



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM E11**  
HPO File #: HP2026\_0214

August 13, 2026

1624 Heights Boulevard  
Houston Heights East

**Applicant:** Fabian Duran, agent for Steven Burbridge, owner

**Property:** 1624 Heights Boulevard, Lot 18, Tract 17A, Block 117, Houston Heights. The property is a 2,078 square foot two-story wood single-family residence with a detached garage situated on a 11,250 square foot (75' x 150') interior lot.

**Significance:** Contributing Foursquare Craftsman style property constructed circa 1921, located in the Houston Heights East Historic District.

**Proposal:** New Construction – Garage or Carport

The applicant proposes to construct a two-story 1,742 SF rear addition (not the scope of this project; HP2026\_0212) and add a 531 SF second-story garage apartment to an already existing one-story 531 SF non-contributing garage.

- Proposed 2<sup>nd</sup>-story ridge height: 23'-11 1/8"
- Proposed 2<sup>nd</sup>-story eave height: 17'-3 1/8"
- Roof: 6:12 with composition shingles (matches existing)
- Windows: wood recessed Marvin windows
- 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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## 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;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <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 maybe 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. |

### 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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## 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: 11,250  
Max Lot Coverage Allowed: .38 (38%) / 4,275 sq. ft.  
Proposed Lot Coverage / Coverage %: 1,913 = 17.00%

☒ ☐ ☐

### Maximum Floor Area Ratio (Addition and New Construction)

Existing Lot Size: 11,250  
Max FAR Allowed: .40 (40%) / 4,500 sq. ft.  
Proposed Lot Coverage / Coverage %: 3,826 = 34.01%

☒ ☐ ☐

### 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: 20'-2 1/2"  
Inset on left side: 0'-0"  
Inset on right side: 0'-0"

☒ ☐ ☐

### 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 (left) side: 35'-1 1/4"  
Proposed side setback (right) side: 13'-7 1/4"  
Cumulative side setback: 48'-8 1/2"

☒ ☐ ☐

### Eave Height (Addition and New Construction)

| 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: 17'-3 1/8"



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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: 77'-9 3/4"

☒ ☐ ☐ 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                                 |

Proposed finished floor: 12"

Proposed first floor plate height: 8'-1 1/8"

Proposed second floor plate height: 8'-1 1/8"

☒ ☐ ☐ 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: 26'-3 1/2"

☒ ☐ ☐ 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: 52'-0"

☒ ☐ ☐ 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 | 26 FT.                    | Maximum 2-story garage ridge height (for garage apartment) |

Proposed ridge height: 23'-11 1/8"



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## DISTRICT MAP







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## INVENTORY PHOTO



DRAFT





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## CURRENT PHOTO







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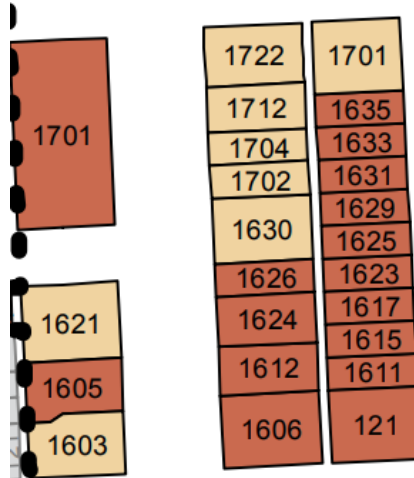
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## CONTEXT AREA



1612 Heights Blvd – Contributing – 2 STY



1626 Heights Blvd – Contributing – 1 STY



1621 Heights Blvd – Non-contributing – 2 STY



1606 Heights Blvd – Contributing – 2 STY







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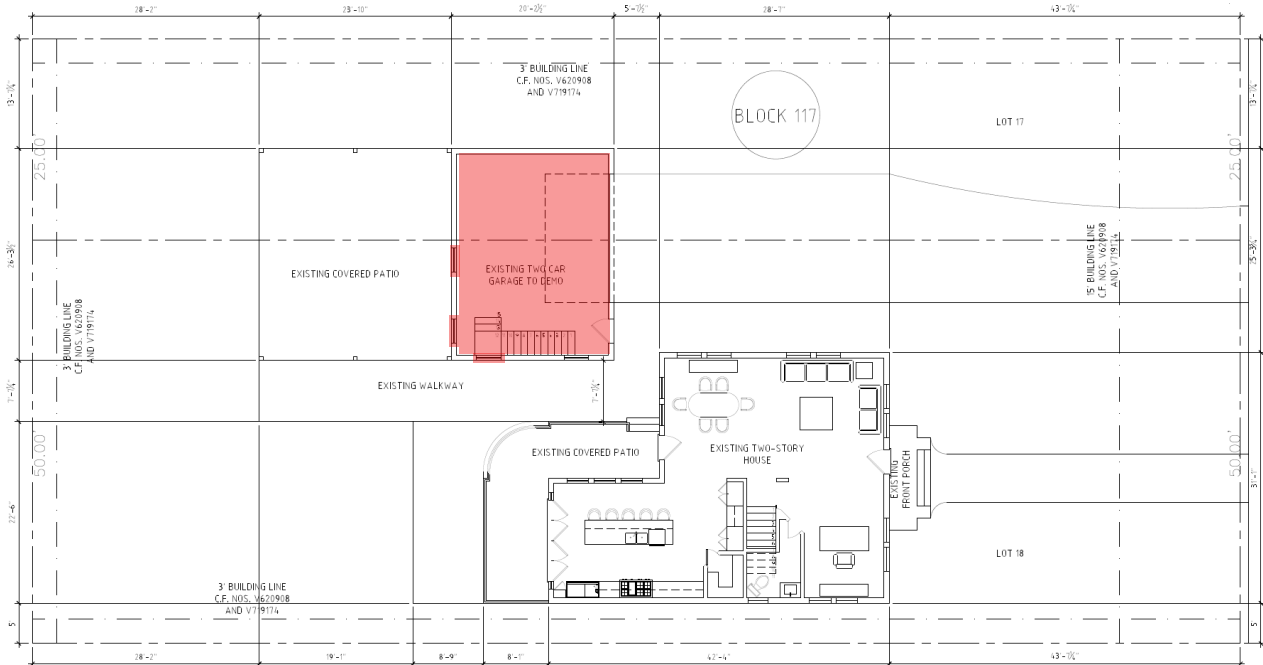
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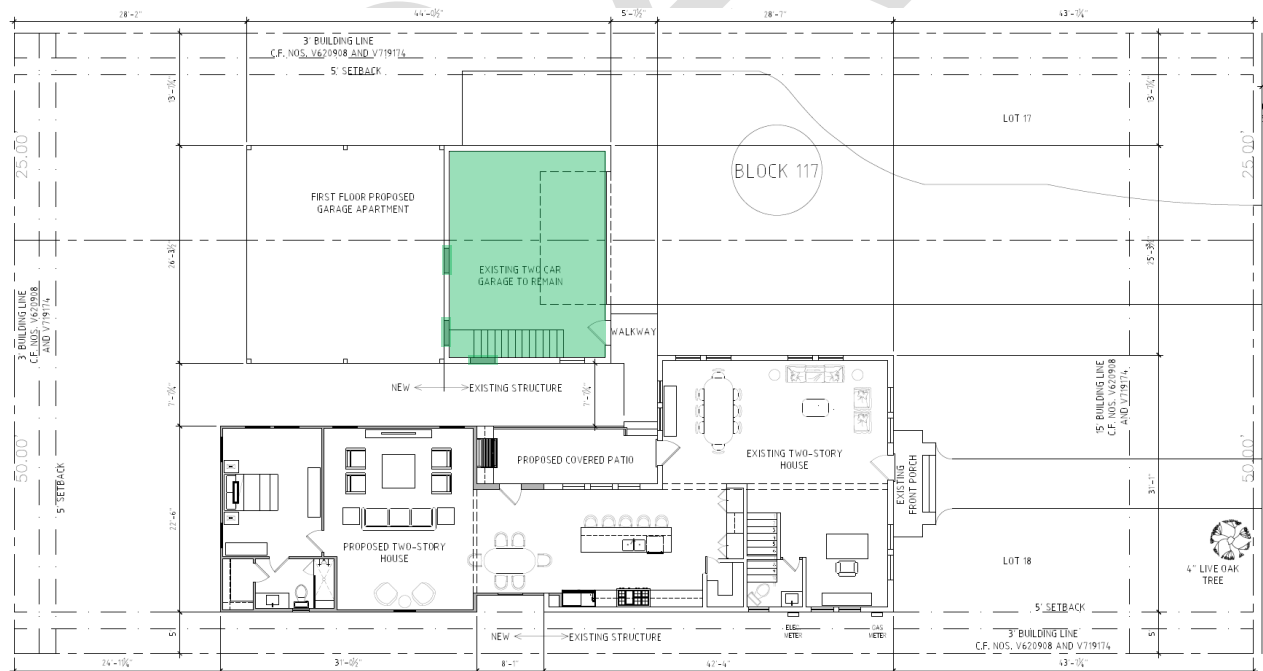
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## SITE PLAN



EXISTING



PROPOSED



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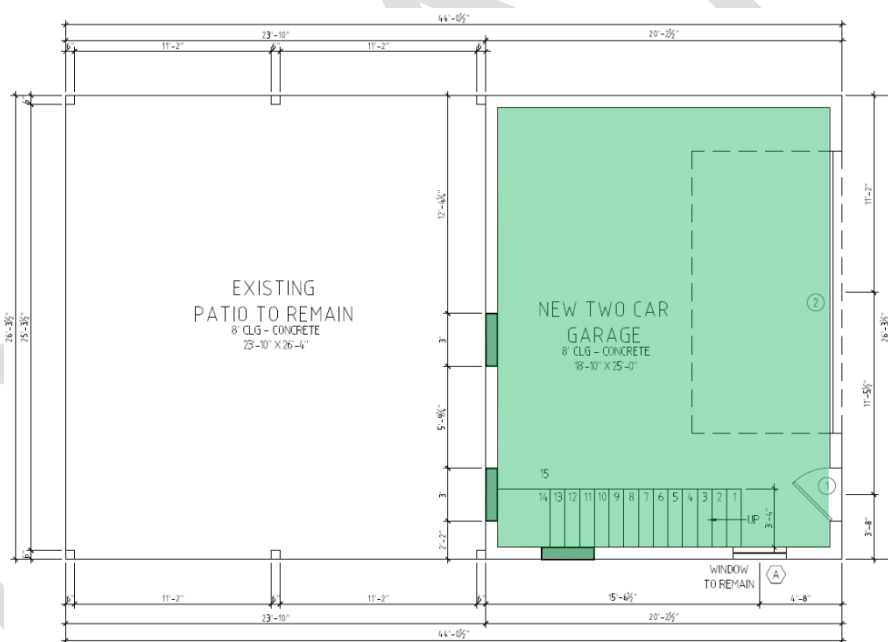
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## FIRST FLOOR PLAN



EXISTING



PROPOSED



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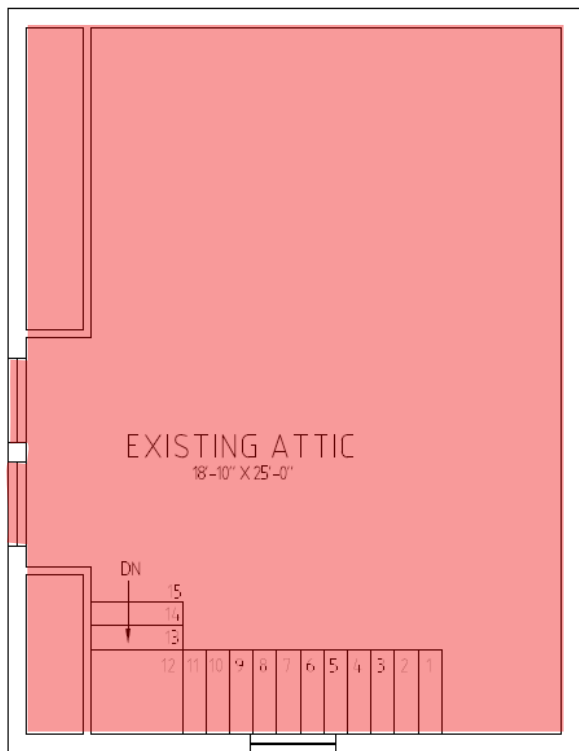
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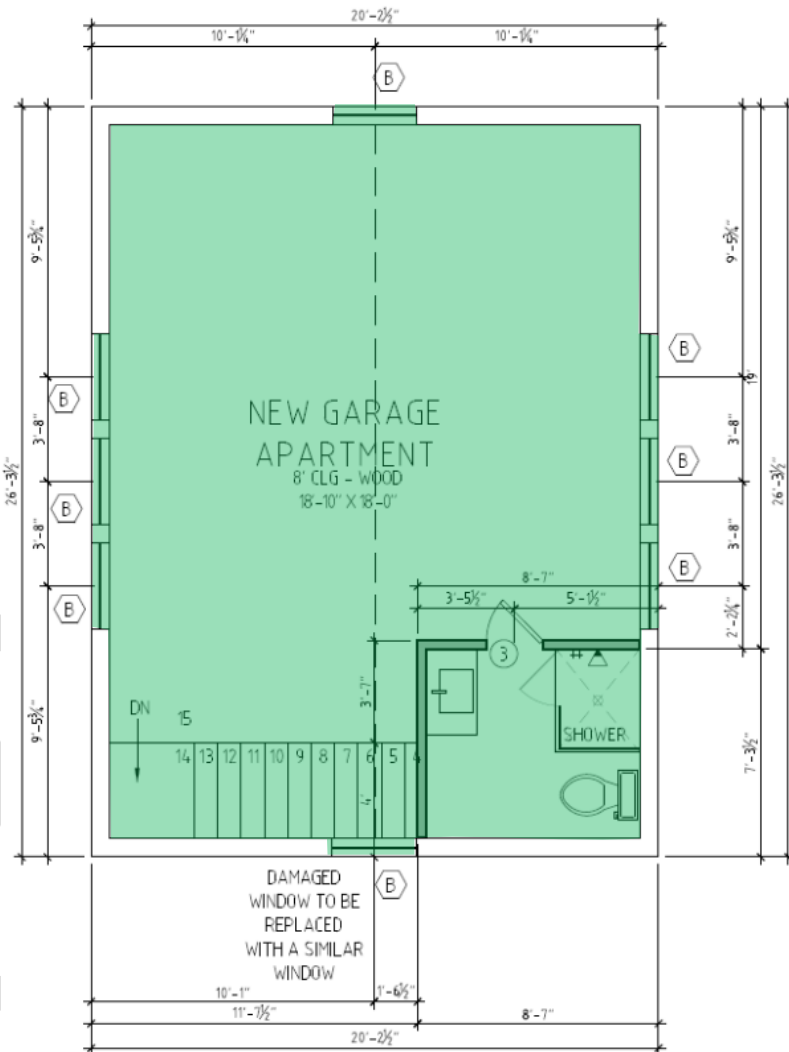
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## SECOND FLOOR PLANS



EXISTING



PROPOSED





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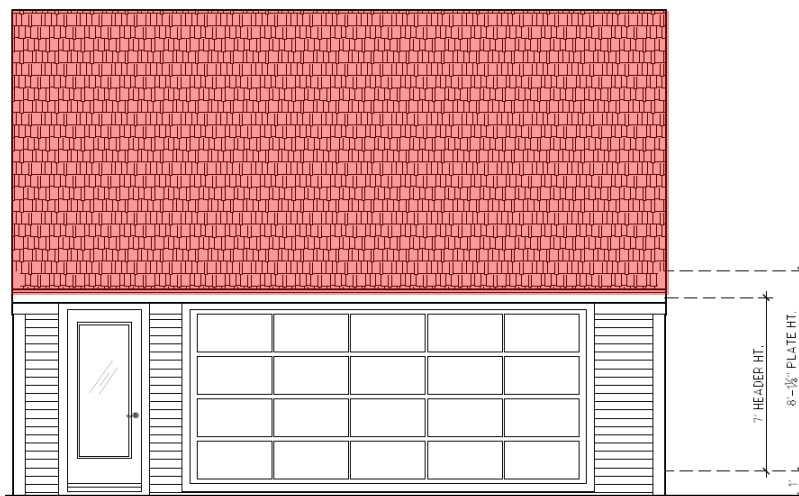
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## FRONT ELEVATIONS



EXISTING



PROPOSED



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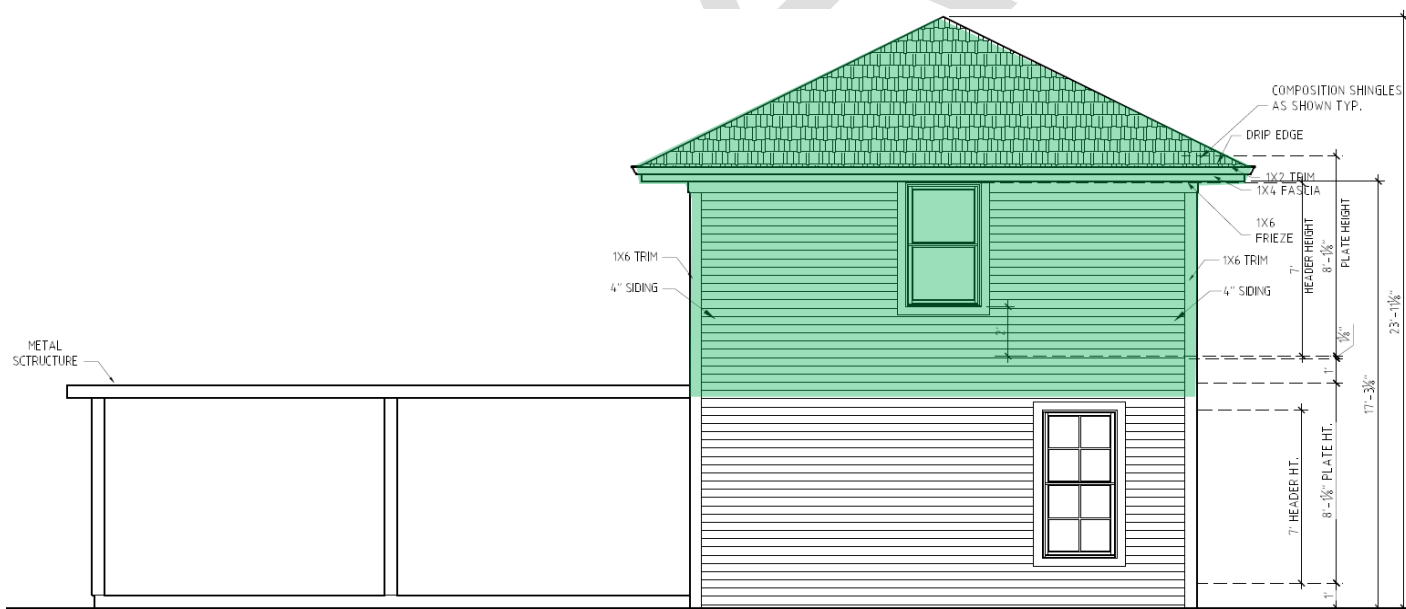
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## LEFT (WEST) ELEVATION



EXISTING



PROPOSED



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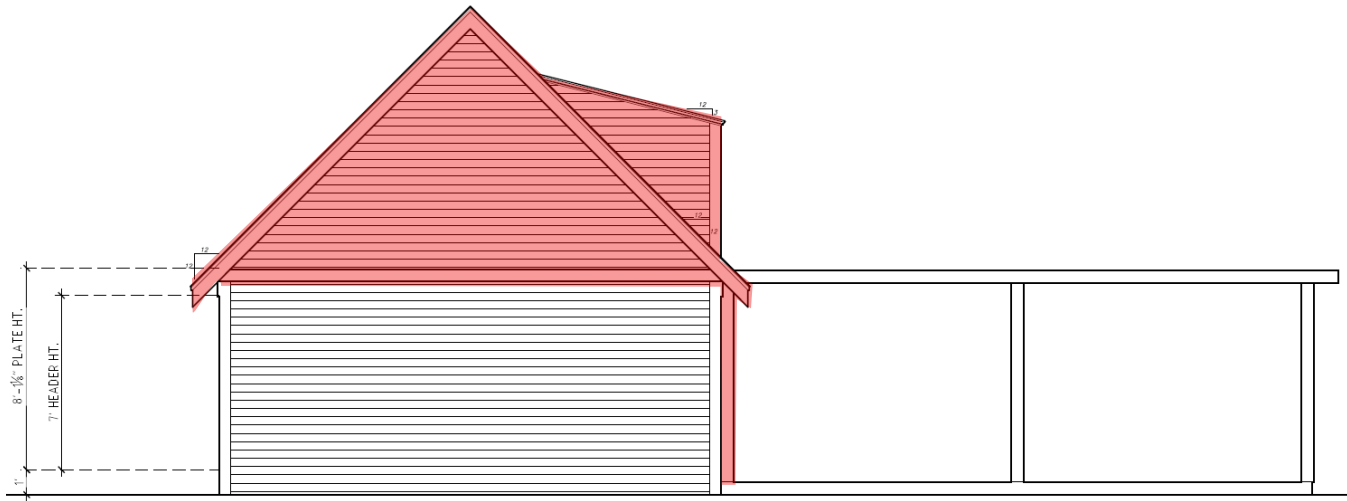
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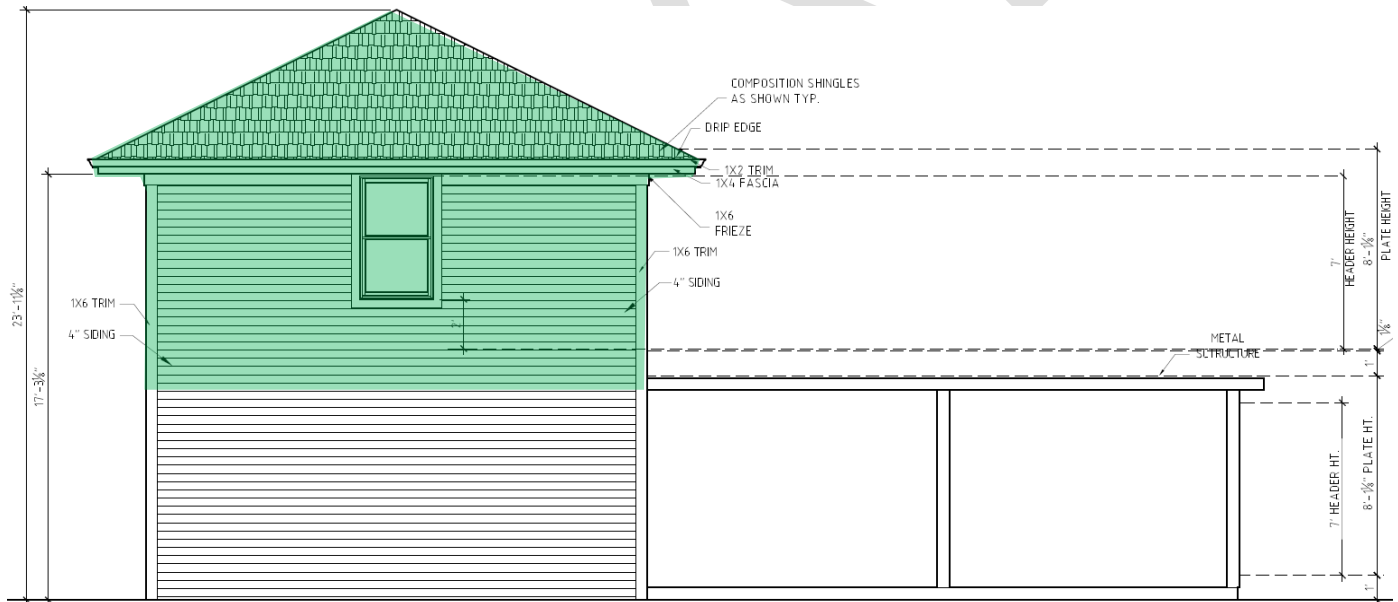
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## RIGHT (EAST) ELEVATIONS



EXISTING



PROPOSED



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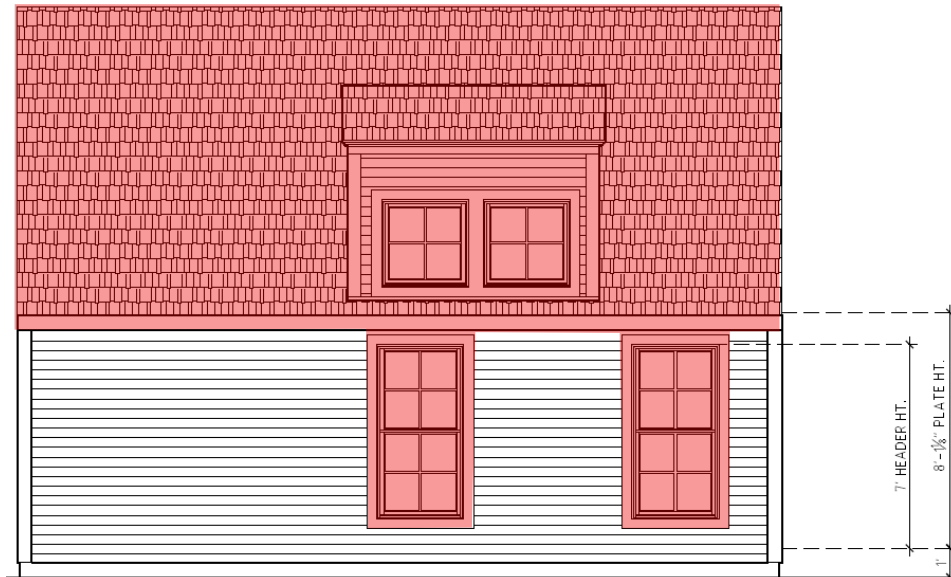
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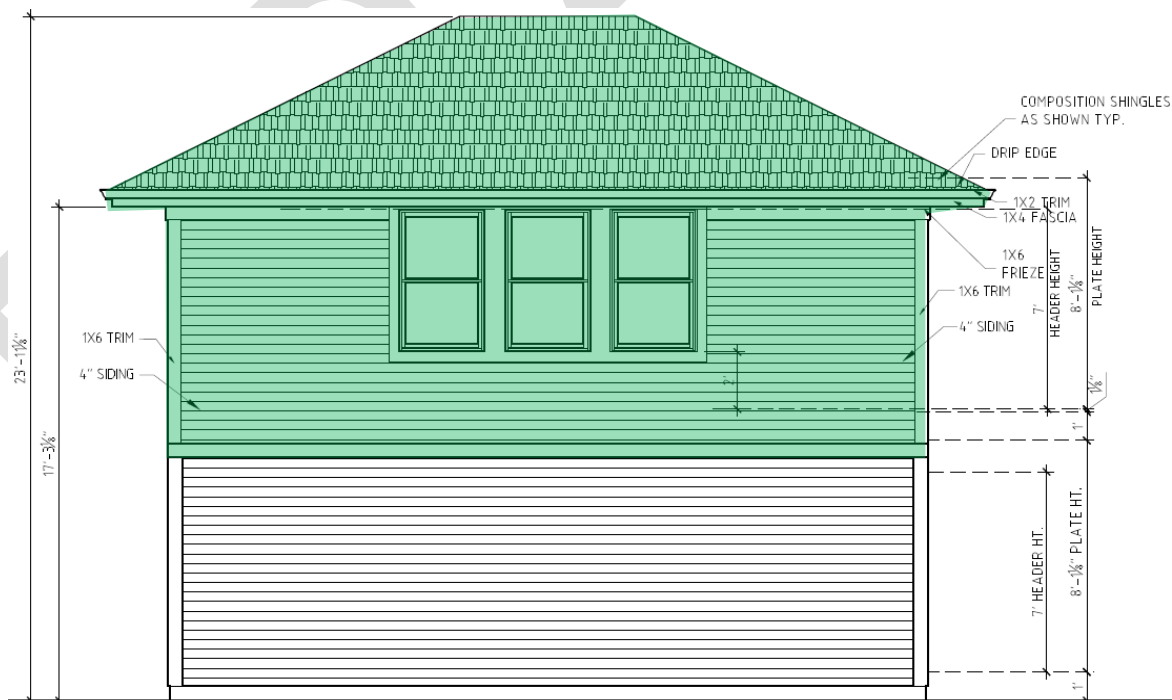
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## REAR ELEVATION



EXISTING



PROPOSED





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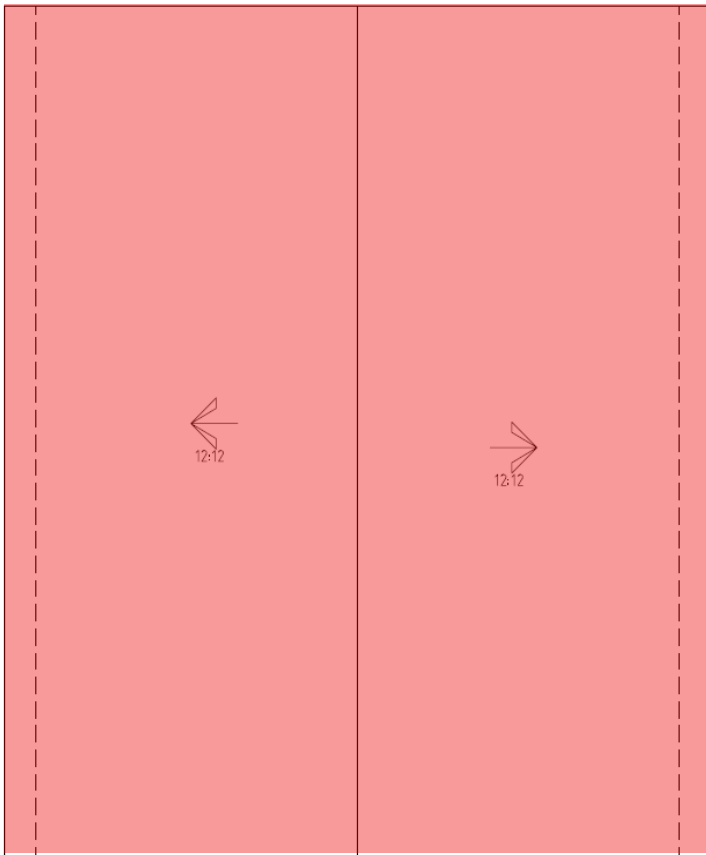
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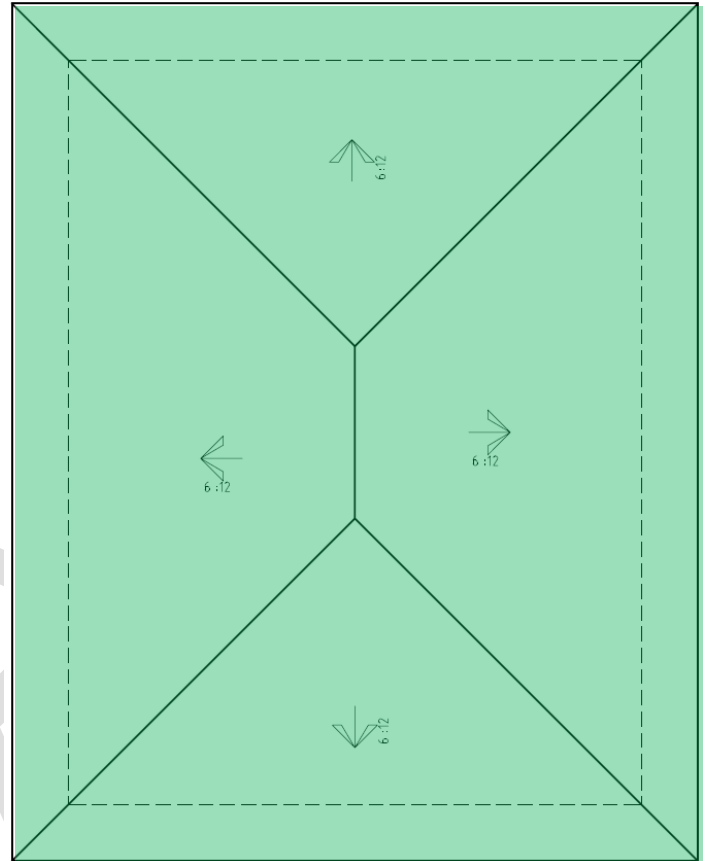
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## ROOF PLAN



EXISTING



PROPOSED



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## WINDOW SCHEDULE

### CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



PLANNING &  
DEVELOPMENT  
DEPARTMENT

| EXISTING WINDOW SCHEDULE |          |              |       |               |                |                      |                    |
|--------------------------|----------|--------------|-------|---------------|----------------|----------------------|--------------------|
| Window                   | Material | Lite Pattern | Style | Dimensions    | Recessed/Inset | Original/Replacement | Existing to Remain |
| Ex. A1                   | Wood     | 1/1          | DH    | 32 x 66       | Recessed       | Original             | No                 |
| A                        | Wood     | 1            | SH    | 3'-0" x 6'-0" | Recessed       | original             | Yes                |
|                          |          |              |       |               |                |                      |                    |
|                          |          |              |       |               |                |                      |                    |
|                          |          |              |       |               |                |                      |                    |
|                          |          |              |       |               |                |                      |                    |
|                          |          |              |       |               |                |                      |                    |
|                          |          |              |       |               |                |                      |                    |
|                          |          |              |       |               |                |                      |                    |
|                          |          |              |       |               |                |                      |                    |

| DAMAGE TO EXISTING WINDOWS |                                                                           |
|----------------------------|---------------------------------------------------------------------------|
| Window                     | Describe Damage                                                           |
| Ex. A1                     | Glass is broke, window is inoperable, rail is rotten, and frame is broken |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |
|                            |                                                                           |

| PROPOSED WINDOW SCHEDULE |          |              |       |               |                |                |       |
|--------------------------|----------|--------------|-------|---------------|----------------|----------------|-------|
| Window                   | Material | Lite Pattern | Style | Dimensions    | Recessed/Inset | Brand/Vendor   | Other |
| Ex. A1                   | Wood     | 1/1          | DH    | 32 x 66       | Recessed       | Plygem         |       |
| B                        | Wood     | 8            | SH    | 3'-0" X 5'-0" | Recessed       | Marvin Windows |       |
|                          |          |              |       |               |                |                |       |
|                          |          |              |       |               |                |                |       |
|                          |          |              |       |               |                |                |       |
|                          |          |              |       |               |                |                |       |
|                          |          |              |       |               |                |                |       |
|                          |          |              |       |               |                |                |       |
|                          |          |              |       |               |                |                |       |

- Must include photos of all windows with labels indicated on this sheet
  - Must include manufacture's specifications and details for all proposed windows
- \*\*\* Use additional sheets as necessary



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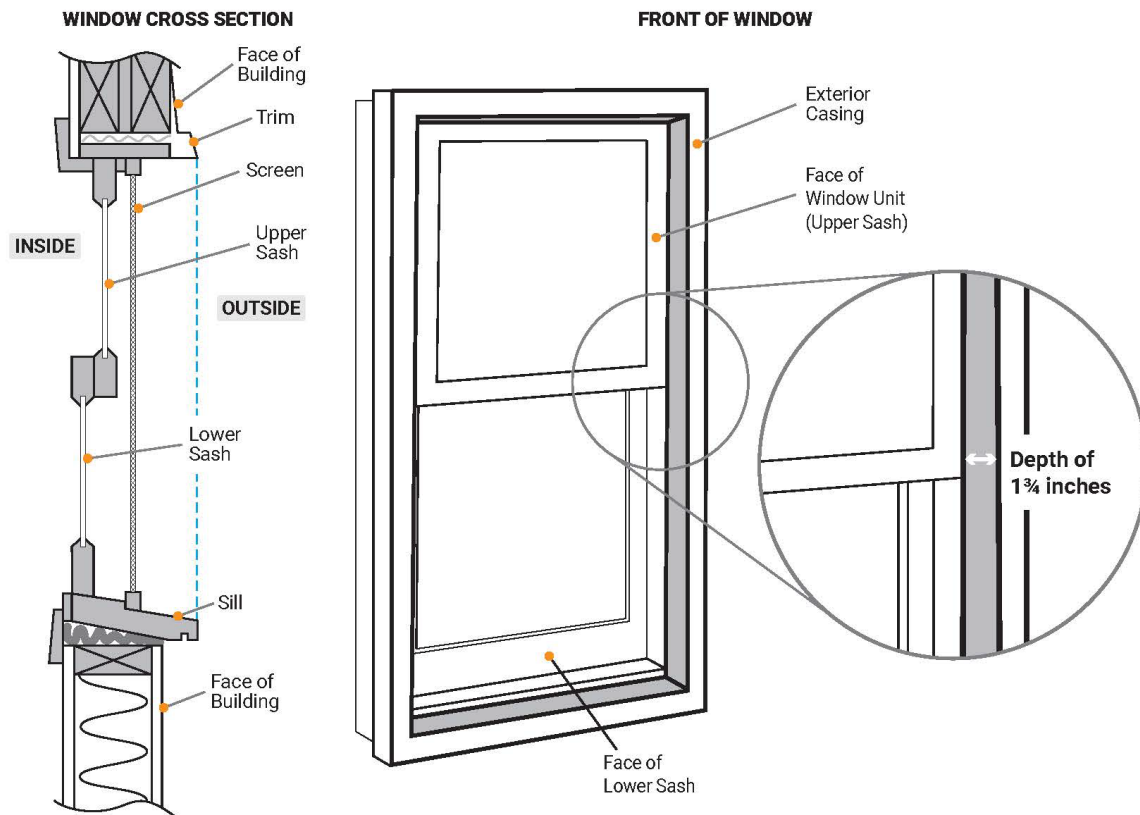
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## ATTACHMENT A



### 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