



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A04
HPO File #: HP2026_0243

September 10, 2026

611 W 12th
Houston Heights West

Applicant: Garrett Callen, architect for Caitlin Saunders, owner

Property: 611 W 12th Street, Lots 16, 17, and 18 / Tracts 16B, 17B, and 18B, Houston Heights Neighborhood Subdivision. The property is a 4,400 SF (100'x44') vacant interior lot.

Significance: non-contributing vacant lot, located in the Houston Heights West historic district.

Proposal: New Construction: Garage & Garage Apartment.

The proposed work includes the construction of a detached two-story garage located at the rear of the lot with front-facing orientation and driveway access. The structure will be connected to the main residence by an unconditioned breezeway, maintaining a clear distinction between the primary building and the accessory structure.

The garage has a 439 sq ft footprint, which is exempt from lot coverage calculations under the allowable 528 sq ft accessory structure threshold. The proposed ridge height is 26 feet, and the design meets all applicable Houston Heights measurable standards for accessory structures, including height, placement, and massing.

The garage will utilize materials and roof forms compatible with the main house to maintain visual continuity while remaining subordinate in scale, consistent with district guidelines.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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; and objects in the historic district; |
| ☒ | ☐ | ☐ | (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 may 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

☒ ☐ ☐

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

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: 4,400 SF

Max. Allowed: 1,963 SF

Proposed Lot Coverage: 1,118 SF

☒ ☐ ☐

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



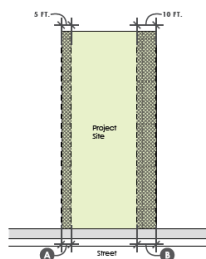
Existing Lot Size: 4,400 SF

Max. FAR Allowed: 2,112 SF

Proposed FAR: 1,997 SF

☒ ☐ ☐

Side Setbacks (Addition and New Construction)



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
C	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
D	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
E	10 FT.	Minimum cumulative side setback for a one-story house
F	15 FT.	Minimum cumulative side setback for a two-story house

Proposed West side setback (1): 5' Proposed East side setback (2): 10'

Cumulative side setback: 15'



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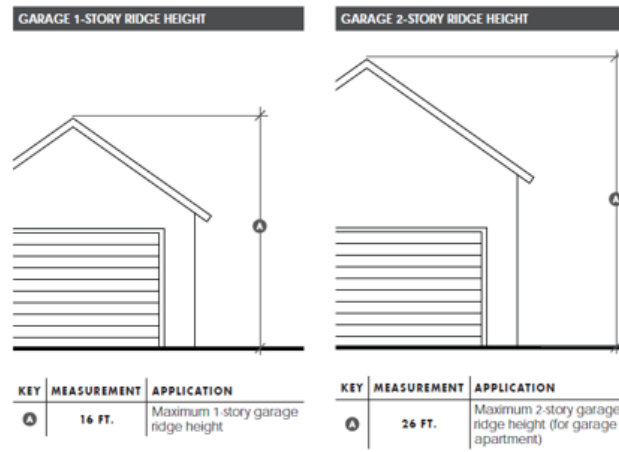
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Detached Garage Ridge Height (New Construction)

Proposed ridge height: 26' 0"



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: 24"

Proposed first floor plate height: 10'

Proposed second floor plate height: 9'



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: 3' at least



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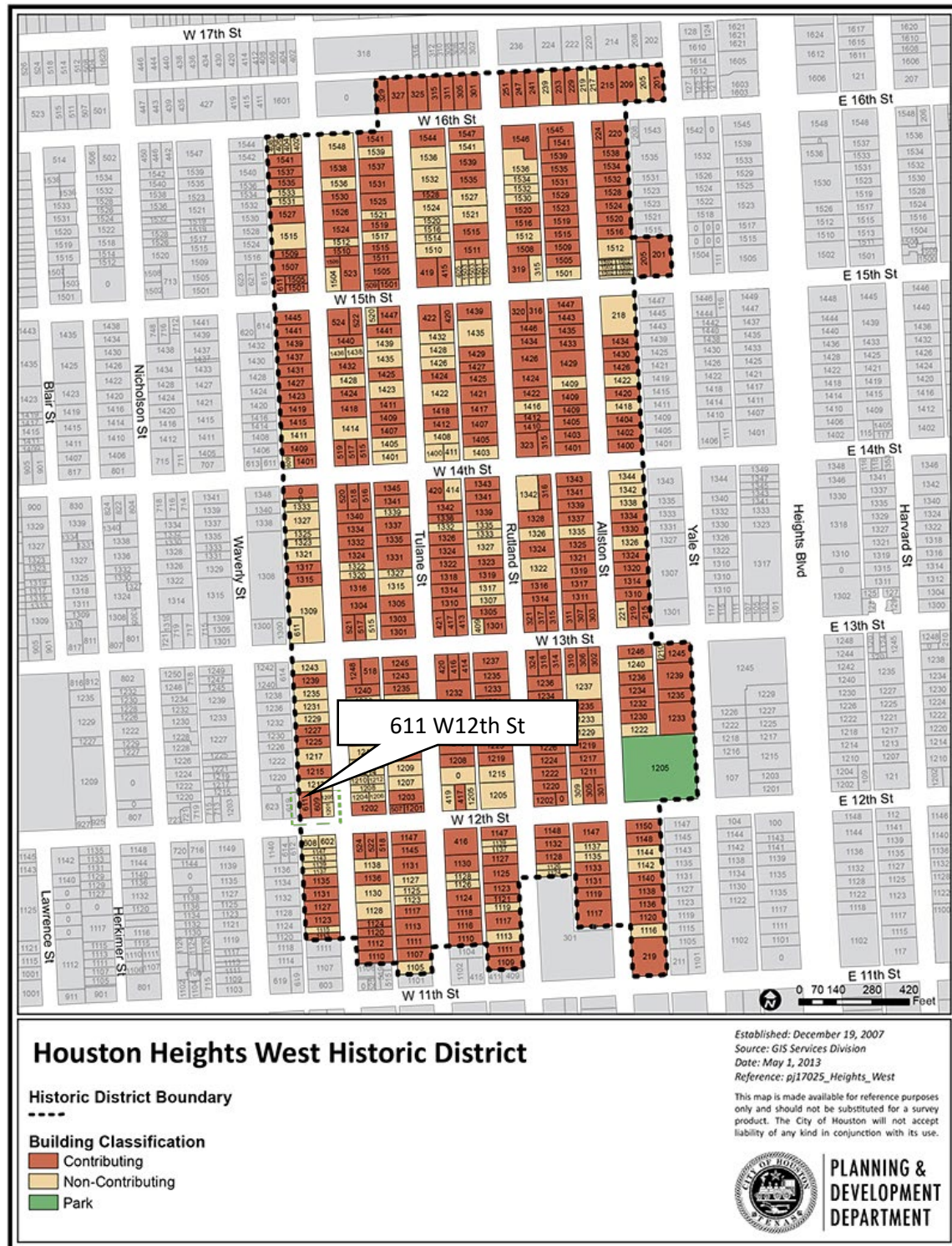
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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST





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CONTEXT AREA

Street Views





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CONTEXT AREA ANALYSIS



524 W. 12TH STREET
Distance to front: 16'-1 3/4"



522 W. 12TH STREET
Distance to front: 15'-10 3/4" (at bay)
Distance to porch: 12'-9 3/4" (enclosed)



305 W. 12TH STREET
Distance to front: 15'-8 3/4" (at bay)
Distance to porch: 22'-8 3/4" (at wall)



301 W. 12TH STREET
Distance to front: 15'-8 3/4"
Distance to porch: 22'-5 3/4" (at wall)



518 W. 12TH STREET
Distance to front: 12'-8 3/4"
Distance to porch: 15'-8 3/4" (at wall)



417 W. 12TH STREET
Distance to front: 14'-9 3/4" (not including chimney projection)



609 W. 12TH STREET
Distance to front: 15'-8 1/2" (garage wall is flush)
Distance to porch: 9'-1 1/2"



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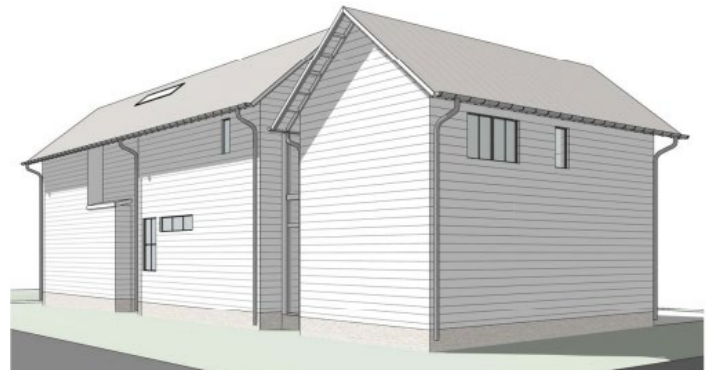
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3D Views



NORTHWEST EXTERIOR PERSPECTIVE

3/16" = 1'-0"



NORTHEAST EXTERIOR PERSPECTIVE

N.T.S.



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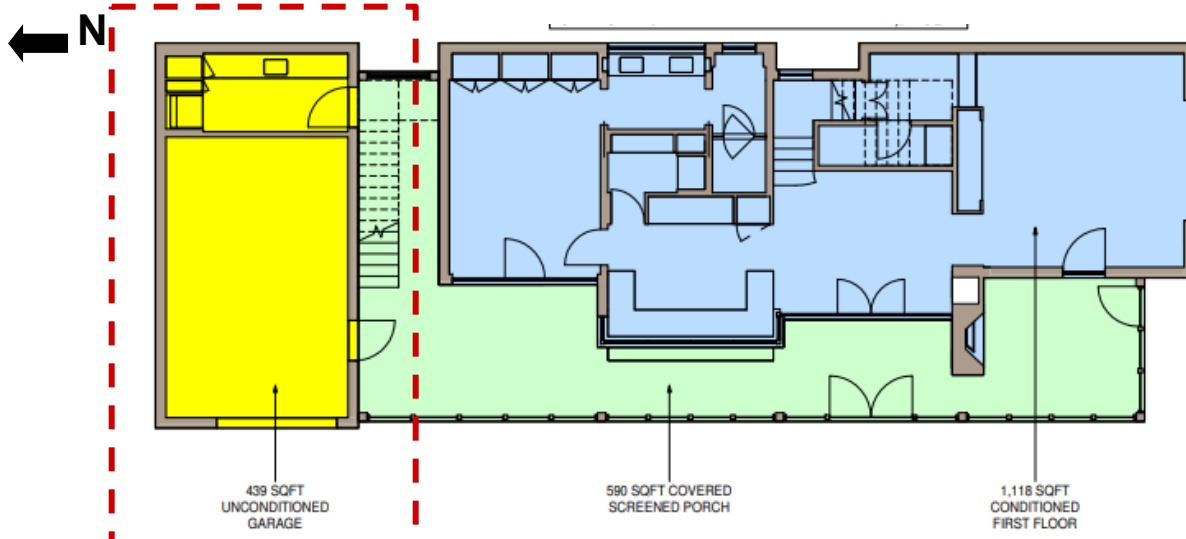
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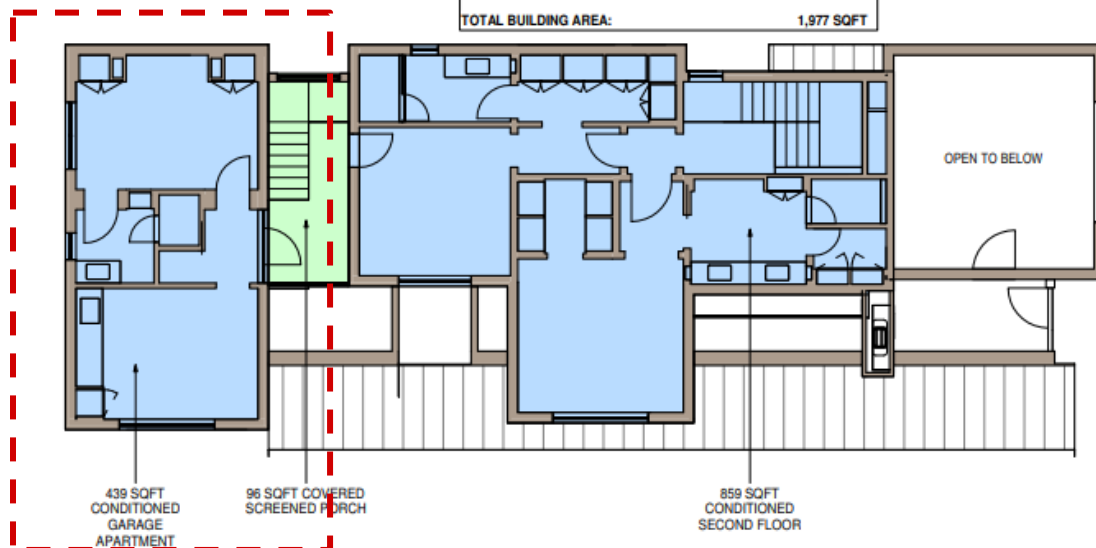
FLOOR PLANS



FIRST FLOOR AREA PLAN

1/8" = 1'-0"

CONDITIONED FIRST FLOOR:	1,118 SQFT
UNCONDITIONED FIRST FLOOR:	439 SQFT
CONDITIONED SECOND FLOOR:	859 SQFT
UNCONDITIONED SECOND FLOOR:	0 SQFT
COVERED FIRST FLOOR:	590 SQFT
UNCOVERED FIRST FLOOR:	0 SQFT
COVERED SECOND FLOOR:	96 SQFT
UNCOVERED SECOND FLOOR:	0 SQFT
TOTAL BUILDING AREA:	1,977 SQFT



SECOND FLOOR AREA PLAN

1/8" = 1'-0"



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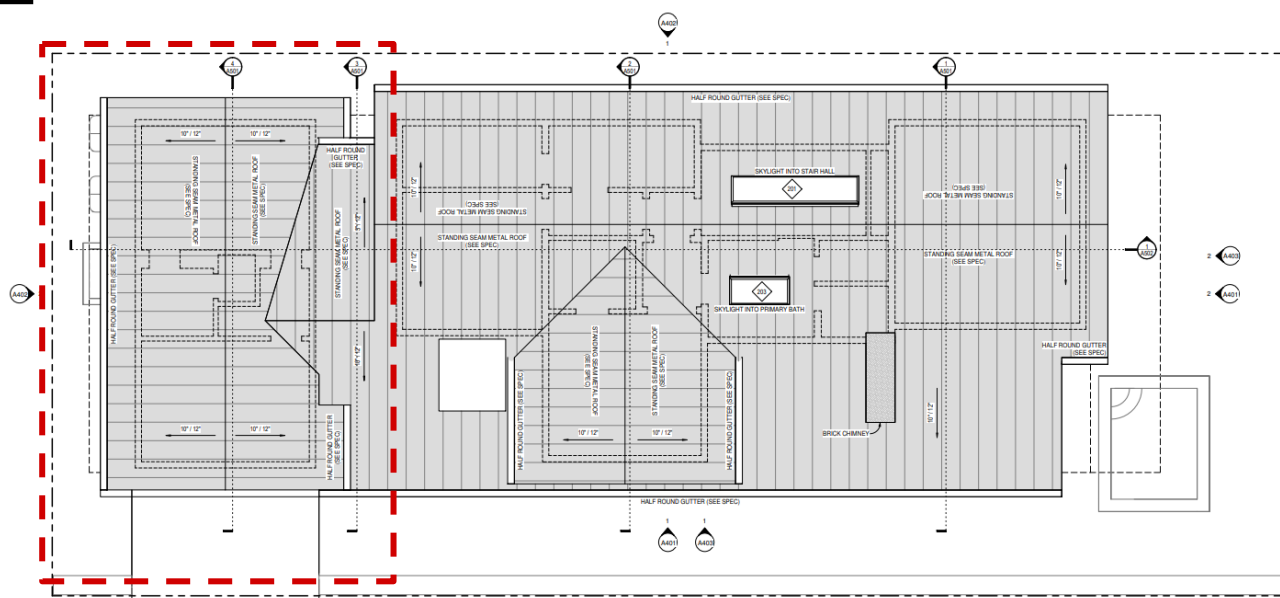
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ROOF PLAN



ROOF PLAN
1/8" = 1'-0"





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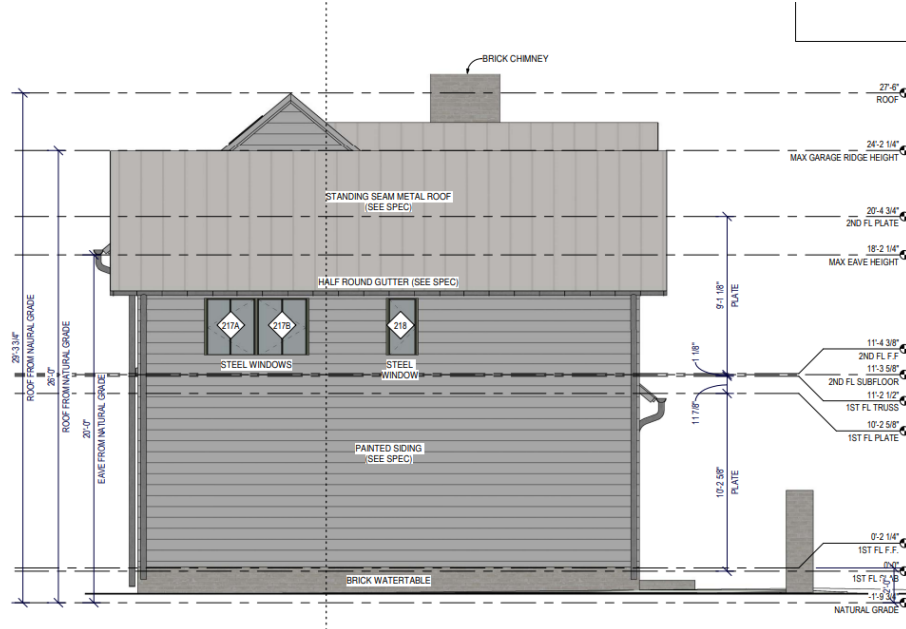
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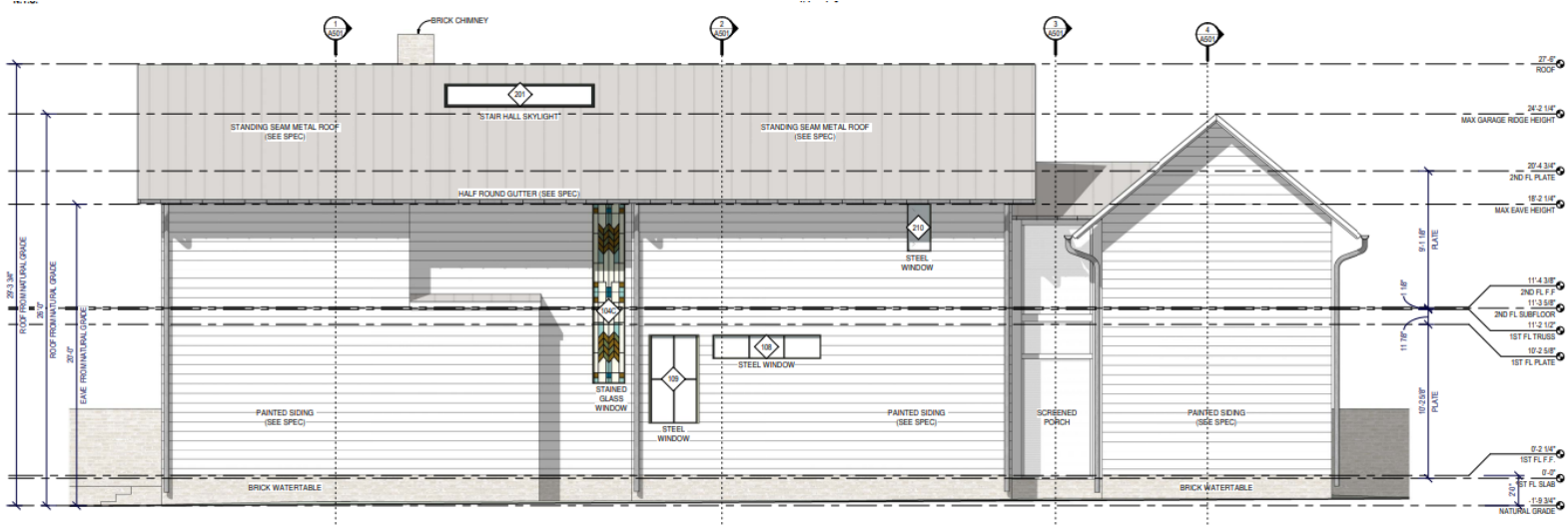
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SIDE (SOUTH) ELEVATION



REAR (EAST) ELEVATION





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WINDOW & DOOR SCHEDULES

FIRST FLOOR WINDOW SCHEDULE

WINDOW SCHEDULE FIRST FLOOR					
NUMBER	TYPE	FRAME SIZE		MANUFACTURER	REMARKS
		WIDTH TEXT	HEIGHT TEXT		
101	101	7' - 1"	16' - 5 1/4"		
104C	101	2' - 10"	6' - 7 3/4"		ALLOWANCE TO BE GIVEN
105A	101	1' - 8 1/2"	4' - 2 1/2"		
105B	101	1' - 8 1/4"	4' - 2 1/2"		
105C	101	1' - 8 1/4"	4' - 2 1/2"		
105D	101	1' - 8 1/4"	4' - 2 1/2"		
105E	101	1' - 8 1/4"	4' - 2 1/2"		
105F	101	1' - 8 1/2"	4' - 2 1/2"		
108	101	7' - 3"	1' - 8 1/2"		
109	101	2' - 10"	6' - 7 3/4"		

SECOND FLOOR WINDOW SCHEDULE

WINDOW SCHEDULE SECOND FLOOR					
NUMBER	TYPE	FRAME SIZE		MANUFACTURER	REMARKS
		WIDTH	HEIGHT		
201	24	2' - 6"	10' - 0"		
203	25	2' - 6"	4' - 6"		
206	101	3' - 3 7/8"	5' - 10"		
210	101	1' - 5 1/2"	3' - 4 1/4"		
216	101	7' - 0 1/8"	5' - 10"		
217A	101	2' - 10"	3' - 4 1/4"		
217B	101	2' - 10"	3' - 4 1/4"		
218	101	1' - 5 1/2"	1' - 8 1/2"		

EXTERIOR DOOR SCHEDULE

EXTERIOR DOOR SCHEDULE FIRST FLOOR					
NUMBER	TYPE	LEAF SIZE		THICKNESS	REMARKS
		WIDTH	HEIGHT		
101		6' - 2 1/4"	8' - 0 7/8"		
102		3' - 7 1/2"	8' - 0"		
103		3' - 1 3/8"	8' - 0"		
104		12' - 10"	4' - 0 1/4"		DOUBLE, 3'-0" LEAF
106		2' - 6"	7' - 0"		
107A		0' - 0"	0' - 0"		
107B		10' - 9"	7' - 1 7/8"		3'-0" LEAF
108		2' - 8"	7' - 0"		
109		2' - 8"	7' - 0"		
110		2' - 4"	7' - 0"		
111A		3' - 0"	7' - 0"		
112		3' - 0"	7' - 0"		
112B		9' - 0"	9' - 0"		

EXTERIOR DOOR SCHEDULE SECOND FLOOR					
NUMBER	TYPE	LEAF SIZE		THICKNESS	REMARKS
		WIDTH	HEIGHT		
202		3' - 0"	7' - 0"		
203		2' - 6"	7' - 0"		
204		2' - 0"	7' - 0"		
205		2' - 0"	7' - 0"		
208		2' - 6"	7' - 0"		
210		2' - 6"	7' - 0"		
211		2' - 0"	7' - 0"		
212		2' - 6"	7' - 0"		
213		5' - 3 3/4"	3' - 1 7/8"		3'-0" LEAF
215		5' - 4 3/4"	7' - 0"		3'-0" LEAF
217		2' - 6"	7' - 0"		
218		2' - 6"	7' - 0"		
219		2' - 0"	7' - 0"		

GARAGE DOOR SCHEDULE

GARAGE DOOR SCHEDULE					
NUMBER	TYPE	LEAF SIZE		THICKNESS	REMARKS
		WIDTH	HEIGHT		
112B		9' - 0"	9' - 0"		



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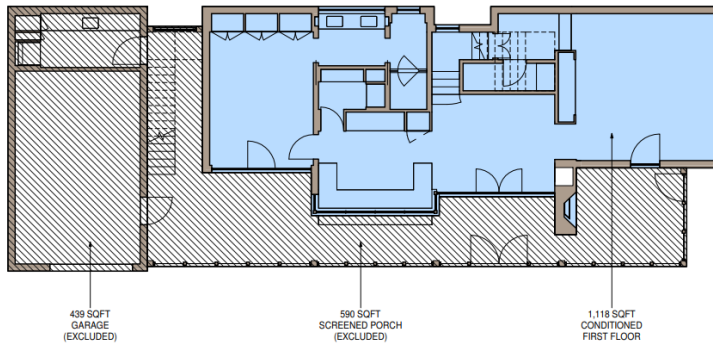
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AREA CALCULATIONS

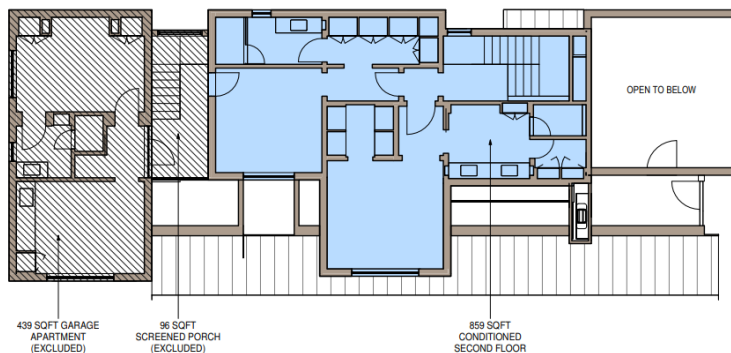
CONDITIONED FIRST FLOOR:	1,118 SQFT
CONDITIONED SECOND FLOOR:	859 SQFT
GARAGE (EXCLUDED UNDER 528 SQFT):	439 SQFT
SCREENED PORCH (EXCLUDED):	686 SQFT
GARAGE APT (EXCLUDED UNDER 528 SQFT):	439 SQFT
MAX BUILDING AREA = 4,400 SQFT LOT X 48%:	2,112 SQFT
TOTAL BUILDING AREA:	1,977 SQFT



FIRST FLOOR MAX BUILDING AREA PLAN

1/8" = 1'-0"

CONDITIONED FIRST FLOOR:	1,118 SQFT
CONDITIONED SECOND FLOOR:	859 SQFT
GARAGE (EXCLUDED UNDER 528 SQFT):	439 SQFT
SCREENED PORCH (EXCLUDED):	686 SQFT
GARAGE APT (EXCLUDED UNDER 528 SQFT):	439 SQFT
MAX BUILDING AREA = 4,400 SQFT LOT X 48%:	2,112 SQFT
TOTAL BUILDING AREA:	1,977 SQFT



SECOND FLOOR MAX BUILDING AREA PLAN

1/8" = 1'-0"



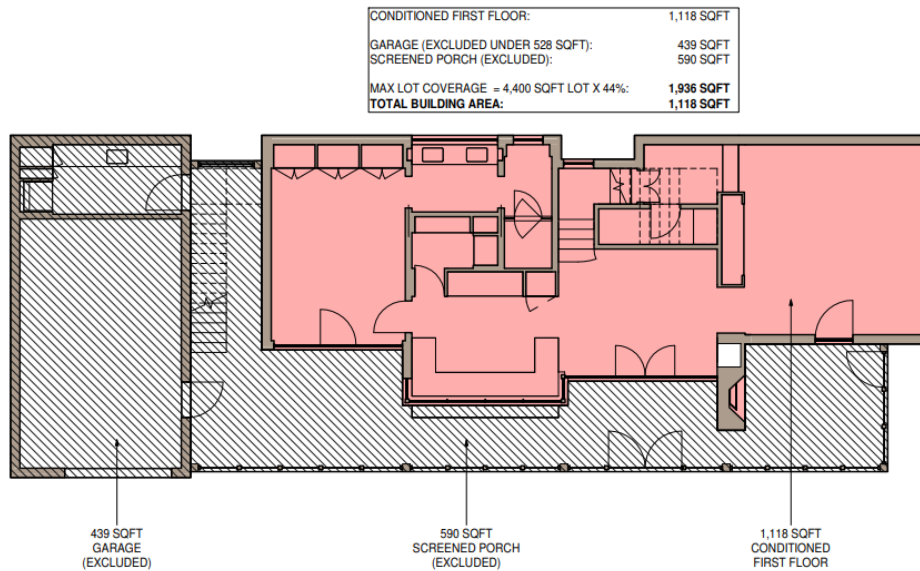
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LOT COVERAGE AREA PLAN

1/8" = 1'-0"



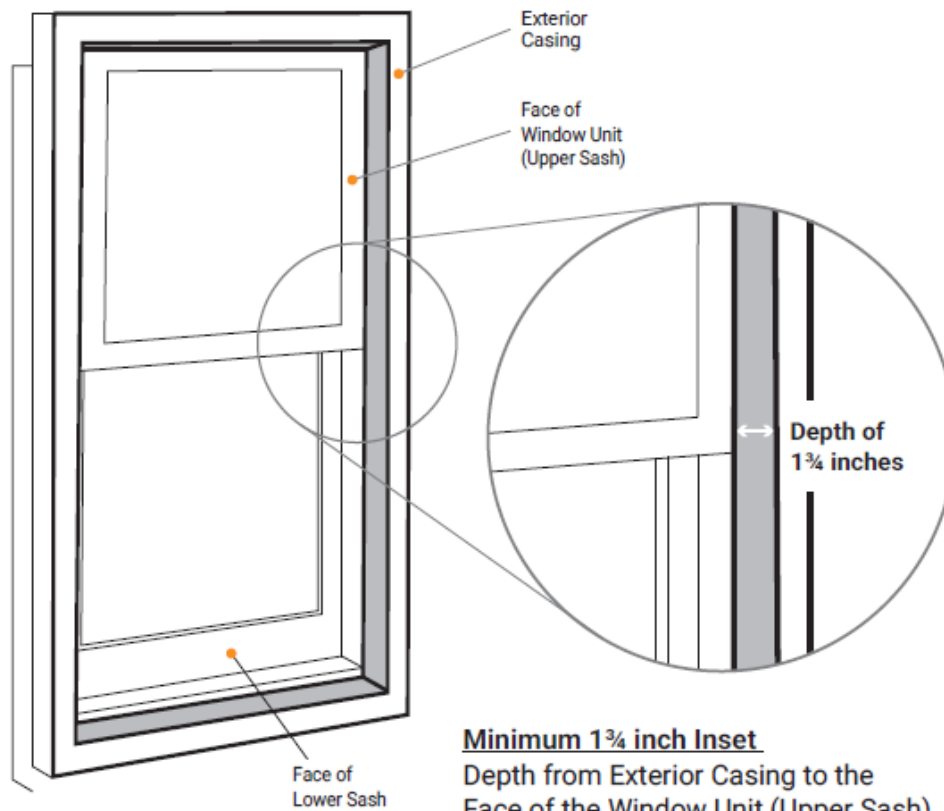
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Historic Window Standard: New Construction & Replacement



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