CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1215 RUTLAND ST.

Historic District / Landmark HOUSTON HEIGHTS WEST HCAD # N/A.

Subdivision HOUSTON HEIGHTS. Lot 14 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 PORTWEST DR. SUITE # 150.

Phone 713.204.8688

Email [redacted]

Signature

Date 2/3/15

APPLICANT (if other than owner)

Name ALEX RIDGWAY

Company BRICKMOON DESIGN.

Mailing Address 1612 W. 23RD ST. HOUSTON, TX 77008

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

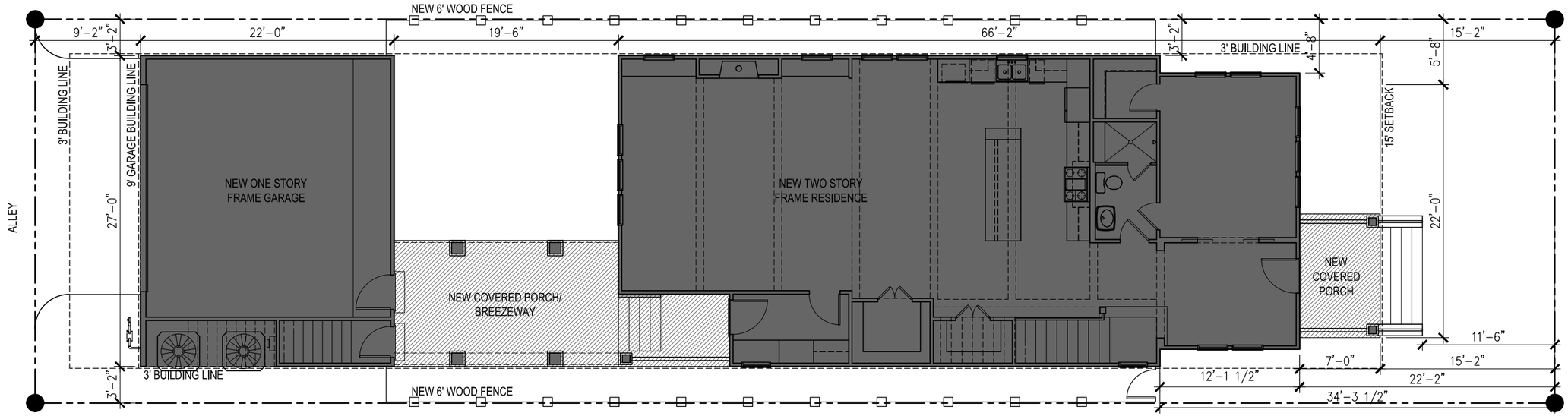
Subject: COA Application – 1215 Rutland Description

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



N

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

02.04.15

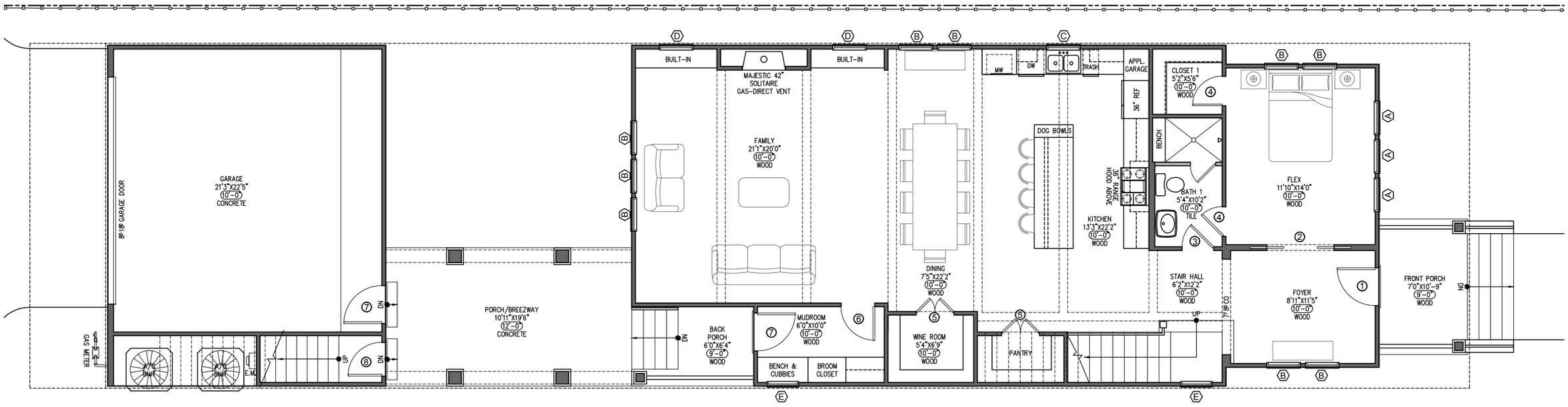
1215 RUTLAND

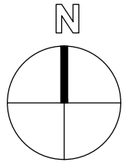
HOFF GROUP

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	75 S.F.
BACK PORCH	48 S.F.
PORCH	215 S.F.
TOTAL PORCHES	338 S.F.
GARAGE	506 S.F.
TOTAL COVERED	4,402 S.F.

02.04.15

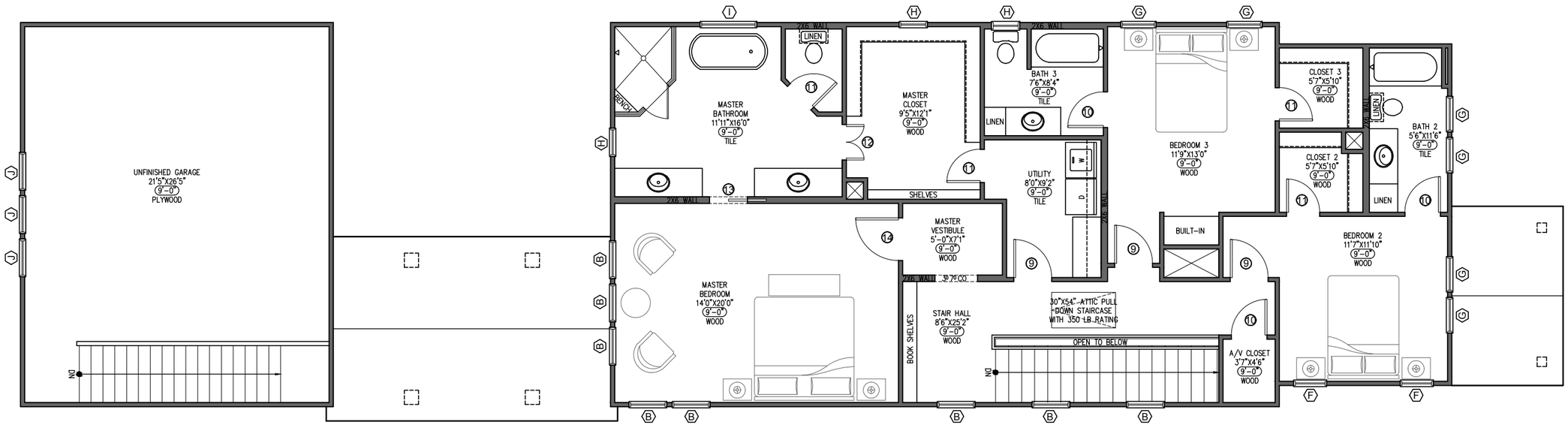
1215 RUTLAND

HOFF GROUP

HATCH LEGEND

FRAMED WALLS

BRICK VENEER



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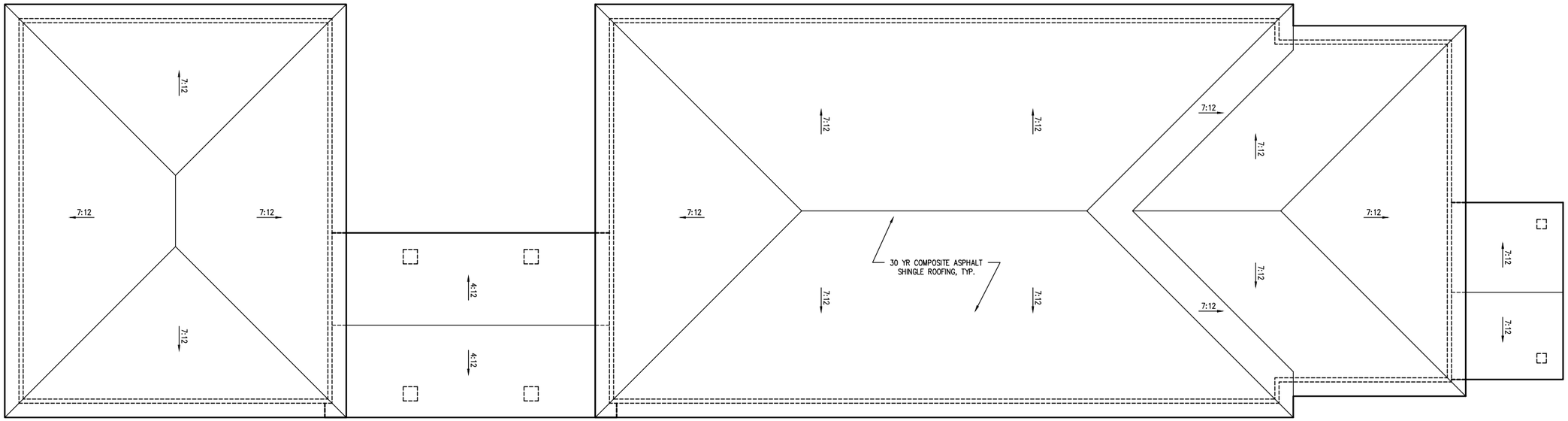
PROPOSED SECOND FLOOR PLAN

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

02.04.15

1215 RUTLAND

HOFF GROUP



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PROPOSED ROOF PLAN

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

02.04.15

1215 RUTLAND

HOFF GROUP

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
⟨A⟩	3	2'-8"	6'-0"	DOUBLE HUNG	2X4	
⟨B⟩	17	2'-8"	5'-0"	DOUBLE HUNG	2X4	
⟨C⟩	1	2'-6"	4'-0"	DOUBLE HUNG	2X4	
⟨D⟩	2	2'-8"	4'-0"	DOUBLE HUNG	2X4	
⟨E⟩	2	2'-6"	4'-4"	DOUBLE HUNG	2X4	
⟨F⟩	2	2'-4"	4'-0"	DOUBLE HUNG	2X4	
⟨G⟩	6	2'-6"	5'-0"	DOUBLE HUNG	2X4	
⟨H⟩	3	2'-0"	3'-0"	DOUBLE HUNG	2X4	
⟨I⟩	1	4'-0"	5'-0"	PICTURE	2X4	TEMPERED.
⟨J⟩	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

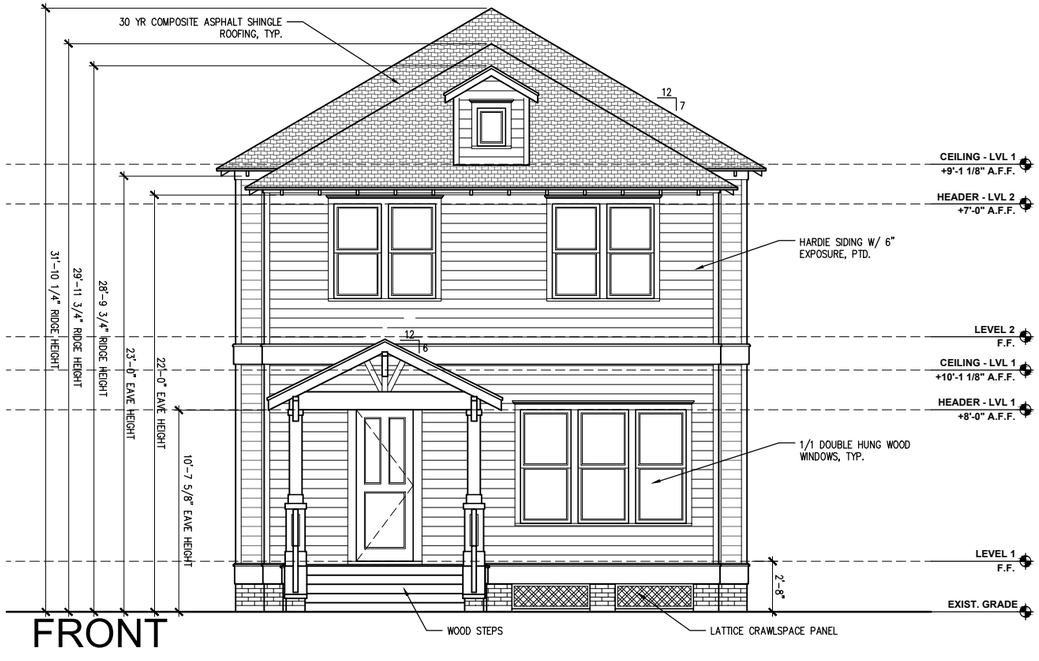
DOOR & WINDOW SCHEDULES

02.04.15

1215 RUTLAND

HOFF GROUP

LEFT



FRONT

PROPOSED ELEVATIONS

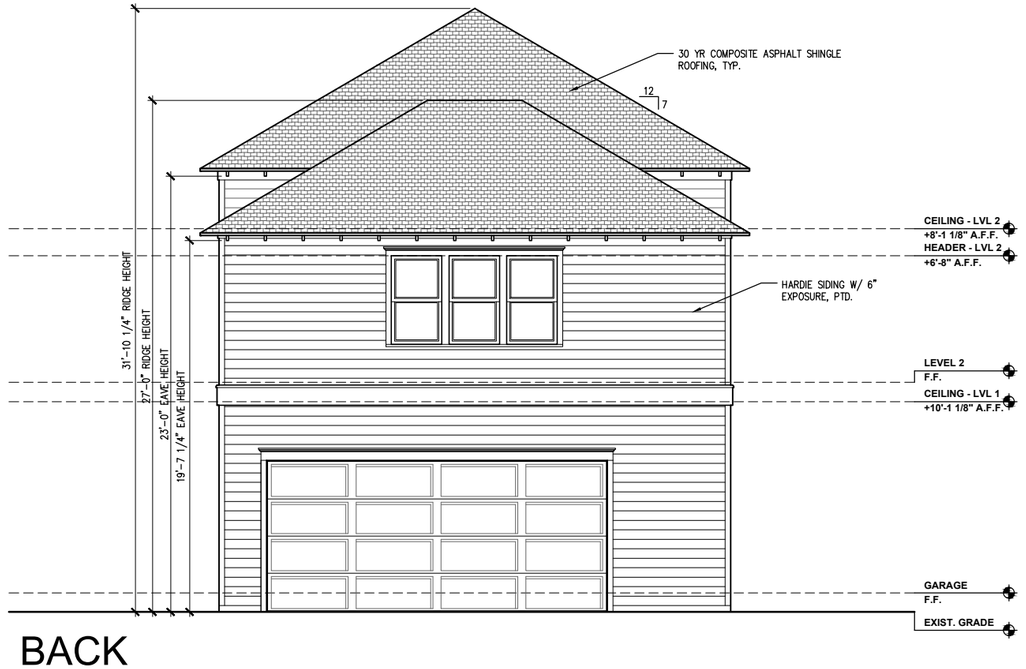
SCALE: 1/8" = 1'-0"

02.04.15

1215 RUTLAND

HOFF GROUP

RIGHT



BACK

PROPOSED ELEVATIONS

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

02.04.15

1215 RUTLAND

HOFF GROUP

GARAGE - BACK

HOUSE - BACK

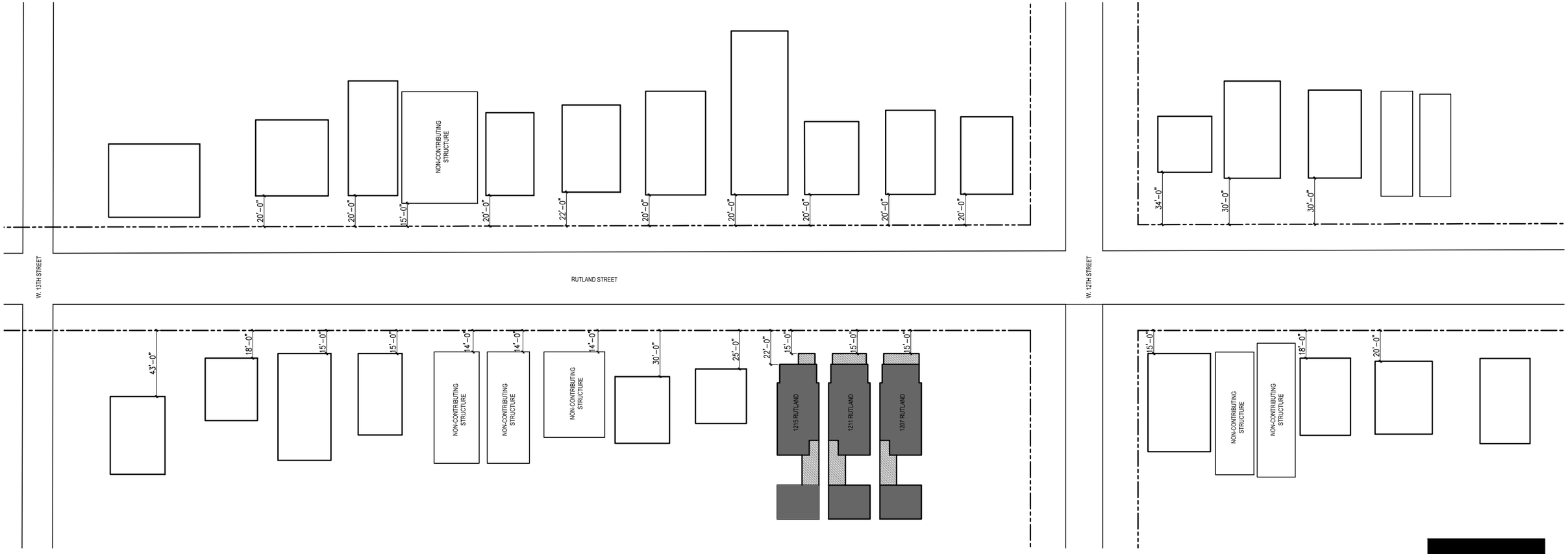
PROPOSED ELEVATIONS

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

02.04.15

1215 RUTLAND

HOFF GROUP



SETBACK DIAGRAM - 1100-1200 BLOCK

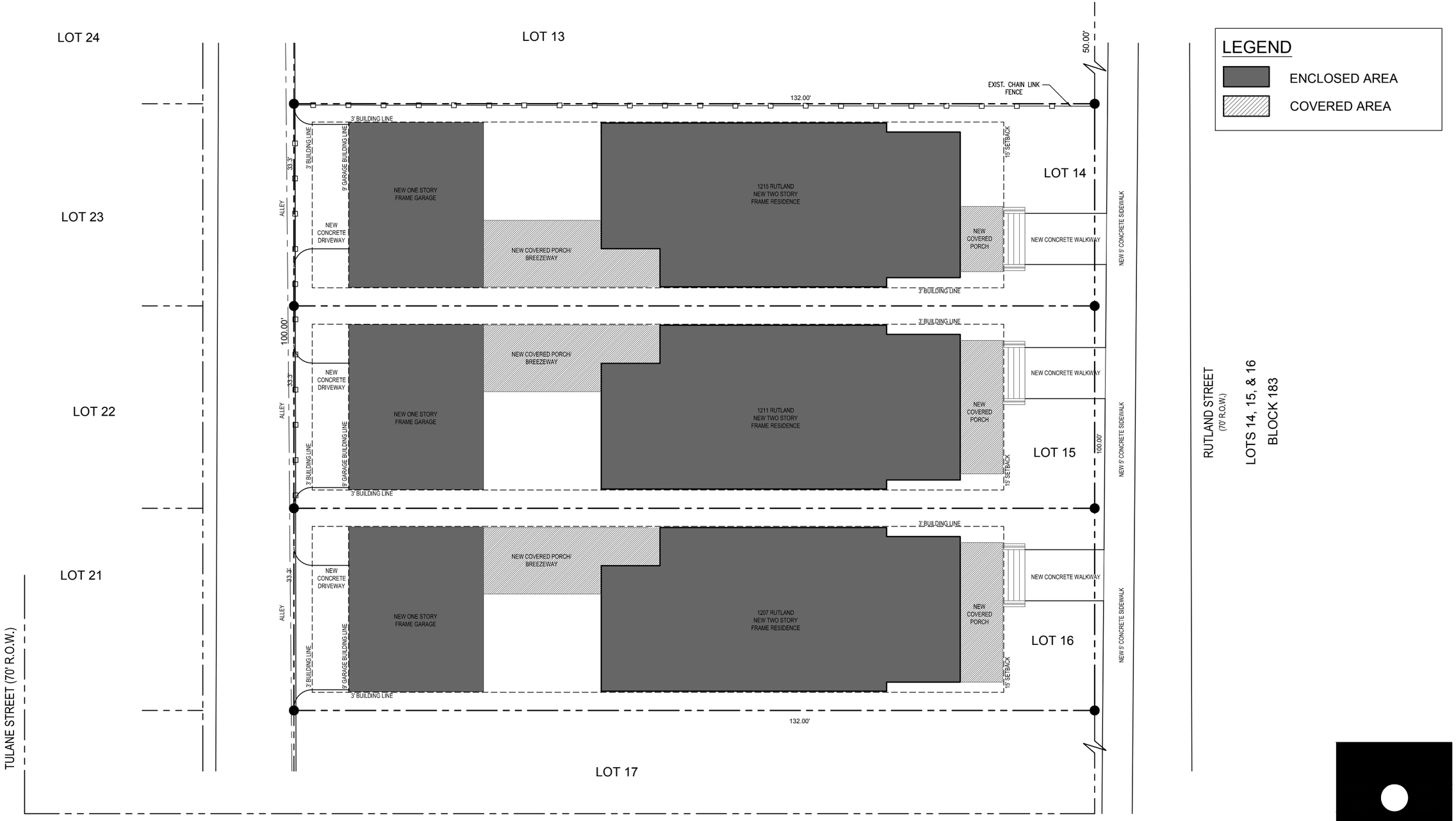
SCALE: 1/64"=1'-0"

N

02.04.15

1207 RUTLAND

HOFF GROUP



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

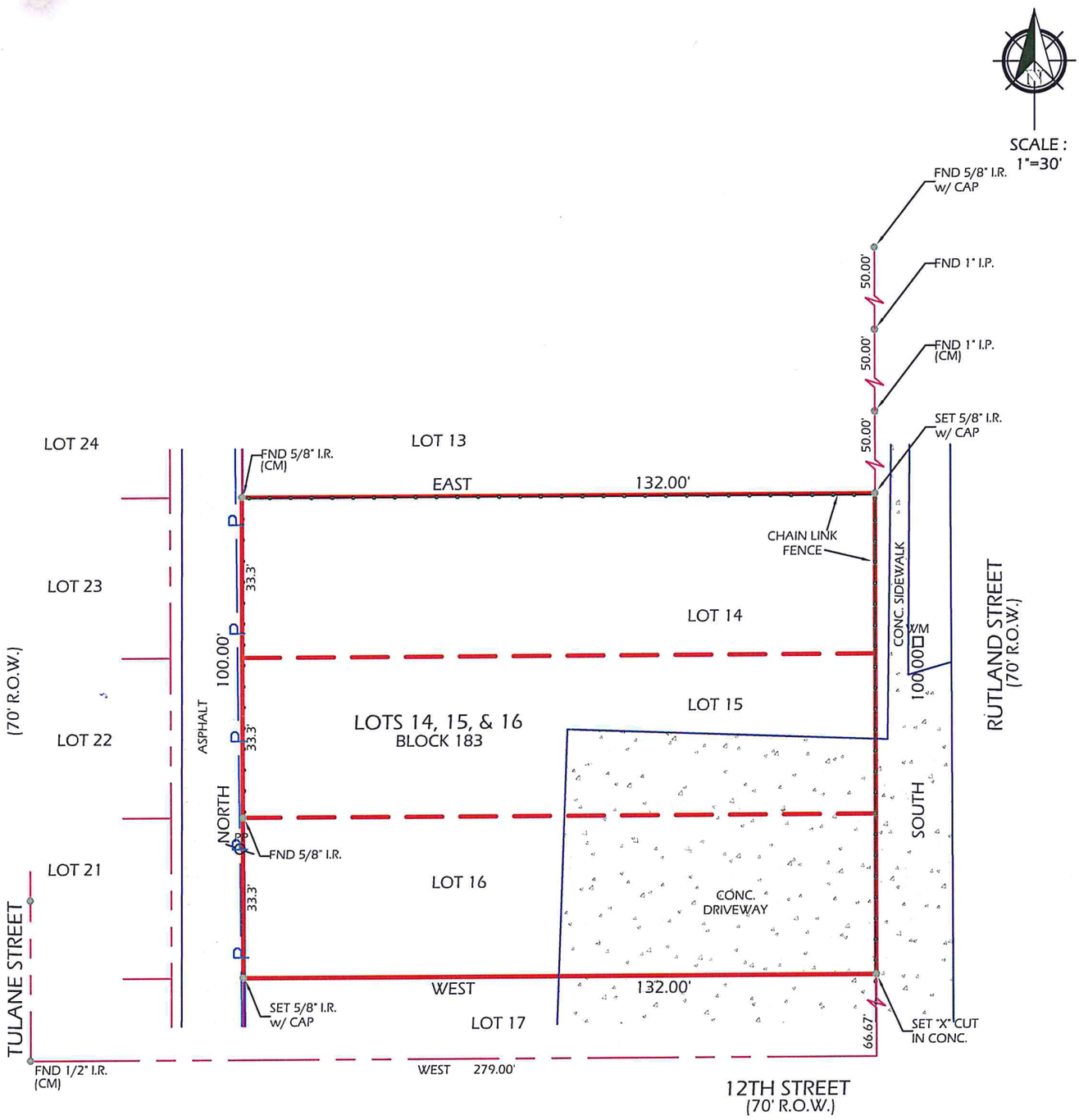
HOFF GROUP

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)

OLD REPUBLIC TITLE COMPANY



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. 14005681OF 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.

STATE OF TEXAS
REGISTERED
MARK S. BROWN
5553
PROFESSIONAL
LAND SURVEYOR

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

greenleaf land surveys

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