August 14, 2025 HP2025 0209

ITEM E07 1222 Rutland St **Houston Heights West** 

#### CERTIFICATE OF APPROPRIATENESS

Application Date: July 11, 2025

Applicant: Min Hor, owner / Yan Zu, agent

Property: 1222 Rutland Street, Lot 22 & TR 23A Block 184, Houston Heights Subdivision. The property

includes a 1,090 square foot, one-story, wood frame single-family residence situated on a 6,600

(50' x 132') square foot interior lot. The property includes a 900 sq ft detached garage.

Significance: Contributing bungalow style residence, constructed circa 1920, located in the Houston Heights

Historic District West.

**Proposal:** Alteration – Addition:

Construct a 562 square foot one-story addition to the rear of the existing contributing residence totaling 1,652 square feet.

Proposed changes include:

Constructing a 562 sq ft one-story addition at the rear of the home.

- The addition will include a 2'-0" inset to meet side wall length guidelines.
- The roof will be constructed with 30-year high impact shingles to match the existing roof.
- The roof will match the existing roof pitch.
- The installation of one over one inset and recessed vinyl windows.
- The removal of an existing non-original door (at the rear of the property), to be replaced with a window in its location.
- To be constructed with siding to match the contributing structure and materials.

Meets Heights Design Guidelines Measurable standards (see criteria checklist)

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:

The siding on the addition shall be constructed to be different from the existing siding.

The proposed windows must be approved by staff prior to purchase or installation.

HAHC Action: -

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#### **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
$\boxtimes$			(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
$\boxtimes$				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

#### **HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

$\boxtimes$		Maximum Lot Coverage (Addition and New Construction)
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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 sq ft Proposed Lot Coverage: 2,640 sq ft Proposed Percentage: 40%

#### 

5 FT. + + 10 FT.	KEY	MEASUREMENT	APPLICATION
	۵	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
Brokert		5 FT.	Minimum distance between the side wall and the property line
Project Site	0	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
A Street B	0	10 FT.	Minimum cumulative side setback for a one-story house
Note: This diagram shows just one example of a side setback configuration.		15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 63'-0" (North) Proposed side setback (2): 50'-0" (South) Cumulative side setback: 20'-0" 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: 6,600 sq ft Proposed FAR: .44 (1,652 sq ft)

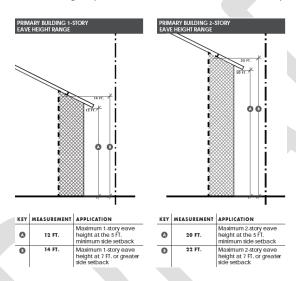
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Side Wall Length and Insets (Addition and New Construction)

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		

Inset depth: 2'-0" Inset length: 18'-6"

Eave Height (Addition and New Construction)



Proposed eave height: 12'-6" (one-story)

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

MEASUREMENT			
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'-8" match existing finished floor Proposed first floor plate height: 9'-4" Proposed second floor plate height: N/A

Existing first floor plate height: 9'-4"

- Porch Eave Height: To Remain
- Front Wall Width and Insets: To Remain
- Front Porch Width and Depth: To Remain

### The following Measurable Standards do not apply:

- Front Setbacks
- Rear Setbacks (significant distance from rear property line)
- Detached Garage Ridge Height



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1222 Rutland St **Houston Heights West** 



#### **PROPERTY LOCATION**

#### HEIGHTS WEST HISTORIC DISTRICT



#### **Building Classification**

Contributing

Non-Contributing

Park

### **INVENTORY PHOTO**

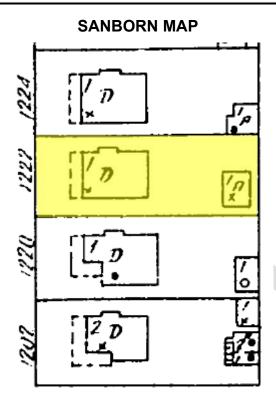


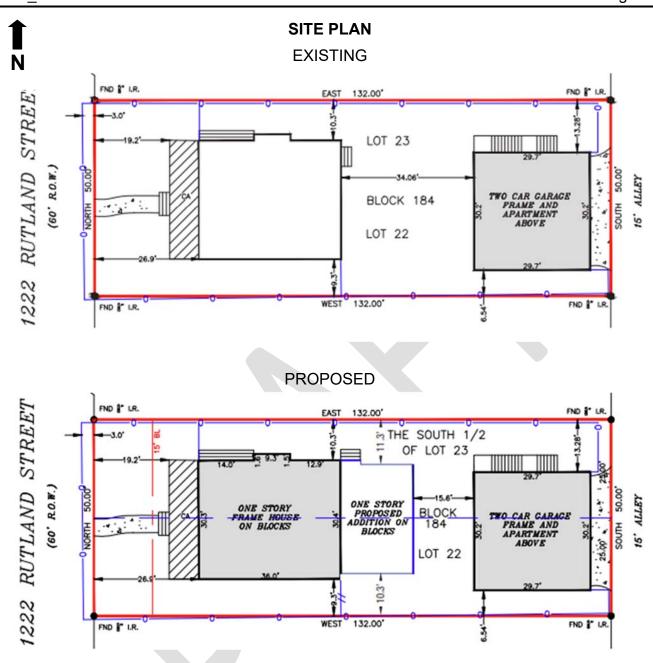
**CURRENT PHOTO** 

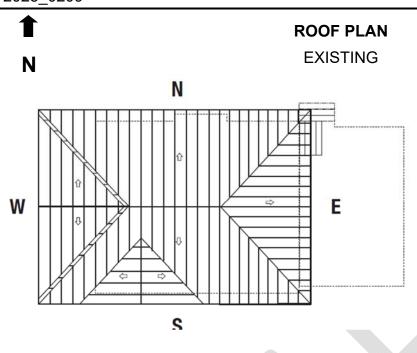


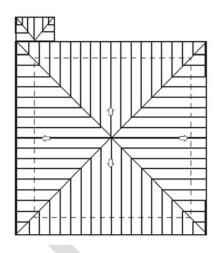
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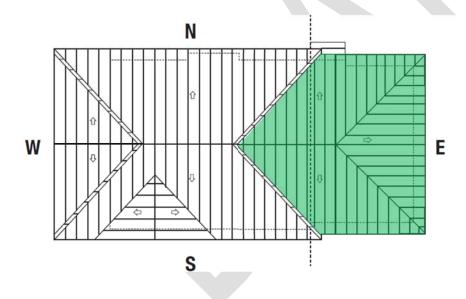


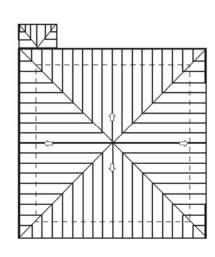












### **FIRST FLOOR PLAN**

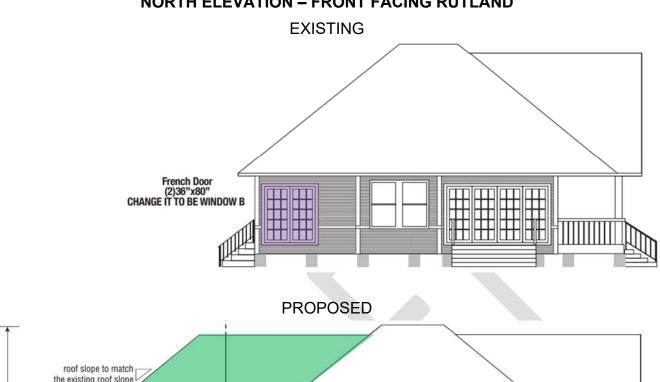
### **EXISTING**

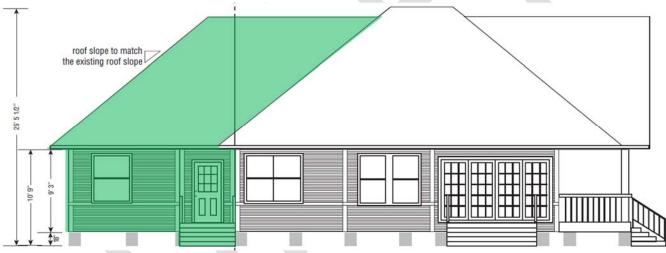


## **PROPOSED**



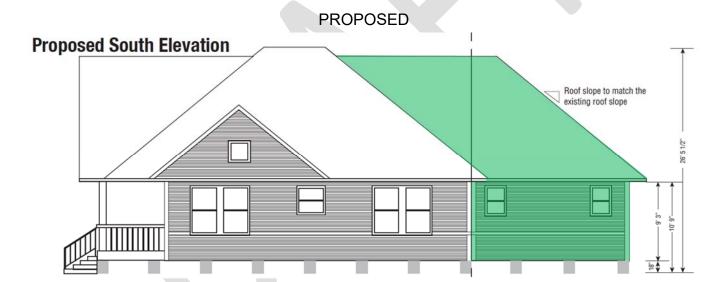
### **NORTH ELEVATION – FRONT FACING RUTLAND**



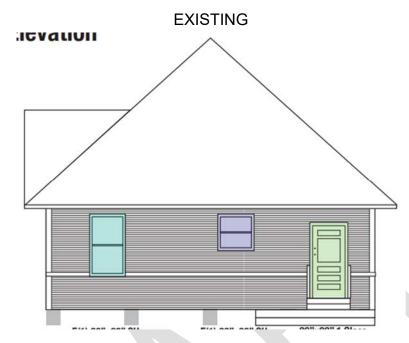


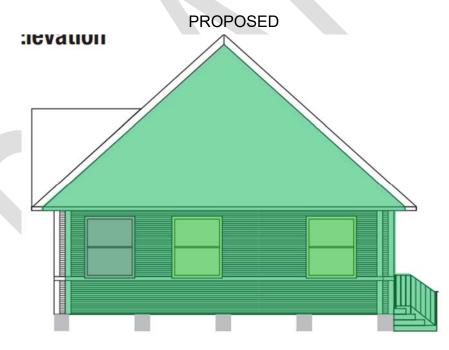
### **SOUTH REAR ELEVATION**





### **EAST SIDE ELEVATION**





#### **WINDOW SCHEDULE**

# **CERTIFICATE OF APPROPRIATENESS**



WINDOW WORKSHEET

	EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/ Replacement	Existing to Remain	
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No	
E	vinyl	1/1	SH	36x68	inset	original	close it to be a war	
F	vinyl	1/1	SH	36x36	inset	original	close it to be a wa	

	DAMAGE TO EXISTING WINDOWS					
Window	Describe Damage					
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken					
n/a						

PROPOSED WINDOW SCHEDULE									
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other		
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem			
A(3)	vinyl	1/1	SH	48" x 60"	inset	Value Windows and Doors			
B(2)	vinyl	1/1	SH	36" x 60"	inset	Value Windows and Doors			
C(2)	vinyl	1/1	SH	24" x 36"	inset	Value Windows and Doors	tempered, obscure		
D(1)	vinyl	1/1	SH	48" x 60"	inset	Value Windows and Doors	tempered, obscure		
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- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

<sup>\*\*\*</sup> Use additional sheets as necessary