614 Euclid Street Woodland Heights

CERTIFICATE OF APPROPRIATENESS

Applicant: Tiffany Fusilier, Owner and Sam Gianukos, Agent

Property: 614 Euclid Street, Lot 4, Tract 12, Block 26, Woodland Heights Subdivision. The property is a vacant 5,000 square

foot (50' x 100) interior lot.

Significance: Noncontributing vacant lot located in the Woodland Heights Historic District.

Proposal: New Construction:

Total Square footage for 5,000sq ft lot: proposed Living **3,173 sq ft** (688sqft unheated)

Garage" 286 sq ft, Carport 258sqft

Lot Coverage less than 42% on 5,000sqft – 39.862% (1,991 sqft)

Building Width proposed front width: 33'7-1/2'', Max Width -44', Max depth 73' One-story side wall length before inset 19' single story single-story depth

Ridge Height -first floor 21'4-1/2", 2nd story 30'2-1/4",

Roofline/shape- clipped side gable at front, hipped at two story rear portions.

Eave height – first floor clipped high/low: 15'4-5/8"/11'-5-5/8"

Rear Eave height, second floor: 22'9"

Foundation Height – 2'6" (brick/CMU pier and beam) to match neighbors

Porch Eave: 11'11-5/8", Porch Ridge Height – about 16'

Porch Width: 20'6", 7'Depth

Roof Pitch: 5/12, 6/12, 10/12, clipped gable front, hipped at rear, shingles

Front Setbacks: 14' proposed Side Setbacks: 3' proposed

Rear: 16' proposed

Materials- smooth cementitious 5-1/4" reveal

Wood windows inset and recessed- see schedule for details.

Public Comment: (received before plans were revised for this report) Email from Tom and Sue Ella Allen at 608 Euclid -share

property line.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

614 Euclid Street
Woodland Heights

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		
		(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; if eatures are compatible with contributing structures in the area, but are differentiated to be a product of their own time.		
		(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; Front building with is slightly wider than typical contributing buildings, but it is compatible.		
		(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 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		

(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.

Woodland Heights General Measurements:

	Two Story		One Story	
25'4"-45'5"	Max Width Range	22'4"-34'4"	Max Width Range	
30'11"	Max Width Average	29'2"	Max Width Average	
28'1"	Max Width Median	29'6"	Max Width Median	
27'4"-32'7"	Ridge Height Range	17'-23'1"	Ridge Height Range	
30'4"	Ridge Height Average	19'10"	Ridge Height Average	
31'	Ridge Height Median	18'10"	Ridge Height Median	
19'-24'2"	Eave Height Range	8'2"-12'6"	Eave Height Range	
22'1"	Eave Height Average	9'11"	Eave Height Average	
22'6"	Eave Height Median	9'11"	Eave Height Median	

June 17, 2021 HPO File No. HP2020 0148



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



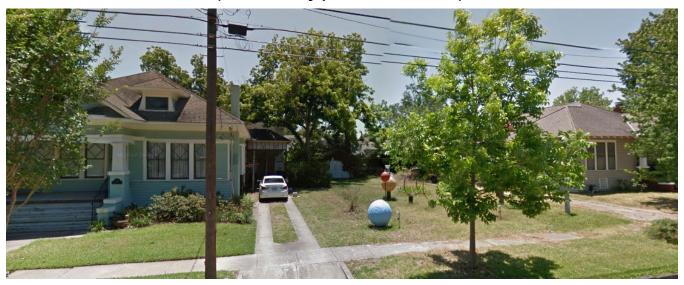


Contributing

Non-Contributing

Park

INVENTORY PHOTO (no inventory photo - vacant lot) District Created 2011



Lot C. 2011



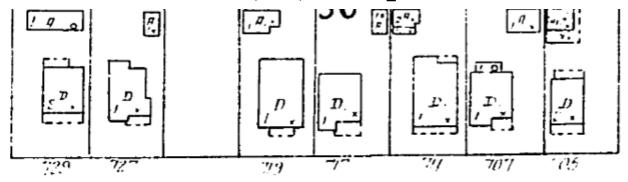
June 17, 2021 HPO File No. HP2020_0148



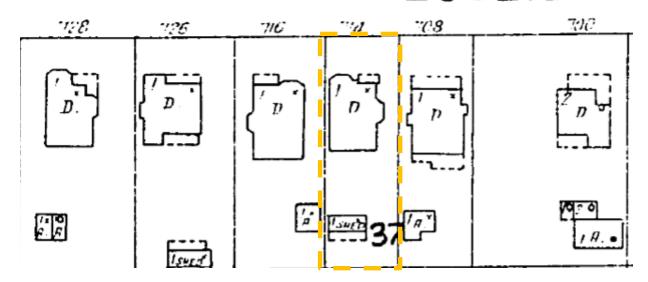
AREA CALO	CULATIONS
FIRST FLOOR:	1,705 SQ.FT.
SECOND FLOOR:	1,468 SQ.FT.
TOTAL LIVING:	3,173 SQ.FT.
PORCH 1:	144 SQ.FT.
GARAGE:	286 SQ.FT.
CARPORT:	258 SQ.FT.
TOTAL UNHEATED:	688 SQ.FT.
TOTAL COVER:	3,861 SQ.FT.

SANBORN FIRE INSURANCE MAP-LOT

1924-1950 Vol 2, 1924, Sheet 272 _VACANT LOT



EUCLID





CURRENT AERIAL VIEW

CONTRIBUTING CONTEXT 618 Euclid Street (shares property line)



608 Euclid Street (shares property line)



CONTRIBUTING CONTEXT 611 Euclid



627 Euclid



PROPOSED SITE/ROOF PLAN

14' front setback, aligns with porch on 608 Euclid, aligns with building wall of 618 Euclid

618 Euclid 614 Euclid 608 Euclid

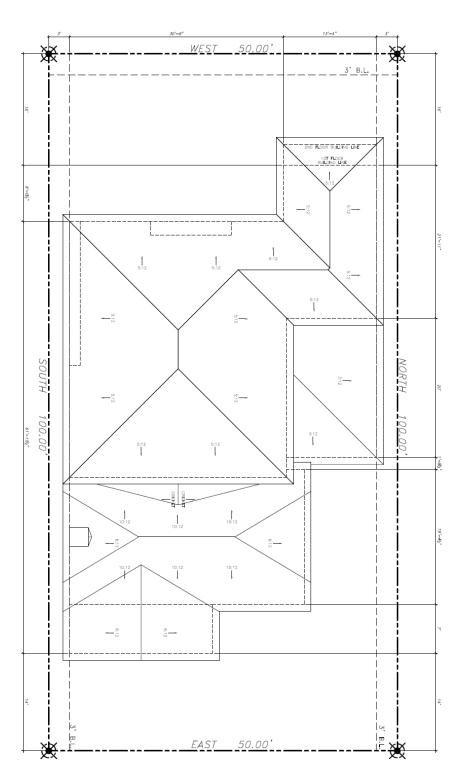


614 Euclid Street Woodland Heights

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PROPOSED SITE/ROOF PLAN 14' front setback



NORTH ELEVATION – FRONT FACING EUCLID STREET

PROPOSED



SOUTH (REAR) ELEVATION

PROPOSED



WEST SIDE ELEVATION

PROPOSED



EAST SIDE ELEVATION

PROPOSED





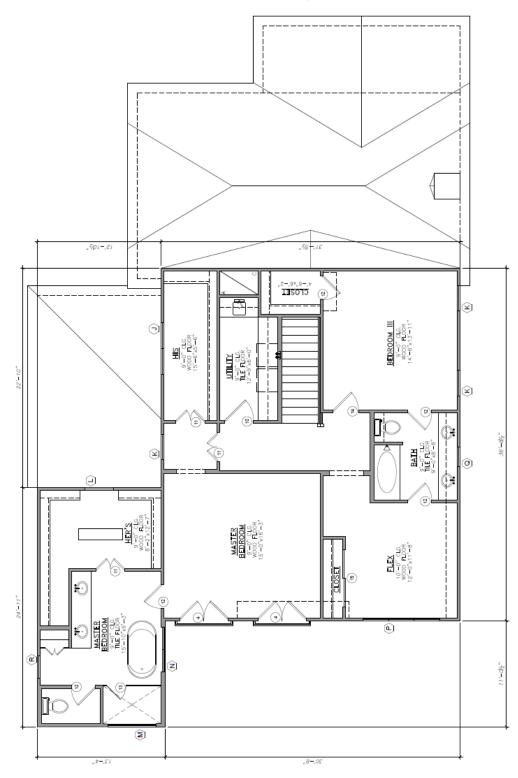
FIRST FLOOR PLAN PROPOSED





SECOND FLOOR PLAN

PROPOSED -19' OF FIRST FLOOR LIVING, BEFORE 2ND STORY BEGINS



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION		
A	1	8'-0"	6'-0"	(3)2860 SINGLE HUNG, UNIT		
(B)	4	5'-4"	6'-0"	(2)2860 SINGLE HUNG, UNIT	93	
(C)	1	2'-8"	1'-6"	TEMPERED TRANSOM	TEMPER	
(D)	1	2'-8"	4'-0"	CASEMENT	LEM!	
(E)	2	2'-0"	4'-0"	BUTT GLASS CORNER, UNIT	Ę.	
(F)	1	5'-7"	4'-0"	(2)2840 CASEMENT, UNIT	OW	
(G)	1	1'-8"	4'-0"	FIXED	77 3	
$\langle H \rangle$	_			NOT USED		
J	3/ 1 5 -4 5 -6 (2/2006 SINGLE HONG, UNIT				70	
(K) 3 2'-8" 5'-6" SINGLE HUNG				WINDOWS		
(L)	1	3'-0"	5'-6"	SINGLE HUNG, TEMPERED)QN/	
$\langle M \rangle$	1	4'-0"	4'-0"	FIXED, TEMPERED, FROSTED	M 7	
$\langle N \rangle$	1	4'-8"	4'-0"	(2)2440 FIXED, TEMPERED, FROSTED UNIT	ALL	
P	1	8'-0"	5'-6"	(3)2856 SINGLE HUNG, UNIT	1	
Q	1	2'-8"	-8" 1'-6" FROSTED, TRANSOM			
R	1	2'-4"	5'-6"	SINGLE HUNG, FROSTED, TEMPERED		

	DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION	
1	2	3'-0"	8'-0"	EXTERIOR DOOR	
2	2	2'-8"	8'-0"	INTERIOR DOOR	
3	2	2'-6"	8'-0"	INTERIOR DOOR	
4	1	4'-0"	8'-0"	(2)2080 INTERIOR, PAIR DOOR	
5	2	2'-6"	8'-0"	INTERIOR, POCKET DOOR	
6	1	3'-0"	8'-0"	(2)1680 INTERIOR, PAIR DOOR	
7	1	9'-0"	8'-0"	(3)3080 EXTERIOR, TEMP. SLIDER DOOR	
8	1	10'-0"	8'-0"	OVERHEAD GARAGE DOOR	
9	1	5'-0"	8'-0"	OVERHEAD GARAGE DOOR	
10	1	3'-0"	6'-8"	INTERIOR DOOR	
11	3	3'-0"	6'-8"	(2)1668 INTERIOR, PAIR DOOR	
12	5	2'-6"	6'-8"	INTERIOR DOOR	
13	2	2'-0"		GLASS DOOR, CUT TO FIT	
14	1	2'-8"	6'-8"	INTERIOR DOOR	
15	1	6'-0"	6'-8"	(2)3068 INTERIOR, PAIR DOOR	

Certificate Of Appropriateness: New Construction Worksheet

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



* 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*:

614 Euclid Street

Lot Size (TOTAL SQ FT)*: 5,000 sqft

General New Construction Info:

Lot Dimensions (W X L)*: 100'x50'

Primary or Accessory Building*	
Proposed Total Square footage*	3173
Proposed stories*	2
Proposed max ridge height*	29'-8 1/4"
Proposed max eave height*	22'-3"

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*	10'	
South*	16'	
East*	3'	
West*	3'	

Context Area:

Neighbor #1 stories*	Neighbor #2 stories*	
Neighbor #1 ridge height	Neighbor #2 ridge height	

Square Footage/Lot Coverage:	Proposed	
	r Square Footage of Primary Building (HCAD)* include sunrooms or enclosed porches w/ wals or windows	1,705
Attache	326	
Detached Garage, Garage Apa		
* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 5		
	Total Lot Coverage (base sq ft)* =	2,031
	Total Lot Coverage (% based on lot size)" =	40.62%

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	44'
Max Depth*	74'

Do y	ou r	lave	noodir	igi issi	Jŧ
oundation:		YES	or NO	✓	

	Proposed
Grade to Finished Floor Height (1st fl)*	2'
Type*	Concrete
Material *	Concrete

Roof:

	Proposed
Pitch*	5/12, 6/12,10/12
Style*	Hip,Gable
Material*	Shingles

Cladding:

	Proposed
Primary Siding Material*	5-1/2" Cementitious
Primary Siding Width Reveal	
Skirting Material	Cementitious
Soffit Material	Cementitious
Fascia Material	Cementitious

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

Porch Details:

r orem berails.	
	Proposed
Eave Height	11'-5 5/8"
Width	20'-6"
Depth	8'
Decking Material	Concrete
Pier/Base Material	Concrete
Column Material	Wood
Step Material	Brick
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