

CERTIFICATE OF APPROPRIATENESS

Application date: 04/18/2022

Applicant: Gamaliel A. Yepes, agent for Joh (Jack) F. Beetle, owner

Property: 912 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') interior 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 one-story addition to the 1,254 SF existing structure.

- The proposed 675 SF addition is to be inset, and both back original corners are to be maintained.
- The one-story addition will have a 6:12 composition roof to match the existing.
- All windows are to be inset on the addition.
- The proposed addition will have an eave height of 17'2" and a ridge height of 23'6".
- The addition will have a pier and beam foundation with a finished floor height matching the original.
- The applicant proposes to build a 372 SF second story to the garage and a staircase on the first floor.

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
(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

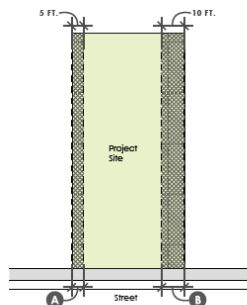
In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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: 2,506

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): 16'- 11 5/16"
 Proposed side setback (S): 7'
 Cumulative side setback: 23 – 11 5/16"

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

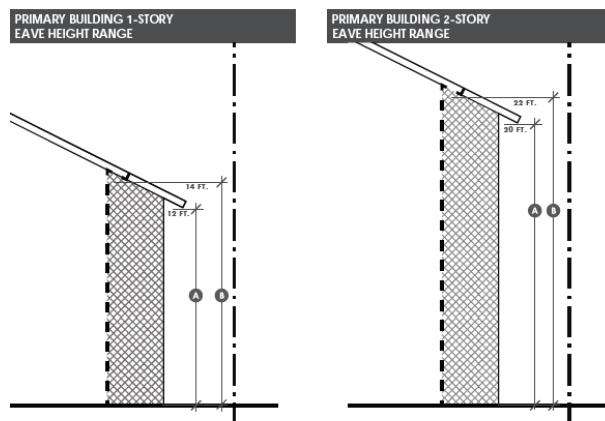
Max FAR: 2,904

Proposed FAR: 2,874

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 inset Width: 6'-6"



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

Eave Height (Addition and New Construction)

21'-0 3/8"

Proposed eave height: 9'-5", max ridge heights is



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



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

INVENTORY PHOTO



CONTEXT AREA



Figure 1- 916 Cortlandt, next door neighbor



Figure 2- Contributing structures across the stre

SANBORN MAP

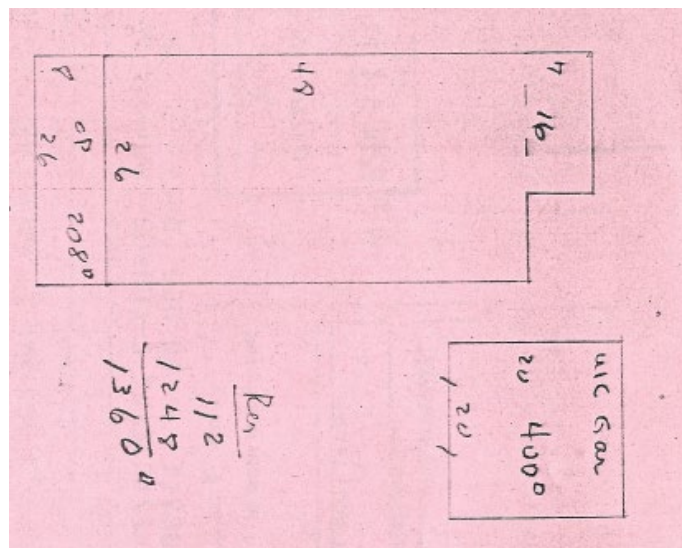
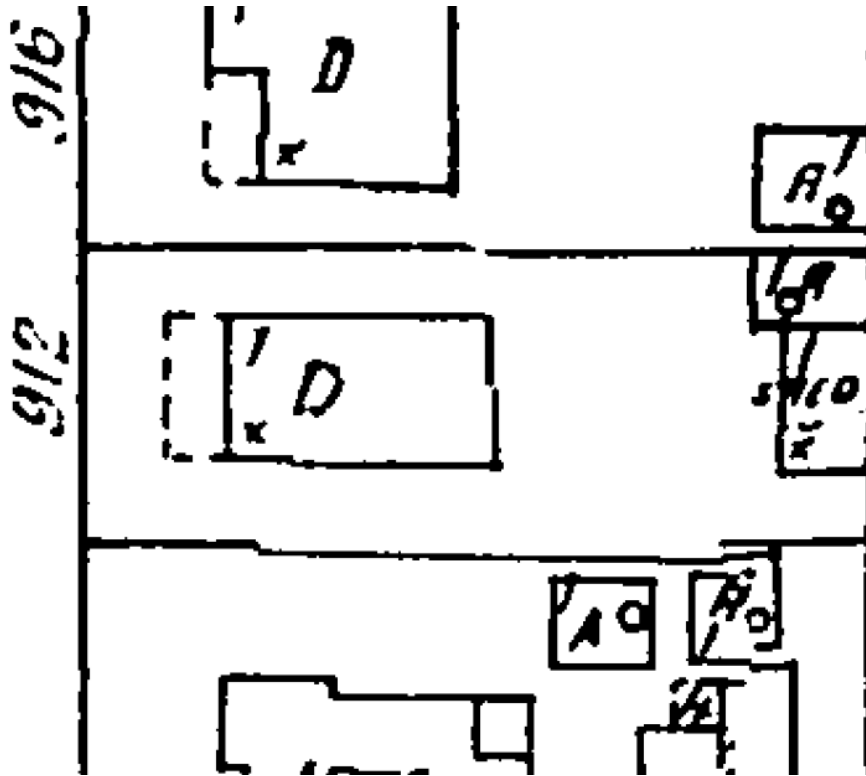
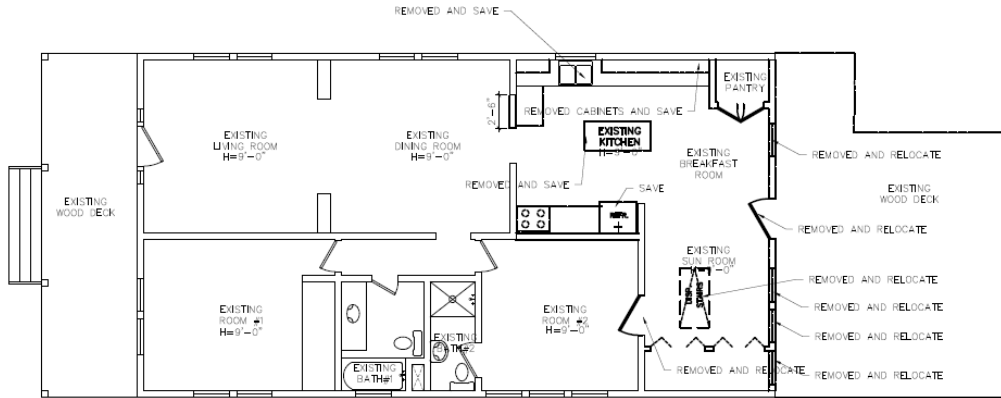


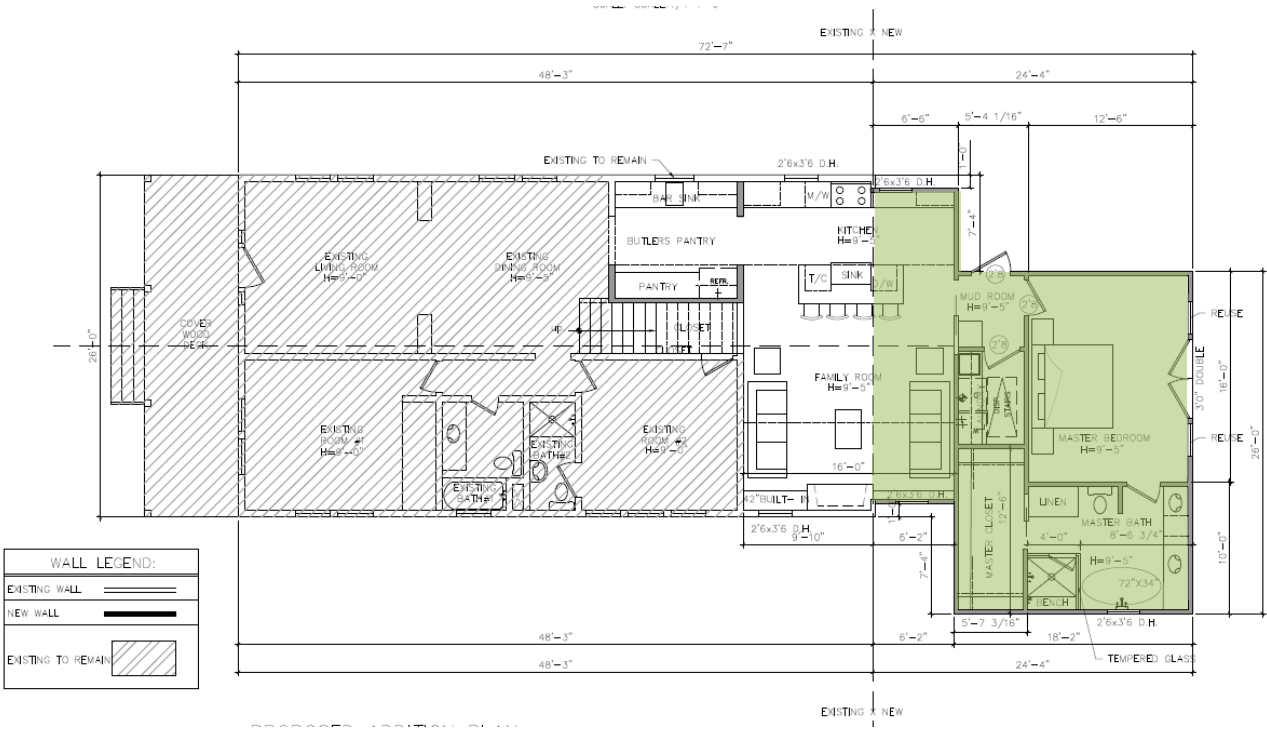
Figure 3- 1968 Harris County Building Assessment



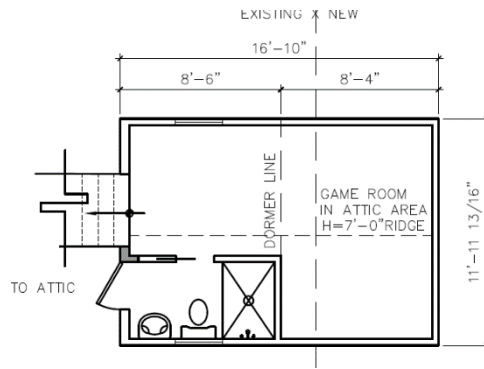
MAIN HOUSE (CONTRIBUTING)
FIRST FLOOR PLAN
EXISTING



PROPOSED

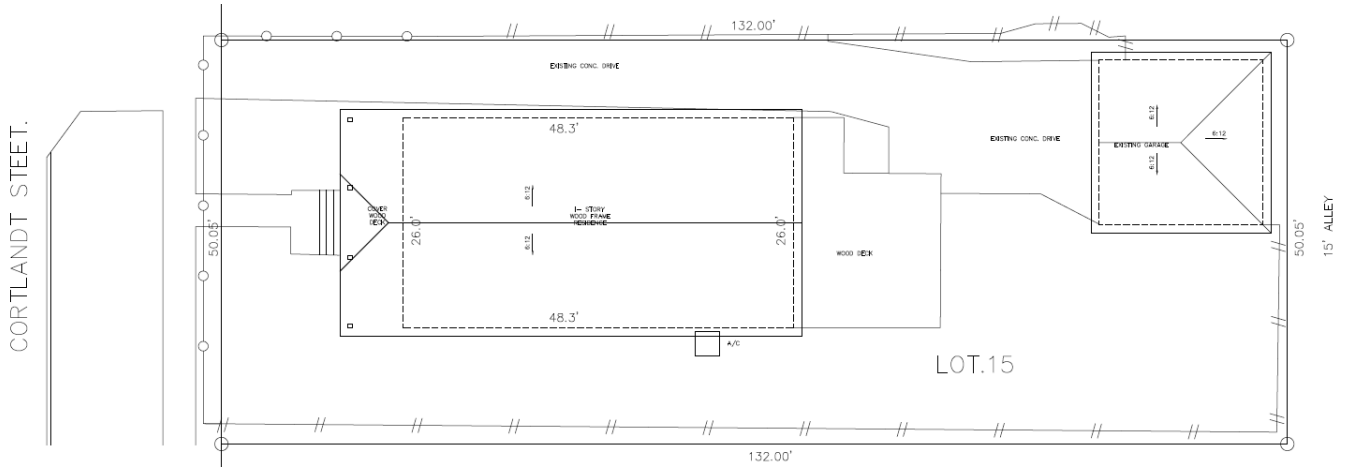


WALL LEGEND:	
EXISTING WALL	
NEW WALL	
EXISTING TO REMAIN	

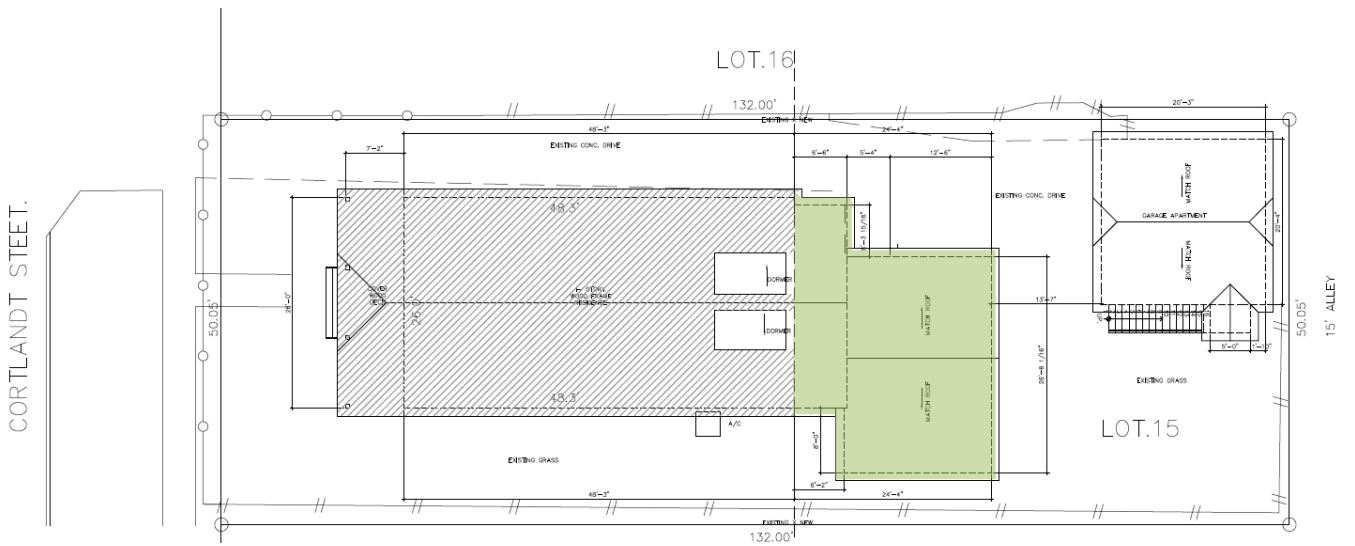


SITE/ROOF PLAN

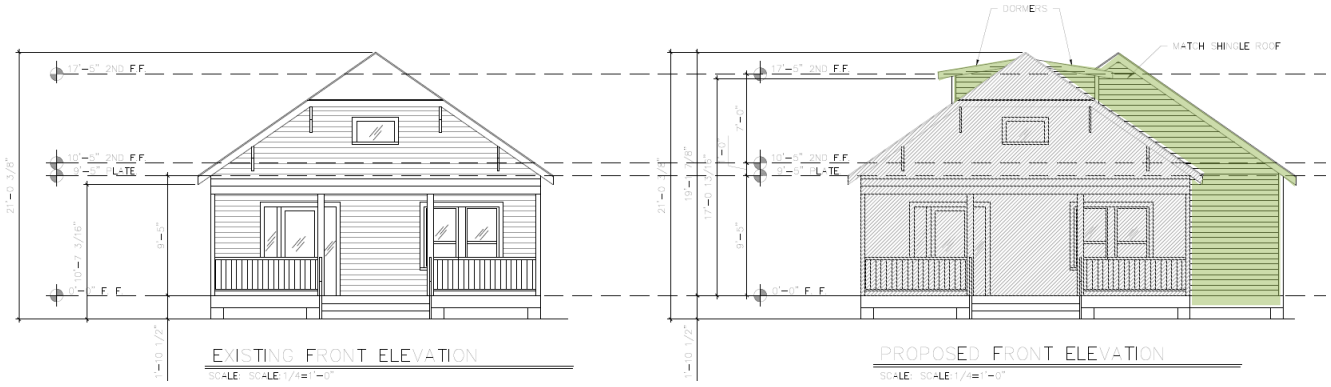
EXISTING



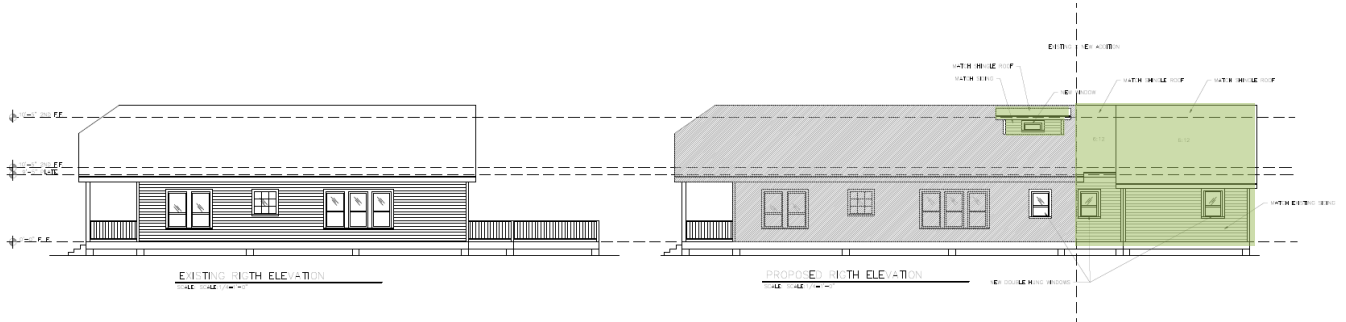
PROPOSED



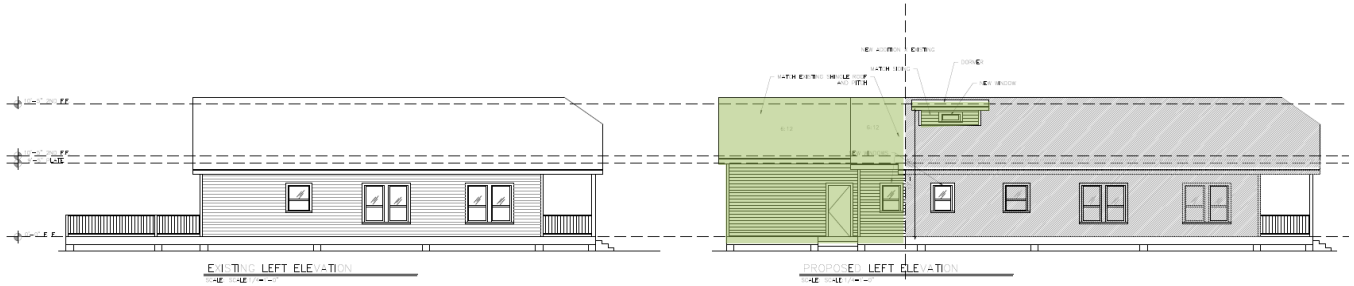
WEST ELEVATION – FRONT FACING CORTLANDT



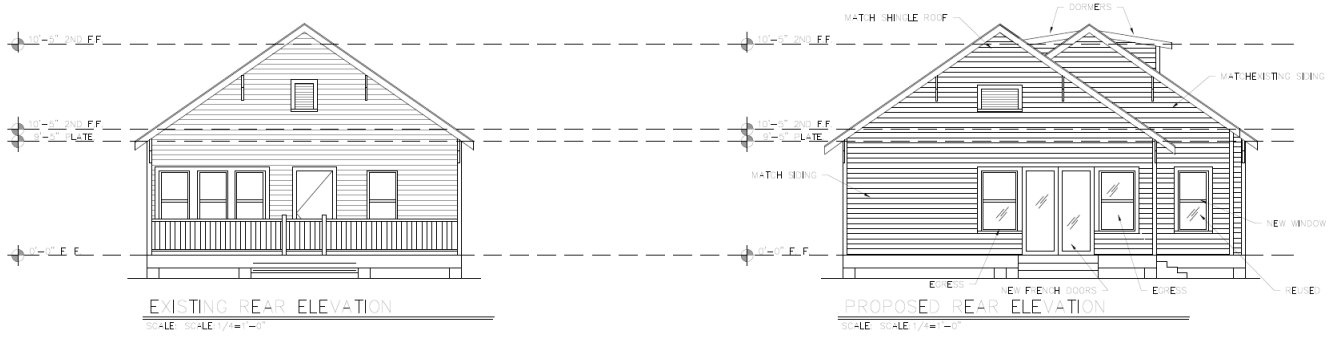
SOUTH SIDE ELEVATION



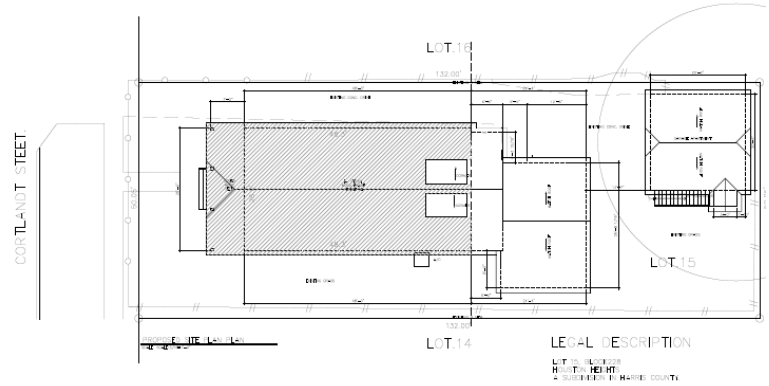
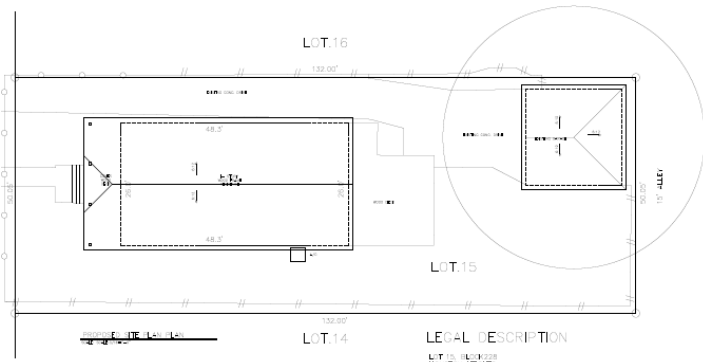
NORTH SIDE ELEVATION



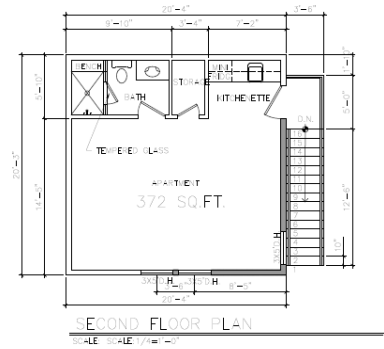
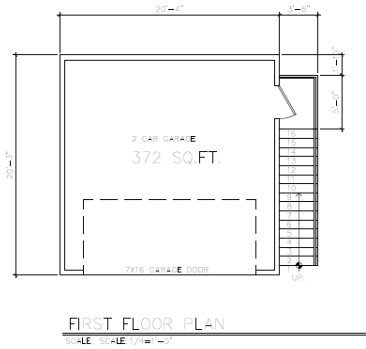
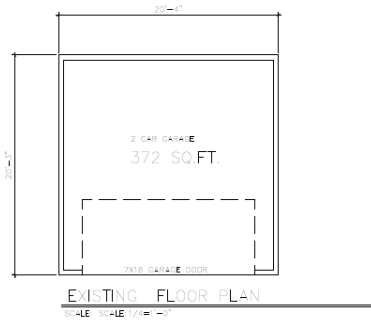
EAST REAR ELEVATION



MAIN HOUSE & GARAGE SITE PLAN

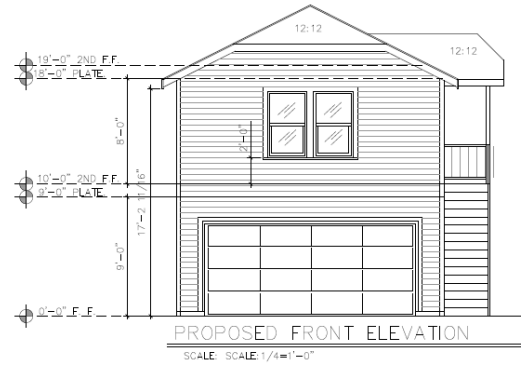


GARAGE FIRST FLOOR PLAN

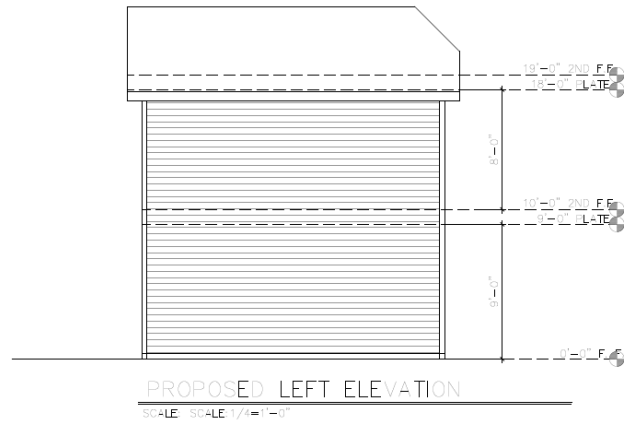
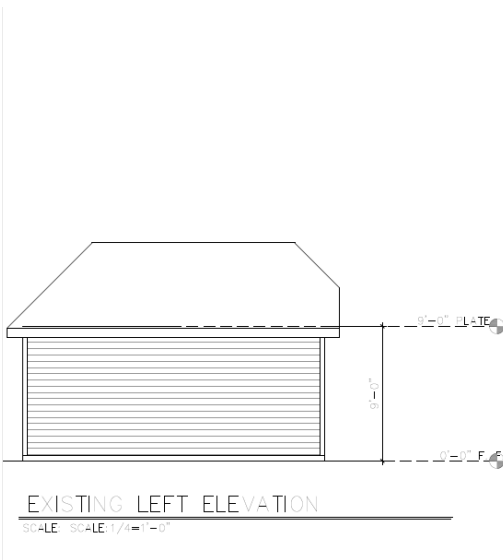


GARAGE ELEVATIONS

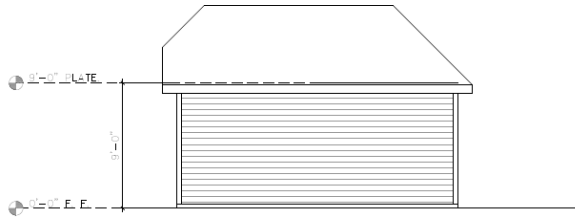
FRONT WEST ELEVATION



SIDE NORTH ELEVATION

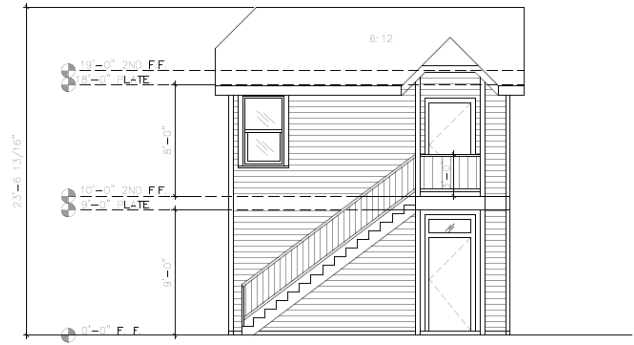


SIDE SOUTH ELEVATION



EXISTING RIGHT ELEVATION

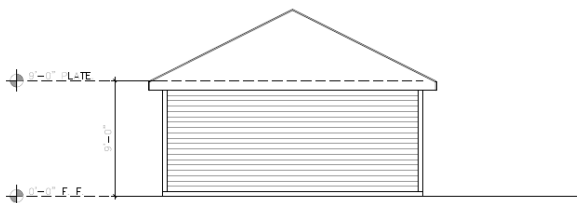
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PROPOSED RIGHT ELEVATION

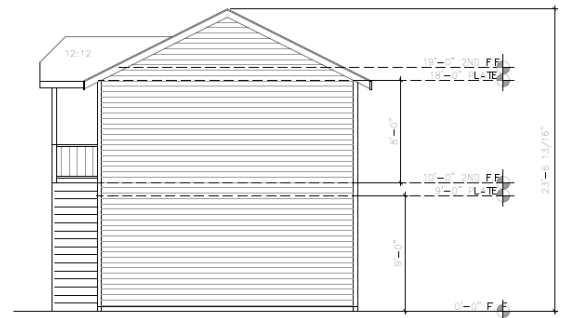
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REAR EAST ELEVATION



EXISTING REAR ELEVATION

SCALE: SCALE 1/4"=1'-0"

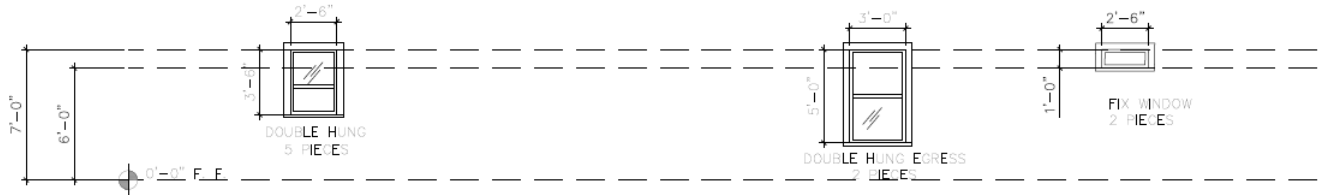


PROPOSED REAR ELEVATION

SCALE: SCALE 1/4"=1'-0"

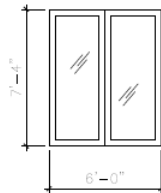
WINDOW SCHEDULE

MAIN HOUSE



WINDOW SCHEDULE FOR HOUSE

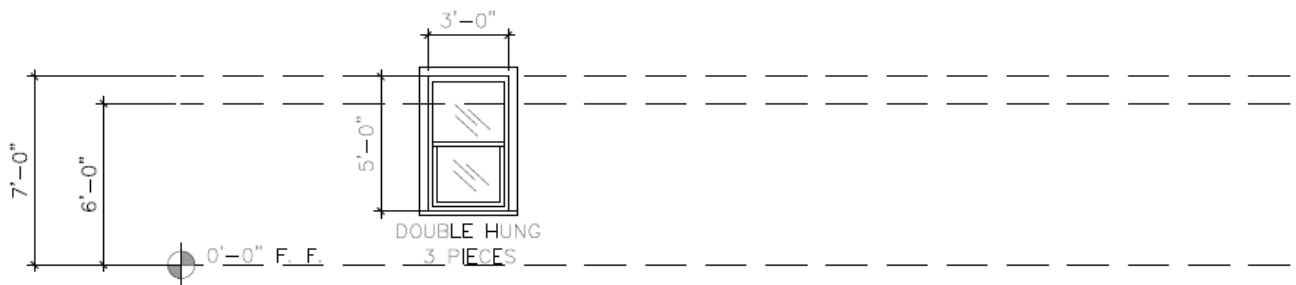
SCALE: SCALE: 1/4"=1'-0"



EXTERIOR DOOR

SCALE: SCALE: 1/4"=1'-0"

GARAGE



WINDOW SCHEDULE FOR GARAGE

SCALE: SCALE: 1/4"=1'-0"