



ITEM E5
HPO File #: HP2026-0160

June 18, 2026

121 E 18th Street
Houston Heights East

Applicant: David Gunn, owner; Cameron Wough, agent with Brickmoon Design

Property: 121 E. 18th Street, LT 13 BLK 104. The property includes a historic 1,484 square foot one-story single family residence and a two-story detached garage situated on a 7,920 square foot (72' x 110') corner lot.

Significance: Contributing, 1915, Modified L-Plan Queen Anne and non-contributing 2 story garage apartment

Proposal: Background:

This property previously had an addition (HP2022_0228) approved by HAHC on October 20, 2022. The prior homeowner obtained a permit for the addition on May 18, 2023, but the work was never started. Staff later received a complaint regarding window removal and foundation work being performed without a permit. A site visit was conducted to verify these concerns, and photos are included on page 11. A hold for work without a permit was placed on the property on February 10, 2026.

According to HAR records, the property was listed around December 7, 2025. The current homeowner purchased the property on April 24, 2026, and was not involved in the unpermitted work, which included foundation repairs, window removal, and removal of structural shiplap.

Alteration – The applicant is proposing to build a two-story addition at the rear of the original house connecting it to the detached garage.

Existing Structure:

- The project includes repairing and reinforcing the existing foundation system, including replacing deteriorated brick piers and footings as necessary.
The existing non-original windows will be removed and replaced with in-kind wood inset windows consistent with the historic character of the residence. All proposed new windows will be wood, inset, and recessed.
The three windows on the front elevation that were removed without a permit will be replaced with customized windows to match what was there.

Addition:

- The proposed project consists of restoring and expanding an existing contributing historic residence, including a 390-square-foot first-floor addition and a 239-square-foot second-floor addition. The detached garage is a non-contributing structure.
The addition will be clad in painted fiber-cement lap siding with both 6-inch and 4.5-inch exposures and trimmed with cellular PVC trim. The proposed eaves will feature exposed rafter tails to match the existing historic eaves, and roofing will be composition shingles.
The proposed addition is preserving three existing corners of the historic structure and maintaining the prominence, massing, and character of the original home. The addition is set back and visually differentiated from the historic structure to clearly distinguish new construction from historic fabric

Public Comment: No public comment received.

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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|-----------------------------|----------------------------|
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HEIGHTS DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



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MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES)

- checkboxes

Maximum Lot Coverage for primary structures, attached garages/storage space, Detached garages over 528 square feet, and sunrooms or enclosed porches with walls and windows.

Lot Size: 7,920 SF
Lot Coverage: 2,466 SF
Percentage: 31.14%

Table with 2 columns: LOT SIZE, MAXIMUM LOT COVERAGE. Rows include lot size ranges from <4000 to 8000+ and their corresponding maximum lot coverage percentages.



- checkboxes

Side Setbacks (for Additions and New Construction) comply with five feet on each side and a cumulative total of 10 feet for one-story houses and 15 feet for two-story houses.

Consideration:

No change in side setbacks, applicant is proposing to build within the footprint

- checkboxes

Maximum Floor Area Ratio (FAR) for primary structures, attached garages/storage space, Detached garages over 528 square feet, detached garage apartments over 400 square feet, attics with dormers in new additions, new construction, and non-contributing houses, and sunrooms or enclosed porches with walls and windows.

Table with 2 columns: LOT SIZE, MAXIMUM FAR. Rows include lot size ranges from <4000 to 8000+ and their corresponding maximum FAR values.



Proposed square footage= 3,324 SF
Proposed FAR: 41.97%



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MEASURABLE STANDARDS (HEIGHTS DESIGN GUIDELINES) - continued

- Three checkboxes: the first is checked, the other two are empty.

Side Wall Length and Insets (for Additions and New Construction, one and two-story)

Side Wall Length:

Inset Length:

Table with 3 columns: KEY, MEASUREMENT, APPLICATION. Rows include maximum side wall length without inset for 1-story and 2-story buildings, and minimum depth and length of inset sections for 1-story and 2-story buildings.

Inset 2'8 3/4" on east side. Inset 2' on west side.

- Three checkboxes: the first is checked, the other two are empty.

Eave Height (Addition and New Construction) at minimum side setback from property line.

Eave Height:

Proposed eave height 22'

Max ridge height is 27'5"

- Three checkboxes: the first is checked, the other two are empty.

Building Wall (Plate) Height (Addition and New Construction) For Additions, appear to be the same or lower than those of existing house. For New Construction of one-story, no plate height limit. For two-story new construction, plate height does not exceed 36 inches maximum finished floor height (as measured at the front of the structure), 10 feet maximum first floor plate height, and 9 feet maximum second floor plate height.

Building Wall Height:

First floor plate height is 10'

Second floor plate height is 7'6"



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification

- Contributing
- Non-Contributing
- Park



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INVENTORY PHOTO





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CONTEXT AREA



Figure 1_ E 18th Street Google Street View



Figure 2- Harvard Street Google Street View



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Figure 3_next door neighbor_noncontributing structure



Figure 4_across the street neighbor_contributing



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EXISTING PHOTOS (before unpermitted work)





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EXISTING PHOTOS BY APPLICANT



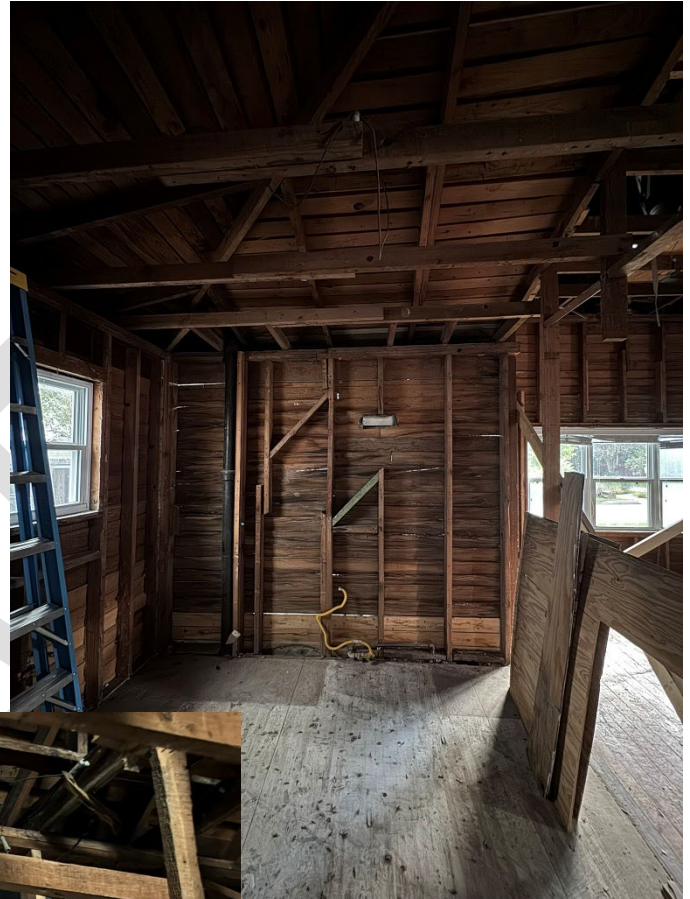


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INTERIOR PHOTOS BY APPLICANT





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STAFF SITE VISIT PHOTOS

2/10/2026





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SANBORN MAP

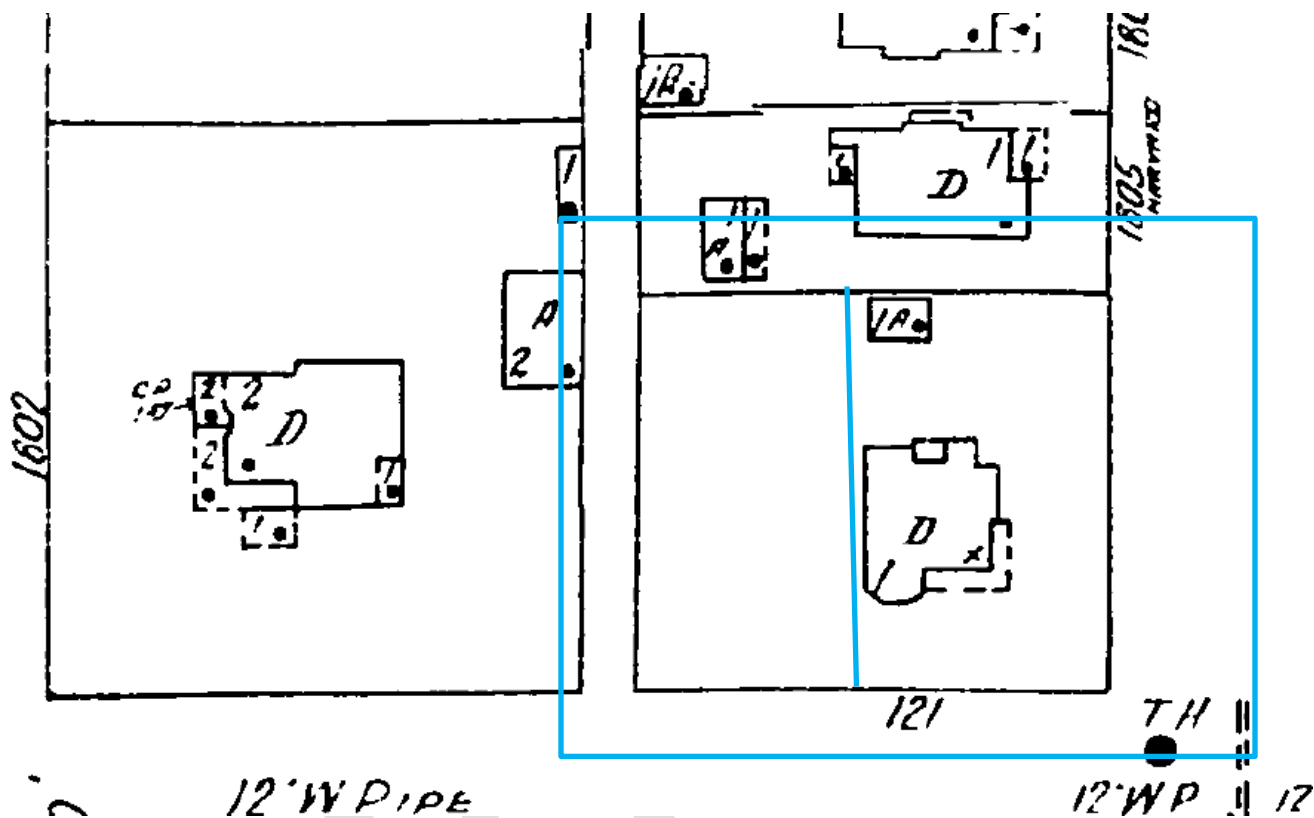


Figure 5 - Sanborn 1924- 1951

DRAFT



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FLOOR AREA

CALCULATIONS OF FLOOR AREA RATIO	
FIRST FLOOR	1,874 SQ. FT.
SECOND FLOOR	239 SQ. FT.
GARAGE	588 SQ. FT.
GARAGE APT.	623 SQ. FT.
TOTAL	3,324 SQ. FT.
LOT AREA	7,920 SQ. FT.
F.A.R. RATIO (42% MAXIMUM)	41.97%

CALCULATIONS OF LOT COVERAGE – HEIGHTS	
FIRST FLOOR	2,466 SQ. FT.
LOT AREA	7,920 SQ. FT.
MAX. LOT COVG. RATIO (38% MAXIMUM)	31.14%

CALCULATIONS OF IMPERVIOUS COVERAGE – COH	
UNDER ROOF	3,243 SQ. FT.
DRIVEWAY, SIDEWALK, & STEPS	700 SQ. FT.
TOTAL IMPERVIOUS COVERED	3,943 SQ. FT.
LOT AREA	7,920 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (65% MAXIMUM)	49.79%

Square Footage:			
	EXISTING	NEW	TOTAL
LEVEL ONE	1,484 S.F.	390 S.F.	1,874 S.F.
LEVEL TWO	0 S.F.	239 S.F.	239 S.F.
GARAGE APT.	623 S.F.	0 S.F.	623 S.F.
TOTAL A/C	2,107 S.F.	629 S.F.	2,736 S.F.
FRONT PORCH	233 S.F.	0 S.F.	233 S.F.
BACK PORCH	0 S.F.	209 S.F.	209 S.F.
STOOP	0 S.F.	24 S.F.	24 S.F.
TOTAL PORCHES	233 S.F.	233 S.F.	466 S.F.
GARAGE	623 S.F.	-35 S.F.	588 S.F.
TOTAL DESIGN AREA	2,963 S.F.	827 S.F.	3,790 S.F.



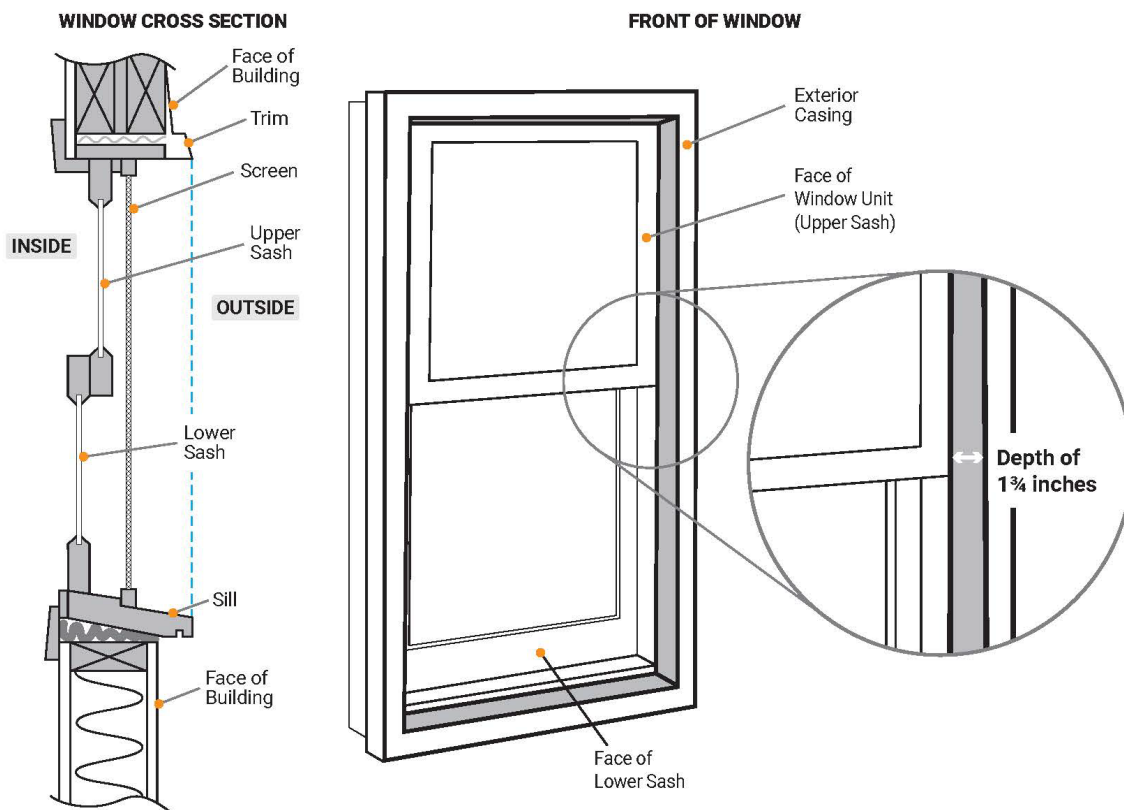
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Historic Window Standard: New Construction & Replacement



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

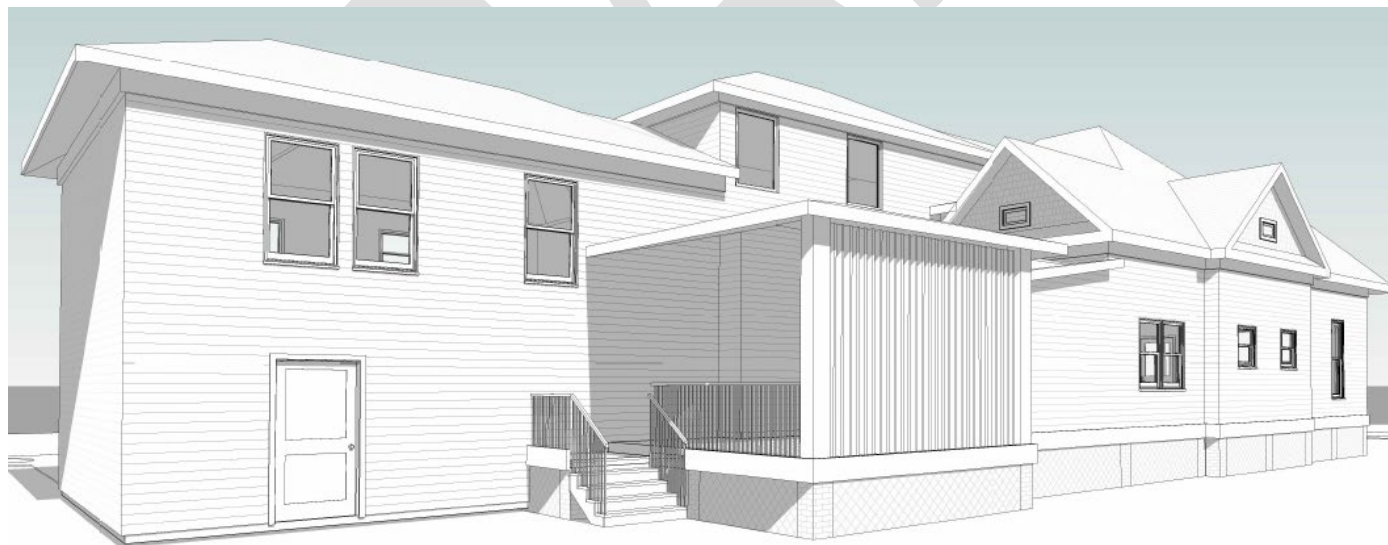


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3D VIEWS PROPOSED





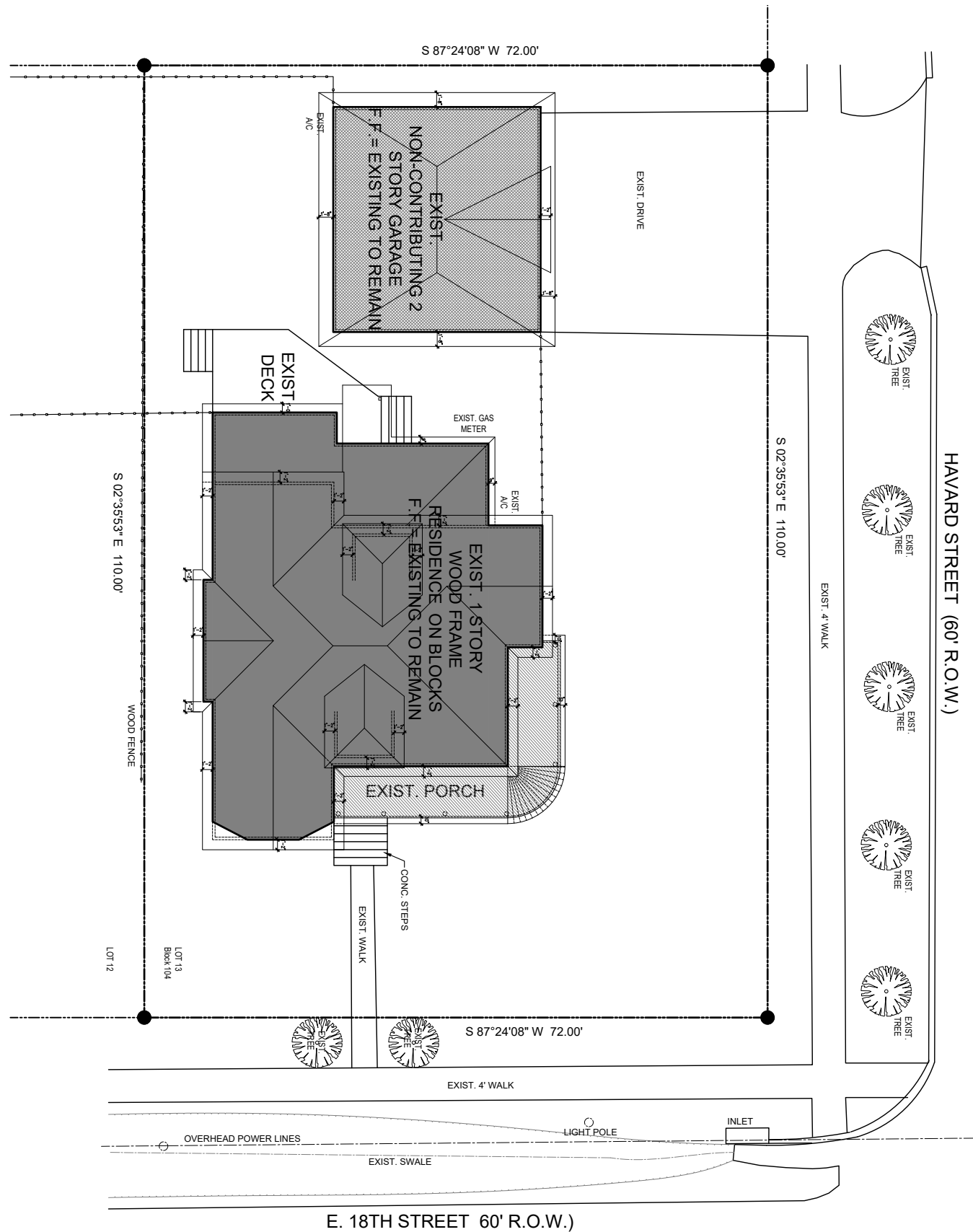
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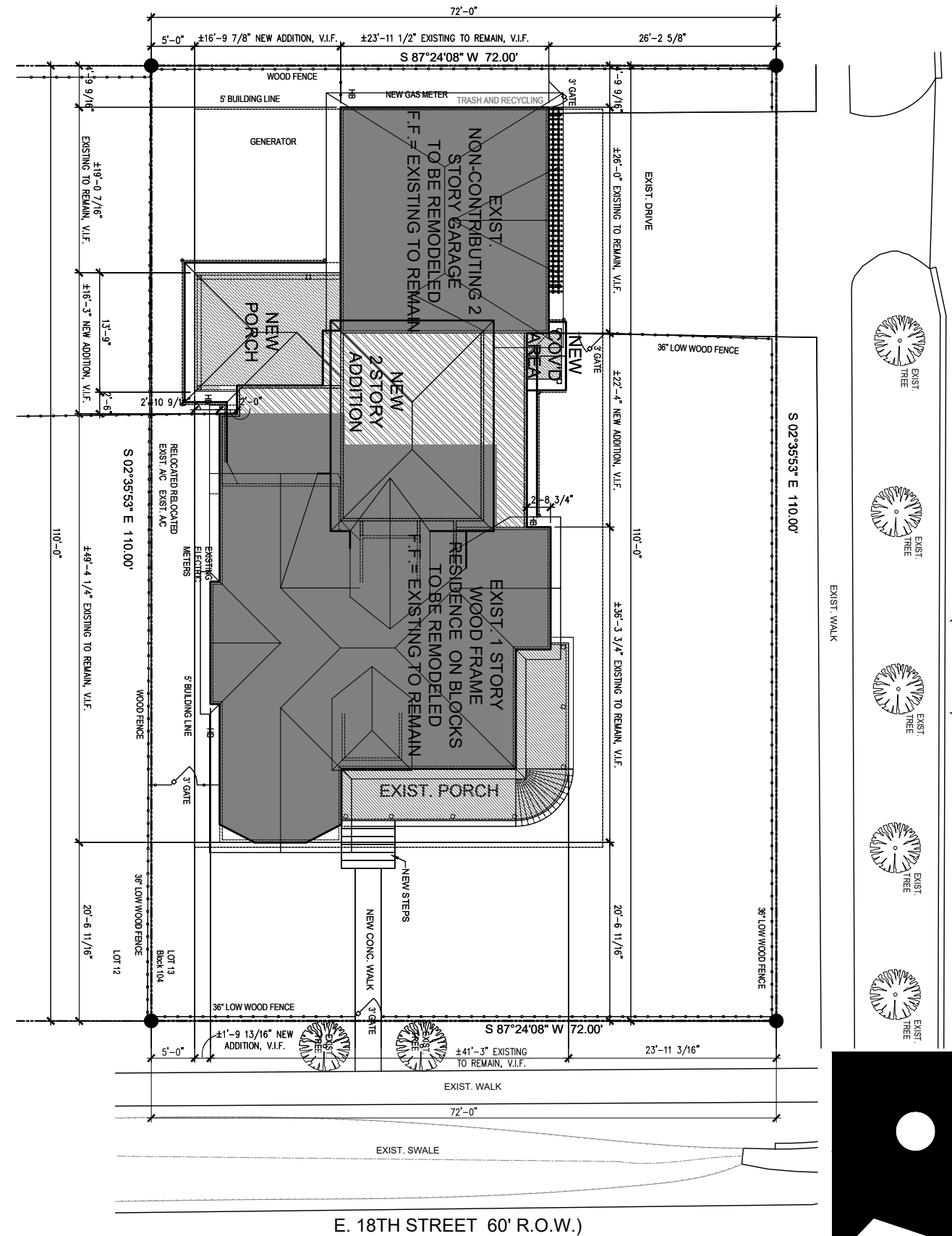
121 E 18th Street
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**DRAWINGS BY APPLICANT
(SITEPLAN, FLOOR PLANS, ELEVATIONS & 3D)**

DRAFT



EXISTING SITE PLAN



PROPOSED SITE PLAN

LOT 13, BLOCK 104
HOUSTON HEIGHTS
CITY OF HOUSTON

	EXISTING ENCLOSED AREA
	EXISTING COVERED AREA
	NEW ENCLOSED AREA
	NEW COVERED AREA

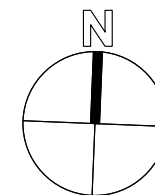
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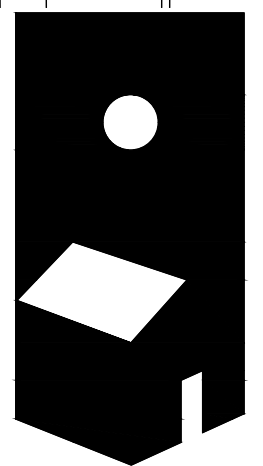
NOTE: DOWNSPOUTS AND GUTTERS REQUIRED, MUST BE CONNECTED TO ON-SITE DRAINAGE PLAN FOR CONNECTION TO DRAINAGE SYSTEM. SEE CIVIL ENGINEER'S DRAINAGE PLAN FOR CONNECTION TO DRAINAGE SYSTEM. SEE 1/4"=30' FOR LOCATIONS OF GUTTERS AND DOWNSPOUTS, V.I.F. W/ BUILDER ALL FINAL LOCATIONS.

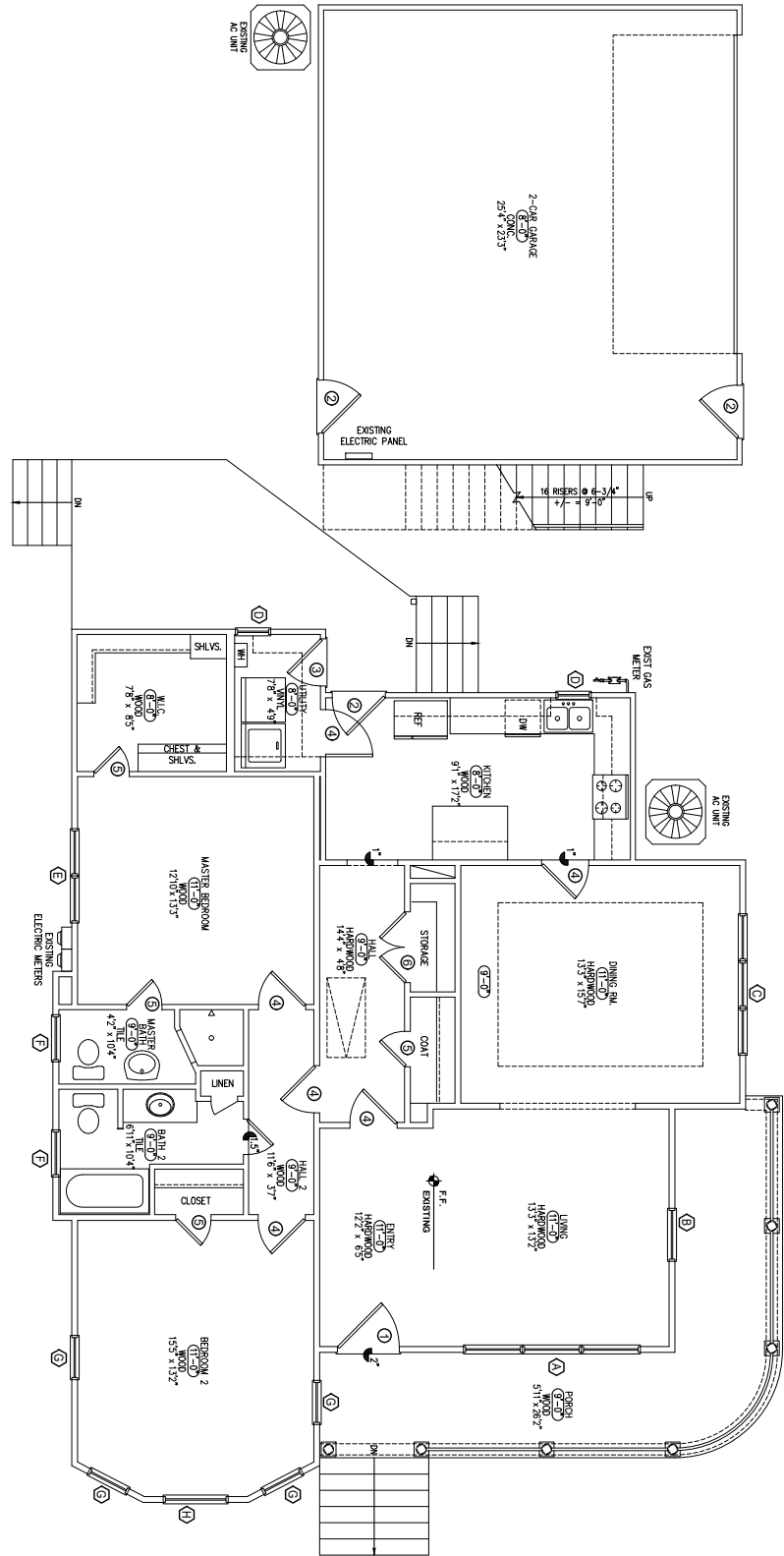
NOTE: OWNER IS RESPONSIBLE FOR MAINTENANCE OF DRAINAGE FACILITIES WITHIN PRIVATE PROPERTY.



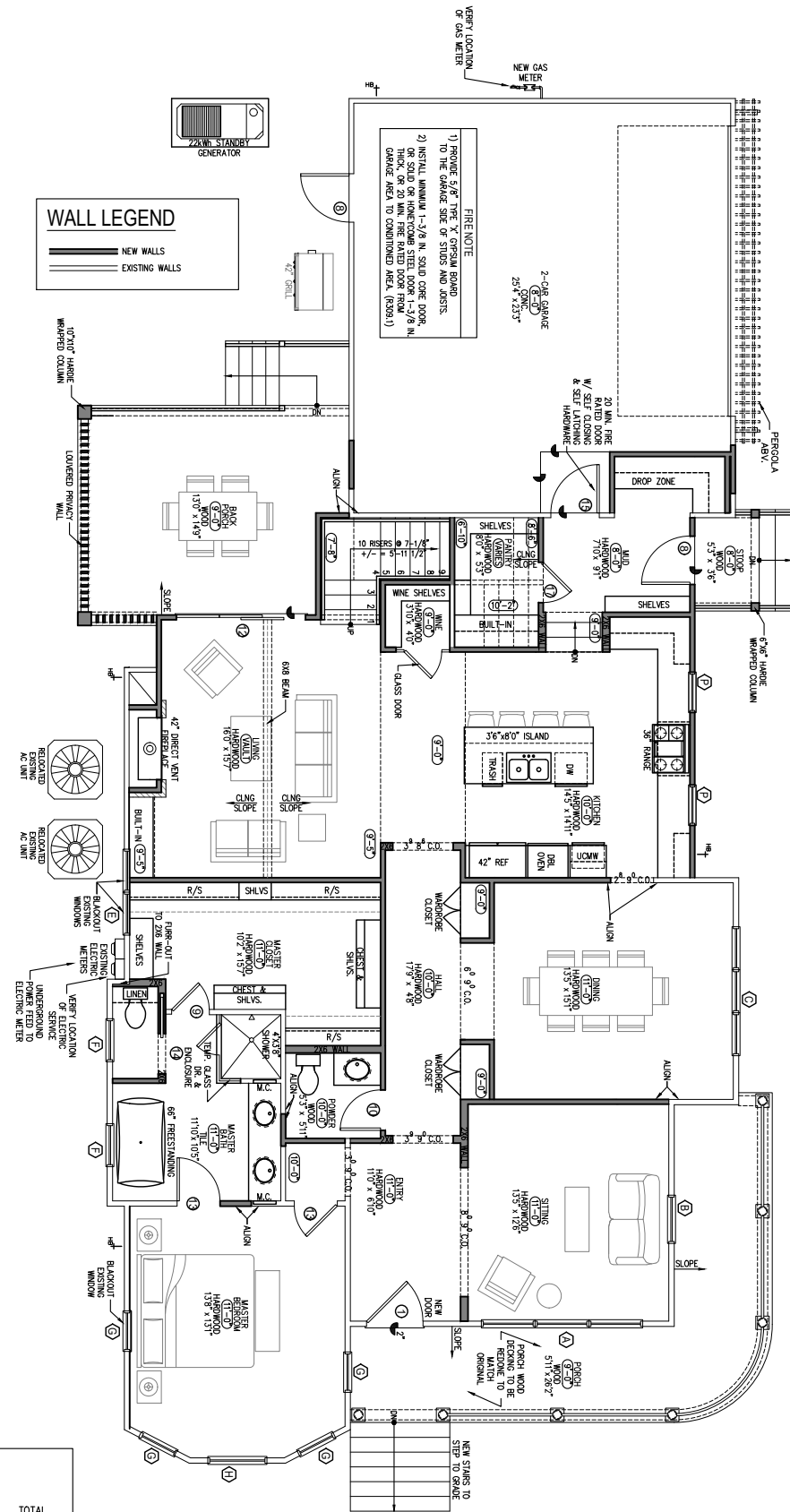
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EXISTING FIRST FLOOR PLAN

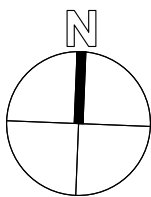


PROPOSED FIRST FLOOR PLAN

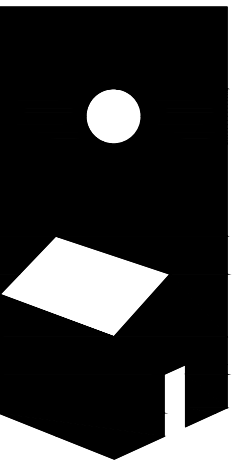
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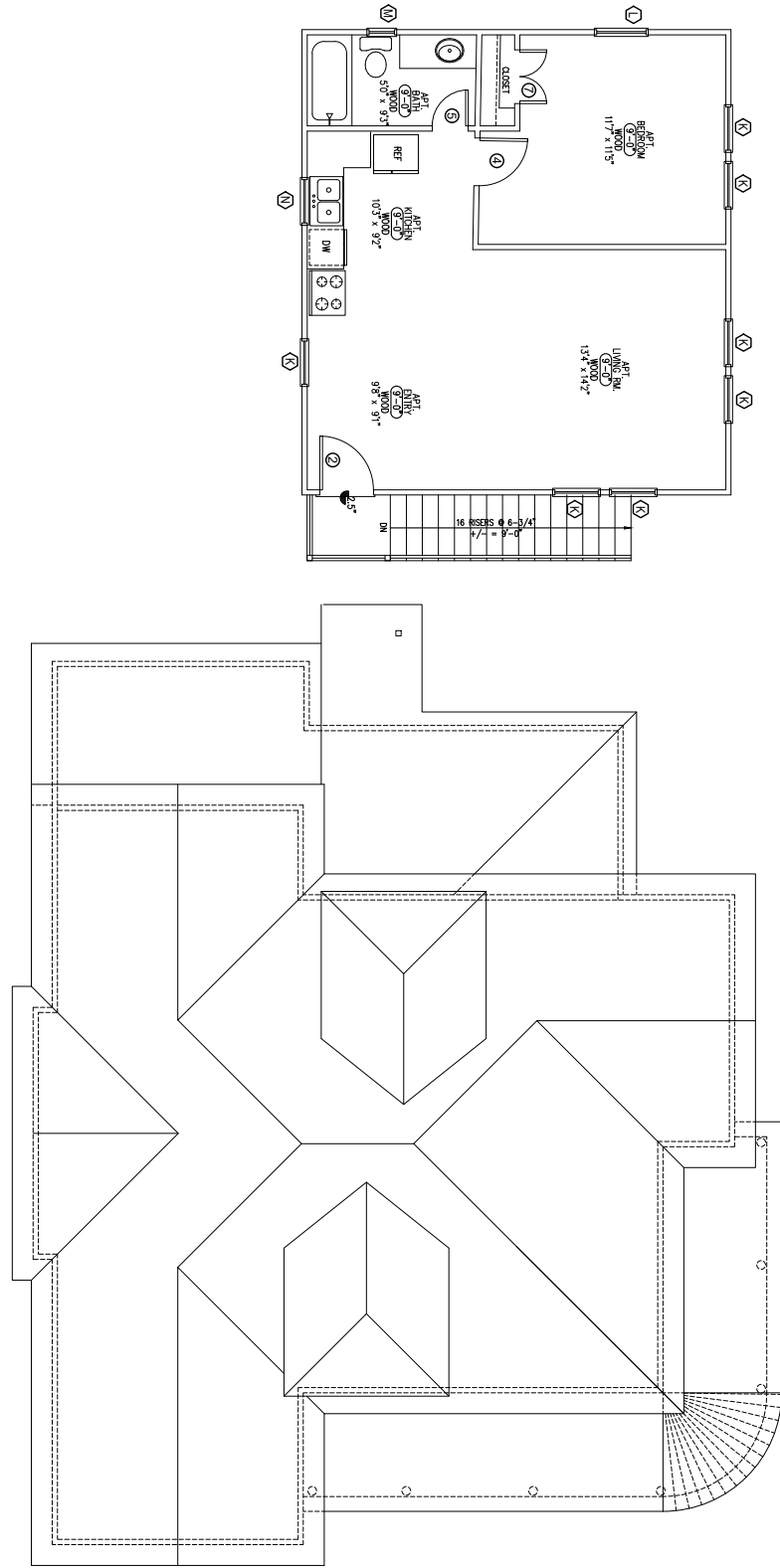
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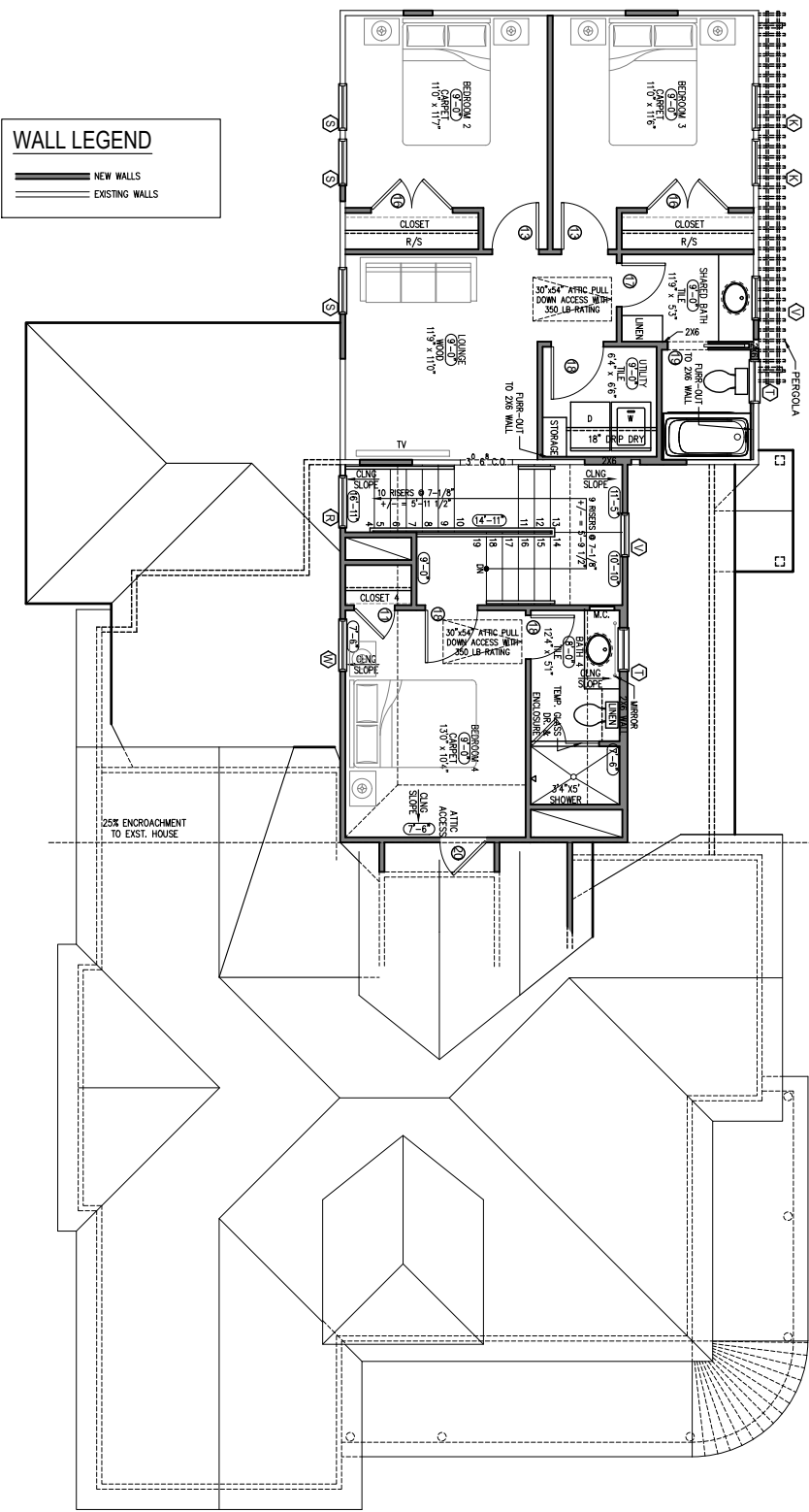
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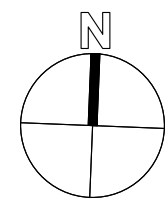


EXISTING SECOND FLOOR PLAN

WALL LEGEND
 — NEW WALLS
 - - - EXISTING WALLS

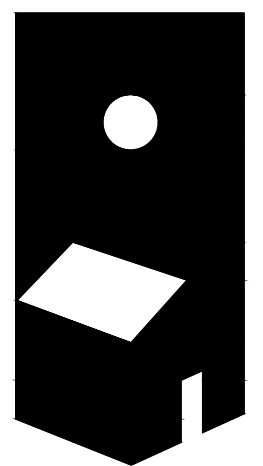


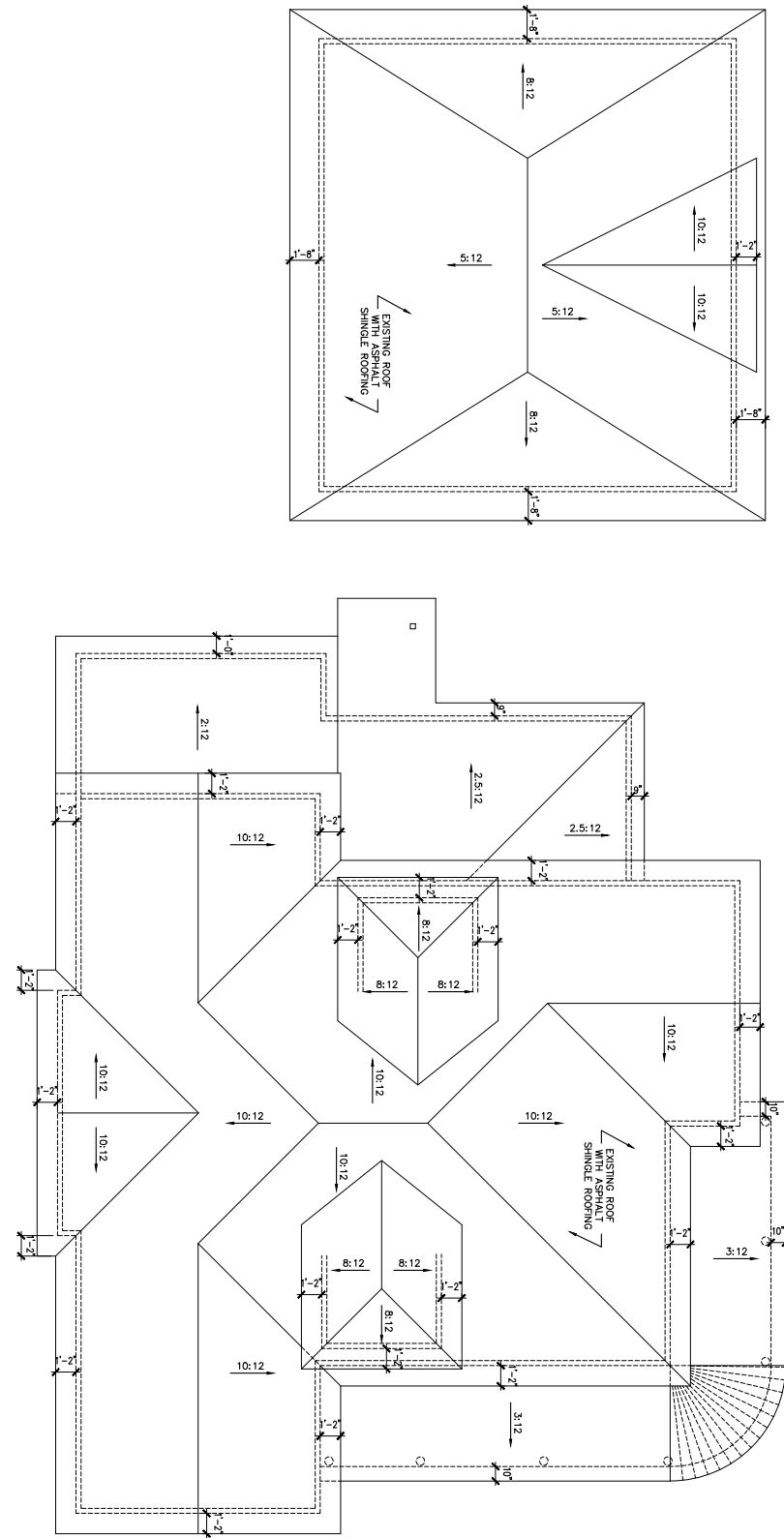
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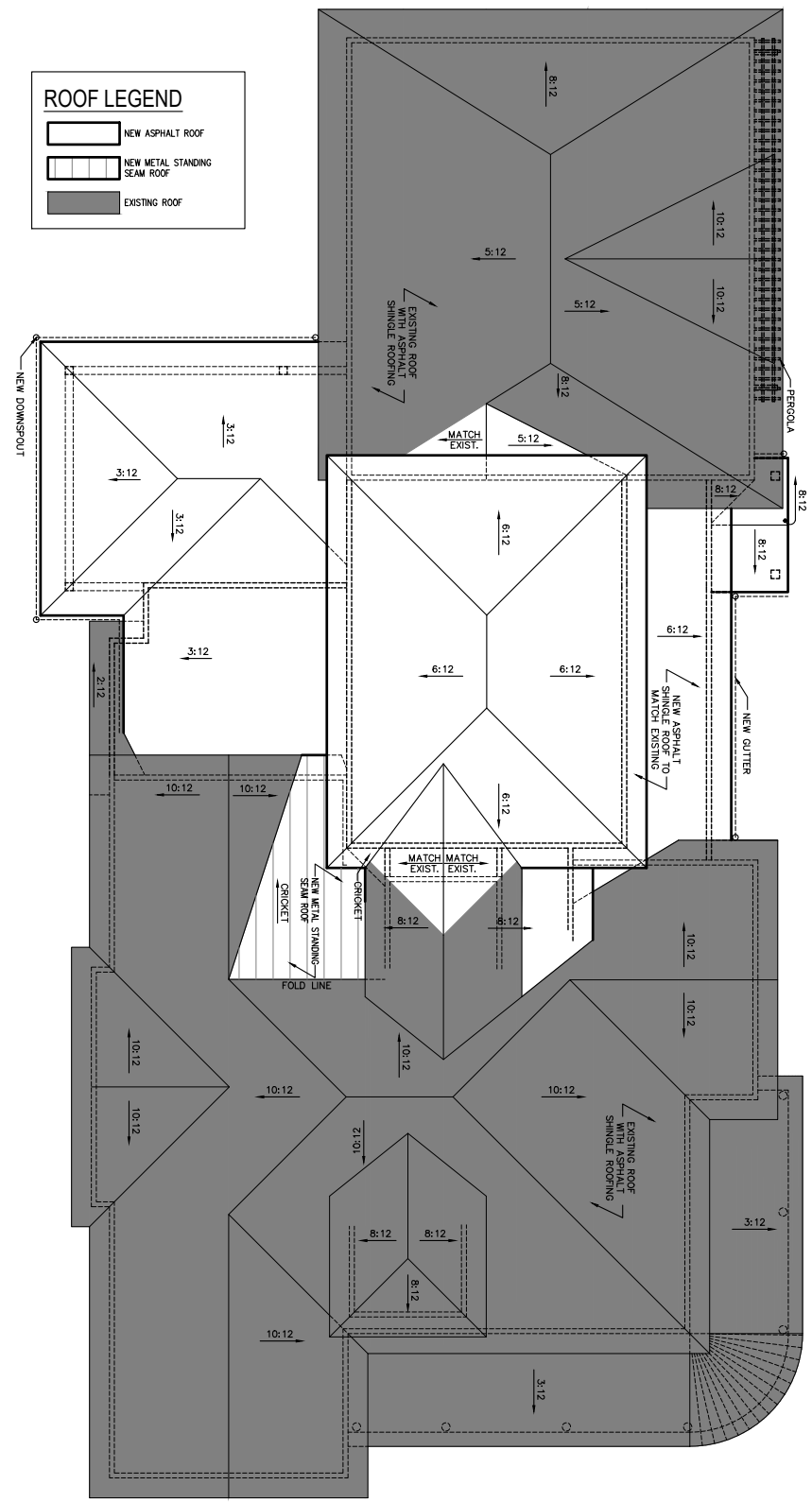
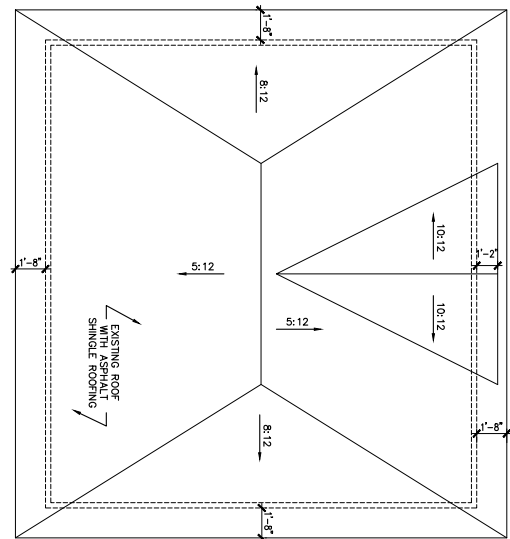
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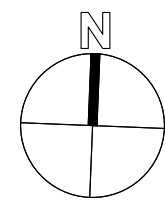




EXISTING ROOF PLAN

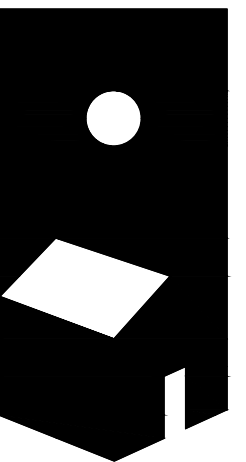


PROPOSED ROOF PLAN



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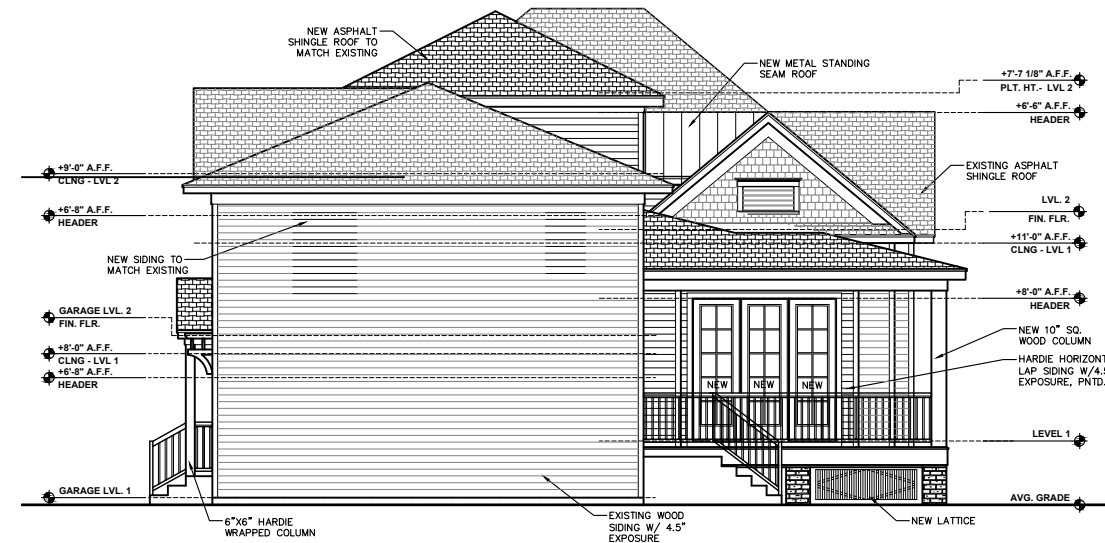
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



PROPOSED SOUTH ELEVATION



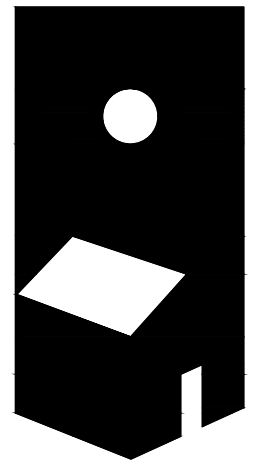
PROPOSED NORTH ELEVATION

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121 E. 18TH ST.

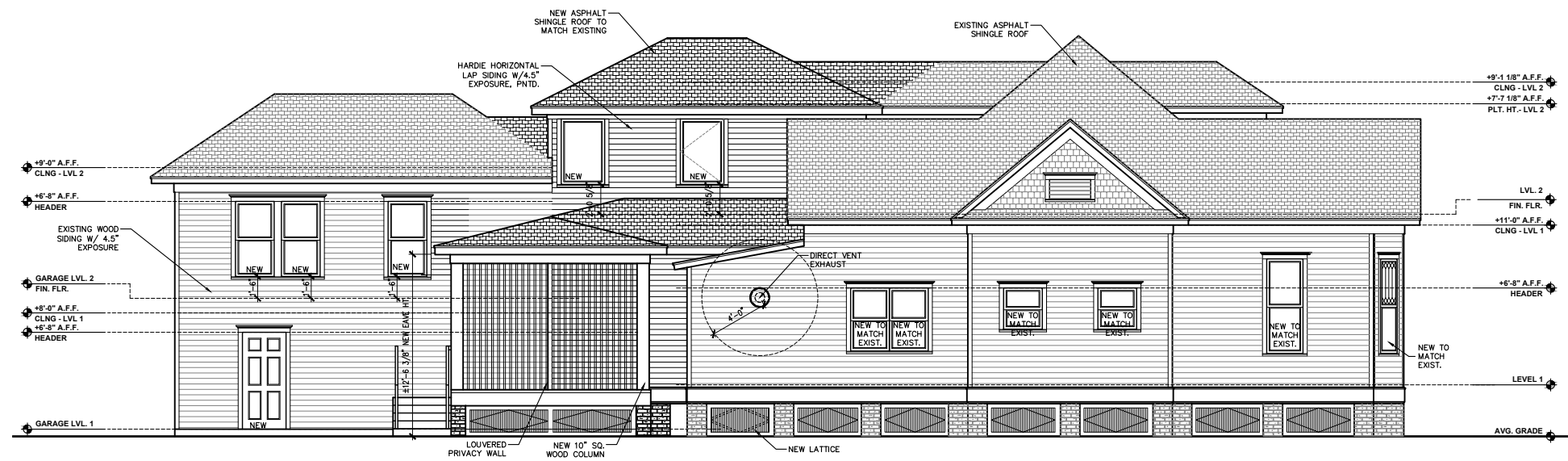
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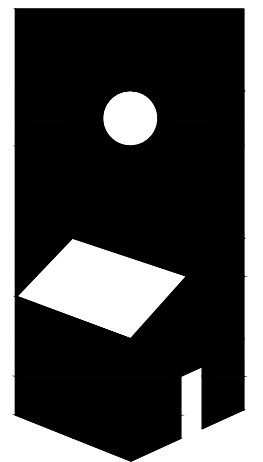
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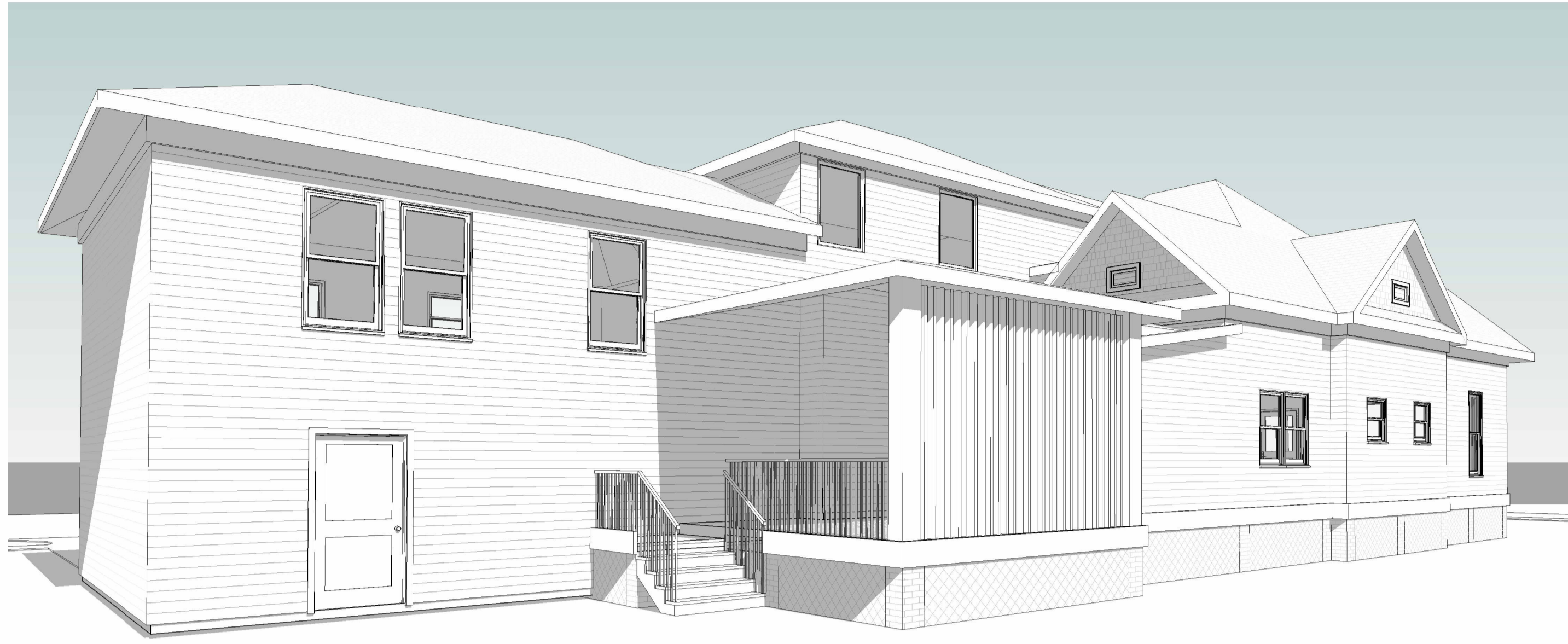


PROPOSED WEST ELEVATION

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④ 3D View 4



② 3D View 2



③ 3D View 3



① 3D View 1

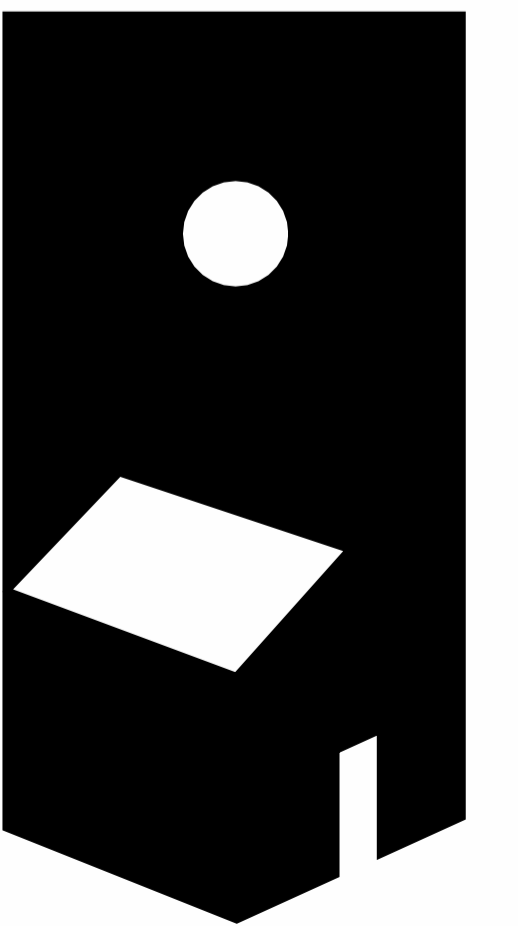
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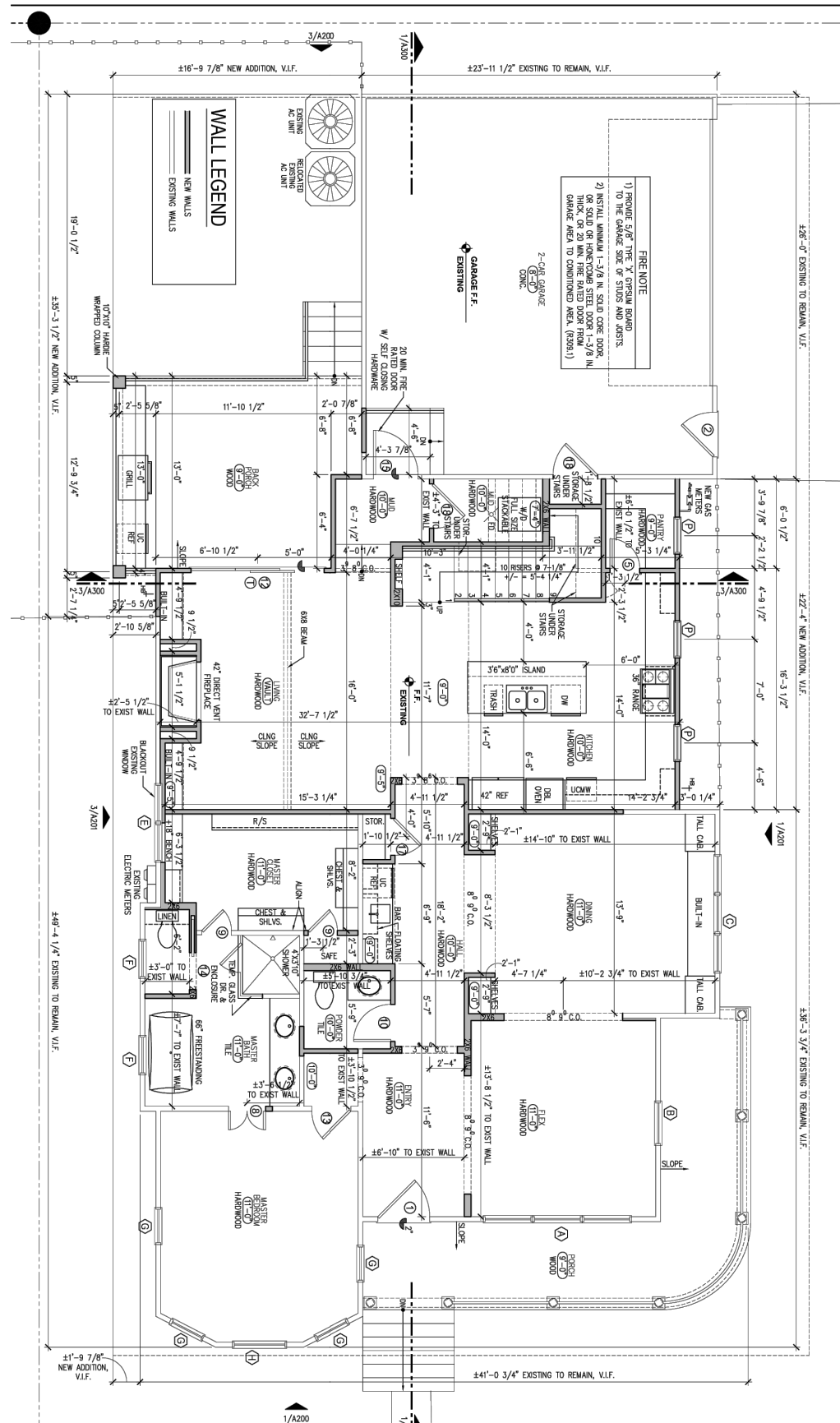
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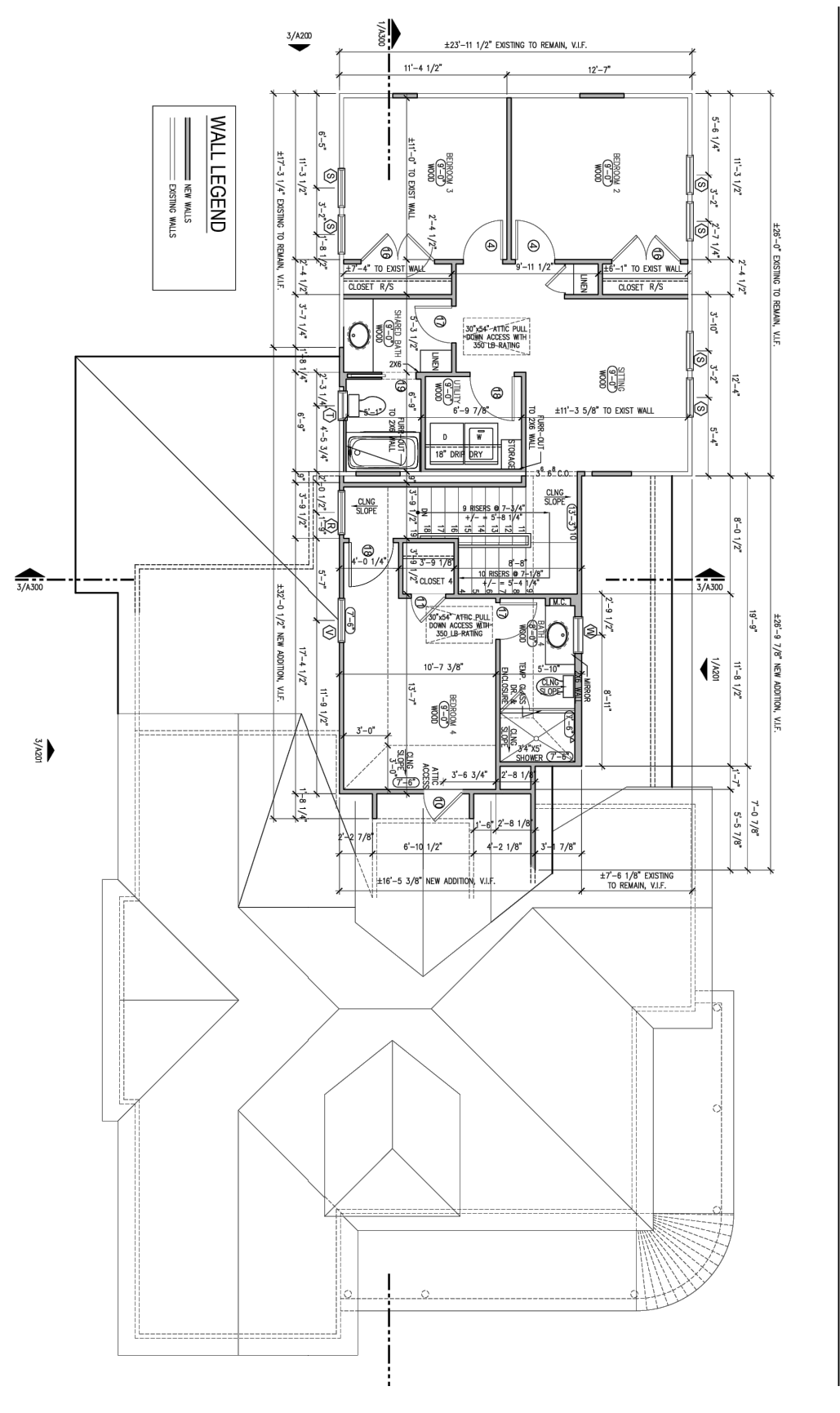
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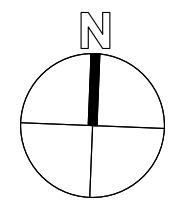




ORIGINAL APPROVED FLOOR PLAN



ORIGINAL APPROVED SECOND FLOOR PLAN



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