PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B9 November 5, 2026 1235 Allston Street
HPO File #: HP2026_0309 Houston Heights West

Applicant: Sam Gianukos, agent for Lambert Arceneaux, owner

Property: 1235 Allston Street, Lots 6 and Tract 5 of Block 184 in the Houston Heights Subdivision. The property is a 1,576 square foot one-story wood single-family residence situated on a 6,600 square foot (50' by 132') interior lot.

Significance: Contributing Queen Anne property constructed circa 1910, located in the Houston Heights West Historic District.

Proposal: New Construction – Garage

The applicant proposes to construct a 528 square foot garage to the rear of a contributing structure

- Garage will be alley-loading with vehicle entry not visible from the street.
- Garage will be set back 3' from the south side property line and 21' to the north.
- Garage will feature an eave height of 20' and a ridge height of 26' 4".
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: **Approval**

HAHC Action: -

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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.

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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)

Existing Lot Size: 6600sf
Max Lot Coverage Allowed: 2640
Proposed Lot Coverage / Coverage %: 2046 = 31%

☒ ☐ ☐ Maximum Floor Area Ratio (Addition and New Construction)

Existing Lot Size: 6600 square feet
Max FAR Allowed: 2904
Proposed Lot Coverage / Coverage %: 44% = 2904

☒ ☐ ☐ 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: 24'
Inset on left side: 24'
Inset on right side: 24'

☒ ☐ ☐ Side Setbacks (Addition and New Construction)

MEASUREMENT	APPLICATION
3 FT.	Minimum distance between side wall and the property line (for lots less than 35 feet wide)
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)
10 FT.	Minimum cumulative side setback (1-story house)
15 FT.	Minimum cumulative side setback (2-story house)

Proposed side setback (left) side: 3'
Proposed side setback (right) side: 21'
Cumulative side setback: 24'

☒ ☐ ☐ Eave Height (Addition and New Construction)

PRIMARY BUILDING (2-STORY)	
MEASUREMENT	APPLICATION
20 FT.	Maximum 2-story eave height (at 5 FT. minimum side setback)
22 FT.	Maximum 2-story eave height (at 7 FT. or greater side setback)

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Proposed eave height: 20’

☒ ☐ ☐ Front Setbacks (New Construction)

The setback is the distance from the property line to the front wall, porch, or exterior feature.

Proposed front setback: 102’

☒ ☐ ☐ Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building (for lots ≤ 50 FT. wide)
35 FT.	Maximum width of 2-story building (for lots ≤ 50 FT. wide)
50 FT.	Maximum width of building (for lots ≤ 50 FT. wide)

Max front wall width: 24
Max front wall depth: NA

☒ ☐ ☐ Front Porch Width and Depth (Addition and New Construction)

The width of a porch is measured between the corners of the porch foundation at the front of the porch.

MEASUREMENT	APPLICATION
6 FT.	Minimum depth of front porch
50%	Minimum percentage of front wall width covered by porch

Proposed front porch width: NA
Proposed front porch depth: NA

☒ ☐ ☐ Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: NA

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

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

Proposed finished floor: 6”
Proposed first floor plate height: 9’
Proposed second floor plate height: 9’

☒ ☐ ☐ Rear Setbacks (Addition and New Construction)

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MEASUREMENT	APPLICATION
3 FT.	Minimum setback from rear property line
0 FT.	Front-facing garage (with rear wall at alley)
20 FT. (24 FT. preferred)	Minimum clearance from alley-loading garage from either an opposing alley-loading garage door, rear wall of a front-facing garage, or fence

Proposed rear setback: 6'6"

☒ ☐ ☐ Detached Garage Ridge Height (New Construction)

DETACHED GARAGE (1-STORY)	
MEASUREMENT	APPLICATION
16 FT.	Maximum 1-story garage ridge height

DETACHED GARAGE (2-STORY)	
MEASUREMENT	APPLICATION
20 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 28' 4"

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DISTRICT MAP



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INVENTORY PHOTO



CURRENT PHOTO



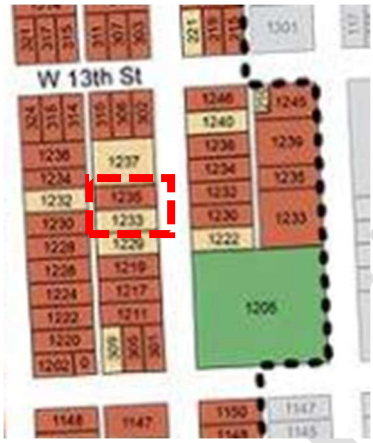
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1235 Allston Street
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CONTEXT AREA



1237 Allston St – Non-Contributing 1-Story



1233 Allston St – Non-Contributing 1-Story



1232 Allston St – Contributing 1-Story



1234 Allston St – Contributing 1.5-Story



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3D RENDERING



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WINDOW & DOOR SCHEDULES

WINDOW SCHEDULE (PROPOSED HISTORICAL)

TAG	PHASE CREATED	COUNT	SIZE WIDTH	SIZE HEIGHT	SUFFIX	HEAD HEIGHT	MAT	COMMENTS
LEVEL 01 - FLOOR								
F	PROPOSED	17	32"	78"	SH	8' - 6"	WOOD	
G	PROPOSED	2	32"	78"	SH	8' - 6"	WOOD	TEMP
H	PROPOSED	1	36"	72"	SH	8' - 6"	WOOD	TEMP
I	PROPOSED	1	48"	54"	SH	8' - 6"	WOOD	
APARTMENT - FLOOR								
J	PROPOSED	1	30"	52"	SH	7' - 2"	WOOD	TEMP
K	PROPOSED	6	32"	68"	SH	7' - 2"	WOOD	
L	PROPOSED	1	32"	68"	SH	7' - 2"	WOOD	TEMP
PR LEVEL 02 - FLOOR								
E	EXISTING	3	30"	18"	FX	3' - 8"	WOOD	ATTIC
M	PROPOSED	2	32"	42"	FX	3' - 8"	WOOD	TEMP
N	PROPOSED	1	32"	42"	SH	7' - 6"	WOOD	
O	PROPOSED	6	32"	72"	SH	7' - 6"	WOOD	
P	PROPOSED	2	32"	42"	SH	7' - 6"	WOOD	TEMP

DOOR SCHEDULE (PROPOSED HISTORICAL)

TAG	PHASE CREATED	COUNT	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	SUFFIX	COMMENTS
GARAGE - FLOOR						
08	PROPOSED	1	3' - 0"	8' - 0"		
09	PROPOSED	1	18' - 0"	8' - 0"	GARAGE	
LEVEL 01 - FLOOR						
01	EXISTING	1	3' - 0"	6' - 8"		
10	PROPOSED	1	2' - 6"	6' - 8"	DD	
11	PROPOSED	2	3' - 0"	6' - 8"	DD	
12	PROPOSED	3	2' - 6"	8' - 0"	SP	
13	PROPOSED	2	2' - 8"	8' - 0"	SP	
08	PROPOSED	1	3' - 0"	8' - 0"		TEMP
14	PROPOSED	1	3' - 0"	8' - 0"	SP SP	
15	PROPOSED	1	5' - 0"	6' - 8"	DPD	
APARTMENT - FLOOR						
03	PROPOSED	1	2' - 6"	6' - 8"	SP	
04	PROPOSED	1	2' - 8"	6' - 8"	SP	
16	PROPOSED	1	3' - 0"	6' - 8"	DD	
06	PROPOSED	1	3' - 0"	6' - 8"	SP	
07	PROPOSED	1	4' - 0"	6' - 8"	DD	
PR LEVEL 02 - FLOOR						
03	PROPOSED	6	2' - 6"	6' - 8"	SP	
04	PROPOSED	2	2' - 8"	6' - 8"	SP	

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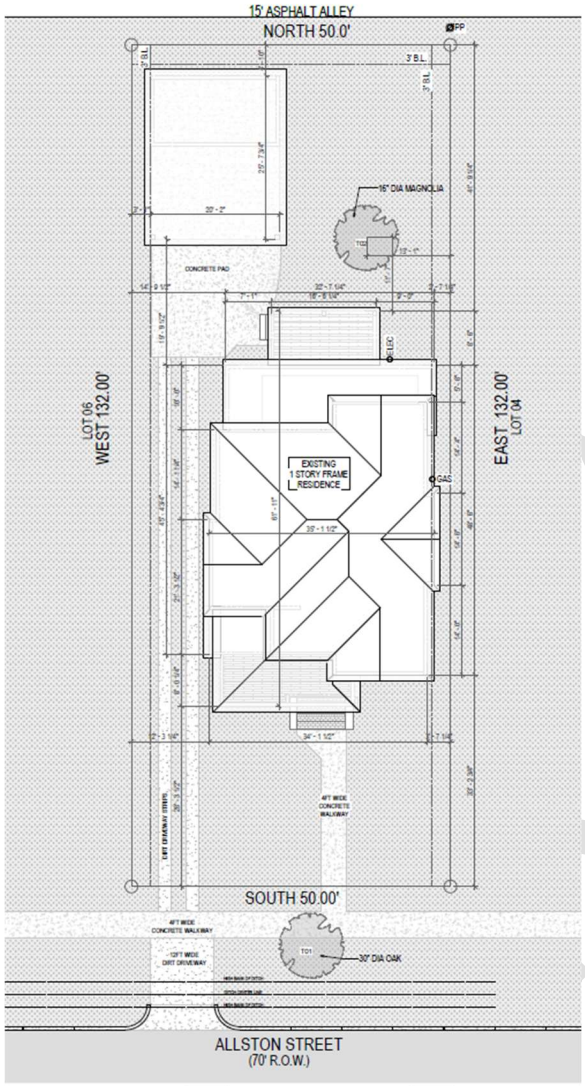
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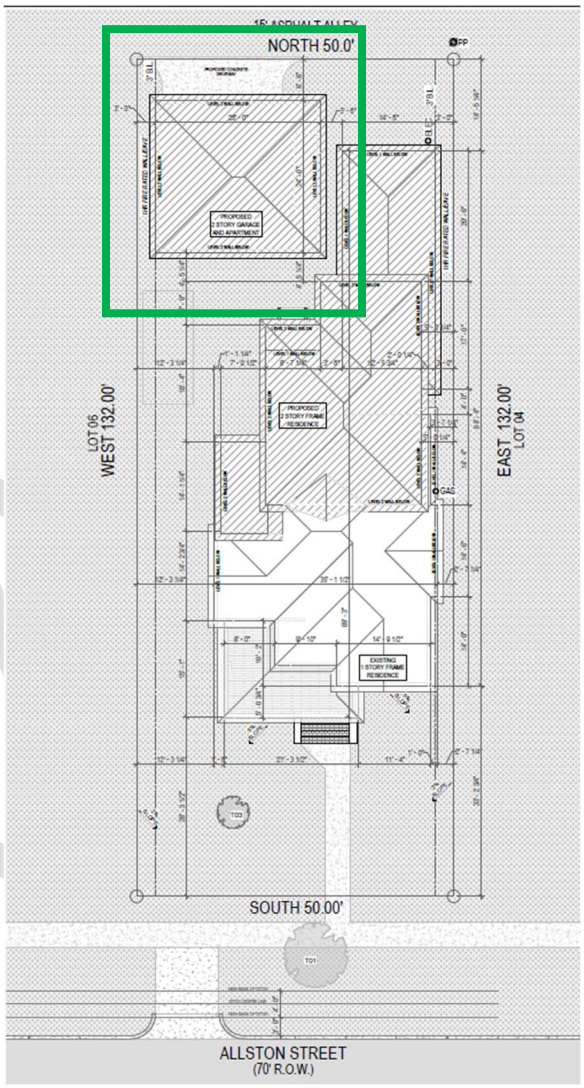
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SITE PLAN



EXISTING



PROPOSED

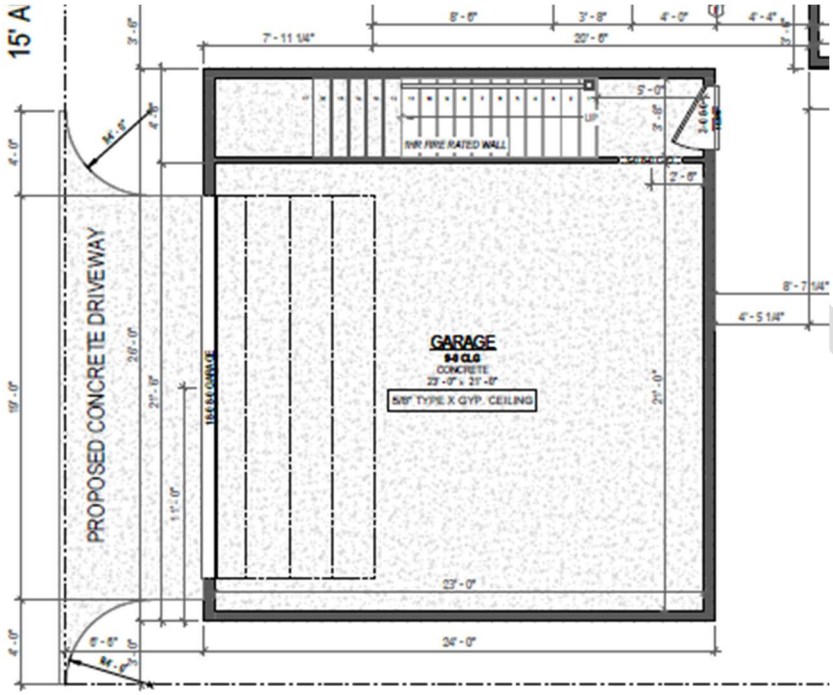
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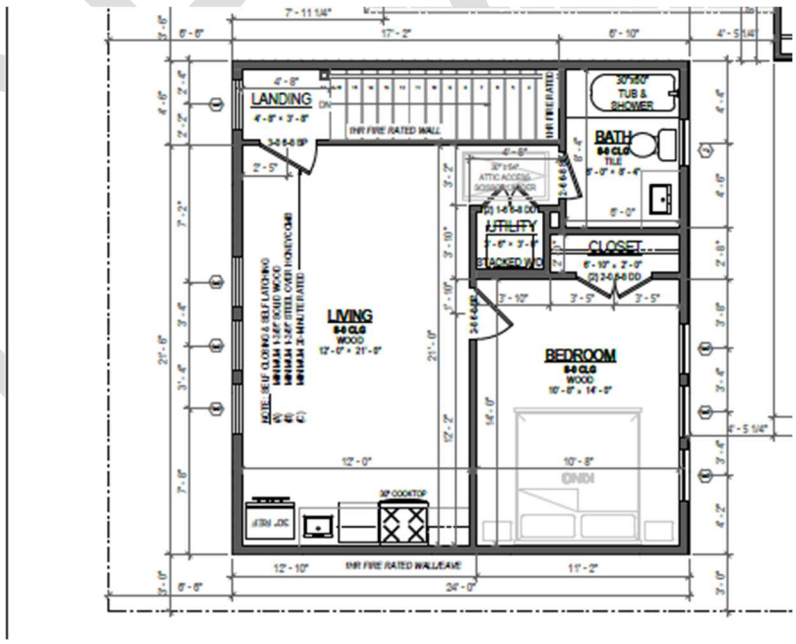
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



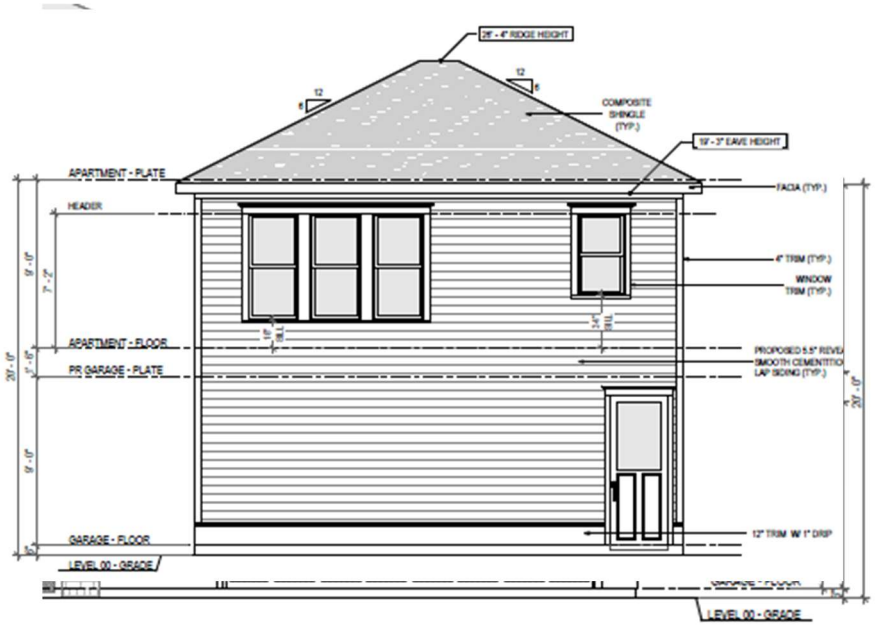
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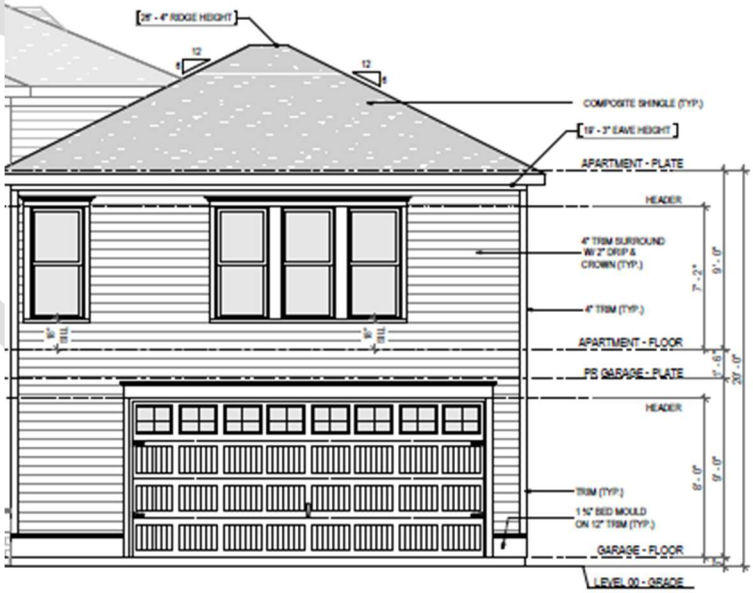
FRONT (EAST) ELEVATION

PROPOSED



REAR (WEST) ELEVATION

PROPOSED



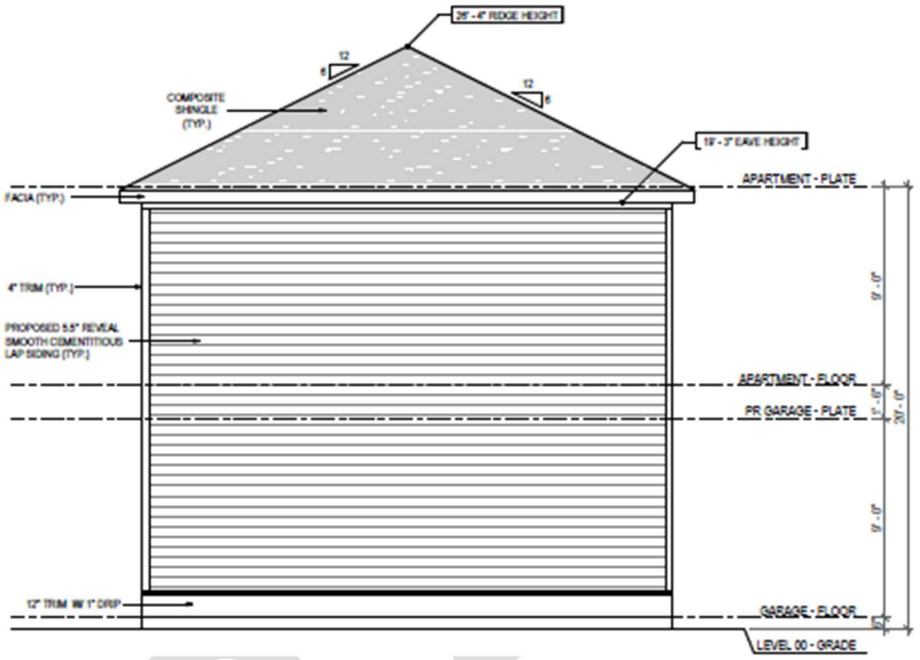
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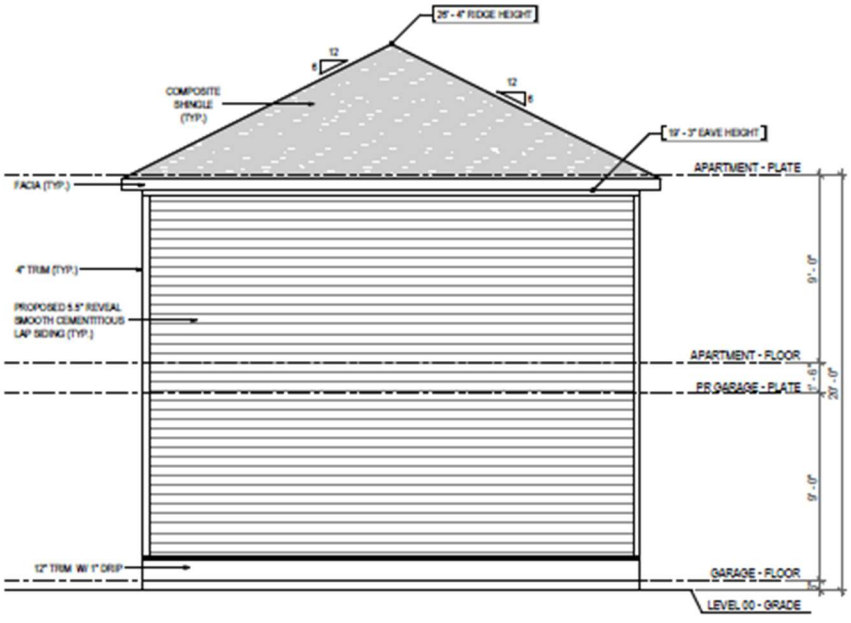
RIGHT (NORTH) ELEVATION

PROPOSED



LEFT (SOUTH) ELEVATION

PROPOSED

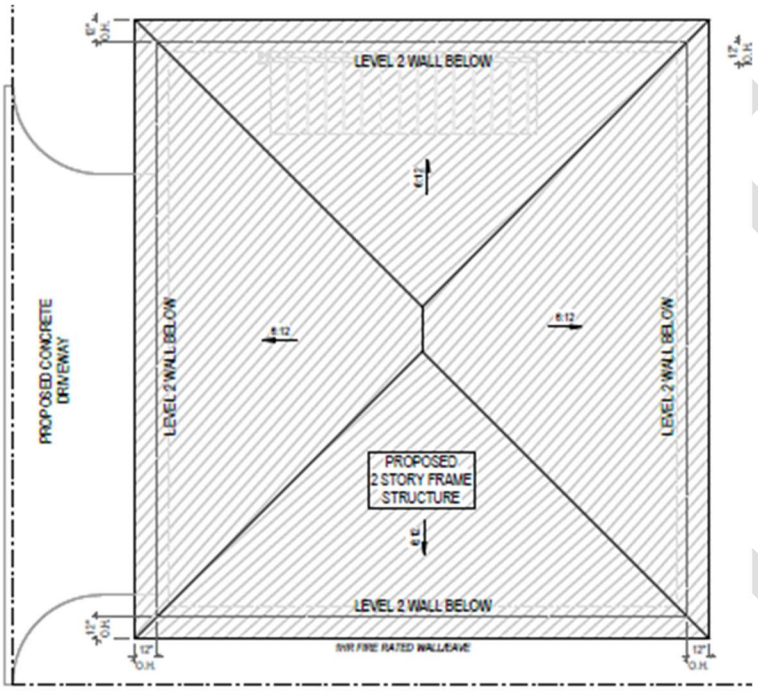


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ROOF PLAN



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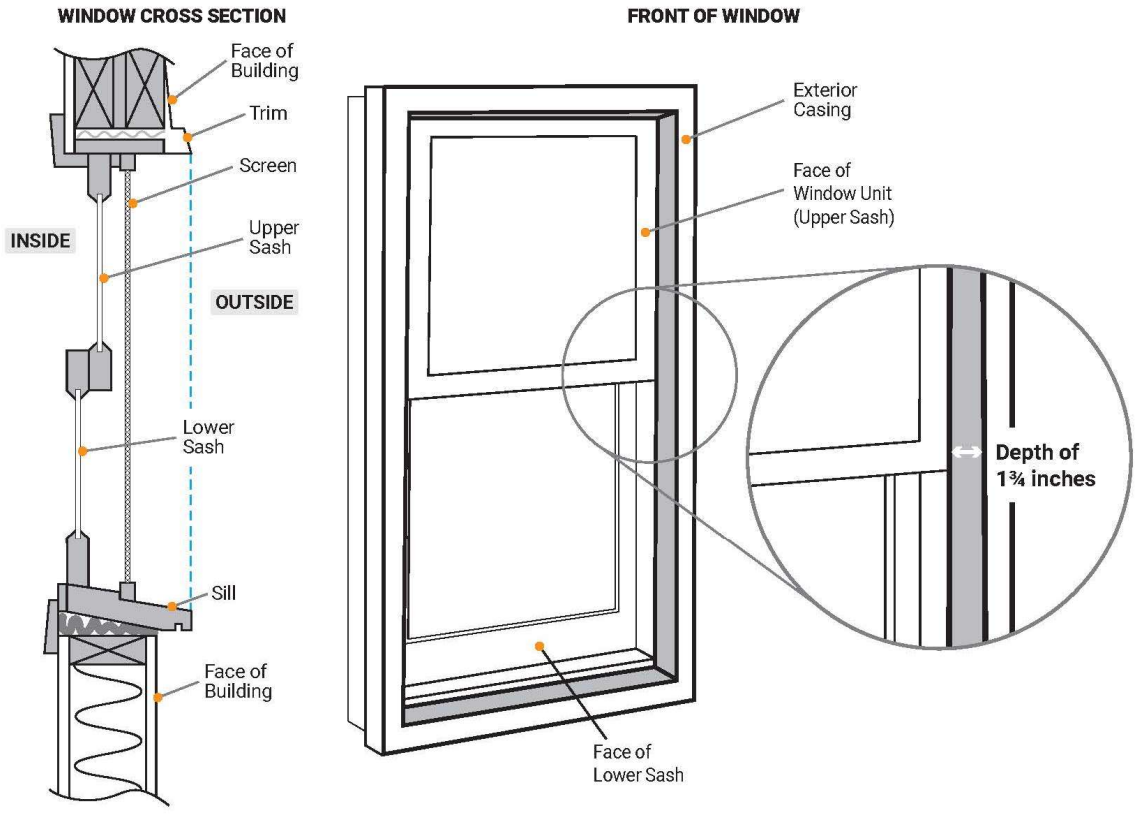
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ATTACHMENT A

Historic Window Standard: New Construction & Replacement



Minimum 1¾ inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1¾ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

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