



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM A01**  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

**Applicant:** Veronica Honstein, agent for Oron Peer, owner

**Property:** 221 Emerson St, Lot 15, Block 3. The property is a vacant lot situated on a 6,250 square foot (50'x125') interior lot.

**Significance:** Non-contributing vacant lot, located in the Westmoreland Historic District.

**Proposal:** New Construction

The applicant proposes to:

- Construct a two-story home with 1,775 sq ft on the first floor and 1,946 sq ft on the second floor, totaling 3,724 sq ft.
- Construct a detached garage in a separate application (Admin. Approval).
- Install composite shingles on the roof with a 31'-8 1/2" maximum ridge height with a 20'-8" eave height. With a metal roof at the front porch.
- The front and rear columns will be clad in fiberglass.
- The proposed structure will be clad with smooth cementitious siding, with 7" and 4" reveals.
- All new windows need to be inset and recessed. See Attachment A for details.

**Public Comment:** No public comment received.

**Civic Association:** No civic association comment received.

**Recommendation:** Approval

**HAHC Action:** -



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## 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;<br><i>All materials are consistent with features in the context area, except the fiberglass columns.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <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:<br><br>(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<br><br>(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. |



# CERTIFICATE OF APPROPRIATENESS

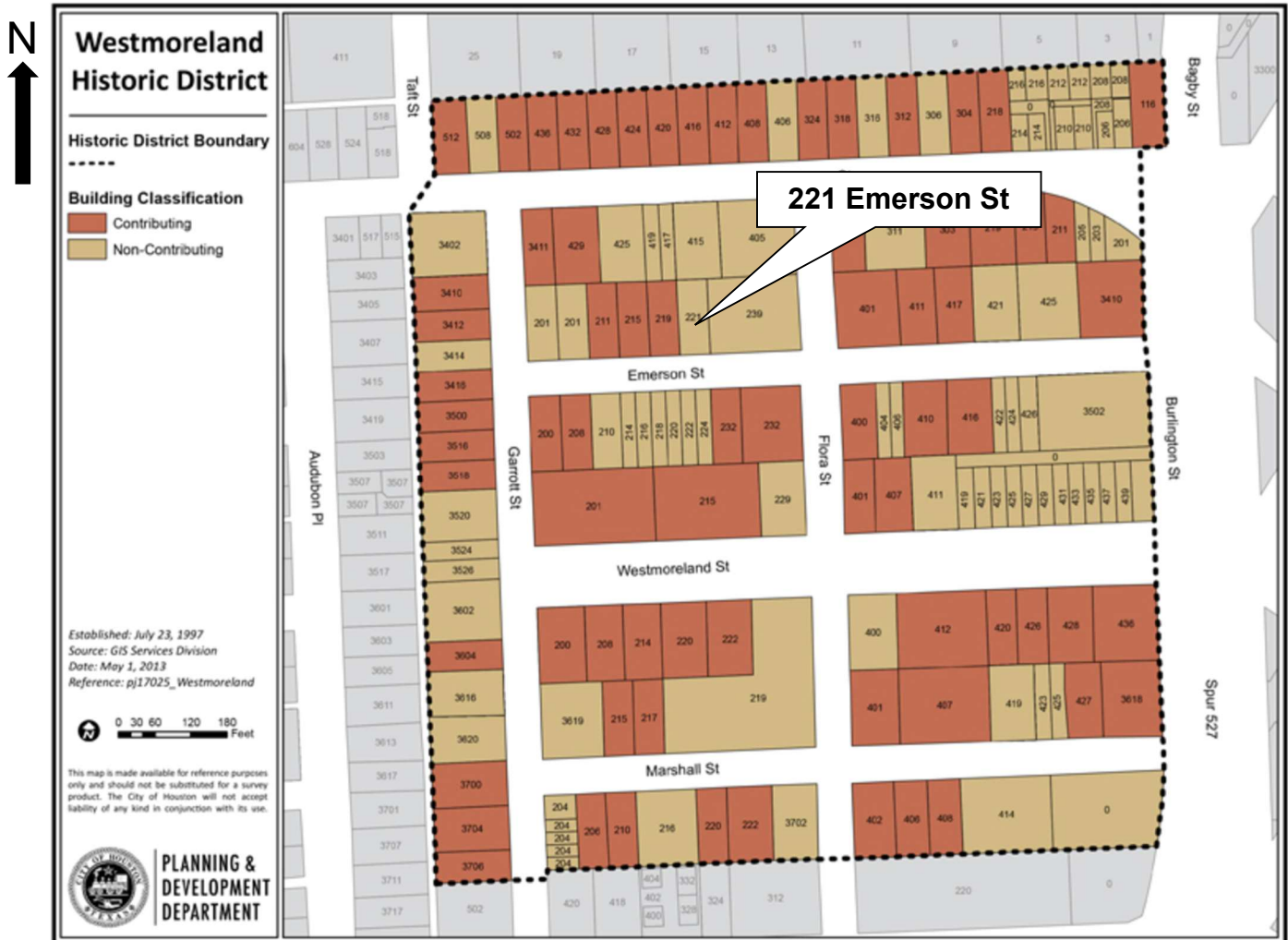
Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## DISTRICT MAP





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## CURRENT PHOTO





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

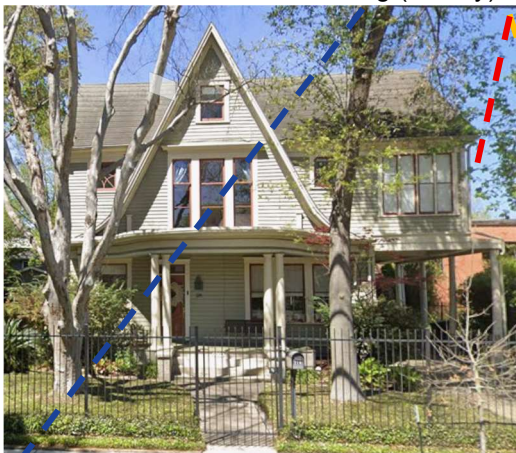
October 8, 2026

221 Emerson St  
Westmoreland

## CONTEXT AREA



219 Emerson St – Contributing (2 story)



239 Emerson St – Non-contributing



210 Emerson St – Non-contributing



208 Emerson St – Contributing (2 story)





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## OWNER SUBMITTED CONTEXT AREA

### 221 Emerson – HAHD Conforming Examples





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## 3D RENDERING



### AREA CALCULATIONS

|                      |              |
|----------------------|--------------|
| FIRST FLOOR LIVING:  | 1,775 SQ.FT. |
| SECOND FLOOR LIVING: | 1,949 SQ.FT. |
| TOTAL LIVING AREA:   | 3,724 SQ.FT. |
| REAR PORCH:          | 126 SQ.FT.   |
| FRONT PORCH:         | 164 SQ.FT.   |
| TOTAL COVERED AREA:  | 4,014 SQ.FT. |





# CERTIFICATE OF APPROPRIATENESS

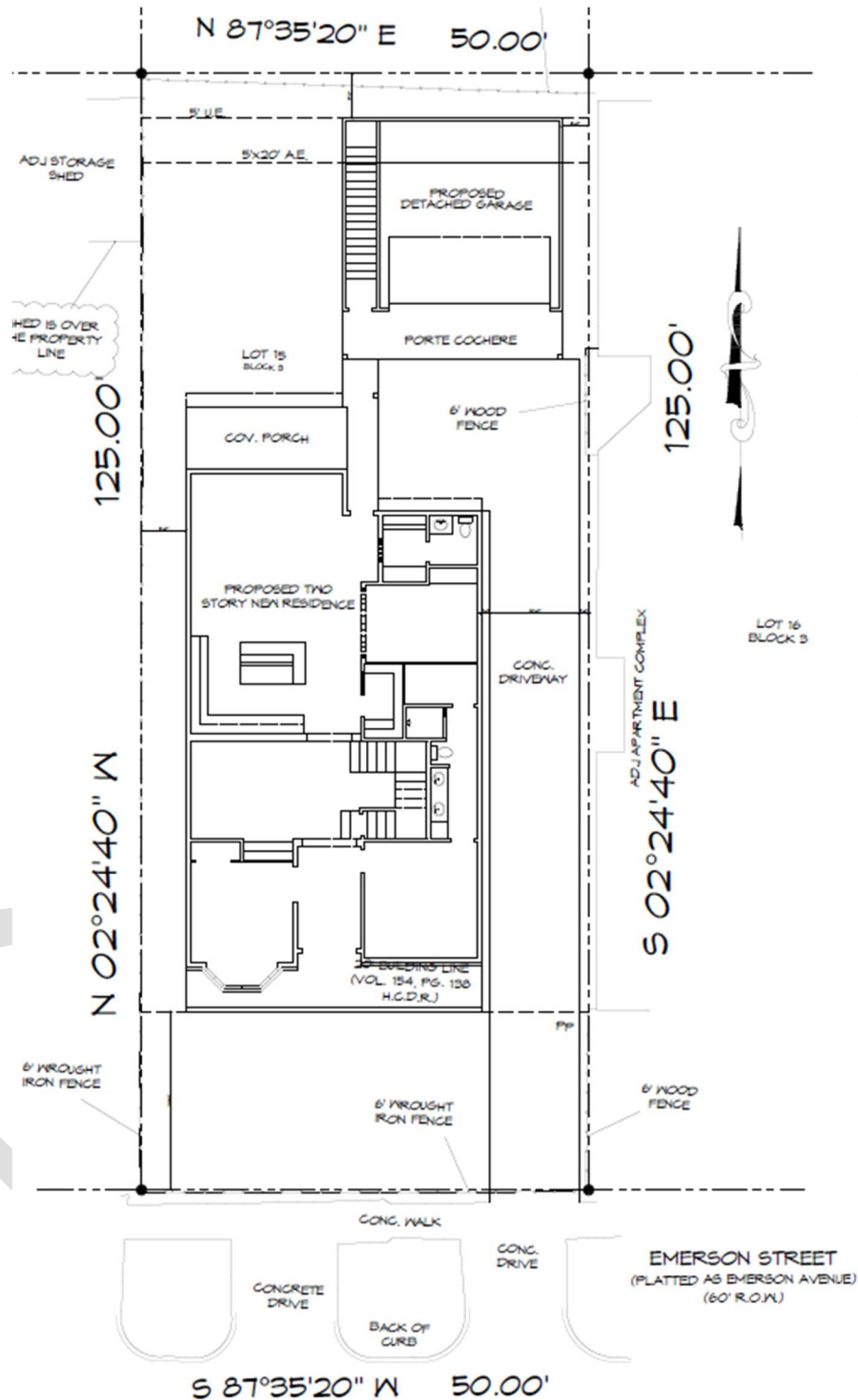
Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## SITE PLAN PROPOSED





# CERTIFICATE OF APPROPRIATENESS

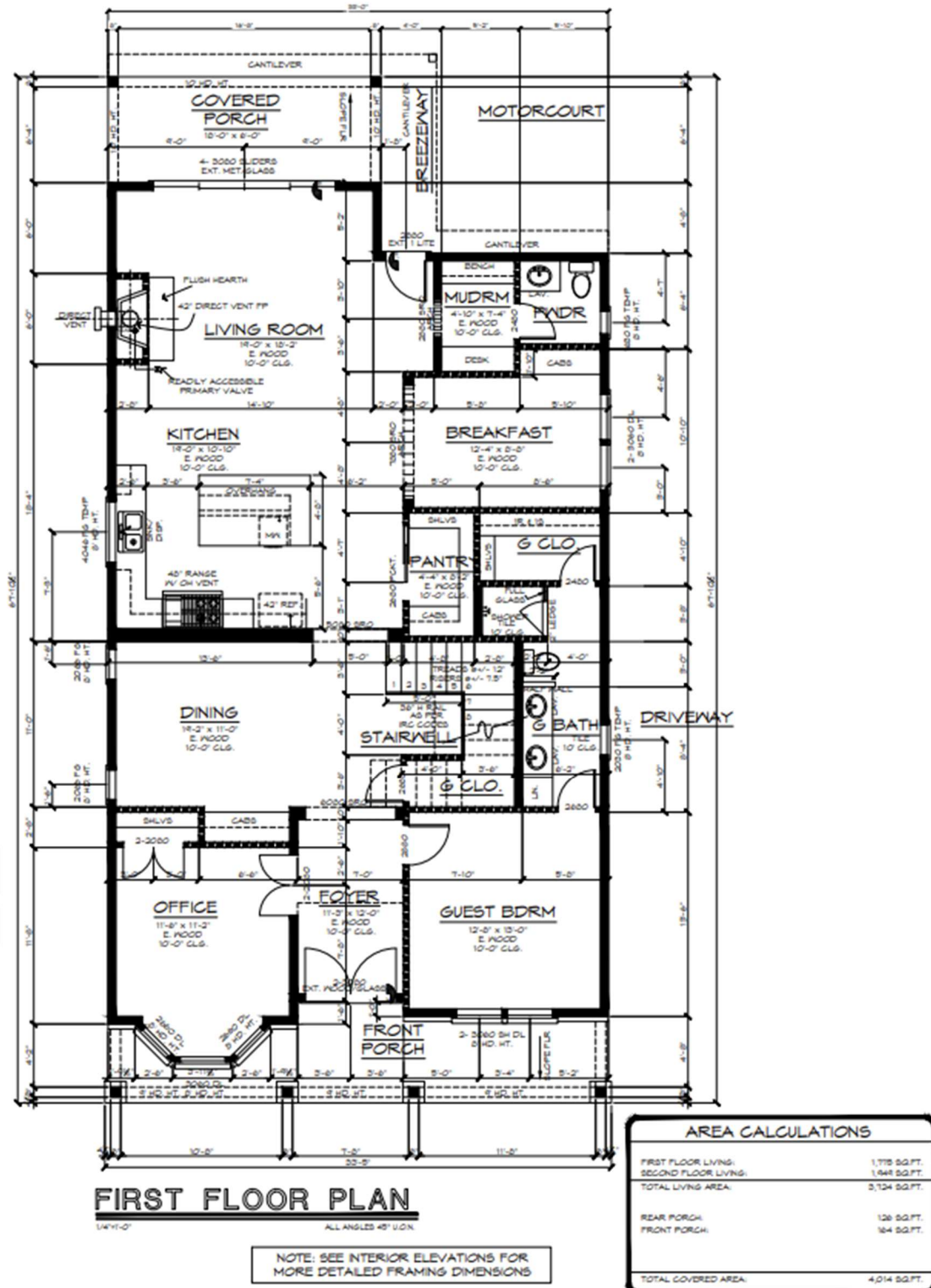
Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## FIRST FLOOR PLAN PROPOSED





# CERTIFICATE OF APPROPRIATENESS

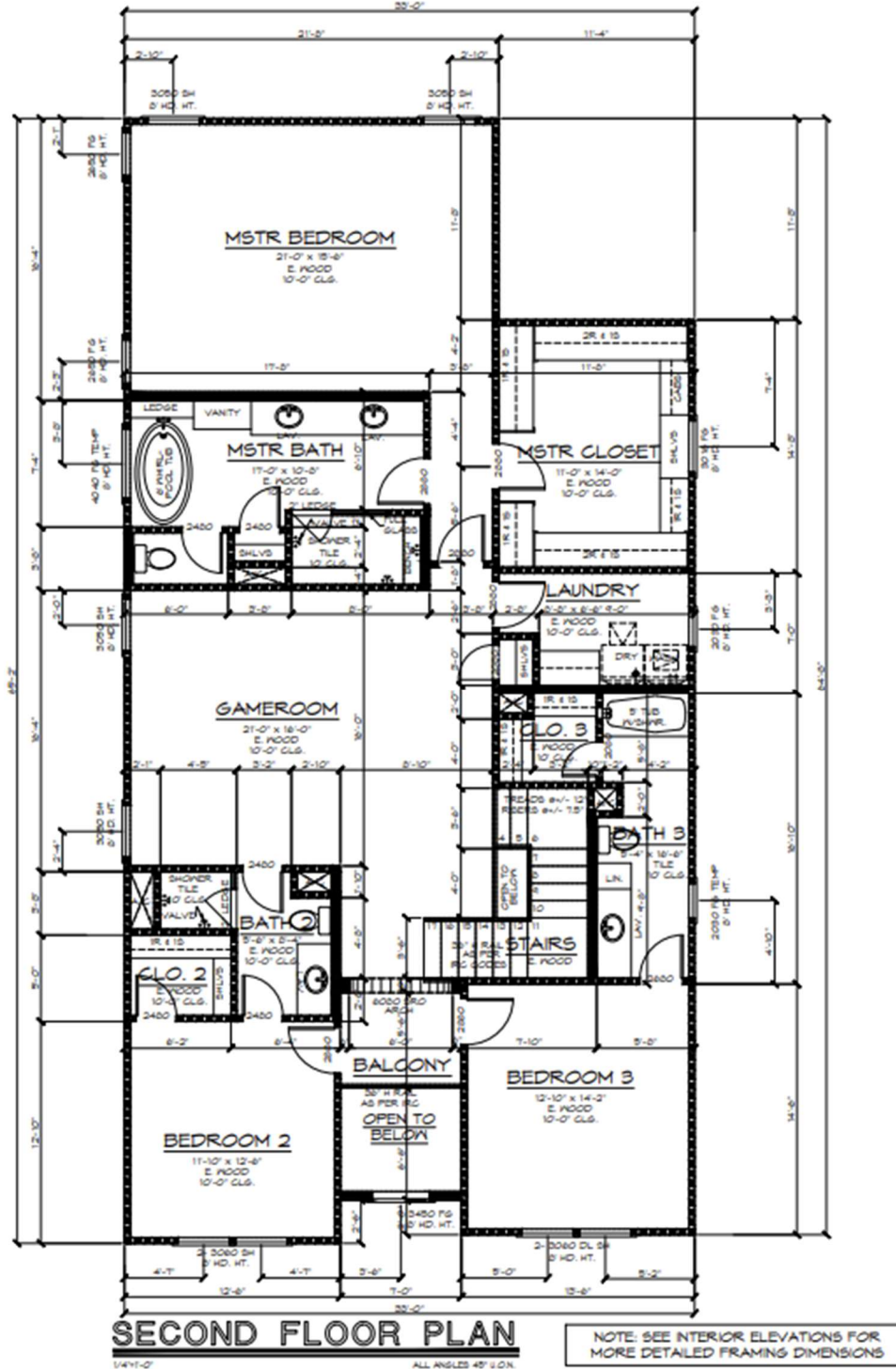
Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## SECOND FLOOR PLAN PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## FRONT (SOUTH) ELEVATIONS PROPOSED



## LEFT (WEST) ELEVATION PROPOSED





# CERTIFICATE OF APPROPRIATENESS

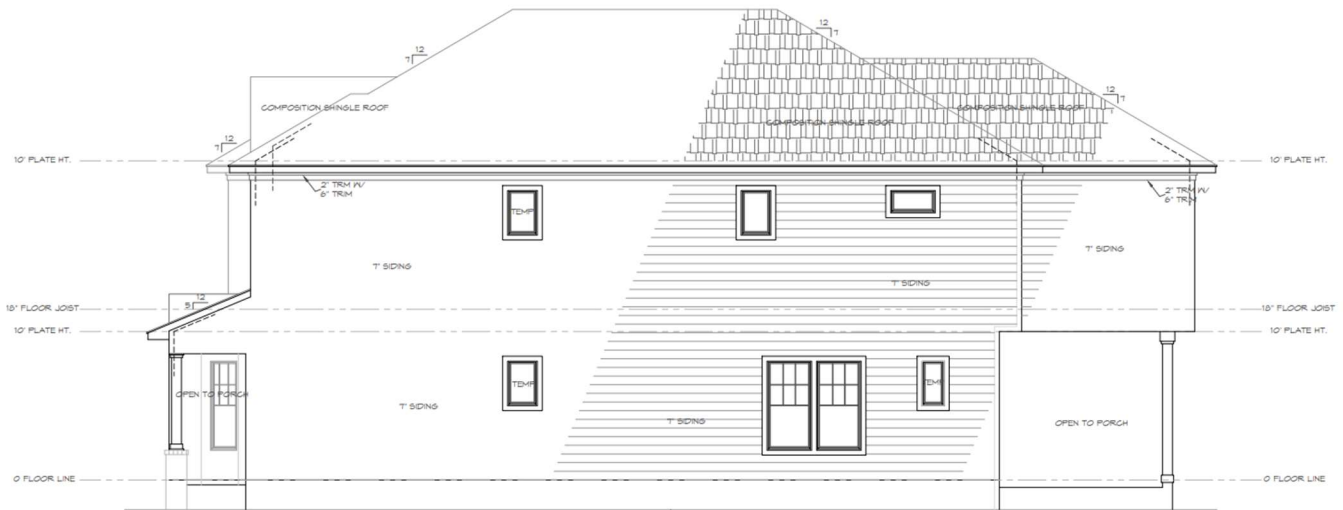
Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

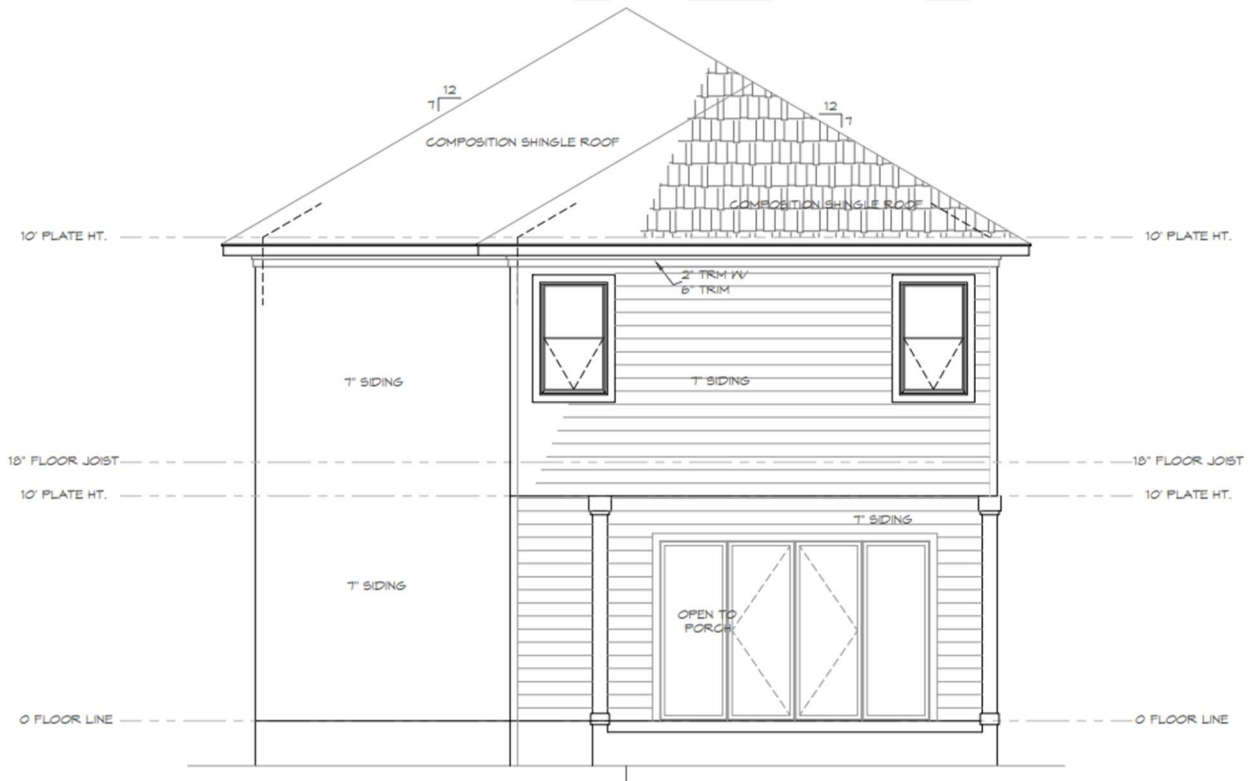
October 8, 2026

221 Emerson St  
Westmoreland

## RIGHT (EAST) ELEVATIONS PROPOSED



## REAR (NORTH) ELEVATION PROPOSED





# CERTIFICATE OF APPROPRIATENESS

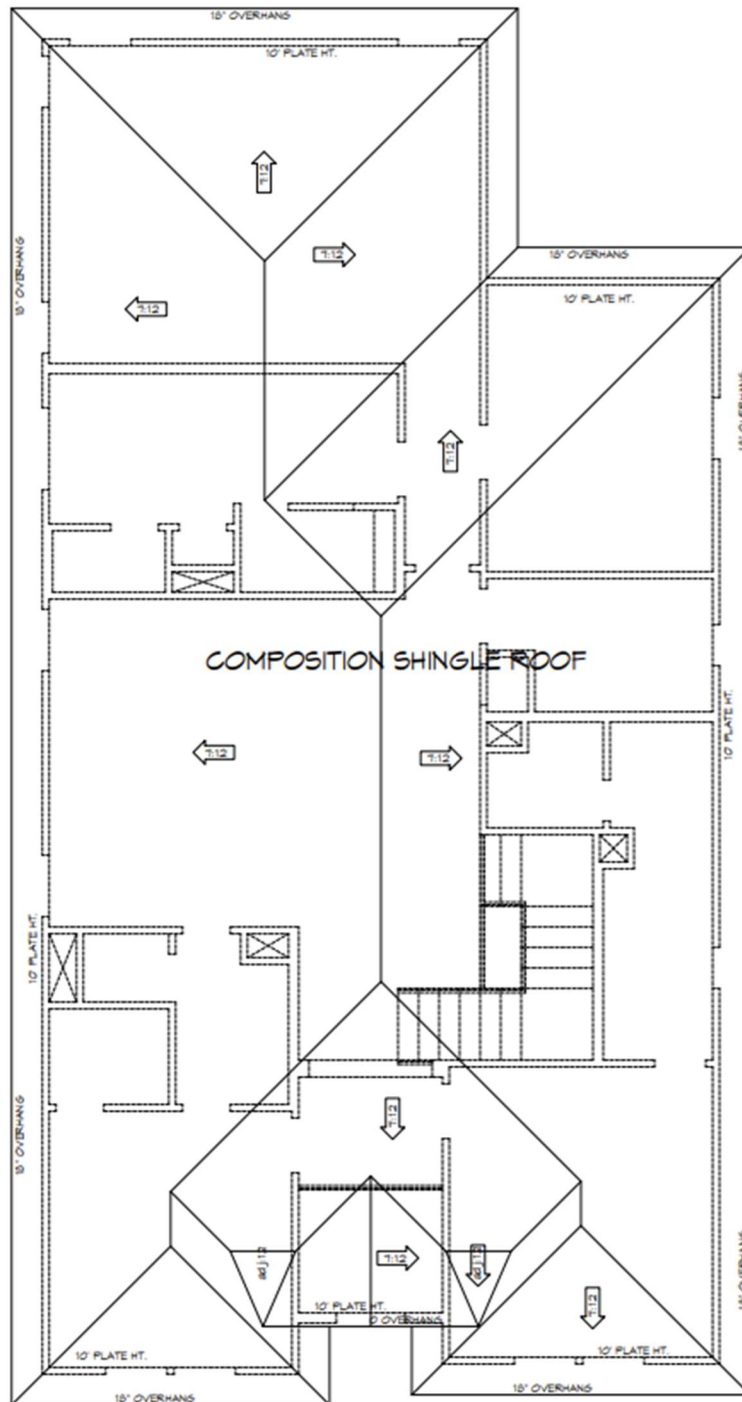
Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## ROOF PLAN PROPOSED





# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## WINDOW SCHEDULE PROPOSED

### WINDOW SCHEDULE

MFG. AS PER BLDR.

| QTY | SAFETY GLS. | DESCRIPTION                | VERIFY R.O. W/ WINDOW MANUFACTURE | R.O.         | HDR. HT. |
|-----|-------------|----------------------------|-----------------------------------|--------------|----------|
| 1   | YES         | 1'-6" X 3'-0" FG TEMPERED  |                                   | FIELD VERIFY | 8'-0"    |
| 3   | NO          | 3'-0" X 6'-0" DL           |                                   |              | 8'-0"    |
| 2   | NO          | 2'-0" X 3'-0" FG TEMPERED  |                                   |              | 8'-0"    |
| 1   | NO          | 2'-6" X 6'-0" DL           |                                   |              | 8'-0"    |
| 2   | NO          | 2'-0" X 6'-6" FG           |                                   |              | 8'-0"    |
| 1   | YES         | 4'-0" X 4'-6" FG TEMPERED  |                                   |              | 8'-0"    |
| 4   | NO          | 3'-0" X 5'-0" SH           |                                   |              | 8'-0"    |
| 1   | NO          | 3'-0" X 1'-6" FG           |                                   |              | 8'-0"    |
| 1   | NO          | 2'-0" X 3'-0" FG           |                                   |              | 8'-0"    |
| 3   | NO          | 3'-0" X 6'-0" DL SH        |                                   |              | 8'-0"    |
| 1   | NO          | 3'-4" X 5'-0" FG           |                                   |              | 8'-0"    |
| 1   | YES         | 4'-0" X 4'-0" FG TEMPERED  |                                   |              | 8'-0"    |
| 2   | NO          | 2'-6" X 5'-0" SH           |                                   |              | 8'-0"    |
| 1   | YES         | 3'-0" X 2'-0" FG TEMPERED  |                                   |              | 4'-0"    |
| 3   | NO          | 2- 3'-0" X 5'-0" SH MULLED |                                   |              | 7'-0"    |
| 1   | NO          | 3'-0" X 4'-0" FG           |                                   |              | 7'-0"    |
|     |             |                            |                                   |              |          |

NOTE: SAFETY GLASS LOCATIONS ARE NOT NOTED AT FLOOR PLANS

NOTE: ALL WINDOWS TO HAVE A U FACTOR OF 0.300

-BLDR./OWNER TO REVIEW WINDOW SCHEDULE WITH WINDOW MANUFACTURER TO INSURE R.O. SIZES AND VERIFY EGRESS REQUIREMENTS PRIOR TO ORDERING WINDOWS.  
-ALL HDR. HT. ARE FROM FINISHED FLOOR U.O.N.

FG.= FIXED GLASS  
HDR. HT.= HEADER HEIGHT  
D.L.= DIVIDED LIGHTS  
TEMP. GLS.= TEMPERED GLASS  
CSMNT= CASEMENT  
EB.A.= EYEBROW ARCH  
F.A.= FULL ARCH

\*\*\*ALL WINDOWS SHALL BE WOOD OR ALUMINUM/WOOD CLAD WINDOWS, INSET AND RECESSED\*\*\*



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A01  
HPO File #: HP2026\_0252

October 8, 2026

221 Emerson St  
Westmoreland

## DOOR SCHEDULE PROPOSED

### DOOR SCHEDULE

| QTY | SAFETY GLS. | DESCRIPTION                                    | HDR. HT. |
|-----|-------------|------------------------------------------------|----------|
| 1   | NO          | 2- 3'-0" x 8'-0" EXTERIOR WOOD AND GLASS       | 8'-0"    |
| 1   | NO          | 4- 3'-0" x 8'-0" METAL AND GLASS SLIDING DOORS | 8'-0"    |
| 2   | NO          | 2'-8" x 8'-0" EXTERIOR 1 LITE                  | 8'-0"    |
| 2   | NO          | 2- 2'-0" x 8'-0" DOUBLE DOORS                  | 8'-0"    |
| 1   | NO          | 2'-6" x 8'-0" POCKET DOOR                      | 8'-0"    |
| 7   | NO          | 2'-8" x 8'-0"                                  | 8'-0"    |
| 3   | NO          | 2'-6" x 8'-0"                                  | 8'-0"    |
| 7   | NO          | 2'-4" x 8'-0"                                  | 8'-0"    |
| 1   | NO          | 2'-0" x 8'-0"                                  | 8'-0"    |
| 1   | NO          | 2'-8" x 6'-8"                                  | 6'-8"    |
| 2   | NO          | 2'-4" x 6'-8"                                  | 6'-8"    |
| 2   | NO          | 2'-0" x 5'-0"                                  | 5'-0"    |
| 1   | NO          | 2'-8" x 6'-8" EXTERIOR SOLID CORE              | 6'-8"    |
| 1   | NO          | 18'-0" x 8'-0" OVERHEAD DOOR                   | 8'-0"    |
|     |             |                                                |          |

ALL DOORS TO HAVE A U FACTOR OF 0.350



ITEM A01  
HPO File #: HP2026\_0252

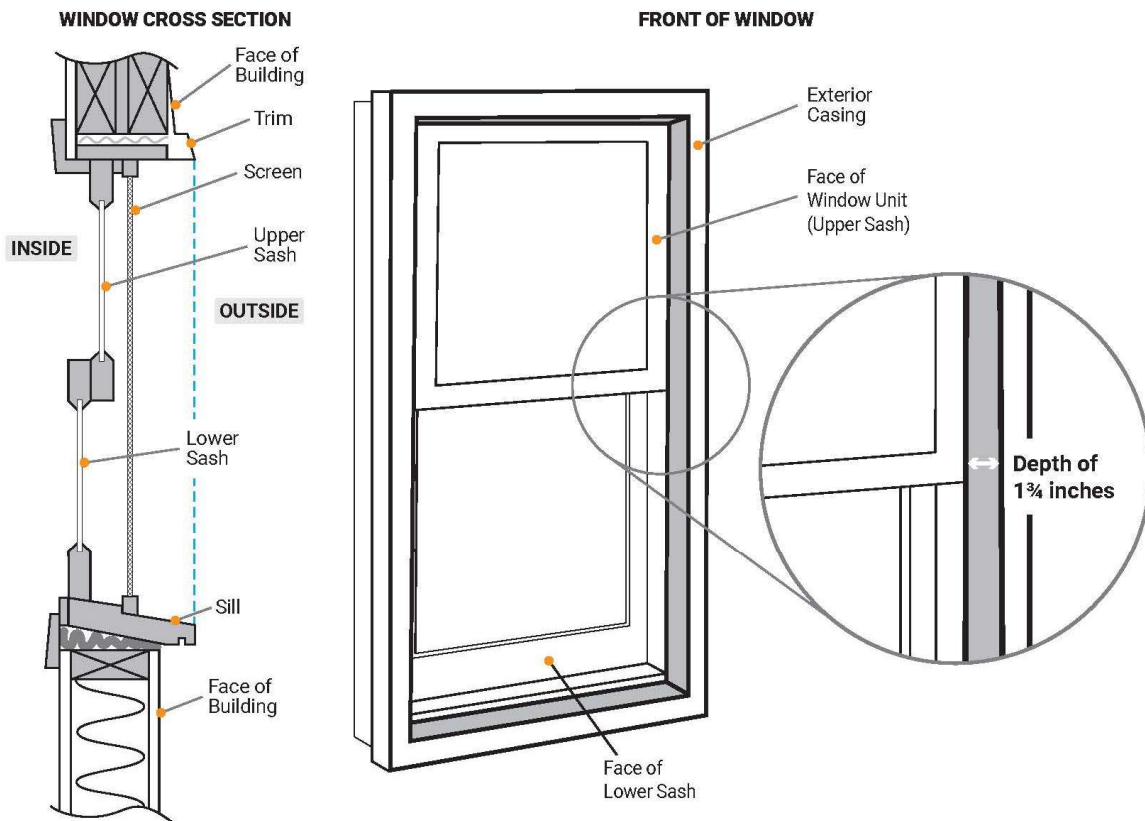
October 8, 2026

221 Emerson St  
Westmoreland

## ATTACHMENT A



## Historic Window Standard: New Construction & Replacement



### Minimum 1 $\frac{3}{4}$ 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 $\frac{3}{4}$  inch minimum inset for Fixed Window

**For more information contact:** Houston Office of Preservation



832-393-6556



historicpreservation@houstontx.gov