



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D25
HPO File #: HP2026_0075

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 – Garage or Carport

The applicant proposes to open up the enclosed patio attached to the garage and remove the walls. This conversion will remove 544 SF from the accessory structure, leaving the garage as 598 SF.

- Siding: wood with a 6-3/4" reveal
- No changes to ridge height, eave height, roof, or windows.
- No other changes to garage.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
(a) 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; and
(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
(3) For an addition to a noncontributing structure:
(a) 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 from the property line of similar elements of existing contributing structures in the context area; and
(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale 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)

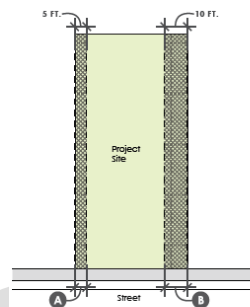
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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



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"



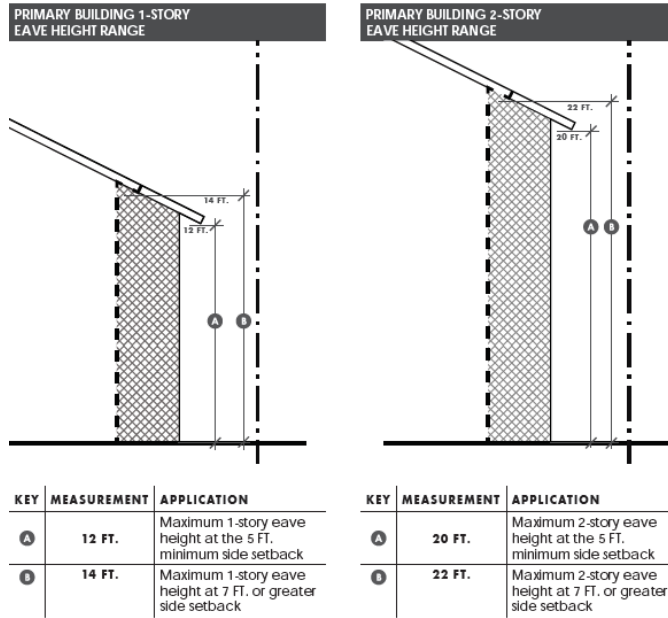
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Eave Height (Addition and New Construction)



No change

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

No change



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DISTRICT MAP





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CURRENT PHOTO





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GARAGE PHOTOS





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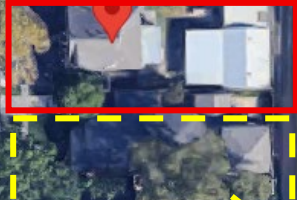
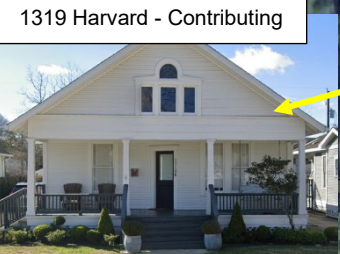
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CONTEXT AREA





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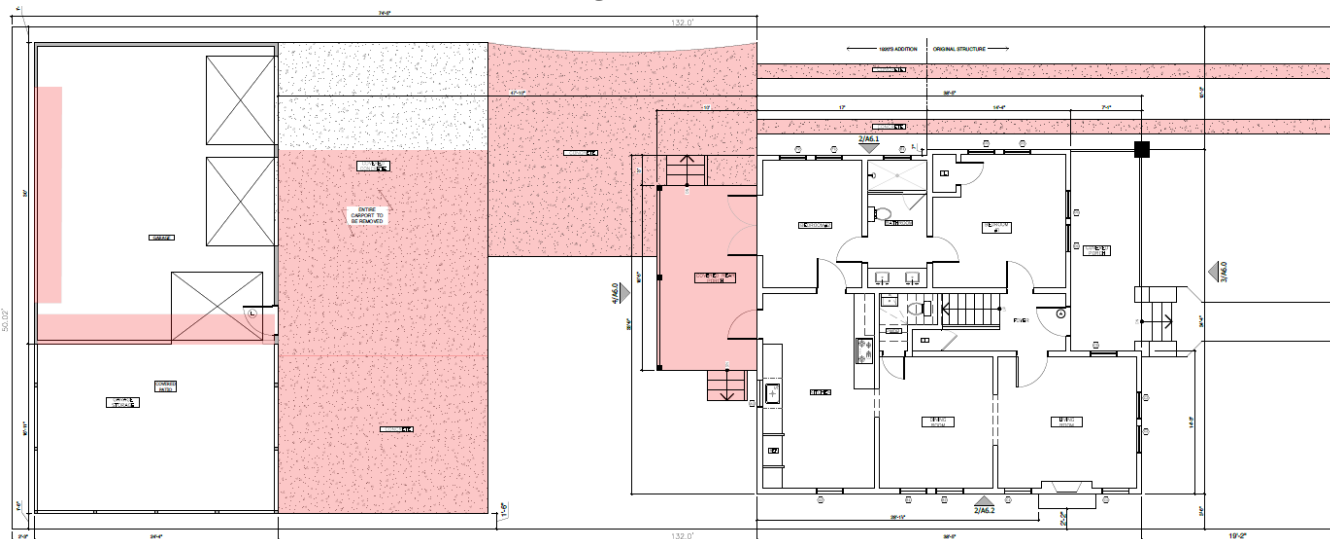
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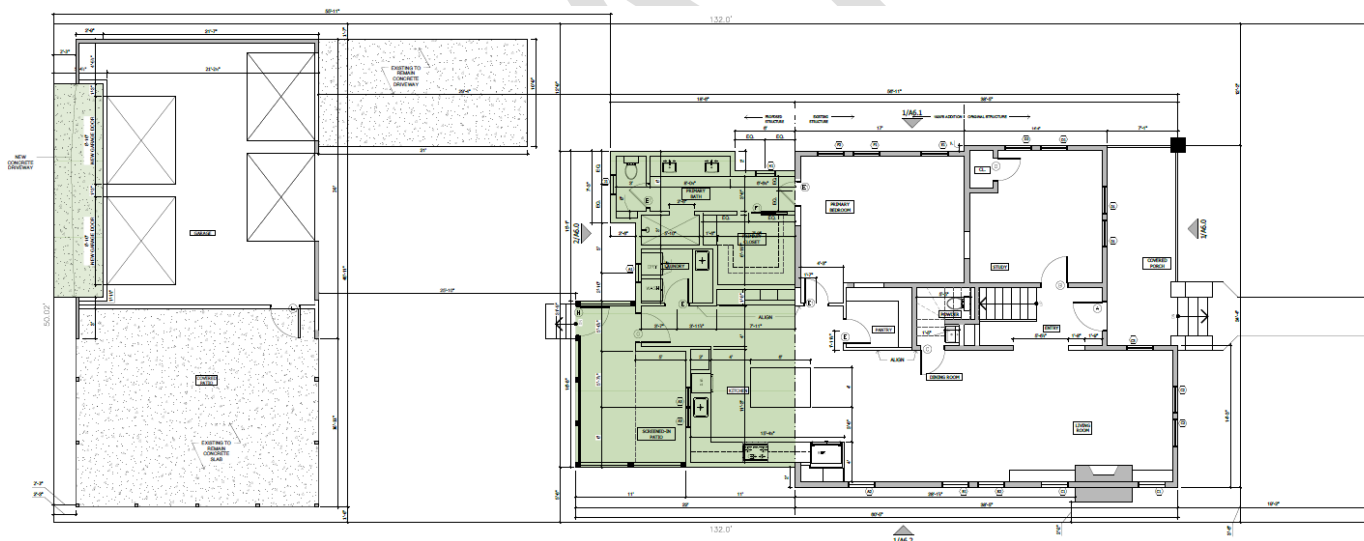
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SITE PLAN



EXISTING



PROPOSED



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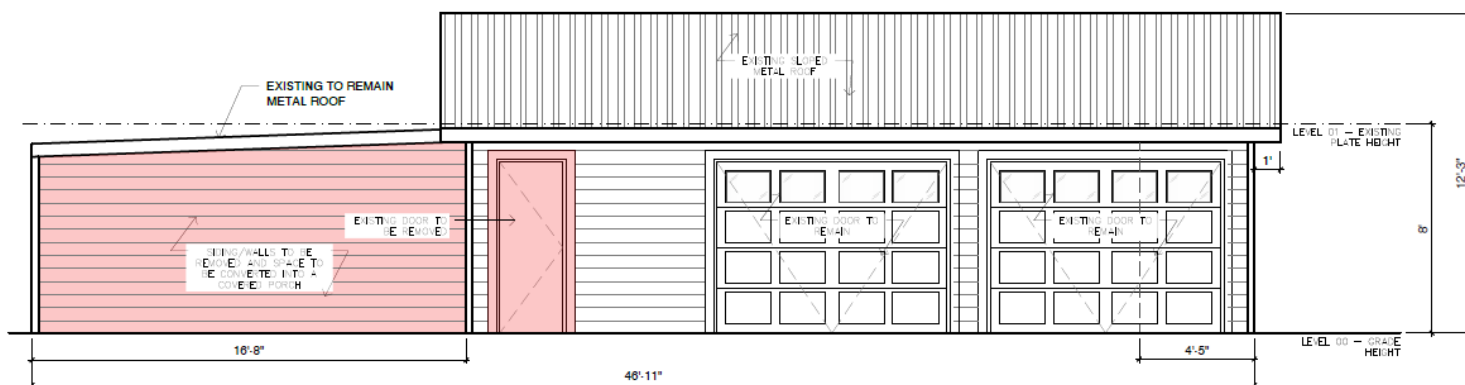
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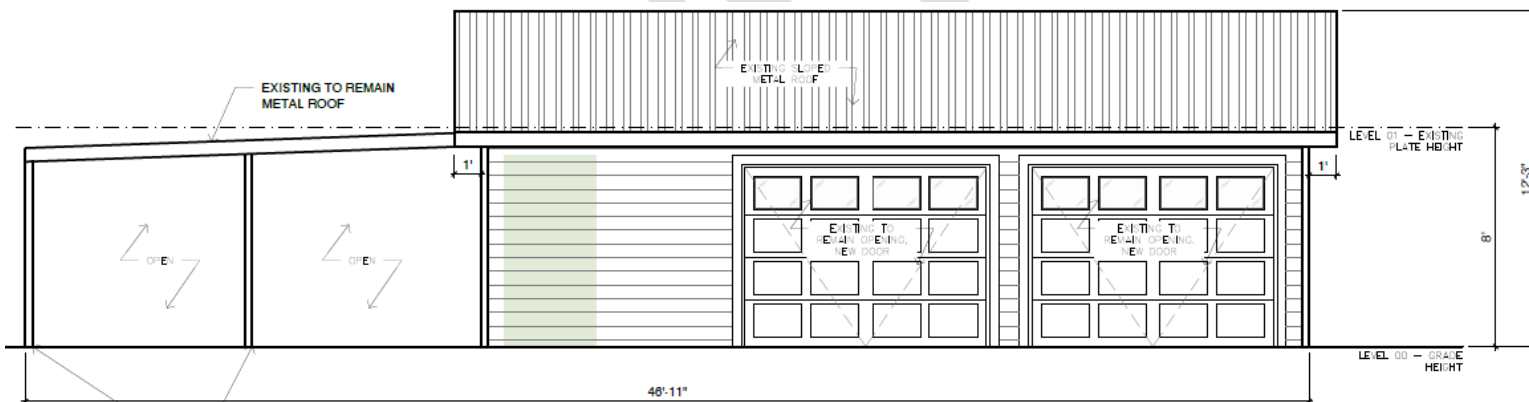
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FRONT (EAST) ELEVATIONS



EXISTING



PROPOSED



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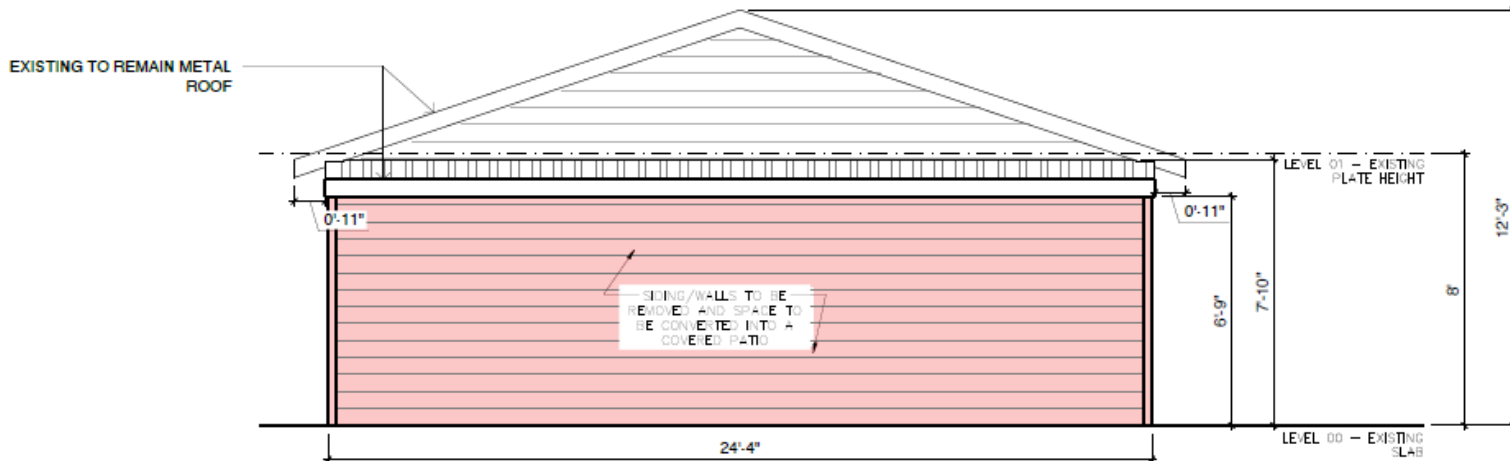
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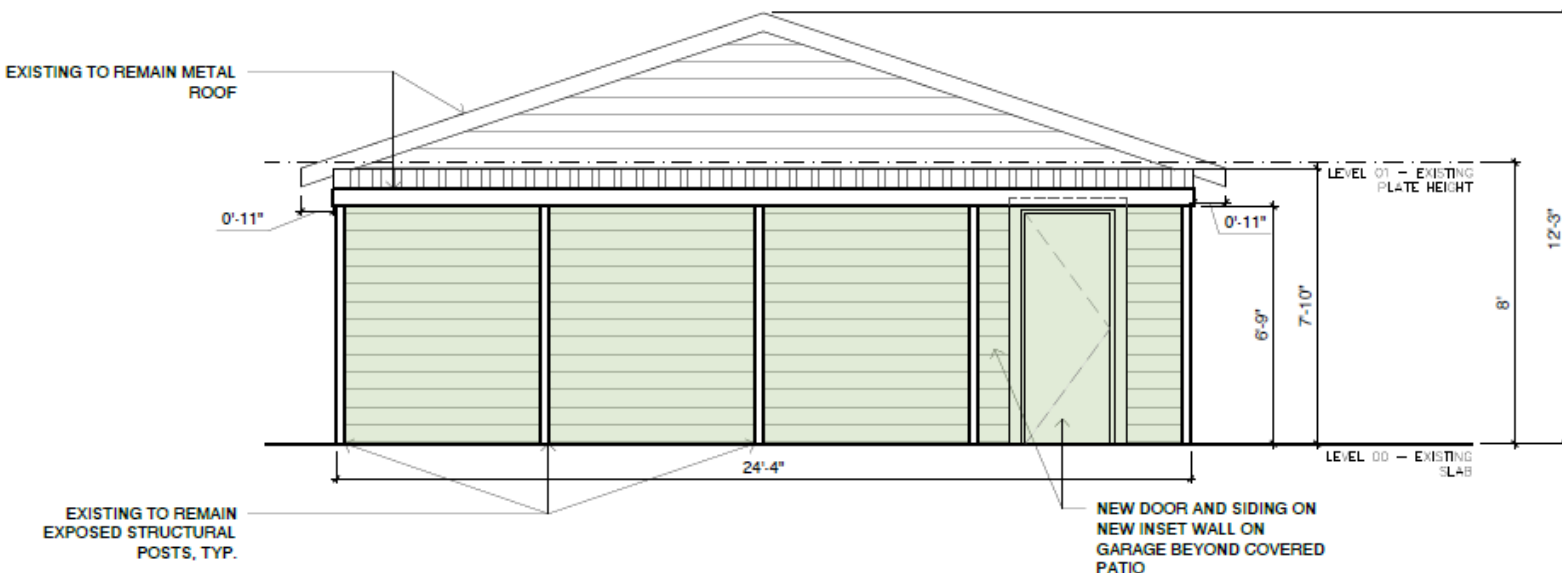
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RIGHT (NORTH) ELEVATIONS



EXISTING



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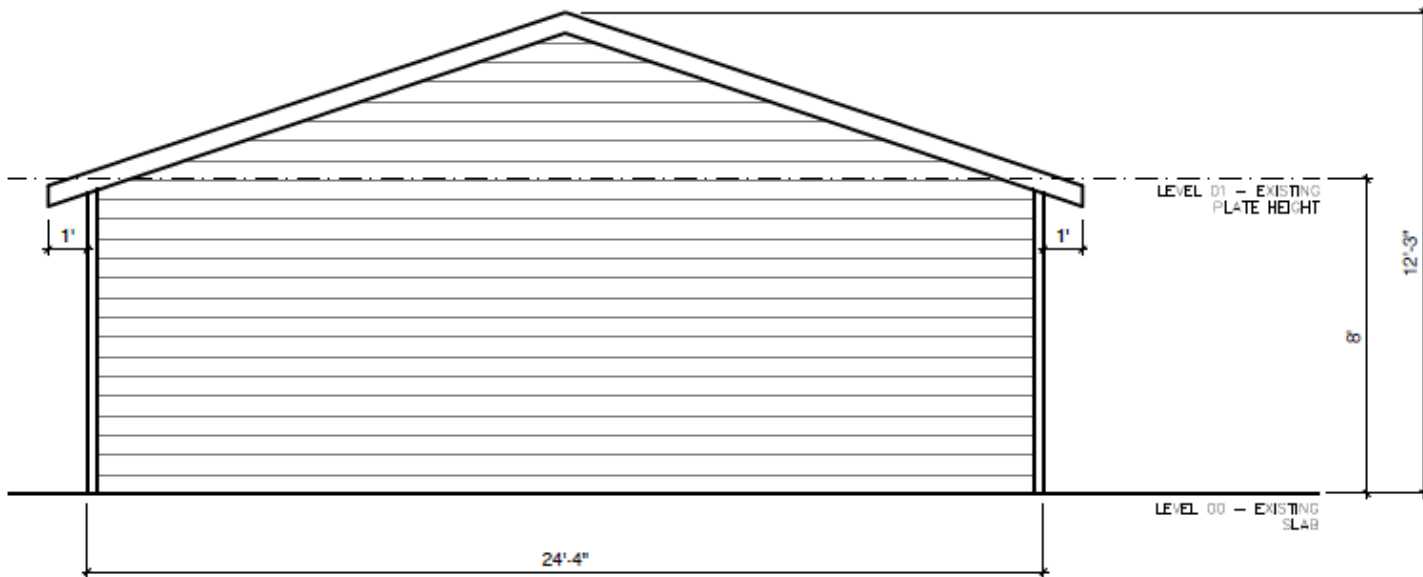
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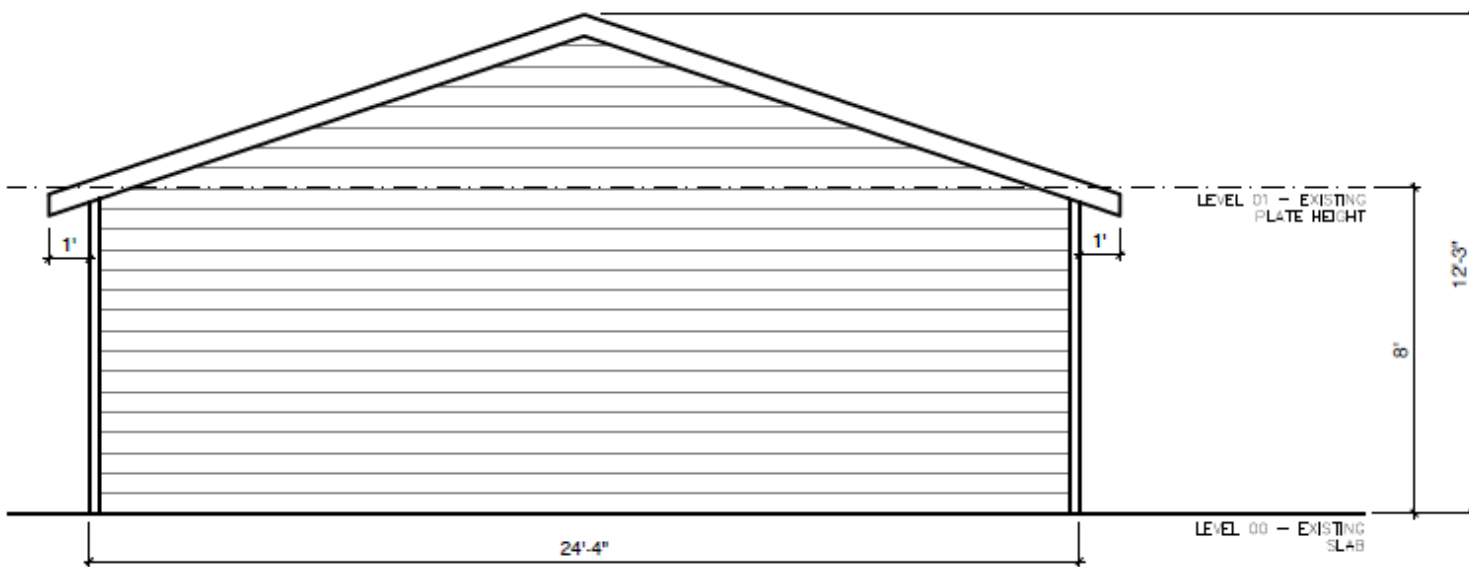
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LEFT (SOUTH) ELEVATION



EXISTING



*PATCH/REPAIR/REPLACE SIDING AND TRIM AS REQUIRED. TO BE PAINTED.

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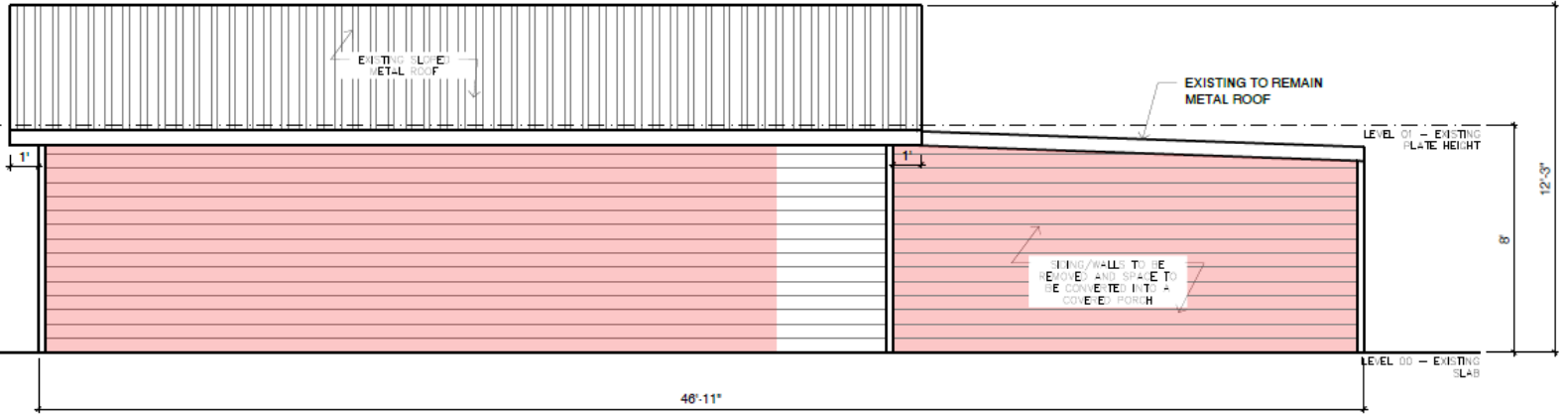
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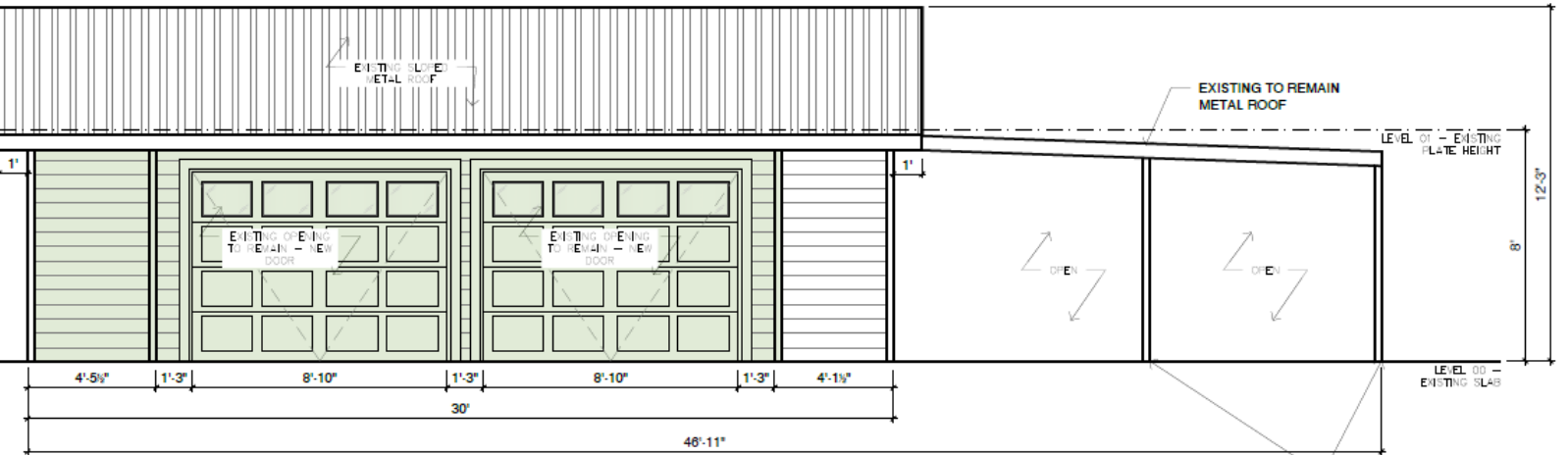
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REAR (WEST) ELEVATION



EXISTING



PROPOSED