

## 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 – Garage

The applicant is proposing to build a new two-story garage apartment at the rear of the lot. Details include the following:

- The ridge height is 24'-8" with a 6:12 hipped roof.
- Siding is to be 5.5" smooth cementitious artisan board siding.
- First floor plate height is to be 8'-6".
- Second floor plate height is to be 8'-0".
- Garage door is to have a set of ribbon windows across the top with eight 2/2 windows.
- Windows should be inset and recessed per the diagram on pg. 19.
- Stairs to access the second floor will be on the west elevation.
- Slab 6" foundation.
- Front access garage with a 3'-0" rear setback.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

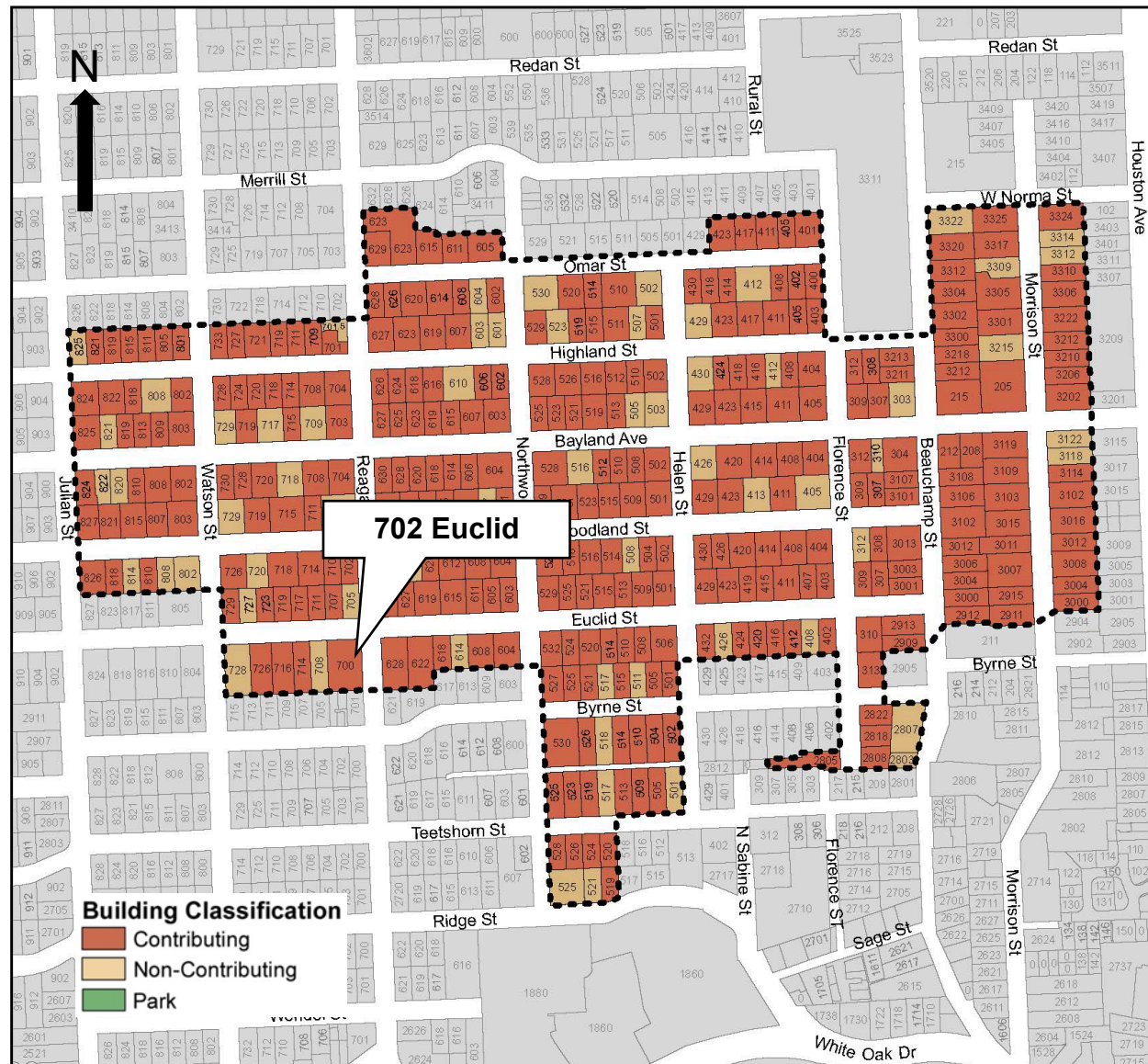
**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

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:<br><br>(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<br><br>(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

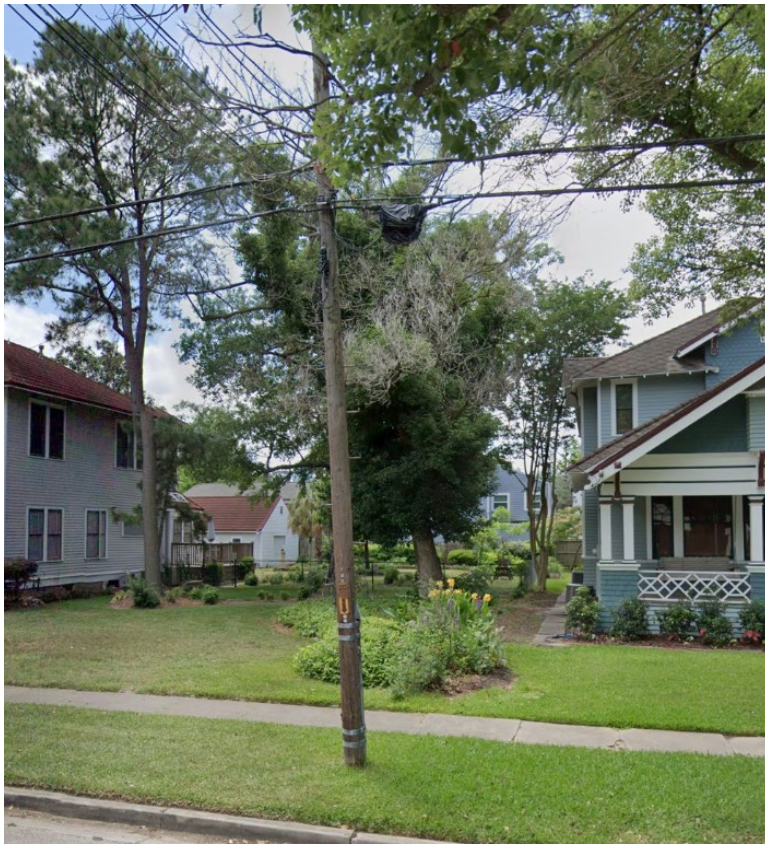


INVENTORY PHOTO





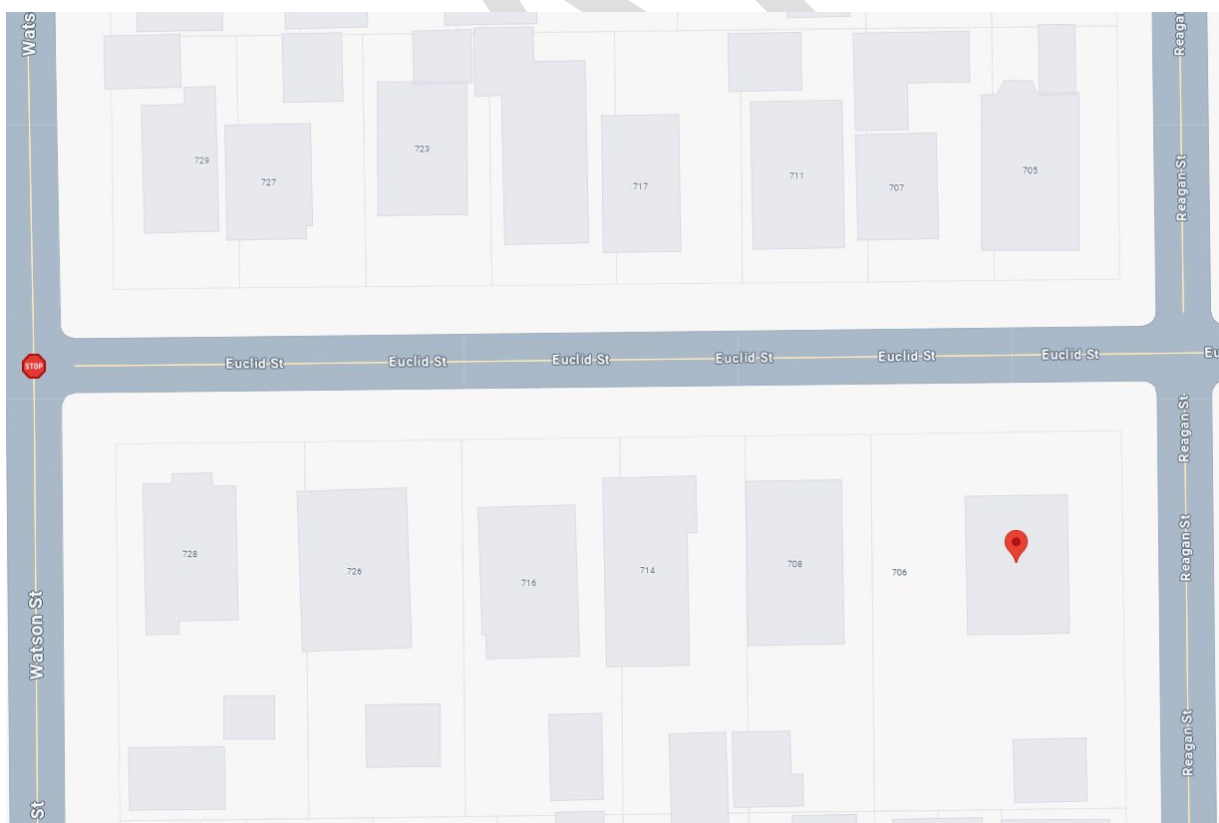
CURRENT PHOTO



AERIAL VIEW OF PROPERTY

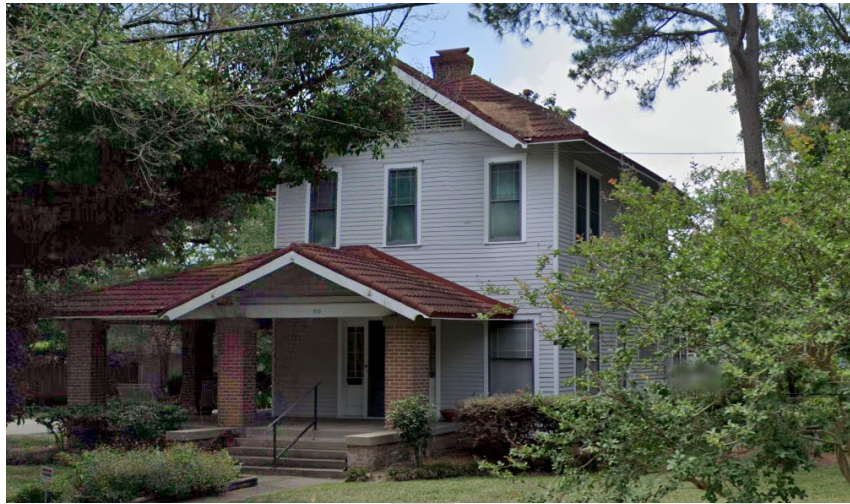


702 Euclid St





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

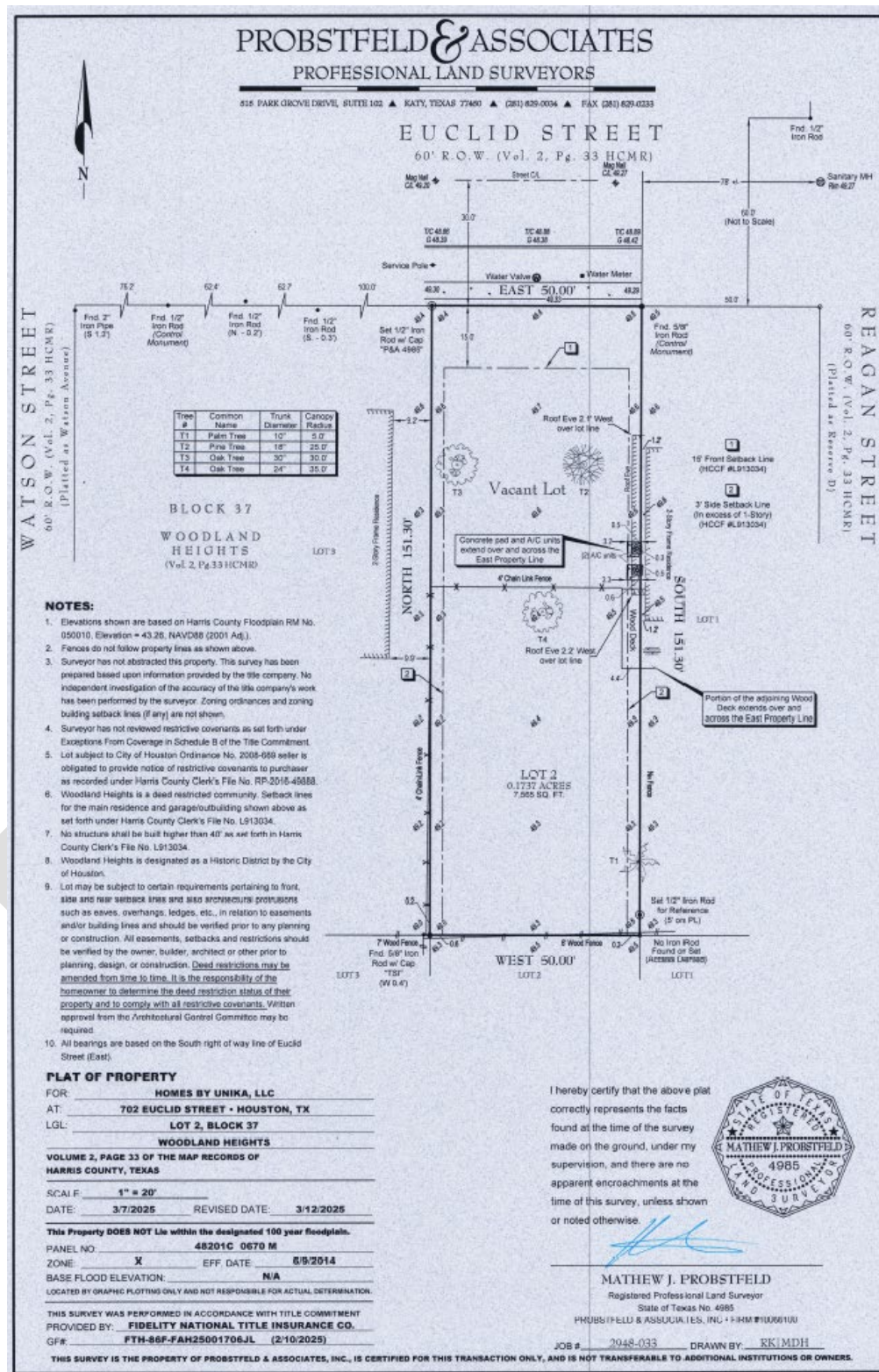


**CONTEXT AREA  
STREET VIEWS**





## SURVEY





PROPOSED 3D RENDERING



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

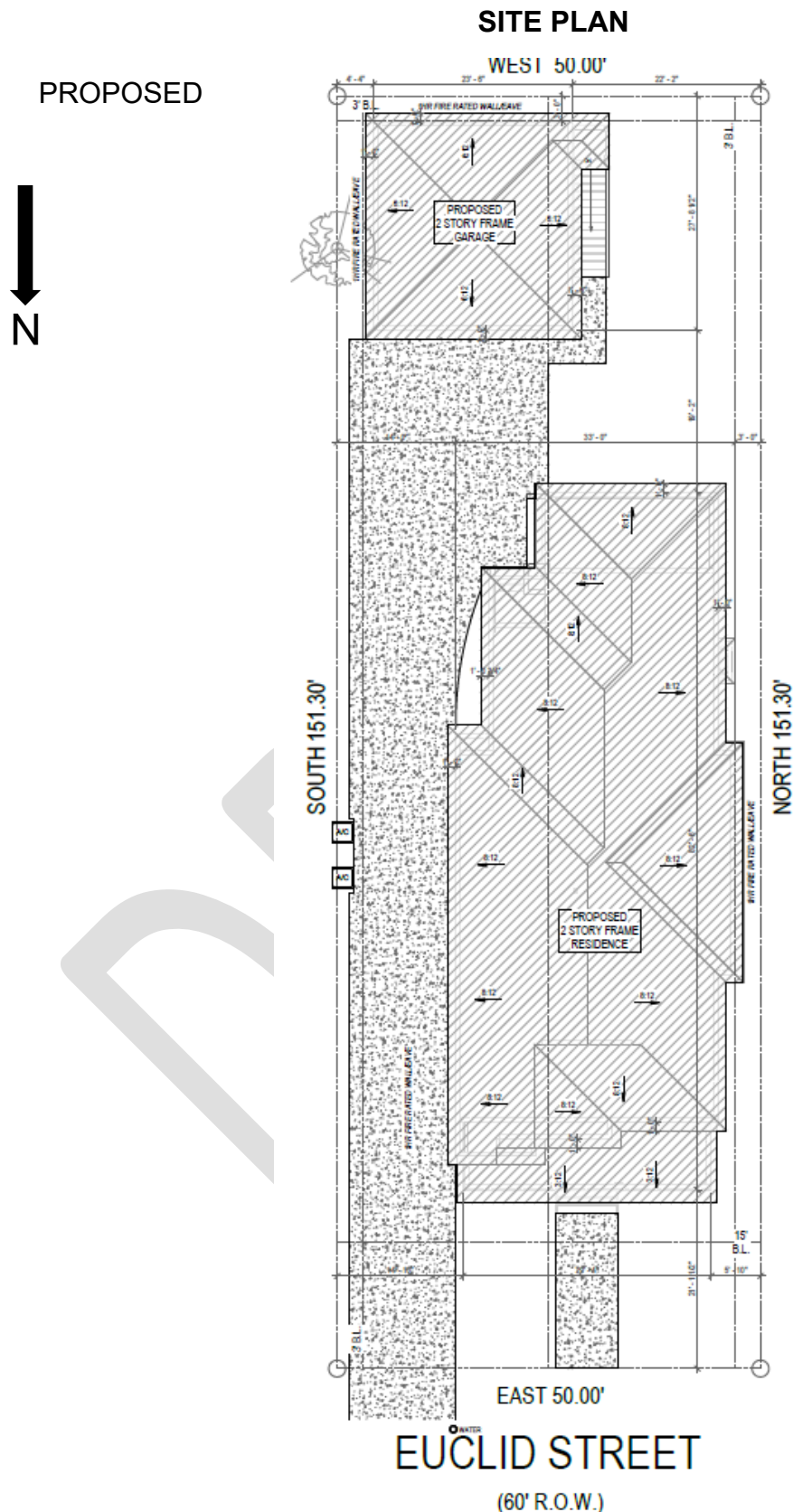


This image isn't real, it's a 3D rendering for the proposal



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







24' - 8"

2' - 6"

13' - 0"

23' - 6" x 22' - 6"

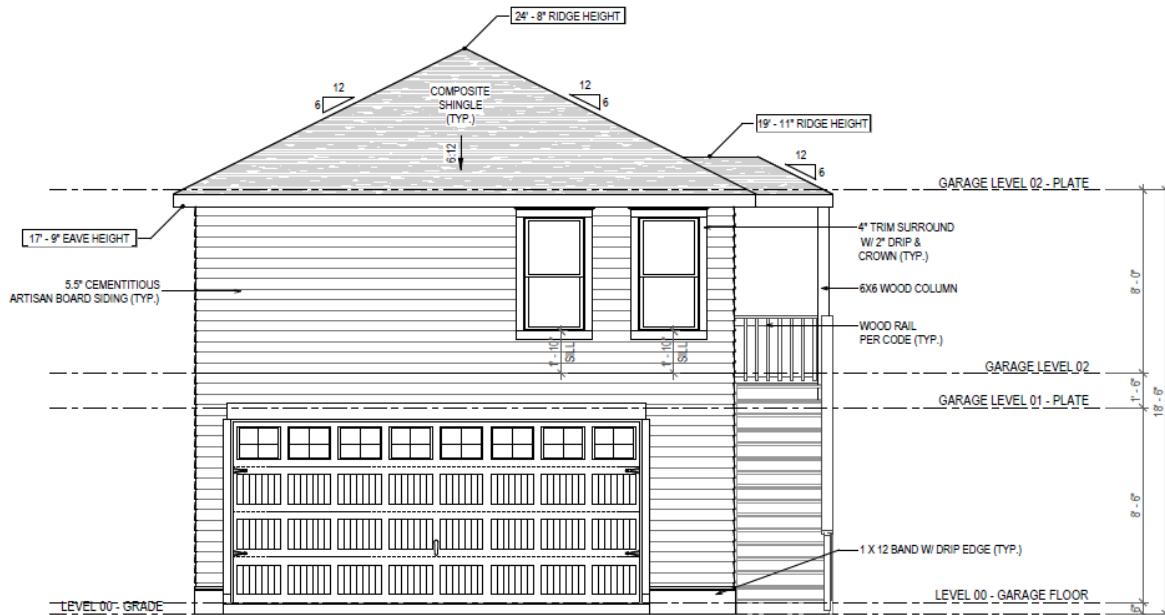
**GARAGE**  
9-0 CLG  
CONC

[illegible]



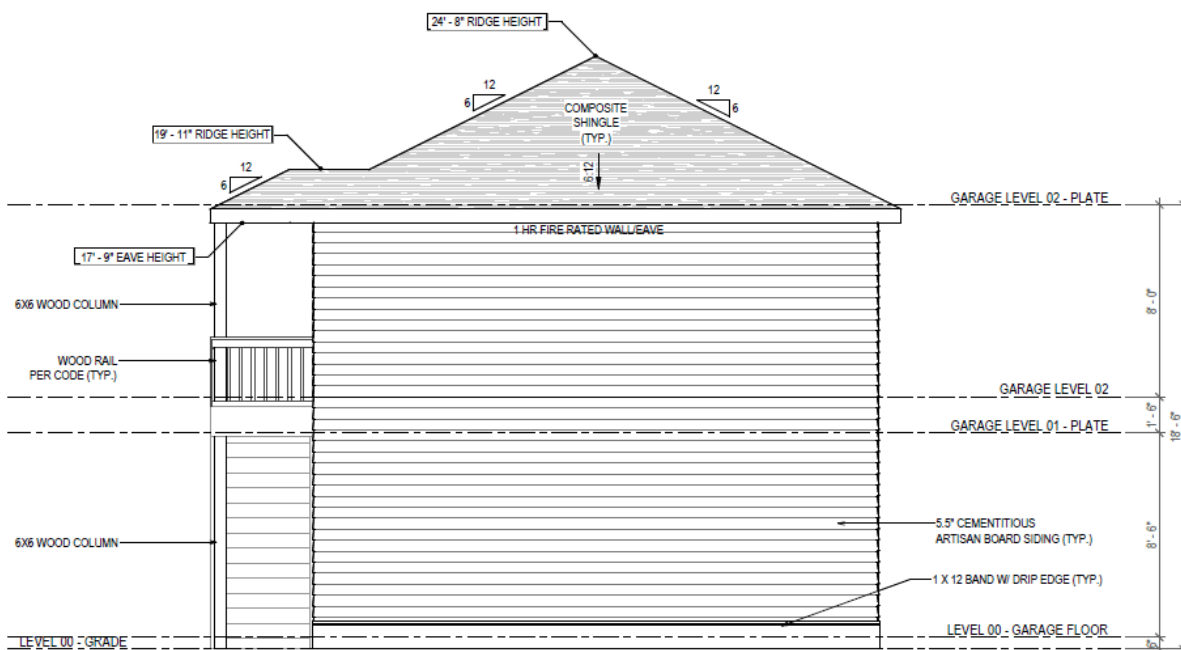
## FRONT (NORTH) ELEVATION

PROPOSED



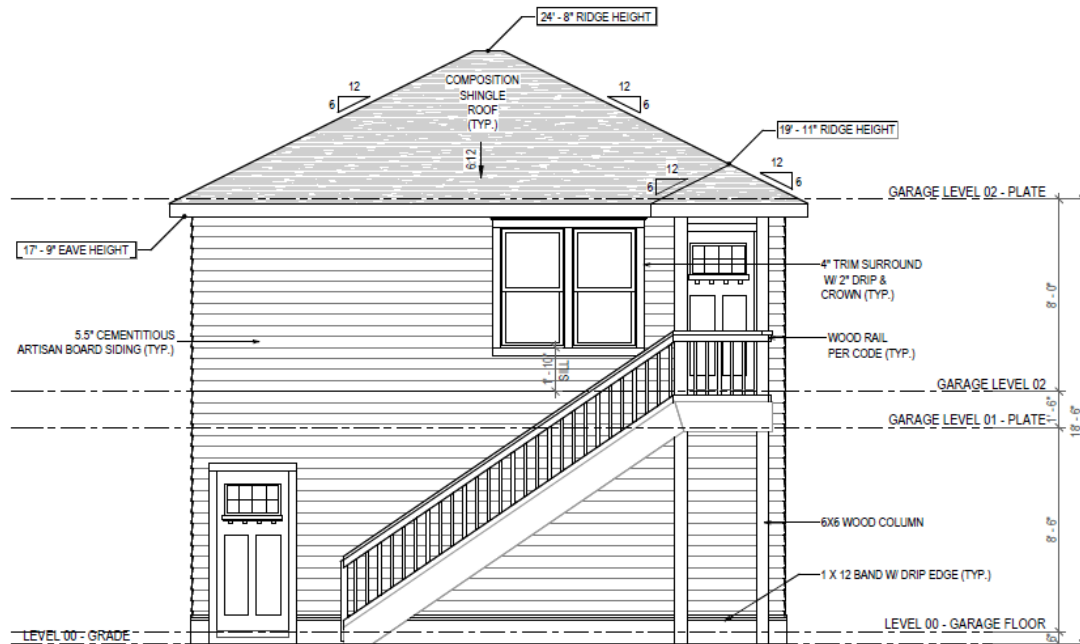
## REAR (SOUTH) ELEVATION

PROPOSED



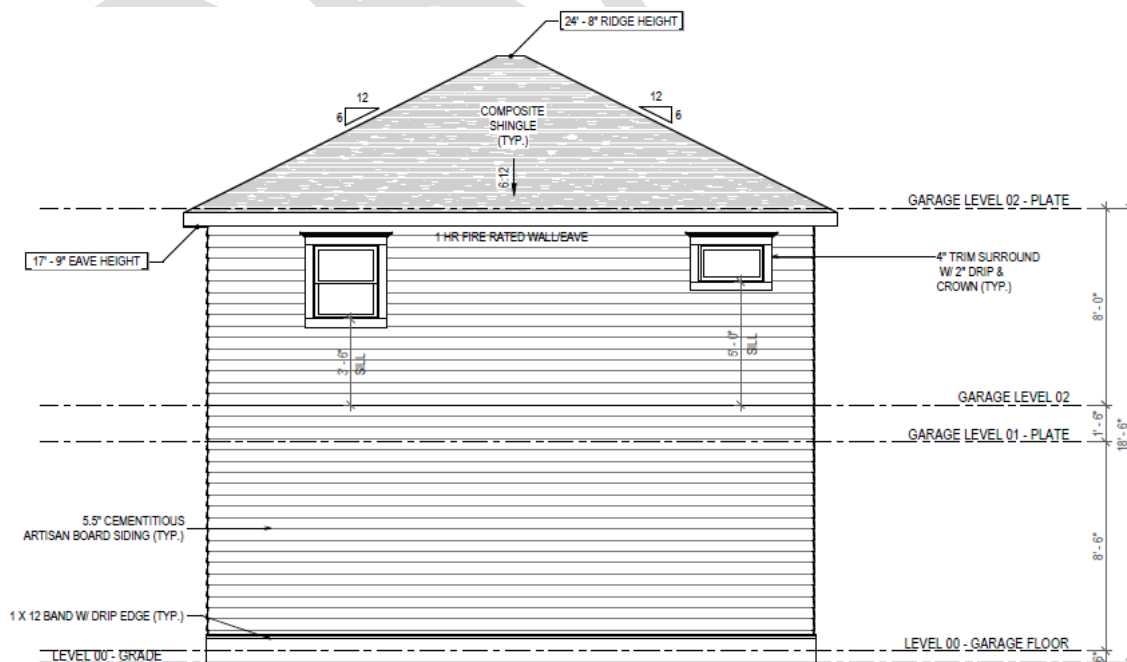
## RIGHT (WEST) ELEVATION

## PROPOSED



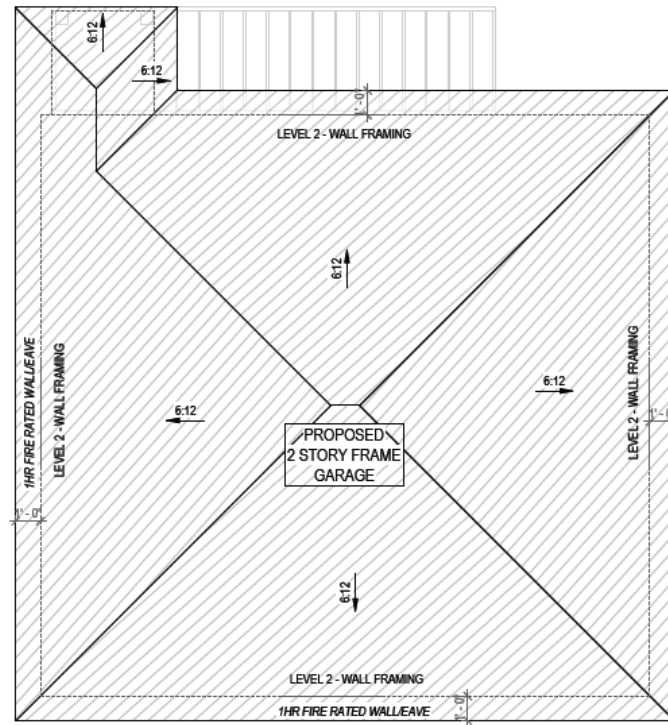
## LEFT (EAST) ELEVATION

## PROPOSED





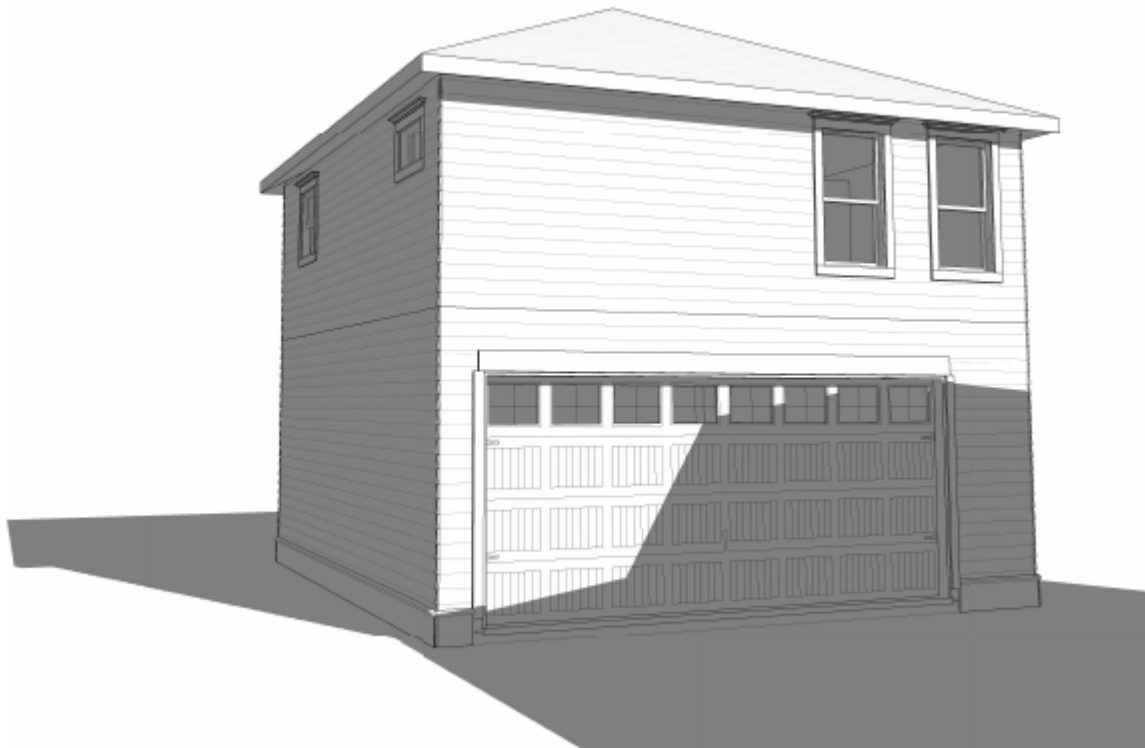
ROOF PLAN  
PROPOSED



PROPOSED ROOF PLAN - GARAGE

Scale: 1/4" = 1'-0"

3D RENDERINGS



## WINDOW AND DOOR SCHEDULE

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"	

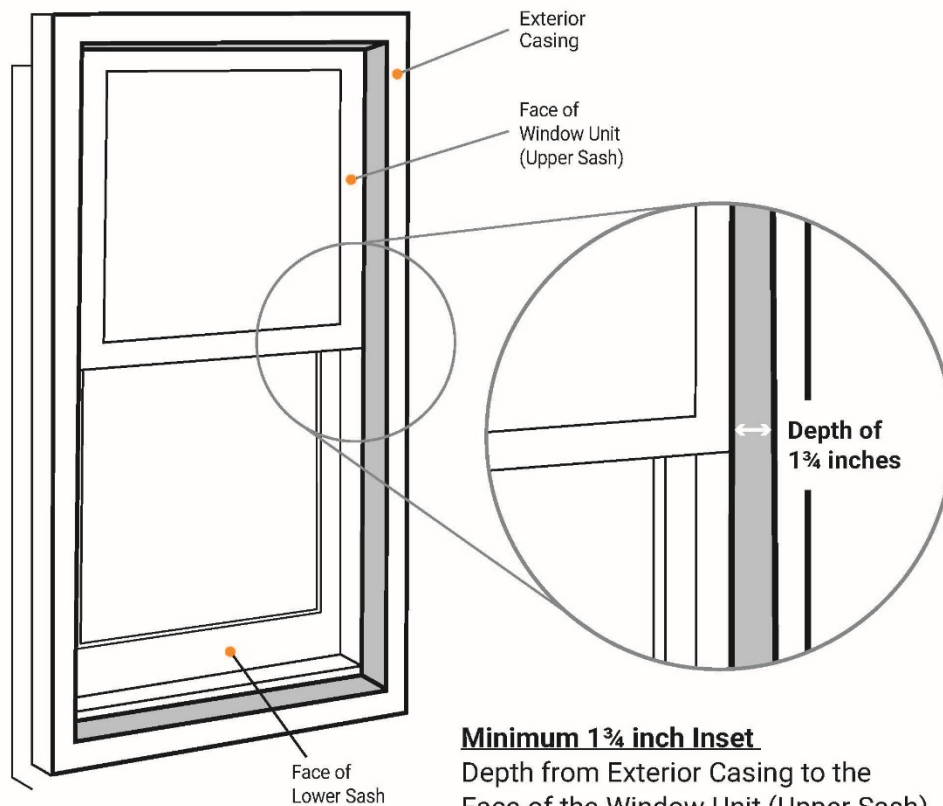


AREA STATEMENT	
(NEW CONSTRUCTION)	PROPOSED
FIRST FLOOR:	1,963 S.F.
SECOND FLOOR:	2,139 S.F.
GARAGE APARTMENT:	579 S.F.
<b>TOTAL HEATED:</b>	<b>4,681 S.F.</b>
FRONT PORCH:	248 S.F.
SIDE PORCH:	23 S.F.
REAR PORCH:	159 S.F.
GARAGE:	581 S.F.
ATTIC STORAGE:	0 S.F.
<b>TOTAL UNHEATED:</b>	<b>1,011 S.F.</b>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

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](mailto:historicpreservation@houstontx.gov)

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