

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 28, 2025

**Applicant:** Mary Kate Gorcik, owner

**Property:** 508 Harvard, Lot 14, Block 289, Houston Heights Neighborhood Subdivision. The property includes a historic 1,821 square foot, one-story single-family residence situated on a 6,600 square foot interior lot.

**Significance:** Contributing Craftsman style residence, constructed circa 1910, located in the Houston Heights South Historic District.

**Proposal:** Alteration – Porch

The applicant proposes to remove existing non-original Folk Victorian inspired porch trim, columns, railings, and steps. They propose to update the porch to reflect a more historically appropriate **Craftsman-style** design while maintaining the original footprint, roofline, and materials where possible. The proposed changes include:

- Removal of the existing turned columns and decorative scroll brackets.
- Installation of square tapered porch columns, consistent with Craftsman style on exposed brick column bases.
- Replacement of the existing wood railings and handrail with simplified vertical wood slat railings, consistent with Craftsman era style.
- Repair or replacement of the porch stairs, as needed, in painted concrete to match the existing.
- **\*\*There are no proposed alterations to the original siding, windows, dormer, transom, or front door. \*\***
- **\*\*The Houston Heights South Inventory notes this dwelling is “Craftsman” rather than “Folk Victorian”, supporting the proposed porch modifications to reflect Craftsman features. \*\***

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

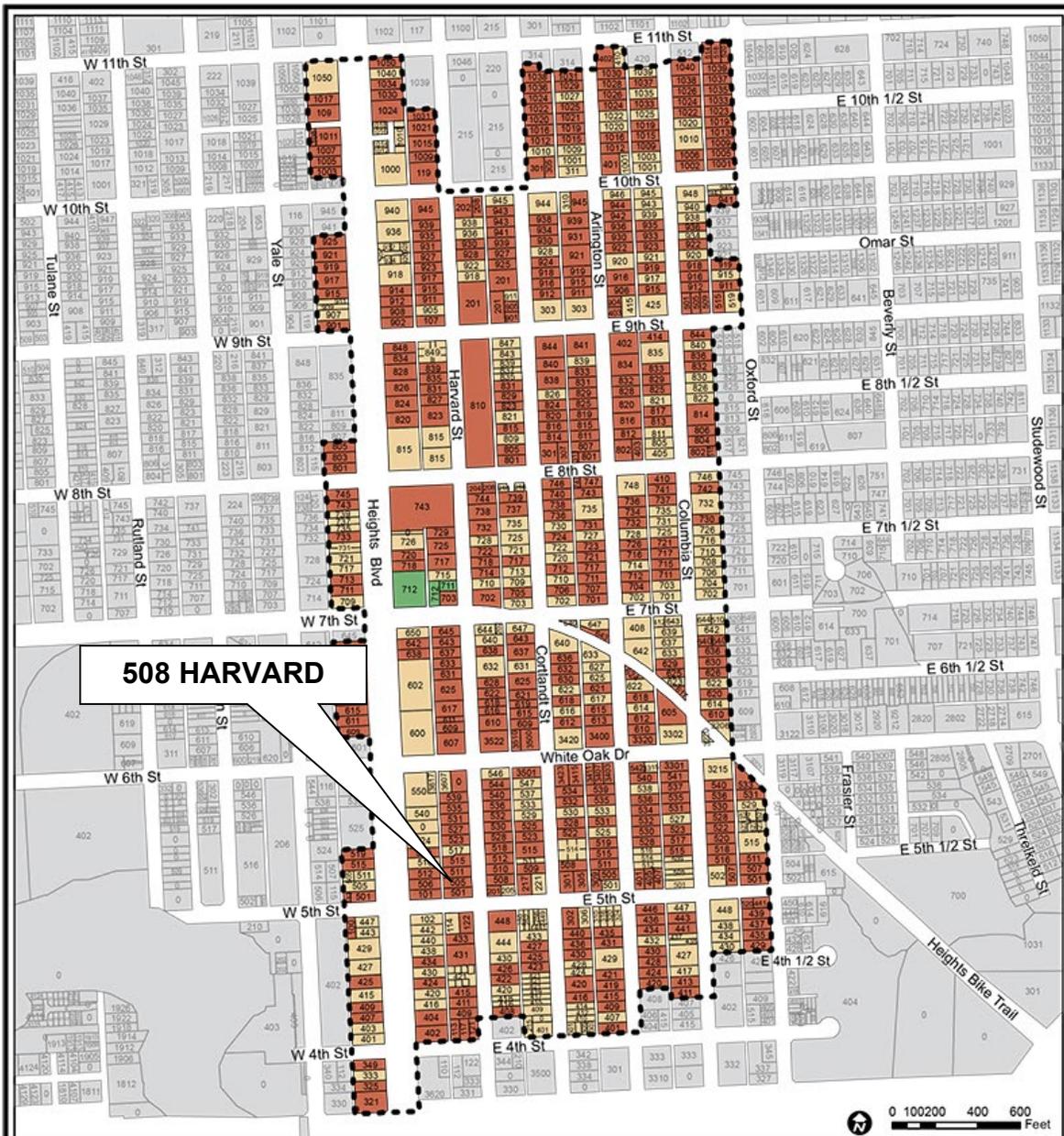
**APPROVAL CRITERIA**

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4)                  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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.   |                            |

DISTRICT MAP



Houston Heights South Historic District

Historic District Boundary



Building Classification

-  Contributing
-  Non-Contributing
-  Park

Established: June 29, 2011  
 Source: GIS Services Division  
 Date: 4/24/2013  
 Reference: pj17025\_Heights\_South

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

**INVENTORY PHOTO**



**CURRENT PHOTO**

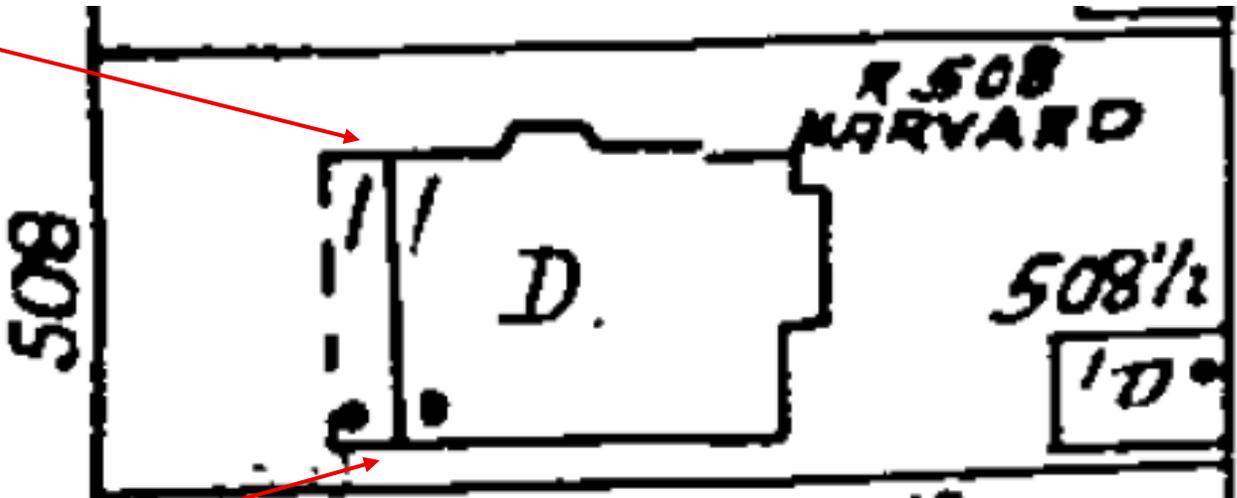


HISTORIC DOCUMENTATION

1924-1951 SANBORN, VOL 7, SHEET 722

\*NOTE\*

Sanborn shows porch as spanning full width across the front of the dwelling from corner to corner. The existing porch does not go all the way to the corners, suggesting the current design is not original. See BLA on p.6 for more info.



c. 1950s BLA

|  |  |  |  |                                 |  |  |  |
|--|--|--|--|---------------------------------|--|--|--|
| Map No. _____ Addition <u>40-46</u>  |  | No. Sq. Ft. <u>1740</u>  |  | Price Per Sq. Ft. <u>1.75</u>   |  | Total Value \$ <u>3040</u>                             |  |
| Block <u>289</u> Lot <u>14</u>   |  | Percent Good <u>60</u>   |  | Other Bldgs. <u>1</u>           |  | Total All Bldgs. <u>1870</u>                           |  |
| OWNER <u>Shady LG</u>  |  | FLOORING, Plac, Hardwood, Cement, Tile, Marble, Dirt               |  | LAND VALUE                      |  | Front x Depth Unit Value Factor Front Ft. Value - - \$ |  |
| ADDRESS <u>508 Harvard St.</u>   |  | INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features |  | TOTAL                           |  | <u>370-860</u>   |  |
| TYPE OF PROPERTY <u>Res.</u> OCCUPIED VACANT                                       |  | HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas                 |  | ELEVATORS                       |  | CONDITION, Good, Fair, Bad, Obsolete                   |  |
| BASEMENT, Whole Part   |  | LIGHTING, Electricity  |  | PLUMBING, Sewer, Water, Baths   |  | PERMIT DATE _____ NO. _____ AMT. _____                 |  |
| FOUNDATION, Concrete, Stone, Brick, Piers, Posts.                                  |  | ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos |  | ROOF, Hip, Gable, Mansard, Flat |  |  |  |
| WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard |  | ROOF CONS., Concrete, Steel, Wood Truss                            |  | ROOF, Hip, Gable, Mansard, Flat |  |  |  |
| EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite                    |  |  |  |                                 |  |  |  |

1968 BLA

HARRIS COUNTY BUILDING ASSESSMENT

No. 8A Asect. No. 50-36-0-6

It No. Rev Date 2-8-68

No. 508 Harvard

ion New Hts Section

io. 14 Block No. 289

| SEQUENCE NO. | VOL. | PG. | SUBJ. | ITEM |
|--------------|------|-----|-------|------|
| 1293096000   | 21   | 21  | 14    |      |

*Reval -450*

*1969 New Int 410*

10% INCREASE 1969 VALUE 40

NEW OWNER TOTAL 450

*Hornbuckle W & III*

| NO. STORIES    | ROOF TYPE      | INTERIOR               | EXTRA FEATURES |
|----------------|----------------|------------------------|----------------|
| Single Family  | Gable          | ✓ Oil & Paper          | Finished Attic |
| Duplex         | Hip            | Sheetrock              | Basement       |
| Garage Apt.    |                | Wood Panels            | CARPORT        |
| BATH           | ROOFING        | Plaster                | Roof           |
| Concrete Slab  | Wood Shingles  |                        | Floor          |
| Beam & Piers   | Comp. Shingles | 2 1/2 No. Bedrooms     |                |
| Concr. Slks.   | Tar & Gravel   | 2 1/2 No. Baths        | GARAGE         |
|                |                | Tile                   | Walls          |
|                |                |                        | Roof           |
| EXTERIOR WALLS | FLOORING       | HEATING & COOLING      |                |
| Brick Veneer   | ✓ Fine         |                        |                |
| Stone Veneer   | Hardwood       | A/C, Oil or Dual Floor |                |
| ✓              | Asphalt Tile   | <i>None</i>            |                |
| Shakes         | Wool Carpets   | ✓ No. Fireplaces       | Ceiling        |
|                |                |                        | Doors          |

(Base Unit \$ 5.00)

*NA* (A/C or H \$ -)

(Total Unit \$ 5.00)

ING ASSESSMENTS ON BLOCK BOOK

- Assmt. \$ 440

- Assmt. \$ 1500

T VALUE \$

red in name of

1969

\*NOTE\* Sanborn shows porch as spanning full width across the front of the dwelling from corner to corner. The existing porch does not go all the way to the corners, as it is depicted on the 1968 BLA. This suggests the current porch is not part of the original design intent of the house.

Class 1 Blks with comp

20  
200'  
10

Res  
1456  
14  
88  
36  
1794

REQUIRING APPRAISALS, if any -  
100% Value - without depreciation - \$

Dep. Fr. 80% Pr. \$ Ec. \$

NEW APPRAISALS

|           |            |         |
|-----------|------------|---------|
| Prop 1794 | SPR \$5.00 | \$ 8970 |
| OP 256    | 1.20       | 310     |
| Rto 200   | 4.30       | 860     |
|           |            | 10140   |
| Less 80%  |            | 2110    |
|           |            | 2030    |

Appraiser's name and date

AL LADEAU

FEB 12 1968

TOTAL VALUE \$ 2030

FOR 19 69 Val \$ 810 City

AREA REVALUATION FOR 53; 1070

*Co 2010-410*

**CURRENT PHOTOS - SITE VISIT 5/21/2025**

**EXISTING PORCH**



SIDE VIEW OF PORCH



TRIM AND DETAILING



COLUMN DETAIL



EXISTING STEPS



EXISTING PORCH RAILING AND STEPS



EXISTING COLUMN WITH GHOSTING



EXISTING COLUMN WITH GHOSTING (LEFT)



COLUMN GHOSTING



CONCRETE BASE



CONCRETE BASE

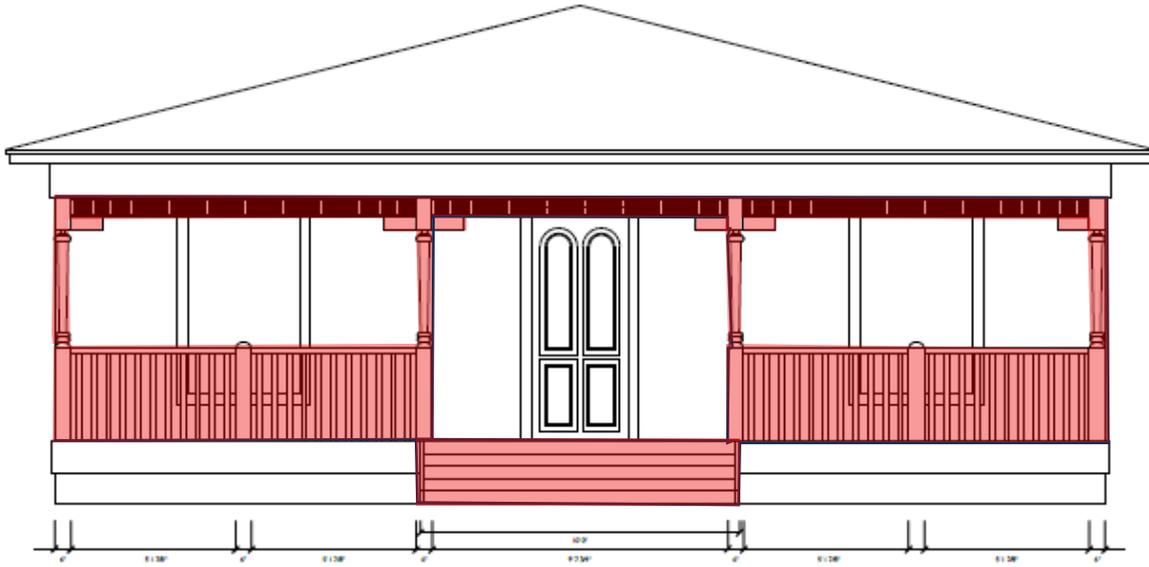


CONTEXT AREA



**PORCH ALTERATION**

**EXISTING**



508 HARVARD STREET - FRONT ELEVATION - EXISTING

**PROPOSED**



508 HARVARD STREET - FRONT ELEVATION - PROPOSED

## NOTE FROM APPLICANT ABOUT PROPOSED DESIGN

### Written Description and Checklist – Porch Renovation at 508 Harvard Street, Houston, TX

#### Existing Property Conditions

The home at 508 Harvard Street is a one-story bungalow located in a designated historic district. The front porch currently reflects a Victorian architectural style, with turned wood columns, decorative brackets, and spindled railing. The porch floor is wood and the stairs appear to be made of painted concrete. The overall structure and layout of the porch are consistent with historic bungalow design.

#### Prior Alterations

According to the historic property inventory, this home was originally designated as Craftsman in style. While no historic photographs have been located to definitively document the original porch design, there is strong physical evidence suggesting that the current Victorian-style porch is not original. Architectural inspection of the structure indicates inconsistencies between the detailing of the current porch and the rest of the home's features. The columns, brackets, and spindled rail appear to have been retrofitted and do not align with typical Craftsman design principles or construction methods. Based on this analysis, we believe the original porch was Craftsman in style and was altered at some point to its current Victorian appearance.

#### Description of Proposed Changes

We propose to update the porch to reflect a more historically appropriate **Craftsman-style** design while maintaining the original footprint, roofline, and materials where possible. The proposed changes include:

- Removal of the existing turned wood columns and decorative scroll brackets
  - Installation of square tapered porch columns, consistent with Craftsman proportions, resting on brick bases
  - Replacement of the existing Victorian-style wood railings with simplified vertical wood slat railings appropriate to the Craftsman era
  - Repair or replacement of the porch stairs, as needed, in painted concrete to match the existing porch floor
- There are no proposed changes to the original siding, windows, dormer, transom, or front door.

#### Condition and Replacement of Existing Materials

- **Columns and railings:** The current Victorian wood columns and brackets show signs of weathering, but appear structurally intact. However, their design is not consistent with the home's original Craftsman character and will be replaced.

- **Railing:** The current spindled rail is decorative and inconsistent with Craftsman style. It will be removed.

**Proposed New Materials**

- **Columns:** Square tapered wooden columns
- **Bases:** Brick pier bases for the columns
- **Railings:** Painted wood slat railings with simple vertical pickets in a historically appropriate Craftsman profile
- **Other details:** No new siding or windows are proposed. No roof alterations or additions will be made.

All proposed work is intended to restore and reinforce the home’s original Craftsman-style appearance and will adhere to the historic district’s design and material guidelines.

## 508 HARVARD STREET

BUILT IN 1920 IN THE SOUTH HOUSTON HEIGHTS HISTORIC DISTRICT, 508 HARVARD STREET BOASTS AN INCONGRUOUS VICTORIAN-STYLE EXTERIOR PORCH WITH ORNATE COLUMNS AND SLIM FILLAGREE. FROM OUR ON-SITE INVESTIGATIONS AND ADDITIONAL RESEARCH OF THE SURROUNDING HOMES IN THE SOUTH HISTORIC DISTRICT, WE BELIEVE IT IS UNLIKELY THAT THIS PORCH WAS BUILT WITH THE ORIGINAL CONSTRUCTION OF THE HOME.

IN ACCORDANCE WITH THE AMERICAN CRAFTSMAN STYLE WE BELIEVE THE ORIGINAL INTENT OF THE HOME MORE CLOSELY ALIGNS WITH, WE ARE PROPOSING A CRAFTSMAN STYLE PORCH ADORNED WITH NEW COLUMNS, NEW RAILINGS AND NEW TRIMS.

THIS NEW PORCH TAKES INFLUENCE FROM OTHER CRAFTSMAN STYLE HOMES THAT ARE SO PREVALENT ON HARVARD STREET AND THE REST OF HISTORIC DISTRICT.

WE HOPE YOU CAN SEE THE CARE WE HAVE TAKEN WITH THIS PROPOSED DESIGN AND OUR FOCUS ON THE HISTORY OF THE DISTRICT.