

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 30, 2021

**Applicant:** Mike McIntyre, architect, for Donna Bennett, owner

**Property:** 301 E 5th Street, Tracts 13A &14A, Block 288, Houston Heights Subdivision. The property includes a historic 2,077 square foot, one-story wood frame single-family residence on a 6,600 square foot (66' x 100') corner lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1940, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition

The existing house is a single-story Queen Anne. It has a non-original staircase up to an attic space and a non-original addition to the North.

The applicant is proposing the following:

- Remove the non-original addition (248 sq. ft.) and the non-original staircase to the attic.
- Applicant is proposing to add a two-story addition to the rear of the existing home. The addition includes a new main bedroom, mudroom, powder room, screen porch and attached garage at the first floor, with a staircase going up to a balcony and two bedrooms and two baths over the new garage.
- On the West side, the design sets the staircase structure apart at the second floor from the existing house with a notch to maintain the existing gable on the North side. The East side has a hyphen notch of 6' wide by 1' deep to separate the existing house from the addition.
- The addition will have a hip roof with a ridge height of 29' 1 11/16"
- The addition will be clad in smooth cementitious siding and trim will be used on the addition.
- The proposed work meets Houston heights Measurable Standards as shown next.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <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 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.   |                            |

**HEIGHTS DESIGN GUIDELINES**

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In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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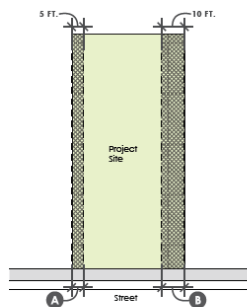
**Maximum Lot Coverage (Addition and New Construction)**

LOT SIZE	MAXIMUM LOT COVERAGE
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 6,600  
 Max lot coverage percentage: 0.40  
 Max lot coverage: 2,640  
 Proposed Lot Coverage: 2,311

- 

**Side Setbacks (Addition and New Construction)**



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
<b>A</b>	<b>3 FT.</b>	Minimum distance between side wall and the property line for lots less than 35 feet wide
	<b>5 FT.</b>	Minimum distance between the side wall and the property line
<b>B</b>	<b>REMAINING</b>	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	<b>6 FT.</b>	Minimum cumulative side setback for lots less than 35 feet wide
<b>C</b>	<b>10 FT.</b>	Minimum cumulative side setback for a one-story house
	<b>15 FT.</b>	Minimum cumulative side setback for a two-story house

Proposed side setback (E): 5' to porch and 10' 11/16" to side wall  
 Proposed side setback (W): 15' 4"  
 Cumulative side setback: 20' 4"

- 

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40



Existing Lot Size: 6,600  
 Max FAR: 2,904  
 Proposed FAR: 2,903

- 

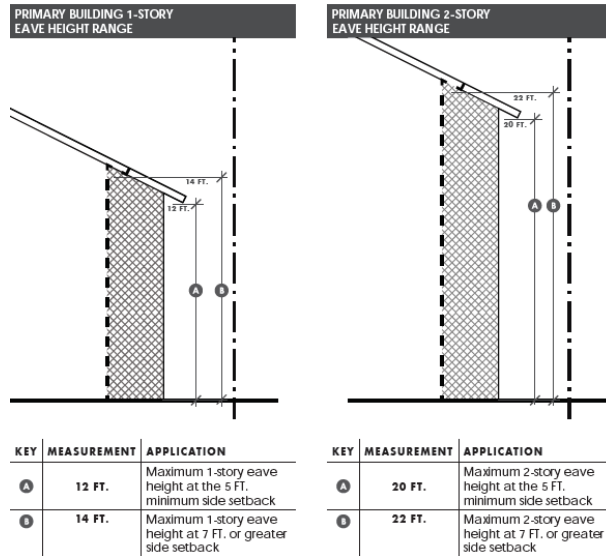
Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall



Max width: 42'-1 1/2"  
 Side Wall inset depth: 1' on the east side  
 Side Wall inset depth: 2' on the west side

Eave Height (Addition and New Construction)



Proposed eave height: 19' 11 5/16"

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 33 1/2"  
 Proposed first floor plate height: 9' 8"  
 Proposed second floor plate height: 9'

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed rear porch eave height: 10'- 11"



**PROPERTY LOCATION**  
**HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH**



**Building Classification**  
 ■ Contributing  
 ■ Non-Contributing  
 ■ Park



CONTEXT AREA



Figure 1- 508 Cortlandt St, next door neighbor



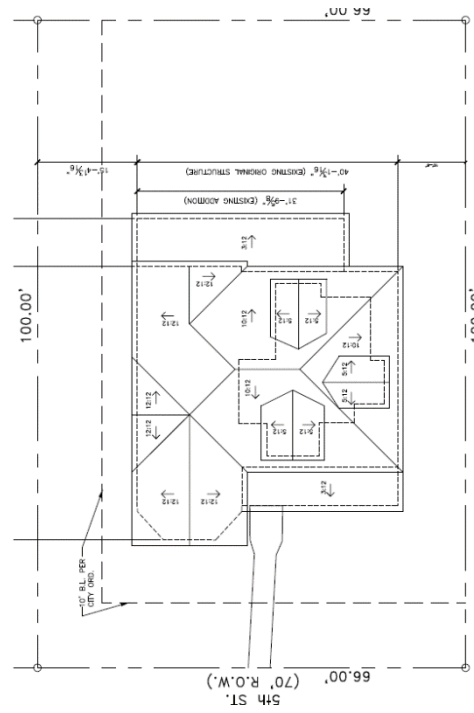
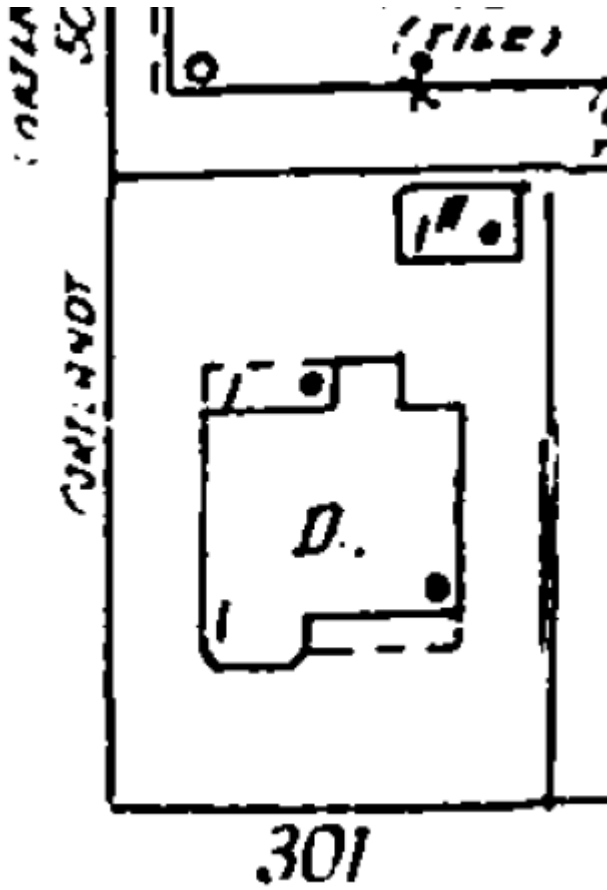
Figure 2- 301 E 5th St, opposite neighbor

INVENTORY PHOTO





SANBORN



BUILDING ASSESSMENT RECORDS

HARRIS COUNTY ARCHIVES

Map No. _____ Addition <u>No. 115</u>		IMPROVEMENTS	
Block <u>288</u> Lot <u>1/4-13-14 (31)</u>		No. Sq. Ft. <u>1340</u>	Price Per Sq. Ft. <u>200</u> \$ <u>2720</u>
OWNER <u>Kneiser Emma</u>			Percent Good <u>65</u> <u>1770</u>
ADDRESS <u>301 E. 5th Ave.</u>			Other Bldgs. <u>1</u> <u>50</u>
TYPE OF PROPERTY <u>Res.</u> OCCUPIED <input checked="" type="checkbox"/> VACANT <input type="checkbox"/>			Total All Bldgs. <u>1820</u>
BASEMENT, Whole Part _____ FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____ ROOF CONS., Concrete, Steel, Wood Truss _____ ROOF, Hip, Gable, Mansard, Flat _____ ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____ EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____ LIGHTING, Electricity _____ PLUMBING, Sewer, Water, Baths _____ ELEVATORS _____ CONDITION, Good, Fair, Bad, Obsolete _____	
PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE Front x Depth      Unit Value      Factor      Front Ft. Value - - \$ _____ _____ _____ TOTAL	

400-670

S.P. now L.I.A.

CLASS	Yr. Built	Depr.	%
Base Unit @ \$	A/C&C/H @ \$	Total Unit @ \$	
10' x 1584' SF @ \$3.70		6180	
2nd 640' @ 2.70		1730	
O.P. 144' @ 1.00		140	
GAR 504' @ 1.50		910	
		8760	
		818	
		7190	
Appraiser's name & date		Total 100% Value \$ 7190	
F-35 Nasran 12/13/76		Per 1977 Act X2.5	
3/9/62		New 100% - 17980	
FOR 1969 Act #		Co 32% = 5750	



CURRENT PHOTOS



301 E 5th view from South



301 E 5th view from West



301 E 5th view for East

EAST (REAR) ELEVATION



EXISTING EAST ELEVATION

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

3



PROPOSED EAST ELEVATION

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

3



WEST SIDE ELEVATION



EXISTING WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

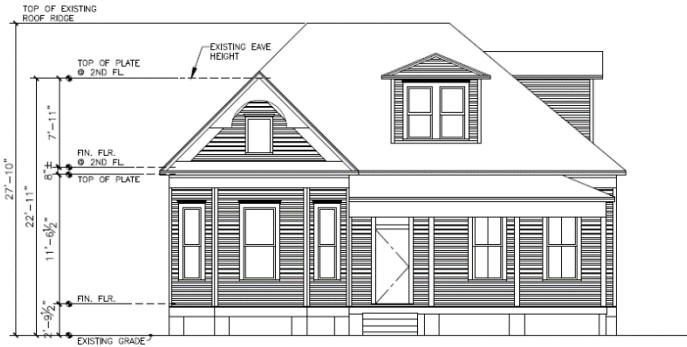
4



PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

4

**SOUTH (FRONT) ELEVATION**



EXISTING SOUTH ELEVATION ①  
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION ①  
SCALE: 1/8" = 1'-0"

NORTH (SIDE) ELEVATION



EXISTING NORTH ELEVATION

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

2



PROPOSED NORTH ELEVATION

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

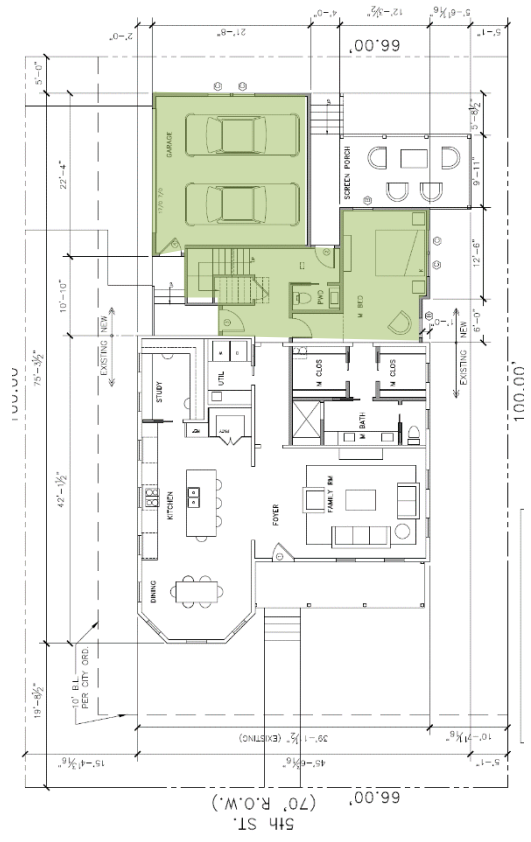
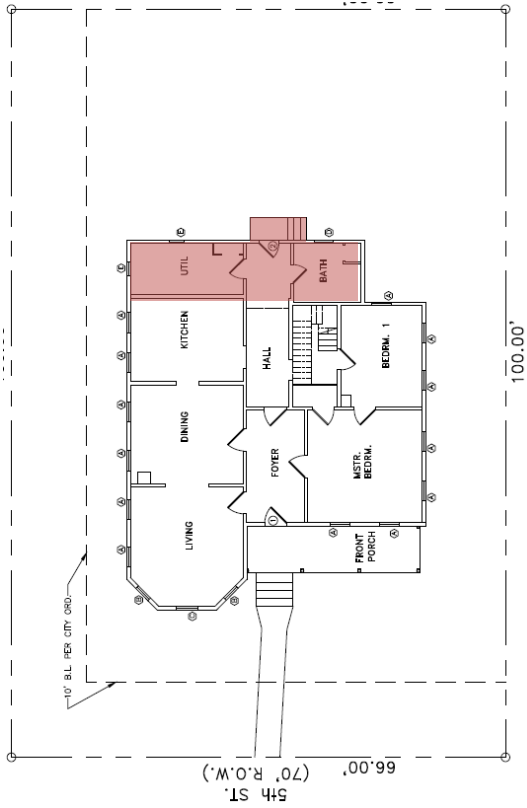
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FIRST FLOOR PLAN

EXISTING

PROPOSED

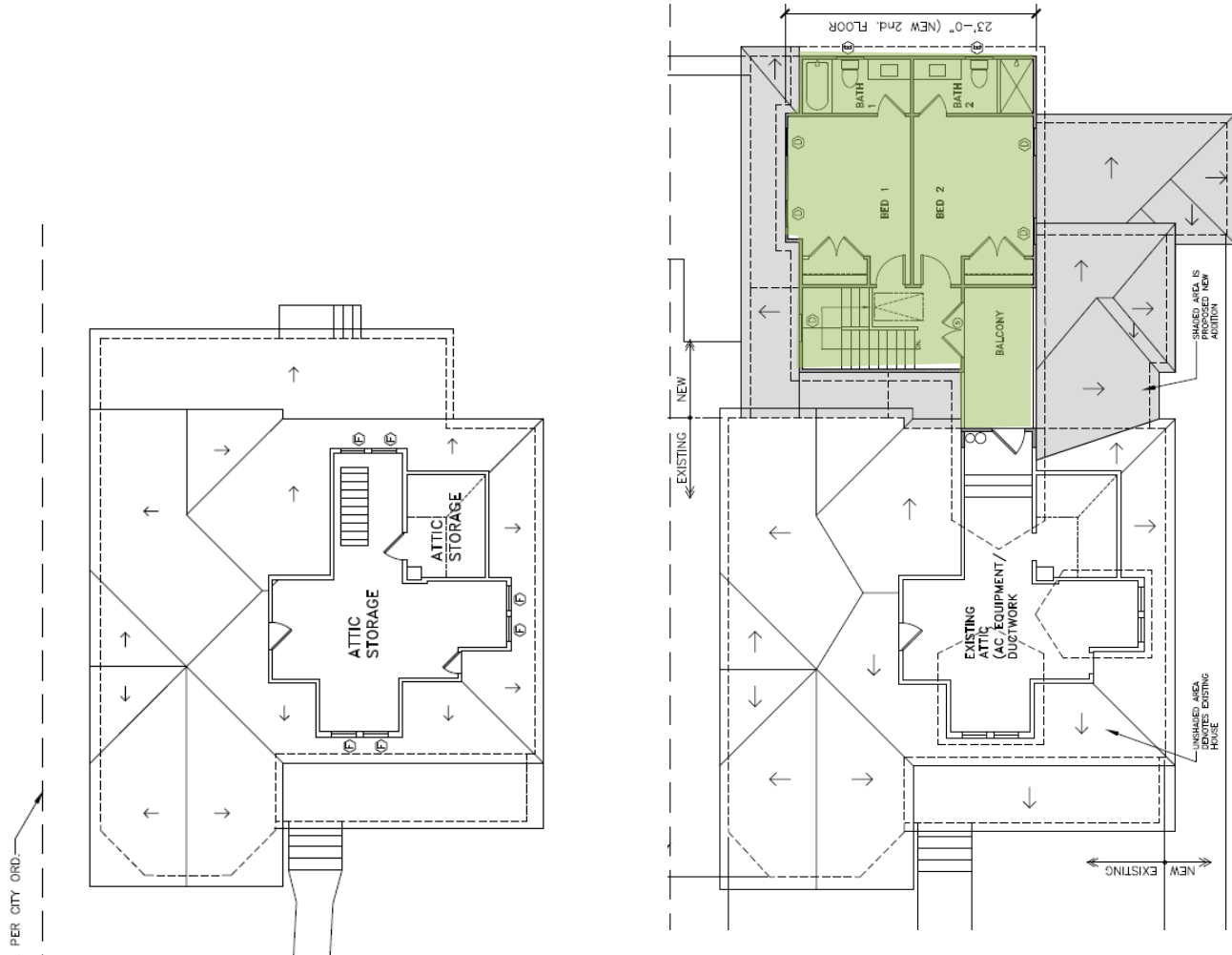




### SECOND FLOOR PLAN

EXISTING

PROPOSED

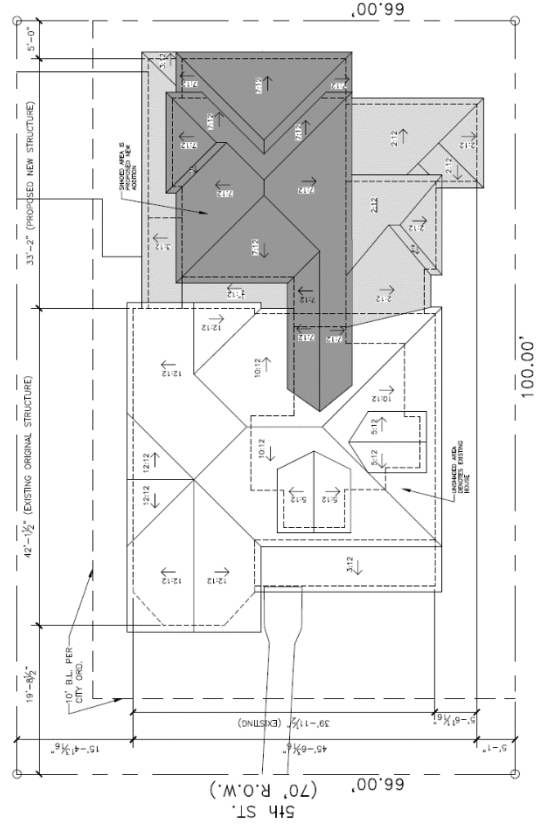
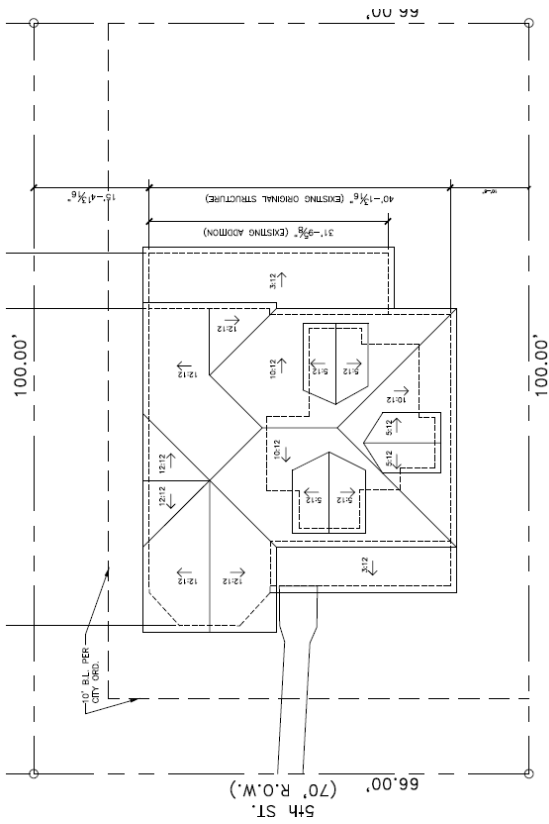


SITE/ROOF PLAN



EXISTING

PROPOSED



**WINDOW / DOOR SCHEDULE**

EXISTING

EXISTING DOOR SCHEDULE				
DOOR	WIDTH	HEIGHT	TYPE	EXISTING TO REMAIN
1	3'-0"	6'-8"	EXTERIOR	YES

EXISTING WINDOW SCHEDULE						
MARK	MATERIAL	WIDTH	HEIGHT	TYPE	ORIG/REPLACE	EXIST TO REMAIN
(A)	WOOD	2'-8"	6'-6"	DOUBLE HUNG	ORIGINAL	YES
(F)	WOOD	2'-3"	4'-8"	DOUBLE HUNG	ORIGINAL	YES

PROPOSED

PROPOSED DOOR SCHEDULE			
DOOR	WIDTH	HEIGHT	TYPE
2	2'-8"	6'-8"	EXTERIOR
3	3'-0"	6'-8"	EXTERIOR
4	3'-0"	6'-8"	EXTERIOR
5	5'-0"	6'-8"	EXTERIOR-DOUBLE

PROPOSED WINDOW SCHEDULE					
MARK	MATERIAL	WIDTH	HEIGHT	TYPE	BRAND OR EQ.
(B)	WOOD	2'-8"	6'-6"	DOUBLE HUNG	JELD-WEN
(C)	WOOD	3'-0"	2'-0"	FIXED	JELD-WEN
(D)	WOOD	2'-6"	5'-0"	CASEMENT	JELD-WEN
(E)	WOOD	2'-6"	2'-6"	CASEMENT	JELD-WEN

NOTE: ALL WINDOWS ARE SASH SIZES

# CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/Replacement	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No	
A	Wood	2/2	DH	32x78	Recessed	Original	Yes	
F	Wood	1/1	DH	32x56	Recessed	Original	Yes	

DAMAGE TO EXISTING WINDOWS							
Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/Description
Ex. A1	Y	Y	Y	N	Y	N	Missing Parts
A							
B							
C			N/A				

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	WindowCo.	No	
B	Wood	1/1	DH	32x78	Recessed	Jeld-Wen		
C	Wood	1	Fixed	36x24	Recessed	Jeld-Wen		
D	Wood	1/1	Casement	30x 60	Recessed	Jeld-Wen		
E	Wood	1/1	Casement	30x 30	Recessed	Jeld-Wen		

Must include photos of all windows and indicated damage \*\*Use additional sheets if necessary



# ANATOMY OF A WINDOW



## ANATOMY OF A CUSTOM DOUBLE-HUNG WOOD WINDOW

- |                    |              |
|--------------------|--------------|
| 1. Head jamb       | 5. Side Jamb |
| 2. Grille          | 6. Stile     |
| 3. Glazing / glass | 7. Rail      |
| 4. Sash            | 8. Sill      |

The window frame consists of the head jamb, side jamb, and sill.

Double-Hung in Mesa Red clad with SDL

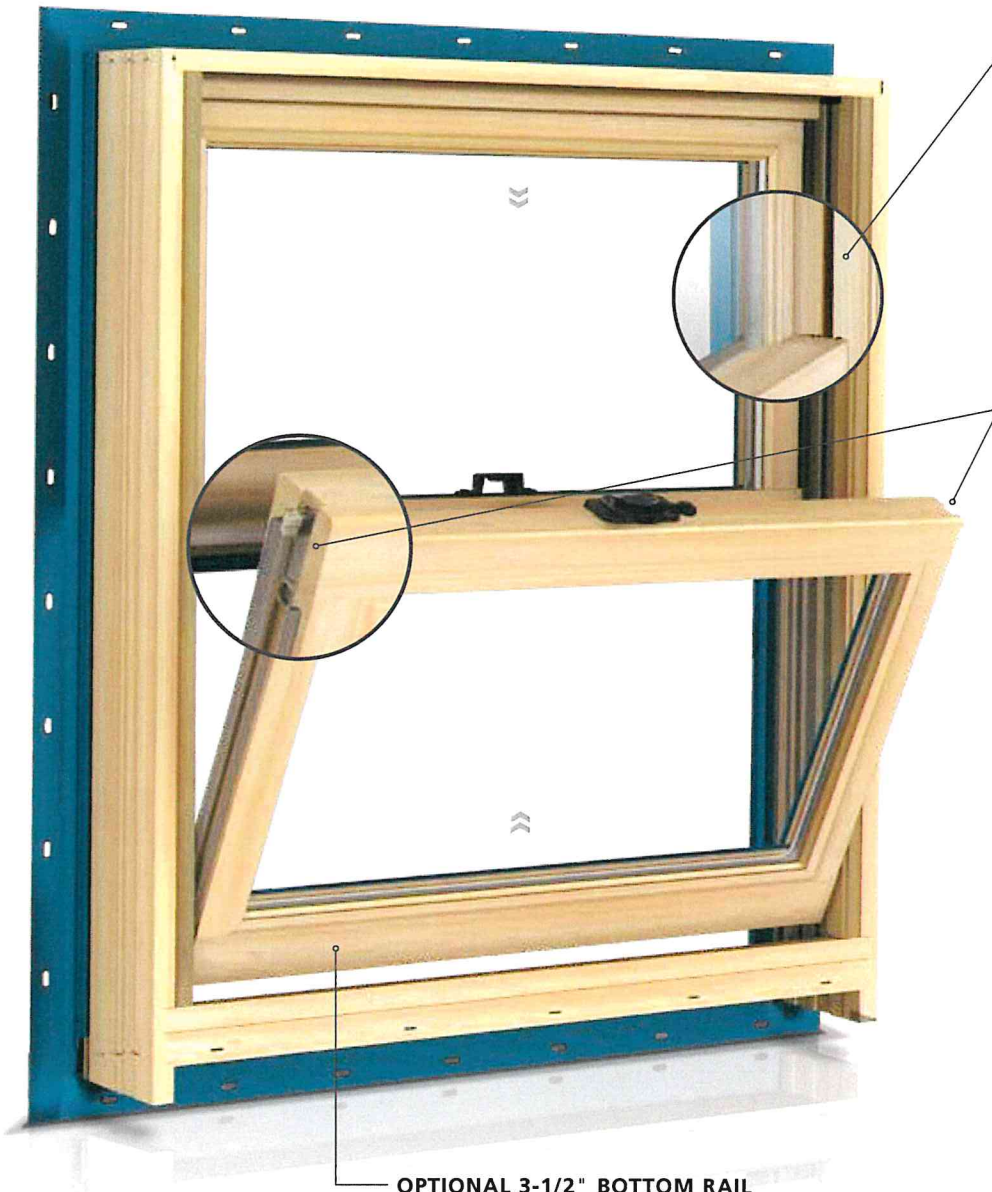
## DOUBLE-HUNG WINDOWS

No other windows convey the sense of traditional American design like our double-hung windows. They feature an upper and lower sash that slide vertically past each other in a single frame. The sash also tilt in for convenient cleaning. In addition, we offer double-hung sash replacement windows, which allow for easy installation. We also offer large-scale Epic® series double-hung windows (shown below; see page 55 for more information).





# DOUBLE-HUNG FEATURES & OPTIONS



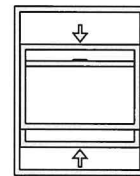
## CONCEALED JAMB LINER

- » Replicates historic architecture
- » No exposed track
- » Cover will match interior species and finish



## CAM-LOCK WITH CONCEALED TILT LATCH

- » Tilt sash allows for easy cleaning from the inside of your home
- » A single mechanism controls both the locking and tilting of the sash
- » Tilt latches are concealed within the sash for a clean, streamlined appearance



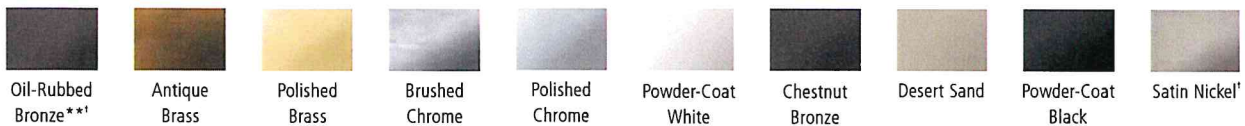
## DOUBLE-HUNG

Uses moving sash on top and bottom to increase usability and air circulation

## OPTIONAL 3-1/2" BOTTOM RAIL

- » Replicates historic architecture

## AVAILABLE HARDWARE FINISHES\*



\*Finishes may appear different due to variations in printing

\*\*Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration



## CASEMENT WINDOWS

These stylish windows lend a sense of elegance to any home, and they deliver the most unobstructed viewing areas, structural integrity and ventilation of any operating window. Each one is hinged so the sash opens in a swinging motion.

For an especially charming appearance, select our French casement windows, which feature two sash that open outward without a center mullion and provide a clear opening. We also offer push-out casement windows that operate simply with friction hinges and have a particularly clean look.

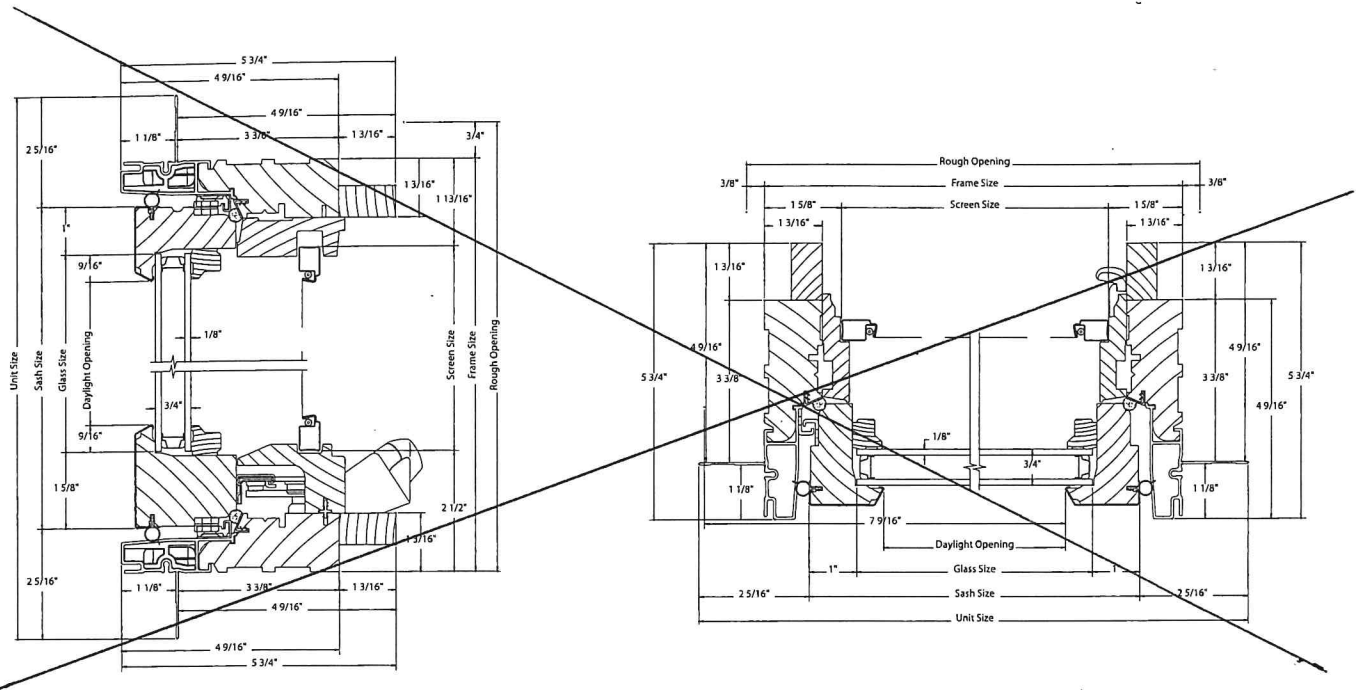




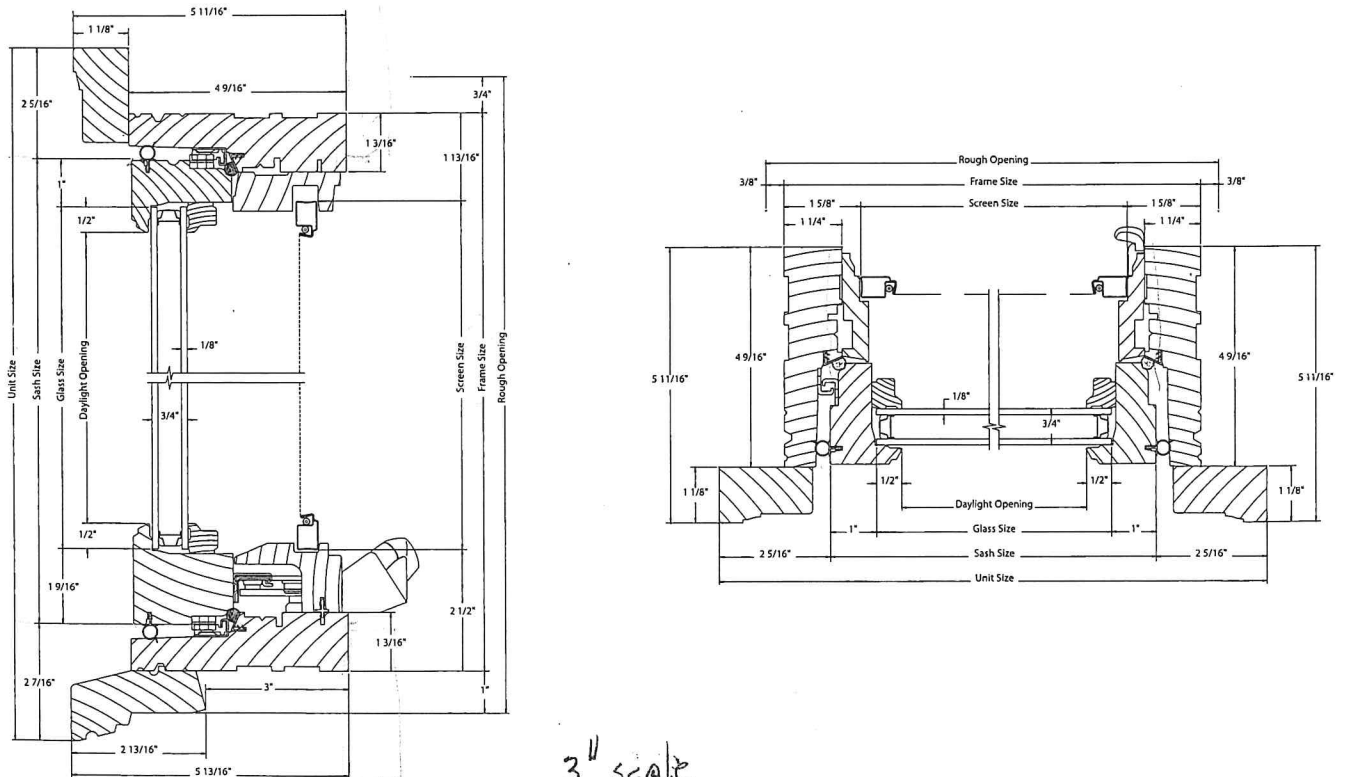
# CASEMENT WINDOWS

## CLAD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS

CASEMENT

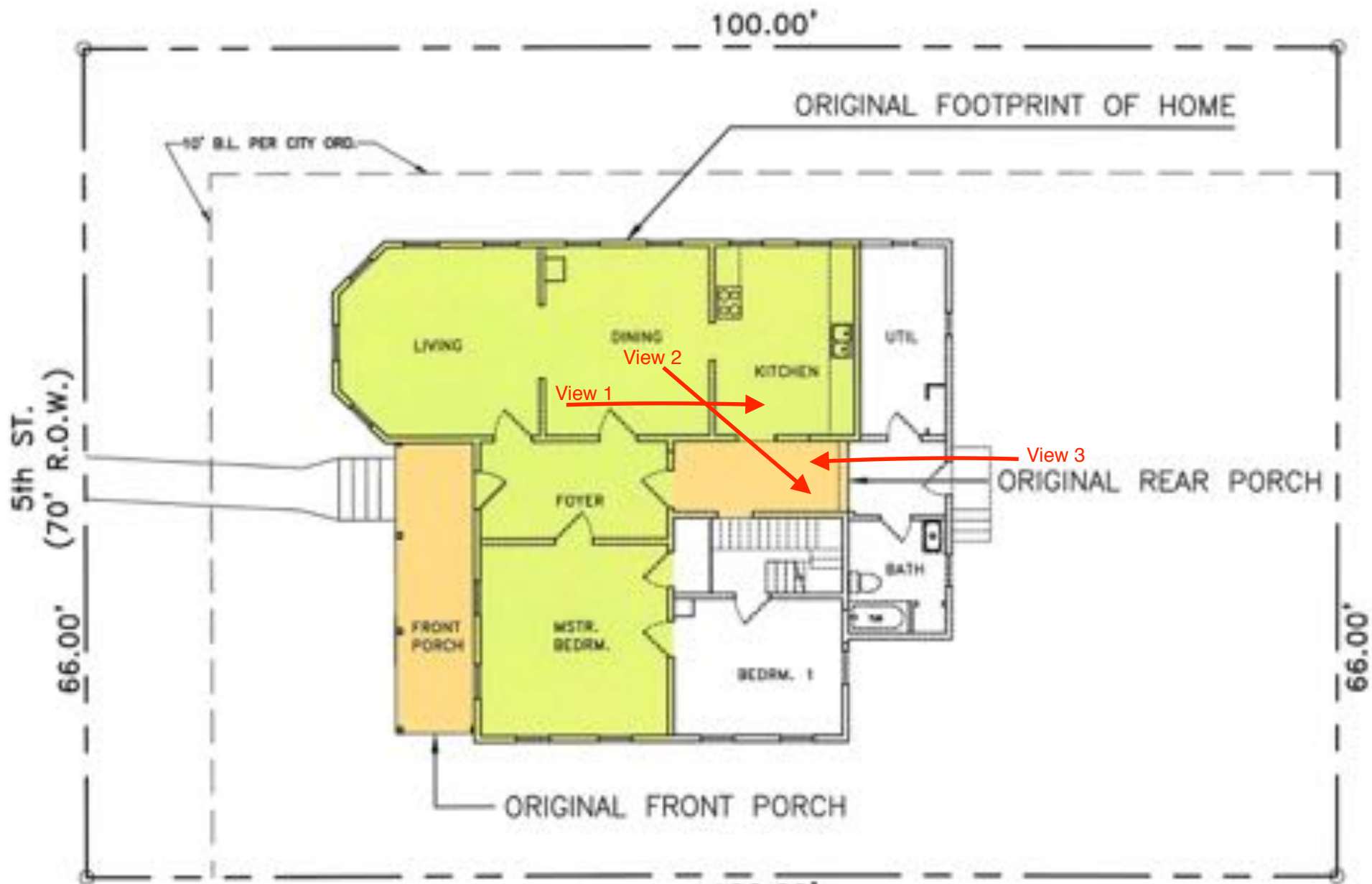


## WOOD SECTION DETAILS AND DIMENSIONS FOR OPERATING UNITS



3" scale

APPLICANT'S MATERIAL



**FIRST FLOOR DEMOLITION PLAN**

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



**LEGEND:**

- ===== DENOTES EXISTING TO REMAIN
- DENOTES EXISTING TO BE DEMOLISHED

The image shows the interior of a wooden roof structure. The rafters are made of dark wood and are arranged in a complex pattern. A bright light source is visible in the upper left corner, creating a strong glare. The rafters are supported by a network of beams and joists. The overall structure is made of wood, with some parts appearing to be newer or lighter in color than others.

View 1:

These are the original rafters  
for the North gable.

These are  
Non-original  
rafters



The image shows the interior of a wooden structure, possibly a barn or a workshop, with a complex roof structure. The ceiling is made of dark wooden planks, and there is a noticeable drop or change in height in the ceiling structure. A white callout bubble with a pointer indicates this specific area. The walls are also made of wood, and there is some debris on the floor.

View 2:

This is the drop in the ceiling  
where the original rear porch  
was located.



View 3:

This is a view of the original rear porch. Looking south towards the front door.

The floor is dropped in this area indicating a porch. The ceiling height is 113" high which matches the ceiling height of the existing front porch.

