

CERTIFICATE OF APPROPRIATENESS

Application Date: February 28, 2025

Applicant: Matthew Fisher, owner

Property: 825 Columbia, Lot 6, Block 250, Houston Heights Neighborhood Subdivision. The property includes a historic 3,267 square foot, two-story single-family residence and detached 440 square foot noncontributing garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910, located in the Houston Heights South Historic District.

Proposal: Alteration – Addition and Rear Porch

The applicant proposes adding 250 square feet to the second-floor rear portion of the residence for additional living space. The proposed addition is to be cantilevered over a new unconditioned rear-covered patio.

A non-historic rear addition was added to the building in 2015 prior to the establishment of the Heights Design Guidelines measurable standards. The property received an approved COA for the addition at that time. The existing structure is grandfathered into the district.

Public Comment: See pg. 22-24.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval of the rear porch as submitted, without conditioned space above it.
HAHC Action: -

Draft is subject to change

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
The proposed addition exceeds FAR and Heights Measurable Standards.
(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.
The existing structure does not meet measurable standards and the proposed addition does not meet side setbacks or FAR.

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

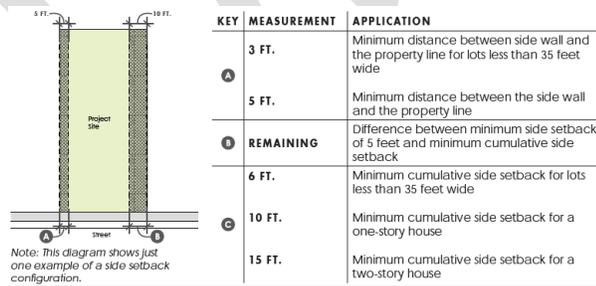
Existing Lot Size: 6,600
 Max. Allowed: 2,640
 Proposed Lot Coverage: 2,060
 Remaining Amount: 580

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: 6,600
 Max. FAR Allowed: 2,904
 Proposed FAR: 3,486
 Remaining Amount: -582

Side Setbacks (Addition and New Construction)



Proposed side setback (1): 3'-0"

Proposed side setback (2): 3'-0"

Cumulative side setback: 6'-0"

- Existing house side setbacks are at 3'-0" (6' cumulative) on both north and south side elevations. While the proposed does not meet measurable standards, 3'-0" would match the existing building side setbacks.

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: 52'

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: 9' - 9"

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

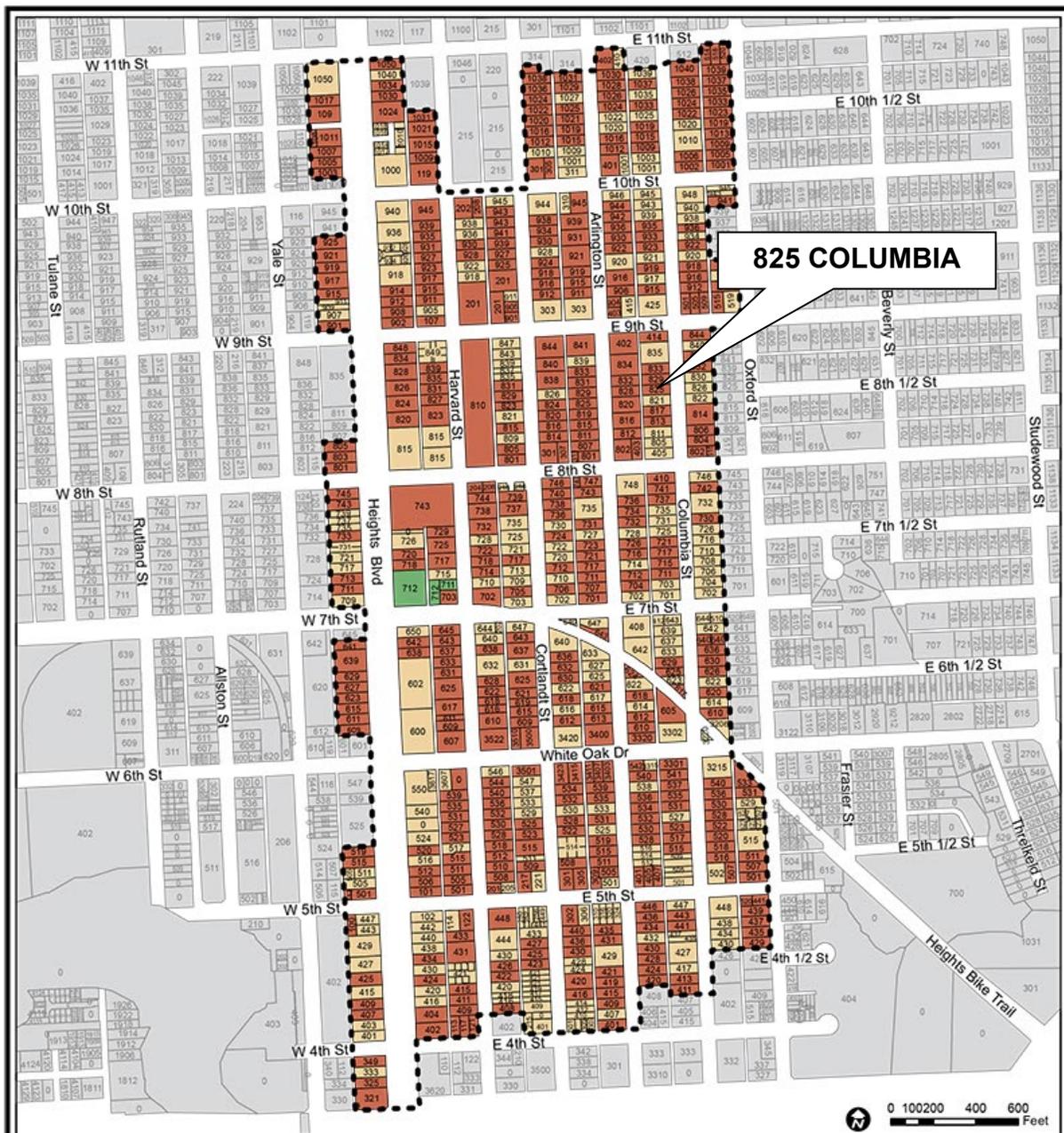
Proposed finished floor: 36"

Proposed first floor plate height: 9'-9"

Proposed second floor plate height: 9'-9"

- Existing house second floor is 9'-9". While the proposed does not meet measurable standards, 9'-9" would match the existing building plate height.

DISTRICT MAP



Houston Heights South Historic District

Historic District Boundary

- Contributing
- Non-Contributing
- Park

Established: June 29, 2011
 Source: GIS Services Division
 Date: 4/24/2013
 Reference: p117025_Heights_South

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

INVENTORY PHOTO

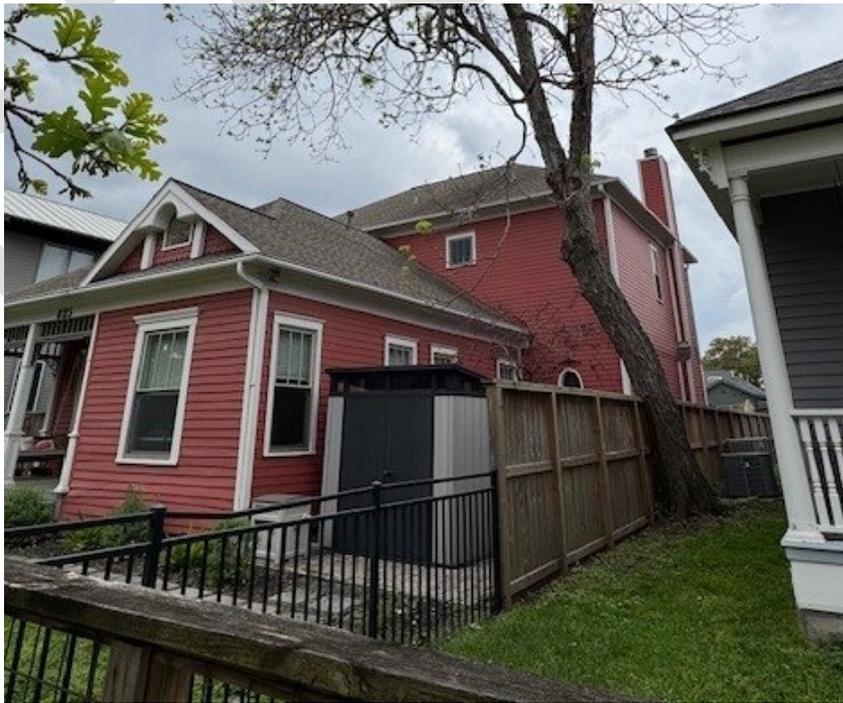


CURRENT PHOTOS



STAFF SITE VISIT 3/26/2025

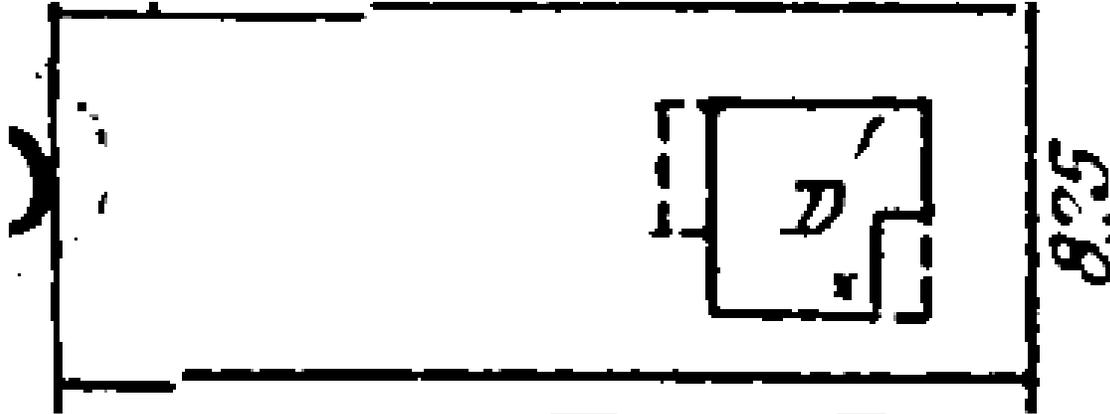






HISTORIC DOCUMENTATION

1950 SANBORN – VOL 7, SHEET 725



BLA DATE UNKNOWN

Map No. _____ Addition <u>Houston Hts</u>		No. Sq. Ft. <u>672</u>		Price Per Sq. Ft. <u>200</u>		\$ <u>1340</u>	
Block <u>250</u> Lot <u>6</u>				Percent Good		<u>60</u> <u>800</u>	
OWNER <u>Reator, Mrs. Reid</u>				Other Bldgs.			
ADDRESS <u>825 Columbia</u>				Total All Bldgs.		<u>800</u>	
TYPE OF PROPERTY <u>no</u> OCCUPIED VACANT							
BASEMENT, Whole Part _____		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____		LAND VALUE			
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		Front x Depth		Unit Value Factor Front Ft. Value - - \$	
WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		<u>50x132@9</u>		<u>510</u>	
ROOF CONS., Concrete, Steel, Wood Truss _____		LIGHTING, Electricity _____					
ROOF, Hip, Gable, Mansard, Flat _____		PLUMBING, Sewer, Water, Baths _____					
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____		ELEVATORS _____					
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____		CONDITION, Good, Fair, Bad, Obsolete _____					
PERMIT DATE _____ NO. _____ AMT. _____						TOTAL	
						<u>220-310</u>	

BLA 1969

HARRIS COUNTY BUILDING ASSESSMENT

Map No. 2A Acct. No. 49-117-0-6

Permit No. RV Date 2-2-68

Owner SHARON E VAL

Street No. 825 COLUMBIA

Addition HOU HTS Section _____

Lot No. 6 Block No. 200

COUNTY ACCOUNT NO.			
SEQUENCE NO.	VOL.	PG.	SUB. ITEM
	20	246	6

file
Co Val 310
re. val

1769 per 20%
DATE VALUE 330

NEW OWNER

No. Stories	ROOF TYPE	IMPERVION	EXTRA FEATURES
Single Family	Gable	S/L & Paper	Finished Attic
Duplex	Hip	Sheetrock	Basement
Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beas & Piers	Comp. Shingles	2 No. Bedrooms	
Concr. Blks.	Tar & Gravel	1 No. Baths	GARAGE
		Tile	Walls
EXTERIOR WALLS	FLOORING		Roof
Brick Veneer	Fine	HEATING & COOLING	
Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
Lumber	Asphalt Tile		0100
Shakes	Wool Carpets	No. Fireplaces	Ceiled
		Doors	

Basic Unit \$ 510

CLASS 23 A/C C/H \$ _____

(Total Unit \$ _____)

EXISTING APPRAISALS OF BACK BOOK

ad - Assmt. \$ 520

pro - Assmt. \$ 800

NET VALUE \$ _____

listed in case of SAME

GAR

22
304
72

DWG 187
63P
91
776

OP 132
SP 112

EXISTING APPRAISALS, if any -			
100% Value - without Depreciation - \$			
Dep. - Pa. \$ Pa. \$ Ec. \$			
Net APPRAISALS			
716	SP 510	\$ 11670	\$
OP 132	120	160	
SP 112	250	250	
GAR 264	120	320	
		5130	
DEPR 20%		2500	
		1630	

Appraiser's name & date
GODFREY
2-2-68

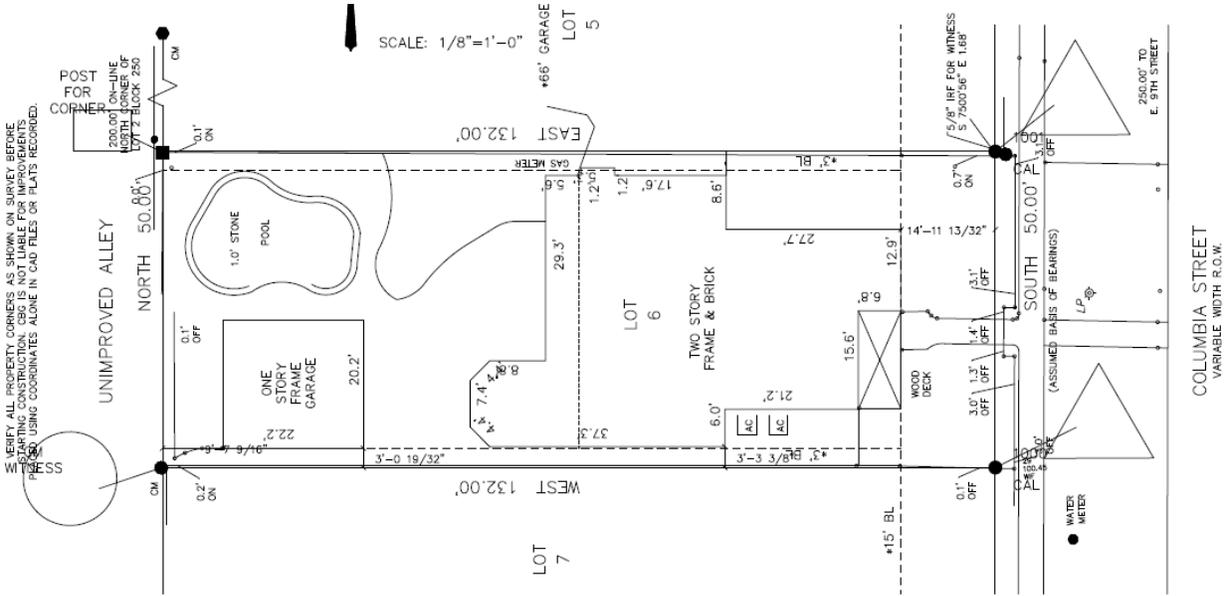
TOTAL VALUE \$ 1630

FOR 19 69 40% \$ 650 = city
5% \$ 81.5 = school

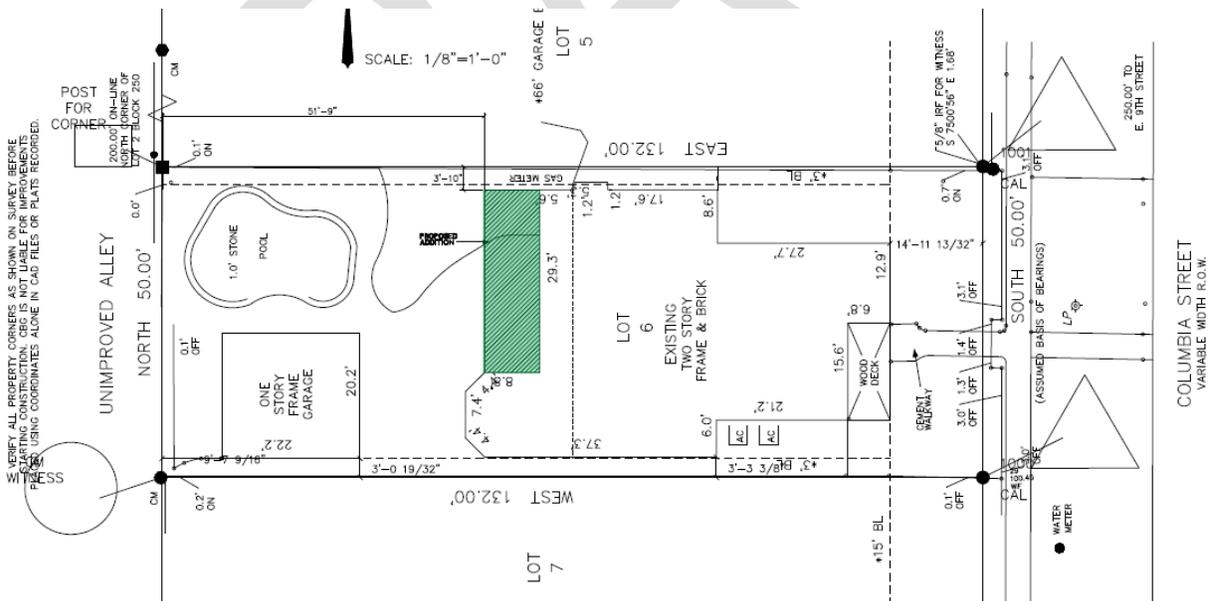
Co. 20% - 330

SITE PLAN

EXISTING

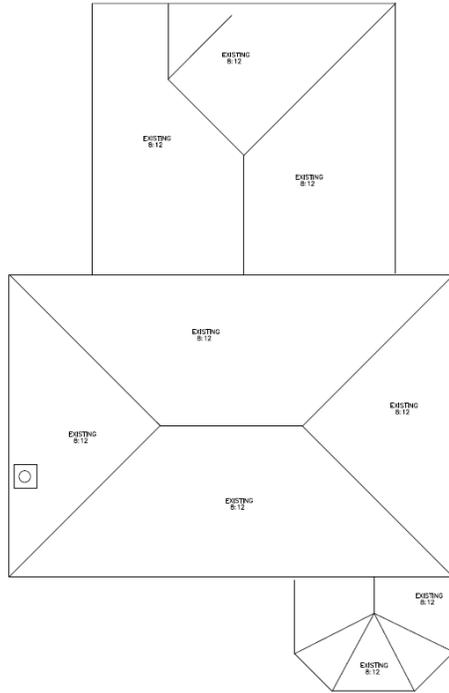


PROPOSED

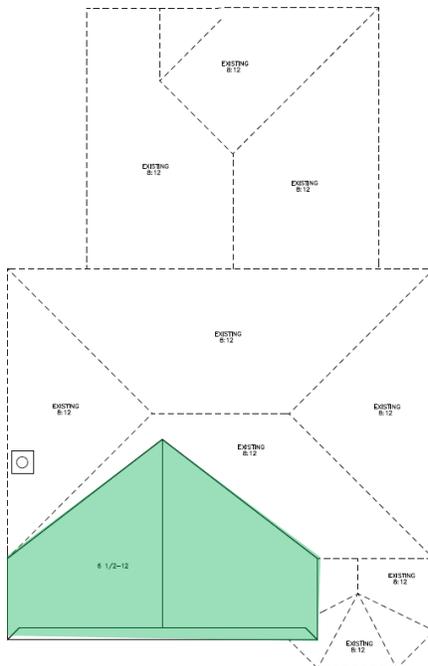


ROOFPLAN

EXISTING

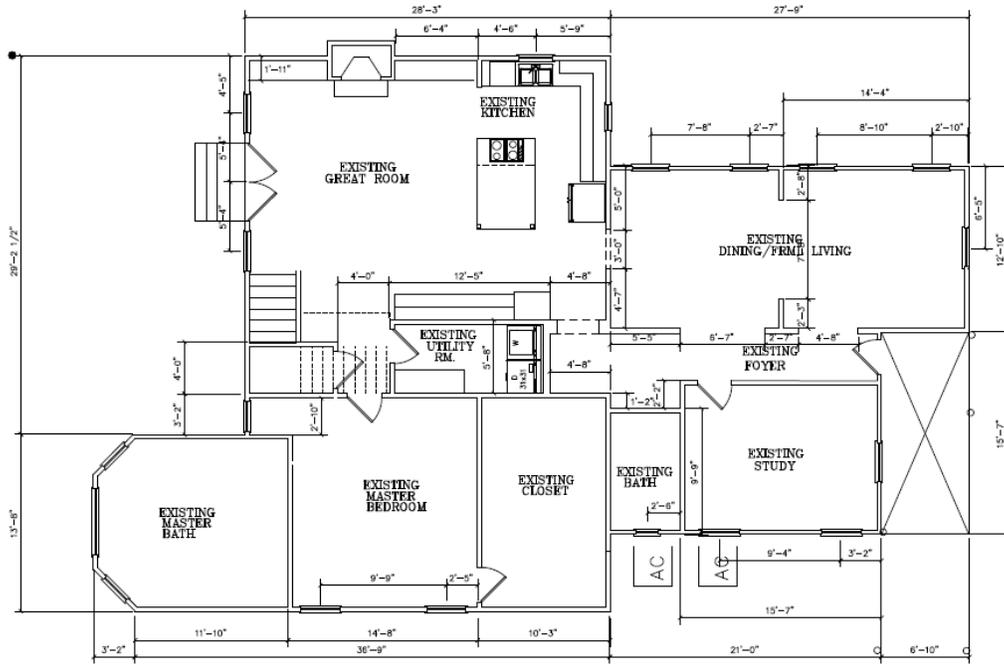


PROPOSED

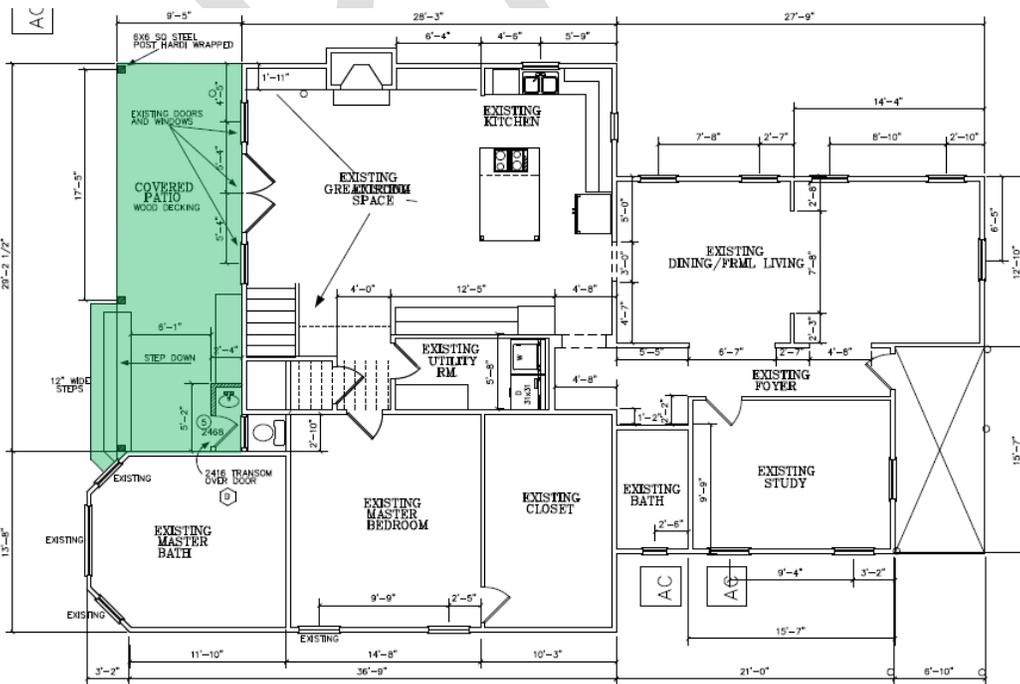


FIRST FLOORPLAN

EXISTING

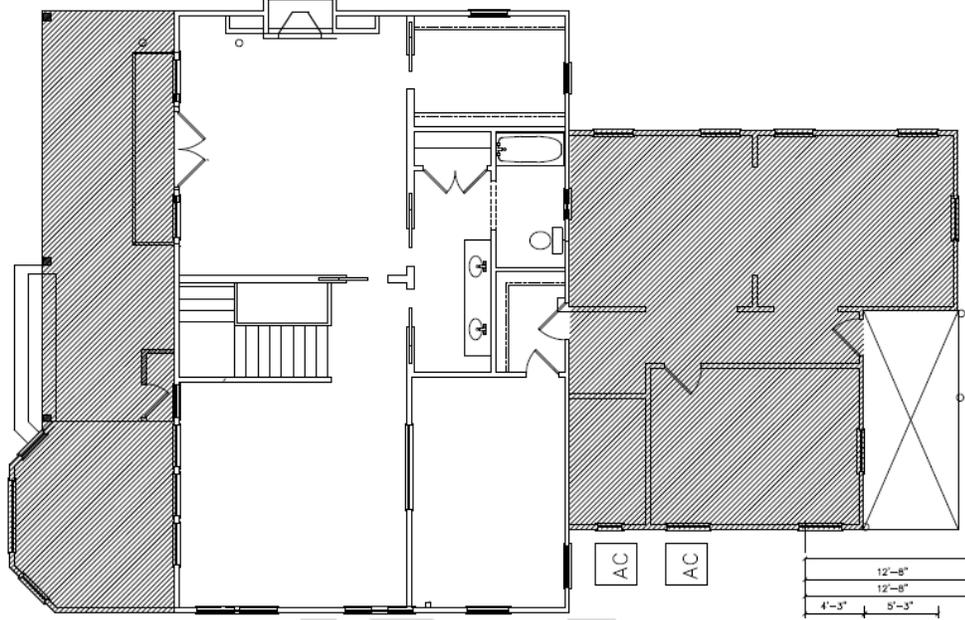


PROPOSED

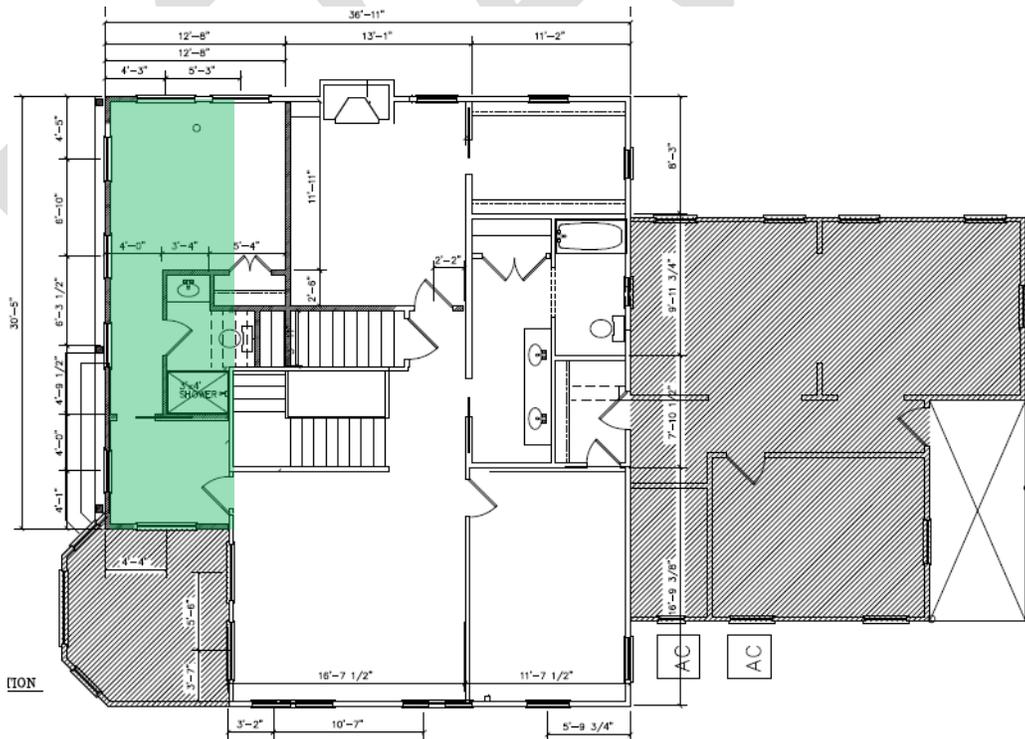


SECOND FLOORPLAN

EXISTING



PROPOSED



FRONT ELEVATION (no change)

EXISTING

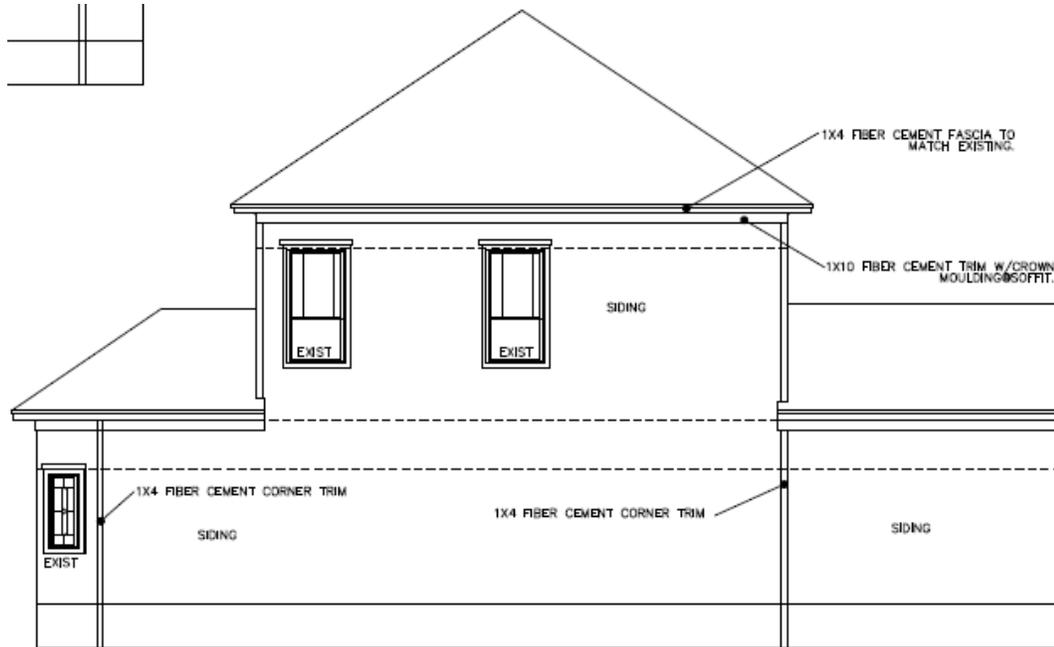


PROPOSED

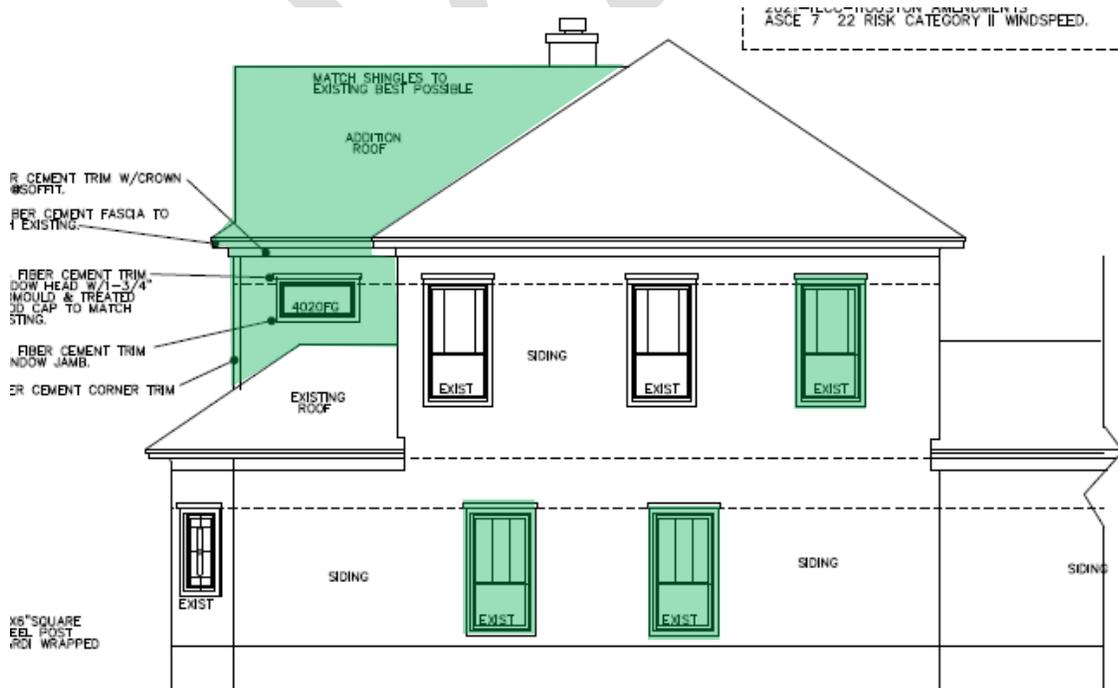


LEFT ELEVATION

EXISTING



PROPOSED

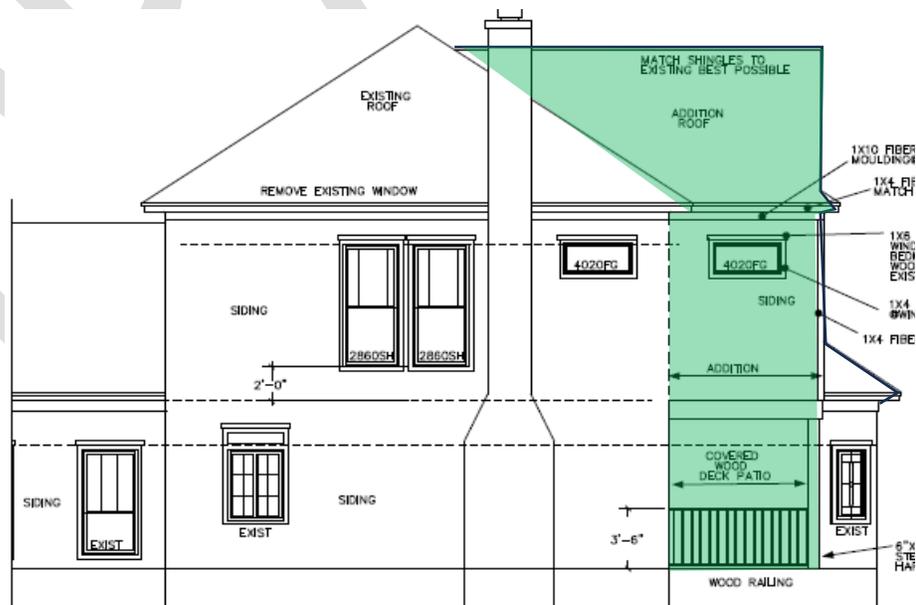


RIGHT ELEVATION

EXISTING



PROPOSED



WINDOW WORKSHEET

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
201	Wood	3	FG	30x30	Recessed & Inset	Replacement	No
201	Wood	3	FG	30x30	Recessed & Inset	Replacement	No
201	Wood	3	FG	30x30	Recessed & Inset	Replacement	No
207	Wood	3/1	SH	24x60	Recessed & Inset	Replacement	No
207	Wood	3/1	SH	24x60	Recessed & Inset	Replacement	No
208	Wood	3/1	SH	36x60	Recessed & Inset	Replacement	No
208	Wood	3/1	SH	36x60	Recessed & Inset	Replacement	No

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
B	Wood	3/1	SH	36x60	Recessed & Inset	Jeld-Wen	6 windows
A	Wood	1	FG	20x40	Recessed & Inset	Jeld-Wen	5 windows

NEIGHBOR SUPPORT LETTERS

Hudley's
821 Columbia St.
Houston, TX, 77007

Houston Heights Historic Planning Commission

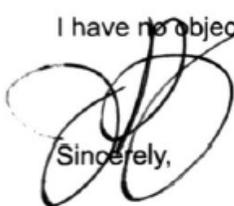
Subject: Letter of No Objection for Matthew and Nancy Fisher's Proposed Addition at 825 Columbia

Dear Heights Historic Planning Commission:

As a fellow resident of the Heights Historic District, I appreciate the importance of maintaining the character of our neighborhood while allowing homeowners to make improvements.

I have reviewed the proposed plans for 825 Columbia to create a deck and extend the second floor for an additional bedroom while maintaining the integrity of the historic home.

I have no objections to the proposed addition.



Sincerely,



Andrew Bush
828 Arlington St.
Houston, TX, 77007

Houston Heights Historic Planning Commission

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I have no objections to the proposed addition.

Sincerely,



832.373.9198



Marucci's
829 Columbia St.
Houston, TX, 77007

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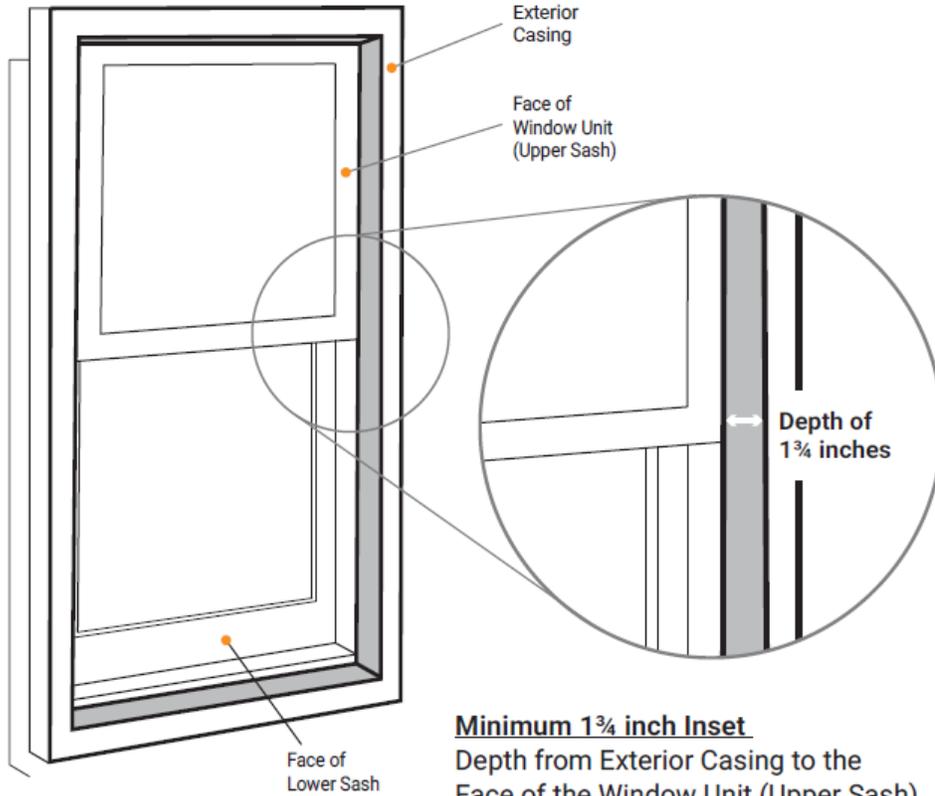
Sincerely,



WINDOW DIAGRAM



Historic Window Standard: New Construction & Replacement



Minimum 1 ¾ 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 ¾ inch minimum inset for Fixed Window

For more information contact:
 Houston Office of Preservation
 832-393-6556
historicpreservation@houstontx.gov