

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

- 1st floor 538 sq. ft. and 2nd 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: -

APPROVAL CRITERIA

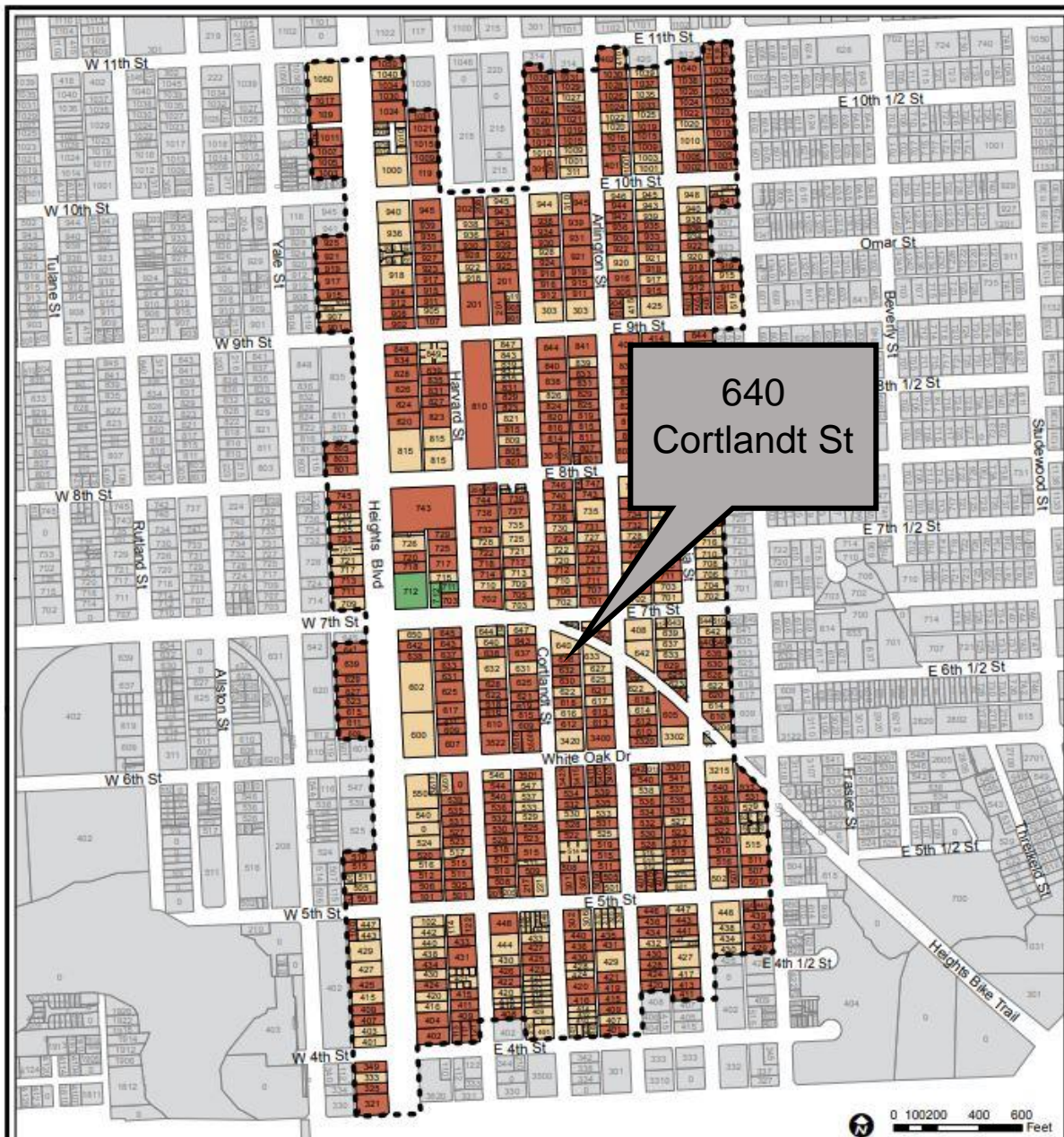
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

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

District Map






Houston Heights South Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

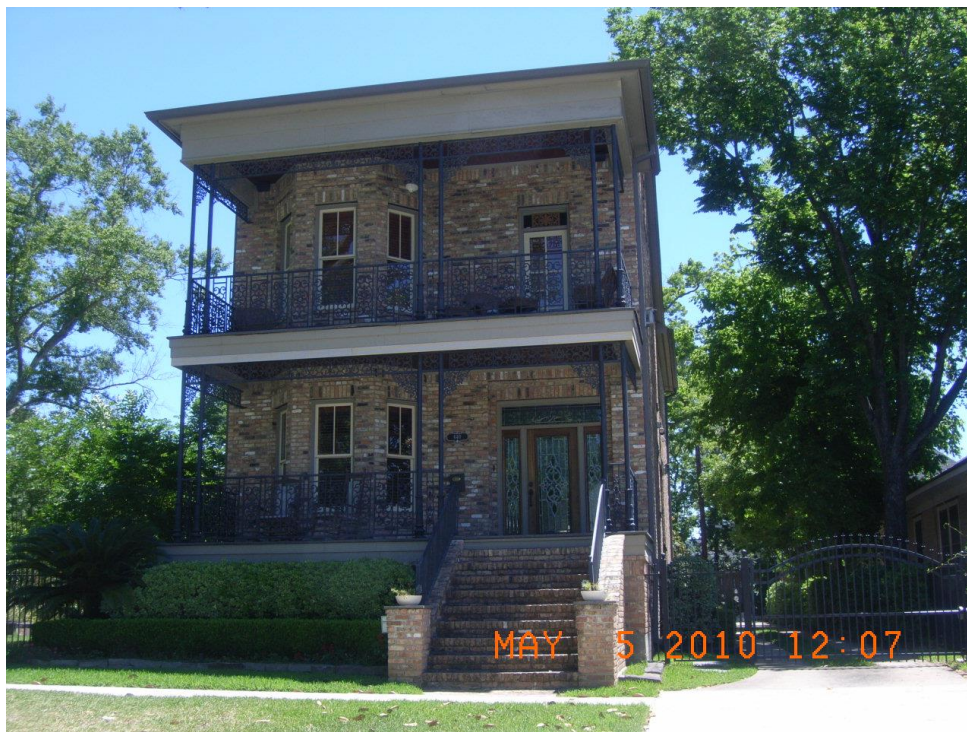
Established: June 29, 2011
 Source: GIS Services Division
 Date: 4/24/2013
 Reference: pj17025_Heights_South

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

Inventory Photo



Current Photo



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

 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: 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
8000+	.40

Existing Lot Size: 12,120

Max. FAR Allowed: 4,848

Proposed FAR: 4,746

Remaining Amount: 102

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

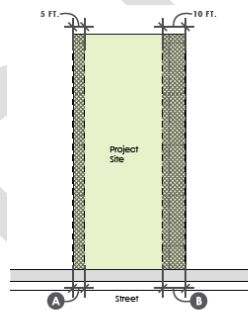
Side Wall Length: 37' 2"

Inset Length: N/A

Inset on North side: N/A

Inset on South side: N/A

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

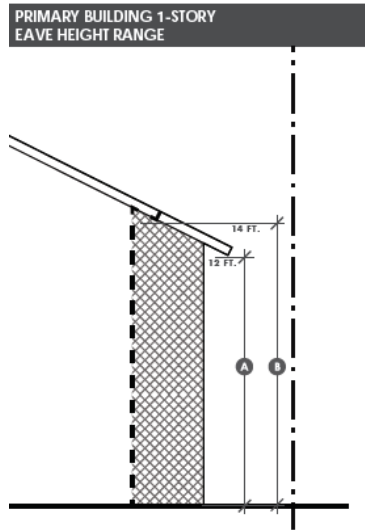
Proposed south setback (1): 5'

Proposed side setback (2): 67'

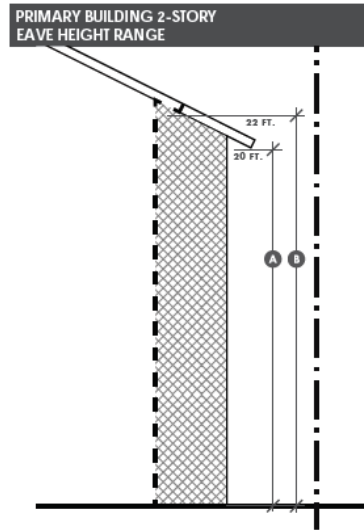
Cumulative side setback: 72'



Eave Height (Addition and New Construction)



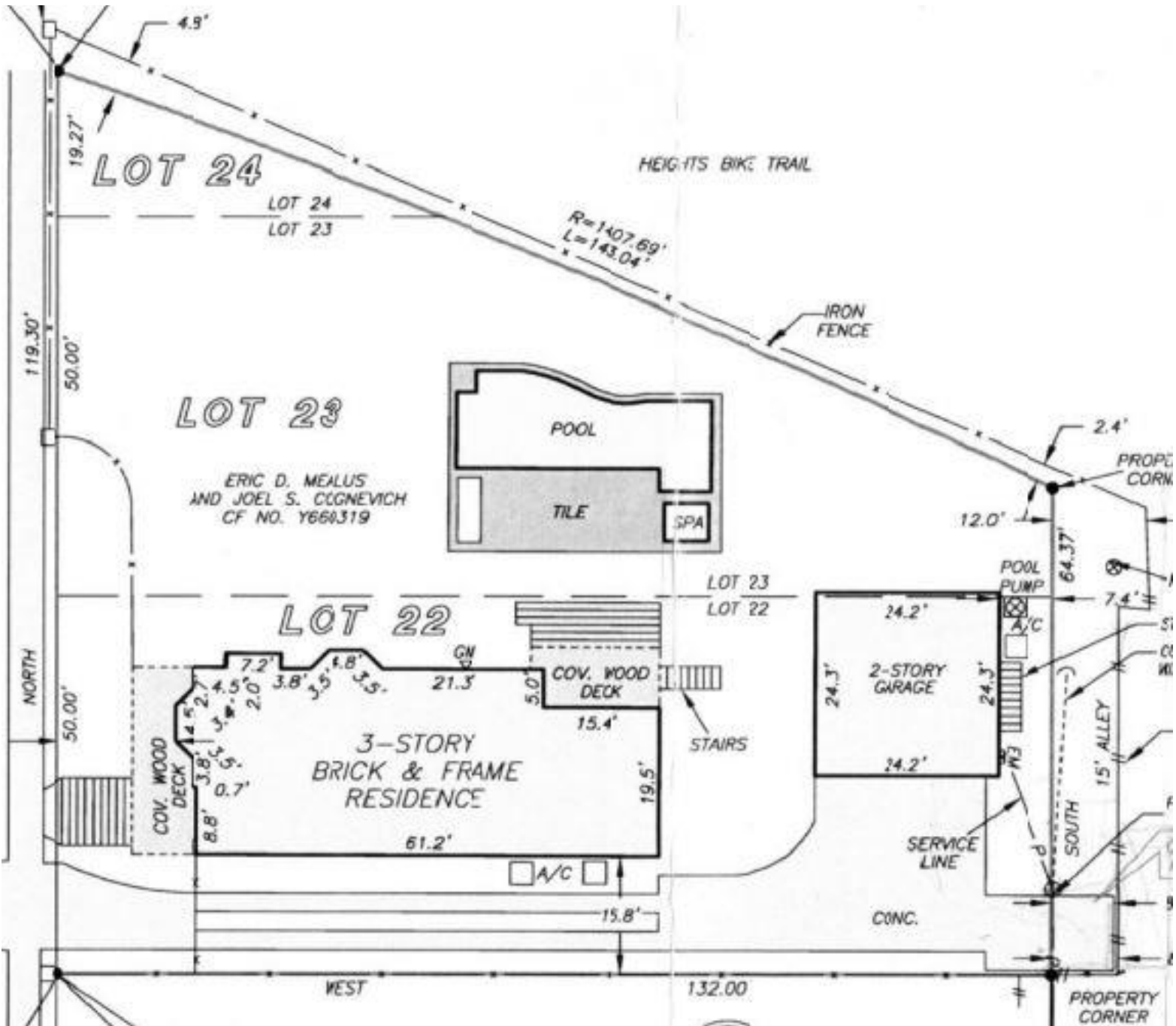
KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



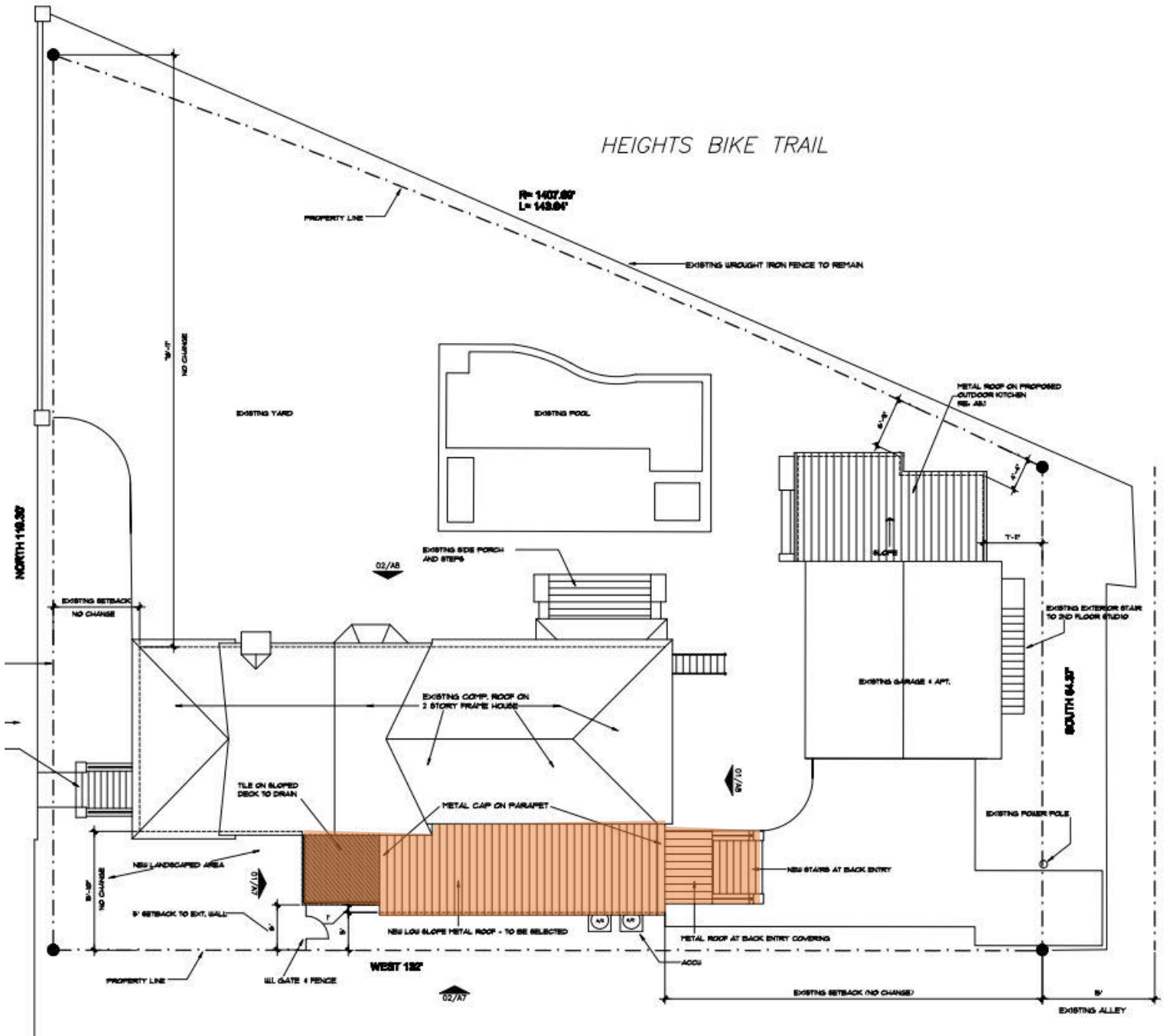
KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: N/A

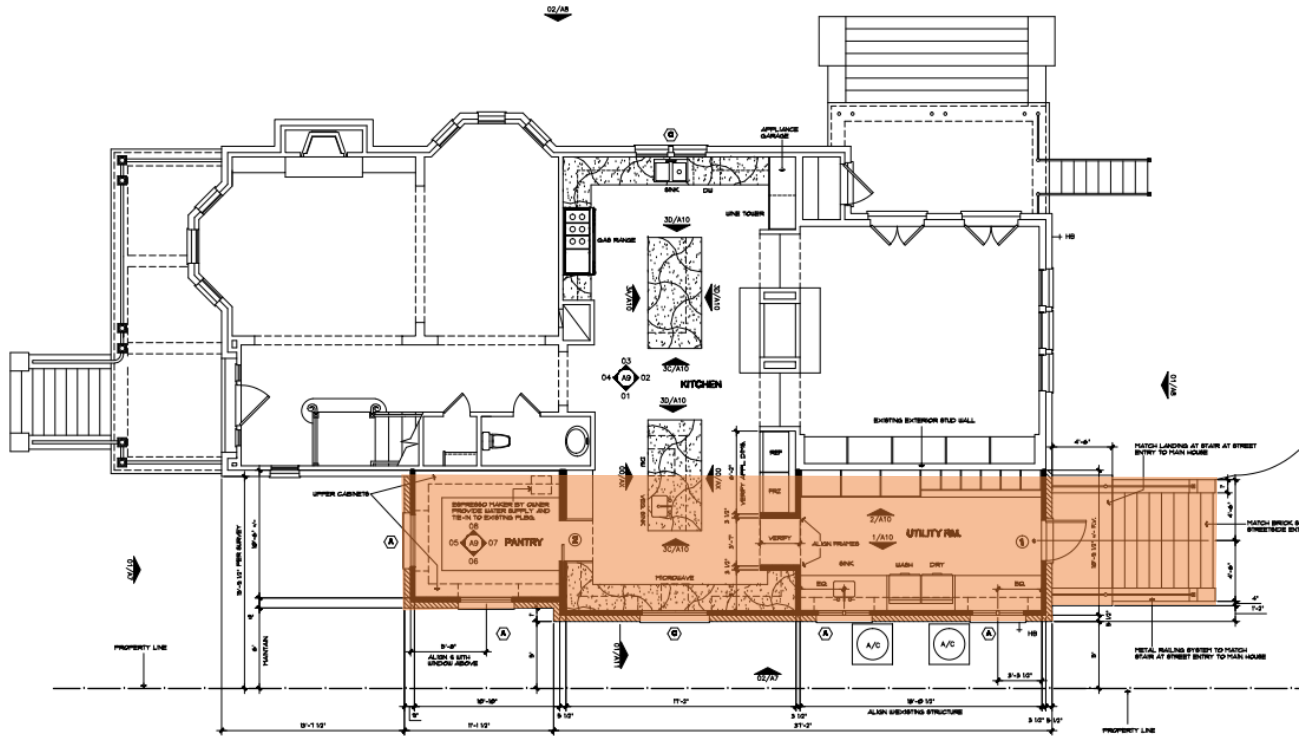
Existing Site Plan



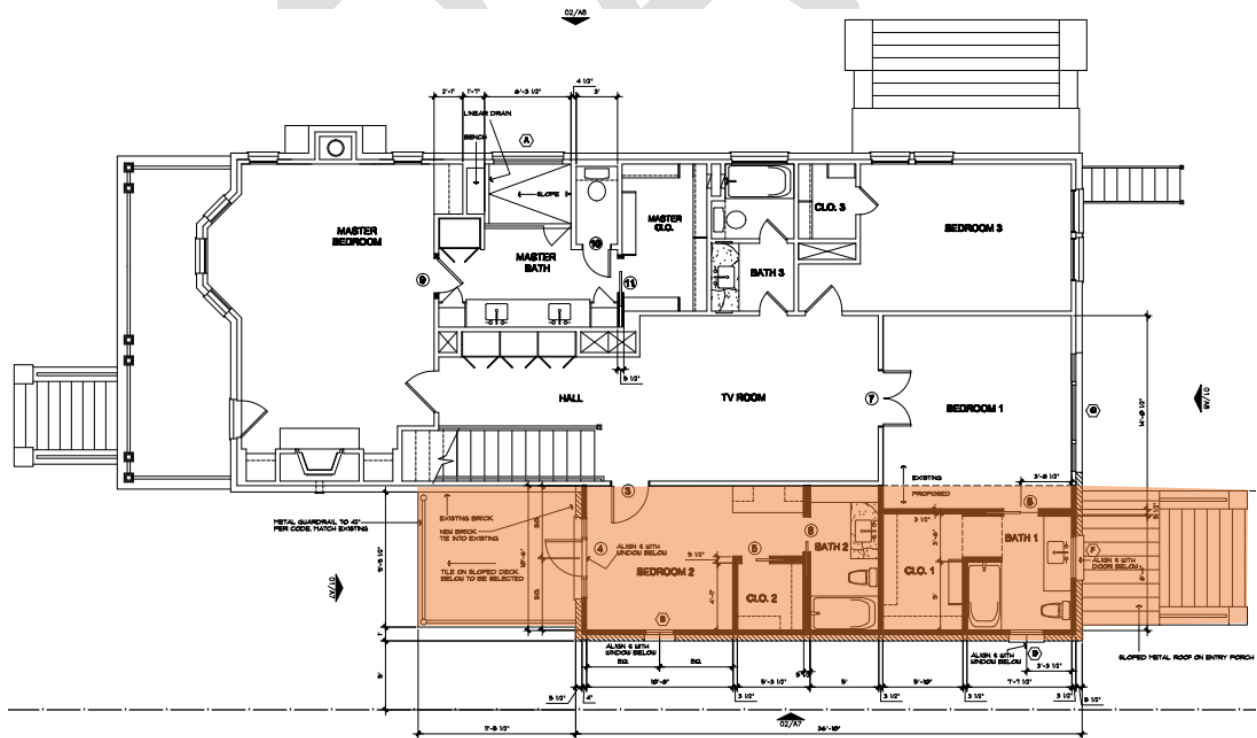
Proposed Site Plan



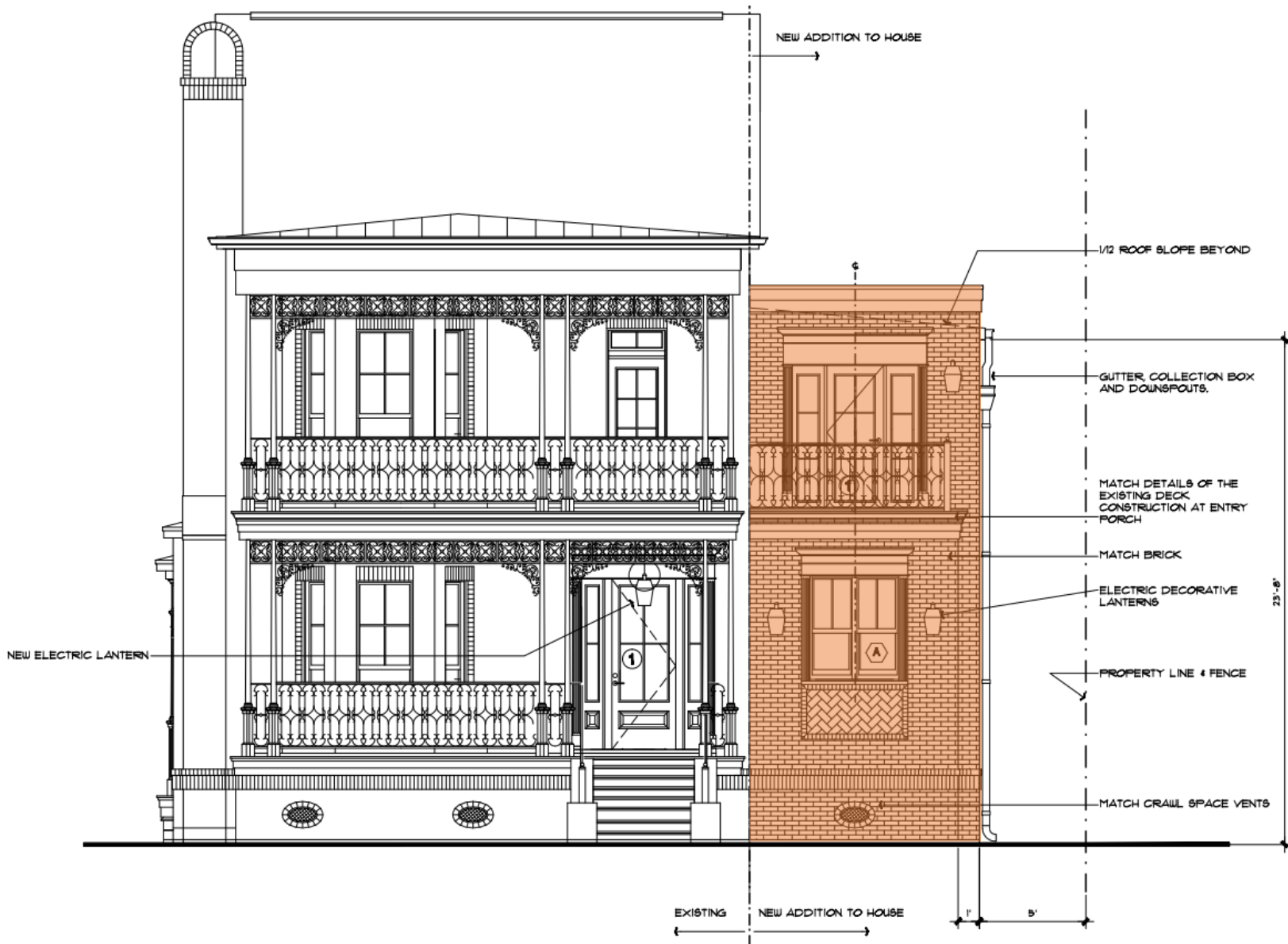
Proposed First Floor Plan



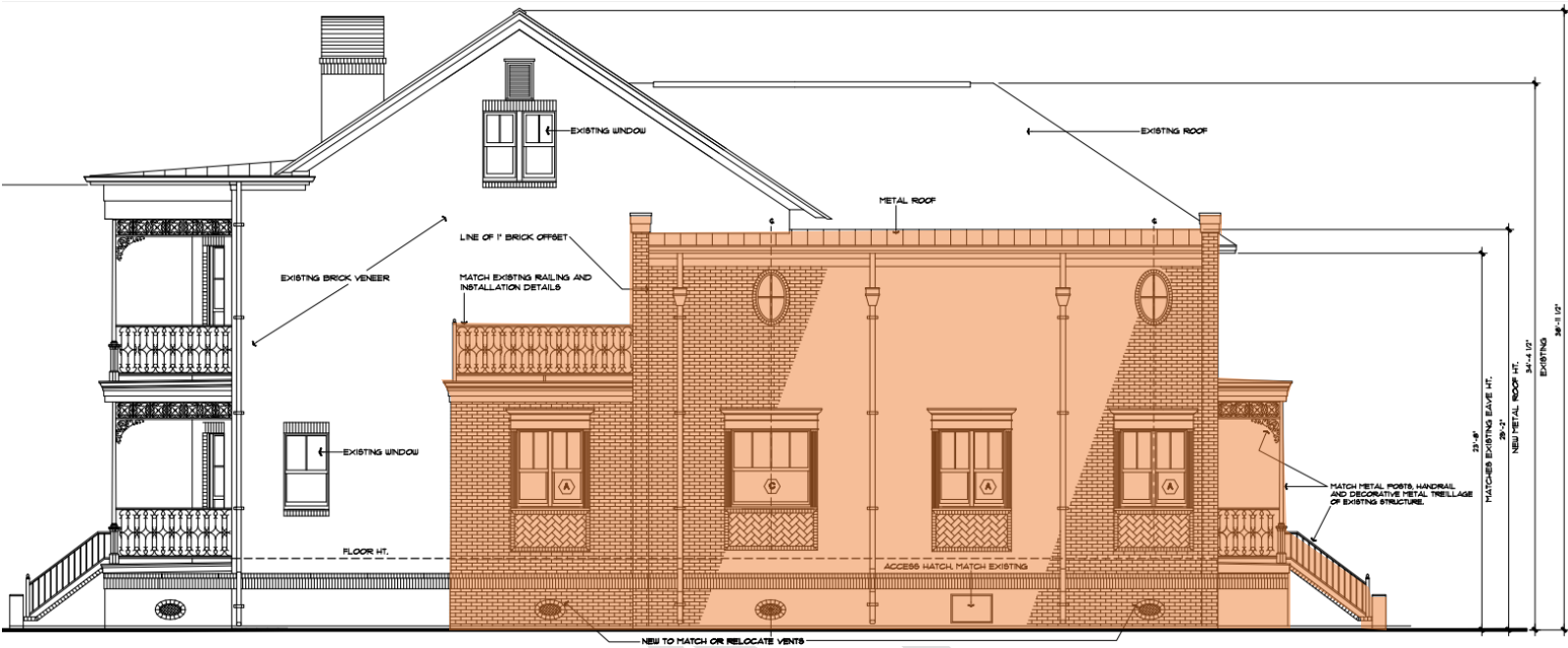
Proposed Second Floor Plan



Proposed Front (West) Elevation



Proposed South Elevation



Proposed North Elevation



Proposed Rear (East) Elevation

