

CERTIFICATE OF APPROPRIATENESS

Application Date: May 2, 2025

Applicant: Sam Gianukos, agent for Laura K. Rigamonti, owner

Property: 700 Euclid Street, Lots 1 & 2, Block 37, Woodland Heights Addition. The property includes a historic 2,666 SF, two-story wood single-family residence and detached garage situated on a 15,130 SF (100' x 151.3') corner lot.

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

Proposal: Alteration – Addition

The applicant is proposing a 902 SF rear addition to existing structure.

- Roof: non-original clay tiles with 7/12 pitch; replacing roof with composite shingles
 - Design extends the existing roof framing and maintains the 7/12 slope
- Eave: 23'-7" to be maintained
- Peak ridge of roof: 34'-0", matches existing
- Ceiling height: ground floor 10'-5", to be maintained in renovated first-floor areas.
 - Second-floor ceiling height is 10'-0" to also be maintained in addition
- Siding: Wood siding; match siding with fibrous cement siding for the addition
- All new windows should be inset and recessed. See Attachment A.

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:

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



INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



708 Euclid St – Noncontributing – 1910



714 Euclid St – Contributing – 1910



705 Euclid St – Noncontributing – 2004

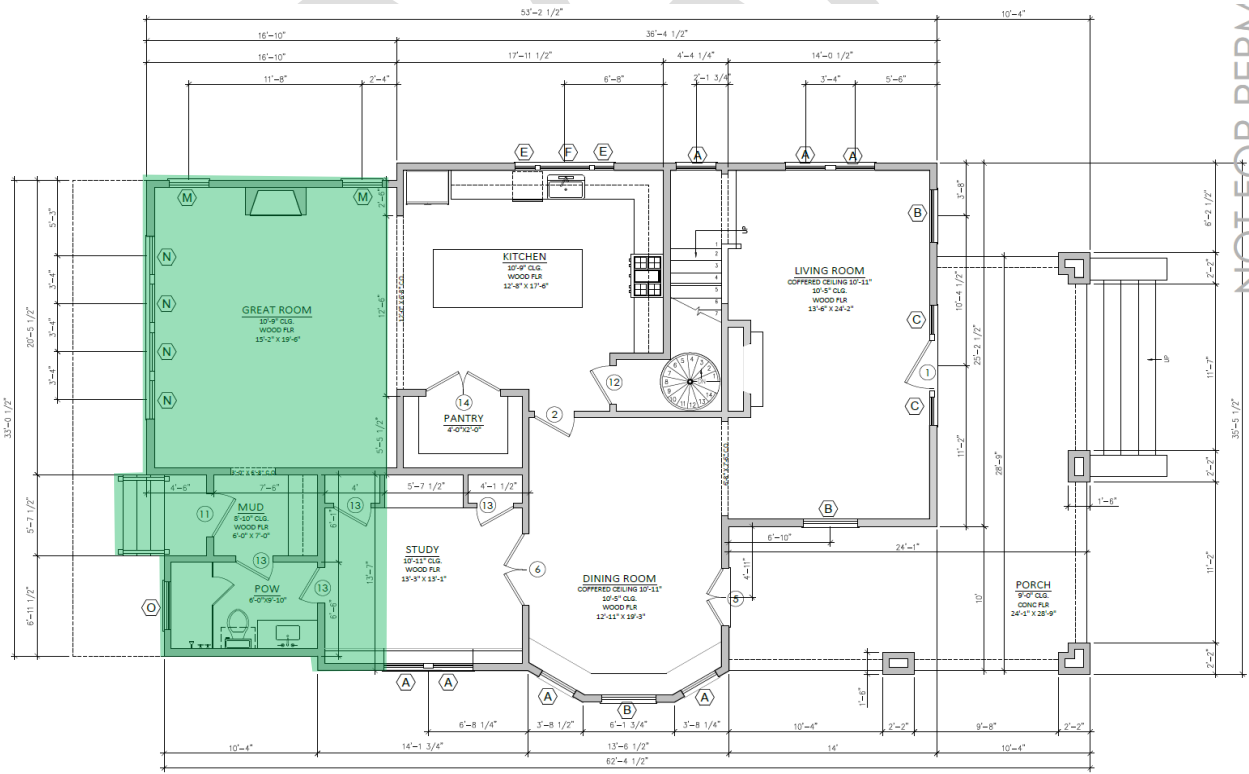
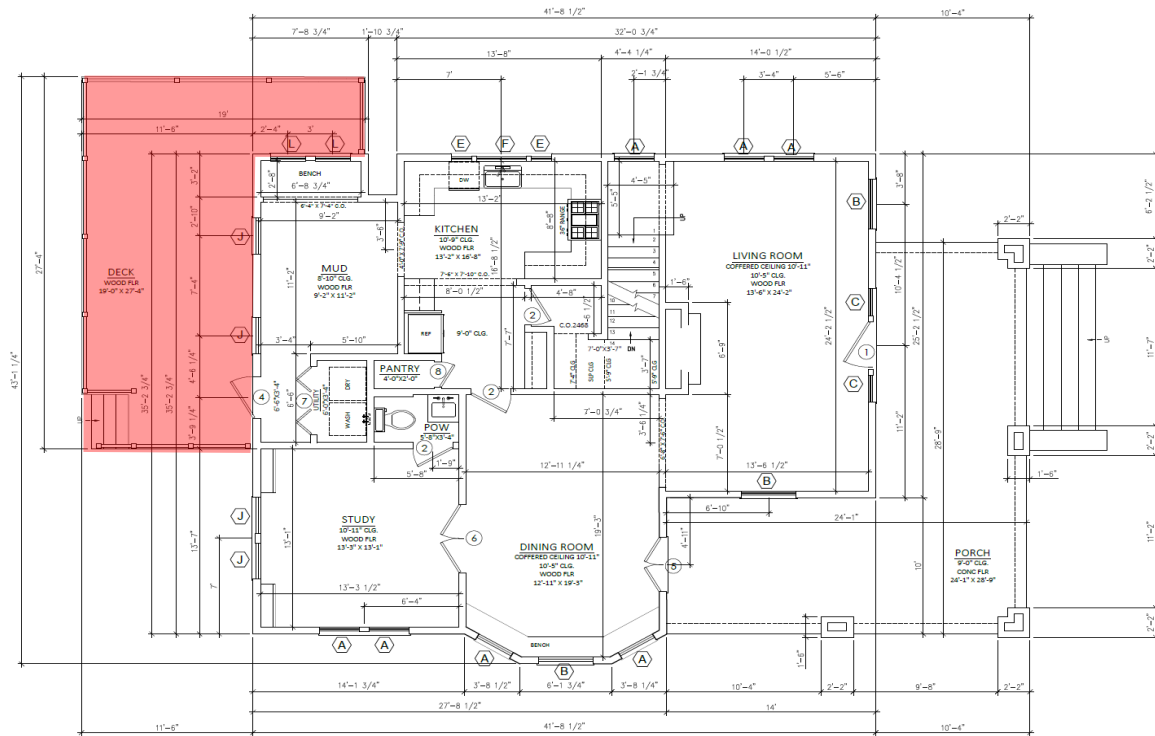


707 Euclid St – Contributing – 1920

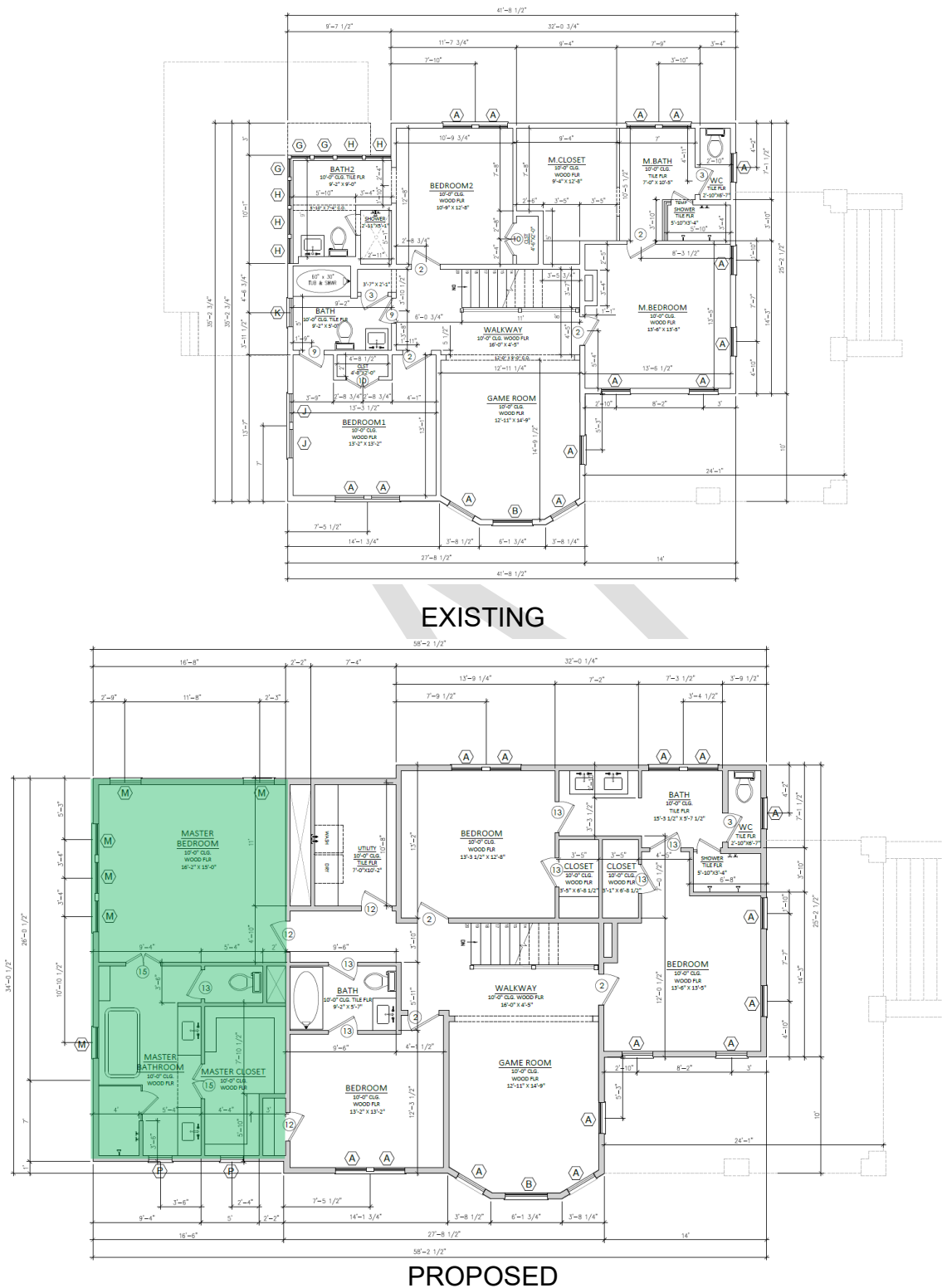
EXISTING

PROPOSED

FIRST FLOOR PLAN



SECOND FLOOR PLAN



RIGHT (WEST) ELEVATION

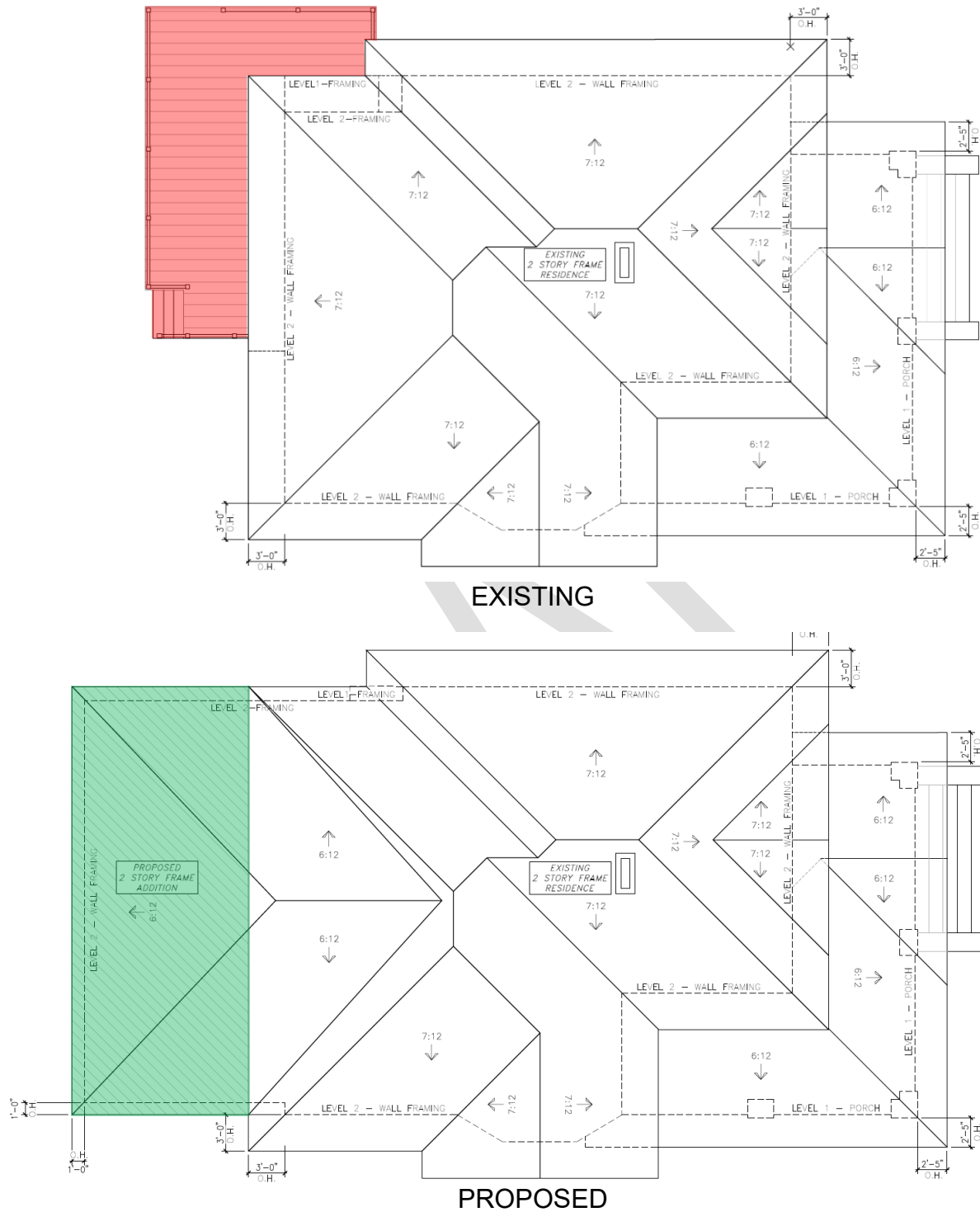


EXISTING



PROPOSED

ROOF PLAN



WINDOW AND DOOR SCHEDULE

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	WOOD	1/1	SH	32 x 65	RECESSED	ORIGINAL	YES
B	WOOD	1/1	SH	44 x 65	RECESSED	ORIGINAL	YES
C	WOOD	1/1	FX	24 x 90	RECESSED	ORIGINAL	YES
E	WOOD	1/1	FX	16 x 30	RECESSED	ORIGINAL	YES
F	WOOD	1/1	FX	40 x 30	RECESSED	ORIGINAL	YES
G	WOOD	1/1	SH	21 x 56	RECESSED	ORIGINAL	NO
H	WOOD	1/1	SH	28 x 56	RECESSED	ORIGINAL	NO
J	WOOD	1/1	SH	28 x 44	RECESSED	ORIGINAL	NO

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

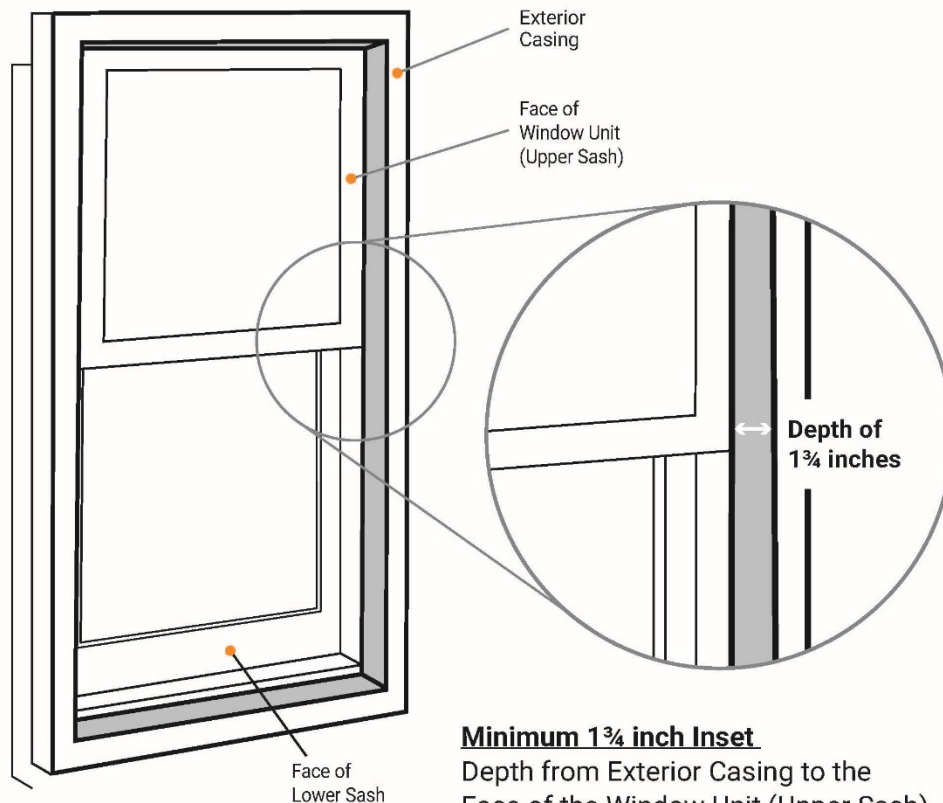
PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	WOOD	1/1	SH		RECESSED		
B	WOOD	1/1	SH		RECESSED		
C	WOOD	1/1	FX		RECESSED		
D	WOOD	1/1	SH		RECESSED		

ATTACHMENT A



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

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