

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 23, 2022

**Applicant:** Sam Gianukos, agent for, Carrie Arredondo, owner

**Property:** 605 Euclid Street, Lot 15, Block 27, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,076 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 Craftsman style residence, constructed circa 1920, located in the Woodland Heights Historic District.

**Proposal:** Alteration: Additions (Side and Rear)

- Construct two additions on pier-and-beam, one on the east side of the structure and another on the rear. Total proposed sq. ft. 1,714.
- Carport will be setback 26' 11-1/2" from the front of the original, historic structure; 42' 7-1/2" from front property line.
- Length of existing east side wall is 39' 9-1/2"
- Side addition will be 1-story with front setback of 65' 11" with smooth cementitious siding and composition shingles
- Side addition will have one window visible from R.O.W. measuring 60"x36", single lite pattern, of wood.
- Side addition will have a ridge height of 18' 2-1/2", a roof pitch of 6:12, composition shingles, and cementitious siding
- Existing original, historic structure has ridge height of 18' 2-1/2"
- Rear addition will have a ridge height of 27' 4-1/4"
  - Roof pitch of 5:12, composition shingles, and cementitious siding
  - Windows to be wood, double-hung with 1-over-1 lite pattern
  - On left (west) side of original structure, a dormer to be constructed
    - Dormer to be inset 1' from side wall and have a 3:12 roof pitch, composition shingles, and 3 2'x1'6" transom windows

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

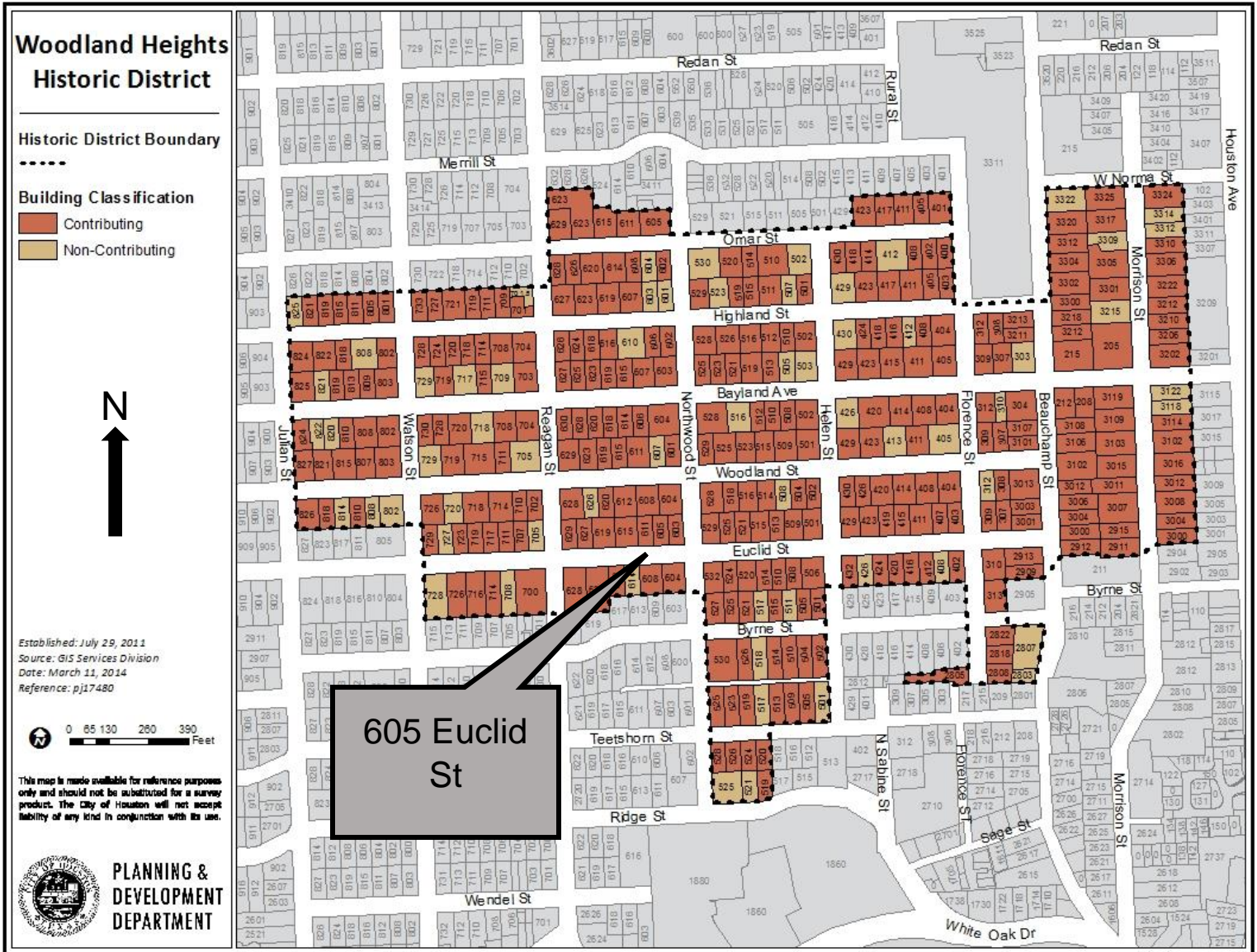
APPROVAL CRITERIA

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
(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 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.

District Map



**Inventory Photo**



**Current Photos**



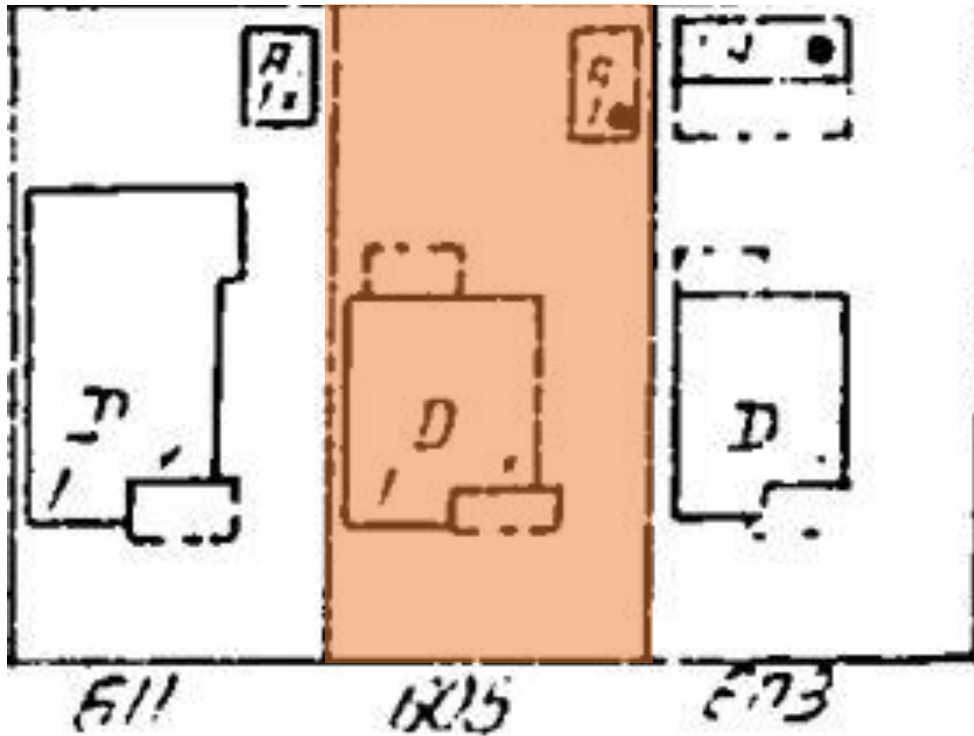
**Current Photos – Left (West) Side of Existing Structure**



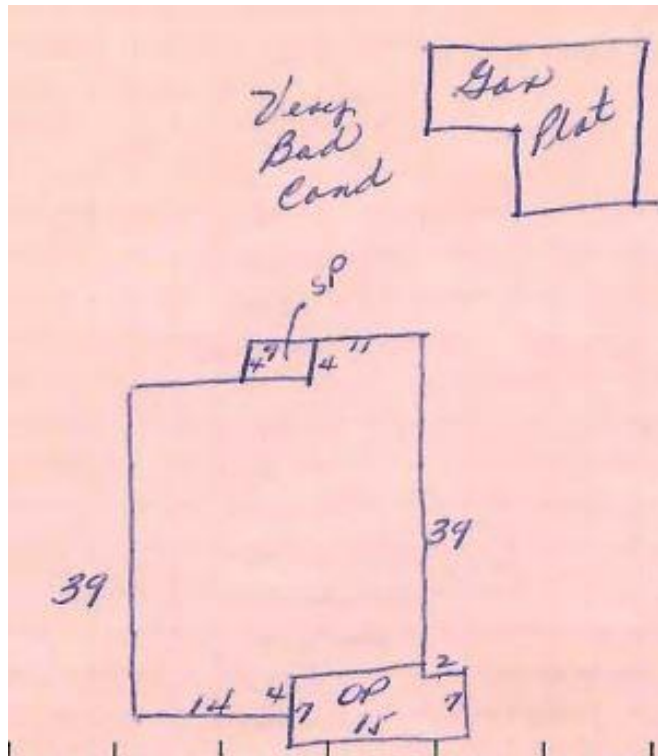
**Current Photos – Right (East) Side of Existing Structure**



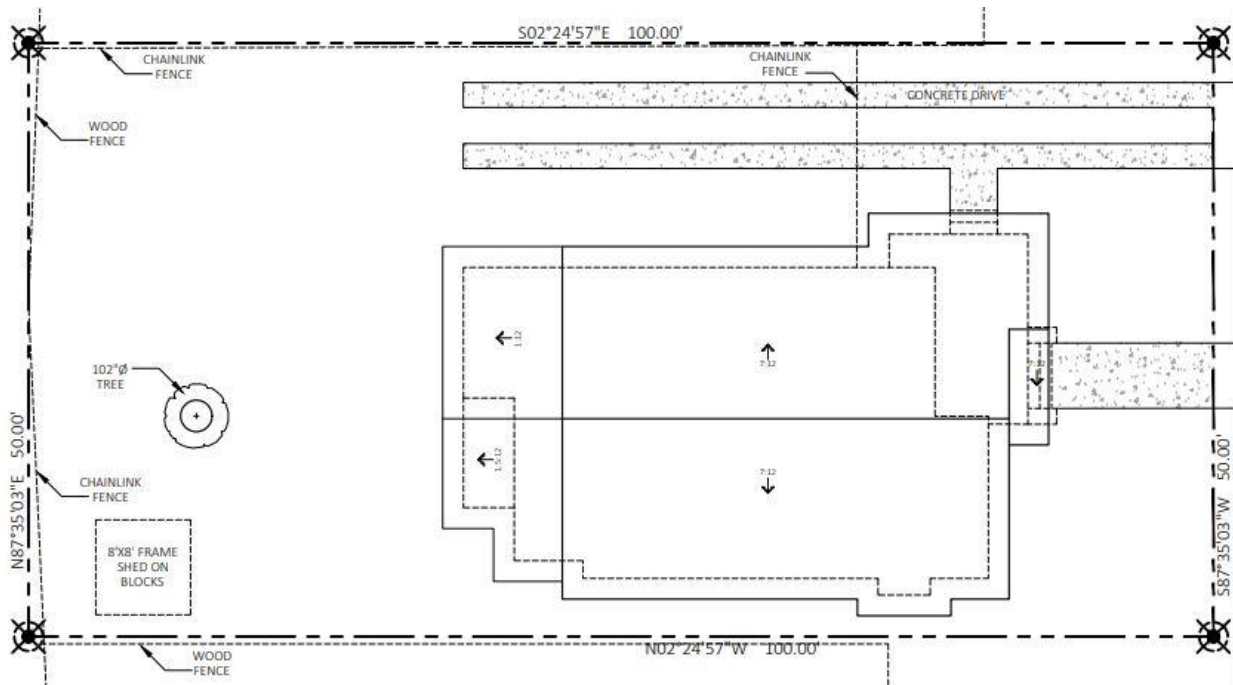
Sanborn



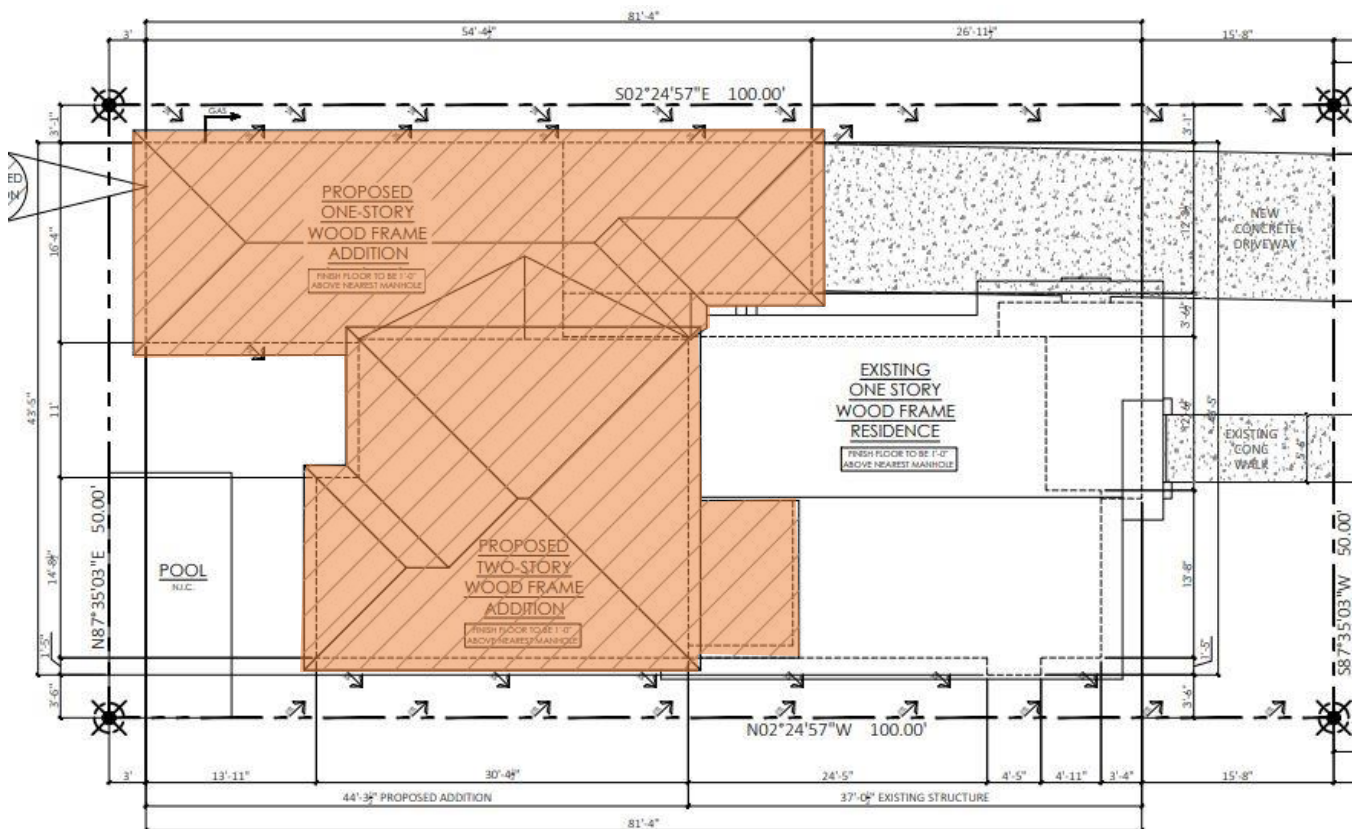
Harris County Building Assessment Survey – July 9, 1965



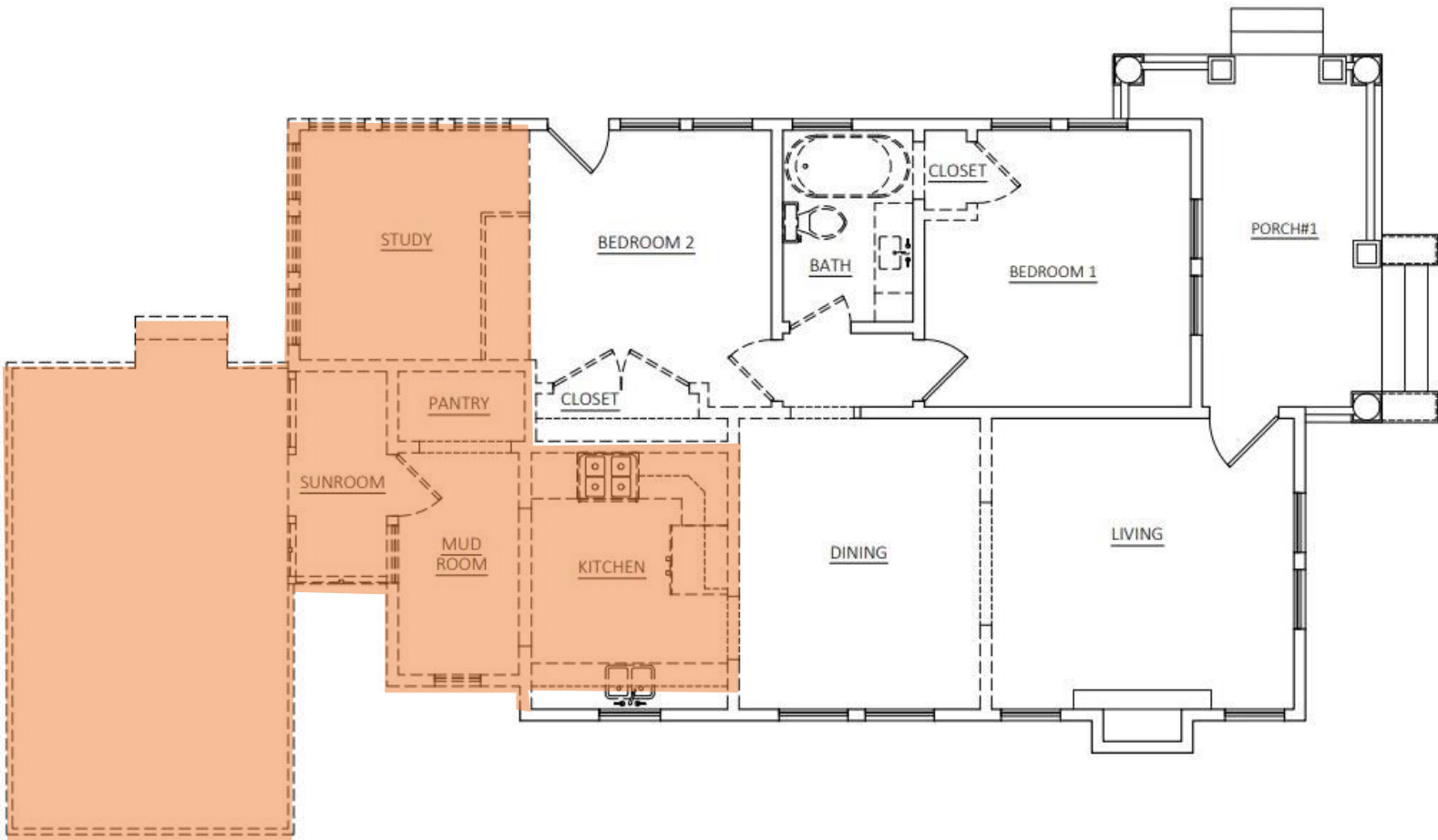
### Existing Site Plan



### Proposed Site Plan

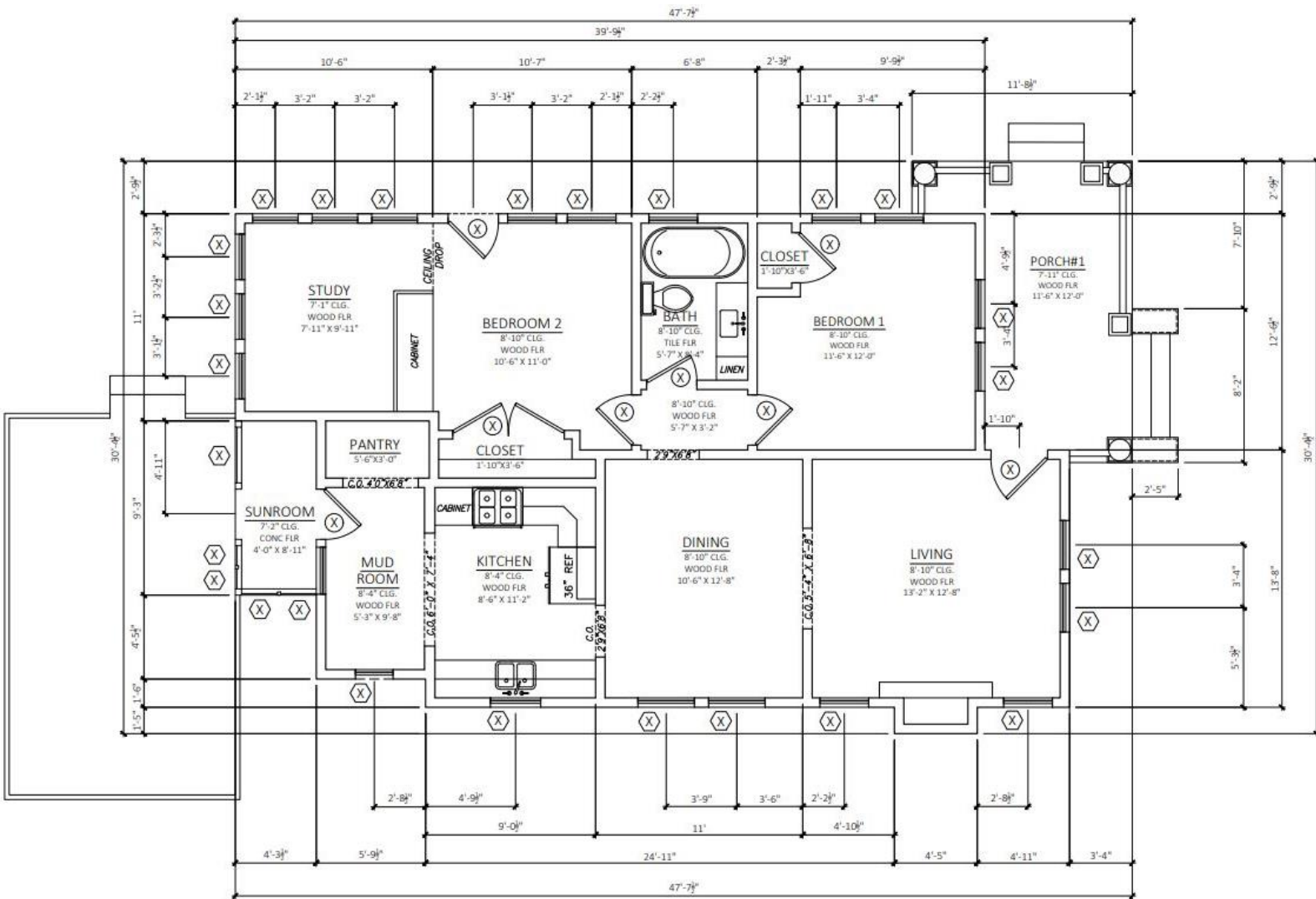


Demo Plan



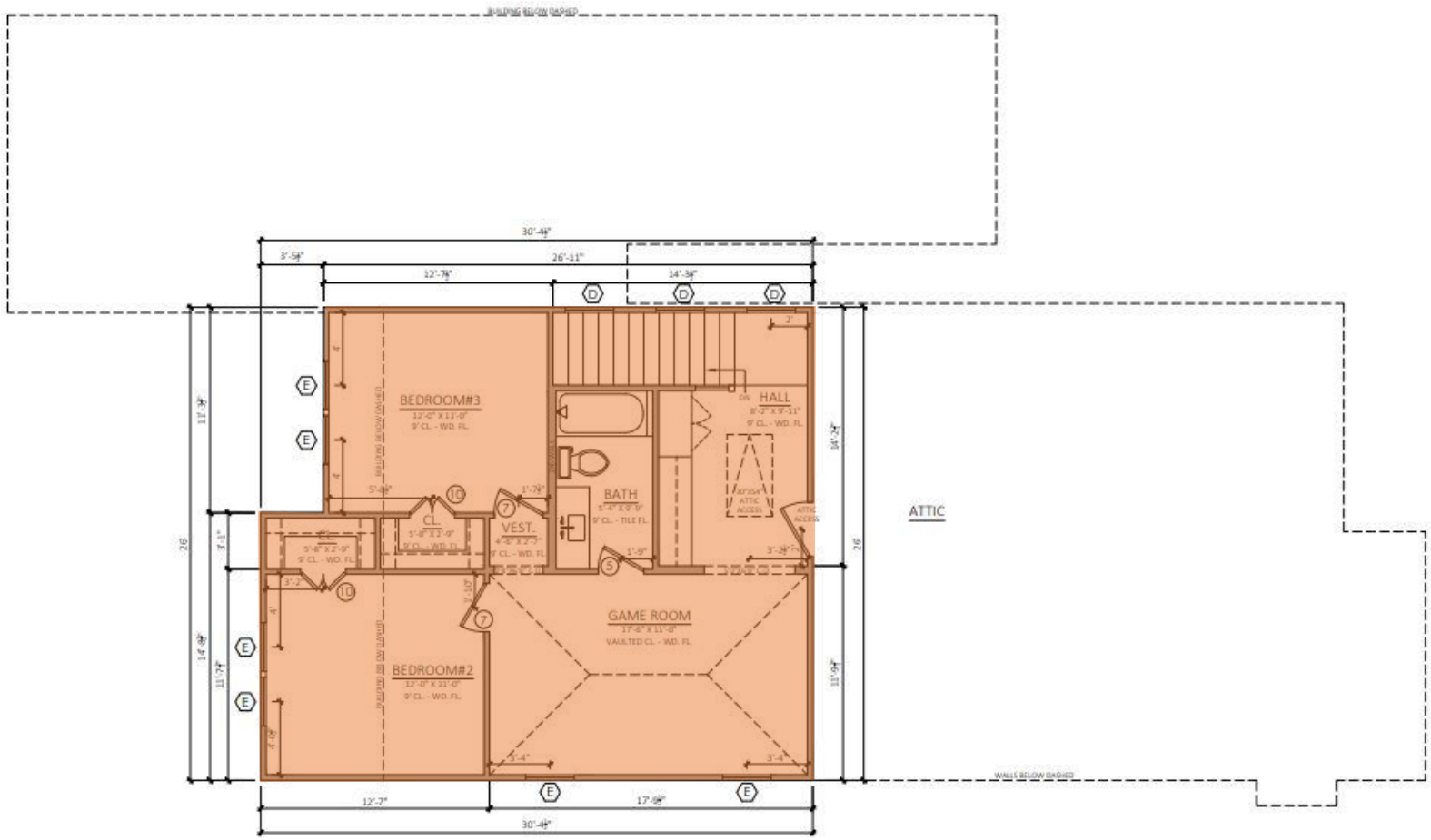


Existing Floor Plan





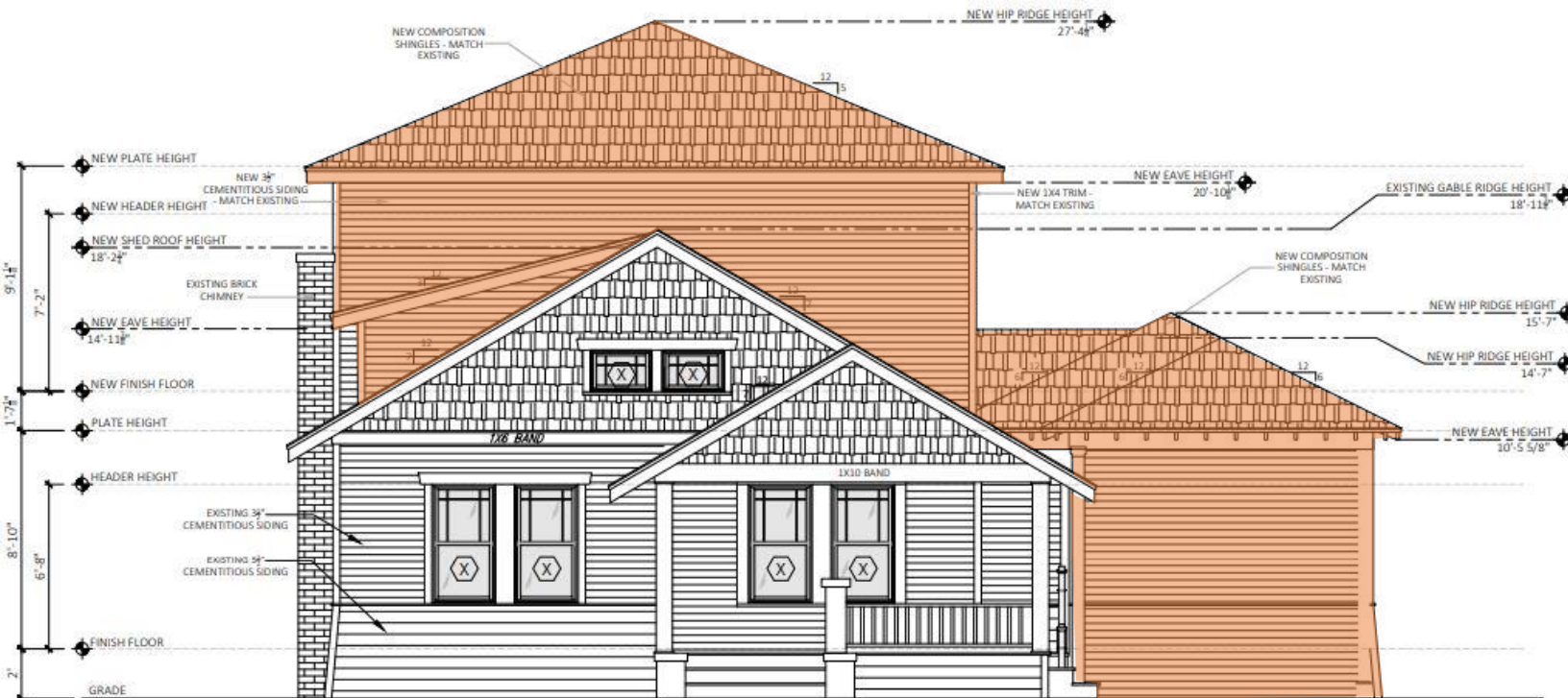
Proposed Second Floor Plan



### Existing Front (South) Elevation



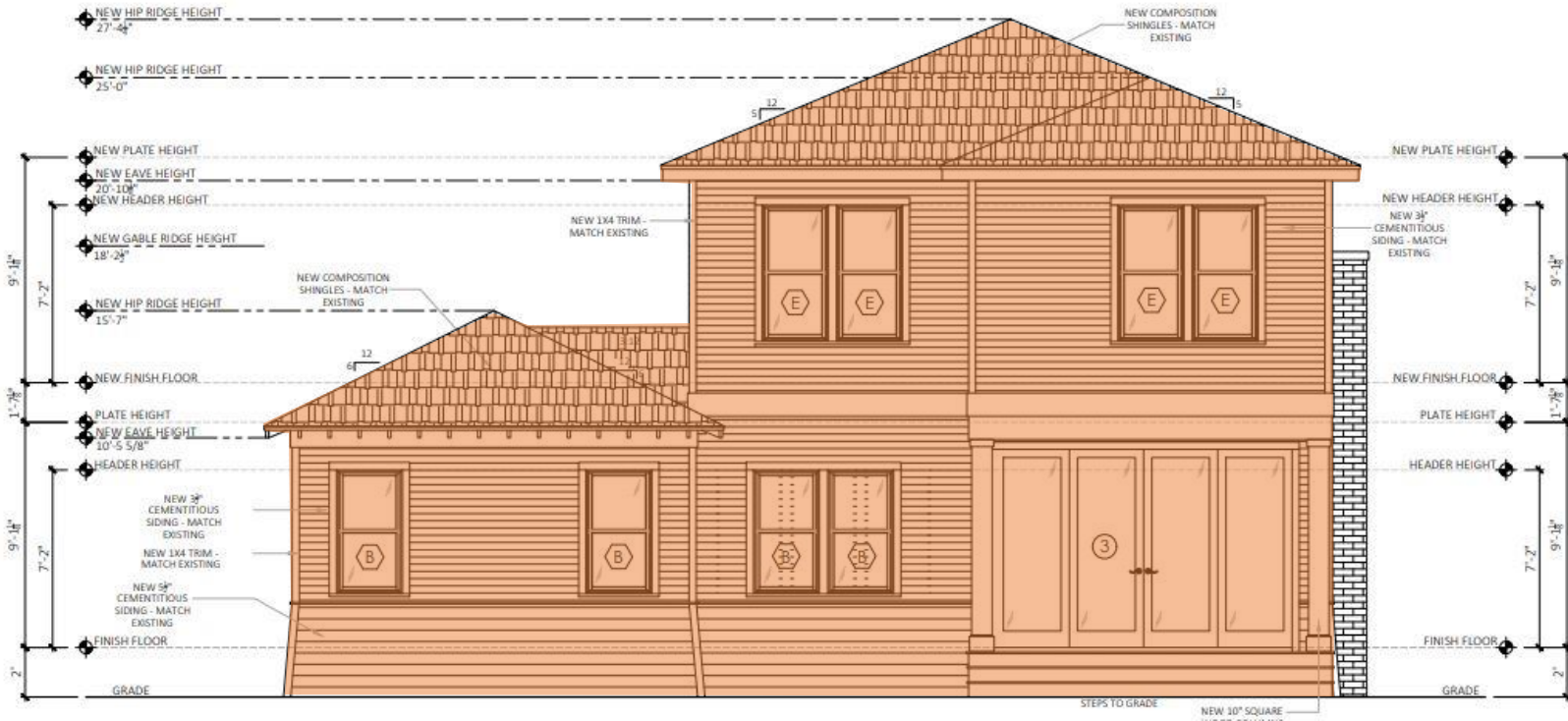
### Proposed Front (South) Elevation



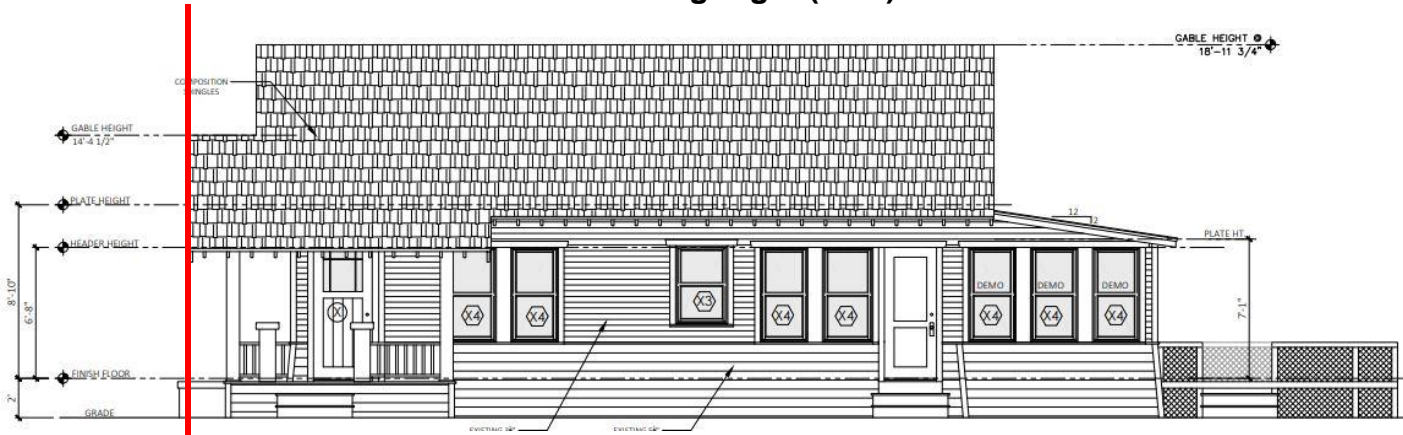
### Existing Rear (North) Elevation



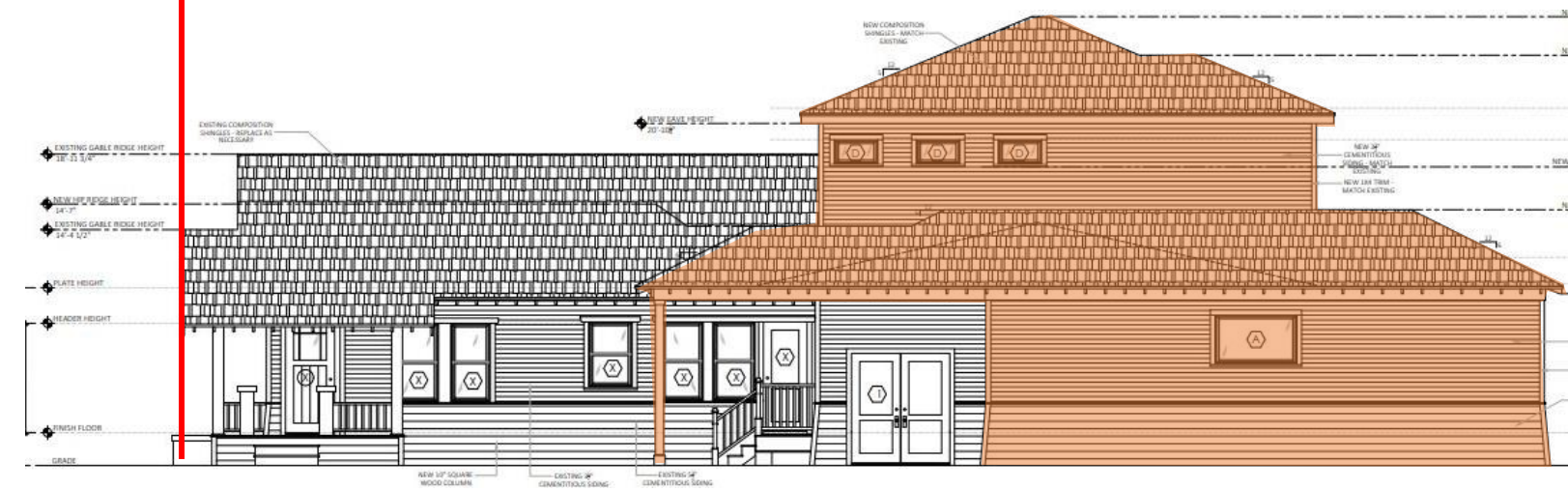
### Proposed Rear (North) Elevation



### Existing Right (East) Elevation



### Proposed Right (East) Elevation





3D Renderings





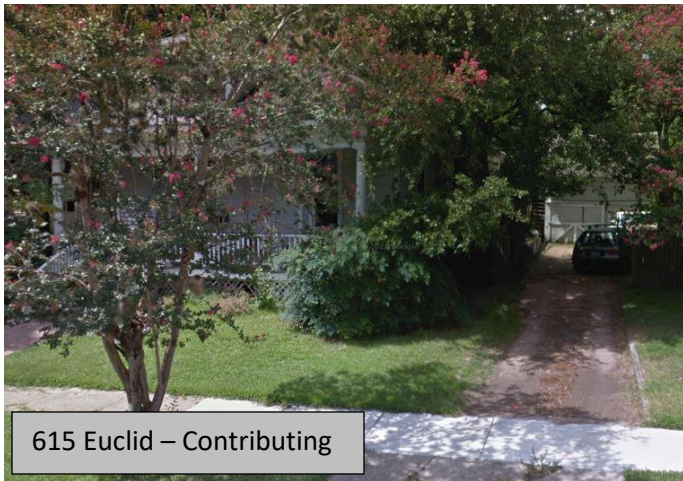
Context Area



611 Euclid – Contributing Structure to West of 605 Euclid



608 Euclid – Contributing Addition Built 03-2010



615 Euclid – Contributing



618 Euclid – Contributing



619 Euclid – Contributing Addition Built 05-1991

Context Area



627 Euclid – Contributing



622 Euclid – Contributing



628 Euclid – Contributing  
Addition Built 07-1994



628 Euclid – Contributing  
Addition Built 07-1996



514 Euclid – Contributing  
Addition Built 2013 and 40' set  
back from front elevation