

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 1207 Rutland Street  
 Historic District / Landmark Houston Heights West HCAD # N/A.  
 Subdivision Houston Heights Lot 16 Block 183

**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 Tom Scott  
 Company Hoff Group  
 Mailing Address 6919 Northwest Dr.  
Suite # 150  
 Phone 713.204.2688  
 Email [REDACTED]  
 Signature   
 Date 2/3/15

**APPLICANT** (if other than owner)

Name Alex Ringway  
 Company Brickman Design  
 Mailing Address 1612 H. 23rd St.  
Houston, TX 77479  
 Phone 713.805.3367  
 Email [REDACTED]  
 Signature   
 Date 2.3.15

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

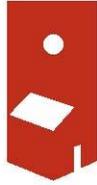
**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information 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: \_\_\_/\_\_\_/\_\_\_



brickmoon  
DESIGN

To: Houston Archaeological and Historical Commission

From: Brickmoon Design

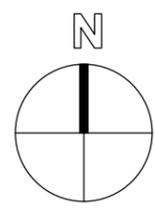
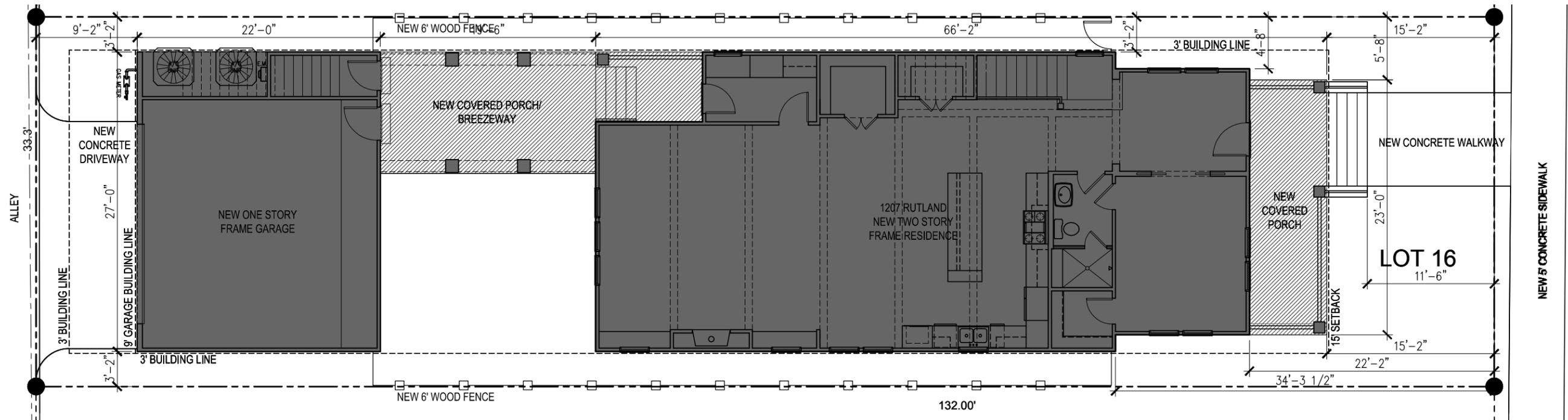
Date: February 4, 2015

Subject: COA Application – 1207 Rutland Description

This project consists of constructing a new 3,000 square foot residence on a 4,400 square foot lot. The main residence is a two story frame structure with a detached two story frame garage. The garage will be accessed by the alley located on the west side of the lot. The residence is designed to be narrower towards the street and grow larger as it moves into the lot. The front 12'-0" of the house have a lower plate height than the rest of the house. This, along with the one story front porch, reduces the scale of the house as it approaches the street. The hip roof on the residence also reduces the visual impact and scale of the rear portion of the house. The front porch will have wood steps and a painted wood handrail. All windows will be painted wood. The house will have a pier and beam foundation with a finished floor height at 2'-8" above the existing grade. The crawlspace will be ventilated with lattice panels.

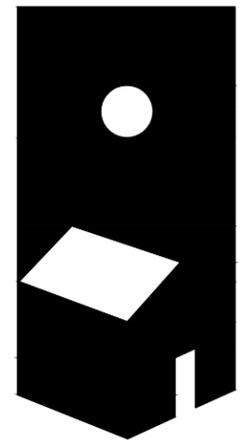
**LEGEND**

-  ENCLOSED AREA
-  COVERED AREA



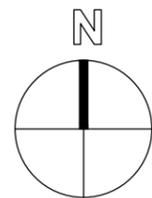
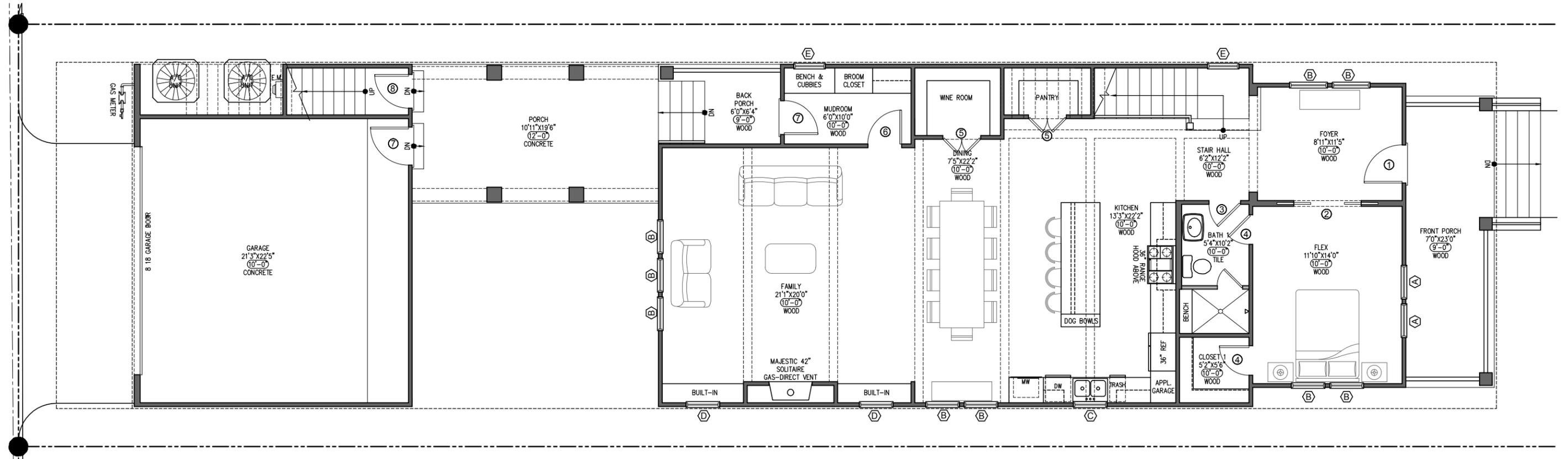
**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"

02.04.15  
**1207 RUTLAND**  
HOFF GROUP



### HATCH LEGEND

- FRAMED WALLS
- BRICK VENEER



## PROPOSED FIRST FLOOR PLAN

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

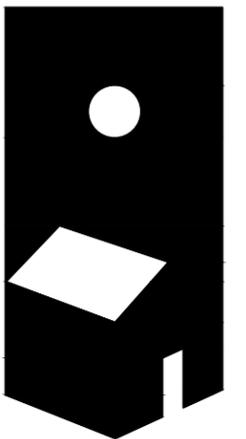
### Square Footage:

LOWER LEVEL	1,500 S.F.
UPPER LEVEL	1,494 S.F.
TOTAL AC	2,994 S.F.
GARAGE APT. LOWER LEVEL	41 S.F.
GARAGE APT. UPPER LEVEL EST. (UNFINISHED)	523 S.F.
TOTAL GARAGE APT. (FULL FLOOR)	564 S.F.
FRONT PORCH	161 S.F.
BACK PORCH	48 S.F.
PORCH	215 S.F.
TOTAL PORCHES	424 S.F.
GARAGE	506 S.F.
TOTAL COVERED	4,487 S.F.

02.04.15

**1207 RUTLAND**

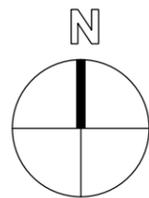
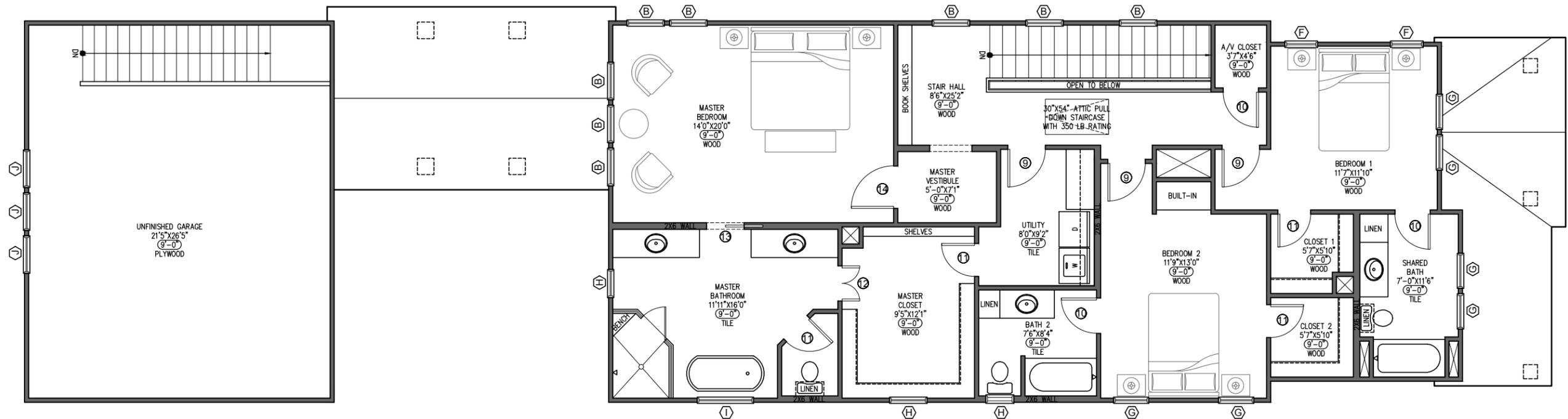
HOFF GROUP



**HATCH LEGEND**

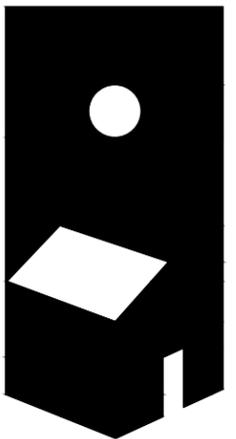
FRAMED WALLS

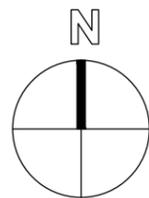
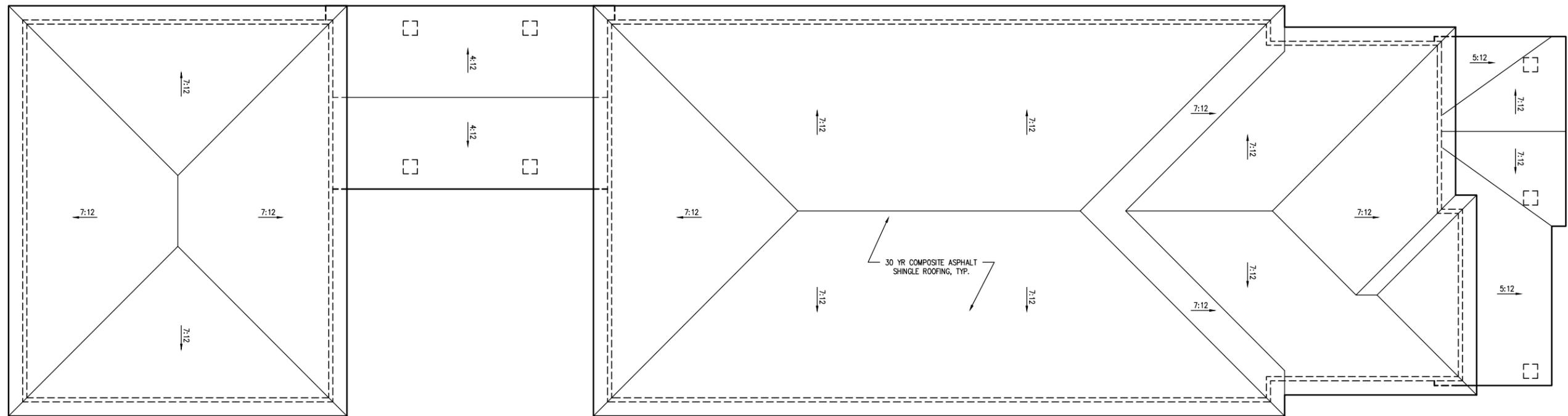
BRICK VENEER



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

02.04.15  
**1207 RUTLAND**  
HOFF GROUP

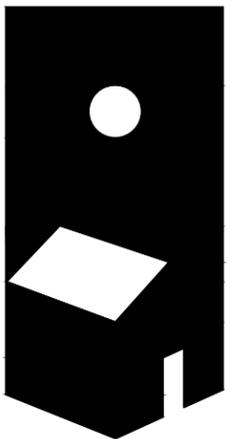




**PROPOSED ROOF PLAN**

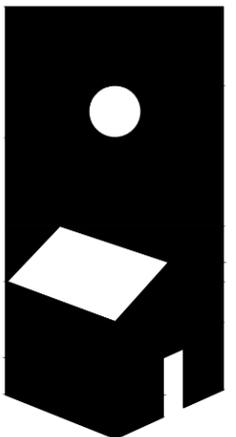
SCALE: 1/8"=1'-0"

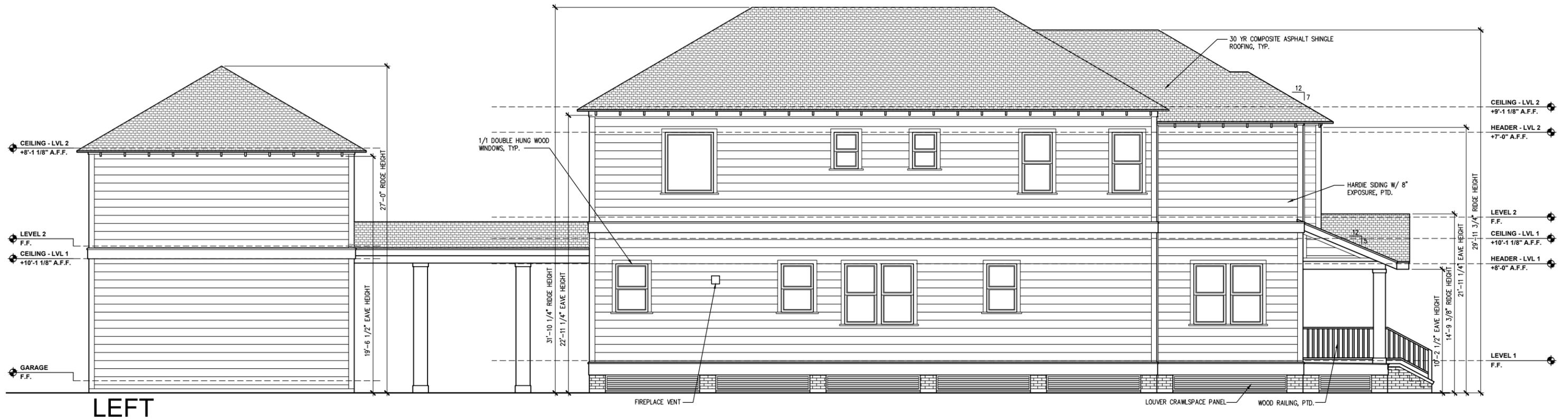
02.04.15  
**1207 RUTLAND**  
 HOFF GROUP



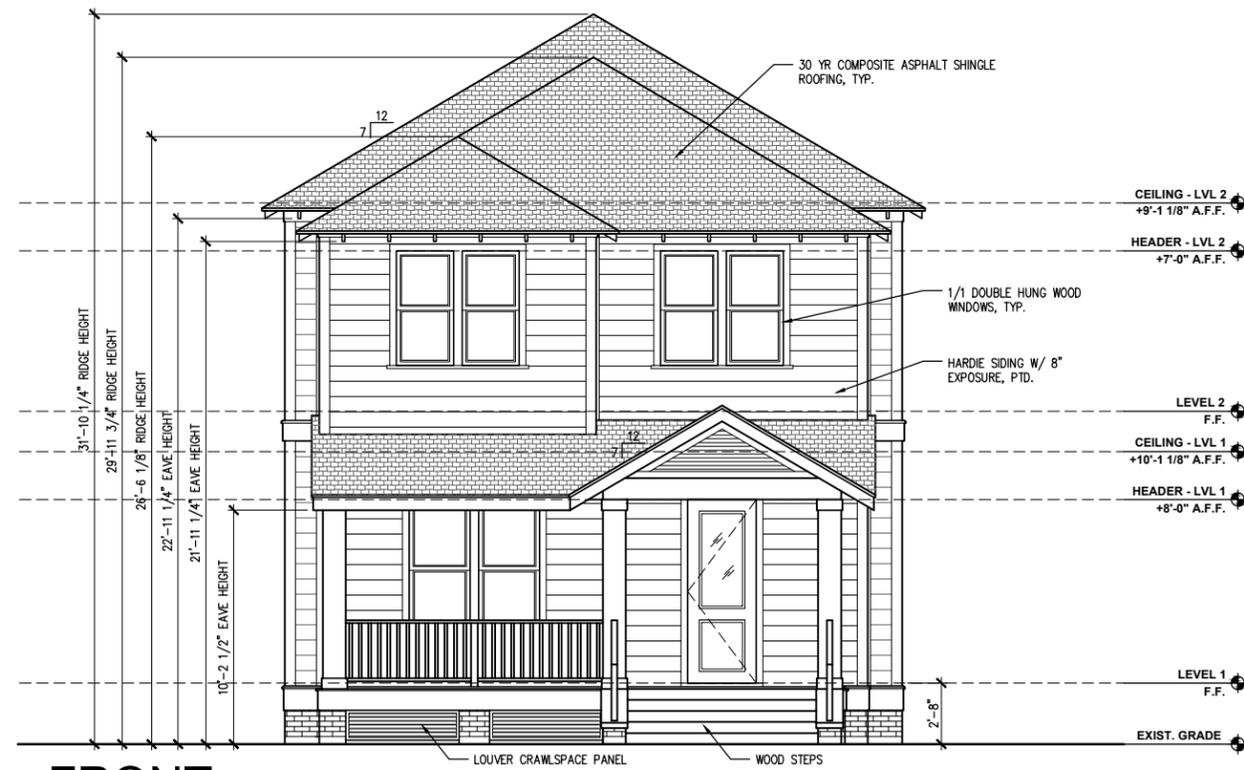
WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	2	2'-8"	6'-0"	DOUBLE HUNG	2X4	
Ⓑ	17	2'-8"	5'-0"	DOUBLE HUNG	2X4	
Ⓒ	1	2'-6"	4'-0"	DOUBLE HUNG	2X4	
Ⓓ	2	2'-8"	4'-0"	DOUBLE HUNG	2X4	
Ⓔ	2	2'-6"	4'-4"	DOUBLE HUNG	2X4	
Ⓕ	2	2'-4"	4'-0"	DOUBLE HUNG	2X4	
Ⓖ	6	2'-6"	5'-0"	DOUBLE HUNG	2X4	
Ⓗ	3	2'-0"	3'-0"	DOUBLE HUNG	2X4	
Ⓘ	1	4'-0"	5'-0"	PICTURE	2X4	TEMPERED.
Ⓙ	3	2'-8"	4'-8"	DOUBLE HUNG	2X4	
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	8'-0"	EXTERIOR	2X4	FOYER
②	1	(2)2'-8"	8'-0"	INT. POCKET	2X6	FLEX ROOM
③	1	2'-6"	8'-0"	INTERIOR	2X4	BATH 1
④	2	2'-4"	8'-0"	INTERIOR	2X4	BATH 1, CLOSET 1
⑤	2	(2)1'-6"	8'-0"	INTERIOR	2X4	PANTRY, WINE ROOM
⑥	1	2'-8"	8'-0"	INTERIOR	2X4	MUDROOM
⑦	2	3'-0"	8'-0"	EXTERIOR	2X4	MUDROOM, GARAGE
⑧	1	2'-8"	8'-0"	EXTERIOR	2X4	STORAGE
⑨	3	2'-8"	6'-8"	INTERIOR	2X4	UTILITY, BEDROOM 2, BEDROOM 3
⑩	3	2'-6"	6'-8"	INTERIOR	2X4	A/V CLOSET, BATH 2, BATH 3
⑪	4	2'-4"	6'-8"	INTERIOR	2X4	CLOSET 2, CLOSET 3, MASTER CLOSET, MASTER BATH
⑫	1	(2)1'-3"	6'-8"	INTERIOR	2X4	MASTER CLOSET
⑫	1	2'-8"	6'-8"	INT. POCKET	2X6	MASTER BATH
⑬	1	3'-0"	6'-8"	INTERIOR	2X4	MASTER BEDROOM

DOOR & WINDOW SCHEDULES





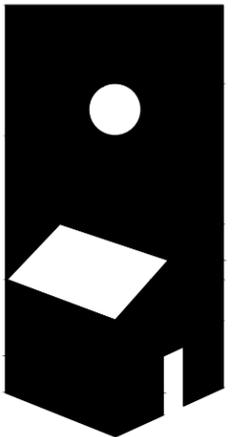
LEFT

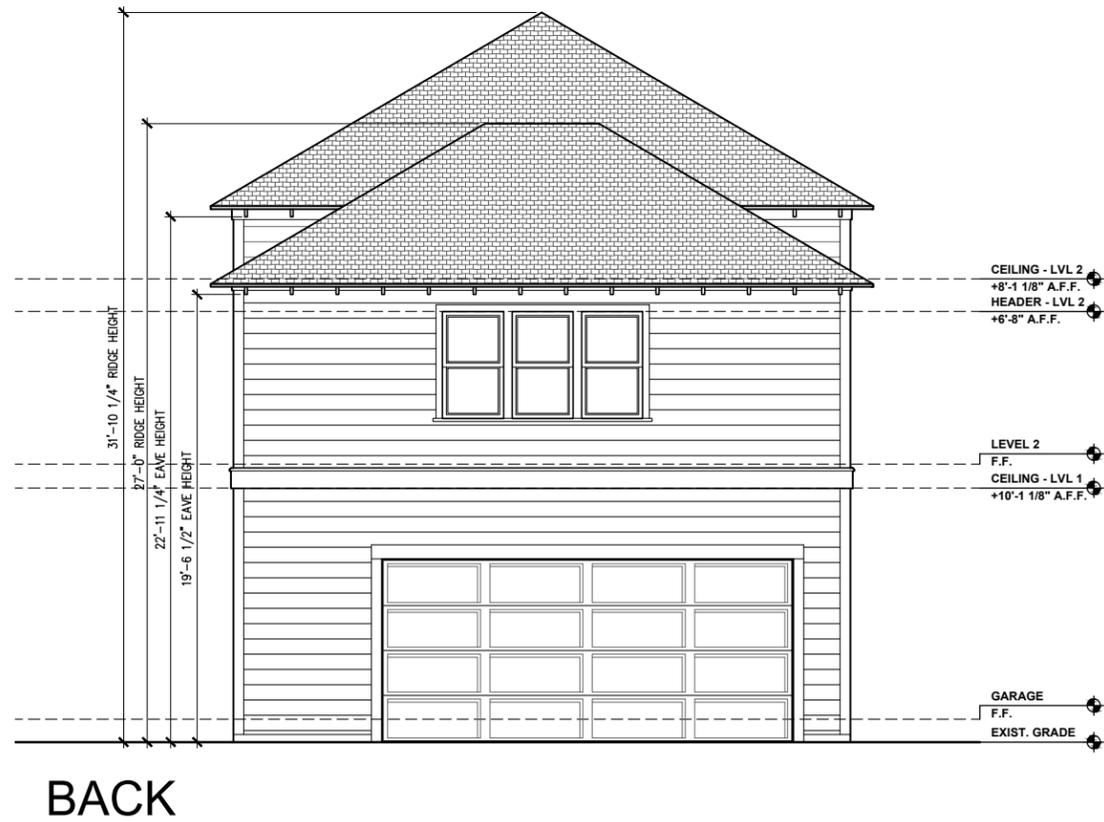


FRONT

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

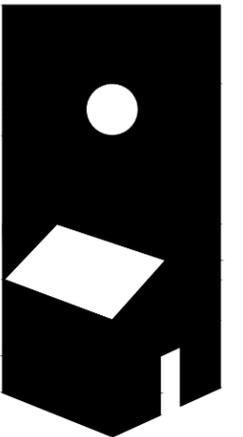
02.04.15  
**1207 RUTLAND**  
HOFF GROUP

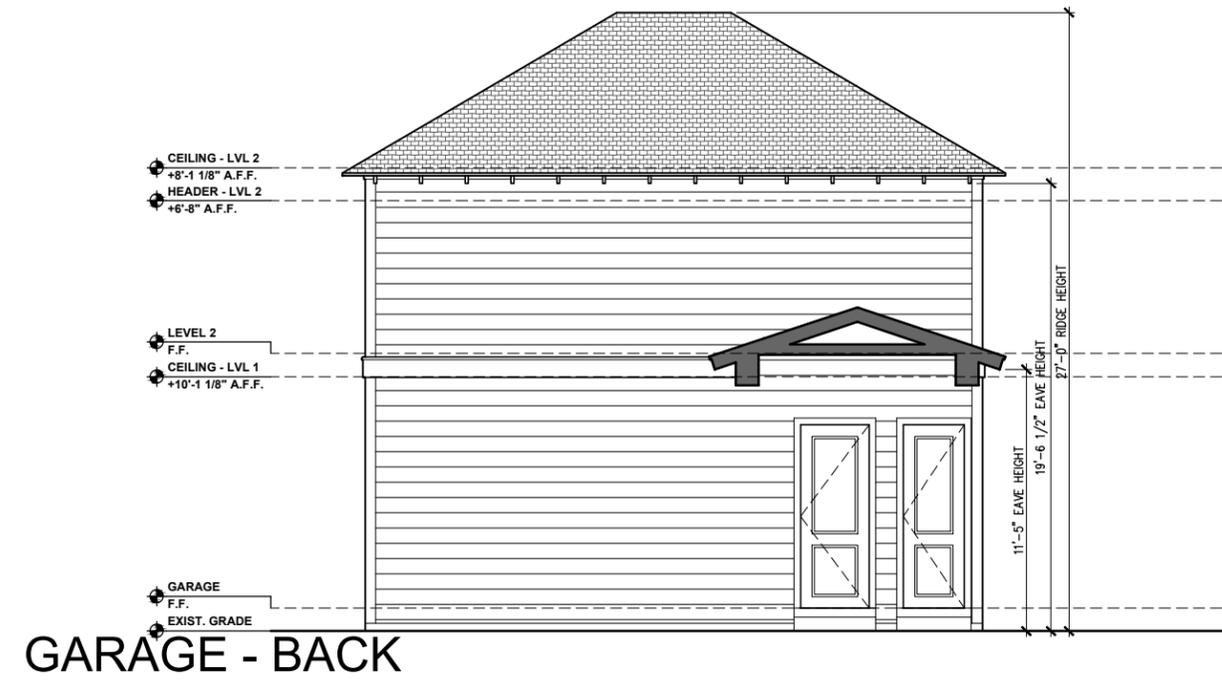




PROPOSED ELEVATIONS  
SCALE: 1/8" = 1'-0"

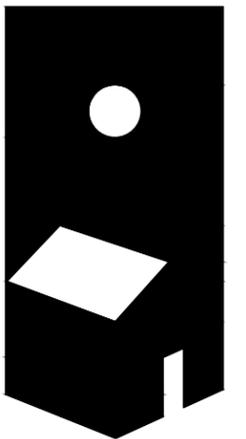
02.04.15  
**1207 RUTLAND**  
HOFF GROUP

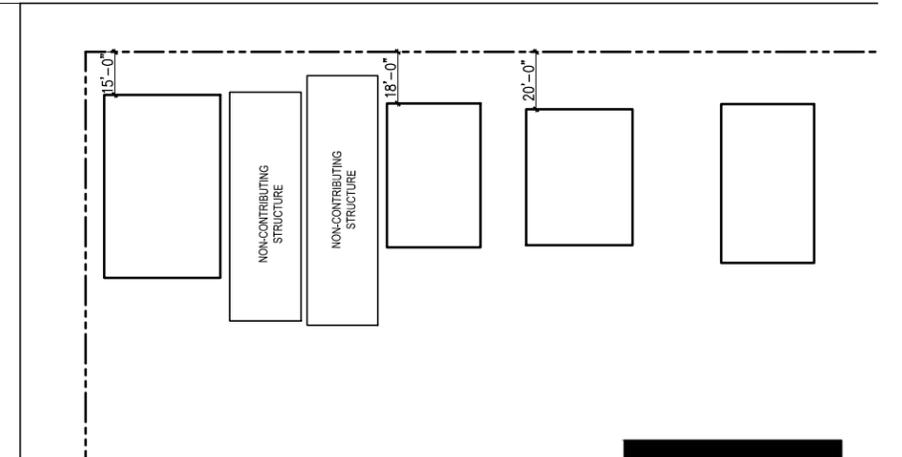
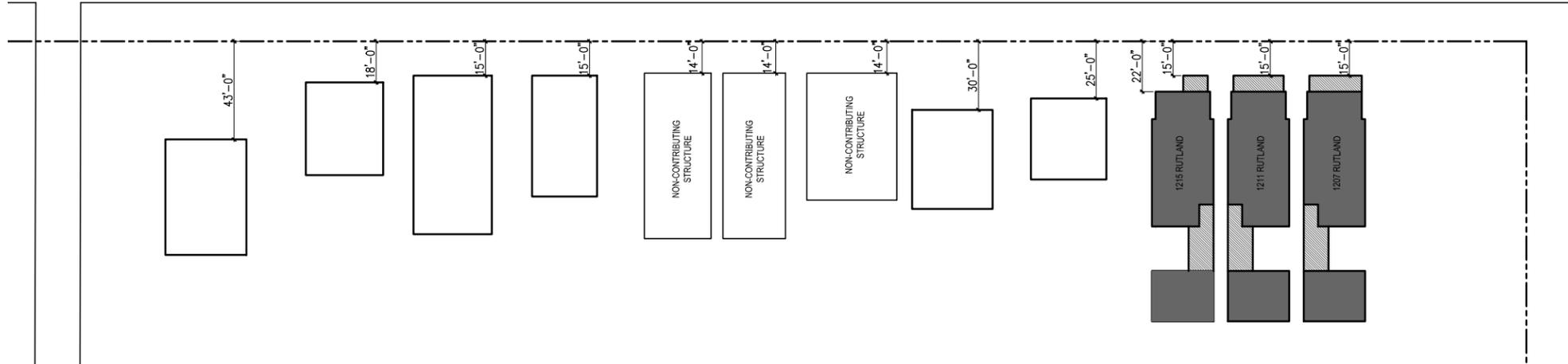
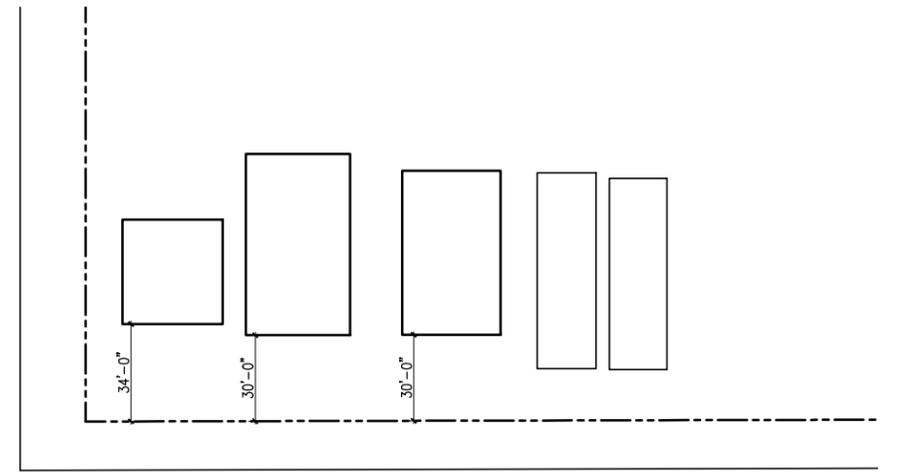
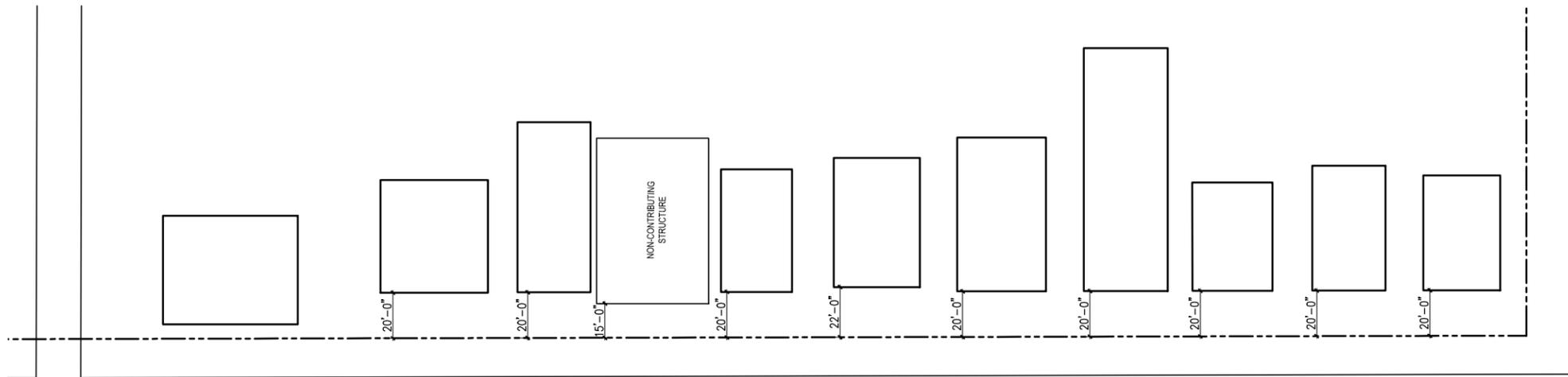




PROPOSED ELEVATIONS  
SCALE: 1/8" = 1'-0"

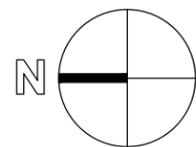
02.04.15  
**1207 RUTLAND**  
HOFF GROUP





# SETBACK DIAGRAM - 1100-1200 BLOCK

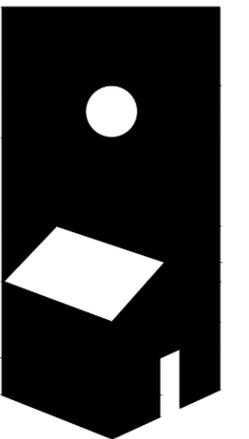
SCALE: 1/64"=1'-0"

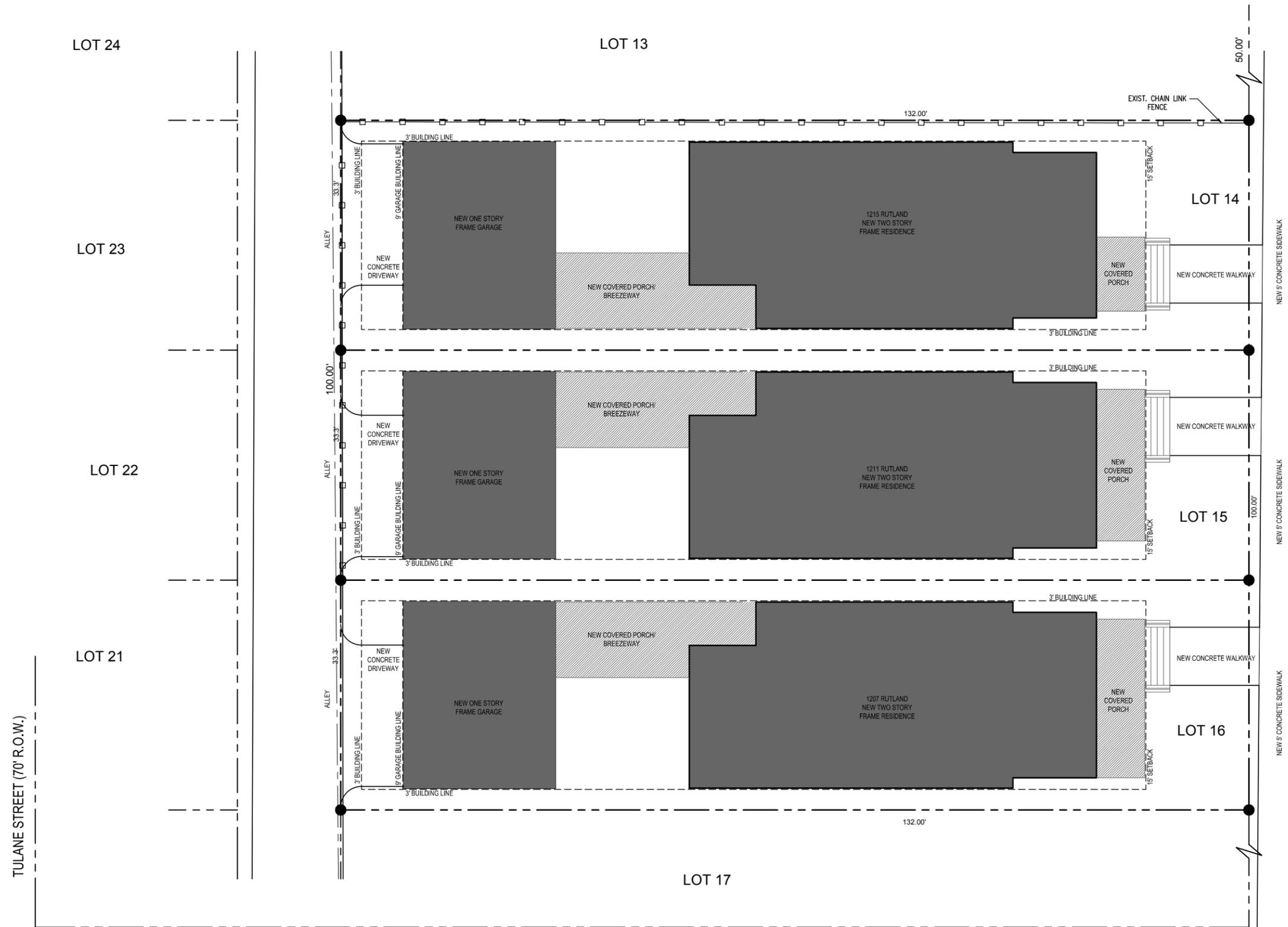


02.04.15

**1207 RUTLAND**

HOFF GROUP

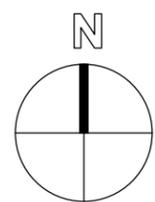




**LEGEND**

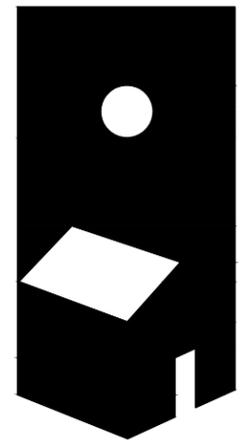
- ENCLOSED AREA
- COVERED AREA

RUTLAND STREET  
(70' R.O.W.)  
LOTS 14, 15, & 16  
BLOCK 183



**PROPOSED SITE PLAN**  
SCALE: 1/16"=1'-0"

02.04.15  
**RUTLAND ST. HOMES**  
HOFF GROUP





1207 RUTLAND



1211 RUTLAND



1215 RUTLAND

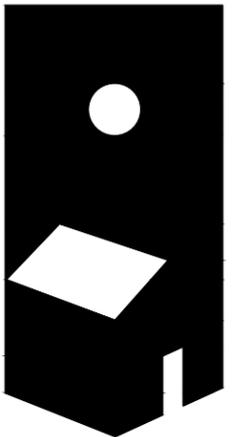
# FRONT STREETSCAPE

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

02.04.15

## RUTLAND ST. HOMES

HOFF GROUP



ADDRESS : 1215 RUTLAND STREET  
HOUSTON, TEXAS 77008

BUYER : HOFF GROUP, AS TRUSTEE

TITLE CO : OLD REPUBLIC NATIONAL  
TITLE INSURANCE COMPANY

LENDER : N/A

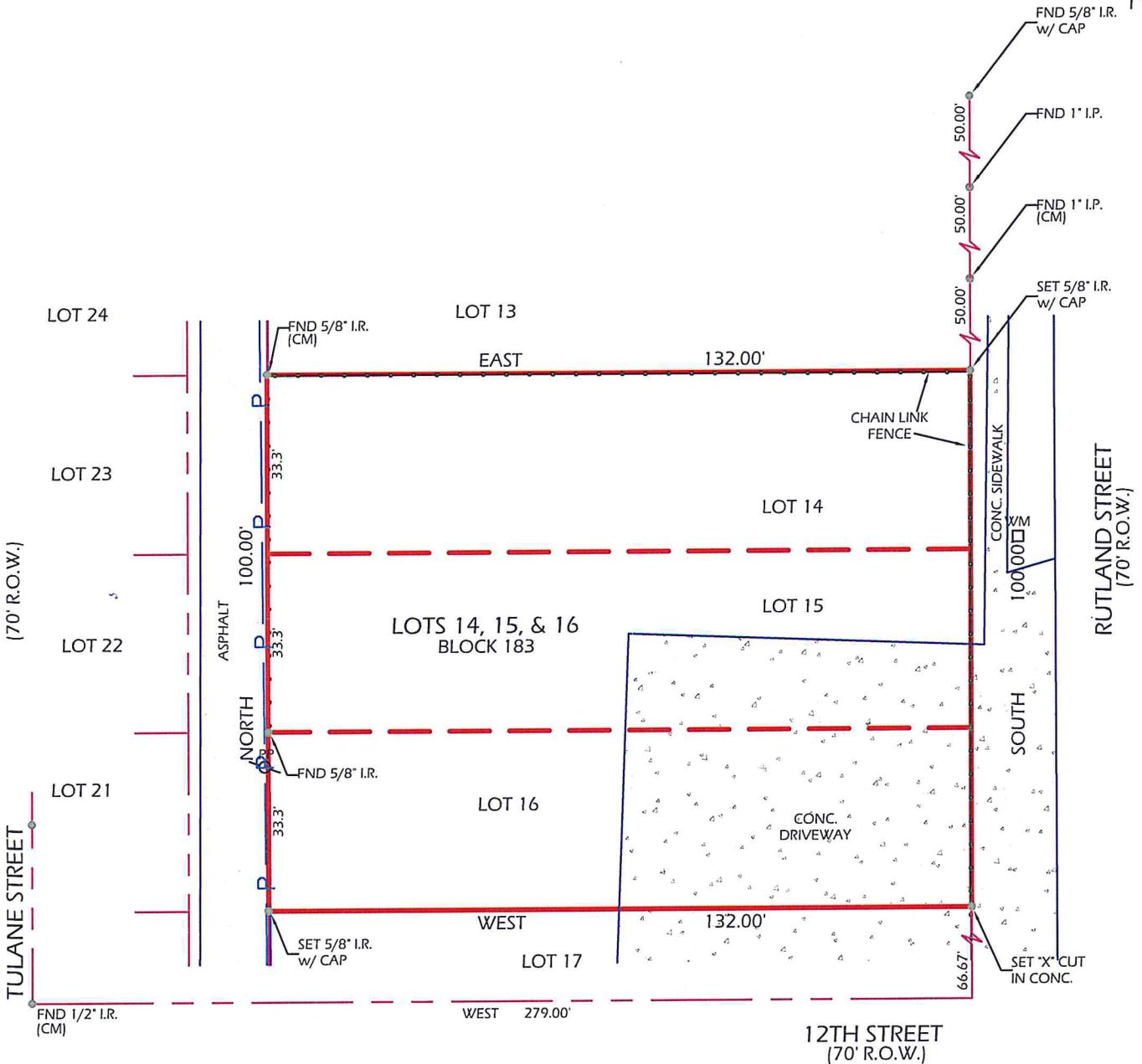
GF NO : 14005681

A LAND TITLE SURVEY OF

LOTS 14, 15, AND 16, BLOCK 183 OF HOUSTON HEIGHTS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 1-A, PAGE 114 OF  
THE MAP RECORDS OF HARRIS COUNTY, TEXAS  
(BEARINGS BASED ON RECORDED PLAT)



SCALE :  
1"=30'



SCALE: 1" = 30'	DATE: 11-24-2014
REVISION:	
BOOK : N/A	
DRAWN BY: DP	
APPROVED BY: MSB	
PROJECT NO: GL-686	

**LEGEND:**  
H.C.M.R. - HARRIS COUNTY MAP RECORD  
H.C.D.R. - HARRIS COUNTY DEED RECORD  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
R.O.W. - RIGHT OF WAY  
CM - CONTROL MONUMENT  
I.R./I.P. - IRON ROD/IRON PIPE  
PP - POWER POLE  
WM - WATER METER

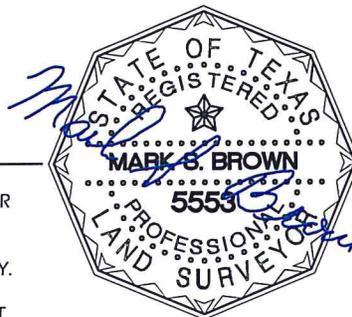
**NOTES:**  
1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.

2. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 14005681 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

3. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.

4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



**FLOOD INFORMATION**

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE X  
ACCORDING TO F.I.R.M. MAP NO. 48201C 0670M  
DATE 06-09-2014

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

GREENLEAF LAND SURVEYS, LLC  
10900 NORTHWEST FWY  
SUITE # 129  
HOUSTON, TEXAS 77092



DIR: 832-668-5003  
FAX: 832-767-1872  
www.greenleaflandsurveys.com