



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D16
HPO File #: HP2026_0067

April 23, 2026

415 Harvard
Houston Heights South

Applicant: Raphael Ogbongbemiga, agent for Monica Estrada, owner

Property: 415 Harvard St, Lots 8, Block 301, Houston Heights South Subdivision. The property is a one-story, 922 square foot (50' x 132') corner lot.

Significance: This property is a contributing 1920 Bungalow structure in the Houston Heights South Historic District.

Proposal: Alteration – Garage addition

The applicant proposes to construct a two-story addition on top of the existing garage. The applicant proposes to:

- Demolish a portion of the roof to accommodate for the addition.
- Construct a 422 sq ft second story addition.
- Construct the roof with new composition shingles with a 7/12 roof pitch and an 11/12 roof pitch at the lowest roof.
- Have 20'-0" max eave heights
- Construct the home with a 10'-6" first-floor ceiling height and a 9' second-floor ceiling height.
- Install new windows to be wood or wood clad, inset and recessed.
- Smooth cementitious siding and trim to have similar character to the addition.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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

[X] [] []

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 sq ft

Max. Allowed: 2,640 sq ft max

Proposed Lot Coverage: 2,509 sq ft

[X] [] []

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 sq ft

Max. FAR Allowed: 2,904 sq ft

Proposed FAR: 2,904 sq ft (2,834 sq ft home + 70 sq ft garage)



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Side Wall Length and Insets (Addition and New Construction)

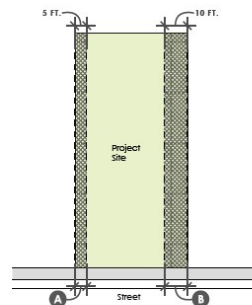
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Side Wall Length: 40'-4" (existing)

Inset on (plan) North side: 6'-0"

Inset on (plan) South side: 17'-8"

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
	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
	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 (North): 5'-6"

Proposed side setback (South): 20'-3"

Cumulative side setback: 25'-9"

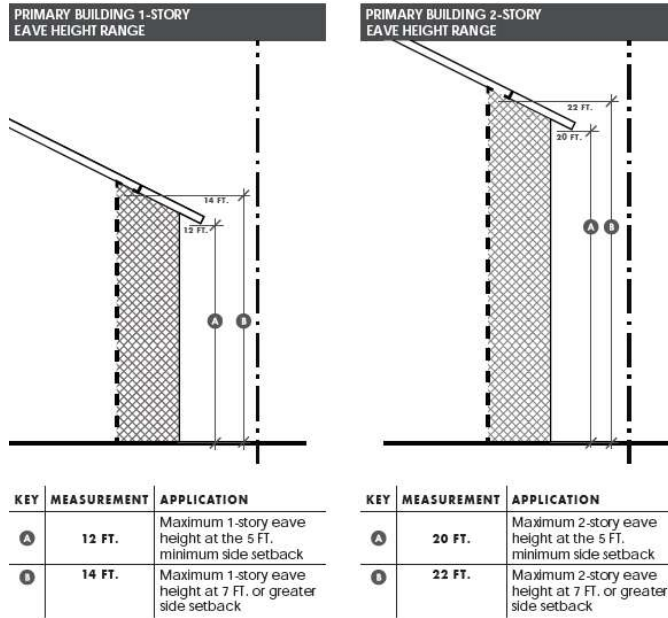


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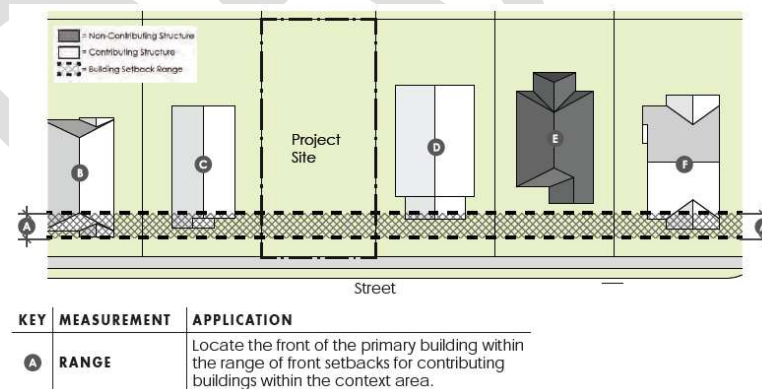
Eave Height (Addition and New Construction)



Proposed eave height: 22'-0" (Garage 20'-0")

Front Setbacks (New Construction)

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



Proposed front setback: 22'-9" (existing)



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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: N/A

Max front wall depth: N/A

Front Porch Width and Depth (Addition and New Construction)

The width of a porch is measured between the corners of the porch foundation at the front of the porch. A front porch must be at least 6' deep.

FRONT WALL-TO-PORCH WIDTH

Measure from corners of porch foundations.

KEY	MEASUREMENT	APPLICATION
A	Porch Width	
B	House Width at Front Wall	
A	50%	Minimum percentage of front wall width that is covered by porch

FRONT PORCH DEPTH

KEY	MEASUREMENT	APPLICATION
C	6 FT.	Minimum depth of front porch

Proposed front porch width: Existing, Proposed front porch depth: Existing

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: N/A (existing)



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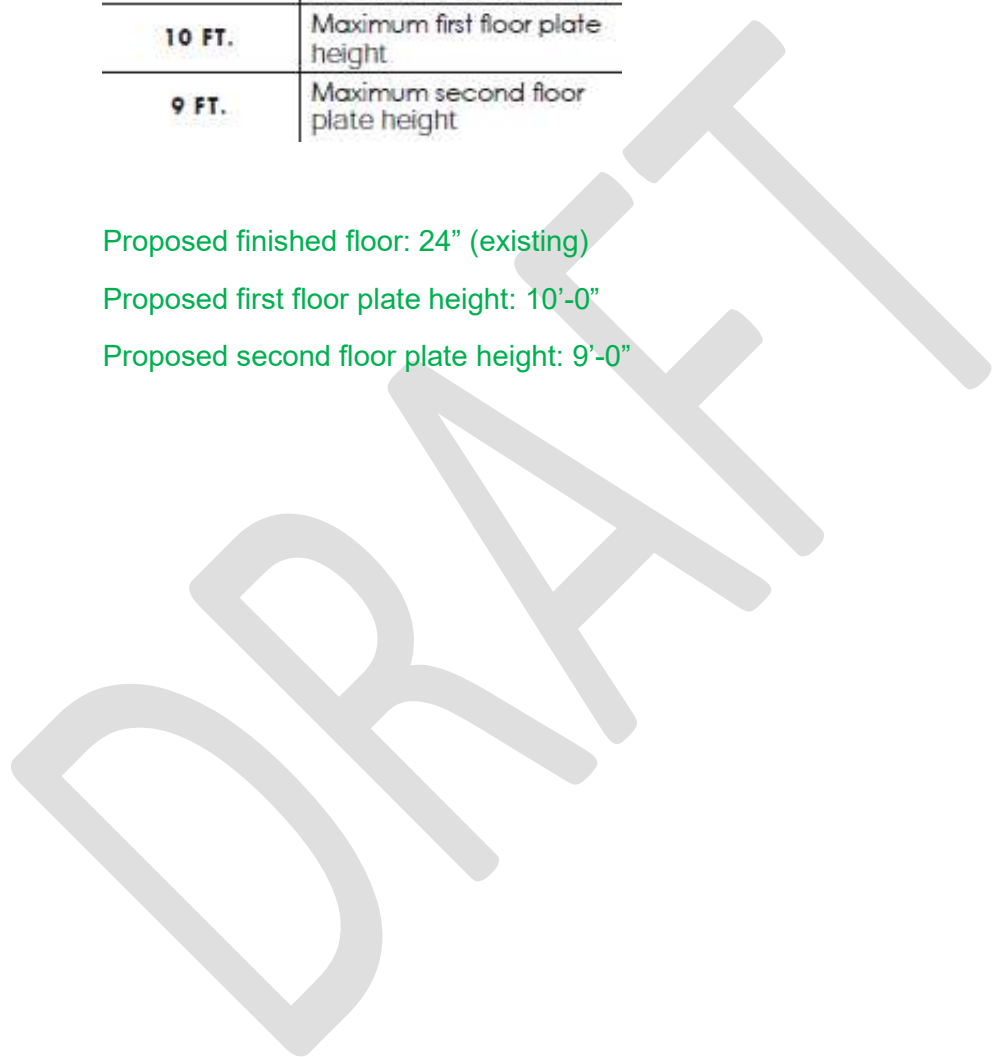
Building Wall (Plate) Height (Addition and New Construction)

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: 24" (existing)

Proposed first floor plate height: 10'-0"

Proposed second floor plate height: 9'-0"





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DISTRICT MAP



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INVENTORY PHOTO



CURRENT PHOTO





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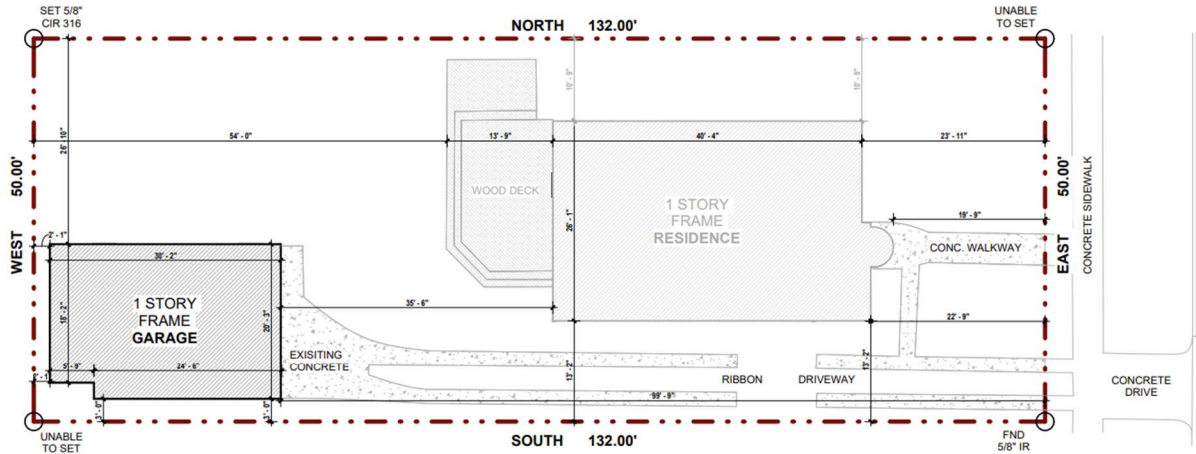
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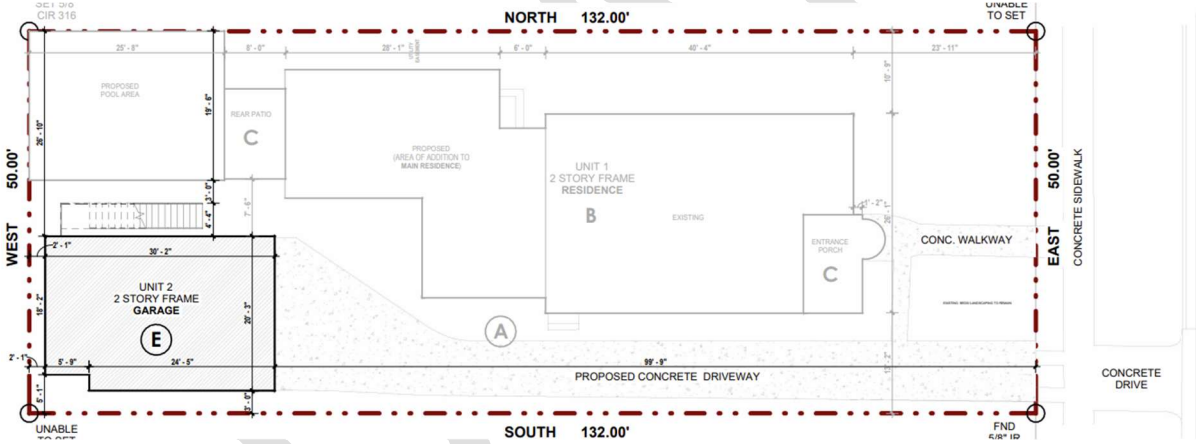
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SITE PLAN EXISTING



HARVARD
70' ROW
(V.1-a, PG. 114, H.C.M.R.)

SITE PLAN PROPOSED



HARVARD
70' ROW
(V.1-a, PG. 114, H.C.M.R.)



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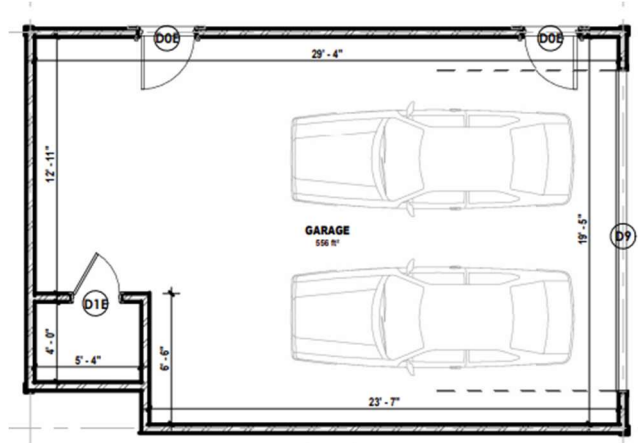
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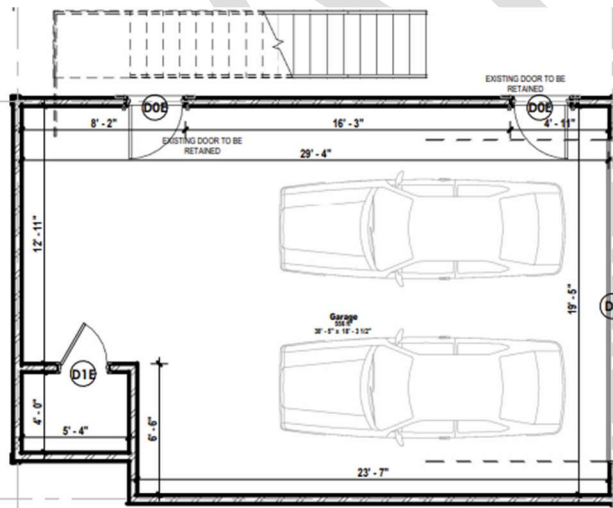
FIRST FLOOR PLAN

EXISTING



FIRST FLOOR PLAN

PROPOSED





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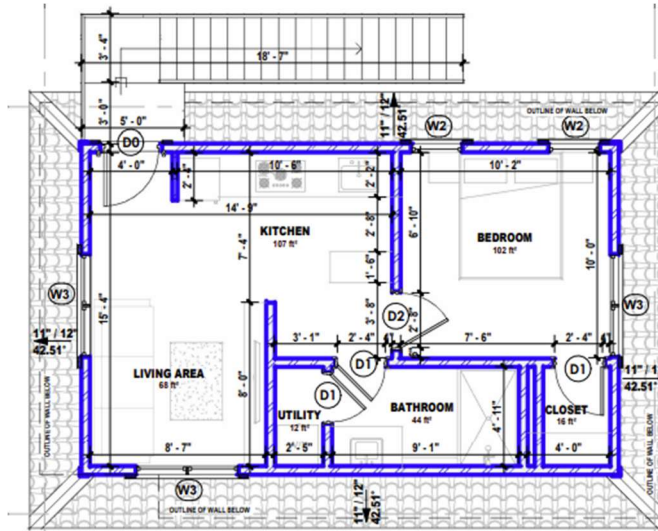
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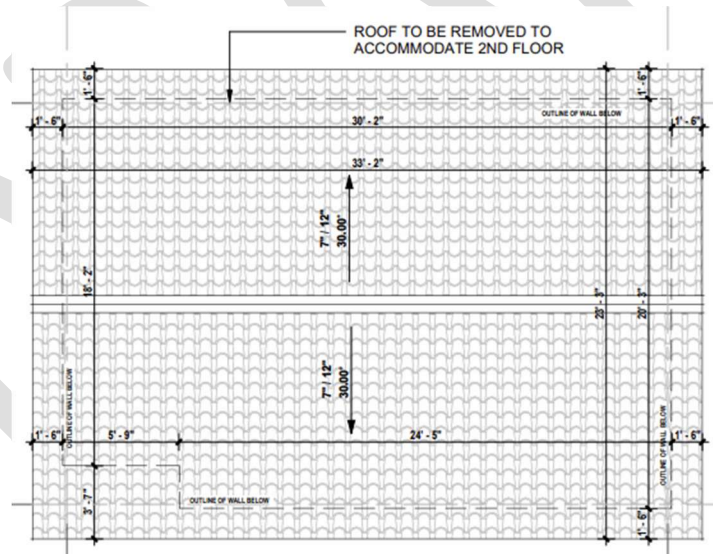
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SECOND FLOOR PLAN

PROPOSED



ROOF PLAN
EXISTING





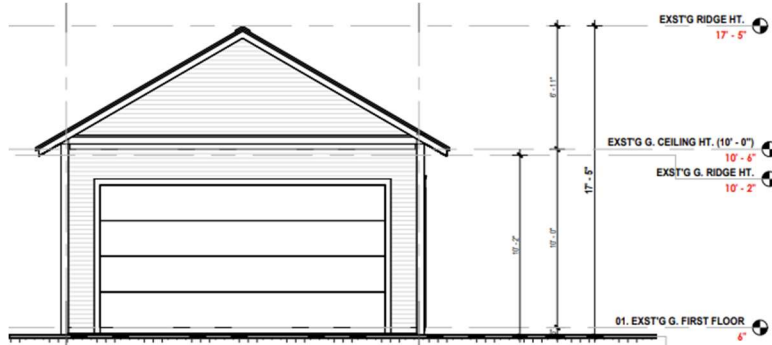
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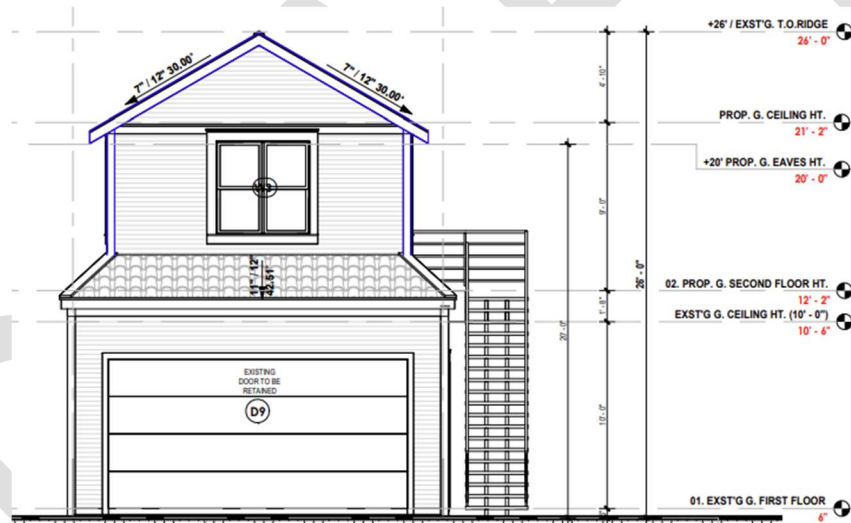
FRONT ELEVATION

EXISTING



FRONT ELEVATION

PROPOSED





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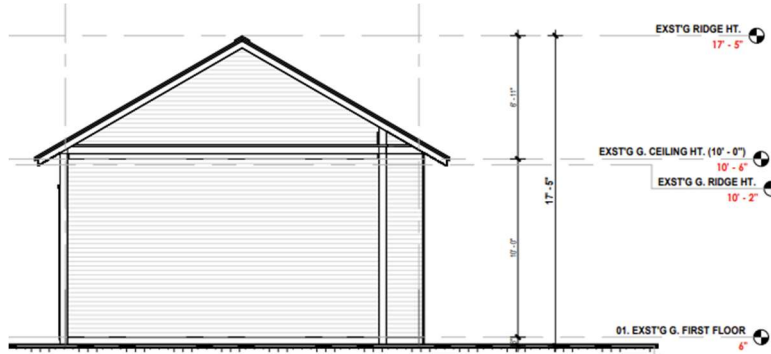
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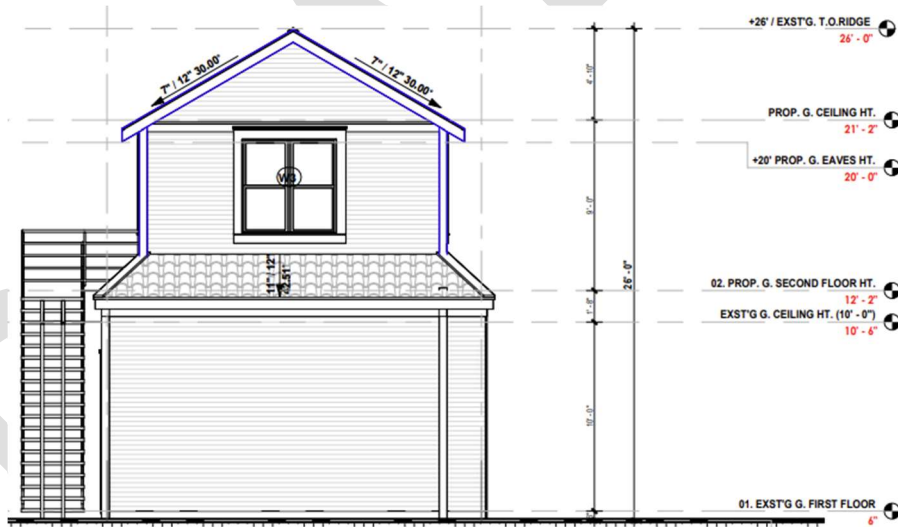
REAR ELEVATION

EXISTING



REAR ELEVATION

PROPOSED





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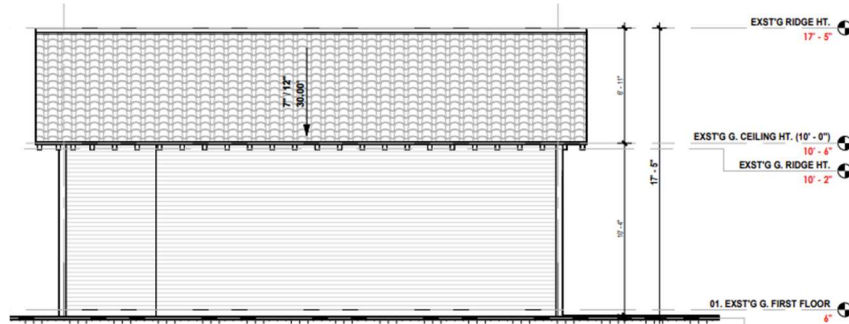
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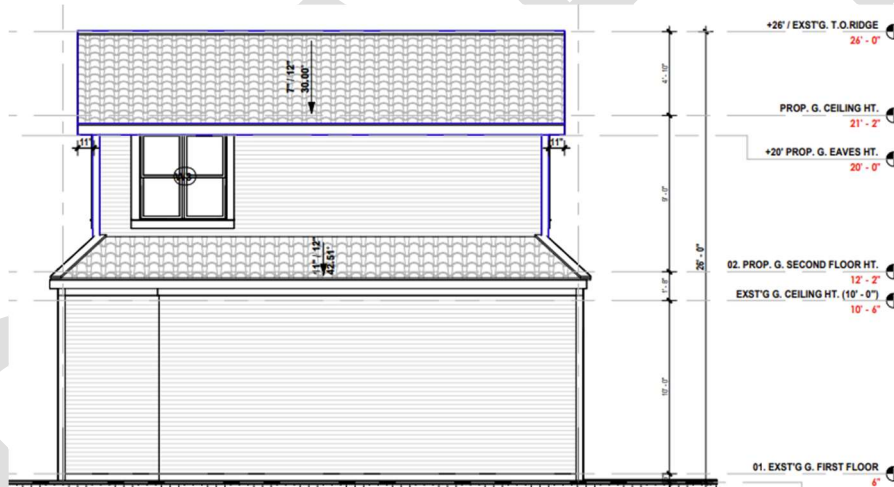
SIDE ELEVATION

EXISTING



SIDE ELEVATION

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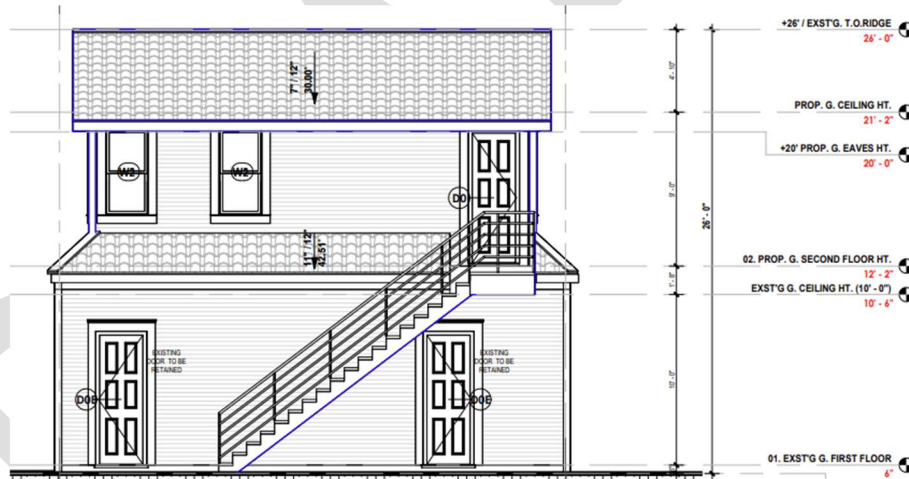
SIDE ELEVATION

EXISTING



SIDE ELEVATION

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WINDOW AND DOOR SCHEDULE

PROPOSED – GARAGE BUILDING – DOOR SCHEDULE			
DOOR TYPE	DIMENSION		DESCRIPTION
	DOOR WIDTH	DOOR HEIGHT	
D1	2' – 4"	6' – 8"	1-3/8" SOLID CORE INTERIOR DOOR FACED ON BOTH SIDES WITH PRIMED MDF
D2	2' – 8"	6' – 8"	1-3/8" SOLID CORE INTERIOR DOOR FACED ON BOTH SIDES WITH PRIMED MDF
D0	3' – 0"	6' – 8"	1-3/8" SIX PANEL SOLID TIMBER DOOR WITH PAINTED FINISH

PROPOSED – GARAGE BUILDING – WINDOW SCHEDULE				
WINDOW TYPE	DIMENSION		DESCRIPTION	COUNT
	WINDOW WIDTH	WINDOW HEIGHT		
W2	2' – 6"	5' – 0"	WOOD FRAME DOUBLE HUNG WINDOW WITH LOW-E GLASS TO MANUFACTURER'S INSTALLATION DETAILS AND ARCHITECT'S APPROVAL	2
W3	5' – 0"	5' – 0"	WOOD FRAME DOUBLE HUNG WINDOW WITH LOW-E GLASS TO MANUFACTURER'S INSTALLATION DETAILS AND ARCHITECT'S APPROVAL	3
GRAND TOTAL: 5				5

DRAFT



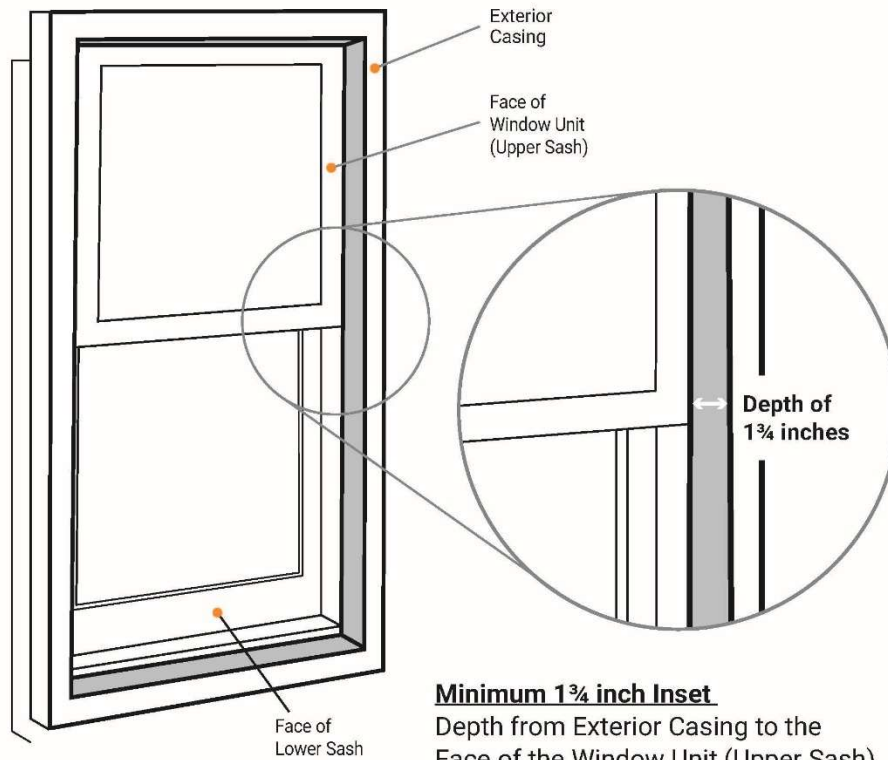
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ATTACHMENT A

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