

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 30<sup>th</sup>, 2021

**Applicant:** Eric J. Arnold, agent for LJ Guillotte III, owner

**Property:** 1508 Rutland St, Lot 22, Tract 23A, Block 143, Houston Heights. The property includes a historic 1,212 square foot one-story single-family residence situated on a 6,600 square foot interior lot.

**Significance:** Contributing Craftsman bungalow residence, constructed circa 1935, with a previous addition in the northeast corner of the house leaving only 3 original corners remaining, located in Houston Heights West Historic District.

**Proposal:** Alteration/Addition—Applicant proposes to build a two story rear addition. First floor addition will be 542 square foot. The second story addition will be 915 square foot; which is a total of 1,457 square foot addition with the construction of a 528 square foot detached garage.

- Existing square footage is 1,080 square feet, the proposed new square footage is 2,537 square feet.
- Project meets maximum FAR and Lot Coverage.
- All new materials will be similar in style of the original house.

**Public Comment:** We have received public comment. Public comments are attached at the end of this report.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

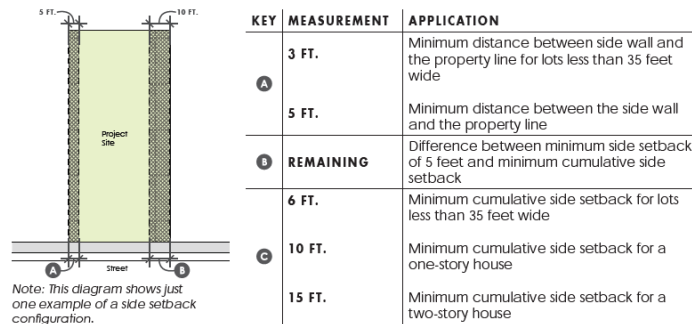
**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**Maximum Lot Coverage** (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 6,600 sq ft  
 Proposed Lot Coverage: 2,537 sq ft  
 Proposed Percentage: 44%

**Side Setbacks** (Addition and New Construction)



Proposed side setback (1): 9'-0" (North)  
 Proposed side setback (2): 3'-0" (South)  
 Cumulative side setback: 12'-0" ft

**Maximum Floor Area Ratio** (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

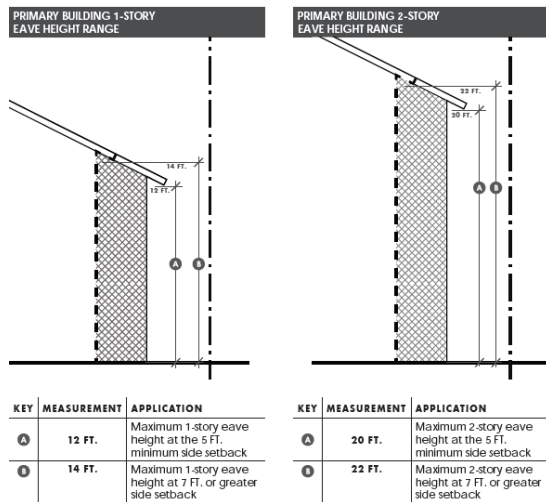
Existing Lot Size: 6,600 sq ft  
 Proposed FAR: .44 (2,094 sq ft)

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Inset depth: 2'-0"  
Inset length: 8'-0"

Eave Height (Addition and New Construction)



Proposed eave height: 22'-0" (2 story)

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: N/A match existing finished floor  
Proposed first floor plate height: 9 ft  
Proposed second floor plate height: 9 ft  
Existing first floor plate height: 9 ft

The following Measurable Standards do not apply:

- Front Setbacks
- Rear Setbacks (significant distance from rear property line)
- Porch Eave Height
- Front Wall Width and Insets
- Front Porch Width and Depth
- Detached Garage Ridge Height

Inventory Photograph

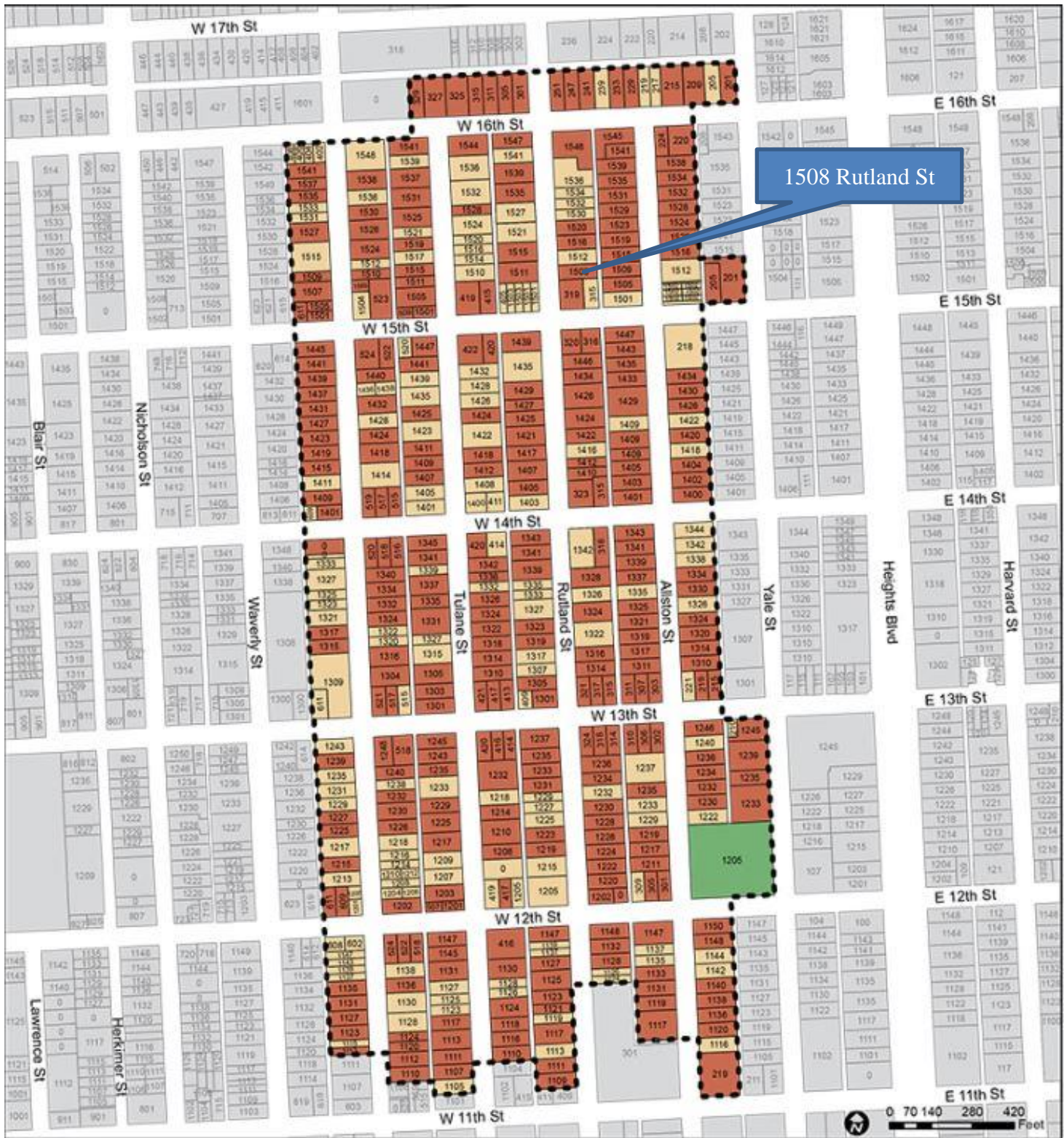




Current Photograph

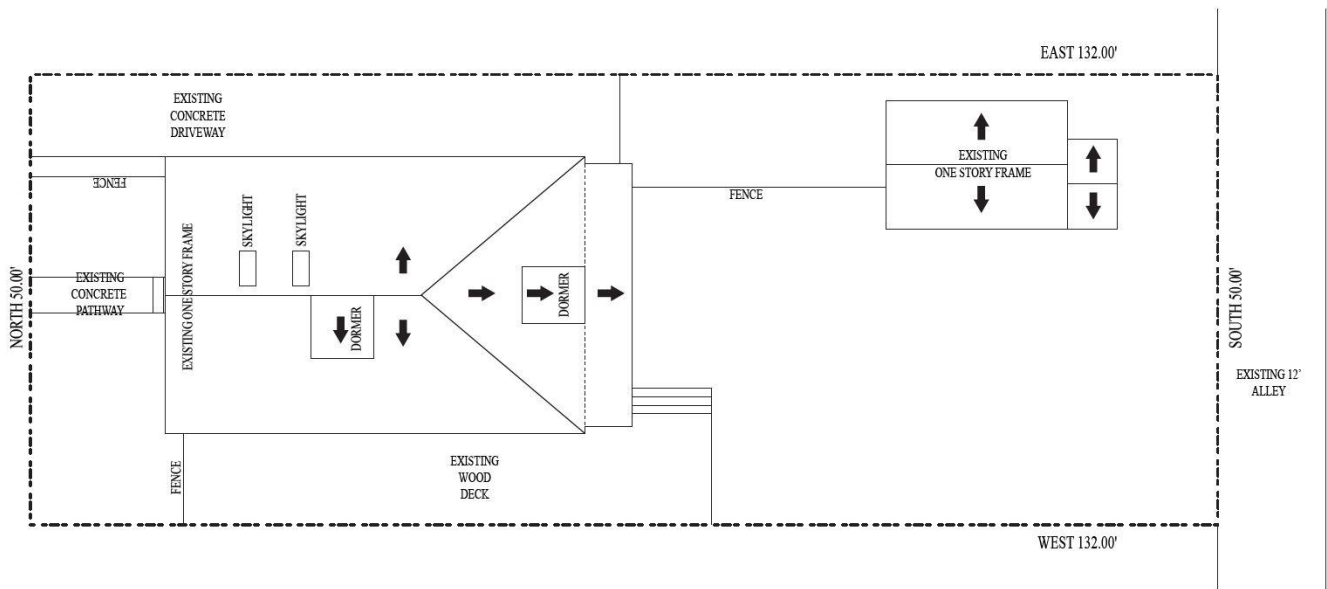


### District Map



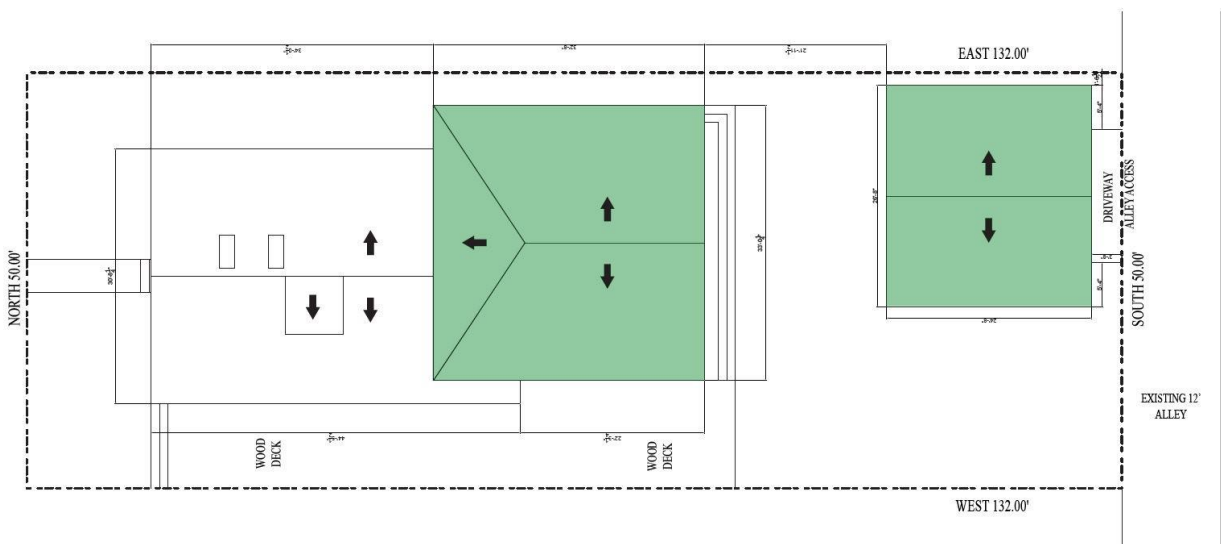


### Existing Site Plans



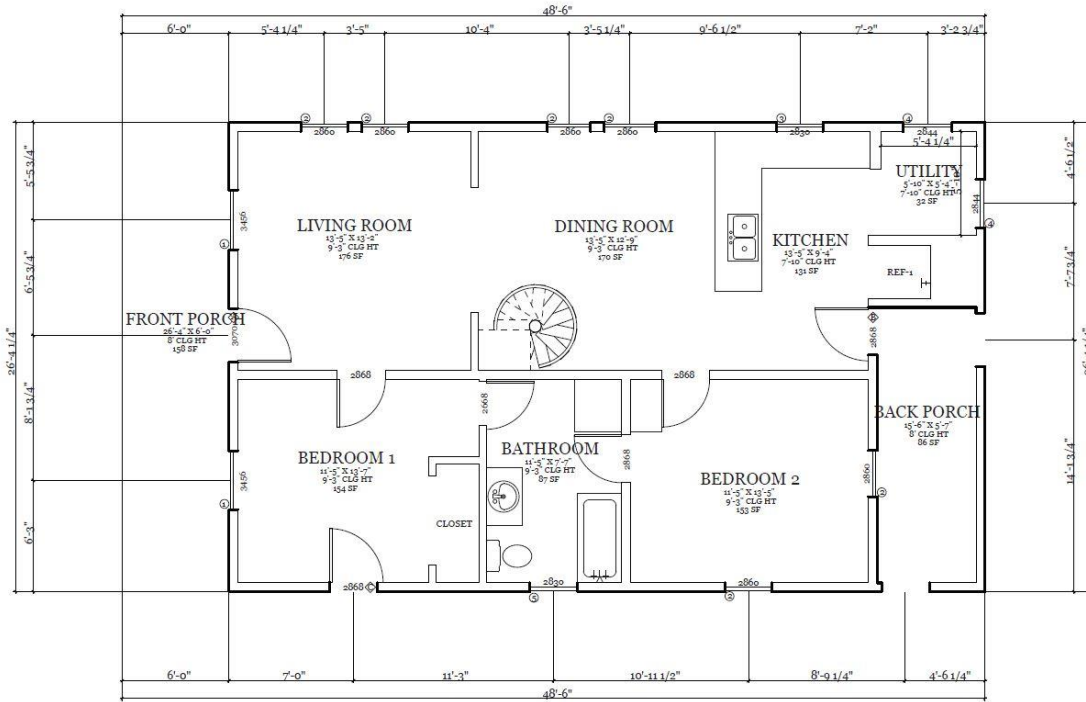
EXISTING SITE PLAN  
 SCALE: 1/4" = 1'-0"

### Proposed Site Plan

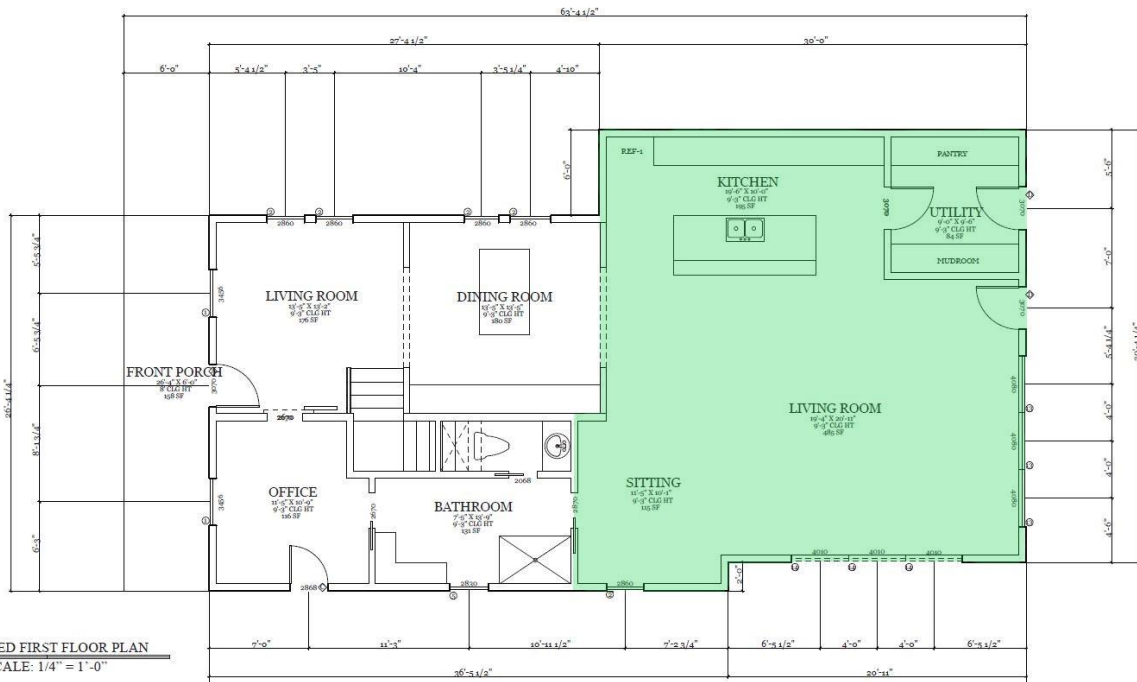


PROPOSED SITE PLAN  
 SCALE: 1/4" = 1'-0"

### Existing First Floor Plan

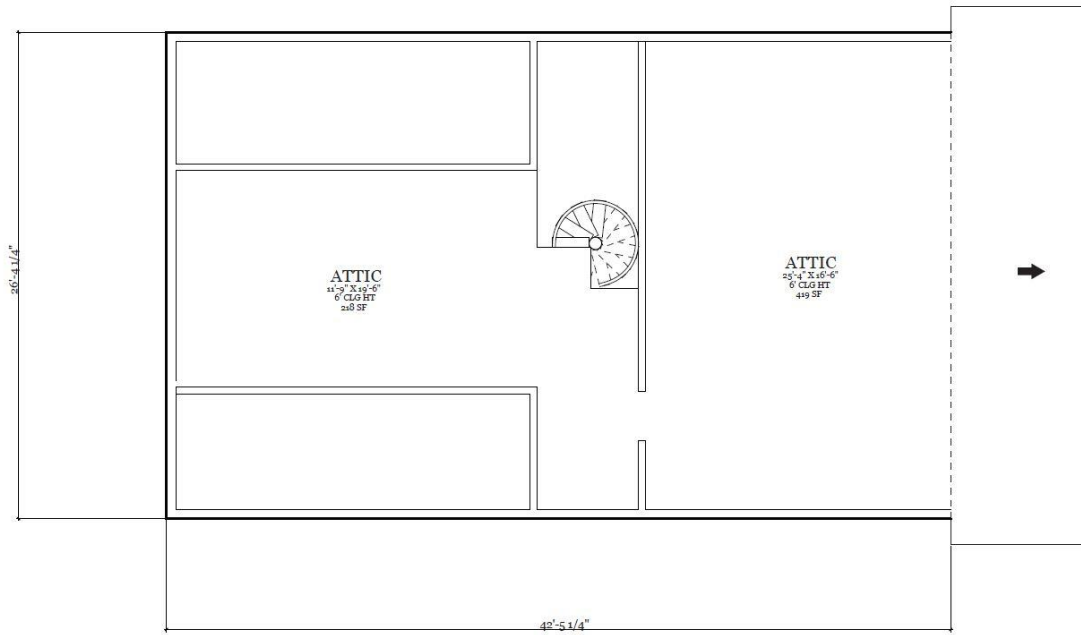


### Proposed First Floor Plan

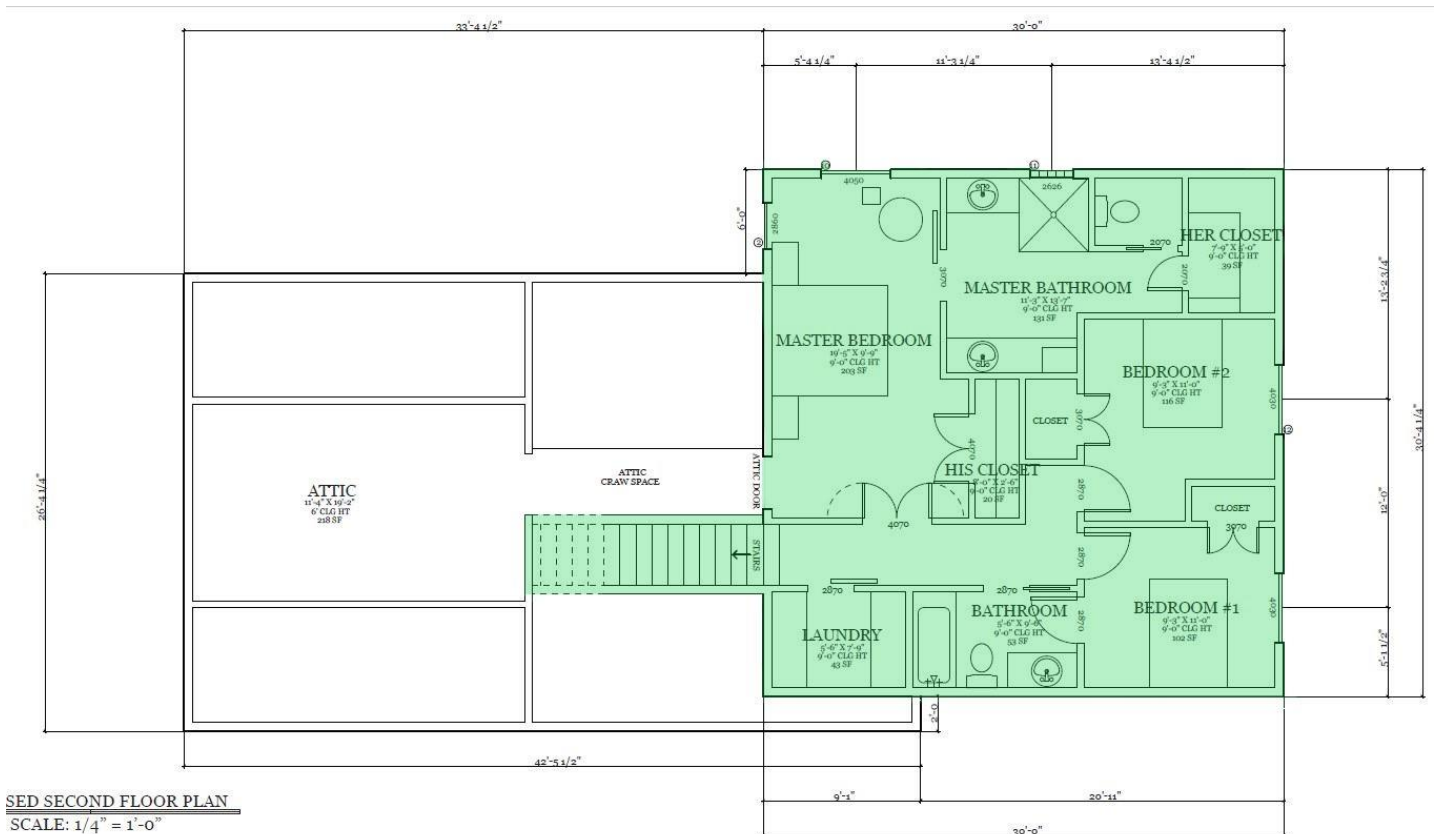


PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Existing Second Floor Plan



Proposed Second Story Plan



SED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

### Existing West Elevation



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

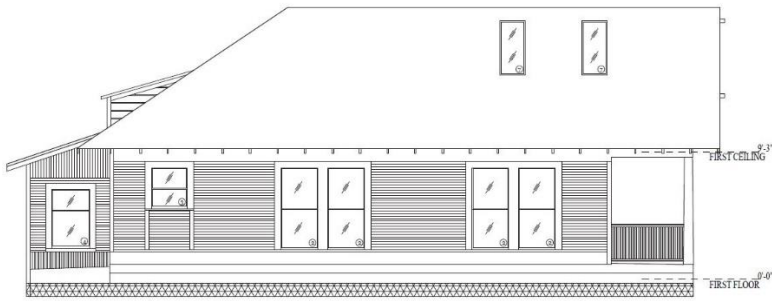


### Proposed West Elevation

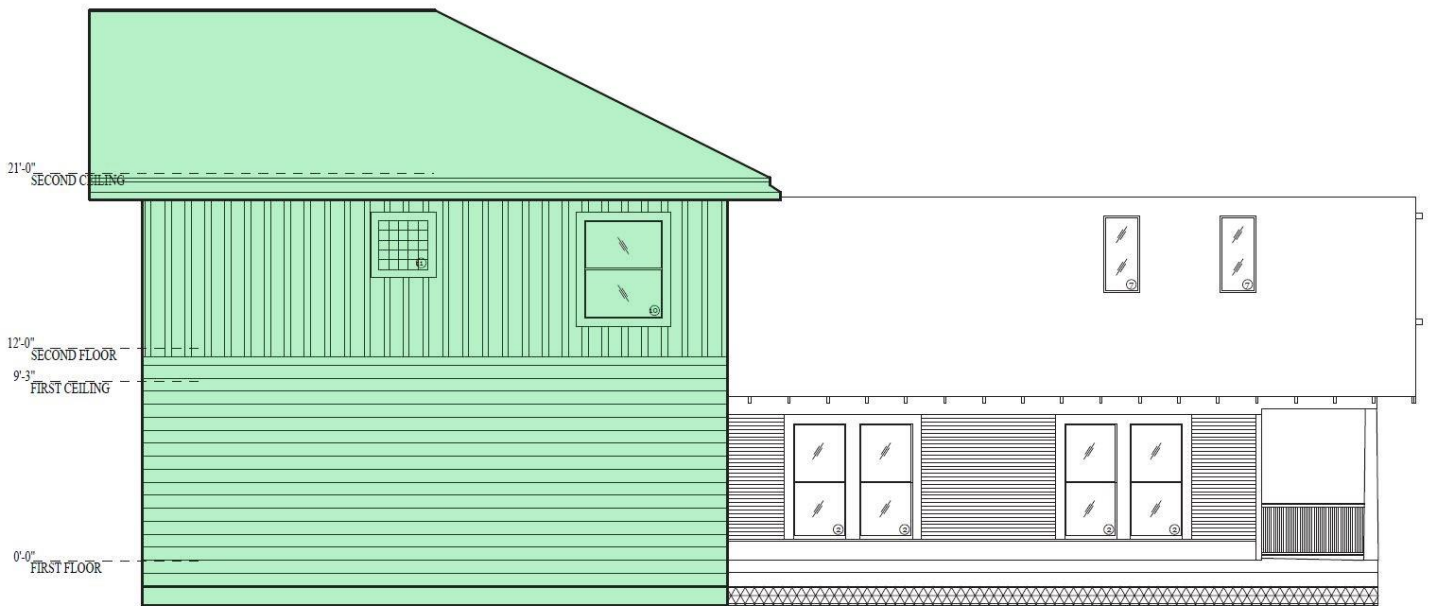




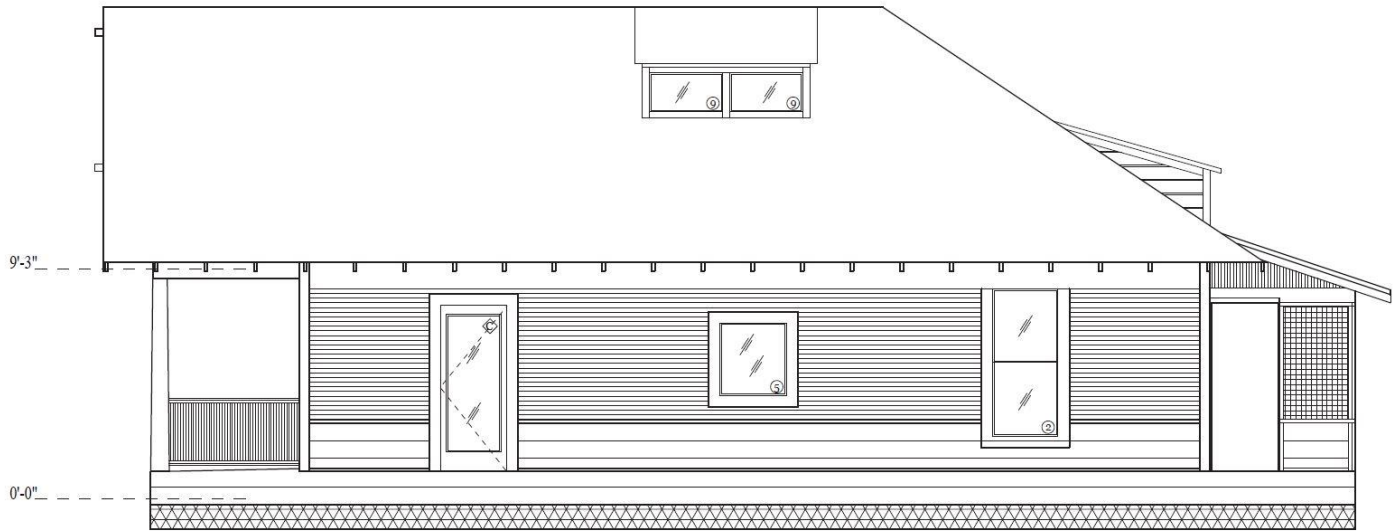
### Existing North Elevation



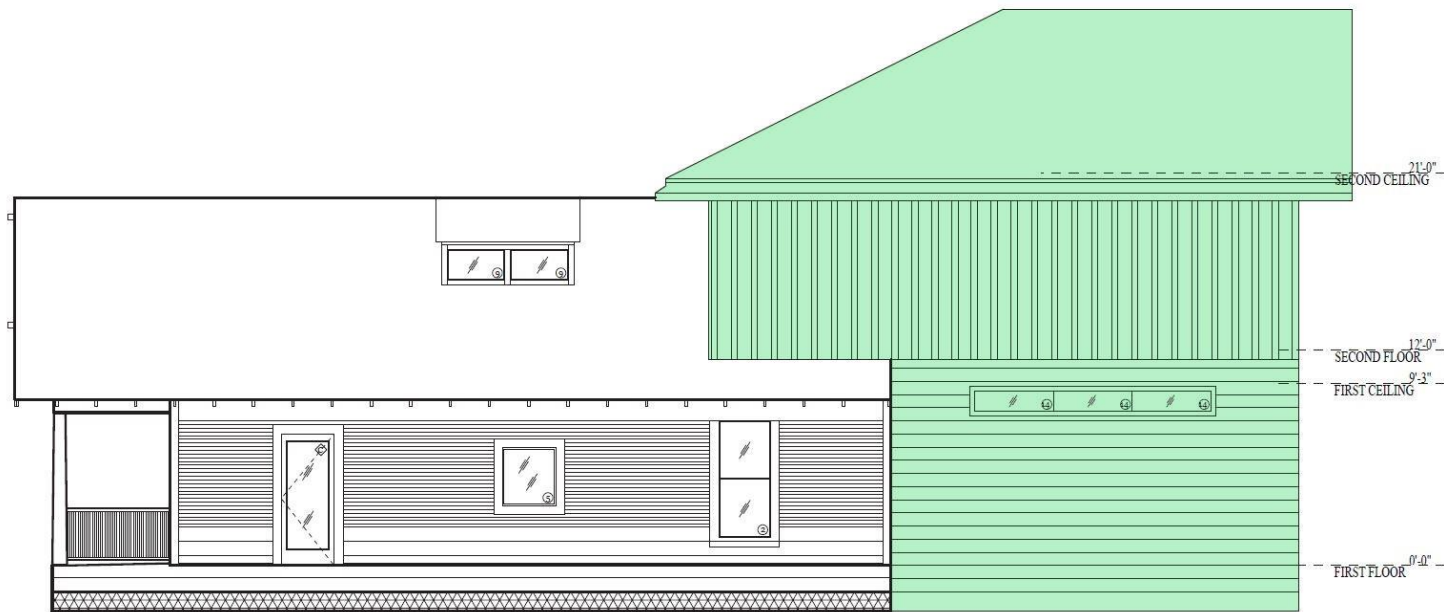
### Proposed North Elevation



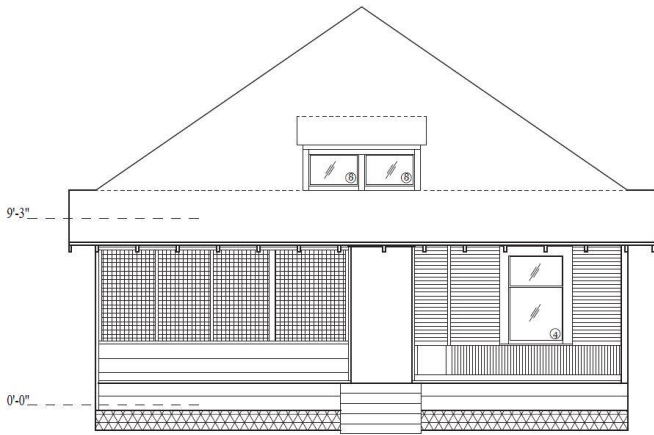
Existing South Elevation



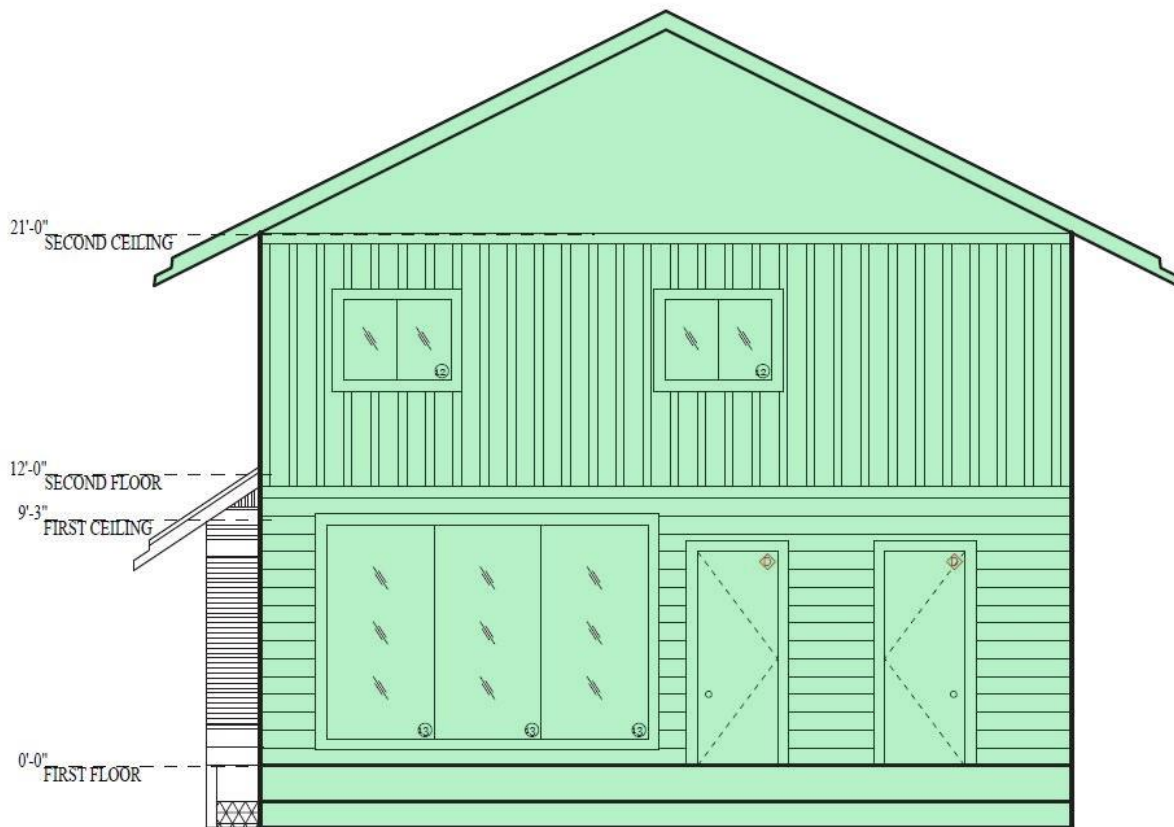
Proposed South Elevation



Existing East Elevation



Proposed East Elevation



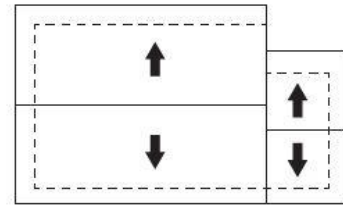
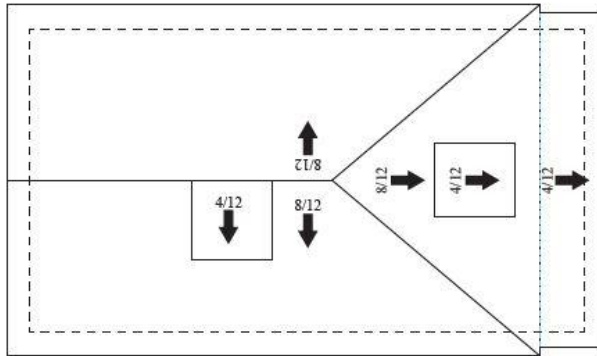
Photographs of Existing Laundry Room Addition



Laundry room addition that absorbs one of the original corners



Existing Roof Plan



Proposed Roof Plan

