

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 4, 2015

**Applicant:** Alex Ridgeway, Brickmoon Design for Tom Scott, The Hoff Group, Owner

**Property:** 1207 Rutland Street, lot 16, block 183, Houston Heights Subdivision. The property consists of a vacant 4,356 square foot (33' x 133') interior lot.

**Significance:** The property is a vacant lot located in the Houston Heights Historic District West. The property is one of five platted lots that were the former location of a now demolished poultry processing plant.

**Proposal:** New Construction – Residence

- Residence will measure 27' wide by 108' deep and will feature an eave height of 22' 11" and a ridge height of 31' 10".
- Residence will feature a front porch eave height of 10' 2".
- The first 12' of the residence will be lower and narrower than the rest of the structure in order to minimize the visibility of the residence when viewed from the street.
- Proposed residence will feature a front setback of 15' and a 3' 2" setback on each side.

See enclosed application materials and detailed project description on p. 4-19 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: Change the front setback from 15' to 20'

**HAHC Action:** Approval with conditions: Change the front setback from 15' to 20'

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** February 26, 2015



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- The prevailing front setback for existing contributing structures on the blockface is 20' or more. The two adjacent contributing houses to the north of the subject property have front setbacks of 25' and 30' respectively. The row of contributing houses directly across the street all have a 20' front setback.*
- The existing front setbacks are confirmed by an analysis of Sanborn map images and the applicant's own diagram (see p. 7) that shows an existing prevailing setback of 20' or greater for contributing structures located on the 1200 block of Rutland. Both the current applicant and the previous applicant for new construction on this property have been told that a minimum front setback of 20' is required.*
- The proposed setback of 15' is incompatible with the typical setback of 20' or greater. This incompatibility is amplified by the fact that the proposed structure is larger than typical contributing structures and the fact the residence will span to within 3' of each side property line.*
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



**CURRENT PHOTOS**



Approval Criteria #1

New construction must match the typical setbacks of existing contributing structures in the district.

Contributing structures on the 1200 block of Rutland have a prevailing front setback of approximately 20'.

Sanborn Fire Insurance Map & Prevailing Setbacks of Contributing Structures



NEIGHBORING PROPERTIES



1219 Rutland – Contributing – 1915 (neighbor three doors to the north)  
Front setback – 25'

1223 Rutland – Contributing – 1920 (neighbor four doors to the north)  
Front setback – 30'



1202 Rutland– Contributing – 1920 (across street)  
Front setback – 20'

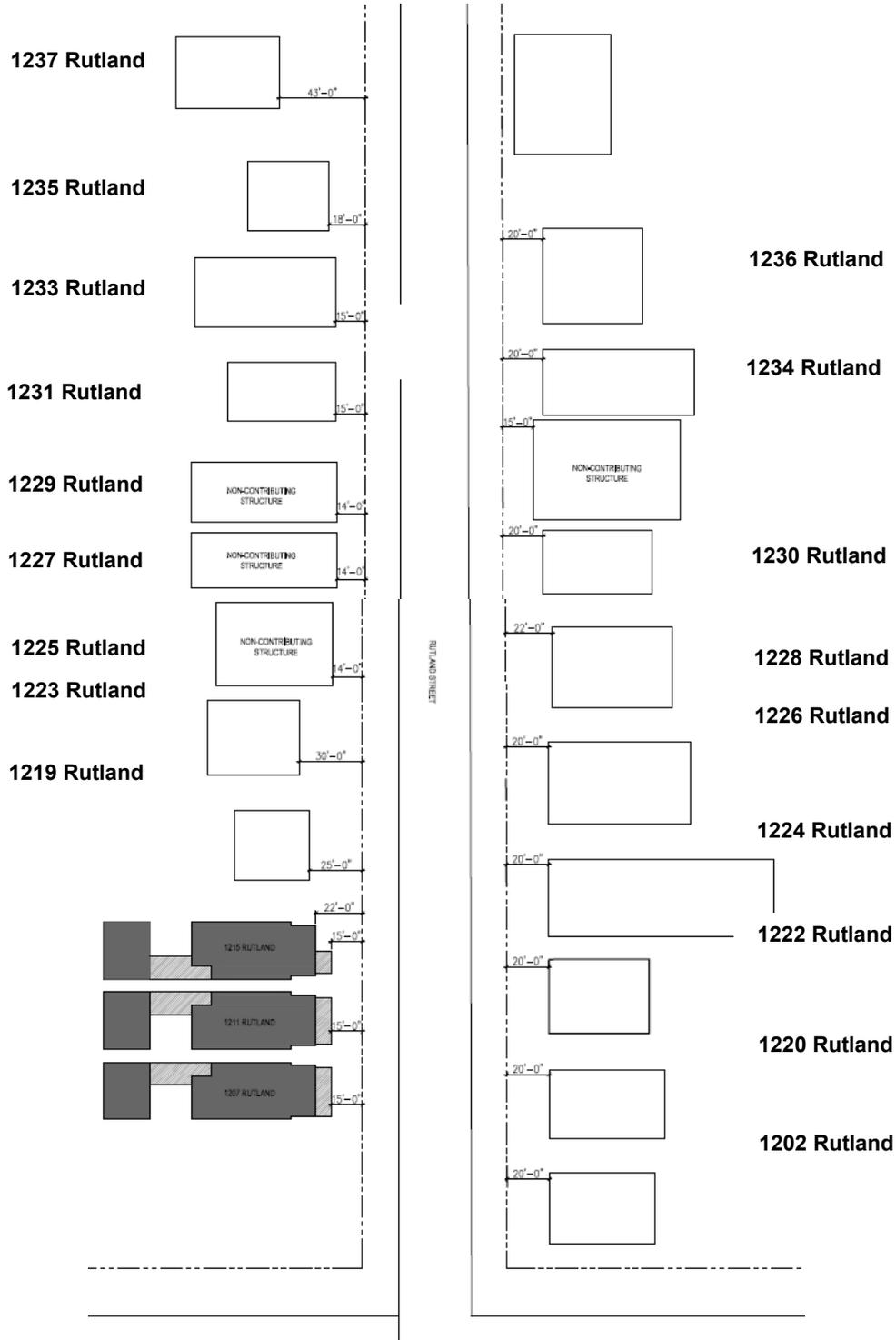
1220 Rutland– Contributing – 1920 (across street)  
Front setback – 20'



1222 Rutland– Contributing – 1920 (across street)  
Front setback – 20'

1224 Rutland– Contributing – 1920 (across street)  
Front setback – 20'

**BLOCKFACE SETBACKS PROVIDED BY THE APPLICANT**



**BLOCKFACE PHOTOS**



**3D RENDERING – FRONT FACING RUTLAND**



**3D RENDERING – FRONT FACING RUTLAND**



3D RENDERING – FRONT FACING RUTLAND



1207 Rutland



1207 Rutland

**EAST ELEVATION – FRONT FACING RUTLAND**

PROPOSED

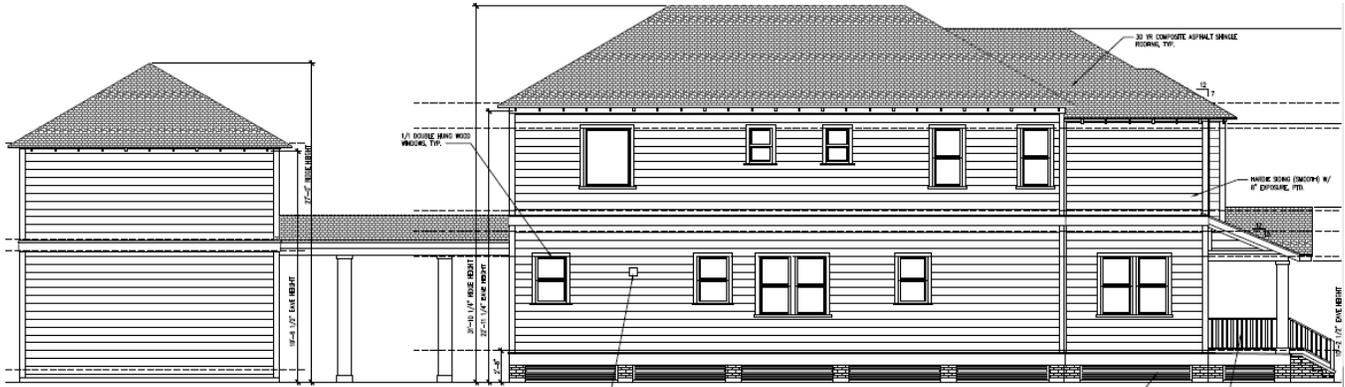


**WEST (REAR) ELEVATION**

PROPOSED



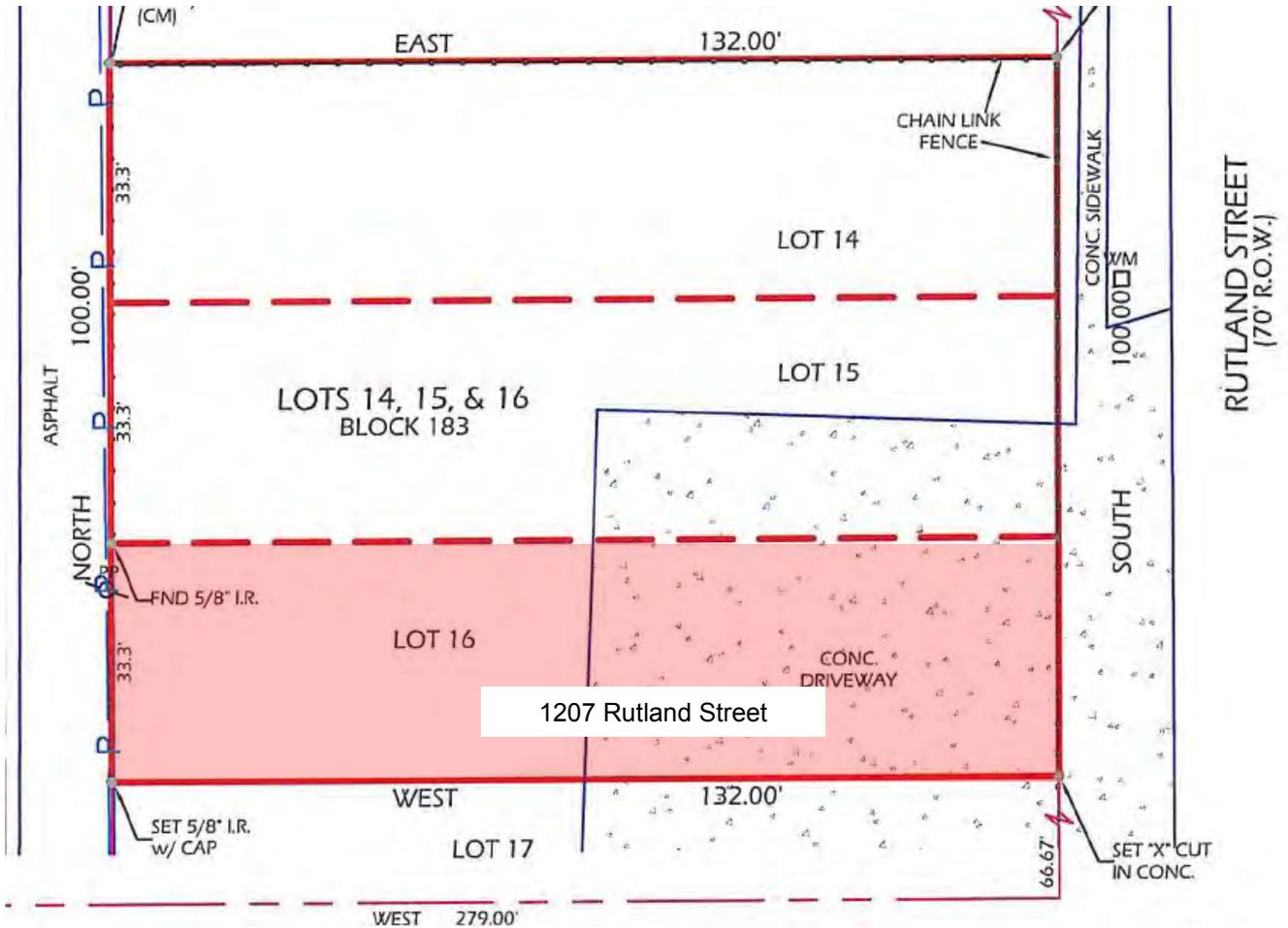
**SOUTH SIDE ELEVATION**  
PROPOSED



**NORTH SIDE ELEVATION**  
PROPOSED

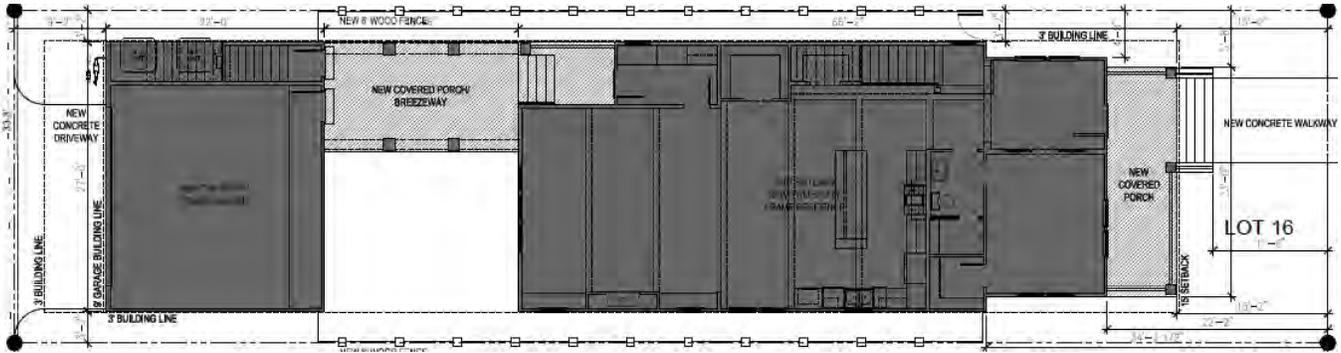


**SURVEY**

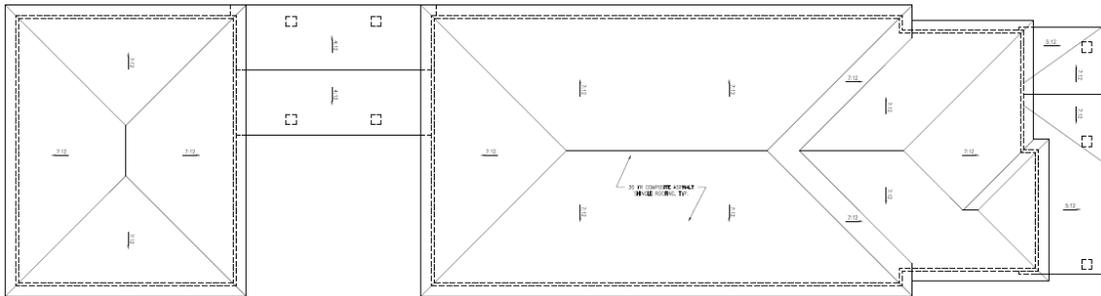




**SITE PLAN  
PROPOSED**



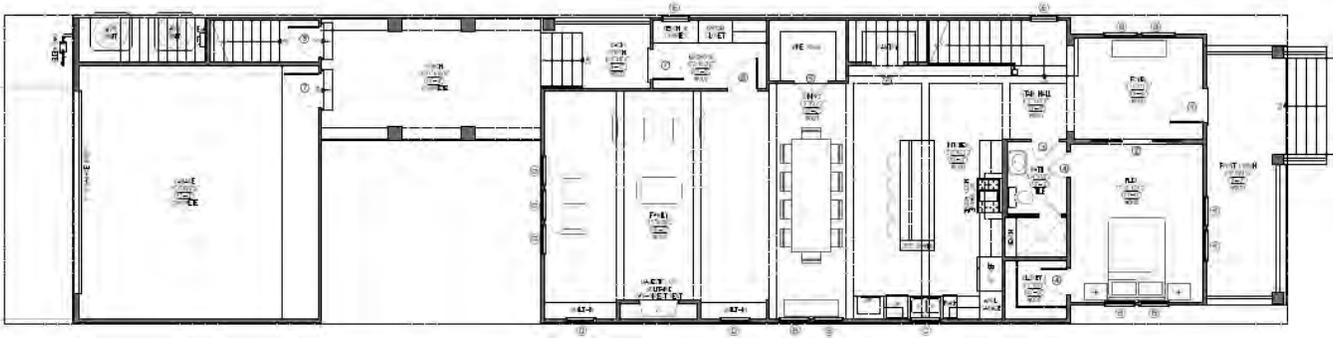
**ROOF PLAN  
PROPOSED**





**FIRST FLOOR PLAN**

PROPOSED



**SECOND FLOOR PLAN**

PROPOSED



## WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	2	2'-8"	6'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(B)	17	2'-8"	5'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(C)	1	2'-8"	4'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(D)	2	2'-8"	4'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(E)	2	2'-8"	4'-4"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(F)	2	2'-4"	4'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(G)	6	2'-8"	5'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(H)	3	2'-0"	3'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(I)	1	4'-0"	5'-0"	PICTURE	2X4	TEMPERED, RECESSED MOUNT WOOD WINDOW
(J)	3	2'-8"	4'-8"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	8'-0"	EXTERIOR	2X4	FOYER, GLAZED TOP PANEL, RECESSED BOTTOM PANEL, 6" RAIL, 6" STILE, LOCKRAIL CENTER AT 36"
(2)	1	(2)2'-8"	8'-0"	INT. POCKET	2X6	FLEX ROOM
(3)	1	2'-8"	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'-8"	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

**TYPICAL DIMENSIONS FOR TWO STORY HOUSES IN HOUSTON HEIGHTS WEST**

FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1236 Rutland 39	209 W 16th 36	201 W 15th 25	201 W 15th 13	1443 Allston 13/12
1245 Yale 33	201 W 15th 35	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1343 Rutland 32	1246 Allston 34	327 W 16th 24	1245 Yale 12	1232 Tulane 10/12
1246 Allston 32	327 W 16 <sup>th</sup> 33	1531 Allston 23	1443 Allston 12	201 W 15th 10/12
1537 Tulane 31	1541 Ashland 33	1537 Tulane 23	1531 Allston 12	209 W 16th 10/12
1400 Allston 31	1541 Tulane 33	206 W 16 <sup>th</sup> 23	509 W 15th 11	1235 Yale 8/12
1541 Ashland 31	201 W 16th 33	1245 Yale 23	1535 Allston 11	1246 Allston 8/12
1109 Rutland 31	<b>1207 Rutland 32</b>	<b>1207 Rutland 23</b>	1109 Rutland 11	1531 Allston 8/12
1232 Tulane 30	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
201 W 16th 28	1537 Tulane 32	1443 Allston 22	<b>1207 Rutland 10</b>	1237 Rutland 8/12
1147 Allston 28	1245 Yale 32	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	201 W 16 <sup>th</sup> 7/12
1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
1447 Tulane 27	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1237 Rutland 26	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1443 Allston 24	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston #	1537 Tulane 7/12
611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland #	611 W 15th 7/12
1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland #	<b>1207 Rutland 7/12</b>
<b>1207 Rutland 24</b>	1535 Allston 28	1535 Allston 20	1237 Rutland #	1147 Allston 6/12
1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland #	1400 Allston 6/12
201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland #	1541 Ashland 6/12
1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston #	1439 Rutland 6/12
1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane #	1535 Rutland 6/12
1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane #	1427 Tulane 6/12
209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane #	1245 Yale 6/12
1202 Rutland *	1535 Rutland 26	1427 Tulane 18	611 W 15th #	1202 Rutland *
509 W 15th *	1427 Tulane 25	611 W 15th 17	209 W 16th #	1343 Rutland *
327 W 16th *	611 W 15th 22	1109 Rutland 16	327 W 16th *	509 W 15th *

# - No one story porch \* - Obstructed from measurement

---

**PROJECT DETAILS**

**Shape/Mass:** Residence will measure 108' deep by 27' wide and will feature an eave height of 22' 11" and a ridge height of 31' 10". The front 12' of the residence will feature a width of 24' and will feature an eave height of 21' 11" and a ridge height of 29' 11". The residence features an alley loading garage attached to the rear of the residence by a breezeway. The residence will feature a 10' 2" front porch eave height.

**Setbacks:** 15' from the front property line and 3' 2" from the north and south side property lines.

**Foundation:** Pier and beam foundation with brick piers and wood louvered skirting. The residence will feature a finished floor height of 2' 8" above existing grade.

**Windows/Doors:** Wood double hung 1-over-1 wood windows with a recessed profile.

**Exterior Materials:** Smooth finish horizontal lap cementitious siding with an 8" exposure.

**Roof:** Hipped roof with a 7:12 pitch.

**Front Elevation:** The residence will feature a full width front porch with three 1' by 1' square columns and wood steps. The first floor will feature an entry door on the north bay and a pair of windows on the south. The second floor will feature two pairs of windows.

**Side Elevation (South):** The first 12' of the residence will feature a lower height and narrower width than the remainder of the structure. The first 66' of the first floor will feature 7 windows and the second floor will feature 7 windows. A 19' 6" deep breezeway with 4 square columns will connect the rear of the residence with a 21' 3" deep two story alley facing garage.

**Side Elevation (North):** The first 12' of the residence will feature a lower height and narrower width than the remainder of the structure. The first 66' of the first floor will feature 4 windows and the second floor will feature 5 windows. A 19' 6" deep breezeway with 4 square columns will connect the rear of the residence with a 21' 3" deep two story alley facing garage.

**Rear Elevation (West):** The two story garage will feature an overhead rolling garage door on the first floor and three windows on the second.