

CERTIFICATE OF APPROPRIATENESS

Application Date: September 24, 2021

Applicant: Sarah Hannah, Four Square Design Studio, agent for Sarah Abare, owner.

Property: 1233 Rutland Street, lot 4, block 183, Houston Heights Subdivision. The property consists of a one-story single-family residence situated 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Window, Revision to existing COA

- *Addition/Alterations previously reviewed by HAHC 11/17/21, HP2021_0289*
- *HAHC action: Approval with conditions: that the north facing window in the front room can't be opened until staff verifies during construction that there is proof of that windows opening's existence. Staff member and structural inspector confirmed this opening is approved. See email from March 22,2022.*
- Revision includes new opening on south side elevation, located towards the front.
- Interior framing shows evidence of full-size window (see interior photo), most likely 35-3/8" W x 64"
- Applicant proposes 32.75" x 18" vinyl awning window in the location.
- **Applicant has revised proposal to either wood or vinyl 1/1 (34" x 37" double hung or 32" x 36" single hung)**

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Approval with Conditions: revise window dimensions to match size of 1/1 kitchen window in either wood or vinyl**

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; | |
| <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; | |
| <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 missing 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
<i>Type and material of the proposed awning window are not compatible with character of the property.</i>
<i>Revised 1/1 window proposal is compatible with kitchen windows.</i> | |
| <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. |
|-------------------------------------|--------------------------|--------------------------|---|



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



1233 Rutland Street

INVENTORY PHOTO



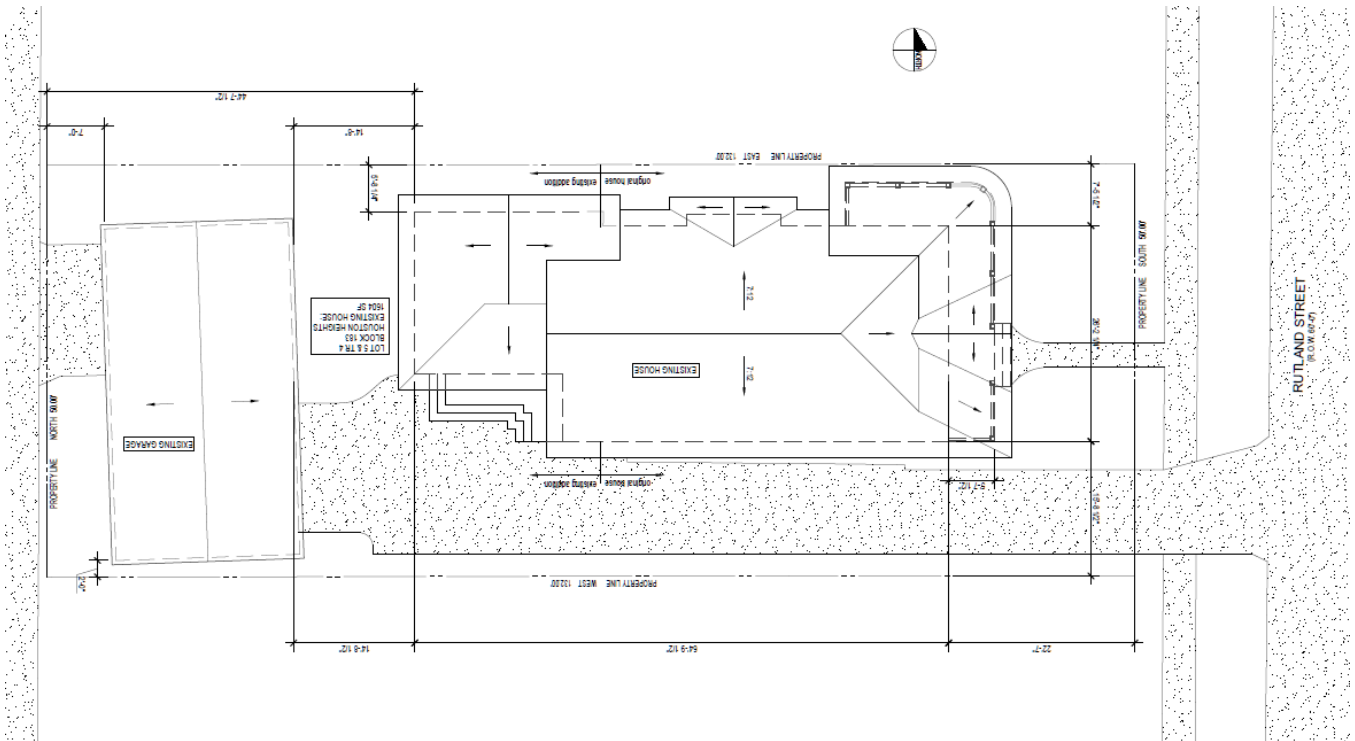
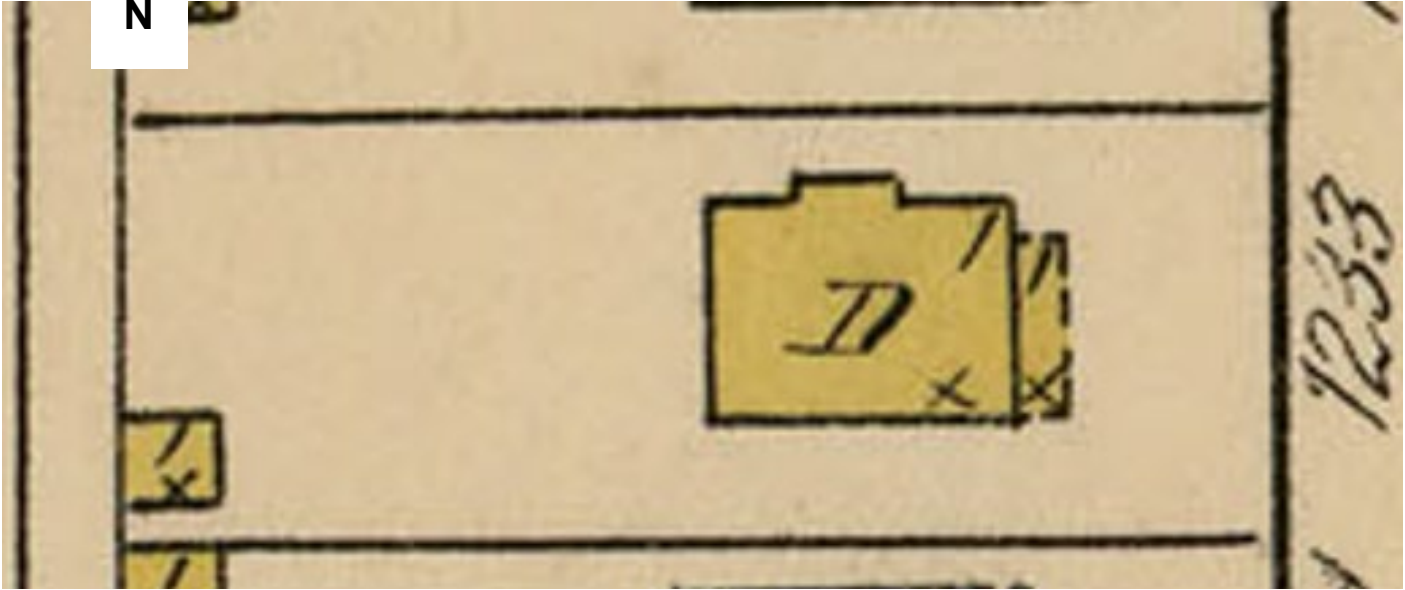
CURRENT PHOTOS



CURRENT PHOTOS (MARCH 2022)

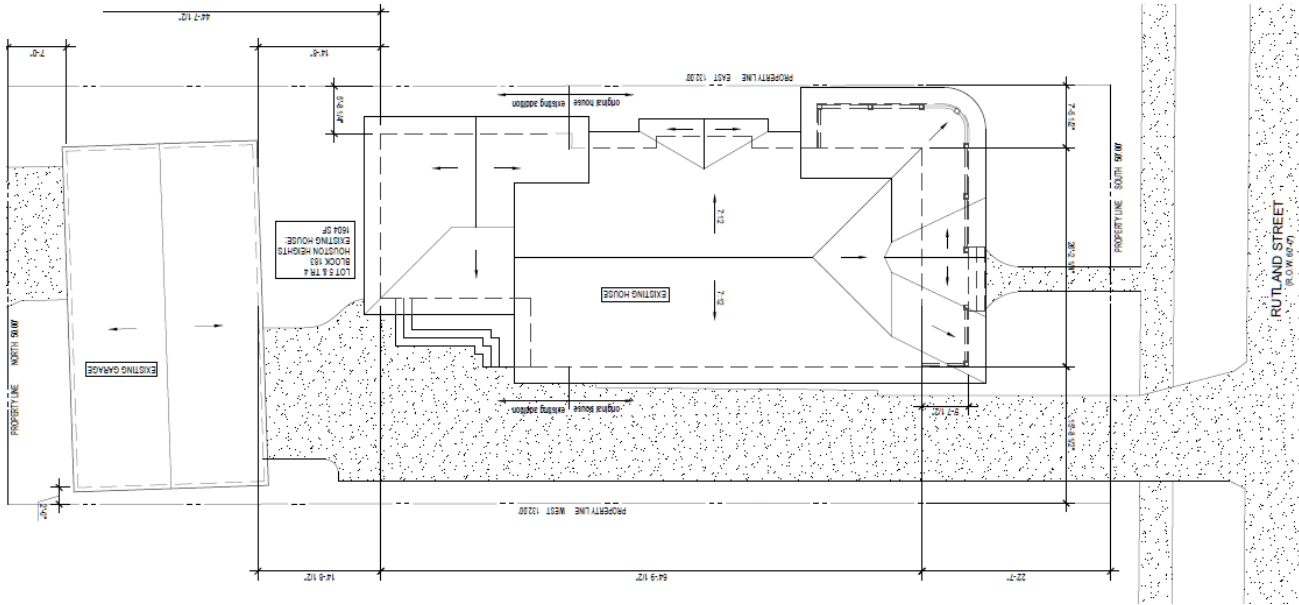


SANBORN MAP

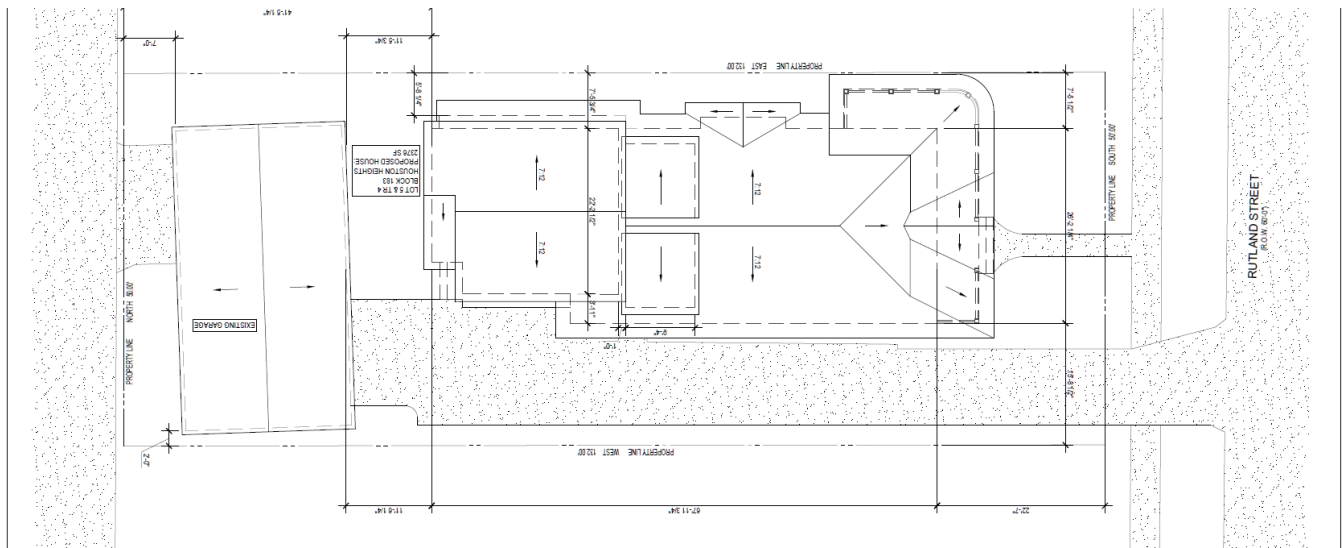




SITE PLAN EXISTING



PROPOSED

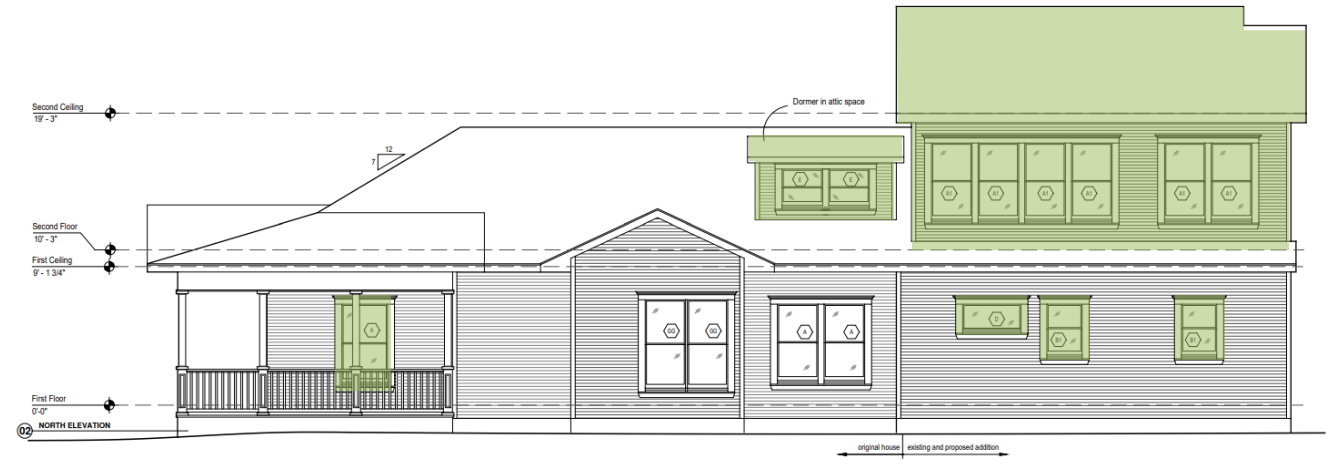


SOUTH SIDE ELEVATION

EXISTING

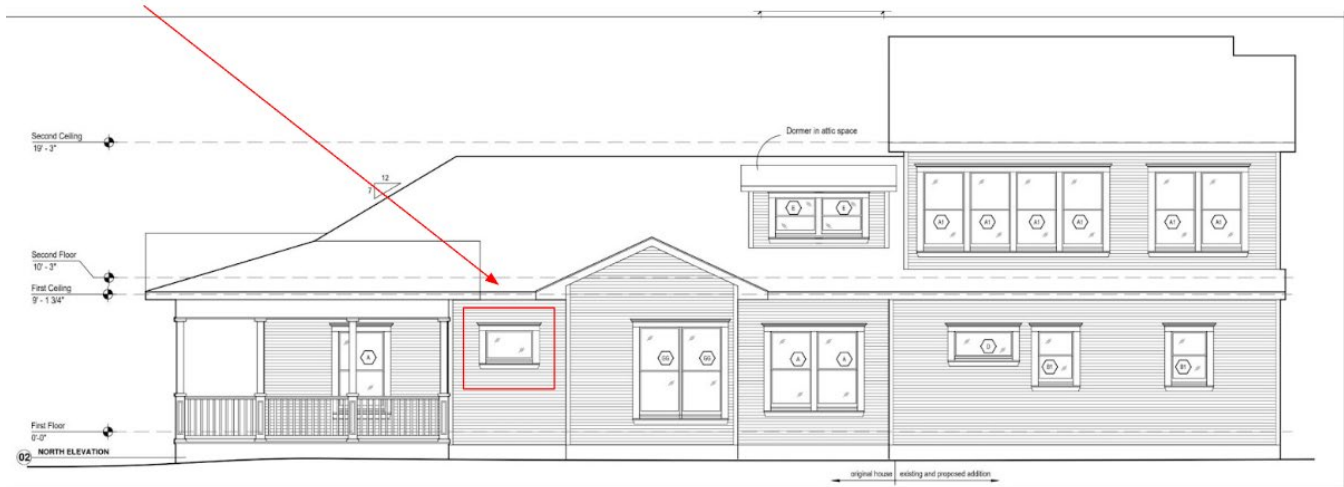


PREVIOUSLY PROPOSED – 11/17/21 Approved w/ Conditions by HAHC



CURRENT PROPOSAL

Proposed Northern Side View with New Window

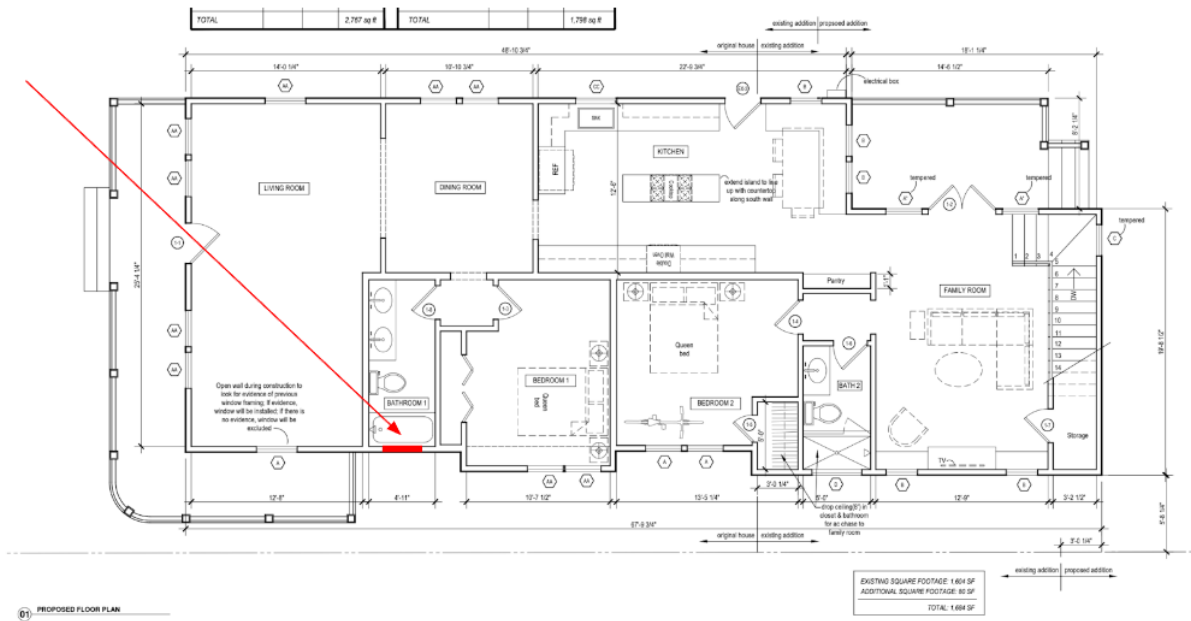


Add a window to the first floor bathroom. During construction, we discovered a window frame under the sheet rock in the bathroom. Knowing that there used to be a window there, we are requesting permission to bring the room closer to its original state by adding a new window. We propose adding a window that is the same width as the other windows throughout the house (32"). Here is a slide deck showing the location of the bathroom, the wall in question, and the proposed window:

https://docs.google.com/presentation/d/1JJHsReOJnEkqUd3BK_2AQyD95o2GOYN4JImPWB6X36Y/edit?usp=sharing



Proposed Downstairs Floor Plan with New Window



REVISED PROPOSAL – 1/1 WOOD OR VINYL

GROGAN
BUILDING SUPPLY CO.
Serving Houston & The Heights Since 1886

Diane Easley
Grogan Building Supply
300 Garden Oaks
Houston, TX 77018

*vinyl
lead time
listed 9 weeks*

QUOTE BY : Diane Easley

SOLD TO :

PO# :

Ship Via : Ground

QUOTE # : JW221000KV9 - Version 0

SHIP TO :

PROJECT NAME: 1233 Rutland

REFERENCE : Vinyl bath tub window

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Bath tub - TEMPER	Frame Size: 32 x 35 1/2			
	Rough Opening : 32 1/2 X 36	Premium Vinyl Single Hung Window Side Load With Even Sight Line, Nail Fin (1 1/4" setback), White Ext/White Int , Vent Height = 18 , SunResist Clear Tempered , White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress* , Clear Opening 28.3w, 14h, 2.7sf, US National-AAMA PG35, DP+35/-35, PEV 2022.3.0.4099/PDV 6.882 (09/14/22)SW			

Viewed from Exterior. Scale: 1/2" =1'

GROGAN
BUILDING SUPPLY CO.
Serving Houston & The Heights Since 1886

Diane Easley
Grogan Building Supply
300 Garden Oaks
Houston, TX 77018

*w2500
lead time
listed at 7 weeks*

QUOTE BY : Diane Easley

SOLD TO :

PO# :

Ship Via : Ground

U-Factor Weighted Average: 0.3

QUOTE # : JW221000KVT - Version 0

SHIP TO :

PROJECT NAME: 1233 Rutland

REFERENCE : W2500 bath tub window

SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Bath tub TEMPER	TWD3336			
	Rough Opening : 34 1/8 X 37 1/4	Frame Size : 33 3/8 X 36 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, Compression Jambliner & No Tilt Latches, White Hardware, US National-WDMA/ASTM, PG 25, Insulated SunResist Tempered Glass, No Protective Film, Black Spacer, Argon Filled, No Screen, IGTick=0.625(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:30w, 14.1h, 2.9 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-578-02008-00001 PEV 2022.4.0.4070/PDV 6.839 (10/06/22)CW			

Viewed from Exterior. Scale: 1/2" =1'

Houston Archaeological & Historical Commission

November 17, 2021

HP2021_0289

WINDOW AND DOOR SCHEDULES

WINDOW AND DOOR SCHEDULES

Abare Carlberg Residence: 1233 Rutland St, Houston, TX 77008

September 24, 2021

- Notes:
1. All windows are Jeld-Wen Sitrine all-wood double hung windows, unless noted otherwise
 2. All dimensions are frame sizes
 3. Verify all dimensions with owner/designer prior to placing window order
 4. Rough opening to be determined per manufacturer
 5. Verify sill height during framing.
 6. Temper where required
 7. All interior doors are painted solid wood 2-panel doors, unless noted otherwise

PREVIOUSLY APPROVED WINDOW AND DOOR SCHEDULES – All Wood Double Hung

WINDOW AND DOOR SCHEDULES

Abare Carlberg Residence: 1233 Rutland St, Houston, TX 77008

September 24, 2021

- Notes:
1. All windows are Jeld-Wen Sitrine all-wood double hung windows, unless noted otherwise
 2. All dimensions are frame sizes
 3. Verify all dimensions with owner/designer prior to placing window order
 4. Rough opening to be determined per manufacturer
 5. Verify sill height during framing.
 6. Temper where required
 7. All interior doors are painted solid wood 2-panel doors, unless noted otherwise

PROPOSED WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
A	5	Living room, bedroom 2, & family room	Double-hung	35-3/8"	64"	19-3/4"	Model no. SWD3564, meets egress
A1	6	Master bedroom & upstairs landing	Double-hung	35-3/8"	64"	24"	Model no. SWD3564
B	5	breakfast nook & family room	Double-hung	31-3/8"	44"	39-3/4"	Model no. SWD3144
C	2	stairs	Double-hung	31-3/8"	64"	24"	Model no. SWD3164
D	1	Bathroom 2	fixed	49-3/8"	24"	60"	Model no. SCDP4924
E	3	Dormers	Double-hung	35-3/8"	36"	40"	Model no. SWD3536
F	1	Master bathroom shower	fixed, octagon	24"	24"	60-1/2"	Jeldwen 24" octagon window

PROPOSED DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
1-1	1	Front entry	Exterior swing door	3'	6'-8"	Exterior lock set; finish TBD	Painted, solid wood, half lite door
1-2	1	Family room	Exterior Swing french doors	5' (two 2'6" doors)	6'-8"	Exterior lock set; finish TBD	full light doors

CURRENT WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
AA	11	Various	Double-hung	35-3/8"	64"	19-3/4"	2 at back out house to be removed, the rest to remain
BB	1	Bedroom 2	Double-hung	35-3/8"	36"	51-3/4"	To be removed
CC	1	Kitchen	Double-hung	35-3/8"	44"	45"	Existing to remain
DD	3	Master bedroom	Double-hung	31-3/8"	36"	47"	To be removed
EE	1	Master bathroom	Double-hung	20-1/4"	36"	46"	To be removed

CURRENT DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
EX-1	1	Front entry	Exterior Swing door	3'	6'-8"		non-original door to be replaced with half lite door
EX-2	1	Kitchen side door	Exterior Swing door	2'-8"	6'-8"		Existing to remain
EX-3	1	Master bedroom	Exterior Swing french doors	70"	6'-8"		To be removed

ATTACHMENT A

PREVIOUS COA

ATTACHMENT B

STAFF APPROVAL BASED ON HAHC CONDITION

From: [Sarah Abare](#)
 To: [Coleman, Amanda - PD](#)
 Subject: Fwd: Approval needed for application HP2021_0289
 Date: Wednesday, October 19, 2022 9:24:47 AM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Here is the email chain w/Yasmin. Her email approving our window is from March 22.

----- Forwarded message -----

From: Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>
 Date: Tue, Mar 22, 2022 at 4:02 PM
 Subject: RE: Approval needed for application HP2021_0289
 To: Sarah Abare <sabare1@gmail.com>
 Cc: Chris Carlberg <chris.carlberg@gmail.com>

Good afternoon,

You are good to go and can have your window as this joint indicates infill. It would be good if we could see the whole wall, but I wouldn't have any trouble with the proposition that this is an indication of a pre-existing window. If the shiplap boards are not the full length of a wall, the joints would be staggered.

Thanks,

Yasmin Arslan, Assoc. AIA,
Historic Preservation Planner II

Historic Preservation Office
City of Houston Planning & Development Department
611 Walker, 8th Floor, Houston, Texas 77002

Historic Hotline: (832) 393-6556

Direct: (832) 393-6631

All Certificate of Appropriateness (COA) Applications

must be submitted through the [Historic Preservation Tracker](#) online.



PLANNING &
DEVELOPMENT
DEPARTMENT

ATTACHMENT B

STAFF APPROVAL BASED ON HAHC CONDITION

From: [Arslan, Yasmin - PD](#)
To: [Coleman, Amanda - PD](#)
Subject: FW: Approval needed for application HP2021_0289
Date: Wednesday, October 19, 2022 11:06:40 AM

Please see below Pete's reply.

Thanks,

Yasmin

From: Arslan, Yasmin - PD
Sent: Tuesday, March 22, 2022 4:00 PM
To: McAllen, Roman - PD <Roman.McAllen@houstontx.gov>; Stockton, Pete - HPC-HPW <Pete.Stockton@houstontx.gov>
Subject: RE: Approval needed for application HP2021_0289

Ok I'll let them know that thy are good to go

From: McAllen, Roman - PD <Roman.McAllen@houstontx.gov>
Sent: Tuesday, March 22, 2022 3:43 PM
To: Stockton, Pete - HPC-HPW <Pete.Stockton@houstontx.gov>; Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>
Subject: RE: Approval needed for application HP2021_0289

I agree with Pete.

From: Stockton, Pete - HPC-HPW <Pete.Stockton@houstontx.gov>
Sent: Tuesday, March 22, 2022 1:02 PM
To: Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>; McAllen, Roman - PD <Roman.McAllen@houstontx.gov>
Subject: RE: Approval needed for application HP2021_0289

This joint indicates infill. It would be good if we could see the whole wall, but I wouldn't have any trouble with the proposition that this is an indication of a pre-existing window. If the shiplap boards are not the full length of a wall, the joints would be staggered.

ATTACHMENT B

STAFF APPROVAL BASED ON HAHC CONDITION
APPLICANT PHOTO/EMAIL



ATTACHMENT B

STAFF APPROVAL BASED ON HAHC CONDITION
APPLICANT PHOTO/EMAIL

From: Sarah Abare <sabare1@gmail.com>
Sent: Tuesday, March 22, 2022 11:50 AM
To: Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>
Cc: Chris Carlberg <chris.carlberg@gmail.com>
Subject: Re: Approval needed for application HP2021_0289

[Message Came from Outside the City of Houston Mail System]

I've reattached as a JPG. Let me know if that doesn't work.

On Tue, Mar 22, 2022 at 10:43 AM Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov> wrote:

Good morning,
Yes I remember, an you send the image in a different format as this didn't open. I'll look at it and show it to the inspector then let you know.
Thanks,

Yasmin Arslan, Assoc. AIA,
Historic Preservation Planner II
Historic Preservation Office
City of Houston Planning & Development Department
611 Walker, 6th Floor, Houston, Texas 77002
Historic Hotline: (832) 393-8556
Direct: (832) 393-6631

All Certificate of Appropriateness (COA) Applications must be submitted through the [Historic Preservation Tracker](#) online.



PLANNING &
DEVELOPMENT
DEPARTMENT

From: Sarah Abare <sabare1@gmail.com>
Sent: Monday, March 21, 2022 7:17 PM
To: Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>
Cc: Chris Carlberg <chris.carlberg@gmail.com>
Subject: Approval needed for application HP2021_0289

[Message Came from Outside the City of Houston Mail System]

ATTACHMENT B

**STAFF APPROVAL BASED ON HAHC CONDITION
APPLICANT PHOTO/EMAIL**

From: Sarah Abare <sabare1@gmail.com>
Sent: Monday, March 21, 2022 7:17 PM
To: Arslan, Yasmin - PD <Yasmin.Arsian@houstontx.gov>
Cc: Chris Carlberg <chris.carlberg@gmail.com>
Subject: Approval needed for application HP2021_0289

[Message Came from Outside the City of Houston Mail System]

Hi Yasmin,

My husband and I are the owners of 1233 Rutland St., and we're reaching out about our renovation project (application HP2021_0289).

Our application was approved with conditions back in November. The conditions involved a window we are hoping to add to the front of our house. The commission approved the installation of a window if we could provide sufficient evidence that a window once existed in the place in question or that the wall proves to not be entirely original (thereby making it impossible to know if a window had once been there or not).

We are nearly ready to start our construction, so we cut into the sheetrock this weekend to see if we could find the evidence required. We found that there are two different types of shiplap used, possibly indicating that boards were added at two different times. I've attached a photo here (you can see the boards on the left are narrower than the ones on the right). If you need to look at the wall in person, could we schedule a time for you to come by and take a look in the next week or so?

Thank you,
Sarah