

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 20, 2016

**Applicant:** Jerry Hooker, owner

**Property:** 6 Courtlandt Place, Tracts 3, 4A, B9, and C2, Courtlandt Place Subdivision. The property includes a historic 6,393 square foot, three-story brick and wood frame single-family residence and a detached carriage house situated on a 21,420 square foot (126' x 170') interior lot.

**Significance:** Contributing Colonial Revival residence, constructed circa 1910, located in the Courtlandt Place Historic District. The residence was the first dwelling constructed on Courtlandt Place.

**Proposal:** Alteration – Addition

- Construct an approximately 800 square foot second story addition upon an existing one-story kitchen and at the rear wall of the primary portion of the residence. The addition will measure 40' wide by 20' deep with a 24' eave height and a 37' ridge height. The addition will not be visible from the front elevation.
- Construct a two-story carriage house addition within the footprint of an existing non-contributing carriage house located on the rear half of the lot. The addition will measure 76' wide by 24' deep with a 24' eave height and 35' ridge height, with an additional 6' to the tip of the cupola. The addition will be connected to the primary portion of the residence by a 36' deep one-story hyphen. The addition will not be visible from the front elevation.
- Remove non-original enclosures on the east elevation to restore the original porch and balcony.

See enclosed application materials and detailed project description on p. 5-23 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** The Courtlandt Place Civic Association is in support of the project. See Attachment A.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** June 16, 2016



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

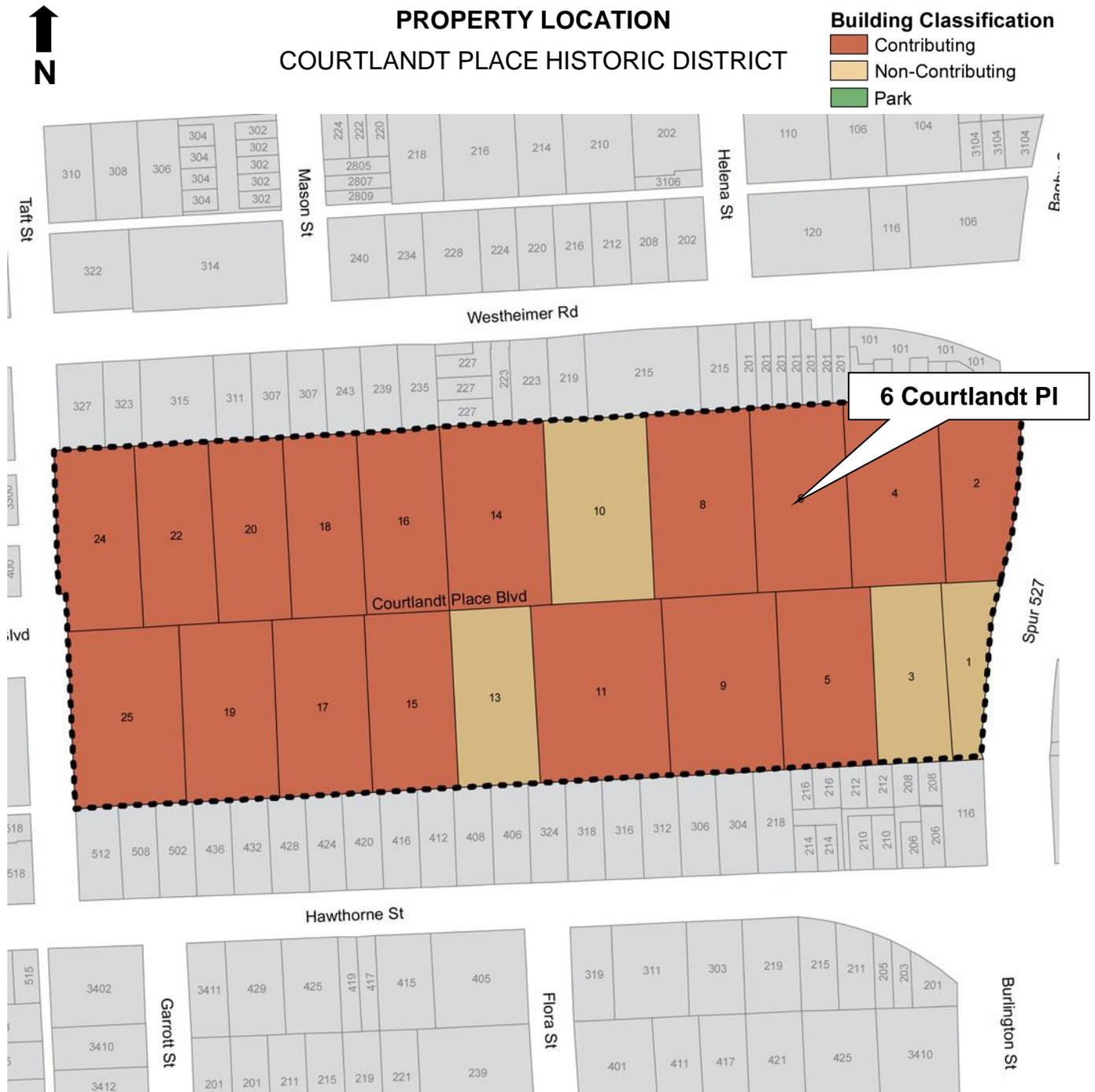
APPROVAL CRITERIA

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 missing 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.



**CURRENT PHOTO**



**3D RENDERING – FRONT FACING COURTLANDT**

PROPOSED



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTHWEST



**SOUTH ELEVATION – FRONT FACING COURTLANDT**

EXISTING



PROPOSED



**EAST SIDE ELEVATION**

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



**NORTH (REAR) ELEVATION**

EXISTING



PROPOSED

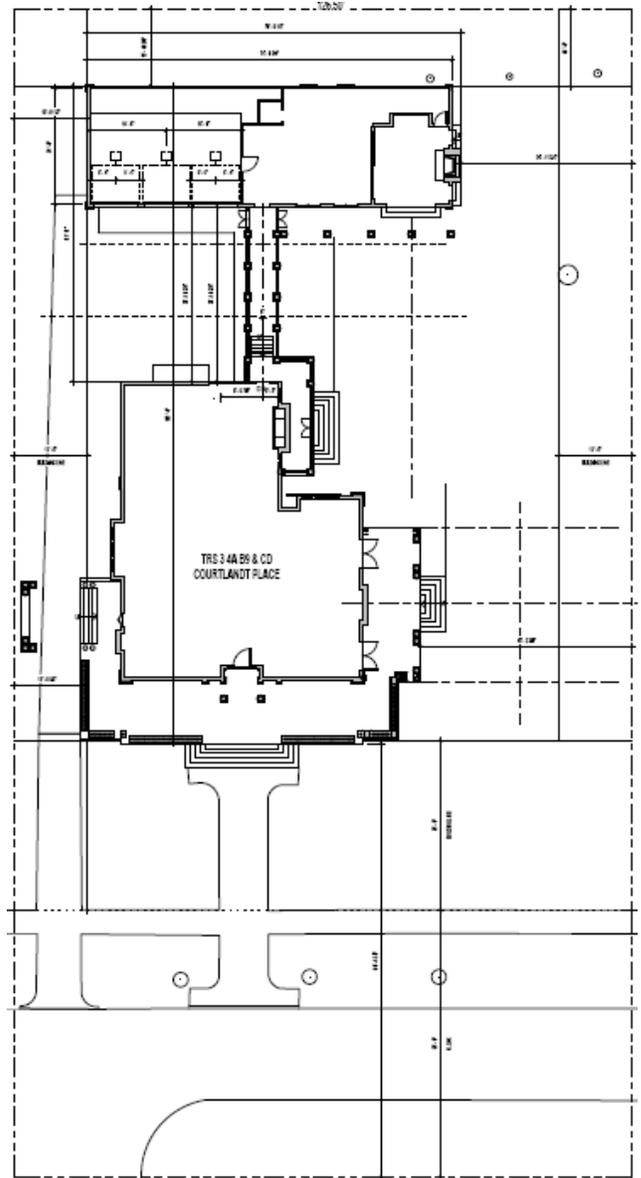
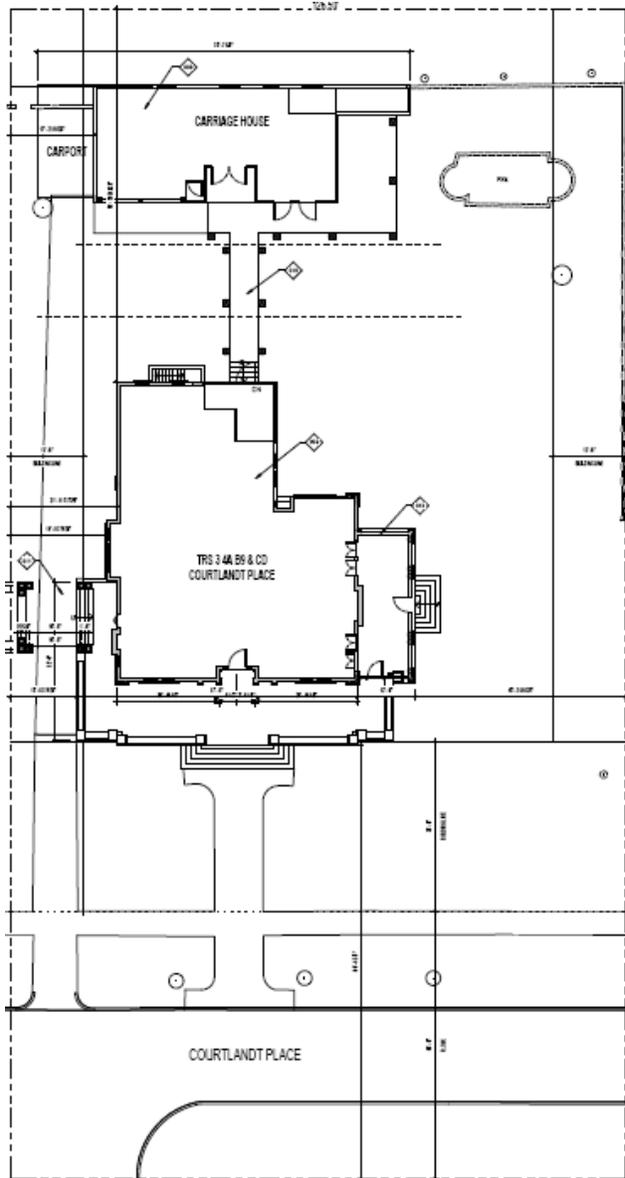




SITE PLAN

EXISTING

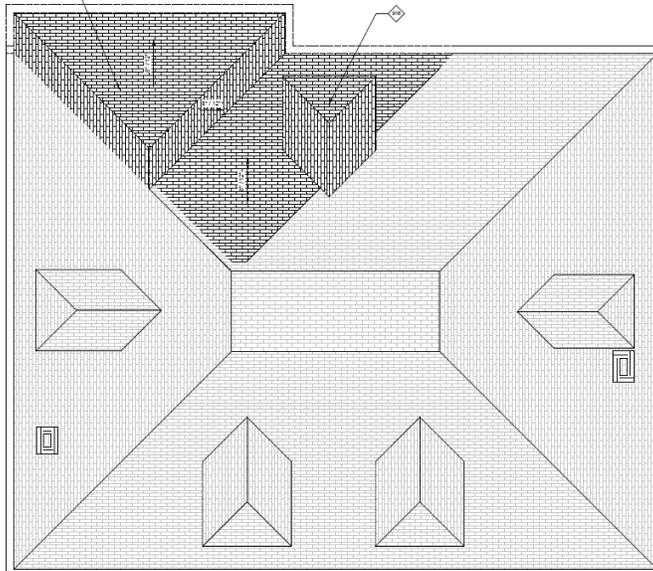
PROPOSED



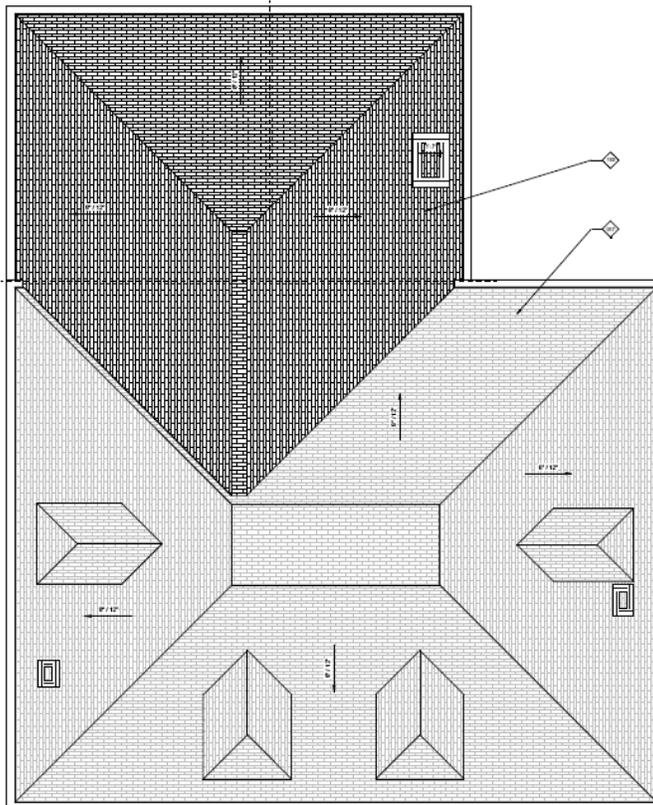


ROOF PLAN

EXISTING



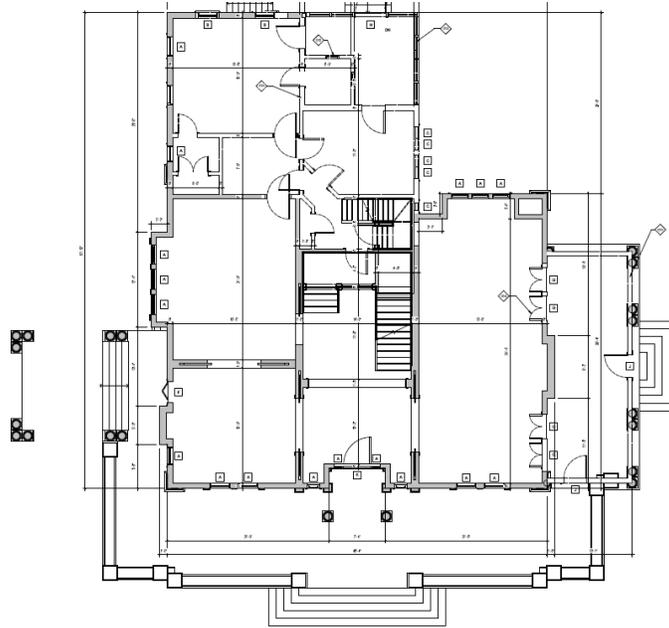
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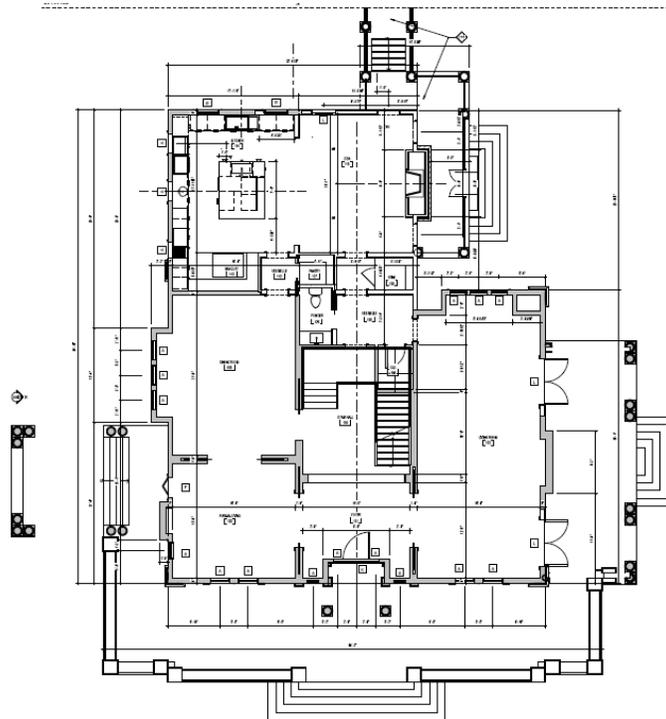


FIRST FLOOR PLAN

EXISTING



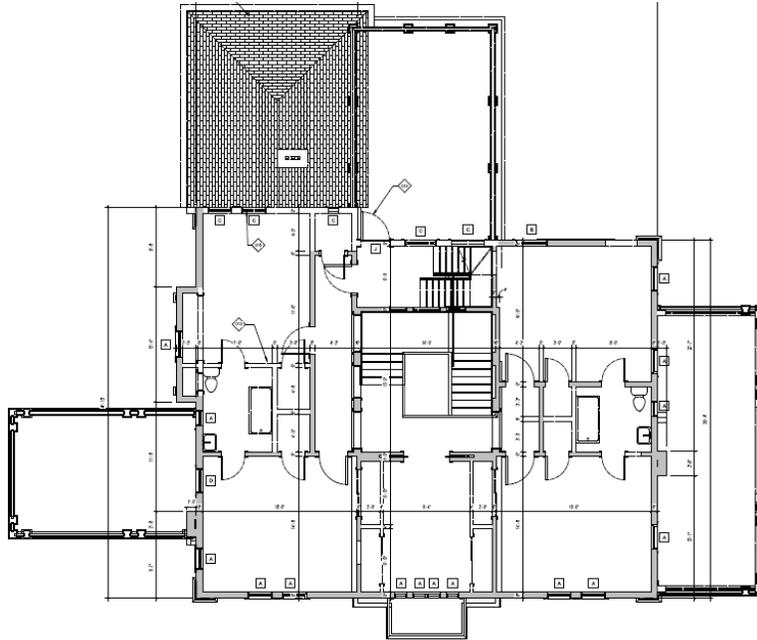
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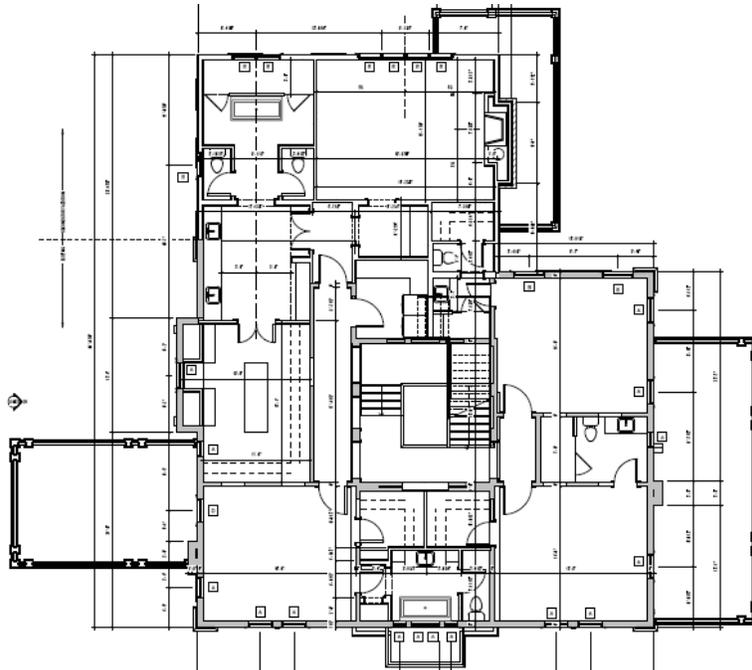


### SECOND FLOOR PLAN

EXISTING



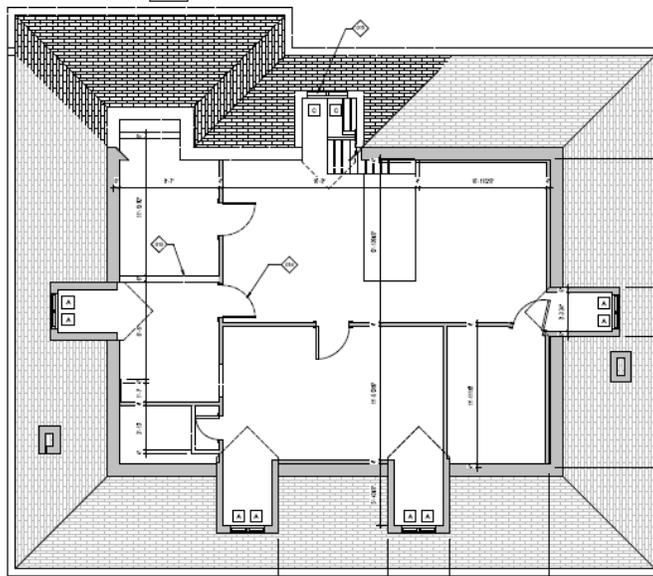
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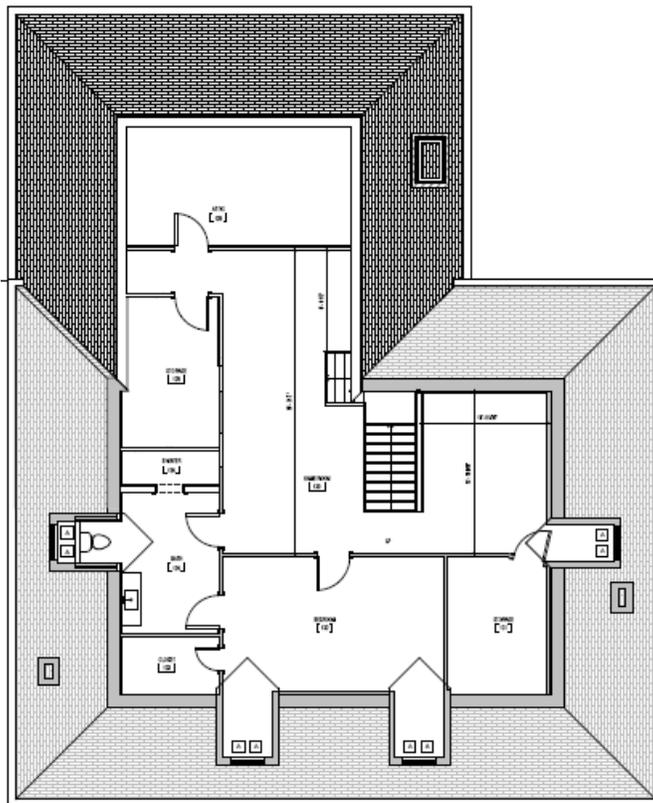


THIRD FLOOR PLAN

EXISTING



PROPOSED



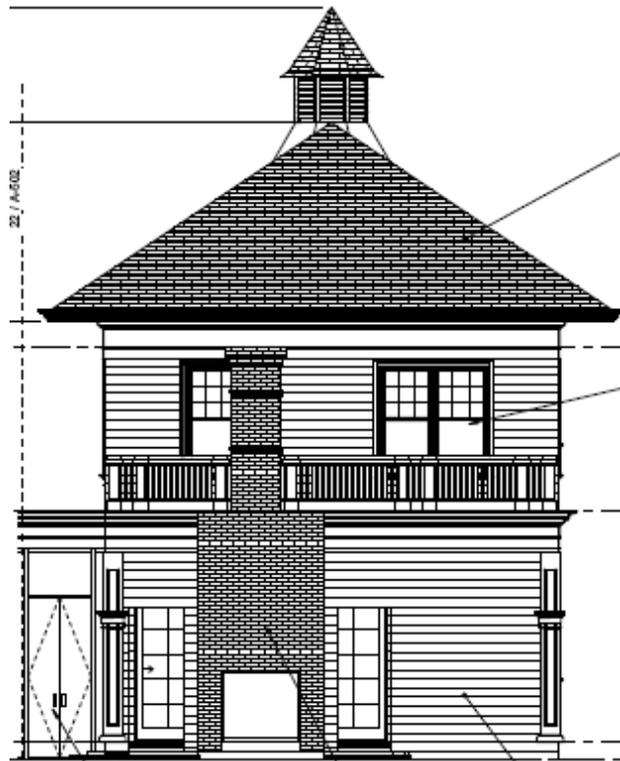
**CARRIAGE HOUSE ADDITION – SOUTH ELEVATION FACING REAR OF RESIDENCE**

PROPOSED



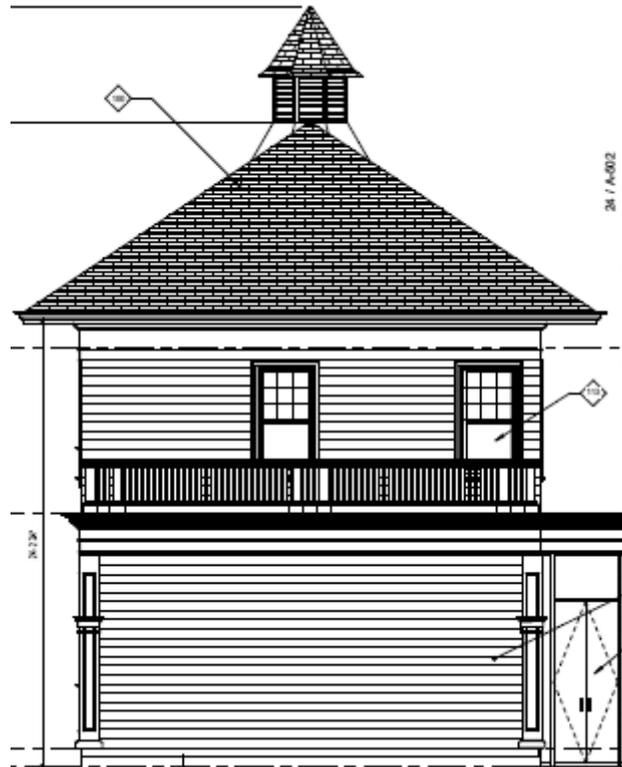
**EAST SIDE ELEVATION**

PROPOSED



**WEST SIDE ELEVATION**

PROPOSED

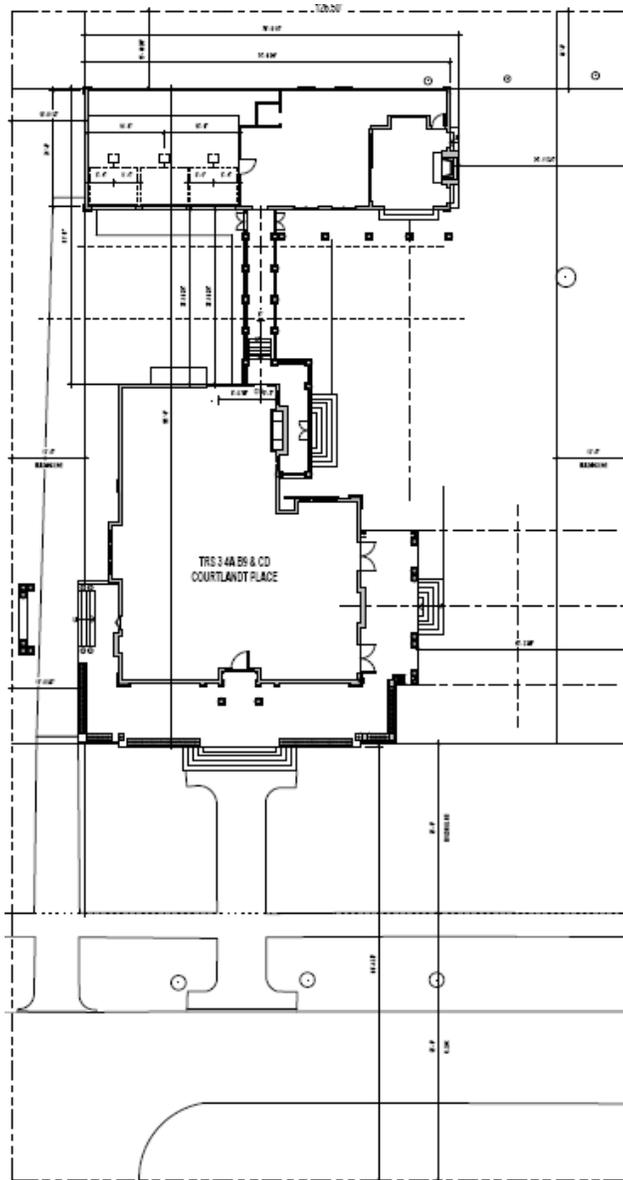


**NORTH (REAR) ELEVATION**

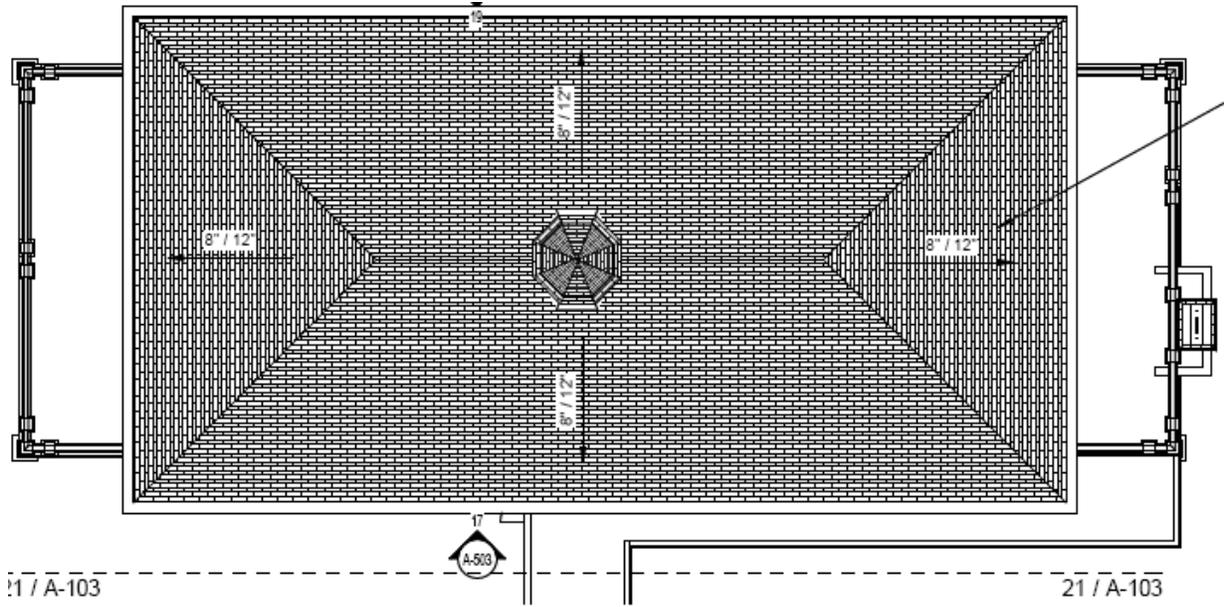
PROPOSED



**SITE PLAN  
PROPOSED**

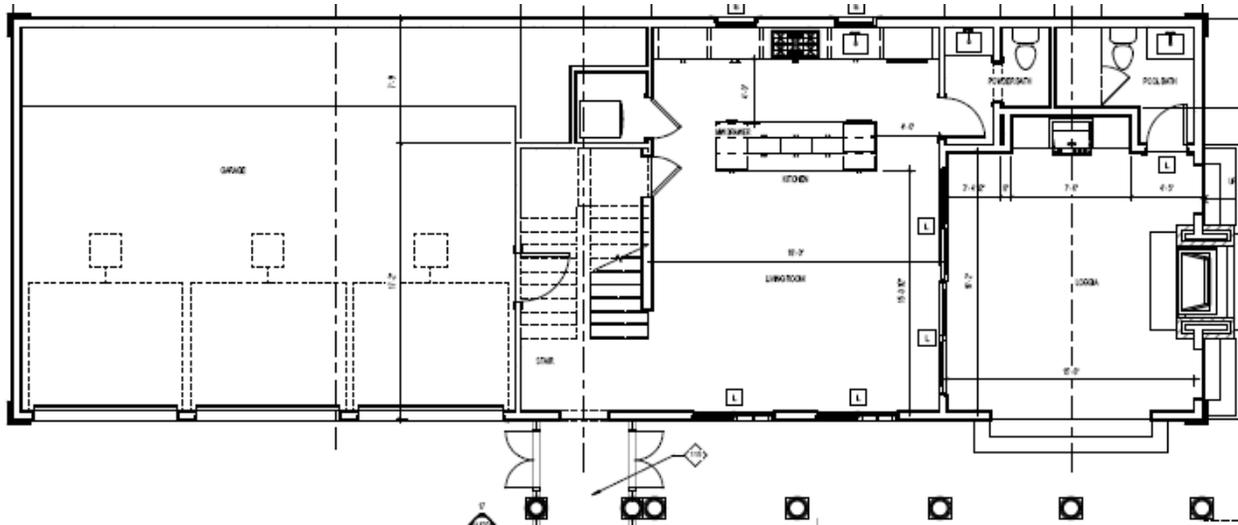


ROOF PLAN  
PROPOSED



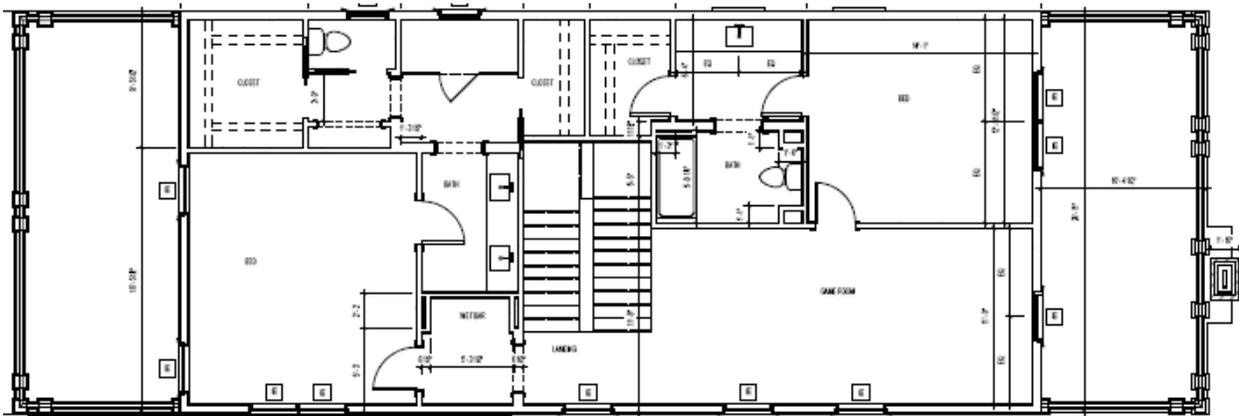
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



**WINDOW SCHEDULE**

CARRAIGE HOUSE

Existing

18	C	EXISTING WINDOW TO BE REMOVED
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18

New Construction

14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
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14

MAIN HOUSE

Existing

52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
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3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
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12	C	EXISTING WINDOW TO BE REMOVED
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1	D	REMOVE NON-ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
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68

New Construction

12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
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12

**DOOR SCHEDULE**

CARRAIGE HOUSE

Existing

11	J	EXISTING DOOR TO BE REMOVED
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11

New Construction

8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
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8

MAIN HOUSE

Existing

1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
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4	G	REMOVE EXISTING DOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
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1	H	EXISTING SCREEN DOOR TO BE REMOVED
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3	J	EXISTING DOOR TO BE REMOVED
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1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
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10

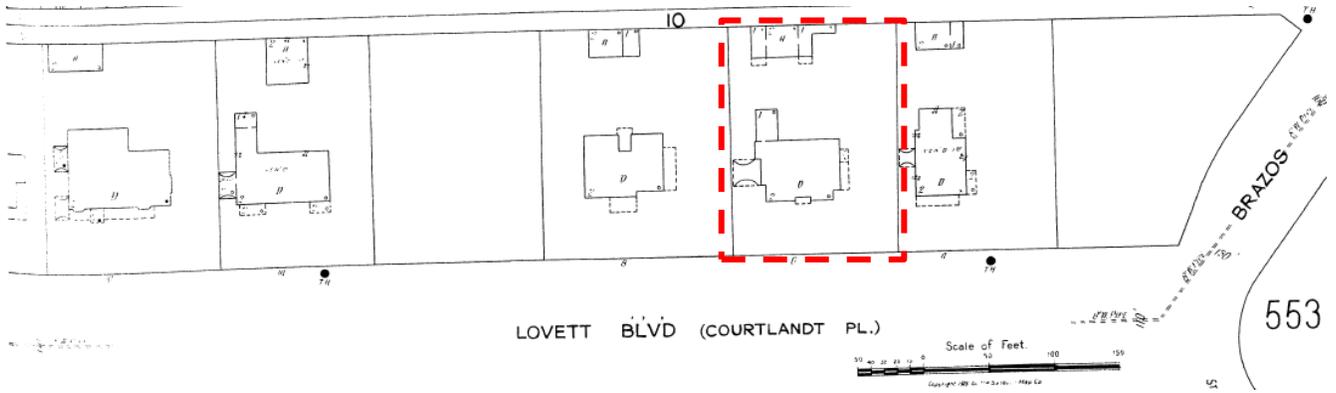
New Construction

3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
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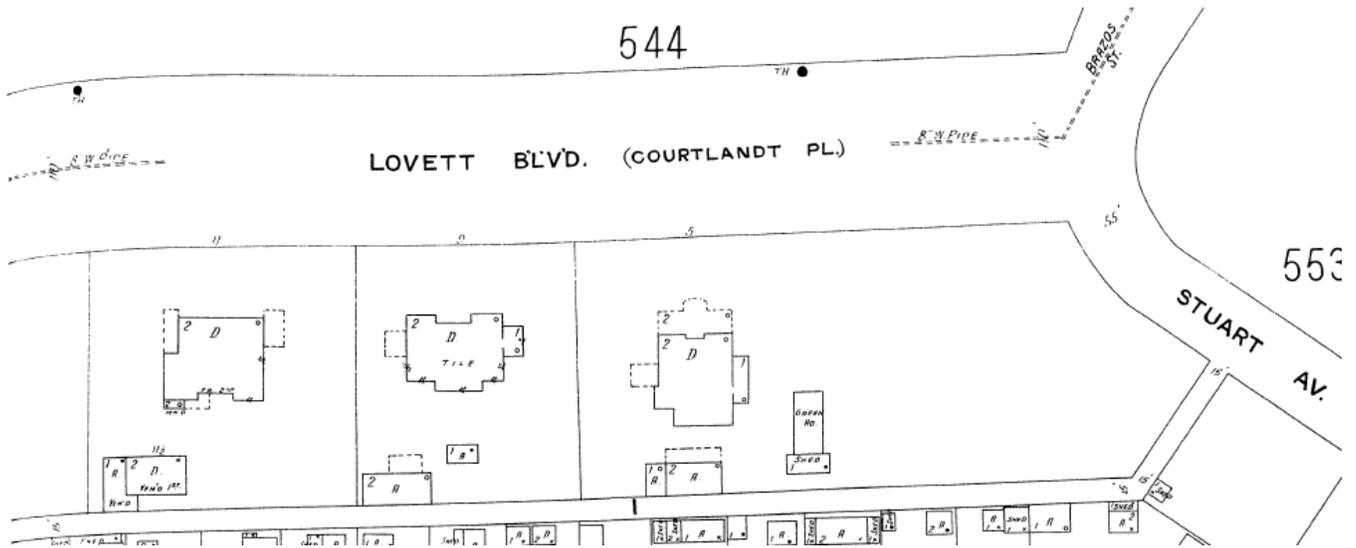
3

**SANBORN MAPS**

**SHEET 544 (1924-1951)**



**SHEET 550 (1924-1951)**



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## PROJECT DETAILS

**Shape/Mass:** The existing residence is approximately 70' wide (including the porte cochere and enclosed porch) by 75' deep with an eave height of 25' and a ridge height of 38'-3". The non-original enclosures on the east elevation will be removed to restore the original porch and balcony. The second story addition will measure approximately 40' wide by 20' deep with a 24'-6 3/8" eave height and a 37'-9" ridge height. The addition will be constructed upon an original one-story kitchen and at the rear wall of the primary portion of the residence. The carriage house addition will be built within the existing footprint of a non-contributing carriage house on the rear half of the lot, and connect to the primary residence with a one-story hyphen approximately 36' deep. The carriage house addition will measure approximately 76' wide by 24' deep with a 24'-2 3/4" eave height and a 35'-3 1/8" ridge height, with an additional 6'-3 7/8" to the tip of the cupola. Neither addition will have a visual impact on the front elevation.

**Setbacks:** The existing residence is set back 89'-4" from the south (front) property line, 43'-2" from the east (side) property line, 13'-6" from the west (side) property line, and 76'-11" from the north (rear) property line. The second story addition will not affect the existing setbacks. The carriage house addition will be set back 35' from the east property line, 15' from the west property line, 15'-10" from the north property line, and approximately 36' from the existing residence.

**Foundation:** The existing residence has a pier and beam foundation constructed with brick piers and concrete footings with a 3'-6" finished floor height. The carriage house addition will have a concrete slab foundation and a 1' finished floor height.

**Windows/Doors:** All original wood windows and doors visible from the public right of way will remain and be repaired as necessary. The applicant will consult with staff before replacing any damaged windows or doors that result from foundation repair.

**Exterior Materials:** The existing residence is clad in brick and wood siding to be repaired with in-kind materials as necessary. The second story addition will be clad in reclaimed wood siding from the demolition of the non-contributing carriage house on the property. A horizontal piece of trim board will be used to delineate between the original first floor and the second floor addition. If there is not enough siding salvaged from the carriage house demolition, the applicant will use cementitious siding. The carriage house addition will be clad in cementitious siding.

**Roof:** The existing residence has a mansard roof with an 8:12 pitch and is covered with composition shingles. The second story addition will have a hipped roof with an 8:12 pitch and will be covered with composition shingles. The second story addition will maintain the existing residence's 3' eave overhang. The carriage house addition will have a hipped roof with an 8:12 pitch and will be covered with composition shingles.

**Front Elevation:** The existing residence has four sets of two, 9-over-1 windows, and two original entryways on the (South) first and second level as well as two dormers. The non-original enclosures will be removed from the side porch and balcony on the east elevation to restore the original configuration. The railings and balusters on the terrace will be repaired with in-kind materials as necessary.

The front elevation of the carriage house addition will feature an overhead garage door as well as an array of windows and doors to compliment the primary portion of the residence.

**Side Elevation:** The existing residence has three 9-over-1 windows as well as one smaller 4-over-1 window and (East) one dormer. The non-original enclosures will be removed from the side porch and balcony to restore the original configuration.

The carriage house addition will feature an array of windows and doors to compliment the primary portion of the residence, as well as a brick chimney.

**Side Elevation:** The existing residence has several windows with diverse lite patterns and a porte cochere. The  
**(West)** second story addition will be delineated by an original pilaster marking the rear corner of the primary portion of the residence, horizontal trim board marking where the first level meets the second, lowered eave height, and lowered ridge height. The addition will have one 9-over-1 window.

The carriage house addition will have two 9-over-1 windows on the second level to compliment the primary portion of the existing residence.

**Rear Elevation:** The rear elevation of the residence and the rear elevation of the carriage house addition are not  
**(North)** visible from the public right of way.

**ATTACHMENT A**

CIVIC ASSOCIATION COMMENT

Courtlandt Place Civic Association

June 13, 2016

Houston Archaeological and Historical Commission  
City of Houston  
P.O. Box 1562  
Houston, TX 77251

**RE: 6 Courtlandt Place**

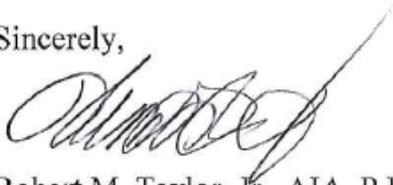
Dear Commission:

We have reviewed the plans for the proposed refurbishing of 6 Courtlandt Place which were prepared by Mirador Group and dated 5/20/16. Based upon our review of these plans, we are excited and very pleased with the work being proposed. The plans basically will take the home back to its original design. We understand a second floor addition will be built on the back of home above the Kitchen. We also understand the existing garage will be replaced with a new structure with a design very similar to the original garage. Beyond these two areas, the remodeled home is to be as close to the original design as possible.

Based upon the above information, we recommend the proposed design as mentioned above be approved. Our street approves of this work at 6 Courtlandt Place.

Should you have any questions, please do not hesitate to call.

Sincerely,



Robert M. Taylor, Jr., AIA, P.E.  
President  
Courtlandt Place Civic Association, Inc.