

CERTIFICATE OF APPROPRIATENESS**Application Date:** October 31, 2025**Applicant:** Sam Gianukos, agent for Ed Goerig, owner.**Property:** 505 Teetshorn Street, Lot 15, Block 24, Woodland Heights Subdivision. The property includes a historic 1,269 square foot, one-story wood frame single-family residence situated on a 6,365 square foot (50' x 127.3') interior lot.**Significance:** Contributing craftsman residence, constructed circa 1915, located in the Woodland Heights Historic District.**Proposal:** Alteration – Addition

The applicant is proposing to construct a 2,595 SF two-story addition (Adding 01 SF to the first floor and 1,994 SF to the second) with an attached two-story garage. The max ridge height of the addition will be 31'-10" and the eave height 23'-6".

The applicants propose the following to the **addition**:

- It will be clad in Artisan 5 ½" reveal fiber smooth Cementous Hardie siding.
- 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 7/12 pitch that matches the existing roof.
- It will have a 10'-0" ceiling height on the first level addition and a ceiling height of 9'-0" for the second level addition.
- All new windows need to be wood, inset and recessed.
Minimum 1¾ inch inset depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided.
1¾ inch minimum inset for Fixed Window.

The applicants propose the following to the **existing house**:

- Replace front porch's existing wood steps with brick.
- Replace existing non-original front door with appropriate new front door, no change in size or opening.
- Replace existing wood columns with new wood square columns.
- Existing wood siding to remain

DRAFT IS SUBJECT TO CHANGE

Public Comment: One letter of opposition. See attachment A**Civic Association:** No comment received.

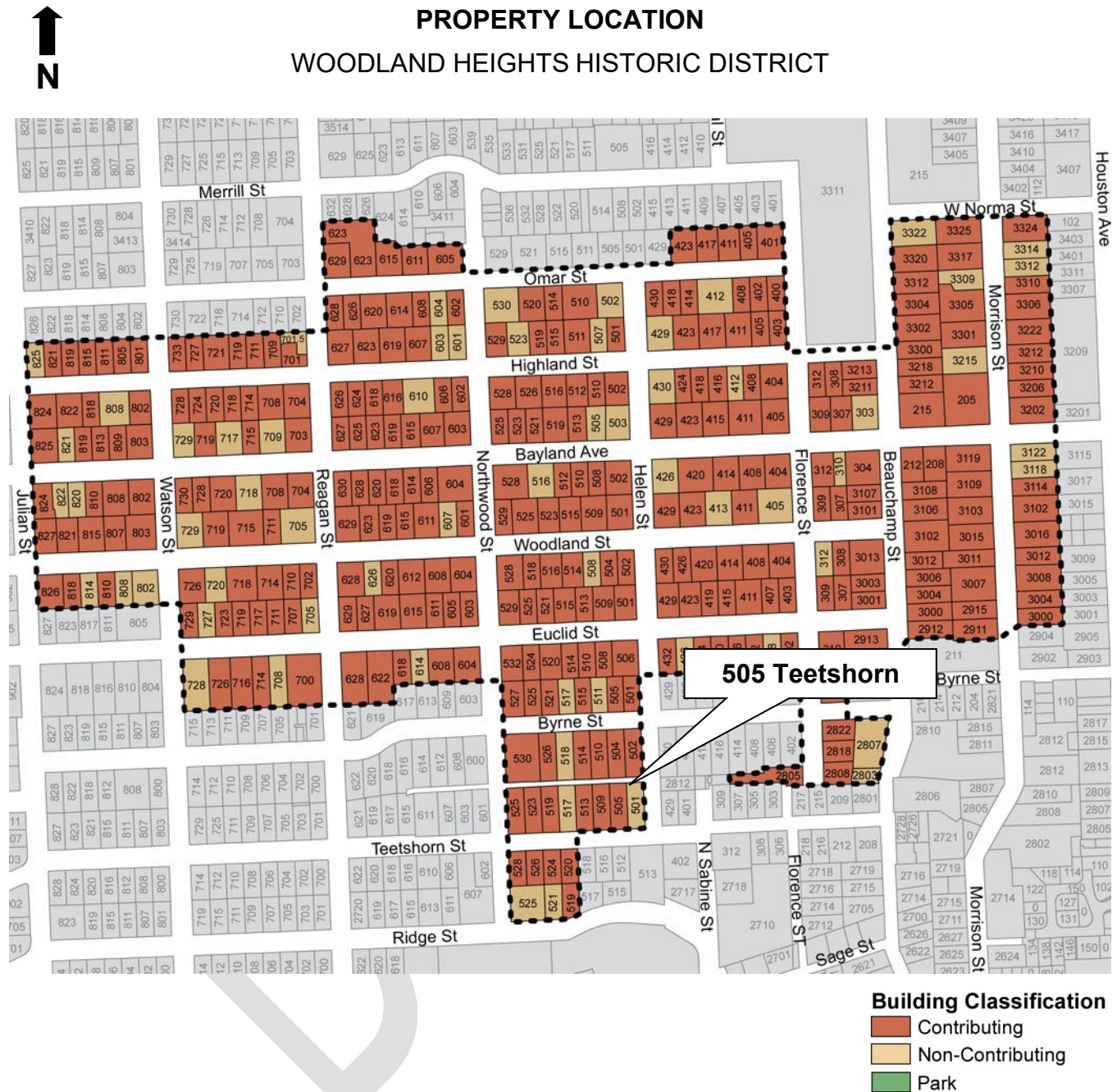
Recommendation: Approval with conditions: the second-floor projection encroaching over the existing historic structure be eliminated from the proposed design and for wood siding on existing structure to remain and only be repaired if needed by verifying with staff.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
			(1) The proposed activity must retain and preserve the historical character of the property;		
<input 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 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 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 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 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 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 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 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 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 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.		



INVENTORY PHOTO & ARCHIVES PHOTO



CONTEXT AREA



509 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)



CONTEXT AREA MAP



SANBORN MAP & EXISTING GOOGLE MAP



EXISTING PHOTOS



EXISTING PHOTOS

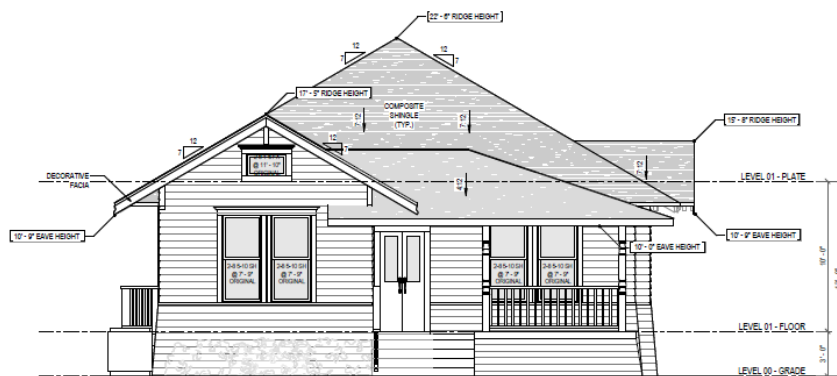


PROPOSED 3D VIEW

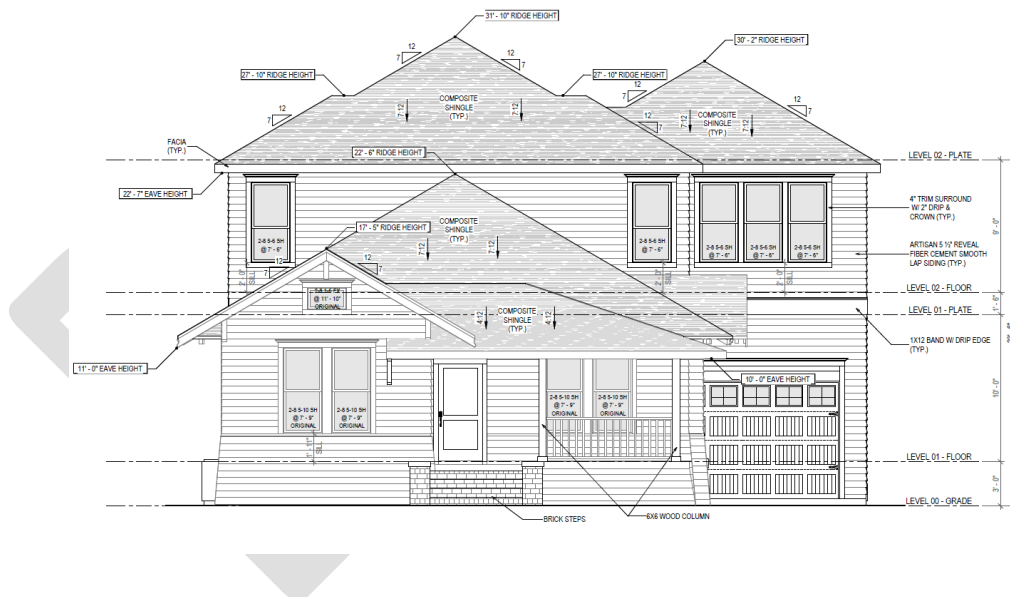


SOUTH ELEVATION- FRONT FACING TEETSHORN

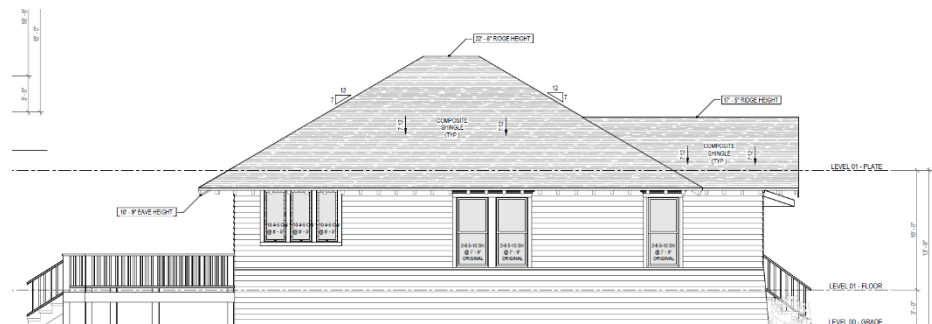
EXISTING



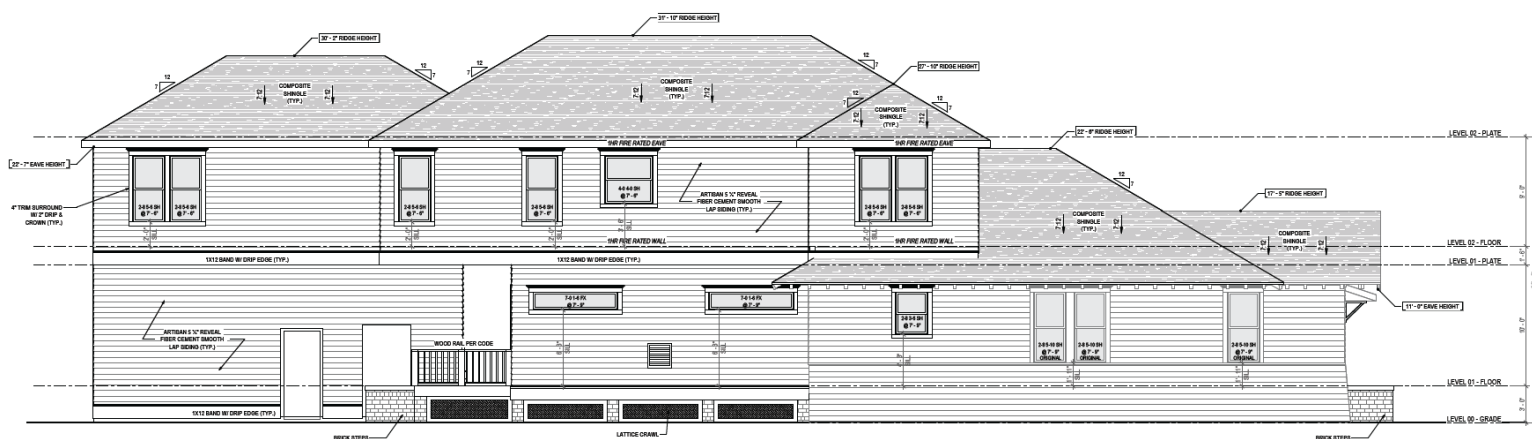
PROPOSED



WEST SIDE ELEVATION EXISTING



PROPOSED

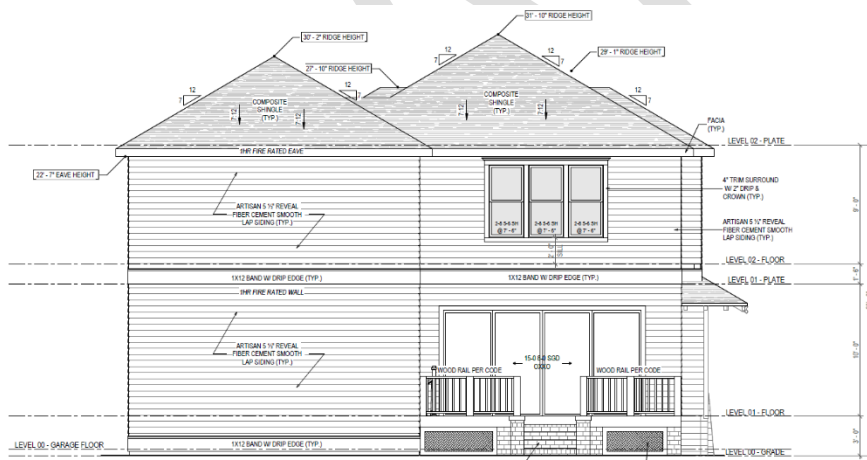


NORTH (REAR) ELEVATION

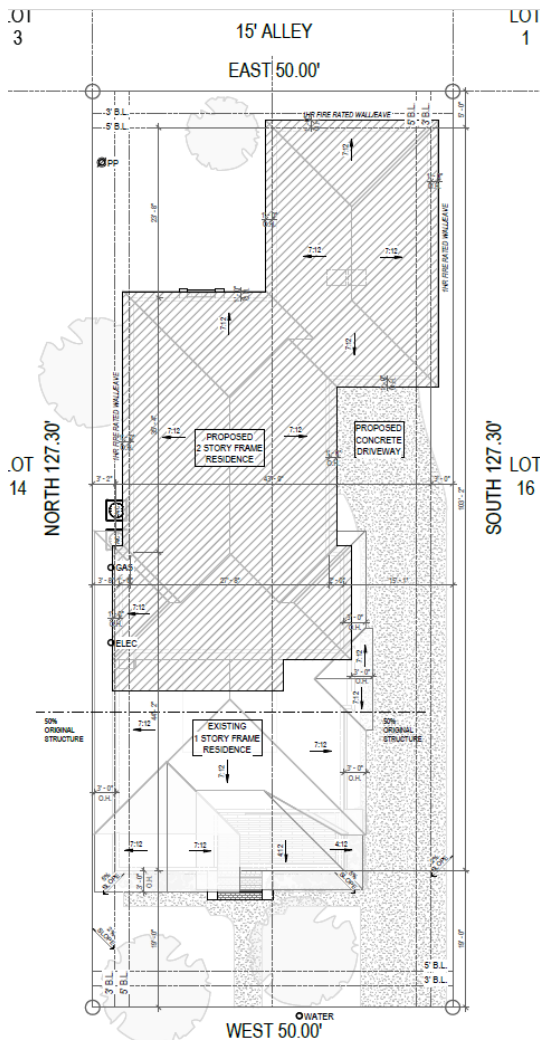
EXISTING



PROPOSED

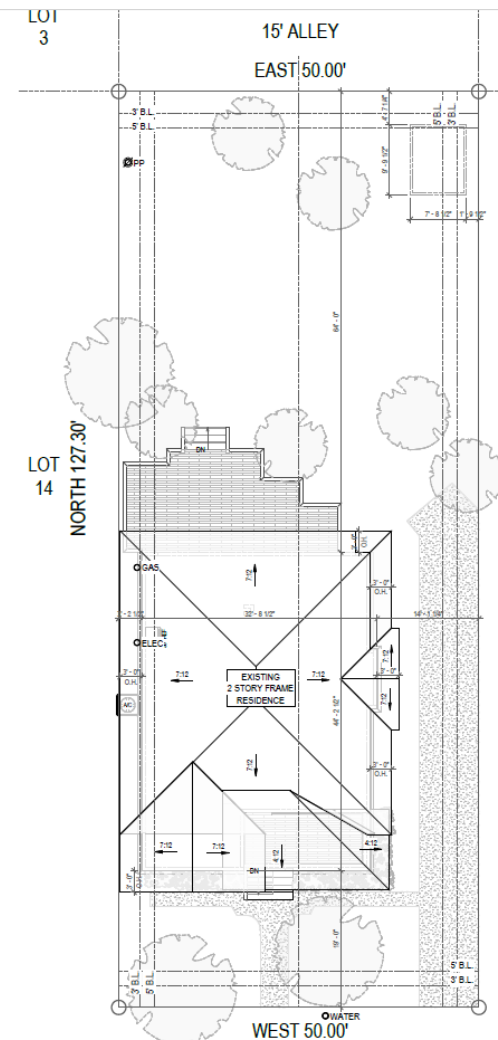


SITE PLAN



EXISTING CALCULATIONS OF IMPERVIOUS PERCENTAGE	
HOUSE	1,269 S.F.
PORCHES	490 S.F.
DRIVEWAY	588 S.F.
SIDEWALK	140 S.F.
GARAGE	0 S.F.
TOTAL OF IMPERVIOUS COVER	2,487 S.F.
LOT AREA	6,365 S.F.
PERCENTAGE OF IMPERVIOUS AREA	39.07 %

PROPOSED CALCULATIONS OF IMPERVIOUS PERCENTAGE	
HOUSE	2,873 S.F.
PORCHES	193 S.F.
DRIVEWAY	1,179 S.F.
SIDEWALK	140 S.F.
GARAGE	466 S.F.
TOTAL OF IMPERVIOUS COVER	4,851 S.F.
LOT AREA	6,365 S.F.
PERCENTAGE OF IMPERVIOUS AREA	63.64 %



PROPOSED SITE PLAN

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

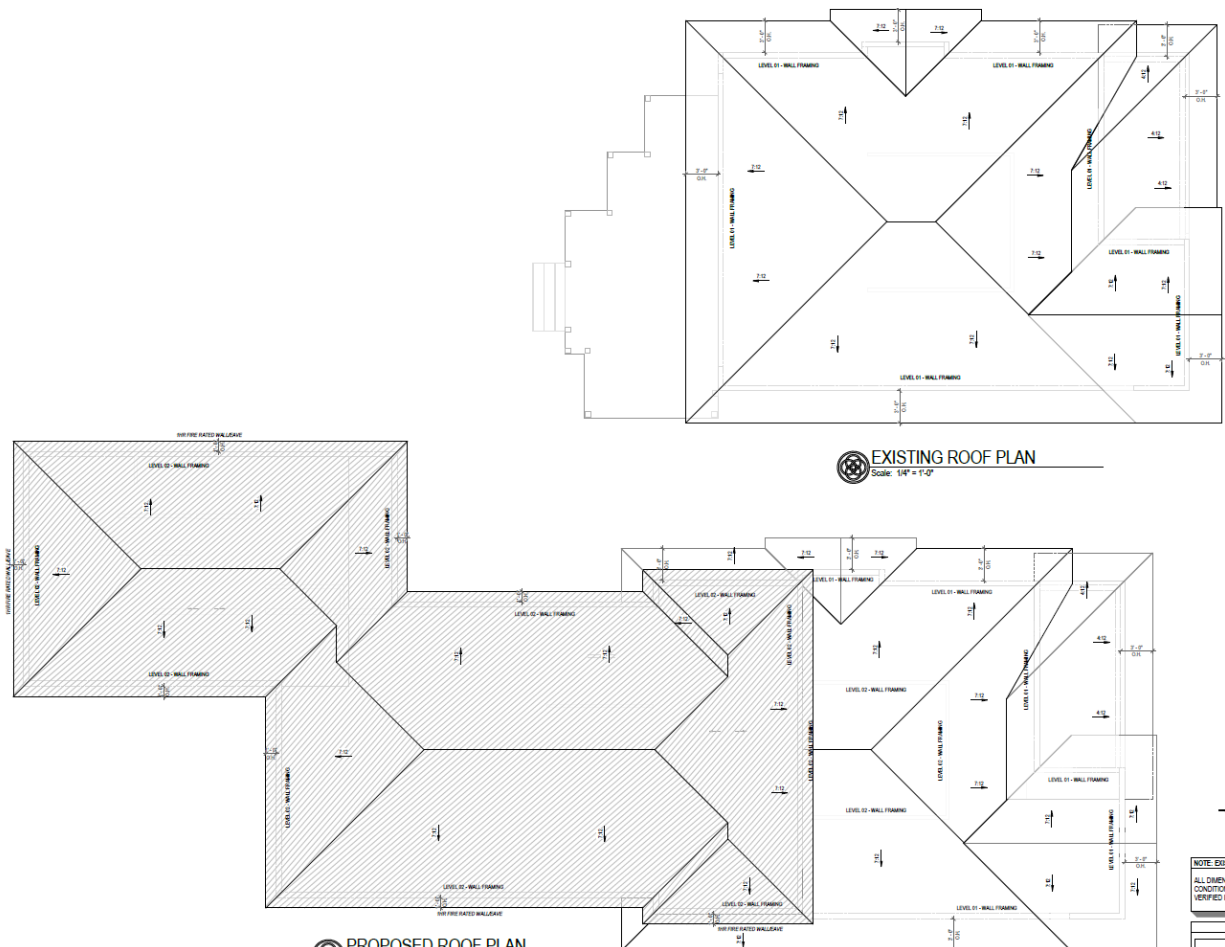


EXISTING SITE PLAN

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



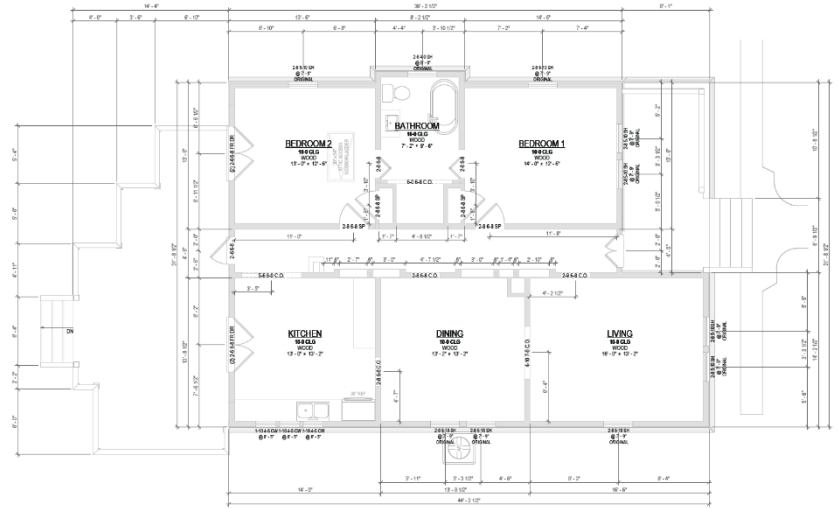
ROOF PLAN



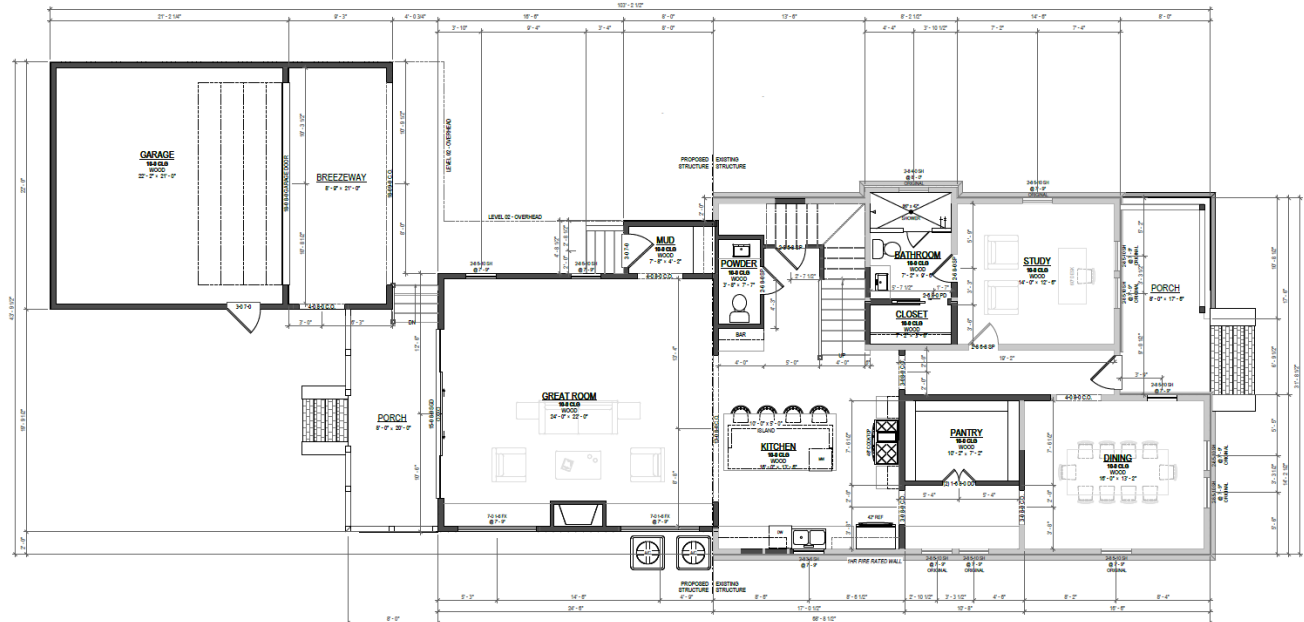
FIRST FLOOR PLAN

EXISTING

AREA STATEMENT			
(REMODEL)	EXISTING	Δ	PROPOSED
FIRST FLOOR:	1,269 S.F.	601 S.F.	1,870 S.F.
SECOND FLOOR:	0 S.F.	1,994 S.F.	1,994 S.F.
	0 S.F.	0 S.F.	0 S.F.
TOTAL HOUSE:	1,269 S.F.	2,595 S.F.	3,864 S.F.
GARAGE APARTMENT:	0 S.F.	0 S.F.	0 S.F.
TOTAL HEATED:	1,269 S.F.	2,595 S.F.	3,864 S.F.
FRONT PORCH:	140 S.F.	0 S.F.	140 S.F.
BREEZEWAY:	0 S.F.	203 S.F.	203 S.F.
REAR PORCH:	350 S.F.	-197 S.F.	153 S.F.
GARAGE:	0 S.F.	466 S.F.	466 S.F.
ATTIC PLAYROOM:	0 S.F.	178 S.F.	178 S.F.
TOTAL UNHEATED:	490 S.F.	650 S.F.	1,140 S.F.
TOTAL COVERED:	1,759 S.F.	3,245 S.F.	5,004 S.F.

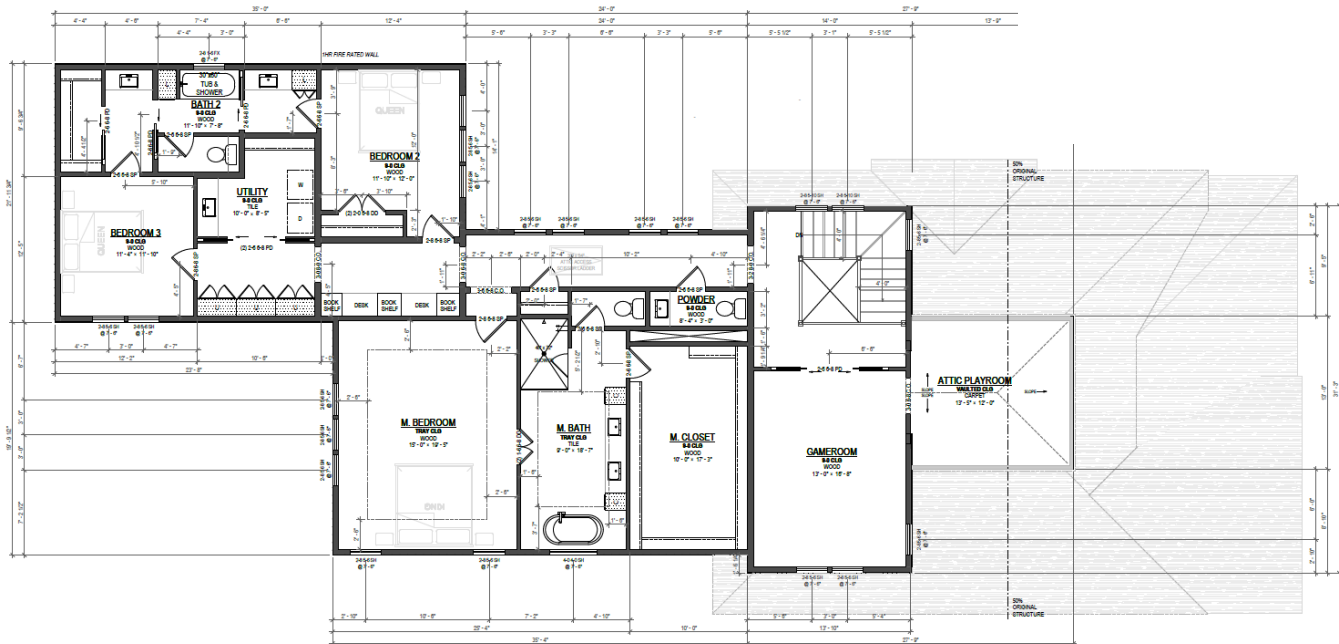


PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE - PROPOSED						
PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	COMMENTS
		WIDTH	HEIGHT			
LEVEL 01 - FLOOR						
EXISTING	1	2' - 8"	1' - 6"	FX	11' - 10"	ORIGINAL
EXISTING	1	2' - 8"	4' - 0"	SH	8' - 0"	ORIGINAL
EXISTING	8	2' - 8"	5' - 10"	SH	7' - 9"	ORIGINAL
PROPOSED	1	2' - 8"	3' - 6"	SH	7' - 9"	
PROPOSED	3	2' - 8"	5' - 10"	SH	7' - 9"	
PROPOSED	2	7' - 0"	1' - 6"	FX	7' - 9"	
LEVEL 02 - FLOOR						
PROPOSED	1	2' - 8"	1' - 6"	FX	7' - 6"	
PROPOSED	18	2' - 8"	5' - 6"	SH	7' - 6"	
PROPOSED	2	2' - 8"	5' - 10"	SH	7' - 6"	
PROPOSED	1	4' - 0"	4' - 0"	SH	7' - 6"	

DOOR SCHEDULE (PROPOSED)						
PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	COMMENTS	
		WIDTH	HEIGHT			
LEVEL 00 - GARAGE FLOOR						
PROPOSED	1	3' - 0"	7' - 0"			
PROPOSED	1	18' - 0"	8' - 0"	GARAGE DOOR		
LEVEL 01 - FLOOR						
EXISTING	1	2' - 8"	6' - 8"	SP		
PROPOSED	1	2' - 8"	6' - 8"	SP		
PROPOSED	1	3' - 0"	6' - 8"			
PROPOSED	1	3' - 0"	7' - 0"			
PROPOSED	1	2' - 6"	8' - 0"	PD		
PROPOSED	2	2' - 6"	8' - 0"	SP		
PROPOSED	1	3' - 0"	8' - 0"	DD		
PROPOSED	1	15' - 0"	8' - 0"	SGD		
LEVEL 02 - FLOOR						
PROPOSED	3	2' - 6"	6' - 8"	PD		
PROPOSED	7	2' - 6"	6' - 8"	SP		
PROPOSED	3	2' - 8"	6' - 8"	SP		
PROPOSED	1	3' - 0"	6' - 8"	DD		
PROPOSED	1	4' - 0"	6' - 8"	DD		
PROPOSED	2	5' - 0"	6' - 8"	PD		

Certificate Of Appropriateness: Alteration/Addition Worksheet(For buildings outside Houston Heights East, West, or South Districts)**PLANNING &
DEVELOPMENT
DEPARTMENT**

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address: 505 Teetshorn**Lot Size (Total Sq Ft):** 6365**General Addition Info:****Lot Dimensions (W X L):** 50' x 127.3'

Existing stories*	1	Proposed addition stories*	2
Existing max ridge height*	22'-6"	Proposed max ridge height*	31'-10"
Existing max eave height*	10'-9"	Proposed max eave height*	22'-7"

Square Footage/Lot Coverage:	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	1269 sf	1067 sf	2336 sf
Detached Garage, Garage Apt or Accessory Building Square Footage	0 sf	0 sf	
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	New Total Lot Coverage* =		2336 sf

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	3'-0"	3'-0"	Y
South*	14'-1"	3'-0"	Y
East*	64'-0"	5'-0"	Y
West*	19'-0"	19'-0"	N

Do you have flooding issues? ☐ YES ☒ NO**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	3'-0"	3'-0"
Type*	Crawl Space	Crawl Space
Material*	Brick/Concrete	Brick/Concrete

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	Lap Siding	Lap Siding
Primary Siding Width Reveal	5 1/2"	5 1/2"
Skirting Material	Lap Siding	Lattice
Soffit Material	Wood	Fiber Cement
Fascia Material	Wood	Fiber Cement

Are all windows on the addition inset & recessed? ☒ YES ☐ NO

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houston.tx.gov/HPT/login.aspx>**Max Width/Depth & Inset:**

	Existing	Proposed/New *do not include existing	= End Result/Total
Max Width*	32'-8"	41'-10"	43'-10"
Max Depth*	44'-2"	77'-3"	103'-2"

Are original corners maintained with an inset on the addition?*

☒ YES or NO ☐

Please advise inset dimensions for applicable corners:

2'-0"

Roof:

	Existing	Proposed/New Addition
Pitch*	7:12	7:12
Style*	Hip	Hip
Material *	Composite Shingle	Composite Shingle


Porch Details:

	Existing	Proposed/New Addition
Eave Height	10'-0"	10'-0"
Width	13'-6"	13'-6"
Depth	8'-1"	8'-1"
Decking Material	Wood	Wood
Pier/Base Material	Brick	Brick
Column Material	Wood	Wood
Step Material	Wood	Brick
Railing Height	3'-0"	3'-0"
Railing Material	Wood	Wood

Form Date: January 4, 2021 3:29 PM

ATTACHMENT A
LETTERS OF OPPOSITION

Historic Proposal 505 Teetshorn Comments (HP2025_0326)

 Meg Miller
To: PD - Historic Preservation, Cody Miller

[Reply](#) [Reply All](#) [Forward](#)  
Sun 11/30/2025 3:12 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.]

Dear Houston Historical Commission,

After looking at the proposed addition at 505 Teetshorn, I wanted to share some concerns based on the Houston Heights Historic District design guidelines, specifically concerning the need for consistent rule application and ensuring that the original house is prominent with an addition behind. For background, we have recently gone through the historic approval process in 2024 for our home at 509 Teetshorn St, Houston, TX 77009, so we are very familiar with what design parameters were allowed with our home and what elements we were made to change before final approval. The main element with respect to 505 Teetshorn is allowing a second story above the original house structure, we were explicitly told this was impossible and were even made to design the ridge line on the original roof to make it appear separate to the new addition behind. We were also limited to a specific height on the ridge line of the second floor (less than 30ft). These were all parameters (along with many others) that were explicitly enforced on our home, and I would expect the commission to uphold those same standards for all applications in the Woodland Heights going forward.

The addition appears to dominate the original structure, which conflicts with the principle of design compatibility. Guidelines emphasize that additions should be visually subordinate to the historic home and maintain its character. In this case, the vertical expansion seems intended to maximize square footage rather than preserve the historic nature of the property. The new property owner is a home builder and is building this home to maximize sq ft as the impervious cover is at 64%, that also raises flooding risk to our home and our neighbors homes due to increased runoff during rain events. Something we ensured with our design and with considerable cost to us would not impact our neighbors, which hasn't so far in the 6 months we have lived in the home.

As stated above, we renovated our home last year and were not able to build over the existing structure; our square footage was heavily reviewed as well with the specific guidance of approximately 3000 sq ft total conditioned space, ours comes in just over that mark. 505 Teetshorn plans indicate a 4100 sq ft final conditioned space, which is much larger. We are concerned about maintaining a consistent application of the rules across all properties. We value maintaining the historic integrity of these homes, and we want to ensure the guidelines are applied consistently across the neighborhood. We specifically sought to build a home in the historic district to get away from builder grade or fill the lot style of homes.

This current proposal for 505 Teetshorn completely degrades the historic nature of the home and in our opinion does not adhere to historic guidelines. The rules need to be consistent for every neighbor. The enlargement of the house without regard for its architectural heritage risks setting a precedent for future additions to homes in the Woodland Heights historic district..

Thank you for considering the guidelines that are in place to uphold the historic beauty of our neighbourhood as you review this matter. I would be happy to make myself available for a phone call to discuss these points. Cody's number is 925-858-2333.

Meg & Cody Miller

DRAFT

Previously Approved COA in Context Area- 509 Teetshorn 10/2023 (addition)

Houston Archaeological & Historical Commission

October 12, 2023

HP2023_0192

ITEM D2

509 Teetshorn Street

Woodland Heights

CERTIFICATE OF APPROPRIATENESS

Deferred 09/14/2023

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 two- story addition with an attached garage. The ridge of the addition will be 28'-9" and the eave height 22'. The applicants propose the following:

- The proposed and existing first floor will be 2405 SF
- 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 3/12, 4/12, 5/12 and 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: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

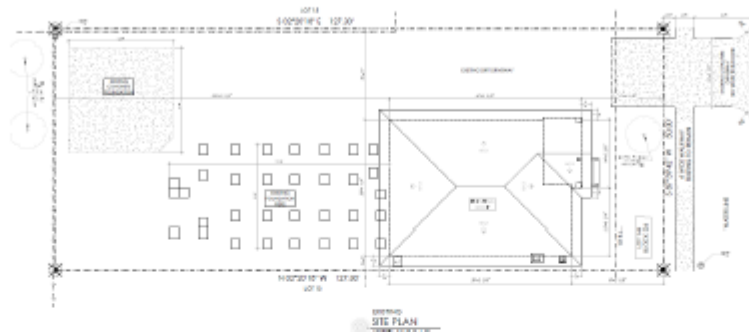
Effective: October 12, 2023



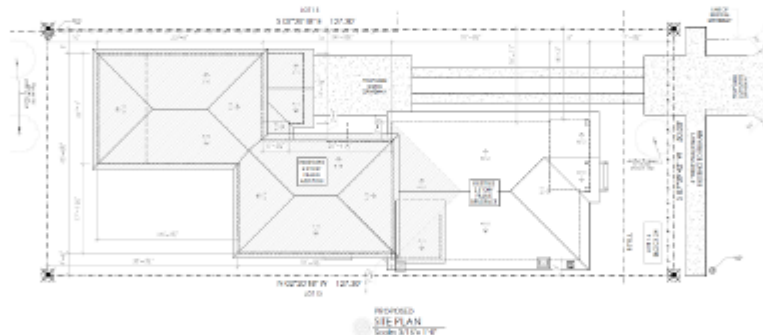
**PLANNING &
DEVELOPMENT
DEPARTMENT**



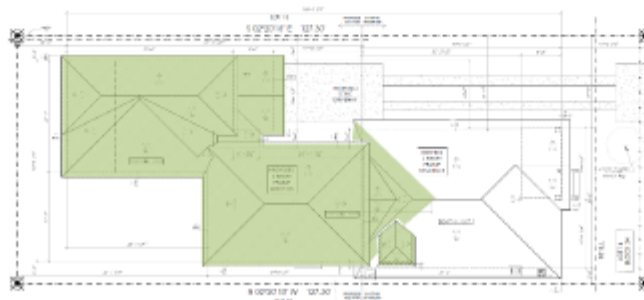
**SITE PLAN
EXISTING**



Deferred 9/14/2023.



PROPOSED



EAST SIDE ELEVATION
EXISTING



DEFERRED 09/14/2023.



PROPOSED

Houston Archaeological & Historical Commission
23

ITEM D2
509 Teetshorn Street
Woodland Heights

WEST SIDE ELEVATION
EXISTING



DEFERRED 09/14/2023.



PROPOSED



