



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B26
HPO File #: HP2026_0127

May 21st, 2026

815 Arlington St.
Houston Heights South

Applicant: Juan Castillo, agent for Tina Ozcelik owner

Property: 815 Arlington St. Houston, T.X. 77007, Lot 9 Block 249 Houston Heights Subdivision.
This residential structure is on an interior lot located in the Houston Heights South Historic District.

Significance: This is a contributing, bungalow residential structure constructed circa in 1920 located in the Historic Heights Historic District. Currently stands at 1,167 SF two-story residential building situated on a 6,600 SF lot.

Proposal: Alteration – A one story addition that will consist of 245 sq. ft. of sitting area and a 156 sq. ft. rear deck. Replace existing wood windows with new Jeld Wen energy efficient wood window.

The proposal is as follows:

- Removal of non-original 12' X 8' open rear deck
- Replacement of 13' X 18" wood floor enclosed rear deck
- Solid wood Jeld Wen windows with the variety of double hung and narrow profile will be added to the enclosed deck
- Proposing eave height of the enclosed deck will be 9'7" and proposed ridge height will be 15'3"
- Adding rafter tails to match the woodwork of the exterior
- Adding solid wood material for interior and exterior doors

Public Comment: No public 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

[X] [] []

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+ and their corresponding coverage percentages.

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,365

[X] [] []

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+ and their corresponding FAR values.

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 1,365



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Side Wall Length and Insets (Addition and New Construction)

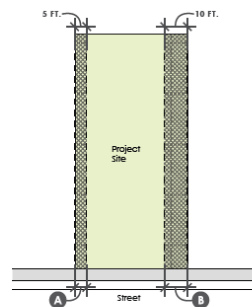
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Side Wall Length: 42'3"

Inset on North side: 18'

Inset on West side: N/A

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 (North): 6'4"

Proposed side setback (South): 16'8"

Cumulative side setback: 23'



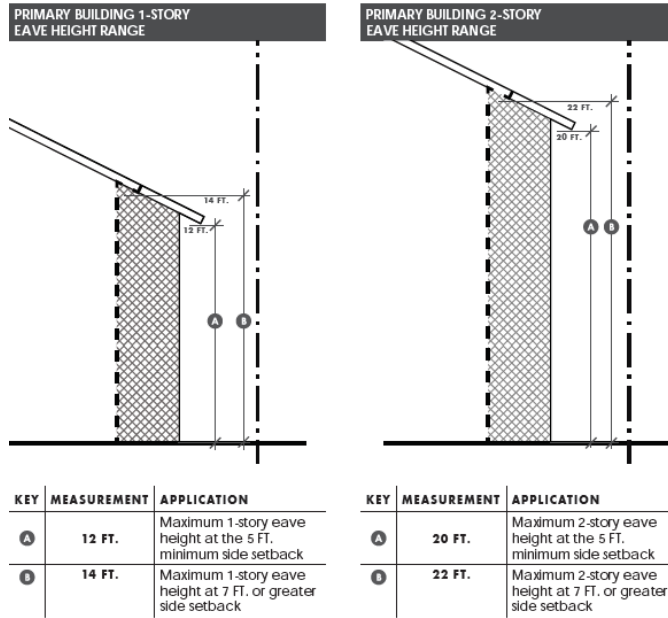
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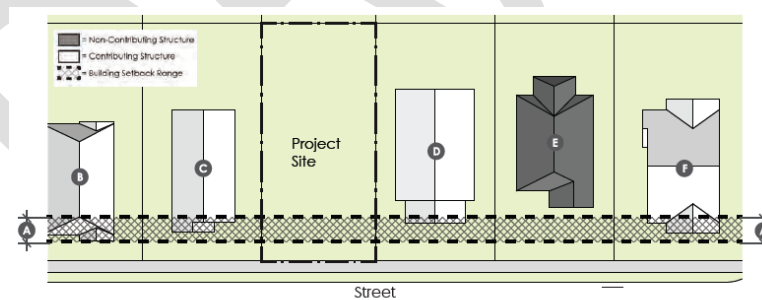
Eave Height (Addition and New Construction)



Proposed eave height: 9'7"

Front Setbacks (New Construction)

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



If applicable:	Front Setback of Contributing Neighbors (must be in same historic district)
#1	15' (402 E 18th)
#2	10'2" (401 E 18th)
#3	17' (412 E 18th)

KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: N/A (Existing Measurements)



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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: N/A

Max front wall depth: N/A

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. A front porch must be at least 6' deep.

FRONT WALL-TO-PORCH WIDTH

Measure from corners of porch foundations.

KEY	MEASUREMENT	APPLICATION
A	Porch Width	
B	House Width at Front Wall	

KEY	MEASUREMENT	APPLICATION
A	50%	Minimum percentage of front wall width that is covered by porch

FRONT PORCH DEPTH

KEY	MEASUREMENT	APPLICATION
C	6 FT.	Minimum depth of front porch

Proposed front porch width: N/A Proposed front porch depth: N/A

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: N/A



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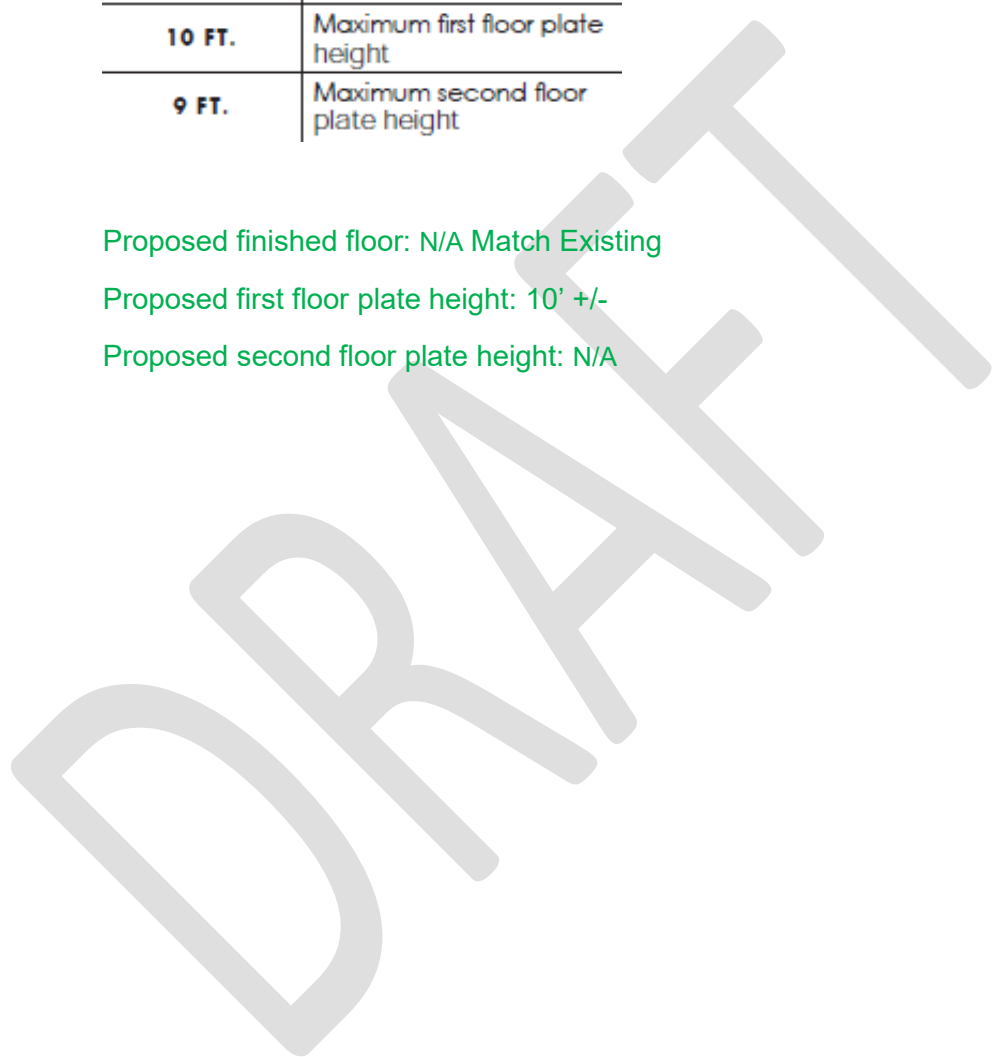
Building Wall (Plate) Height (Addition and New Construction)

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: N/A Match Existing

Proposed first floor plate height: 10' +/-

Proposed second floor plate height: N/A





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DISTRICT MAP

815 ARLINGTON ST.





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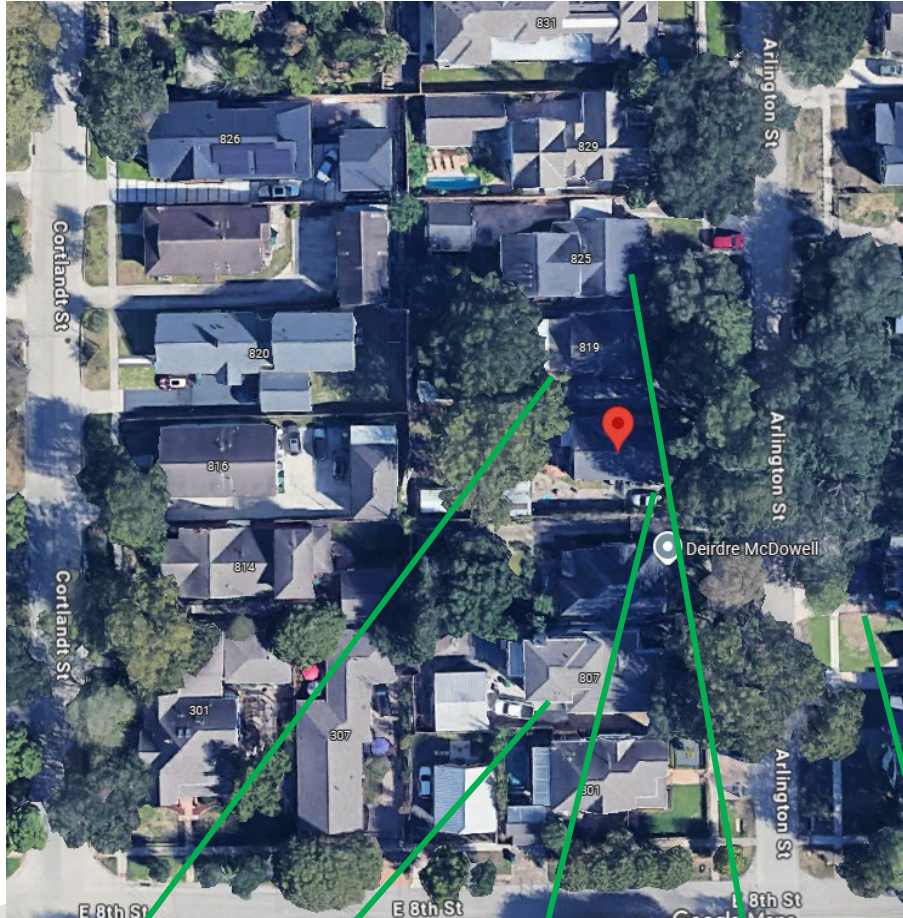
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CONTEXT AREA



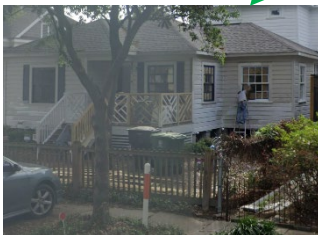
819 ARLINGTON ST.



815 ARLINGTON ST.



812 ARLINGTON ST.



807 ARLINGTON ST.



825 ARLINGTON ST.



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CURRENT PHOTO





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CURRENT PHOTO (CONTINUED)



REAR/WEST



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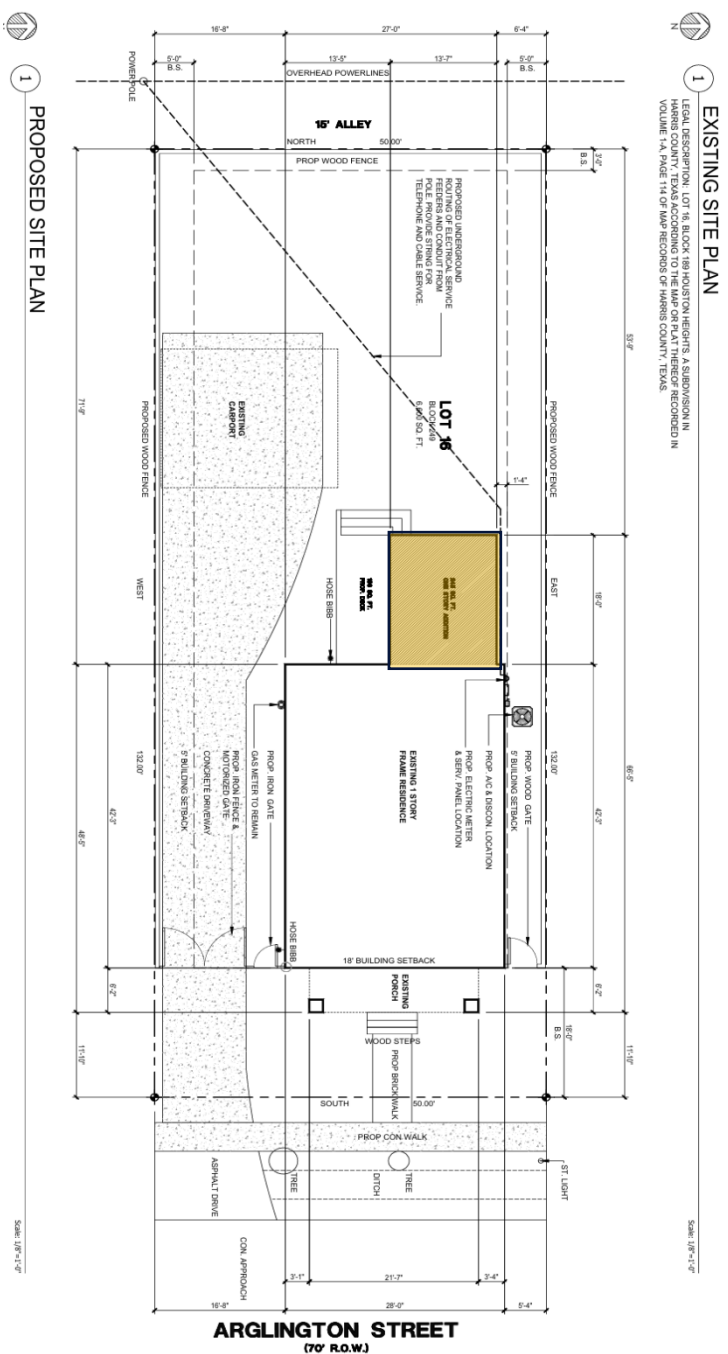
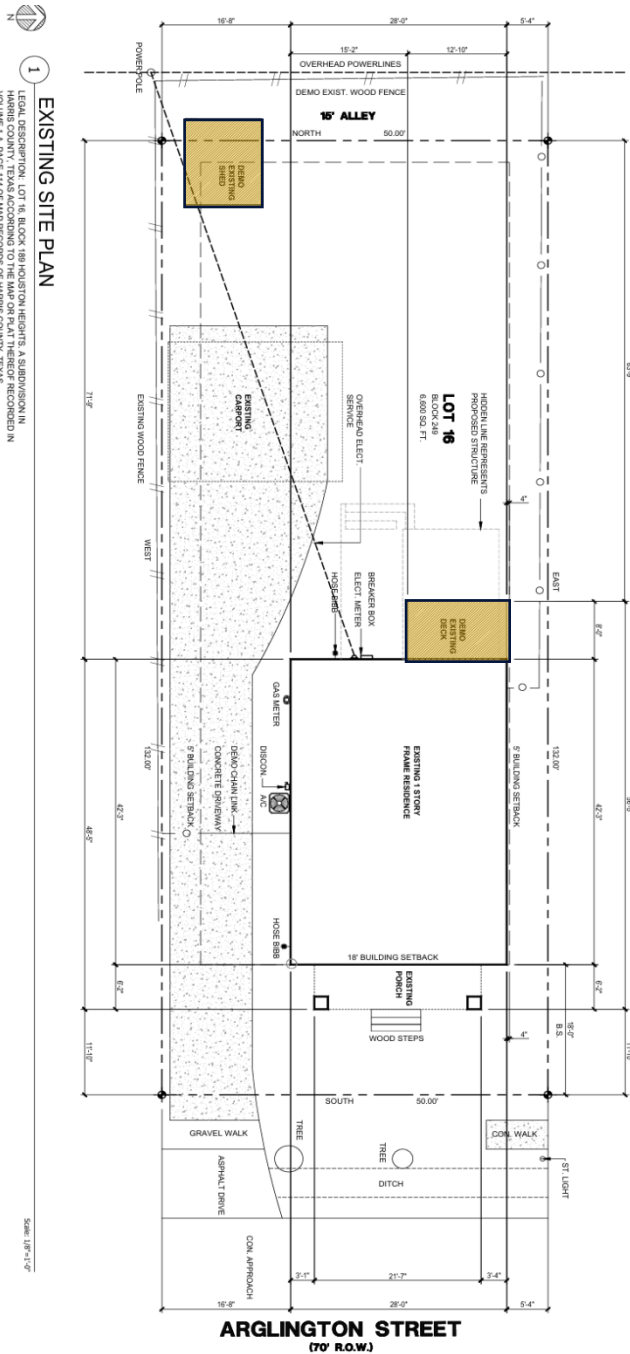
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SITE PLAN



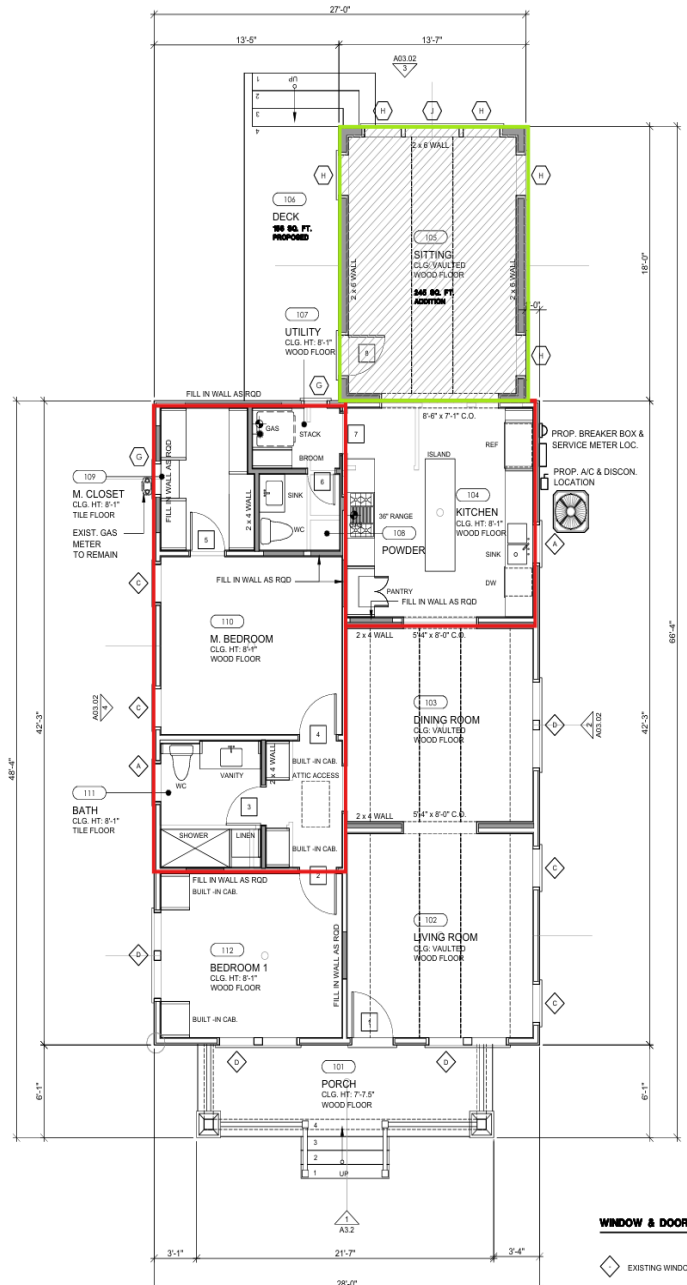
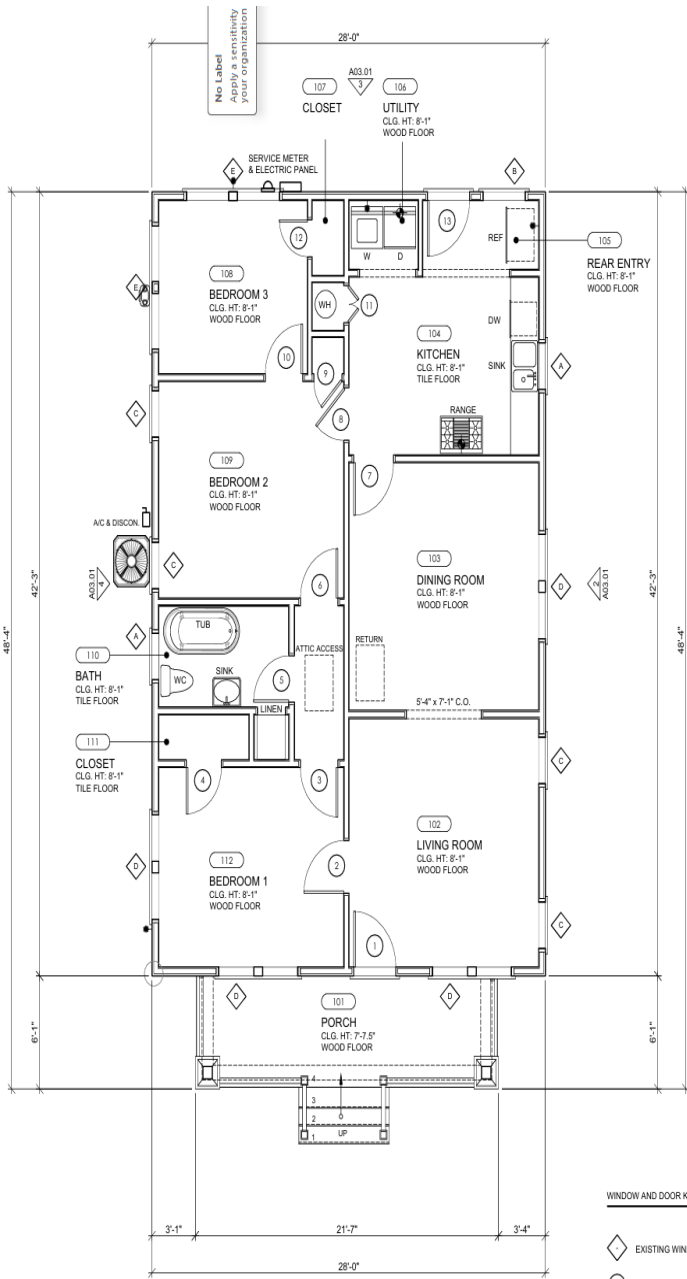


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FLOOR PLAN



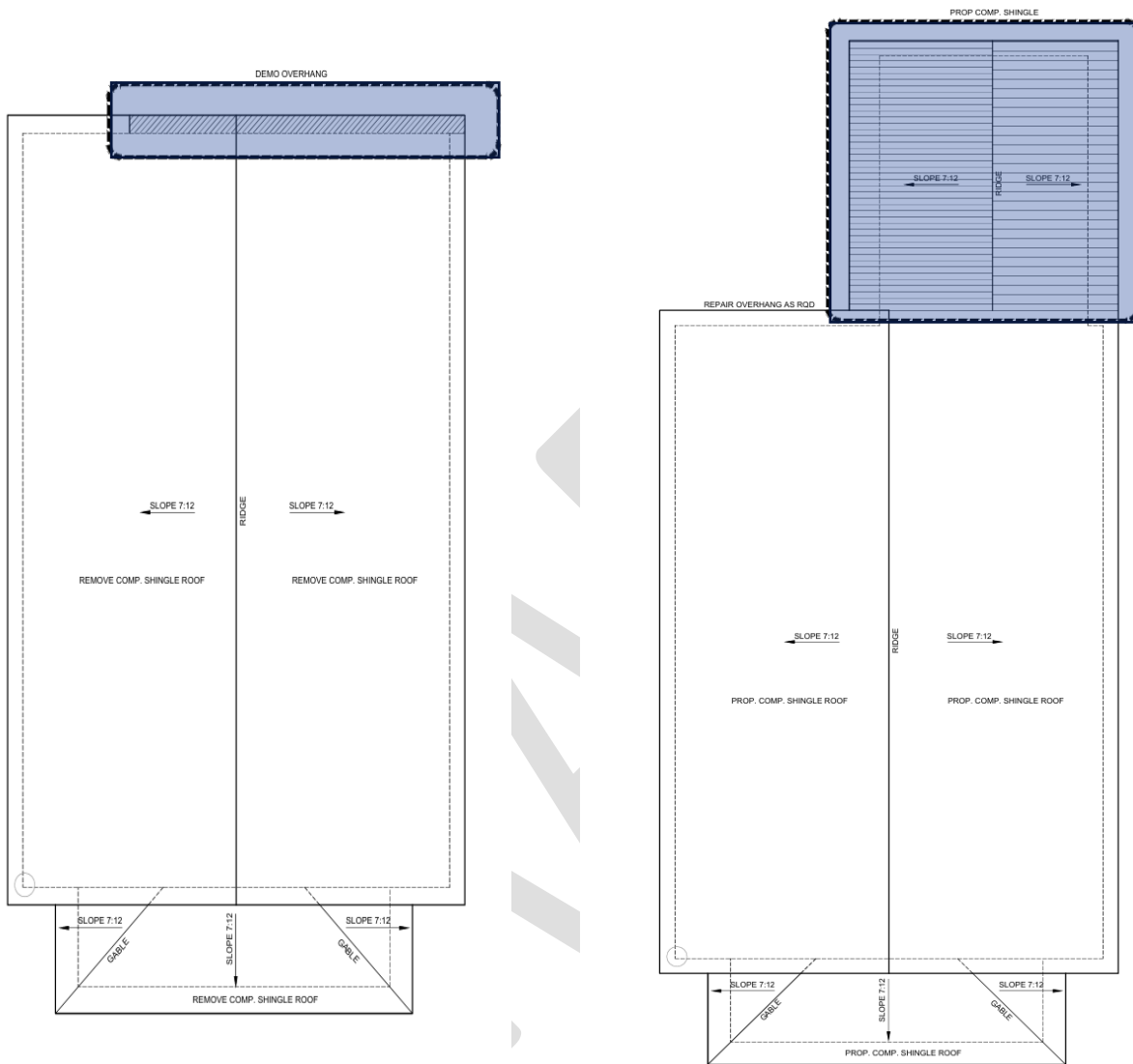


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ROOF PLAN



2 EXISTING ROOF PLAN

Scale: 1/4"=1'-0"



2 PROPOSED ROOF PLAN

Scale: 1/4"=1'-0"



CERTIFICATE OF APPROPRIATENESS

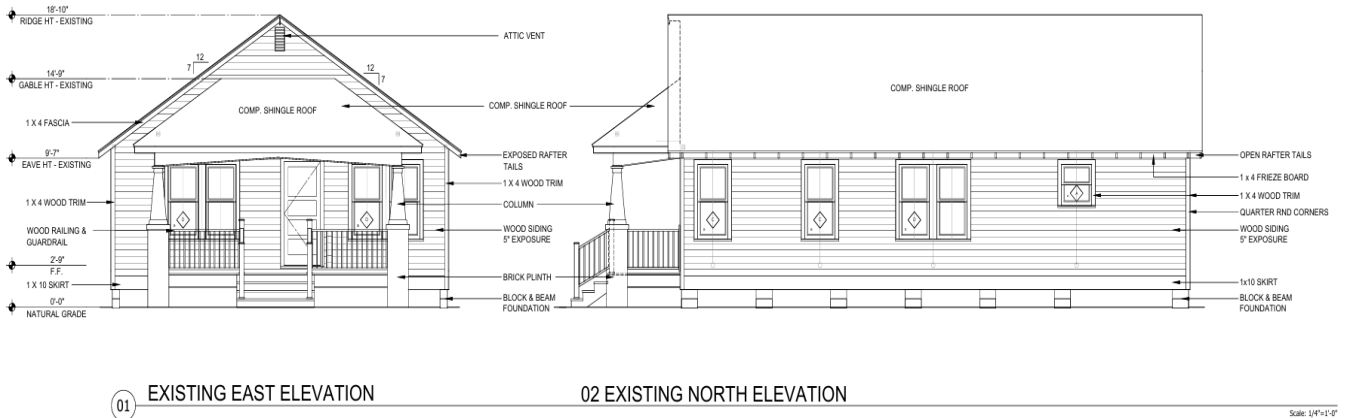
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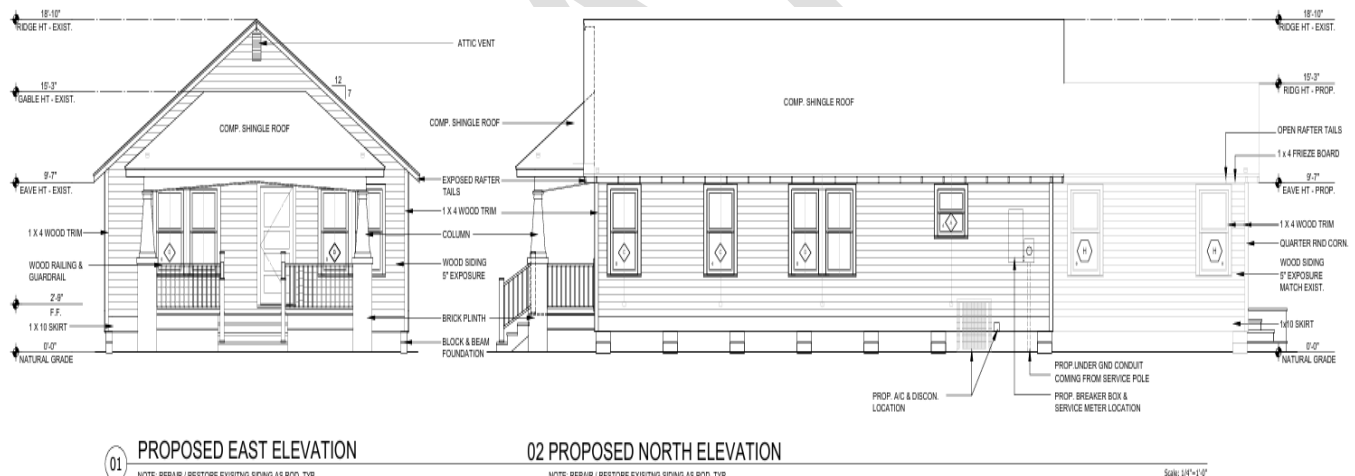
ELEVATION PLANS (EAST AND NORTH)



01 EXISTING EAST ELEVATION

02 EXISTING NORTH ELEVATION

Scale: 1/4"=1'-0"



01 PROPOSED EAST ELEVATION

02 PROPOSED NORTH ELEVATION

NOTE: REPAIR / RESTORE EXISTING SIDING AS ROD. TYP.

NOTE: REPAIR / RESTORE EXISTING SIDING AS ROD. TYP.

Scale: 1/4"=1'-0"



CERTIFICATE OF APPROPRIATENESS

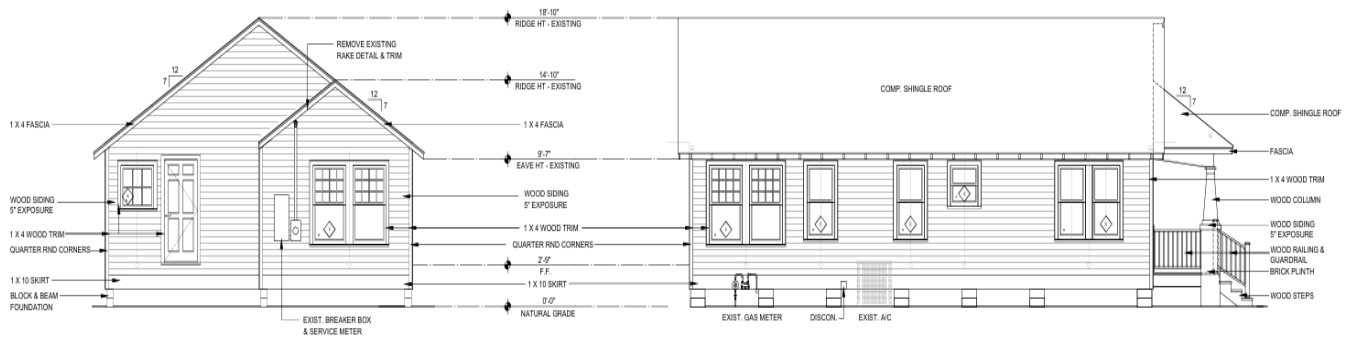
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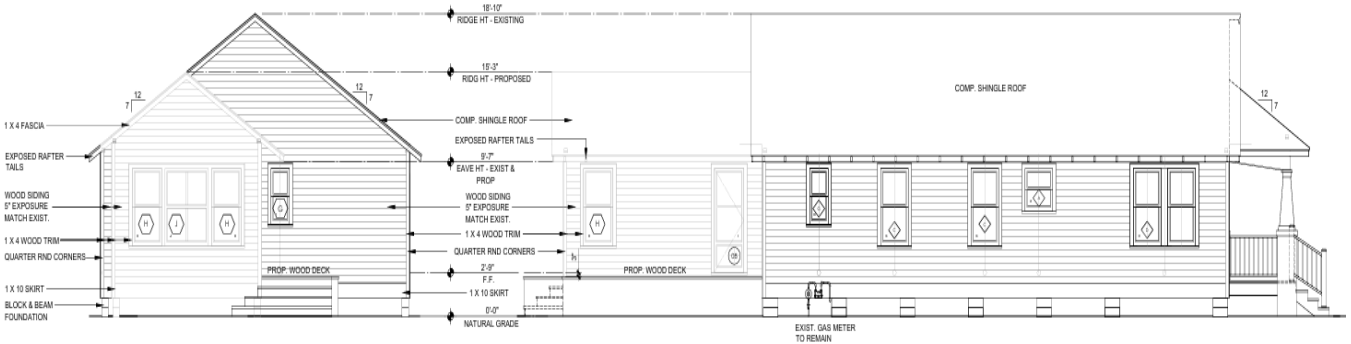
ELEVATION PLANS (WEST AND SOUTH)



03 EXISTING WEST ELEVATION

04 EXISTING SOUTH ELEVATION

Scale: 1/4"=1'-0"



03 PROPOSED WEST ELEVATION

04 PROPOSED SOUTH ELEVATION

NOTE: REPAIR / RESTORE EXISTING SIDING AS REQ. TYP.

NOTE: REPAIR / RESTORE EXISTING SIDING AS REQ. TYP.

Scale: 1/4"=1'-0"



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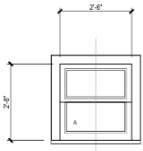
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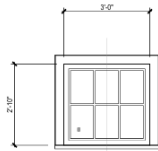
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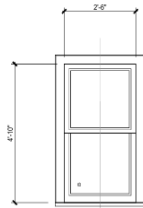
WINDOW AND DOOR SCHEDULE



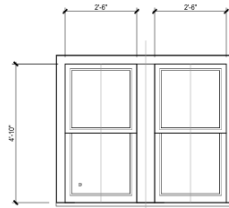
A
SOLID WOOD WINDOW
-DOUBLE HUNG
-REPLACE WITH JELD WEN
-NARROW PROFILE
-WOOD



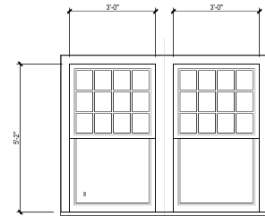
B
SOLID WOOD WINDOW
-DOUBLE HUNG
-REPLACE WITH JELD WEN
-NARROW PROFILE
-WOOD



C
SOLID WOOD WINDOW
-DOUBLE HUNG
-REPLACE WITH JELD WEN
-NARROW PROFILE
-WOOD

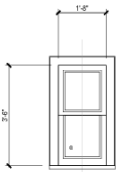


D
SOLID WOOD WINDOW
-DOUBLE HUNG
-REPLACE WITH JELD WEN
-NARROW PROFILE
-WOOD

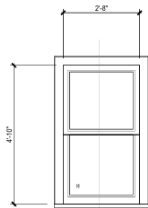


E
SOLID WOOD WINDOW
-DOUBLE HUNG
-REPLACE WITH JELD WEN
-NARROW PROFILE
-WOOD

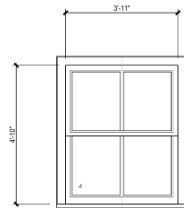
01 EXISTING WINDOW TYPES



G
SOLID WOOD WINDOW
-JELD WEN
-NARROW PROFILE

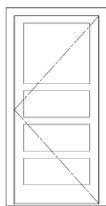


H
SOLID WOOD WINDOW
-JELD WEN
-NARROW PROFILE

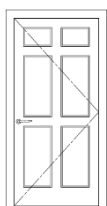


J
SOLID WOOD WINDOW
-JELD WEN
-NARROW PROFILE

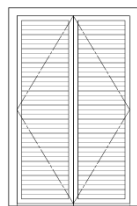
02 PROPOSED WINDOW TYPES



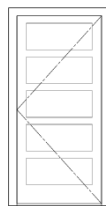
A
SOLID WOOD DOOR
FRONT ENTRY
REPLACE WITH HAHC APPROVAL



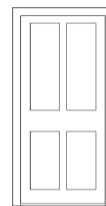
B
CLAD WOOD WINDOW
REAR ENTRY



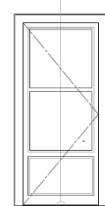
C
SOLID WOOD DOOR
LOUVERED



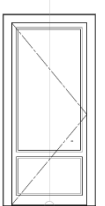
D
SOLID WOOD DOOR
INTERIOR



E
SOLID WOOD DOOR
INTERIOR



F
SOLID WOOD DOOR
EXTERIOR



G
SOLID WOOD DOOR
INTERIOR

03 EXISTING DOOR TYPES

04 PROPOSED DOOR TYPES

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

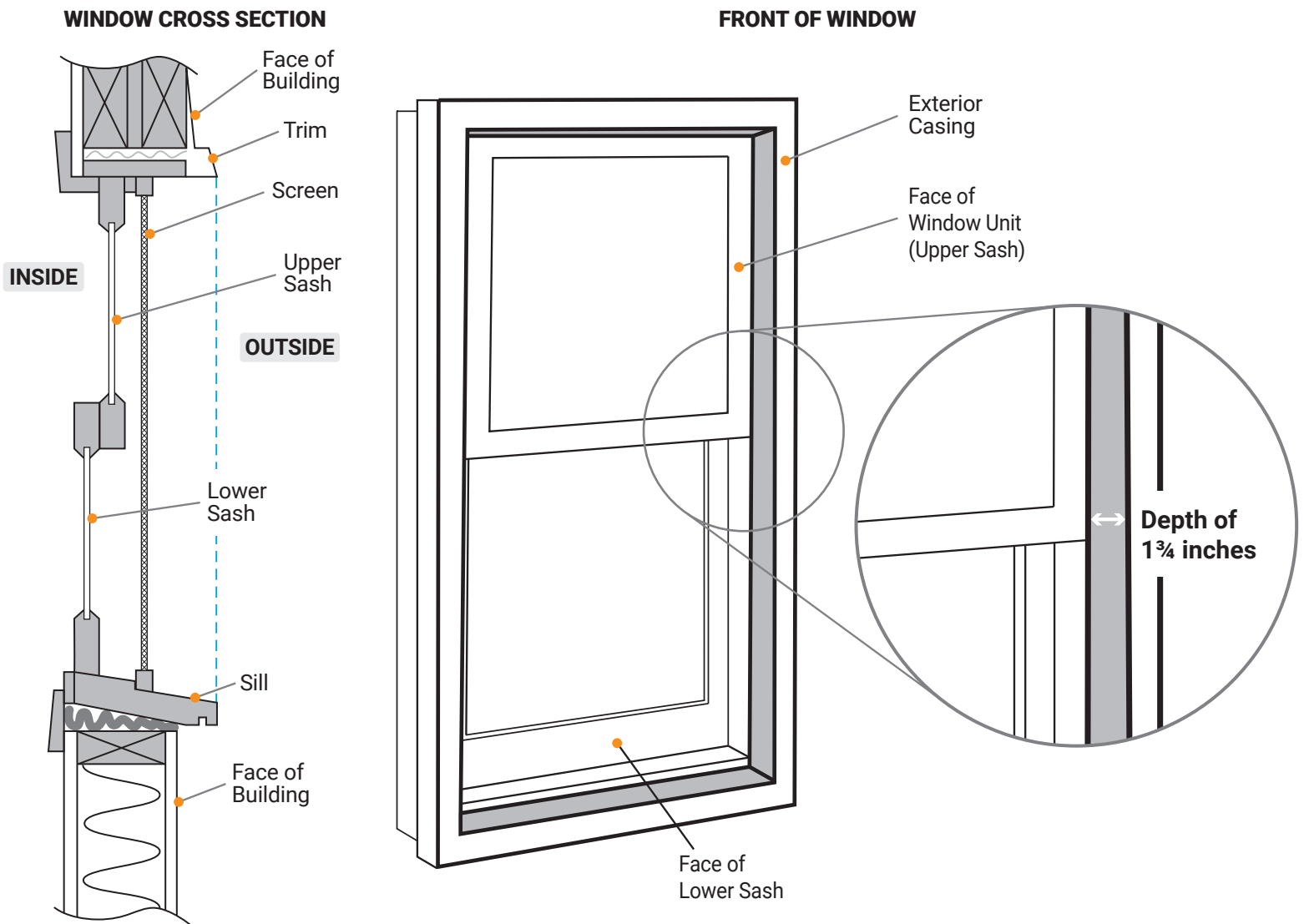
PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary



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