

CERTIFICATE OF APPROPRIATENESS

Applicant: Braxton Knopp, owner and Brett Zamore, agent

Property: 1323 Rutland, Lot 10/11A, Block 174, Houston Heights Subdivision. The property includes a historic 2,147 square foot, one-and a half-story single-family residence and an attached garage situated on a 6,600 square foot (50'x132') lot.

Significance: Contributing Bungalow residence, constructed circa 1920, remodeled in 1997 and located in the Houston Heights Historic District West.

Proposal: Alteration -Addition, porch, windows, doors

- Remove ALL non-contributing cornice/casing trim/columns from c. 1997 updates and replace with more simplified period appropriate casing.
- Remove all faux grain cementitious siding below windowsill water table that runs entire perimeter of house with 117 wood siding. Remove angled skirting, replace with cedar lattice

East Elevation - Front Porch (this wraps around to the north and south)

- Remove guard/handrails/stairs and replace with new wood steps with side brick walls. Include simple steel handrail per code.
- Remove existing secondary entry door at back northwest side of porch with a wood double hung window to match existing windows.
- Replace stained glass window (c.1997) at front roof gable with fixed wood window.
- Front Entry Door: Relocate east (street) facing entry front door to south facing location.
- Replace current door location with double windows to match existing replacements c.1997.

North/South Elevations

- Remove non historic glass block and faux stained-glass windows and replace with window to match current replacements in 2/1 or 1/1. Any changes in opening are on the rear or non-historic addition.
- Remove existing screened porch/columns detailing and replace with slightly expanded footprint to the south in simplified design.

Rear Alteration/Addition (one story)

- **Reconfigure c. 1997 Addition, remove 47 square feet of existing living space and add 155 sq ft of living space back, as well as 44 square feet to existing one story garage.**
- **Alterations result in 2,255 sq ft of living space and 455 sq ft garage.**
- Revision alters addition's rear roofline and extends the 1968 addition roofline into a gable. Roof ridge height will not increase in height.
- Revise hipped gable roofline over master bathroom/Laundry to gabled roof.
- Move garage access door location (not visible from street).

Meets Heights Design Guidelines Measurable Standards

Information subject to change before final report.

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:

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Most of existing details were altered in a c.1997 renovation replicating inauthentic details. Proposed work takes the home back to a more simplified, authentic look similar to when the home was built</i> |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Most of existing details were altered in a c.1997 renovation replicating inauthentic details. Proposed work takes the home back to a more simplified, authentic look similar to when the home was built.</i> |
| <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;
<i>Most of existing details were altered in a c.1997 renovation replicating inauthentic details. Proposed work takes the home back to a more simplified, authentic look similar to when the home was built</i> |
| <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

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

Proposed Lot Coverage: 2,363 sq ft (264 sq ft exemption for 1 story attached garage)

Proposed Percentage: 36%

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

Proposed FAR: 36%

Rear Setbacks (Addition and New Construction)

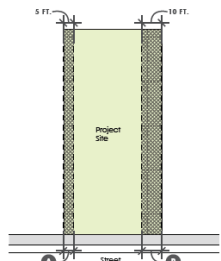
The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- 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: no change (7')

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Side Setbacks (Addition and New Construction)



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

KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
A	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
	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 (1): 5' (North, existing, no change)
 Proposed side setback (2): 5' (South, proposed – 1 story)
 Cumulative side setback: 10

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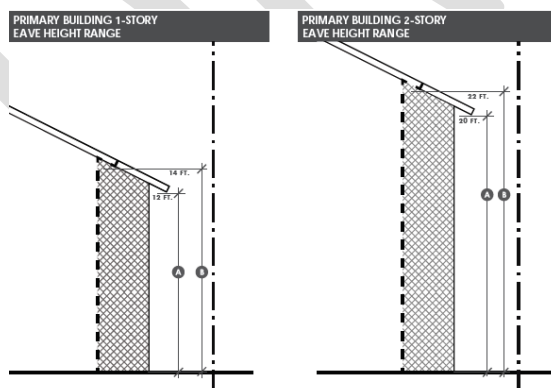
Side Wall Length and Insets (Addition and New Construction)

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

Not applicable

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-
-

Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 10'4"

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: 9'
 Proposed second floor plate height: n/a

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

10'4"

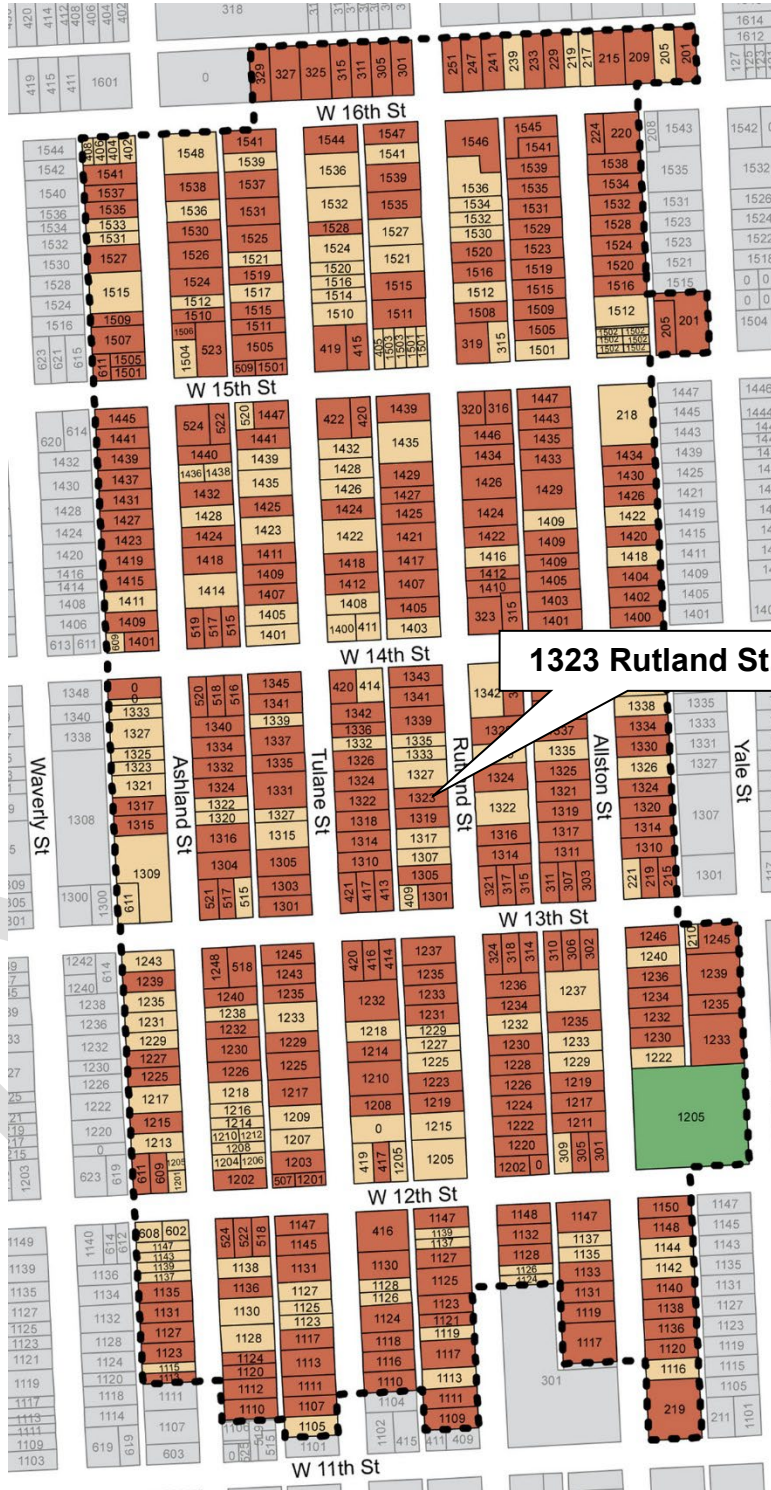
The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth
- Detached Garage Ridge Height



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



1323 Rutland St.

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



CURRENT PHOTOS

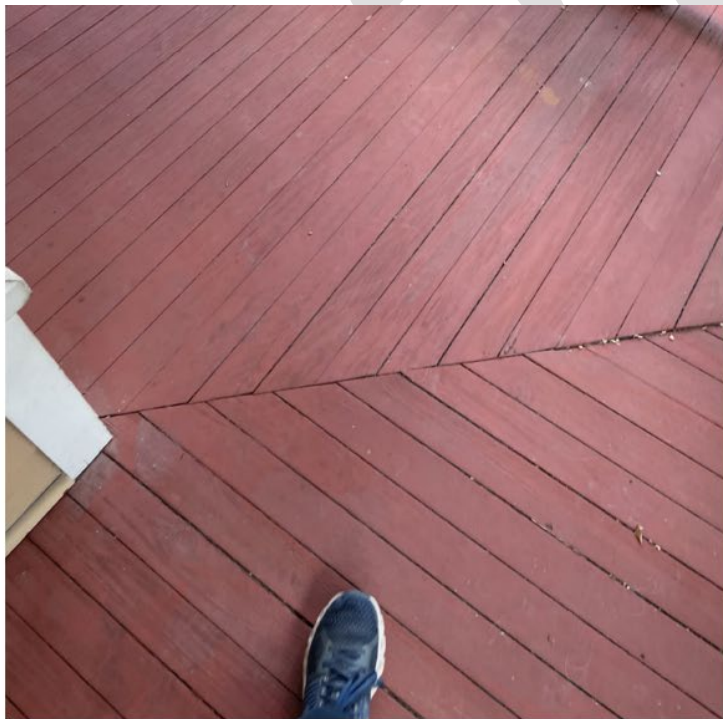


New Framing around Current Front Entry Door



New Framing w/o Shiplap at Assumed Original Door Location

CURRENT PHOTO- FRONT PORCH/ENTRY REMODELED C. 1997



Front Porch Flooring



Front Porch Soffit (Non-contributing 4x8 bead board)

CURRENT PHOTO- FRONT PORCH/ENTRY REMODELED C. 1997



CURRENT -NORTH ELEVATION WINDOWS – TO BE REMOVED



North Elevation [E3] 1 unit



North Elevation [E4] 1 unit



North Elevation [E6] 1 unit

CURRENT PHOTOS SOUTH ELEVATION



South Elevation - Behind Wood Fence

[E1] 2 units

CURRENT PHOTOS

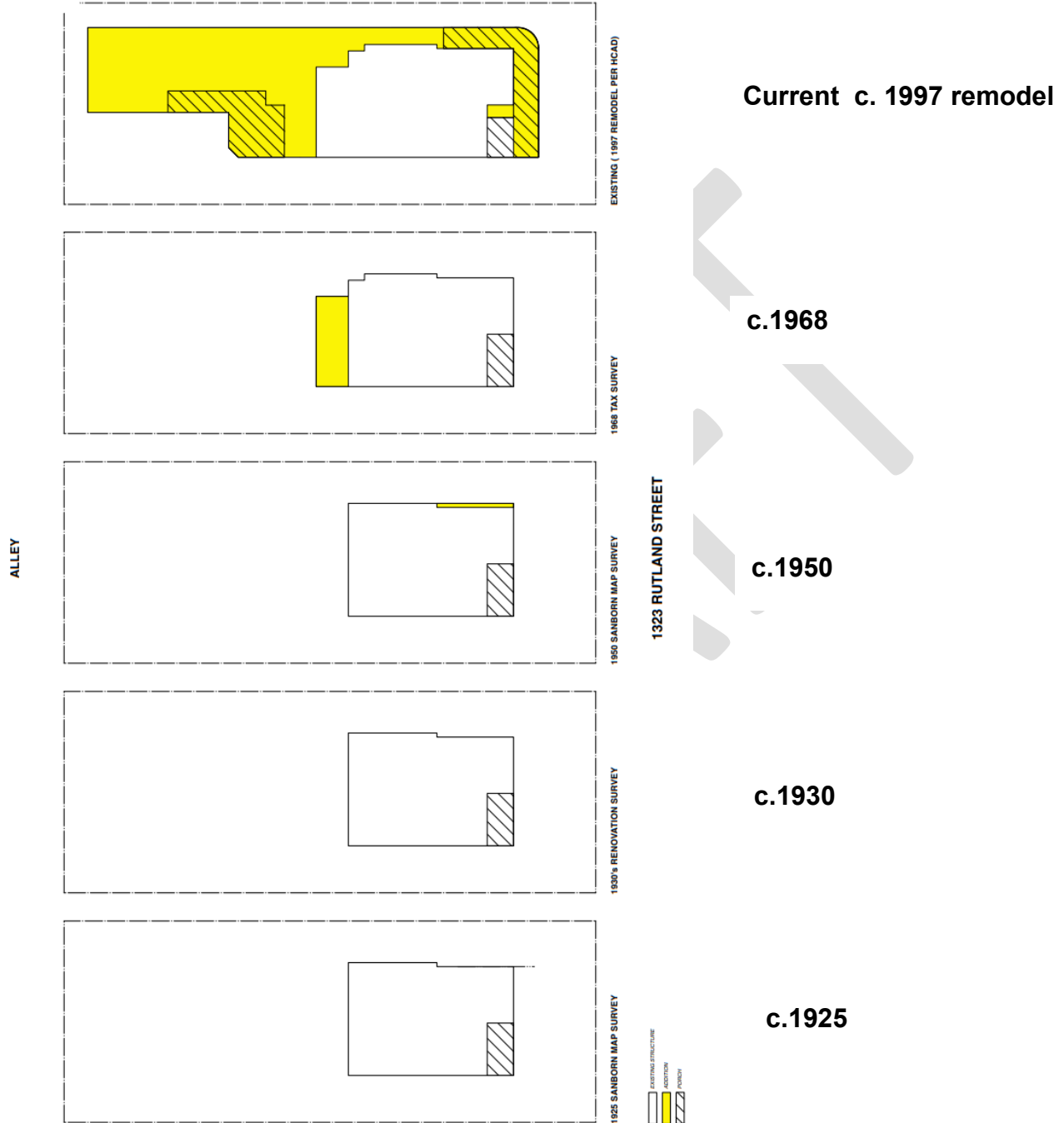


Siding on South Side (Skirt and siding below window water table to be revised)



CHANGE OVER TIME

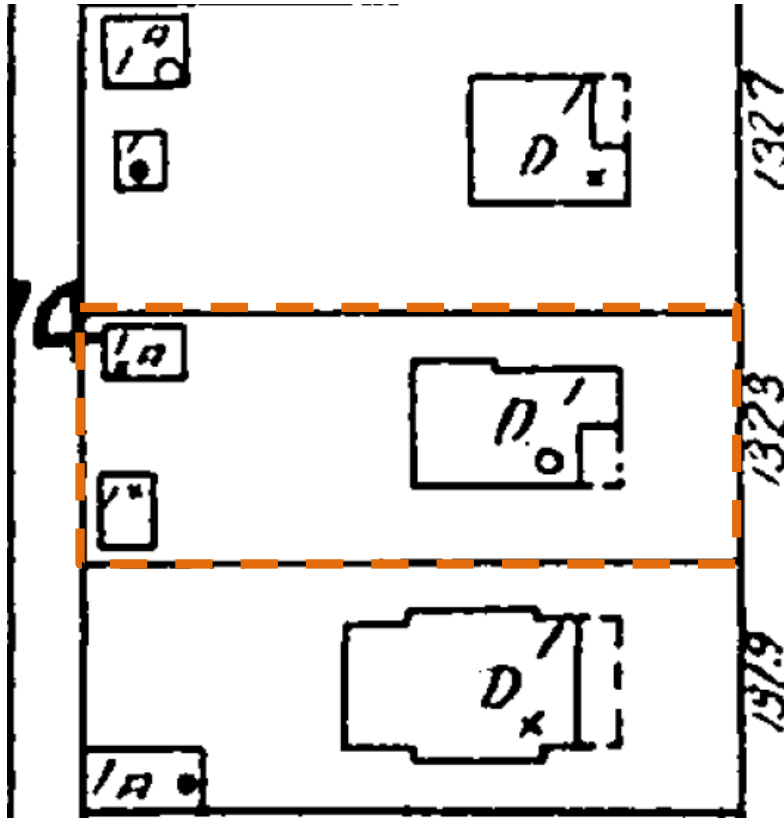
(SEE FOLLOWING SANBORN MAPS AND HARRIS COUNTY ARCHIVE DOCUMENTS)



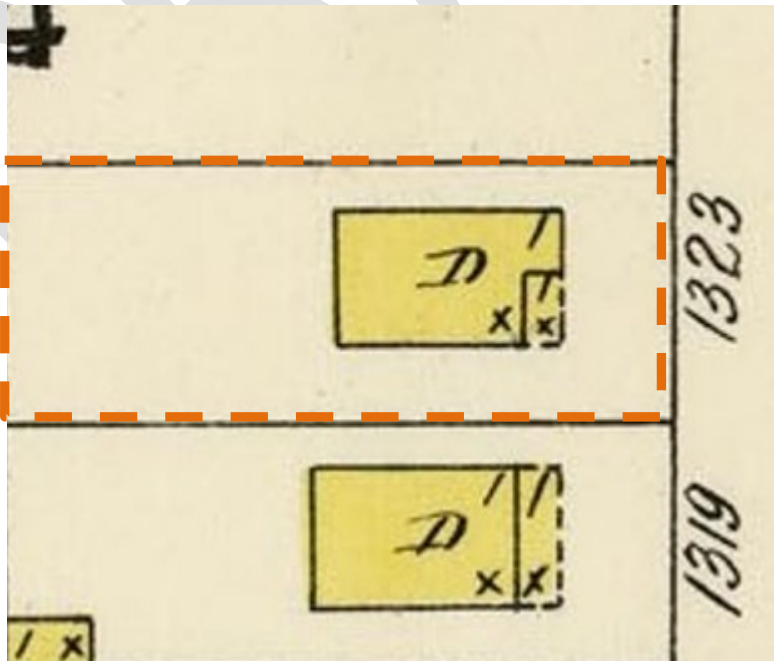


SANBORN MAPS

C.1925



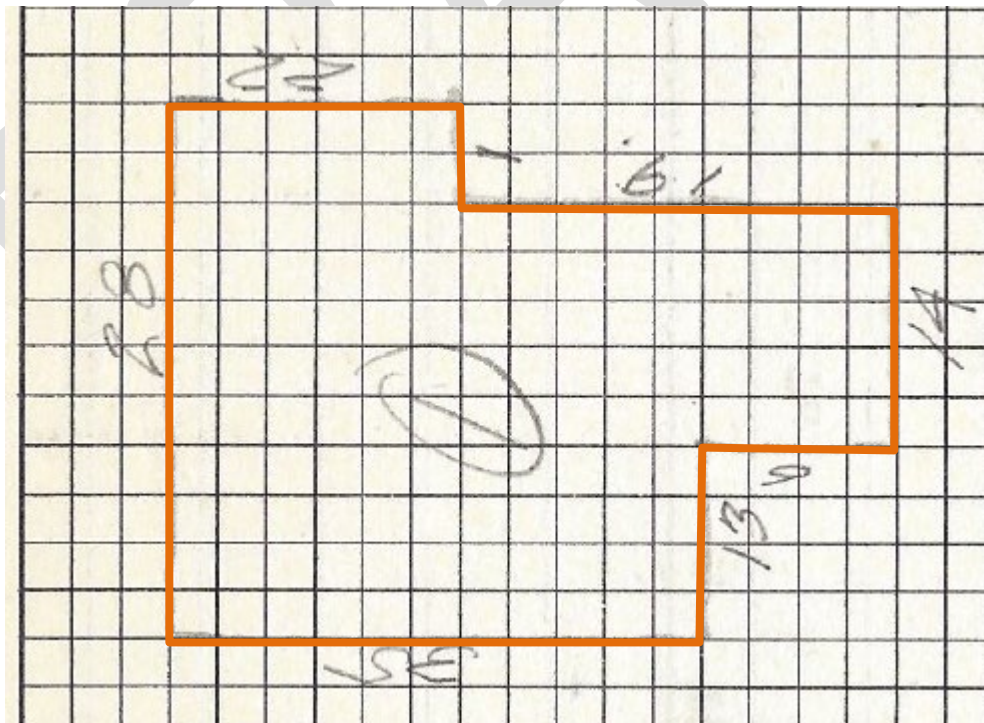
C. 1950



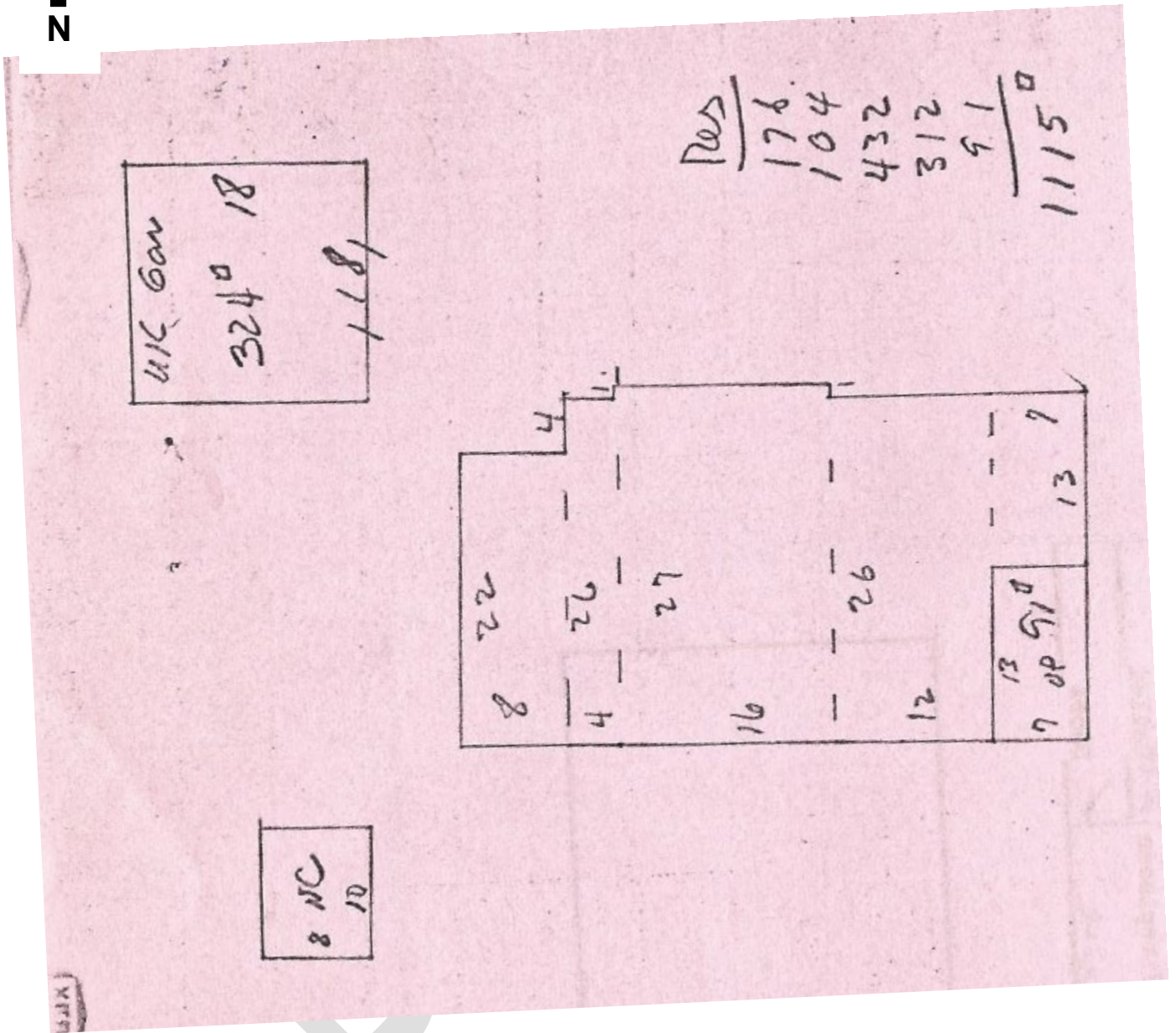
ARCHIVES C. 1930s



No. _____ Addition <u>Houston Hts.</u>		IMPROVEMENTS	
BLOCK <u>174</u>	Lot <u>10-N 1/2-1K (39)</u>	No. Sq. Ft. <u>1057</u>	Price Per Sq. Ft. <u>195</u>
OWNER <u>Quade, Arthur E.</u>		No. <u>28</u>	
ADDRESS <u>1323 Rutland St.</u>		Percent Good <u>60</u>	
TYPE OF PROPERTY <u>Bad</u> OCCUPIED VACANT		Other Bldgs. <u>1230</u>	
BASEMENT, Whole Part _____	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____	Out Bldg. <u>20</u>	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____	<u>1100</u> <u>60</u>	
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____	Total All Bldgs. <u>1310</u>	
ROOF CONS., Concrete, Steel, Wood Truss _____	LIGHTING, Electricity _____	LAND VALUE	
ROOF, Hip, Gable, Mansard, Flat _____	PLUMBING, Sewer, Water, Baths _____	Front x Depth	Unit Value
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____	ELEVATORS _____	<u>50 X 132 @ 14</u>	Factor
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____	CONDITION, Good, Fair, Bad, Obsolete _____		Front Ft. Value - - \$
PERMIT DATE _____ NO. _____ AMT. _____			<u>680</u>
			TOTAL
		<u>290-500</u>	

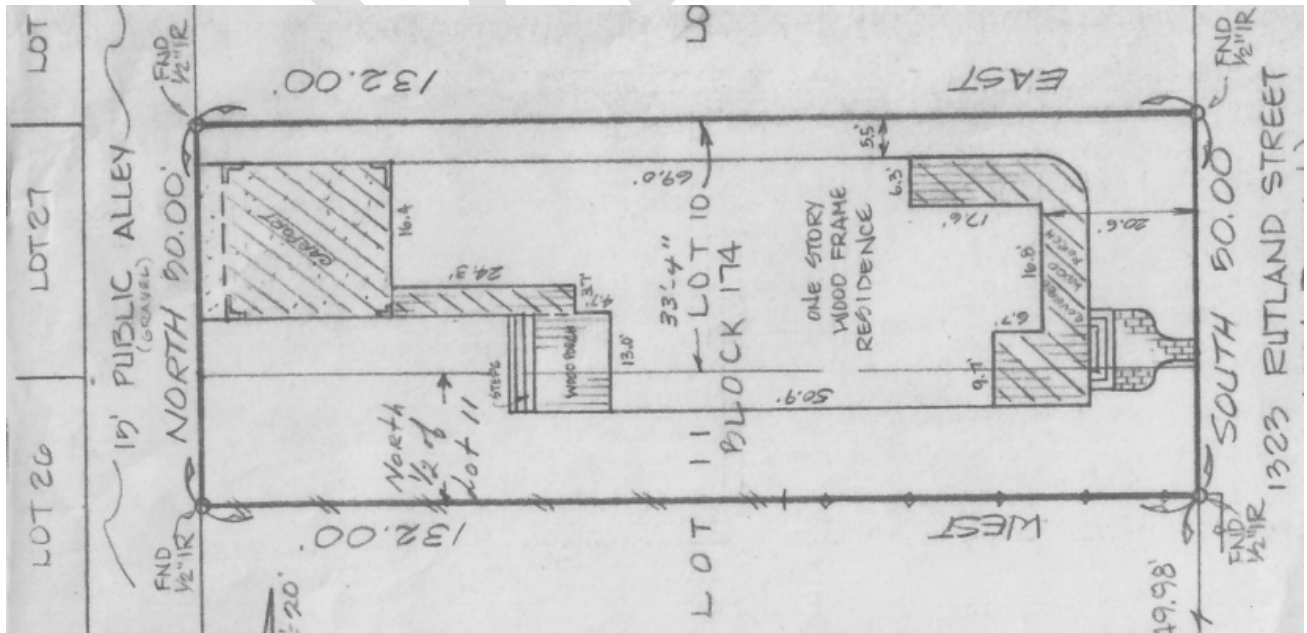
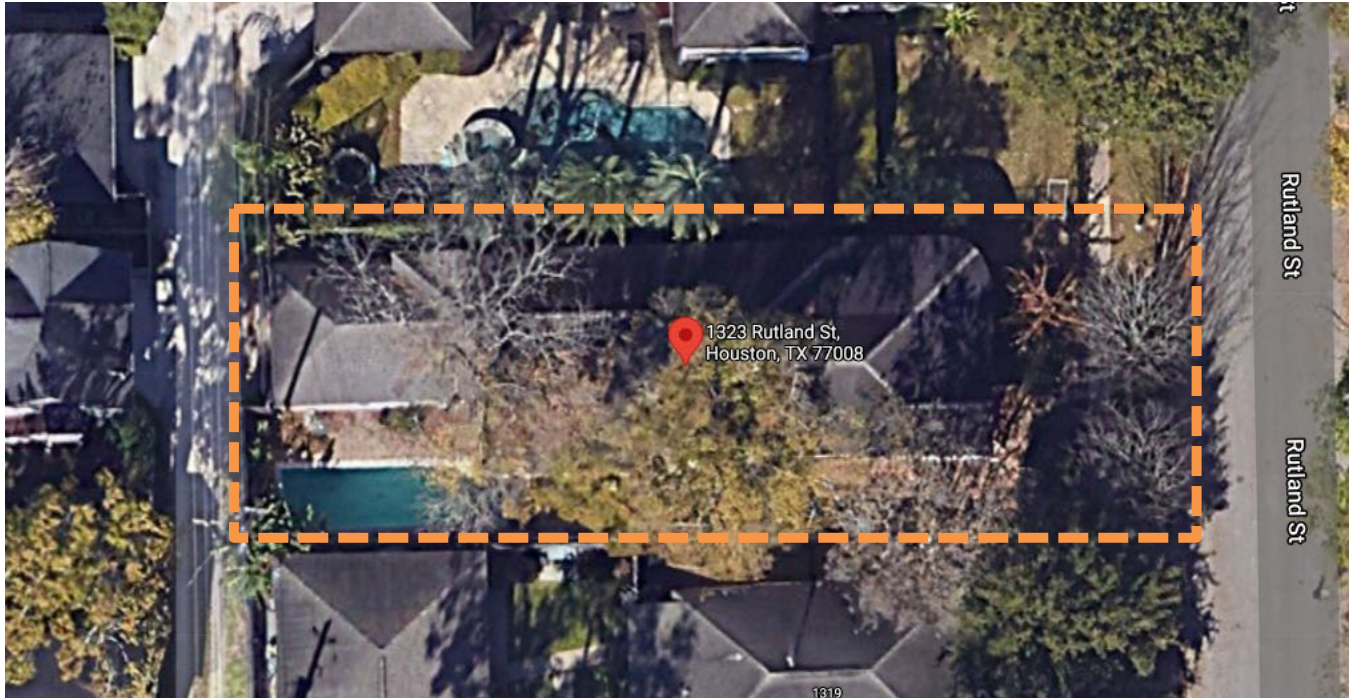


ARCHIVES C. 1968





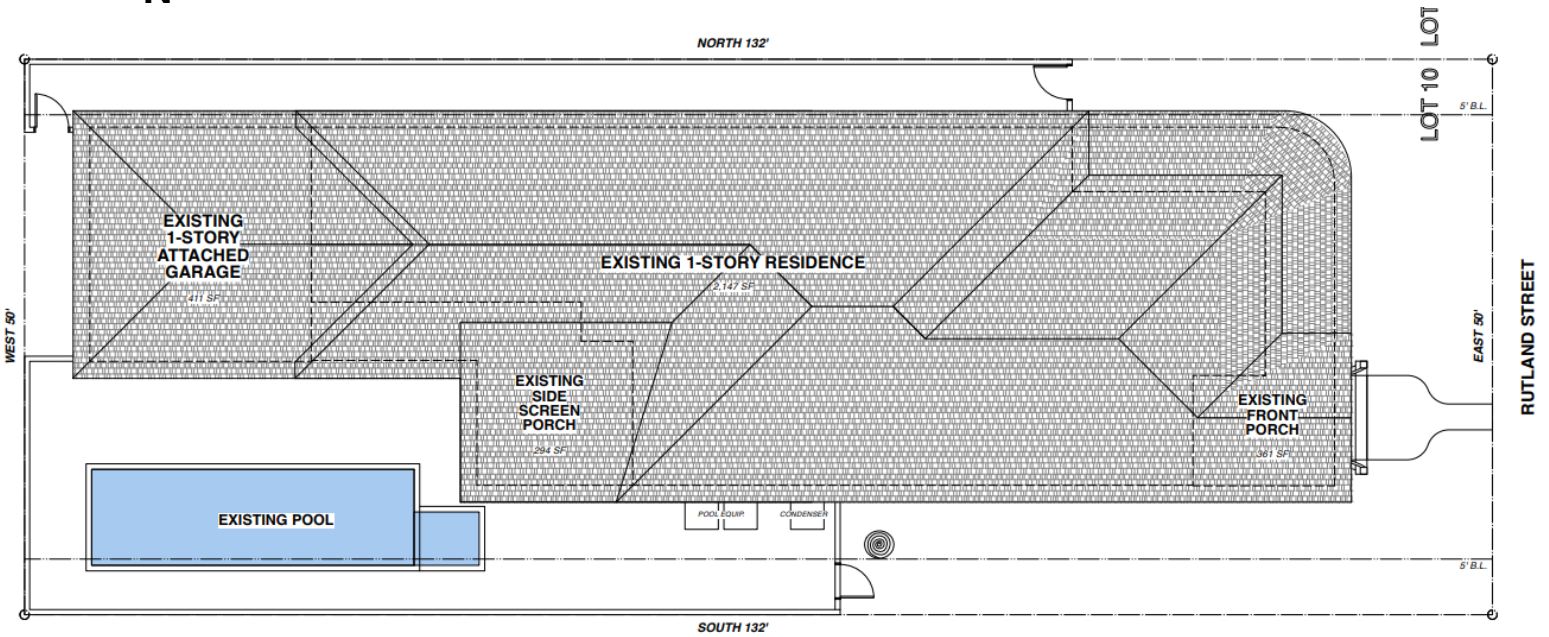
EXISTING AERIAL & SITE PLAN



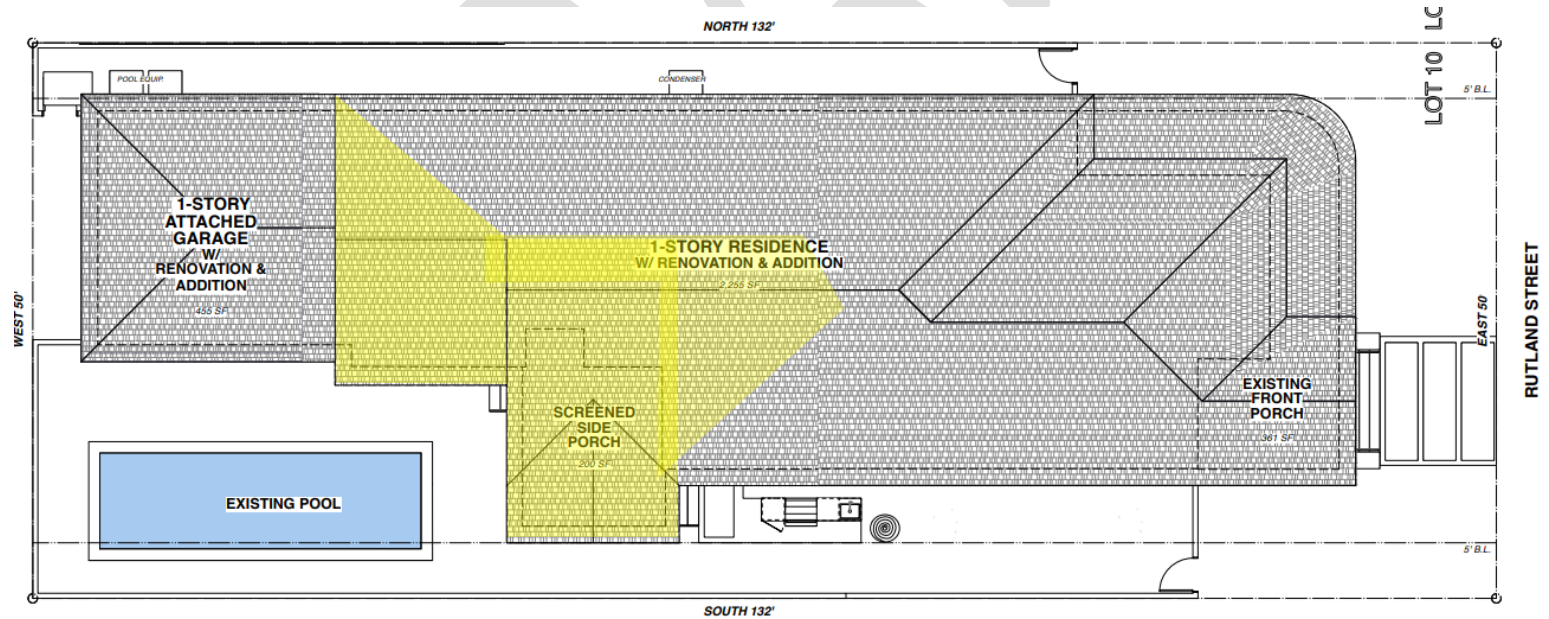


SITE/ROOF PLAN

EXISTING

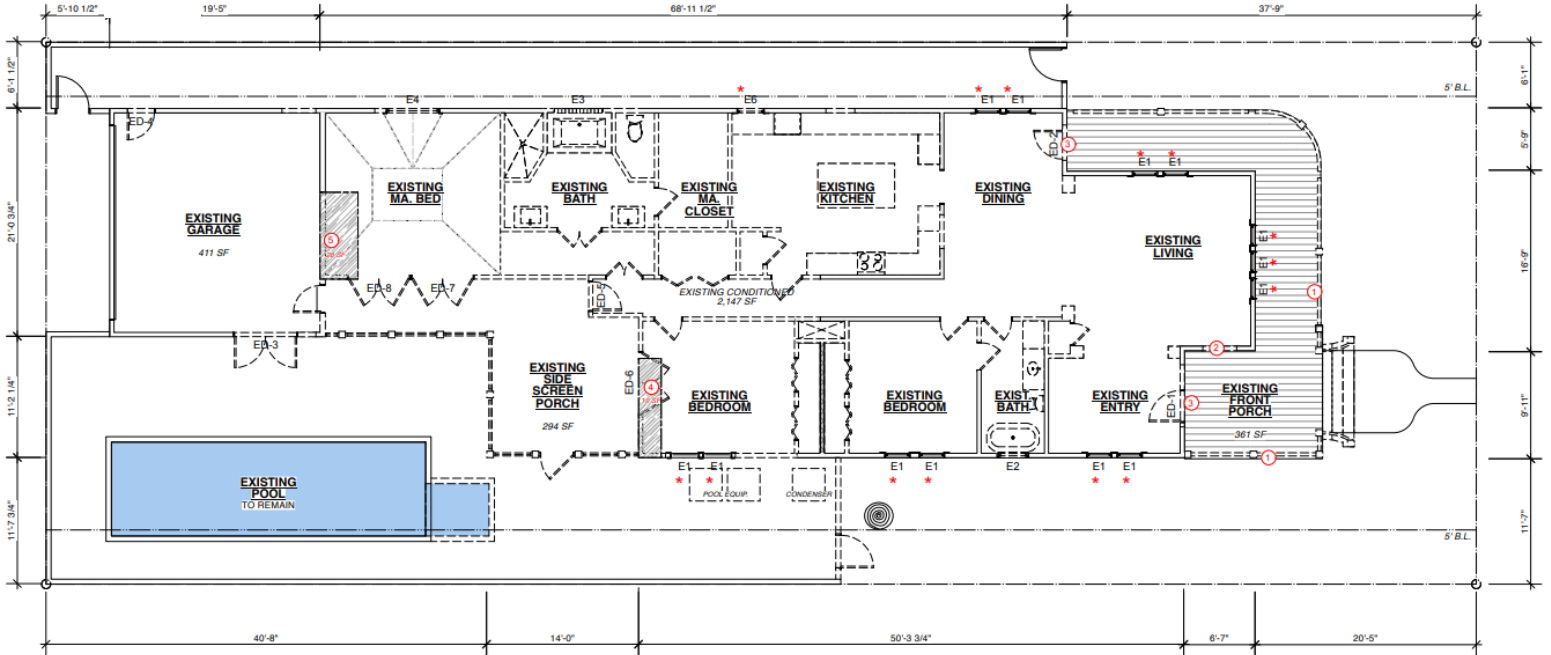


PROPOSED

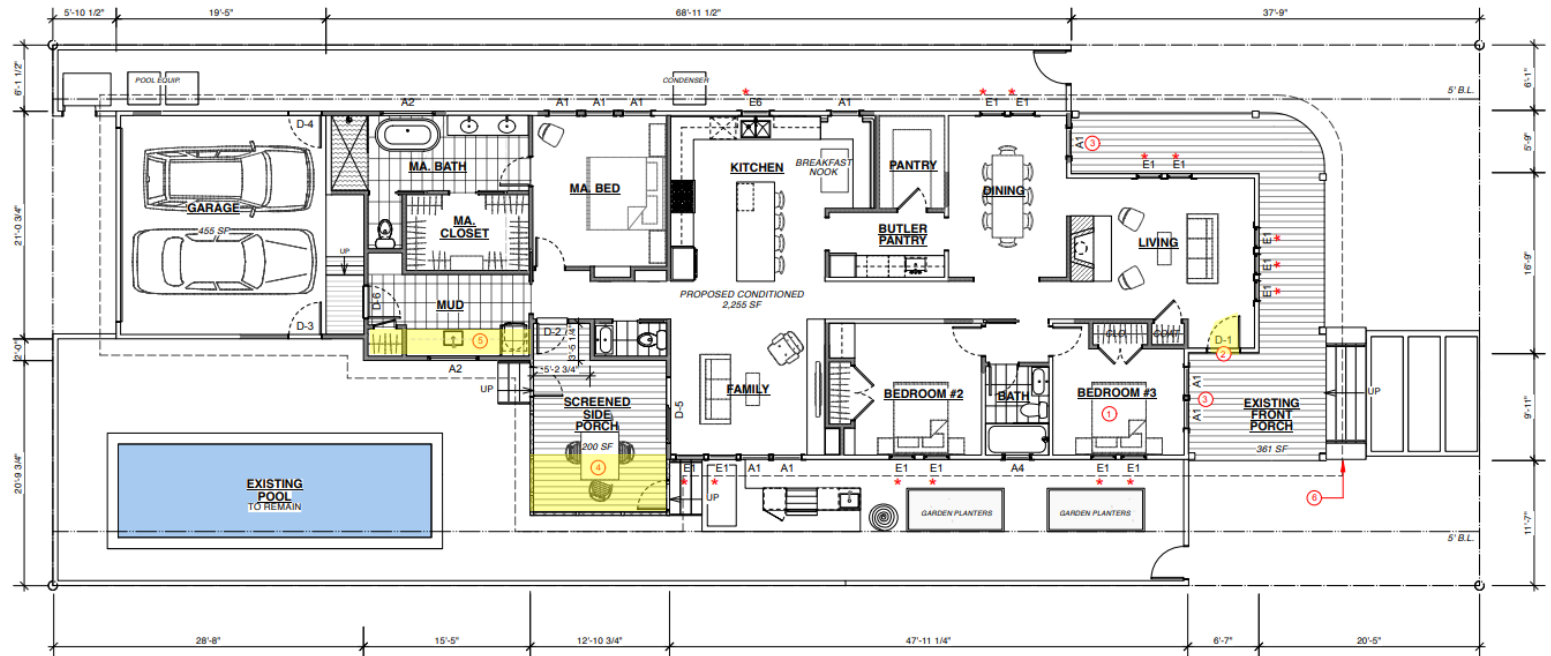




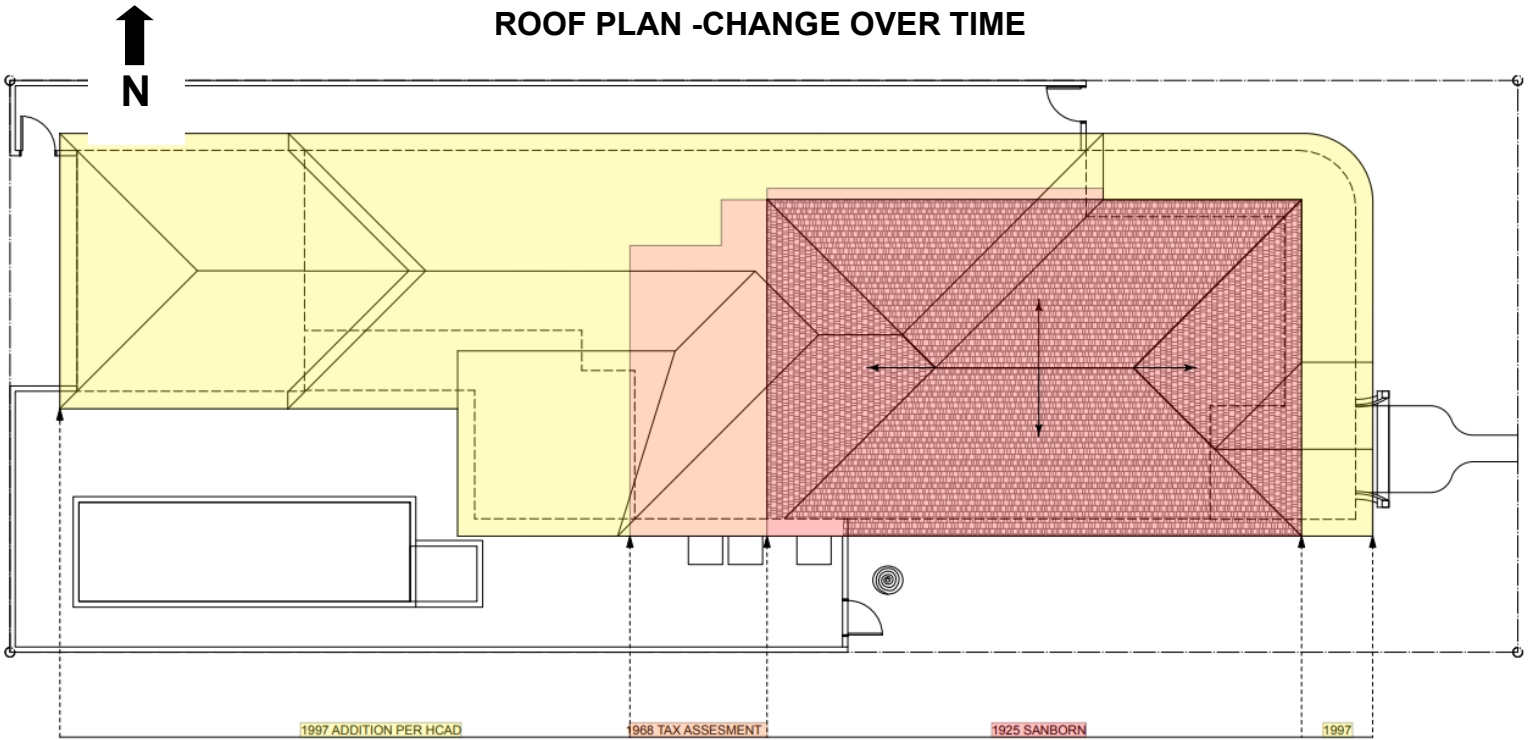
FIRST FLOOR PLAN



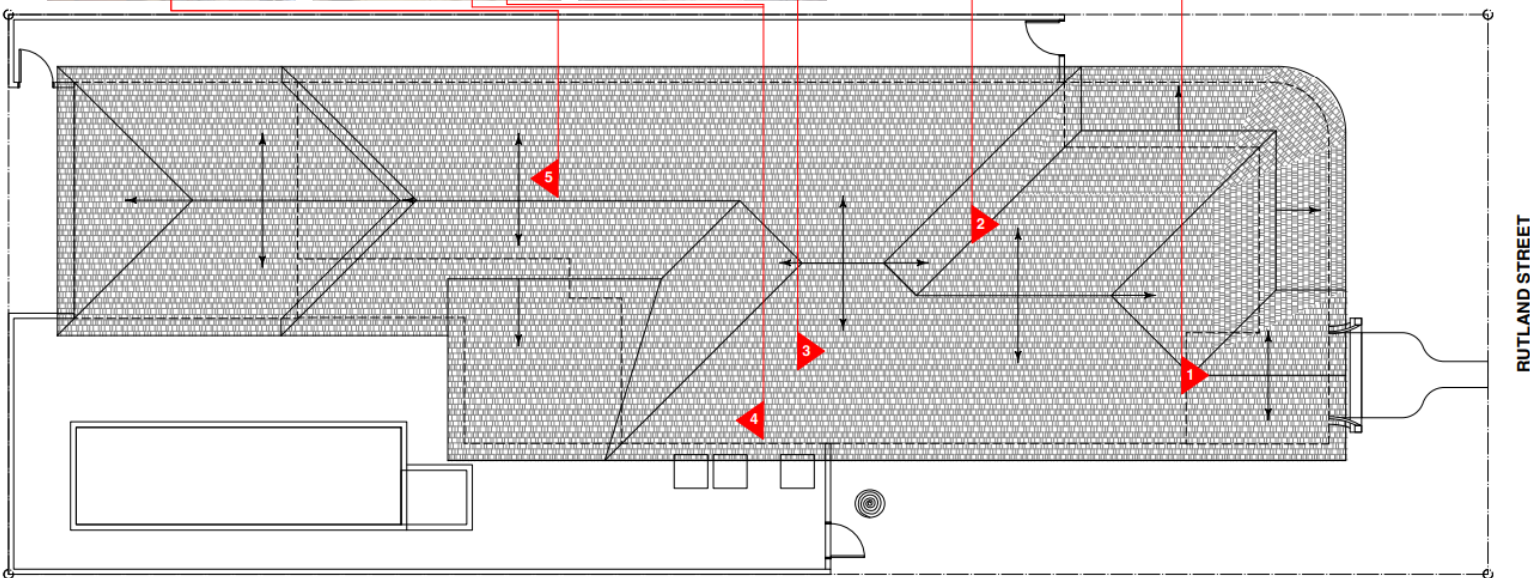
PROPOSED



ROOF PLAN -CHANGE OVER TIME



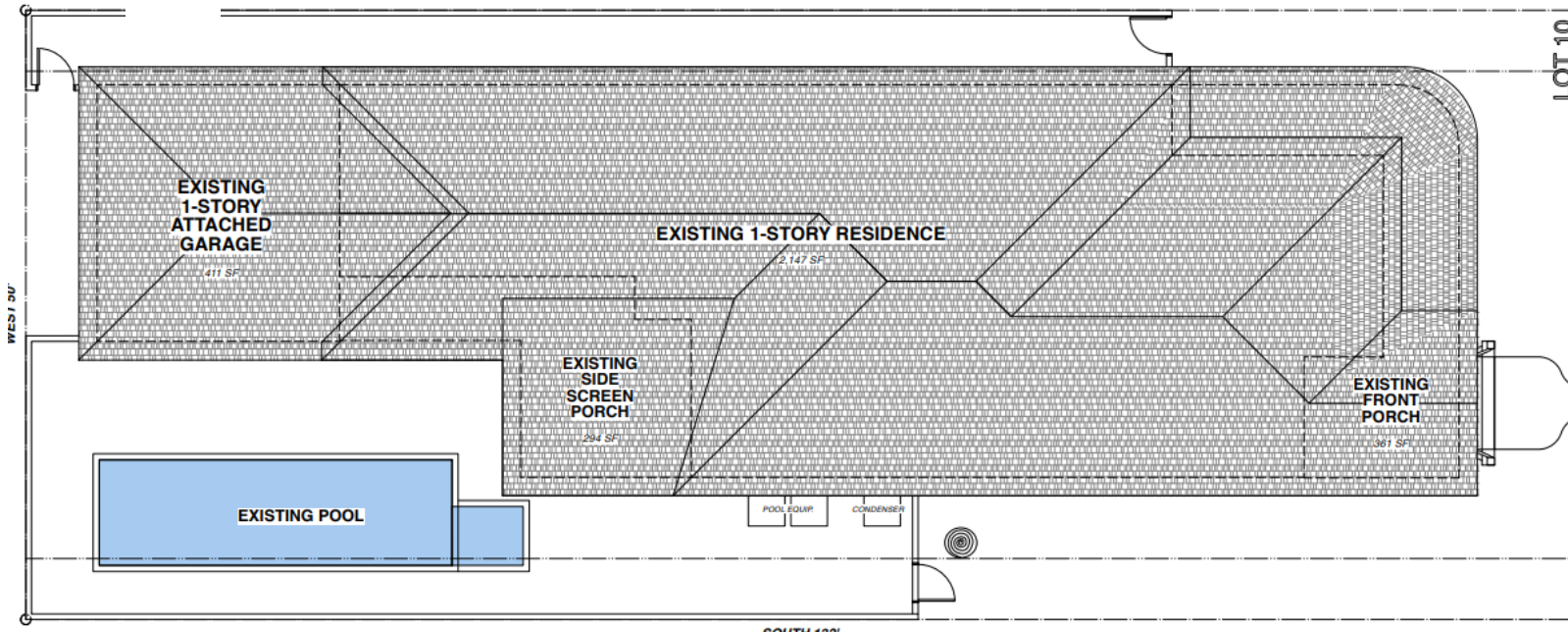
EXISTING ROOF PLAN WITH ATTIC PHOTOS



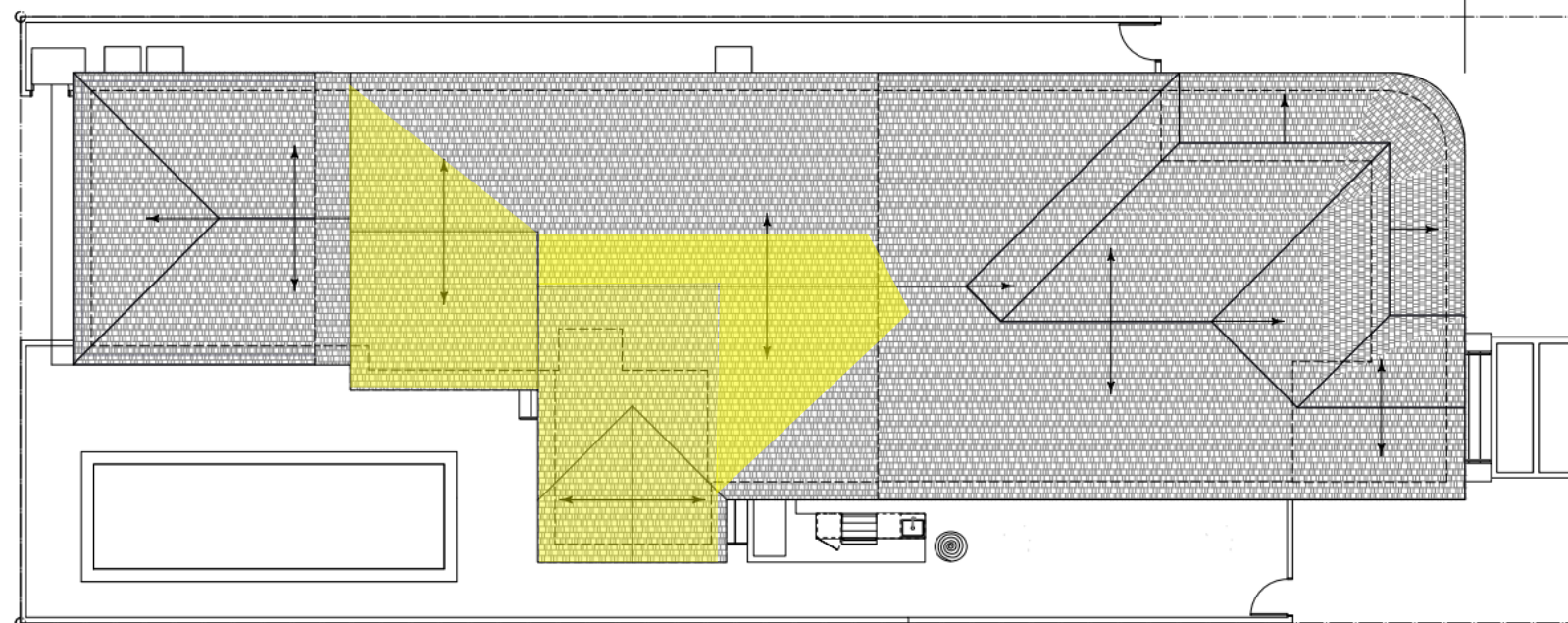
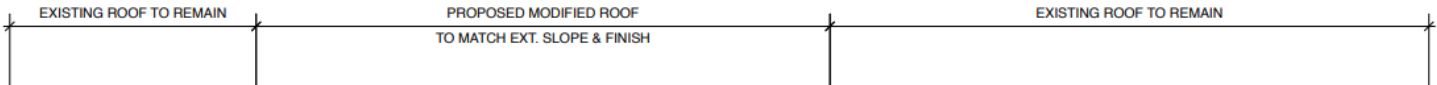


ROOF PLAN EXISTING

NORTH 132'

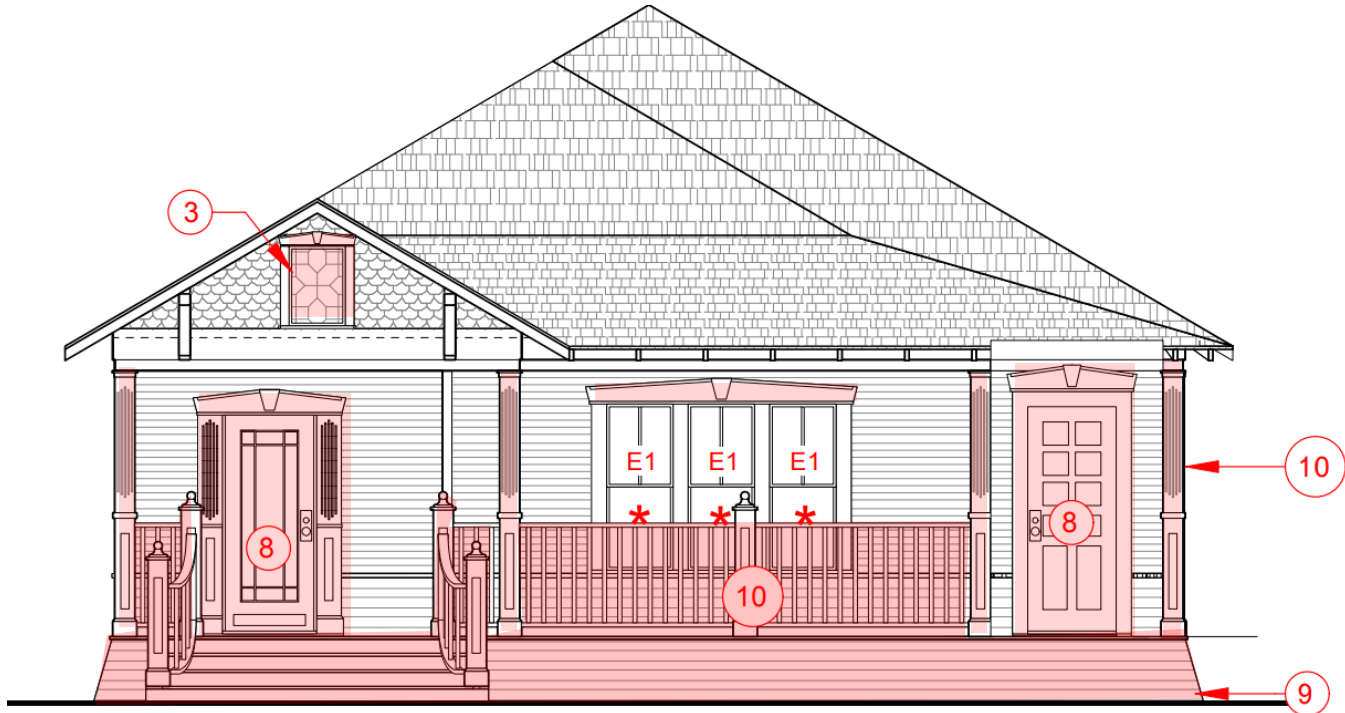


PROPOSED

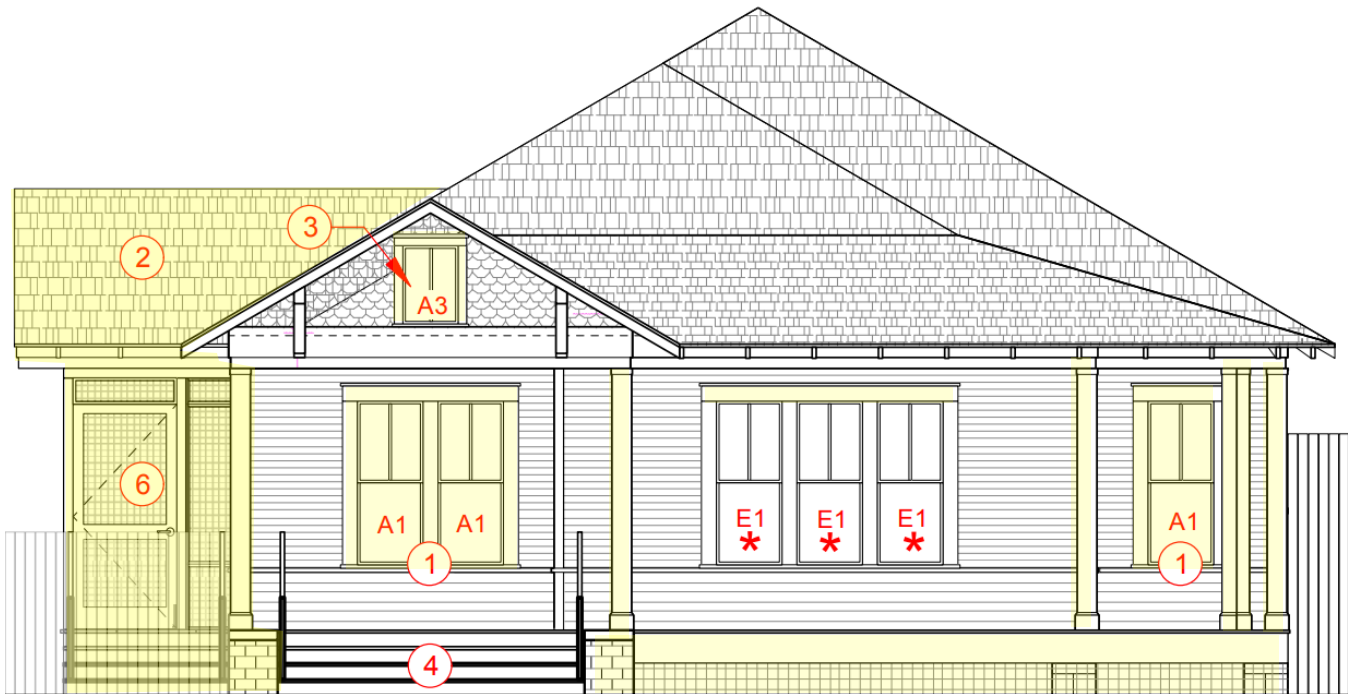


EAST ELEVATION – FRONT FACING RUTLAND

EXISTING

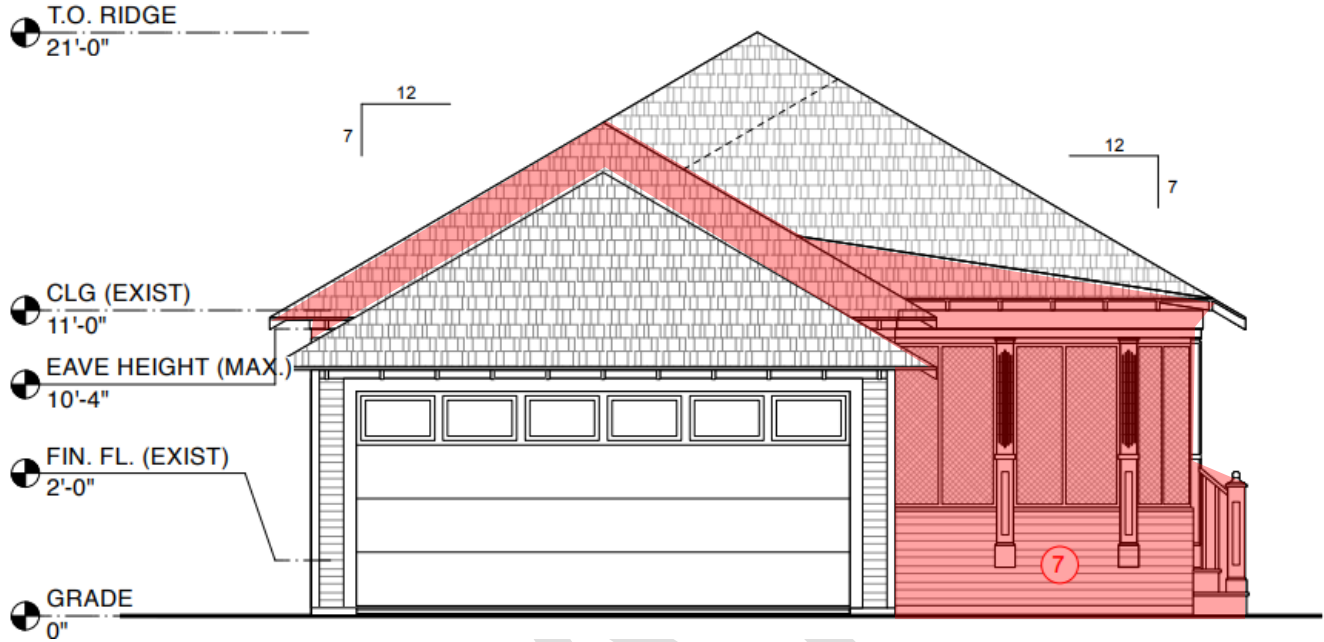


PROPOSED

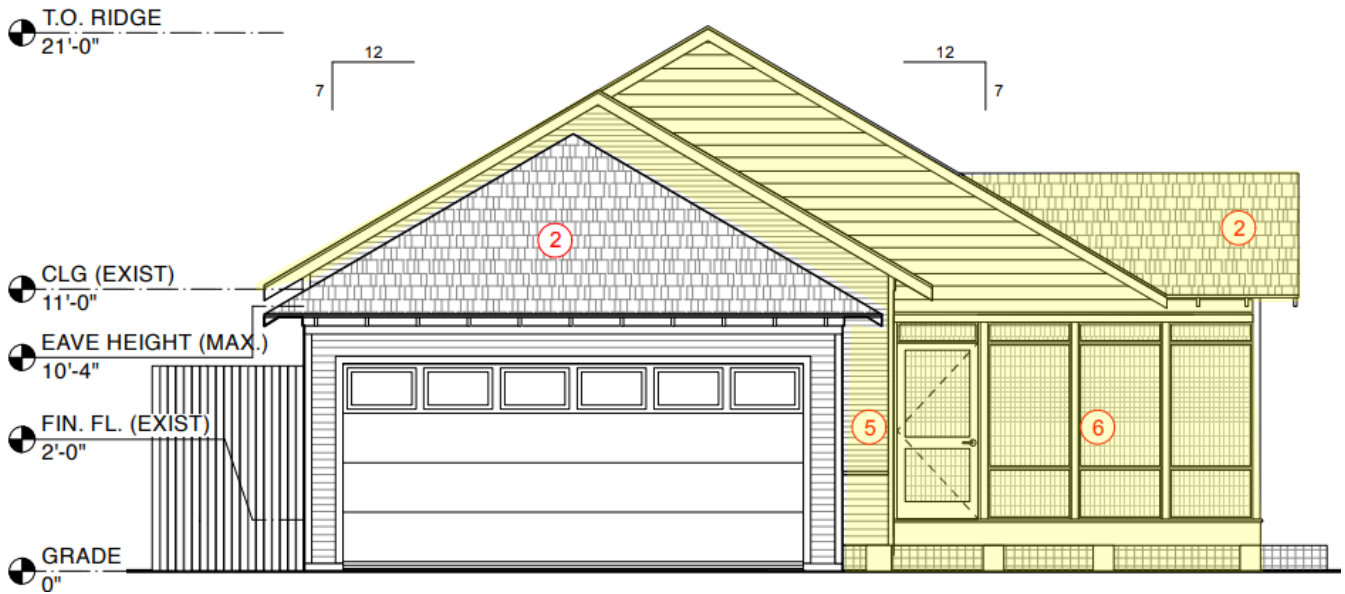


E1 * EXISTING WINDOWS TO REMAIN, REPLACEMENTS TO MATCH. REMOVE NON HISTORIC TRIM/DOORS, PORCH DETAILS

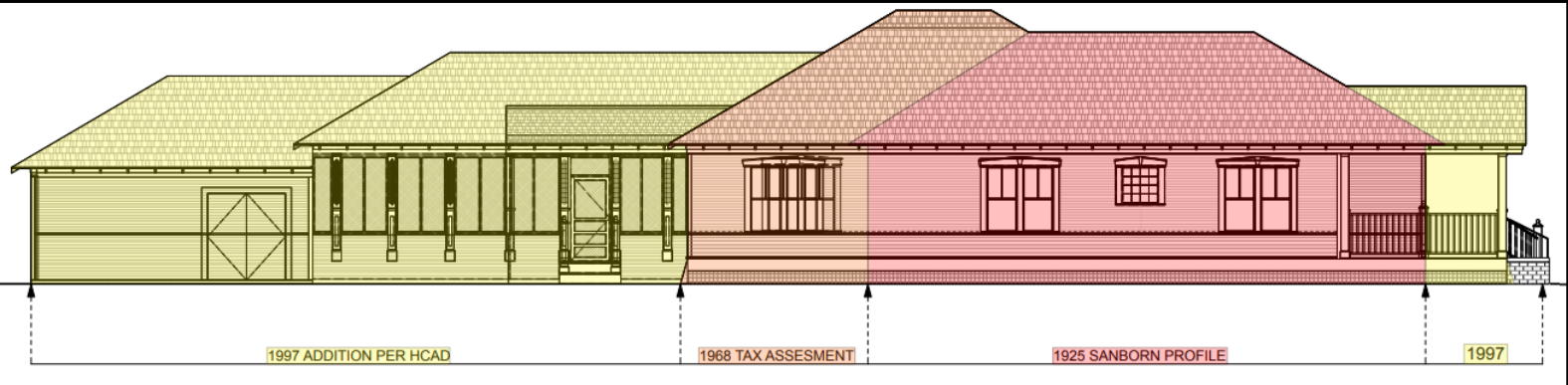
WEST SIDE ELEVATION (REAR)
EXISTING



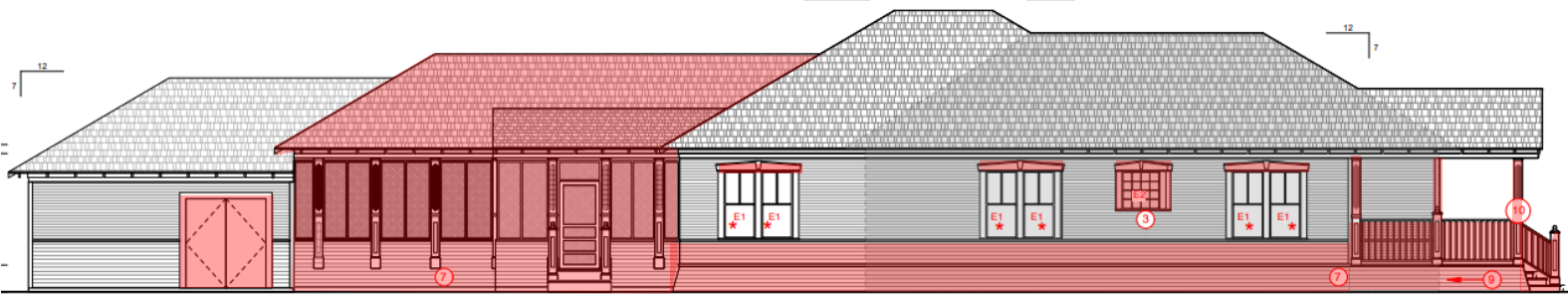
PROPOSED



ROOF PROFILE – CHANGE OVER TIME- SOUTH ELEVATION



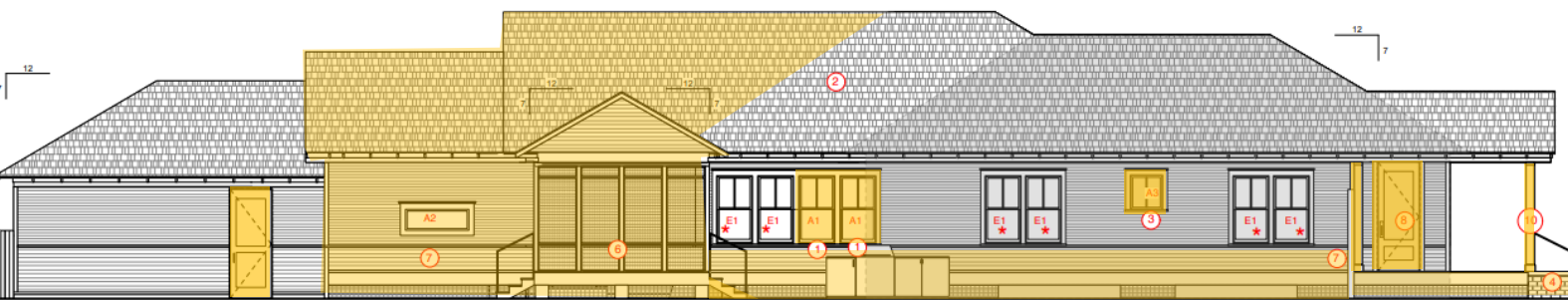
EXISTING



TH ELEVATION - EXISTING

1/8" = 1'-0"

PROPOSED

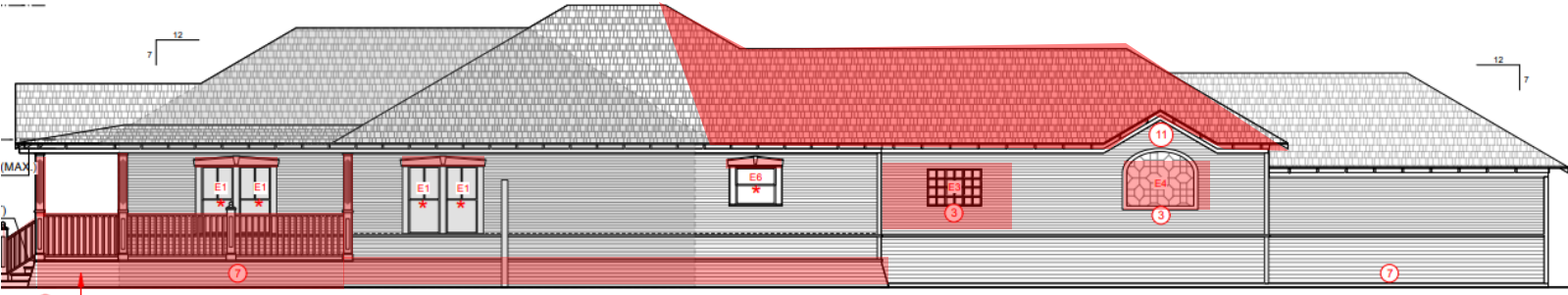


H ELEVATION - PROPOSED

1/8" = 1'-0"

E1 * EXISTING WINDOWS TO REMAIN, REPLACEMENTS TO MATCH. REMOVE NON HISTORIC TRIM/DOORS, PORCH DETAILS. MOVE FRONT ENTRANCE.

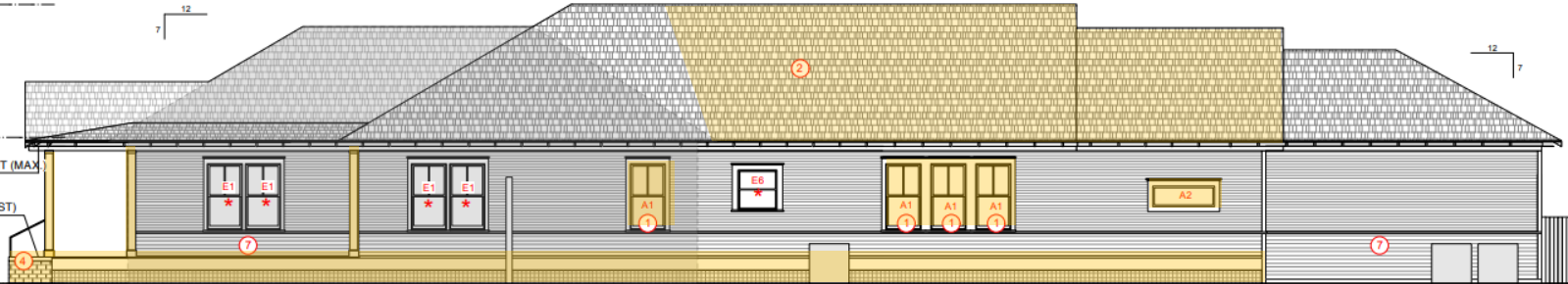
**NORTH SIDE ELEVATION
EXISTING**



NORTH ELEVATION - EXISTING
Scale: 1/8" = 1'-0"

ORIGINAL SANBORN PHOTO

PROPOSED



NORTH ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"

ORIGINAL SANBORN PHOTO

WINDOW / DOOR SCHEDULE

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<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>
E1	Wood	2/1	DH	2'-6" x 5'-9"	Recessed	Replacement	Yes
E2	Glass Block	n/a	Fixed	2'-8" x 2'-10"	Recessed	Replacement	No
E3	Glass Block	n/a	Fixed	4'-0" x 2'-9"	Recessed	Replacement	No
E4	Stained Glass	n/a	Fixed	5'-6" x 4'-6"	Recessed	Replacement	No
E5	Stained Glass	n/a	Fixed	1'-8" x 2'-2"	Recessed	Replacement	No
E6	Wood	1/1	Fixed	3'-0" x 2'-10"	Recessed	Replacement	Yes

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
E1	None
E2	None
E3	None
E4	None
E5	None
E6	None

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A1	Wood	2/1	DH	2'-6" x 5'-9"	Recessed	Jeld-wen	n/a
A2	Wood	n/a	Fixed	4'-8" x 1'-8"	Recessed	Jeld-wen	n/a
A3	Wood	n/a	Fixed	1'-8" x 2'-2"	Recessed	Jeld-wen	n/a
A4	Wood	2	Fixed	2'-4" x 2'-6"	Recessed	Jeld-wen	n/a

DOOR SCHEDULE - EXISTING									
DOOR #	TYPE	MATRL.	FIN.	SIZE			MANUF.	REMARKS	SWING
				WIDTH	HEIGHT	THICK			
ED-1		WOOD/GLASS		3'0"	6'8"	1 3/4"		REMOVE	LH
ED-2		WOOD/GLASS		2'8"	6'8"	1 3/4"		REMOVE	RH
ED-3		FIBERGLASS		5'9"	6'8"	1 3/4"		REMOVE	2-SWING
ED-4		METAL		2'8"	6'8"	1 3/4"		REMOVE	RH
ED-5		WOOD		2'8"	6'8"	1 3/4"		REMOVE	RH
ED-6		FIBERGLASS/GLASS		5'9"	6'8"	1 3/4"		REMOVE	2-SWING
ED-7		FIBERGLASS/GLASS		5'9"	6'8"	1 3/4"		REMOVE	2-SWING
ED-8		FIBERGLASS/GLASS		5'9"	6'8"	1 3/4"		REMOVE	2-SWING

DOOR SCHEDULE - PROPOSED									
DOOR #	TYPE	MATRL.	FIN.	SIZE			MANUF.	REMARKS	SWING
				WIDTH	HEIGHT	THICK			
D-1		WOOD/GLASS		3'0"	6'8"	1 3/4"	SIMPSON	77501 NANTUCKET	RH
D-2		WOOD/GLASS		2'10"	6'8"	1 3/4"	TBD		LHR
D-3		FIBERGLASS		3'0"	6'8"	1 3/4"	TBD		RH
D-4		FIBERGLASS		3'0"	6'8"	1 3/4"	TBD		LH
D-5		WOOD CLAD		6'0"	6'8"	1 3/4"	JELD WEN		XO
D-6		FIBERGLASS		3'0"	6'8"	1 3/4"	TBD	20MIN. FIRE RATED DOOR WITH SELF-CLOSER & WEATHER SEAL	RH

WINDOW SCHEDULE - EXISTING						
TYPE	SASH OP.	FIN.	SIZE		MANUF.	REMARKS
			WIDTH	HEIGHT		
E1	DH	WOOD	2'6"	5'9"	JELD-WEN	REMAIN
E2	FIXED	GLASS BLOCK	2'8"	2'10"	JELD-WEN	REMOVE
E3	FIXED	GLASS BLOCK	4'0"	2'9"	JELD-WEN	REMOVE
E4	FIXED	STAINED GLASS	5'6"	4'6"	JELD-WEN	REMOVE
E5	FIXED	STAINED GLASS	1'8"	5'9"	JELD-WEN	REMOVE
E6	FIXED	WOOD	3'0"	2'10"	JELD-WEN	REMAIN

WINDOW SCHEDULE - PROPOSED						
TYPE	SASH OP.	FIN.	SIZE		MANUF.	REMARKS
			WIDTH	HEIGHT		
A1	DOUBLE HUNG	WOOD	2'8"	5'9"	JELD-WEN	2/1
A2	FIXED	WOOD	4'8"	1'8"	JELD-WEN	
A3	FIXED	WOOD	1'8"	2'2"	JELD-WEN	2
A4	FIXED	WOOD	2'4"	2'6"	JELD-WEN	

FAR/LOT COVERAGE CALCULATIONS

	Existing	Proposed	
		Increase	Removal
Lot Size : 6,600 (sqft)			
First Floor : 2,147	155	47	
Second Floor : 0	0	0	
Enc. Porch or Sunroom (N) : 0	0	0	
Detached Garage : 0	0	0	
Det. Garage Apt. (2nd fl.) : 0	0	0	
Attached Garage : 411	44	0	
Auxiliary Structure : 0	0	0	
Attached Garage Exemptn(-) : 264			264
Detached Garage Exemptn(-) : 0			0
Det. Garage Apt. Exemptn(-) : 0			0
Max. FAR Sq. Footage(MaxSF) :	2,904 (sqft)		
FAR Total Bldg Area (FTBA) :	2,294	2,446	
MaxSF - FTBA :	610	458	
Meets FAR :	Yes	Yes	
Max. Lot Coverage (MaxLC) :	2,640 (sqft)		
Total Lot Coverage (TLC) :	2,294	2,446	
MaxLC - TLC :	346	194	
Meets MaxLC :	Yes	Yes	

LOT SIZE :	6600 sq ft
MAX. FAR :	2904 sq ft
MAX. LOT COVERAGE :	2640 sq ft
ATTACHED GARAGE EXEMPTION :	264 sq ft

	EXISTING	PROPOSED	
		INCREASE	REMOVAL
CONDITIONED LIVING :	2147 sq ft	155 sq ft	47 sq ft
ATTACHED GARAGE :	411 sq ft	44 sq ft	0 sq ft
FAR TOTAL BLDG AREA :	2294 sq ft	2446 sq ft	
LOT COVERAGE :	2294 sq ft	2446 sq ft	