CERTIFICATE OF APPROPRIATENESS

Application Date: May 25, 2016

Applicant: Susan Goll, owner

Property: 416 Euclid St, Lot 4, Block 12, Woodland Heights Subdivision. The property includes a historic 1,176 square foot one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

Construct an approximately 240 square foot one story addition. A previously constructed shed-roof addition in the rear will be removed. Previous applications for an 800 square foot two-story addition were denied at the March 2016 and May 2016 HAHC meetings.

- The proposed addition begins at the rear of the house and is inset on both sides.
- The addition will feature the same ridge height as the existing structure.

See enclosed application materials and detailed project description on p. 7-22 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: June 16, 2016

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:

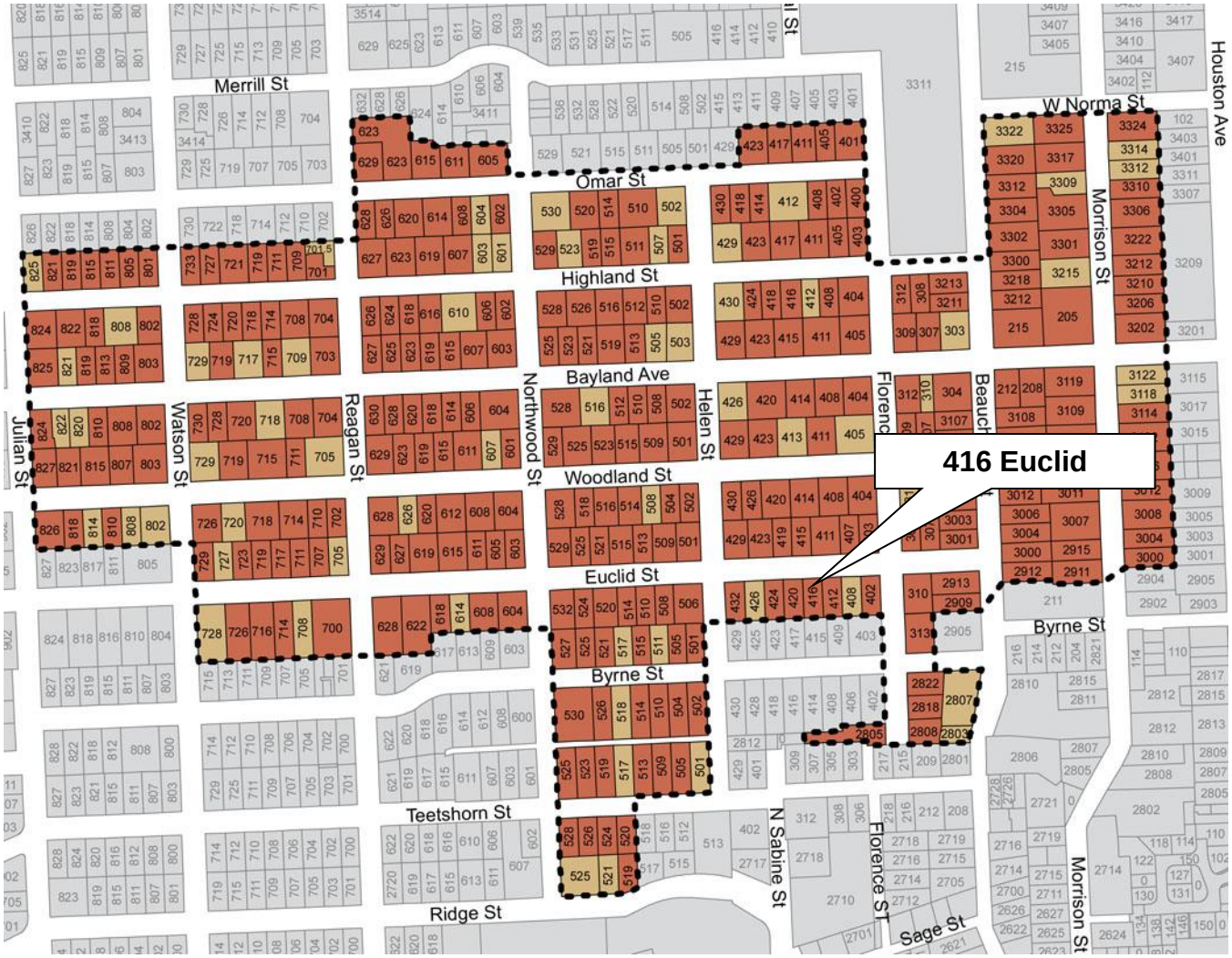
S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

N

PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CONTEXT AREA

420 Euclid – Contributing – (neighbor)

412 Euclid – Contributing – (neighbor)

402 Euclid – Contributing

424 Euclid – Contributing

432 Euclid – Contributing

415 Euclid – Contributing (across street)

411Euclid – Contributing (across street)

419 Euclid – Contributing (across street)

423 Euclid – Contributing (across street)

429 Euclid – Contributing (across street)

407 Euclid – Contributing (across street)

403 Euclid – Contributing (across street)

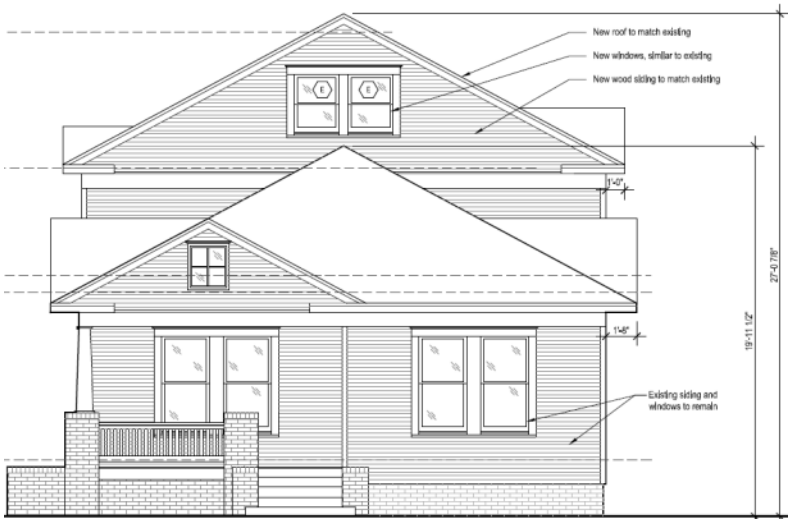
NORTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING

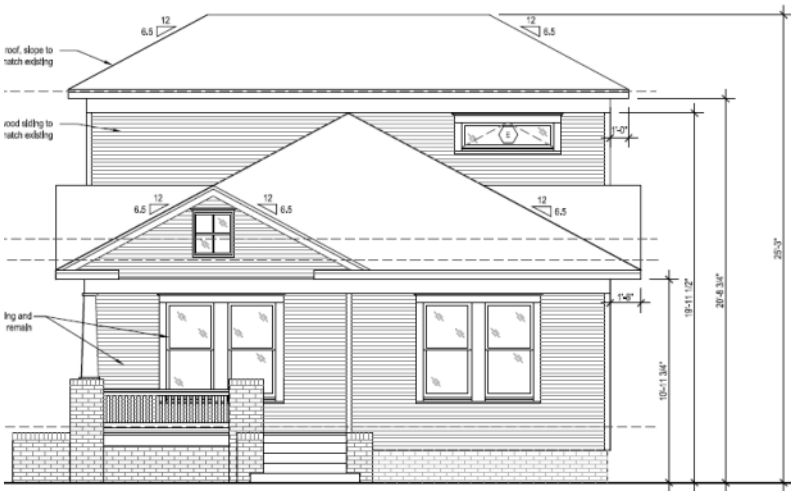
PROPOSED

NORTH ELEVATION – FRONT FACING EUCLID STREET

DENIED 3/24/2016



DENIED 4/21/2016



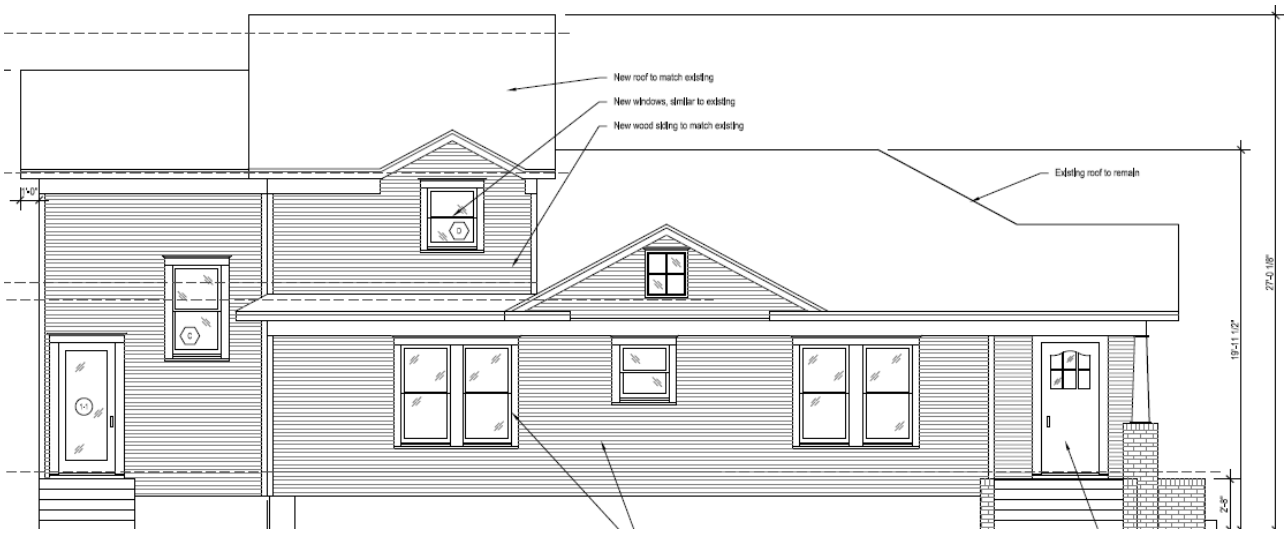
EAST SIDE ELEVATION

EXISTING

PROPOSED

EAST SIDE ELEVATION

DENIED 3/24/2016



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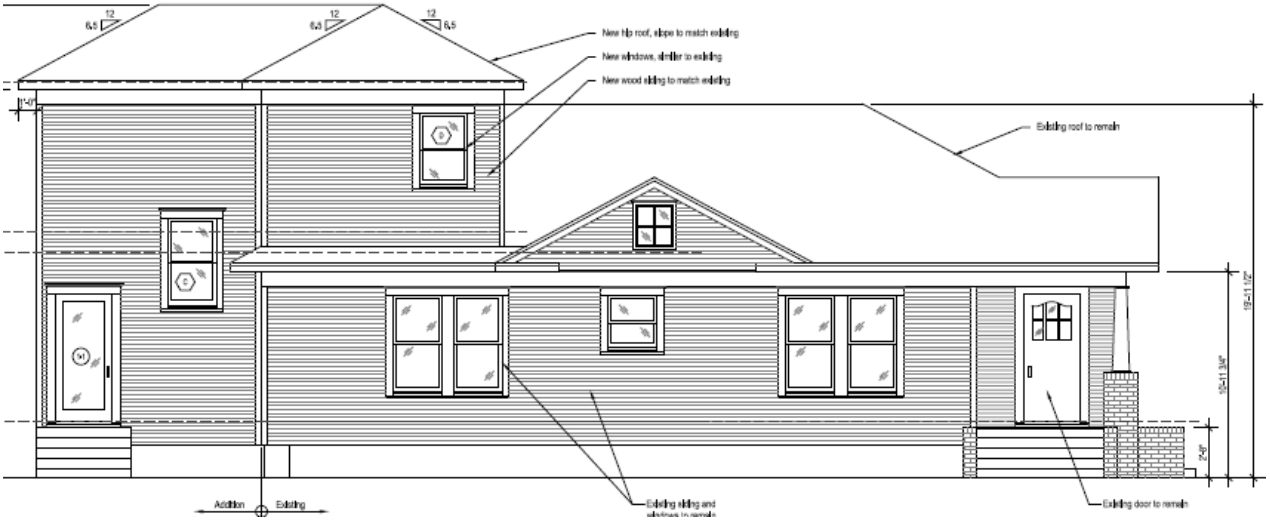

WEST SIDE ELEVATION

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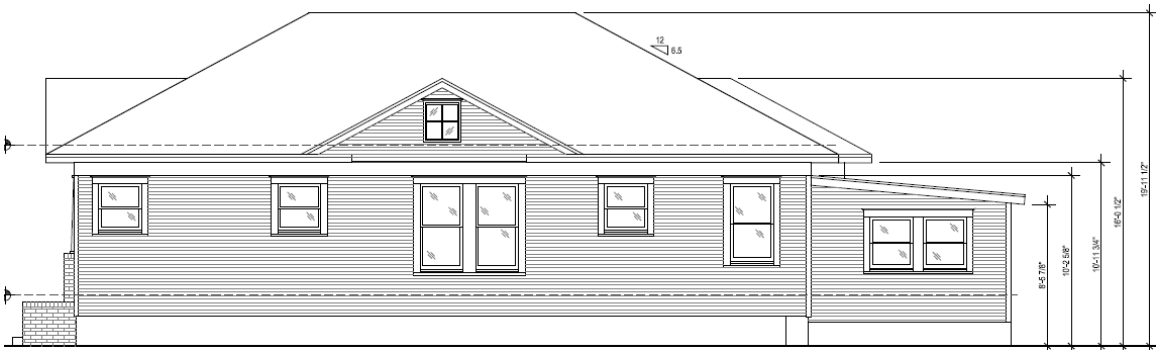

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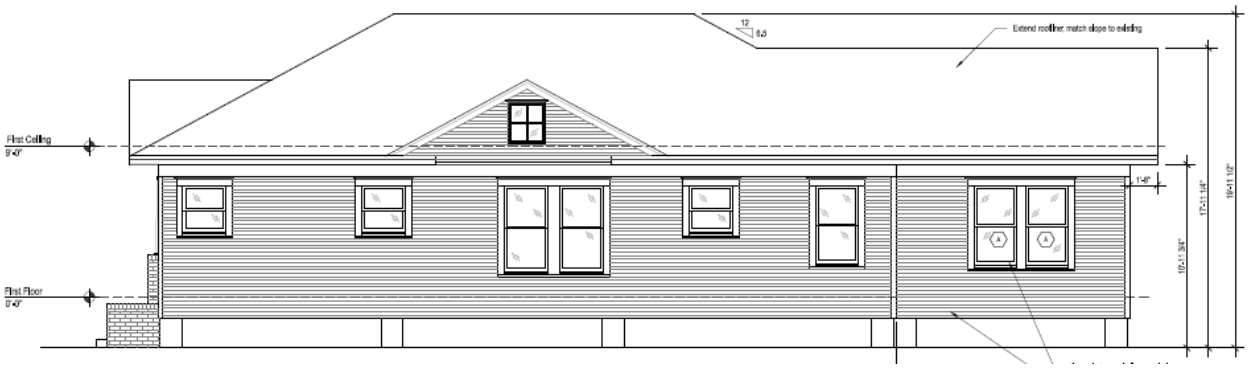
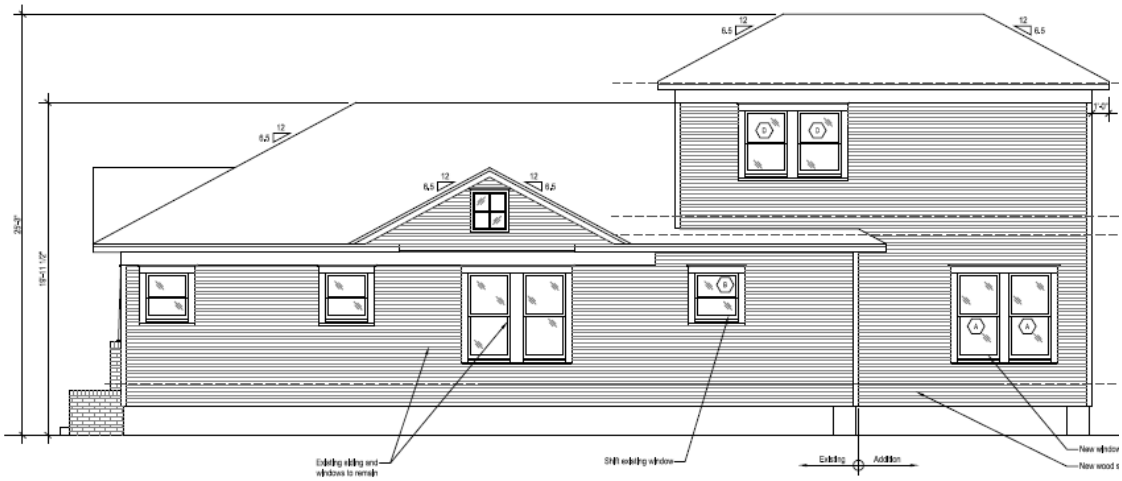


WEST SIDE ELEVATION

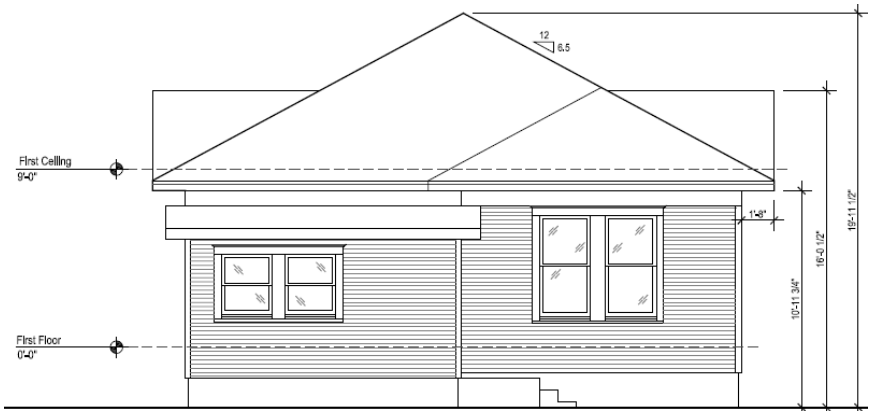
DENIED 3/24/2016

DENIED 4/21/2016

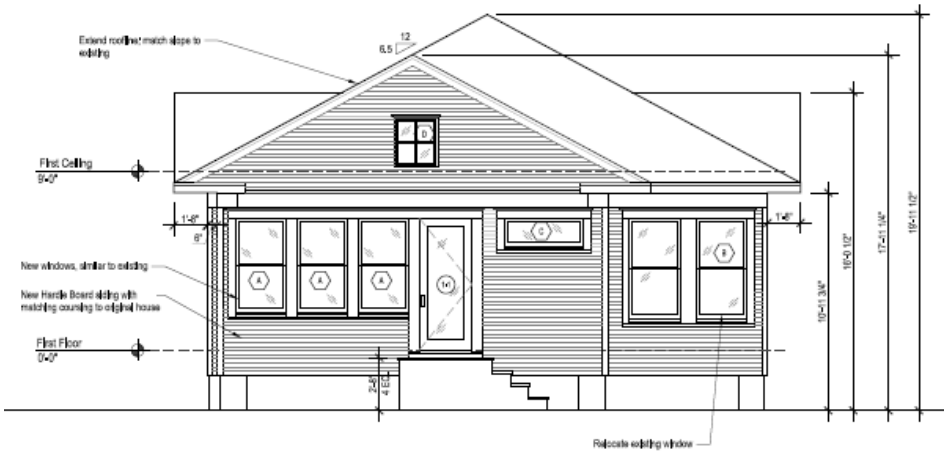


SOUTH (REAR) ELEVATION

EXISTING



PROPOSED



SOUTH (REAR) ELEVATION

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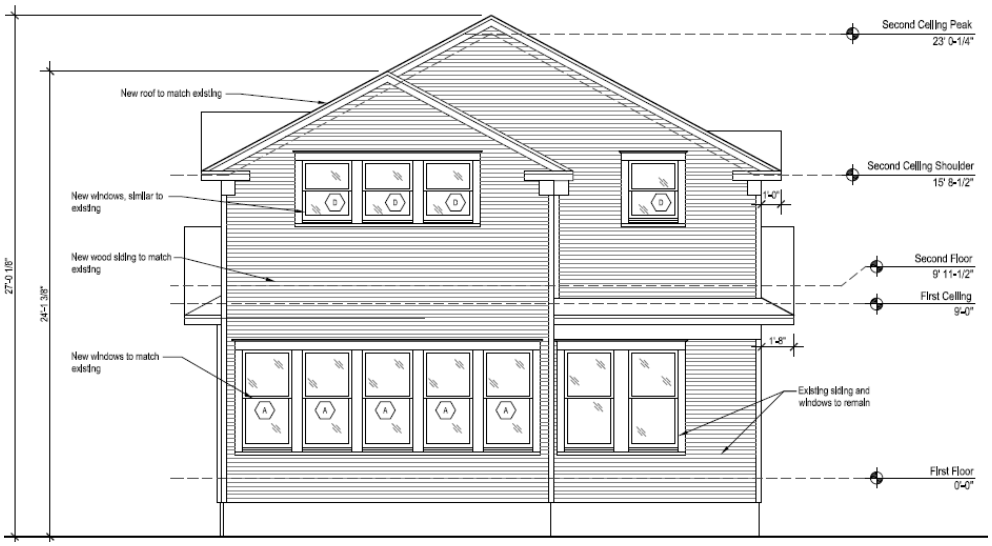

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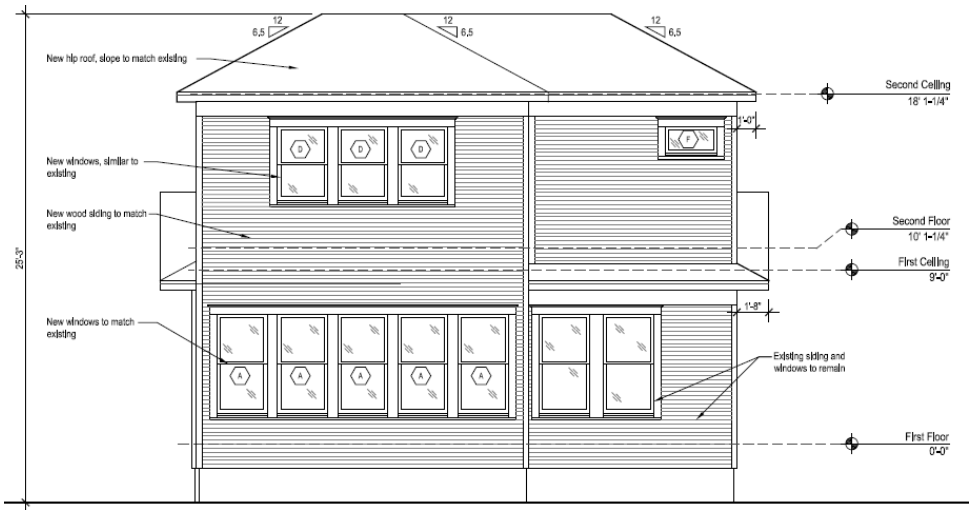
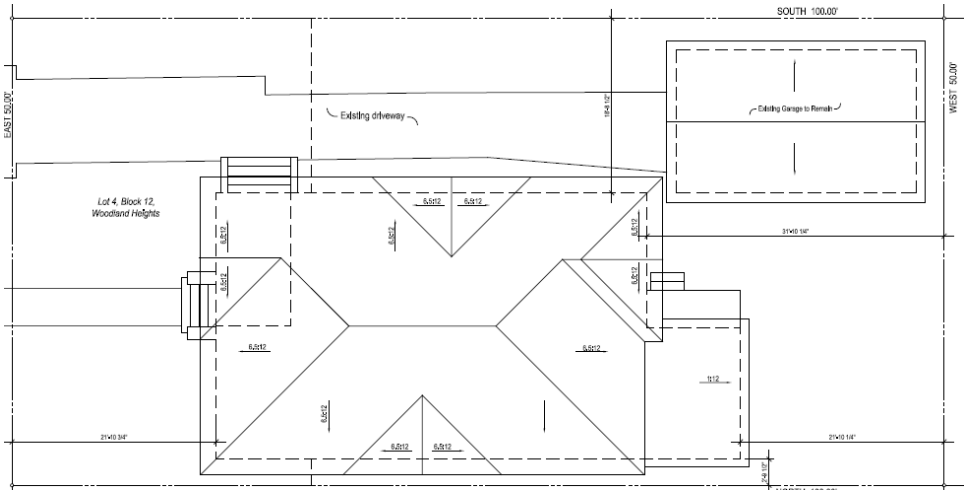


SITE PLAN/ROOF PLAN

N

EXISTING



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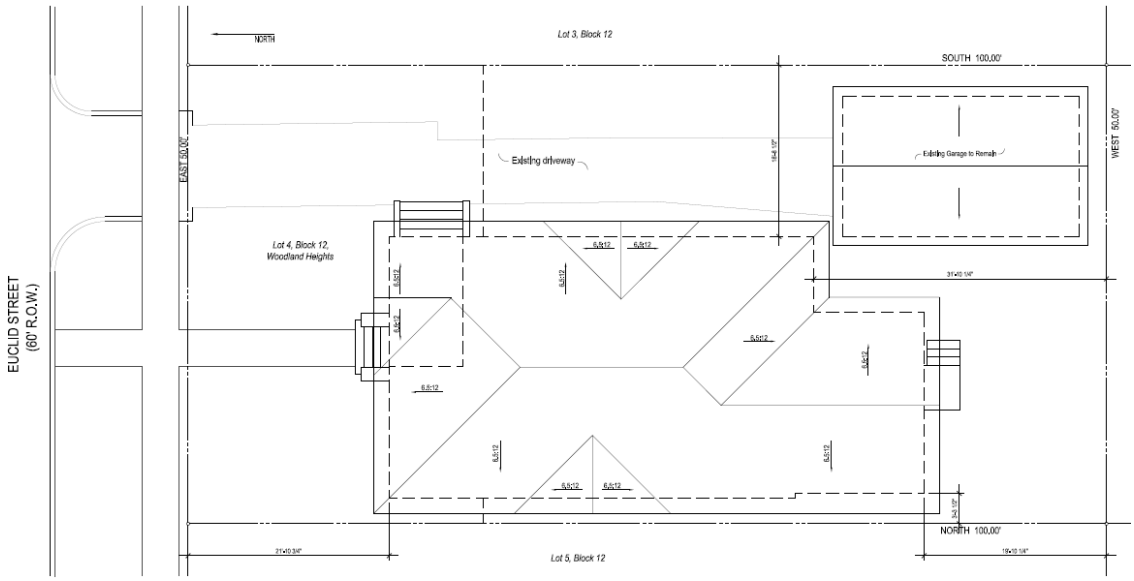

SITE PLAN/ROOF PLAN

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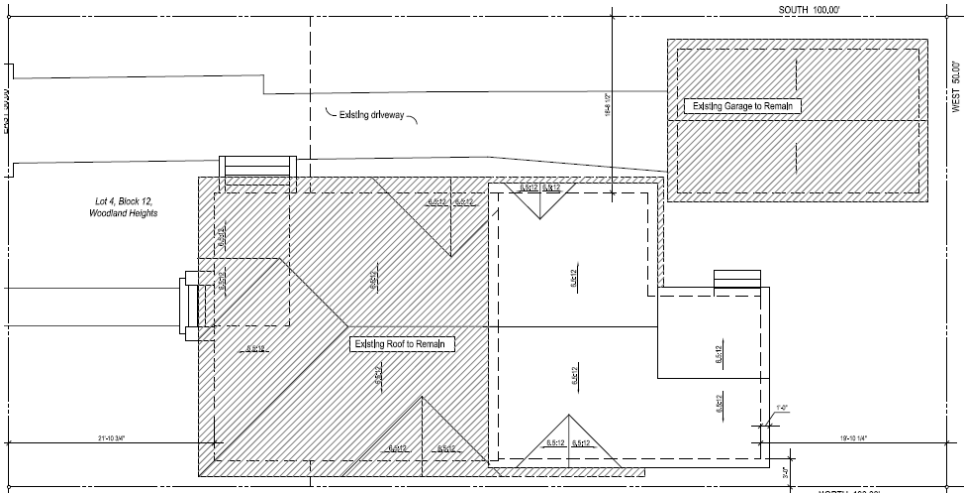

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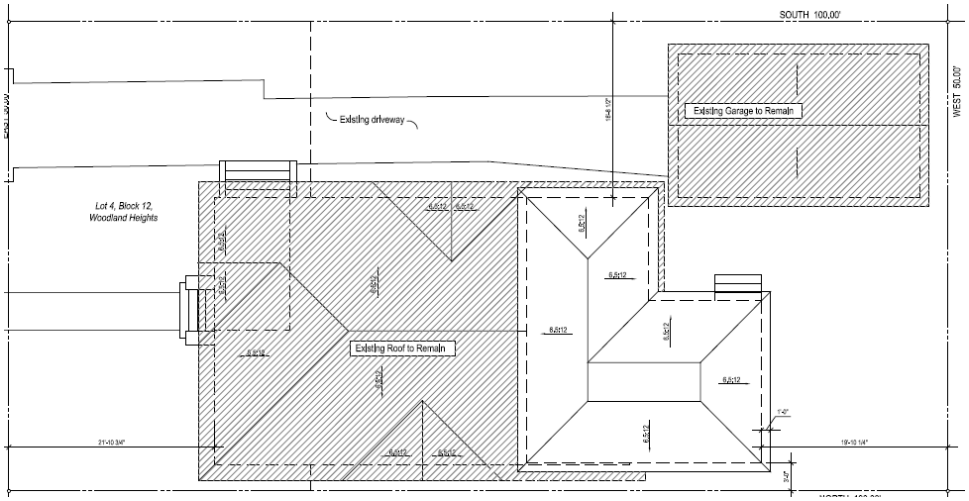

FIRST FLOOR PLAN

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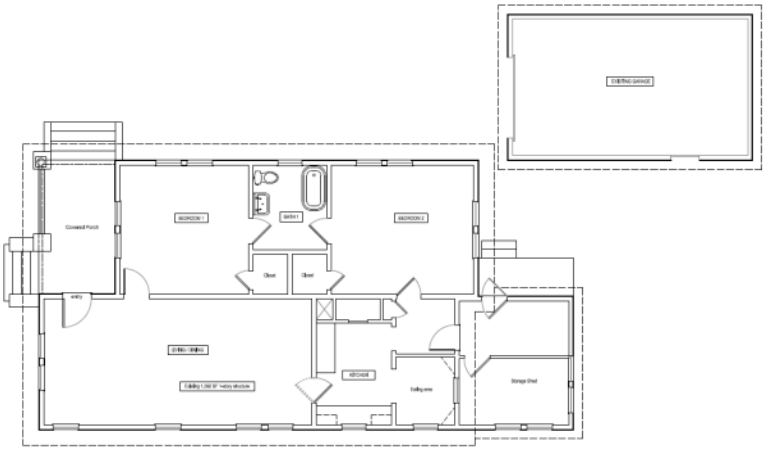
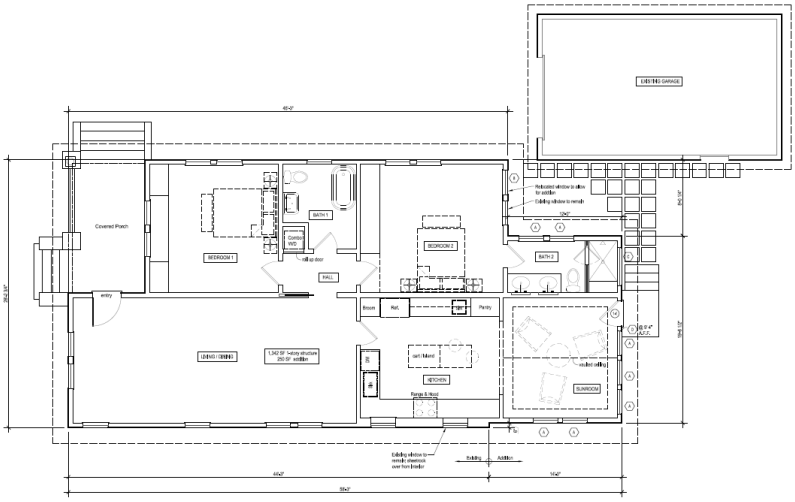
EXISTING



PROPOSED



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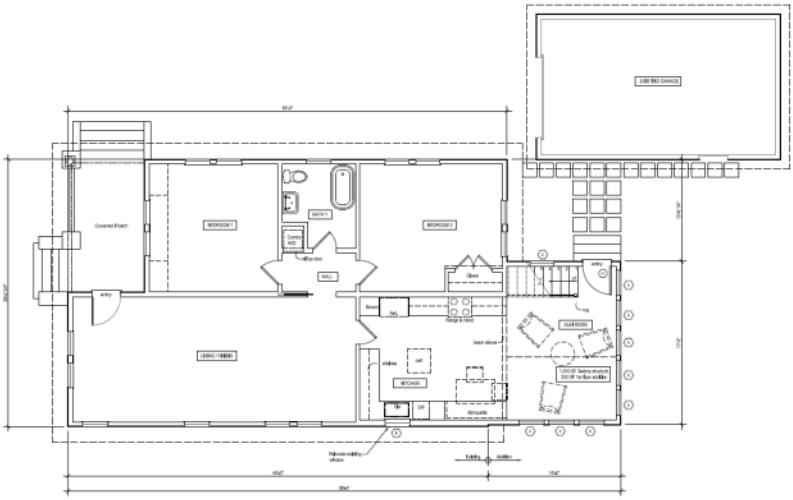
FIRST FLOOR PLAN

DENIED 3/24/2016



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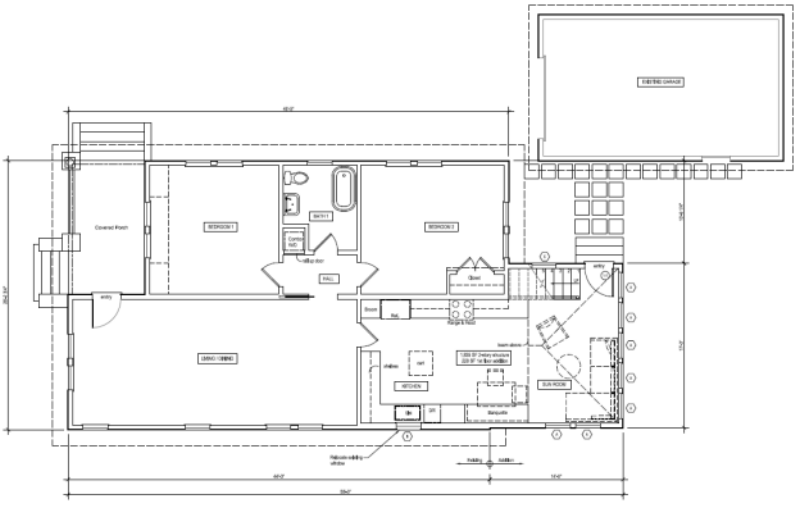

SECOND FLOOR PLAN

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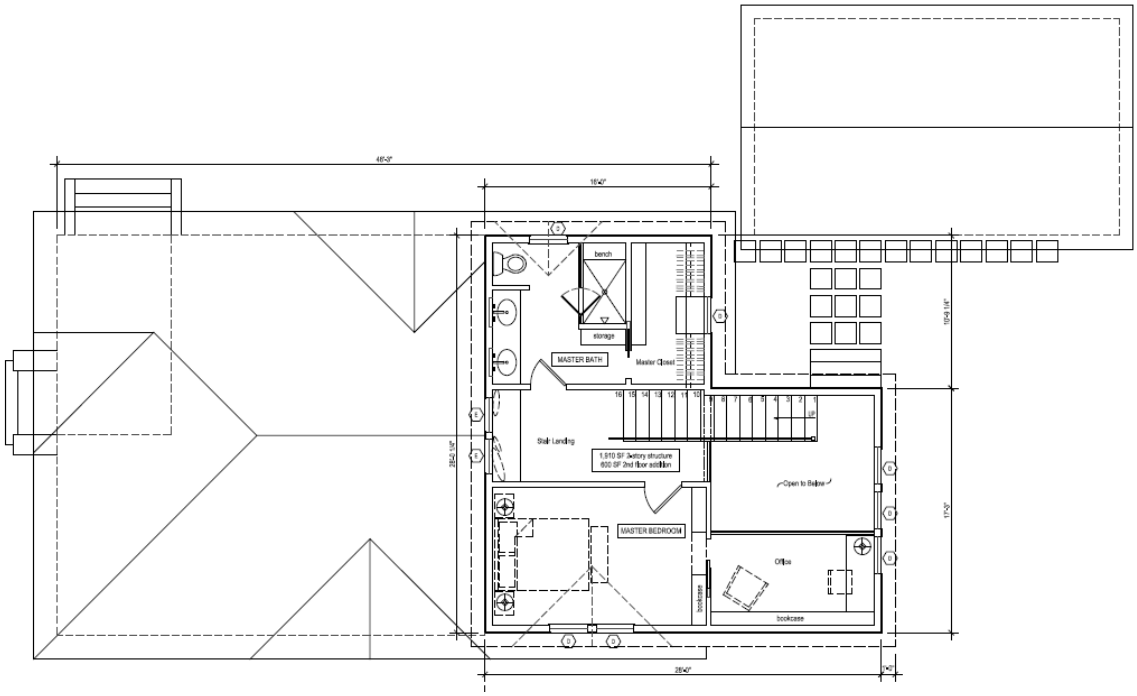

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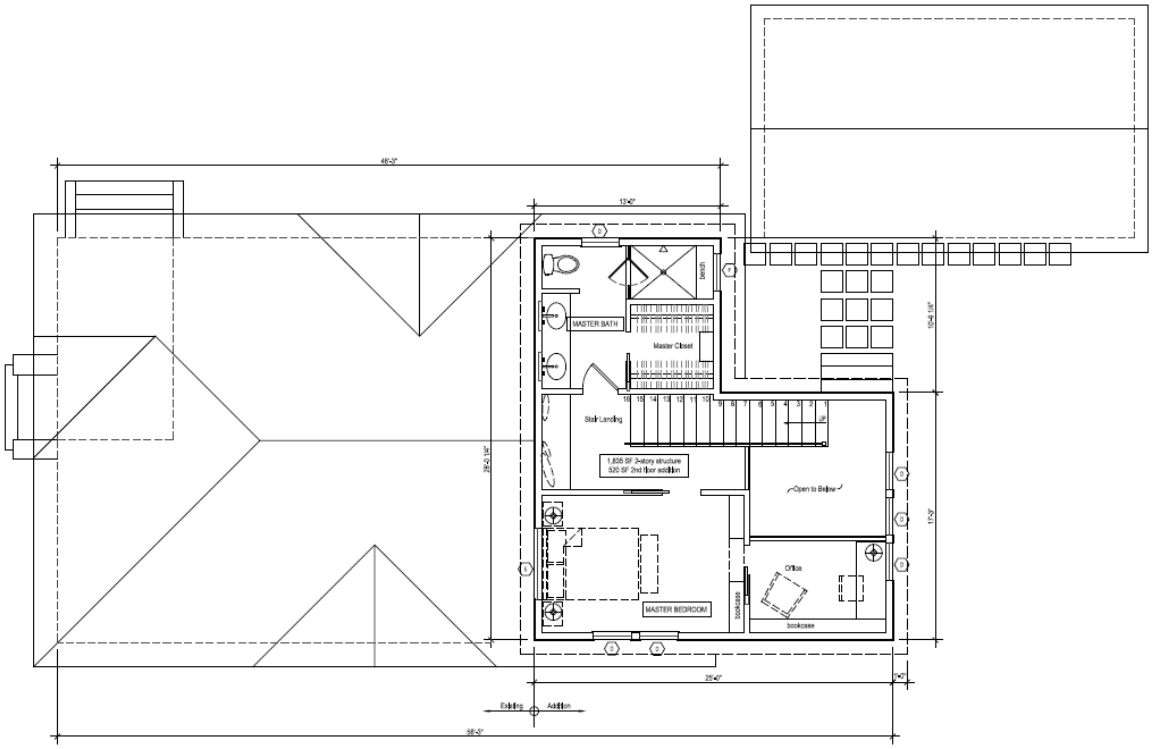

WINDOW / DOOR SCHEDULE

Goll Residence: 416 Euclid St, Houston, TX 77009
May 25, 2016

WINDOW SCHEDULE

Notes:
1. All windows are Jeld-Wen Tradition Plus All Wood Double Hung Units, unless noted otherwise
2. All dimensions are from inside face of window trim to inside face of window trim.
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing window order

SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	7	Sun Room / Bath 2	Double Hung	2' 7"	4' 8"	2' 0"	Similar to existing
B	1	Bedroom 2					Relocate existing window
C	1	Bath 2	Fixed	4' 0"	1' 5"	5' 3"	
D	1	Sun Room	Fixed	2' 0"	2' 3"	9' 4"	Similar to existing

DOOR SCHEDULE

Notes:
1. Exterior doors to be painted with insulated glazing
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing door order

SYMBOL		LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
1-1		Sun Room	Exterior Swing - Painted Full Lite Door	2' 8"	6'-8"	Exterior lock set with dead bolt; finish TBD	New painted fiberglass door with tempered glass panel

APPLICANT WRITTEN DESCRIPTION

416 Euclid Street, 77009
Susan L. Goll, owner

Property Description

A 1920s 2 bedroom, 1 bath wood-frame bungalow/cottage with small front porch. Per HCAD, current square footage is 1,176 for the house and 112 for the front porch.

Owner has lived in the house since purchasing the property in 2009 and has added a new roof, HVAC, gas-lines, electrical service, tank-less water heater and fencing, and has restored several of the original windows. Most of the original #117 siding is intact and needed repairs have been made with reclaimed 117 patterned siding as available. House was painted about two years ago.

The proposed addition will replace a non-original storage shed off of the back of the house which is structurally unsound due to previous termite damage, lacks climate control, and obstructs the rear entry to the house. Included in the addition will be space for a small second bathroom.

PROJECT DETAILS

Shape/Mass: The existing residence measures 28' wide by 56' deep by 19'-11" tall. The proposed addition begins at the rear of the structure; is inset by 6" on the south, 8' from the north and has a depth of 12'. The addition totals 236 square feet.

Setbacks: The existing residence is setback 21'-10" from the front, 18'-8" from the side (east), 2'-9" from the side (west) and 21'-10" from the rear. The addition is setback approximately 69'-1 ¾" from the front, 27' from the side (east), 3'-3 ½" from the side (west) and 17'-10 ¼" from the rear

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'-8". The addition will match this condition.

Windows/Doors: The residence contains wood 1-over-1 windows. The alteration removes three non-original 1-over-1 windows as well as a non-original door.

Exterior Materials: The residence is clad in wood 117 lap siding. The addition will be clad in wood 117 lap siding.

Roof: The existing residence has a cross-gable roof with a 6.5-over-12 pitch and is 19'-11" to the ridge with a 10'-11" eave height and 1'-8" overhang. The addition has a gabled roof with a 6.5-over-12 pitch and is 16' – 0 ½" to the ridge with a 10' – 11 ¾" eave height and 1' overhang.

Front Elevation: (North) This elevation contains four 1-over-1 wood windows. This elevation will not be altered.

Side Elevation: (East) This elevation contains five 1-over-1 windows and two pedestrian doors. The addition contains two 1-over-1 windows.

Side Elevation: (West) This elevation contains six 1-over-1 windows. The addition contains two 1-over-1 windows.

Rear Elevation: (South) Not visible from public right of way. See elevations drawings for details.