



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A12
HPO File #: HP2026_0236

October 8, 2026

515 Columbia Street
Houston Heights South

Applicant: Judyth Joines, agent for Sara Kuo, owner

Property: 515 Columbia Street, LT 9 BLK 287 HOUSTON HEIGHTS. The property is a 2,848 square foot one-story wood single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing gable-front cottage property constructed circa 1910, located in the Houston Heights South Historic District.

Proposal: Alteration – Garage or Carport

The applicant proposes to construct an attached 352 SF carport to the front house and add a 16 SF walkway in the middle of the front porch to update curb appeal.

- Max ridge height: 14 FT
- Max eave height: 12 FT
- Roof: 30 year shingles to match existing house.
- Because the carport location and its attachment does not meet the Heights Measurable Standards, staff cannot recommend approval.
 - However, the applicant is aware and requests that the Commission consider the proposal.
- Applicant has included a statement to the commissioners. See Attachment A.

Public Comment: 3 letters of support received. See Attachment B.

Civic Association: No civic association comment received.

Recommendation: Partial Approval: Denial of carport addition, and approval of porch renovation.

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.		

HEIGHTS DESIGN GUIDELINES

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| ☐ | ☒ | ☐ | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
<i>Applicant is requesting an attached carport located within the front 50% of the lot, which is against the Heights Measurable Standards Sec. 6.14.</i> |
|--------------------------|-------------------------------------|--------------------------|---|



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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO





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CONTEXT AREA

3301	3215
541	540
537	536
535	530
531	528
527	522
523	520
517	518
515	516
509	507
505	502
501	

517 Columbia St – Contributing – 1 STY



518 Columbia St – Contributing – 1 STY



520 Columbia St – Contributing – 1 STY



516 Columbia St – Contributing – 1 STY





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APPLICANT PROVIDED CONTEXT AREA

622 Columbia – Non-Contributing – 2 STY



927 Cortlandt St – Contributing – 2 STY



301 8th St – Contributing – 1 STY



829 Arlington St – Contributing – 2 STY





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3D RENDERING





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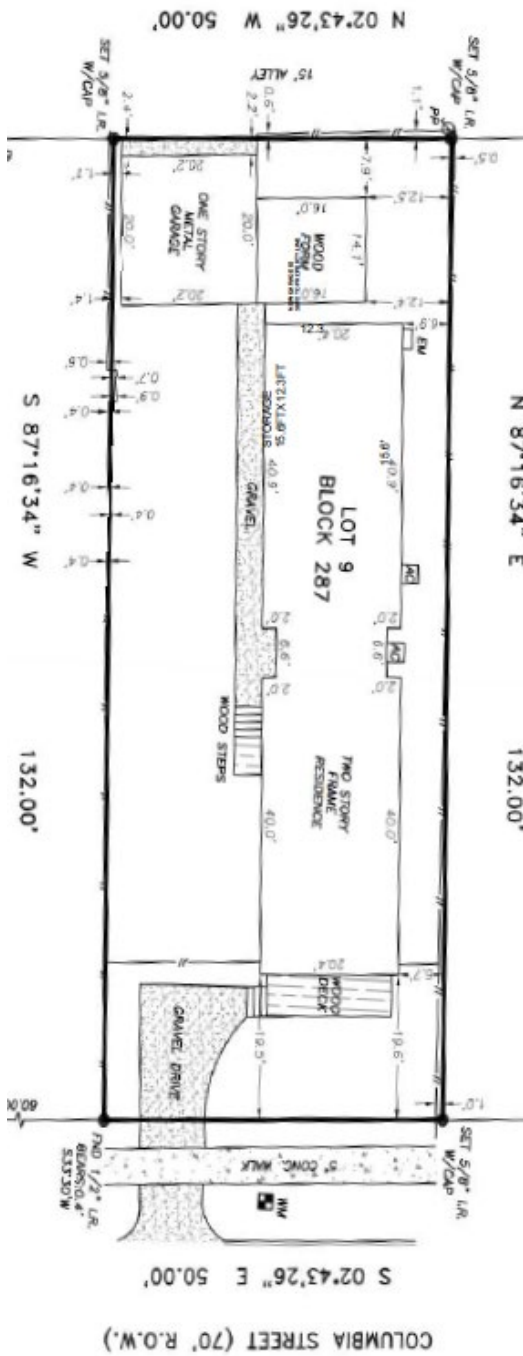
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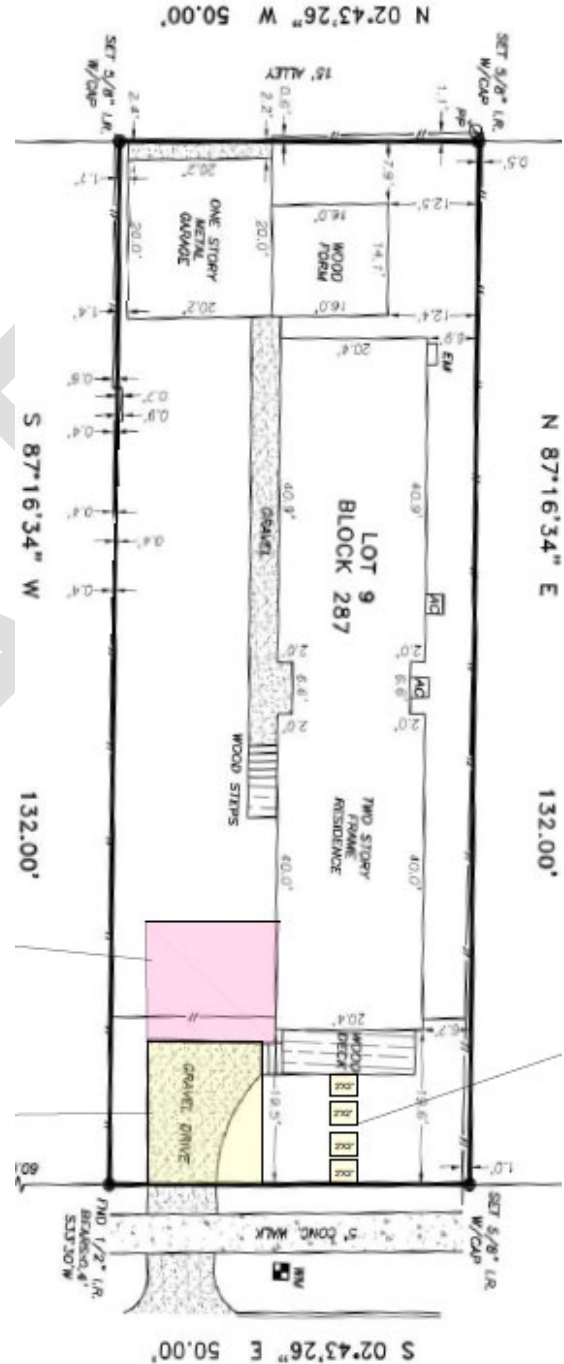
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SITE PLAN



EXISTING



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FRONT (SOUTH) ELEVATIONS



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LEFT (WEST) ELEVATION



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RIGHT (EAST) ELEVATIONS



PROPOSED (NO CHANGE)



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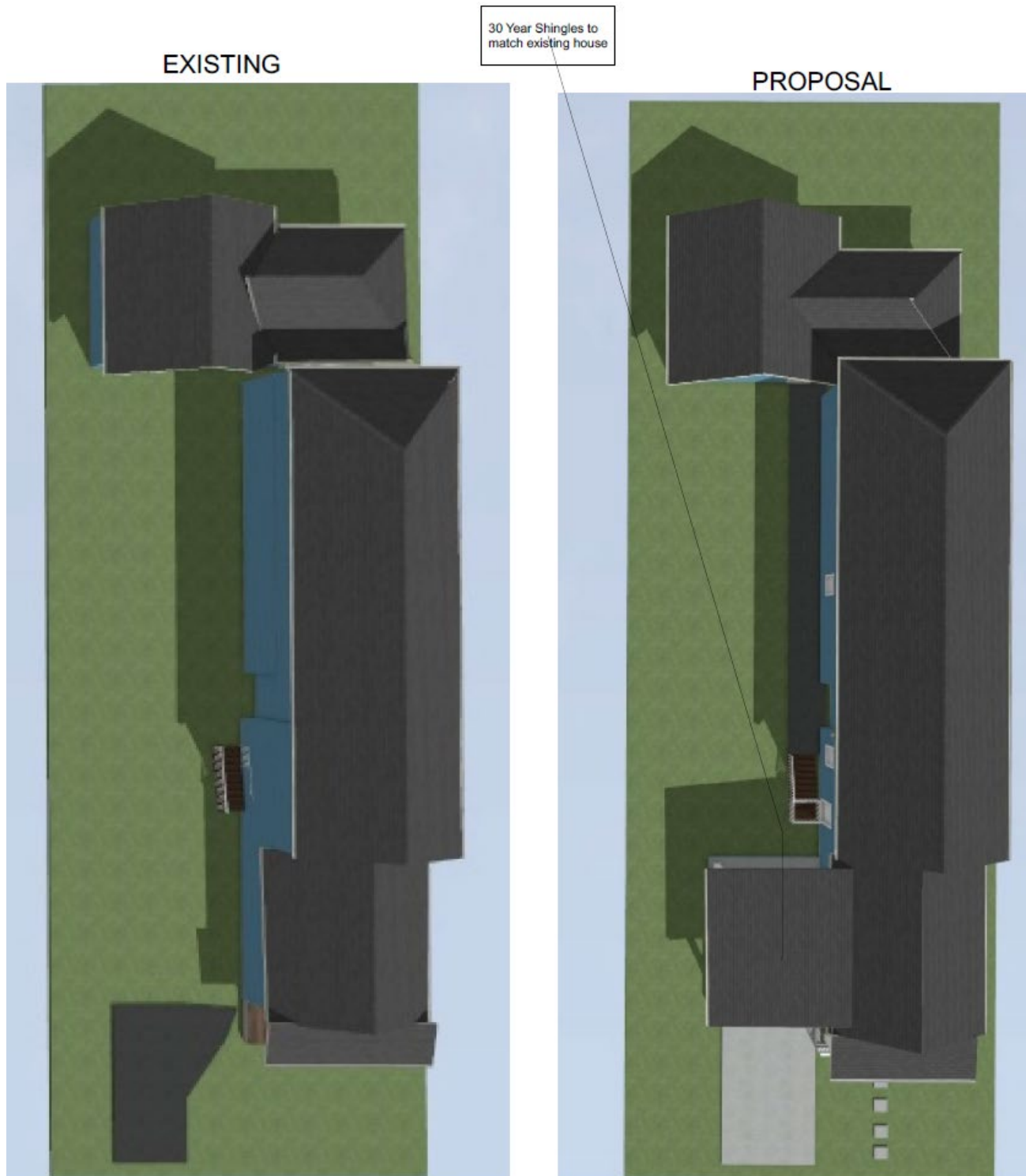
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ROOF PLAN





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ATTACHMENT A – APPLICANT PROVIDED STATEMENT

Good morning, Members of the Board,

Thank you for your time and consideration. We apologize that we are unable to attend in person, as we have a previously arranged vacation.

Our names are Jenna Mannella and Sarah Kuo, and we are the parents of two young children who attend Kido. We have lived in the Heights since 2020, and our current home is the second historic home we have owned in the neighborhood. We deeply value the historic architecture and character of the Heights and have always been thoughtful and respectful in maintaining our homes in a way that preserves their historic integrity.

Our request is relatively straightforward: we are seeking approval to construct a carport that would allow us to safely and comfortably unload our children without having to walk directly in the elements. Due to historic district requirements, we were unable to move our garage farther back on the property. As a result, because of the angle of our garage relative to the alley, we can currently only comfortably fit one vehicle inside.

The proposed carport, along with the modest updates we are requesting to our front porch, has been thoughtfully designed to complement the existing Craftsman architecture of our home. We believe the proposed changes are consistent with the style, proportions, and character of the house and will enhance rather than detract from its historic appearance.

As we walk throughout the Heights, we have noticed many homes with attached carports that are similar in design and function to what we are proposing. We feel that these examples demonstrate that a thoughtfully designed carport can be compatible with, and even contribute positively to, the historic character of the neighborhood.

We respectfully ask the Board to consider approving our proposed carport and front porch updates. We are very committed to preserving and maintaining the historic character of our home and our neighborhood, and we have taken great care to ensure that these improvements are consistent with the historic standards and aesthetic of the Heights.

Thank you again for your time, consideration, and commitment to preserving the character of our neighborhood.

Sincerely,

Jenna Mannella & Sarah Kuo
(713) 818-0131
515 Columbia St.
Houston, TX 77007



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ATTACHMENT B – LETTERS OF SUPPORT

To the Historic District Commission:

I am a neighbor of Jenna Mannella and Sarah Kuo at 515 Columbia St and am writing in support of their proposed covered carport.

Based on my understanding of the project, I believe the design is appropriate for the home and consistent with the character of our neighborhood. I do not anticipate any negative impact on neighboring properties and support approval of the application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicolas Anderson".

Name: Nicolas Anderson

Address: 509 Columbia St, Houston, TX



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Thank you for your consideration.

Sincerely,

Name: Robert W Bialas
Address: 520 Columbia St
Houston, TX 77007

Robert W Bialas



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Thank you for your consideration.

Sincerely,

Name:

Lauren Jacobs

Address:

426 Columbia St.
Houston, TX 77007