



ITEM B2
HPO File #: HP2026_0117

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: **New Construction, Garage & Garage apartment.**

- The applicant is proposing a new two-story garage and garage apartment located at the rear of the lot with direct alley access.
- The structure will have a 528 sq. ft. footprint and a total height of 25'-6".
- The roof will be a 6:12 pitch with composition shingles.
- The garage will be connected to the main house by a covered, unconditioned breezeway.
- Exterior cladding will consist of 6" reveal smooth cementitious siding for compatibility with the primary structure.
- All new windows will be inset and recessed to meet Houston Heights Design Guidelines

Public Comment: No comment received

Civic Association: No comment received

Recommendation: Approval

HAHC Action: -



ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

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.

HEIGHTS DESIGN GUIDELINES

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



ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 2,070

Remaining Amount: 570

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

Max. FAR Allowed: 2,904

Proposed FAR: 2,792



ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

Remaining Amount: 112

Side Wall Length and Insets (Addition and New Construction)

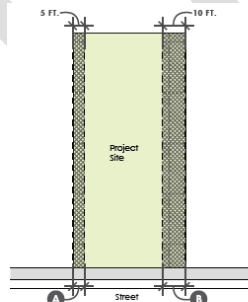
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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



ITEM B2
HPO File #: HP2026_0117

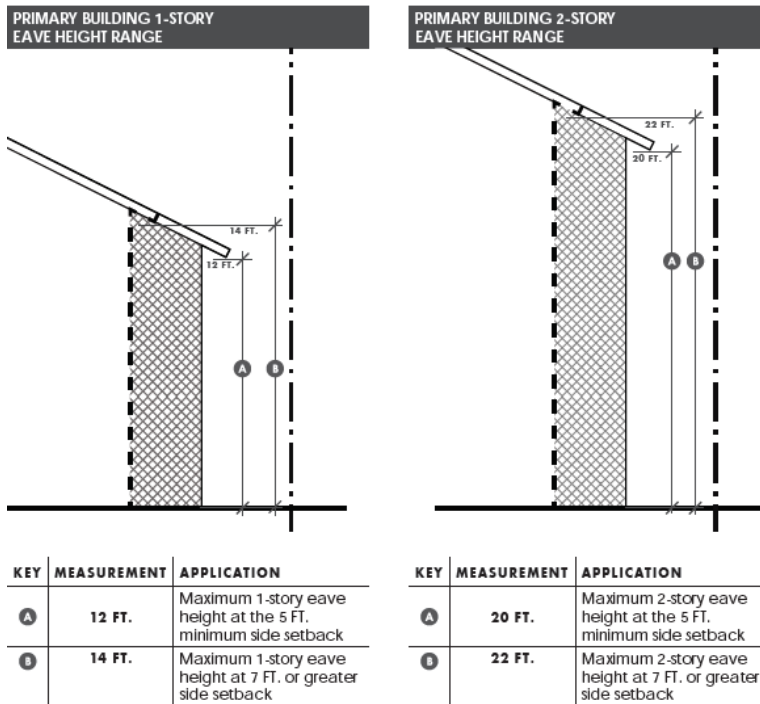
May 21, 2026

1512 Arlington Street
Houston Heights East

Proposed side setback (2): 8'-1"

Cumulative side setback: 15'-2"

Eave Height (Addition and New Construction)



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"

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



ITEM B2

HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

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"

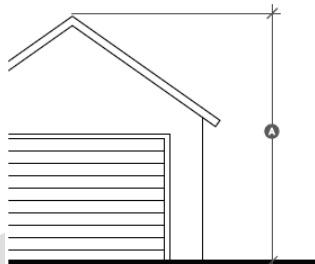
Proposed first floor plate height: 9'

Proposed second floor plate height: 9'

-

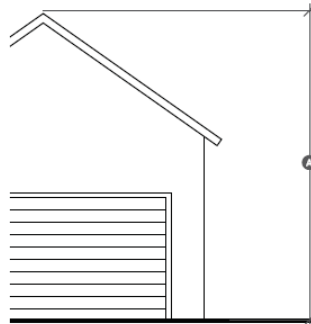
Detached Garage Ridge Height (New Construction)

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

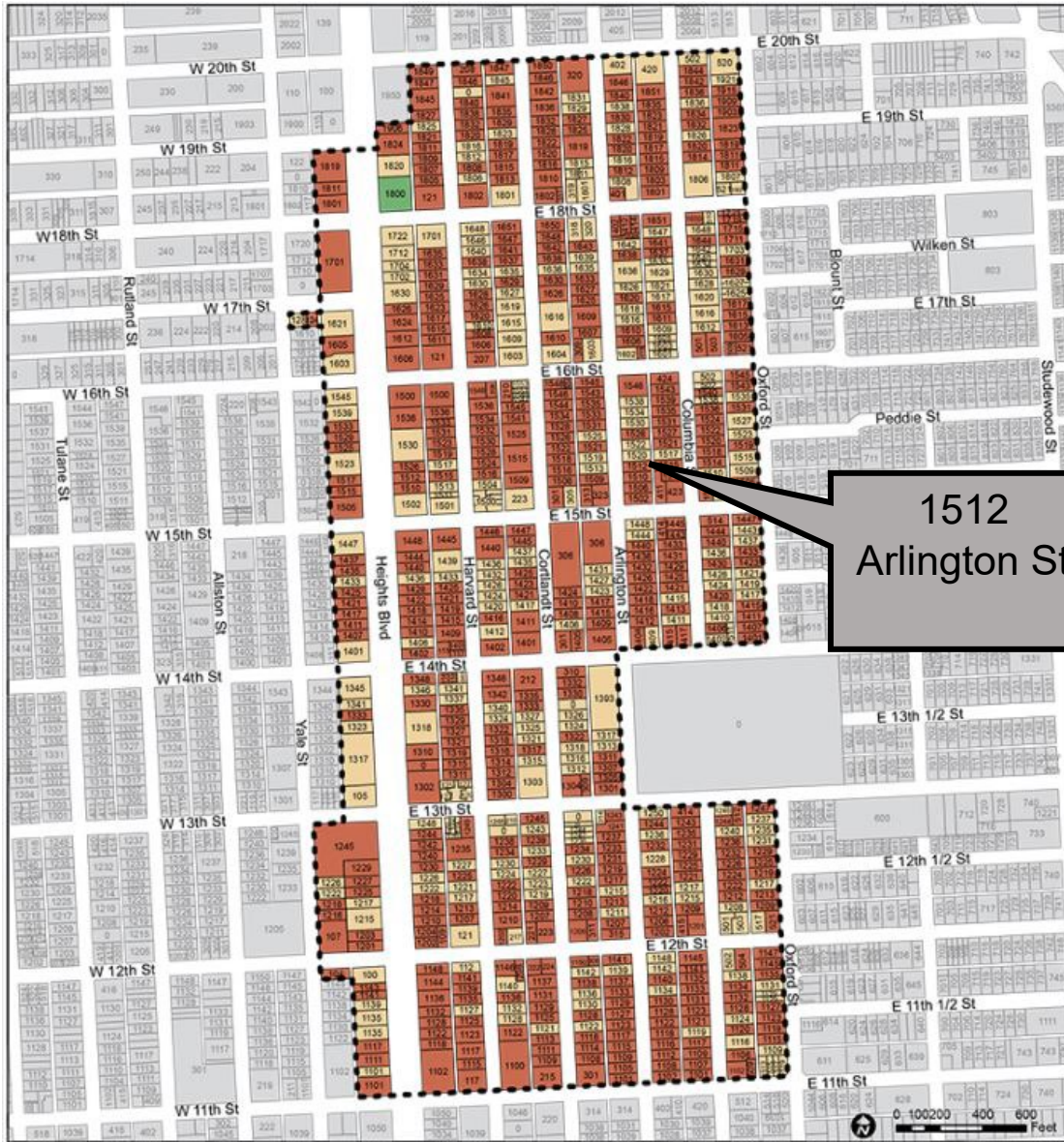
Reviewed by the Houston Archaeological and Historical Commission

ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

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



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

Inventory Photo





ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

**EXISTING PHOTOS
PROVIDED BY APPLICANT**

Existing front elevation (West)



Existing rear elevation (East)





ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

Existing right-side elevation (South)



Existing left-side elevation (North)





CERTIFICATE OF APPROPRIATENESS

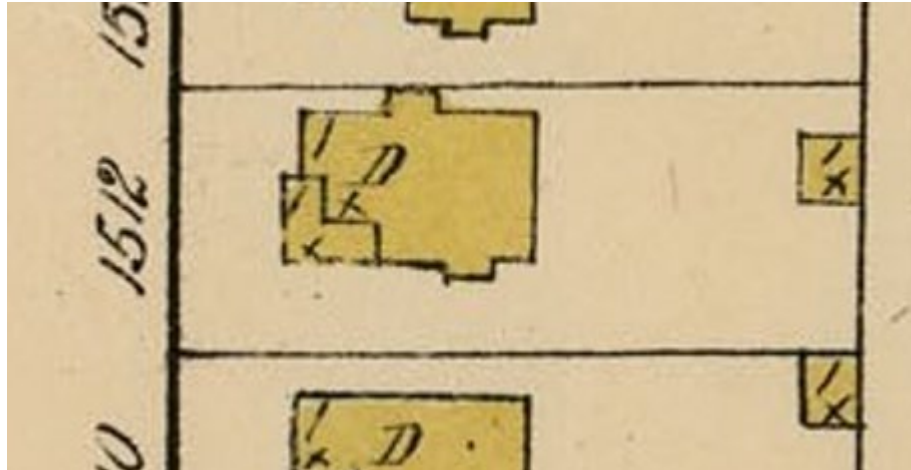
Reviewed by the Houston Archaeological and Historical Commission

ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

SANBORN MAP



DRAFT



ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

CONTEXT AREA



Figure 1- NEXT DOOR NEIGHBOR_GOOGLE STREET VIEW



Figure 2- ACROSS THE STREET NEIGHBOR_GOOGLE STREET VIEW



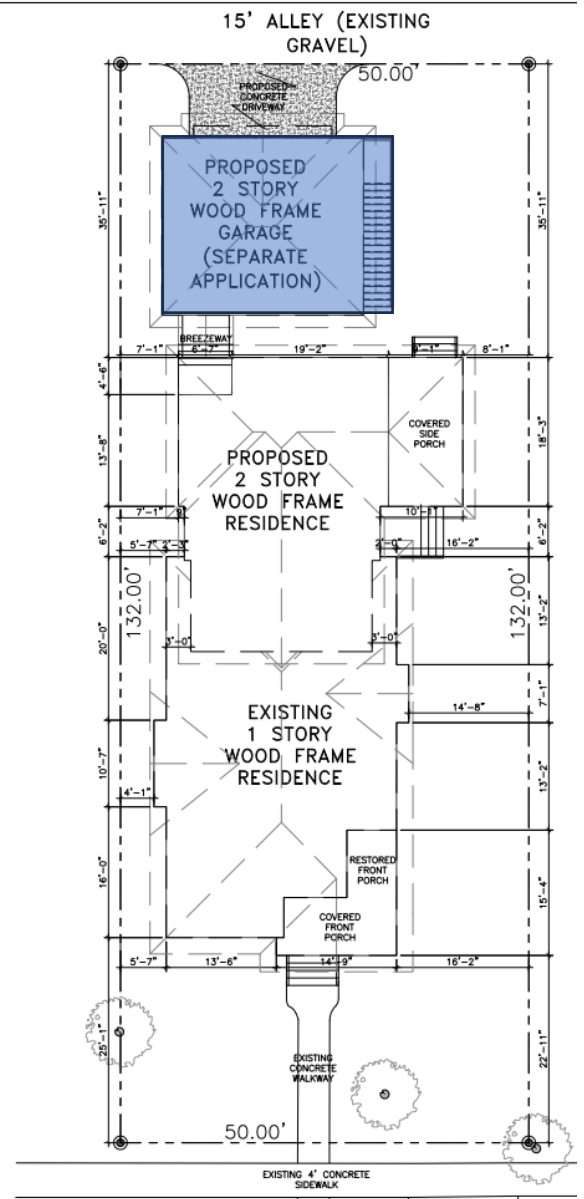
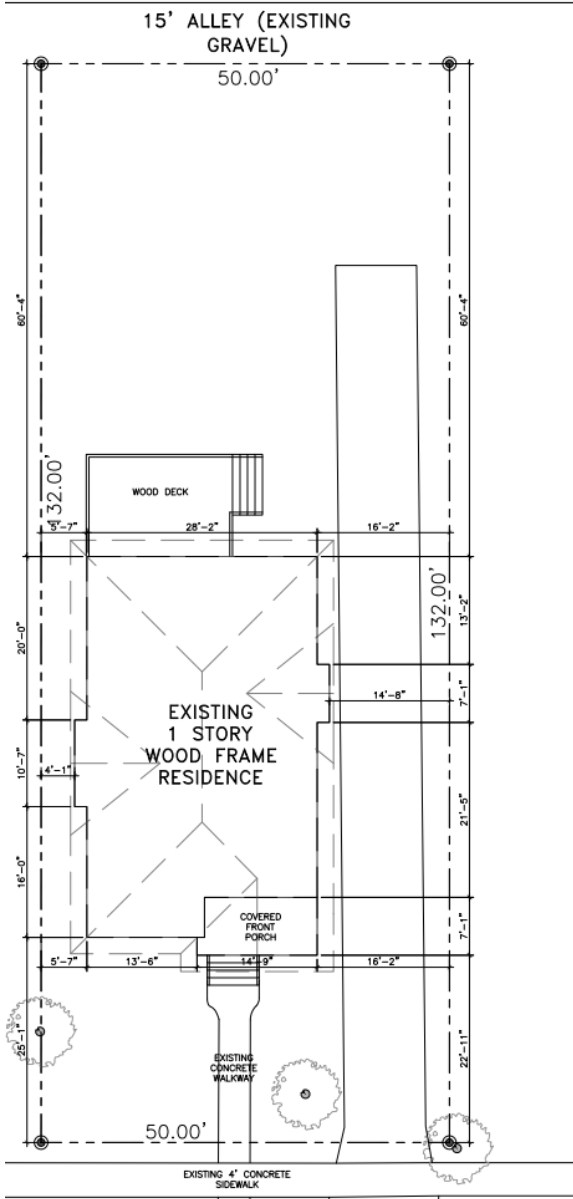
ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East



SITE PLAN





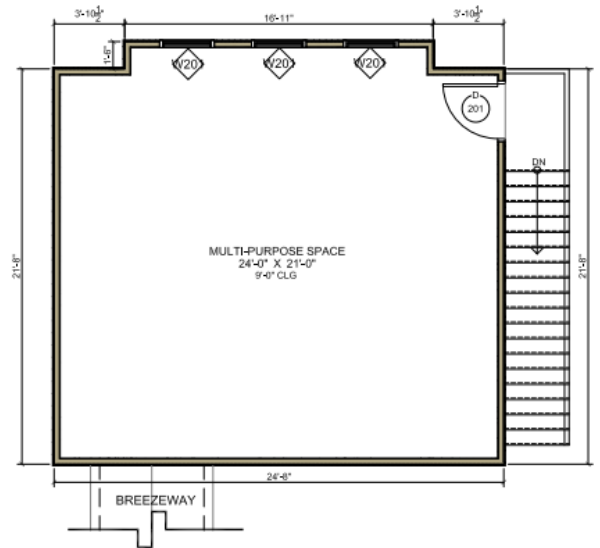
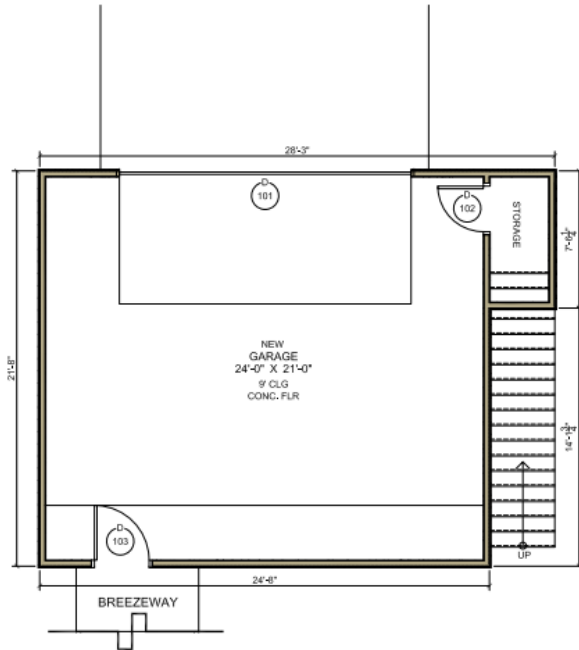
ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East



FIRST & SECOND FLOOR PLANS



01 | PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

02 | PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"



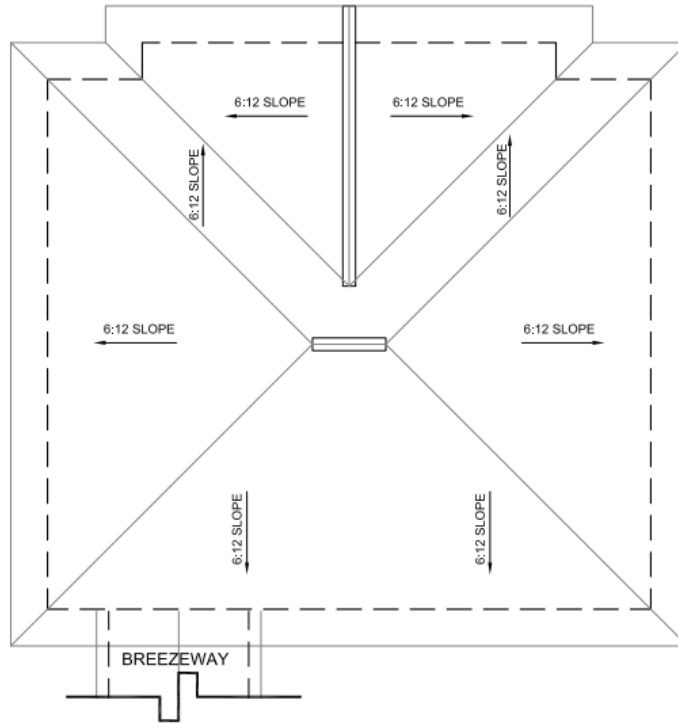
ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East



ROOF PLAN



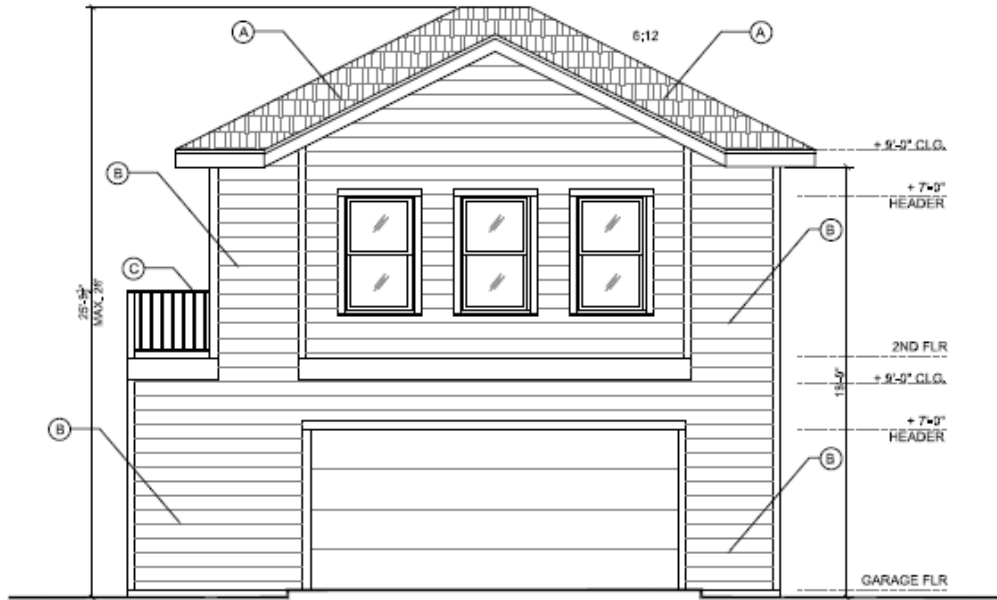


ITEM B2
HPO File #: HP2026_0117

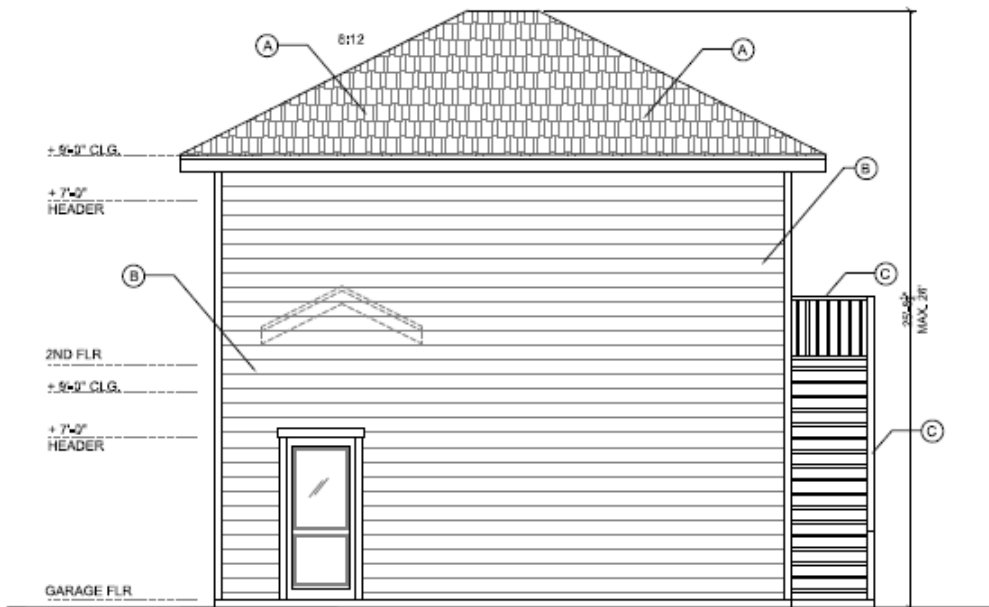
May 21, 2026

1512 Arlington Street
Houston Heights East

FRONT EAST ELEVATION



REAR WEST ELEVATION



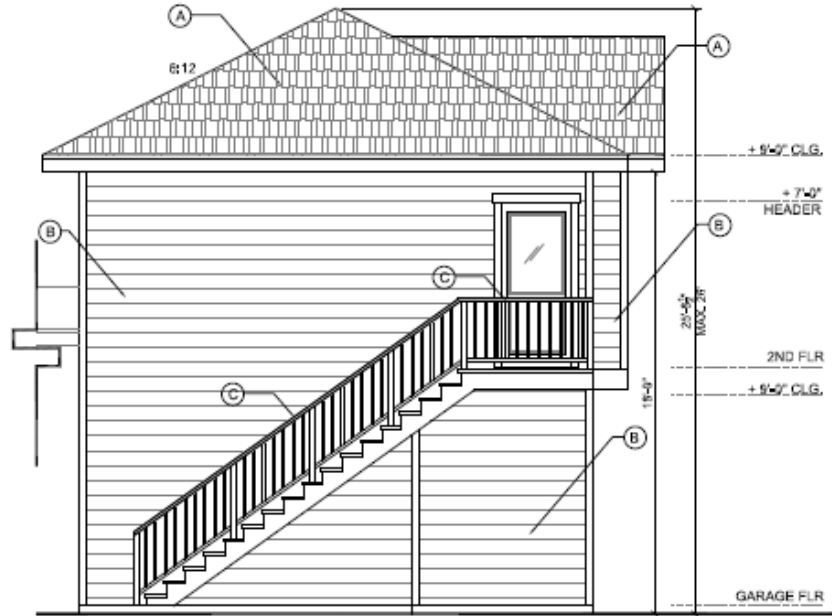


ITEM B2
HPO File #: HP2026_0117

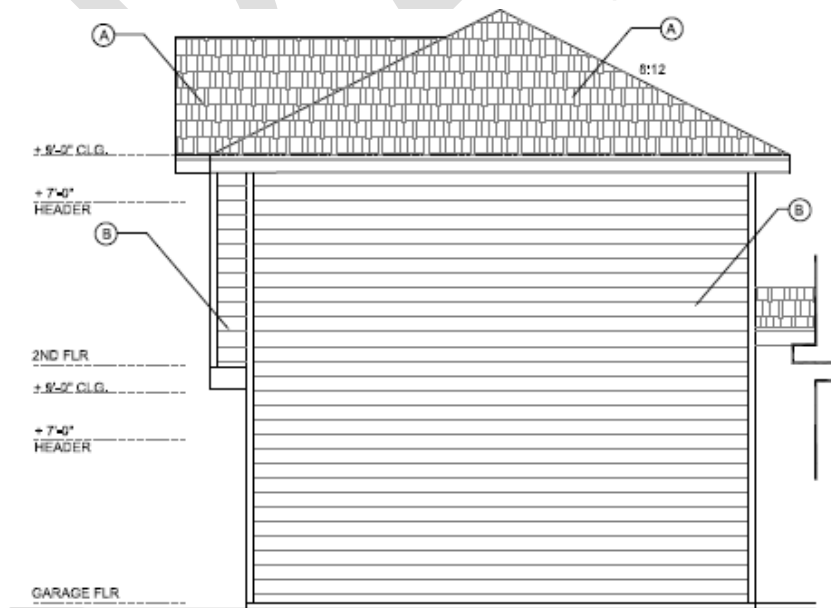
May 21, 2026

1512 Arlington Street
Houston Heights East

SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION





ITEM B2
HPO File #: HP2026_0117

May 21, 2026

1512 Arlington Street
Houston Heights East

WINODW & DOOR SCHEDULE

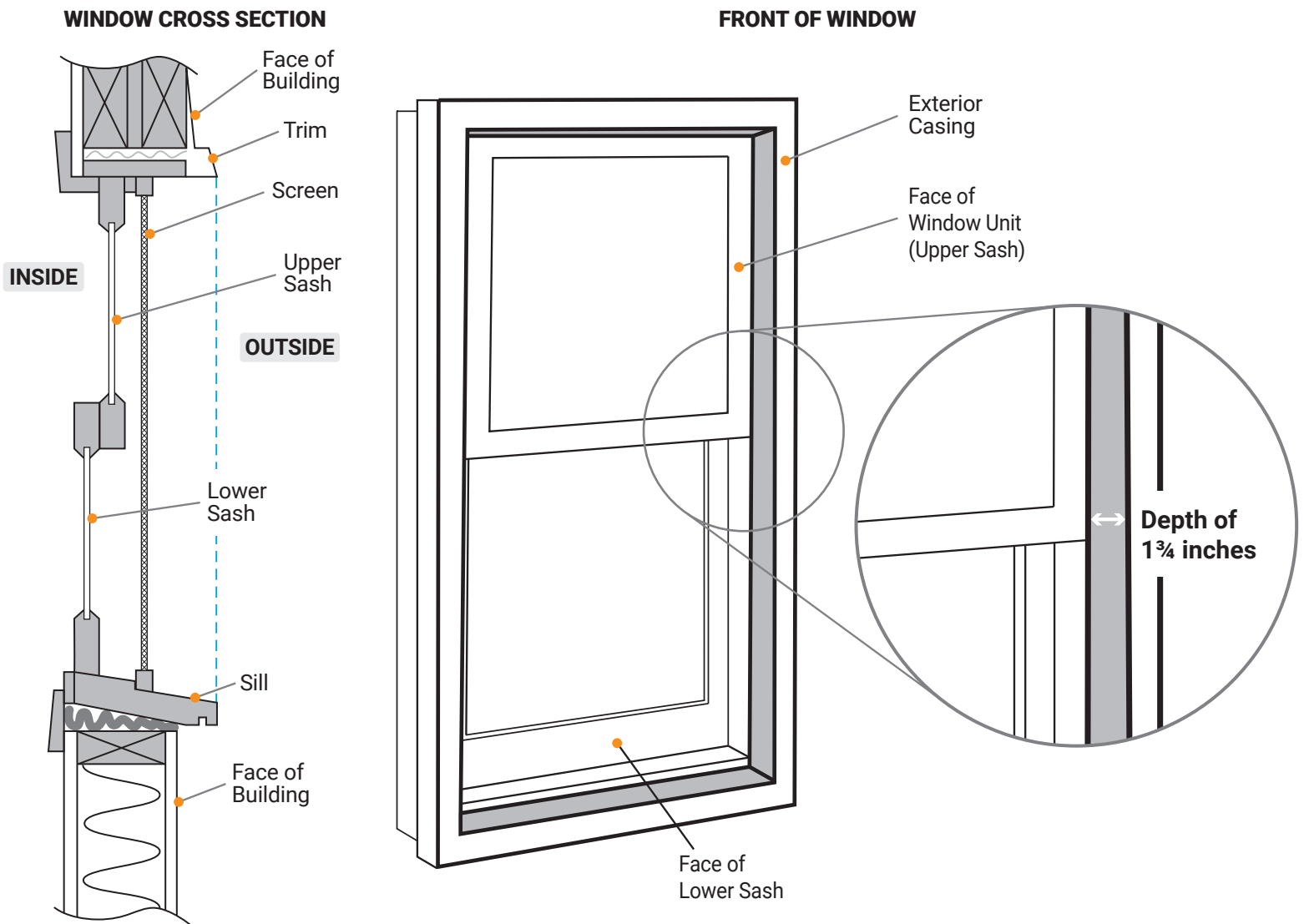
DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
101	1	16'-0"	7'-0"	OVERHEAD - SECTIONAL	NA	GARAGE DOOR
102	1	2'-6"	6'-8"	HINGED - SINGLE	RIGHT	-
103	1	3'-0"	6'-8"	HINGED - SINGLE	LEFT	TO BREEZEWAY
201	1	3'-0"	6'-8"	HINGED - SINGLE	RIGHT	-

WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W201	3	3'-0"	5'-0"	SINGLE HUNG	1/1	EGRESS, INSET & 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