

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 25, 2016

**Applicant:** Jeni O’Quinn, Design 3 Studio for Lucas Brown, L & B Limited, owner

**Property:** 424 Euclid Street, Lot 6, Block 12, Woodland Heights Subdivision. The property includes a historic 1,623 square foot, one-story wood frame single-family residence, detached rear shed, and a detached rear garage situated on a 5,000 square foot (50’ x 100’) interior lot.

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

**Proposal:** Alteration – Addition

The applicant was denied a COA to construct a 2,690 square foot (conditioned space) two-story addition to the rear, and on top of, the original residence on December 16, 2015. The applicant was denied a COA to construct a 2,197 square foot (conditioned space) two-story addition to the rear of the original residence on January 28, 2016. The applicant now proposes the following revisions to their denied proposal:

- Construct an approximately 2,100 square foot addition to the rear and on top of the original residence. The conditioned space has decreased to approximately 1,600 square feet and the addition will have approximately 500 square feet of unconditioned space.
- The width of the addition remains 41’-9” and the depth of the addition has increased to 53’-2” deep.
- The eave height of the addition has decreased to 19’-11”. The ridge height has decreased to 26’-11”.
- The proposed 14’ deep second floor overhang above the proposed garage portal has been removed
- The proposed encroachment (proposed in December 2015) over the original residence has been reinstated, but reduced from 18’ deep to 17’ deep.
- An existing non-original porch enclosure and side addition will be removed. The historic siding and window openings intact within these enclosures will be retained.

See enclosed application materials and detailed project description on p. 8-29 for further details.

**Public Comment:** The applicant has provided two written statements from members of the public in support of the project and a list with signatures of owners of neighboring properties in support of the project. See Attachment A, pg. 30

**Civic Association:** While the president of the Woodland Heights Civic Association has provided the applicant with a written statement in support of the project, the Historic Preservation Office has received no official comment from the WHCA in support of the project.

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

**HAHC Action:** Denied



*encroaching addition will have to be heavily altered or replaced in order to carry the load of the added level.*

*If the applicant were to remove the proposed encroachment, staff believes the addition would meet Criterion 8.*

- (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;

*The proposed large massing of the addition will undermine the character of the smaller existing structure because it is not compatible size and scale. The encroachment of the addition will destroy significant architectural material of the existing residence.*

*If the applicant were to remove the proposed encroachment and lower the eave and ridge height of the garage portion of the addition, staff believes the addition would meet Criterion 9.*

- (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

*The significantly wider addition results in a structure with massing that is incompatible with the smaller existing structure and others within the context area.*

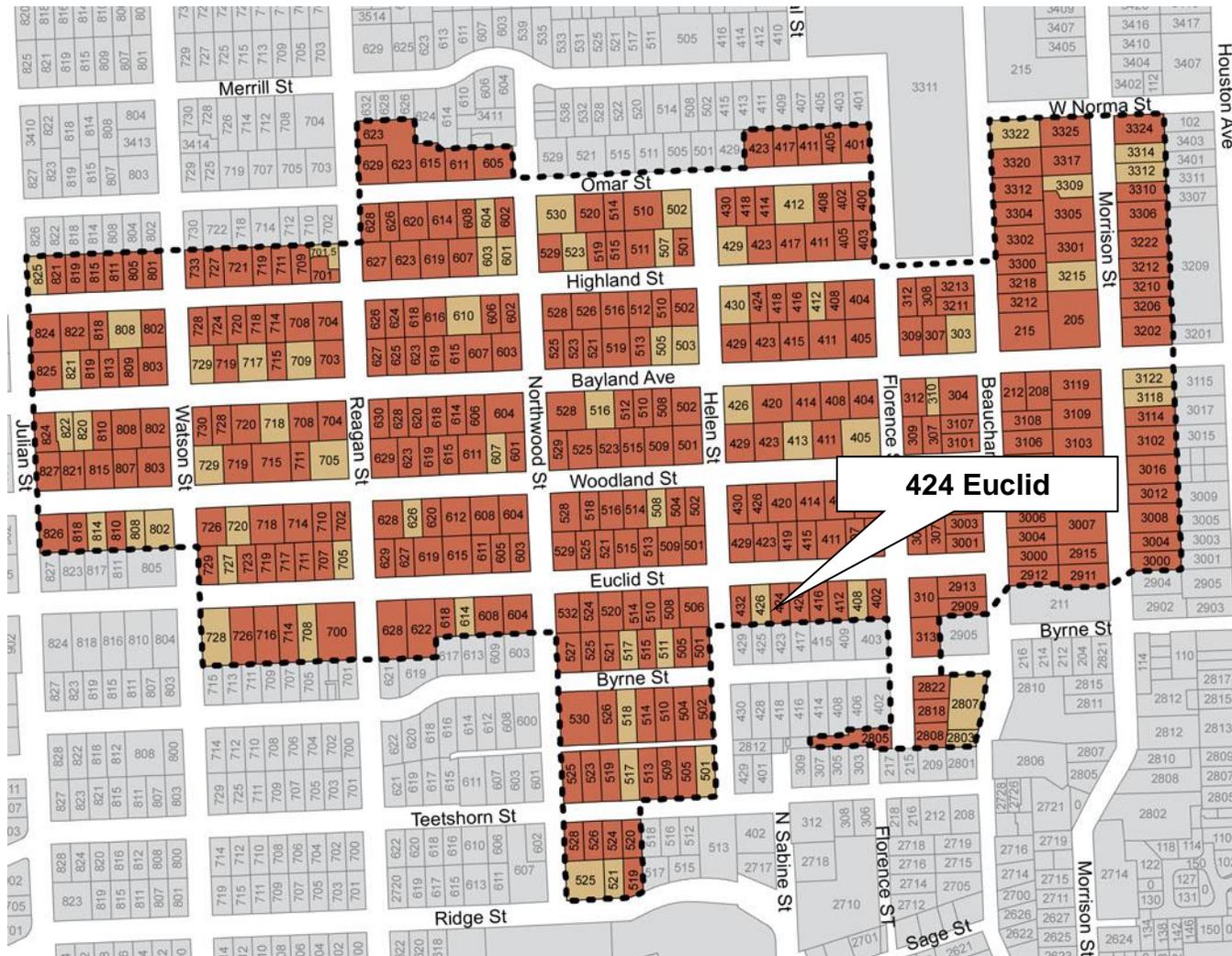
*If the applicant dropped the eave and ridge height of the garage portion of the addition, it would appear as a secondary structure and reduce the visual impact of the addition on the residence. In doing so, staff believes the addition would meet Criterion 10.*

- (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

INVENTORY PHOTO



CONTEXT AREA



426 Euclid – Noncontributing – 1915 (neighbor to the west)



420 Euclid – Contributing – 1930 (neighbor to the east)



416 Euclid– Contributing – 1925 (across street)



429 Euclid– Contributing – 1920 (across street)



432 Euclid– Contributing – 1930 (neighbor two doors to the west)



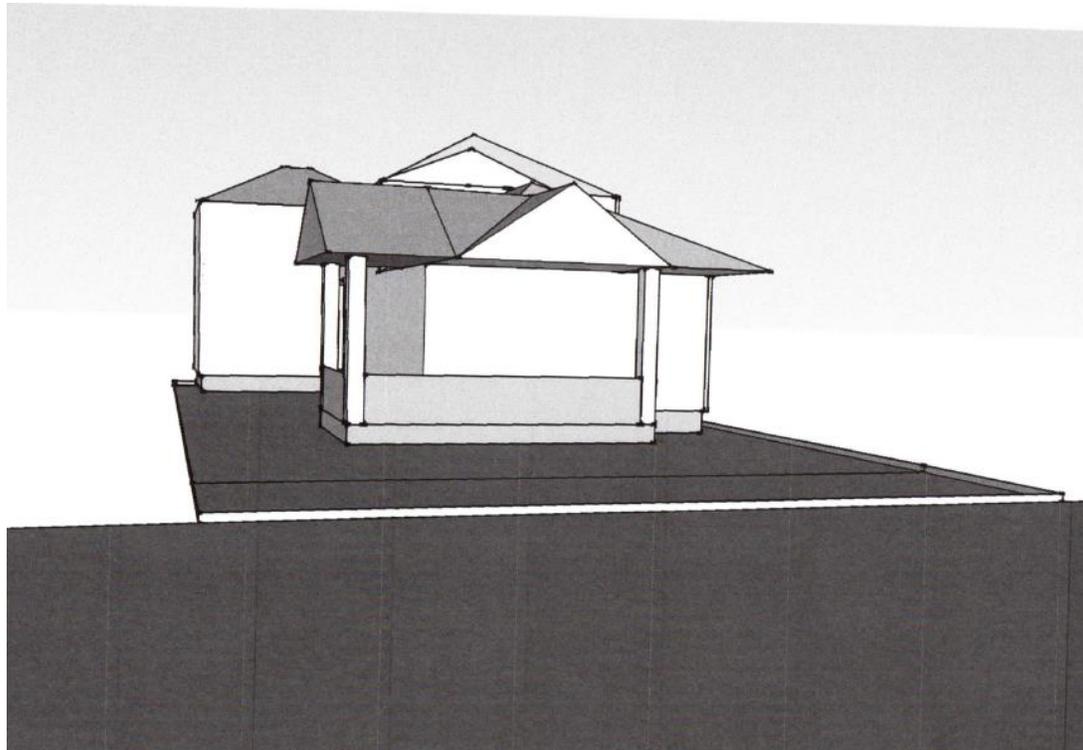
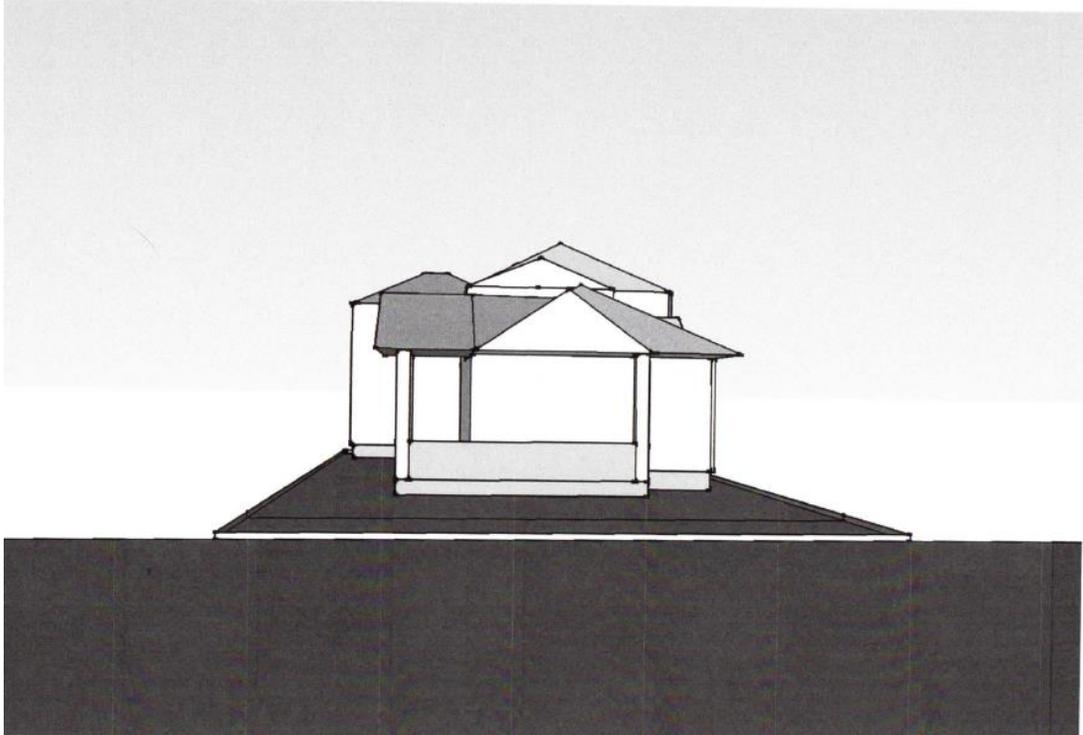
415 Euclid– Contributing – 1915 (across street)

**STREET VIEW AND AERIAL VIEW**



3D RENDERING – FRONT FACING EUCLID

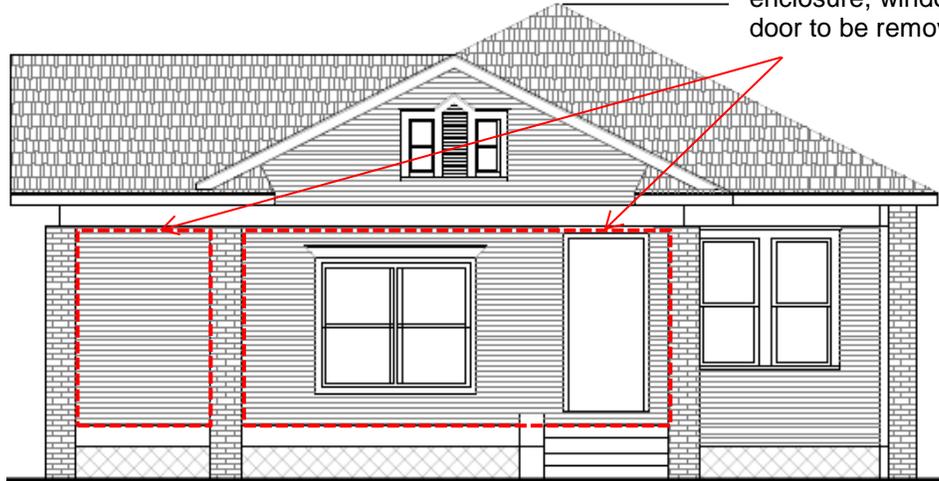
PROPOSED



**NORTH ELEVATION – FRONT FACING EUCLID STREET**

EXISTING

Non-original front porch enclosure, windows, and door to be removed



DENIED 12/16/15



DENIED 1/28/16



PROPOSED



**WEST SIDE ELEVATION**

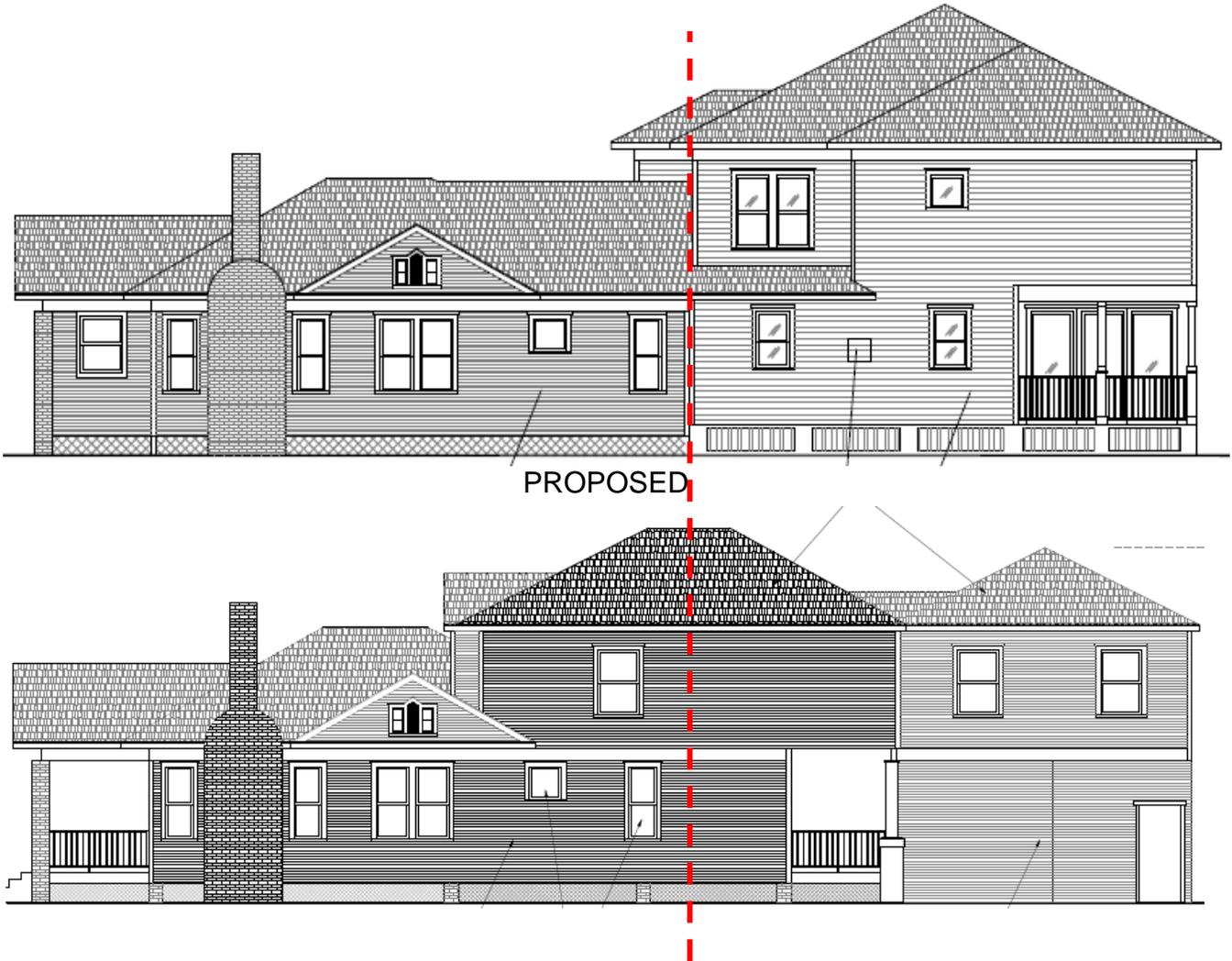
EXISTING



DENIED 12/16/15

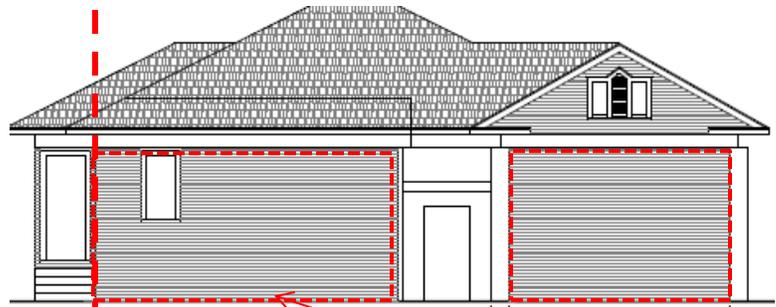


DENIED 1/28/16



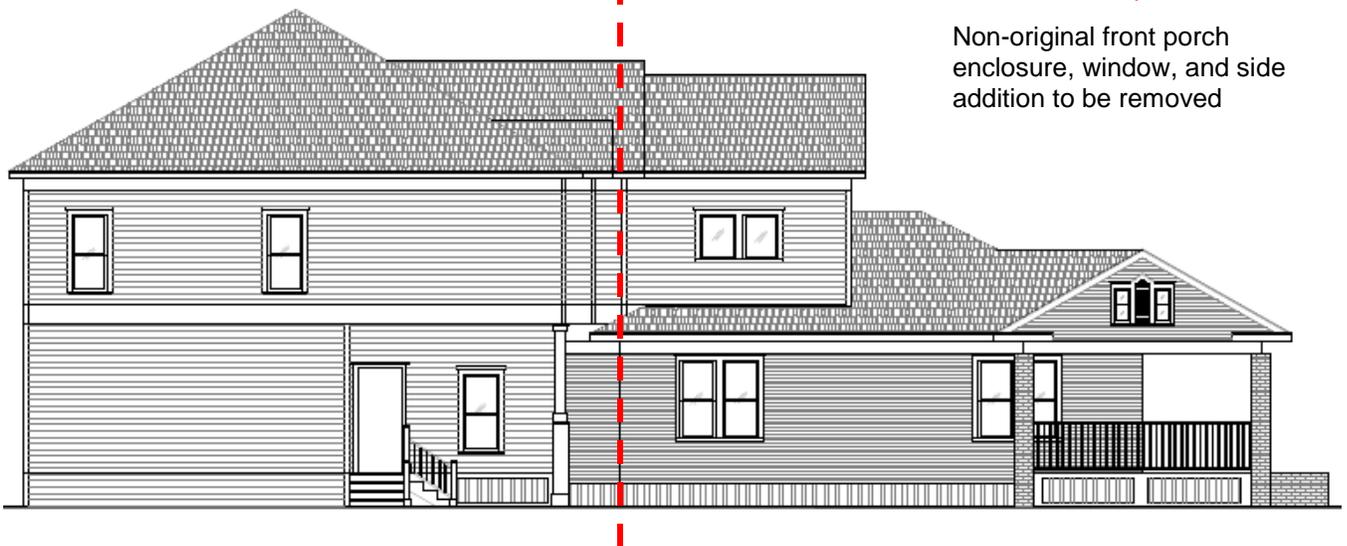
**EAST SIDE ELEVATION**

EXISTING



DENIED 12/16/15

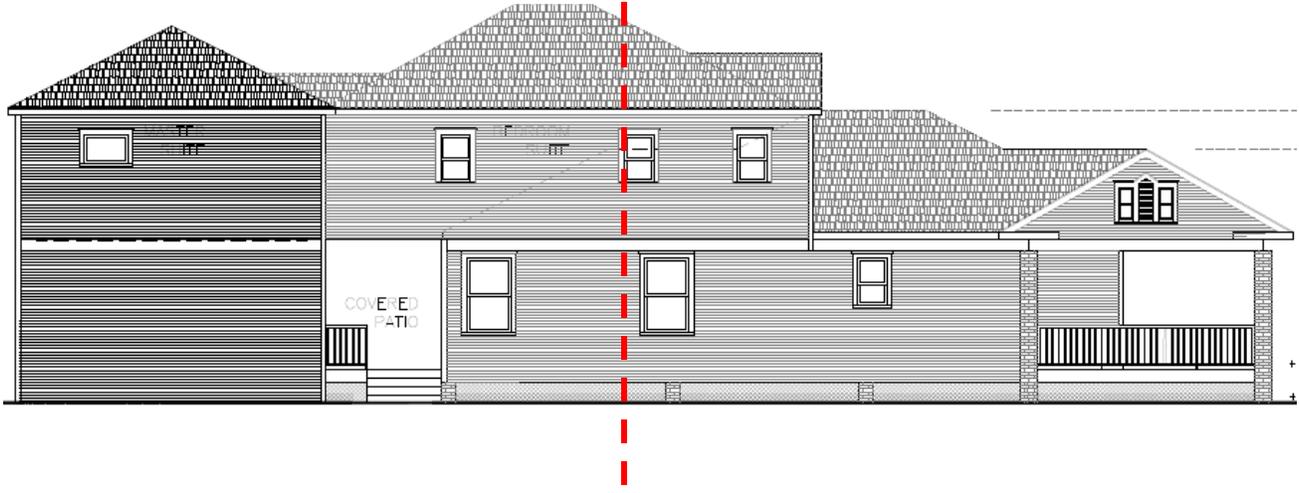
Non-original front porch enclosure, window, and side addition to be removed



DENIED 1/28/16



PROPOSED



**SOUTH (REAR) ELEVATION**

EXISTING



DENIED 12/16/15



DENIED 1/28/16



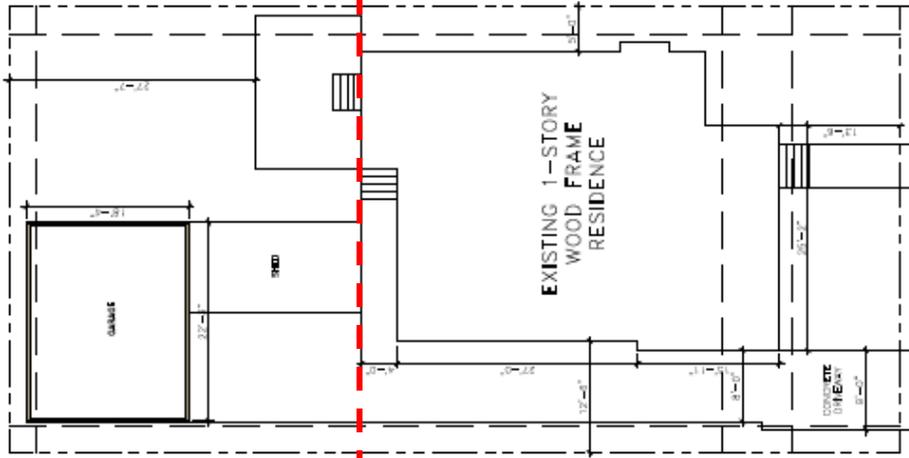
PROPOSED



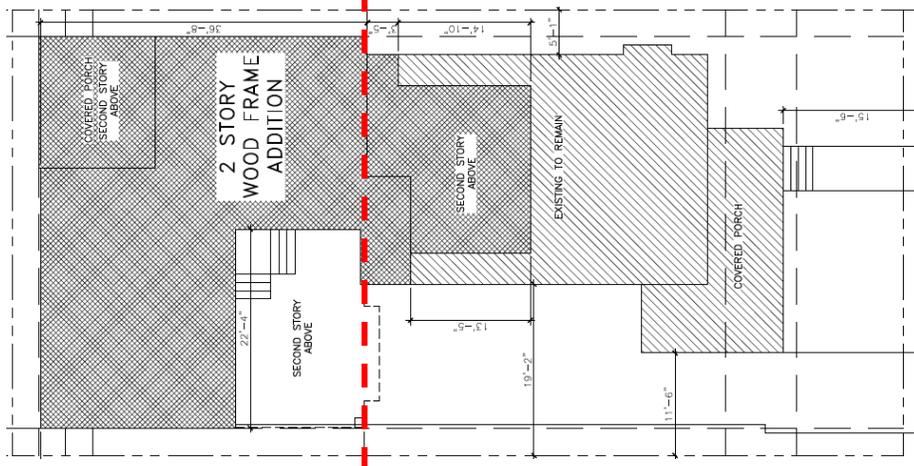


**SITE PLAN**

EXISTING



DENIED 12/15/16

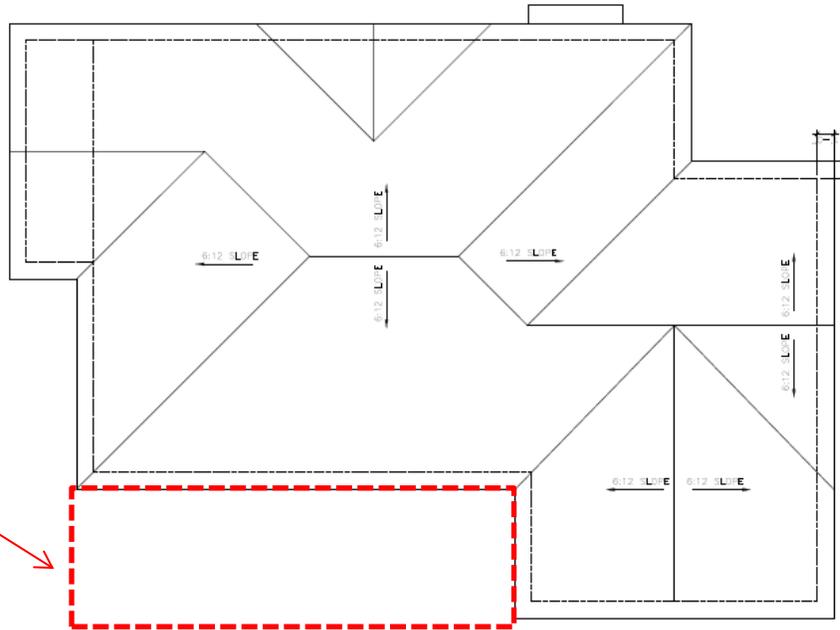




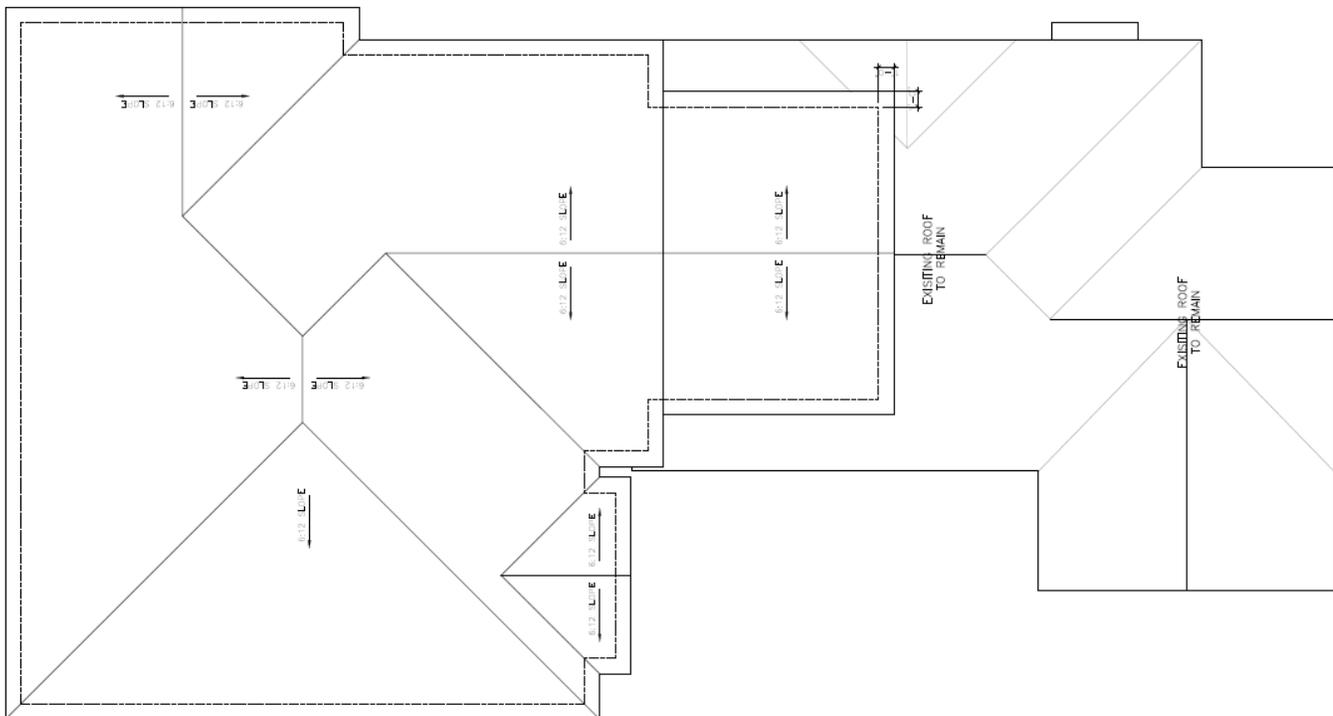


**ROOF PLAN  
EXISTING**

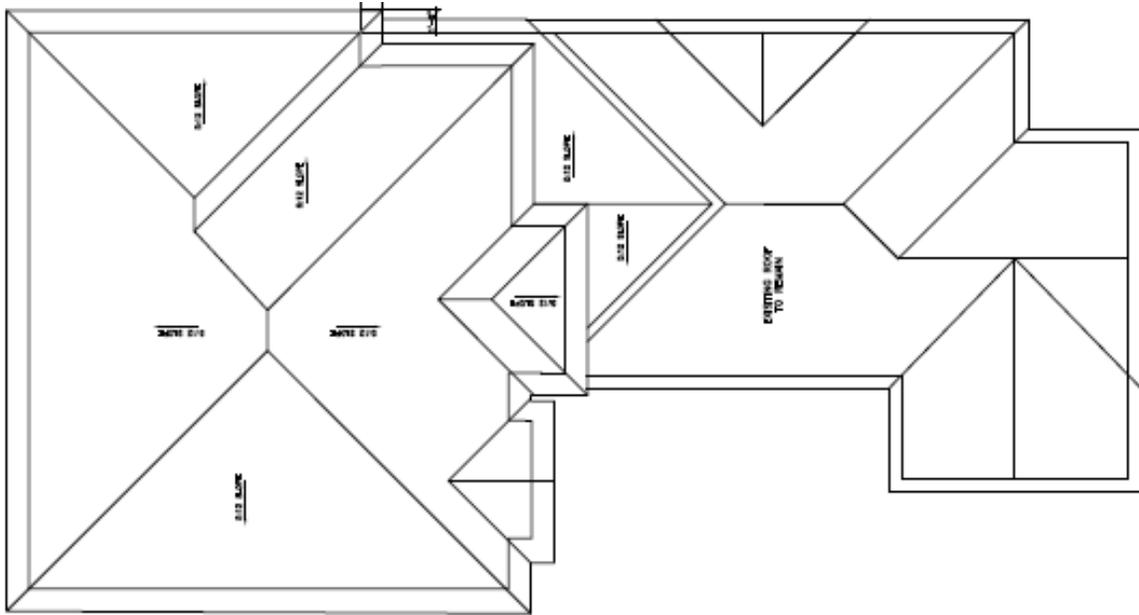
Non-original side addition  
to be removed



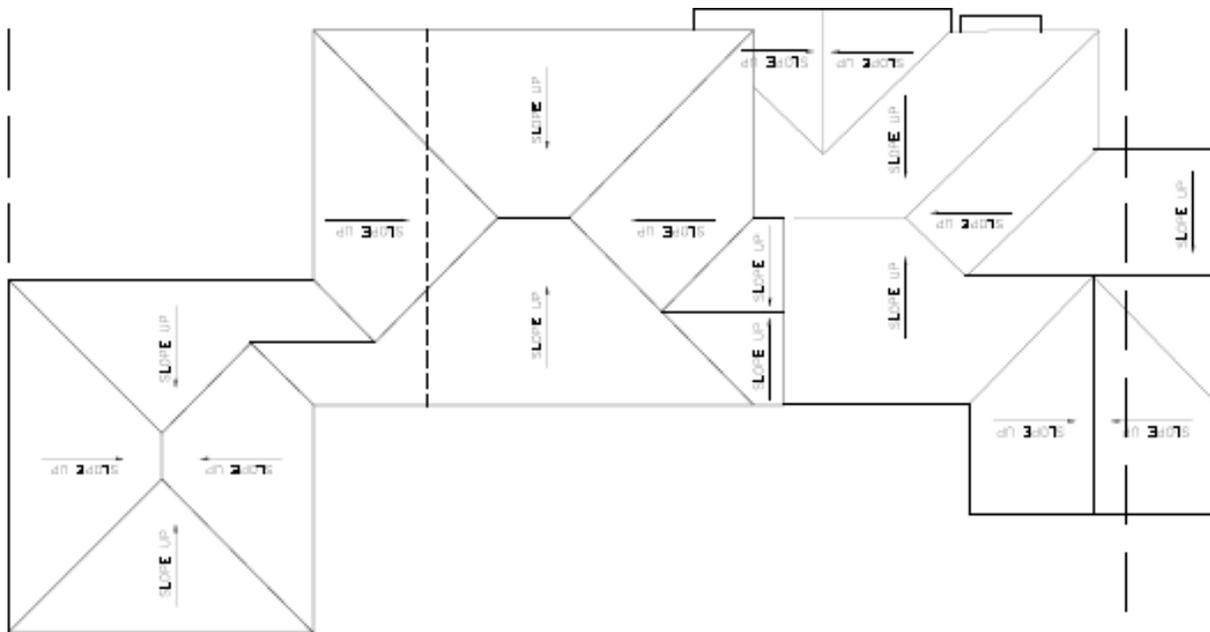
**DENIED 12/16/15**



DENIED 1/28/16



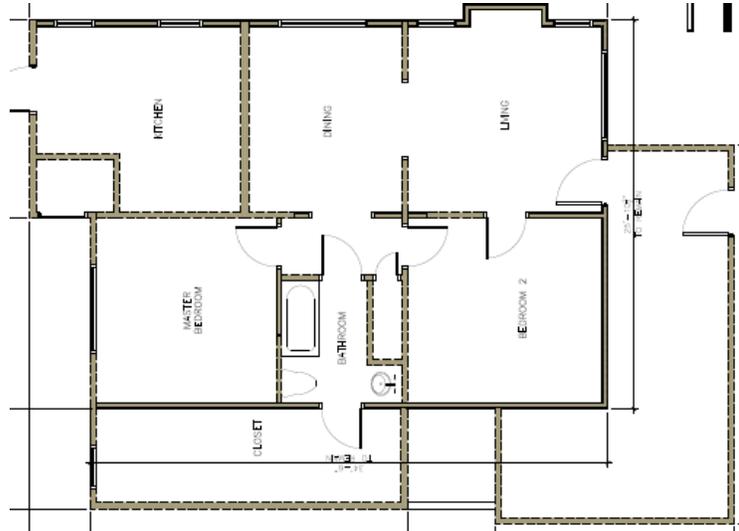
PROPOSED



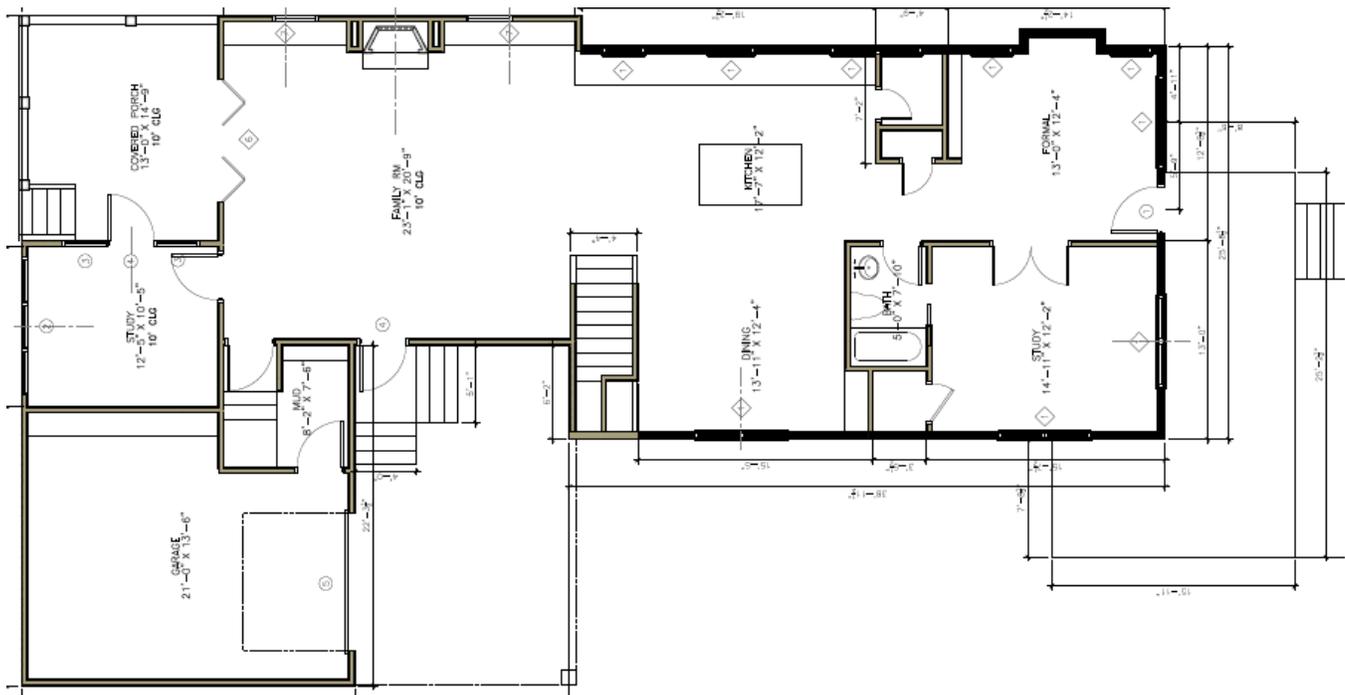


FIRST FLOOR PLAN

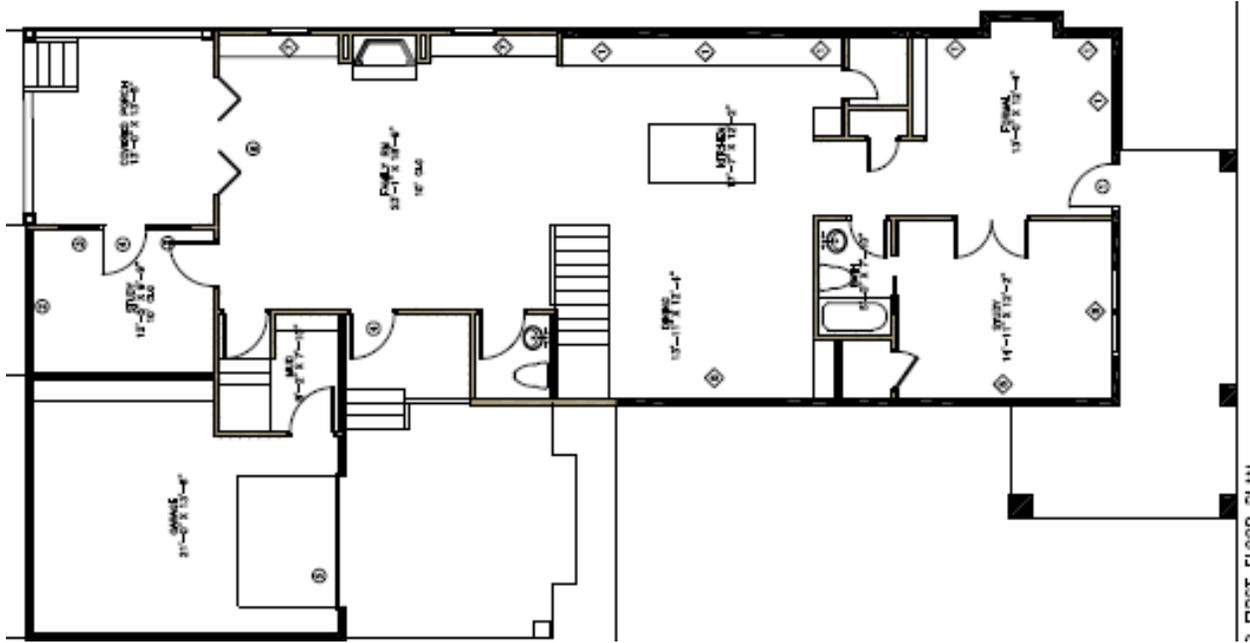
EXISTING



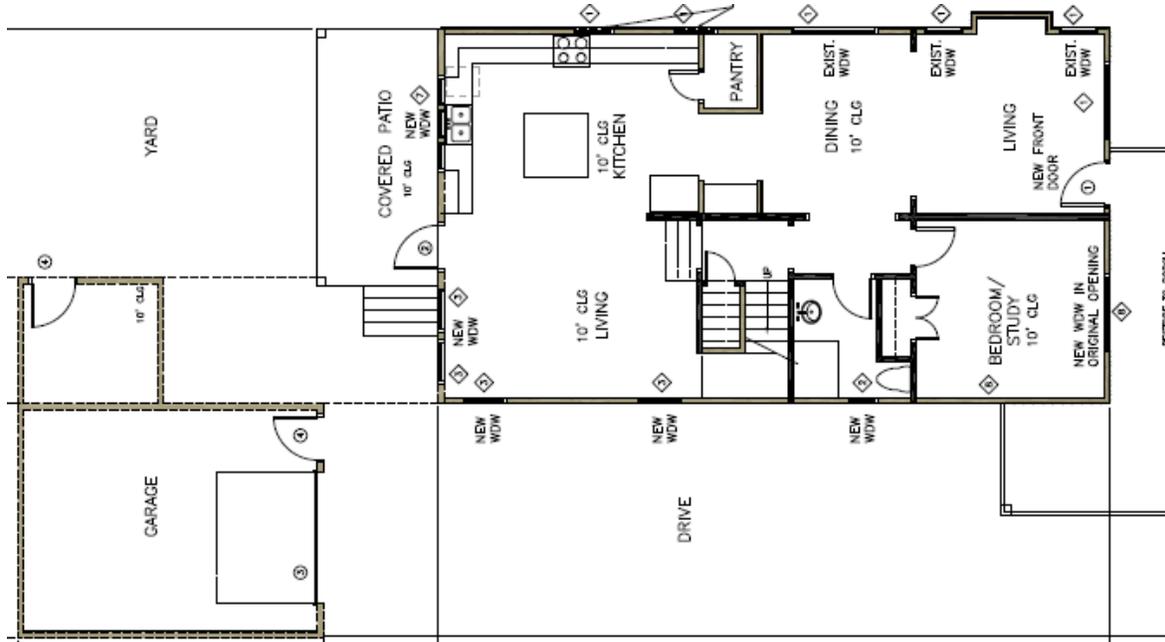
DENIED 12/16/15



DENIED 1/28/16

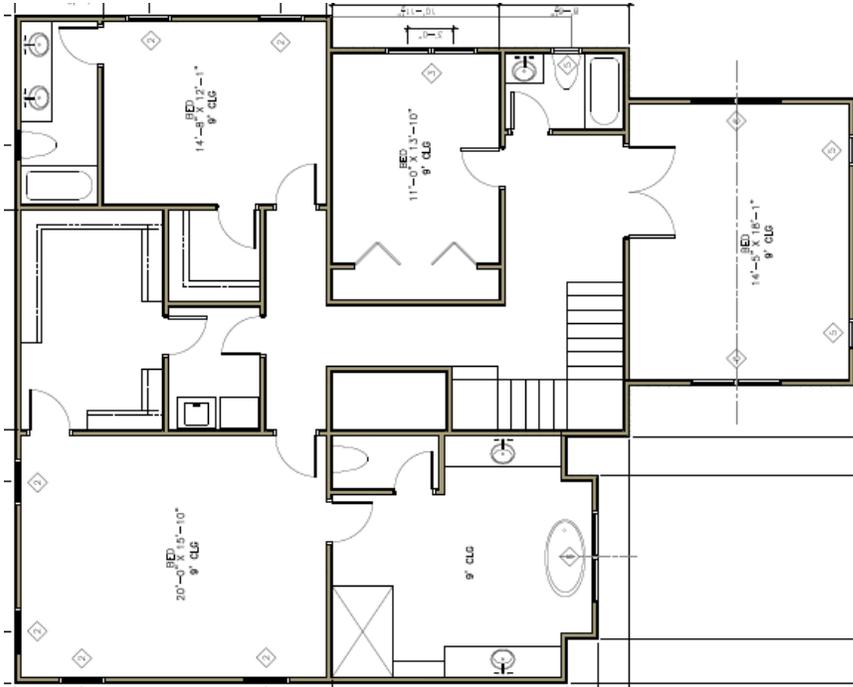


PROPOSED

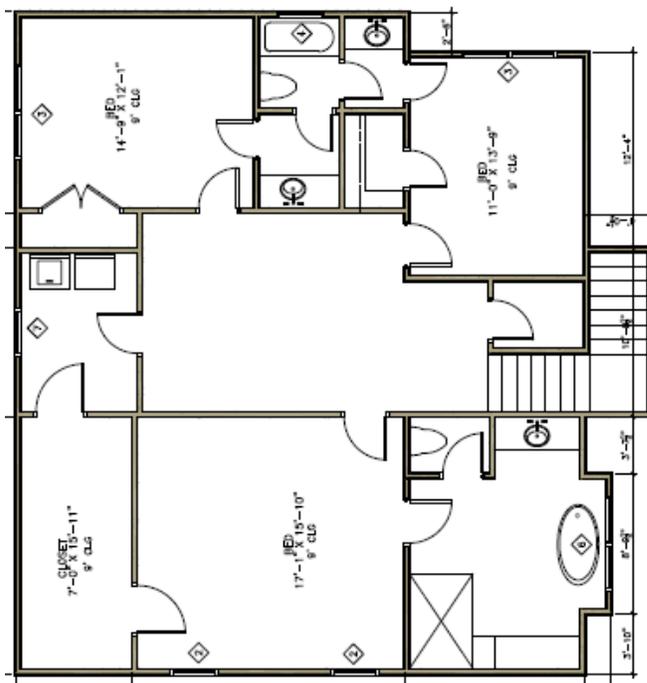


SECOND FLOOR PLAN

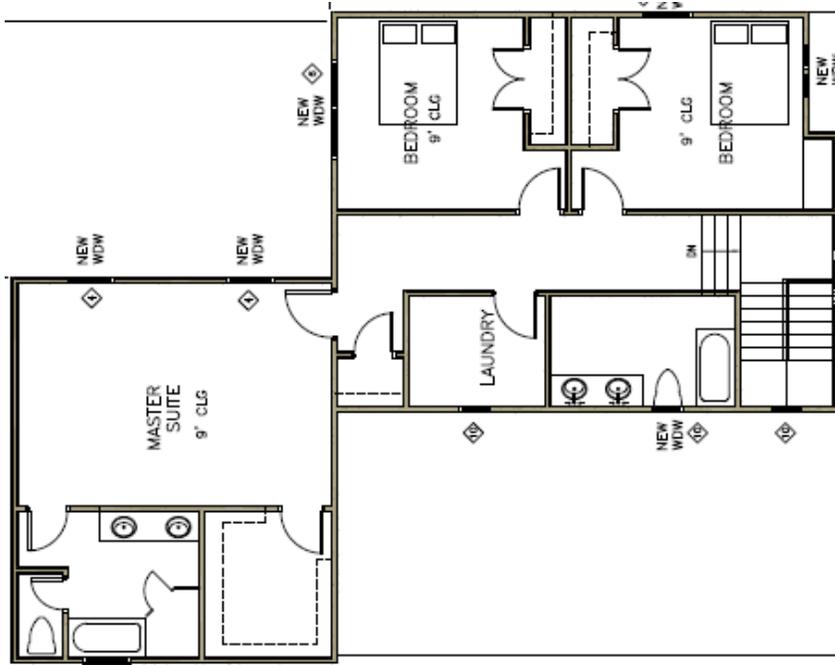
DENIED 12/15/16



DENIED 1/28/2016



PROPOSED



## WINDOW / DOOR SCHEDULE

### Window Schedule

1. Existing to remain.
2. 2'x3' wood double hung
3. 3'x5' wood double hung
4. 3'x4'8" wood double hung
5. (2) 1'6"x2' fixed wood
6. 3'x4'8" wood double hung
7. (3) 2'x4' wood double hung
8. New wood window to fit existing opening.
9. 3'x2' fixed wood.
10. 2'x3' double hung wood.

### Door Schedule

1. 3'x8' operable door, lite per drawings.
2. 3'x8' operable door, 1 lite
3. 10' garage door
4. 3'x8' operable door

**STAFF PHOTOS**

**EXISTING NON-ORIGINAL EAST SIDE ADDITION**



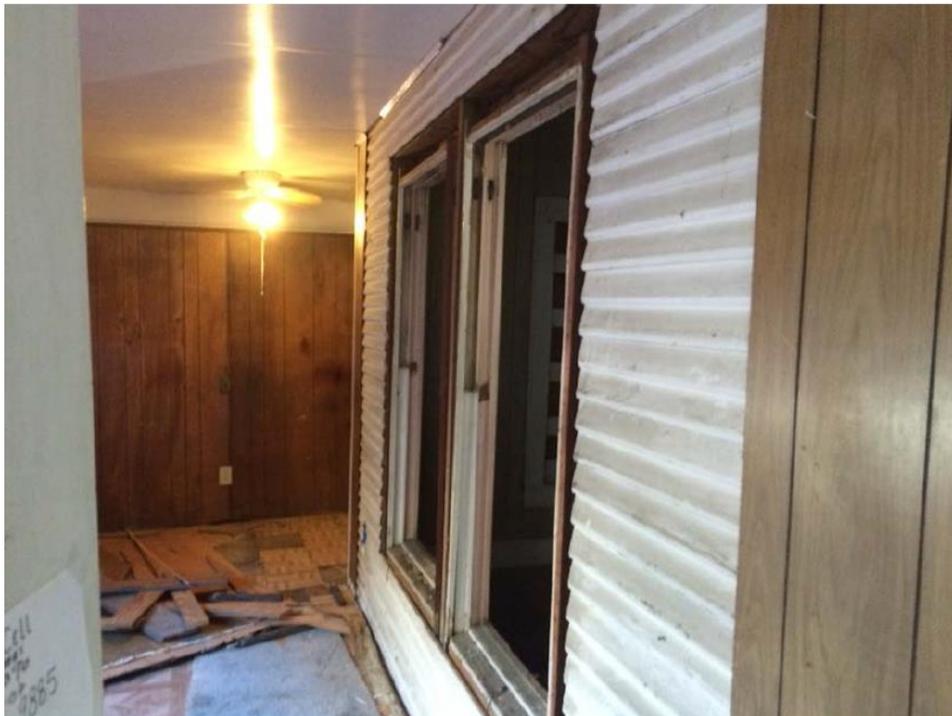
**FRONT PORCH ENCLOSURE**



APPLICANT PHOTOS



Inside of front porch



Inside of front porch

## PROJECT DETAILS

**Shape/Mass:** The existing residence measures 33' wide (including the side addition) by 38'-6" deep and features an eave height of 11'-1" and a ridge height of 19'-3". The existing home features an offset front porch that was enclosed and a 21'-2" deep by 6'-8" wide east side addition.

**Denied 12/16/15:** *The porch enclosure and side addition will be removed. The proposed new addition will measure 43'-11" wide by 55'-2" deep and will feature an eave height of 22'-5" and a ridge height of 33'-3". The addition will encroach on the existing structure by 18'-3". The addition will feature an attached front facing garage at the southeast corner of the property with a 14' deep second floor overhang above the garage portal.*

**Denied 1/28/16:** *The applicant has reduced the height and width of the addition and removed the previously proposed encroachment. The addition will now measure 41'-9" wide by 35'-10" deep and will feature an eave height of 22'-6" and a ridge height of 32'-10".*

**Proposed:** The applicant has reduced the height of the addition and removed the 14' deep second floor overhang above the garage portal. The addition will now have a 19'-11" eave height and a 25'-11" ridge height. The width of the addition has remained the same at 41'-9" and the depth of the addition has increased to 53'-2" deep. The previously proposed encroachment has been reinstated and the addition will encroach 16'-9" upon the existing structure.

**Setbacks:** The existing structure is setback 13'-6" from the front property line, 5' from the west property line and 11'-6" from the east property line.

**Denied 12/16/15:** *The addition will be built to 3' of the east and west property lines. The front setback will not be changed.*

**Denied 1/28/16:** *The previously proposed west side setback has been increased from 3' to 5'.*

**Proposed:** The addition will be set back 3' from the east property line, 5' from the west property line, and 3' from the rear property line.

**Foundation:** The existing structure is situated on a pier and beam foundation with a 2'-2" tall finished floor height measured from existing natural grade. The addition will feature a matching foundation.

**Windows/Doors:** The existing residence features historic wood 1-over-1 windows. All original windows will be retained. The window openings and frames currently covered by the front porch enclosure and the side addition are intact, though the sashes have been lost. The applicant proposes to install sash pack windows within these existing openings when the addition and porch enclosure are removed. The addition will feature wood 1-over-1 and casement windows.

A historic wood and glass divided lite craftsman style door exists behind the existing non-original front porch enclosure within its original opening. This door will be retained.

**Exterior Materials:** The existing residence features historic 117 siding. The siding that has been enclosed by the porch enclosure is intact. The addition will feature cementitious siding with a 4" reveal.

The existing brick porch columns will be retained.

**Roof:** The existing residence features a front and two side facing gables with a 6:12 pitch. The addition will have a hipped roof with a 6:12 pitch and feature a front facing gable.

**Front Elevation:** A non-original front porch enclosure will be removed, restoring the historic open porch. The existing brick columns, front door, window openings, and cladding will be retained. The second story addition will span to within 3' of the east property line and maintain the west property line setback. The addition will feature three casement windows and an accented front facing gable.

(North)

**Side Elevation:** A non-original side addition and porch enclosure will be removed. The cladding and window openings behind the non-original addition will be retained. The addition will encroach upon the

(East)

rear 16'-9" of the existing structure. The first floor will feature a covered patio and the second floor will feature four windows.

**Side Elevation:** The cladding and window openings on the original house will be retained. The addition will encroach upon the rear 16'-9" of the existing structure and upon an original side facing gable. The first floor of the addition will feature a covered patio and the second floor will feature 3 windows.

**Rear Elevation:** The south elevation is not visible from the public right of way.

**(South)**

**ATTACHMENT A**  
**PUBLIC COMMENT**

Name	Address	Contact Information	Signature
Peter Welch	432 Euclid	[REDACTED]	<i>Peter Welch</i>
Denise and Luke Mannington	426 Euclid		<i>Denise Mannington</i>
Armandina Elizondo <i>Ref: 418-</i>	420 Euclid <i>902</i>		<i>Armandina Elizondo</i>
Susan Goll	416 Euclid		<i>Susan Goll</i>
Rachel and Lloyd Voight	412 Euclid		<i>Rachel &amp; Lloyd Voight</i>
Adam Smith	408 Euclid		Approved <i>AS</i>
Mary Lowler	402 Euclid		
Alice J. O'Neill	403 Euclid		<i>Alice J O'Neill</i>
Vera Byars	407 Euclid		<i>Vera K Byars</i>
Cay Cunningham	411 Euclid		<i>Cay Cunningham</i>
Mike McGary	415 Euclid		
Kyle and Kelly	419 Euclid		Approved <i>[Signature]</i>
Matt Smith	423 Euclid		<i>[Signature]</i>
Earl Snyder	429 Euclid		<i>[Signature]</i>
Mike Flum	425 Byrne		<i>[Signature]</i>
Authur and Mary Curl	423 Byrne		<i>Authur &amp; Mary Curl</i>
David Price	417 Byrne		Approved <i>[Signature]</i>

JENNIFER JORDAN

309 EUCLID

**424 Euclid St. - HAHC**

david p

Tue, Apr 26, 2016 at 1:42 PM

Reply-To: david price  
To: Lucas Brown

This is David Price  
417 Byrne St.  
Houston, TX 77009

Not only do I approve of the changes The Browns' want to make I believe their design proposal will be an enhancement to the whole block.

**424 Euclid St. - HAHC**

Casey Ballard

Mon, Apr 25, 2016 at 4:05 PM

To: Lucas Brown

Hey, Lucas,

Your plans look great, and I completely support them as a neighbor. I would love to see this house restored and what you have planned looks like it would really agree with the neighborhood and that block. I really hope the HAHC will see how reasonable and attractive your plans are, and that they are consistent with the good restorations/remodels that have been done in our neighborhood. I love that you'll still have some green space and distance from the lot lines. Everything looks really well though-out.

Best of luck with the HAHC and please let me know how things turn out!  
Casey

*Casey Ballard*