

CERTIFICATE OF APPROPRIATENESS

Application Date: January 5, 2026

Applicant: Michael Shelton, agent

Property: 3000 Morrison Street, Tracts 23 & 24A, Block 2, Woodland Heights Neighborhood Subdivision. The property includes a one-story single-family residence situated on a 6,500 square foot (50' x 130') interior lot.

Significance: Contributing bungalow style one-story residence, constructed circa 1924, located in the Woodland Heights Historic District.

Proposal: New Construction – Garage or Carport

The applicant is proposing to construct a 720 SF detached one-story garage at the rear of the lot.

- Roof: diamond shaped composition shingles with a 6/12 pitch
- Siding: 6" fiber cement smooth with a 5" reveal
- Ridge height: 16.17'
- Eave height: 9.67'
- Windows: Vinyl
- All new windows need to be wood, inset and recessed. See Attachment A. **Minimum 1 1/4 inch inset** depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided. 1 3/4 inch minimum inset for Fixed Window.

Draft subject to change before final version

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

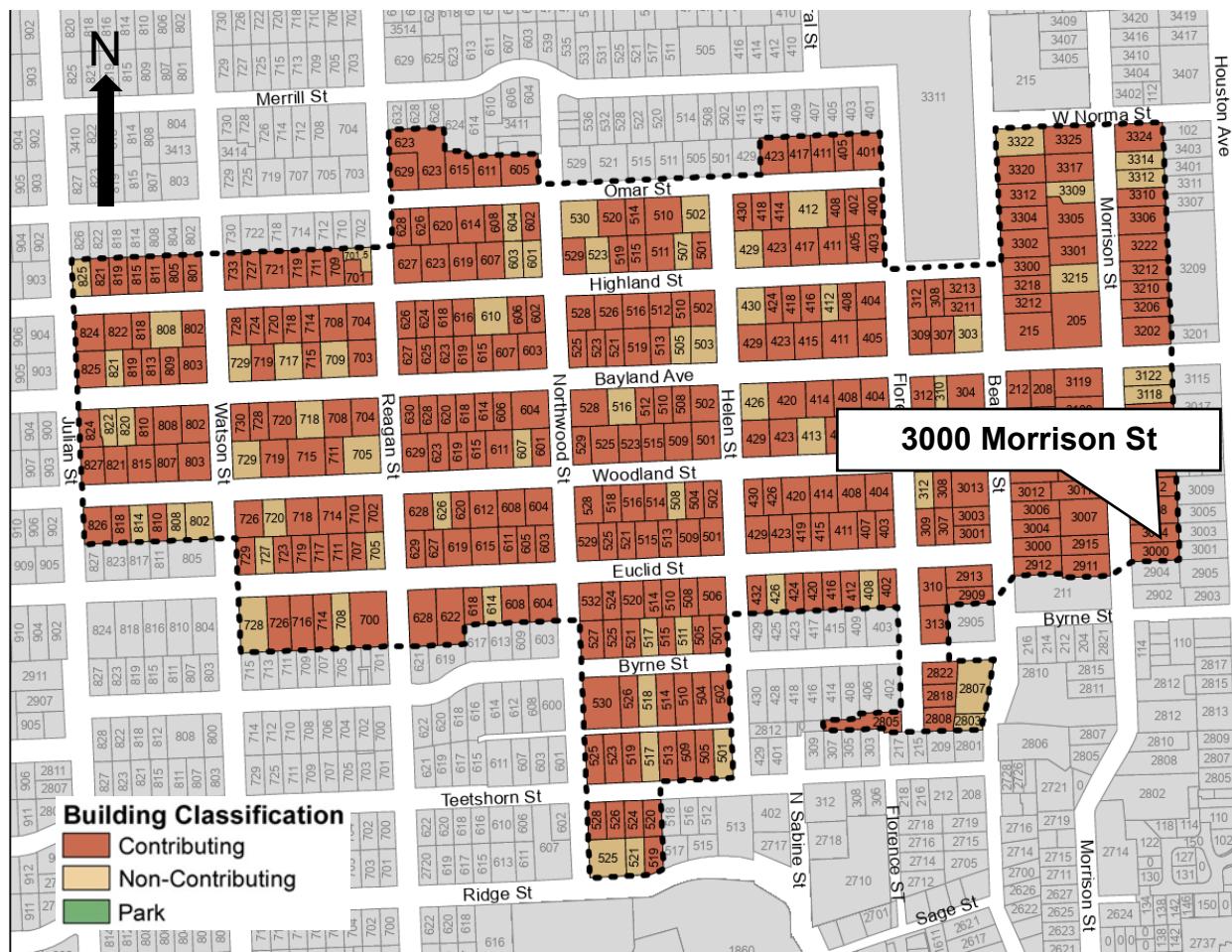
HAHC Action: -

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)	The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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 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; 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.	

PROPERTY LOCATION



INVENTORY PHOTO



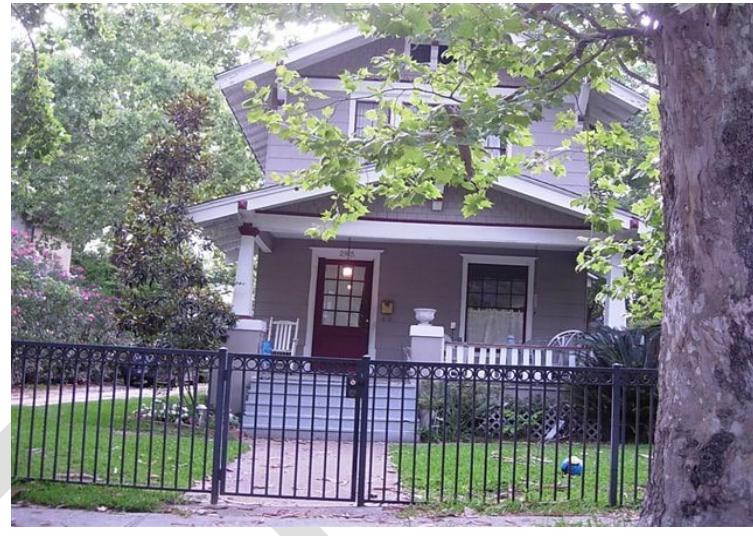
AERIAL VIEW OF PROPERTY



CONTEXT AREA



3004 Morrison St – Contributing – 1924
Left of property



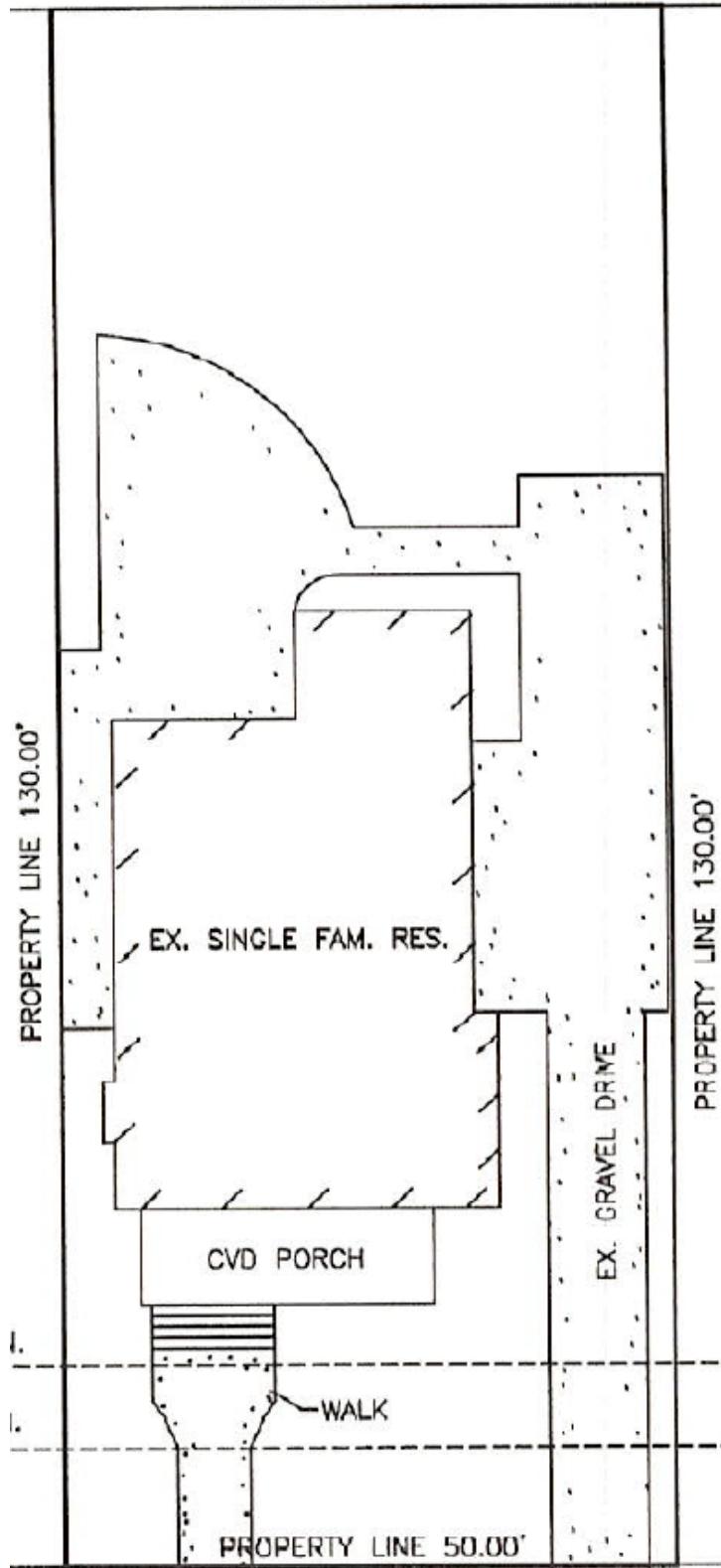
2915 Morrison St – Contributing – 1915
Directly across to the right of property



2911 Morrison St – Contributing – 1915
Directly across from property

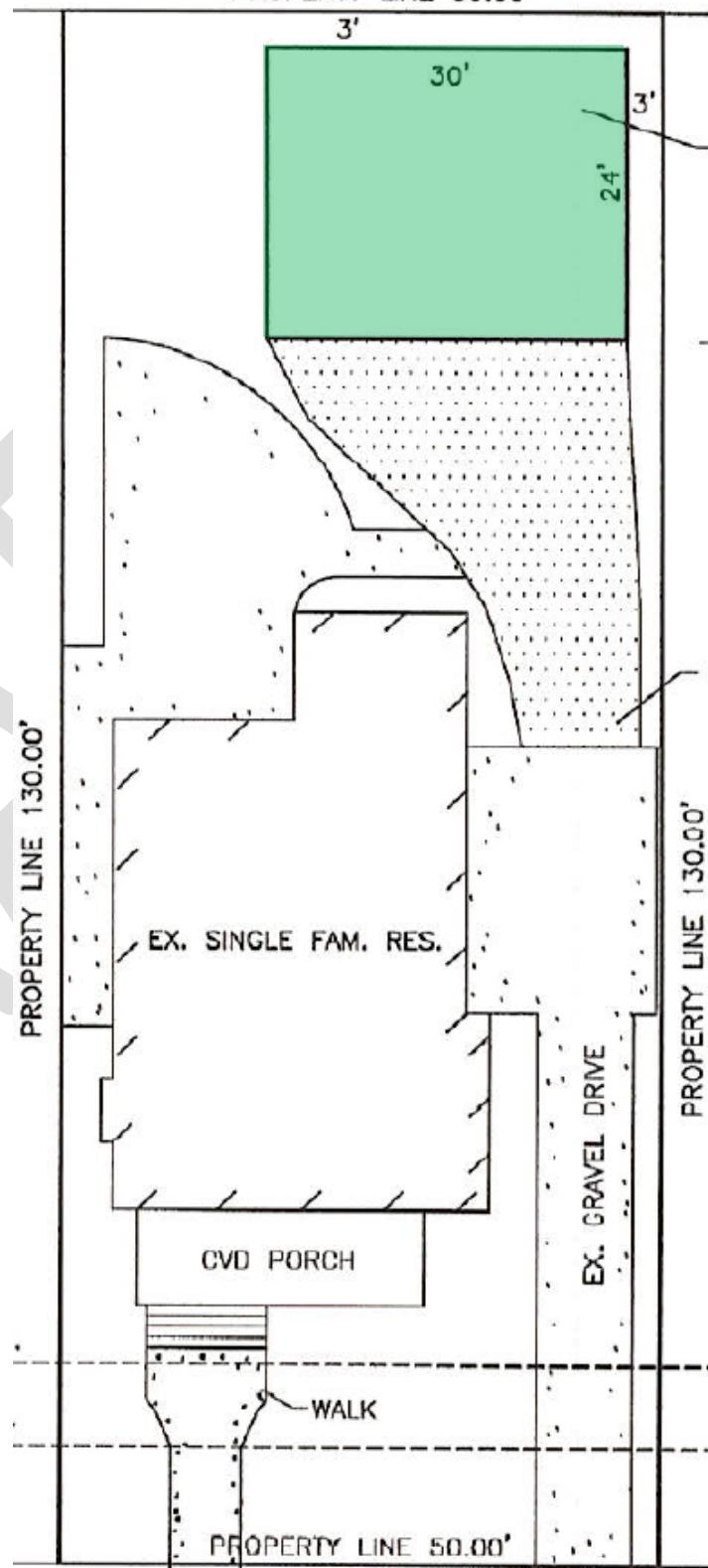
SITE PLAN

PROPERTY LINE 50.00'



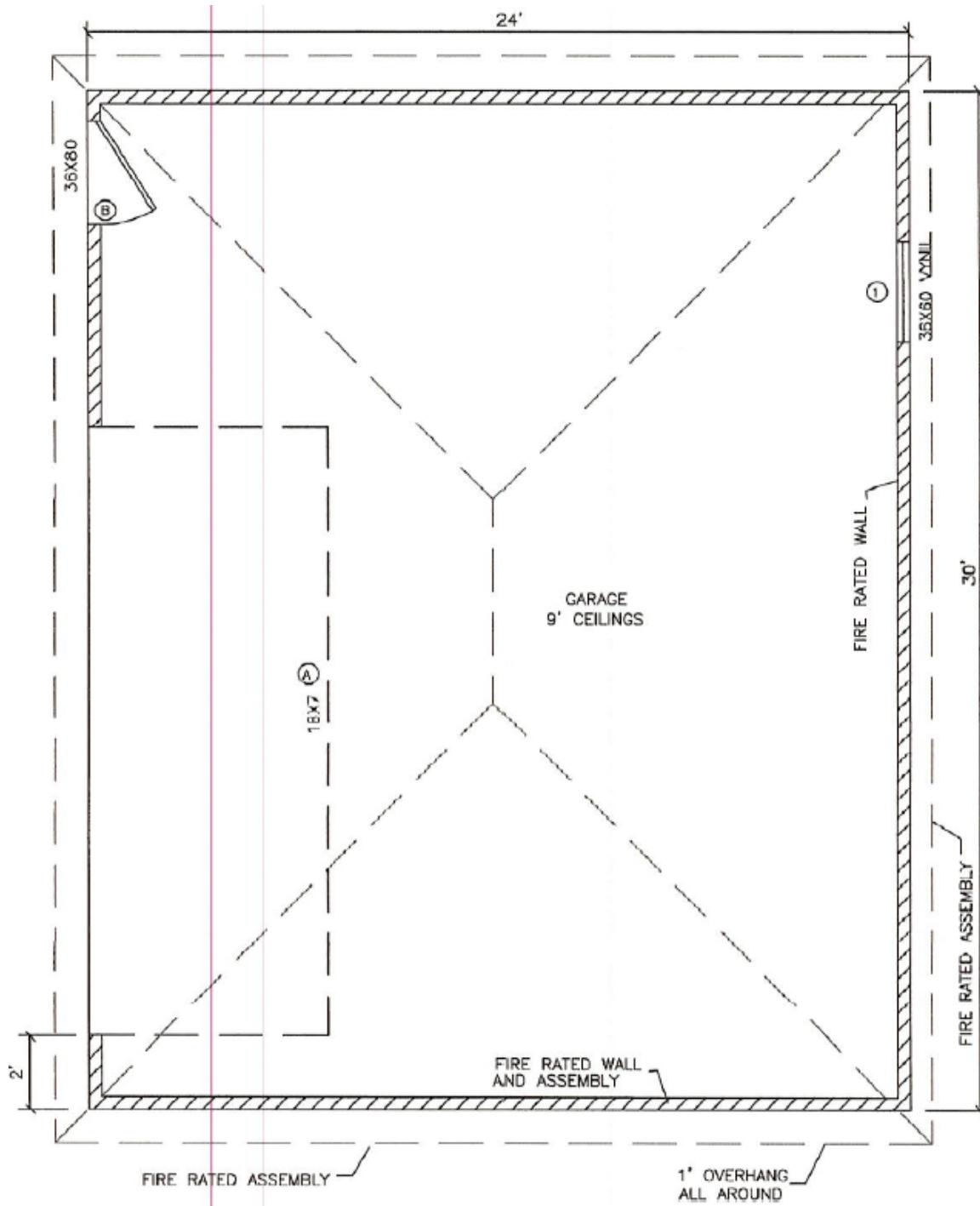
EXISTING

PROPERTY LINE 50.00'



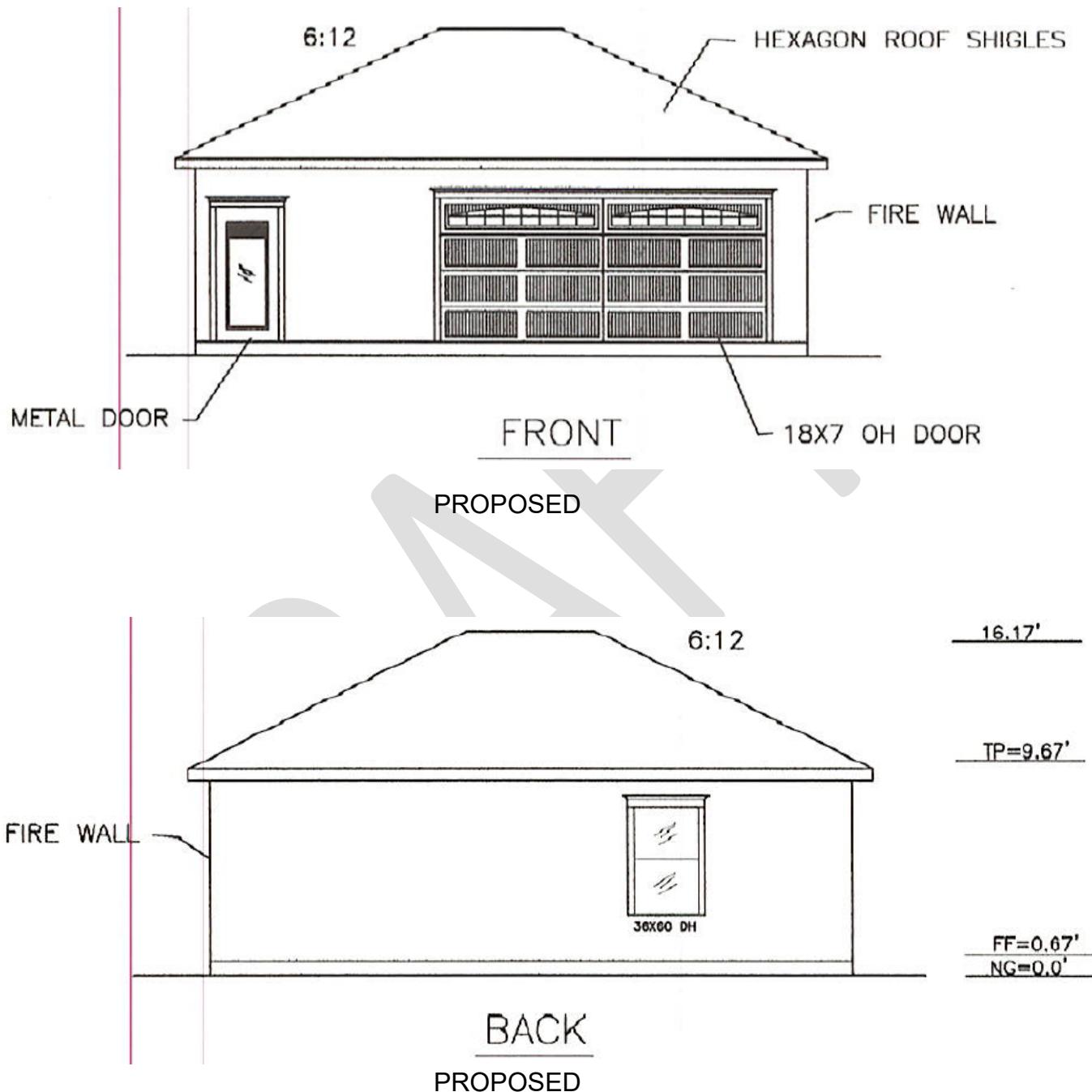
PROPOSED

FLOOR PLAN

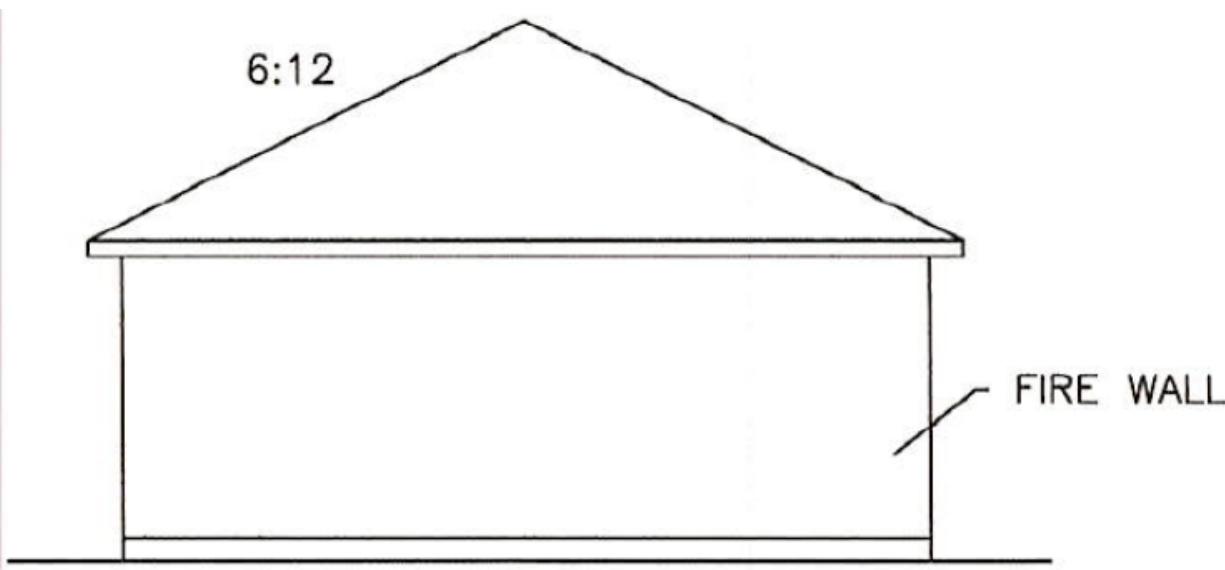


PROPOSED

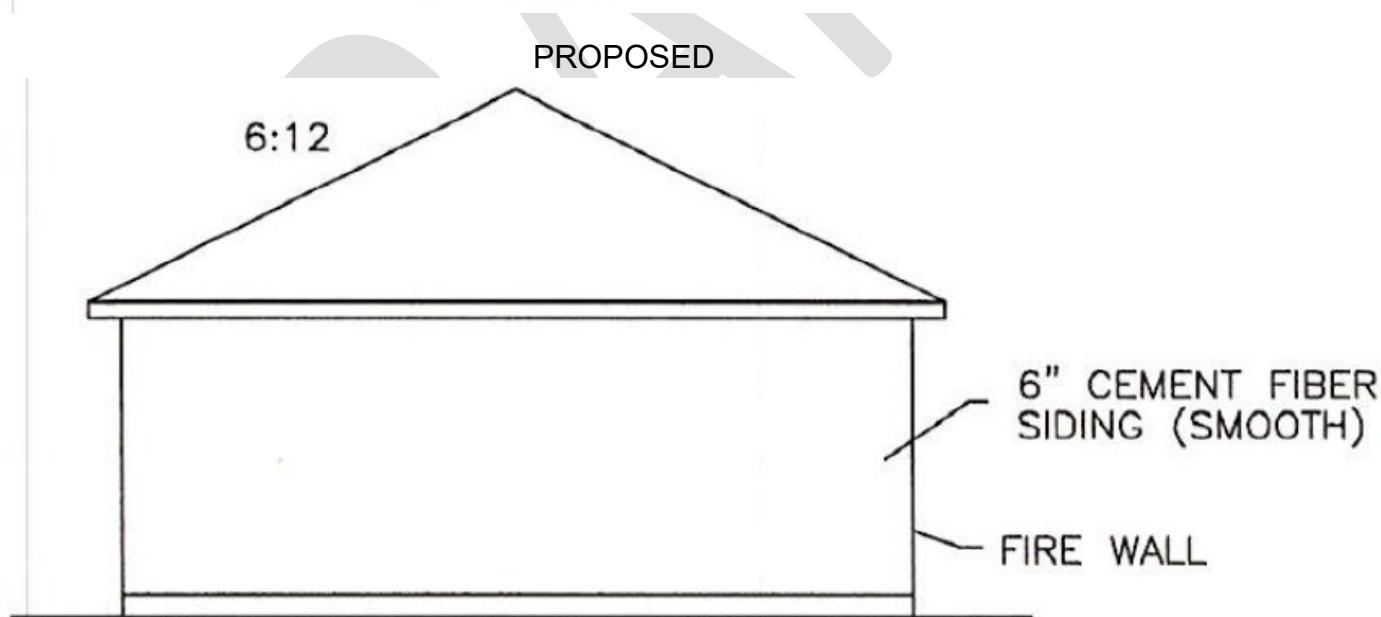
FRONT AND REAR ELEVATIONS



LEFT AND RIGHT ELEVATIONS



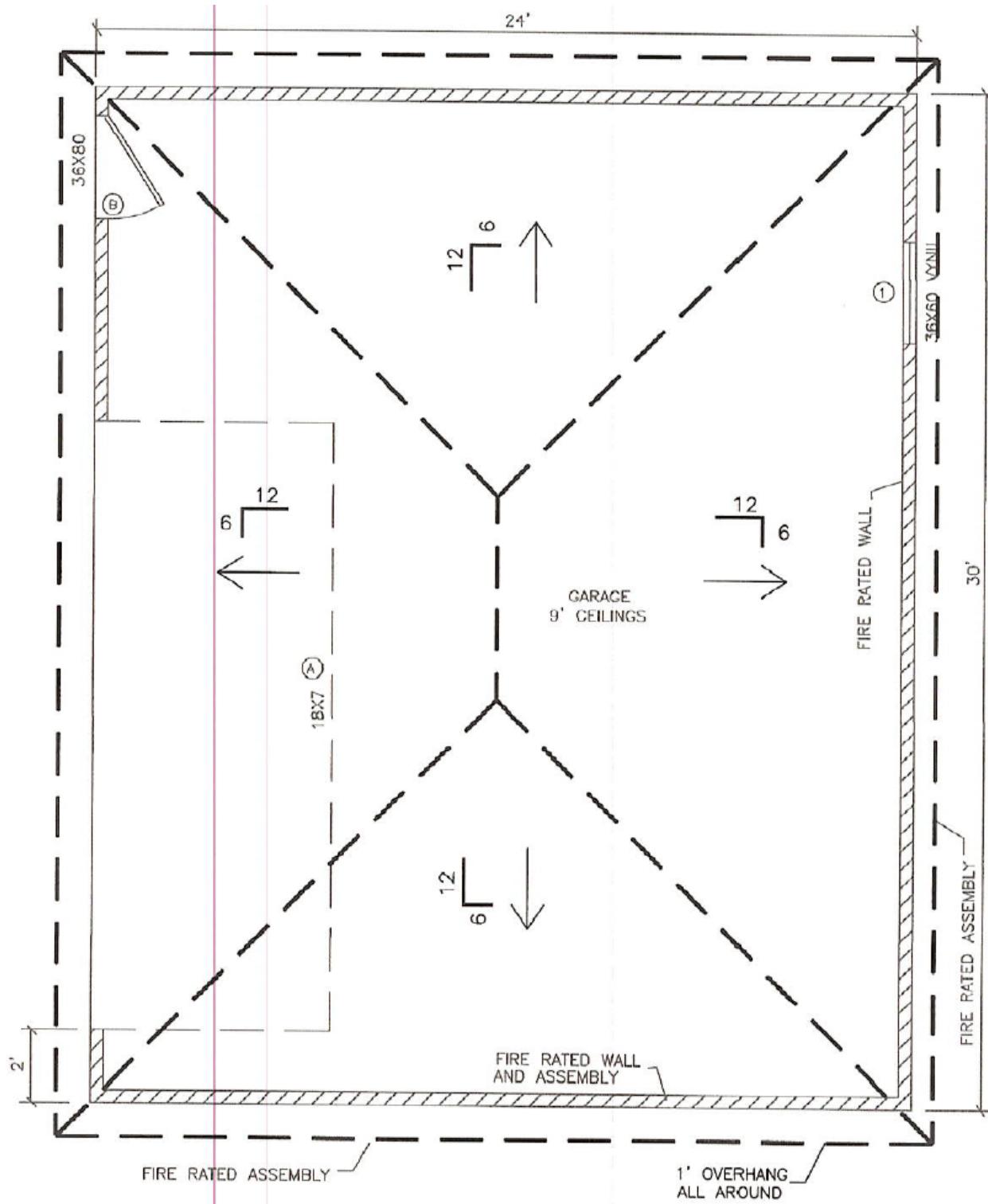
LEFT



RIGHT

PROPOSED

ROOF PLAN



PROPOSED

WINDOW AND DOOR SCHEDULE

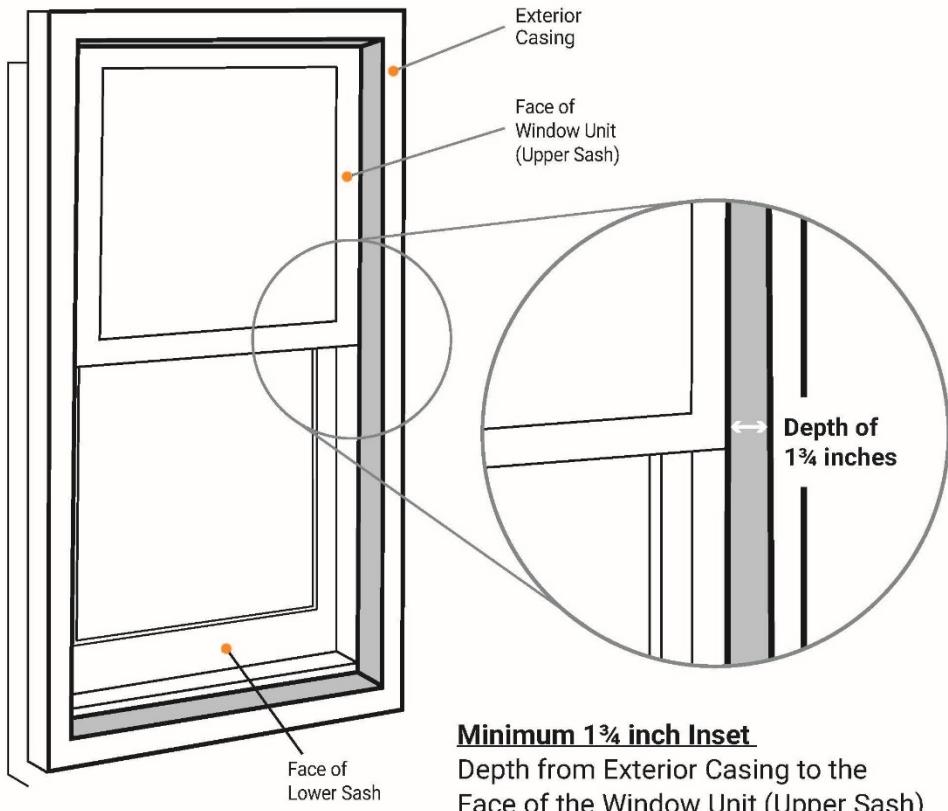
WINDOW/DOOR SCHEDULE		
LOCATION	SIZE	REMARKS
A	18X7	OH DOOR
B	36X80	METAL PASS DOOR
1	36X50	VYNIL SH

DRAFT

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