



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A14
HPO File #: HP2026_0266

October 8, 2026

539 Harvard St.
Houston Heights South

Applicant: Stephen Heiman, agent for owner

Property: 539 Harvard St., Lot 3, Block 290, Houston Heights Subdivision. The property includes an historic 1,849 sq. ft., one-story wood frame single-family residence and a non-contributing 1,504 sq. ft. detached two-story garage apartment situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing pedimented bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Foundation Screening (Skirting) all sides of residence

The applicant proposes to install brick veneer on all sides of residence to conceal crawl space under house. Spanning between existing foundation piers. Piers will remain visible.

- Proposed foundation skirting panels, board with thin brick veneer and mortar between joints, panels 1 ft. tall by 7-8 ft. wide on average.
- Proposed 8 in. x 16 in. vents in each panel.

Public Comment: None

Civic Association: None

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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Basis for Issuance: HAHC Approval
Effective:

COA valid for two years from effective date.
COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.



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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;
<i>Creates false history, brick perimeter foundation walls not seen in Heights Bungalow Craftsman construction.</i> |
| ☒ ☐ ☐ | (2) The proposed activity must contribute to the continued availability of the property for 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; <i>Creates false history, brick perimeter foundation walls not seen in Heights Bungalow Craftsman construction.</i> |
| ☐ ☒ ☐ | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; <i>Brick skirting not seen in Heights Bungalow construction.</i> |
| ☐ ☒ ☐ | (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; <i>Brick skirting not seen in Heights Bungalow construction.</i> |
| ☐ ☒ ☐ | (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; <i>Brick skirting not seen in Heights Bungalow construction.</i> |
| ☐ ☒ ☐ | (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; <i>No evidence of this construction style in Heights during period of significance. Creates false history, brick perimeter foundation walls not seen in Heights Bungalow Craftsman construction.</i> |
| ☒ ☐ ☐ | (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 <i>Brick skirting not seen in Context Area, nor in the greater Houston Heights Bungalow construction.</i> |
| ☐ ☒ ☐ | (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. <i>Brick skirting not seen in Context Area, nor in the greater Houston Heights Bungalow construction.</i> |

HEIGHTS DESIGN GUIDELINES

- | | |
|---|--|
| ☐ ☒ ☐ | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. <i>Does not meet Heights Design Guidelines, stating no masonry skirting, real or implied (faux) allowed. Skirting must be lattice with framing (border) either wood or synthetic material.</i> |
|---|--|



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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH





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INVENTORY PHOTO (2010)



CURRENT PHOTO (Google Streetview 2026)





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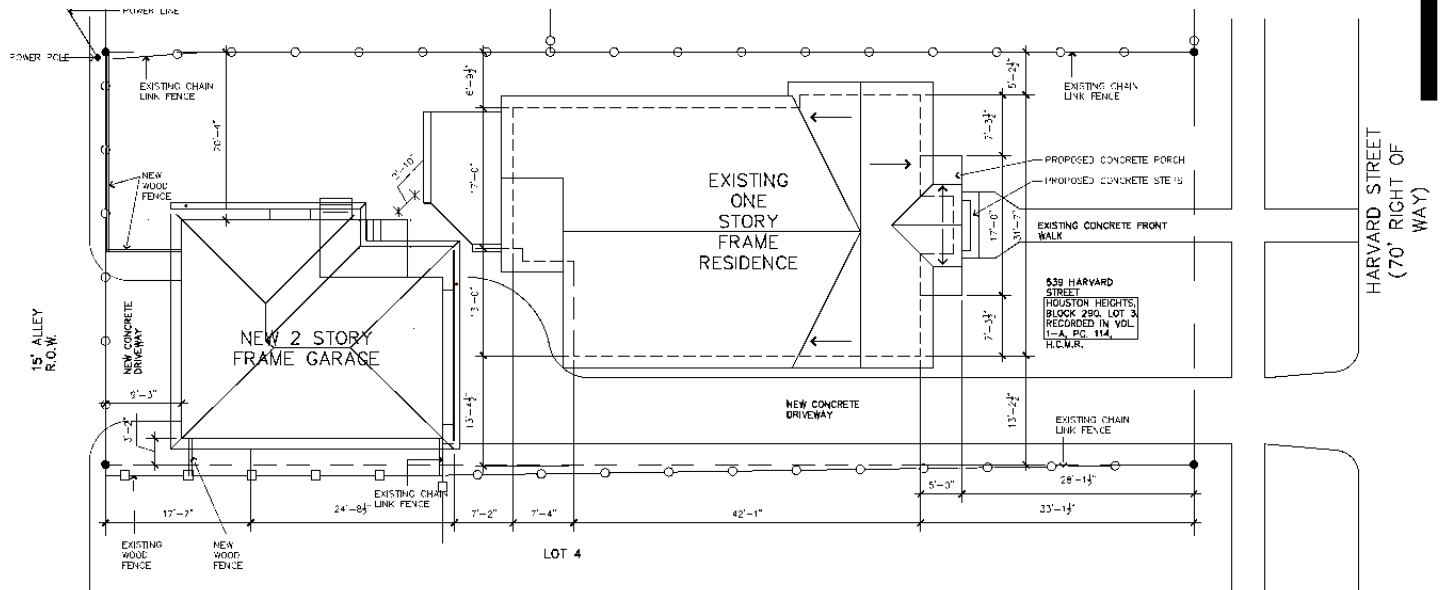
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EXISTING SITE PLAN

(NO PROPOSED CHANGES)

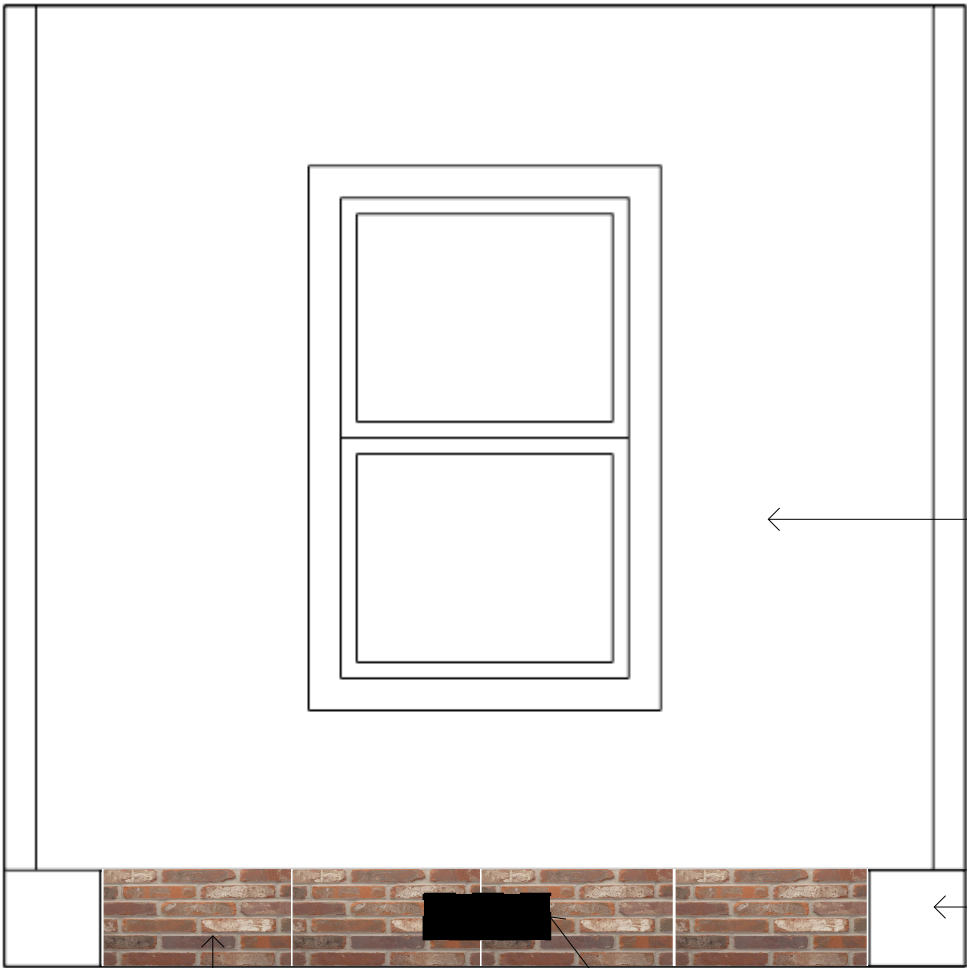




7" x 2" Thin Brick



8"x16" Flood Vent



Existing Siding, Windows and Trim To Remain

Existing Foundation Blocks to Remain

Thin Brick Installed between Foundation Blocks around Entire Home

8" x 16" Flood Vent - Installed at Each Section Around Home

NOTE: Plans are to be used by only Contractors approved by Steven Allen Designs, LLC.

Notice: This set of drawings and specifications for a custom remodel may not be reproduced in any way without the written consent of Steven Allen Designs.



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Progressive Homes / Fine Renovations / Construction Services

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Fax: 832.553.2693
build@stevenalldesigns.com

CLIENT
Jim Nelson

PROJECT
539 Harvard St.

PROJECT
Crawlspace

DRAWN BY
SAH

ISSUE
5.21.26

RE-ISSUE
N/A

DESCRIPTION
Crawlspace Drawing

NOTE: Measurements are not exact.
Contractors to verify all measurements.

539 Harvard St, Houston, Tx



Little York **10PM**

77080

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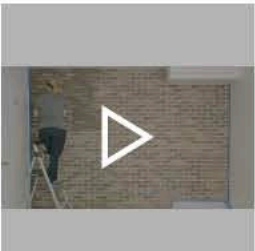
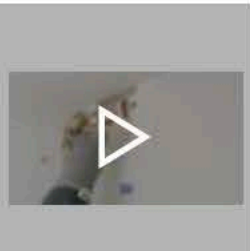
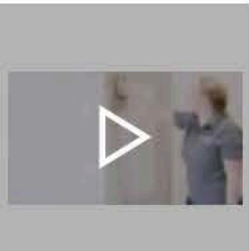
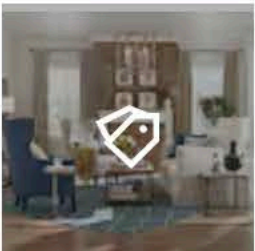
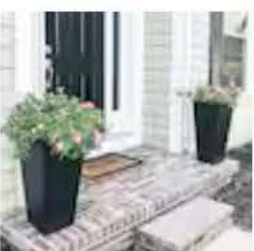
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*Appliance Savings End 6/4



Old Mill Brick
Castle Gate Thin Brick Singles - Flats (Box of 50) - 7.625 in. x 2.25 in. (7.3 sq. ft.)

★★★★★ (420) Questions & Answers (183)

\$91⁰⁰

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