

CERTIFICATE OF APPROPRIATENESS

Application Date: March 21, 2022

Applicant: Gail Schorre, agent for, Elizabeth Irishkov, owner

Property: 1218 Cortlandt Street, Lot 17, Block 189, Houston Heights Neighborhood Subdivision. The property includes a historic 1,367 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing style L-Plan Queen Anne residence, constructed circa 1910, located in the Houston Heights East Historic District.

Proposal: Alteration - Addition

- Non-original rear addition (317 sq. ft.) will be demolished
- Two-story rear addition to be built (1st floor 968 sf; 2nd floor 885 sf) totaling 1853 sq. ft.
- Highest ridge height at 29' 10" with a 10:12 roof pitch and composition shingles and cementitious siding
- Original structure's ridge height at 20' 9-1/2"
- Wood windows, recessed, double-hung, with 1-over-1 lite pattern

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

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.

District Map



1218
Cortlandt St

Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_East

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



Current Photos



Current Photos



Non-historic rear addition

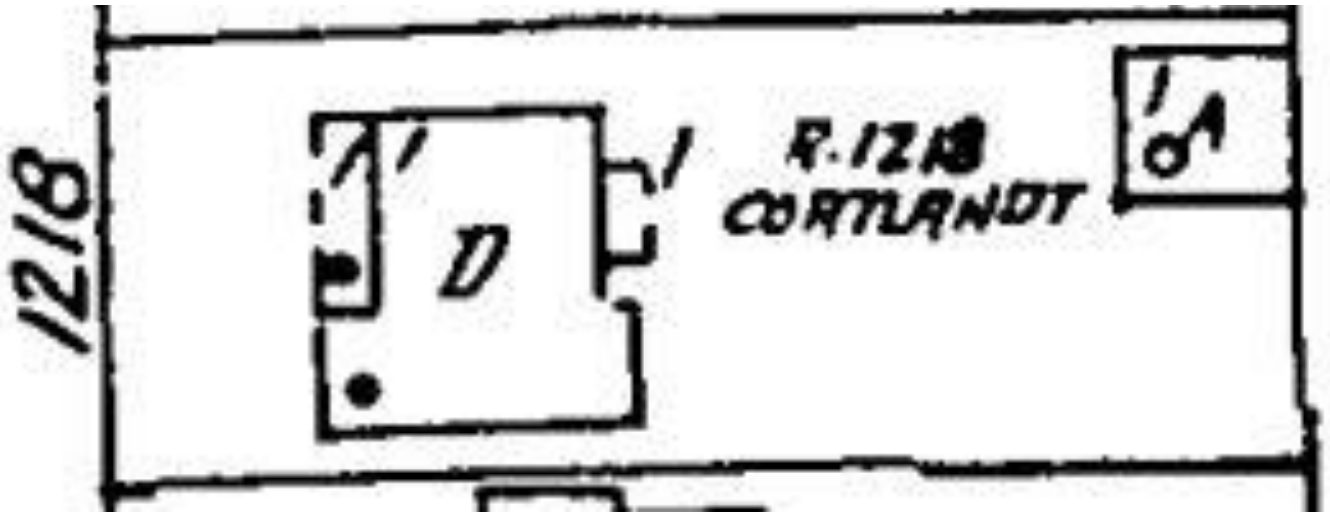


Non-historic rear addition

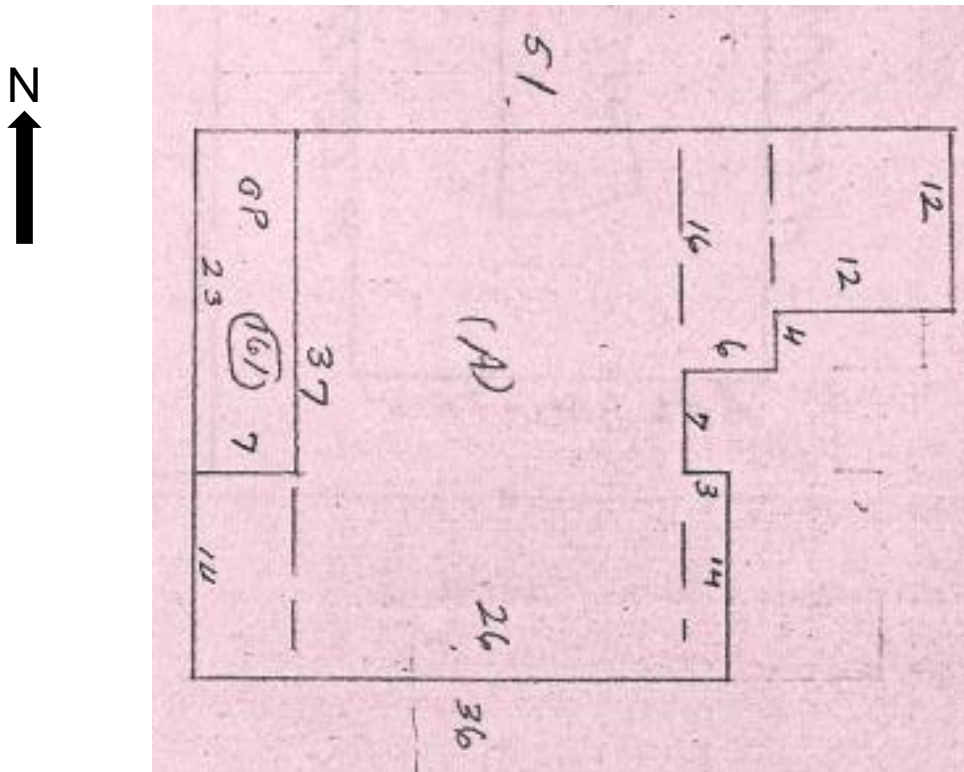


Non-historic rear addition/ historic home

Sanborn



Harris County Building Survey – Nov. 30, 1967



HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 2,034

Remaining Amount: 606

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 Allowed: 2,904

Proposed FAR: 2,903

Remaining Amount: 1

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

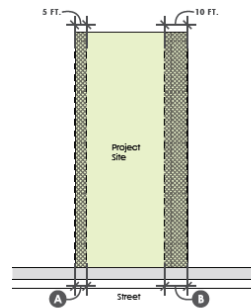
Side Wall Length: 23' 3"

Inset Length: 12' 15-3/4"

Inset on North side: 2'

Inset on South side: 3' 6-1/2"

Side Setbacks (Addition and New Construction)



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

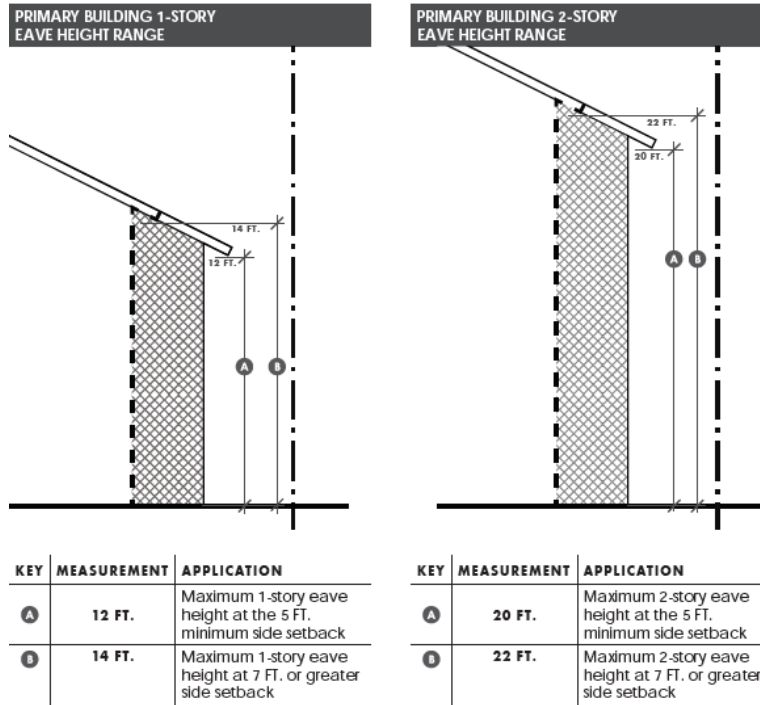
Proposed side setback (1): 7' 6-1/2"

Proposed side setback (2): 7' 5-1/2"

Cumulative side setback: 15'



Eave Height (Addition and New Construction)



Proposed eave height: 22'



Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 11'

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2' 5-1/2"

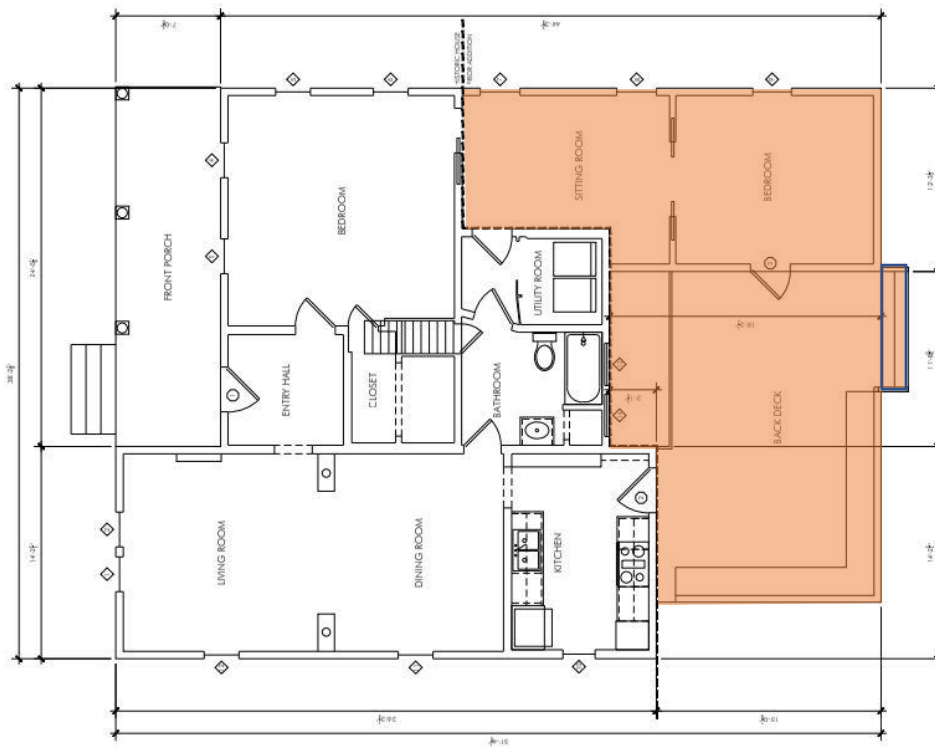
Proposed first floor plate height: 9' 10-1/2"

Proposed second floor plate height: 8' 8"

The following measurable standards are not applicable to this project:

- Front Setbacks
- Rear Setbacks

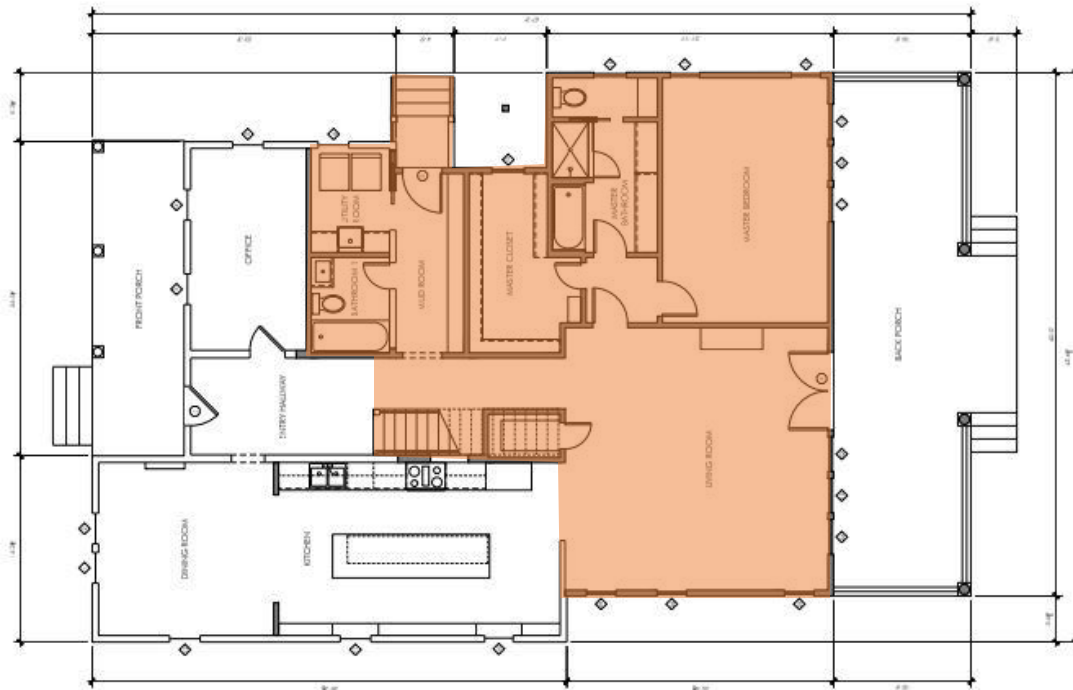
Existing Floor Plan



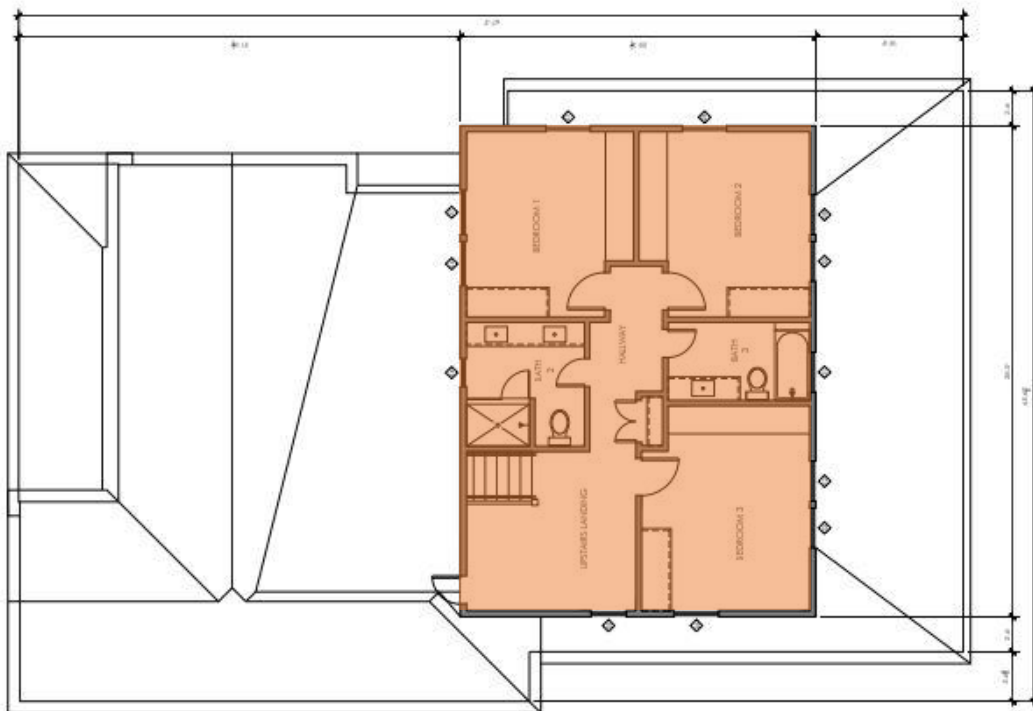
Demolition Plan – Non-historic Rear Addition



Proposed First Floor Plan



Proposed Second Floor Plan



Existing Front (West) Elevation



Proposed Front (West) Elevation



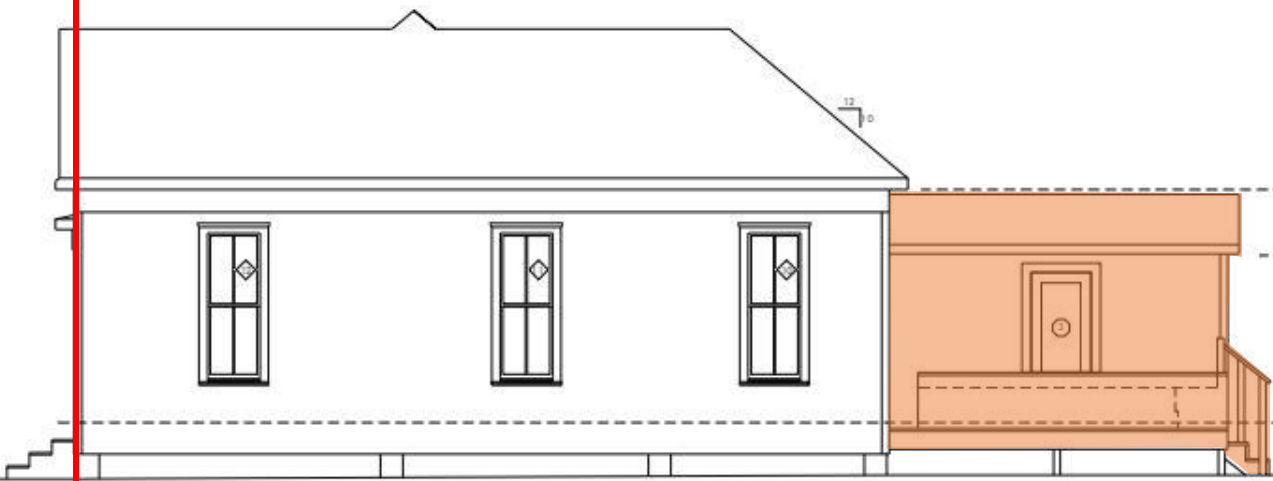
Existing North Elevation



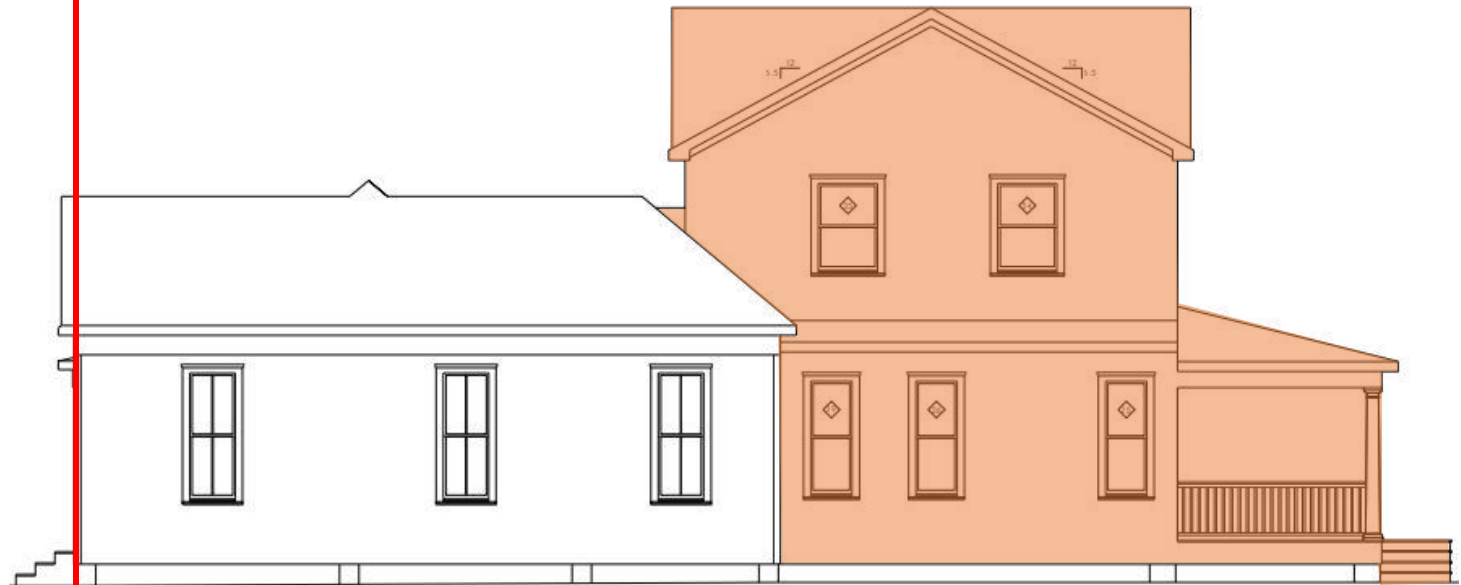
Proposed North Elevation



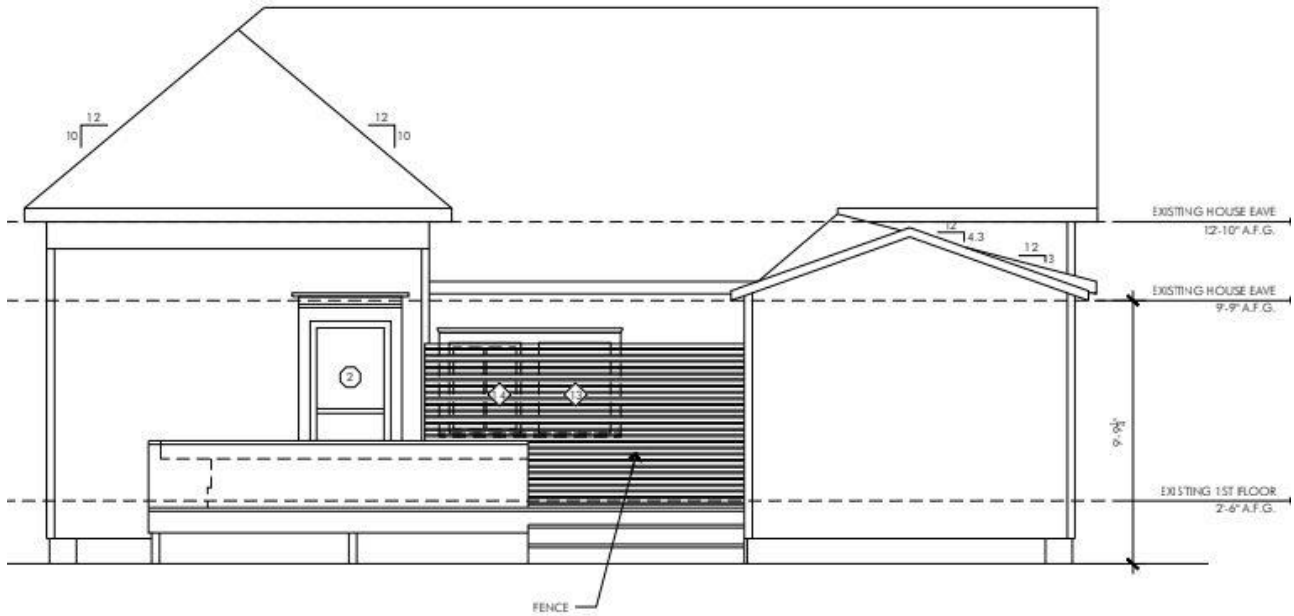
Existing South Elevation



Proposed South Elevation



Existing Rear (East) Elevation



Proposed Rear (East) Elevation



3D Rendering – Right Front Corner



3D Rendering – Right Front Corner



3D Rendering – Front

