



**ITEM D3**  
HPO File #: HP2026\_0073

April 23, 2026

528 Woodland Street  
Woodland Heights

**Applicant:** Samuel Stephens, owner, Sam Gianukos, agent

**Property:** 528 Woodland St, Houston, TX, 77009; Lot 8, TR 7, Block 22, Woodland Heights Subdivision. The property includes a historic 1,685 square foot house with a two-story garage on a 7,500 SF (75x100) corner lot.

**Significance:** Contributing Craftsman Bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Addition

- The existing structure is a one-story house with a detached garage and garage apartment.
- The proposed work includes adding new bedroom and living space at the rear of the existing house on both the first and second floors.
- The project includes attaching the existing garage structure to the primary residence.
- The home currently contains 1,685 square feet of living area.
- The proposal adds 571 square feet of conditioned space on the first floor and 1,709 square feet on the second floor.
- The existing roof pitch is 7:12; the new addition will utilize a 6:12 roof pitch.
- The existing maximum eave height of 15'-8" will increase to 21'-3" in the new construction.
- The existing ridge height of 23'-4" will increase to a proposed 30'-1"
- The current first-floor ceiling height of 9'-0" will be maintained in the addition; the second-floor addition will also have a 9'-0" ceiling height.
- Existing exterior cladding consists of 5 ½-inch reveal wood lap siding, and the addition will use smooth-face fiber-cement lap siding with the same 5 ½-inch reveal to match existing conditions.

**Public Comment:** Five letters of support received

**Civic Association:** Woodland Heights Deed Restrictions Letter of support 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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## PROPERTY LOCATION

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### Building Classification

- Contributing
- Non-Contributing
- Park



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## INVENTORY PHOTO



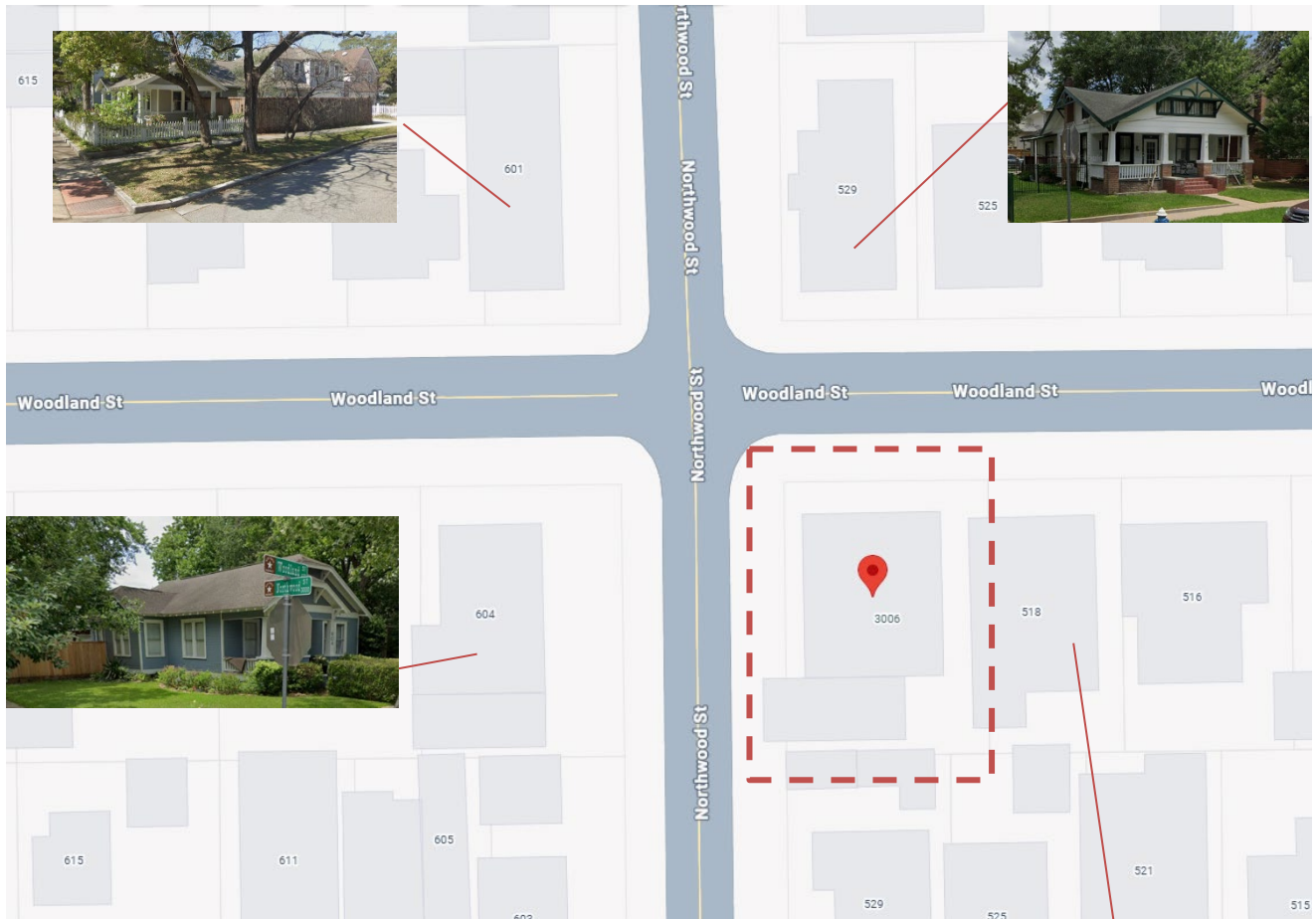


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## CONTEXT AREA





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## GOOGLE STREET VIEW



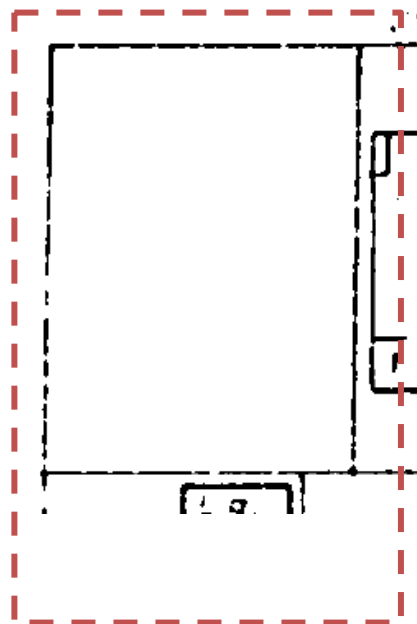
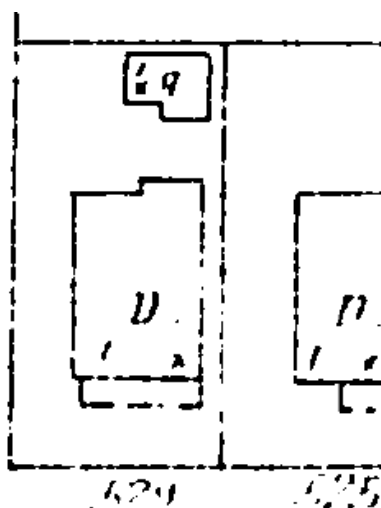
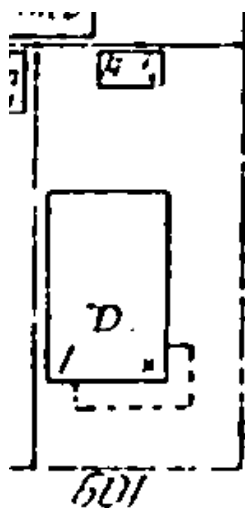


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## SANBORN MAP





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## HARRIS COUNTY ARCHIVES BLA

12-0135-65 RP BUILDING ASSESSMENT, RESIDENTIAL  
City of Houston, Texas

Map No. 2A Asect. No. 23-165-0-4  
Permit No. FC Date 7-1-65  
Owner \_\_\_\_\_  
Street No. 528 Woodland  
Addition Woodland Hts Section \_\_\_\_\_  
Lot No. T17158 W 1/2 of 7 Block No. 22

DESCRIPTIVE ITEMS	ADDITIVES	VALUE
USE AND TYPE: Residence, No. Families <u>1</u>	BATHROOMS: Extra Baths - No. _____	\$ _____
No. Stories _____	Floors: _____	
Gen. Appearance - Exterior: Plain _____	Extra Pibg. Fist. No. _____	
Some Ornamentation _____	Extra Kitch. No. _____	
Considerable Ornamentation _____	Fireplaces No. <u>1</u>	<u>300</u>
Leaving _____	HEATING & COOLING: Jets or Wall Heaters _____	
Foundation: _____	Central Unit _____	
Exterior Walls: _____		
ROOF: Gable _____ Hip _____ Flat _____	_____ sq. ft. @ _____	<u>120</u>
Eaves: Boxed _____ Open _____	_____ sq. ft. @ _____	<u>120</u>
Overhang: _____	Concrete Over B. No. <u>6 @ 20</u>	<u>120</u>
Narrow _____ Med _____ Wide _____	Attic/Bsmt. _____ sq. ft. @ _____	
Material _____	Open Porch <u>220</u> sq. ft. @ <u>120</u>	<u>260</u>
Gutters _____	Spr. Porch <u>60</u> sq. ft. @ <u>250</u>	<u>150</u>
LIVING AREA, INTERIOR: Floors: _____	Patio-Concr. _____ sq. ft. @ _____	
Sheetrock _____	Pea Gravel _____ sq. ft. @ _____	
Wood Paneling _____	Sw. Pool _____ sq. ft. @ _____	
Shiplap _____	Garage <u>600</u> sq. ft. @ <u>190</u>	<u>1140</u>
Intercom _____	KITCHEN: Slab _____ Doors _____	
	Range & Oven, Built-In _____	
	Ceiled _____ Fair _____	
	Unceiled _____ Good _____	
	Attached _____ Extra Good _____	
	Detached _____ Excellent _____	
Bedrooms, No. _____	Roof Material _____	
Floors: _____	Walls Material <u>105</u>	
QUALITY OF CONSTRUCTION: Material Workmanship _____	Apt. Above: _____	<u>3000</u>
Poor _____	Carport _____ sq. ft. @ _____	
Fair _____	Outbuilding _____ sq. ft. @ _____	<u>4970</u>
Good _____	Total Value, Additives _____	<u>4970</u>
Excellent _____		

Permit Value \$ \_\_\_\_\_  
Rendered in name of Reggie, W.P.J.

1966 level @ 2 1/2' 1460 @ 470 = 6860  
Additives 4970  
100% = 11830  
65% Hard = 7690  
20% = 1538

Res 0.12  
296 112 A  
372 108 Class # III  
660 220 Base 2.75  
32 X-Bath \_\_\_\_\_  
1460 C Heat \_\_\_\_\_  
Air Cond. 2.75  
30% Phy  
10% Ob  
4070

B  
Class # GAR. A  
Base 2.50  
X-Bath \_\_\_\_\_  
C Heat \_\_\_\_\_  
Air Cond. 2.50  
20% Phy

A 1460  
60  
220  
Fire

B 600  
600

AREA REVAL  
MAR  
N. W

DATE 1965  
LOT 17158 BLK 22  
SUBDIV WOODLAND HTS  
ADDR 528 WOODLAND ST



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## EXISTING PHOTOS





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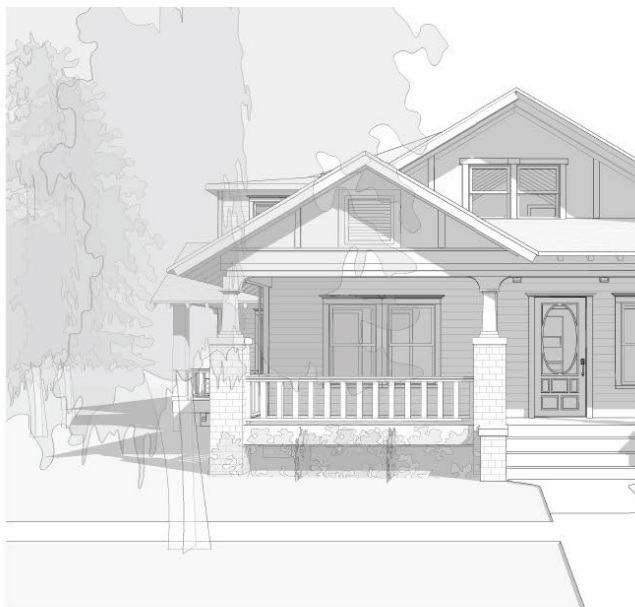
## 3D RENDERING



VIEW FROM STREET  
Scale:



VIEW FROM STREET  
Scale:



VIEW FROM STREET  
Scale:

DRAFT

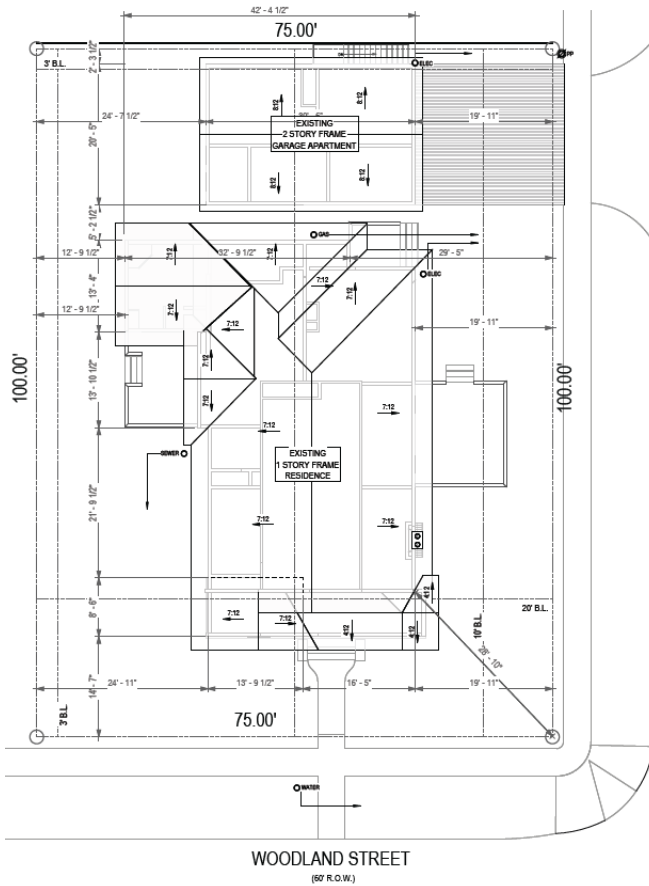


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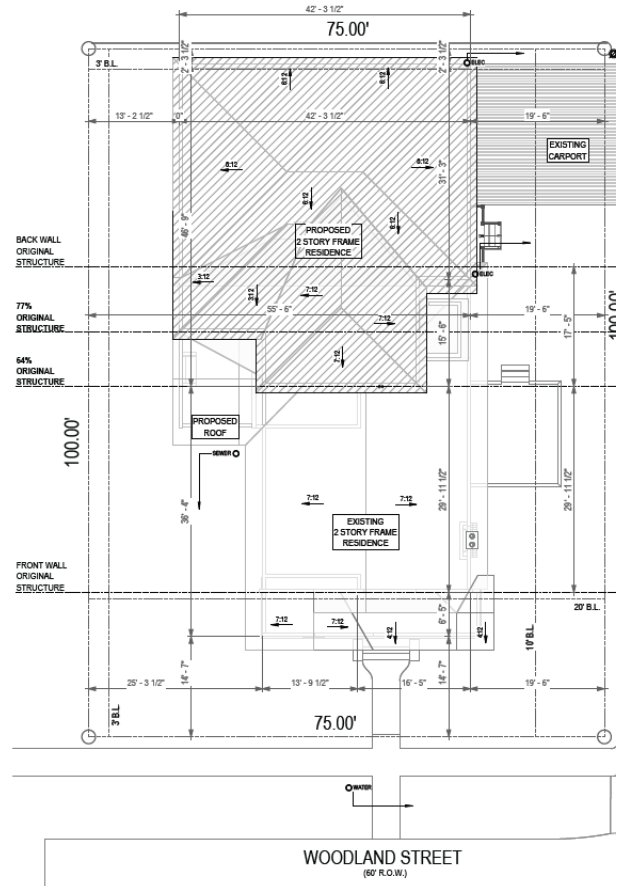
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SITE PLAN



EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"



PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"

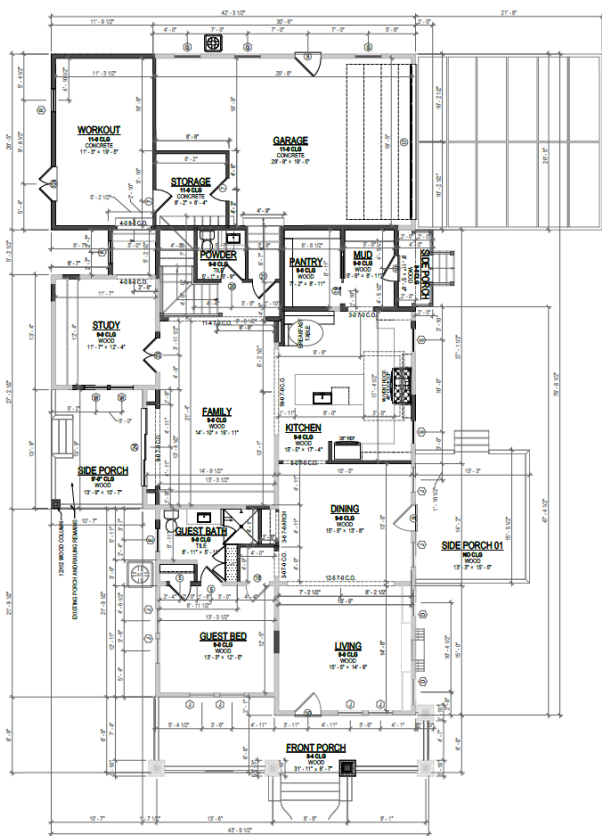


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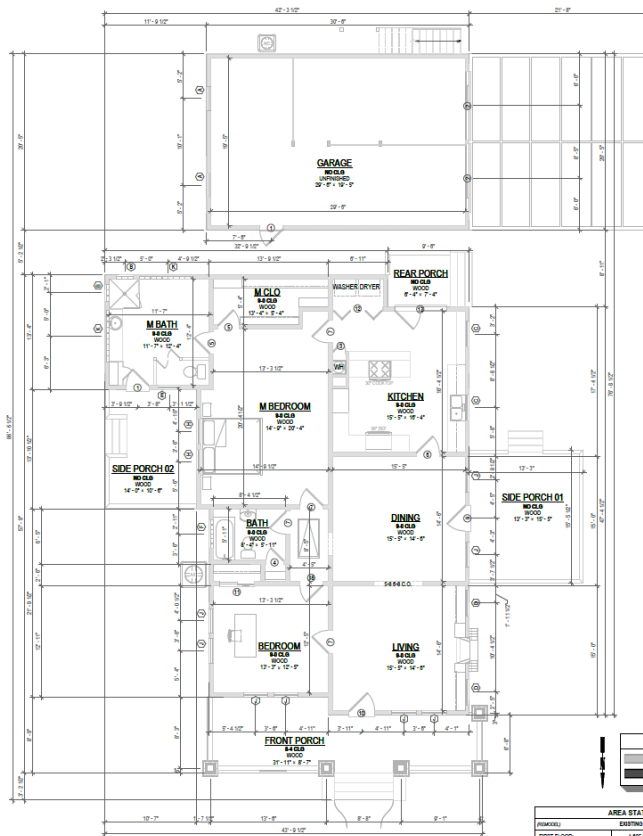
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## FIRST FLOOR PLAN



**LEVEL 01 - PROPOSED FLOOR PLAN**  
Scale: 3/16" = 1'-0"



**LEVEL 01 - EXISTING FLOOR PLAN**  
Scale: 3/16" = 1'-0"

AREA STATEN	
AREA(S)	EXISTING
PROPOSED FLOOR	1,582 S.F.
GARAGE APARTMENT	822 S.F.
EXISTING FLOOR	1,528
TOTAL HEATED	2,404 S.F.
FRONT PORCH	144 S.F.



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SECOND FLOOR PLAN

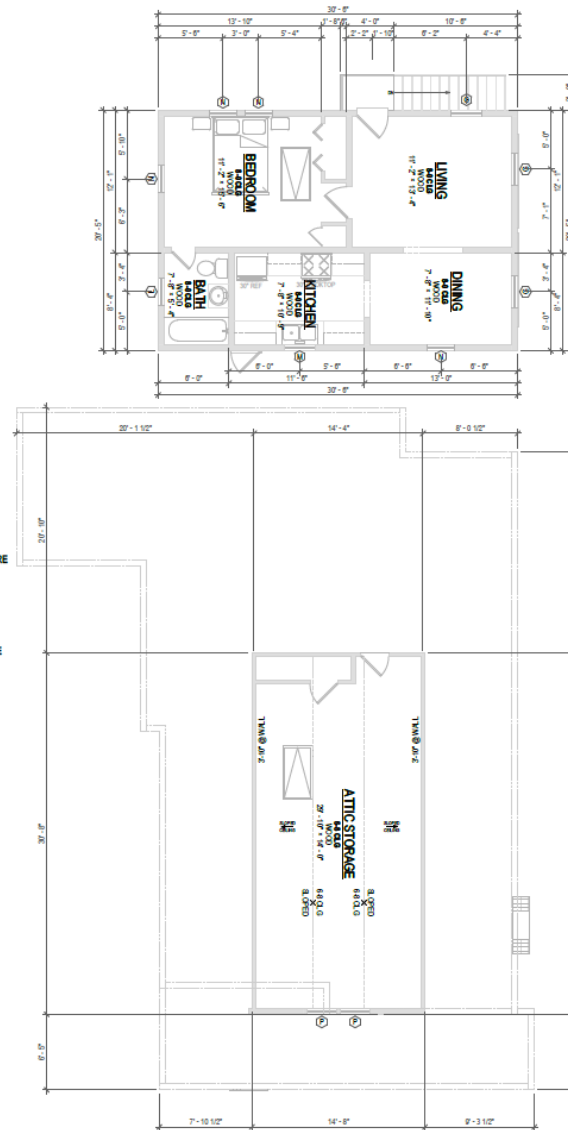
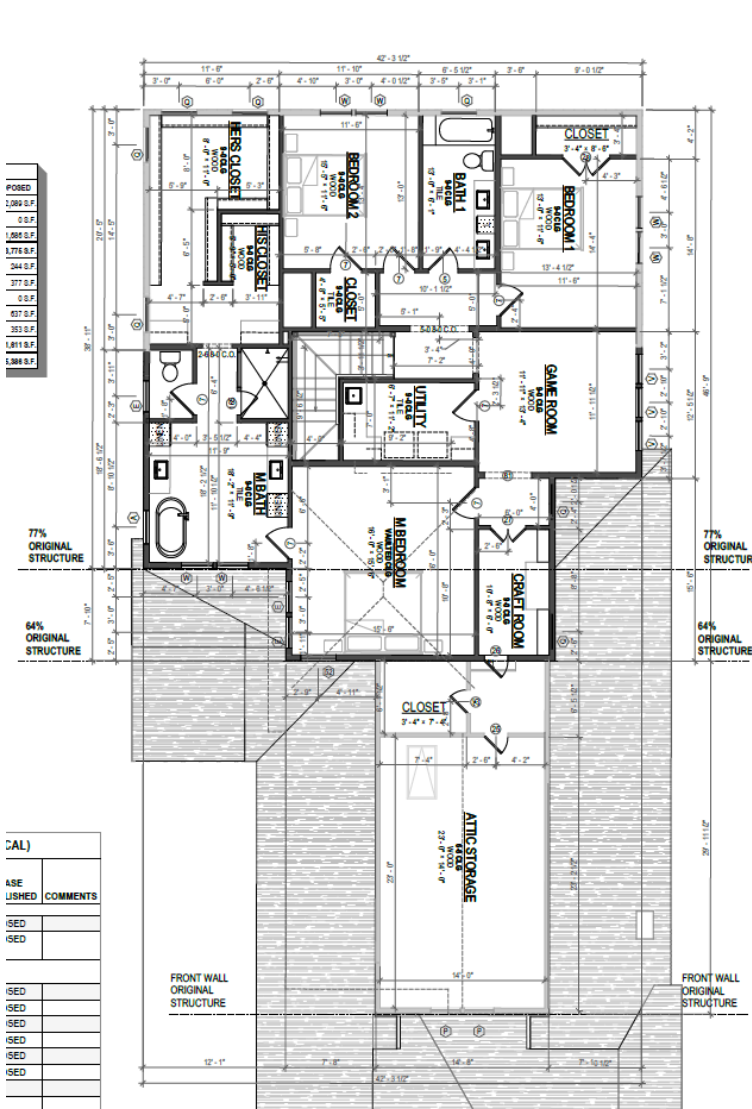


Table with 2 columns: POSED, AREA. Lists room areas in square feet.

Table with 2 columns: REVISIONS, COMMENTS. Lists revision numbers and descriptions.

LEVEL 02 - PROPOSED FLOOR PLAN
Scale: 3/16" = 1'-0"

LEVEL 02 - EXISTING FLOOR PLAN
Scale: 3/16" = 1'-0"

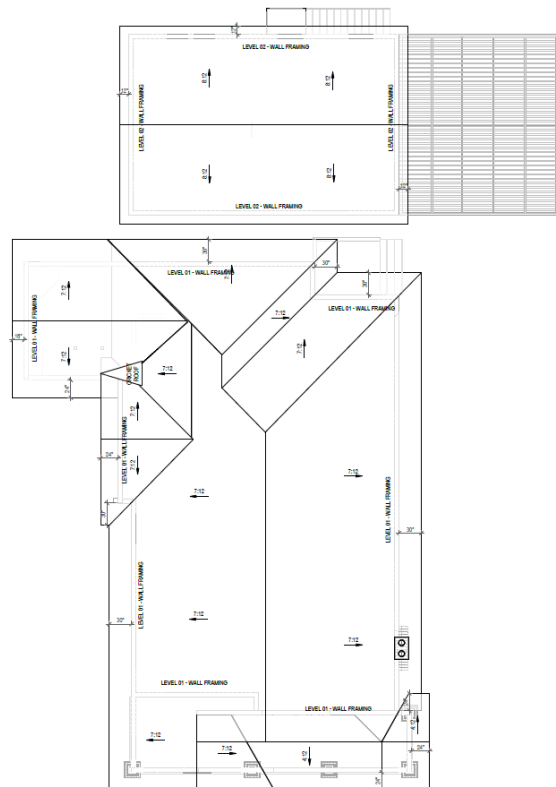
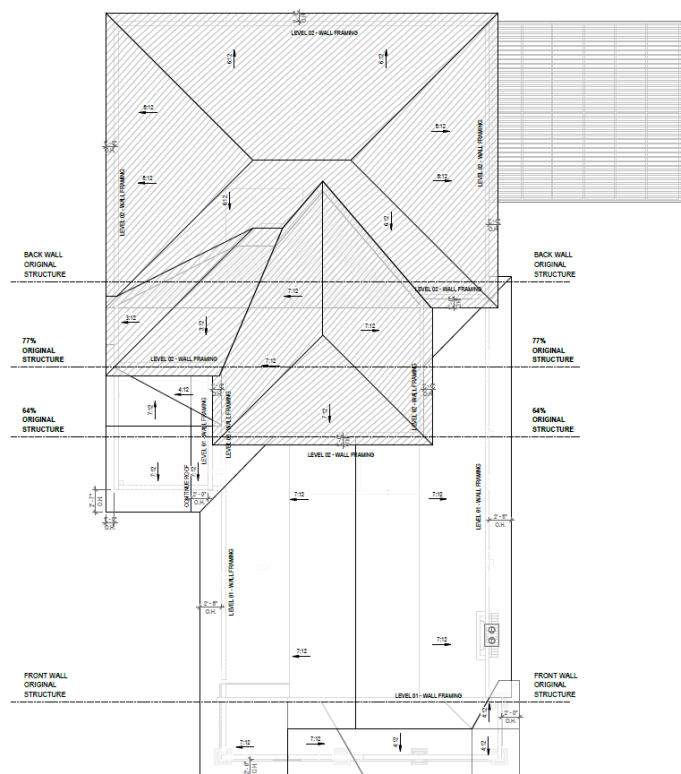


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ROOF PLAN



PROPOSED ROOF PLAN  
Scale: 3/16" = 1'-0"

ROOF LEGEND	
	EXISTING ROOF
	NEW ROOF

EXISTING ROOF PLAN  
Scale: 3/16" = 1'-0"

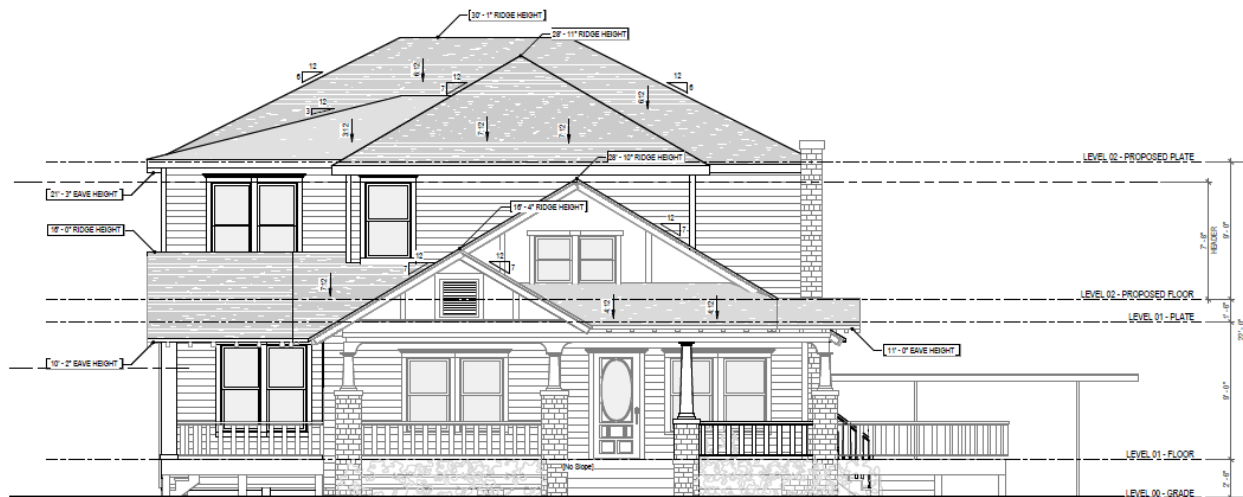


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## NORTH ELEVATION



PROPOSED NORTH ELEVATION

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



EXISTING NORTH ELEVATION

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

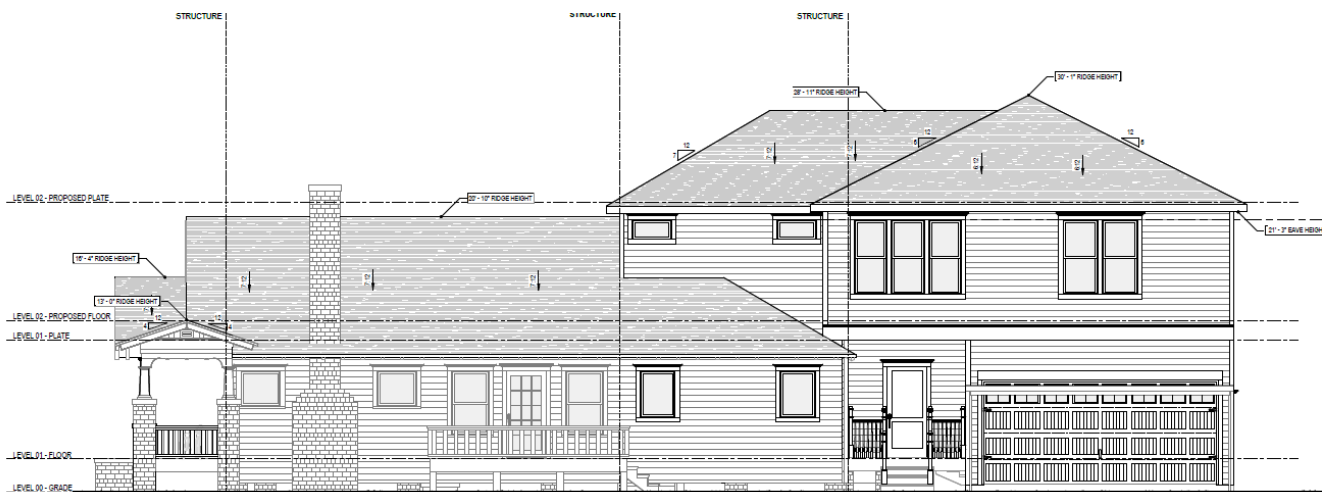


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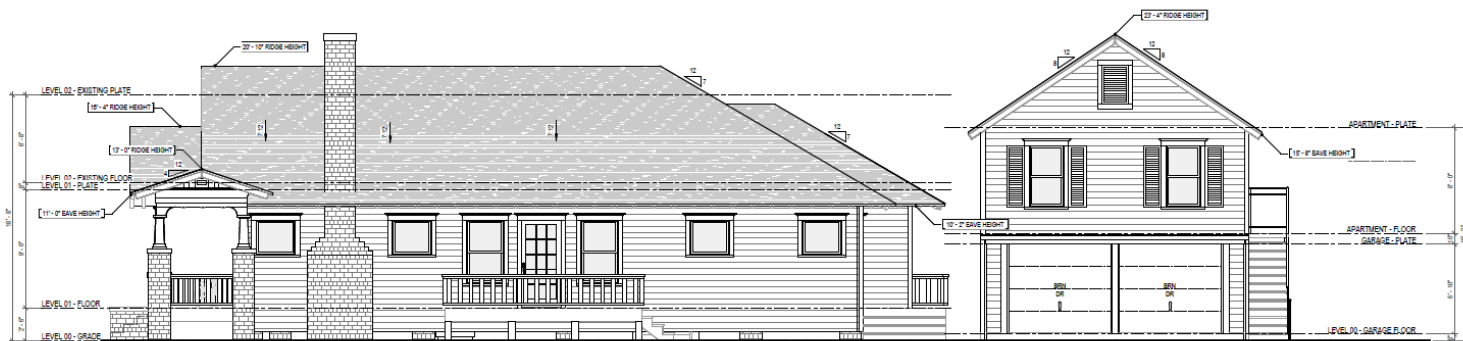
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## WEST SIDE ELEVATION



PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"



EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"





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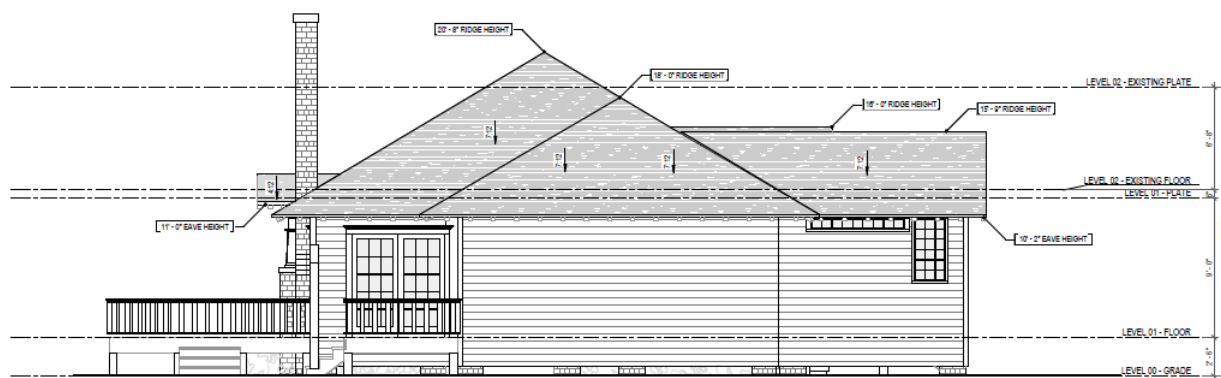
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## NORTH REAR ELEVATION



PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

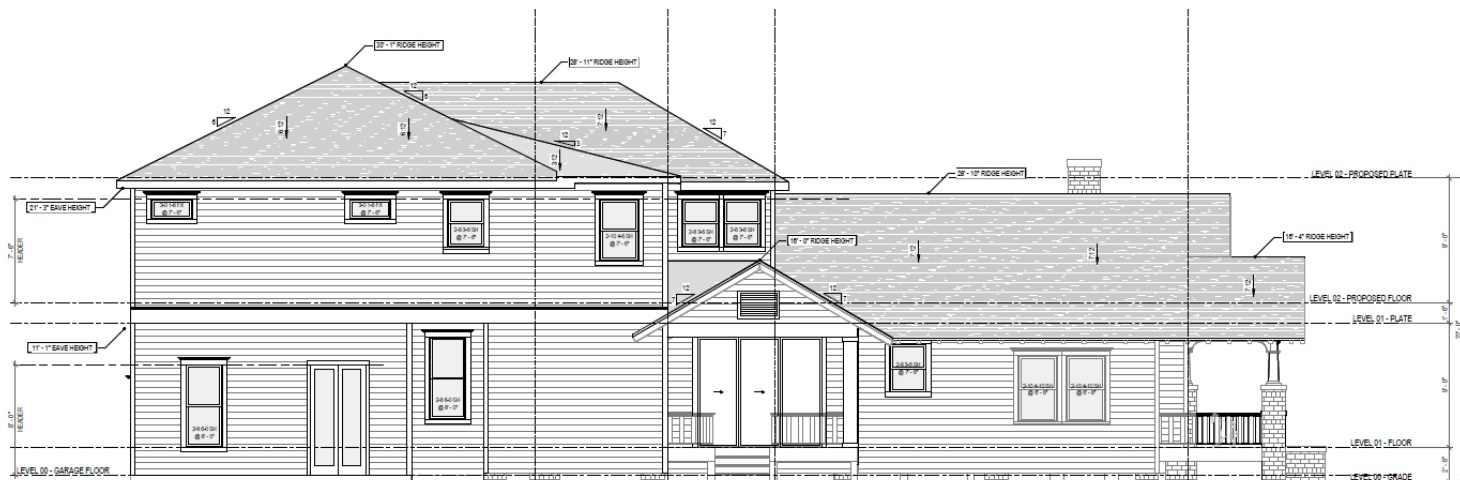


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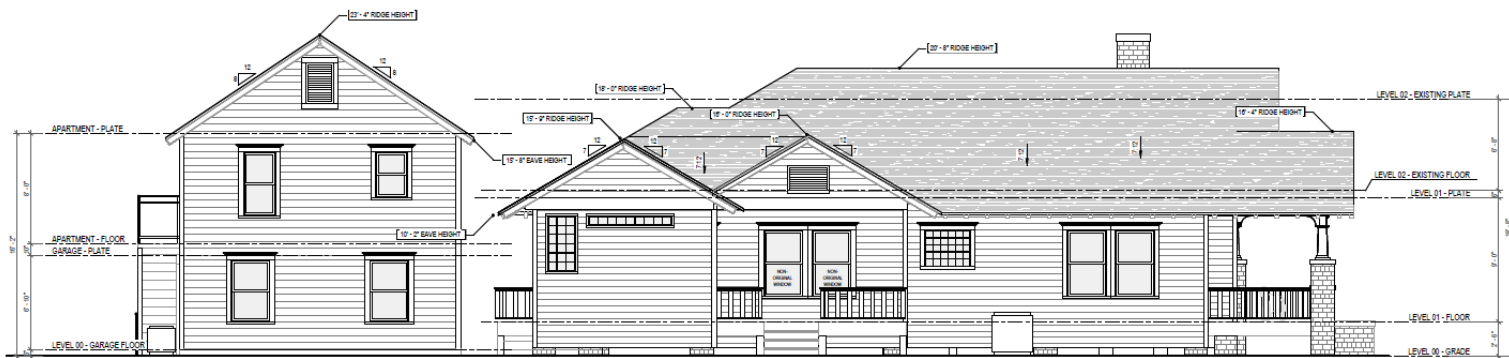
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## EAST SIDE ELEVATION



PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"



EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"





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## AREA STATEMENT

AREA STATEMENT			
(REMODEL)	EXISTING	Δ	PROPOSED
FIRST FLOOR:	1,685 S.F.	404 S.F.	2,089 S.F.
GARAGE APARTMENT:	622 S.F.	-622 S.F.	0 S.F.
SECOND FLOOR:	0 S.F.	1,686 S.F.	1,686 S.F.
<b>TOTAL HEATED:</b>	<b>2,307 S.F.</b>	<b>1,468 S.F.</b>	<b>3,775 S.F.</b>
FRONT PORCH:	244 S.F.	0 S.F.	244 S.F.
SIDE / COVERED PORCHES:	342 S.F.	35 S.F.	377 S.F.
REAR PORCH:	46 S.F.	-46 S.F.	0 S.F.
GARAGE:	622 S.F.	15 S.F.	637 S.F.
ATTIC STORAGE:	448 S.F.	-95 S.F.	353 S.F.
<b>TOTAL UNHEATED:</b>	<b>1,702 S.F.</b>	<b>-91 S.F.</b>	<b>1,611 S.F.</b>
<b>TOTAL COVERED:</b>	<b>4,009 S.F.</b>	<b>1,377 S.F.</b>	<b>5,386 S.F.</b>

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## WINDOW SCHEDULE

WINDOW SCHEDULE (PROPOSED HISTORICAL)								
TAG	PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	COMMENTS
			WIDTH	HEIGHT				
<b>LEVEL 00 - GARAGE FLOOR</b>								
Q	PROPOSED	3	36"	18"	FX	9' - 6"		
R	PROPOSED	1	32"	72"	SH	8' - 0"		
<b>LEVEL 01 - FLOOR</b>								
D	EXISTING	2	36"	32"	FX	6' - 8"		
J	EXISTING	8	34"	58"	SH	6' - 8"		
S	PROPOSED	2	32"	42"	FX	6' - 8"		
E	PROPOSED	1	32"	42"	SH	7' - 6"		
W	PROPOSED	2	32"	68"	SH	7' - 6"		
R	PROPOSED	1	32"	72"	SH	8' - 0"		
<b>LEVEL 02 - EXISTING FLOOR</b>								
P	EXISTING	2	30"	38"	SH	5' - 2"		
<b>LEVEL 02 - PROPOSED FLOOR</b>								
T	PROPOSED	2	24"	24"	FX	1' - 9"		DORMER
U	PROPOSED	1	36"	18"	CW	8' - 6"		INTERIOR
Q	PROPOSED	7	36"	18"	FX	<varies >		
E	PROPOSED	3	32"	42"	SH	7' - 6"		
A	PROPOSED	1	34"	54"	SH	7' - 6"		
V	PROPOSED	3	30"	68"	SH	7' - 8"		
<varies>	PROPOSED	7	<varies >	<varies >	SH	7' - 8"		
<b>WINDOW SCHEDULE (EXISTING HISTORICAL)</b>								
TAG	ORIGINAL	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	PHASE DEMOLISHED
			WIDTH	HEIGHT				
<b>LEVEL 00 - GARAGE FLOOR</b>								
A	REPLACEMENT	1	34"	54"	SH	6' - 6"		PROPOSED
<b>LEVEL 01 - FLOOR</b>								
B	GLASS BLOCK	2	24"	48"	GB	7' - 8"		PROPOSED
C	REPLACEMENT	2	36"	32"	FX	6' - 8"		PROPOSED
D	REPLACEMENT	2	36"	32"	FX	6' - 8"		None
E	REPLACEMENT	1	32"	42"	SH	6' - 8"		PROPOSED
F	GLASS BLOCK	1	40"	32"	GB	6' - 8"		PROPOSED
G	REPLACEMENT	1	32"	56"	SH	12' - 4"		PROPOSED
A	REPLACEMENT	1	34"	54"	SH	4' - 6"		PROPOSED
H	REPLACEMENT	2	34"	58"	SH	6' - 8"		PROPOSED
J	ORIGINAL	8	34"	58"	SH	6' - 8"		None
K	GLASS BLOCK	2	72"	8"	GB	7' - 8"		PROPOSED
<b>APARTMENT - FLOOR</b>								
L	REPLACEMENT	1	28"	40"	SH	6' - 8"		PROPOSED
M	REPLACEMENT	1	32"	36"	SH	6' - 10"		PROPOSED
N	REPLACEMENT	4	28"	56"	SH	6' - 8"		PROPOSED
G	REPLACEMENT	2	32"	56"	SH	6' - 8"		PROPOSED
<b>LEVEL 02 - EXISTING FLOOR</b>								
P	ORIGINAL	2	30"	38"	SH	5' - 2"		None



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## LETTERS OF SUPPORT

**From:** Woodland Heights Deed Restrictions <[whcadeedrestrictions@gmail.com](mailto:whcadeedrestrictions@gmail.com)>  
**Sent:** Tuesday, April 14, 2026 12:42 PM  
**To:** PD - Historic Preservation <[historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)>  
**Subject:** Support for 528 Woodland - Woodland Heights Civic Association

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Members of the Commission,

The Woodland Heights Civic Association (WHCA) would like to express its support for the current proposal at 528 Woodland. This submission reflects revisions in response to WHCA feedback that address massing, width, and visibility at the front of the home. The historic structure remains the primary feature, with the revisions reinforcing its prominence.

As revised, the proposal maintains a clear hierarchy between the original structure and the addition. The one-story front portion of the home remains the dominant feature, with the second story set back and remaining secondary when viewed from the street. While the addition introduces height, it does not extend past the original width of the home, preserving the existing street-facing proportions.

The design also avoids the appearance of a full two-story front elevation. The existing front-facing gable and porch composition remain intact and continue to define the character of the home, with the additional mass positioned behind in a manner consistent with the intent of the ordinance. The variation in roof heights further breaks up the mass of the addition and avoids a more continuous two-story form. The existing garage structure is incorporated into the proposal and, as configured here, does not significantly impact the primary street-facing elevation.

We ask that the Commission consider these factors during its review and thank you for your time.

Sincerely,

Julie Moore  
Director of Deed Restrictions  
Woodland Heights Civic Association

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528 Woodland support letter

Meg Miller <miller.j.meg@gmail.com>
To: Arslan, Yasmin - PD; Cody Miller
You replied to this message on 4/15/2026 8:24 AM.



Wed 4/15/2026 8:08 AM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Yasim and Members of the Houston Archaeological and Historical Commission,

We're writing to share our full support for the Certificate of Appropriateness for 528 Woodland Street in the Houston Heights Historic District, specifically regarding the proposed rear addition. The design thoughtfully preserves the character of the historic home, ensuring the original structure remains the focal point from the street. By setting the addition back and keeping it subordinate in size and form, the project maintains the integrity and visual dominance of the historic house—just as recent, commission-approved projects have done. The design also updates a two story garage/garage apartment (and a steel frame and metal roof car port) that were non-contributing structures, and for lack of a better word, eyesores, into useful space and making the street view off Northwood so much more presentable.

We appreciate that the addition is clearly distinguished as new construction, yet still blends harmoniously with the original home. This approach avoids copying historic details while respecting the property's proportions and roofline, making it easy to recognize the historic house as the centerpiece. As with any historic renovation and addition, the attempt to limit "massing" was we believe successful and much less than many other homes that were recently constructed in the historic district. In our opinion, some degree of "massing" is always apparent when you expand square footage in a historic renovation, the goal is to minimize it and still make the primary home the centerpiece, both of which we feel were achieved.

From our perspective as nearby residents, we're glad to see the project preserves the streetscape and the welcoming, pedestrian-friendly feel of Woodland Street. The rear placement means there's no impact on the established rhythm or setbacks, and the historic charm of the block remains intact.

Most importantly, this thoughtful design allows a family to adapt their historic home for modern living without sacrificing its heritage. It's a measured and respectful solution, supporting both preservation and neighborhood stability.

We hope you'll consider supporting this application, as it reflects the values we all share for Houston's historic neighborhoods.

Thank you for your dedication and care your team takes in preserving our neighborhood.

Cody and Meg Miller



April 14, 2026

**Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002**

Re: 528 Woodland Street, Houston, TX 77009

My name is Dianne Pursey

and I live at 528 Woodland St

I am in support of the project proposed for 528 Woodland Street, Houston, TX 77009. I have reviewed the proposed plans for this remodel/addition.

Dianne Pursey  
Name

Dianne Pursey  
Signature



April 14, 2026

**Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002**

Re: 528 Woodland Street, Houston, TX 77009

My name is KATHERINE ROBINSON

and I live at 620 WOODLAND ST, HOUSTON, TX 77009

I am in support of the project proposed for 528 Woodland Street, Houston, TX 77009. I have reviewed the proposed plans for this remodel/addition.

KATHERINE ROBINSON

Name

KR

Signature

April 14, 2026

**Historic Preservation Office  
City of Houston  
611 Walker, 6<sup>th</sup> Floor  
Houston, TX 77002**

Re: 528 Woodland Street, Houston, TX 77009

My name is Susan Morreale  
and I live at 604 Woodland St

I am in support of the project proposed for 528 Woodland Street, Houston, TX 77009. I have reviewed the proposed plans for this remodel/addition.

Susan Moreale

Name

Susan Moreale

Signature