CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1109 Rutland Street, Houston, TX 77008

Historic District / Landmark Yes HCAD # 0202000D00016

Subdivision Houston Heights Lot 16 & TR 17A Block 204

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☒ Contributing
- ☐ Noncontributing
- ☐ Vacant

PROPOSED ACTION

- ☐ Alteration or Addition
- ☐ Restoration
- ☑ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

☑ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Jason Sosa

Company

Mailing Address 1109 Rutland St
Houston, TX 77008

Phone 713-515-3785

Email [redacted]

Signature

Date 4/19/18

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

CERTIFICATE OF APPROPRIATENESS
NEW CONSTRUCTION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 1109 Rutland st, Houston, TX. 77008

NEW BUILDING TYPE

- ☐ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☑ garage
- ☐ carport
- ☐ accessory structure
- ☑ other

DRAWINGS

scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- ☑ site plan
- ☑ floor plans
- ☑ window and door schedule
- ☑ roof plan
- ☑ elevations (all sides)
- ☑ perspective

WRITTEN DESCRIPTION

- ☑ describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- ☑ materials description; attach specification sheets if necessary - available if necessary

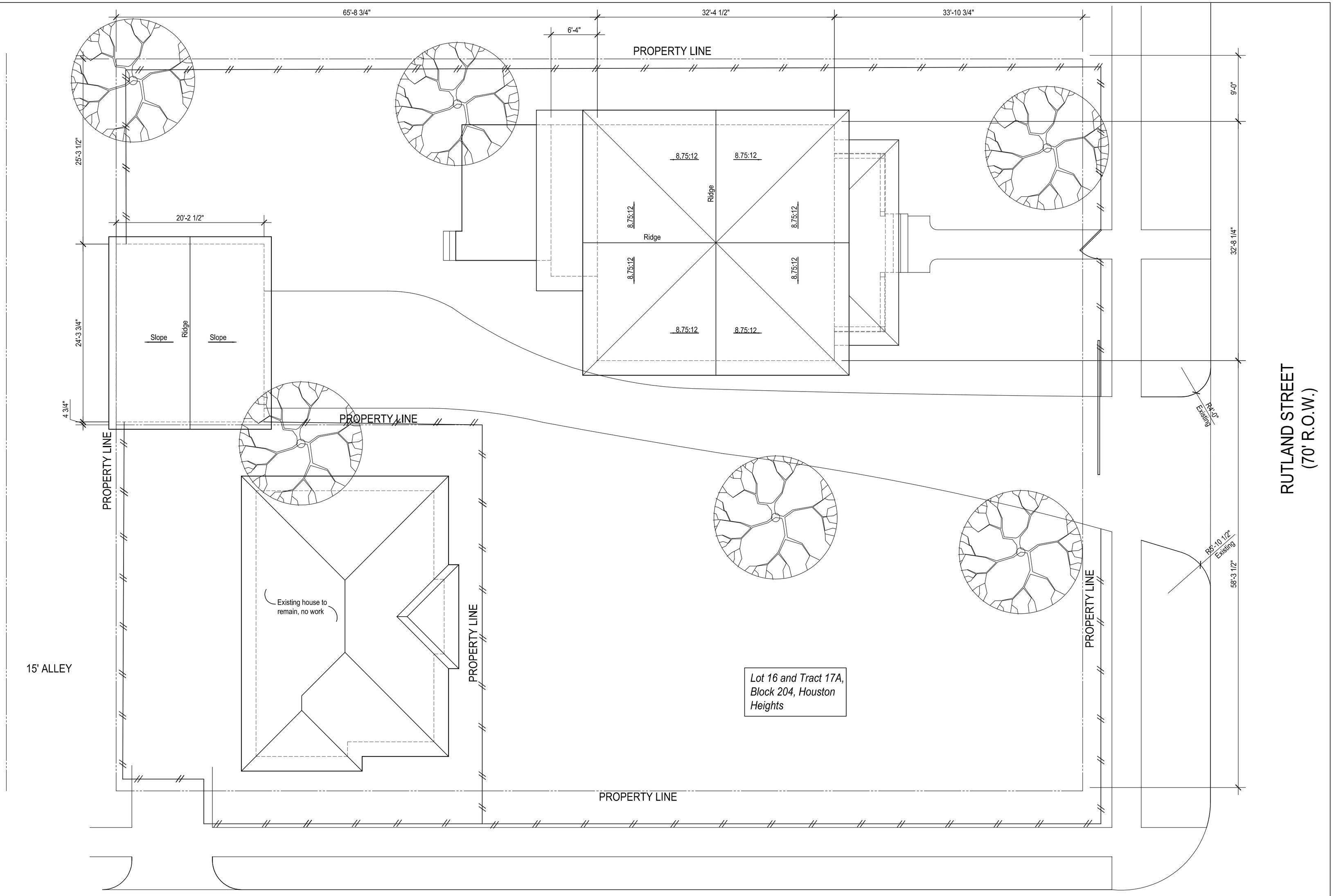
PHOTOGRAPHS label photos with description and location

- ☑ site as seen from street, from front and corners, include neighboring properties

Hendrix Sosa Residence
1109 Rutland
Houston, TX 77008

Garage

The applicant proposes to construct a two-story garage apartment. The first floor of the structure is 642sqft and will house the garage, stair and pool bath; it will measure 27'-10" wide by 31'-9" deep. An 884 sqft dwelling unit and a 22'-2" wide by 10' deep balcony are above. The deck will allow for additional covered parking. The structure will feature a slab on grade foundation, wood double-hung windows, a vinyl window, steel doors and smooth finish Hardiplank siding with a 4" reveal. The structure will feature a gable roof clad in standing seam metal with an eave height of 17'-10", a ridge height of 27'-4", and a roof pitch of 7:12.



01 EXISTING SITE + ROOF PLAN

DATE: 20 APR 2018

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

DRAWN BY: SH

HENDRIX SOSA RESIDENCE
1109 RUTLAND
HOUSTON, TX 77008

EXISTING SITE PLAN

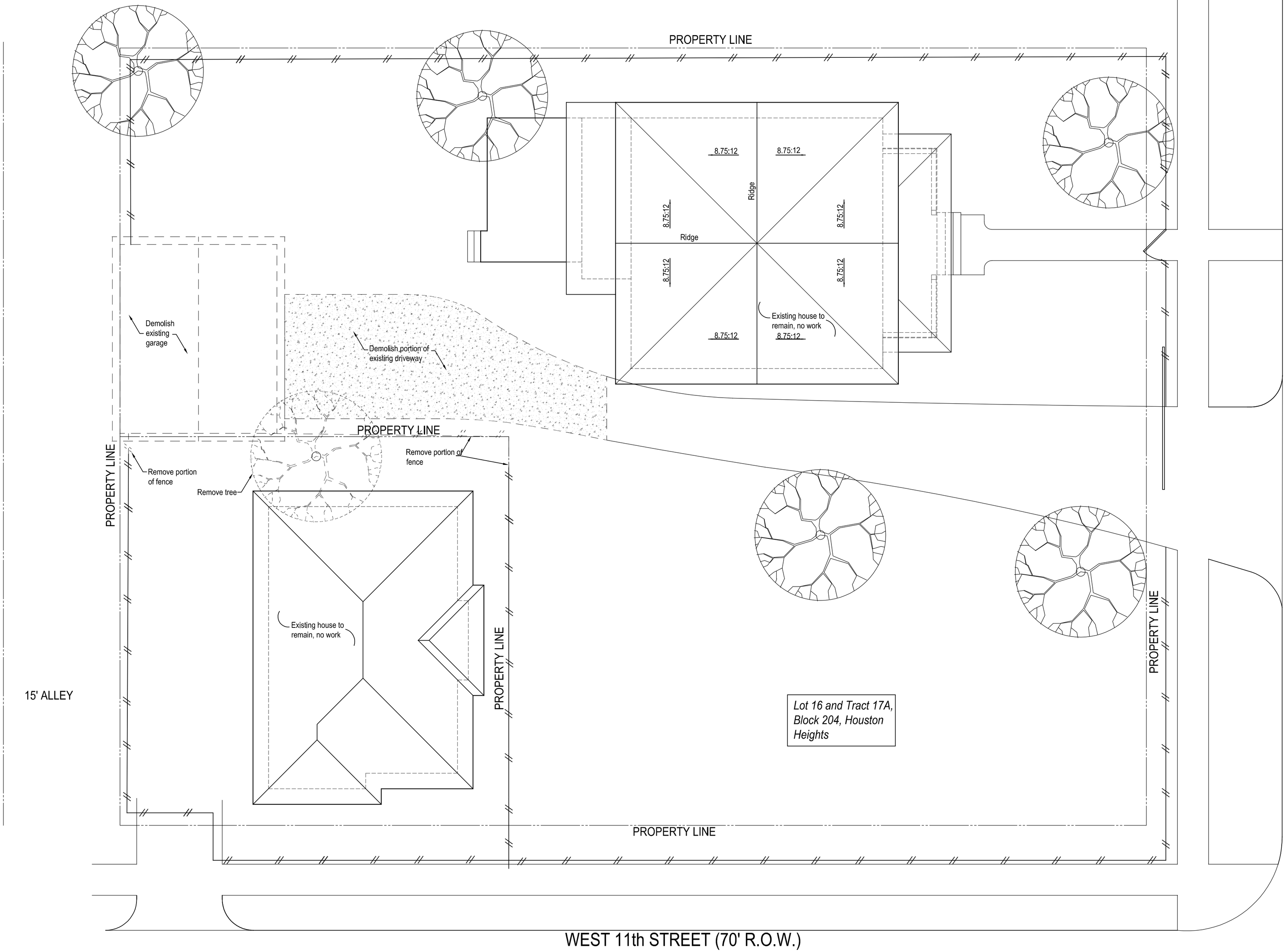
Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
1810 Summer Street
Houston, TX 77007
laura@foursquaredesignstudio.com

713.802.1699

A0.1



01 **DEMOLITION PLAN**

DATE: 23 APR 2018

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

DRAWN BY: SH, KT

HENDRIX SOSA RESIDENCE
1109 RUTLAND
HOUSTON, TX 77008

DEMOLITION PLAN

Revisions:

NOT FOR CONSTRUCTION

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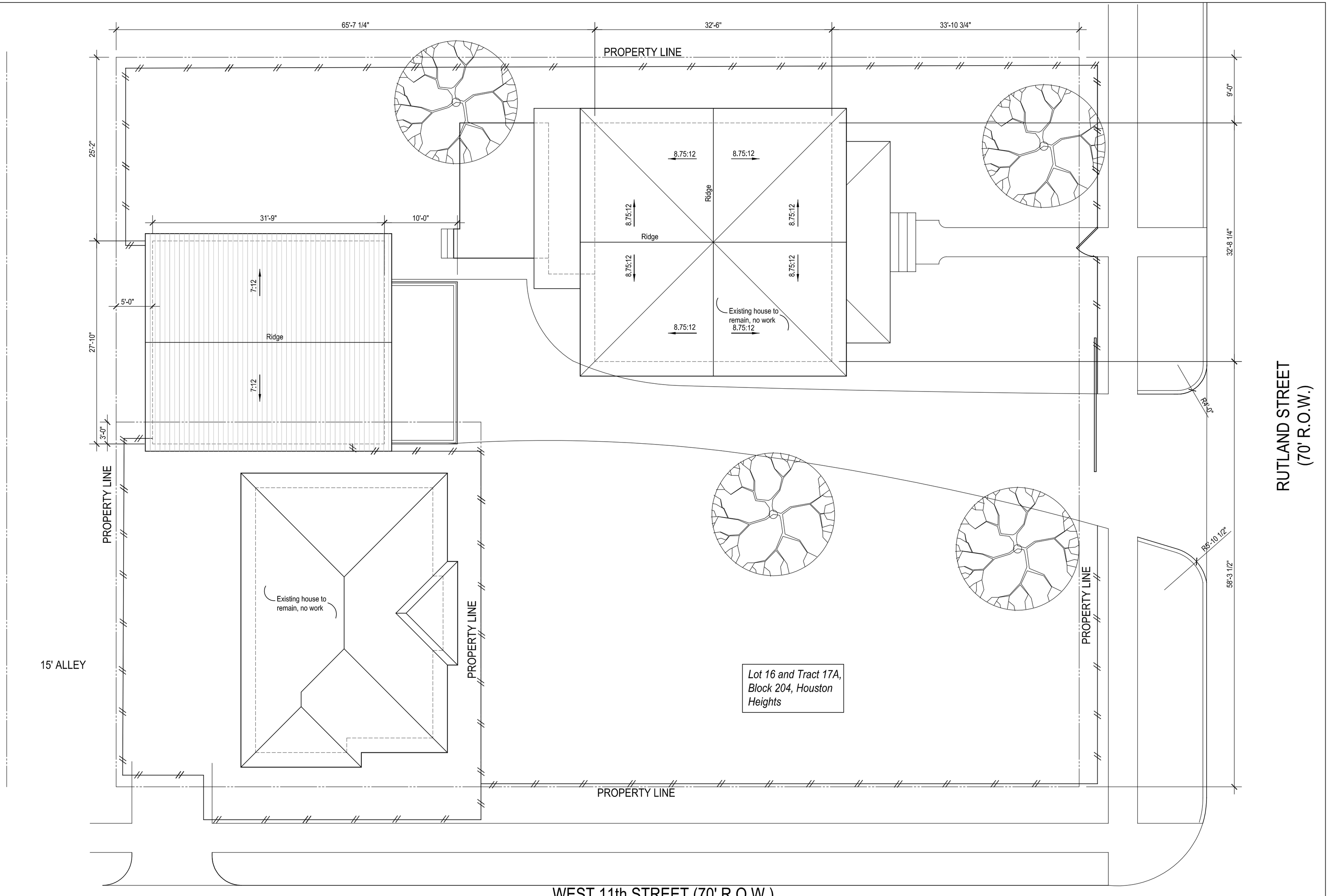
laura@foursquaredesignstudio.com
713.802.1699

A0.2



01 PROPOSED SITE + ROOF PLAN

DATE: 20 APR 2018

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

DRAWN BY: SH

HENDRIX SOSA RESIDENCE
1109 RUTLAND
HOUSTON, TX 77008

PROPOSED SITE + ROOF PLAN

Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
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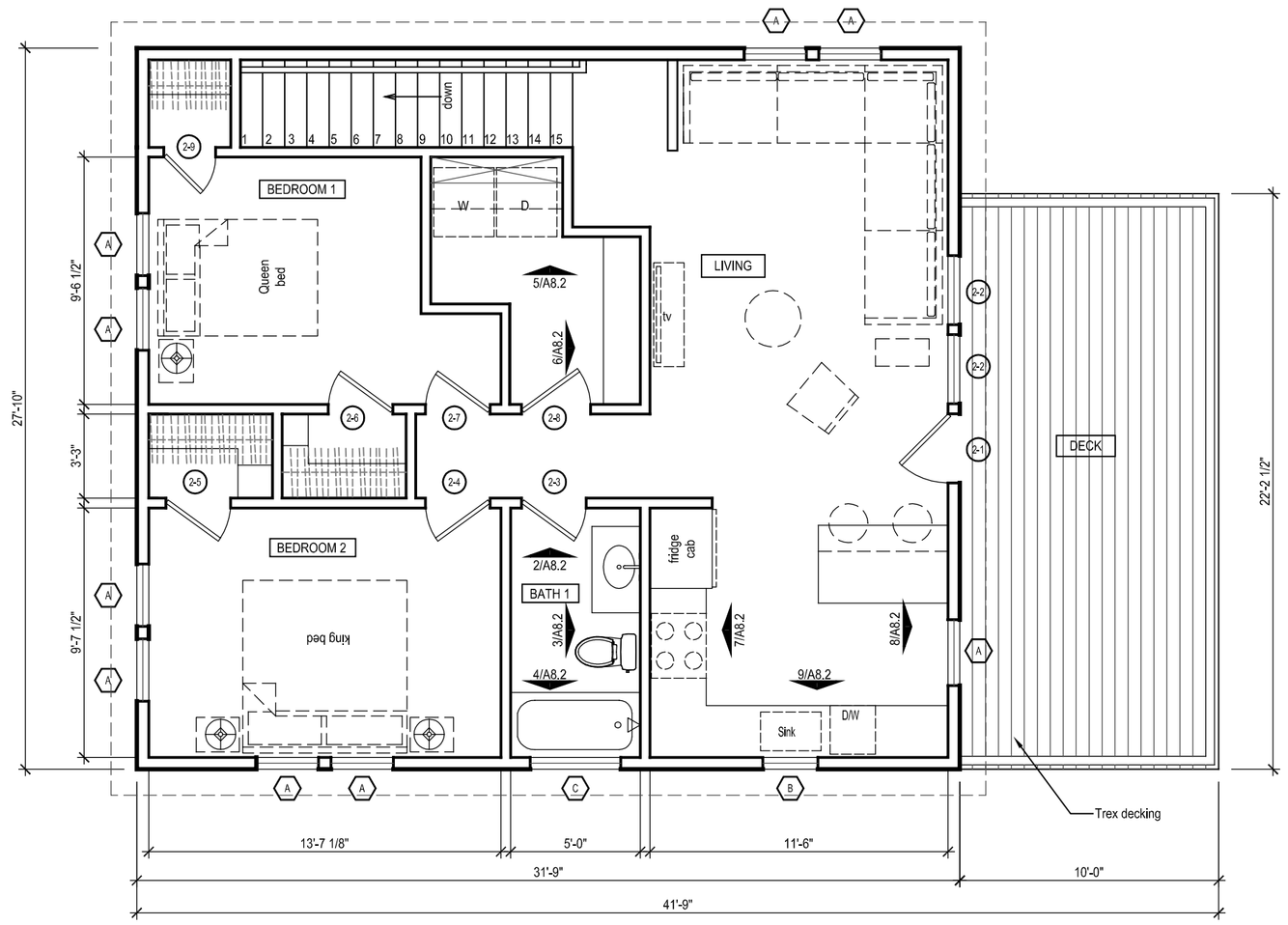
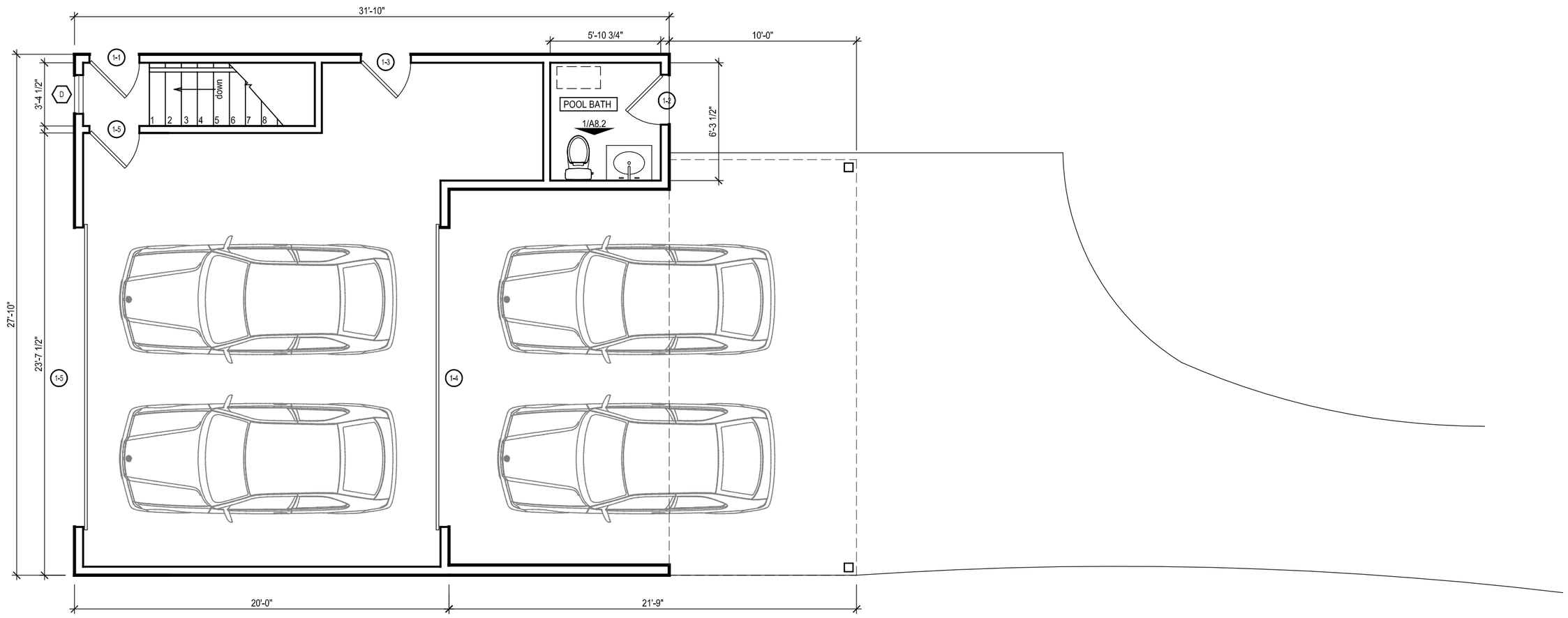
A1.0



01 **FIRST FLOOR PLAN**



01 **SECOND FLOOR PLAN**

DATE: 23 APR 2018

SCALE: 3/16"=1'-0"

DRAWN BY: SH

HENDRIX SOSA RESIDENCE
1109 RUTLAND
HOUSTON, TX 77008

GARAGE FLOOR PLANS

Revisions:

NOT FOR CONSTRUCTION

Four Square Design Studio LLC
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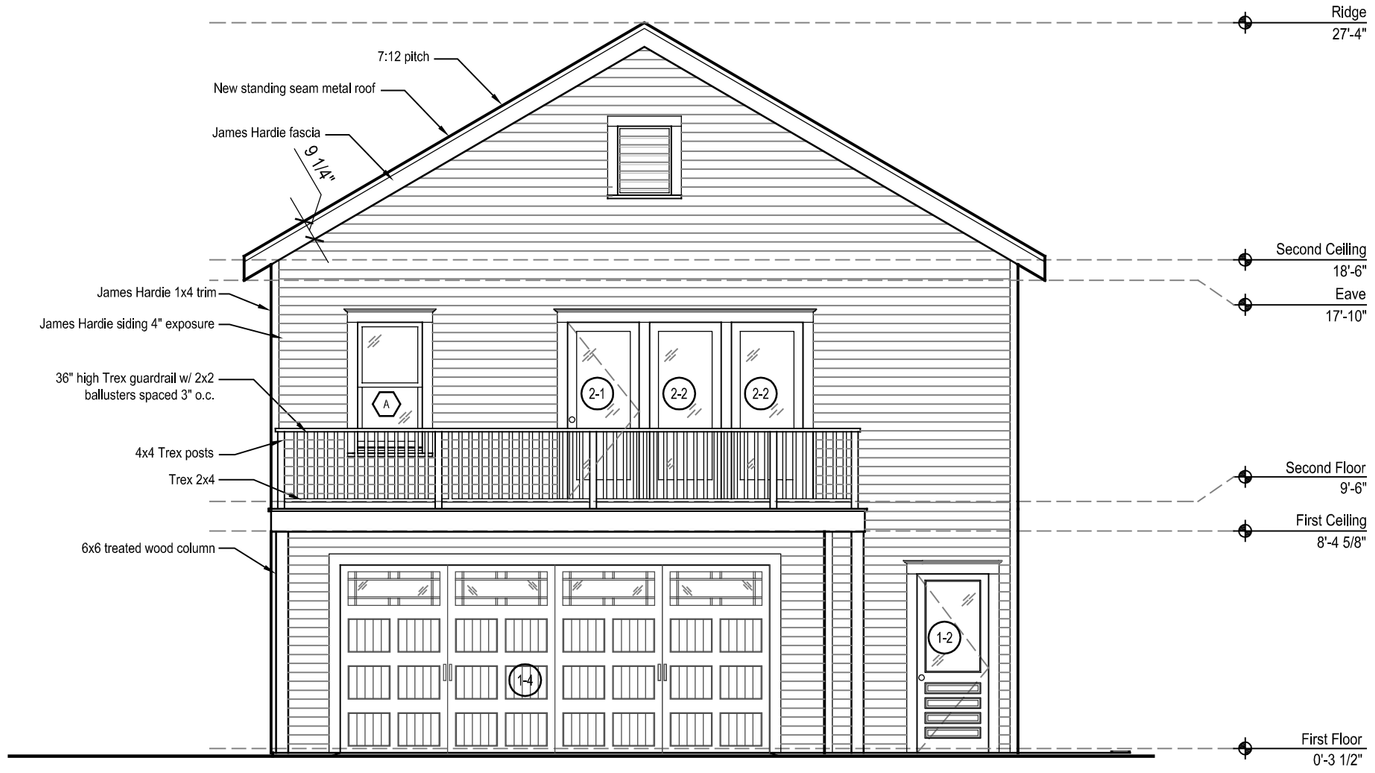
laura@foursquaredesignstudio.com

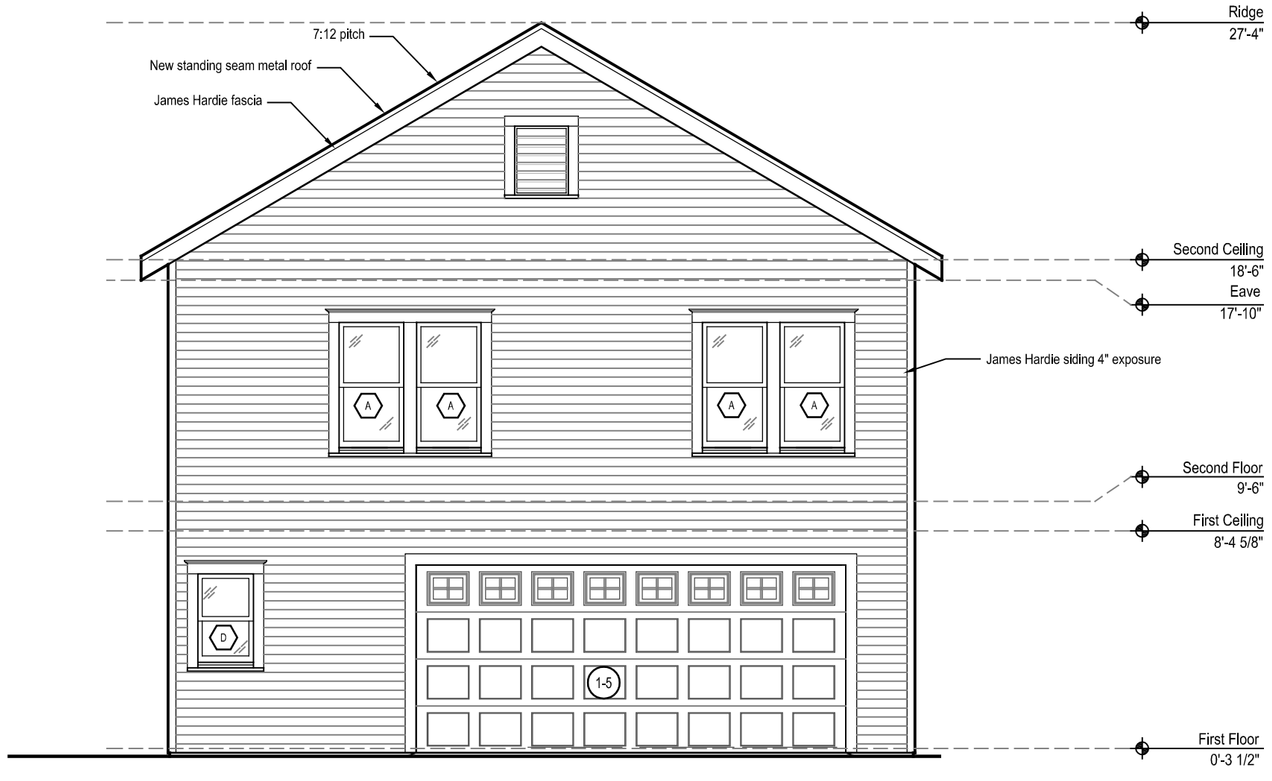
713.802.1699

A2.2

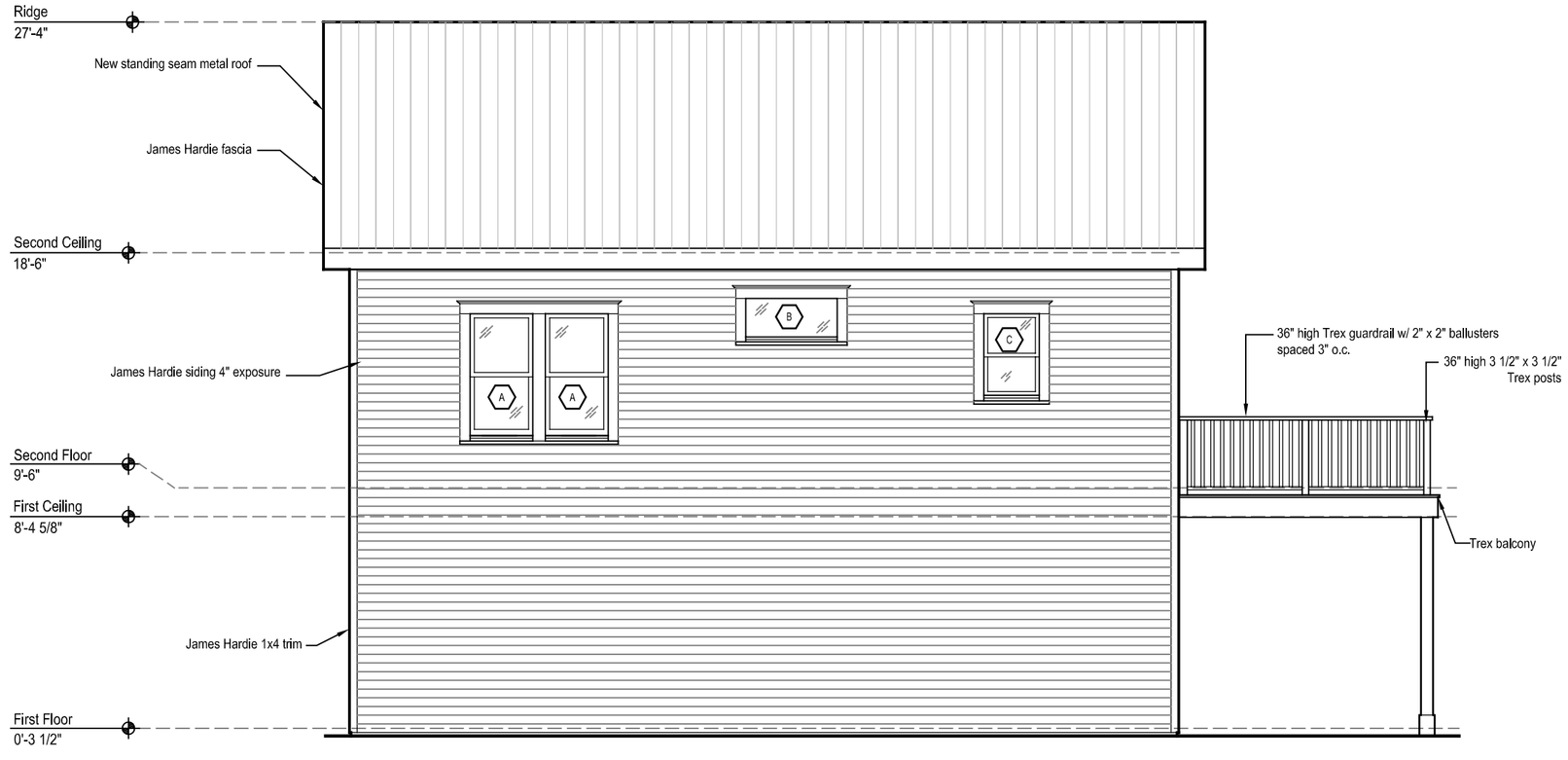


01 PROPSED EAST ELEVATION

02 PROPSED NORTH ELEVATION



03 PROPSED WEST ELEVATION



04 PROPSED SOUTH ELEVATION

DATE: 23 APR 2018

SCALE: 3/16"=1'-0"

DRAWN BY: SH, KT

HENDRIX SOSA RESIDENCE
1109 RUTLAND
HOUSTON, TX 77008

EXTERIOR ELEVATIONS

Revisions:

NOT FOR CONSTRUCTION

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713.802.1699

A6.2

Hendrix Sosa Garage: 1109 Rutland St, Houston, TX 770089

May 25, 2016

WINDOW SCHEDULE

Notes:
1. All windows are Jeld-Wen W-2500 Double Hung Units, unless noted otherwise
2. All dimensions are from inside face of window trim to inside face of window trim.
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing window order

SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	9	Various	Double Hung	2'4 7/8"	4'8"	2'	
B	1	Kitchen	Double Hung	2'1 3/8"	3'1 1/2"	3'6 1/2"	
C	1	Bath	Awning	3'6"	1'5 3/4"	5'9 1/4"	
D	1	Stair Entry	Double Hung	2' 0 7/8"	3' 3 1/2"	3' 2 1/2"	

DOOR SCHEDULE

Notes:
1. Exterior doors to be painted with insulated glazing
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing door order

SYMBOL		LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
1-1	1	Apartment Entry	Exterior Swing; steel, 3 upper lites	2' 8"	6'-8"	Exterior lock set with dead bolt; finish TBD	Painted steel, top view, craftsman 6-lite, 2 panel door
1-2	1	Pool Bath	Exterior Swing; clad and painted single panel door	2'8"	6'8"	Exterior lock set; finish TBD	Door P, 4-panel with upper lite, right swing.
1-3	1	Garage Entry	Exterior Swing; steel, 6 upper lites	3'	6'8"	Exterior lock set with dead bolt; finish TBD	Painted steel, top view, craftsman 6-lite, 2 panel door
1-4	1	Garage	Overhead garage door	16'	7'		Pella #123533, Carriage House style
1-5	1	Garage	Overhead garage door	16'	7'		Pella #123461, Traditional, top row of lites

SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
2-1	1	Living/Deck	Exterior Swing; fiberglass single lite	3'	6'8"	No hardware	Jeld-Wen Steel Glass Panel Exterior Door
2-2	2	Living/Deck	Fixed; fiberglass single lite	3'	6'8"	Exterior lock set with dead bolt; finish TBD	Jeld-Wen Steel Glass Panel Exterior Door
2-3	1	Bath	Interior Swing - Painted Solid Wood Panel Door	2'8"	6'8"	Privacy lock set; finish TBD	Door E
2-4	1	Bedroom 2	Interior Swing - Painted Solid Wood Panel Door	2'6"	6'8"	Privacy lock set; finish TBD	New 5 panel door to match reclaimed doors
2-5	1	Bedroom 2	Interior Swing - Painted Solid Wood Panel Door	2'	6'8"	New passage latch set; finish TBD	Door F
2-6	1	Bedroom 1	Interior Swing - Painted Solid Wood Panel Door	2'6"	6'8"	New passage latch set; finish TBD	Door G
2-7	1	Bedroom 1	Interior Swing - Painted Solid Wood Panel Door	2'6"	6'8"	Privacy lock set; finish TBD	Door H
2-8	1	Laundry	Interior Swing - Painted Solid Wood Panel Door	2'8"	6'8"	New passage latch set; finish TBD	Door M
2-9	1	Bedroom 1	Interior Swing - Painted Solid Wood Panel Door	2'	6'8"	New passage latch set; finish TBD	Door N

Hendrix Sosa Residence
1109 Rutland
Houston, TX 77008

View from Rutland looking west

View from Rutland looking northwest

View from Rutland looking west

View from side yard looking southwest

View of house from backyard looking east

Detail of existing rear addition at house

View from side yard of backyard looking northwest. The existing, non-contributing garage will be demolished.