

CERTIFICATE OF APPROPRIATENESS

Application Date: November 18, 2024

Applicant: Mayra Guardiola, agent for Rachel Morgan, owner

Property: 1341 Allston Street, Lot 2, Block 173, Houston Heights Neighborhood Subdivision.
The property includes a historic 2,256 square foot, two-story wood single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Colonial Revival style residence, constructed circa 1928, located in the Houston Heights West Historic District.

Proposal: Alteration - Addition

The original building has had significant modifications in its lifetime, including replacement or removal of all the original windows, siding, raising the foundation, and changes to the floorplan (previously 2-4 units). Each floor of the two-story house is currently an independent unit; the front door visible from Allston accesses the downstairs unit while the upstairs unit is accessed only by a rear entrance. The staircase will be moved and reconstructed to provide an interior connection between the two floors.

- Front Porch - East (Front) Elevation:
 - o The front/Allston Street facade will have a covered one-story porch as shown on the earliest available Sanborn map. The new entrance is typical of the Colonial Revival style.
- Windows (See diagram on Attachment A):
 - o Window replacements with 1/1 inset and recessed wood. New windows will appear on all elevations to replace non-historic.
 - o Some windows were removed in previous modifications, but exact locations of the original windows are not known. The northern/side facade will also move two windows and remove a side door that is not original.
- Addition:
 - o A one-story 446 sq ft addition will be added at the rear of the house, inset 12.3' from one historic wall and offset 3.7' to the north of the existing structure. Rear porch with pergola and breezeway to garage.
 - o Siding is to be smooth cementitious with a 4" reveal.
- The roof of the current structure will remain as is.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

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.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

 Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600
 Max. Allowed: 2,640
 Proposed Lot Coverage: 1,654
 Remaining Amount: 986

 Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600
 Max. FAR Allowed: 2,904
 Proposed FAR: 2,782
 Remaining Amount: 122

 Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length: 39' - 9"
 Inset/Bump Out Depth: 3'
 Inset on North side: 3'
 Inset on South side: 11' - 1 1/4"

-
-
-

Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Note: This diagram shows just one example of a side setback configuration.

Proposed side setback (1): 5'- 0"
 Proposed side setback (2): 13'- 3"
 Cumulative side setback: 18'- 3"

-
-
-

Eave Height (Addition and New Construction)

**PRIMARY BUILDING 1-STORY
EAVE HEIGHT RANGE**

KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

**PRIMARY BUILDING 2-STORY
EAVE HEIGHT RANGE**

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 14'

Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 43' – 9"

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

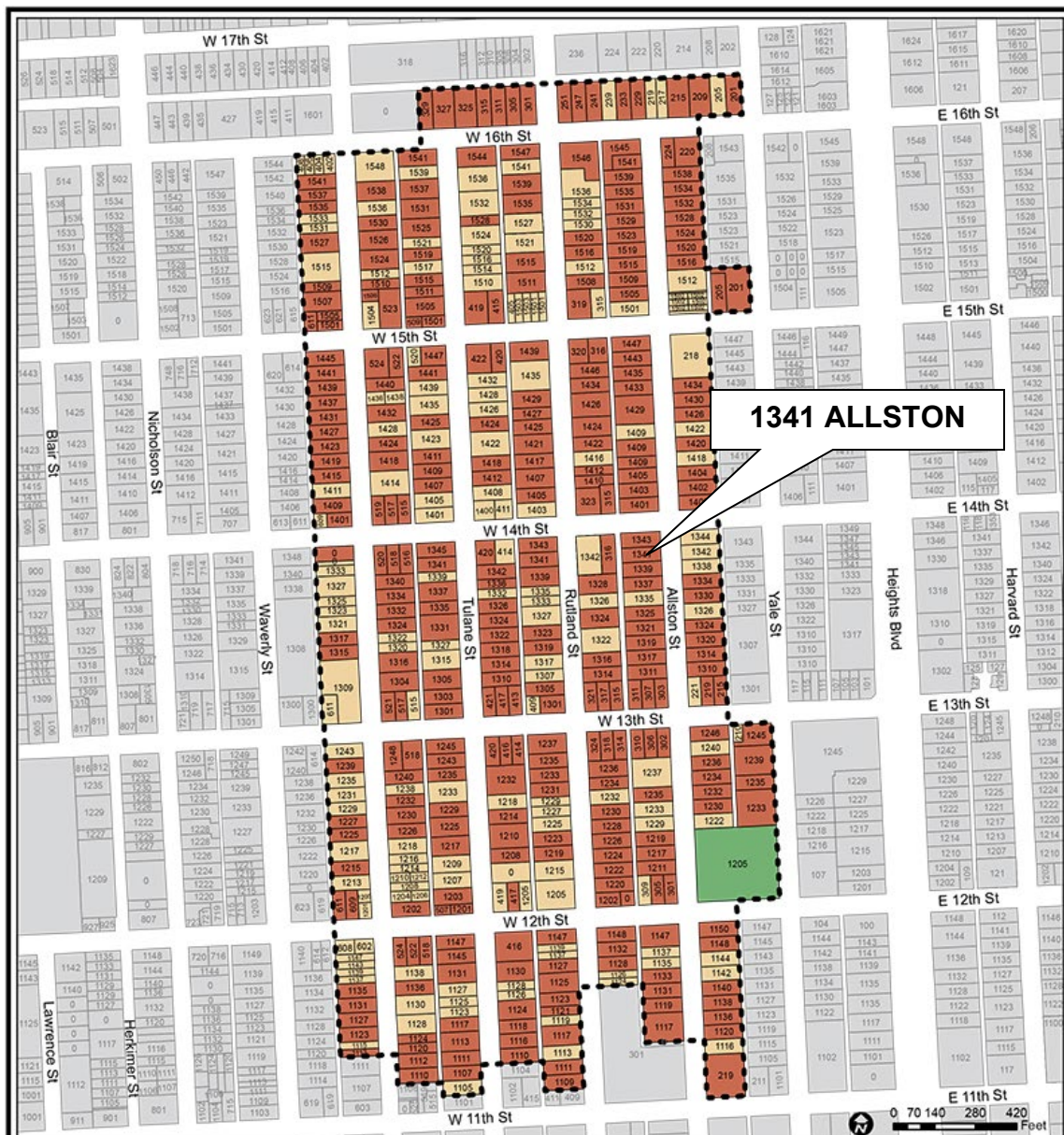
Proposed porch eave height: 11' – 6" TO MATCH EXISTING

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2' – 10"
 Proposed first floor plate height: 9'
 Proposed second floor plate height: N/A

DISTRICT MAP



Houston Heights West Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: December 19, 2007
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_West

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

INVENTORY PHOTO



CURRENT PHOTOS

EAST (FRONT) ELEVATION



NORTH (RIGHT) ELEVATION



SOUTH (LEFT) ELEVATION



WEST (REAR) ELEVATION



EXISTING SIDING DETAIL



EXISTING "WINDOW A" DETAIL



EXISTING "WINDOWS A & E" DETAIL



EXISTING "WINDOW B" DETAIL

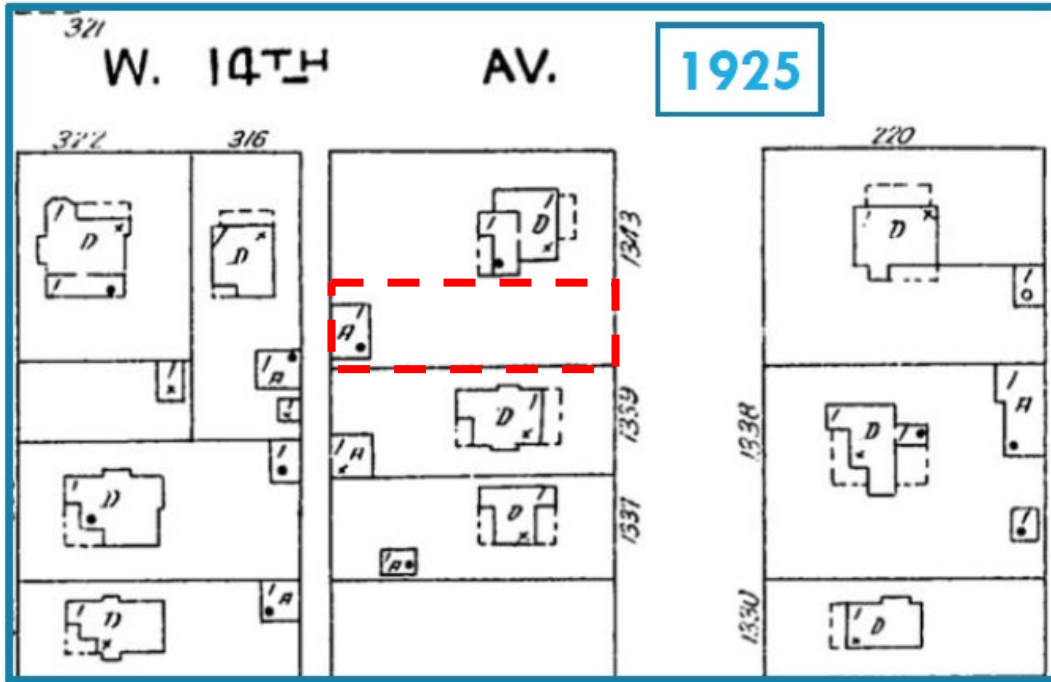


WINDOW REPLACEMENT – GROGAN SITELINE – WILL BE 1/1 NOT 4/1

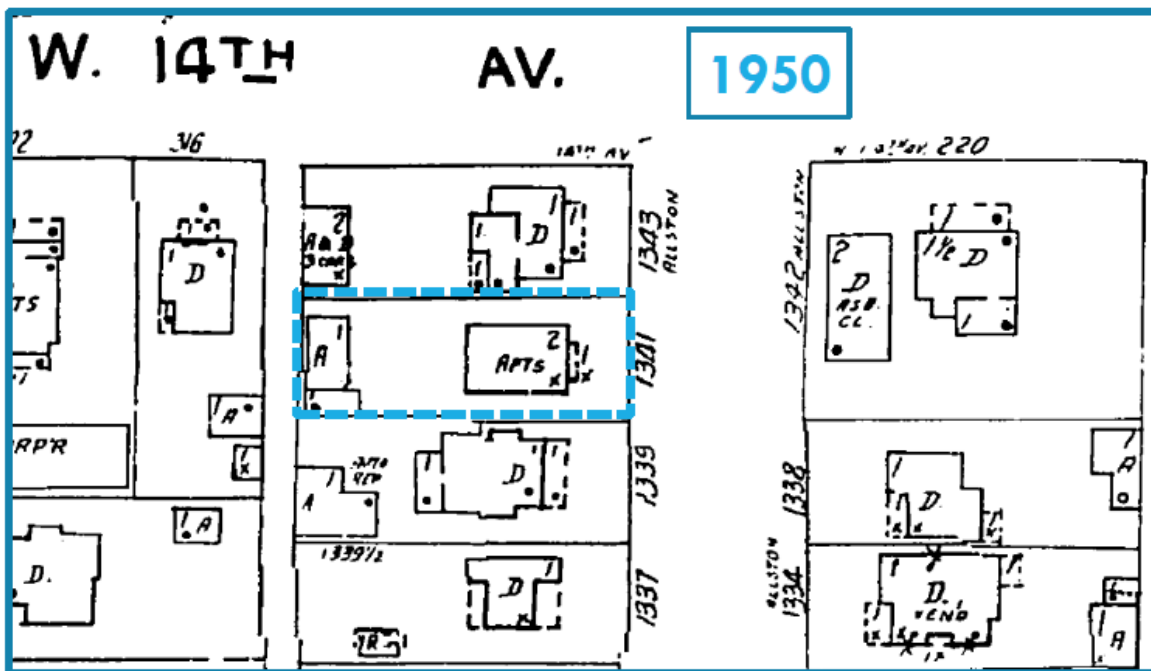


HISTORIC DOCUMENTATION

1924-25 SANBORN – NOT YET CONSTRUCTED



1950 SANBORN – TWO-STORY APTS WITH ONE-STORY FRONT PORCH



1976-1978 BLA

CITY OF HOUSTON, HARRIS COUNTY BUILDING ASSESSMENT
ACH 049-040-00-002-5

OWNER ENGELHARDT VIRGINIA W
ADDRESS
DESCR LOT 2 BLK 173 HOUSTON HTS

LAND VALUE 2060
IMPROVEMENTS 6430 *MUG*

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Sngl. Family	Concr. Slab	Gable	Walls
Duplex	Beam & Piers	Hipped	Roof
Gar. Apt	Concr. Brk.	Flat	Floor
Feeshd Attic			Ceiled
Basement	FLOORING	ROOFING	Doors
SIDING	Pine	Wd Shngle	
Brick V	Hardwood	Comp. Shgs	CARPORT
Stone V	Terrazzo	Tar & Gravel	Roof
Asbestos	Vinyl		Floor
Chabos	W/otW Cpte	INTERIOR FNISH	
Lumber		S/L & Paper	
	HEATING & COOLING		
No. Bdrms	A/C/H, Dual	Wd Panels	
No. Baths		Plaster	
No. Places			

Permit 049-040-00-002-5 1977 01/24/77 T
9340 250.00 23350 53%

TRANSMITTED
DEC 9 1976
OPH

MARKET VALUE TOOL
9340
FROM REVERSE

APPEARER CODE 35 DATE 12/7/76

SEQUENCE NO. 20 109 02

revalued
1978
DATE VALUE 7470

NEW OWNER

Gar
16
24
8
9
41
40 1120°
28
656
72
72.8°

Yr. Built _____ Depr. _____ %
A/C/H/H/S _____ Total Unitpr \$ _____
Total Value \$ _____
Total 100% Value \$ _____

1120	440	4930
1120	210	3470
72.8	170	870
3	400	1700
3	400	1700
Total Value		11670
45% value		5250
100% value		6220

factor 2.5 x 9340 = 23350 = 100%

35
Total 100% Value 9340
For 19 77

User's name & date
Carol 11-17-67

TOTAL VALUE \$ 6070
FOR 19 68
FOR 19 68
FOR 19 68

2022% - 7470

BLA DATE UNKNOWN

Map No. _____ Addition <u>Houston H.S.</u>		No. Sq. Ft. <u>2240</u>		Price Per Sq. Ft. <u>190</u>		Price <u>\$ 4250</u>	
Block <u>173</u> Lot <u>2</u>				Percent Good <u>65</u>		Other Bldgs. <u>2760</u>	
OWNER <u>Engelhardt, J. J.</u>				Total All Bldgs. <u>2835</u>			
ADDRESS <u>1341 Allston St.</u>		LAND VALUE					
TYPE OF PROPERTY <u>2240</u> OCCUPIED VACANT		Front x Depth <u>50x132 @ 1/4"</u>		Unit Value <u>190</u>		Factor <u>1.00</u>	
BASEMENT, Whole Part _____		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____		Front Ft. Value - - \$ <u>680</u>		TOTAL	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		PERMIT DATE _____ NO. _____ AMT. _____		<u>310-1620</u>	
WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____					
ROOF CONS., Concrete, Steel, Wood Truss _____		LIGHTING, Electricity _____					
ROOF, Hip, Gable, Mansard, Flat _____		PLUMBING, Sewer, Water, Baths _____					
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____		ELEVATORS _____					
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____		CONDITION, Good, Fair, Bad, Obsolete _____					

BLA DATE UNKNOWN

Harris County
 49.40-0.2 BUILDING ASSESSMENT #7938500
 Houston, Texas

Vol. 20 Page 169-0-2 Permit No. city
 Inspector _____
 Date _____ 19____

Owner _____
 No. 1341 Allston Street
 Survey or Addition Houston Heights
 Abst. _____ Lot or Tr. 2 Blk. 173
 Type Residential Commercial _____
4 unit apt Industrial _____ Pre-Fab _____

Exterior: Permacrete - Rock - Brick Veneer - Frame - Stucco - Concrete Tile - Claytile - Cedar Shakes - Composition - Shingle - Plywood.
 Interior: Sheetrock - Plastered - Paneled - Cellotex - Plywood - None. 5 x 6
 Floors: Oak - Plywood - Cement - Tile - Pine - Asrock - Higgins - Terrazzo - None.
 Roofing: Shingle - Asbestos - Terra-Cotta - Tile - Composition - Slate - Copper - C-Iron. Tar and Gravel.
 Foundation: Concrete Slab - Piers - Blocks, Beams - Brick - Piers-Wood.
 Plumbing: 1 Tile - 2 Tile - 3 Tile - Other: None. 4
 Climatizers: Dual Temp. Ac-Tons, Attic Ventilation - Central Heat Unit - Gas Stoves - None.
 Electrical Equipment: Part - All - Sprinklers.
 Condition: New - Good - Fair - Poor - Obsolete.
Renov. 2 story Permit Val. _____
 Year Built. _____

Remarks: apt 2240 @ .350 = 5600 @ 25% = 1400
gar 5120 @ .40 = 200 @ 35% = 130
stge 216 @ .60 = 130 @ 35% = 80
 Moved here. _____ From. 4410
 No. Sq. Ft. 3.5.59 Per Sq. Ft. _____
 No. Sq. Ft. _____ Per Sq. Ft. _____
7958 new Assessed Value of Building 1760
Engelhardt, J. J.

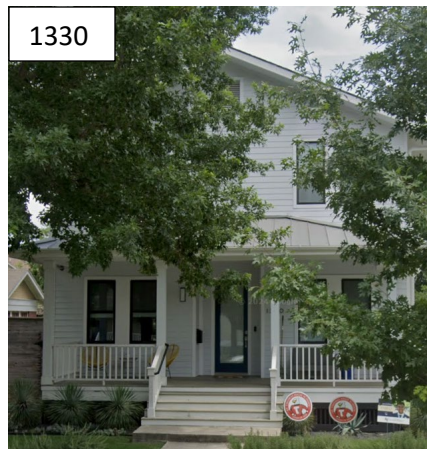
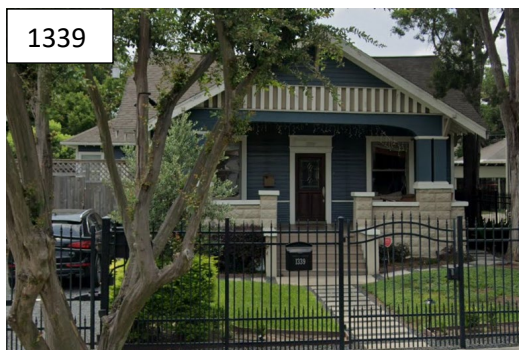
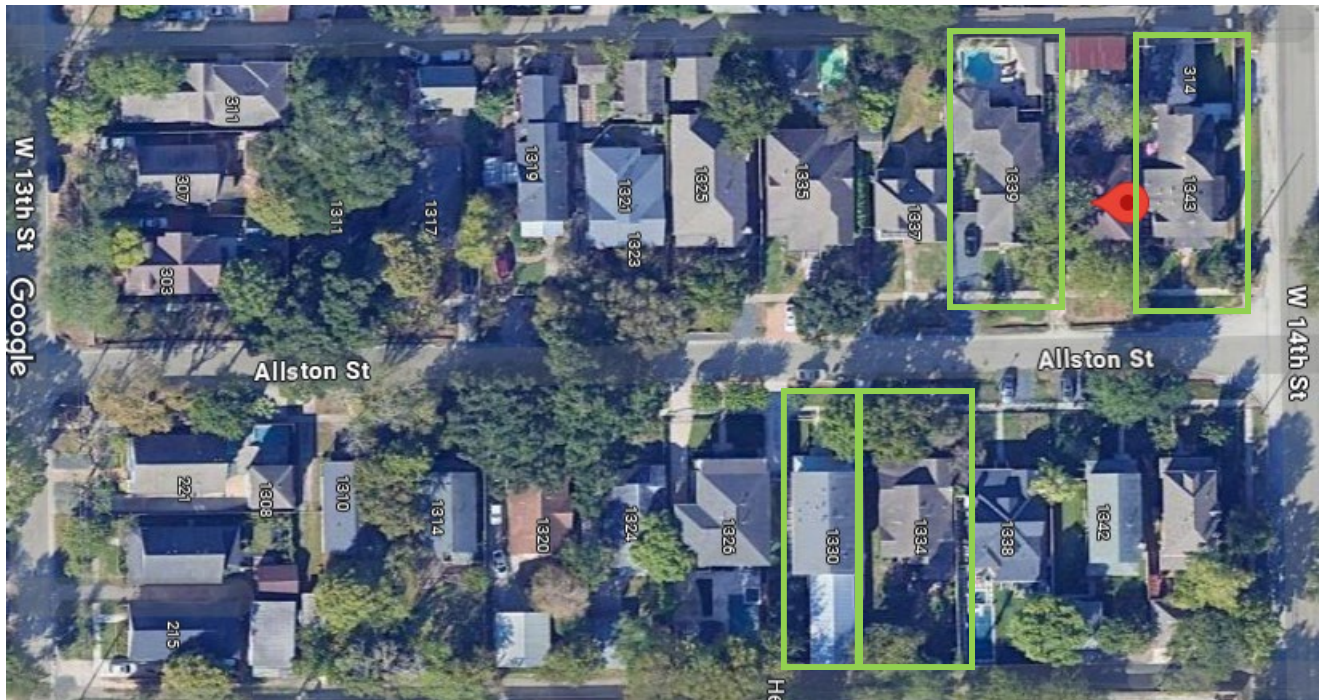
BLA DATE UNKNOWN

Form 381

BUILDING ASSESSMENT
Houston, Texas

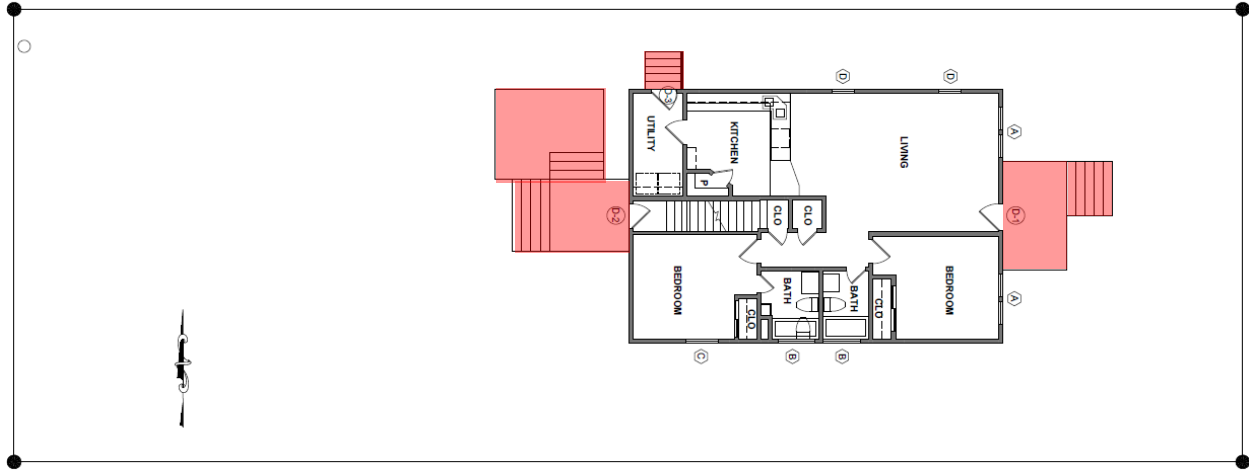
Map No. 49 Permit No. 3067
 Vol. 25 Page 169 9/11, 192
 Owner Ed Brown
 No. 1341 Allston Street or Avenue
 Addition Heights
 Block 173 Lot 2
400 sq ft old each
 Size of Building
38 wide 40 deep 2 stories
 Size of Garage
16 wide 36 deep 1 stories
 With or without basement or cellar.
 Foundation: Walls or Piers.
 Material: ~~Frame~~, Brick, Veneer, Stucco.
 Outside Trimmings: Plain, Ornamental.
 Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine,
 Plaster.
 Roof: Hip, Gable, Flat.
 Roofing: Slate, Tile, Tin, Shingles, Copper, Composition, Iron,
 Tar and Gravel, Paper, Asbestos.
 Heating: Furnace, Steam, Gas, Stoves, Fire Place.
 Plumbing: With or Without Bath Room.
 Permit Value, \$ 4000.00
 No. Sq. Ft. _____ Per Sq. Ft. _____
 No. Sq. Ft. _____ Per Sq. Ft. _____
 No. Sq. Ft. 2240 Per Sq. Ft. 90
11/24/4 total
 Assessed Value of Building, \$ 2000
 Rendered in name of Mrs. Lena Guerrero

CONTEXT AREA

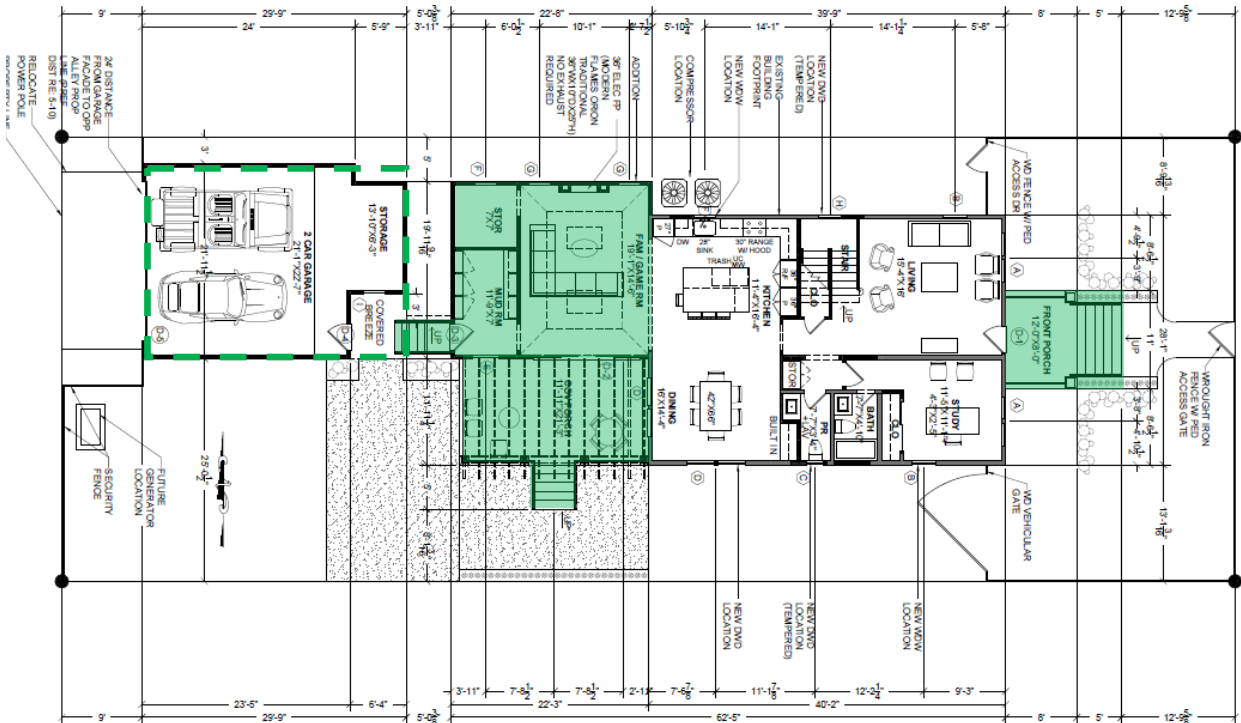


SITE PLAN

EXISTING

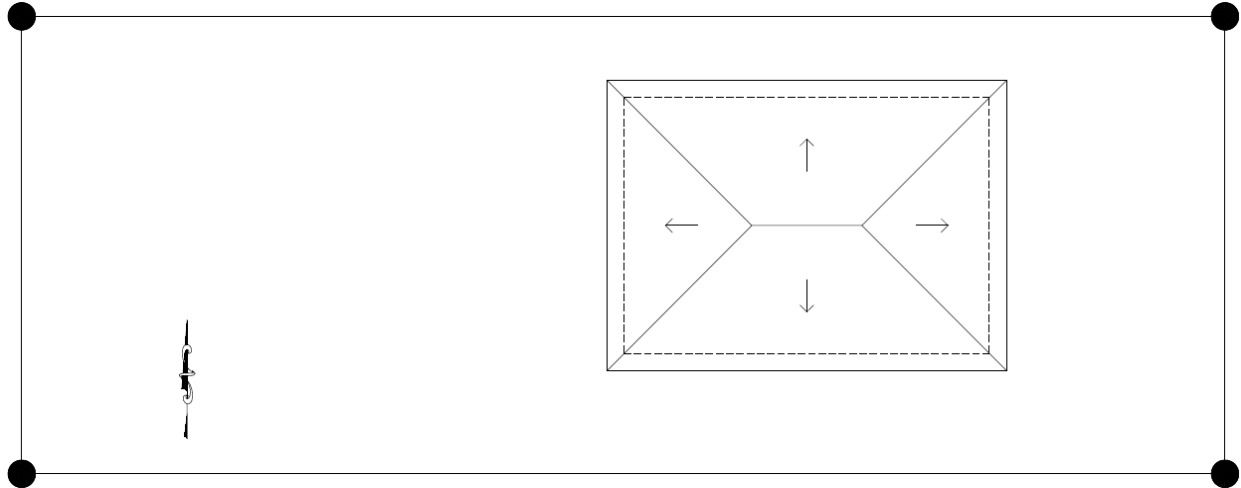


PROPOSED

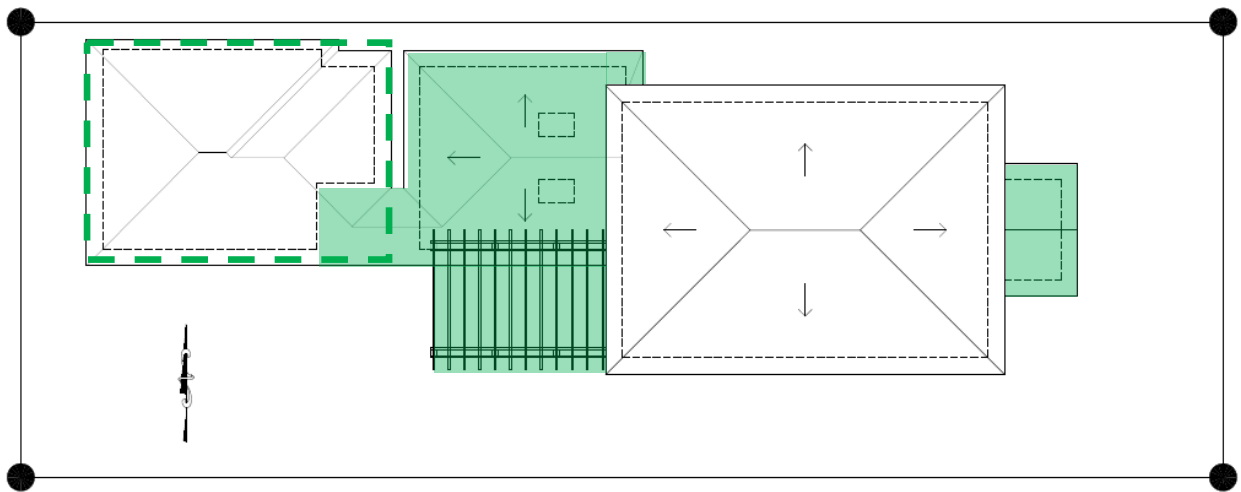


ROOF PLAN

EXISTING

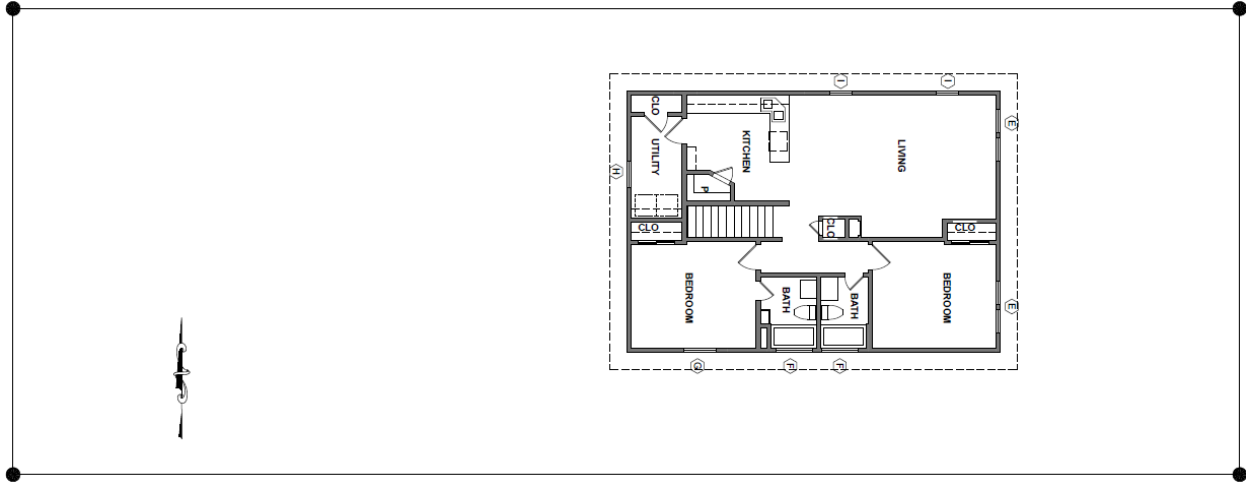


PROPOSED

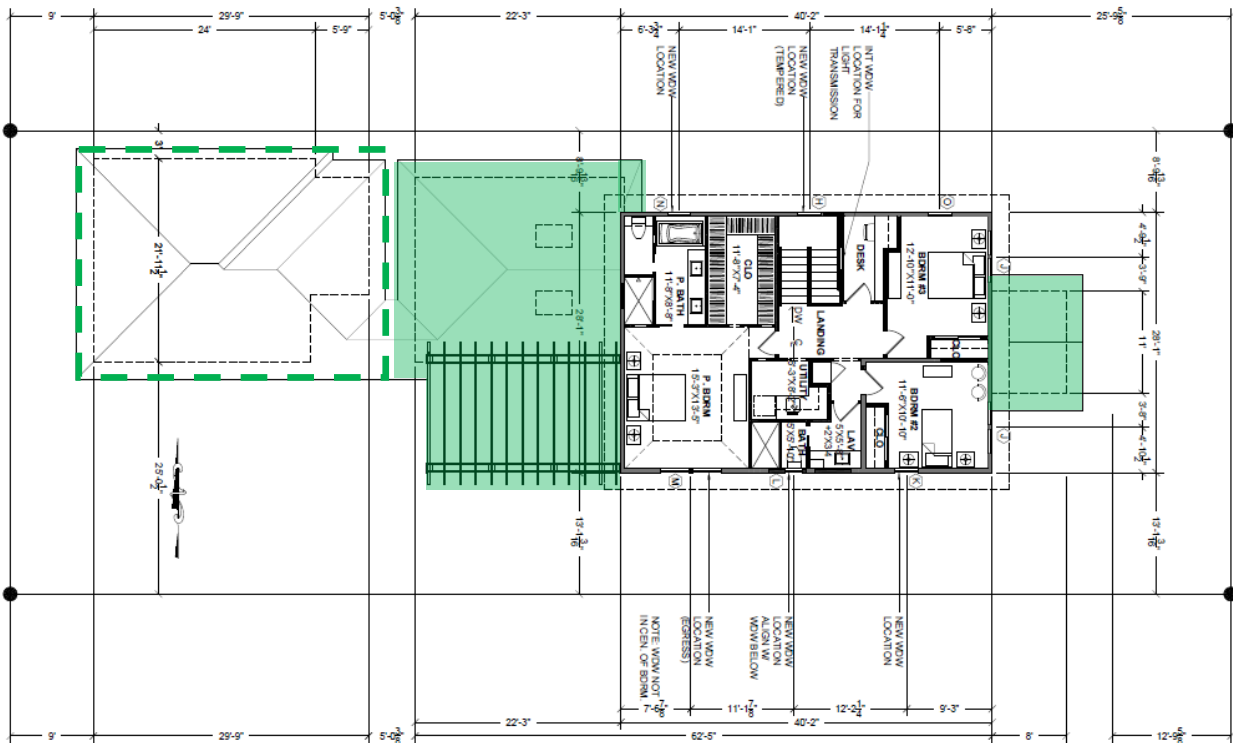


SECOND FLOOR PLAN

EXISTING

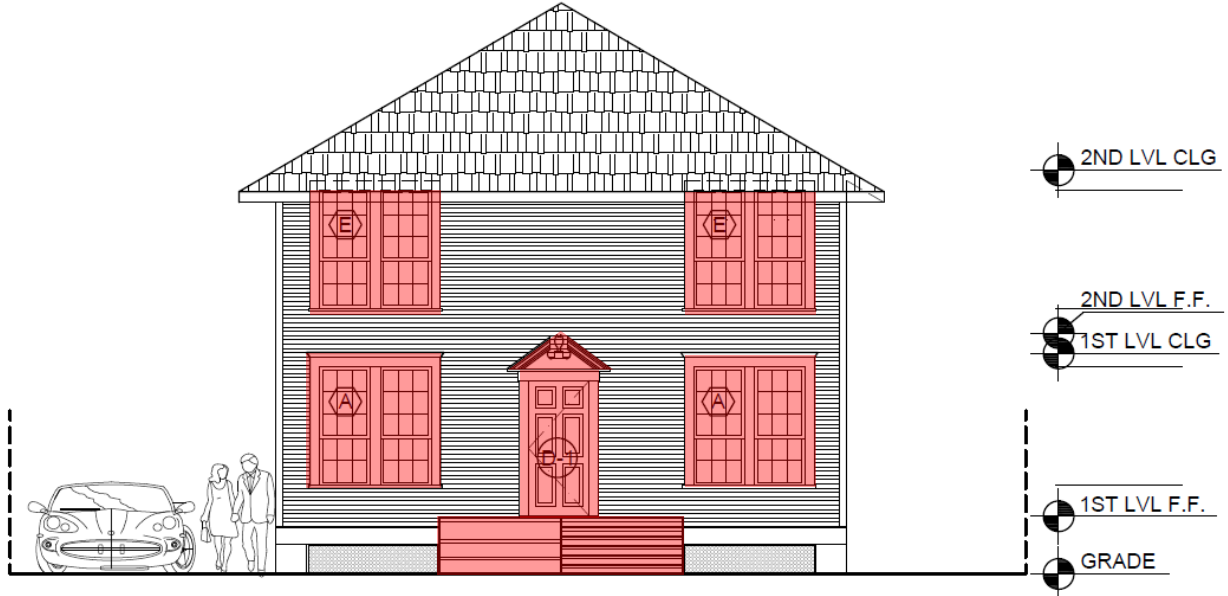


PROPOSED



EAST (FRONT) ELEVATION

EXISTING

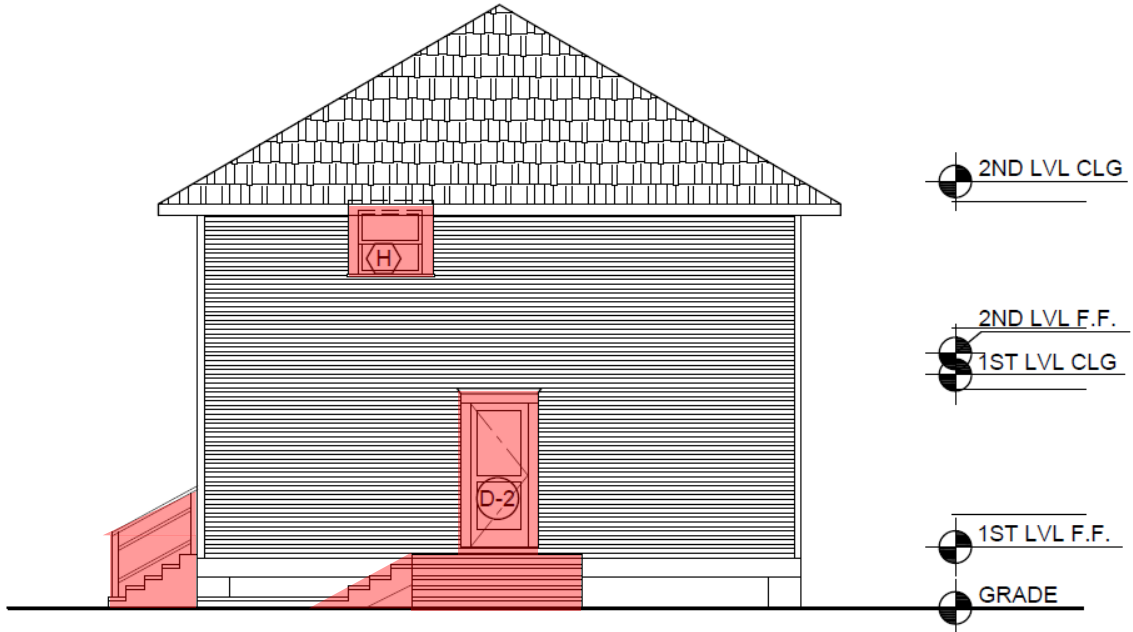


PROPOSED

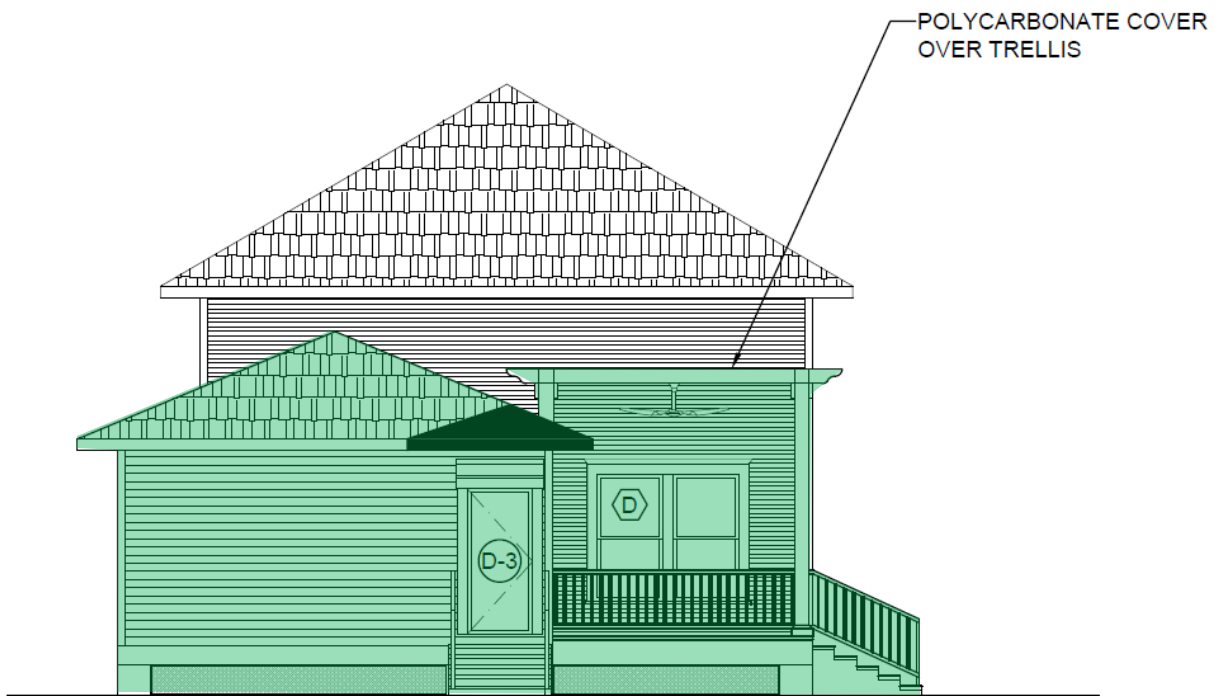


WEST (REAR) ELEVATION

EXISTING

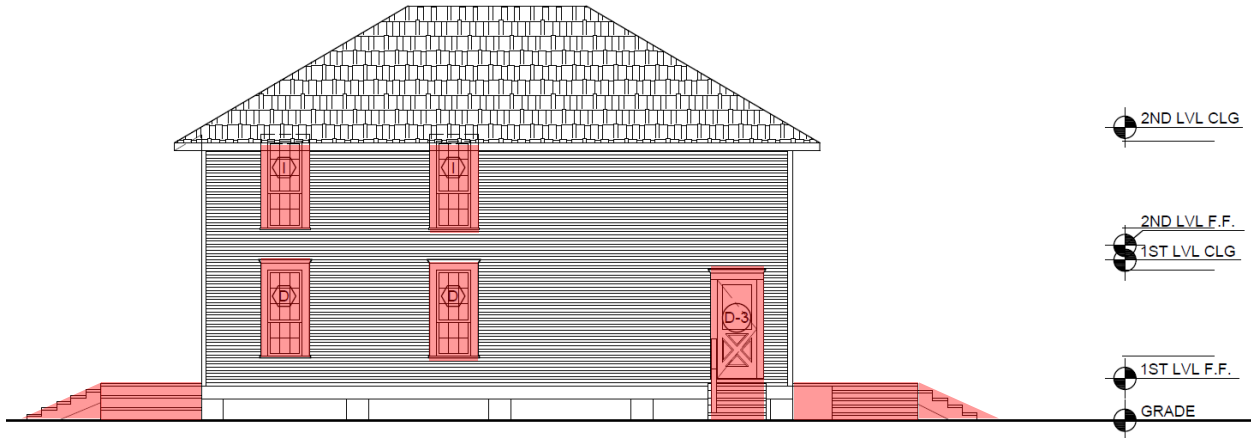


PROPOSED



NORTH (RIGHT) ELEVATION

EXISTING

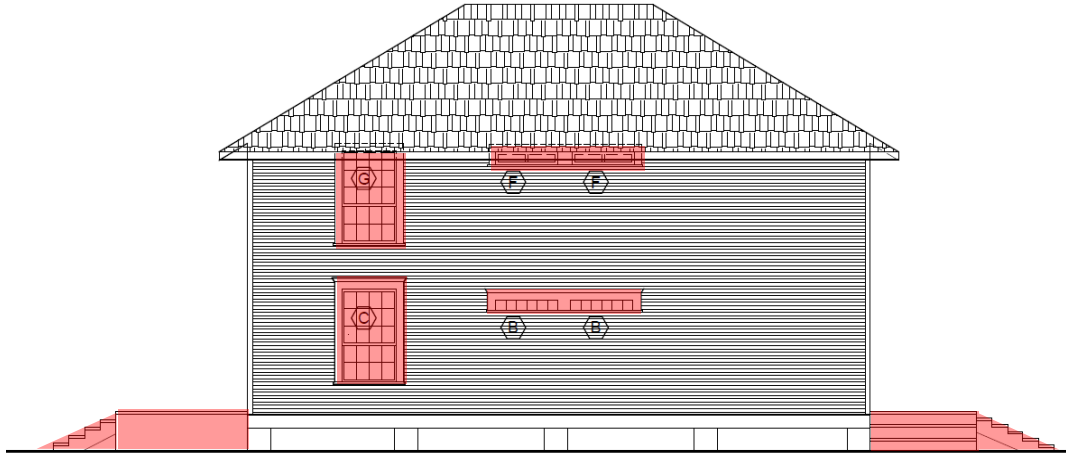


PROPOSED



SOUTH (LEFT) ELEVATION

EXISTING



PROPOSED



WINDOW WORKSHEET

SHEET 1 OF 2

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain	
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>	
Proposed A	A	Aluminum	9/6	DH	2'6"x5'10"	Inset	Replacement	No
	B	Glass Block	0	0	4'x8"	0	Replacement	No
Proposed D	C	Aluminum	12/8	DH	3'6"x5'10"	Inset	Replacement	No
Proposed B	D	Aluminum	9/6	DH	2'4"x5'10"	Inset	Replacement	No
Proposed J	E	Aluminum	9/6	DH	2'6"x5'10"	Inset	Replacement	No
	F	Aluminum	2	Sliding	4'x10"	Inset	Replacement	No
Proposed M	G	Aluminum	12/8	DH	3'6"x5'10"	Inset	Replacement	No
	H	Aluminum	1/1	DH	2'11"x3'0"	Inset	Replacement	No
Proposed O	I	Aluminum	9/6	DH	2'4"x5'10"	Inset	Replacement	No

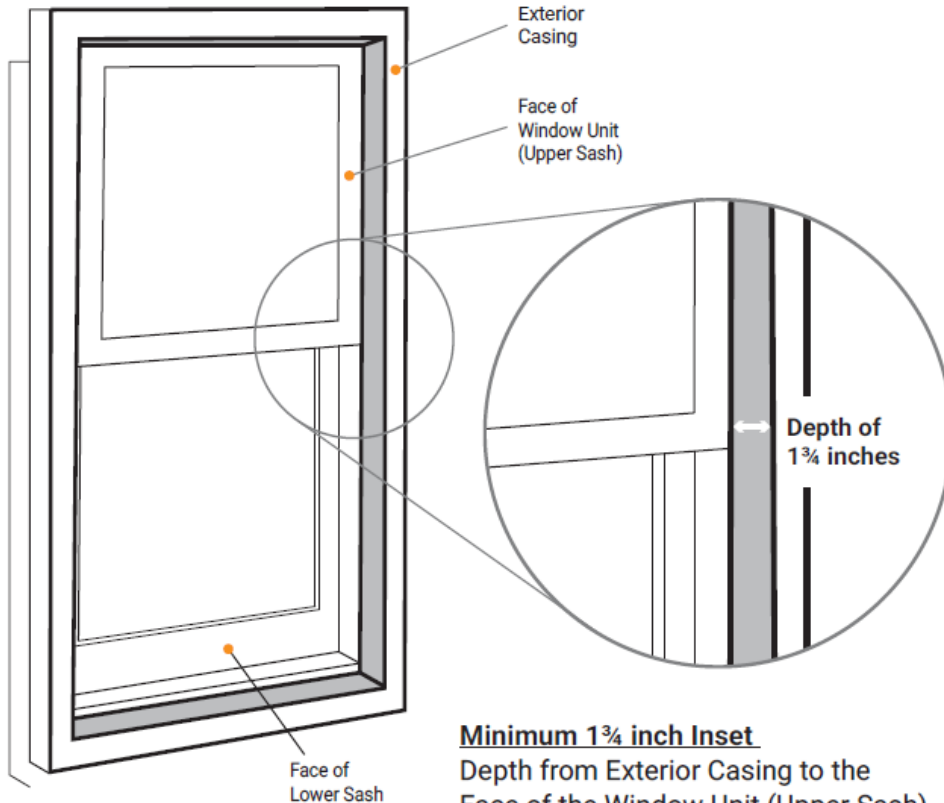
DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
	Replace all windows to meet current building code/egress and historical appropriateness.

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	Wood clad	1/1	DH	2'6"x5'10"	Inset	Jeld Wen Sitrine	
B	Wood clad	1/1	DH	2'4"x5'10"	Inset	Jeld Wen Sitrine	
C	Wood clad	1/1	DH	1'10"x4'	Inset	Jeld Wen Sitrine	
D	Wood clad	1/1	DH	3'6"x5'10"	Inset	Jeld Wen Sitrine	
E	Wood clad	1/1	DH	2'6"x5'8"	Inset	Jeld Wen Sitrine	
F	Wood clad	1/1	DH	2'6"x5'4"	Inset	Jeld Wen Sitrine	
G	Wood clad	1/1	DH	2'6"x5'8"	Inset	Jeld Wen Sitrine	
H	Wood clad	1/1	DH	2'6"x5'8"	Inset	Jeld Wen Sitrine	
I	Wood clad	1/1	DH	2'6"x4'8"	Inset	Jeld Wen Sitrine	

ATTACHMENT A – WINDOW INSET RECESSED DIAGRAM



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