

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Susan Davis, owner

**Property:** 1626 Cortlandt, LT 20 & TR 19A BLK 115 Houston Heights

**Significance:** Contributing Queen Anne Style house in the Houston Heights East Historic District, circa 1917

**Proposal:** Alteration – Addition

Work completed without COA, rough framing of a side addition on the south elevation.

Application

- To remove the rough framed side addition and instead make conditioned space in existing rear facing back porch.
- Proposed alterations to front elevations, see drawings
- House has a mix of vinyl and cementitious siding, residing will be done in smooth cementitious siding.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial and issuance of COR as applied for.

**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

Only impact regarding HDGs is FAR. Proposal will add approx. 392 SF of conditioned space. FAR limit: 9,900 SF x .4 = 3,940. Current main structure is 1,954 per HCAD with a 484 SF detached garage.



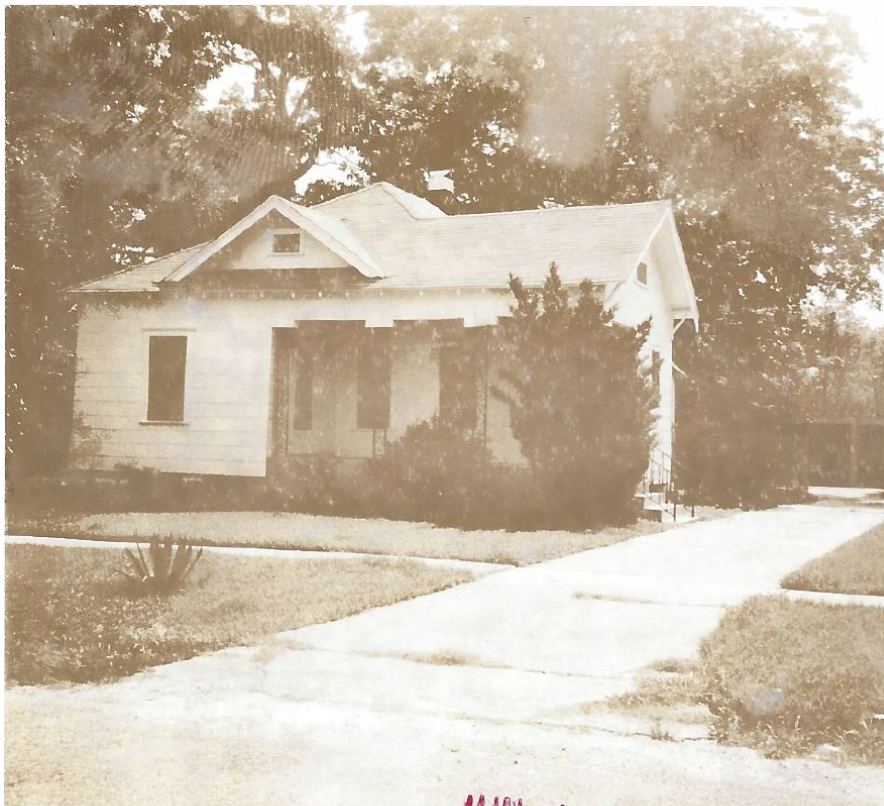
1626 Cortlandt

**Building Classification**

- Contributing
- Non-Contributing
- Park



*Figure 2 - Inventory Photo*



*Figure 1 - Harris County Archive Image*

JUN 15 1978

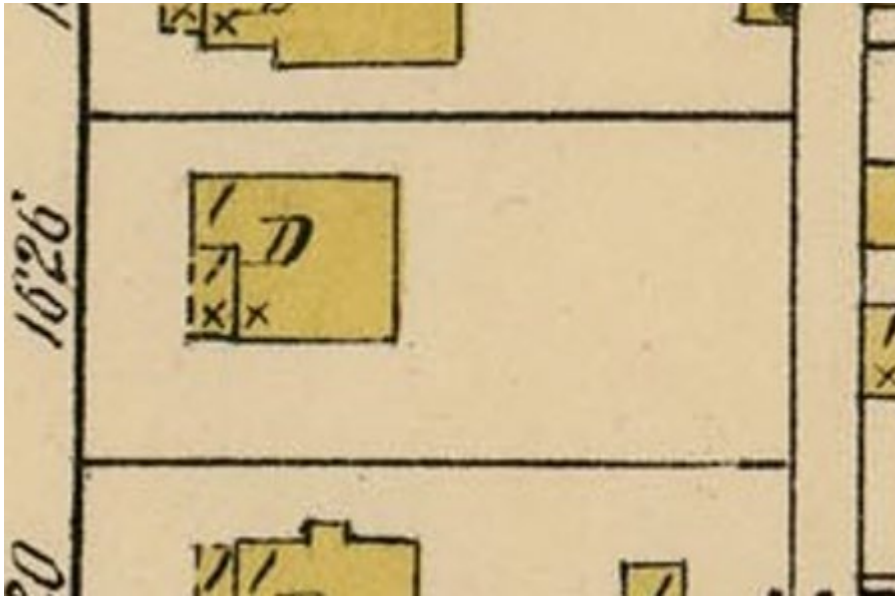


Figure 3- Sanborn 1919

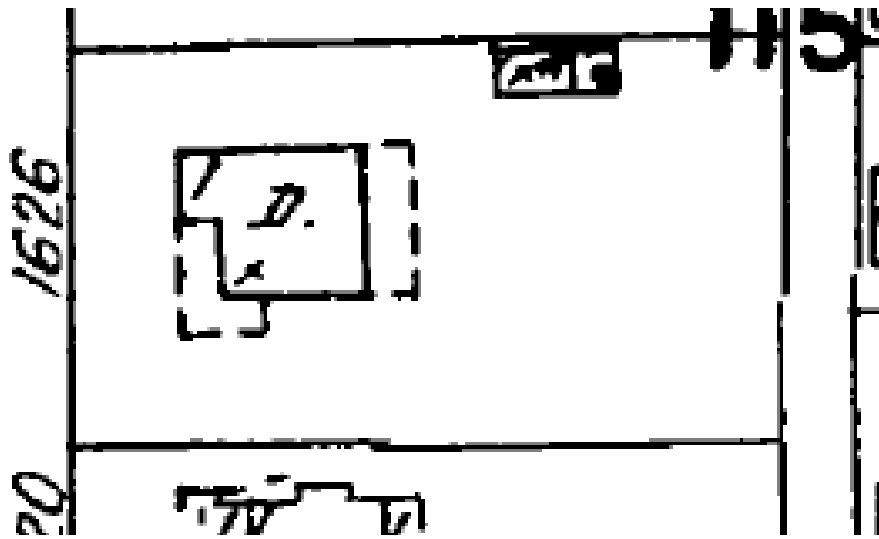
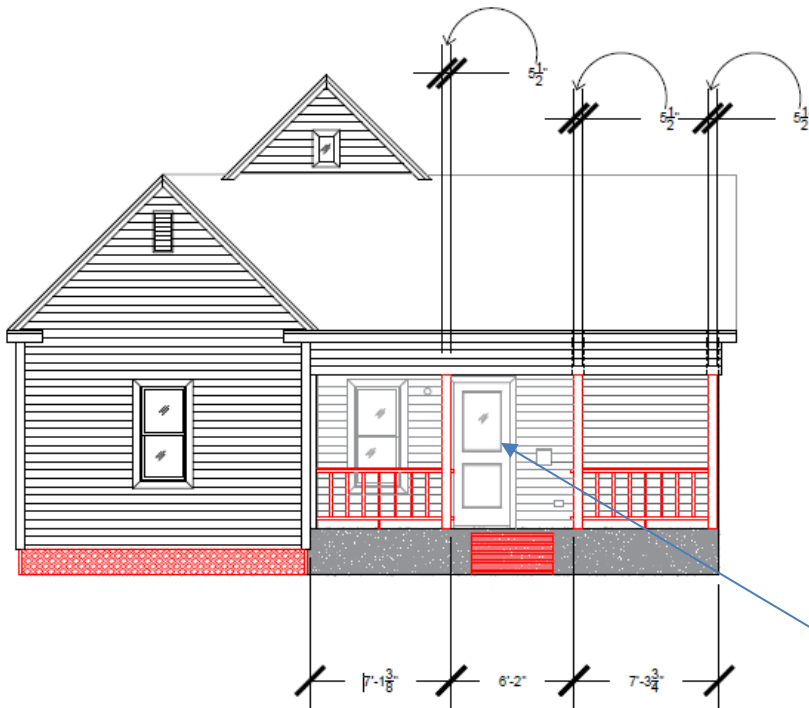


Figure 4 - Sanborn between 1924 and 1951



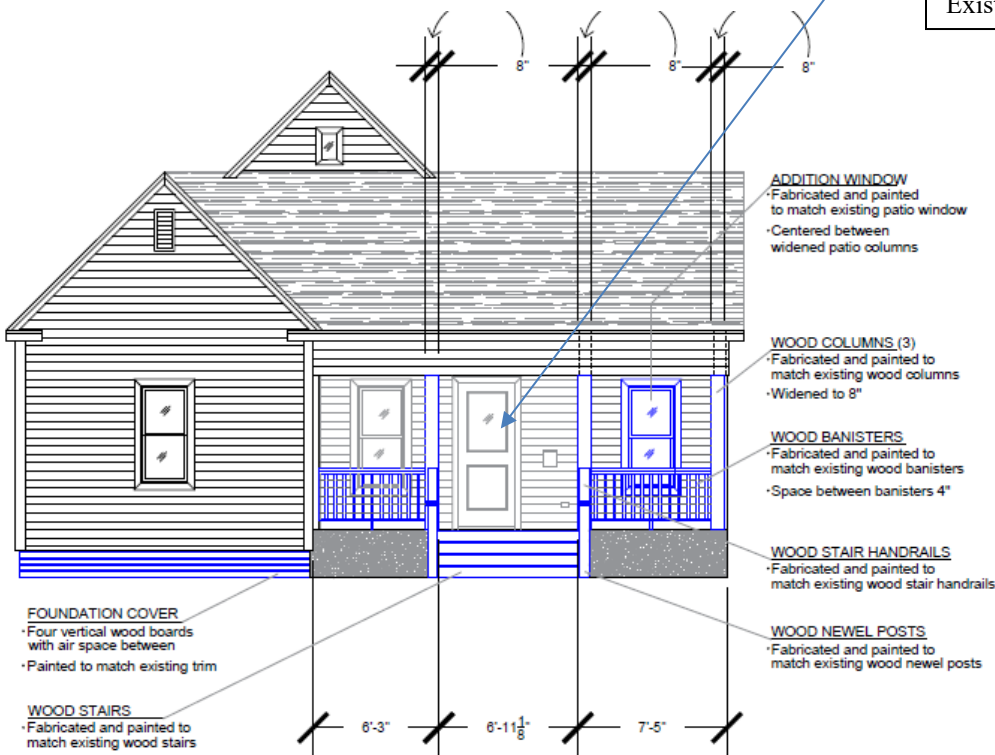
Note: Steps are now sheared off.

XOS

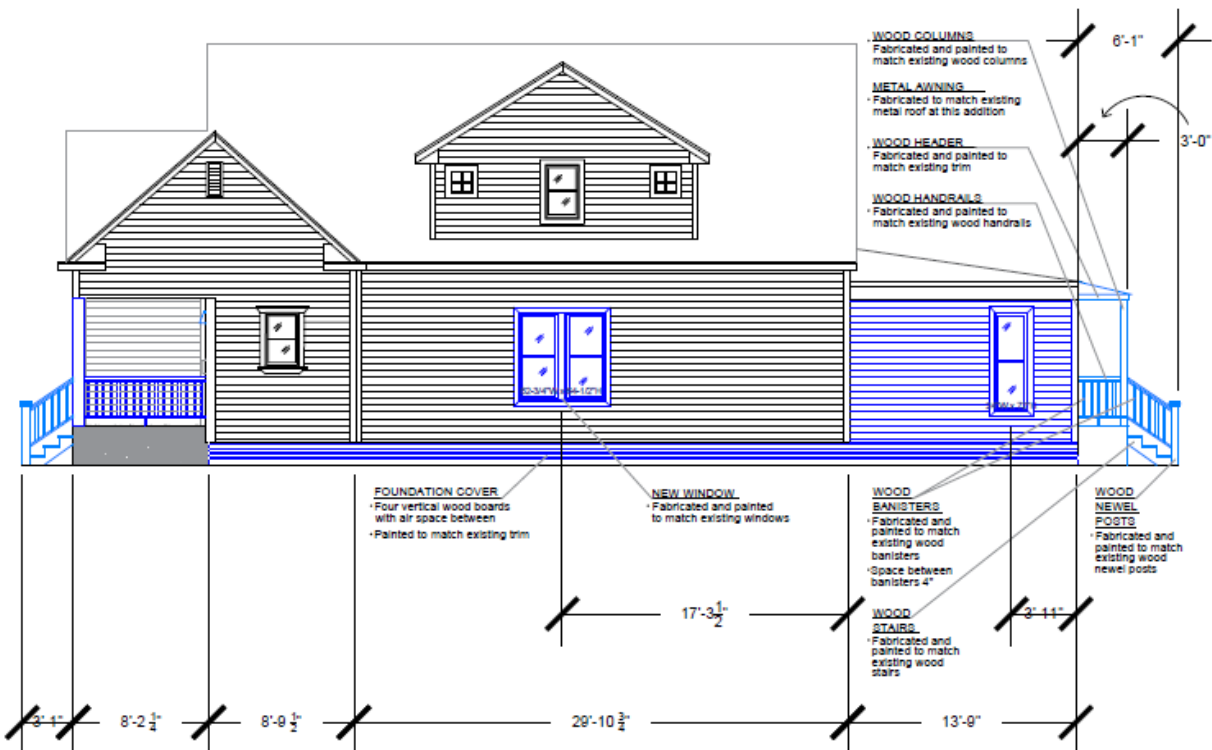
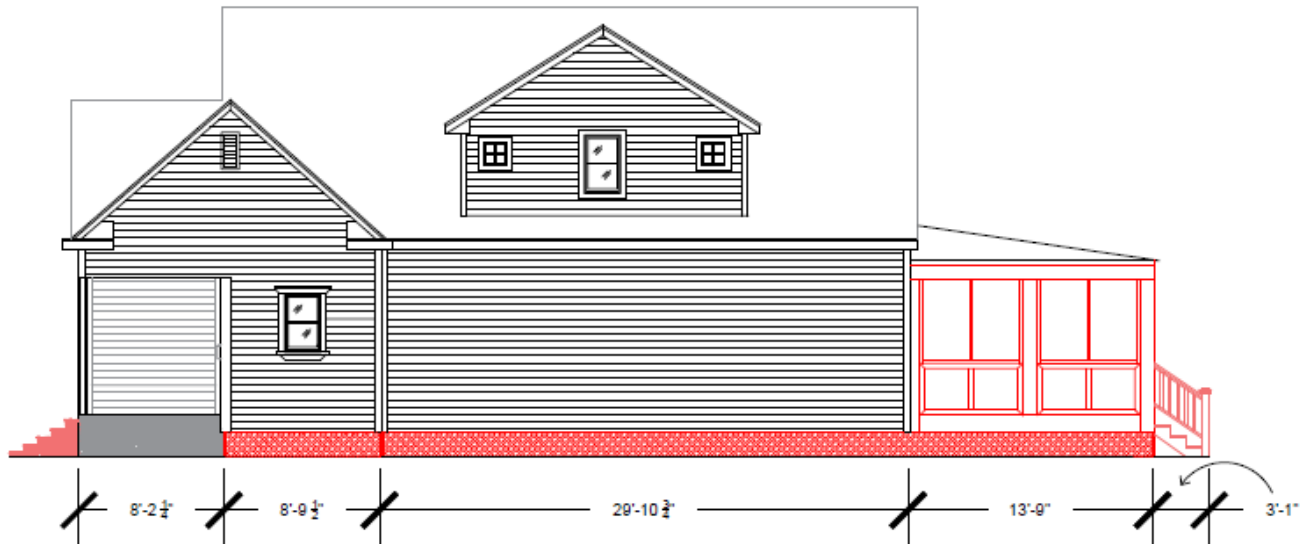


Existing front door to remain

EXISTING WEST ELEVATION (FRONT OF HOUSE)



PROPOSED WEST ELEVATION (FRONT OF HOUSE)

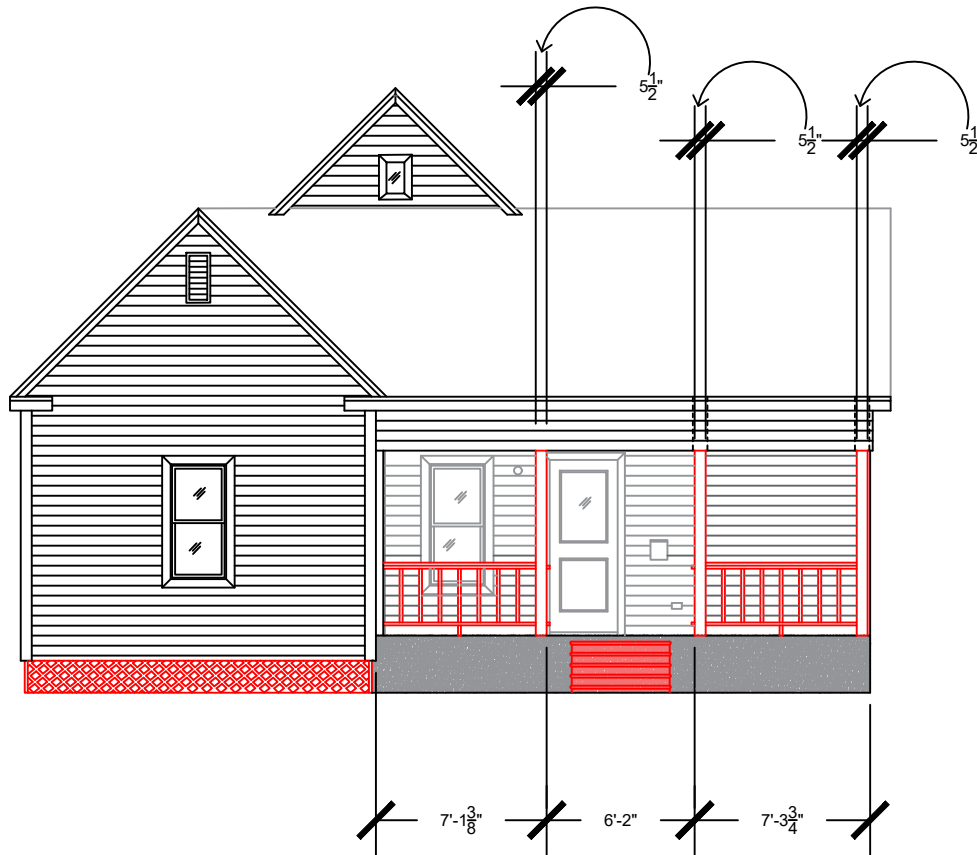






*Figure 5 - These 2 Images Illegal Side Addition to Be Removed*

Please see drawings for additional details



EXISTING WEST ELEVATION (FRONT OF HOUSE)

Natalie Lehman Interior  
Design, LLC  
713-503-0967  
DesignLoft@comcast.net

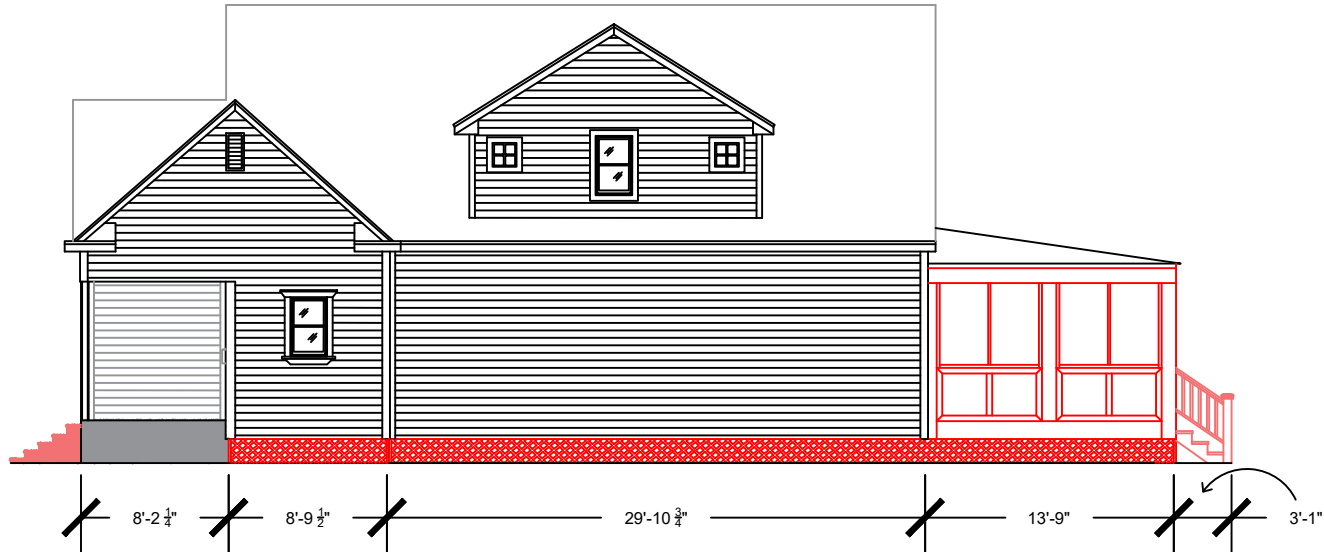
1626 Cortlandt  
Houston, TX 77008  
Susan Davis

Date:  
11/25/2022

Scale:  
1/8" = 1'-0"

Demo shown in red  
Dimensions are  
approximate

Sheet Number:  
I-1



EXISTING SOUTH ELEVATION (DRIVEWAY SIDE OF HOUSE)

Natalie Lehman Interior  
Design, LLC

713-503-0967  
DesignLoft@comcast.net

1626 Cortlandt  
Houston, TX 77008  
Susan Davis

Date:

11/25/2022

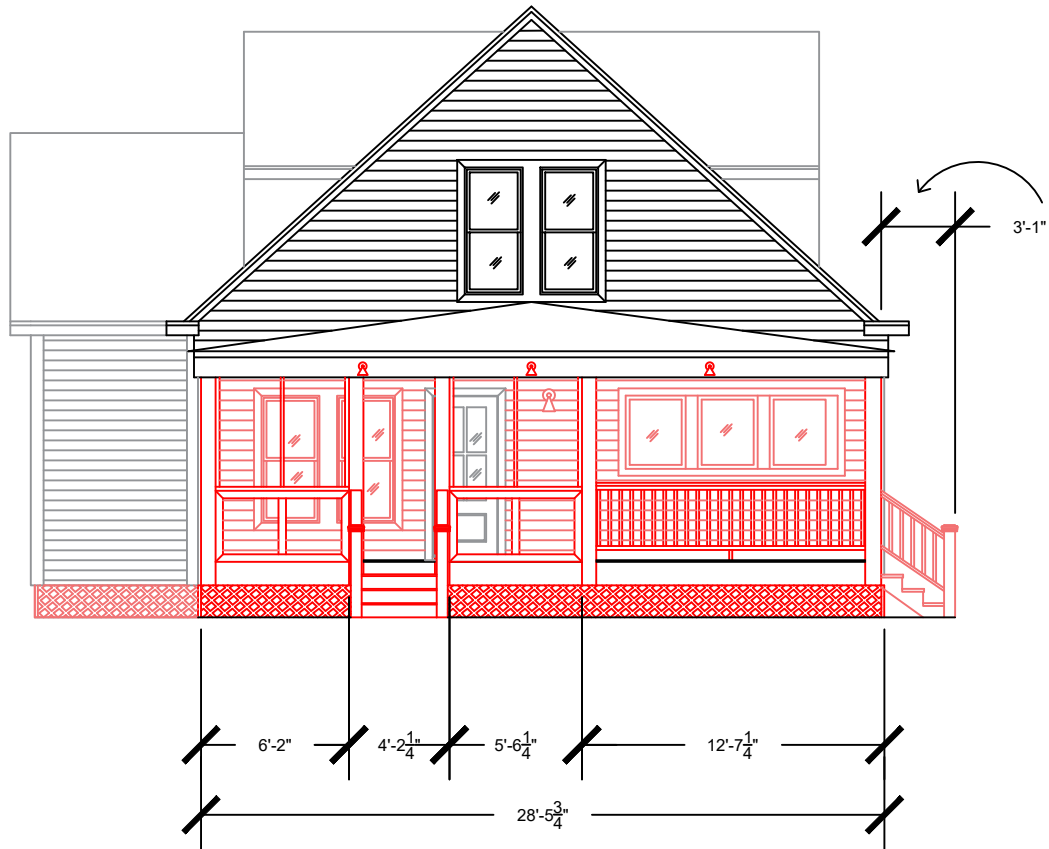
Scale:

3/32" = 1'-0"

Demo shown in red  
Dimensions are  
approximate

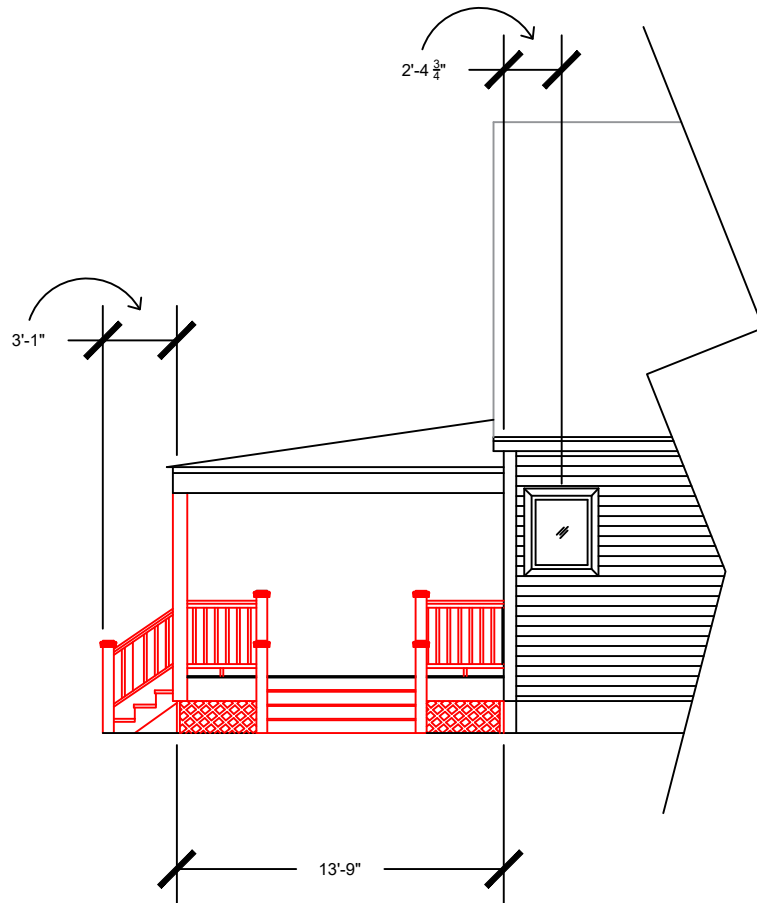
Sheet Number:

I-2



EXISTING EAST ELEVATION (BACK OF HOUSE)

|  |             |
|--|-------------|
| Natalie Lehman Interior<br>Design, LLC<br><br>713-503-0967<br>DesignLoft@comcast.net |             |
| 1626 Cortlandt<br>Houston, TX 77008  | Susan Davis |
| Date:<br>11/25/2022  |             |
| Scale:<br>1/8" = 1'-0"   |             |
| Demo shown in red<br>Dimensions are<br>approximate                                   |             |
| Sheet Number:<br><b>1-3</b>  |             |



EXISTING NORTH ELEVATION

Natalie Lehman Interior  
Design, LLC

713-503-0967  
DesignLoft@comcast.net

1626 Cortlandt  
Houston, TX 77008

Susan Davis

Date:

11/25/2022

Scale:

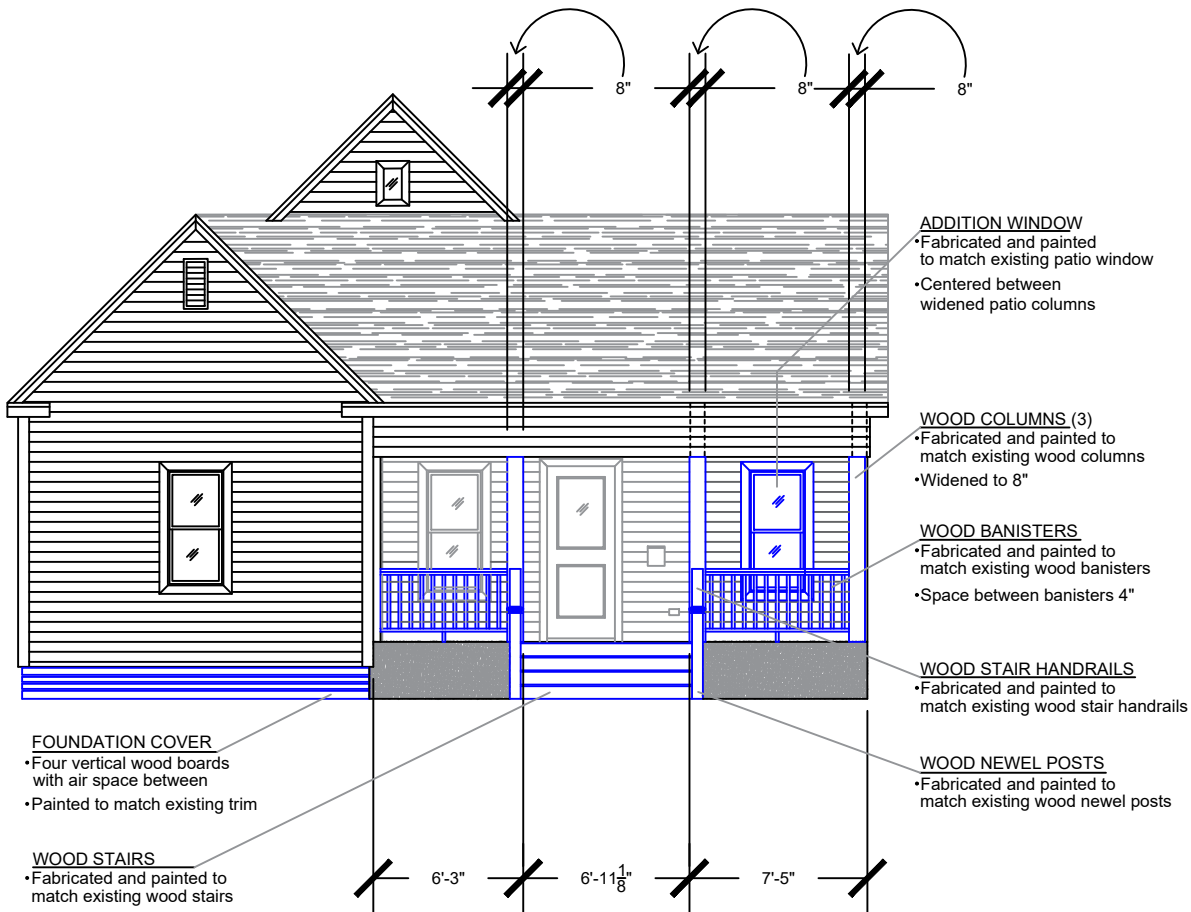
1/8" = 1'-0"

Demo shown in red

Dimensions are  
approximate

Sheet Number:

**I-4**



**PROPOSED WEST ELEVATION (FRONT OF HOUSE)**

Natalie Lehman Interior Design, LLC  
 713-503-0967  
 DesignLoft@comcast.net

1626 Cortlandt  
 Houston, TX 77008  
 Susan Davis

Date:  
 11/25/2022

Scale:  
 1/8" = 1'-0"

Changes shown in blue  
 Dimensions are approximate

Sheet Number:  
 I-5

Natalie Lehman Interior Design, LLC  
 713-503-0967  
 DesignLoft@comcast.net

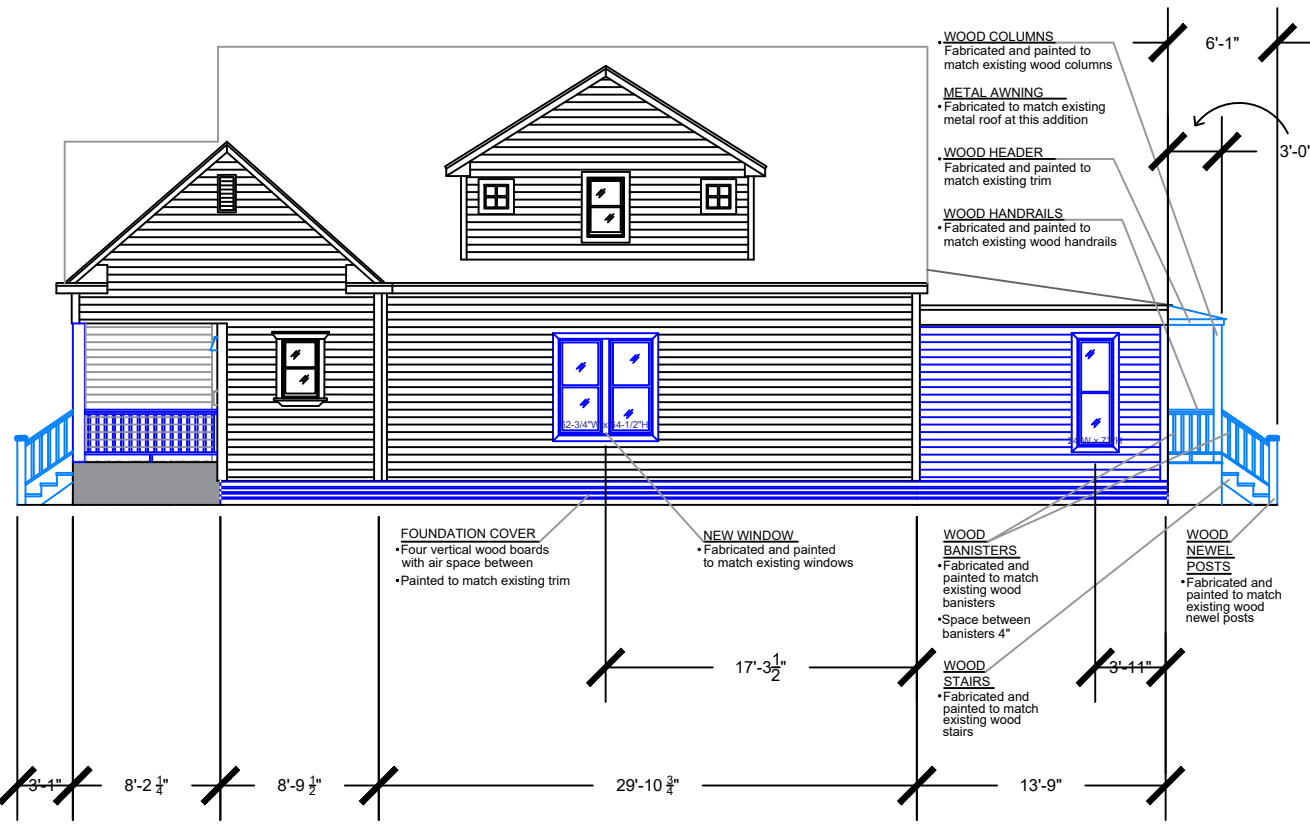
1626 Cortlandt  
 Houston, TX 77008  
 Susan Davis

Date:  
 11/25/2022

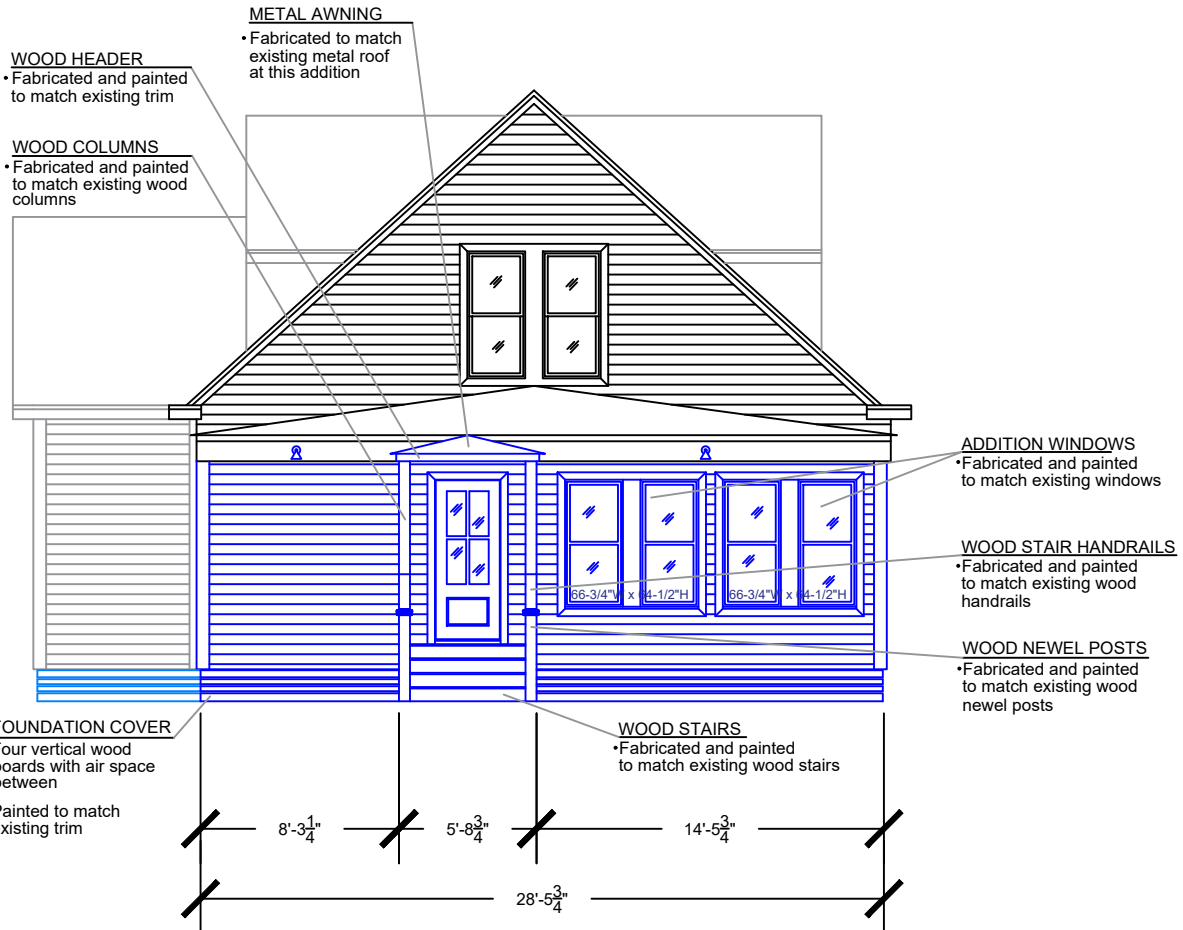
Scale:  
 3/32" = 1'-0"

Changes shown in blue  
 Dimensions are approximate

Sheet Number:  
 I-6



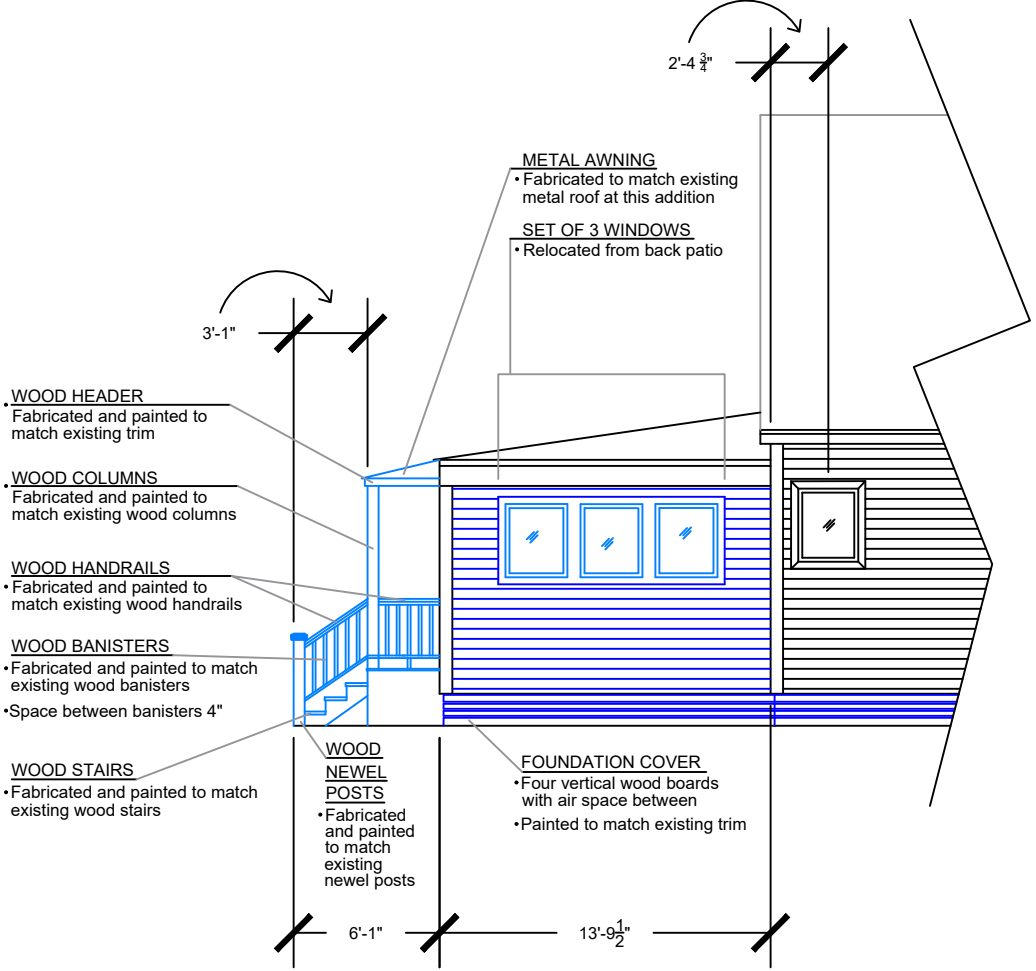
PROPOSED SOUTH ELEVATION (DRIVEWAY SIDE OF HOUSE)



**PROPOSED EAST ELEVATION**

|   |                    |
|---|--------------------|
| Natalie Lehman Interior Design, LLC<br>713-503-0967<br>DesignLoft@comcast.net |                    |
| <b>1626 Cortlandt<br/>Houston, TX 77008</b>                                   | <b>Susan Davis</b> |
| Date:<br>11/25/2022   |                    |
| Scale:<br>1/8" = 1'-0"  |                    |
| Changes shown in blue<br>Dimensions are approximate                           |                    |
| Sheet Number:<br><b>1-7</b>   |                    |





- WOOD HEADER**  
• Fabricated and painted to match existing trim
- WOOD COLUMNS**  
• Fabricated and painted to match existing wood columns
- WOOD HANDRAILS**  
• Fabricated and painted to match existing wood handrails
- WOOD BANISTERS**  
• Fabricated and painted to match existing wood banisters  
• Space between banisters 4"
- WOOD STAIRS**  
• Fabricated and painted to match existing wood stairs

- METAL AWNING**  
• Fabricated to match existing metal roof at this addition
- SET OF 3 WINDOWS**  
• Relocated from back patio

- WOOD NEWEL POSTS**  
• Fabricated and painted to match existing newel posts
- FOUNDATION COVER**  
• Four vertical wood boards with air space between  
• Painted to match existing trim

**PROPOSED NORTH ELEVATION**

Natalie Lehman Interior Design, LLC  
713-503-0967  
DesignLoft@comcast.net

1626 Cortlandt  
Houston, TX 77008  
Susan Davis

Date:  
11/25/2022

Scale:  
1/8" = 1'-0"

Changes shown in blue  
Dimensions are approximate

Sheet Number:  
I-8