



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D24
HPO File #: HP2026_0074

April 23, 2026

1316 Harvard St
Houston Heights East

Applicant: Michael Twomey, owner

Property: 1316 Harvard Street, Lot 17, Block 169, Houston Heights Neighborhood Subdivision.
The property is a 1,114 SF, one-story single-family residence and a 1,030 SF garage situated on a 6,600 SF (50' x 132') interior lot.

Significance: Contributing gable-front cottage style one-story residence, constructed circa 1900, and non-contributing 1,628 SF garage, located in the Houston Heights East Historic District.

Proposal: Alteration – Addition

The applicant proposes to construct a 514 SF two-story rear addition to the existing home.

- Roof: gable with asphalt shingles
- Siding: HardiPlank with a 4" reveal
- Ridge height: 27'- 1"
- Eave height: 20'- 6"
- Windows: Wood Jeld Wen
- All new windows need to be inset and recessed. See Attachment A for details.

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.

HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



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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: 1,698

Remaining: 942

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: 2,872

Remaining: 32



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Side Wall Length and Insets (Addition and New Construction)

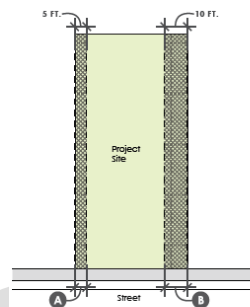
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Side Wall Length: 60' 5"

Inset on North (right) side: 2' 0"

Inset on South (left) side: 2' 0"

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): 12' 9"

Cumulative side setback: 18' 3"

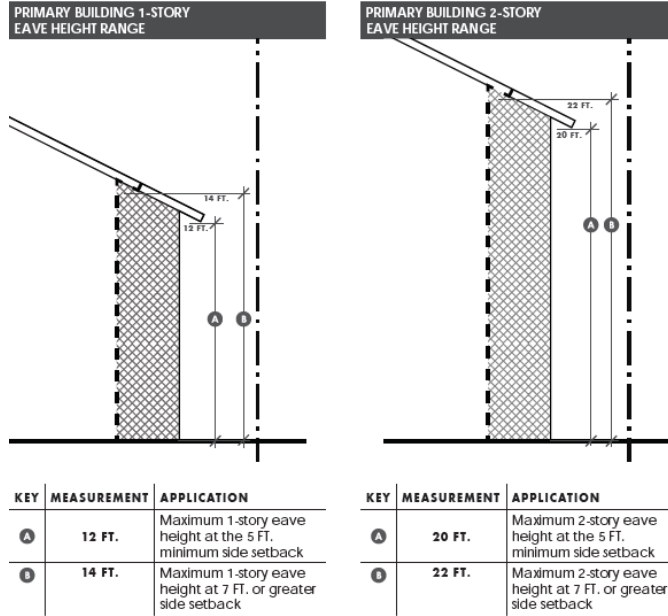


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Eave Height (Addition and New Construction)



Proposed eave height: 20' 6"

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: 2'

Proposed first floor plate height: 10'

Proposed second floor plate height: 7' 9"



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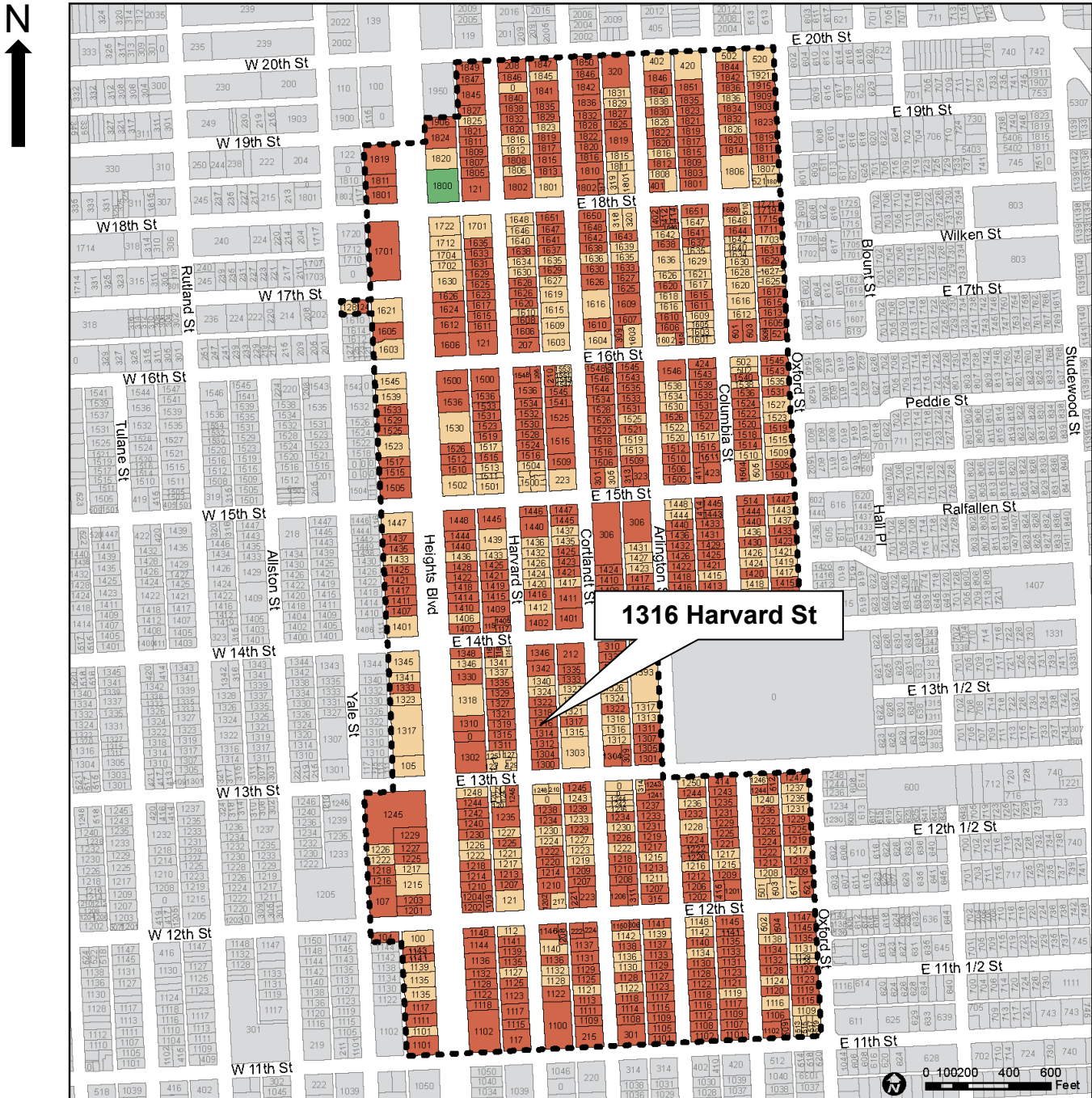
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DISTRICT MAP





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CURRENT PHOTO





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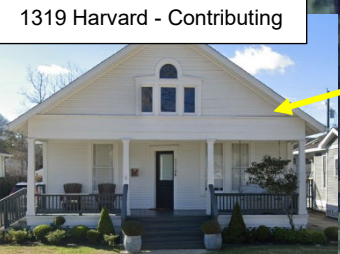
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CONTEXT AREA





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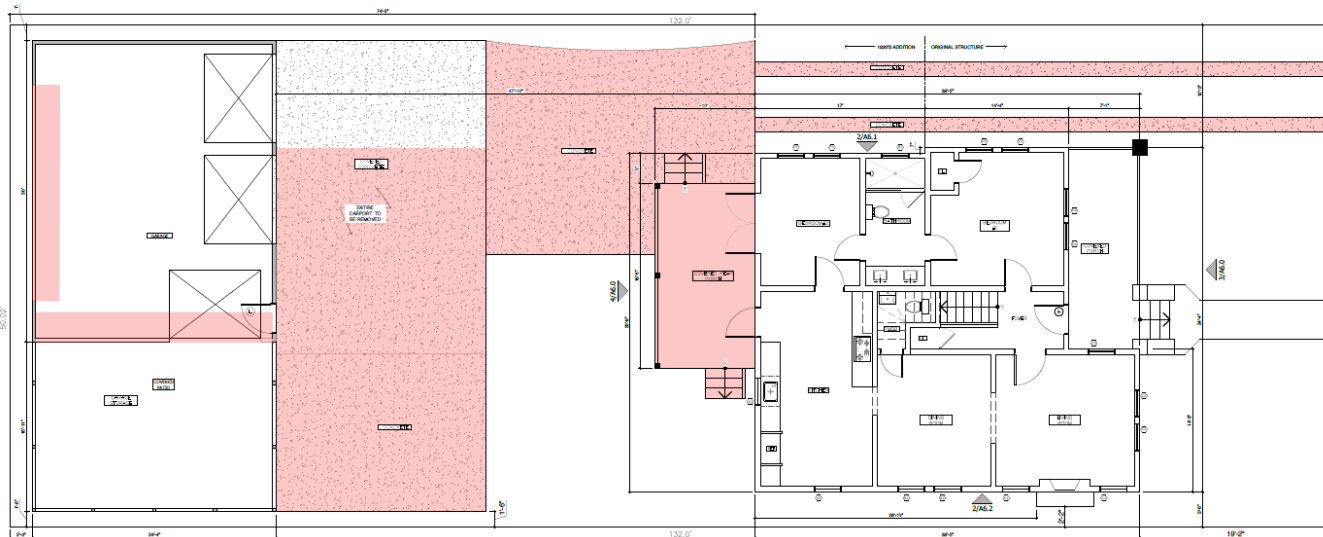
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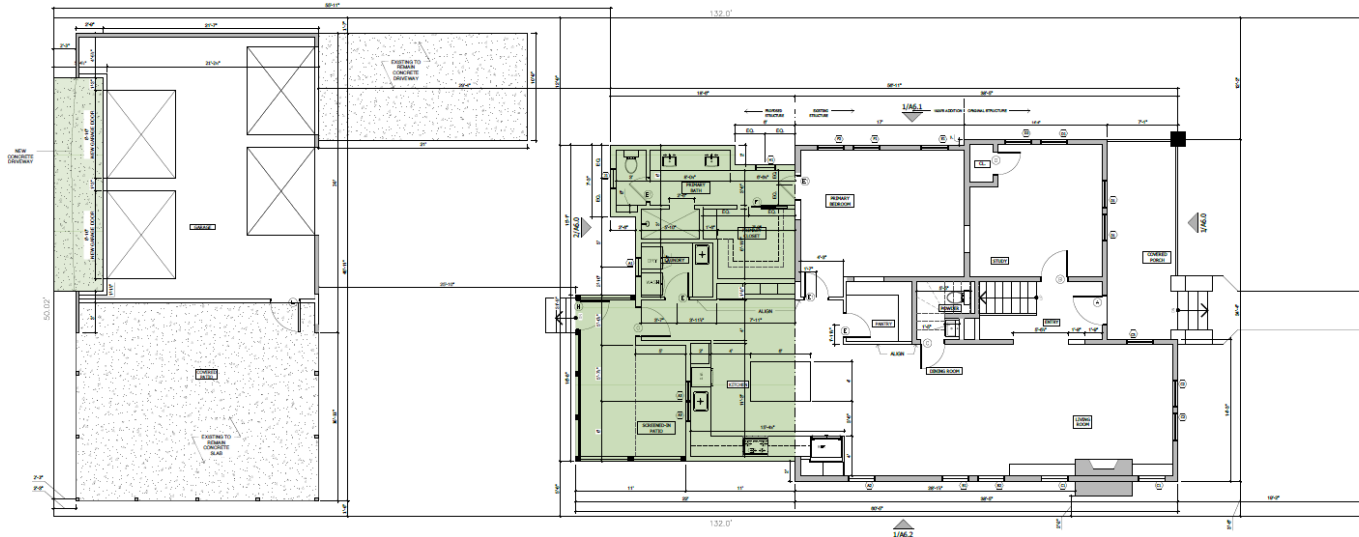
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SITE PLAN



EXISTING



PROPOSED



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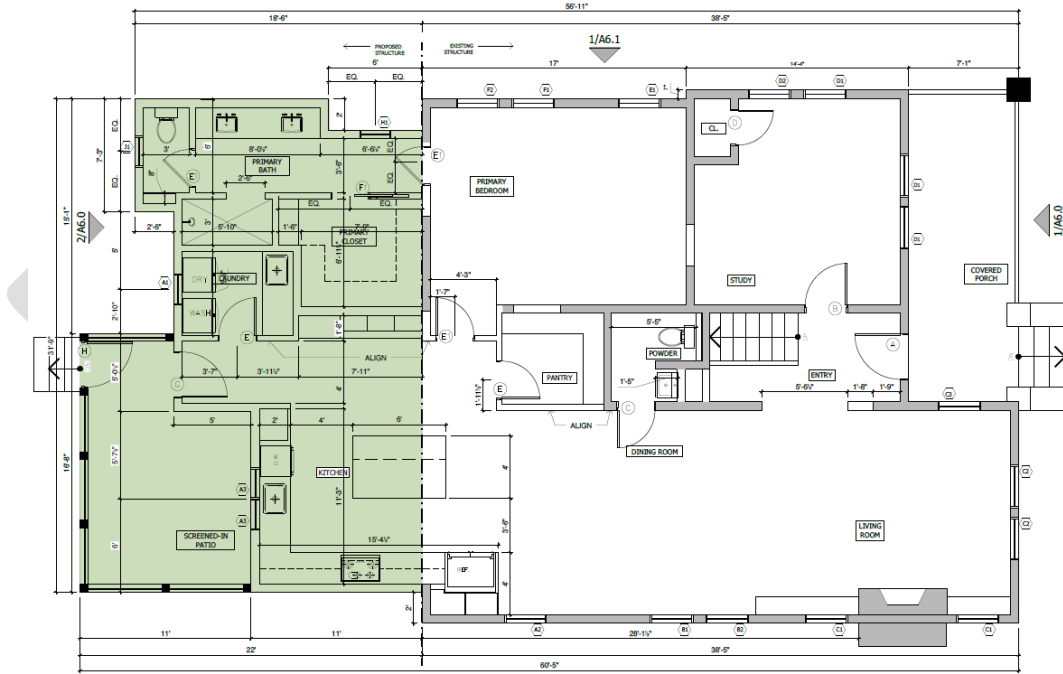
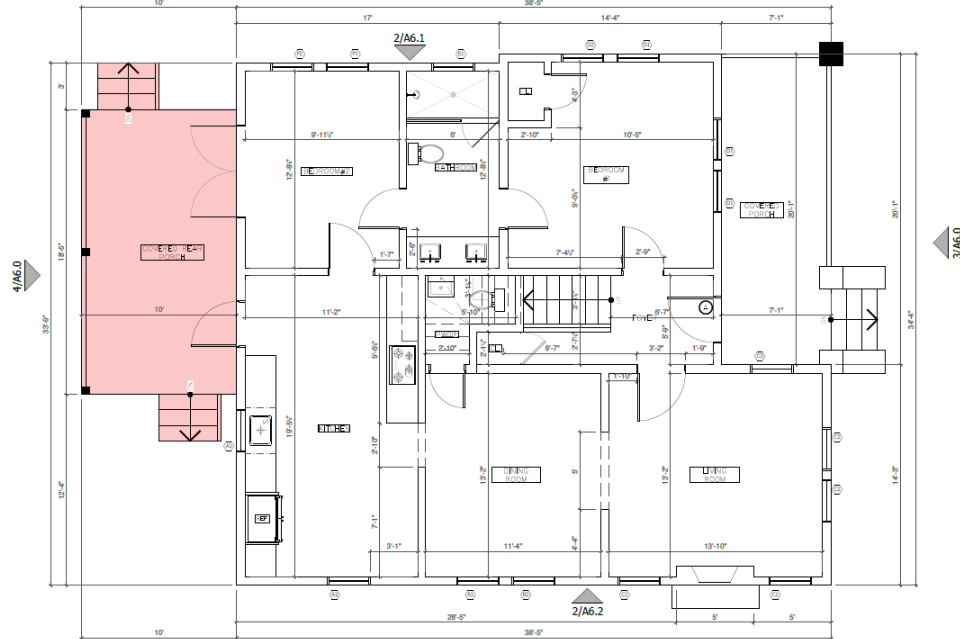
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FLOOR PLAN





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FRONT (EAST) ELEVATIONS



EXISTING



PROPOSED

NOTE
REPAIR/REPLACE SIDING AND TRIM
AS NEEDED



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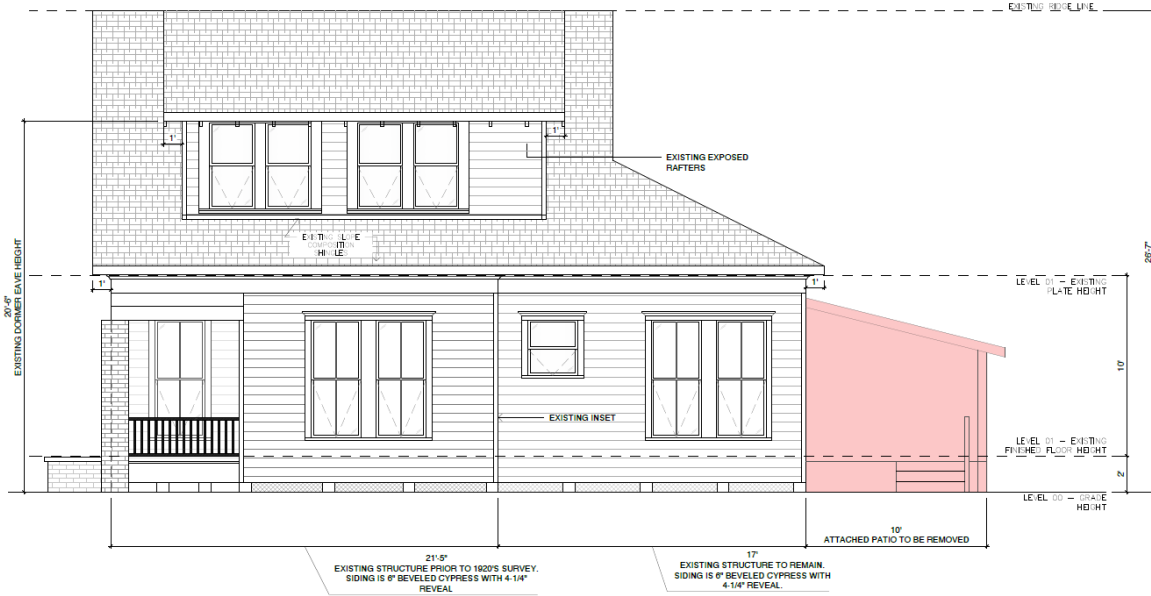
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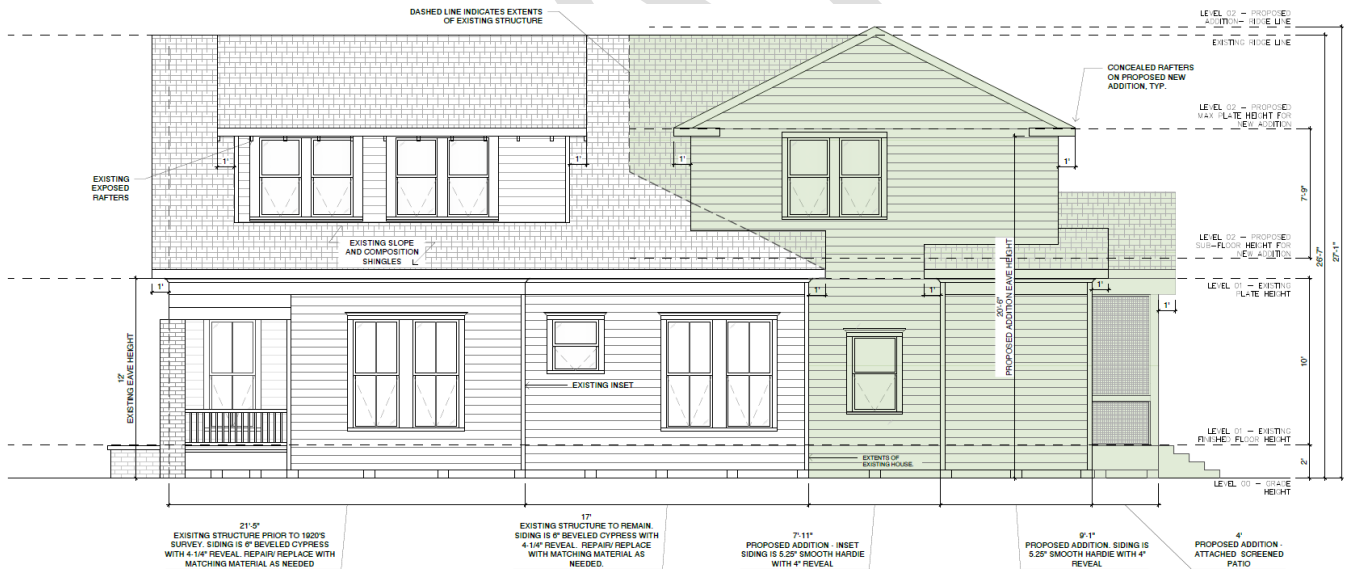
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RIGHT (NORTH) ELEVATIONS



EXISTING



PROPOSED



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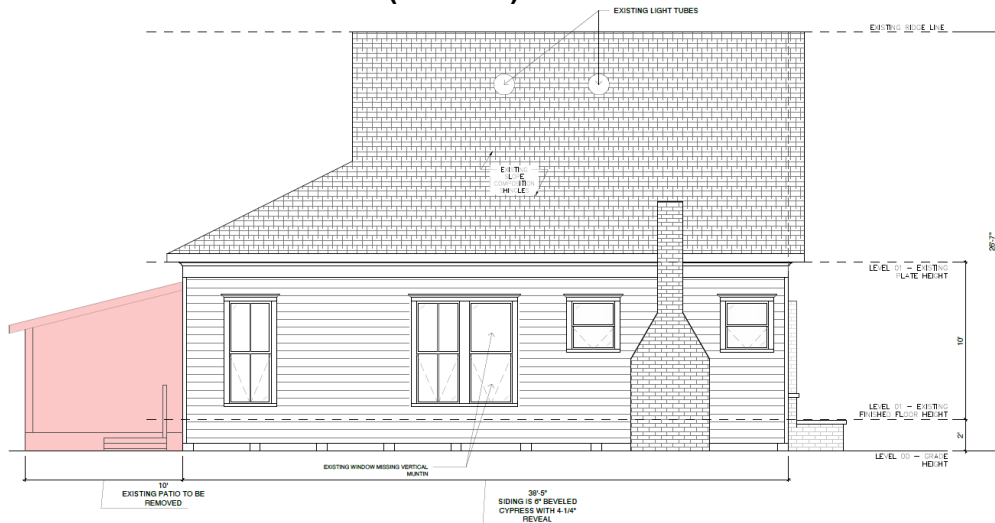
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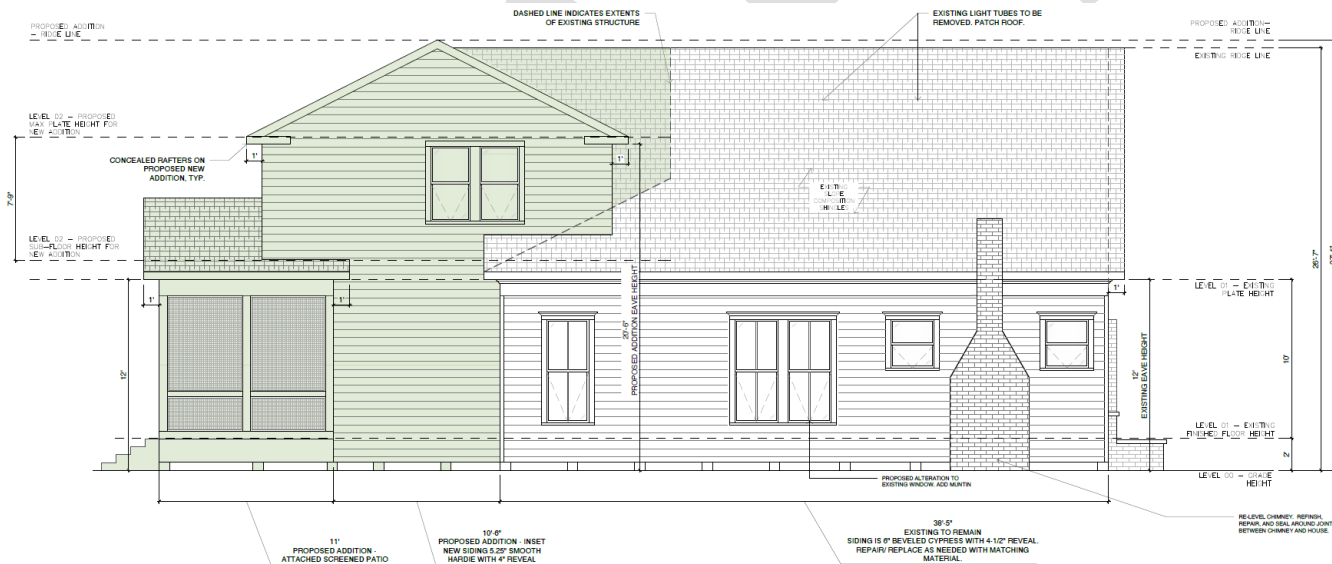
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LEFT (SOUTH) ELEVATION



EXISTING



PROPOSED

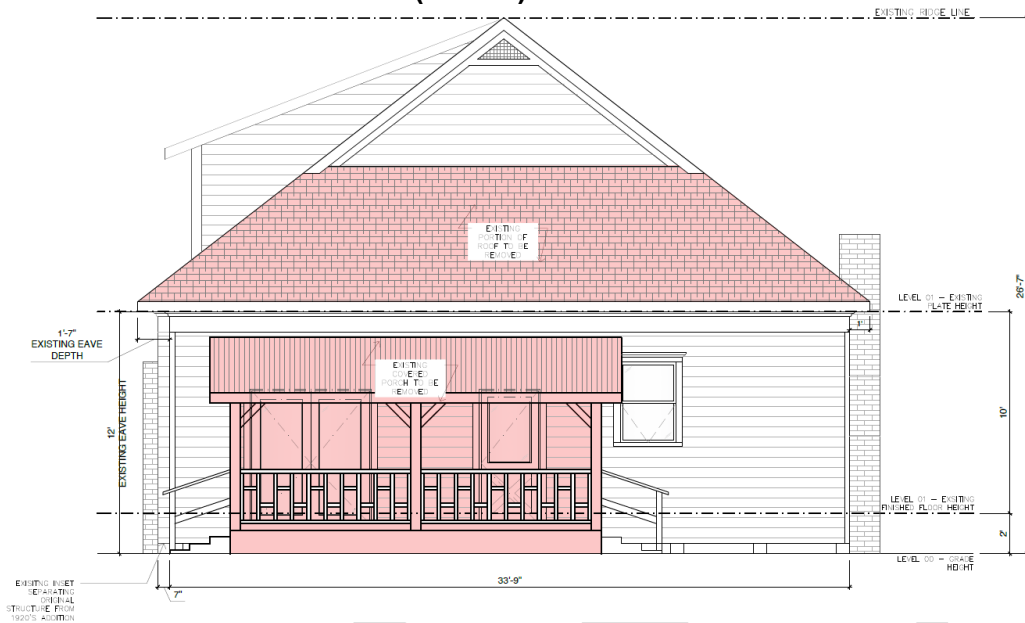


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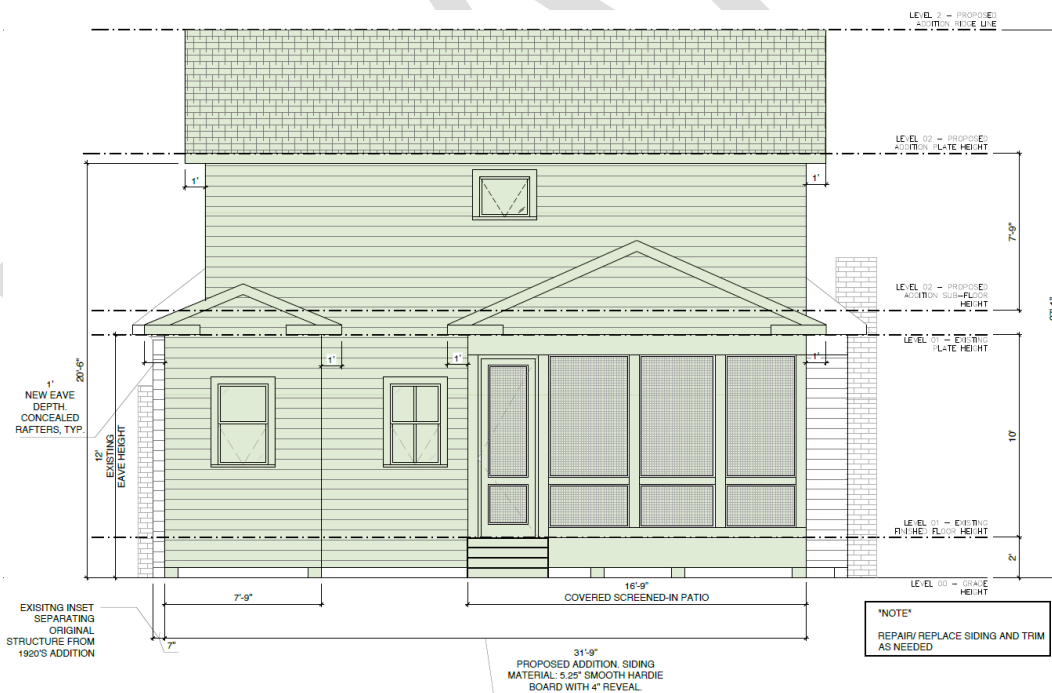
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REAR (WEST) ELEVATION



EXISTING



PROPOSED



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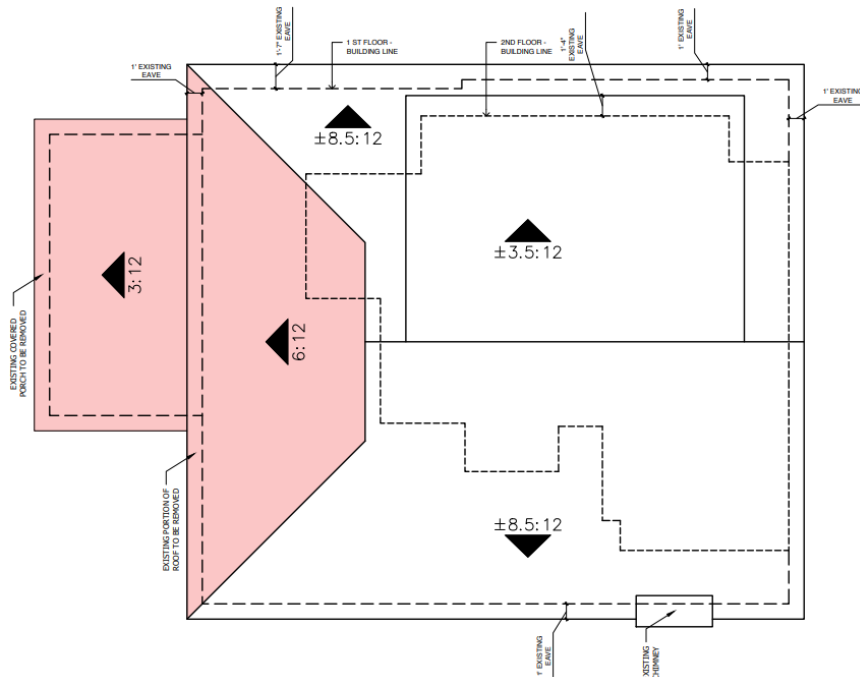
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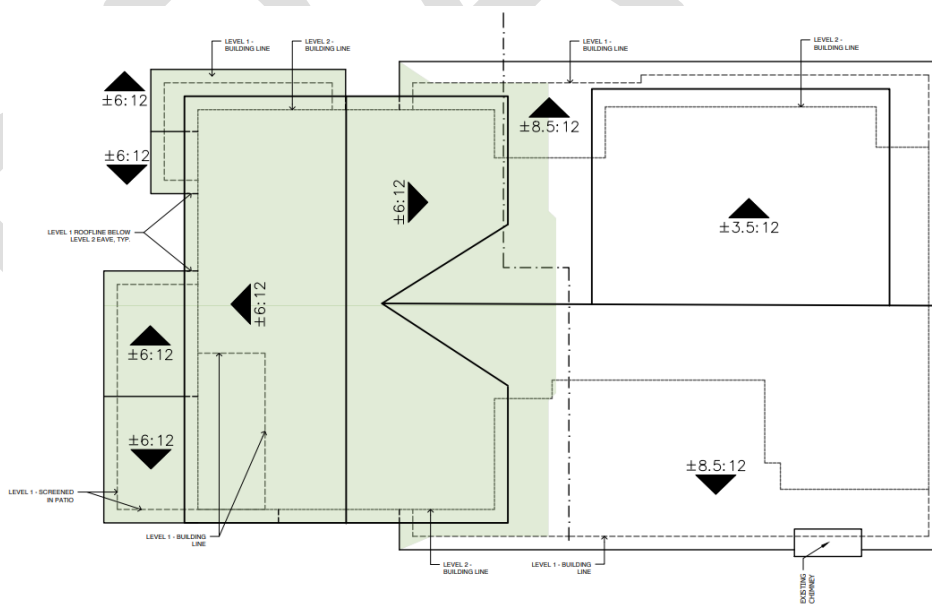
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ROOF PLAN



EXISTING



PROPOSED



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WINDOW & DOOR SCHEDULES

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>	Wood	1/1	DH	32 x 66	Recessed	Original	No
A1	Wood	2/2	DH	31-1/4" x 46-1/2"	Recessed	New Replacement, by prior owner	Yes, will be relocated/reused
A2	Wood	2/2	DH	33-1/8" x 77-3/8"	Recessed	Original	Yes
B1	Wood	2/2	DH	33-1/4 x 77	Recessed	Original	Yes
B2	Wood	1/1	DH	33-3/8 x 77-1/8	Recessed	Replacement	No, to be restored/repaired if possible
C1	Wood	1/1	Dh	30-1/16" x 37"	Recessed	Original	yes
C2	Wood	2/2	DH	33" x 77-1/8"	Recessed	Original	Yes, would like to include exterior top trim to match top trim of other historic windows
C3	Wood	2/2	DH	33" x 77"	Recessed	Original	Yes
D1	Wood	2/2	DH	33" x 77-1/8"	Recessed	Original	Yes
D2	Wood	2/2	DH	33" x 77-1/8"	Recessed	Original	Yes
E1	Wood	1/1	DH	30" x 38"	Recessed	Original	Yes
F1	Wood	2/2	DH	33-1/4" x 77"	Recessed	Original	Yes
F2	Wood	2/2	DH	33" x 77-1/8"	Recessed	Original	Yes
G1	Wood	1/1	DH	30-1/4" x 57"	Recessed	Original	Yes
G2	Wood	1/1	DH	30" x 57"	Recessed	Original	Yes

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage



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WINDOW & DOOR SCHEDULES, CONTINUED

Ex. A1	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
B2	This window is not original. AC unit was in place of bottom pane, and prior owners replaced it with a 1/1. We would like to restore this window to be a 2/2 to match the adjacent window in the pair.
D2	(1) Bottom pane of glass was broken and repaired with a filling, by prior owner.
F1	(1) Bottom pane of glass is currently broken and needs repair
F2	(1) Bottom pane of glass is currently broken and needs repair

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
A3	Wood	1	Casement	2' x 4'	Recessed	Jeld Wen or approved Equal	New Window
H1	Wood	1/1	DH	30" X 54"	Recessed	Jeld Wen or approved equal	New window
I1	Wood	1	Awning	32" x 18"	Recessed	Jeld Wen or approved equal	New window
J1	Wood	1/1	DH	24" x 48"	Recessed	Jeld Wen or approved Equal	New window

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary



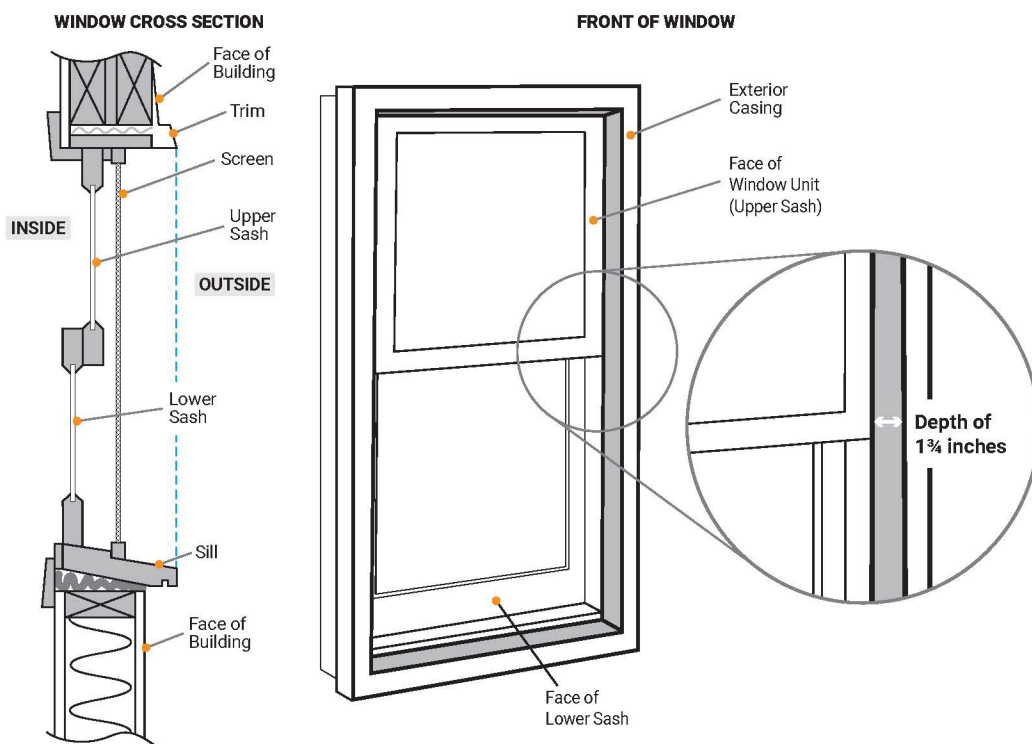
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ATTACHMENT A

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