CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

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

Property: 1215 Rutland Street, lot 14, 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 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.
- 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: **-**

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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 proposed setback of 15' is incompatible with the typical setback of 20' or greater. The setback diagram submitted by the applicant shows that the prevailing setback along the blockface and opposing blockface is 20'. In addition, an analysis of the blockface and opposing blockface by staff using Sanborn maps show the prevailing setback on the blockface to be 20'.*
☒	☐	☐	(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.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

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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 to the north)

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

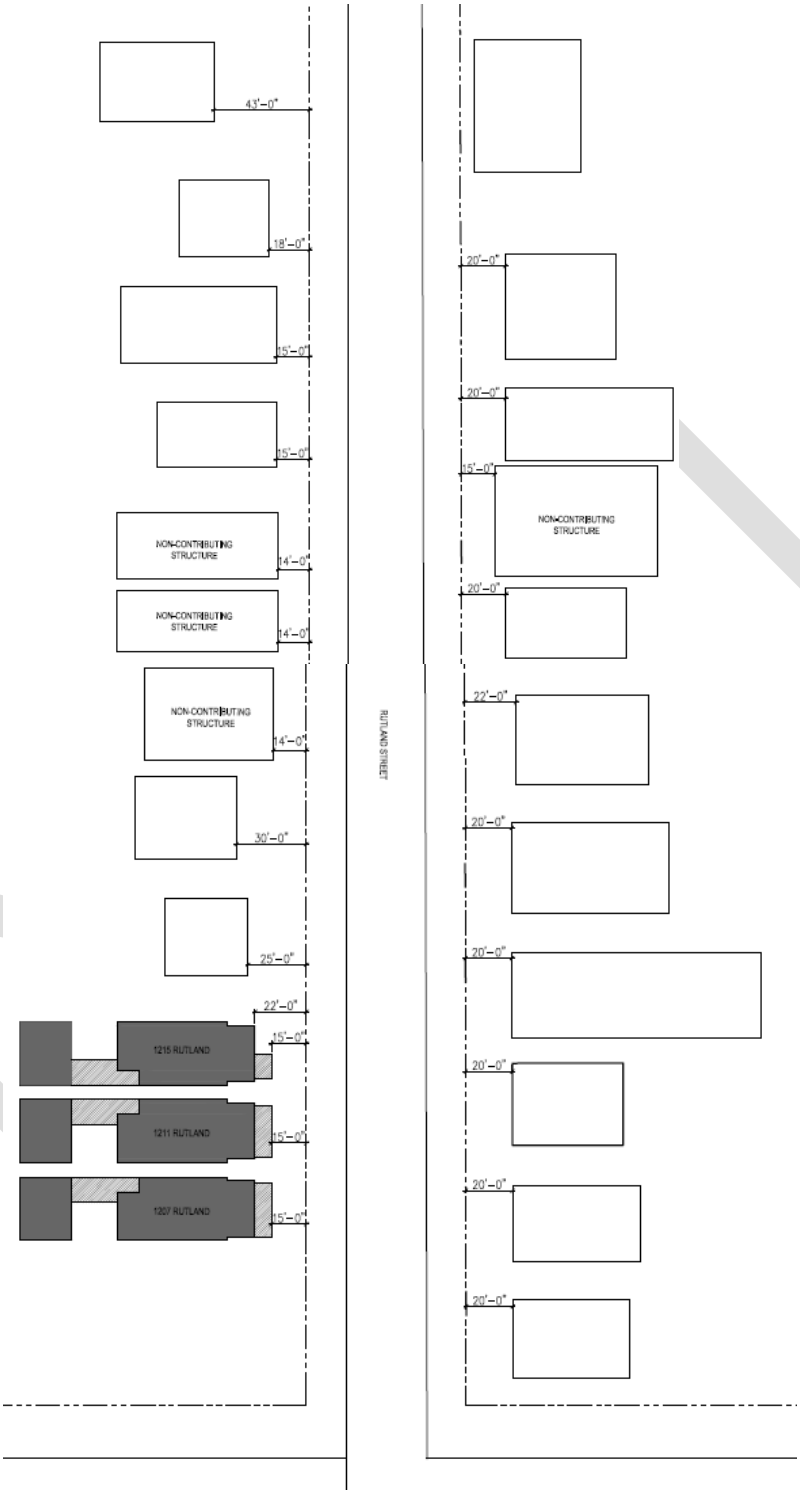
1202 Rutland– Contributing – 1920 (across street)

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

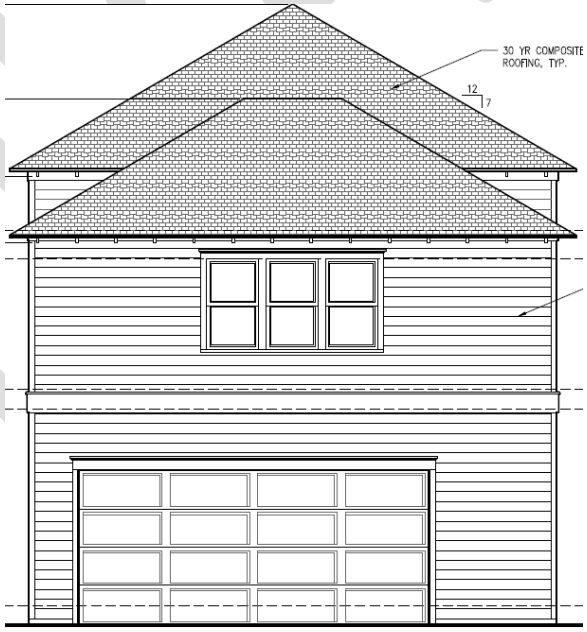
3D RENDERING – FRONT FACING RUTLAND

EAST ELEVATION – FRONT FACING RUTLAND

PROPOSED

WEST (REAR) ELEVATION

PROPOSED



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SOUTH SIDE ELEVATION

PROPOSED

NORTH SIDE ELEVATION

PROPOSED

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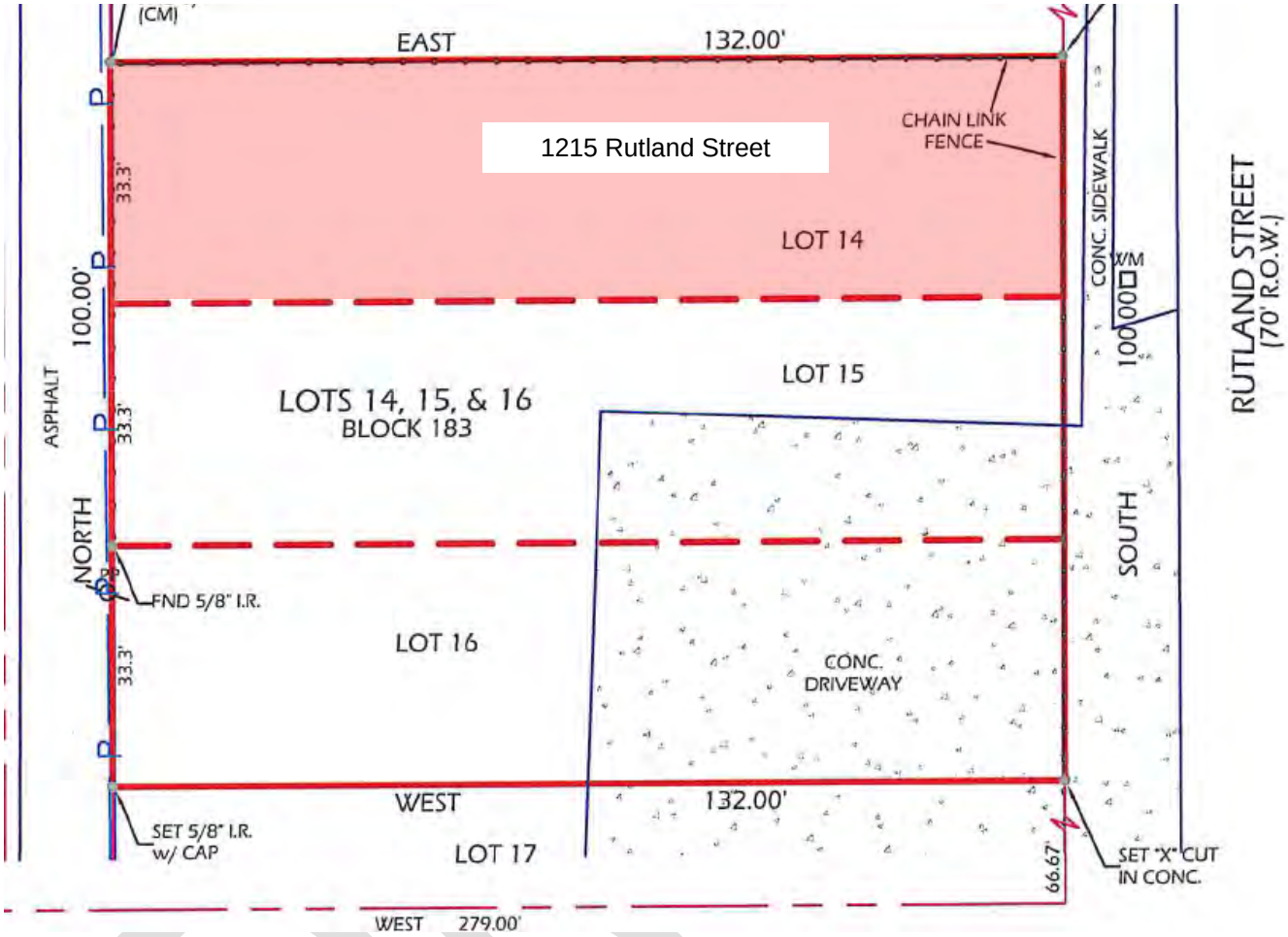
SURVEY


(CM)
EAST
132.00'
1215 Rutland Street
CHAIN LINK FENCE
CONC. SIDEWALK
W/M
RUTLAND STREET (70' R.O.W.)
LOT 14
LOT 15
LOTS 14, 15, & 16
BLOCK 183
100.00'
33.3'
ASPHALT
NORTH
SOUTH
FND 5/8" I.R.
LOT 16
CONC. DRIVEWAY
WEST
132.00'
SET 5/8" I.R. w/ CAP
LOT 17
66.67'
SET "X" CUT IN CONC.
WEST 279.00'

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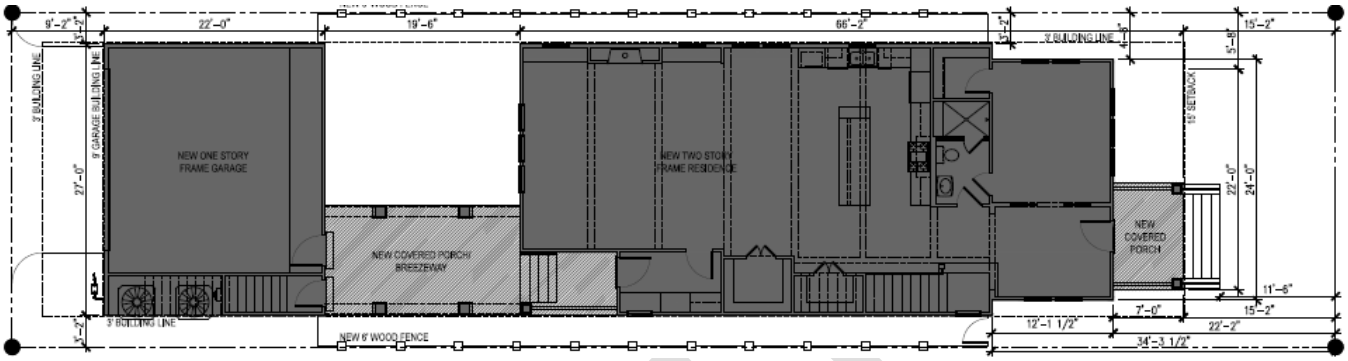
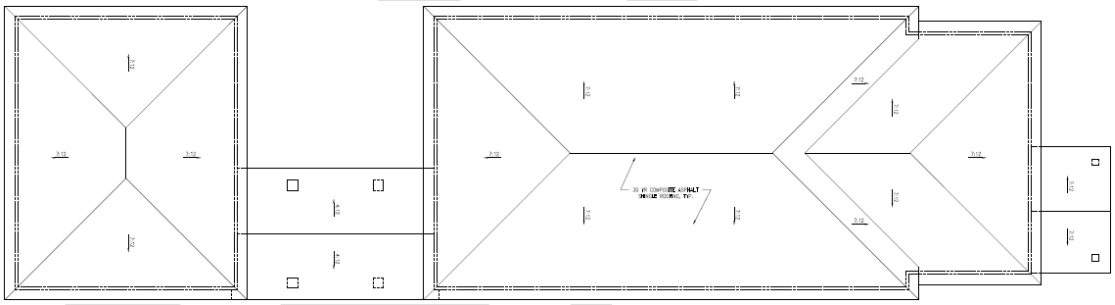
SITE PLAN

PROPOSED



ROOF PLAN

PROPOSED



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FIRST FLOOR PLAN

PROPOSED

SECOND FLOOR PLAN

PROPOSED

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WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
A	3	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'-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	6	2'-6"	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"	8'-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, 2 RECESSED TOP PANELS, 1 RECESSED BOTTOM PANEL, 6" RAIL, 5" STILE, LOCKRAIL CENTER AT 46 1/2"
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"	8'-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		
Typ. Range: 20 – 32		
1236	Rutland	39
1245	Yale	33
1343	Rutland	32
1246	Allston	32
1537	Tulane	31
1400	Allston	31
1541	Ashland	31
1109	Rutland	31
1232	Tulane	30
201	W 16th	28
1147	Allston	28
1341	Allston	28
1439	Rutland	28
1427	Tulane	28
1541	Tulane	28
1447	Tulane	27
1237	Rutland	26
1235	Yale	25
1429	Rutland	25
611	W 15th	25
1211	Rutland	24
1443	Allston	24
1531	Allston	24
201	W 15th	22
1535	Allston	21
1535	Rutland	21
1509	Allston	18
209	W 16th	14
1202	Rutland	*
509	W 15th	*
327	W 16th	*

RIDGE HT		
Typ. Range: 24 – 33		
209	W 16th	36
201	W 15th	35
1246	Allston	34
327	W 16th	33
1541	Ashland	33
1541	Tulane	33
201	W 16th	33
1211	Rutland	33
1443	Allston	32
1537	Tulane	32
1245	Yale	32
1531	Allston	31
1202	Rutland	31
1237	Rutland	31
1109	Rutland	30
1447	Tulane	30
1400	Allston	29
1343	Rutland	29
1235	Yale	29
1147	Allston	28
1509	Allston	28
1535	Allston	28
1236	Rutland	28
1429	Rutland	28
1341	Allston	27
1439	Rutland	27
1232	Tulane	27
509	W 15th	27
1535	Rutland	26
1427	Tulane	25
611	W 15th	22

EAVE HT		
Typ. Range: 18 – 23		
201	W 15th	25
201	W 16th	25
327	W 16th	24
1531	Allston	23
1537	Tulane	23
206	W 16th	23
1245	Yale	23
1211	Rutland	23
1246	Allston	22
1443	Allston	22
1237	Rutland	22
1343	Rutland	22
1429	Rutland	22
1541	Tulane	22
509	W 15th	22
1509	Allston	21
1541	Ashland	21
1202	Rutland	21
1447	Tulane	21
1147	Allston	20
1400	Allston	20
1535	Allston	20
1236	Rutland	20
1235	Yale	20
1439	Rutland	19
1535	Rutland	19
1341	Allston	18
1232	Tulane	18
1427	Tulane	18
611	W 15th	17
1109	Rutland	16

PORCH EAVE HT		
Typ. Range: 8 – 12		
201	W 15th	13
201	W 16th	13
1245	Yale	12
1443	Allston	12
1531	Allston	12
509	W 15th	11
1535	Allston	11
1109	Rutland	11
1343	Rutland	11
1211	Rutland	10
1147	Allston	10
1400	Allston	10
1509	Allston	10
1535	Rutland	10
1447	Tulane	10
1235	Yale	10
1439	Rutland	9
1427	Tulane	9
1246	Allston	#
1429	Rutland	#
1541	Ashland	#
1237	Rutland	#
1202	Rutland	#
1236	Rutland	#
1341	Allston	#
1232	Tulane	#
1537	Tulane	#
1541	Tulane	#
611	W 15th	#
209	W 16th	#
327	W 16th	*

ROOF PITCH		
Typ. Range: 5/12 – 8/12		
1443	Allston	13/12
1236	Rutland	12/12
1232	Tulane	10/12
201	W 15th	10/12
209	W 16th	10/12
1235	Yale	8/12
1246	Allston	8/12
1531	Allston	8/12
1535	Allston	8/12
1237	Rutland	8/12
1447	Tulane	8/12
1541	Tulane	8/12
1211	Rutland	8/12
201	W 16th	7/12
1341	Allston	7/12
1509	Allston	7/12
1109	Rutland	7/12
1429	Rutland	7/12
1537	Tulane	7/12
611	W 15th	7/12
327	W 16th	8/12
1147	Allston	6/12
1400	Allston	6/12
1541	Ashland	6/12
1439	Rutland	6/12
1535	Rutland	6/12
1427	Tulane	6/12
1245	Yale	6/12
1202	Rutland	*
1343	Rutland	*
509	W 15th	*

- No one story porch * - Obstructed from measurement

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PROJECT DETAILS

Shape/Mass: Residence will measure 108' deep by 27' wide and will feature an eave height of 23' 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 22' 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 lattice 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. The residence will feature a recessed panel entry door.

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

Roof: Hipped roof with a front open gabled dormer and an 7:12 pitch.

Front Elevation: (East) The residence will feature a half width front porch with two 1' by 1 squared columns atop wood recessed panel piers and wood front steps. The first floor will feature a recessed panel entry door on the south bay and three 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 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.

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 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.

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

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