



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2026_0076

July 16, 2026

310 W 13th St
Houston Heights West

Applicant: Lambert Arcenaux, owner

Property: 310 W 13th Street, TRS 1A & 2A, Block 184, Houston Heights. The property includes a historic 1,169 SF one-story home located on a 4,400 square foot (44' x 100') interior lot.

Significance: Contributing Queen Anne cottage single-family residence, constructed in 1915, located in the Houston Heights West Historic District.

Proposal: Alteration – Addition

The applicant proposes to demolish the enclosed 191 SF rear porch and the 400 SF non-contributing detached garage to construct a two-story 605 SF camelback addition (155 SF first floor, 529 SF second floor) with an attached 459 SF one-story garage.

The proposal is as follows:

- Siding: 2-1/4" siding
- Ridge height: 26'-9"
- Eave height: 21'-4"
- Roof: to match existing
- Windows: proposed new Jeld-Wen wood windows for addition only
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: 8 letters of support received. See Attachment B.

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)

Existing Lot Size: 4,400 SF
Max Lot Coverage Allowed: .44 (44%) = 1,936 SF
Proposed Lot Coverage / Coverage %: 1,593 SF = 36.2%

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

Existing Lot Size: 4,400 SF
Max FAR Allowed: .48 (48%) = 2,112 SF
Proposed FAR / Coverage %: 2,112 SF = 48%

☒ ☐ ☐ Side Wall Length and Insets (Addition and New Construction)

Max Side Wall Length Allowed w/o Inset (2-story): 40'
Proposed Side Wall Length: 39'-6"
Minimum depth of inset section of side wall (2-story): 2'
Proposed inset on East (left) side: 2'
Proposed inset on West (right) side: 2'-6"

☒ ☐ ☐ Side Setbacks (Addition and New Construction)

Minimum distance b/w each side wall and property line: 5'
Proposed side setback (East): 6'-11"
Proposed side setback (West): 8'-4"
Minimum cumulative side setback (2-story): 15'
Proposed cumulative side setback: 15'-3"

☒ ☐ ☐ Eave Height (Addition and New Construction)

Max eave height allowed for 7' or greater side setback (2-story): 22'
Proposed eave height (2-story): 21'-4"

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

Max finished floor height allowed: 36"
Proposed finish floor: 18"
Max first floor plate height allowed: 10'
Proposed first floor plate height: 9'-6"
Max second floor plate height allowed: 9'
Proposed second floor plate height: 9'

☒ ☐ ☐ Rear Setbacks (Addition and New Construction)

Minimum rear setback allowed from rear property line: 3'
Proposed rear setback: 4'-10"



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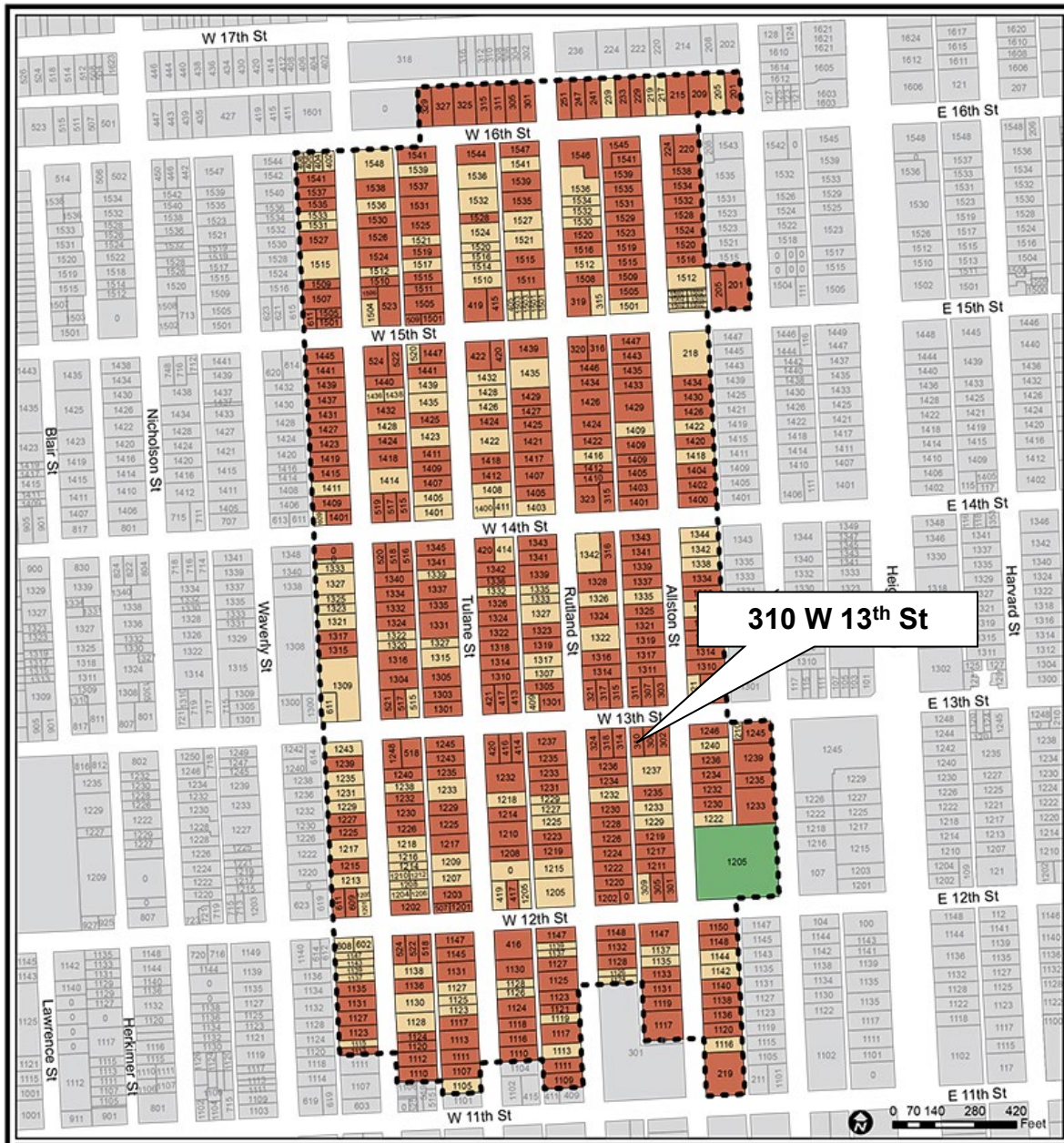
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310 W 13th St
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DISTRICT MAP





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1925 SANBORN

310





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310 W 13th St
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CURRENT PHOTO





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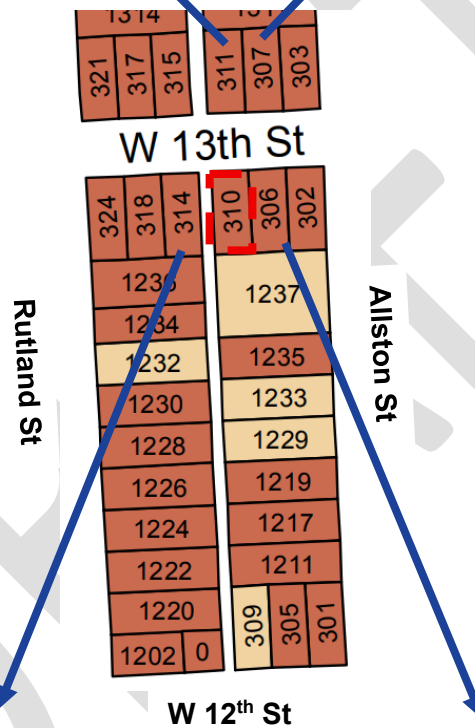
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CONTEXT AREA



Building Classification

- Contributing
- Non-Contributing
- Park





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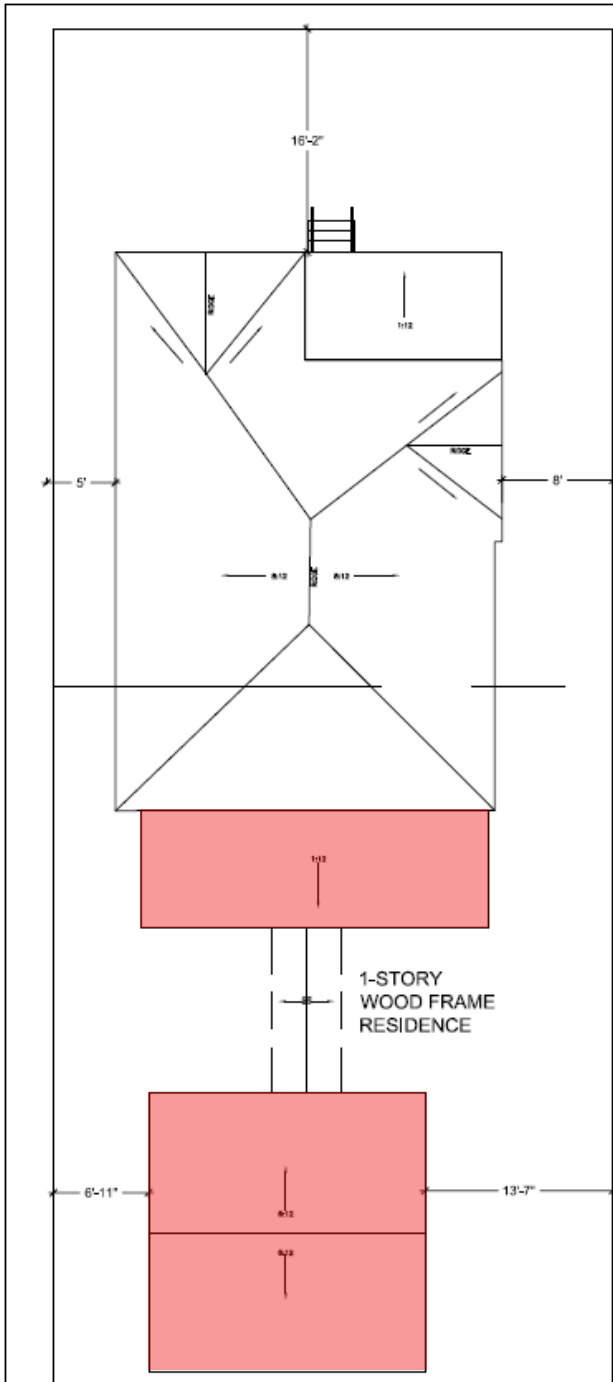
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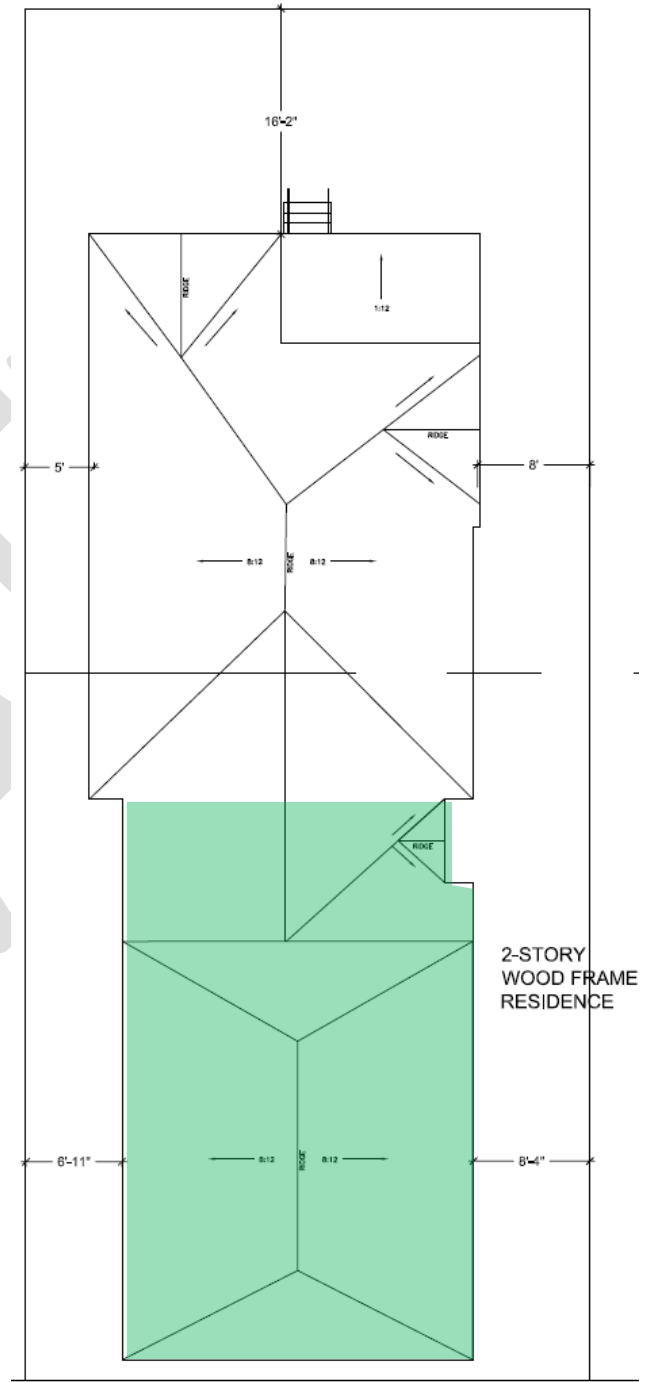
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310 W 13th St
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SITE PLAN



EXISTING



PROPOSED



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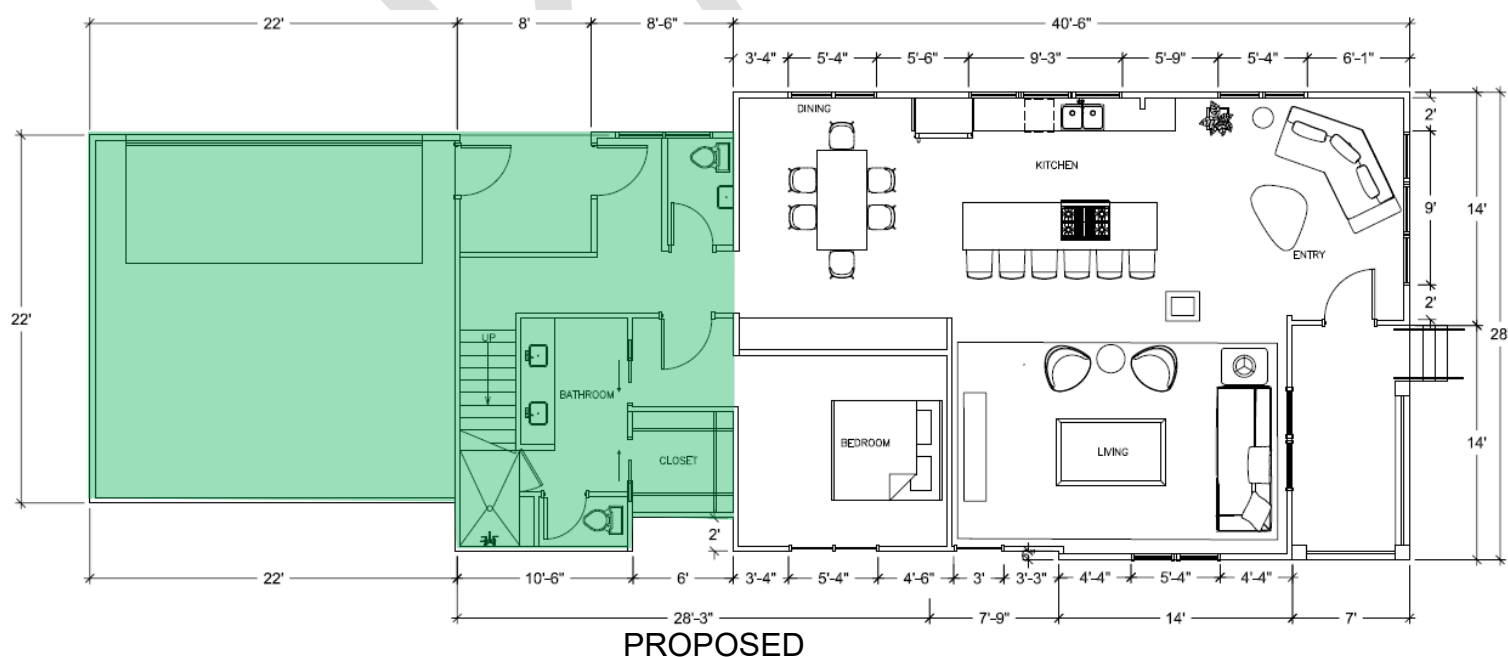
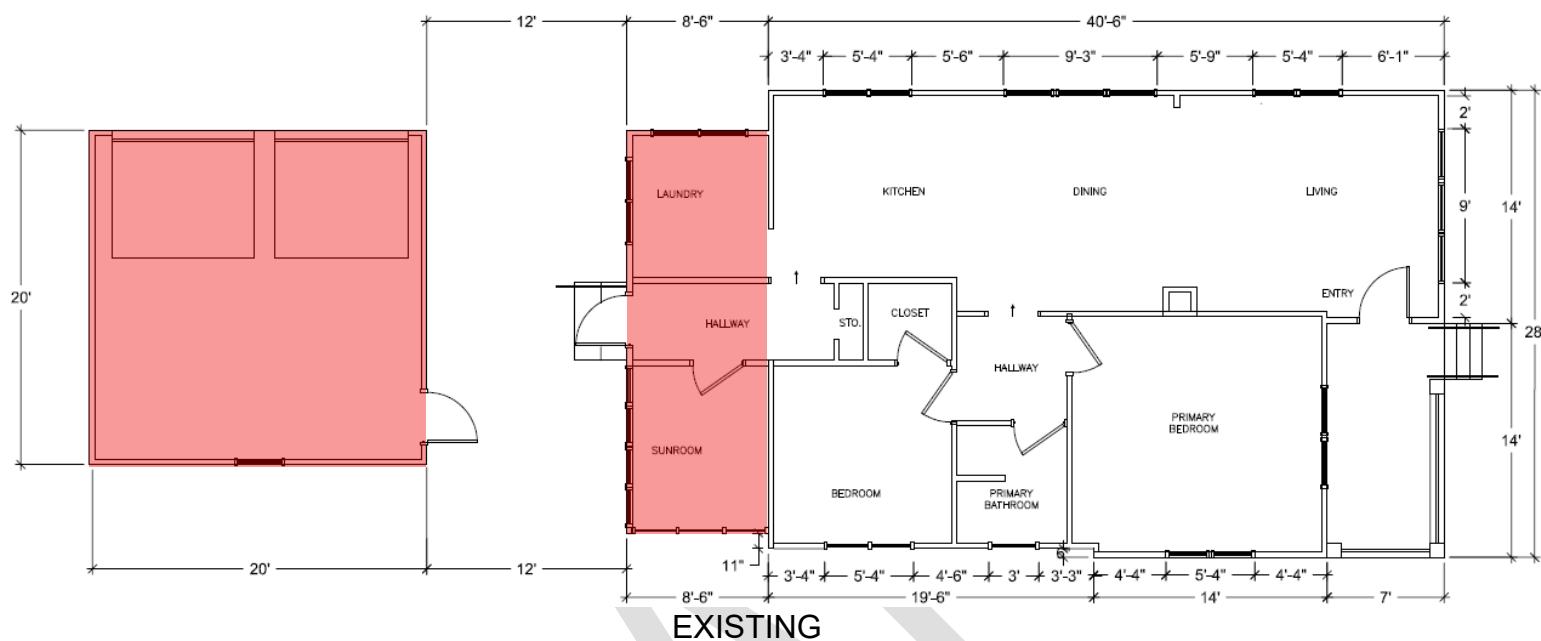
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310 W 13th St
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FIRST FLOOR PLAN



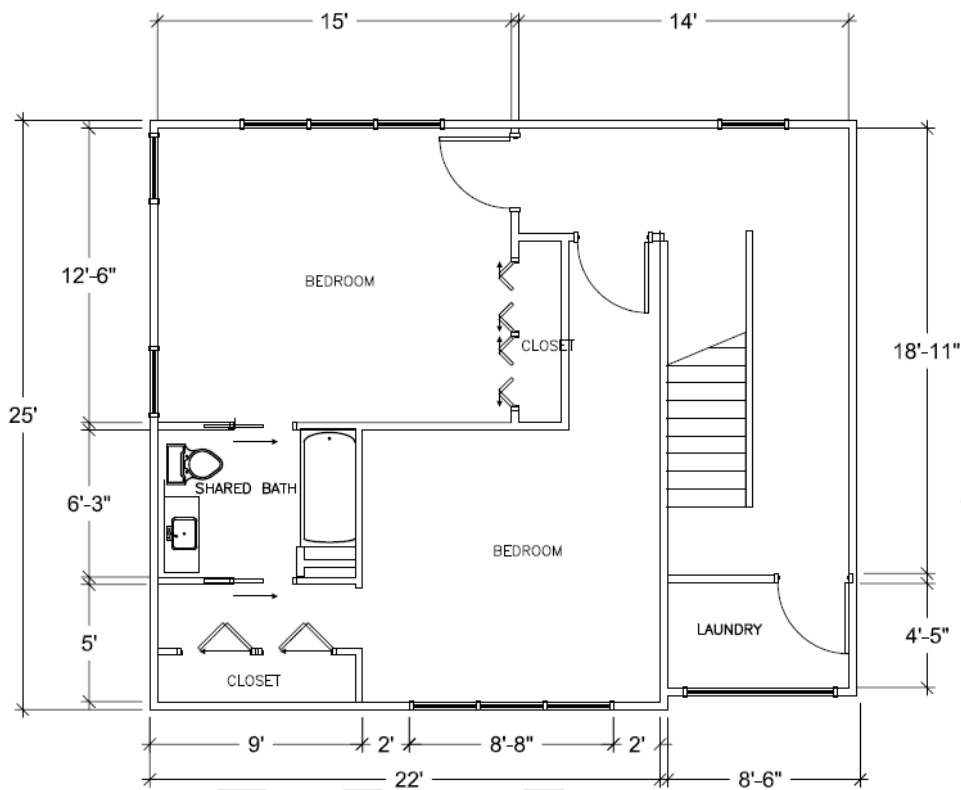


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SECOND FLOOR PLAN



PROPOSED



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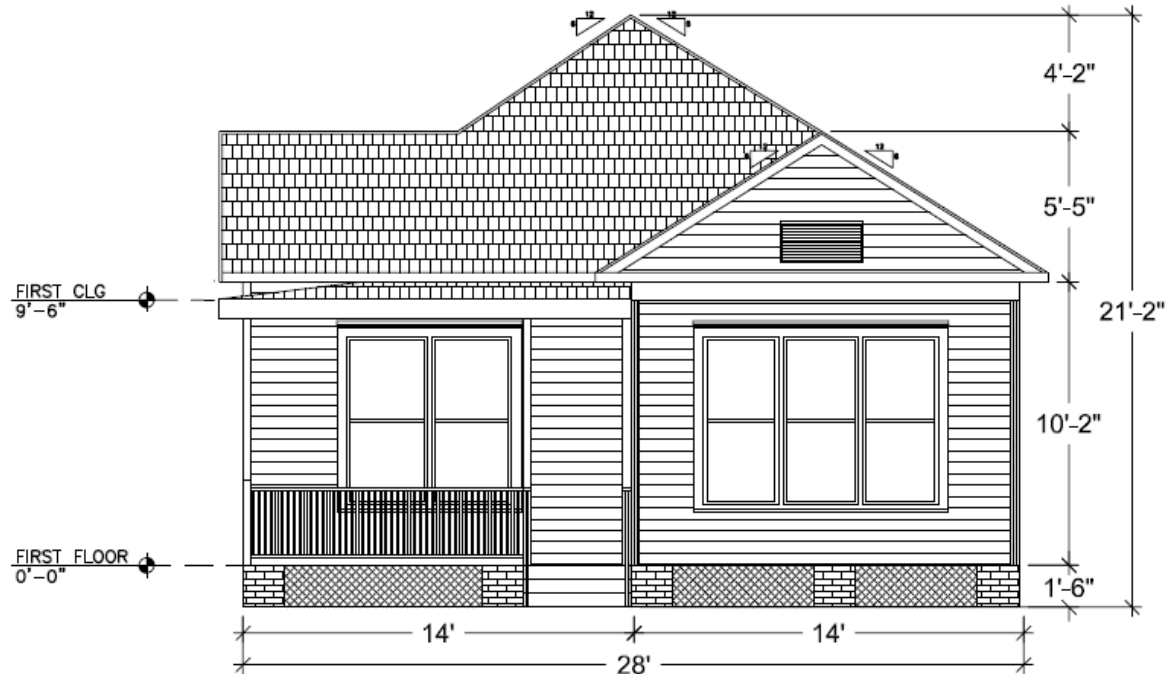
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FRONT (NORTH) ELEVATIONS



EXISTING



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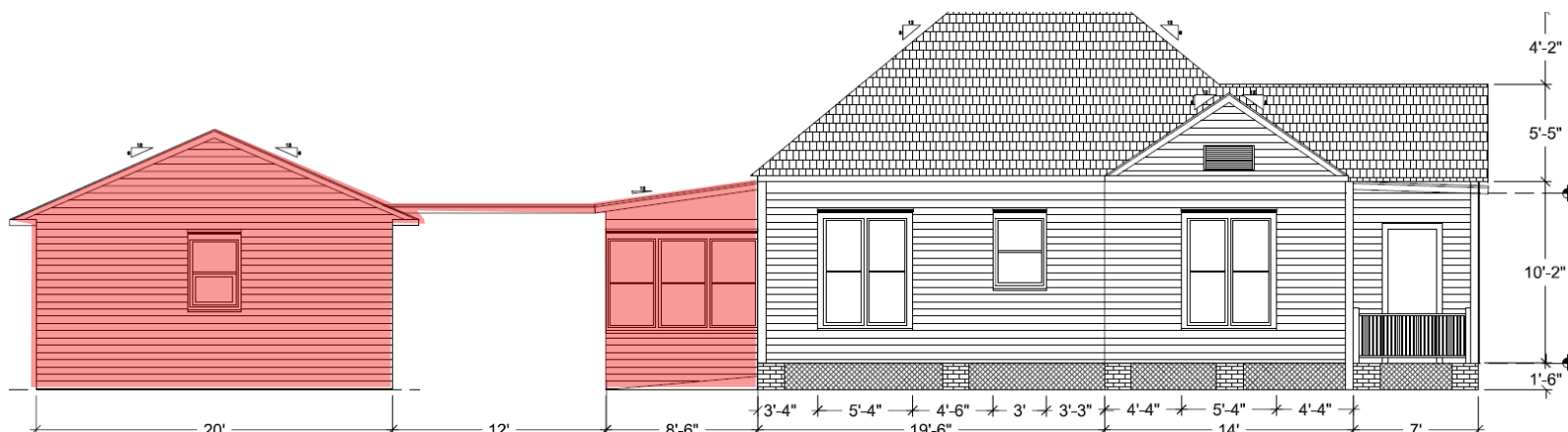
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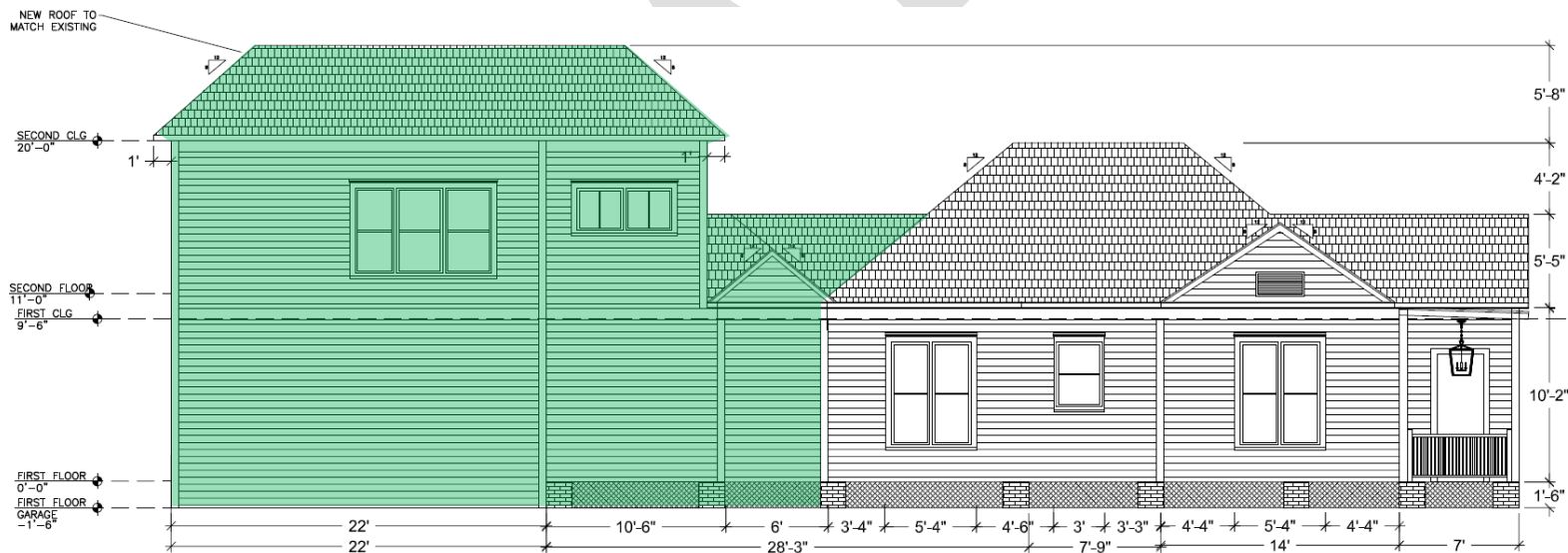
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310 W 13th St
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LEFT (EAST) ELEVATION



EXISTING



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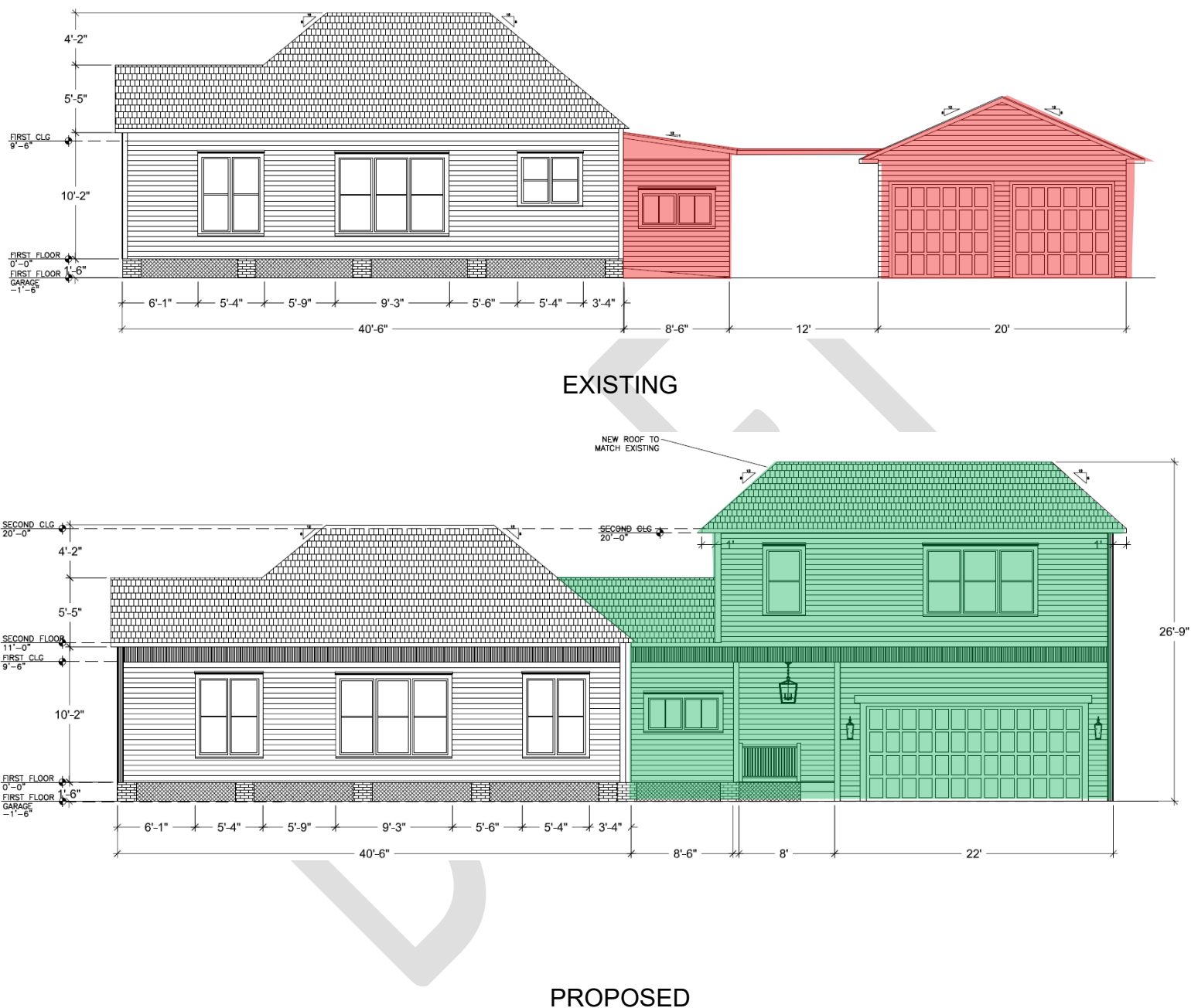
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RIGHT (WEST) ELEVATIONS





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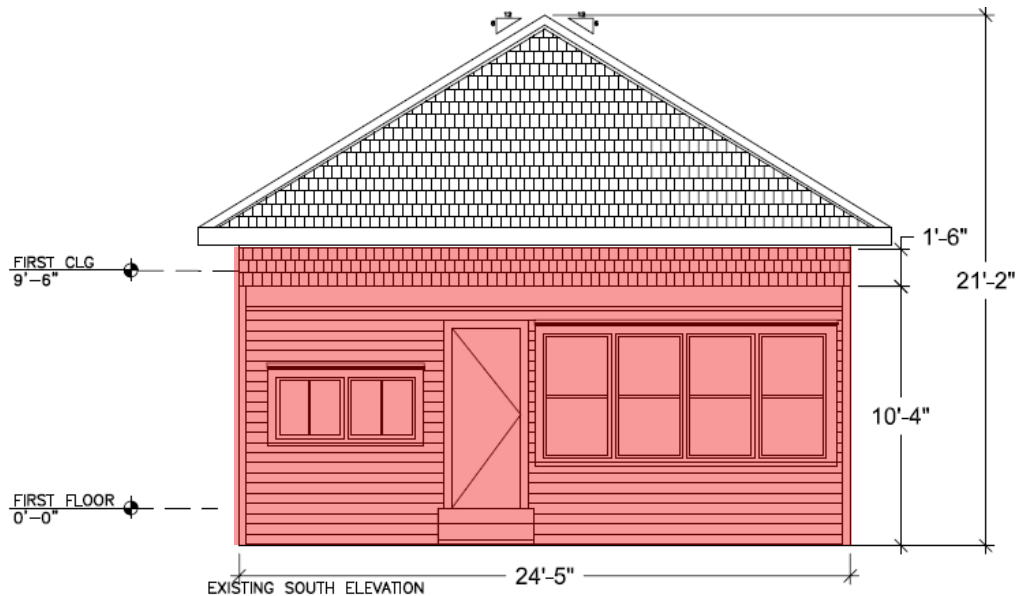
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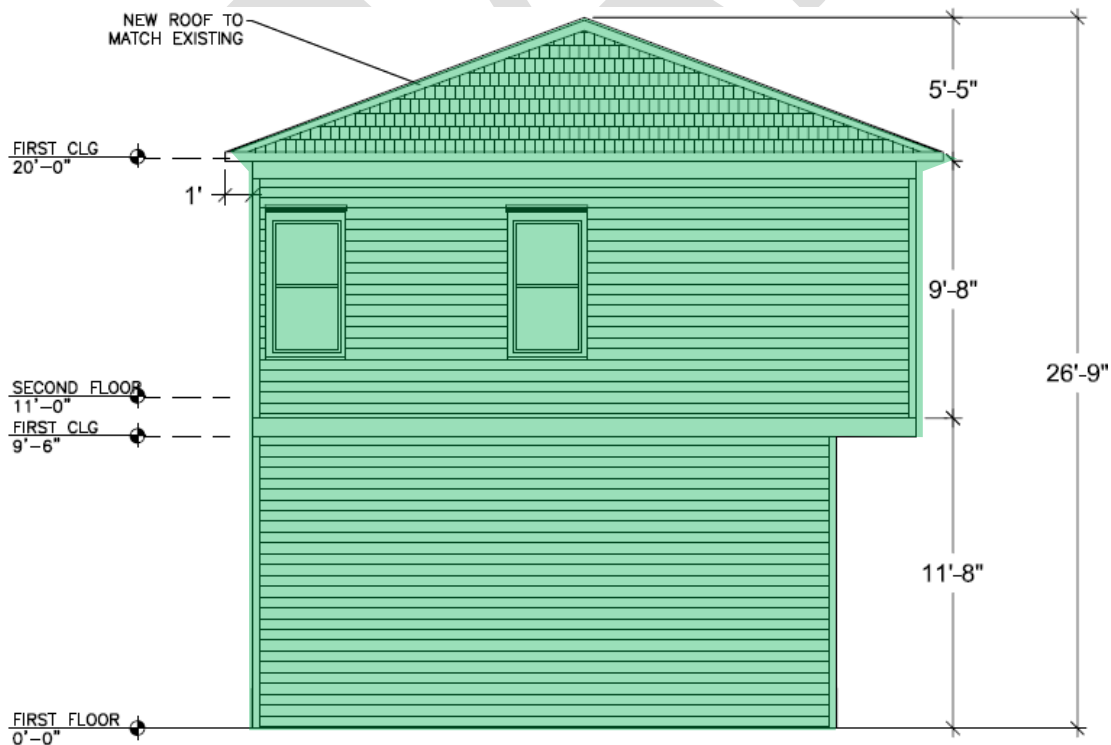
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310 W 13th St
Houston Heights West

REAR (NORTH) ELEVATION



EXISTING



PROPOSED



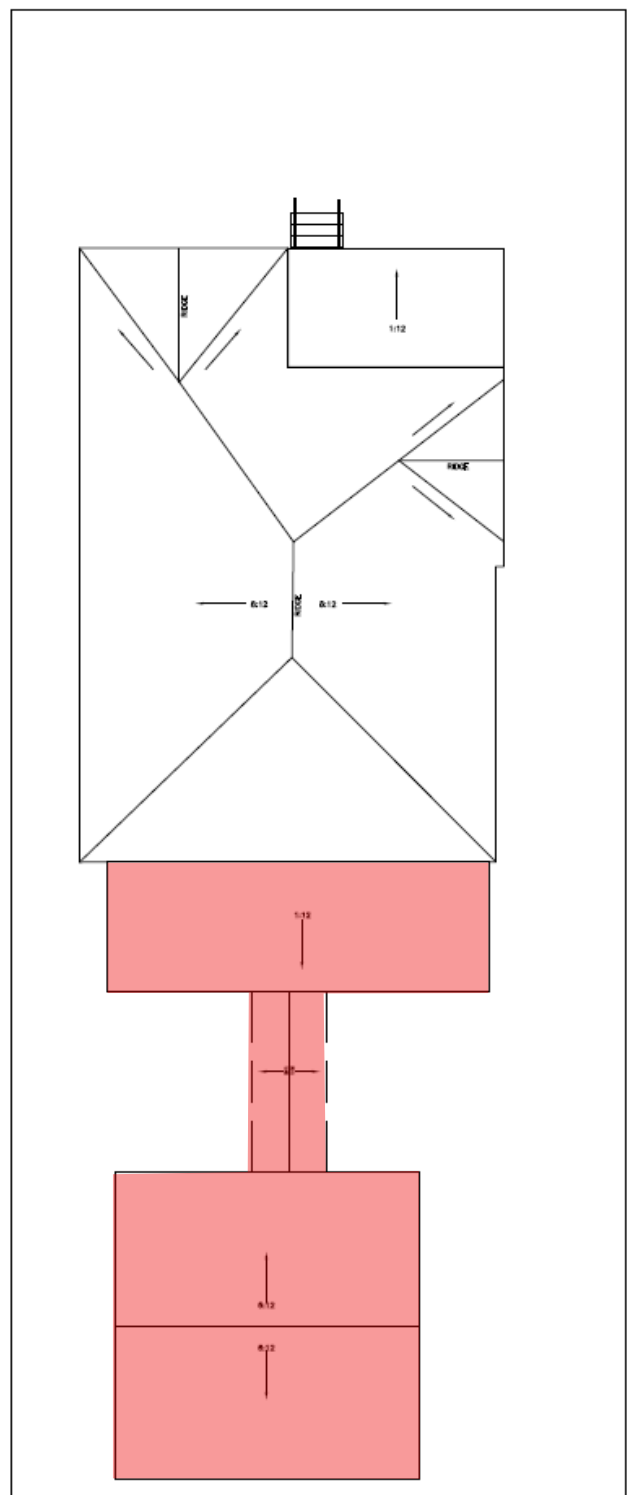
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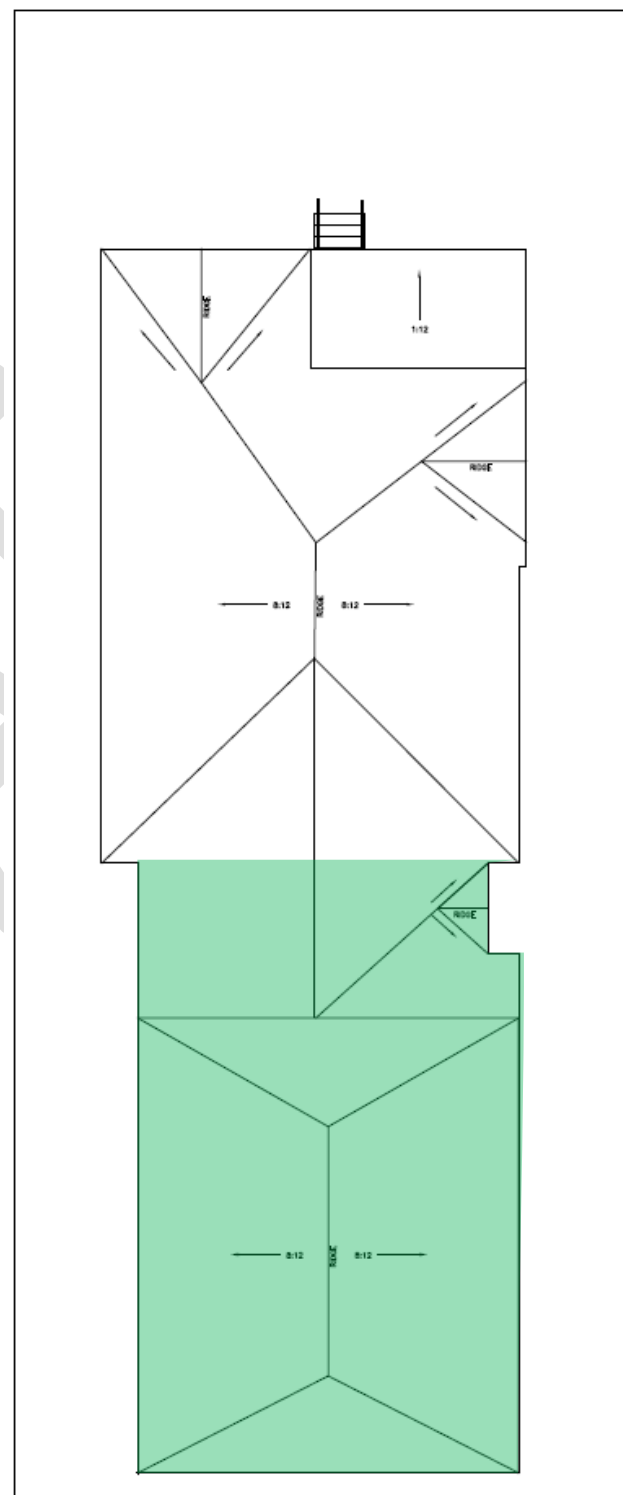
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310 W 13th St
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ROOF PLAN



EXISTING



PROPOSED



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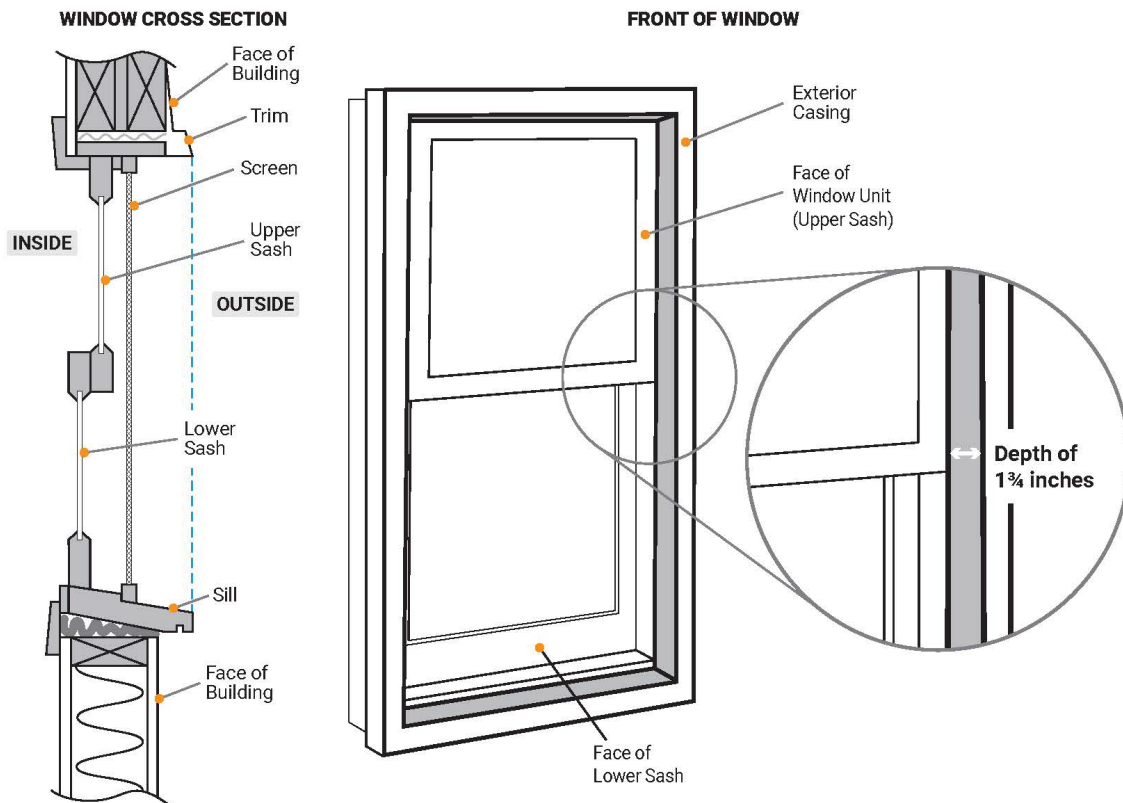
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310 W 13th St
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ATTACHMENT A – WINDOW DIAGRAM



Historic Window Standard: New Construction & Replacement



Minimum 1 $\frac{3}{4}$ 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 $\frac{3}{4}$ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ historicpreservation@houstontx.gov



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ATTACHMENT B – LETTERS OF SUPPORT

LETTER OF NEIGHBOR SUPPORT

Proposed Renovation & Camelback Addition

310 W. 13th Street, Houston Heights West Historic District

HAHC Application No. HP2026_0076

To the Houston Archaeological and Historical Commission and the Houston Historic Preservation Office:

I am writing as a neighbor of 310 W. 13th Street to express my support for the proposed renovation and camelback addition at that property.

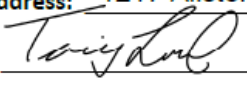
I am excited to see this home renovated, and I support the proposed project. I believe the project respects the architectural integrity of the neighborhood and is a thoughtful, sympathetic improvement to the block.

I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): Travis Leonard

Property Address: 1217 Allston Street, Houston, TX 77008

Signature: 

Date: 6/3/2026

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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310 W. 13th Street, Houston Heights West Historic District
HAHC Application No. HP2026_0076

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I am writing as a neighbor of 310 W. 13th Street to express my support for the proposed renovation and camelback addition at that property.

I am excited to see this home renovated, and I support the proposed project. I believe the project respects the architectural integrity of the neighborhood and is a thoughtful, sympathetic improvement to the block.

I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed):

Cheryl Dendy

Property Address:

1233 Allston

Signature:

[Handwritten Signature]

Date:

06/03/26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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310 W. 13th Street, Houston Heights West Historic District

HAHC Application No. HP2026_0076

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I am excited to see this home renovated, and I support the proposed project. I believe the project respects the architectural integrity of the neighborhood and is a thoughtful, sympathetic improvement to the block.

I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): LANNA VONBADEN

Property Address: 431 W 13th Houston TX 77008

Signature: Lanna vonBaden

Date: 6/3/26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): DIANE EARLEY

Property Address: 1211 ALSTON

Signature: Diane Earley

Date: 06-03-26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): Sangheon Han

Property Address: 1236 Allston St Houston 77008

Signature: [Signature]

Date: 6/3/2026

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed):

Chris Lindstrom

Property Address:

310 W 13th

Signature:

[Handwritten Signature]

Date:

6-3-26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): Mike Easley

Property Address: 1211 Allston

Signature: [Handwritten Signature]

Date: 6-4-26

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION



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I respectfully ask that the Commission approve the Certificate of Appropriateness for 310 W. 13th Street.

Sincerely,

Name (printed): _____ Maritza & Steven Botsford _____

Property Address: _____ 1138 Allston St, Houston Tx 77008 _____

Signature:  

Date: _____ 06/04/26 _____

Proposed Front (North) Elevation — 310 W. 13th Street



PROPOSED NORTH ELEVATION