

CERTIFICATE OF APPROPRIATENESS

Applicant: Garrett Stepanovich

Property: 769 E. 5th½ Street, Lots 4,5,6,7, Block 4, Freeland Subdivision. The property 7,181 square foot corner 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 4,913 sq ft, building lot coverage is 3,3204 sq ft. Total impermeable lot coverage is 3,581sqft 49.9% (see details at end of report)
- Width is 52'-1" and depth is 86'-6" (see new construction worksheet for other details)
- West setback is 3'11", all others are at least 10' from property line.
- Maximum ridge height is 29'5", maximum eave height is 21', primary pitch is 2:12
- 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): 1,2,3,4

HAHC Action: -

APPROVAL CRITERIA: NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>(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;</p> <p><i>West setback is 3'11" – typical setbacks are around 5 ft or more</i></p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;</p> <p><i>Exterior features of proposed design are not compatible with contributing structures in the context area (primary 1-story bungalows). The asymmetrical roof pitch, profile, eaves, length, and overall massing are distinctly different to that of contributing context. Contributing context sharing the property line, for instance, is 6:12 and has a secondary pitch of 12:12, the recent addition for that property has a 6:12 pitch The proposed pitch on this project is 2:12. In addition, the window openings propose a similar problem of irregularity compared to the existing contributing context. The front door form is also atypical. All other contributing buildings in Freeland are one or one and a half story bungalows on the front elevation, while the proposed new construction is two story. (see criteria 4)</i></p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>(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;</p> <p><i>The scale, proportions, roof shape/pitch and other dimensions are not compatible with the typical scale of existing contributing structure in the context area. This proposed new construction is on a atypical lot on an alley at the edge of the district, but does not prevent the design from aligning with contributing context.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>(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;</p> <p><i>Typical height in Freeland is that of a one or one-and- half story bungalow. The immediate contributing context at 709 has a historic ridge height of 17'7." In 2017, they received an HAHC approved COA for a two-story addition at the rear with a ridge height of 26'-10 1/2," proposed ridge height for this project is 29'-5."</i></p> <p>(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe 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; and <i>(Freeland does not have design guidelines.)</i></p> <p>(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.</p> <p><i>Freeland is comprised of one or one and half story bungalows (with front ridge heights +/-17'). Some of the contributing buildings have second story rear additions, but none of them have a two-story front façade. Freeland does not have design guidelines.</i></p> |



PROPERTY LOCATION
FREELAND HISTORIC DISTRICT



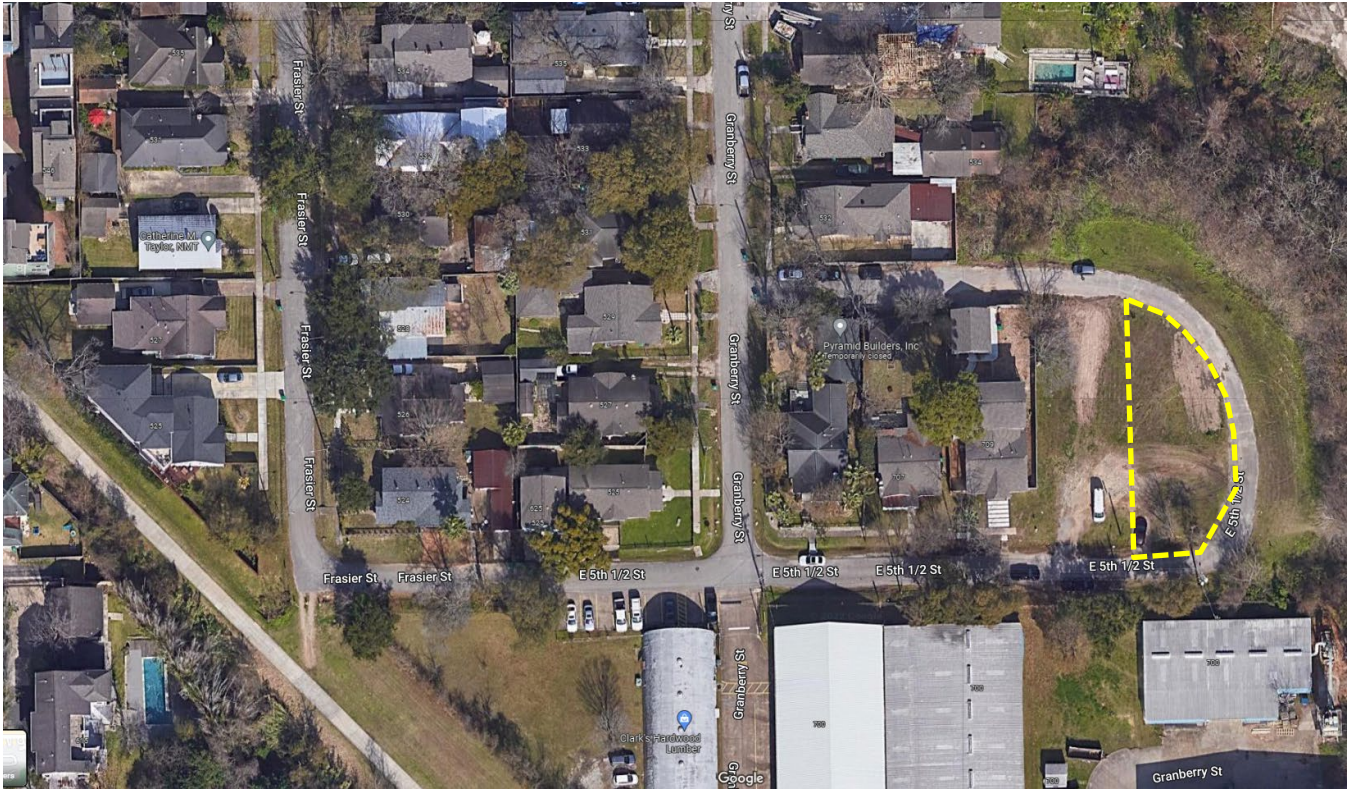
Building Classification

Contributing

Non-Contributing

Park

CURRENT AERIAL VIEW – VACANT LOTS



NO INVENTORY PHOTO- CURRENT SITE PHOTO OF VACANT LOT



INVENTORY PHOTOS OF BLOCK:



709 E 5th ½ – Contributing – 1935 (neighbor)



707 E 5th ½ – Contributing – 1935 (neighbor)



701 E 5th 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)

PHOTO RENDERING



DRAFT

SOUTH ELEVATION – FRONT FACING E 5TH½ STREET – PROPOSED



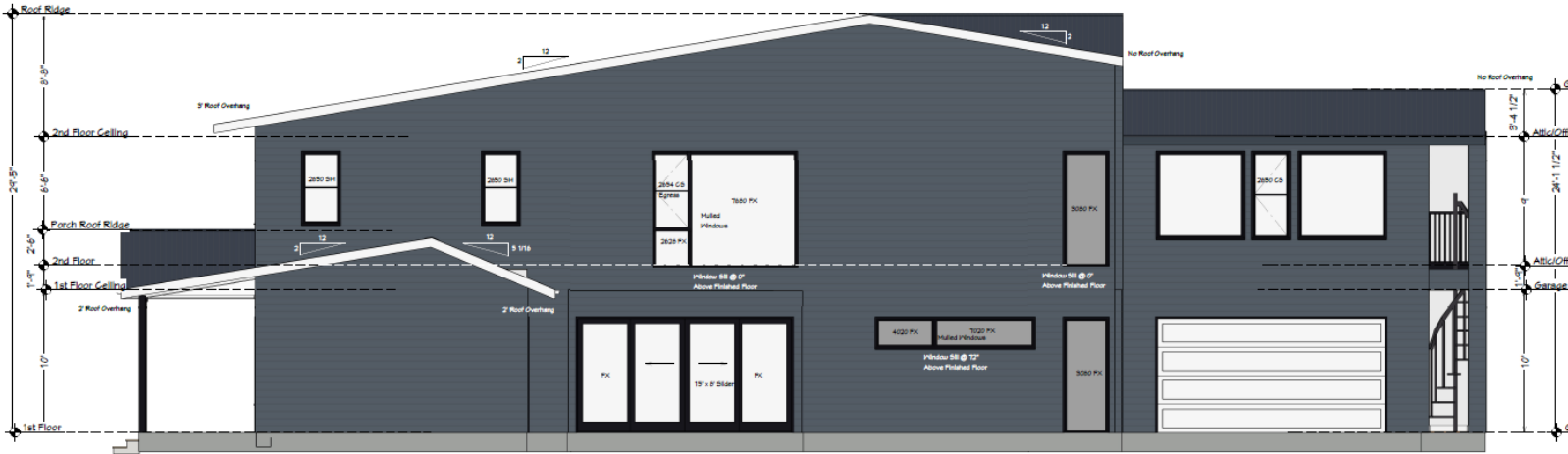
FRONT ELEVATION

NORTH ELEVATION – RESERVE ST (ALLEY) - PROPOSED



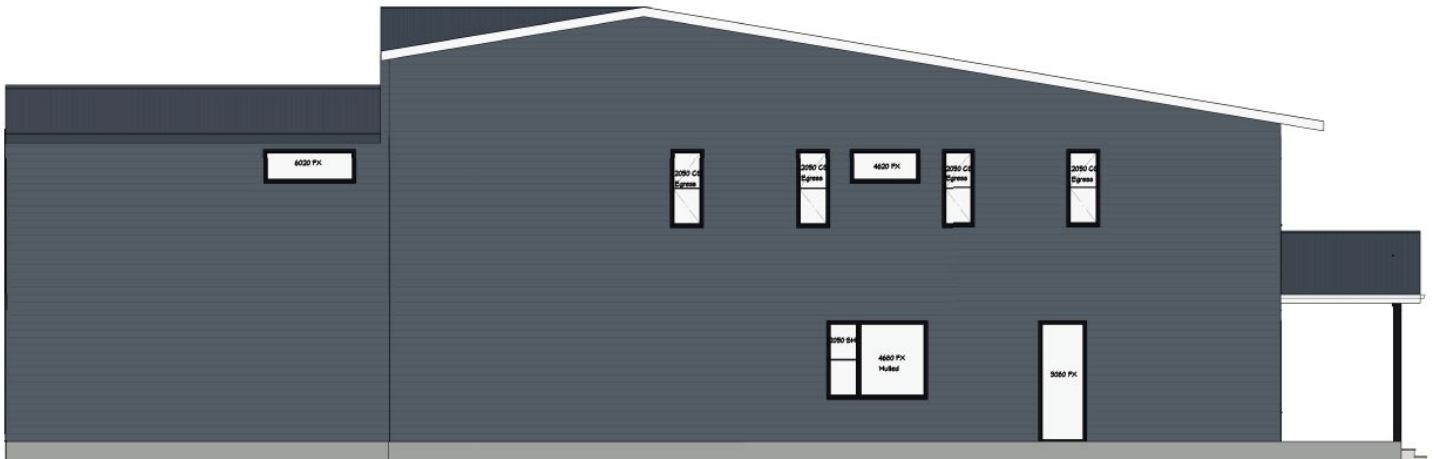
REAR ELEVATION

EAST SIDE ELEVATION
PROPOSED



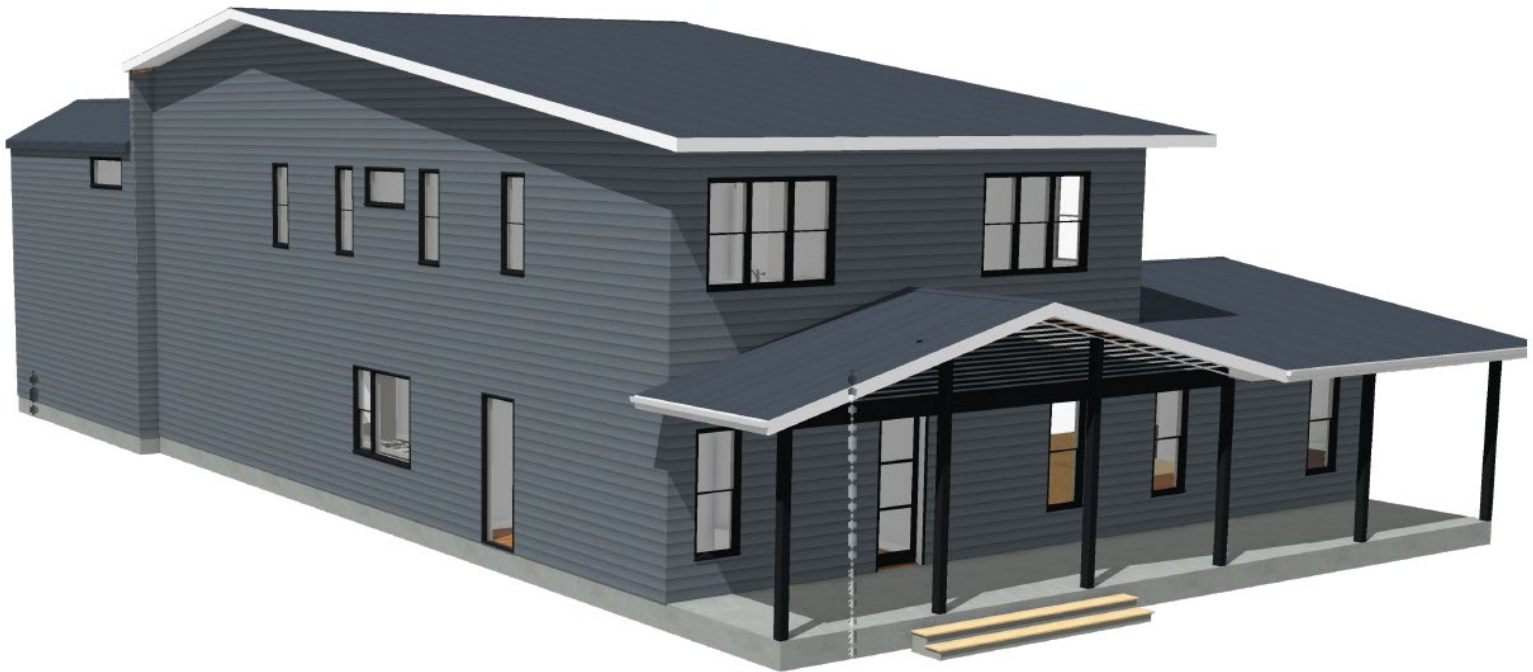
RIGHT SIDE ELEVATION

WEST SIDE ELEVATION
PROPOSED



LEFT SIDE ELEVATION

3-D RENDERINGS

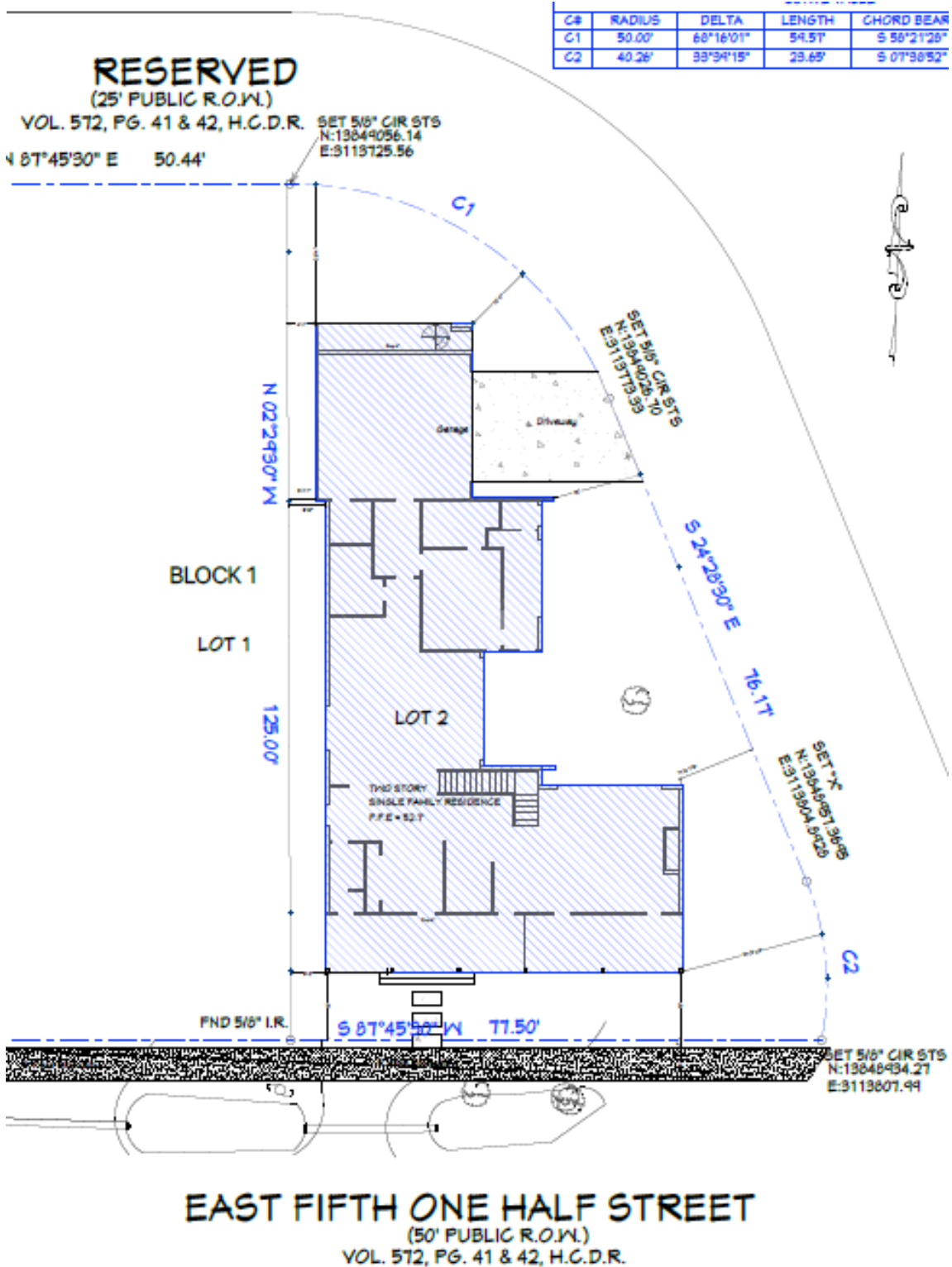


3-D RENDERINGS





SITE PLAN - PROPOSED





ROOF PLAN

PROPOSED – SOLAR PANEL INSTALLATION



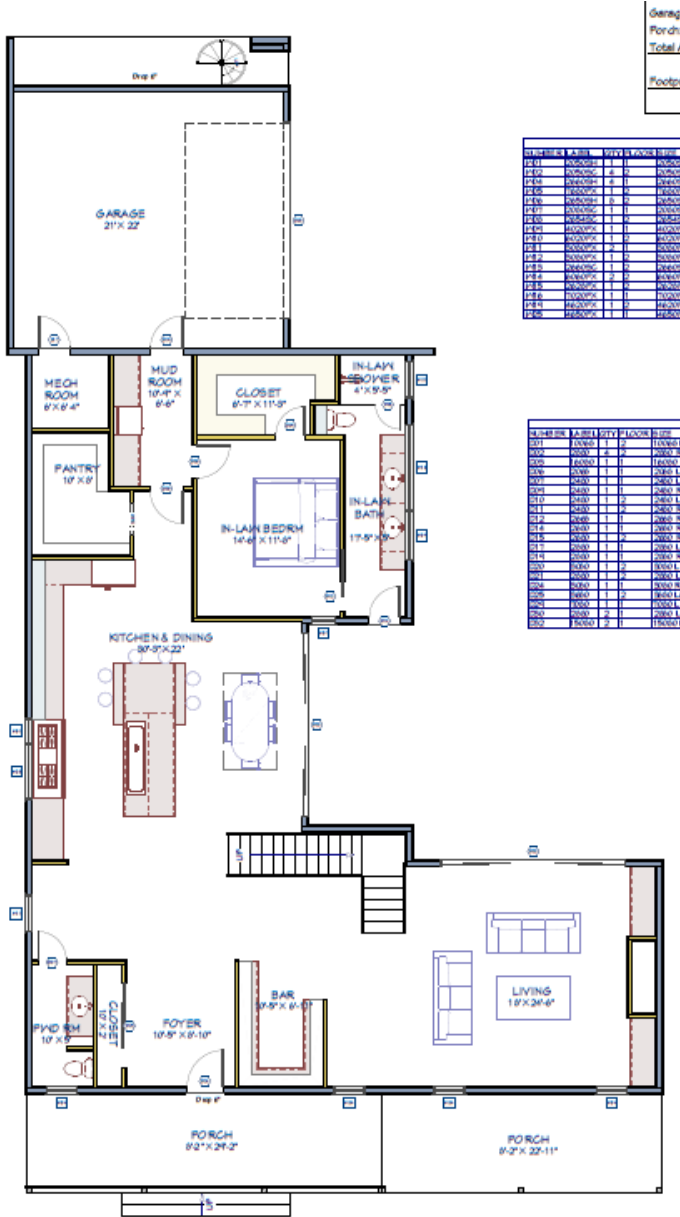
LOWER ROOFS

UPPER ROOFS

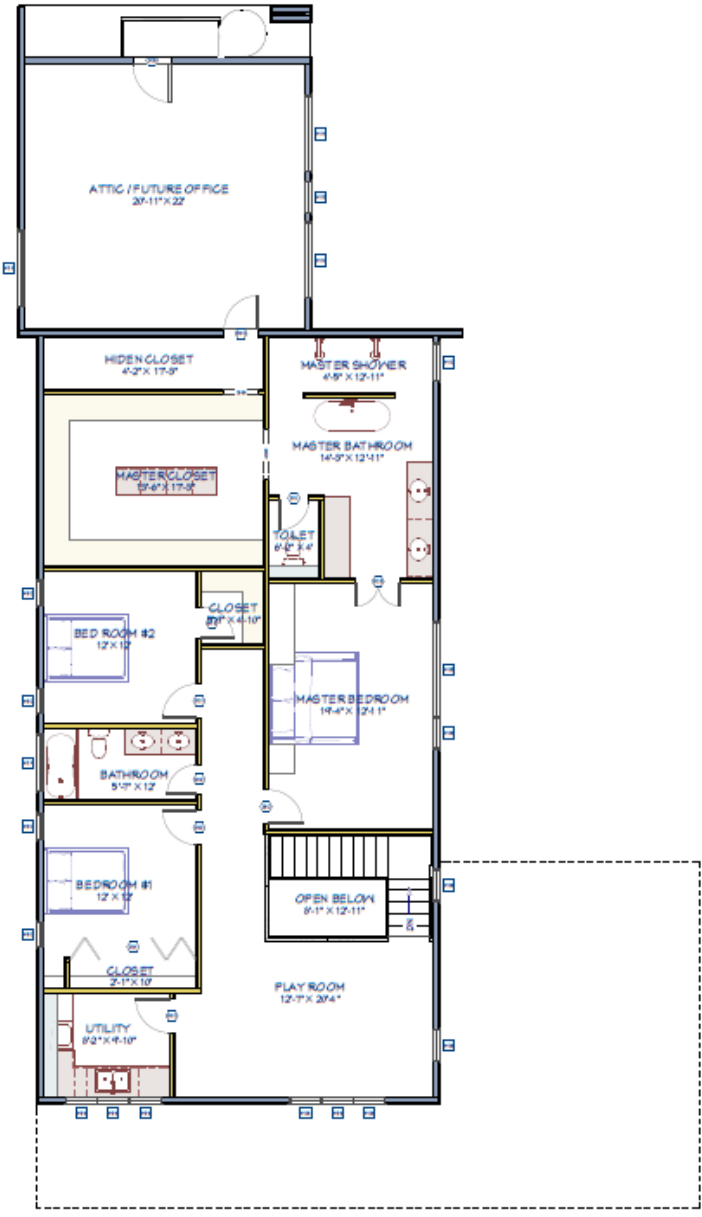


FIRST FLOOR PLAN

SECOND FLOOR PLAN



1st Floor



2nd Floor

NUMBER	AREA	TYPE	AREA	TYPE
101	MECH ROOM	1	1	MECH
102	MUD ROOM	1	1	MUDRM
103	CLOSET	1	1	CLOSET
104	IN-LAIN BEDRM	1	1	IN-LAIN
105	IN-LAIN BATH	1	1	IN-LAIN
106	PANTRY	1	1	PANTRY
107	KITCHEN & DINING	1	1	KITCHEN
108	LIVING	1	1	LIVING
109	FOYER	1	1	FOYER
110	PORCH	1	1	PORCH
111	PORCH	1	1	PORCH
112	GARAGE	1	1	GARAGE

NUMBER	AREA	TYPE	AREA	TYPE
201	ATTIC / FUTURE OFFICE	1	1	ATTIC
202	HIDDEN CLOSET	1	1	HIDDEN
203	MASTER CLOSET	1	1	MASTER
204	MASTER BATHROOM	1	1	MASTER
205	TOILET	1	1	TOILET
206	BED ROOM #2	1	1	BEDRM
207	BATHROOM	1	1	BATHRM
208	BED ROOM #1	1	1	BEDRM
209	UTILITY	1	1	UTILITY
210	OPEN BELOW	1	1	OPEN
211	PLAY ROOM	1	1	PLAYRM

SQUARE FOOTAGE CALCULATIONS

<u>4 Bedrooms & 3.5 Bathrooms</u>	
1st Floor:	2,172 Sqf
2nd Floor:	1,814 Sqf
<u>Total Living:</u>	<u>3,986 Sqf</u>
Garage:	502 Sqf
Porch:	425 Sqf
<u>Total Area:</u>	<u>4,913 Sqf</u>
<u>Footprint Area:</u>	<u>3,204 Sqf</u>

LOT COVERAGE CALCULATIONS

LOT COVERAGE TABLE				
CHAPTER 42-184				
LOT #:	LOT SIZE:	HOUSE COVERAGE:	DRIVEWAY & SIDEWALKS:	PERCENTAGE COVERAGE:
2	7181 SQ.FT.	3204 SQ.FT.	377 SQ.FT.	49.9% COVERAGE
LOT AREA:	7181	SQ.FT.		
HOUSE COVERAGE:	3204	SQ.FT.		
DRIVEWAY & WALKWAY COVERAGE	377	SQ.FT.		
TOTAL:	3581	SQ.FT.		
3581 DIVIDED BY 7181 =				49.9%
TOTAL PERCENTAGE COVERAGE: 49.9%				

WINDOW/DOOR SCHEDULE

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2050SH	1	1	2050SH	24 "	60 "	SINGLE HUNG
W02	2050SC	4	2	2050SC	24 "	60 "	SINGLE CASEMENT-HL
W04	2660SH	4	1	2660SH	30 "	72 "	SINGLE HUNG
W05	7680FX	1	2	7680FX	90 "	96 "	FIXED GLASS
W06	2650SH	8	2	2650SH	30 "	60 "	SINGLE HUNG
W07	2080SC	1	1	2080SC	24 "	96 "	SINGLE CASEMENT-HL
W08	2654SC	1	2	2654SC	30 "	64 "	SINGLE CASEMENT-HL
W09	4020FX	1	1	4020FX	48 "	24 "	FIXED GLASS
W10	6020FX	1	2	6020FX	72 "	24 "	FIXED GLASS
W11	3080FX	2	1	3080FX	36 "	96 "	FIXED GLASS
W12	3080FX	1	2	3080FX	36 "	96 "	FIXED GLASS
W13	2660SC	1	2	2660SC	30 "	72 "	SINGLE CASEMENT-HL
W14	6060FX	2	2	6060FX	72 "	72 "	FIXED GLASS
W15	2628FX	1	2	2628FX	30 "	32 "	FIXED GLASS
W16	7020FX	1	1	7020FX	84 "	24 "	FIXED GLASS
W19	4620FX	1	2	4620FX	54 "	24 "	FIXED GLASS
W25	4650FX	1	1	4650FX	54 "	60 "	FIXED GLASS

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	10068	1	2	10068 L/R	119 15/16 "	80 "	2+3 DR. BIFOLD-LOUVERED
D02	2880	4	2	2880 R IN	32 "	96 "	HINGED-PANEL
D03	16080	1	1	16080	192 "	96 "	GARAGE-PANEL
D06	2068	1	1	2068 L	24 "	80 "	SHOWER-GLASS SLAB
D07	2480	1	1	2480 L IN	28 "	96 "	HINGED-PANEL
D09	2480	1	1	2480 R IN	28 "	96 "	HINGED-PANEL
D10	2480	1	2	2480 L IN	28 "	96 "	HINGED-PANEL
D11	2480	1	2	2480 R IN	28 "	96 "	HINGED-PANEL
D12	2668	1	1	2668 R	30 "	80 "	POCKET-PANEL
D14	2680	1	1	2680 R IN	30 "	96 "	HINGED-PANEL
D15	2680	1	2	2680 R IN	30 "	96 "	HINGED-PANEL
D17	2880	1	1	2880 L EX	32 "	96 "	EXT. HINGED-GLASS PANEL
D19	2880	1	1	2880 R EX	32 "	96 "	EXT. HINGED-GLASS PANEL
D20	3080	1	2	3080 L EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D21	2880	1	2	2880 L IN	32 "	96 "	HINGED-PANEL
D24	3080	1	1	3080 R EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D25	3680	1	2	3680 L/R IN	42 "	96 "	DOUBLE HINGED-PANEL
D29	7080	1	1	7080 L IN	84 "	96 "	SLIDER-SLAB
D30	2880	2	1	2880 L IN	32 "	96 "	HINGED-PANEL
D32	15080	2	1	15080 L/R EX	180 "	96 "	EXT. QUAD SLIDER-GLASS 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 cold²
- 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.
- 1 1/16" insulating glass sealed and bonded to sash.
- High altitude glazing available.

769 E 5th 1/2 St Proposed Window Schedule								
Window	Quantity	Material	Lite Pattern	Style	Dimensions (WxH)	Recessed/Inset	Brand/Vendor	Frame Color
W01	1	Fiberglass		SINGLE HUNG	24" x 60"	Recessed	Pella	Black
W02	4	Fiberglass		SINGLE CASEMENT	24" x 60"	Recessed	Pella	Black
W04	4	Fiberglass		SINGLE HUNG	30" x 72"	Recessed	Pella	Black
W05	1	Fiberglass		FIXED GLASS	90" x 96"	Recessed	Pella	Black
W06	8	Fiberglass		SINGLE HUNG	30" x 60"	Recessed	Pella	Black
W07	1	Fiberglass		SINGLE CASEMENT	24" x 96"	Recessed	Pella	Black
W08	1	Fiberglass		SINGLE CASEMENT	30" x 64"	Recessed	Pella	Black
W09	1	Fiberglass		FIXED GLASS	48" x 24"	Recessed	Pella	Black
W10	1	Fiberglass		FIXED GLASS	72" x 24"	Recessed	Pella	Black
W11	2	Fiberglass		FIXED GLASS	36" x 96"	Recessed	Pella	Black
W12	1	Fiberglass		FIXED GLASS	36" x 96"	Recessed	Pella	Black
W13	1	Fiberglass		SINGLE CASEMENT	30" x 72"	Recessed	Pella	Black
W14	2	Fiberglass		FIXED GLASS	72" x 72"	Recessed	Pella	Black
W15	1	Fiberglass		FIXED GLASS	30" x 32"	Recessed	Pella	Black
W16	1	Fiberglass		FIXED GLASS	84" x 24"	Recessed	Pella	Black
W19	1	Fiberglass		FIXED GLASS	54" x 24"	Recessed	Pella	Black
W25	1	Fiberglass		FIXED GLASS	54" x 60"	Recessed	Pella	Black

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*: 769 E 5th 1/2 St

Lot Size (TOTAL SQ FT)*: 7,180

General New Construction Info:

Primary or Accessory Building*	Primary
Proposed Total Square footage*	3,986
Proposed stories*	2
Proposed max ridge height*	29'-5"
Proposed max eave height*	21'-0"

Lot Dimensions (W X L)*: 77.50' X 125.00'

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*	10'-0"	N
South*	10'-0"	N
East*	10'-4"	N
West*	3'-11"	Y

Context Area:

Neighbor #1 stories*	2	Neighbor #2 stories*	N/A
Neighbor #1 ridge height	28'-2"	Neighbor #2 ridge height	N/A

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>	2,172
Attached Garage or Storage Space Square Footage	502
Detached Garage, Garage Apartment or Accessory Building Square Footage	
<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>	
Total Lot Coverage (base sq ft)* =	2,674
Total Lot Coverage (% based on lot size)* =	37.2%

Do you have flooding issues?

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	52'-1"
Max Depth*	86'-6"

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 Allora Fiber Cement Smooth
Primary Siding Width Reveal	5" Reveal
Skirting Material	Lap siding to slab on grade
Soffit Material	Nakamoto Gendai T&G Profile 6" , Reveal 5 5/16"
Fascia Material	Allura Fiber Cement Smooth Soffit

YES NO

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

Porch Details:

	Proposed
Eave Height	13'-9"
Width	52'-1"
Depth	8'-2"
Decking Material	Concrete to match neighbor at 709 E 5th 1/2 St
Pier/Base Material	Concrete
Column Material	Thermory ash posts
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 5th 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 10¾" 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.

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

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

3D RENDERING

PROPOSED



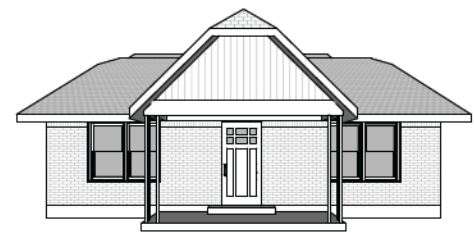
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

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

