

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Owner: Catherine Seger; Agent: Wendell Raven

**Property:** 1650 Cortlandt Street, Lot 26, Block 115, Houston Heights Subdivision. Corner residence situated on a 7,920 square foot (60' x 132') interior lot.

**Significance:** Contributing Colonial Revival style residence, constructed circa 1937

**Proposal:** Alteration – Addition

**THIS COA WAS PREVIOUSLY APPROVED BY HAHC IN JUNE 2020. NO CHANGES**

- Demolishing part of the existing “non-contributing” portion of the house while keeping some of the walls so it’s grandfathered in to maintain alignment with the exterior South wall of the contributing structure on the 1st floor.
- Addition to be clad in smooth cementitious siding
- The front door of the house along with its transom is preserved. The two small windows on the 2nd floor of the house above the front door are restored as required.
- All other non-original windows to be replaced with new wood windows
- Outdoor Living area that is an open-air covered patio. This is 590 sf in size. The roof of this Outdoor Living will be standing seam metal.
- New detached Garage structure with a Garage Apartment situated above it.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**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**

S D NA

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

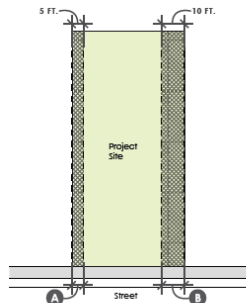
Rear Setbacks (Addition and New Construction)

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: 7'-10" ft

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

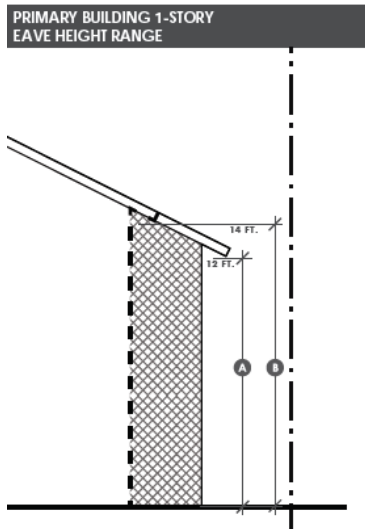
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum 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

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

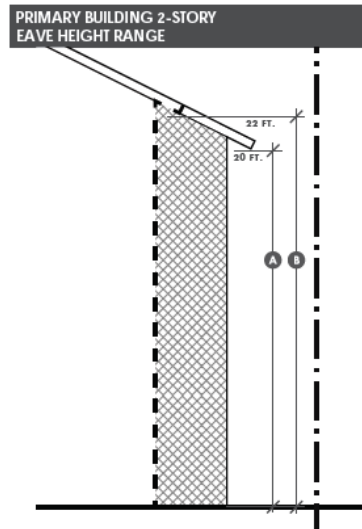
S D NA

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

Eave Height (Addition and New Construction)



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

Proposed eave height: 21'-9 1/4"

**PROPERTY LOCATION**

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



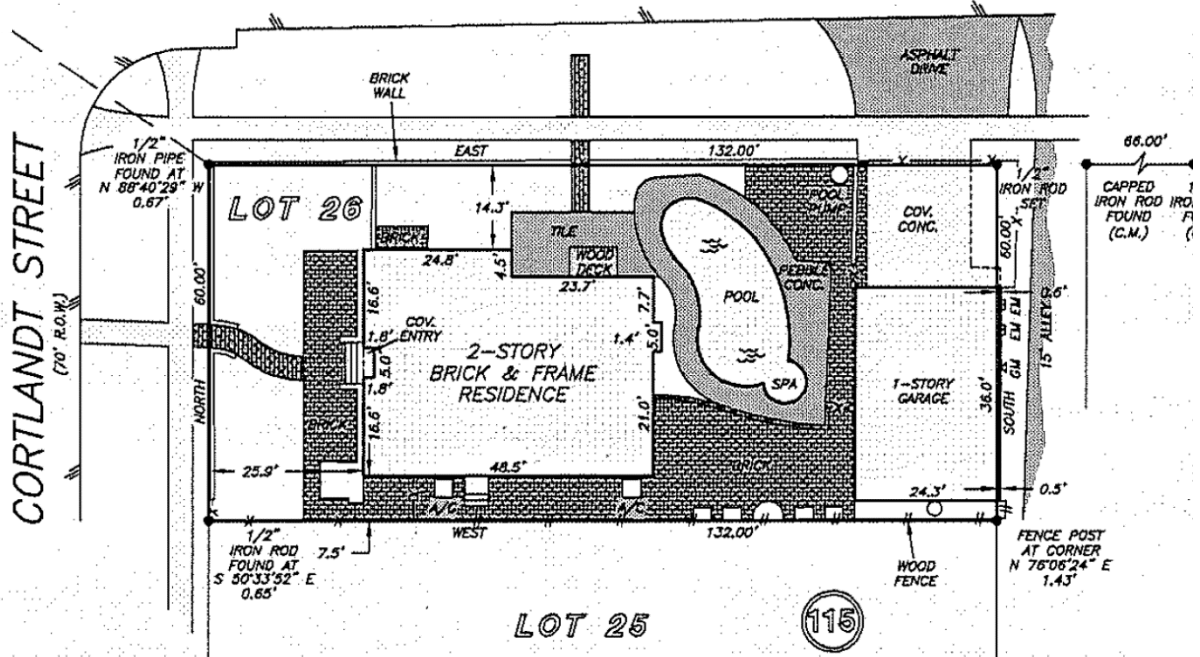
**INVENTORY PHOTO**



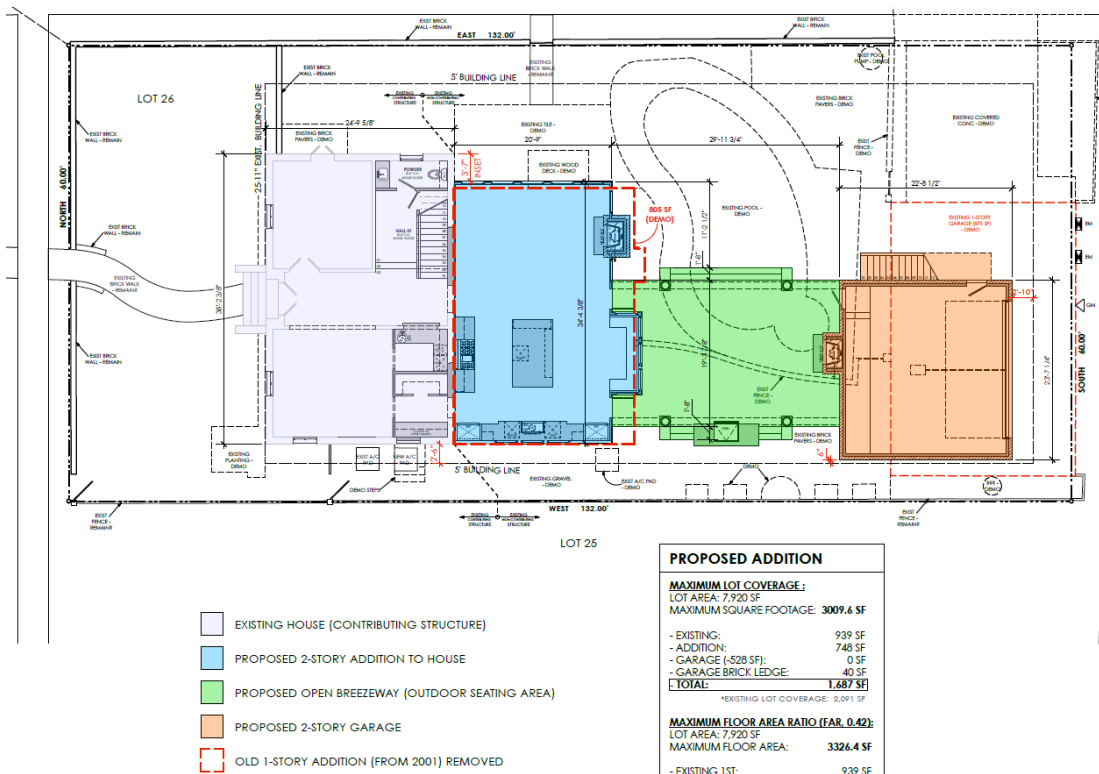
*Figure 1- inventory photo-1974*

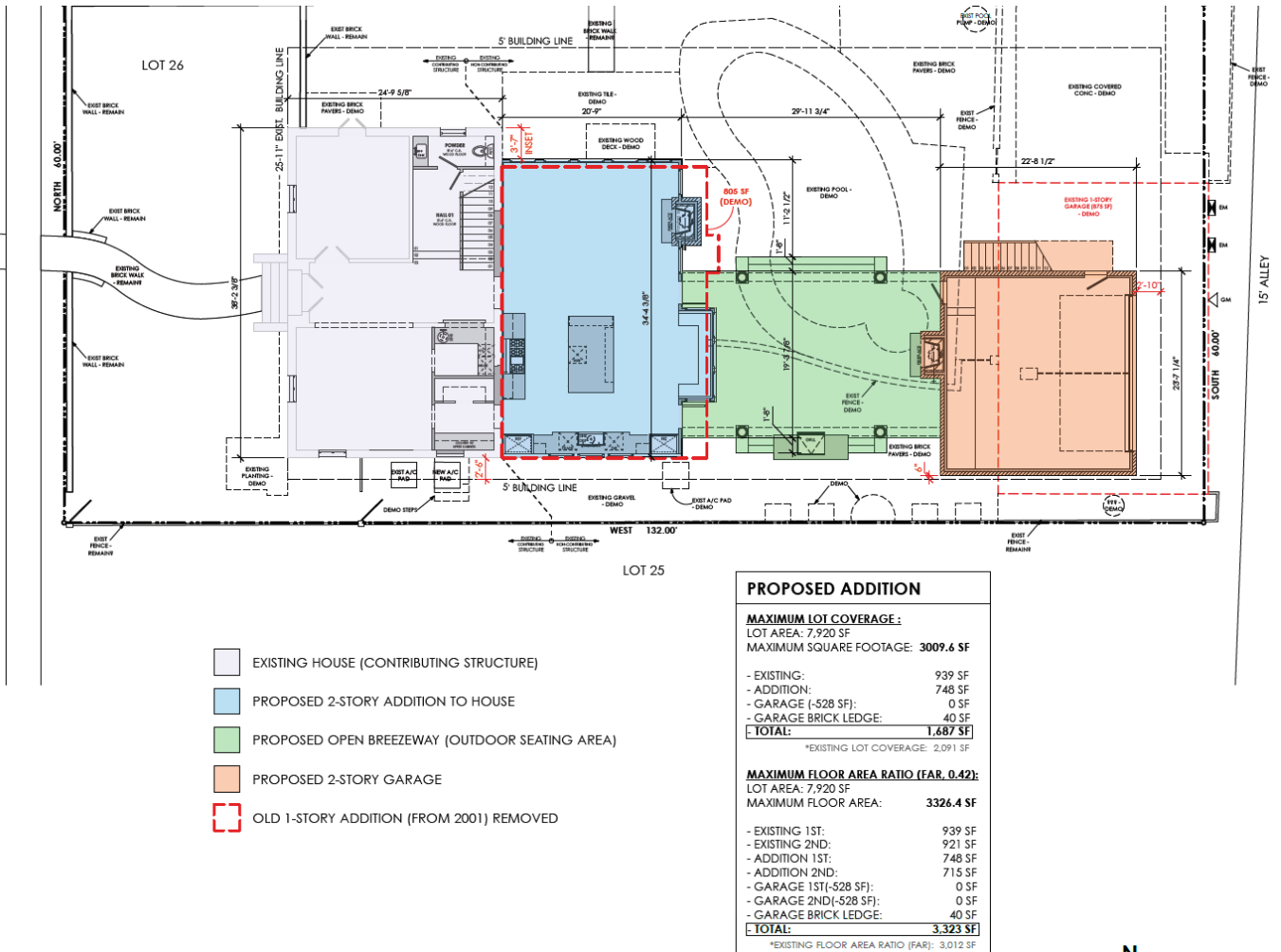


**SITE PLAN  
EXISTING**



**PROPOSED**



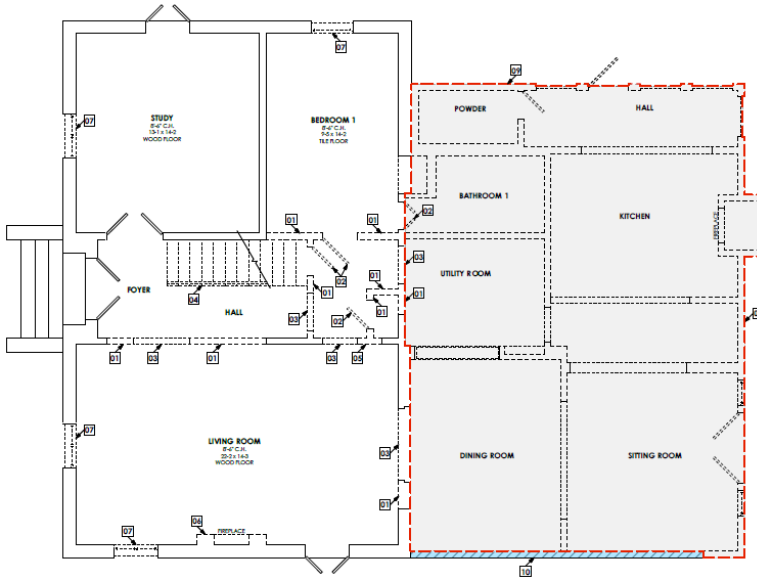






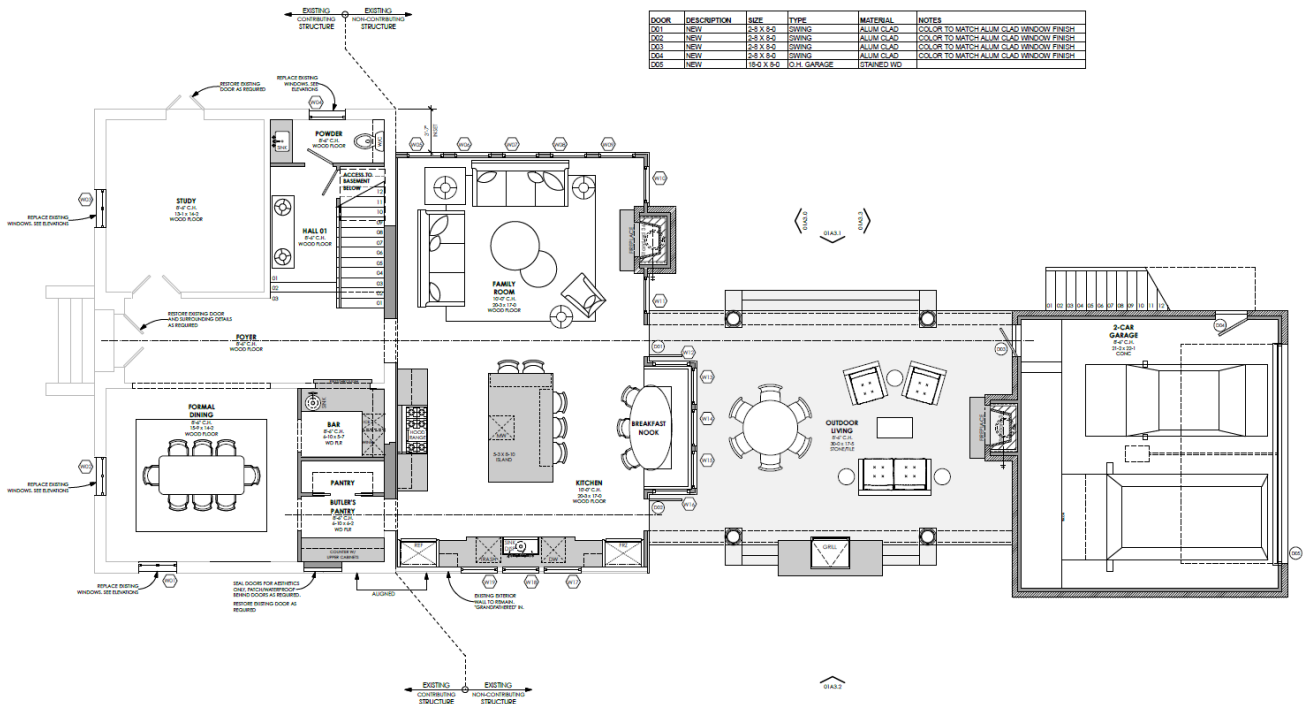


**FIRST FLOOR PLAN  
 EXISTING**



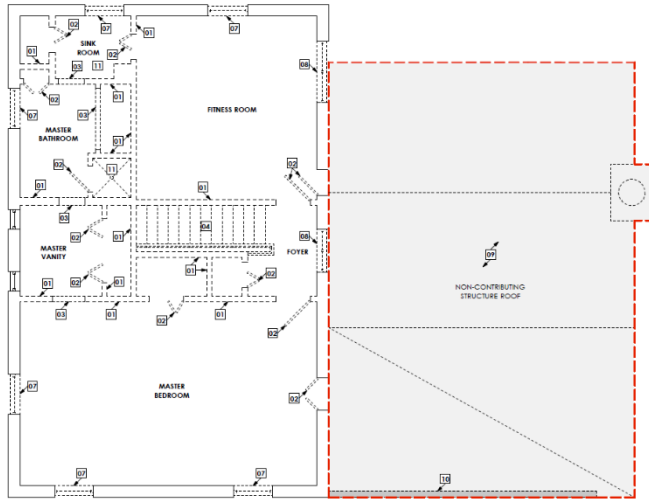
**PROPOSED**

DOOR	DESCRIPTION	SIZE	TYPE	MATERIAL	NOTES
DD1	NEW	2'4" X 8'0"	SWING	ALUM CLAD	COLOR TO MATCH ALUM CLAD WINDOW FINISH
DD2	NEW	2'4" X 8'0"	SWING	ALUM CLAD	COLOR TO MATCH ALUM CLAD WINDOW FINISH
DD3	NEW	2'4" X 8'0"	SWING	ALUM CLAD	COLOR TO MATCH ALUM CLAD WINDOW FINISH
DD4	NEW	2'4" X 8'0"	SWING	ALUM CLAD	COLOR TO MATCH ALUM CLAD WINDOW FINISH
DD5	NEW	1'0" X 8'0"	DOOR GARAGE	FRAMED W/D	

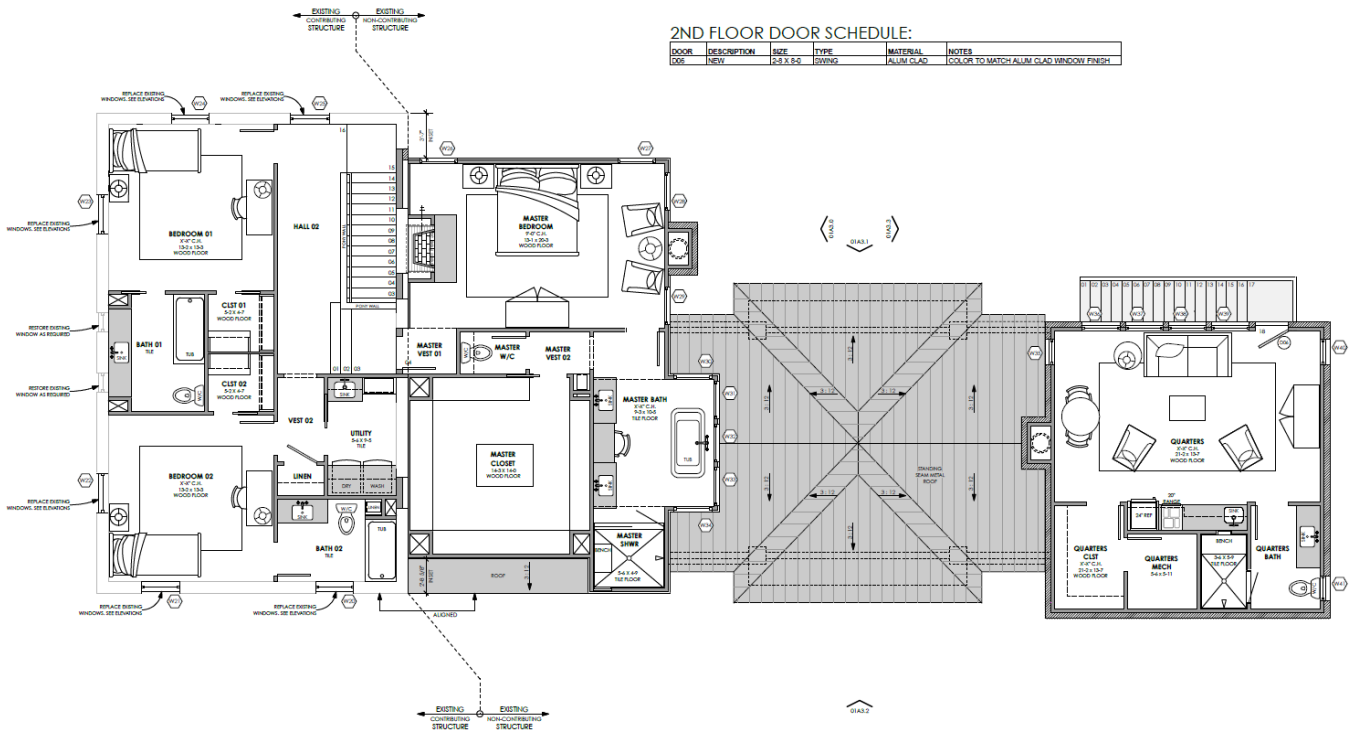




**SECOND FLOOR PLAN**  
**EXISTING**



**PROPOSED**



**WEST (FRONT) ELEVATION**

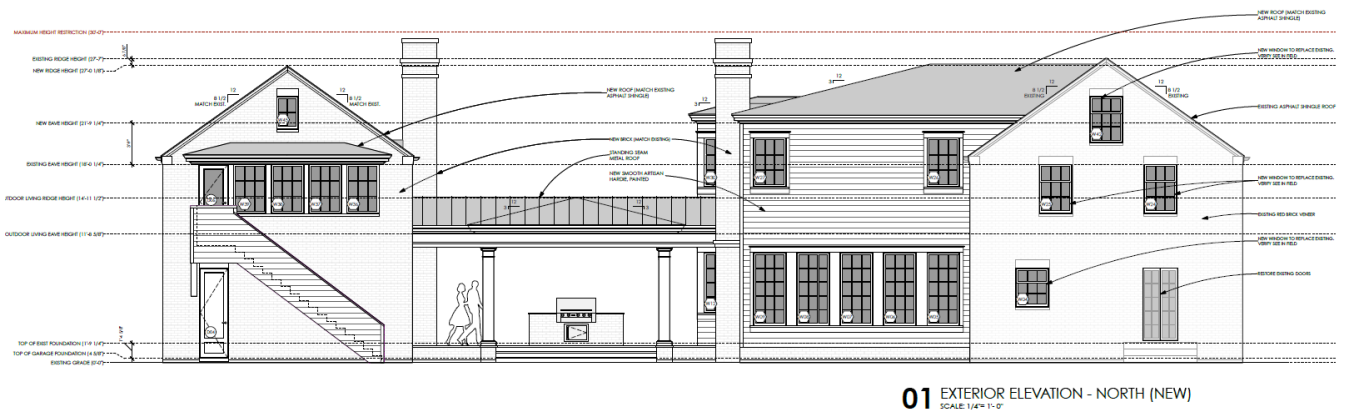
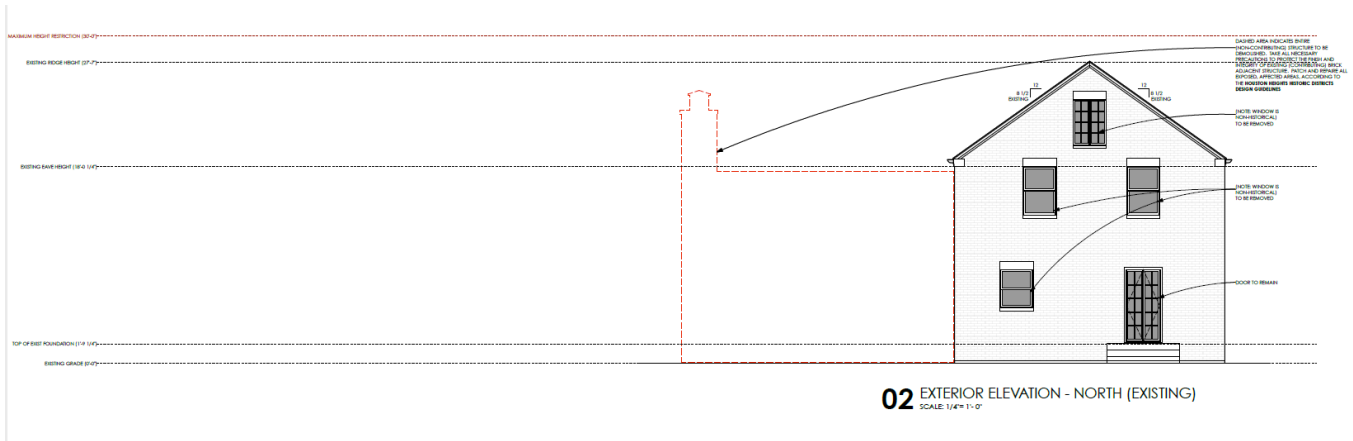


**06** EXTERIOR ELEVATION - WEST (EXISTING)  
 SCALE: 1/4" = 1'-0"

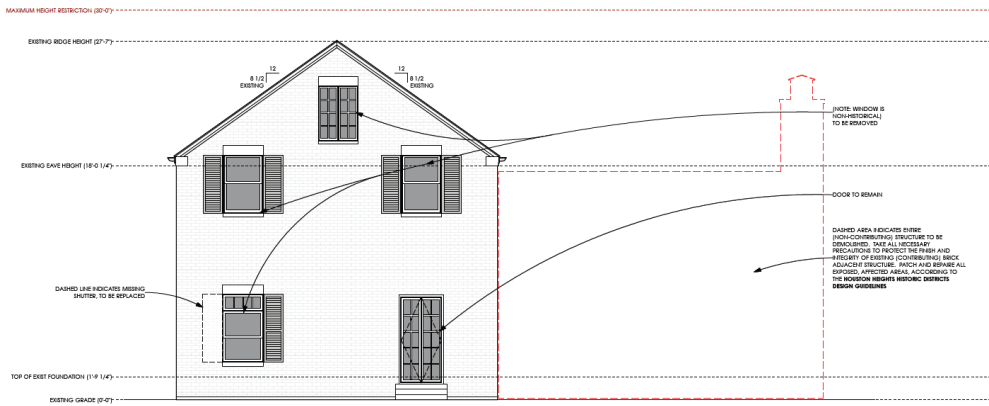


**05** EXTERIOR ELEVATION - WEST (NEW)

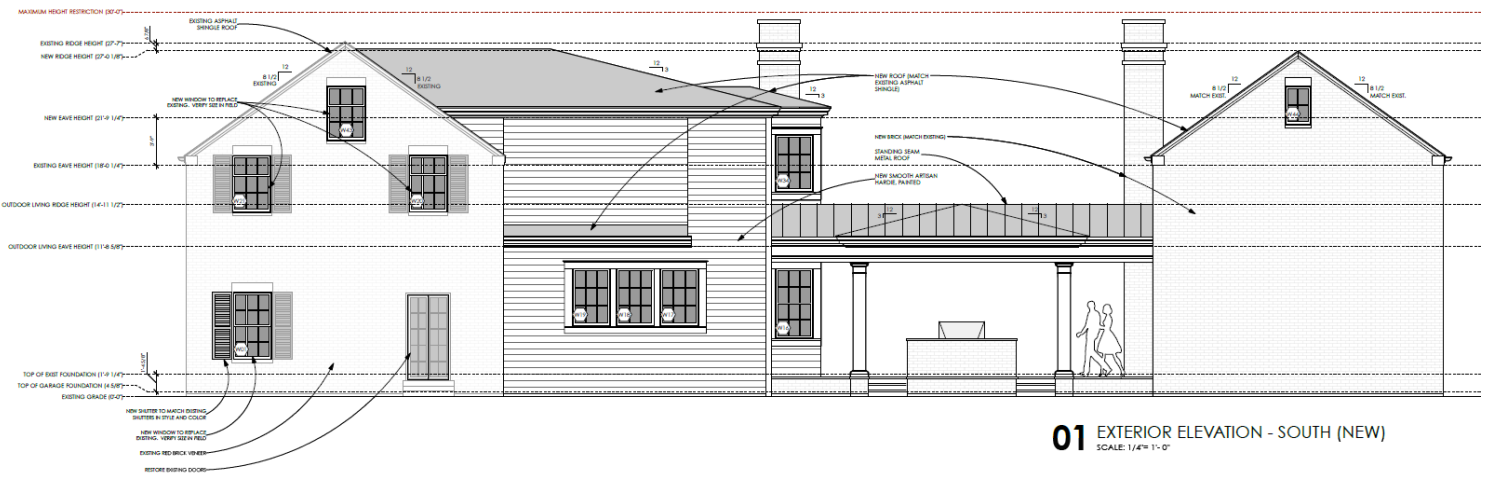
**NORTH (SIDE) ELEVATION**



### SOUTH (SIDE) ELEVATION

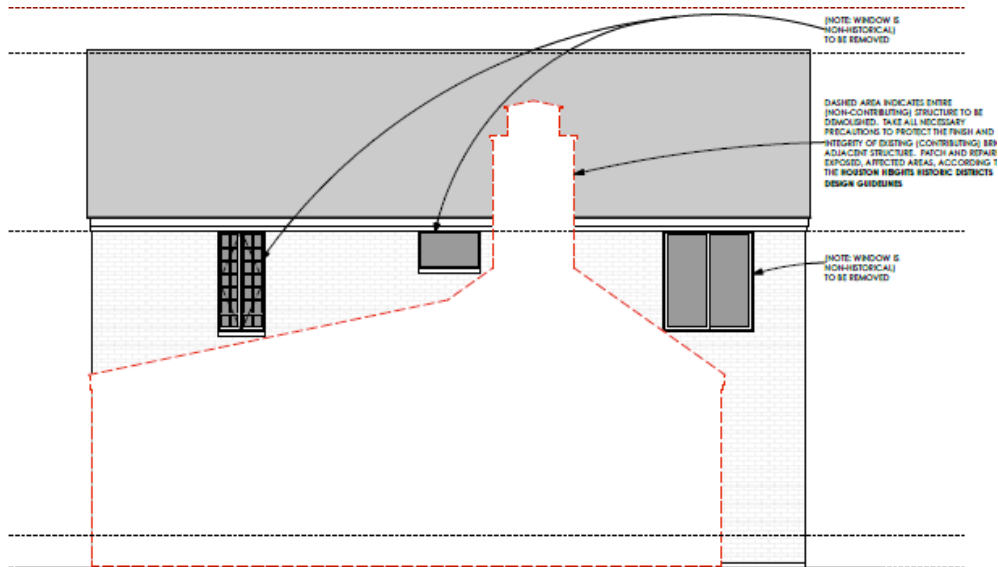


**06** EXTERIOR ELEVATION - SOUTH (EXISTING)  
 SCALE: 1/4" = 1'-0"



**01** EXTERIOR ELEVATION - SOUTH (NEW)  
 SCALE: 1/4" = 1'-0"

**EAST (REAR) ELEVATION**



**02** EXTERIOR ELEVATION - EAST (EXISTING)  
 SCALE: 1/4"= 1'-0"



**01** EXTERIOR ELEVATION - EAST (NEW)  
 SCALE: 1/4"= 1'-0"