

CERTIFICATE OF APPROPRIATENESS

Application Date: July 14, 2025

Applicant: Sam Gianukos, agent for Pablo Pereira, owner (not the owner listed in HCAD)

Property: 702 Euclid Street, Lot 2, Block 37, Woodland Heights Addition. The property includes a vacant (50' x 151.3') interior lot.

Significance: Contributing Prairie influence style residence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: New Construction – Single Family Residence

The applicant is proposing to build a new two-story residence on the lot at 702 Euclid St. The proposal includes a new primary residence with a two-story garage and apartment in the rear of the property.

- The proposed front setback is 21'- 1 ½"
- The proposed square footage of the new residence is 4,681 sf of conditioned space.
- The slope for the new roof will be 8:12 and have an eave height of 22'-4". The peak ridge for the new residence will be 33'-11".
- The ceiling height for the first floor and second floor is 10'-0".
- To be constructed using cementitious siding for the exterior cladding material.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions:** that the second floor's front wall be pushed back to align with the first floor's front wall and for the roof pitch to be 7/12.

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:

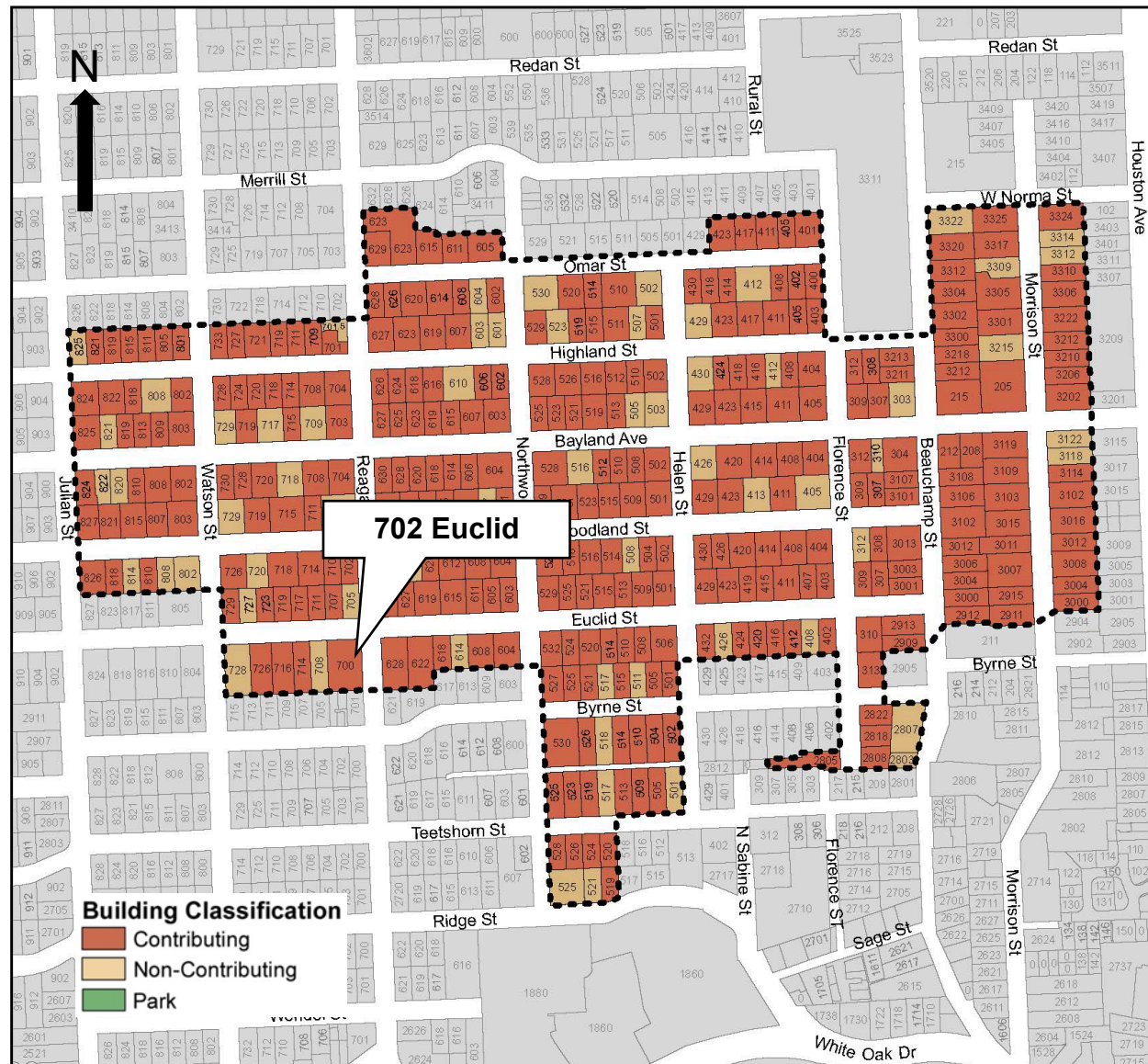
S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (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. |

PROPERTY LOCATION



INVENTORY PHOTO



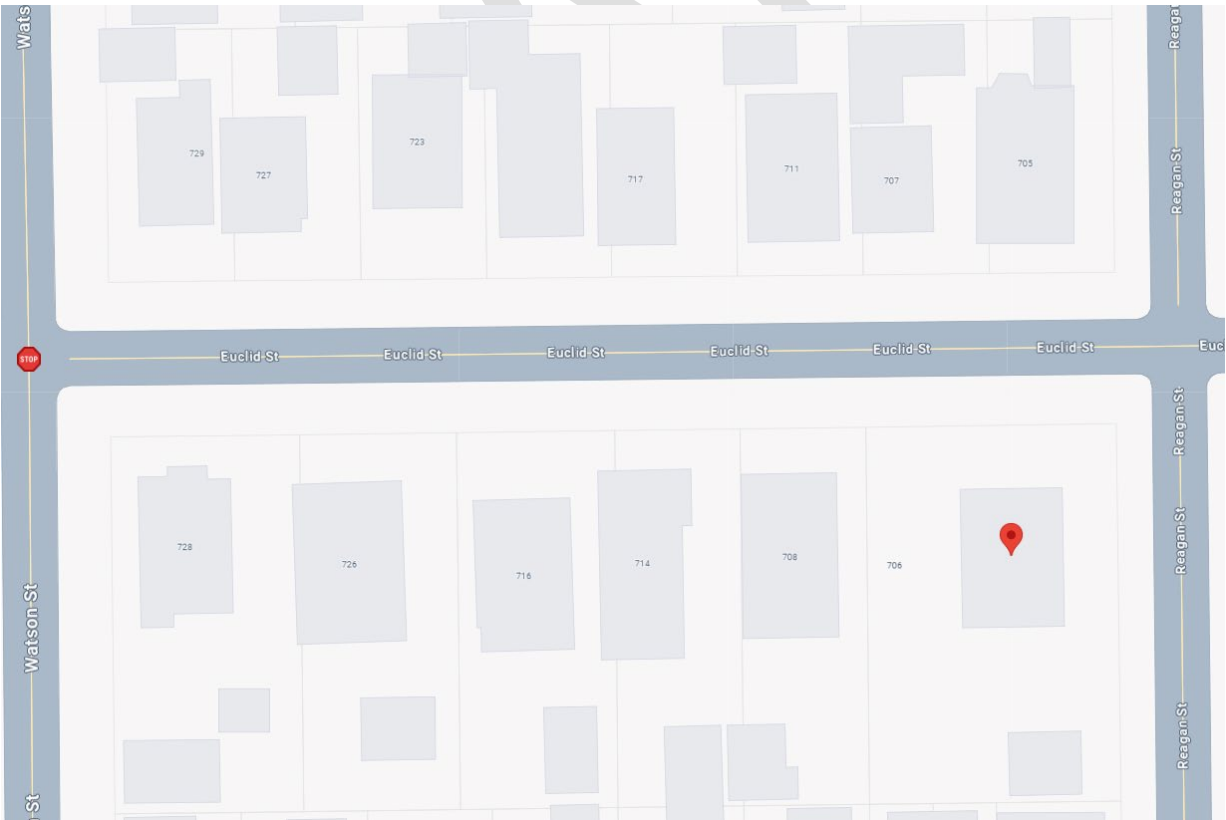
CURRENT PHOTO



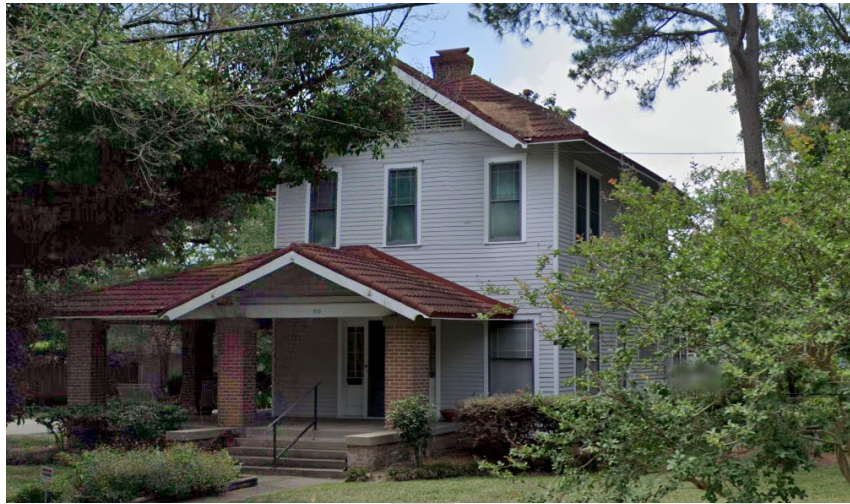
AERIAL VIEW OF PROPERTY



702 Euclid St



CONTEXT AREA



700 Euclid St –contributing – 1915



708 Euclid St – Noncontributing – 1910



714 Euclid St – Contributing – 1910



705 Euclid St – Noncontributing – 2004

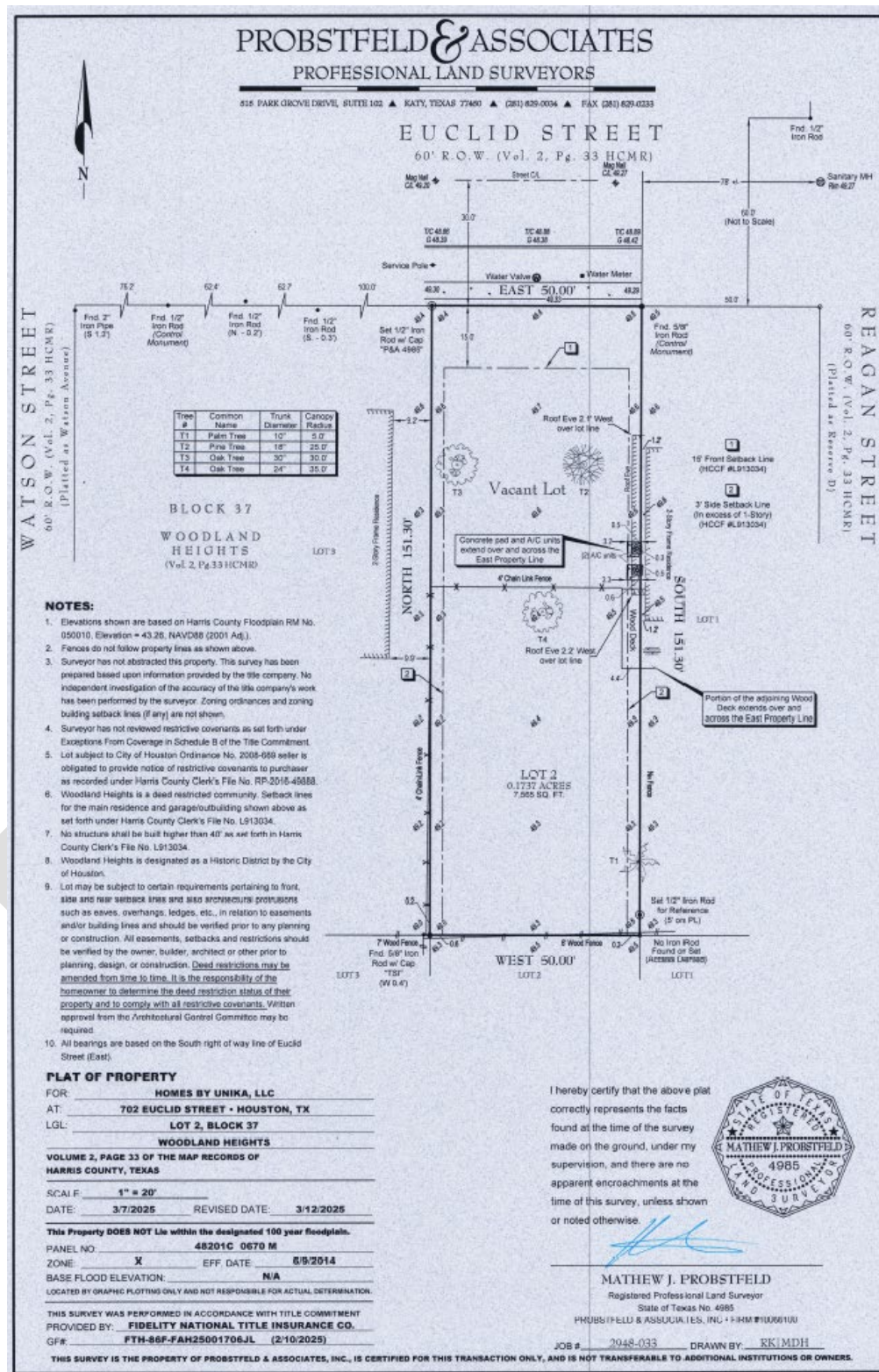


707 Euclid St – Contributing – 1920

**CONTEXT AREA
STREET VIEWS**



SURVEY



PROPOSED 3D RENDERING



This image isn't real, it's a 3D rendering for the proposal

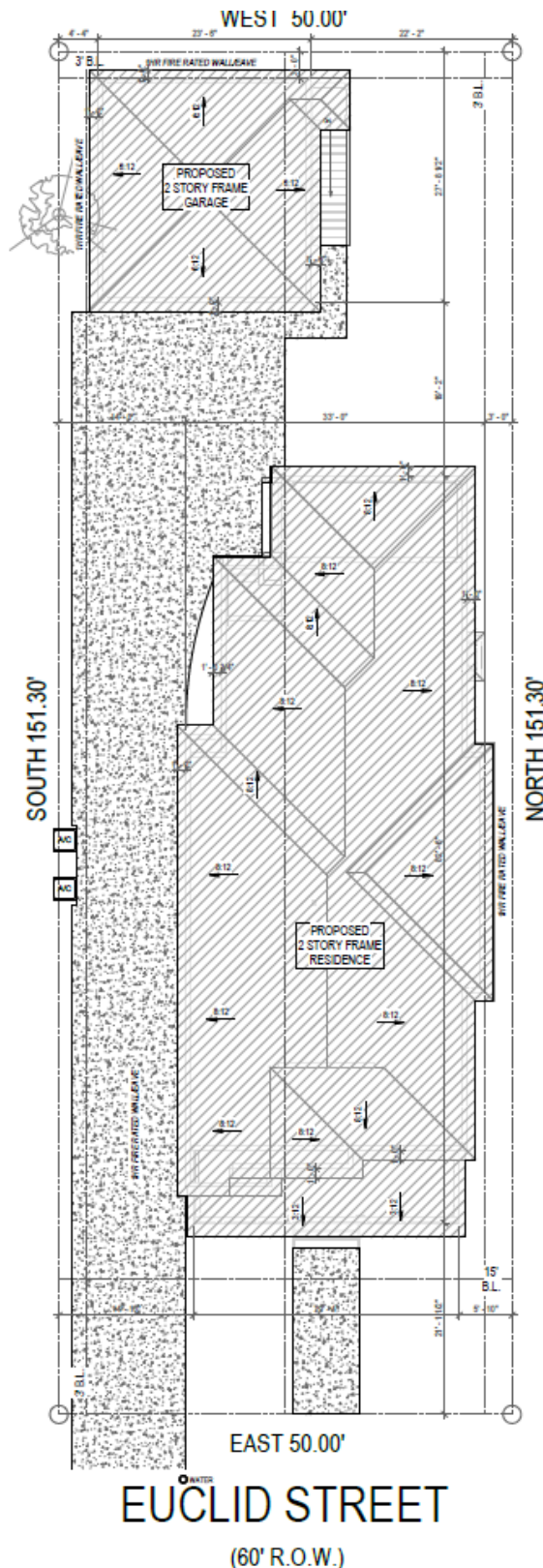


This image isn't real, it's a 3D rendering for the proposal



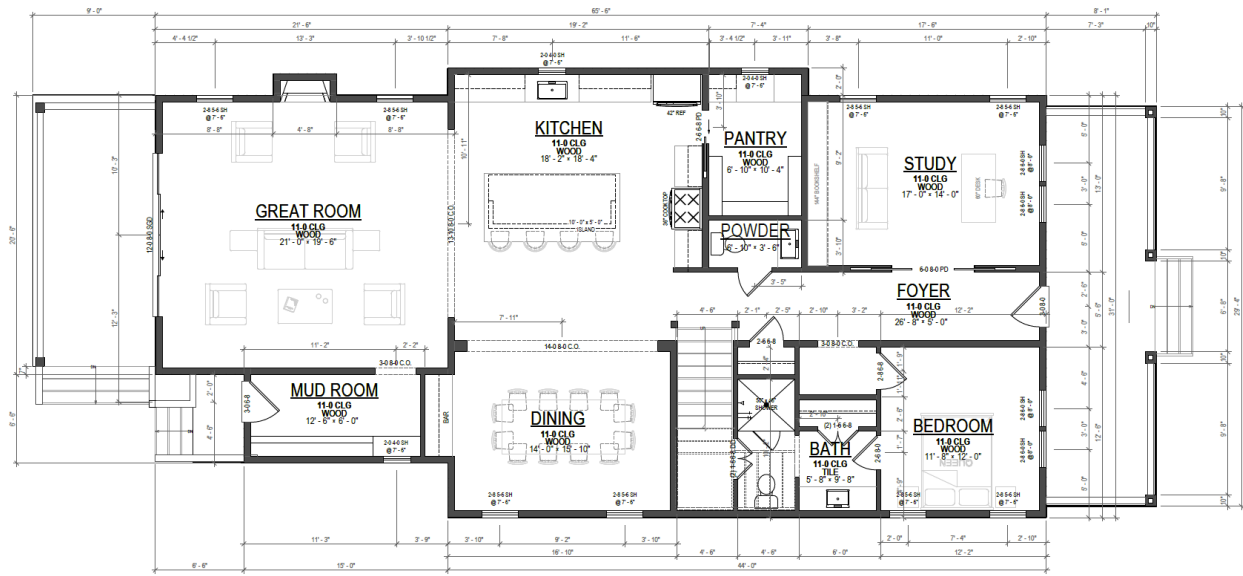
This image isn't real, it's a 3D rendering for the proposal

PROPOSED

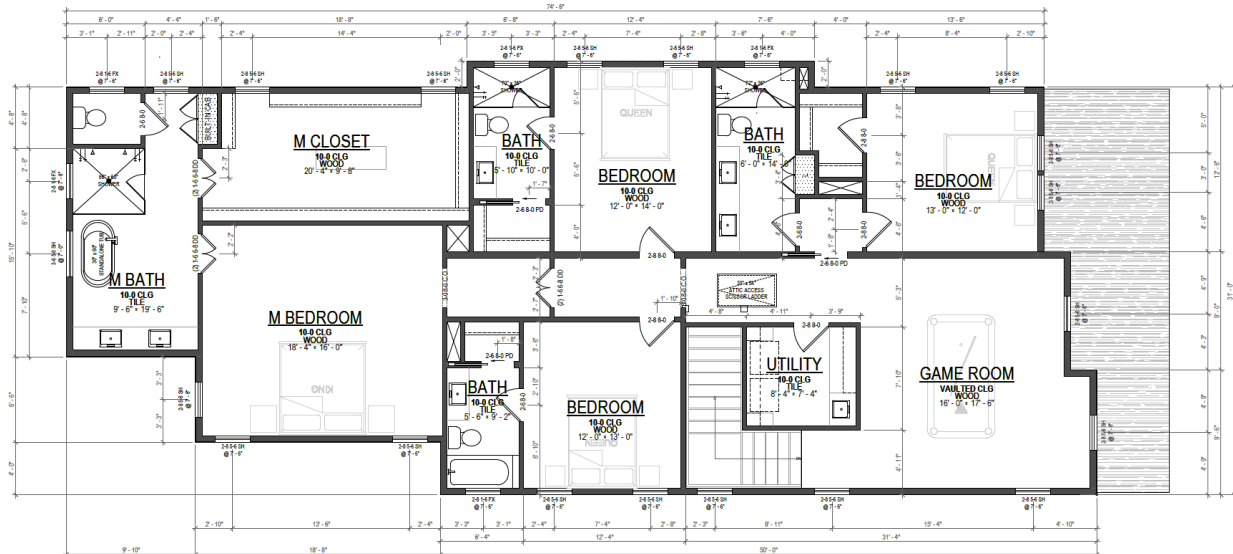




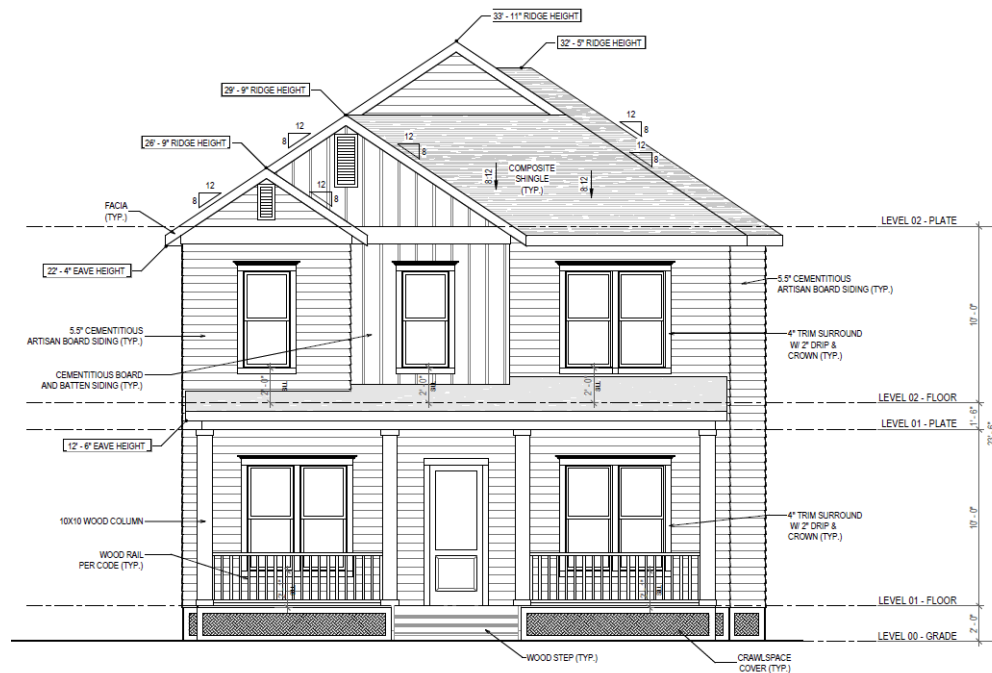
FIRST FLOOR PLAN PROPOSED



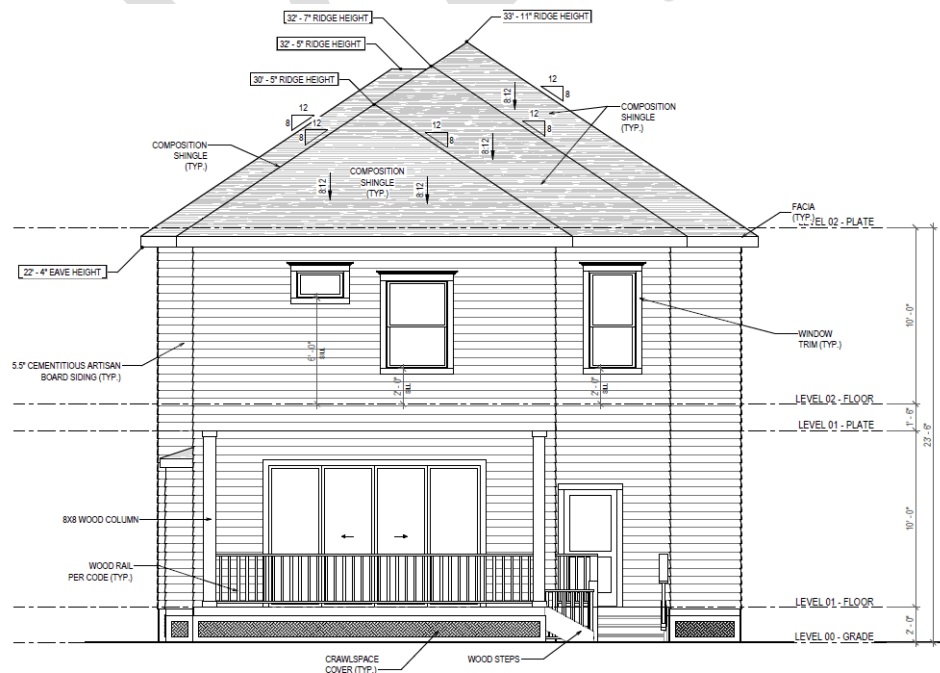
SECOND FLOOR PLAN



FRONT (NORTH) ELEVATION PROPOSED

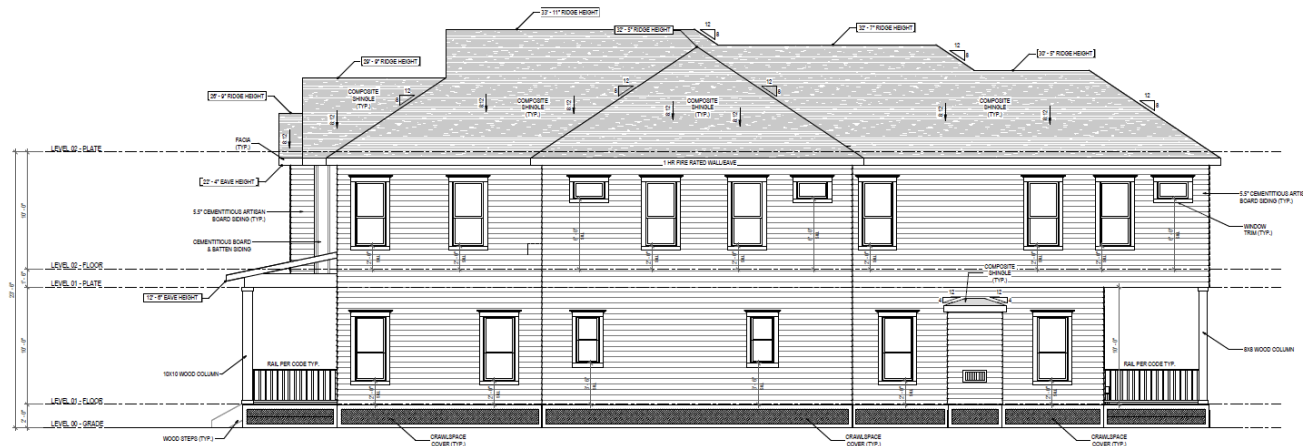


REAR (SOUTH) ELEVATION PROPOSED



RIGHT (WEST) ELEVATION

PROPOSED

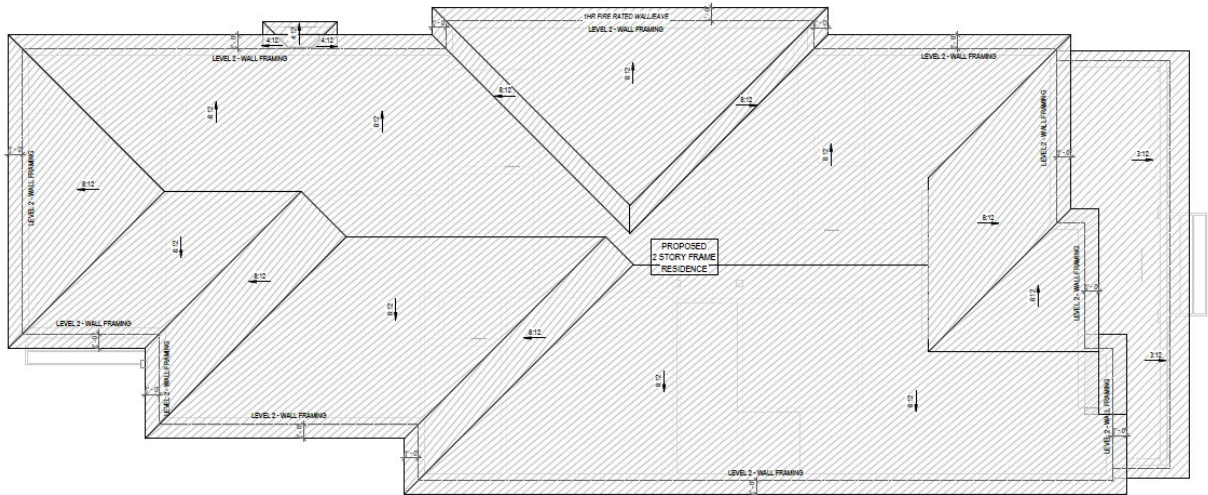


LEFT (EAST) ELEVATION

PROPOSED



**ROOF PLAN
PROPOSED**



3D RENDERINGS



WINDOW AND DOOR SCHEDULE ATTACHMENT A

Door Schedule - Proposed					
Phase Created	Count	Door		Suffix	Comments
		Size			
		Width	Height		
LEVEL 00 - GARAGE FLOOR					
New Construction	1	3' - 0"	6' - 8"		
New Construction	1	18' - 0"	8' - 0"	GARAGE DOOR	
LEVEL 01 - FLOOR					
New Construction	1	2' - 6"	6' - 8"		
New Construction	1	2' - 6"	6' - 8"	PD	
New Construction	1	2' - 8"	6' - 8"		
New Construction	2	3' - 0"	6' - 8"		
New Construction	1	3' - 0"	6' - 8"	DD	
New Construction	2	2' - 6"	8' - 0"		
New Construction	1	3' - 0"	8' - 0"		
New Construction	1	6' - 0"	7' - 0"		
New Construction	1	12' - 0"	8' - 0"	SGD	
GARAGE LEVEL 02					
New Construction	2	2' - 6"	6' - 8"		
New Construction	1	2' - 8"	6' - 8"		
New Construction	3	3' - 0"	6' - 8"		
LEVEL 02 - FLOOR					
New Construction	3	3' - 0"	6' - 8"	DD	
New Construction	4	2' - 6"	8' - 0"		
New Construction	3	2' - 6"	8' - 0"	PD	
New Construction	5	2' - 8"	8' - 0"		

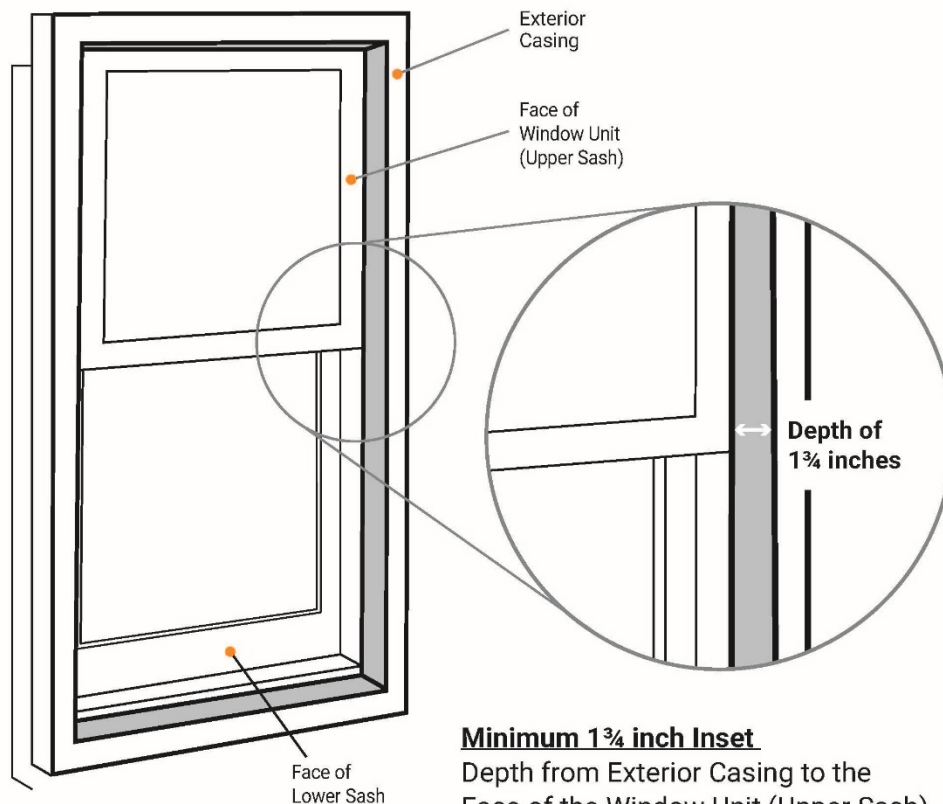
Window Schedule - Proposed						
Phase Created	Count	Size		Suffix	Head Height	Comments
		Width	Height			
LEVEL 01 - FLOOR						
New Construction	3	2' - 0"	4' - 0"	SH	7' - 6"	
New Construction	8	2' - 8"	5' - 6"	SH	7' - 6"	
New Construction	4	2' - 8"	6' - 0"	SH	8' - 0"	
GARAGE LEVEL 02						
New Construction	1	2' - 8"	1' - 6"	FX	6' - 6"	
New Construction	1	2' - 8"	3' - 0"	SH	6' - 6"	
New Construction	4	2' - 8"	5' - 0"	SH	6' - 10"	
LEVEL 02 - FLOOR						
New Construction	5	2' - 8"	1' - 6"	FX	7' - 6"	
New Construction	19	2' - 8"	5' - 6"	SH	7' - 6"	
New Construction	1	3' - 6"	5' - 0"	SH	7' - 0"	

AREA STATEMENT	
(NEW CONSTRUCTION)	PROPOSED
FIRST FLOOR:	1,963 S.F.
SECOND FLOOR:	2,139 S.F.
GARAGE APARTMENT:	579 S.F.
TOTAL HEATED:	4,681 S.F.
FRONT PORCH:	248 S.F.
SIDE PORCH:	23 S.F.
REAR PORCH:	159 S.F.
GARAGE:	581 S.F.
ATTIC STORAGE:	0 S.F.
TOTAL UNHEATED:	1,011 S.F.
TOTAL COVERED:	5,692 S.F.

PROPOSED CALCULATIONS OF IMPERVIOUS PERCENTAGE	
HOUSE / PORCHES	2,393 S.F.
DRIVEWAY / SIDEWALK	2,171 S.F.
GARAGE	581 S.F.
TOTAL OF IMPERVIOUS COVER	5,145 S.F.
LOT AREA	7,565 S.F.
PERCENTAGE OF IMPERVIOUS AREA	68 %



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation