

CERTIFICATE OF APPROPRIATENESS

Application Date: August 19, 2025

Applicant: Eliseo Pita, agent for Keith Ries, owner

Property: 2903 Houston Avenue, Tract 1, Block 2, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,920SF, two-story wood single-family residence and detached garage situated on a 6,000 SF (50' x 120') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1905 and a detached non-contributing garage structure located in the Germantown Historic District.

Proposal: New Construction – Garage or Carport

The applicant is proposing to demolish the non-contributing garage and to build a 760 SF two-story garage and garage apartment.

- Roof: gable roof shingles with 7/12 pitch
- Foundation: Slab-on-grade concrete
- Siding: 4" Hardi Board cementitious siding with 2.75" reveal
- Ridge height: 25'-9"
- Windows: Ram Series 900 Casement
- **All windows to be inset and recessed. See Attachment A for details.**

****DRAFT SUBJECT TO CHANGE PRIOR TO FINAL****

Public Comment: No public comment received.

Civic Association: 1 letter of support received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

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**

- | S | D | NA | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | (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; |

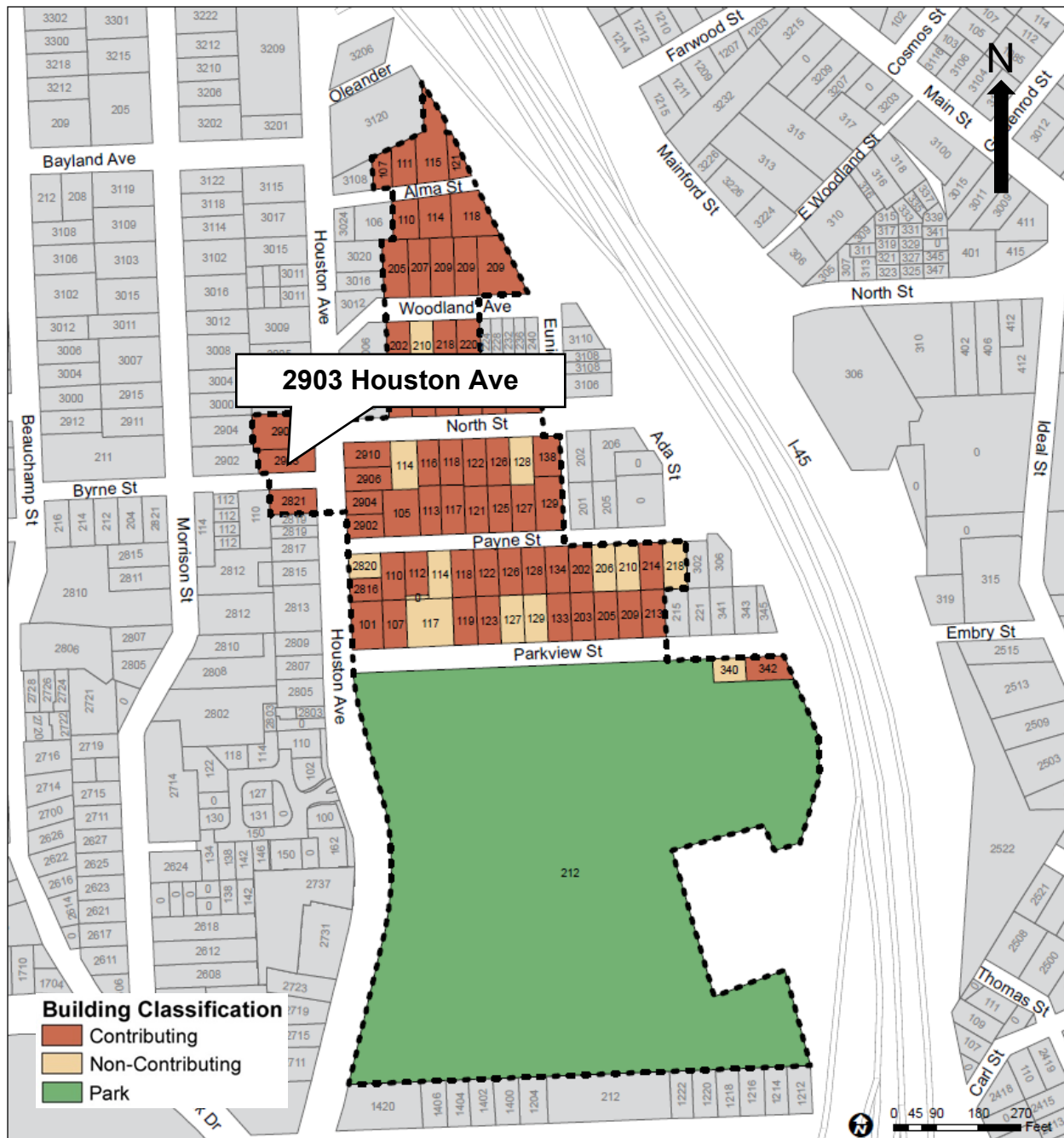
(a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures 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.

GERMANTOWN DESIGN GUIDELINES

- | S | D | NA | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |

PROPERTY LOCATION



INVENTORY PHOTO



CURRENT PHOTO

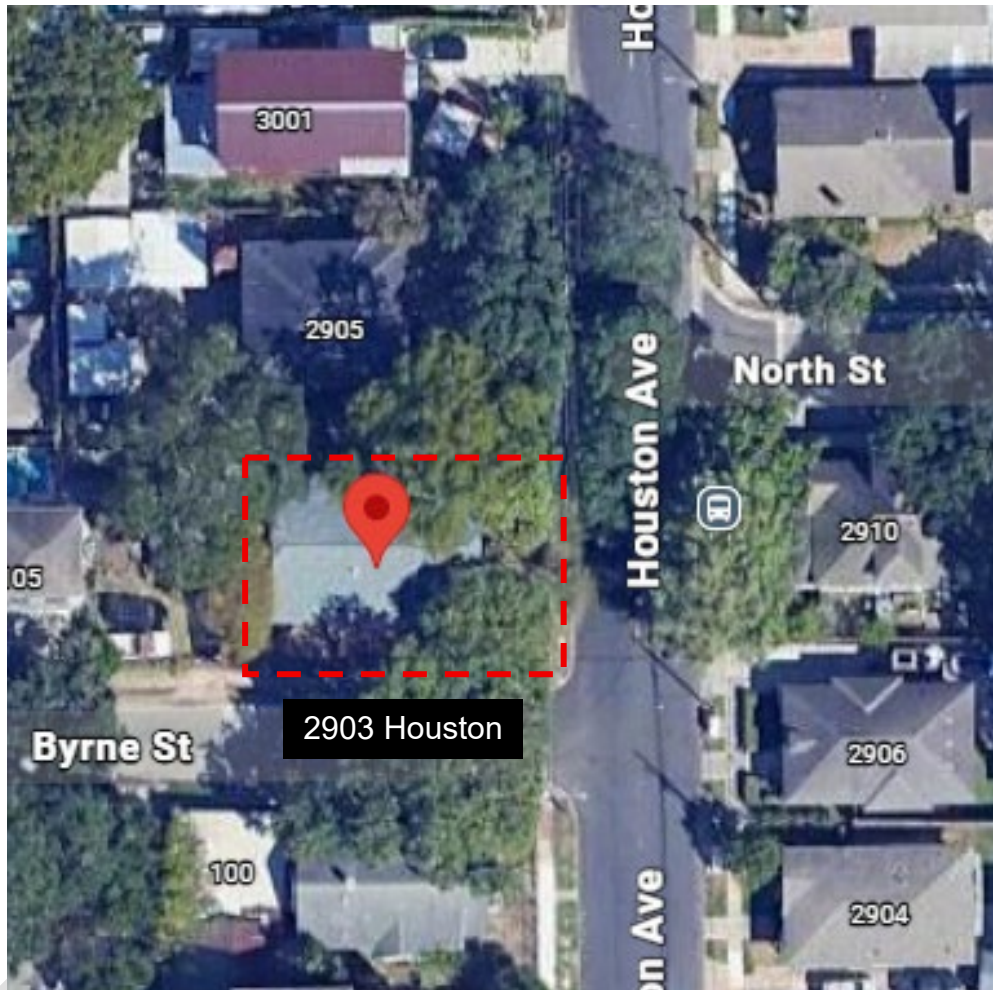


CONTRIBUTING HOME (NOT SUBJECT OF THIS COA)



NON-CONTRIBUTING GARAGE (SUBJECT OF COA)

AERIAL VIEW OF PROPERTY



CONTEXT AREA



2905 Houston Ave – Contributing – c. 1930
Left of property



2821 Houston Ave – Contributing – c. 1920
Right of property

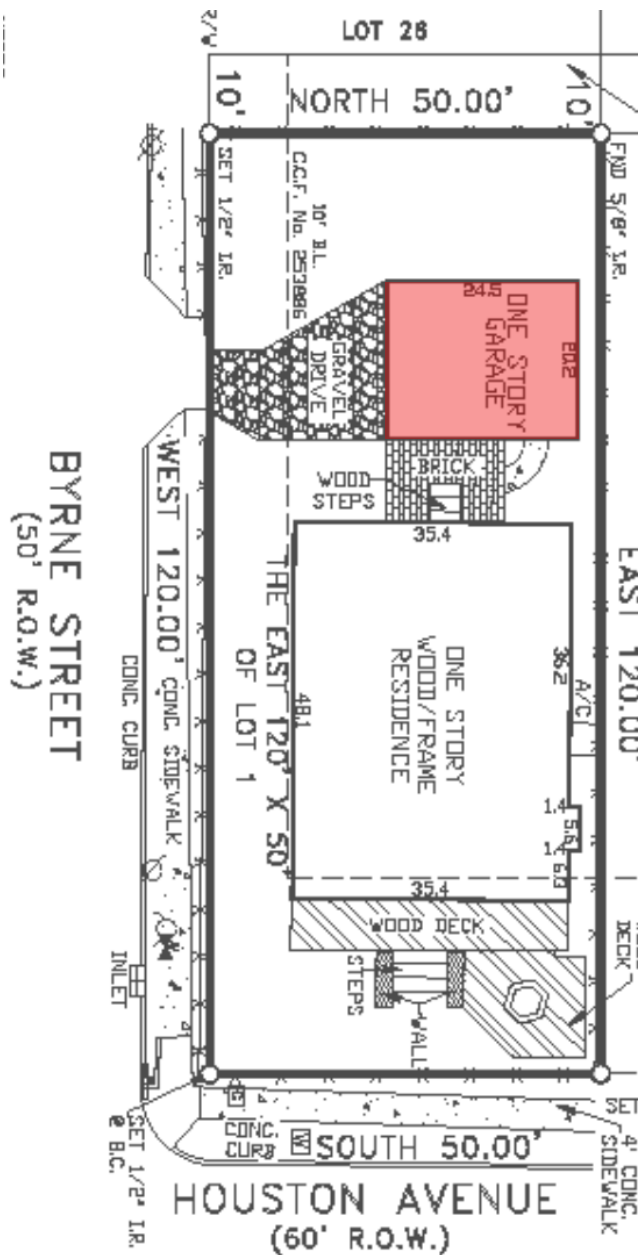


2910 Houston Ave – Contributing – c. 1910
Front of property

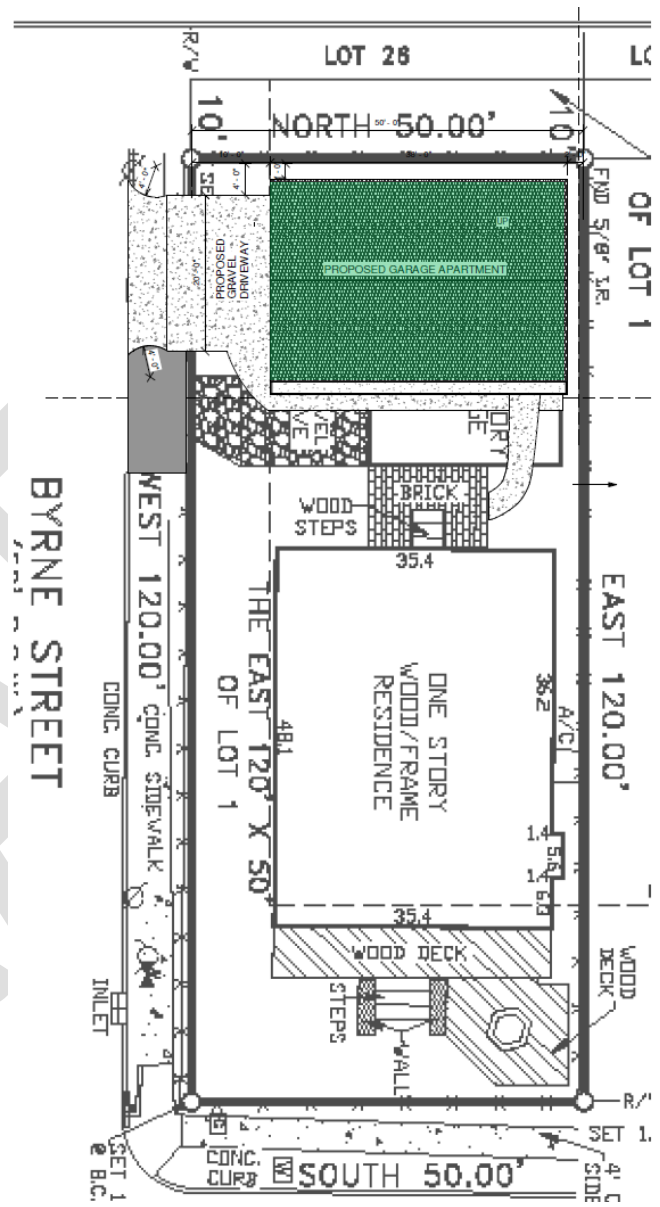


2906 Houston Ave – Contributing – c. 1910
Front and to the right of property

SITE PLAN

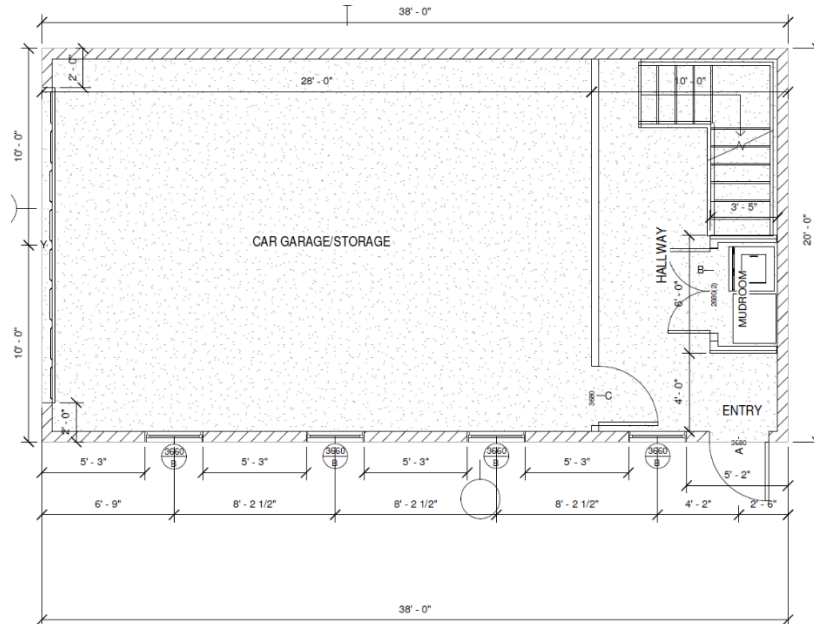


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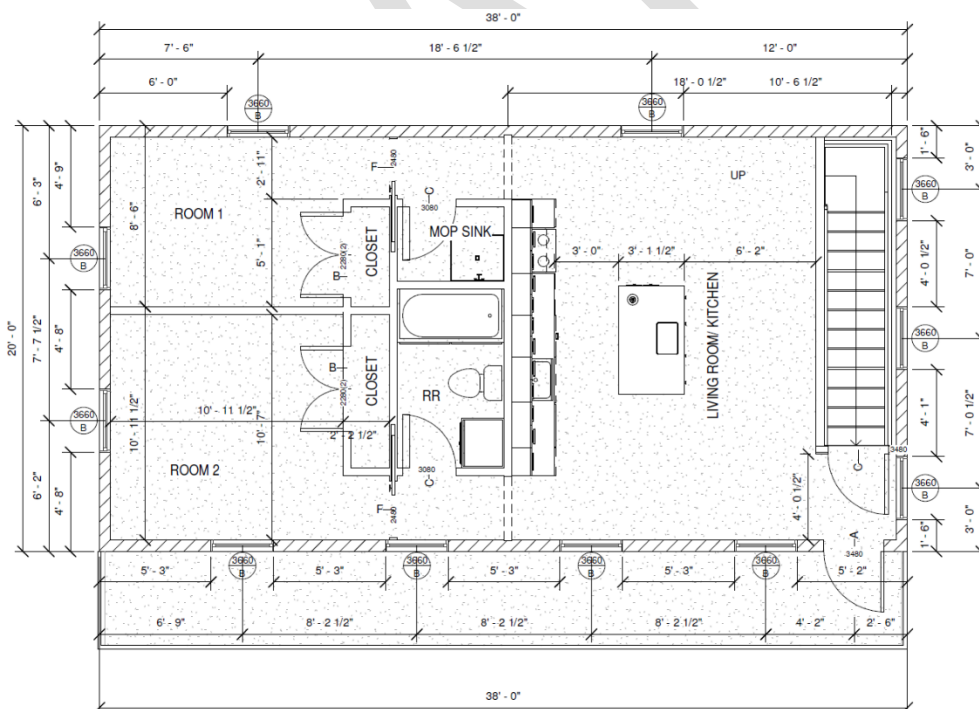


PROPOSED

FLOOR PLANS

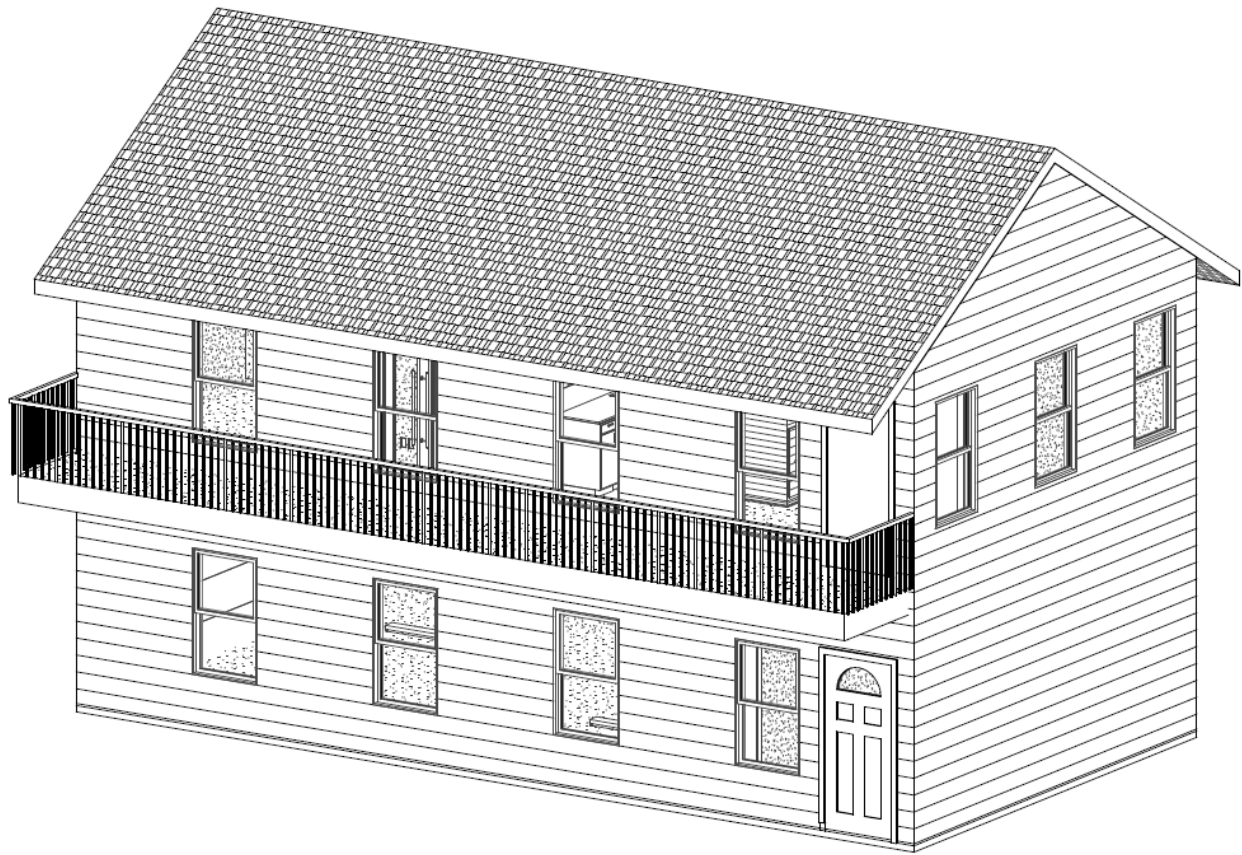


PROPOSED FIRST FLOOR



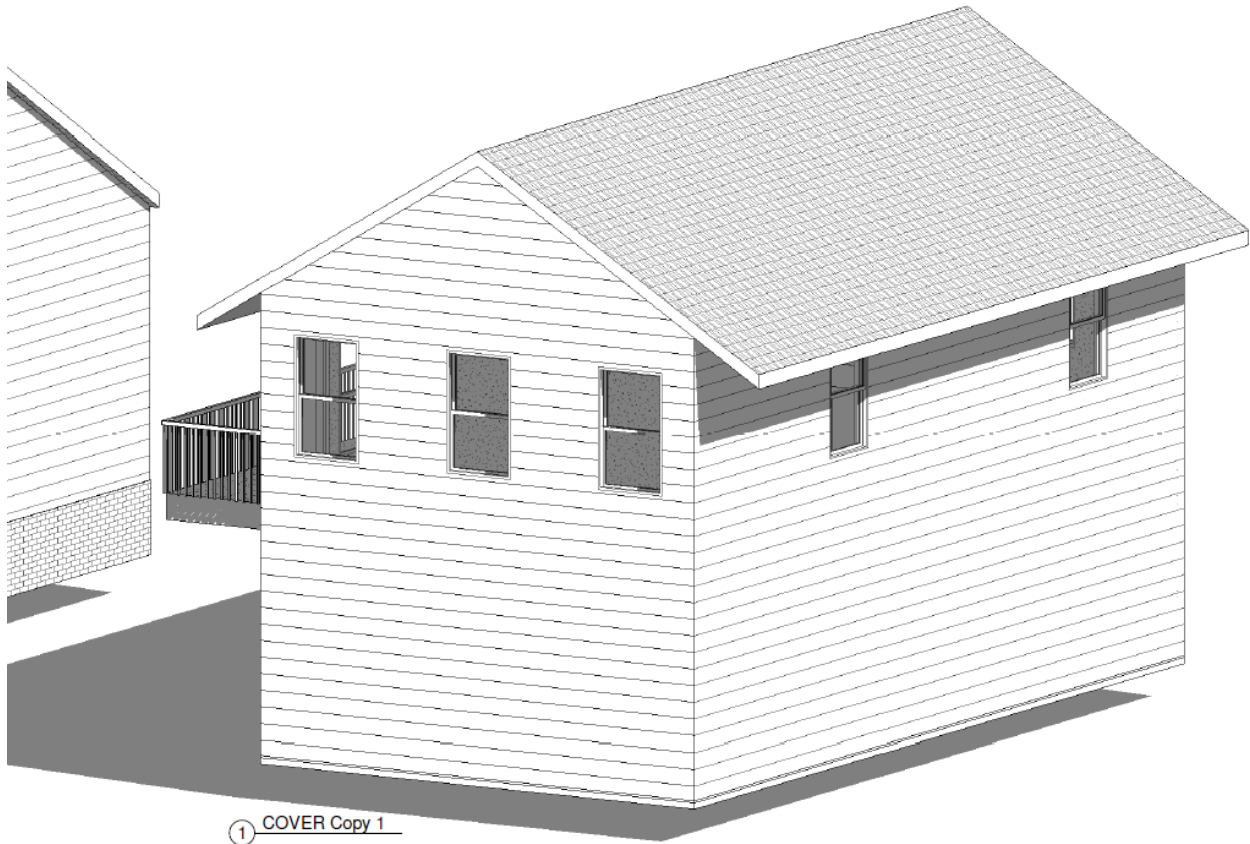
PROPOSED SECOND FLOOR

3D RENDERINGS



FRONT AND SIDE ELEVATION

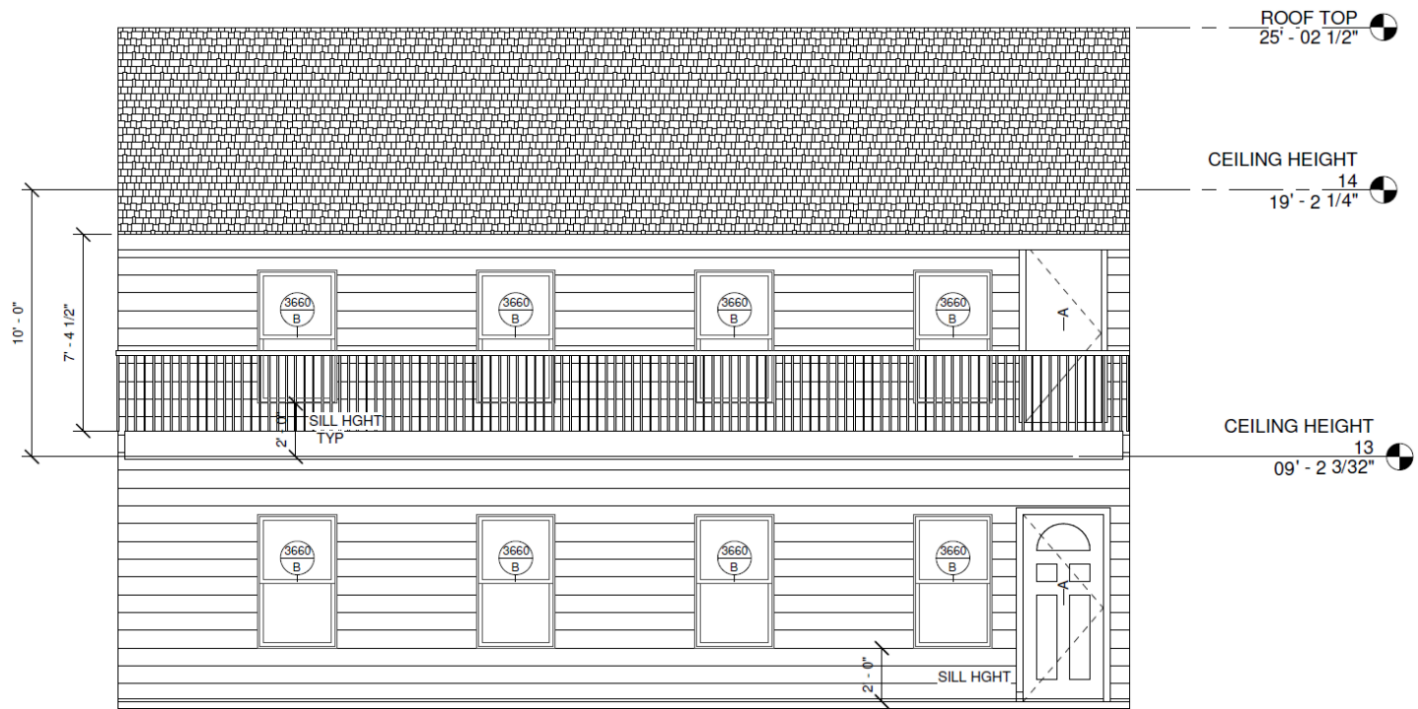
3D RENDERINGS



① COVER Copy 1

REAR AND SIDE ELEVATION

FRONT ELEVATION

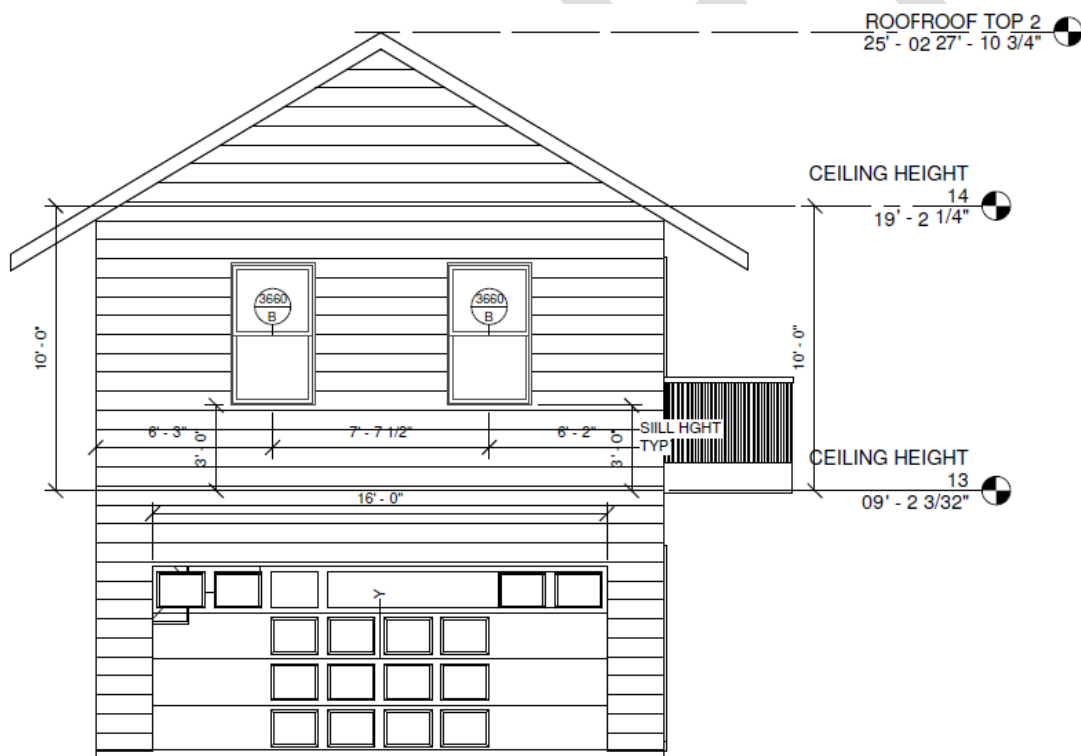


PROPOSED FRONT ELEVATION

LEFT ELEVATION

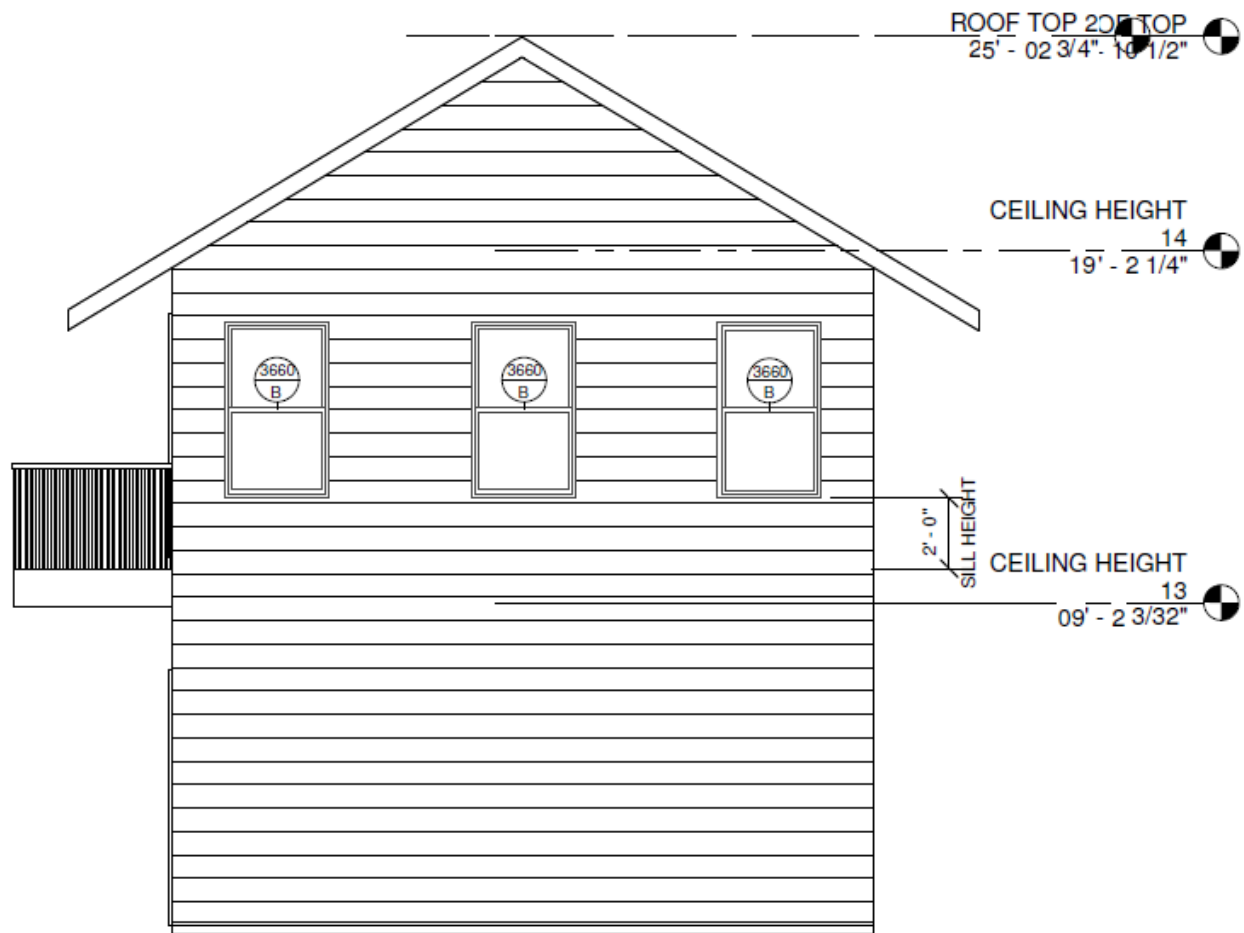


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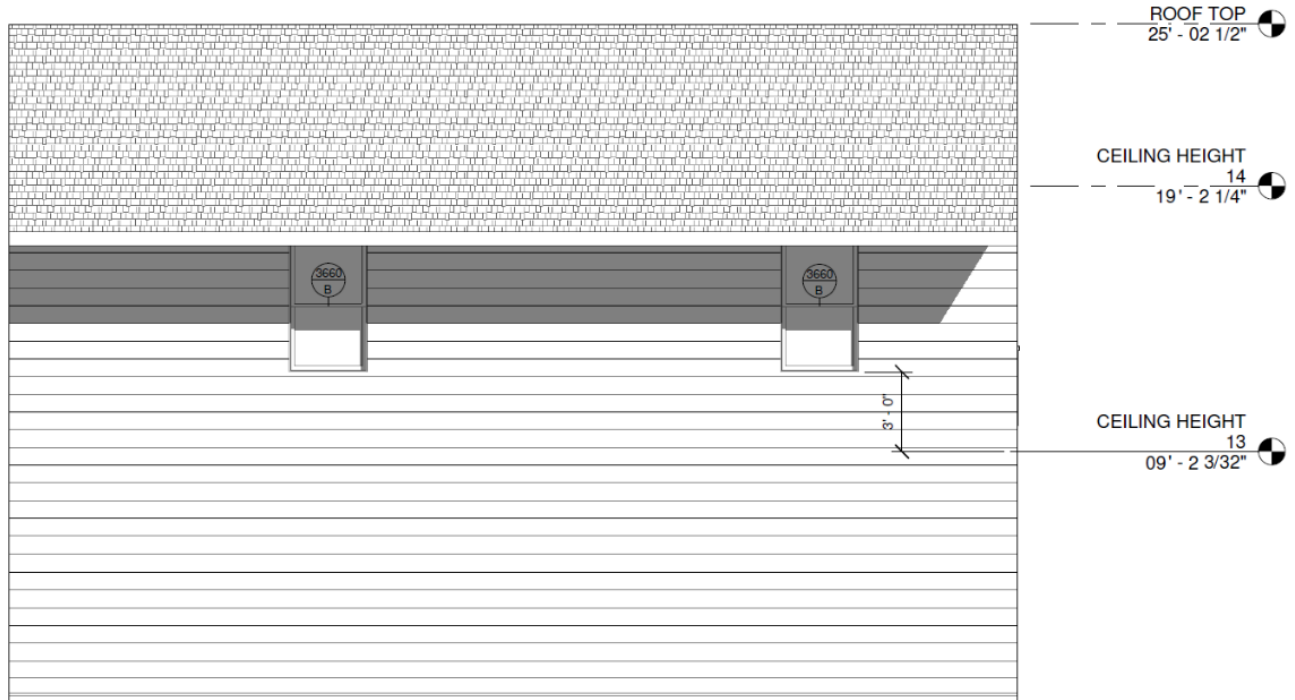
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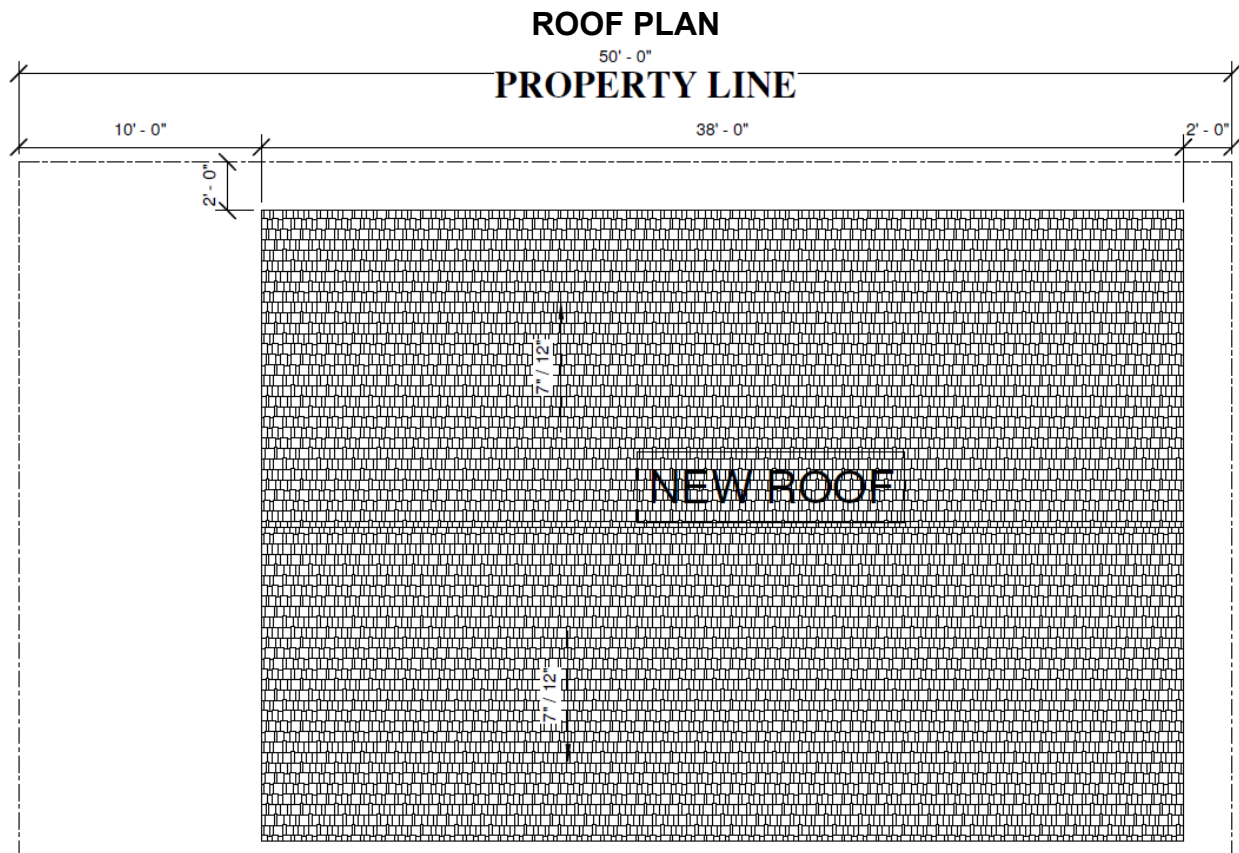
RIGHT ELEVATION



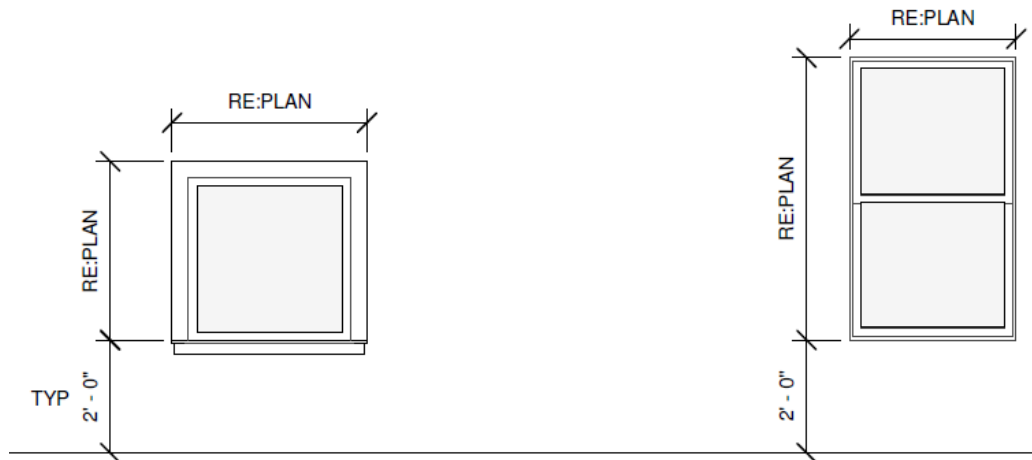
PROPOSED

REAR ELEVATION





WINDOW SCHEDULE



TYPE A
PICTURE WINDOW
CLEAR LOW E GLASS

TYPE B
SINGLE HUNG VINYL
WINDOW
CLEAR LOW E GLASS

S900, Casement, Left Hinge, 35.5 x 71.5

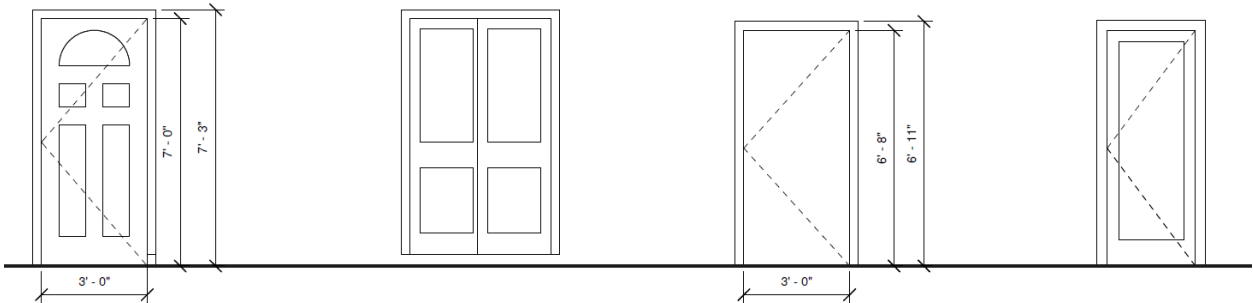
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Frame Color = Black

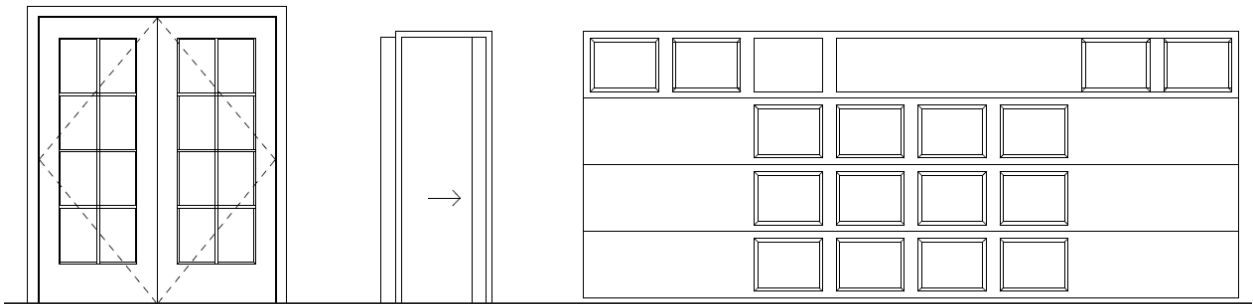
Unit 1: Vendor = Cardinal, Glazing Type = Insulated, Low E Coating = Cardinal 366 LoE, Gas Filled = Argon, Spacer = SS, Spacer Color = Black, NEAT® Coating = No

Unit 1 Glass: Strength = Annealed, Thickness = 1/8, Glass Sq. Footage = 14.00098, Glass Weight per Sq. Ft. = 3.24, Glass Weight = 45.36316

DOOR SCHEDULE



- TYPE A
Prefinished
Solid Wood
Exterior
Door
- TYPE C
Pine Interior
Sliding Door slab
White Oil Base
- TYPE B
Pine Interior
Door Slab
White Oil Base
- TYPE C
Glass Door
White Oil Base



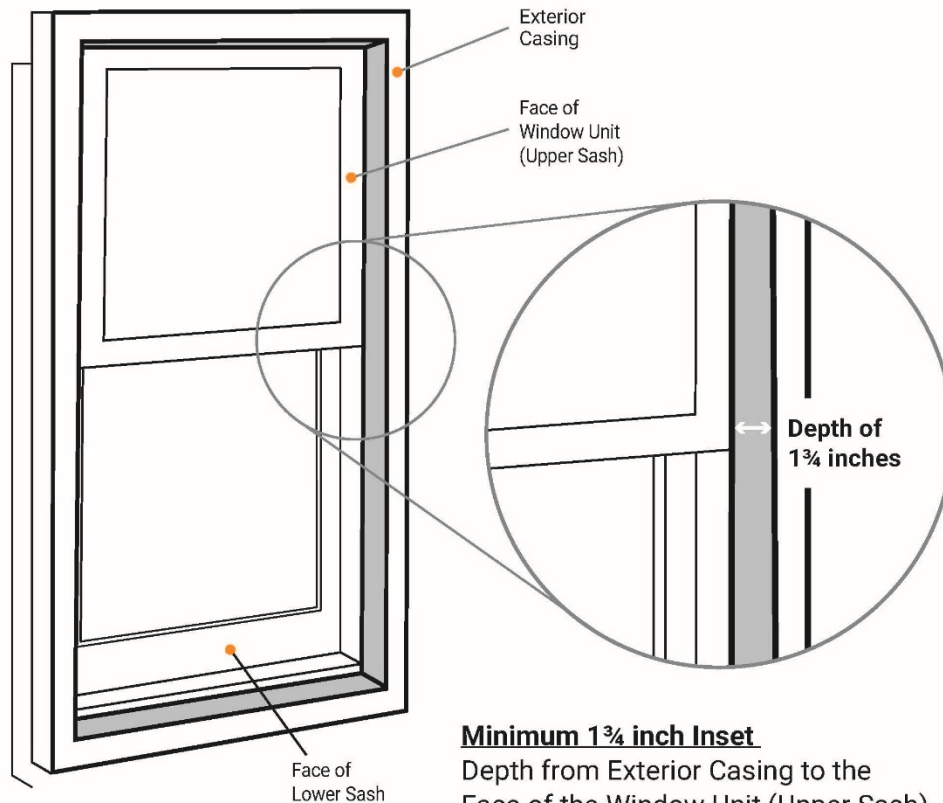
- TYPE E
Doble French
Door
Black oil paint
- TYPE F
Slider Solid
Wood
Pocket Door
- TYPE Y
GARAGE DOOR

GENERAL NOTE FOR DOOR SCHEDULE:
DESIGN OF DOORS WILL REFLECT THE BUNGALOW
STYLE WITHIN THE HISTORIC NEIGHBORHOOD

ATTACHMENT A



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 | Houston Office of Preservation

**Wendy Parker
209 E Woodland St.
Houston, TX 77009**

October 7, 2025

Dear COH Planning and Development, Office of Preservation,

Mr. Ries contacted me regarding his desire to replace a dilapidated storage shed/garage with a 2-story garage apartment to accommodate his vehicles and create space for his family. He shared some elevation drawings with me to gain feedback on the porch design on the garage structure to ensure the overall design will match the architecture and spirit of the neighborhood.

I was the initial applicant for the Germantown Historic District and still voluntarily assist homeowners in the District with navigating changes to their Germantown District properties (which were mostly built around 1920). Our intention for establishing a historic district was to prevent the building of townhomes and other non-contributing structures on the east side of Houston Ave. and maintain the historical architectural integrity of our neighborhood. In fact, the homes on the east side of Houston Ave. are considered part of the "Woodland Heights" and we are included in the civic association with those homeowners on the west side of Houston Ave. In spirit, we do not consider ourselves a separate neighborhood even though our homes were built 20 years or more later.

With that said, Mr. Ries' home at 2903 Houston Ave. (built in 1905) is more in line architecturally with the older homes in the Woodland Heights Historic District whose boundaries are one block away from him - but the prior owners and Keith's neighbors (at the time) believed in our initiative and asked to join the Germantown Historic District as well because they had no current protections and were not invited to be included in the Woodland Heights Historic District boundaries. Therefore, please take into consideration that his home is more in line with the homes in the Woodland Heights Historic District, so I would urge the Office of Preservation/HAHC to compare the design of the new garage apartment to the older homes and structures in that District.

So here are my comments from a Germantown Historic District Design Guidelines perspective:

- **The plans he presented to me appear to be designed in the same architectural "bungalow" spirit as the home** (siding, trim, windows, roof covering type); as the Germantown Design Guidelines state that "garages should be constructed in a style and with materials that complement the house". THIS WAS THE INTENTION OF ESTABLISHING OUR HISTORIC DISTRICT.

- The front of the home has an east-facing porch that stretches the width of the entire structure – the garage will mimic that design with the exact same porch which will also face east. I've also included photos (below) of garage apartments within 2 blocks of Mr. Ries home for comparison of garages designed with porches to match the style of the home.
- The garage roof pitch should match the home.
- All garage doors should match the style of the doors on the home (Craftsman).



3102 Morrison garage apartment architecturally matches the design of the home



212 W Norma – a detached garage apt of 3325 Morrison St. matches the architectural style of the home.

In closing, I think the COH Office of Preservation should approve both the demolition of the dilapidated structure and building of the new garage apartment at 2903 Houston Ave. with the notations I've made above.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Wendy Parker', followed by a long horizontal line.

Wendy Parker
Resident, Germantown Historic District