

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: -

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
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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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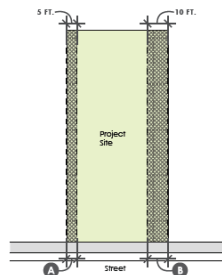
HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**Maximum Lot Coverage (Addition and New Construction)**

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: 6,600 sq ft

Proposed Lot Coverage: 2,640 sq ft

Proposed Percentage: 40%

**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 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

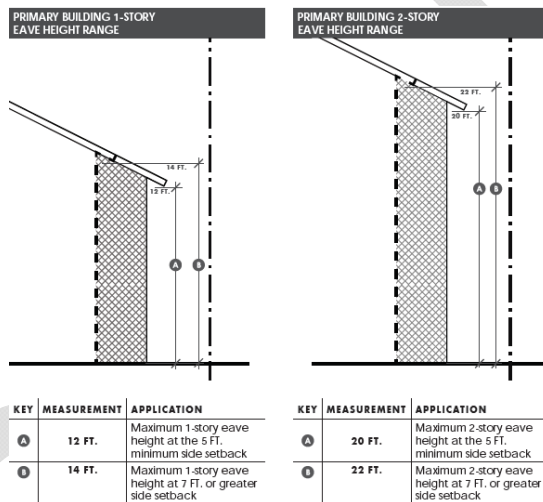
Proposed FAR: .44 (1,652 sq ft)

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	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: 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

DRAFT



PROPERTY LOCATION
HEIGHTS WEST HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

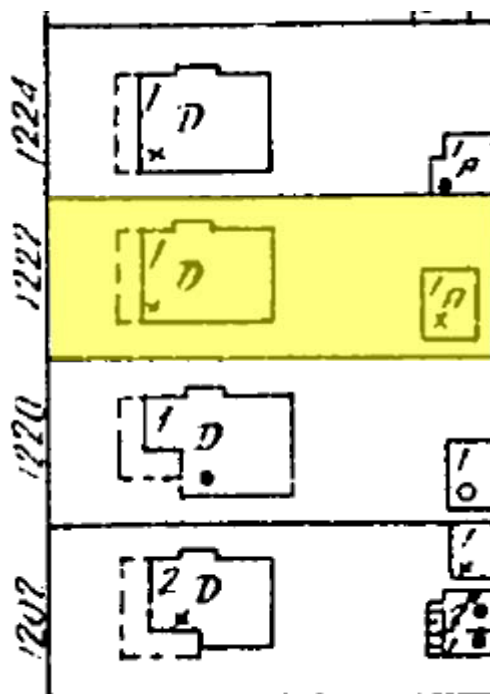


CURRENT PHOTO





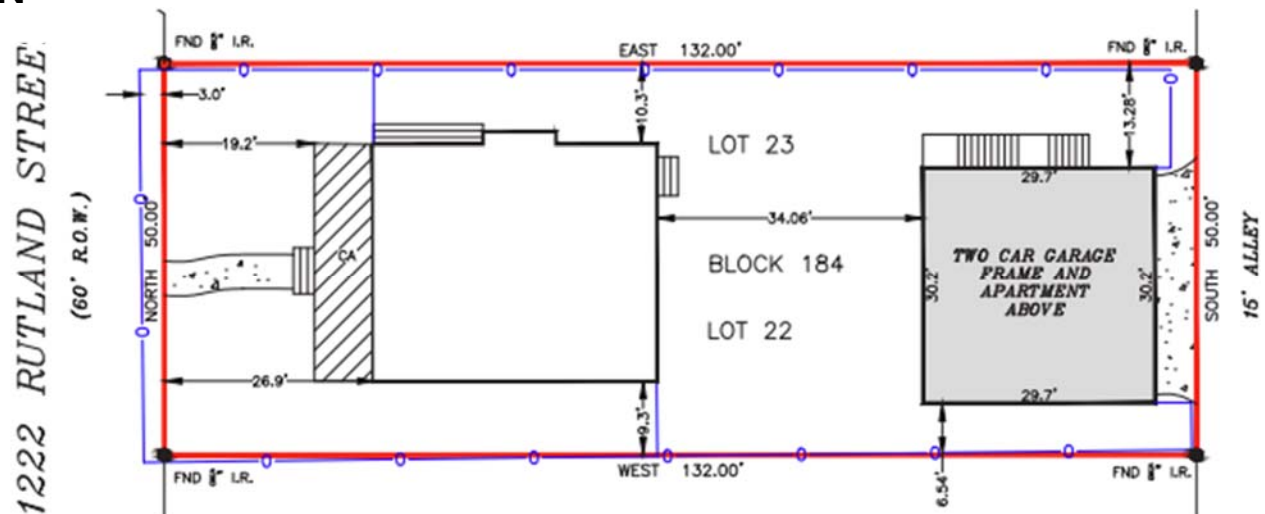
SANBORN MAP



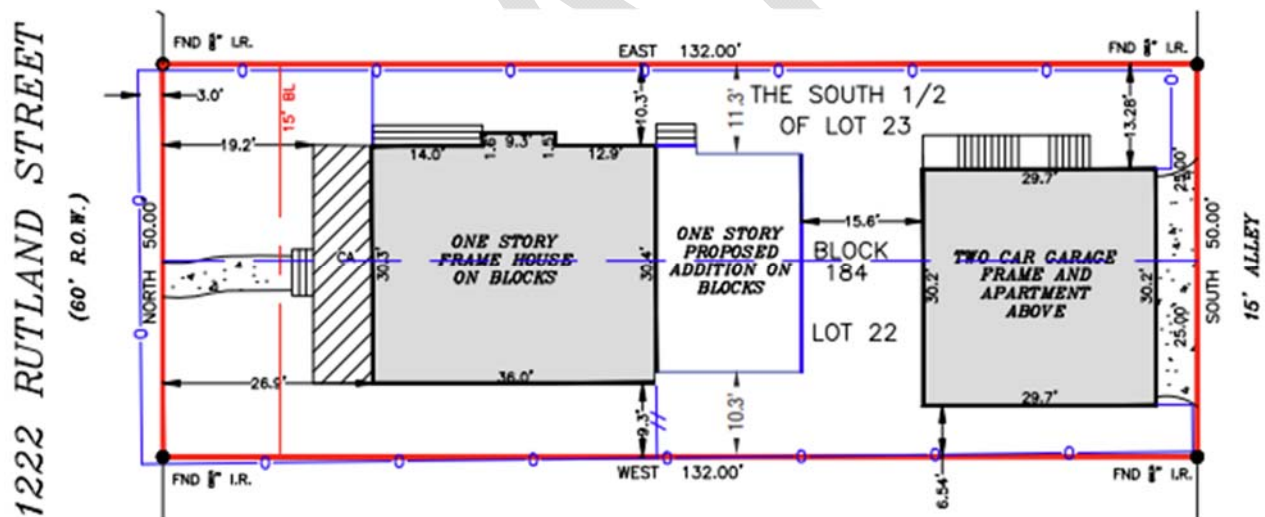


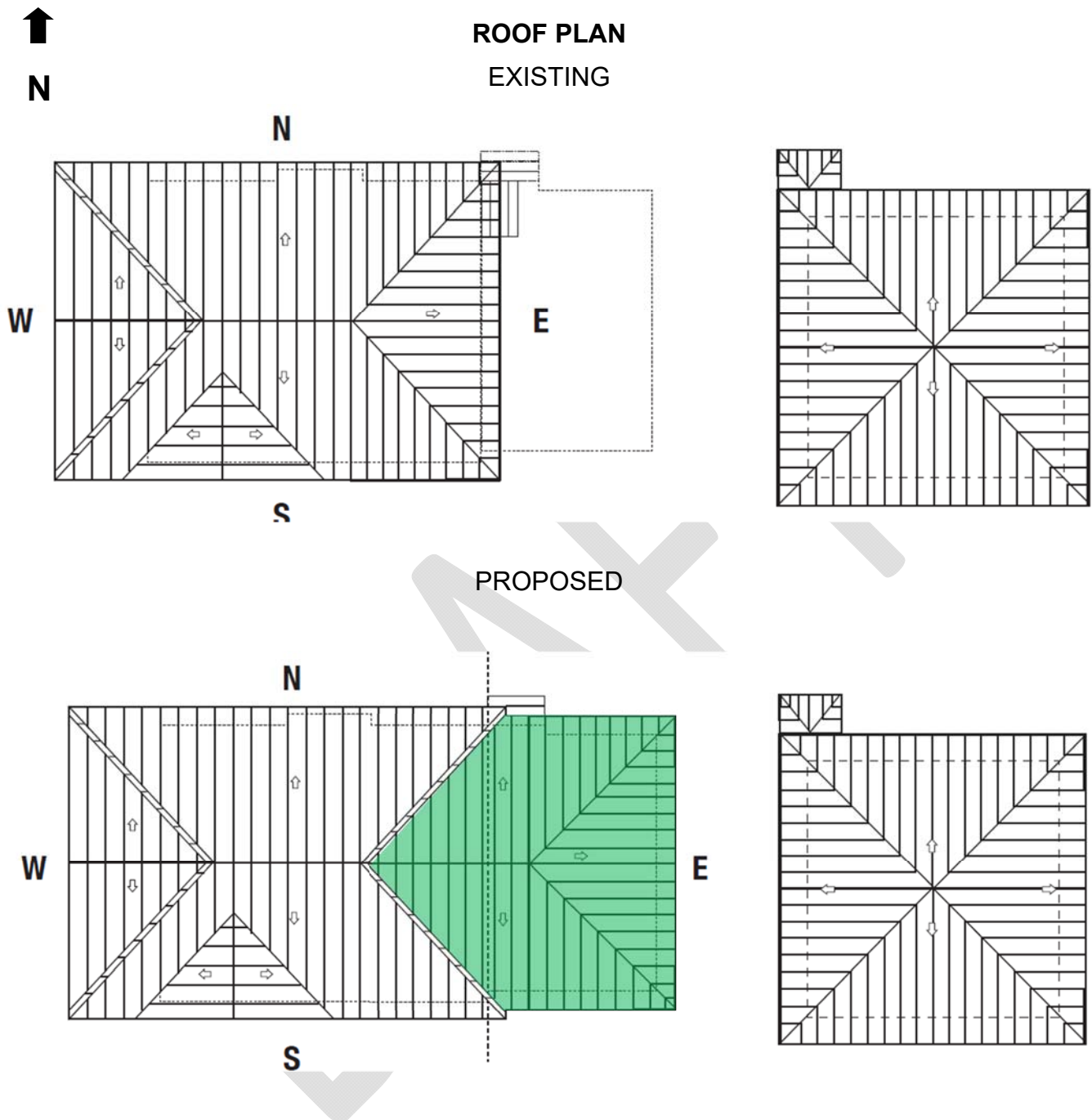
SITE PLAN

EXISTING



PROPOSED





FIRST FLOOR PLAN

EXISTING



PROPOSED



NORTH ELEVATION – FRONT FACING RUTLAND

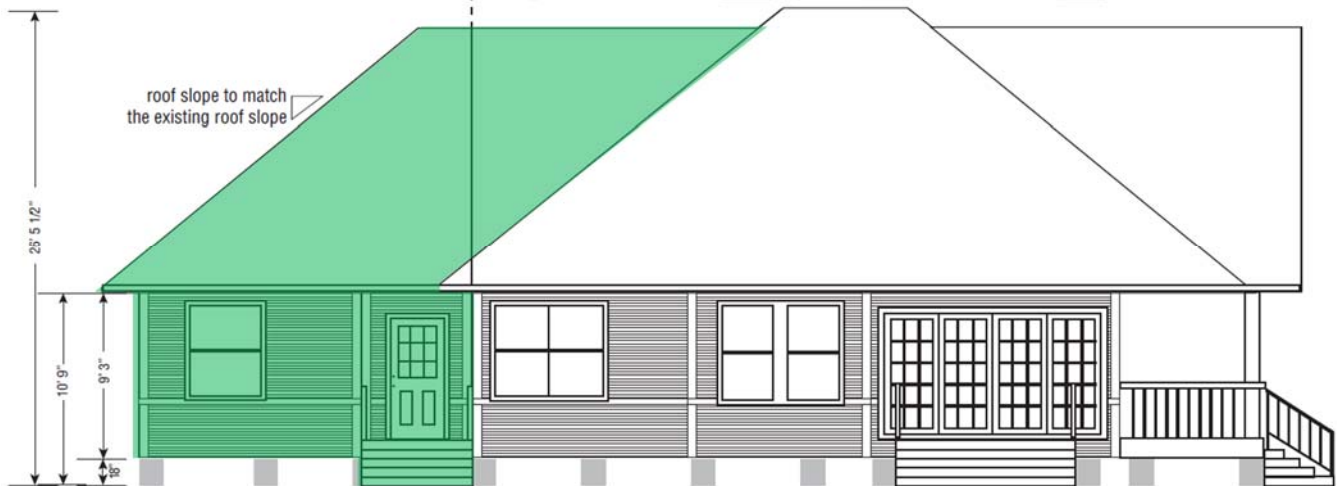
EXISTING

French Door
(2) 36" x 80"
CHANGE IT TO BE WINDOW B



PROPOSED

roof slope to match
the existing roof slope



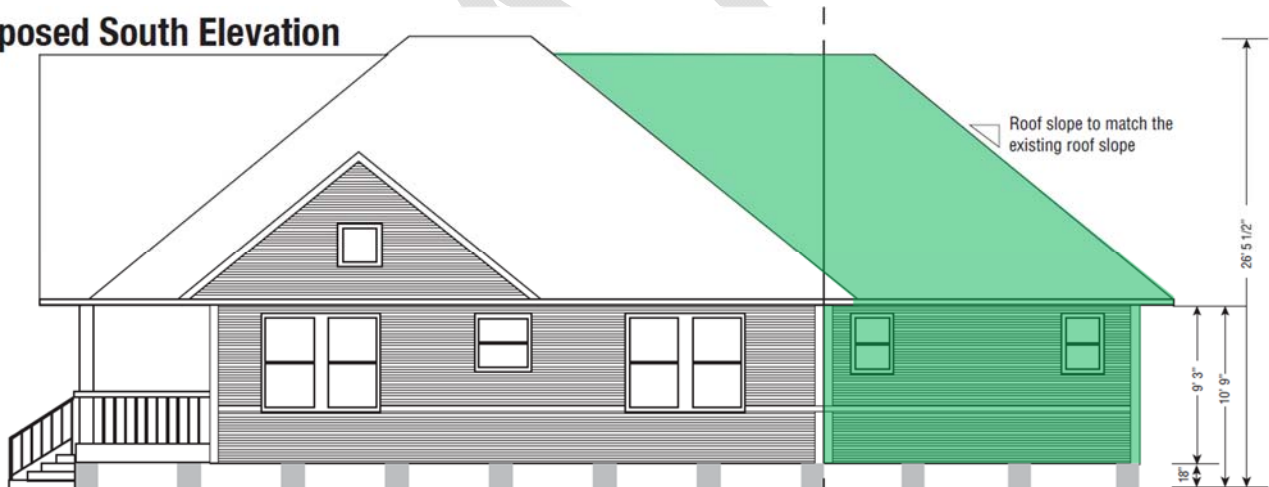
SOUTH REAR ELEVATION

EXISTING



PROPOSED

Proposed South Elevation

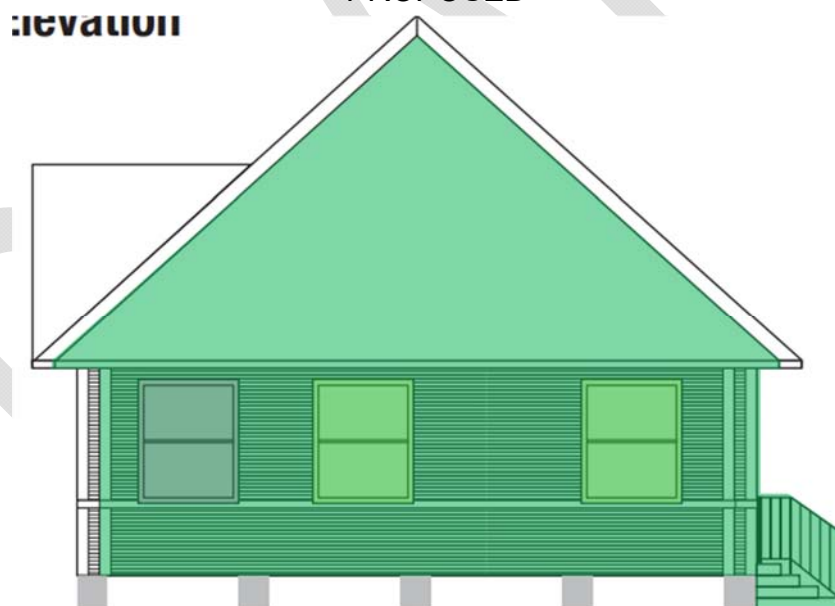


EAST SIDE ELEVATION

EXISTING



PROPOSED



WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

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 wall
F	vinyl	1/1	SH	36x36	inset	original	close it to be a wall

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

- 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