



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E7
HPO File #: HP2026_0222

August 13, 2026

719 Woodland Street
Woodland Heights

Applicant: Alberto Vaca, agent for Mark Schuck, owner

Property: 719 Woodland Street, Lot 11, Tract 10, Block 35. The property is a 2,336 square foot two-story single-family residence situated on a 7,500 square foot interior lot.

Significance: Contributing American Foursquare property constructed circa 1912, located in the Woodland Heights Historic District.

Proposal: New Construction – Garage Apartment

The applicant proposes to demolish the non-original garage at the rear northwest corner of the lot, that has fallen to disrepair, and in its place construct a two-story garage apartment. The garage apartment will connect to the new rear addition (see separate COA for details) via a wood deck at the southeast corner.

- Proposed siding and trim will be painted with smooth fiber-cement lap siding to match the existing siding with a 4 ½" exposure.
- Proposed roof will have a 5:12 pitch, with a ridge height of 26'-2 1/8" and an eave height of 19'-8". It will have closed undersides and fascia boards to match the existing eaves.
- Roofing will be composition shingles.
- Proposed windows will be wood and recessed.
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Approval

HAHC Action: -



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APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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; |
| ☒ | ☐ | ☐ | (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 maybe 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; and

(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. |



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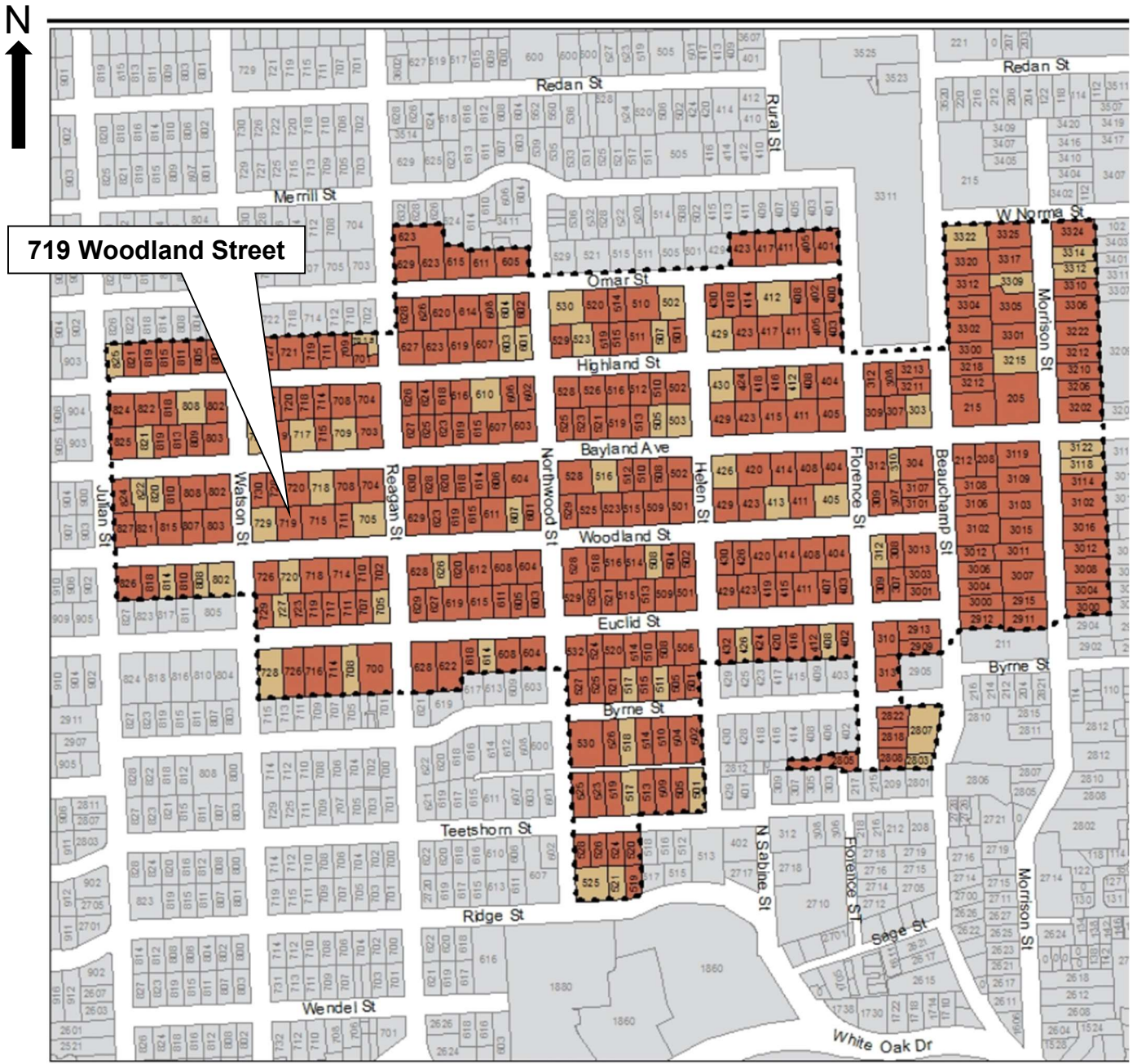
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DISTRICT MAP





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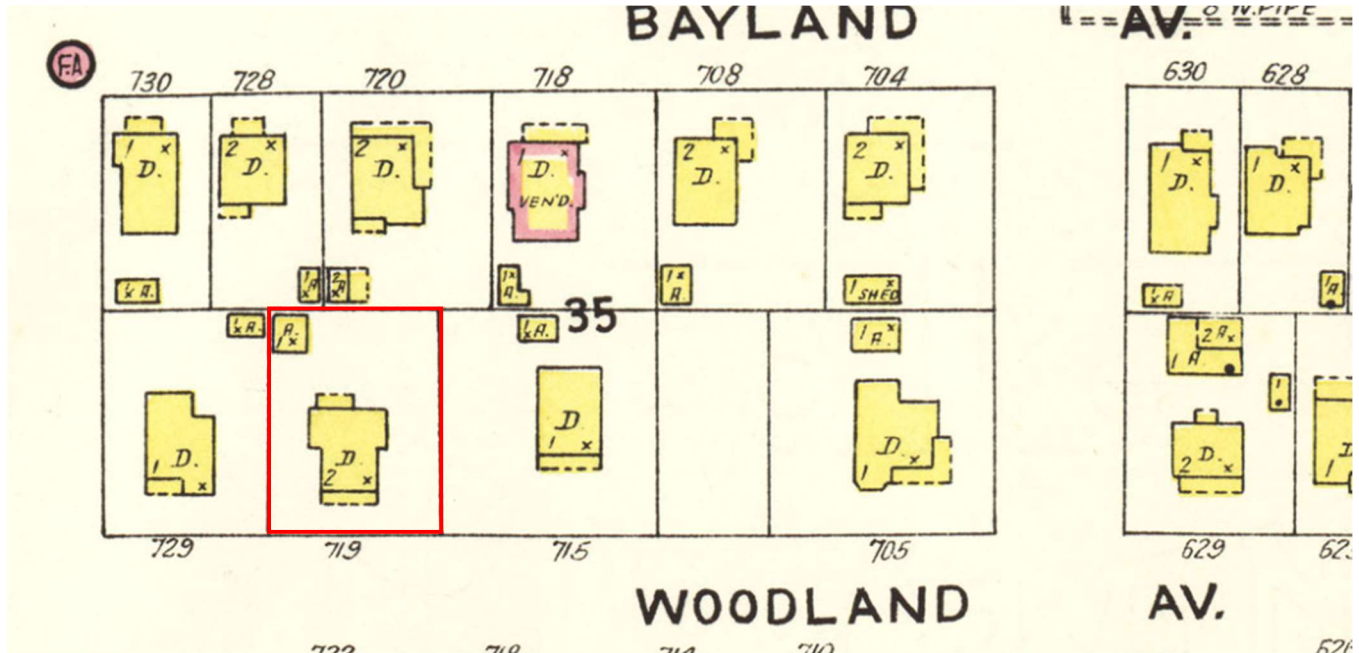
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SANBORN-VOL.2,1924





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BLA- 1965

Map No. _____ Addition <u>Woodland Hts. (33)</u> Block <u>33</u> Lot <u>11-1/2-10</u> OWNER <u>Spiller, Dr. Ellen</u> ADDRESS <u>719 Woodland</u> TYPE OF PROPERTY <u>Res</u> OCCUPIED VACANT		IMPROVEMENTS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">No. Sq. Ft. <u>1874</u></td> <td style="width: 30%;">Price Per Sq. Ft. <u>2.00</u></td> <td style="width: 40%;">\$ <u>3750</u></td> </tr> <tr> <td colspan="2" rowspan="3" style="text-align: center; vertical-align: middle;"> </td> <td>Percent Good <u>55</u></td> </tr> <tr> <td>Other Bldgs. <u>None</u></td> </tr> <tr> <td>Total All Bldgs. <u>60</u></td> </tr> </table>		No. Sq. Ft. <u>1874</u>	Price Per Sq. Ft. <u>2.00</u>	\$ <u>3750</u>			Percent Good <u>55</u>	Other Bldgs. <u>None</u>	Total All Bldgs. <u>60</u>												
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		Other Bldgs. <u>None</u>																					
		Total All Bldgs. <u>60</u>																					
<u>BASEMENT</u>, Whole Part <u>FOUNDATION</u>, Concrete, Stone, Brick, Piers, Posts. <u>WALLS</u>, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____ <u>ROOF CONS.</u>, Concrete, Steel, Wood Truss _____ <u>ROOF</u>, Hip, Gable, Mansard, Flat _____ <u>ROOFING</u>, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. <u>EXTERIOR TRIM</u>, Stone, Terra Cotta, Metal, Wood, Marble, Granite.	<u>FLOORING</u>, Pine, Hardwood, Cement, Tile, Marble, Dirt _____ <u>INTERIOR TRIM</u>, Plaster, Hardwood, Marble, Metal, Built-in Features _____ <u>HEATING</u>, Furnace, Stoves, Fireplace, Chimneys, Gas _____ <u>LIGHTING</u>, Electricity _____ <u>PLUMBING</u>, Sewer, Water, Baths _____ <u>ELEVATORS</u> _____ <u>CONDITION</u>, Good, Fair, Bad, Obsolete.																						
LAND VALUE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Front x Depth</td> <td style="width: 15%;">Unit Value</td> <td style="width: 15%;">Factor</td> <td style="width: 45%;">Front Ft. Value - - \$</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td colspan="3" style="text-align: right;">TOTAL</td> <td> </td> </tr> </table> <u>470-760.</u>				Front x Depth	Unit Value	Factor	Front Ft. Value - - \$													TOTAL			
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TOTAL																							

PERMIT DATE _____ NO. _____ AMT. _____

[illegible]



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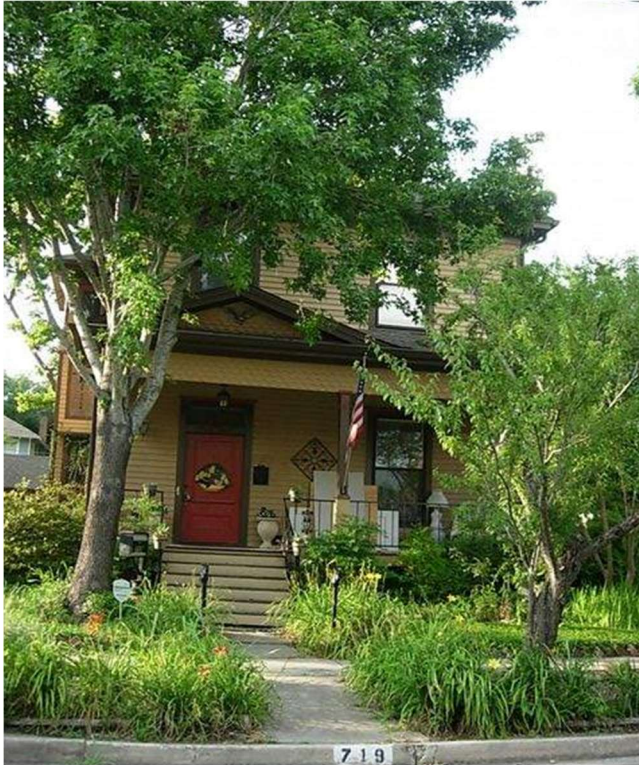
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INVENTORY PHOTO

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CURRENT PHOTO (APPLICANT)





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CURRENT PHOTOS (APPLICANT)

SOUTHWEST (FRONT) ELEVATION



NORTHWEST ELEVATION



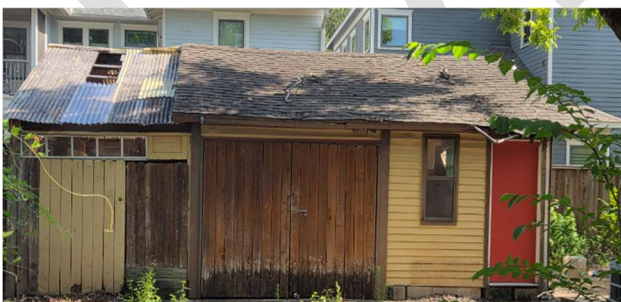
NORTH (REAR) ELEVATION



SOUTHEAST ELEVATION



NORTHWEST CORNER OF THE LOT
(GARAGE TO-BE DEMOLISHED)





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CONTEXT AREA



711 Woodland Street- Contributing- 1.5 STY



715 Woodland Street- Contributing- 1 STY



702 Woodland Street - Contributing- 2 STY



720 Bayland Street-Contributing- 2 STY





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3D RENDERING- SOUTHWEST ELEVATION





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WINDOW WORKSHEETS

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
A1	Wood	1/1	DH	40x78	Recessed	Original	No
B1	Wood	1/1	DH	40x76	Recessed	Replacement	No
C1	Wood	1/1	DH	40x76	Recessed	Replacement	No
D1	Wood	1/1	DH	40x76	Recessed	Replacement	No
E1	Wood	1/1	DH	40x76	Recessed	Replacement	No
F1	Wood	1/1	DH	40x76	Recessed	Replacement	No
G1	Wood	1/1	DH	40x76	Recessed	Replacement	No
H1	Wood	1/1	DH	40x76	Recessed	Replacement	No
I1	Wood	1/1	DH	40x76	Recessed	Replacement	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
J2	Wood	1 PANEL	FIXED	64x36	Recessed	Jeld-Wen	
H2	Wood	1 PANEL	FIXED	32x36	Recessed	Jeld-Wen	
L2	Wood	1/1	DH	120x70	Recessed	Jeld-Wen	

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



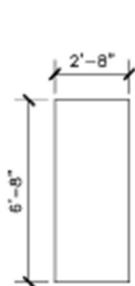
PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
J1	Aluminum	1/1	DH	120x32	Recessed	Replacement	No
K1	Aluminum	1/1	DH	32x32	Recessed	Replacement	No
L1	Aluminum	1 panel	Fixed	22x24	Recessed	Replacement	No
M1	Wood	1/1	DH	32x72	Recessed	Original	No
N1	Aluminum	1/1	DH	32x48	Recessed	Replacement	No
A2	Wood	1/1	DH	40x70	Recessed	Original	No
B2	Wood	1/1	DH	40x70	Recessed	Original	No
ALL	OTHER	EXISTING		WINDOWS	TO	REMAIN	

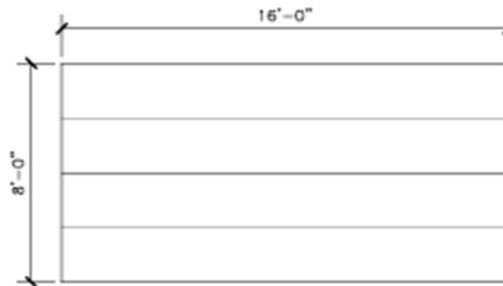
DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	

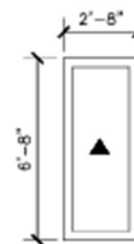
DOOR SCHEDULE



⑤ GARAGE ENTRY DOOR
(COMPOSITE)



⑥ GARAGE DOOR



⑧ APARTMENT ENTRY DOOR
(ALUMINUM CLAD
PRIMED WOOD DOOR)



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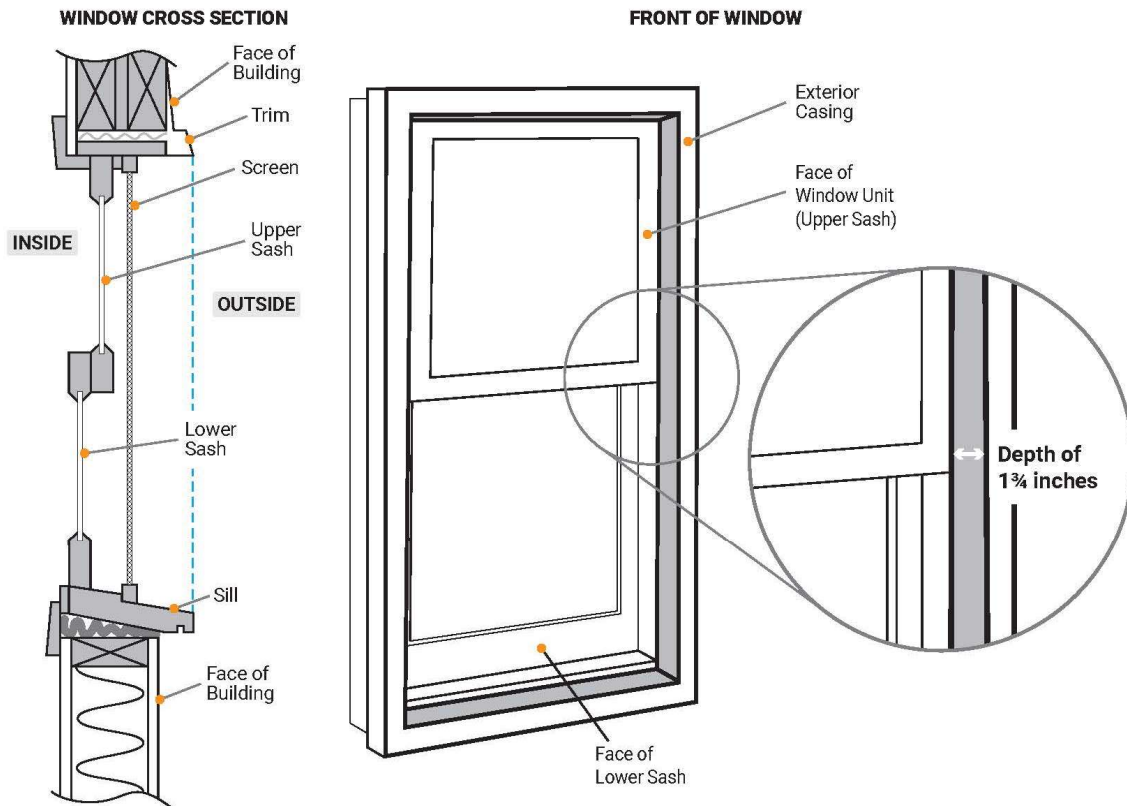
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ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1 $\frac{3}{4}$ 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 $\frac{3}{4}$ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ historicpreservation@houstontx.gov



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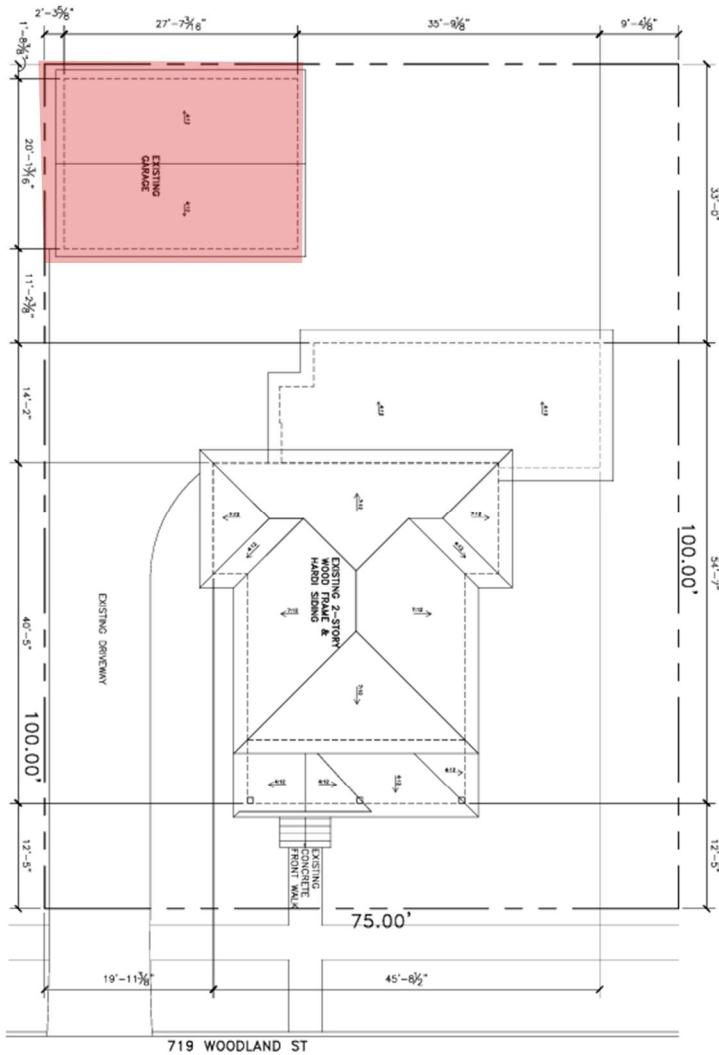
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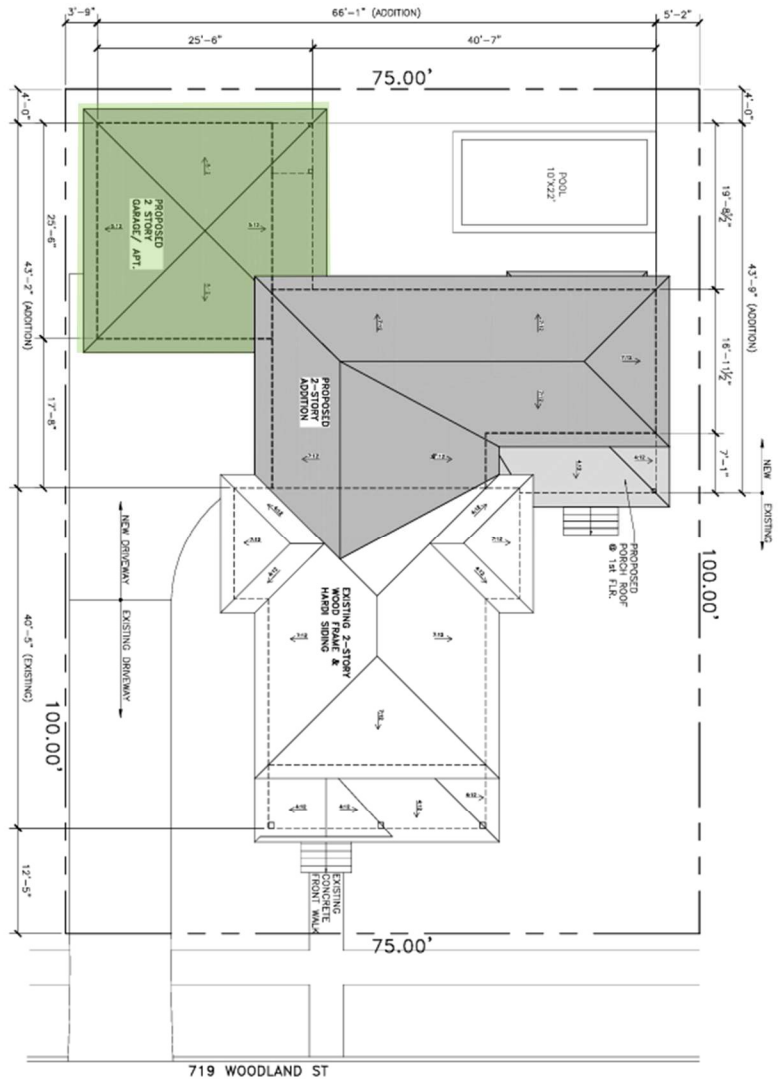
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SITE PLAN

EXISTING



PROPOSED





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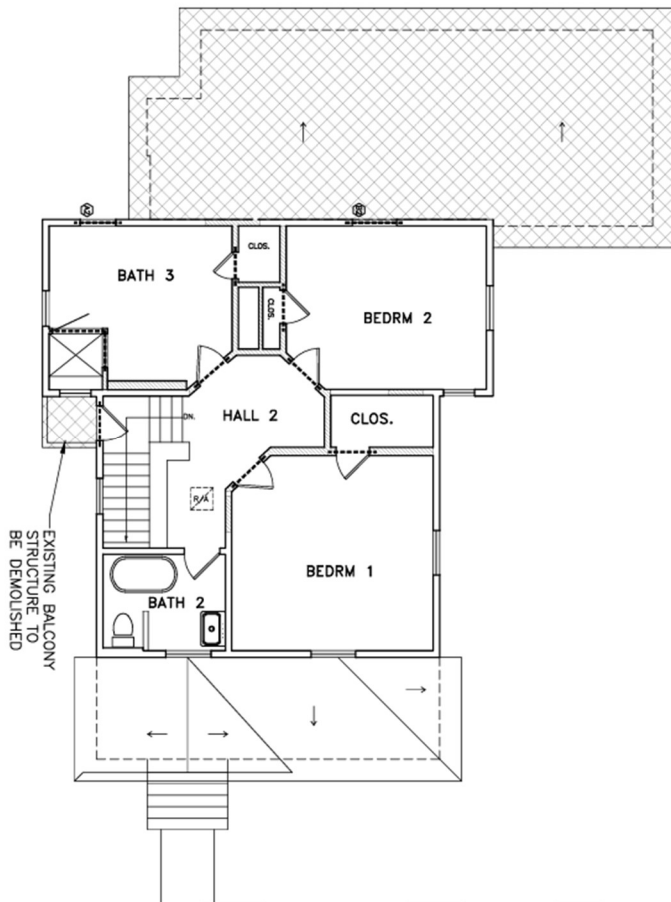
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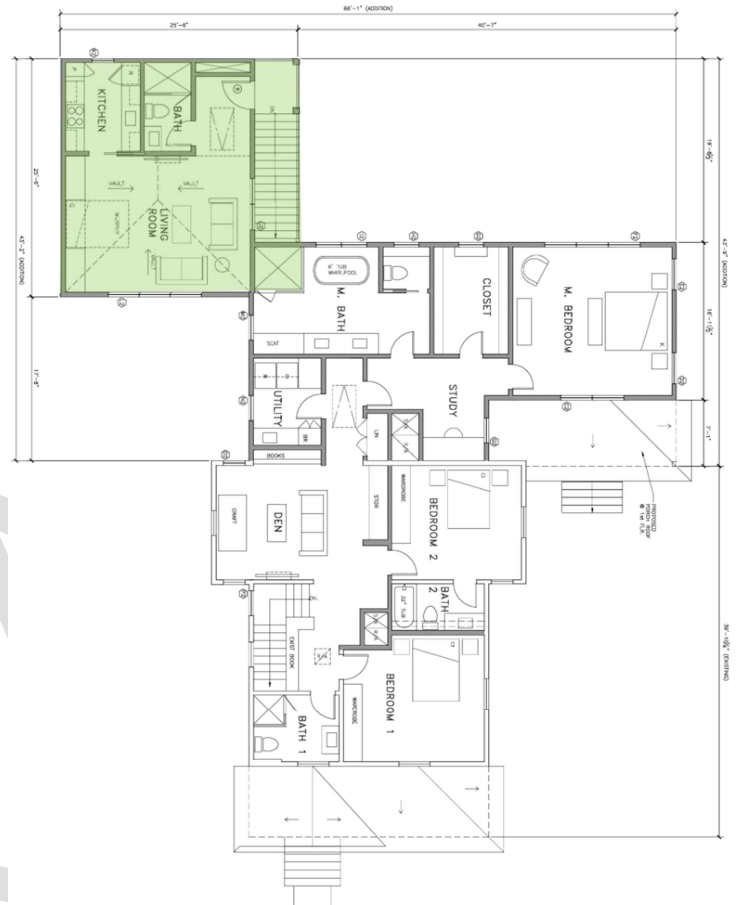
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FLOOR PLAN- SECOND FLOOR

EXISTING



PROPOSED





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Architectural drawing of the Proposed South Elevation of a two-story house. The drawing shows a green house on the left and a white house on the right. The white house has a gabled roof with a 12/17 pitch. The elevation includes a front porch with a double door and a side porch with a single door. The drawing is annotated with various construction details and dimensions.

Annotations and Dimensions:

- PROPOSED PAINTED FIBER-CEMENT SMOOTH LAP SIDING TO MATCH EXISTING EXPOSURE
- PROPOSED COMPOSITION SHINGLE ROOF MATCH EXISTING
- PROPOSED NEW WOOD WINDOWS
- PROPOSED ROOF PITCH TO MATCH EXISTING
- PAINTED FIBER-CEMENT TRIM TO MATCH EXISTING
- T.O. PROP. 2ND FLR. PLATE
- 10'-0"
- T.O. PROP. 2ND FLR. DECKING
- T.O. PROP. 1ST FLR. PLATE
- 9'-2 1/2"
- 14'-1/2" TOP OF EXISTING GRADE TO BOTTOM OF PROPOSED RAVE
- T.O. PROP. NOW AND FIN. FLR.
- 1'-11" KERRY
- T.O. EXIST. GRADE
- SCREENED OPENING
- EXISTING SIDING
- DOUBLE HARDY TRIM
- EXISTING ROOF

PROPOSED SOUTH ELEVATION

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

2

PROPOSED



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RIGHT (EAST) ELEVATION



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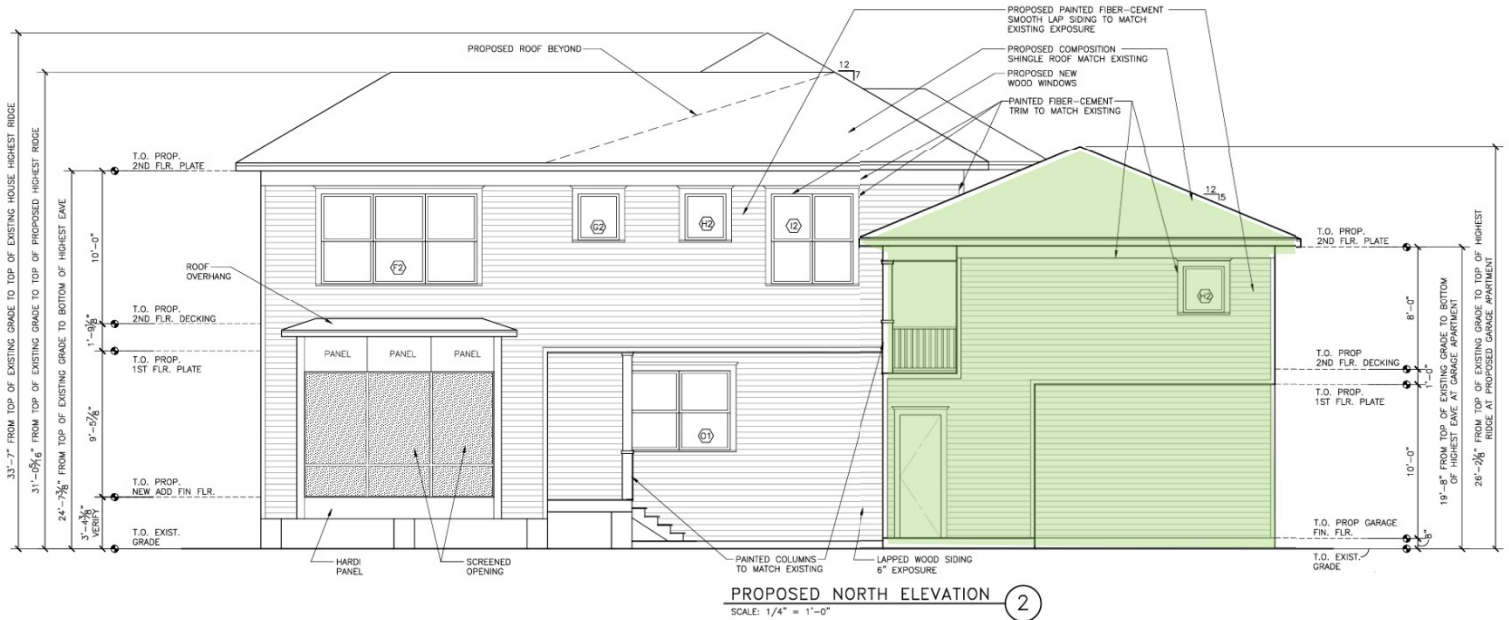
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REAR (NORTH) ELEVATION



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LEFT (WEST) ELEVATIONS



PROPOSED



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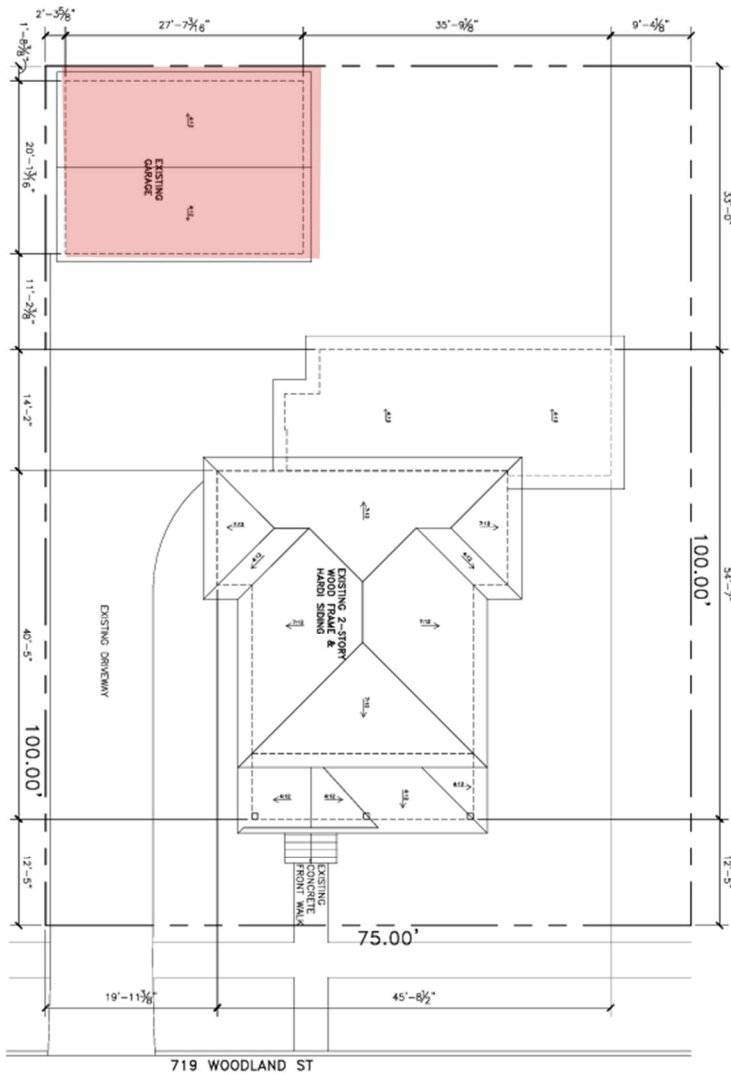
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ROOF PLAN

EXISTING



PROPOSED

