



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D20
HPO File #: HP2026_0057

April 23, 2026

525 Teetshorn
Woodland Heights

Applicant: Korrin Espiga, owner

Property: 525 Teetshorn, Lot 9, Block 24, Woodland Heights Subdivision. The property includes a historic 2,712 square foot, two-story wood single-family residence and detached garage situated on a 6,350 square foot (50'x127') corner lot.

Significance: Contributing American Foursquare style residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Siding and Windows

During construction of the original COA (HP2023_0252) which was approved with conditions the applicant removed the existing wood siding, original windows, existing composition shingle roof, existing front porch steps and brick pony wall, along with the existing shiplap.

The application is proposing to:

- Repair and replace existing siding as needed.
- Repair and replace windows elements, to be determined upon inspection.
- Replace the existing non-original front door, with a more appropriate style.
- Install a door at the second-floor balcony.
- Repair porch ceiling and porch flooring as needed, with in kind materials.
- Replace non-original round columns with more appropriate square columns.
- Level porch foundation and foundation of home if necessary.

Public Comment: No public comment received.

Civic Association: No 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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DISTRICT MAP



528 Columbia St



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INVENTORY PHOTO



CURRENT PHOTO





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B.L.A PHOTO





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PROPOSED WORK





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Siding Repair:

- Multiple areas on West facing side of home; some areas on East facing side as well
- Only material in damaged condition to be replaced
- Material in good condition will be left in place
- Anticipate ~30-40% of surface area repairs on east and west facing sides of home



Material for Siding Repair(same)

This classic 1x6x10' #117 Double Teardrop Pine Siding/Exterior Cladding Profile is commonly found on older style homes (especially antique homes built in the early 1900s) and can sometimes be a difficult profile to source nowadays. It is sometimes known as "German siding" or "double ogee siding."

This profile is commonly used for repairs to historic homes, and for additions that want to keep the same vintage aesthetic as the rest of the building. Our boards are kiln dried #2 grade Southern Yellow Pine. Most of the knots are tight, although there may be a loose knot here and there. If you are thinking about using our #117 Double Teardrop Siding to match existing siding purchased elsewhere, please make sure the material widths match to avoid troubles later on.



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Siding and window trim images from Inspection Report (performed on 1/15/2026)



Large amount of wood rot observed around exterior of house



Large amount of wood rot observed around exterior of house



Large amount of wood rot observed around exterior of house



Heavy foliage touches the house



Damaged/missing siding



Evidence of Drywood termite activity below glass block window/stair landing

DRY



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Porch/Balcony Repair:

- Front porch repairs to relevel and reconstruct locations with damage due to wood rot, moisture and termite activity
- Replacement of cylinder pillar covers to square/rectangular pillars, consistent with architecture seen around the neighborhood.



Loose ceiling material observed on the balcony



Water stains, observed below balcony





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INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



Balcony decking material is dilapidated



Base of column/post is deteriorated

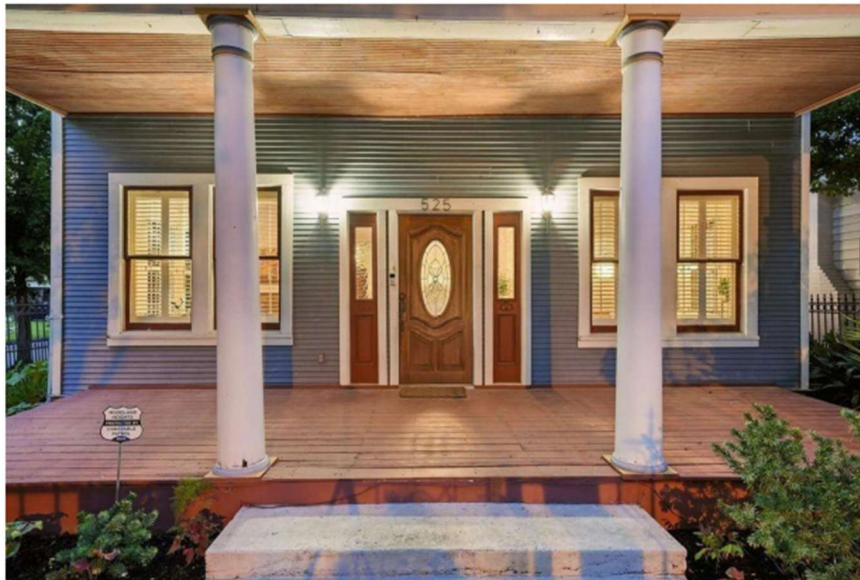


Balcony has significant sagging recommend further investigation/repair as needed

Front Door/Columns:

- Replacement of non-historic and damaged front door with one consistent with historical character
- Replacement of cylinder pillar covers to square/rectangular pillars, consistent with architecture seen around the neighborhood.

Current home image (below):



Proposed Door Style-
714 Euclid / 611 Euclid



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Proposed Column Style- 423 Woodland St.



DRY



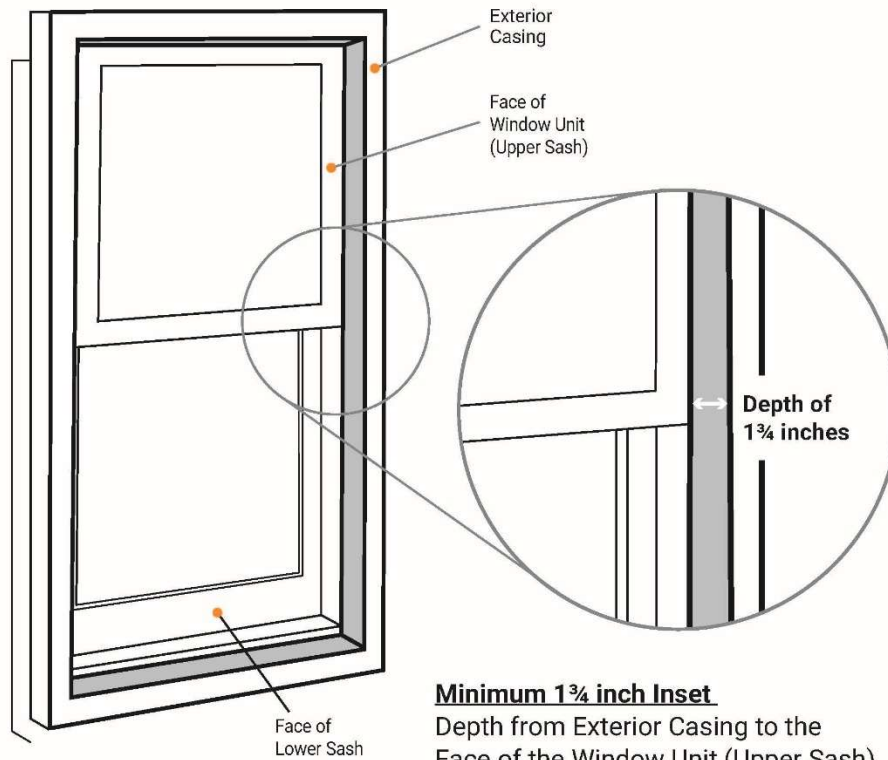
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ATTACHMENT A

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