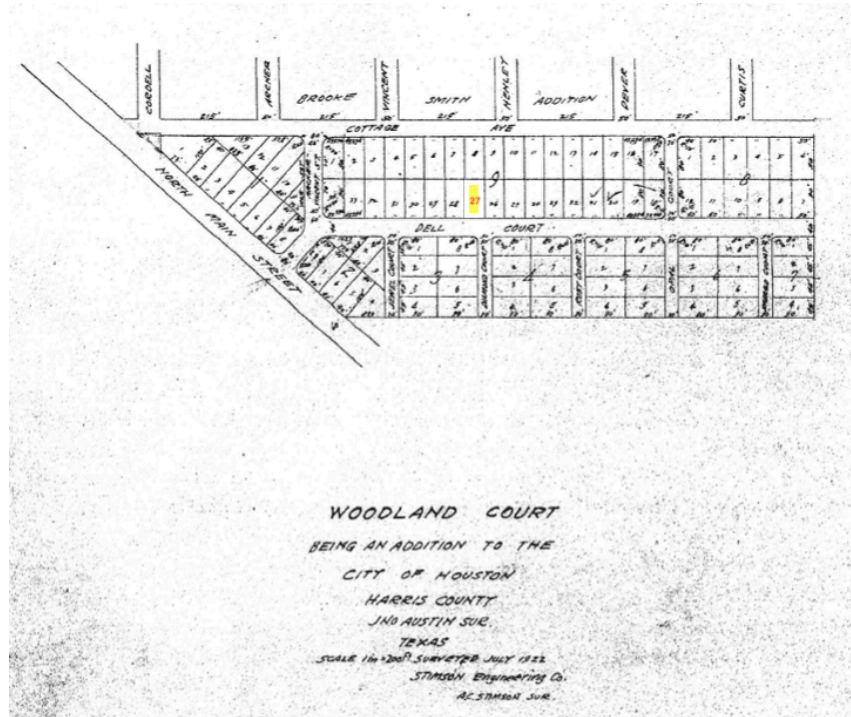
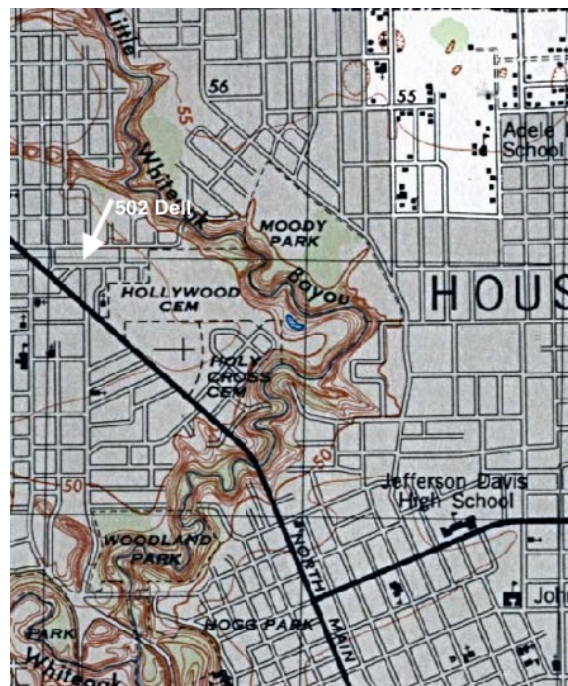


The Story of 502 Dell Ct

A 12 acre tract was officially designated as the Woodland Courts Addition to the City of Houston on 12 January, 1923. 502 Dell Ct legal description was Block 9, Lot 27.



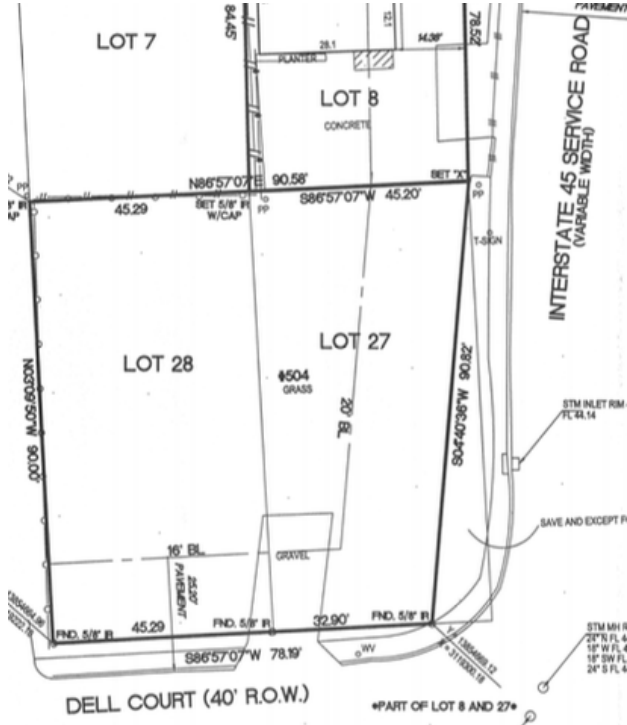
By 1946 the area around Woodland Courts had been fully developed. The Texas Transportation Commission was beginning to develop plans to replace US 75 (North Main on map) with a new freeway to connect Houston to Dallas.



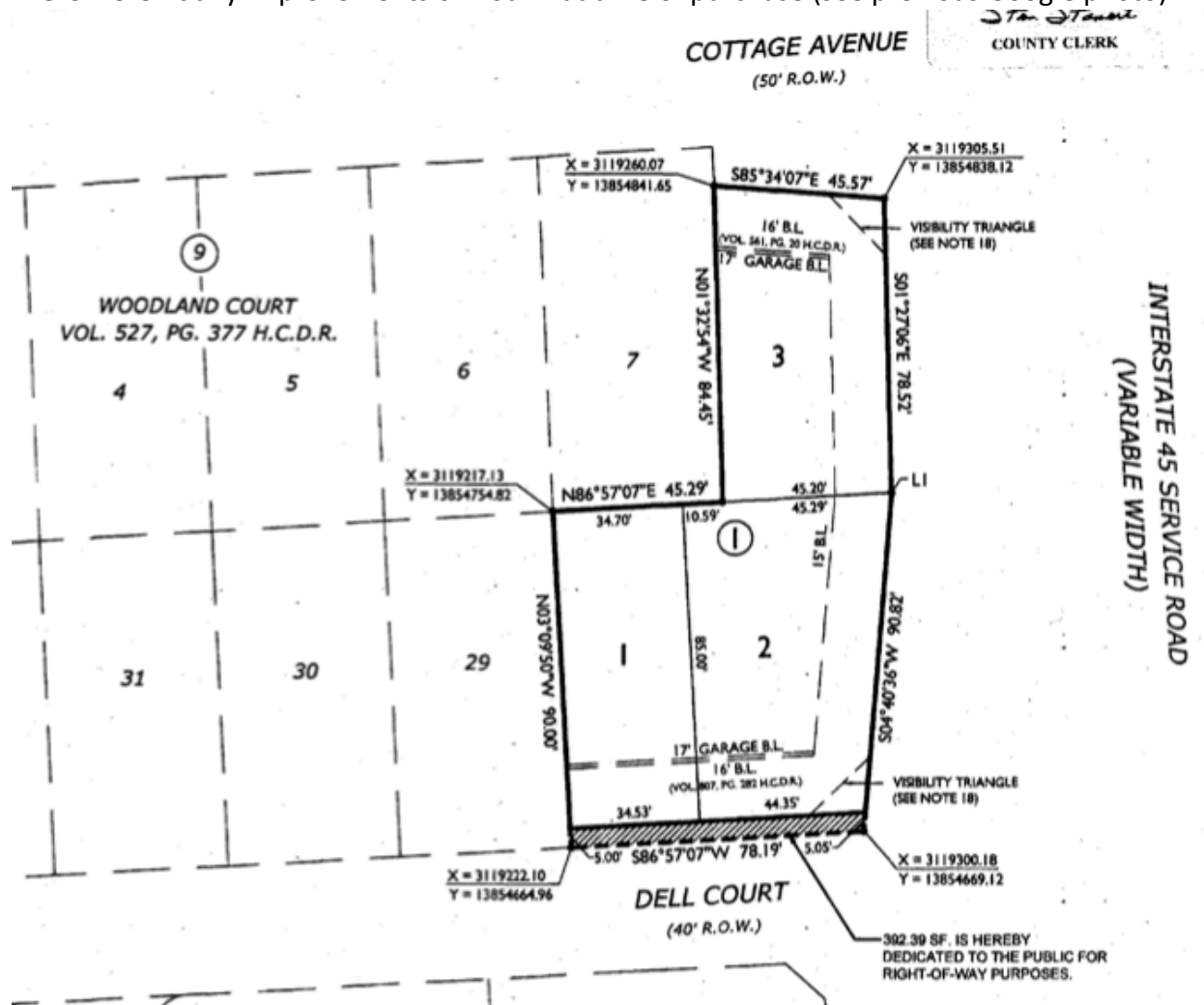
The section of the new freeway between downtown and 610 north opened on 24 July, 1962. The new freeway severed the Woodland Courts Addition, eliminating Block 9 east of Lot 27. Woodland Courts Block 8 is now on the east side of the freeway.



The 20' freeway setback requirements made Lot 27 unbuildable once any pre-freeway structure was demolished.



On 12 March 2014 Cymromenter Investments LLC purchased Lot 27 and Lots 28 and 8 of Block 9. These three lots were replatted in December 2014 as Dell Court Townhomes. Dell Court Townhomes Block 1, Lot 2 is now the legal description of 502 Dell Court. A key replatt feature was TxDOT granting the reduction of the building setback requirements to 15 feet. There weren't any improvements on Lot 27 at time of purchase (see previous Google photo).



In early 2018 Cymromenter Investments LLC purchased a 1925 2/1 bungalow located at 1501 Malone, Houston Tx 77007 from Cherry Movers. On 6 March 2018 the home was moved to 502 Dell Ct where it was set on a new code compliant, ground anchored pier foundation. Prior to the move the roof and end gables had to be removed. The breezeway between the home and garage (that was demolished) at 1501 Malone was also moved. This was converted to a bedroom and bath making the remodeled home at 502 Dell Ct a 3/2.



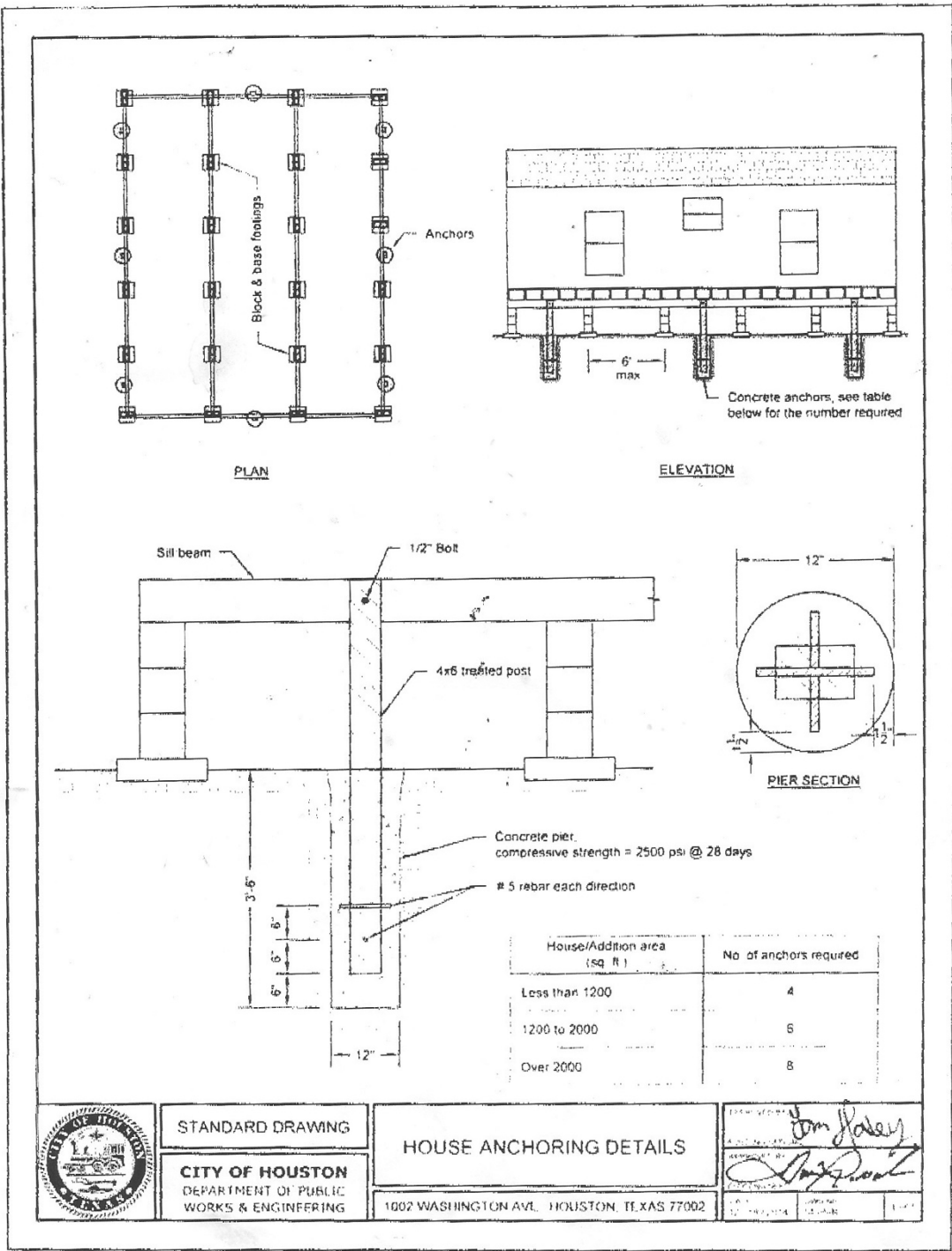
Cherry Movers Listing Photo. 1501 Malone



House being prepared for relocation. 1501 Malone



502 Dell Ct foundation site was prepared by replacing topsoil with crushed concrete that was leveled and machine compacted.



New 502 Dell Ct foundation included code anchoring piers.



Breezeway structure was first to arrive at 502 Dell Ct location.



Arrival of 2/1 bungalow at 502 Dell Ct.



Home is located next door to 504 Dell Ct that was a 1920's 2/1 bungalow relocated from Patton Street area in 2017 and fully renovated to a 2/2 home.



The original rafters were in poor condition so decision was made to replace the roof with new lumber.



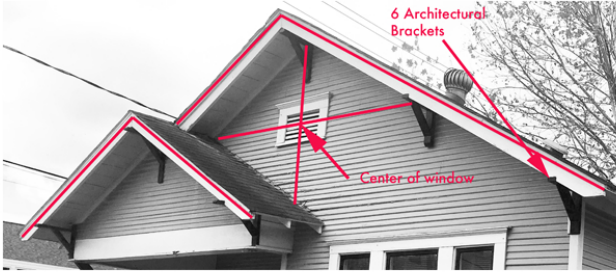
The home's original interior ship lapped walls and ceilings were preserved. The original electrical wiring and plumbing were completely removed during the renovation.



The exterior siding was removed so that new wiring and bat insulation could be installed. Plywood sheathing and cement board siding was installed. Foam insulation was sprayed under the floor and in the back addition (former breezeway ceiling). Central HVAC system installed.

The original exterior gable brackets were recreated and the front louvered vent was replaced with a period leaded glass fixed window.

502 Dell Ct Gable Restoration - Replace louvered vent with stained glass window & reinstall 6 architectural brackets

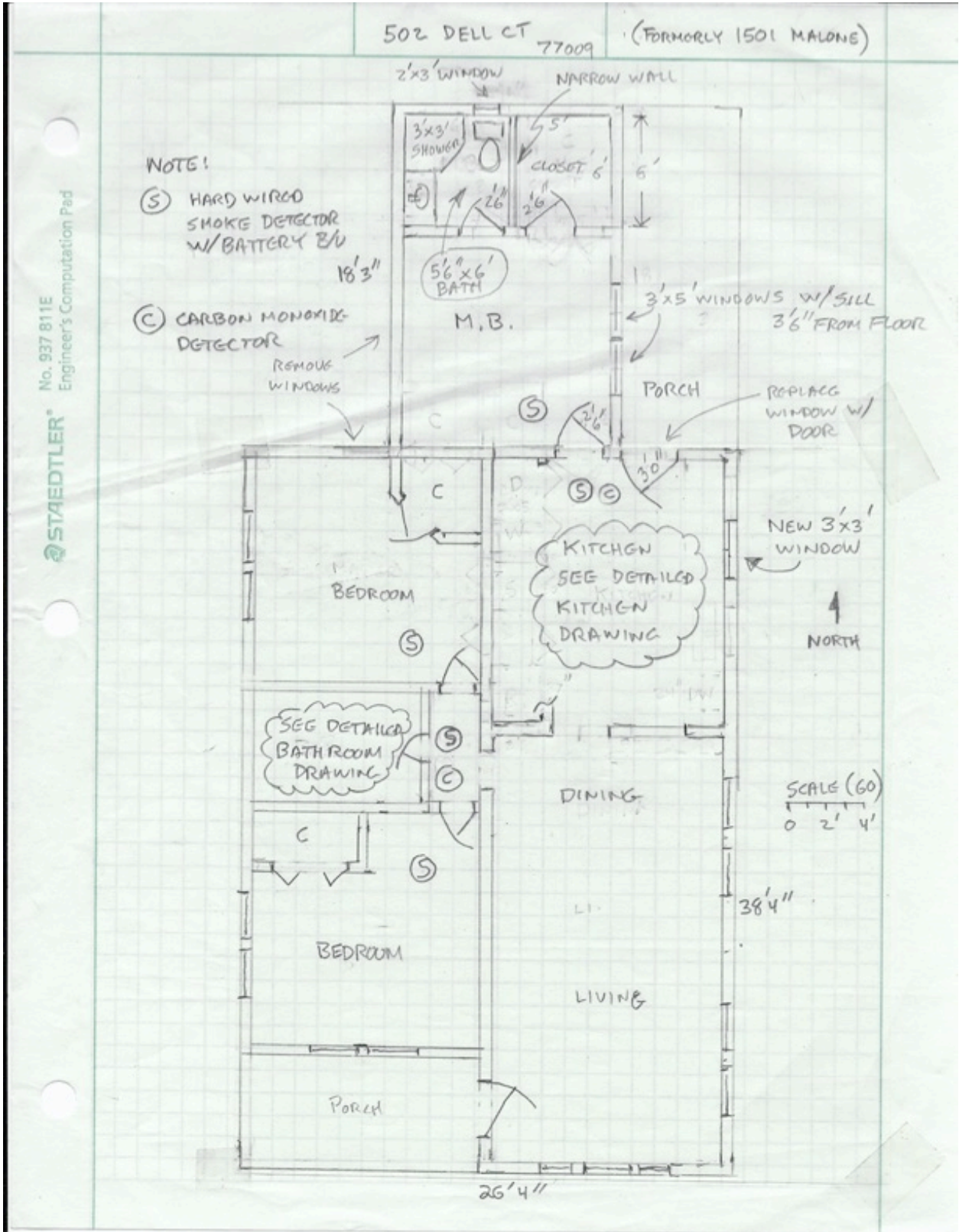


18-1/4" x 23-1/4"
2x4 framed
window opening



The interior was remodeled to create an open living area. The original shiplap, door & window moldings, and pine floors were preserved. Coax and fiber optic cables were placed in living, kitchen and bedroom areas.



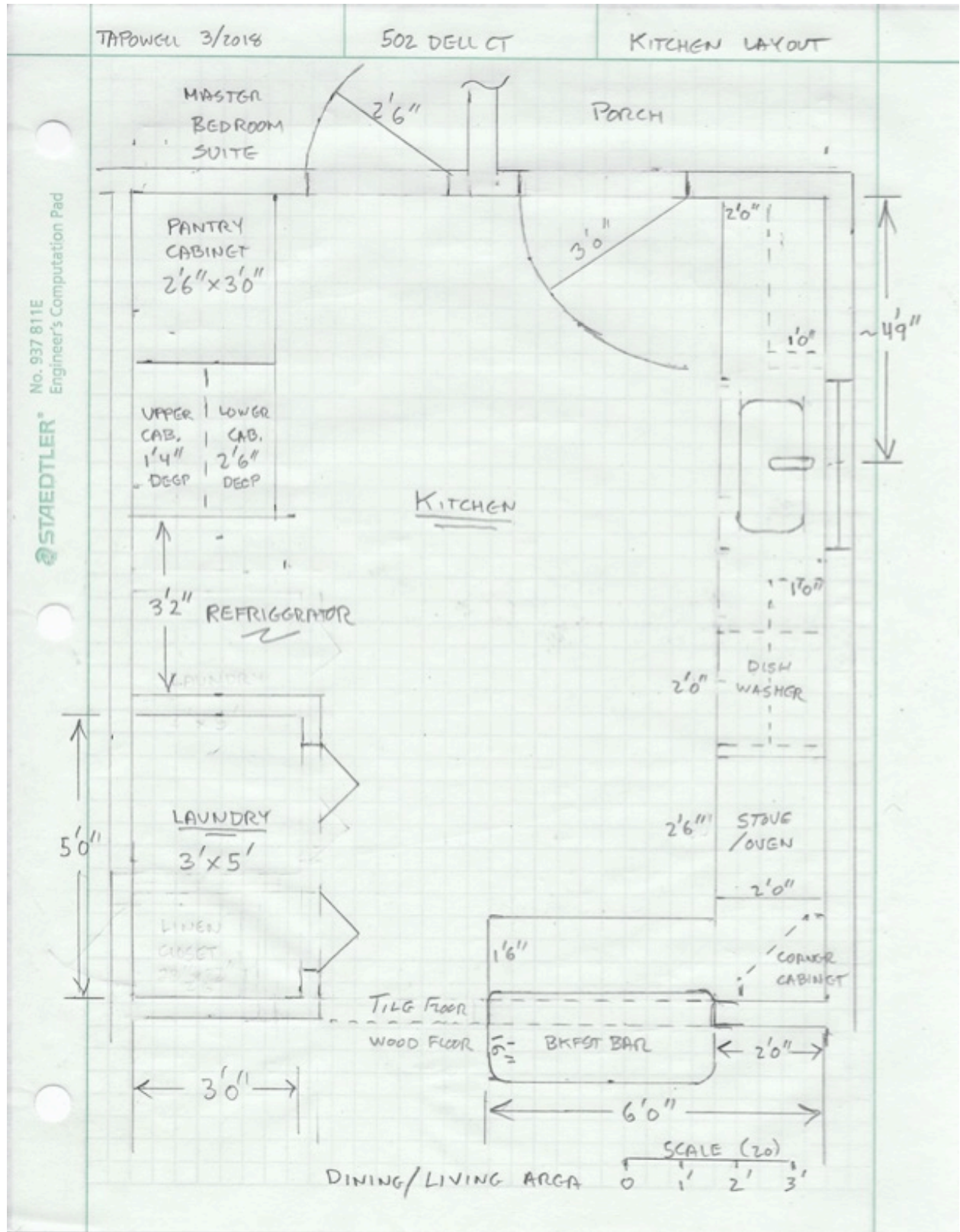


502 Dell Ct remodel floor plan.

TAPowell 3/2018

502 DELL CT

KITCHEN LAYOUT



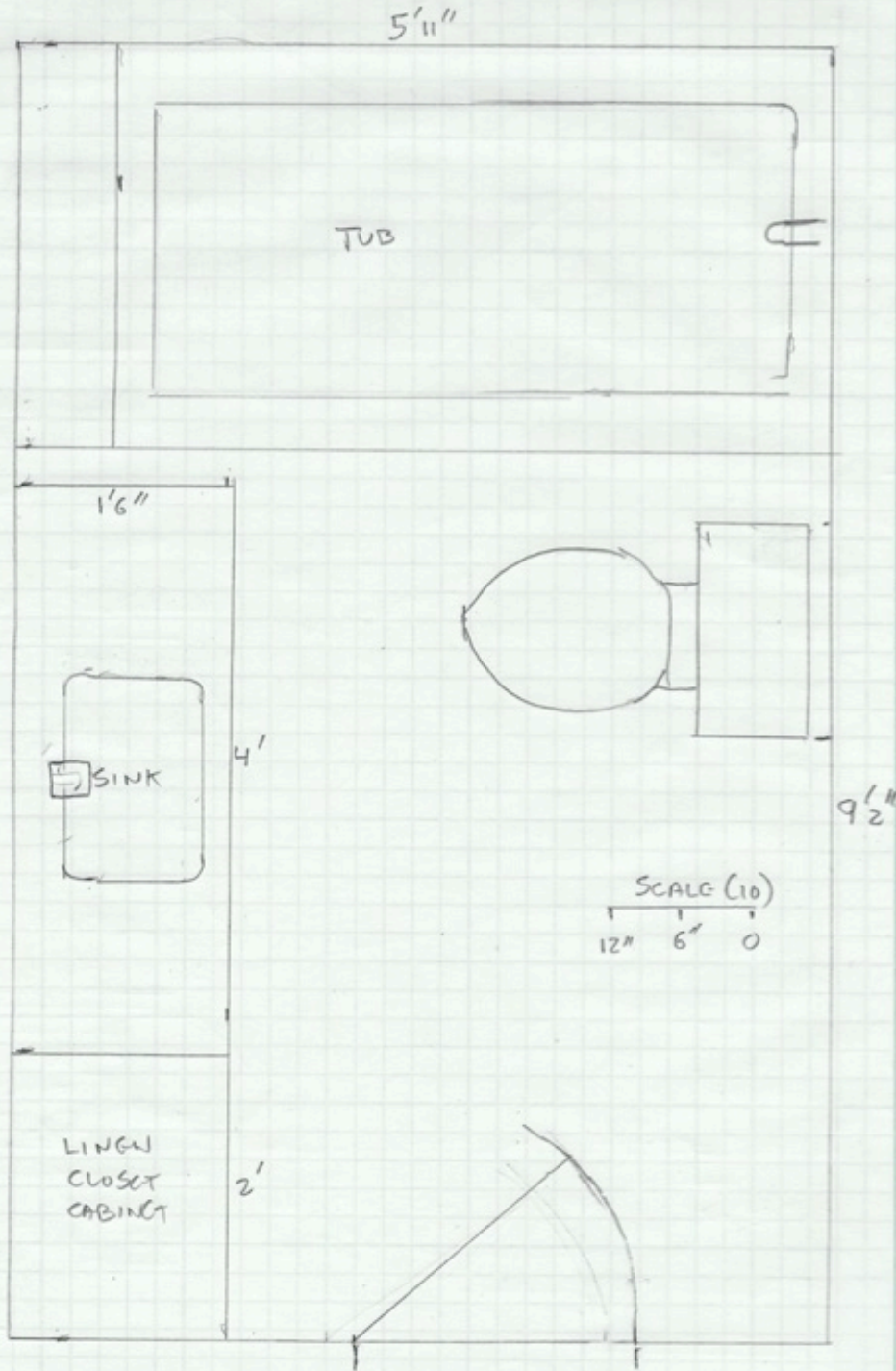
502 Dell Ct Kitchen remodel floor plan

502 DELL CT

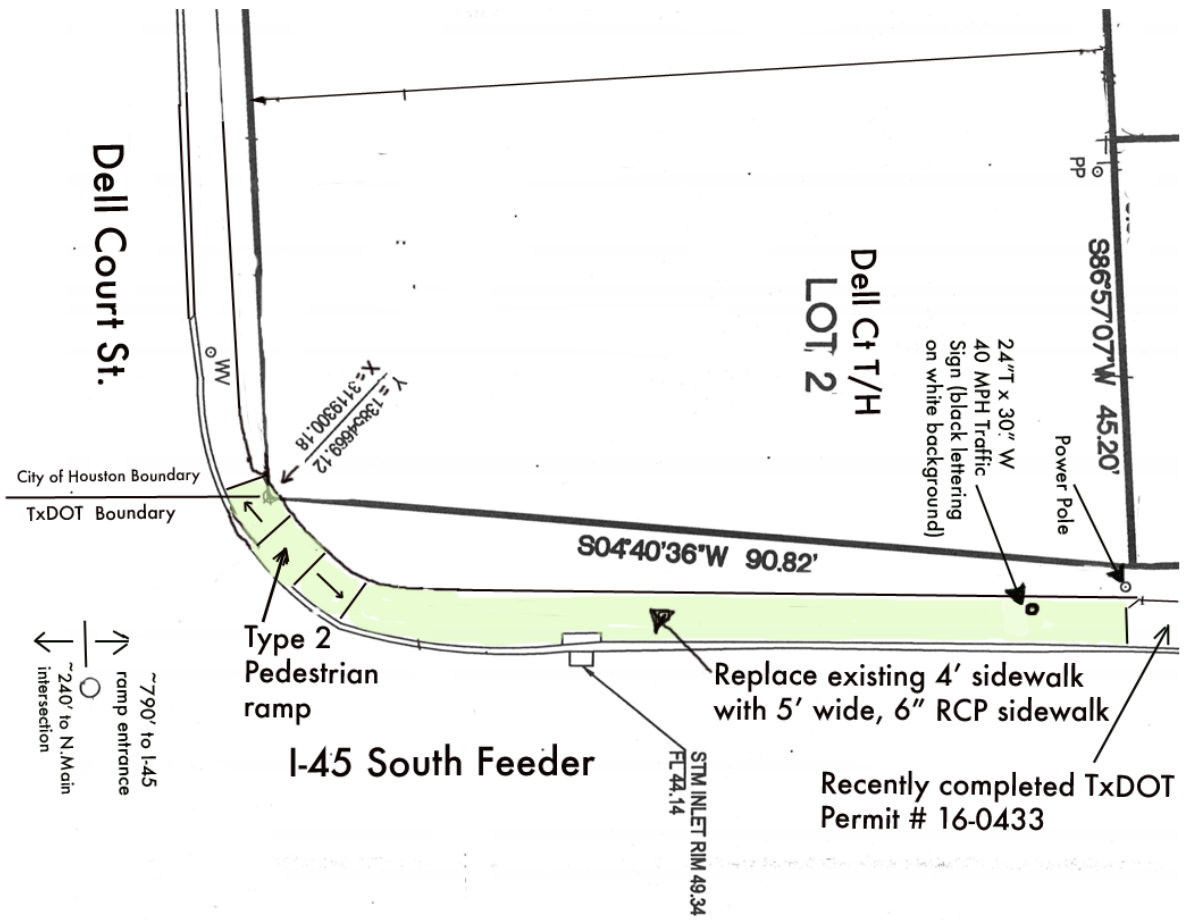
HALL BATH LAYOUT

No. 937 811E
Engineer's Computation Pad

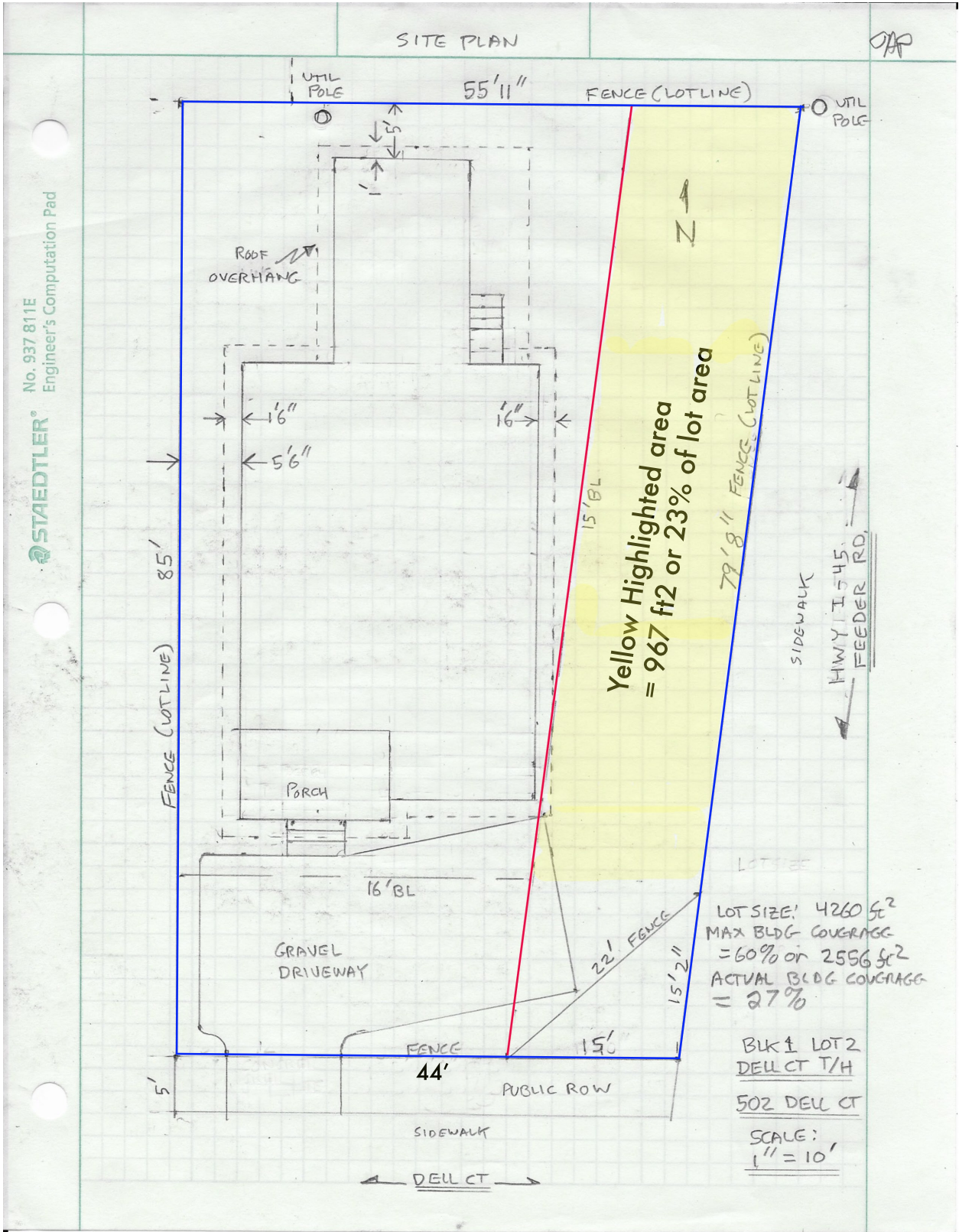
STAEDTLER



502 Dell Ct Hall Bathroom floor plan.



New code compliant sidewalks were installed under TxDot and CoH permits.



502 Dell Ct Lot plot plan showing TxDOT 15' setback.



New street water and gas taps installed for 502 Dell Ct. Sanitary Sewer discharge line from 502 Dell tied to existing line paralleling feeder road at NE corner of 502 Dell property. Existing line was scoped by plumber and was deemed acceptable to city.



New front window awning installed May, 2024 on existing aluminum frame. Frame and awning manufactured by A.K.Hill Awning & Tent Company located in the Montrose section of Houston.