

CERTIFICATE OF APPROPRIATENESS**Application Date:** July 14, 2025**Applicant:** Sam Gianukos, agent for, Laura McConnell, owner**Property:** 3312 Beauchamp St, Lot 16, TR 17A, Block 4, Woodland Heights Neighborhood Subdivision. The property is a single family 1,311 SF one story residence situated on an interior lot.**Significance:** Contributing Bungalow built circa 1920 located in the Woodland Heights Historic District.**Proposal:** Alteration- A two story addition behind the existing structure.

The exiting living space of the property is 1,311 square feet. The proposed addition will increase this by 1,385 square feet on the first floor and 1,407 square feet on the second floor.

The applicant is proposing to:

- Construct a two-story addition with an attached two-story garage
- Roof will be composite shingles and a 6/12 to match existing.
- 6" reveal lap siding, with smooth cementitious siding.
- The eave height of the existing structure is 10'-2", while the highest proposed eave height for the addition will be 22'-0".
- The highest ridge height of the addition will be at 29'-4".
- The current ceiling height on the ground floor is 9'-0". The first floor addition ceiling height will be at 10'-0". The second-floor addition will 9'-0" ceiling heights.
- The house currently has brick exterior. The applicant proposes removing the brick and restoring the original look of the existing house with stucco. The first-floor addition will also have a stucco exterior with a brick skirt at the crawl space. The second-floor addition will have 5.5" smooth cementitious siding.
- All windows are to be inset and recessed 1 3/4". Inset shall be from the face of the window unit to the face of the interior casing.

Public Comment: No public comment received.**Civic Association:** No comment received.**Recommendation:** **Approval with conditions:** to remove the proposed screened porch located at the front from the proposed design and remove the brick skirt detail.**HAHC Action:** -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

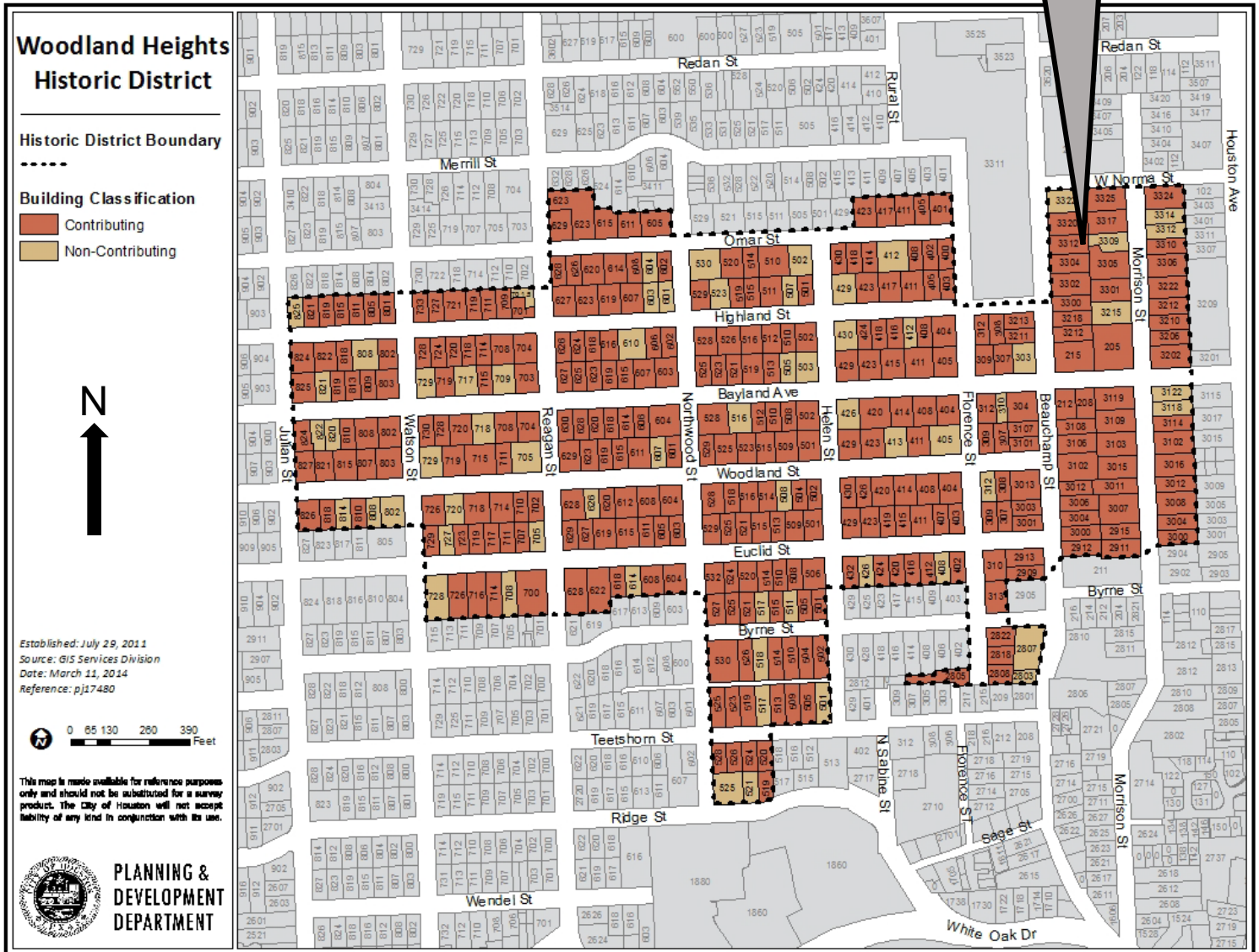
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. |

WOODLANDS HISTORIC DISTRICT MAP

3312
Beauchamp
St

INVENTORY PHOTO



HISTORIC PHOTO



CONTEXT AREA PHOTOS

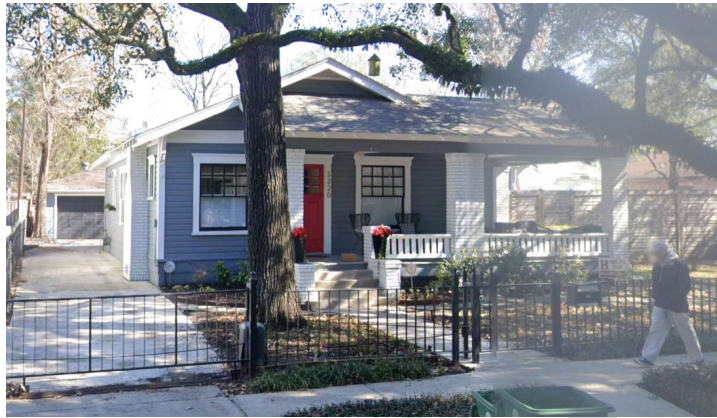


Figure 1: 3320 Beauchamp, next door neighbor

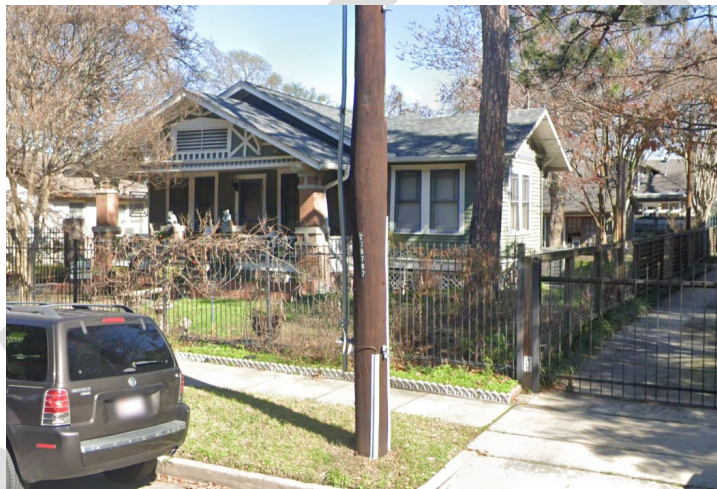
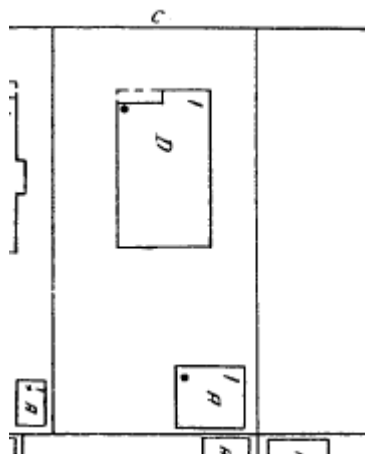


Figure 2: 3304 Beauchamp, next door neighbor



Figure 3: 3322 Beauchamp, two doors down neighbor

SANBORN 1925-1950 & BLA



2 Unit Apt. (1020)
Gar. (1020)
30
34
Class # 2.50
Base _____
X-Bath _____
C-Heat _____
Air Cond. 2.50

Not to Scale

023-147-00-016/1

1073
105
1178

14 SP
8 (112) 15
29
52 37 (1073)

Class # 12
Base 3.10
X-Bath _____
C-Heat _____
Air Cond. 3.10

40% Phy
20% Ob.
60%

29
7 (103) 15 14 (98) 7

Yr. Built _____ Depr. _____ %
A/C&C/H@ \$ _____ Total Units \$ _____
SF@ \$ _____ \$ _____ \$ _____

See Heavy Collected

Normal

Beaumont

Condition: New _____ Depreciation: _____
Good _____ Physical 50 %
Fair X Economic _____ %
Poor _____ Funct'l. _____ %
Selv. Only _____ Total _____ %

Land, Market Value \$ 4380
Land, Assessed Value \$ 1390
Improvements, Assessed Value \$ 3710

Bayland

CLASS: 30

VALUE FOR 1966

COMPUTATION	AREA	UNIT COST	TOTAL	NEW TOTAL	PLUS
First Floor	1178	\$52	\$	\$6240	\$
2nd or 3rd Str.					
Additives				8380	
Replacement Val., New				14620	
Depr. Val. 50%				7310	
Assessed Val. 40%				2920	

AREA REVALUATION FOR 1966

14620
7310
2920

Total 100% Value \$ 11700
For 1977 factor X1.8
New 100% = 21,060
C0328 = 6,740

EXISTING PHOTOS





PROPOSED 3D RENDERINGS

PROVIDED BY APPLICANT



PROPOSED 3D RENDERINGS

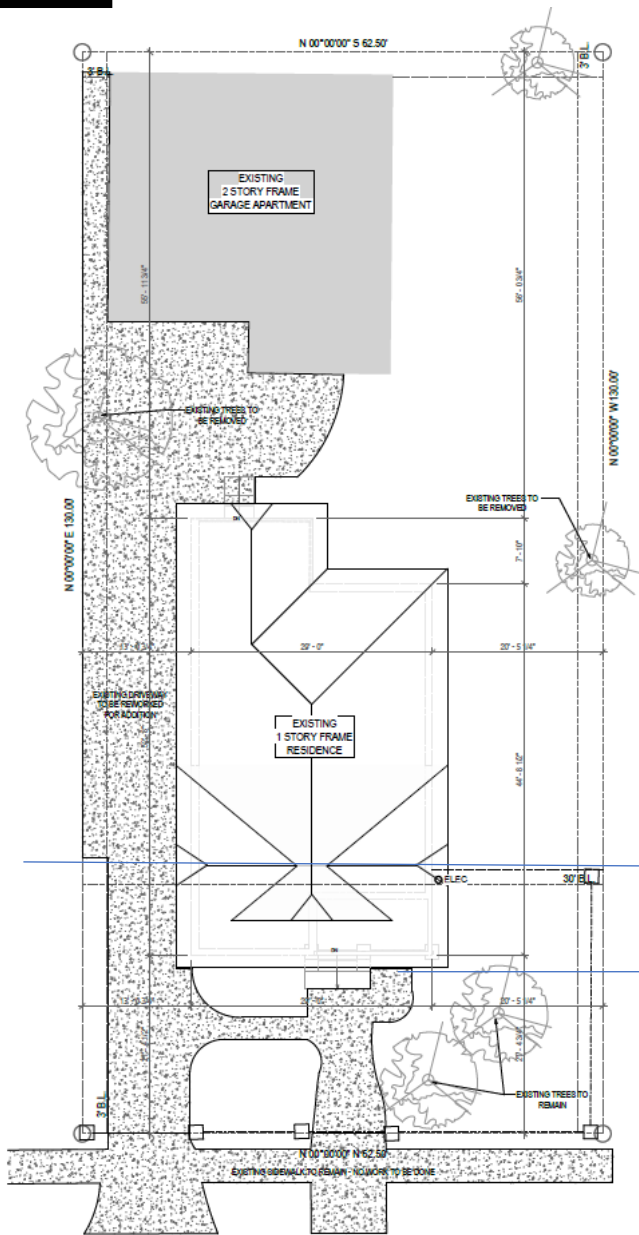


3D View 2
Scale:

3D View 1
Scale:

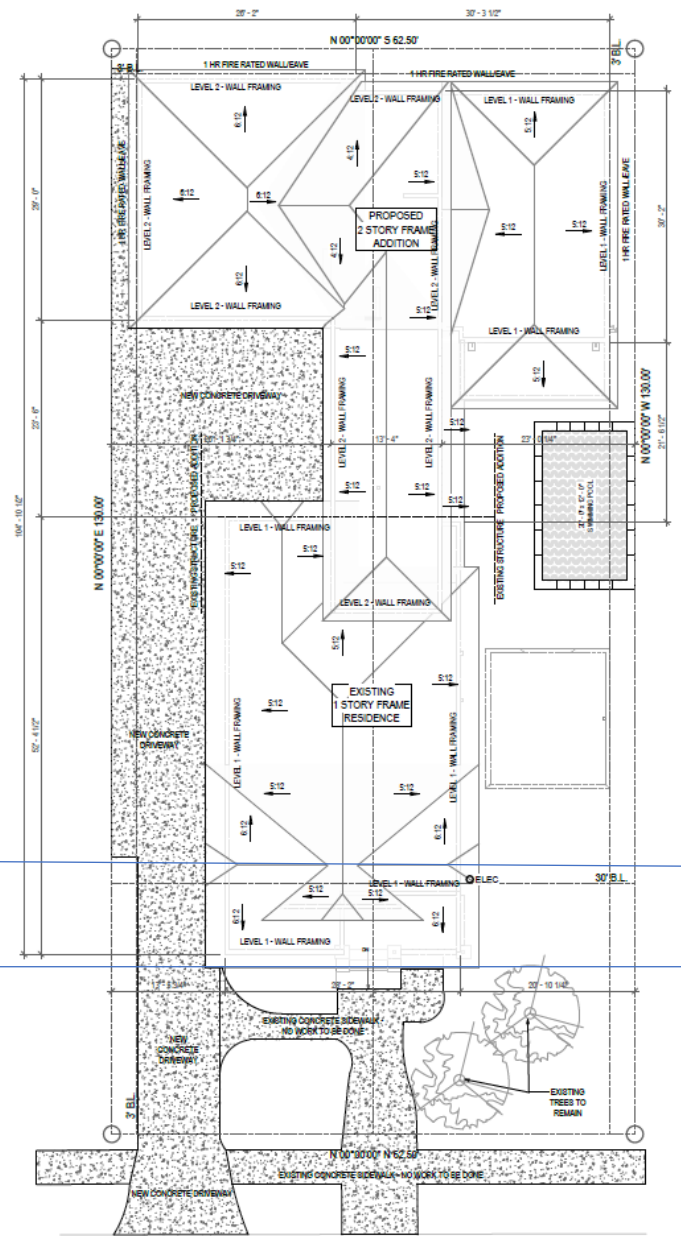


SITE PLAN

BEAUCHAMP STREET
(60' R.O.W.)

EXISTING SITE PLAN

Scale: 1/8" = 1'-0"

BEAUCHAMP STREET
(60' R.O.W.)

PROPOSED SITE PLAN

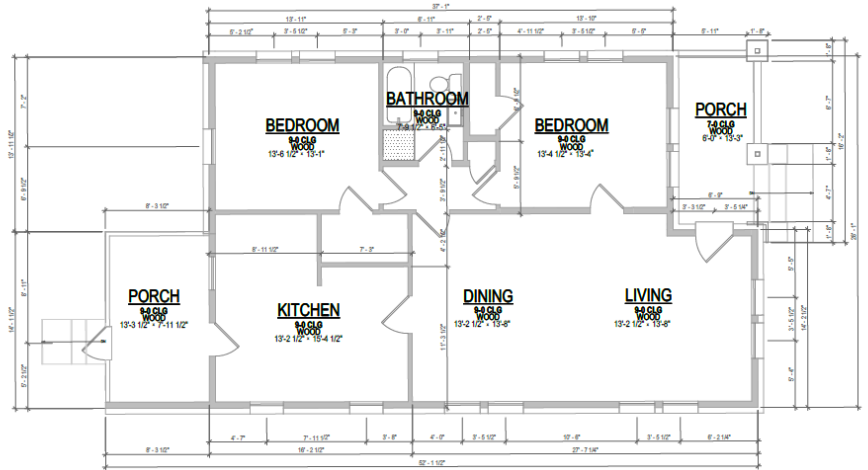
Scale: 1/8" = 1'-0"



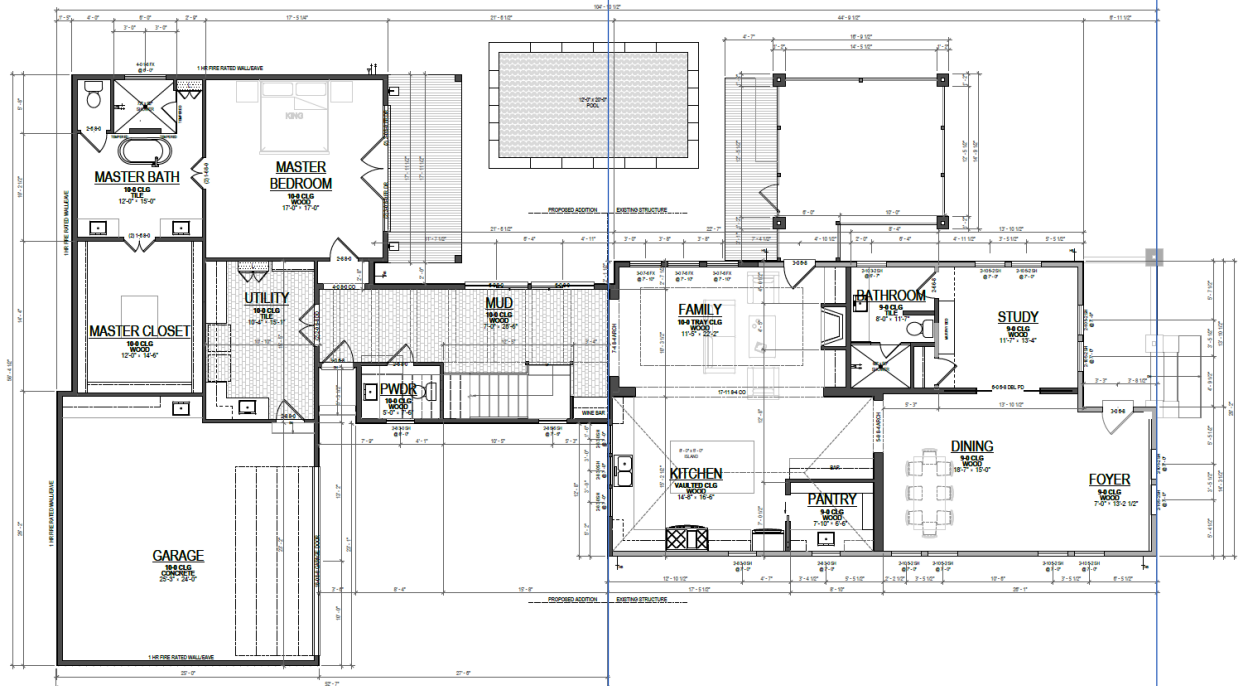
FIRST FLOOR PLAN

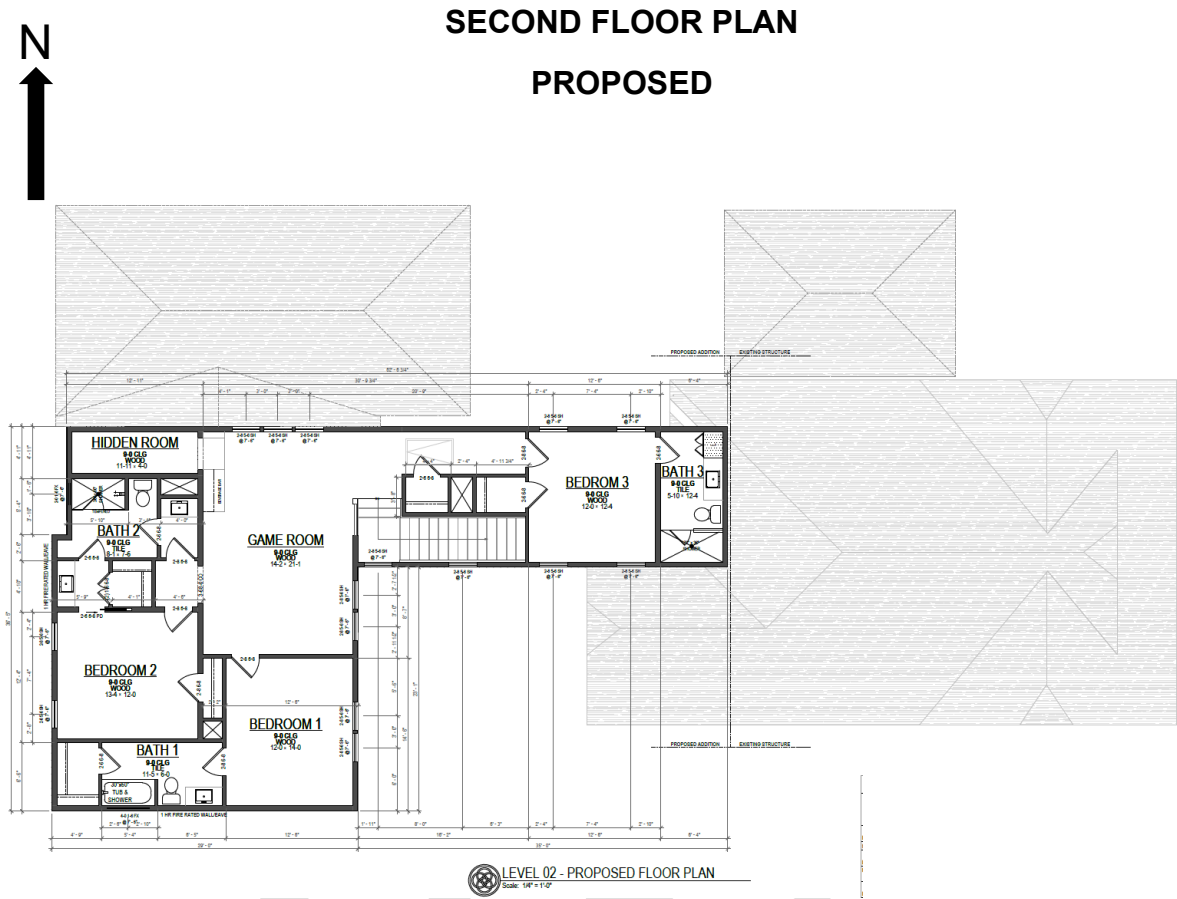
EXISTING

AREA STATEMENT			
	EXISTING	±	PROPOSED
FIRST FLOOR:	1,311 S.F.	1,385 S.F.	2,696 S.F.
SECOND FLOOR:	0 S.F.	1,407 S.F.	1,407 S.F.
---	0 S.F.	0 S.F.	0 S.F.
TOTAL HEATED:	1,311 S.F.	2,792 S.F.	4,103 S.F.
FRONT PORCH:	102 S.F.	0 S.F.	102 S.F.
SIDE PORCH:	0 S.F.	255 S.F.	255 S.F.
BACK PORCH:	0 S.F.	126 S.F.	126 S.F.
GARAGE:	0 S.F.	620 S.F.	620 S.F.
---	0 S.F.	0 S.F.	0 S.F.
TOTAL UNHEATED:	102 S.F.	1,001 S.F.	1,103 S.F.
TOTAL COVERED:	1,413 S.F.	3,793 S.F.	5,206 S.F.



PROPOSED

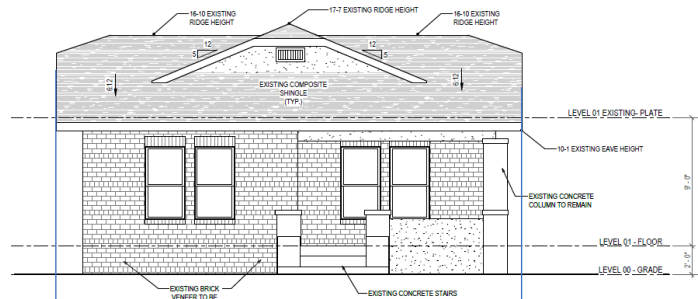




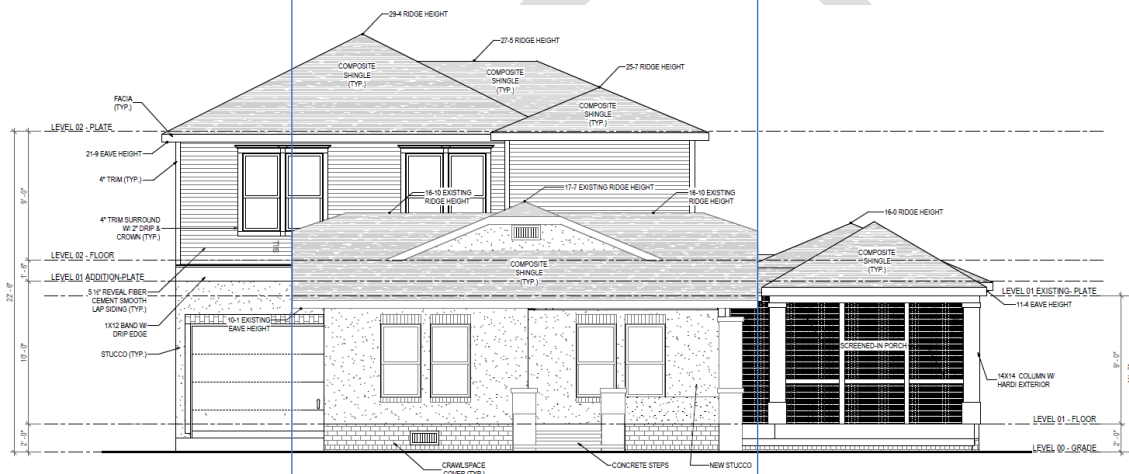
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FRONT NORTH ELEVATION

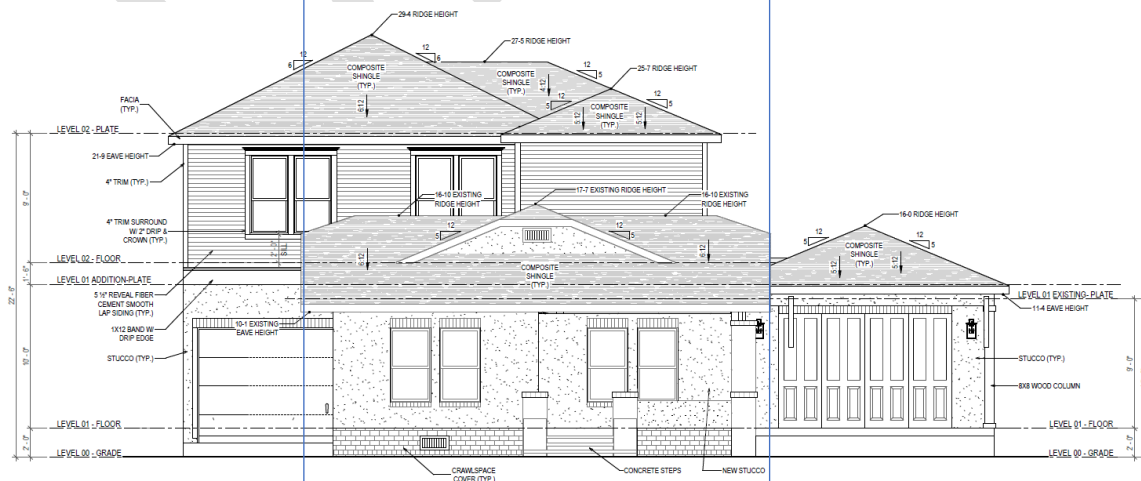
EXISTING



PROPOSED with screened porch

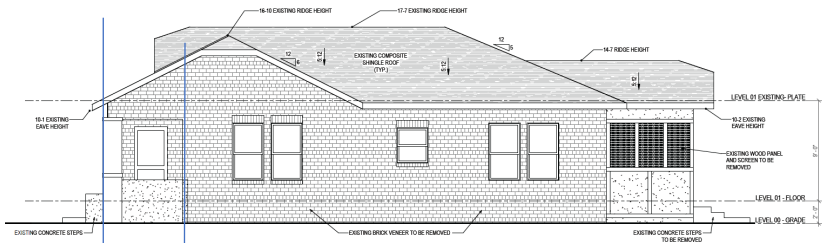


PROPOSED without screened porch

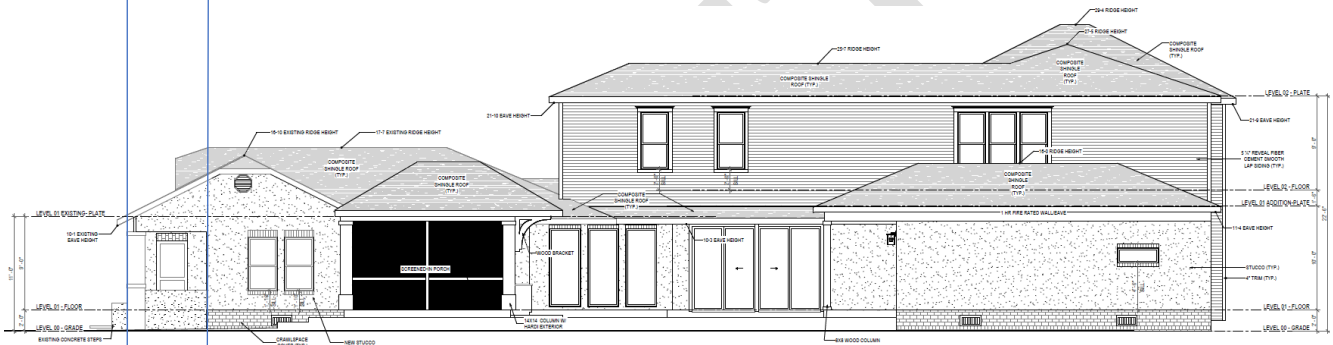


SIDE WEST ELEVATION

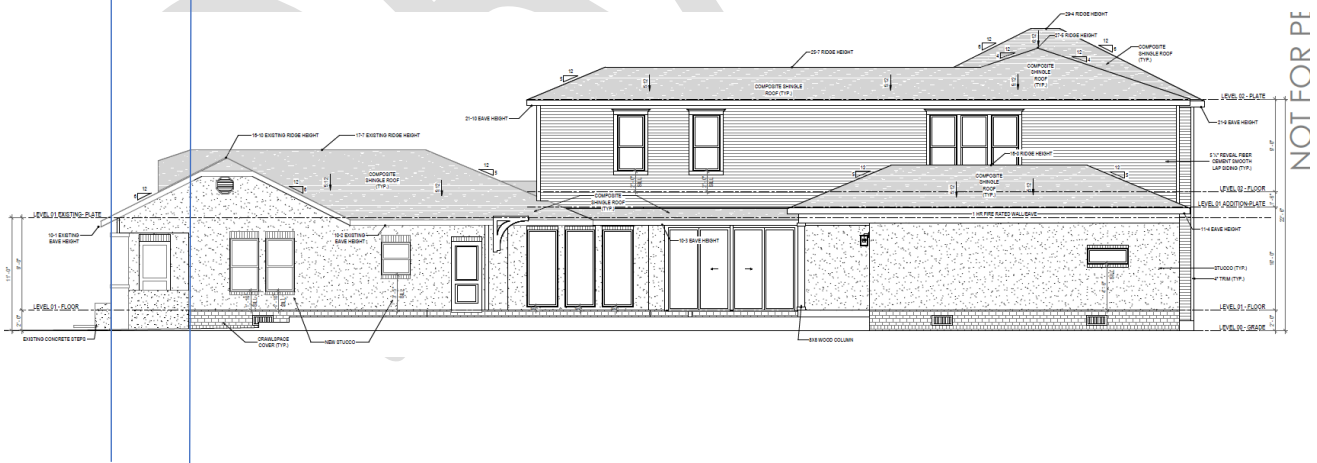
EXISTING



PROPOSED with screened porch



PROPOSED without screened porch



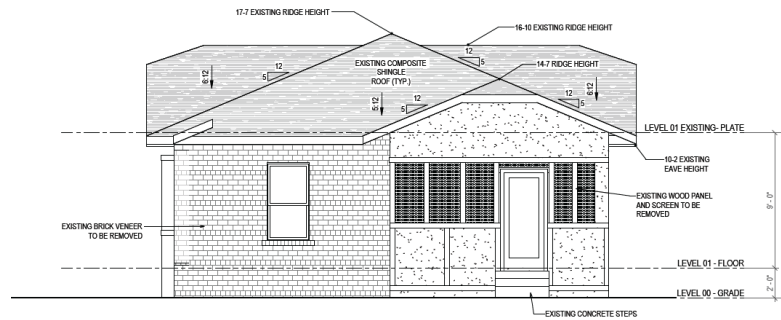
SIDE WEST ELEVATION

EXISTING

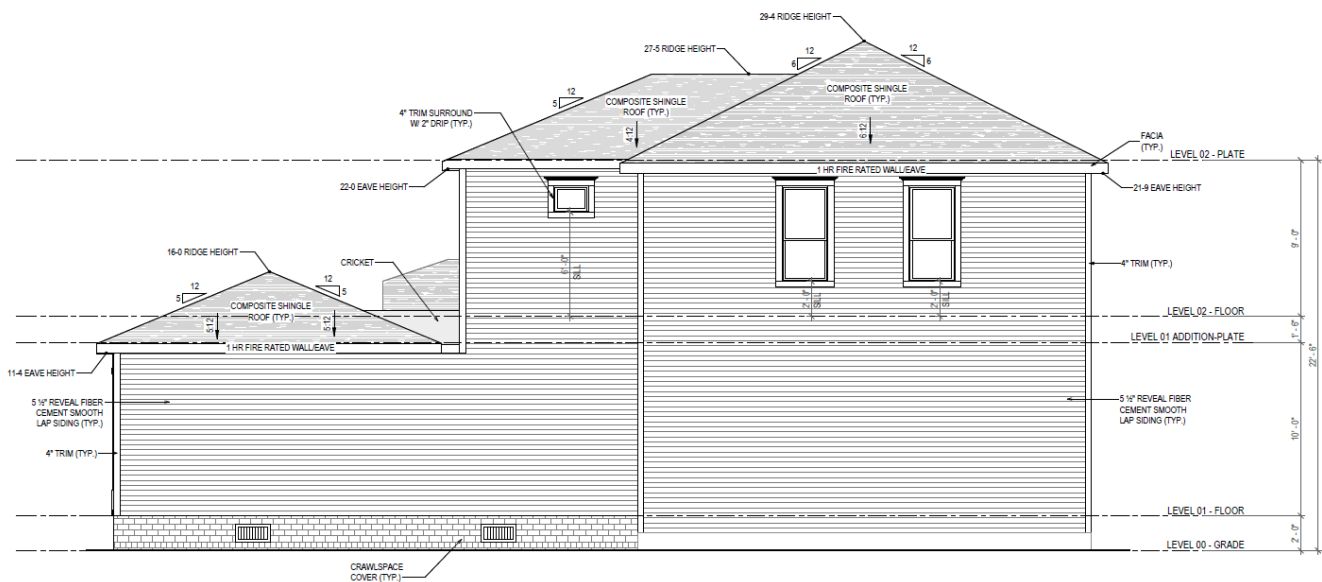


REAR SOUTH ELEVATION

EXISTING



PROPOSED SOUTH ELEVATION



DOOR AND WINDOW SCHEDULES

EXISTING

Door Schedule - Existing						
Phase Created	Count	Door		Suffix	Phase Demolished	
		Size				
		Width	Height			
LEVEL 01 - FLOOR						
Existing	1	2' - 0"	7' - 0"		New Construction	
Existing	1	2' - 8"	6' - 4"		New Construction	
Existing	1	2' - 8"	6' - 8"		New Construction	
Existing	7	2' - 8"	7' - 0"		New Construction	
Existing	1	3' - 0"	6' - 8"		None	
Existing	1	3' - 0"	7' - 0"		New Construction	

Window Schedule - Existing						
Phase Created	Count	Size		Suffix	Head Height	Phase Demolished
		Width	Height			
LEVEL 01 - FLOOR						
Existing	1	2' - 8"	3' - 0"	SH	7' - 0"	New Construction
Existing	2	2' - 8"	3' - 0"	SH	7' - 0"	None
Existing	1	2' - 10"	3' - 2"	SH	6' - 7"	None
Existing	3	2' - 10"	5' - 2"	SH	7' - 0"	New Construction
Existing	10	2' - 10"	5' - 2"	SH	7' - 0"	None

DOOR AND WINDOW SCHEDULES

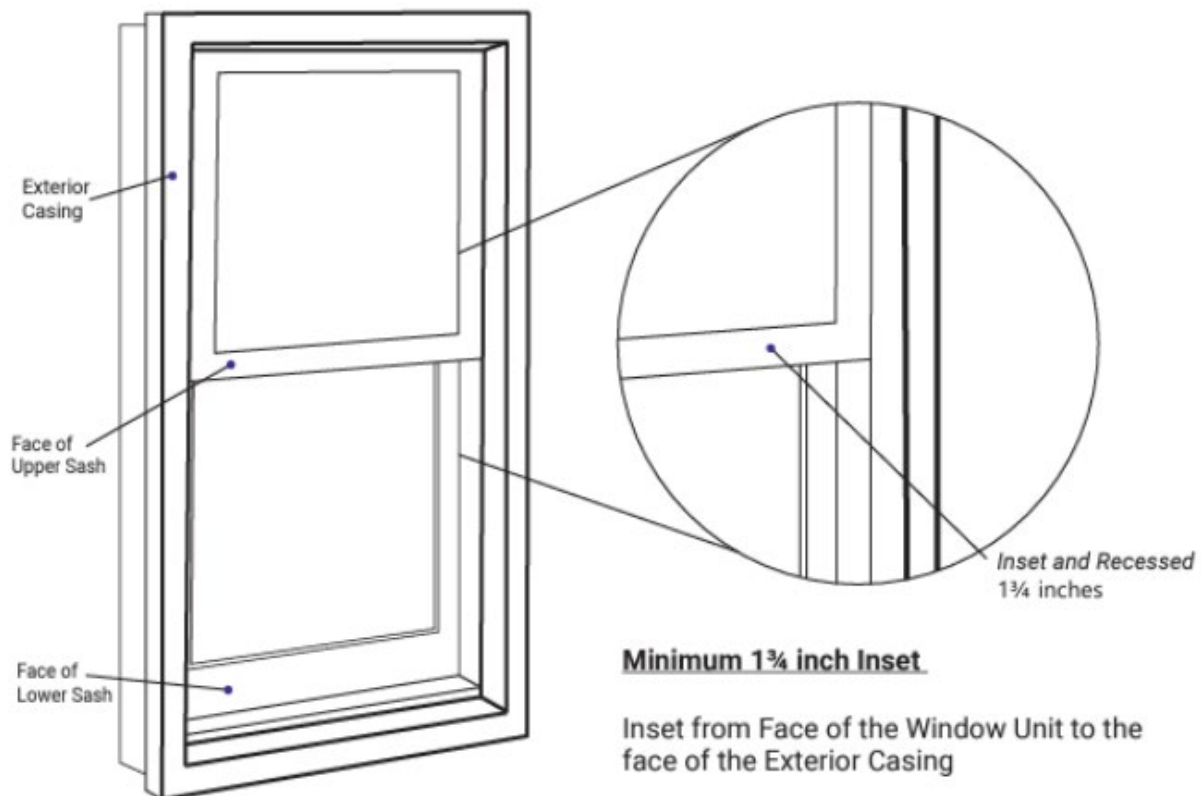
PROPOSED

Door Schedule - Proposed						
Phase Created	Count	Door		Suffix		Comments
		Size				
		Width	Height			
LEVEL 00 - GRADE						
New Construction	1	2' - 8"	8' - 0"	SC		
LEVEL 00 - GARAGE FLOOR						
New Construction	1	18' - 0"	8' - 0"	GARAGE DOOR		
LEVEL 01 - FLOOR						
Existing	1	3' - 0"	6' - 8"			
New Construction	2	2' - 0"	6' - 8"	FG		
New Construction	2	2' - 6"	6' - 8"			
New Construction	2	3' - 0"	6' - 8"			
New Construction	2	2' - 6"	8' - 0"			
New Construction	1	2' - 6"	8' - 0"	PD		
New Construction	2	2' - 8"	8' - 0"			
New Construction	2	3' - 0"	8' - 0"			
New Construction	1	4' - 0"	6' - 8"	DD		
New Construction	1	4' - 0"	8' - 0"	CO		
New Construction	1	5' - 0"	8' - 4"	ARCH		
New Construction	1	6' - 0"	7' - 0"			
New Construction	2	6' - 0"	8' - 0"			
New Construction	2	6' - 0"	8' - 0"	FR DR		
New Construction	1	7' - 4"	8' - 4"	ARCH		
New Construction	1	17' - 11 1/2"	8' - 4"	CO		
LEVEL 02 - FLOOR						
New Construction	2	2' - 0"	6' - 8"	FG		
New Construction	6	2' - 6"	6' - 8"			
New Construction	1	2' - 6"	6' - 8"	PD		
New Construction	6	2' - 8"	6' - 8"			
New Construction	1	3' - 0"	6' - 8"			
New Construction	1	3' - 0"	8' - 0"	CO		
New Construction	1	3' - 6"	8' - 0"	CO		

Window Schedule - Proposed						
Phase Created	Count	Size		Suffix	Head Height	Comments
		Width	Height			
LEVEL 01 - FLOOR						
Existing	2	2' - 8"	3' - 0"	SH	7' - 0"	
Existing	1	2' - 10"	3' - 2"	SH	6' - 7"	
Existing	10	2' - 10"	5' - 2"	SH	7' - 0"	
New Construction	4	2' - 8"	3' - 0"	SH	<varies>	
New Construction	1	4' - 0"	1' - 6"	FX	6' - 0"	
New Construction	1	2' - 8"	5' - 6"	SH	7' - 6"	
New Construction	3	3' - 0"	7' - 6"	FX	7' - 10"	
LEVEL 02 - FLOOR						
New Construction	1	2' - 0"	1' - 6"	FX	7' - 6"	
New Construction	1	4' - 0"	1' - 6"	FX	7' - 6"	
New Construction	15	2' - 8"	5' - 6"	SH	7' - 6"	



Window Standard for Historical Additions, New Construction & Replacement



Minimum 1 3/4 inch Inset

Inset from Face of the Window Unit to the
face of the Exterior Casing

Inset Lower sash thickness of Upper sash

3/4 inch minimum Inset for Fixed Window

For More Information

Contact City of Houston
Historic Preservation Office

832-393-6600

planningdepartment@houstontx.gov

City of Houston | Planning and Development | Historic Preservation Office