

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 11, 2025

**Applicant:** Mark Santa Maria, Owner

**Property:** 502 Heights Boulevard, Lot 9, Block 276, Houston Heights Subdivision. The property includes a historic 1,000 square foot, single family, wood framed one-story residence situated on a 7,500 square foot (50' x 150') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1930, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Addition

The applicant proposes to:

- Construct an interior remodel.
- Convert and construct the existing screened porch into conditioned space.
- Re-roof the existing covered walkway to detached garage.
- The conditioned space will be enclosed with operable windows.
- Replace damaged front door, to match existing light pattern and style of door.
- New porch area to be screened.
- Remove existing windows at the existing den (at the wall to be demolished) and reuse at the proposed new den and kitchen (rear at north elevation).
- Re-roof the existing garage.
- Repair covered balcony and canopy at existing garage.
- Install a sheet metal cap at existing chimney.

See enclosed detailed project description and application materials for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**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:

- 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.

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

Maximum Lot Coverage (Addition and New Construction)

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

Existing Lot Size: 7,500 sq ft

Proposed Lot Coverage:

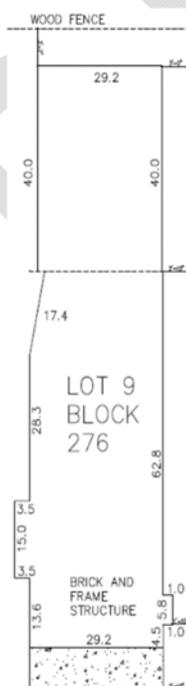
Maximum Allowable:

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.

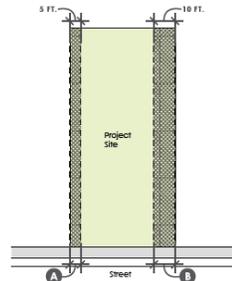
Required:



S D NA

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

Side Setbacks (Addition and New Construction)



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

KEY	MEASUREMENT	APPLICATION
A	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
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed North (side) setback (1):

Required:

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 7,500 sq ft

Proposed FAR:

Maximum Allowable:

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

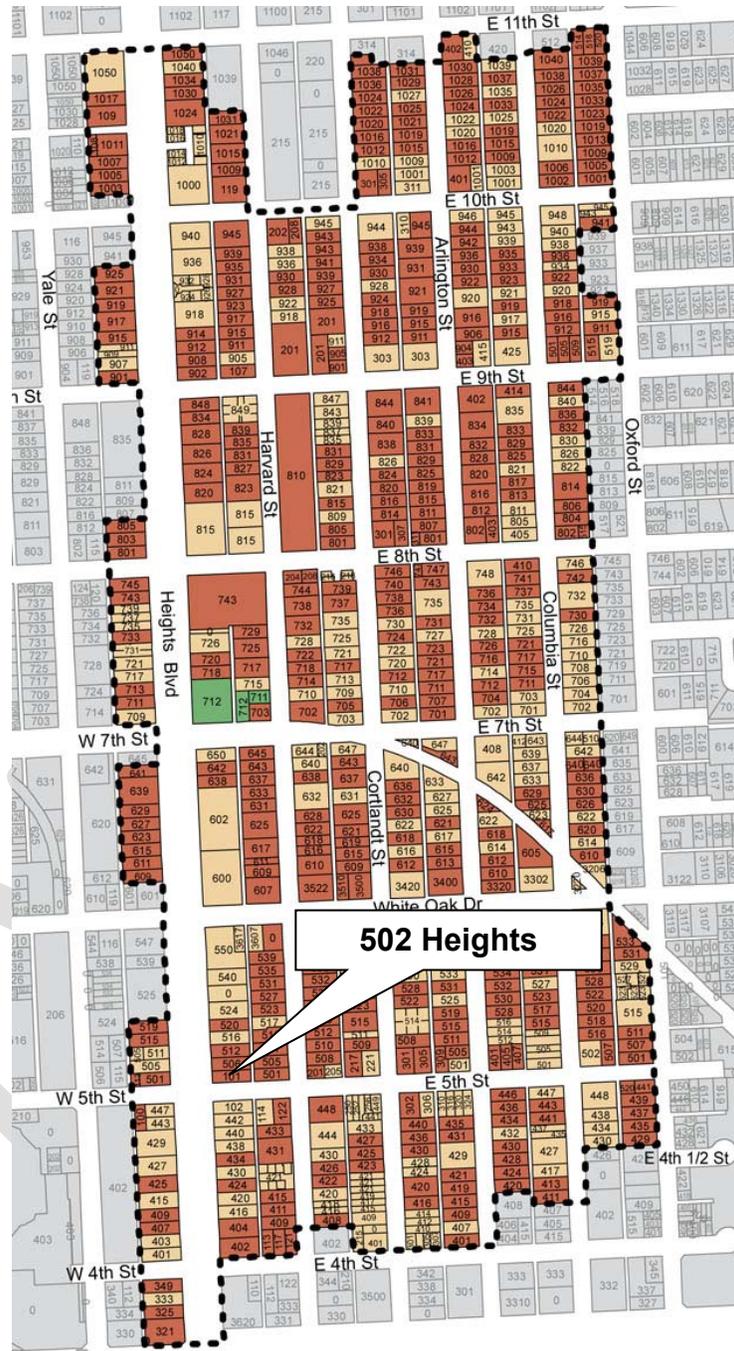
Max Allowable Without Inset:

Inset Depth Requirement:

Inset Length Requirement:



PROPERTY LOCATION  
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



**EAST ELEVATION**

**EXISTING**



**PROPOSED**

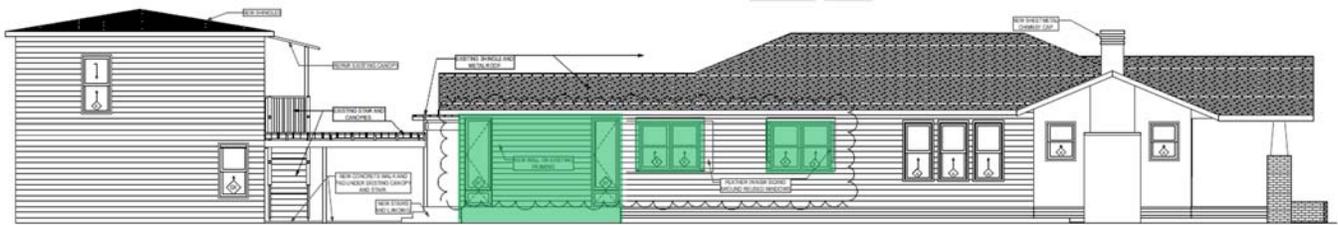


**NORTH SIDE ELEVATION**

**EXISTING**

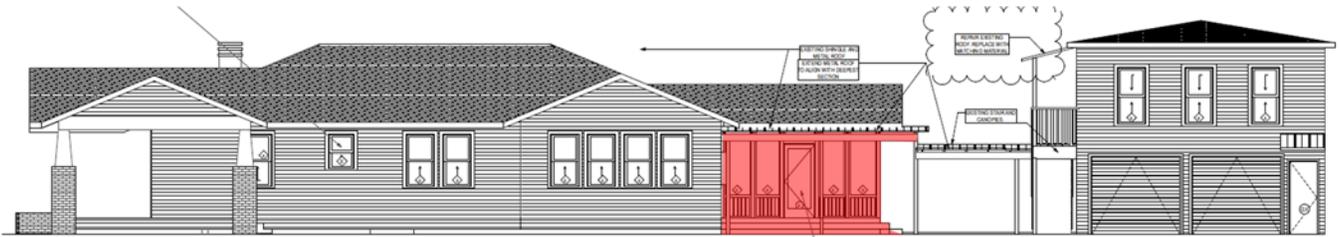


**PROPOSED**

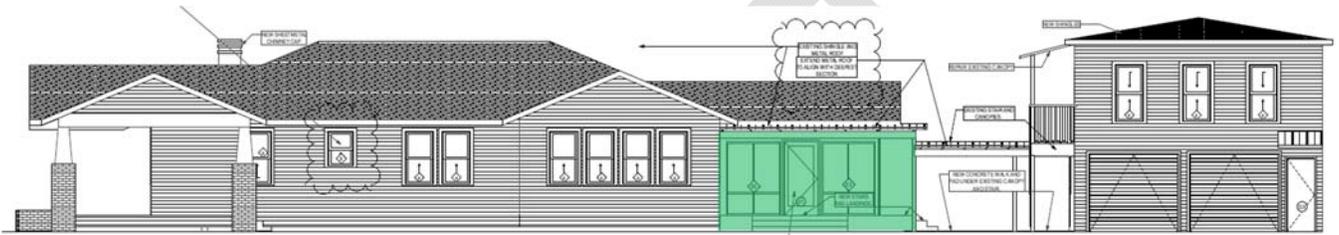


**SOUTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



DRAFT

**WEST (FRONT) ELEVATION**

EXISTING



C5 Existing West Elevation  
SCALE 1/4" = 1'-0"

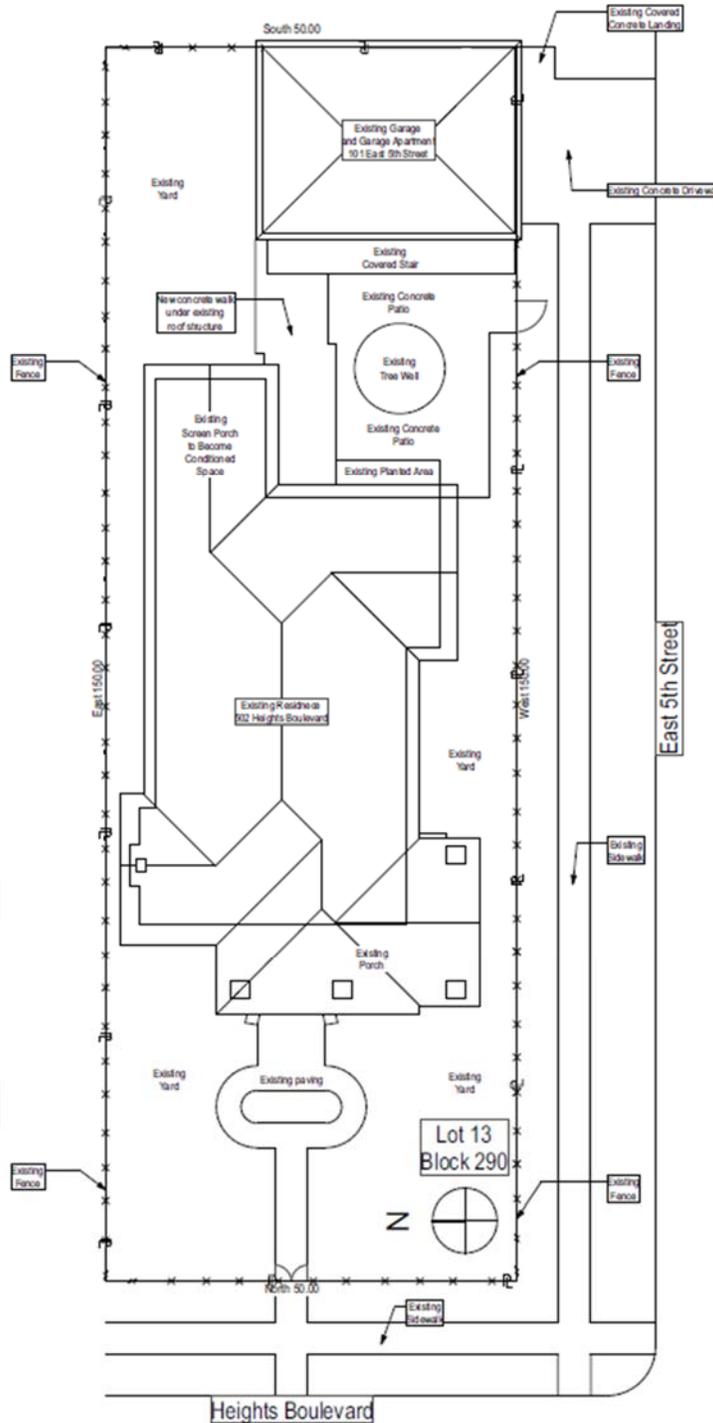
PROPOSED



West Elevation



### SITE PLAN EXISTING AND PROPOSED

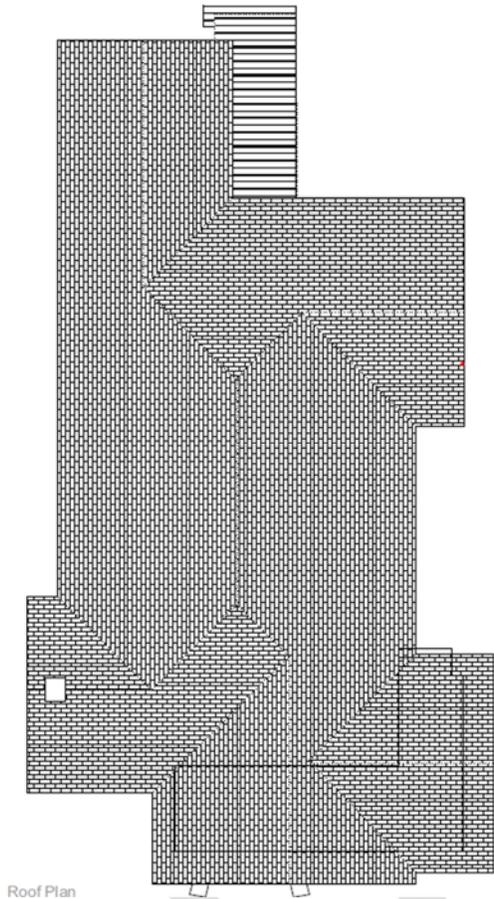




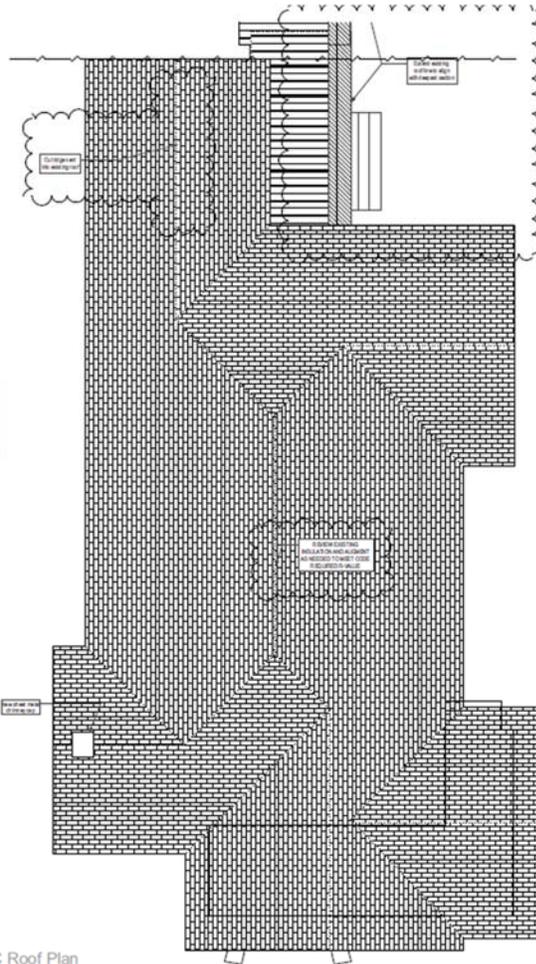
ROOF PLAN

EXISTING

PROPOSED



Roof Plan



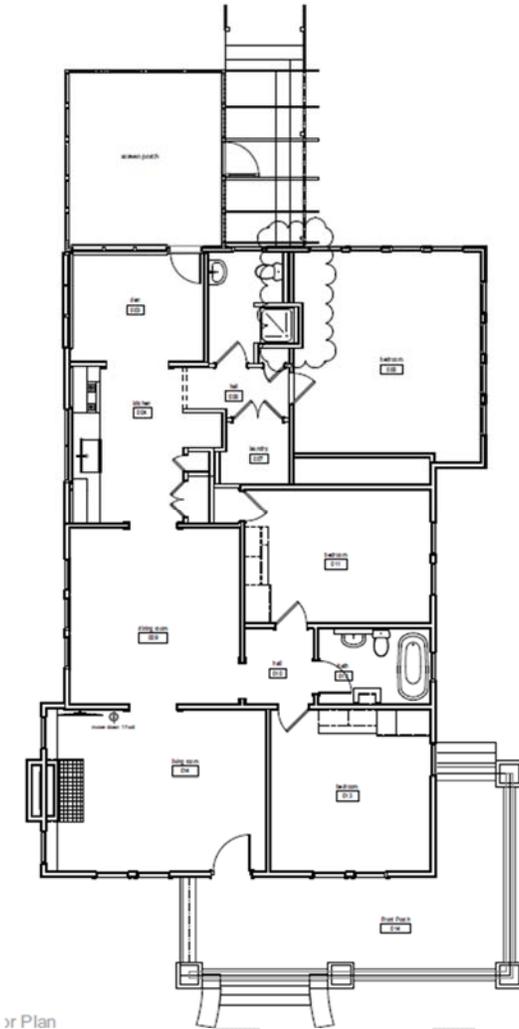
: Roof Plan



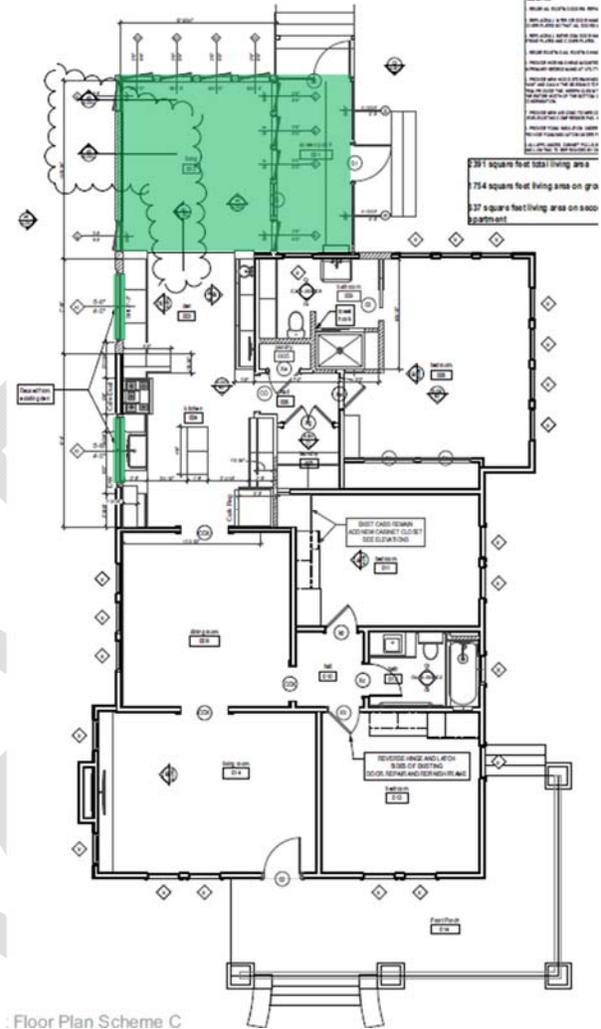
### FIRST FLOOR PLAN

EXISTING

PROPOSED



or Plan



Floor Plan Scheme C