

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Katrina Hoffman, owner and Randall D. Gay, agent

**Property:** 1323 Rutland, Lot 11/12, Block 174, Houston Heights Subdivision. The property includes a historic 1,271 square foot, one-and a half-story single-family residence and a detached garage situated on a 6,600 square foot (50'x132') lot.

**Significance:** Contributing Bungalow residence, constructed circa 1920, remodeled in 1997 and located in the Houston Heights Historic District West.

**Proposal:** Alteration. The applicant is proposing to demolish the non-original addition and build a small addition on the first floor and a second story addition.

- The first floor side addition and extension to the rear of the house will be by 3 feet. The side addition is set back from the house with a 6' hyphen. The side addition will have a hipped roof with an eave line matching the existing.
- The proposed second floor addition is set back from the front of the house by 75%. The 566 sq.ft. second floor is to be a Master Suite. The second-floor plate height will be 9' above finished floor. The hipped roof form keeps the visual height down facing the street. Roofing will be composition to match existing. Siding will be wood to match existing. Windows will be recessed sash double hung to match the existing and will be trimmed out per the original dwelling. Lattice skirting will match the existing material.

**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

S D NA

S - satisfies D - does not satisfy NA - not applicable

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: 6,616  
Proposed Lot Coverage: 1,515  
Proposed Percentage: 22.9%

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: 6,616  
Proposed FAR: 2,082  
Proposed Percentage: 31.5

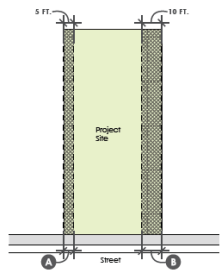
Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.



Side Setbacks (Addition and New Construction)



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

KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
A	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 (N): 5'  
 Proposed side setback (S): 10'  
 Cumulative side setback: 15'



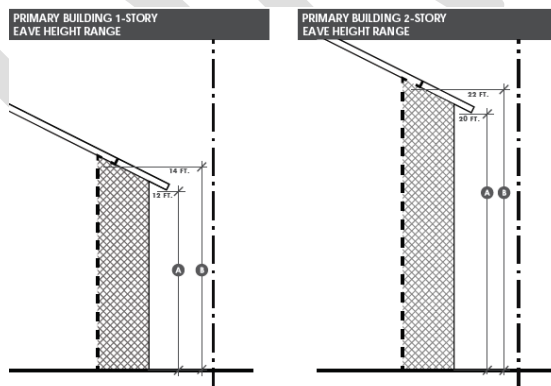
Side Wall Length and Insets (Addition and New Construction)

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

Side Wall Length: 32'-11"  
 Inset Length: 6'



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: 21'-3" on side with 10' setback

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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:  
 Proposed first floor plate height:  
 Proposed second floor plate height:

- 

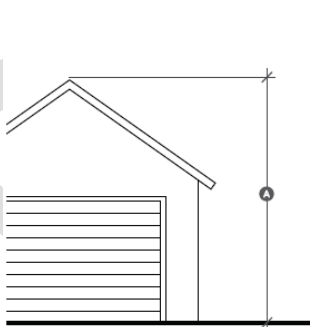
Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

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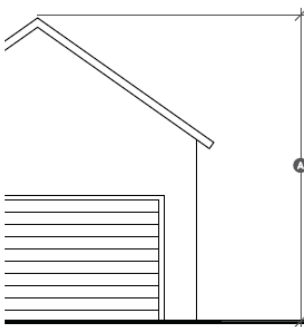
Detached Garage Ridge Height (New Construction)

GARAGE 1-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

GARAGE 2-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height:



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



1319 Rutland St.

Building Classification

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



**CURRENT PHOTO**



CONTEXT AREA



*Figure 1\_ 1323 Rutland \_ next door neighbor*



*Figure 2- 1324 Rutland \_ across the street neighbor*



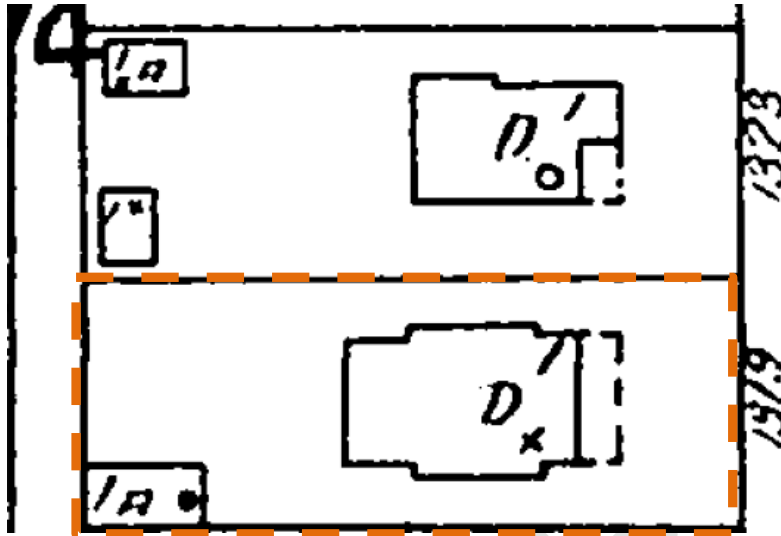
*Figure 3\_ 1316 & 1314 Rutland \_ across the street neighbor*



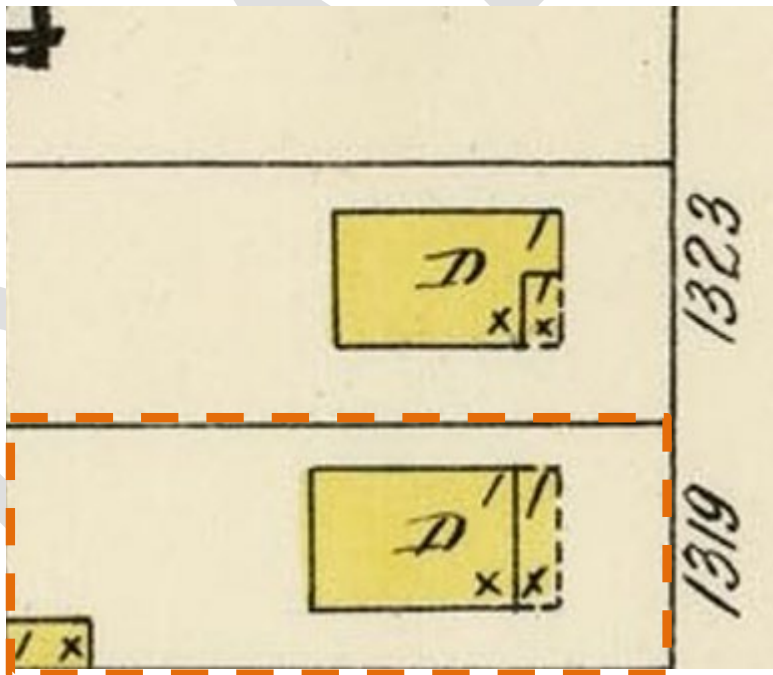


SANBORN MAPS

C. 1925



C. 1950



ARCHIVES C. 1968

416 Gar  
 300°  
 25°  
 1121

EXISTING APPRAISALS, if any -  
 100% Value - without depreciation- \$ \_\_\_\_\_

Dep.-Ph. \$ Fu. \$ Ec. \$ \$ \_\_\_\_\_

NEW APPRAISALS

Res 1102	SP \$ 3,90	\$ 4300	\$ _____
OP 156	1.10	170	_____
SP 126	2.30	290	_____
Gar 300	1.20	360	_____
100% Value		5120	_____
Less 50% Dep		2560	_____
New 100% Value		2560	_____
			_____
			_____
			_____
			_____
			_____
			_____
			_____
			_____

Appraiser's name & date: *AB Conly 11.22.67*

TOTAL VALUE \$ 2560

FOR 19 68 40% \$ 1020 = city school

*5 2/3 1270*

*20-20% = 510*

EXISTING PHOTOS

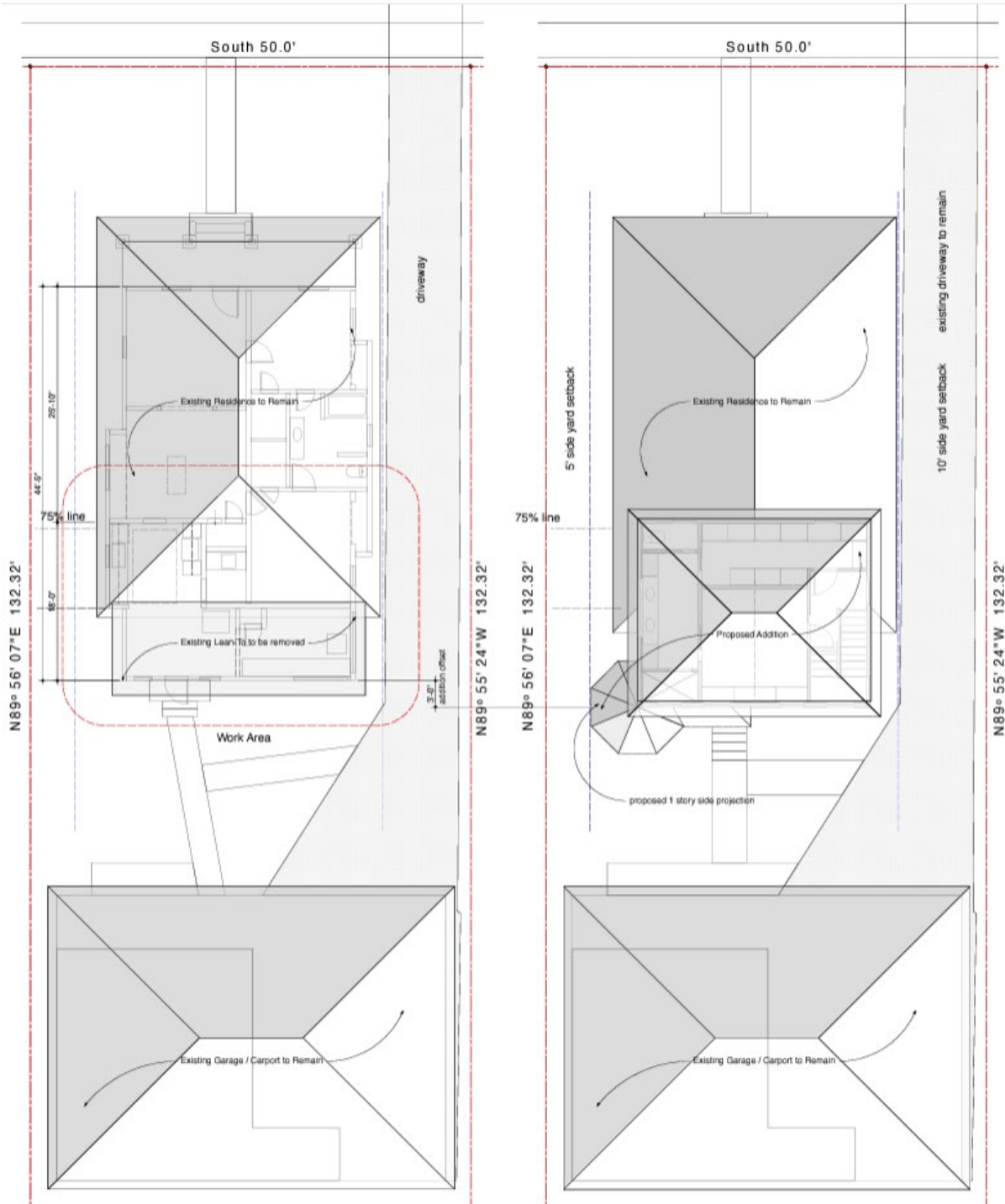




SITE PLAN

EXISTING

PROPOSED

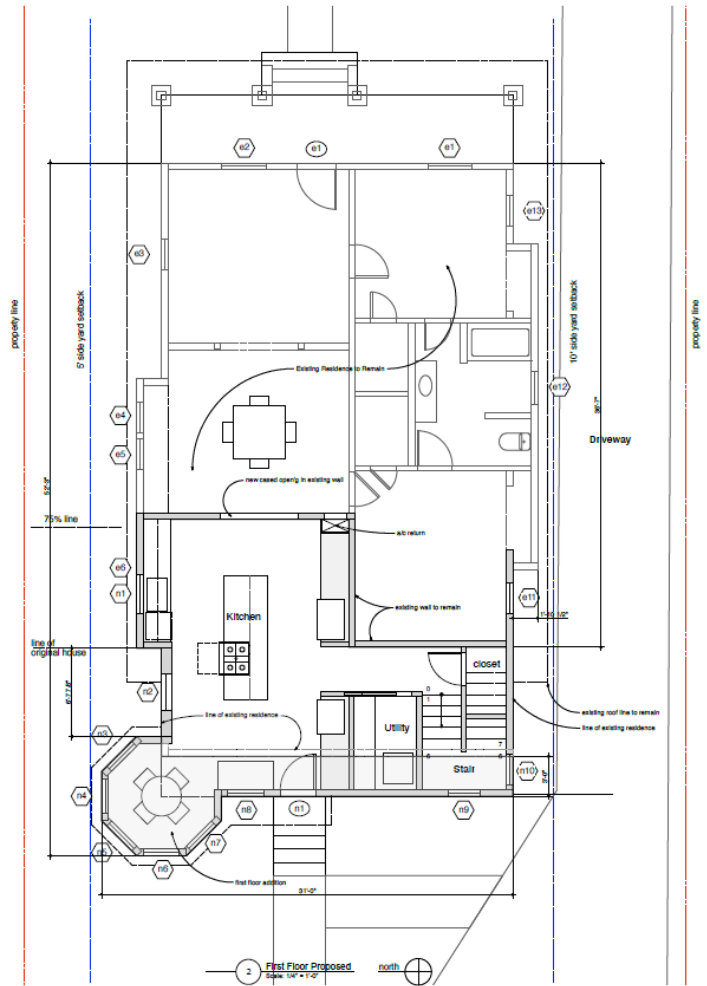
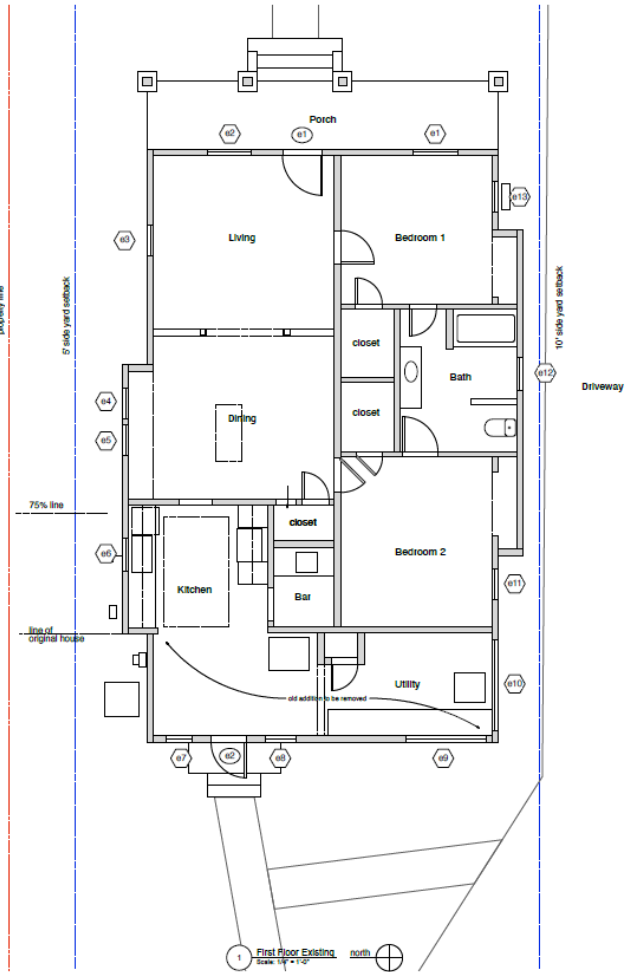




FIRST FLOOR PLAN

RUTLAND STREET

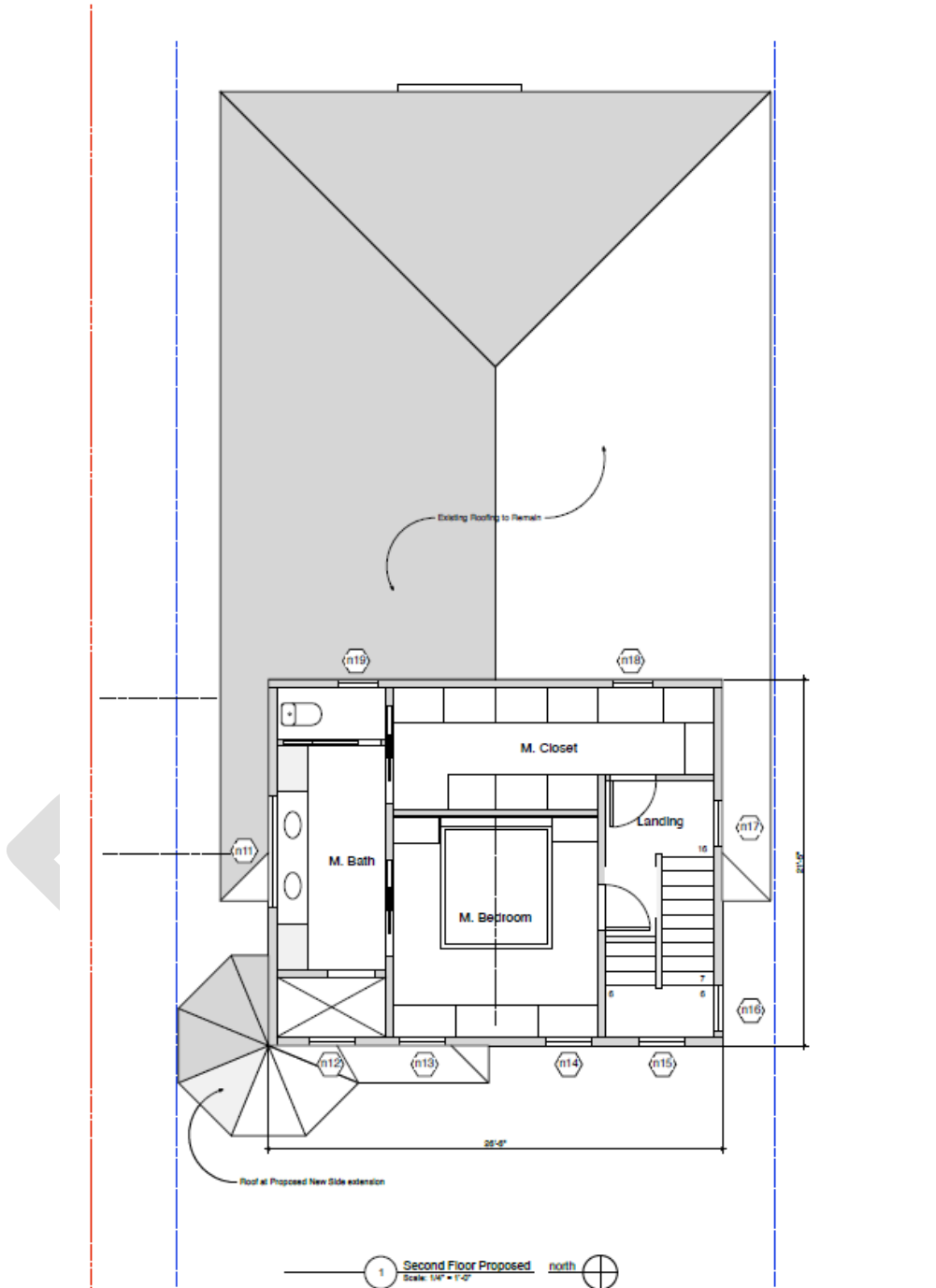
RUTLAND STREET



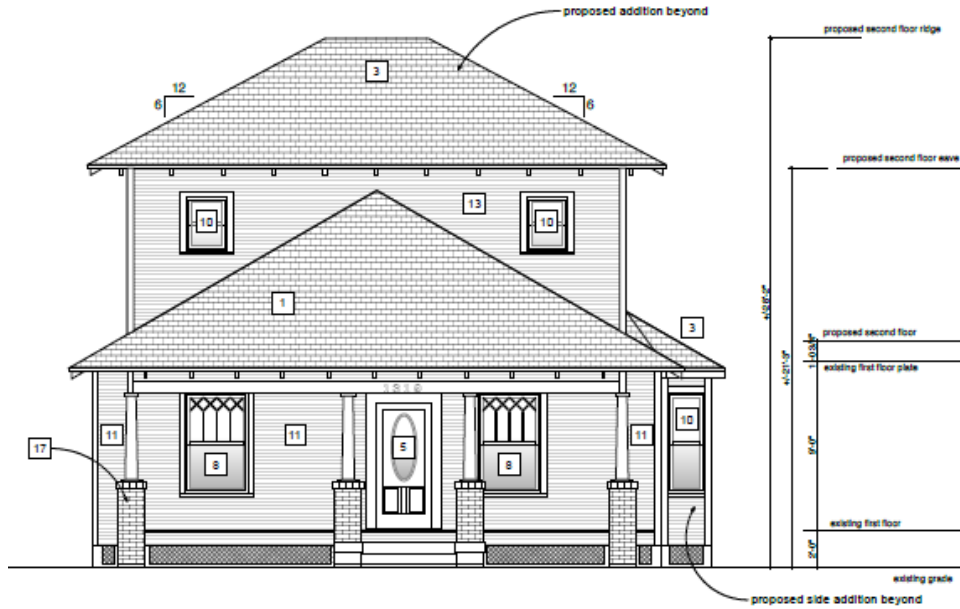


SECOND FLOOR PLAN

RUTLAND STREET



EAST ELEVATION – FRONT FACING RUTLAND



3 Proposed East Elevation  
Scale: 1/4" = 1'-0"



1 Existing East Elevation  
Scale: 1/4" = 1'-0"

WEST SIDE ELEVATION (REAR)



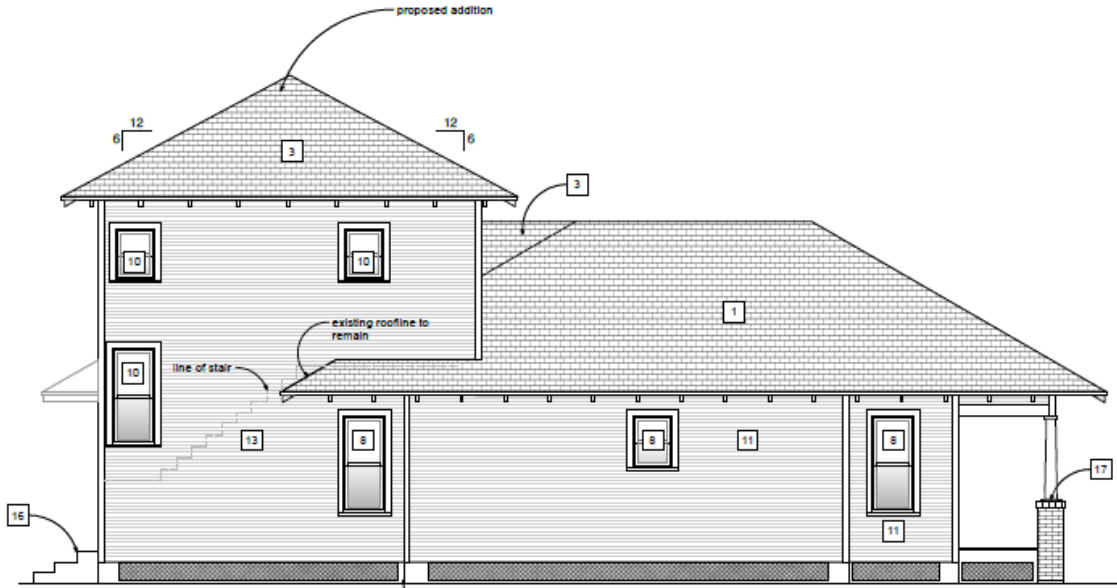
4 Proposed West Elevation  
Scale: 1/4" = 1'-0"



2 Existing West Elevation  
Scale: 1/4" = 1'-0"



**SOUTH SIDE ELEVATION**



**ELEVATION KEY NOTES**

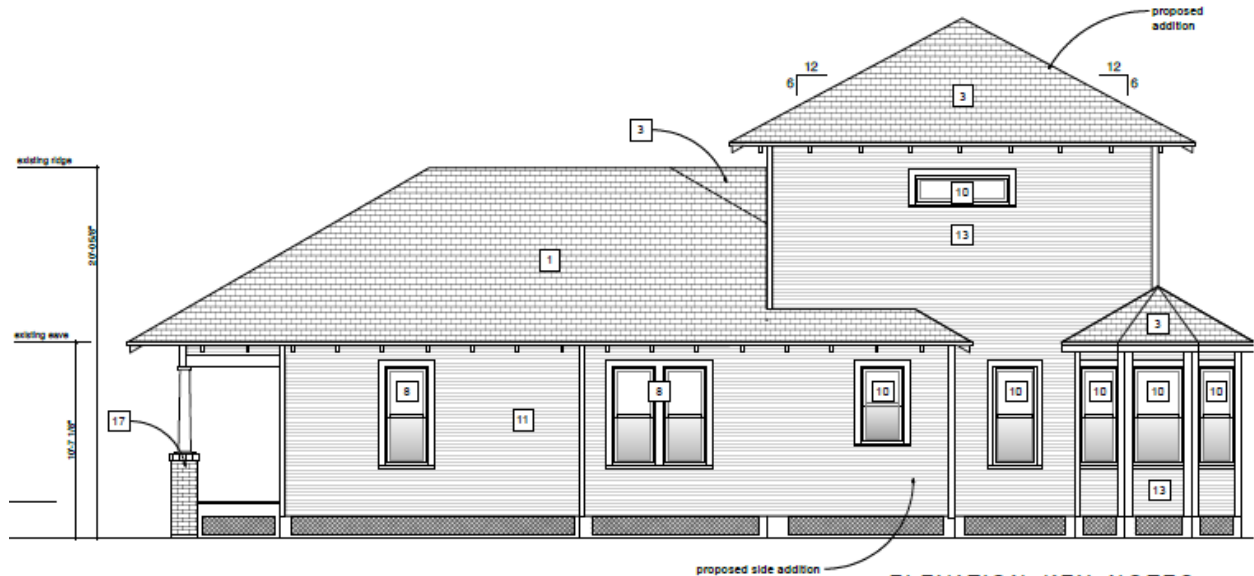
1. Existing composition shingles to remain
2. Existing roof to be removed
3. New composition shingles to match existing
4. Not used
5. Existing door to remain
6. Existing door to be removed
7. New door
8. Existing window to remain
9. Existing window to be removed.
10. New window and trim. Style to match existing
11. Existing wood siding to remain
12. Existing wood siding to be removed. Re-use as needed
13. New wood siding to match existing
14. Fiber Cement fascia and soffit
15. Exposed rafter tails to match existing
16. New concrete steps
17. Existing Porch columns to remain

3 Proposed South Elevation  
Scale: 1/4" = 1'-0"



1 Existing South Elevation  
Scale: 1/4" = 1'-0"

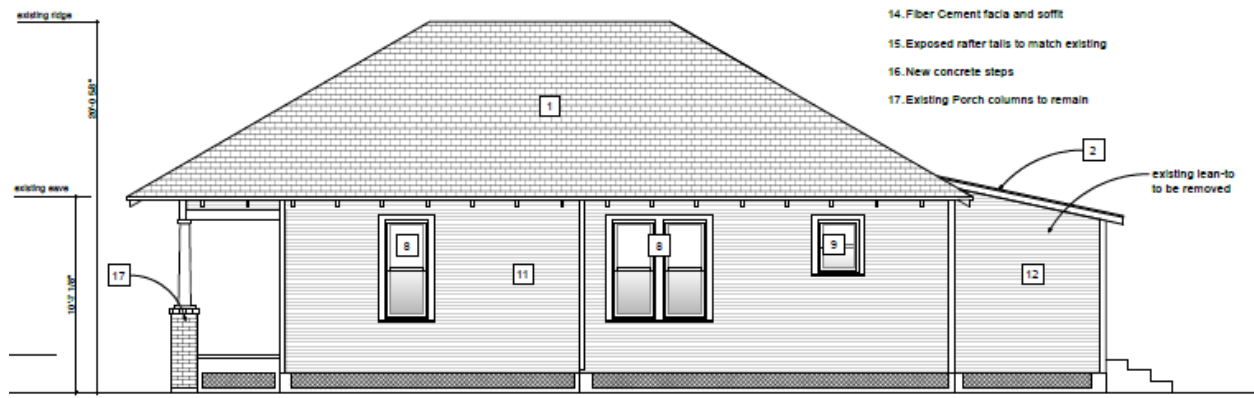
**NORTH SIDE ELEVATION**



4 **Proposed North Elevation**  
Scale: 1/4" = 1'-0"

**ELEVATION KEY NOTES**

1. Existing composition shingles to remain
2. Existing roof to be removed
3. New composition shingles to match existing
4. Not used
5. Existing door to remain
6. Existing door to be removed
7. New door
8. Existing window to remain
9. Existing window to be removed.
10. New window and trim. Style to match existing
11. Existing wood siding to remain
12. Existing wood siding to be removed. Re-use as needed
13. New wood siding to match existing
14. Fiber Cement fascia and soffit
15. Exposed rafter tails to match existing
16. New concrete steps
17. Existing Porch columns to remain



2 **Existing North Elevation**  
Scale: 1/4" = 1'-0"

**WINDOW / DOOR SCHEDULE**

Existing / Proposed Window Schedule									
Plan Tag	Location	Lite Pattern	Style	Dimensions	Head	Jamb	Sill	Remarks	Glazing
e1	Bedroom 1	decorative/1	double hung	3-4x5-4				Existing to Remain	Existing
e2	Living								
e3	Living	1/1		2-4x5-4					
e4	Dining								
e5	Dining								
e6	Kitchen			2-6x2-9				Existing to be Removed	
e7				2-0x3-1					
e8				2-4x5-4					
e9	Utility		fixed	1-4x6-0					
e10									
e11	Bedroom 2		double hung	2-4x5-4				Existing to Remain	
e12	Bath			2-6x2-9					
e13	Bedroom 1			2-4x5-4					
n1	Kitchen	1/1	double hung	2-4x4-0	match existing				Type A
n2				2-4x5-4					
n3									
n4									
n5									
n6									
n7									
n8				2-4x4-0					
n9				2-4x5-4					
n10	Stall								
n11	M. Bath	1	fixed	1-4x6-0	head ht. +6" sill				
n12		1/1	double hung	2-2x2-10	head ht. +8" sill				
n13	Primary Bedroom			2-4x5-4				egress	
n14									
n15	Stall			2-2x2-10					
n16									
n17	Landing								
n18	M. Closet								
n19	M. Bath								

Exterior Door Schedule									
Plan Tag	Location	Lite Pattern	Style	Dimensions	Head	Jamb	Sill	Remarks	Glazing
e1	Entry							existing to remain	
e2	Kitchen							to be removed	
n1	Kitchen	1	swing	2-6x6-6	+80"				Glass Type B