



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A16
HPO File #: HP2026_0249

September 10, 2026

303 Hawthorne St.
Westmoreland

Applicant: Jose Cordova, agent for Ryan Moody, owner

Property: 303 Hawthorne St., Lot 7, Trac 6, Block 2 Westmoreland Subdivision. The property is a 2,691 square foot one-story, wood single-family residence situated on a 9,375 square foot interior lot.

Significance: Contributing airplane bungalow property constructed circa 1905, located in the Westmoreland Historic District.

Proposal: New Construction – Additional 1,342 square foot detached garage apartment

The applicant proposes to...

- Add a detached, two story, 1,342 sq. ft. air-conditioned dwelling unit with an attached garage
- Proposed garage apartment brings similarity to the specific street in the district
- Eave Height of 1st floor: 9'1"
- Eave height of 2nd floor: 9'1"
- Level one garage: 426 sq. ft.
- Level two garage: 916 sq. ft.
- Square footage of the porch: 70 sq. ft.
- Total design area: 1,891 sq. ft.
- All new windows need to be inset and recessed.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Approval

HAHC Action: -



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APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242

(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; |
| ☒ | ☐ | ☐ | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; |
| ☒ | ☐ | ☐ | (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; |
| ☒ | ☐ | ☐ | (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; |

a. Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

b. A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

(b) Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.



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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO





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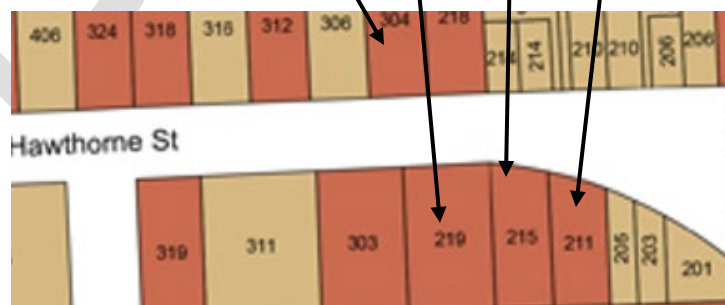
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CONTEXT AREA





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WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	1	2'-4"	3'-6"	DOUBLE HUNG	2x4	EXERCISE
(B)	1	2'-4"	3'-6"	DOUBLE HUNG	2x6	POOL BATH
(C)	1	3'-0"	1'-0"	TRANSOM	2x4	POOL BATH
(D)	3	(2)3'-0"	5'-0"	DOUBLE HUNG	2x4	P. BEDROOM - MULLED UNIT, LIVING ROOM, STAIR HALL
(E)	1	(3)3'-0"	5'-0"	DOUBLE HUNG	2x4	LIVING ROOM - MULLED UNIT
(F)	1	2'-8"	5'-0"	DOUBLE HUNG	2x4	P. BATHROOM, P. CLOSET
(G)	1	(2)3'-0"	1'-6"	TRANSOM	2x4	P. BEDROOM

DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	7'-0"	EXTERIOR	2x4	ENTRY
(2)	1	3'-0"	6'-8"	EXTERIOR	2x4	GARAGE - 20 MIN FIRE RATED W/SELF CLOSING HARDWARE
(3)	1	2'-6"	6'-8"	INTERIOR	2x4	POOL BATH
(4)	1	2'-0"	6'-8"	INTERIOR POCKET	2x6	STORAGE
(5)	1	2'-8"	6'-8"	INTERIOR	2x4	STORAGE
(6)	3	3'-0"	6'-8"	INTERIOR	2x4	P. BEDROOM, W.C., P.CLOSET
(7)	1	3'-0"	6'-8"	INTERIOR POCKET	2x6	P. BATHROOM



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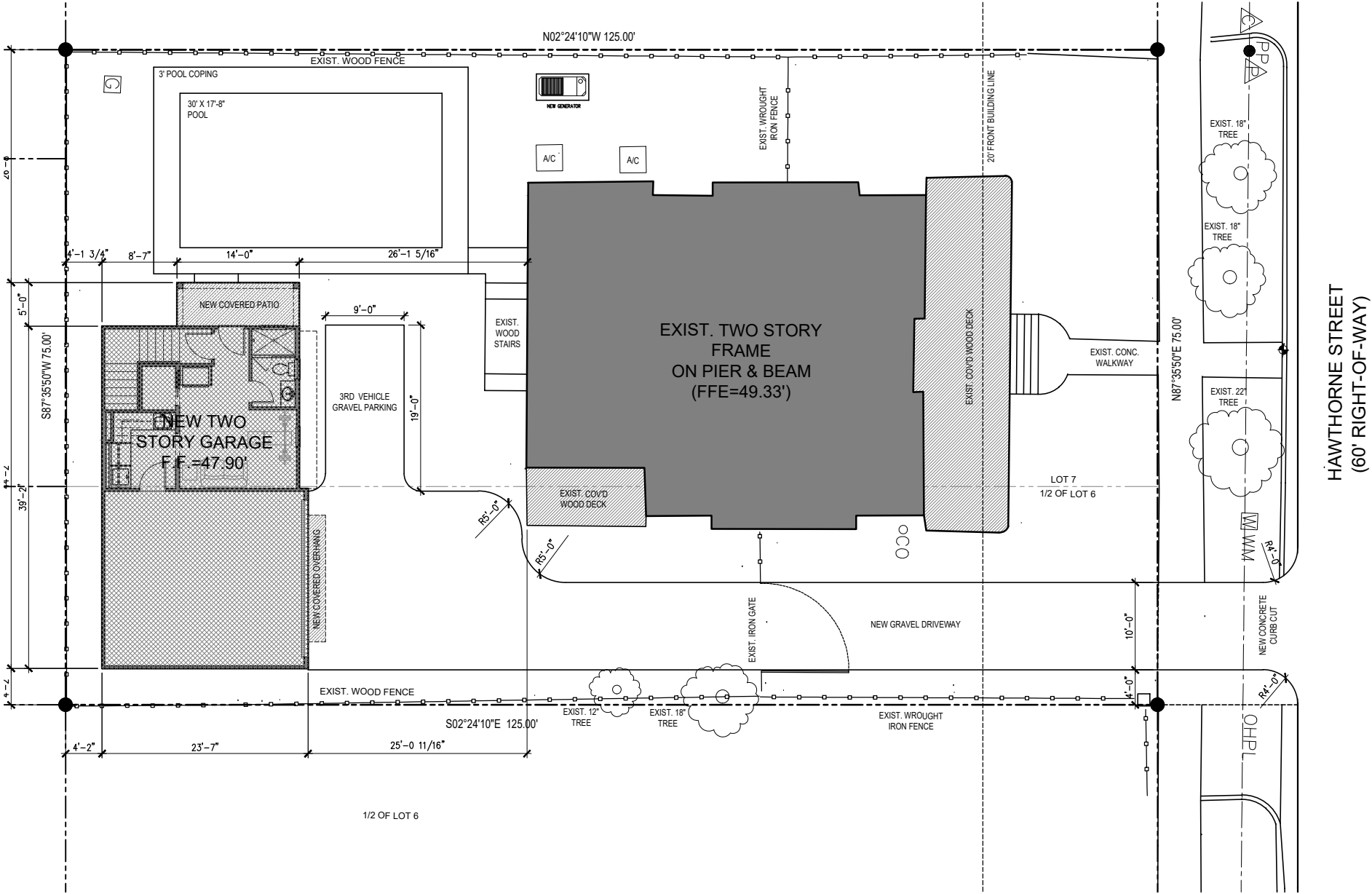
303 Hawthorne St.
Westmoreland

PLEASE SEE ATTACHMENTS

DRAFT

PROPOSED SITE PLAN

1/16" = 1'-0"



LOT 7 & TR 6, BLK 2,
WESTMORELAND

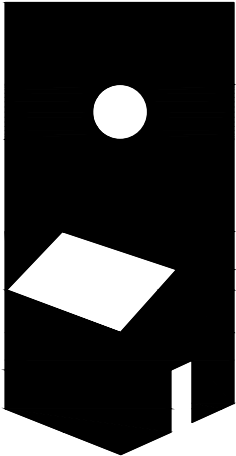
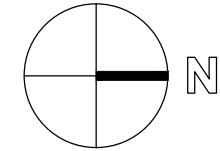
EXISTING RESIDENCE

EXISTING COVERED AREA

NEW ADDITION

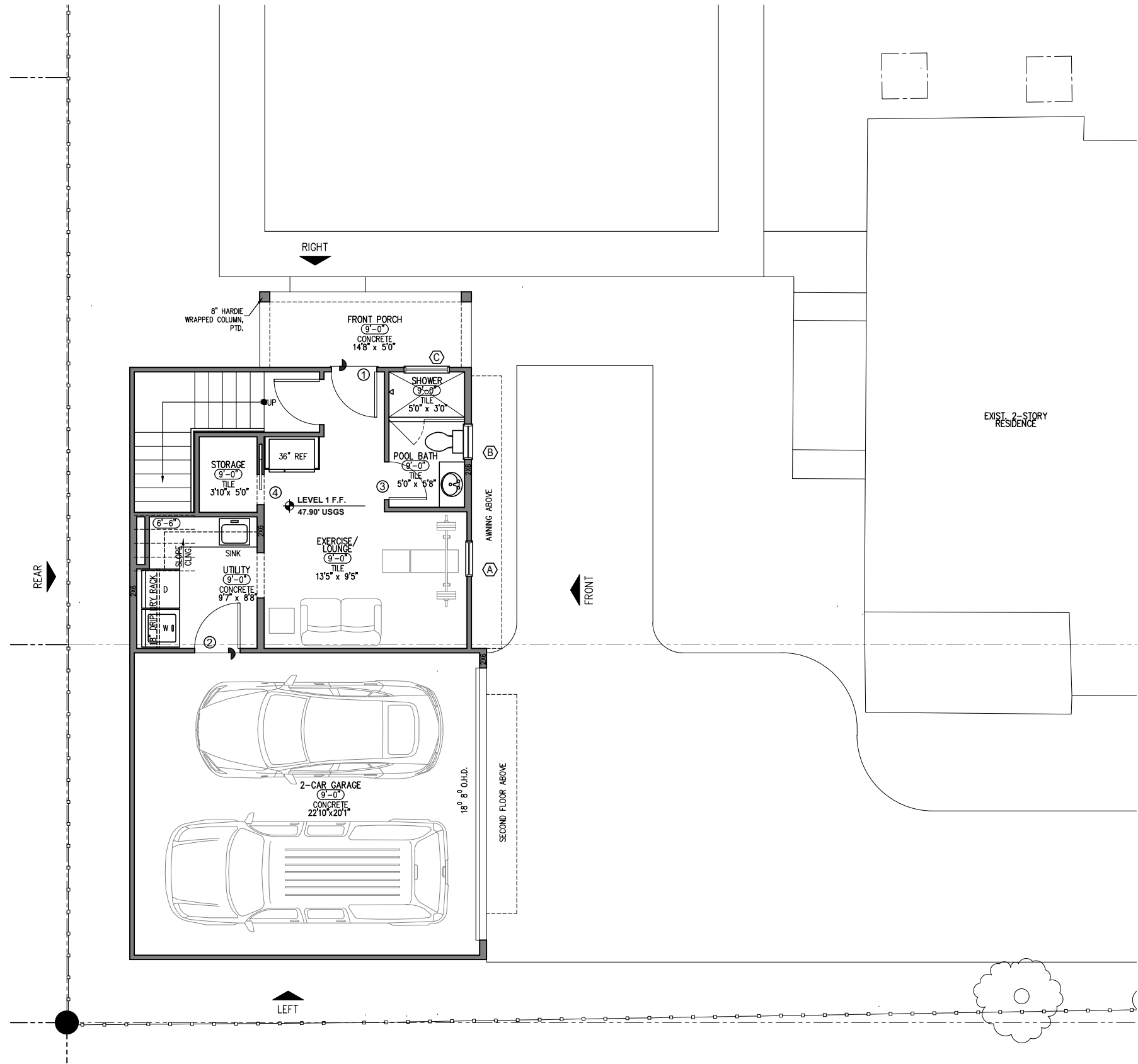
NEW COVERED AREA

CALCULATIONS OF IMPERVIOUS COVERAGE	
BUILDING COVERAGE	3,128 SQ. FT.
NEW DRIVEWAY/WALKWAY	1,910 SQ. FT.
NEW POOL	530 SQ. FT.
NEW TOTAL COVERED AREA	5,568 SQ. FT.
LOT SIZE	9,375 SQ. FT.
IMPERVIOUS	59.39%



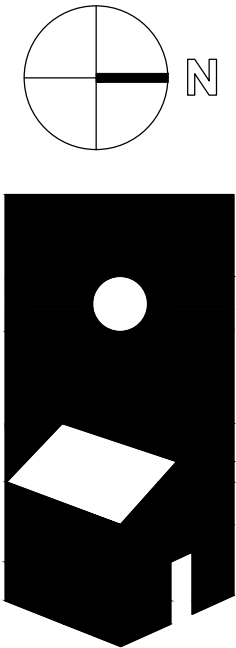
08.03.26
303 HAWTHORNE ST.
MOODY RESIDENCE

REVIEWED BY: JOEL JAMES, AIA
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



Square Footage:	
LEVEL ONE GARAGE A/C	426 S.F.
LEVEL TWO GARAGE A/C	916 S.F.
TOTAL AC	1,342 S.F.
GARAGE FRONT PORCH	70 S.F.
TOTAL PORCHES	70 S.F.
GARAGE	479 S.F.
TOTAL DESIGN AREA	1,891 S.F.

WALL LEGEND	
	NEW WALLS
	EXISTING WALLS



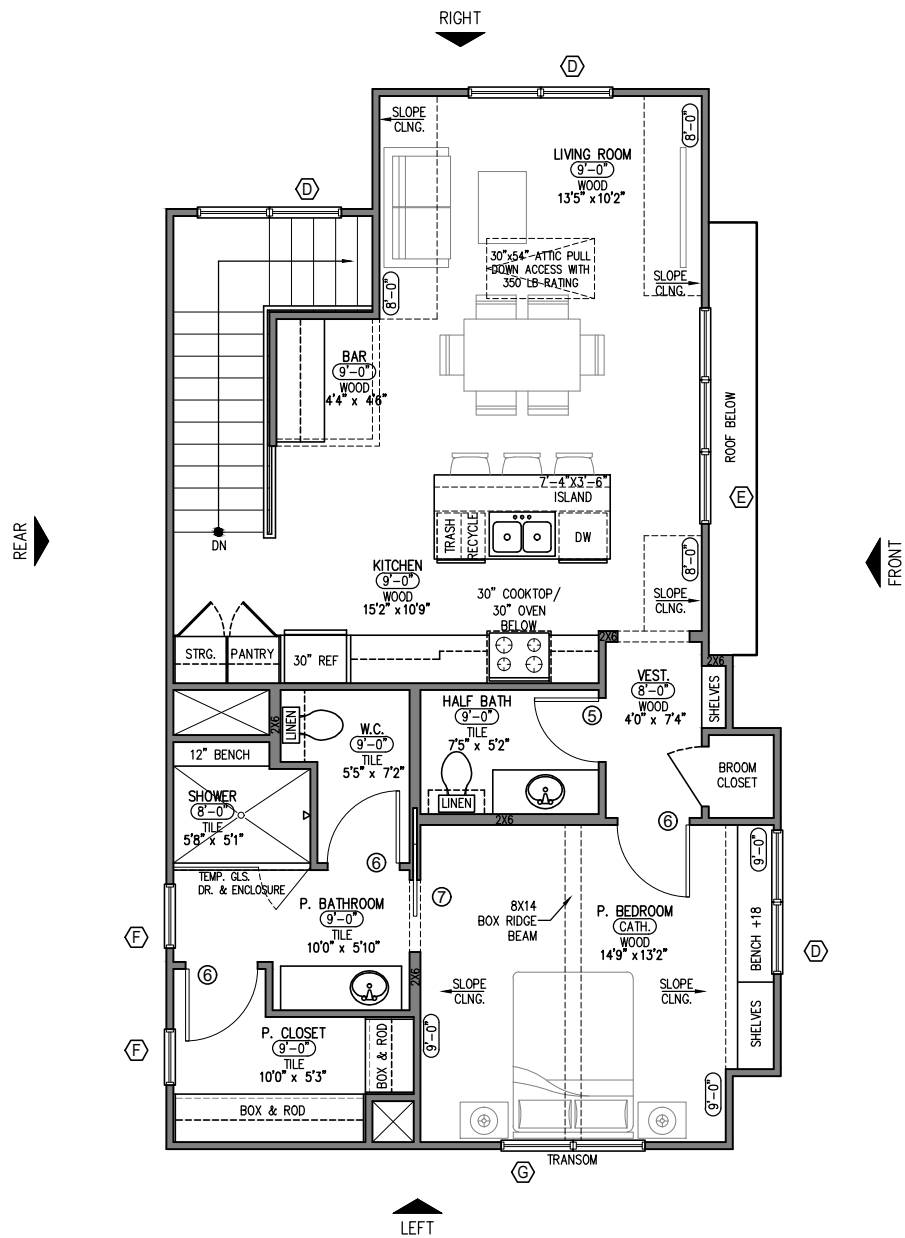
PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

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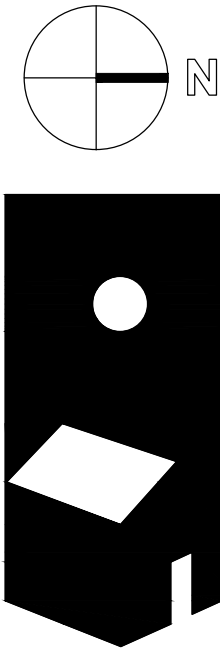
PROPOSED SECOND FLOOR PLAN

1/16" = 1'-0"



Square Footage:	
LEVEL ONE GARAGE A/C	426 S.F.
LEVEL TWO GARAGE A/C	916 S.F.
TOTAL AC	1,342 S.F.
GARAGE FRONT PORCH	70 S.F.
TOTAL PORCHES	70 S.F.
GARAGE	479 S.F.
TOTAL DESIGN AREA	1,891 S.F.

WALL LEGEND	
	NEW WALLS
	EXISTING WALLS



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FRONT ELEVATION

PROPOSED ELEVATIONS

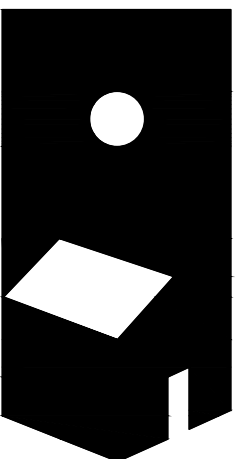
1/8" = 1'-0"

08.03.26

303 HAWTHORNE ST.

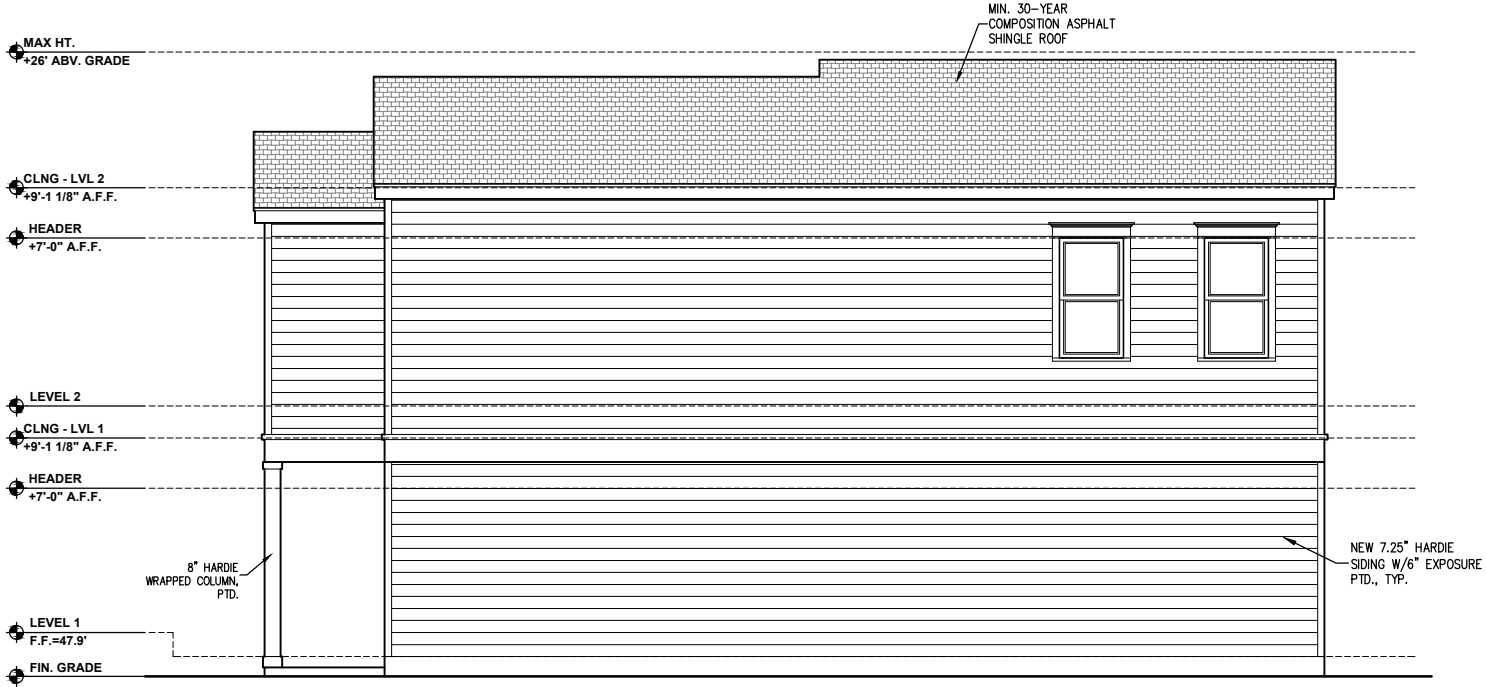
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PROPOSED ELEVATIONS

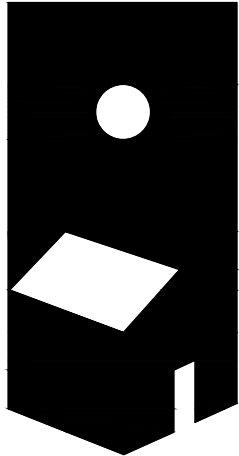
1/8" = 1'-0"



REAR ELEVATION

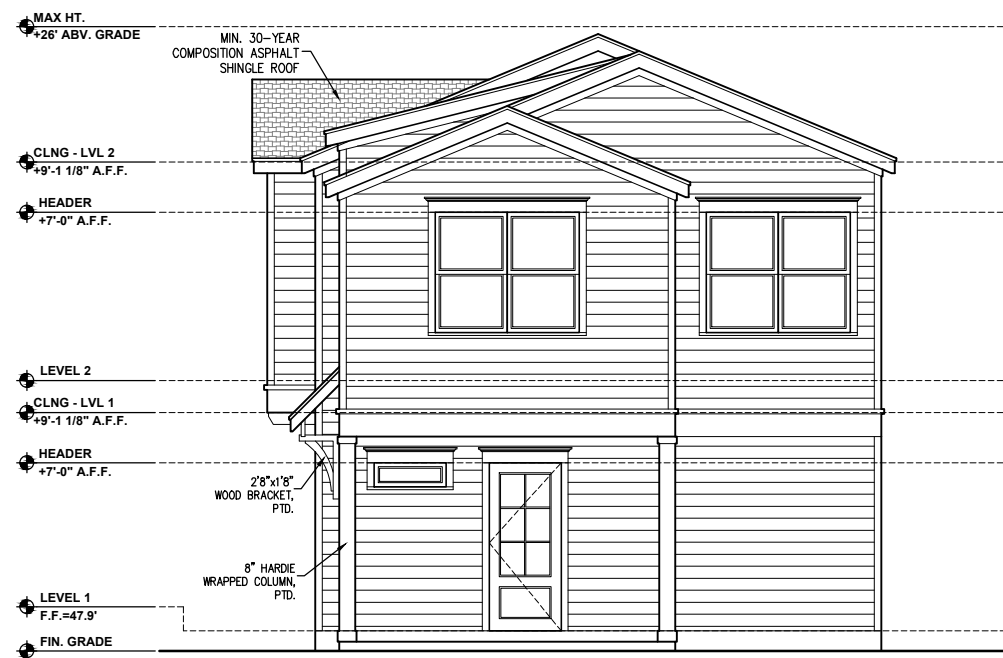
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PROPOSED ELEVATIONS

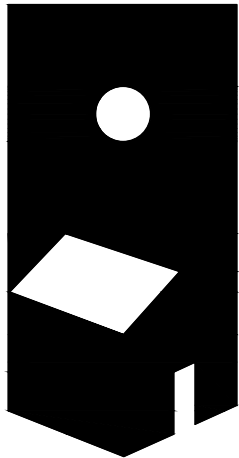
1/8" = 1'-0"

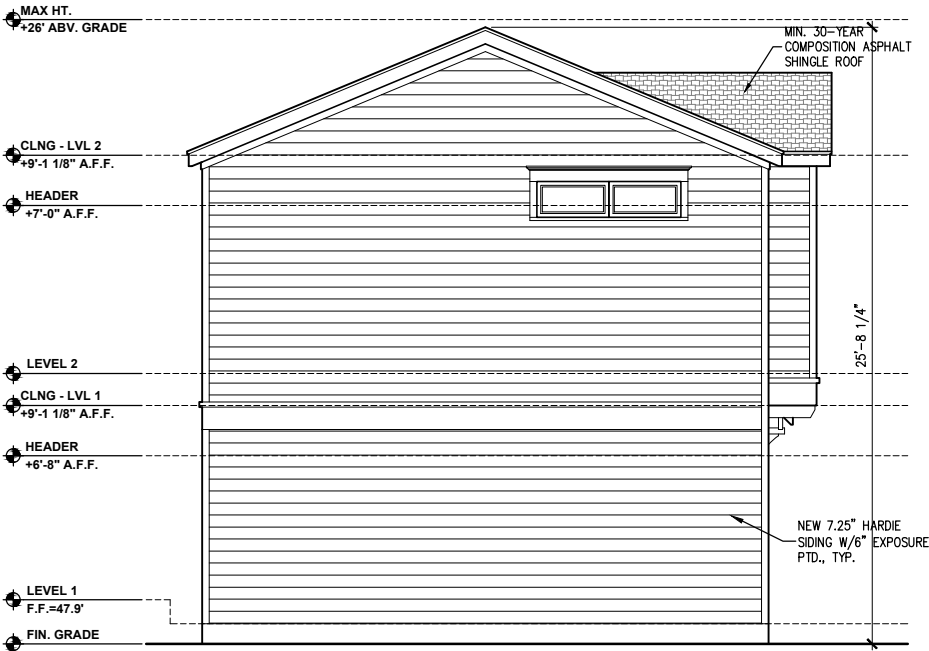


RIGHT ELEVATION

08.03.26
303 HAWTHORNE ST.
MOODY RESIDENCE

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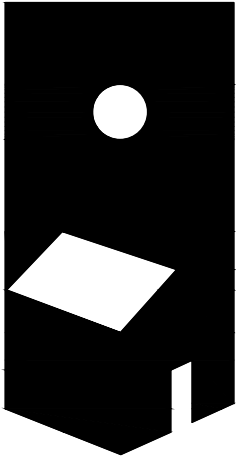
LEFT ELEVATION

PROPOSED ELEVATIONS

1/8" = 1'-0"

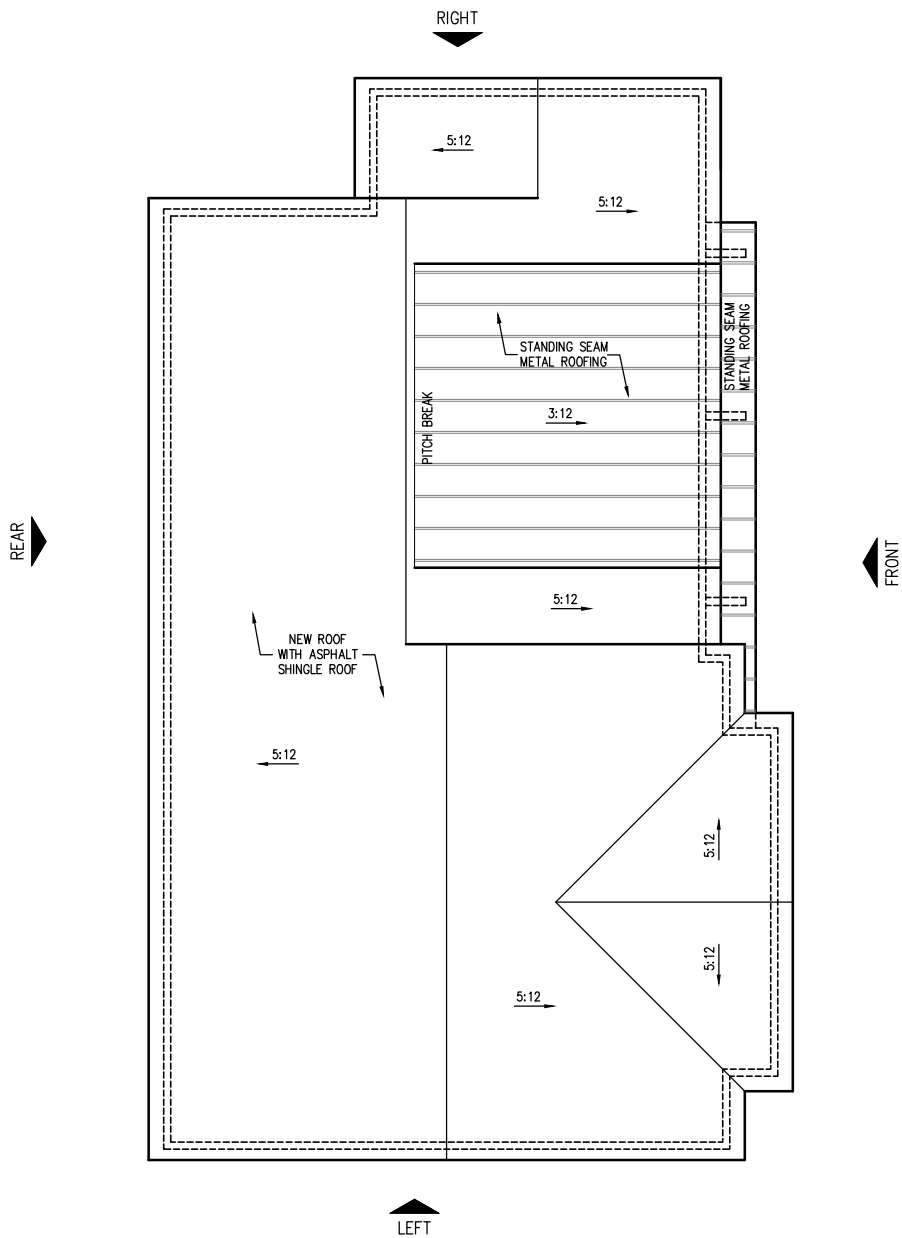
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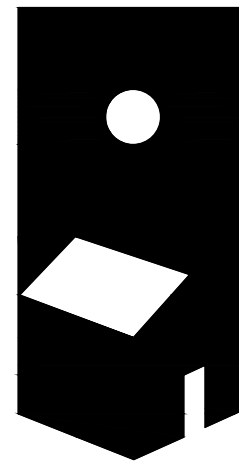
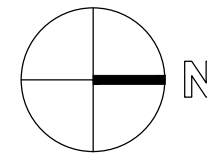
ROOF PLAN

SCALE: 1/8" = 1'-0"



ROOF LEGEND

- MIN. 30-YEAR COMPOSITION ASPHALT SHINGLE ROOF
- STANDING SEAM METAL ROOFING

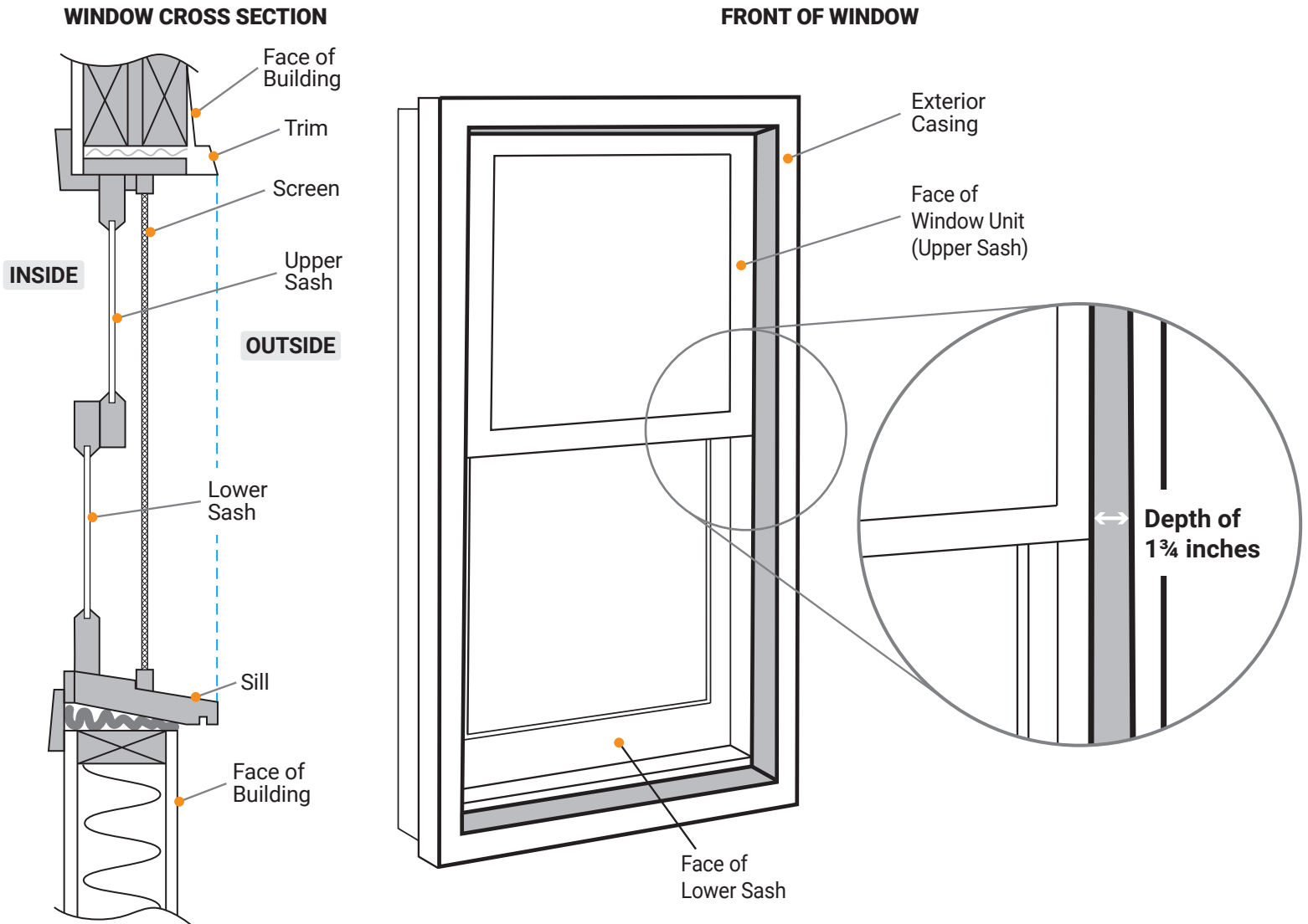


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Historic Window Standard: New Construction & Replacement



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