

CERTIFICATE OF APPROPRIATENESS

Application Date: August 4, 2023

Applicant: Sam Gianukos, agent for Cody Miller, owner.

Property: 509 Teetshorn Street, Lot 14, Block 24, Woodland Heights Subdivision. The property includes a historic 980 square foot, one-story wood frame single-family residence situated on a 6,350 square foot (50' x 127') interior lot.

Significance: Contributing craftsman residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The applicant is proposing to construct a 3,104 SF two- story addition with an attached garage. The ridge of the addition will be 28'-9" and the eave height 22'. The applicants proposes the following:

- The addition will be clad in new treated smooth Cementous Hardie siding.
- All new windows will be inset and recessed.
- The non-original front door will be replaced with a custom Craftsman style wood door.
- Two windows will be removed at the rear of the existing house and will be filled in with siding to match existing.
- The addition will have a 5/12, 6/12 pitch hip, gable roof with material to match existing roof.

See enclosed application materials and detailed project description for further details.

Public Comment: Three letters of support. See attachment A

Civic Association: No comment received.

Recommendation: Deferral

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CONTEXT AREA



505 Teetshorn Street – Contributing – 1915 (neighbor)



513 Teetshorn Street – Contributing – 1915 (neighbor)



520 Teetshorn Street– Contributing – 1915 (across street)



524 Teetshorn Street– Contributing – 1924 (across street)



519 Teetshorn Street– Contributing – 1915 (neighbor)



523 Teetshorn– Contributing – 1916 (neighbor)

CONTEXT AREA



526 Teetshorn Street– Contributing – 1924 (neighbor)



525 Teetshorn Street– Contributing – 1920 (across street)



MAPS
 EXISTING AND SANBORN

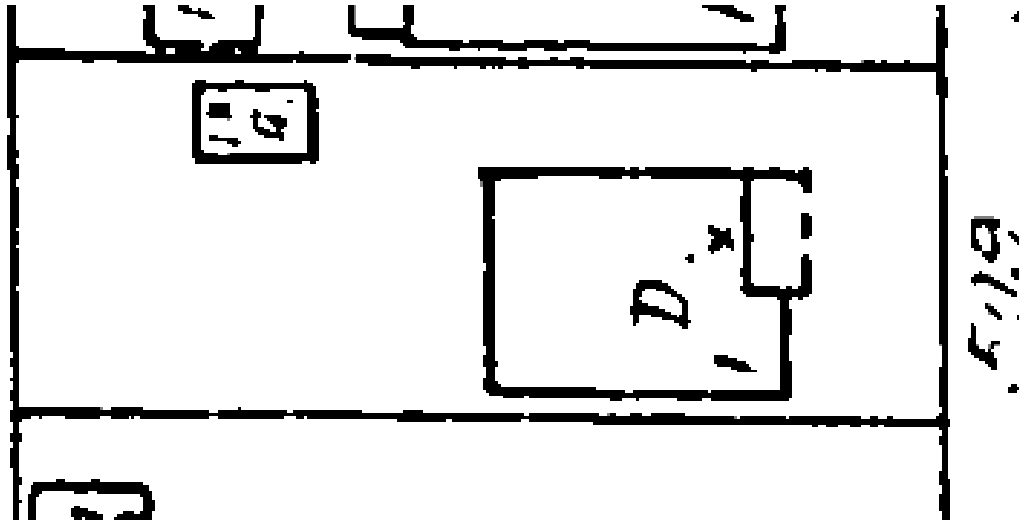
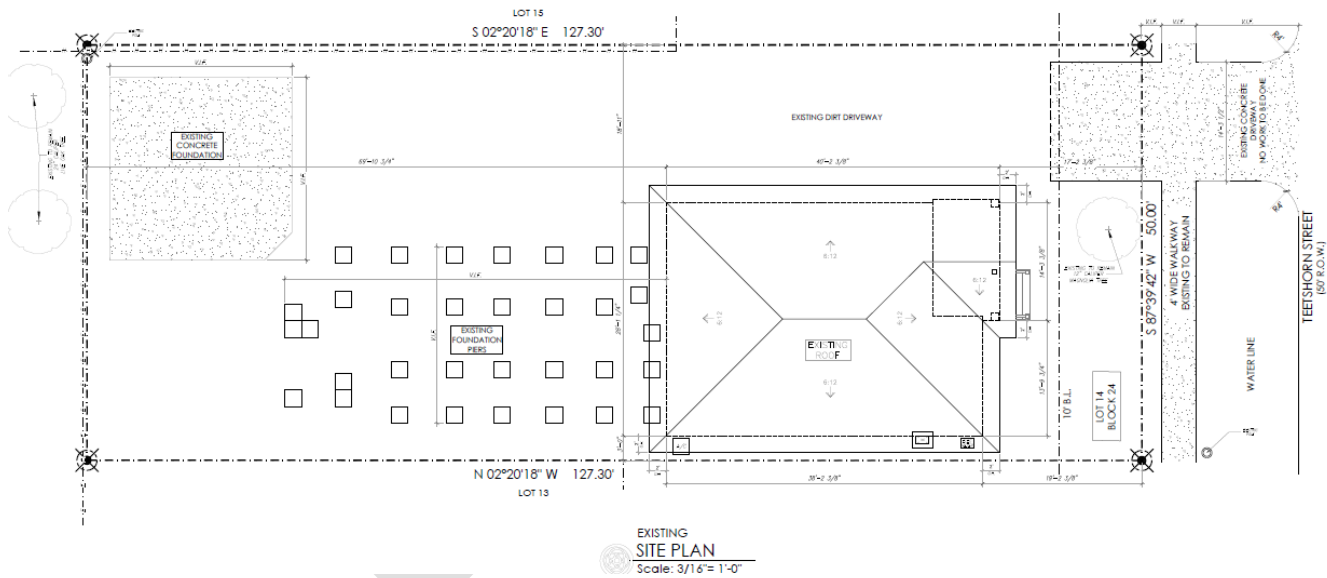


Figure 1- 1924 Sanborn map



EXISTING PHOTOS



**3D VIEWS
PROPOSED**

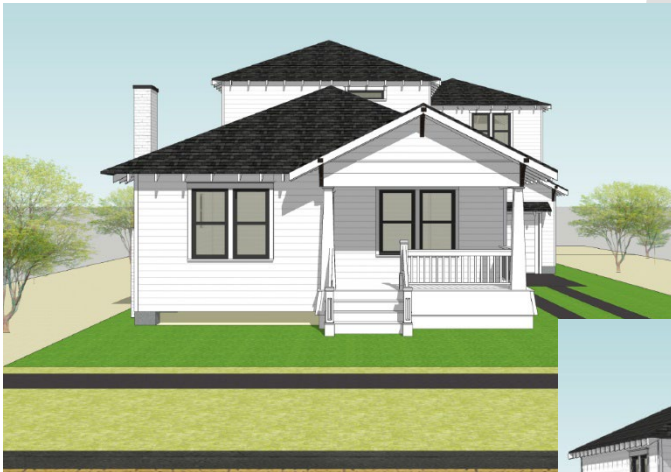


Figure 2- front view



Figure 2- southwest view



SOUTH ELEVATION-

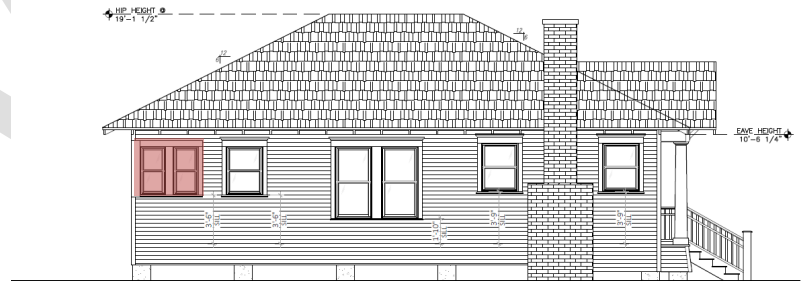
FRONT FACING TEETSHORN
EXISTING



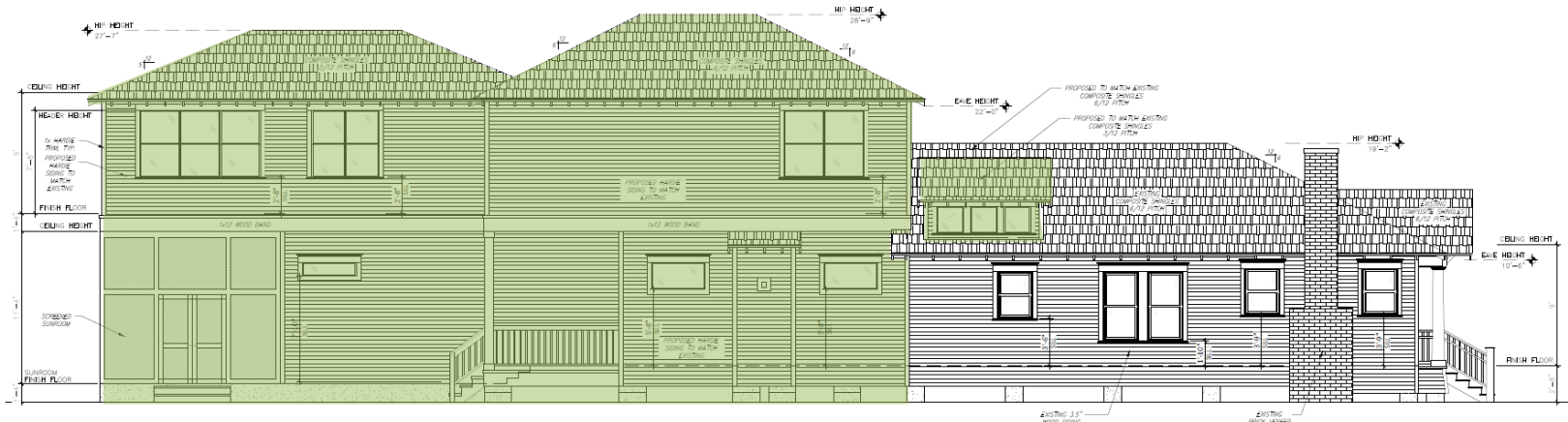
PROPOSED



WEST SIDE ELEVATION
EXISTING



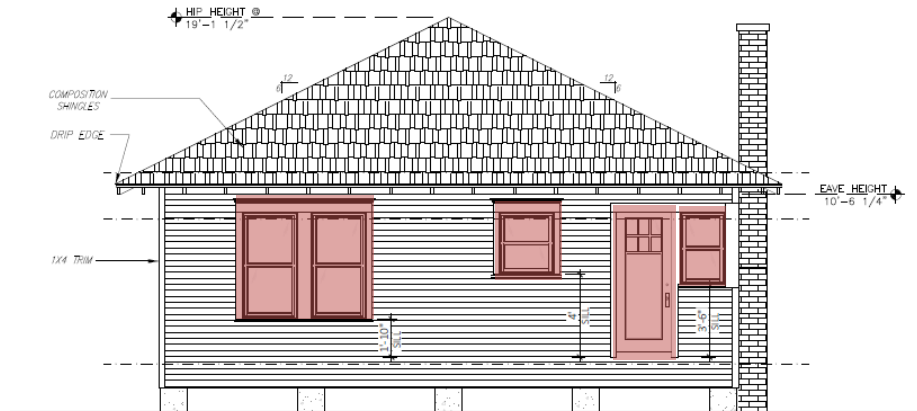
PROPOSED



EAST SIDE ELEVATION
EXISTING



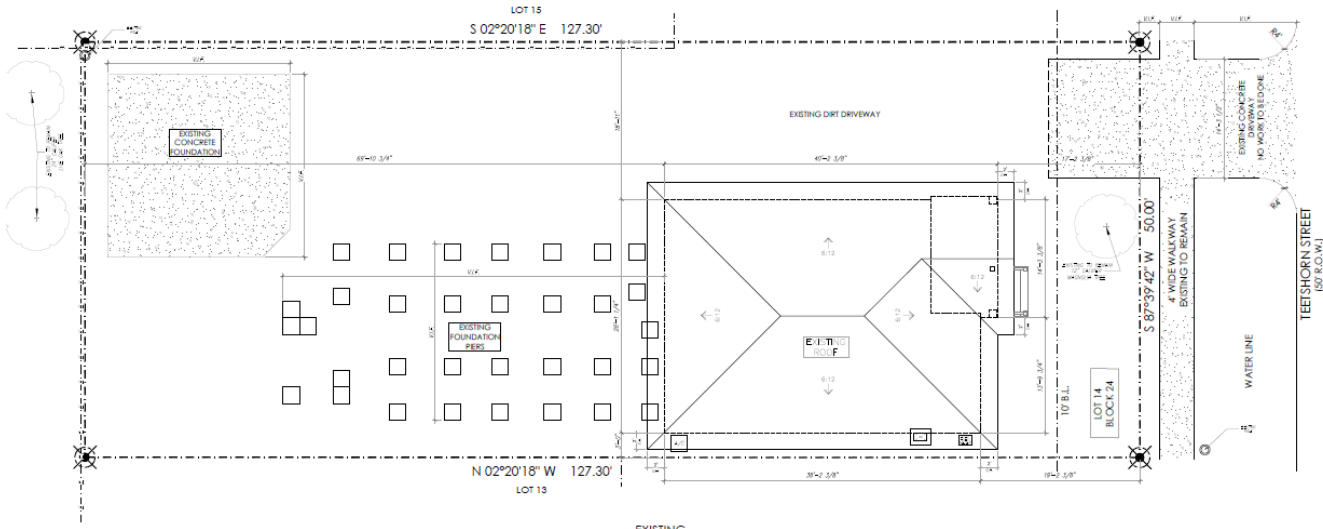
NORTH (REAR) ELEVATION
EXISTING



DRAFT

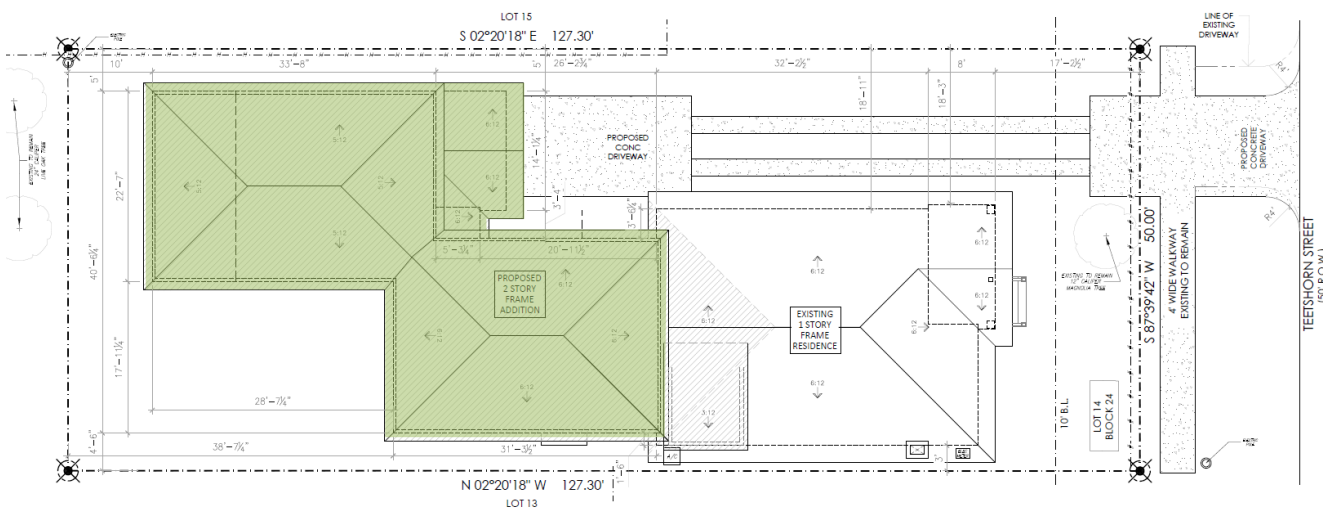


**SITE PLAN
 EXISTING**



EXISTING
 SITE PLAN
 Scale: 3/16" = 1'-0"

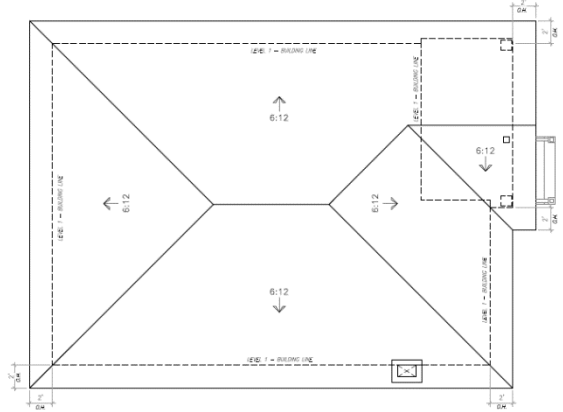
PROPOSED



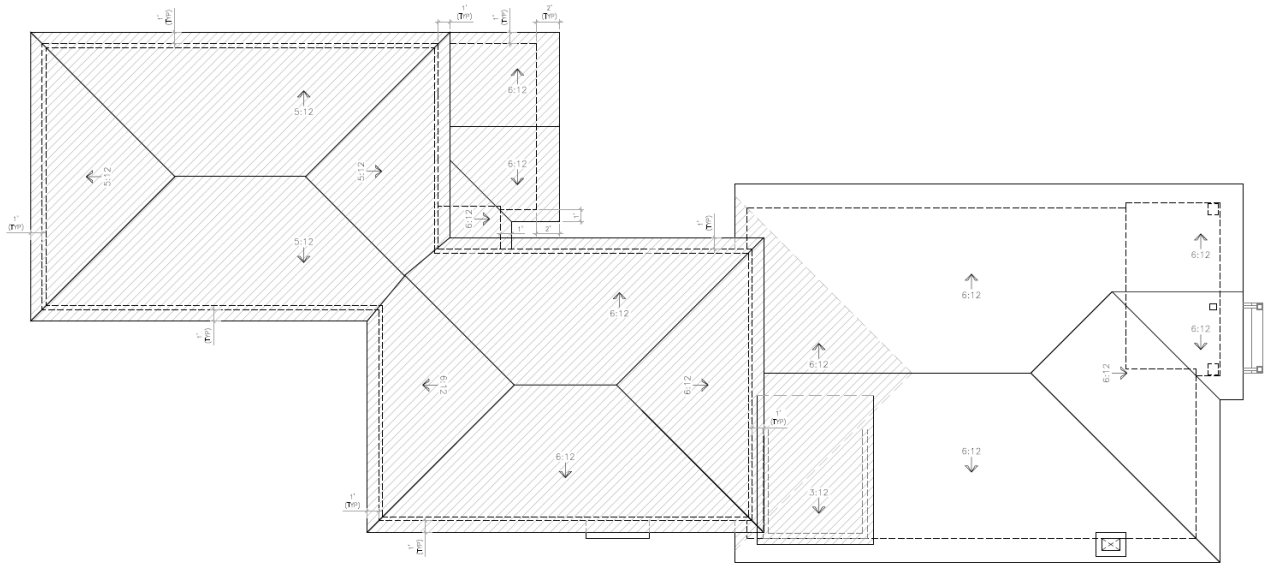
PROPOSED
 SITE PLAN
 Scale: 3/16" = 1'-0"



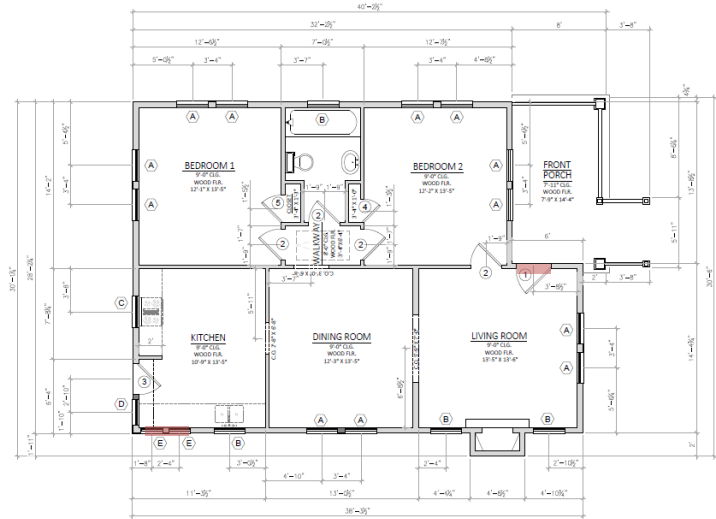
ROOF PLAN
EXISTING



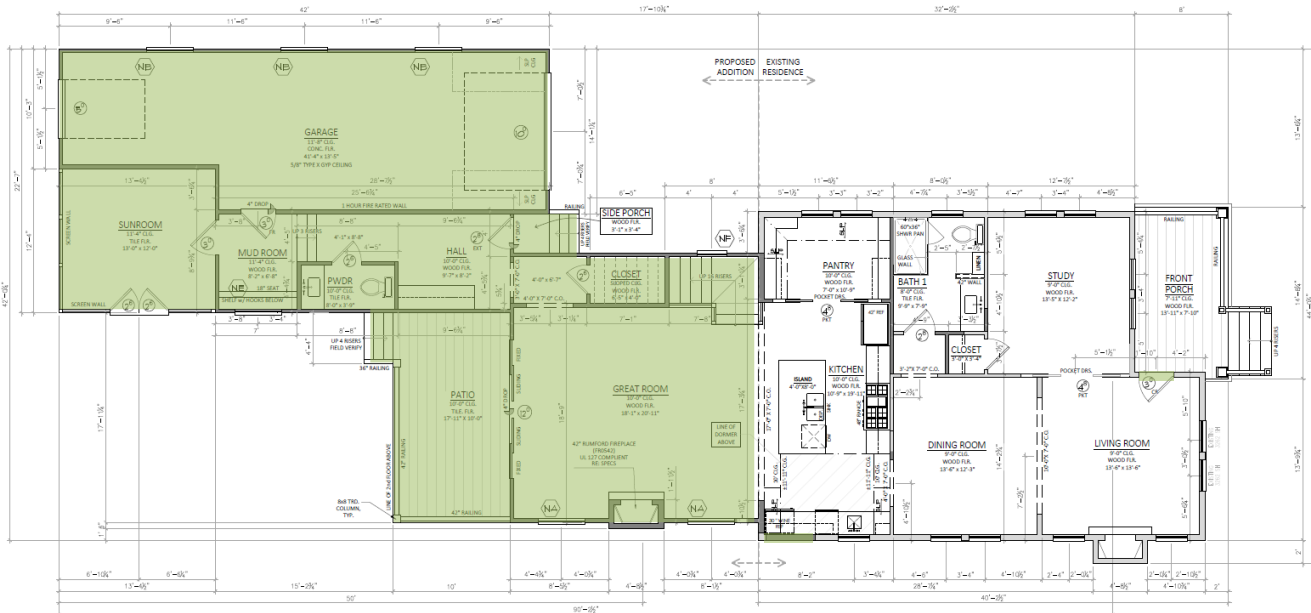
PROPOSED



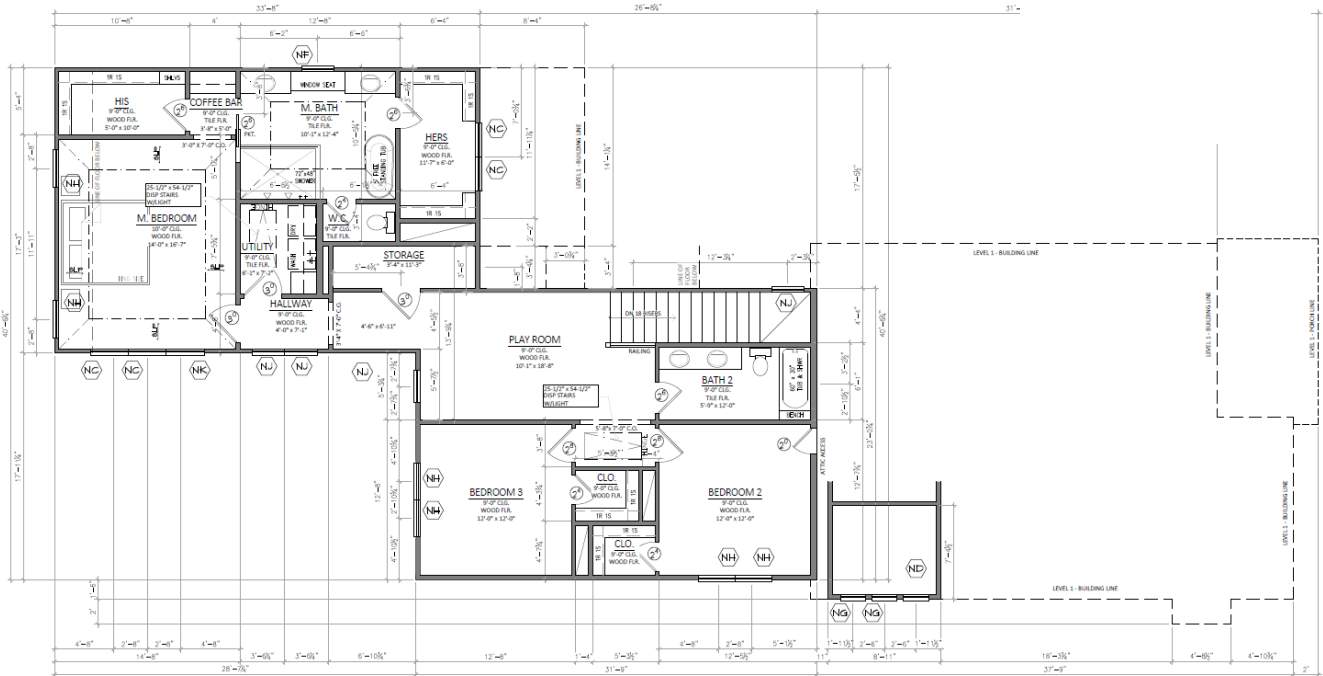
FIRST FLOOR PLAN EXISTING



PROPOSED



SECOND FLOOR PLAN
PROPOSED



PROPOSED

DRAFT

WINDOW / DOOR SCHEDULE

⊗ EXISTING DOOR SCHEDULE				
ITEM	COUNT	SIZE	TYPE	DESCRIPTION
1	1	3'-0" x 6'-8"	EXTERIOR	EXISTING
2	4	2'-8" x 6'-8"	INTERIOR	EXISTING
3	1	2'-8" x 6'-8"	EXTERIOR	EXISTING, FRENCH HALF-LITE
4	1	2'-0" x 6'-8"	INTERIOR	EXISTING
5	1	2'-4" x 6'-8"	INTERIOR	EXISTING

⊗ EXISTING WINDOW SCHEDULE					
ITEM	COUNT	SIZE	HEADER	TYPE	DESCRIPTION
A	12	32" x 62"	7'-0"	SINGLEHUNG	EXISTING TO REMAIN
B	4	32" x 42"	7'-0"	SINGLEHUNG	EXISTING TO REMAIN
C	1	32" x 36"	7'-0"	SINGLEHUNG	EXISTING TO REMAIN
D	1	26" x 42"	7'-0"	SINGLEHUNG	NON-ORIGINAL TO BE REMOVED
E	2	22" x 42"	7'-0"	SINGLEHUNG	NON-ORIGINAL TO BE REMOVED



⊗ PROPOSED DOOR SCHEDULE				
ITEM	COUNT	SIZE	TYPE	DESCRIPTION
120	1	12'-0" x 8'-0"	EXTERIOR	NEW, SLIDING FRENCH DR - 4 SECTIONS
100	1	10'-0" x 8'-0"	INTERIOR	NEW, OVERHEAD
50	1	5'-0" x 8'-0"	INTERIOR	NEW, OVERHEAD
48 PKT	2	4'-8" x 6'-8"	INTERIOR	NEW POCKET DOUBLE
30	6	3'-0" x 6'-8"	INTERIOR	NEW
30 FR	1	3'-0" x 6'-8"	INTERIOR	NEW, FIRE RATED SELF CLOSING DR.
30 CR	1	3'-0" x 6'-8"	EXTERIOR	NEW, CRAFTSMAN DR.
28	8	2'-8" x 6'-8"	INTERIOR	NEW
26 PKT	1	2'-6" x 6'-8"	INTERIOR	NEW POCKET
26	11	2'-6" x 6'-8"	INTERIOR	NEW
24	3	2'-4" x 6'-8"	INTERIOR	NEW

⊗ NEW WINDOW SCHEDULE					
ITEM	COUNT	SIZE	HEADER	TYPE	DESCRIPTION
NA	12	48" x 24"	7'-8"	FIXED	NEW
NB	18	48" x 24"	9'-8"	FIXED	NEW
NC	20	35" x 60"	7'-8"	DOUBLE HUNG	NEW
ND	5	24" x 24"	7'-8"	DOUBLE HUNG	NEW TO BE REMOVED
NE	6	48" x 12"	7'-8"	CASEMENT	NEW - ON SITE
NF	11	31" x 48"	10'-0" - 7'-8"	DOUBLE HUNG	NEW, TEMPERED - ON SITE
NG	10	24" x 24"	11'-10"	CASEMENT	NEW - ON SITE
NH	30	35" x 60"	7'-8"	DOUBLE HUNG	NEW - ON SITE
NJ	20	31" x 60"	7'-8"	DOUBLE HUNG	NEW
NK	5	35" x 60"	7'-8"	DOUBLE HUNG	NEW, TEMPERED - ON SITE

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	32x62	RECESSED	ORIGINAL	YES
B	WOOD	1/1	SH	32x42	RECESSED	ORIGINAL	YES
C	WOOD	1/1	SH	32x36	RECESSED	ORIGINAL	YES
D	WOOD	1/1	SH	26x42	RECESSED	NON-ORIINAL	NO
E	WOOD	1/1	SH	22x42	RECESSED	NON-ORIINAL	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>	
NA	WOOD	1/1	FX	48x24	RECESSED	JELDWYN	
NB	WOOD	1/1	FX	48x24	RECESSED	JELDWYN	
NC	WOOD	1/1	DH	35x60	RECESSED	JELDWYN	
ND	WOOD	1/1	DH	24x24	RECESSED	JELDWYN	
NE	WOOD	1/1	FX	48x12	RECESSED	JELDWYN	
NF	WOOD	1/1	DH	31x48	RECESSED	JELDWYN	
NG	WOOD	1/1	FX	24x24	RECESSED	JELDWYN	
NH	WOOD	1/1	DH	35x60	RECESSED	JELDWYN	
NJ	WOOD	1/1	DH	31x60	RECESSED	JELDWYN	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture’s specifications and details for all proposed windows

*** Use additional sheets as necessary

ATTACHMENT A
LETTERS OF SUPPORT

509 Teetshorn Drawing Reveiw

JS John S. [redacted] >
To: Arslan, Yasmin - PD [redacted]

Reply Reply All Forward [icons] Mon 9/11/2023 7:43 AM

Follow up. Start by Monday, September 11, 2023. Due by Monday, September 11, 2023.
You replied to this message on 9/11/2023 7:46 AM.

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

Ms. Arslan, please see below my letter regarding the plans for 509 Teetshorn.

Meg & Cody -- I appreciate you sharing these drawings with us that you are planning for your future home down the street.

We have loved living on Teetshorn and your plan for remodeling the existing home on the 500 block will be a welcomed addition to the neighborhood.

I have to say that after flipping through the plans, it stands out to me that you have such a welcoming front porch and front yard feel which is a much loved aspect of so many of the homes in this neighborhood.

In looking at the expansion built up towards the rear of the property, it looks to be adding some excellent living space that you'll enjoy while keeping the familiar look and feel of the original homes on these blocks. In particular, this will be well received because the garage and second story addition is set so far back from the street and the front facade of the home. You'll still have the long drive leading back to the garage and the 2nd story addition. This is a nice contrast to some of the other homes that I've seen where the garage and upper level are pulled forward.

I'm not sure how much use you'll be getting from the chimney here in Houston, but it is cool that you're keeping that feature from the home for the 2-3 day a year that it'll be needed - we'll know where to go if we're looking for a fire to keep warm next time a winter blast comes through Houston.

Keep us posted on your progress, and we look forward to having you join us on Teetshorn.

Thanks,
John

DRAFT

509 Teetshorn

Sheila C [redacted]
To: Arslan, Yasmin - PD

Reply Reply All Forward [icons] Fri 9/8/2023 2:05 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.]

Thanks for sharing your plans for the 509 Teetshorn. I have really enjoyed living in the Heights for the last 12 years, and love living on Teetshorn.

I appreciate the way your plans stay true to the original architecture in the neighborhood. Maintaining the historic front porch and front facade is very welcoming. I love the setback of the garage and the second story, keeping that bungalow feel while giving you more living space. Several homes in the neighborhood encroach on the street and seem to tower over the sidewalks. I like that your addition is set further back for ample yard and play space.

I value that you are giving room to keep all the existing trees. This house has been unlivable for years and I am so excited to see your vision to bring it back to its former glory. I look forward to having your family and this beautiful home as neighbors!

Thanks for taking the time to be so thoughtful about this process.

Sheila Ogden

Fwd: Millers - 509 Architectural Drawing

Clinton [redacted]
To: Arslan, Yasmin - PD
You replied to this message on 9/8/2023 9:22 AM.

Reply Reply All Forward [icons] Fri 9/8/2023 9:21 AM

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

----- Forwarded message -----

From: Clinton [redacted]
Date: Sun, Aug 27, 2023 at 11:06 AM
Subject: Re: Millers - 509 Architectural Drawing
To: Meg Miller [redacted]
CC: Cody Miller [redacted]

Meg and Cody,

Sorry for the delay in writing but Linda and I have been out of town for a week, away from the heat! These plans look perfectly acceptable to us, and a welcome addition to the block. If you need an approval signature from neighbors to get through the historical commission I'd be happy to sign. How many square feet will you have in total?

Good luck!

Clinton [redacted]