

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Ellion Self, owner / Jimmy Chen, agent (unpermitted work done by previous owner)

**Property:** 1405 Allston St, Lot 10, Block 154, Houston Heights Subdivision. The property includes a historic 2,156 square foot, wood frame single-family residence and a detached carport situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Craftsman Bungalow residence, constructed circa 1920, featuring a clipped gable roof, located in the Houston Heights East historic district.

**Proposal:** **Alteration:** Siding, windows, addition.

This project is an existing 2,656 square foot residence. The existing residence is a two-story frame structure on a pier and beam foundation.

The existing house was remodeled by the previous owner without the HAHC approval or a City of Houston permit.

The applicant is proposing the following:

- Bringing the T-117 wood siding with 2.5" exposure back to the house.
- Installing new wood windows that match the original 2/2 windows that were replaced by previous owner.
- The crawlspace will be covered with new lattice panels.
- The current non-original 2nd floor addition has a gable roof facing the front and rear of the home. The front facing gable roof is proposed to be removed and replaced with a smaller hip roof.
- All windows on the addition will be 1/1 to differentiate the addition from the original house.
- Three original corners are maintained and the fourth one will be emphasized with a vertical trim board and a roof detail.
- The proposed design meets FAR as a significant amount of conditioned space in the attic has been removed.

**Public Comment:** one letter of support received and attached

**Civic Association:** No comment received.

**Recommendation:** Denial of COA and issuance of a COR for proposed work.

**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                       |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
|                                     |                                     |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <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;<br><span style="color: green;">The new proposed changes in roof line by new agent and owner do distinguish the original from the addition.</span>  |
| <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; <span style="color: green;">The original windows and siding were removed by previous owner but the new owner is replacing them with appropriate windows and siding that do match the original.</span>                 |
| <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 type="checkbox"/>            | <input checked="" 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. <span style="color: red;">The already built addition has a north side setback of 4'-2 5/8" which isn't what has been recently being approved in the context area.</span> |

**HEIGHTS DESIGN GUIDELINES**

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

The work that was done without a permit and a COA by the previous contractor who worked for the previous owner doesn't meet north side setback and inset but meets FAR and lot coverage and every other design guidelines.

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**Maximum Lot Coverage (Addition and New Construction)**

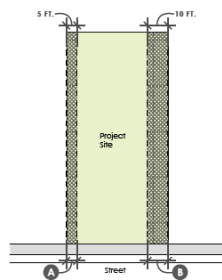
LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600 sq ft

Proposed Lot Coverage: 2,103 sq ft

Proposed Percentage: 40%

**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
	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
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 4'-2 5/8" (North) (no immediate structure as there's a pool)

**WHAT ARE THE CHANGES TO THE FIRE SEPARATION DISTANCE?**

The new minimum nationally recognized fire separation distance between structures will require 5 feet when no added fire protection is given. Where the separation distance is less than 5 feet, the code will require one of the following:

- one-hour fire-resistance-rated exterior wall construction and protected projections for the portion of the building located less than 5-feet to the property line, or
- fire-sprinkler protection based on an NFPA 13D sprinkler system

Figure 1-<https://www.houstonpermittingcenter.org/news-events/houston-construction-code-faqs>

Proposed side setback (2): 11'-7 7/8" (South)

Cumulative side setback: 15'-10 5/8"

- 

**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 sq ft

Allowed FAR 0.44 is 2,904 SF

Proposed FAR: .44 (2,904 SF) reduced 187 SF from last month

- 

**Side Wall Length and Insets (Addition and New Construction)**

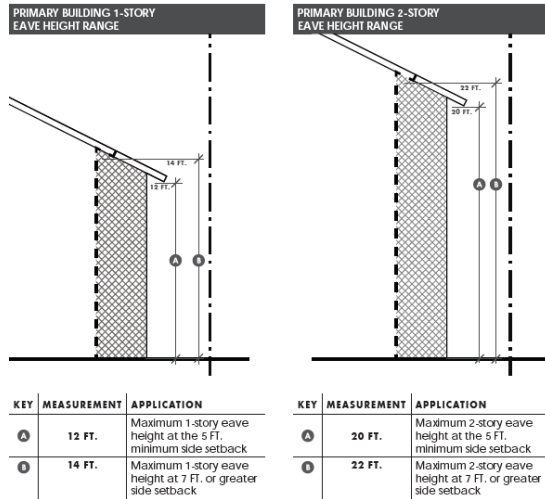
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Inset on the south elevation but not on the north one.

Applicant is maintaining three corners as recommended by Heights Design Guidelines and adding a vertical trim board and a roof detail where the original corner was.



Eave Height (Addition and New Construction)



Proposed eave height: 21'-7 1/2" (2 story) north side is less than 5 feet setback,

South side is 11'-7 7/8"

Max Ridge Height is 26'-2"



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'-6"

Proposed first floor plate height: 10'-2" (matches existing)

Proposed second floor plate height: 9 ft

PROPERTY LOCATION  
 HEIGHTS EAST HISTORIC DISTRICT



**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**



**PHOTO**

**BEFORE ALTERATION**



CONTEXT AREA



Figure 2-1409 Allston Street, next door neighbor, showing how far the 1409 is from 1405

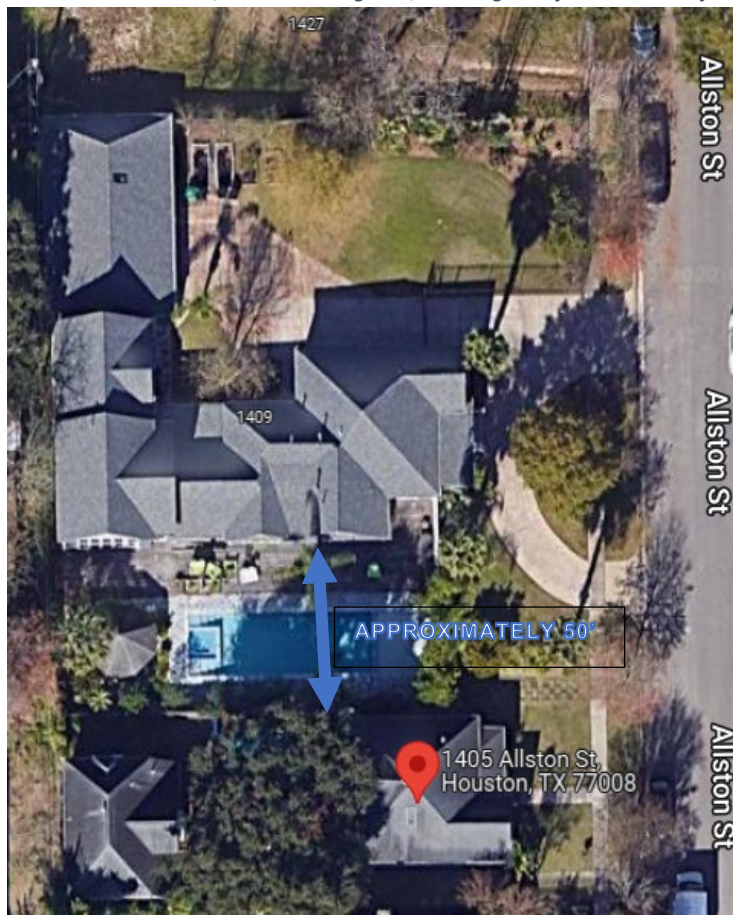






Figure 3- Google street view between both structures



Figure 4- photo taken from HAR showing the space between both structures

**CURRENT PHOTOS (EXTERIOR)**

WORK WITHOUT PERMIT AND COA BY PREVIOUS OWNER



**CURRENT PHOTOS (EXTERIOR)**



**CURRENT PHOTOS (INTERIOR)**

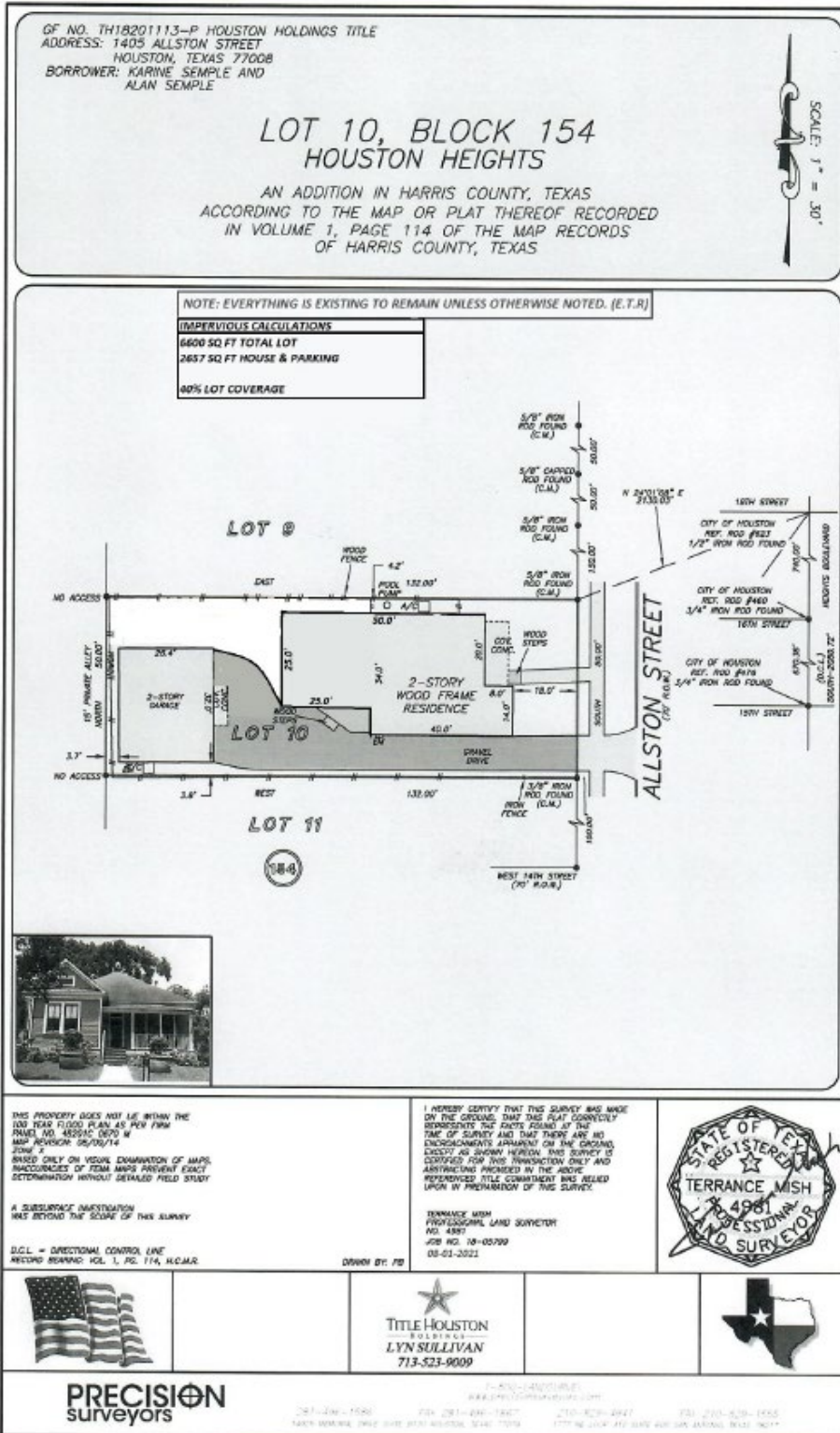


PHOTOS BEFORE ALTERATION





**SURVEY**



HISTORIC MAPS

1968 BLA & 1924-1950 SANBORN MAP

UNC  
GAL  
756"  
42

32  
38 1212" 38  
1212"  
32  
700  
7  
10

EXISTING APPRAISALS, if any -  
100% Value - without depreciation-\$ \_\_\_\_\_

sp.-Ph. L. Fu. % Ec. %  
EX APPRAISALS

1st 1212 SPO	430	\$	5230	\$
2nd 1212	300		3650	
2X KITCHENS	400		800	
1X BATH	400		400	
OP 70	120		80	
Dr 756	120		910	
			11070	
Less 6090			4980	
			4430	

CLASS \_\_\_\_\_ Yr. Built \_\_\_\_\_ Depr. \_\_\_\_\_ %  
Base Unit@ \$ \_\_\_\_\_ A/C&C/H@ \$ \_\_\_\_\_ Total Unit@ \$ \_\_\_\_\_

Old 100% SPO \$ 11070 X 18 = \$ 8860

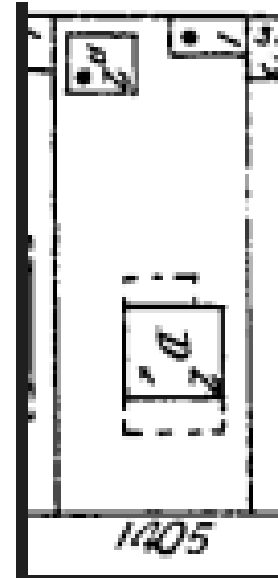
Appraiser's name & date  
VLD  
12-6-76

Total 100% Value \$ 8860  
For 1977 X 2.5 factor = 22150 = City

Appraiser's name & date  
V. Paffenbarger

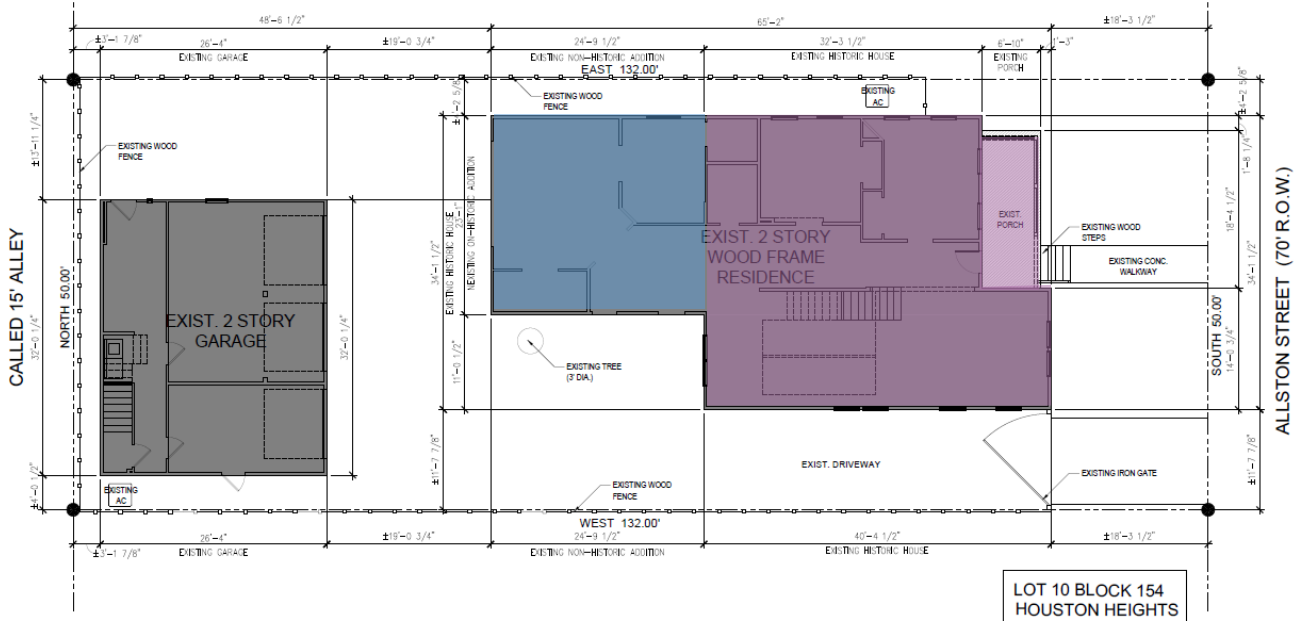
TOTAL VALUE \$ \_\_\_\_\_  
FOR 1968 40% \$ \_\_\_\_\_  
53% 23500

Co. 33% = 7090

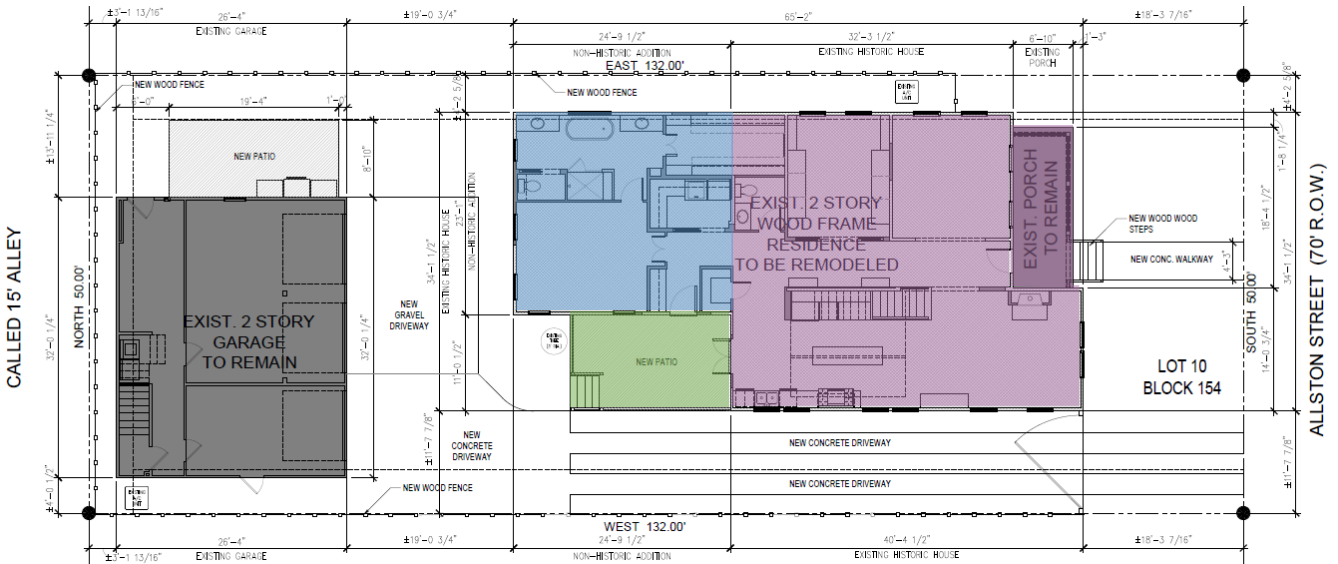




## SITE PLAN EXISTING



## PROPOSED



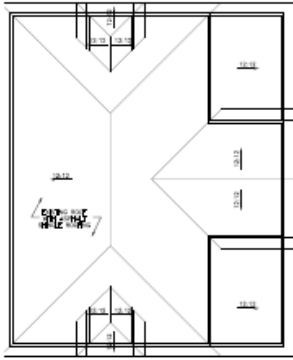
- ORIGINAL
- UNPERMITTED ALTERATION-EXISTING
- PROPOSED



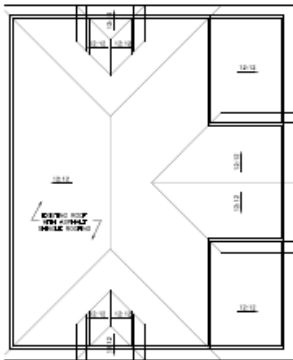
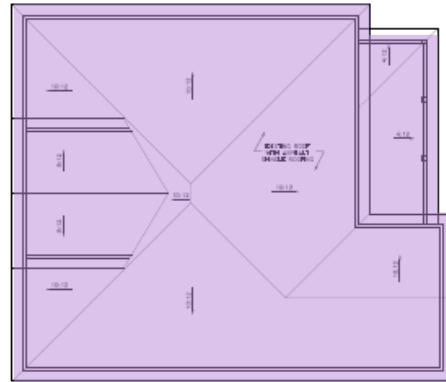


ORIGINAL  
UNPERMITTED ALTERATION-EXISTING  
PROPOSED

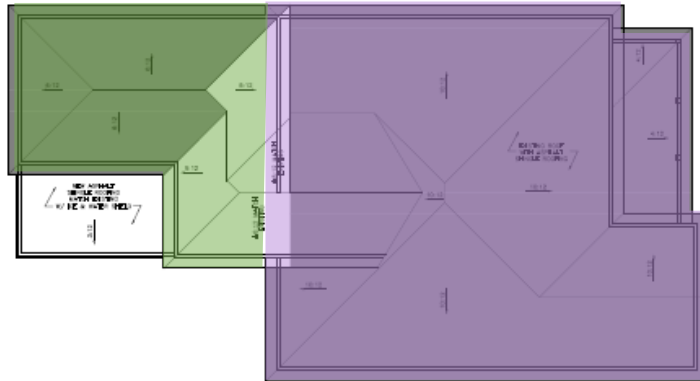
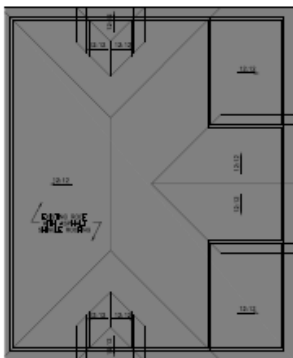
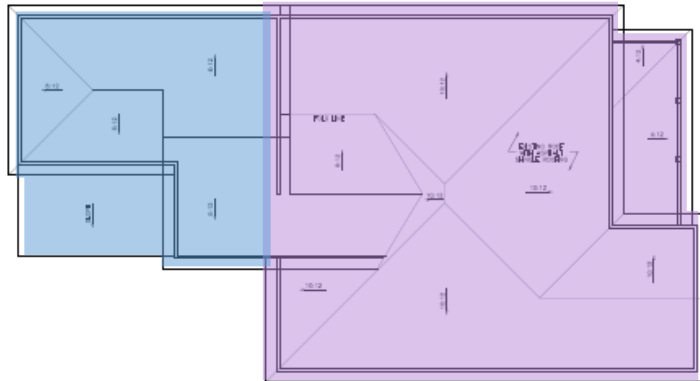
### ROOF PLAN



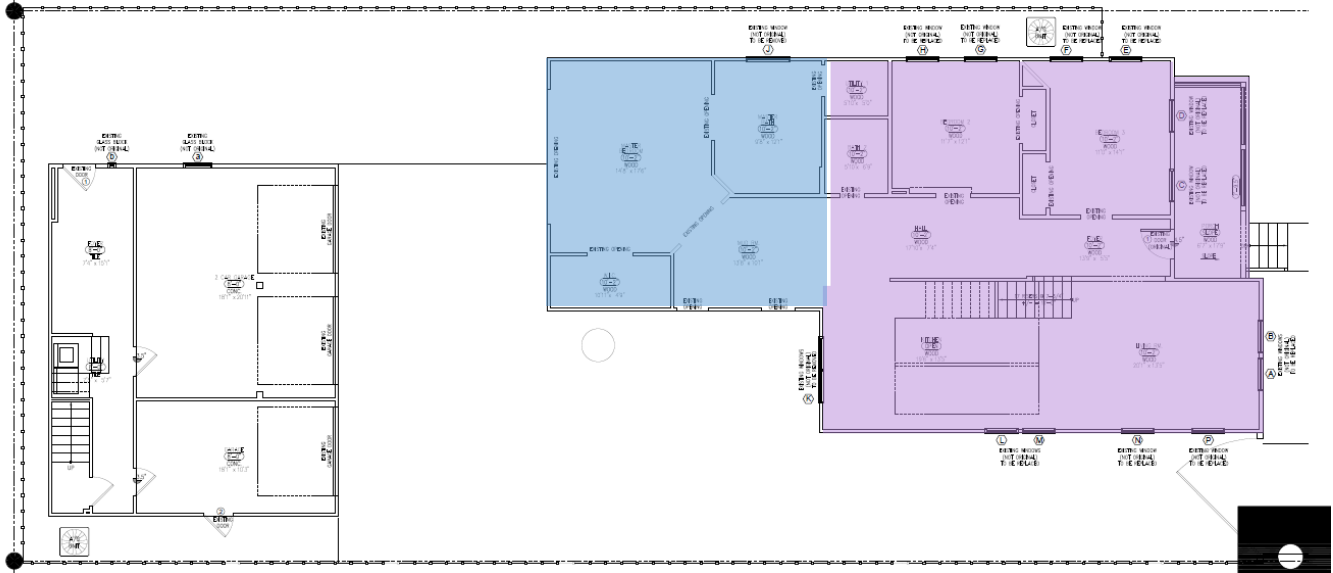
ASSUMED ORIGINAL ROOF PLAN  
SCALE: 3/32" = 1'-0"



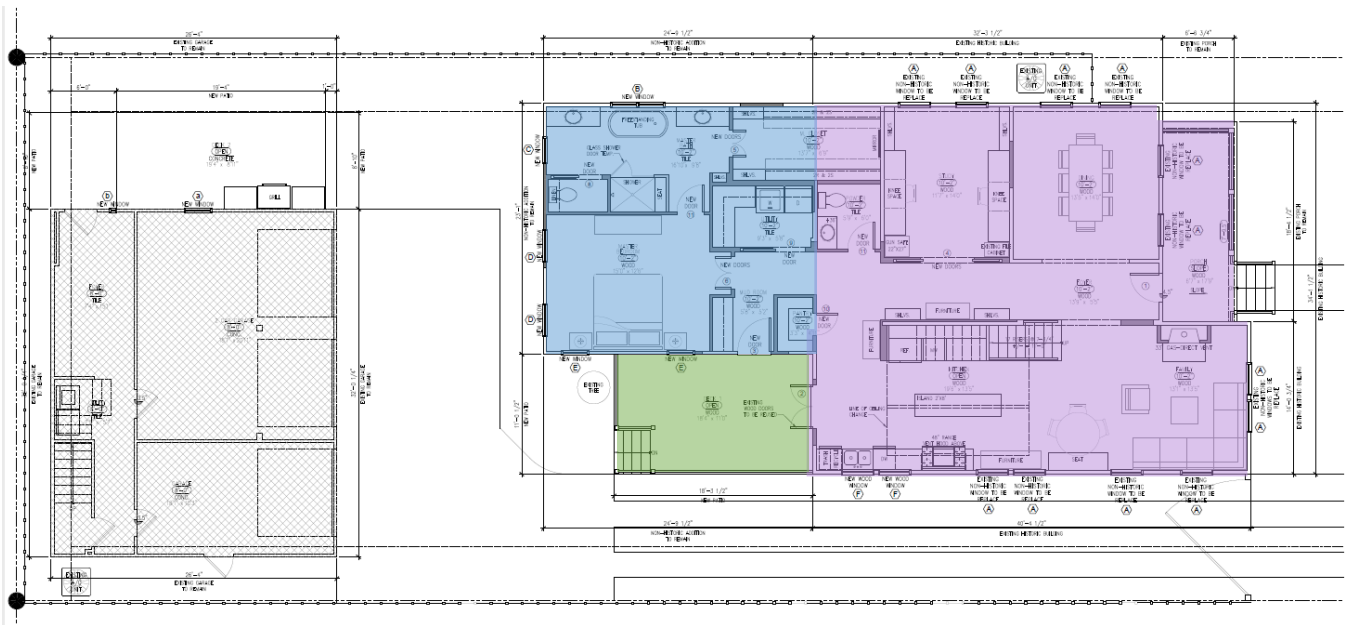
CURRENT ROOF PLAN  
SCALE: 3/32" = 1'-0"






# FIRST FLOOR PLAN EXISTING

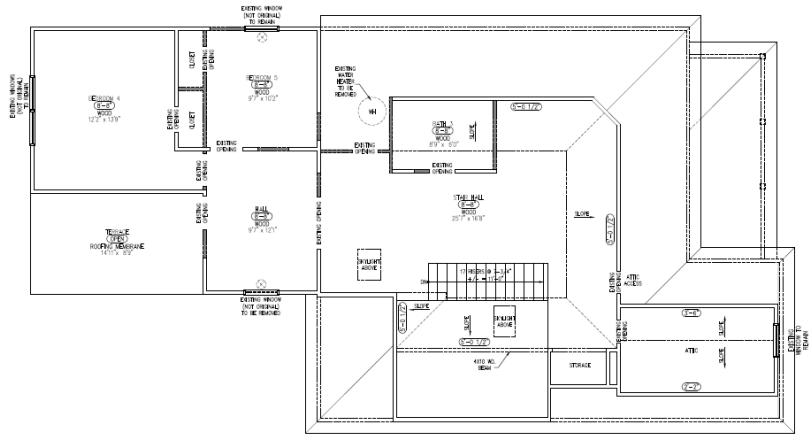
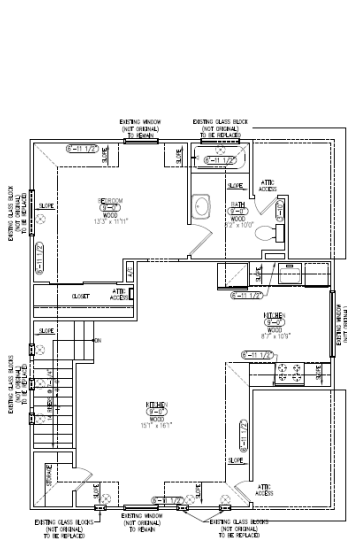


# PROPOSED

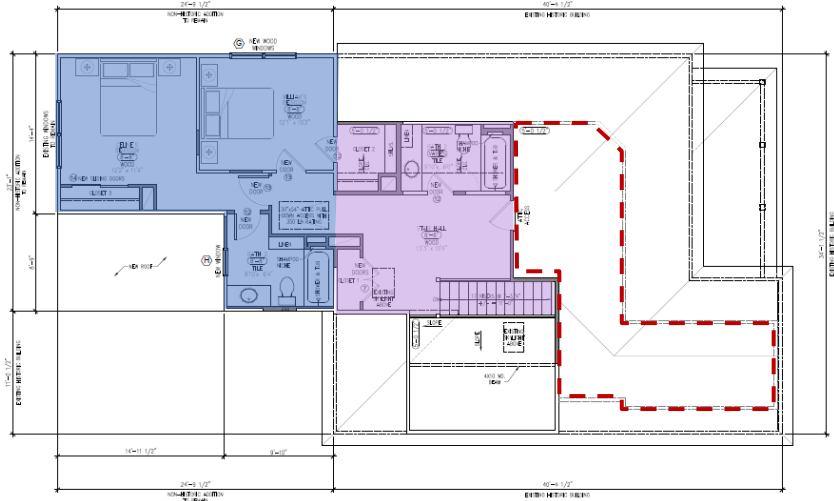
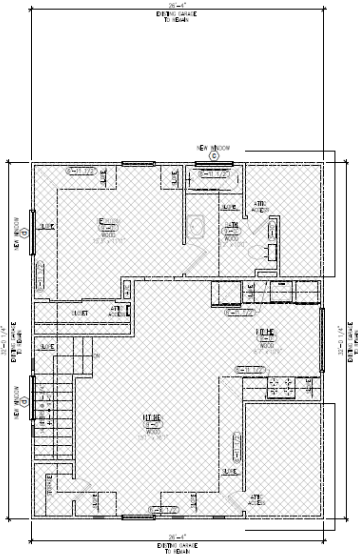


-  ORIGINAL
-  UNPERMITTED ALTERATION-EXISTING
-  PROPOSED

## SECOND FLOOR PLAN EXISTING



## PROPOSED



- ORIGINAL
- UNPERMITTED ALTERATION-EXISTING
- PROPOSED

### EAST FRONT ELEVATIONS

- ORIGINAL
- UNPERMITTED ALTERATION-EXISTING
- PROPOSED



### ASSUMED ORIGINAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"



### CURRENT FRONT ELEVATION

SCALE: 1/8" = 1'-0"



### PROPOSED FRONT ELEVATION

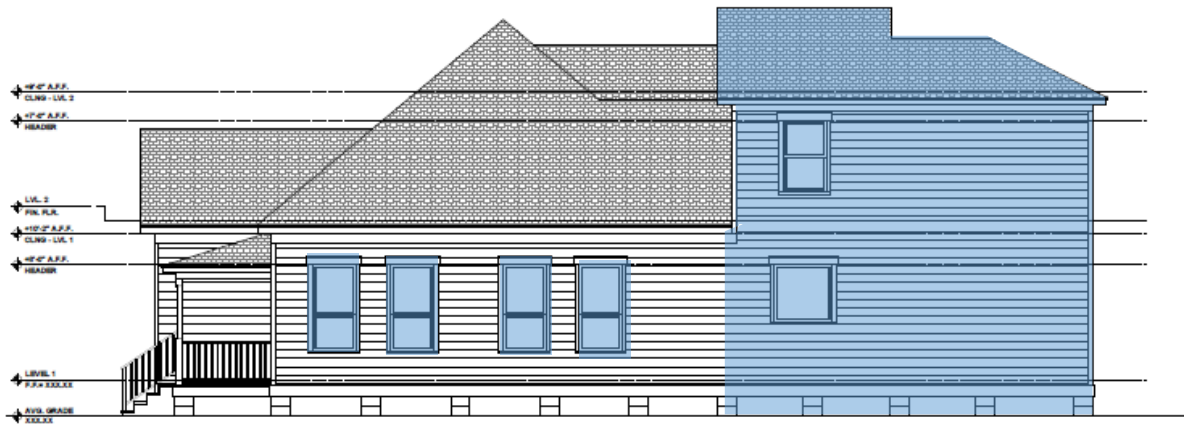
SCALE: 1/8" = 1'-0"

- ORIGINAL
- UNPERMITTED ALTERATION-EXISTING
- PROPOSED

### NORTH SIDE ELEVATIONS



ASSUMED ORIGINAL RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"



CURRENT RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"



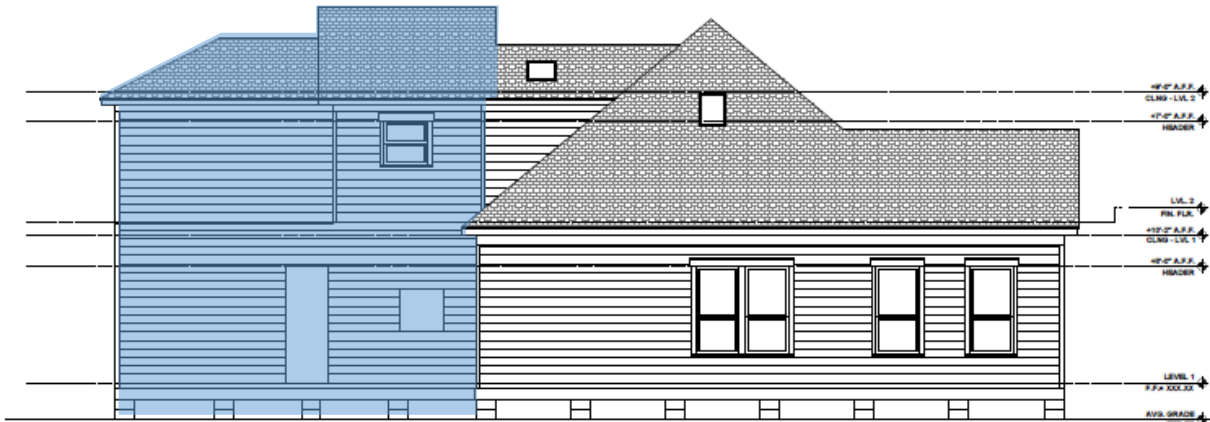
ORIGINAL  
 UNPERMITTED ALTERATION-EXISTING  
 PROPOSED

REVISIONS FOR THE ARCHITECT SHALL BE  
 IN RED. THE MATERIAL OF THE PROPOSED NEW  
 REVISIONS ARE IN BLUE.

### SOUTH ELEVATIONS



### ASSUMED ORIGINAL LEFT ELEVATION SCALE: 1/8" = 1'-0"



### CURRENT LEFT ELEVATION SCALE: 1/8" = 1'-0"



### PROPOSED LEFT ELEVATION



## WEST REAR ELEVATIONS



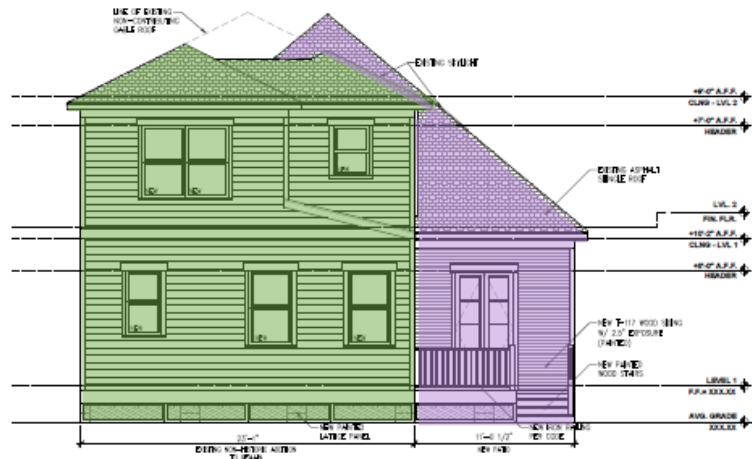
### ASSUMED ORIGINAL REAR ELEVATION

SCALE: 1/8" = 1'-0"



### CURRENT REAR ELEVATION

SCALE: 1/8" = 1'-0"



### PROPOSED REAR ELEVATION

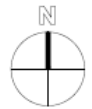


**WINDOW AND DOOR SCHEDULE**



CURRENT WINDOW SCHEDULE (MAIN HOUSE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(B)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(C)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(D)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(E)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(F)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(G)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(H)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(J)	1	4'-0"	4'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(K)	1	(2)3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(L)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(M)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(N)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(P)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(Q)	1	1'-6"	3'-0"	EXISTING WINDOW (ORIGINAL) TO REMAIN
(R)	1	3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(S)	1	(2)3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(T)	1	3'-0"	3'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
CURRENT EXTERIOR DOOR SCHEDULE (MAIN HOUSE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMOVED (NOT ORIGINAL)

CURRENT WINDOW SCHEDULE (GARAGE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(a)	1	2'-8"	8"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(b)	1	8"	2'-8"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(c)	1	5'-9"	5'-9"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(d)	1	3'-6"	3'-6"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(e)	1	3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(f)	1	4'-0"	1'-0"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(g)	3	1'-0"	1'-0"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(h)	3	1'-0"	1'-0"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REMOVED
(i)	1	3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
CURRENT EXTERIOR DOOR SCHEDULE (GARAGE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR DOOR (NOT ORIGINAL) TO REMAIN
(2)	1	3'-0"	6'-8"	EXTERIOR DOOR (NOT ORIGINAL) TO REMAIN



**EXISTING WINDOW & DOOR SCHEDULE**  
 SCALE: 1/8" = 1'-0"

07.18.22  
**1405 ALLSTON ST.**  
 SELF RESIDENCE



## ATTACHMENT A

July 13, 2022

Houston Archaeological and Historical Commission  
900 Bagby Street  
Houston, TX 77002

Dear HAHC Committee Members:

My name is Nancy Murillo and I have been a Heights resident for over 25 years. I am a product of 4 generations from this historic neighborhood. Recently, I worked with the city in planting 23 new trees on my block along with 3 additional blocks of Allston as part of the forestry restoration project and was successful in securing a minimum lot size restriction for my block. I care about the future of the Heights. Wholeheartedly, I appreciate the preservation and significance of the Heights architecture and the work your commission does to maintain the integrity of the neighborhood regarding renovation projects.

Currently, I live next door to a house renovation (1405 Allston) that began in early 2021. The previous owner and contractors did not adhere to the historic guidelines and left the house in complete disrepair for over 8 months before it was sold as-is. I was very pleased to learn that a current resident of the heights, Ellie and Brandon Self, decided to invest in the project and correct architectural errors and complete the house renovation more in line with the integrity of the neighborhood. Unlike the previous owners, this young couple have engaged the neighbors about their plans and have spent a vast amount of energy learning about the history of this house to ensure its preservation. I am one of many neighbors eager to see their vision in completed form.

Both Ellie and Brandon Self have the expertise for this renovation. They also present the desire to bring this remodel nightmare to completion in line with the HAHC guidelines to the best of their ability. Please reconsider any hesitation that you may have with this renovation project and recognize that this couple has only the desire to maintain the integrity of the history surrounding it. I look forward to working with them and having them as my new Heights neighbor.

Sincerely,

*Nancy Murillo*

Nancy Murillo  
1403 Allston Street  
Houston, TX 77008  
[Nancymurillo2222@outlook.com](mailto:Nancymurillo2222@outlook.com)  
713-514-2028



# 1405 ALLSTON

ELLIE & BRANDON SELF

# About Us

## THE SELFS

Ellie, Brandon, William (3) and baby girl due to arrive in October

As we are out growing our bungalow on W 12th. St. we are planning to make 1405 Allston the home that our children grow up in.



# About Us

## Ellie Self, PE

- Civil/Structural Engineer licensed in Texas
  - 12 years of experience specializing in Steel and concrete design in oil and gas/energy sector



# About Us

## Ellie's Family

- My Grandfather, Roy Berard, started a house moving business in 1945.
- Berard transportation is now 3rd generation and moving much larger structures



ove  
ard Team

April  
2022

In This Issue:

**BERARD**  
SINCE  
1945

Building Houston | The STS Crane Project  
On The Road! | Vessel Transport

# About Us

## Brandon Self

- Branch manager with specialty in residential elevators
- General contractor government disaster housing



# Our plan

1

Remove improperly installed, unapproved textured hardy board siding and install wood siding to match homes original 1920s siding.

(addition to have hardy in approved profile)

EXISTING



ORIGINAL/PROPOSED



# Our plan

2

Remove unapproved vinyl windows and replace with wood 2-on-2 windows to match the original 1920s windows .

EXISTING



ORIGINAL/PROPOSED





# Our plan

3

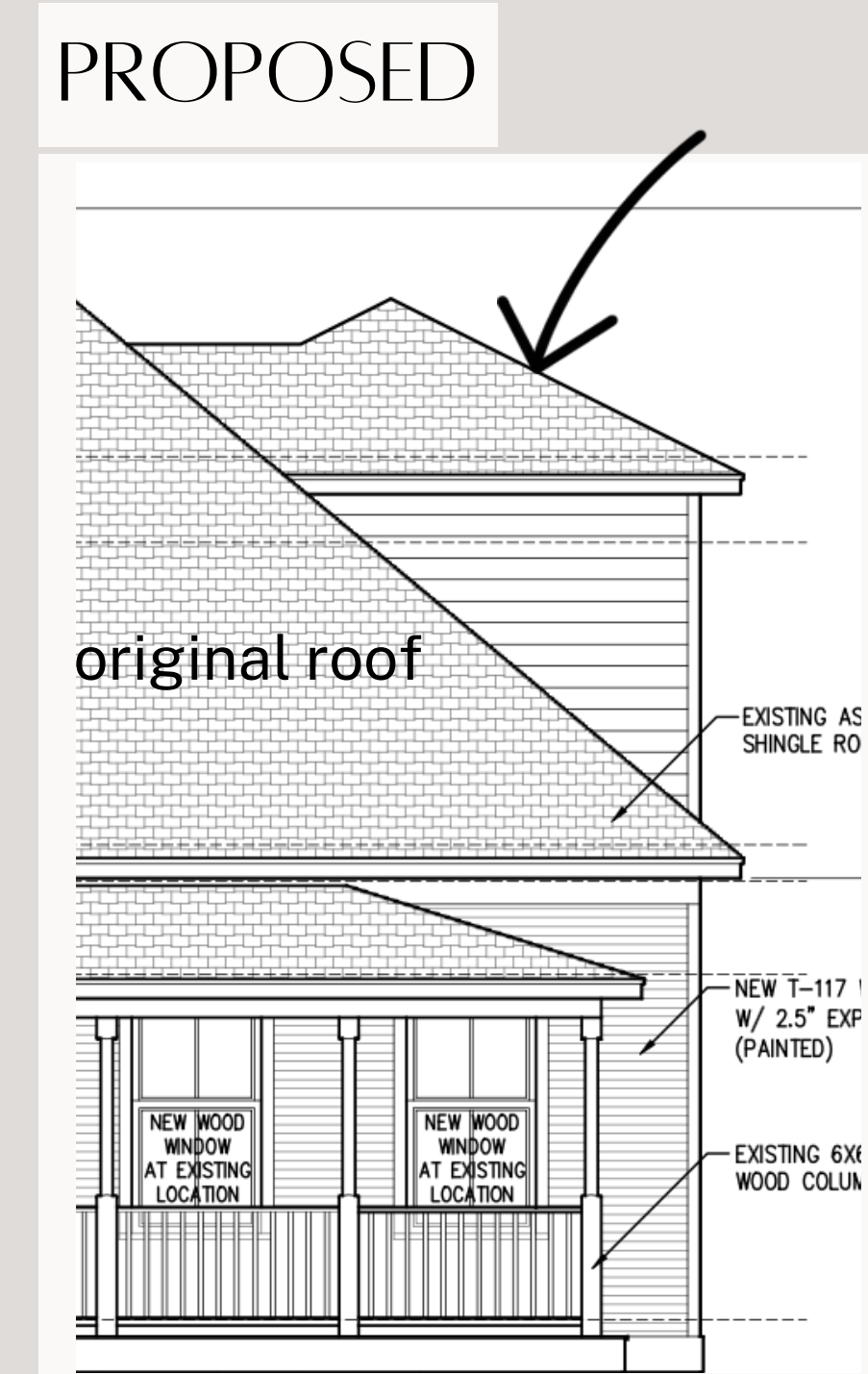
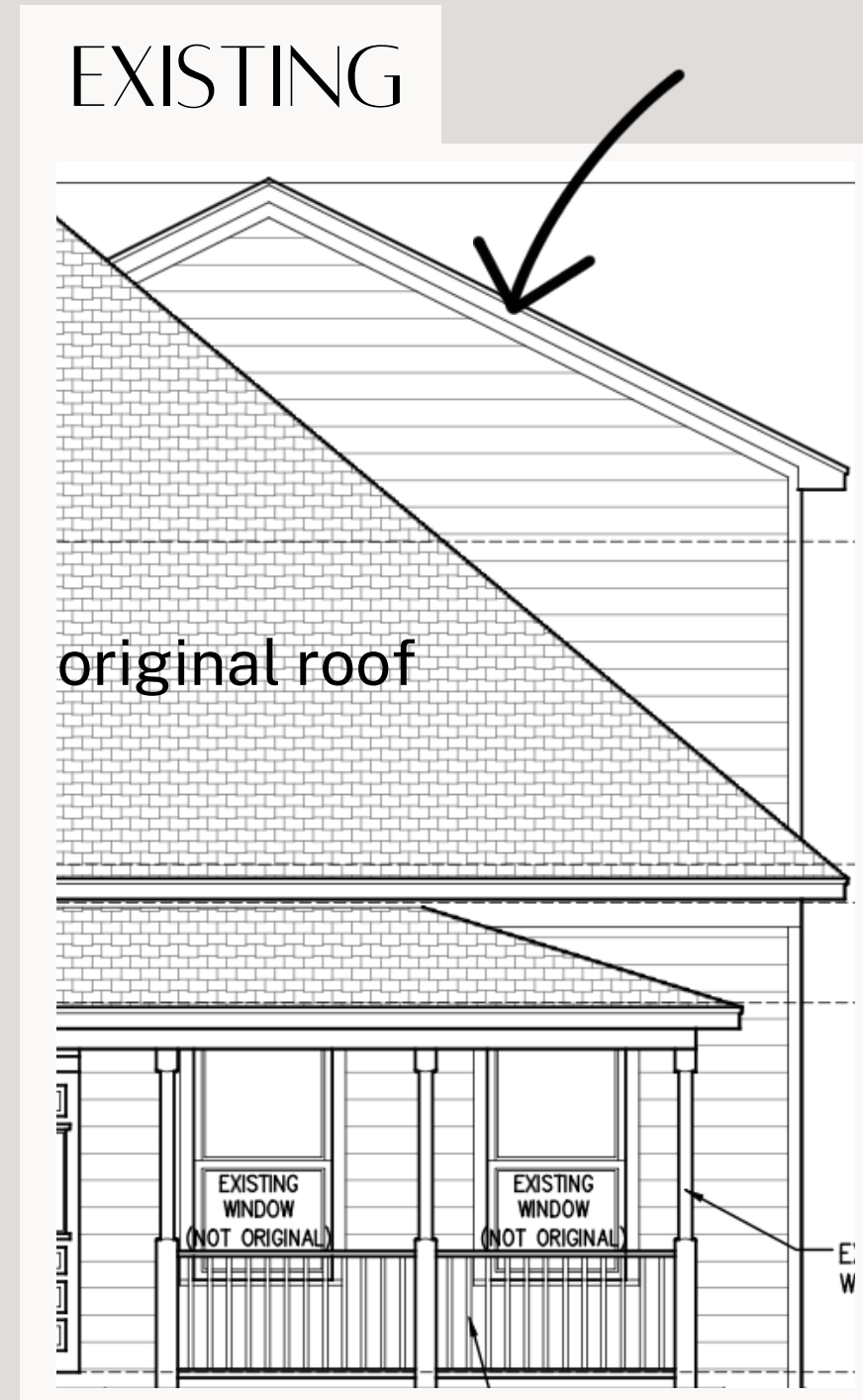
Keep the existing foot print but meet the FAR guidelines by creating attic space where the original attic was once located.



# Our plan

4

Adjust the roof line on the existing addition to match angle of original roof line and provide a more subtle front/side elevation



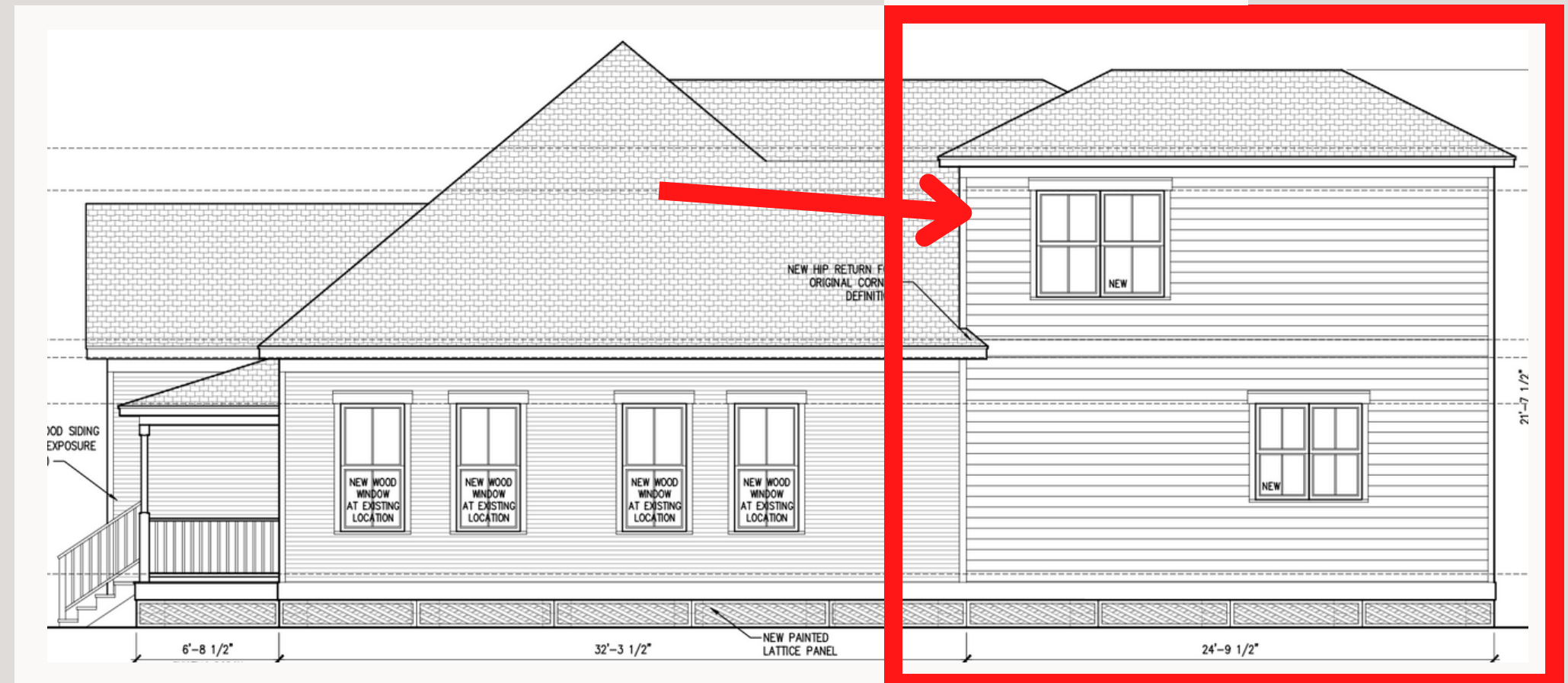
# Our plan

5

Keep the existing addition's north wall as-is with no 2ft inset, due to the following considerations...

(a trim piece to be added to differentiate the original home from the addition)

PROPOSED



5

cont.

Tasks required to meet 2ft inset of 40ft+ wall guideline:



1. Demolition and rebuilding of existing roof line framing in North-South Direction

5

cont.

Tasks required to meet 2ft inset of 40ft+ wall guideline:



2. Demolition and rebuilding existing wall framing 1st floor and 2nd floor

5

cont.

Tasks required to meet 2ft inset of 40ft+ wall guideline:



3. Demolition and rebuilding existing floor beams and floor framing

5

cont.

Tasks required to meet 2ft inset of 40ft+ wall guideline:



4. Demolition and rebuilding existing, engineered foundations and piers. Piers have rebar and concrete tying them into poured foundations. Constructability concerns of pouring new foundations under existing structure.

5

cont.

Tasks required to meet 2ft inset of 40ft+ wall guideline:



5. Demolition and replacement of roughed in plumbing, mechanical, and electrical



5

cont.

Tasks required to meet 2ft inset of 40ft+ wall guideline:



Alternative option: cutting off existing addition and moving two feet south to avoid some reframing costs is not physically possible with 100+ year old oak tree that we would like to keep. Tree to house clearances are very tight as is. An Arborist has confirmed tree is in great health and is being trimmed/pruned.

5

cont.

Tasks required to meet 2ft inset of 40ft+ wall guideline:

The cost of the previous 6 slides to meet the 2ft inset guideline will be very costly and does not fit in our budget.



# other concerns

House has been sitting exposed to the elements for a year+



# other concerns

sitting water after rainfall  
we are proposing to install a sloped roof here



# HISTORIC ARCHITECTURE TO REMAIN



Doors left in garage that we will incorporate in the interior

# HISTORIC ARCHITECTURE TO REMAIN



original gingerbread trim

# HISTORIC ARCHITECTURE TO REMAIN



original front door and shiplap