

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2025

Applicant: Steven Johnston, owner; Sam Gianukos, agent

Property: 122 E. 5th Street, LOT 13 BLK 288 Houston Heights 79th Amend (per HCAD)

Significance: Contributing Hipped Queen Anne Style home circa 1895, also a local landmark known as House at 122 E. 5th Street

Proposal: Alteration – Addition of a dormer to attic space on the rear elevation

- No addition to the FAR

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:

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 missing 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.		

HEIGHTS DESIGN GUIDELINES☒ ☐ ☐

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

The proposal only would only add a dormer to the 3rd/attic level rear elevation, therefore the only potentially impacted measurable would be FAR.

☒ ☐ ☐

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40



Existing Lot Size: 6,600

Max FAR: 2,904

Proposed FAR: No Change. Existing house is over the FAR at 3,313 SF (per HCAD)

Attic space is exempted from the FAR calculation

Exclude these from FAR calculations:

- Detached garages (area up to 528 square feet)*
- Detached garage apartments (area up to 528 square feet)**
- One-story garages attached to one-story structures (up to 264 square feet)
- All attics, with or without dormers, provided that the roof pitch on the second-story is within one degree of typical pitches in the context area
- Roof overhangs
- Open or screened-in porches; uncovered decks or patios
- Detached accessory structures, other than garages and garage apartments
- Carports
- Pavement and driveways

Figure 1 - Insert from the HDGs page 5-12



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH





Figure 2 - Inventory Photo



Figure 3 - Current Photo - Staff



Figure 4 - Right Side and Rear-Applicant



Figure 5 - Current Photo - Staff



Figure 6 - Current Photo -Staff



EXISTING - SOUTH ELEVATION
Scale: 1/4" = 1' - 0"



Please see attached drawings for details

REVISION 1
05/29/2025

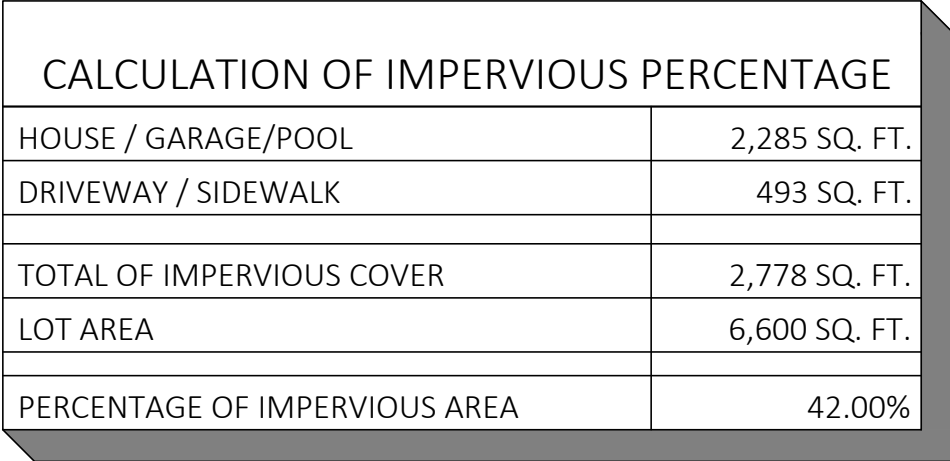


JOHNSTON RESIDENCE
122 EAST. 5TH STREET
HOUSTON, TEXAS

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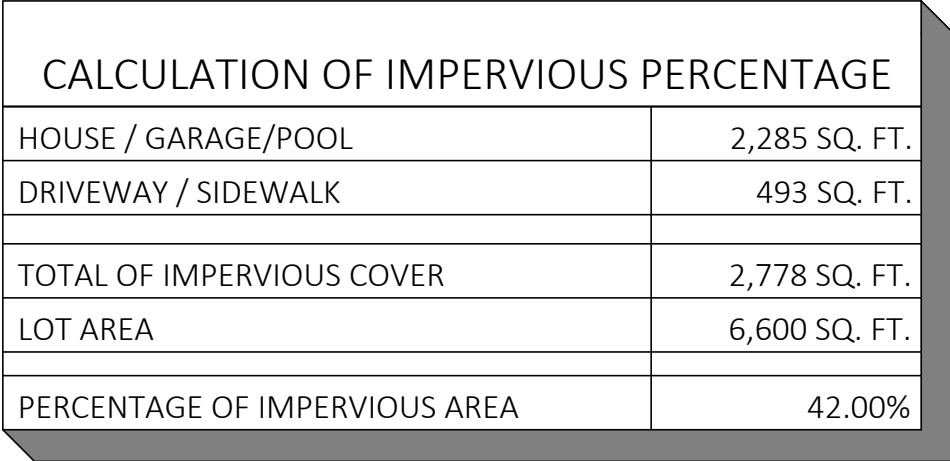
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	MARK	DATE	DESCRIPTION	MARK	DATE	DESCRIPTION
	1	03/26/2025	ISSUED FOR CLIENT REVIEW			
	2	05/01/2025	ISSUED FOR CLIENT REVIEW			
	3	05/28/2025	REVISION 1			
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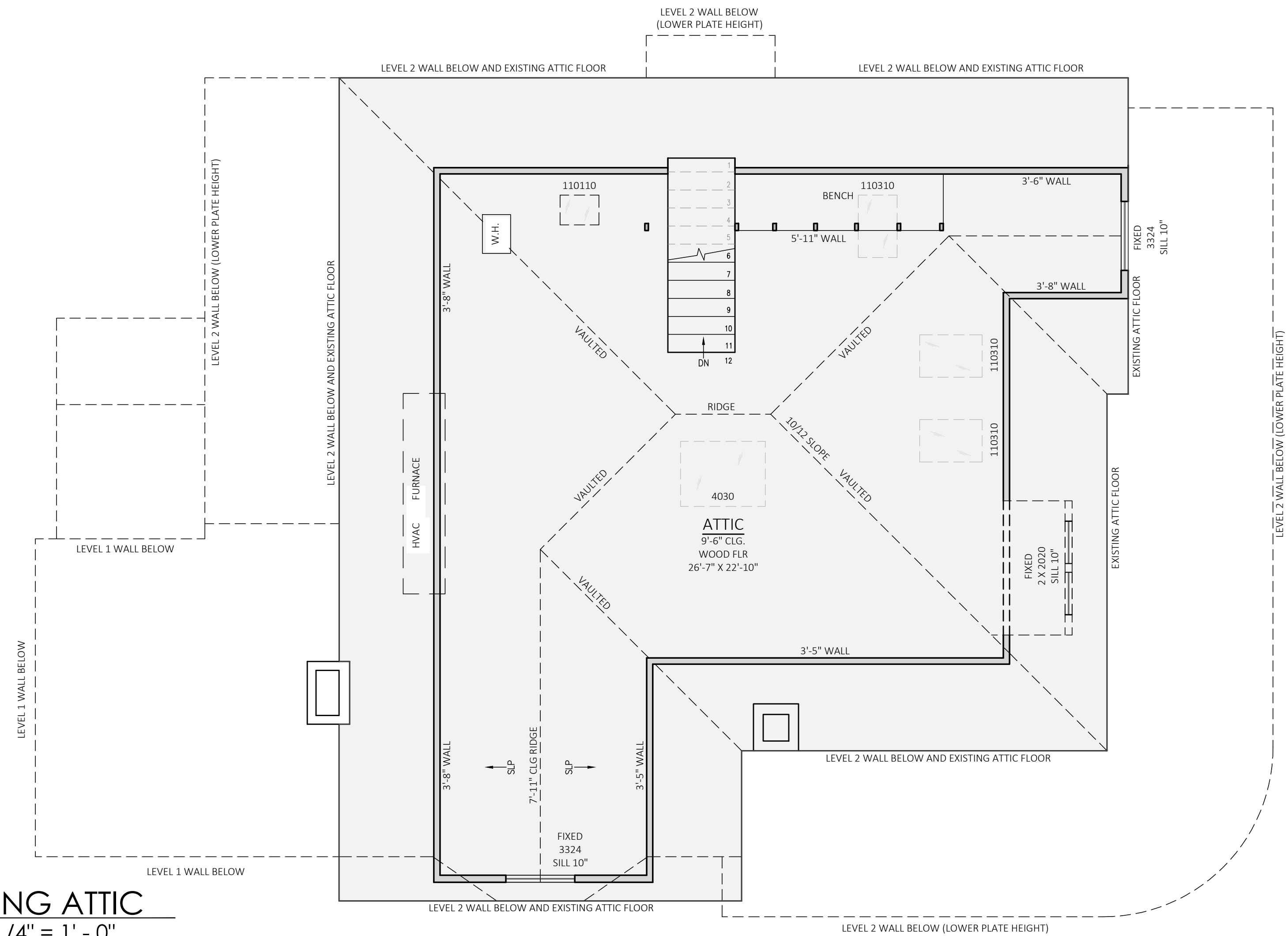
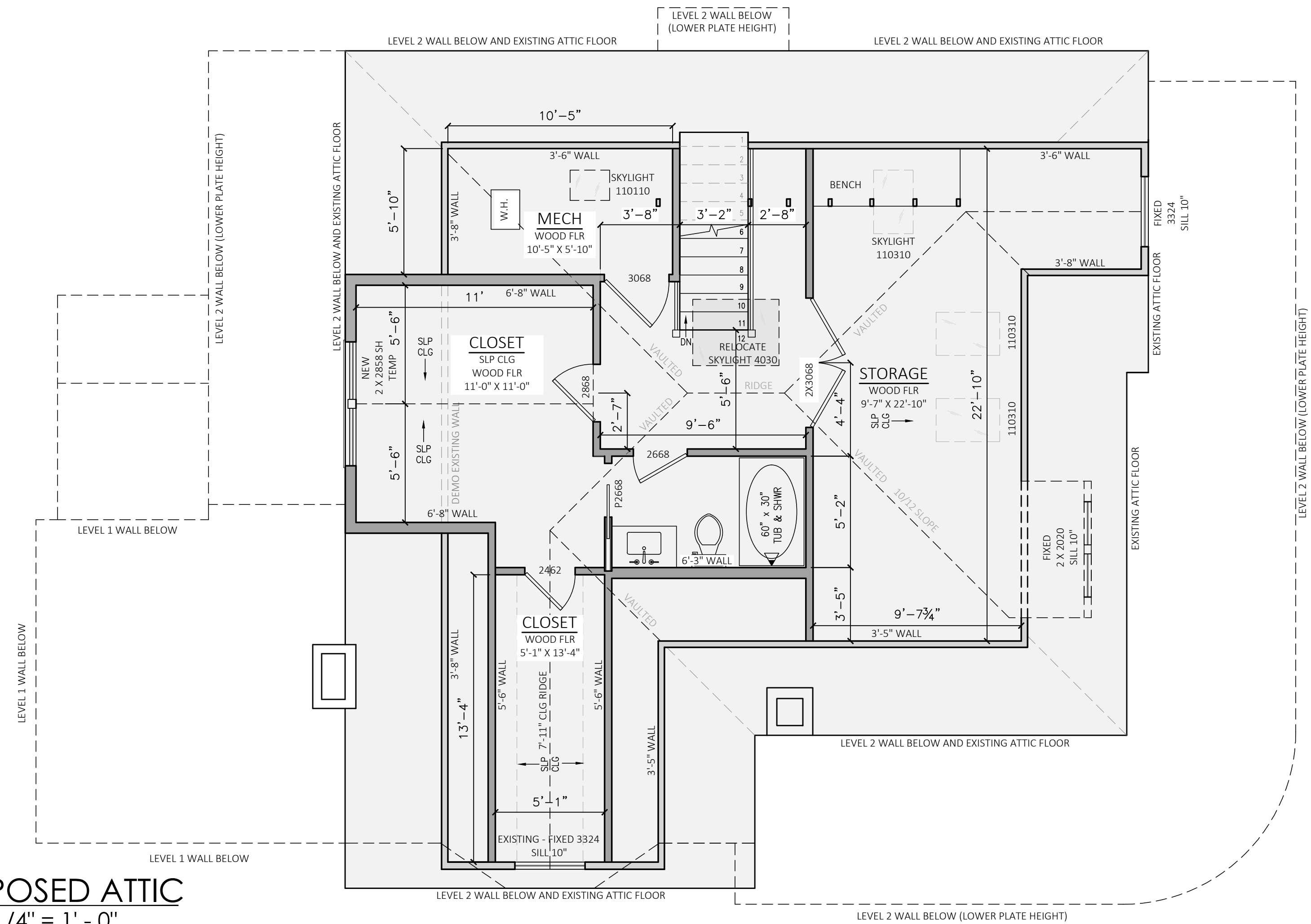
SHEET TITLE	
EXISTING SITE PLAN	
SHEET NO.	
A0.1	



PERCENTAGE OF IMPERVIOUS AREA	42.00%
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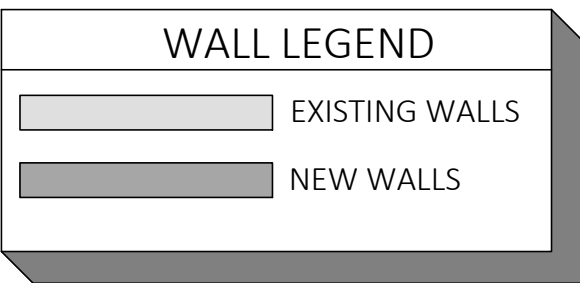
HEET NO.

A0.2



AREA STATEMENT			
SPACE	EXISTING	+/-	PROPOSED
LEVEL 1 FLOOR	1,663	---	1,663
LEVEL 2 FLOOR	1,421	---	1,421
FINISHED ATTIC	777	---	777
TOTAL HEATED	3,861	---	3,861
UNFINISHED ATTIC	522	---	522
REAR STEPS	47	---	47
PORCH - LEVEL 1	409	---	409
PORCH - LEVEL 2	409	---	409
SHED	165	---	165
TOTAL UNHEATED	1,552	---	1,552
TOTAL COVERED	5,413	---	5,413

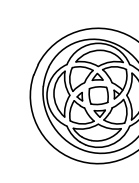
NOTE :
NO NEW FLOOR IS INTENDED ON ATTIC FLOOR.
NEW WALLS WILL BE ADDED ON EXISTING FLOOR ONLY
TO PROVIDE SAFETY EGRESS WINDOW IN FIRE CODE.

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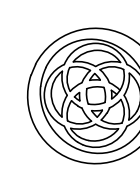


 **PROPOSED - WEST ELEVATION**
Scale: 1/4" = 1' - 0"



 **EXISTING - WEST ELEVATION**
Scale: 1/4" = 1' - 0"



 **EXISTING - NORTH ELEVATION**
Scale: 1/4" = 1' - 0"

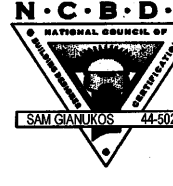
NOTE : NO CHANGE IN FRONT PROPOSED ELEVATION

NOT FOR PERMIT



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SHEET TITLE
ELEVATIONS

SHEET NO.
A2.1

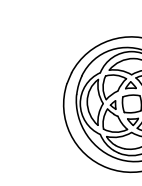
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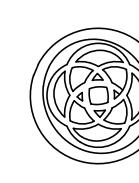


 **PROPOSED - SOUTH ELEVATION**
Scale: 1/4" = 1' - 0"

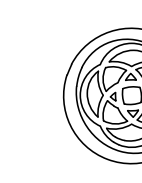


 **PROPOSED - EAST ELEVATION**
Scale: 1/4" = 1' - 0"



 **EXISTING - SOUTH ELEVATION**
Scale: 1/4" = 1' - 0"



 **EXISTING - EAST ELEVATION**
Scale: 1/4" = 1' - 0"

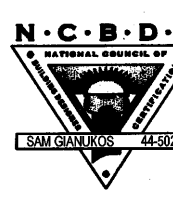
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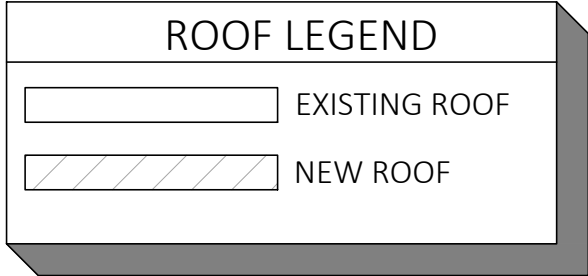
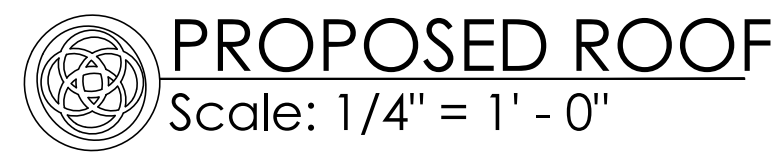
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SHEET TITLE
ELEVATIONS

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SHEET TITLE

ROOF
PLAN

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A3.1