

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

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

Property: 1207 Rutland Street, lot 15, 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 a portion of a former poultry processing plant that was recently demolished.

Proposal: New Construction – Residence

- Residence will measure 27' wide by 108' deep and will feature an eave height of 23' 1" and a ridge height of 32' 10".
- Residence will feature a front porch eave height of 10' 3".
- 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.
- In a Preliminary COA Project Concept Review prepared by staff for the property's previous owner and presented to the HAHC January 16, 2014, staff recommended that front setback for new construction on this property would be 20' or greater. This was based on an analysis of Sanborn map images that showed the historic structures to have a prevailing setback of 20' on the west side of the 1200 block of Rutland.
- The applicant has also provided a diagram of the existing blockface setbacks that shows an existing prevailing setback of 20' or greater for Contributing structures located on the 1200 block of Rutland.

See enclosed application materials and detailed project description on p. 4-17 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: -



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



CURRENT PHOTO



DRAFT

PRELIMINARY COA PROJECT CONCEPT REVIEW

Staff produced a preliminary report for this property in order to provide guidance to the previous owner and the HAHC of appropriate new construction. This report was presented at the January 16, 2014 HAHC meeting.

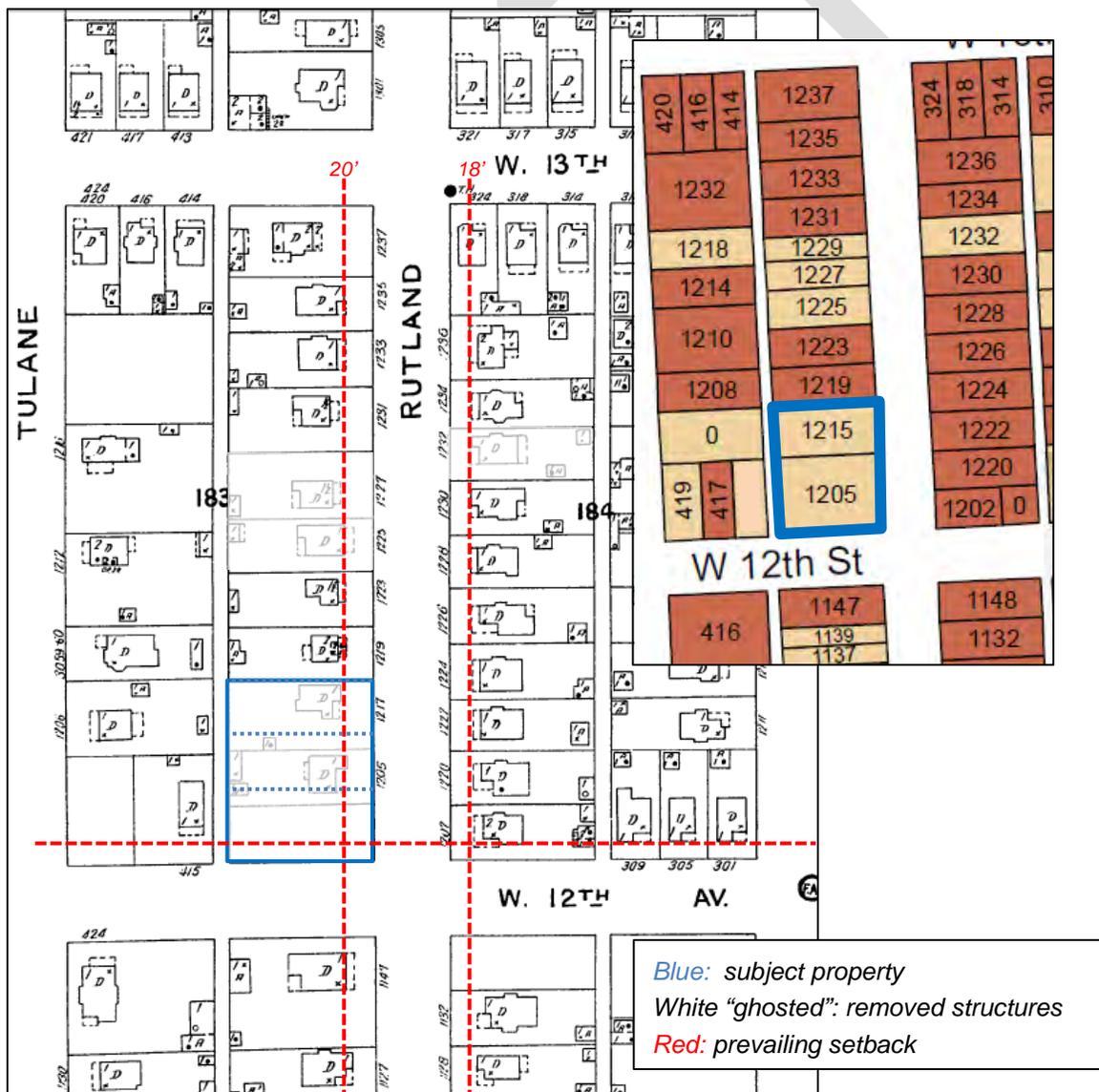
Approval Criteria #1

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

As stated in the Historic Preservation Manual, the best practice to achieve a compatible front setback is to match the prevailing setback of contributing historic structures on the containing blockface. The typical range for the Houston Heights Historic District West is between 15'-20'. Corner lots typically have a 20' or greater side setback. Contributing structures on the 1200 block of Rutland have a prevailing front setback of approximately 20'. The prevailing front setback on W 12th (and approved front setback for the new residence at 415 W. 12th) is 13'.

Staff's Recommendation: A front setback of at least 20' for all three properties and a side setback of at least 13' on the corner lot at W 12th.

Sanborn Fire Insurance Map & Prevailing Setbacks of Contributing Structures



NEIGHBORING PROPERTIES



1219 Rutland – Contributing – 1915 (neighbor two doors to the north)



1223 Rutland – Contributing – 1920 (neighbor three doors to the north)



1202 Rutland– Contributing – 1920 (across street)



1220 Rutland– Contributing – 1920 (across street)

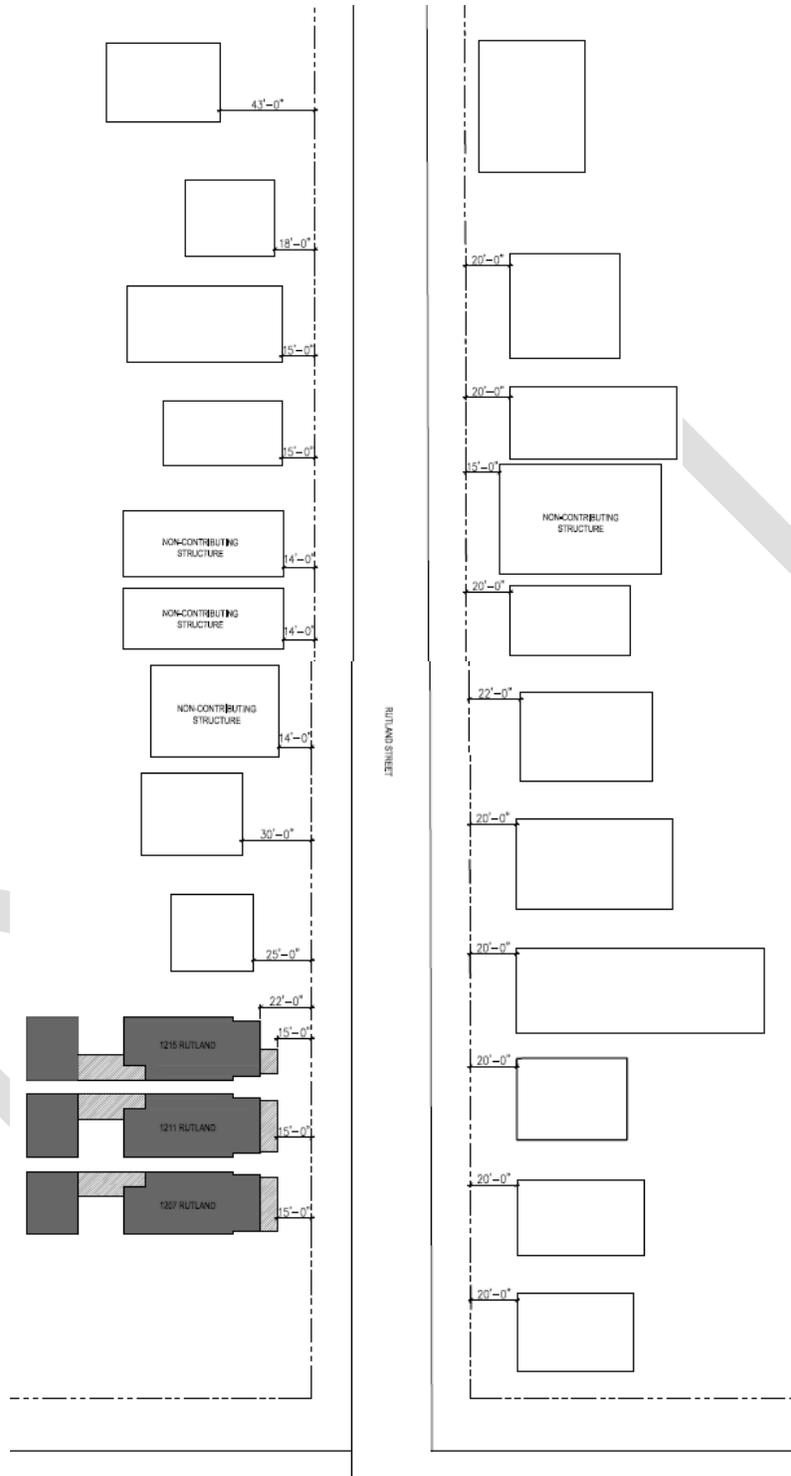


1222 Rutland– Contributing – 1920 (across street)



1224 Rutland– Contributing – 1920 (across street)

BLOCKFACE SETBACKS



3D RENDERING – FRONT FACING RUTLAND



3D RENDERING – FRONT FACING RUTLAND



EAST ELEVATION – FRONT FACING RUTLAND

PROPOSED



WEST (REAR) ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

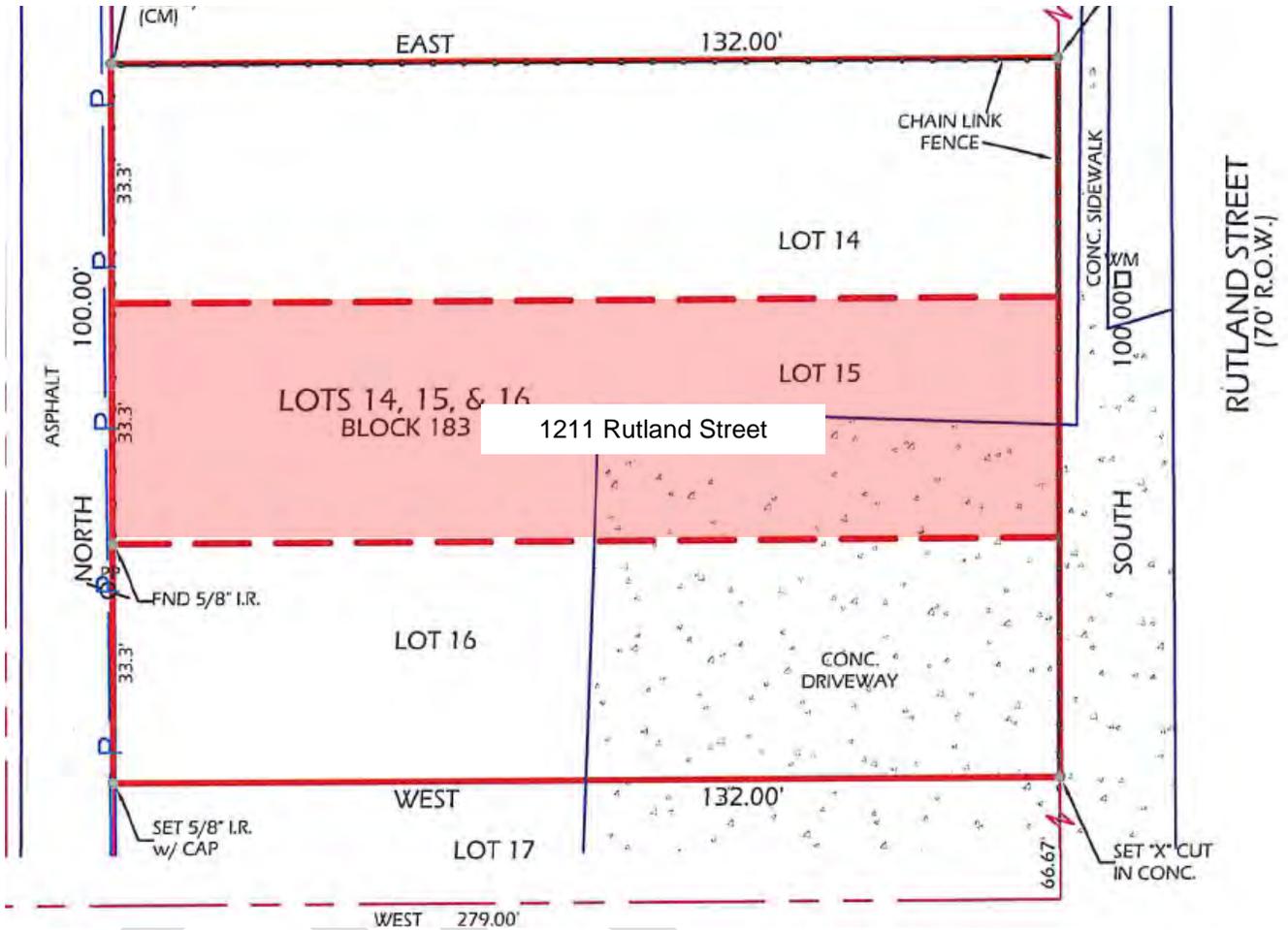
PROPOSED



NORTH SIDE ELEVATION

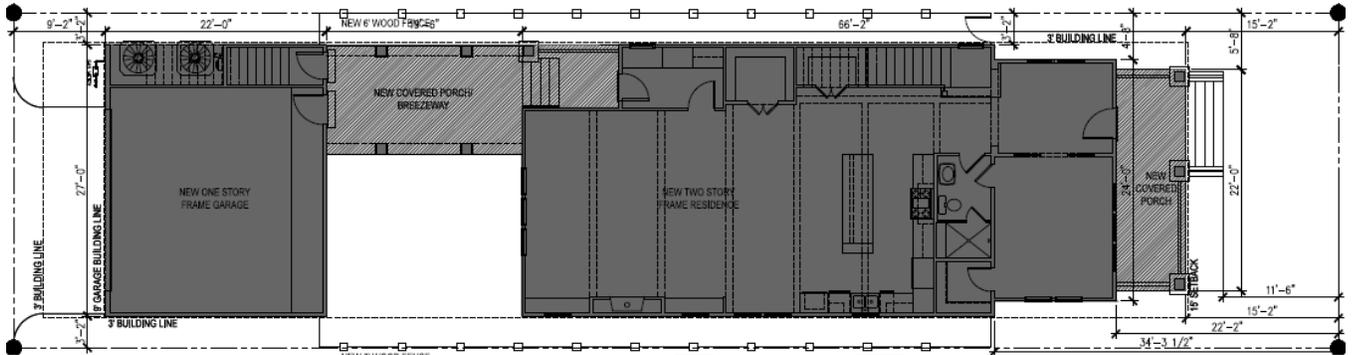


SURVEY

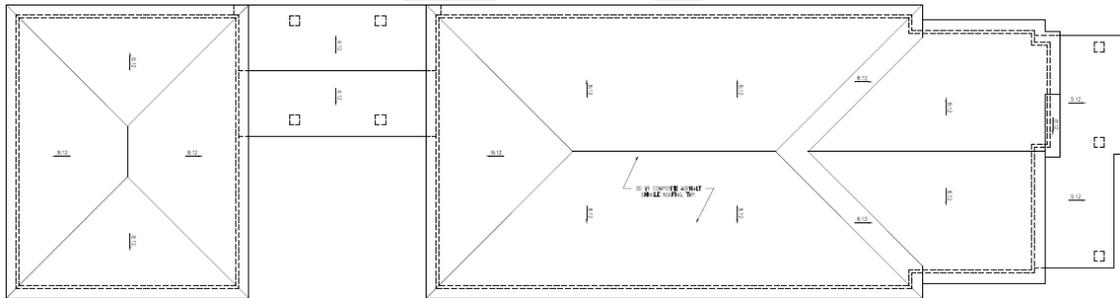




**SITE PLAN
PROPOSED**



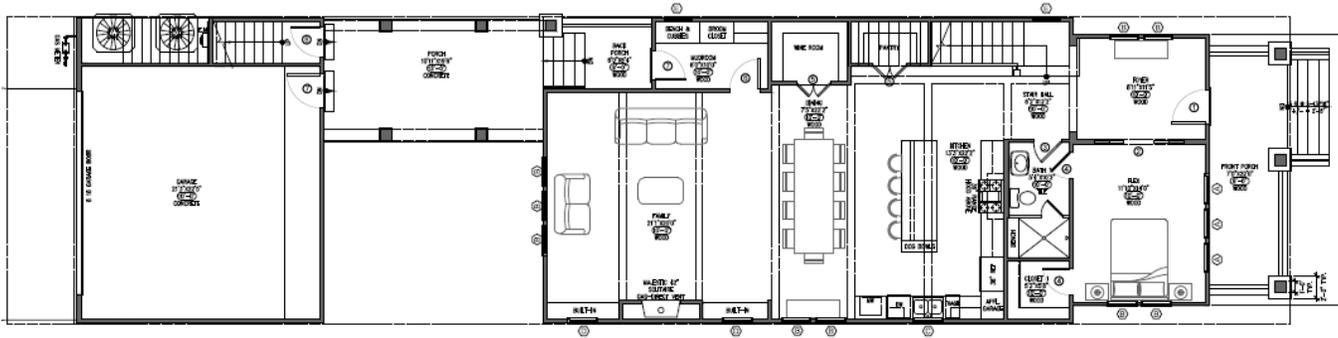
**ROOF PLAN
PROPOSED**





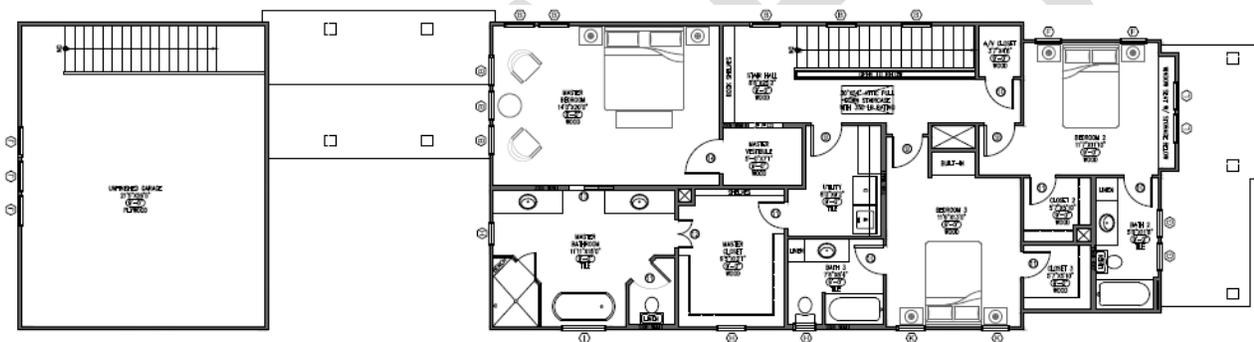
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	3	2'-8"	4'-0"	DOUBLE HUNG	2X4	3 OVER 1 RECESSED MOUNT WOOD WINDOW
(B)	17	2'-8"	5'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(C)	1	2'-6"	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'-6"	4'-4"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(F)	2	2'-4"	4'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(G)	4	2'-6"	5'-0"	DOUBLE HUNG	2X4	3 OVER 1 RECESSED MOUNT WOOD WINDOW
(H)	3	2'-0"	3'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(I)	1	4'-0"	5'-6"	PICTURE	2X4	TEMPERED, RECESSED MOUNT WOOD WINDOW
(J)	3	2'-8"	4'-8"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(K)	2	2'-6"	5'-0"	DOUBLE HUNG	2X4	RECESSED MOUNT WOOD WINDOW
(L)	2	2'-6"	4'-0"	DOUBLE HUNG	2X4	3 OVER 1 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 W/ 4 DIVIDED LITES, 2 RECESSED BOTTOM PANELS, 4" STILE, 4" RAIL, LOCKRAIL CENTER AT #8"
(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	0'-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"	8'-0"	INTERIOR	2X4	MASTER CLOSET
(12)	1	2'-8"	6'-8"	INT. POCKET	2X6	MASTER BATH
(13)	1	3'-0"	8'-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 th 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 th 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	1211 Rutland 33	1211 Rutland 23	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	1211 Rutland 10	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	1211 Rutland 8/12
1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	201 W 16 th 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
1235 Yale 25	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
1211 Rutland 24	1509 Allston 28	1400 Allston 20	1541 Ashland #	327 W 16th 8/12
1443 Allston 24	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 23' 1" and a ridge height of 32' 11". The front 12' of the residence will feature a width of 24' and will feature an eave height of 22' 10" and a ridge height of 30' 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 lattice skirting. The residence will feature a finished floor height of 2' 8" above existing grade.

Windows/Doors: Wood double hung 3-over-1 wood windows on the front elevation and 1-over-1 windows on the sides and rear elevations. All windows will feature a recessed profile.

Exterior Materials: Smooth finish horizontal lap cementitious siding with a 6" exposure.

Roof: Hipped roof with a front open gable and an 8:12 pitch.

Front Elevation: The residence will feature a full width front porch with three 1' by 1' tapered columns atop 2' by 2' (East) brick piers and wood front steps. The first floor will feature a 4 lite craftsman style entry door on the north bay and three windows on the south. The second floor will feature two pairs of windows.

Side Elevation: The first 12' of the residence will feature a lower height and narrower width than the remainder of (South) the structure. The first 66' of the first floor will feature 7 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.

Side Elevation: The first 12' of the residence will feature a lower height and narrower width than the remainder of (North) the structure. The first 66' of the first floor will feature 4 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.

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