

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** July 26, 2021

**Applicant:** Curt Taylor, owner / Michael Gonzales, agent

**Property:** 1220 Rutland Street, Lot 21, Block 184, Houston Heights Subdivision. The property includes a historic 1,557 square foot, one-story, wood frame single-family residence situated on a 6,600 (50' x 132') square foot interior lot.

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

**Proposal:** Alteration – Addition:

Construct a 1,068 square foot two-story addition to the rear of the existing contributing residence totaling 2,625 square feet. Based on the photos and sanborn image, there were non-historic additions constructed at the front of the home, which shall be demolished.

Proposed changes include:

- Construct a 258 sq ft first floor addition and a 810 sq ft second floor addition, totaling 1,068 sq ft addition to the home.
- Restore the existing porch to resemble the original look of the home, by demolishing the previously modified porch and closets.
- Repair and replace existing siding as needed, new siding shall match existing.
- Addition will retain three corners of the original home, the fourth corner was previously removed in a non-historic addition.
- Remove five non-original windows and repurpose five original windows in place of them
- All new windows shall be wood windows and shall be inset and recessed
- Roof will have a maximum ridge height of 26'-7 1/2" (existing one-story ridge height is 15'-4 1/2") with composition shingles and a (6:12) new roof pitch to match existing.
- The demolition of an existing roof addition which will be constructed to tie in with the original roof.
- Applicant constructing a 461 sq ft detached garage to be submitted to the HAHC at a later date (this addition will make the addition a total of 1,339 making the total sq footage 2,896 which meets the measurable standards).

Meets Heights Design Guidelines Measurable standards (see criteria checklist)

**Public Comment:** No public comment received.

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4)                  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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; |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

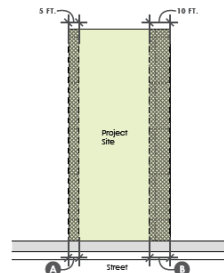
**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**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: 1,815 sq ft  
 Proposed Percentage: 40%

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



KEY	MEASUREMENT	APPLICATION
	<b>3 FT.</b>	Minimum distance between side wall and the property line for lots less than 35 feet wide
<b>A</b>	<b>5 FT.</b>	Minimum distance between the side wall and the property line
<b>B</b>	<b>REMAINING</b>	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	<b>6 FT.</b>	Minimum cumulative side setback for lots less than 35 feet wide
<b>C</b>	<b>10 FT.</b>	Minimum cumulative side setback for a one-story house
	<b>15 FT.</b>	Minimum cumulative side setback for a two-story house

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 (2,625 sq ft)

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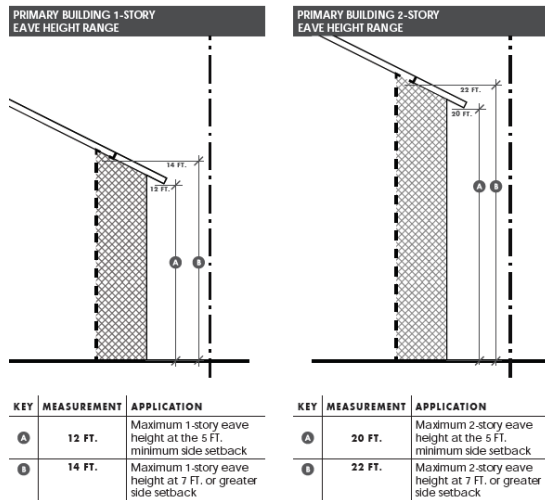
**Side Wall Length and Insets (Addition and New Construction)**

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"

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**Eave Height (Addition and New Construction)**



Proposed eave height: 19'-0" (2 story)

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- 
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**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: 24" match existing finished floor  
Proposed first floor plate height: 9 ft  
Proposed second floor plate height: 10 ft  
Existing first floor plate height: 9 ft

- Porch Eave Height: To Remain
- Front Wall Width and Insets: To Remain
- Front Porch Width and Depth: To Remain

The following Measurable Standards do not apply:

- Front Setbacks
- Rear Setbacks (significant distance from rear property line)
- Detached Garage Ridge Height



PROPERTY LOCATION  
HEIGHTS WEST HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**

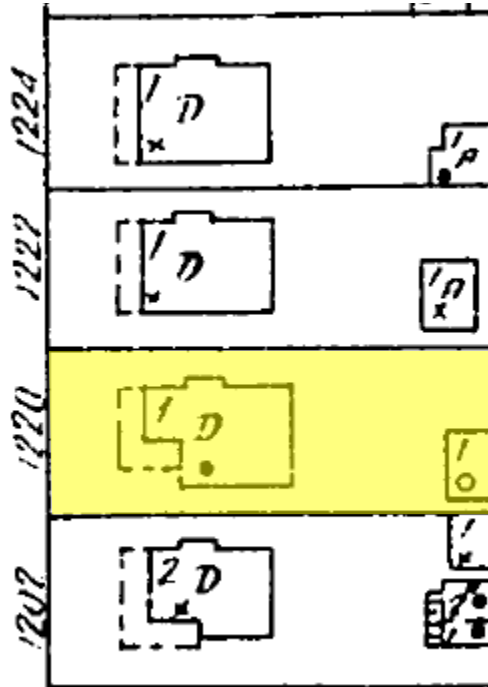


**CURRENT PHOTO**





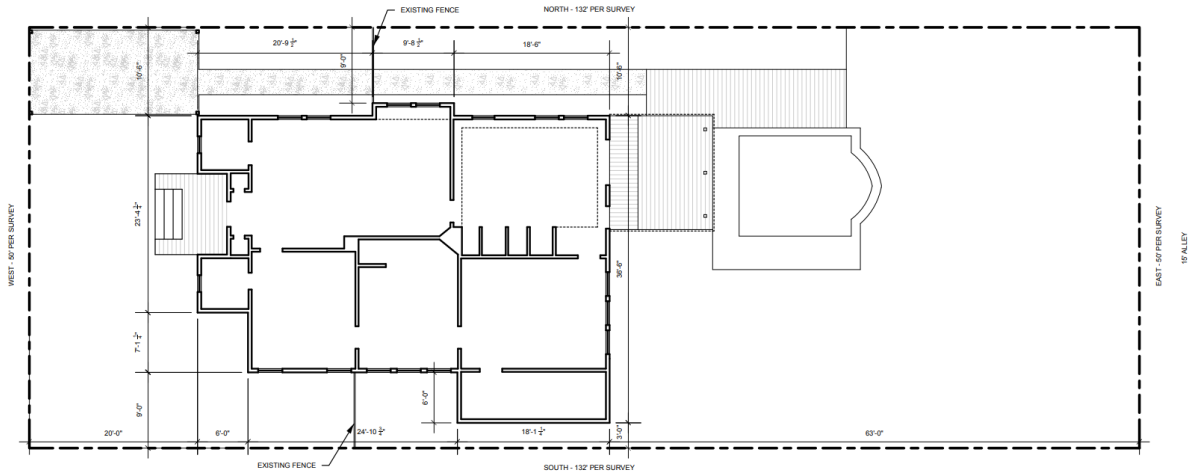
SANBORN MAP



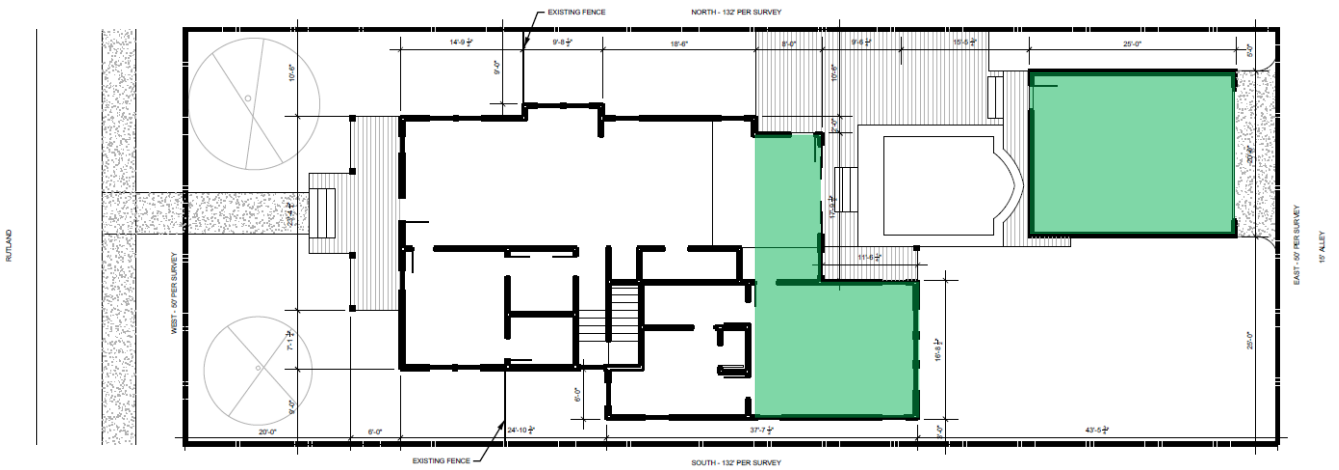




### SITE PLAN EXISTING

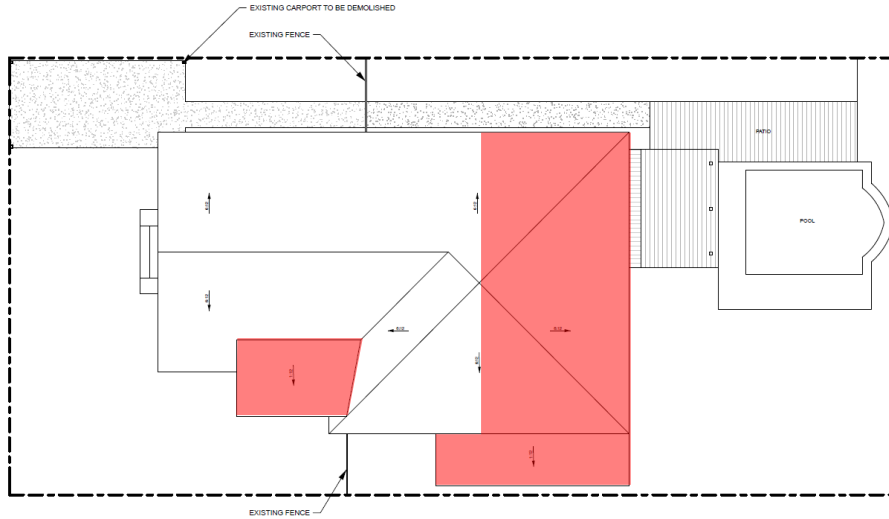


### PROPOSED

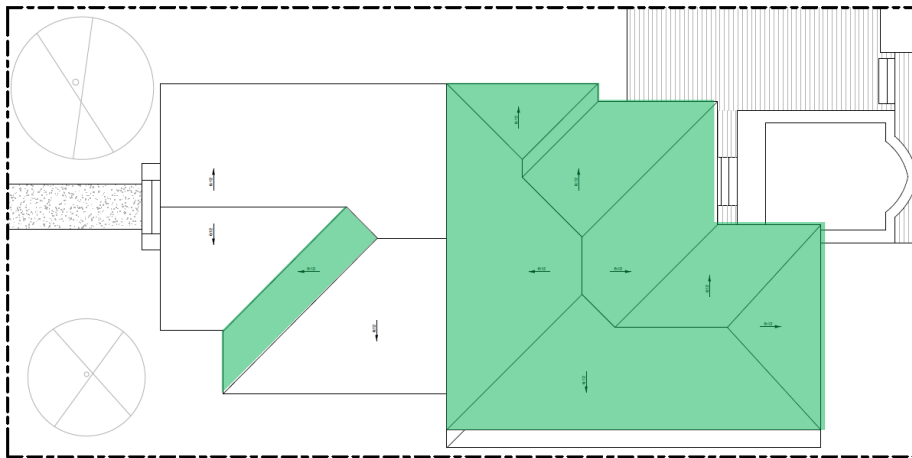




**ROOF PLAN**  
**EXISTING**



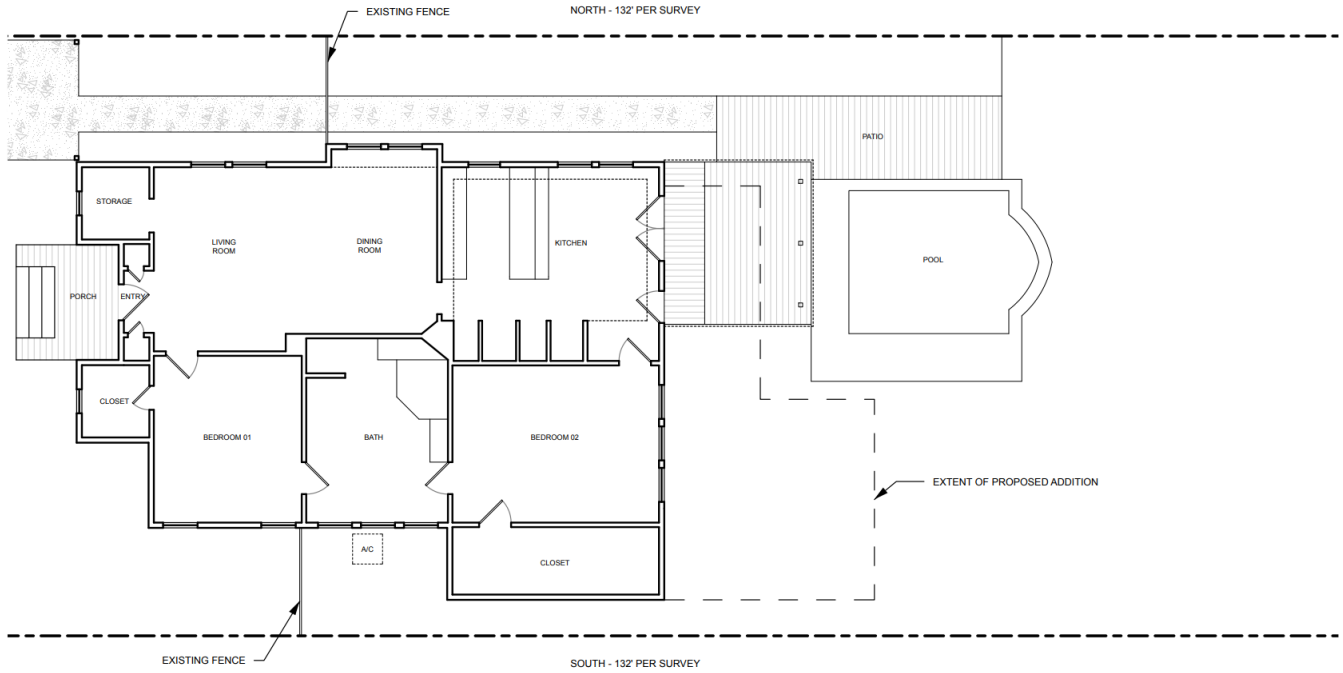
**PROPOSED**



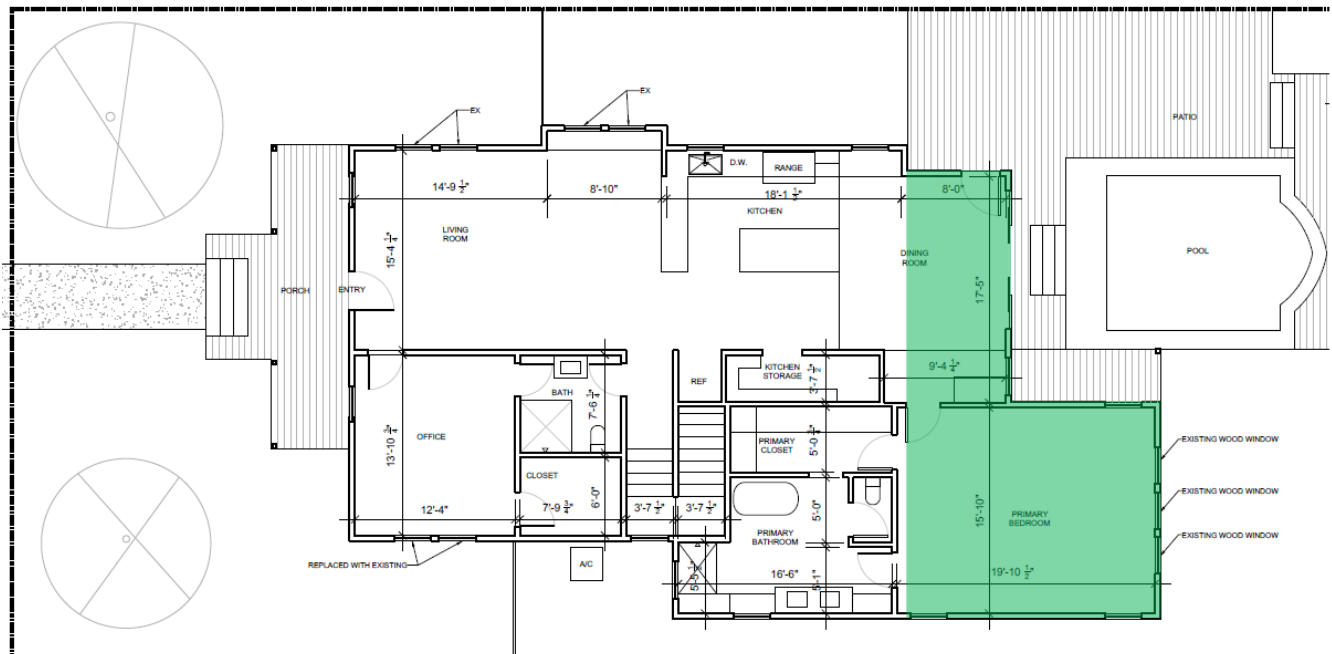


### FIRST FLOOR PLAN

### EXISTING



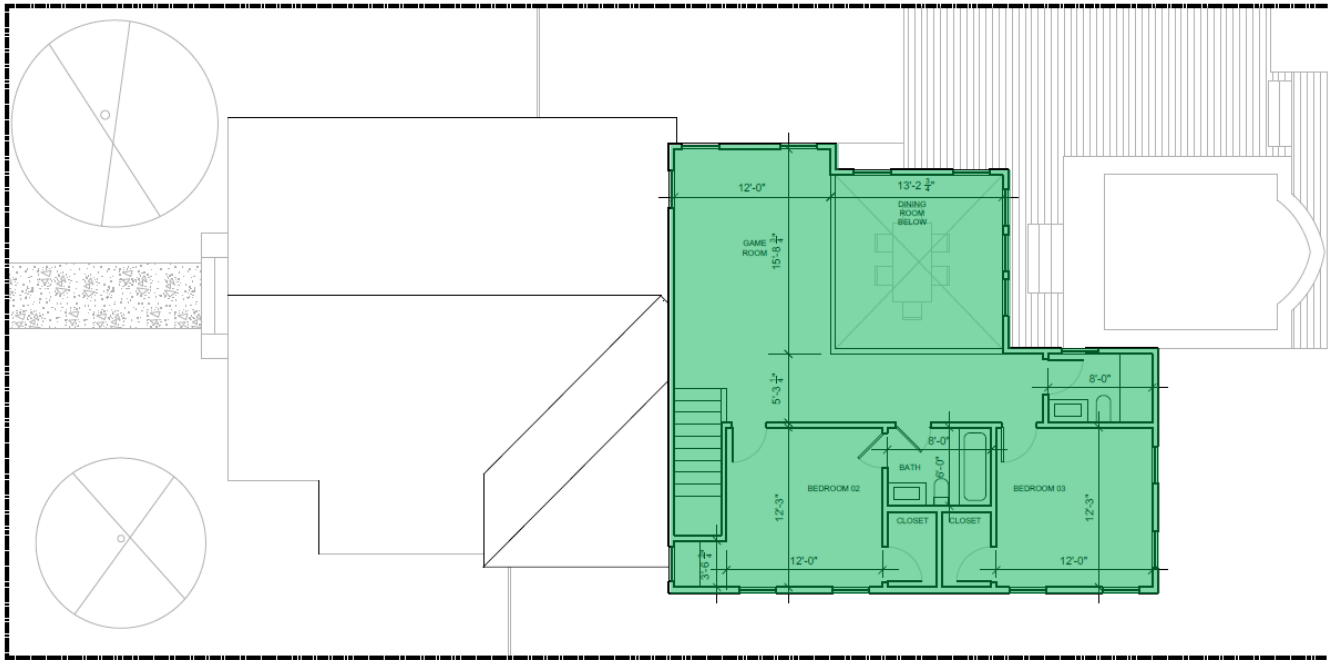
### PROPOSED





SECOND FLOOR PLAN

PROPOSED

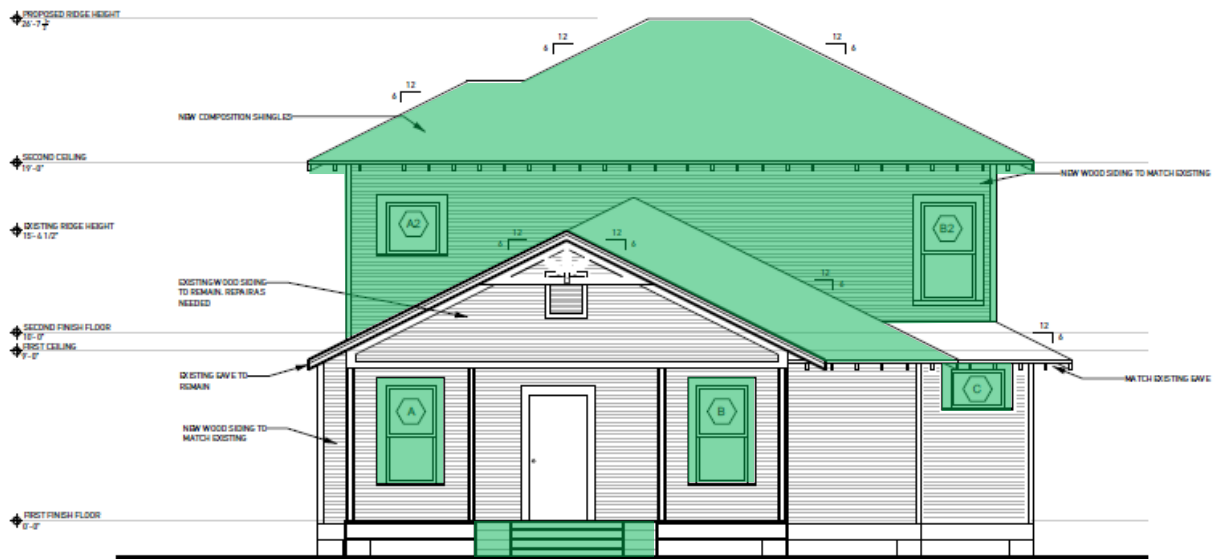


EAST ELEVATION – FRONT FACING CORTLANDT

EXISTING



PROPOSED



WEST REAR ELEVATION

EXISTING

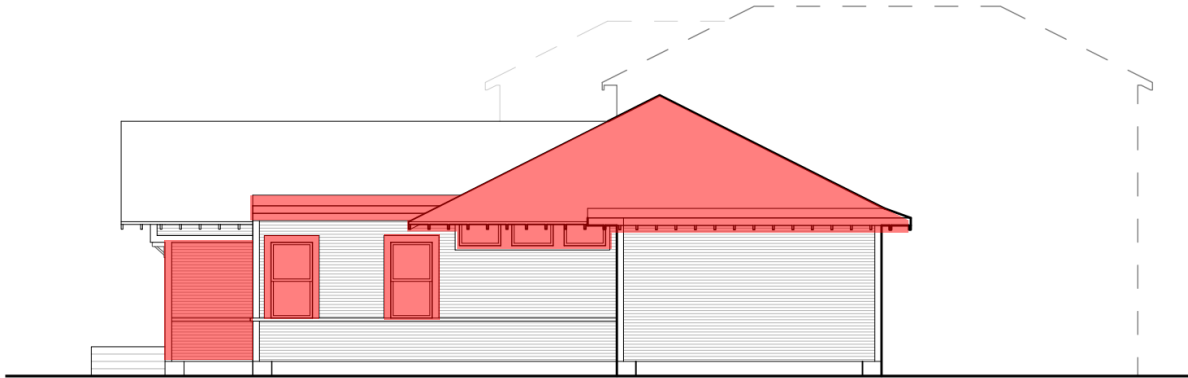


PROPOSED

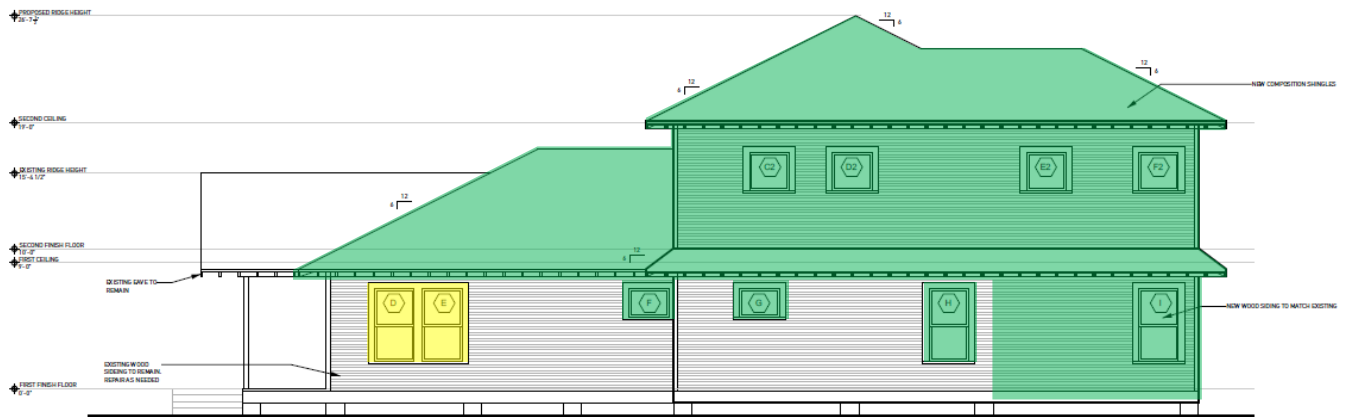


NORTH SIDE ELEVATION

EXISTING



PROPOSED

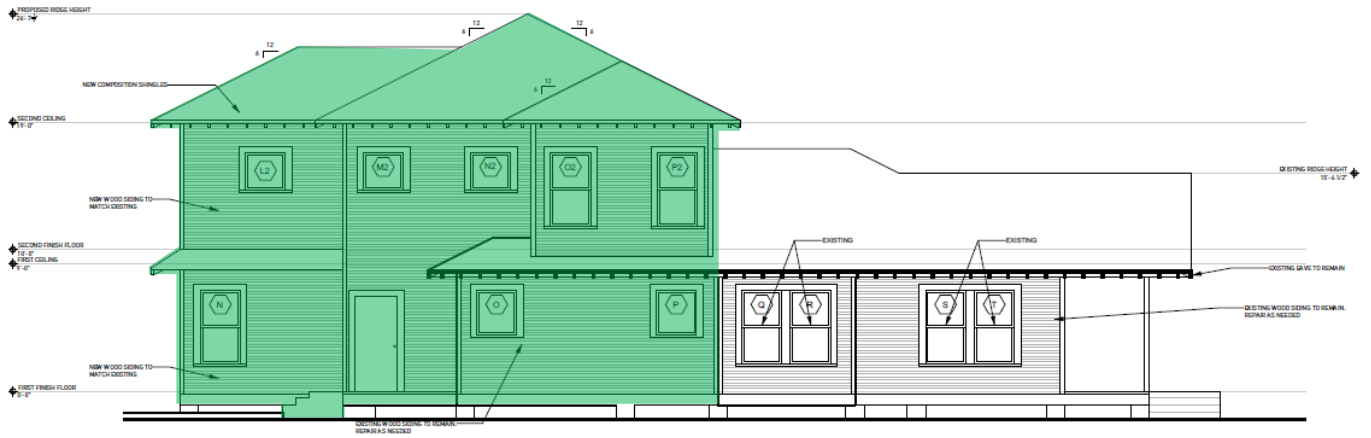


**SOUTH (SIDE) ELEVATION**

EXISTING



**PROPOSED**







# CERTIFICATE OF APPROPRIATENESS

## WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/Replacement	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>	
A								
B								
C								
M	Wood	1/1	DH	34x62	Recessed	Original	Yes	
N	Wood	1/1	DH	34x62	Recessed	Original	Yes	
O	Wood	1/1	DH	34x62	Recessed	Original	Yes	

DAMAGE TO EXISTING WINDOWS							
Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/Description
<i>Ex. A1</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Missing Parts</i>
A							
B							
C							

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>WindowCo.</i>	<i>No</i>	
A								
B								
C								
N	Wood	1/1	DH	34x62	Inset		No	
O	Wood	1	F	34x38	Inset		No	
P	Wood	1	F	34x38	Inset		No	
Q	Wood	1/1	DH	34x62	Inset		No	
R	Wood	1/1	DH	34x62	Inset		No	
S	Wood	1/1	DH	34x62	Inset		No	
T	Wood	1/1	DH	34x62	Inset		No	
A2	Wood	1	F	34x32	Inset		No	
B2	Wood	1/1	DH	34x62	Inset		No	
C2	Wood	1	F	34x32	Inset		No	

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>WindowCo.</i>	<i>No</i>	
A								
B								
C								
D2	Wood	1/1	F	34x32	Inset		No	
E2	Wood	1/1	F	34x32	Inset		No	
F2	Wood	1/1	F	34x32	Inset		No	
G2	Wood	1/1	DH	34x62	Inset		No	
H2	Wood	1/1	DH	34x62	Inset		No	
I2	Wood	1/1	F	34x32	Inset		No	
J2	Wood	1/1	F	34x32	Inset		No	
K2	Wood	1/1	F	34x32	Inset		No	
L2	Wood	1/1	F	34x32	Inset		No	
M2	Wood	1/1	F	34x32	Inset		No	

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>WindowCo.</i>	<i>No</i>	
A								
B								
C								
N2	Wood	1/1	F	34x32	Inset		No	
O2	Wood	1/1	DH	34x62	Inset		No	
P2	Wood	1/1	DH	34x62	Inset		No	