

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Sami Gianukos, agent, Jeff Stone, owner.

**Property:** 713 E. 5<sup>th</sup>½ Street, Lot 1, Block 1, Freeland Subdivision. The property is a 6,250 SF (50'x125') interior vacant lot.

**Significance:** Noncontributing vacant lot in the Freeland Historic District.

**Proposal:** New Construction – The applicant is proposing to construct a two-story single-family residence and garage. The proposal is as follows:

- Proposed total conditioned square footage 3,605 SF
- Width is 42'-2" and depth is 104'-11" (see new construction worksheet for other details)
- Front setback is 10'-1"
- Maximum ridge height is 29'6", maximum eave height is 22', primary pitch is 10:12 (garage is 5:12).
- Cladding is smooth cementitious Hardie (lap with 6" reveal)
- All windows to be inset and recessed.

**Information subject to change before final report**

**Public Comment:** Six letters in opposition received. See attachment A

**Civic Association:** No comment received.

**Recommendation:**

**HAHC Action:** -

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: 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**

- (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;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (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; and objects in the historic district;
- (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 may 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;

(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**  
FREELAND HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



CONTEXT AREA - NEIGHBORING PROPERTIES



**CONTEXT AREA – STREET VIEW**

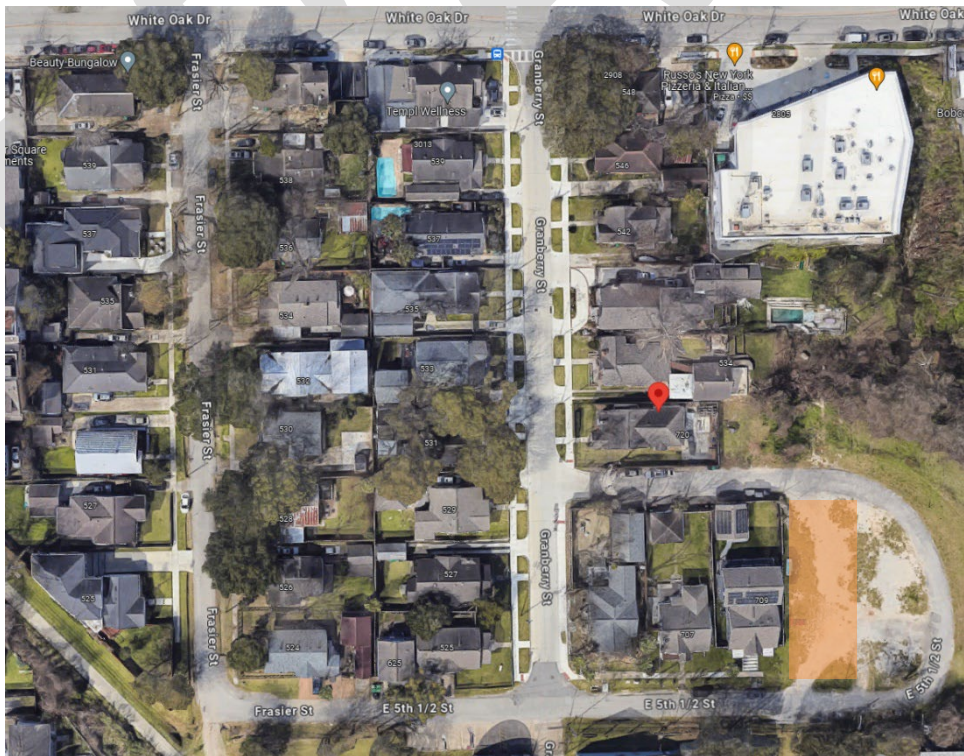
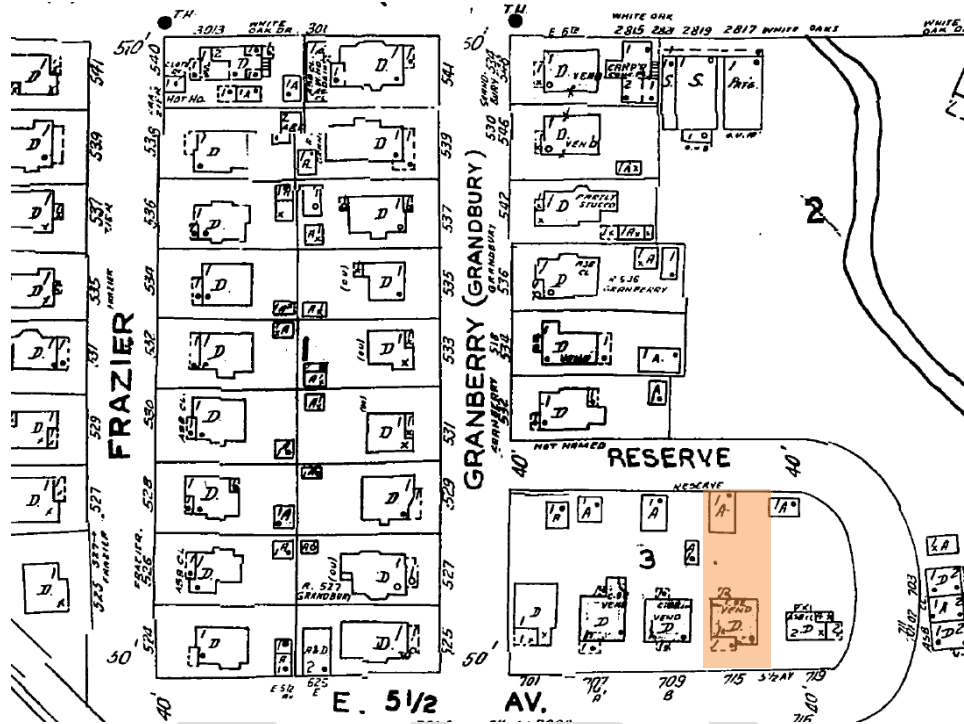


*Figure 1\_ view from Reserve Street*



*Figure 2\_ View from E 5th 1/2 St*

### CONTEXT AREA MAP SANBRON AND EXISTING GOOGLE

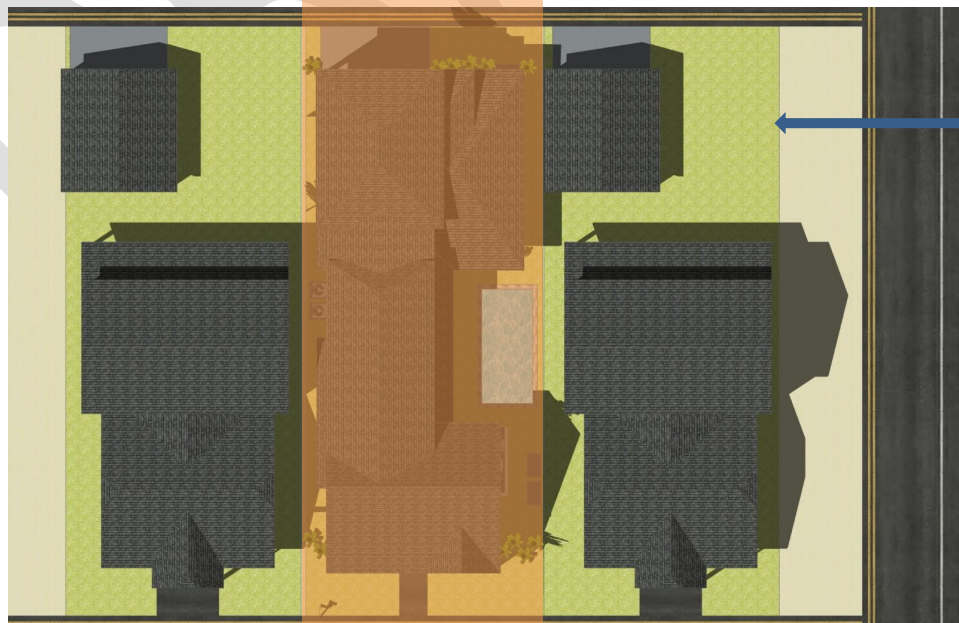


3D VIEWS/ SITE PLAN

EXISTING



PROPOSED



House doesn't exist.  
Shown for  
demonstration  
purposes.

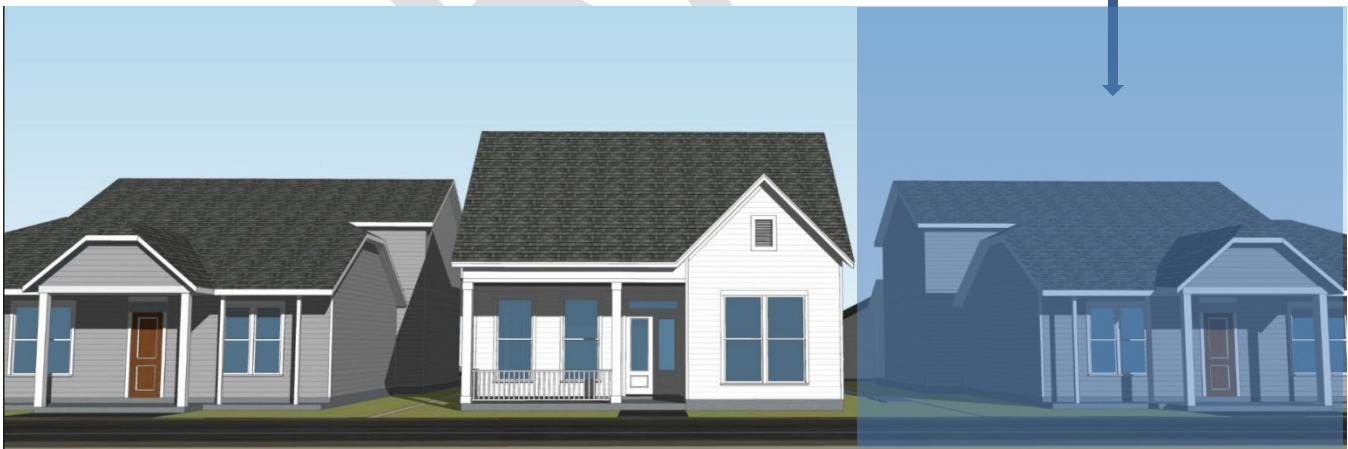


3D VIEWS/ E 5<sup>TH</sup> ½ SREET VIEW  
EXISTING



PROPOSED

House doesn't exist.  
Shown for demonstration purposes.



**3D VIEWS/ RESERVE SREET VIEW  
EXISTING**



**PROPOSED**



House doesn't exist.  
Shown for demonstration purposes.

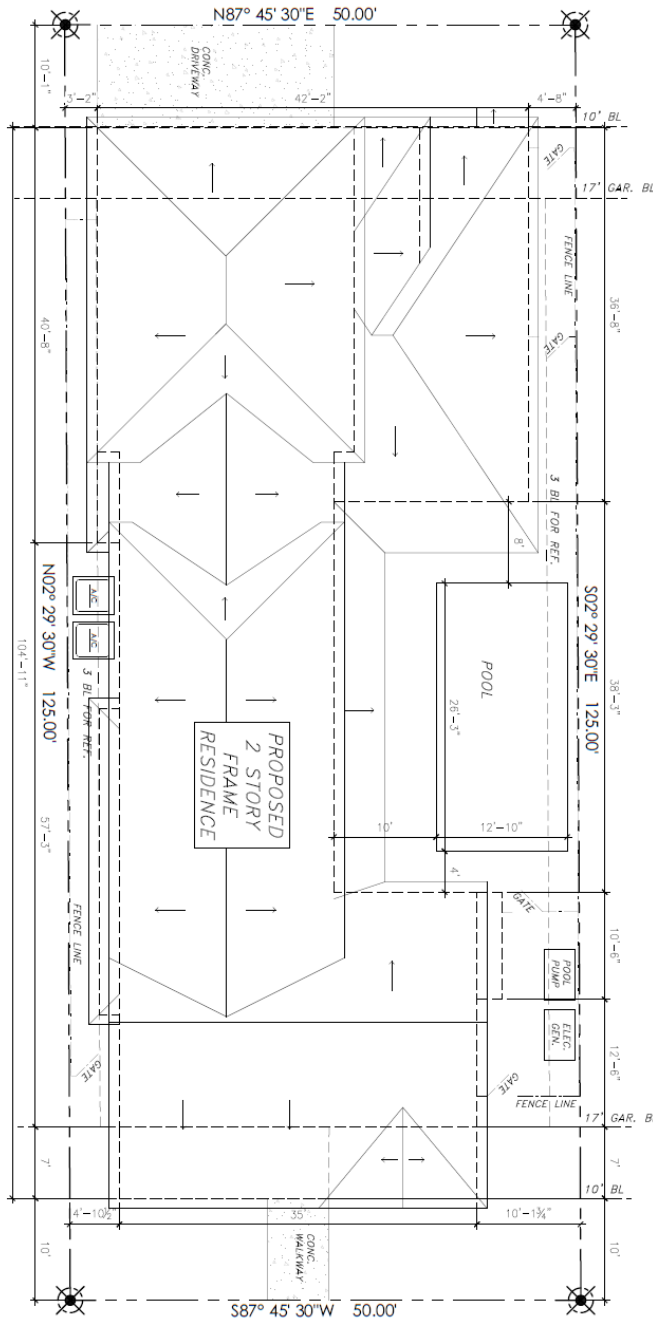
3D VIEWS  
FRONT OBLIQUE VIEWS





3D VIEWS  
REAR OBLIQUE VIEWS



**SITE PLAN  
PROPOSED**

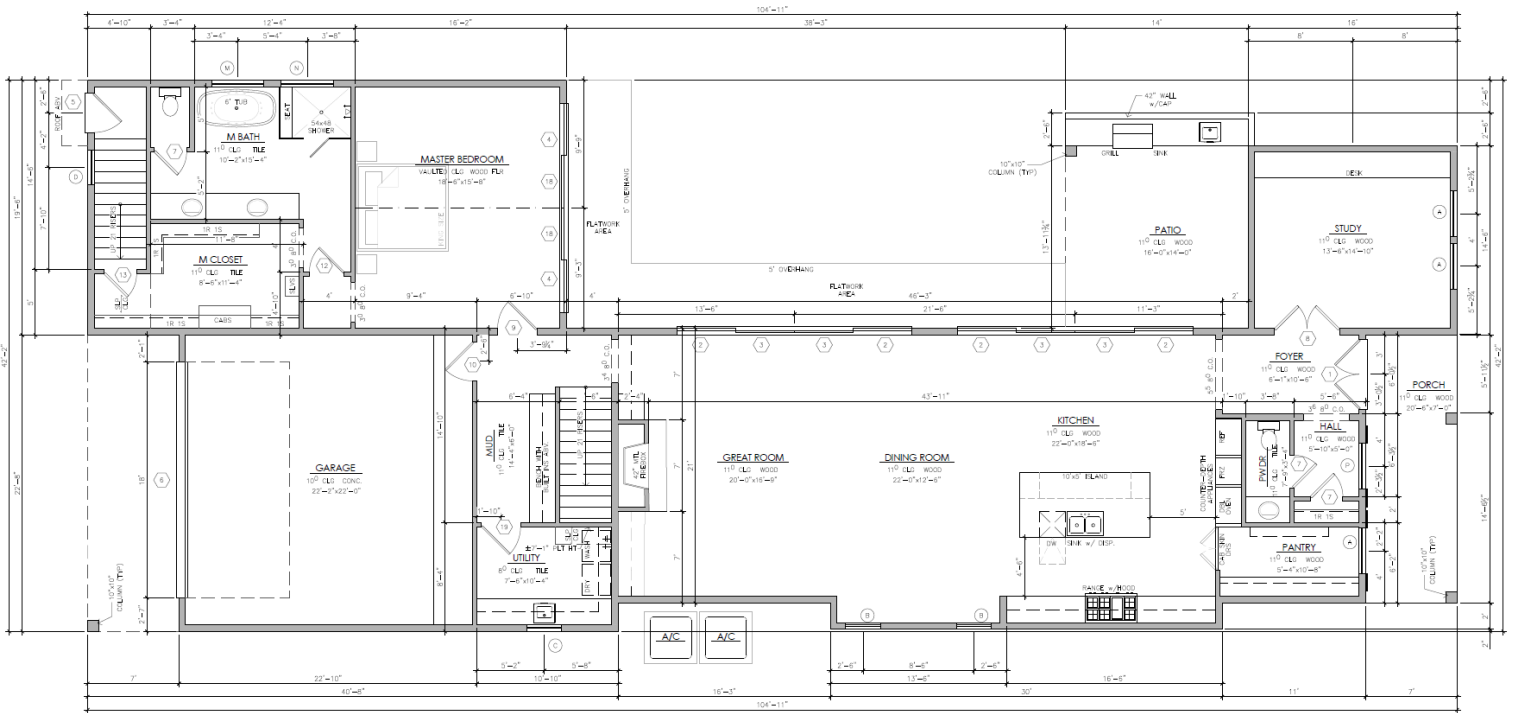


PROPOSED IMPERVIOUS AREA PERCENTAGE	
HOUSE / PORCH	3,468 SQ. FT.
DRIVEWAY / WALKWAY	291 SQ. FT.
TOTAL OF IMPERVIOUS COVER	3759 SQ. FT.
LOT AREA	6,250 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	60.15%

 FIRE HYDRANT  
 WATER METER  
 EAST FIFTH ONE HALF STREET  
 (50' PUBLIC R.O.W.)



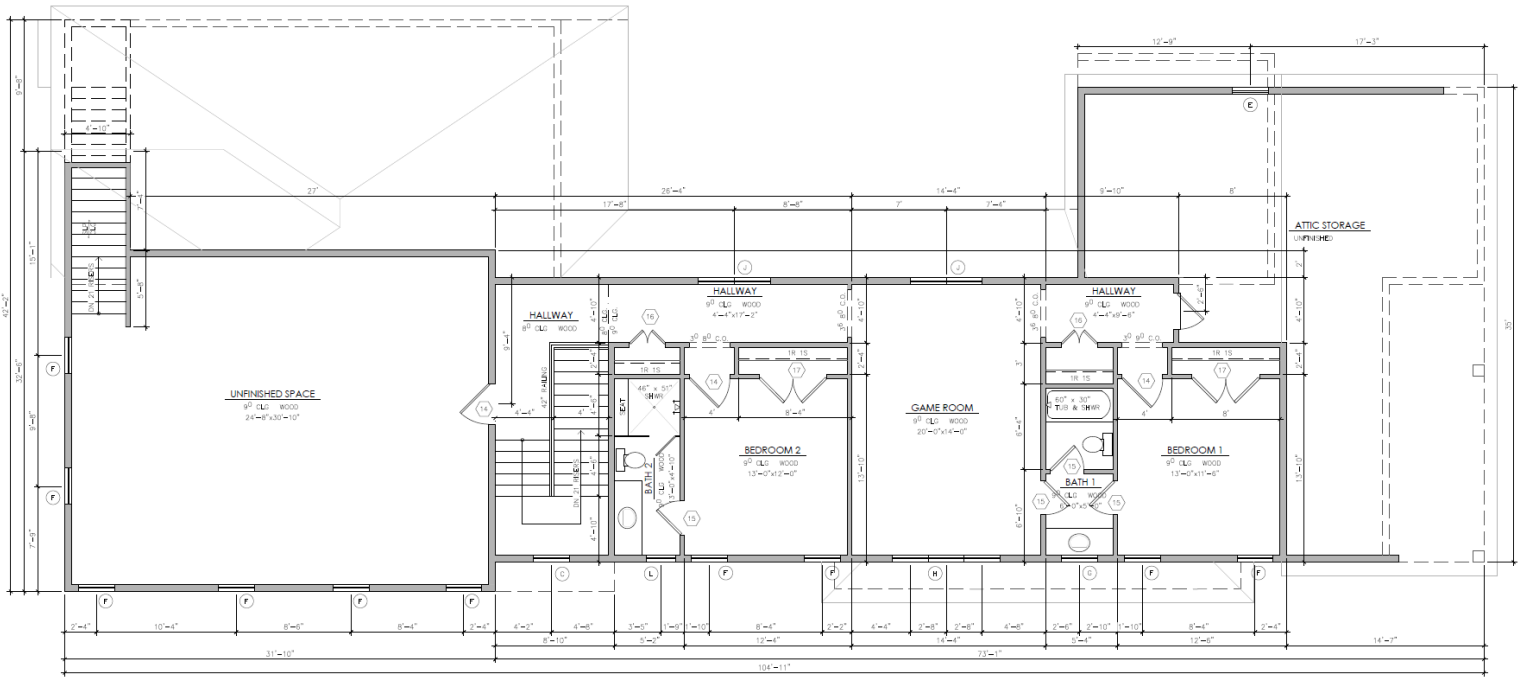
FIRST FLOOR PLAN  
PROPOSED



DRAFT

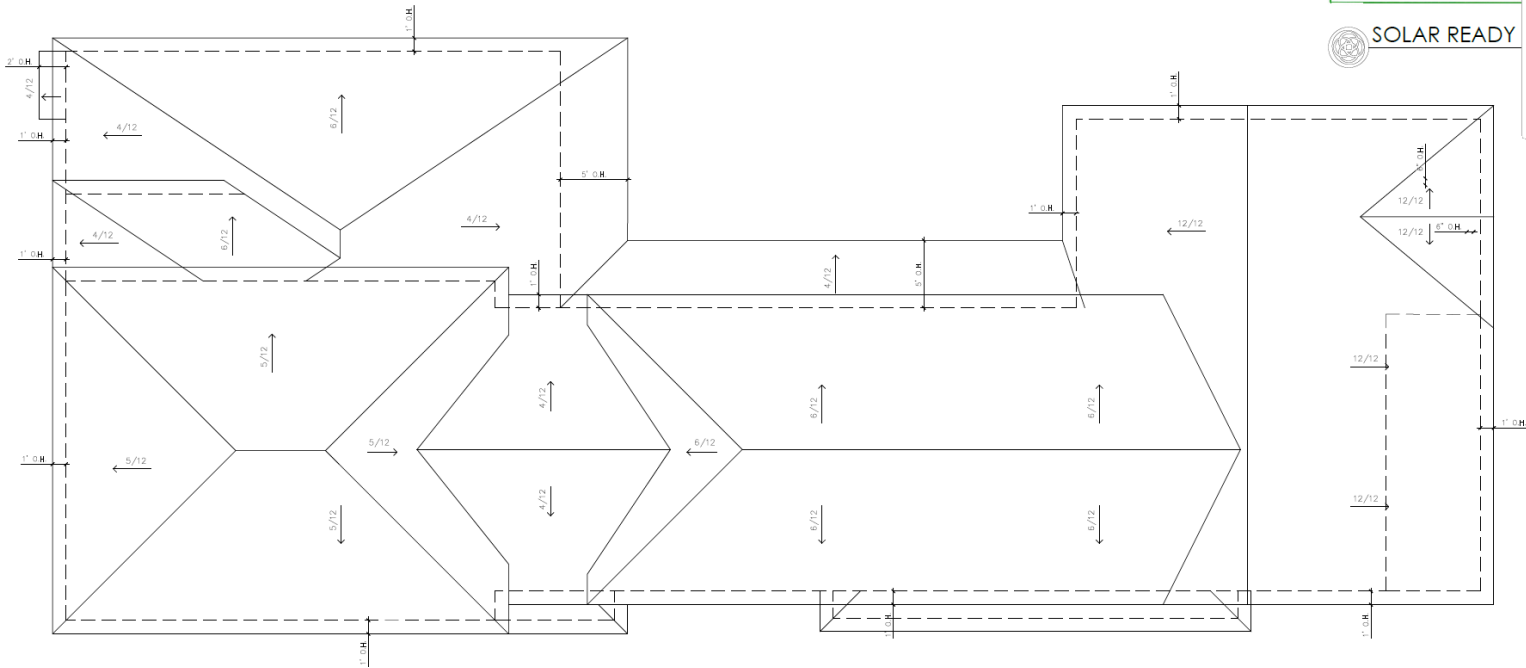


### SECOND FLOOR PLAN PROPOSED



DR

ROOF PLAN  
PROPOSED



DRAFT



FRONT SOUTH ELEVATION  
FACING E 5TH ½ STREET  
PROPOSED



REAR NORTH ELEVATION  
FACING RESERVE STREET  
PROPOSED



WEST SIDE ELEVATION  
PROPOSED




0.

DRAFT

### EAST SIDE ELEVATION PROPOSED



**DOOR SCHEDULE**

 <span style="margin-left: 100px;"><b>DOOR SCHEDULE</b></span>				
ITEM	COUNT	SIZE	TYPE	DESCRIPTION
1	1	2-2'-8" x 8'-0"	EXTERIOR	DOUBLE FRENCH
2	4	4'-6" x 9'-0"	EXTERIOR	GLASS, FIXED
3	4	4'-6" x 9'-0"	EXTERIOR	GLASS, SLIDING
4	2	4'-0" x 9'-0"	EXTERIOR	GLASS, FIXED
5	1	3'-0" x 8'-0"	EXTERIOR	SELF CLOSING
6	1	18'-0" x 8'-0"	GARAGE	OVERHEAD
7	3	2'-6" x 8'-0"	INTERIOR	
8	1	2-3'-0" x 8'-0"	INTERIOR	DOUBLE, FRENCH
9	1	3'-0" x 8'-0"	INTERIOR	
10	1	3'-0" x 8'-0"	INTERIOR	SELF CLOSING, FIRE RATED
11	0	2-1'-6" x 8'-0"	INTERIOR	DOUBLE
12	1	2'-8" x 8'-0"	INTERIOR	
13	1	2'-6" x 6'-0"	INTERIOR	
14	3	3'-0" x 6'-8"	INTERIOR	
15	4	2'-6" x 6'-8"	INTERIOR	
16	2	2-1'-4" x 6'-8"	INTERIOR	DOUBLE
17	2	2-2'-6" x 6'-8"	INTERIOR	DOUBLE
18	2	4'-6" x 9'-0"	EXTERIOR	GLASS, SLIDING
19	1	3'-0" x 7'-0"	INTERIOR	

**WINDOW SCHEDULE**

(X) WINDOW SCHEDULE				
ITEM	COUNT	SIZE	TYPE	DESCRIPTION
A	3	3'-6" x 8'-0"	SHINGLE HUNG	
B	2	3'-0" x 7'-0"	SHINGLE HUNG	
C	2	2'-8" x 4'-6"	SHINGLE HUNG	
D	1	2'-8" x 3'-0"	SHINGLE HUNG	TEMPERED
E	1	2'-8" x 5'-0"	SHINGLE HUNG	
F	10	2'-8" x 5'-6"	SHINGLE HUNG	
G	1	2'-8" x 1'-0"	FIXED	
H	1	3'-2'-8" x 5'-6"	SHINGLE HUNG	MULLED
J	2	2'-2'-8" x 5'-6"	SHINGLE HUNG	MULLED
K	0	2'-8" x 5'-6"	SHINGLE HUNG	TEMPERED
L	1	2'-2" x 4'-6"	SHINGLE HUNG	TEMPERED
M	1	4'-0" x 6'-0"	FIXED	TEMPERED
N	1	4'-0" x 2'-0"	FIXED	
P	1	3'-6" x 8'-0"	SHINGLE HUNG	TEMPERED



**SQUARE FOOTAGE CALCULATIONS**

AREA STATEMENT	
AREA	EXISTING
FIRST FLOOR:	2,415 SQ. FT.
SECOND FLOOR:	1,190 SQ. FT.
TOTAL HEATED:	3,605 SQ. FT.
PORCH:	143 SQ. FT.
PATIO:	232 SQ. FT.
GARAGE:	510 SQ. FT.
UNFINISHED SPACE:	832 SQ. FT.
TOTAL UNHEATED:	1,717 SQ. FT.
TOTAL COVERED:	5,322 SQ. FT.

ATTACHMENT A
PUBLIC COMMENTS
LETTERS OF OPPOSITIONS

From: DENNIS DEVLIN
Sent: Monday, December 11, 2023 8:38 AM
To: Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>
Subject: 713 E. 5-1/2 Street

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Yasmin:

I'm Dennis Devlin, homeowner at Granberry Street in the Freeland Historic District. I was one of the neighbors who worked to establish this historic district, with the support of Randy Pace, who was the historic district officer in Houston years ago.

I'm writing to ask that the application for this new home be denied on the basis that it is not even remotely close to being architecturally similar to the other homes in the Freeland Historic District. I regret the inconvenience that this will cause the applicant(s), however, it's not that difficult to design a home that is in compliance with the historic district regulations.

Below is a photo of 537 Frasier Street:



This is a newly built house. The previous house on this address burned down. This house was approved because it is in compliance.

The proposed house at 713 E. 5-1/2 Street is clearly NOT designed in accordance with the historic district guidelines.

I'm writing to request that the application be denied on the basis that it is not close to being in compliance.

With Thanks and Best Regards,
Dennis Devlin
Granberry Street
Houston, TX 77007



713 East 5th and 1/2 Street

To: Arslan, Yasmin - PD

Reply Reply All Forward Thu 12/7/2023 2:18 PM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Regarding the plans for a 2-story house in Freeland HD at 713 E. 5th and 1/2 Street, I'm appalled it would even be considered! This large 2-story does not belong in a neighborhood of 1-story bungalows half its size. Isn't there supposed to be some green space left? This house would cover almost the entire lot. I won't get into eave height, etc. but nothing is compatible with the neighborhood.

Please deny a COA for these plans.

Sincerely,

D.S. Olson



# Houston Archaeological & Historical Commission

December 14, 2023

HP2023\_0246

ITEM E1

713 E. 5<sup>th</sup>½ Street

Freeland

the vacant lots on E. 5-1/2?

 Maria Cervantes <[redacted]>  
To: Arslan, Yasmin - PD

 Reply  Reply All  Forward    
Thu 12/7/2023 1:59 PM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Dear HAHC,

Please deny the COA for 713 E. 5-1/2 Street.

It is massive and much larger than the other homes. It is a 2-story which would be the first, and only, 2-story single family house in Freeland.

Even with the change to the front façade, it still does not fit with our houses.

Please protect our neighborhood!

Maria Cervantes  
Granberry



From: Josh Brodbeck <[redacted]>  
Sent: Thursday, December 7, 2023 3:05 PM  
To: Arslan, Yasmin - PD <Yasmin.Arslan@houston.tx.gov>  
Subject: 713 E. 5 1/2 St., Houston, 77007

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]  
Hello Yasmin—

My name is Josh Brodbeck, and I reside with my wife and son at [redacted] Frasier St., Houston, 77007. Our home is just around the corner from the two lots at 713 & 715 E. 5 ½ St. that I'm writing to you about today.

It is my understanding that some proposed plans have been submitted for a home on one of these lots, both of which are part of the Freeland Historic District, of which our home is also a part.

Our home is the most recent, and I think perhaps the only, new construction home in the Freeland HD since Freeland was established. In the planning and design phase of our home, its design was required to be strictly compliant with the design and permitting requirements of Freeland HD, which we supported as we strongly believe in the preservation of HD's like ours. Were there elements and features we wanted to have as part of our home that we couldn't because of Freeland HD's restrictions? Yes. But in the end, living in and being a part of a unique neighborhood like Freeland HD – and preserving its uniqueness – is simply a higher priority. Which I suppose is the entire point of establishing HD's, and why we chose to live in the Freeland HD.

The plans that have been submitted for the home on the subject lot is clearly non-compliant with the design and permitting requirements of Freeland HD. Aside from the lack of fairness of issuing building permits for a newly built home in Freeland HD that won't be held to the same strict standards as my home was, the plans that have been submitted simply are non-conforming in multiple ways, and would materially change the 'look and feel' of Freeland HD.

There are multiple other locations within a short walk from Freeland HD where this exact home could otherwise be built without violating any restrictions. We would simply ask and expect that, whatever is built within the Freeland HD complies with the building requirements that the rest of Freeland HD's residents are required to adhere to, as well.

Thanks for taking the time to consider this.

Best,

Josh



# Houston Archaeological & Historical Commission

December 14, 2023

HP2023\_0246

ITEM E1

713 E. 5<sup>th</sup> 1/2 Street

Freeland

From: Jean Taylor  
Sent: Friday, December 8, 2023 12:55 PM  
To: Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>  
Subject: Application # HP2023-0246

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Yasmin,

Below are my comments regarding the proposed house at 713 E. 5-1/2 Street.

Jean

Dear HAHC,

Re: 713 E. 5-1/2 Street  
Application # HP2023-0246

Freeland HD has **NO** two-story single-family homes. There are a few bungalows that have added 2-story additions at the rear that do not encompass the original buildings. These additions **should not** be considered the same as a complete two-story home!

The square footage of this house is almost double the size of any other house in Freeland.

Although the "Square Footage/Lot Coverage" shows it will cover 45.10% of the lot, if you look at the setbacks you will see if will only have 10' on the front (which extends past the setback of the other houses on that block), 10'-1" on the rear, 4'-8" on the east side and 3'-2" on the west next to an existing resident. Just narrow strips on all four sides. That seems like it will cover most of the lot to me.

It is also on a concrete slab. None of the houses in Freeland are on slabs. Aren't new builds supposed to be raised a certain amount above the ground?

This building will be one tall, long wall from front of the lot to the back. It will block any view the current neighbors have and remove any privacy they now enjoy.

This proposed house is not in the character of Freeland Historic District that was platted as Freeland Addition in 1920. All but one is an original house. The one new build was due to a house fire and it was rebuilt in character of the other homes. One story in front and a small 2-story addition in back.

**PLEASE DENY THIS APPLICATION!!**

The house is not in character with the Historic District, is too big, leaves no green space, and two-story.

Best regards

Jean Taylor

Granberry  
Freeland Historic District  
Houston, TX 77007

713 E 5 1/2 Street

LT Laura Thorp <...>  
To: Arslan, Yasmin - PD  
You replied to this message on 12/11/2023 8:34 AM.

Reply Reply All Forward Fri 12/8/2023 4:18 PM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Yasmin,

I am writing concerning a new construction that is proposed for the Freeland Historic District. All the Historic Districts were promised detailed Design Guidelines but once the three Houston Heights guidelines were completed the project was dropped. Now there is a Historic Preservation Manual online which is a skeleton of a guideline and all there is to follow.

In that regards, the project submitted for 713 E 5 1/2 Street fails to follow the setting guidelines below. The massive construction takes up the complete lot and fails to match the setback of the rest of the neighborhood. Also all the structures are pier and beam with front porches. That does not appear to be the case on this project. Two story additions are allowed but new construction of two are more stories is considered incompatible. Garages are not to be attached to the building but should be detached and located at the rear of the house. This project again fails to meet that standard and does not follow the rhythm of the Freeland Historic District.

I also believe that there is a formula related to the size of a structure and square footage on a lot. See below attachment.

New buildings should be compatible with scale and proportions of contributing buildings in the context area. Please send this project back to the drawing board and have it designed to be more compatible to the neighborhood.

Thank you,  
Laura Thorp  
Resident of Houston Heights East Historic  
E 16th

3:20 PM Fri Dec 8

houstontx.gov

87%

# Historic Preservation Manual

City of Houston Planning & Development Department

Home Plan a Project Certificates of Appropriateness Historic Districts Landmark Designations Glossary

DRAFT