#### **CERTIFICATE OF APPROPRIATENESS**

Application Date: August 8, 2022

Applicant: Carlo Di Nunzio, agent for, Julie Jackson, owner

Property: 640 Cortlandt Street, Lot 22, Tracts 23 & 24, Block 279, Houston Heights

Neighborhood Subdivision. The property includes a non-historic 3,680 square foot, two-story wood frame & brick veneer single-family residence and a detached garage situated on a 12,120 square foot asymmetrical

corner lot.

Significance: Non-contributing style residence, constructed circa 2000, located in the

Houston Heights South Historic District.

Proposal: Alteration: Side Addition on South Elevation

1<sup>st</sup> floor 538 sq. ft. and 2<sup>nd</sup> floor 412 sq. ft.

Proposed ridge height at 25' 2"

• 1' inset on first floor pantry and second floor balcony before the side addition begins

Standing seam metal roof with a 1:12 roof pitch

 Replace two windows on North elevation, both inset & recessed. No change to window openings.

• See window and door schedule. All windows inset & recessed.

Information Subject to Change Before Final Report

Public Comment: No public comment received.

Civic Association: No comment received.

**Recommendation: Approval** 

HAHC Action: -

ITEM A14 640 Cortlandt St Houston Heights South

#### **APPROVAL CRITERIA**

#### ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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)	For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
$\boxtimes$				(a) 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; and
				(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
			(2)	For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
			(3)	For an addition to a noncontributing structure:
				(a) 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 from the property line of similar elements of existing contributing structures in the context area; and
$\boxtimes$				(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.
				HEIGHTS DESIGN GUIDELINES
$\boxtimes$				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved

#### **Houston Archaeological & Historical Commission**

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#### ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

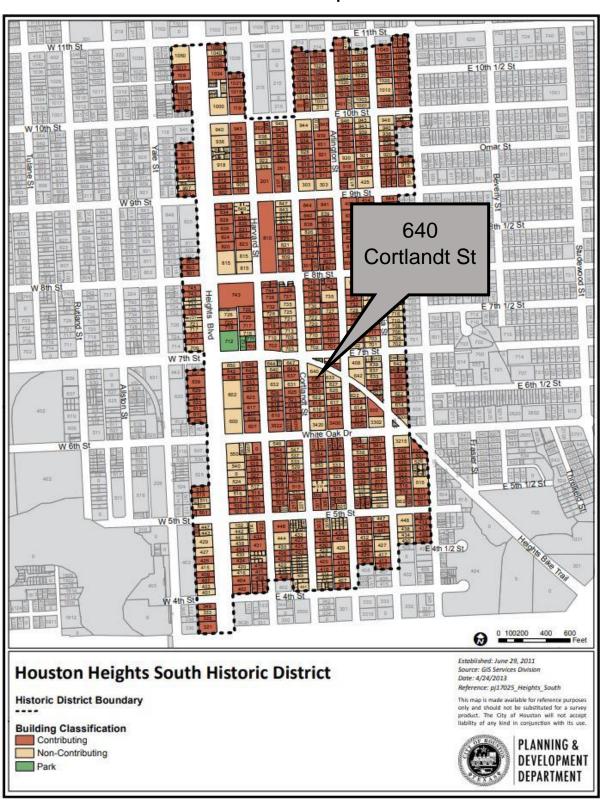
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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; This is a non-historic structure.
$\boxtimes$			(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 Proposed ridge height at 25' 2". 615 Cortlandt is a 2-story contributing structure and its ridge height is 27' 5".
			(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
$\boxtimes$				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

640 Cortlandt St Houston Heights South

## **District Map**

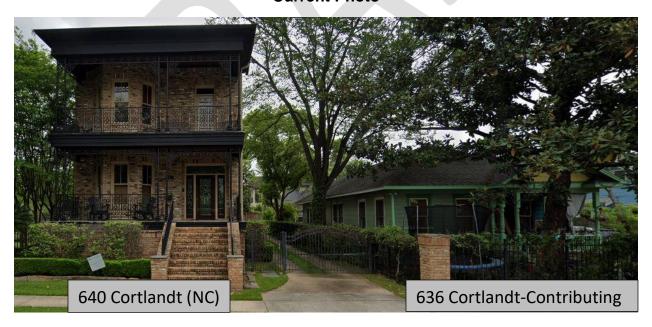




# **Inventory Photo**



**Current Photo** 



## **Houston Archaeological & Historical Commission**

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S D N		NA	<u>S - satisfies</u>	D - does not satisfy	<ul> <li>NA - not applicable</li> </ul>	

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
<b>**</b>	.38 (38%)

Existing Lot Size: 12,120

Max. Allowed: 4,606

Proposed Lot Coverage: 2,436

Remaining Amount: 2,170

## 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
<b>***</b>	.40

Existing Lot Size: 12,120

Max. FAR Allowed: 4,848

Proposed FAR: 4,746

Remaining Amount: 102

	on)
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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: 37' 2"

Inset Length: N/A

Inset on North side: N/A

Inset on South side: N/A

## Side Setbacks (Addition and New Construction)

	5 FT. 10 FT.	KEY	MEASUREMENT	APPLICATION
1		6	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	Brokert		5 FT.	Minimum distance between the side wall and the property line
	Project Site	0	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
	A Street B	Θ	10 FT.	Minimum cumulative side setback for a one-story house
or	ote: This diagram shows just ne example of a side setback onfiguration.		15 FT.	Minimum cumulative side setback for a two-story house

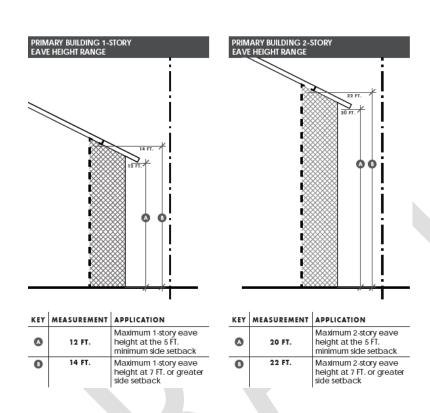
Proposed south setback (1): 5'

Proposed side setback (2): 67'

Cumulative side setback: 72'

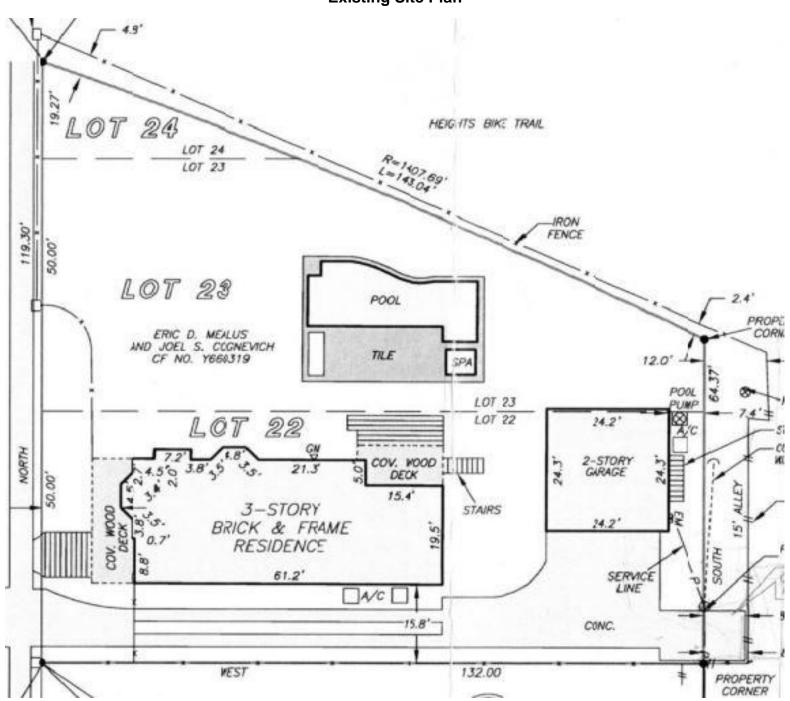
640 Cortlandt St Houston Heights South

### **Eave Height** (Addition and New Construction)

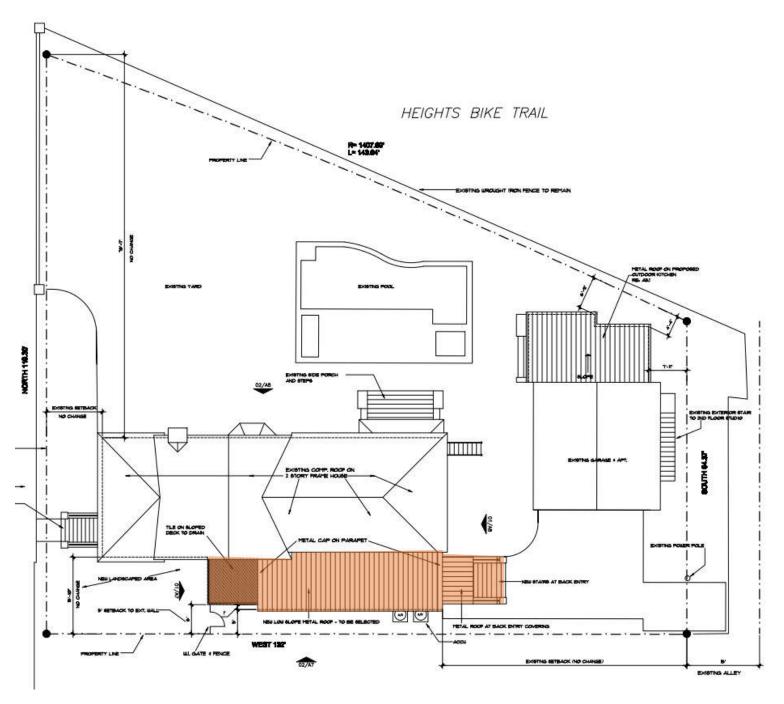


Proposed eave height: N/A

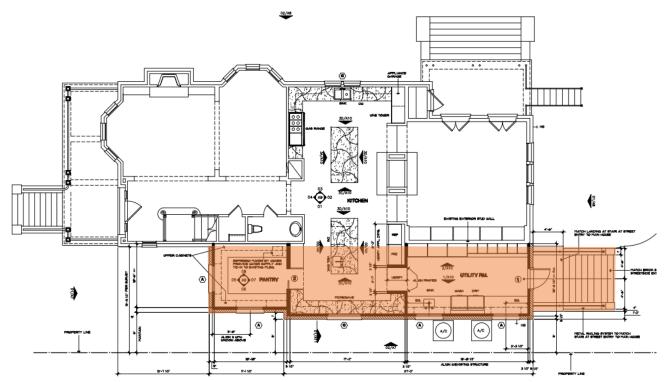
## **Existing Site Plan**



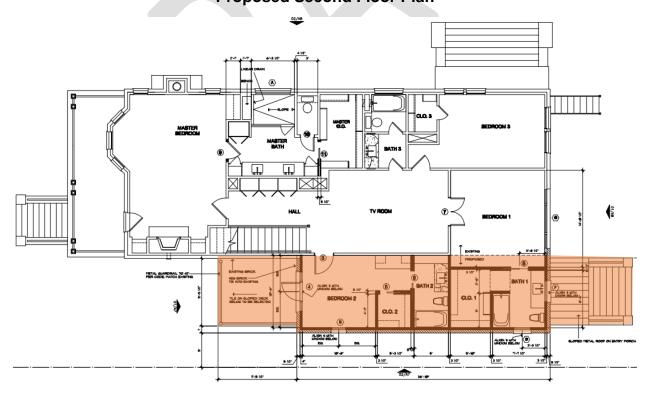
# **Proposed Site Plan**



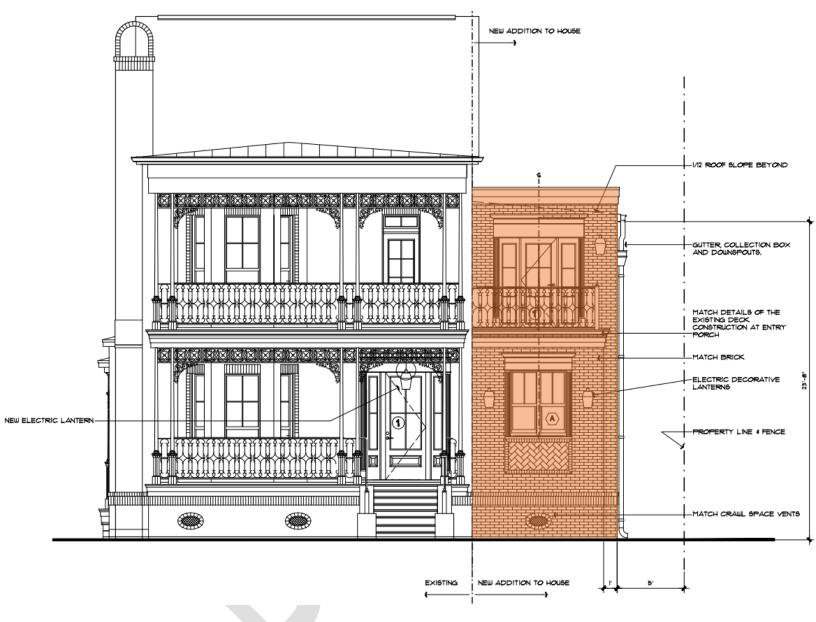
# **Proposed First Floor Plan**



# **Proposed Second Floor Plan**

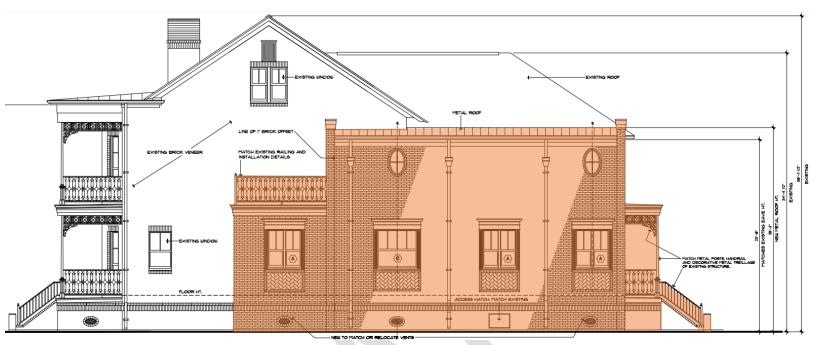


# **Proposed Front (West) Elevation**



640 Cortlandt St Houston Heights South

# **Proposed South Elevation**



## **Proposed North Elevation**



640 Cortlandt St Houston Heights South

## **Proposed Rear (East) Elevation**

