

CERTIFICATE OF APPROPRIATENESS**Application Date:** November 3, 2025**Applicant:** Anthony Monaco, owner

Property: 2924 Watson Street, Lot 2, Block 1, Woodland Heights Neighborhood Subdivision. The property includes a vacant 5,670 square foot interior lot fronting Watson Street. The lot was approved for replat by the City of Houston Planning Commission to subdivide the 11,325 square foot corner lot into two 75' x 75.6' parcels (728 Euclid and 2924 Watson Street). The plat was recorded on 11/14/2025 (Film Code No. 713687 of the Map Records of Harris County).

Significance: Non-Contributing vacant lot, located in the Woodland Heights Historic District.

Proposal: New Construction – Single Family Residence with an Attached Garage

The applicant proposes to construct a new two-story, wood-frame single family residence with an attached garage on the vacant lot. Additional project details explained can be found on pg. 17 of the staff report, in addition to the architectural drawings on page. 10-16, and window information on pg. 16 & 18.

- Square Footage:
 - o First Floor Conditioned- 1,735 sqft
 - o Second Floor Conditioned- 2,225 sqft
 - Total Conditioned- 3,960 sqft
 - o Carport- 121 sqft
 - o Garage Unconditioned- 508 sqft
 - o Covered Entry- 129 sqft
 - o Covered Patio- 143 sqft
 - Total Covered- 4,861 sqft
- Materials:
 - o Porch:
 - Front porch on west/front facing Watson. Square wood columns with a wood base will support the 4:12 metal roof covering. Wood steps will lead up to the porch landing. The decking will be wood and is to be surrounded by a 3'-5" tall wood railing.
 - o Siding:
 - Smooth cementitious siding with a 6" reveal will be used throughout. A board and batten siding detail will be used on the second floor as depicted on the elevation drawings.
 - o Windows and Doors:
 - Windows are to be equally divided 1/1 windows inset and recessed 1 ¾" from the exterior casing to the face of the window. Windows that are fixed are to be inset and recessed 1 ¾". All must comply with HOP Window Policy No. 1-1.
 - Doors located on the street facing elevations are to be solid wood with a typical Craftsman design per existing Contributing structures in the district.
 - o Roof:
 - Gable and Hipped roof with 8:12 pitch covered in composition shingles.
- Notes:
 - o Applicant has been working closely with staff on the design and has provided numerous revisions to the drawings to incorporate staff feedback.
 - o Details on the proposed neighboring new construction (728 Euclid) located on the second portion of the replatted lot can be found on the separate application HP2025_0300.

Public Comment: No comments received

Recommendation: Deferral

HAHC Action: -

****Draft is subject to change****

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

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- (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;

Due to the limited availability of contributing structures on Watson that are oriented to face the street, the context area for 2924 Watson may be expanded to reference the entire historic district to include additional contributing properties that have similar lot dimensions and/or building orientation.

The original lot was of typical size, shape, and location of other properties in the context area. Considering the original lot was replatted to create two new non-contributing lots that are of atypical size, shape, and location in the district, special circumstances may be considered to recognize the site as a product of its own time, but shall not adversely affect the integrity of the historic district according to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

The context area for 2924 Watson was expanded from the 700 block of Euclid to the rest of the historic district to reference additional contributing properties.

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- (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;

The original lot was of typical size, shape, and location of other properties in the context area. Considering the original lot was replatted to create two new non-contributing lots that are of atypical size, shape, and location in the district, special circumstances may be considered to recognize the site as a product of its own time, but shall not adversely affect the integrity of the historic district according to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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- (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;

The new construction has an overall maximum ridge height (32'-2") which does not exceed the typical height of existing contributing structures on the 700 block of Euclid near the site (which is approximately 34'-0").

(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; N/A and

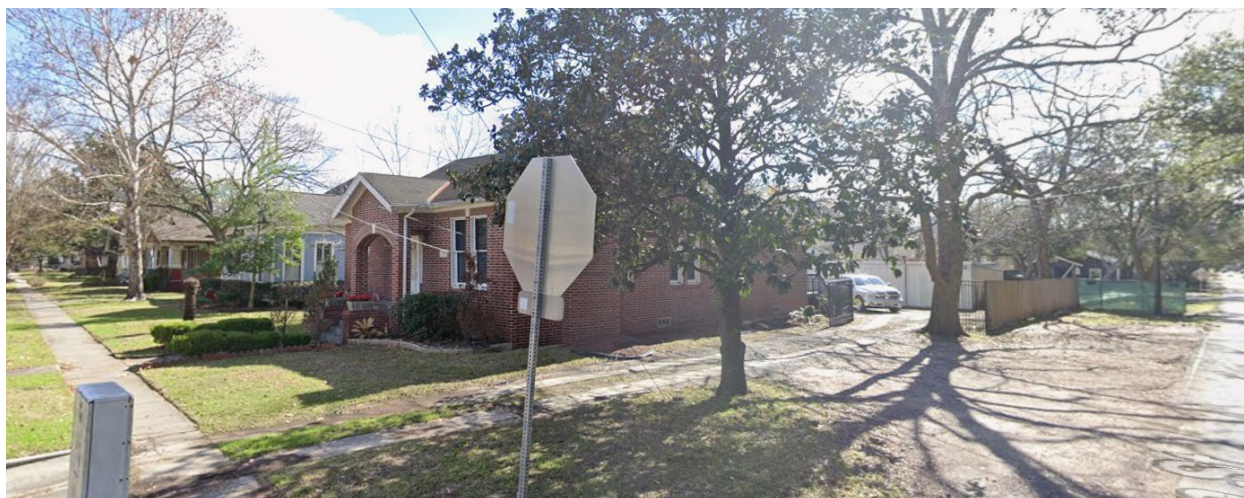
(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district. N/A

INVENTORY PHOTO

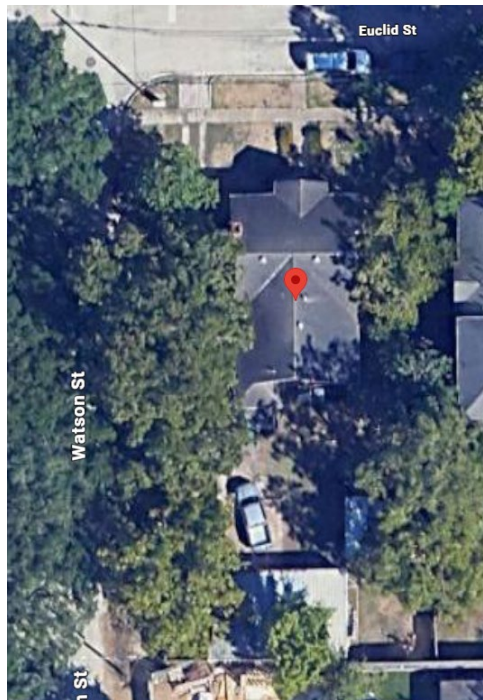


CURRENT PHOTOS



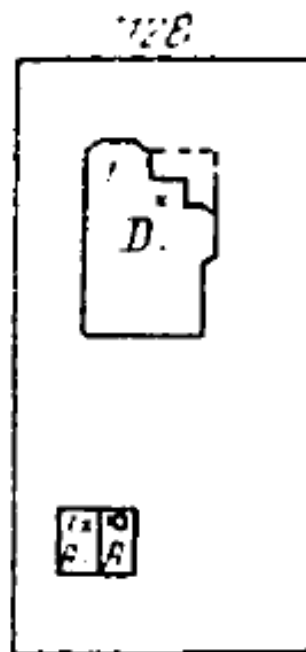


AERIAL VIEW OF PROPERTY



HISTORIC DOCUMENTATION

1924 SANBORN



CONTEXT AREA – WATSON ST



729 EUCLID: C



802 WOODLAND: NC



726 WOODLAND: C



803 WOODLAND: C



729 WOODLAND: NC



802 BAYLAND: C



730 BAYLAND: C



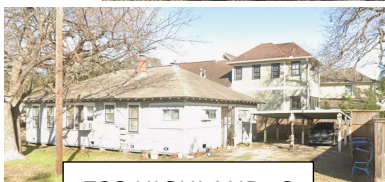
729 BAYLAND: NC



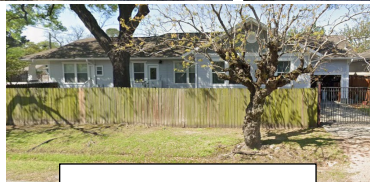
803 BAYLAND: C



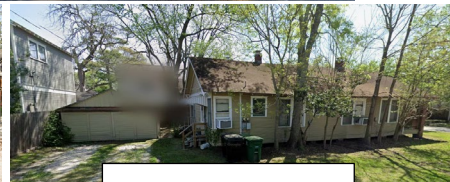
802 HIGHLAND: C



728 HIGHLAND: C

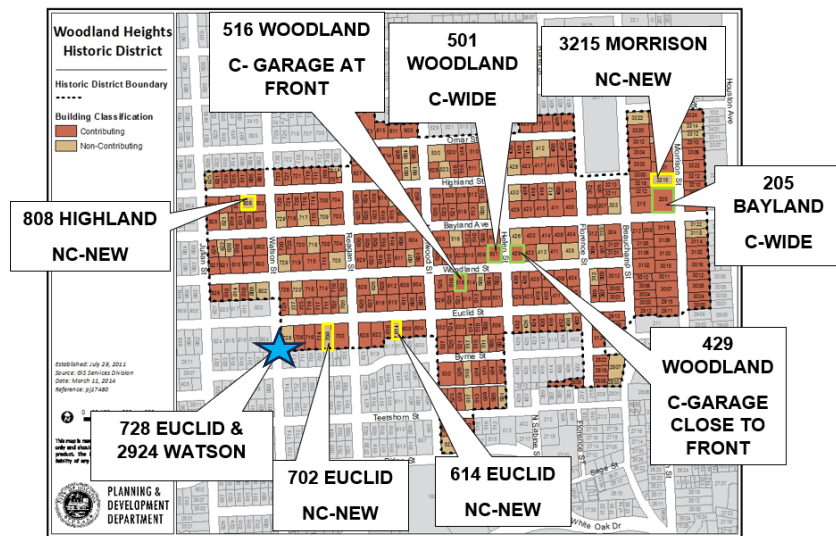


801 HIGHLAND: C



731 HIGHLAND: C

EXPANDED CONTEXT AREA – WOODLAND HEIGHTS HISTORIC DISTRICT



205 BAYLAND:

Contributing

Corner Lot

Lot Width: 129'

House Width: 90'



501 WOODLAND:

Contributing

Corner Lot

Lot Width: 75'

House Width: 58'



429 WOODLAND:

Contributing

Corner Lot

Detached garage towards the front of the lot.



516 WOODLAND:

Contributing

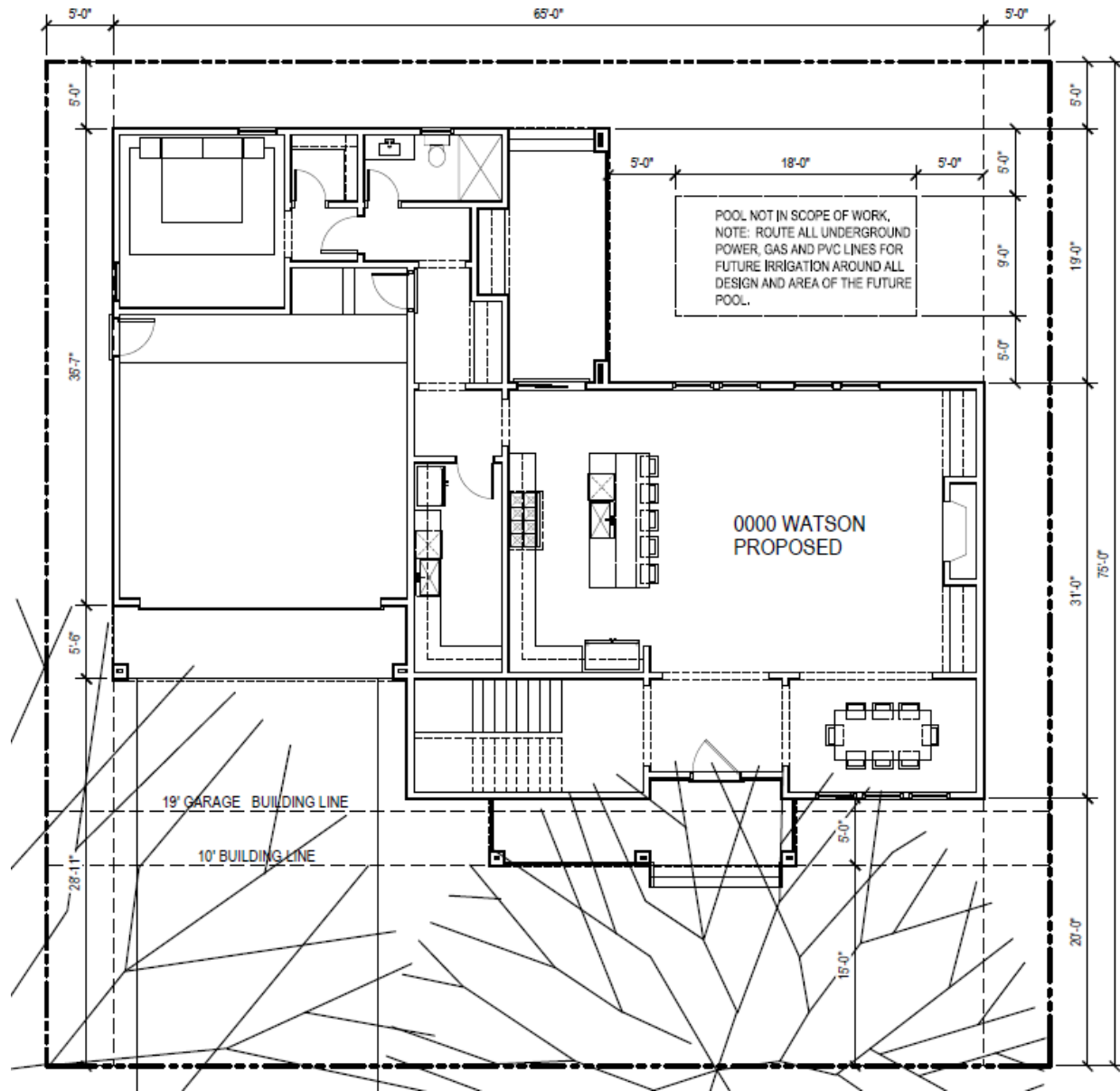
Interior Lot

Attached garage towards the front of the lot.



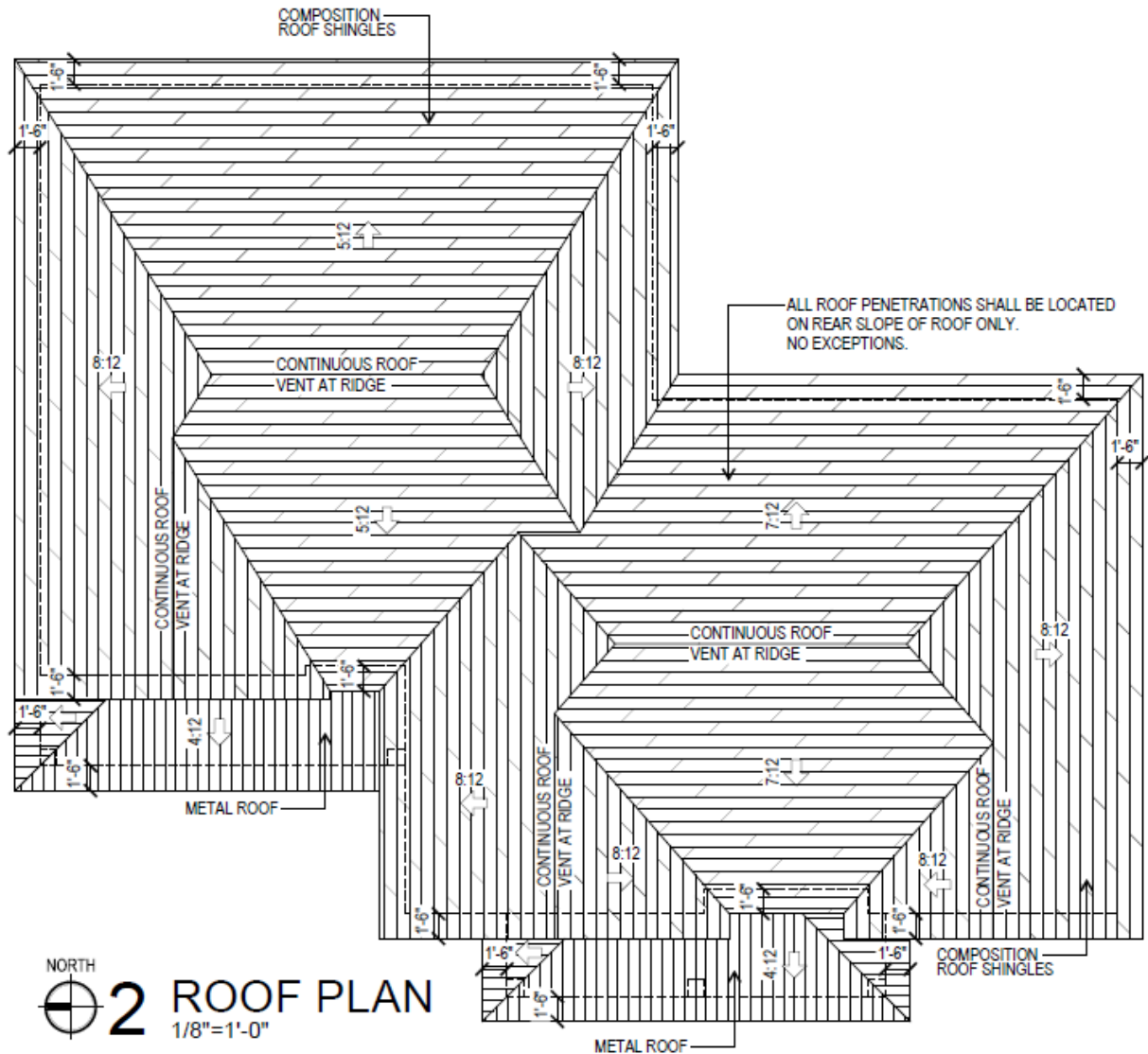
SITE PLAN

PROPOSED



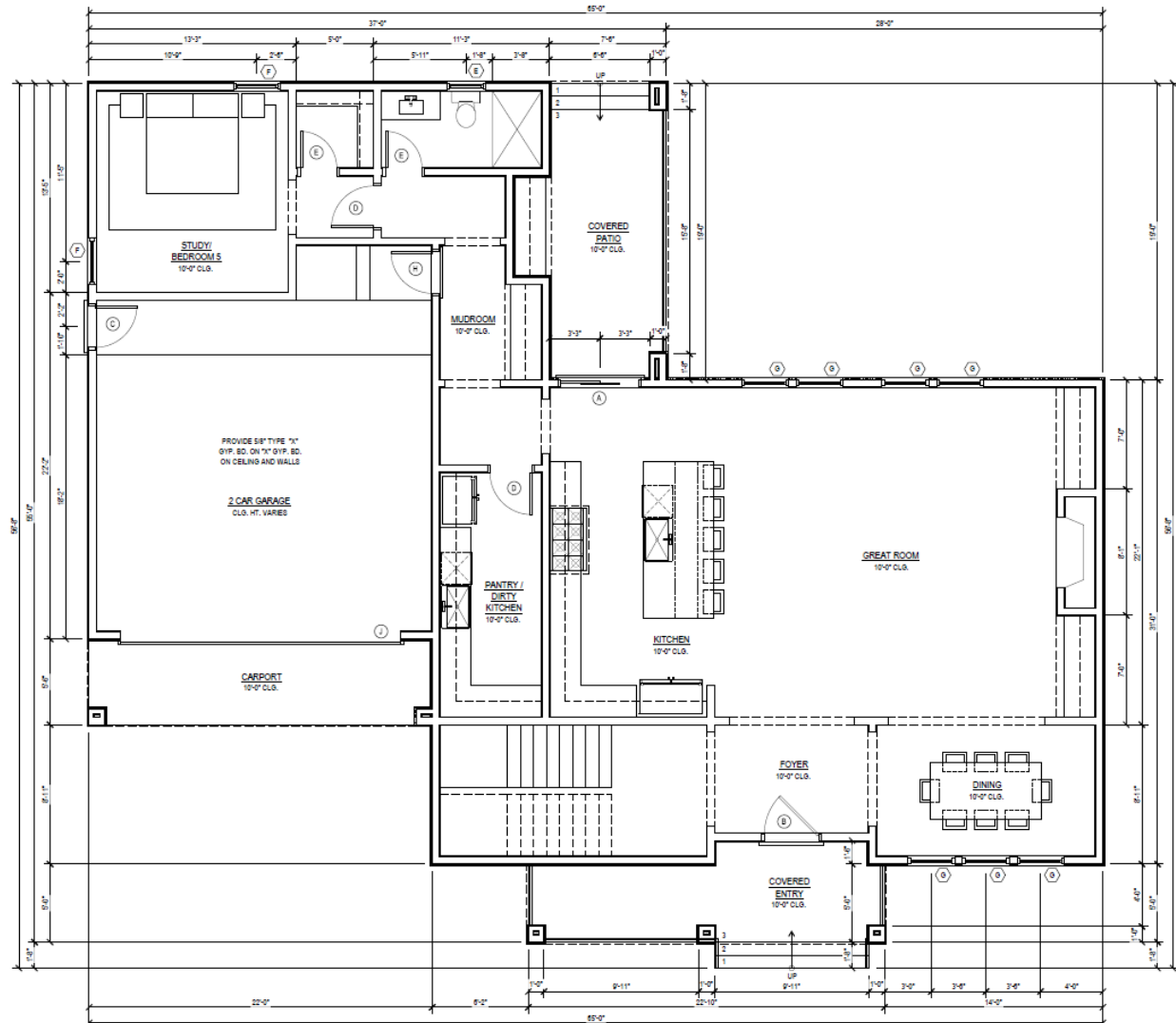
ROOF PLAN

PROPOSED



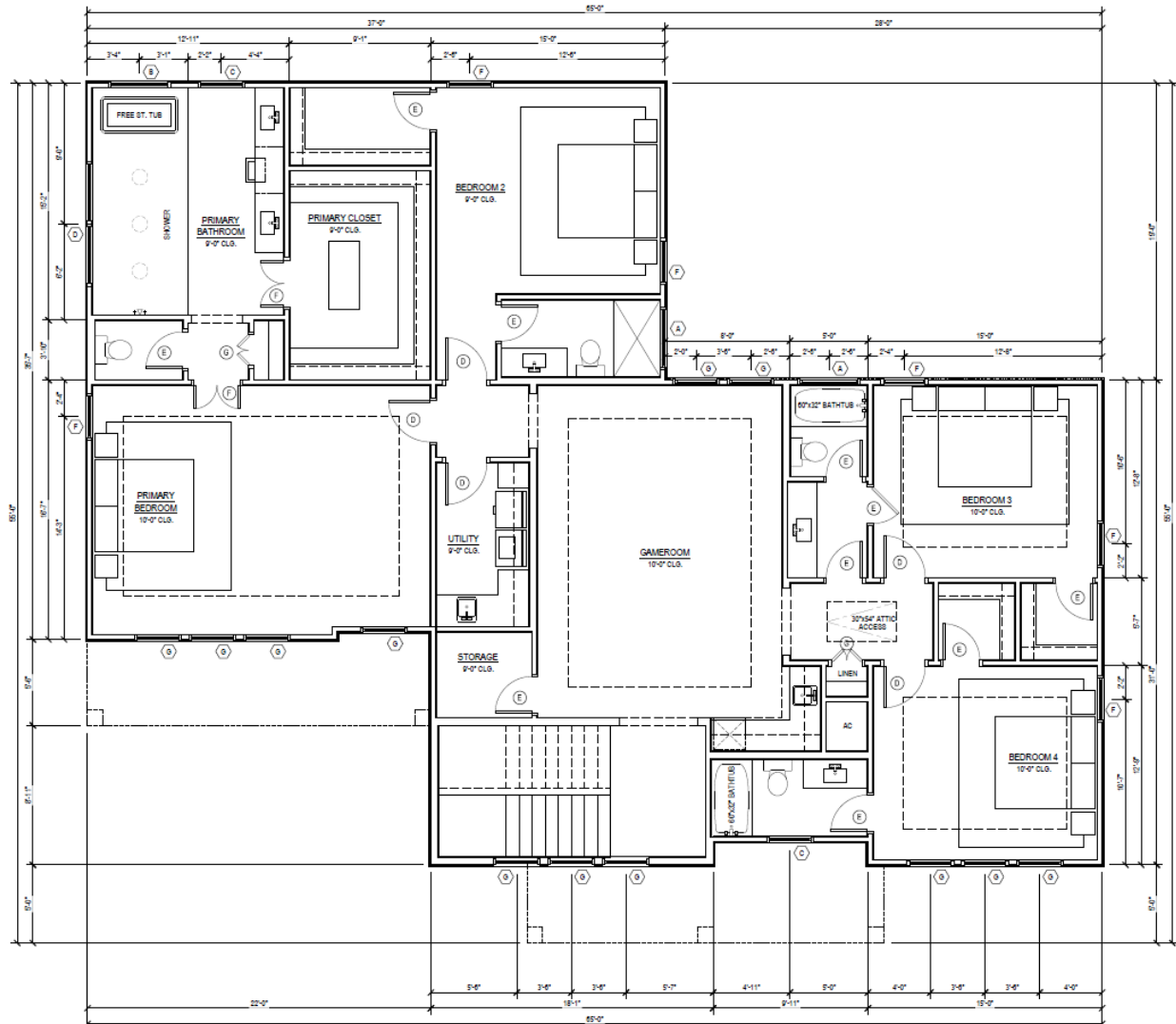
FIRST FLOORPLAN

PROPOSED



SECOND FLOORPLAN

PROPOSED



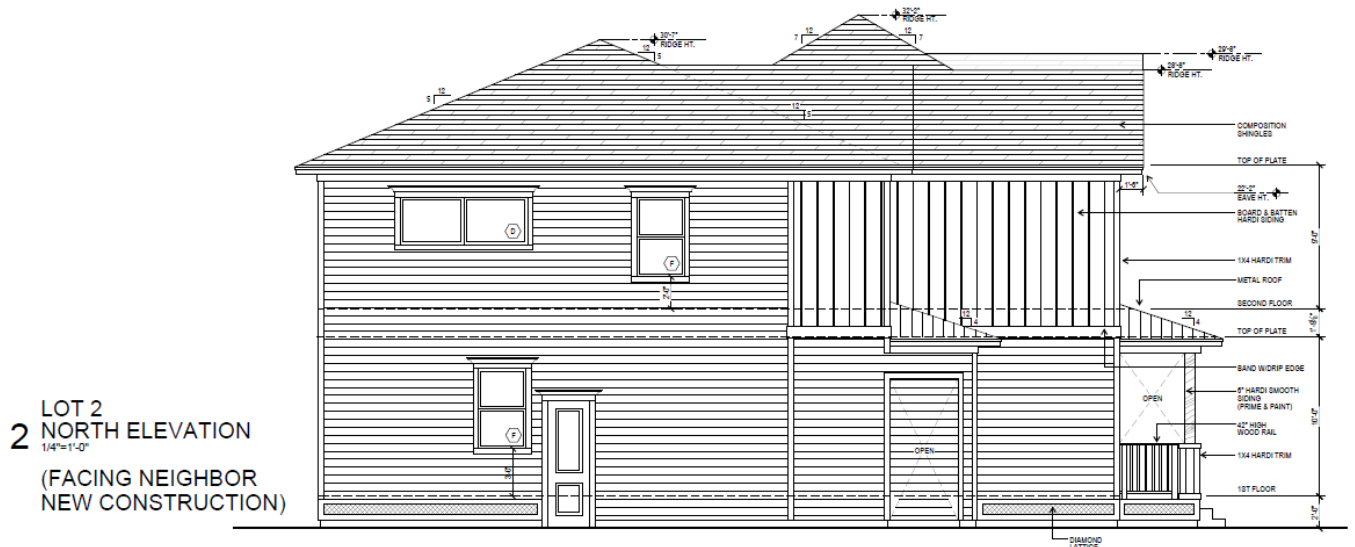
WEST ELEVATION - FRONT FACING WATSON

PROPOSED



NORTH ELEVATION – LEFT FACING 728 EUCLID

PROPOSED



EAST ELEVATION - REAR

PROPOSED

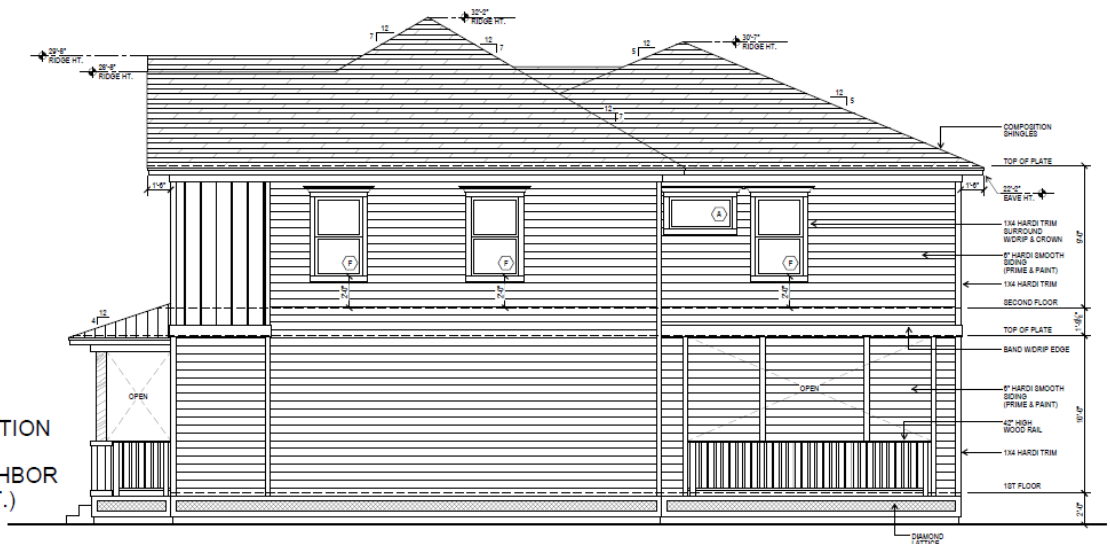
LOT 2
2 EAST ELEVATION
1/4"=1'-0"
(FACING NEIGHBOR
726 EUCLID ST.)



SOUTH ELEVATION - RIGHT

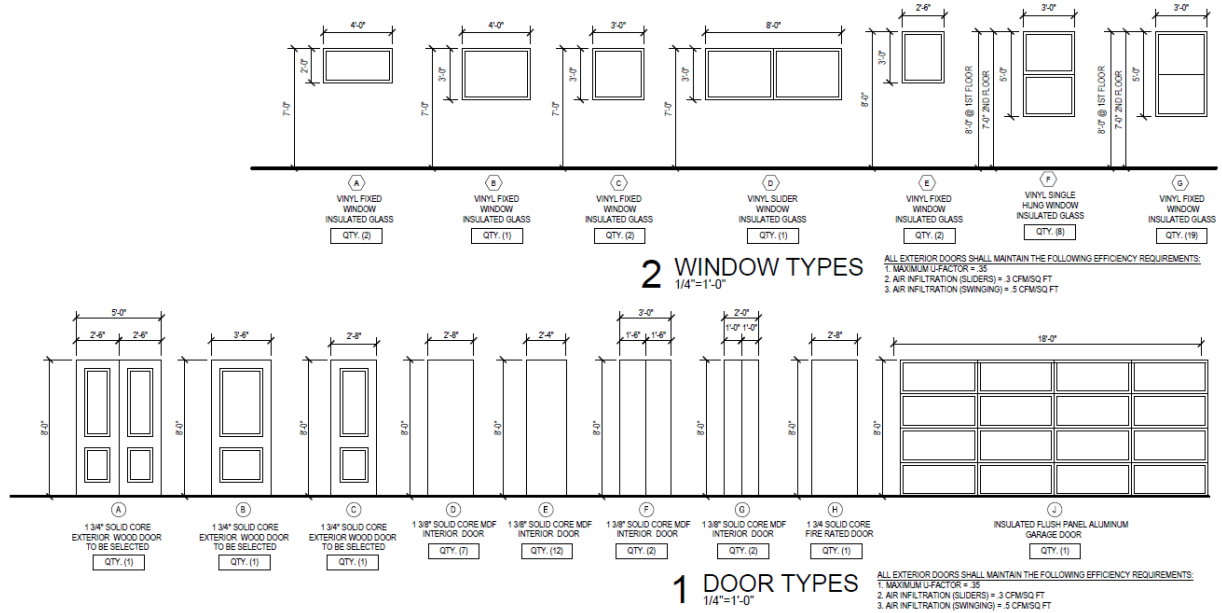
PROPOSED

LOT 2
1 SOUTH ELEVATION
1/4"=1'-0"
(FACING NEIGHBOR
715 EUCLID ST.)



WINDOW AND DOOR SCHEDULE

PROPOSED



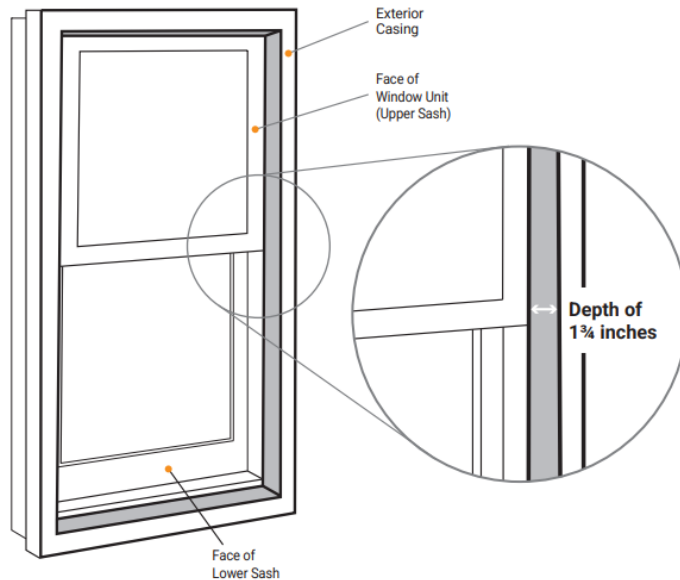
PROJECT DETAILS

- Square Footage:
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 - Total Conditioned- 3,960 sqft
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 - o Garage Unconditioned- 508 sqft
 - o Covered Entry- 129 sqft
 - o Covered Patio- 143 sqft
 - Total Covered- 4,861 sqft
- Measurables:
 - o Setbacks:
 - Front (W) Setback Facing Watson- 20'-0"
 - Front (W) Porch Setback Facing Watson- 15'-0"
 - Left Side (N) Setback – 5'-0"
 - Right Side (S) Setback- 5'-0"
 - Rear (E) Setback- 5'-0" & 24'-0"
 - o Heights:
 - Foundation- 2'-0"
 - First Floor Plate Height- 10'-0"
 - Second Floor Plate Height- 9'-0"
 - Porch Eave Height- 12'-0"
 - Maximum Eave Height- 22'-2"
 - Maximum Ridge Height- 32'-2"
- Materials:
 - o Porch:
 - Front porch on west/front facing Watson. Square wood columns with a wood base will support the 4:12 metal roof covering. Wood steps will lead up to the porch landing. The decking will be wood and is to be surrounded by a 3'-5" tall wood railing.
 - o Siding:
 - Smooth cementitious siding with a 6" reveal will be used throughout. A board and batten siding detail will be used on the second floor as depicted on the elevation drawings.
 - o Windows and Doors:
 - Windows are to be equally divided 1/1 wood clad windows inset and recessed 1 ¾" from the exterior casing to the face of the window unit.
 - Windows that are fixed are to be inset and recessed 1 ¾".
 - Doors located on the street facing elevations are to be solid wood with a typical Craftsman design per existing Contributing structures in the district.
 - o Roof:
 - Gable and Hipped roof with 8:12 pitch covered in composition shingles.
- Notes:
 - o Applicant has been working closely with staff on the design and has provided numerous revisions to the drawings to incorporate staff feedback.
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WINDOW DIAGRAM



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

City of Houston | Planning and Development | Historic Preservation Office

WINDOW POLICY REFERENCE LINK

https://www.houstontx.gov/planning/HistoricPres/docs_pdfs/1-1-Window-Replacement-HOP-IP-Signed.pdf

PUBLIC COMMENTS

No public comments were received for this application at the time of legal posting for this document. It was confirmed by staff that the COA public notice sign was posted at the property site with adequate time to inform the public of the proposed scope of work.

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