



ITEM D19
HPO File #: HP2026_0021

April 23, 2026

528 Columbia
Houston Heights South

Applicant: Alia Anda, agent / John Buganza, 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'x132') interior lot.

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

Proposal: Alteration – Siding and Windows

During construction of the original COA (HP2023_0252) which was approved with conditions the applicant removed the existing wood siding, original windows, existing composition shingle roof, existing front porch steps and brick pony wall, along with the existing shiplap.

The application is proposing to:

- Replace the removed siding with wood bevel siding to match the historic character.
- Restore the original windows and reinstall at the original locations.
- Replace the removed roofing with compositions shingles.
- Construct new brick steps.
- Build new walls and a revised roof configuration to provide 7 ft clearance at the stairs.
- Construct the building according to previous COA with revised stair clearance.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:

Install wood or wood composite windows on the proposed addition. The proposed vinyl windows will no longer be allowed.

Install 3/4" plywood in place of removed shiplap, install wood bevel siding, front porch steps and brick pony wall on original structure, and restore existing windows with original light pattern.

HAHC Action: -



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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.



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HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

checkboxes

Maximum Lot Coverage (Addition and New Construction)

Table with 2 columns: LOT SIZE, MAXIMUM LOT COVERAGE. Rows include lot size ranges from <4000 to 8000+ and their corresponding coverage percentages.

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,791

Remaining Amount: 849

checkboxes

Maximum Floor Area Ratio (Addition and New Construction)

Table with 2 columns: LOT SIZE, MAXIMUM FAR. Rows include lot size ranges from <4000 to 8000+ and their corresponding FAR values.

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,904

Remaining Amount: 0



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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

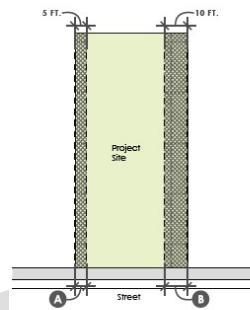
Side Wall Length: 44'-1"

Inset on East side: 11'-10 3/4"

Inset on West side: 4'-8"

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

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
B	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
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (East): 7'-2"

Proposed side setback (West): 8'-11"

Cumulative side setback: 16'-1"

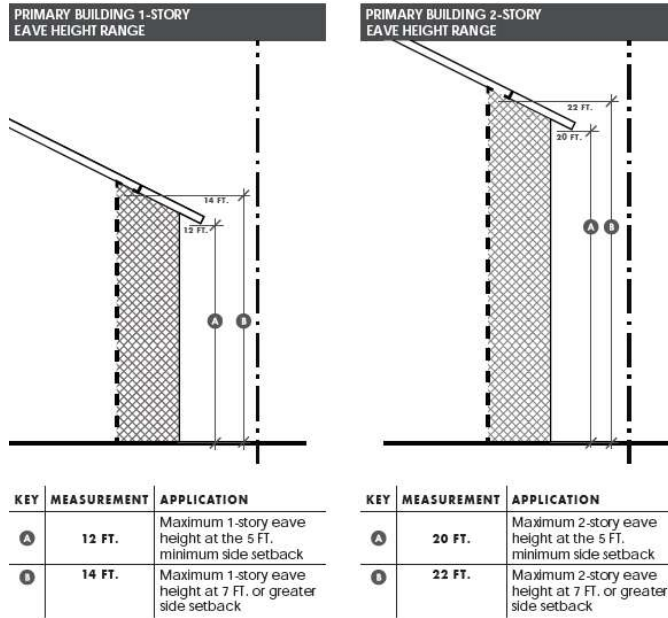


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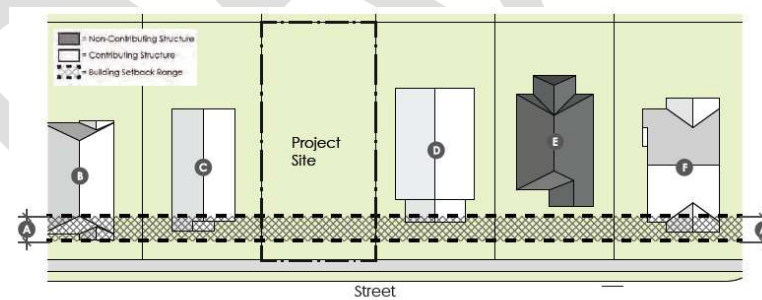
Eave Height (Addition and New Construction)



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

Front Setbacks (New Construction)

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



If applicable:	Front Setback of Contributing Neighbors (must be in same historic district)
#1	15' (402 E 18th)
#2	10'2" (401 E 18th)
#3	17' (412 E 18th)

KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: N/A



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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: 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'



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DISTRICT MAP



528 Columbia St



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INVENTORY PHOTO

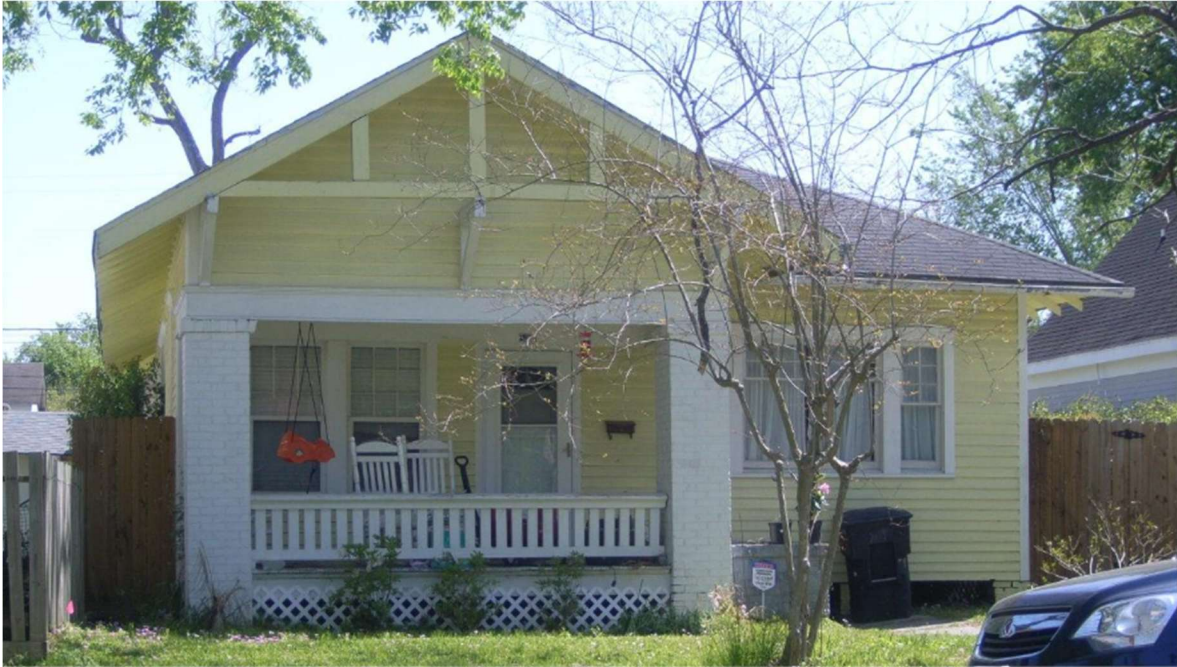


PHOTO (PRIOR TO COA)





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CURRENT PHOTO

(Violation of COA)





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 City of Houston
Building Code Enforcement
Houston Public Works
Houston Permitting Center

DO NOT REMOVE

Address: 528 Columbia St
Project #: 2503 2706 Insp Type 133/134

Inspection reveals the following items DO NOT comply with the City of Houston Building Code.

NO PILES JUST FOOTINGS
PROVIDE A FULL SET OF PLANS STAPLED TOGETHER.
REMOVE VEGETATION UNDER FOUNDATION REMOVE A FORM SURVEY

Building 832-394-8840 Plumbing 832-394-8870
 Mechanical 832-394-8850 Occupancy 832-394-8880
 Electrical 832-394-8860 Signs 832-394-8890
 Other

INSPECTOR ID 332 INITIAL AP DATE 10.7.25



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APPROVED WITH CONDITIONS 11/9/2023

(EXPIRED AT THE TIME OF DEMOLITION)

Houston Archaeological & Historical Commission
November 9, 2023
HPO File No. 2023_0252

ITEM A3
528 Columbia St
Houston Heights South

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: Approved 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.



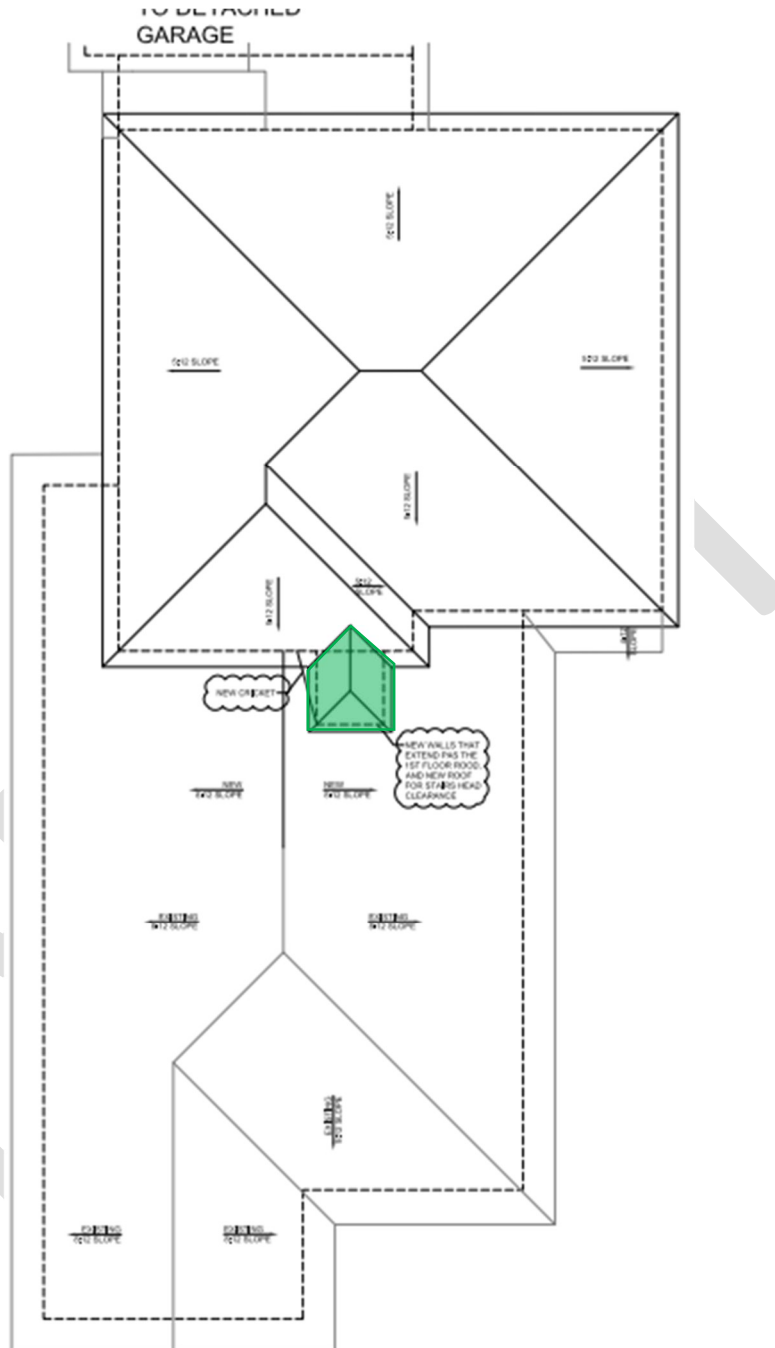


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PROPOSED (REVISED) ROOF PLAN





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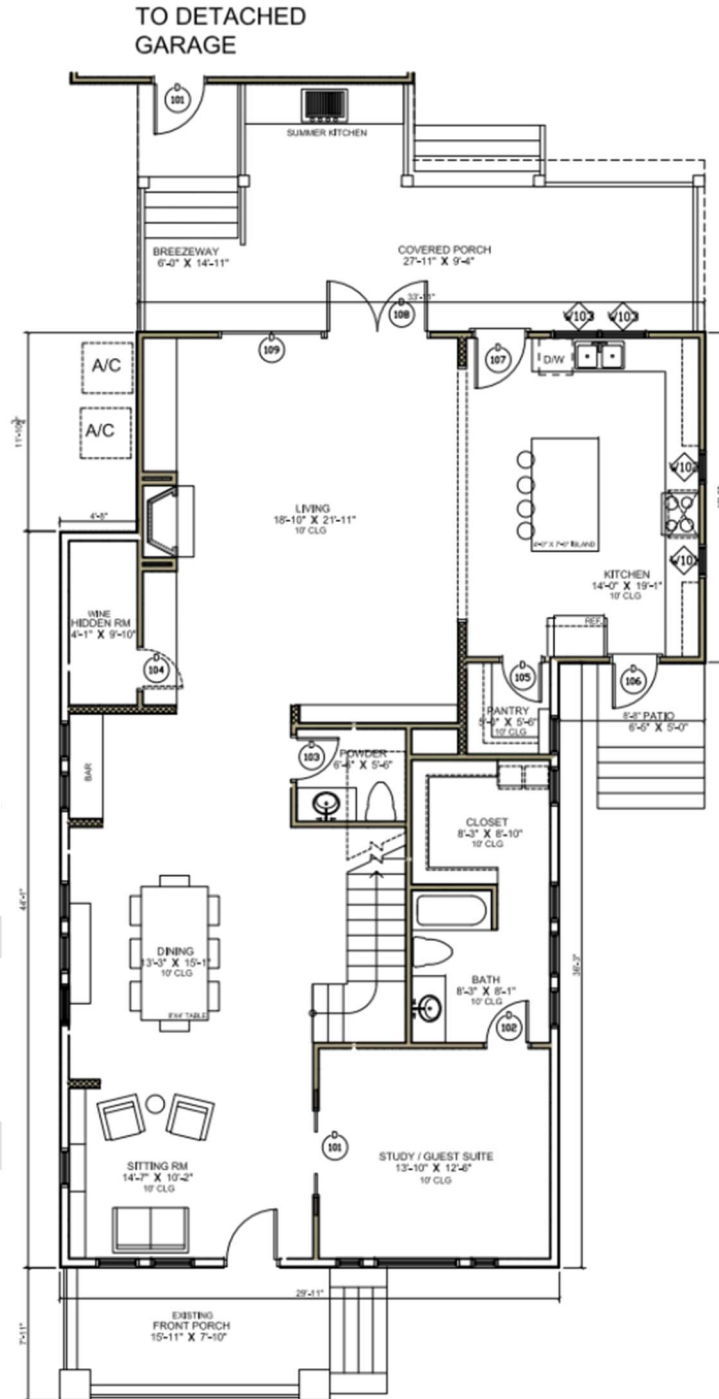
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PROPOSED FIRST FLOOR PLAN 11/09/2023





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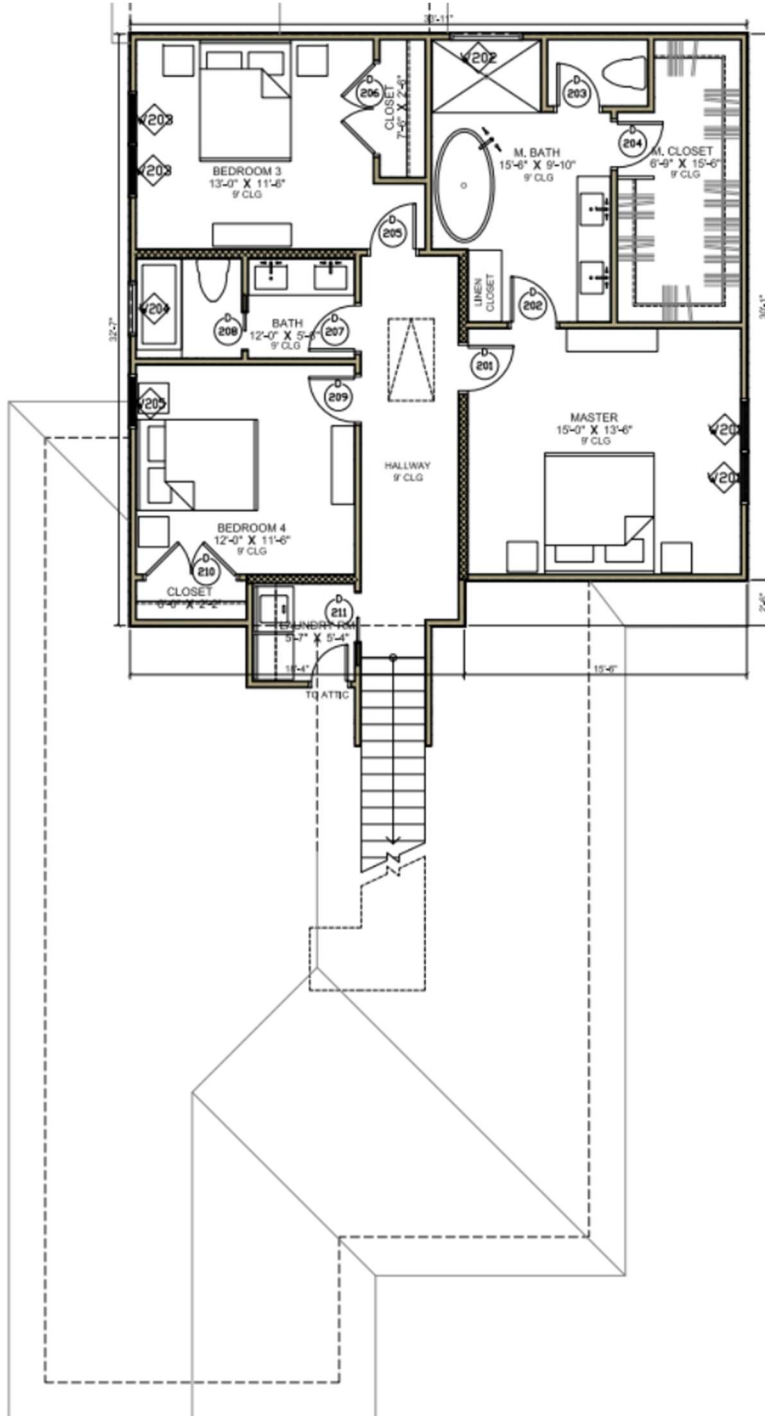
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PROPOSED SECOND FLOOR PLAN 11/09/2023





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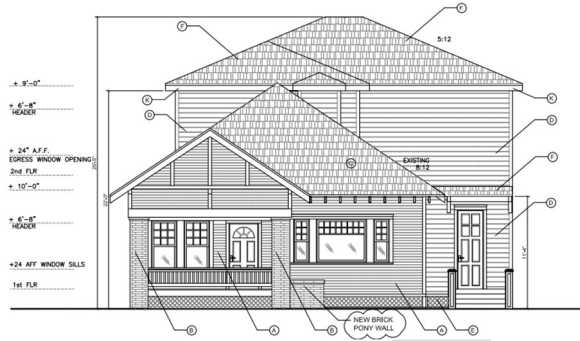
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PROPOSED FRONT ELEVATION



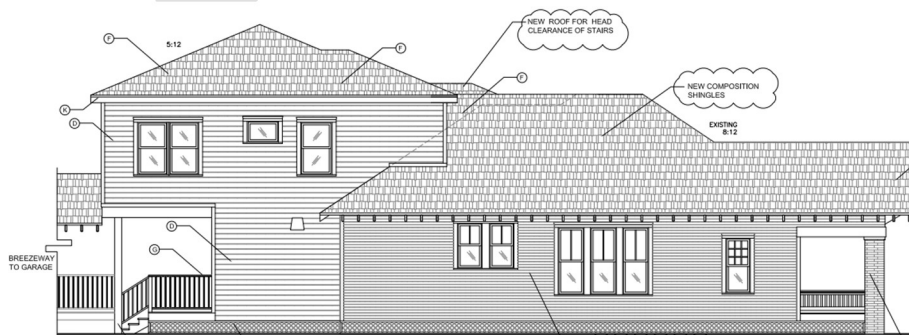
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION





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WINDOW AND DOOR SCHEDULE:

PROPOSED

WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W101	1	2'-0"	4'-6"	SINGLE HUNG	--	VINYL RECESSED/ INSET
W102	1	2'-0"	4'-6"	SINGLE HUNG	--	VINYL RECESSED/ INSET
W103	2	3'-0"	4'-6"	SINGLE HUNG	--	VINYL RECESSED/ INSET
W201	2	3'-0"	5'-0"	SINGLE HUNG	--	RECESSED/ INSET
W202	1	4'-0"	2'-0"	FIXED	--	RECESSED/ INSET, TEMPERED
W203	2	3'-0"	5'-0"	SINGLE HUNG	--	RECESSED/ INSET
W204	1	3'-0"	2'-0"	FIXED	--	VINYL RECESSED/ INSET TEMPERED
W205	1	3'-0"	5'-0"	SINGLE HUNG	--	VINYL RECESSED/ INSET

PROPOSED

DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
101	1	5'-0"	8'-0"	POCKET DOUBLE	NA	--
102	1	2'-6"	8'-0"	HINGED - SINGLE	RIGHT	--
103	1	2'-6"	8'-0"	HINGED - SINGLE	LEFT	--
104	1	2'-4"	8'-0"	HINGED - SINGLE	RIGHT	HIDDEN DOOR/MILLWORK
105	1	2'-4"	8'-0"	HINGED - SINGLE	LEFT	--
106	1	2'-8"	8'-0"	HINGED - SINGLE - EXTERIOR	RIGHT	--
107	1	3'-0"	8'-0"	HINGED - SINGLE - EXTERIOR	RIGHT	--
108	1	6'-0"	8'-0"	HINGED - DOUBLE - FULL LITE	NA	--
109	1	6'-0"	8'-0"	HINGED - DOUBLE - FULL LITE	NA	--
201	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	--
202	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	--
203	1	2'-4"	6'-8"	HINGED - SINGLE	LEFT	--
204	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	--
205	1	2'-6"	6'-8"	HINGED - SINGLE	RIGHT	--
206	1	5'-0"	6'-8"	HINGED - DOUBLE	NA	--
207	1	2'-6"	6'-8"	HINGED - SINGLE	LEFT	--
208	1	2'-0"	6'-8"	POCKET - SINGLE	RIGHT	--
209	1	2'-6"	6'-8"	HINGED - SINGLE	RIGHT	--
210	1	5'-0"	6'-8"	HINGED - DOUBLE	NA	--
211	1	2'-8"	6'-8"	POCKET - SINGLE	LEFT	--



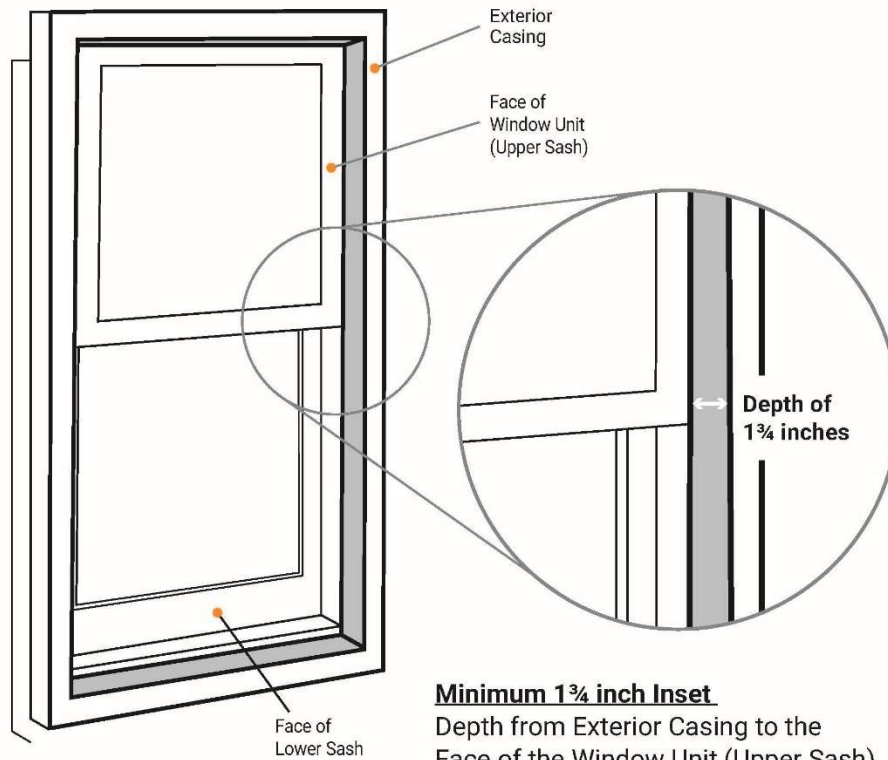
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ATTACHMENT A

Historic Window Standard: New Construction & Replacement



Minimum 1 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 3/4 inch minimum inset for Fixed Window

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