

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** Joe Perez, Joe’s Custom Homes Inc. for H & K Properties, owner

**Property:** 1222 Rutland St, lot 22, tract 23A, block 184, Houston Heights Subdivision. The property includes a historic 1,090 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights Historic District West.

**Proposal:** New Construction – Construct an approximately 900 square foot detached, two-story alley-loading garage at the rear of the lot.  
See enclosed application materials and detailed project description on p. 4-13 for further details.

**Public Comment:** One in favor. See attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** March 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
- (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.



PROPERTY LOCATION  
HOUSTON HEIGHTS WEST HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park

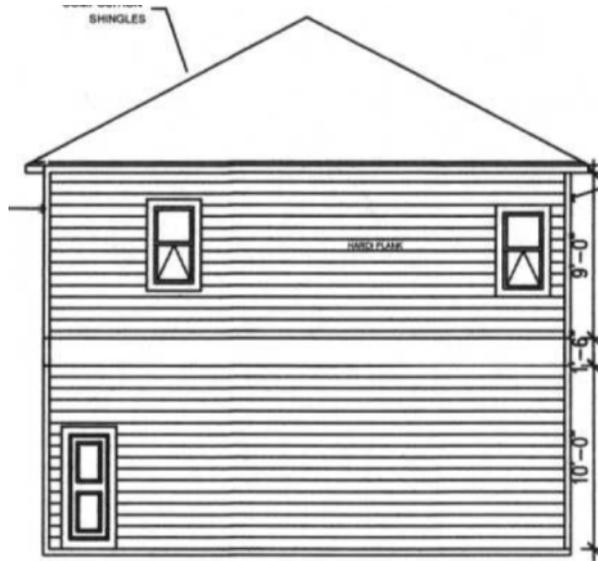


INVENTORY PHOTO



WEST ELEVATION – FRONT FACING RUTLAND STREET

PROPOSED



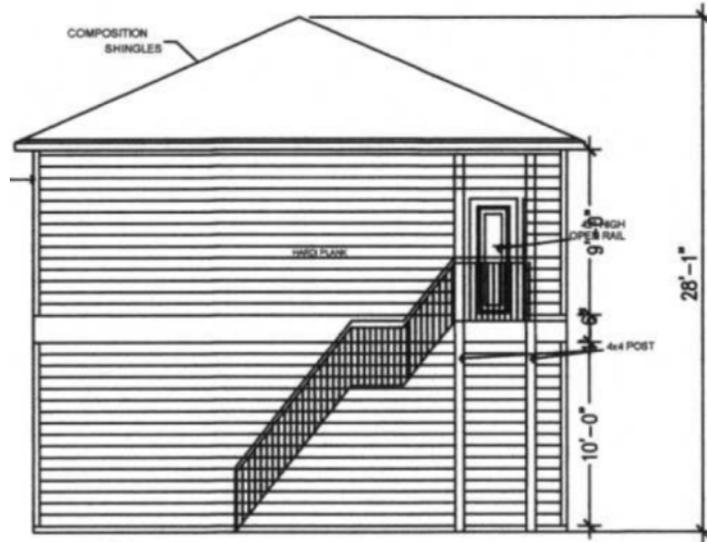
EAST (REAR) ELEVATION

PROPOSED



**NORTH SIDE ELEVATION**

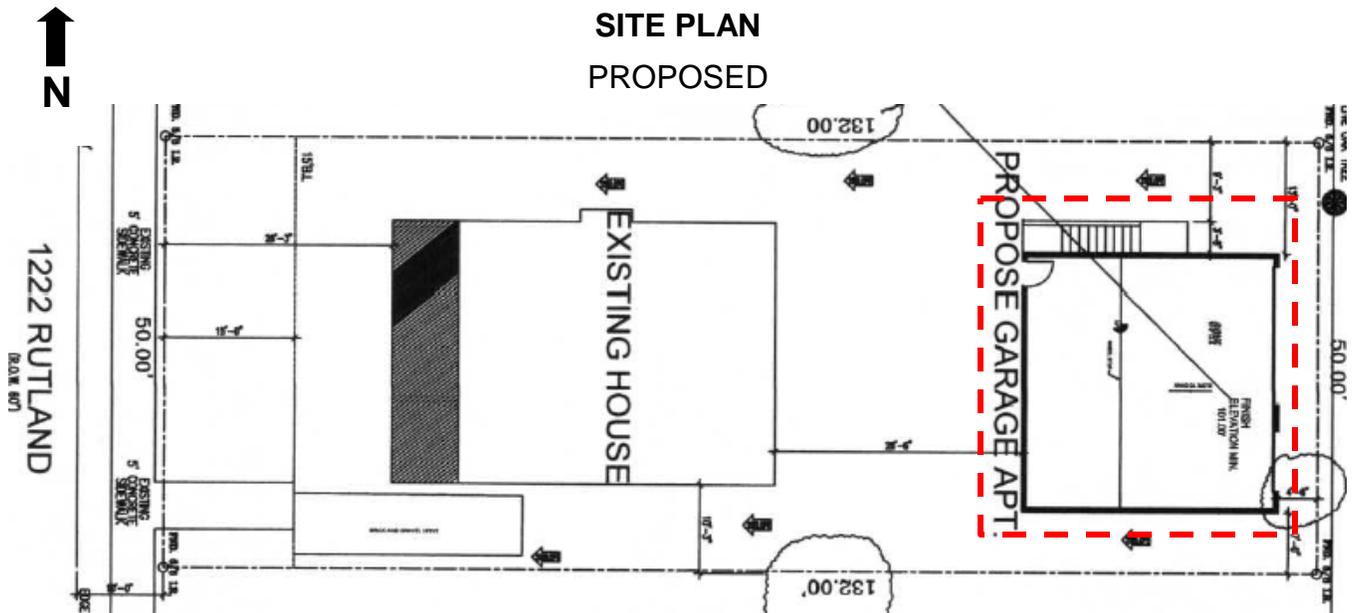
PROPOSED



**SOUTH SIDE ELEVATION**

PROPOSED

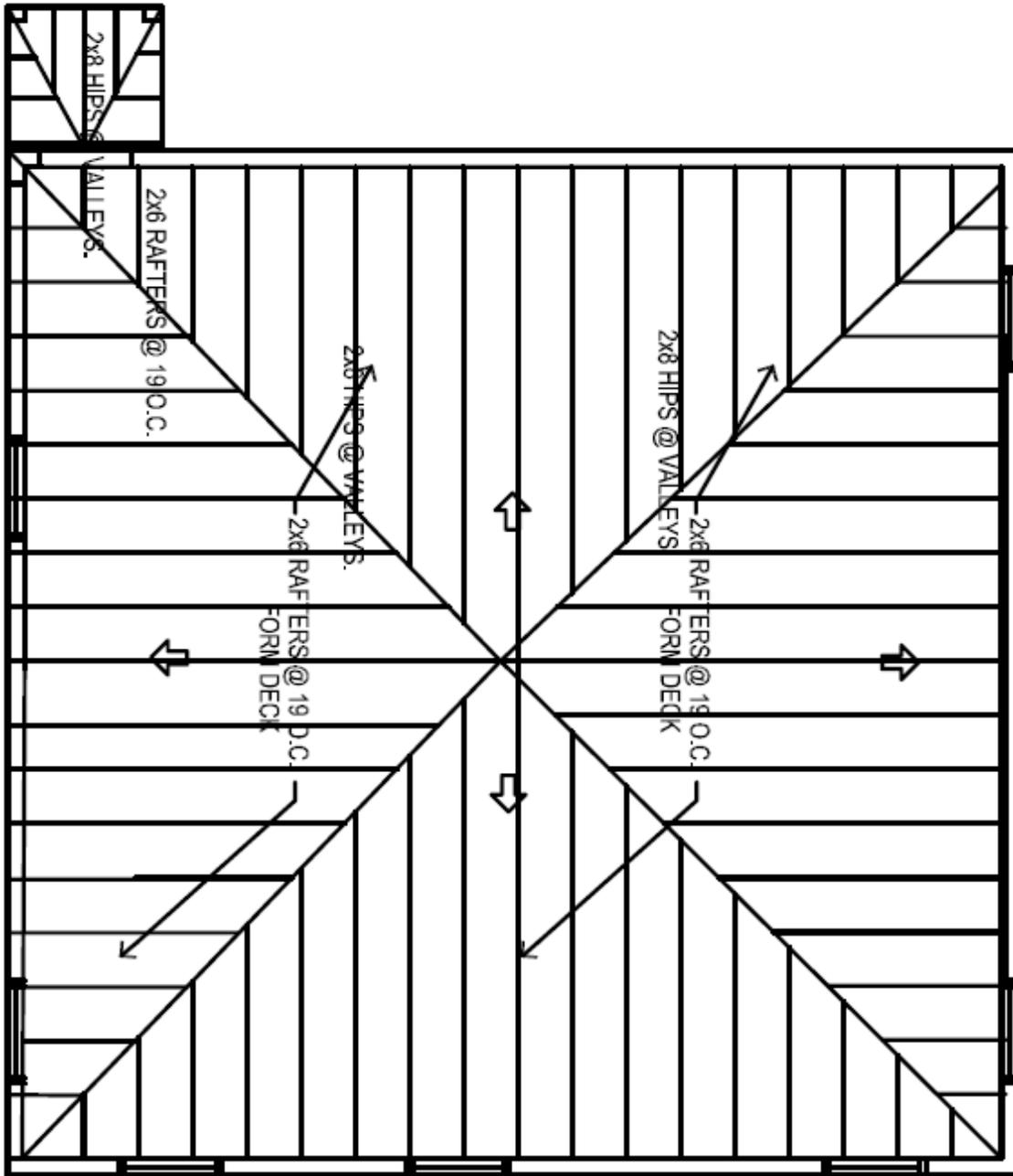






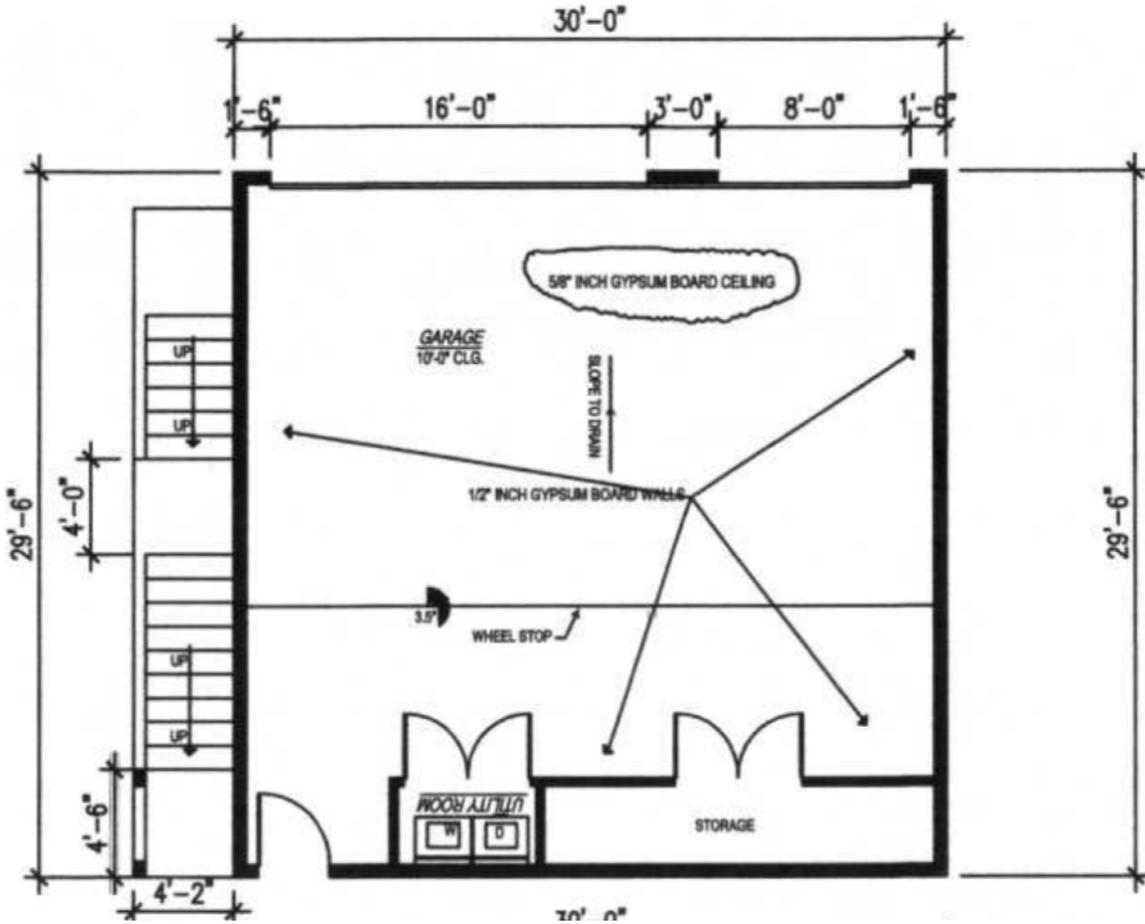
ROOF PLAN

PROPOSED



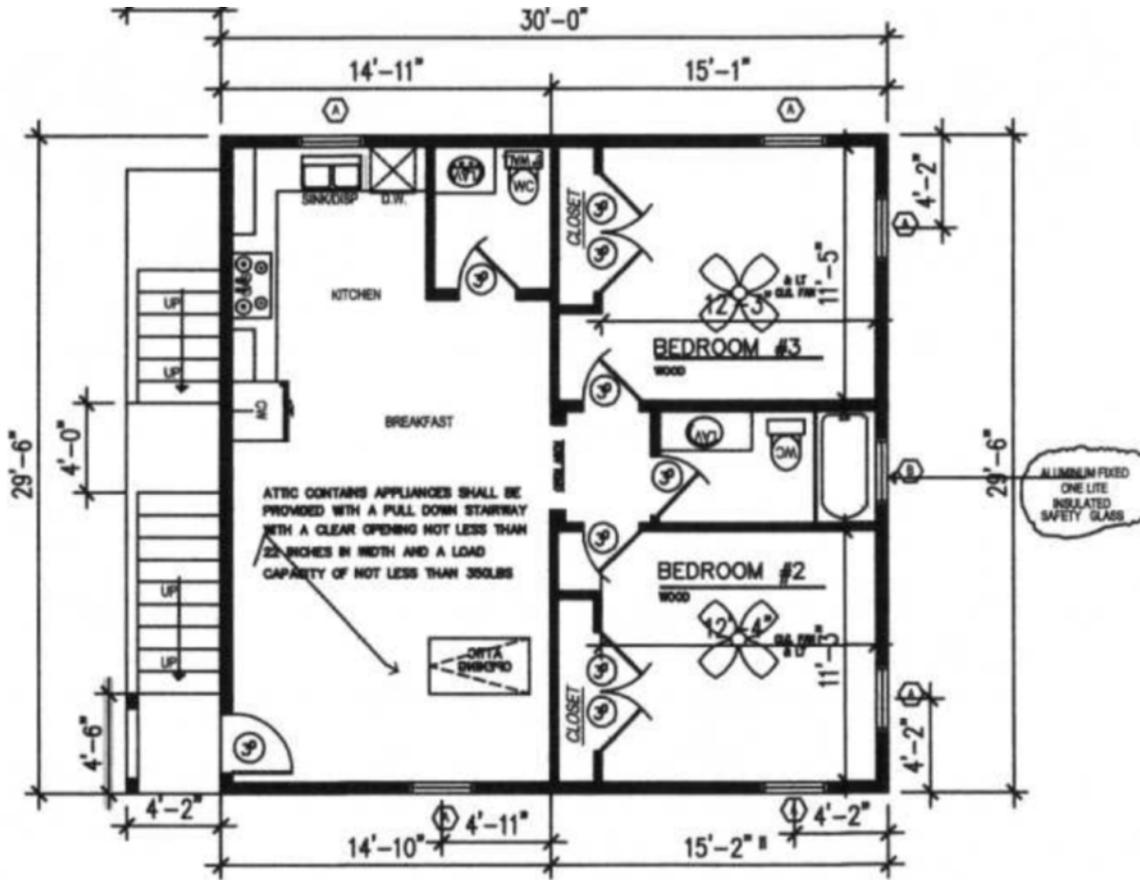
FIRST FLOOR PLAN

PROPOSED

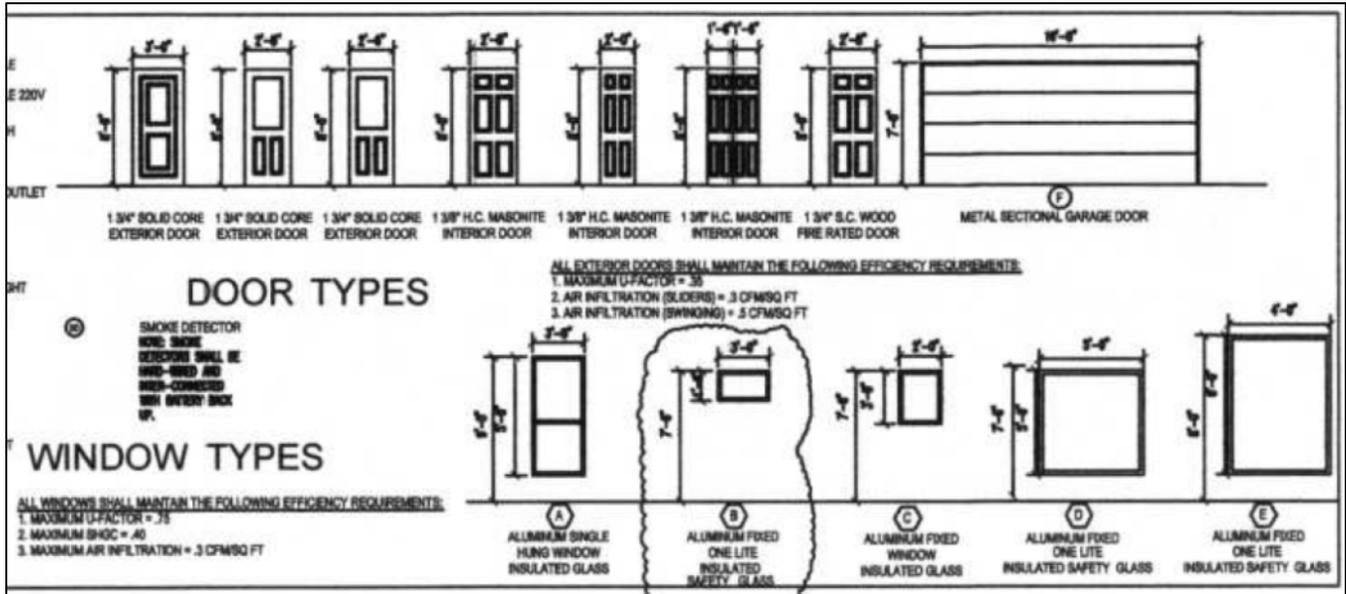


SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE



### PROJECT DETAILS

**Shape/Mass:** The garage measures 30' wide by 29'-6" deep by 28'-1" tall.

**Setbacks:** The garage is situated 98' from the front (west), 7' from the side (south) and 4'-6" from the rear (east) property lines.

**Foundation:** Slab on grade.

**Windows/Doors:** The garage contains aluminum fixed and 1-over-1 windows and pedestrian doors.

**Exterior Materials:** The garage is clad in cementitious lap siding with an 8" reveal.

**Roof:** The garage roof is hipped, has a 20'-6" eave height and is clad in composition shingles.

**Front Elevation:** The garage has a pedestrian door on the first floor and two 1-over-1 windows on the second floor.  
**(West)**

**Side Elevation:** The garage contains a 3'-8" wide staircase leading to a covered landing and a pedestrian door.  
**(North)**

**Side Elevation:** The garage contains two 1-over-1 windows and a fixed window on the second floor.  
**(South)**

**Rear Elevation:** Not visible from public right-of-way.  
**(East)**

**ATTACHMENT A**  
**PUBLIC COMMENT**

**B-15 1222 Rutland**

I **SUPPORT** this application. The proposed visual design is simple with one-over-one lite windows and simple fenestration. I would recommend the applicant consider a minimum 9 foot setback from the alley to provide the minimum 24 feet un-obstructed backout space for an alley-loaded garage.

J. Kent Marsh, AICP CUD