PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B12 November 5, 2026 119 E 20th St
HPO File #: HP2026_0216 PLM: Jonathan E. Banta House

Applicant: John Lopez, agent for Daniel Ralls, owner

Property: 119 E 20th St, RES A BLK 1 EAST 20TH RESERVE. The property is a 3,715 square foot two-story brick single-family residential situated on a 14,520 square foot (132' x 110') corner lot.

Significance: The Jonathan E. Banta House is a City of Houston Protected Landmark designated in 2019. The brick veneer over concrete-Mission Revival with Craftsman details property was constructed circa 1918.

Proposal: Alteration – Doors, Porch or Balcony, Ramp

The applicant proposes to add an exit door on the second floor, remove an existing window from the fire riser room on the west side, to add railings along the second floor, and adding an ADA ramp.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: **Approval**

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**
☒	☐	☐	(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.

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CURRENT PHOTO



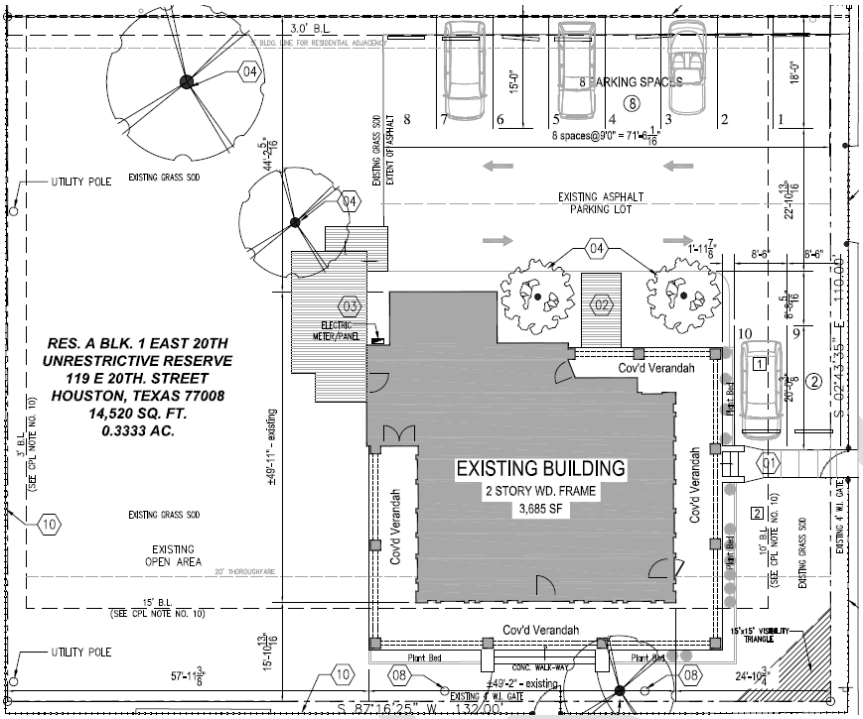
DRAFT

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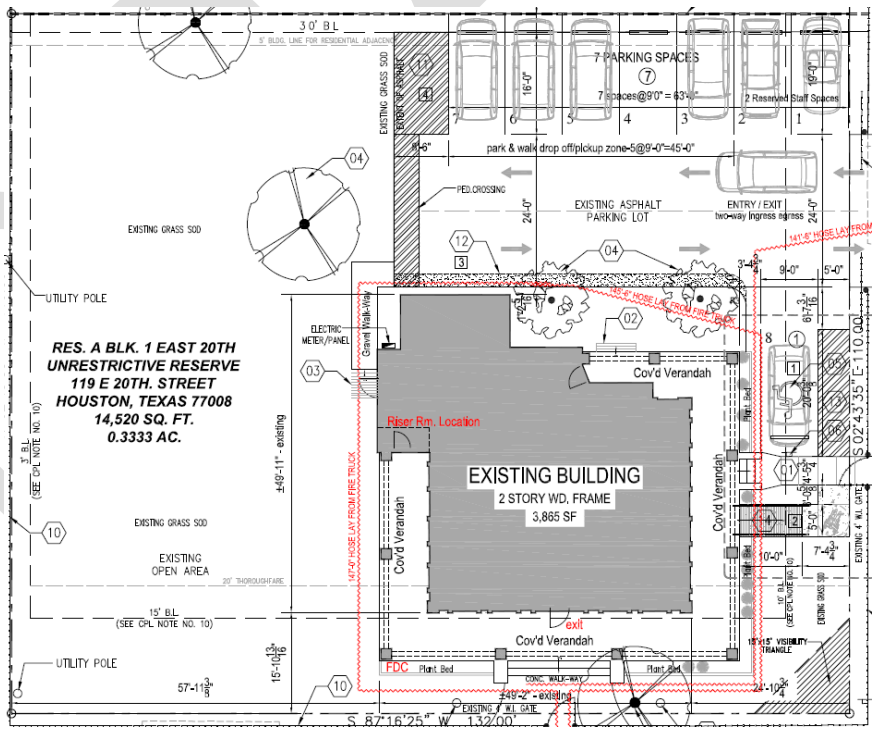
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SITE PLAN



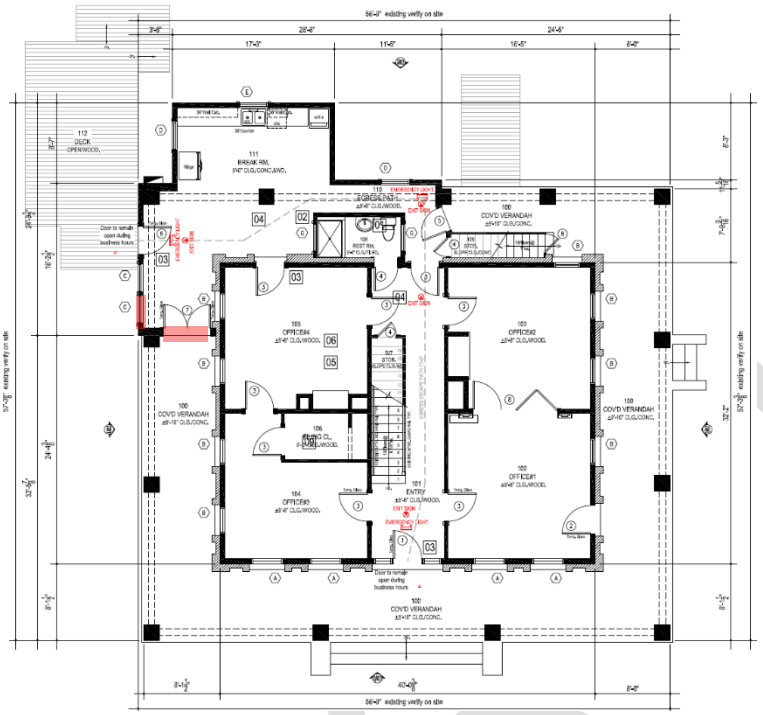
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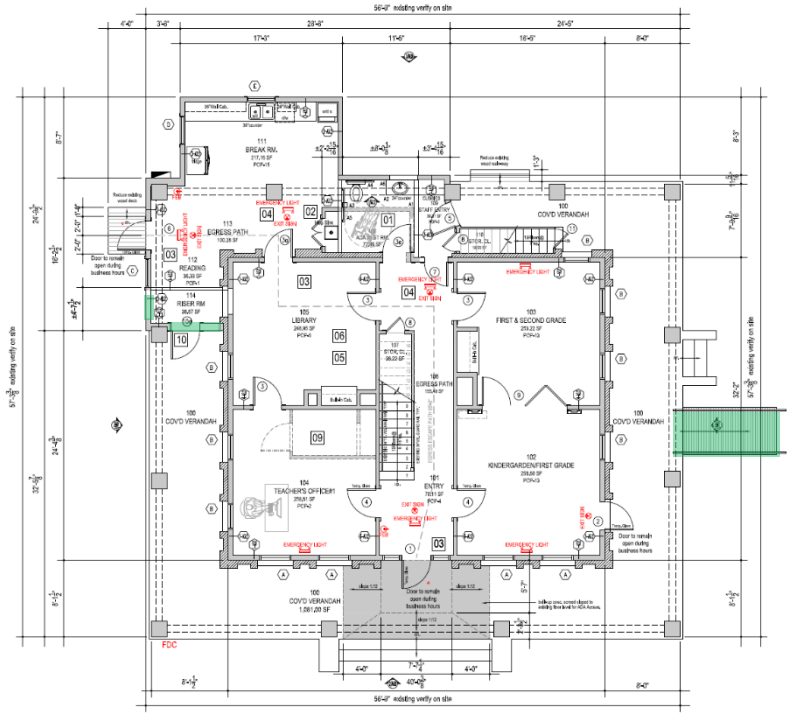
PROPOSED

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FIRST FLOOR PLAN



EXISTING

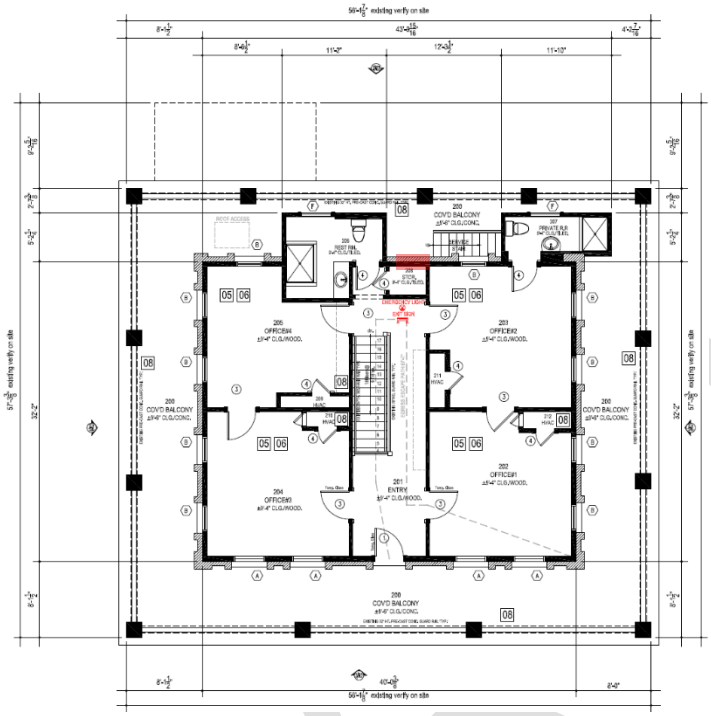


PROPOSED

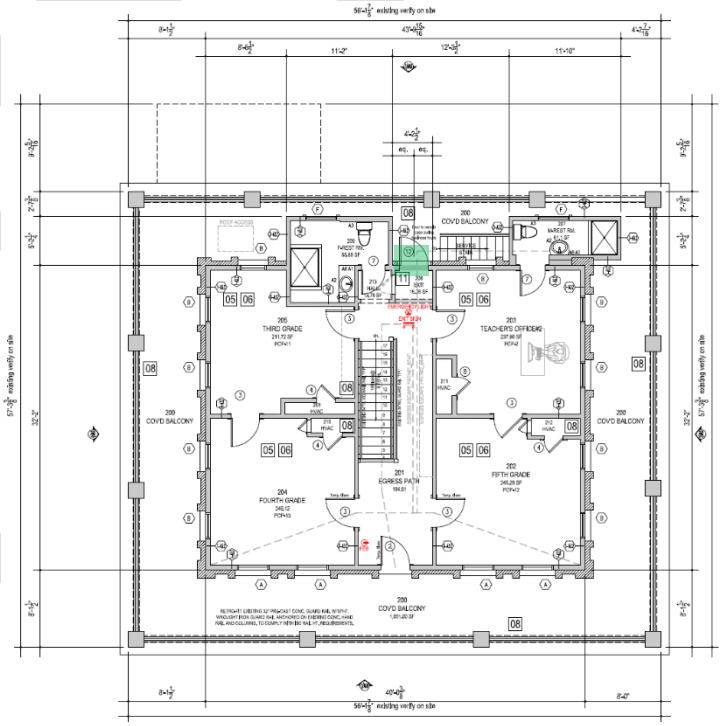
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SECOND FLOOR PLAN



EXISTING



PROPOSED

CERTIFICATE OF APPROPRIATENESS

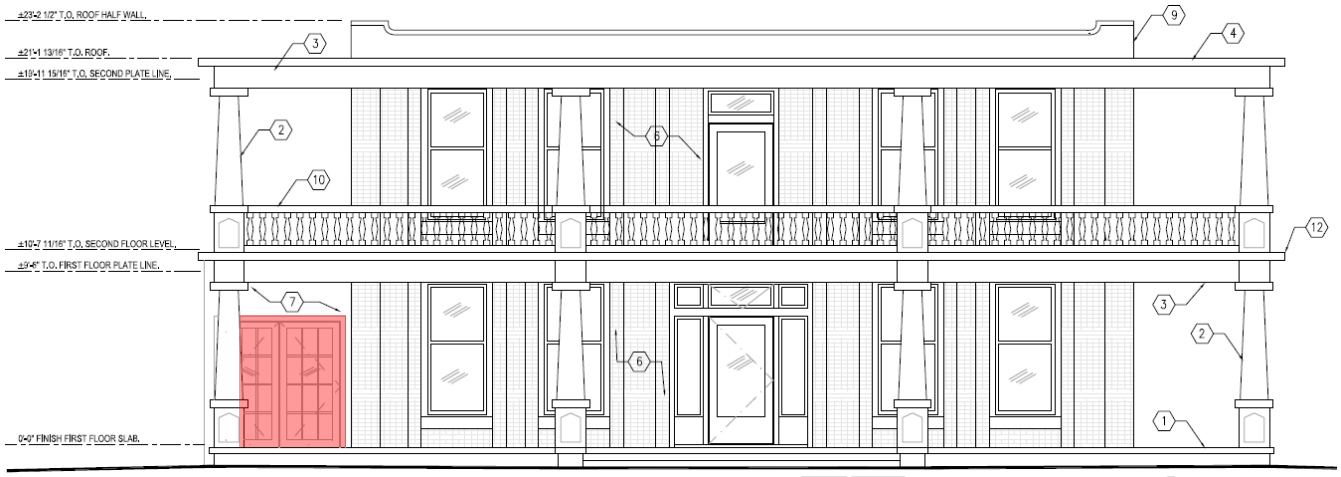
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FRONT ELEVATIONS



EXISTING



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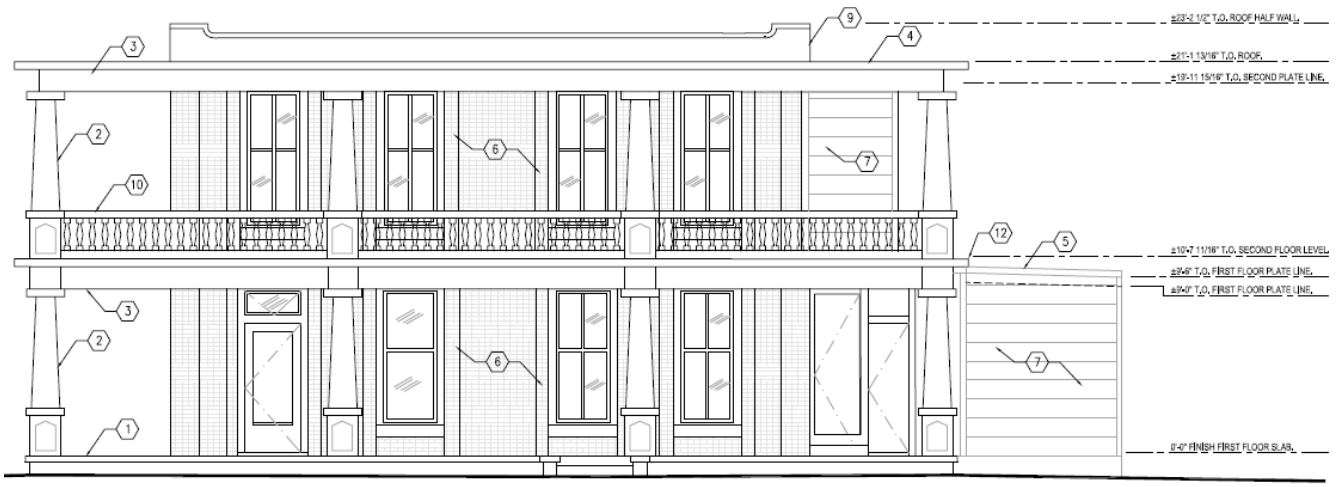
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LEFT ELEVATION



EXISTING



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RIGHT ELEVATION



EXISTING



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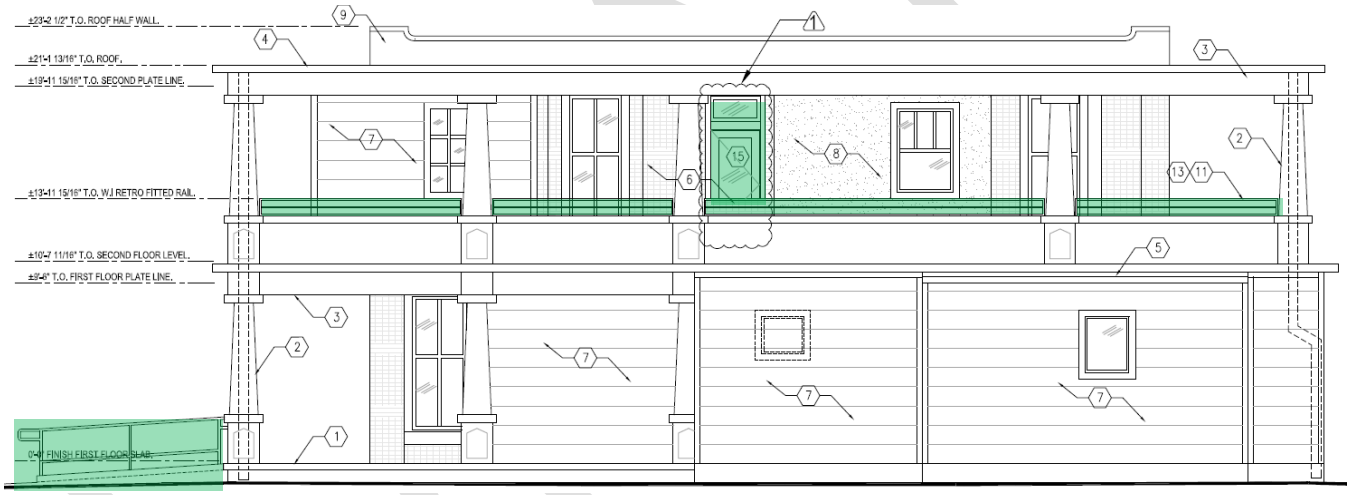
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REAR ELEVATION



EXISTING



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WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE

WIN. NO.	WIN. TYPE	MATL	WIDTH	HEIGHT	GLAZE TYP.	FINISH	FR. MATL	FR. FIN	QUANTITY	REMARKS
A	SINGLE HUNG	WOOD	3'-4"	7'-2"	5/8"	CLEAR ANODIZED	PTD. WOOD	PAINTED	8	existing (not in scope of work)
B	SINGLE HUNG	WOOD	2'-9"	7'-2"	5/8"	CLEAR ANODIZED	PTD. WOOD	PAINTED	10	existing (not in scope of work)
C	SINGLE HUNG	WOOD	3'-0"	5'-0"	5/8"	CLEAR ANODIZED	PTD. WOOD	PAINTED	2	existing (not in scope of work)
D	PICTURE	WOOD	3'-0"	2'-0"	5/8"	CLEAR ANODIZED	PTD. WOOD	PAINTED	1	existing (not in scope of work)
E	PICTURE	WOOD	3'-0"	3'-0"	5/8"	CLEAR ANODIZED	PTD. WOOD	PAINTED	1	existing (not in scope of work)
F	SINGLE HUNG	WOOD	3'-4"	4'-6"	5/8"	CLEAR ANODIZED	PTD. WOOD	PAINTED	1	existing (not in scope of work)

ALL EXTERIOR GLAZING TO HAVE THE FOLLOWING PROPERTIES: U-FACTOR = 0.28 SHADING COEFFICIENT = 0.25 LIGHT TO SOLAR GAIN RATIO = 0.86

DOOR SCHEDULE

DO. NO.	DO. TYPE	MATL	WIDTH	HEIGHT	THICK	FINISH	FR. MATL	FR. FIN	HWR SET	QUANTITY
01	A	WOOD	3'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	1	existing change for swing
02	B	WOOD	3'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	1	(existing)
03	C	WOOD	3'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	3	provide 1 new unit
04	B	WOOD	3'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	2	(existing)
05	B	WOOD	2'-8"	6'-8"	1 3/4"	PAINTED	WOOD	PAINTED	6	(existing)
06	A	WOOD	3'-0"	6'-8"	1 3/4"	PAINTED	WOOD	PAINTED	1	existing change for swing
07	C	WOOD	2'-6"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	2	provide 1 new unit
08	C	WOOD	2'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	2	(existing)
09	C	WOOD	3x3'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	1	(existing)
10	A	WOOD	2x2'-6"	6'-8"	1 3/4"	PAINTED	WOOD	PAINTED	6	(existing)
11	C	WOOD	2'-0"	6'-8"	1 3/4"	PAINTED	WOOD	PAINTED	1	(existing)
03a	C	WOOD	3'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	3	provide 2 new units
10a	C	WOOD	3'-0"	6'-8"	1 3/4"	VANISHED	WOOD	VANISHED	3	provide 1 new unit

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