

CERTIFICATE OF APPROPRIATENESS

Application Date: June 9, 2025

Applicant: Nick Eronko, agent; Justin Chichester, owner

Property: 417 Highland Street, Lot 12, Tract 13A, Block 16, Woodland Heights Neighborhood Subdivision. 1,648 SF, one-story wood house on a 7,500 square foot (75' x 100') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910 in the Woodland Heights Historic District.

Proposal:

- Relocate historic structure 11' 7" to the East on the lot maintaining 20' building line front setback
- Restore original siding underneath synthetic siding
- Construct a 2-story rear addition with an attached garage
 - First floor 436 sq. ft.
 - Second floor 1,463 sq. ft.
 - Garage 500 sq. ft.
 - Screened porch 180 sq. ft.
- Mix of fixed and DH, inset & recessed, wood windows
- Max ridge height of 27'
- Composition shingles with a 4:12 roof pitch
- Reveal smooth cedar clapboard to match existing structure's siding

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.

RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure only upon finding that the application satisfies **one or more** the following criteria:

S D NA

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

- (1) For a landmark or protected landmark that is not located in a historic district, the structure:

- | | | | |
|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (a) Has architectural or historical value independent of its physical location that will not be diminished with relocation; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (b) Can be moved without significant damage to its physical integrity; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark or protected landmark. |

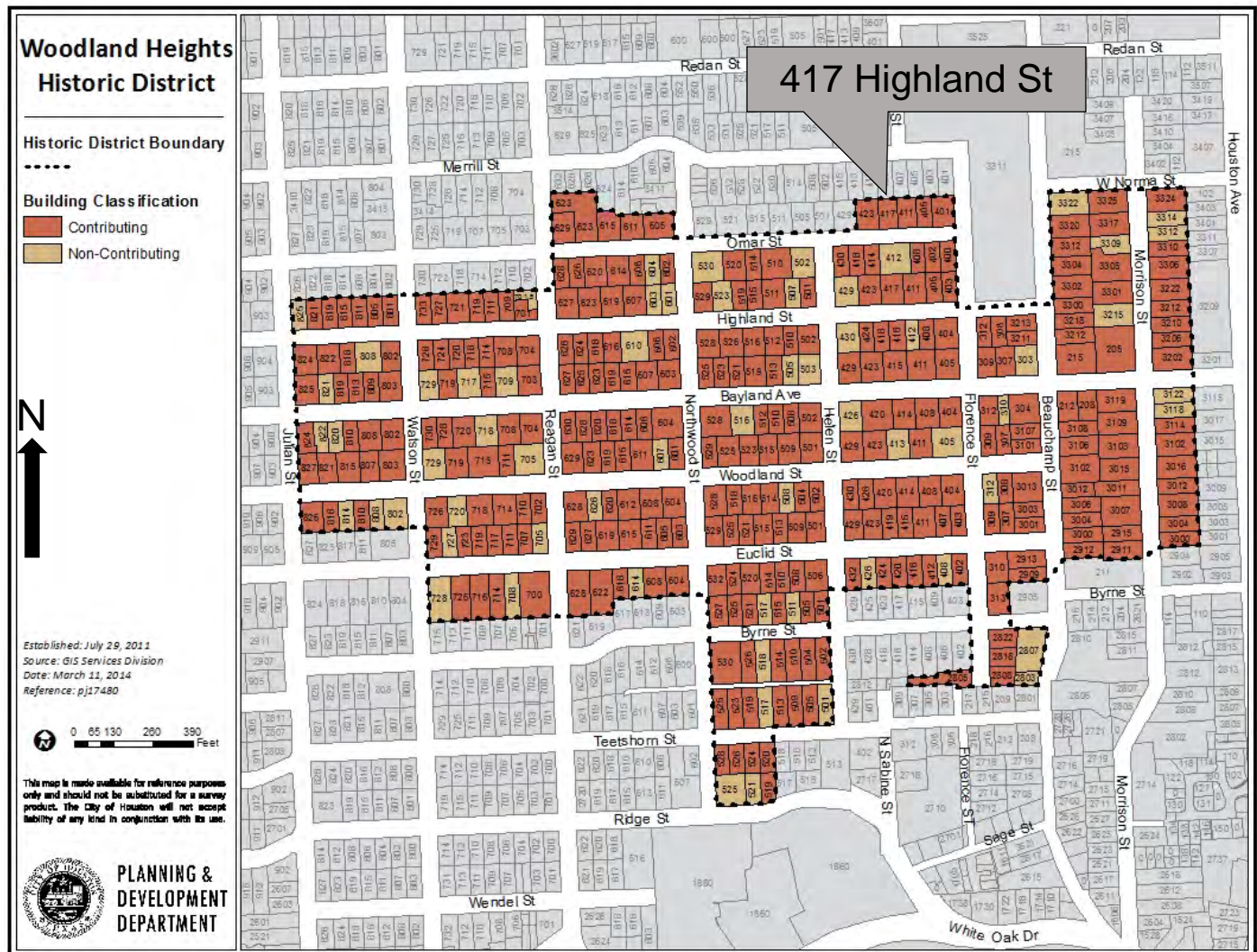
- (2) For a contributing structure located in a historic district that is being relocated within the same historic district, the relocation must also meet the following criteria:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (a) The structure can be relocated without significantly diminishing the integrity of the historic district in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (b) The structure can be moved without significant damage to its physical integrity; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (c) The structure will be located to an area that is compatible with and retains the distinguishing qualities and historical and architectural character of the contributing structure; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (d) There are compelling circumstances justifying the relocation of the structure; and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (e) The distance from the property line to the front and side walls, porches, and exterior features of the structure on the new location shall be compatible with the distance from the property line of similar elements of existing contributing structures in the context area of the new location. |

- (3) For contributing structures being relocated outside of the historic district, in addition to the criteria of item (2) of this section, the applicant must also establish that the relocation is necessary to prevent an unreasonable economic hardship pursuant to the criteria of section 33-247(c) of this Code.:

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project; |

District Map



Inventory Photo



Current Photos Provided by Applicant







Figure 1 - Right Rear of House Non-Original Addition



Figure 3 - Existing Roof-Right Rear Portion Appears to be Non-Original

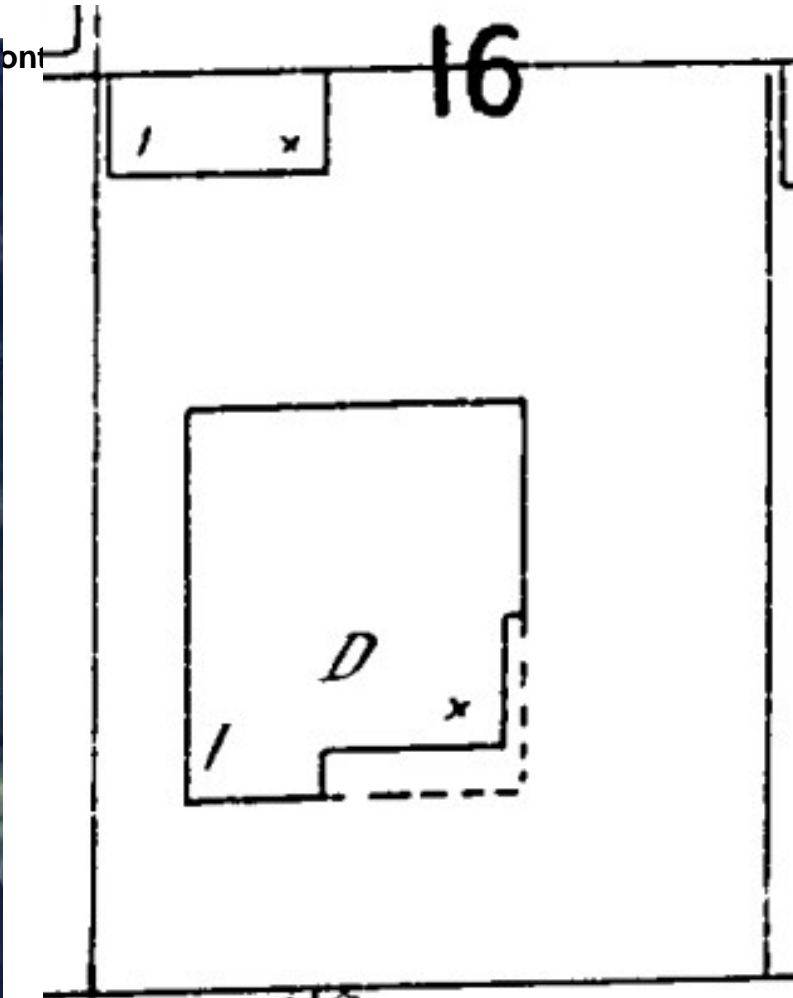
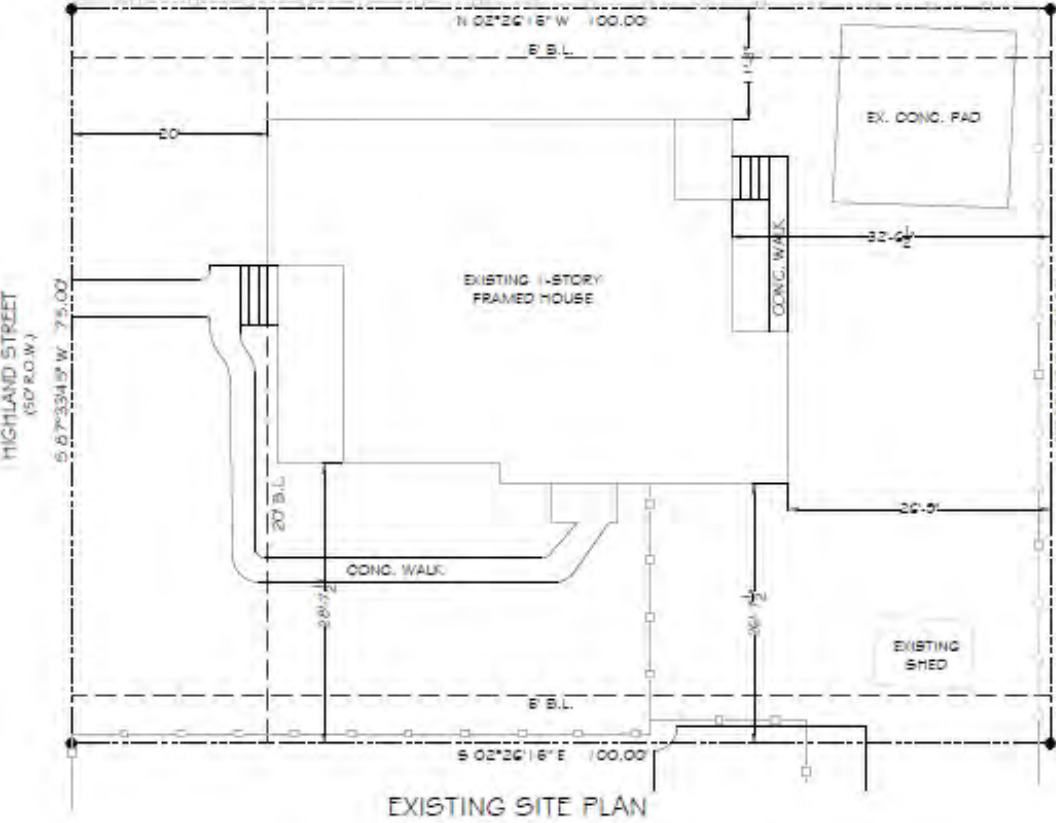


Figure 2 - Sanborn Map Appears to Indicate Orig. Home was Significantly Altered or is an Entirely Diff. House



Figure 4 - Image of Beveled Siding Under Synthetic

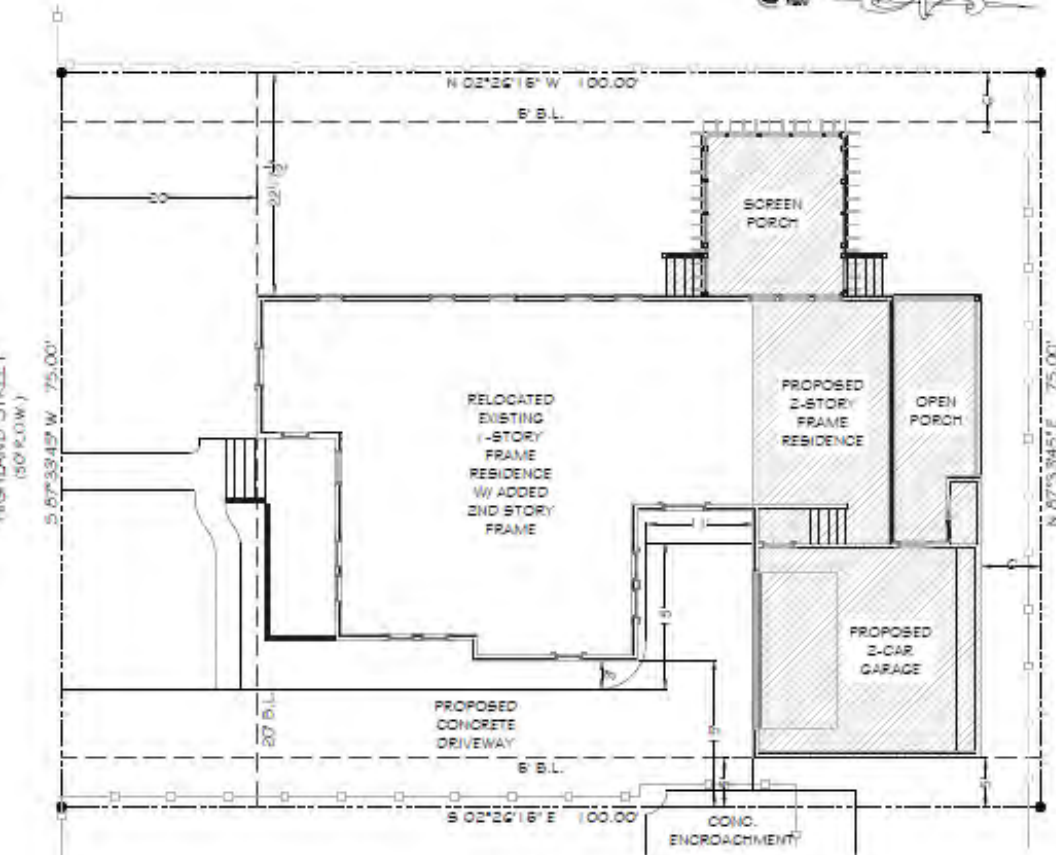




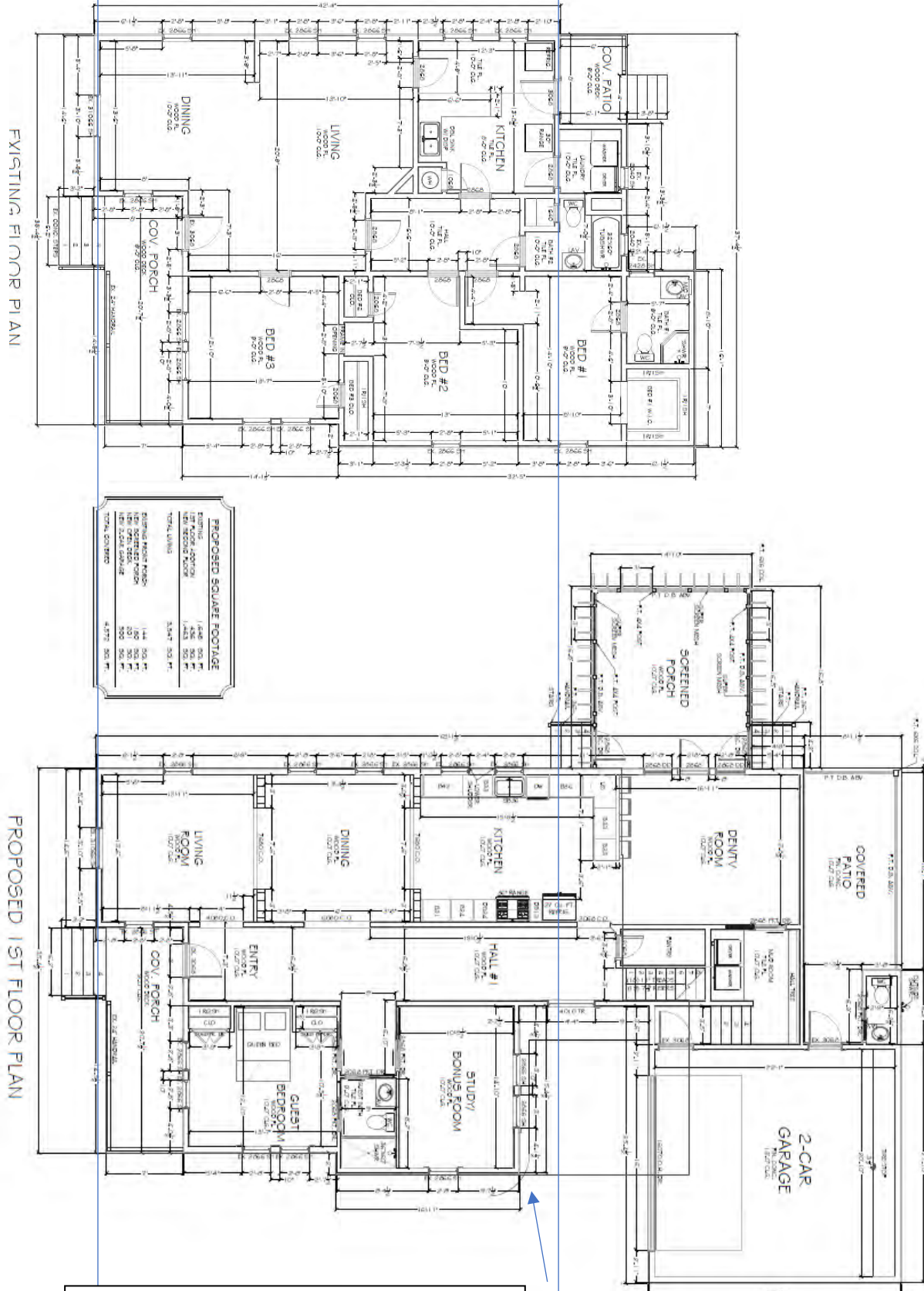
SITE PLAN AREA CALCULATIONS	
LOT AREA:	7,800 S.F.
BLDG. AREA:	1,669 S.F.
CONC. AREA:	683 S.F.
DECK. AREA:	101 S.F.
TOTAL AREA	2,453 S.F.
TOTAL IMPERVIOUS COVERAGE	33.81%

LEGAL DESCRIPTION:

BEING A 0.1721 ACRE (7,800 SQUARE FEET) OF LAND, BEING LOT TWELVE (12) AND WEST 1/2 OF TRACT 13A, IN BLOCK SIXTEEN (16), OF WOODLAND HEIGHTS SUBDIVISION, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 33, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

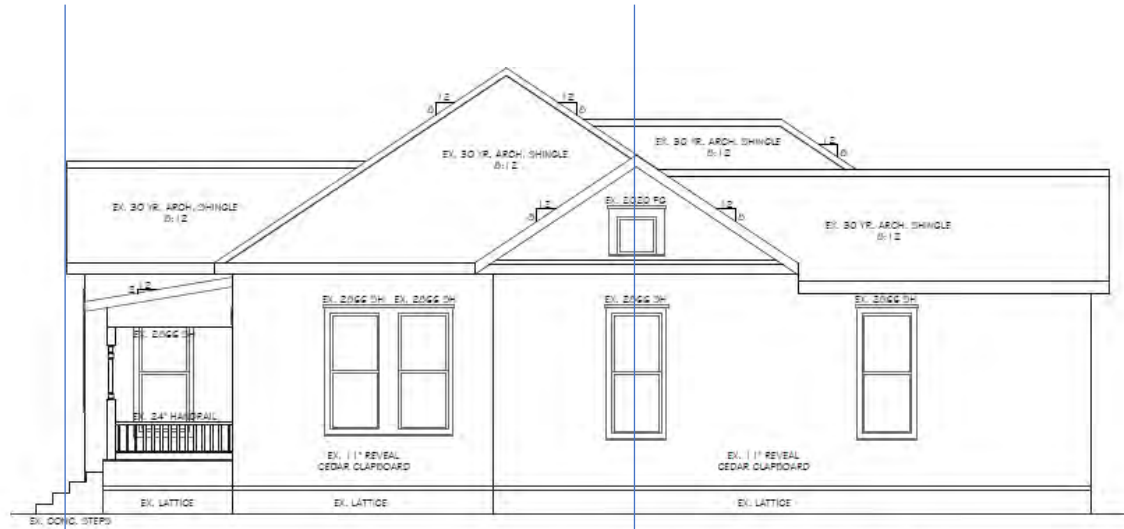


SITE PLAN AREA CALCULATIONS	
LOT AREA:	7,800 S.F.
BLDG. AREA:	2,410 S.F.
CONC. AREA:	1,324 S.F.
DECK. AREA:	381 S.F.
TOTAL AREA	4,065 S.F.
TOTAL IMPERVIOUS COVERAGE	54.10%

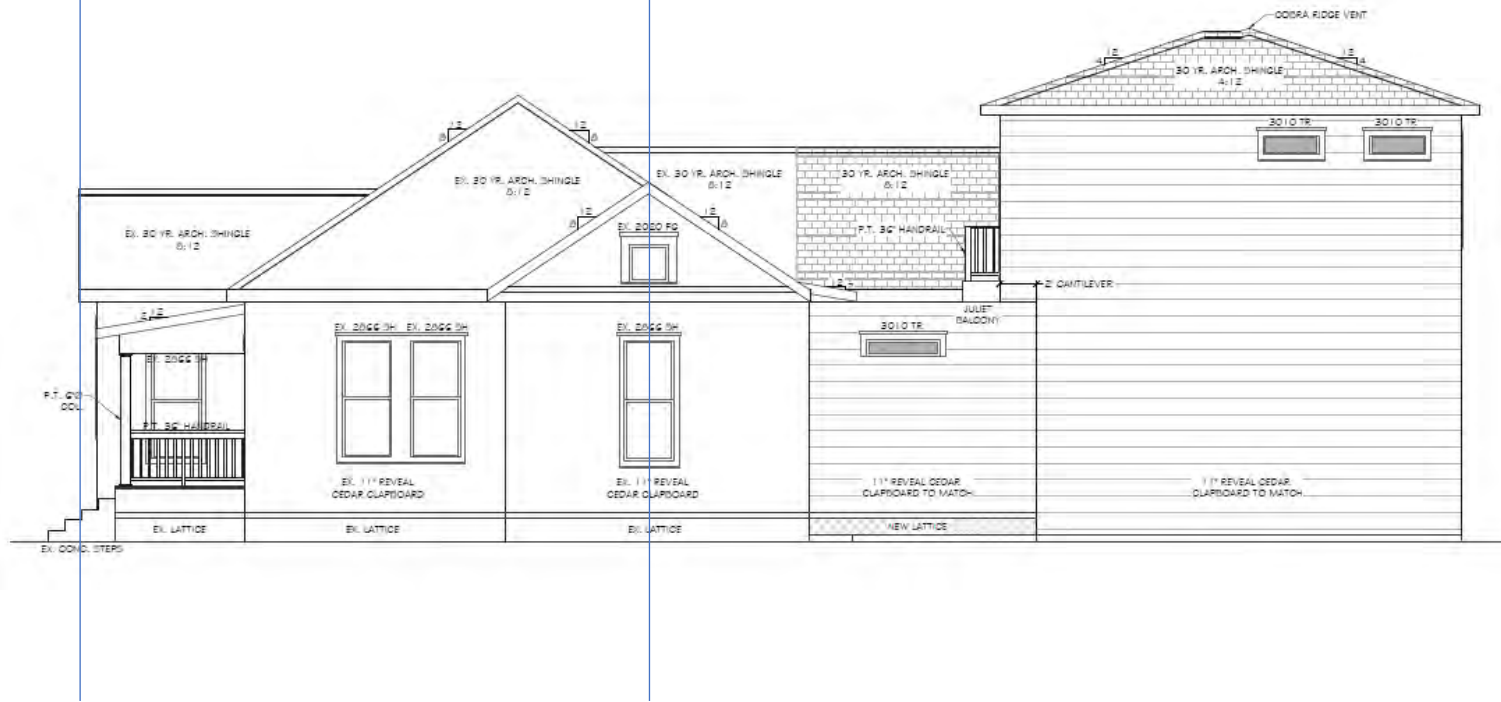


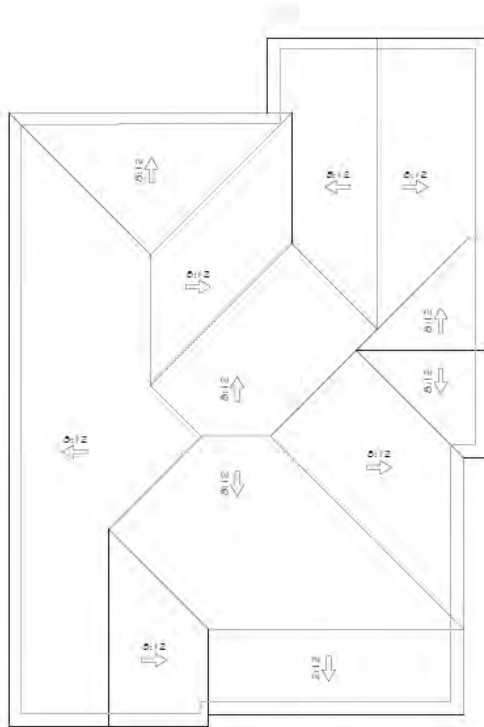
This original right rear corner is re-revealed



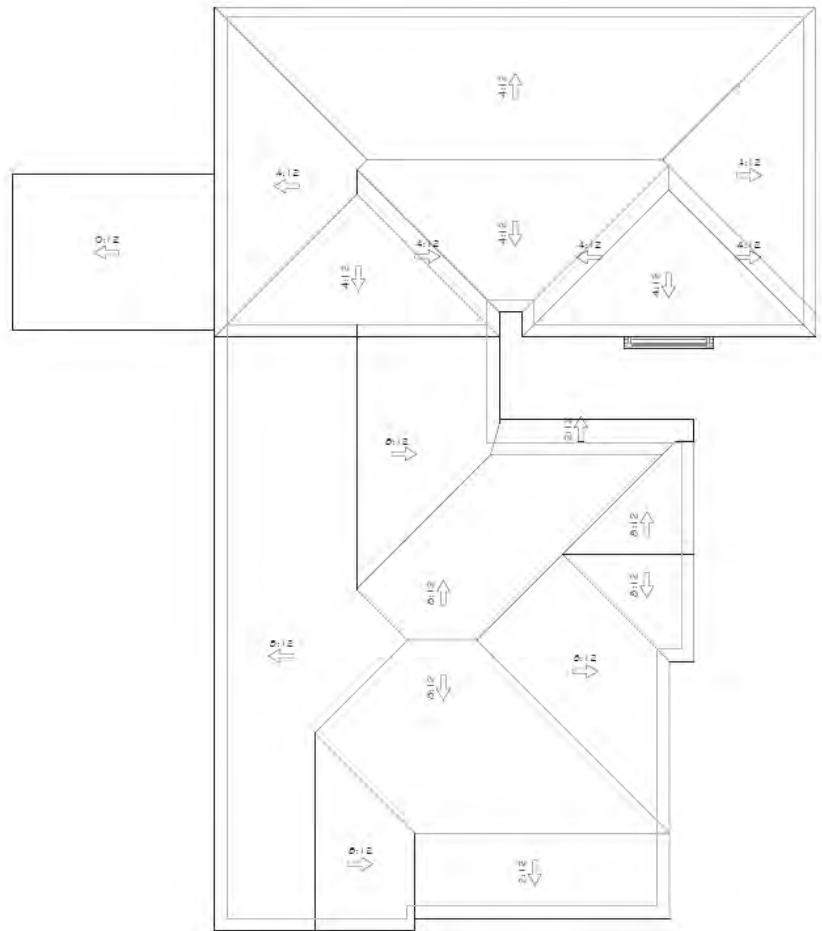


EXISTING EAST ELEVATION





EXISTING ROOF PLAN



PROPOSED ROOF PLAN

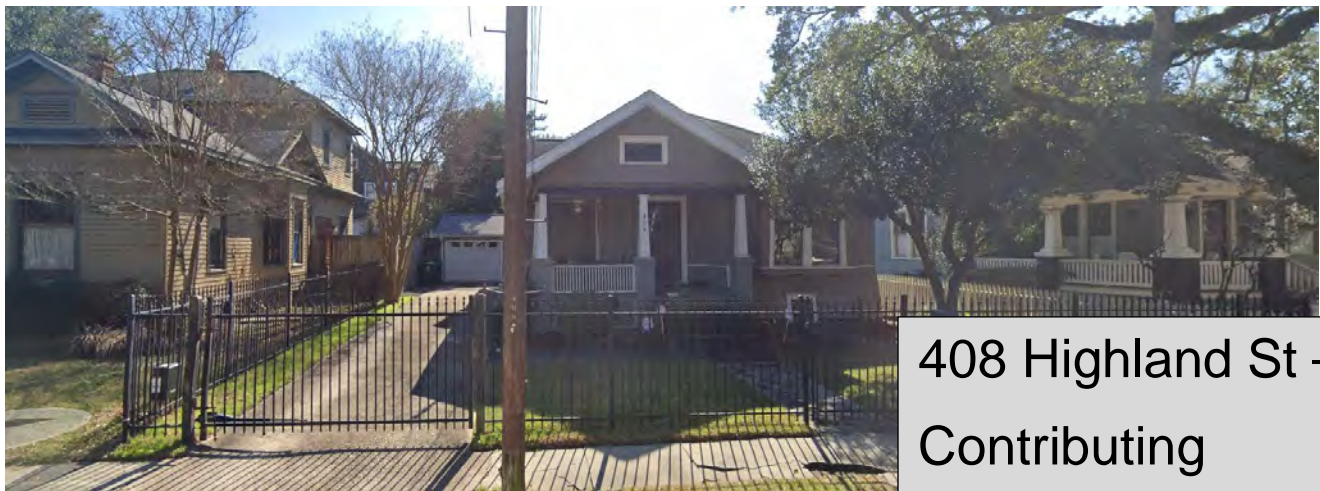
Context Images



423 Highland St – Contributing

Context Area





Context Area

408 Highland St
Non-Contributing



416 Highland St –
Contributing



Context Area

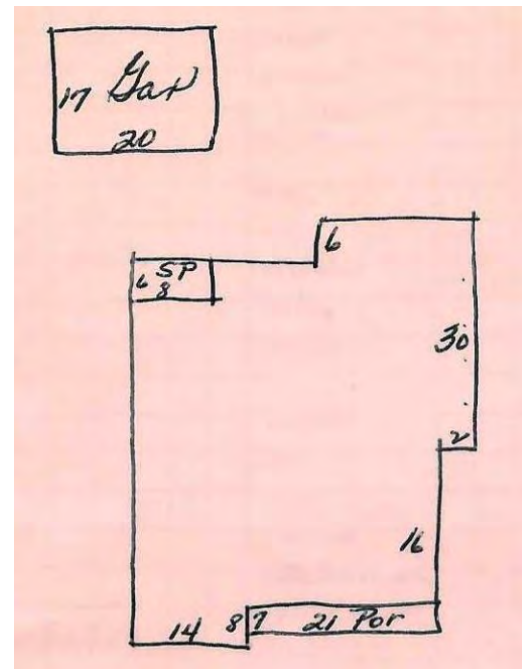
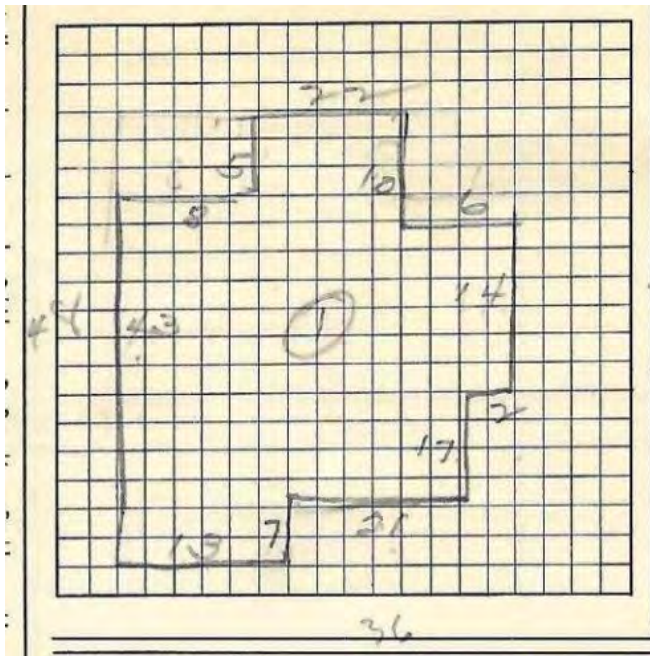
424 Highland St –
Contributing



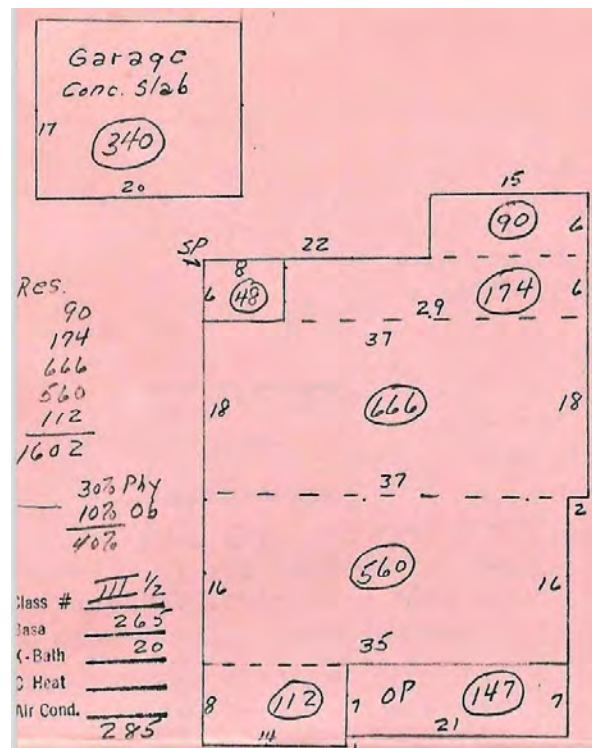
1924 Sanborn Context Area

Harris County BLA: 1950s

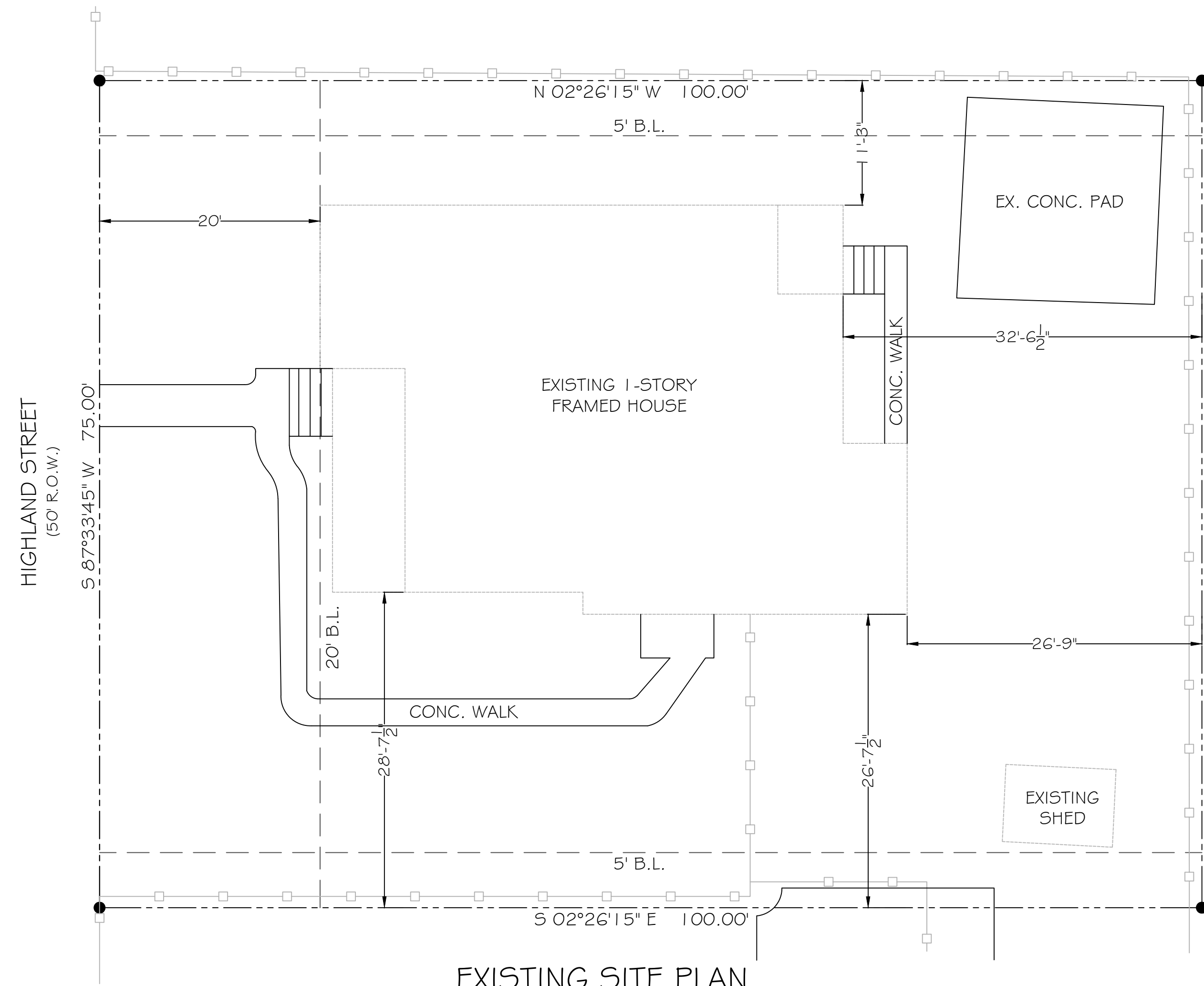
Harris County BLA: June 1965



Harris County BLA: Jan 1977



Please see Attached Drawings for Details and Window Insert Diagram

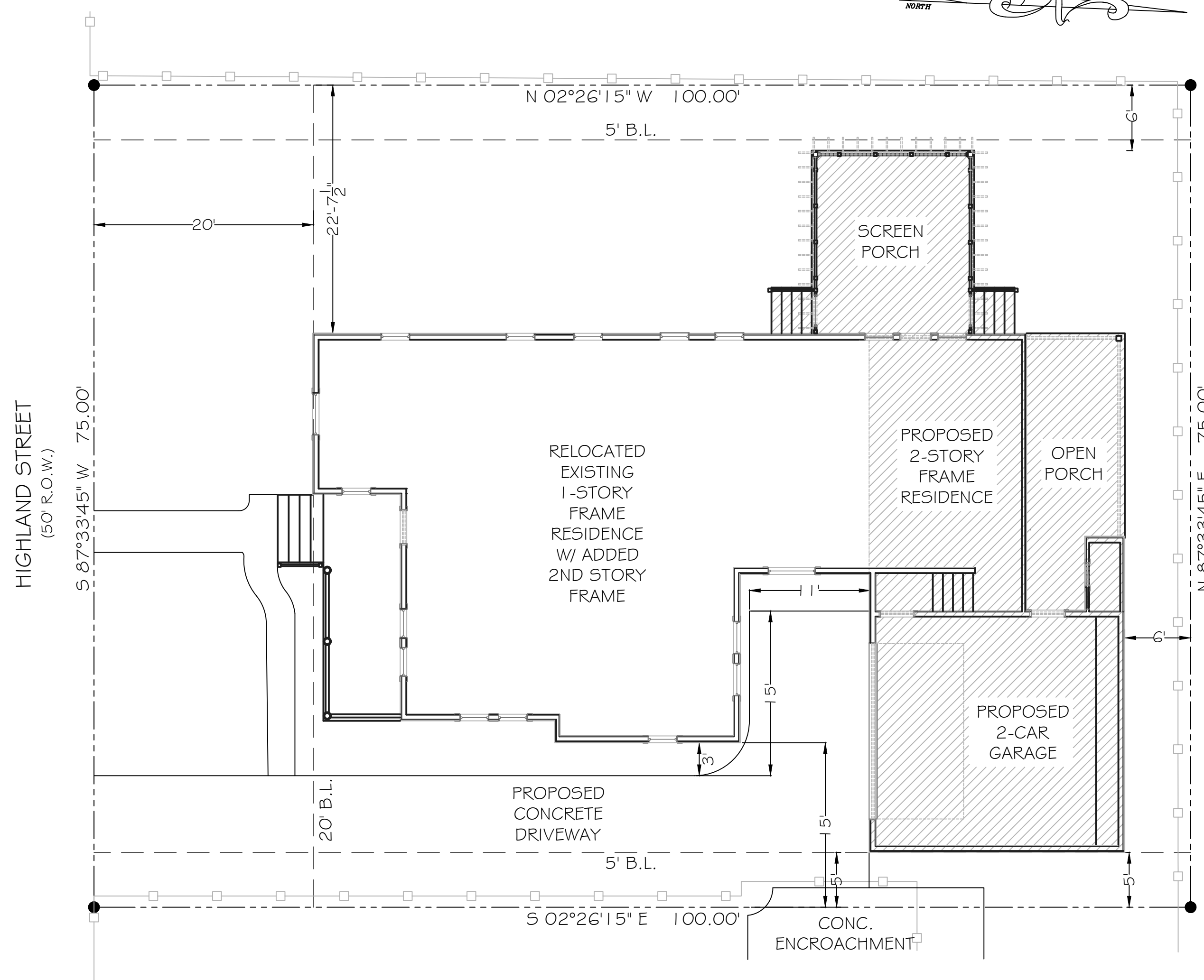


EXISTING SITE PLAN

SITE PLAN AREA CALCULATIONS	
LOT AREA:	7,500 S.F.
BLDG. AREA:	1,669 S.F.
CONC. AREA:	693 S.F.
DECK. AREA:	181 S.F.
TOTAL AREA	2,543 S.F.
TOTAL IMPERVIOUS COVERAGE	33.91%

LEGAL DESCRIPTION:

BEING A 0.1721 ACRE (7,500 SQUARE FEET) OF LAND, BEING LOT TWELVE (12) AND WEST 1/2 OF TRACT 13A, IN BLOCK SIXTEEN (16), OF WOODLAND HEIGHTS SUBDIVISION, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 33, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



PROPOSED SITE PLAN

SITE PLAN AREA CALCULATIONS	
LOT AREA:	7,500 S.F.
BLDG. AREA:	2,410 S.F.
CONC. AREA:	1,324 S.F.
DECK. AREA:	391 S.F.
TOTAL AREA	4,058 S.F.
TOTAL IMPERVIOUS COVERAGE	54.10%

A PROJECT LOCATED AT
417 HIGHLAND ST.
HOUSTON, TX 77009

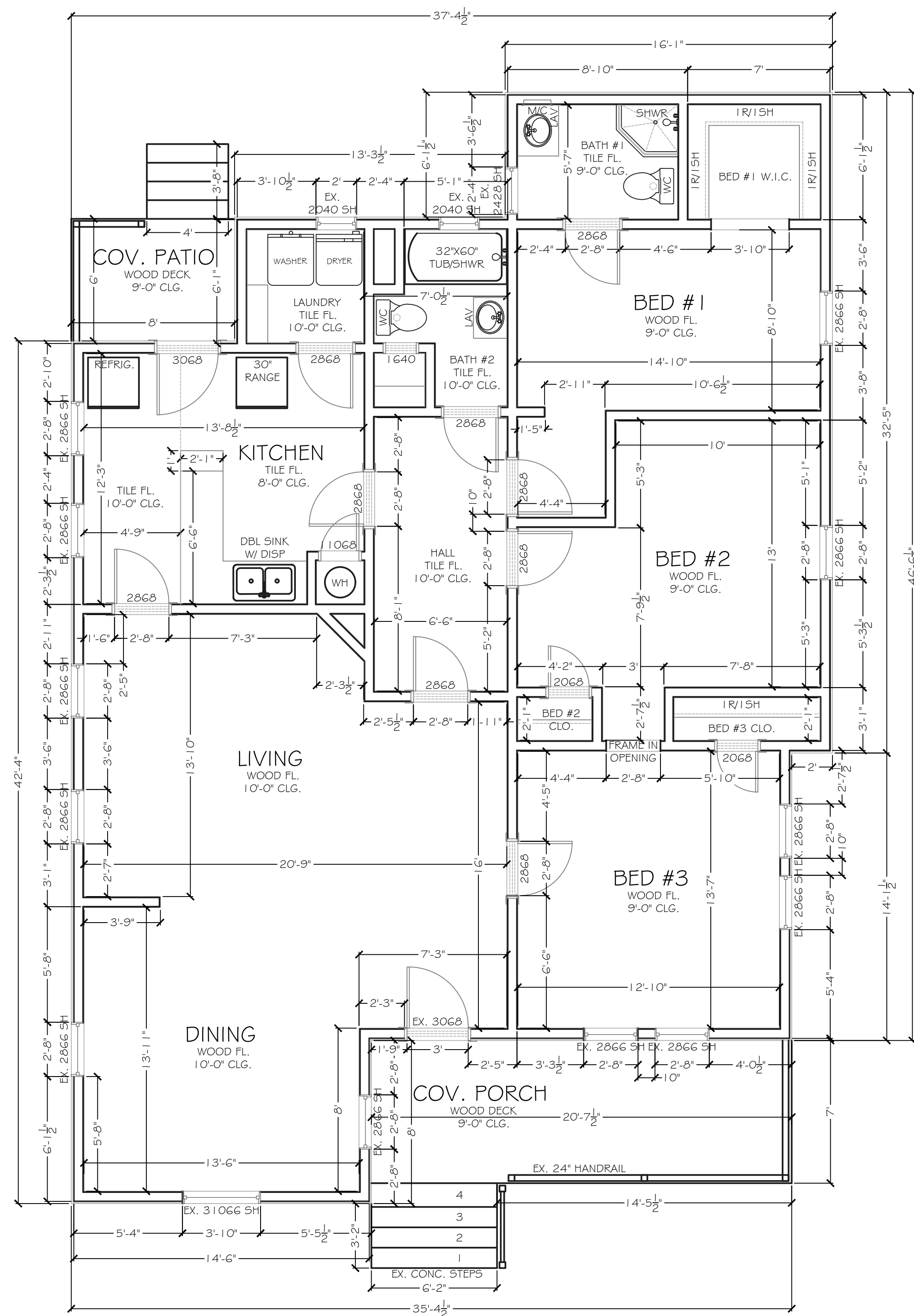
DATE :
06/09/2025
DRAWN BY:
JDF

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

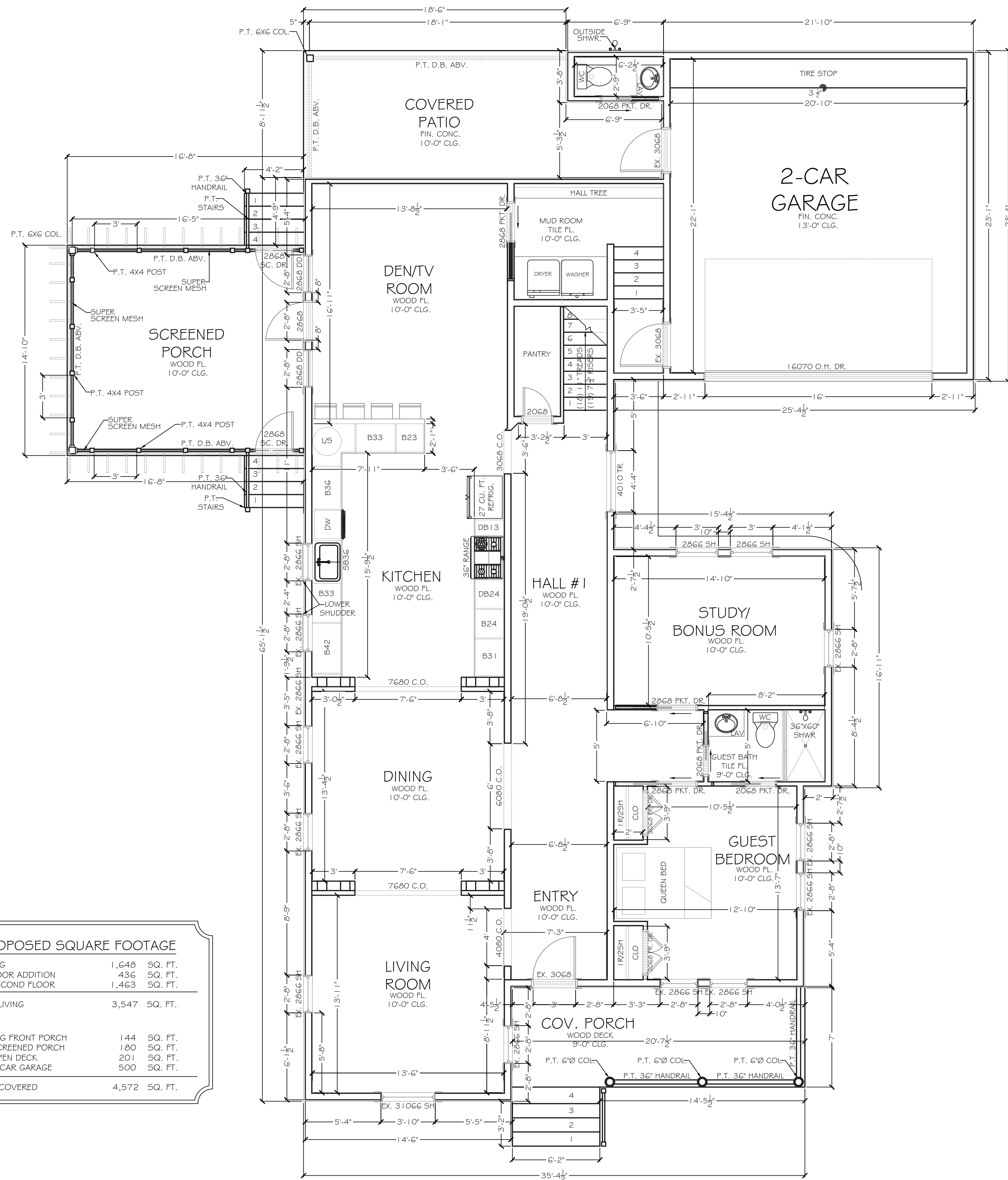
DESCRIPTION:
EXISTING AND
PROPOSED SITE PLAN

SHEET
C1

BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008



PROPOSED SQUARE FOOTAGE	
EXISTING	1,648 SQ. FT.
1ST FLOOR ADDITION	436 SQ. FT.
NEW SECOND FLOOR	1,463 SQ. FT.
TOTAL LIVING	
	3,547 SQ. FT.
EXISTING FRONT PORCH	
	144 SQ. FT.
NEW SCREENED PORCH	
	180 SQ. FT.
NEW OPEN DECK	
	201 SQ. FT.
NEW 2-CAR GARAGE	
	500 SQ. FT.
TOTAL COVERED	
	4,572 SQ. FT.



BUNGALOW REVIVAL, LLC

501 W 11TH STREET

HOUSTON, TX 77008

A PROJECT LOCATED AT

417 HIGHLAND ST.

HOUSTON, TX 77009

DATE :

06/09/2025

DRAWN BY:

JDF

SCALE:

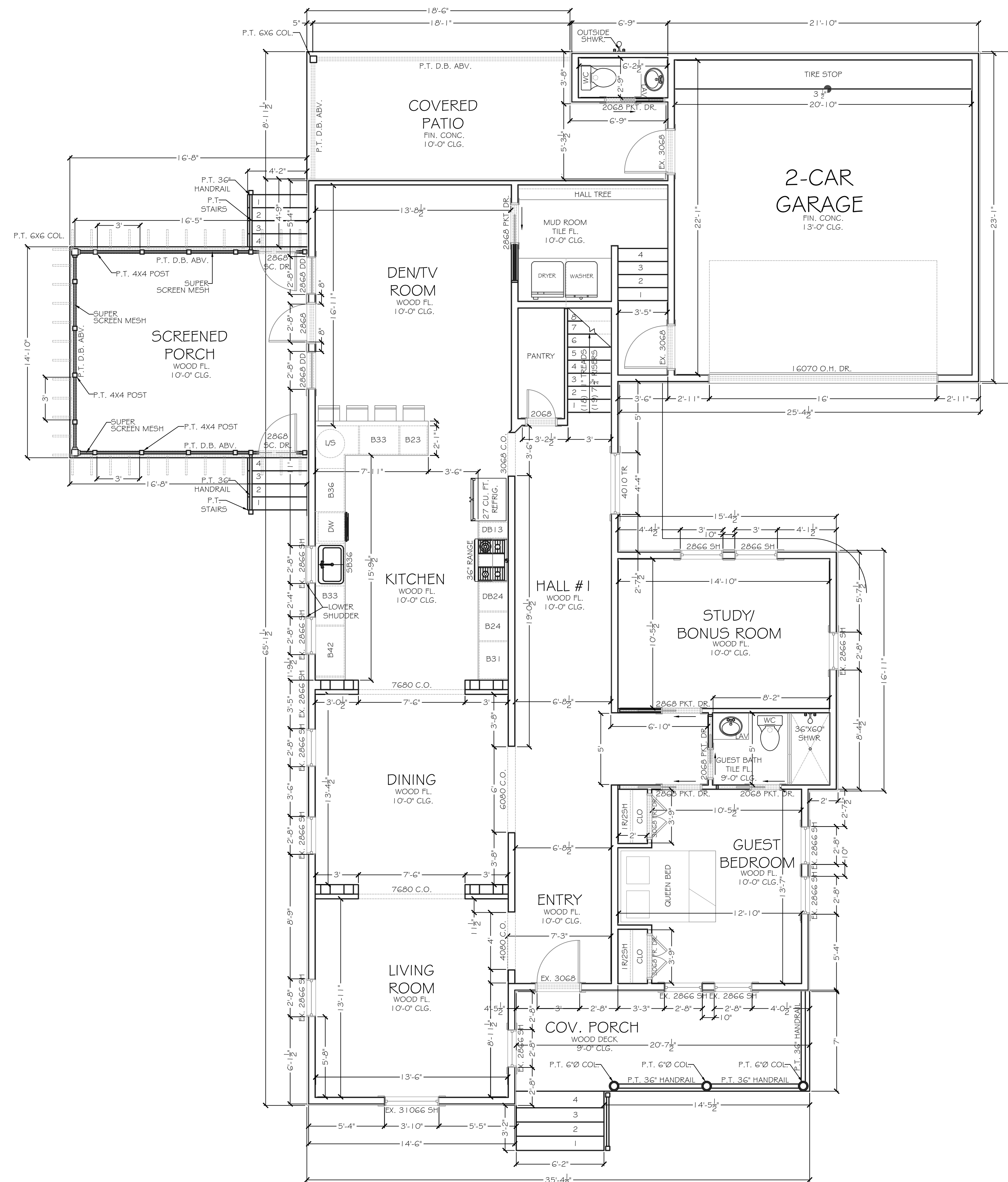
1/4" = 1'-0"

DESCRIPTION:

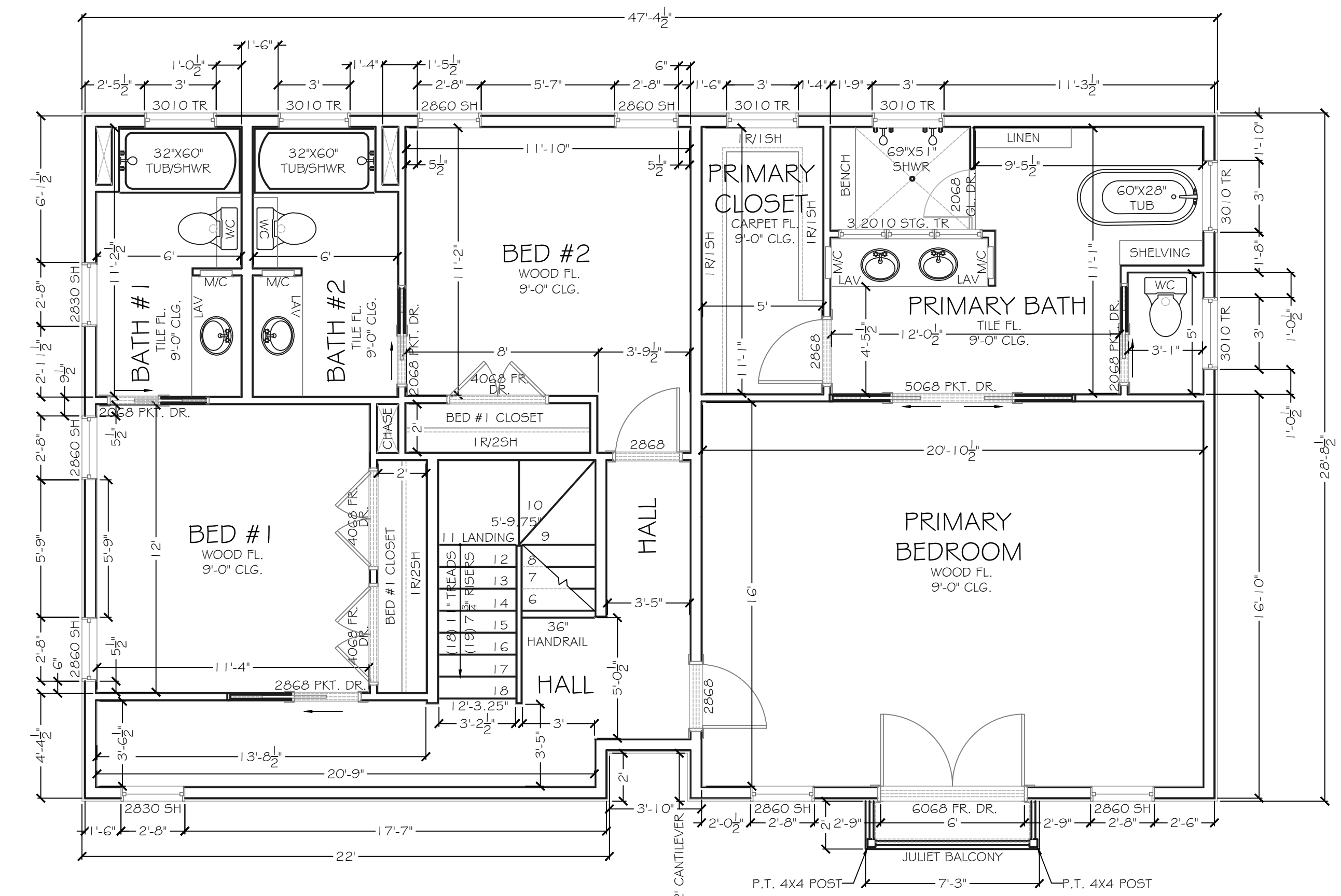
EXISTING AND PROPOSED 1ST FLOOR PLAN

SHEET

A1



PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008

417 HIGHLAND ST.
HOUSTON, TX 77009

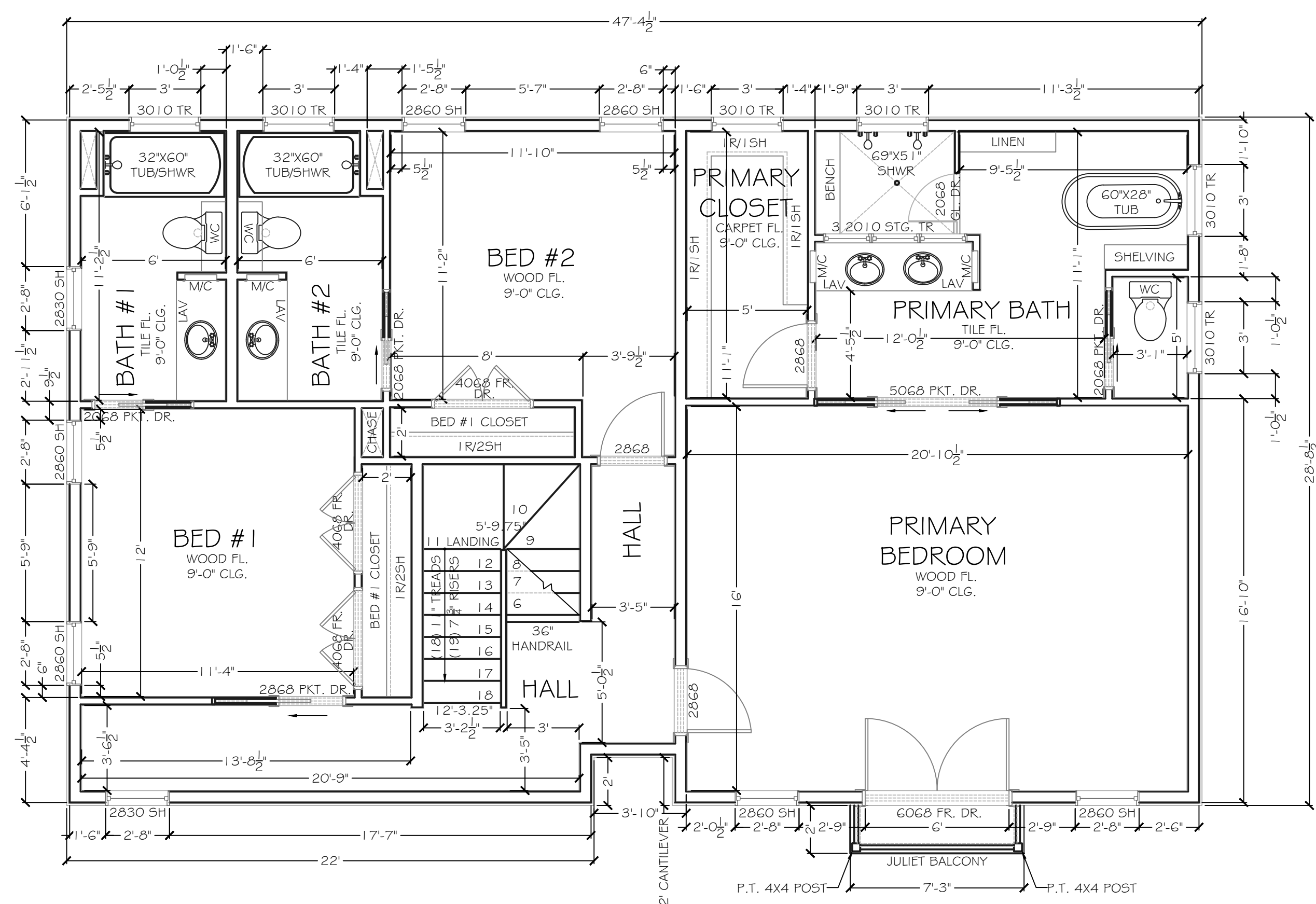
DATE :
06/09/2025
DRAWN BY:
JDF

SCALE:
1/4" = 1'-0"

DESCRIPTION:

PROPOSED 1ST AND
2ND FLOOR PLANS

A1A



PROPOSED 2ND FLOOR PLAN

A PROJECT LOCATED AT
417 HIGHLAND ST.
HOUSTON, TX 77009

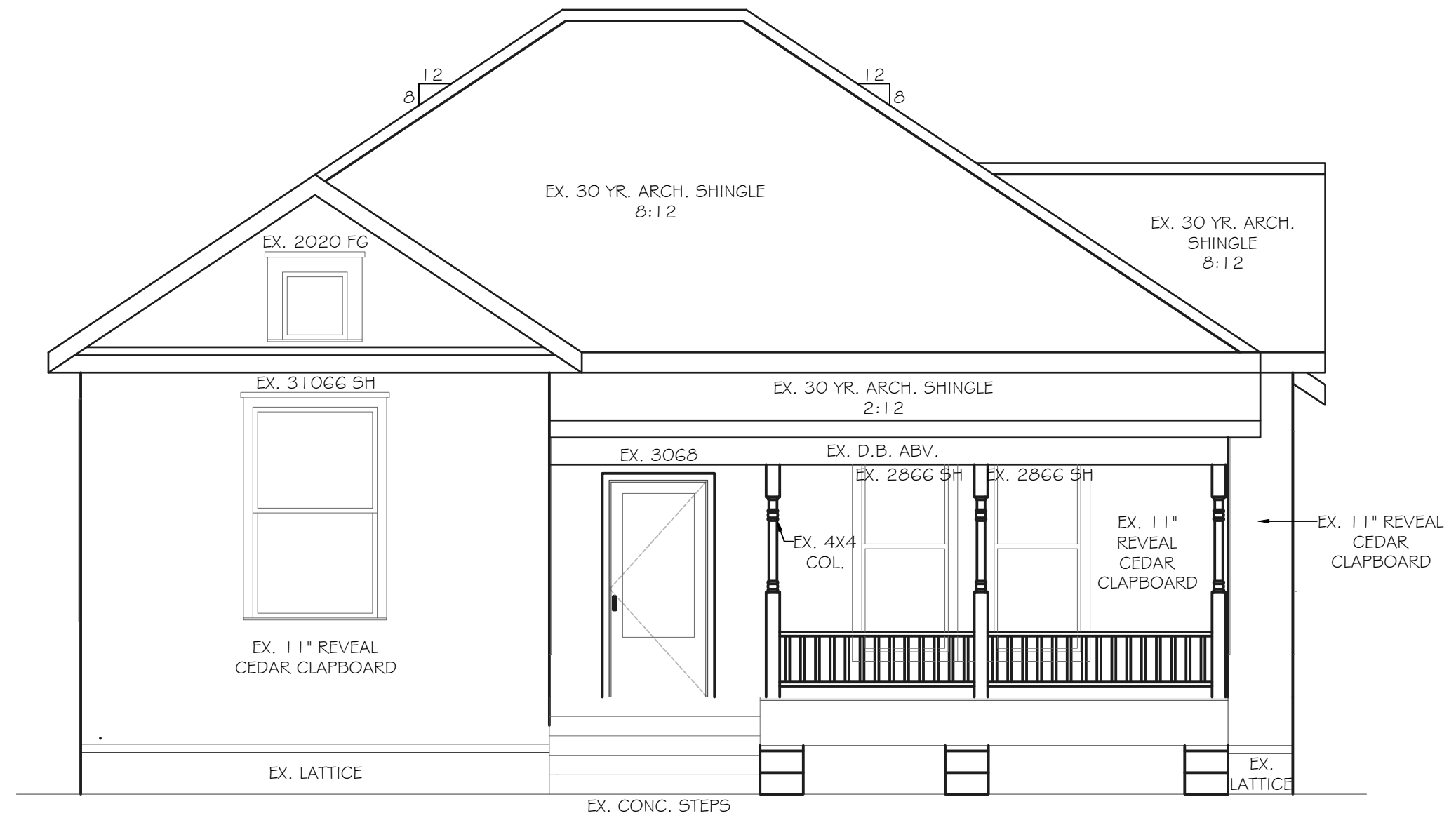
BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008

DATE :
06/09/2025
DRAWN BY:
JDF

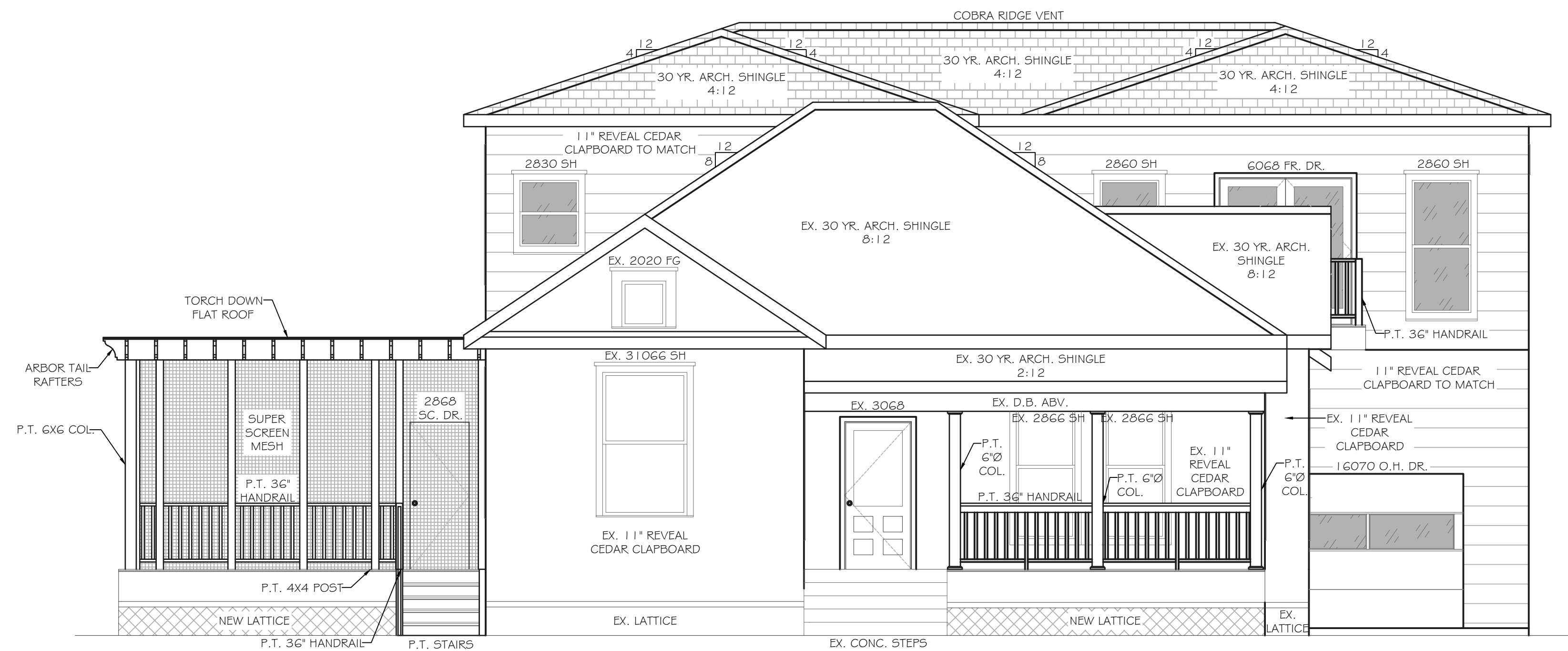
SCALE:
1/4" = 1'-0"

DESCRIPTION:
PROPOSED 2ND
FLOOR PLAN

SHEET
A2



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008

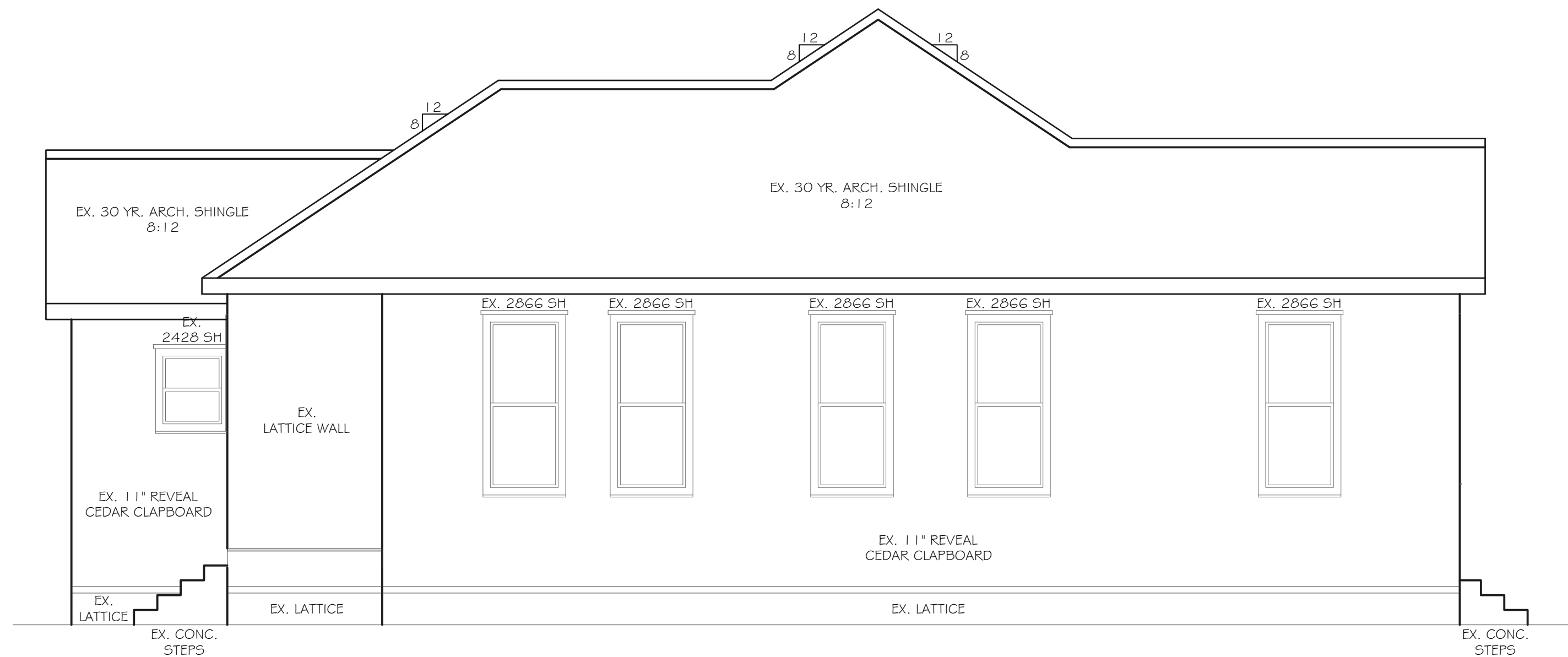
A PROJECT LOCATED AT
417 HIGHLAND ST.
HOUSTON, TX 77009

DATE :
06/09/2025
DRAWN BY:
JDF

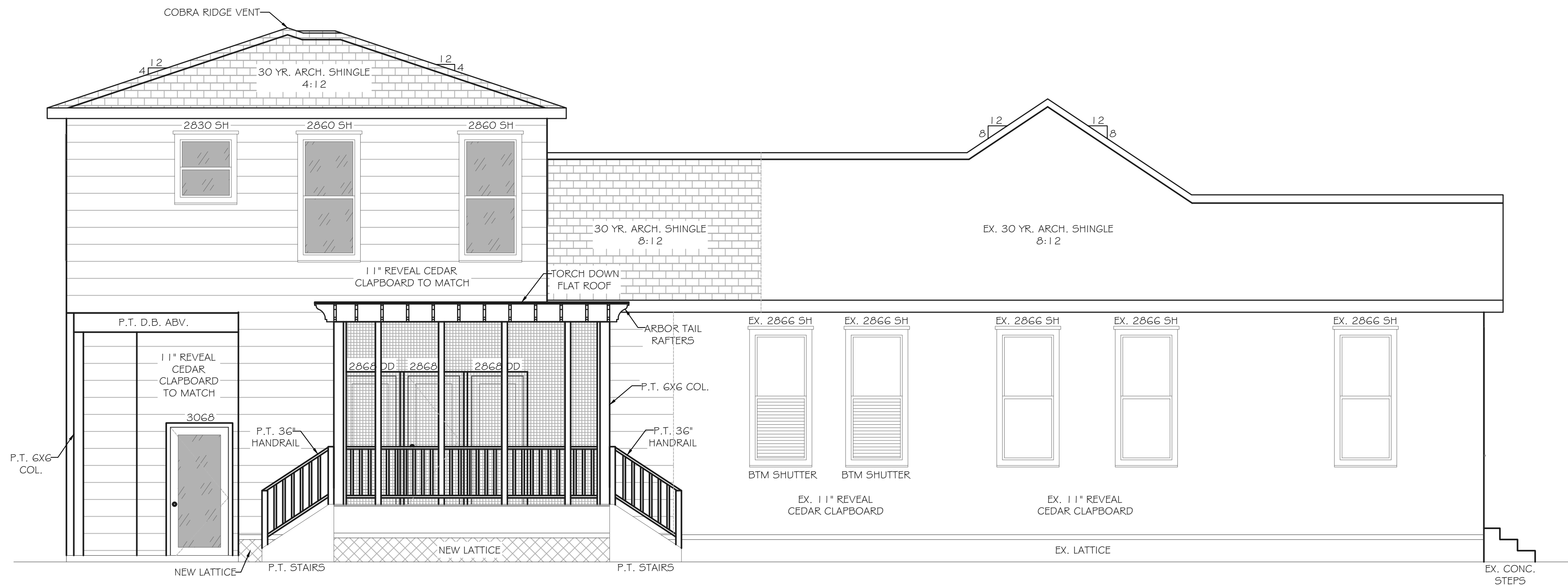
SCALE:
1/4" = 1'-0"

DESCRIPTION:
EXISTING AND
PROPOSED SOUTH
ELEVATION

SHEET
A3



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008

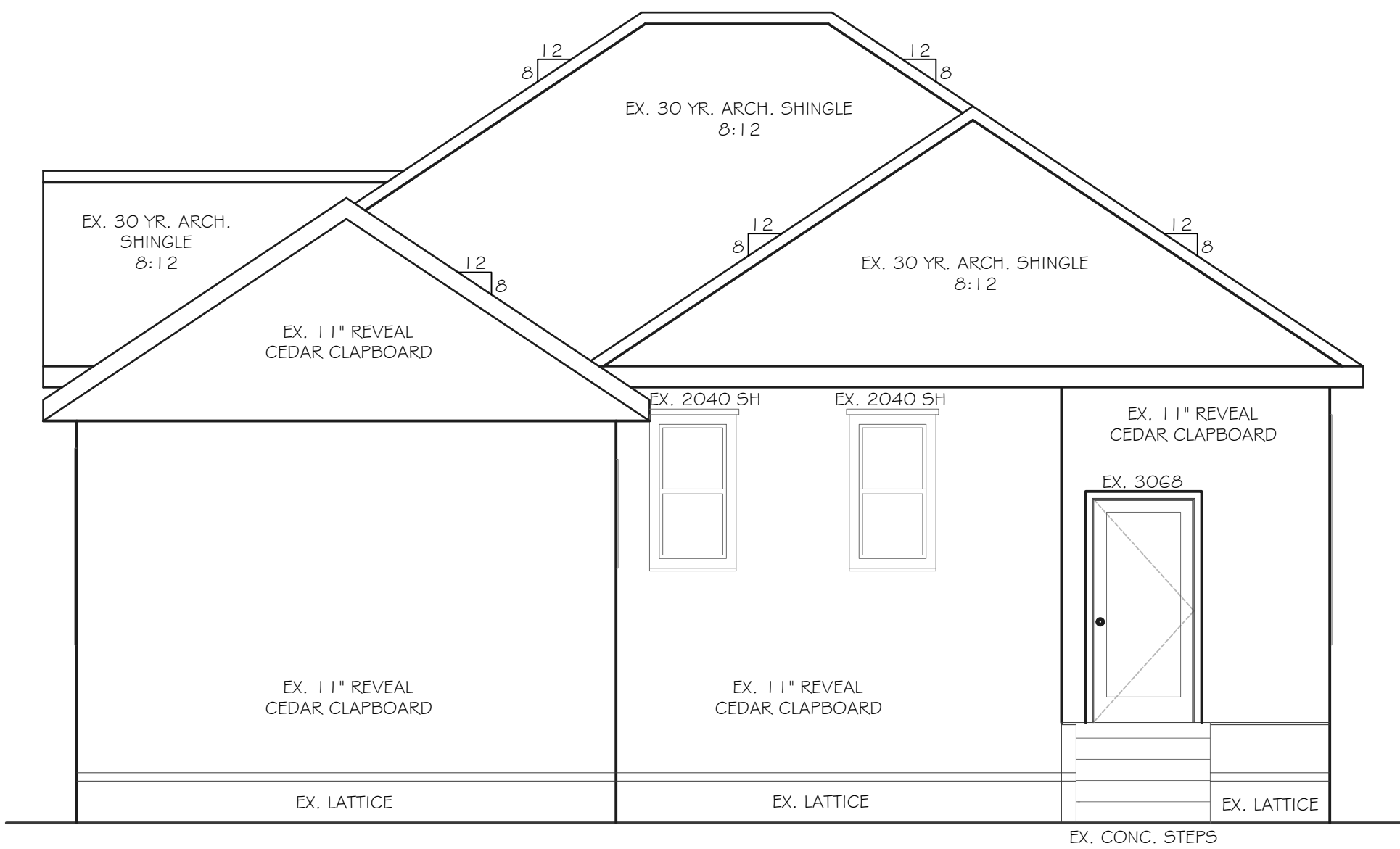
A PROJECT LOCATED AT
417 HIGHLAND ST.
HOUSTON, TX 77009

DATE :
06/09/2025
DRAWN BY:
JDF

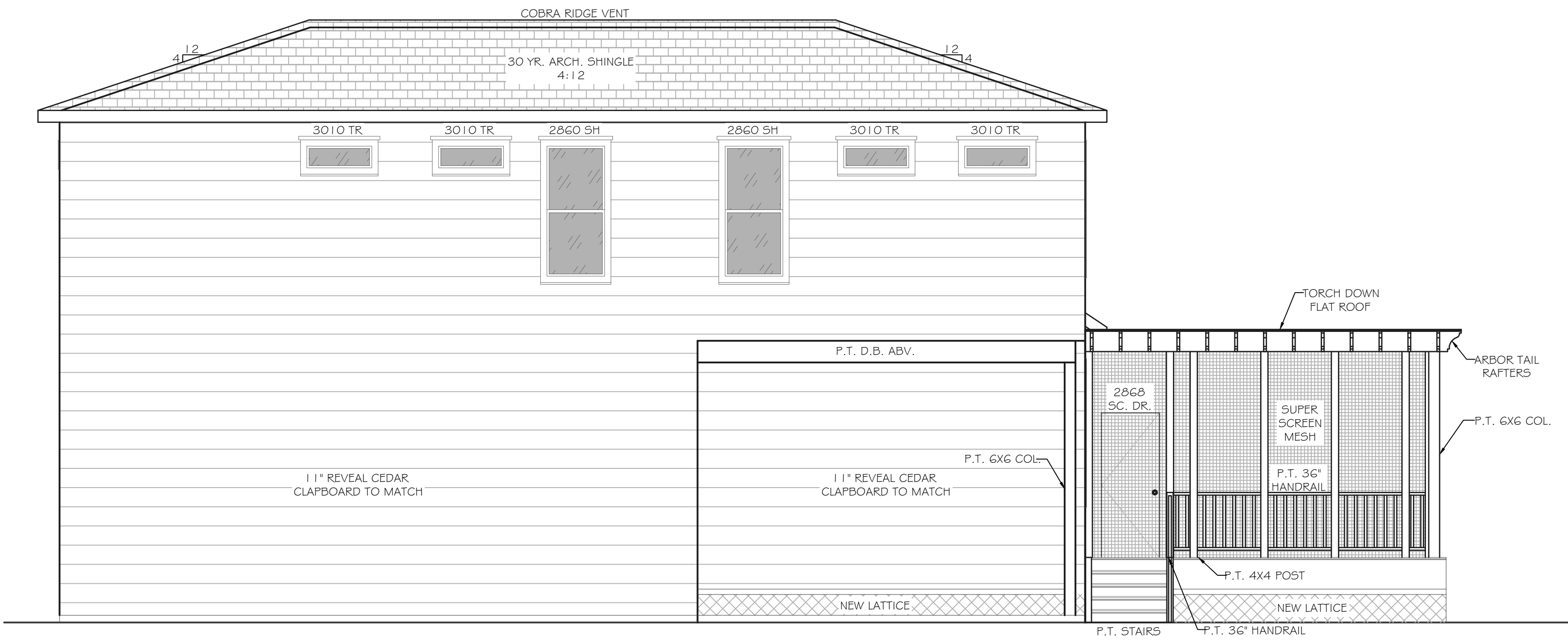
SCALE:
1/4" = 1'-0"

DESCRIPTION:
EXISTING AND
PROPOSED WEST
ELEVATION

SHEET
A4



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008

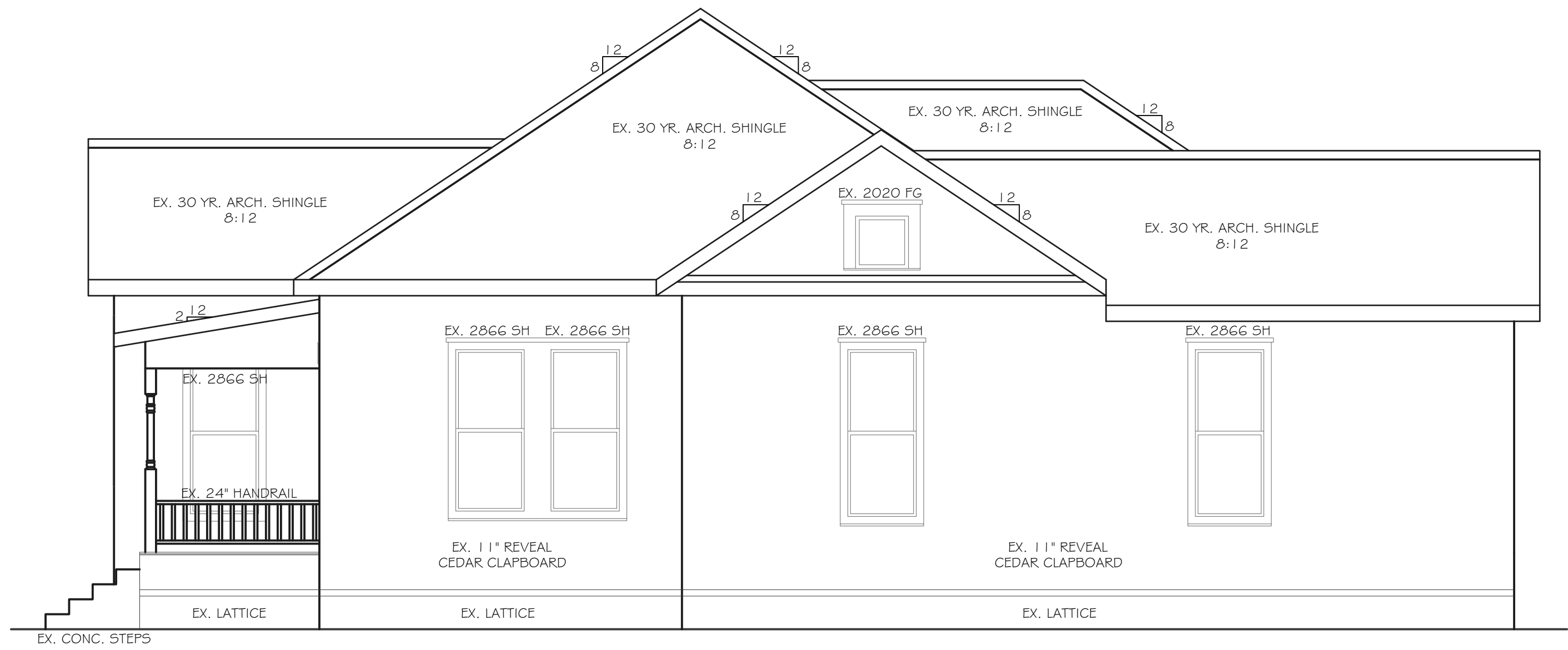
A PROJECT LOCATED AT
417 HIGHLAND ST.
HOUSTON, TX 77009

DATE :
06/09/2025
DRAWN BY:
JDF

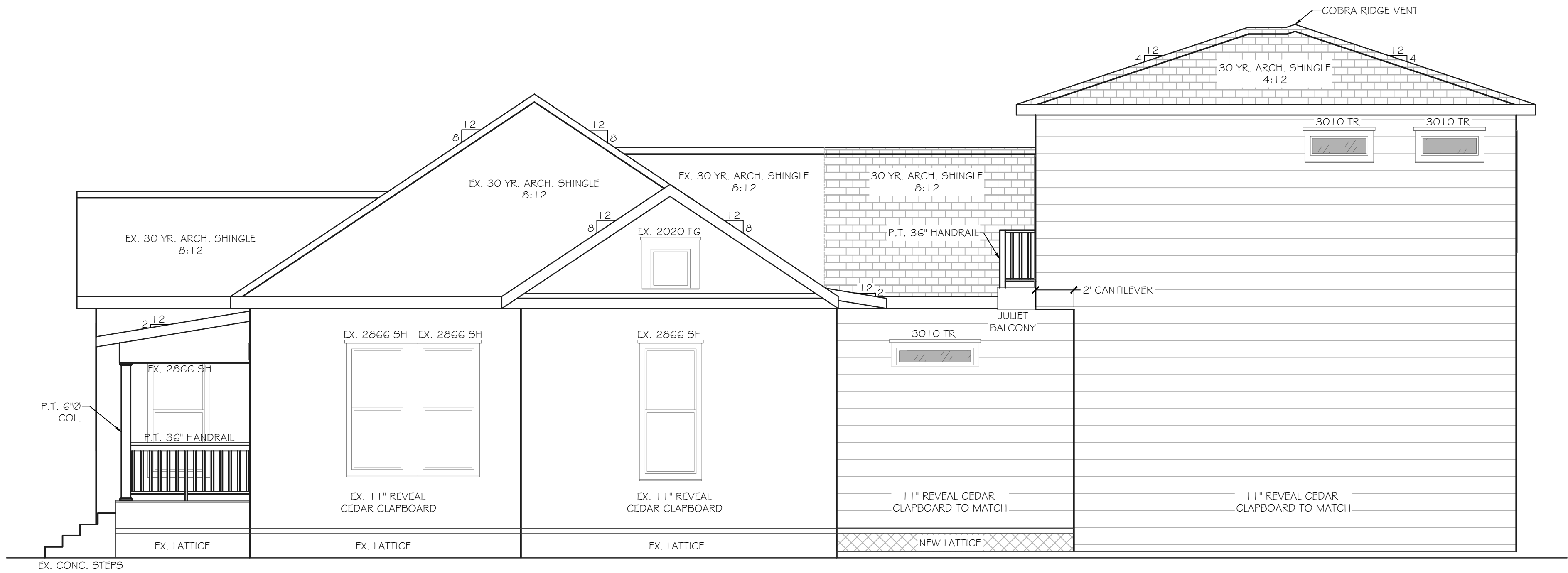
SCALE:
1/4" = 1'-0"

DESCRIPTION:
EXISTING AND
PROPOSED NORTH
ELEVATION

SHEET
A5



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008

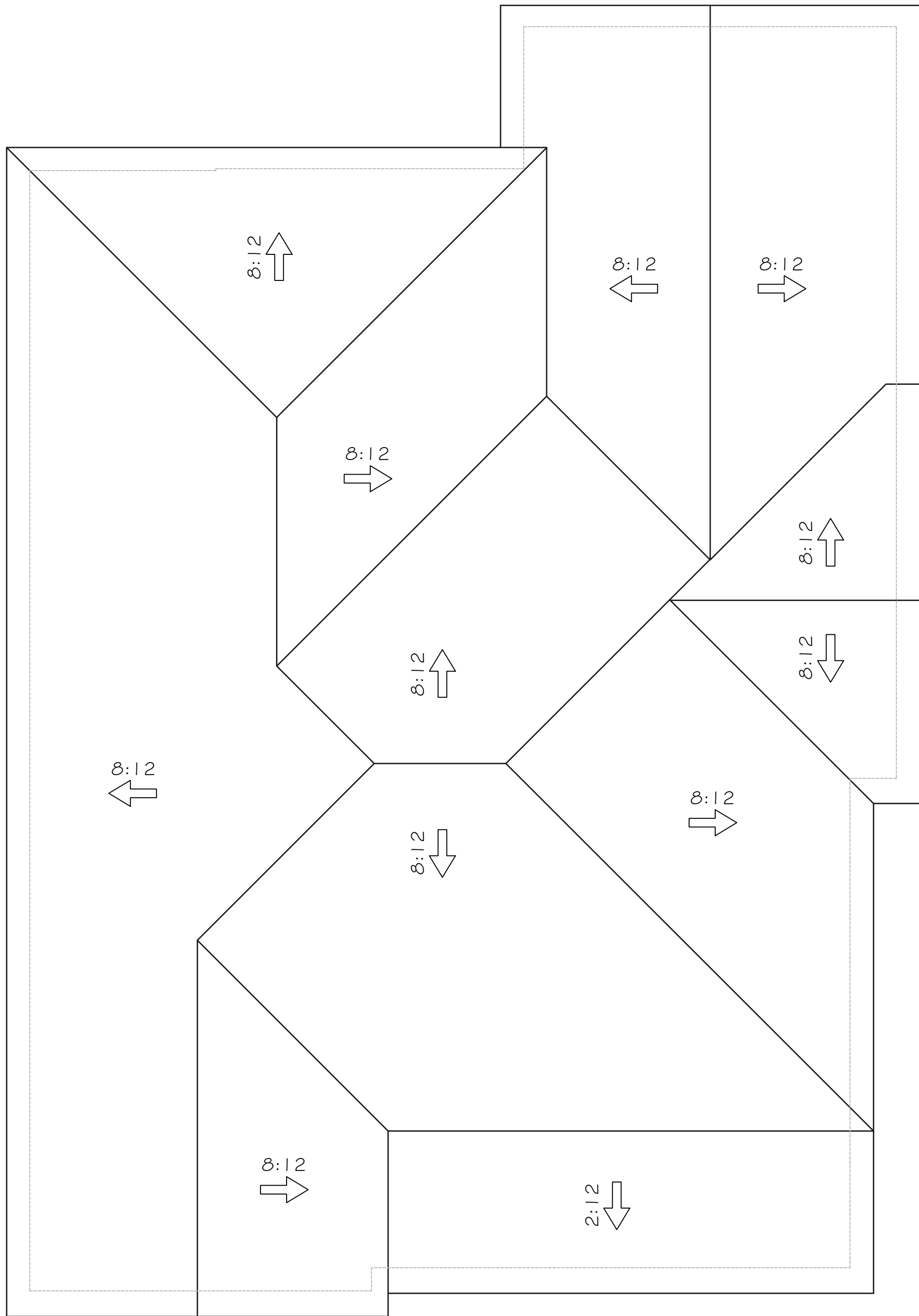
A PROJECT LOCATED AT
417 HIGHLAND ST.
HOUSTON, TX 77009

DATE :
06/09/2025
DRAWN BY:
JDF

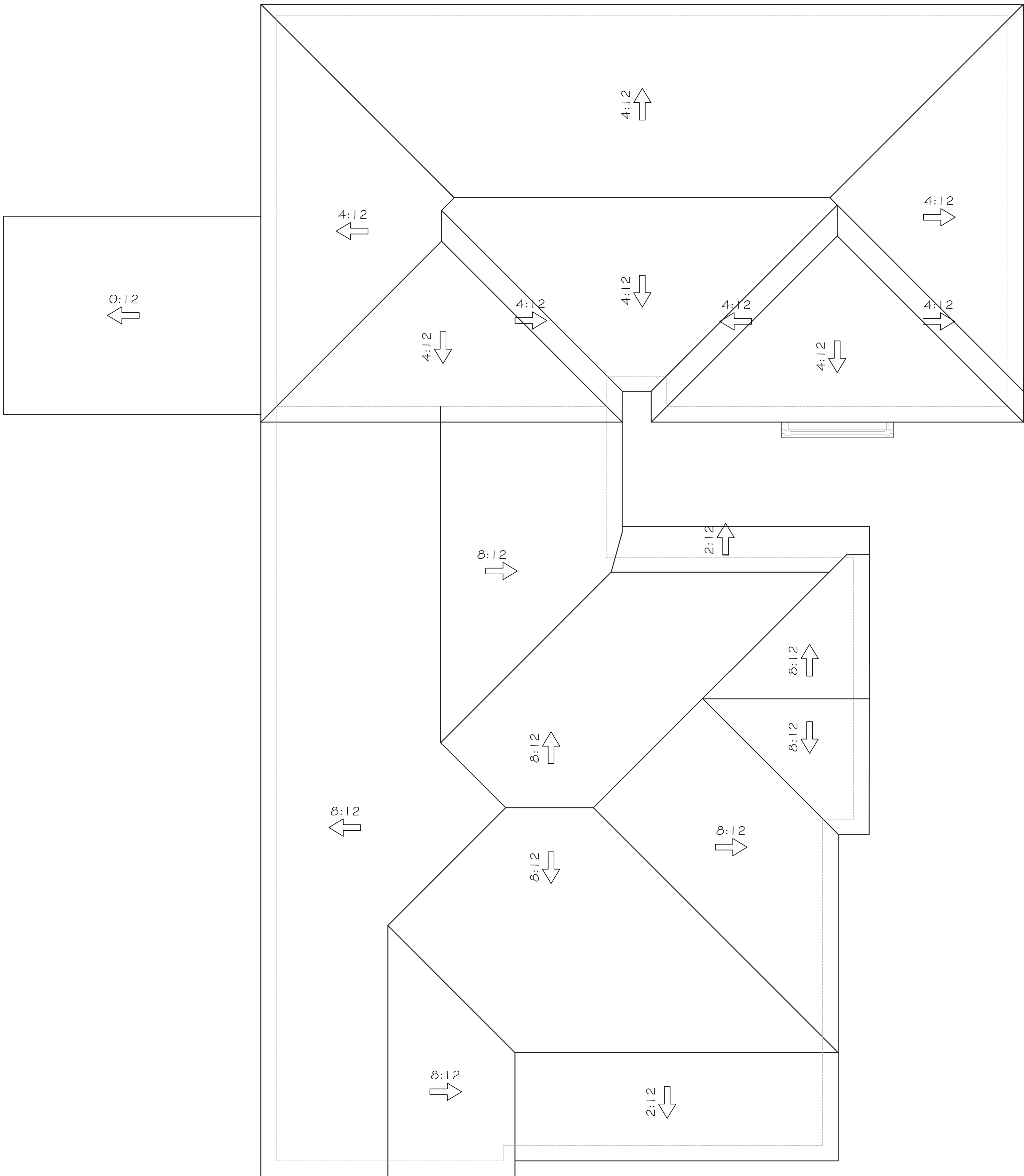
SCALE:
1/4" = 1'-0"

DESCRIPTION:
EXISTING AND
PROPOSED EAST
ELEVATION

SHEET
A6



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

A PROJECT LOCATED AT
417 HIGHLAND ST.
HOUSTON, TX 77009

DATE :
06/09/2025
DRAWN BY:
JDF

SCALE:
1/4" = 1'-0"

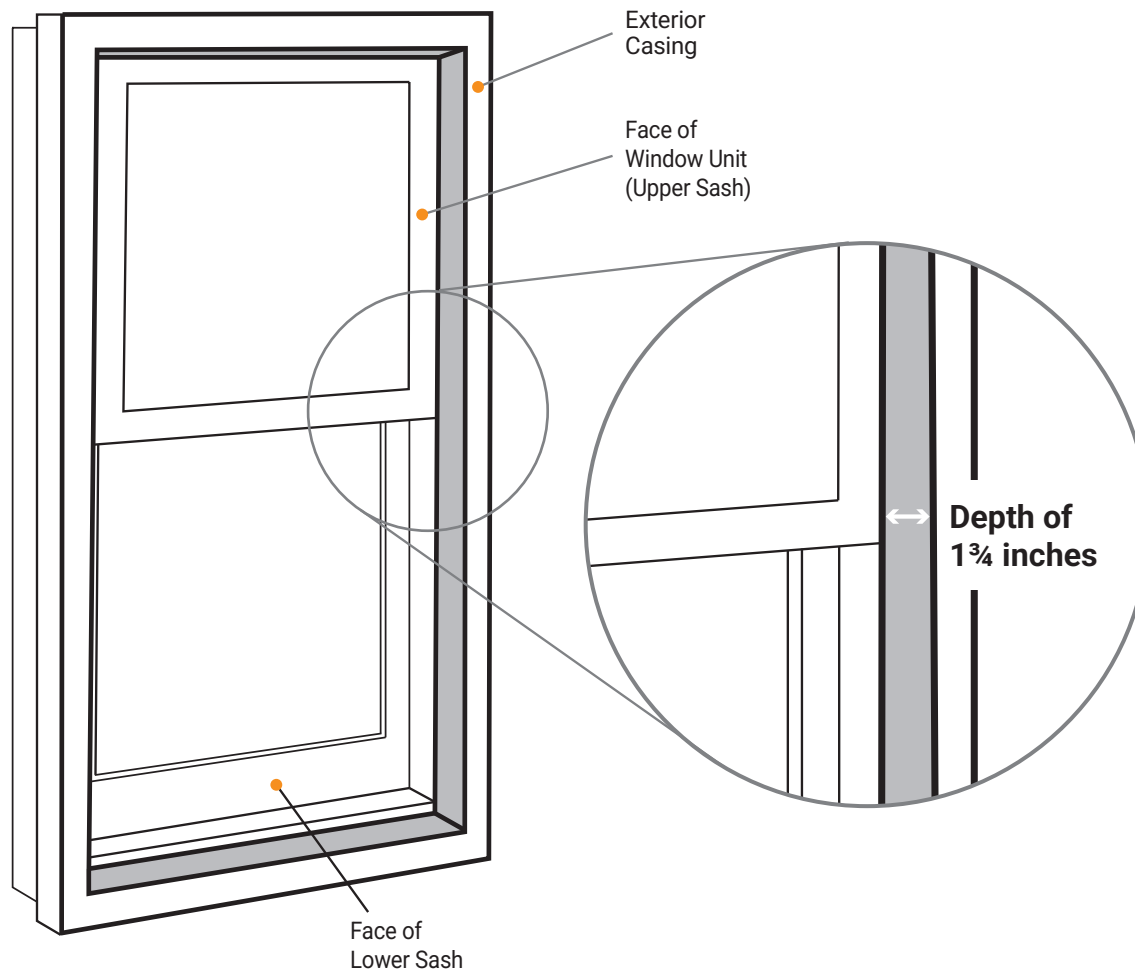
DESCRIPTION:
EXISTING AND
PROPOSED ROOF
PLANS

SHEET
A7

BUNGALOW REVIVAL, LLC
501 W 11TH STREET
HOUSTON, TX 77008



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

417 Highland St.

Existing Window Schedule

Mark	Size	Qty	Sash Material	Style	Glazing	Remarks
W1	2866	11	Wood	Double hung	single	to remain
W2	31066	1	Wood	Double hung	single	to remain
W3	2866	1	Wood	Double hung	single	to remove
W4	2428	1	Wood	single hung	single	to remove
W5	2040	2	Wood	single hung	single	to remove

Proposed Window Schedule (*new windows for addition and porch only*)

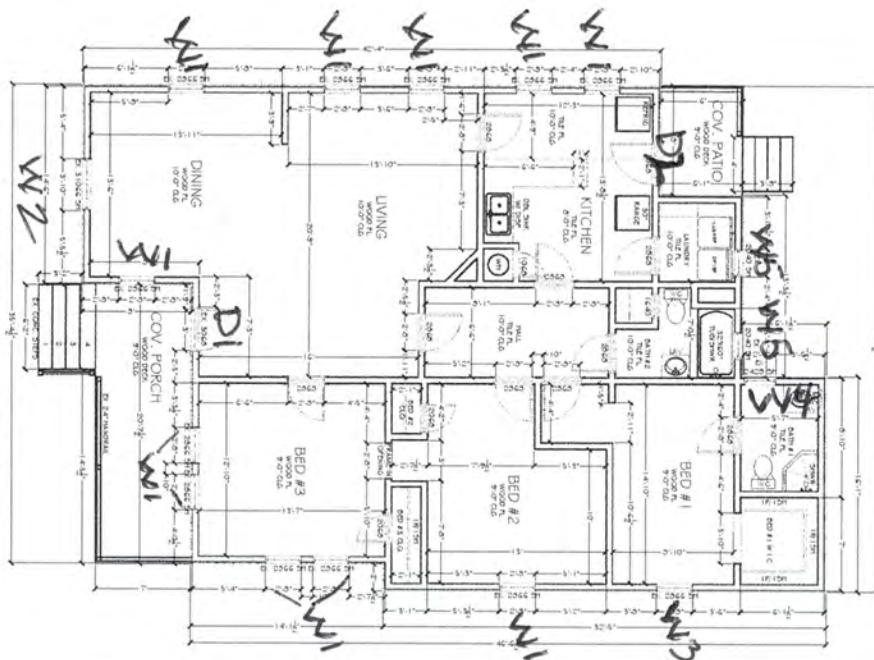
Mark	Size	Qty	Sash Material	Style	Glazing	Remarks
W6	2866	2	Wood	double hung	double pane	New
W7	4010	1	Wood	Fixed	double pane	New
W8	2860	6	Wood	double hung	double pane	New
W9	3010	6	Wood	Fixed	double pane	New
W10	2830	2	Wood	double hung	double pane	New

Existing Door Schedule

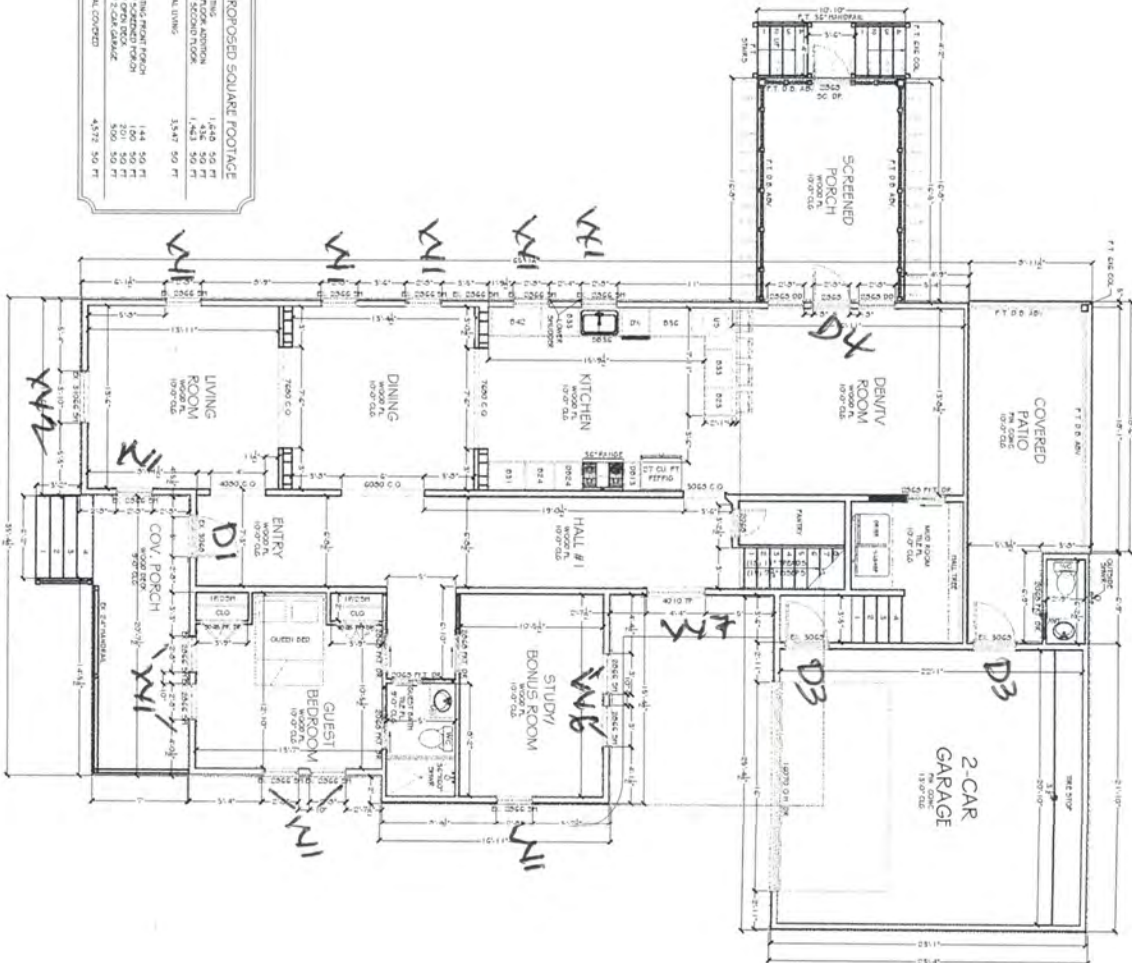
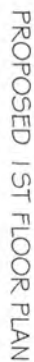
Mark	Size	Qty	Interior/Exteri	Material	Style	Remarks
D1	3068	1	Exterior	wood/glass	craftsman	to remain
D2	3068	1	Exterior	metal	solid	removing

Proposed Door Schedule

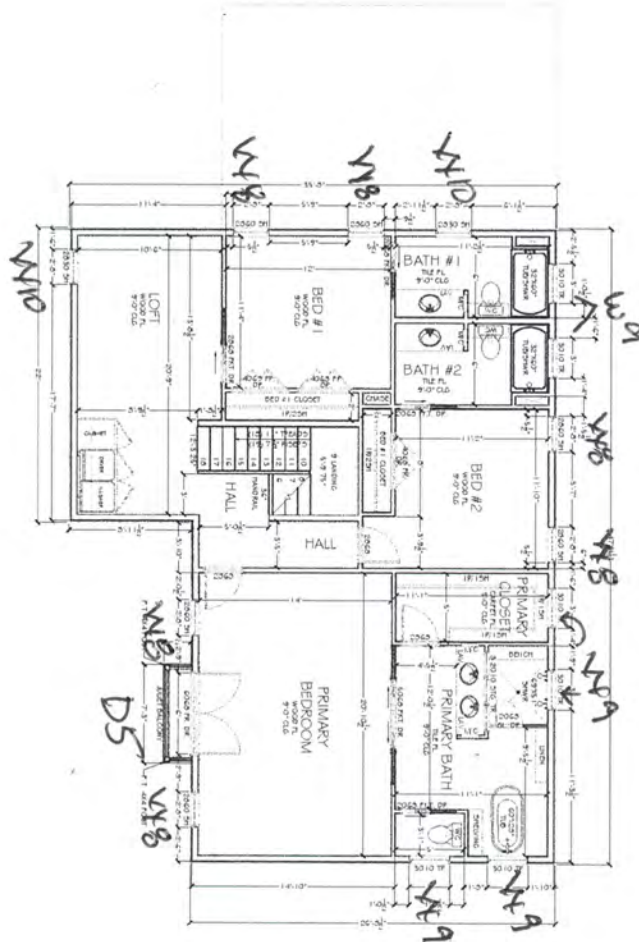
Mark	Size	Qty	Interior/Exteri	Material	Style	Remarks
D3	3068	2	Exterior	Wood	fire rated	new
D4	2868	1	Exterior	Wood/glass	2 panel	new
D5	3068	2	Exterior	Wood/glass	double door	New



PROPOSED SQUARE FOOTAGE	
EXISTING	1,640
1ST FLOOR ADDITION	50
2ND FLOOR ADDITION	50
2ND SECOND FLOOR	1,483
TOTAL EXISTING	1,547
EXISTING 1ST FLOOR PORCH	144
NEW 2ND FLOOR PORCH	50
NEW 2ND FLOOR	50
NEW 2ND FLOOR	201
NEW 2ND FLOOR	50
NEW 2ND FLOOR	500
NEW 2ND FLOOR	50
TOTAL COVERED	4,572
	50



SHEET	A1	DATE: 06/09/2025 DRAWN BY: JDF	A PROJECT LOCATED AT 417 HIGHLAND ST. HOUSTON, TX 77009	BUNGALOW REVIVAL, LLC 501 W 11TH STREET HOUSTON, TX 77008
-------	----	---	---	---



BUNGALOW REVIVAL, LLC 501 W 11TH STREET HOUSTON, TX 77008	A PROJECT LOCATED AT 417 HIGHLAND ST. HOUSTON, TX 77009	DATE: 10/10/2023 SCALE: 1/4" = 1'-0" OCCUPATION: RESIDENTIAL FLOOR PLAN: FIRST FLOOR SHEET: A2
---	---	--