

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** February 12, 2026

**Applicant:** Jean Howard, Owner; Heidi Walton, Agent

**Property:** 702 Harvard, Lot 14, Tract 13, Block 259, Houston Heights Subdivision. Corner 10,876 SF lot, 2,352 SF house with 1,440 SF auxiliary structure; original main structure was 1,403 SF. 949 SF was added in 2013 with an approved COA

**Significance:** Contributing circa 1906 gable front cottage in the Heights South. The original portion of the house retains the original one over one, windows and most of the original siding.

**Proposal:** Alteration-Addition

Existing house is to remain, previous addition to be remodeled, and the existing 1,384 sq ft metal garage is to remain. The applicant proposes to:

- Retain all existing doors and windows
- Construct a 722 sq ft two-story addition with a one-story addition included.
- Historic wood siding to remain, repair rotten siding as needed with like materials.
- Construct addition with new composition shingle roof
- Install new wood one-over-one windows (inset and recessed).
- The eave height will be 9'-4 ¾" on the first floor and 20'-10 ½" on the second floor.
- The top ridge height shall be 26'-0"
- Construct the addition with a 6 over 12 pitch to match the existing conditions.
- Install cementitious siding on the addition

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:

<b>S</b>	<b>D</b>	<b>NA</b>		<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)			The proposed activity must retain and preserve the historical character of the property;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)			The proposed activity must contribute to the continued availability of the property for a contemporary use;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)			The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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**

<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 GUIDELINE 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
<b>&lt;4000</b>	.44 (44%)
<b>4000-4999</b>	.44 (44%)
<b>5000-5999</b>	.42 (42%)
<b>6000-6999</b>	.40 (40%)
<b>7000-7999</b>	.38 (38%)
<b>8000+</b>	.38 (38%)

Existing Lot Size: 9,900 sq ft

Max. Allowed: 3,762 sq ft

Proposed Lot Coverage: 2,804 sq ft

☒ ☐ ☐**Maximum Floor Area Ratio** (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<b>&lt;4000</b>	.48
<b>4000-4999</b>	.48
<b>5000-5999</b>	.46
<b>6000-6999</b>	.44
<b>7000-7999</b>	.42
<b>8000+</b>	.40

Existing Lot Size: 9,900 sq ft

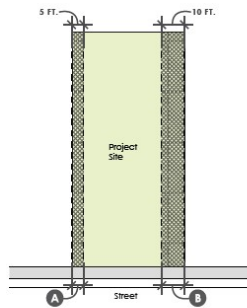
FAR Allowed: 3,960 sq ft

FAR: 3,960 sq ft (30 sq ft remaining floor area allowable)

☒ ☐ ☐**Side Wall Length and Insets** (Addition and New Construction)

MEASUREMENT	APPLICATION
<b>50 FT.</b>	Maximum side wall length without inset (1-story)
<b>40 FT.</b>	Maximum side wall length without inset (2-story)
<b>1 FT.</b>	Minimum depth of inset section of side wall (1-story)
<b>2 FT.</b>	Minimum depth of inset section of side wall (2-story)
<b>6 FT.</b>	Minimum length of inset section of side wall

Side Wall Length: 60'-3 ½" (existing) and 37'-3" (existing)

Side Setbacks (Addition and New Construction)

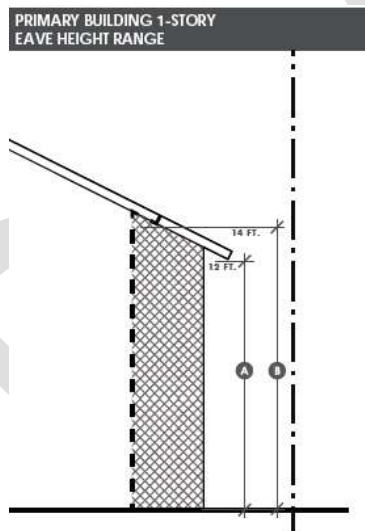
Note: This diagram shows just one example of a side setback configuration.

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

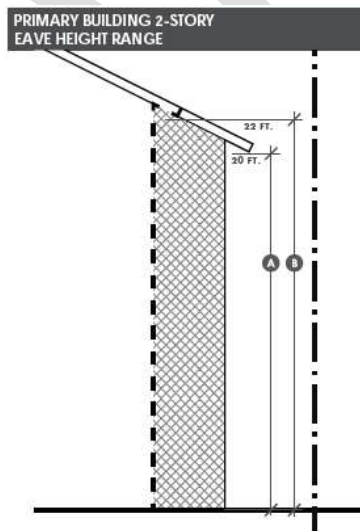
Proposed side setback (1): 15'-3 3/8"

Proposed side setback (2): 21'-11"

Cumulative side setback: 37'-2 3/8"

Eave Height (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 ft. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 ft. or greater side setback



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 ft. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 ft. or greater side setback

Proposed eave height: 20'-10 1/2" (maximum eave)

☒ ☐ ☐Porch Eave Height (Addition and New Construction)

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

N/A -no alteration☒ ☐ ☐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: N/A - Match ExistingProposed first floor plate height: 9'-0"Proposed second floor plate height: 21'-10"Please see Drawings Attached for Additional Details and Window Inset Diagram



**PROPERTY LOCATION**  
HOUSTON HISTORIC HEIGHTS SOUTH





INVENTORY PHOTO





CONTEXT AREA

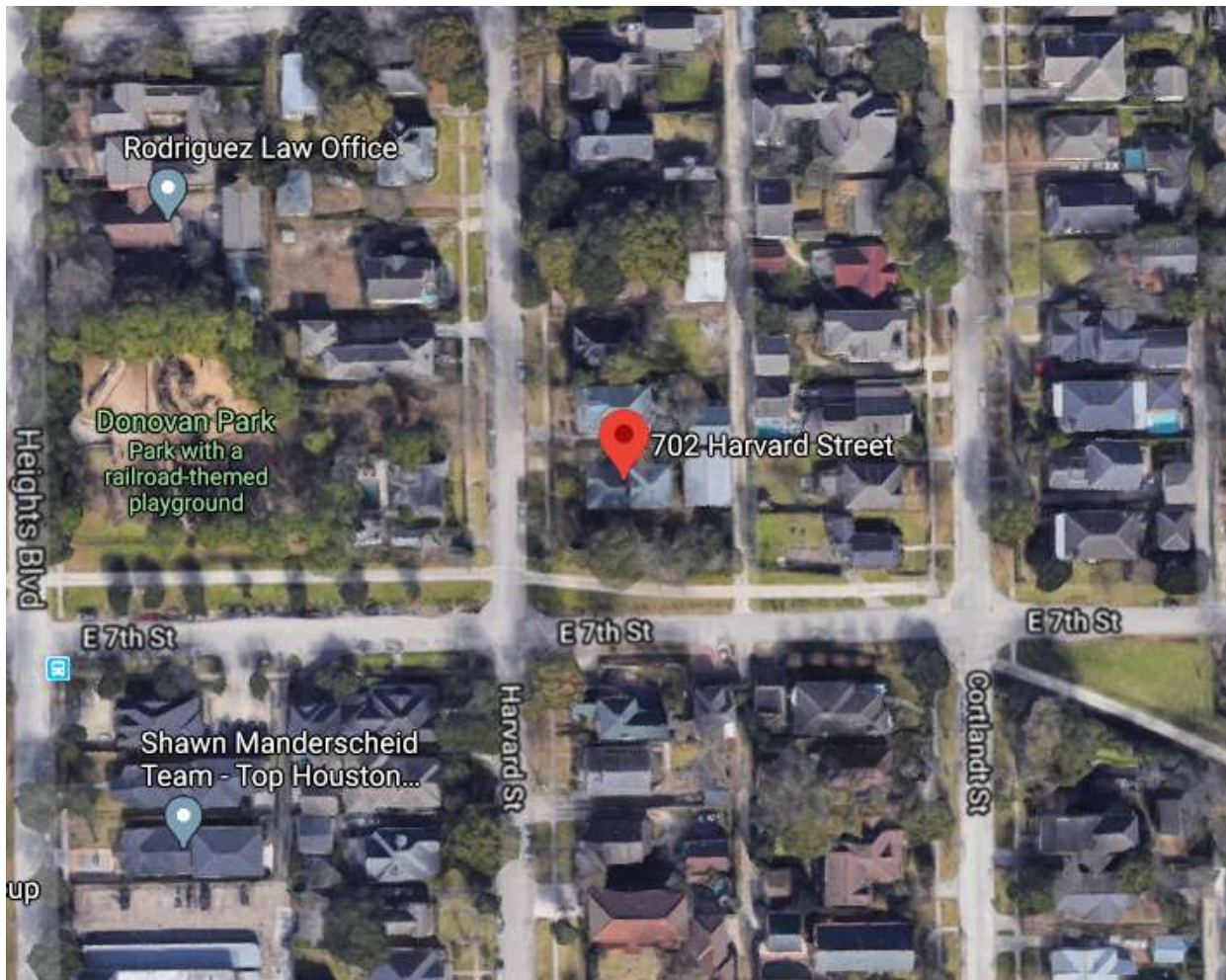


Figure 1-Site- trapezoid lot-hike & bike





*Figure 2-Contributing residence across street-703 Harvard*



*Figure 3-Donovan Park entrance-diagonally across street-711 Harvard*





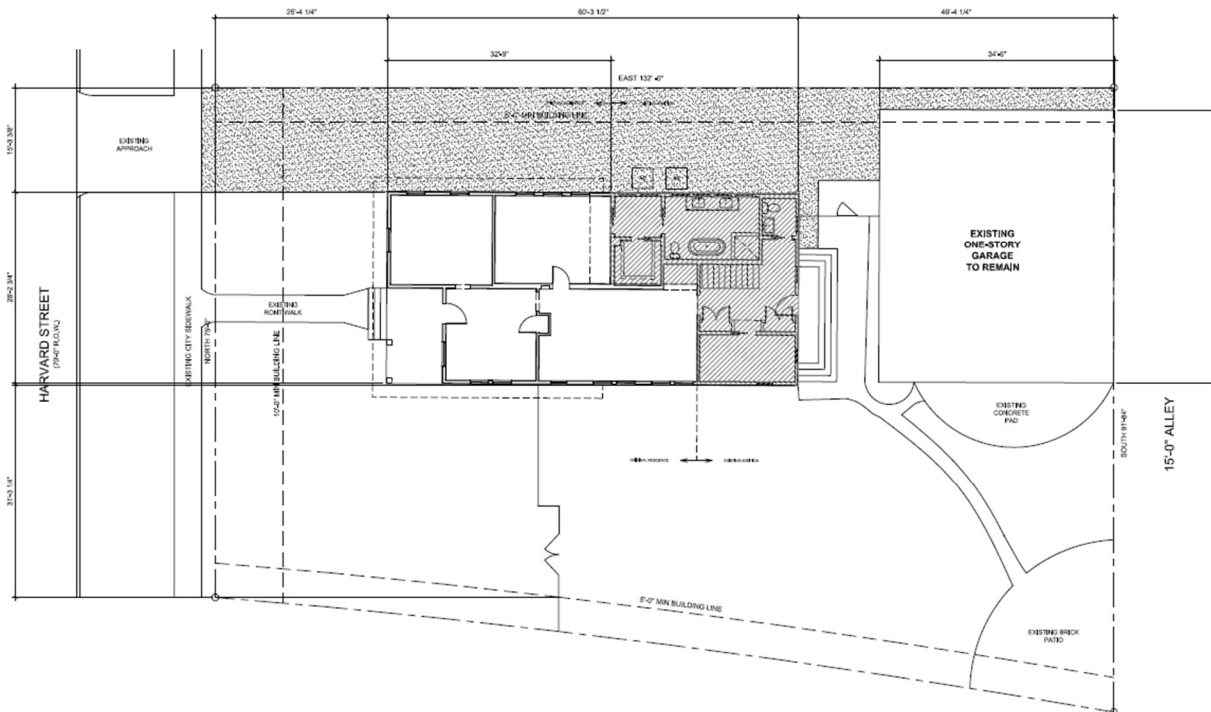
*Figure 4-717 Harvard, across street diagonally to the Northwest*



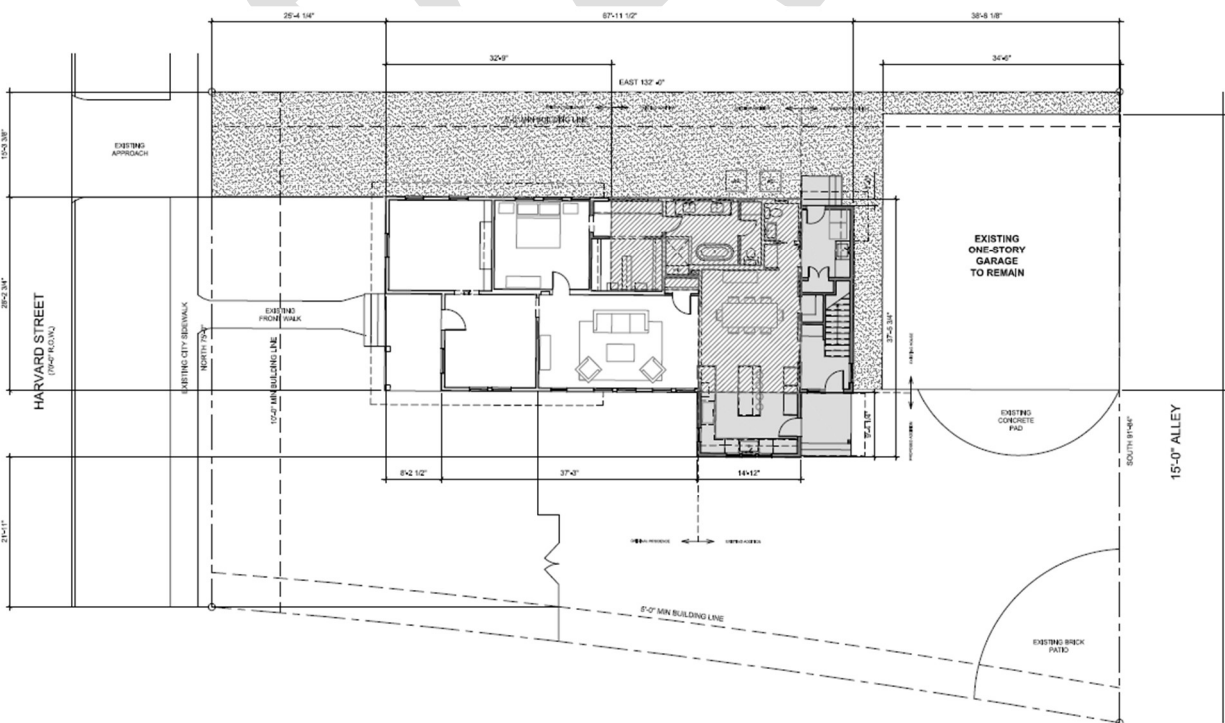
*Figure 5-714 Harvard, 2 lots to the north*



*Figure 6-722 Harvard 4 lots to the North*

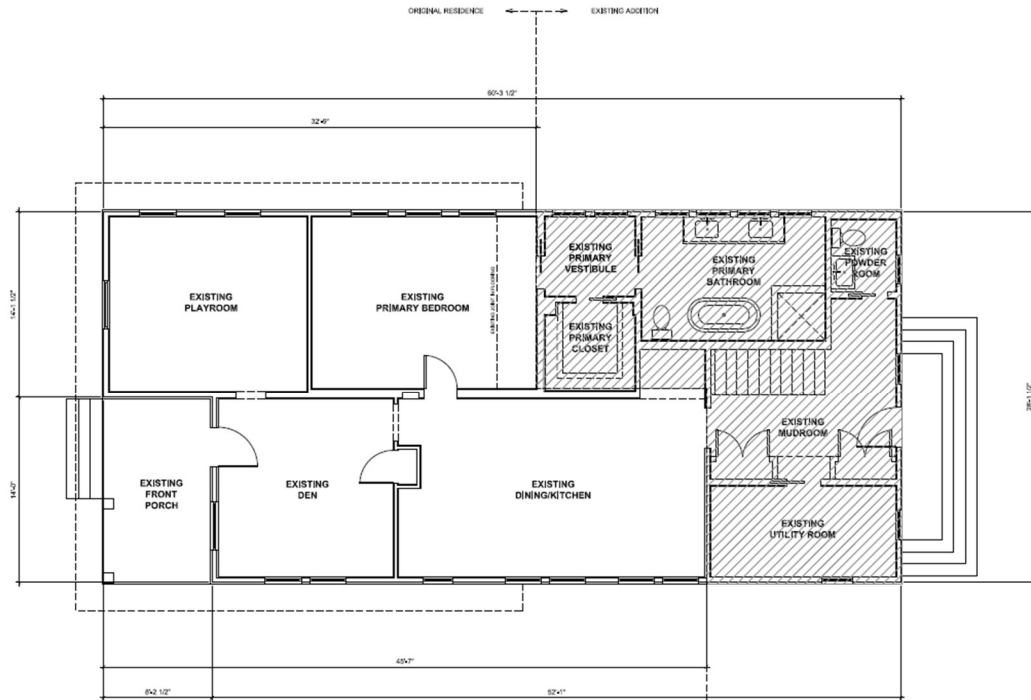
SITE PLAN  
EXISTING

## PROPOSED

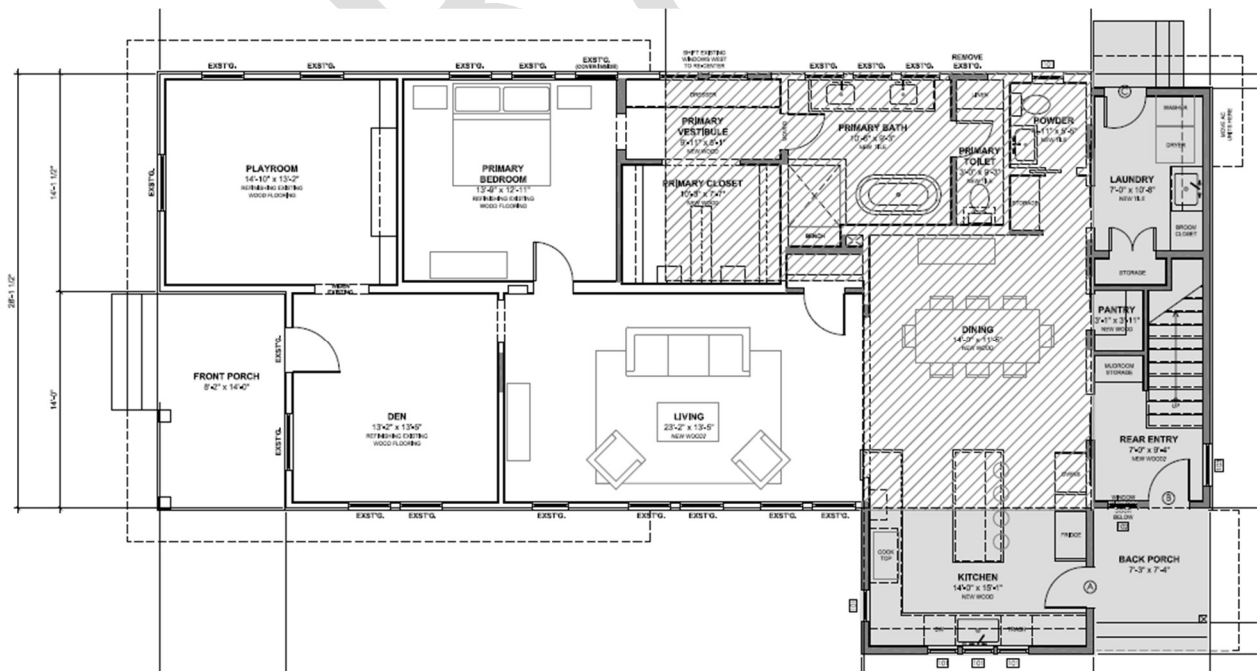


## FIRST FLOOR PLAN

## EXISTING



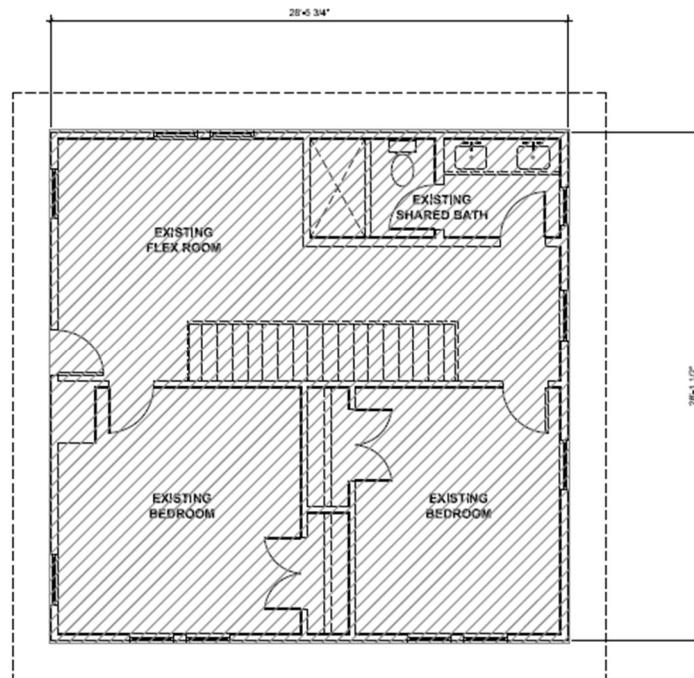
## PROPOSED



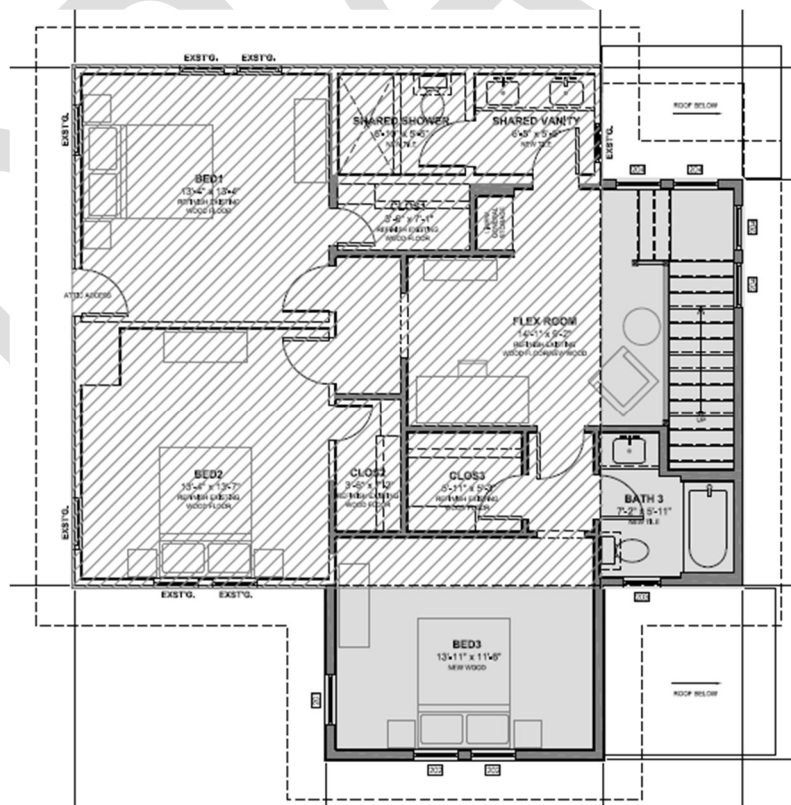


## SECOND FLOOR PLAN

EXISTING

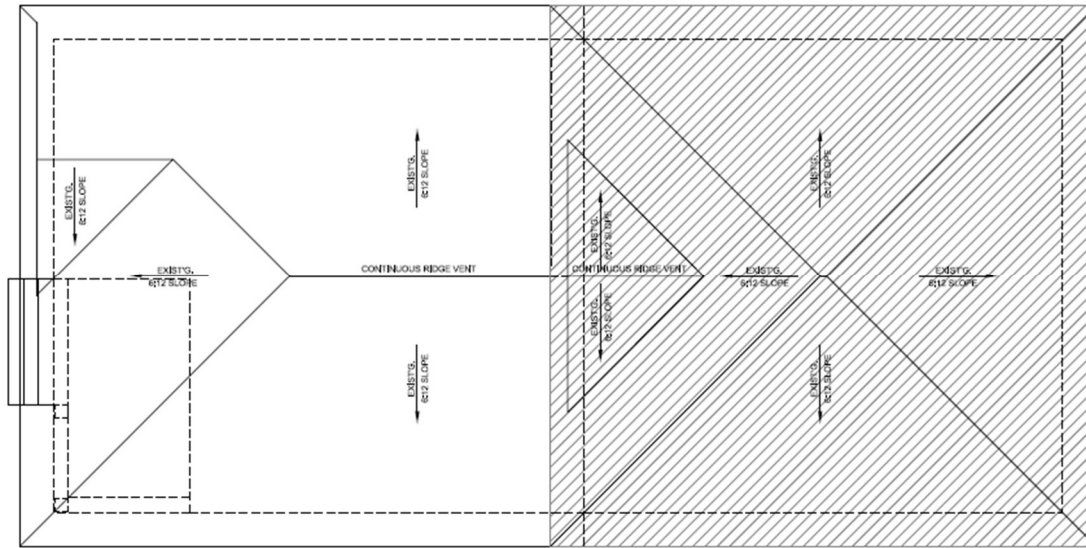


PROPOSED

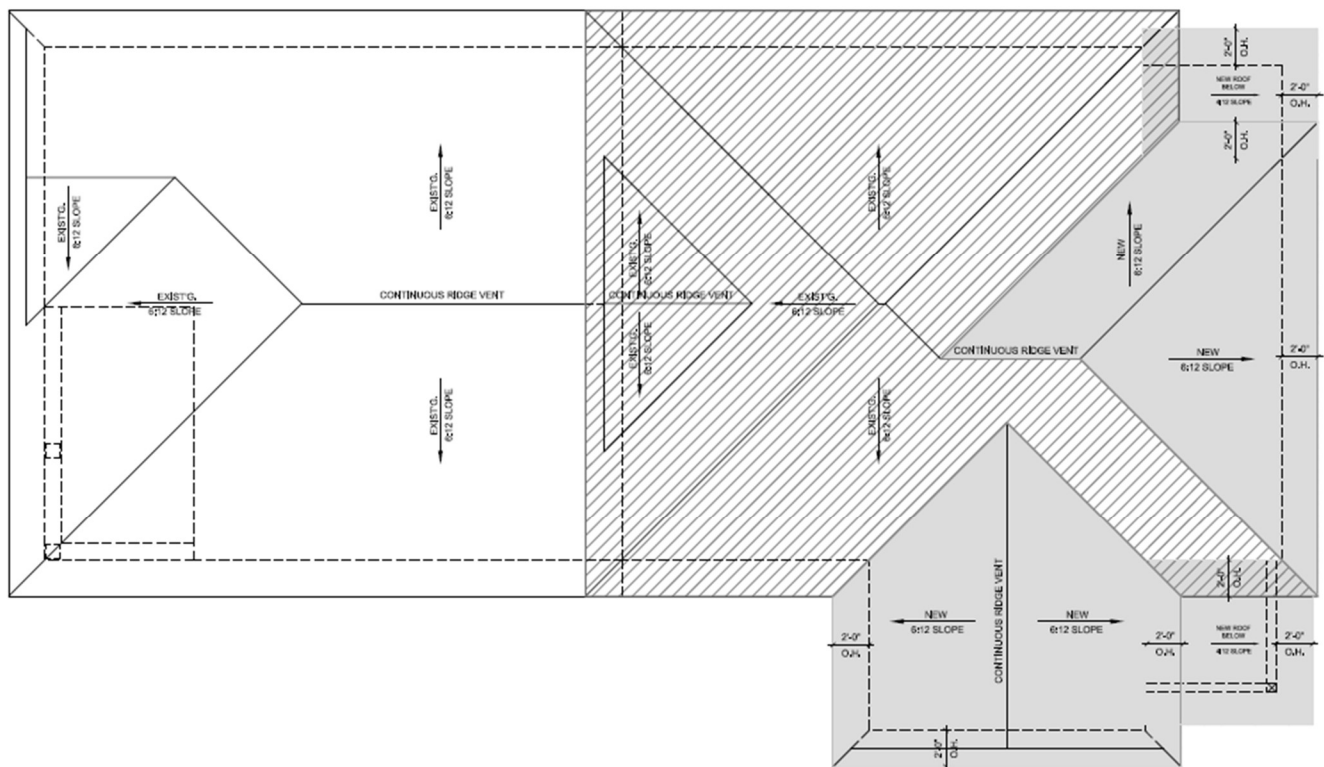


# ROOF PLAN

## EXSTING

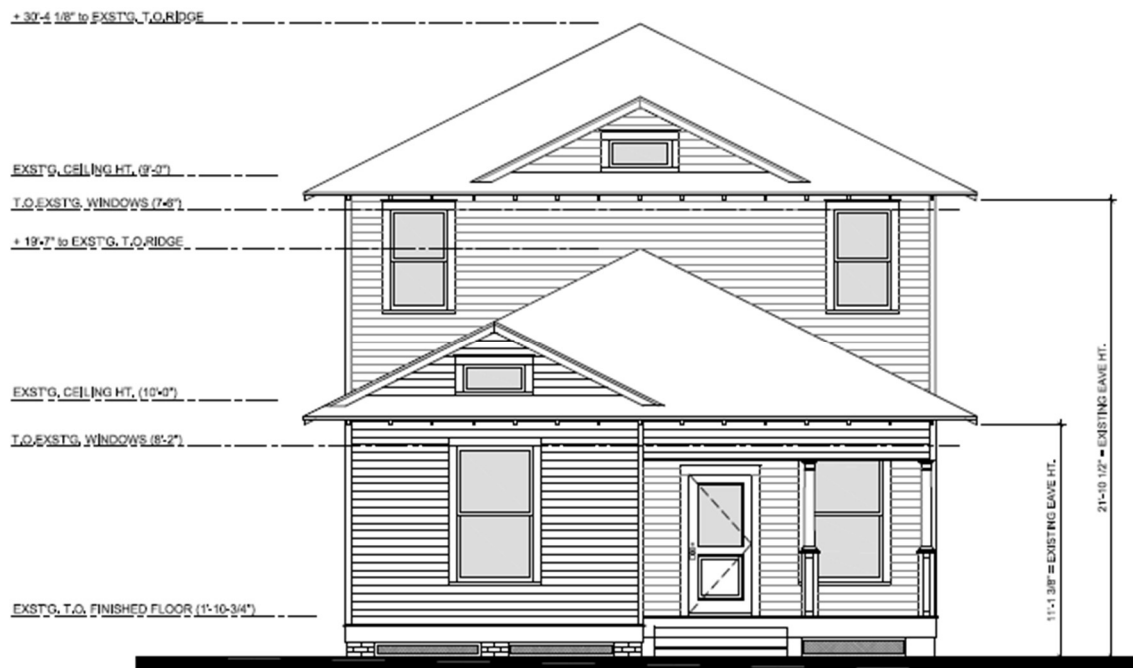


PROPOSED

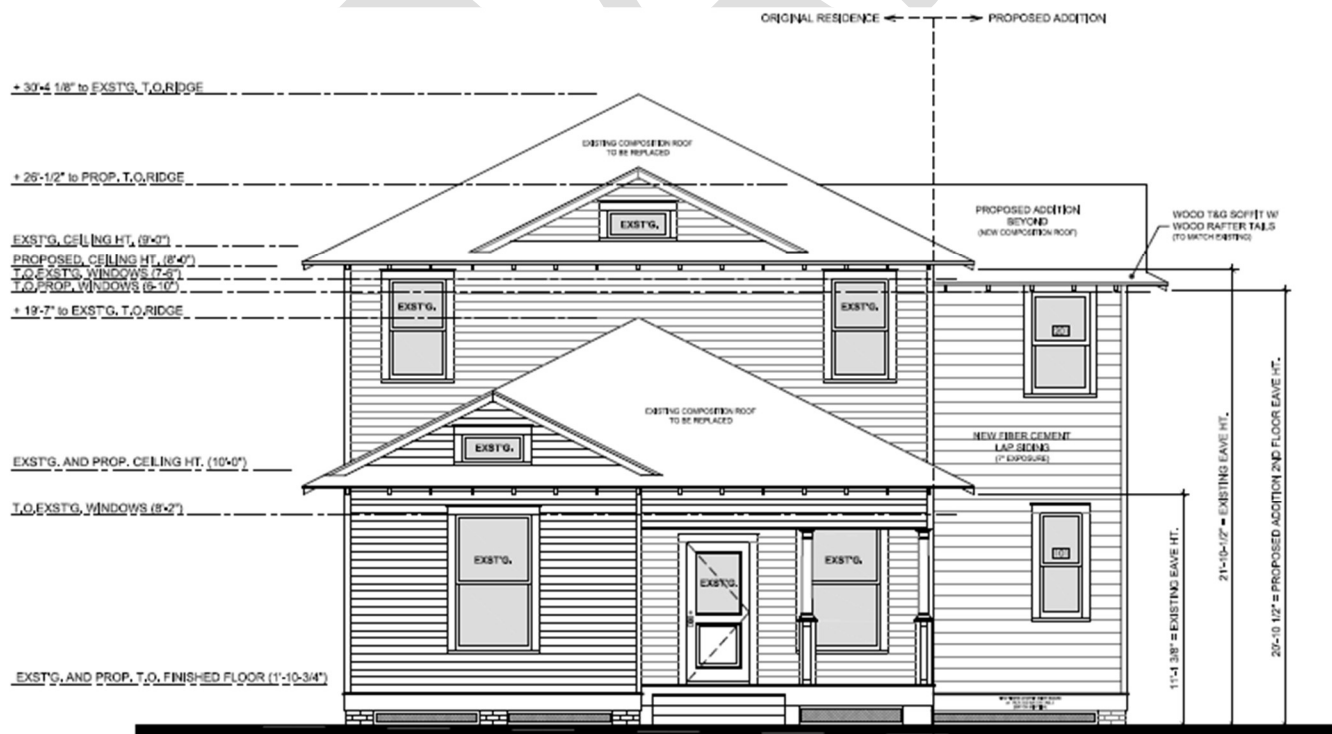


## WEST ELEVATION

## EXISTING

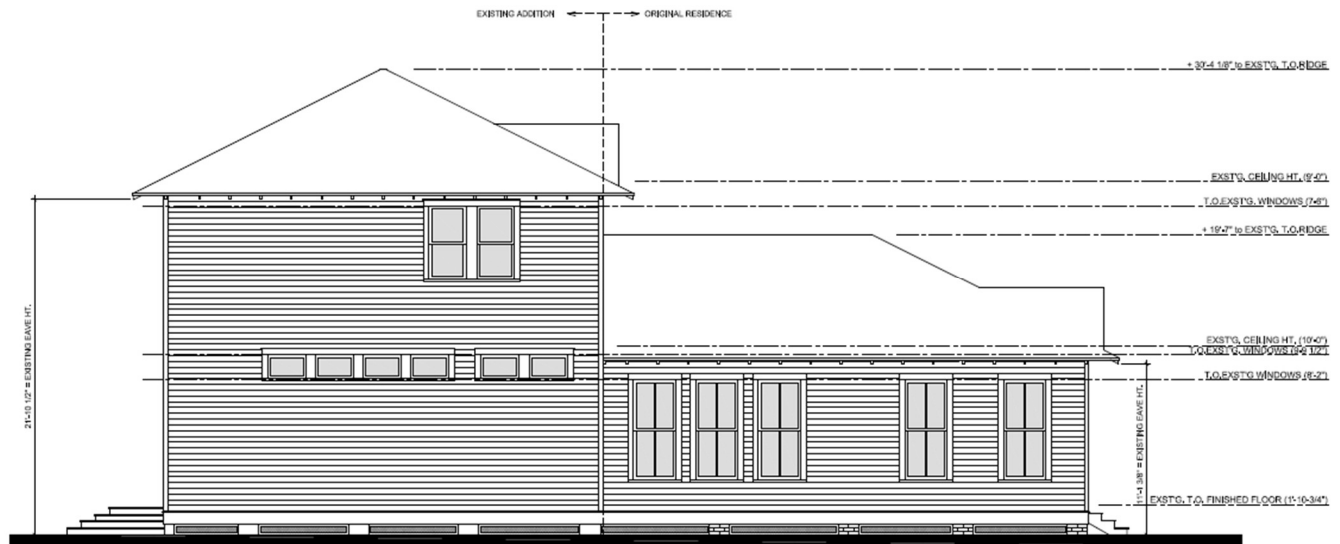


## PROPOSED

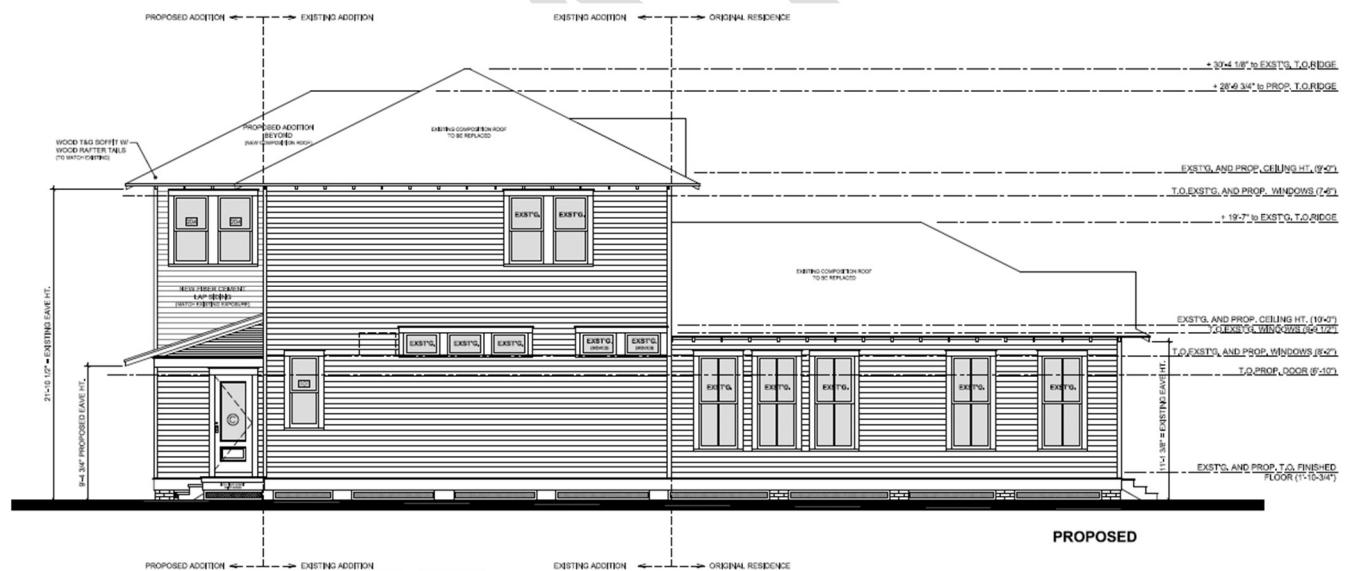


## NORTH ELEVATION

## EXISTING



## PROPOSED



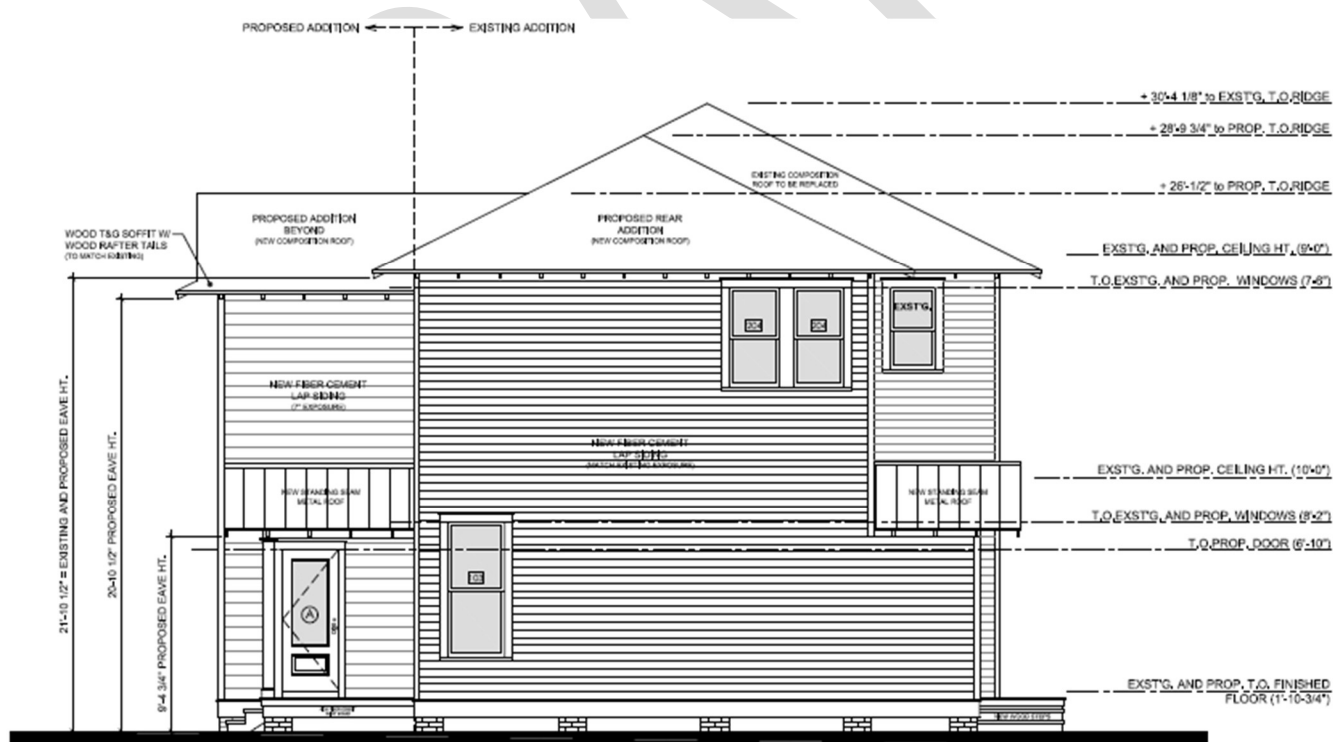


## EAST ELEVATION

## EXISTING



## PROPOSED





**DOOR AND WINDOW SCHEDULE****HOUSE - WINDOW SCHEDULE (JELDWEN SITELINE - ALL WOOD)**

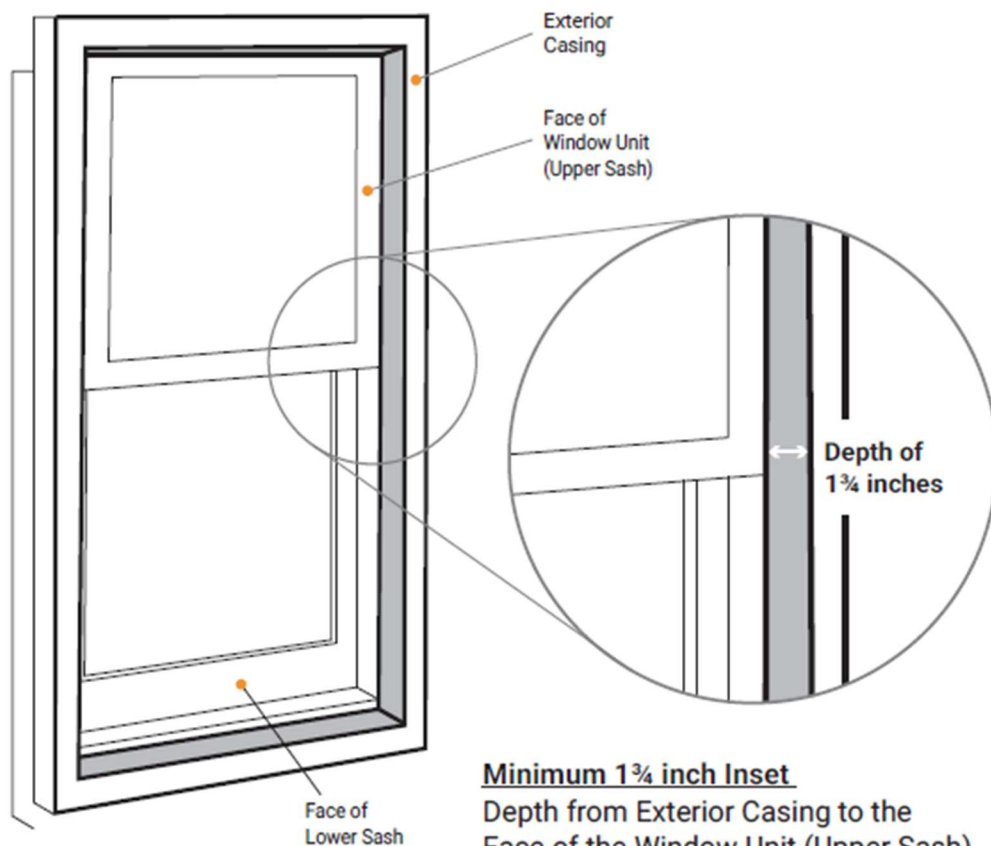
WINDOW LABEL	MODEL #	QUANTITY	JAMB	FRAME SIZE	ROUGH OPENING	GLAZING	NOTES
FIRST FLOOR WINDOWS							
101	SWD2560	5	6-9/16"	25-3/8" x 60"	26-1/8" x 60-3/6"	LOW-E 366 W/ ARGON	-
102	SWD2548	1	6-9/16"	25-3/8" x 48"	26-1/8" x 48-3/4"	LOW-E 366 W/ ARGON	-
103	SWD3376	1	6-9/16"	33-3/8" x 76"	34-1/8" x 76-3/4"	LOW-E 366 W/ ARGON	TEMPERED
SECOND FLOOR WINDOWS							
201	SWD3360	1	6-9/16"	33-3/8" x 60"	34-1/8" x 60-3/4"	LOW-E 366 W/ ARGON	EGRESS, WINDOW OPENING CONTROL DEVICE
202	SWD2960	2	6-9/16"	29-3/8" x 60"	3-1/8" x 60-3/4"	LOW-E 366 W/ ARGON	WINDOW OPENING CONTROL DEVICE
203	SWD2548	1	6-9/16"	25-3/8" x 48"	26-1/8" x 48-3/4"	LOW-E 366 W/ ARGON	TEMPERED, WINDOW OPENING CONTROL DEVICE
204	SWD2960	4	6-9/16"	29-3/8" x 60"	3-1/8" x 60-3/4"	LOW-E 366 W/ ARGON	TEMPERED, WINDOW OPENING CONTROL DEVICE

**HOUSE - EXTERIOR DOOR SCHEDULE**

DOOR LABEL	DOOR SIZE	ROUGH OPENING	THICKNESS	JAMB	MATERIAL	FINISH	GLAZING	HAND	NOTES
A	32' x 80'	36-1/2 x 83"	1-3/4"	6-5/8"	WOOD	STAINED	LOW-E 366 W/ ARGON	LH	2/3-LITE, TEMPERED
B	32' x 80'	36-1/2 x 83"	1-3/4"	6-5/8"	WOOD	STAINED	LOW-E 366 W/ ARGON	RH	2/3-LITE, TEMPERED
C	32' x 80'	36-1/2 x 83"	1-3/4"	6-5/8"	FIBERGLASS	PAINTED	LOW-E 366 W/ ARGON	RH	2/3-LITE FLUSH GLAZED, TEMPERED



## 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](mailto:historicpreservation@houstontx.gov)

City of Houston | Planning and Development | Houston Office of Preservation