

CERTIFICATE OF APPROPRIATENESS

Application Date: January 10, 2023

Applicant: Bernardo Rios, architect, Kevin Simmons, owner

Property: 507 E 5th Street tracks 13 & 14 Block 286, Houston Heights. The property includes a 988 SF, one-story wood frame single-family residence on a 5,000SF lot.

Significance: Contributing Craftsman Bungalow, constructed circa 1915, located in the Houston Heights Historic District South.

Proposal: Alteration – Rear Addition - 1,312 SF - 2 story

- Original main house to be retained as is, with original front porch, front door, windows, and siding
- Addition to be inset at, and retain, the original rear northeast corner and to be offset to the west, at and defining the original northwest corner
- 2nd story to begin over a portion of the original rear wall of the house
- Articulated rear addition to include exposed roof rafter tails, inset & recessed, 1/1 wood windows
- 1st story of the rear addition has a small mudroom but is otherwise open space
- Total conditioned SF 2,300 SF with proposed approx. 900 SF open space under rear addition

****REPORT MAY CHANGE PRIOR TO THE MEETING**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance:

Effective:



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" 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 missing 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. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



507 E 5th

Building Classification

- Contributing
- Non-Contributing
- Park

CONTEXT AREA



Figure 2- 448 Columbia St. across street from subject site – non-contributing



Figure 2- 448 Columbia St. directly across the street from the subject site – non-contributing



Figure 3 - Contributing-Context Area East Boundary-House Across Alley from Subject House – 501 Oxford St.



Figure 4 - Another Angle of Context Area Contributing House Across Alley from Subject Property – 501 Oxford St.



Figure 5 - Context Area View of Boundary Property from Northeast View – 501 Oxford St.



Figure 6 - Context Area - Non-Contributing House to Immediate West of Subject Property – 502 Columbia St



Figure 7 - South Elevation View Context Area - Subject Property to Right in Image – 502 Columbia

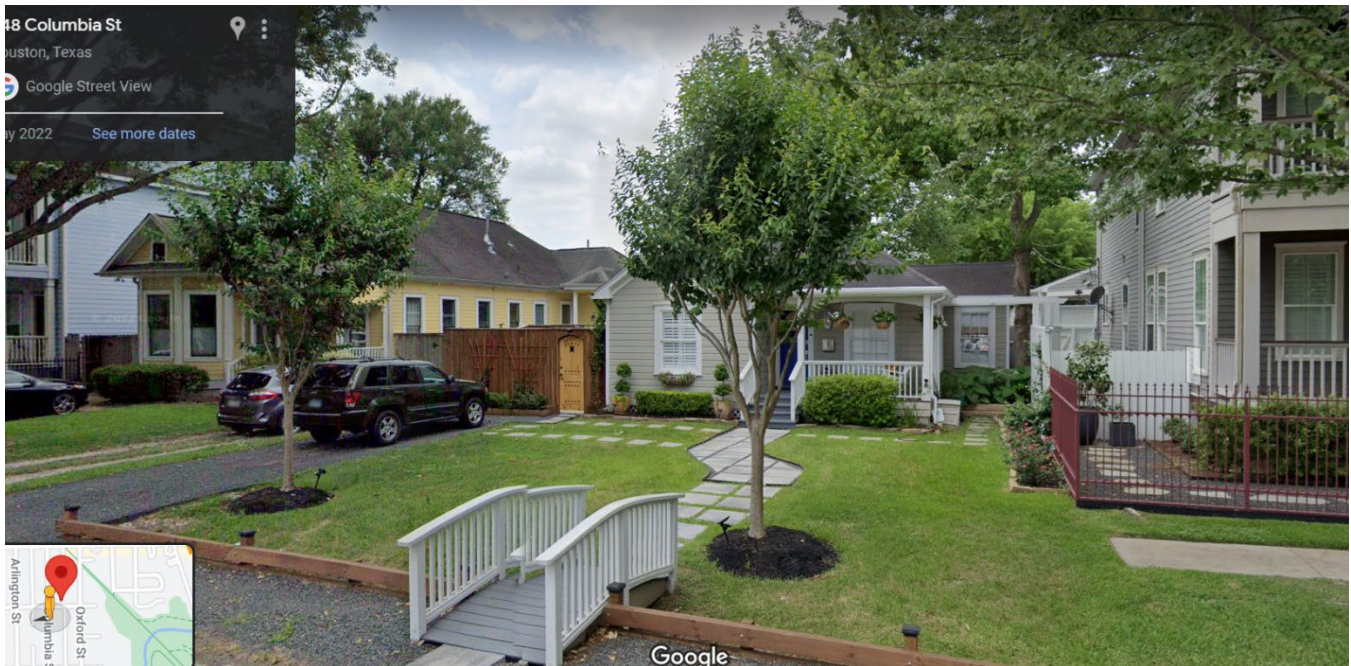
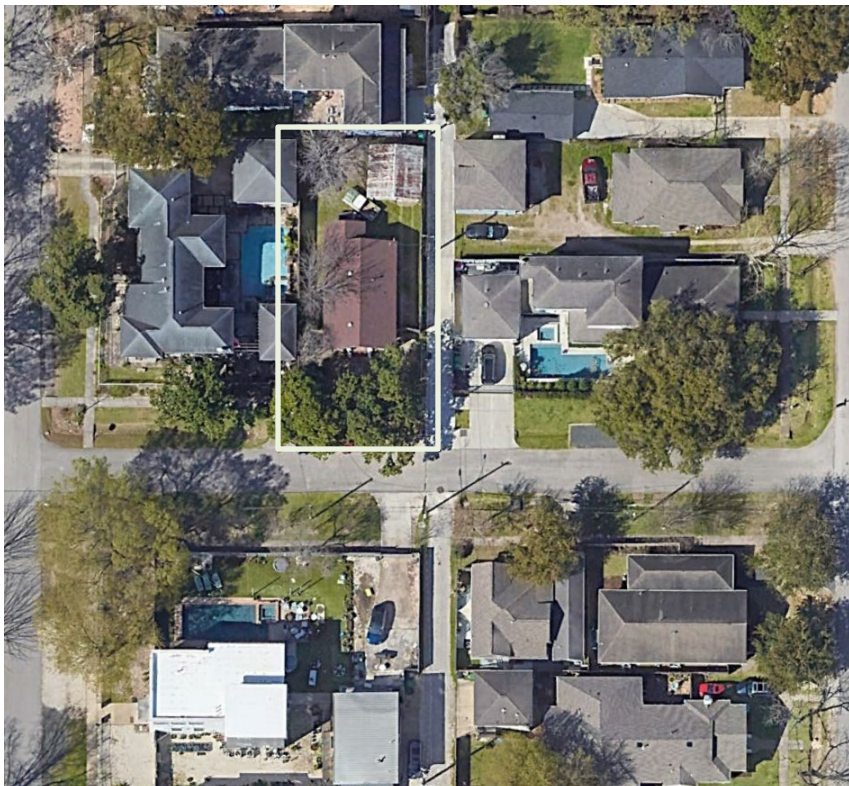
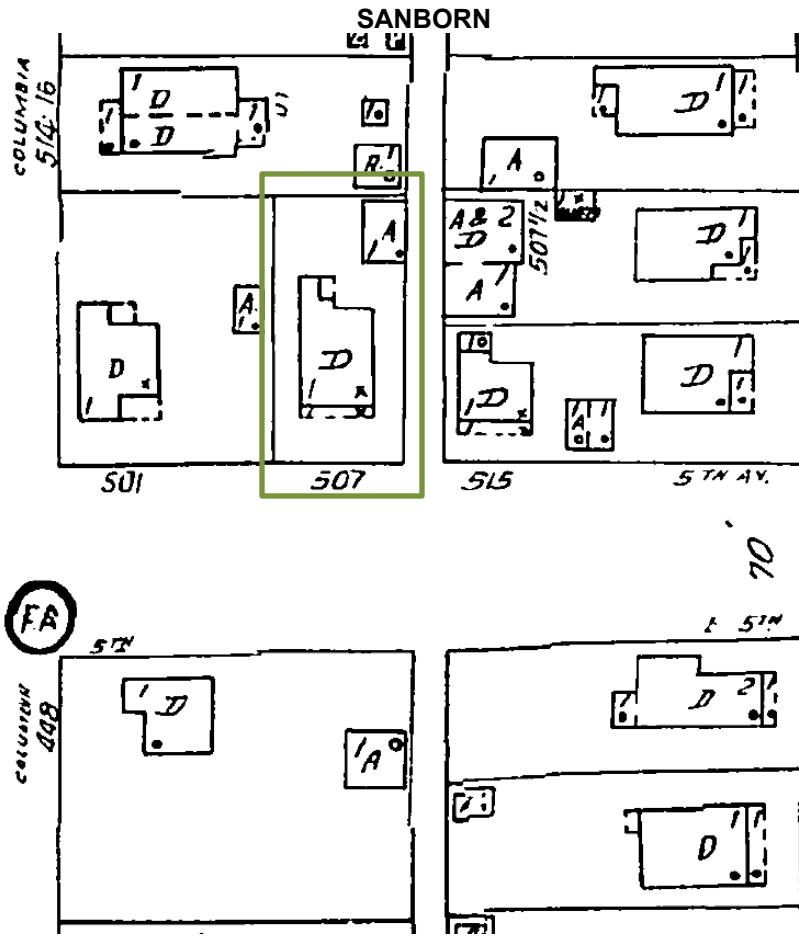


Figure 8 - 2 Contributing Context Houses to the Southwest from Subject Property - 441 & 443 Columbia Respectively

INVENTORY PHOTO



Figure 9 - Above and Below Inventory photos circa 2010 - note undeveloped alley



Please see the following drawings for details.



IMAGE INDICATES HISTORIC WOOD BEVEL SIDING WITH 4" REVEAL

② Image A
1 1/2" = 1'-0"



IMAGE INDICATES HISTORIC WOOD BEVEL SIDING WITH 4" REVEAL AND 4" TRIM

③ Image B
1 1/2" = 1'-0"



IMAGE INDICATES PORTION OF WALL WHERE SIDING HAD BEEN DETERIORATING, TO BE REPLACED WITH SIMILAR NEW SIDING

④ Image C
1 1/2" = 1'-0"



IMAGE INDICATES ORIGINAL WOOD SASH REPLACED WITH PAINTED PLYWOOD PANEL

⑤ Image D
1 1/2" = 1'-0"



IMAGE INDICATES STYLE AND CONDITION OF THE MAJORITY OF THE EXISTING WINDOWS

⑥ Image E
1 1/2" = 1'-0"



IMAGE INDICATES HISTORIC DETAILING PRESENT, EXPOSED RAFTER TAILS AND CRAFTSMAN GABLE BRACKETS

⑦ Image F
1 1/2" = 1'-0"

507 E. 5th St. - Window Schedule

Mark	Width	Height	Material	Family	Comments
1.1	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.2	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.3	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.4	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.5	3' - 0"	2' - 6"	Wood	Fixed with Trim	Original Wood Window Frame / Missing Sash / Plywood Infill
1.6	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.7	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.8	2' - 6"	3' - 10"	Aluminum	Window-Double-Hung	Original Wood Window Frame / Non-original Aluminum Sash
1.9	3' - 0"	3' - 0"	Aluminum	Window-Double-Hung	Non-Original Aluminum Window and Frame
1.10	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Existing To Remain
1.11	3' - 0"	2' - 6"	Wood	Fixed with Trim	Existing To Remain
1.12	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.13	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.14	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.15	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
1.16	3' - 4"	5' - 0"	Wood	Window-Double-Hung	Existing To Remain
2.1	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.2	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.3	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.4	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.5	3' - 0"	1' - 6"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.6	2' - 8"	2' - 8"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.7	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.8	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.9	3' - 0"	1' - 6"	Wood	Fixed with Trim	Proposed New Jeld-Wen Wood Window
2.10	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.11	2' - 8"	5' - 0"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.12	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window
2.13	2' - 6"	3' - 10"	Wood	Window-Double-Hung	Proposed New Jeld-Wen Wood Window

MEASUREABLE STANDARDS

LOT SIZE:		5,000 SF
MAXIMUM LOT COVERAGE ALLOWED:	42%	2,100 SF
FLOOR-TO-AREA RATIO (FAR)	46%	2,300 SF

MAXIMUM LOT COVERAGE CALCS.

EXISTING FOOTPRINT	988 SF
PROPOSED ADDITION	84 SF
TOTAL LOT COVERAGE	1,072 SF

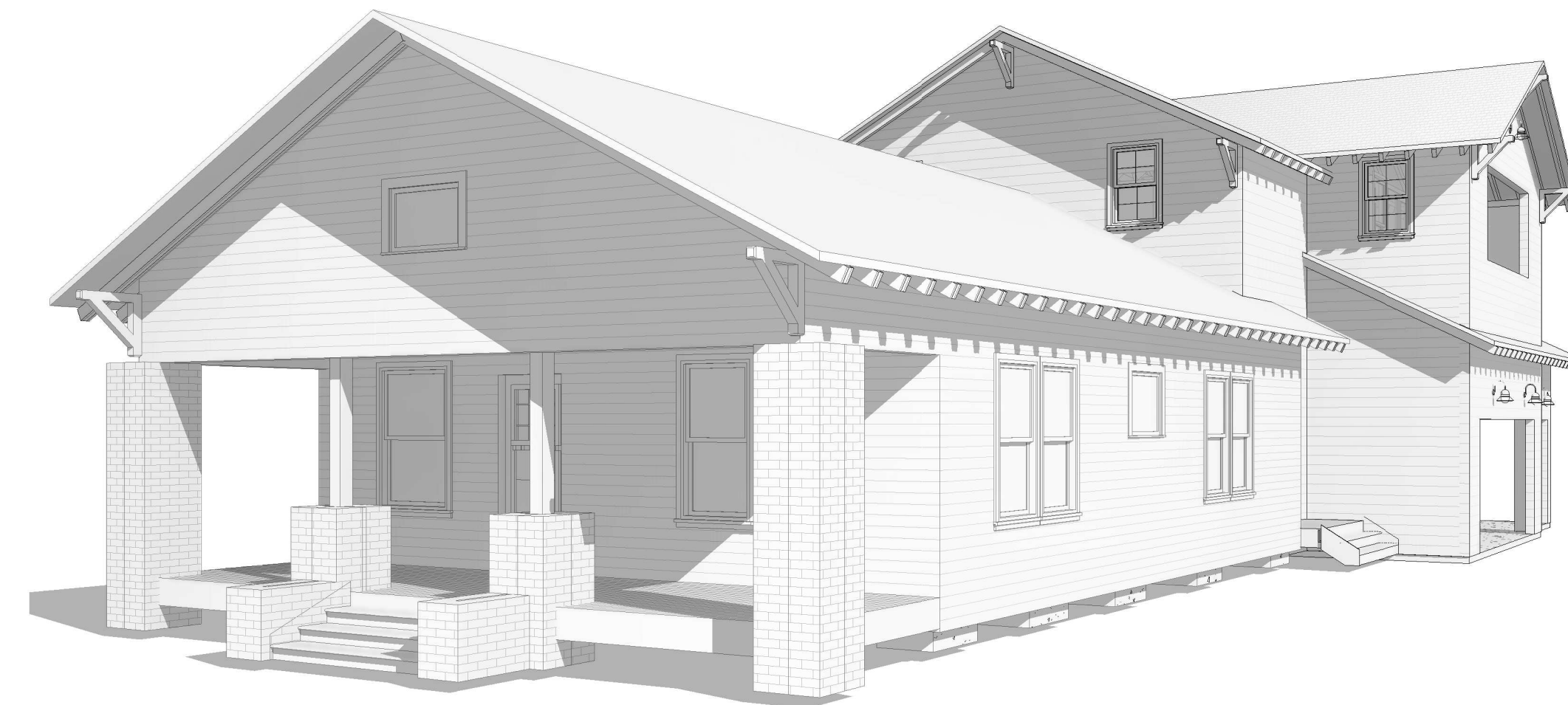
FLOOR-TO-AREA RATIO

EXISTING	
LEVEL 1: LIVING AREA	988 SF

PROPOSED ADDITION	
LEVEL 1: OPEN PORCH	0 SF
LEVEL 1: PROPOSED LIVING AREA	84 SF
LEVEL 2: PROPOSED LIVING AREA	1,228 SF

TOTAL LIVEABLE AREA:	2,300 SF
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① Measurable Standards
1 1/2" = 1'-0"



⑧ 3D View 1

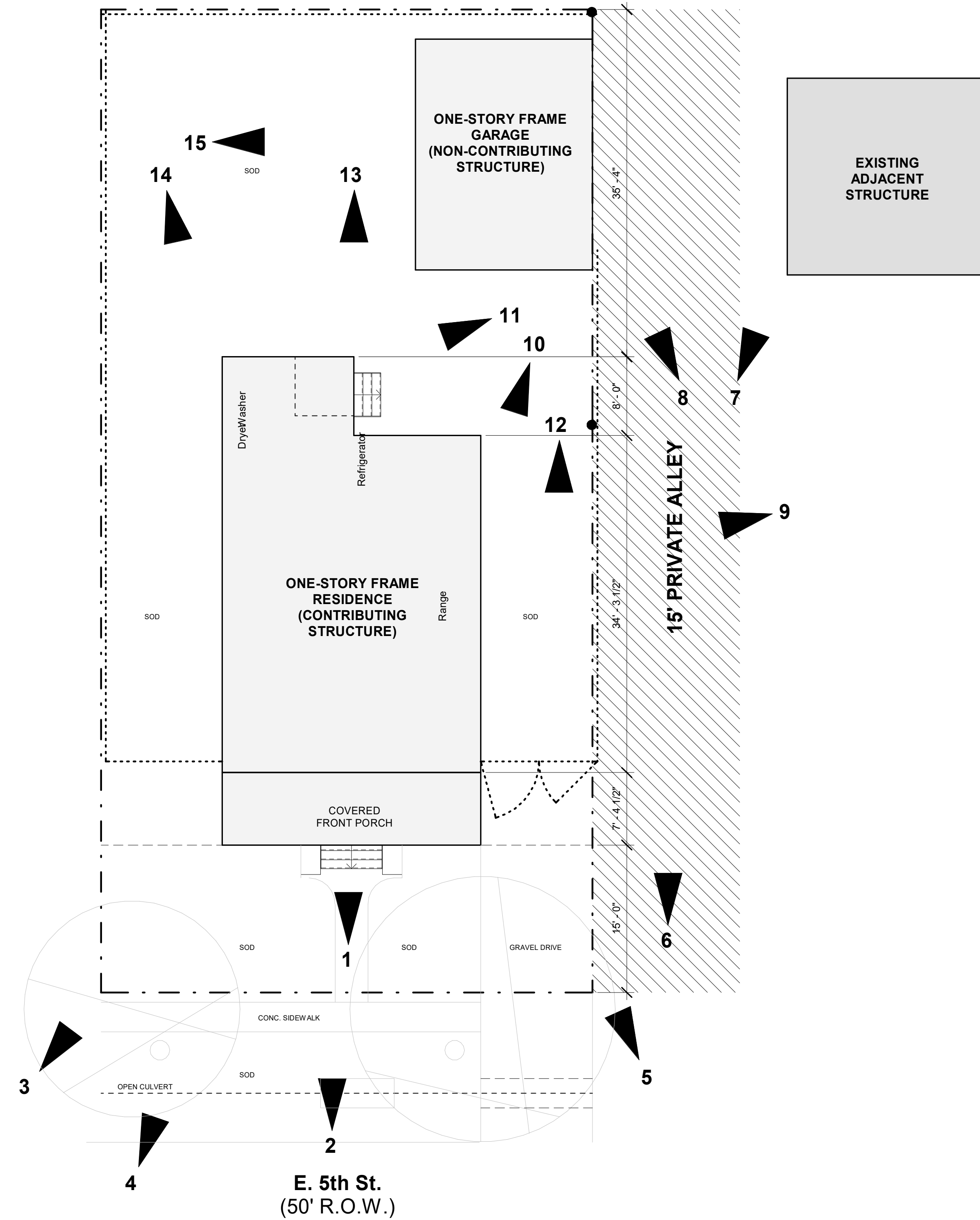
507 E. 5th St

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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
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SHEET NAME	Project Information
SHEET NUMBER	HA1-00



1 Site Plan Location Plan
1/8" = 1'-0"

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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
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SHEET NAME	Site Plan - Location Map
SHEET NUMBER	HA1-01



9 Image 9
1 1/2" = 1'-0"



8 Image 8
1 1/2" = 1'-0"



7 Image 7
1 1/2" = 1'-0"



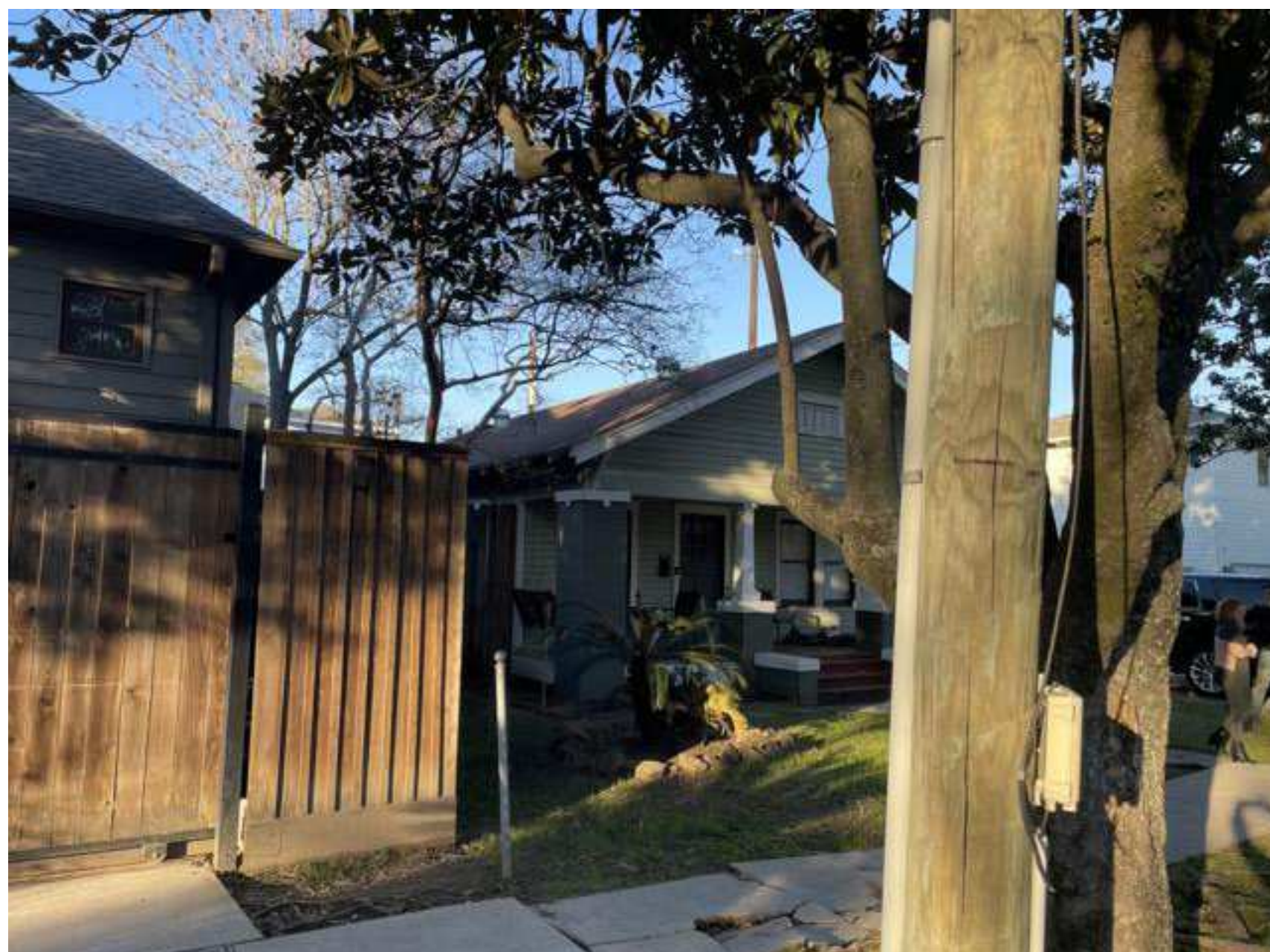
6 Image 6
1 1/2" = 1'-0"



5 Image 5
1 1/2" = 1'-0"



4 Image 4
1 1/2" = 1'-0"



3 Image 3
1 1/2" = 1'-0"



2 Image 2
1 1/2" = 1'-0"



1 Image 1
1 1/2" = 1'-0"

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SHEET NAME	Site Images
SHEET NUMBER	HA1-02



⑥ Image 15
1 1/2" = 1'-0"



⑤ Image 14
1 1/2" = 1'-0"



④ Image 13
1 1/2" = 1'-0"



③ Image 12
1 1/2" = 1'-0"



② Image 11
1 1/2" = 1'-0"



① Image 10
1 1/2" = 1'-0"

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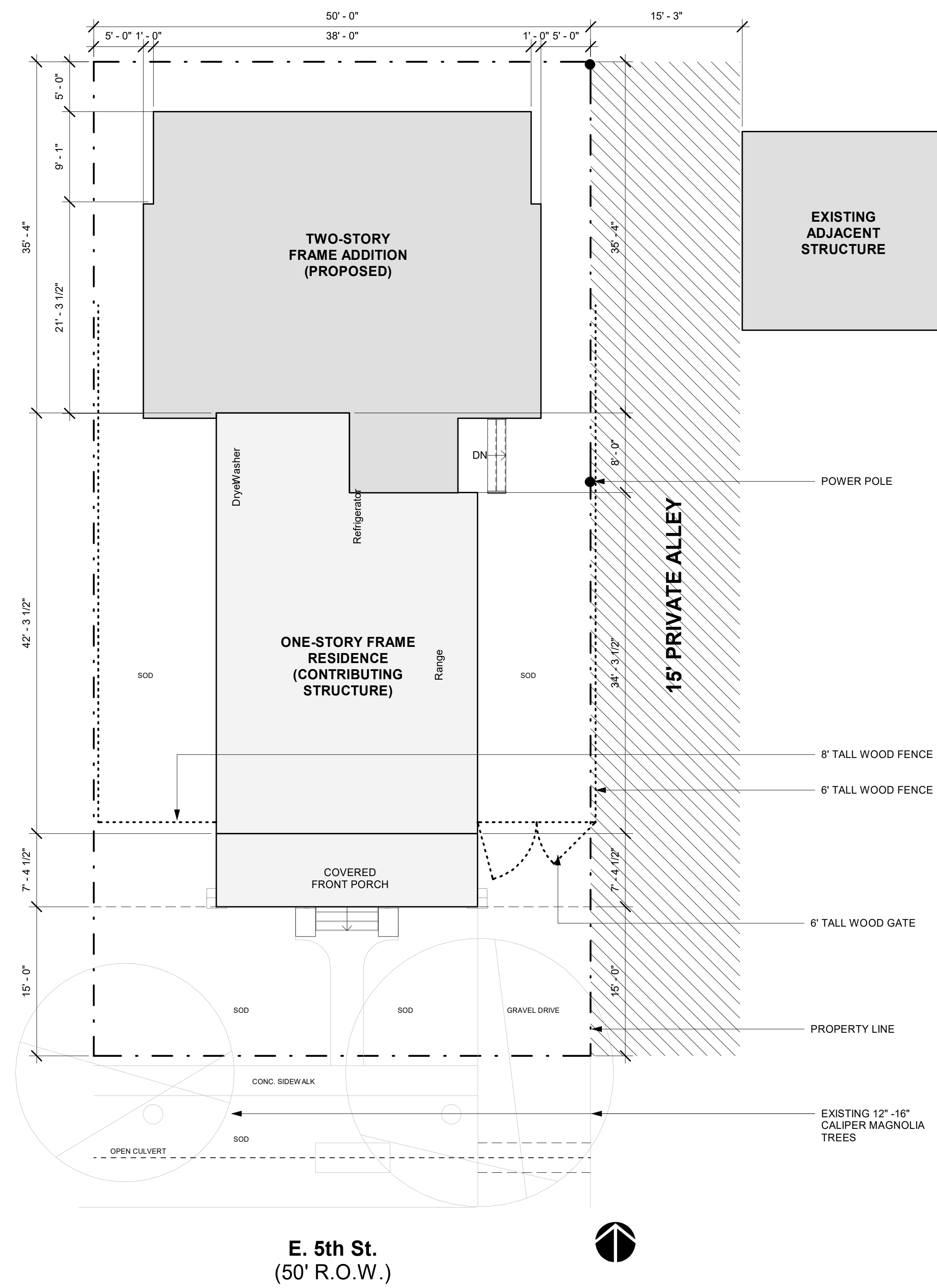
Author

SHEET NAME

Site Images 2

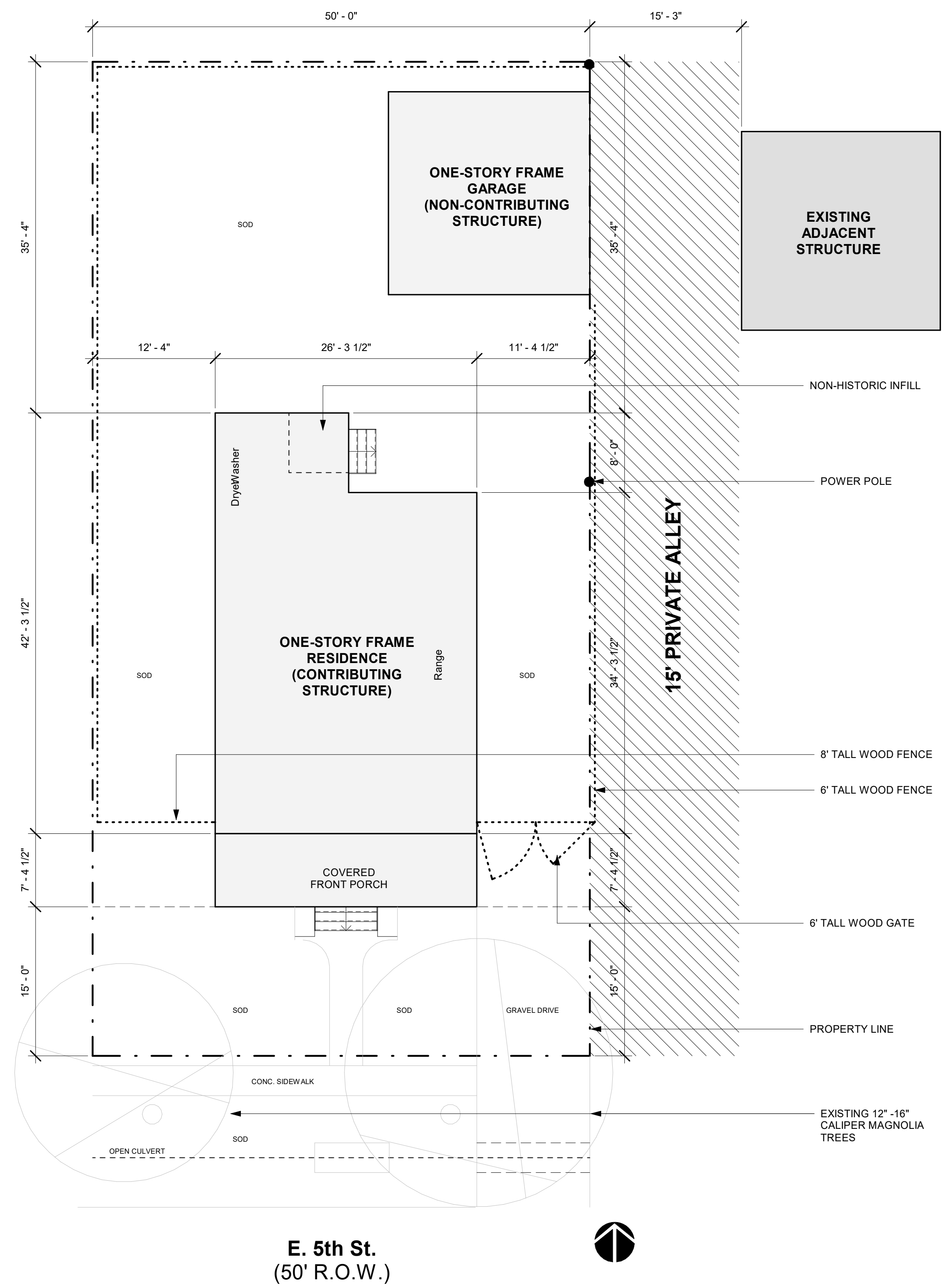
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HA1-03



**E. 5th St.
(50' R.O.W.)**

① Site Plan Proposed
1/8" = 1'-0"



**E. 5th St.
(50' R.O.W.)**

② Site Plan Existing
1/8" = 1'-0"

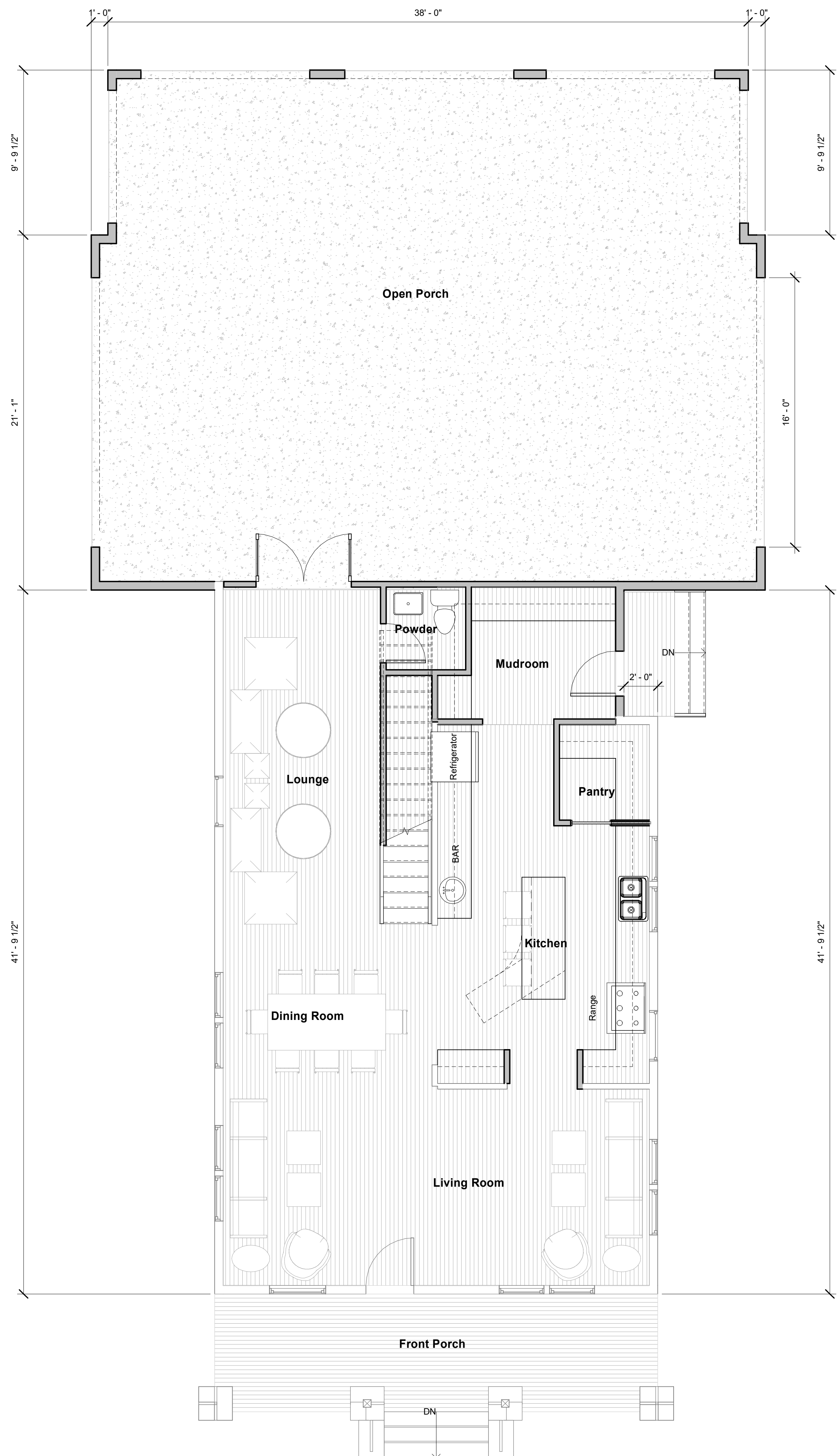
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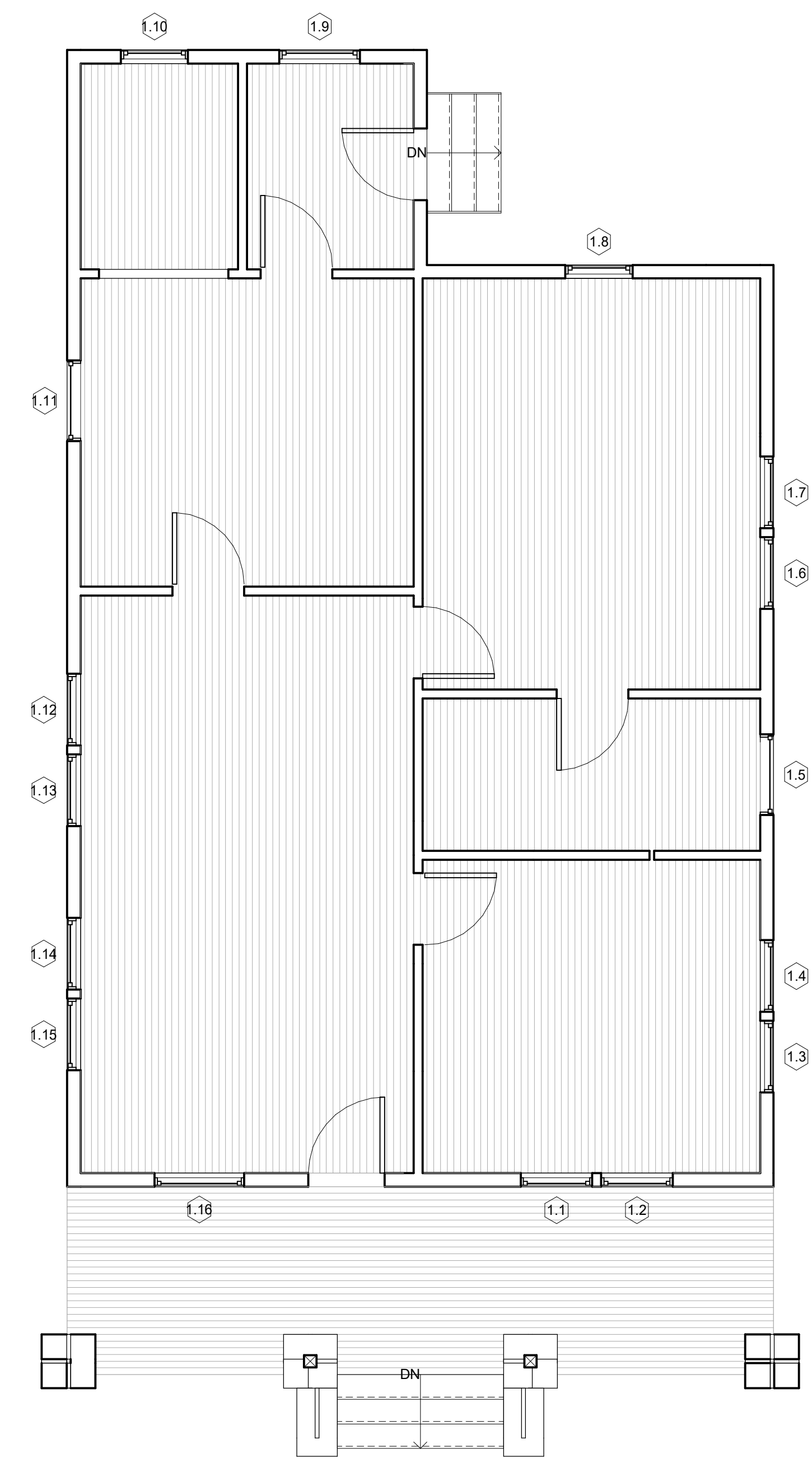
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ISSUE DATE	
PROJECT NUMBER	Project Number
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SHEET NAME	Site Plan
SHEET NUMBER	HA1-04



② First Floor - Proposed
1/4" = 1'-0"



① First Floor - Existing
1/4" = 1'-0"

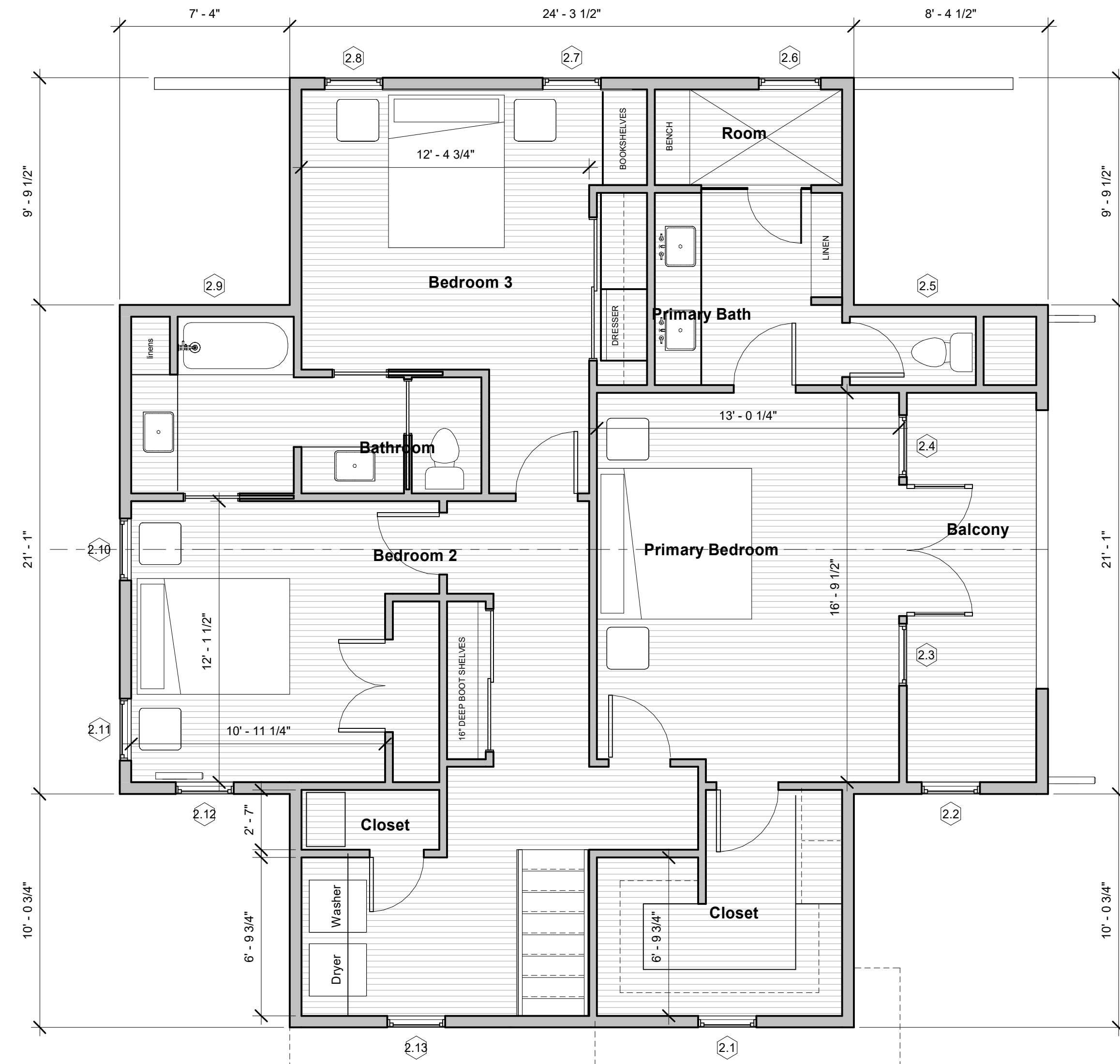
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ISSUE NAME	
ISSUE DATE	
PROJECT NUMBER	Project Number
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SHEET NAME	Architectural Floor Plans
SHEET NUMBER	HA2-01



① Second Floor - Proposed
1/4" = 1'-0"

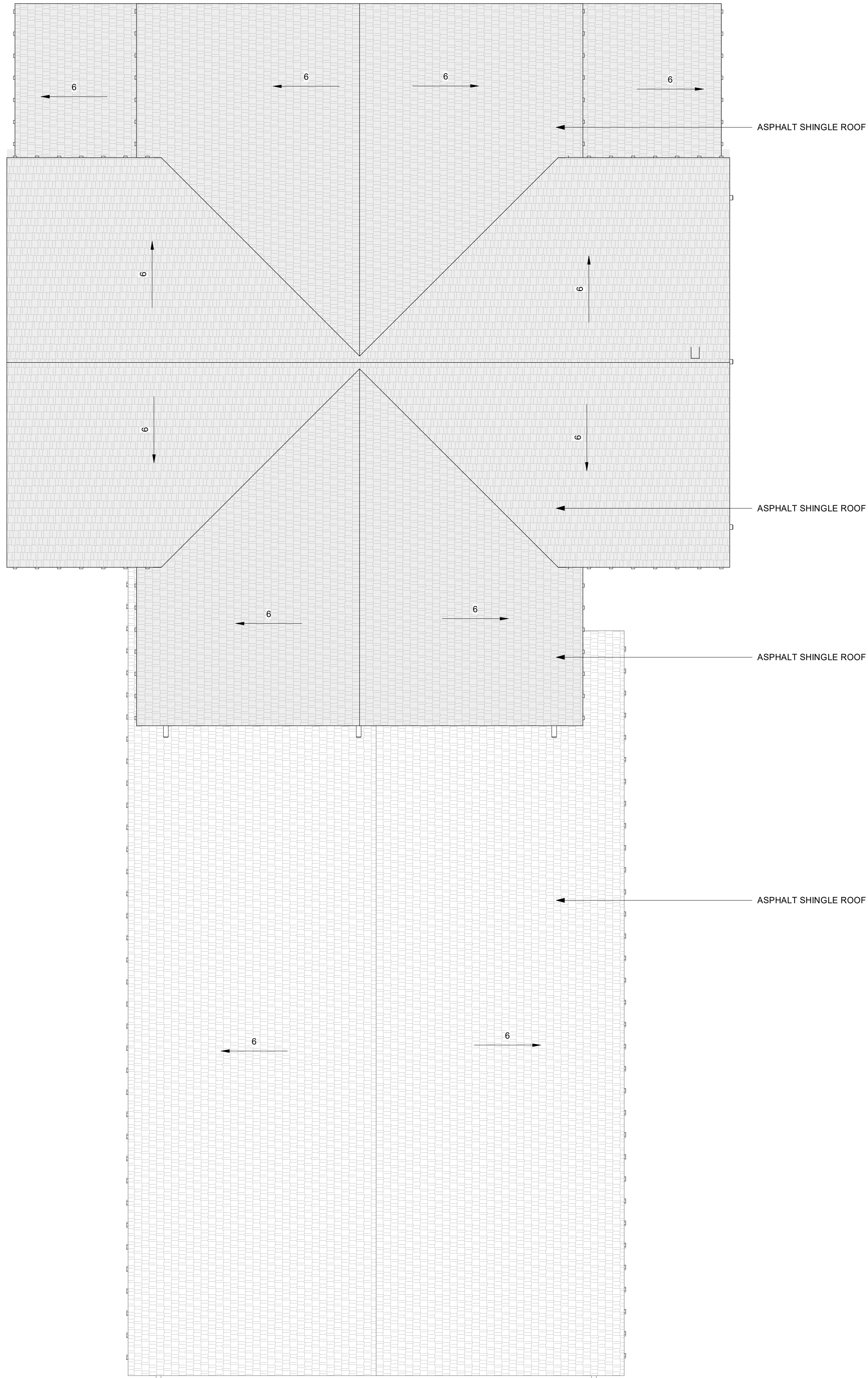


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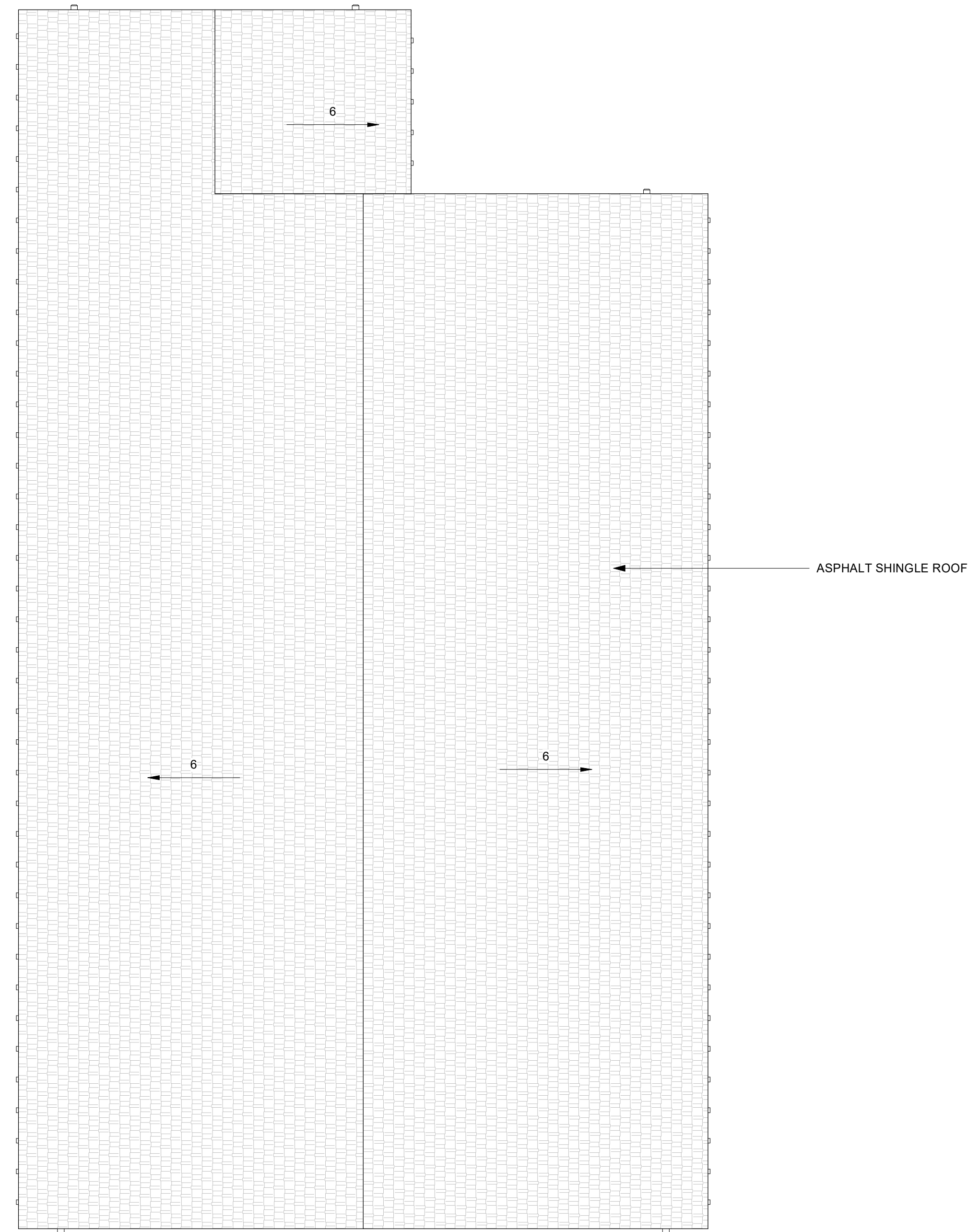
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SHEET NAME	Architectural Floor Plans
SHEET NUMBER	HA2-02



2 Roof Plan - Proposed
1/4" = 1'-0"



1 Roof Plan - Existing
1/4" = 1'-0"



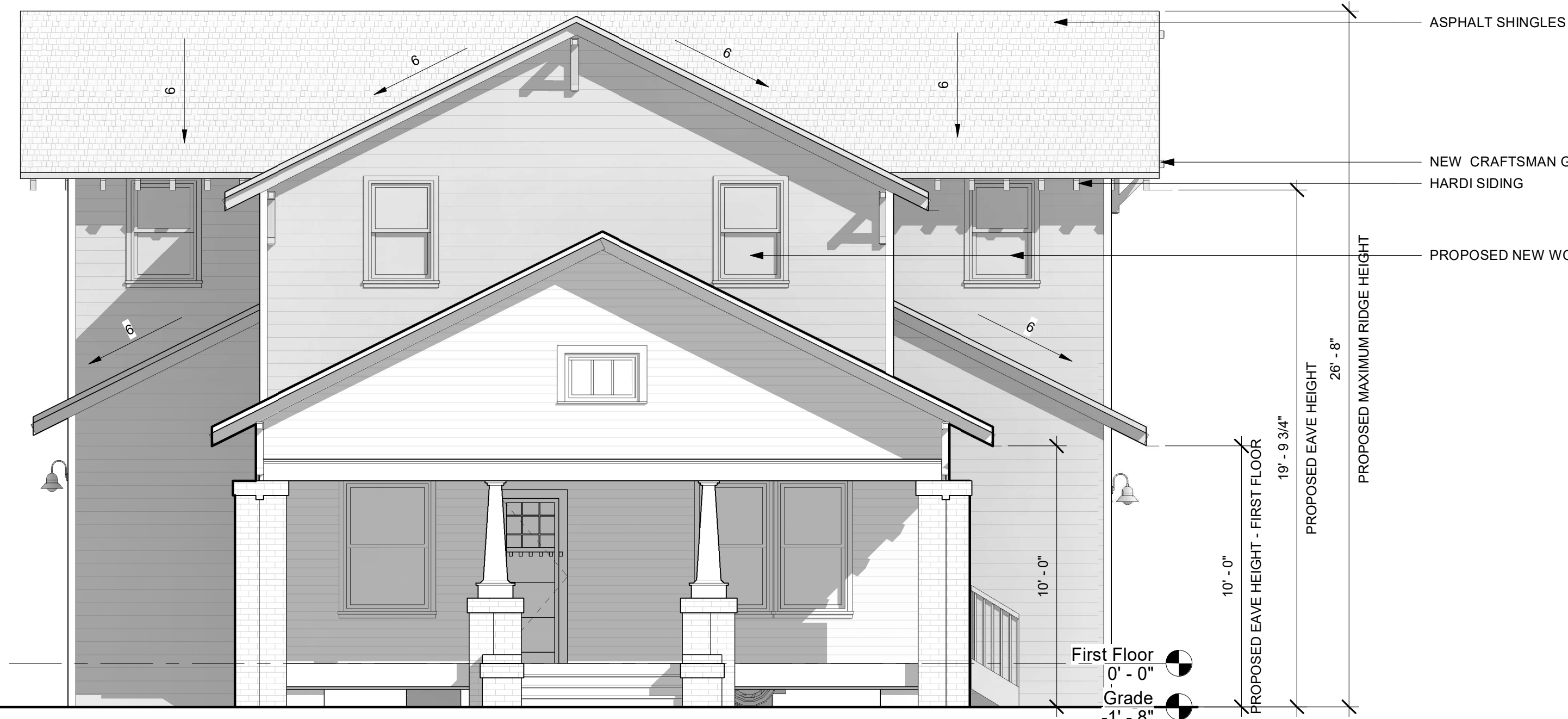
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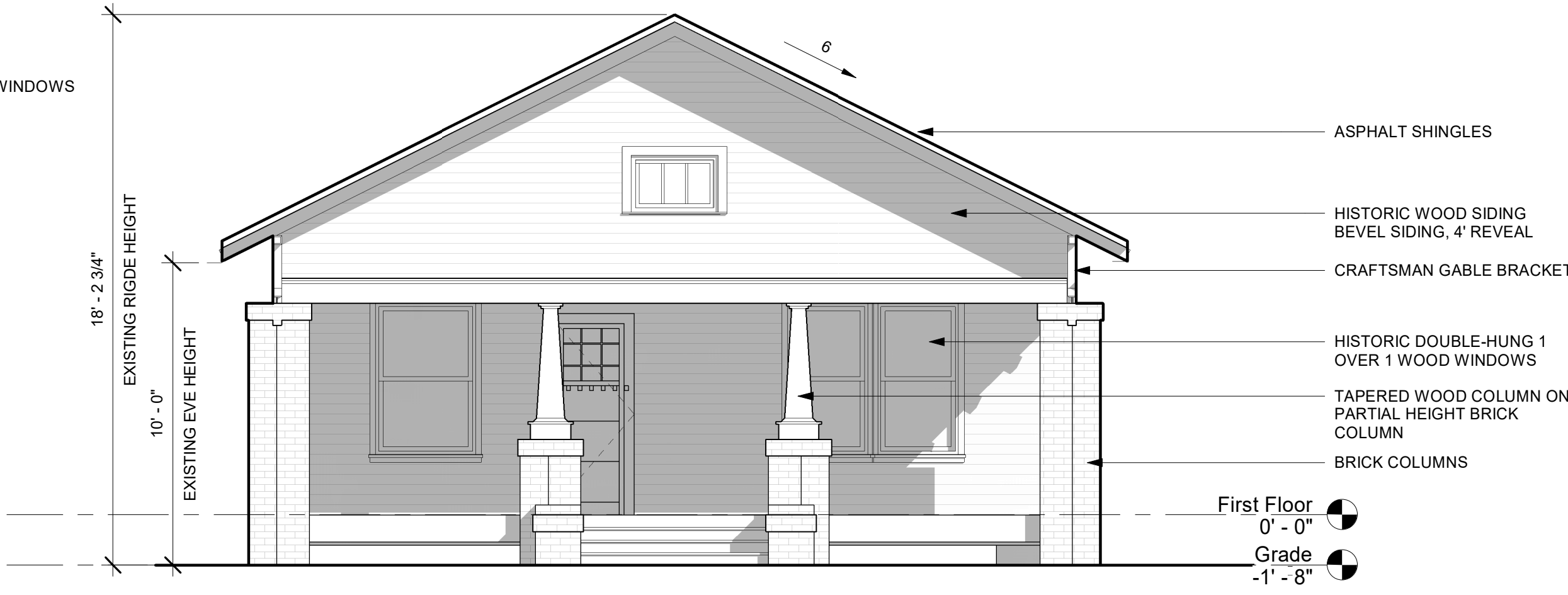
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PROJECT NUMBER	Project Number
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SHEET NAME	Roof Plan
SHEET NUMBER	HA2-03



2 South - Proposed
1/4" = 1'-0"



4 South - Existing
1/4" = 1'-0"



1 East - Proposed
1/4" = 1'-0"



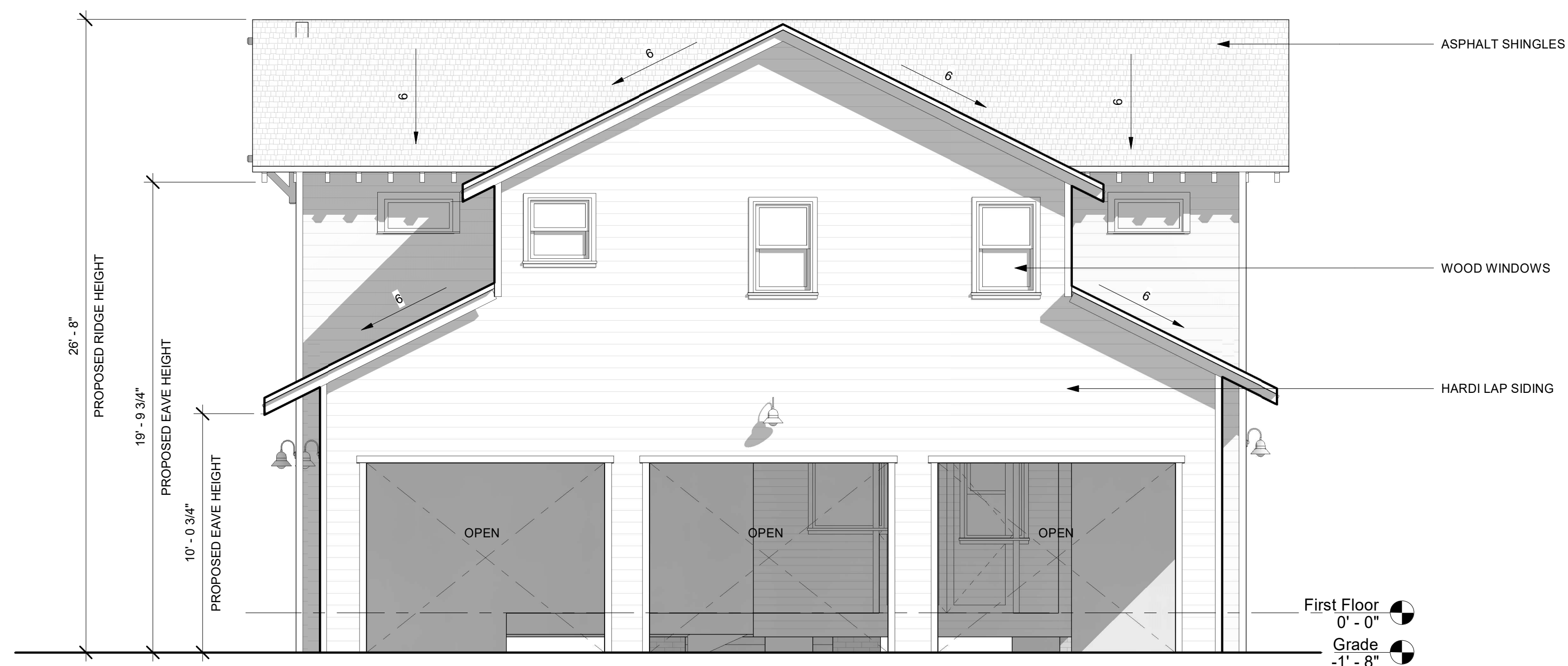
3 East - Existing
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507 E. 5th St

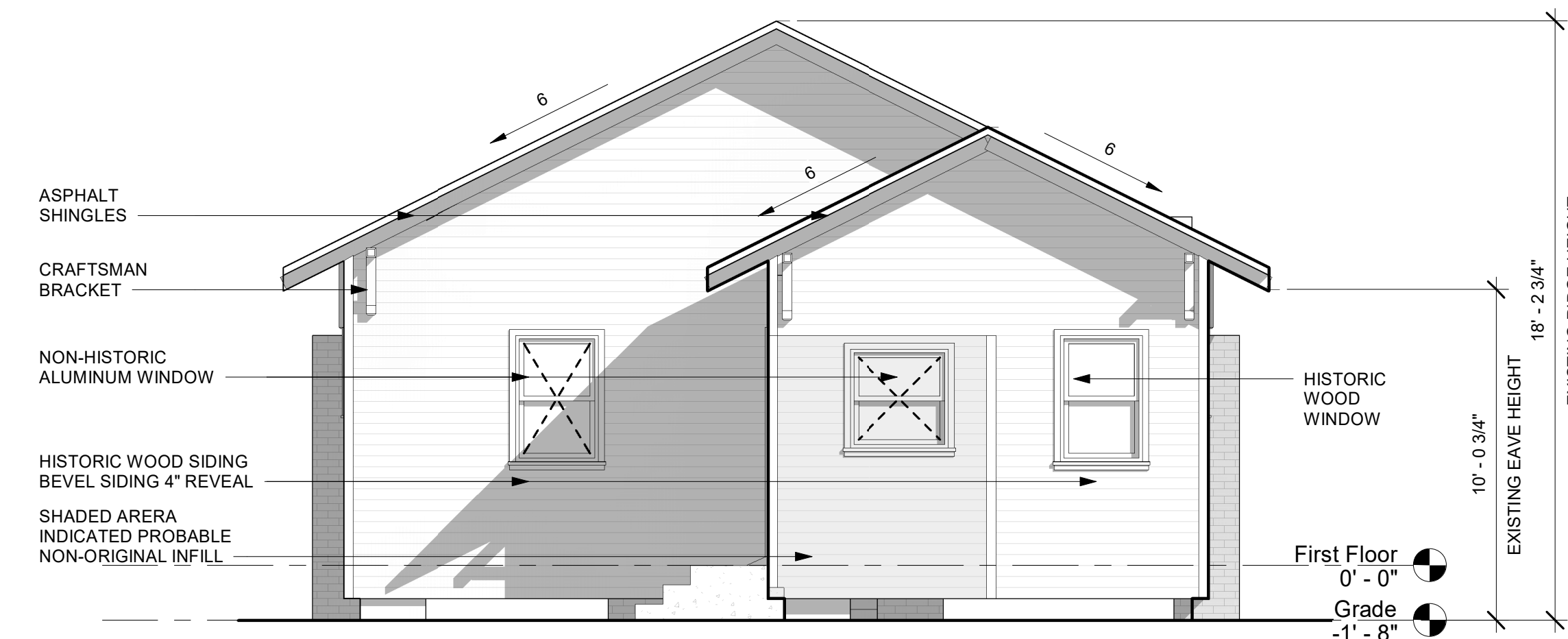
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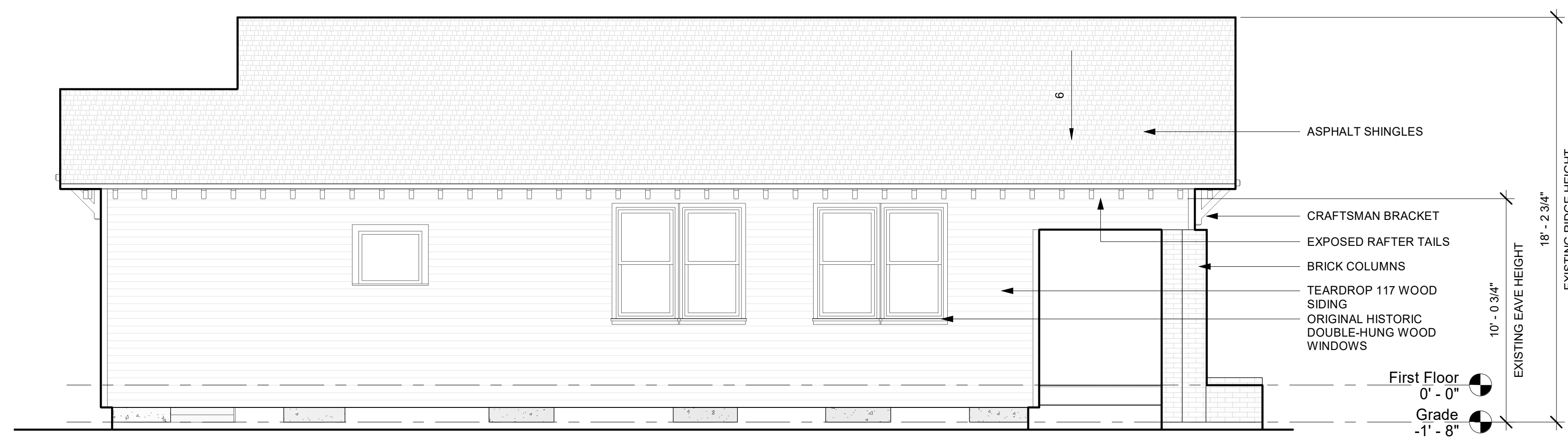
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ISSUE DATE	
PROJECT NUMBER	Project Number
DRAWN BY	Author
SHEET NAME	Exterior Elevations
SHEET NUMBER	HA3-01



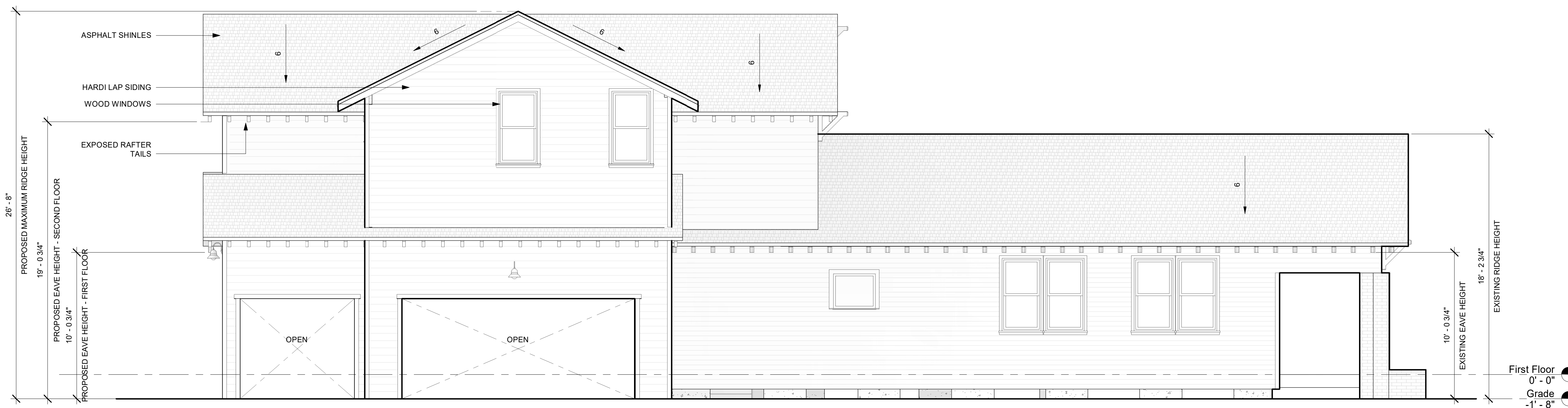
④ North - Proposed
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③ North - Existing
1/4" = 1'-0"



① West - Existing
1/4" = 1'-0"



② West - Proposed
1/4" = 1'-0"

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SHEET NUMBER	HA3-02

HA3-02