

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** Oct. 9, 2023

**Applicant:** Alia Anda, agent for, Albert Martinez, owner

**Property:** 528 Columbia Street, Lot 19, Block 286, Houston Heights Neighborhood Subdivision. The property includes a historic 1,320 square foot, one-story wood single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Craftsman style residence, constructed circa 1915, located in the Houston Heights South Historic District.

**Proposal:** Alteration: Rear Addition

- Two-story rear addition totaling 1,584 sq. ft.
  - First floor 471 sq. ft.
  - Second floor 1,123
- Max ridge height of 29' 5" with 5:12 roof pitch and composition shingles
  - Original structure ridge height at 22' 10" with 8:12 roof pitch
- Mix of fixed and SH vinyl windows, inset & recessed, and mix of single lite and 1-over-1 lite pattern
- Smooth, cementitious siding with a 4" reveal

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

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: Differentiate the max ridge height of original structure and the proposed addition ridge and place a fascia board over the exposed rafter tails on the front elevation of the rear addition.

**HAHC Action:** -

**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:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
|                                     |                                     |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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; |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; <b>The alteration to the original roof past its max ridge height impairs its essential form</b>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (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**

- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. <b>The alteration to the original roof past its max ridge height impairs its essential form</b> |
|--------------------------|-------------------------------------|--------------------------|---|

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

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

     Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,791

Remaining Amount: 849

     Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,904

Remaining Amount: 0

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

North Side Wall Length: 44' 1"

North Inset Length: 11' 10-3/4"

Inset on North side: 4' 8"

Offset on South side: 8' 8" offset (original right rear corner lost due to earlier alteration)

Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	<b>REMAINING</b>	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
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

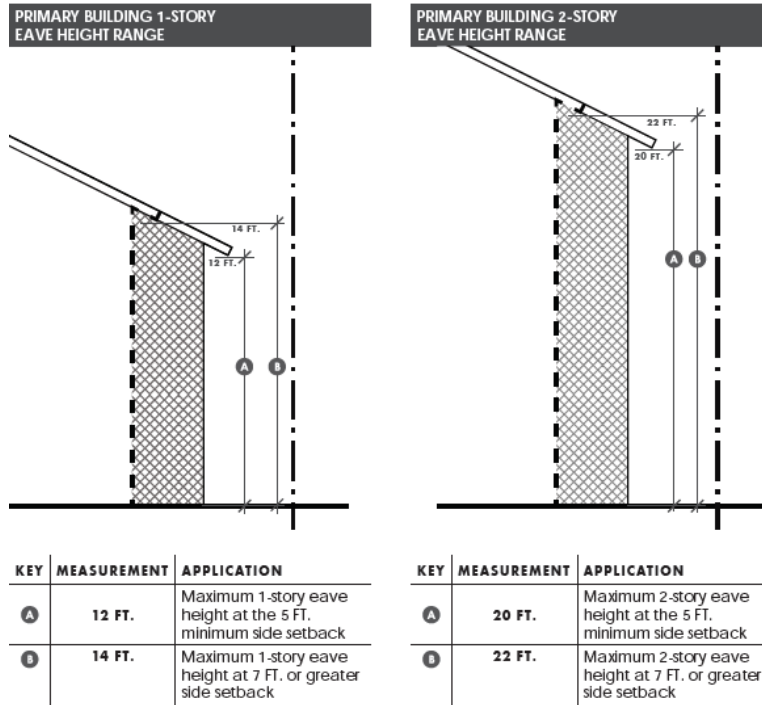
Note: This diagram shows just one example of a side setback configuration.

Proposed North side setback (1): 7' 2"

Proposed South side setback (2): 8' 11"

Cumulative side setback: 16' 1"

Eave Height (Addition and New Construction)



Proposed eave height: 22' at minimum 7' 2" side setback

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 73' 6"

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: 10' 7"

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

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

Proposed finished floor: 3'

Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

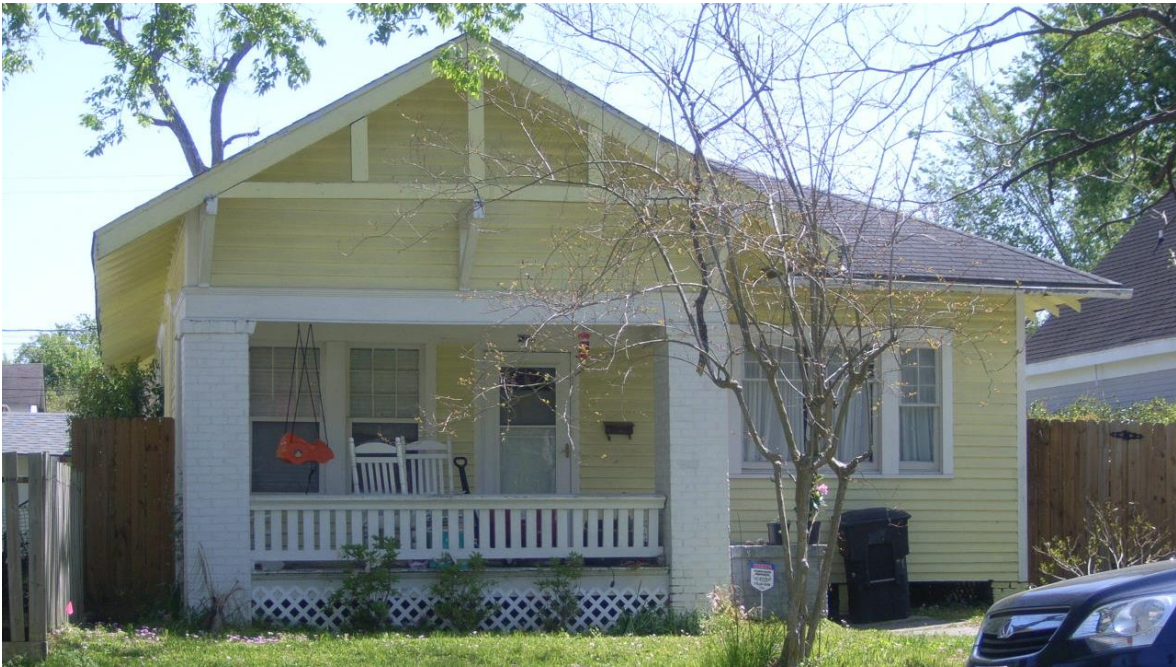
The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth

District Map



**Inventory Photo**



**Current Photo Provided By Applicant**



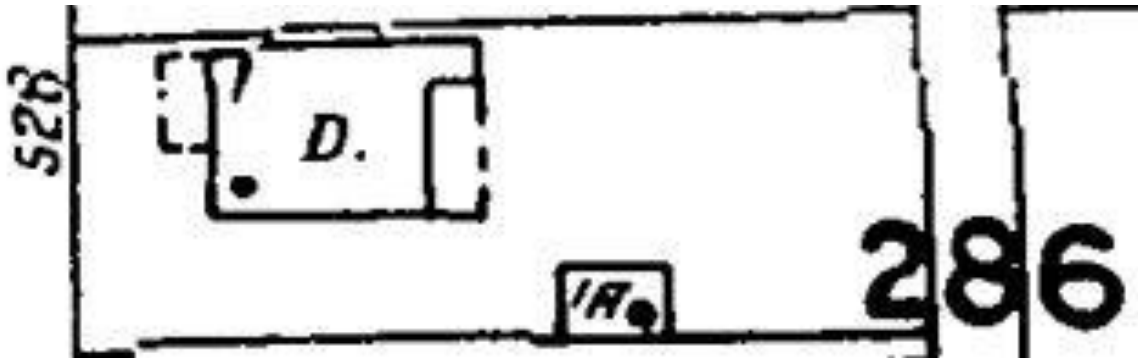


**Current Photos Provided By Applicant**

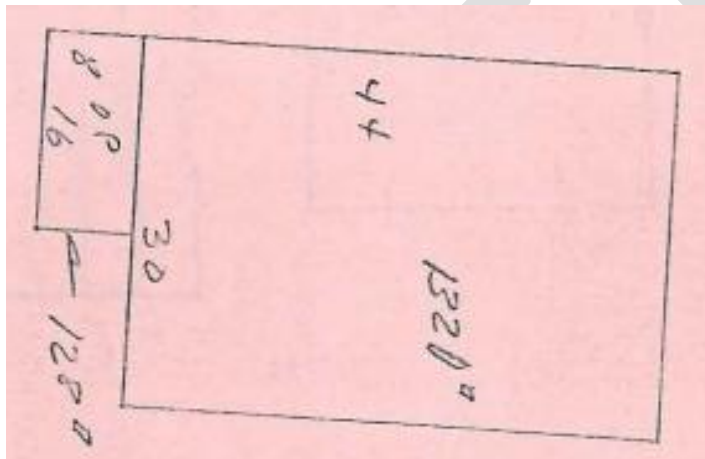


**Left (North)  
Elevation  
Looking From  
Rear of the Lot**

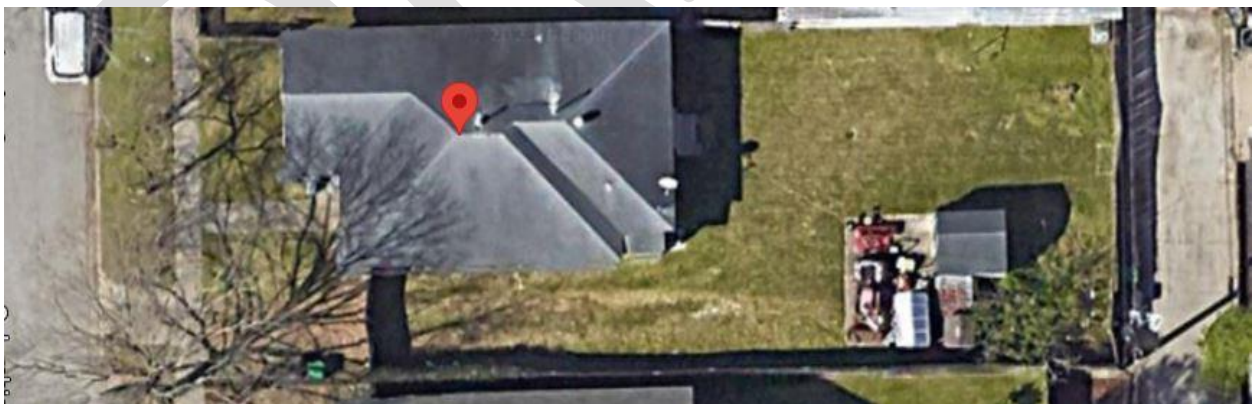
Sanborn



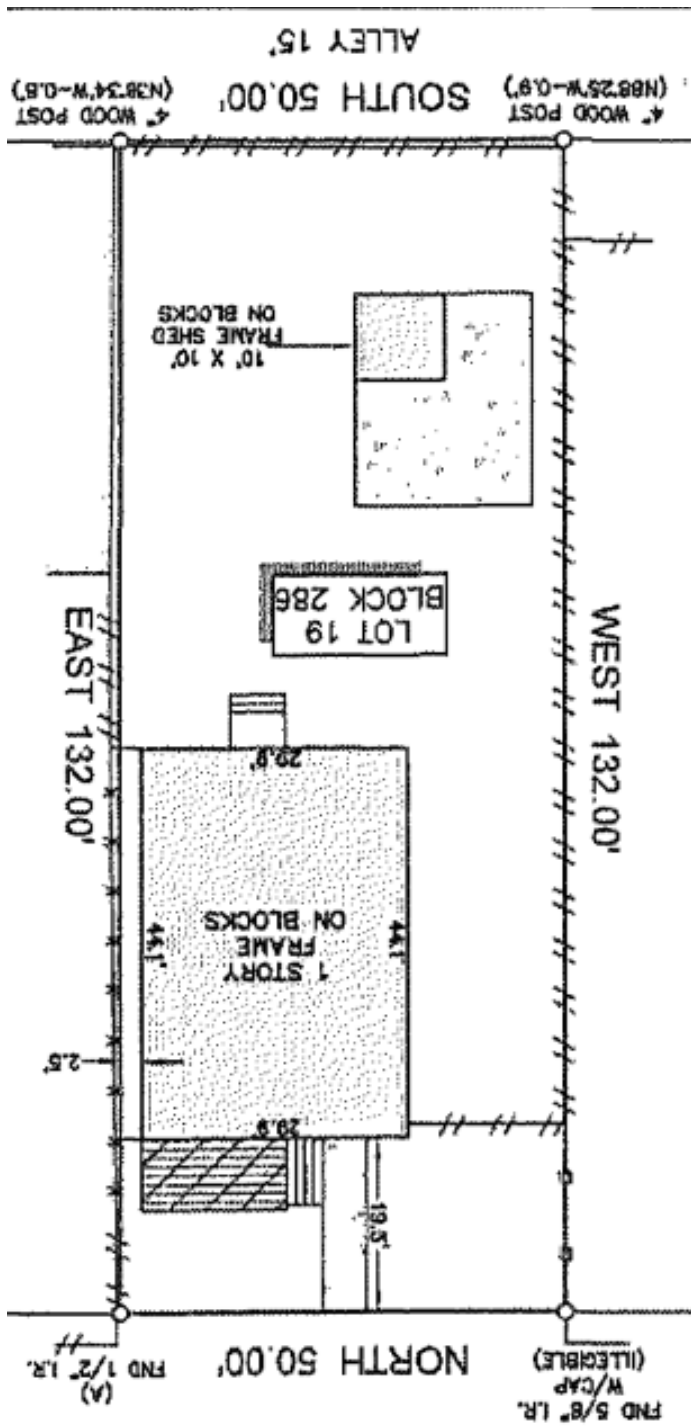
Harris County Building Land Assessment Survey – Feb. 8, 1968



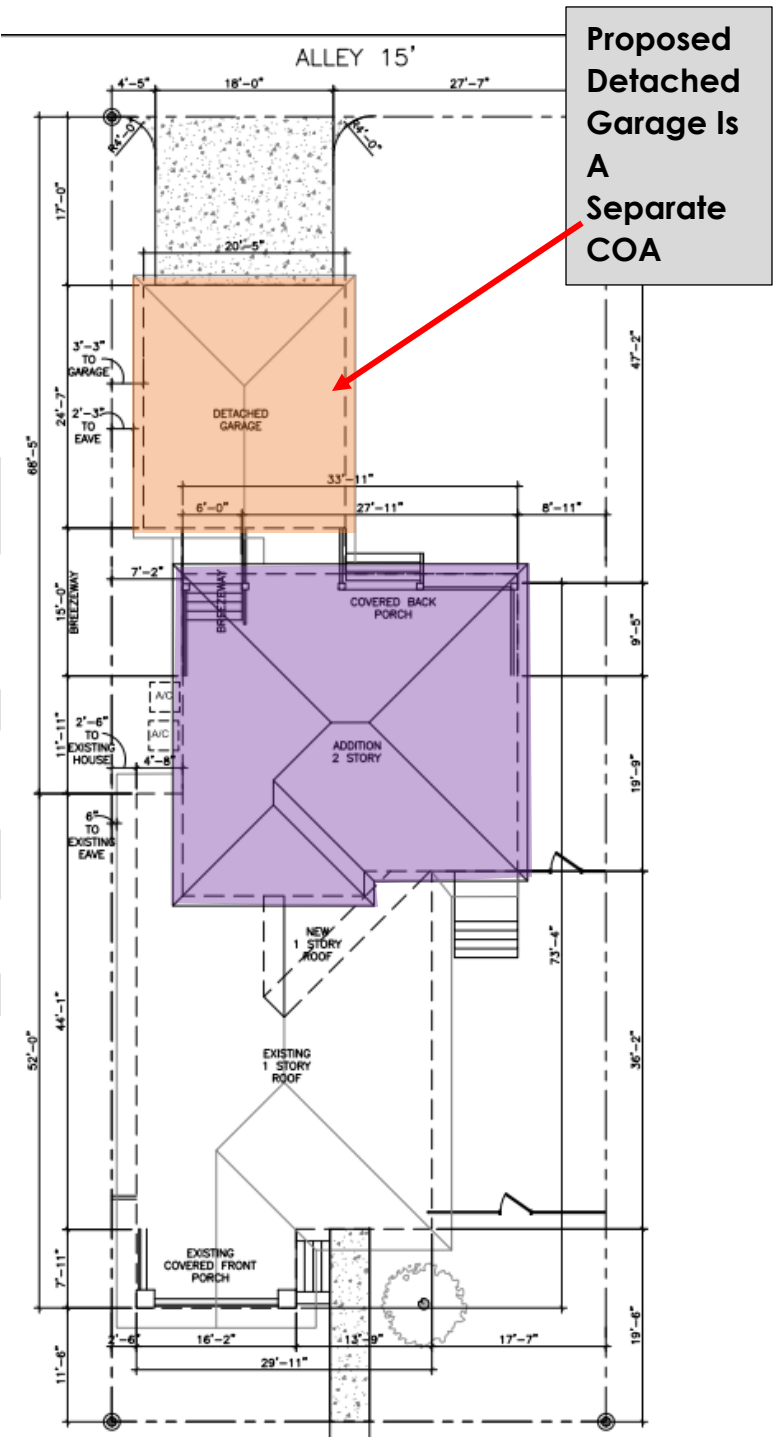
Google Aerial Image



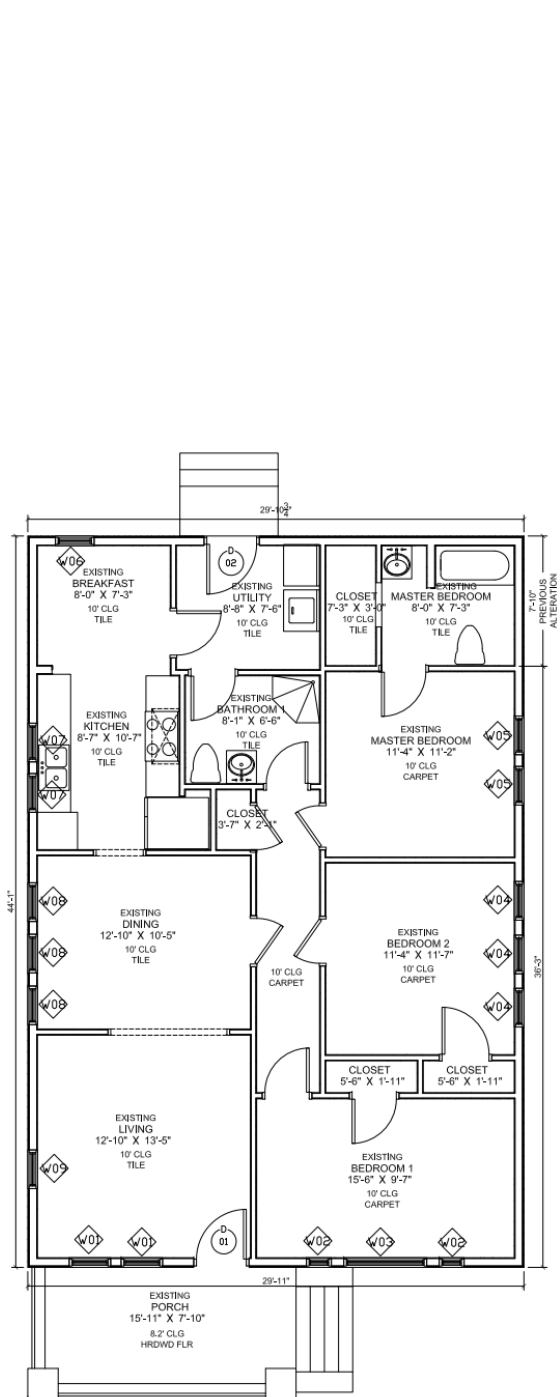
Existing Site Plan



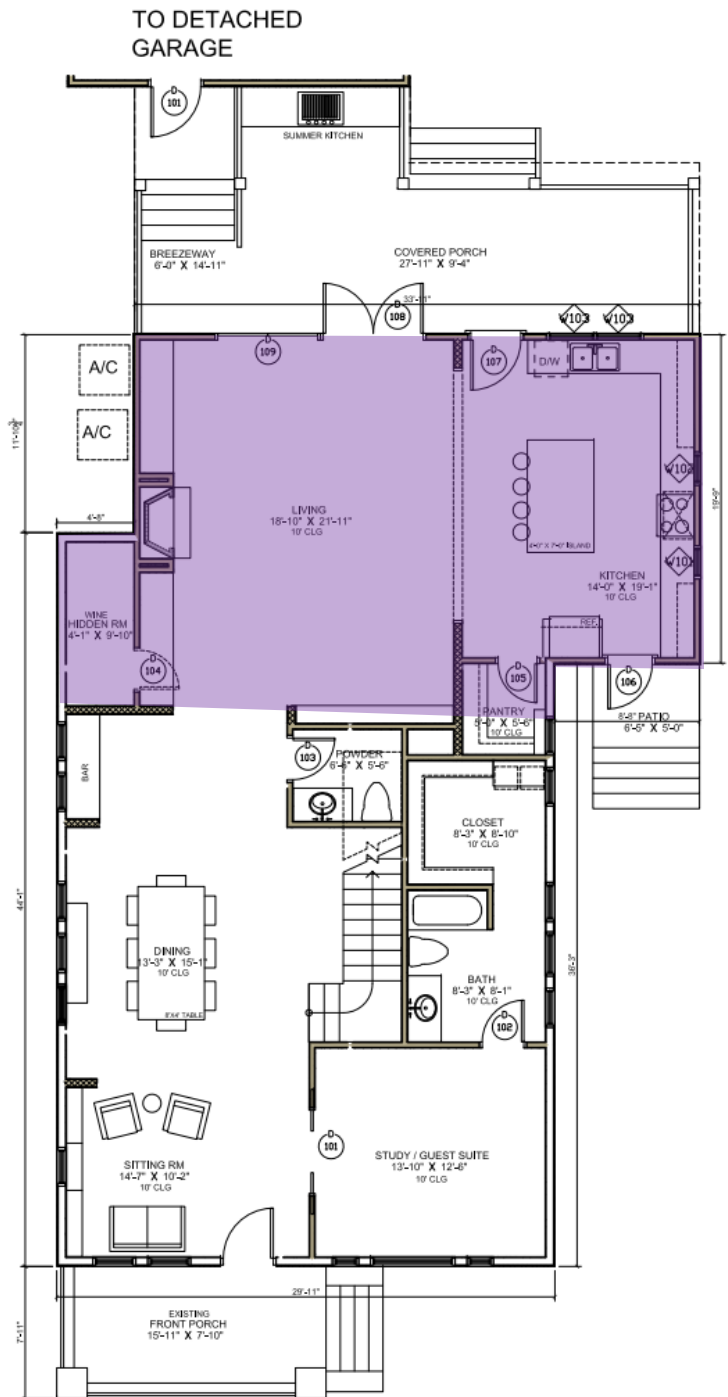
Proposed Site Plan



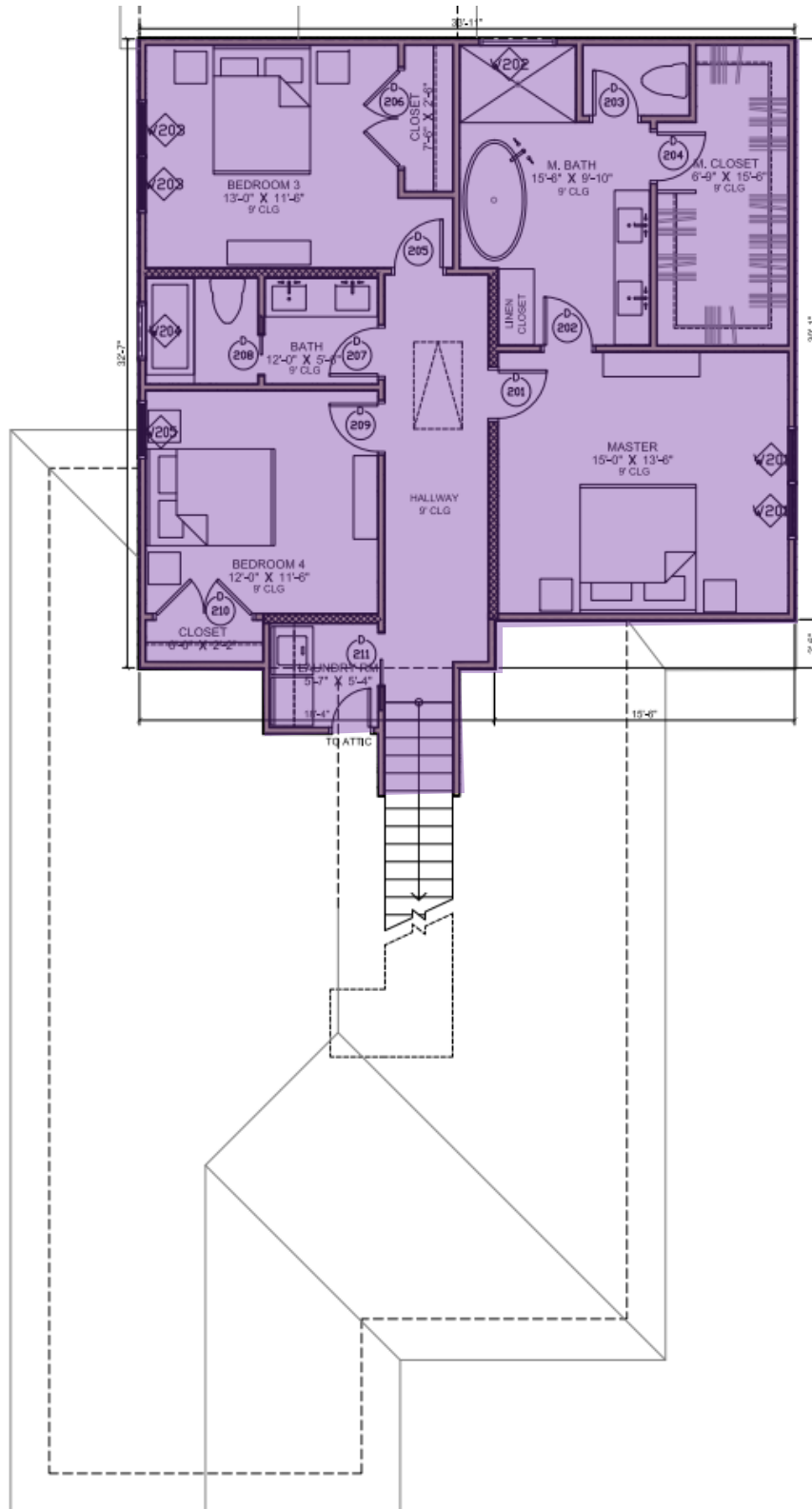
Existing First Floor Plan



Proposed First Floor Plan



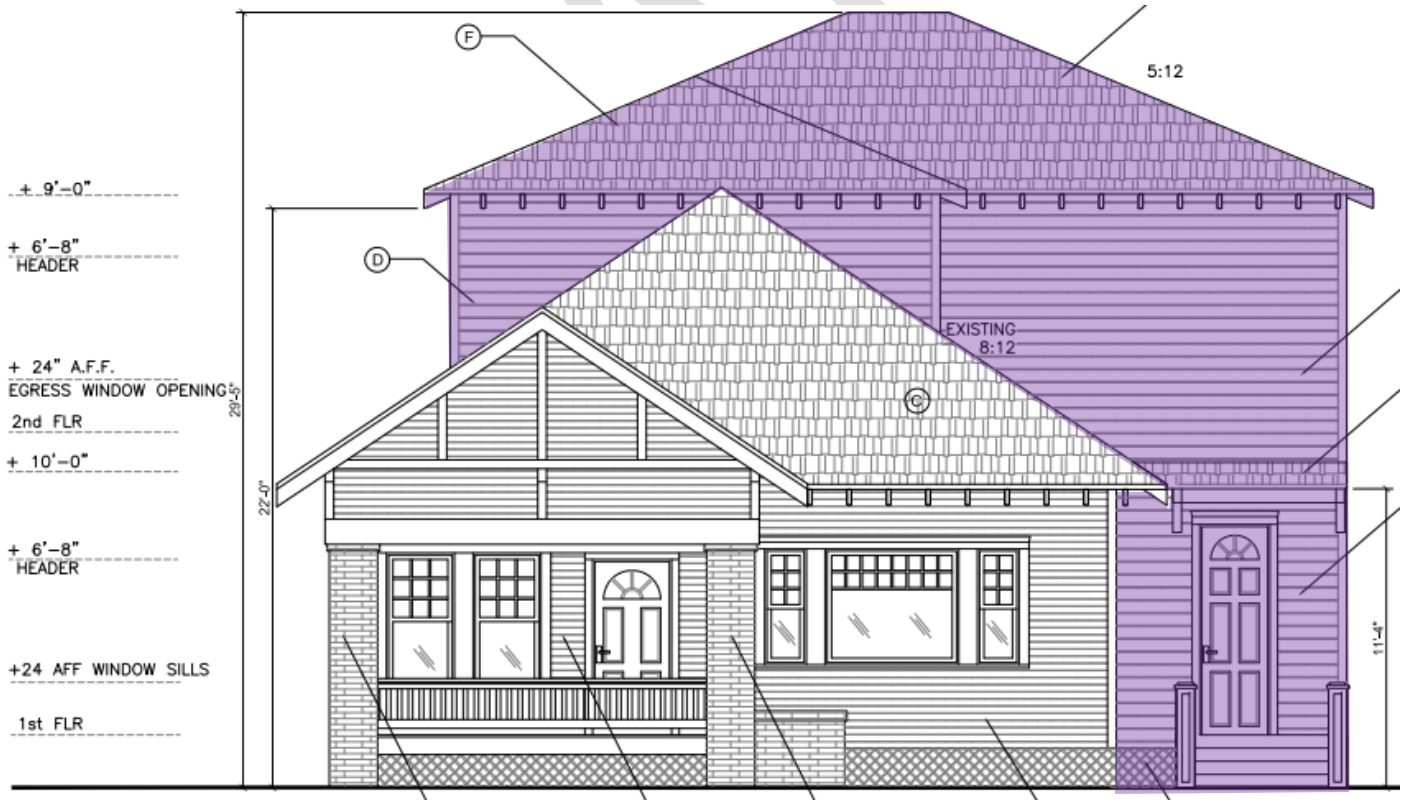
Proposed Second Floor Plan



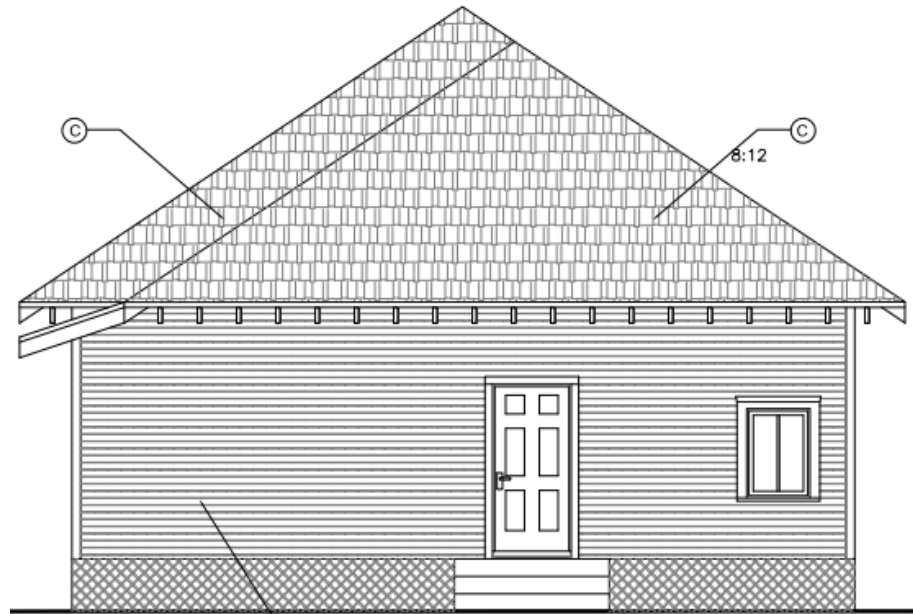
Existing Front (West) Elevation



Proposed Front (West) Elevation



Existing (East) Elevation



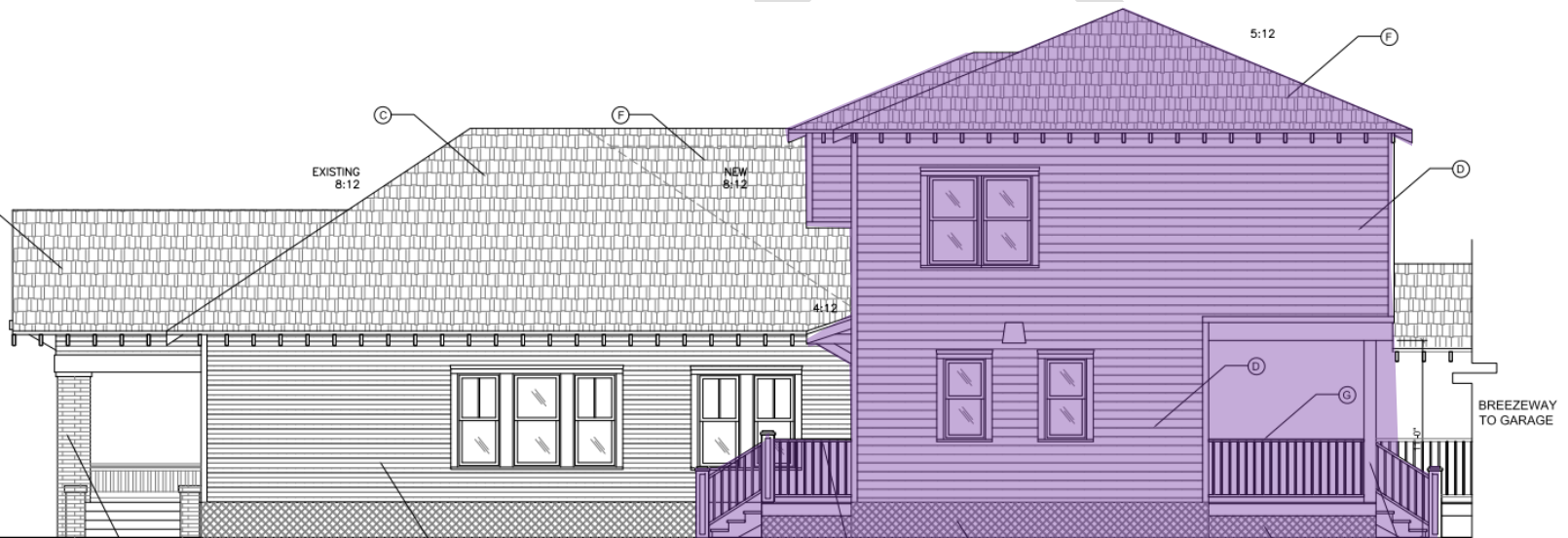
Proposed (East) Elevation



Existing Right (South) Elevation



Proposed Right (South) Elevation





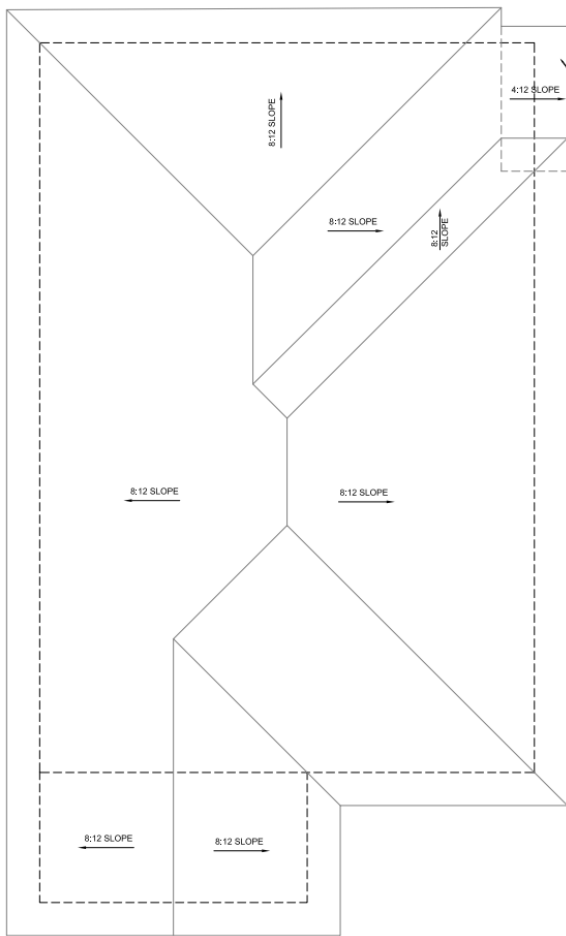
Existing Left (North) Elevation



Proposed Left (North) Elevation



Existing Roof Plan



Proposed Roof Plan

