

CERTIFICATE OF APPROPRIATENESS

Applicant: Conner Noud, owner; Sam Gianukos, agent

Property: 707 E. 5th 1/2 Street, Lots 2 &9, Block 4, Freeland. 6,250 SF Lot and 1,293 SF House

Significance: Contributing 1935 bungalow in the Freeland Historic District.

Proposal: Alteration – Addition to main house

- 2-story rear addition almost entirely behind the existing original house
- Connected to the previously approved, but unbuilt, 2-story garage apartment
- Proposed addition adds 745 SF to 1st Floor and 1,726 SF to 2nd Floor; brings total with previously approved garage, 898 SF, to 4,664 SF conditioned
- All new windows to be inset and recessed per diagram in Attachment H

Please see attachment A for details and renderings

****Report subject to change prior to meeting****

Public Comment: 5 emails or letters in support; please see attachments B - F

Civic Association: No comment received.

Recommendation: Approval

HAHC Action:

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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Basis for Issuance: HAHC Approval

Effective: January 16, 2025



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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
Applicant has revised the plans to improve compatibility; the recommended imposed condition further improves compatibility. | |

- (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
FREELAND HISTORIC DISTRICT



Inventory Photo – January 5th 2008





Figure 1 - Recent Photo



Figure 2 - January 2025 Photo













Figure 3- Rear of Adjacent Property to East



Figure 4 - Looking West on Rear Street



Figure 5 - Current Photo of Rear of Lot

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Figure 7 - Adjacent Property to Right of Subject Property

Figure 6 - Property in Next Block



Figure 8 - Satellite Image Credit Google

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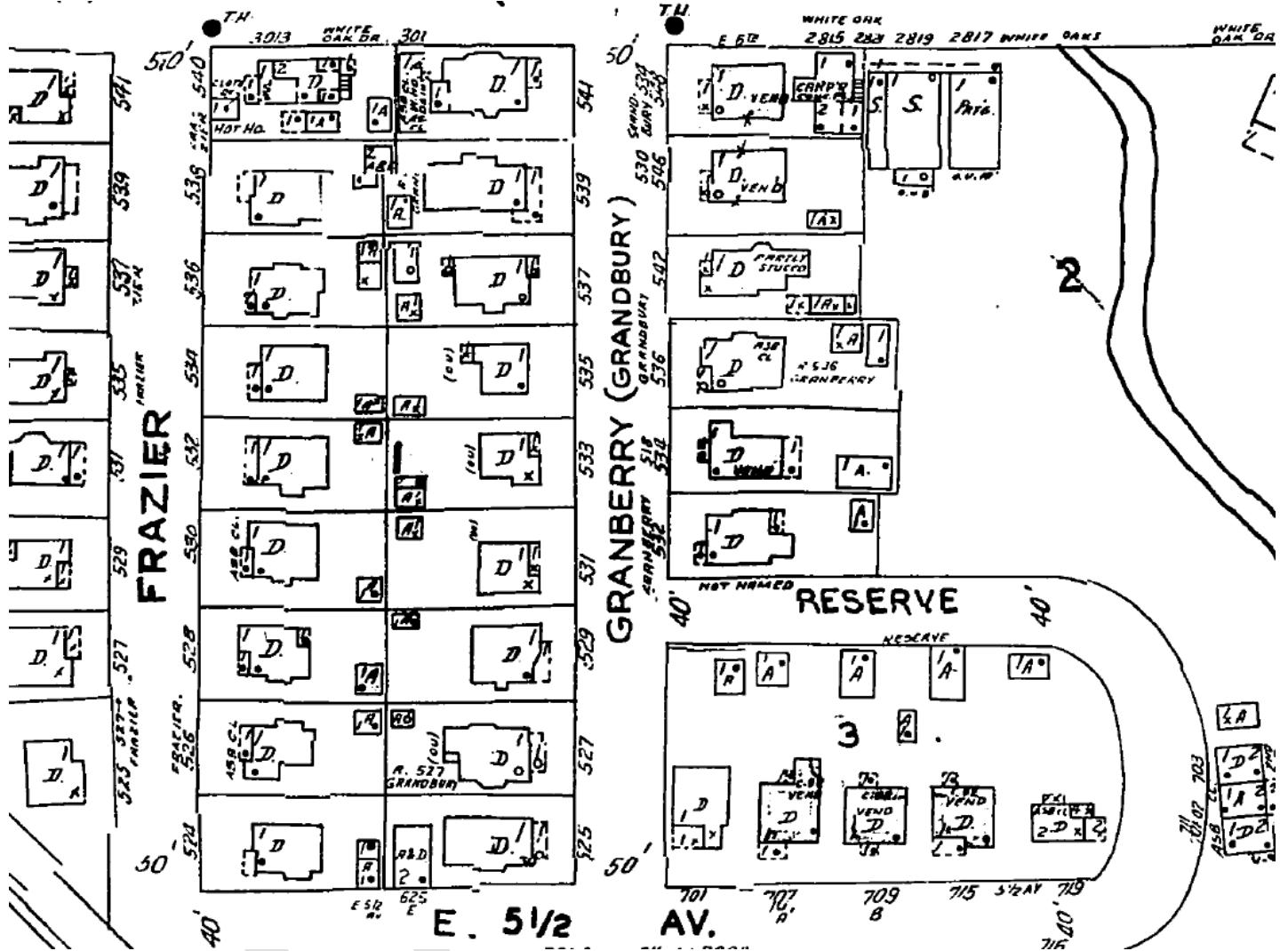


Figure 9 - Sanborn Through 1951

Attachment A – Drawings and Renderings

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Attachment B – Support Letter

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Attachment C – Support Letter

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Attachment D – Support Letter

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Attachment E - Support Letter

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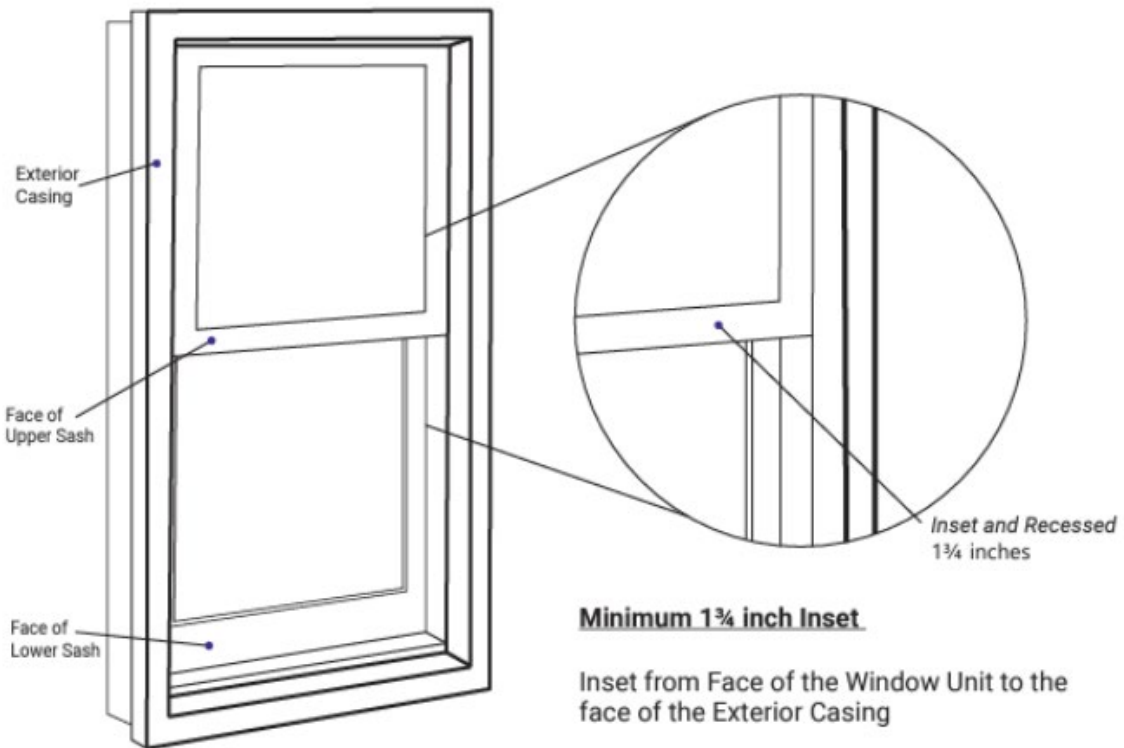
Attachment F - Support Letter

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Attachment G - Support Letter

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Attachment H – Window Inset Diagram



Minimum 1 3/4 inch Inset

Inset from Face of the Window Unit to the face of the Exterior Casing

Inset Lower sash thickness of Upper sash

3/4 inch minimum Inset for Fixed Window

For More Information

Contact City of Houston
Historic Preservation Office
832-393-6600
planningdepartment@houstontx.gov