

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 15, 2025

**Applicant:** Sarah Hannah, agent for Rahul Suresh, owner

**Property:** 310 Euclid, Tracts 5 & 6, Block 9, Woodland Heights Subdivision. The property includes a historic 2,318 square foot, two-story, wood frame single-family residence and a detached two-story garage apartment situated on a 7,500 square foot (75' x 100') corner lot.

**Significance:** Contributing Craftsman two-story single-family residence, constructed circa 1940, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Construct a 1180-square-foot, two-story addition which will attach the historic residence to a new 576 square foot attached garage. The total square footage will be 3497 square feet. The applicant has worked with Staff to resolve concerns with the previous proposal.

The proposed addition will have the following specifications:

- The addition will have 4 ½” reveal wood siding.
- New one-over-one windows to be inset and recessed.
- Proposal to install a new craftsman style door, which must be submitted to the preservation staff for approval prior to installation.
- Demolish the existing side porch and deck at the second floor
- Construct the roof with new composition roof shingles to match existing.

See enclosed detailed project description and application materials for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**\*\*\*Information subject to change\*\*\***

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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

**CURRENT PHOTOS**

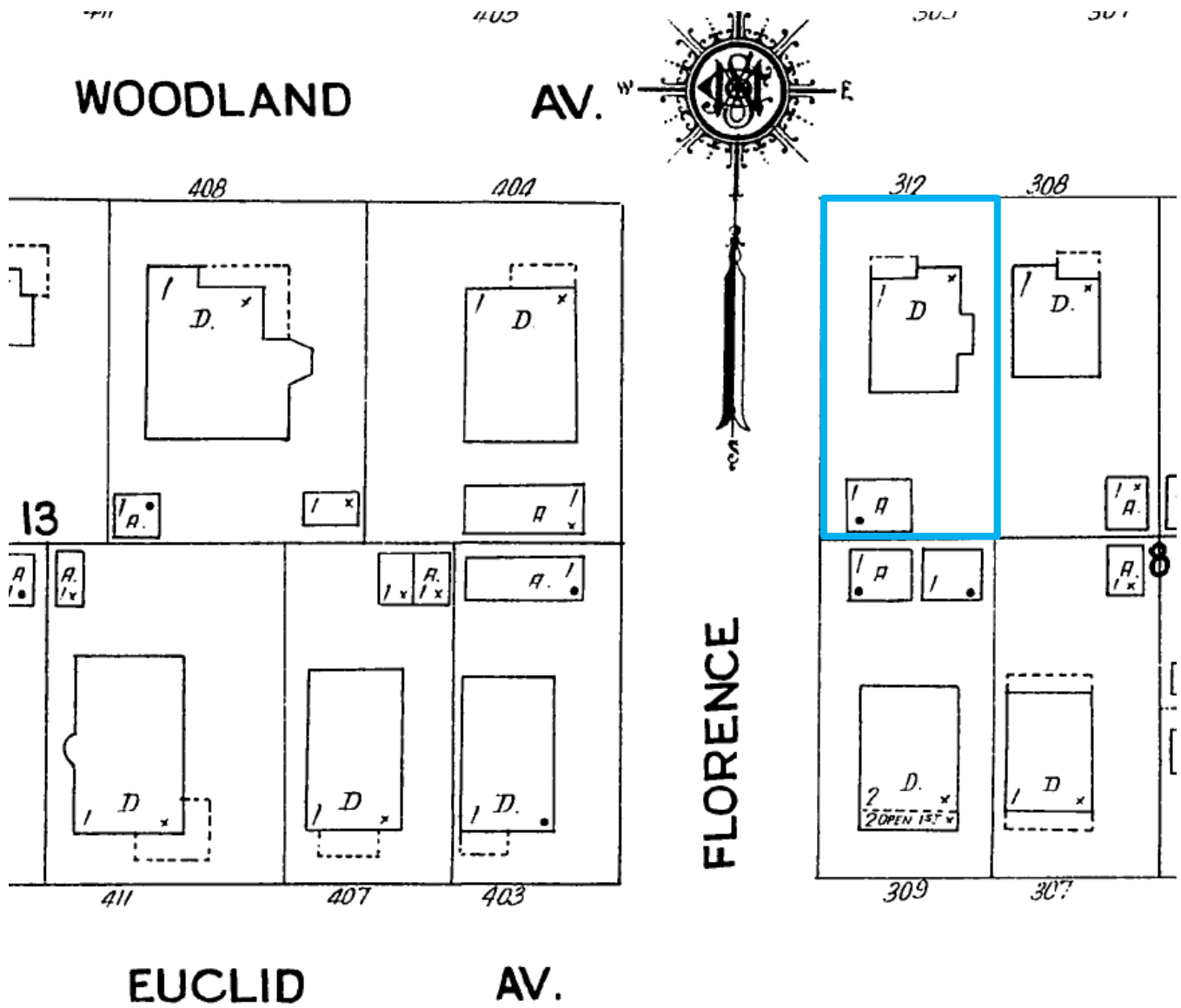


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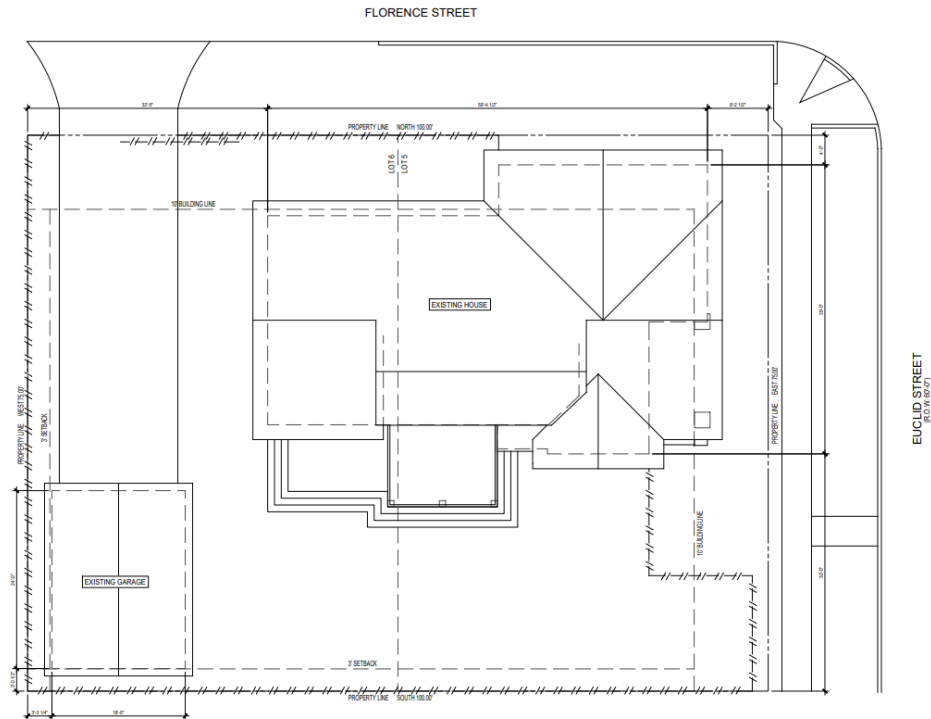




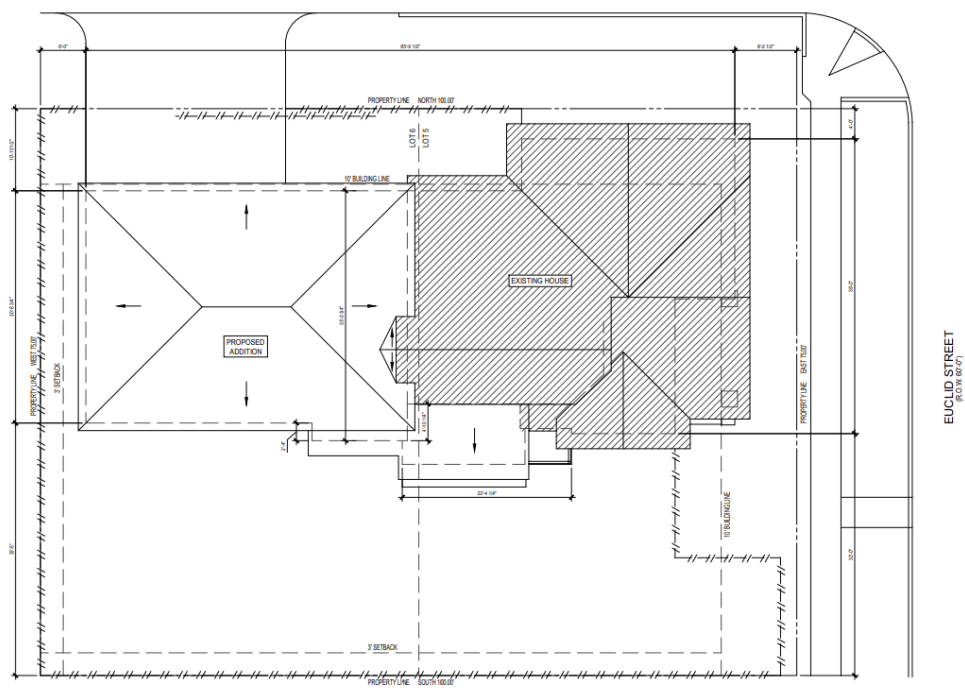




### SITE PLAN EXISTING



### PROPOSED



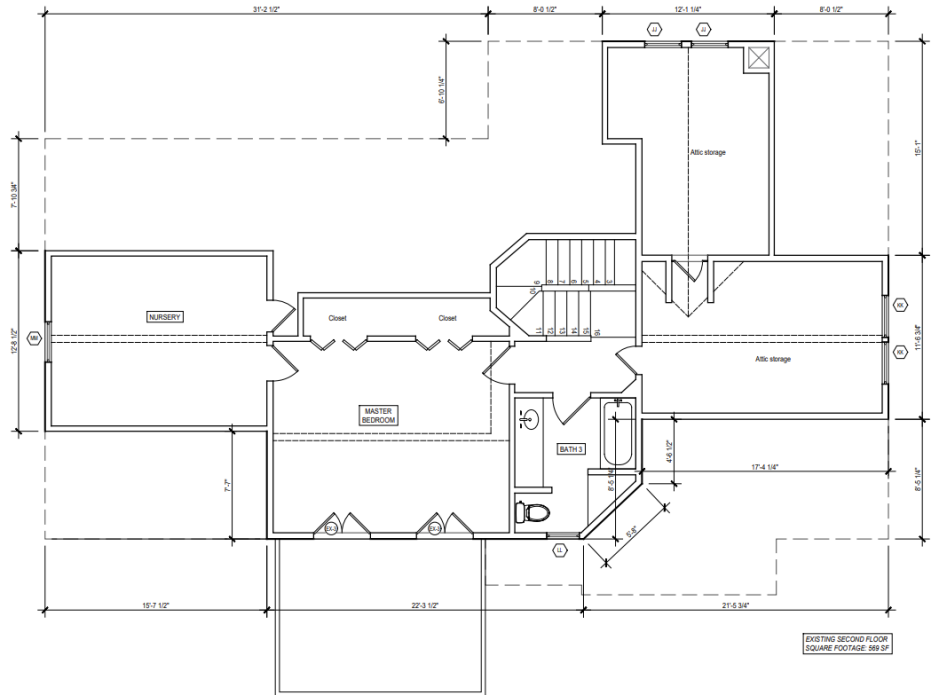




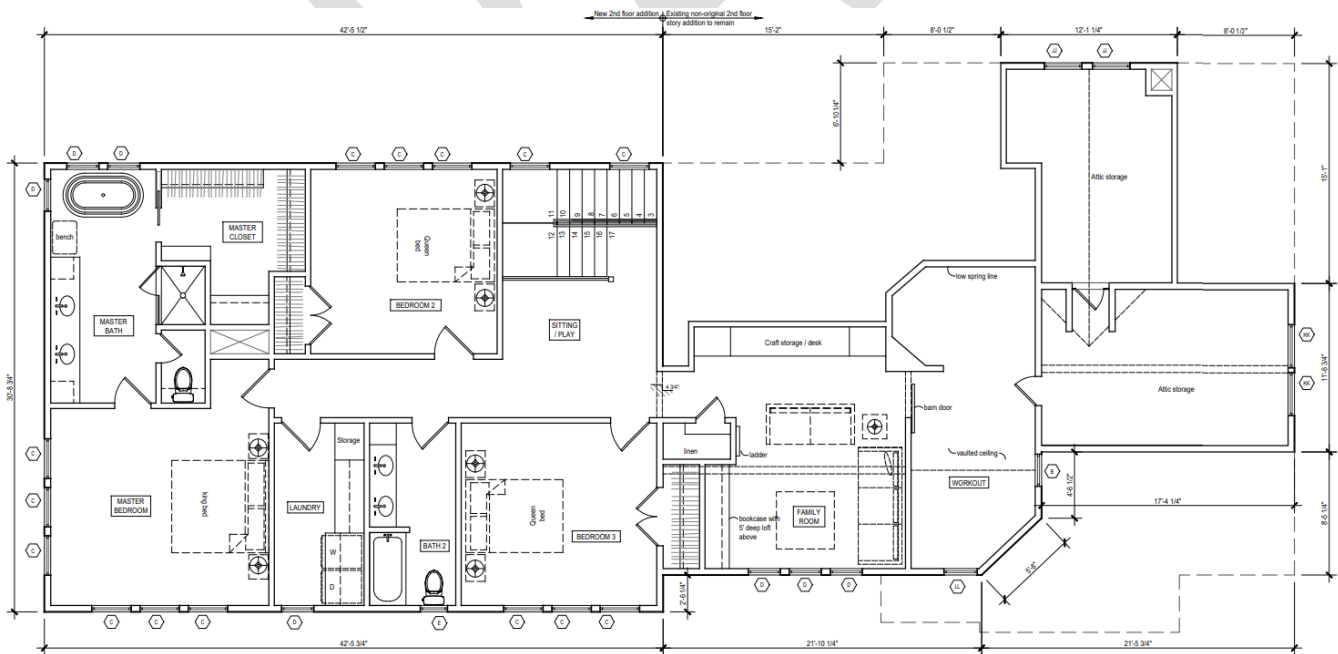


### SECOND FLOOR PLAN

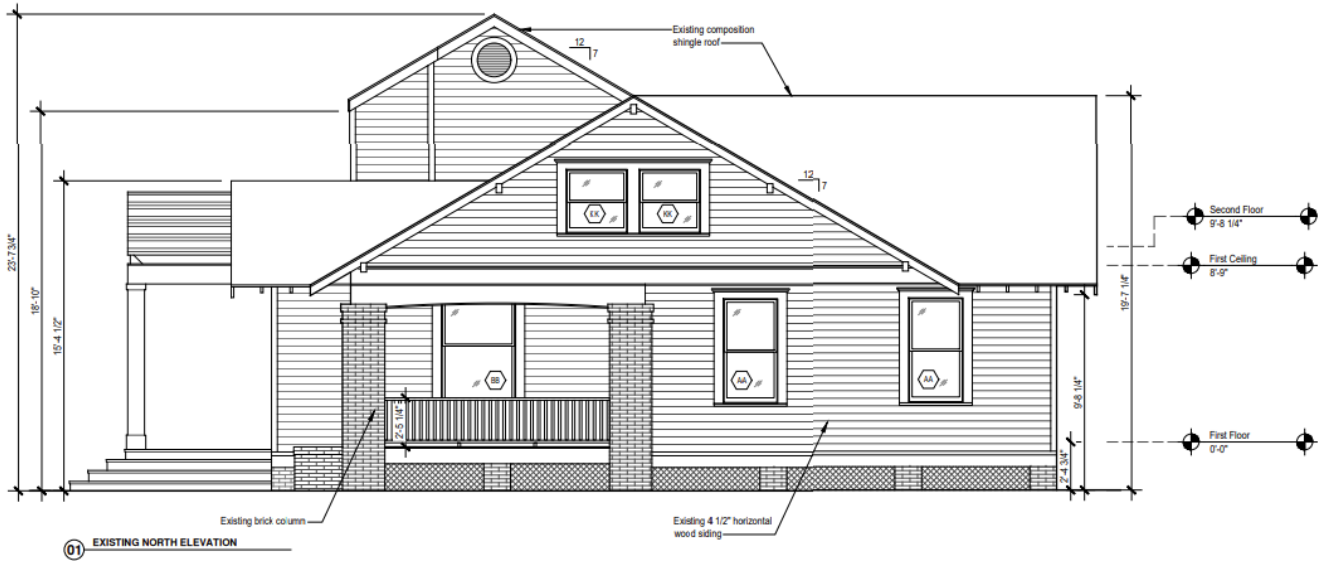
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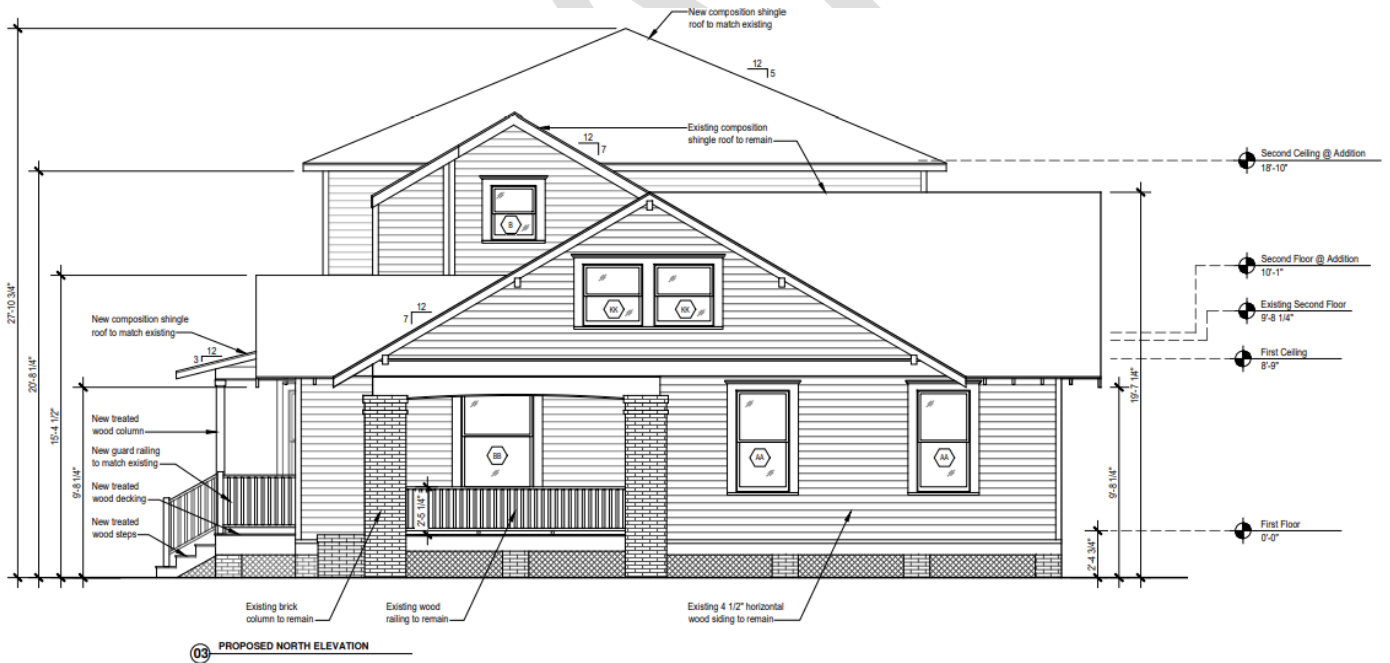
#### PROPOSED



### NORTH ELEVATION EXISTING (HOUSE ONLY)

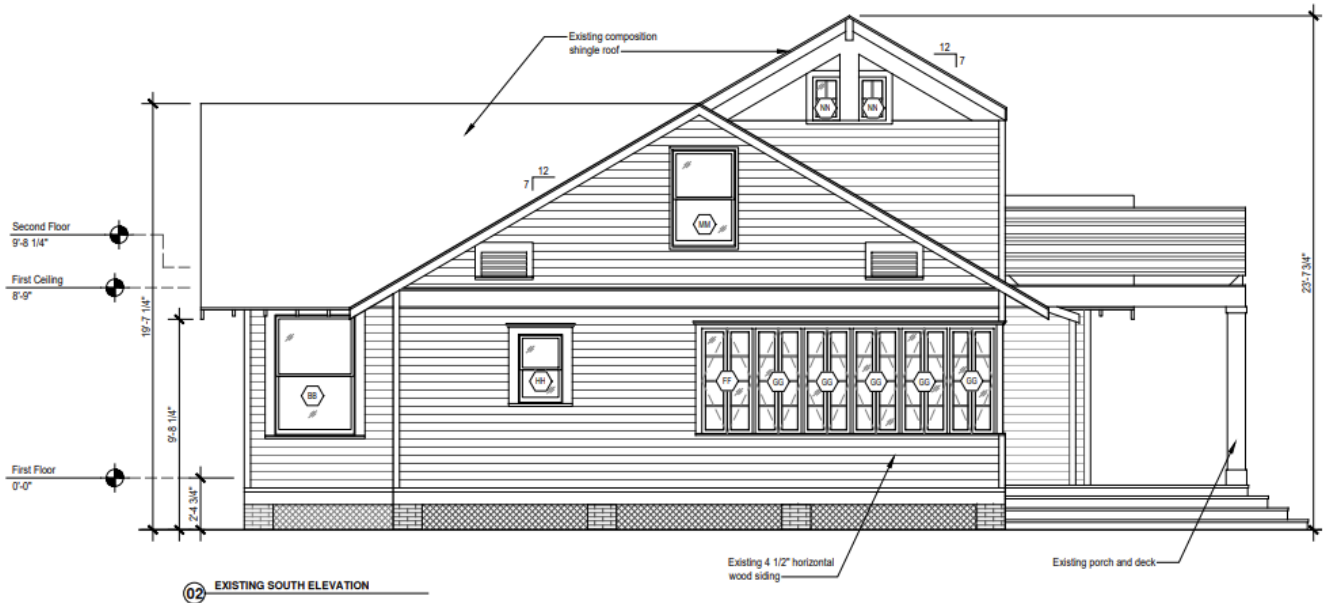


### PROPOSED

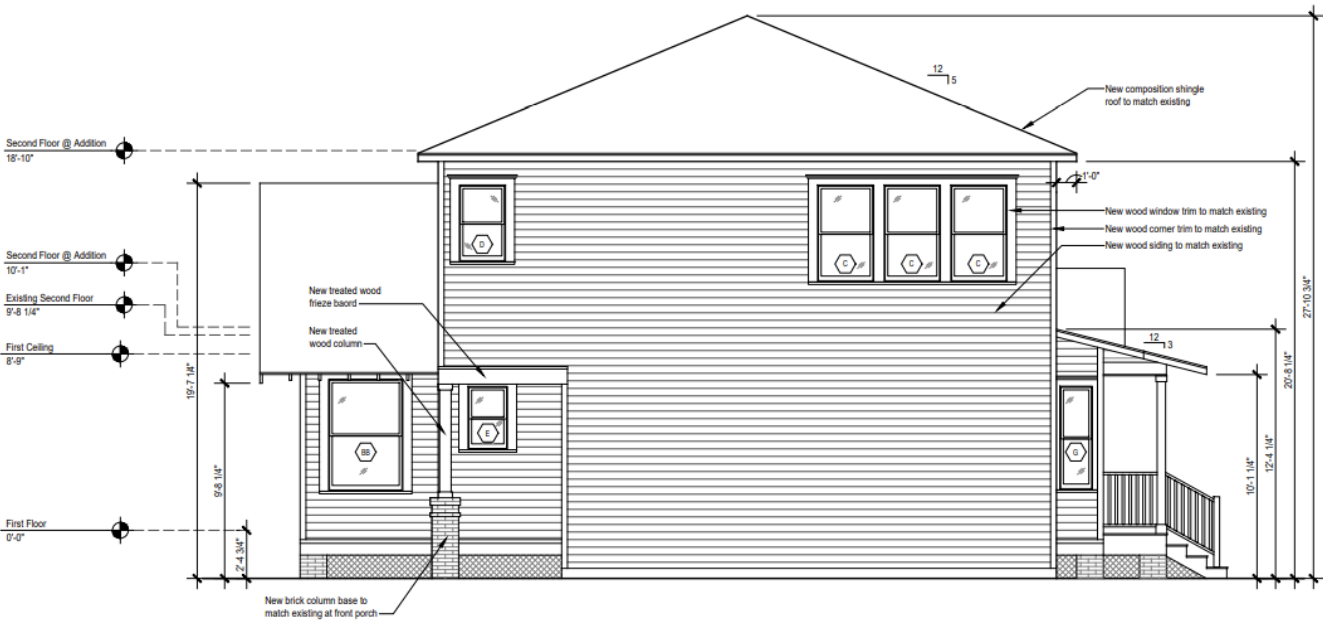


**SOUTH ELEVATION**

**EXISTING**



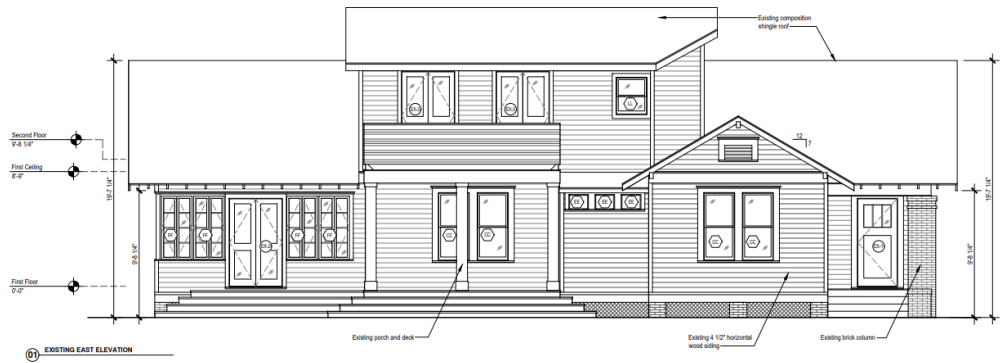
**PROPOSED**



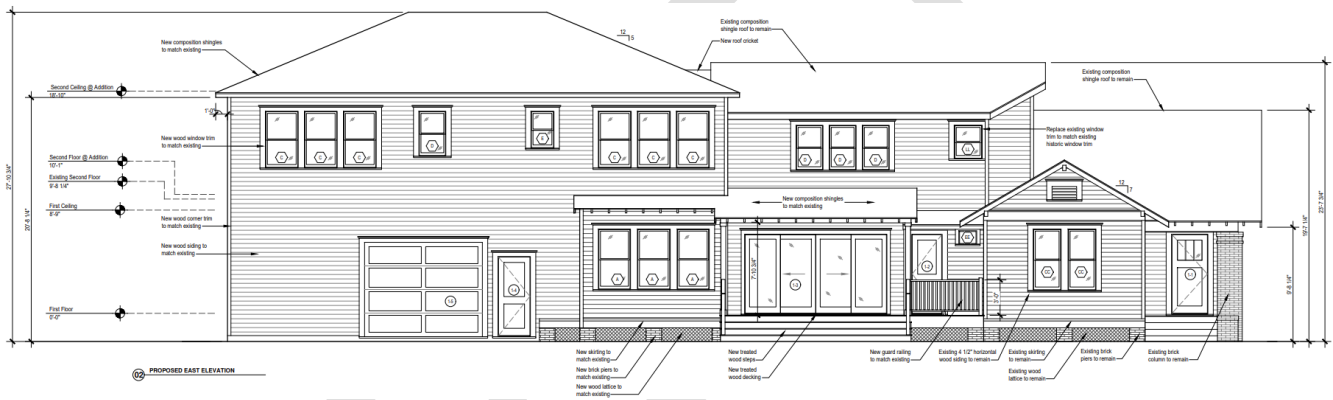


### EAST SIDE ELEVATION

#### EXISTING

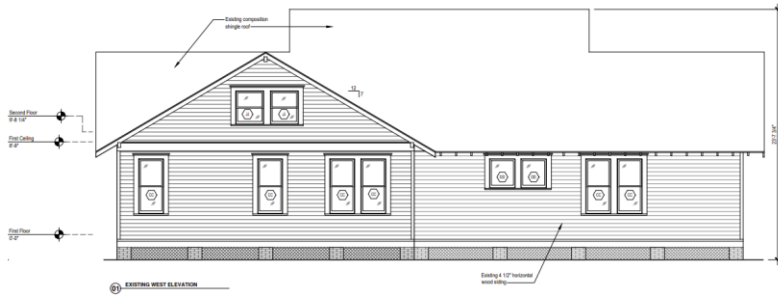


#### PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



**WINDOW & DOOR SCHEDULE (EXISTING)**

EXISTING WINDOW SCHEDULE								
SYMBOL	LOCATION	TYPE	QUANTITY	FRAME WIDTH	FRAME HEIGHT	TOP OF SILL	MODEL NUMBER	NOTES
AA	LIVING	DBL HUNG	2	34 3/8"	64 3/4"	24"	-	EXISTING TO REMAIN
BB	OFFICE, DINING	DBL HUNG	2	46"	69"	24"	-	EXISTING TO REMAIN
CC	LIVING, DINING, OFFICE, BEDROOM 1, BREAKFAST	DBL HUNG	10	30 3/8"	64 3/4"	24"	-	EXISTING TO REMAIN EXCEPT IN BEDROOM 1 AND BREAKFAST
DD	KITCHEN	FIXED	2	32"	34 1/2"	53"	-	TO BE REMOVED
EE	BATH 1	FIXED	3	21 5/8"	16"	70 1/4"	-	2 TO BE REMOVED, 1 TO REMAIN; REFER TO PLANS
FF	SITTING	CASEMENT	5	31 5/8"	60 1/4"	24 1/2"	-	TO BE REMOVED
GG	SITTING	CASEMENT	5	29"	60 1/4"	24 1/2"	-	TO BE REMOVED
HH	BATH 2	DBL HUNG	1	26"	40 1/2"	41 3/4"	-	TO BE REMOVED
JJ	STORAGE	DBL HUNG	2	34"	40 1/2"	9"	-	EXISTING TO REMAIN
KK	STORAGE	DBL HUNG	2	38 3/8"	40 1/2"	7"	-	EXISTING TO REMAIN
LL	BATH 3	DBL HUNG	1	30 3/8"	36 1/2"	41 1/2"	-	EXISTING TO REMAIN
MM	STORAGE	DBL HUNG	1	37"	55 3/4"	12"	-	TO BE REMOVED
NN	MASTER BEDROOM	FIXED	2	18 5/8"	26 1/2"	2"	-	TO BE REMOVED

EXISTING DOOR SCHEDULE					
SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	NOTES
EX-1	LIVING	SWING	36"	80"	TO BE REMOVED AND REPLACED
EX-2	SITTING	SWING	48"	80"	TO BE REMOVED
EX-3	MASTER BEDROOM	SWING	4'-0"	80"	TO BE REMOVED

**WINDOW SCHEDULE**

PROPOSED WINDOW SCHEDULE								
SYMBOL	LOCATION	TYPE	QUANTITY	FRAME WIDTH	FRAME HEIGHT	TOP OF SILL	MODEL NUMBER	NOTES
A	KITCHEN, DINING	DBL HUNG	6	35 3/8"	64"	24 3/4"	SWD3564	
B	WORKOUT	DBL HUNG	1	29 3/8"	36"	61 1/2"	SWD2936	
C	SITTING / PLAY, BEDROOM 2, BEDROOM 3, MASTER BEDROOM	DBL HUNG	14	35 3/8"	60"	27 1/2"	SWD3560	MEETS EGRESS
CC	DINING	DBL HUNG	2	30 3/8"	64 3/4"	24"	-	REUSED WINDOWS
D	FAMILY ROOM, LAUNDRY, MASTER BATH	DBL HUNG	7	29 3/8"	48"	30" 39 1/2"	SWD2948	REFER TO EXTERIOR ELEVATIONS FOR DIFFERENT SILL HEIGHTS
E	POWDER, BATH 2	DBL HUNG	3	25 3/8"	40"	48 3/4" 47 1/2"	SWD2540	REFER TO EXTERIOR ELEVATIONS FOR DIFFERENT SILL HEIGHTS
EX	KITCHEN	DBL HUNG	2	21 3/8"	64"	24 3/4"	SWD2164	

**Window & Door Notes:**

- All windows are Jeld Wen Sitrine wood windows or equal, unless noted otherwise.

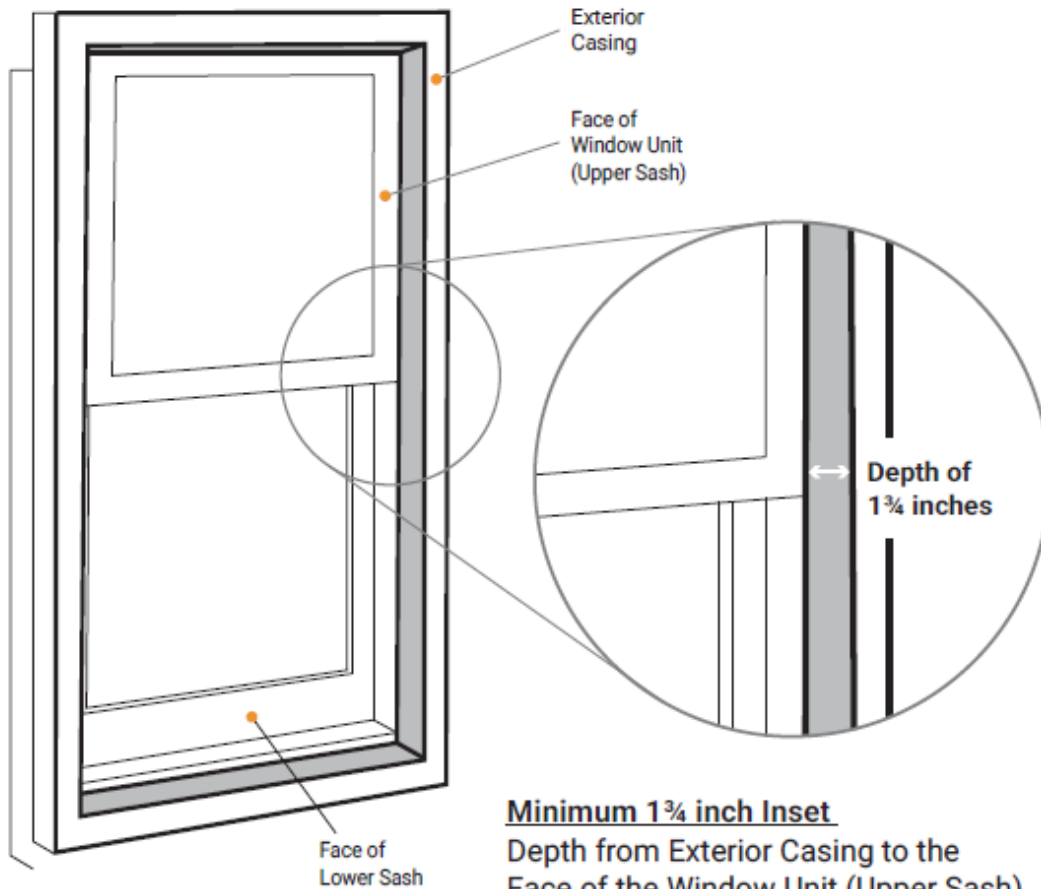
**DOOR SCHEDULE**

PROPOSED DOOR SCHEDULE					
SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	NOTES
1-1	ENTRY	SWING	36"	80"	CRAFTSMAN STYLE WITH GLAZING
1-2	BATH 1	SWING	30"	80"	
1-3	LIVING	SLIDING	12'-0"	80"	FULL LITE GLAZED PANEL
1-4	GARAGE	OVERHEAD	32"	80"	
1-5	GARAGE	OVERHEAD	10'-0"	96"	
1-6	GARAGE	OVERHEAD	18'-0"	96"	GLAZED PANELS, REFER TO EXTERIOR ELEVATIONS





# Historic Window Standard: New Construction & Replacement



**Minimum 1 3/4 inch Inset**

Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1 (equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

**For more information contact:**  
Houston Office of Preservation  
832-393-6556  
[historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)