PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Issued by the Houston Archaeological and Historical Commission

ITEM B03 November 5, 2026 1505 Tulane Street
HPO File #: HP2026_0244 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 a 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: New Construction – Garage (This project was deferred from the September 10, 2026, and October 8, 2026 HAHC hearings.)

In response to HAHC feedback, the applicant revised the proposal to reduce its visual impact and increase the separation between the primary residence and accessory structure. Revisions include:

- Increasing the separation between the house and garage by 7 inches through minor reductions to the garage and apartment footprint.
- Replacing the previously proposed covered breezeway with a small decorative trellis that provides sheltered accessibility to the apartment while improving the visual distinction between the two structures.

The applicant proposes the following:

- Demolition of a one-story, non-contributing accessory structure.
- Construction of a detached two-story, two-car garage and shop with a 649-square-foot second-floor apartment.
- First-floor footprint of 680 square feet, with 528 square feet exempt from lot coverage calculations due to its detached configuration.
- Garage clad in horizontal lap Hardie siding with an 8-inch exposure and a composition-shingle hipped roof.
- Roof heights of 24'-9⅛" at the ridge and 18'-10⅝" at the eave.
- All new windows will be wood, inset, and recessed.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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**

☒ ☐ ☐ (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; and objects in the historic district;

☒ ☐ ☐ (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.

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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)

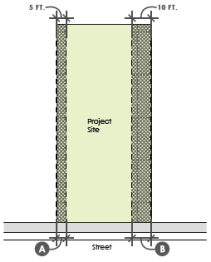
LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

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): 8'-5 15/16" , Proposed North side setback (2): 7'-0 1/8"

Cumulative side setback: 15'- 6 1/16"

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☒ ☐ ☐ 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

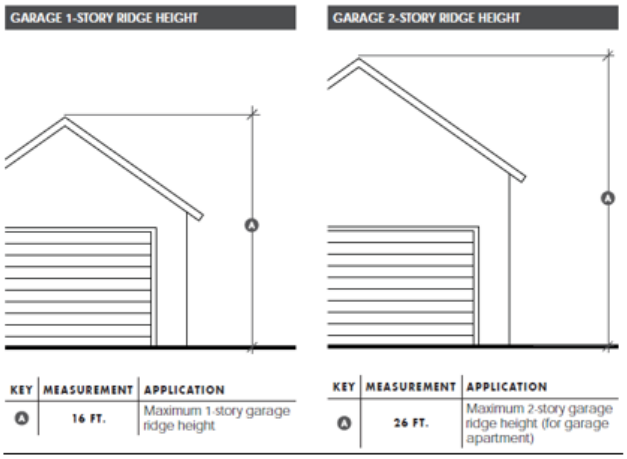
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☒ ☐ ☐ Detached Garage Ridge Height (New Construction)



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

Garage Ridge Heights: 24'- 91/2"

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PLANNING & DEVELOPMENT DEPARTMENT

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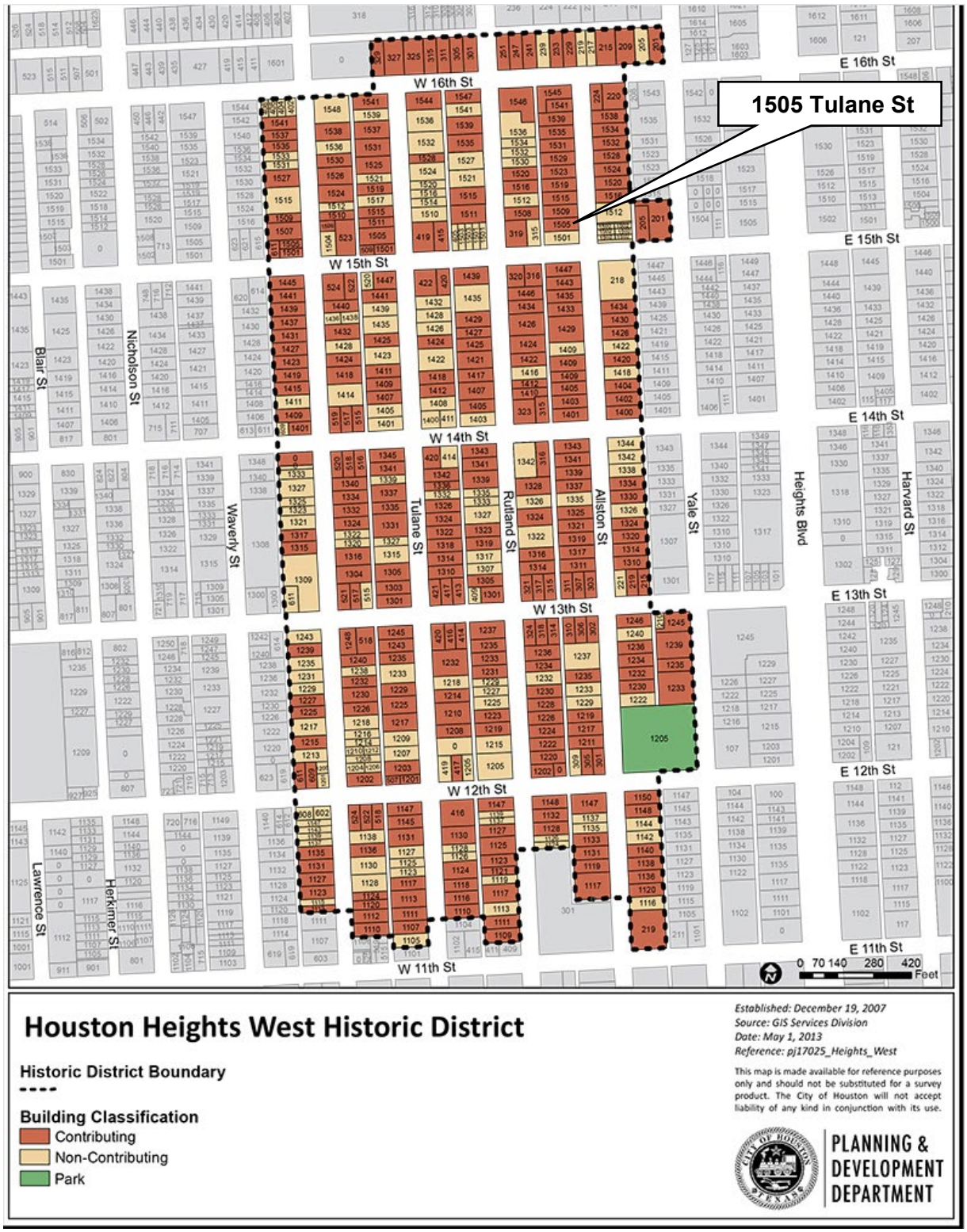
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1505 Tulane Street
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DISTRICT MAP



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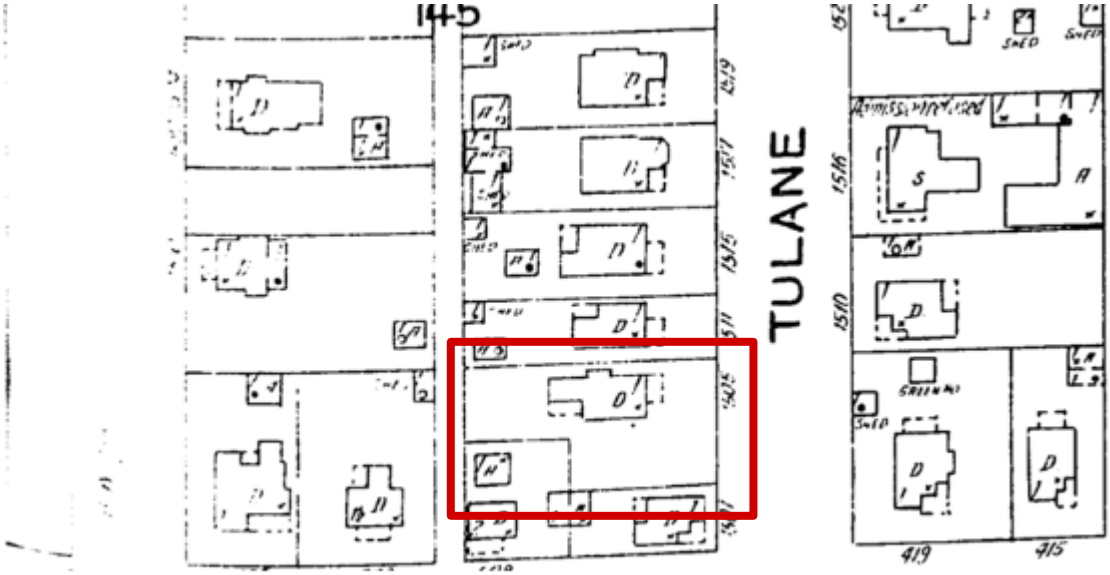
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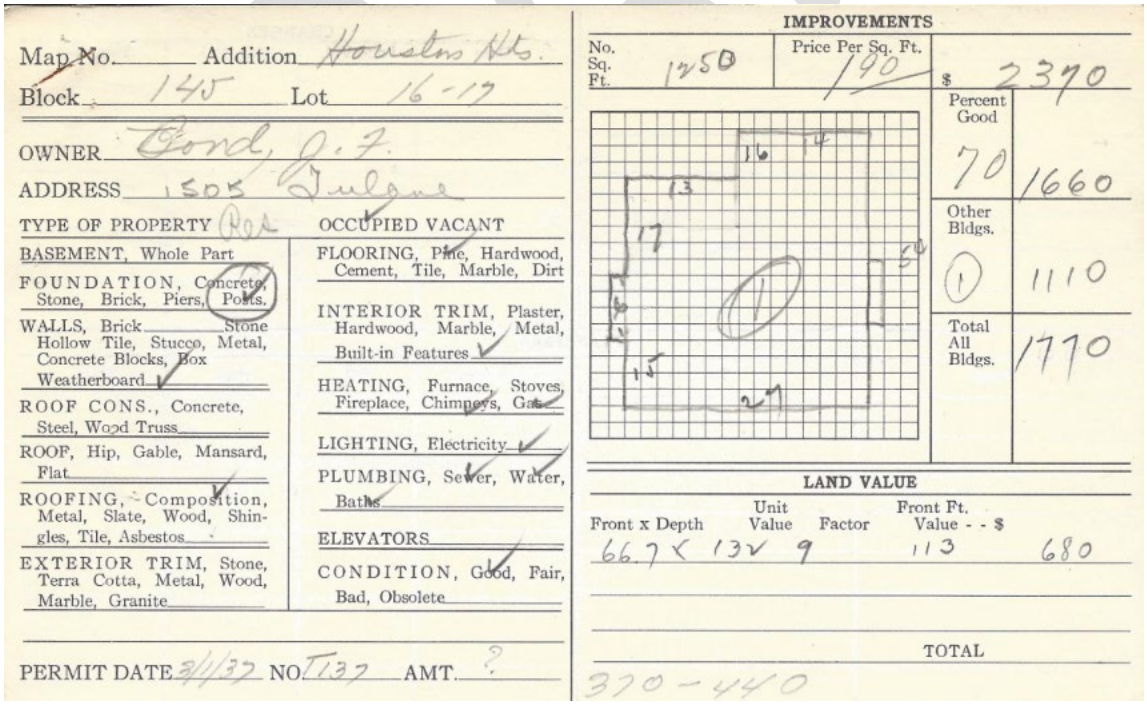
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SANBORN-1924-1950, VOL.7, 1925



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. 1137 AMT. ?

IMPROVEMENTS
No. Sq. Ft. 1750 Price Per Sq. Ft. 190 $ 2370
Percent Good 70 1660
Other Bldgs. (1) 1110
Total All Bldgs. 1770

LAND VALUE
Front x Depth 66.7 x 132 Unit Value 9 Factor Front Ft. Value 113 $ 680
TOTAL 370-440

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INVENTORY PHOTO



CURRENT PHOTO (APPLICANT)



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CURRENT PHOTOS (APPLICANT)











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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





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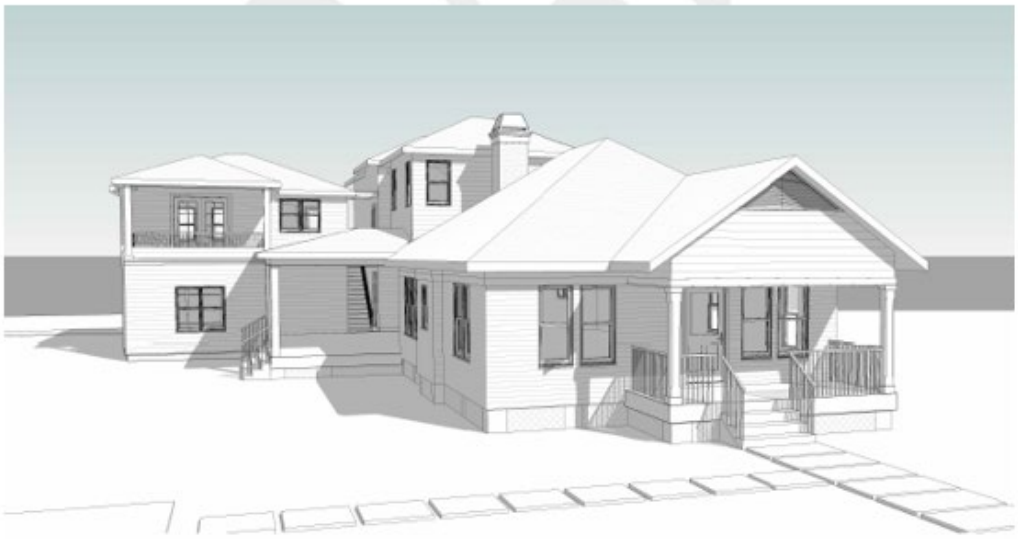
1505 Tulane Street
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3D VIEWS

DEFERRED 09/10/2026



PROPOSED



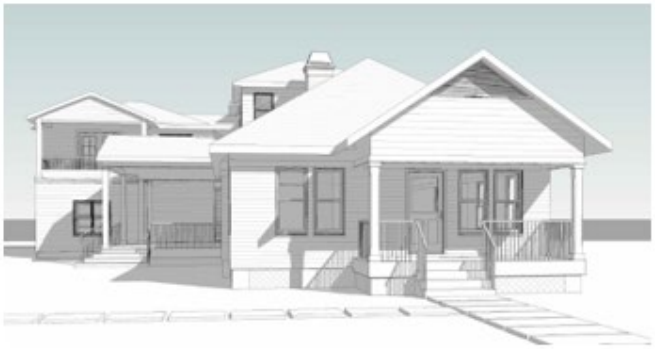
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3D VIEWS

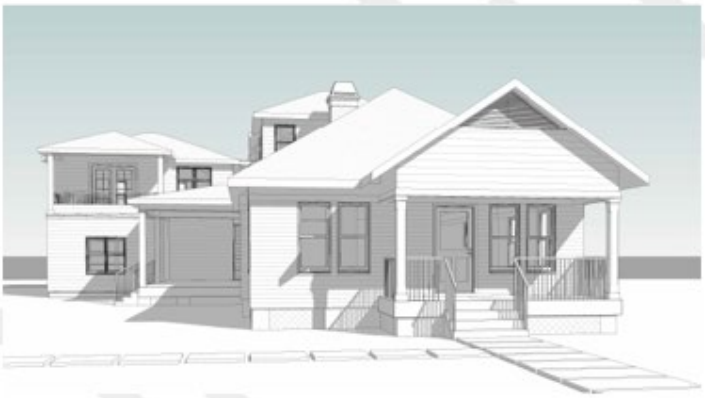
DEFERRED 09/10/2026



DEFERRED 11/05/ 2026



PROPOSED



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3D VIEWS

PROPOSED



② REAR VIEW



① FRONT VIEW 1

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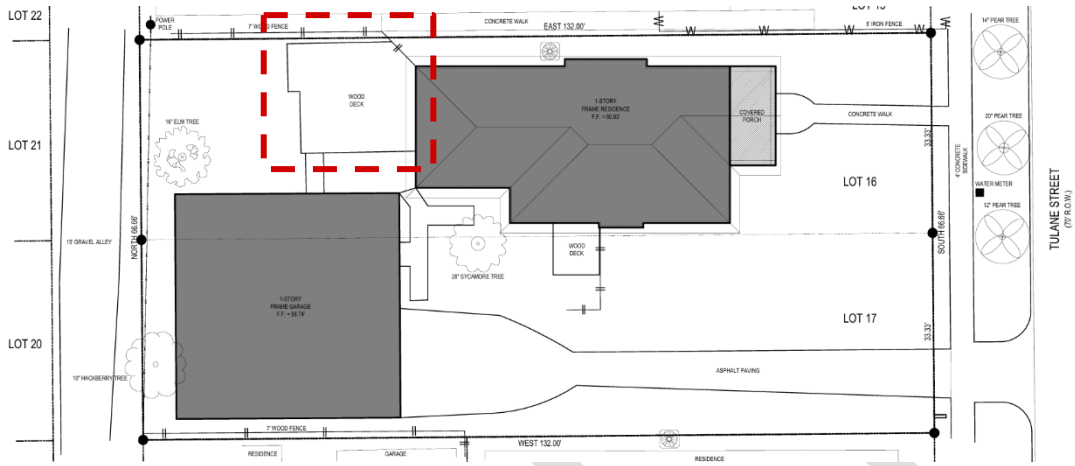
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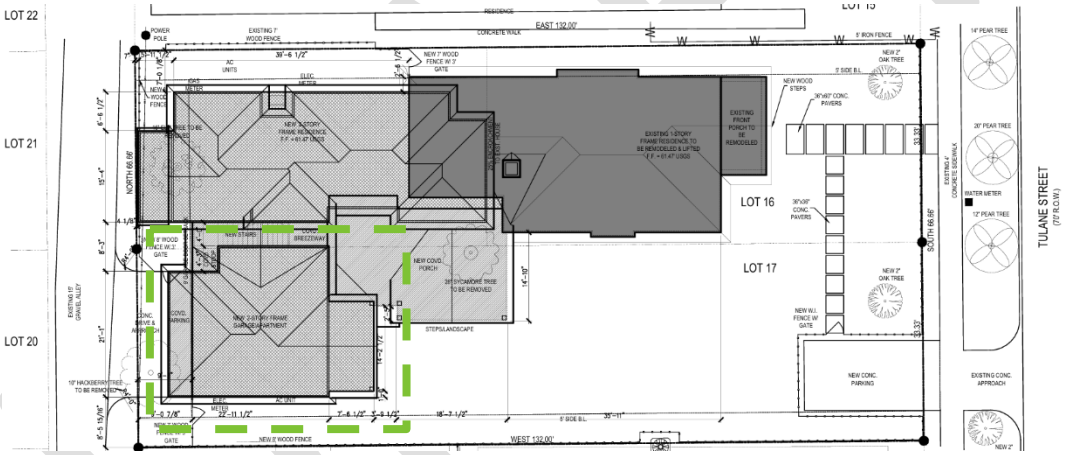
SITE PLAN

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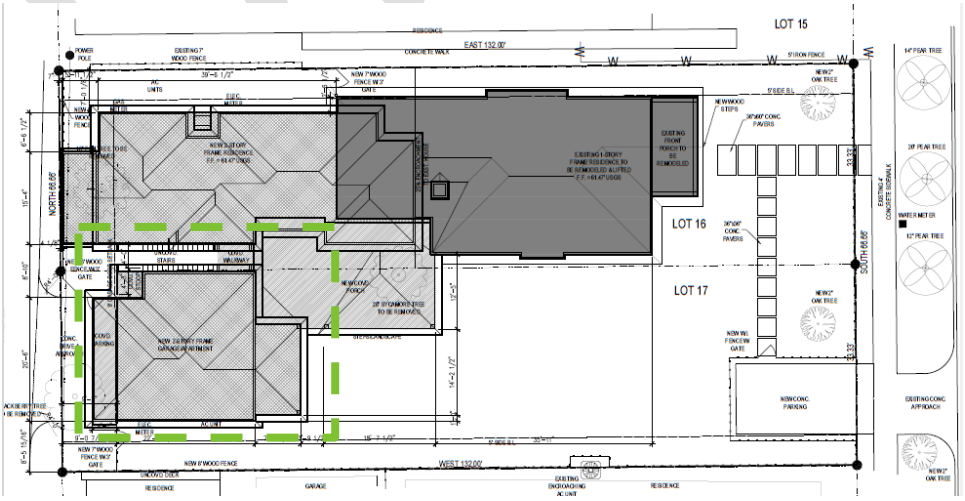
EXISTING



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1505 Tulane Street
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FIRST FLOOR PLAN

EXISTING

N



DEFERRED 09/10/2026



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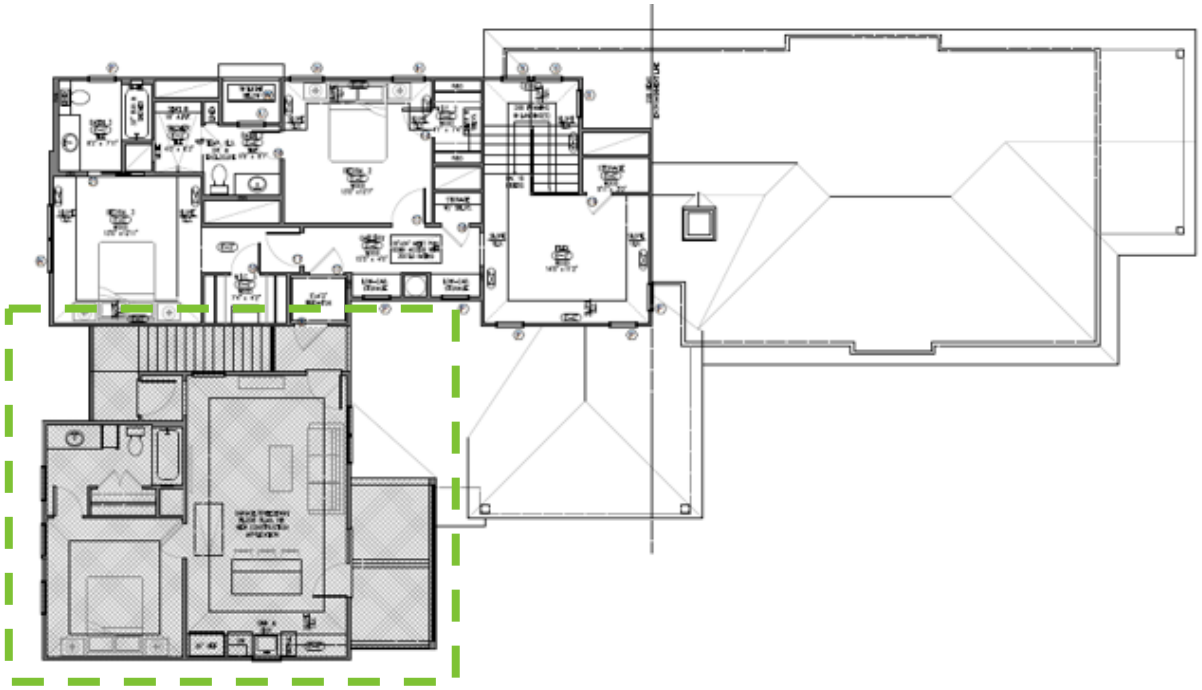
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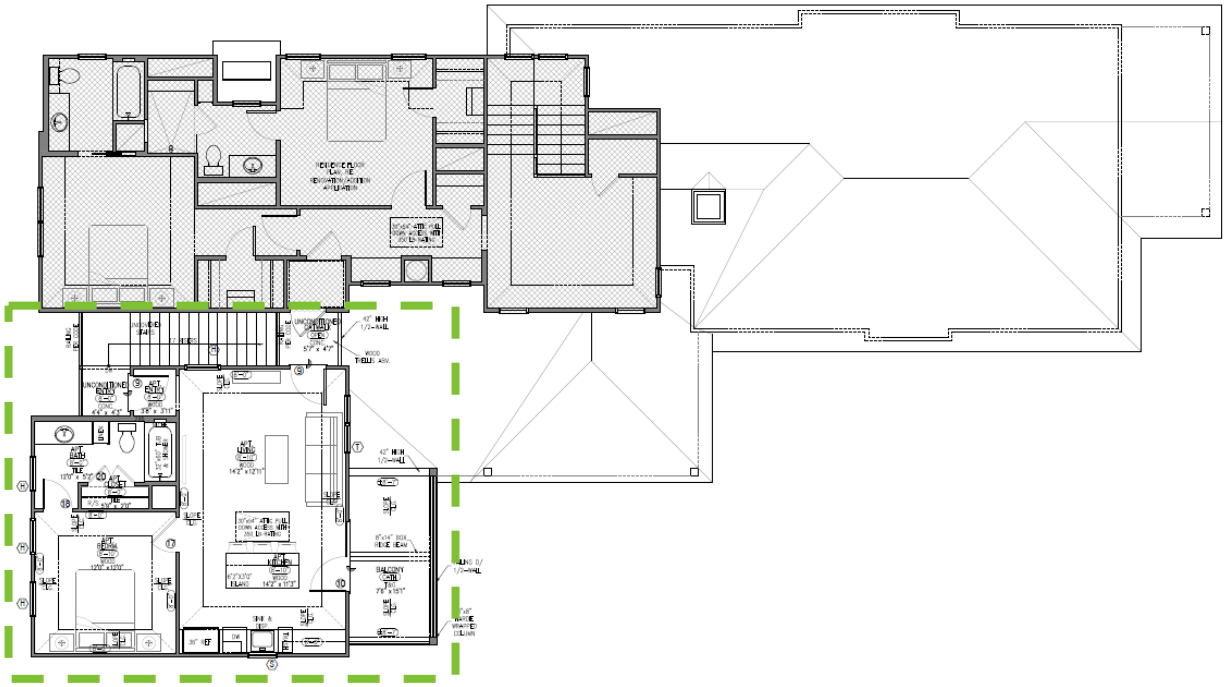
1505 Tulane Street
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SECOND FLOOR PLAN



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ROOF PLAN

N

EXISTING

DEFERRED 09/10/2026

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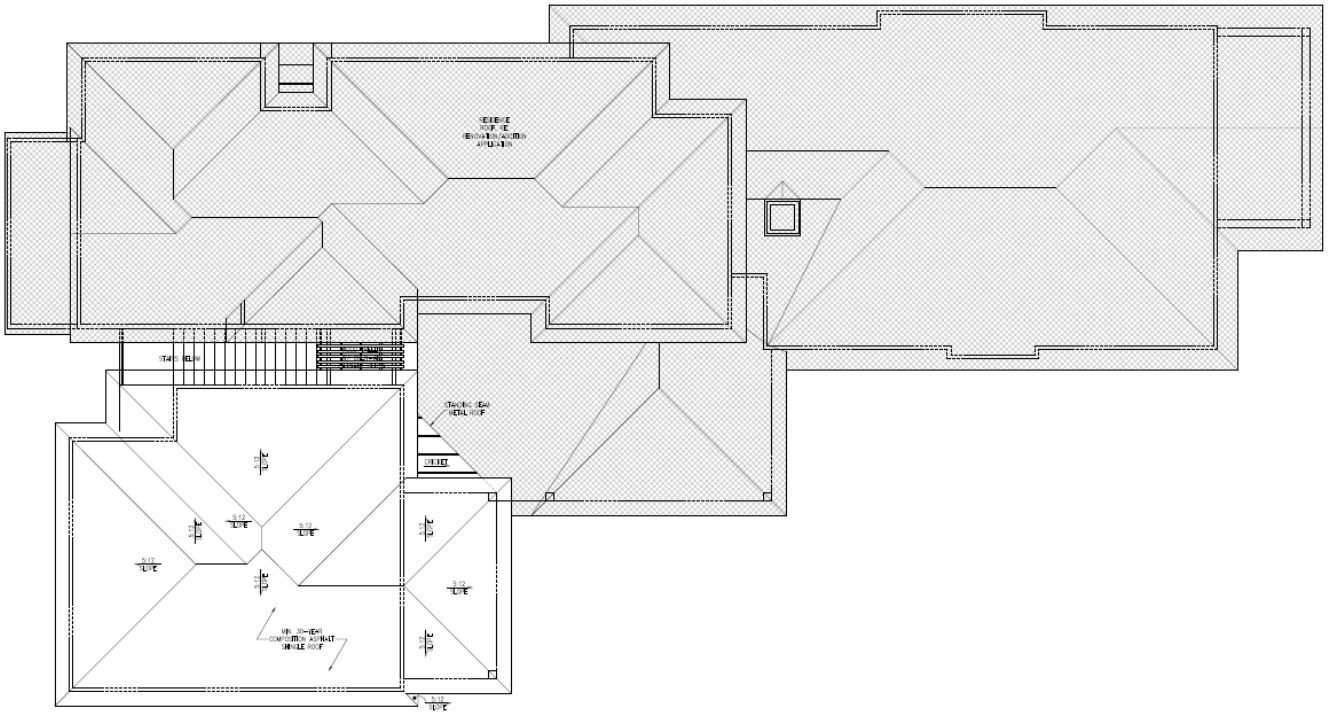
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ENLARGED PROPOSED ROOF PLAN

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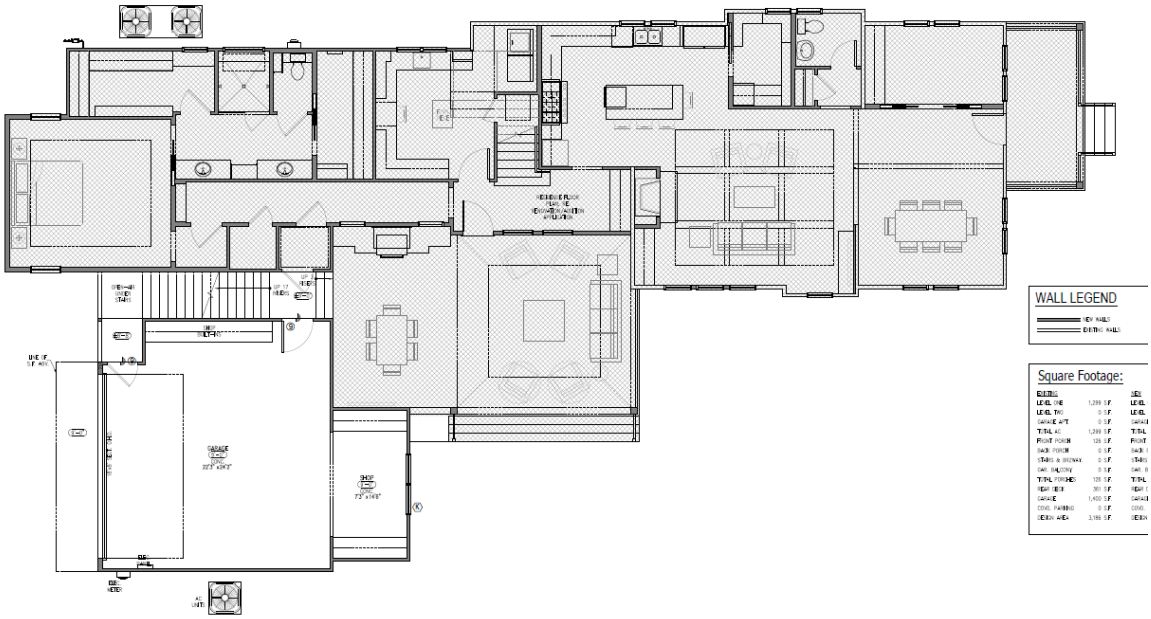
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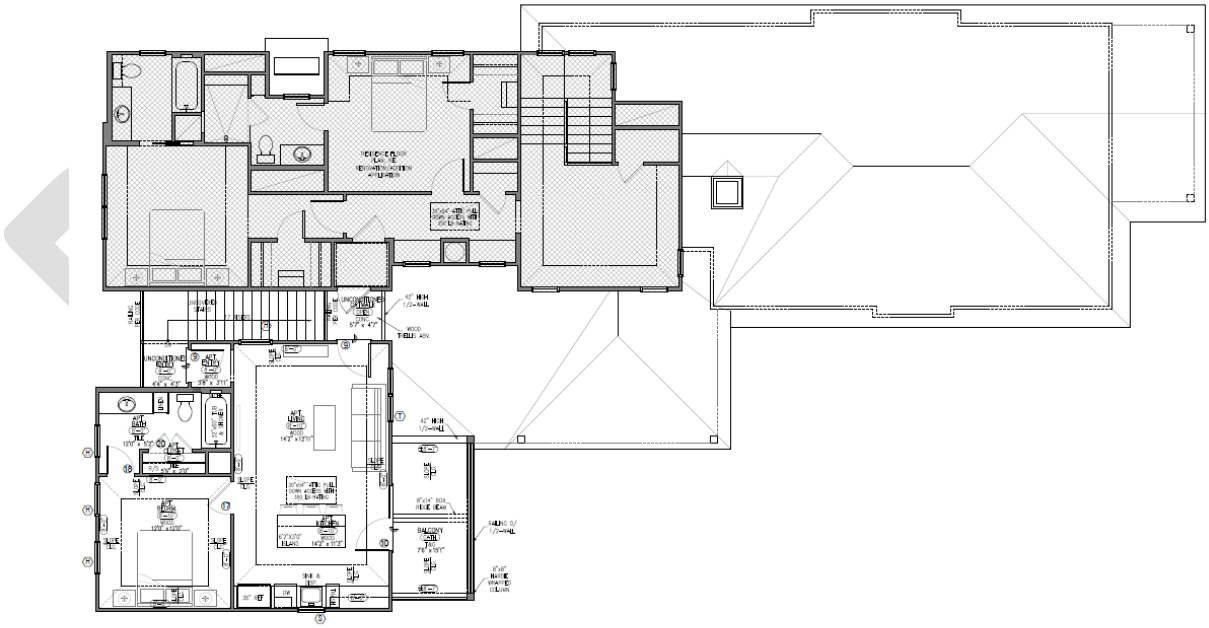
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1505 Tulane Street
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ENLARGED FLOOR PLANS





GARAGE/APARTMENT - PROPOSED SECOND FLOOR PLAN

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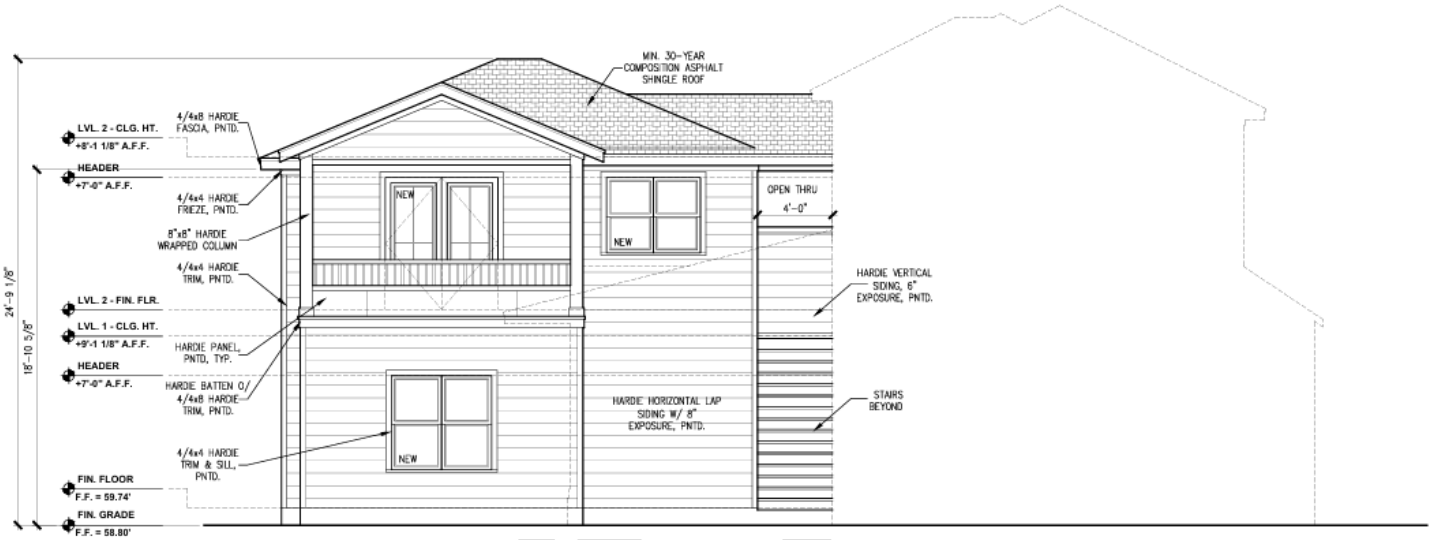
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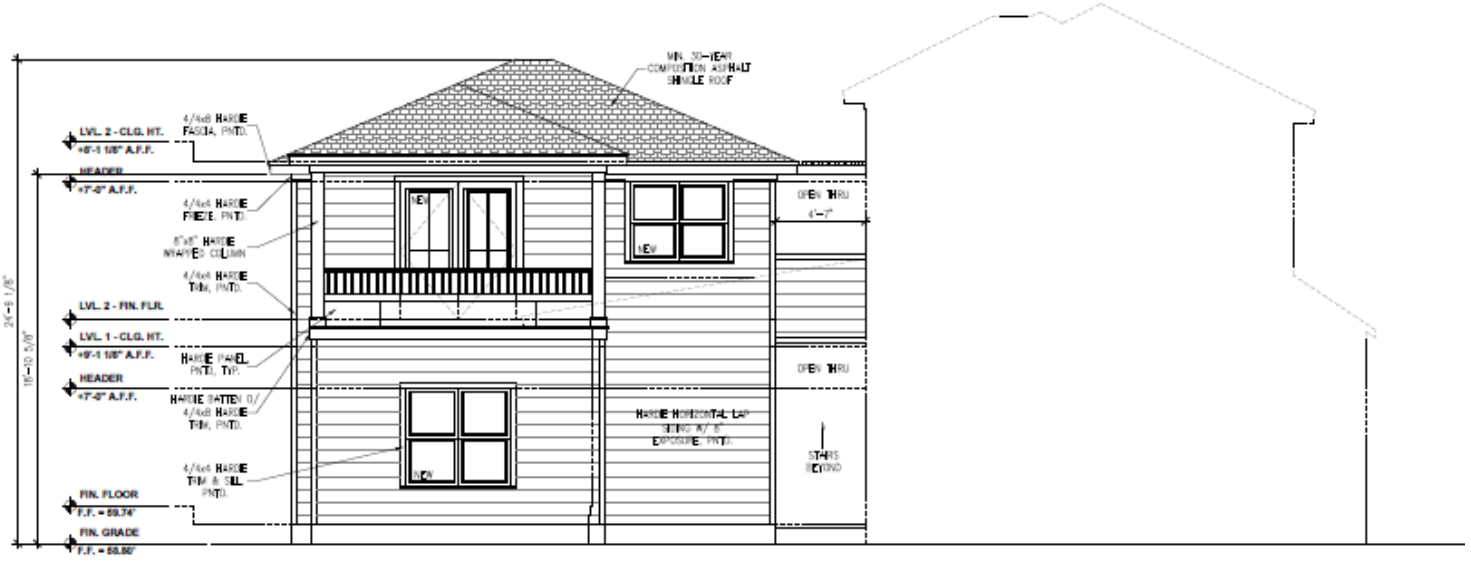
1505 Tulane Street
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FRONT (EAST) ELEVATION

DEFERRED



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PROPOSED EAST ELEVATION

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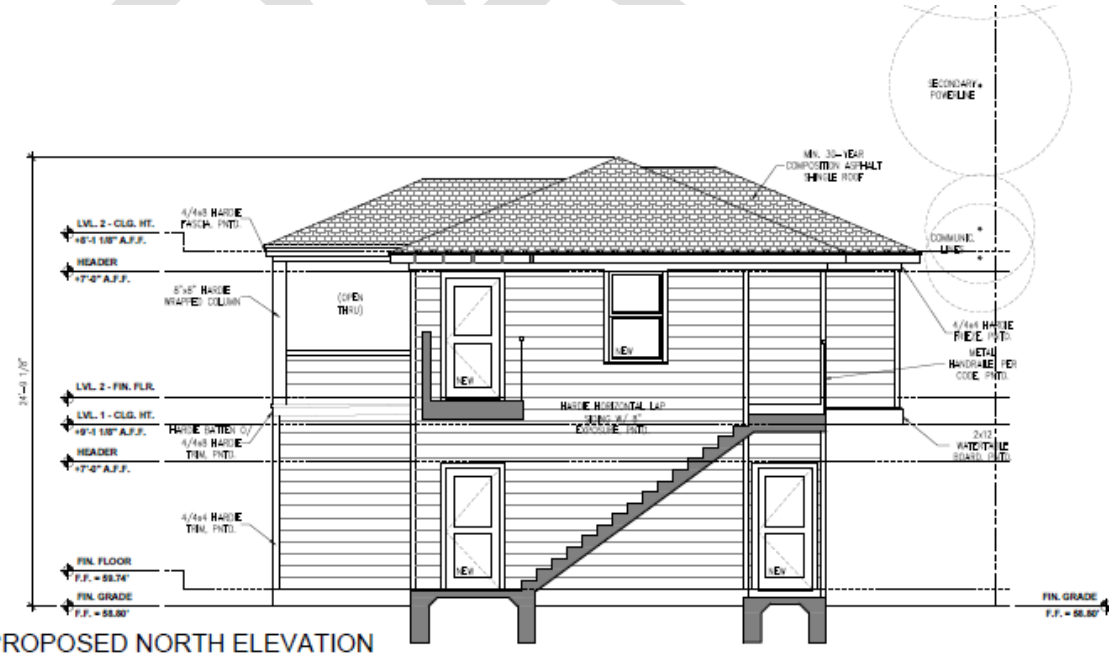
RIGHT (NORTH) ELEVATION

GARAGE ONLY

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PROPOSED NORTH ELEVATION

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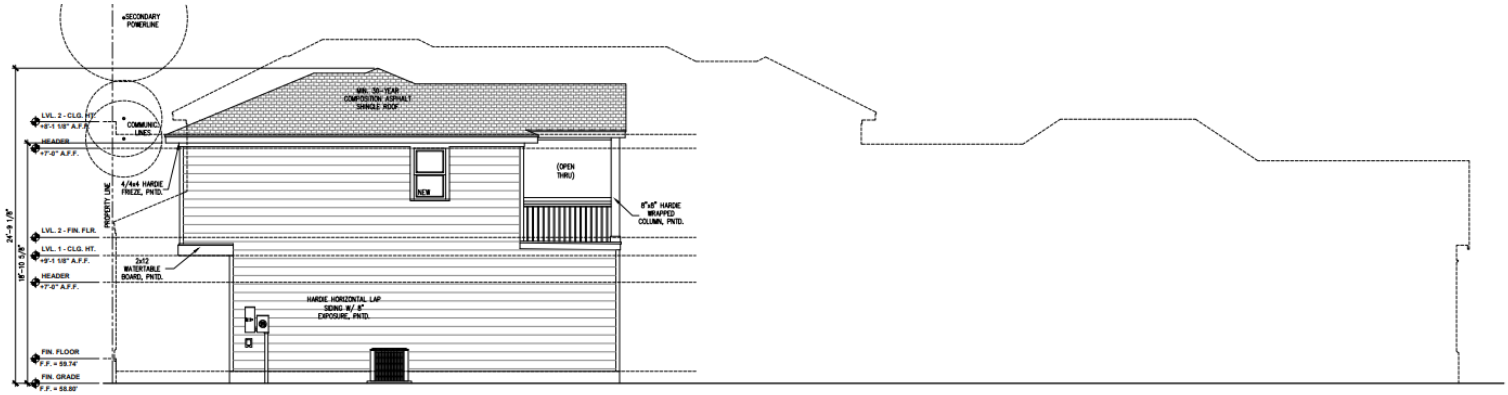
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LEFT (SOUTH) ELEVATION

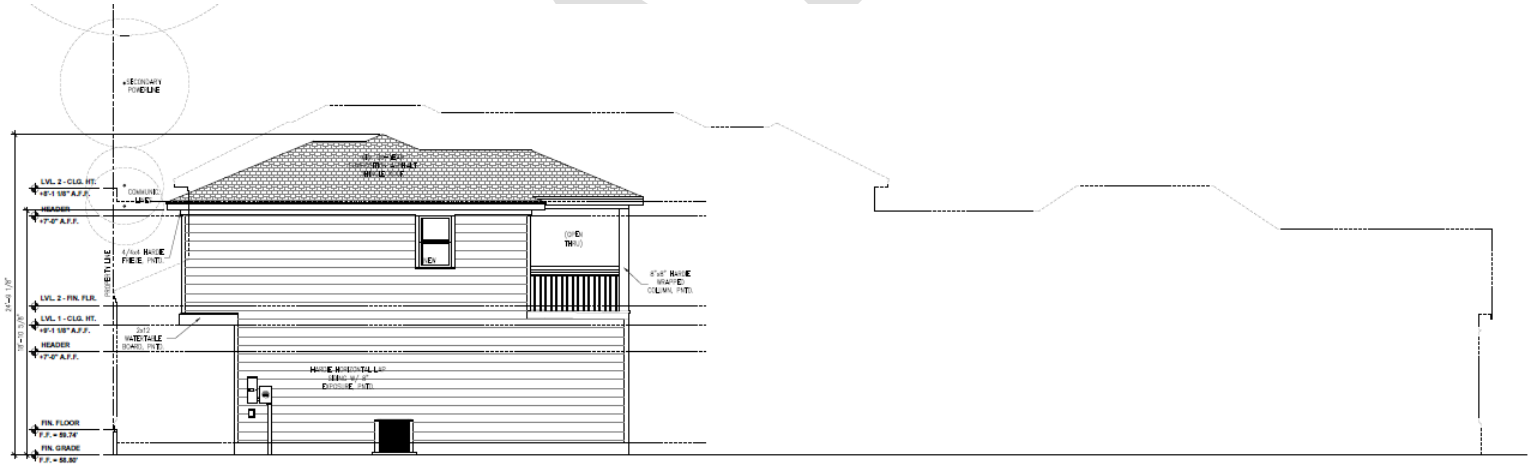
GARAGE ONLY

DEFERRED



PROPOSED SOUTH ELEVATION

PROPOSED



PROPOSED SOUTH ELEVATION

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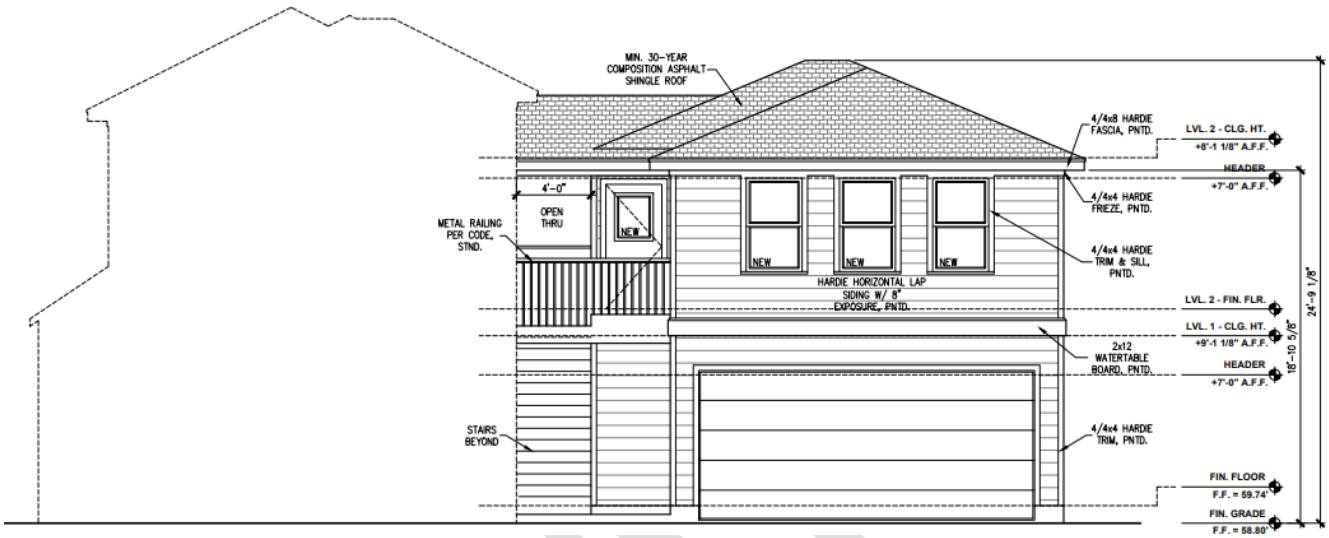
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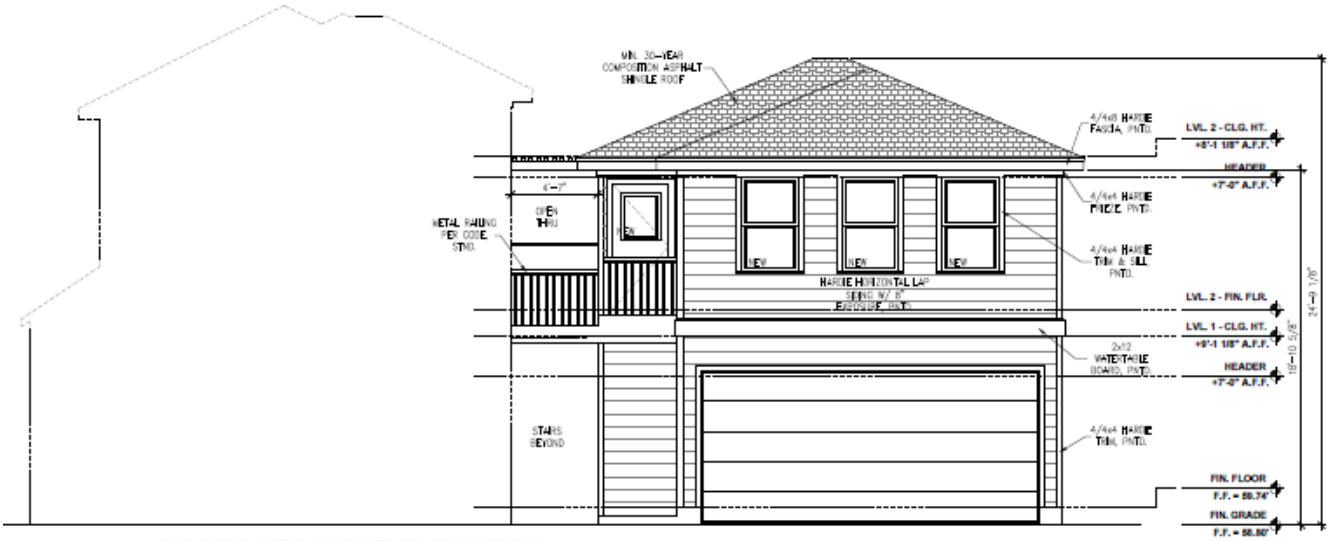
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REAR (WEST) ELEVATION

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PROPOSED WEST ELEVATION

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FRONT ELEVATION (HOUSE & GARAGE)

DEFERRED 9/10/2026



DEFERRED 10/8/2026





FULL PROPOSED EAST ELEVATION

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DOOR AND WINDOW SCHEDULE

GARAGE

PROPOSED WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(H)	4	3'-0"	5'-0"	SINGLE HUNG	2x4	APT. LIVING, APT. BEDROOM, APT. BATH
(K)	1	(2)2'-8"	5'-0"	SINGLE HUNG	2x4	SHOP
(S)	1	2'-6"	4'-0"	SINGLE HUNG	2x4	APT. KITCHEN
(T)	1	(2)2'-6"	4'-0"	SINGLE HUNG	2x4	APT. LIVING

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(9)	4	3'-0"	6'-8"	EXTERIOR	2X4	GARAGE, APT. ENTRY, APT. LIVING
(10)	1	(2)3'-0"	6'-8"	EXTERIOR	2X4	APT. KITCHEN
(17)	1	3'-0"	6'-8"	INTERIOR	2X4	APT. BEDROOM
(18)	1	2'-6"	6'-8"	INTERIOR	2X4	APT. BATH
(20)	1	(2)2'-0"	6'-8"	INTERIOR	2X4	APT. CLOSET

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AREA CALCULATIONS

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.

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 B03
HPO File #: HP2026_0244

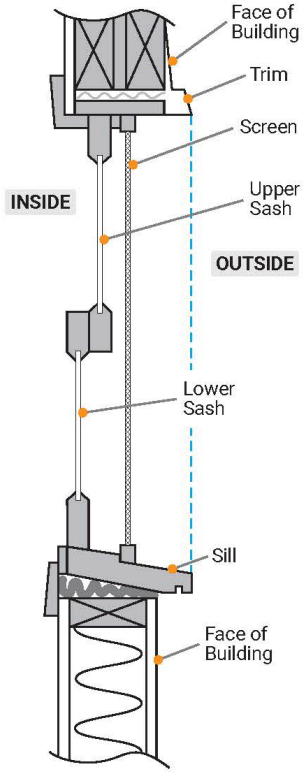
November 5, 2026

1505 Tulane Street
Houston Heights West

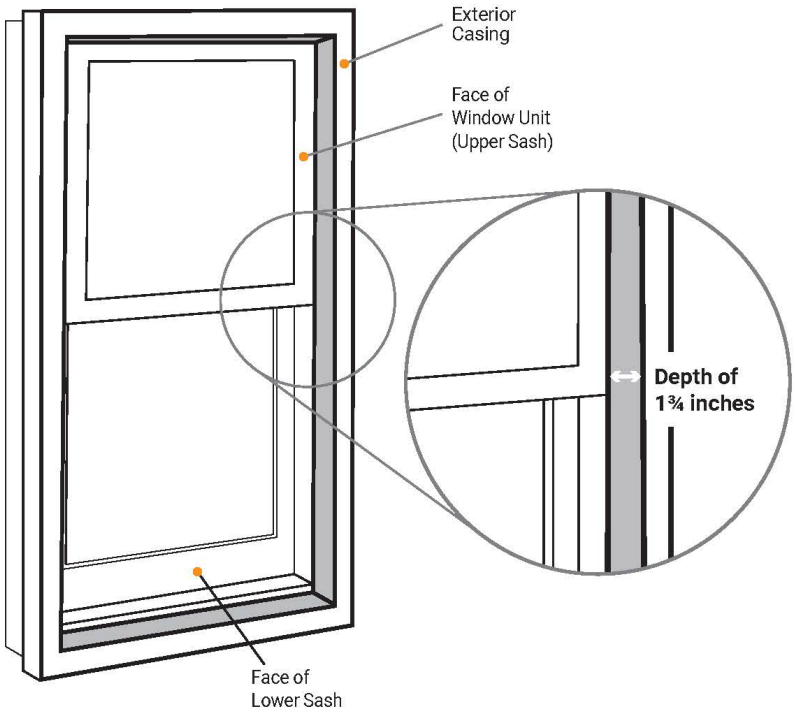
ATTACHMENT A

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: New Construction 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 St.

Lot Size (Total Sq Ft): 8799

Lot Dimensions (W X L): 66.66x132

General New Construction Info:

Primary Building or Accessory Structure ?	accessory
Proposed Total Square Footage (including garage and accesory structures)	1298
Total Conditioned Living Space	634

Type of Accessory Building	detached garage/apartment
Is accessory building conditioned space?	partial
Does this new construction include an attached garage?	no

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 must be included or can be 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, with staff approval

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 12:52 PM

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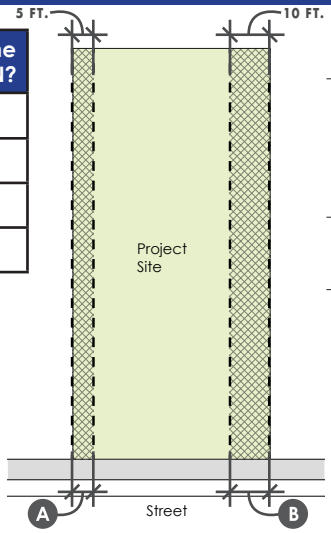
https://www.houstontx.gov/planning/HistoricPres/Design_Guide_Heights_District/july2018/Houston-Heights-Design-Guidelines-July2018.pdf

*** 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:

	Proposed	Shares property line with neighbor -Y/N?
North	33'8"	y
South	8'6"	y
East	92'4"	n
West	9'2"	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

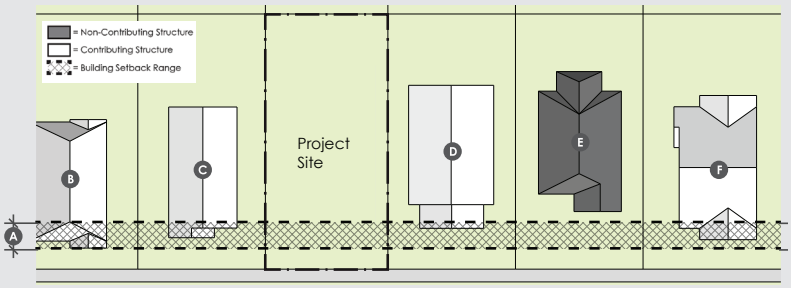
If new construction is a garage, is it front-facing or alley loading? front-facing alley loading not applicable

Front -facing garage which is located with its rear wall at they 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).

Context Area Setbacks: Are front setbacks within range of contributing buildings for the context area?

(For Primary Buildings only)

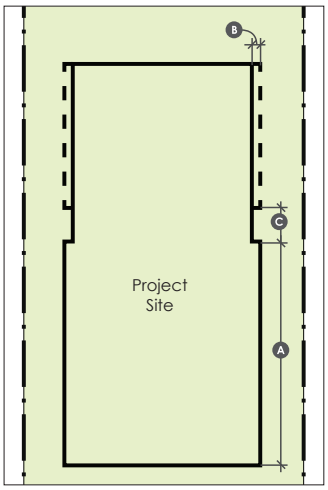
YES ☑ NO ☐ not applicable ☐



If applicable:	Front Setback of Contributing Neighbors (must be in same historic district)
#1	27'
#2	28'
#3	25'

Max Width/Depth (Overall):

widest building wall corner to corner	Proposed
Max Width	24'9"
Max Depth	34'7"
Side wall inset width *if applicable	1'



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

Form Date: July 27, 2021 12:52 PM

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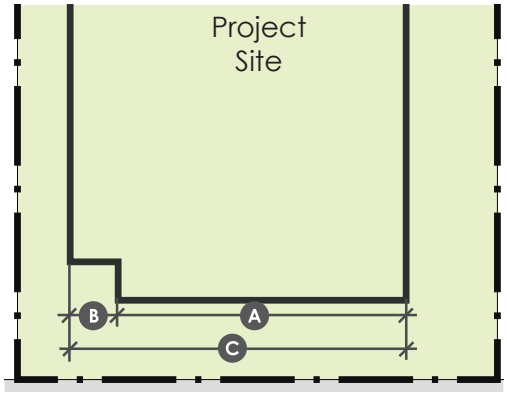
*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Front Wall Width/Insets (New Construction of Primary Building only):

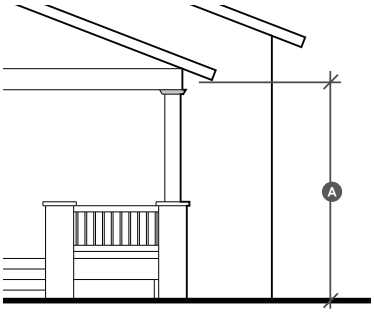
Overall building widths are dependent on the width of the lot. The maximum width of a one-story building on a 50-foot-wide lot with a 10 foot minimum cumulative side setback is 40 feet. As a lot gets wider, the building can be wider, to a point; for every two feet of additional lot width the building can be one foot wider. Smaller increases in lot width qualify for the equivalent increase in building width, using a 2:1 ratio; for example, a 60 foot wide lot could have a maximum 50 foot wide building.

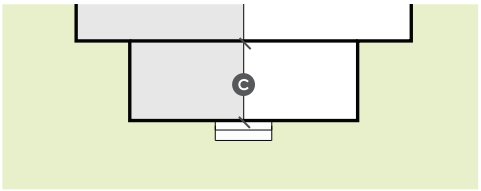
widest building wall corner to corner	Proposed
Max Width	15'1
Max Depth	7'7"
Inset Width	1'

KEY	MEASUREMENT	APPLICATION
A	30 FT.	Maximum front wall width before inset
B	4 FT.	Minimum width of inset section of front wall
C	40 FT.	Maximum width of 1-story building for lots </= 50 ft wide
	35 FT.	Maximum width of 2-story building for lots </= 50 ft wide
	50 FT.	Maximum width of building for lots > 50 ft wide



Porch Measurements:





KEY	MEASUREMENT	APPLICATION
C	6 FT.	Minimum depth of front porch

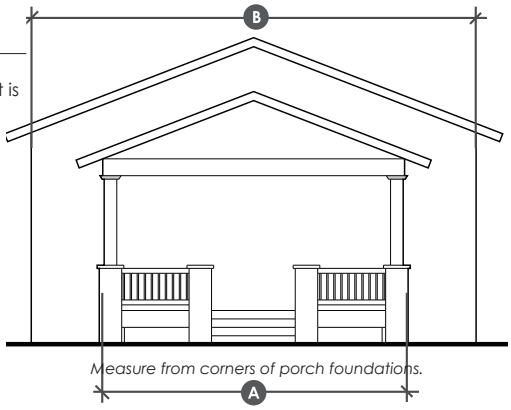
Proposed	Front Porch	Rear Porch
Eave Height		
Width		
Depth		
Railing Height		
A. % front wall width covered by porch		

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

KEY	MEASUREMENT	APPLICATION
A	50%	Minimum percentage of front wall width that is covered by porch

Example:

18 ft. Porch Width
÷ 26 ft. Width of Front Wall of House
0.69 (69%) Percentage of Front Wall Covered by Porch



Measure from corners of porch foundations.

Proposed	Side Porch	Side Porch
Eave Height		
Width		
Depth		
Railing Height		

Form Date: July 27, 2021 12:52 PM

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PLANNING & DEVELOPMENT DEPARTMENT

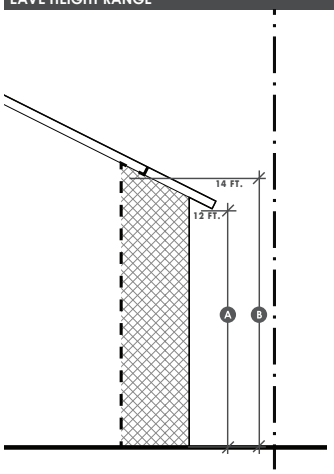
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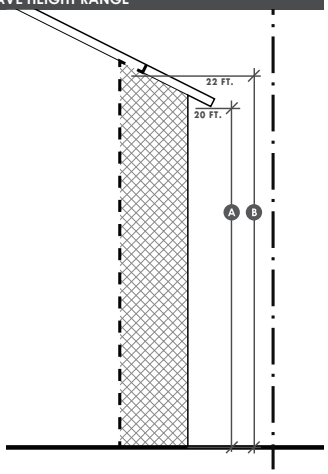
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Stories, Ridge Height, and Eave Height:

PRIMARY BUILDING 1-STORY EAVE HEIGHT RANGE



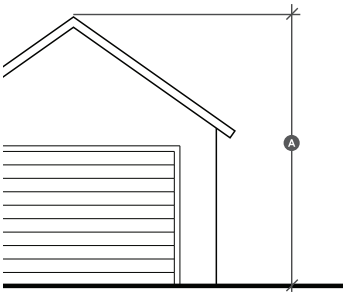
PRIMARY BUILDING 2-STORY EAVE HEIGHT RANGE



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

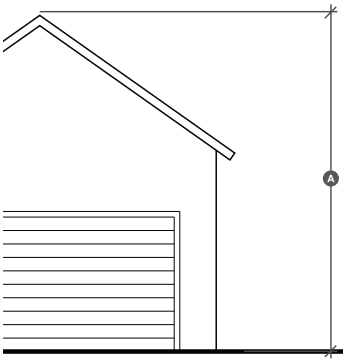
KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

GARAGE 1-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

GARAGE 2-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

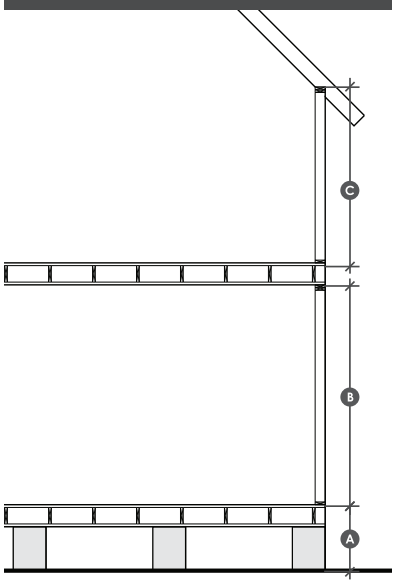
Proposed stories	2
Proposed max ridge height measured from grade	24'9"
Proposed max eave height measured from grade	18'11"

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

A. Proposed max finished floor height* measured at front from grade/ground level	11.25"
B. Proposed first floor height (Plate Height) from max finished floor height	9'
C. Proposed second floor height (Plate Height) from first floor height	8'

PRIMARY BUILDING WALL PLATE HEIGHT



Form Date: July 27, 2021 12:52 PM

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Material Info:

Foundation:

	Proposed
Type	slab
Material	concrete

Do you have flooding issues? YES ☐ NO ☑

Roof:

	Proposed
Pitch	5:12
Style	hip
Material	asphalt shingle

Cladding:

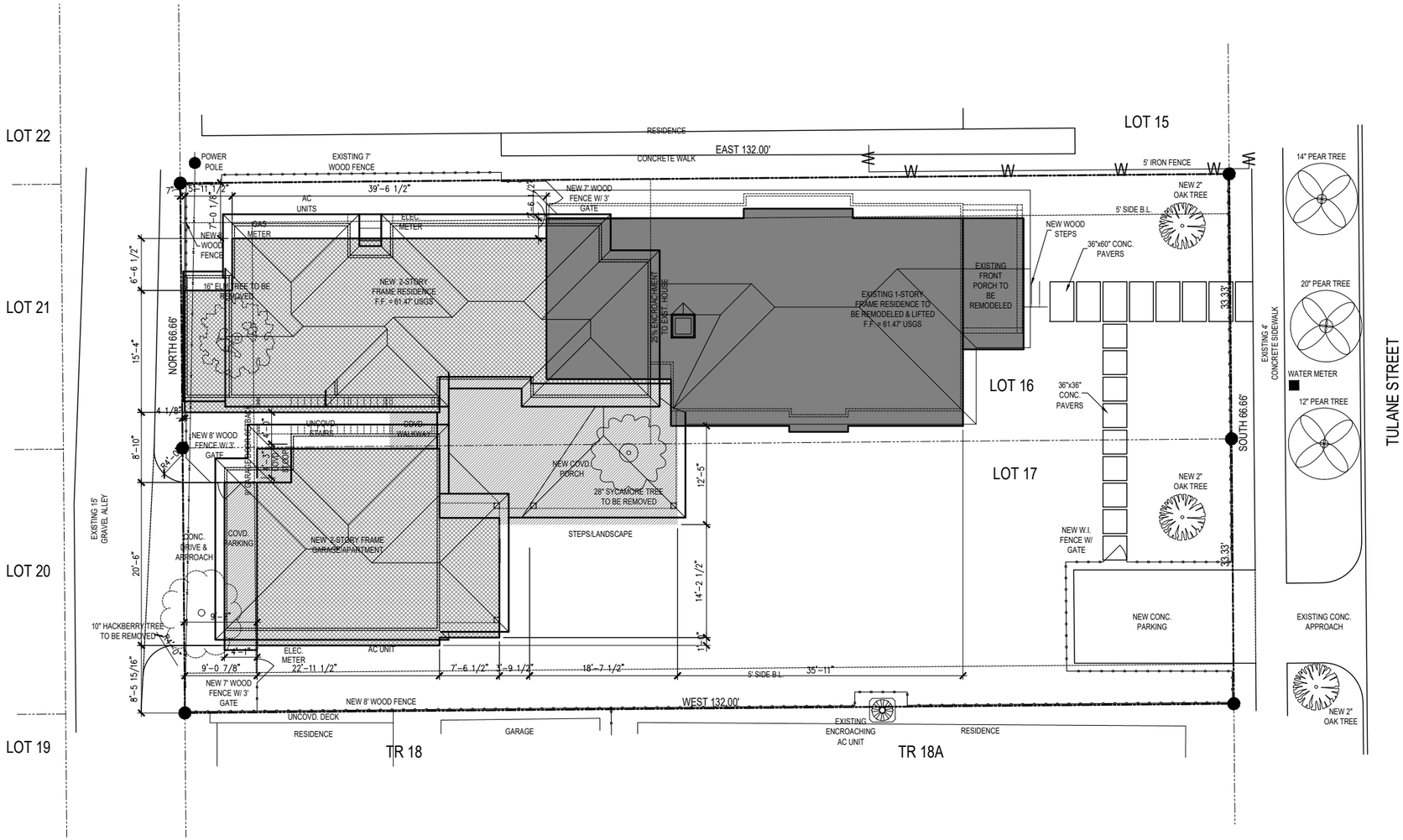
	Proposed
Primary Siding Material *If using cementitous siding, smooth is recommended.	hardie horizontal lap
Primary Siding Width Reveal (exposed width)	8"
Skirting Material	
Soffit Material	hardie

Porch Details:

	Proposed
Decking Material	
Pier/Base Material	
Column Material	
Step Material	
Railing Material	

Questions or Additional Information:

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



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%

DESIGN AREA 3,196 S.F. DESIGN AREA +2,246 S.F. DESIGN AREA 5,432 S.F.

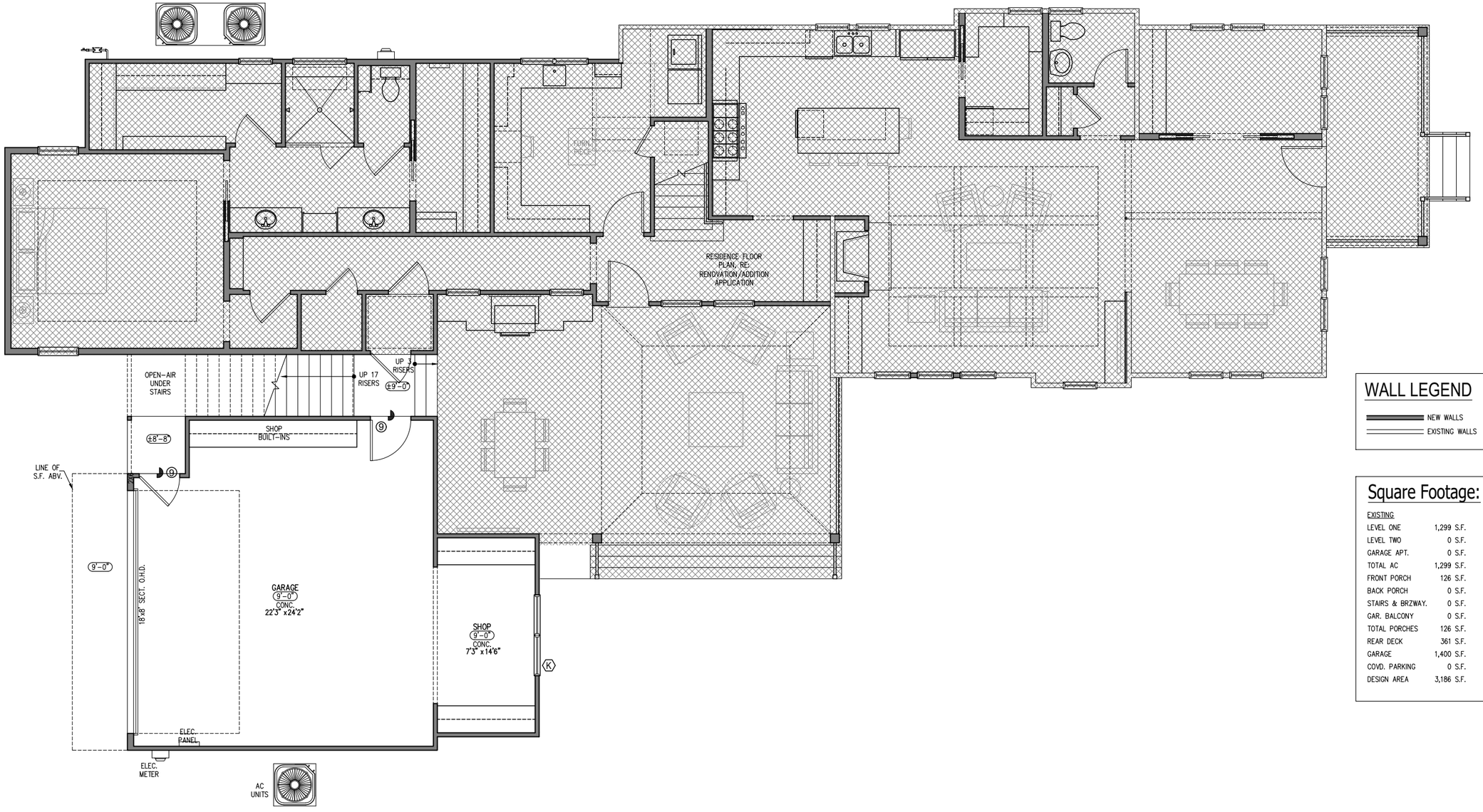
CALCULATIONS OF IMPERVIOUS COVERAGE – COH	
HOUSE & GARAGE	2,870 SQ. FT.
PORCHES, BREEZEWAY, & COVD. PARKING	864 SQ. FT.
STEPS, DRIVEWAY & SIDEWALK(S)	640 SQ. FT.
TOTAL IMPERVIOUS COVERED	4,374 SQ. FT.
LOT AREA	8,799 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (70% MAXIMUM)	49.71%

N

10.21.26

1505 TULANE ST.

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



GARAGE/APARTMENT - 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

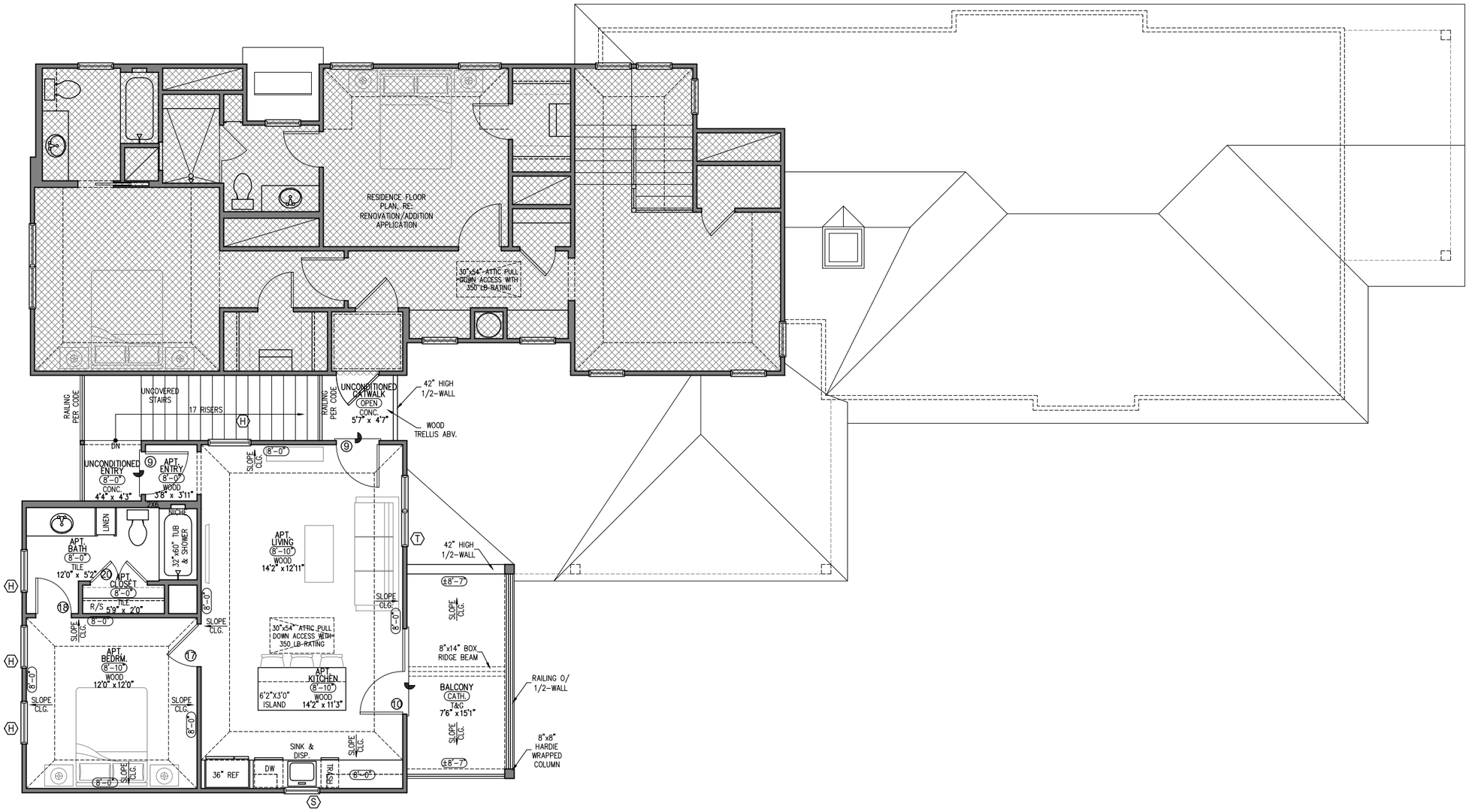
10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



GARAGE/APARTMENT - PROPOSED SECOND FLOOR PLAN

WALL LEGEND

NEW WALLS

EXISTING WALLS

N

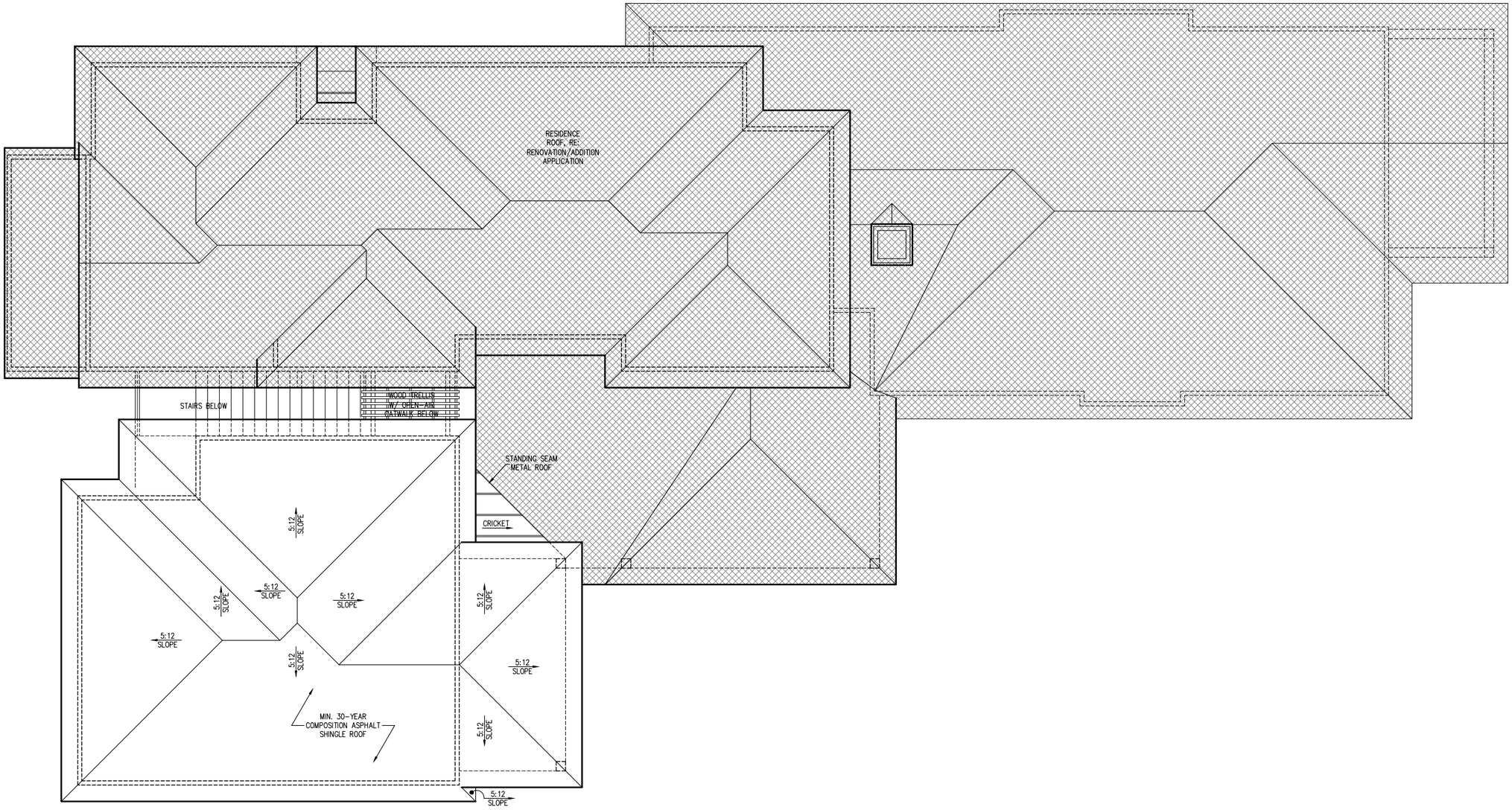
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GRIFFIN RESIDENCE

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ROOF LEGEND

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

GARAGE/APARTMENT - PROPOSED ROOF PLAN

N

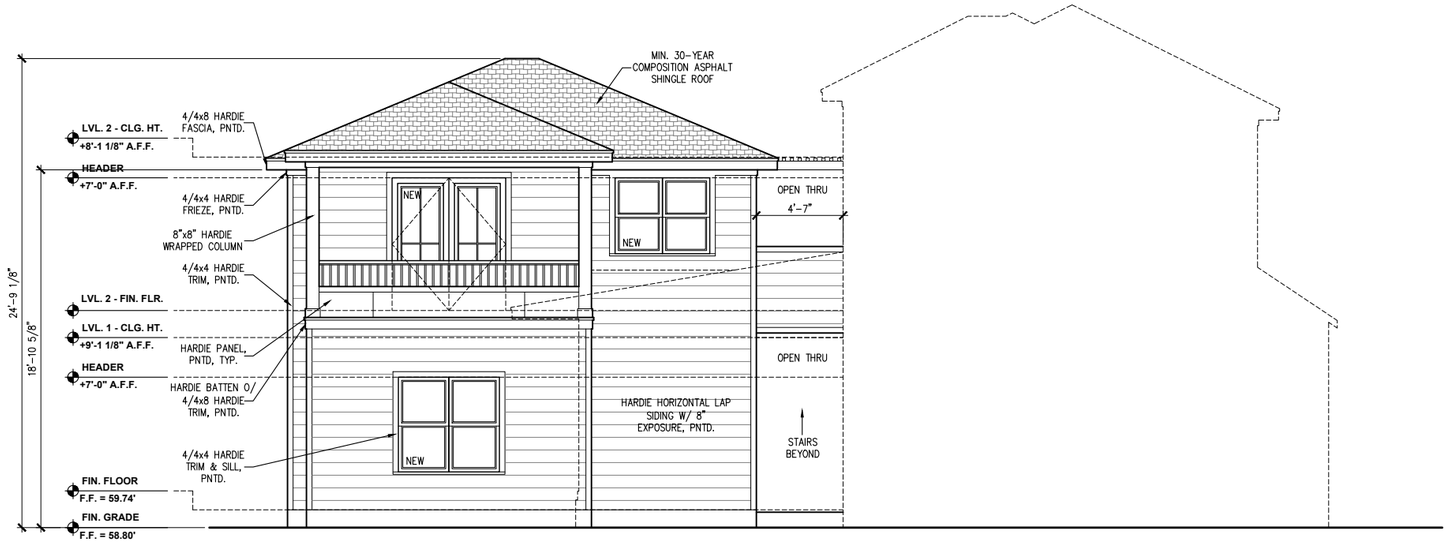
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1505 TULANE ST.

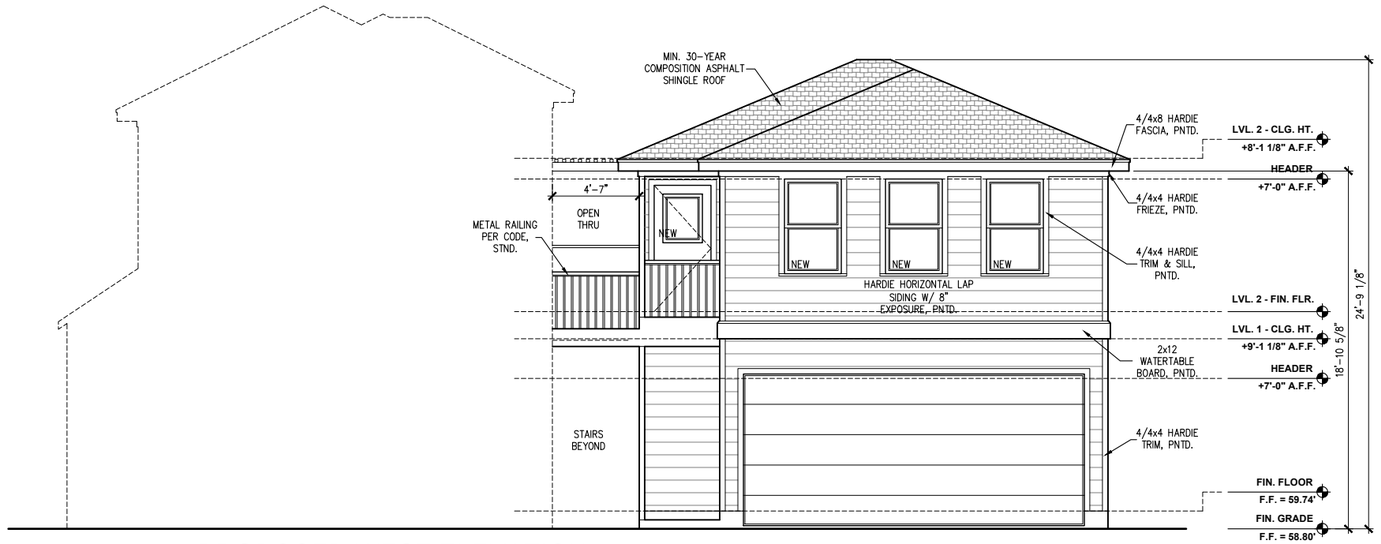
GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

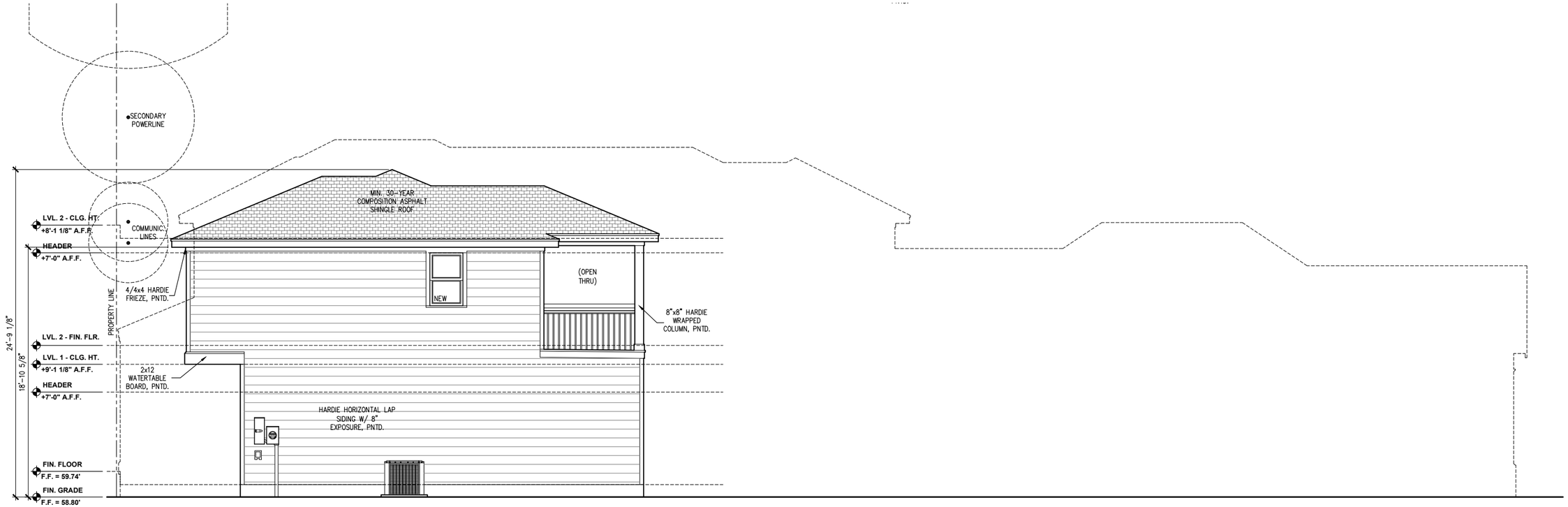
10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

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PROPOSED SOUTH ELEVATION

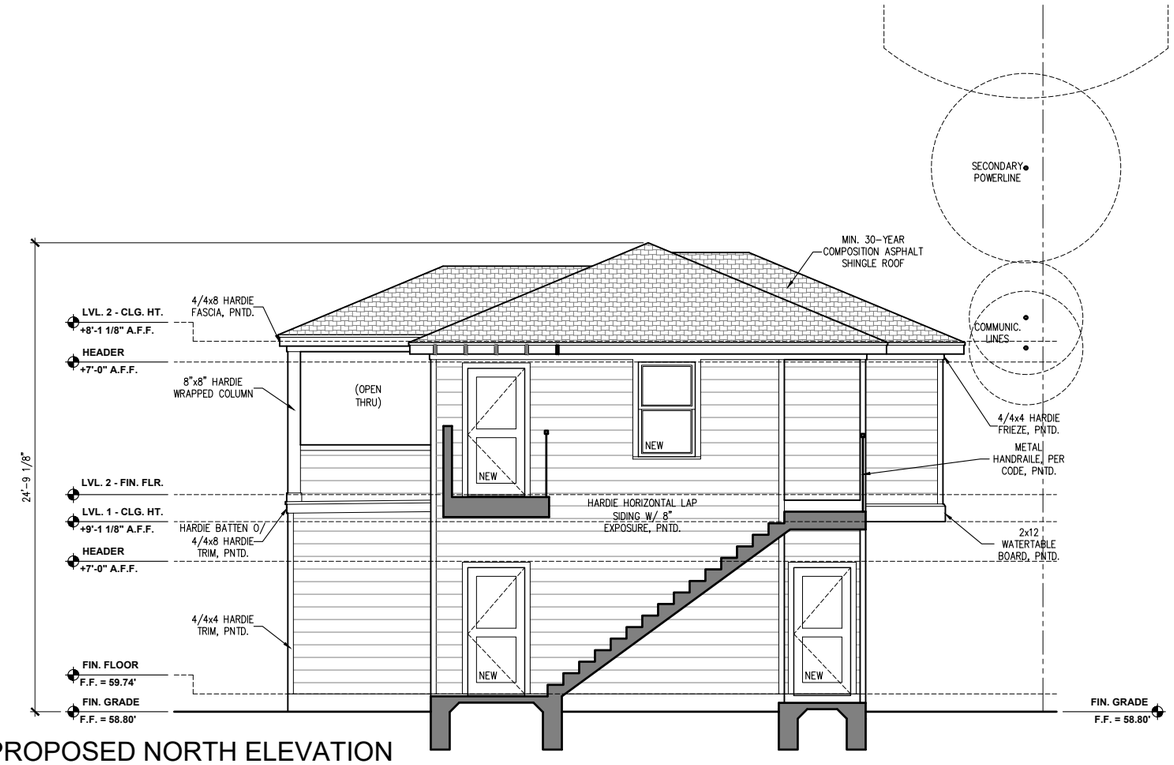
10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PROPOSED NORTH ELEVATION

10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

GARAGE

PROPOSED WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
⟨H⟩	4	3'-0"	5'-0"	SINGLE HUNG	2x4	APT. LIVING, APT. BEDROOM, APT. BATH
⟨K⟩	1	(2)2'-8"	5'-0"	SINGLE HUNG	2x4	SHOP
⟨S⟩	1	2'-6"	4'-0"	SINGLE HUNG	2x4	APT. KITCHEN
⟨T⟩	1	(2)2'-6"	4'-0"	SINGLE HUNG	2x4	APT. LIVING

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
⑨	4	3'-0"	6'-8"	EXTERIOR	2X4	GARAGE, APT. ENTRY, APT. LIVING
⑩	1	(2)3'-0"	6'-8"	EXTERIOR	2X4	APT. KITCHEN
⑰	1	3'-0"	6'-8"	INTERIOR	2X4	APT. BEDROOM
⑱	1	2'-6"	6'-8"	INTERIOR	2X4	APT. BATH
⑳	1	(2)2'-0"	6'-8"	INTERIOR	2X4	APT. CLOSET

DOOR & WINDOW SCHEDULE

10.21.26

1505 TULANE ST.

GRIFFIN RESIDENCE

REVIEWED BY: JOEL JAMES, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION