

CERTIFICATE OF APPROPRIATENESS

Applicant: Tiffany Fusilier, Owner and Sam Gianukos, Agent

Property: 614 Euclid Street, Lot 4, Tract 12, Block 26, Woodland Heights Subdivision. The property is a vacant 5,000 square foot (50' x 100) interior lot.

Significance: Noncontributing vacant lot located in the Woodland Heights Historic District.

Proposal: New Construction :
Total Square footage for 5,000sq ft lot: proposed Living **3,173 sq ft** (688sqft unheated)

Garage 286 sq ft, Carport 258sqft

Lot Coverage less than 42% on 5,000sqft – 39.862% (1,991 sqft)

Building Width proposed front width: 33'7-1/2", Max Width – 44', Max depth 73'
One-story side wall length before inset 19' single story single-story depth
Ridge Height –first floor 21'4-1/2", 2nd story 30'2-1/4",
Roofline/shape- clipped side gable at front, hipped at two story rear portions.
Eave height – first floor clipped high/low: 15'4-5/8"/11'-5-5/8"
Rear Eave height, second floor: 22'9"
Foundation Height – 2'6" (brick/CMU pier and beam) to match neighbors
Porch Eave: 11'11-5/8", Porch Ridge Height – about 16'
Porch Width: 20'6", 7'Depth
Roof Pitch: 5/12, 6/12, 10/12, clipped gable front, hipped at rear, shingles
Front Setbacks: 14' proposed
Side Setbacks: 3' proposed
Rear: 16' proposed
Materials- smooth cementitious 5-1/4" reveal

Wood windows inset and recessed- see schedule for details.

Public Comment: (received before plans were revised for this report) Email from Tom and Sue Ella Allen at 608 Euclid -share property line.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



PROPERTY LOCATION

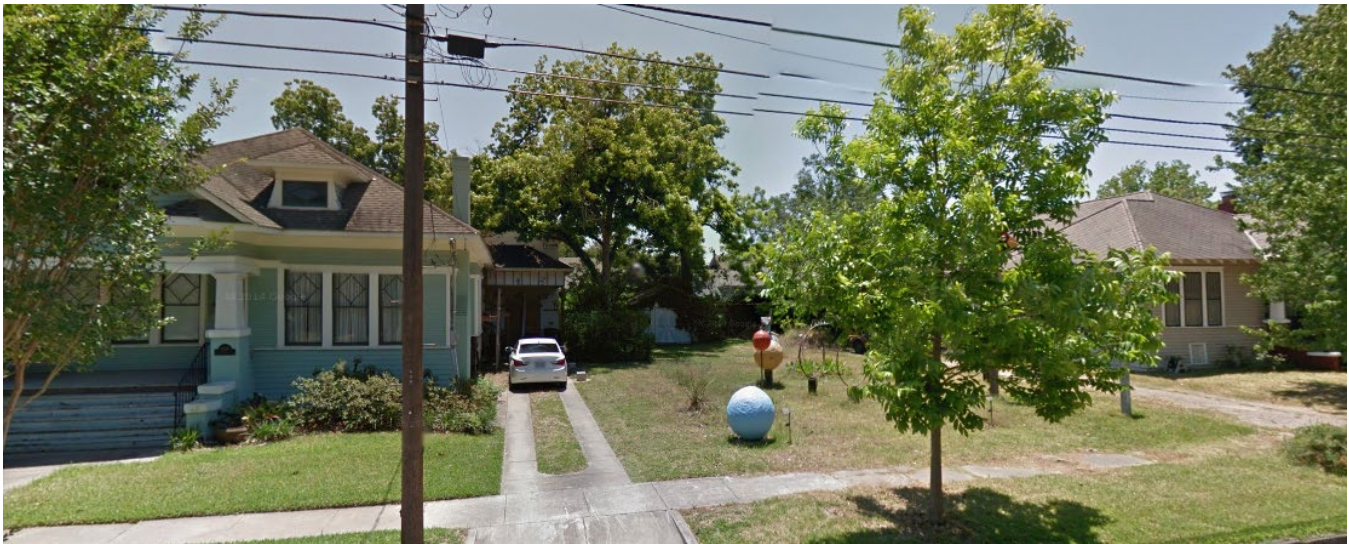
WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO (no inventory photo – vacant lot) District Created 2011



Lot C. 2011



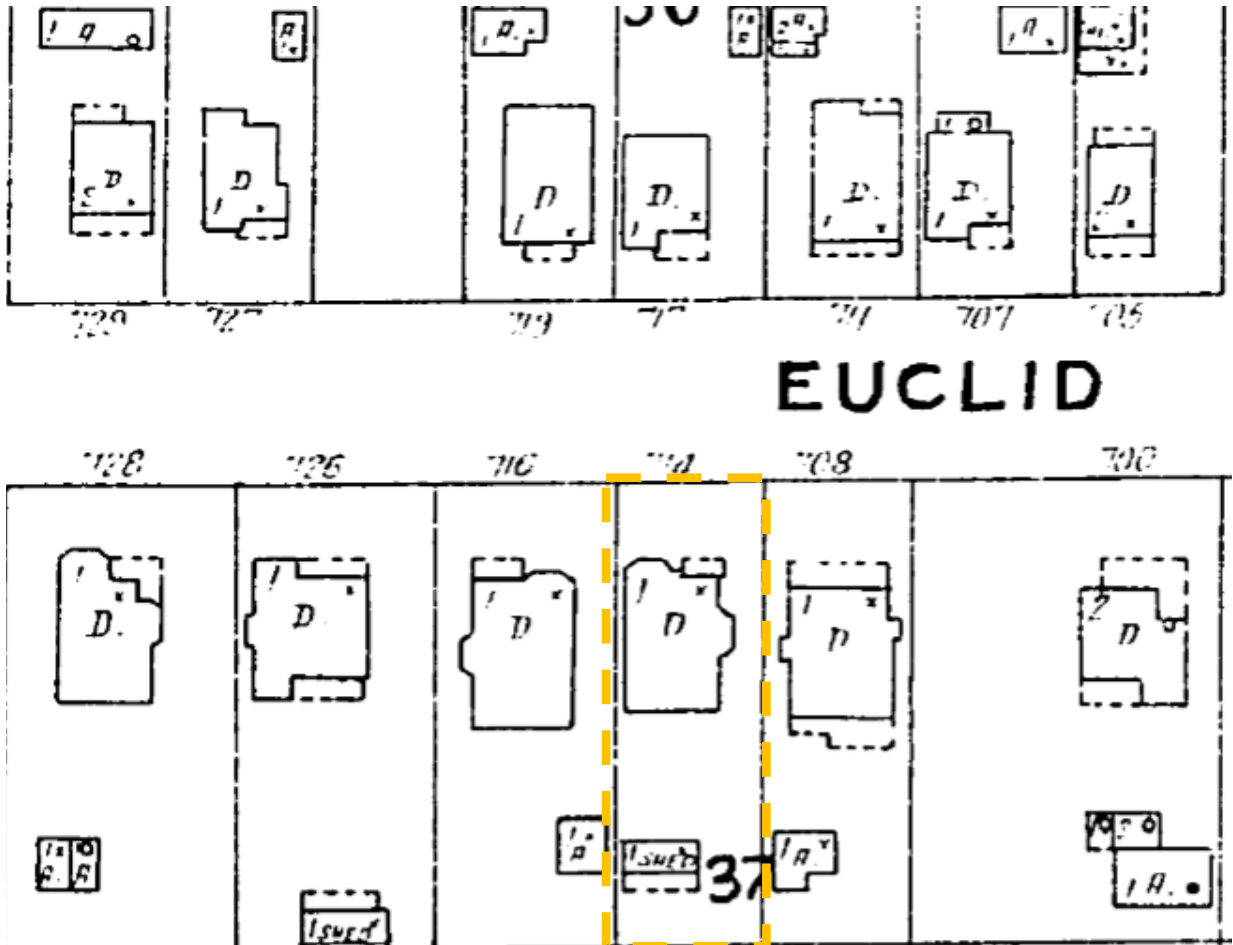
Lot: C. 2021



<i>AREA CALCULATIONS</i>	
<i>FIRST FLOOR:</i>	<i>1,705 SQ.FT.</i>
<i>SECOND FLOOR:</i>	<i>1,468 SQ.FT.</i>
<i>TOTAL LIVING:</i>	<i>3,173 SQ.FT.</i>
<i>PORCH 1:</i>	<i>144 SQ.FT.</i>
<i>GARAGE:</i>	<i>286 SQ.FT.</i>
<i>CARPORT:</i>	<i>258 SQ.FT.</i>
<i>TOTAL UNHEATED:</i>	<i>688 SQ.FT.</i>
<i>TOTAL COVER:</i>	<i>3,861 SQ.FT.</i>

SANBORN FIRE INSURANCE MAP -LOT

1924-1950 Vol 2, 1924, Sheet 272 **VACANT LOT**



CURRENT AERIAL VIEW

CONTRIBUTING CONTEXT

618 Euclid Street (shares property line)



608 Euclid Street (shares property line)



CONTRIBUTING CONTEXT

611 Euclid



627 Euclid



PROPOSED SITE/ROOF PLAN

14' front setback, aligns with porch on 608 Euclid, aligns with building wall of 618 Euclid

618 Euclid

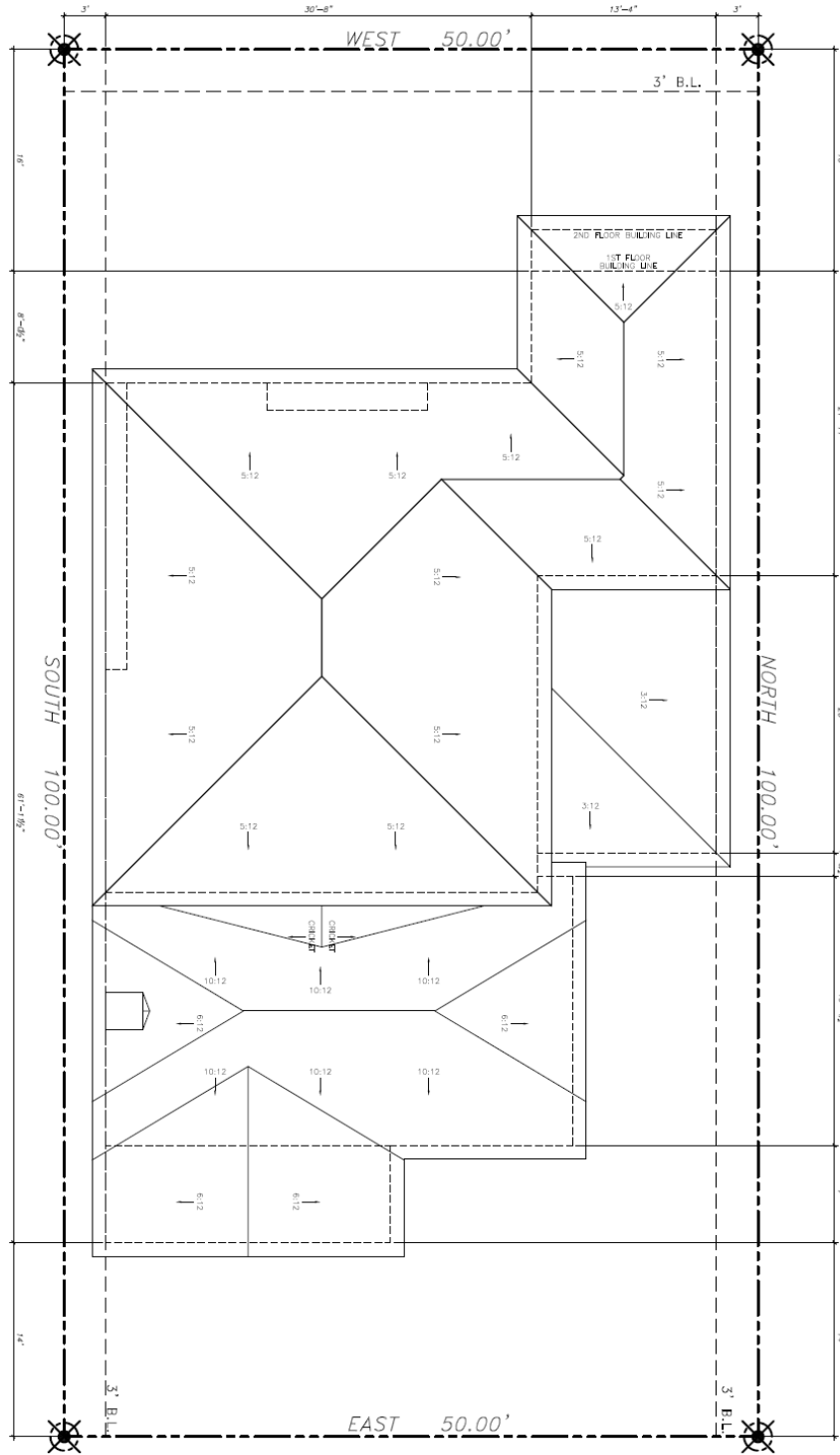
614 Euclid

608 Euclid





PROPOSED SITE/ROOF PLAN
14' front setback



NORTH ELEVATION – FRONT FACING EUCLID STREET

PROPOSED



SOUTH (REAR) ELEVATION

PROPOSED



WEST SIDE ELEVATION

PROPOSED



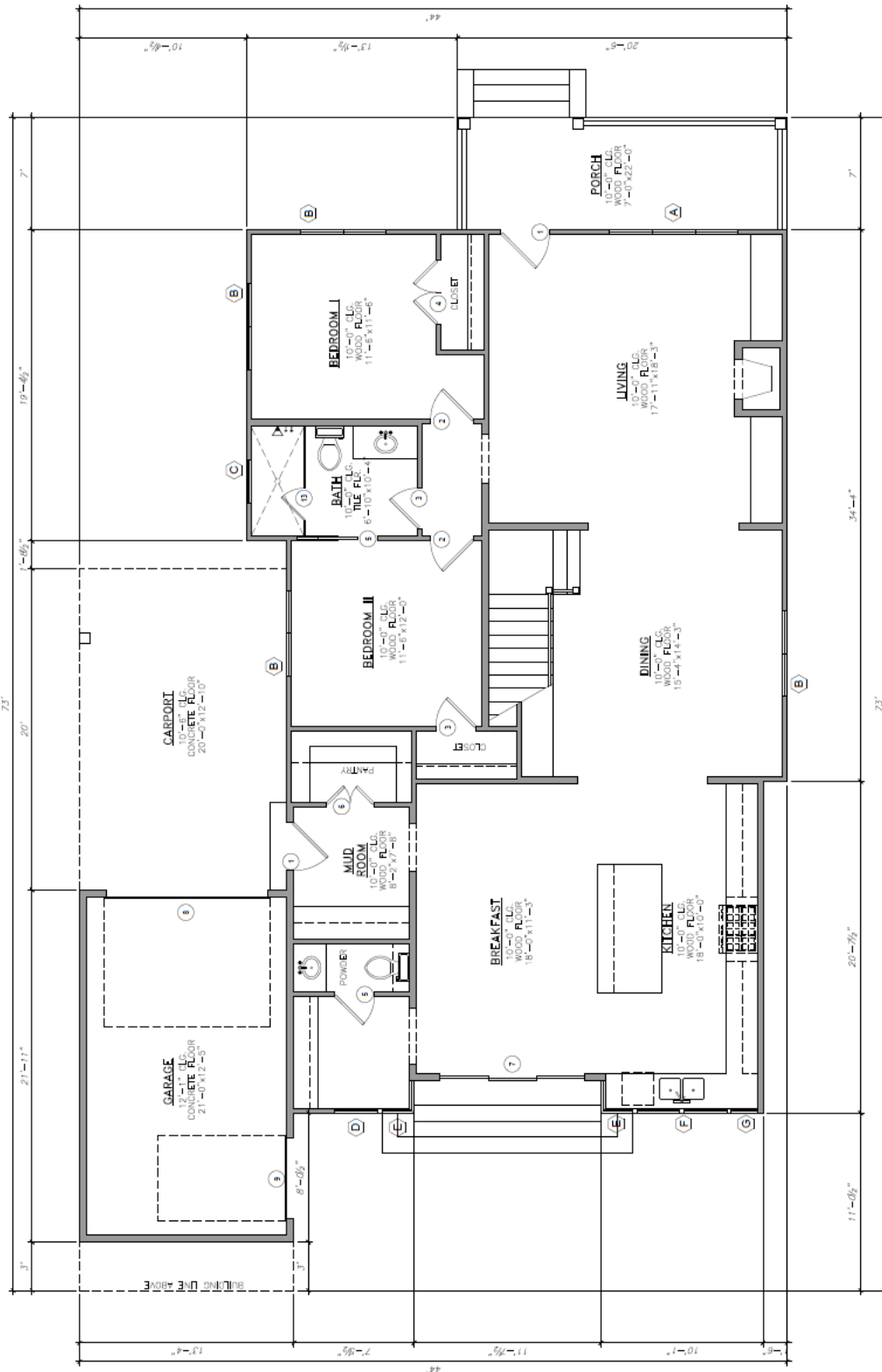
EAST SIDE ELEVATION

PROPOSED





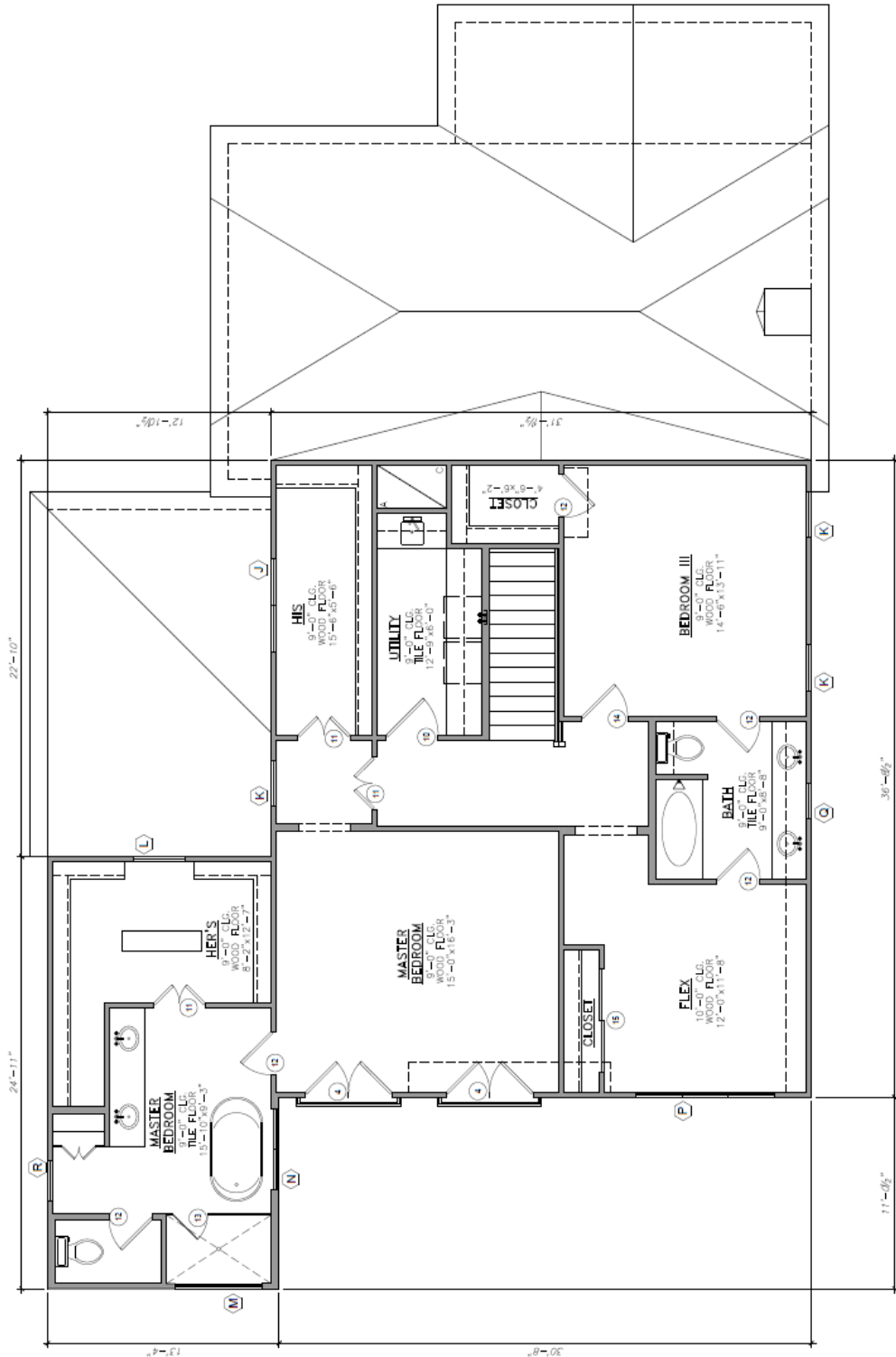
FIRST FLOOR PLAN PROPOSED





SECOND FLOOR PLAN

PROPOSED -19' OF FIRST FLOOR LIVING, BEFORE 2ND STORY BEGINS



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	8'-0"	6'-0"	(3)2860 SINGLE HUNG, UNIT
(B)	4	5'-4"	6'-0"	(2)2860 SINGLE HUNG, UNIT
(C)	1	2'-8"	1'-6"	TEMPERED TRANSOM
(D)	1	2'-8"	4'-0"	CASEMENT
(E)	2	2'-0"	4'-0"	BUTT GLASS CORNER, UNIT
(F)	1	5'-7"	4'-0"	(2)2840 CASEMENT, UNIT
(G)	1	1'-8"	4'-0"	FIXED
(H)	-	--	--	NOT USED
(J)	1	5'-4"	5'-6"	(2)2856 SINGLE HUNG, UNIT
(K)	3	2'-8"	5'-6"	SINGLE HUNG
(L)	1	3'-0"	5'-6"	SINGLE HUNG, TEMPERED
(M)	1	4'-0"	4'-0"	FIXED, TEMPERED, FROSTED
(N)	1	4'-8"	4'-0"	(2)2440 FIXED, TEMPERED, FROSTED UNIT
(P)	1	8'-0"	5'-6"	(3)2856 SINGLE HUNG, UNIT
(Q)	1	2'-8"	1'-6"	FROSTED, TRANSOM
(R)	1	2'-4"	5'-6"	SINGLE HUNG, FROSTED, TEMPERED

ALL WINDOWS TO BE LOW-E TEMPERED

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	2	3'-0"	8'-0"	EXTERIOR DOOR
2	2	2'-8"	8'-0"	INTERIOR DOOR
3	2	2'-6"	8'-0"	INTERIOR DOOR
4	1	4'-0"	8'-0"	(2)2080 INTERIOR, PAIR DOOR
5	2	2'-6"	8'-0"	INTERIOR, POCKET DOOR
6	1	3'-0"	8'-0"	(2)1680 INTERIOR, PAIR DOOR
7	1	9'-0"	8'-0"	(3)3080 EXTERIOR, TEMP. SLIDER DOOR
8	1	10'-0"	8'-0"	OVERHEAD GARAGE DOOR
9	1	5'-0"	8'-0"	OVERHEAD GARAGE DOOR
10	1	3'-0"	6'-8"	INTERIOR DOOR
11	3	3'-0"	6'-8"	(2)1668 INTERIOR, PAIR DOOR
12	5	2'-6"	6'-8"	INTERIOR DOOR
13	2	2'-0"	--	GLASS DOOR, CUT TO FIT
14	1	2'-8"	6'-8"	INTERIOR DOOR
15	1	6'-0"	6'-8"	(2)3068 INTERIOR, PAIR DOOR

Certificate Of Appropriateness: New Construction Worksheet
(For Buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address*: 614 Euclid Street

Lot Size (TOTAL SQ FT)*: 5,000 sqft

General New Construction Info:

Primary or Accessory Building*	
Proposed Total Square footage*	3173
Proposed stories*	2
Proposed max ridge height*	29'-8 1/4"
Proposed max eave height*	22'-3"

Lot Dimensions (W X L)* : 100'x50'

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*	10'	
South*	16'	
East*	3'	
West*	3'	

Context Area:

Neighbor #1 stories*		Neighbor #2 stories*	
Neighbor #1 ridge height		Neighbor #2 ridge height	

Square Footage/Lot Coverage:	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small>	1,705
Attached Garage or Storage Space Square Footage	326
Detached Garage, Garage Apartment or Accessory Building Square Footage	
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>	
Total Lot Coverage (base sq ft)* =	2,031
Total Lot Coverage (% based on lot size)* =	40.62%

Do you have flooding issues?

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	44'
Max Depth*	74'

Foundation:

YES or NO

	Proposed
Grade to Finished Floor Height (1st fl)*	2'
Type*	Concrete
Material*	Concrete

Roof:

	Proposed
Pitch*	5/12, 6/12, 10/12
Style*	Hip, Gable
Material*	Shingles

Cladding:

	Proposed
Primary Siding Material*	5-1/2" Cementitious
Primary Siding Width Reveal	
Skirting Material	Cementitious
Soffit Material	Cementitious
Fascia Material	Cementitious

YES NO

Are all windows on the addition inset & recessed? YES NO

Porch Details:

	Proposed
Eave Height	11'-5 5/8"
Width	20'-6"
Depth	8'
Decking Material	Concrete
Pier/Base Material	Concrete
Column Material	Wood
Step Material	Brick
Railing Height	N/A
Railing Material	N/A

Please fill out the window worksheet and review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 4:48 PM