

CERTIFICATE OF APPROPRIATENESS

Applicant: Justin Patterson, agent, Jeff Stone, owner.

Property: 717 E. 5th ½ Street, Lot 2, Block 1, Freeland Subdivision. The property is a 7,180 SF vacant corner lot.

Significance: Noncontributing vacant lot in the Freeland Historic District.

Proposal: New Construction – The applicant is proposing to construct a two-story single-family residence and garage. The proposal is as follows:

- Proposed total conditioned square footage 3,598 SF
- Maximum width is 41'-10" and maximum depth is 88'-6" (see new construction worksheet for other details)
- Front setback is 13'-1 1/2" (to porch) / 18'-4" (to front wall)
- Maximum ridge height is 28'-0" and the maximum eave height is 19'-11"
- The roof pitches are 3 ½ over 12, 4 over 12, 6 over 12, 10 over 12, and 13 over 12
- Side setbacks are 3'-1" and 5'-0" (house) on the west. Side setbacks are 17'-0" (garage) on the north
- Cladding is smooth cementitious, with 6" reveal
- All windows are to be inset and recessed

Public Comment: ___ letters in opposition received. See attachment A

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

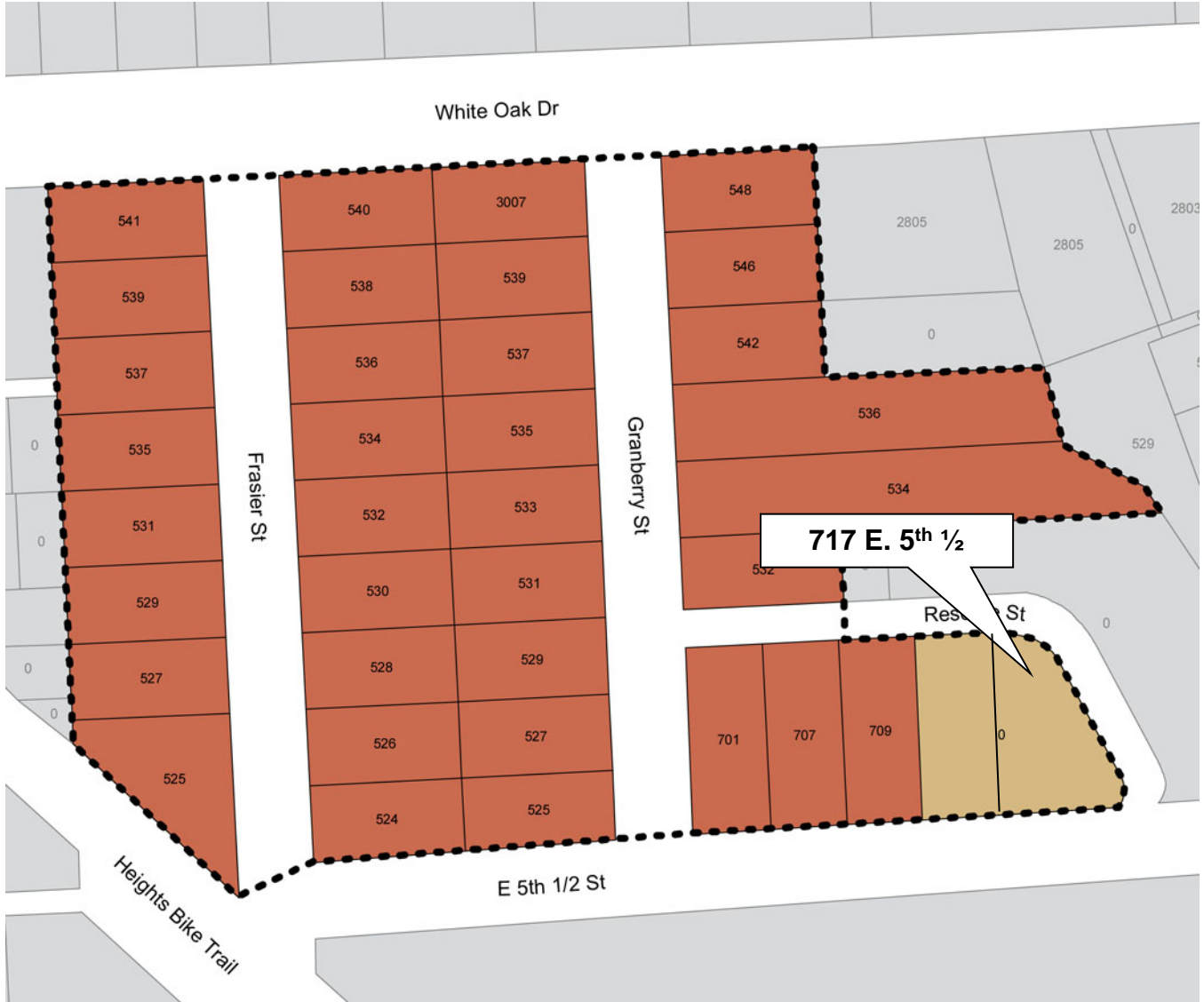
S D NA

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




- (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;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; *Exterior features of proposed design are compatible with contributing structures in the context area as the front elevation attempts to be a one-story structure with a 25'-8" ridge height.*
- (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; *The scale, proportions, and some other dimensions are not at all compatible with the typical scale of existing contributing structures in the context area; the lot for this project is at the end of the district with an unusual street configuration around it, allowing for the large mass to be viewed from three sides.*
- (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:
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories may 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; *Freeland does not have design guidelines, and this design has a second-story that begins much too close to the front. The proportions do not match the contributing one-story structures which have second-story additions. Thus, the proportions from this design are not compatible.*
- (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. *There are contributing homes in the historic district that have second story rear additions and two-story garages (two examples shown in the report, 527 Granberry and 527 Frasier). Freeland does not have design guidelines, however the massing of this home is solely a two-story structure.*



PROPERTY LOCATION
FREELAND HISTORIC DISTRICT



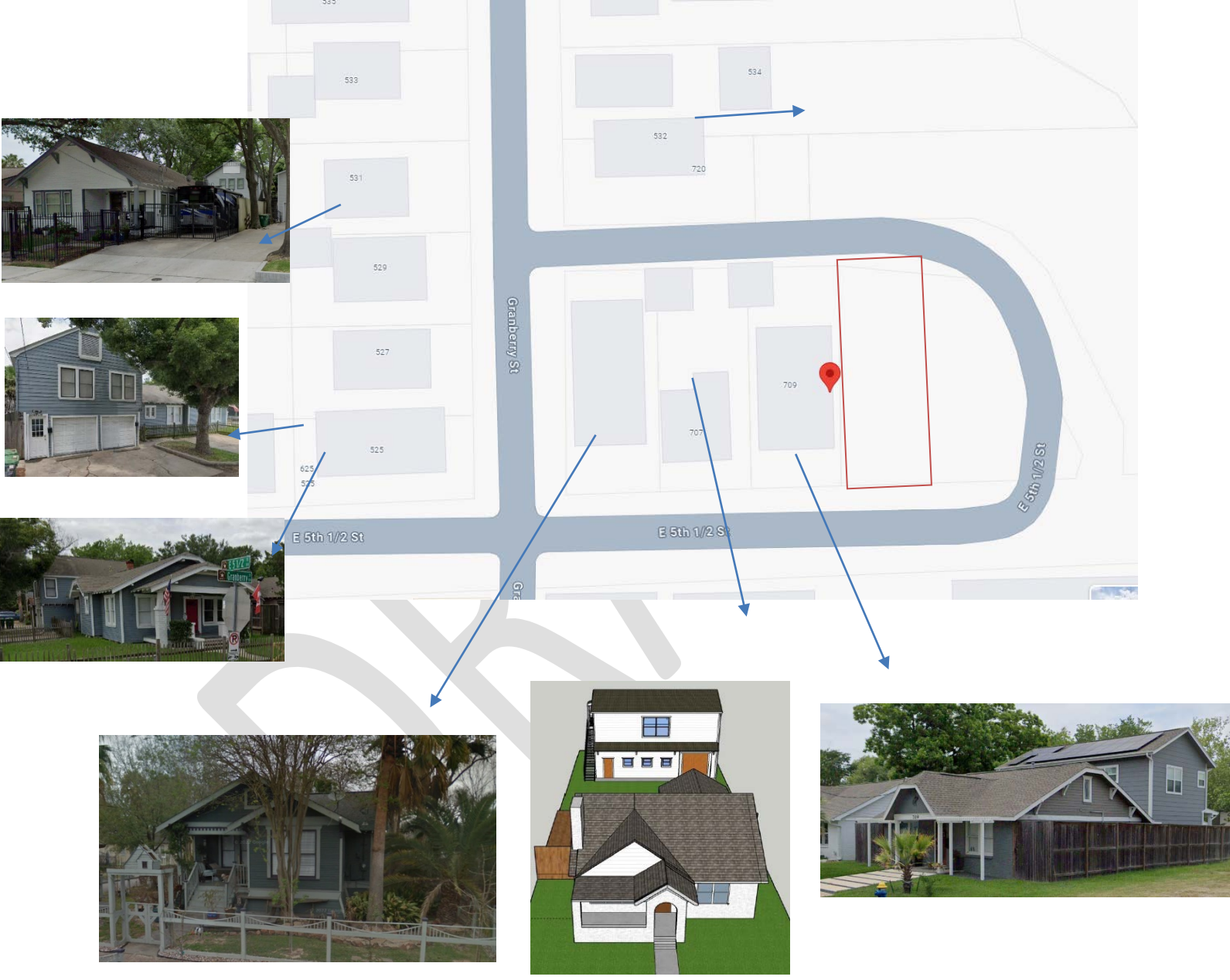
Building Classification

-  Contributing
-  Non-Contributing
-  Park

CURRENT PHOTO



CONTEXT AREA - NEIGHBORING PROPERTIES



CONTEXT AREA – STREET VIEW

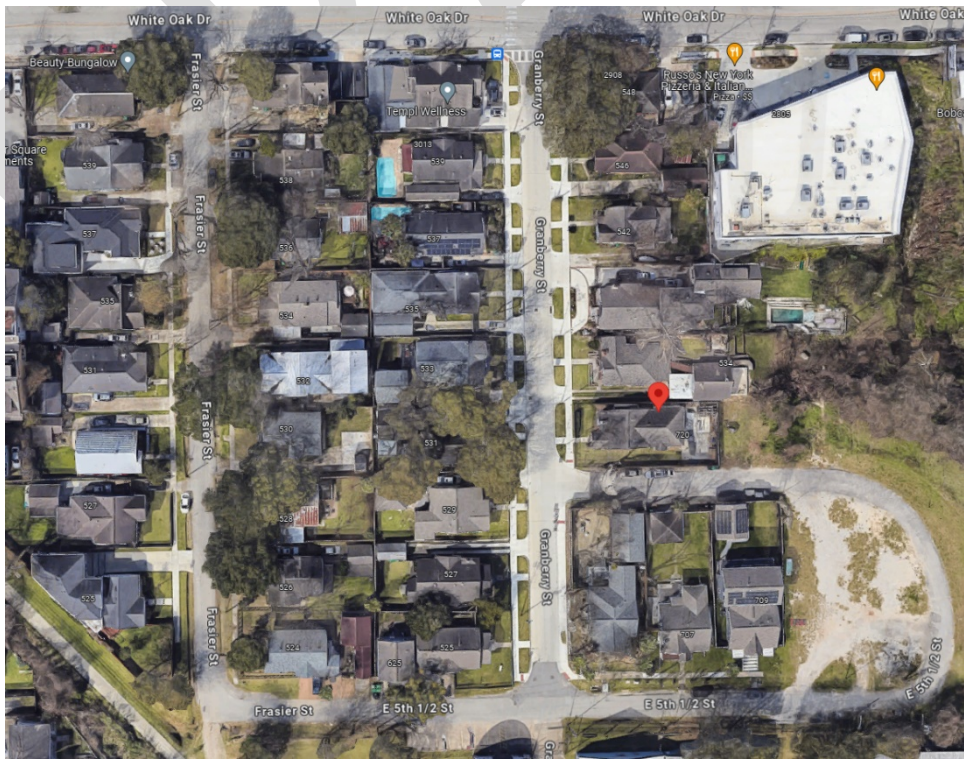
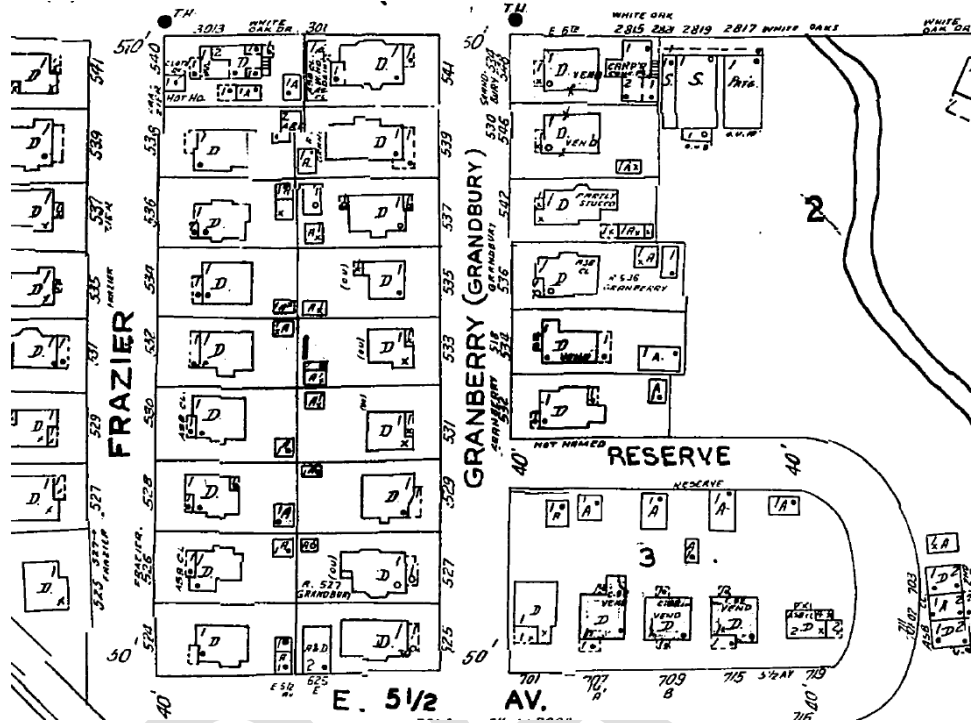


Figure 1_ view from Reserve Street



Figure 2_ View from E 5th 1/2 St

CONTEXT AREA MAP SANBRON AND EXISTING GOOGLE



3D VIEWS/ SITE PLAN

EXISTING



3D VIEWS/ E 5TH 1/2 SREET VIEW

EXISTING



3D VIEWS/ RESERVE SREET VIEW

EXISTING



**PROPOSED
3D VIEWS**





3D VIEWS

REAR OBLIQUE VIEWS

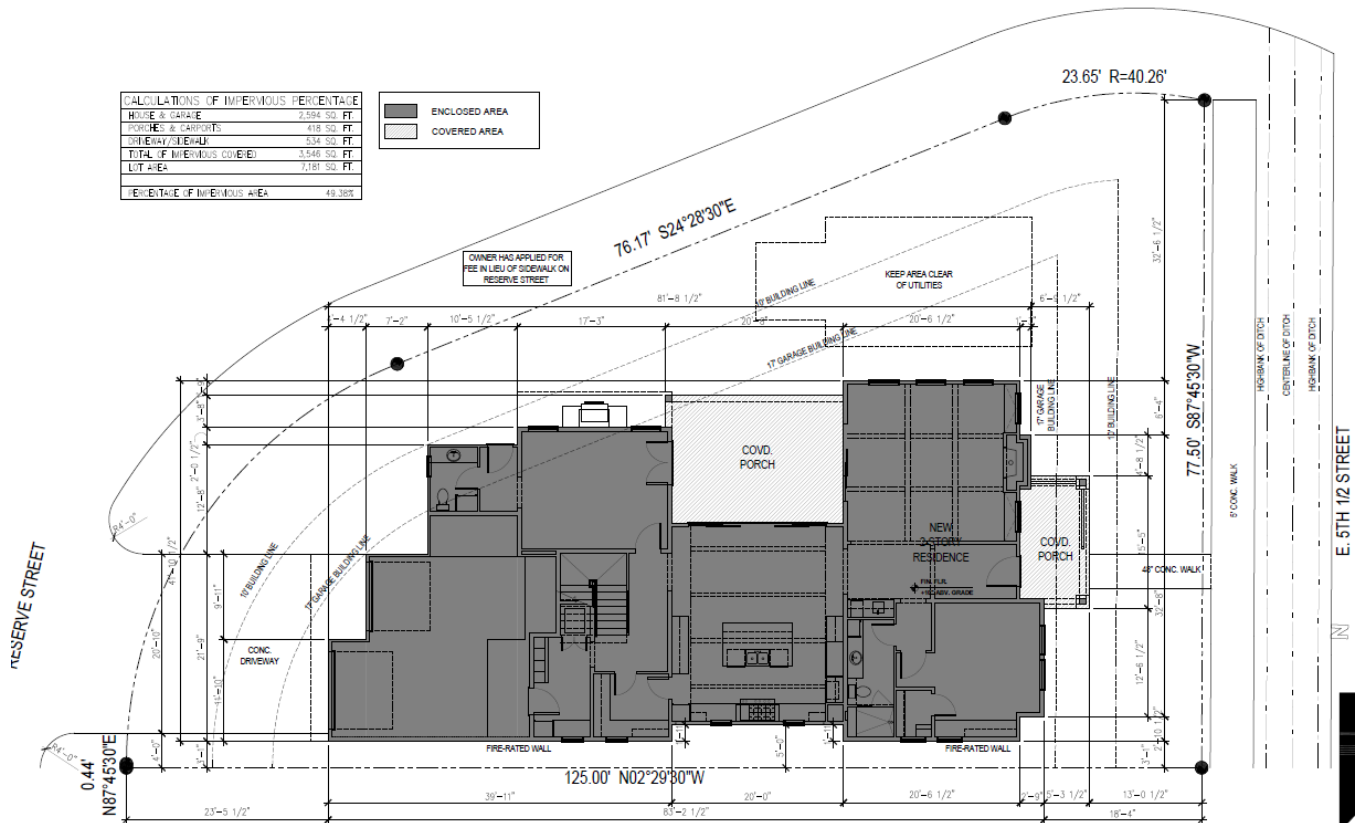


SURVEY



DRY

**SITE PLAN
PROPOSED**



| CALCULATIONS OF IMPERVIOUS PERCENTAGE | |
|---------------------------------------|---------------|
| HOUSE & GARAGE | 2,594 SQ. FT. |
| PORCHES & CARPORTS | 418 SQ. FT. |
| DRIVEWAY (TOTAL) | 338 SQ. FT. |
| TOTAL IMPERVIOUS COVERED | 3,350 SQ. FT. |
| LOT AREA | 7,181 SQ. FT. |
| PERCENTAGE OF IMPERVIOUS AREA | 46.65% |

ENCLOSED AREA
 COVERED AREA

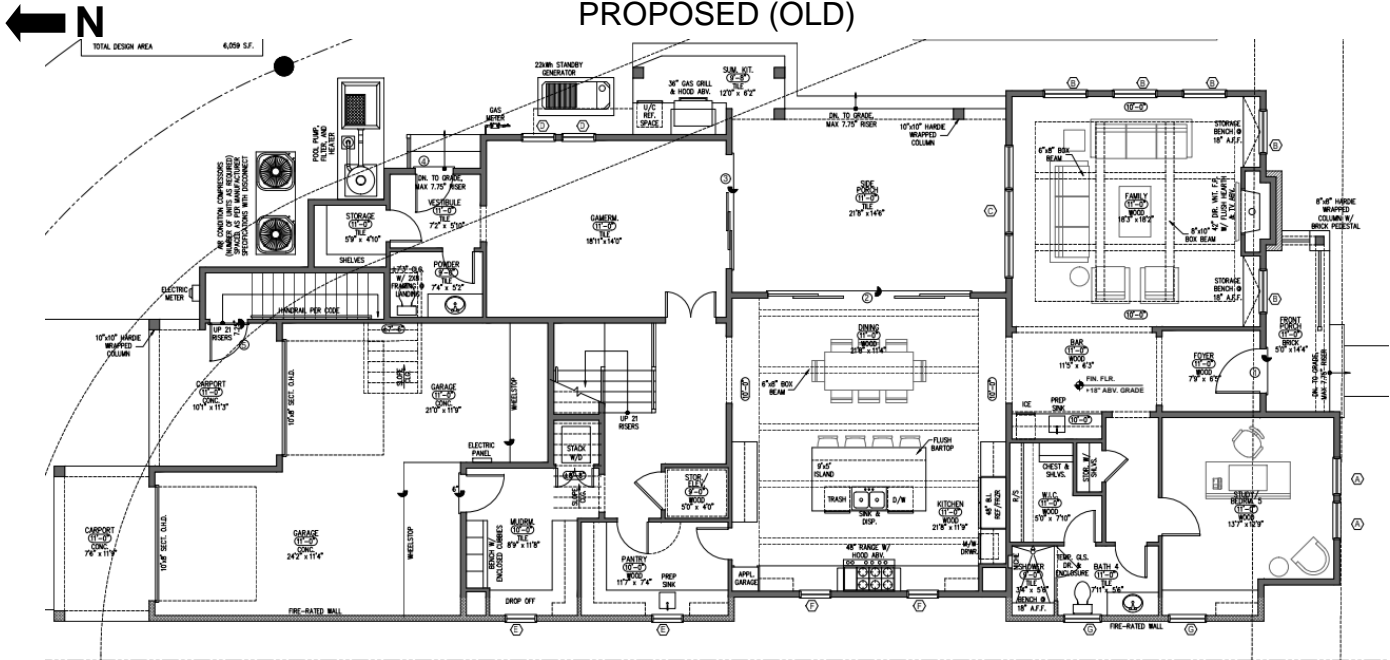
OWNER HAS APPLIED FOR PER IN LIEU OF SIDEWALK ON RESERVE STREET

KEEP AREA CLEAR OF UTILITIES

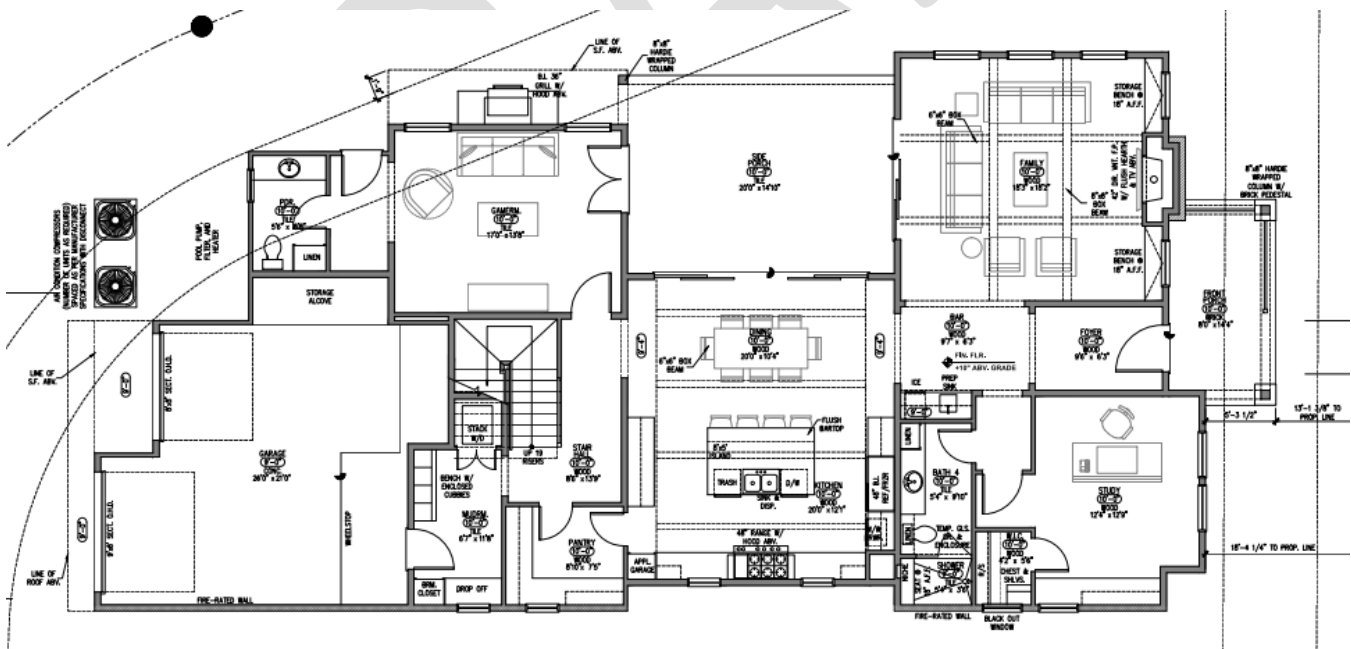
RESERVE STREET
E. 5TH 1/2 STREET

FIRST FLOOR PLAN

PROPOSED (OLD)



PROPOSED (CURRENT)



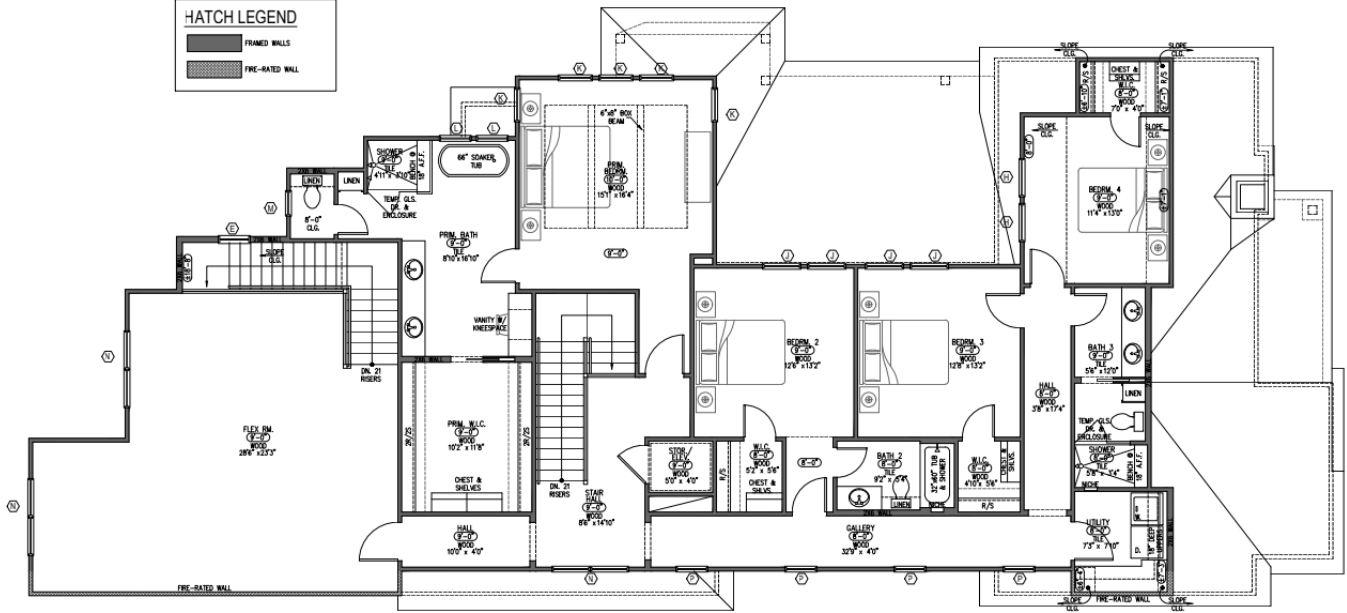
SECOND FLOOR PLAN

PROPOSED (OLD)



HATCH LEGEND

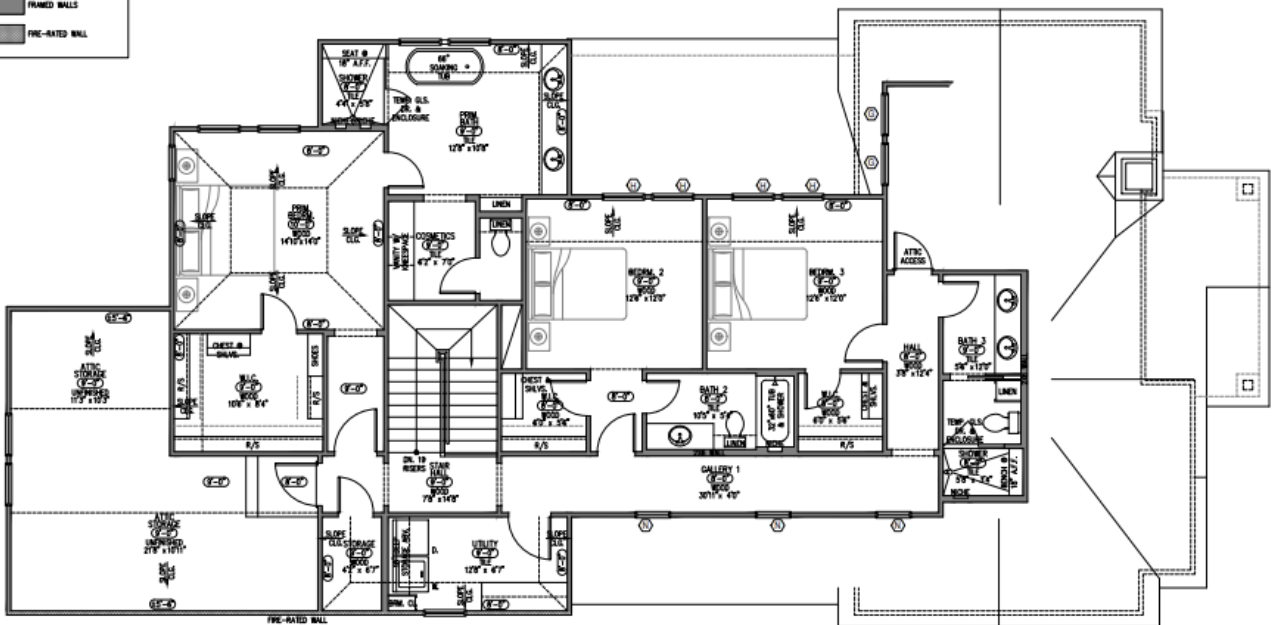
| | |
|--|-----------------|
| | FRAMED WALLS |
| | FIRE-RATED WALL |



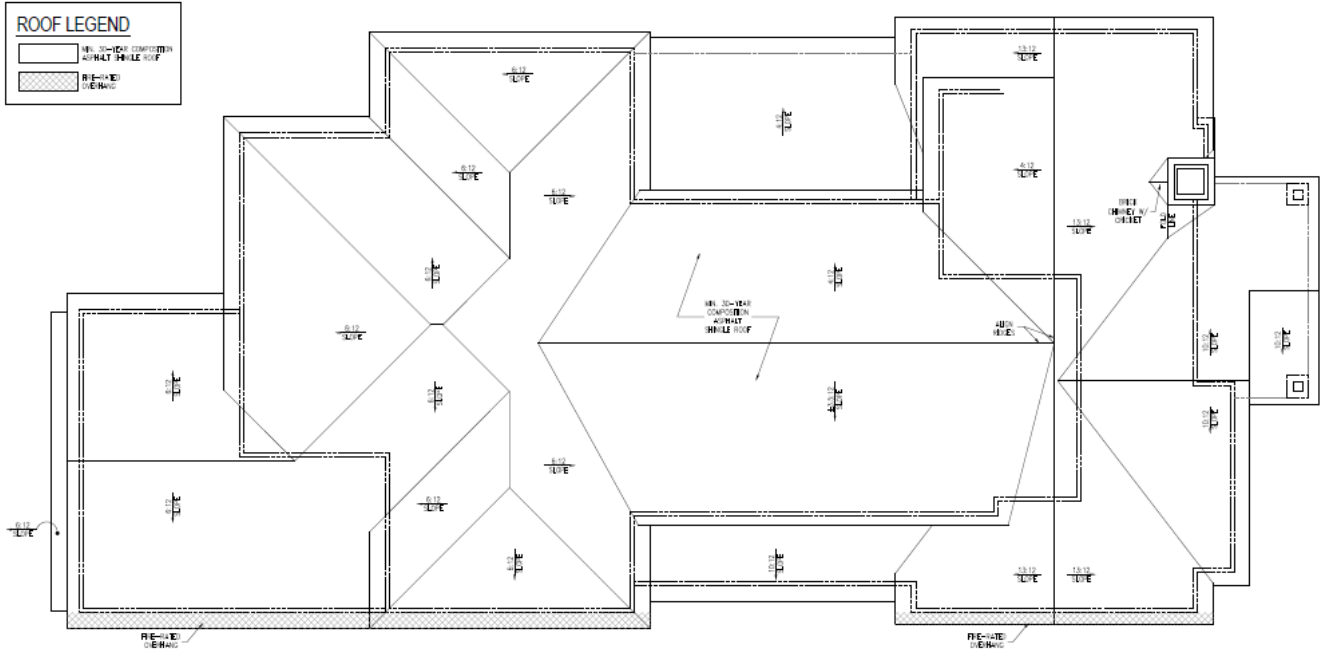
PROPOSED (CURRENT)

HATCH LEGEND

| | |
|--|-----------------|
| | FRAMED WALLS |
| | FIRE-RATED WALL |



ROOF PLAN PROPOSED (CURRENT)



FRONT SOUTH ELEVATION
FACING E 5TH 1/2 STREET
PROPOSED (OLD)



PROPOSED (CURRENT)



REAR NORTH ELEVATION
FACING RESERVE STREET
PROPOSED (OLD)



PROPOSED (CURRENT)



WEST SIDE ELEVATION

PROPOSED (OLD)

VATION



PROPOSED (CURRENT)



EAST SIDE ELEVATION

PROPOSED (OLD)



PROPOSED (CURRENT)



**WINDOW SCHEDULE
& DOOR SCHEDULE**

| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|----------|--------|-----------------|------|---|
| MARK | QTY | WIDTH | HEIGHT | TYPE | WALL | DESCRIPTION |
| Ⓐ | 7 | 3'-6" | 7'-0" | DOUBLE HUNG | 2X6 | STUDY (2), FAMILY (5) |
| Ⓑ | 2 | 3'-6" | 6'-0" | DOUBLE HUNG | 2X6 | GAMEROOM |
| Ⓒ | 1 | 2'-6" | 4'-6" | FIXED | 2X4 | POWDER |
| Ⓓ | 5 | 2'-6" | 4'-6" | DOUBLE HUNG | 2X6 | MUDRM, PANTRY, KITCHEN (2), PRIMARY BEDROOM |
| Ⓔ | 2 | 3'-0" | 6'-0" | DOUBLE HUNG | 2X6 | W.I.C., STUDY |
| Ⓕ | 6 | 3'-0" | 4'-6" | CASEMENT | 2X4 | BEDRM. 2 (2), BEDRM. 3 (2), ATTIC (2) |
| Ⓖ | 5 | 3'-0" | 5'-0" | DOUBLE HUNG | 2X4 | PRIMARY BATH, ATTIC STORAGE, UTILITY |
| Ⓗ | 2 | 2'-6" | 4'-6" | CASMENT | 2X4 | PRIMARY BEDROOM |
| Ⓙ | 3 | 2'-6" | 1'-6" | FIXED | 2X4 | GALLERY 1 |
| DOOR SCHEDULE | | | | | | |
| MARK | QTY | WIDTH | HEIGHT | TYPE | WALL | DESCRIPTION |
| ① | 1 | 3'-6" | 9'-0" | EXTERIOR | 2X6 | FOYER |
| ② | 1 | 16'-0" | 9'-0" | EXTERIOR SLIDER | 2X6 | DINING |
| ③ | 1 | 9'-0" | 9'-0" | EXTERIOR SLIDER | 2X6 | FAMILY |
| ④ | 1 | (2)2'-6" | 9'-0" | EXTERIOR | 2X6 | GAMEROOM |
| ⑤ | 1 | 3'-0" | 8'-0" | EXTERIOR | 2X6 | POWDER HALL |



SQUARE FOOTAGE CALCULATIONS

| CALCULATIONS OF IMPERVIOUS PERCENTAGE | |
|---------------------------------------|---------------|
| HOUSE & GARAGE | 2,594 SQ. FT. |
| PORCHES & CARPORTS | 418 SQ. FT. |
| DRIVEWAY/SIDEWALK | 534 SQ. FT. |
| TOTAL OF IMPERVIOUS COVERED | 3,546 SQ. FT. |
| LOT AREA | 7,181 SQ. FT. |
| | |
| PERCENTAGE OF IMPERVIOUS AREA | 49.38% |

DRAFT

ATTACHMENT A
PUBLIC COMMENTS
LETTERS OF OPPOSITION

This is the neighbor at [REDACTED] Granberry Street. Please read my comments out loud at the hearing as I will be at work at the time and will not be able to be present. I am against the building of the new oversized structure for the following reasons:

1. The current building approved at 713 E. 5-1/2 St does not meet 5ft clearance from easements per fire code and 19 ft from reserve street. I was cited the fire code that needed for egress of firefighters so just putting a firewall does not help in the situation of egress. I am building a garage apartment and I was required to abide by those two rules substantially limiting the size for structure I could put in my lot. The new building structure is also massive and close to easements. My worry is that these building will pose a fire hazard to properties nearby if firefighters are not able to enter/exit structures timely to put out fires.

2. Reserve street or 5 1/2 does not have proper city drainage above or below ground causing those large structure to displace runoff directly to my neighbors and my property. The current structure at 713 E 5-1/2 st sits about 4 feet higher than my property. Another large structure will further displace more runoff. These large structures should not be allowed until the city properly takes care of Reserve street's drainage. My property becomes severely saturated with water and he made the ground soft. I've lost several trees and worried about my house foundation sinking/cracking.

3. Traffic for Reserve street and Granberry is becoming very congested as we get a lot of traffic going to and from the lumber yard. This will cause greater issues for pedestrians and not allowing people to ride their bike safely. There's a lot of parking of vehicles on reserve street as people park there to walk to nearby businesses or the use of the trail.

I have pictures and videos of the issues and can provide them if requested.

Thank you,
Liza Bonilla
Owner of [REDACTED] Granberry Street
[REDACTED]

I am writing to express my concerns with the new construction proposed for 717 E 5 1/2 Street.

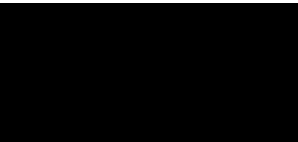
The revised drawings as shown do not depict a structure compatible with existing homes in the Freeland Historic District. The project is primarily 2-story, has an attached garage, completely fills the lot and is very tall.

Existing homes in the Freeland Historic District are primarily 1-story. Any 2-story additions or modifications are situated in the rear of the structure and are small in scale. Garages are detached. These elements are not reflected in the home proposed for 717 E 5 1/2 Street.

I am a resident of the Heights South Historic District. We have Design Guidelines and I appreciate that they outline overall components for compatible new construction. Freeland Historic District does not have these guidelines. As such, HAHC Staff must be very disciplined in reviewing proposed projects for new construction and additions/remodels to ensure consistency and compatibility with prevailing structures in the District.

I urge you to listen to the concerns of the Freeland residents when considering this new construction application for 717E 5 1/2 Street.

Regards,
Donna Bennett



DRAFT

Dear Mr. Jackson,

I still feel the same as I did in my previous message.

I was very disappointed that the Houston Historic Preservation staff recommended approval for the 2-story house at 713 E. 5-1/2 Street in Freeland Historic District. It is against the look and feel of the entire district. Did anyone even bother to drive through Freeland? Did anyone really feel this monster house fit in?

And did the people on the HAHC actually read any of our comments against that project? It certainly doesn't seem so from the questions they asked. They would have known the answers to most of them if they had. The only place I saw comments was at the very bottom of the report after the building plans. I doubt anyone even got that far. Why weren't our comments up at the top where the staff member was making claims? How do we assure that the commissioners actually see and read, the comments they may receive regarding the new application for another, overly large, completely incompatible house at 717 E. 5-1/2 Street? Do we have to contact them individually? They need to have read and studied the comments before the meeting.

I am strongly against the new proposed 2-story house at 717 E. 5-1/2 Street as I was the one at 713. Houses in Freeland HD should be one-story, and on pier and beam, not two-story and on a slab. The lot shouldn't be built up 3'-4' feet higher than any other property which more than likely is going to cause major flooding to the home next door. Required setbacks should be adhered to.

Unlike before, I hope that you will look at Freeland and the proposed house and realize the incompatibility. We can't undo what has already been done but we are trusting you to do better than was done to us last time.

Some of the neighbors are against this application but say they don't want to get involved in other people's projects so they won't be writing or calling you. It's unfortunate but we respect their wishes.

Mr. Jackson, please stand up for Freeland Historic District and recommend Denial for this project!

Sincerely,

D. S. Olson

My husband and I live at [REDACTED] E. 5th 1/2 street. We were completely misled by the initial construction of the house next door as it sits just 3 ft off of our fence line. Now we are seeing the drawings for the new development at 717 E. 5th 1/2 street and can not believe they are even proposing such a build.

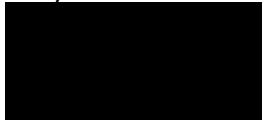
We purchased our home and renovated as well. However, we honored the historic district guidelines to keep our neighborhood authentic and keep the look of the Freeland Historic District. We strongly feel that another build like what has been proposed will go against everything you at the historic district stands for.

Please help keep our neighborhood authentic and hold to the guidelines you placed on us years ago. As a community we are strongly against this house being approved for construction!

Please feel free to contact me should you have any questions.

Thank you for listening and caring about the people that love their neighborhood in the Freeland Historic District.

Best regards,
Holly & Eric Mandell



DRAFT

EXAMPLES OF APPROVED ADDITIONS & NEW CONSTRUCTION IN FREELAND

537 Frasier_ new construction approved by HAHC in 2017

PROPOSED JULY 2019

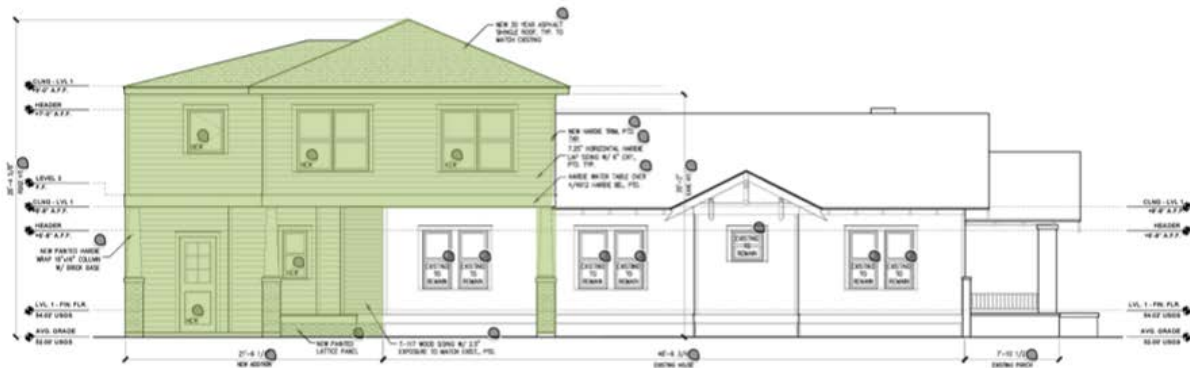


PROJECT DETAILS for 527 Granberry Street

Approved by HAHC 09/2023



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



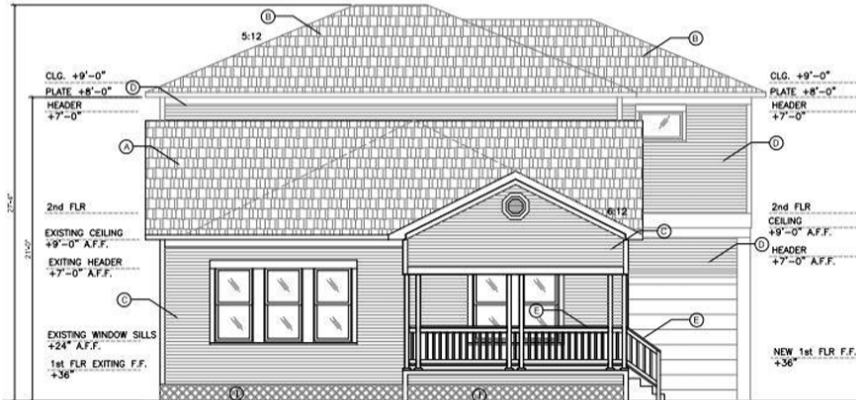
PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"

EXAMPLES OF APPROVED ADDITIONS IN FREELAND

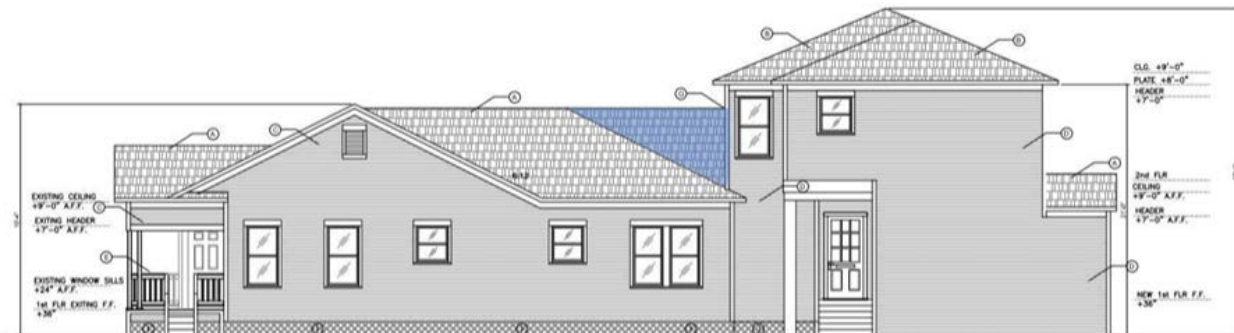
PROJECT DETAILS for 527 Frasier Street

Approved by HAHC 09/2021

Front Elevation – Proposed



North Elevation – Proposed



South Elevation – Proposed

