

CERTIFICATE OF APPROPRIATENESS

Applicant: Nick Eronko, Bungalow Revival, agent

Property: 608 Woodland St, Lot 3, Tract 2, Block 27, Woodland Heights Subdivision. The property includes a Historic 1620 SF two-story single family residence situated on a 7,500 square foot (75' x 100') interior lot.

Significance: Contributing American Foursquare residence, constructed circa 1916, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The addition to the second floor is 245 SF and first floor addition is 1402 SF.

The first floor addition is single story and the 541 SF attached garage is a two story one.

The applicant is proposing the following:

- All cypress siding on the existing structure to be repaired as needed.
 - Existing windows are to be restored to be fully operational.
 - The front porch tongue and groove pine flooring to be repaired as needed. Railings added back along with step railings. There are 4 steps and no existing railing.
 - The foundation for the additional livable square footage will be pad and block system with poured piers 3-4" to stabilize the existing foundation. Existing foundation will be stabilized and additional pad and blocks added as required by code and footing poured for additional long term support.
 - All exterior walls of the addition areas will be clad in cypress siding to match siding on existing house.
 - A new roof will be added using Tesla shingles. Client would like this as an option while he researches this product. If Tesla shingles aren't used a composition roof will be installed.
 - The exterior wood trim for all new windows/doors will be constructed to match the existing window/door trim.
 - The roof pitch of the 2nd story addition area matches the existing 6:12 roof pitch.
- Columns on front porch to remain.
- New period appropriate wood double hung windows will be installed on addition.
 - Replacement of the front door as it's in poor shape. The proposed replacement is a solid wood replica custom made.

See enclosed detailed project description.

Public Comment: No public comment received

Civic Association: No comment received

Recommendation: **Approval with conditions:** that staff have final approval of the front door details

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

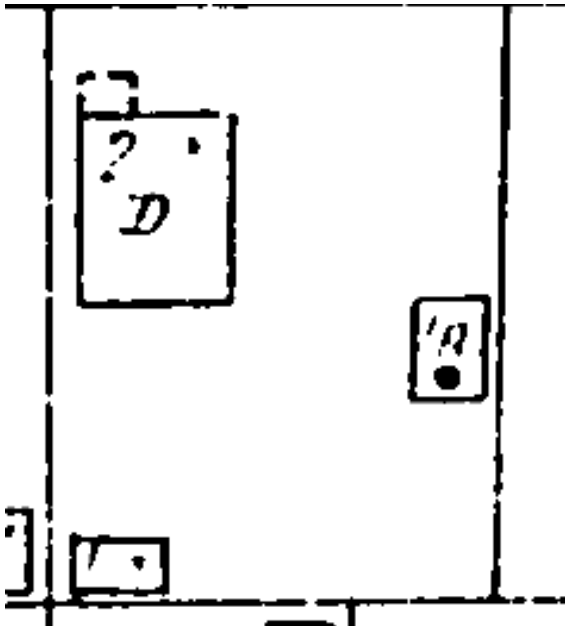


Figure 1- Sanborn 1925

IMPROVEMENTS			
No. Sq. Ft.	Price Per Sq. Ft.		
1710	2,25	\$	3840
		Percent Good	70
		Other Bldgs.	2690
		Other Bldgs.	70
		Total All Bldgs.	2760
LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$

Figure 2- 1962 BLA

EXISTING PHOTOS



Figure 3- FRONT ELEVATION



Figure 4- EAST ELEVATION

CONTEXT AREA

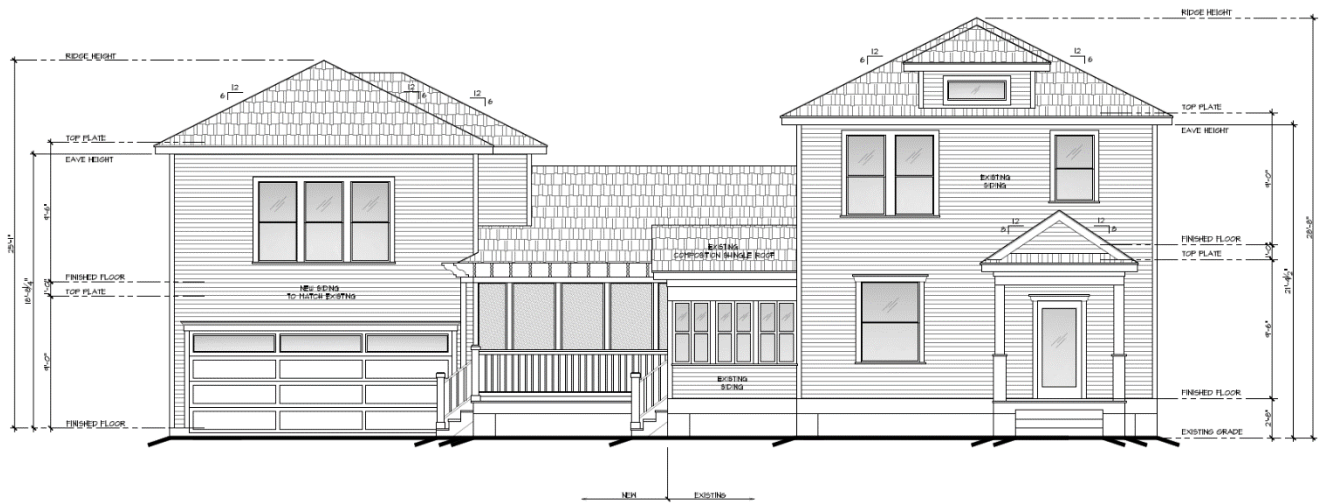
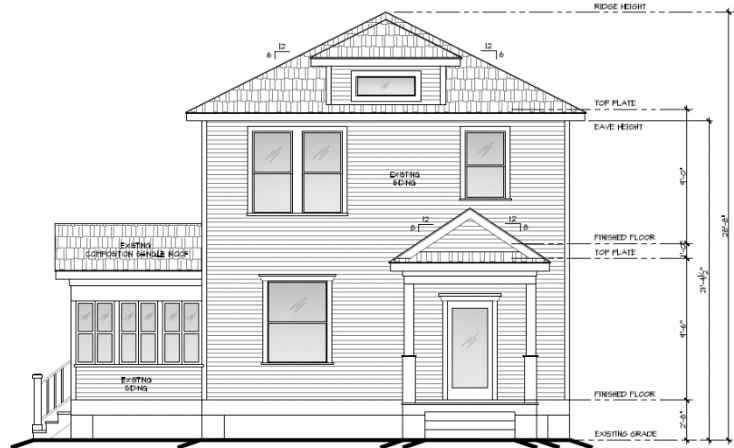


Figure 5-604 Woodland Street_next door neighbor

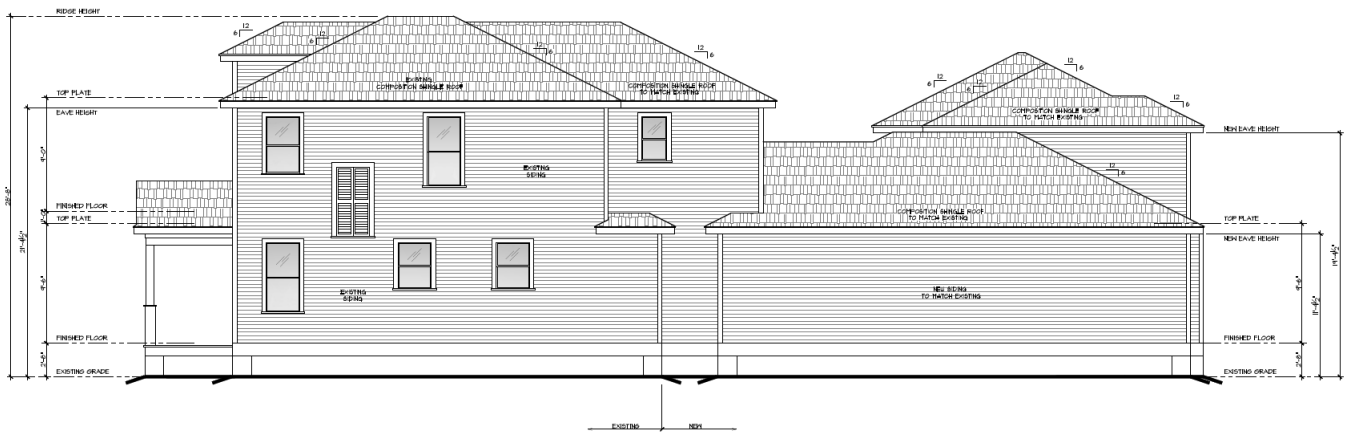
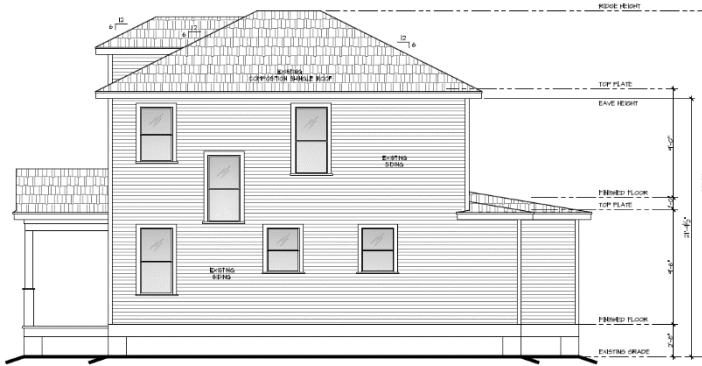


Figure 6- 601 Woodland Street_across the street neighbor

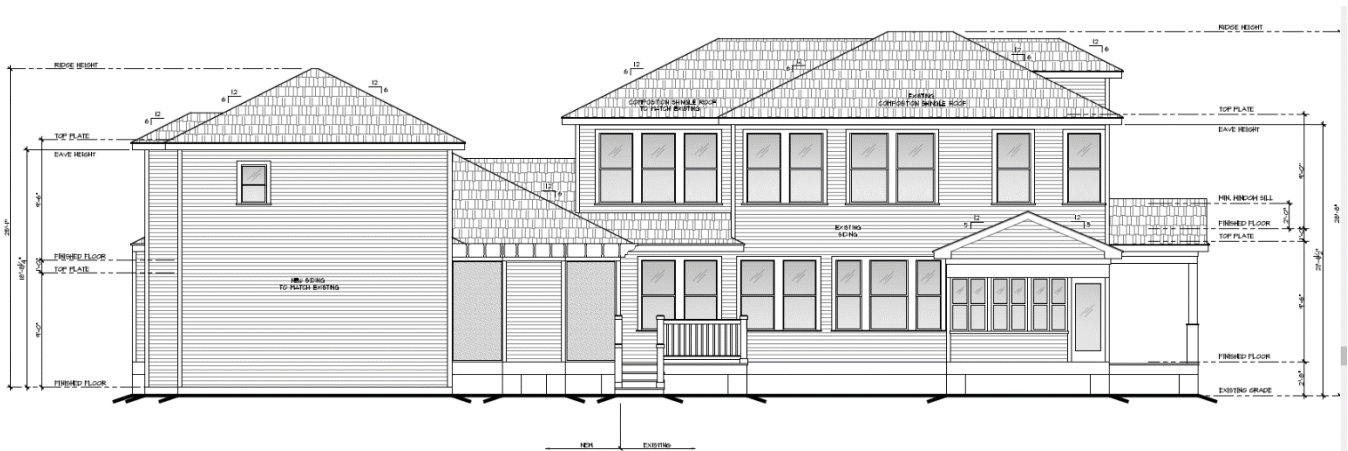
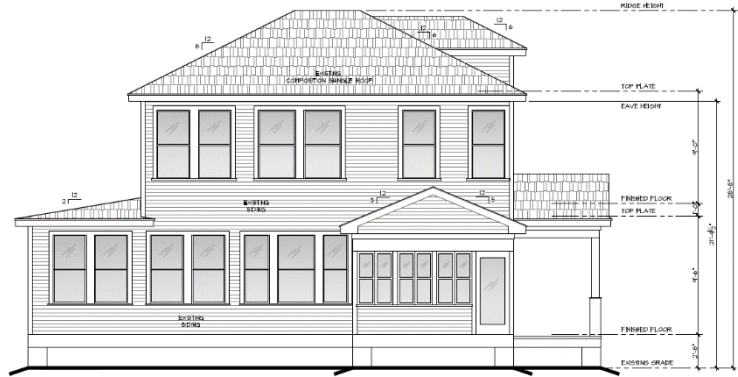
NORTH ELEVATION – FRONT FACING WOODLAND



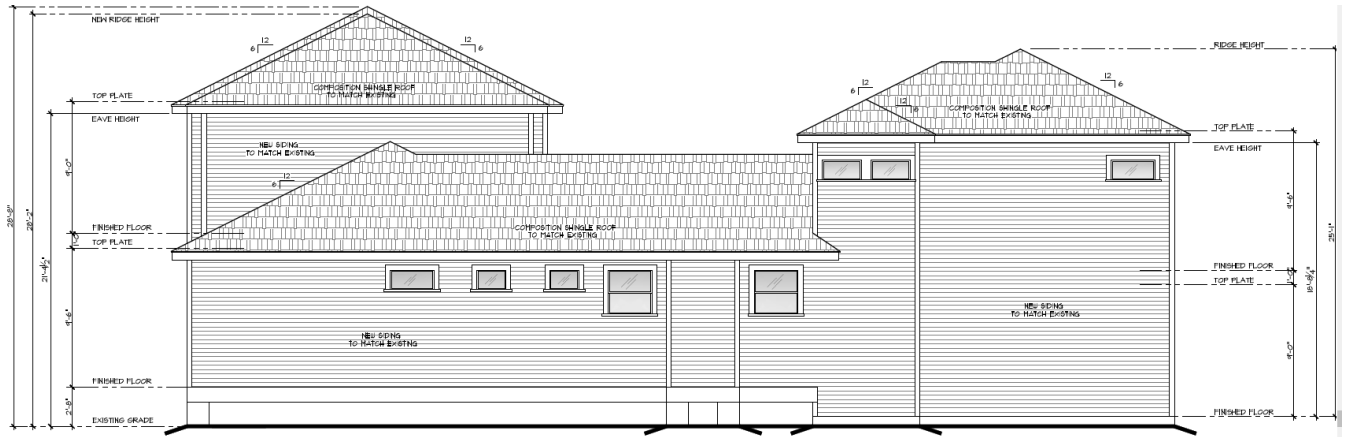
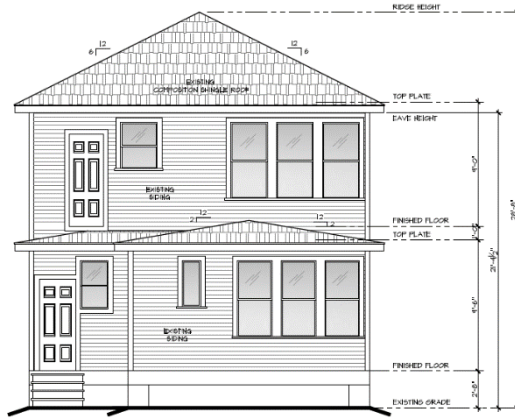
WEST ELEVATION



EAST SIDE ELEVATION



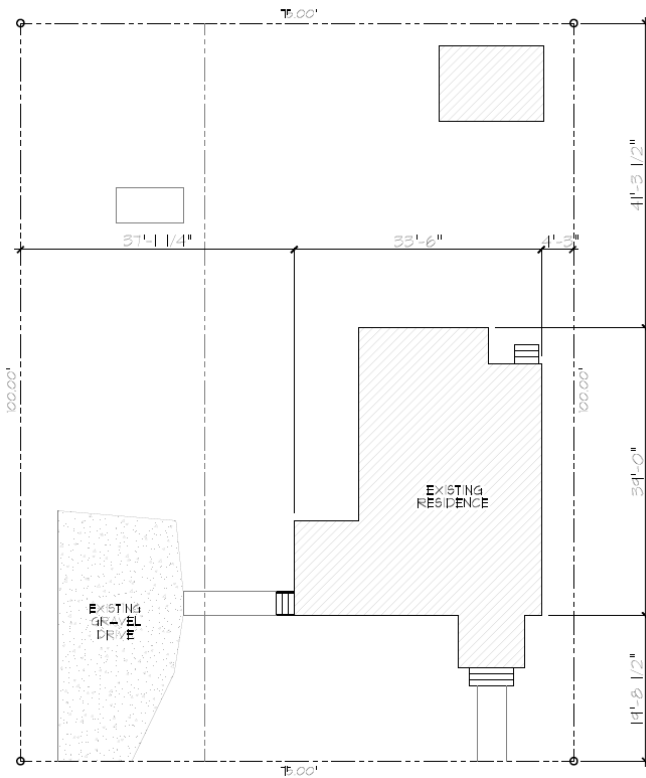
SOUTH (REAR) ELEVATION



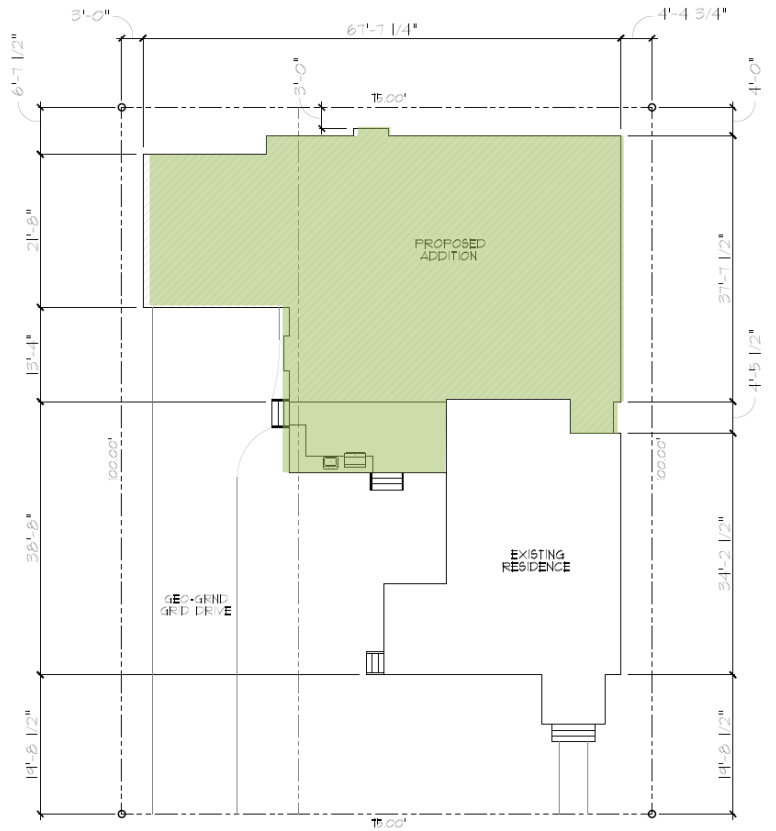
SITE PLAN



EXISTING



PROPOSED

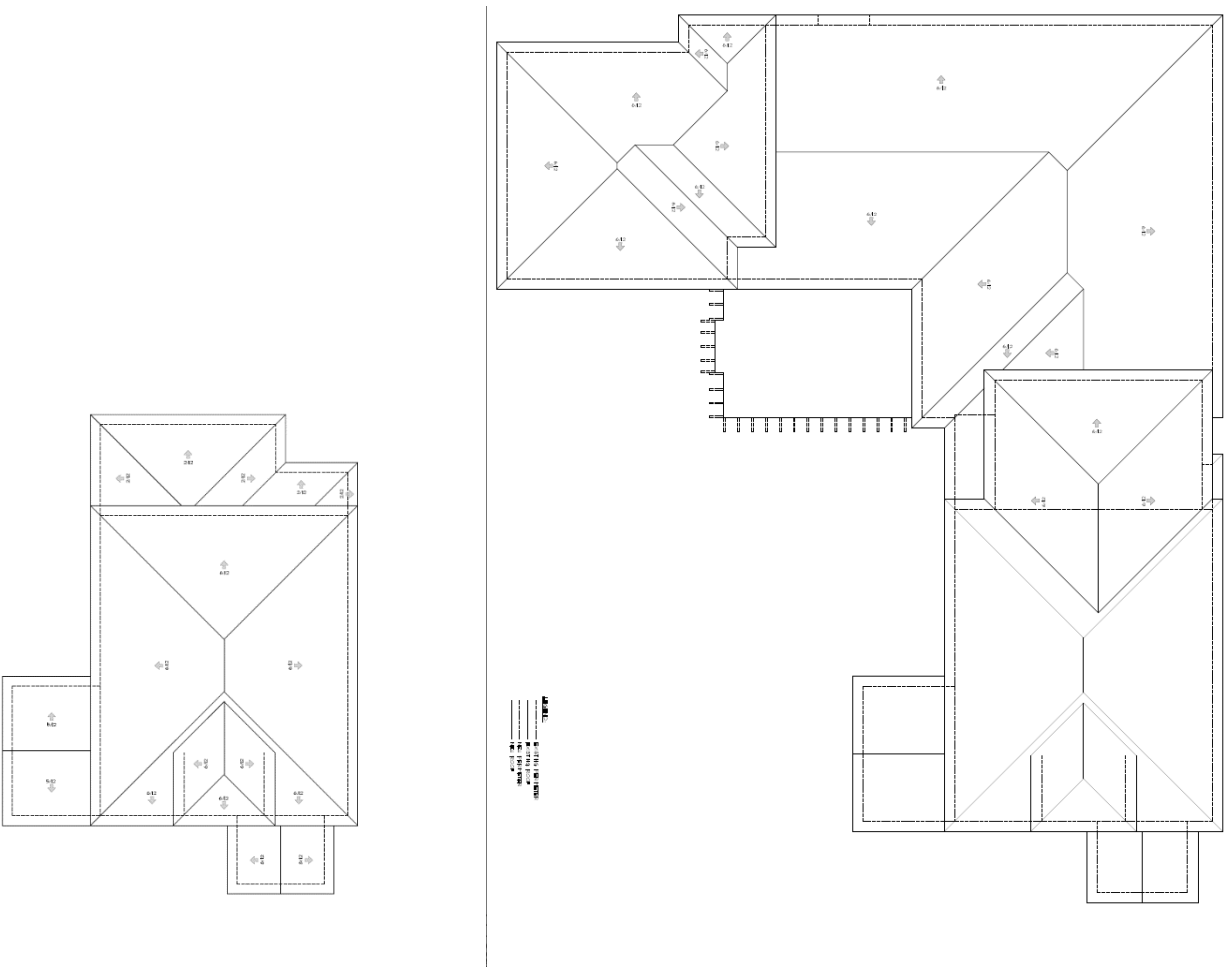


ROOF PLAN



EXISTING

PROPOSED



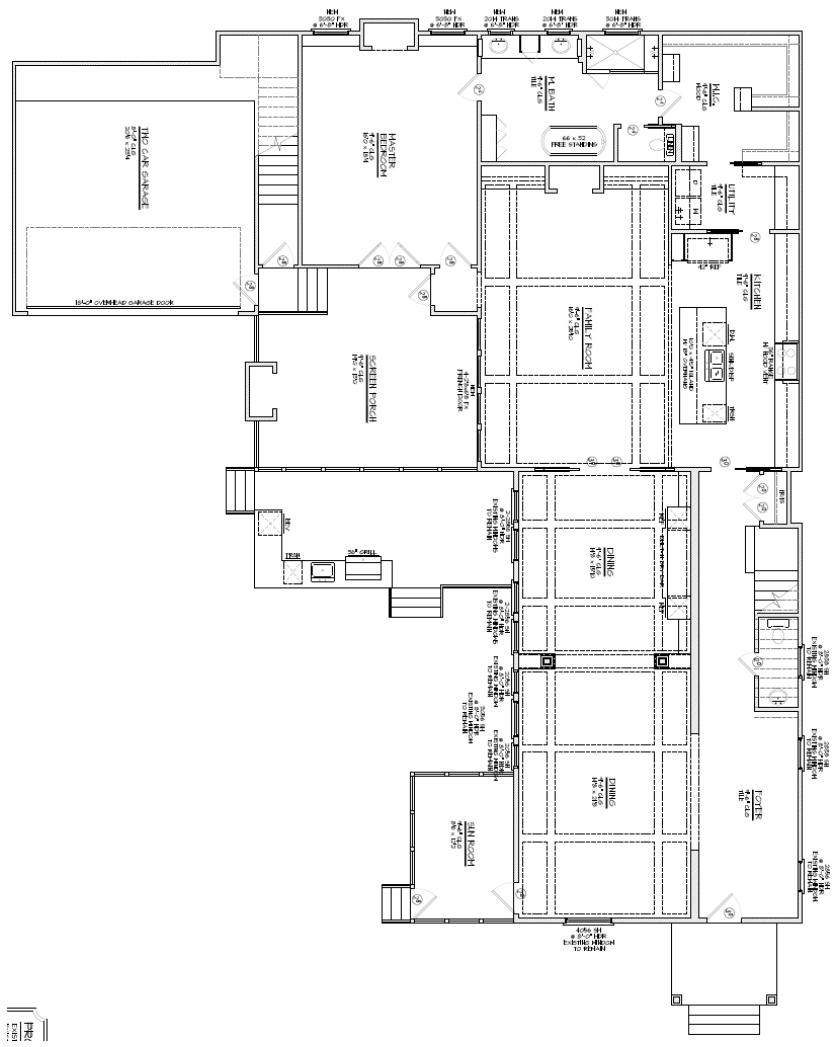
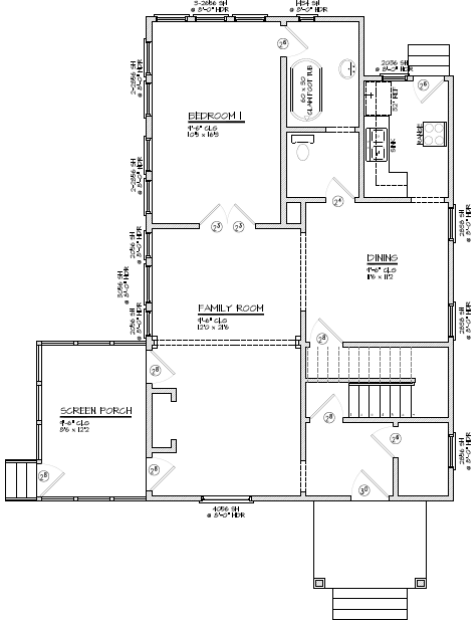
SCALE
1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"

FIRST FLOOR PLAN



EXISTING

PROPOSED

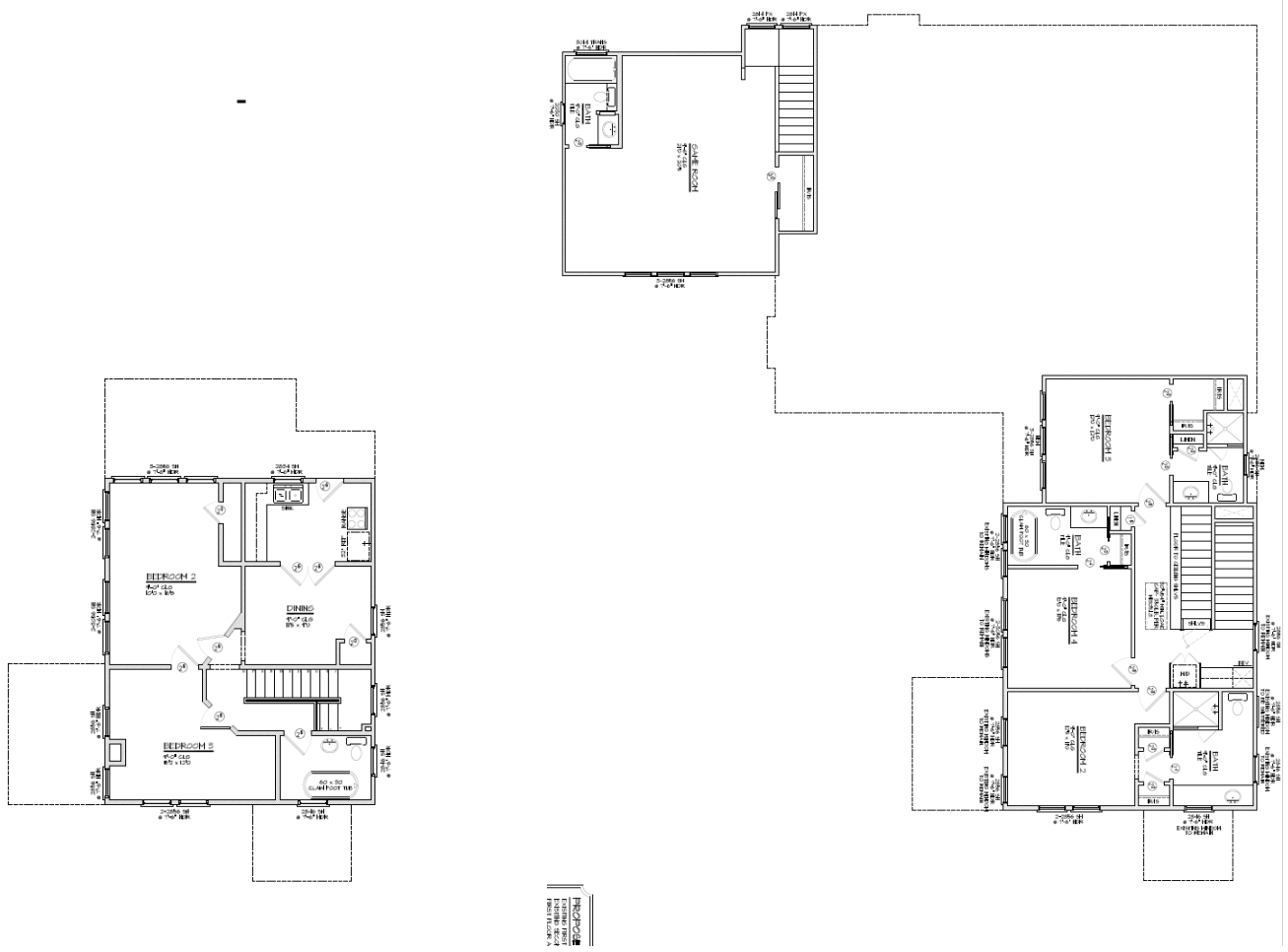


SECOND FLOOR PLAN



EXISTING

PROPOSED



FRONT DOOR PHOTOS



Window/Door Schedule

**608 Woodland St.
Existing Window Schedule**

Mark	Size	Qty	Sash Material	Style	Glazing	Remarks
W1	4056	1	Wood	Double hung	single	to restore
W2	2056	2	Wood	Double hung	single	to restore
W3	3056	3	Wood	Double hung	single	to restore
W4	2856	16	Wood	Double hung	single	to restore
W5	2656	3	Wood	Double hung	single	to restore
W6	1434	1	Wood	Out swing	single	to restore
W7	2036	1	Wood	Double hung	single	to restore
W8	2838	2	Wood	Double hung	single	to restore
W9	2846	2	Wood	Double hung	single	to restore
W10	2834	1	Wood	Double hung	single	to restore
W11	3452	9	Wood	Dbl casement	single	to restore

Proposed Window Schedule (new windows for addition only)

Mark	Size	Qty	Sash Material	Style	Glazing	Remarks
W4	2856	6	Wood	double hung	double pane	New
W7	2036	1	Wood	double hung	double pane	New
W11	2814	2	Wood	Fixed	double pane	New
W12	2030	1	Wood	double hung	double pane	New
W13	3014	2	Wood	Fixed	double pane	New
W14	3030	2	Wood	Fixed	double pane	New
W15	2014	2	Wood	Fixed	double pane	New

Note: to encase two existing windows. Shutter from outside keeping trim and original placement, sheetrock over from inside. Labelled as ERS on diagram.

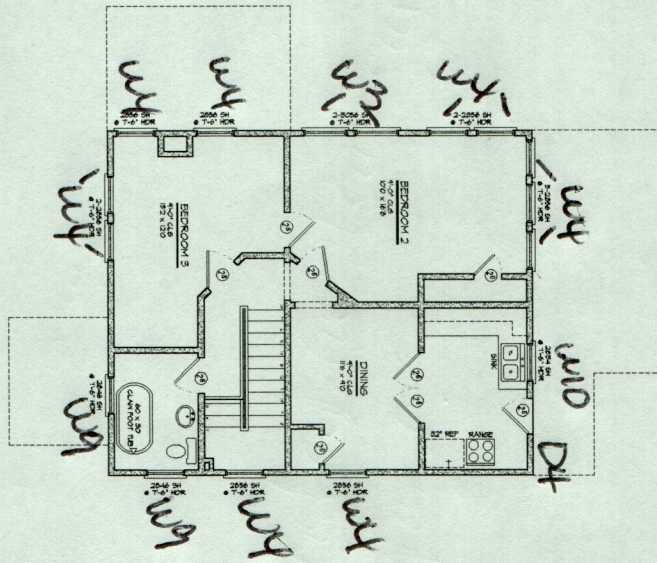
Existing Door Schedule

Mark	Size	Qty	Interior/Exteri	Material	Style	Remarks
D1	3068	1	Exterior	wood	original	
D2	2868	1	Exterior	wood	15 pane	bad shape
D3	2668	1	Exterior	wood	two panel	bad shape
D4	2668	1	Exterior	wood	two panel	bad shape

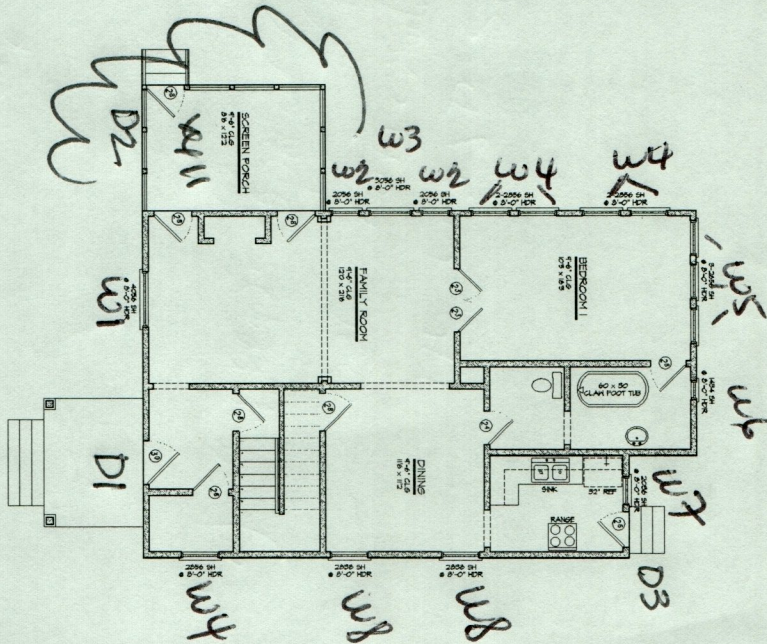
Proposed Door Schedule

Mark	Size	Qty	Interior/Exteri	Material	Style	Remarks
D1	3068	1	Exterior	Wood	Bungalow Style	restore
D2	2868	1	Exterior	Wood	two panel	New
D3	2868	4	Exterior	Wood	fixed single lite	New
D4	2868	2	Exterior	Wood	single lite	New
D5	2868	1	Exterior	Wood	single lite	New
D6	2868	1	Exterior	Wood	single panel	New
D7	2868	1	Exterior	Wood	single panel	New

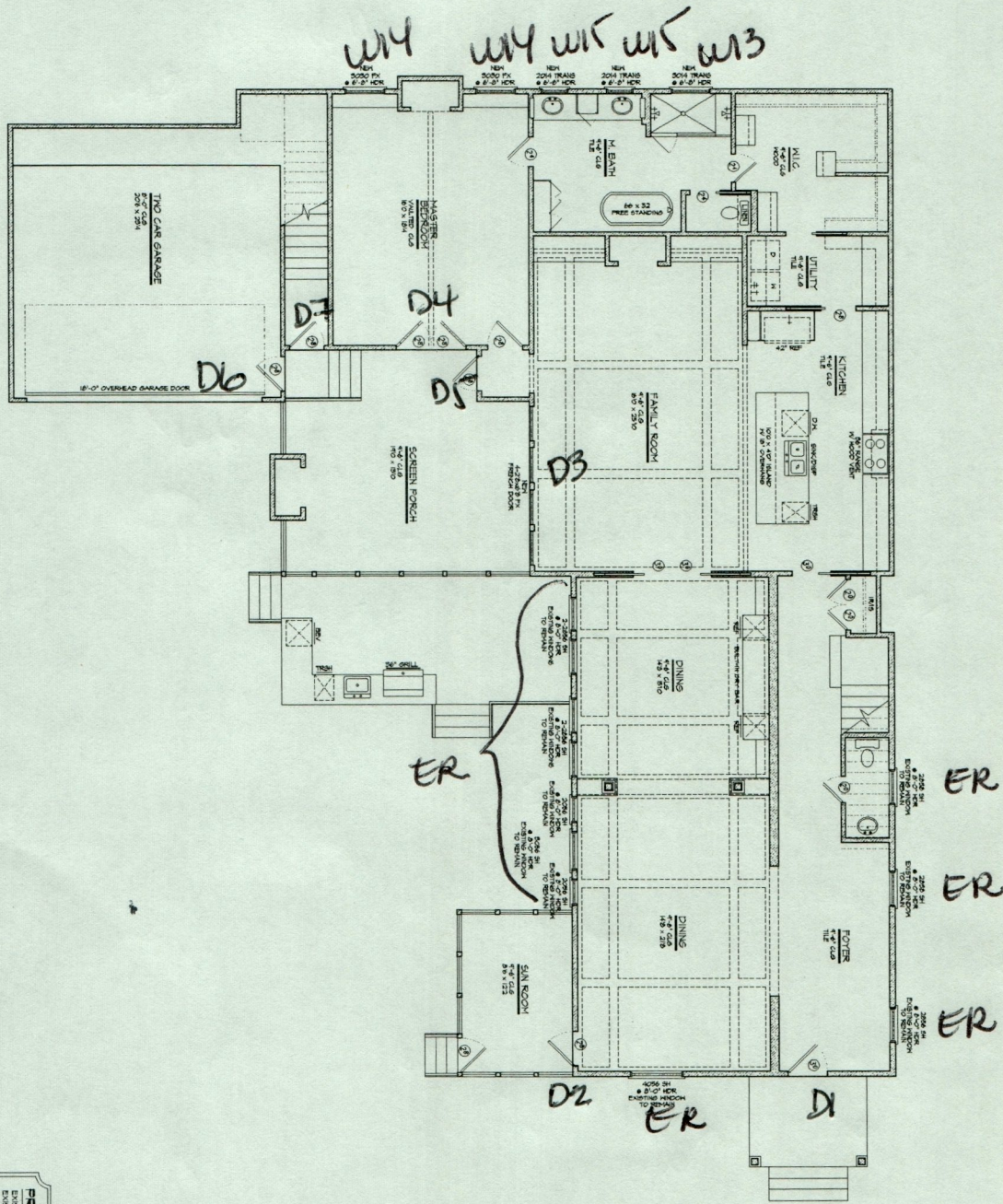
Existing
SECOND FLOOR PLAN



EXISTING
FIRST FLOOR PLAN



SHEET A3	DESCRIPTION EXISTING FLOOR PLAN	SCALE 1/4" = 1'-0"	DATE: 11/9/2021 REVISED: A PROJECT LOCATED AT 608 WOODLAND STREET HOUSTON, TX 77009	BUNGALOW REVIVAL, LLC 601 W 11TH STREET HOUSTON, TX 77008
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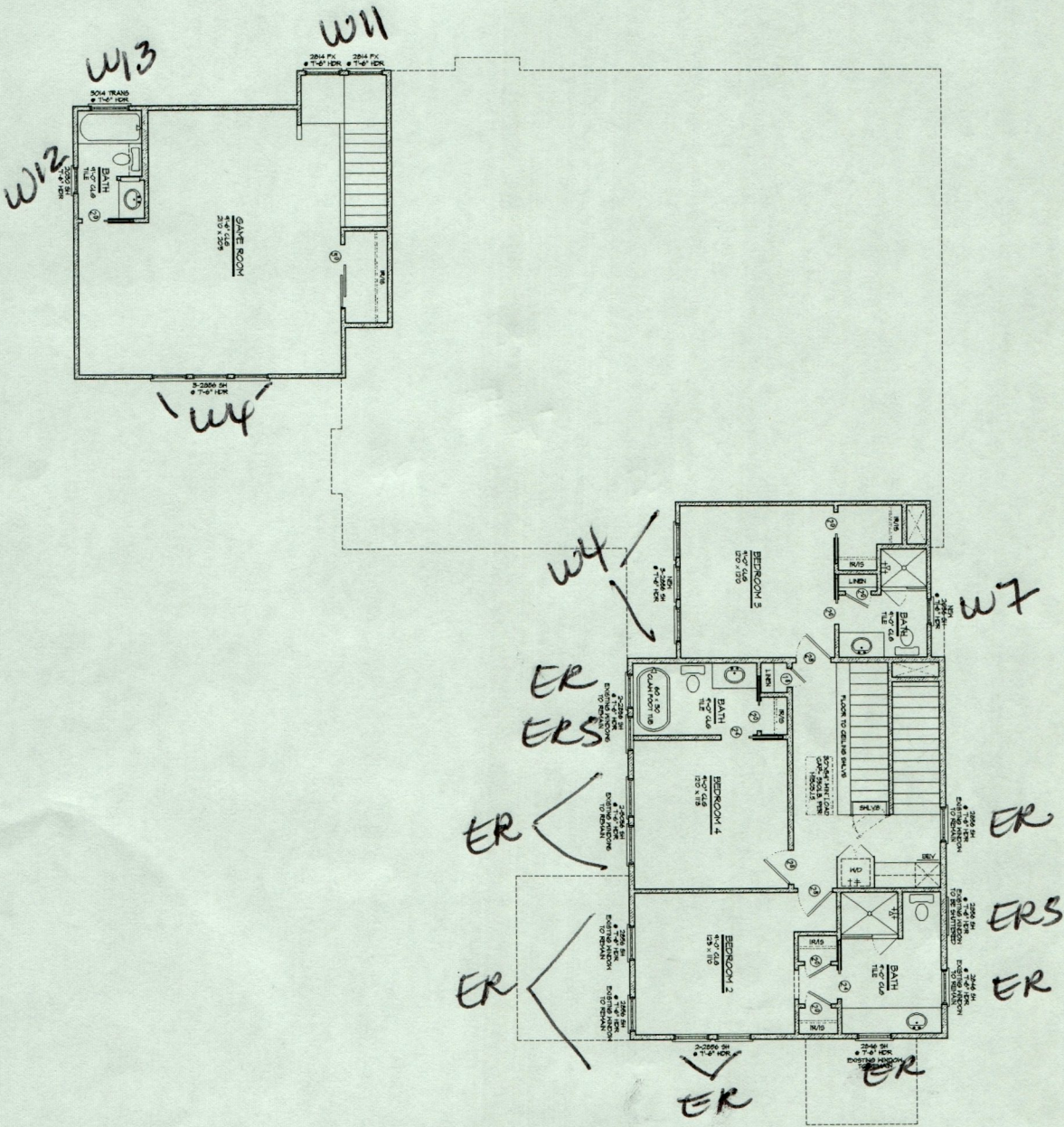
Proposed FL1
 FIRST FLOOR PLAN

PROPOSED SQUARE FOOTAGE	
EXISTING FIRST FLOOR	424
FIRST FLOOR ADDITION	402
SECOND FLOOR ADDITION	248
SCREEN PORCH	50
TOTAL LIVING	1124
EXISTING FRONT PORCH	40
EXISTING SUN ROOM	54
EXISTING UTILITY ROOM	50
SCREEN PORCH	50
TOTAL COVERED	1318

ER = Existing to Restore.

DATE: 11/15/2021 REVISED:	A PROJECT LOCATED AT 608 WOODLAND STREET HOUSTON, TX 77009	BUNGALOW REVIVAL, LLC 601 W 11TH STREET HOUSTON, TX 77008
SCALE: 1/8" = 1'-0"	DESCRIPTION: PROPOSED FIRST FLOOR PLAN	
SHEET: A7		

PROPOSED
SECOND FLOOR PLAN



Proposed FL2

ERS - Eastering to shutter from Exterior.
ER = Eastering to restore

PROPOSED SQUARE FOOTAGE	
EXISTING FIRST FLOOR	1,402
EXISTING SECOND FLOOR	641
FIRST FLOOR ADDITION	1,402
SECOND FLOOR ADDITION	489
GRABBAR DAVE ROOM	489
GRABBAR DAVE ROOM	489
TOTAL LIVING	3,782
EXISTING FRONT PORCH	410
EXISTING REAR PORCH	316
NEW KITCHEN PORCH	341
GRABBAR	50
TOTAL COVERED	4,796

SHEET A8	DESCRIPTION PROPOSED SECOND FLOOR PLAN	DATE 11/9/2021	A PROJECT LOCATED AT 608 WOODLAND STREET HOUSTON, TX 77009	BUNGALOW REVIVAL, LLC 601 W 11TH STREET HOUSTON, TX 77008
		SCALE 1/4" = 1'-0"		