

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Garrett Stepanovich

**Property:** 769 E. 5<sup>th</sup>½ Street, Lots 4,5,6,7, Block 4, Freeland Subdivision. The property 7,181 square foot corner lot.

**Significance:** Noncontributing interior vacant lot in the Freeland Historic District.

**Proposal:** New Construction – Two story primary residence with one story detached garage

- Proposed total square footage 4,913 sq ft, building lot coverage is 3,3204 sq ft. Total impermeable lot coverage is 3,581sqft 49.9% (see details at end of report)
- Width is 52'-1" and depth is 86'-6" (see new construction worksheet for other details)
- West setback is 3'11", all others are at least 10' from property line.
- Maximum ridge height is 29'5", maximum eave height is 21', primary pitch is 2:12
- Roof will consist of Tesla solar roof tiles
- Raised concrete slab is 22" from grade
- Cladding is smooth cementitious (lap with 5" reveal)
- Porch soffits are pine tongue and groove with 6" reveal.
- Fascia: smooth cementitious

**Public Comment:** 8 comments in opposition of the proposal (see attachments).

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

Sec. 33-242(a): 1,2,3,4

**HAHC Action:** -

**APPROVAL CRITERIA: NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S   D   NA** **S - satisfies   D - does not satisfy   NA - not applicable**

- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;<br><span style="color: red;"><i>West setback is 3'11" – typical setbacks are around 5 ft or more</i></span> |
|--------------------------|-------------------------------------|--------------------------|---|
- |                          |                                     |                          |  |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;<br><span style="color: red;"><i>Exterior features of proposed design are not compatible with contributing structures in the context area (primary 1-story bungalows of under 2,000 sq ft). The asymmetrical roof pitch, profile, eaves, length, and overall massing are distinctly different to that of contributing context. Contributing context sharing the property line, for instance, is 6:12 and has a secondary pitch of 12:12, the recent addition for that property has a 6:12 pitch The proposed pitch on this project is 2:12. In addition, the window openings propose a similar problem of irregularity compared to the existing contributing context. The front door form is also atypical. All other contributing buildings in Freeland are one or one and a half story bungalows on the front elevation, while the proposed new construction is two story. (see criteria 4)</i></span> |
|--------------------------|-------------------------------------|--------------------------|--|
- |                          |                                     |                          |  |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;<br><span style="color: red;"><i>The scale, proportions, roof shape/pitch and other dimensions are not compatible with the typical scale of existing contributing structure in the context area. This proposed new construction is on an atypical lot on an alley at the edge of the district but does not prevent the design from aligning with contributing context. Average square footage in Freeland is under 2,000 sq ft, but proposed homes are over 3,800 sq ft.</i></span> |
|--------------------------|-------------------------------------|--------------------------|--|
- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;<br><span style="color: red;"><i>Typical height in Freeland is that of a one or one-and- half story bungalows. The immediate contributing context at 709 has a <b>historic ridge height of 17'7."</b> In 2017, they received an HAHC approved COA for a two-story addition at the rear with a ridge height of 26'-10 1/2," <b>proposed ridge height for this project is 29'-5."</b></i></span><br><br>(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and ( <span style="color: red;"><i>Freeland does not have design guidelines.</i></span> )<br><br>(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.<br><span style="color: red;"><i>Freeland is comprised of one or one and half story bungalows (with front ridge heights +/-17'). Some of the contributing buildings have second story rear additions, but none of them have a two-story front façade. Freeland does not have design guidelines.</i></span> |
|--------------------------|-------------------------------------|--------------------------|---|



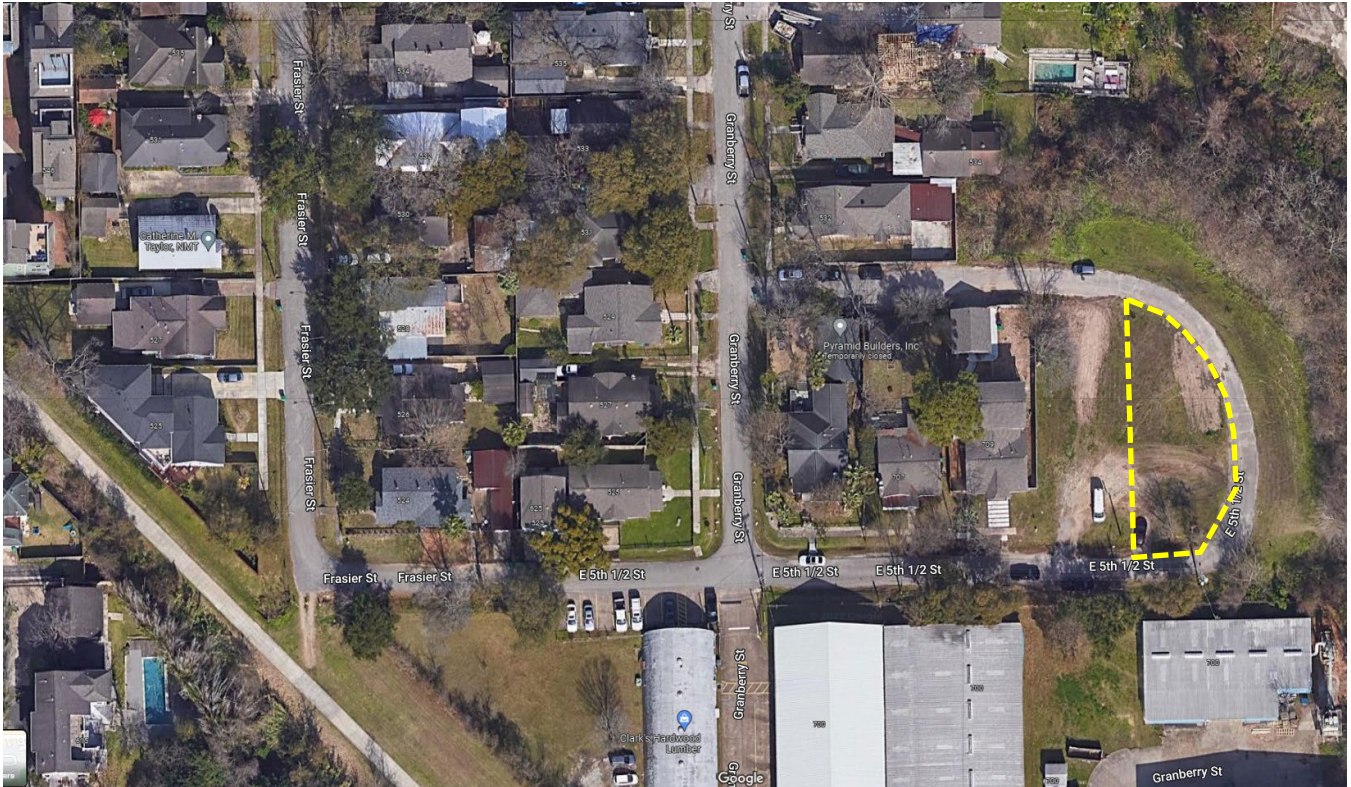
**PROPERTY LOCATION**  
FREELAND HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

CURRENT AERIAL VIEW – VACANT LOTS



**NO INVENTORY PHOTO- CURRENT SITE PHOTO OF VACANT LOT**



**INVENTORY PHOTOS OF BLOCK:**



709 E 5<sup>th</sup> ½ – Contributing – 1935 (neighbor)



707 E 5<sup>th</sup> ½ – Contributing – 1935 (neighbor)



701 E 5<sup>th</sup> ½ – Contributing – 1935 (neighbor)

**CONTEXT AREA – Granberry Street**



532 Granberry– Contributing – 1925 (next street)



525 Granberry– Contributing – 1923 (next street)



527 Granberry– Contributing – 1923 (next street)

PHOTO RENDERING



**SOUTH ELEVATION – FRONT FACING E 5<sup>TH</sup>½ STREET – PROPOSED**



FRONT ELEVATION

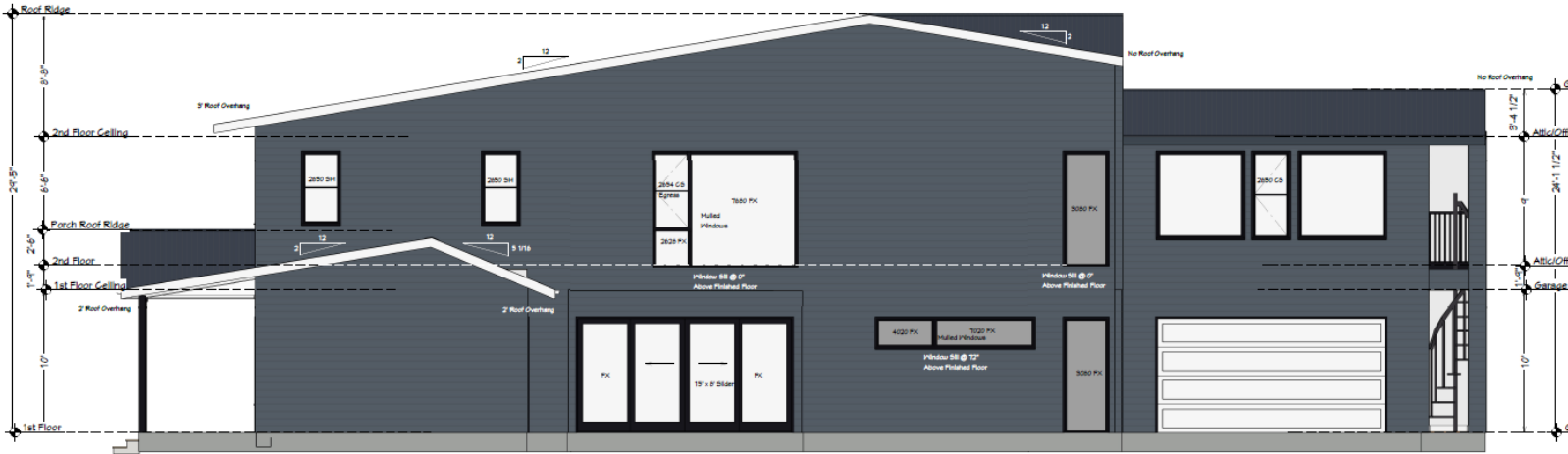
**NORTH ELEVATION – RESERVE ST (ALLEY) - PROPOSED**



REAR ELEVATION

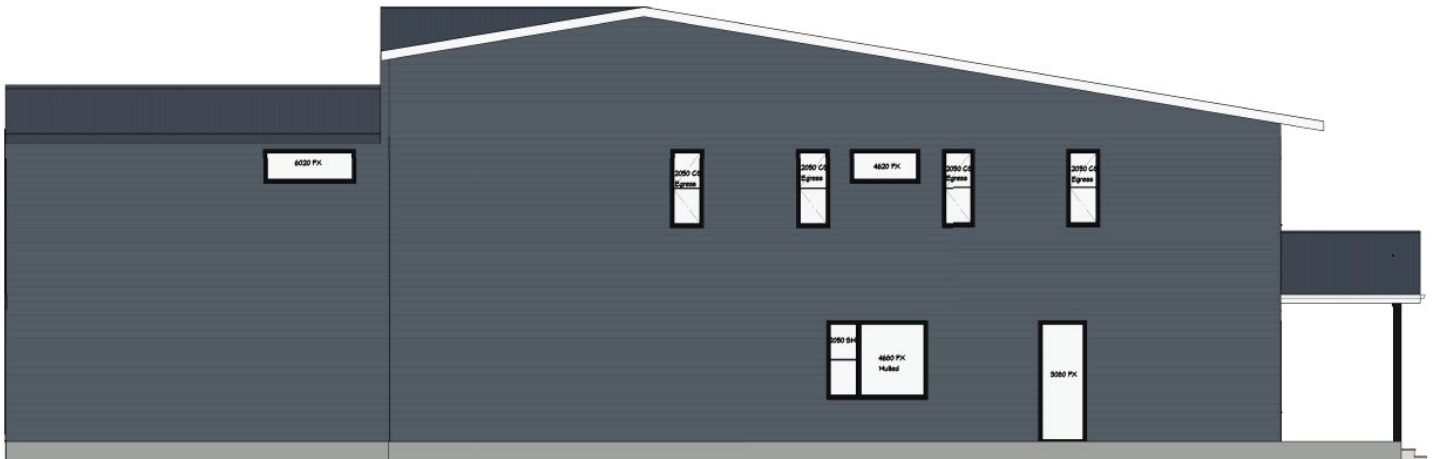


**EAST SIDE ELEVATION**  
 PROPOSED



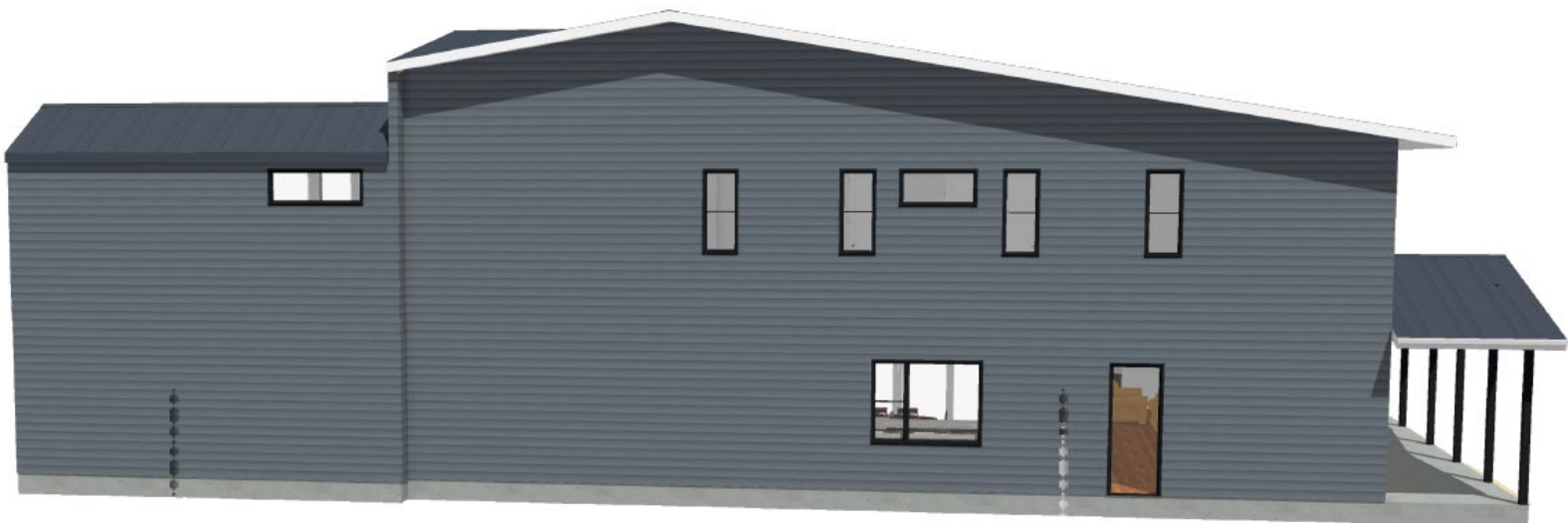
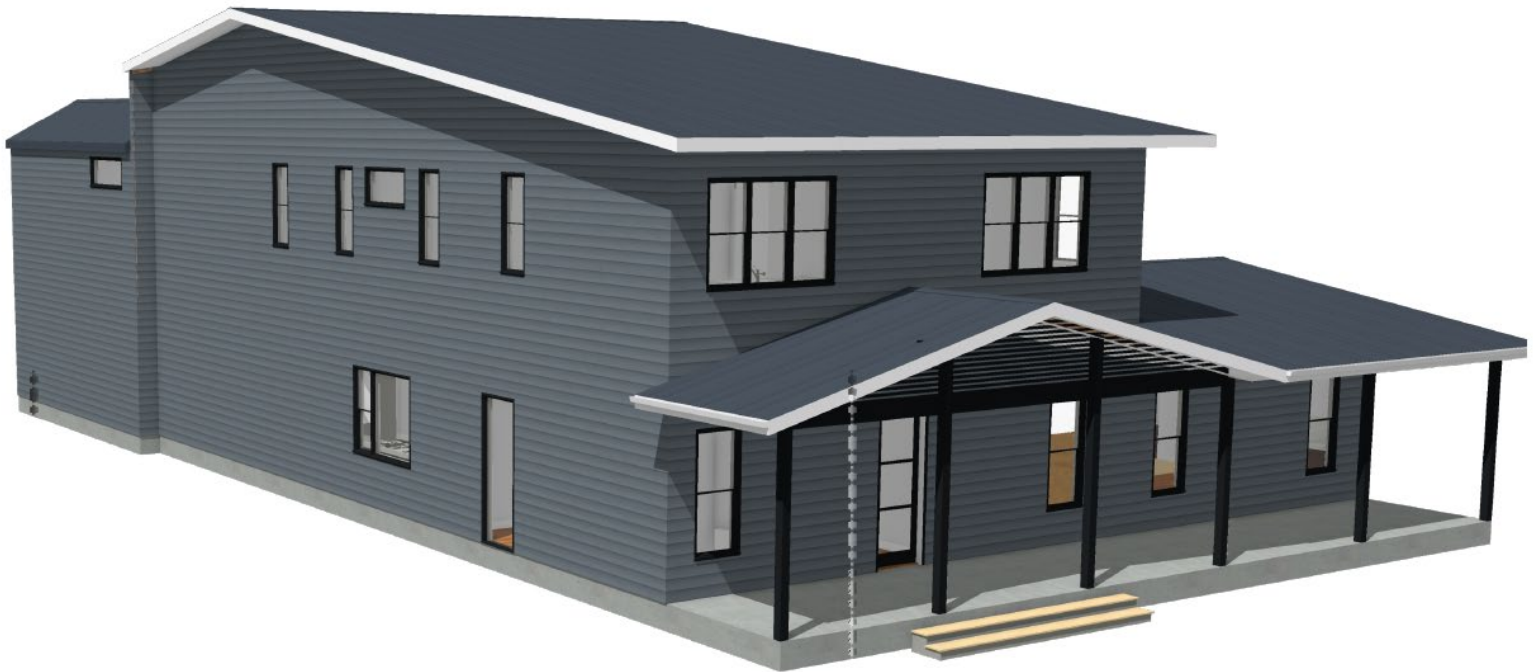
RIGHT SIDE ELEVATION

**WEST SIDE ELEVATION**  
 PROPOSED



LEFT SIDE ELEVATION

3-D RENDERINGS

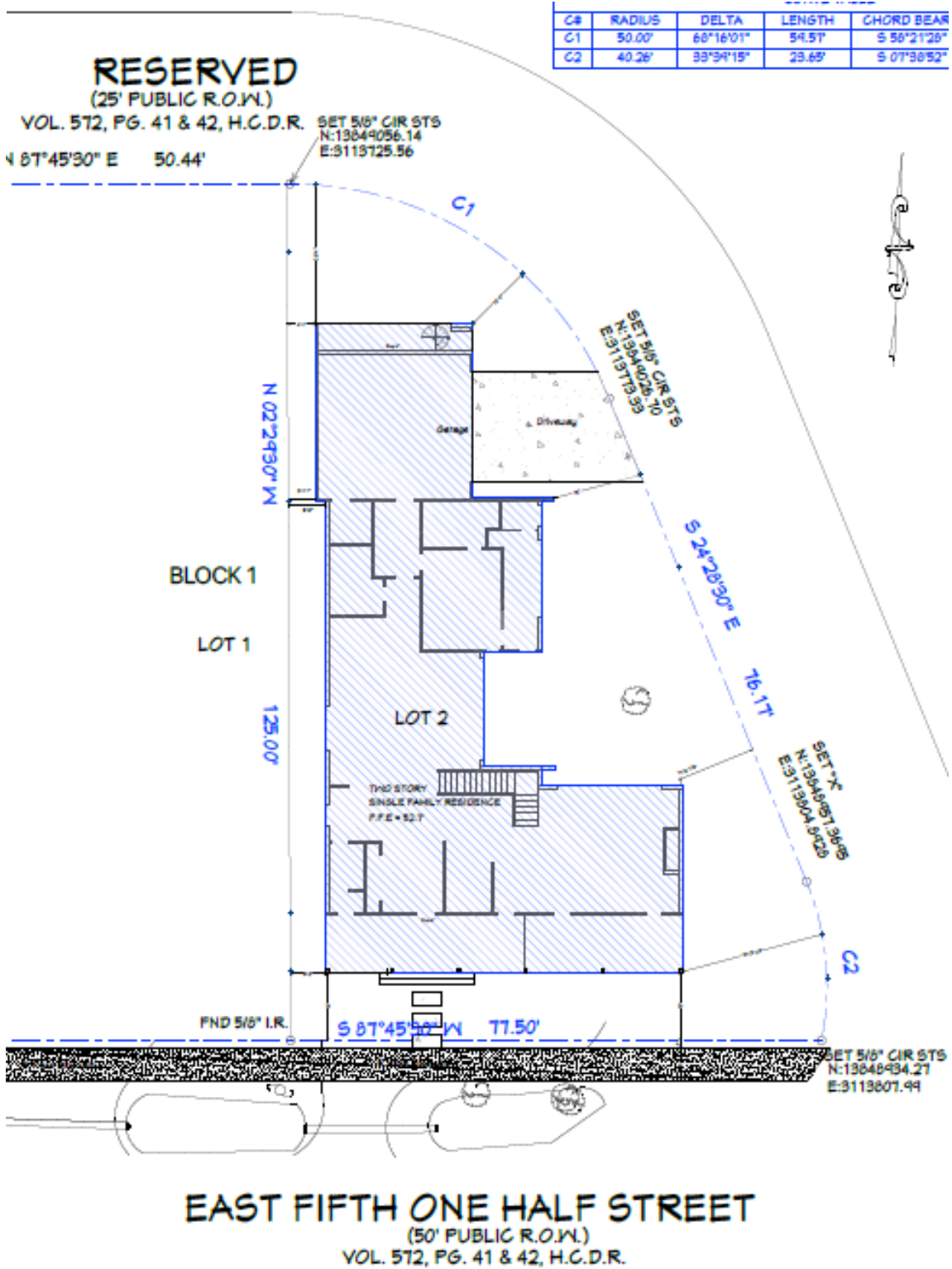


3-D RENDERINGS





SITE PLAN - PROPOSED





**ROOF PLAN**  
PROPOSED – SOLAR PANEL INSTALLATION



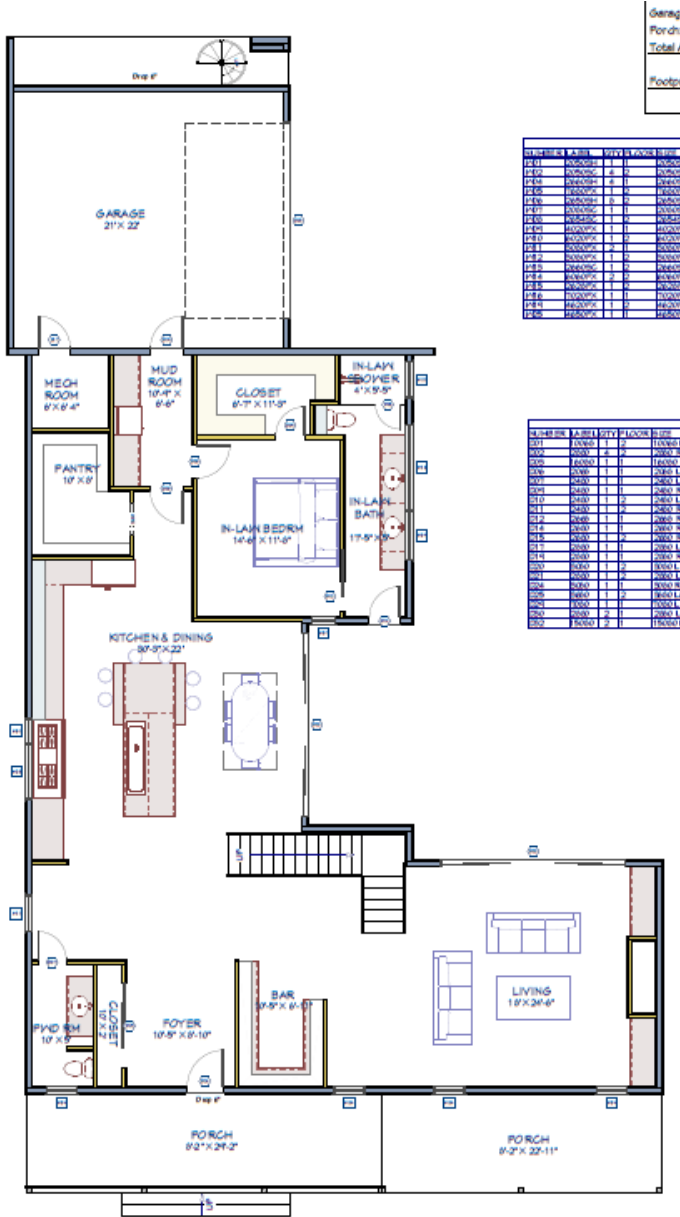
LOWER ROOFS

UPPER ROOFS



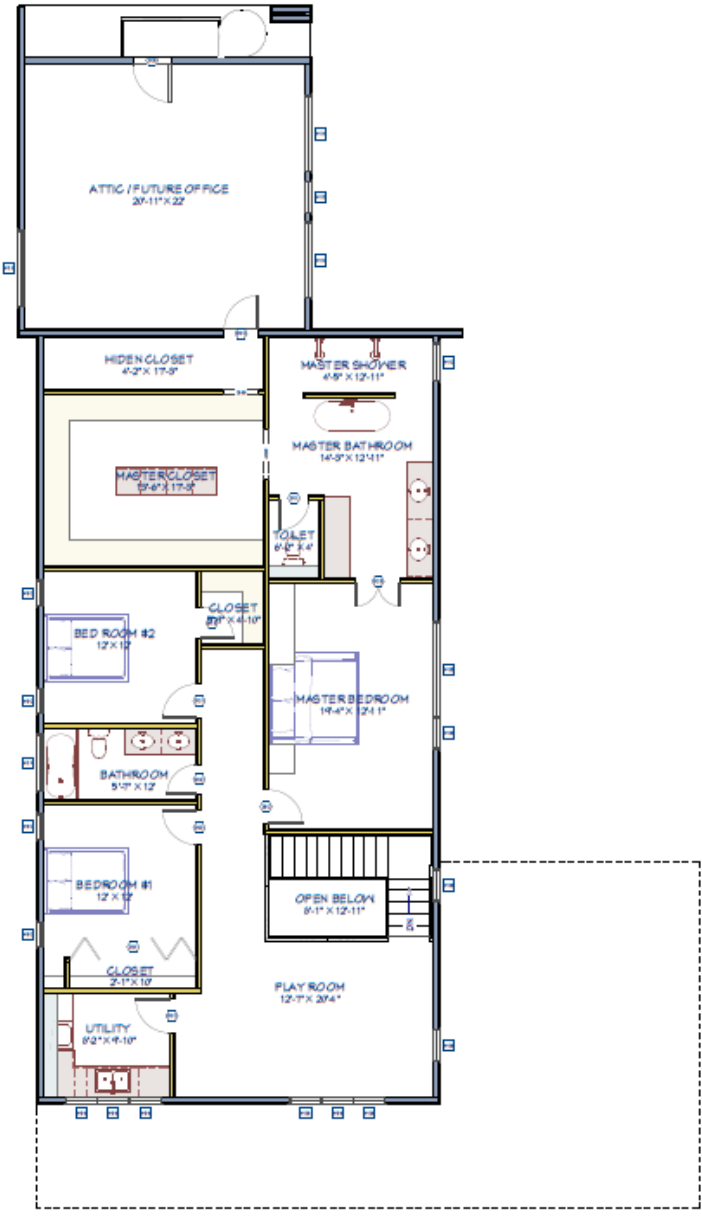
FIRST FLOOR PLAN

SECOND FLOOR PLAN



NUMBER	AREA	TYPE	FOOTPS	USE
101	MECH ROOM	1	48	MACH
102	MUD ROOM	1	66	MUDRM
103	PANTRY	1	80	PANTRY
104	KITCHEN & DINING	1	835	KITCHEN
105	LIVING	1	396	LIVING
106	FOYER	1	88	FOYER
107	BAR	1	60	BAR
108	PVD RM	1	80	PVD RM
109	IN-LAIN BEDRM	1	160	IN-LAIN BEDRM
110	IN-LAIN BATH	1	97	IN-LAIN BATH
111	MUD ROOM	1	66	MUDRM
112	MUD ROOM	1	66	MUDRM
113	MUD ROOM	1	66	MUDRM
114	MUD ROOM	1	66	MUDRM
115	MUD ROOM	1	66	MUDRM
116	MUD ROOM	1	66	MUDRM
117	MUD ROOM	1	66	MUDRM
118	MUD ROOM	1	66	MUDRM
119	MUD ROOM	1	66	MUDRM
120	MUD ROOM	1	66	MUDRM
121	MUD ROOM	1	66	MUDRM
122	MUD ROOM	1	66	MUDRM
123	MUD ROOM	1	66	MUDRM
124	MUD ROOM	1	66	MUDRM
125	MUD ROOM	1	66	MUDRM
126	MUD ROOM	1	66	MUDRM
127	MUD ROOM	1	66	MUDRM
128	MUD ROOM	1	66	MUDRM
129	MUD ROOM	1	66	MUDRM
130	MUD ROOM	1	66	MUDRM
131	MUD ROOM	1	66	MUDRM
132	MUD ROOM	1	66	MUDRM
133	MUD ROOM	1	66	MUDRM
134	MUD ROOM	1	66	MUDRM
135	MUD ROOM	1	66	MUDRM
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196	MUD ROOM	1	66	MUDRM
197	MUD ROOM	1	66	MUDRM
198	MUD ROOM	1	66	MUDRM
199	MUD ROOM	1	66	MUDRM
200	MUD ROOM	1	66	MUDRM

1st Floor



2nd Floor

**SQUARE FOOTAGE CALCULATIONS**

<b>4 Bedrooms &amp; 3.5 Bathrooms</b>	
1st Floor:	2,172 Sqf
2nd Floor:	1,814 Sqf
<u>Total Living:</u>	<u>3,986 Sqf</u>
Garage:	502 Sqf
Porch:	425 Sqf
<u>Total Area:</u>	<u>4,913 Sqf</u>
<u>Footprint Area:</u>	<u>3,204 Sqf</u>

**LOT COVERAGE CALCULATIONS**

LOT COVERAGE TABLE				
CHAPTER 42-184				
LOT #:	LOT SIZE:	HOUSE COVERAGE:	DRIVEWAY & SIDEWALKS:	PERCENTAGE COVERAGE:
2	7181 SQ.FT.	3204 SQ.FT.	377 SQ.FT.	49.9% COVERAGE
LOT AREA:	7181	SQ.FT.		
HOUSE COVERAGE:	3204	SQ.FT.		
DRIVEWAY & WALKWAY COVERAGE	377	SQ.FT.		
TOTAL:	3581	SQ.FT.		
3581 DIVIDED BY 7181 =				49.9%
TOTAL PERCENTAGE COVERAGE: 49.9%				

**WINDOW/DOOR SCHEDULE**

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2050SH	1	1	2050SH	24 "	60 "	SINGLE HUNG
W02	2050SC	4	2	2050SC	24 "	60 "	SINGLE CASEMENT-HL
W04	2660SH	4	1	2660SH	30 "	72 "	SINGLE HUNG
W05	7680FX	1	2	7680FX	90 "	96 "	FIXED GLASS
W06	2650SH	8	2	2650SH	30 "	60 "	SINGLE HUNG
W07	2080SC	1	1	2080SC	24 "	96 "	SINGLE CASEMENT-HL
W08	2654SC	1	2	2654SC	30 "	64 "	SINGLE CASEMENT-HL
W09	4020FX	1	1	4020FX	48 "	24 "	FIXED GLASS
W10	6020FX	1	2	6020FX	72 "	24 "	FIXED GLASS
W11	3080FX	2	1	3080FX	36 "	96 "	FIXED GLASS
W12	3080FX	1	2	3080FX	36 "	96 "	FIXED GLASS
W13	2660SC	1	2	2660SC	30 "	72 "	SINGLE CASEMENT-HL
W14	6060FX	2	2	6060FX	72 "	72 "	FIXED GLASS
W15	2628FX	1	2	2628FX	30 "	32 "	FIXED GLASS
W16	7020FX	1	1	7020FX	84 "	24 "	FIXED GLASS
W19	4620FX	1	2	4620FX	54 "	24 "	FIXED GLASS
W25	4650FX	1	1	4650FX	54 "	60 "	FIXED GLASS

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	10068	1	2	10068 L/R	119 15/16 "	80 "	2+3 DR. BIFOLD-LOUVERED
D02	2880	4	2	2880 R IN	32 "	96 "	HINGED-PANEL
D03	16080	1	1	16080	192 "	96 "	GARAGE-PANEL
D06	2068	1	1	2068 L	24 "	80 "	SHOWER-GLASS SLAB
D07	2480	1	1	2480 L IN	28 "	96 "	HINGED-PANEL
D09	2480	1	1	2480 R IN	28 "	96 "	HINGED-PANEL
D10	2480	1	2	2480 L IN	28 "	96 "	HINGED-PANEL
D11	2480	1	2	2480 R IN	28 "	96 "	HINGED-PANEL
D12	2668	1	1	2668 R	30 "	80 "	POCKET-PANEL
D14	2680	1	1	2680 R IN	30 "	96 "	HINGED-PANEL
D15	2680	1	2	2680 R IN	30 "	96 "	HINGED-PANEL
D17	2880	1	1	2880 L EX	32 "	96 "	EXT. HINGED-GLASS PANEL
D19	2880	1	1	2880 R EX	32 "	96 "	EXT. HINGED-GLASS PANEL
D20	3080	1	2	3080 L EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D21	2880	1	2	2880 L IN	32 "	96 "	HINGED-PANEL
D24	3080	1	1	3080 R EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D25	3680	1	2	3680 L/R IN	42 "	96 "	DOUBLE HINGED-PANEL
D29	7080	1	1	7080 L IN	84 "	96 "	SLIDER-SLAB
D30	2880	2	1	2880 L IN	32 "	96 "	HINGED-PANEL
D32	15080	2	1	15080 L/R EX	180 "	96 "	EXT. QUAD SLIDER-GLASS PANEL

WINDOW INFO



PELLA IMPERVIA SINGLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Made from our proprietary fiberglass material, the strongest material for windows, engineered for lasting durability
- Can handle the most extreme heat and cold<sup>2</sup>
- Strong, zinc die-cast locking mechanism for enhanced durability and water resistance
- Single-hung windows available in sizes up to 47-1/2" x 79-1/2"
- Performance class and grade LC40-LC50

Frame

- Overall frame depth is 3".
- Frame corners are mitered, joined and bonded with corner lock and mechanically fastened with injected polyurethane adhesive.
- Sill is fitted with weep valve assemblies.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 1 1/16" insulating glass sealed and bonded to sash.
- High altitude glazing available.

769 E 5th 1/2 St Proposed Window Schedule									
Window	Quantity	Material	Lite Pattern	Style	Dimensions (WxH)	Recessed/Inset	Brand/Vendor	Frame Color	
W01	1	Fiberglass		SINGLE HUNG	24" x 60"	Recessed	Pella	Black	
W02	4	Fiberglass		SINGLE CASEMENT	24" x 60"	Recessed	Pella	Black	
W04	4	Fiberglass		SINGLE HUNG	30" x 72"	Recessed	Pella	Black	
W05	1	Fiberglass		FIXED GLASS	90" x 96"	Recessed	Pella	Black	
W06	8	Fiberglass		SINGLE HUNG	30" x 60"	Recessed	Pella	Black	
W07	1	Fiberglass		SINGLE CASEMENT	24" x 96"	Recessed	Pella	Black	
W08	1	Fiberglass		SINGLE CASEMENT	30" x 64"	Recessed	Pella	Black	
W09	1	Fiberglass		FIXED GLASS	48" x 24"	Recessed	Pella	Black	
W10	1	Fiberglass		FIXED GLASS	72" x 24"	Recessed	Pella	Black	
W11	2	Fiberglass		FIXED GLASS	36" x 96"	Recessed	Pella	Black	
W12	1	Fiberglass		FIXED GLASS	36" x 96"	Recessed	Pella	Black	
W13	1	Fiberglass		SINGLE CASEMENT	30" x 72"	Recessed	Pella	Black	
W14	2	Fiberglass		FIXED GLASS	72" x 72"	Recessed	Pella	Black	
W15	1	Fiberglass		FIXED GLASS	30" x 32"	Recessed	Pella	Black	
W16	1	Fiberglass		FIXED GLASS	84" x 24"	Recessed	Pella	Black	
W19	1	Fiberglass		FIXED GLASS	54" x 24"	Recessed	Pella	Black	
W25	1	Fiberglass		FIXED GLASS	54" x 60"	Recessed	Pella	Black	



**Certificate Of Appropriateness: New Construction 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\*:** 769 E 5th 1/2 St

**Lot Size (TOTAL SQ FT)\*:** 7,180

**General New Construction Info:**

Primary or Accessory Building*	Primary
Proposed Total Square footage*	3,986
Proposed stories*	2
Proposed max ridge height*	29'-5"
Proposed max eave height*	21'-0"

**Lot Dimensions (W X L)\*:** 77.50' X 125.00'

**Setbacks From Property Line:**

	Proposed	Shares property line with neighbor -Y/N?
North*	10'-0"	N
South*	10'-0"	N
East*	10'-4"	N
West*	3'-11"	Y

**Context Area:**

Neighbor #1 stories*	2	Neighbor #2 stories*	N/A
Neighbor #1 ridge height	28'-2"	Neighbor #2 ridge height	N/A

Square Footage/Lot Coverage:	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small>	2,172
Attached Garage or Storage Space Square Footage	502
Detached Garage, Garage Apartment or Accessory Building Square Footage	
<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>Total Lot Coverage (base sq ft)* =</b>	<b>2,674</b>
<b>Total Lot Coverage (% based on lot size)* =</b>	<b>37.2%</b>

Do you have flooding issues?

**Max Width/Depth:**

*widest building wall corner to corner*	Proposed
Max Width*	52'-1"
Max Depth*	86'-6"

**Foundation:**

YES or  NO

	Proposed
Grade to Finished Floor Height (1st fl)*	22"
Type*	Slab on grade
Material *	Concrete

**Roof:**

	Proposed
Pitch*	2:12
Style*	Gable
Material*	Tesla solar roof tiles

**Cladding:**

	Proposed
Primary Siding Material*	6 1/2" Lap Siding Allora Fiber Cement Smooth
Primary Siding Width Reveal	5" Reveal
Skirting Material	Lap siding to slab on grade
Soffit Material	Nakamoto Gendai T&G Profile 6" , Reveal 5 5/16"
Fascia Material	Allura Fiber Cement Smooth Soffit

YES  NO

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

**Porch Details:**

	Proposed
Eave Height	13'-9"
Width	52'-1"
Depth	8'-2"
Decking Material	Concrete to match neighbor at 709 E 5th 1/2 St
Pier/Base Material	Concrete
Column Material	Thermory ash posts
Step Material	Concrete
Railing Height	N/A
Railing Material	N/A

Please fill out the window worksheet and review guidelines for drawing submissions

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

Form Date: January 4, 2021 4:48 PM

**CONTEXT REFERENCES:**

**PROJECT DETAILS for 709 E 5<sup>th</sup> and a half st. , Approved by HAHC 2017**

**Shape/Mass:** *The existing one-story residence has a width of 32'-6½" and a depth of 31'-5" with a ridge height of 17'-7". The existing house and front porch is to remain. A non-original rear addition will be removed.*

*The proposed two-story addition will have a width of 39'-½" and a depth of 24'-4" with a ridge height of 26'-10½". The addition will be attach to the original house via a 3'-0" one-story connector that will be inset 3'-9½" on the east side and 1'-6" on the west side. On the east side, the addition will extend 3'-9½" out (to be flush with the original house); on the west side, the addition will extend out 8'-0". The two-story portion of the addition will be 39'-½" wide by 21'-4". A 6'-11" wide by 3'-3½" notch will be removed from the northwest corner of the addition. The second-story will be 39'-½" wide by 22'-10" deep. A 6'-0" deep covered porch will run along the rear of the addition. See drawings for more detail.*

**Setbacks:** *The existing house has a front (south) setback of 18'-9"; an east side setback of 6'-7"; a west side setback of 10'-8"; and a rear (north) setback of 74'-½".*

*The proposed addition will have a front (south) setback of 50'-2"; an east side setback of 7'-1"; a west side setback of 3'-3½"; and a rear (north) setback of 49'-9". See drawings for more detail.*

**Foundation:** *The existing house has a pier and beam foundation with a finished floor height of 1 foot.*

*The proposed addition will have a pier and beam foundation with a finished floor to match existing. As slab on grade foundation will be installed for the rear back porch and inset rear notch. See drawings for more detail.*

**Windows/Doors:** *The existing residence features a mix of wood and non-original aluminum windows.*

*The non-original aluminum windows will be replaced with wood 1-over-1 windows. The proposed addition will have recessed wood 1-over-1 double- and single-hung windows as well as a fixed window. A new Craftsman style wood front door will replace the non-original existing front door. See window schedule for more detail.*

**Exterior Materials:** *The existing house is clad in brick veneer with board and batten in the gables. All existing material will be retained and repaired.*

*The proposed addition will be clad in cementitious lap siding with a 10¾" reveal. See drawings for more detail.*

**Roof:** *The existing residence features a clipped gable composition shingle roof with a main pitch of 6:12 and a secondary pitch of 12:12. The existing roof has a 1'-6" eave overhang and an eave height of 7'-8".*

*The proposed addition will have a side gable composition shingle roof with a pitch of 6:12. The connector portion will have a 4:12 pitch. The proposed roof will have a 1'-6" eave overhang and an eave height of 19'-10½". The rear patio will be covered by a metal roof and have a height of 11'-9". See drawings for more detail.*

<b><u>BUILDING AREA</u></b>		
	<b>CONDITIONED</b>	<b>UNCONDITIONED</b>
<b>EXISTING</b>	<b>1022 SF</b>	<b>90 SF</b>
<b>PROPOSED ADDITION</b>	<b>1782 SF</b>	<b>257 SF</b>
<b>TOTAL PROPOSED</b>	<b>2804 SF</b>	<b>314 SF</b>

*PROJECT DETAILS for 709 E 5<sup>th</sup> and a half st. , Approved by HAHC 2017*

3D RENDERING

PROPOSED



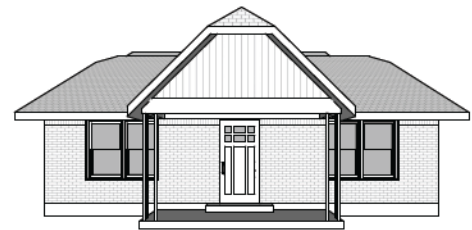
① PROPOSED EAST ELEVATION



② PROPOSED NORTH ELEVATION



③ PROPOSED WEST ELEVATION



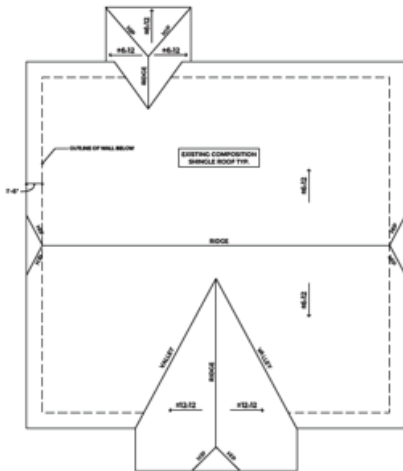
④ PROPOSED SOUTH ELEVATION

PROJECT DETAILS for 709 E 5<sup>th</sup> and a half st. , Approved by HAHC 2017

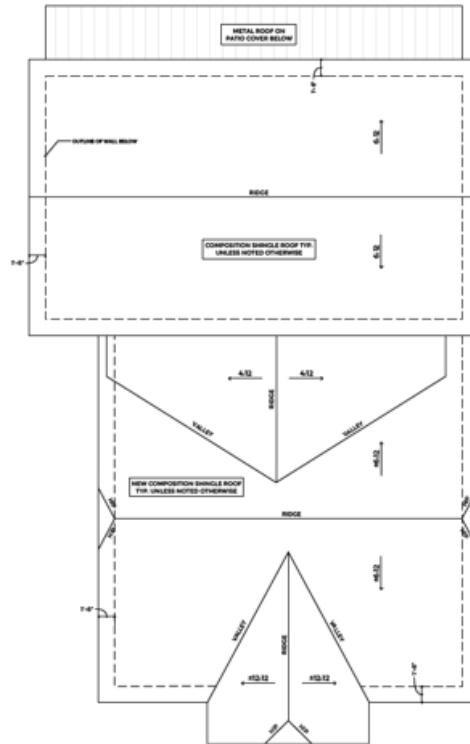


ROOF PLAN

EXISTING



PROPOSED

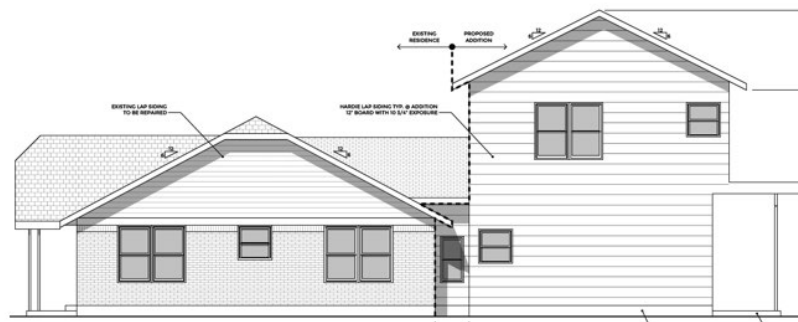


EAST SIDE ELEVATION

EXISTING



PROPOSED



**From:** [Jean Taylor](#)  
**To:** [PD - Historic Preservation](#)  
**Subject:** RE: HP2022\_0163 and HP2022\_0164  
**Date:** Sunday, July 24, 2022 4:46:19 PM

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[Message Came from Outside the City of Houston Mail System]

RE: HP2022\_0163 and HP2022\_0164

FREELAND HISTORIC DISTRICT  
711 E. 5-1/2 Street  
713 E. 5-1/2 Street (NOT 769 E. 5-1/2 Street)

I am opposed to the house plans for both properties as submitted by Applicant.

All new builds should comply with the Houston Historic Ordinance. These Do Not.

All new builds in a Historic District need to fit the Criteria. These Do Not.

New builds should also retain the symmetry and character of the district. These Do Not.

These houses are of a Modern style. Freeland HD consists of only 1920's style houses.

The average home size in Freeland HD is 1,737.45 sq ft, **including** the homes that have added additional footage at the rear.

The two proposed houses are **both over twice the average size** of existing homes. (3,838 and 4,913 sq ft) That size and style is completely incompatible with anything else in Freeland Historic District.

Please Deny a COA for these projects and require owner to work with Staff to design appropriate buildings that meet ALL Criteria.

Do not be swayed by a Sustainability argument and make sure any new builds are in compliance with Houston's Historic Preservation Ordinance as all of the other houses in Freeland HD have been.

Best Regards,

Jean Taylor

Freeland Historic District  
546 Granberry  
Houston, TX 77007

713-862-4249 home (voice)  
713-254-5775 cell

Jean546 @yahoo.com

**From:** [Denise Batchelor](#)  
**To:** [PD - Historic Preservation](#)  
**Cc:** [Robinjungnickel@att.net](#); [kendra\\_kennedy@comcast.net](#)  
**Subject:** 711 and 769 E. 5 1/2 proposed renders for Freeland HD  
**Date:** Sunday, July 24, 2022 7:58:36 PM

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[Message Came from Outside the City of Houston Mail System]

Dear COH Historic Preservation Committee,  
We are writing today to express concern and opposition for the proposed renders for 711 and 769 E. 5 1/2 St. in the Freeland HD. I urge the committee to deny the proposed plans submitted by Mr. Stepanovich and require him to resubmit plans that are appropriate and compatible for our historic neighborhood.

The application submitted does not offer exterior features that are compatible with other contributing structures, the scale and proportions are not compatible with the other contributing structures, the square footage is twice the size of other contributing structures, the roof height and shape is not compatible with other contributing structures. The applicant states the need for a larger size and scale in order to support solar panels, but in doing so they are denying and ignoring the historical character of the existing neighborhood.

It is possible for new homes to be built in historic neighborhoods that are compatible with existing contributing homes. This submission demonstrates an obvious disregard for the COA plan/process and must be denied. When the owner bought the land, it was known that it was in the Freeland Historic District and therefore more reasonable and compatible plans need to be submitted for future consideration.

Thank you for your service on the Historic Preservation Committee.

Sincerely,  
Denise Batchelor and Kendra Kennedy  
534 Frasier St.  
Freeland Historic District.

**From:** [Eric Mandell](#)  
**To:** [PD - Historic Preservation](#)  
**Cc:** [Jean Taylor](#); [Connor Noud 2546](#)  
**Subject:** 711 and 769 E. 5 1/2 Street  
**Date:** Monday, July 25, 2022 10:07:45 PM

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[Message Came from Outside the City of Houston Mail System]

To Whom it may concern,

I don't even know where to start and end looking at the above proposed homes. They don't fit our neighborhood in size, style, design, and even height. I don't know what the owner of GIGA Construction was thinking even submitting these plans. As a Preservation office that should know the Freeland Historic District I feel GIGA Construction needs more guidance during the designing stage.

When we designed our house, it took us 4 times going to the monthly meetings, and a total of 10 months. All we heard was: windows, windows, windows. There isn't one single "one over one" window in either house.

If these plans, or anything close to them, are passed the Freeland Historic district is no longer and the Preservation Office will have no jurisdiction over our neighborhood. It will be a build "whatever the heck you want" neighborhood.

Thank you for your time,

Eric Mandell

P.S. I was not allowed to come even close to the 5 foot rule on the lot line. The last thing my wife and I want is to feel like we live in a Townhome. Part of the charm of living in this neighborhood is the large lots and feeling like we have space between us and our neighbors.



**From:** [Jodi Ware](#)  
**To:** [PD - Historic Preservation](#)  
**Subject:** HAHC Review of 711 and 769 E. 5th 1/2 Street  
**Date:** Sunday, July 24, 2022 9:32:17 PM

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[Message Came from Outside the City of Houston Mail System]

Dear HAHC,

My husband and I have owned a home in the Freeland Historic District since 2016. During the past 6 years, I have seen changes to the neighborhood that I believe improve it (one example is removing the culverts and widening the streets), and I thank you for that. While I am not intimately familiar with the architectural guidelines of the District, I think it is safe to say that the newly proposed buildings at 711 and 769 E. 5th 1/2 Street are not consistent with a historic era. I, therefore, respectfully ask that you direct the applicants to go back to the drawing board with historic appearance and size in mind.

Thank you,  
Jodi Ware  
(713) 446-9554

**From:** [poppiolso@yahoo.com](mailto:poppiolso@yahoo.com)  
**To:** [PD - Historic Preservation](#)  
**Subject:** HP2022\_0163 and HP2022\_0164 in Freeland Historic District  
**Date:** Monday, July 25, 2022 11:27:47 AM

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[Message Came from Outside the City of Houston Mail System]

To the Members of the HAHC Commission:

RE: HP2022\_0163 and HP2022\_0164 in Freeland Historic District

The residents of Freeland Historic District have been diligent in maintaining and protecting their **1920's style** neighborhood.

Please do not let the Applicant use Guidelines from other historic districts as justification for his incompatible plans for modern style buildings. Freeland Historic District has NO Guidelines.

Applicant was aware that the 700 block of E. 5-1/2 Street is in a historic district and should have bought elsewhere if he wished to build this type buildings.

Do not let the hard work done by Freeland's residents be in vain and allow incompatible buildings to be constructed in their historic district!

Please deny Applicant's request for a COA on each house. Require any new builds on these two lots be in the style and character of the other homes in Freeland HD.

Regards,

D. S. Olson

**From:** [Juan Lira](#)  
**To:** [PD - Historic Preservation](#)  
**Subject:** Please deny a COA for HP 2022\_0163 and HP2022\_0164  
**Date:** Monday, July 25, 2022 8:07:10 PM

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[Message Came from Outside the City of Houston Mail System]

Please deny a COA for HP 2022\_0163 and HP2022\_0164. Houses do not meet the HD criteria and incompatible with other homes in Freeland HD.

As a resident of Freeland Historic District, I am against the building of two, two-story homes on E. 5-1/2 St. They need to follow the Historic Preservation Ordinance and they do not.

Kind regards,

**From:** [Isabel Lira](#)  
**To:** [PD - Historic Preservation](#)  
**Subject:** Please deny a COA for HP 2022\_0163 and HP2022\_0164  
**Date:** Monday, July 25, 2022 8:04:30 PM

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[Message Came from Outside the City of Houston Mail System]

Please deny a COA for HP 2022\_0163 and HP2022\_0164. Houses do not meet the HD criteria and incompatible with other homes in Freeland

As a resident of Freeland Historic District, I am against the building of two, two-story homes on E. 5-1/2 St. They need to follow the Historic Preservation Ordinance and they do not.

Kind regards

**From:** [Maria Cervantes](#)  
**To:** [PD - Historic Preservation](#)  
**Subject:** Proposal for E 5-1/2 Street  
**Date:** Saturday, July 23, 2022 10:54:42 AM

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[Message Came from Outside the City of Houston Mail System]

Please deny a COA for HP2022\_0163 and HP2022\_0164 House do not meet the HD criteria and incompatible with other houses in Freeland HD.  
Thank you

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone



**Maria Cervantes**

**Lending Manager | NMLS ID  
1160482**

**Transtar Federal Credit  
Union**

**12930 Northwest Freeway**

**Houston, TX 77040**

**Direct 832-201-0179**

**Fax 832-201-0188**

# NMLS ID 1160482

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