

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Sam Gianukos, agent for Sergio Franco, owner

**Property:** 1516 Rutland Street, Lots/Tracts 25, 26A, Block 143, Houston Heights West Subdivision. The property includes a historic one-story wood frame 1,704 square foot single-family residence situated on a 6,600 square foot interior lot.

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

**Proposal:** Alteration – Addition

The applicant proposes to construct both a first-story and a second-story connection to an attached garage at the rear of the house. The second floor of the garage will also have a garage apartment with a kitchen, bedroom, bath, and living area.

The existing living area of the property is 1,704 square feet. The applicant proposes to increase this by an additional 1,185 square feet.

The original roof pitch of the house is 6/12 which we intend to match and connect to the original roof, with a small area at 6/12; additionally, the second-story roof will all be 6/12, covering the addition and the garage apartment.

The second-floor eave will be 20'-10½", and all the first-floor eaves, including the proposed addition, will be at 10'0". All roofs will have asphalt shingles.

The existing highest ridge height is 15'-7½" on the house. The proposed highest second floor ridge height will be 27'-8½" over the garage and over the second story will be 26'-8½", connecting just below. We propose the second-floor eave will be at 20'-10½" all around. Existing eave is 10'-0" and will remain.

The exterior of the existing house features 8" lap siding, which will remain, while the new addition will utilize 8" revealed cementitious siding to match.

All new windows will be inset and recessed.

- **\*This is a draft, details are subject to change prior to the meeting\***

**Public Comment:** Two letters of support received.

**Civic Association:** No comment received.

**Recommendation:**

**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**

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

**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
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

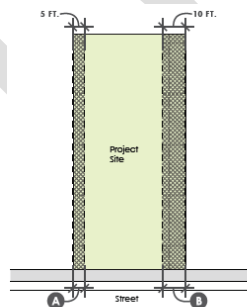
Existing Lot Size: 6,600  
 Max. Allowed: 2,640  
 Proposed Lot Coverage: 2,309

     Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600  
 Max. FAR Allowed: 2,904  
 Proposed FAR: 2,309

     Side Setbacks (Addition and New Construction)

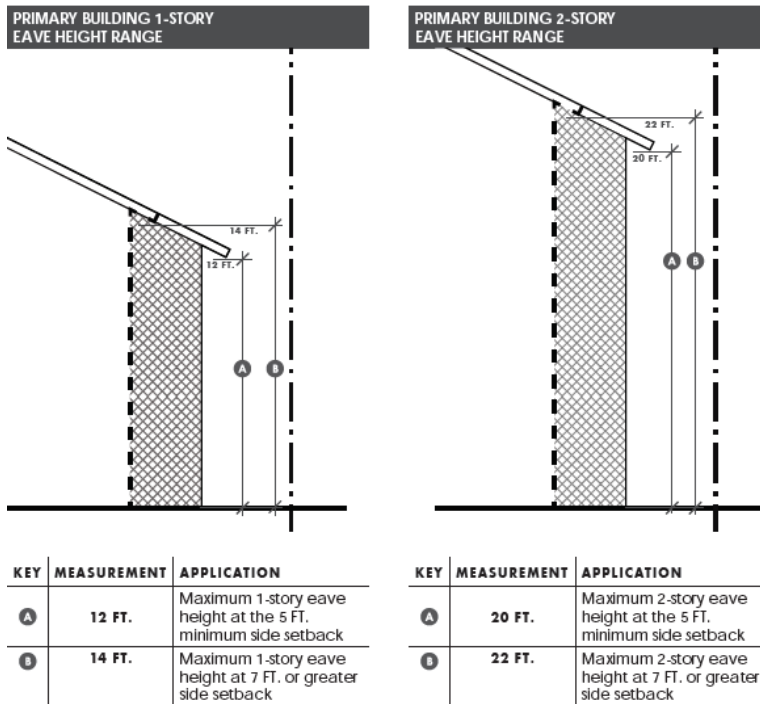


Note: This diagram shows just one example of a side setback configuration.

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
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	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
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (right/south elevation): 5'  
Proposed side setback (north elevation): 12'-6.5"  
Cumulative side setback: 17'-6.5"

Eave Height (Addition and New Construction)



Proposed eave height: 20'-10 1/2"  
 Proposed ridge height is 27'- 8 1/2"

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: 20'

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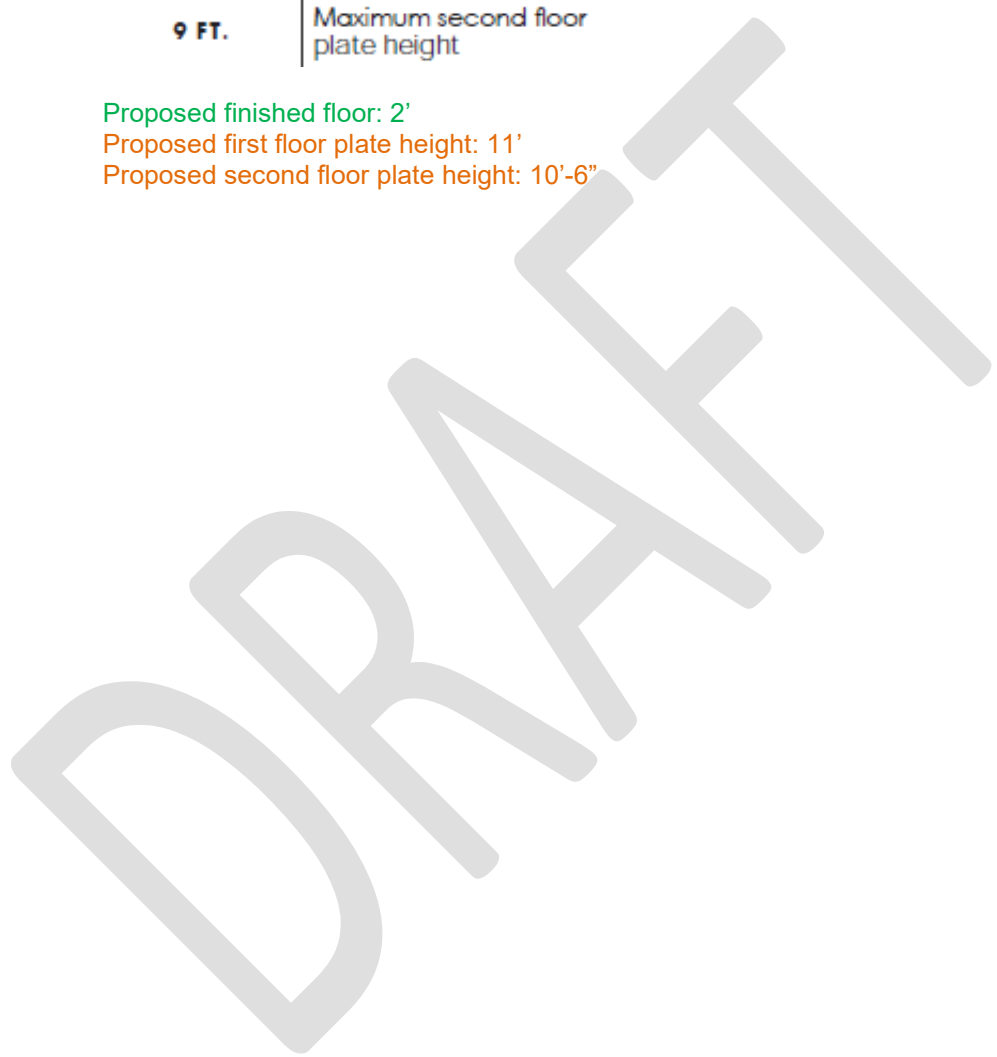
Building Wall (Plate) Height (Addition and New Construction)

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: 2'

Proposed first floor plate height: 11'

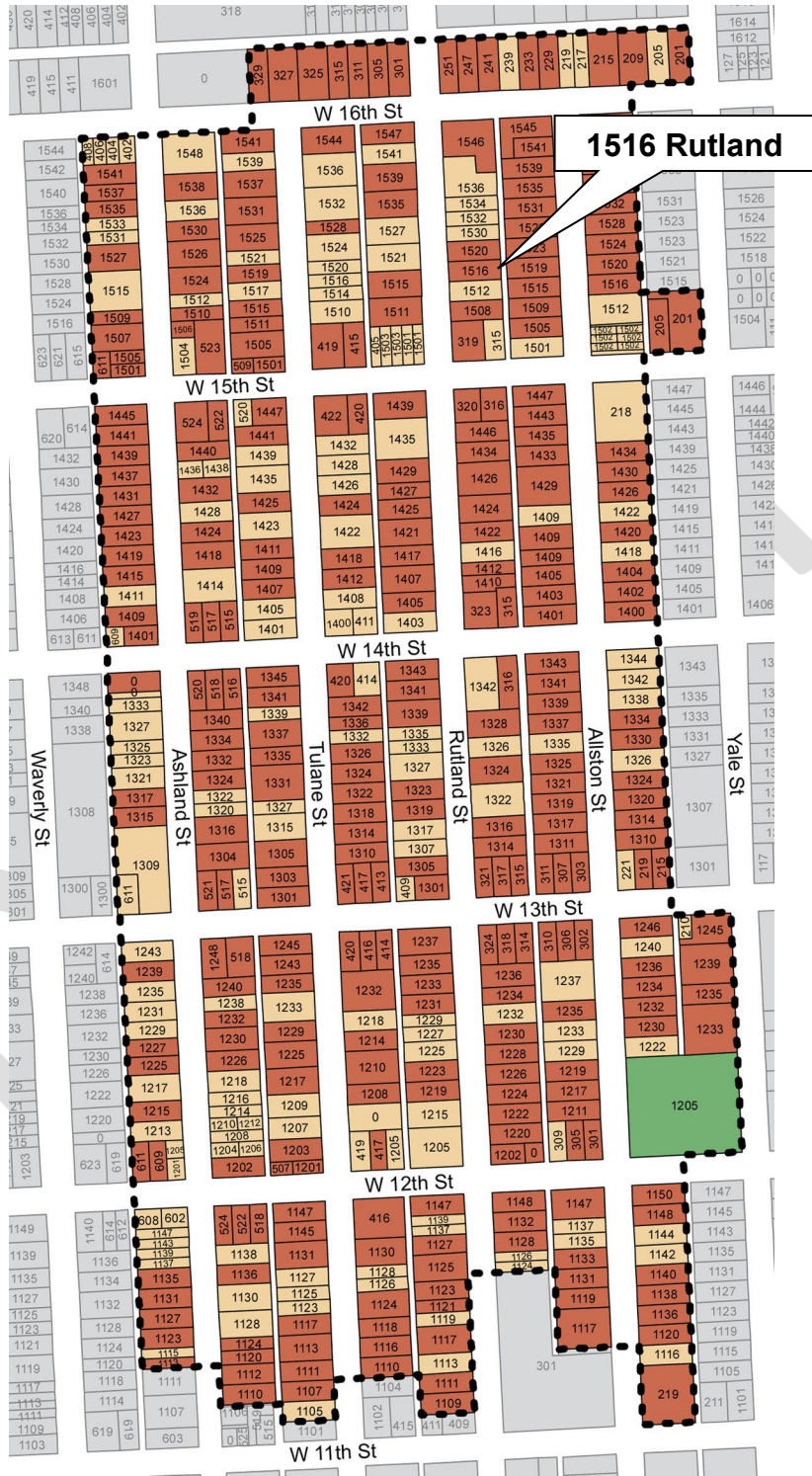
Proposed second floor plate height: 10'-6"





PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT



1516 Rutland

Building Classification

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



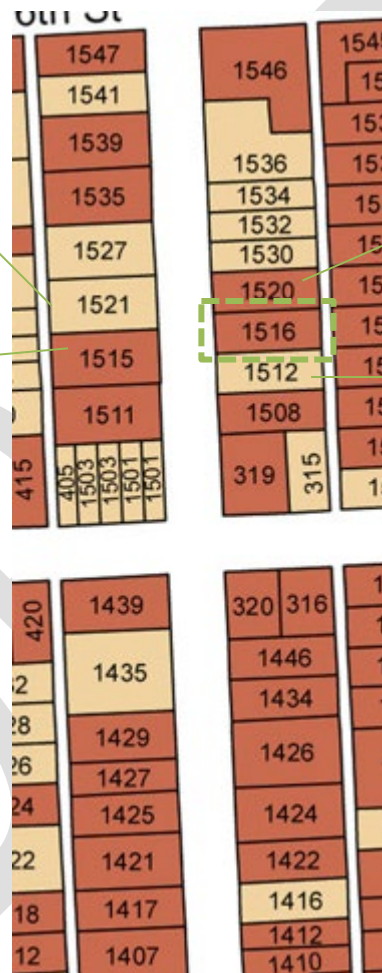
**CURRENT PHOTO**



**HISTORIC PHOTO**



CONTEXT AREA

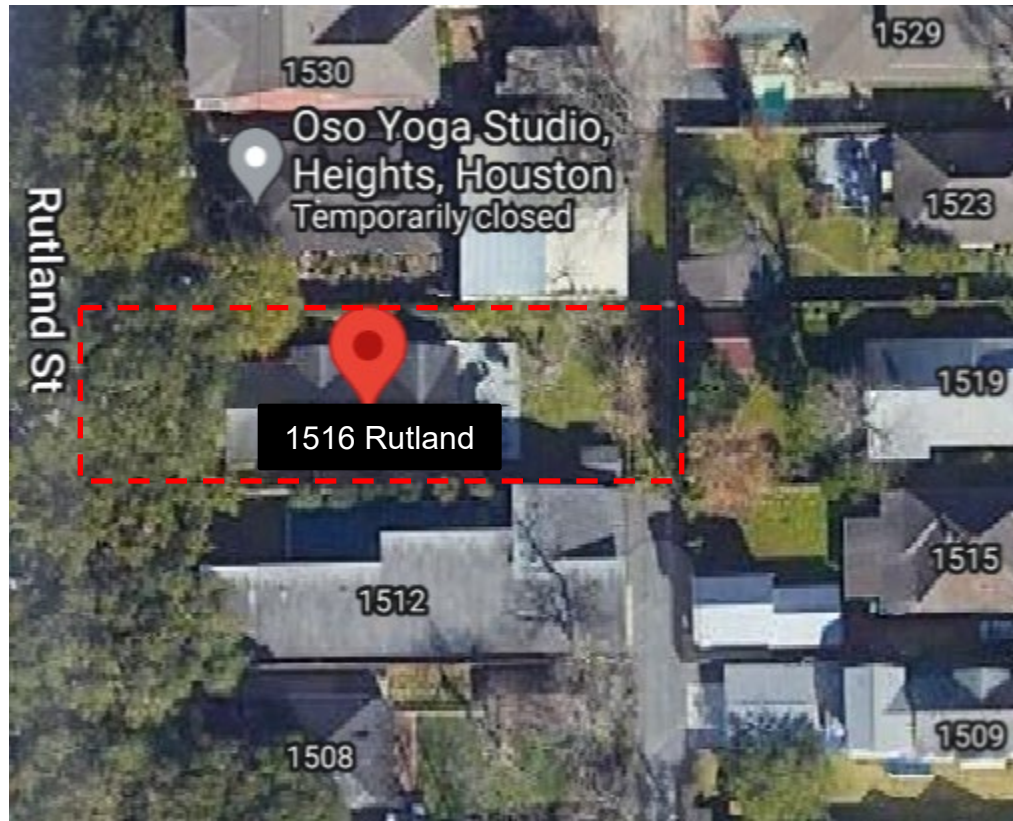




EXISTING PHOTOS



AERIAL VIEW OF PROPERTY

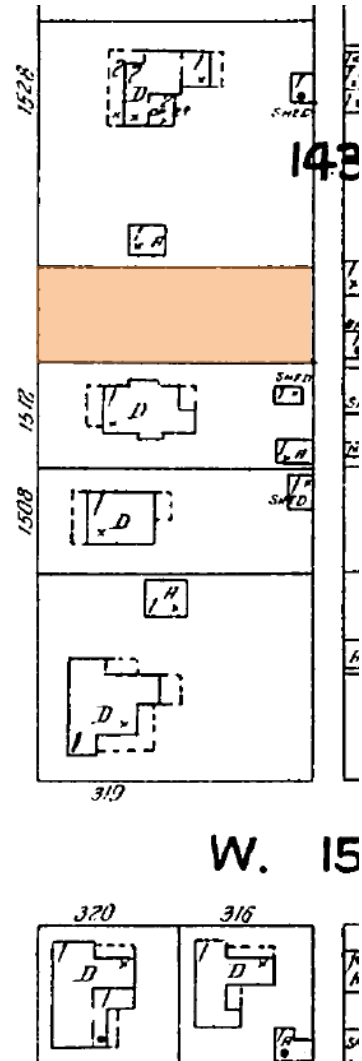
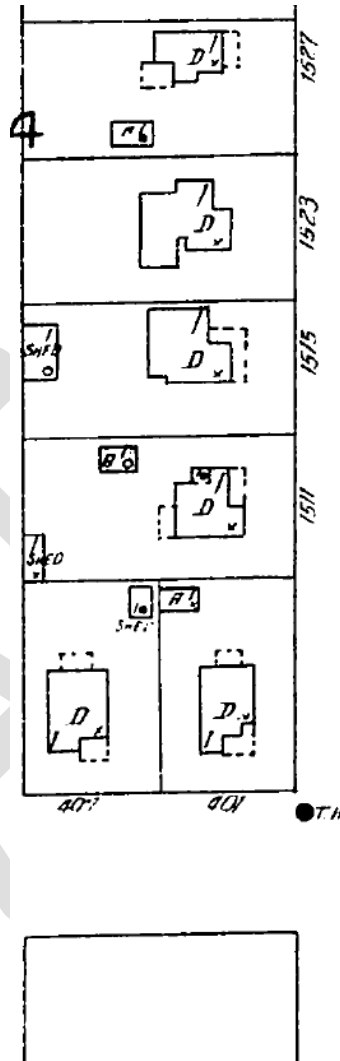
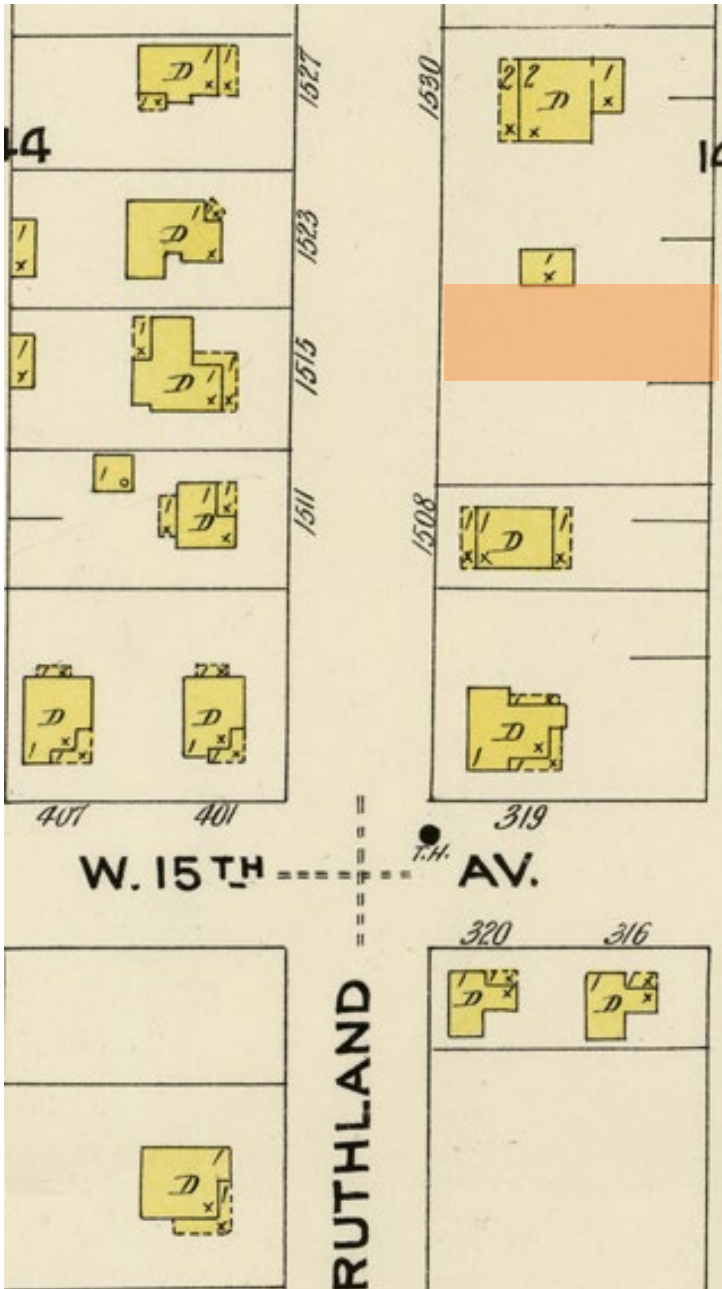


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SANBORN MAP

1917

1924-1950





049-010-00-022/8

016600  
 180<sup>00</sup>  
 18  
 110,

38  
 9120  
 24  
 1440<sup>00</sup>  
 24 6

ESTIMATING APPRAISALS, if any -		CLASS _____	Yr. Built _____	Depr _____
Value - without depreciation-\$ _____		Base Unit@\$ _____	A/C&C/H@\$ _____	Total Unit@\$ _____
-Ph. 50 % Fu. 10 % Ec. %\$ _____		SF@\$ _____ \$ _____ \$ _____		
912	SPR\$ 4.60 \$ 4200			
144	1.20 170			
180	1.20 220			
100% Value	4590 *	Old	100%	* 4590
40% Dep	1840		X	.8
100% Value	2750			
Appraiser's name & date		Appraiser's name & date		Total 100% Value \$ 3670
3670 by 11-10-67		Patty		For 19 77 factor X 2.5
TOTAL VALUE \$ 2		FOR 19 68 40% \$ 11		new 100% - 9180
		53% 1400		CO 32% = 2940

**HOUSTON HEIGHTS DESIGN GUIDELINES**

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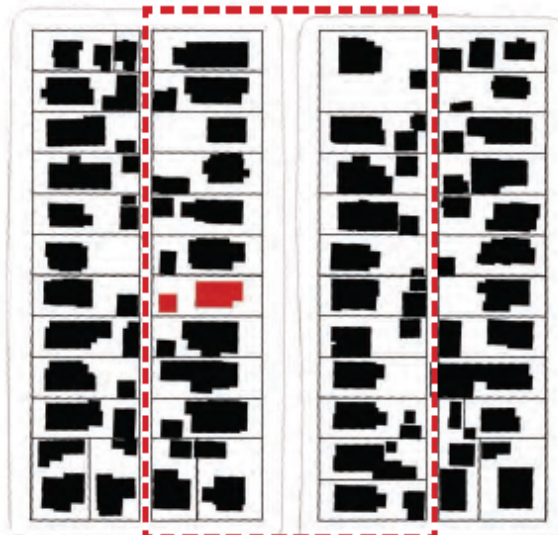
**PLEASE NOTE:**

Property owners may present additional information to supplement their COA application or to make a case for considering a different context area or adjusted measurable standards. HAHC will consider, but is not required to agree with or apply, such information.

### CONTEXT AREA

When a property owner applies for a Certificate of Appropriateness, members of the Houston Archaeological and Historical Commission (HAHC), with help from Planning staff in the Historic Preservation Office, must decide if the proposed changes are compatible with the surrounding historic district. Rather than compare the project to the entire district, the City of Houston’s historic preservation ordinance establishes a smaller area, called the *context area*, for comparison purposes. This is especially important in large districts where the character of the district varies within the district.

The ordinance defines the context area as the blockface on which the proposed project is located and opposing blockface, as shown in the diagram below.



*Context area for a subject property (shown in red)*

The context area may be defined differently, if the HAHC and staff find that unusual and compelling circumstances exist or if it is described differently in design guidelines. The HAHC may decide to expand the context area for a particular project, if not many buildings within the context area are contributing structures, or if the proposed project is unusual for the area. For example, a new church building could be compared to existing historic church buildings, rather than to residential buildings in the same block.

*Note: Only typical, existing contributing structures are used to determine compatibility of the proposed project.*

**This set of design guidelines does not include an alternate definition of context area for Houston Heights Historic District East, Houston Heights Historic District West, or Houston Heights Historic District South.**

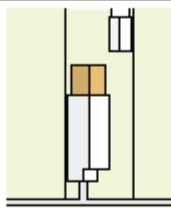
*Note: The information on this page is taken directly from the City’s historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.*

**APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES**

These images illustrate how the design guidelines for adding a rear addition would apply to a series of alternatives.

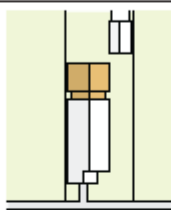
**1. One-Story Addition Inset from Historic Walls**

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



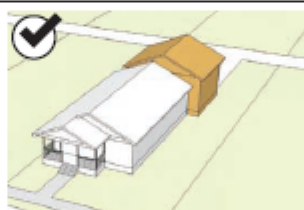
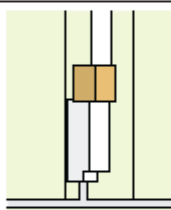
**2. One-Story Addition with Connector and Walls Aligned with Historic Walls**

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



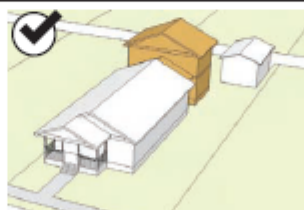
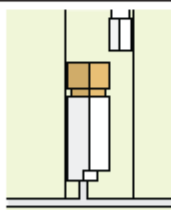
**3. One-Story Addition Inset from One Historic Wall and Offset from One Historic Wall**

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains 3 corners of historic structure



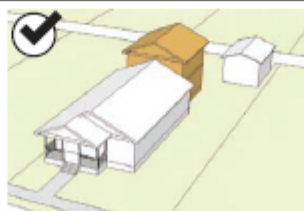
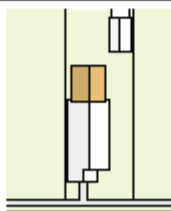
**4. Two-Story Addition with Connector and Walls Aligned with Historic Walls**

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



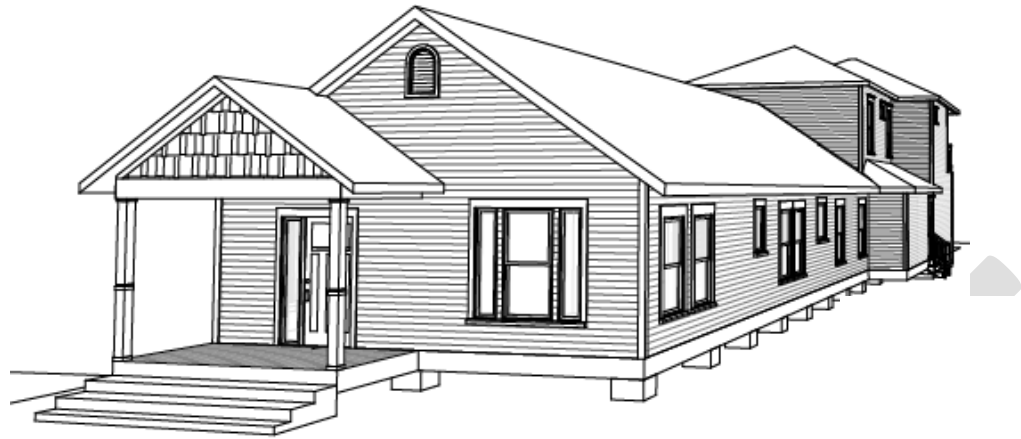
**5. Two-Story Addition Inset from Historic Walls**

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



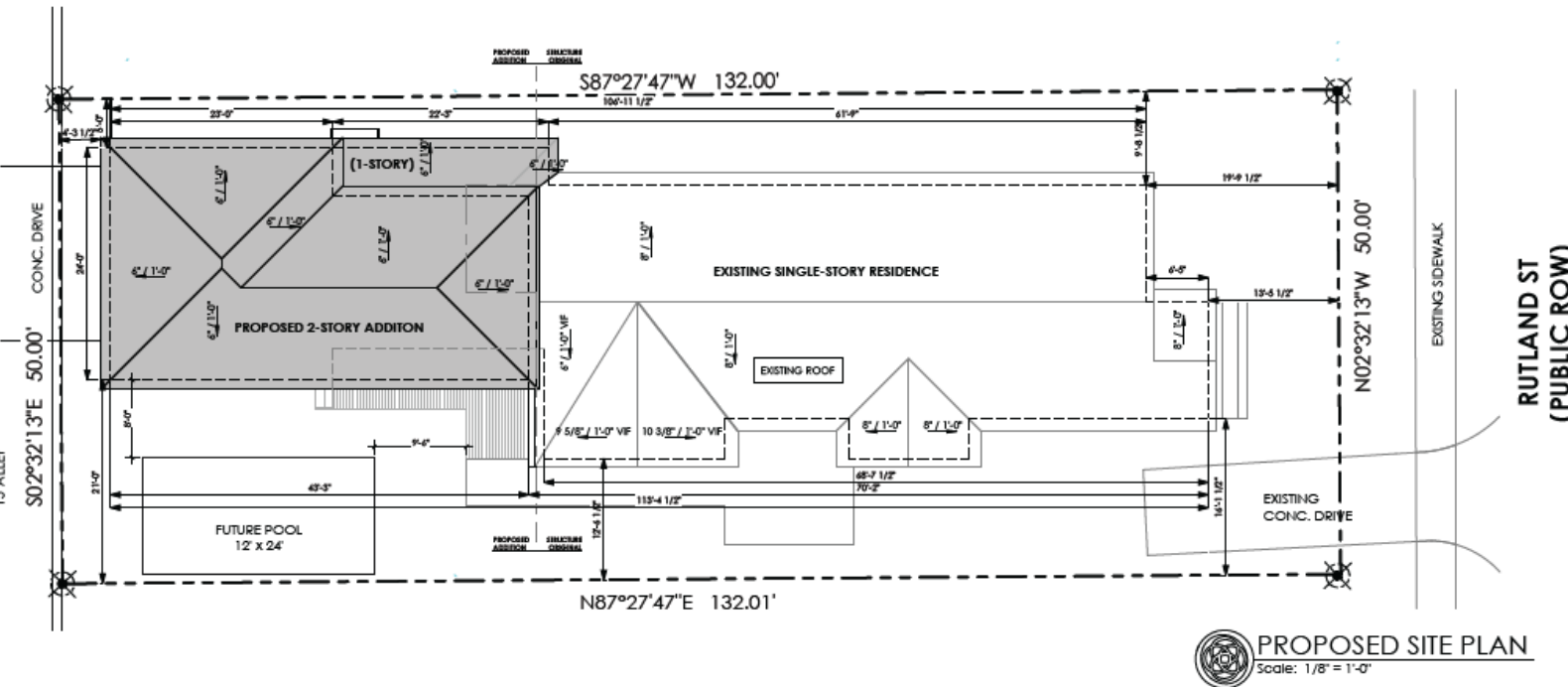
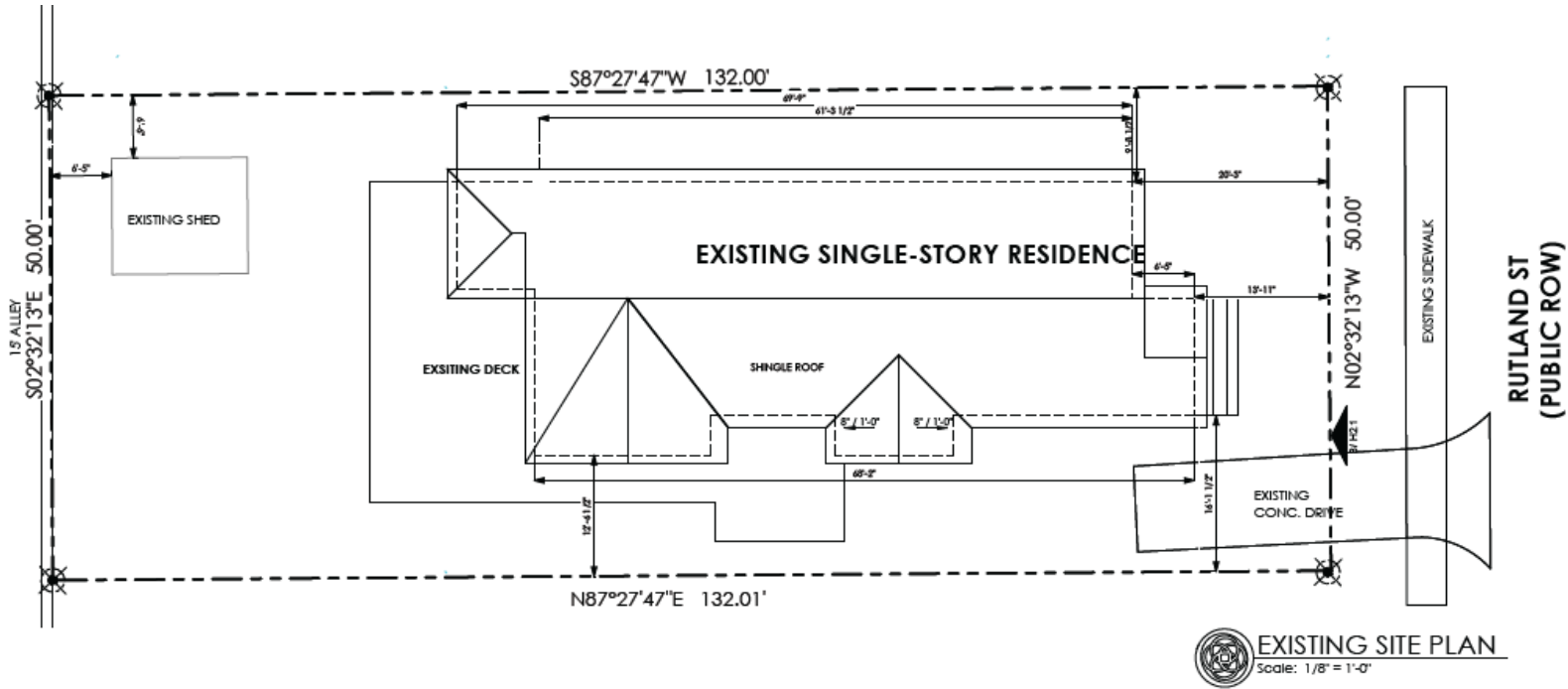


PROPOSED 3D DRAWINGS

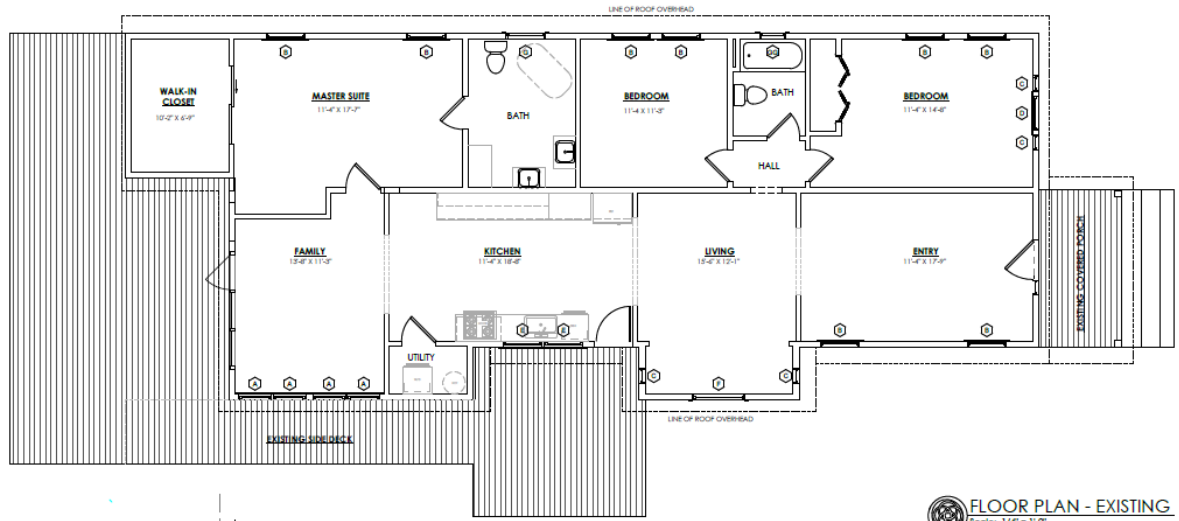


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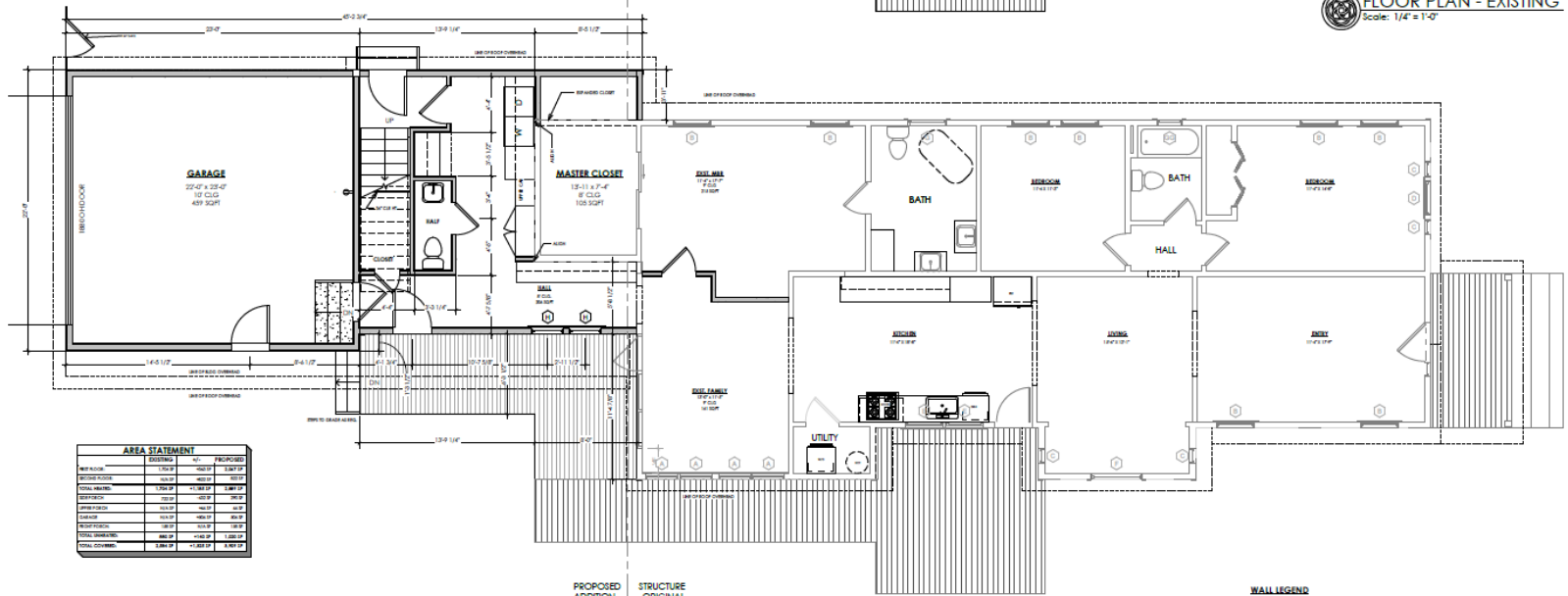
SITE PLAN



FIRST FLOOR PLAN



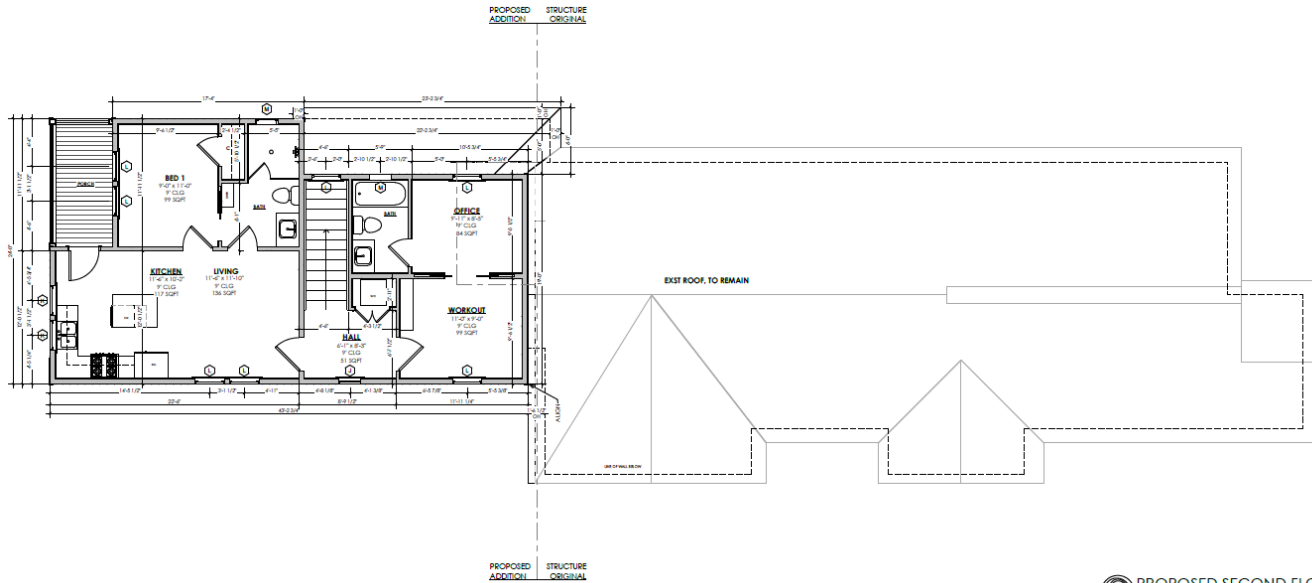
FLOOR PLAN - EXISTING  
Scale: 1/4" = 1'-0"



AREA STATEMENT		
	EXISTING	PROPOSED
NET AREA	12,000	4,600
NET FLOOR	12,000	4,600
TOTAL AREA	12,000	4,600
PERCENT	12,000	4,600
PERCENT	12,000	4,600
TOTAL PERCENT	12,000	4,600
TOTAL PERCENT	12,000	4,600
TOTAL PERCENT	12,000	4,600

WALL LEGEND  
EXISTING WALL  
PROPOSED FLOOR PLAN  
Scale: 1/4" = 1'-0"

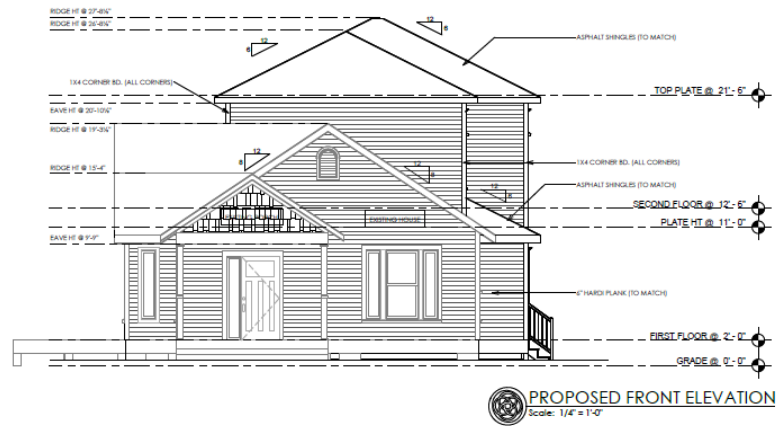
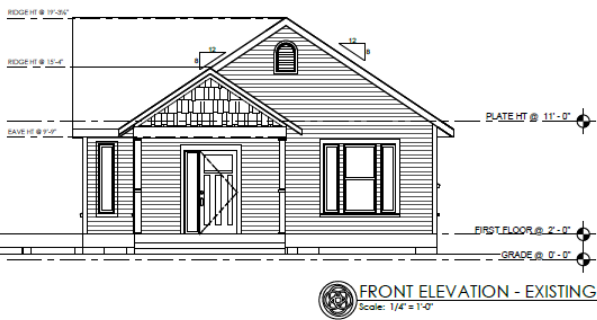
SECOND FLOOR PLAN



PROPOSED SECOND FLOOR  
Scale: 1/4" = 1'-0"

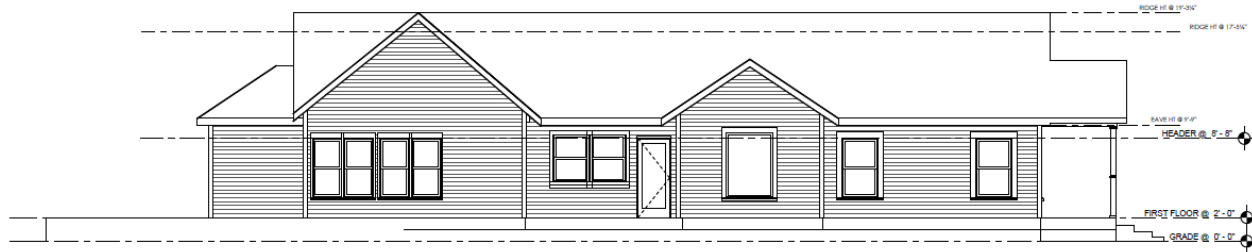
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FRONT WEST ELEVATION

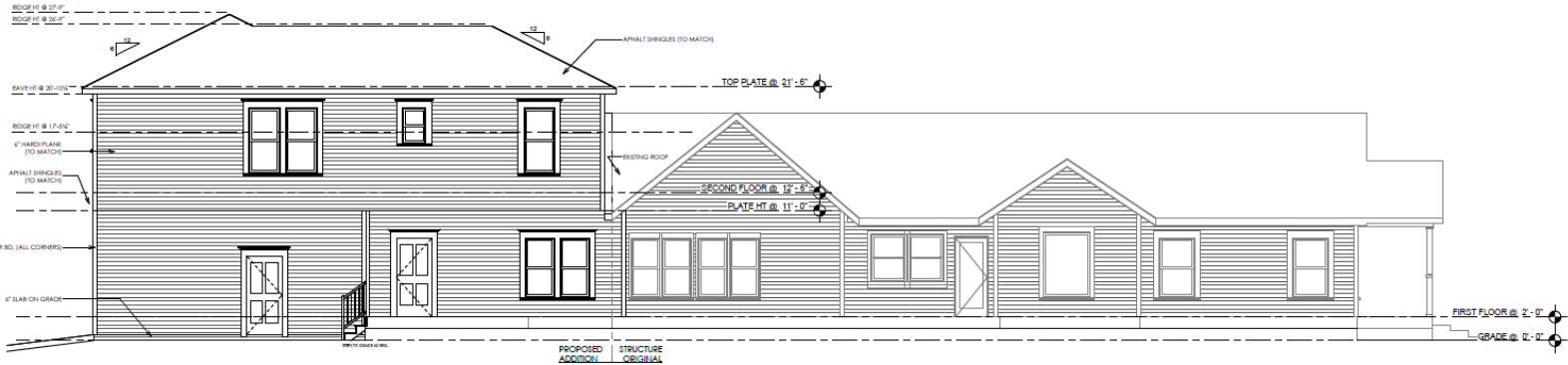


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### NORTH SIDE ELEVATION



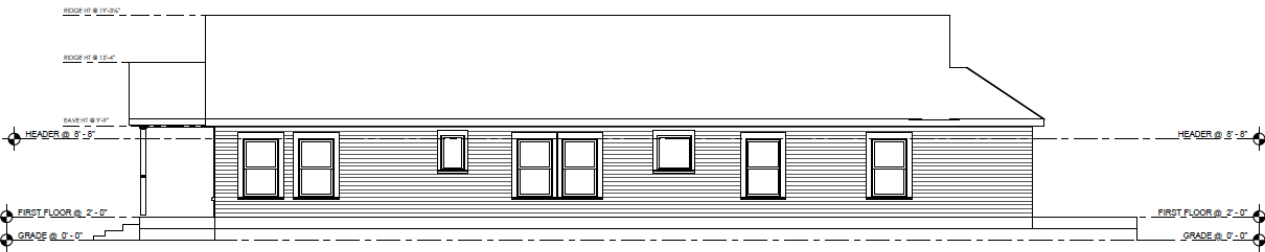
LEFT ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



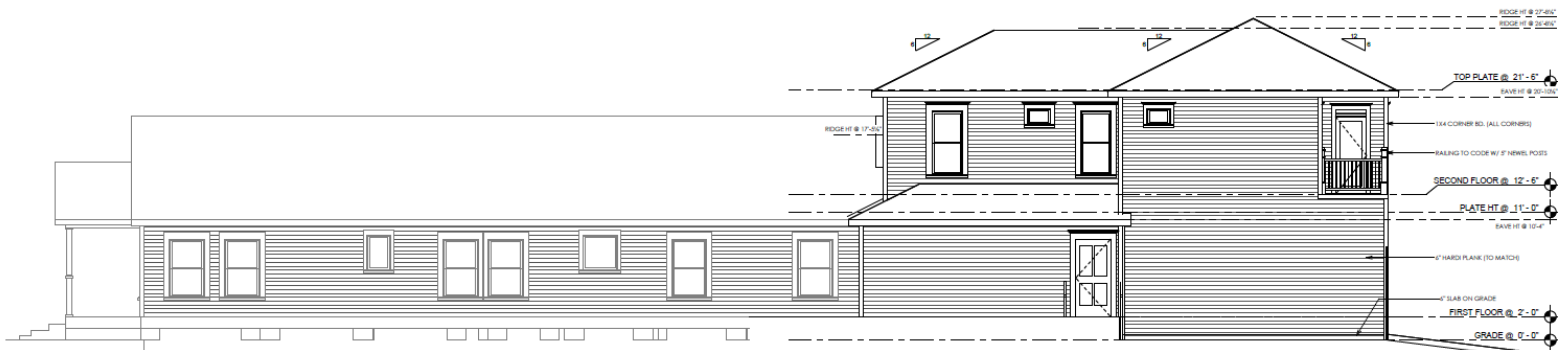
PROPOSED LEFT ELEVATION  
Scale: 1/4" = 1'-0"



SOUTH SIDE ELEVATION



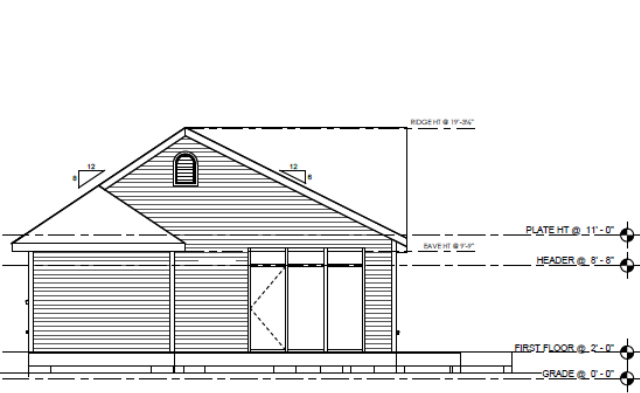
RIGHT ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



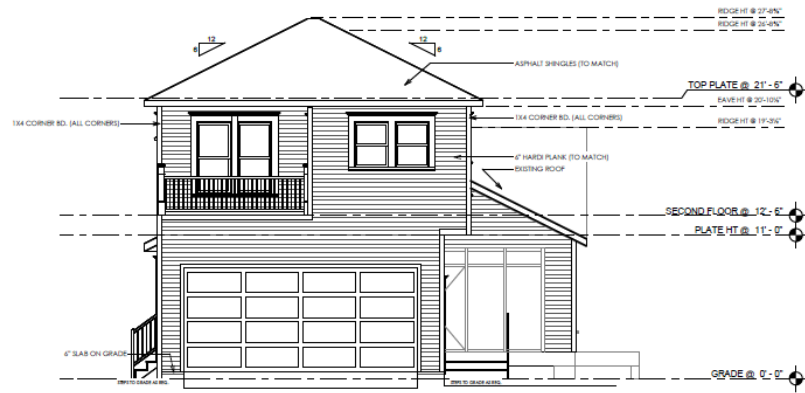
PROPOSED RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



REAR EAST ELEVATION



REAR ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
Scale: 1/4" = 1'-0"

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**LETTERS OF SUPPORT**

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Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002

Re: 1516 Rutland St, Houston, TX 77008

My name is William Demond, and I live in 1520 Rutland St, Houston TX 77008.

I am in support of the project proposed for 1516 Rutland St, Houston, TX 77008. I have reviewed the plans and the renderings for this addition.

A handwritten signature in black ink, appearing to read 'W Demond', written in a cursive style.

William Demond – Owner

Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002

Re: 1516 Rutland St. Houston, TX 77008

My name is Charles Van Dyke, and I live in 1512 Rutland St, Houston TX 77008.

I am in support of the project proposed for 1516 Rutland St, Houston, TX 77008. I have reviewed the plans and the renderings for this addition.

A handwritten signature in cursive script that reads "Charles Van Dyke". The signature is written in dark ink and is positioned above a horizontal line.

Charles Van Dyke - Owner