

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** Aug. 3, 2023

**Applicant:** Nick Eronko, agent for, Brenda Malone, owner

**Property:** 1305 Rutland Street, Lot 16, Tracts 15 & 17, Block 174, Houston Heights Neighborhood Subdivision. The property includes a historic 1,216 square foot, one-story wood single-family residence and detached garage situated on a 6,182 square foot (46.83' x 132') interior lot.

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

**Proposal:** Alteration: Rear Addition

- 419 sq. ft. one-story rear addition
- On left elevation, will be offset from non-original corner by 3' 8"
- On pier-n-beam with a F.F.E. of 2' 3" matching existing
- 6:12 roof pitch with composition shingles
- Smooth 117 lap siding with 5.5" reveal
- SH & DH, 1-over-1, inset & recessed, Jeld-Wen wood windows
- A single transom, stained glass window at primary bathroom
- Extend roof line on rear of existing structure

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

**Civic Association:** No comment received.

<b>Recommendation:</b> -
<b>HAHC Action:</b> -

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

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

District Map



**Inventory Photo**



**Current Photos By Applicant**



Current Photos By Applicant

Left (South) Elevation



Right (North) Elevation



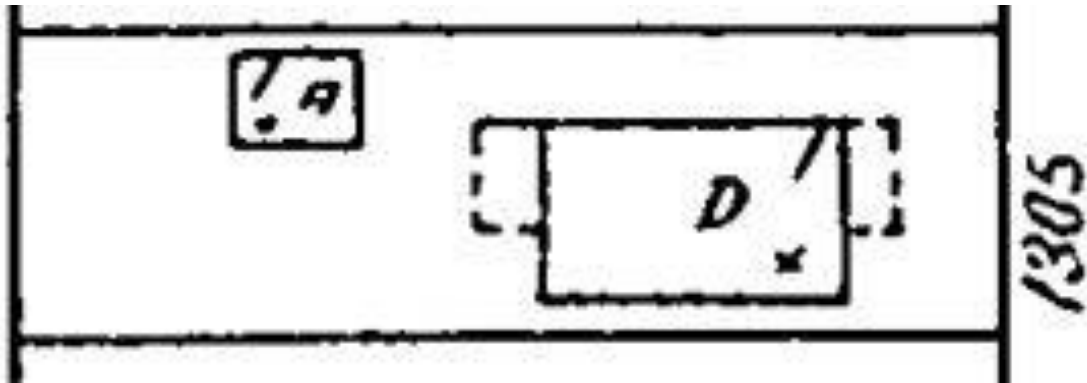
Current Photos By Applicant



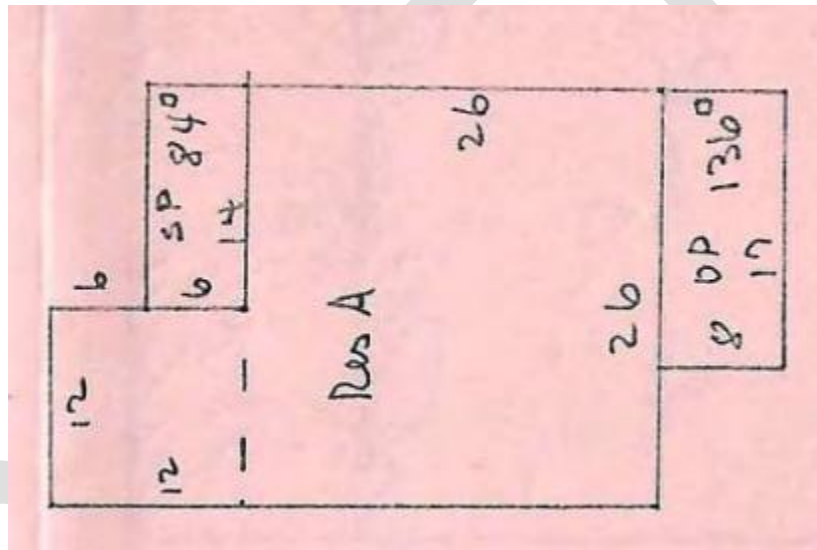
Rear (West) Elevation



Sanborn



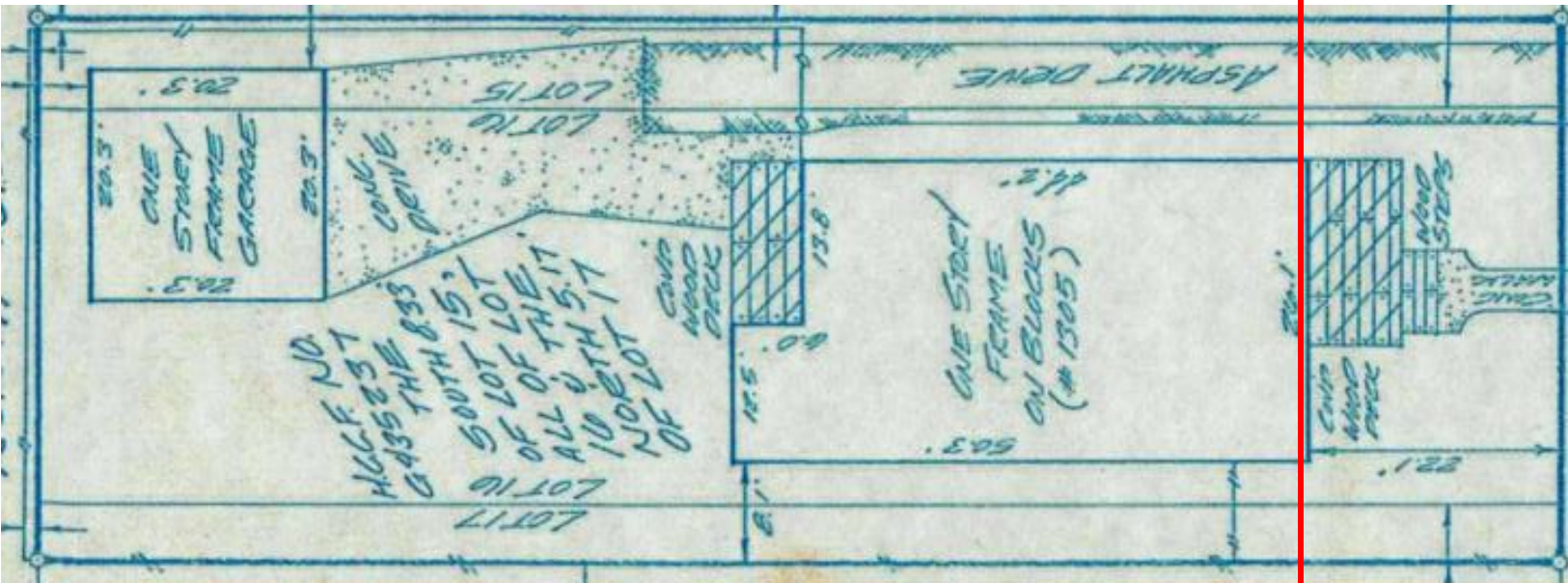
Harris County Building Land Assessment Survey – 11-21-1967



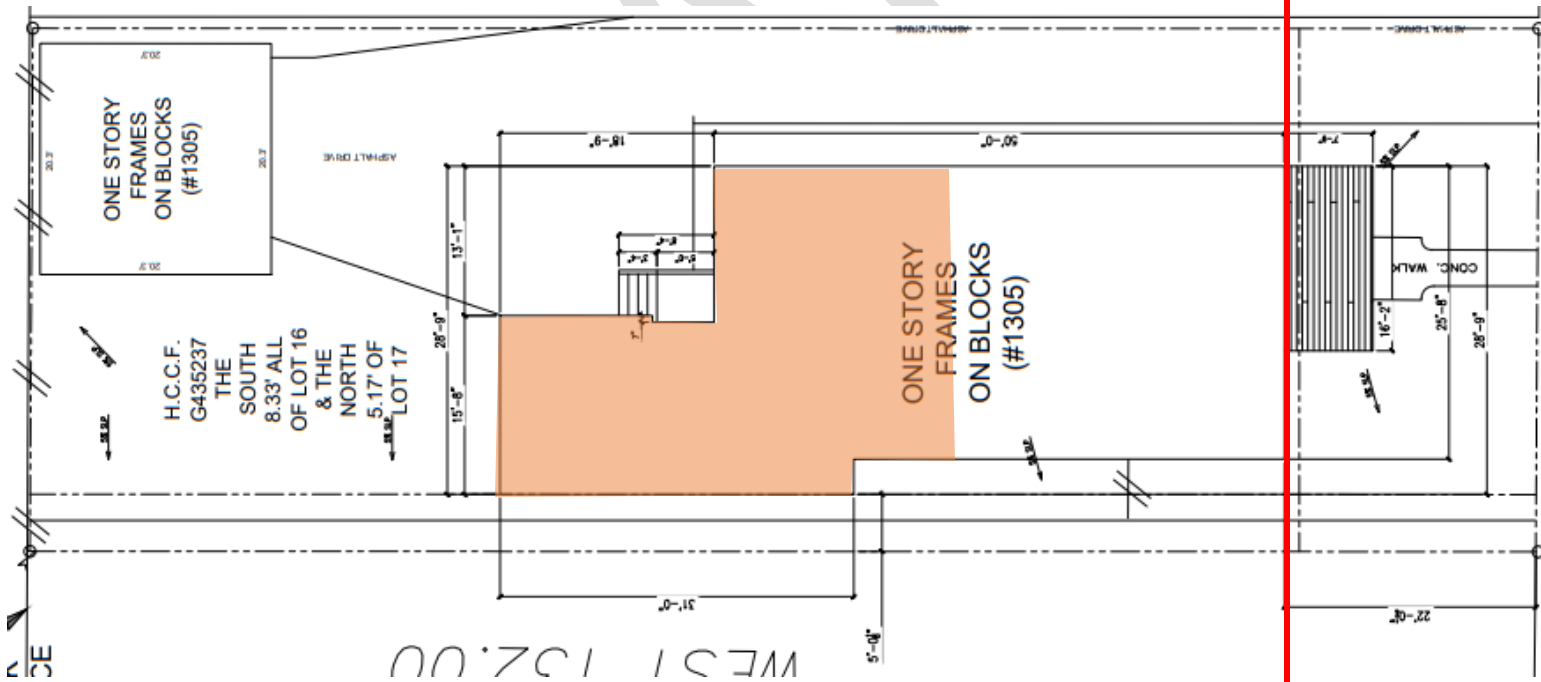
Google Image



Existing Site Plan

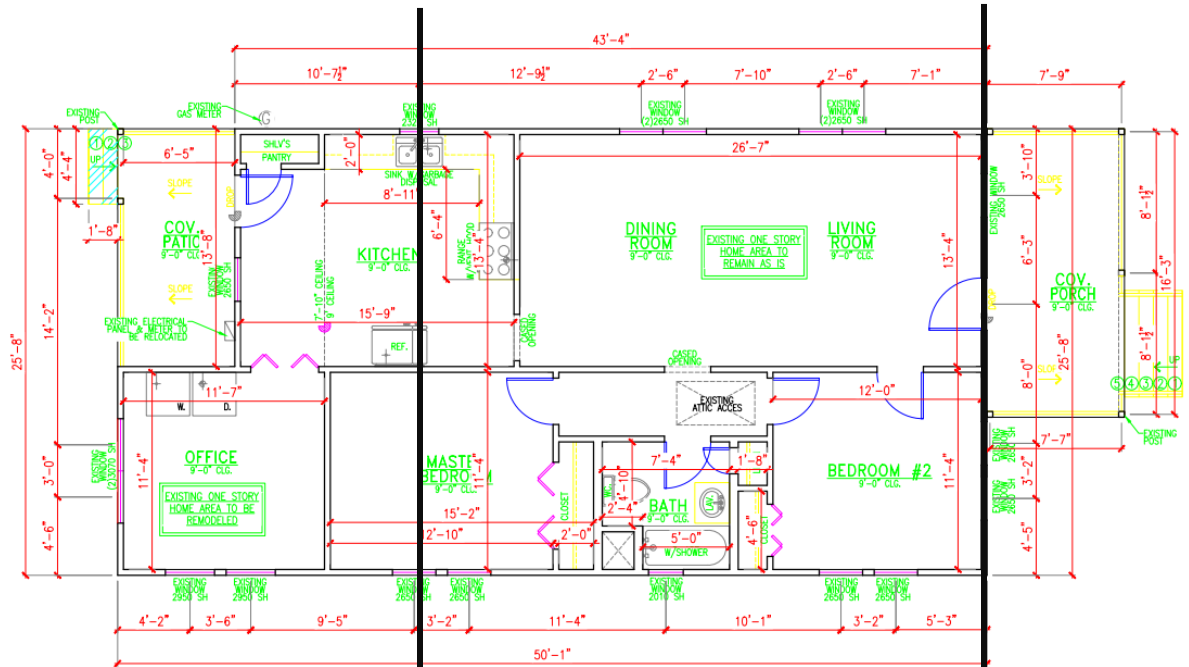


Proposed Site Plan

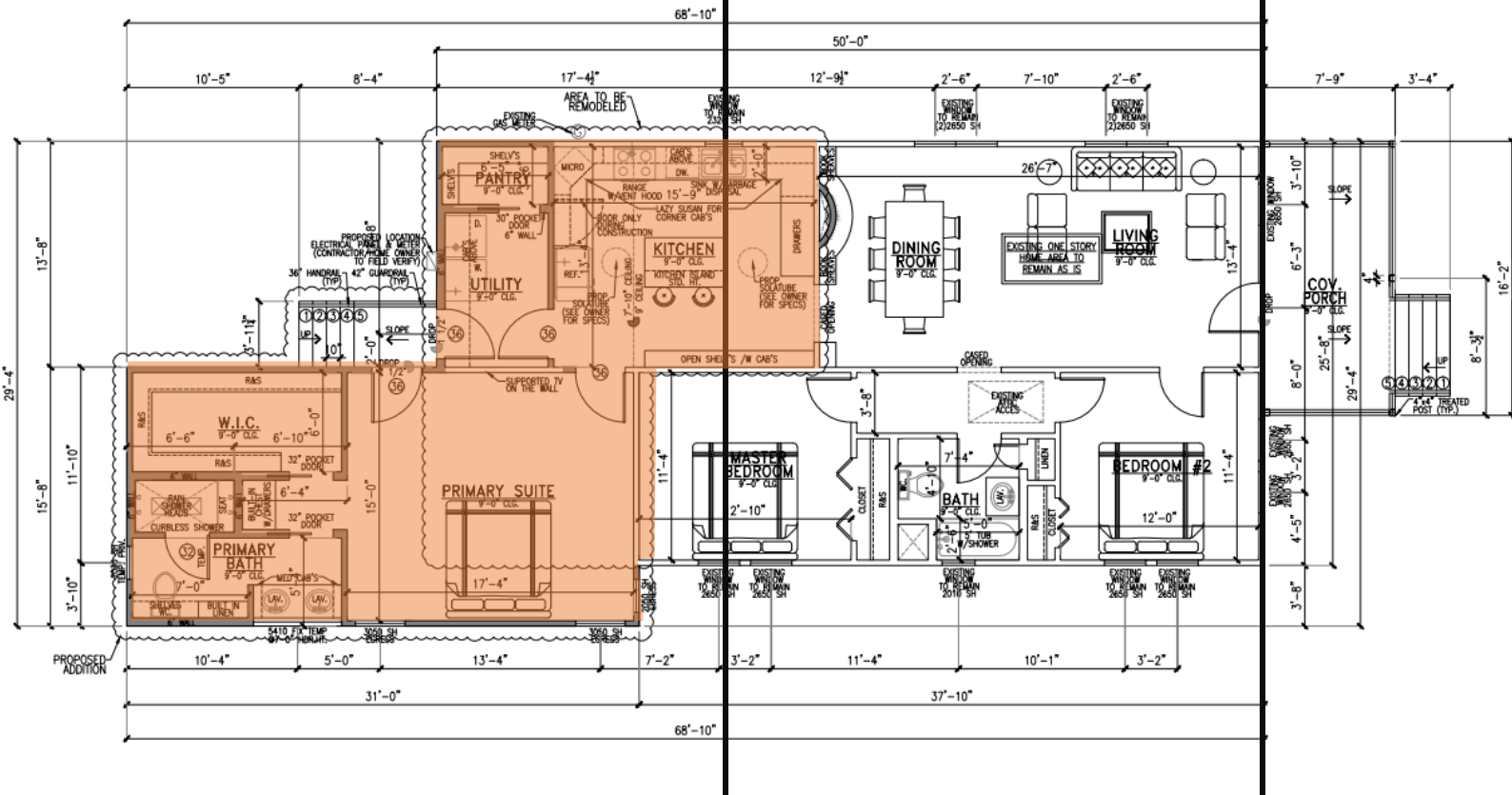




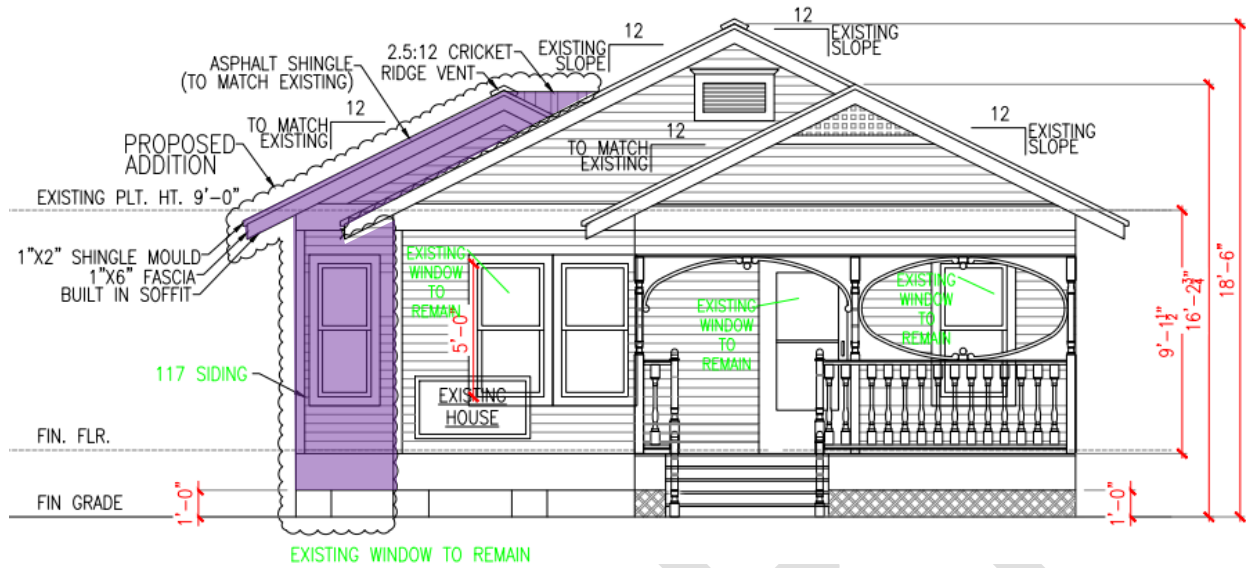
### Existing Floor Plan



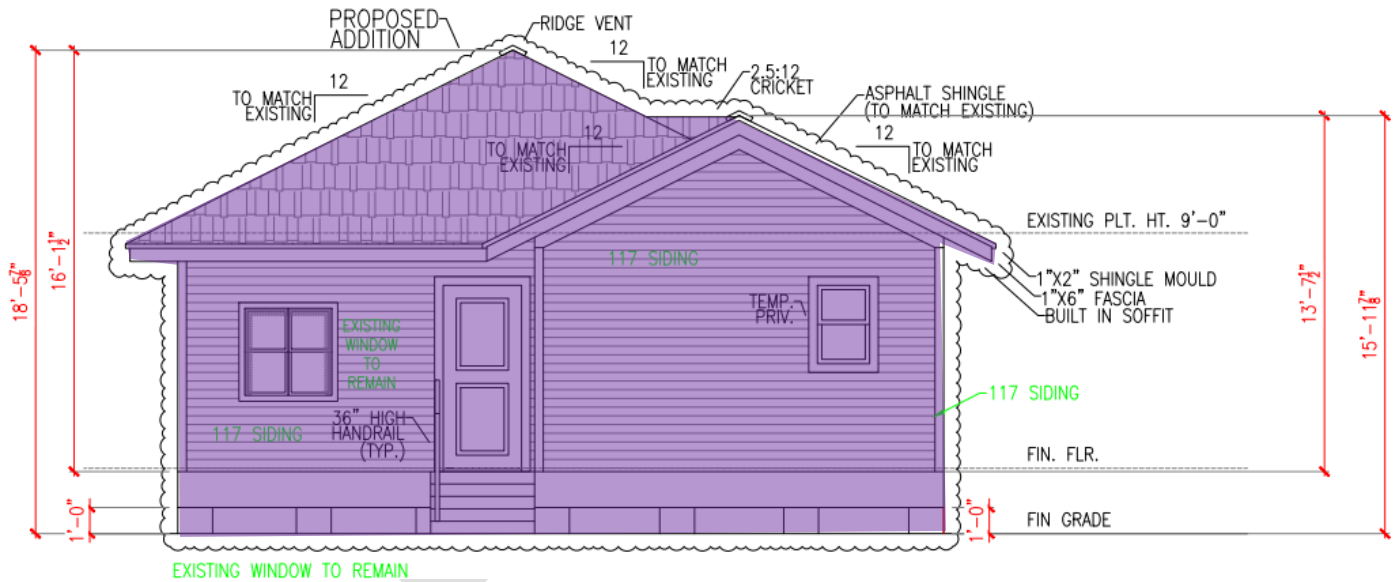
### Proposed Floor Plan



### Existing & Proposed Front (East) Elevation



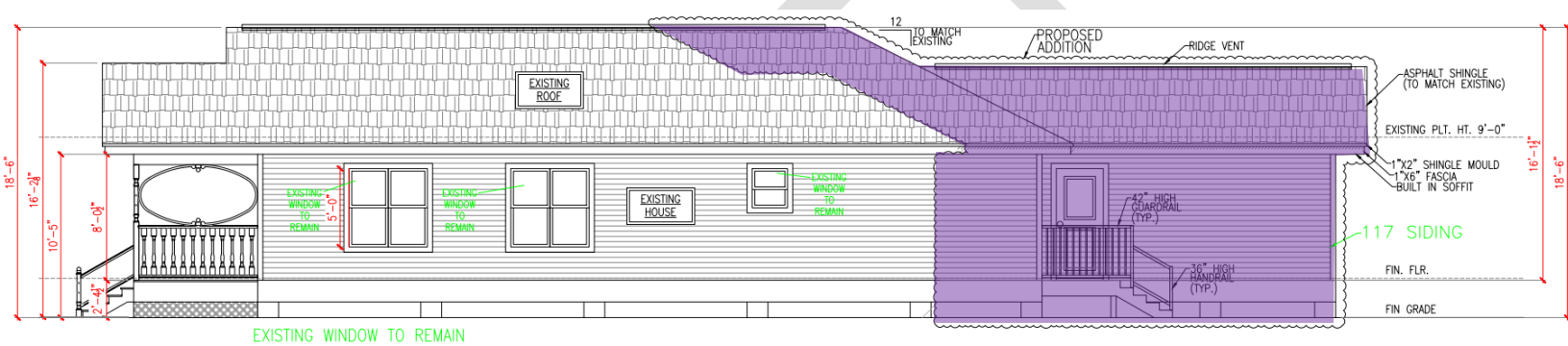
### Existing & Proposed Rear (West) Elevation



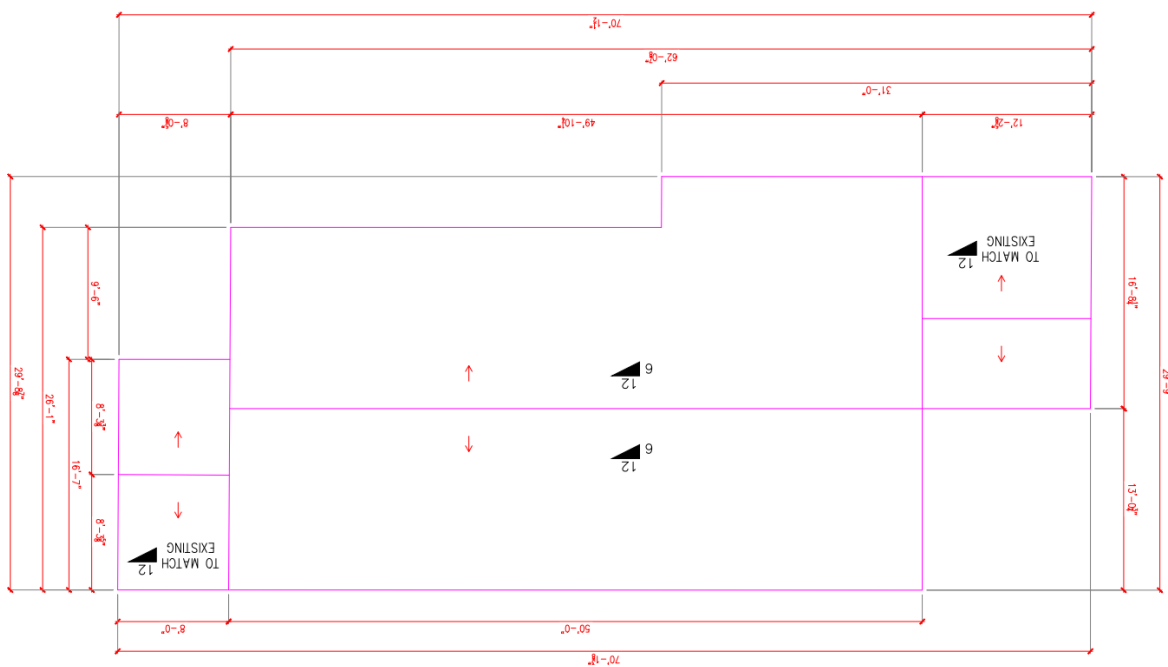
### Existing & Proposed Left (South) Elevation



### Existing & Proposed (North) Elevation



### Existing & Proposed Roof Plan



**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

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

     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: 6,182

Max. Allowed: 2,473

Proposed Lot Coverage: 1,635

Remaining Amount: 838

     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: 6,182

Max. FAR Allowed: 2,720

Proposed FAR: 1,635

Remaining Amount: 1,085

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

Side Wall Length: 53' 7"

Inset Length: 6'

Inset on North side: 4'

Inset on South side: 2'

Side Setbacks (Addition and New Construction)

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

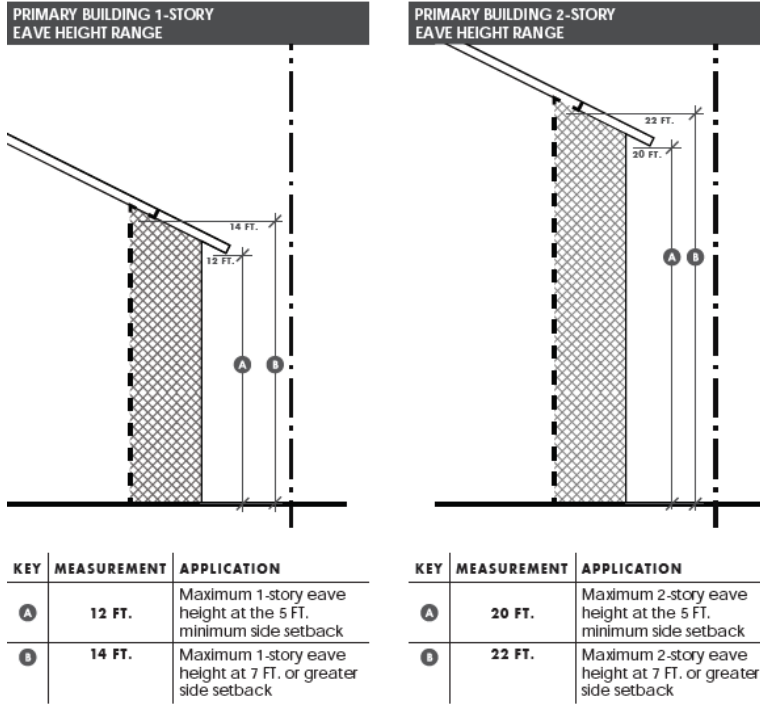
Note: This diagram shows just one example of a side setback configuration.

Proposed North side setback (1): 11' 3"

Proposed Side side setback (2): 5' 0-1/8"

Cumulative side setback: 16' 3-1/8"

Eave Height (Addition and New Construction)



Proposed eave height: 10' 5"

Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 41' 1-1/8"

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: 2' 4-1/2"

Proposed first floor plate height: 9'

The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height