

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. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

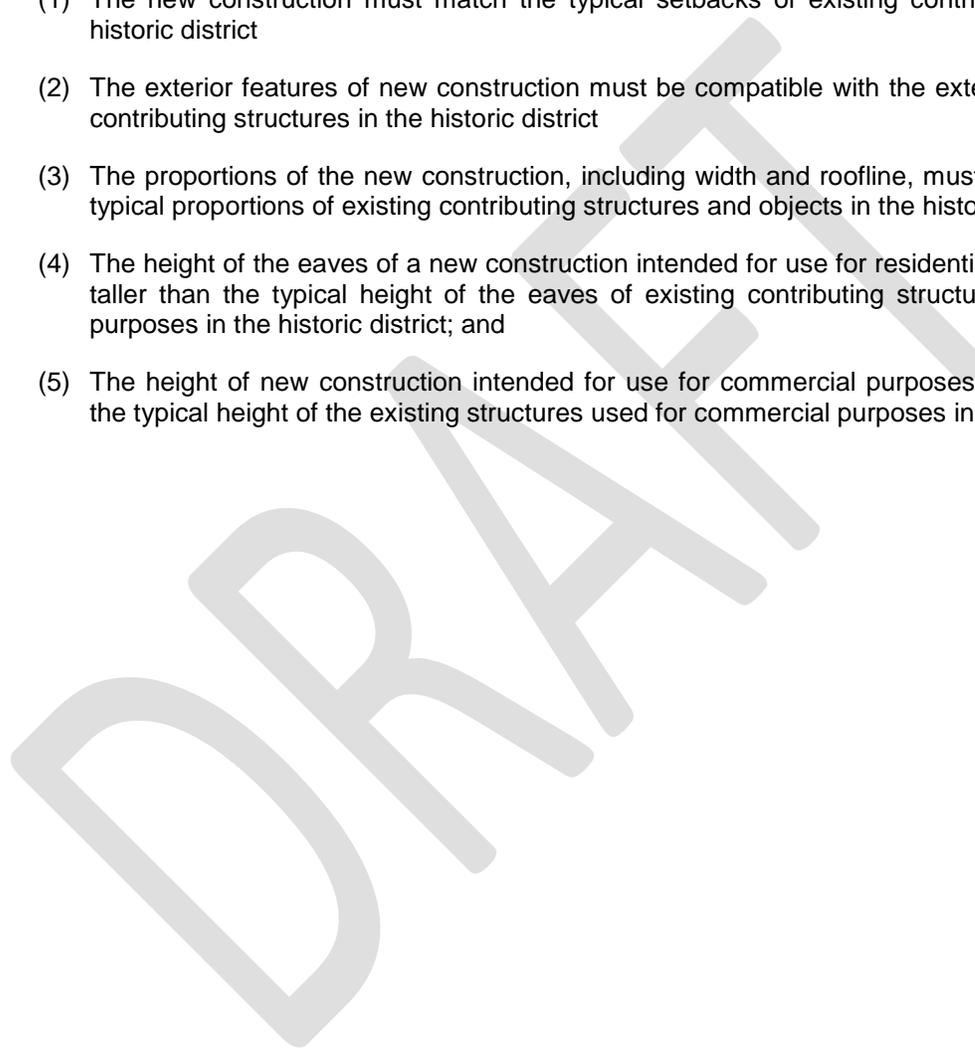
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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.



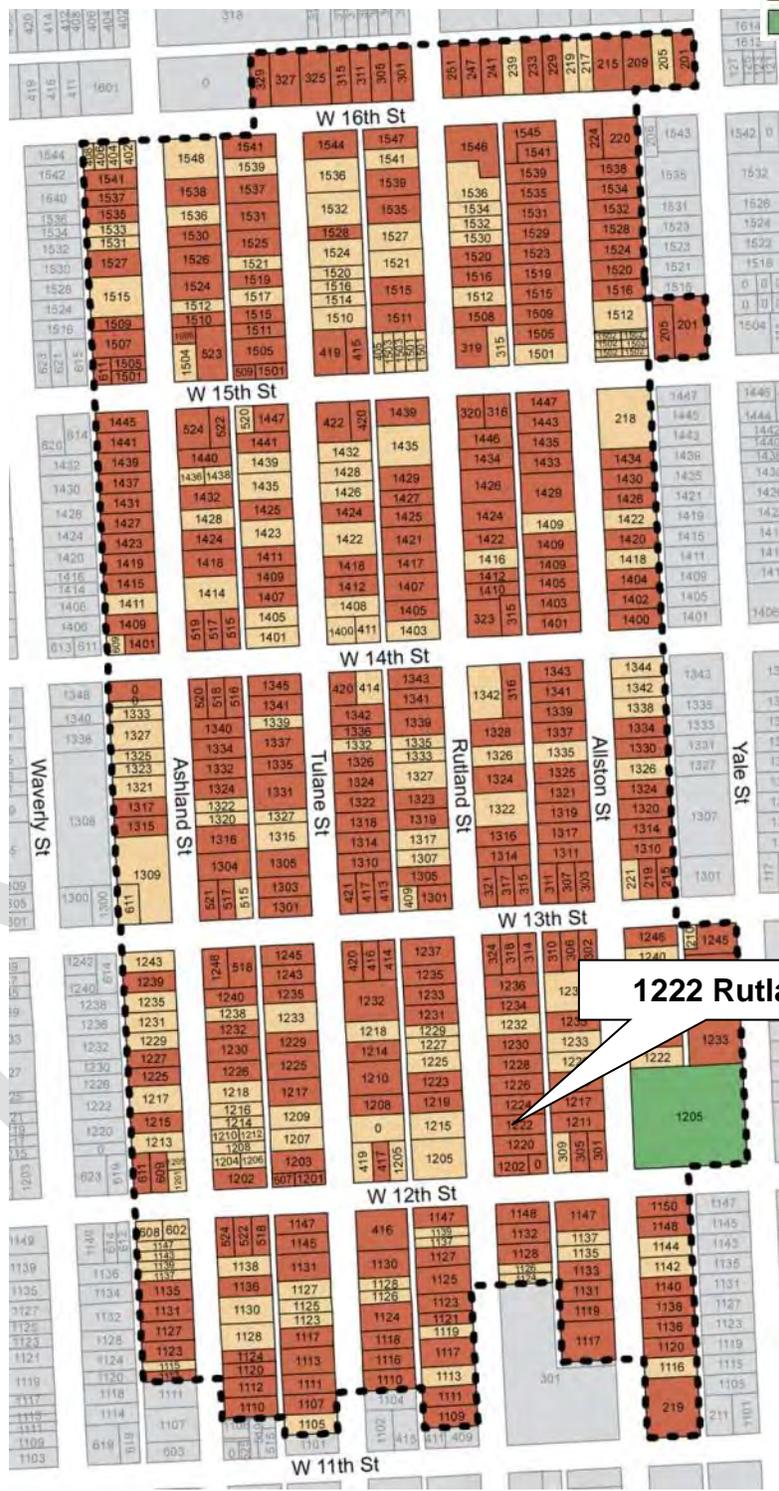


PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



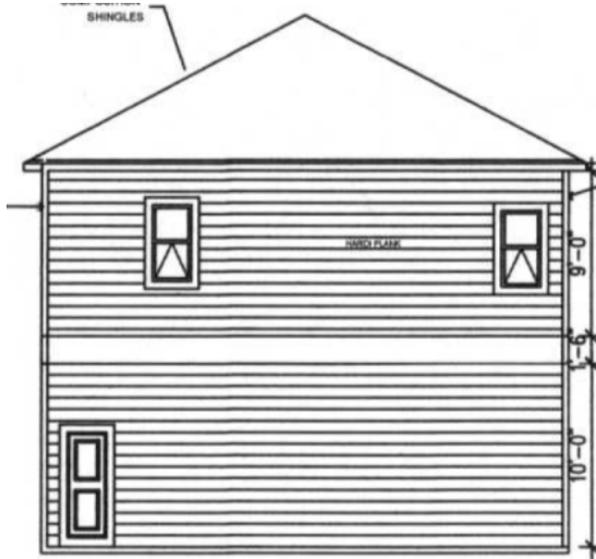
1222 Rutland

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING RUTLAND STREET

PROPOSED



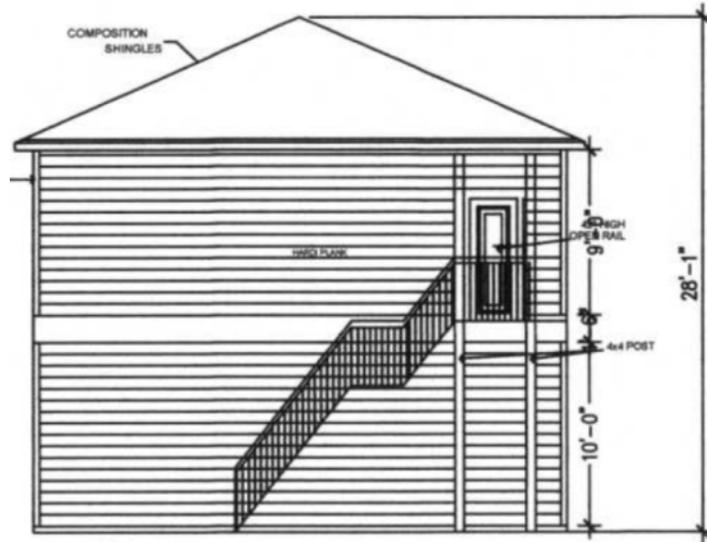
EAST (REAR) ELEVATION

PROPOSED



NORTH SIDE ELEVATION

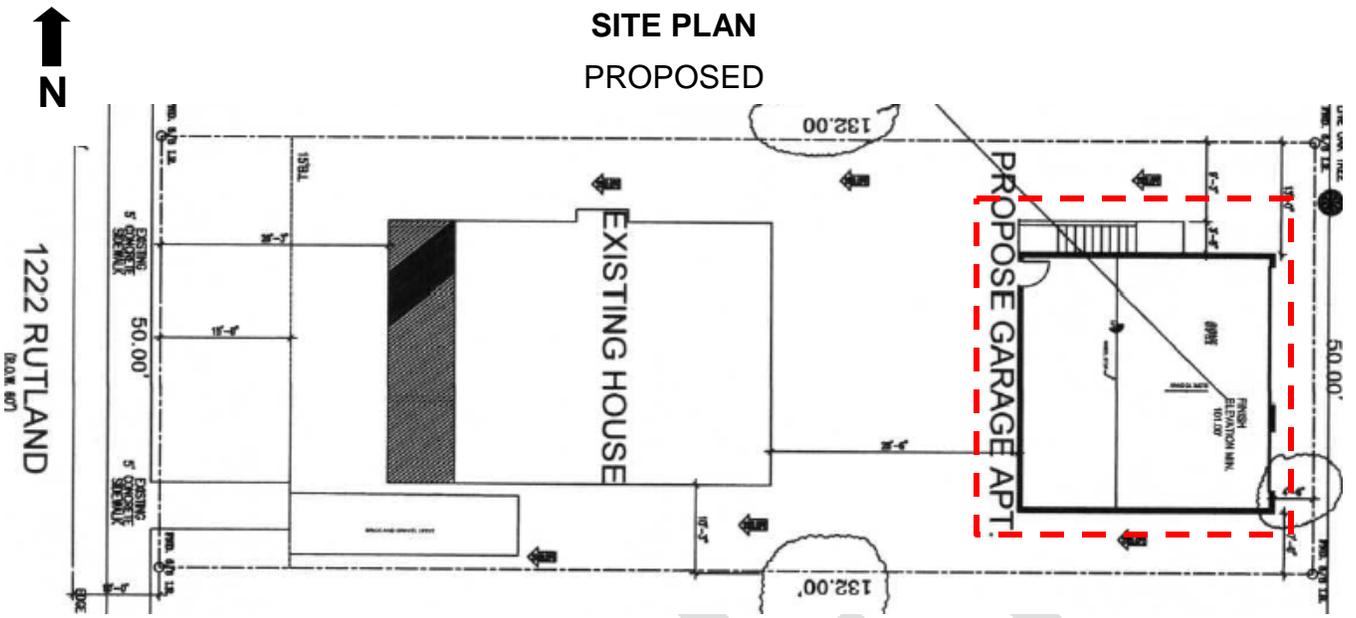
PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



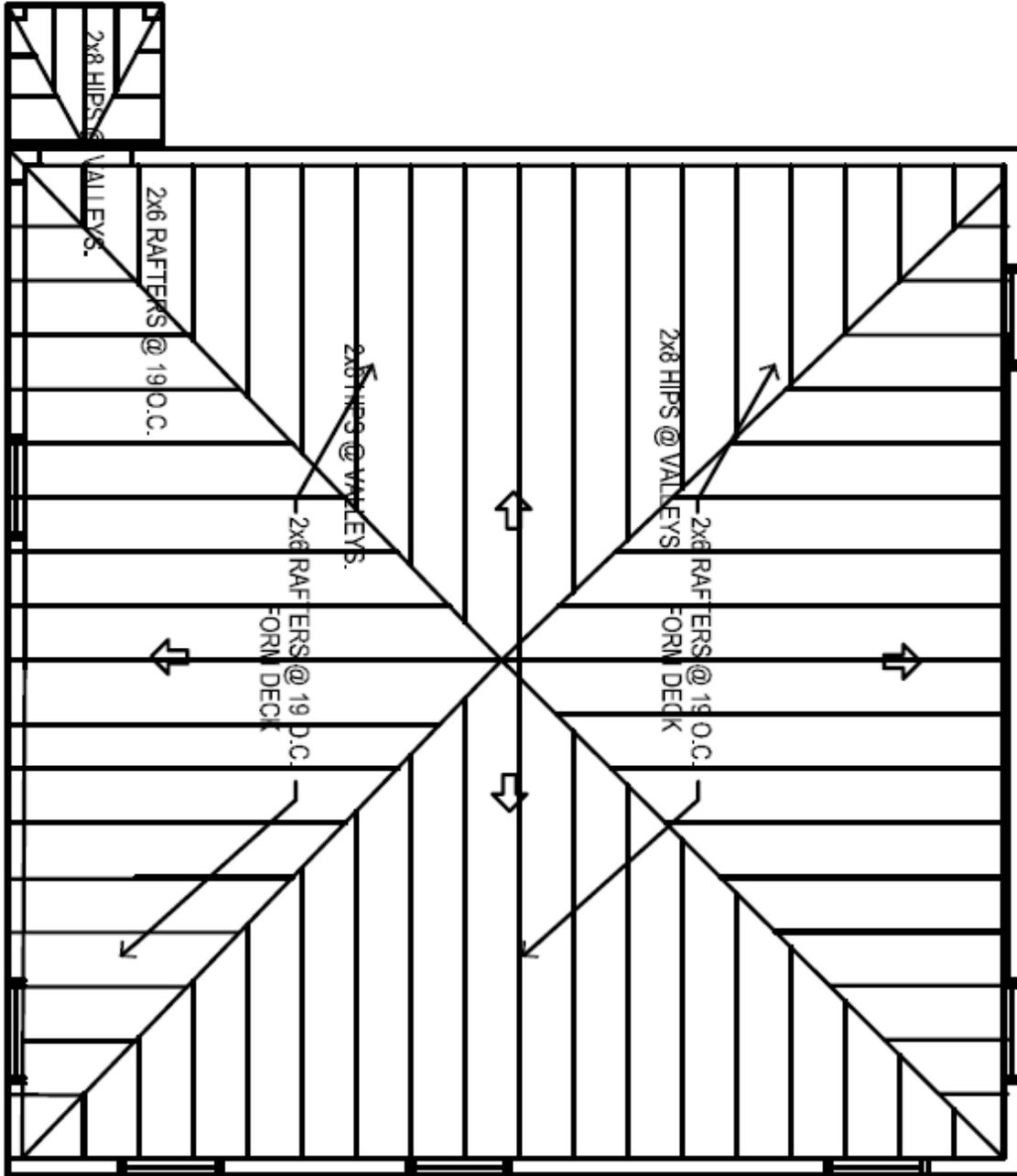


DRAFT



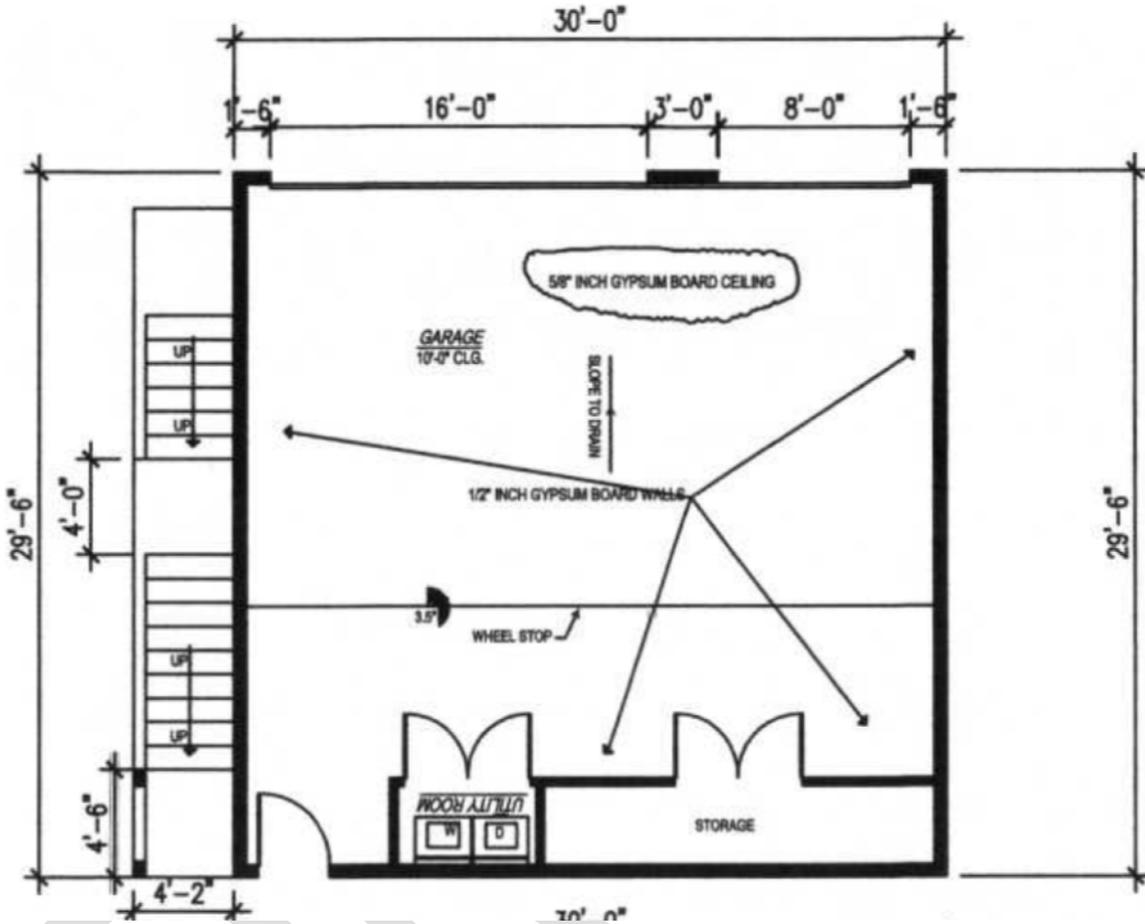
ROOF PLAN

PROPOSED



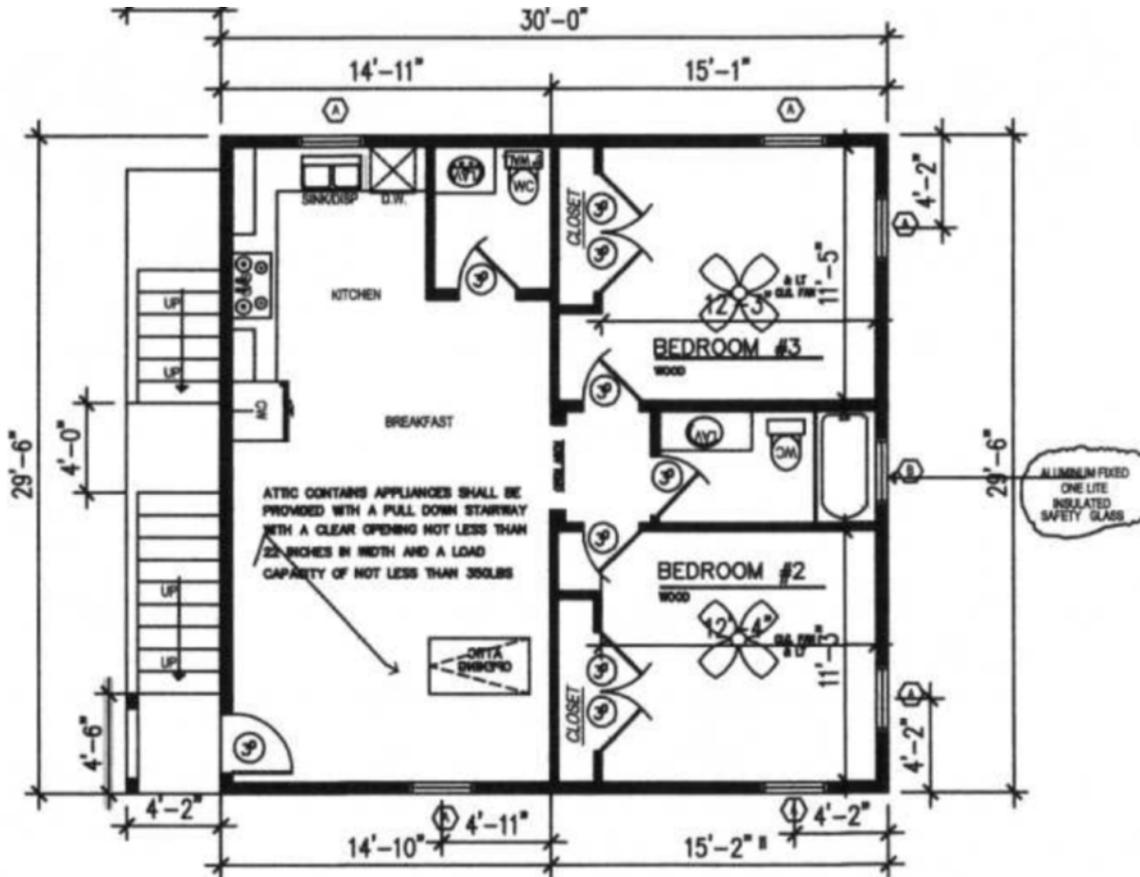
FIRST FLOOR PLAN

PROPOSED

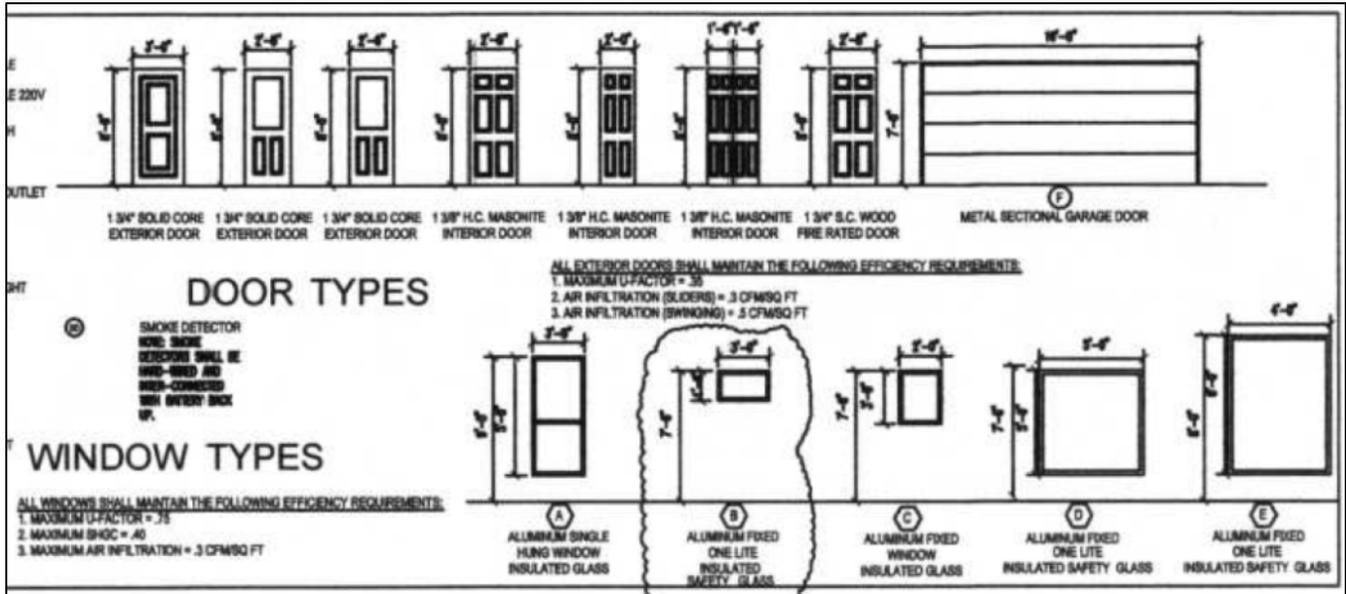


SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE



DRAFT

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 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)