

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Garrett Stepanovich

**Property:** 711 E. 5<sup>th</sup>½ Street, Lots 4,5,6,7, Block 4, Freeland Subdivision. The property 6,250 square foot (50' x 125') interior lot.

**Significance:** Noncontributing interior vacant lot in the Freeland Historic District.

**Proposal:** New Construction – Two story primary residence with one story detached garage

- Proposed total square footage 3,838, total building lot coverage with garage is 2,457 sq ft/39%, total impermeable lot coverage is 47.8% (see details at end of report)
- Width is 35' and depth is 70'-7" (see new construction worksheet for other details)
- All setbacks are 7' or more
- Maximum ridge height is 29'5", maximum eave height is 21', primary pitch is 2:12 (garage is 4:12, front porch 3:12) Detached garage ridge height is 15'9"
- Roof will consist of Tesla solar roof tiles
- Raised concrete slab is 22" from grade
- Cladding is smooth cementitious (lap with 5" reveal)
- Porch soffits are pine tongue and groove with 6" reveal.
- Fascia: smooth cementitious
- **Information subject to change before final report**

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

**Civic Association:** No comment received.

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

Sec. 33-242(a): 2, 3, 4

**HAHC Action:** -





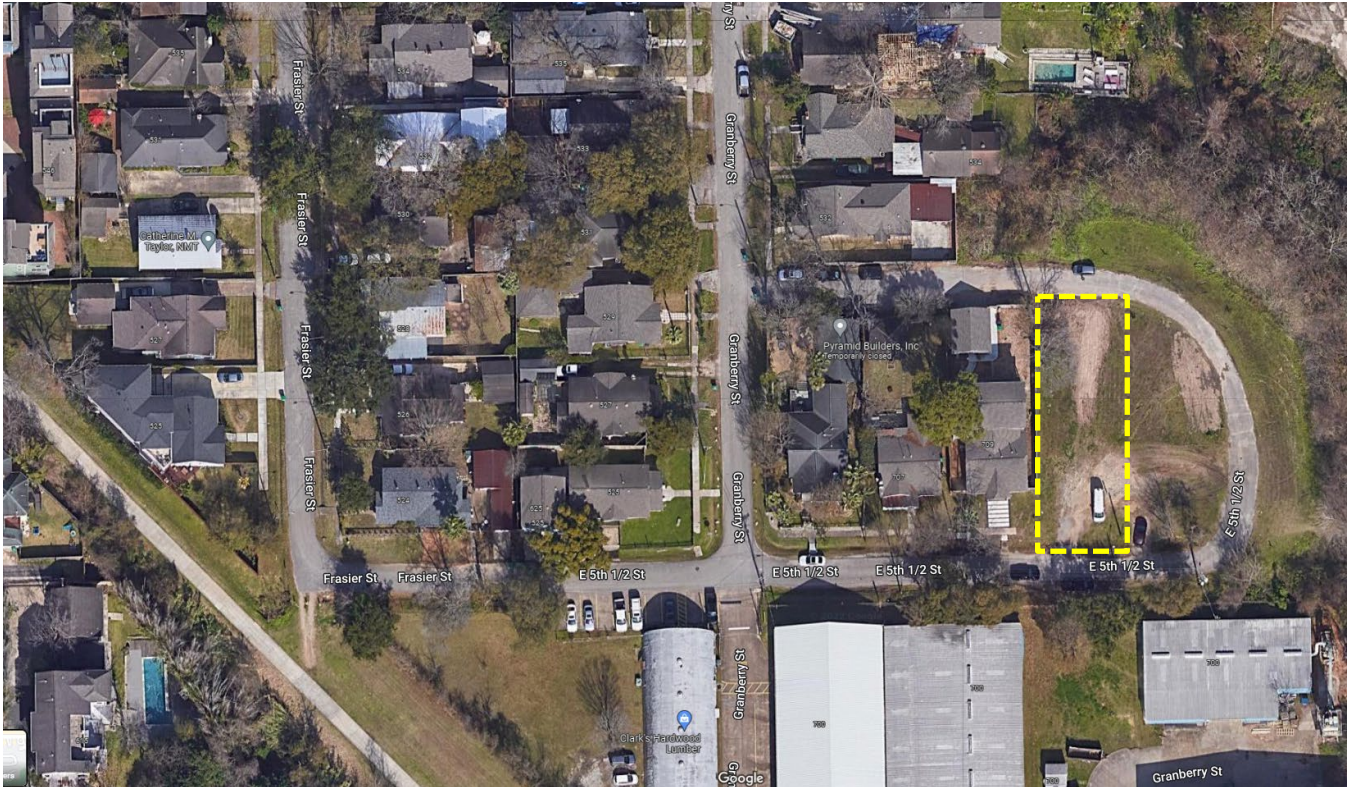
PROPERTY LOCATION  
FREELAND HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

CURRENT AERIAL VIEW – VACANT LOTS



**NO INVENTORY PHOTO- CURRENT SITE PHOTO OF VACANT LOT**



**INVENTORY PHOTOS OF BLOCK:**



709 E 5<sup>th</sup> ½ – Contributing – 1935 (neighbor)



707 E 5<sup>th</sup> ½ – Contributing – 1935 (neighbor)



701 E 5<sup>th</sup> ½ – Contributing – 1935 (neighbor)

**CONTEXT AREA – Granberry Street**



*532 Granberry– Contributing – 1925 (next street)*



*525 Granberry– Contributing – 1923 (next street)*

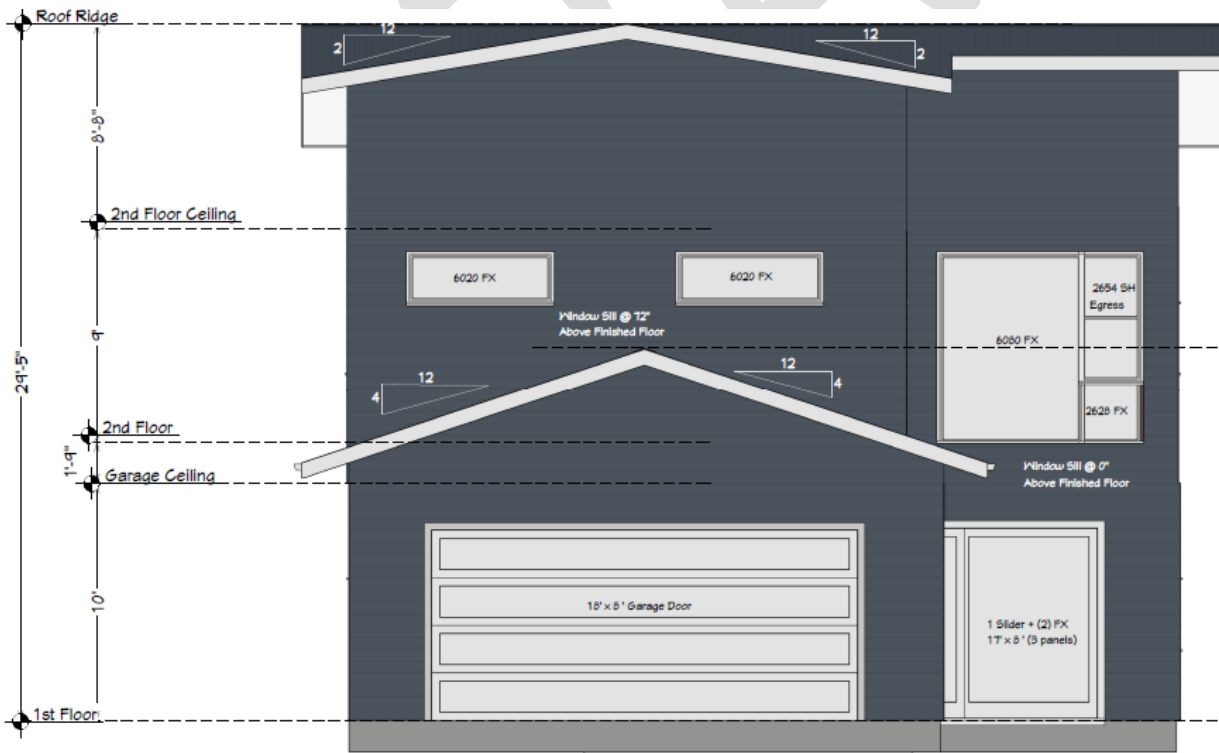


*527 Granberry– Contributing – 1923 (next street)*

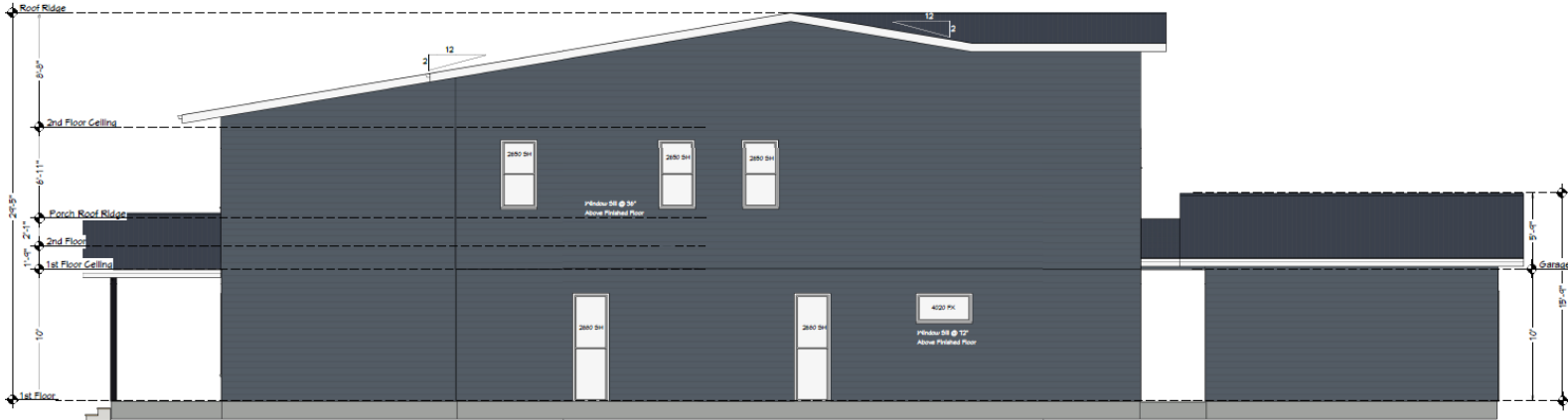
**SOUTH ELEVATION – FRONT FACING E 5<sup>TH</sup>½ STREET - PROPOSED**



**NORTH ELEVATION – RESERVE ST (ALLEY) - PROPOSED**



**EAST SIDE ELEVATION**  
PROPOSED



RIGHT SIDE ELEVATION

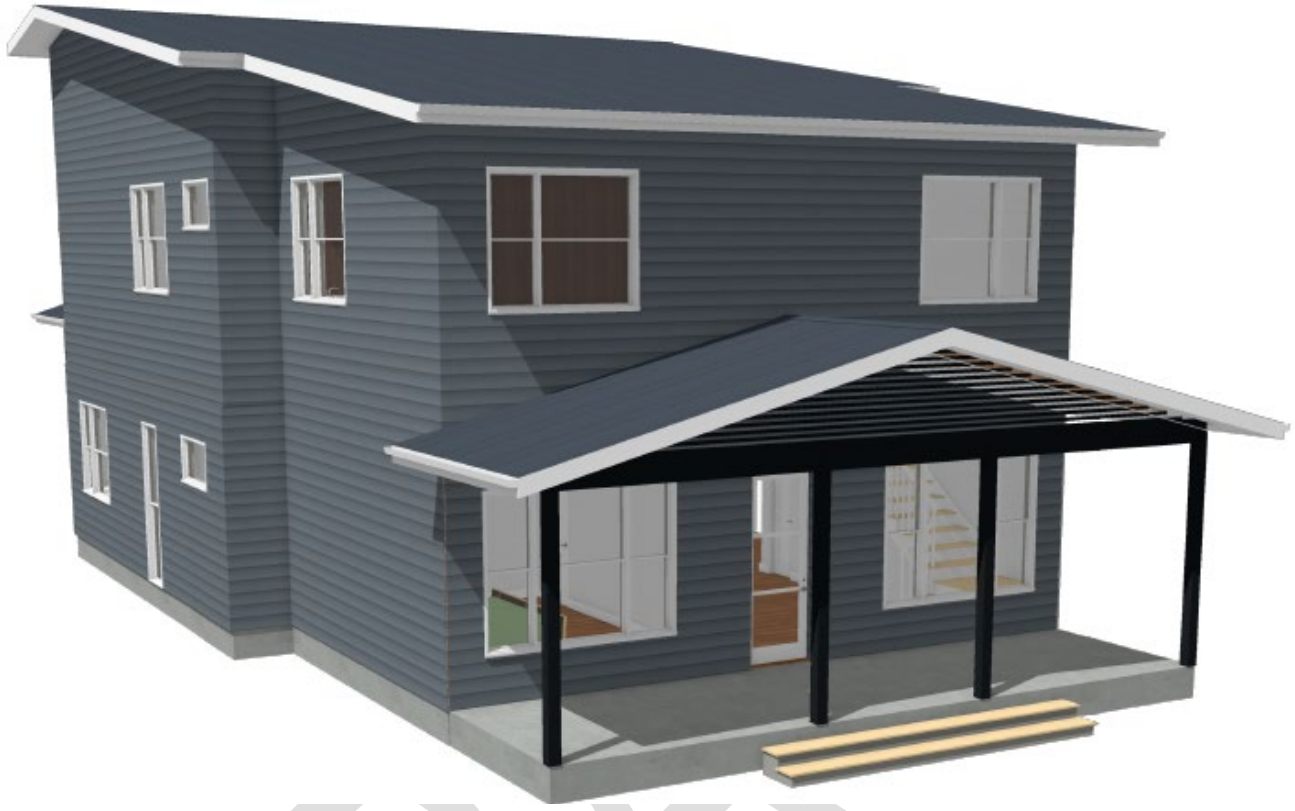
**WEST SIDE ELEVATION**  
PROPOSED



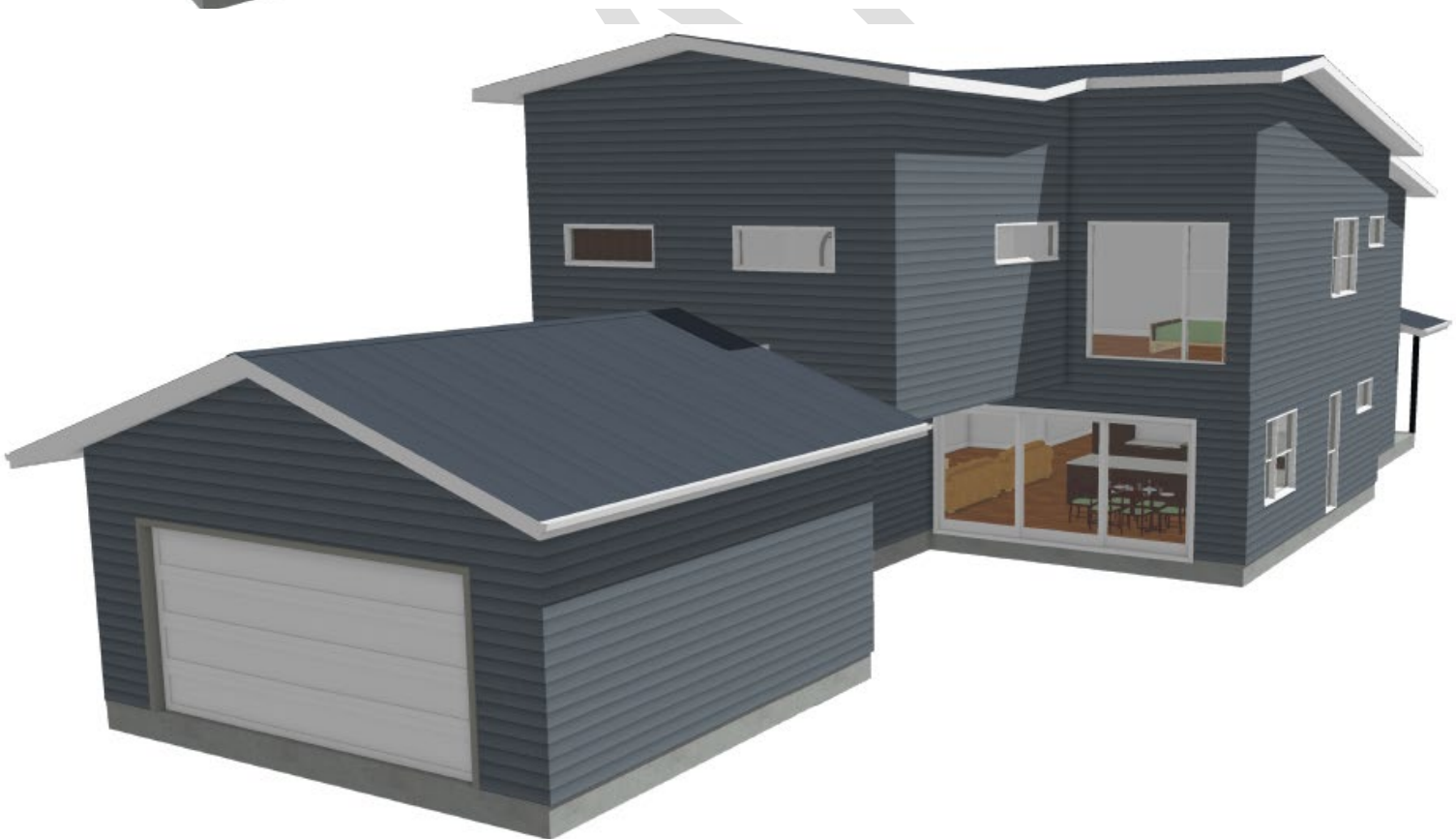
LEFT SIDE ELEVATION



3-D RENDERINGS

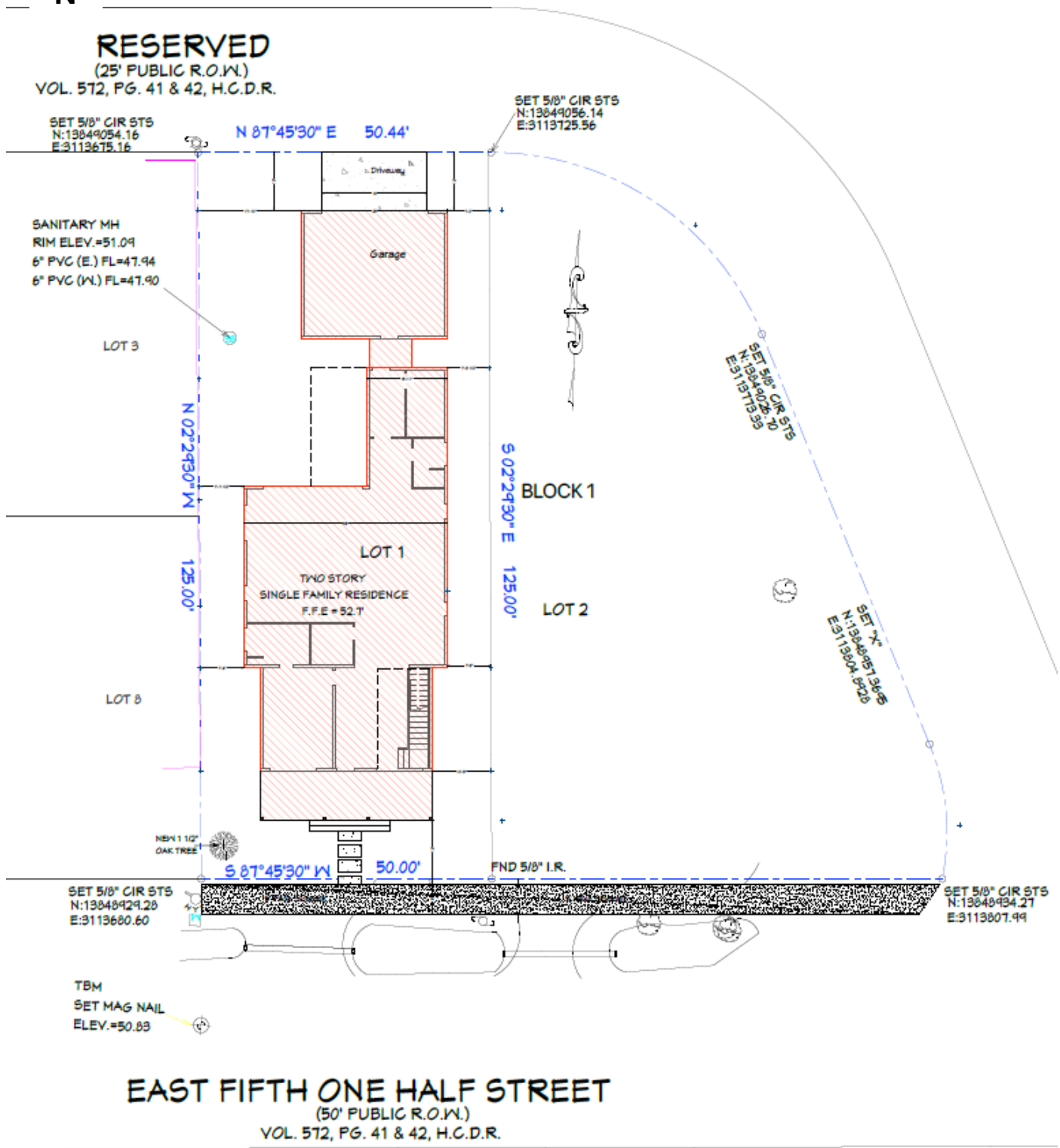


3-D RENDERINGS





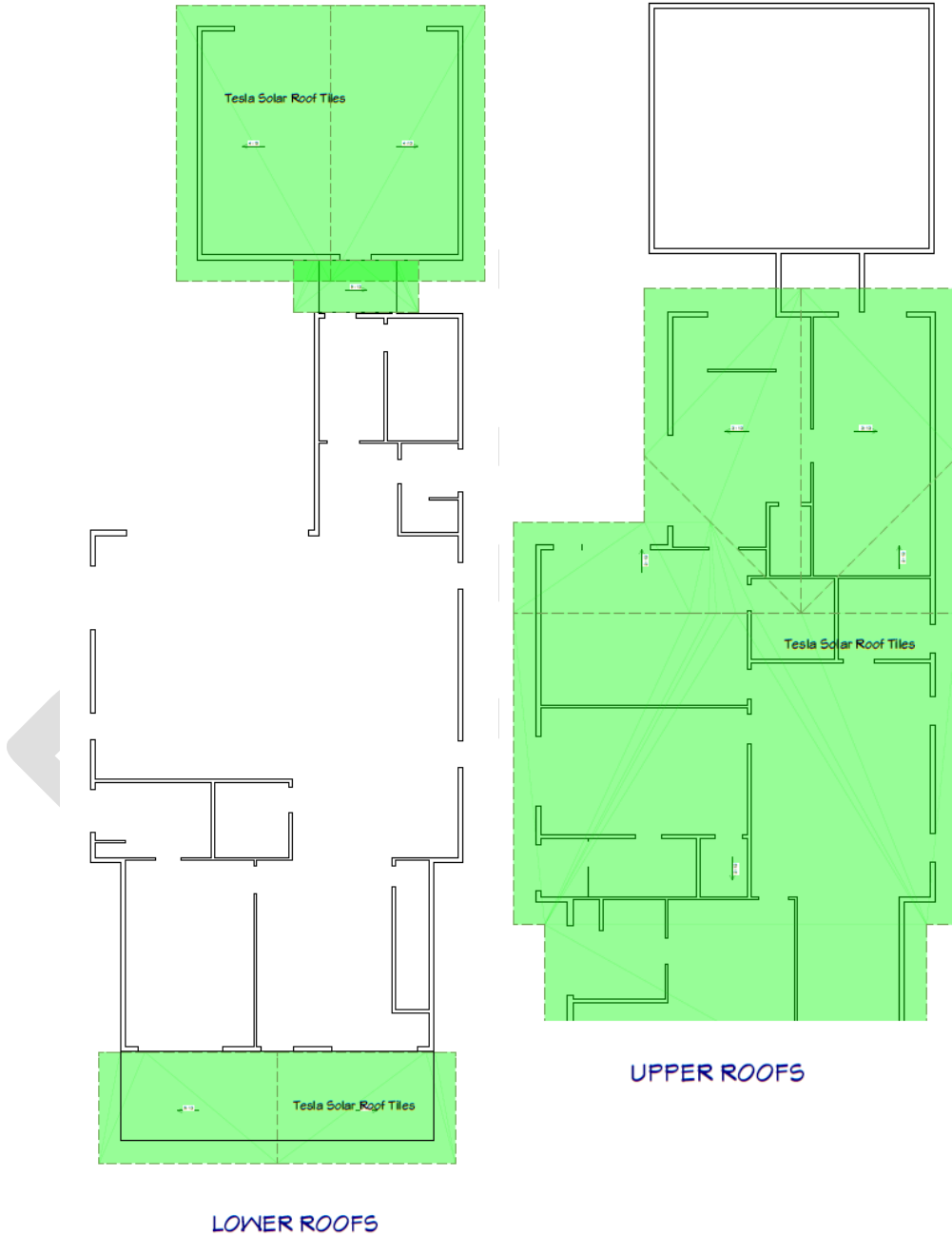
SITE PLAN - PROPOSED





**ROOF PLAN**

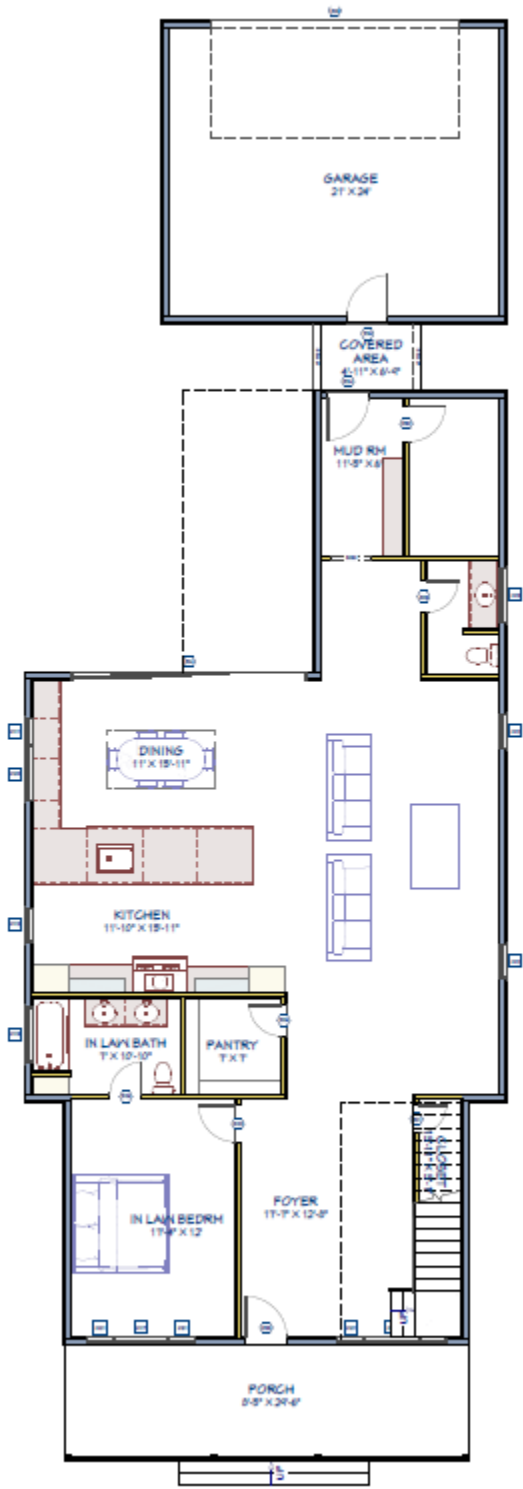
**PROPOSED – SOLAR PANEL INSTALLATION**



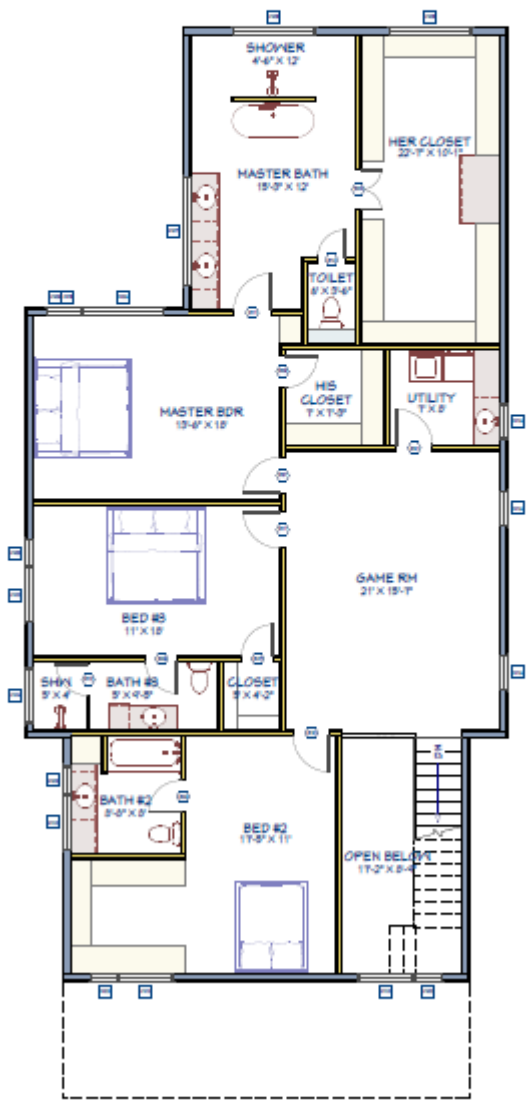


FIRST FLOOR PLAN

SECOND FLOOR PLAN



1st Floor



2nd Floor

**SQUARE FOOTAGE CALCULATIONS**

<u>4 Bedrooms &amp; 4.5 bath</u>	
1st Floor:	1,903 Sqf
2nd Floor:	1,935 Sqf
<b>Total Living:</b>	<b>3,838 Sqf</b>
<hr/>	
Garage:	554 Sqf
Porch:	285 Sqf
<b>Total Area:</b>	<b>4,677 Sqf</b>
<hr/>	
<b>Footprint Area:</b>	<b>2,740 Sqf</b>

**LOT COVERAGE CALCULATIONS**

<b>LOT COVERAGE TABLE</b>				
CHAPTER 42-184				
LOT #:	LOT SIZE:	HOUSE COVERAGE:	DRIVEWAY & SIDEWALKS:	PERCENTAGE COVERAGE:
1	6250 SQ.FT.	2740 SQ.FT.	240 SQ.FT.	47.8% COVERAGE
<hr/>				
<b>LOT AREA:</b>	6250	SQ.FT.		
<b>HOUSE COVERAGE:</b>	2740	SQ.FT.		
<b>DRIVEWAY &amp; WALKWAY COVERAGE</b>	240	SQ.FT.		
<b>TOTAL:</b>	2980	SQ.FT.		
<hr/>				
2980 DIVIDED BY 6250 =	47.8%			
<b>TOTAL PERCENTAGE COVERAGE: 47.8%</b>				

**WINDOW/DOOR SCHEDULE**

<b>WINDOW SCHEDULE</b>							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2060SH	4	1	2060SH	24 "	72 "	SINGLE HUNG
W02	2050SH	4	2	2050SH	24 "	60 "	SINGLE HUNG
W03	4060FX	1	1	4060FX	48 "	72 "	FIXED GLASS
W05	6020FX	2	2	6020FX	72 "	24 "	FIXED GLASS
W06	6080FX	1	2	6080FX	72 "	96 "	FIXED GLASS
W07	8020FX	1	2	8020FX	96 "	24 "	FIXED GLASS
W08	2654SH	1	2	2654SH	30 "	64 "	SINGLE HUNG
W09	4050SH	1	1	4050SH	48 "	60 "	SINGLE HUNG
W10	4050SH	4	2	4050SH	48 "	60 "	SINGLE HUNG
W11	2050SH	1	1	2050SH	24 "	60 "	SINGLE HUNG
W12	2680SH	3	1	2680SH	30 "	96 "	SINGLE HUNG
W13	4020FX	2	1	4020FX	48 "	24 "	FIXED GLASS
W14	4020FX	1	2	4020FX	48 "	24 "	FIXED GLASS
W15	2628FX	1	2	2628FX	30 "	32 "	FIXED GLASS
W16	2650SH	3	2	2650SH	30 "	60 "	SINGLE HUNG
W17	4060SH	1	1	4060SH	48 "	72 "	SINGLE HUNG

<b>DOOR SCHEDULE</b>							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	2080	1	1	2080 L IN	24 "	96 "	HINGED-PANEL
D02	2880	1	1	2880 R IN	32 "	96 "	HINGED-PANEL
D03	2480	1	1	2480 L IN	28 "	96 "	HINGED-PANEL
D04	17080	1	1	17080 R EX	204 "	96 "	EXT. 3+0-PANEL SLIDER-GLASS PANEL
D05	18080	1	1	18080	216 "	96 "	GARAGE-PANEL
D06	2480	2	1	2480 R IN	28 "	96 "	HINGED-PANEL
D07	2480	1	2	2480 R IN	28 "	96 "	HINGED-PANEL
D08	2480	3	2	2480 L IN	28 "	96 "	HINGED-PANEL
D09	3080	1	2	3080 L/R IN	36 "	96 "	DOUBLE HINGED-PANEL
D10	2080	1	2	2080 R IN	24 "	96 "	HINGED-PANEL
D11	2880	2	2	2880 R IN	32 "	96 "	HINGED-PANEL
D12	2468	1	2	2468 R IN	28 "	80 "	HINGED-PANEL
D21	2880	3	2	2880 L IN	32 "	96 "	HINGED-PANEL
D23	3080	1	1	3080 L EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D24	3080	2	1	3080 R EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D30	2880	1	1	2880 L IN	32 "	96 "	HINGED-PANEL

WINDOW INFO



PELLA IMPERVIA SINGLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Made from our proprietary fiberglass material, the strongest material for windows, engineered for lasting durability
- Can handle the most extreme heat and cold<sup>2</sup>
- Strong, zinc die-cast locking mechanism for enhanced durability and water resistance
- Single-hung windows available in sizes up to 47-1/2" x 79-1/2"
- Performance class and grade LC40-LC50



Frame

- Overall frame depth is 3".
- Frame corners are mitered, joined and bonded with corner lock and mechanically fastened with injected polyurethane adhesive.
- Sill is fitted with weep valve assemblies.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass sealed and bonded to sash.
- High altitude glazing available.



711 E 5th 1/2 St Proposed Window Schedule								
Window	Quantity	Material	Lite Pattern	Style	Dimensions (WxH)	Recessed/Inset	Brand/Vendor	Frame Col
W01	4	Fiberglass		SINGLE HUNG	24" x 72"	Recessed	Pella	White
W02	4	Fiberglass		SINGLE HUNG	24" x 60"	Recessed	Pella	White
W03	1	Fiberglass		FIXED GLASS	48" x 72"	Recessed	Pella	White
W05	2	Fiberglass		FIXED GLASS	72" x 24"	Recessed	Pella	White
W06	1	Fiberglass		FIXED GLASS	72" x 96"	Recessed	Pella	White
W07	1	Fiberglass		FIXED GLASS	96" x 24"	Recessed	Pella	White
W08	1	Fiberglass		SINGLE HUNG	30" x 64"	Recessed	Pella	White
W09	1	Fiberglass		SINGLE HUNG	48" x 60"	Recessed	Pella	White
W10	4	Fiberglass		SINGLE HUNG	48" x 60"	Recessed	Pella	White
W11	1	Fiberglass		SINGLE HUNG	24" x 60"	Recessed	Pella	White
W12	3	Fiberglass		SINGLE HUNG	30" x 96"	Recessed	Pella	White
W13	2	Fiberglass		FIXED GLASS	48" x 24"	Recessed	Pella	White
W14	1	Fiberglass		FIXED GLASS	48" x 24"	Recessed	Pella	White
W15	1	Fiberglass		FIXED GLASS	30" x 32"	Recessed	Pella	White
W16	3	Fiberglass		SINGLE HUNG	30" x 60"	Recessed	Pella	White
W17	1	Fiberglass		SINGLE HUNG	48" x 72"	Recessed	Pella	White

**Certificate Of Appropriateness: New Construction Worksheet**

(For Buildings outside Houston Heights East, West, or South Districts)



**PLANNING & DEVELOPMENT DEPARTMENT**

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

**Address\*:** 711 E 5th 1/2 St

**Lot Size (TOTAL SQ FT)\*:** 6,250

**General New Construction Info:**

Primary or Accessory Building*	Primary
Proposed Total Square footage*	3,838
Proposed stories*	2
Proposed max ridge height*	29'-5"
Proposed max eave height*	21'-0"

**Lot Dimensions (W X L)\* :** 50' x 125'

**Setbacks From Property Line:**

	Proposed	Shares property line with neighbor -Y/N?
North*	10'-0"	N
South*	10'-0"	N
East*	7'-2"	Y
West*	7'-6"	Y

**Context Area:**

Neighbor #1 stories*	2	Neighbor #2 stories*	2
Neighbor #1 ridge height	30'-0"	Neighbor #2 ridge height	29'-5"

**Square Footage/Lot Coverage:**

	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small>	1,903
Attached Garage or Storage Space Square Footage	
Detached Garage, Garage Apartment or Accessory Building Square Footage	554-528=26
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>	
<b>Total Lot Coverage (base sq ft)* =</b>	1,929
<b>Total Lot Coverage (% based on lot size)* =</b>	30.1%

Do you have flooding issues?

**Max Width/Depth:**

*widest building wall corner to corner*	Proposed
Max Width*	35'-0"
Max Depth*	79'-7"

**Foundation:**

YES or NO

	Proposed
Grade to Finished Floor Height (1st fl)*	22"
Type*	Slab on grade
Material *	Concrete

**Roof:**

	Proposed
Pitch*	2:12
Style*	Gable
Material*	Tesla solar roof tiles

**Cladding:**

	Proposed
Primary Siding Material*	6 1/2" Lap Siding Allura Fiber Cement Smooth
Primary Siding Width Reveal	5" Reveal
Skirting Material	Lap Siding to slab on grade
Soffit Material	All Porch Soffits Thermany Knotless Pine, Roof Overhang Soffits Allura Fiber Cement to match Fascia
Fascia Material	Allura Fiber Cement Smooth Soffit

Are all windows on the addition inset & recessed? YES NO

**Porch Details:**

	Proposed
Eave Height	13'-9"
Width	29'-9"
Depth	8'-6"
Decking Material	Concrete to match neighbor at 709 E 5th 1/2 St
Pier/Base Material	Concrete
Column Material	Pine
Step Material	Concrete
Railing Height	N/A
Railing Material	N/A

Please fill out the window worksheet and review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 4:48 PM



**CONTEXT REFERENCES:**

**PROJECT DETAILS for 709 E 5<sup>th</sup> and a half st. , Approved by HAHC 2017**

**Shape/Mass:** The existing one-story residence has a width of 32'-6½" and a depth of 31'-5" with a ridge height of 17'-7". The existing house and front porch is to remain. A non-original rear addition will be removed.

The proposed two-story addition will have a width of 39'-½" and a depth of 24'-4" with a ridge height of 26'-10½". The addition will be attach to the original house via a 3'-0" one-story connector that will be inset 3'-9½" on the east side and 1'-6" on the west side. On the east side, the addition will extend 3'-9½" out (to be flush with the original house); on the west side, the addition will extend out 8'-0". The two-story portion of the addition will be 39'-½" wide by 21'-4". A 6'-11" wide by 3'-3½" notch will be removed from the northwest corner of the addition. The second-story will be 39'-½" wide by 22'-10" deep. A 6'-0" deep covered porch will run along the rear of the addition. See drawings for more detail.

**Setbacks:** The existing house has a front (south) setback of 18'-9"; an east side setback of 6'-7"; a west side setback of 10'-8"; and a rear (north) setback of 74'-½".

The proposed addition will have a front (south) setback of 50'-2"; an east side setback of 7'-1"; a west side setback of 3'-3½"; and a rear (north) setback of 49'-9". See drawings for more detail.

**Foundation:** The existing house has a pier and beam foundation with a finished floor height of 1 foot.

The proposed addition will have a pier and beam foundation with a finished floor to match existing. As slab on grade foundation will be installed for the rear back porch and inset rear notch. See drawings for more detail.

**Windows/Doors:** The existing residence features a mix of wood and non-original aluminum windows.

The non-original aluminum windows will be replaced with wood 1-over-1 windows. The proposed addition will have recessed wood 1-over-1 double- and single-hung windows as well as a fixed window. A new Craftsman style wood front door will replace the non-original existing front door. See window schedule for more detail.

**Exterior Materials:** The existing house is clad in brick veneer with board and batten in the gables. All existing material will be retained and repaired.

The proposed addition will be clad in cementitious lap siding with a 10¼" reveal. See drawings for more detail.

**Roof:** The existing residence features a clipped gable composition shingle roof with a main pitch of 6:12 and a secondary pitch of 12:12. The existing roof has a 1'-6" eave overhang and an eave height of 7'-8".

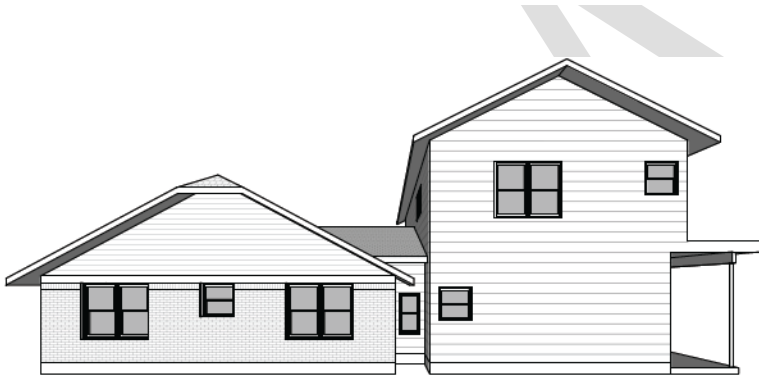
The proposed addition will have a side gable composition shingle roof with a pitch of 6:12. The connector portion will have a 4:12 pitch. The proposed roof will have a 1'-6" eave overhang and an eave height of 19'-10½". The rear patio will be covered by a metal roof and have a height of 11'-9". See drawings for more detail.

<b><u>BUILDING AREA</u></b>		
	<b>CONDITIONED</b>	<b>UNCONDITIONED</b>
<b>EXISTING</b>	<b>1022 SF</b>	<b>90 SF</b>
<b>PROPOSED ADDITION</b>	<b>1782 SF</b>	<b>257 SF</b>
<b>TOTAL PROPOSED</b>	<b>2804 SF</b>	<b>314 SF</b>

*PROJECT DETAILS for 709 E 5<sup>th</sup> and a half st. , Approved by HAHC 2017*

3D RENDERING

PROPOSED



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

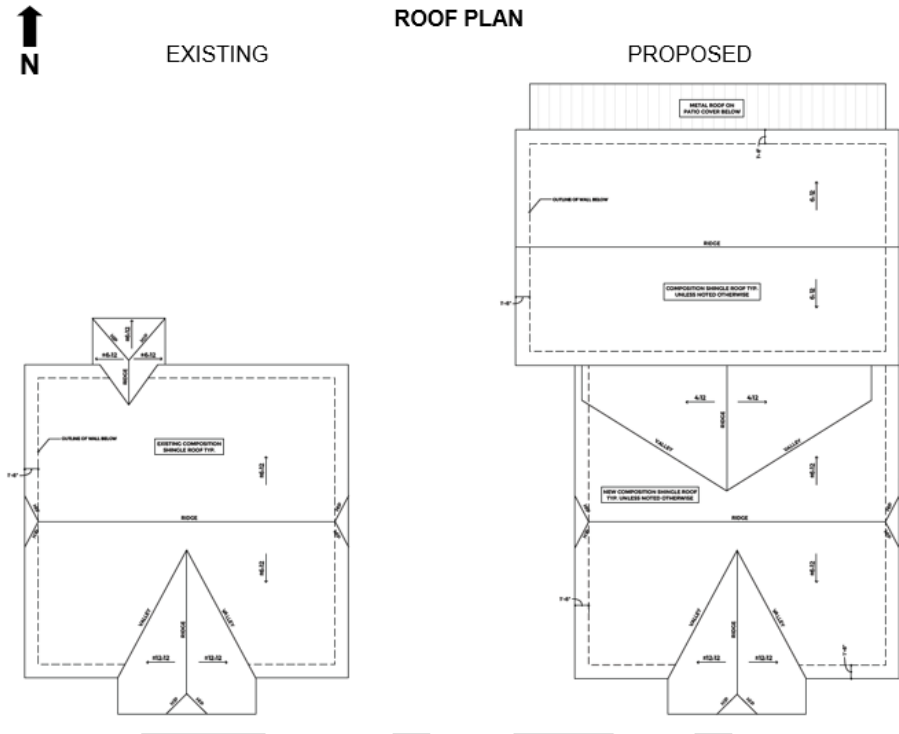


PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

PROJECT DETAILS for 709 E 5<sup>th</sup> and a half st. , Approved by HAHC 2017



EAST SIDE ELEVATION

EXISTING



PROPOSED

