

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Miguel A. Talamantes, agent for Ryan Witt, owner

**Property:** 524 Euclid St, Tracts 6 & 7A, Block 23. Woodland Heights Subdivision. The property includes a two-story wood frame 1,510 square foot single-family residence situated on a 5,000 square foot interior lot.

**Significance:** Contributing Craftsman house, constructed circa 1915, located in the Woodlan Heights Historic District.

**Proposal:** Alteration- Addition

The applicant is proposing to construct a two-story 974 square foot addition and attached garage to the existing structure.

- Smooth cementitious siding with 5" reveal
- Proposed windows to be vinyl and inset and recessed
- 4/12 hipped roof with asphalt shingles
- 27'-8" max ridge height
- 23' max eave height
- Original corners to be maintained

**Public Comment:** No public comment received

**Civic Association:**

**Recommendation:** Approval with the condition that windows to be reviewed by staff when vendor is chosen

**HAHC Action:**

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

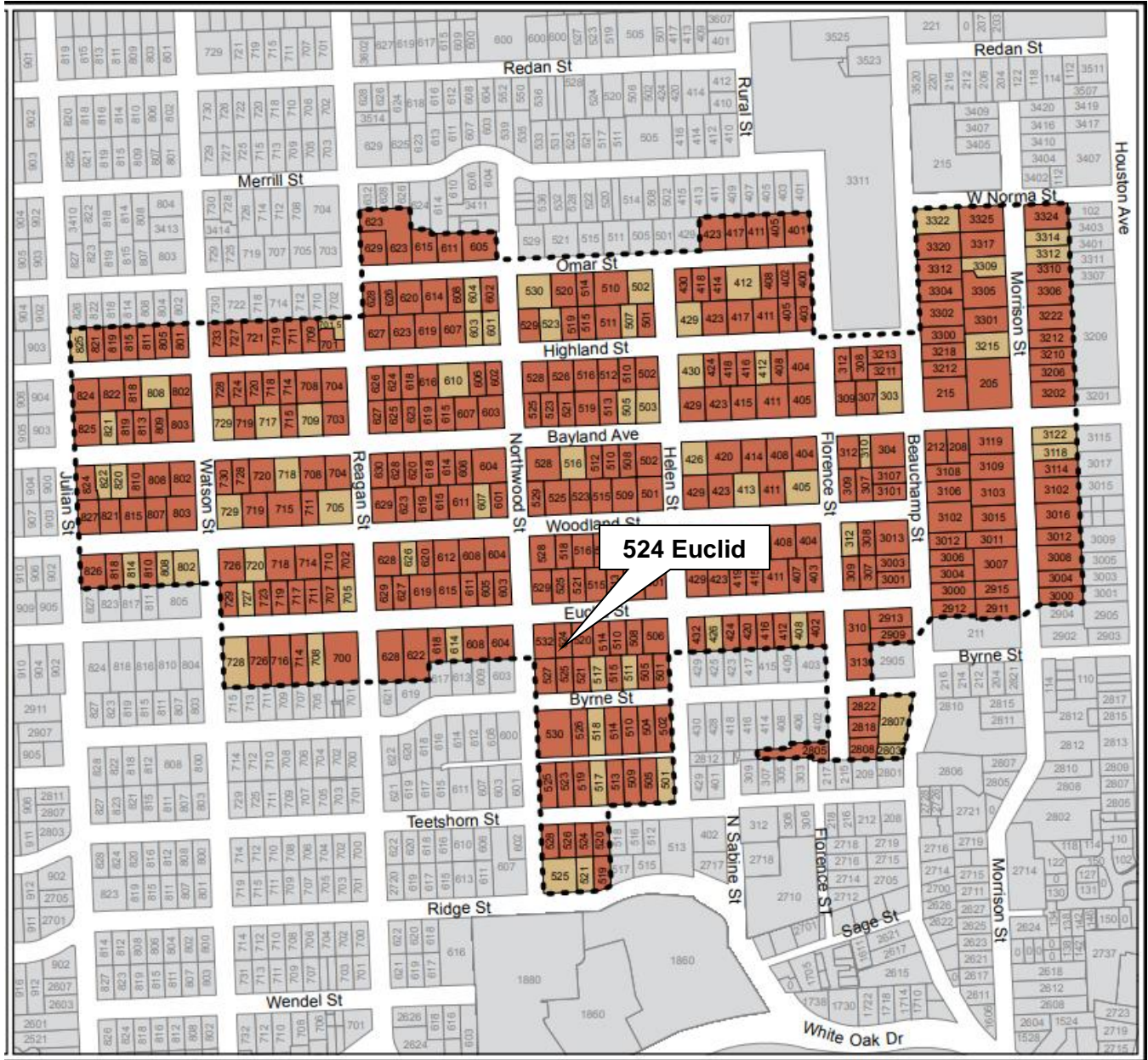
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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    D - does not satisfy    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

**INVENTORY PHOTO**



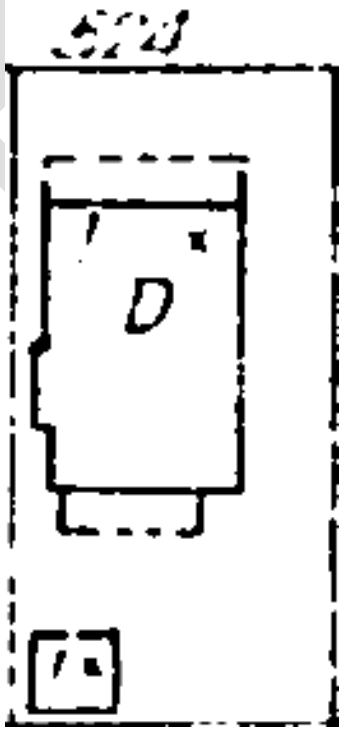
**CURRENT PHOTO**



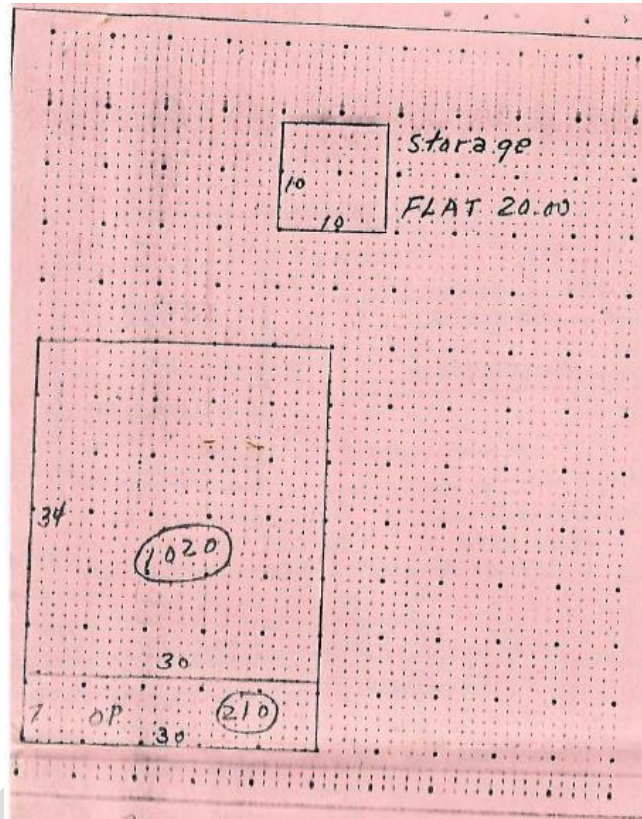
AERIAL VIEW OF PROPERTY



SANBORN (1924-1950)



HARRIS COUNTY BUILDING ASSESSMENT (1965)

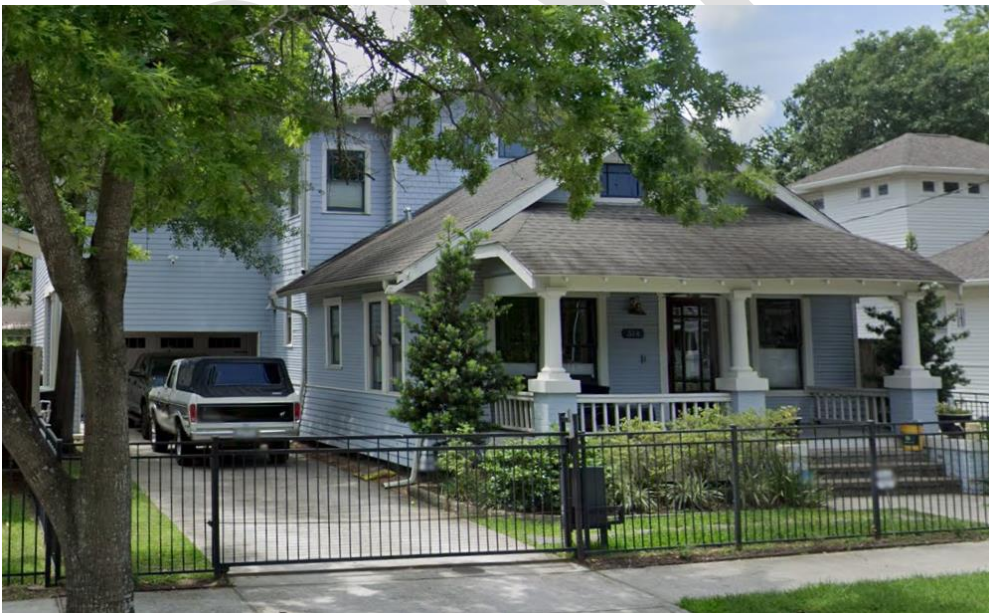


**CONTEXT AREA**

520 EUCLID-CONTRIBUTING (NEIGHBOR)



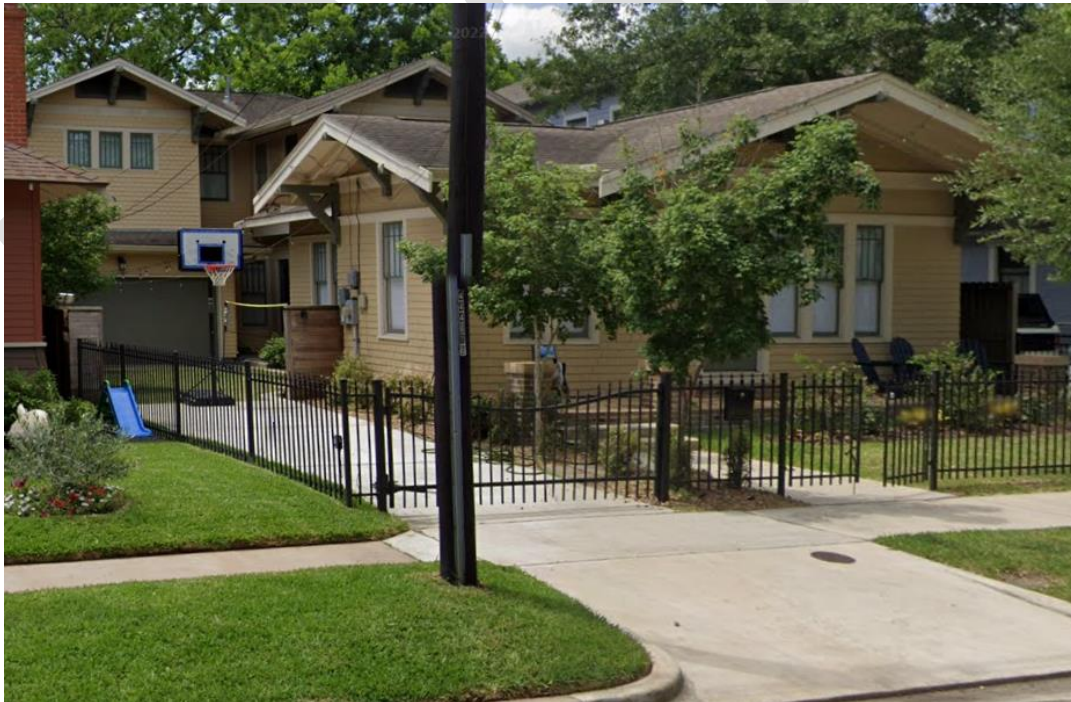
514 EUCLID-CONTRIBUTING



521 EUCLID-CONTRIBUTING



510 EUCLID-CONTRIBUTING



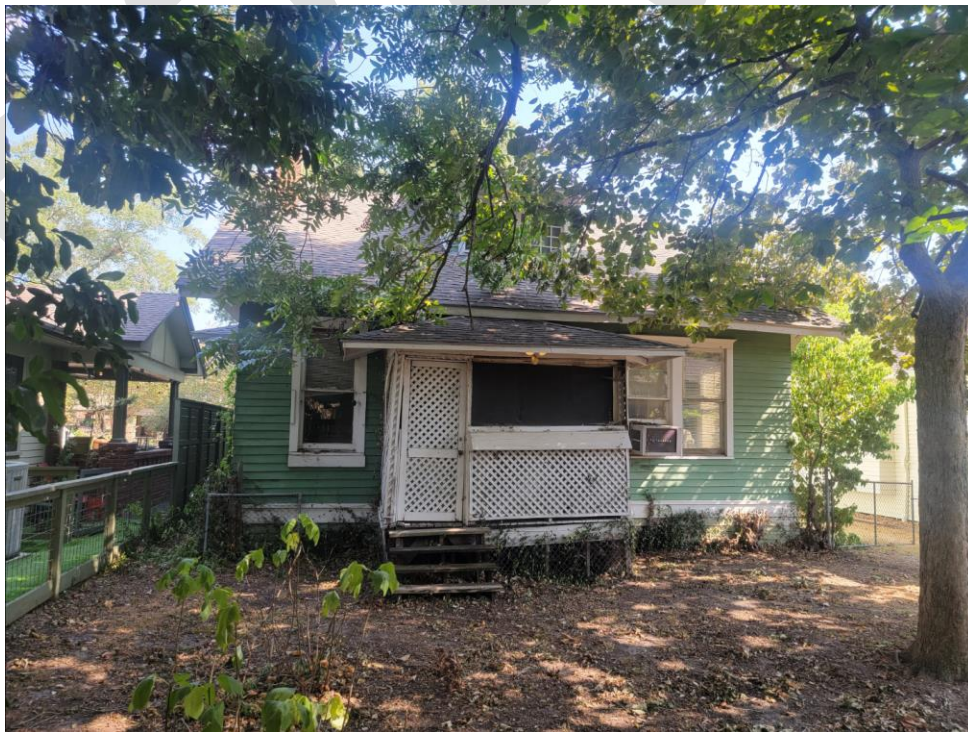


**SITE PHOTOS PROVIDED BY APPLICANT**

FRONT/NORTH



REAR/SOUTH



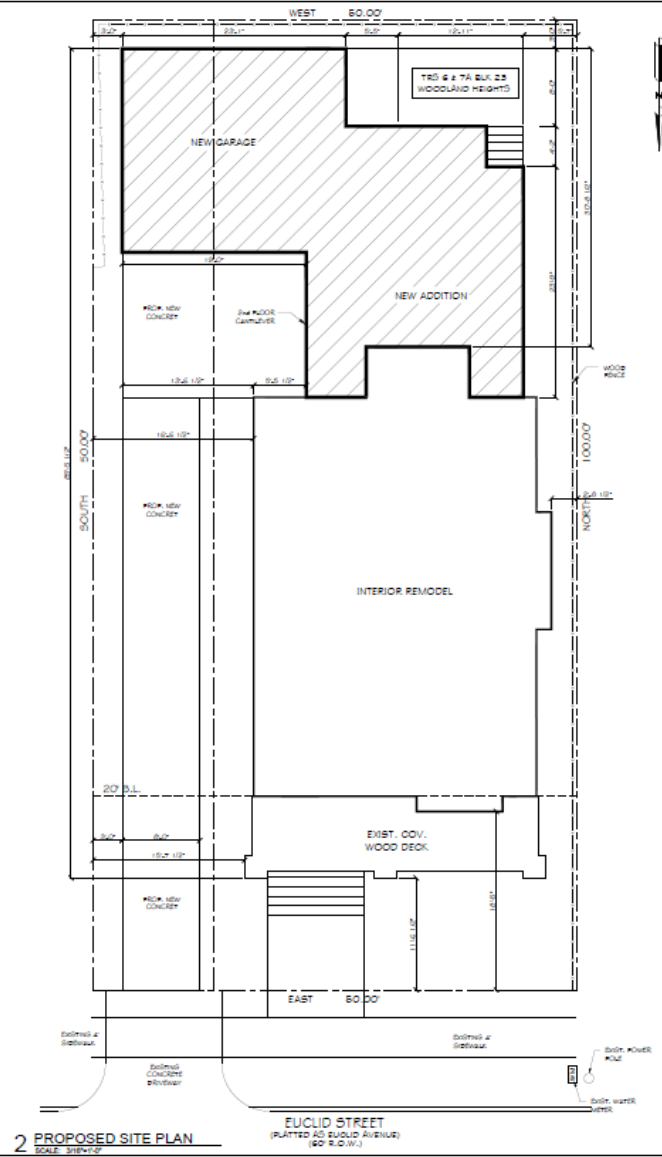
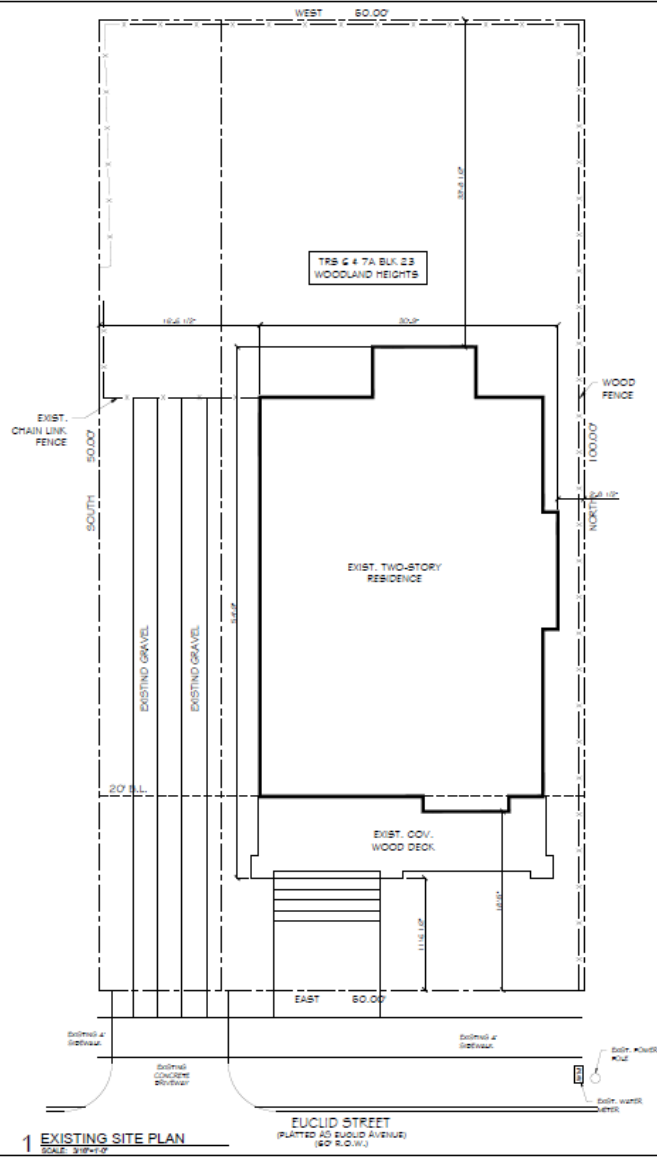
WEST



EAST

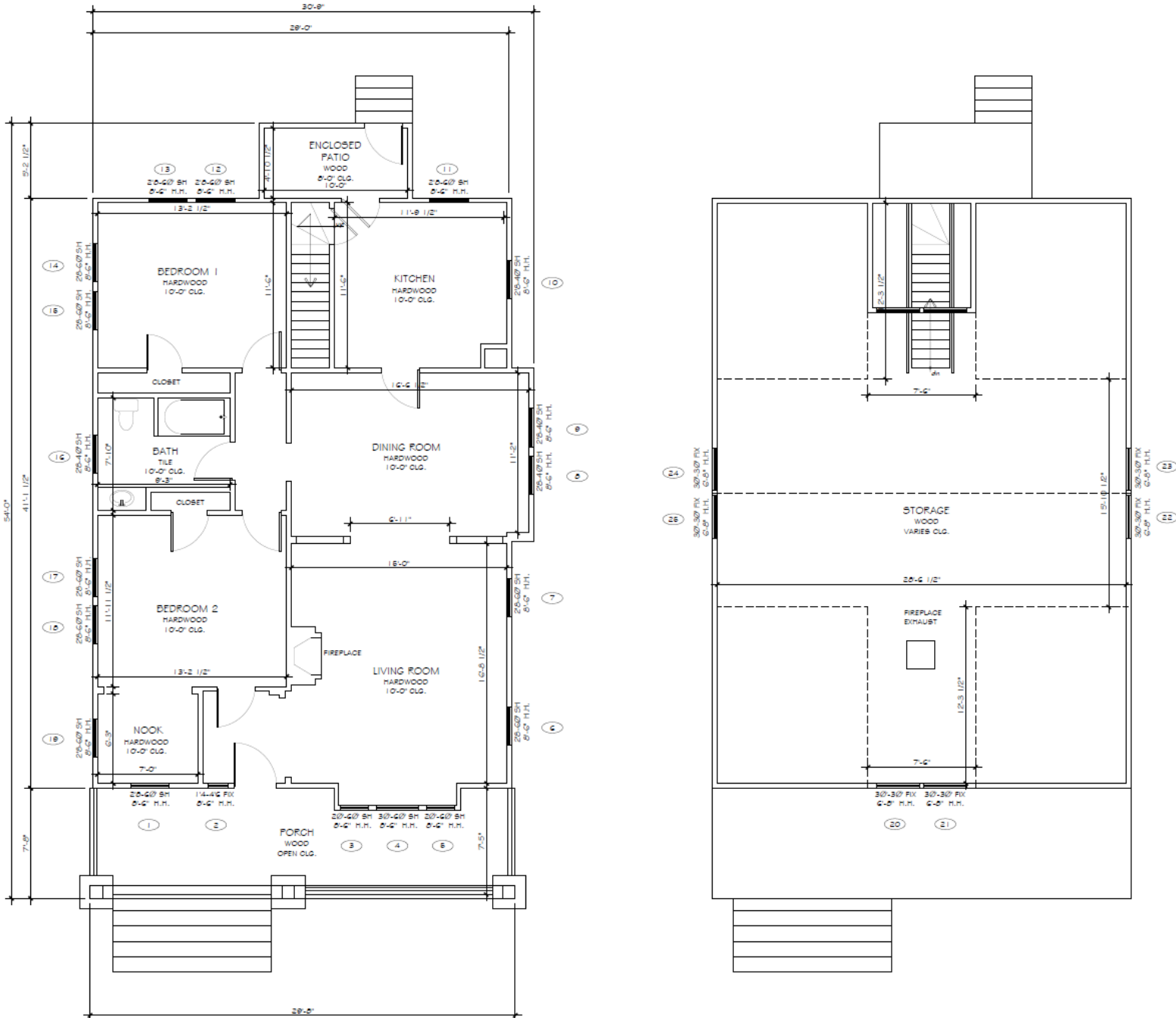


SITE PLANS

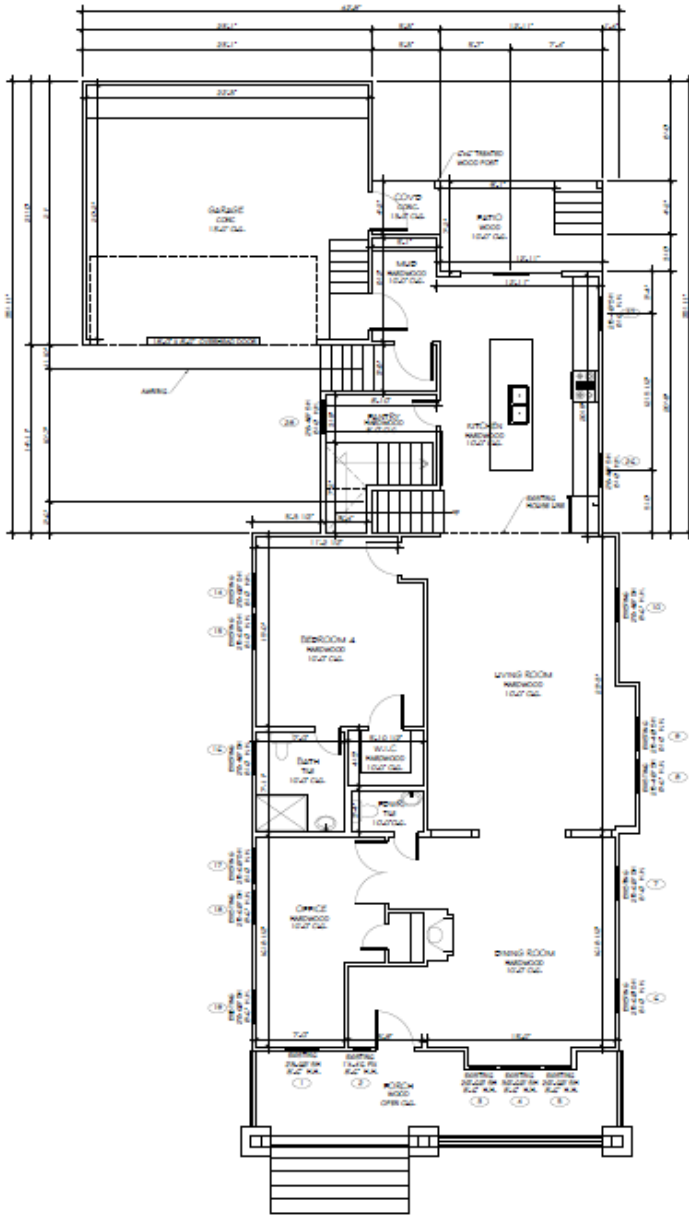


FLOOR PLANS

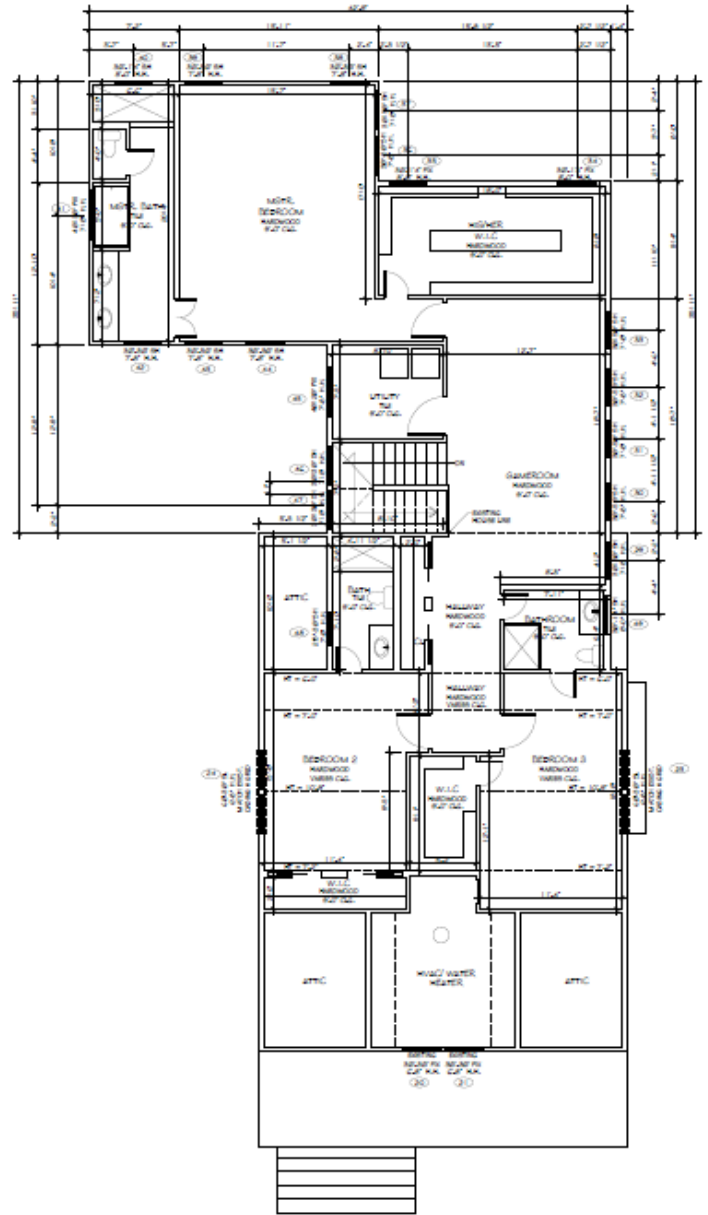
EXISTING



PROPOSED

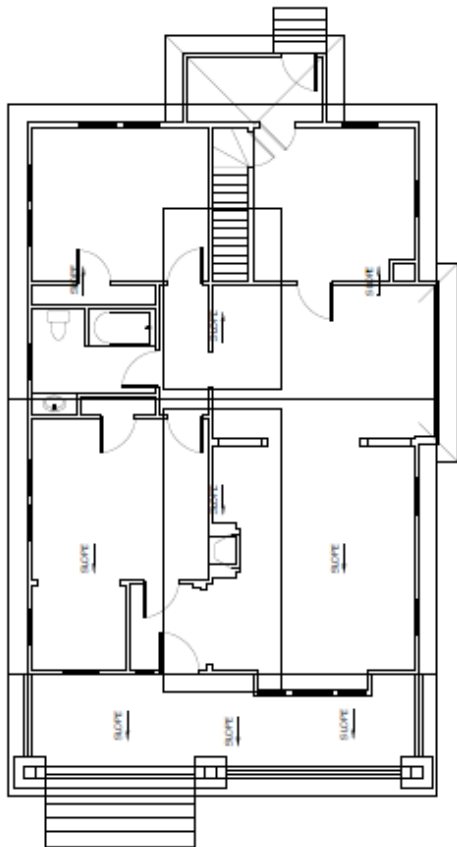


1 PROPOSE 1st FLOOR PLAN  
SCALE: 3/8"=1'-0"

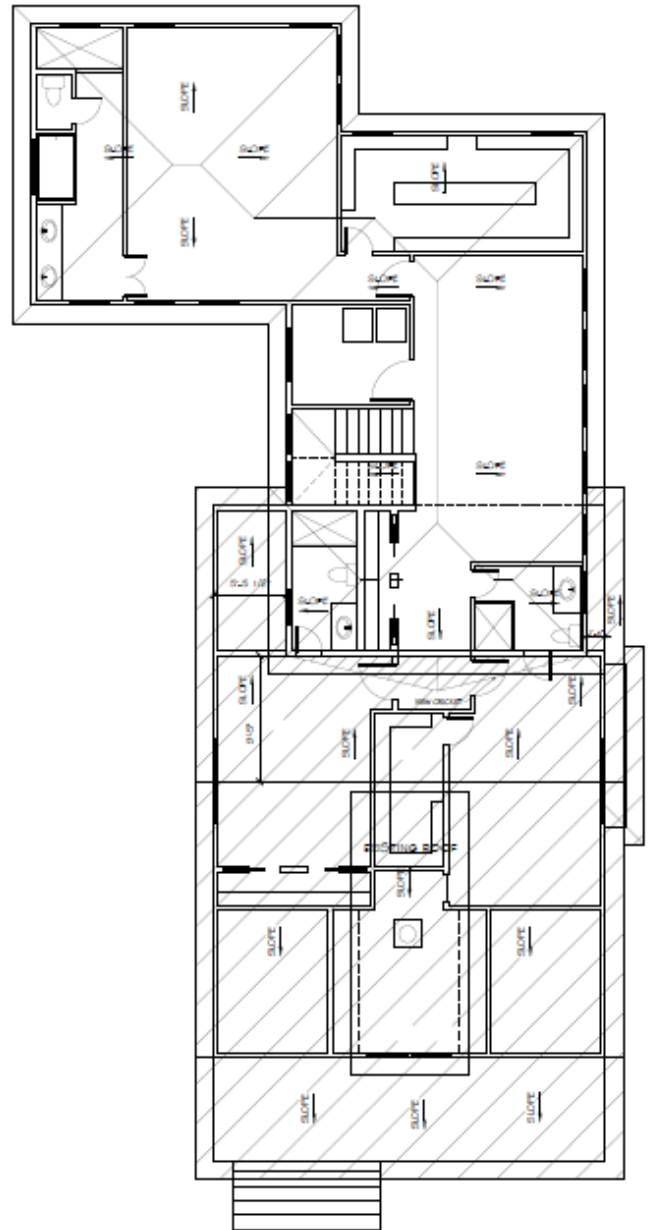


2 PROPOSE 2nd FLOOR PLAN  
SCALE: 3/8"=1'-0"

ROOF PLANS



1 EXISTING ROOF PLAN  
SCALE: 3/16"=1'-0"



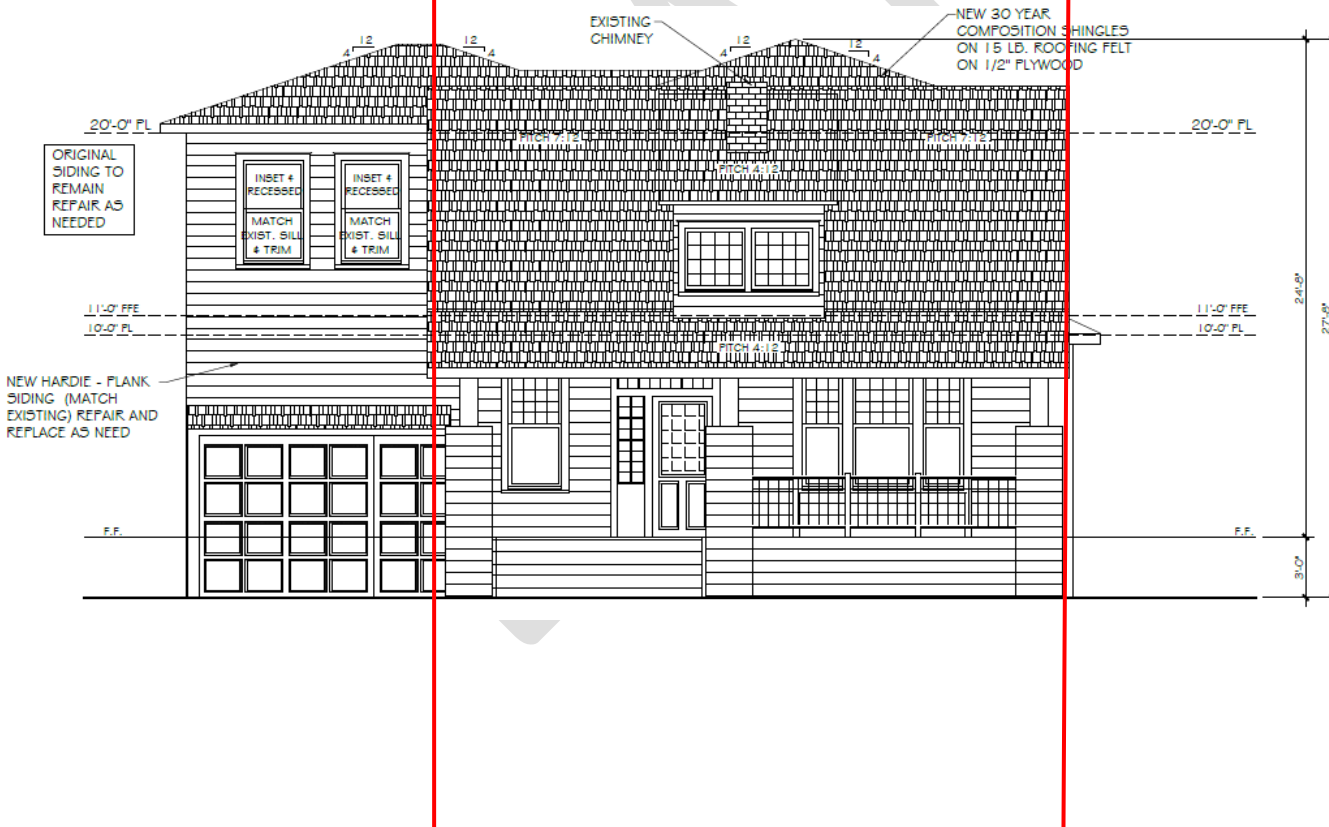
2 PROPOSED ROOF PLAN  
SCALE: 3/16"=1'-0"

**ELEVATIONS\*\* (TO BE SHADED FOR CLARITY)**

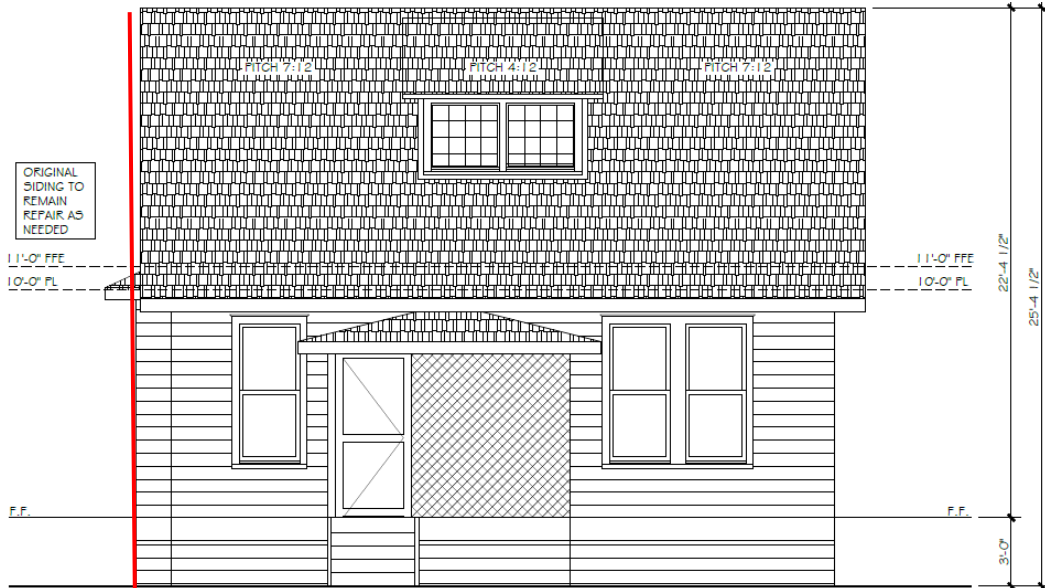
EXISTING NORTH (FRONT)



PROPOSED NORTH



EXISTING SOUTH (REAR)

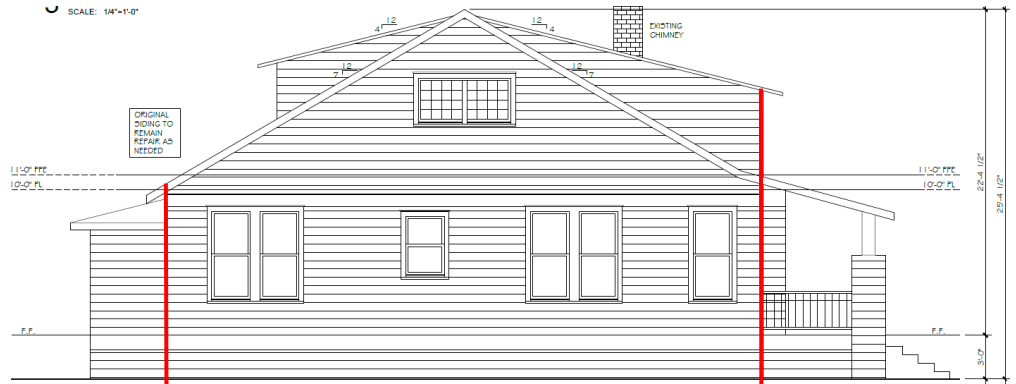


PROPOSED SOUTH

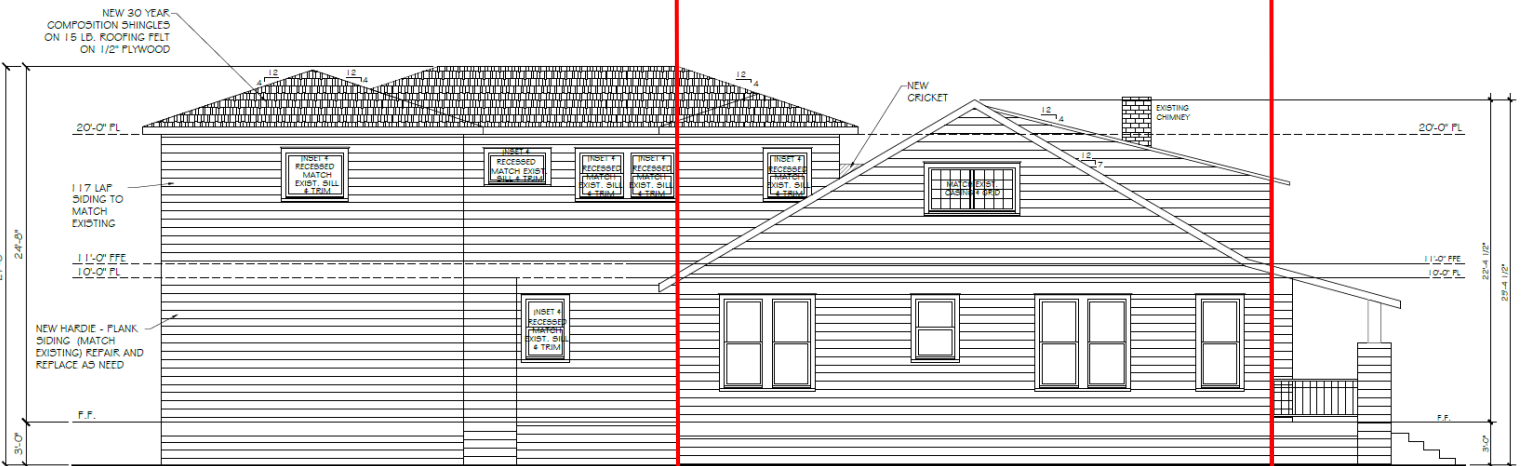




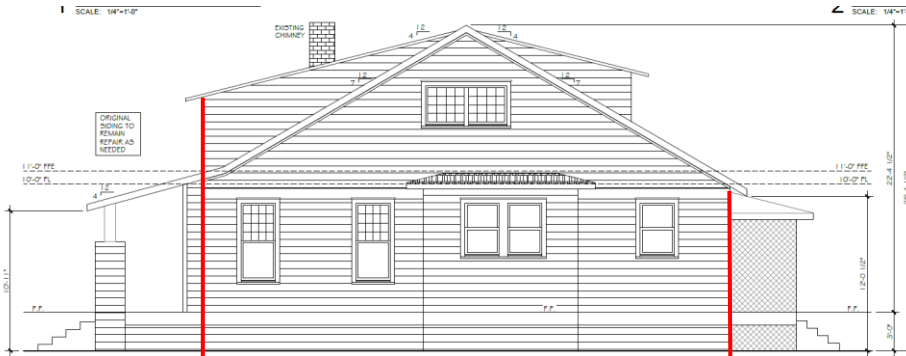
EXISTING EAST (SIDE)



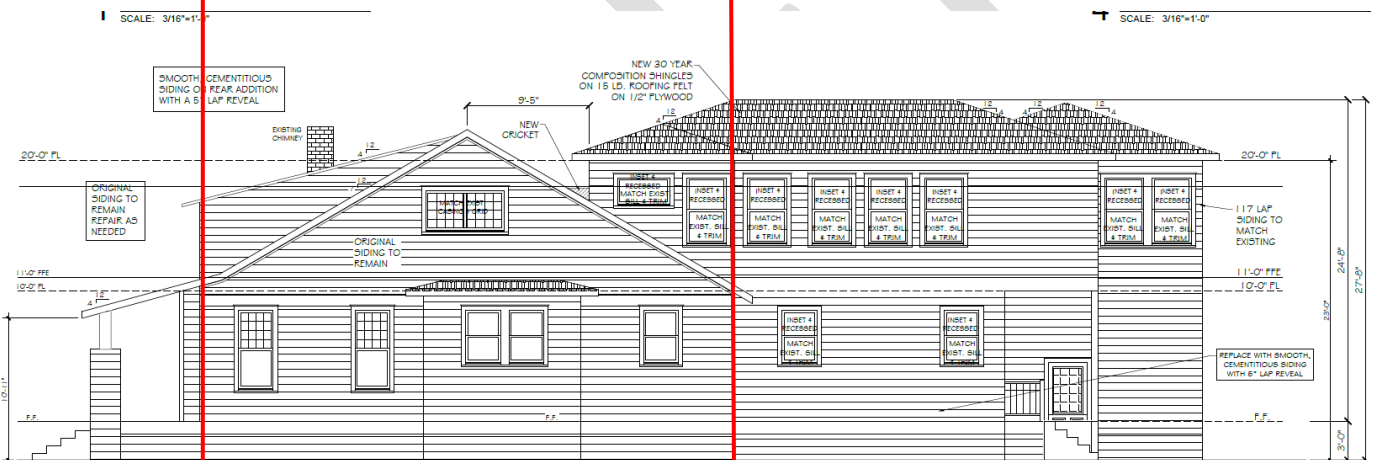
PROPOSED EAST



EXISTING WEST (SIDE)



PROPOSED WEST



**WINDOW 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>
<small>1 (FRONT COUNTERGLAZING)</small>	WOOD	4X4 / 1/1	SH	32x72	INSET & RECESSED	ORIGINAL	YES
2	WOOD	2X7	FIX	16x54	INSET & RECESSED	ORIGINAL	YES
3	WOOD	3X4 / 1/1	SH	24x72	INSET & RECESSED	ORIGINAL	YES
4	WOOD	4X4 / 1/1	SH	36x72	INSET & RECESSED	ORIGINAL	YES
5	WOOD	3X4 / 1/1	SH	24x72	INSET & RECESSED	ORIGINAL	YES
6	WOOD	4X4 / 1/1	SH	32x72	INSET & RECESSED	ORIGINAL	YES
7	WOOD	4X4 / 1/1	SH	32x72	INSET & RECESSED	ORIGINAL	YES
8	WOOD	1X1 / 1X1	SH	32x48	INSET & RECESSED	ORIGINAL	YES
9	WOOD	1X1 / 1X1	SH	32x48	INSET & RECESSED	ORIGINAL	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>

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>	
26	VINYL	1X1 / 1X1	SH	32X48	INSET & RECESSED	TBD	
27	VINYL	1X1 / 1X1	SH	32X48	INSET & RECESSED	TBD	
28	VINYL	1X1 / 1X1	SH	32X48	INSET & RECESSED	TBD	
29	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
30	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
31	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
32	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
33	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
34	VINYL	1X1	FIXED	36X16	INSET & RECESSED	TBD	

**CERTIFICATE OF APPROPRIATENESS**  
**WINDOW WORKSHEET**



**PLANNING &  
 DEVELOPMENT  
 DEPARTMENT**

**EXISTING WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
10	WOOD	1X1 / 1X1	SH	32x48	INSET & RECESSED	ORIGINAL	YES
11	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	NO
12	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	NO
13	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	NO
14	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	YES
15	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	YES
16	WOOD	1X1 / 1X1	SH	32x48	INSET & RECESSED	ORIGINAL	NO
17	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	YES
18	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	YES

**DAMAGE TO EXISTING WINDOWS**

Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken

**PROPOSED WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
35	1X1	1X1 / 1X1	FIXED	36X16	INSET & RECESSED	TBD	
36	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
37	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
38	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
39	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
40	VINYL	1X1 / 1X1	SH	36X16	INSET & RECESSED	TBD	
41	VINYL	1X1	FIXED	48X36	INSET & RECESSED	TBD	
42	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
43	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	

**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>
19	WOOD	1X1 / 1X1	SH	32x72	INSET & RECESSED	ORIGINAL	YES
20	WOOD	4X4	FIX	36x36	INSET & RECESSED	ORIGINAL	YES
21	WOOD	4X4	FIX	36x36	INSET & RECESSED	ORIGINAL	YES
22	WOOD	4X4	FIX	36x36	INSET & RECESSED	ORIGINAL	YES
23	WOOD	4X4	FIX	36x36	INSET & RECESSED	ORIGINAL	YES
24	WOOD	4X4	FIX	36x36	INSET & RECESSED	ORIGINAL	YES
25	WOOD	4X4	FIX	36x36	INSET & RECESSED	ORIGINAL	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>

**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>	
44	VINYL	1X1 / 1X1	SH	36X60	INSET & RECESSED	TBD	
45	VINYL	1X1	FIXED	48X24	INSET & RECESSED	TBD	
46	VINYL	1X1 / 1X1	SH	36X36	INSET & RECESSED	TBD	
47	VINYL	1X1 / 1X1	SH	36X36	INSET & RECESSED	TBD	
48	VINYL	1X1 / 1X1	SH	32X36	INSET & RECESSED	TBD	
48	VINYL	1X1 / 1X1	SH	36X16	INSET & RECESSED	TBD	