

CERTIFICATE OF APPROPRIATENESS

Application Date: May 6, 2025

Applicant: Mark Schatz, agent, Tyler/Mary Chase, owner

Property: 625 Cortlandt Street, lot 6, tracts 5 & 7A, block 278, Houston Heights Subdivision. The property includes a historic 1,649 square foot, one-story wood frame single-family residence and a detached garage situated on a 10,560 square foot (80' x 132') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the Houston Heights South Historic District.

Proposal: Alteration: Addition

The applicant proposes to:

- Construct a one-story 382 square foot addition to the side of the home.
- Construct the addition with a 30" finished floor height.
- Constructed to include a 9'-6" plate height, and a 12'-0" maximum ridge and eave height.
- Have the addition constructed with a modern flat roof.
- Clad the addition with a polycarbonate rainscreen and glass.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

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:

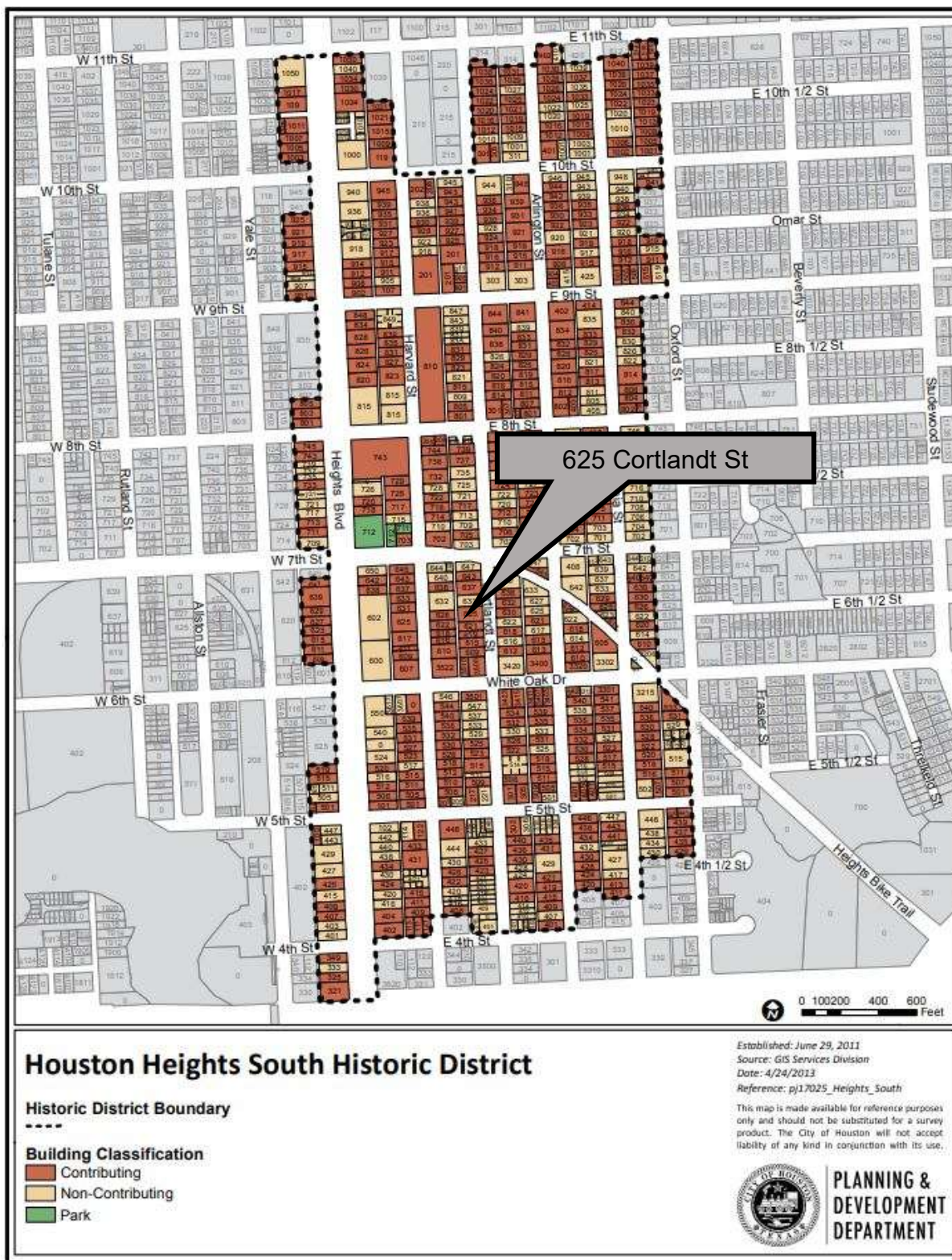
S	D	NA		S - satisfies	D - does not satisfy	NA - not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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; <i>The proposed addition's exterior features are not visually compatible with scale materials.</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; <i>The proposed addition is not compatible with scale material and character of the property or the context area.</i>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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. <i>The proposed addition is not compatible with the distance to the property line due to how close the addition is in relation to existing contributing structures in the context area.</i>		

HEIGHTS DESIGN GUIDELINES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
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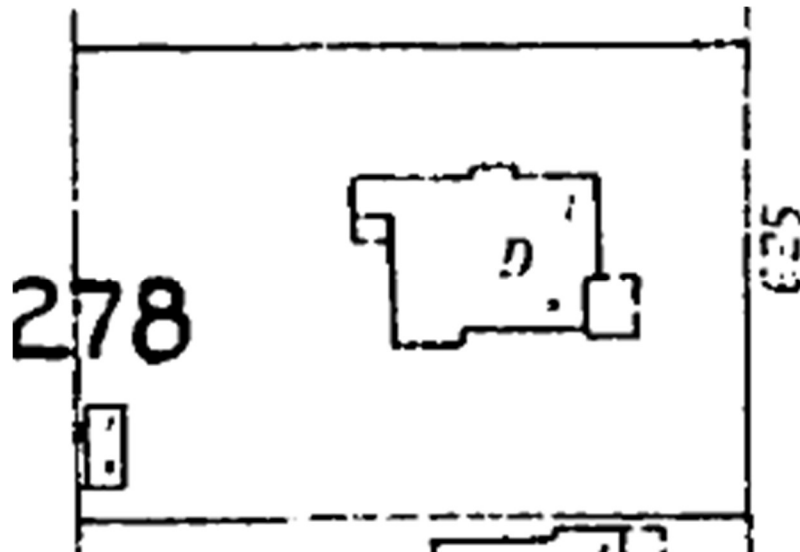
DISTRICT MAP



INVENTORY PHOTO



SANBORN MAP



DRAFT

CURRENT PHOTOS







DRAFT

HEIGHTS 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: 10,560 sq ft

Max. Allowed: 4,013 sq ft

Proposed Lot Coverage: 2,034 sq ft

Remaining Amount: 1,979 sq ft

☒ ☐ ☐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: 10,560 sq ft

Max. FAR Allowed: 4,214 sq ft

Proposed FAR: 2,034 sq ft

Remaining Amount: 2,190 sq ft

Side Wall Length and Insets (Addition and New Construction)

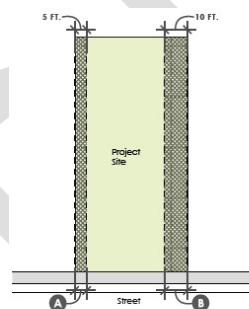
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length: N/A

Inset Length: N/A

Inset on North side: N/A

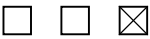
Inset on South side: N/A

Side Setbacks (Addition and New Construction)

Note: This diagram shows just one example of a side setback configuration.

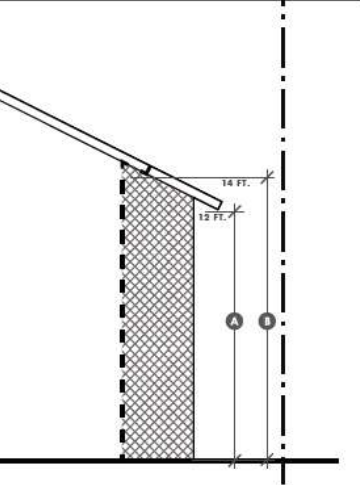
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed south setback (1): 5'-0"Proposed side setback (2): 29'-0"Cumulative side setback: 34'-0"



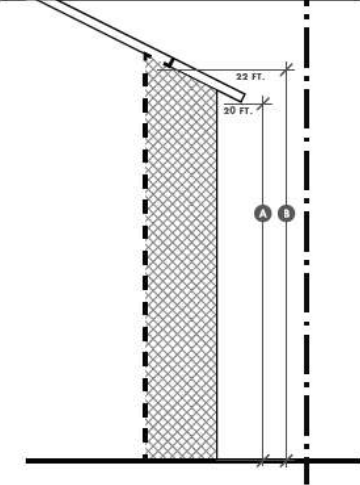
Eave Height (Addition and New Construction)

PRIMARY BUILDING 1-STORY
EAVE HEIGHT RANGE



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

PRIMARY BUILDING 2-STORY
EAVE HEIGHT RANGE

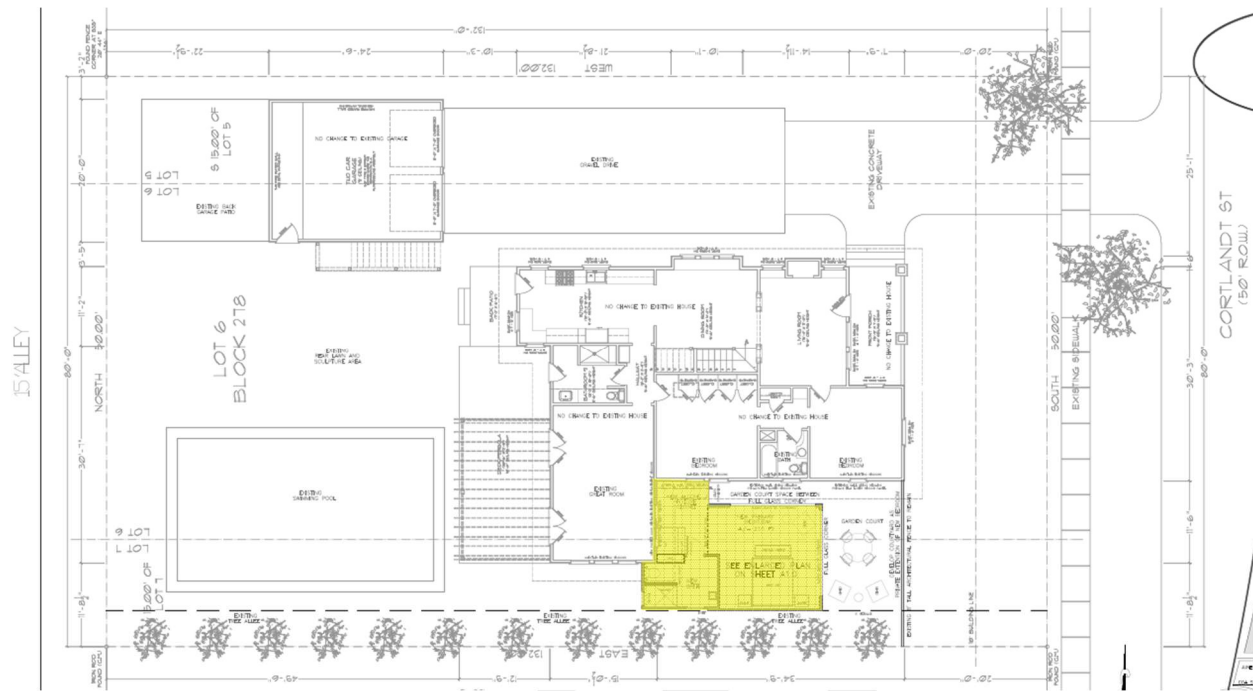


KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 12'-0"

SITE PLAN

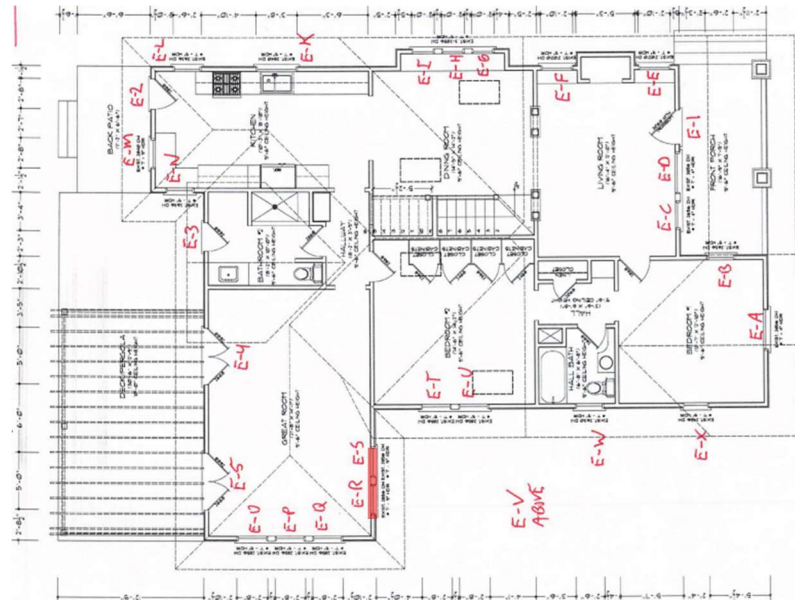
PROPOSED



DESIGN INTENT: NEW ADDITION
IS ESSENTIALLY A GLASS BOX
WHERE THE HISTORIC HOUSE CAN
BE SEEN THRU THE ADDITION:
EXISTING LAP SIDING AND WINDOWS
WILL BE MAINTAINED AND BECOME INTERIOR
FINISHES AT THE ALCOVE CONNECTION POINT:
THE NEW ADDITION IS MORE LIKE A PAVILION
THAN A CONVENTIONAL HOUSE EXTENSION

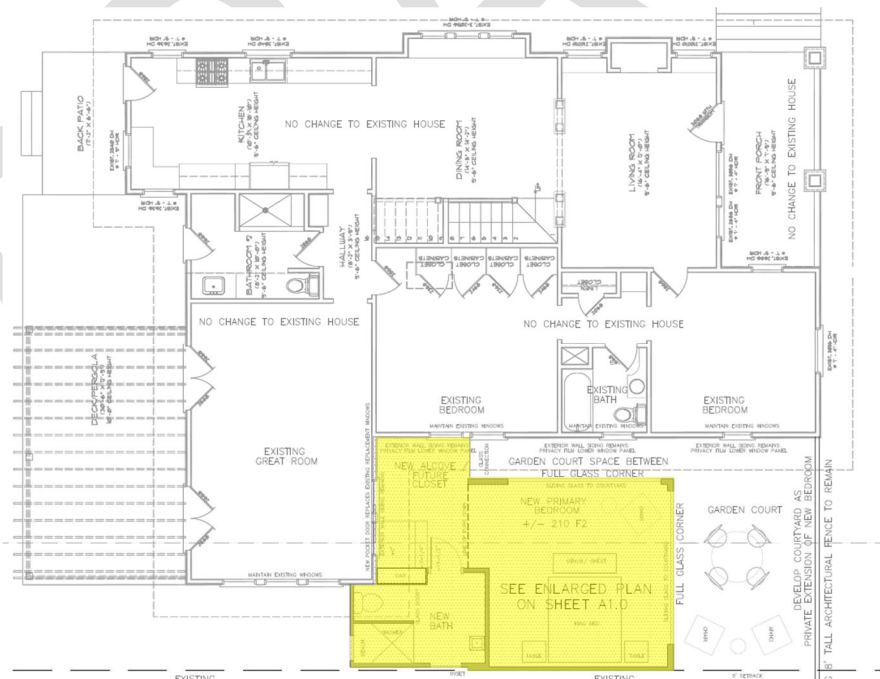
FLOOR PLAN

EXISTING



FLOOR PLAN

PROPOSED



EAST ELEVATION (FRONT)

EXISTING



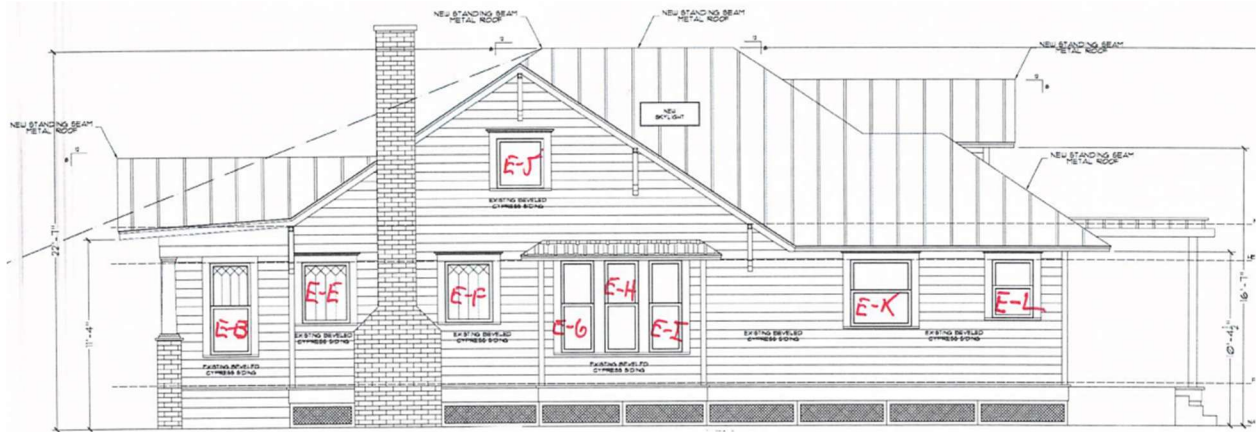
EAST ELEVATION (FRONT)

PROPOSED



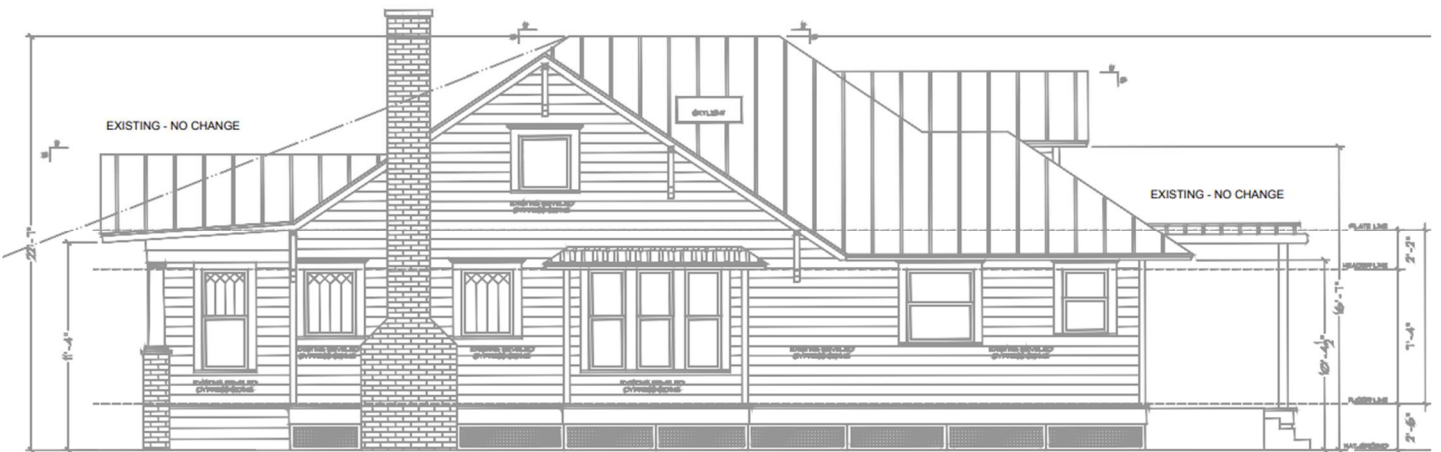
NORTH ELEVATION (SIDE)

EXISTING



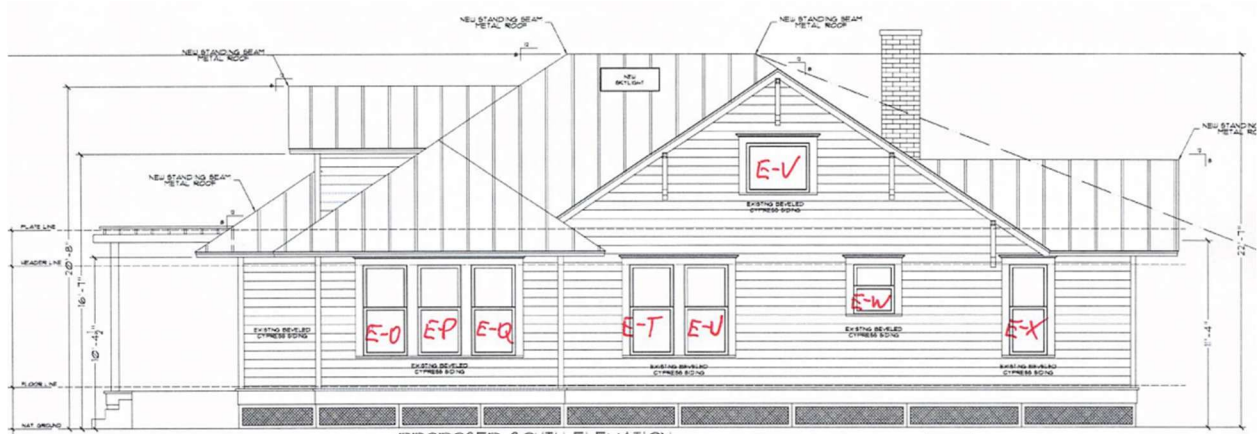
NORTH ELEVATION (SIDE)

PROPOSED



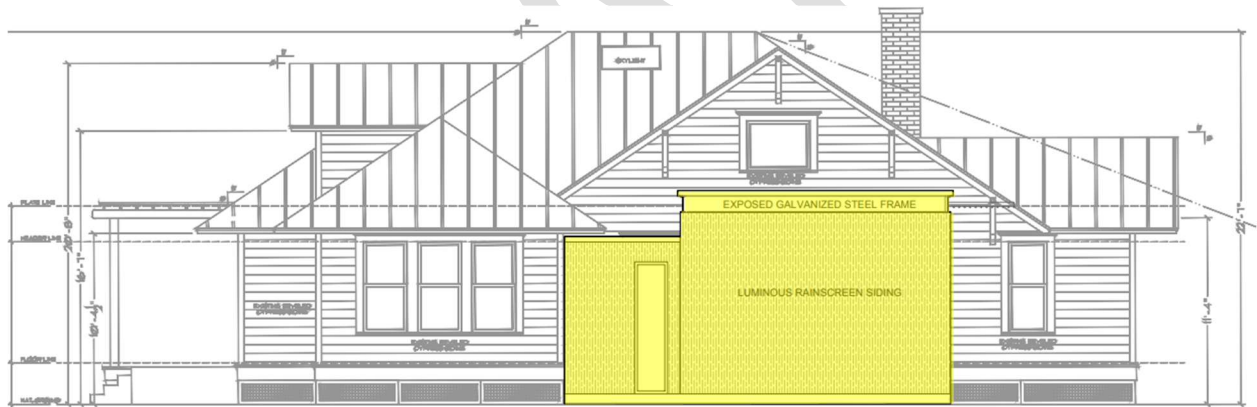
SOUTH ELEVATION (SIDE)

EXISTING



SOUTH ELEVATION (SIDE)

PROPOSED



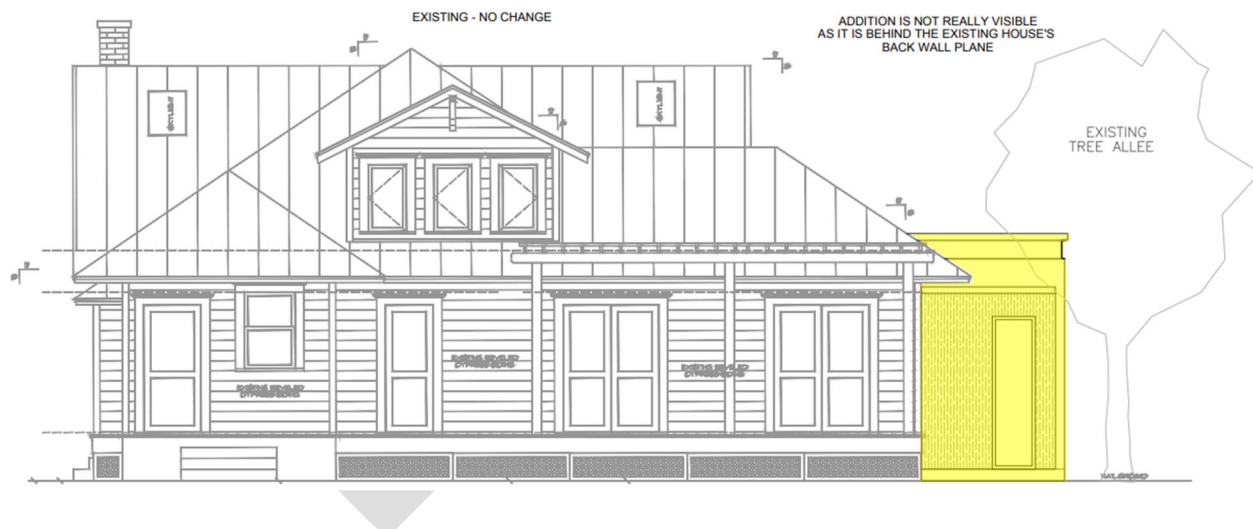
WEST ELEVATION (REAR)

EXISTING



WEST ELEVATION (REAR)

PROPOSED



CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
X-A	WOOD	1/1	DH	38 x 56	RECESSED	REPLACEMENT	YES
X-B	WOOD	pattern/1	DH	30 x 66	INSET	ORIGINAL	YES
X-C	WOOD	pattern/1	DH	30 x 66	INSET	ORIGINAL	YES
X-D	WOOD	pattern/1	DH	44 x 66	INSET	ORIGINAL	YES
X-E	WOOD	pattern/1	FIXED	34 x 34	INSET	ORIGINAL	YES
X-F	WOOD	pattern/1	FIXED	34 x 34	INSET	ORIGINAL	YES
X-G	WOOD	1/1	DH	24 x 66	RECESSED	REPLACEMENT	YES
X-H	WOOD	1/1	DH	24 x 66	RECESSED	REPLACEMENT	YES
see continuation							

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
	NOT APPLICABLE - ALL EXISTING WINDOWS ARE IN VERY REASONABLE CONDITION
	AND HAVE BEEN WELL MAINTAINED

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	Aluminum	FULL	DOOR	144 x 104	RECESSED	RAM INDUSTRIES	SLIDERS
B	Aluminum	FULL	DOOR	144 x 104	RECESSED	RAM INDUSTRIES	SLIDERS
C	Aluminum	FULL	FIXED	42 x 96	RECESSED	RAM INDUSTRIES	
D	Aluminum	FULL	FIXED	30 x 66	RECESSED	RAM INDUSTRIES	
E	Aluminum	FULL	FIXED	30 x 66	RECESSED	RAM INDUSTRIES	
F	Aluminum	FULL	FIXED	84 x 16	RECESSED	RAM INDUSTRIES	CLERESTORY

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

PROPOSED MATERIAL EXAMPLES



