



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E8
HPO File #: HP2026_0076

June 18, 2026

310 W 13th St
Houston Heights West

Applicant: Lambert Arcenaux, owner

Property: 310 W 13th Street, TRS 1A & 2A, Block 184, Houston Heights. The property includes a historic 1,169 SF one-story home located on a 4,400 square foot (44' x 100') interior lot.

Significance: Contributing Queen Anne cottage single-family residence, constructed in 1915, located in the Houston Heights West Historic District.

Proposal: Alteration – Addition

The applicant proposes to demolish the enclosed rear porch and the non-contributing detached garage to construct a two-story 684 SF camelback addition with an attached one-story garage (155 SF first floor, 529 SF second floor).

The proposal is as follows:

- Siding: 2-1/4" siding
- Ridge height: 26'-9"
- Eave height: 21'-4"
- Roof: to match existing
- Windows: removal of two existing windows with new, Jeld-Wen wood windows
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: 8 letters of support received. See Attachment B.

Civic Association: No comment received.

Recommendation: Approval with conditions: that the original corner on the east elevation be maintained with an inset of 2' and for the applicant to work with staff regarding the final design.

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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

As currently designed, the proposal does not meet inset requirements. With the approval with conditions, this requirement will be satisfied and therefore, the Heights Design Guidelines will be met.



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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: 4,400

Max. Allowed: 1,936

Proposed Lot Coverage: 1,640

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: 4,400

Max. FAR Allowed: 2,112

Proposed FAR: 2,112



ITEM E8
HPO File #: HP2026_0076

June 18, 2026

310 W 13th St
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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

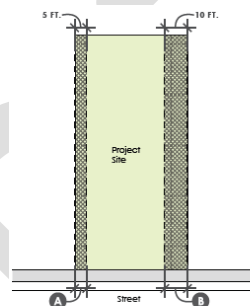
Side Wall Length: 79'

Inset on East side: 2'

*Inset on West side: 0'-0"

*Will be meet requirements with the approval with conditions.

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 (East): 6'-11"

Proposed side setback (West): 8'-4"

Cumulative side setback: 15'-3"

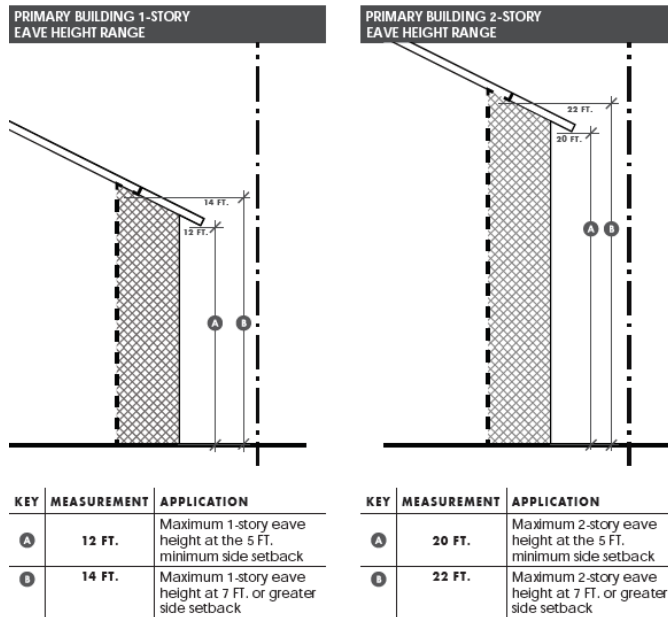


ITEM E8
HPO File #: HP2026_0076

June 18, 2026

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Eave Height (Addition and New Construction)



Proposed eave height: 21'-4"

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: 0'-0"

Proposed first floor plate height: 9'-6"



ITEM E8
HPO File #: HP2026_0076

June 18, 2026

310 W 13th St
Houston Heights West

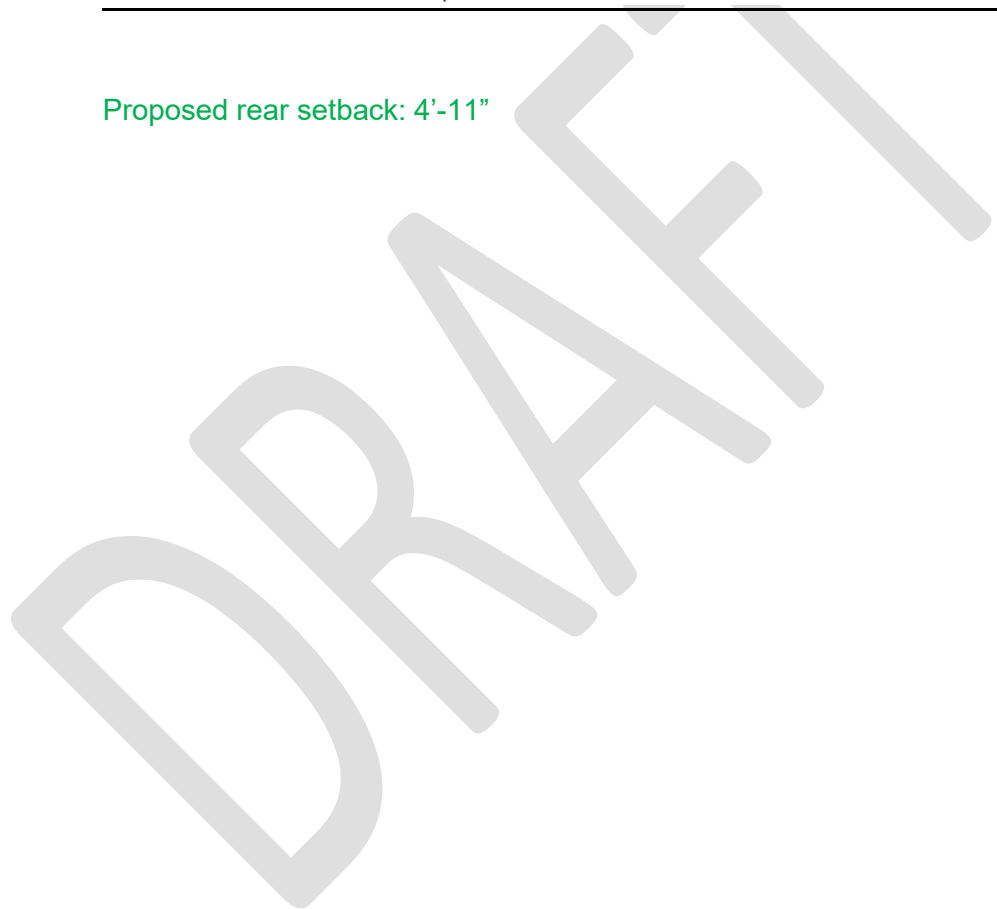
Proposed second floor plate height: 9'

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: 4'-11"





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ITEM E8
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June 18, 2026

310 W 13th St
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DISTRICT MAP



DRAFT



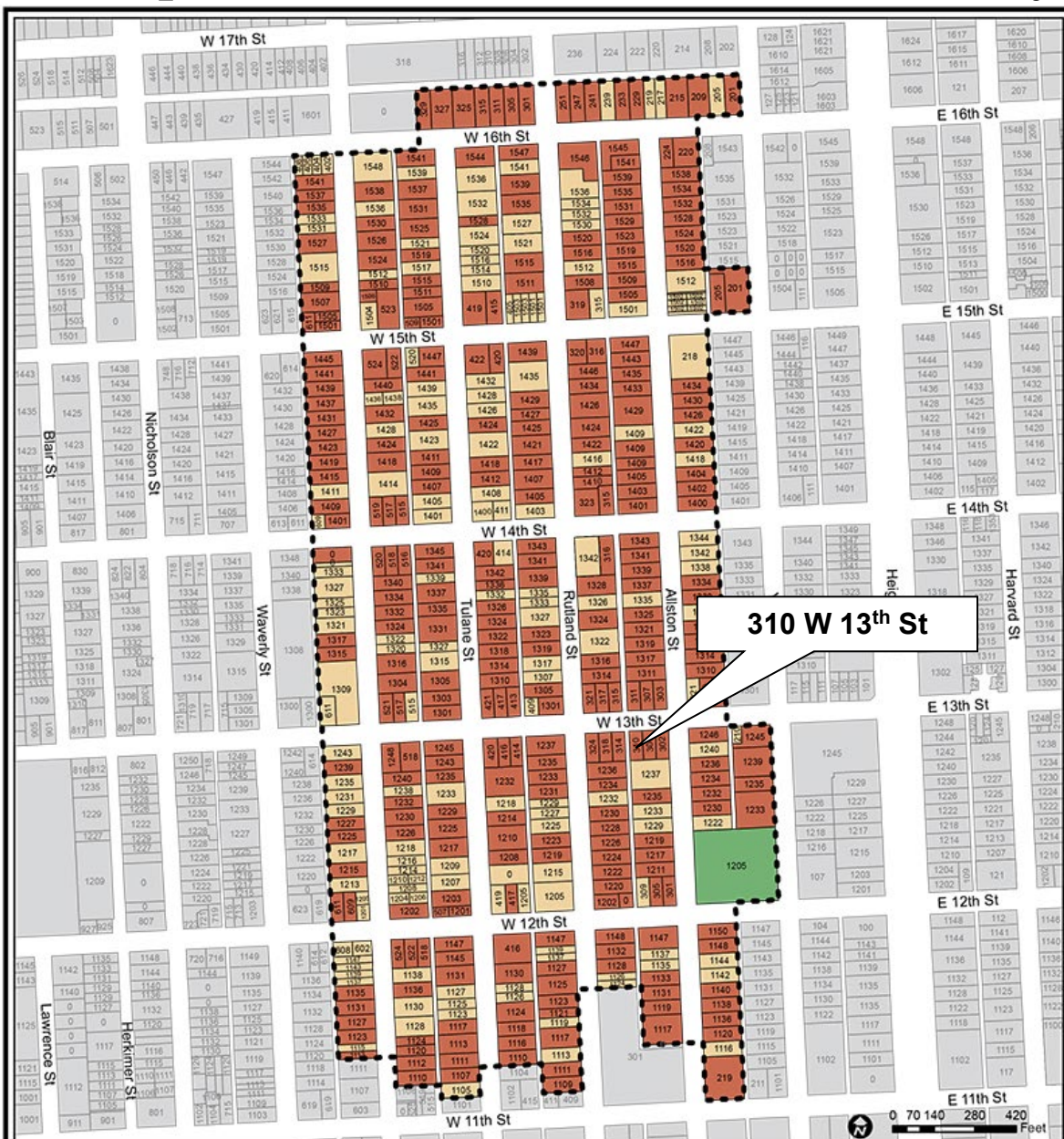
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ITEM E8
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Houston Heights West Historic District

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



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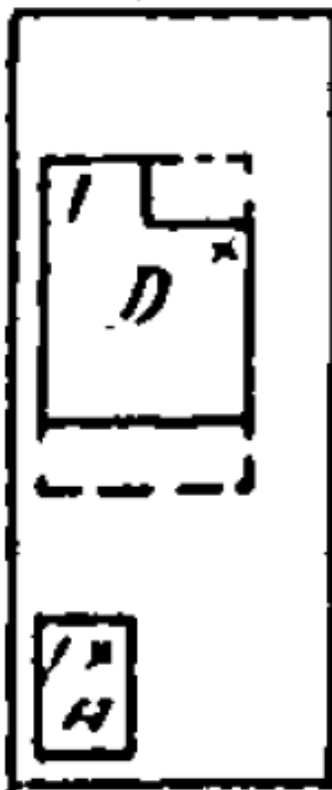
ITEM E8
HPO File #: HP2026_0076

June 18, 2026

310 W 13th St
Houston Heights West

1925 SANBORN

310





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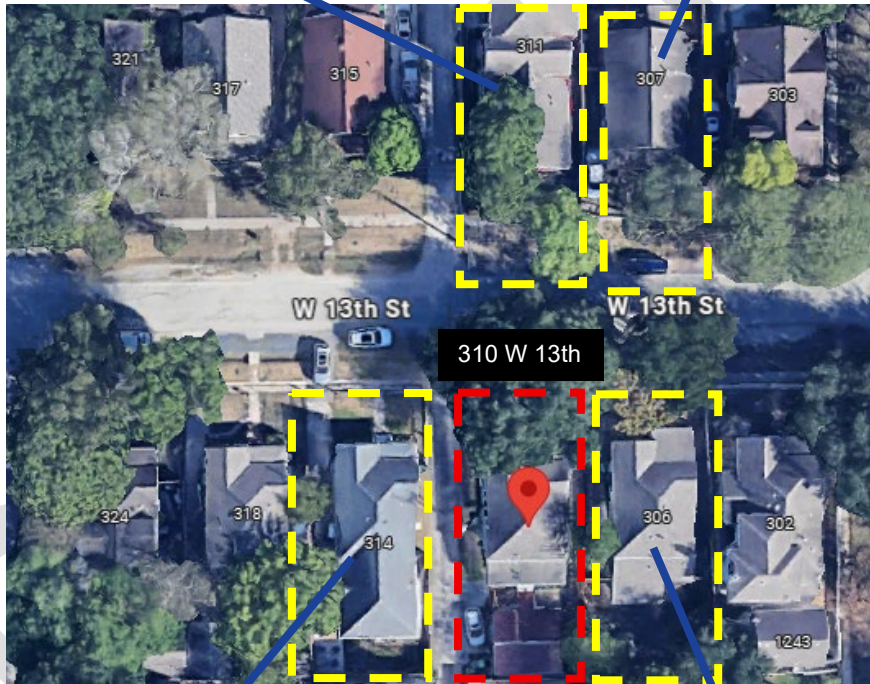
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ITEM E8
HPO File #: HP2026_0076

June 18, 2026

310 W 13th St
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CONTEXT AREA



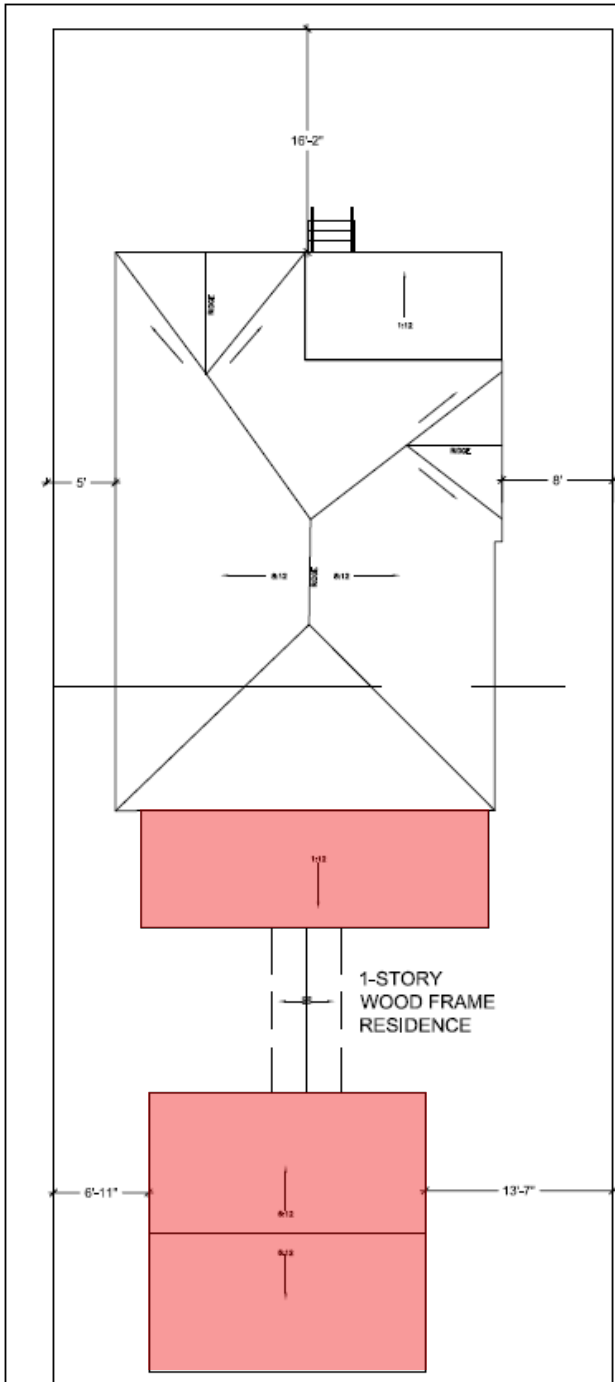


ITEM E8
HPO File #: HP2026_0076

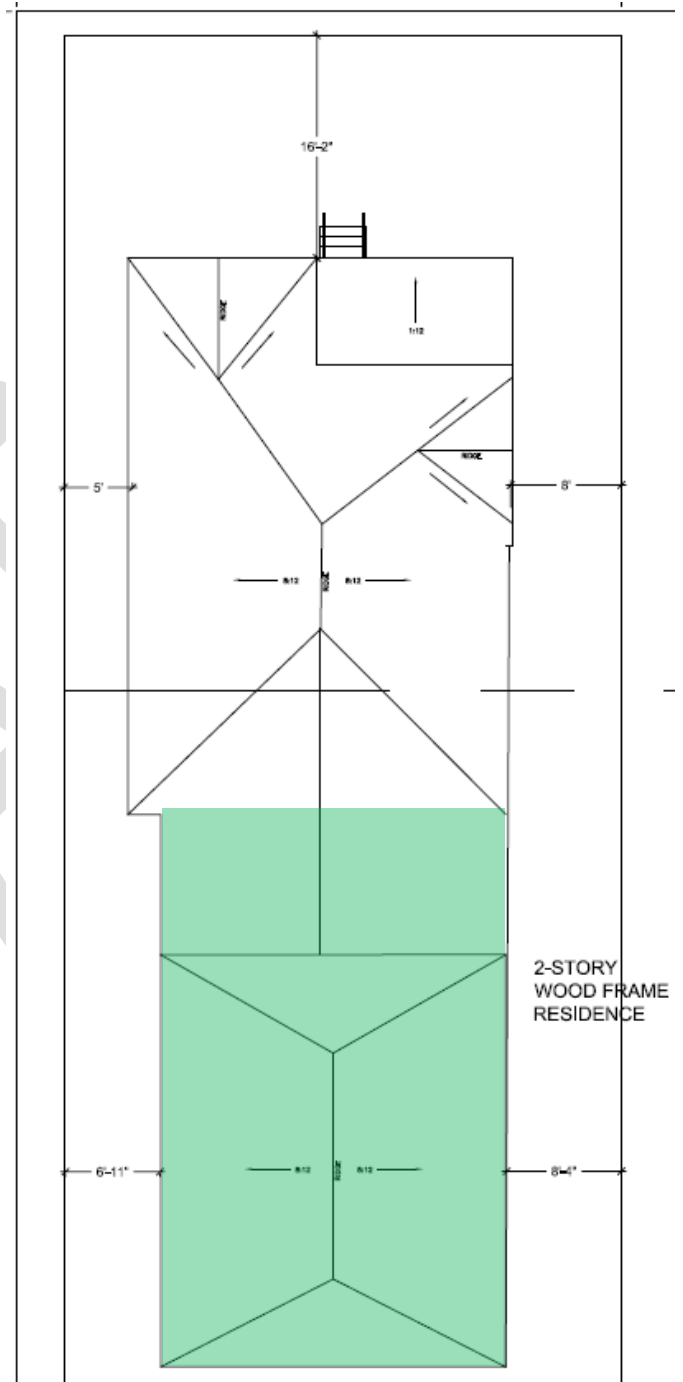
June 18, 2026

310 W 13th St
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SITE PLAN



EXISTING



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ITEM E8
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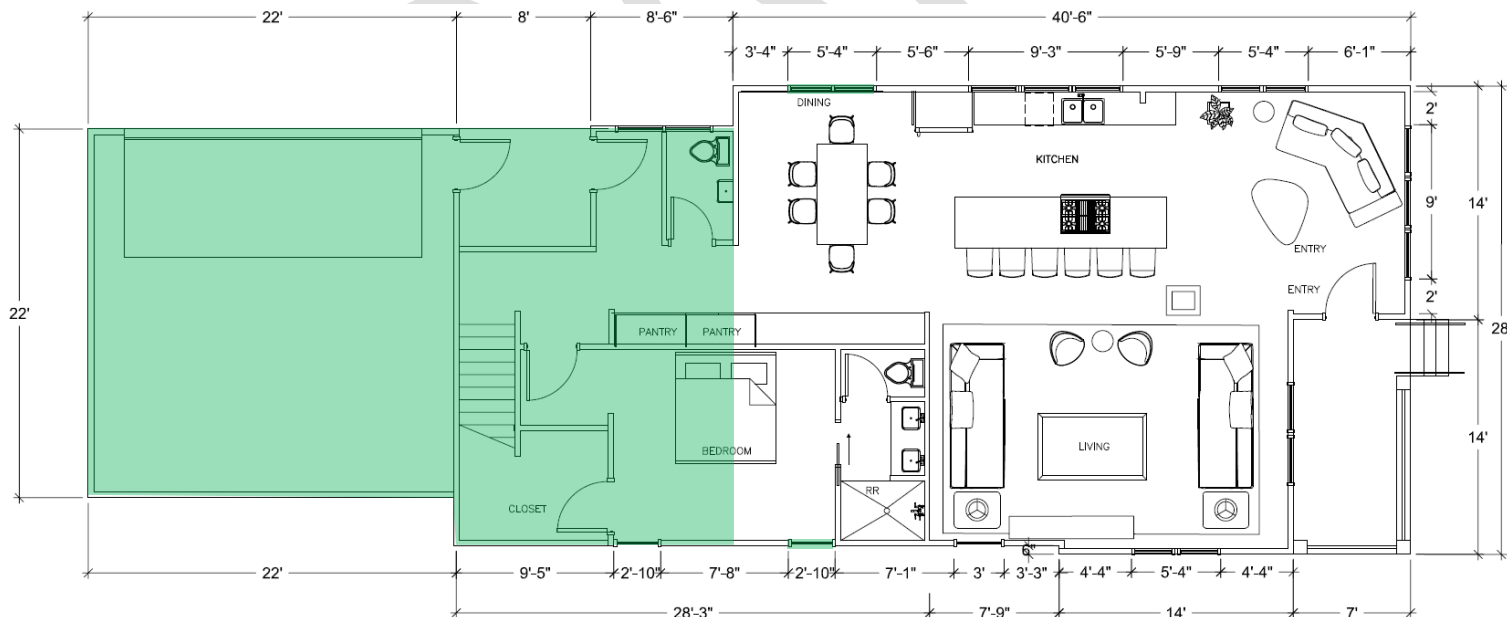
June 18, 2026

310 W 13th St
Houston Heights West

FIRST FLOOR PLAN



EXISTING



PROPOSED

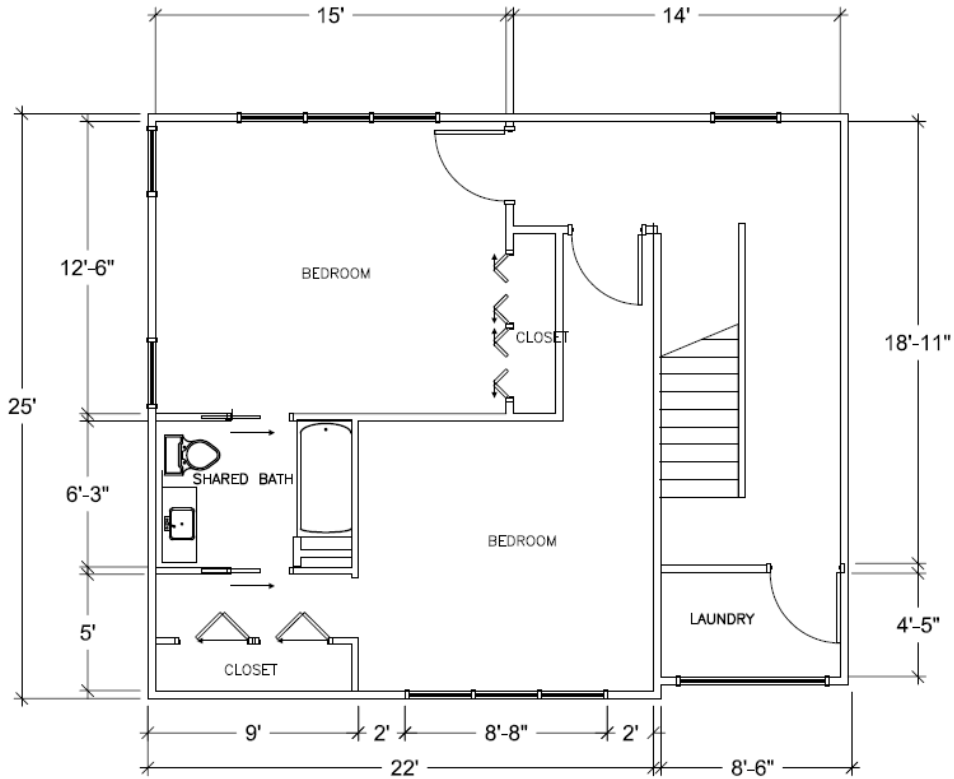


ITEM E8
HPO File #: HP2026_0076

June 18, 2026

310 W 13th St
Houston Heights West

SECOND FLOOR PLAN



PROPOSED



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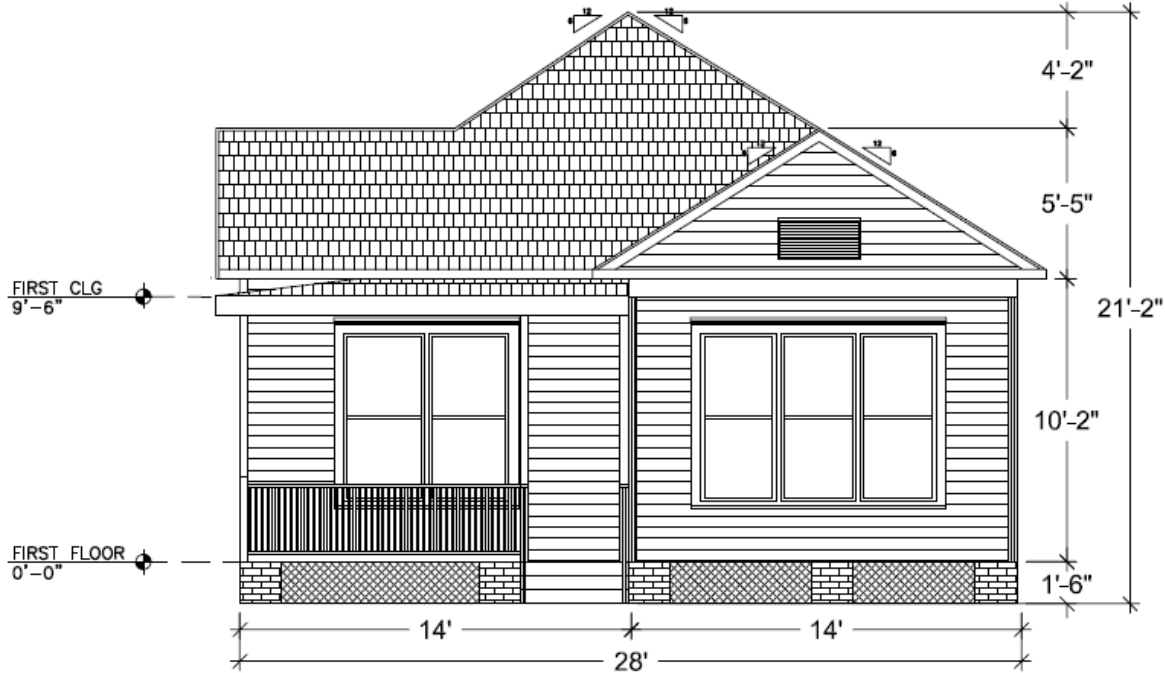
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ITEM E8
HPO File #: HP2026_0076

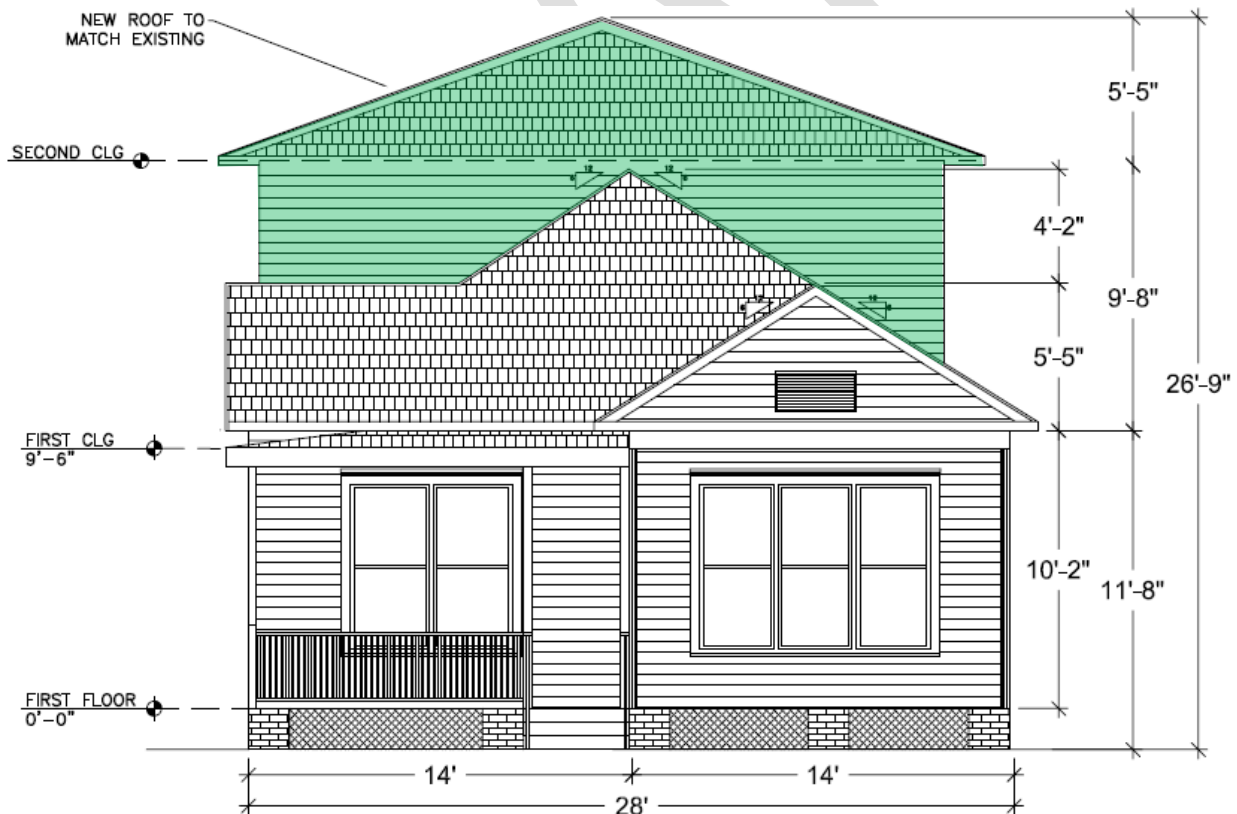
June 18, 2026

310 W 13th St
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FRONT (NORTH) ELEVATIONS



EXISTING



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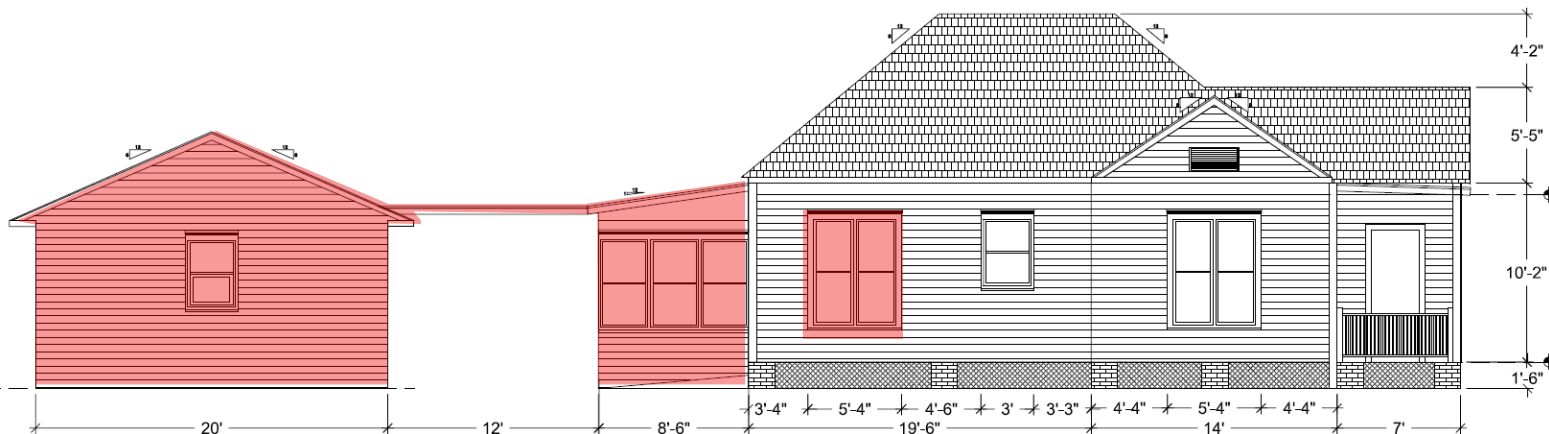
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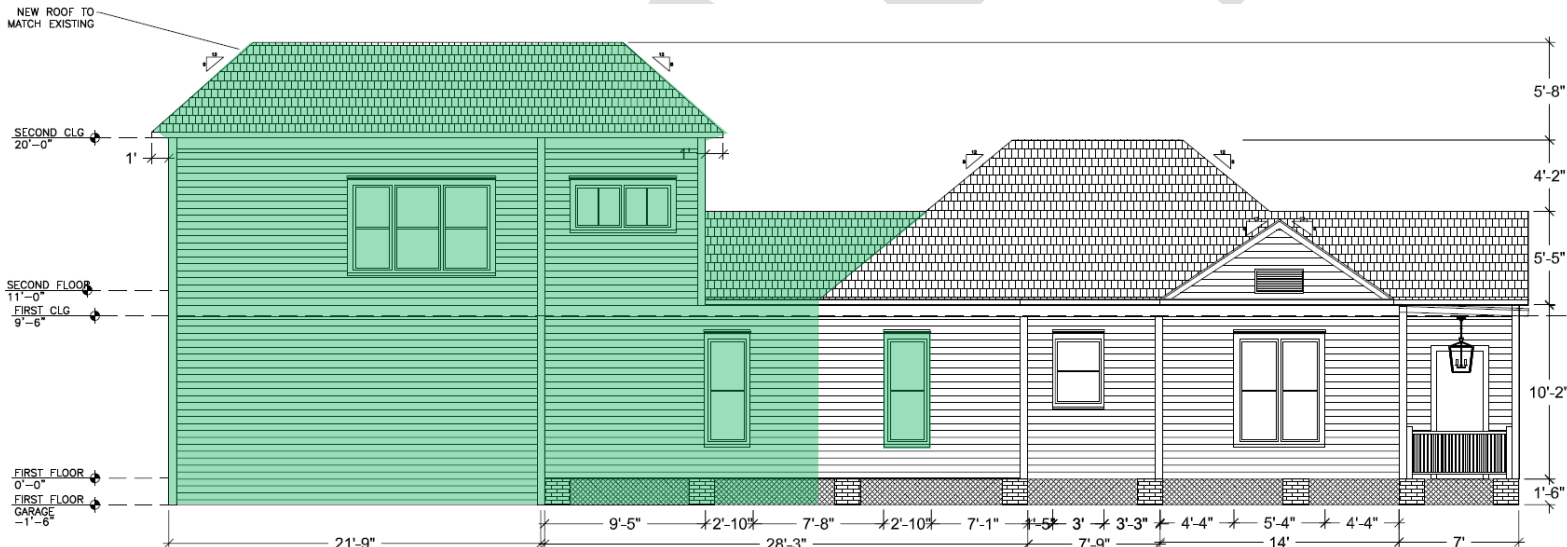
June 18, 2026

310 W 13th St
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LEFT (EAST) ELEVATION



EXISTING



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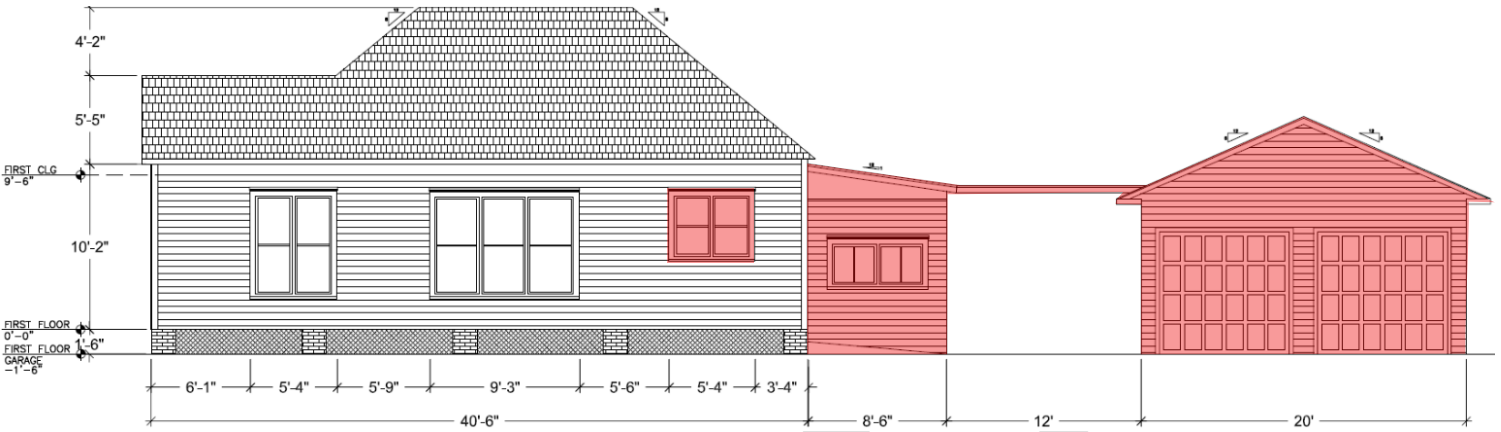
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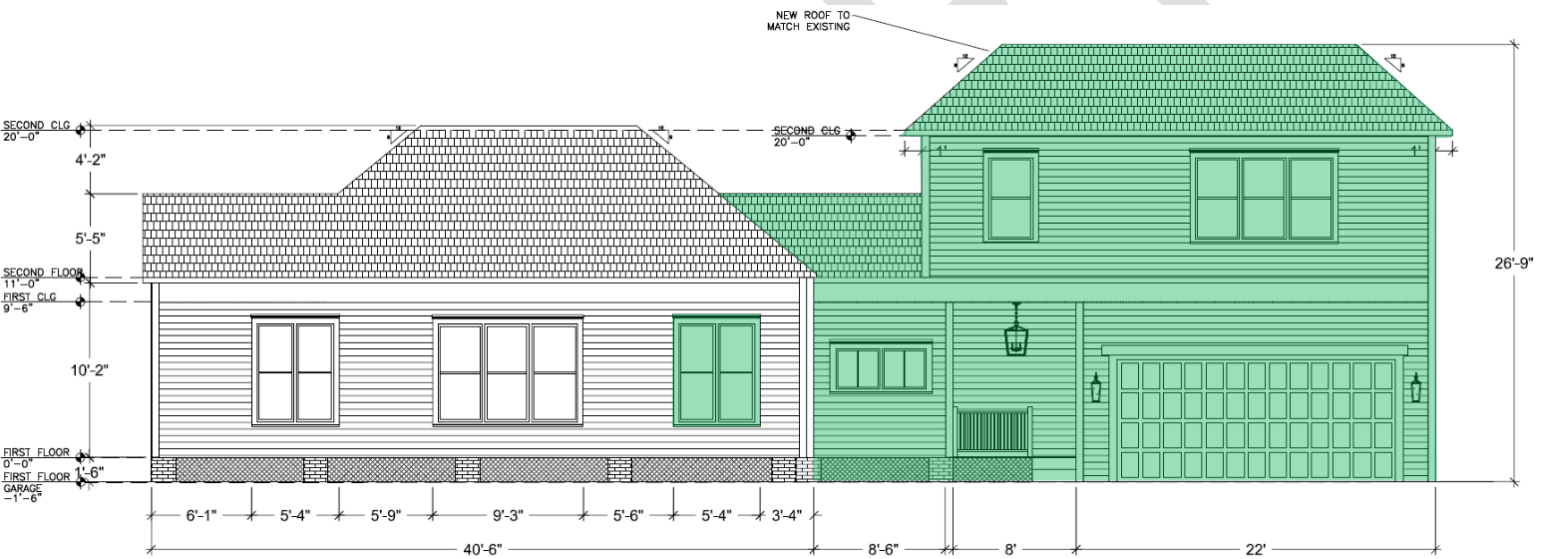
June 18, 2026

310 W 13th St
Houston Heights West

RIGHT (WEST) ELEVATIONS



EXISTING



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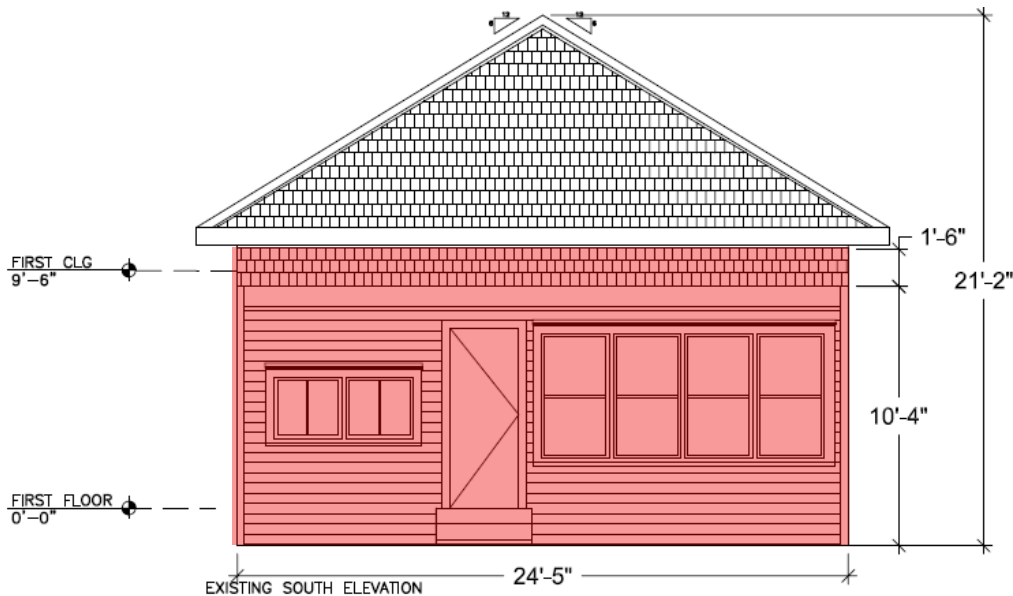
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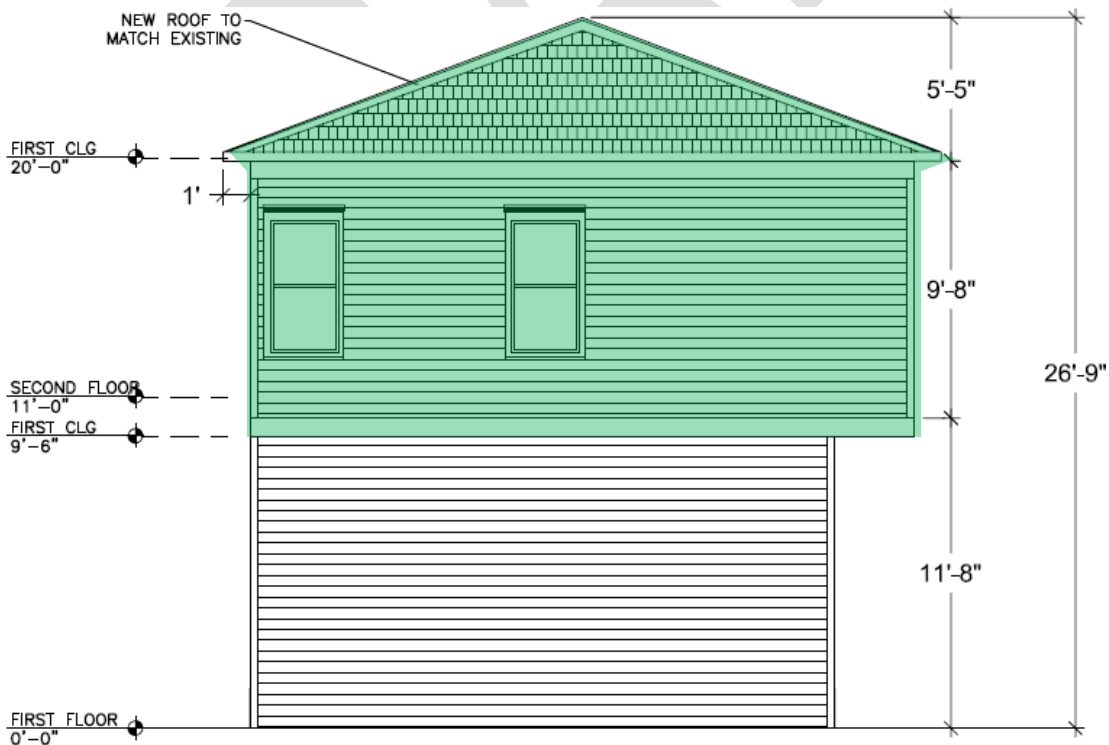
June 18, 2026

310 W 13th St
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REAR (NORTH) ELEVATION



EXISTING



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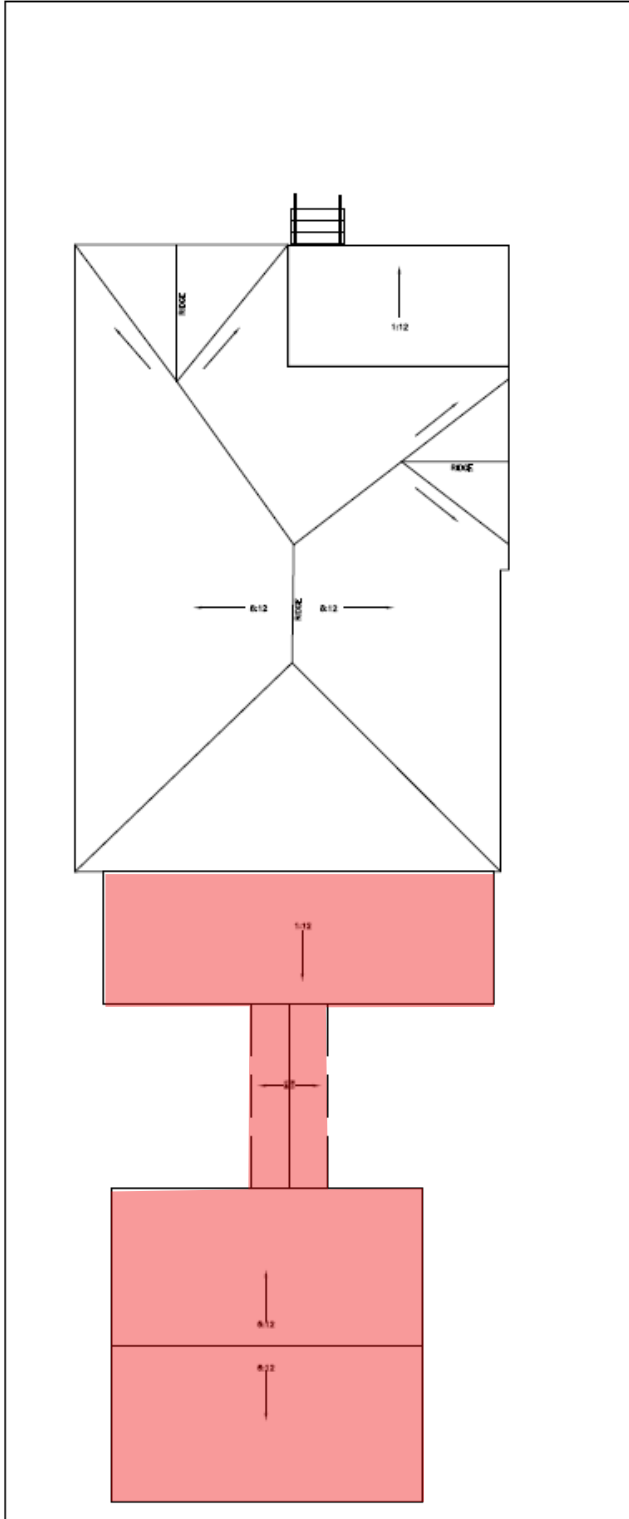
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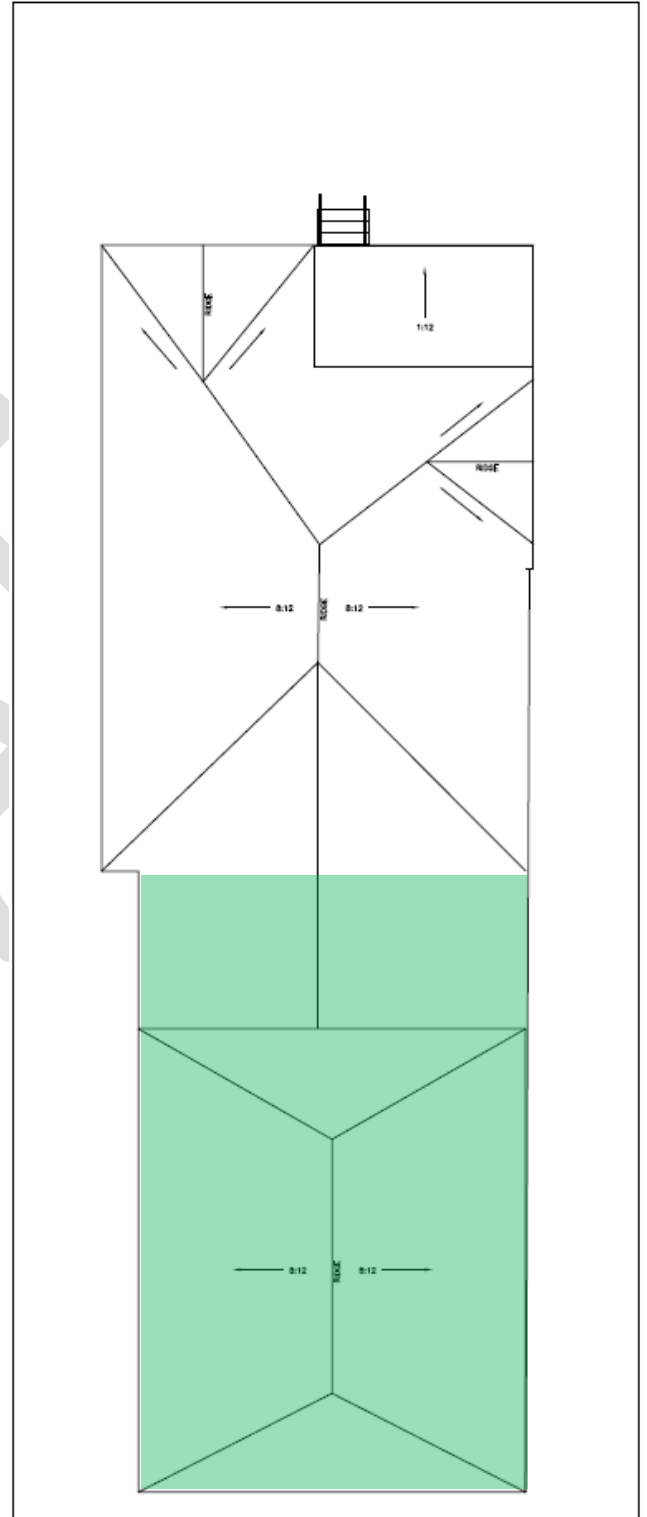
June 18, 2026

310 W 13th St
Houston Heights West

ROOF PLAN



EXISTING



PROPOSED



ITEM E8
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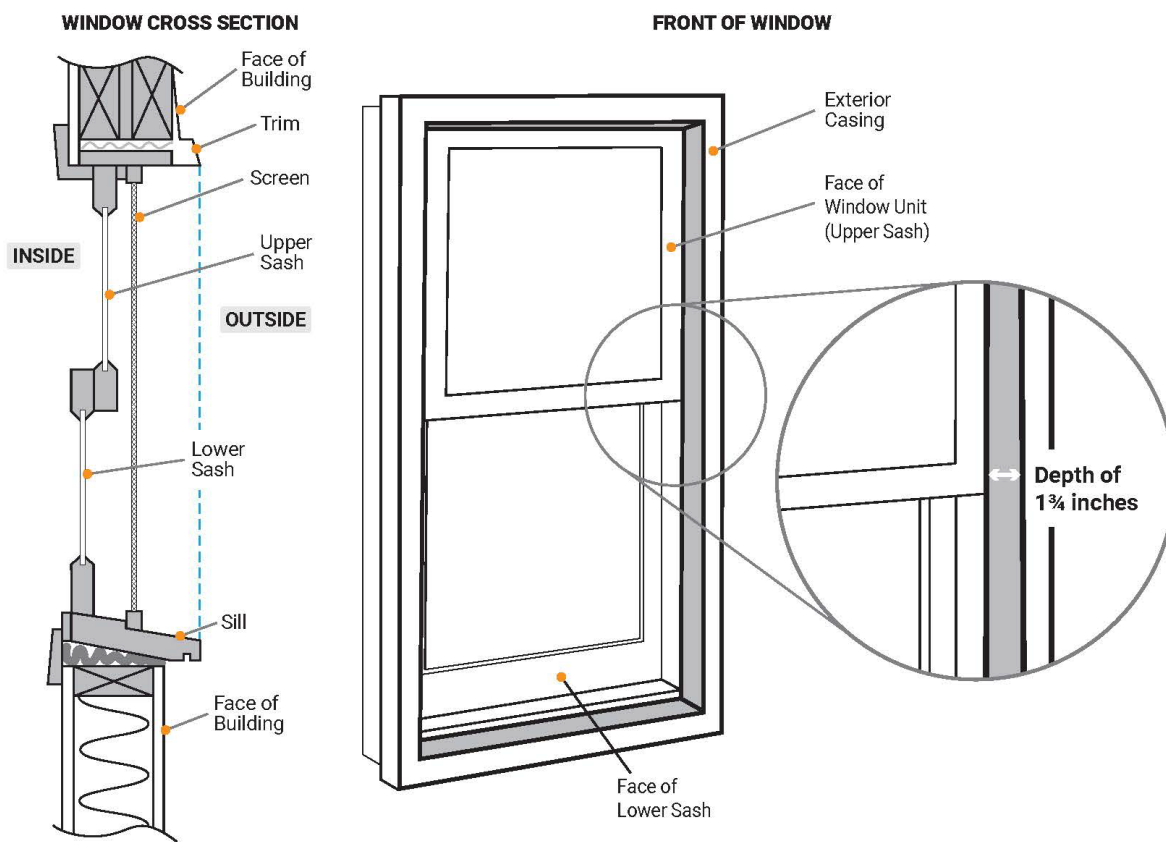
June 18, 2026

310 W 13th St
Houston Heights West

ATTACHMENT A – WINDOW DIAGRAM



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



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310 W 13th St
Houston Heights West

ATTACHMENT B – LETTERS OF SUPPORT

LETTER OF NEIGHBOR SUPPORT

Proposed Renovation & Camelback Addition

310 W. 13th Street, Houston Heights West Historic District

HAHC Application No. HP2026_0076

To the Houston Archaeological and Historical Commission and the Houston Historic Preservation Office:

I am writing as a neighbor of 310 W. 13th Street to express my support for the proposed renovation and camelback addition at that property.

I am excited to see this home renovated, and I support the proposed project. I believe the project respects the architectural integrity of the neighborhood and is a thoughtful, sympathetic improvement to the block.

I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): Travis Leonard

Property Address: 1217 Allston Street, Houston, TX 77008

Signature: *Travis Leonard*

Date: 6/3/2026

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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310 W. 13th Street, Houston Heights West Historic District
HAHC Application No. HP2026_0076

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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed):

Cheryl Dendy

Property Address:

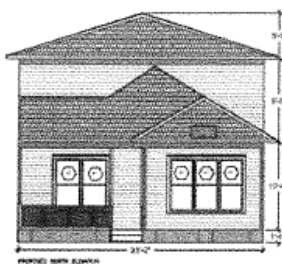
1233 Allston

Signature:

Date:

06/03/26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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HAHC Application No. HP2026_0076

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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): LANNA VONBADEN

Property Address: 431 W 13th Houston Tx 77008

Signature: Lanna vonBaden

Date: 6/3/26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): DIANE EASLEY

Property Address: 1211 ALLSTON

Signature: Diane Easley

Date: 06-03-26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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Sincerely,

Name (printed): Sangheon Han

Property Address: 1236 Allston St Houston 77008

Signature: [Handwritten Signature]

Date: 6/3/2026

Proposed Front (North) Elevation — 310 W. 13th Street



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Sincerely,

Name (printed): Chris Lindstrom

Property Address: 310 W 13th

Signature: [Handwritten Signature]

Date: 6-3-26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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Sincerely,

Name (printed): Mike Easley

Property Address: 1211 Allston

Signature: [Handwritten Signature]

Date: 6-4-26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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Authentisign ID: C6CE54EF-3660-F111-8FCA-002248359474

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Sincerely,

Name (printed): Maritza & Steven Botsford

Property Address: 1138 Allston St, Houston Tx 77008

Signature:  

Date: 06/04/26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION