



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D21
HPO File #: HP2026_0091

May 21, 2026

1515 Rutland St
Houston Heights West

Applicant: Luis Barerra, agent for Sean Brant, owner

Property: 1515 Rutland Street, Lots 12 & 13, Block 144, Houston Heights. The property is a 1,290 SF two-story single-family residence, located on a 8,800 SF (66.66' x 132') interior lot.

Significance: This property is a 1910 contributing Queen Anne single-family residence and a non-contributing detached garage in the Houston Heights West Historic District.

Proposal: New Construction – Accessory Dwelling Unit

The applicant proposes to construct a 243.15 SF detached ADU in front of the existing non-contributing rear garage to be an office.

The proposed ADU meets measurable standards; however, because of the provision to the right (located on page 1-11 of the Heights Design Guidelines), since the existing garage is larger than 900 square feet, it cannot be administratively approved and must be approved by the commission.

The proposal is as follows:

- Roof: composition shingles with a 5:12 pitch
- Eave height: 9'-0"
- Doors: 60" x 80" primed right hand in swing steel full lite clear tempered glass pre-hung double patio door
- Windows: white vinyl prairie decorative glass
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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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: 8,800

Max. Allowed: 3,344

Proposed Lot Coverage: 2,400

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: 8,800

Max. FAR Allowed: 3,540

Proposed FAR: 3,441



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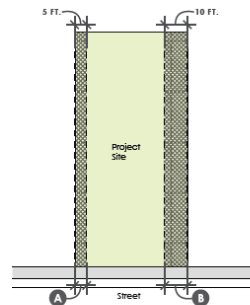
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Side Wall Length and Insets (Addition and New Construction)

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

Side Wall Length: 17' – 9 ½"

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
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

Proposed side setback (North): 53'-½"

Proposed side setback (South): 5'-6"

Cumulative side setback: 58'-6 ½"

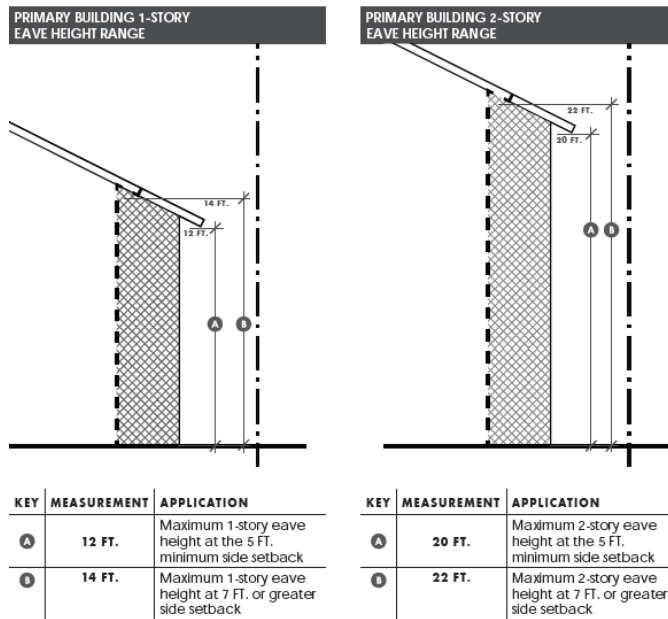


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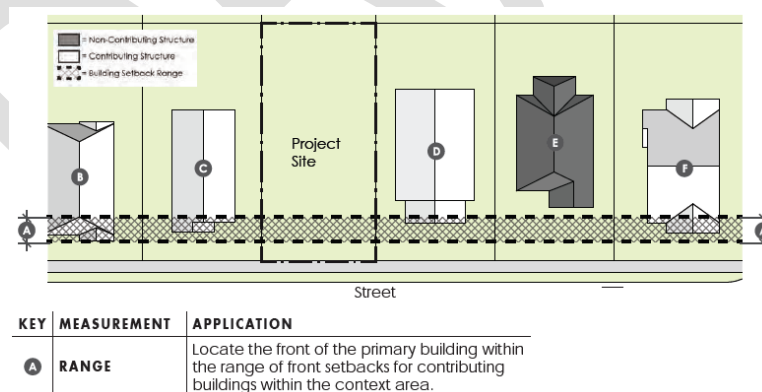
Eave Height (Addition and New Construction)



Proposed eave height: 9'

Front Setbacks (New Construction)

The setback is the distance from the property line to the front wall, porch, or exterior feature.



Proposed front setback:



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Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building for lots </= 50 ft wide
35 FT.	Maximum width of 2-story building for lots </= 50 ft wide
50 FT.	Maximum width of building for lots > 50 ft wide

Max front wall width: 13'-8"

Max front wall depth: 17'-9 1/2"

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: 0"

Proposed first floor plate height: 9'



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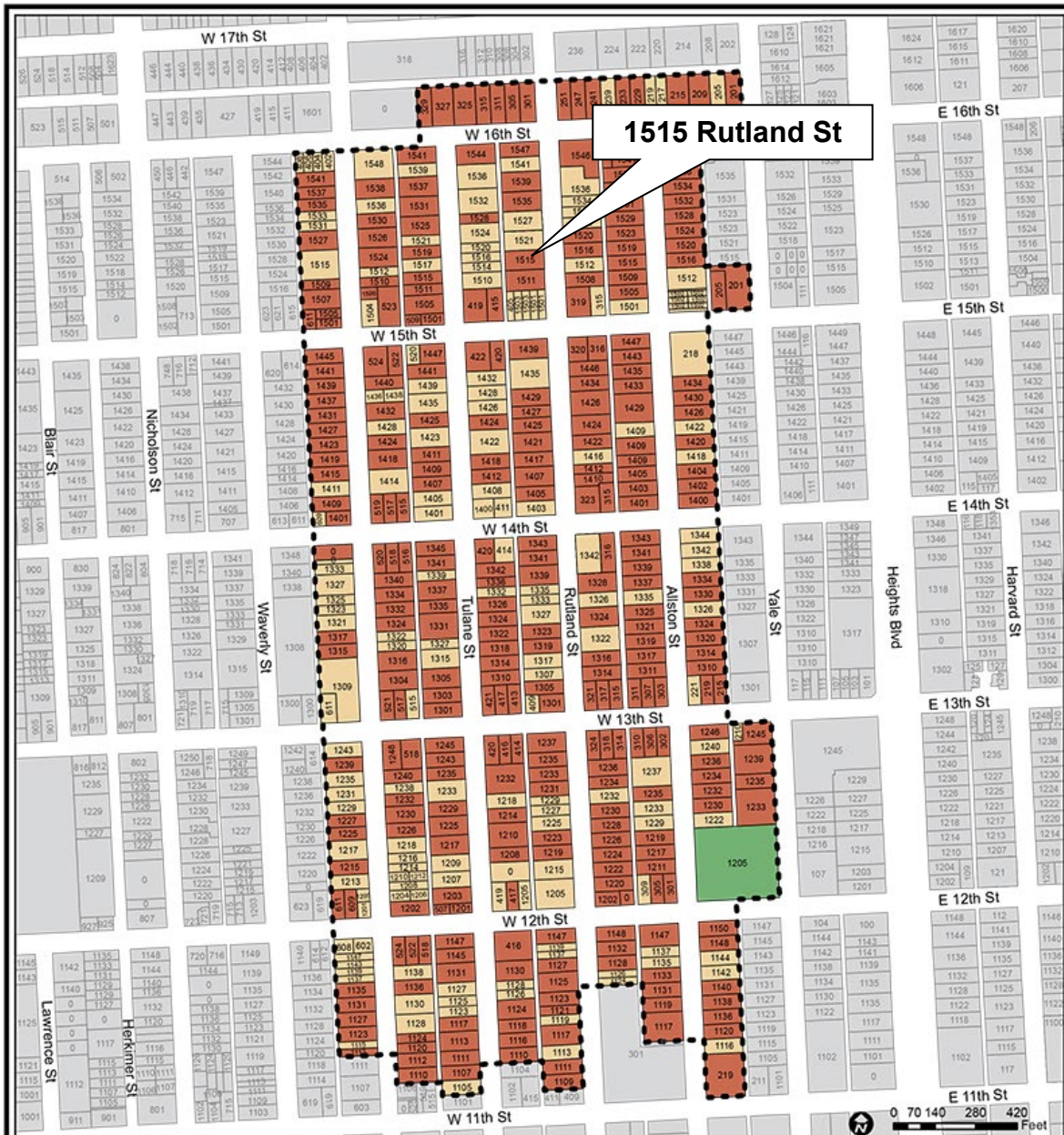
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DISTRICT MAP



Houston Heights West Historic District

Historic District Boundary



Building Classification

- Contributing
- Non-Contributing
- Park

Established: December 19, 2007
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_West

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT



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CURRENT PHOTO



DRAFT



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CONTEXT AREA





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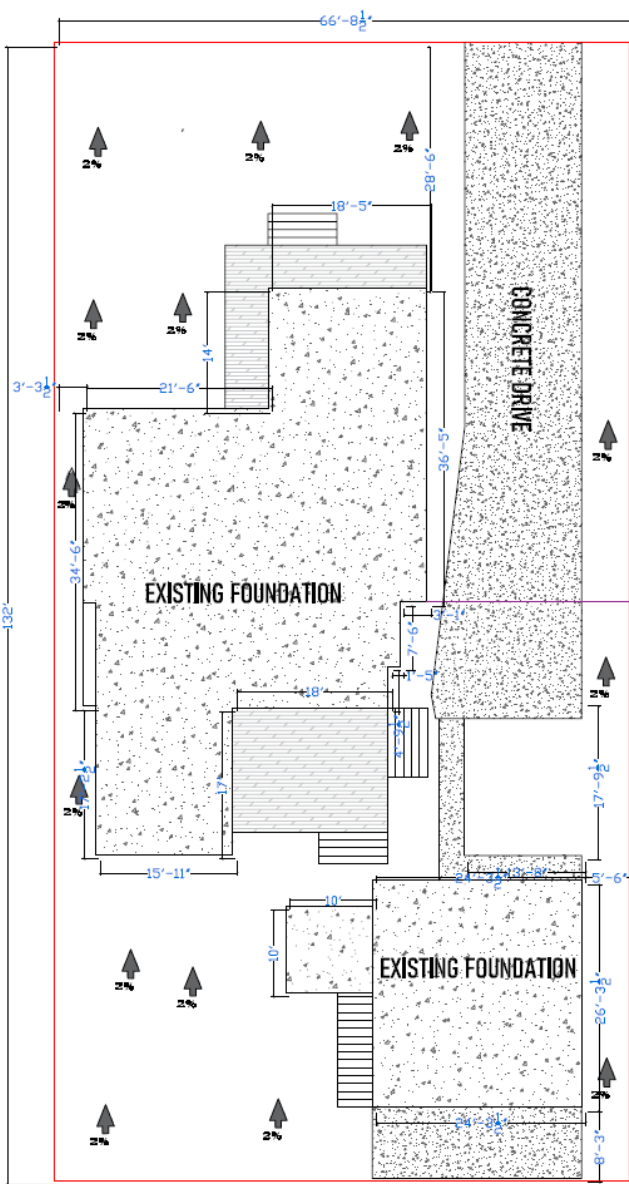
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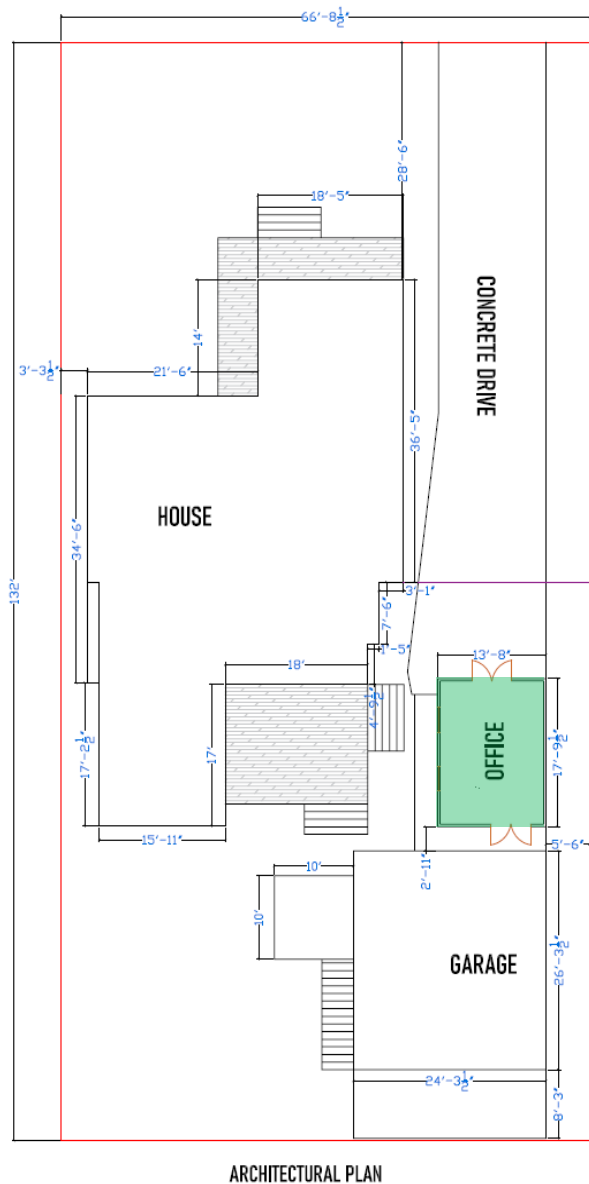
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SITE PLAN



GREEN GRASS COURT

EXISTING



ARCHITECTURAL PLAN

PROPOSED

NOTE:
EXISTING AREA: 3,611.5 F12
NEW AREA: 243.15 F12

HOUSE	
DATE: 02/26/2026	SCALE: 1/4" = 1'-0"
ADDRESS: 1515 Rutland St HOUSTON, TX 77068	

HOUSE	
DATE: 02/26/2026	SCALE: 1/4" = 1'-0"
ADDRESS: 1515 Rutland St HOUSTON, TX 77068	



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FRONT (EAST) ELEVATIONS



EXISTING



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LEFT (SOUTH) ELEVATION



EXISTING



PROPOSED



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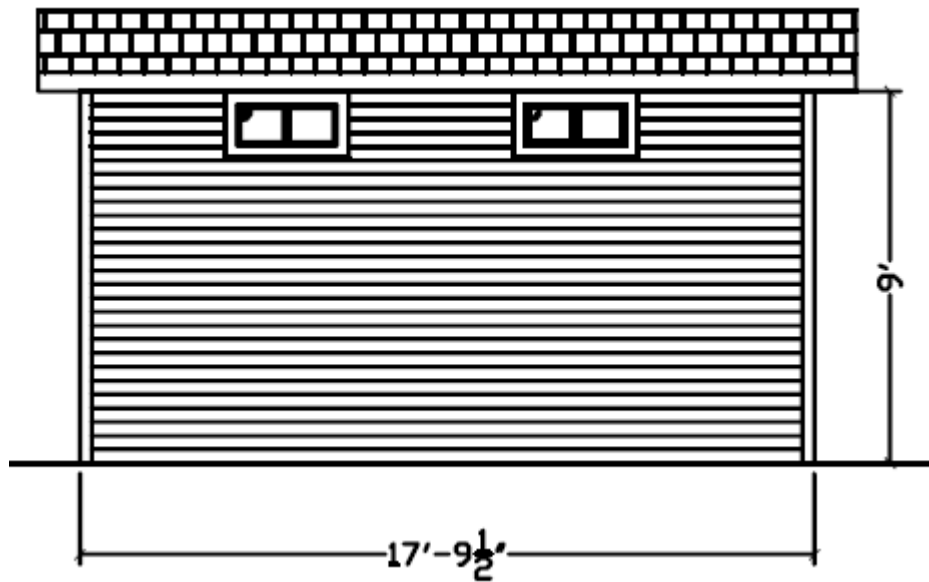
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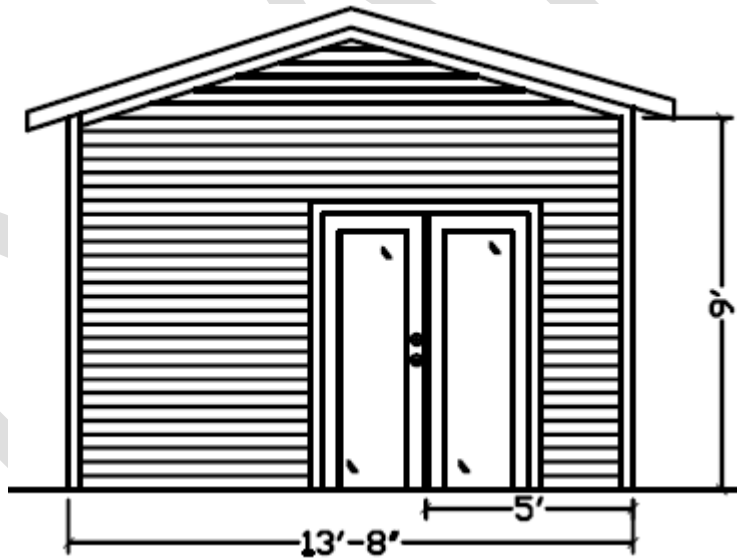
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RIGHT (NORTH) AND REAR (WEST) ELEVATIONS



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION



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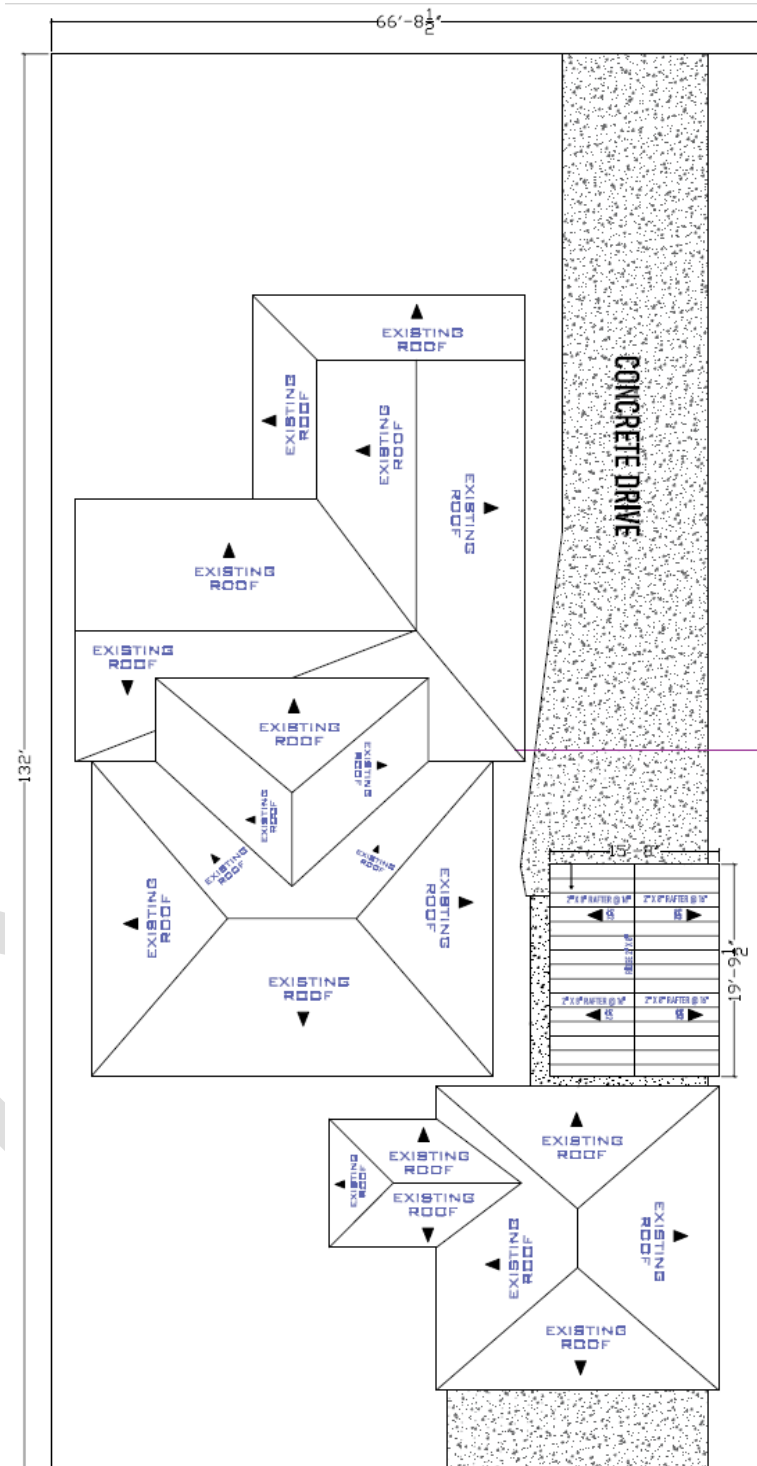
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ROOF PLAN



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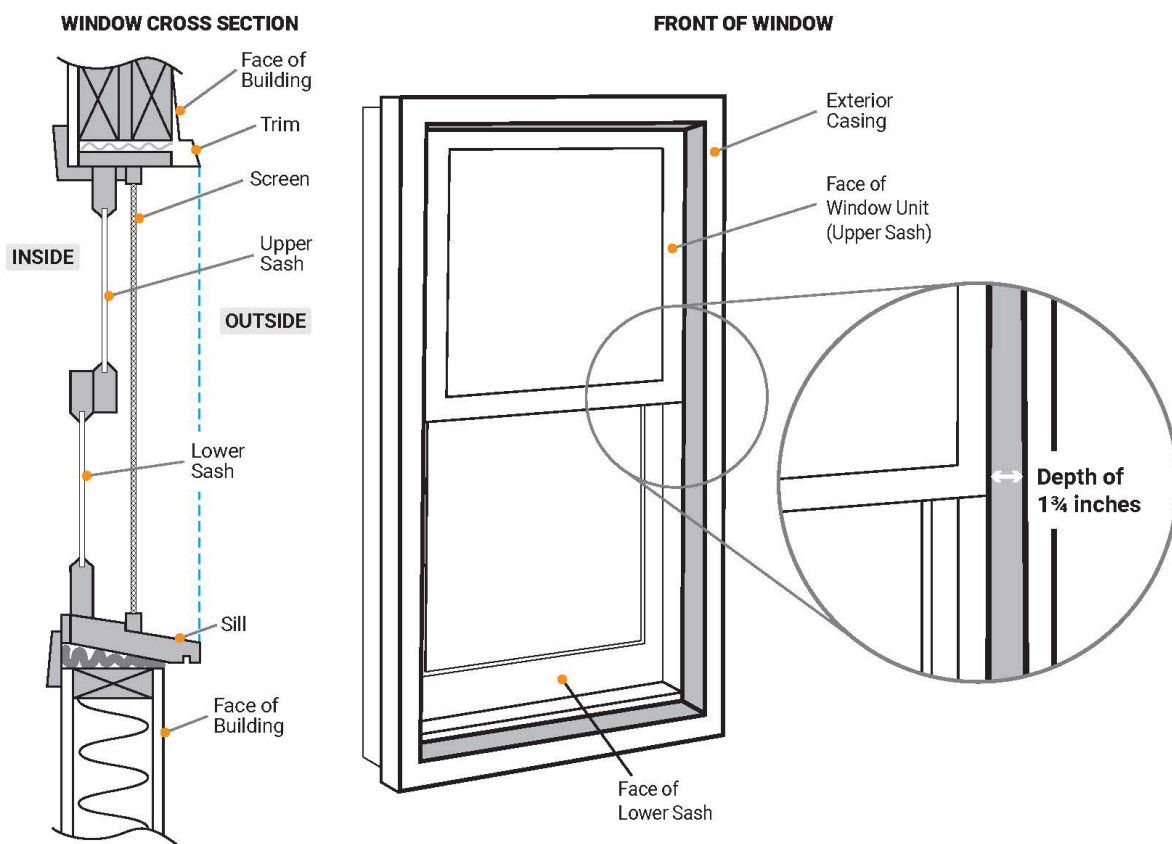
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ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1³/₄ inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1³/₄ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov