



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E 8
HPO File #: HP2026_0218

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: Alteration – ADDITION

The applicant proposes to demolish the current non-historic one-story rear addition at the northeast corner of the home and in its place construct a two-story addition that will be attached. The applicant also proposes to remove the existing decorative wood siding within the gable situated above the front porch on the south elevation and replace it with new painted fiber cement smooth lap siding. Additionally, the existing decorative wood porch trim will be replaced with smooth cementitious trim.

- Rear addition proposed siding and trim will be painted fiber-cement smooth lap siding to match the existing 4 ½" exposure.
- Proposed roof will be 7:12 with a ridge height of 31'-0 5/8", and the eave-height will be 24'-7 3/8".
- Proposed eaves will have closed undersides and fascia boards to match existing eaves.
- Roofing will be composition shingles.
- A wood deck will wrap around the west and north elevations.
- Four of the existing original windows on the rear north elevation will be removed. Two on the second story (A2 and B2) and two on the first story (A1 and M1).
- One non-original door leading to a non-original small balconette supported by wood posts between the first and second stories of the west elevation will be removed. In its place, a new window matching the dimensions and alignment of the original second-story windows will be installed.
- All other existing original windows will remain.
- 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

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. |



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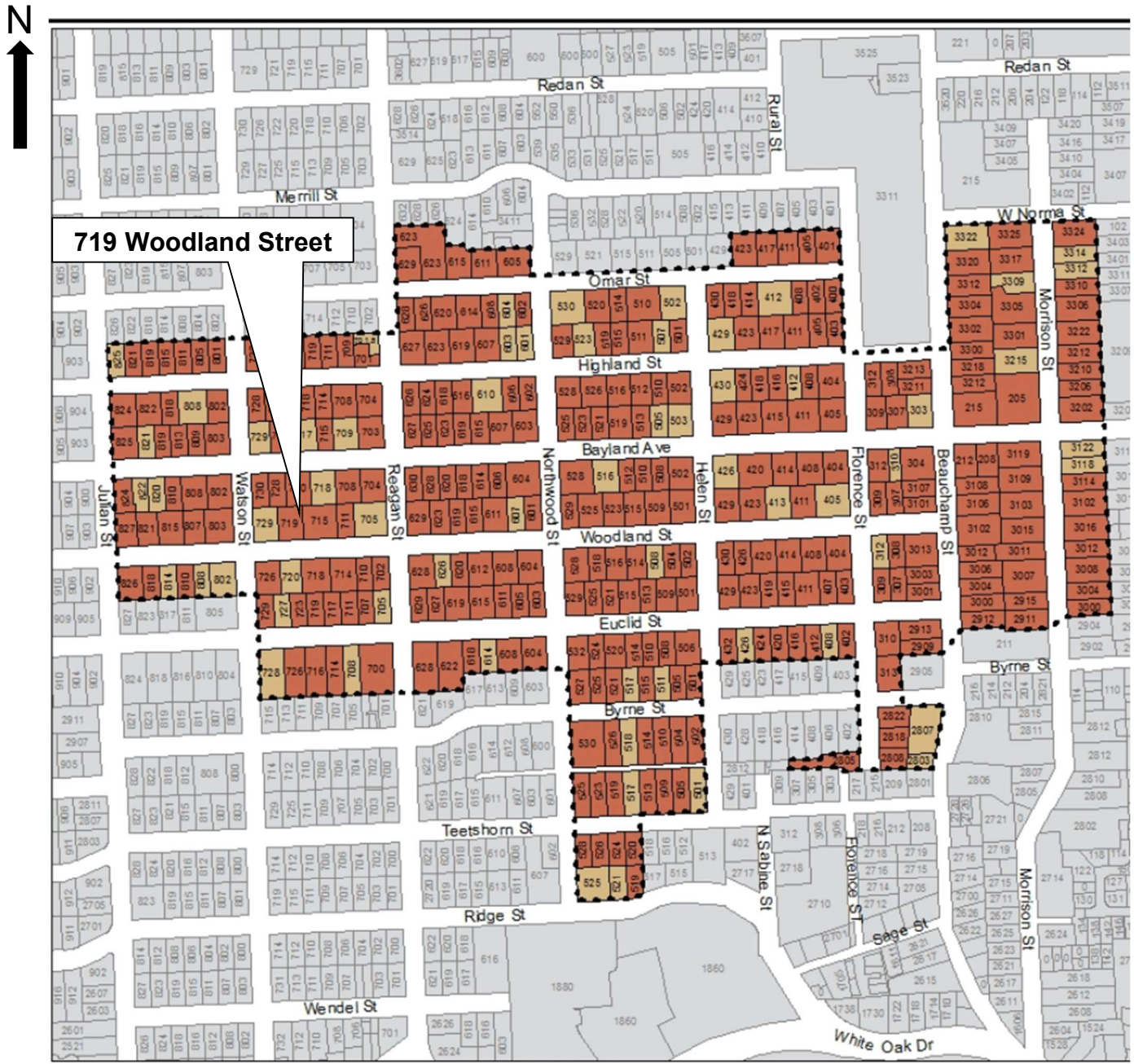
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DISTRICT MAP





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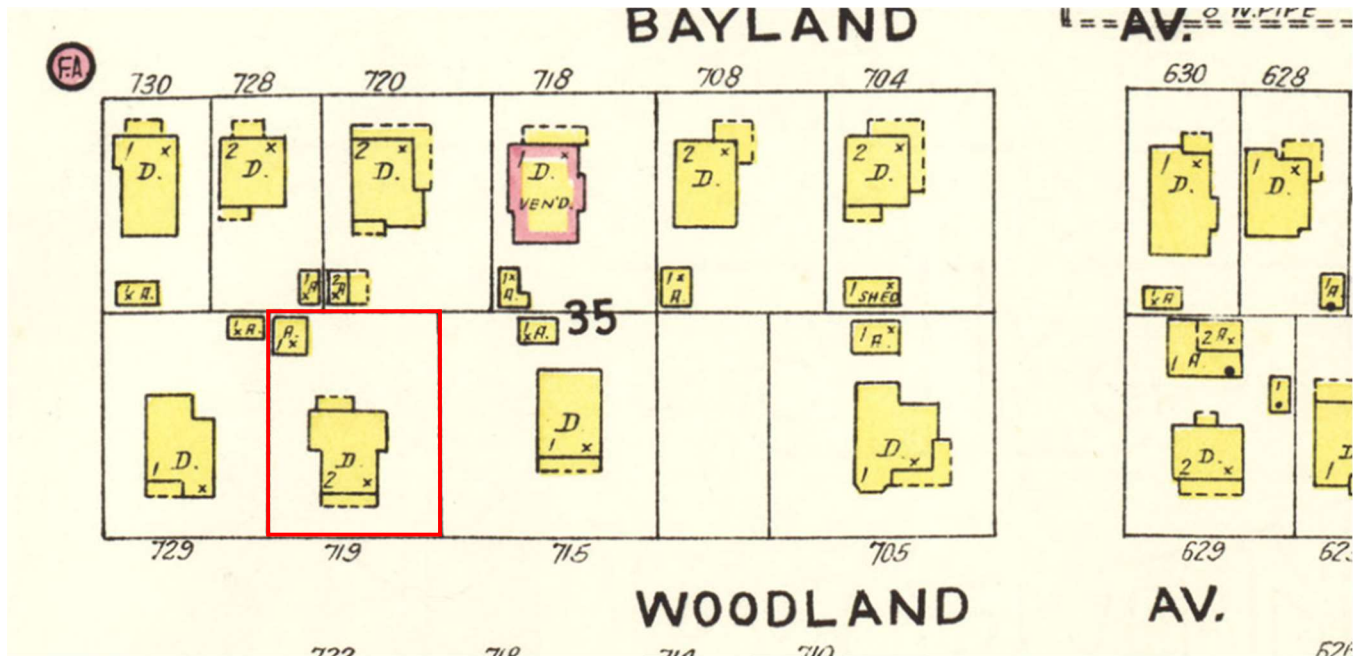
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SANBORN- VOL.2,1924





PLANNING &
DEVELOPMENT
DEPARTMENT

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BLA- 1965

Map No. _____ Addition <u>Woodland Hts</u> (10)	
Block <u>35</u>	Lot <u>11-1/2-10</u>
OWNER <u>Spiller, Dr Ella</u>	
ADDRESS <u>719 Woodland</u>	
TYPE OF PROPERTY <u>Res</u>	OCCUPIED VACANT
BASEMENT, Whole Part	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas
ROOF CONS., Concrete, Steel, Wood Truss	LIGHTING, Electricity
ROOF, Hip, Gable, Mansard, Flat	PLUMBING, Sewer, Water, Baths
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos	ELEVATORS
EXTERIOR TRIM, Stope, Terra Cotta, Metal, Wood, Marble, Granite	CONDITION, Good, Fair, Bad, Obsolete
PERMIT DATE _____ NO. _____ AMT. _____	

IMPROVEMENTS		
No. Sq. Ft.	Price Per Sq. Ft.	
<u>1874</u>	<u>2.00</u>	\$ <u>3750</u>
		Percent Good <u>55</u> <u>2060</u>
		Other Bldgs. <u>400</u> <u>60</u>
		Total All Bldgs. <u>2120</u>

LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
TOTAL <u>470-760.</u>			

12-12-65 BP BUILDING ASSESSMENT, RESIDENTIAL
City of Houston, Texas

Map No. 2A Asect. No. 23-178-0-5

Permit No. F.C. Date 6-17-65

Owner Brannan, Zelma

Street No. 719 Woodland

Address Woodland Hts Section 11

Lot No. 11 & 12 of 10, Block No. 35

TE 12+24

ADJUSTMENT CODE	ADJUSTMENT	VALUE
LAND TYPE	Zone Value - No	<u>100.00</u>
Structure	Frame	<u>200.00</u>
Roofing	Shingles	<u>100.00</u>
Exterior	Paint	<u>100.00</u>
Interior	Plaster	<u>100.00</u>
Foundation	Concrete	<u>100.00</u>
Heating	Gas	<u>100.00</u>
Cooling	A/C	<u>100.00</u>
Lighting	Electric	<u>100.00</u>
Plumbing	Water	<u>100.00</u>
Sewer	Sanitary	<u>100.00</u>
Other	Other	<u>100.00</u>
Subtotal		<u>1000.00</u>
Permit Fee		<u>100.00</u>
Total		<u>1100.00</u>

NEW TOTAL FOR 1965

Current 1965 1100.00

1966 level

CL 2 Ba 1st flr 1577 @ 42 = 7010

2nd = 962 @ 20 = 2010

Additions

100% 11660

50% 2nd 5830

20% 1116





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INVENTORY PHOTO

CURRENT PHOTO (APPLICANT)





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CURRENT PHOTOS (APPLICANT)

SOUTHWEST (FRONT) ELEVATION



NORTHWEST ELEVATION



NORTH (REAR) ELEVATION



NORTHEAST (REAR) ELEVATION



SOUTHEAST ELEVATION





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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- SOUTHEAST ELEVATION



DRAFT



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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	
O1	Wood	1/1	DH	40x72	Recessed	Jeld-Wen	
P1	Wood	1/1	DH	80x62	Recessed	Jeld-Wen	
Q1	Wood	1 PANEL	FIXED	32x36	Recessed	Jeld-Wen	
C2	Wood	1/1	DH	80x70	Recessed	Jeld-Wen	
D2	Wood	1/1	DH	40x70	Recessed	Jeld-Wen	
E2	Wood	1/1	DH	40x70	Recessed	Jeld-Wen	
F2	Wood	1/1	DH	120x70	Recessed	Jeld-Wen	
G2	Wood	1 PANEL	FIXED	32x36	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	
H2	Wood	1 PANEL	FIXED	32x36	Recessed	Jeld-Wen	
I2	Wood	1/1	DH	64x70	Recessed	Jeld-Wen	
M2	Wood	1 PANEL	FIXED	32x36	Recessed	Jeld-Wen	
N2	Wood	1 PANEL	FIXED	32x36	Recessed	Jeld-Wen	
O2	Wood	1/1	DH	2870	Recessed	Jeld-Wen	
P2	Wood	1/1	DH	64x48	Recessed	Jeld-Wen	
Q2	Wood	1 PANEL	FIXED	32x36	Recessed	Jeld-Wen	



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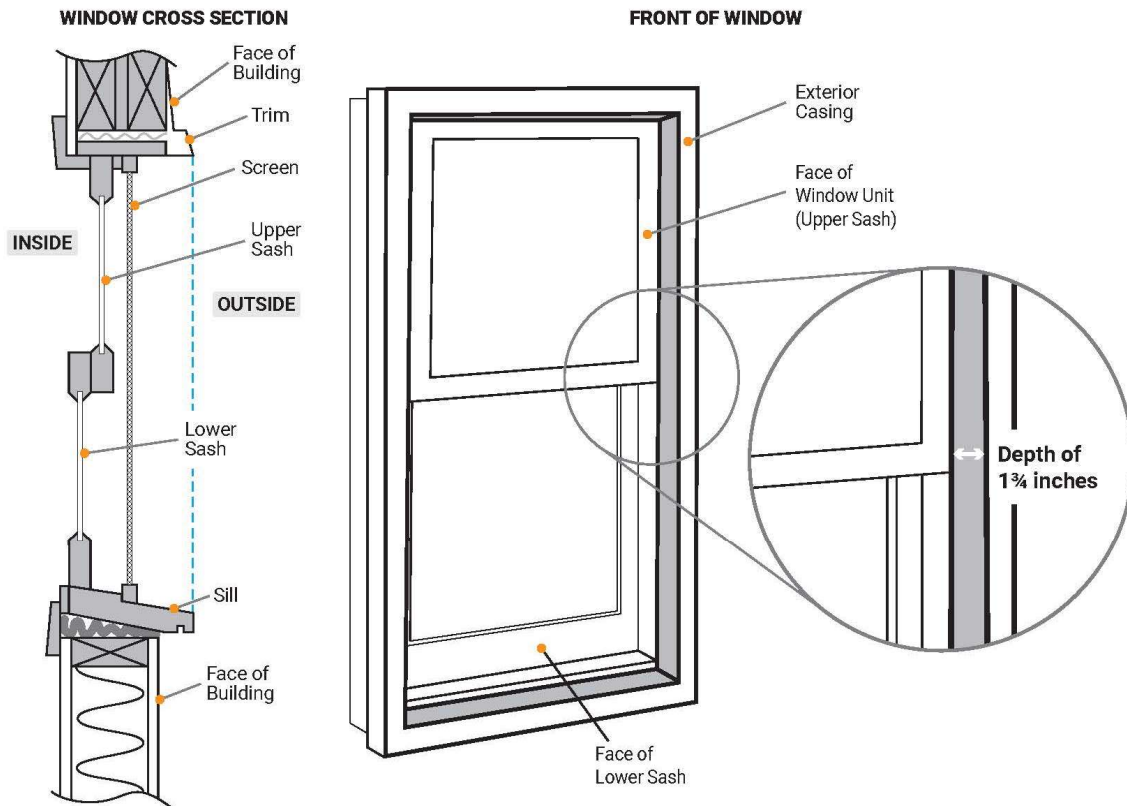
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ATTACHMENT A



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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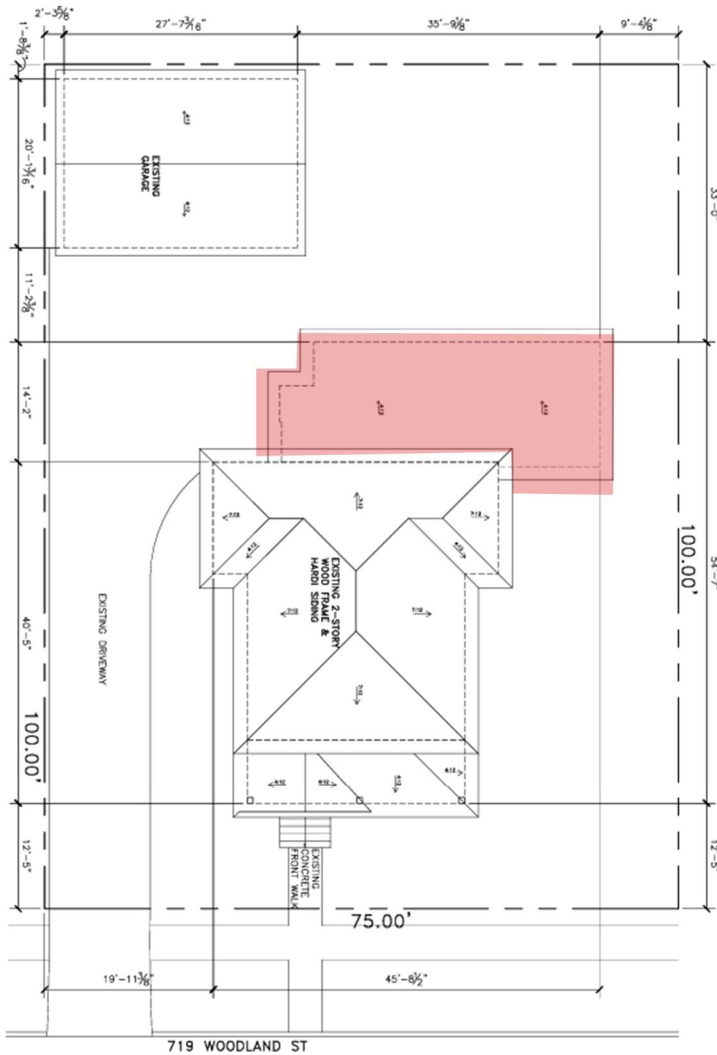
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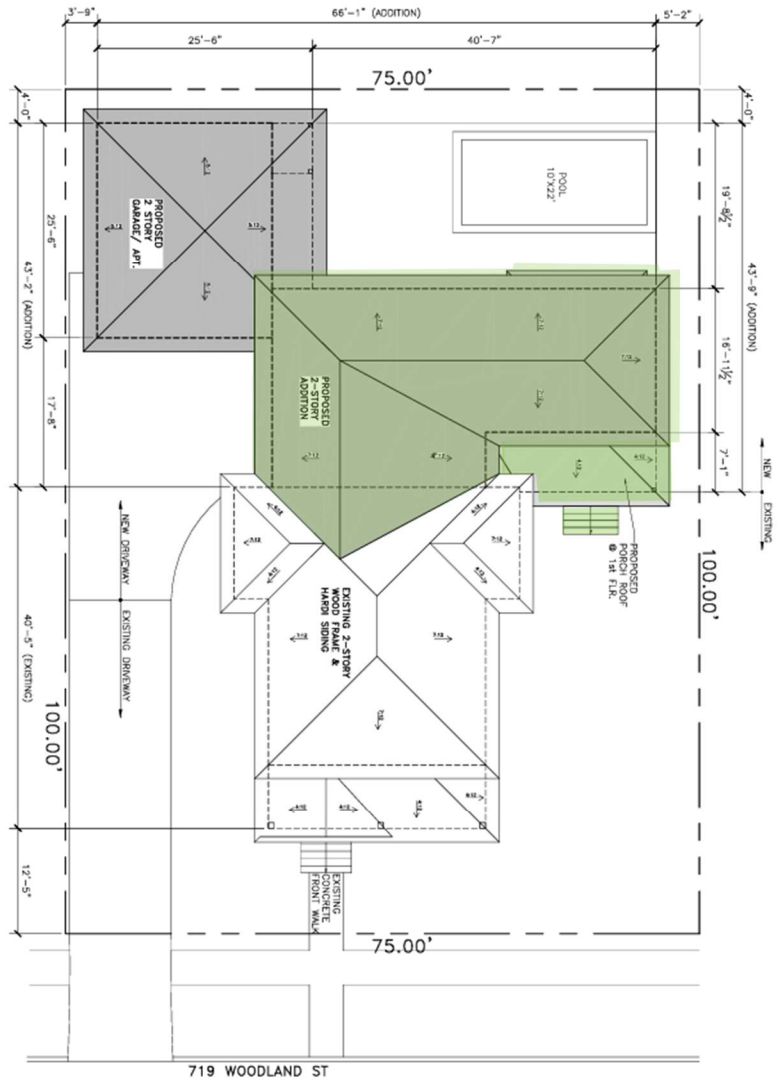
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SITE PLAN

EXISTING



PROPOSED





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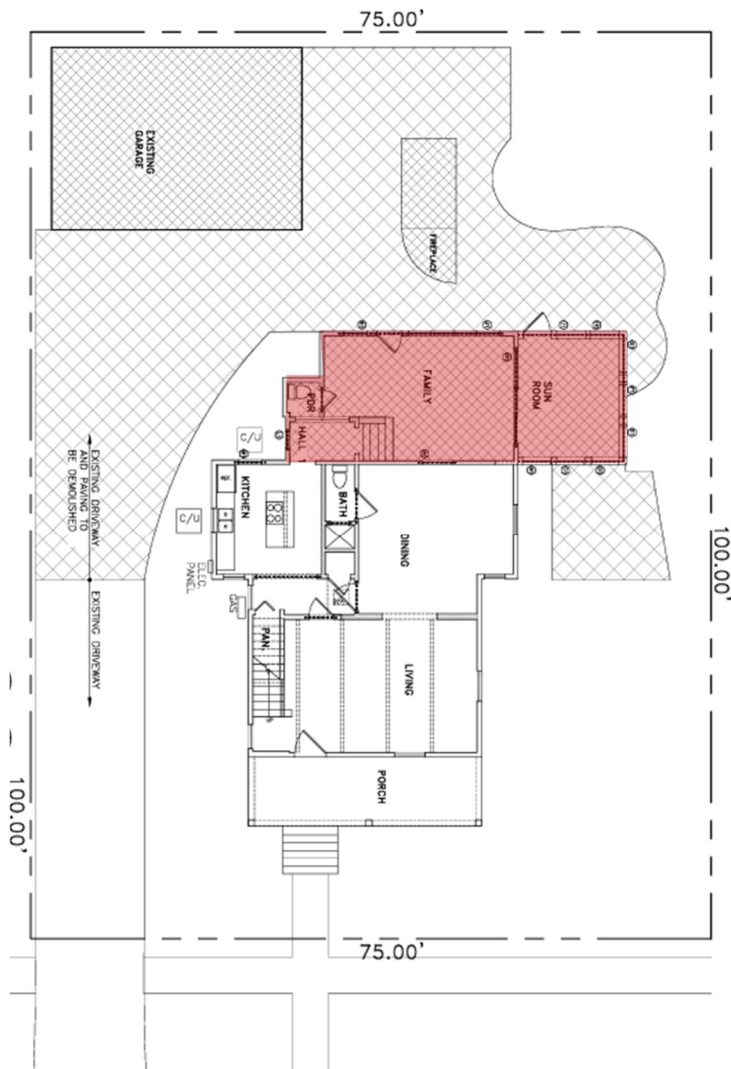
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FLOOR PLAN- FIRST FLOOR

EXISTING



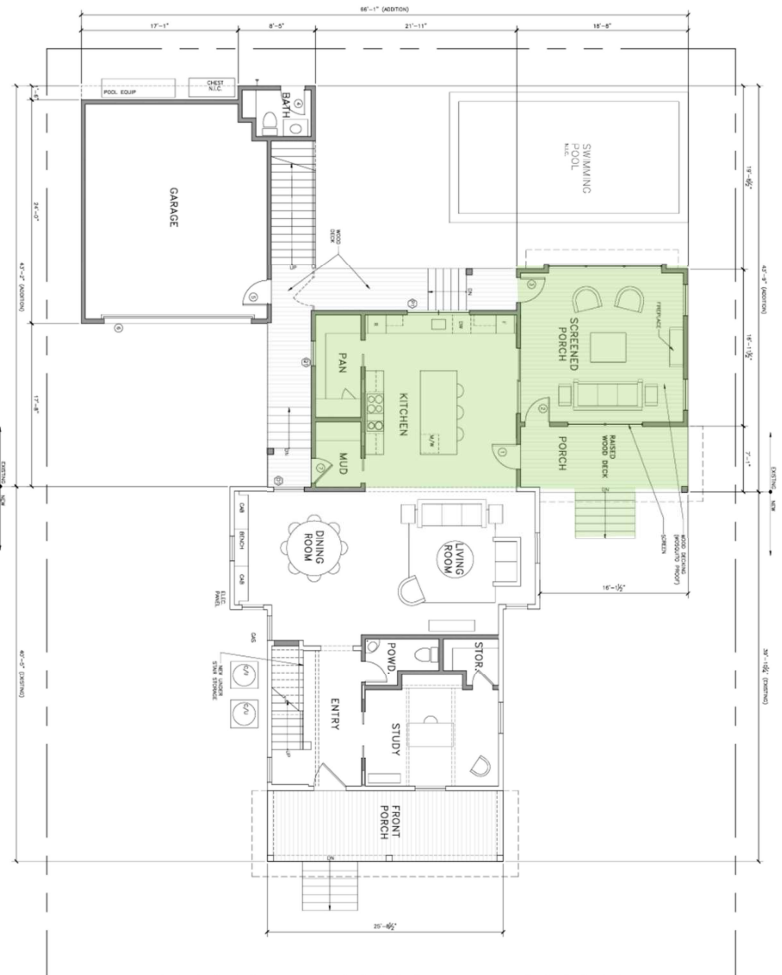
1st FLOOR DEMOLITION PLAN

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

LEGEND:

- DENOTES WINDOWS AND DOORS TO BE DEMOLISHED
- DENOTES WALLS TO BE DEMOLISHED
- DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROPOSED



PROP. 1st FLOOR PLAN

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



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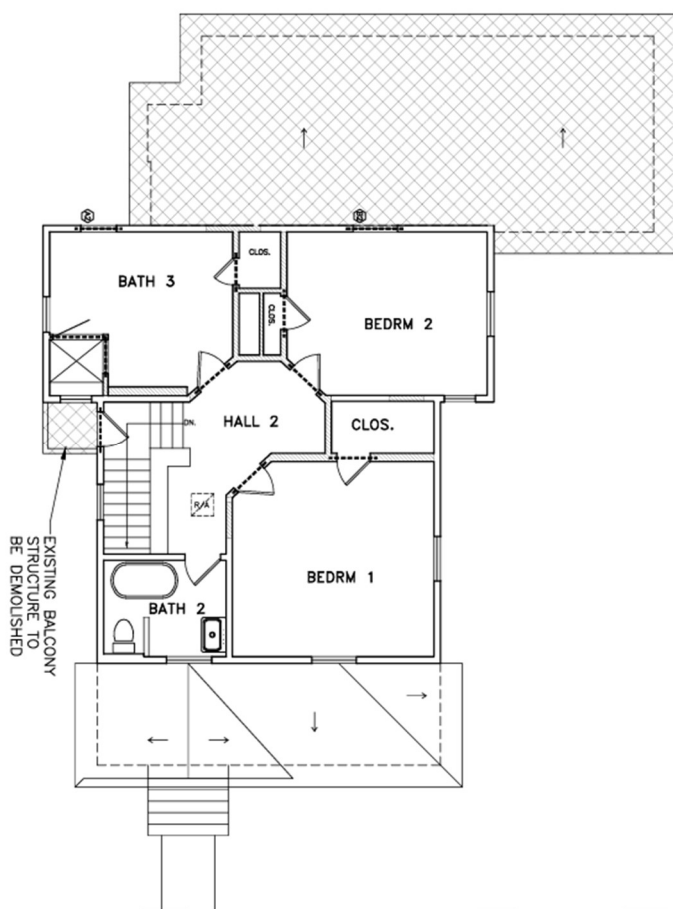
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FLOOR PLAN- SECOND FLOOR

EXISTING



PROPOSED





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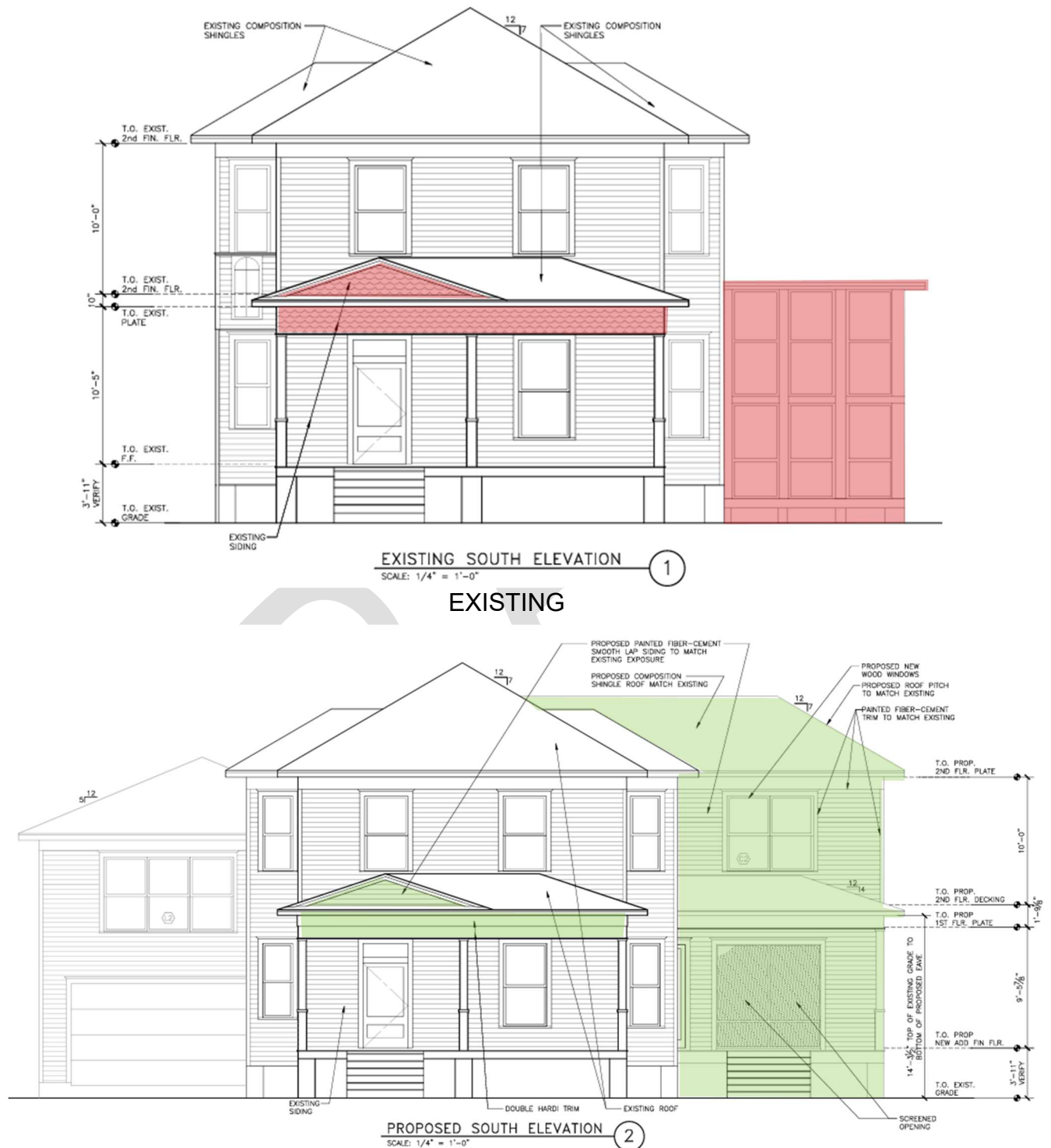
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FRONT (SOUTH) ELEVATIONS



PROPOSED



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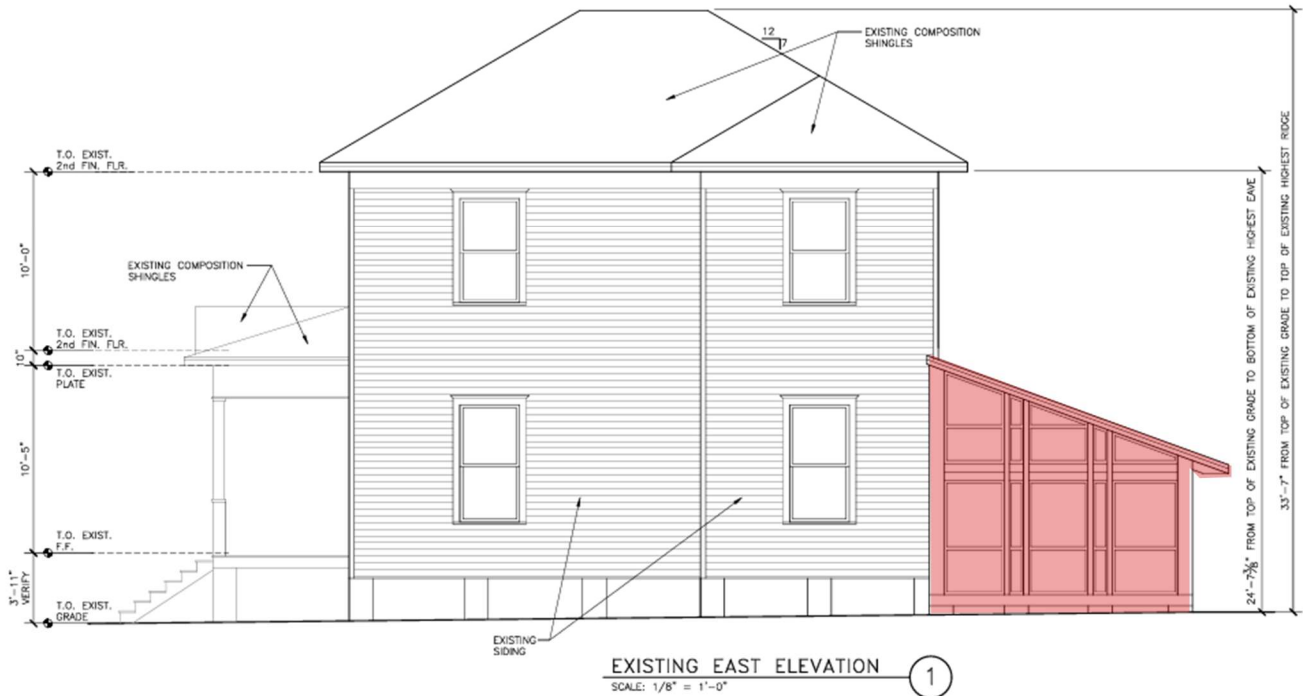
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RIGHT (EAST) ELEVATION



EXISTING



PROPOSED



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LEFT (WEST) ELEVATIONS



EXISTING WEST ELEVATION ①

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

EXISTING



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

PROPOSED



CERTIFICATE OF APPROPRIATENESS

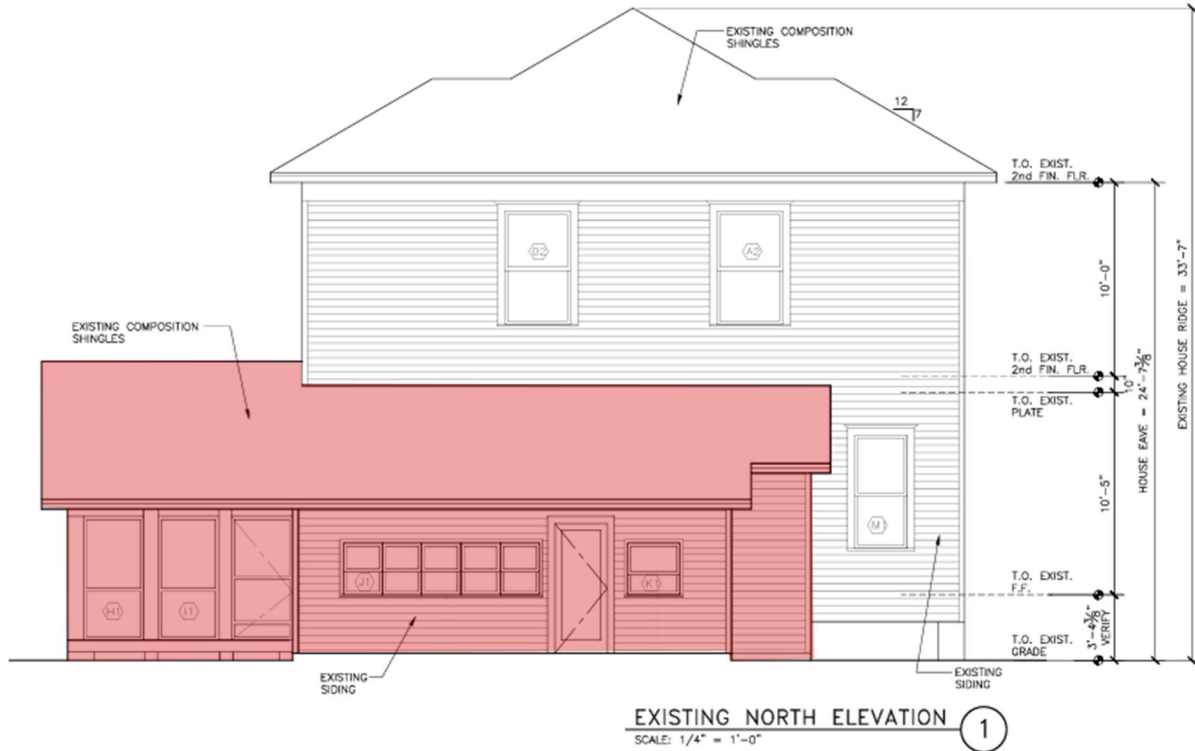
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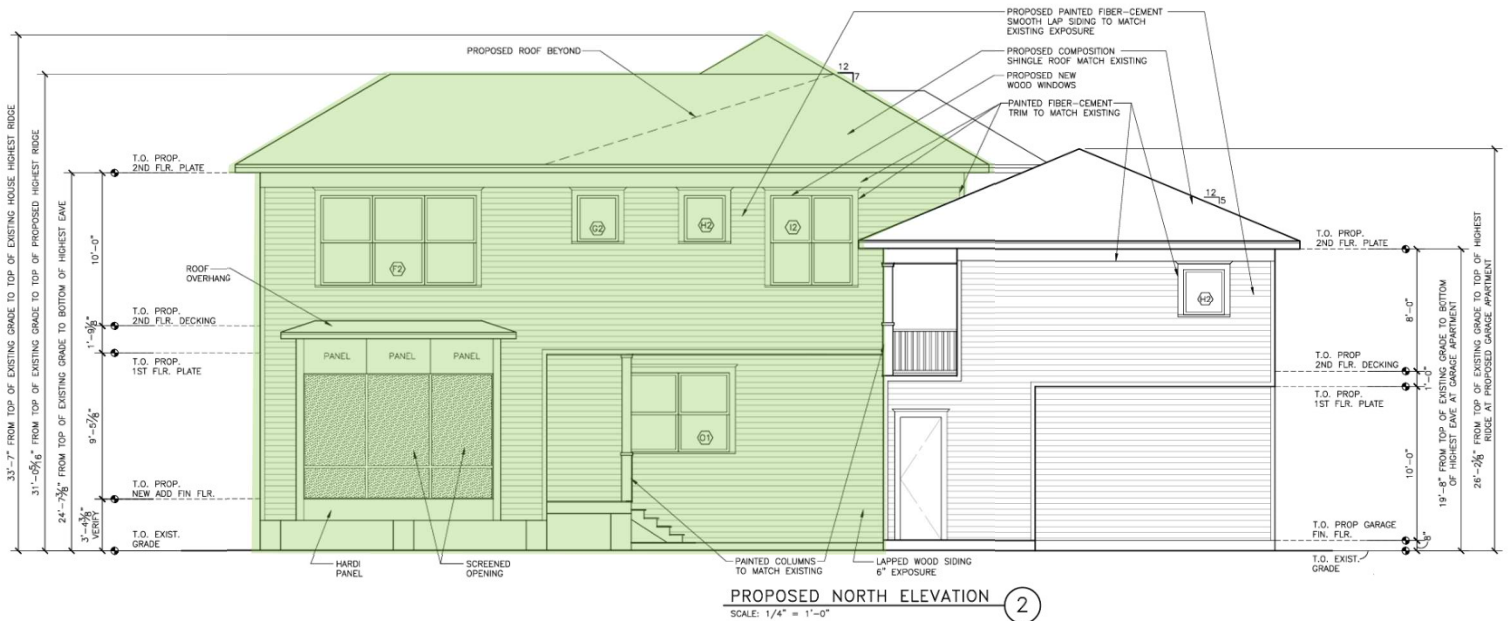
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REAR (NORTH) ELEVATION



EXISTING



PROPOSED



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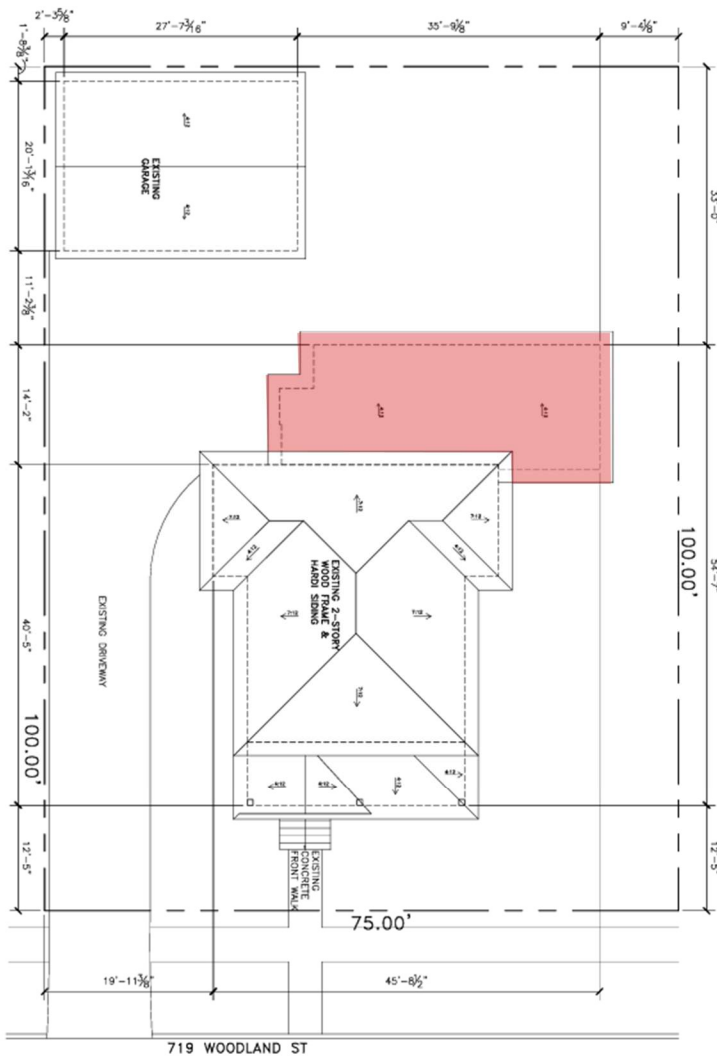
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ROOF PLAN

EXISTING



PROPOSED

