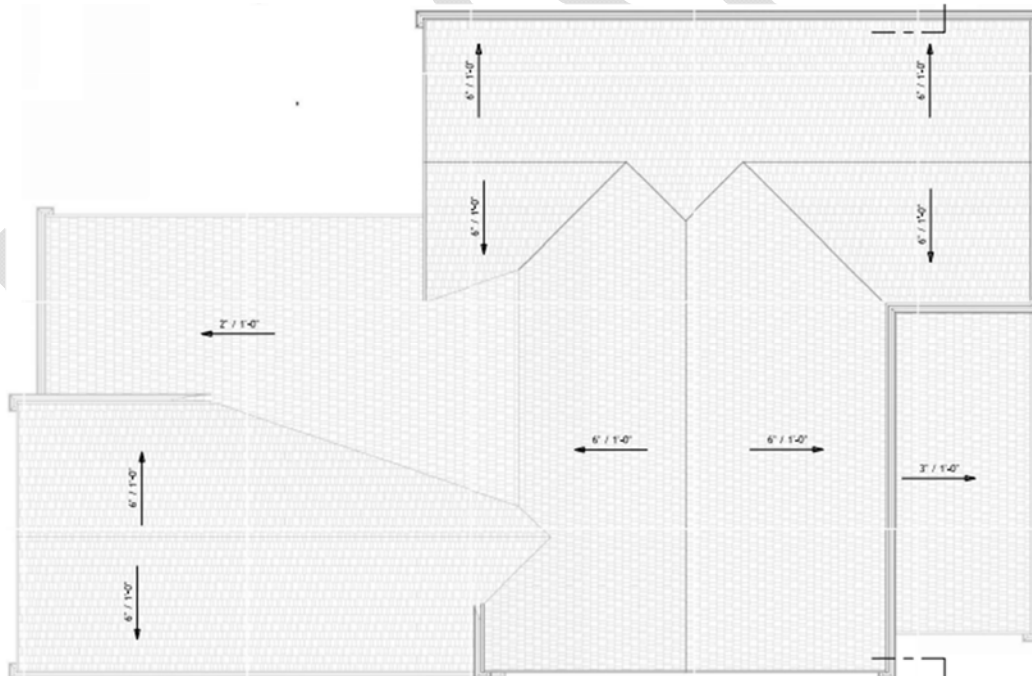


SECOND FLOOR PLAN

PROPOSED



ROOF PLAN



3D RENDERING – FRONT FACING CORTLANDT STREET

PROPOSED



EAST ELEVATION

PROPOSED



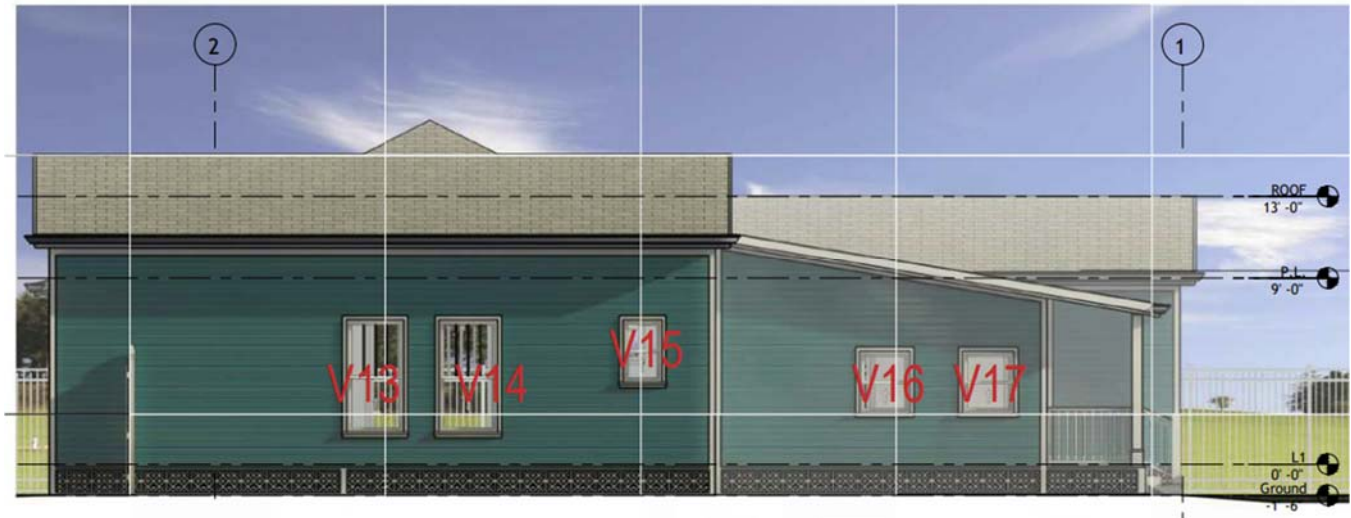
SOUTH SIDE ELEVATION

PROPOSED



NORTH SIDE ELEVATION

PROPOSED



WEST SIDE ELEVATION (REAR)

PROPOSED



PHOTOS



V8 EXTERIOR



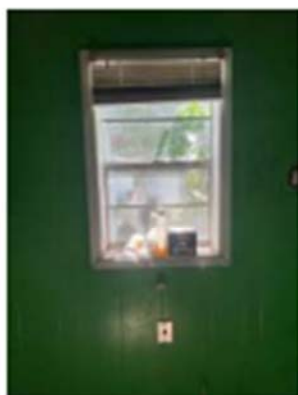
V9 INTERIOR



V10 EXTERIOR



V11 EXTERIOR



V11 INTERIOR



V12 EXTERIOR



V13-V14 INTERIOR



V13 EXTERIOR



V14 EXTERIOR



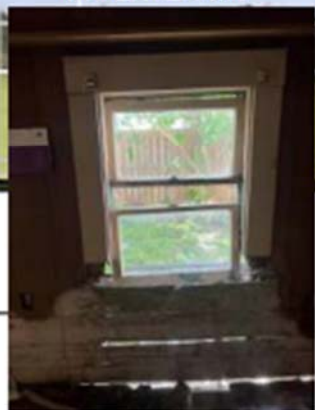
V15 EXTERIOR



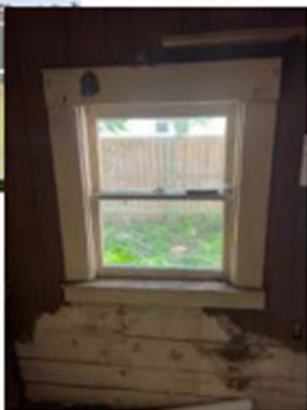
V15 INTERIOR



V16 EXTERIOR



V16 INTERIOR



V17 INTERIOR



V17 EXTERIOR

DRAFT

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
199	wood	1/1	DH	36X32	Insert	Original	No
A	wood	1/1	DH	72x66	Insert	Original	No
F	wood	1/1	DH	36x48	Insert	Original	No
197	wood	1/1	DH	16x24	Insert	Original	No
C	Wood	1/1	DH	24x36	Insert	Original	No
D	Wood	1/1	DH	30x36	Insert	Original	No
B	Wood	1/1	DH	34x66	Insert	Original	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
ALL	Windows are inoperables, rotten window elements.
	Missing windows due to deterioration

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
199	Wood	1/1	DH	36x32	Insert	Marvin	
A	Wood	1/1	DH	72x66	Insert	Marvin	
F	Wood	1/1	DH	36x48	Insert	Marvin	
197	Wood	1/1	DH	16x24	Insert	Marvin	
C	Wood	1/1	DH	24x36	Insert	Marvin	
D	Wood	1/1	DH	30x36	Insert	Marvin	
B	Wood	1/1	DH	34x66	Insert	Marvin	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

*** Use additional sheets as necessary