



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E04
HPO File #: HP2026_0162

July 16, 2026

938 Harvard St
Houston Heights South

Applicant: Mike Shelton, agent

Property: 938 Harvard Street, Lot 22, Block 229, Houston Heights Neighborhood Subdivision. The property includes a 4,089 SF two-story wood single-family residence and non-contributing detached garage situated on a 6,600 SF (50' x 132') interior lot.

Significance: Non-contributing new style single-family residence, constructed circa 1997, located in the Houston Heights South Historic District.

Proposal: Alteration – Addition to Garage

The applicant proposes to demolish 219 SF from the existing non-contributing 704 SF detached one-story garage and construct a 714 SF second-story garage addition on top of the existing garage.

The proposal is as follows:

- Siding: 6 ¼' with 5" reveal, same as existing
- Ridge height: 25.92'
- Eave height: 19.67'
- Roof: hipped composition shingles roof with 6:12 pitch
- Windows: wood Sierra Pacific windows
- 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: Denial - does not satisfy the FAR or the second-story plate height requirements in the Heights Design Guidelines.

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.

The proposed design does not meet FAR or second-story plate height requirements.



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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)

Existing Lot Size: 6,600 SF
Max Allowed: .40 (40%) | 2,640 SF
Proposed Lot Coverage / Coverage %: 1,693 SF | 42%
Remaining Lot Coverage Allowable: 948 SF

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

Existing Lot Size: 6,600 SF
Max Allowed: .44 (44%) | 2,904 SF
Proposed FAR / Coverage %: 3,625 SF | 54.92%
Remaining Floor Area Allowable: -721

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

Max Side Wall Length Allowed w/o Inset (2-story): 40'
Proposed Side Wall Length: 24'
Inset on East side: 0'-0" (not needed as proposed side wall length is below 40')
Inset on West side: 0'-0" (not needed as proposed side wall length is below 40')

☒ ☐ ☐ Side Setbacks (Addition and New Construction)

Minimum distance b/w each side wall & property line: 5'
Proposed side setback (North): 14.9'
Proposed side setback (South): 5'-0"
Minimum cumulative side setback (2-story): 15'
Cumulative side setback: 19.9'

☒ ☐ ☐ Eave Height (Addition and New Construction)

Max eave height allowed for 5' min. side setback (2-story): 20'
Proposed eave height: 19.67'

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

Max finished floor height allowed: 36"
Proposed finished floor: 18"
Max first floor plate allowed: 10'
Proposed first floor plate height: 9.67'
Max second floor plate height allowed: 9'
Proposed second floor plate height: 10.67'

☒ ☐ ☐ Rear Setbacks (Addition and New Construction)

Minimum rear setback allowed from rear property line: 3'
Proposed rear setback: 8'



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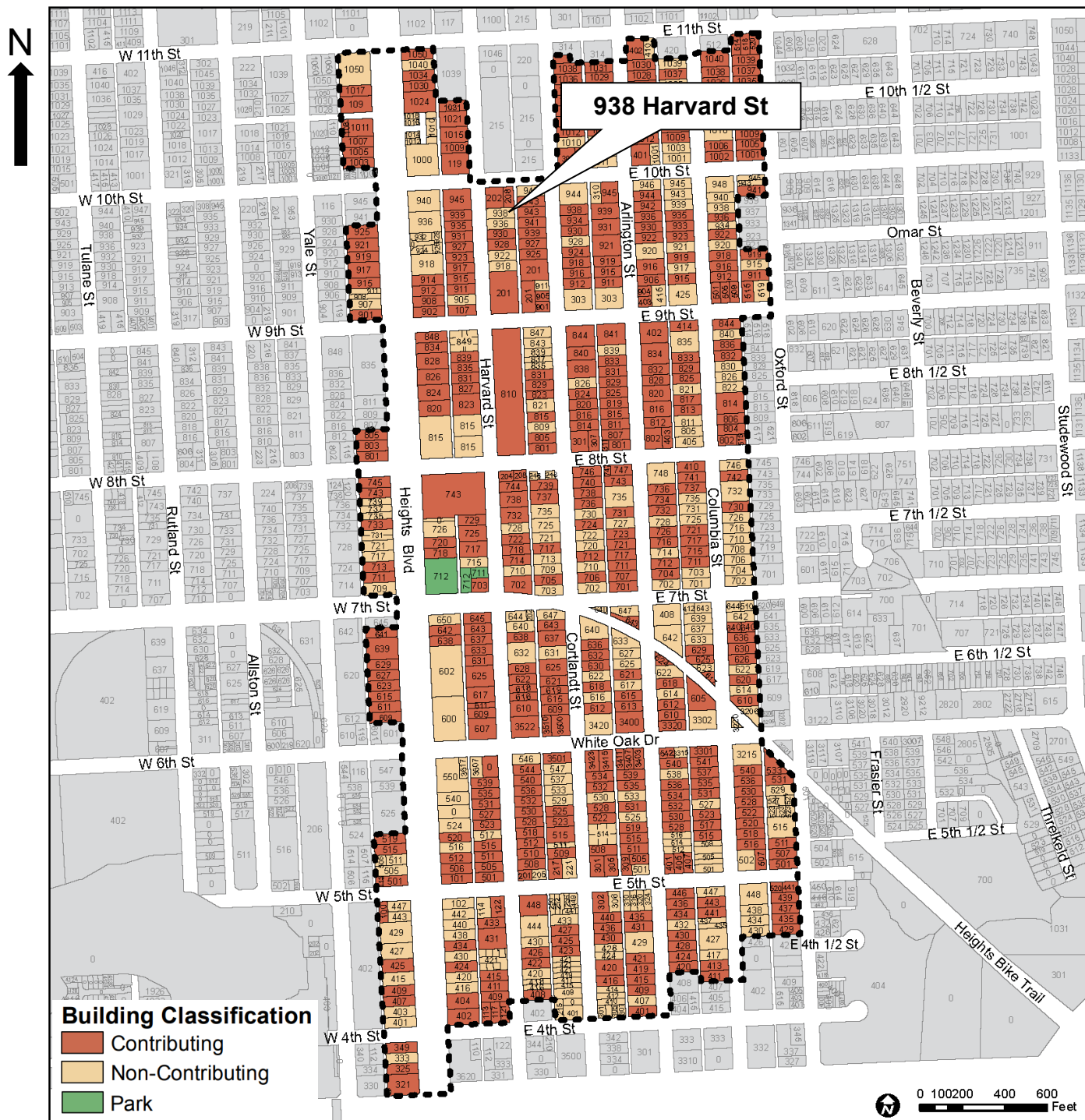
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DISTRICT MAP





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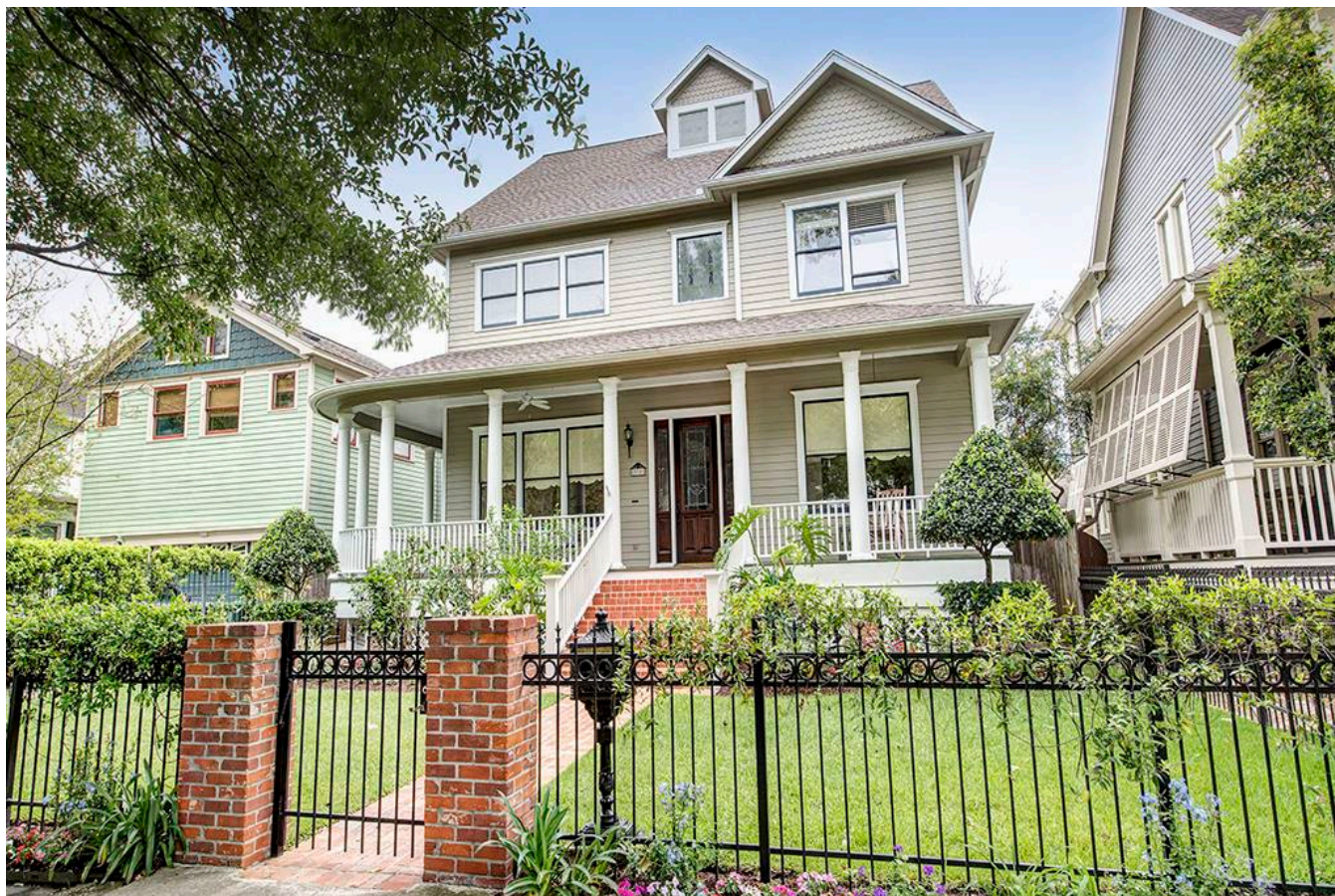
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CURRENT PHOTO





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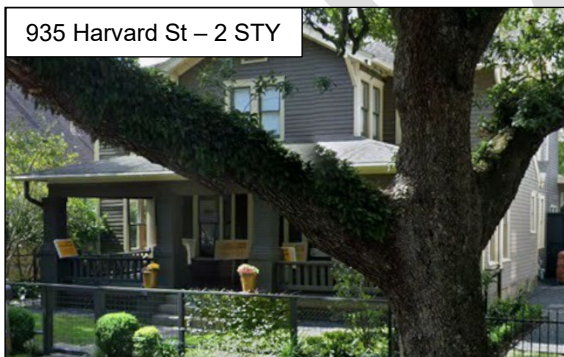
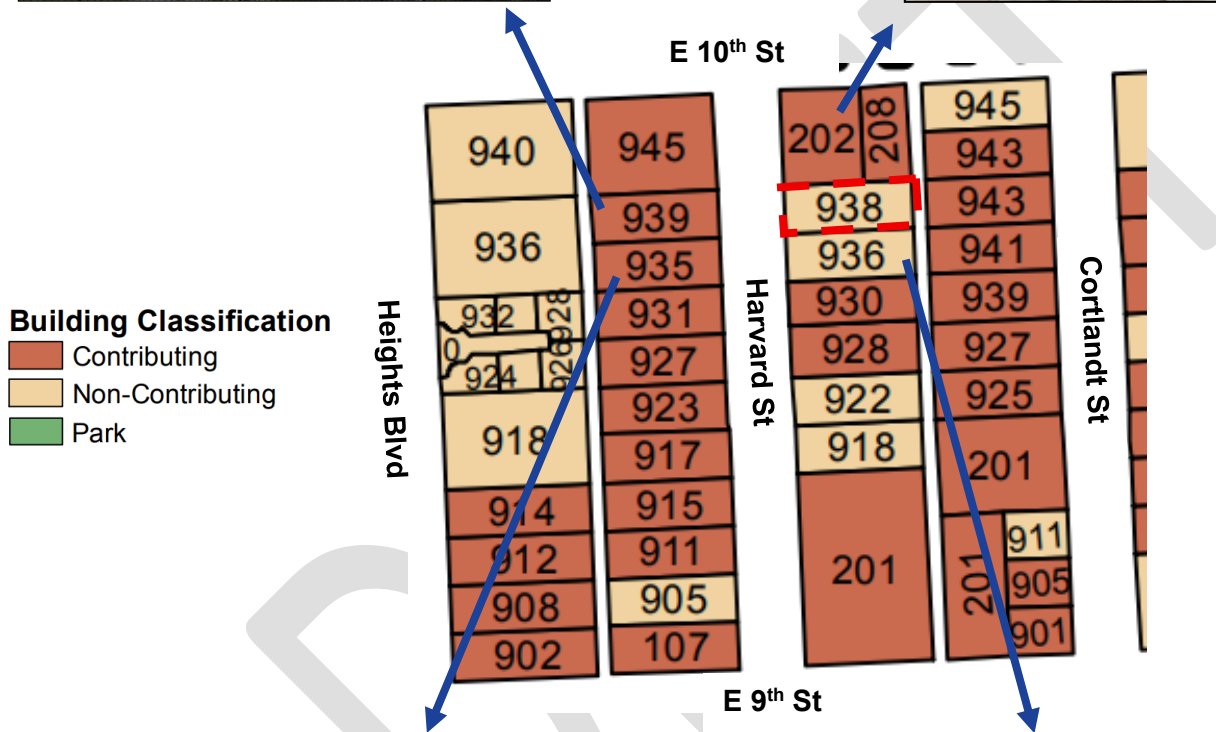
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CONTEXT AREA





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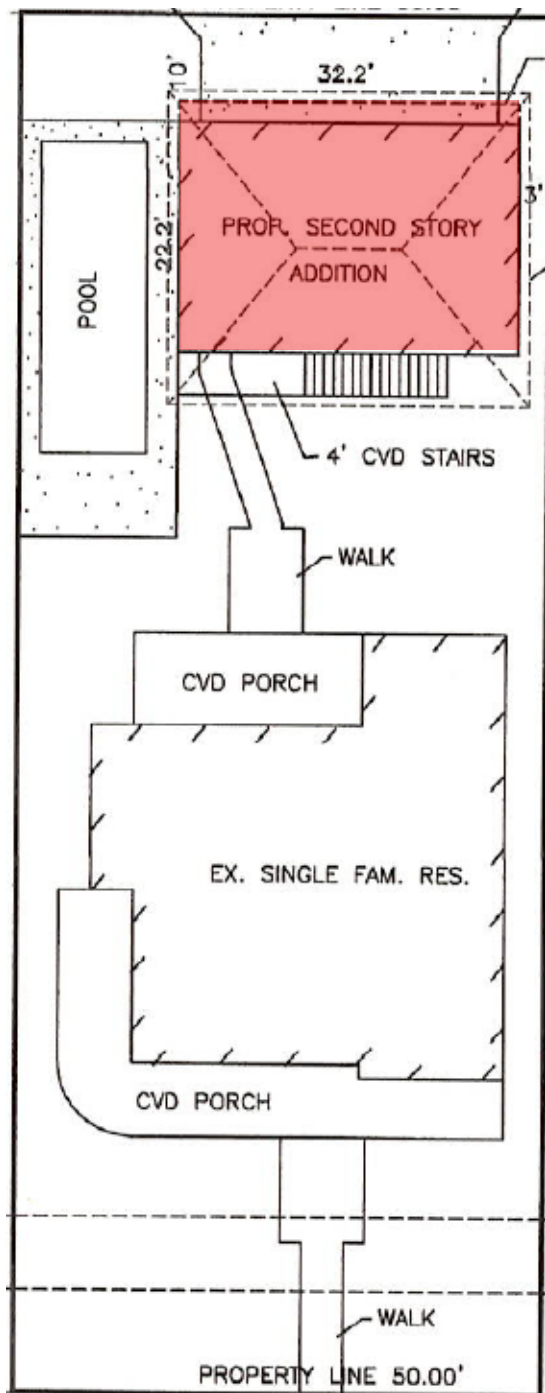
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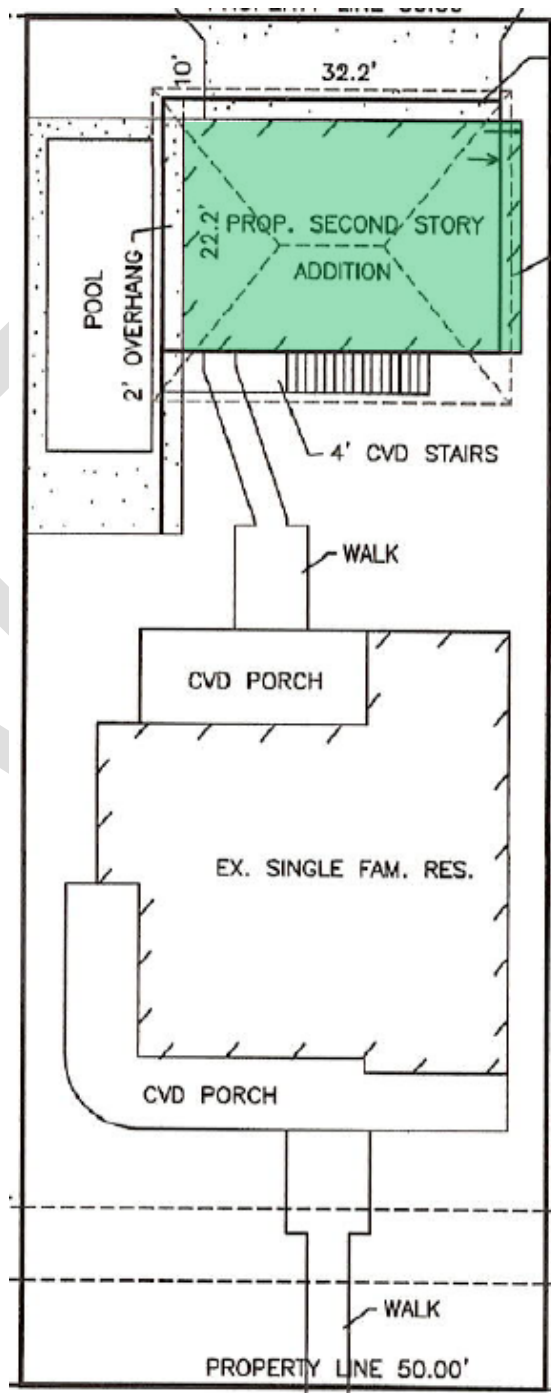
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SITE PLAN



EXISTING



PROPOSED



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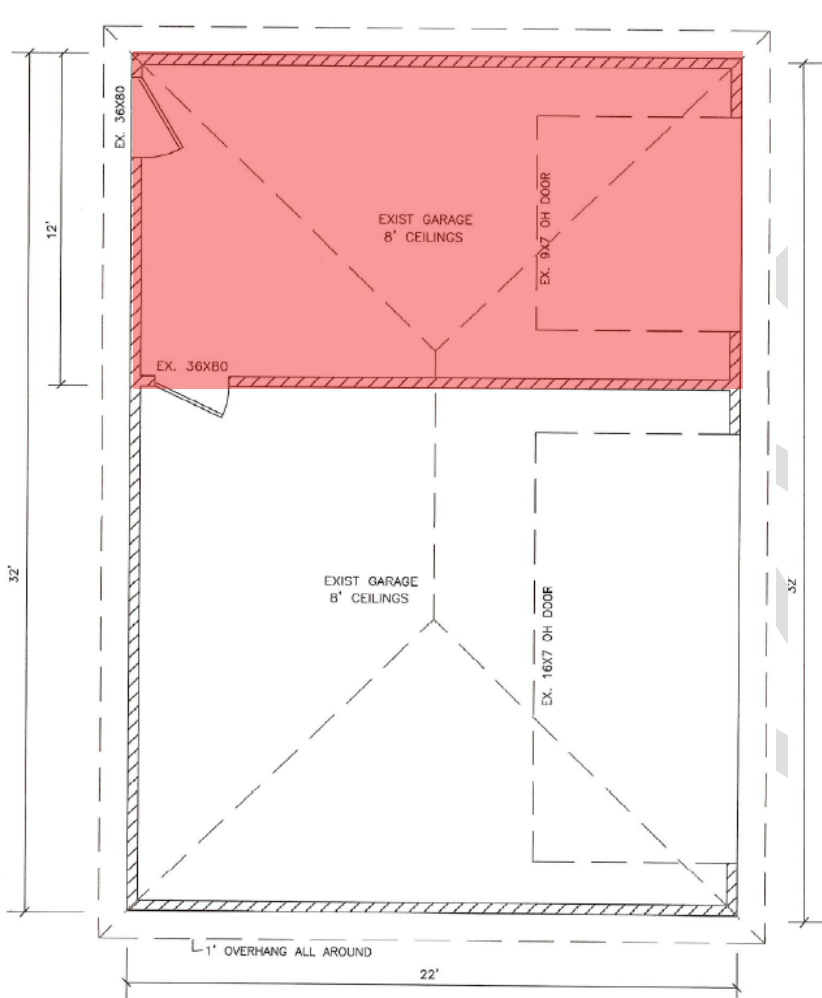
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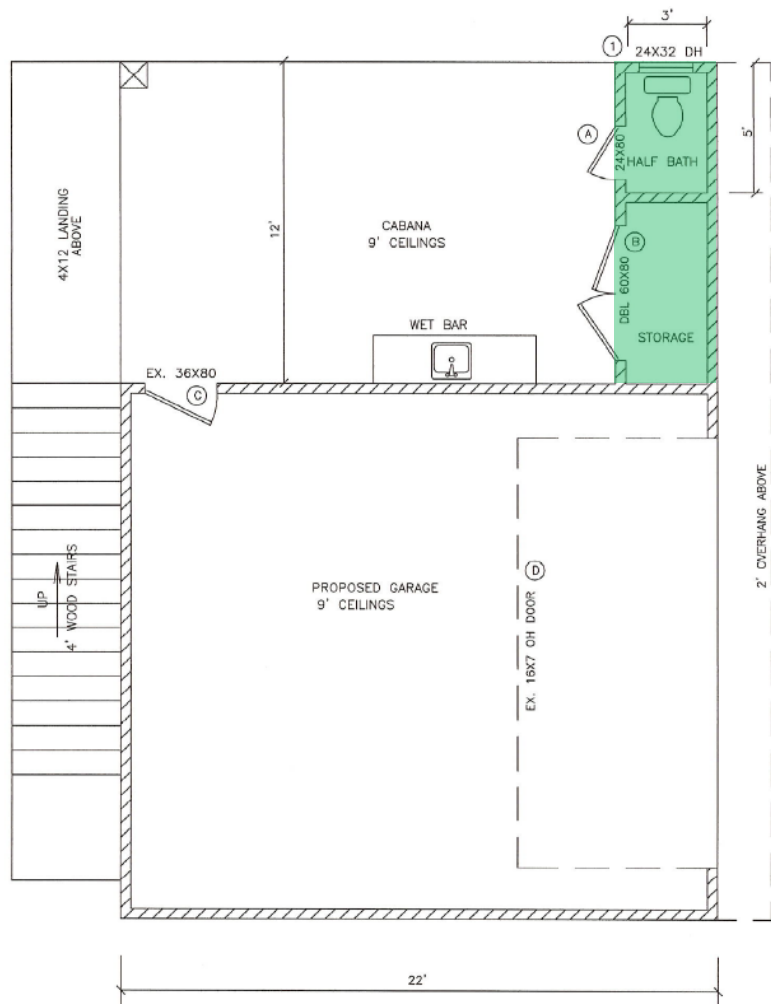
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FIRST FLOOR PLAN



EXISTING



PROPOSED



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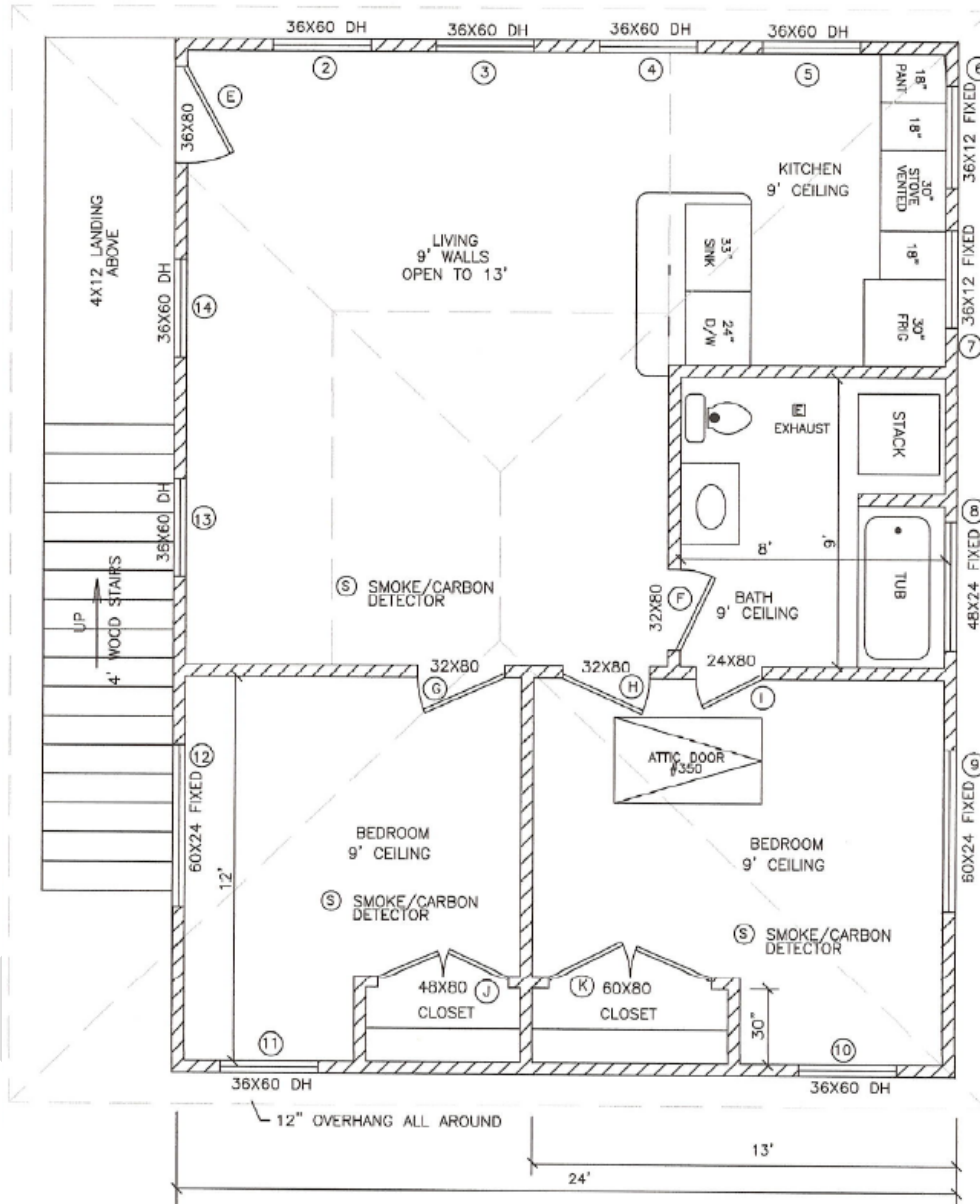
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SECOND FLOOR PLAN



PROPOSED



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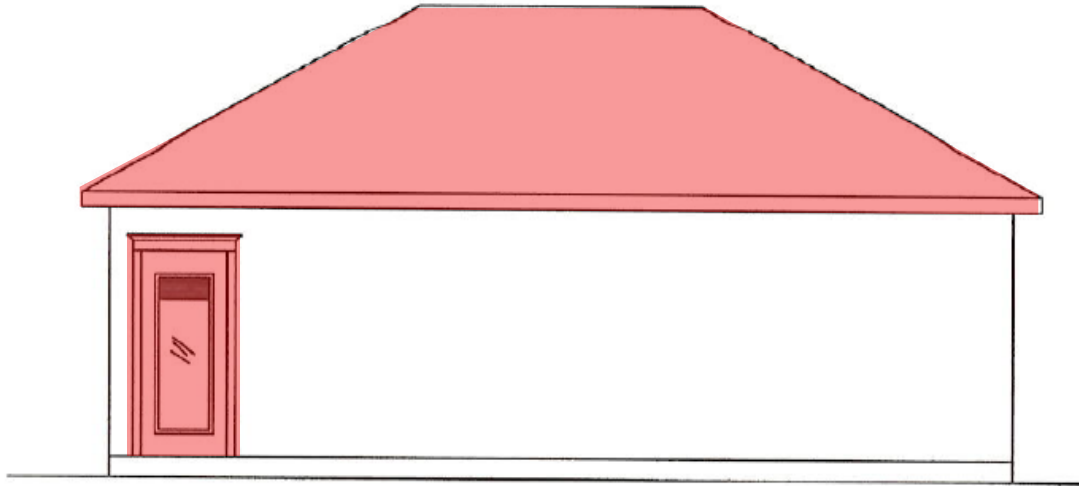
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FRONT (EAST) ELEVATIONS



EXISTING



CORNER POST

FRONT
PROPOSED

4' WOOD
STAIRS



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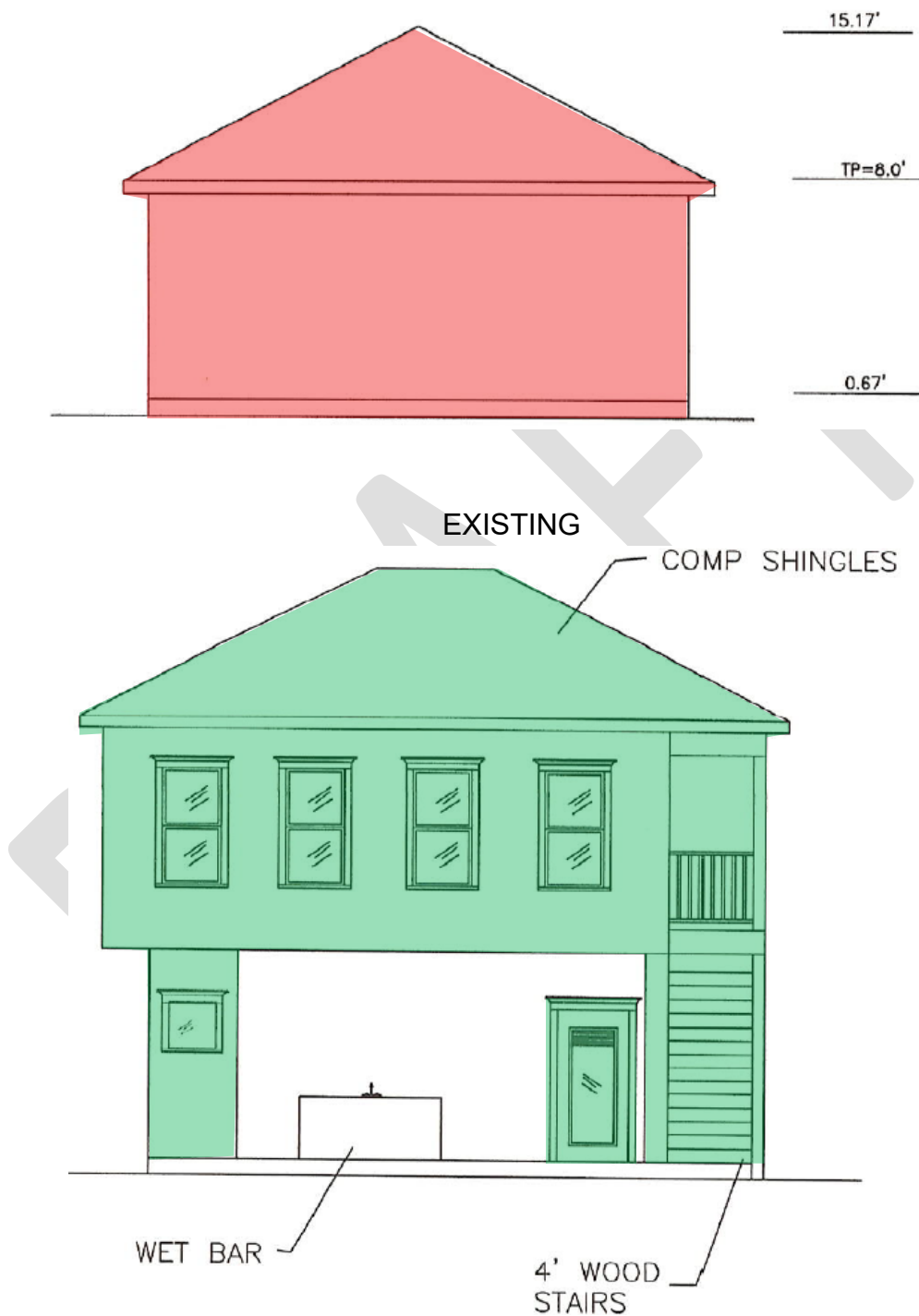
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LEFT (NORTH) ELEVATIONS





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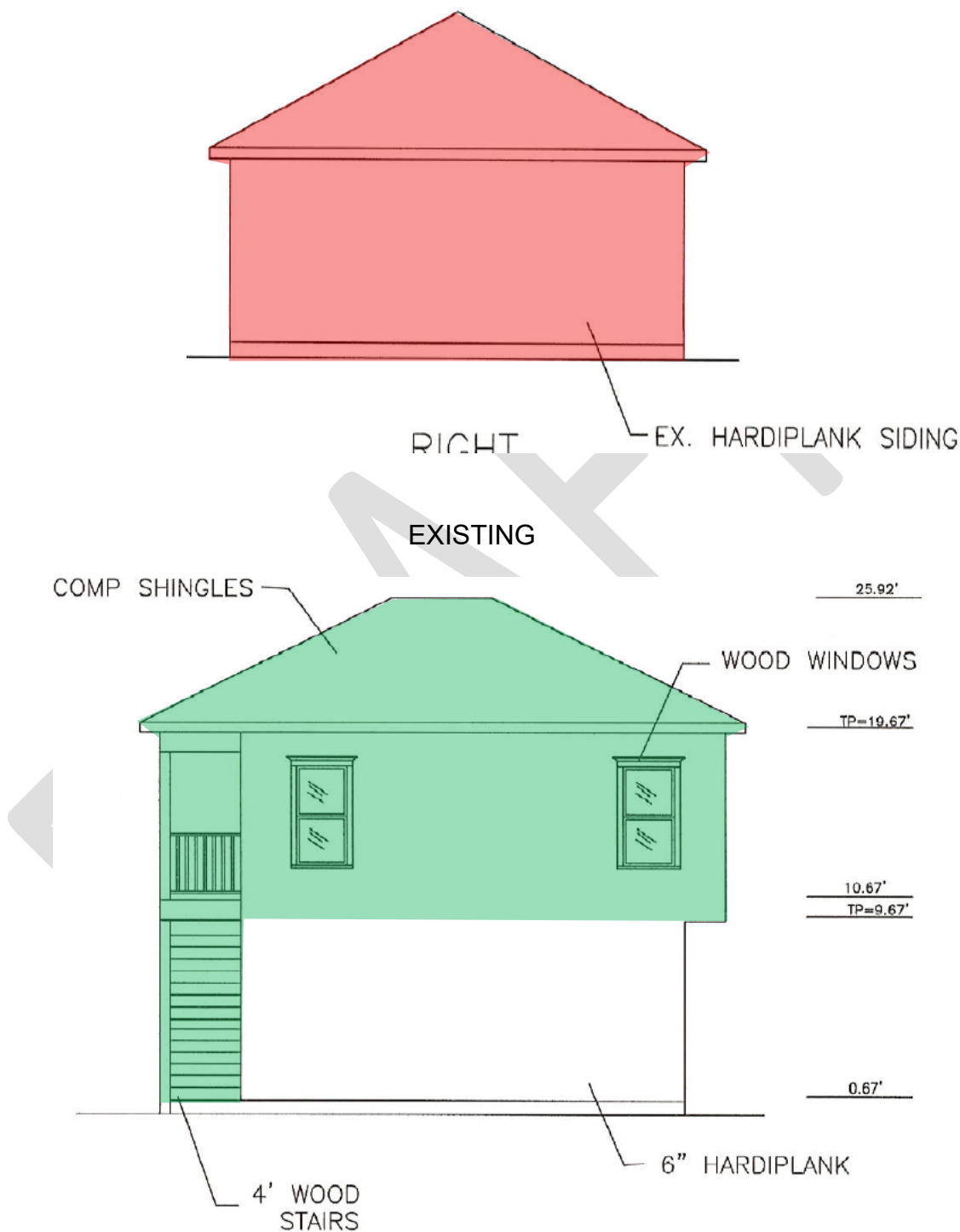
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RIGHT (SOUTH) ELEVATIONS





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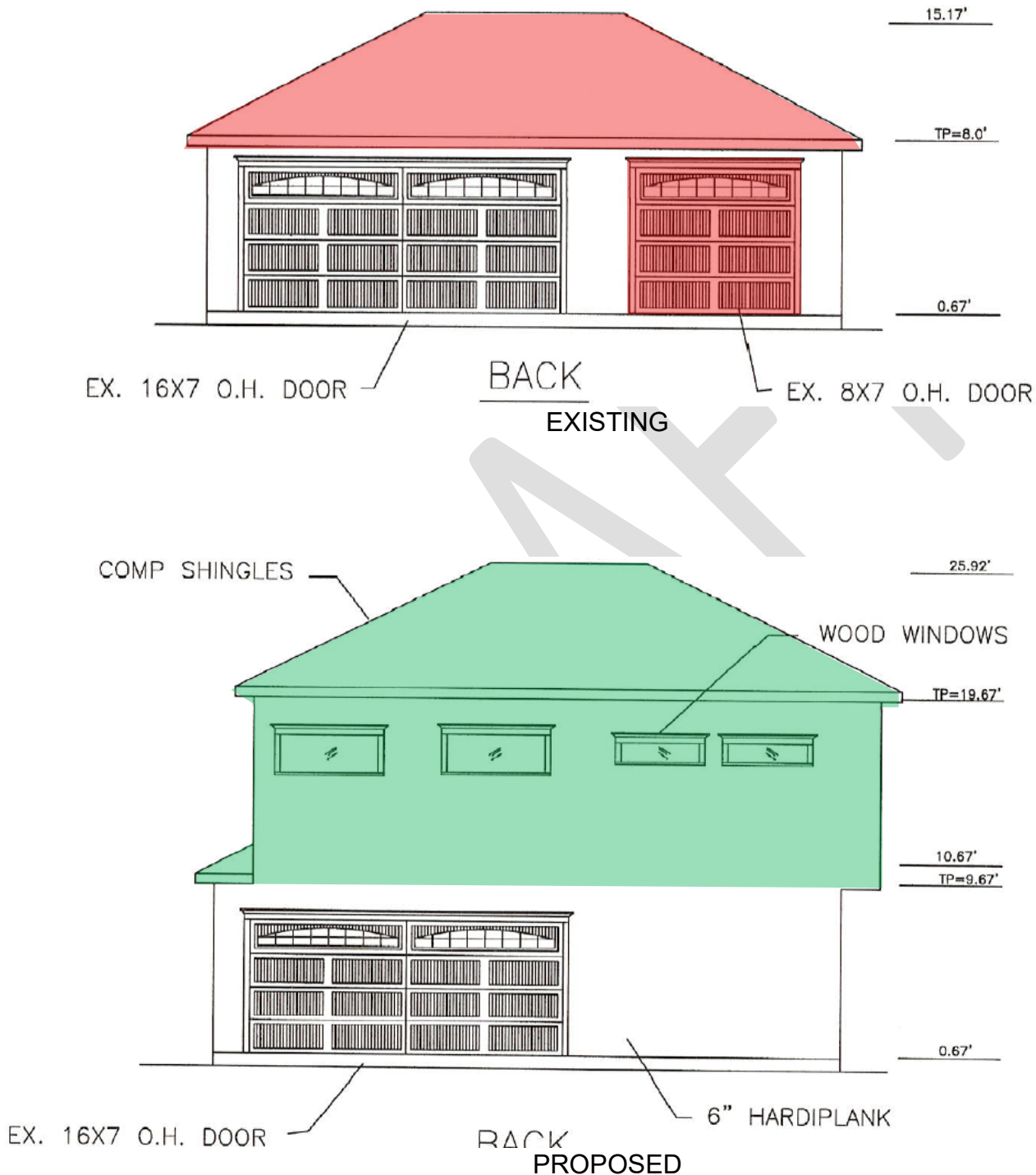
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REAR (EAST) ELEVATIONS





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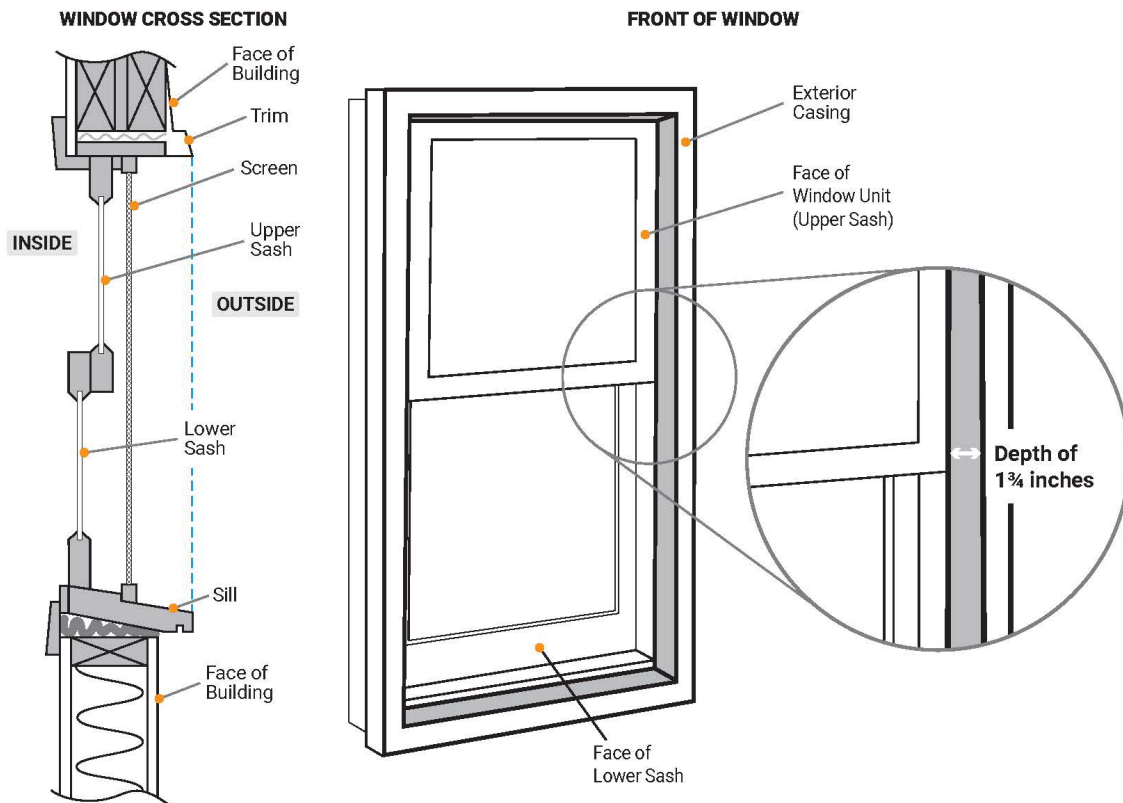
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ATTACHMENT A – WINDOW DIAGRAM



Historic Window Standard: New Construction & Replacement



Minimum 1 $\frac{3}{4}$ 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 $\frac{3}{4}$ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ historicpreservation@houstontx.gov