



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A9
HPO File #: HP2026_0282

October 8, 2026

229 W 16th Street
Houston Heights West

Applicant: Sam Gianukos, agent for Michael Ogier, owner

Property: 229 W 16th Street, Lots 36 and 37 of the Houston Heights Subdivision. The property is a 1,027 square foot one-story wood single-family residence situated on a 6600 square foot (50' by 136') interior lot.

Significance: Contributing Craftsman property constructed circa 1920, located in the Houston Heights West Historic District.

Proposal: Alteration – Addition

The applicant proposes to construct a 1,888 square foot two-story addition to the rear of a 1,027 square foot one-story home.

- Addition will start at the rear of the existing home and inset on each of the rear corners.
- Addition will feature a ridge height of 28' 2" and an eave height of 20'
- All existing historic wood siding will remain on the front and both sides of the original home.
- Existing home features horizontal-lap wood siding with a 2 and ½ inch reveal. Addition will feature smooth finish cementitious siding with a matching reveal.
- Proposed alley-loading garage at the northeast corner of the property is being considered in a separate COA application (HP2026-0281).
- 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: -



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229 W 16th Street
Houston Heights West

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

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | (1) The proposed activity must retain and preserve the historical character of the property; |
| ☒ | ☐ | ☐ | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| ☒ | ☐ | ☐ | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| ☒ | ☐ | ☐ | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| ☒ | ☐ | ☐ | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| ☒ | ☐ | ☐ | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| ☒ | ☐ | ☐ | (7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| ☒ | ☐ | ☐ | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| ☒ | ☐ | ☐ | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| ☒ | ☐ | ☐ | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| ☒ | ☐ | ☐ | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |

HEIGHTS DESIGN GUIDELINES

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



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October 8, 2026

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HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

S - satisfies D - does not satisfy NA - not applicable

☒ ☐ ☐

Maximum Lot Coverage (Addition and New Construction)

Existing Lot Size: 6,800
Max Lot Coverage Allowed: 2,720
Proposed Lot Coverage / Coverage %: 2,128 = 39%

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Maximum Floor Area Ratio (Addition and New Construction)

Existing Lot Size: 6800
Max FAR Allowed: 2,992
Proposed Lot Coverage / Coverage %: 2,915 = 43%

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Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Side Wall Length: 61' 6"
Inset on left side: 1'
Inset on right side: 2'

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Side Setbacks (Addition and New Construction)

MEASUREMENT	APPLICATION
3 FT.	Minimum distance between side wall and the property line (for lots less than 35 feet wide)
5 FT.	Minimum distance between the side wall and the property line
REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
6 FT.	Minimum cumulative side setback (for lots less than 35 feet wide)
10 FT.	Minimum cumulative side setback (1-story house)
15 FT.	Minimum cumulative side setback (2-story house)

Proposed side setback (right) 20'
side:

Proposed side setback (left) side: 3' 5"
Cumulative side setback: 23' 5"

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Eave Height (Addition and New Construction)



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ITEM A9
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October 8, 2026

229 W 16th Street
Houston Heights West

PRIMARY BUILDING (2-STORY)	
MEASUREMENT	APPLICATION
20 FT.	Maximum 2-story eave height (at 5 FT. minimum side setback)
22 FT.	Maximum 2-story eave height (at 7 FT. or greater side setback)

Proposed eave height: 20'

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Front Setbacks (New Construction)

The setback is the distance from the property line to the front wall, porch, or exterior feature.

Proposed front setback: 18'

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Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building (for lots ≤ 50 FT. wide)
35 FT.	Maximum width of 2-story building (for lots ≤ 50 FT. wide)
50 FT.	Maximum width of building (for lots ≤ 50 FT. wide)

Max front wall width:

Max front wall depth:

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Front Porch Width and Depth (Addition and New Construction)

The width of a porch is measured between the corners of the porch foundation at the front of the porch.

MEASUREMENT	APPLICATION
6 FT.	Minimum depth of front porch
50%	Minimum percentage of front wall width covered by porch

Proposed front porch width:

Proposed front porch depth:

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Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height

Proposed porch eave height:

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Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at front of structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height



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ITEM A9
HPO File #: HP2026_0282

October 8, 2026

229 W 16th Street
Houston Heights West

Proposed finished floor: 2' 6"
Proposed first floor plate height: 8' 4"
Proposed second floor plate height: 9'

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Rear Setbacks (Addition and New Construction)

MEASUREMENT	APPLICATION
3 FT.	Minimum setback from rear property line
0 FT.	Front-facing garage (with rear wall at alley)
20 FT. (24 FT. preferred)	Minimum clearance from alley-loading garage from either an opposing alley-loading garage door, rear wall of a front-facing garage, or fence

Proposed rear setback: 7' 7"

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Detached Garage Ridge Height (New Construction)

DETACHED GARAGE (1-STORY)		DETACHED GARAGE (2-STORY)	
MEASUREMENT	APPLICATION	MEASUREMENT	APPLICATION
16 FT.	Maximum 1-story garage ridge height	20 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height:



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ITEM A9
HPO File #: HP2026_0282

October 8, 2026

229 W 16th Street
Houston Heights West

DISTRICT MAP





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ITEM A9
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October 8, 2026

229 W 16th Street
Houston Heights West

INVENTORY PHOTO



CURRENT PHOTO





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ITEM A9
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October 8, 2026

229 W 16th Street
Houston Heights West

CONTEXT AREA



239 W 16th St – Non-Contributing



233 W 16th St - Contributing



1545 Alston Street - Contributing



219 W 16th Street – Non-Contributing





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ITEM A9
HPO File #: HP2026_0282

October 8, 2026

229 W 16th Street
Houston Heights West

3D RENDERING





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ITEM A9
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October 8, 2026

229 W 16th Street
Houston Heights West

WINDOW & DOOR SCHEDULES

DOOR SCHEDULE (PROPOSED)					
PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	COMMENTS
		WIDTH	HEIGHT		
GARAGE - FLOOR					
PROPOSED	1	18'-0"	8'-0"	GARAGE DOOR	
LEVEL 01 - FLOOR					
EXISTING	1	2'-8"	6'-8"		
PROPOSED	1	2'-6"	6'-8"	PD	
PROPOSED	5	2'-6"	6'-8"	SP	
PROPOSED	3	2'-8"	6'-8"	SP	
PROPOSED	1	3'-0"	6'-8"	DO	
PROPOSED	1	3'-0"	7'-0"		
PROPOSED	1	3'-0"	8'-0"		
PROPOSED	1	5'-0"	8'-0"	FR DR	
APARTMENT - FLOOR					
PROPOSED	1	2'-6"	6'-8"	SP	
PROPOSED	1	2'-8"	6'-8"	SP	
PROPOSED	2	3'-0"	6'-8"	DO	
PROPOSED	1	3'-0"	7'-0"		
LEVEL 02 - FLOOR					
PROPOSED	2	2'-6"	6'-8"	SP	
PROPOSED	3	2'-8"	6'-8"	SP	
PROPOSED	1	3'-0"	6'-8"	DO	

WINDOW SCHEDULE - PROPOSED						
PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	COMMENT
		WIDTH	HEIGHT			
LEVEL 01 - FLOOR						
EXISTING	1	2'-8"	3'-2"	SH	7'-0"	
EXISTING	5	2'-8"	5'-0"	SH	6'-6"	
EXISTING	4	2'-8"	5'-0"	SH	7'-0"	
PROPOSED	1	2'-0"	3'-6"	SH	7'-0"	
PROPOSED	4	2'-4"	5'-6"	SH	7'-0"	
PROPOSED	4	2'-8"	5'-6"	SH	7'-0"	
PROPOSED	12	2'-8"	5'-8"	SH	7'-2"	
APARTMENT - FLOOR						
PROPOSED	1	2'-8"	3'-6"	SH	7'-2"	
PROPOSED	4	2'-8"	5'-8"	SH	7'-8"	
PROPOSED	1	3'-0"	1'-6"	FX	7'-8"	
LEVEL 02 - FLOOR						
PROPOSED	8	2'-8"	5'-8"	SH	7'-6"	



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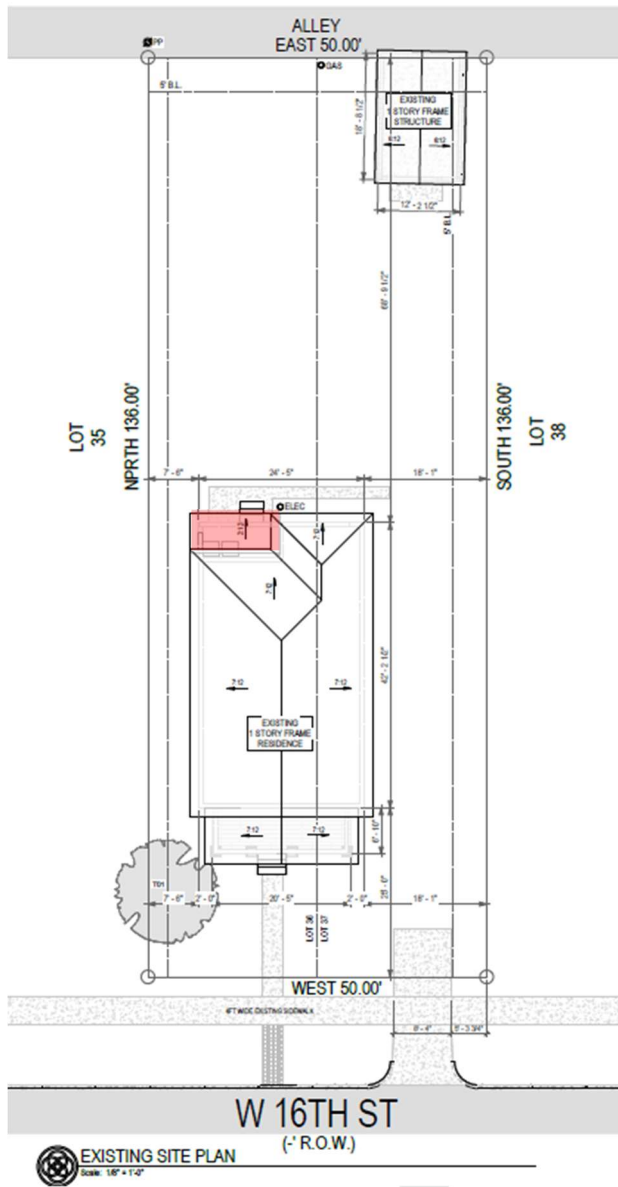
ITEM A9
HPO File #: HP2026_0282

October 8, 2026

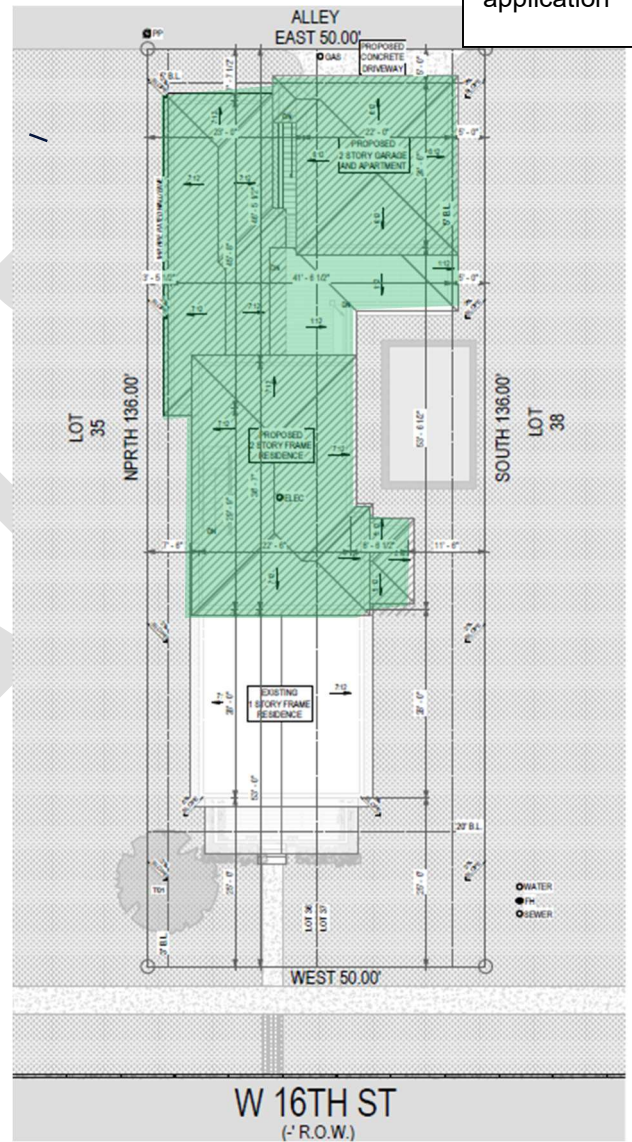
229 W 16th Street
Houston Heights West

SITE PLAN

Garage part of
a separate
COA
application



EXISTING



PROPOSED



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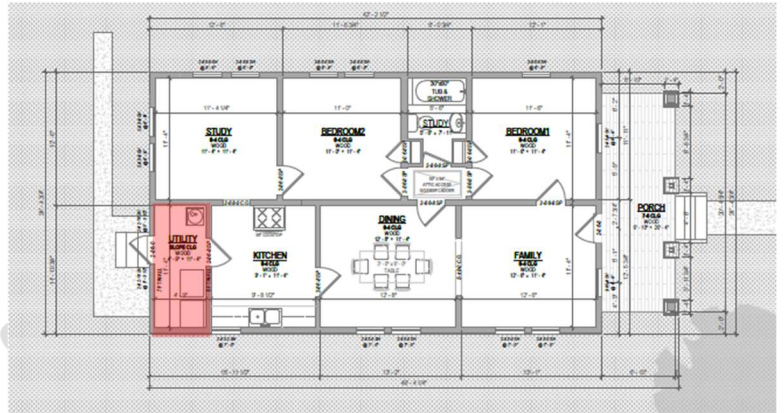
ITEM A9
HPO File #: HP2026_0282

October 8, 2026

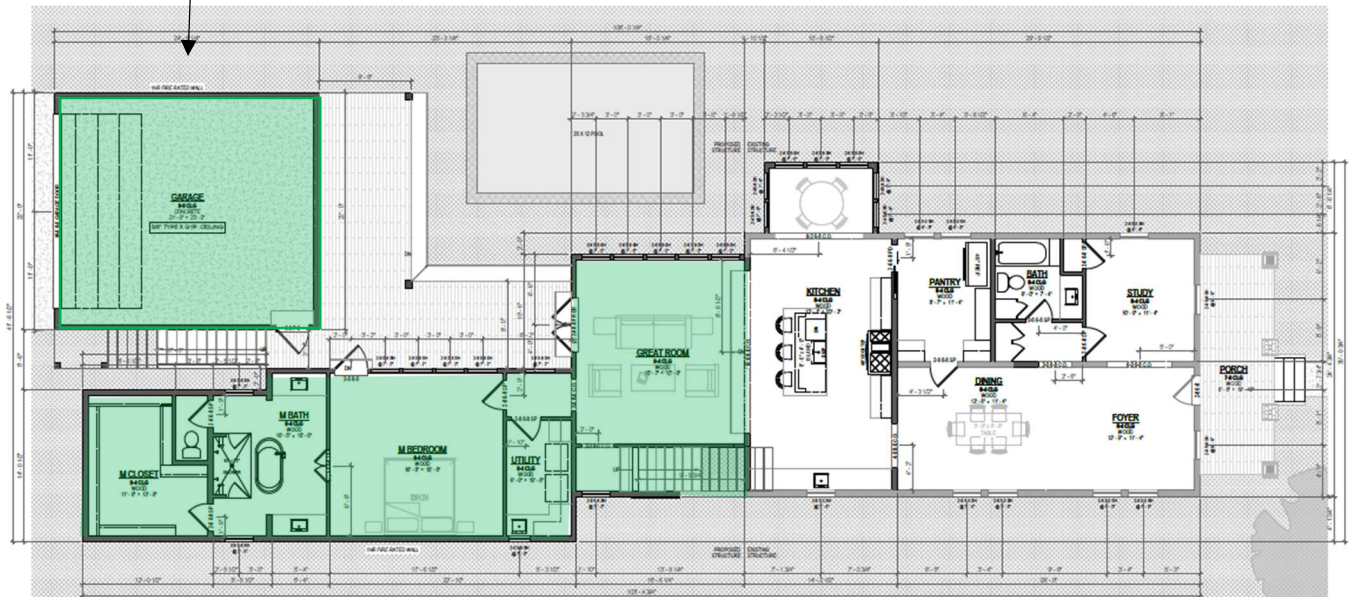
229 W 16th Street
Houston Heights West

FLOOR PLAN

EXISTING



PROPOSED





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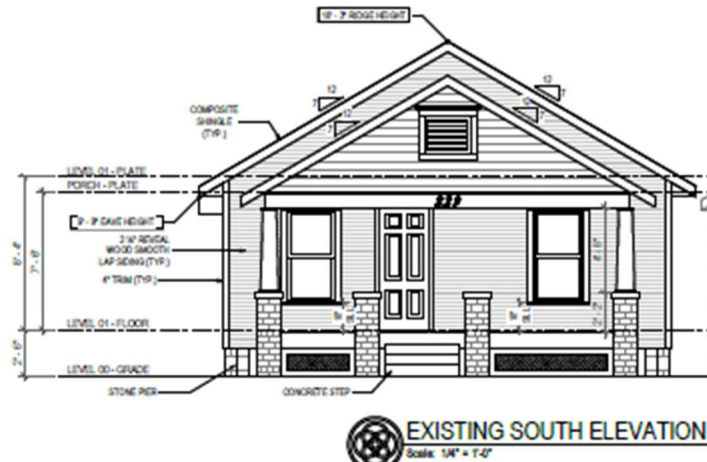
ITEM A9
HPO File #: HP2026_0282

October 8, 2026

229 W 16th Street
Houston Heights West

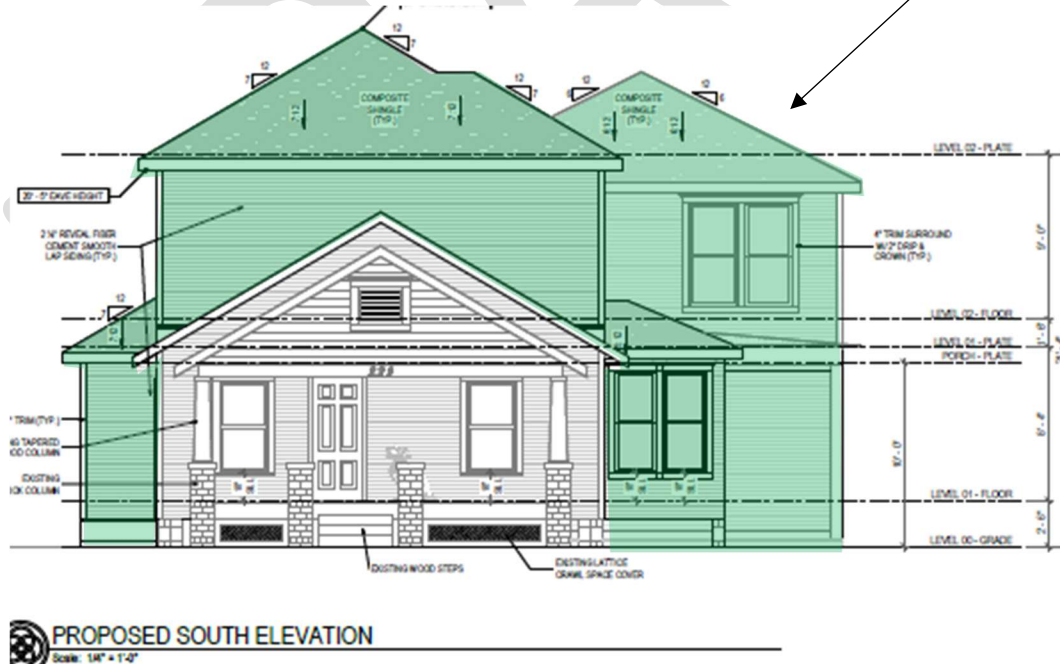
FRONT (SOUTH) ELEVATIONS

EXISTING



Garage part of a separate COA application

PROPOSED





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ITEM A9
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October 8, 2026

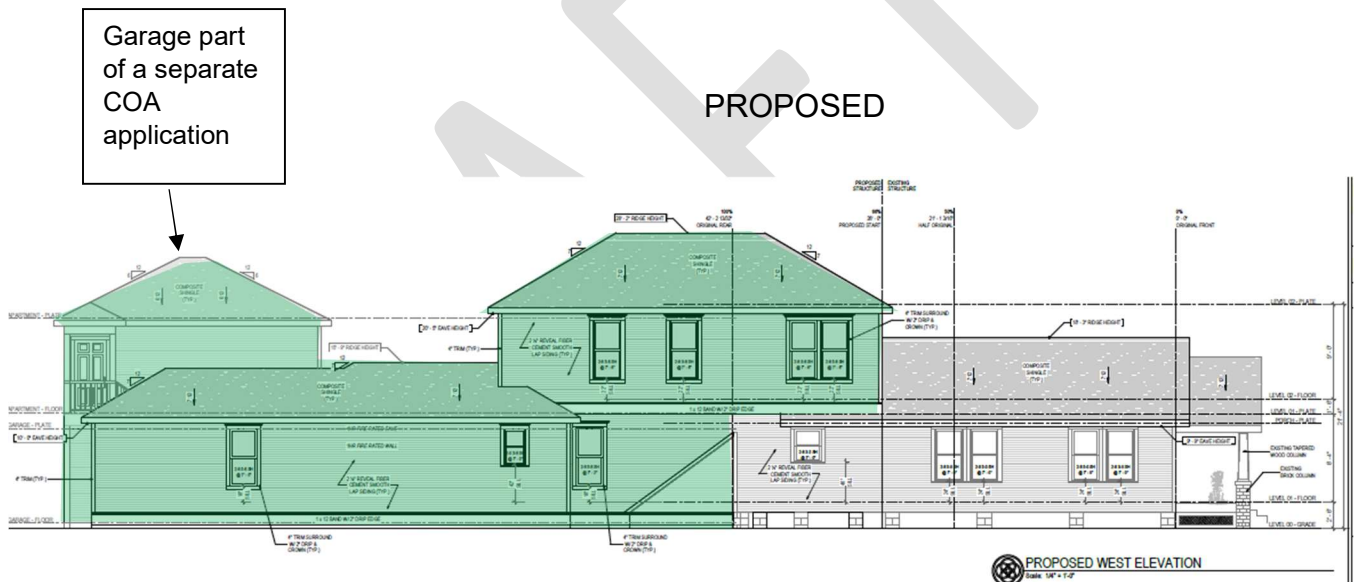
229 W 16th Street
Houston Heights West

LEFT (WEST) ELEVATION

EXISTING



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ITEM A9
HPO File #: HP2026_0282

October 8, 2026

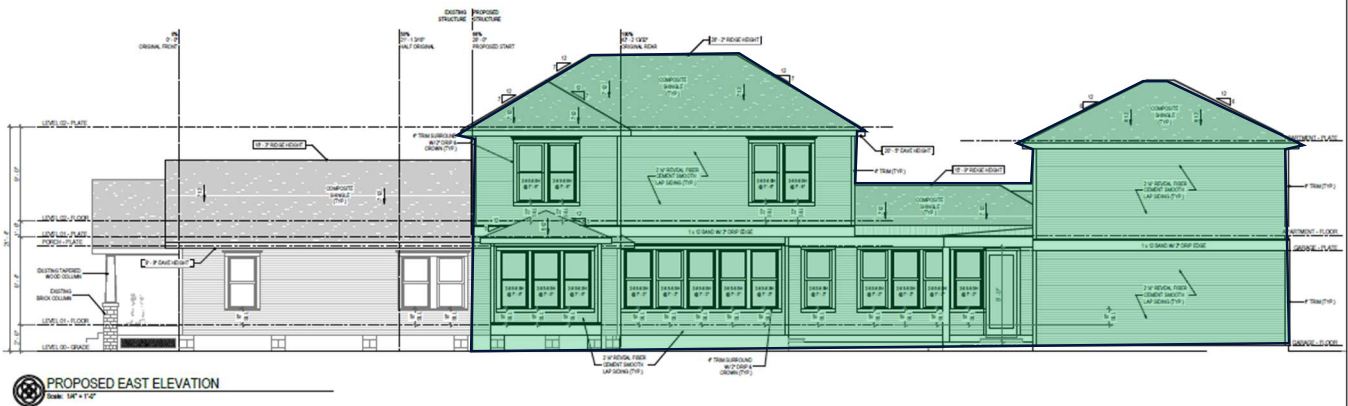
229 W 16th Street
Houston Heights West

RIGHT (EAST) ELEVATIONS

EXISTING



PROPOSED





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ITEM A9
HPO File #: HP2026_0282

October 8, 2026

229 W 16th Street
Houston Heights West

REAR (NORTH) ELEVATION

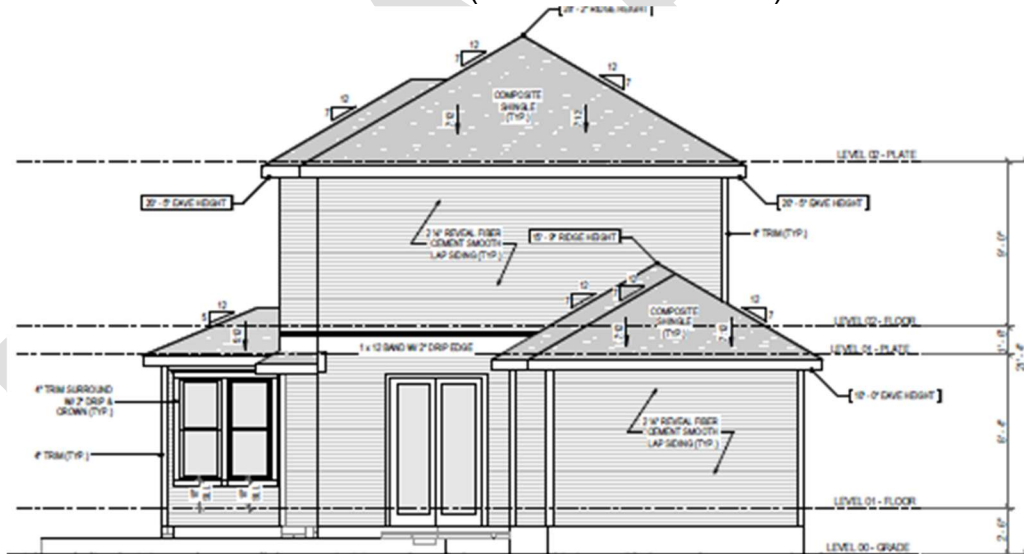
EXISTING



EXISTING NORTH ELEVATION

Scale: 1/4\"/>

PROPOSED (WITHOUT GARAGE)



PROPOSED NORTH ELEVATION

Scale: 1/4\"/>



CERTIFICATE OF APPROPRIATENESS

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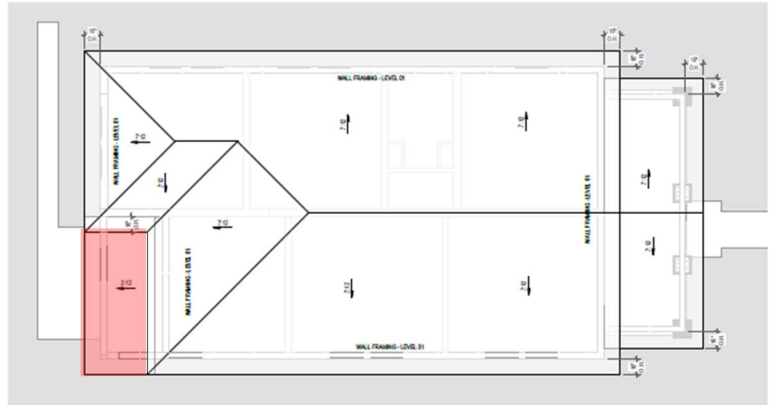
ITEM A9
HPO File #: HP2026_0282

October 8, 2026

229 W 16th Street
Houston Heights West

ROOF PLAN

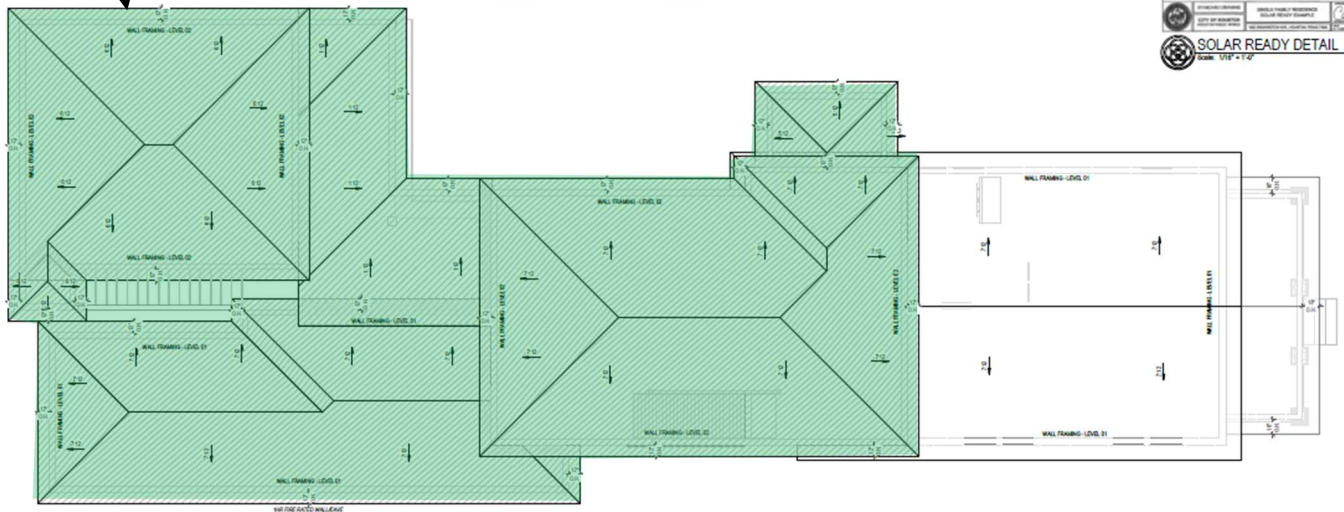
EXISTING



EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"

Garage part
of a separate
COA
application

PROPOSED





ITEM A9
HPO File #: HP2026_0282

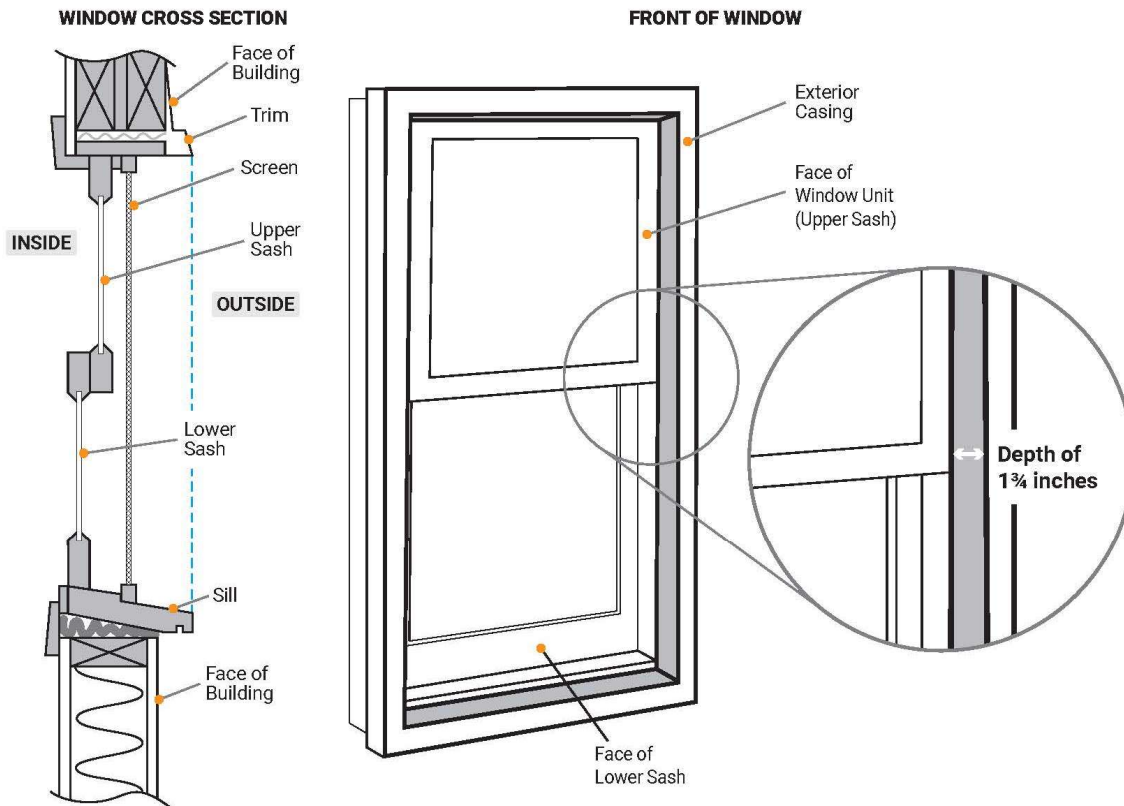
October 8, 2026

229 W 16th Street
Houston Heights West

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