PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2 November 5, 2026 1505 Tulane Street
HPO File #: HP2026_0248 Houston Heights West

Applicant: Justin Patterson, agent for Paul Griffin, owner

Property: 1505 Tulane Street, Lots 16 & 17 Block 145. The property is a 2,192 square foot one-story wood single-family residence situated on 8,799 square (66.66' x 132') foot interior lot.

Significance: Contributing Craftsman property constructed circa 1930, located in the Houston Heights West Historic District.

Proposal: Alteration – Addition (This project was deferred from the September 10, 2026, and October 8, 2026 HAHC hearings.)

In response to HAHC feedback, the applicant has revised the proposal as follows:

- Lowered the porch roof plate by 12 inches.
- Reduced the porch roof ridge height from 15'-8" to 14'-8" and the eave height from 12'-3" to 11'-3".
- Reduced the porch width from 14'-1" to 11'-8".
- Increased the separation between the house and garage by 7 inches through minor reductions to the garage and apartment footprint.
- Removed the previously proposed breezeway roof and replaced it with small decorative trellis to provide sheltered access to the apartment while increasing the visual separation between the structures.

The applicant continues to propose the following:

- The project proposes a two-story rear addition to the existing one-story contributing residence.
- The original house will be raised to a finished floor height of 32 inches, while maintaining the four corners of the historic footprint.
- In response to HAHC feedback, the applicant reduced the scale of the porch by lowering the roof plate by 12 inches, reducing the ridge and eave heights, and decreasing the porch width.
- The separation between the house and garage has been increased by 7 inches.
- The previously proposed covered breezeway has been replaced with an open trellis connection to better distinguish between the two structures.
- The addition will feature inset, recessed wood windows and horizontal lap siding.
- The existing non-original front porch will be reconstructed with pier-and-beam construction, tongue-and-groove decking, and painted wood columns

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

DRAFT

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2 | November 5, 2026 | 1505 Tulane Street
HPO File #: HP2026_0248 | Houston Heights West

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;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a 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;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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
☒	☐	☐	(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.

DRAFT

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

HEIGHTS DESIGN GUIDELINES

☒ ☐ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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: 8,799 SF

Max. Allowed: 3,344 SF

Proposed Lot Coverage: 2,378 SF

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

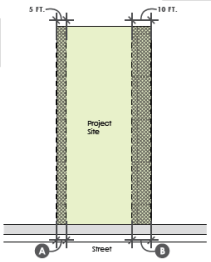
LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 8,799 SF

Max. FAR Allowed: 3,520 SF

Proposed FAR: 3,450 SF

☒ ☐ ☐ Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	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

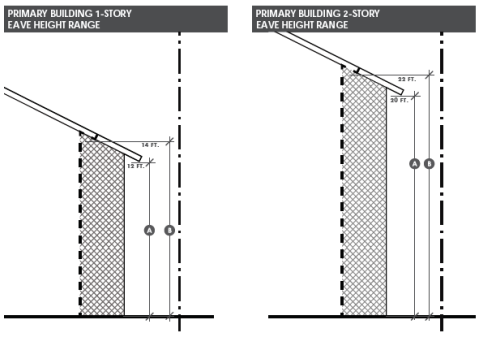
Proposed South side setback (1): 20'9", Proposed North side setback (2): 7'

Cumulative side setback: 27'9"

DRAFT

ITEM A2 November 5, 2026 1505 Tulane Street
HPO File #: HP2026_0248 Houston Heights West

☒ ☐ ☐ Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 21'-6"

☒ ☐ ☐ 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

Proposed finished floor: 32"

Proposed first floor plate height: 10'

Proposed second floor plate height: 8'

☒ ☐ ☐ Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 24' at least

DRAFT

ITEM A2 November 5, 2026 1505 Tulane Street
HPO File #: HP2026_0248 Houston Heights West

☒ ☐ ☐ 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

South Side Wall Length: 39'-6 ½"
Inset depth on South side: 2'

North Side Wall Length: 35'-11"
Inset depth on North side: 2'
Inset width on North side: 18'

DRAFT

CERTIFICATE OF APPROPRIATENESS

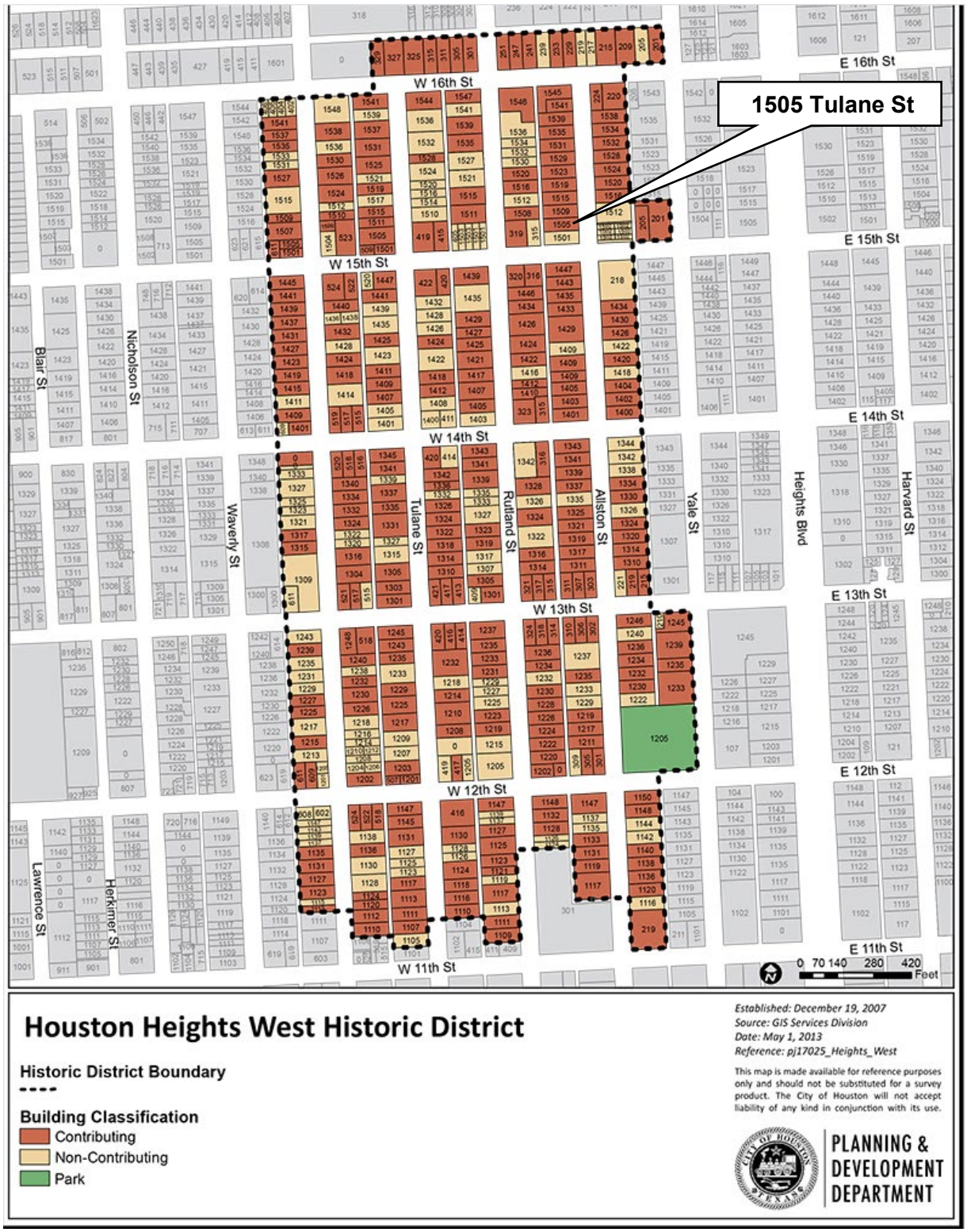
Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

DISTRICT MAP



CERTIFICATE OF APPROPRIATENESS

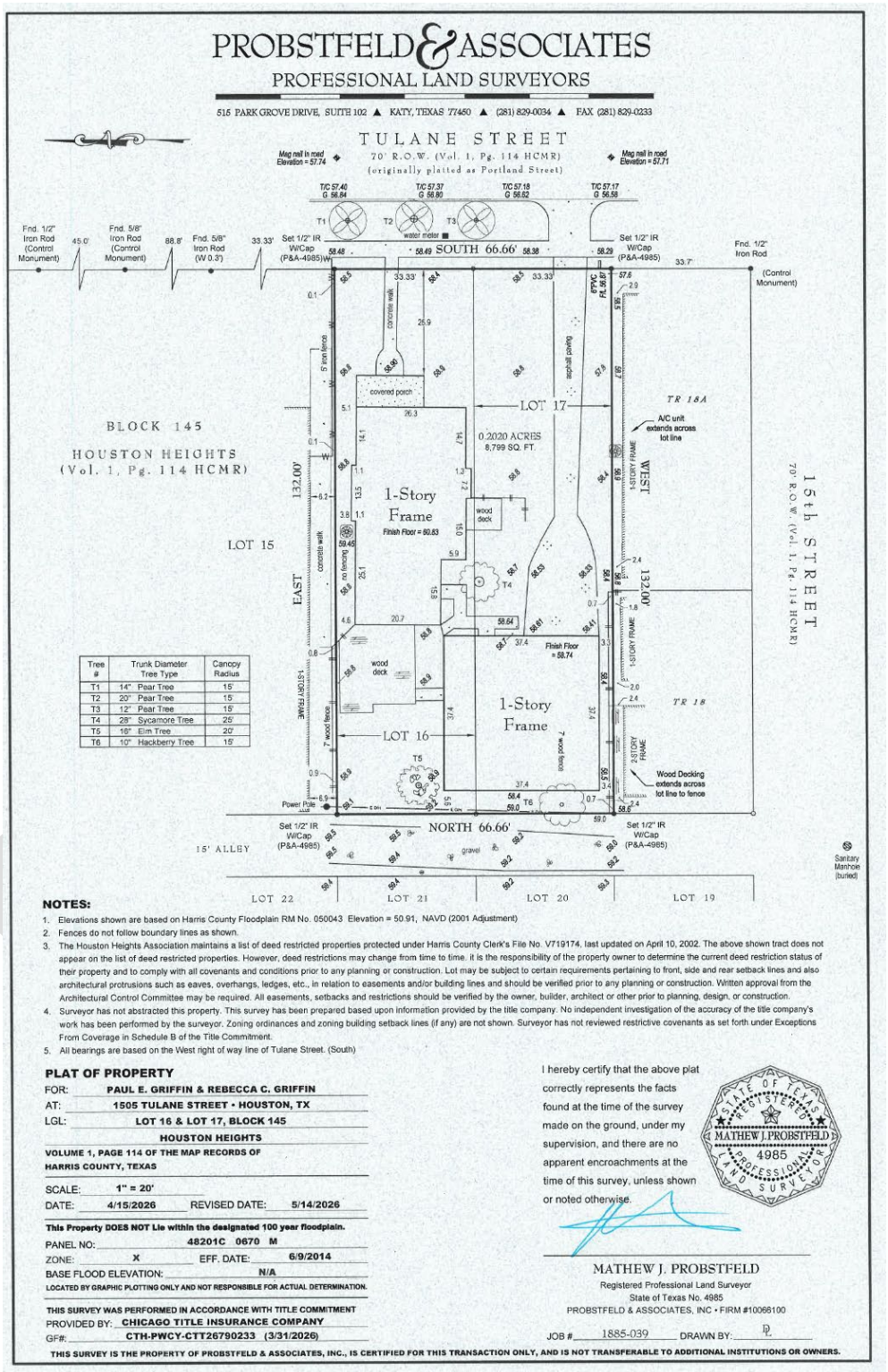
Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

SURVEY



PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

TULANE STREET
70' R.O.W. (Vol. 1, Pg. 114 HCMR)
(originally platted as Portland Street)

Mag nail in road Elevation = 57.74
Mag nail in road Elevation = 57.71

T/C 57.40 G 56.84
T/C 57.37 G 56.80
T/C 57.18 G 56.62
T/C 57.17 G 56.58

Fnd. 1/2" Iron Rod (Control Monument)
Fnd. 5/8" Iron Rod (Control Monument)
Fnd. 5/8" Iron Rod (W 0.3')
Set 1/2" IR W/Cap (P&A-4985)
SOUTH 66.66'
Set 1/2" IR W/Cap (P&A-4985)
Fnd. 1/2" Iron Rod (Control Monument)

BLOCK 145
HOUSTON HEIGHTS
(Vol. 1, Pg. 114 HCMR)

LOT 15
LOT 16
LOT 17
TR 18A
TR 18

0.2020 ACRES
8,799 SQ. FT.

1-Story Frame
Finish Floor = 60.83

1-Story Frame
Finish Floor = 58.74

EAST 132.00'
WEST 132.00'

15th STREET
70' R.O.W. (Vol. 1, Pg. 114 HCMR)

covered porch
wood deck
wood deck
concrete walk
asphalt paving
5' iron fence
no fencing
7' wood fence
7' wood fence
A/C unit extends across lot line
Wood Decking extends across lot line to fence
1-STORY FRAME
2-STORY FRAME

Tree #	Trunk Diameter Tree Type	Canopy Radius
T1	14" Pear Tree	15'
T2	20" Pear Tree	15'
T3	12" Pear Tree	15'
T4	28" Sycamore Tree	25'
T5	18" Elm Tree	20'
T6	10" Hackberry Tree	15'

Set 1/2" IR W/Cap (P&A-4985)
NORTH 66.66'
Set 1/2" IR W/Cap (P&A-4985)
15' ALLEY
gravel
Power Pole
Sanitary Manhole (buried)

LOT 22 LOT 21 LOT 20 LOT 19

NOTES:

1. Elevations shown are based on Harris County Floodplain RM No. 050043 Elevation = 50.91, NAVD (2001 Adjustment)
2. Fences do not follow boundary lines as shown.
3. The Houston Heights Association maintains a list of deed restricted properties protected under Harris County Clerk's File No. V719174, last updated on April 10, 2002. The above shown tract does not appear on the list of deed restricted properties. However, deed restrictions may change from time to time. it is the responsibility of the property owner to determine the current deed restriction status of their property and to comply with all covenants and conditions prior to any planning or construction. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction. Written approval from the Architectural Control Committee may be required. All easements, setbacks and restrictions should be verified by the owner, builder, architect or other prior to planning, design, or construction.
4. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
5. All bearings are based on the West right of way line of Tulane Street. (South)

PLAT OF PROPERTY

FOR: PAUL E. GRIFFIN & REBECCA C. GRIFFIN
AT: 1505 TULANE STREET • HOUSTON, TX
LGL: LOT 16 & LOT 17, BLOCK 145
HOUSTON HEIGHTS
VOLUME 1, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: 1" = 20'
DATE: 4/15/2026 REVISED DATE: 5/14/2026

This Property DOES NOT Lie within the designated 100 year floodplain.
PANEL NO: 48201C 0670 M
ZONE: X EFF. DATE: 6/9/2014
BASE FLOOD ELEVATION: N/A
LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY
GF#: CTH-PWCY-CTT26790233 (3/31/2026)

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.

STATE OF TEXAS REGISTERED MATHEW J. PROBSTFELD 4985 PROFESSIONAL LAND SURVEYOR

MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985
PROBSTFELD & ASSOCIATES, INC • FIRM #10066100

JOB # 1885-039 DRAWN BY: R

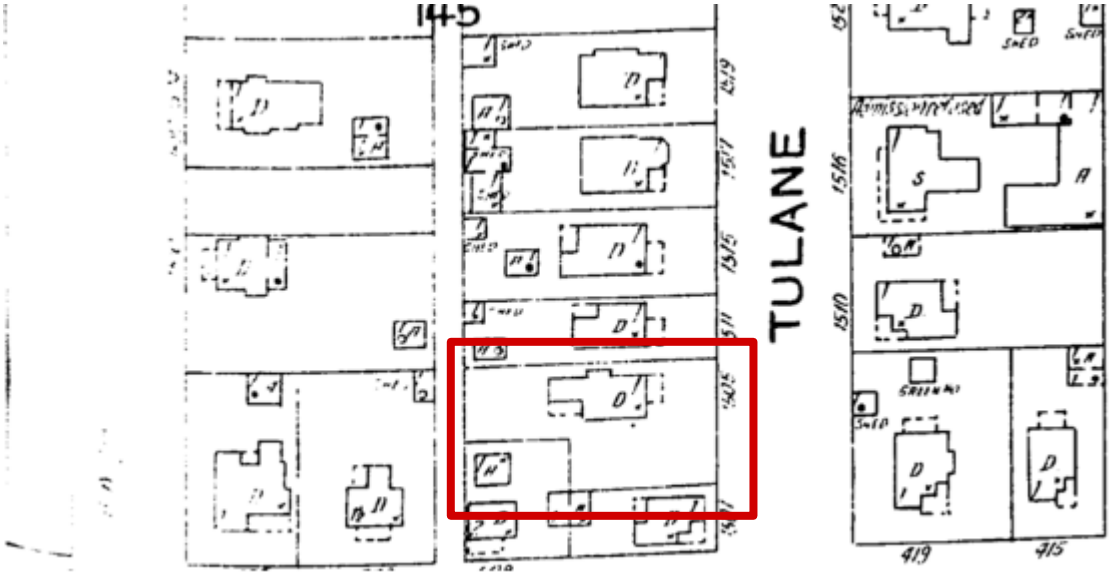
THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

ITEM A2
HPO File #: HP2026_0248

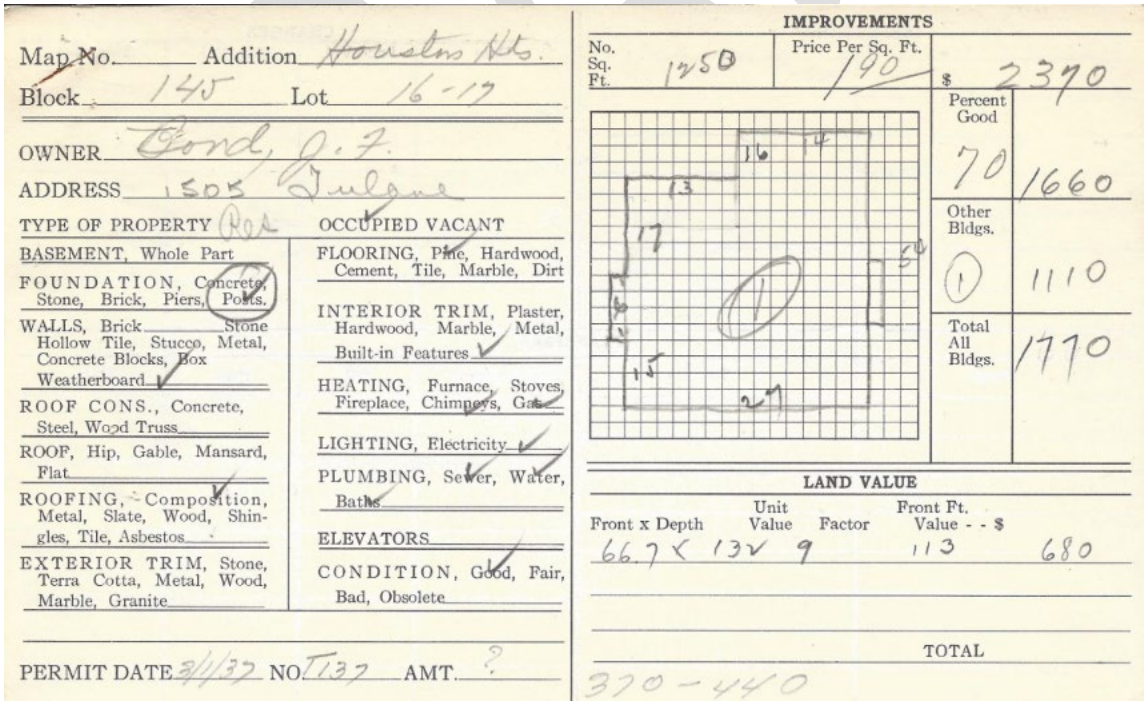
November 5, 2026

1505 Tulane Street
Houston Heights West

SANBORN-1924-1950, VOL.7, 1925



BLA- 1937



Map No. _____ Addition Houston Hts.
Block 145 Lot 16-17
OWNER Bond, J. F.
ADDRESS 1505 Tulane
TYPE OF PROPERTY Res OCCUPIED VACANT

BASEMENT, Whole Part
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.
WALLS, Brick Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard
ROOF CONS., Concrete, Steel, Wood Truss
ROOF, Hip, Gable, Mansard, Flat
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite

FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas
LIGHTING, Electricity
PLUMBING, Sewer, Water, Baths
ELEVATORS
CONDITION, Good, Fair, Bad, Obsolete

PERMIT DATE 3/4/37 NO. 137 AMT. ?

IMPROVEMENTS

No. Sq. Ft.	Price Per Sq. Ft.	$
1750	190	2370

Percent Good	70 / 1660
Other Bldgs.	(1) 1110
Total All Bldgs.	1770

LAND VALUE

Front x Depth	Unit Value	Factor	Front Ft. Value - - $
66.7 x 132	9		113 680

TOTAL
370-440

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2 November 5, 2026 1505 Tulane Street
HPO File #: HP2026_0248 Houston Heights West

INVENTORY PHOTO



CURRENT PHOTO (APPLICANT)



DRAFT

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

CURRENT PHOTOS (APPLICANT)











ITEM A2 November 5, 2026 1505 Tulane Street
HPO File #: HP2026_0248 Houston Heights West

EXISTING PHOTOS FOR WINDOW ON SOUTH ELEVATION



Figure 1-The existing window opening shows ghosting that indicates the original window's size and configuration, meaning the outline of the historic frame is still visible and the current unit does not match the original dimensions.

DRAFT

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

CONTEXT AREA



1501 Tulane Street– Contributing – 2 STY



1511 Tulane Street– Contributing – 2 STY



1515 Tulane Street – Contributing – 2 STY



1530 Ashland Street – Contributing – 2 STY



ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

CONTEXT AREA

GOOGLE STREET VIEW

Tulane Street





W 15th Street



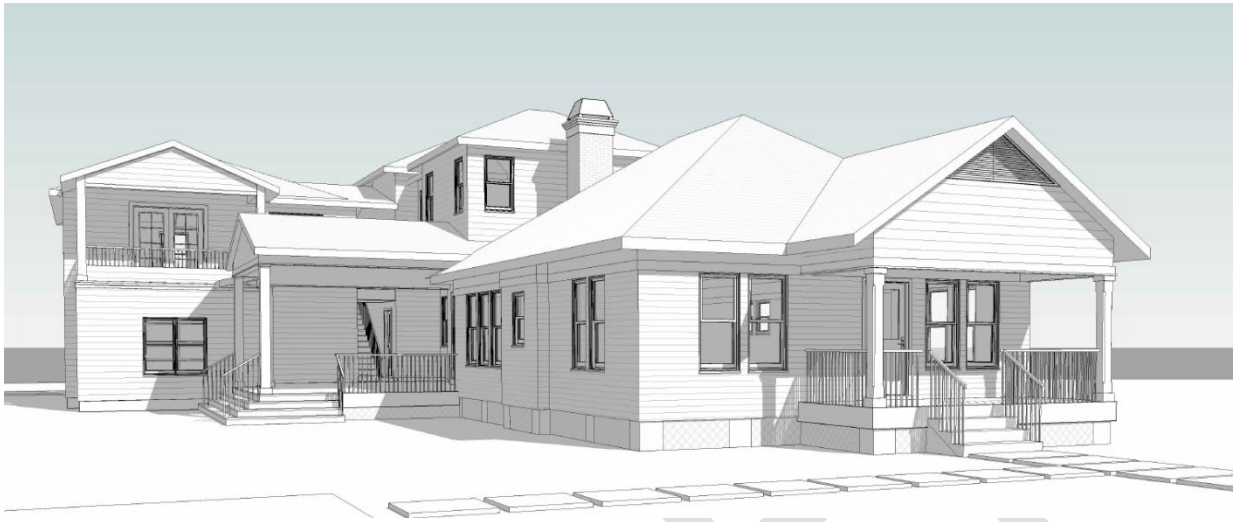
ITEM A2
HPO File #: HP2026_0248

November 5, 2026

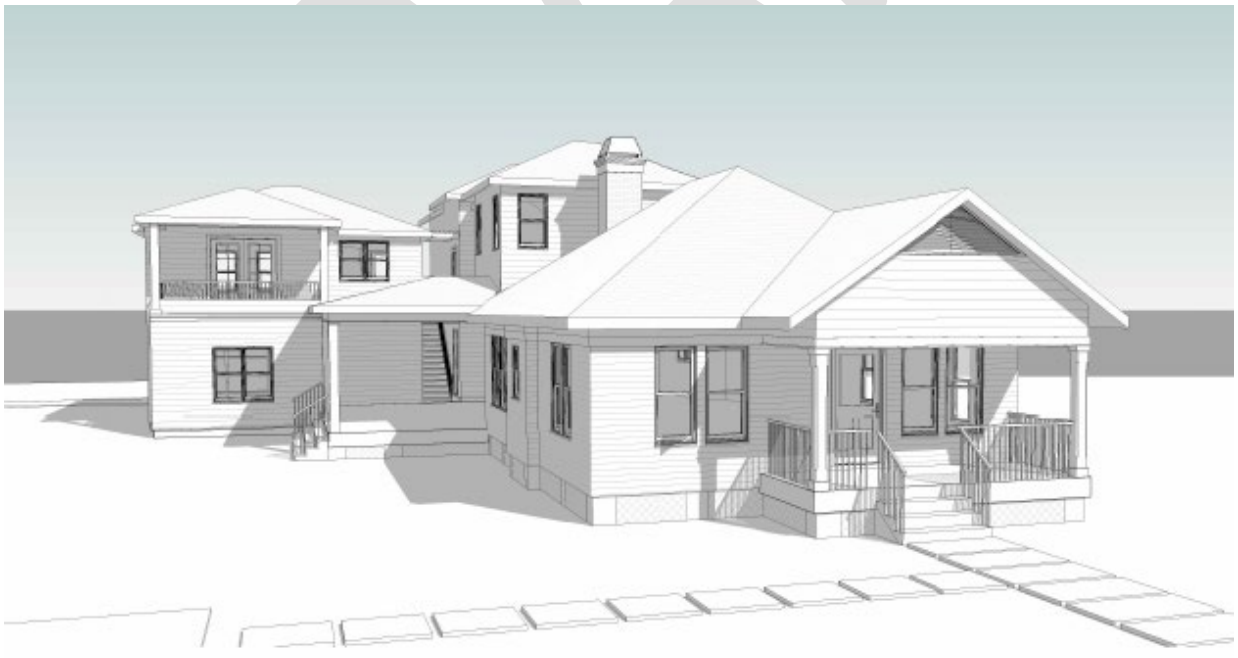
1505 Tulane Street
Houston Heights West

3D VIEWS

DEFERRED 09/10/2026



PROPOSED



ITEM A2 November 5, 2026 1505 Tulane Street

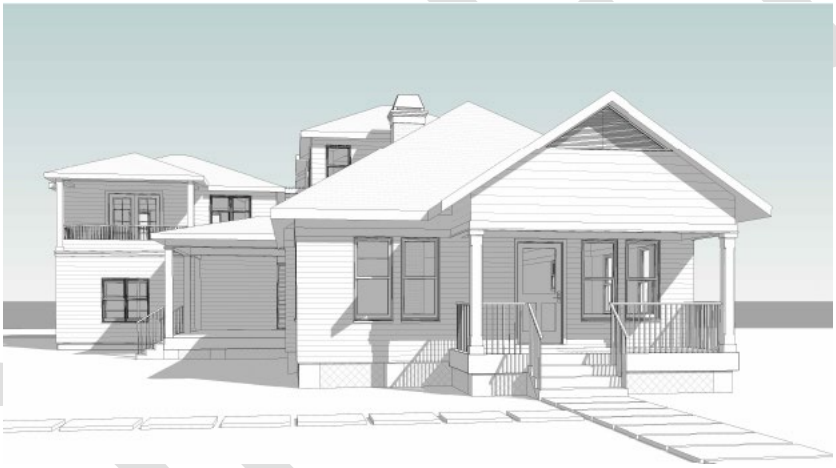
HPO File #: HP2026_0248 Houston Heights West

DEFERRED 09/10/2026 DEFERRED 11/05/ 2026





PROPOSED



ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

3D VIEWS

PROPOSED



③ REAR VIEW



① FRONT VIEW 1

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

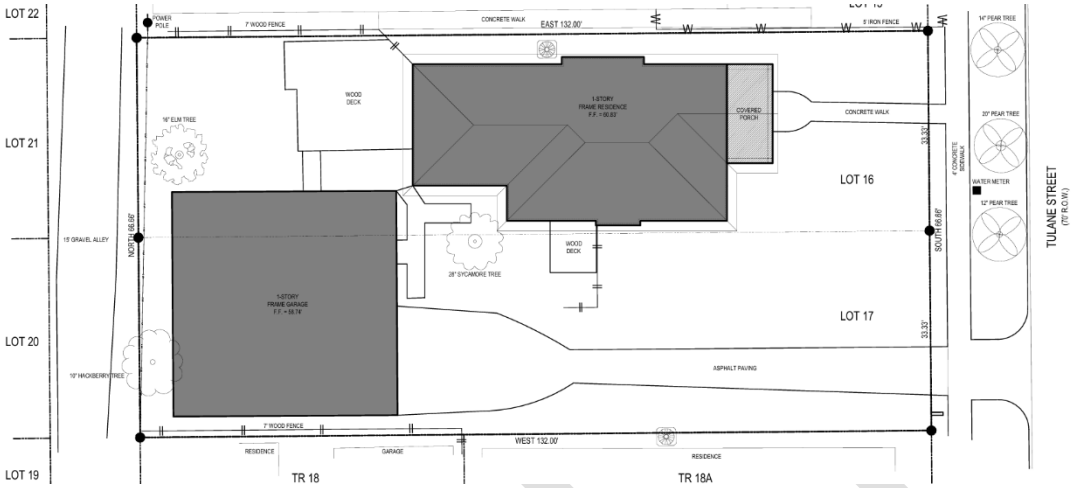
ITEM A2
HPO File #: HP2026_0248

November 5, 2026

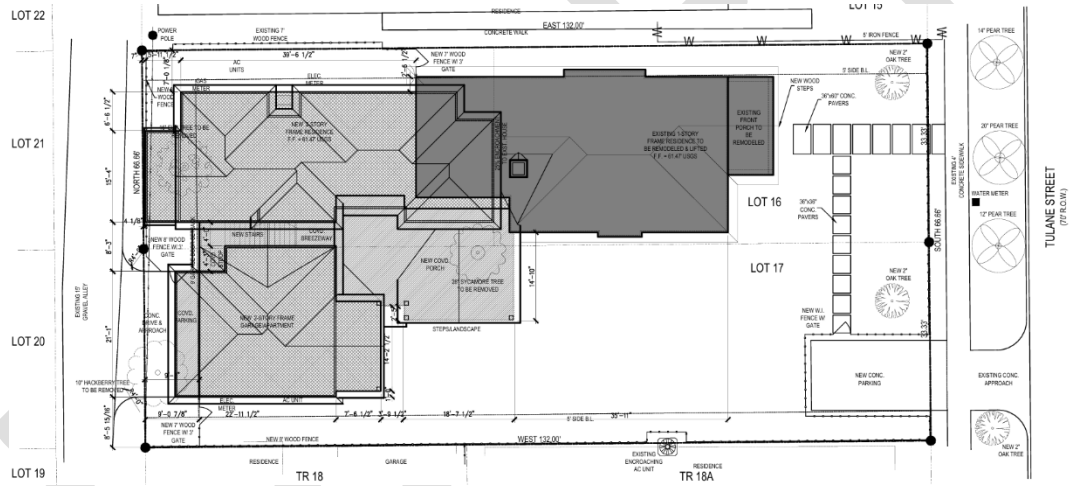
1505 Tulane Street
Houston Heights West

SITE PLAN

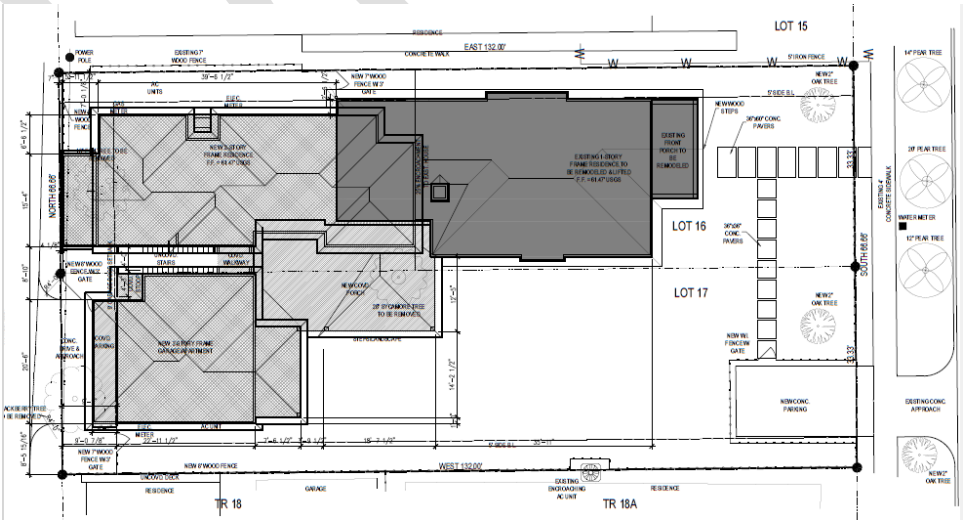
EXISTING



DEFERRED 09/10/2026



PROPOSED



ITEM A2
HPO File #: HP2026_0248

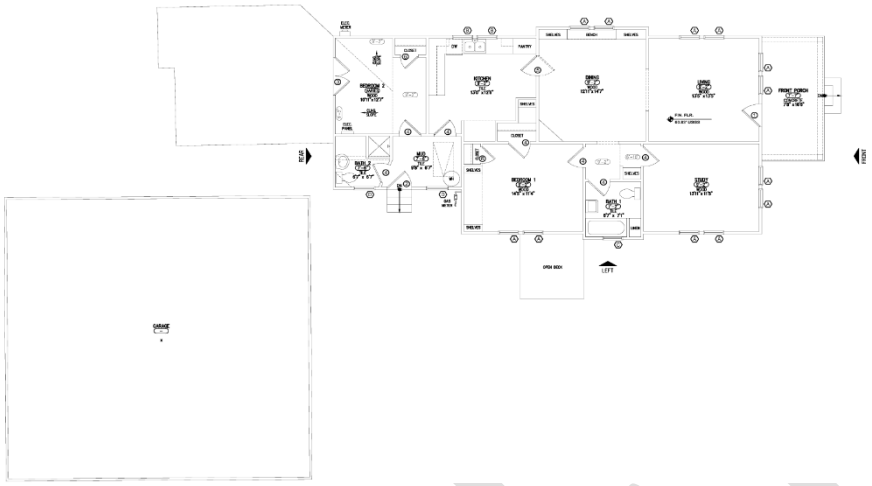
November 5, 2026

1505 Tulane Street
Houston Heights West

FIRST FLOOR PLAN

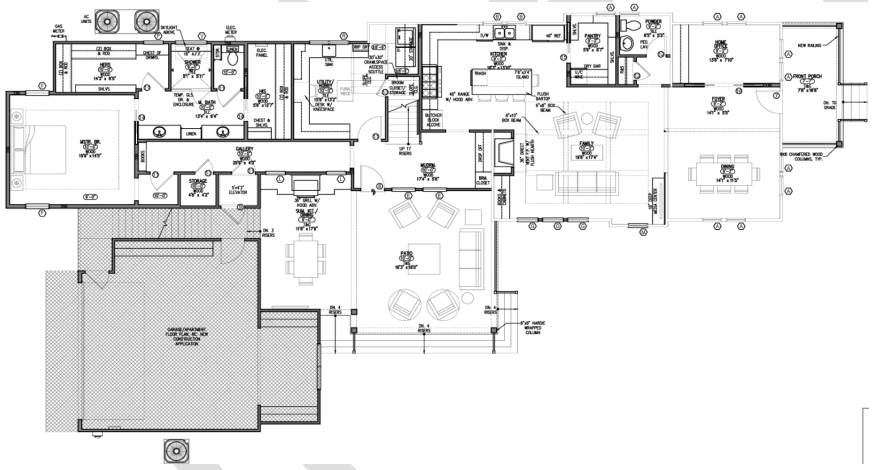
EXISTING

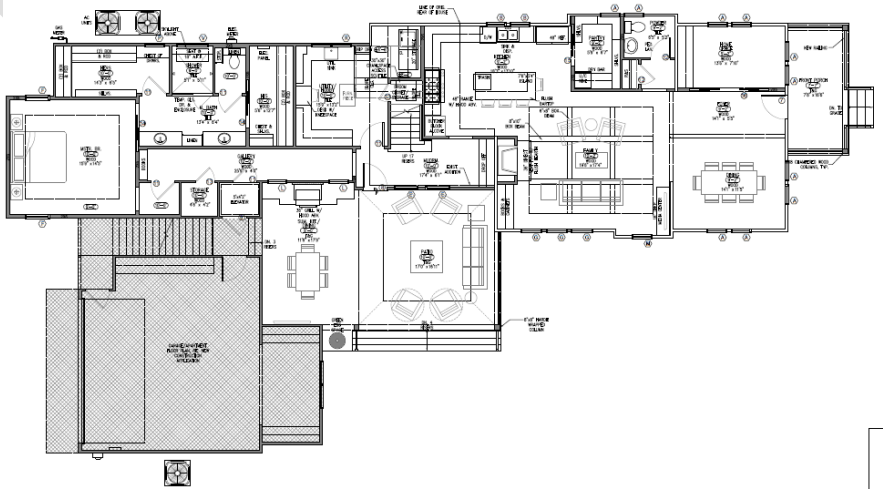
N



DEFERRED 09/10/2026

PROPOSED





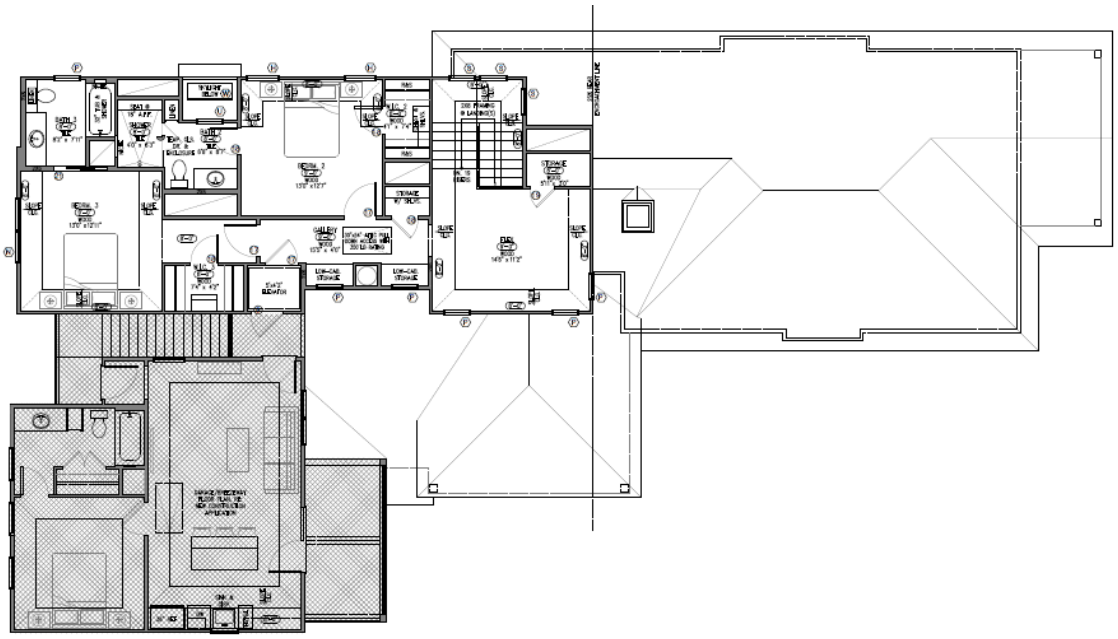
ITEM A2
HPO File #: HP2026_0248

November 5, 2026

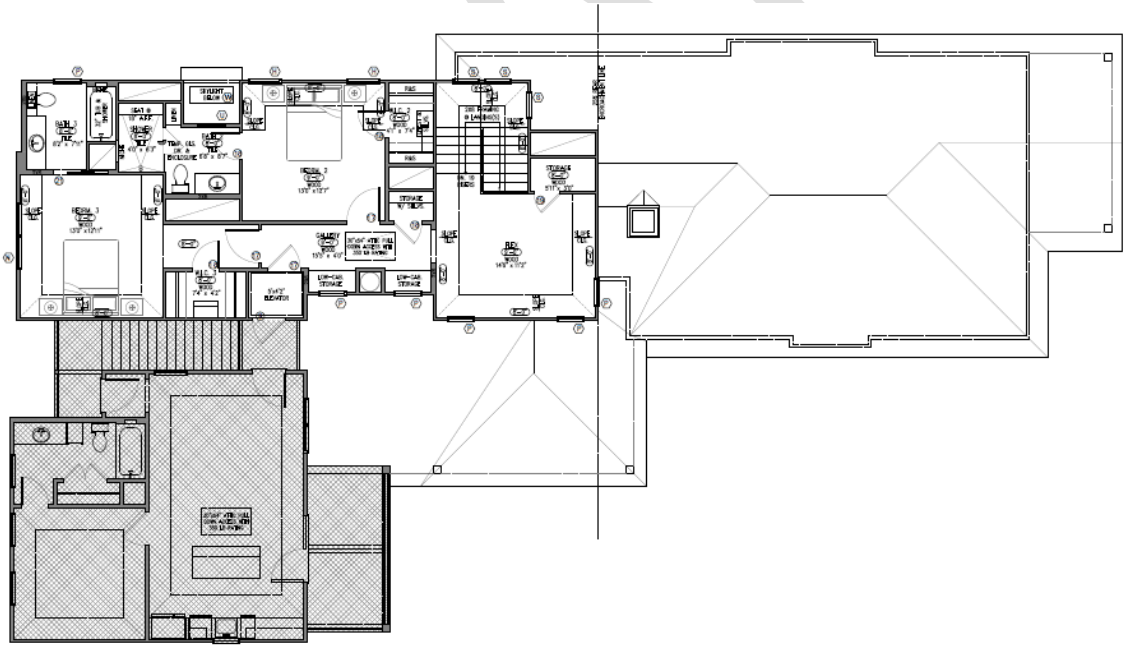
1505 Tulane Street
Houston Heights West

N

SECOND FLOOR PLAN



DEFERRED 09/10/2026



PROPOSED

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

ROOF PLAN

EXISTING

DEFERRED 09/10/2026

DEFERRED 10/08/2026



DRAFT

CERTIFICATE OF APPROPRIATENESS

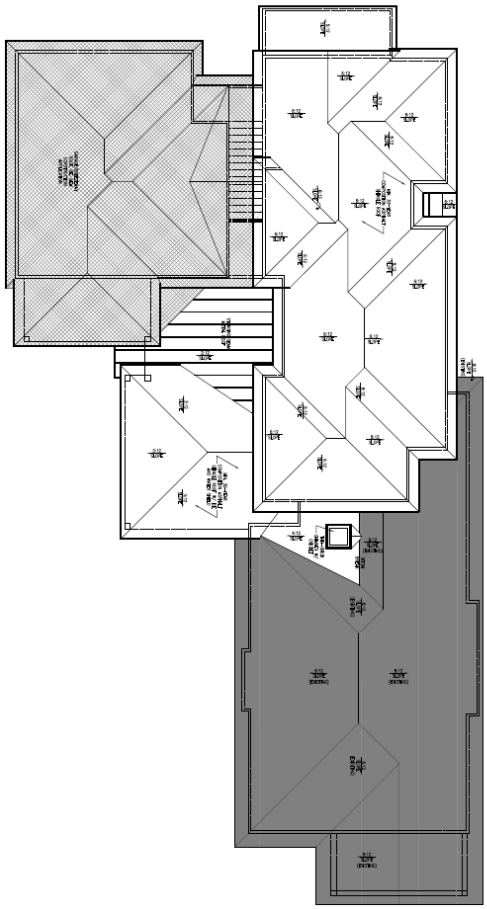
Issued by the Houston Archaeological and Historical Commission

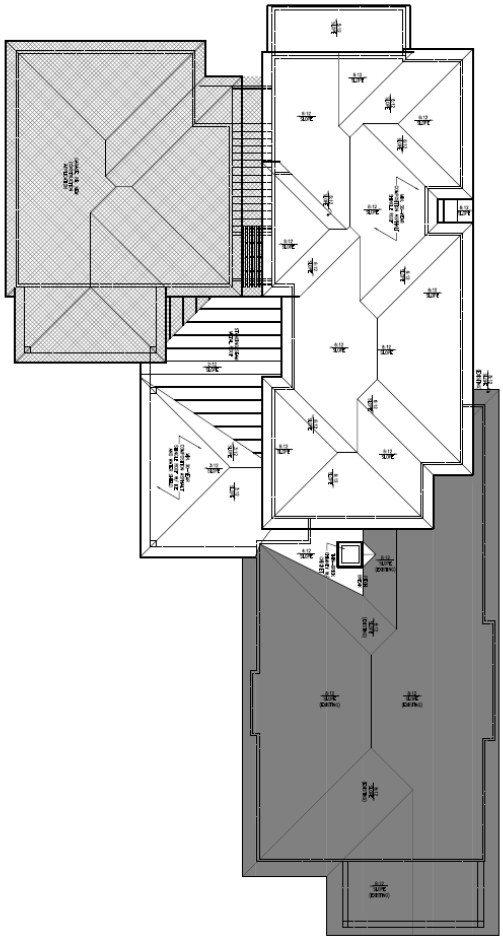
ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

DEFERRED 10/08/2026





DRAFT

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

FRONT (EAST) ELEVATION



EXISTING EAST ELEVATION



DEFERRED 9/10/2026



PROPOSED EAST ELEVATION

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

FRONT ELEVATION (WITH GARAGE)

DEFERRED 9/10/2026



DEFERRED 10/8/2026





FULL PROPOSED EAST ELEVATION

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

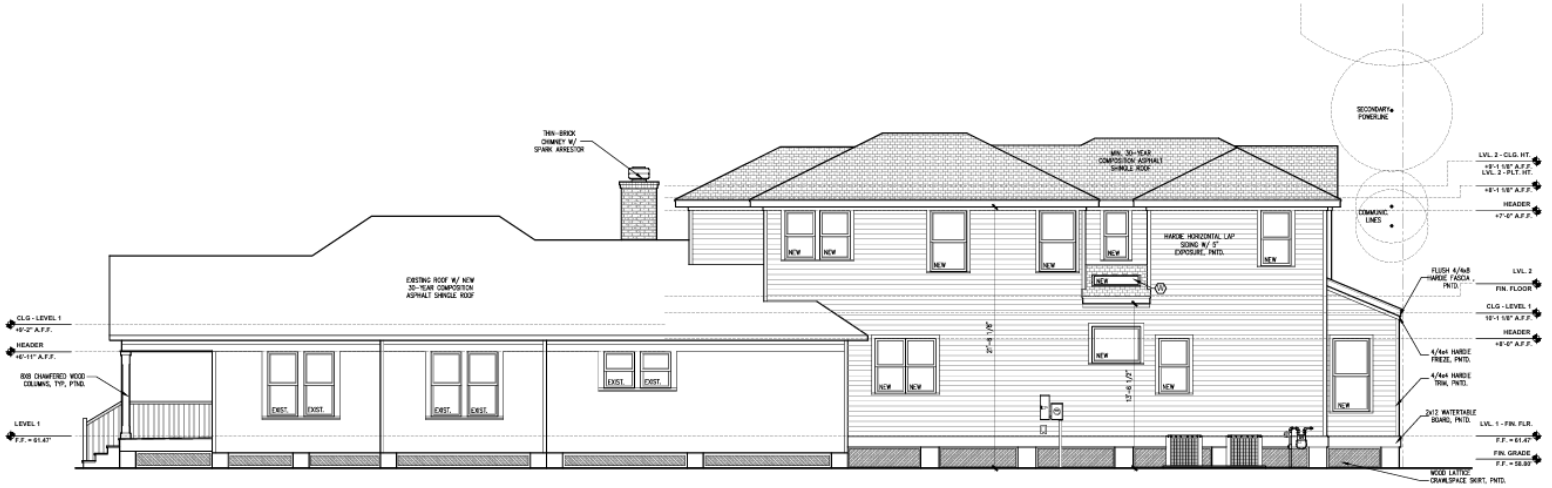
November 5, 2026

1505 Tulane Street
Houston Heights West

RIGHT (NORTH) ELEVATION



EXISTING NORTH ELEVATION



DEFERRED 9/10/2026



PROPOSED

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

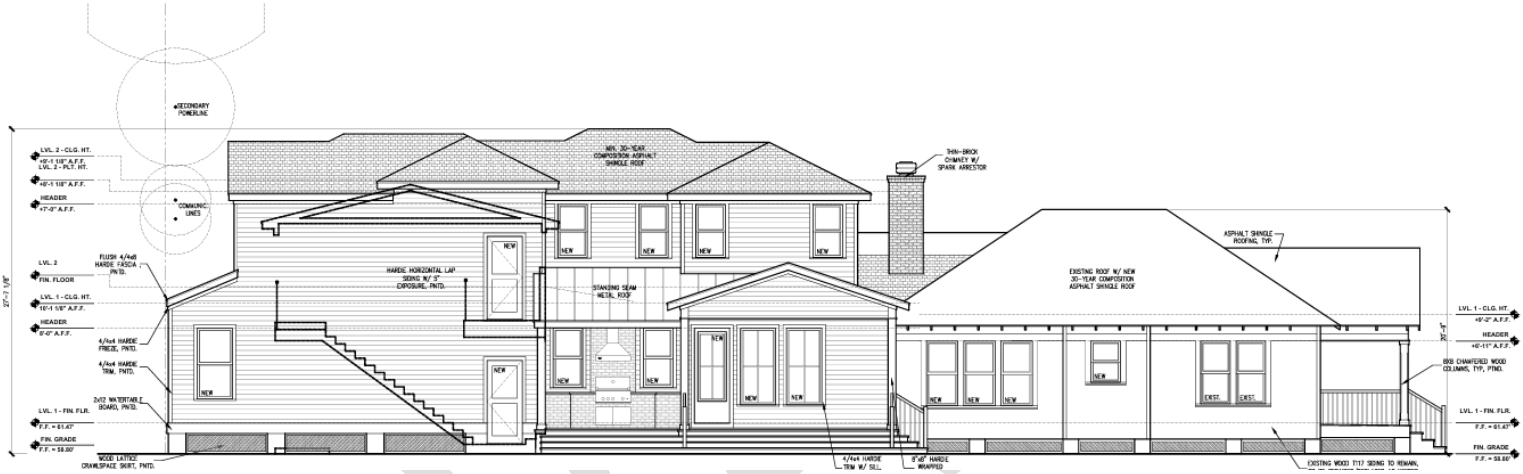
November 5, 2026

1505 Tulane Street
Houston Heights West

LEFT (SOUTH) ELEVATION



EXISTING SOUTH ELEVATION



DEFERRED 9/10/2026



PROPOSED SOUTH ELEVATION

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

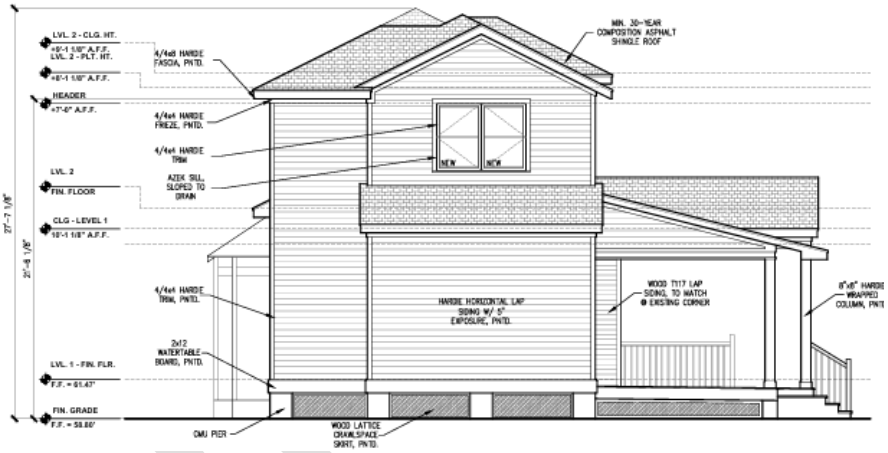
1505 Tulane Street
Houston Heights West

REAR (WEST) ELEVATION

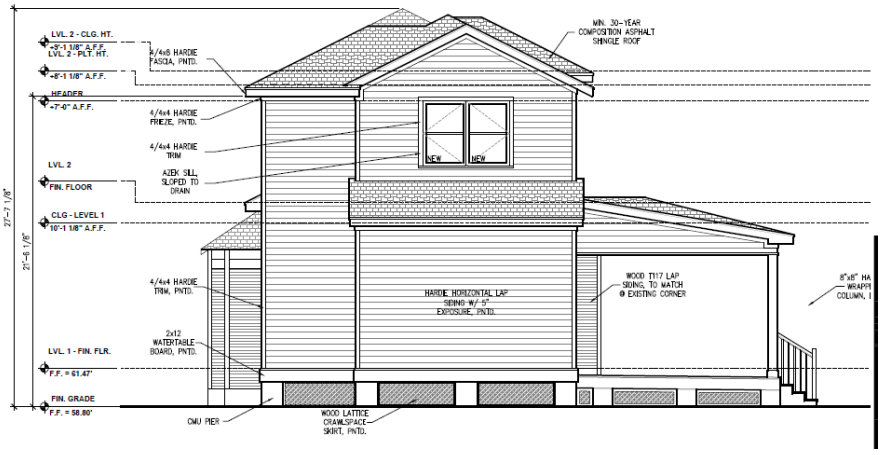


EXISTING WEST ELEVATION

DEFERRED



PROPOSED



CERTIFICATE OF APPROPRIATENESS

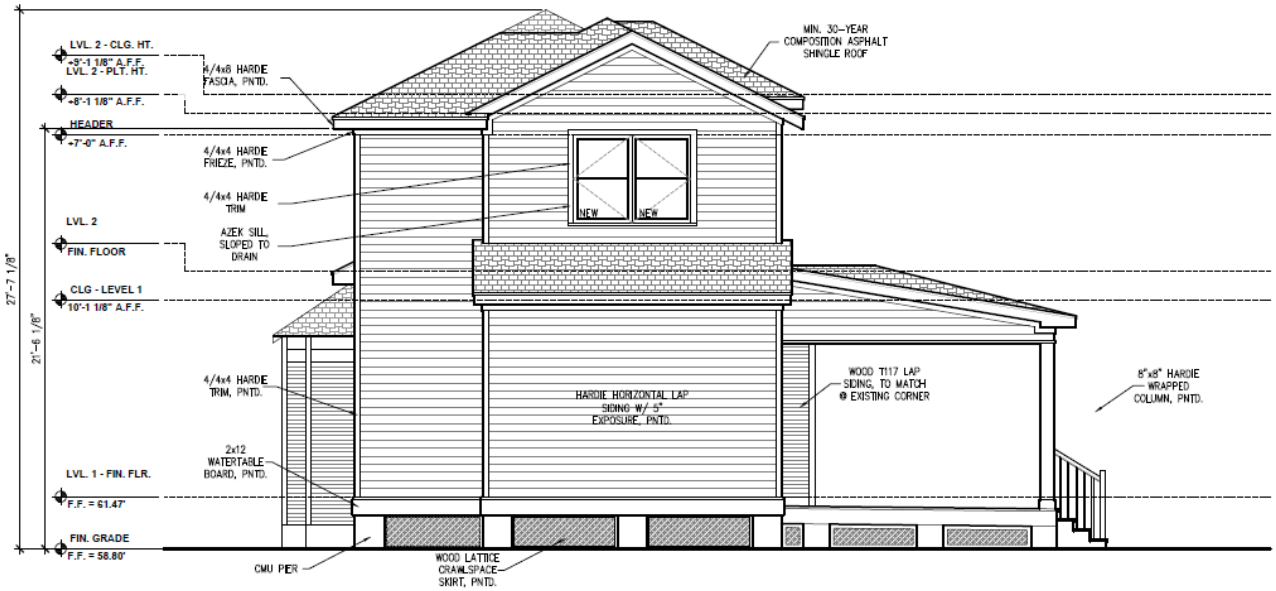
Issued by the Houston Archaeological and Historical Commission

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

FULL PROPOSED REAR ELEVATION



DRAFT

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

DOOR AND WINDOW SCHEDULE

MAIN HOUSE

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	12	2'-6"	5'-4"	SINGLE HUNG	2x4	LIVING, STUDY, DINING, BEDROOM 1
Ⓑ	2	2'-6"	3'-0"	SINGLE HUNG	2x4	KITCHEN
Ⓒ	1	2'-6"	1'-6"	TRANSOM	2x4	BATH 1
Ⓓ	2	2'-8"	4'-2"	SINGLE HUNG	2x4	MUDROOM, BATH 2

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	2X4	LIVING
②	1	3'-0"	6'-8"	EXTERIOR	2X4	MUDROOM
③	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	BEDROOM 2
④	7	2'-8"	6'-8"	INTERIOR	2X4	STUDY, BEDROOM 1, BATH 1, KITCHEN, BEDROOM 2, BATH 2
⑤	1	2'-8"	6'-8"	INTERIOR	2X4	SWING – KITCHEN
⑥	2	2'-2"	6'-8"	INTERIOR	2X4	BEDROOM 1, BEDROOM 2

MAIN HOUSE

PROPOSED WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	12	2'-6"	5'-4"	SINGLE HUNG	2x4	LIVING, STUDY, DINING, BEDROOM 1 (2 TO BE REMOVED)
Ⓑ	2	2'-6"	3'-0"	SINGLE HUNG	2x4	KITCHEN
Ⓒ	1	2'-6"	1'-6"	TRANSOM	2x4	BATH 1 (TO BE REMOVED)
Ⓓ	2	2'-8"	4'-2"	SINGLE HUNG	2x4	MUDROOM (TO BE REMOVED), BATH 2 (TO BE REMOVED)
Ⓔ	2	3'-0"	6'-6"	FIXED	2x4	MUDROOM
Ⓕ	2	3'-0"	6'-0"	SINGLE HUNG	2x6	MASTER BEDROOM
Ⓖ	3	2'-8"	5'-6"	SINGLE HUNG	2x4	FAMILY
Ⓗ	2	3'-0"	5'-0"	SINGLE HUNG	2x4	BEDROOM 2
Ⓛ	2	2'-6"	5'-0"	SINGLE HUNG	2x4	GALLERY
Ⓜ	1	2'-6"	3'-6"	SINGLE HUNG	2x4	FAMILY
Ⓝ	1	(2)3'-0"	4'-6"	CASEMENT	2x4	BEDROOM 3
Ⓟ	7	2'-6"	4'-6"	SINGLE HUNG	2x4	HER CLOSET, FLEX, GALLERY, BATH 3
Ⓡ	1	(2)2'-6"	4'-6"	SINGLE HUNG	2x4	UTILITY/HOBBY
Ⓢ	3	2'-6"	4'-0"	SINGLE HUNG	2x4	STAIRS
Ⓤ	1	2'-0"	4'-0"	SINGLE HUNG	2x4	BATH 2
Ⓥ	1	4'-0"	3'-0"	TRANSOM	2x4	MASTER BATH
Ⓦ	1	4'-0"	2'-0"	FIXED	2x4	SKYLIGHT – MASTER BATH

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	2X4	LIVING (TO BE REMOVED)
②	1	3'-0"	6'-8"	EXTERIOR	2X4	MUDROOM (TO BE REMOVED)
③	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	BEDROOM 2 (TO BE REMOVED)
④	7	2'-8"	6'-8"	INTERIOR	2X4	STUDY (TO BE REMOVED), BEDROOM 1 (TO BE REMOVED), BATH 1 (TO BE REMOVED), KITCHEN (TO BE REMOVED), BEDROOM 2 (TO BE REMOVED), BATH 2 (TO BE REMOVED)
⑤	1	2'-8"	6'-8"	INTERIOR	2X4	SWING – KITCHEN (TO BE REMOVED)
⑥	2	2'-2"	6'-8"	INTERIOR	2X4	BEDROOM 1 (TO BE REMOVED), BEDROOM 2 (TO BE REMOVED)
⑦	1	3'-0"	6'-8"	EXTERIOR	2X4	FOYER
⑧	1	3'-0"	8'-0"	EXTERIOR	2X4	MUDROOM
⑨	2	3'-0"	6'-8"	EXTERIOR	2X4	ELEVATOR
⑪	5	3'-0"	8'-0"	INTERIOR	2X4	UTILITY/HOBBY, ELEVATOR, GALLERY, MASTER BATH
⑫	2	2'-6"	8'-0"	INTERIOR	2X4	POWDER, FAMILY
⑬	2	2'-4"	8'-0"	INTERIOR	2X4	BROOM CLOSET, STORAGE
⑭	2	3'-0"	8'-0"	INTERIOR	2X6	POCKET – MASTER BATH, HIS CLOSET
⑮	1	2'-8"	8'-0"	INTERIOR	2X6	POCKET – PANTRY
⑯	1	(2)2'-6"	8'-0"	INTERIOR	2X6	POCKET – HOME OFFICE
⑰	3	3'-0"	6'-8"	INTERIOR	2X4	GALLERY, BEDROOM 2, BEDROOM 3
⑱	4	2'-6"	6'-8"	INTERIOR	2X4	GALLERY, BATH 2, W.I.C. 2, W.I.C. 3
⑲	1	2'-4"	6'-8"	INTERIOR	2X4	STORAGE
㉑	1	2'-6"	6'-8"	INTERIOR	2X4	POCKET – BATH 3

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

AREA CALCULATIONS

CALCULATIONS OF FLOOR AREA RATIO	
FIRST AND SECOND FLOOR	3,157 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	136 SQ. FT.
DETACHED GARAGE APT. (OVER 528 SQ. FT.)	106 SQ. FT.
TOTAL FLOOR AREA	3,399 SQ. FT.
LOT AREA	8,799 SQ. FT.
F.A.R. RATIO (40% MAXIMUM)	38.63%

CALCULATIONS OF LOT COVERAGE – HEIGHTS	
FIRST FLOOR	2,206 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	136 SQ. FT.
TOTAL LOT COVERAGE	2,342 SQ. FT.
LOT AREA	8,799 SQ. FT.
MAX. LOT COVG. RATIO (38% MAXIMUM)	26.62%

CALCULATIONS OF IMPERVIOUS COVERAGE – COH	
HOUSE & GARAGE	2,870 SQ. FT.
PORCHES, BREEZEWAY, & COVD. PARKING	864 SQ. FT.
STEPS, DRIVEWAY & SIDEWALK(S)	640 SQ. FT.
TOTAL IMPERVIOUS COVERED	4,374 SQ. FT.
LOT AREA	8,799 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (70% MAXIMUM)	49.71%

ITEM A2
HPO File #: HP2026_0248

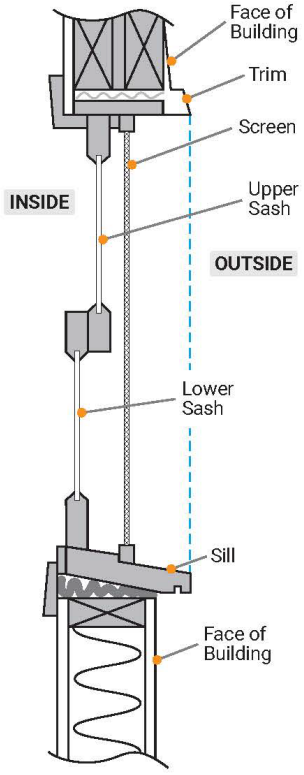
November 5, 2026

1505 Tulane Street
Houston Heights West

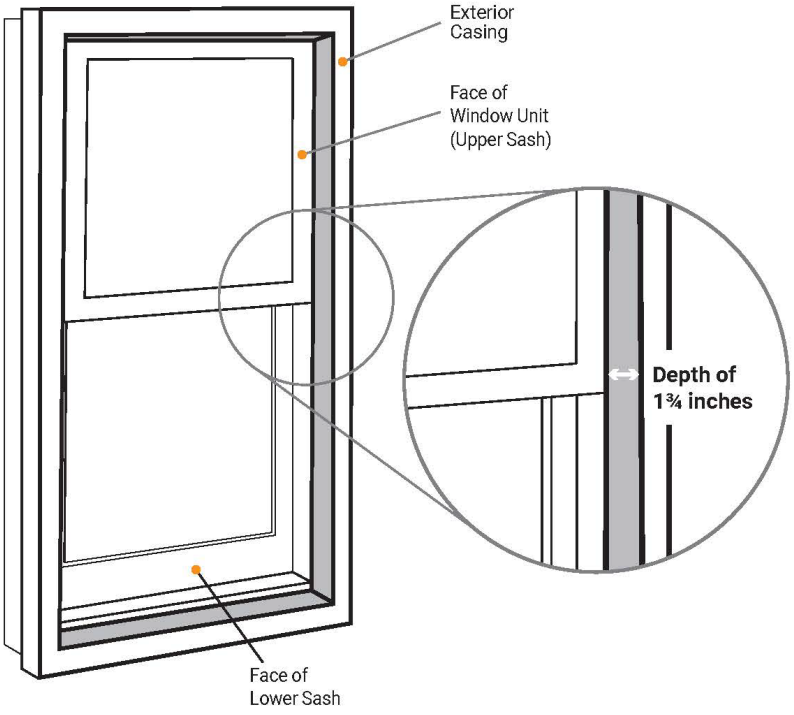
ATTACHMENT A

Historic Window Standard: New Construction & Replacement

WINDOW CROSS SECTION



FRONT OF WINDOW



Minimum 1¾ inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1¾ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For Houston Heights East, West, or South Districts only)

PLANNING & DEVELOPMENT DEPARTMENT

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Please fill out all information to the best of your knowledge. Not all fields will apply to every project.

Address: 1505 Tulane

Lot Size (Total Sq Ft): 8799

Lot Dimensions (W X L): 66.66x132

General Addition Info:		Existing	Proposed Demolition	Proposed/New square footage only
Primary Building or Accessory Structure	Square Footage (including garage and accessory structures)	2699	736	1756
	Total Conditioned Living Space	1299		1964
	Stories	1		2

Historic Preservation Tracker now offers a calculator for Lot Coverage and Floor to Area Ratio (FAR). Please create an application here https://cohweb.houstontx.gov/HPT/login.aspx and use that tool to calculate and save a **draft** of your application. We will also accept documents uploaded to Tracker that prove these calculations are accurate. Please refer to Section 5 pages 5-9 and 5-12 in the design guidelines for what square footage must be included or is exempt from each calculation. https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

Drawings must be labeled with measurements and support these numbers

Maximum Lot Coverage:

Total Lot Coverage (base sq ft)* =	2342
Total Lot Coverage (% based on lot size) =	26.62

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%)

Floor to Area Ratio (FAR):

FAR (sq ft) =	3399
FAR (% based on lot size) =	38.63

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Window information:

Are are all windows inset & recessed? ☑ YES or NO ☐

Window Notes: Please upload vendor and material information documents into Preservation Tracker	per builder, approved by staff

Please fill out the window worksheet and review guidelines for drawing submissions
See link for more info: https://cohweb.houstontx.gov/HPT/login.aspx

Form Date: July 27, 2021 12:42 PM

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For Houston Heights East, West, or South Districts only)

PLANNING & DEVELOPMENT DEPARTMENT

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:

https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

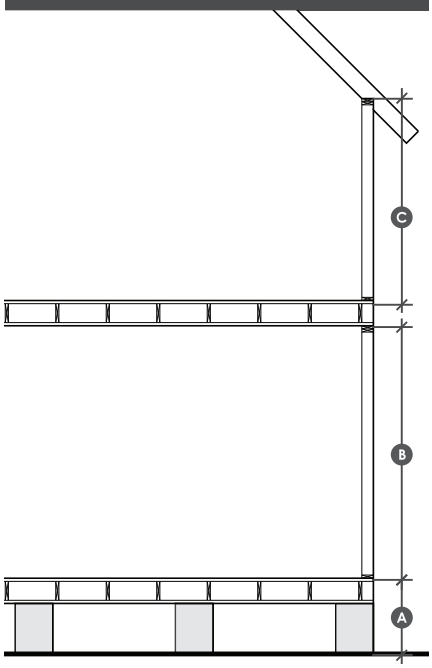
*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Building Wall (Plate) Height:

KEY	MEASUREMENT	APPLICATION
A	36 IN.	Maximum finished floor height (as measured at the front of the structure)
B	10 FT.	Maximum first floor plate height
C	9 FT.	Maximum second floor plate height

	Existing	Proposed/ New only
A. Finished floor height measured @ front from grade	23"	32"
B. First floor height (Plate Height) from max finished floor height	9'2"	10'
C. Second floor height (Plate Height) from first floor height		8'

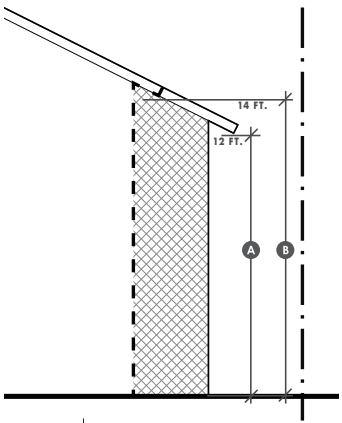
PRIMARY BUILDING WALL PLATE HEIGHT



Ridge and Eave Height:

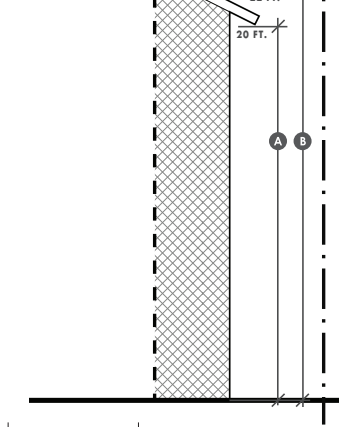
	Existing	Proposed/New only
Stories	1	2
Max Ridge Height	20'9"	27'7"
Max Eave Height	10'6"	21'6"

PRIMARY BUILDING 1-STORY EAVE HEIGHT RANGE



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

PRIMARY BUILDING 2-STORY EAVE HEIGHT RANGE



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Form Date: July 27, 2021 12:42 PM

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For Houston Heights East, West, or South Districts only)

PLANNING & DEVELOPMENT DEPARTMENT

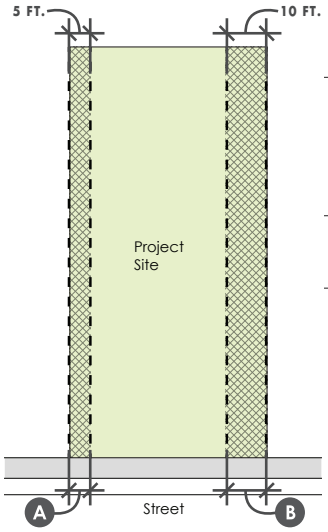
Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Setbacks From Property Line:

	Existing	Proposed	Shares property line with neighbor -Y/N?
North	3'10"	7'	y
South	34'8"	20'9"	y
East	26'	26'	n
West	46'	4"	n

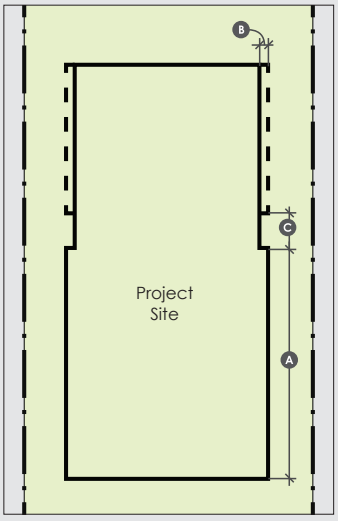
Note: This diagram shows just one example of a side setback configuration



KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	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

Max Width/Depth (Overall)

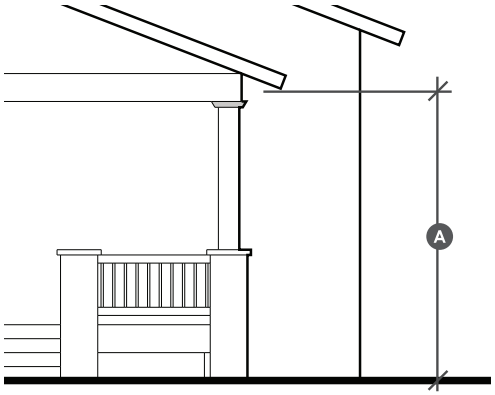
widest building wall corner to corner	Existing	Proposed
Max Width	28'1"	42'2"
Max Depth	60'1"	105'7"
Side wall inset width *if applicable		2'7"



SIDE WALL LENGTH		
KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without inset (1-story)
	40 FT.	Maximum side wall length without inset (2-story)
B	1 FT.	Minimum depth of inset section of side wall (1-story)
	2 FT.	Minimum depth of inset section of side wall (2-story)
C	6 FT.	Minimum length of inset section of side wall

Porch Measurements (if applicable):

Proposed/New	Existing/Front	Rear Porch	Side Porch	Side Porch
A. Eave Height	9'9"			
Width	16'6"		14'10"	
Depth	7'8"		30'	
Railing Height	36"		36"	



KEY	MEASUREMENT	APPLICATION
A	9-11 FT.	Minimum and maximum 1-story porch eave height.

Form Date: July 27, 2021 12:42 PM

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For Houston Heights East, West, or South Districts only)

PLANNING & DEVELOPMENT DEPARTMENT

Please review Houston Heights Design Guidelines for more clarification or larger images - Section 5 - See link here:
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Material Info:

Foundation:

	Existing	Proposed
Type	pier/beam	pier/beam
Material	shingle	shingle

Do you have flooding issues? YES ☐ NO ☑

Roof:

	Exising	Proposed
Pitch	8:12	6:12
Style	hip/gable	hip/gable
Material	shingle	shingle

Cladding:

	Existing	Proposed
Primary Siding Material *If using cementitous siding, smooth is recommended.	T117	Hardie horizontal lap
Primary Siding Width Reveal (exposed width)	5"	5"
Skirting Material		lattice
Soffit Material	open	hardie
Fascia Material	open	hardie

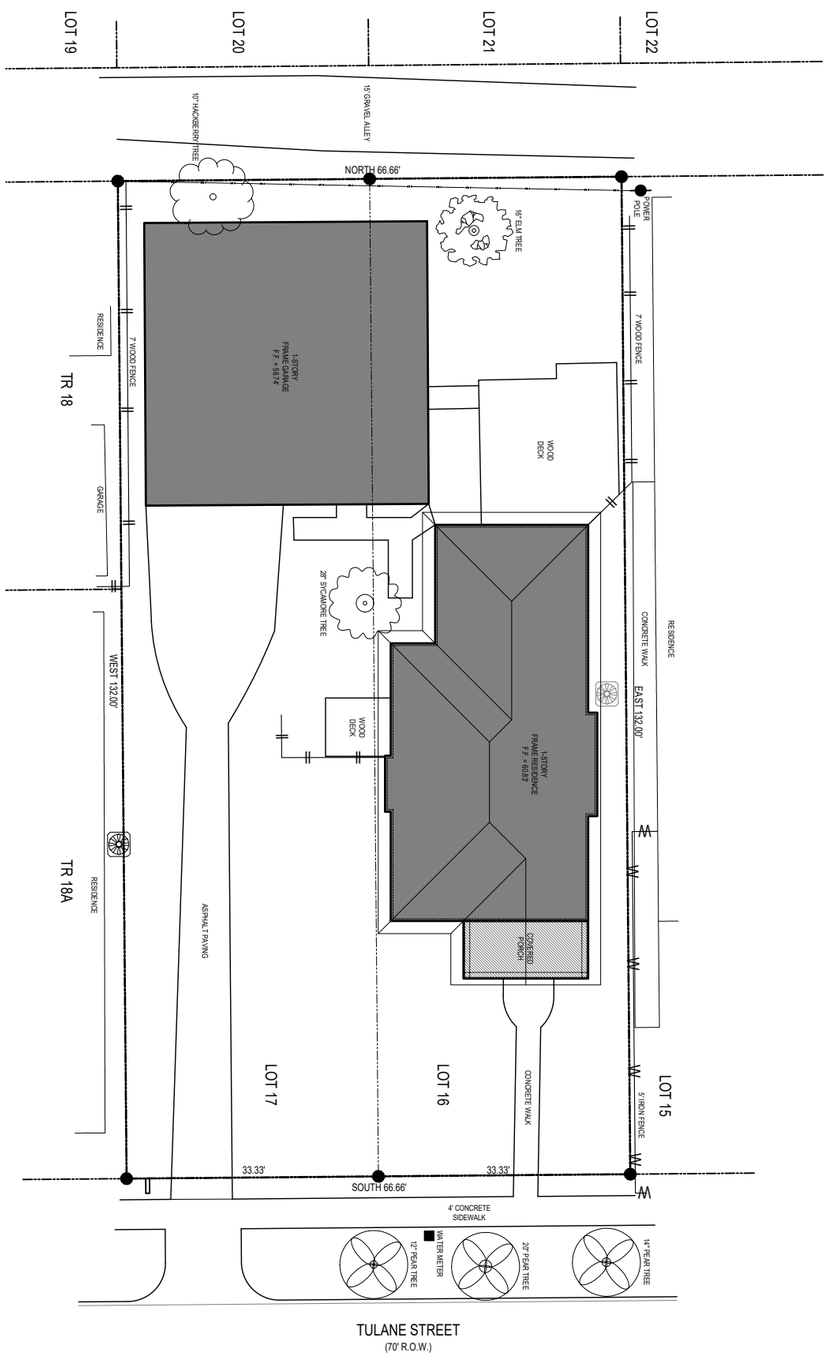
Porch Details:

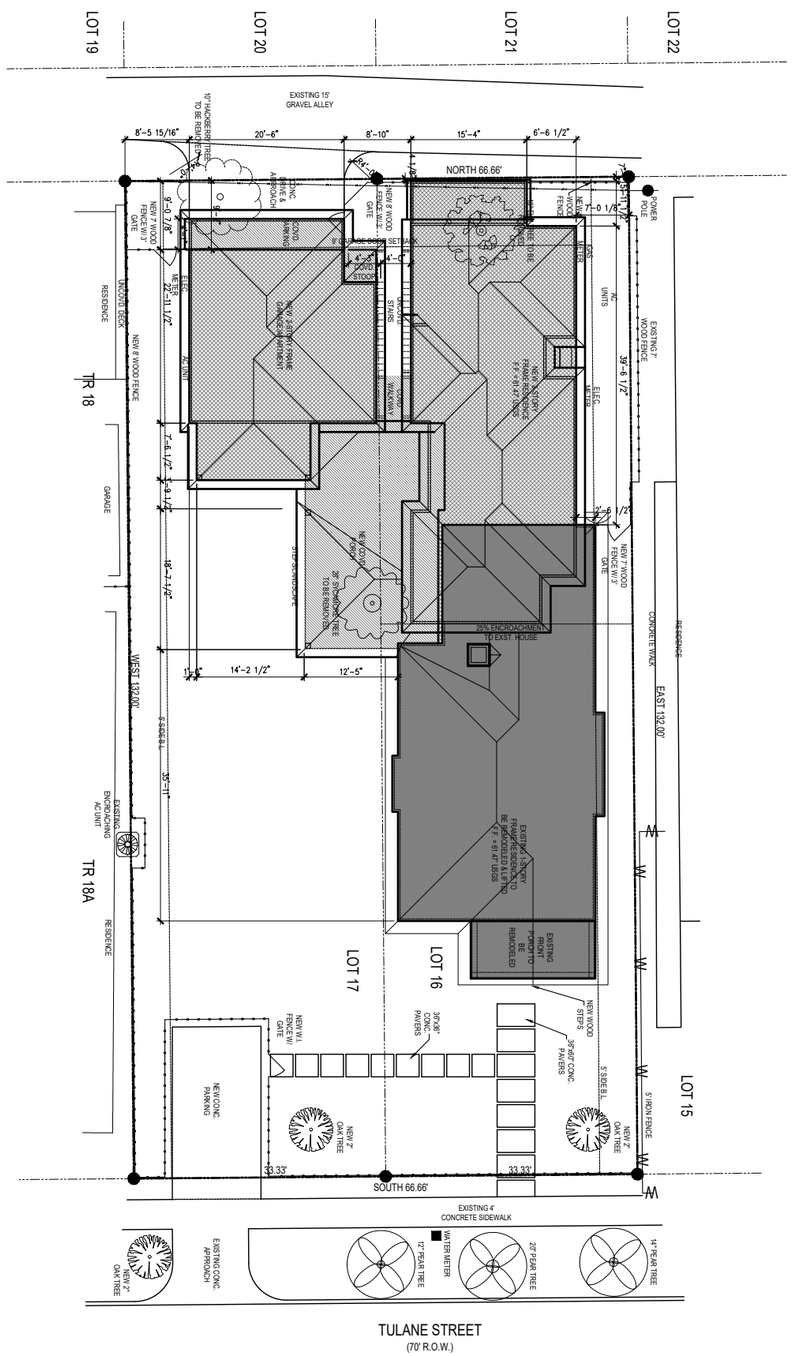
	Existing	Proposed
Decking Material	concrete	T&G
Pier/Base Material	cmu	cmu
Column Material	metal	wood
Step Material	brick	wood
Railing Material	n/a	wood

Questions or Additional Information:

unconditioned breezeway connection between detached garage and main house houses the catwalk and the stairs. open-air, no direct access from house to garage without crossing into the unconditioned/exterior space. breezeway roof ridge height 21'11", garage eave is 18'10", and house eave is 21'6".

Please fill out the window worksheet and review guidelines for drawing submissions
See link for more info: https://cohweb.houstontx.gov/HPT/login.aspx





EXISTING SITE PLAN

PROPOSED SITE PLAN

EXISTING RESIDENCE TO BE REMODELED

NEW COVERED AREA

NEW ADDITION

CALCULATIONS OF FLOOR AREA RATIO	
FIRST AND SECOND FLOOR	3,157 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	136 SQ. FT.
DETACHED GARAGE APT. (OVER 528 SQ. FT.)	106 SQ. FT.
TOTAL FLOOR AREA	3,399 SQ. FT.
LOT AREA	8,799 SQ. FT.
F.A.R. RATIO (40% MAXIMUM)	38.63%

CALCULATIONS OF LOT COVERAGE – HEIGHTS	
FIRST FLOOR	2,206 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	136 SQ. FT.
TOTAL LOT COVERAGE	2,342 SQ. FT.
LOT AREA	8,799 SQ. FT.
MAX. LOT COVG. RATIO (38% MAXIMUM)	26.62%

CALCULATIONS OF IMPERVIOUS COVERAGE – COH	
HOUSE & GARAGE	2,870 SQ. FT.
PORCHES, BREEZEWAY, & COVD. PARKING	864 SQ. FT.
STEPS, DRIVEWAY & SIDEWALK(S)	640 SQ. FT.
TOTAL IMPERVIOUS COVERED	4,374 SQ. FT.
LOT AREA	8,799 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (70% MAXIMUM)	49.71%

N

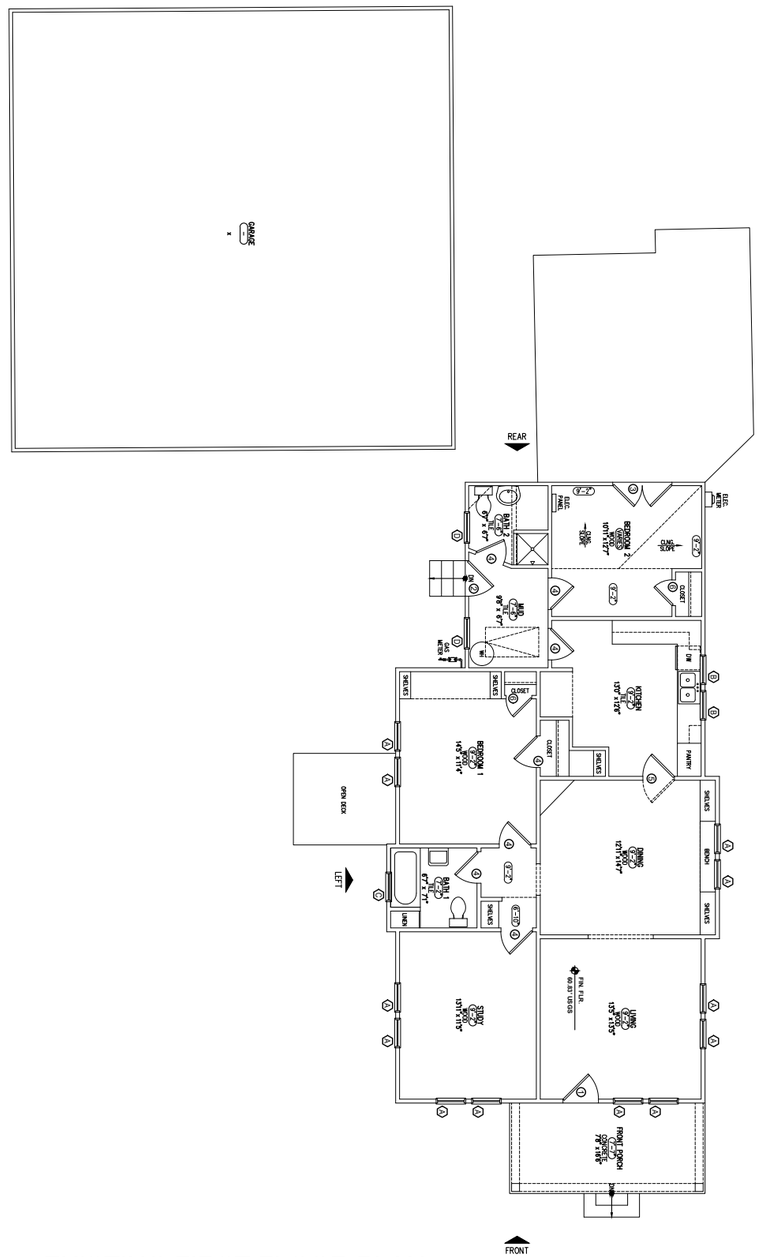
10.21.26

1505 TULANE ST.

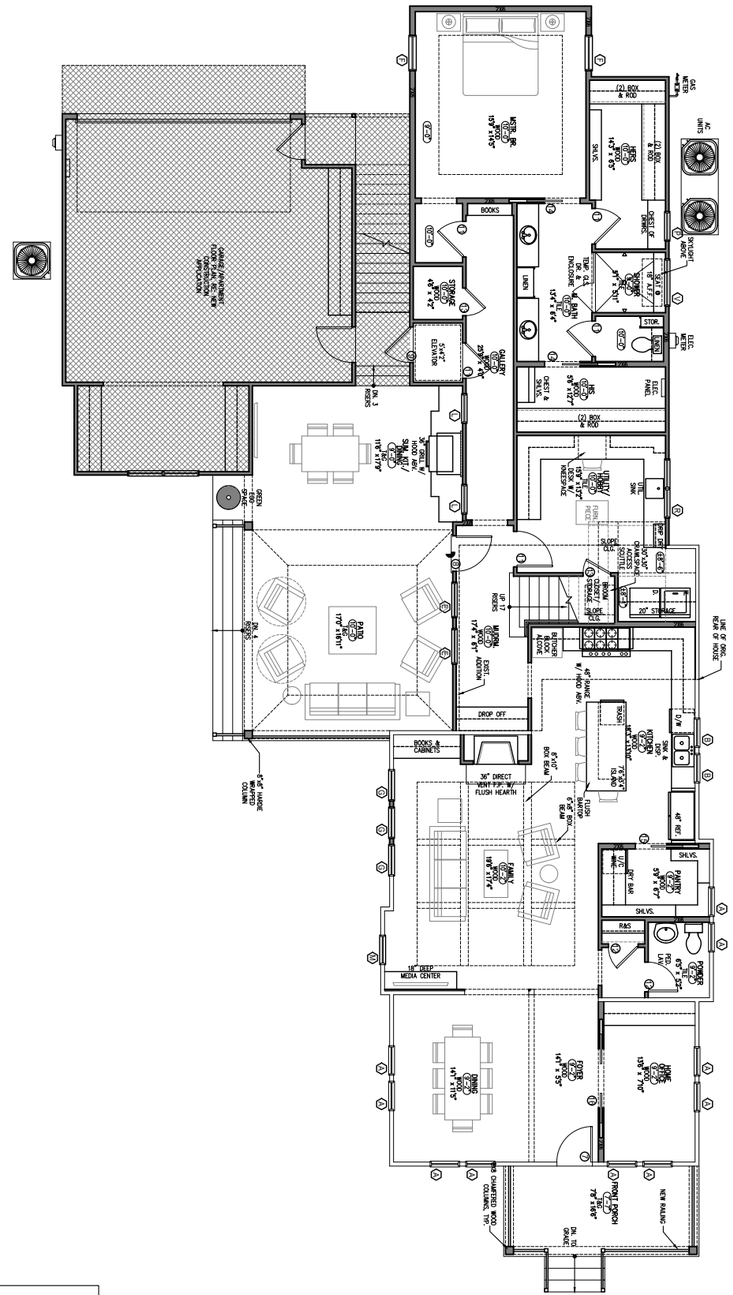
GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

WALL LEGEND

NEW WALLS

EXISTING WALLS

Square Footage:

EXISTING		NEW		TOTAL	
LEVEL ONE	1,299 S.F.	LEVEL ONE	+907 S.F.	LEVEL ONE	2,206 S.F.
LEVEL TWO	0 S.F.	LEVEL TWO	+951 S.F.	LEVEL TWO	951 S.F.
GARAGE APT.	0 S.F.	GARAGE APT.	+634 S.F.	GARAGE APT.	634 S.F.
TOTAL AC	1,299 S.F.	TOTAL AC	+2,492 S.F.	TOTAL AC	3,791 S.F.
FRONT PORCH	126 S.F.	FRONT PORCH	0 S.F.	FRONT PORCH	126 S.F.
BACK PORCH	0 S.F.	BACK PORCH	+532 S.F.	BACK PORCH	532 S.F.
STAIRS & BRZWAY.	0 S.F.	STAIRS & BRZWAY.	+122 S.F.	STAIRS & BRZWAY.	122 S.F.
GAR. BALCONY	0 S.F.	GAR. BALCONY	+113 S.F.	GAR. BALCONY	113 S.F.
TOTAL PORCHES	126 S.F.	TOTAL PORCHES	+767 S.F.	TOTAL PORCHES	893 S.F.
REAR DECK	361 S.F.	REAR DECK	−361 S.F.	REAR DECK	0 S.F.
GARAGE	1,400 S.F.	GARAGE	−736 S.F.	GARAGE	664 S.F.
COVD. PARKING	0 S.F.	COVD. PARKING	+84 S.F.	COVD. PARKING	84 S.F.
DESIGN AREA	3,186 S.F.	DESIGN AREA	+2,246 S.F.	DESIGN AREA	5,432 S.F.

N

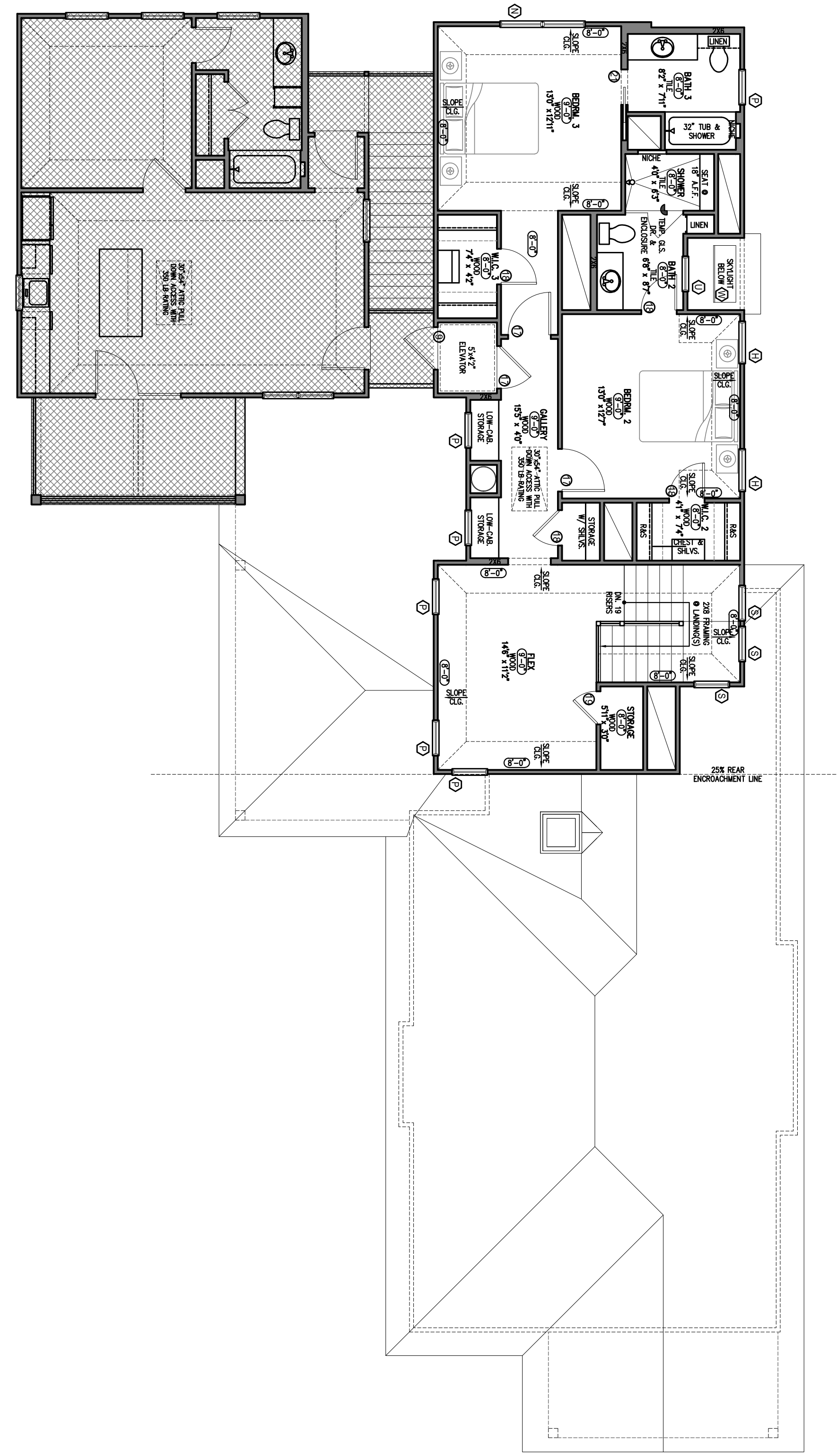
10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PROPOSED SECOND FLOOR PLAN

WALL LEGEND

NEW WALLS

EXISTING WALLS

N

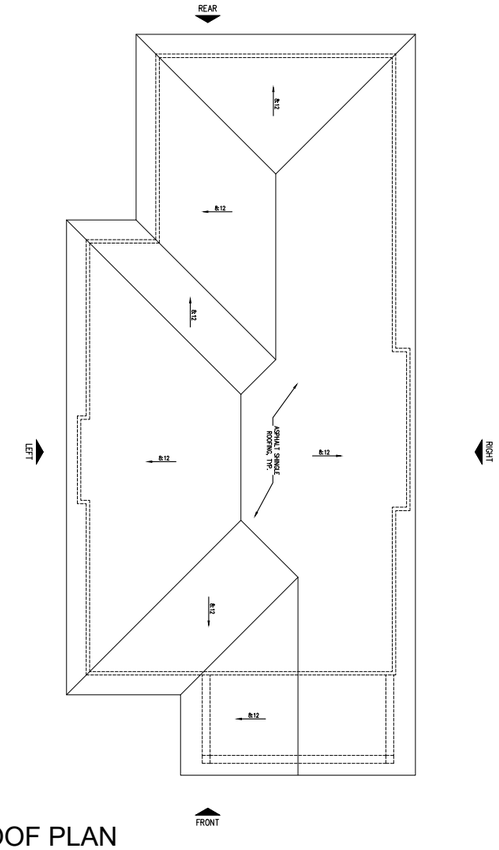
10.21.26

1505 TULANE ST.

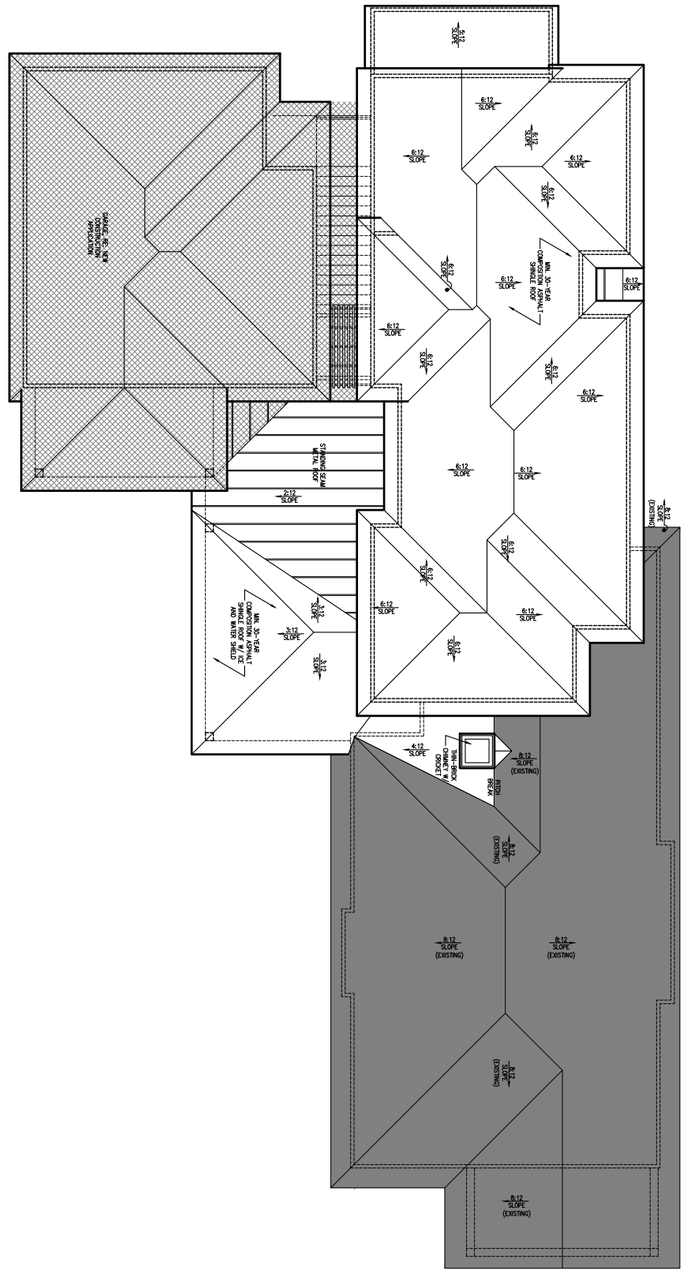
GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

ROOF LEGEND

- MIN. 30-YEAR COMPOSITION ASPHALT SHINGLE ROOF
- STANDING SEAM METAL ROOF
- EXISTING ROOF STRUCTURE (TO REMAIN
- SEPARATE APPLICATION

N

10.21.26

1505 TULANE ST.

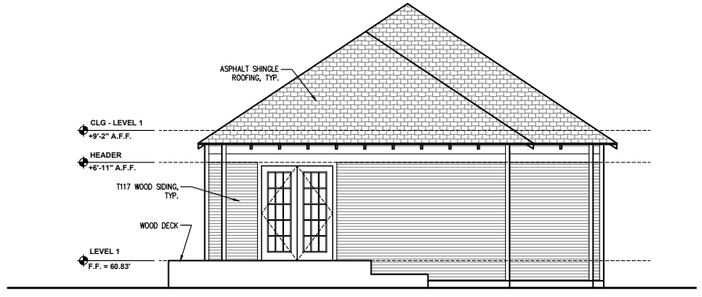
GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

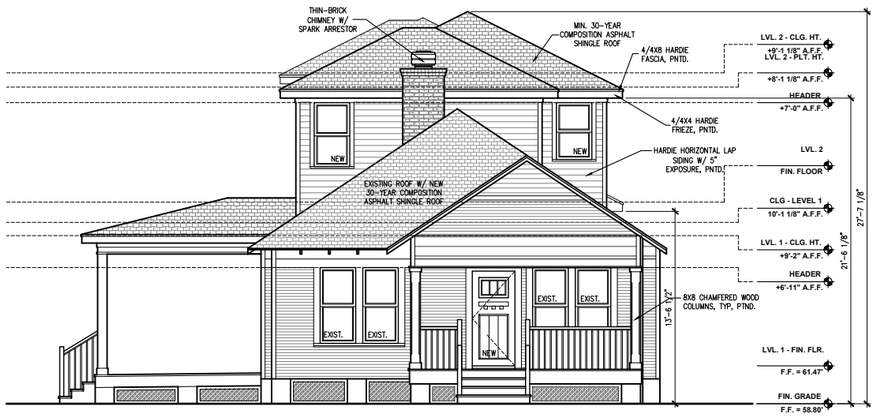
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



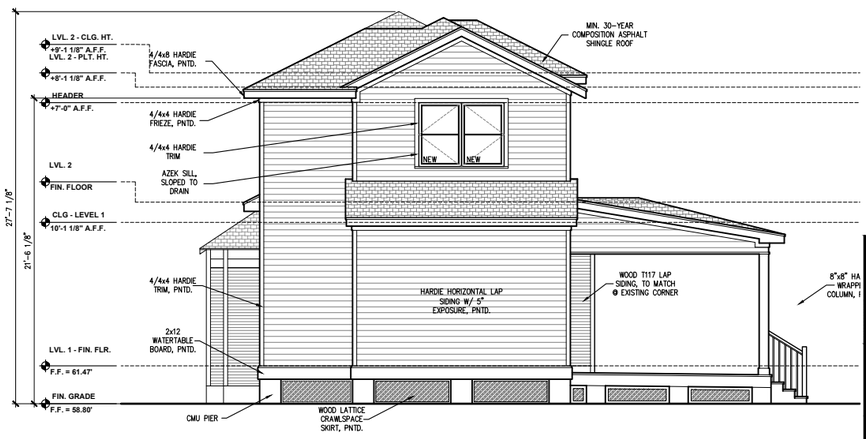
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

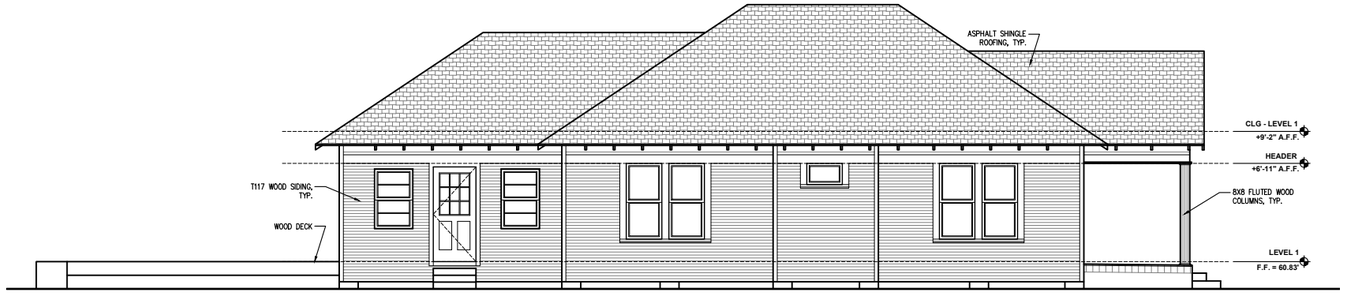
10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

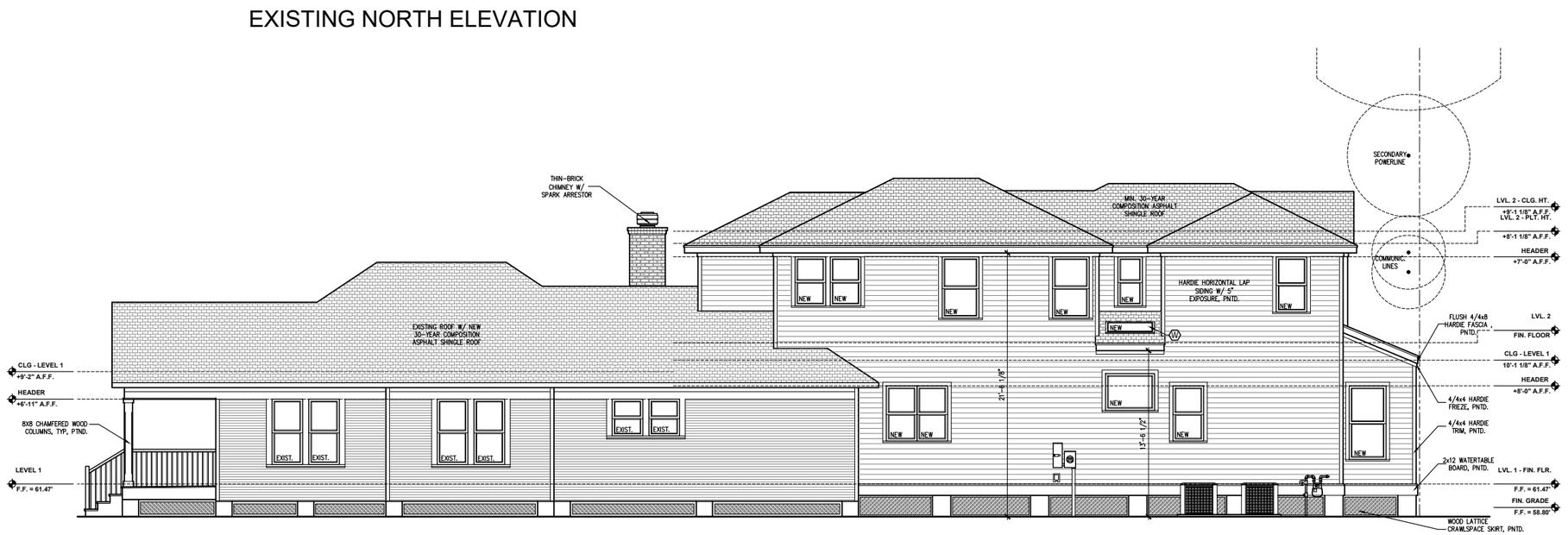
10.21.26

1505 TULANE ST.

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



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

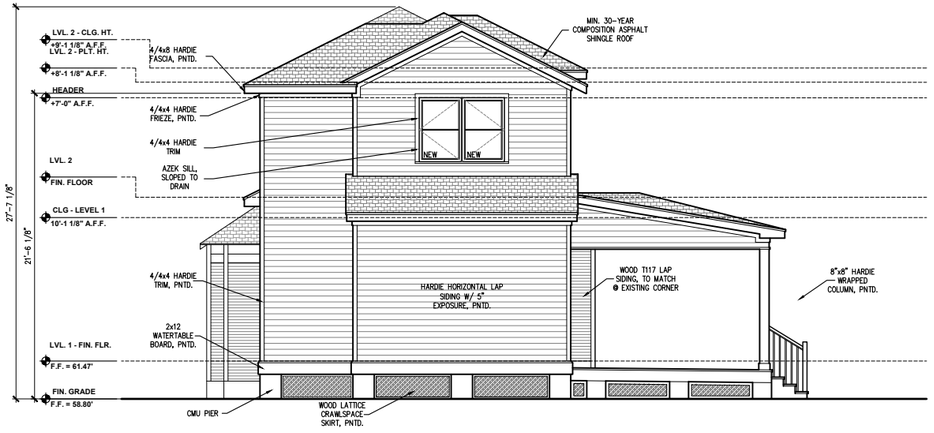
10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



FULL PROPOSED WEST ELEVATION



FULL PROPOSED EAST ELEVATION

10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

MAIN HOUSE

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	12	2'-6"	5'-4"	SINGLE HUNG	2x4	LIVING, STUDY, DINING, BEDROOM 1
Ⓑ	2	2'-6"	3'-0"	SINGLE HUNG	2x4	KITCHEN
Ⓒ	1	2'-6"	1'-6"	TRANSOM	2x4	BATH 1
Ⓓ	2	2'-8"	4'-2"	SINGLE HUNG	2x4	MUDROOM, BATH 2

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	2X4	LIVING
②	1	3'-0"	6'-8"	EXTERIOR	2X4	MUDROOM
③	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	BEDROOM 2
④	7	2'-8"	6'-8"	INTERIOR	2X4	STUDY, BEDROOM 1, BATH 1, KITCHEN, BEDROOM 2, BATH 2
⑤	1	2'-8"	6'-8"	INTERIOR	2X4	SWING – KITCHEN
⑥	2	2'-2"	6'-8"	INTERIOR	2X4	BEDROOM 1, BEDROOM 2

MAIN HOUSE

PROPOSED WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	12	2'-6"	5'-4"	SINGLE HUNG	2x4	LIVING, STUDY, DINING, BEDROOM 1 (2 TO BE REMOVED)
Ⓑ	2	2'-6"	3'-0"	SINGLE HUNG	2x4	KITCHEN
Ⓒ	1	2'-6"	1'-6"	TRANSOM	2x4	BATH 1 (TO BE REMOVED)
Ⓓ	2	2'-8"	4'-2"	SINGLE HUNG	2x4	MUDROOM (TO BE REMOVED), BATH 2 (TO BE REMOVED)
Ⓔ	2	3'-0"	6'-6"	FIXED	2x4	MUDROOM
Ⓕ	2	3'-0"	6'-0"	SINGLE HUNG	2x6	MASTER BEDROOM
Ⓖ	3	2'-8"	5'-6"	SINGLE HUNG	2x4	FAMILY
Ⓗ	2	3'-0"	5'-0"	SINGLE HUNG	2x4	BEDROOM 2
Ⓛ	2	2'-6"	5'-0"	SINGLE HUNG	2x4	GALLERY
Ⓜ	1	2'-6"	3'-6"	SINGLE HUNG	2x4	FAMILY
Ⓝ	1	(2)3'-0"	4'-6"	CASEMENT	2x4	BEDROOM 3
Ⓟ	7	2'-6"	4'-6"	SINGLE HUNG	2x4	HER CLOSET, FLEX, GALLERY, BATH 3
Ⓡ	1	(2)2'-6"	4'-6"	SINGLE HUNG	2x4	UTILITY/HOBBY
Ⓢ	3	2'-6"	4'-0"	SINGLE HUNG	2x4	STAIRS
Ⓤ	1	2'-0"	4'-0"	SINGLE HUNG	2x4	BATH 2
Ⓥ	1	4'-0"	3'-0"	TRANSOM	2x4	MASTER BATH
Ⓦ	1	4'-0"	2'-0"	FIXED	2x4	SKYLIGHT – MASTER BATH

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	2X4	LIVING (TO BE REMOVED)
②	1	3'-0"	6'-8"	EXTERIOR	2X4	MUDROOM (TO BE REMOVED)
③	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	BEDROOM 2 (TO BE REMOVED)
④	7	2'-8"	6'-8"	INTERIOR	2X4	STUDY (TO BE REMOVED), BEDROOM 1 (TO BE REMOVED), BATH 1 (TO BE REMOVED), KITCHEN (TO BE REMOVED), BEDROOM 2 (TO BE REMOVED), BATH 2 (TO BE REMOVED)
⑤	1	2'-8"	6'-8"	INTERIOR	2X4	SWING – KITCHEN (TO BE REMOVED)
⑥	2	2'-2"	6'-8"	INTERIOR	2X4	BEDROOM 1 (TO BE REMOVED), BEDROOM 2 (TO BE REMOVED)
⑦	1	3'-0"	6'-8"	EXTERIOR	2X4	FOYER
⑧	1	3'-0"	8'-0"	EXTERIOR	2X4	MUDROOM
⑨	2	3'-0"	6'-8"	EXTERIOR	2X4	ELEVATOR
⑪	5	3'-0"	8'-0"	INTERIOR	2X4	UTILITY/HOBBY, ELEVATOR, GALLERY, MASTER BATH
⑫	2	2'-6"	8'-0"	INTERIOR	2X4	POWDER, FAMILY
⑬	2	2'-4"	8'-0"	INTERIOR	2X4	BROOM CLOSET, STORAGE
⑭	2	3'-0"	8'-0"	INTERIOR	2X6	POCKET – MASTER BATH, HIS CLOSET
⑮	1	2'-8"	8'-0"	INTERIOR	2X6	POCKET – PANTRY
⑯	1	(2)2'-6"	8'-0"	INTERIOR	2X6	POCKET – HOME OFFICE
⑰	3	3'-0"	6'-8"	INTERIOR	2X4	GALLERY, BEDROOM 2, BEDROOM 3
⑱	4	2'-6"	6'-8"	INTERIOR	2X4	GALLERY, BATH 2, W.I.C. 2, W.I.C. 3
⑲	1	2'-4"	6'-8"	INTERIOR	2X4	STORAGE
㉑	1	2'-6"	6'-8"	INTERIOR	2X4	POCKET – BATH 3

DOOR & WINDOW SCHEDULE

10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ITEM A2
HPO File #: HP2026_0248

November 5, 2026

1505 Tulane Street
Houston Heights West

ATTACHMENT B

PREVIOUSLY APPROVED COA

DRAFT

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B7 May 21, 2026 805 Cortlandt Street
HPO File #: HP2026-0124 Houston Heights South

Applicant: Alberto Vaca, McIntyre + Robinowitz ARCHITECTS, agent for Lathan Henderson, owner

Property: 805 Cortlandt Street, Lot 11, Block 248, Houston Heights Neighborhood Subdivision. The property includes a 1,531 SF, one-story wood single-family residence situated on a 6,600 SF (50' x 132') interior lot.

Significance: Contributing Hipped Bungalow style residence, constructed circa 1915, located in the Houston Heights South Historic District.

Proposal: **Alteration Addition,** the applicant is proposing the following:

- The proposed project consists of a two-story addition and a two-story garage apartment at the rear of an existing one-story wood-siding, wood-frame contributing house. 927 sf on the first floor, 643 sf on the second floor.
- The addition will be clad in painted fiber-cement lap siding with both 6-inch and 2-inch exposures and trimmed with cellular PVC trim.
- The proposed eaves will feature exposed rafter tails to match the existing historic eaves, and roofing will be composition shingles.
- As part of the project, the non-original rear door will be removed. Two original windows on the rear elevation (one in Bedroom 1 and one in the kitchen) will also be removed, while all other existing wood windows will remain.
- All proposed new windows will be wood, inset and recessed.

Recommendation: **Approval**

HAHC Action: **Approved with Conditions:** that a reasonable effort is made to ensure the addition's siding is consistent with the original house once the existing siding material is identified. Exact matching is not required, and some differentiation between the original structure and the addition is acceptable. Staff will review for general consistency.

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 torqueing, 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.

CERTIFICATE OF APPROPRIATENESS

PLANNING & DEVELOPMENT DEPARTMENT

Basis for Issuance: HAHC Approval

Effective: May 21, 2026

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.

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

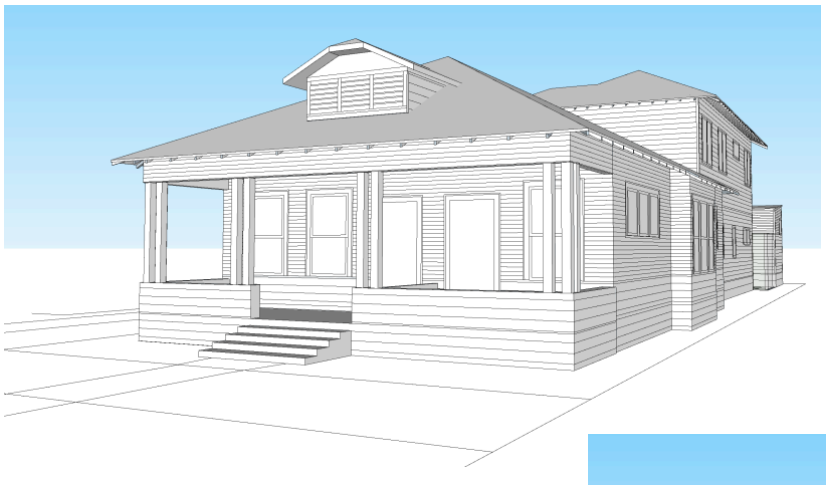
ITEM B7
HPO File #: HP2026-0124

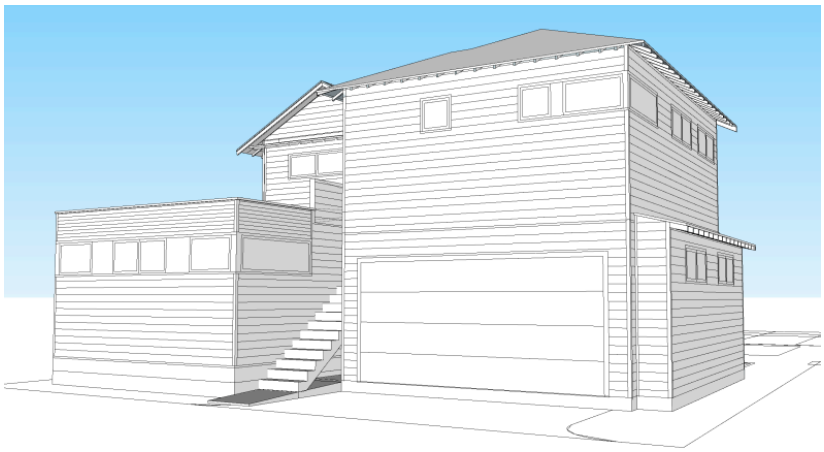
May 21, 2026

805 Cortlandt Street
Houston Heights South

PROPOSED 3D VIEWS







PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

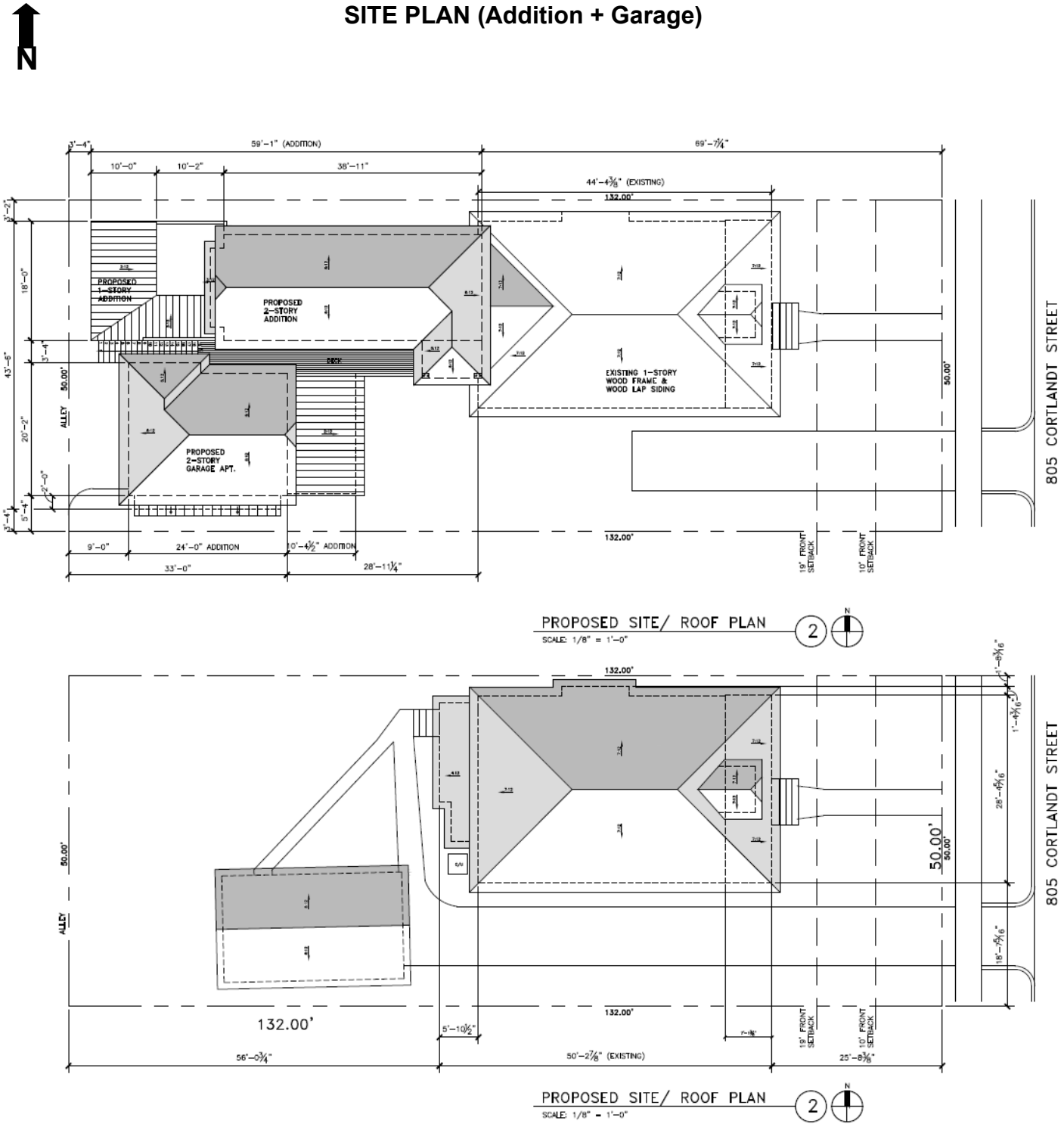
Reviewed by the Houston Archaeological and Historical Commission

ITEM B7
HPO File #: HP2026-0124

May 21, 2026

805 Cortlandt Street
Houston Heights South

SITE PLAN (Addition + Garage)



PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

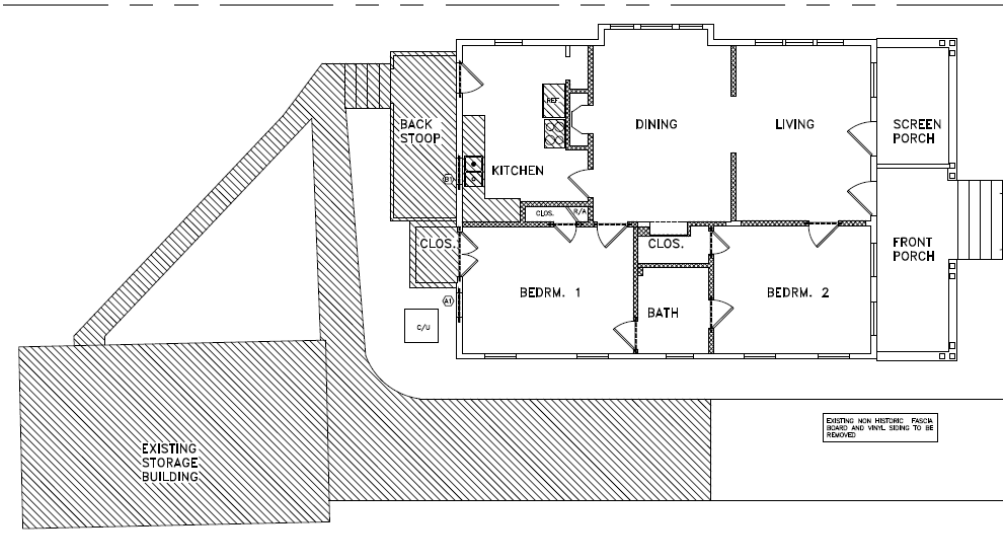
Reviewed by the Houston Archaeological and Historical Commission

ITEM B7
HPO File #: HP2026-0124

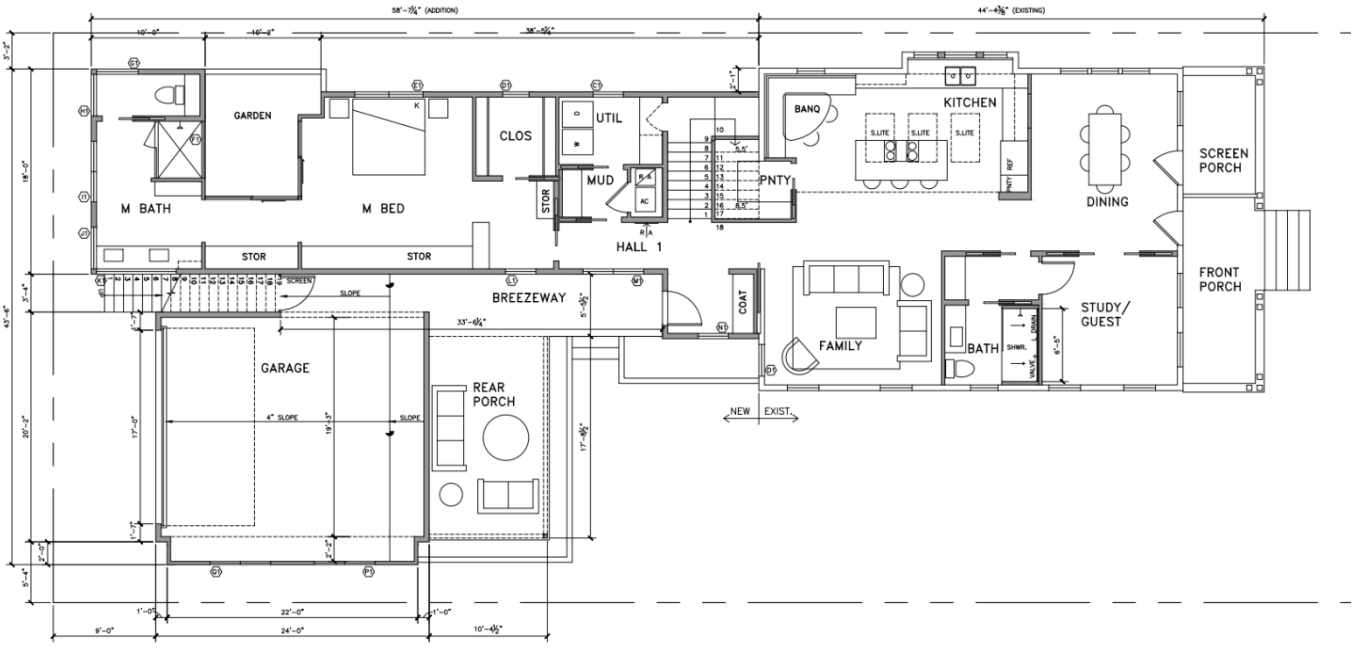
May 21, 2026

805 Cortlandt Street
Houston Heights South

FIRST FLOOR PLAN



DEMOLITION PLAN 1



PROP. 1st FLOOR PLAN 1

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

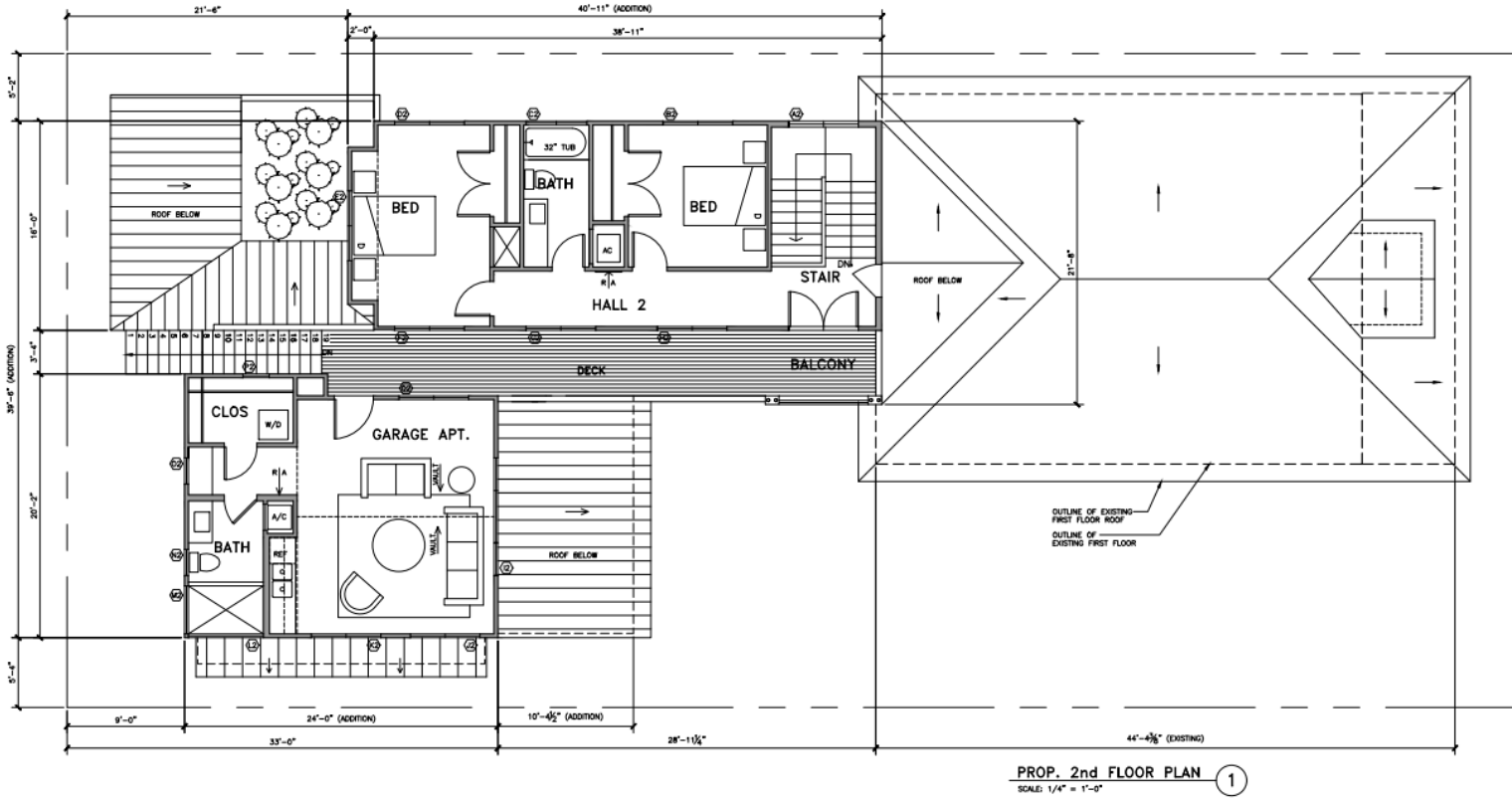
ITEM B7
HPO File #: HP2026-0124

May 21, 2026

805 Cortlandt Street
Houston Heights South

N

SECOND FLOOR PLAN



PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

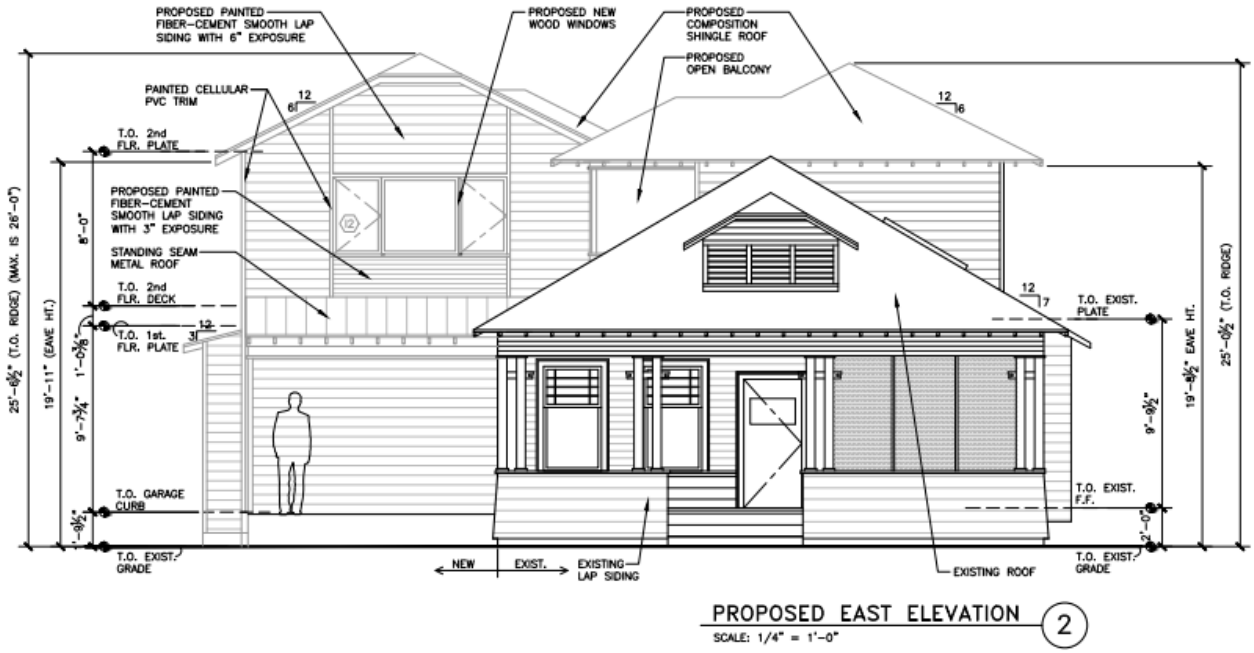
Reviewed by the Houston Archaeological and Historical Commission

ITEM B7
HPO File #: HP2026-0124

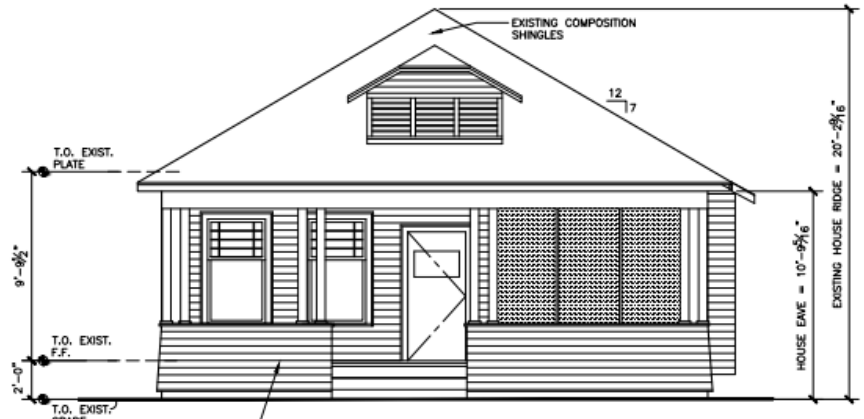
May 21, 2026

805 Cortlandt Street
Houston Heights South

FRONT EAST ELEVATION



PROPOSED EAST ELEVATION (2)
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION (1)
SCALE: 1/4" = 1'-0"

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

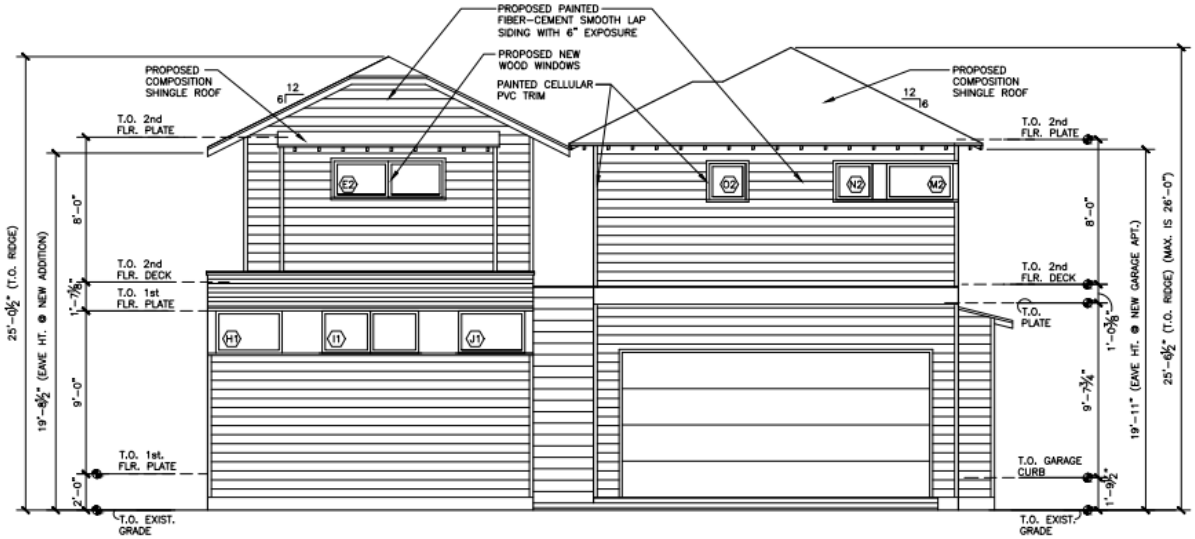
Reviewed by the Houston Archaeological and Historical Commission

ITEM B7
HPO File #: HP2026-0124

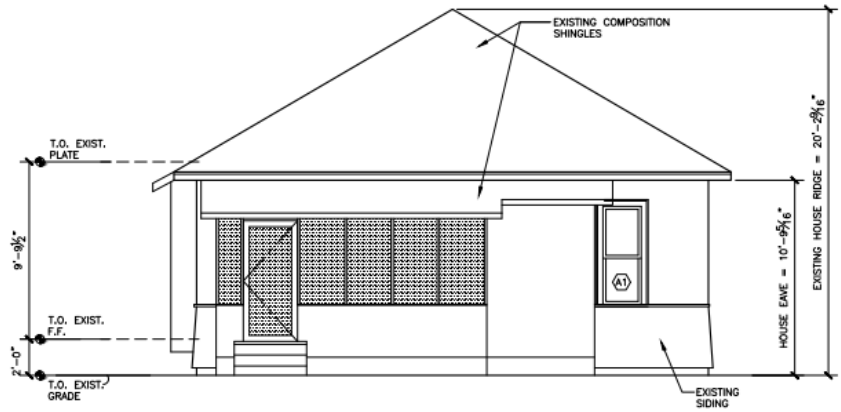
May 21, 2026

805 Cortlandt Street
Houston Heights South

REAR WEST ELEVATION



PROPOSED WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION 1
SCALE: 1/4" = 1'-0"

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

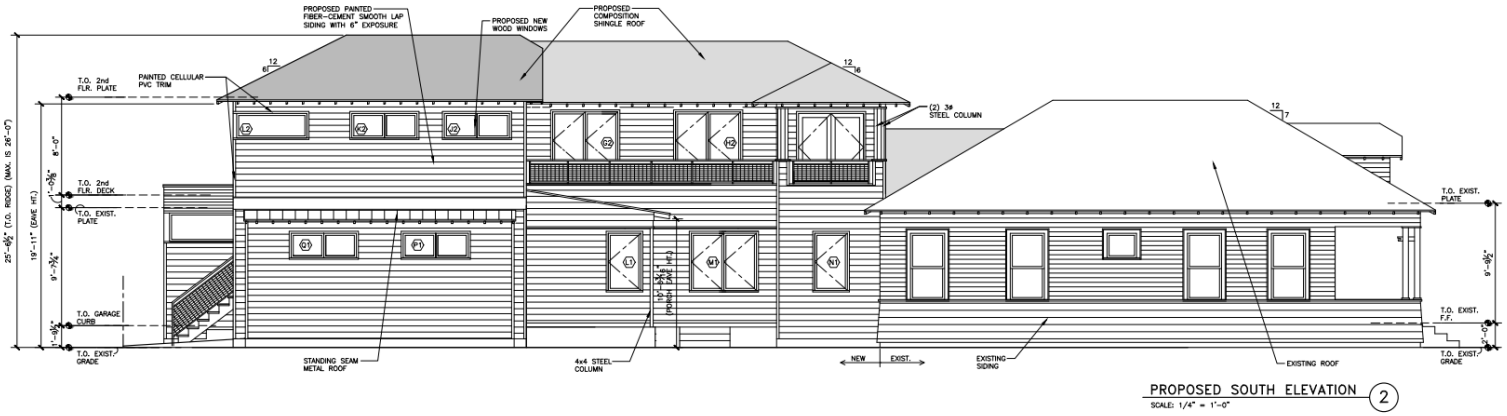
Reviewed by the Houston Archaeological and Historical Commission

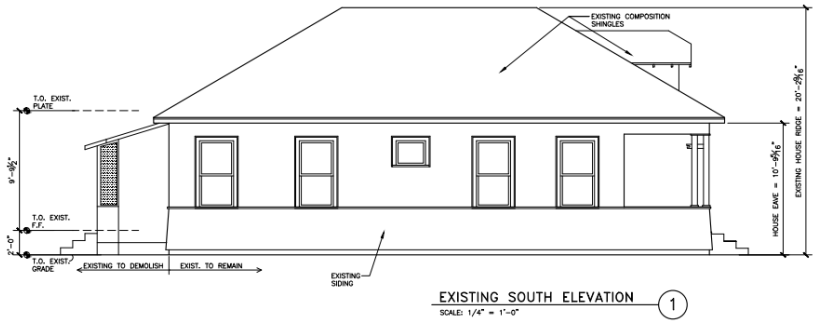
ITEM B7
HPO File #: HP2026-0124

May 21, 2026

805 Cortlandt Street
Houston Heights South

SOUTH SIDE ELEVATION





PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

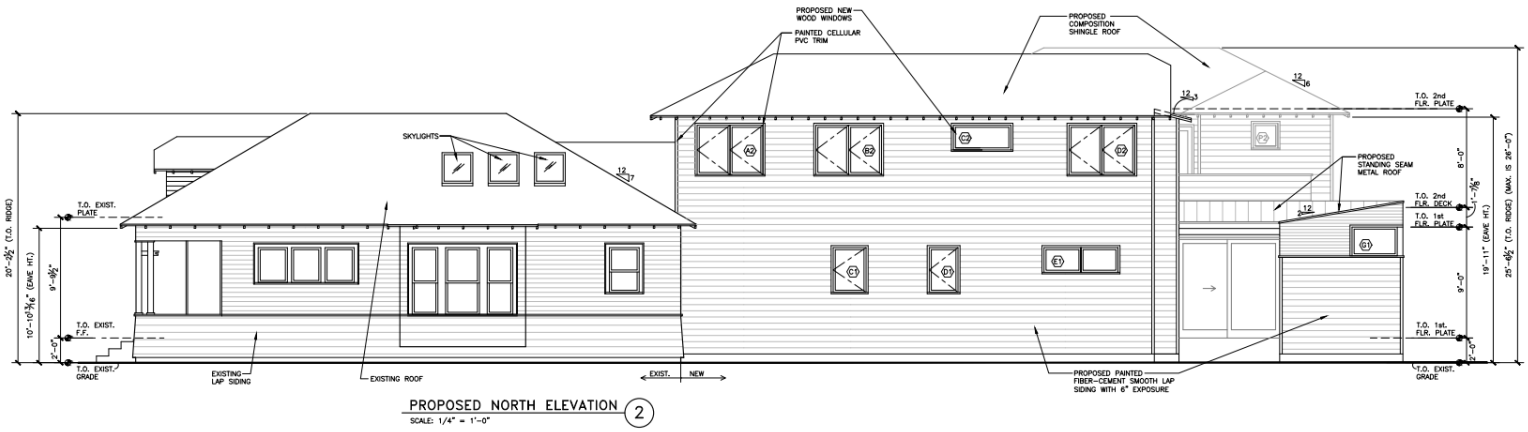
Reviewed by the Houston Archaeological and Historical Commission

ITEM B7
HPO File #: HP2026-0124

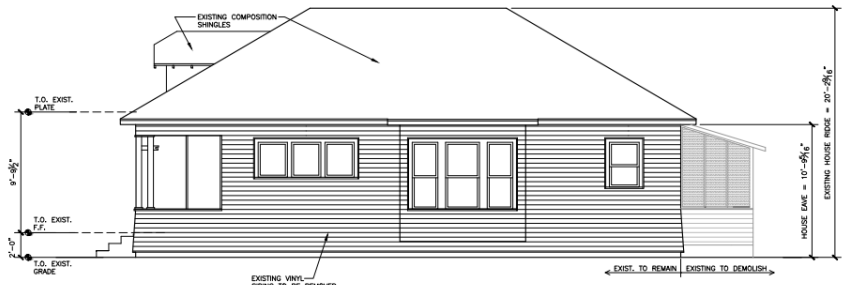
May 21, 2026

805 Cortlandt Street
Houston Heights South

NORTH SIDE ELEVATION



PROPOSED NORTH ELEVATION (2)
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION (1)
SCALE: 1/4" = 1'-0"