

CERTIFICATE OF APPROPRIATENESS

Application Date: January 10, 2023

Applicant: Bernardo Rios, architect, Kevin Simmons, owner

Property: 507 E 5th Street tracks 13 & 14 Block 286, Houston Heights. The property includes a 988 SF, one-story wood frame single-family residence on a 5,000SF lot.

Significance: Contributing Craftsman Bungalow, constructed circa 1915, located in the Houston Heights Historic District South.

Proposal: Alteration – Rear Addition – plus detached garage with conditioned space above

- **Item deferred from March HAHC – significantly revised**
- 2nd story addition to existing house towards rear – adding 595 SF to house
- Addition maintains all existing original corners
- New Garage with condition space – 850 SF at ground and upper level
- Garage will be attached at 2nd level with unconditioned walkway

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance:
Effective:



**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 | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. |

S D NA

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

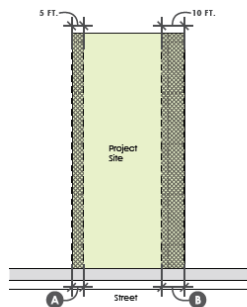


Existing Lot Size: 5,000 SF x .42 = 2,100 SF

Proposed Lot Coverage: 1,556 SF

Proposed Percentage: .407 rounding up 41% meets

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 5' – on west

Proposed side setback (1): 10' on east

Cumulative side setback: 15' - 15' required – Meets

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: 5,000 SF
 Proposed Sq Ft: 2,300 SF
 Proposed FAR: 2,227 Meets

FAR Calculations:

FLOOR-TO-AREA RATIO

LEVEL 1	1,135 SF
LEVEL 2	448 SF
DETACHED GARAGE	850 SF
DETACHED GARAGE APARTMENT	850 SF
DETACHED GARAGE EXEMPTION	-528 SF
DETACHED GARAGE APARTMENT EXEMPTION	-528 SF
TOTAL BUILDING AREA	2,227 SF

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-
-

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Inset Length: Meets

-
-
-

Eave Height (Addition and New Construction)

**PRIMARY BUILDING 1-STORY
EAVE HEIGHT RANGE**

**PRIMARY BUILDING 2-STORY
EAVE HEIGHT RANGE**

KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed 2nd floor eave height: 20' 2" Meets

-
-
-

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Meets

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



507 E 5th

Building Classification

- Contributing
- Non-Contributing
- Park

CONTEXT AREA



Figure 2- 448 Columbia St. across street from subject site – non-contributing



Figure 2- 448 Columbia St. directly across the street from the subject site – non-contributing



Figure 3 - Contributing-Context Area East Boundary-House Across Alley from Subject House – 501 Oxford St.



Figure 4 - Another Angle of Context Area Contributing House Across Alley from Subject Property – 501 Oxford St.



Figure 5 - Context Area View of Boundary Property from Northeast View – 501 Oxford St.



Figure 6 - Context Area - Non-Contributing House to Immediate West of Subject Property – 502 Columbia St



Figure 7 - South Elevation View Context Area - Subject Property to Right in Image – 502 Columbia

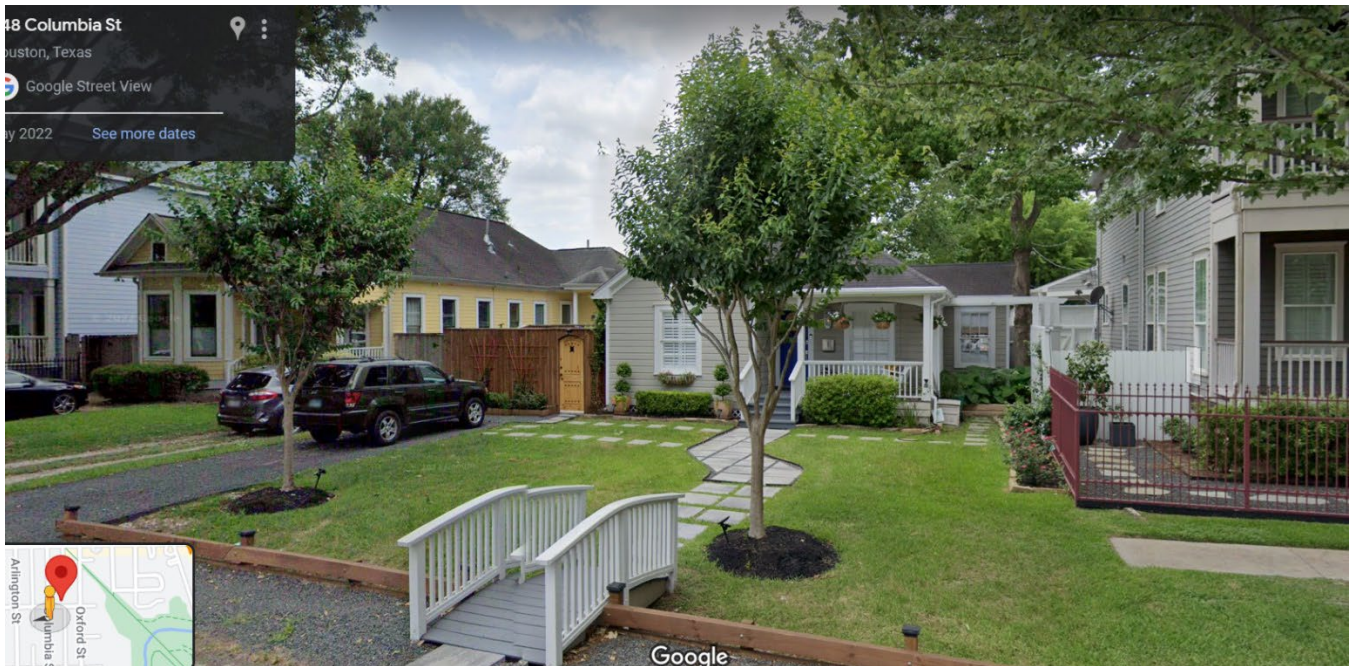
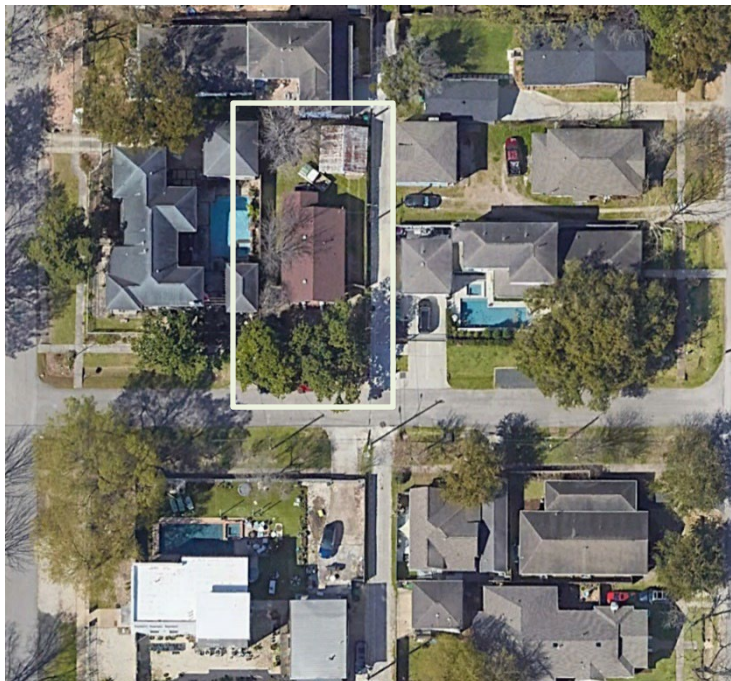
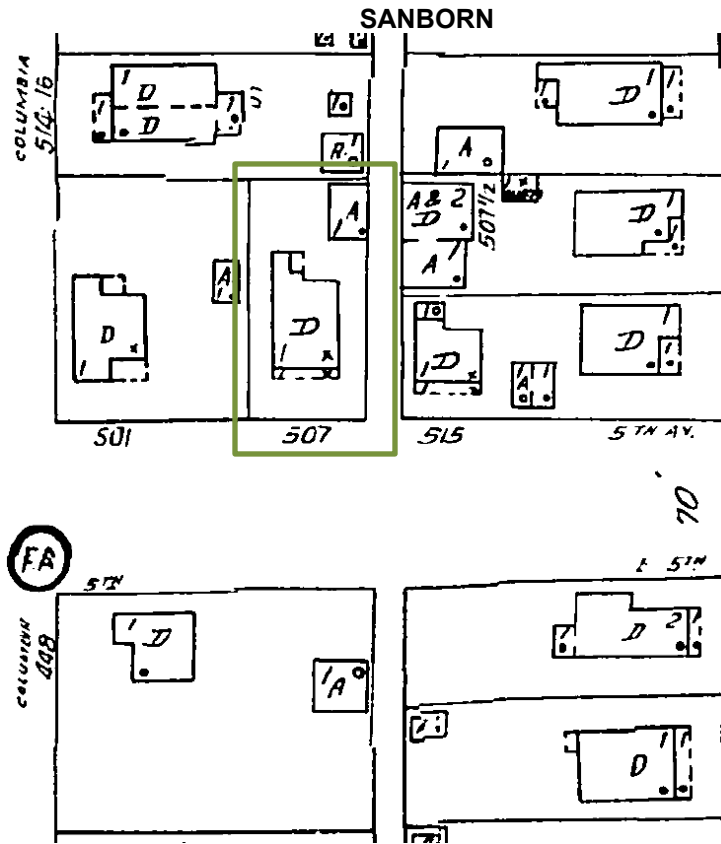


Figure 8 - 2 Contributing Context Houses to the Southwest from Subject Property - 441 & 443 Columbia Respectively

INVENTORY PHOTO



Figure 9 - Above and Below Inventory photos circa 2010 - note undeveloped alley



Please see the following drawings for details.



IMAGE INDICATES HISTORIC WOOD BEVEL SIDING WITH 4" REVEAL

2 Image A
1 1/2" = 1'-0"



IMAGE INDICATES HISTORIC WOOD BEVEL SIDING WITH 4" REVEAL AND 4" TRIM

3 Image B
1 1/2" = 1'-0"



IMAGE INDICATES ORIGINAL WOOD SASH REPLACED WITH PAINTED PLYWOOD PANEL

5 Image D
1 1/2" = 1'-0"



IMAGE INDICATES STYLE AND CONDITION OF THE MAJORITY OF THE EXISTING WINDOWS

6 Image E
1 1/2" = 1'-0"



IMAGE INDICATES PORTION OF WALL WHERE SIDING HAD BEEN DETERIORATING, TO BE REPLACED WITH SIMILAR NEW SIDING

4 Image C
1 1/2" = 1'-0"



IMAGE INDICATES HISTORIC DETAILING PRESENT, EXPOSED RAFTER TAILS AND CRAFTSMAN GABLE BRACKETS

7 Image F
1 1/2" = 1'-0"

507 E. 5th St. - Window Schedule

Mark	Width	Height	Material	Family	Comments
1.1	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.2	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.3	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.4	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.5	3' - 0"	2' - 6"	Wood	Fixed with Trim	Original Wood Window Frame / Missing Sash / Plywood Infill
1.6	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Be Replaced w/ New Jeld-Wen Window
1.7	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Be Replaced w/ New Jeld-Wen Window
1.8	2' - 6"	3' - 10"	Aluminum	Window-Double-Hung	Original Wood Window Frame / Non-original Aluminum Sash - To Be Removed
1.9	3' - 0"	3' - 0"	Aluminum	Window-Double-Hung	Non-Original Aluminum Window and Frame - To Be Removed
1.10	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Existing To Remain - To Be Removed
1.11	3' - 0"	2' - 6"	Wood	Fixed with Trim	Existing To Remain
1.12	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.13	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.14	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.15	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.16	3' - 4"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.17	2' - 8"	2' - 8"	Wood	Window-Double-Hung	Existing To Remain
1.18	2' - 8"	2' - 8"	Wood	Window-Double-Hung	Existing To Remain
1.19	2' - 0"	4' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.20	2' - 0"	4' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.21	2' - 0"	4' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.22	2' - 0"	4' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.23	2' - 0"	4' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.24	2' - 0"	4' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.25	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.26	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.27	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
1.28	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.1	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.2	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.3	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.4	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.5	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.6	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.7	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.8	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.9	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.10	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.11	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.12	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.13	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.14	2' - 8"	2' - 8"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.15	2' - 0"	2' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.16	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.17	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.18	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.19	3' - 0"	3' - 0"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window

MEASUREABLE STANDARDS

LOT SIZE:	5,000 SF
MAXIMUM LOT COVERAGE ALLOWED:	42% 2,100 SF
FLOOR-TO-AREA RATIO (FAR)	46% 2,300 SF

MAXIMUM LOT COVERAGE CALCS.

HOUSE GROUND FLOOR AREA	1,174 SF
DETACHED GARAGE	910 SF
DETACHED GARAGE EXEMPTION	-528 SF
TOTAL LOT COVERAGE	1,556 SF

FLOOR-TO-AREA RATIO

LEVEL 1	1,135 SF
LEVEL 2	448 SF
DETACHED GARAGE	850 SF
DETACHED GARAGE APARTMENT	850 SF
DETACHED GARAGE EXEMPTION	-528 SF
DETACHED GARAGE APARTMENT EXEMPTION	-528 SF
TOTAL BUILDING AREA	2,227 SF

9 Measurable Standards by Floor
1 1/2" = 1'-0"



8 3D View 1

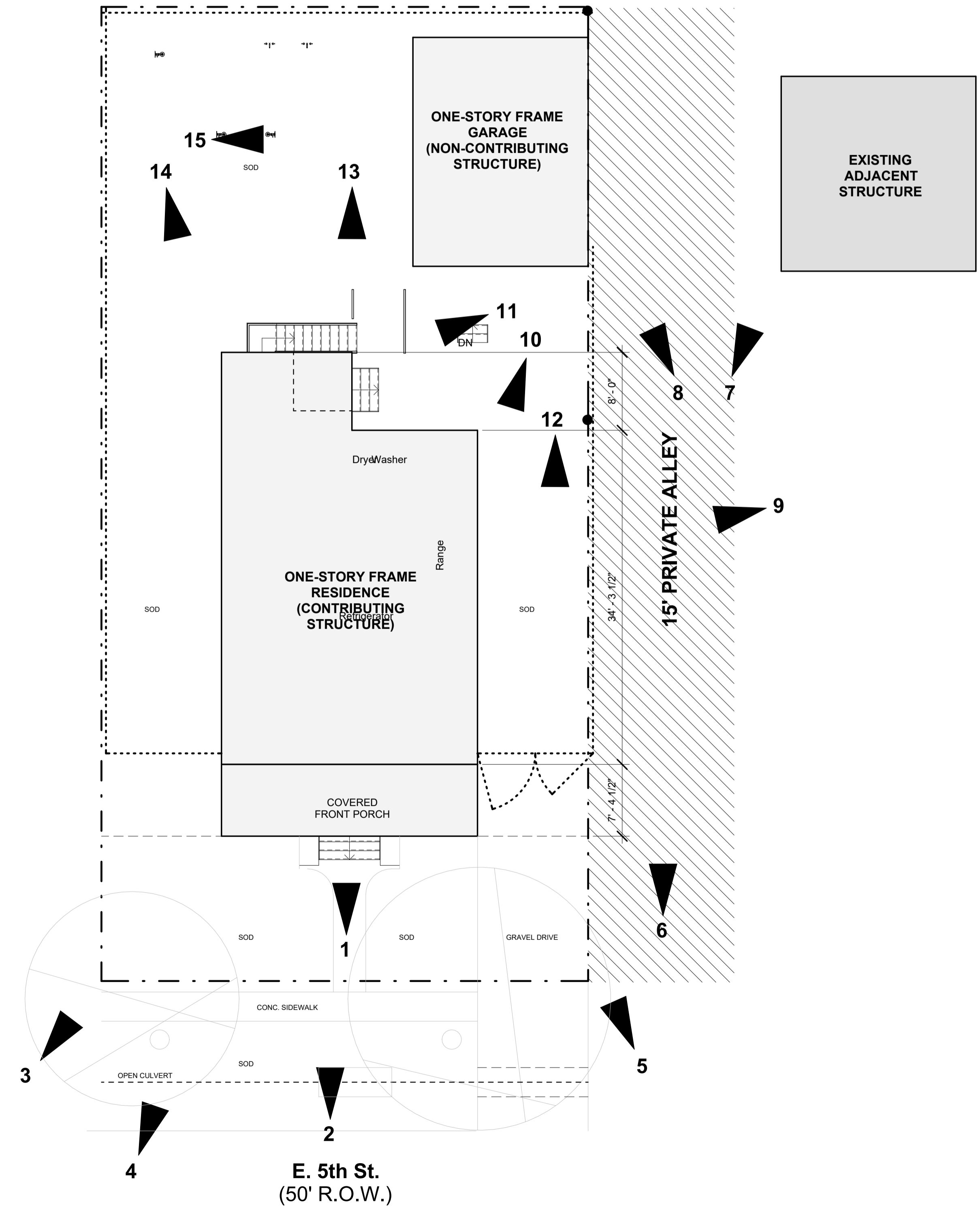
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03 DESIGN + BUILD

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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Project Information
SHEET NUMBER	HA1-00



① Site Plan Location Plan
1/8" = 1'-0"

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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Site Plan - Location Map
SHEET NUMBER	HA1-01



9 Image 9
1 1/2" = 1'-0"



8 Image 8
1 1/2" = 1'-0"



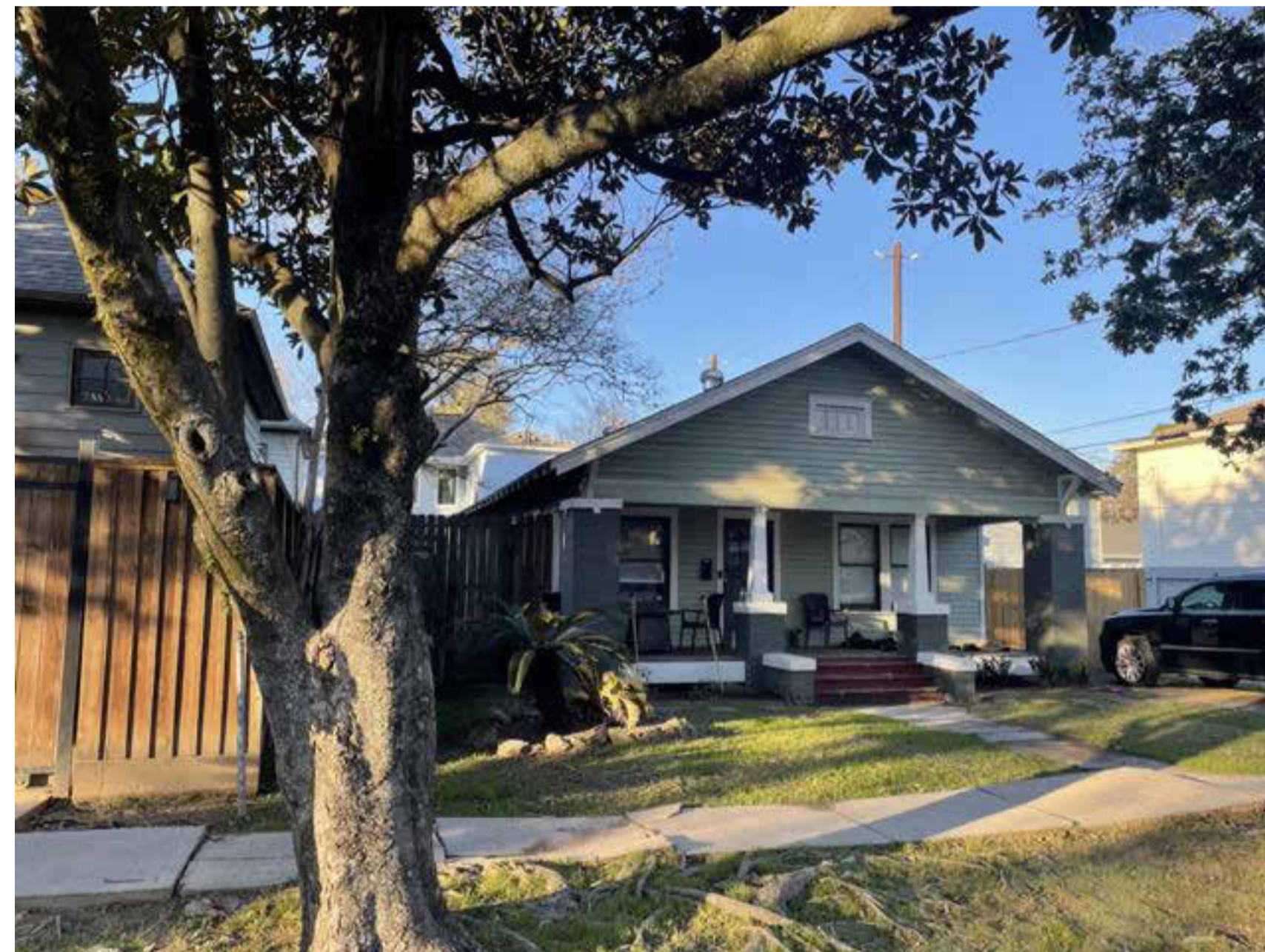
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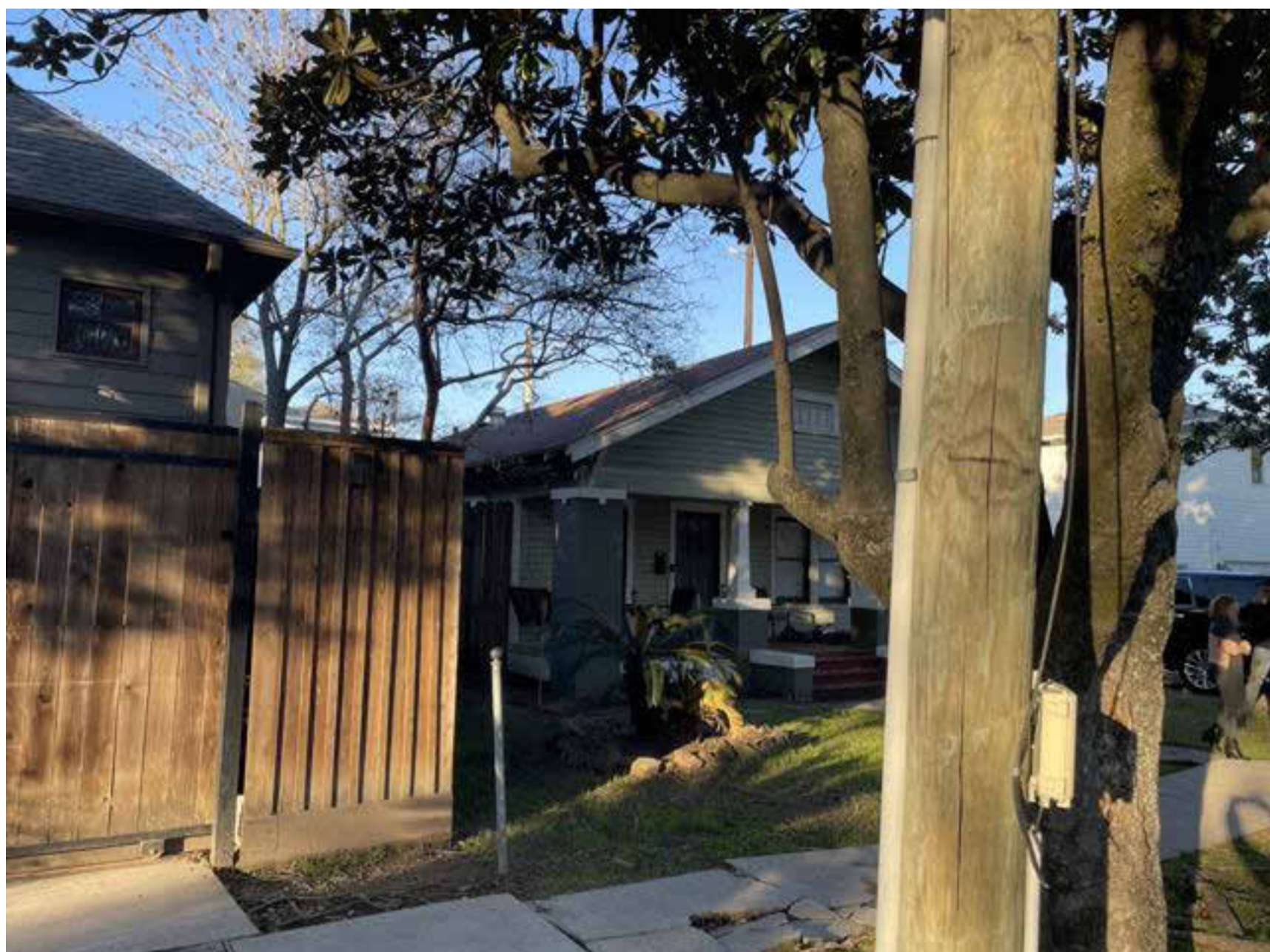
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5 Image 5
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4 Image 4
1 1/2" = 1'-0"



3 Image 3
1 1/2" = 1'-0"



2 Image 2
1 1/2" = 1'-0"



1 Image 1
1 1/2" = 1'-0"

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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Site Images

SHEET NUMBER
HA1-02



⑥ Image 15
1 1/2" = 1'-0"



⑤ Image 14
1 1/2" = 1'-0"



④ Image 13
1 1/2" = 1'-0"



③ Image 12
1 1/2" = 1'-0"



② Image 11
1 1/2" = 1'-0"



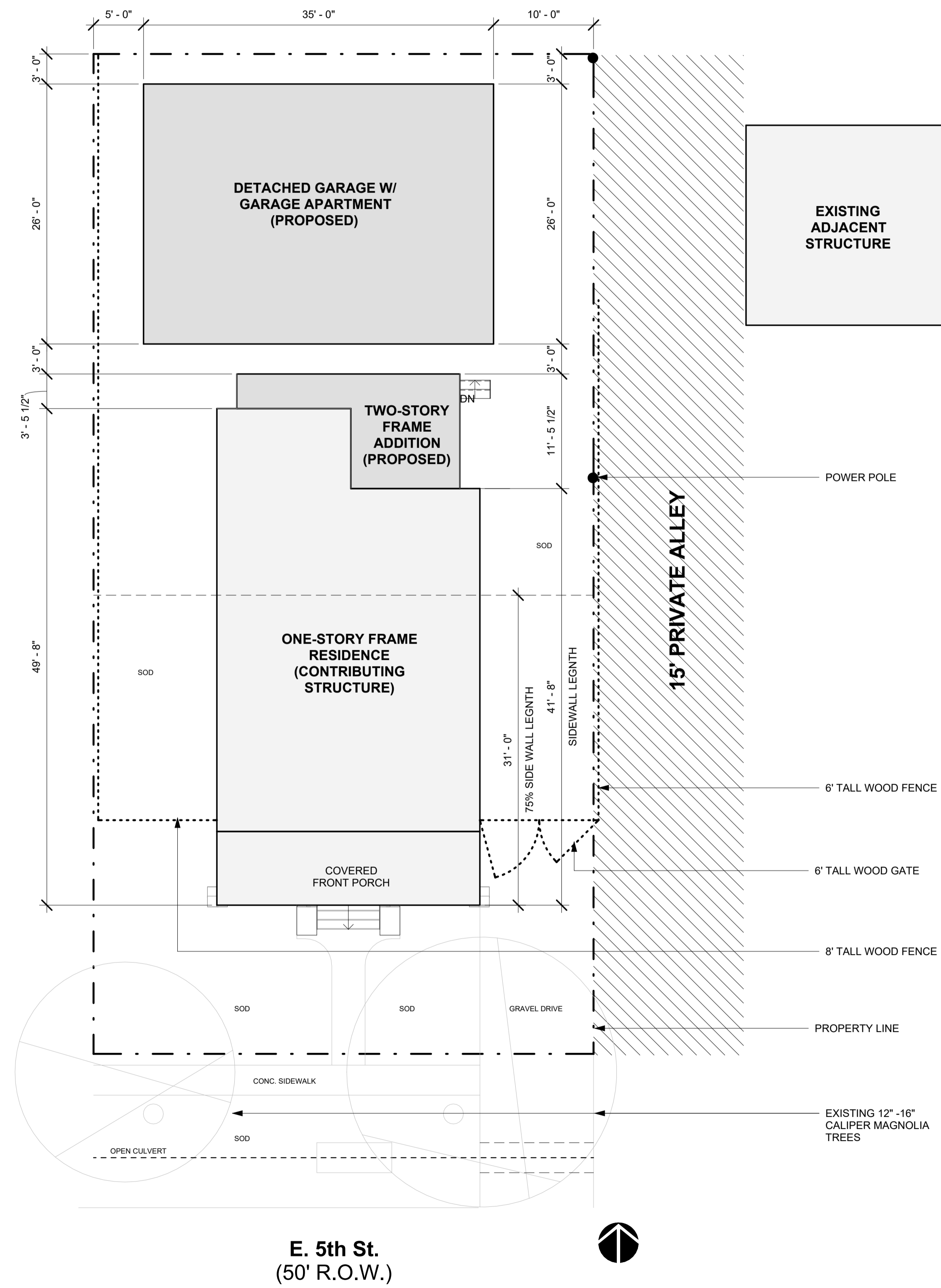
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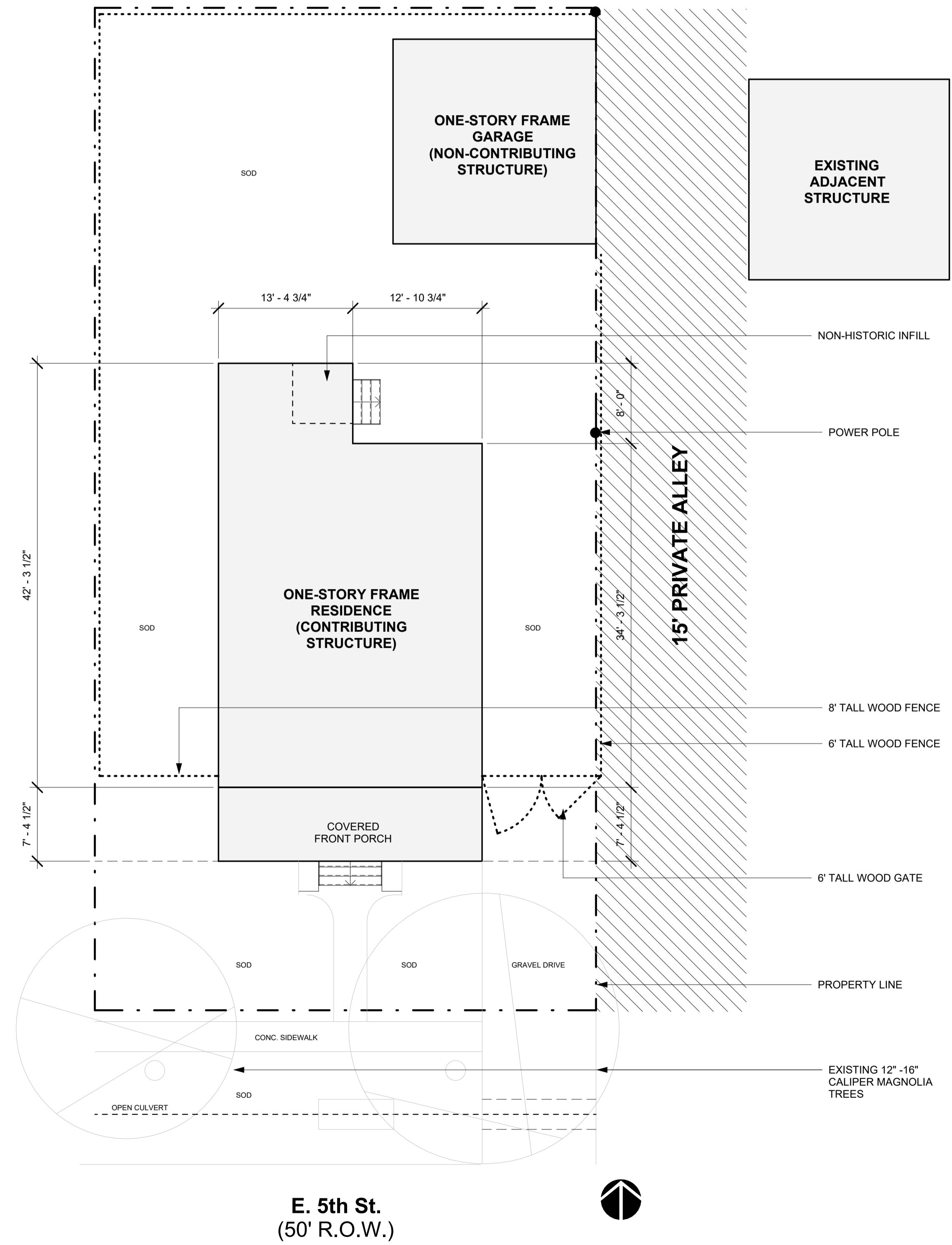
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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Site Images 2
SHEET NUMBER	HA1-03



**E. 5th St.
(50' R.O.W.)**

① Site Plan Proposed
1/8" = 1'-0"



**E. 5th St.
(50' R.O.W.)**

② Site Plan Existing
1/8" = 1'-0"

507 E. 5th St

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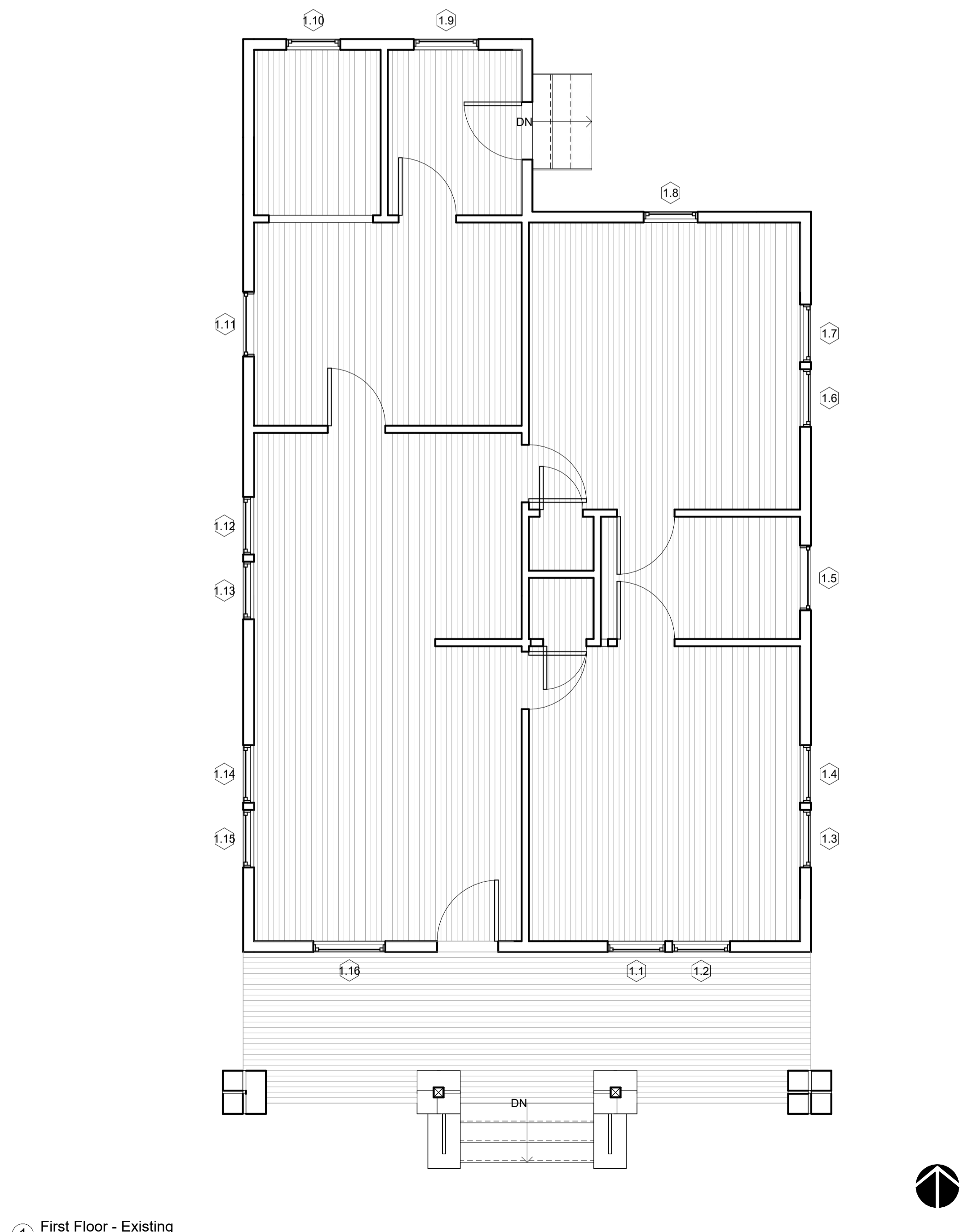
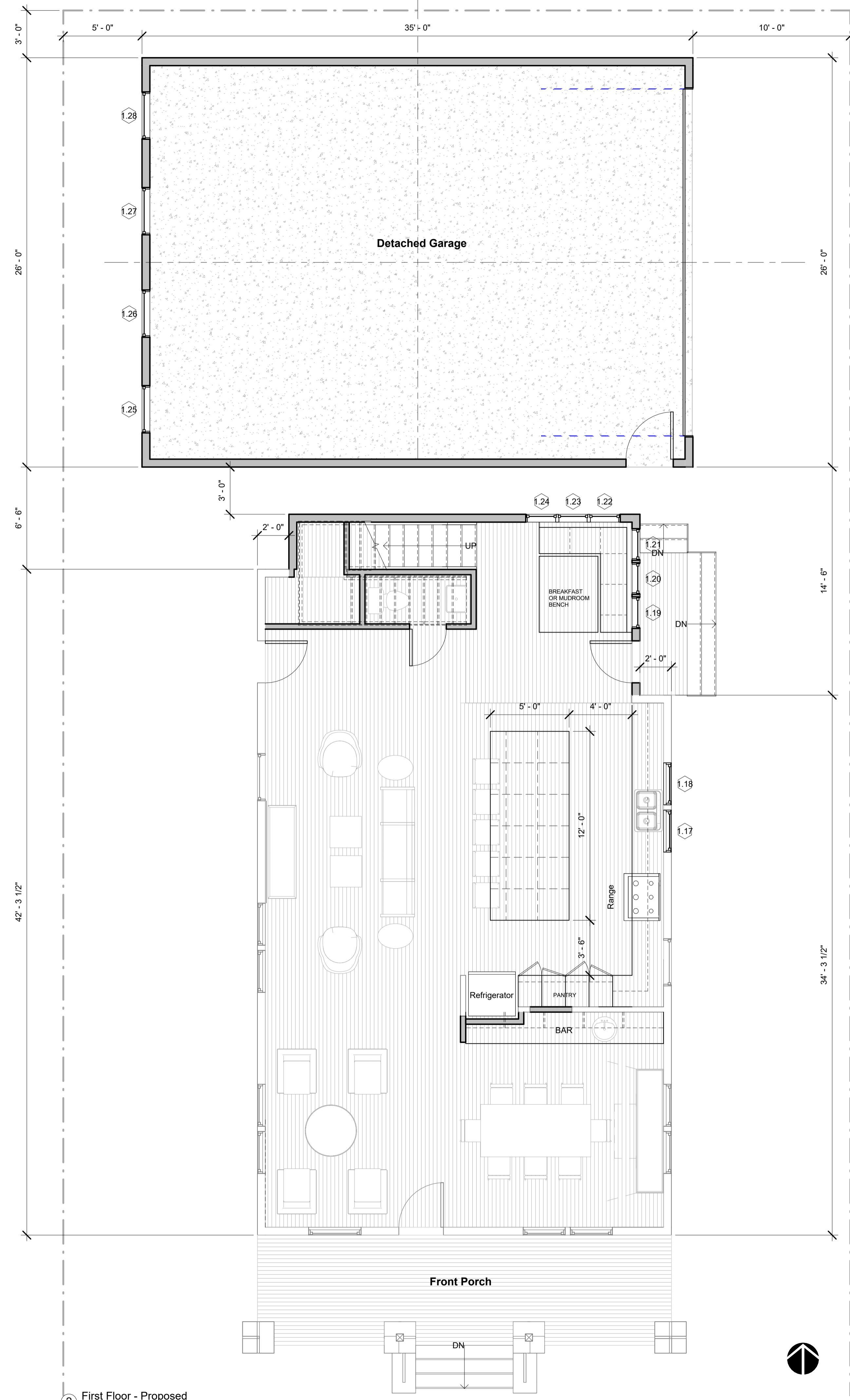
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SHEET NAME

Site Plan

SHEET NUMBER

HA1-04



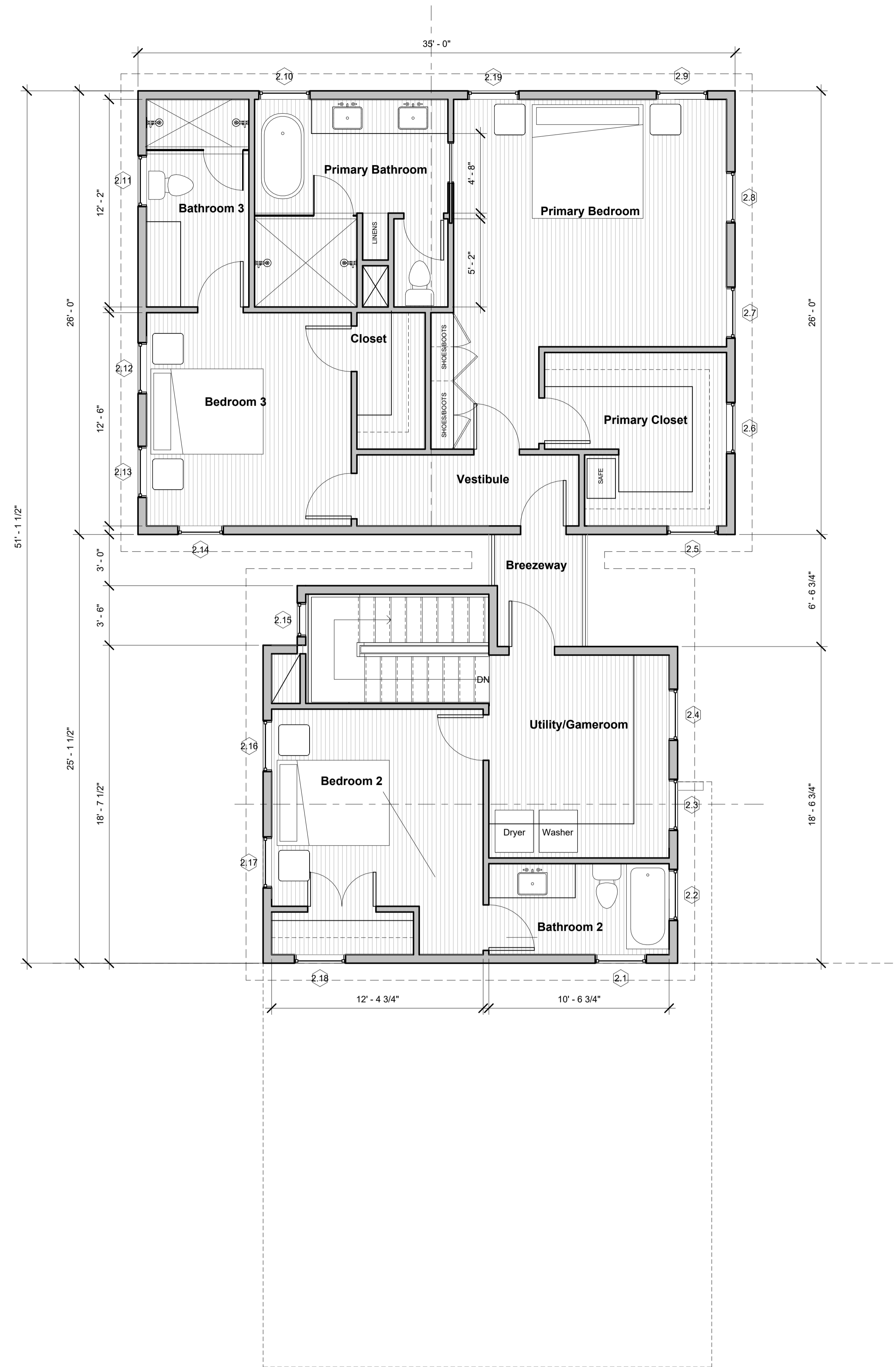
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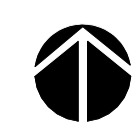
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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
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SHEET NAME	Architectural Floor Plans
SHEET NUMBER	HA2-01



① Second Floor - Proposed
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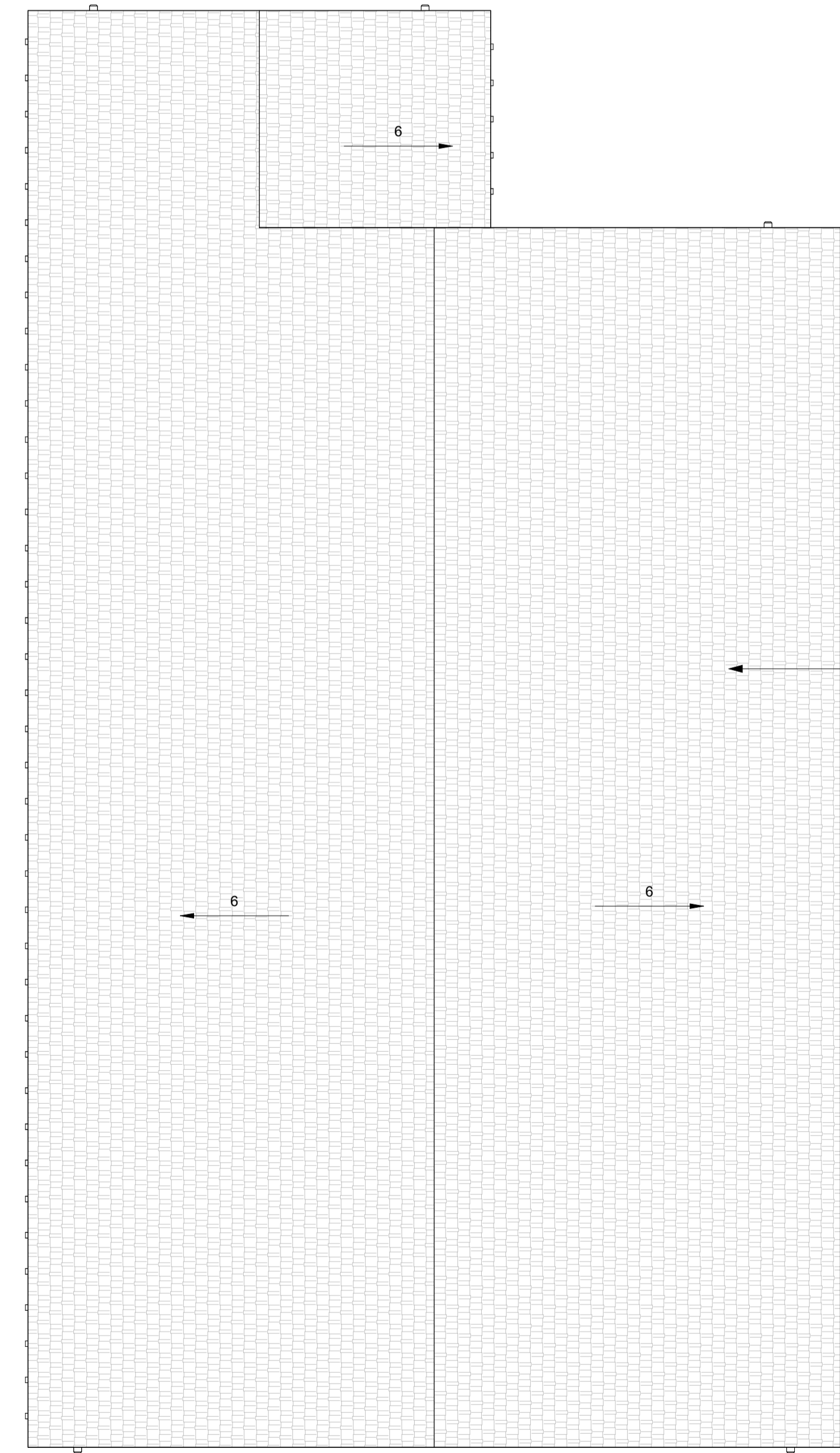
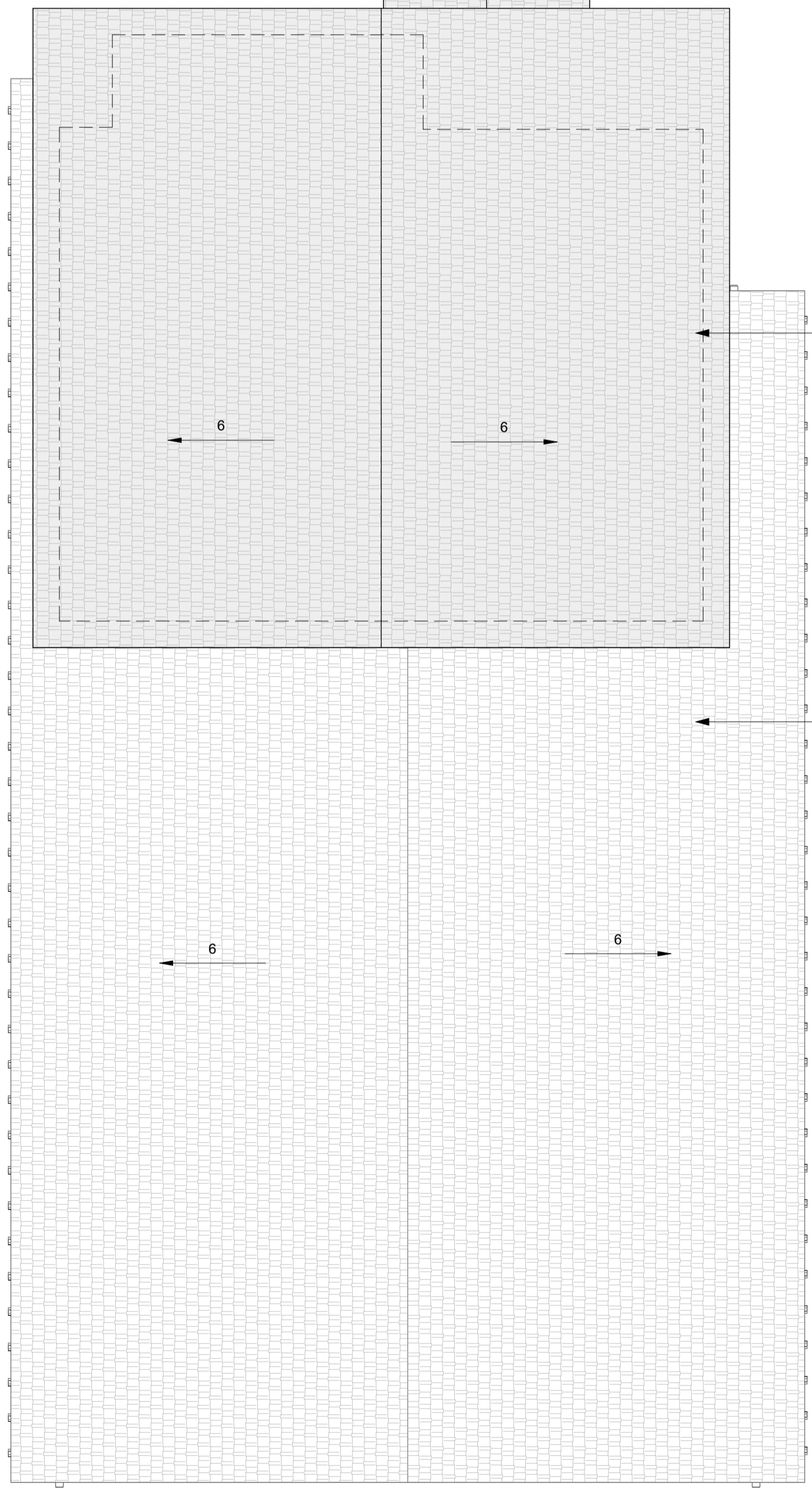
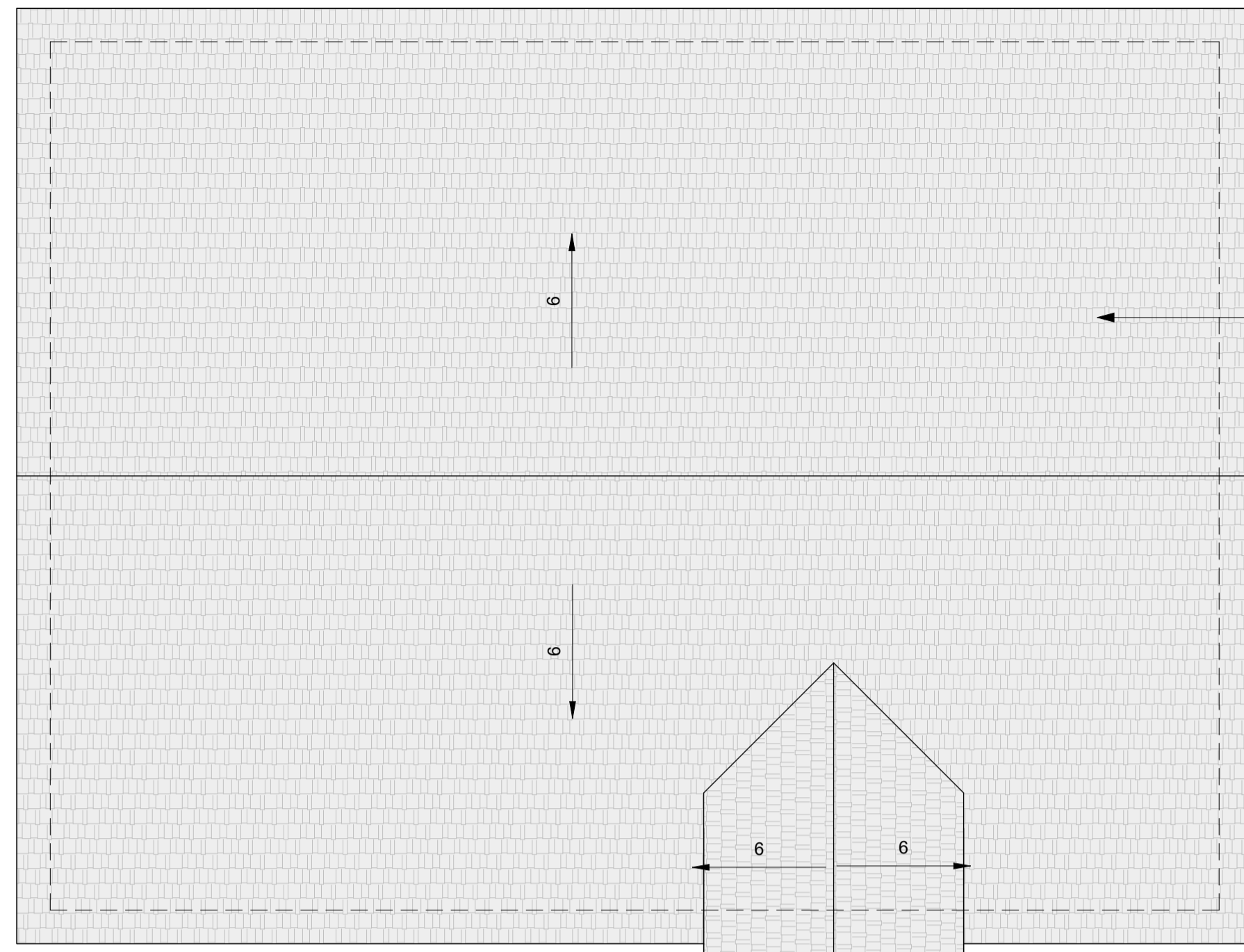


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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Architectural Floor Plans
SHEET NUMBER	HA2-02



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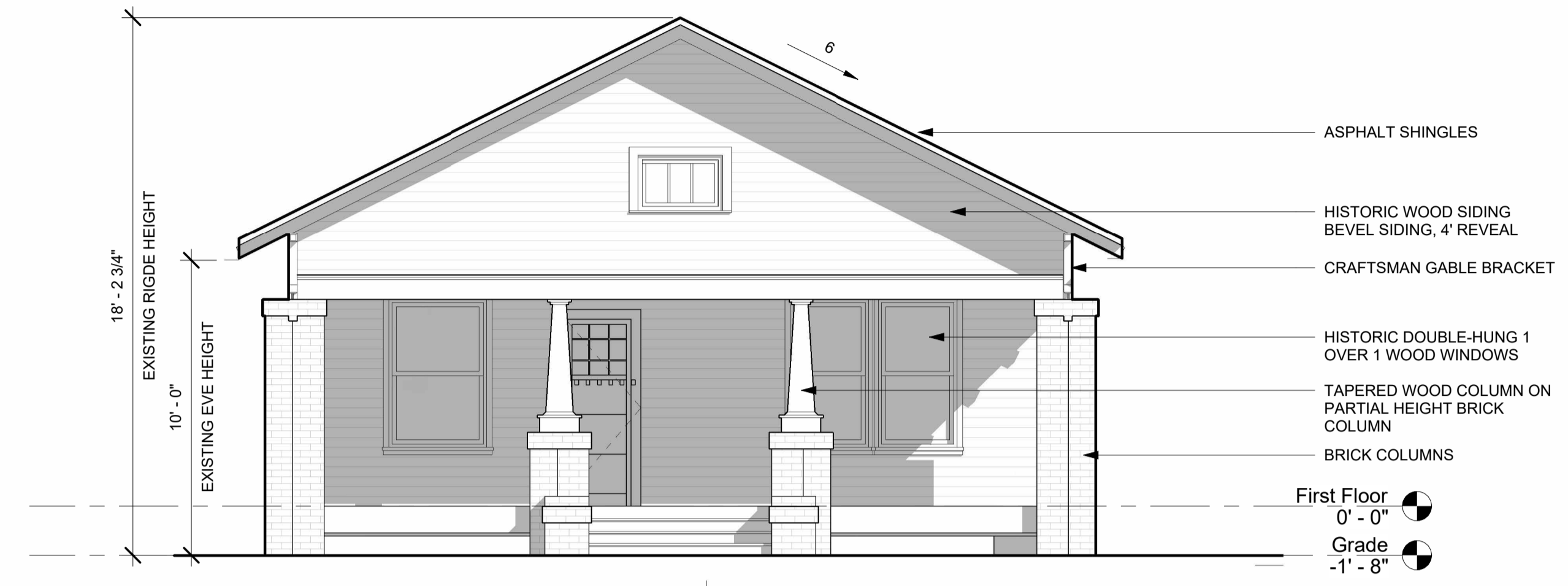
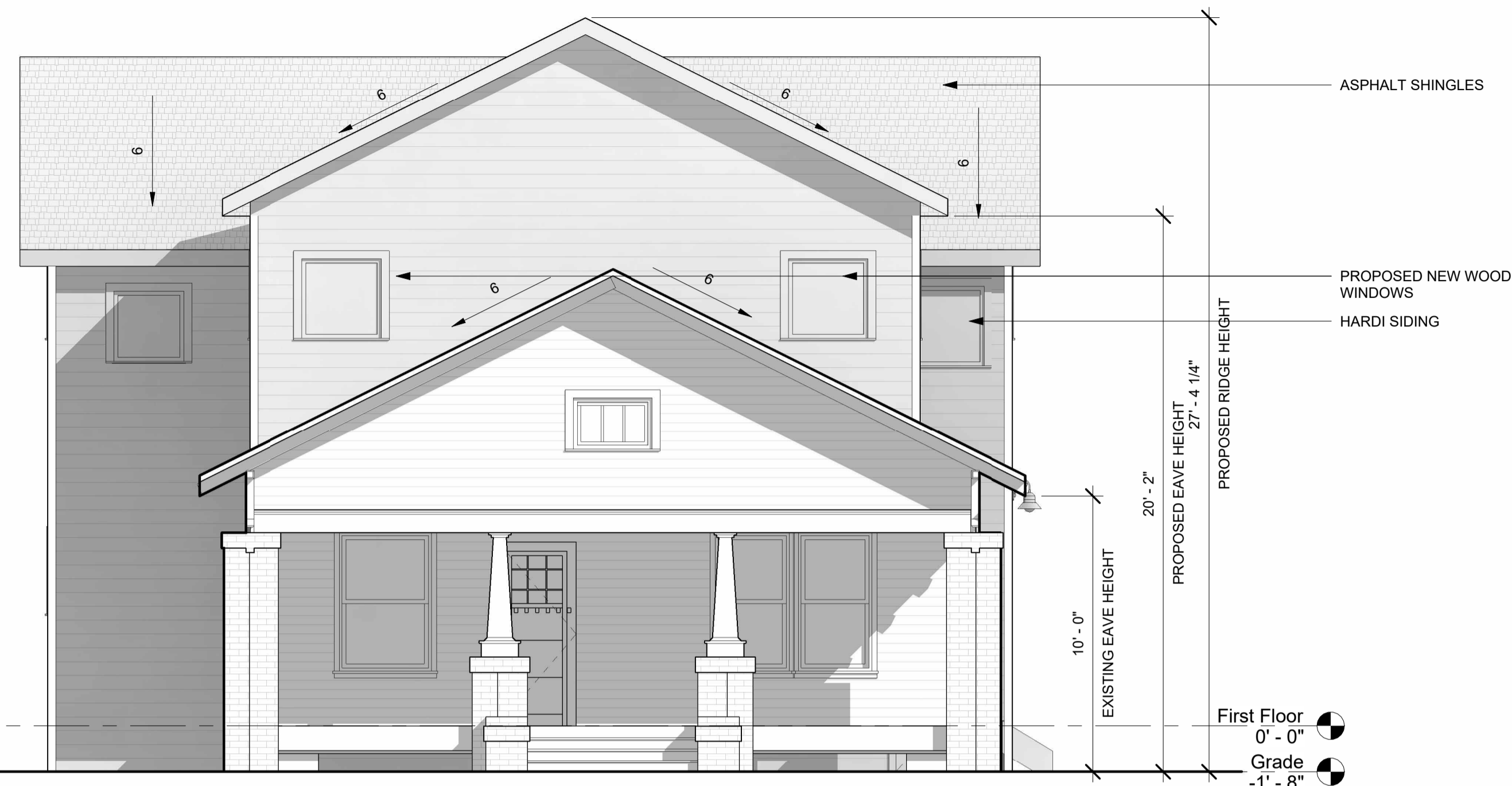
① Roof Plan - Existing
1/4" = 1'-0"

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ISSUE DATE	
PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Roof Plan
SHEET NUMBER	HA2-03

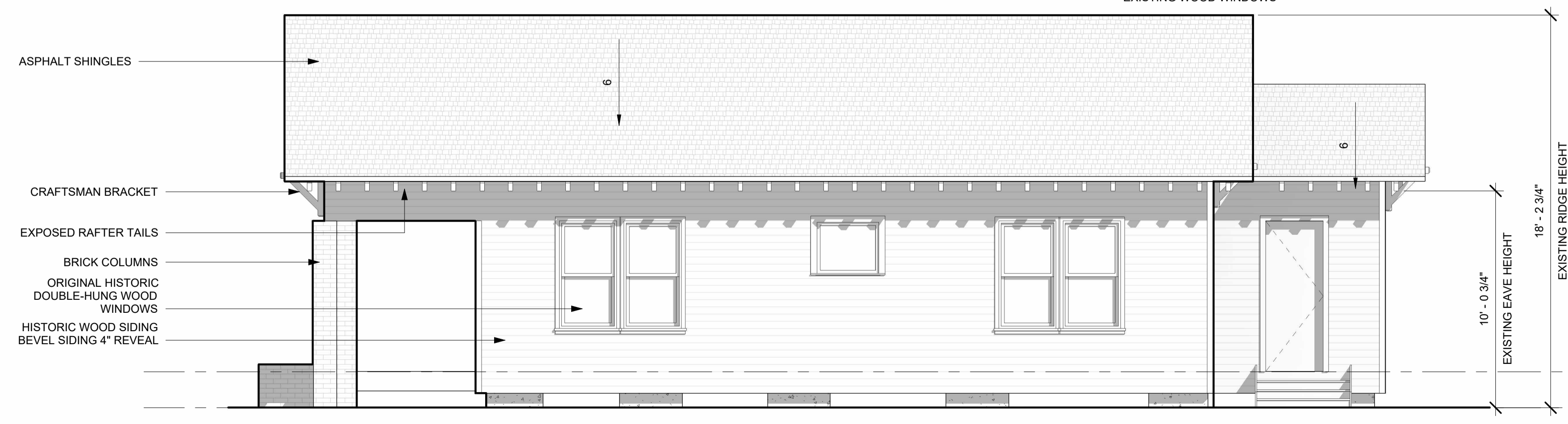


2 South - Proposed
1/4" = 1'-0"

4 South - Existing
1/4" = 1'-0"



1 East - Proposed
1/4" = 1'-0"



3 East - Existing
1/4" = 1'-0"

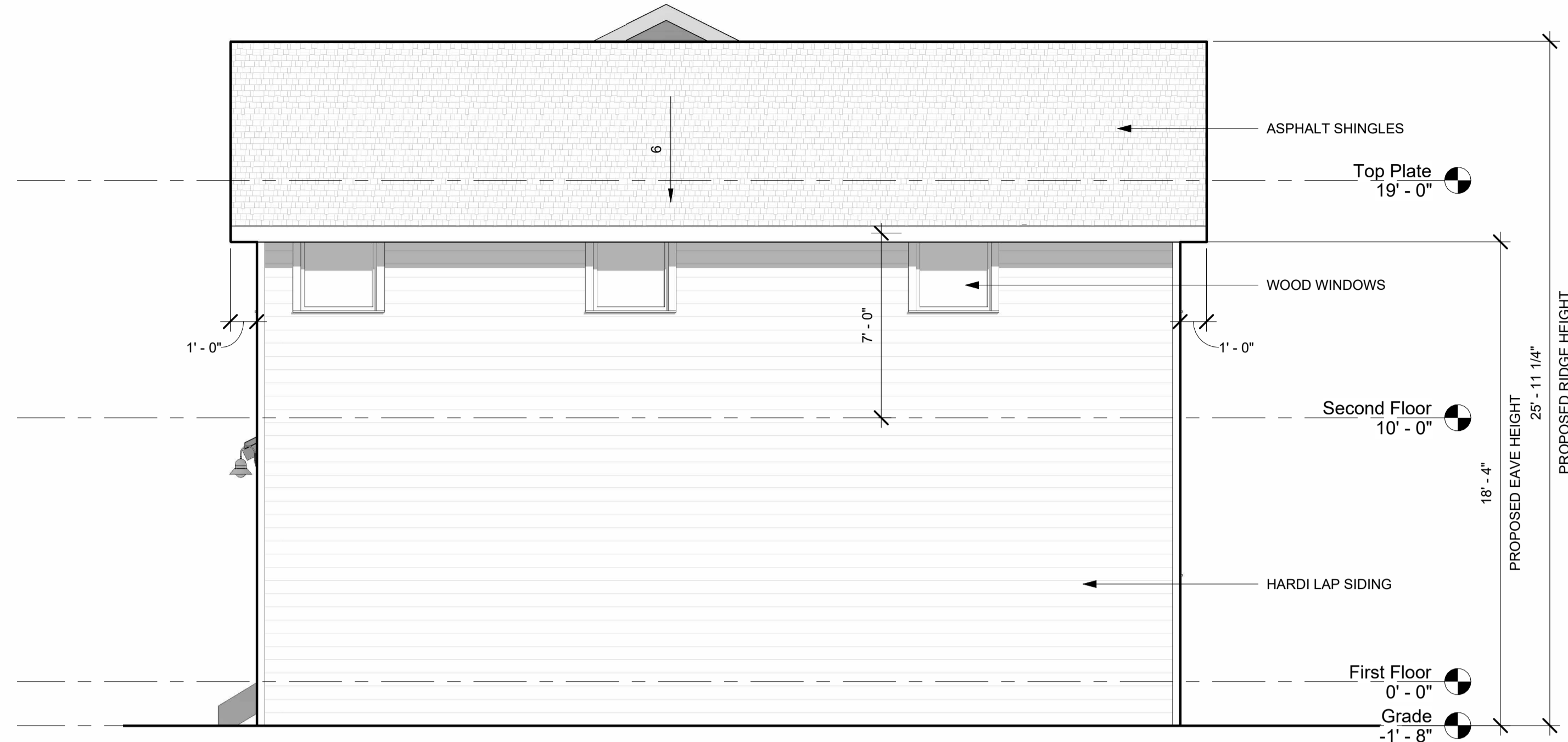
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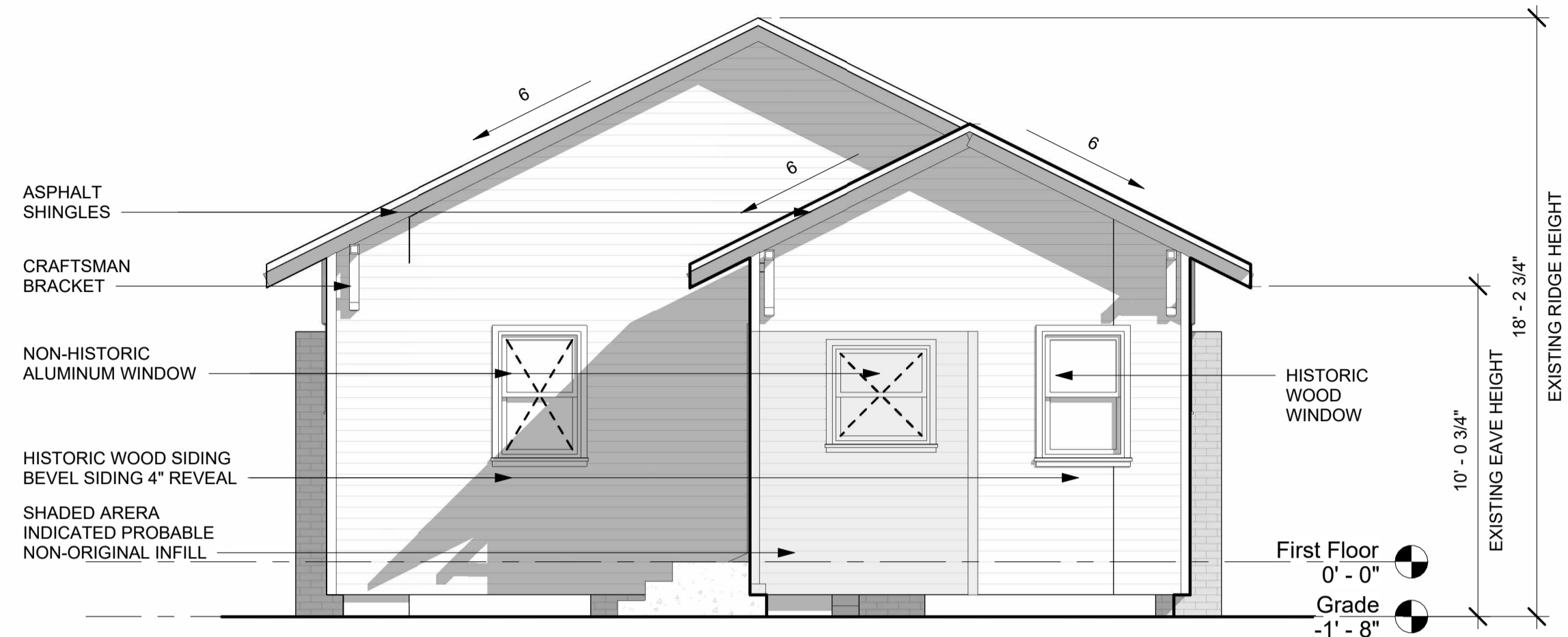
03 DESIGN + BUILD

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PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Exterior Elevations
SHEET NUMBER	HA3-01

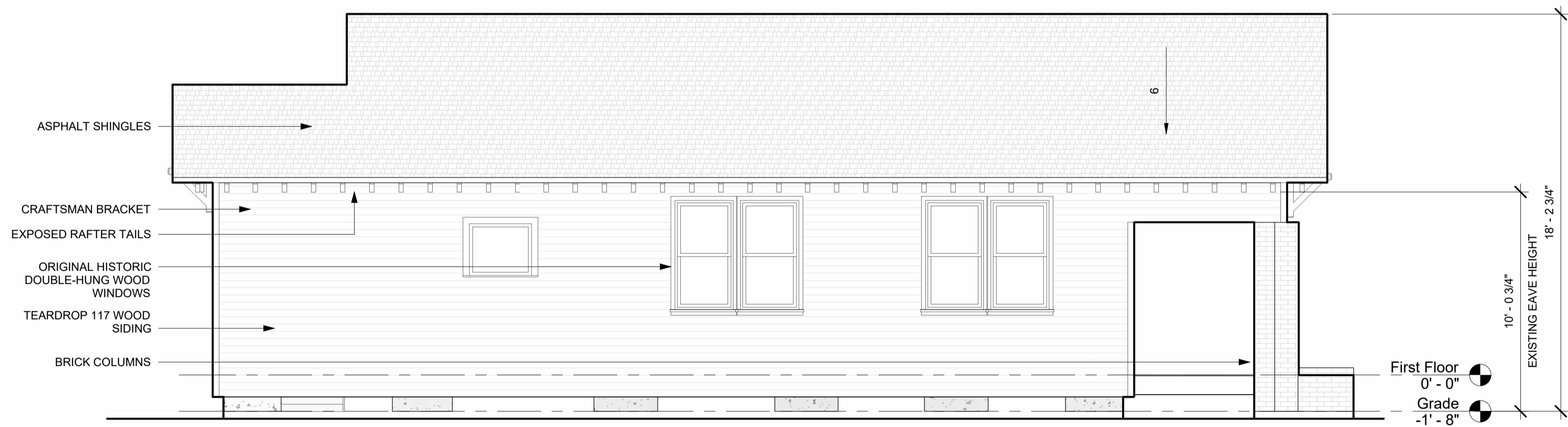
HA3-01



④ North - Proposed
1/4" = 1'-0"



③ North - Existing
1/4" = 1'-0"



① West - Existing
1/4" = 1'-0"



② West - Proposed
1/4" = 1'-0"

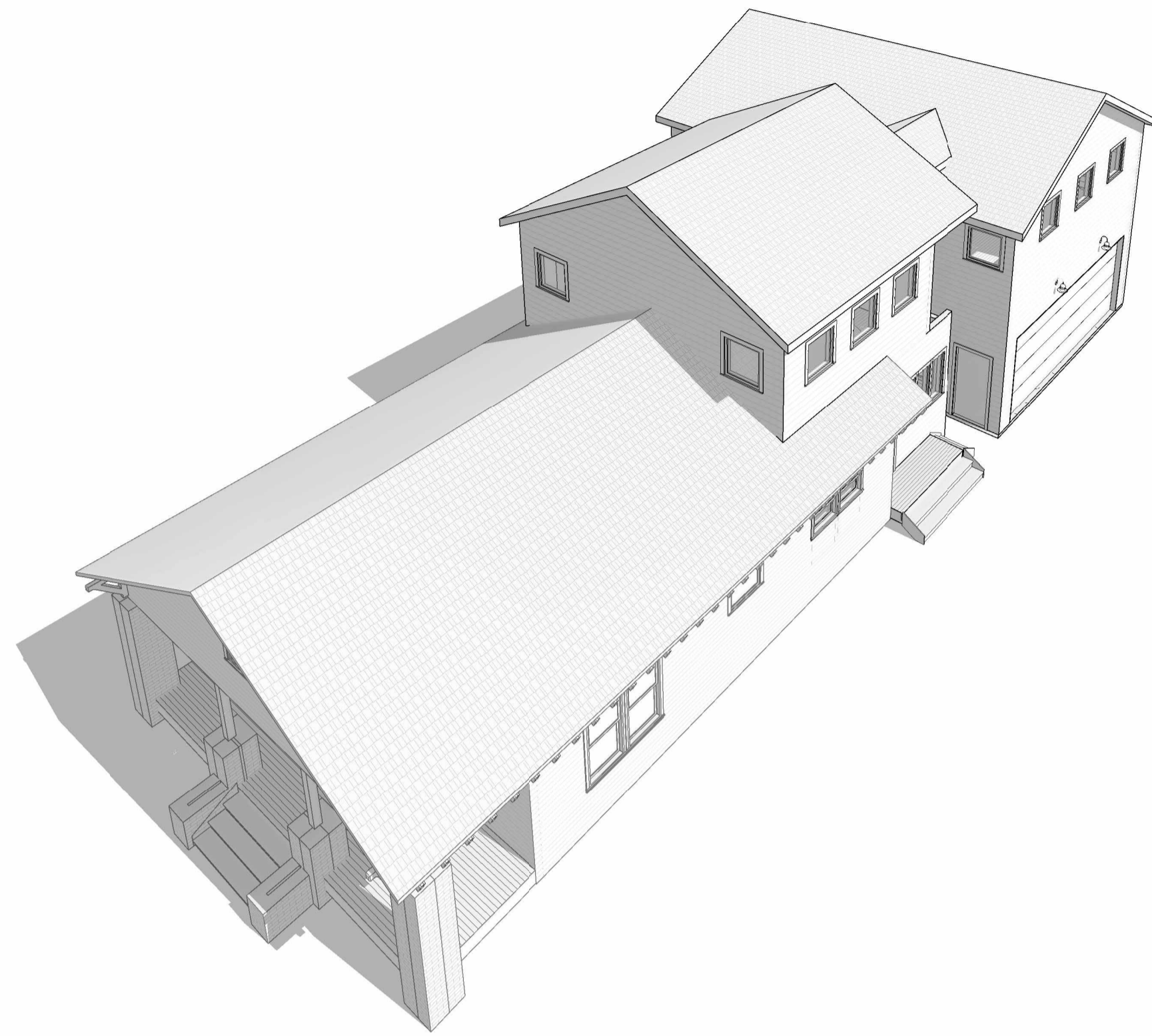
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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
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SHEET NAME	Exterior Elevations
SHEET NUMBER	HA3-02

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3 3D View 5



2 3D View 4



4 3D View 6



1 3D View 3

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