

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 18, 2024

**Applicant:** 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 carport/garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Colonial Revival style residence, constructed circa 1928, and noncontributing detached carport/garage located in the Houston Heights West Historic District.

**Proposal:** New Construction – Garage

Existing detached noncontributing carport/garage to be demolished. New detached one-and-a-half-story, two car garage with storage space and alley access will be built in its place at the rear of the lot. A covered unconditioned breezeway will lead from the primary residence to the new garage and provide shelter from the elements. All new windows are to be wood inset and recessed (see Attachment A).

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

**Civic Association:** No comment received.

<p><b>Recommendation:</b> -</p> <p><b>HAHC Action:</b> -</p>
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**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:
  - (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
  - (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

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%)

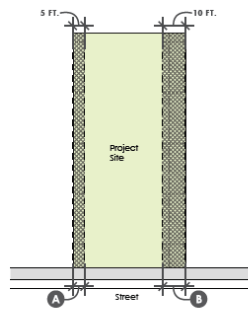
Existing Lot Size: 6,600  
 Max. Allowed: 2,640  
 Proposed Lot Coverage: 1,654  
 Remaining Amount: 986

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 Setbacks (Addition and New Construction)

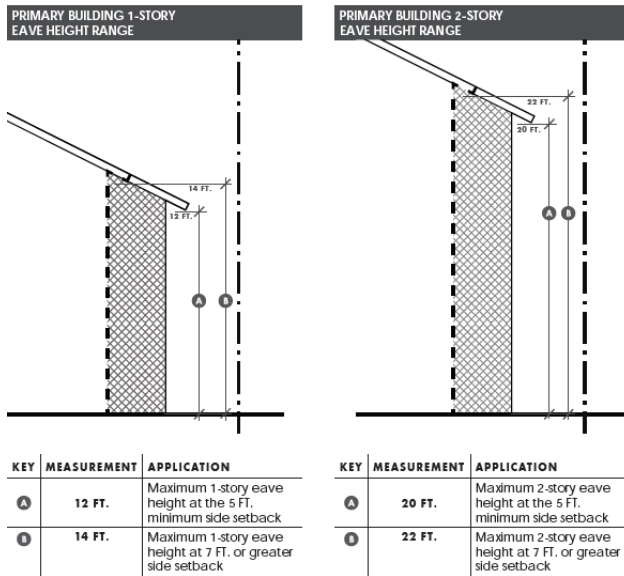


Note: This diagram shows just one example of a side setback configuration.

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
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	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
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (north): 3' – 0" and 5' – 0"  
 Proposed side setback (south): 25' – ½"  
 Cumulative side setback: 19'-16 7/16"

Eave Height (Addition and New Construction)



Proposed eave height: 11' – 3"

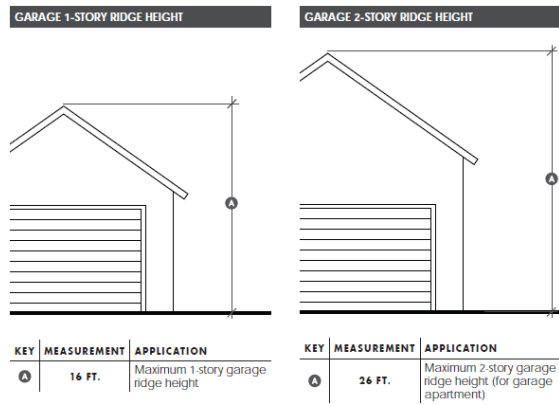
Rear Setbacks (Addition and New Construction)

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.

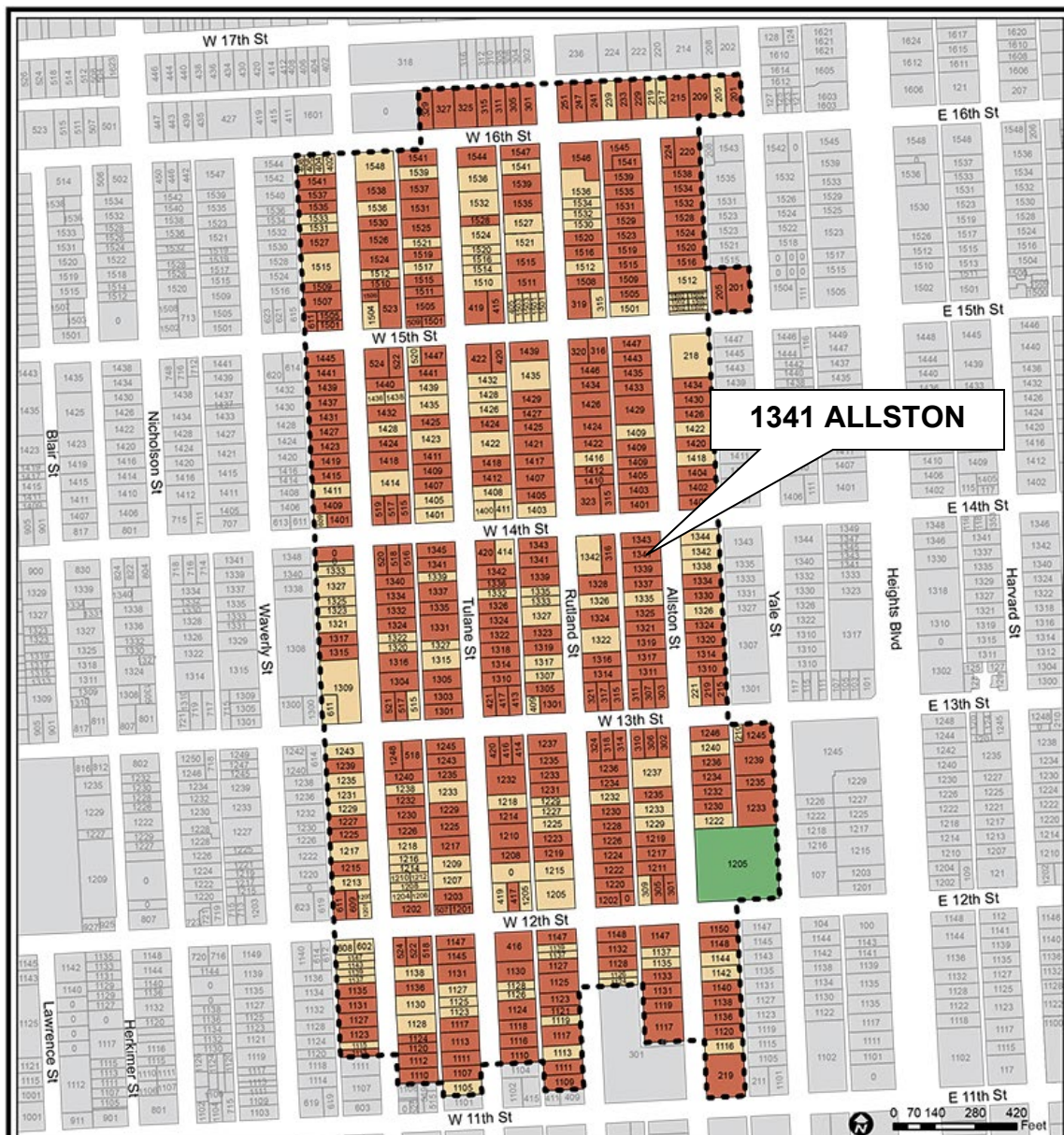
Proposed rear setback: 9' (24' distance from garage to opposing alley property line).

Detached Garage Ridge Height (New Construction)



Proposed ridge height: 16'- 8" (one-and-a-half stories and match main house).

DISTRICT MAP



1341 ALLSTON

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

SOUTHEAST (FRONT/LEFT CORNER) ELEVATION



EAST (FRONT) ELEVATION



EAST (FRONT) ELEVATION – CLOSE UP



EAST (FRONT) ELEVATION – CLOSE UP



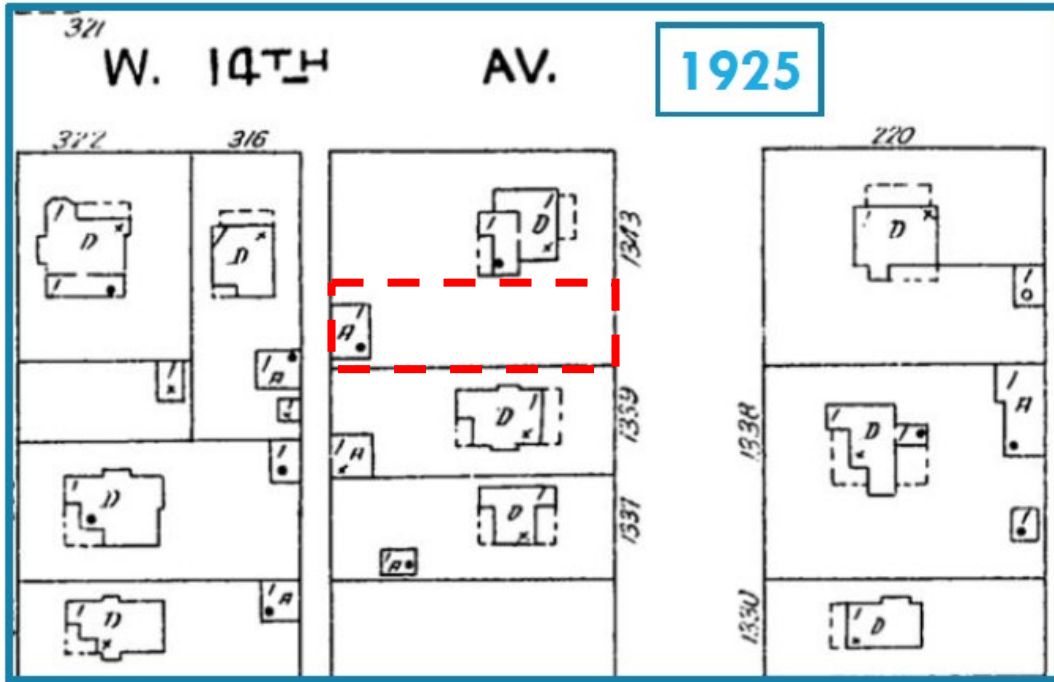
WEST (REAR) ELEVATION



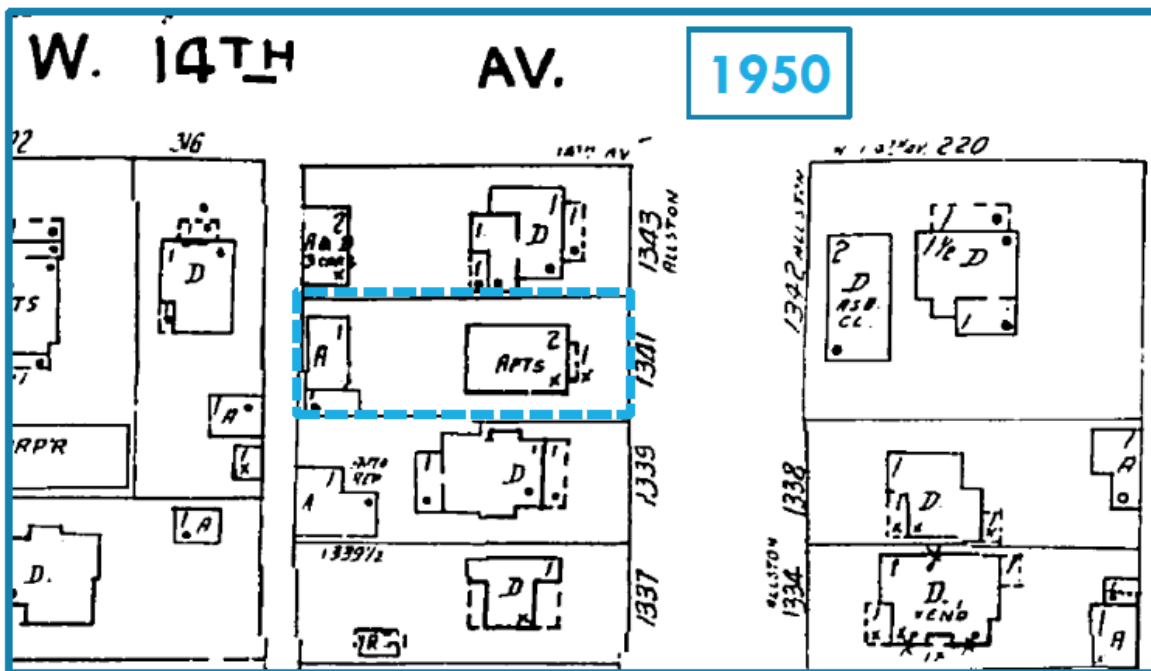


HISTORIC DOCUMENTATION

1924-25 SANBORN – NOT YET CONSTRUCTED



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



1967-1968 BLA

**HARRIS COUNTY BUILDING ASSESSMENT**  
City of Houston, Texas

Map No. 9A Sect. No. 49-40-0-2  
 Permit No. RV Date 11-17-67  
 Owner Engelhardt, V.W.  
 Street No. 1341 Allston  
 Addition Hon. H Section  
 Lot No. 2 Block No. 173

Roof	Roof Type	Interior	Exterior Features
<input checked="" type="checkbox"/> Single Family	Gable	Car & Paper	Finished Attic
<input type="checkbox"/> Duplex	Hip	Electrics	Basement
<input type="checkbox"/> Storage Apt.		Wood Panels	CANPORE

FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	Comp. Shingles	3 No. Bedrooms	
Concr. Tills.	Tar & Gravel	4 No. Baths	DRYBRIDGE

EXTERIOR WALLS	FLOORING	4 1/2" tile	Roof
Brick Veneer	Tile	HEATING & COOLING	G.T.
Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
Lumber	Asphalt Tile	NONE	247
Shakes	Wool Carpets	No. Fireplaces	11 Ceiling
		None	12 Doors

CLASS 2 (Base Unit \$ 440)  
 A/C C/H \$ 00  
 Total Unit \$ 440

EXISTING ASSIGNMENTS ON BLOCK BOOK  
 Add - Assmt. \$ 760  
 IMPR. - Assmt. \$ 4000  
 MARKET VALUE \$

Inspected in name of  
*Brml*

W 14  
L 4  
11-21-72  
POSTED  
11-20  
1968  
H.P. INV.

W 18

SEQUENCE NO.	VOL.	Pg.	SUB.	ITEM
0793895000	90	164		2
-480 <i>re-val</i> <i>1968 Assmt VALUE 1250</i> NEW OWNER <u>ENGELHARDT VIRGINIA W.</u>				

**EXISTING APPRAISALS, if any -**  
 100% Value - without depreciation- \$  
 Dep. - % Pa. % Pa. % Pa. \$ No. \$  
 NEW APPRAISALS

Area 1	1120	990	440	4930
16, 8	1120	310		3470
Gar	228	120		870
XB	3	400		1200
XIC	3	400		1200
100% Value				11670
Less 45% Dep				5250
Net 100% Value				6420

Appraiser's name & date  
*ABC 11-17-67*

TOTAL VALUE \$ 6420

FOR 1968 Pa. \$ 2570 = city  
 55% 3414 = school

*00. 20% = 1250*

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. Shng	CARPORT
Stone V	Terrazzo	Tar & Gravel	Roof
Asbestos	Vinyl		Floor
Shakes	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  
728°

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

1120	440	4930
1120	210	3470
728	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  
*Copy 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 Hts.</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>		2760	
OWNER <u>Engelhardt, J. J.</u>				Other Bldgs.		75	
ADDRESS <u>1341 Allston St.</u>		TYPE OF PROPERTY <u>2240</u>		OCCUPIED VACANT			
BASEMENT, Whole Part _____		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, _____		Built-in Features _____	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		LIGHTING, Electricity _____	
Weatherboard _____		ROOF CONS., Concrete, Steel, Wood Truss _____		ROOF, Hip, Gable, Mansard, Flat _____		ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____	
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____		PLUMBING, Sewer, Water, Baths _____		ELEVATORS _____		CONDITION, Good, Fair, Bad, Obsolete _____	
PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE		Front x Depth		Unit Value Factor Front Ft. Value - - \$	
				<u>50x132 @ 12</u>		<u>680</u>	
						TOTAL	
				<u>310-1620</u>			

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: Permalite - Rock - Brick Veneer - Frame - Stucco - Concrete Tile - Claytile - Cedar Shakes - Composition - Shingle - Plywood  
 Interior: Sheetrock - Plastered - Planked - Calumet - Plywood - None. 5 x 8  
 Floors: Oak - Plywood - Carpet - Tile - Pine - Asrock - Higgins - Terrazo - 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  
 Chimneys: Dual Temp. Ac-Tons, Attic Ventilation - Central Heat Unit - Gas Stoves - None  
 Electrical Equipment: Part - All - Sprinklers  
 Condition: New - Good - Fair - Poor - Obsolete  
 Permit Val. \_\_\_\_\_  
 Year Built \_\_\_\_\_

Remarks: 2240 @ .350 = 5600 @ 25% = 4250  
gar 512 @ .40 = 200 @ 36% = 130  
apx 216 @ .60 = 130 @ 35% = 88

Moved here \_\_\_\_\_ From \_\_\_\_\_ 4410  
 No. Sq. Ft. 3.5 sq Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
1958 New Assessed Value of Building 1760  
Engelhardt, J. J.

BLA DATE UNKNOWN

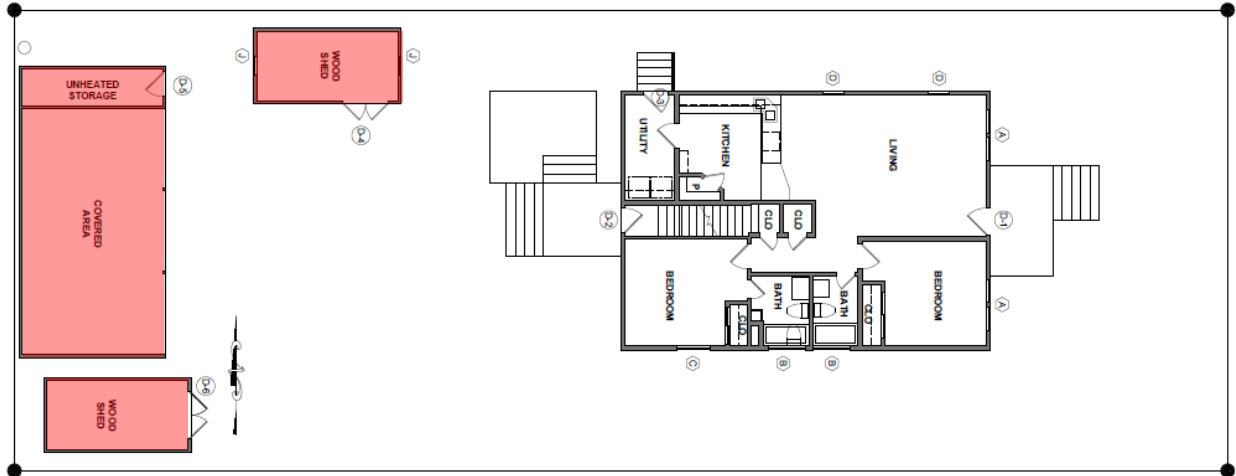
Form 381

**BUILDING ASSESSMENT**  
Houston, Texas

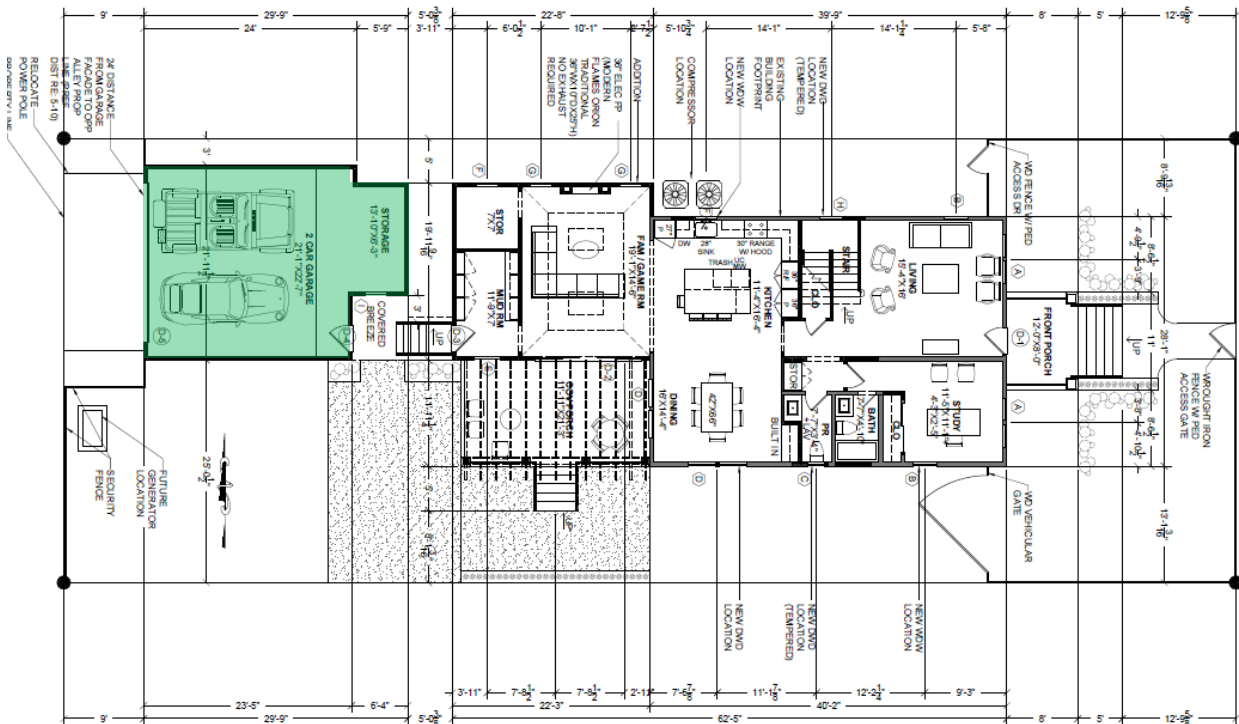
Map No. 49 Permit No. 3067  
 Vol. 25 Page 169 9/11, 192  
 Owner Ed Brown  
 No. 1341 Allston Street or Avenue  
 Addition Heights  
 Block 173 Lot 2  
400 sqm old each  
 Size of Building  
38 wide 40 deep 2 stories  
 Size of Garage  
16 wide 36 deep 1 stories  
 With or without basement or cellar.  
 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, Shingle, 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  
11/24/40 total  
 Assessed Value of Building, \$ 2000  
 Rendered in name of for 29  
Mrs. Lena Guerrero

SITE PLAN

EXISTING

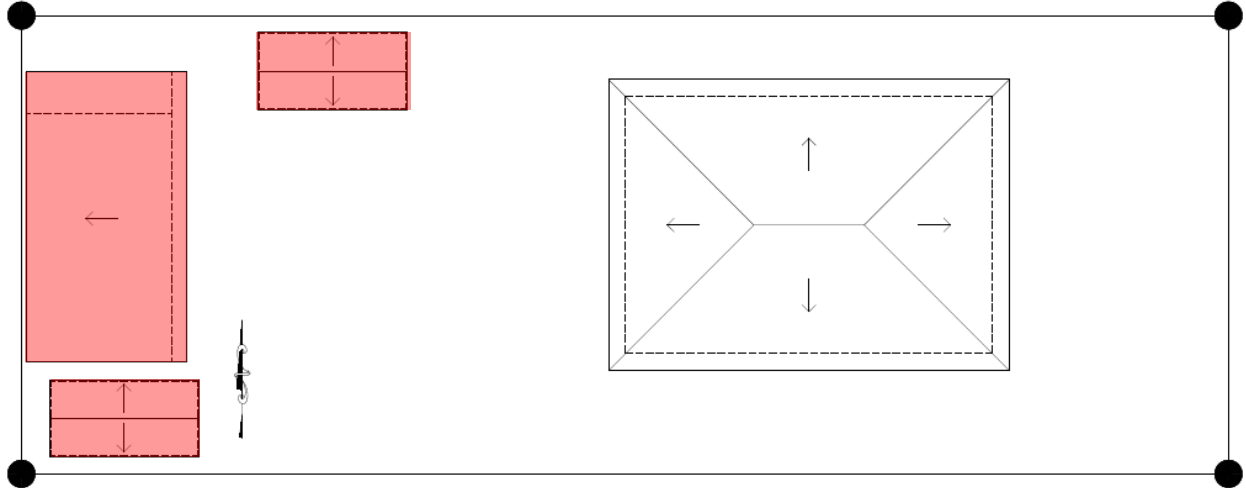


PROPOSED

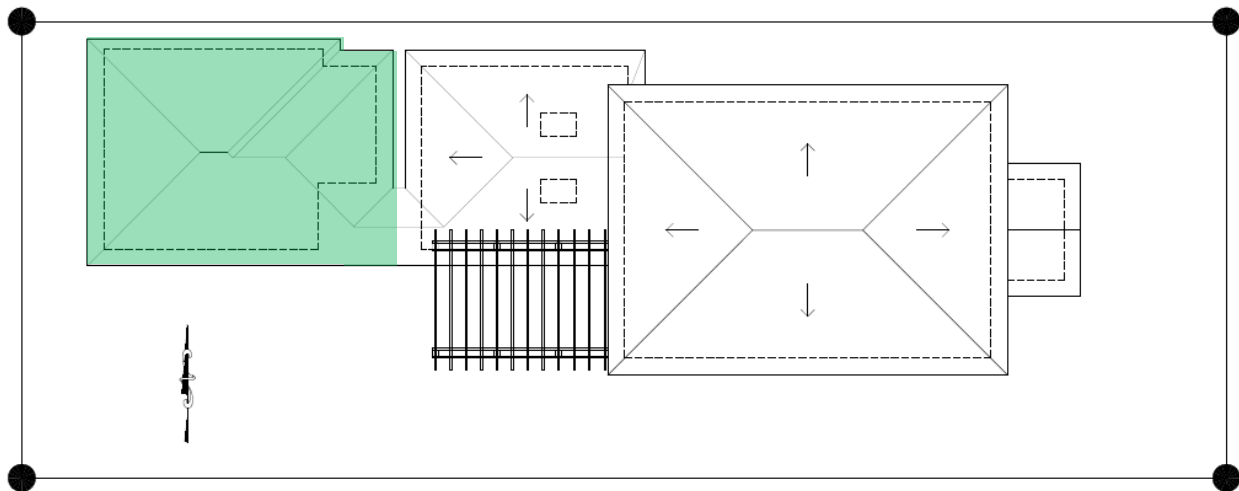


ROOF PLAN

EXISTING

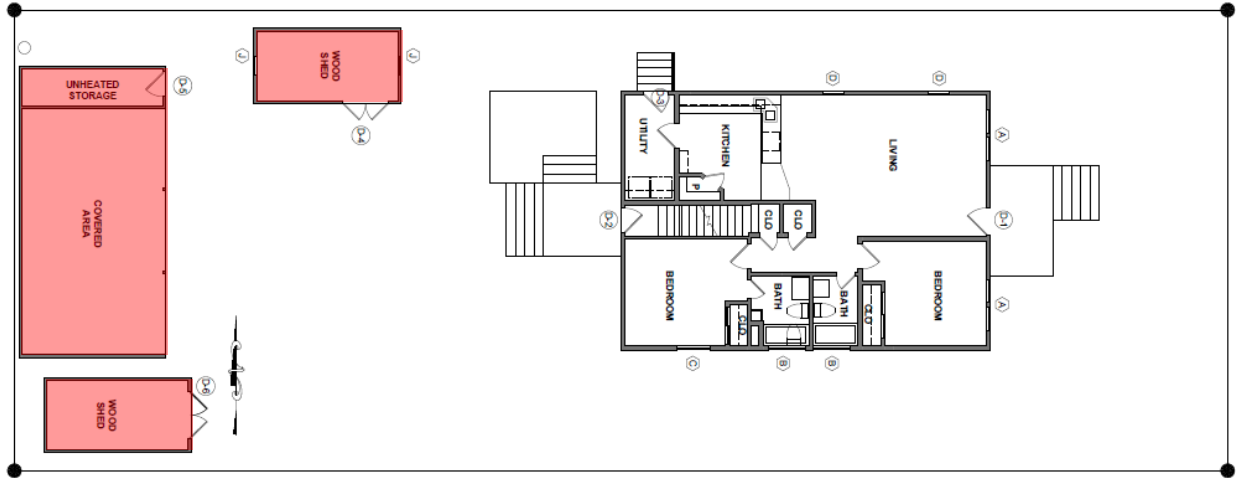


PROPOSED

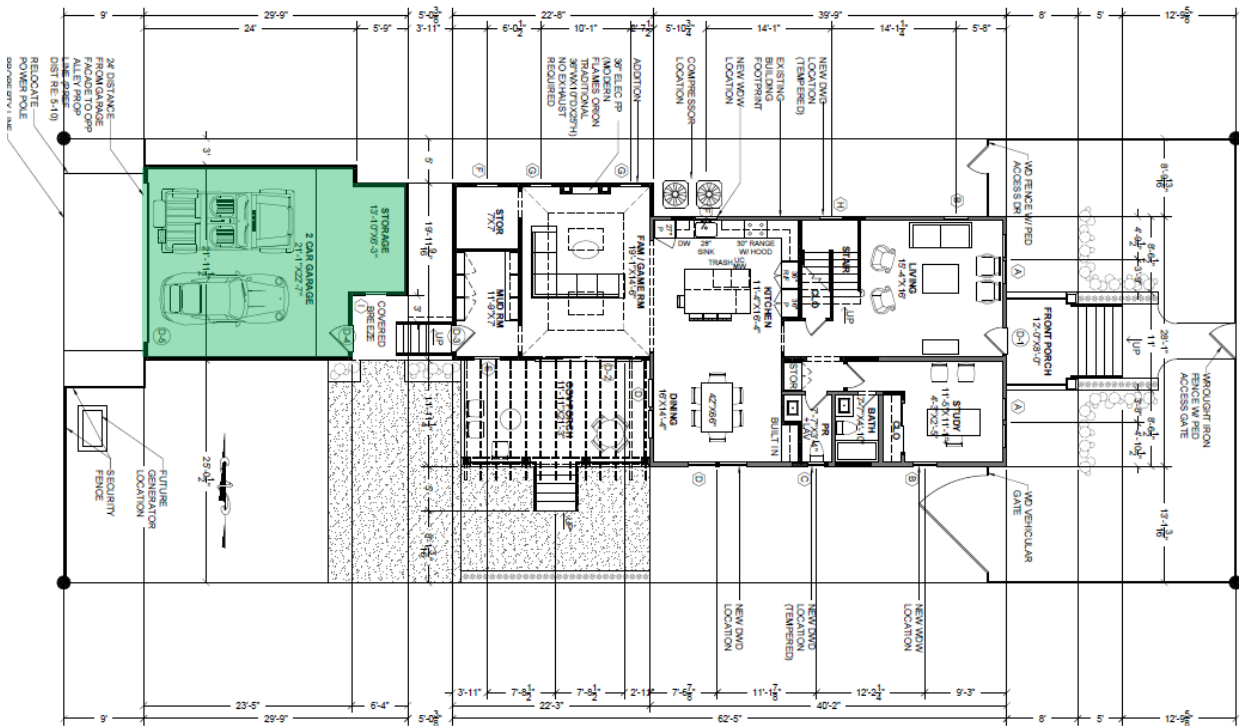


FIRST FLOOR PLAN

EXISTING



PROPOSED



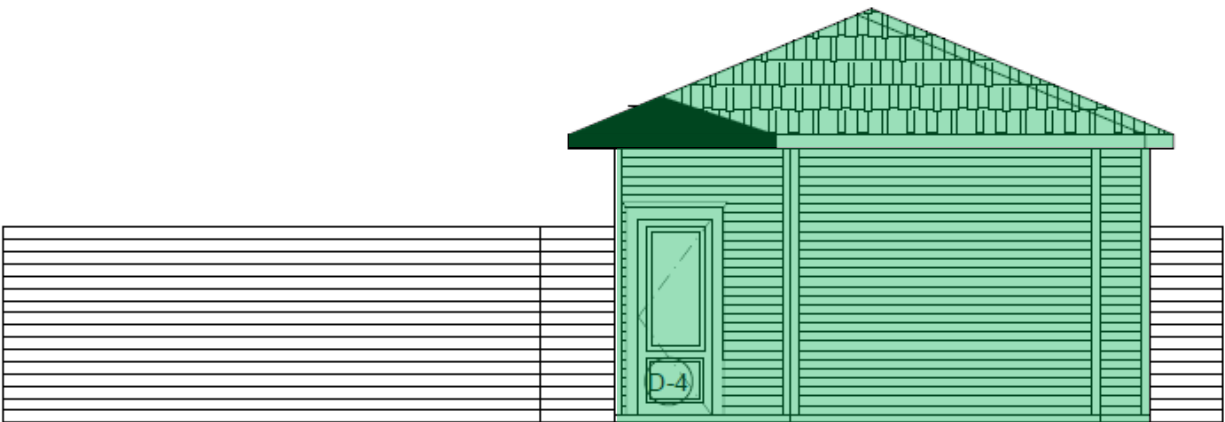


**EAST (FRONT) ELEVATION**

EXISTING

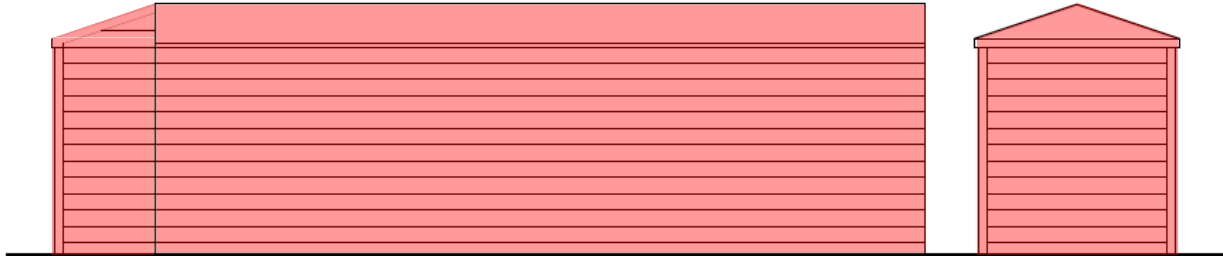


PROPOSED



WEST (REAR) ELEVATION

EXISTING



PROPOSED



NORTH (RIGHT) ELEVATION

EXISTING



PROPOSED



**SOUTH (LEFT) ELEVATION**

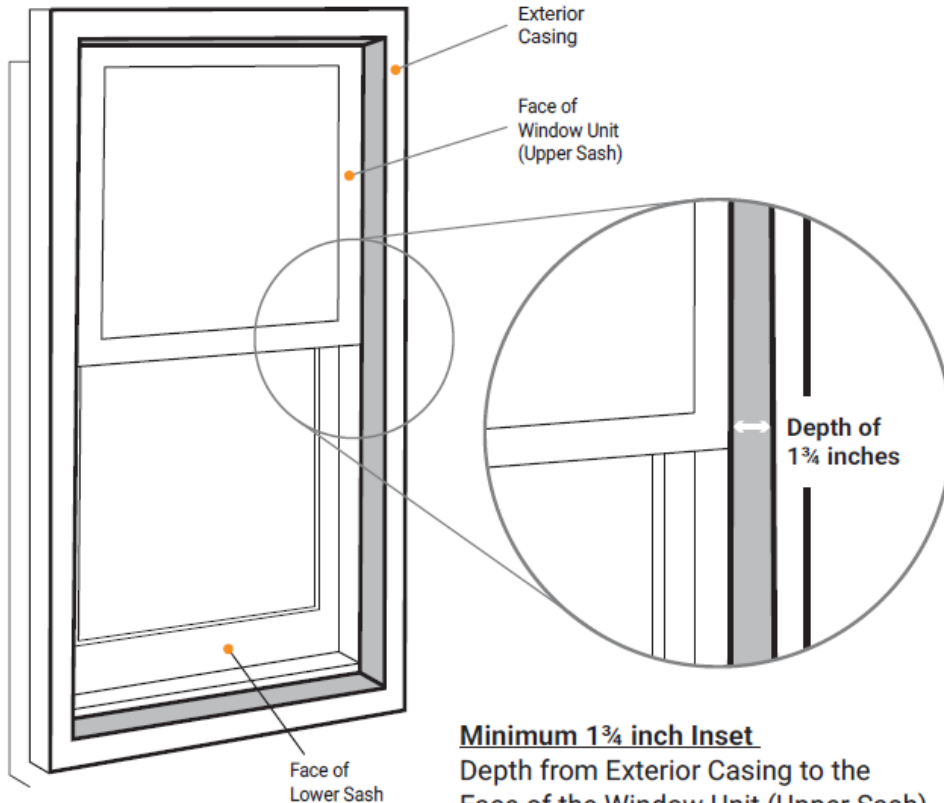
EXISTING



PROPOSED



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](mailto:historicpreservation@houstontx.gov)