



ITEM B1
HPO File #: HP2026_0116

May 21, 2026

1512 Arlington Street
Houston Heights East

Applicant: Alia De Anda, Design 3, agent for John Guidot, owner

Property: 1512 Arlington Street, Lot 6, Block 137, Houston Heights Neighborhood Subdivision. The property includes a 1,235 SF, one-story wood single-family residence and detached garage situated on a 6,600 SF (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman style residence, constructed circa 1915, located in the Houston Heights East Historic District.

Proposal: **Alteration Addition**, the applicant is proposing the following:

- Restoring the original L-shaped front porch by removing the non-original enclosure, relocating existing windows, and reinstalling appropriate wood railing and brick column bases.
- Remove non-original Hardie siding at the porch base and replace it with historically compatible materials, including 117 wood siding and smooth cementitious siding.
- Remove the existing rear wood deck and construct a new two-story rear addition, with the second floor limited to a 25% encroachment over the footprint of the historic structure.
- Add a new detached garage at the rear of the property,
- Ensure full compliance with Houston Heights Historic District measurable standards, including FAR (2,904 sf allowed), lot coverage (2,640 sf allowed), plate heights, eave heights, and required side setbacks.
- Utilize historically appropriate materials throughout, including recessed/inset windows, 117 wood and smooth cementitious siding, wood railings, brick bases, and wood porch components

Public Comment: No comment received

Civic Association: No 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.

HEIGHTS DESIGN GUIDELINES

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



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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)

Table with 2 columns: LOT SIZE, MAXIMUM LOT COVERAGE. Rows include lot size ranges from <4000 to 8000+ with corresponding coverage percentages.

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 2,070

Remaining Amount: 570

Maximum Floor Area Ratio (Addition and New Construction)

Table with 2 columns: LOT SIZE, MAXIMUM FAR. Rows include lot size ranges from <4000 to 8000+ with corresponding FAR values.

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,792

Remaining Amount: 112



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Side Wall Length and Insets (Addition and New Construction)

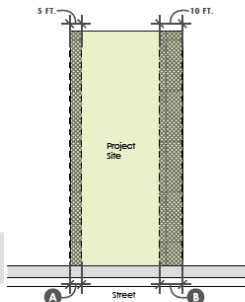
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Max Side Wall Length: 20'

Inset Length: 6'-2"

Inset depth: 2'

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

Proposed side setback (1): 7'-1"

Proposed side setback (2): 8-1"

Cumulative side setback: 15'-2"

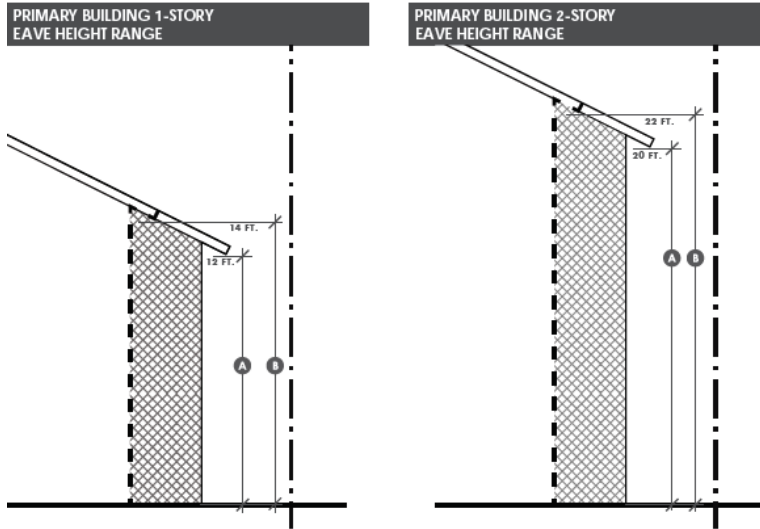


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Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 21'

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: 24'-1"



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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: 34"

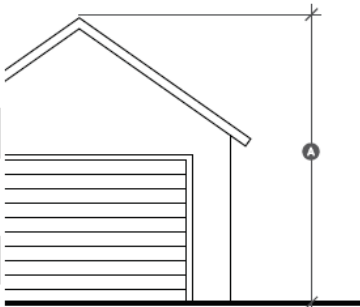
Proposed first floor plate height: 9'

Proposed second floor plate height: 9'

-

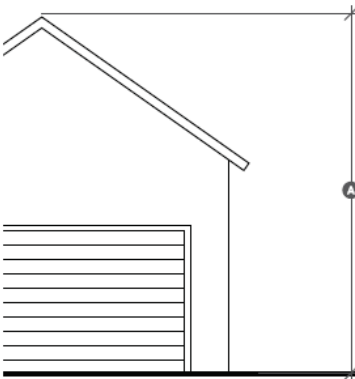
Detached Garage Ridge Height (New Construction)

GARAGE 1-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

GARAGE 2-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: 25'-8 1/2"



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

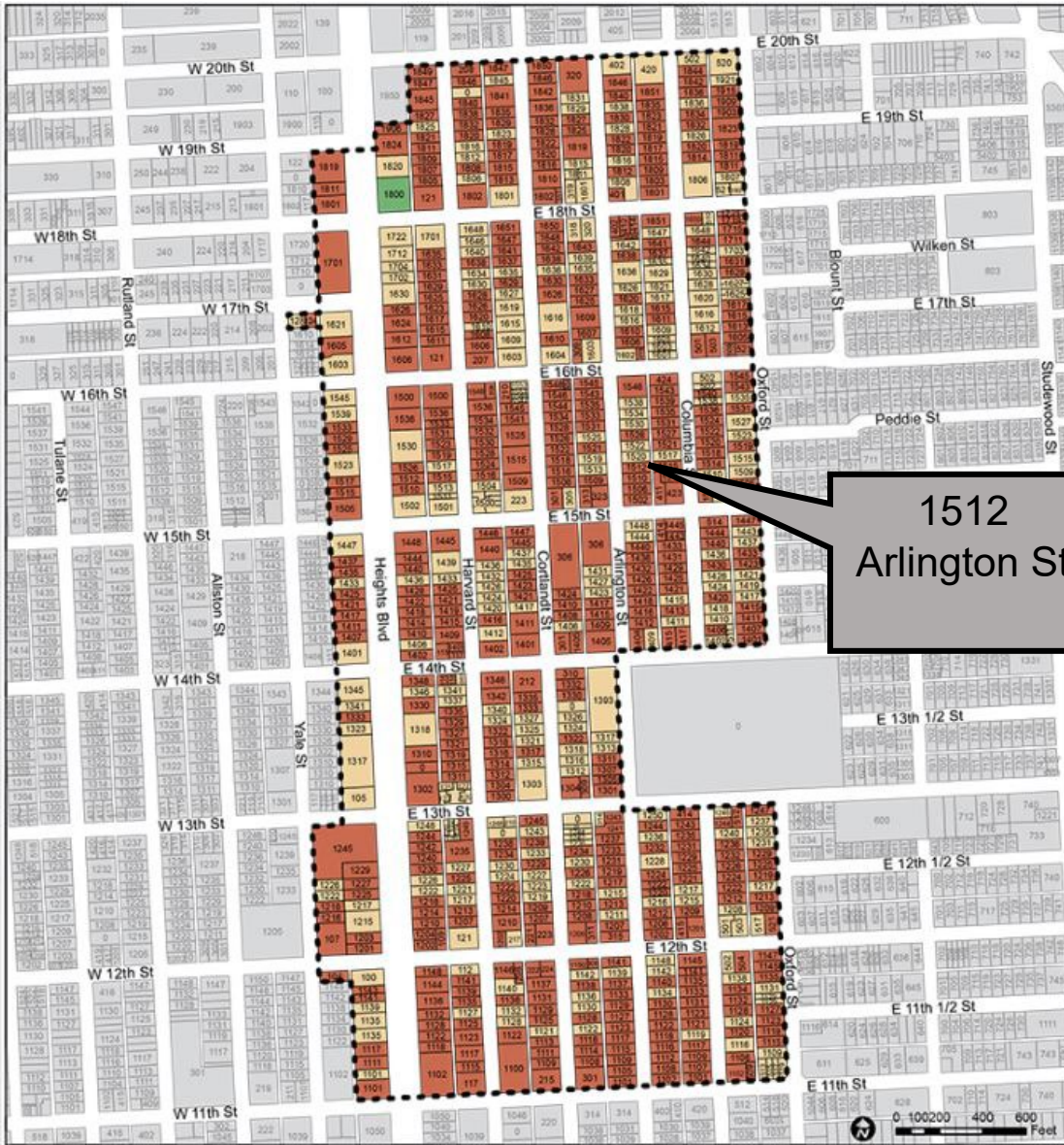
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District Map



1512
Arlington St

Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008
Source: GIS Services Division
Date: May 1, 2013
Reference: pj17025_Heights_East

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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Inventory Photo



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**EXISTING PHOTOS
PROVIDED BY APPLICANT**

Existing front elevation (West)



Existing rear elevation (East)





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Existing right-side elevation (South)



Existing left-side elevation (North)





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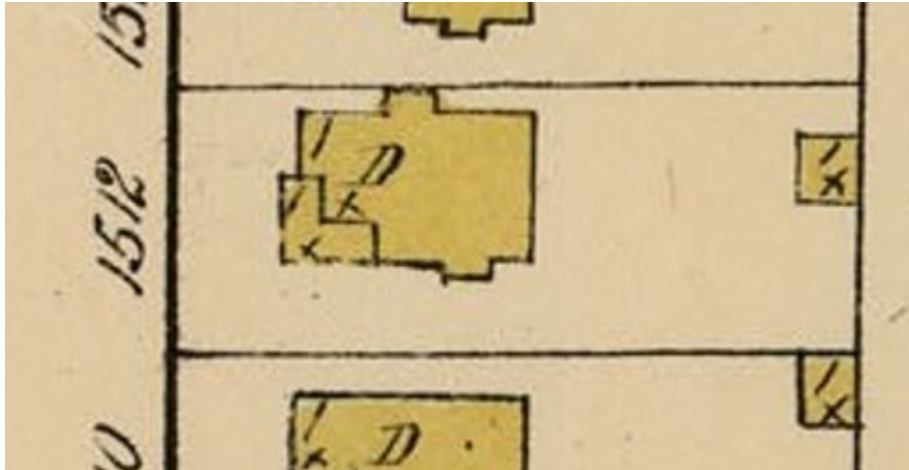
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SANBORN MAP



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CONTEXT AREA



Figure 1- NEXT DOOR NEIGHBOR_GOOGLE STREET VIEW



Figure 2- ACROSS THE STREET NEIGHBOR_GOOGLE STREET VIEW



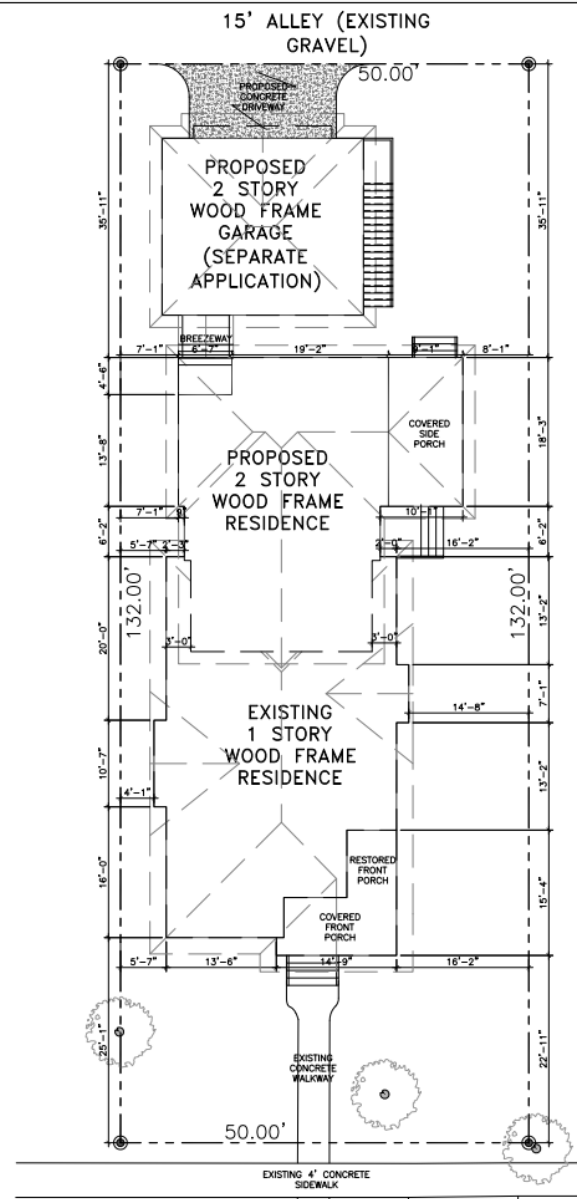
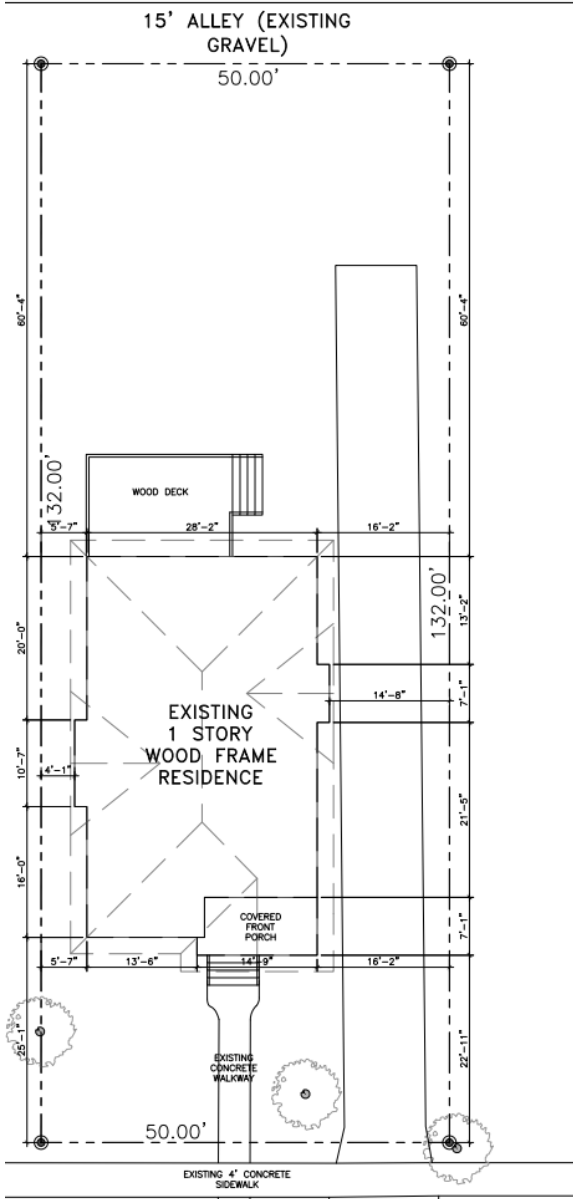
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SITE PLAN





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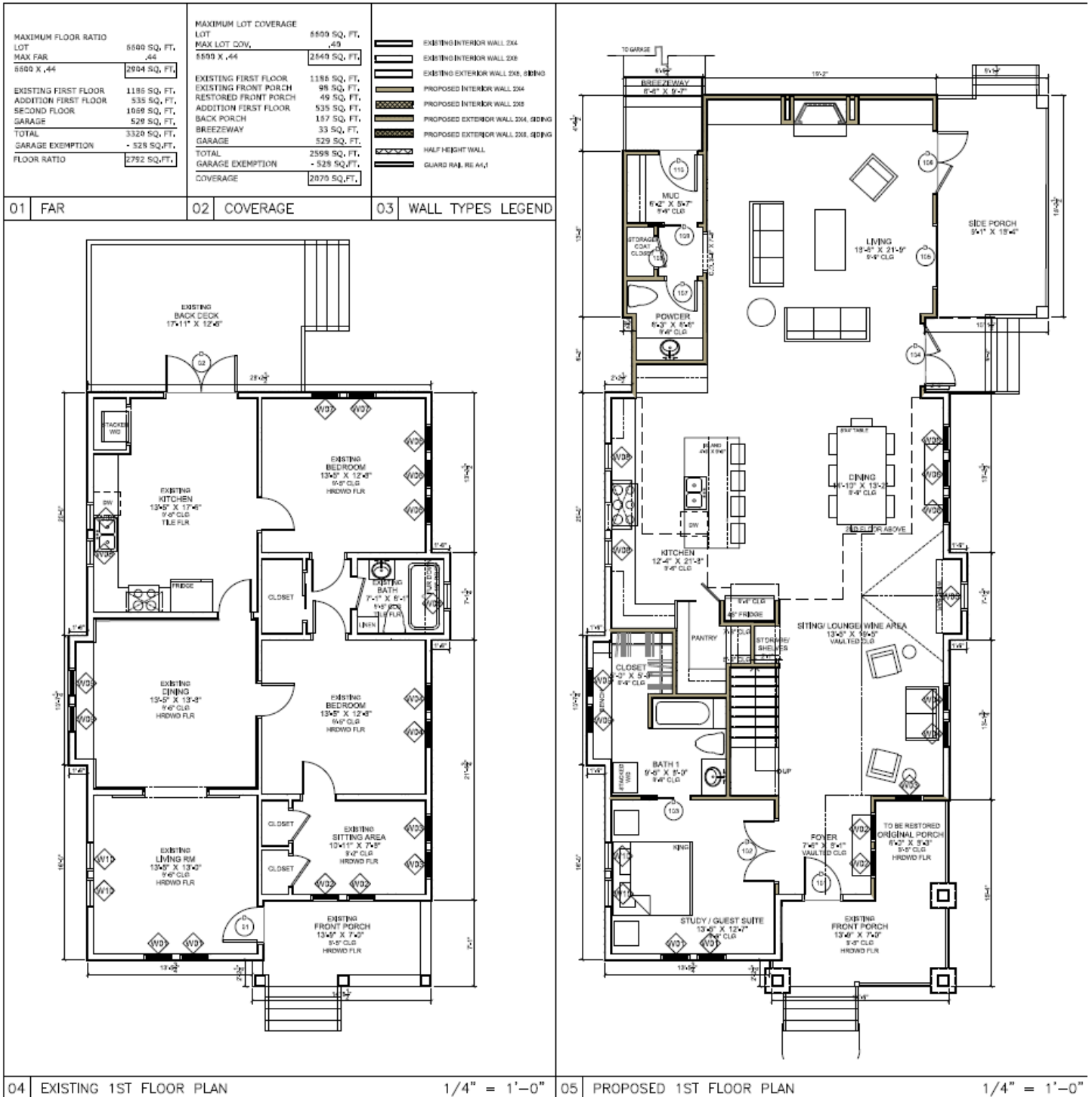
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FIRST FLOOR PLAN



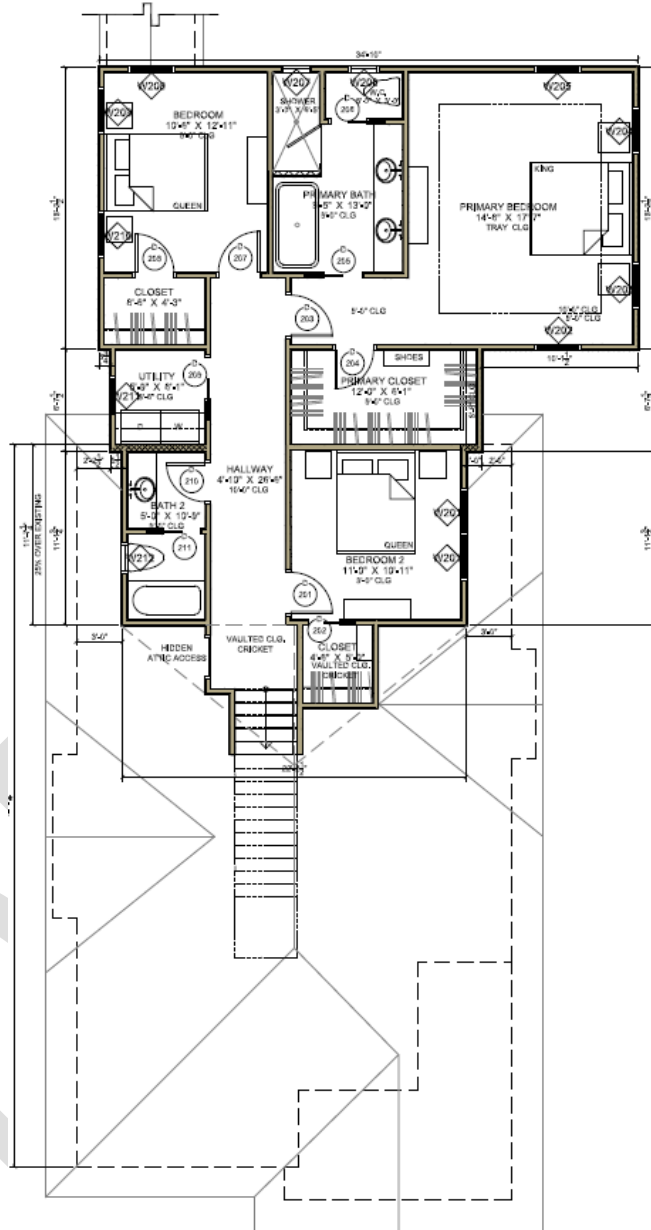


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SECOND FLOOR PLAN



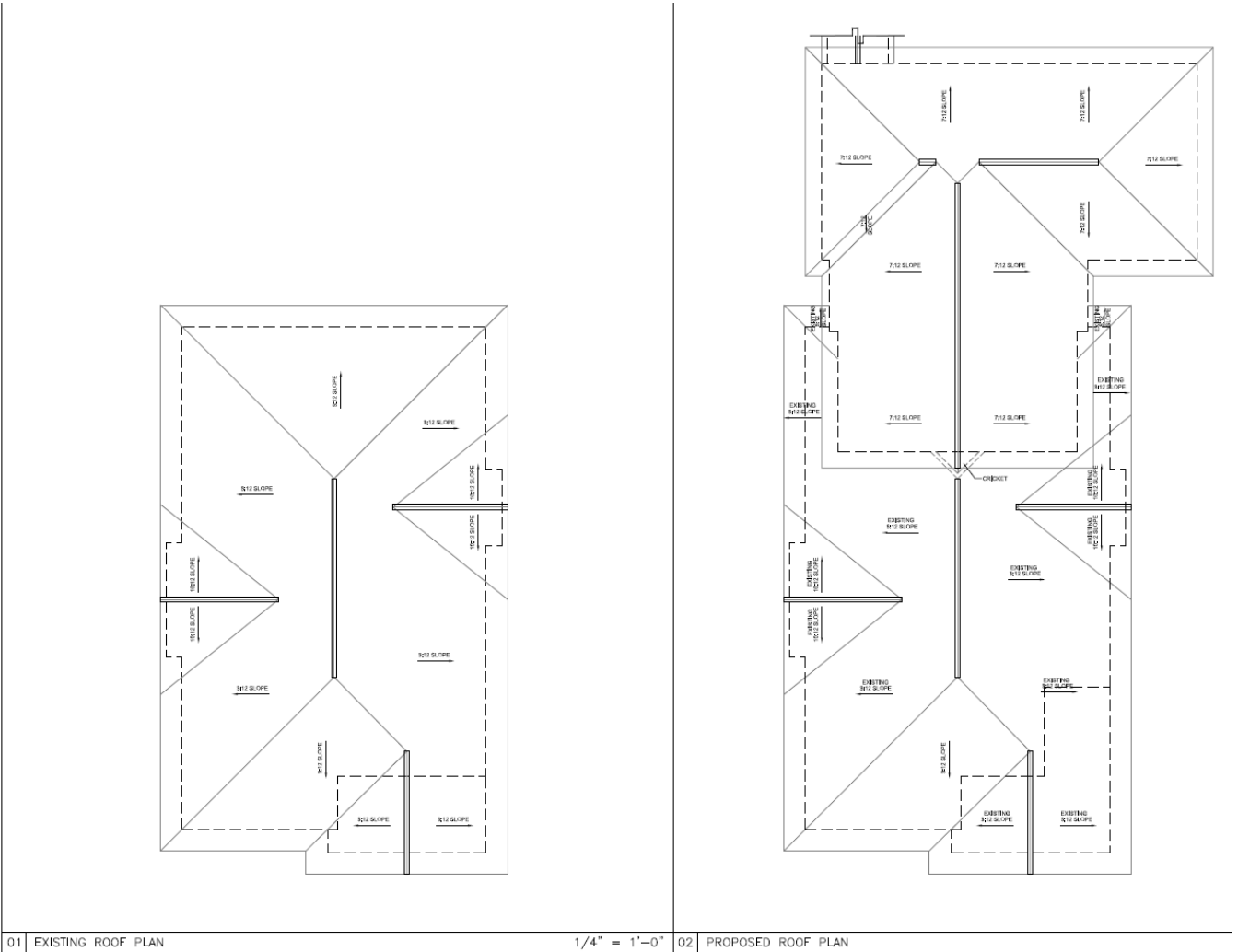


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ROOF PLAN





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FRONT WEST ELEVATION

- | | |
|---|--|
| (A) EXISTING COMPOSITION SHINGLE ROOF | (K) NEW 24" HANDRAIL TO RESTORE FRONT PORCH |
| (B) EXISTING 117 TEARDROP SIDING | (L) NEW 36" GUARD RAIL, RE: A4.1 |
| (C) EXISTING 4" HARDIE BEVEL SIDING | (M) NEW BRICK PIER |
| (D) EXISTING COLUMNS | (N) PROVIDE WATERPROOFING/ FLASHING AT ALL ROOF TO WALL INTERSECTIONS |
| (E) EXISTING BRICK PIER | (O) 12"X12" CEDAR POST |
| (F) EXISTING WOOD LATTICE AT CRAWLSPACE | (P) APPLIANCE VENT. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. |
| (G) NEW COMPOSITION SHINGLE ROOF | (Q) NEW WOOD LATTICE AT CRAWLSPACE. PROVIDE 18"X24" MIN. ACCESS OPENING. |
| (H) NEW 117 TEARDROP SIDING & 4" HARDIE BEVEL SIDING TO MATCH EXISTING. | |
| (I) NEW 6" SMOOTH CEMENTITIOUS SIDING | |
| (J) NEW BRICK BASE FOR COLUMN | |

02 ELEVATION NOTES



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

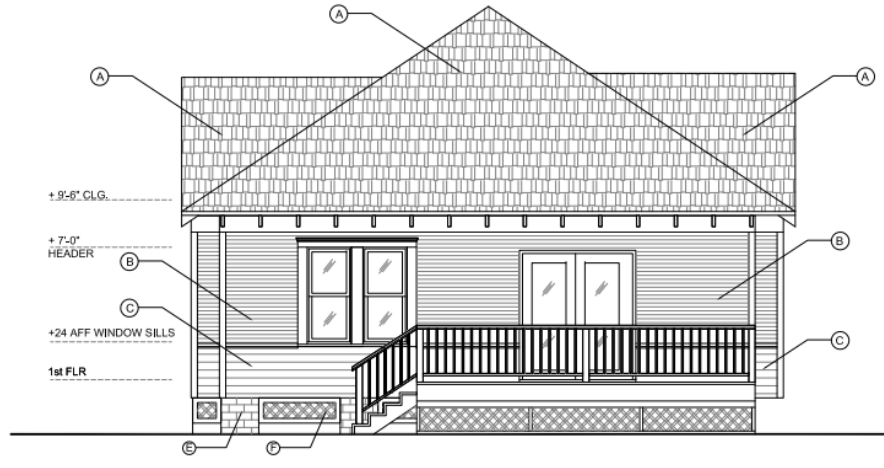


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REAR EAST ELEVATION



EXISTING REAR ELEVATION



03 PROPOSED REAR ELEVATION

1/4" = 1'-0"



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SOUTH SIDE ELEVATION





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NORTH SIDE ELEVATION





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WINODW & DOOR SCHEDULE

EXISTING

DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
01	1	2'-10"	6'-8"	HINGED - SINGLE	LEFT	EXISTING TO BE REMOVED
02	1	5'-10"	6'-8"	HINGED - DOUBLE	NA	EXISTING TO BE REMOVED

PROPOSED

DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
101	1	3'-0"	6'-8"	HINGED - SINGLE	LEFT	FRONT DOOR
102	1	5'-0"	6'-8"	HINGED - DOUBLE - FULL LITE	NA	-
103	1	2'-8"	6'-8"	POCKET - SINGLE	LEFT	-
104	1	5'-0"	7'-0"	HINGED - DOUBLE - FULL LITE	NA	SIDE PORCH
105	1	5'-0"	7'-0"	HINGED - DOUBLE - FULL LITE	NA	SIDE PORCH, FIXED
106	1	5'-0"	7'-0"	HINGED - DOUBLE - FULL LITE	NA	SIDE PORCH
107	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	-
108	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	-
109	1	2'-8"	6'-8"	POCKET	RIGHT	-
110	1	3'-0"	6'-8"	HINGED - SINGLE	LEFT	BACK DOOR
201	1	2'-8"	6'-8"	HINGED - SINGLE	RIGHT	-
202	1	2'-0"	6'-8"	POCKET - SINGLE	LEFT	-
203	1	2'-8"	6'-8"	HINGED - SINGLE	RIGHT	-
204	1	2'-6"	6'-8"	HINGED - SINGLE	RIGHT	-
205	1	2'-6"	6'-8"	POCKET - SINGLE	LEFT	-
206	1	2'-4"	6'-8"	POCKET	LEFT	-
207	1	2'-8"	6'-8"	HINGED - SINGLE	RIGHT	-
208	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	-
209	1	2'-8"	6'-8"	POCKET	LEFT	-
210	1	2'-6"	6'-8"	HINGED - SINGLE	RIGHT	-
211	1	2'-4"	6'-8"	POCKET - SINGLE	LEFT	-

EXISTING

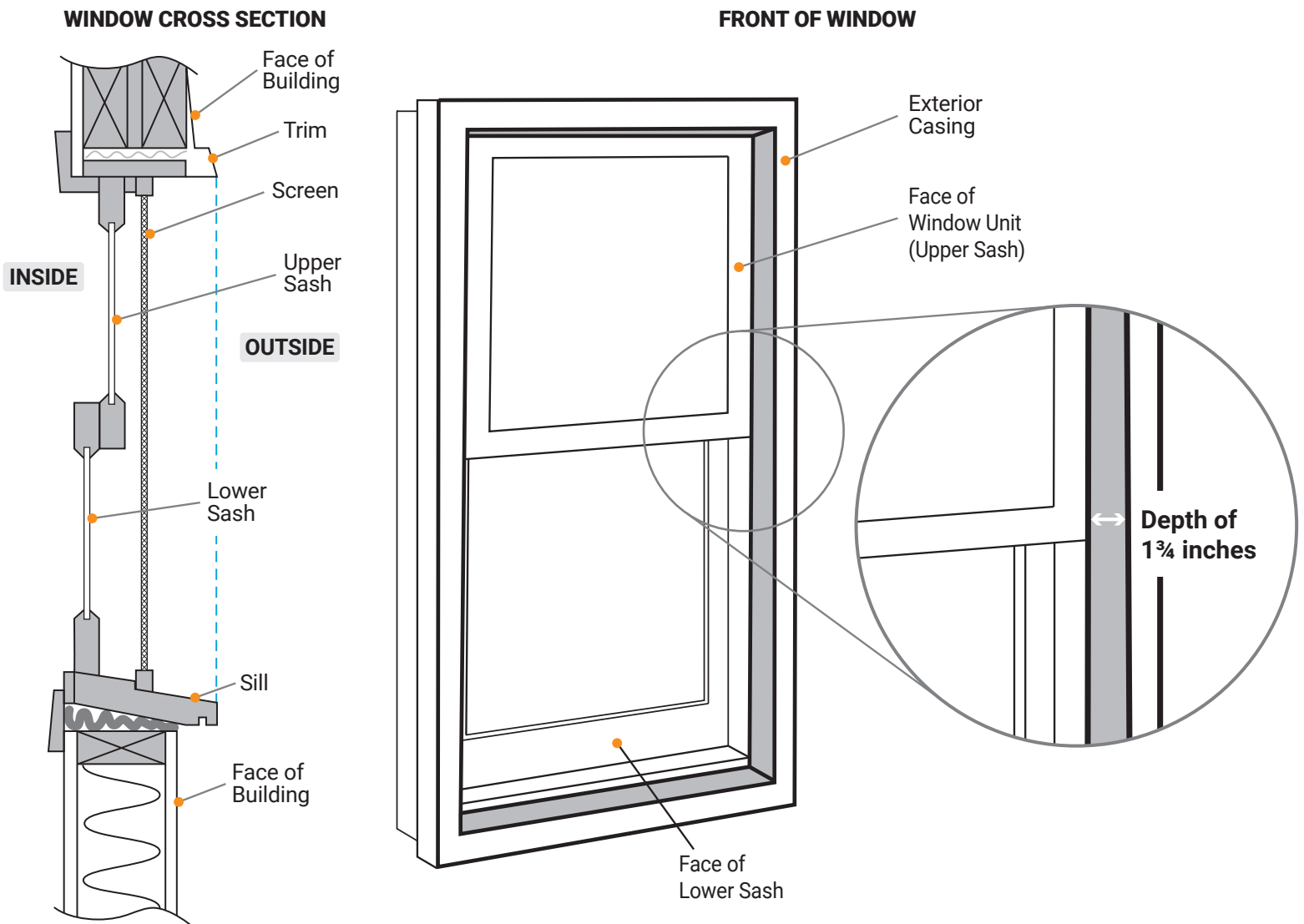
WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W01	2	2'-4"	5'-0"	SINGLE HUNG	DIAMOND/1	EXISTING WINDOW TO REMAIN
W02	2	2'-4"	5'-0"	SINGLE HUNG	DIAMOND/1	EXISTING WINDOW TO BE RELOCATED
W03	2	2'-4"	5'-0"	SINGLE HUNG	DIAMOND/1	EXISTING WINDOW TO BE RELOCATED
W04	2	2'-4"	5'-0"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W05	1	2'-4"	2'-0"	FIXED	DIAMOND	EXISTING WINDOW TO REMAIN
W06	3	2'-4"	5'-0"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W07	2	2'-4"	5'-0"	SINGLE HUNG	1/1	NON ORIGINAL WINDOWS TO BE REMOVED
W08	2	2'-4"	2'-0"	FIXED	1	EXISTING WINDOW TO REMAIN
W09	2	2'-4"	5'-0"	SINGLE HUNG	1/1	EXISTING WINDOW TO REMAIN
W10	2	2'-5"	2'-0"	FIXED	DIAMOND	EXISTING WINDOW TO REMAIN

PROPOSED

WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W201	2	3'-0"	5'-0"	SINGLE HUNG	1/1	HEADER @ 7'-6"; EGRESS, INSET AND RECESSED
W202	1	3'-0"	5'-0"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W203	1	3'-0"	5'-0"	SINGLE HUNG	1/1	INSET AND RECESSED
W204	1	3'-0"	5'-0"	SINGLE HUNG	1/1	INSET AND RECESSED
W205	1	3'-0"	5'-0"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W206	1	2'-0"	2'-0"	FIXED	1	INSET AND RECESSED
W207	1	2'-0"	2'-0"	FIXED	1	INSET AND RECESSED
W208	1	3'-0"	5'-0"	SINGLE HUNG	1/1	INSET AND RECESSED
W209	1	3'-0"	5'-0"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W210	1	3'-0"	5'-0"	SINGLE HUNG	1/1	EGRESS, INSET AND RECESSED
W211	1	2'-8"	4'-0"	SINGLE HUNG	1/1	INSET AND RECESSED
W212	1	2'-0"	2'-0"	FIXED	1	INSET AND RECESSED



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