

CERTIFICATE OF APPROPRIATENESS

Application Date: February 15th, 2022

Applicant: Casey Roth and Clint Johnson, agents for Gambrill H. Wagner, homeowner.

Property: 1616 Cortlandt Street, Lots 17 & 18, Tracts 16 & 19, Block 115, Houston Heights Subdivision. The property includes a historic 2,622 square foot one and a half story Queen Anne single-family residence situated on a 18,150 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1913, with a detached two-story rear garage and garage apartment located in the Houston Heights East Historic District.

Proposal: Alteration—Applicant proposes build a 2,331 two story rear addition:

- Add 199 square feet to the first floor
- Add 1,142 square feet to the second floor
- Add a 499 square foot screened in porch
- Add a 268 square foot covered porch
 - Both the screened in porch and covered porch have been added to the FAR and Lot Coverage calculations
- The addition will connect to the two-story garage and garage apartment at the roofline only
- Project meets all Measurable Standards including FAR and Lot Coverage
- Proposed addition keeps all four original corners

Public Comment: No public 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.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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: 18,150 sf
 Max Lot Coverage Allowed: 6,897 sf
 Proposed Lot Coverage: 4,313 sf
 Proposed Percentage: 38%
 Remaining Lot Coverage: 2, 584

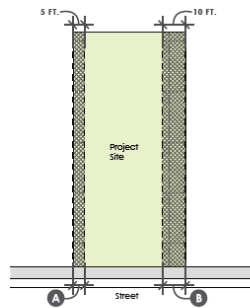
Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 18,150 sf
 Max FAR Allowed: 7,260 sf
 Proposed FAR: 7,256 sf
 Proposed FAR Percentage: 40%
 Remaining FAR: 4 sf



Side Setbacks (Addition and New Construction)



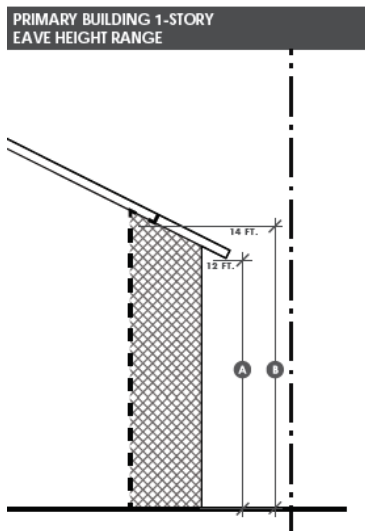
Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	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
	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
	15 FT.	Minimum cumulative side setback for a two-story house

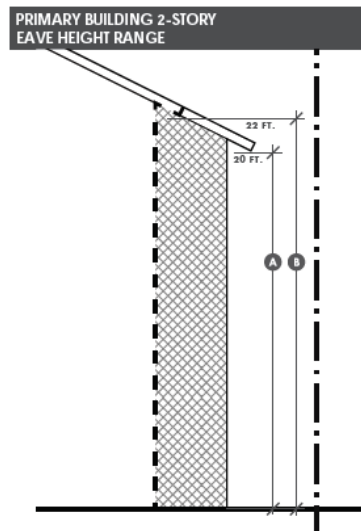
Proposed setback North: 66'-1"
 Proposed setback South: 30'-2"
 Proposed setback East: 32'-9"



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: 22'-4"

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: 1'-11"

Proposed first floor plate height: 11'-2" (existing and proposed; no change)

Proposed second floor plate height: 9'-0"

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'-0"

District Map



1616 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 Photograph



Current Photograph



Photograph of East Elevation (Rear)



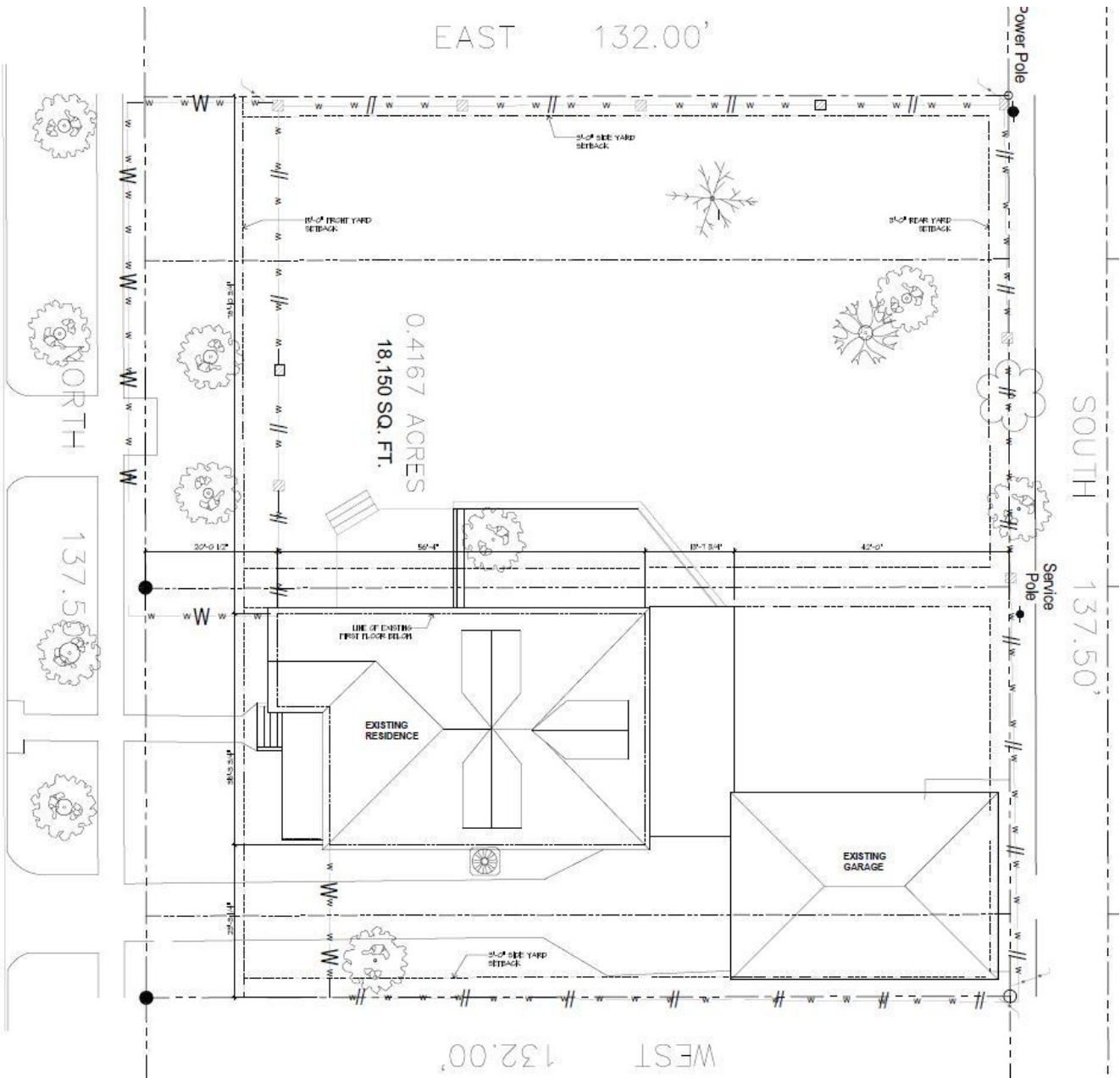
Photograph of South Elevation (Right)



Photograph of North Elevation of Garage/ East Elevation of House

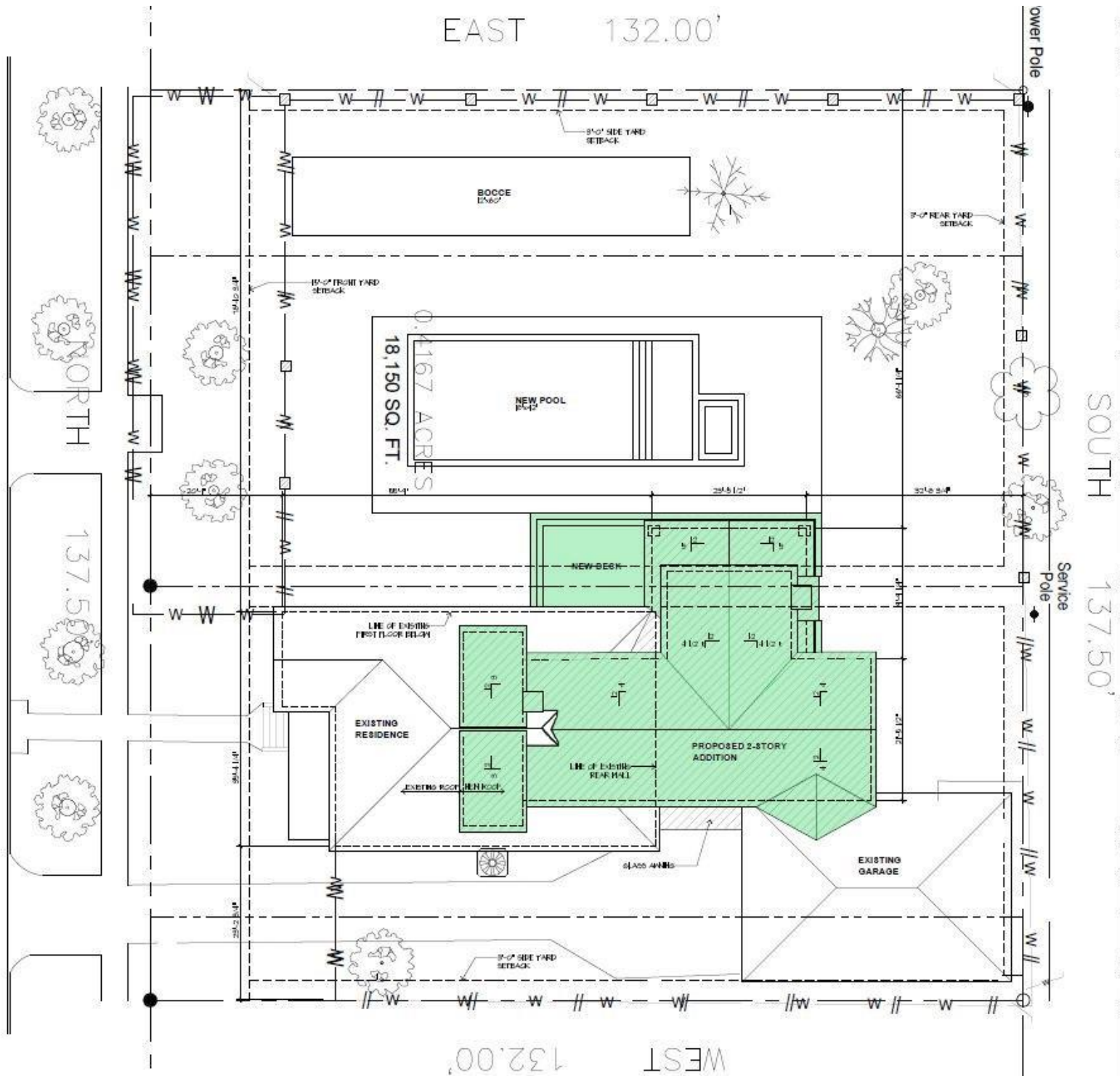


Existing Site Plan

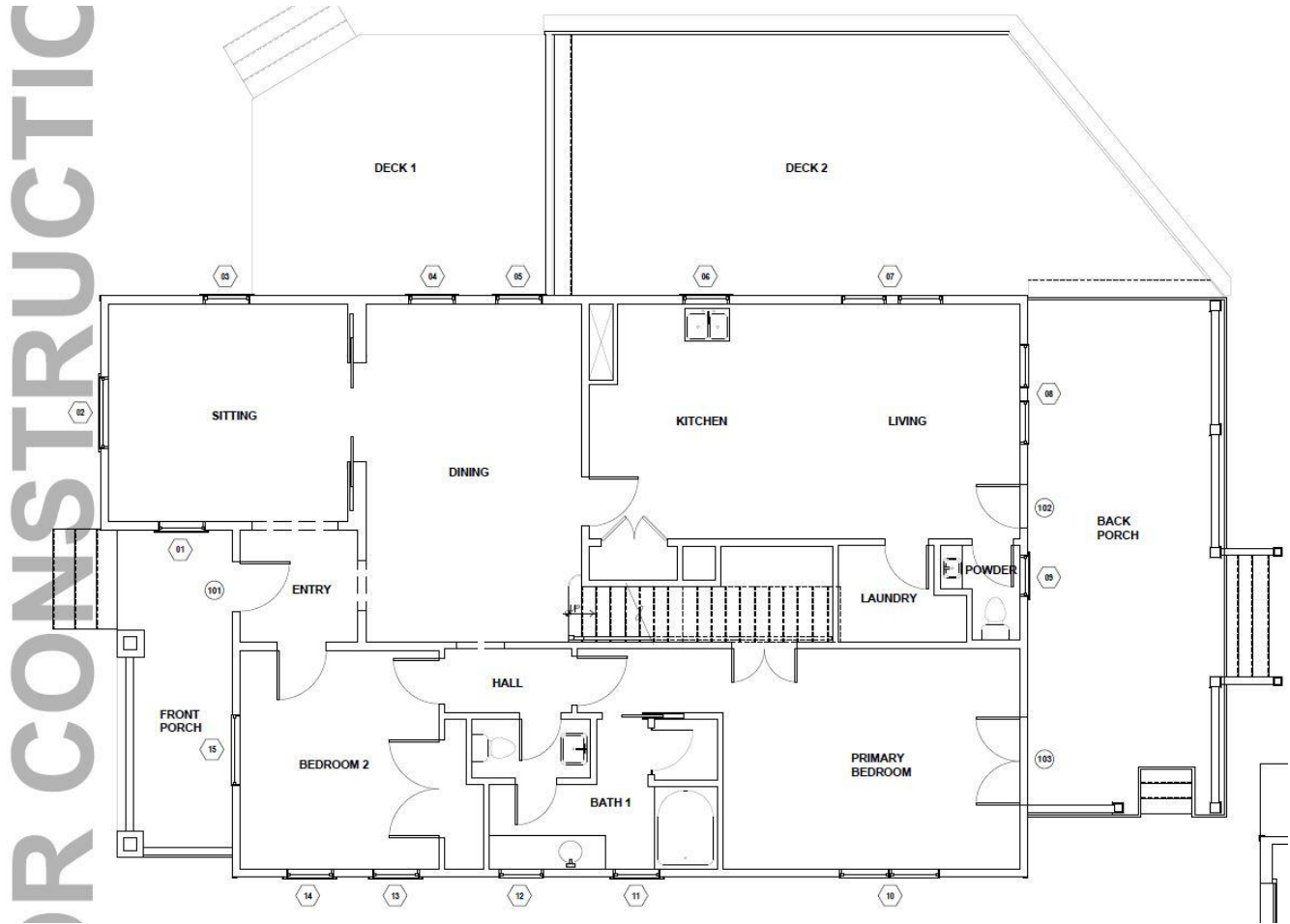


Proposed Site Plan

EAST 132.00'

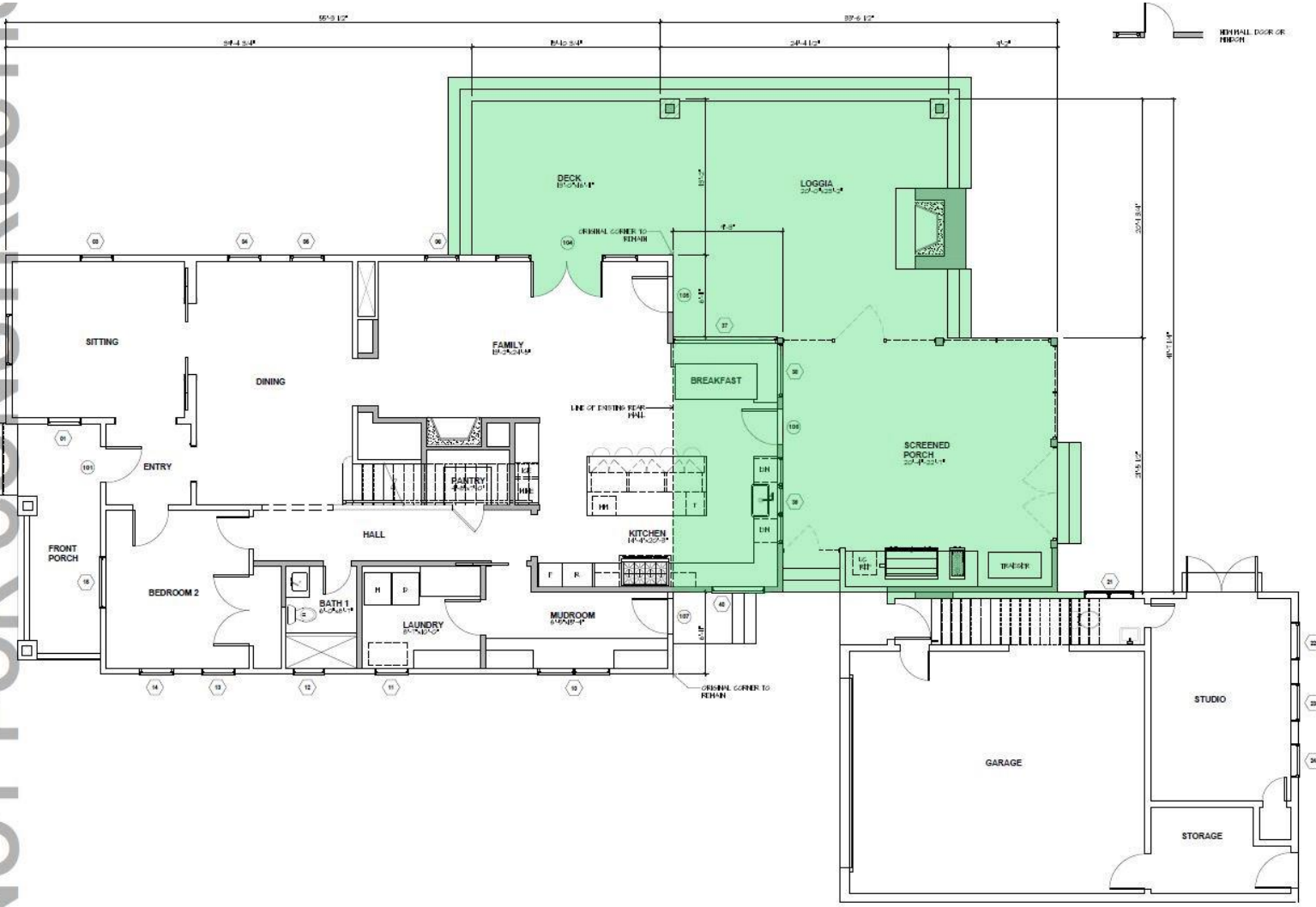


Existing First Floor Plan

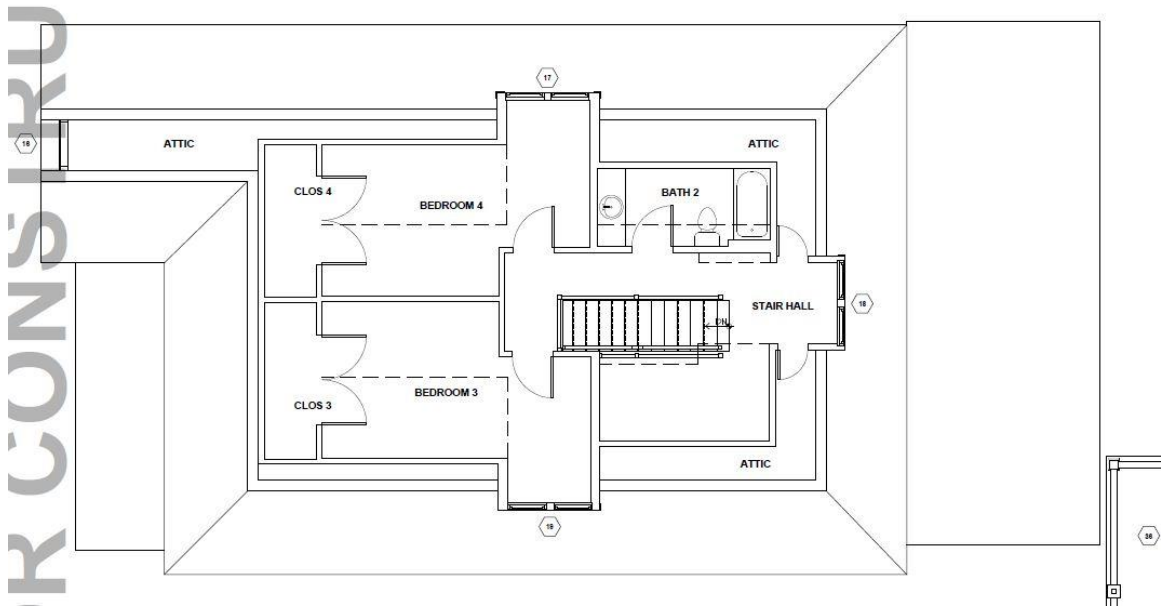


Proposed First Floor Plan

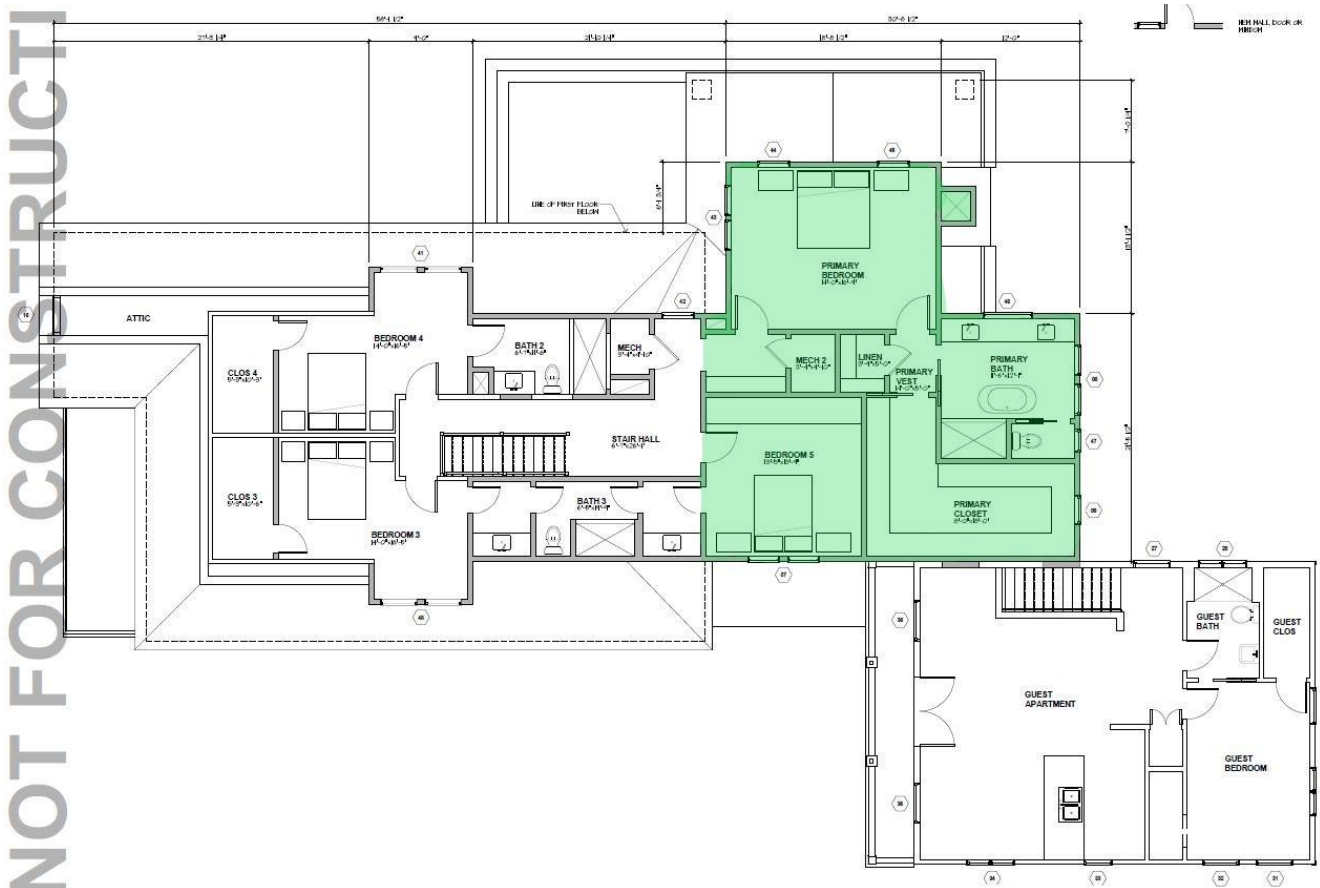
NOT FOR CONSTRUCTION



Existing Second Floor Plan



Proposed Second Floor Plan



Existing West Elevation



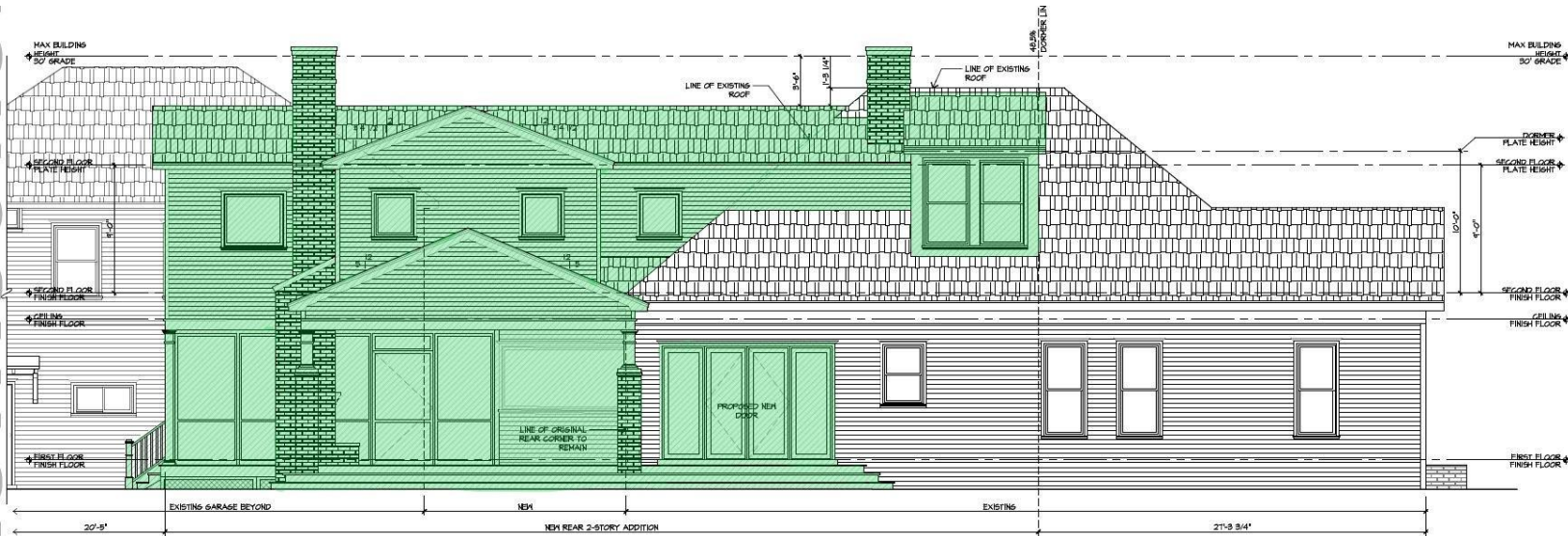
Proposed West Elevation



Existing North Elevation



Proposed North Elevation



Existing South Elevation



Proposed South Elevation



Existing East Elevation



Proposed East Elevation



Existing And Proposed Southwest Views



Existing SW View



Proposed SW View

Existing Northwest View



Proposed Northwest View

