

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 25, 2021

**Applicant:** Brandon Krueger, owner; Sam Gianukos, agent

**Property:** 514 Woodland St, Lot 4, Block 22, Woodland Heights. The property includes a historic 2,870 square foot, two-story, wood frame multi-family residence situated on a 6,250 (62.5' x 100') interior lot.

**Significance:** Contributing American four-square style residence, constructed circa 1915, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Addition: Construct a 1,228 square foot two-story addition to the sides and rear of the existing contributing residence totaling 4,098 square feet.

Proposed changes include:

- The demolition of an existing non-contributing detached garage
- Matching the existing maximum ridge height of 29' - 6"
- Matching the existing eave heights of 11'-6 1/2" and a maximum eave height of 21' – 2"
- The existing foundation is a crawl space with a finished floor of 2'-1" above grade. A portion of the addition will match these conditions.
- The remainder of the addition to be on a 6" slab on grade foundation (at the rear leading to the attached garage and outdoor kitchen).
- The pitch of the existing roof is 6/12 with non-original additions having a pitch of 4/12 and some areas having a flat roof condition.
- The proposed new roof will have a pitch of 6/12 to match the original structure.
- Remove existing lifetime siding to reveal the original wood siding that has been covered
- Siding on the addition with a reveal to match the original wood siding.
- The current square footage of conditioned area of the existing house is 2,870 sq. ft.
- The proposed house will have conditioned area of 4,098 sq. ft.

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <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 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   |                            |
| <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.   |                            |

PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



**CURRENT PHOTO**





Front View



Existing Detached Garaged



Rear View (non-original addition)

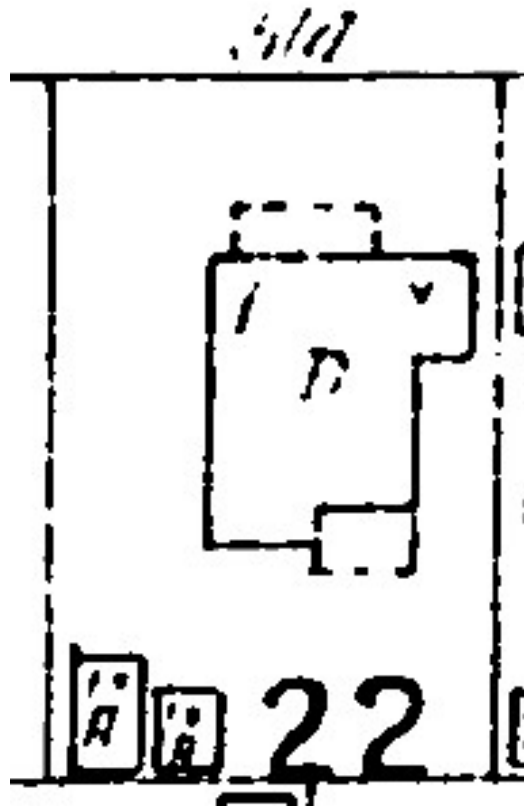


Rear View (non-original addition)



N

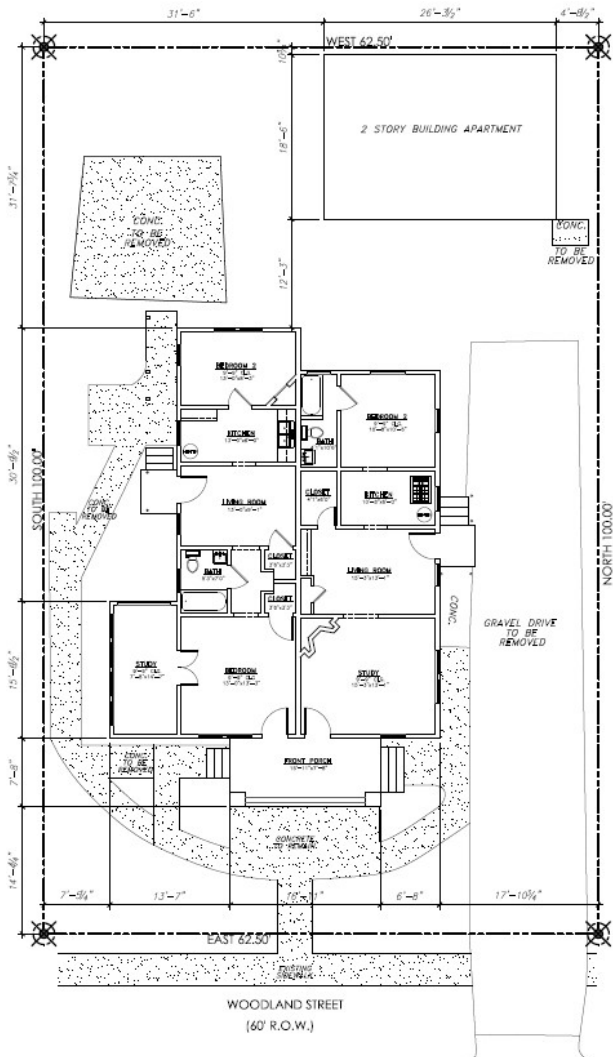
SANBORN MAP



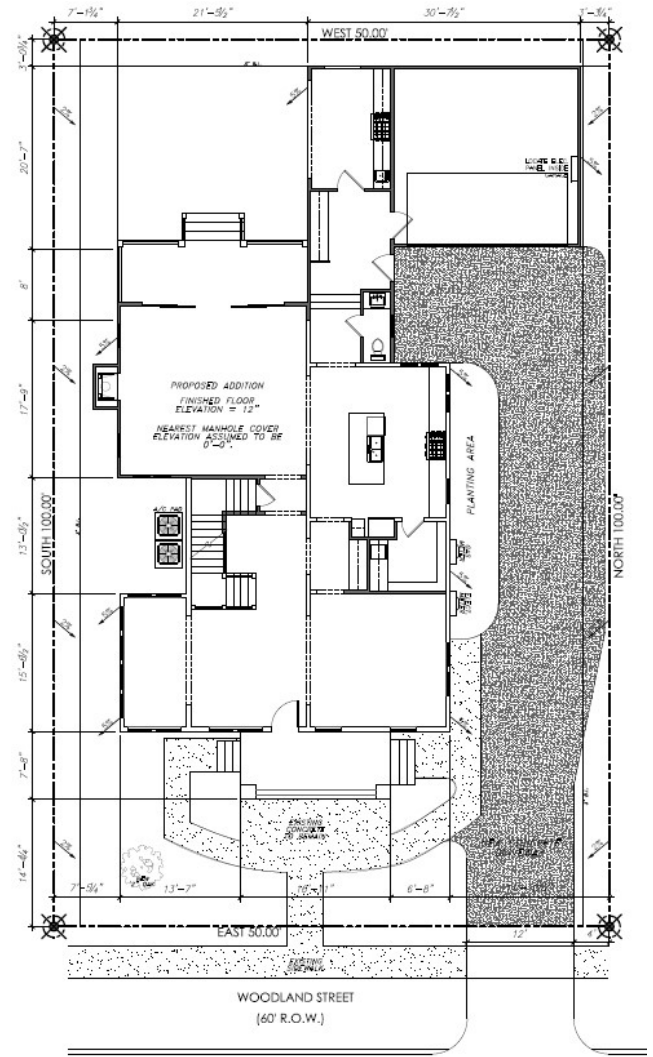
SITE PLAN



EXISTING



PROPOSED

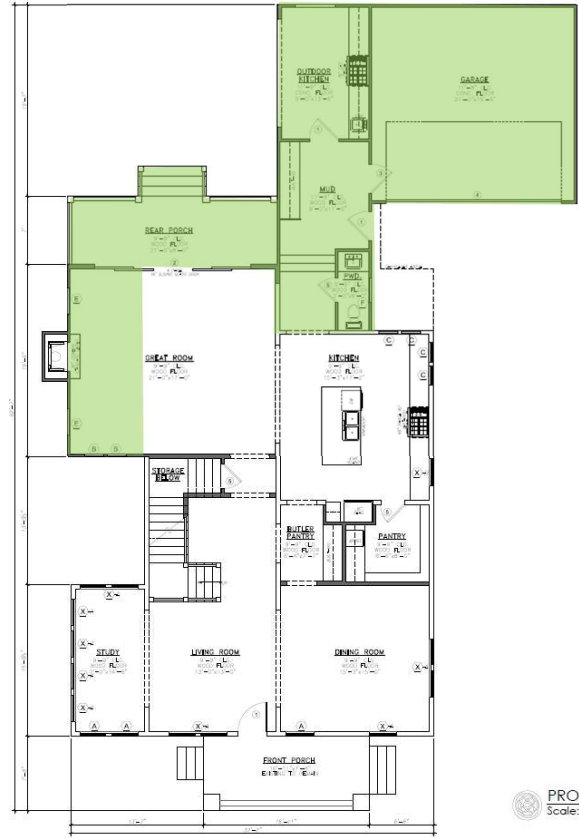
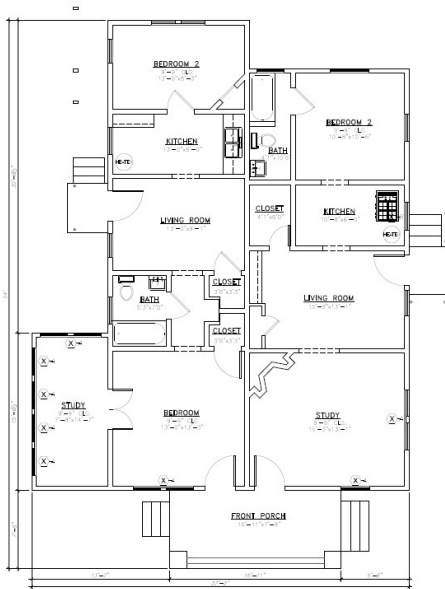


FIRST FLOOR PLAN



EXISTING

PROPOSED



PROI  
Scale:

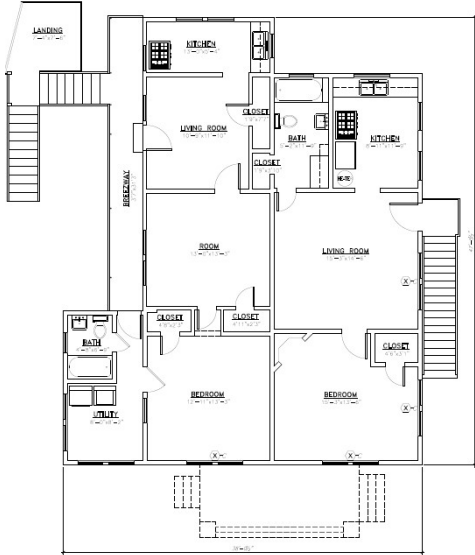


SECOND FLOOR PLAN



EXISTING

PROPOSED

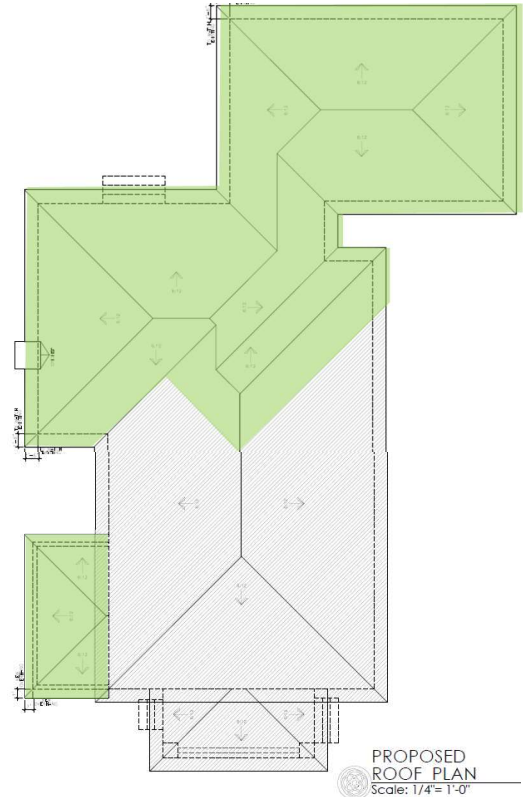
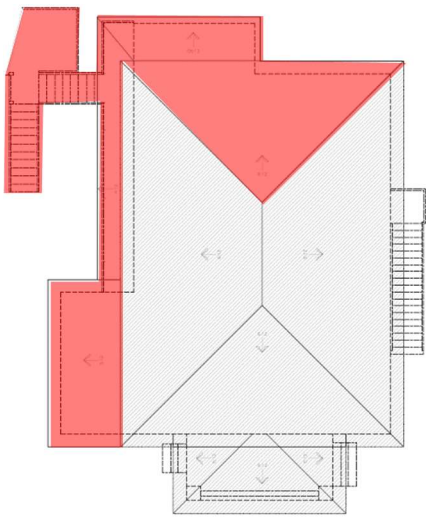




ROOF PLAN

EXISTING

PROPOSED



PROPOSED  
ROOF PLAN  
Scale: 1/4" = 1'-0"

WEST (SIDE) ELEVATION  
EXISTING



PROPOSED



**SOUTH (FRONT) ELEVATION**  
**EXISTING**



**PROPOSED**



**NORTH (REAR) ELEVATION**

**EXISTING**



**PROPOSED**



EAST (SIDE) ELEVATION

EXISTING



PROPOSED



**WINDOW SCHEDULE**

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
(X)	13			EXISTING WINDOW - TO REMAIN
(A)	12	2'-8"	5'-10"	SINGLE HUNG
(B)	4	2'-0"	4'-10"	SINGLE HUNG
(C)	4	2'-0"	2'-7"	FIXED GLASS
(D)	2	2'-6"	5'-10"	SINGLE HUNG - TEMPERED
(E)	2	2'-8"	2'-0"	FIXED GLASS
(F)	1	2'-8"	4'-0"	SINGLE HUNG - TEMPERED
(G)	1	2'-8"	3'-0"	SINGLE HUNG
(H)	1	4'-0"	4'-6"	SINGLE HUNG - TEMPERED

**DOOR SCHEDULE**

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	3	3'-0"	8'-0"	EXTERIOR DOOR W/ GLASS INSERT
2	1	16'-0"	8'-0"	EXTERIOR 4-PANEL SLIDING GLASS DOOR
3	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSING DEVICE
4	1	18'-0"	8'-0"	OVERHEAD DOOR AT GARAGE
5	3	2'-6"	8'-0"	INTERIOR DOOR
6	4	2'-8"	6'-8"	INTERIOR DOOR
7	1	3'-0"	6'-8"	INTERIOR DOOR
8	8	2'-6"	6'-8"	INTERIOR DOOR
9	4	(2)1'-6"	6'-8"	INTERIOR FRENCH DOOR (UNIT)

**ATTACHMENT A**

PROPOSED

SQUARE FOOTAGE	
FIRST FLOOR	1,784 sq. ft
SECOND FLOOR	2,314 sq. ft
TOTAL HEATED	4,098 sq. ft
GARAGE	433 sq. ft
FRONT PORCH	130 sq. ft
REAR PORCH	155 sq. ft
OUTDOOR KITCHEN	143 sq. ft
TOTAL UNHEATED	861 sq. ft
TOTAL COVERED	4,959 sq. ft

CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE/GARAGE	2,603 SQ. FT.
DRIVEWAY/WALKWAY	1,425 SQ. FT.
TOTAL OF IMPERVIOUS COVER	4,028 SQ. FT.
LOT AREA	6,250 SQ. FT.
PERCENTAGE IMPERVIOUS AREA	64.44 %



**Certificate Of Appropriateness: Alteration/Addition 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: 514 Woodland

Lot Size (Total Sq Ft): 6,250

Lot Dimensions (W X L): 62.5' x 100'

**General Addition Info:**

Existing stories*	<u>2</u>	Proposed addition stories*	<u>2</u>
Existing max ridge height*	<u>29'-6"</u>	Proposed max ridge height*	<u>29'-6"</u>
Existing max eave height*	<u>21'-2"</u>	Proposed max eave height*	<u>21'-2"</u>

Square Footage/Lot Coverage:	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	<u>1,417</u>	<u>497</u>	<u>1,914</u>
Detached Garage, Garage Apt or Accessory Building Square Footage	<u>487</u>	<u>0</u>	
<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>			
	<b>New Total Lot Coverage* =</b>		<u>2,344</u>

**Setbacks From Property Line:**

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	<u>14'-4"</u>	<u>14'-4"</u>	<u>NO</u>
South*	<u>10.75'</u>	<u>3'-0 3/4'</u>	<u>YES</u>
East*	<u>7.5'</u>	<u>4'-5"</u>	<u>YES</u>
West*	<u>4'-8"</u>	<u>3'-3"</u>	<u>YES</u>

Do you have flooding issues?  YES  NO

**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	<u>25"</u>	<u>25"</u>
Type*	<u>C.S.</u>	<u>C.S.</u>
Material*	<u>Wood</u>	<u>Wood</u>

**Cladding:**

	Existing	Proposed/New Addition
Primary Siding Material *	<u>lifeslime</u>	<u>Cementite</u>
Primary Siding Width Reveal	<u>10"</u>	<u>4"</u>
Skirting Material	<u>Wood</u>	<u>Wood</u>
Soffit Material	<u>Wood</u>	<u>Hardie</u>
Fascia Material	<u>Wood</u>	<u>Wood</u>

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

Please remember to fill out the window worksheet  
And review guidelines for drawing submissions

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

**Max Width/Depth & Inset:**

	Existing	Proposed/New *do not include existing	= End Result/ Total
*widest building wall corner to corner*			
Max Width*	<u>37'-2"</u>	<u>52'-1"</u>	<u>52'-1"</u>
Max Depth*	<u>54'-0"</u>	<u>82'-7"</u>	<u>82'-7"</u>

Are original corners maintained with an inset on the addition?\*

YES or NO

Please advise inset dimension for applicable corners.

**Roof:**

	Existing	Proposed/New Addition
Pitch*	<u>6/12</u>	<u>6/12</u>
Style*	<u>Craftsman</u>	<u>Craftsman</u>
Material *	<u>Comp. Sh.</u>	<u>Comp. Sh.</u>

**Porch Details:**

	Existing	Proposed/New Addition
Eave Height	<u>11'-6 1/2"</u>	<u>11'-6 1/2"</u>
Width	<u>16'-11"</u>	<u>16'-11"</u>
Depth	<u>7'-8"</u>	<u>7'-8"</u>
Decking Material	<u>Conc.</u>	<u>Conc.</u>
Pier/Base Material	<u>Conc.</u>	<u>Conc.</u>
Column Material	<u>Brick</u>	<u>Brick</u>
Step Material	<u>Conc.</u>	<u>Conc.</u>
Railing Height	<u>N/A</u>	<u>N/A</u>
Railing Material	<u>N/A</u>	<u>N/A</u>

Form Date: January 4, 2021 3:29 PM