

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 21, 2022

**Applicant:** James C. Wilkinson, owner, Sarah Hannah, agent

**Property:** 404 Highland St, Houston, TX, 77009; Lot 1, TR 2A, Block 15, Woodland Heights Subdivision. The property includes a historic 1,487 square foot house on a 7,500 SF corner lot.

**Significance:** Contributing Queen Anne Style residence, constructed circa 1910, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Addition

The house at 404 Highland St is a 2-story, 2,249 SF. The existing second story of the house is a non-original addition. The applicant is proposing the following:

- A 2-story 886 square foot addition will be added to the back of the home for a total living space of 3,135 square feet.
- The new 2-story addition will feature a hipped roof with a slope of 7-1/2-over-12 to match the existing roof and will match the existing composition roofing material.
- The addition will feature 4-1/2" wide lap siding to match the existing house.
- All new windows will be inset and recessed into the wall openings.
- An attached, 555 square foot, 2-car garage will be added to the back of the house.
- The existing, non-original back deck will be removed. A new 282 square foot deck will be added towards the back of the house on the east side.

See Attachment A for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**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:

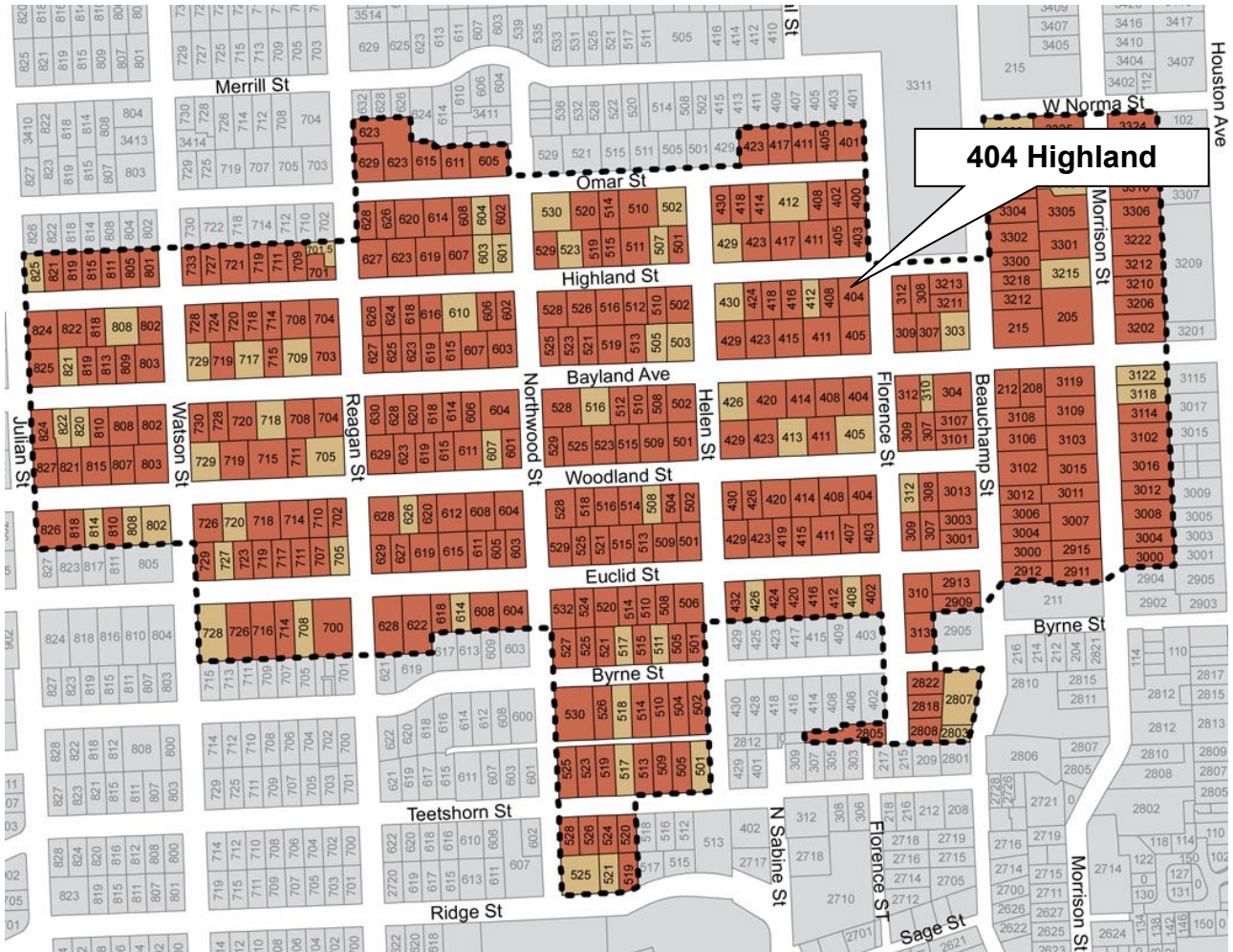
S D NA

S - satisfies D - does not satisfy NA - not applicable

- (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.

### PROPERTY LOCATION

Woodland Heights



404 Highland

#### Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

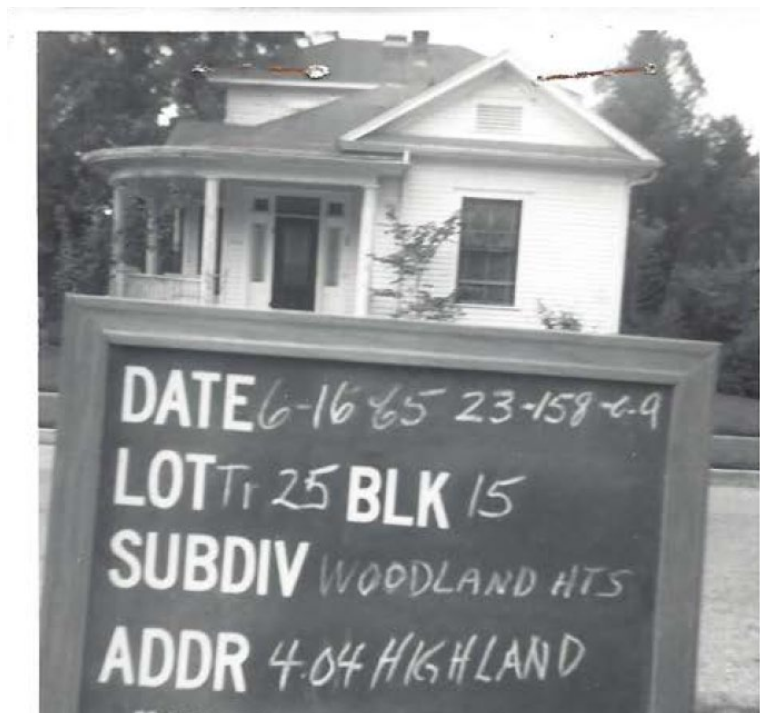


Figure 1- Harris County Archival Records



CONTEXT AREA



Figure 1-Contributing properties across street



Figure 2-408 Highland, next door neighbor



*Figure 2\_411 Highland, across the street*

SANBORN AND TAX RECORDS

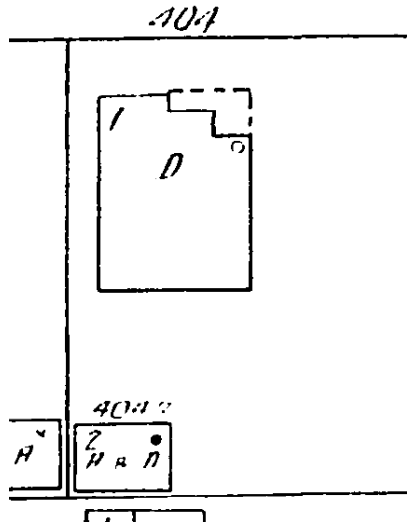


Figure 3- 1925-1950 Sanborn

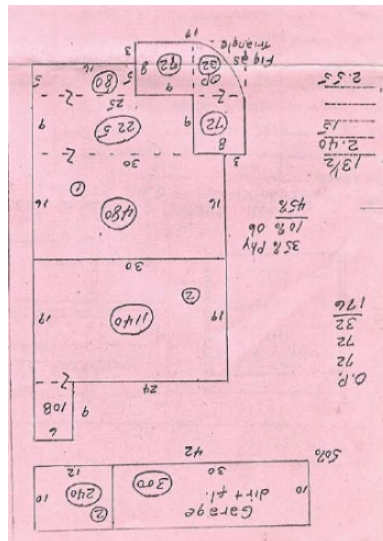
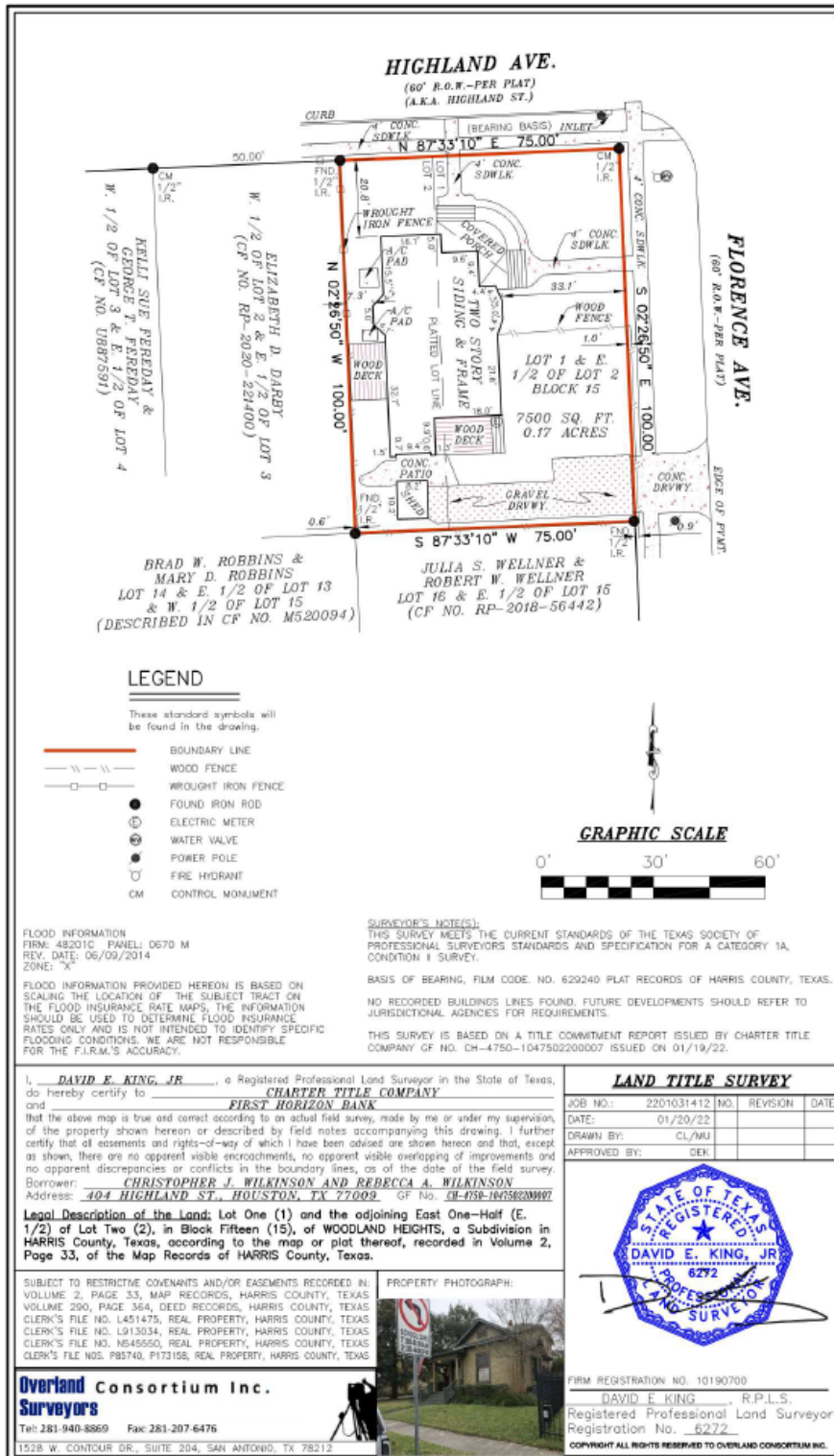


Figure 4- Harris County Archival Records



**SURVEY**



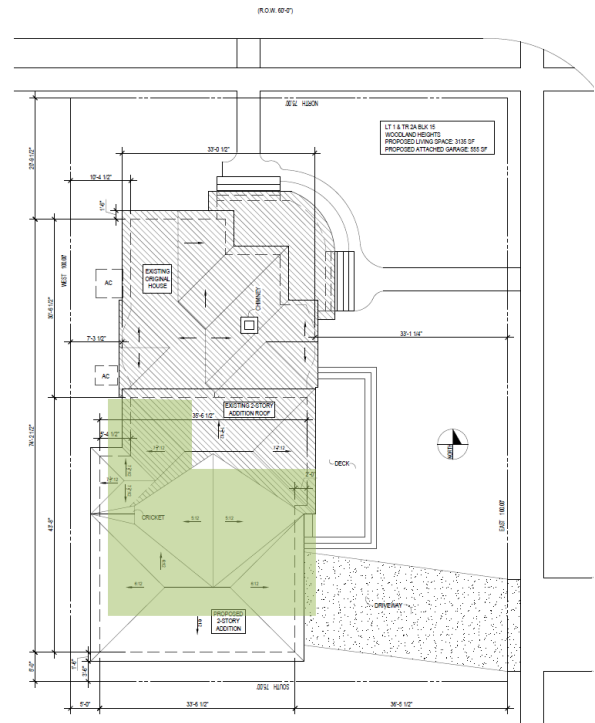
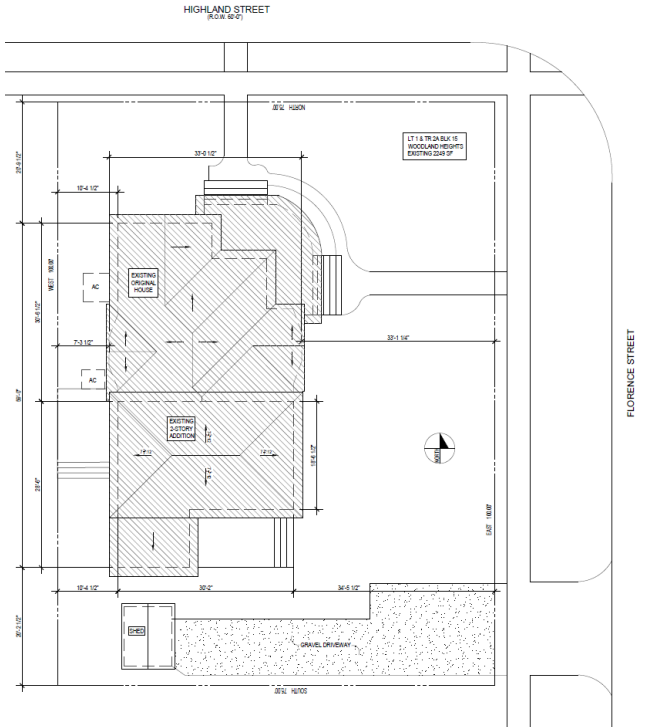




SITE PLAN

EXISTING

PROPOSED

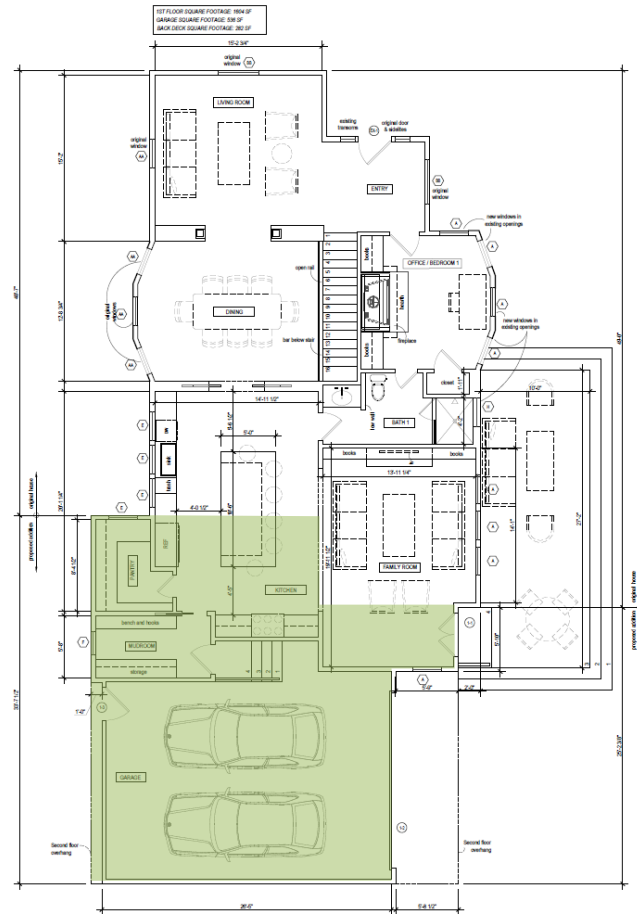
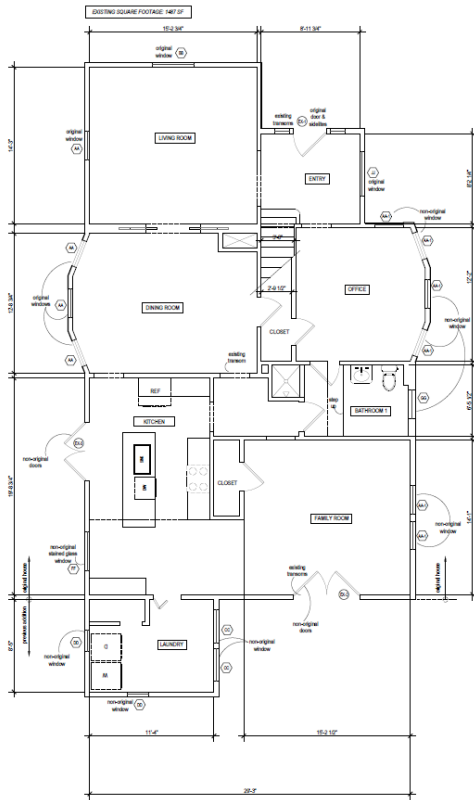




FIRST FLOOR PLAN

EXISTING

PROPOSED

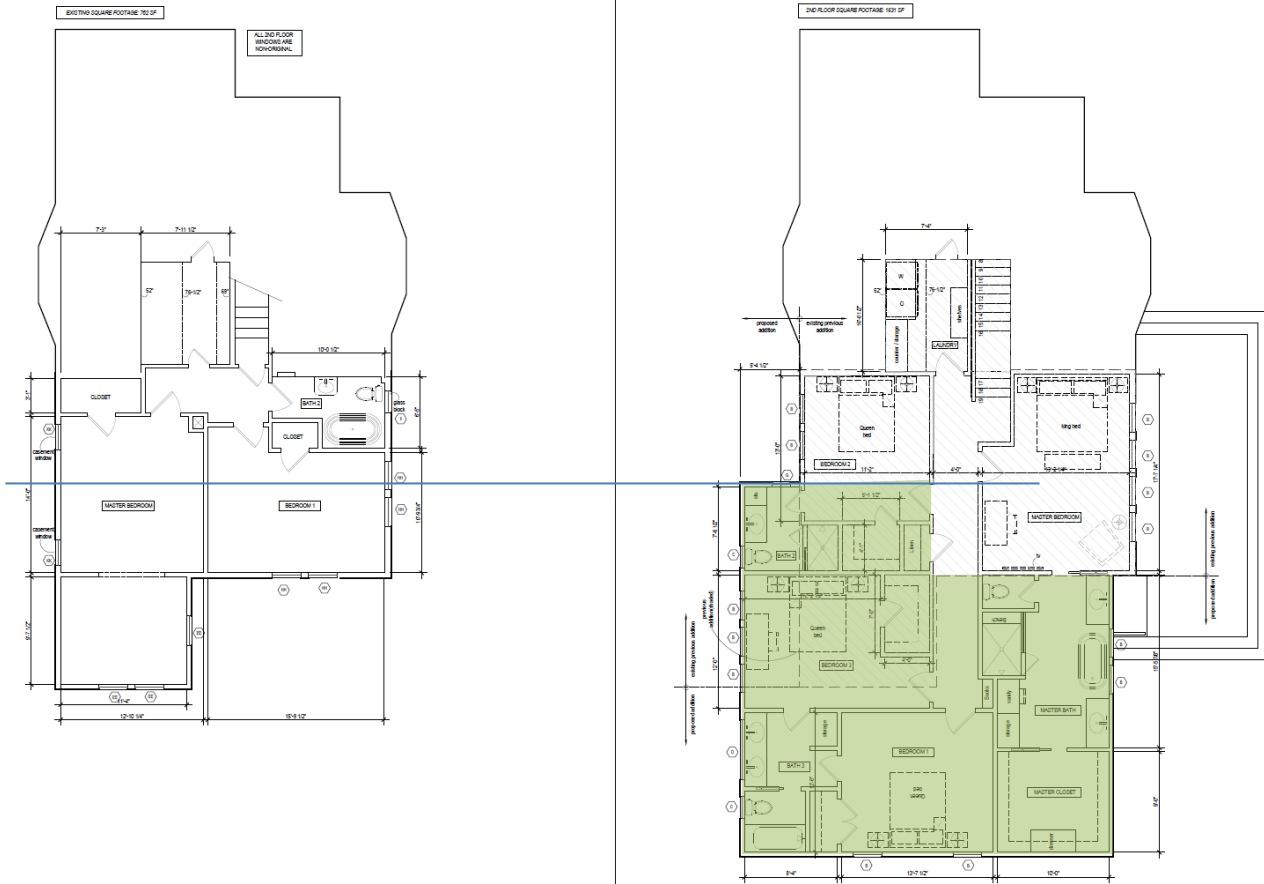




**SECOND FLOOR PLAN**

EXISTING

PROPOSED



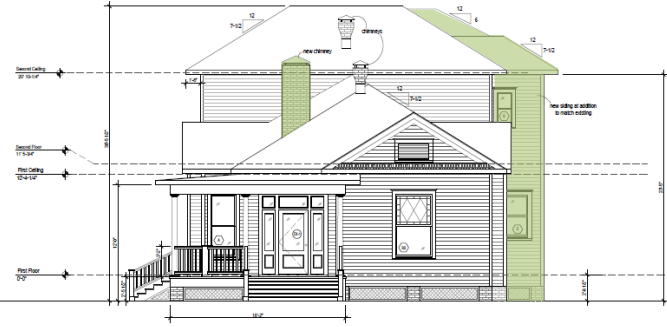


**NORTH ELEVATION – Facing Highland**

EXISTING



PROPOSED



EXISTING



PROPOSED

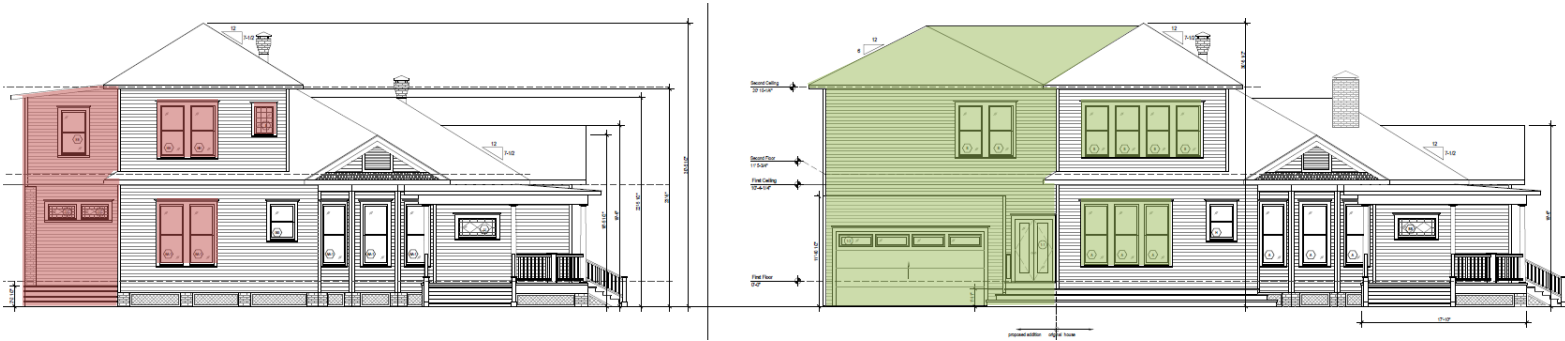
**WEST ELEVATION**



**EAST SIDE ELEVATION- Facing Florence**

EXISTING

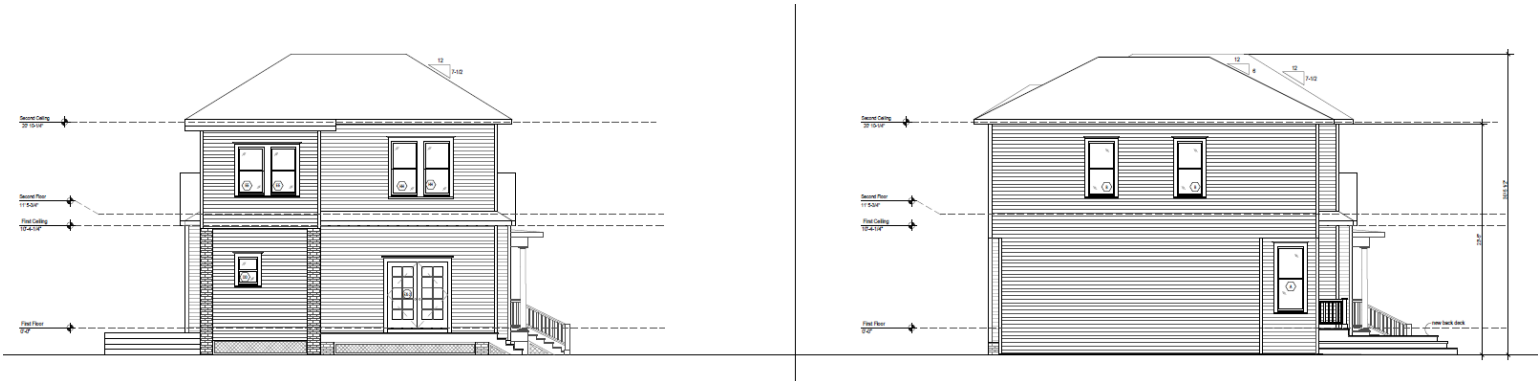
PROPOSED



**SOUTH ELEVATION**

EXISTING

PROPOSED



**WINDOW / DOOR SCHEDULE**

- Notes:
1. All windows are Jeld-Wen Sitrine all-wood double hung windows, unless noted otherwise
  2. All dimensions are frame sizes
  3. Verify all dimensions with owner/designer prior to placing window order
  4. Rough opening to be determined per manufacturer
  5. Verify sill height during framing.
  6. Temper where required
  7. All interior doors are painted solid wood 2-panel doors, unless noted otherwise

PROPOSED WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
A	8	Family room and study	Double-hung	33-3/8"	80"	21"	Model no. SWD3380
B	13	Various	Double-hung	33-3/8"	68"	24"	Model no. SWD3368, MEETS EGRESS
C	2	Bath 2 & bath 3	Double-hung	25-3/8"	44"	48"	Model no. SWD2544
D	1	Bath 2 & bath 3	fixed	69-3/8"	24"	81-1/2"	Model no. SWD6924
E	4	Kitchen & Pantry	Double-hung	33-3/8"	56"	47-1/8"	Model no. SWD3356
F	1	Mudd room	Double-hung	25-3/8"	68"	33-7/8"	Model no. SWD2568
G	1	Bath 2	Double-hung	21-3/8"	44"	48"	Model no. SWD2144
H	1	Bath 1	Double-hung	33-3/8"	48"	54"	Model no. SWD3348, TEMPERED

PROPOSED DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
1-1	1	Family room	Exterior Swing french doors	4'	6'-8"	Exterior lock set; finish TBD	full light doors
1-2	1	Garage	garage door	16"	8"		
1-3	1	Garage	Exterior swing door	3'	6'-8"	Exterior lock set; finish TBD	

CURRENT WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
AA	4	Dining room and living room	double-hung, original	33-3/8"	80"	21"	Existing to remain
AA-1	6	Office & family room	single-hung, non-original	33-3/8"	80"	21"	To be replaced with wood windows to match the original wood windows; Windows in office will be replaced in existing opening locations; 2 windows in family room will be removed and replaced with 3 new windows
BB	1	Living room	double-hung, original	48"	80"	21"	Existing to remain
CC	2	Laundry	fixed, non-original	36"	18"	80"	To be removed
DD	2	Laundry	single-hung, non-original	24"	32"	47-1/2"	To be removed
EE	3	Master Bedroom	single-hung, non-original	33-3/8"	56"	25-1/2"	To be removed
FF	1	Kitchen	single-hung, non-original	42-1/2"	62-1/2"	23-1/2"	To be removed
GG	1	Bath 1	single-hung, non-original	33-3/8"	48"	54"	To be replaced in existing location
HH	4	Bedroom one	single-hung, non-original	33-3/8"	65"	23-1/2"	To be removed
II	1	Bath 2	Glass block, non-original	23-1/2"	35"	52-1/4"	To be removed
JJ	1	Entry	fixed, original	48-3/4"	24-1/2"	56-1/2"	Existing to remain
KK	2	Master Bedroom	casement, non-original	27-1/2"	54"	34"	To be removed

CURRENT DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
EX-1	1	Front entry	Exterior Swing door	3'	6'-8"		Existing to remain
EX-2	1	Family room	Exterior Swing french doors	72"	6'-8"		To be removed
EX-3	1	Kitchen	Exterior Swing french doors	64-1/2"	6'-8"		To be removed



**APPLICANT'S MATERIAL**

Wilkinson Residence  
404 Highland St  
Houston, TX 77009

North Elevation





East Elevation





South Elevation





West Elevation



**404 Highland St Project**

**Supporting context in Woodland Heights district**

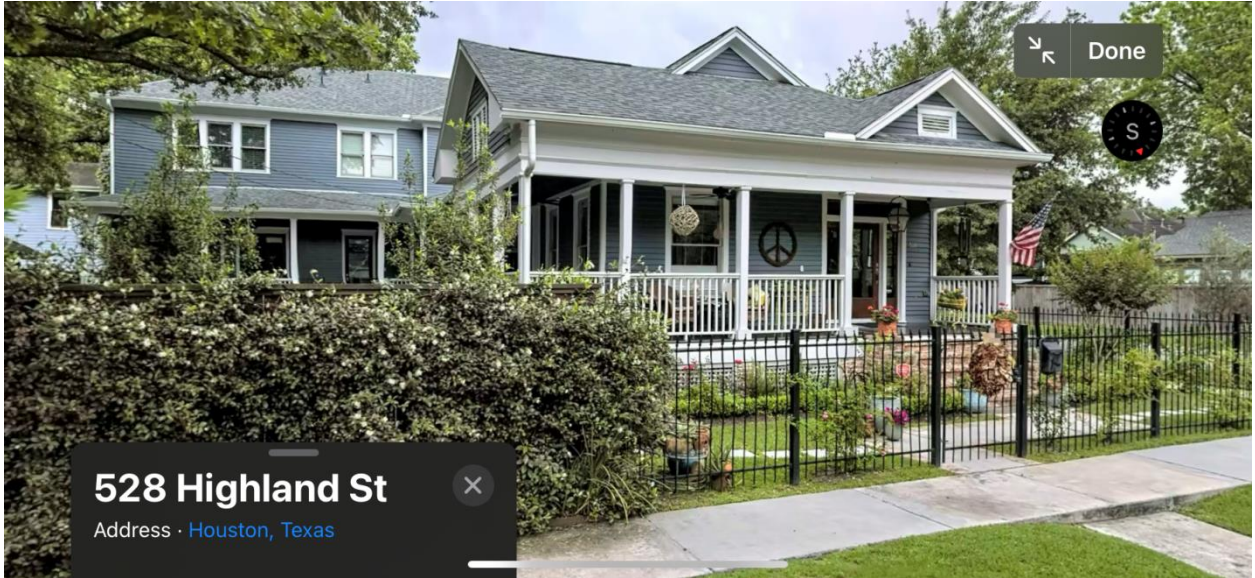
525 Bayland Avenue



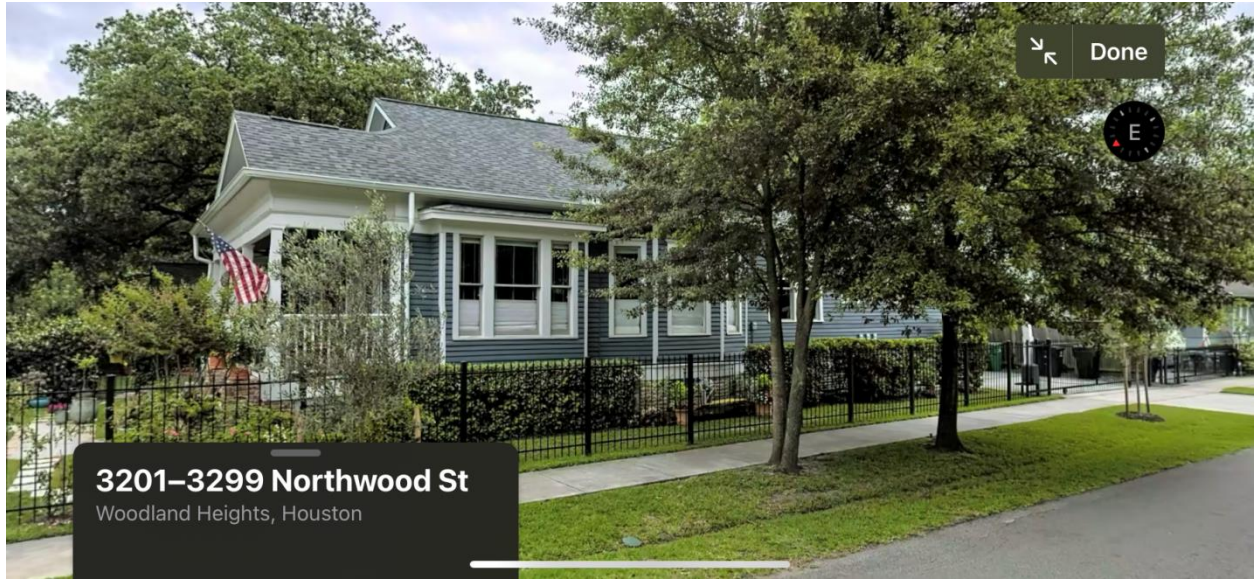




528 Highland St







**3201-3299 Northwood St**  
Woodland Heights, Houston



**3201-3299 Northwood St**  
Woodland Heights, Houston



603 Bayland





