

CERTIFICATE OF APPROPRIATENESS

Applicant: Mike McIntyre, architect; Donna Bennett, owner

Property: 508 Cortlandt Street, Lot 15, Block 288, Houston Heights Subdivision. The property includes a historic 2,700 square foot, one-story wood frame brick veneer commercial building situated on a 6,600 square foot corner lot.

Significance: Contributing, circa 1920, commercial building listed in the Houston Heights South inventory as a Craftsman shop.

Proposal: Alteration

The applicant is proposing to replace the existing composition roof with a standing seam metal roof.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

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

- (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.
The alteration proposed doesn't have any effect on the measurable standards.



PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

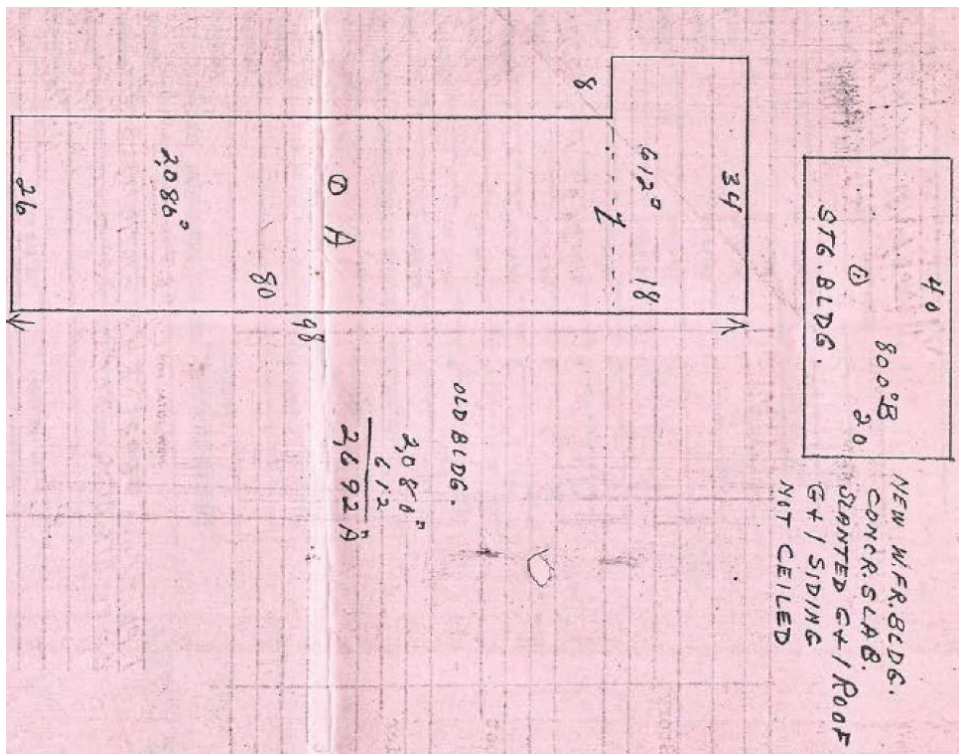
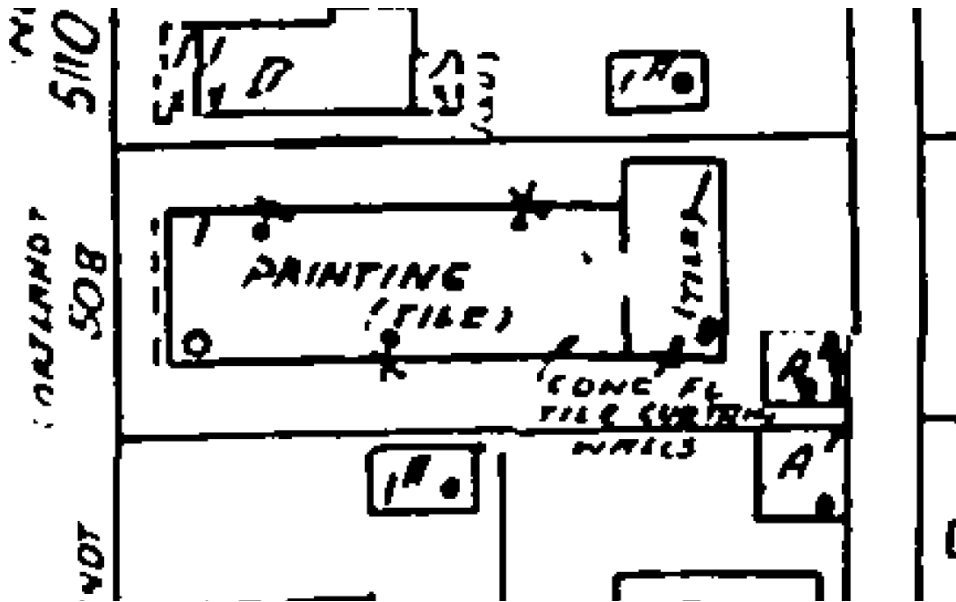
INVENTORY PHOTO



Images Taken by Staff 11/16/2020



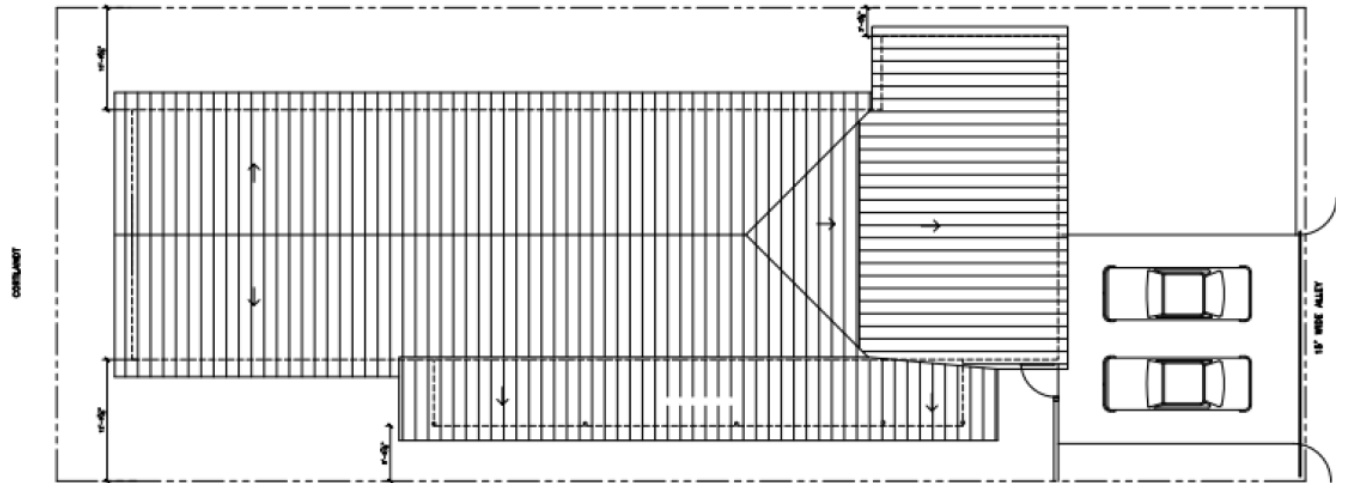
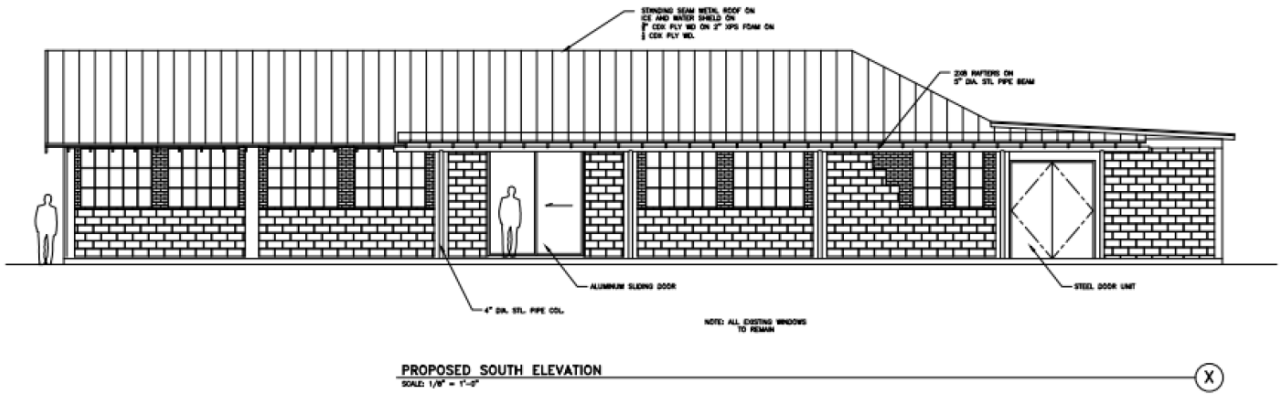
SANBORN MAP & BLA



EXAMPLES OF CONTEXT AREA STRUCTURES WITH METAL ROOFS



PROPOSED ELEVATION AND ROOF



ATTACHMENT A



Residential Pricing Guide





Panels

5V Crimp	2
Slimline®	4

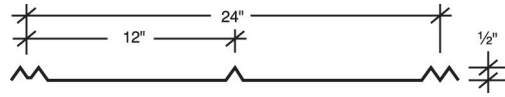
Accessories

Flat Sheets	6
Coils	6
V-Groove Soffit	7
Ridge Caps	7
Roof Jacks	8
Touch-up Paint	9
Insulation	9
Slimline® Rib Cover	9
Closure Strips	10
Tube Sealant	10

Trim

All Trim	11
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5V Crimp

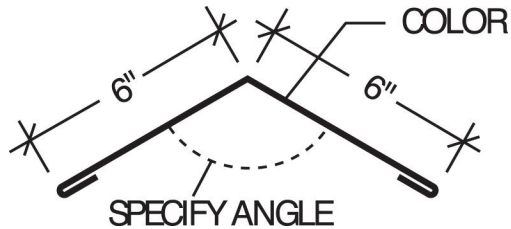


NUMBER OF SQUARE FEET PER PANEL

	0"	1"	2"	3"	4"	5"	6"	7"	8"	9"	10"	11"
1 FT.	2.17	2.35	2.53	2.71	2.90	3.08	3.26	3.44	3.62	3.80	3.98	4.16
2 FT.	4.34	4.52	4.70	4.88	5.06	5.25	5.43	5.61	5.79	5.97	6.15	6.33
3 FT.	6.51	6.69	6.87	7.05	7.24	7.42	7.60	7.78	7.96	8.14	8.32	8.50
4 FT.	8.68	8.86	9.04	9.22	9.40	9.59	9.77	9.95	10.13	10.31	10.49	10.67
5 FT.	10.85	11.03	11.21	11.39	11.58	11.76	11.94	12.12	12.30	12.48	12.66	12.84
6 FT.	13.02	13.20	13.38	13.56	13.75	13.93	14.11	14.29	14.47	14.65	14.83	15.01
7 FT.	15.19	15.37	15.55	15.73	15.92	16.10	16.28	16.46	16.64	16.82	17.00	17.18
8 FT.	17.36	17.54	17.72	17.90	18.09	18.27	18.45	18.63	18.81	18.99	19.17	19.35
9 FT.	19.53	19.71	19.89	20.07	20.26	20.44	20.62	20.80	20.98	21.16	21.34	21.52
10 FT.	21.70	21.88	22.06	22.24	22.43	22.61	22.79	22.97	23.15	23.33	23.51	23.69
11 FT.	23.87	24.05	24.23	24.41	24.60	24.78	24.96	25.14	25.32	25.50	25.68	25.86
12 FT.	26.04	26.22	26.40	26.58	26.77	26.95	27.13	27.31	27.49	27.67	27.85	28.03
13 FT.	28.21	28.39	28.57	28.75	28.94	29.12	29.30	29.48	29.66	29.84	30.02	30.20
14 FT.	30.38	30.56	30.74	30.92	31.11	31.29	31.47	31.65	31.83	32.01	32.19	32.37
15 FT.	32.55	32.73	32.91	33.09	33.28	33.46	33.64	33.82	34.00	34.18	34.36	34.54
16 FT.	34.72	34.90	35.08	35.26	35.45	35.63	35.81	35.99	36.17	36.35	36.53	36.71
17 FT.	36.89	37.07	37.25	37.43	37.62	37.80	37.98	38.16	38.34	38.52	38.70	38.88
18 FT.	39.06	39.24	39.42	39.60	39.79	39.97	40.15	40.33	40.51	40.69	40.87	41.05
19 FT.	41.23	41.41	41.59	41.77	41.96	42.14	42.32	42.50	42.68	42.86	43.04	43.22
20 FT.	43.40	43.58	43.76	43.94	44.13	44.31	44.49	44.67	44.85	45.03	45.21	45.39
21 FT.	45.57	45.75	45.93	46.11	46.30	46.48	46.66	46.84	47.02	47.20	47.38	47.56
22 FT.	47.74	47.92	48.10	48.28	48.47	48.65	48.83	49.01	49.19	49.37	49.55	49.73
23 FT.	49.91	50.09	50.27	50.45	50.64	50.82	51.00	51.18	51.36	51.54	51.72	51.90
24 FT.	52.08	52.26	52.44	52.62	52.81	52.99	53.17	53.35	53.53	53.71	53.89	54.07
25 FT.	54.25	54.43	54.61	54.79	54.98	55.16	55.34	55.52	55.70	55.88	56.06	56.24
26 FT.	56.42	56.60	56.78	56.96	57.15	57.33	57.51	57.69	57.87	58.05	58.23	58.41
27 FT.	58.59	58.77	58.95	59.13	59.32	59.50	59.68	59.86	60.04	60.22	60.40	60.58
28 FT.	60.76	60.94	61.12	61.30	61.49	61.67	61.85	62.03	62.21	62.39	62.57	62.75
29 FT.	62.93	63.11	63.29	63.47	63.66	63.84	64.02	64.20	64.38	64.56	64.74	64.92
30 FT.	65.10	65.28	65.46	65.64	65.82	66.01	66.19	66.37	66.55	66.73	66.91	67.09
31 FT.	67.27	67.45	67.63	67.81	67.99	68.18	68.36	68.54	68.72	68.90	69.08	69.26
32 FT.	69.44	69.62	69.80	69.98	70.16	70.35	70.53	70.71	70.89	71.07	71.25	71.43
33 FT.	71.61	71.79	71.97	72.15	72.33	72.52	72.70	72.88	73.06	73.24	73.42	73.60
34 FT.	73.78	73.96	74.14	74.32	74.51	74.69	74.87	75.05	75.23	75.41	75.59	75.77
35 FT.	75.95	76.13	76.31	76.49	76.68	76.86	77.04	77.22	77.40	77.58	77.76	77.94
36 FT.	78.12	78.30	78.48	78.66	78.85	79.03	79.21	79.39	79.57	79.75	79.93	80.11
37 FT.	80.29	80.47	80.65	80.83	81.01	81.20	81.38	81.56	81.74	81.92	82.10	82.28
38 FT.	82.46	82.64	82.82	83.00	83.18	83.37	83.55	83.73	83.91	84.09	84.27	84.45
39 FT.	84.63	84.81	84.99	85.17	85.35	85.54	85.72	85.90	86.08	86.26	86.44	86.62
40 FT.	86.80	86.98	87.16	87.34	87.53	87.71	87.89	88.07	88.25	88.43	88.61	88.79



Ridge/Hip Flash

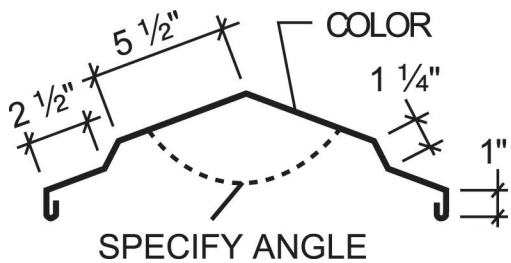


Note:

- Specify roof slope or angle indicated on drawing.
- Specify use for Ridge or Hip

DESCRIPTION					PRICED PER EACH	
PART #	LENGTH	GIRTH	GUAGE	WEIGHT EACH	GALVALUME PLUS®	SIGNATURE® 200
AG-202	10'-6"	13"	29	6.44#	✓	✓
AG-202	10'-2"	13"	26	8.37#	✓	✓
AG-203	20'-2"	13"	29	12.88#	✓	✓
AG-203	20'-2"	13"	26	16.74#	✓	✓

Vented Ridge Flash



Note:

- Specify roof slope or angle indicated on drawing.

DESCRIPTION					PRICED PER EACH	
PART #	LENGTH	GIRTH	GUAGE	WEIGHT EACH	GALVALUME PLUS®	SIGNATURE® 200
AG-207	10'-6"	21 1/2"	29	10.62#	✓	✓
AG-207	10'-2"	21 1/2"	26	13.84#	✓	✓
AG-208	20'-2"	21 1/2"	29	21.24#	✓	✓
AG-208	20'-2"	21 1/2"	26	27.68#	✓	✓