PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B7 November 5, 2026 829 Cortlandt Street
HPO File #: HP2026_0311 Houston Heights South

Applicant: Sam Gianukos, agent for Steve Couch, owner

Property: 829 Cortlandt Street, Lot 6 of Block 248 of the Houston Heights Subdivision. The property is a 6 square foot one-story wood single-family residence situated on a 6,600 square foot (50' by 132') interior lot.

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

Proposal: Alteration – Addition

The applicant proposes to construct a two-story rear addition to the rear of a one-story contributing home.

- Existing home consists of 1,245 square feet and the addition will bring the total square footage to 2,818.
- Non-original side porch and door will be removed and replaced with siding to match existing.
- Addition will feature a maximum 20' 4" eave height and a maximum ridge height of 27'.
- Existing home features horizontal lap wood 105 siding and the addition will feature smooth finish cementitious siding with a 5" reveal.
- Most existing wood sash 1-over-1 windows will be retained. A pair of windows at the rear of the south elevation will be reused in revised window openings.
- An existing approximately 11' by 5' rear addition will be removed
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: **Approval**

HAHC Action: -

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(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.

HEIGHTS DESIGN GUIDELINES

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

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HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

☒ ☐ ☐ Maximum Lot Coverage (Addition and New Construction)

Existing Lot Size: 6600
Max Lot Coverage Allowed: 2640
Proposed Lot Coverage / Coverage %: 1697 = 26%

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

Existing Lot Size: 44%
Max FAR Allowed: 2904
Proposed Lot Coverage / Coverage %: 2818 = 44%

☒ ☐ ☐ 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

Side Wall Length: 75'
Inset on left side: 1'
Inset on right side: 1'

☒ ☐ ☐ Side Setbacks (Addition and New Construction)

MEASUREMENT	APPLICATION
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
REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
6 FT.	Minimum cumulative side setback (for lots less than 35 feet wide)
10 FT.	Minimum cumulative side setback (1-story house)
15 FT.	Minimum cumulative side setback (2-story house)

Proposed side setback (left) side: 5'
Proposed side setback (right) side: 18' 7"
Cumulative side setback: 23' 7"

☒ ☐ ☐ Eave Height (Addition and New Construction)

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PRIMARY BUILDING (2-STORY)	
MEASUREMENT	**APPLICATION**
20 FT.	Maximum 2-story eave height (at 5 FT. minimum side setback)
22 FT.	Maximum 2-story eave height (at 7 FT. or greater side setback)

Proposed eave height: 20' 4"

☒ ☐ ☐ Front Setbacks (New Construction)

The setback is the distance from the property line to the front wall, porch, or exterior feature.

Proposed front setback: NA

☒ ☐ ☐ Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
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)

Max front wall width: NA
Max front wall depth: NA

☒ ☐ ☐ Front Porch Width and Depth (Addition and New Construction)

The width of a porch is measured between the corners of the porch foundation at the front of the porch.

MEASUREMENT	APPLICATION
6 FT.	Minimum depth of front porch
50%	Minimum percentage of front wall width covered by porch

Proposed front porch width: NA
Proposed front porch depth: NA

☒ ☐ ☐ Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: NA

☒ ☐ ☐ Building Wall (Plate) Height (Addition and New Construction)

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

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Proposed finished floor: 2' 6"
Proposed first floor plate height: 8' 4"
Proposed second floor plate height: 8'

☒ ☐ ☐ Rear Setbacks (Addition and New Construction)

MEASUREMENT	APPLICATION
3 FT.	Minimum setback from rear property line
0 FT.	Front-facing garage (with rear wall at alley)
20 FT. (24 FT. preferred)	Minimum clearance from alley-loading garage from either an opposing alley-loading garage door, rear wall of a front-facing garage, or fence

Proposed rear setback: 37'

☒ ☐ ☐ Detached Garage Ridge Height (New Construction)

DETACHED GARAGE (1-STORY)	
MEASUREMENT	APPLICATION
16 FT.	Maximum 1-story garage ridge height

DETACHED GARAGE (2-STORY)	
MEASUREMENT	APPLICATION
20 FT.	Maximum 2-story garage ridge height (for garage apartment)

Proposed ridge height: NA

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DISTRICT MAP

N

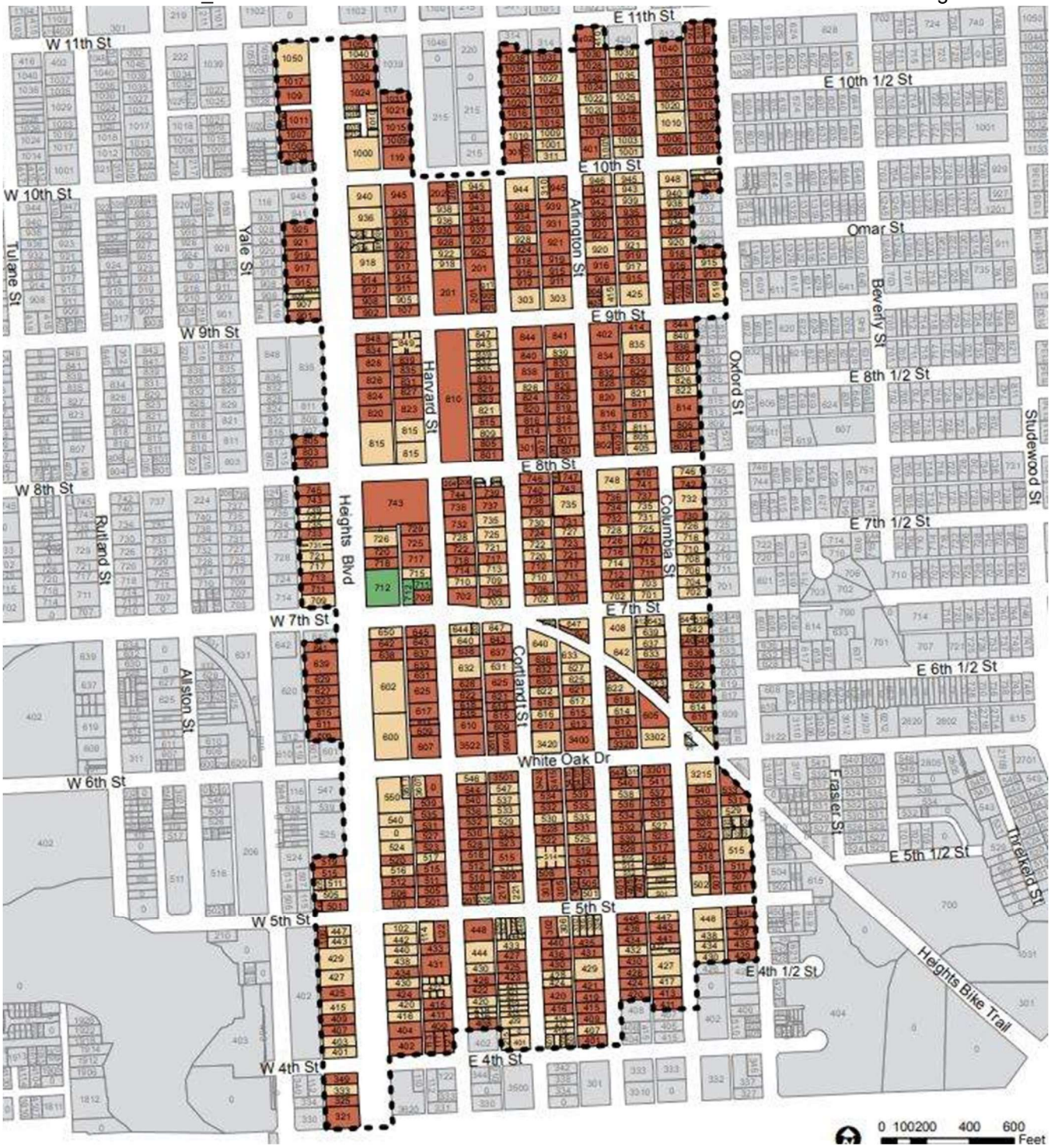
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INVENTORY PHOTO

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CURRENT PHOTO



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Houston Heights South

CONTEXT AREA



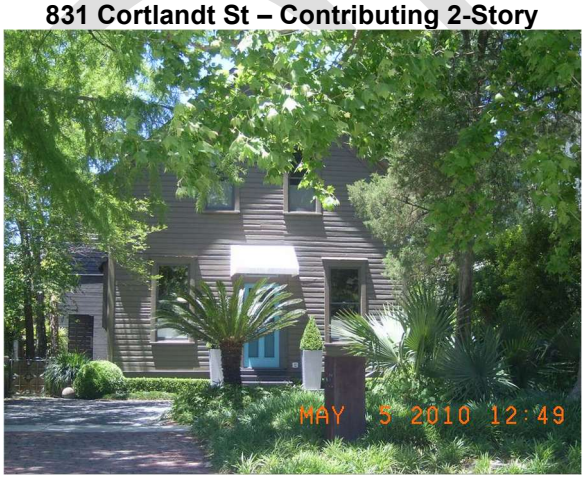
824 Cortlandt St – Contributing 1-Story



828 Cortlandt St – Contributing 1.5-Story



831 Cortlandt St – Contributing 2-Story



823 Cortlandt St – Contributing 1-story



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3D RENDERINGS





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WINDOW & DOOR SCHEDULES

WINDOW SCHEDULE (EXISTING HISTORICAL)1

TAG	ORIGINAL	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	PHASE DEMOLISHED
			WIDTH	HEIGHT				
EX LEVEL 01 - FLOOR								
A	NO	2	24"	12"	SL	6' - 0"	ALUM	PROPOSED
B	YES	1	28"	33"	SH	6' - 9"	WOOD	None
C	YES	16	30"	57"	SH	6' - 8"	WOOD	None
D	YES	2	30"	57"	SH	6' - 8"	WOOD	PROPOSED

WINDOW SCHEDULE (PROPOSED HISTORICAL)1

TAG	PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	COMMENTS
			WIDTH	HEIGHT				
PR LEVEL 01 - FLOOR								
E	PROPOSED	2	32"	72"	SH	8' - 0"	WOOD	
EX LEVEL 01 - FLOOR								
B	EXISTING	1	28"	33"	SH	6' - 9"	WOOD	
C	EXISTING	16	30"	57"	SH	6' - 8"	WOOD	
F	PROPOSED	2	32"	68"	SH	6' - 8"	WOOD	
LEVEL 02 - FLOOR								
G	PROPOSED	2	30"	42"	SH	7' - 2"	WOOD	TEMP
F	PROPOSED	8	32"	68"	SH	7' - 2"	WOOD	
H	PROPOSED	1	42"	54"	SH	7' - 2"	WOOD	TEMP

DOOR SCHEDULE (PROPOSED HISTORICAL)1

TAG	PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	COMMENTS
			WIDTH	HEIGHT		
PR LEVEL 01 - FLOOR						
07	PROPOSED	1	3' - 0"	8' - 0"		
08	PROPOSED	1	3' - 0"	8' - 0"	SP	TEMP
09	PROPOSED	1	12' - 0"	8' - 0"	SGD	TEMP
EX LEVEL 01 - FLOOR						
03	EXISTING	1	2' - 8"	6' - 8"		
10	PROPOSED	2	2' - 4"	6' - 8"	SP	
11	PROPOSED	1	3' - 0"	6' - 8"	DD	
12	PROPOSED	1	2' - 6"	8' - 0"	SP	

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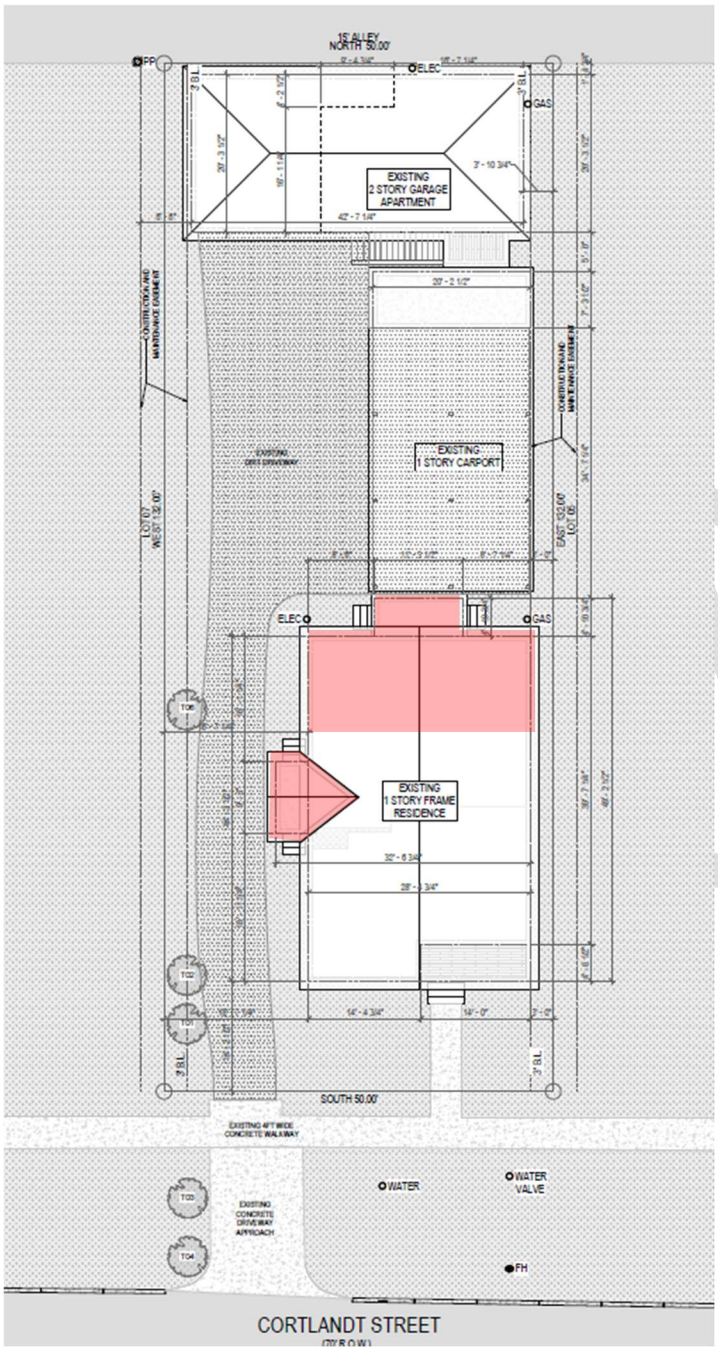
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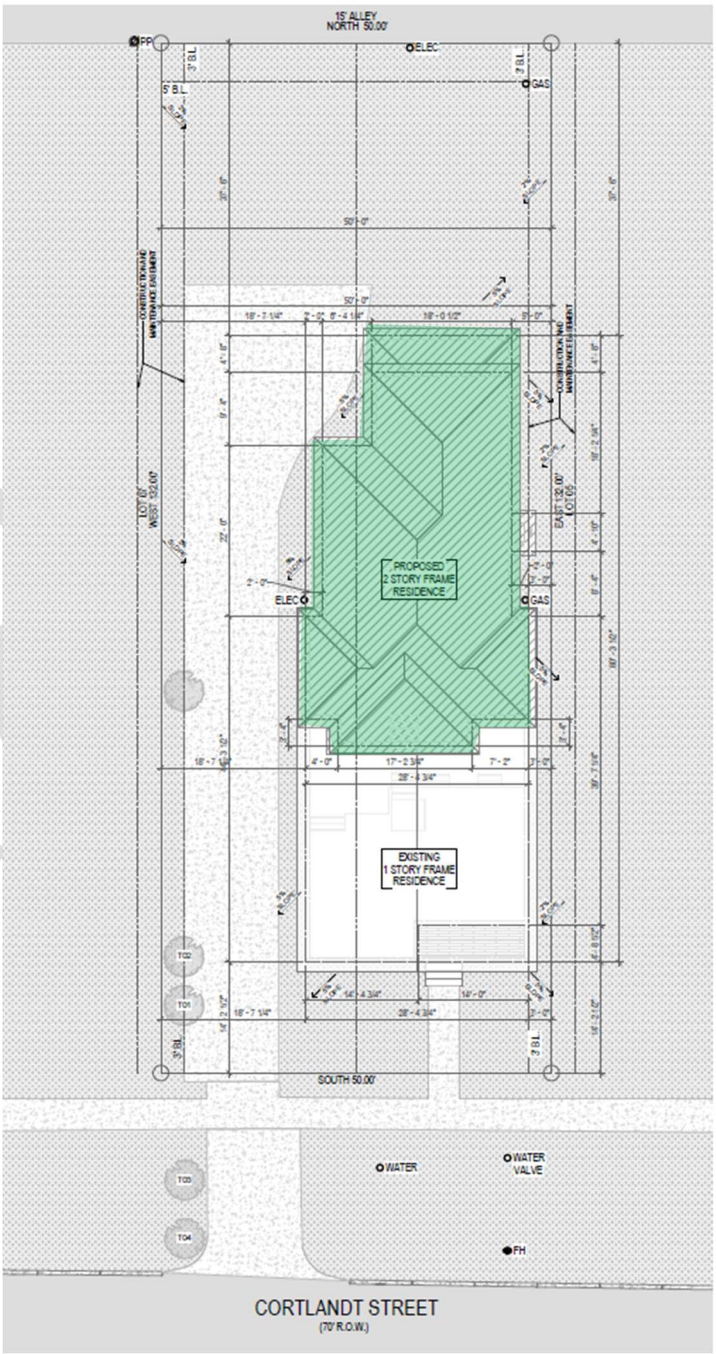
829 Cortlandt Street
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SITE PLAN

EXISTING



PROPOSED



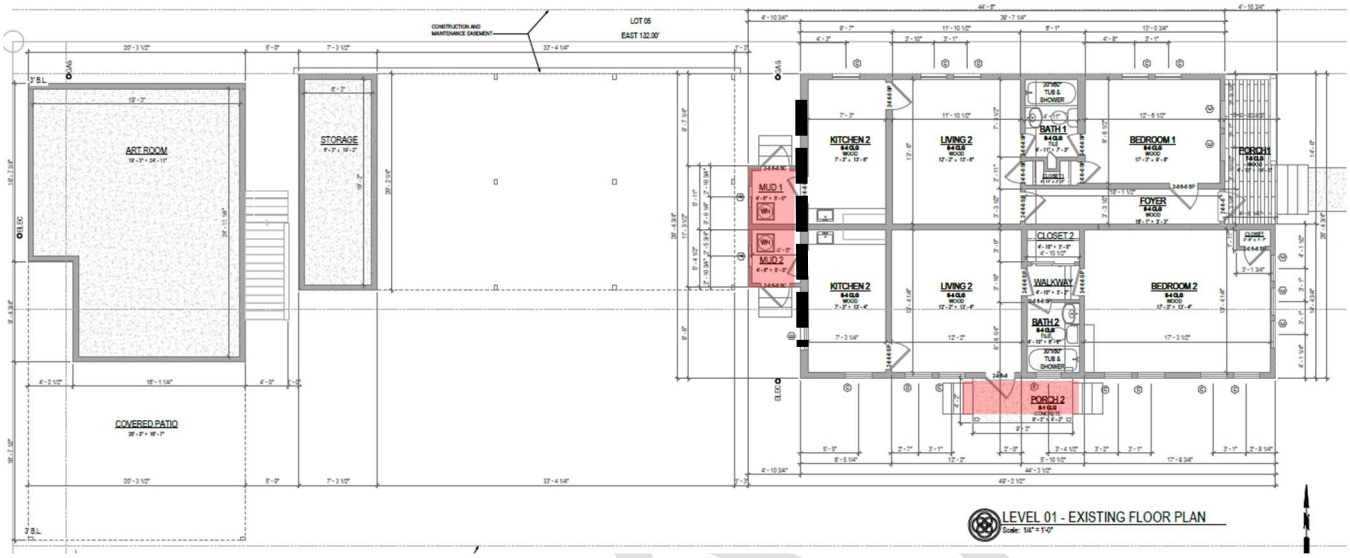
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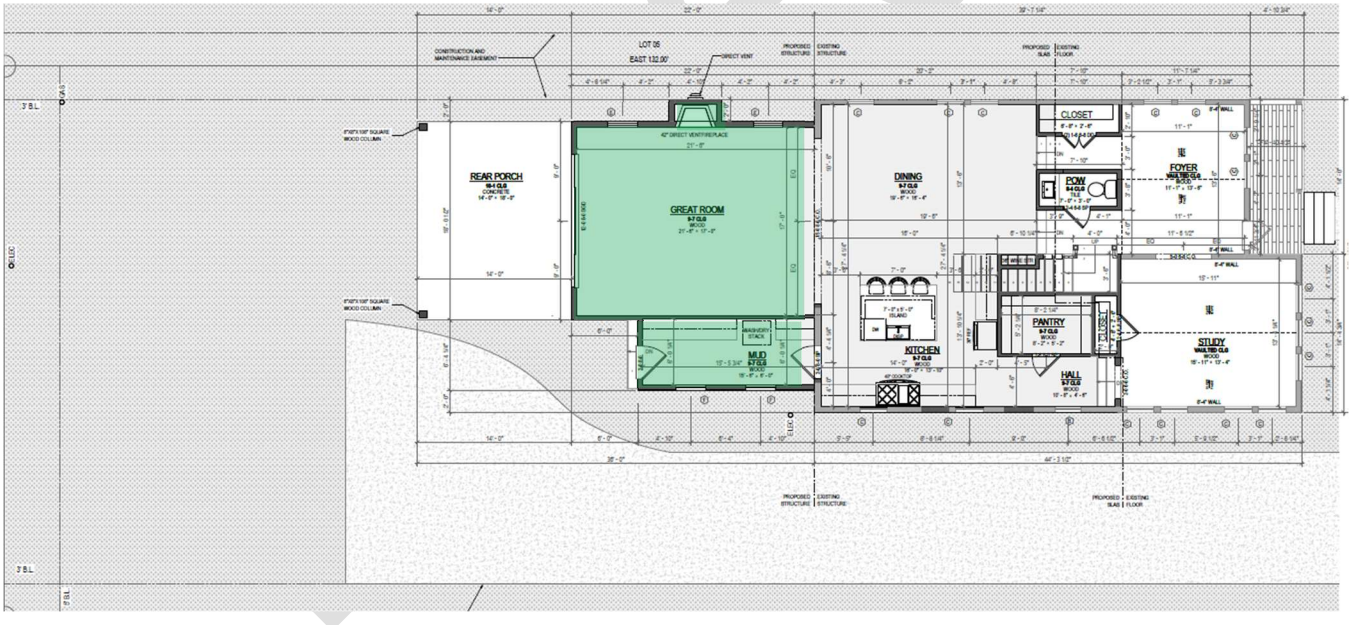
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FLOOR PLAN

EXISTING



PROPOSED



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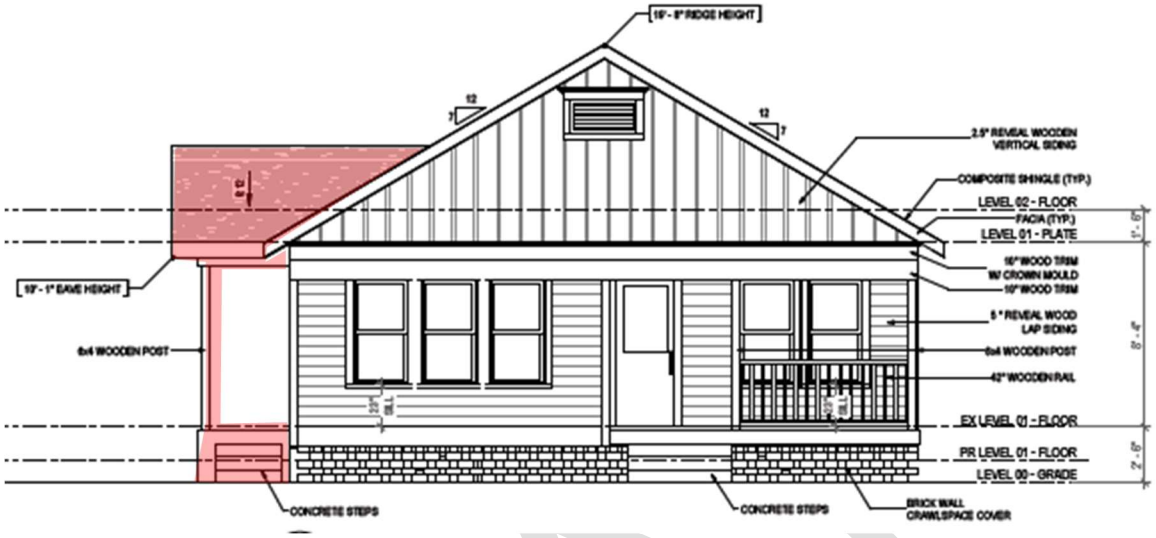
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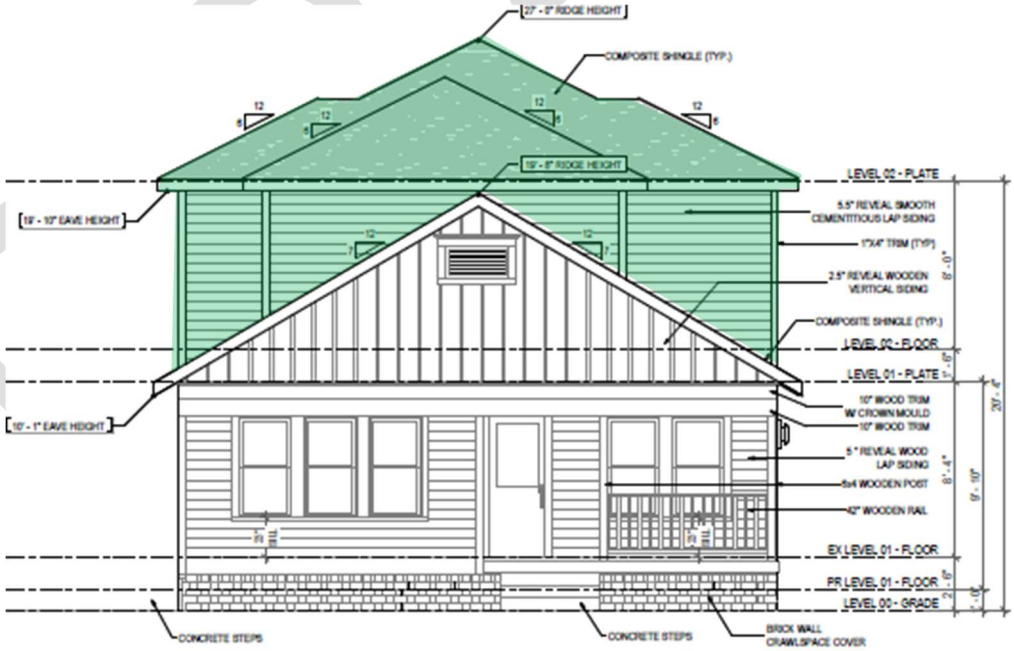
829 Cortlandt Street
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FRONT (EAST) ELEVATIONS

EXISTING



PROPOSED



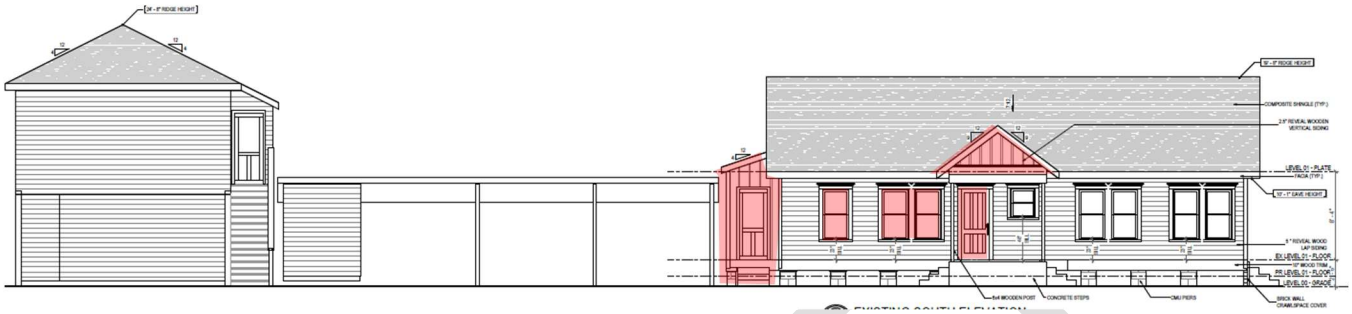
LEFT (SOUTH) ELEVATION

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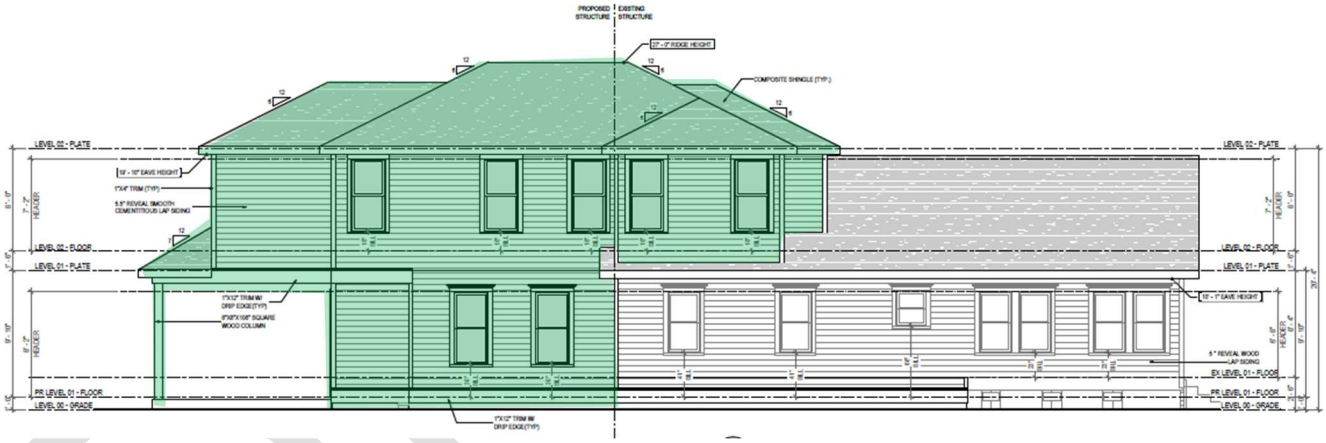
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RIGHT (NORTH) ELEVATIONS

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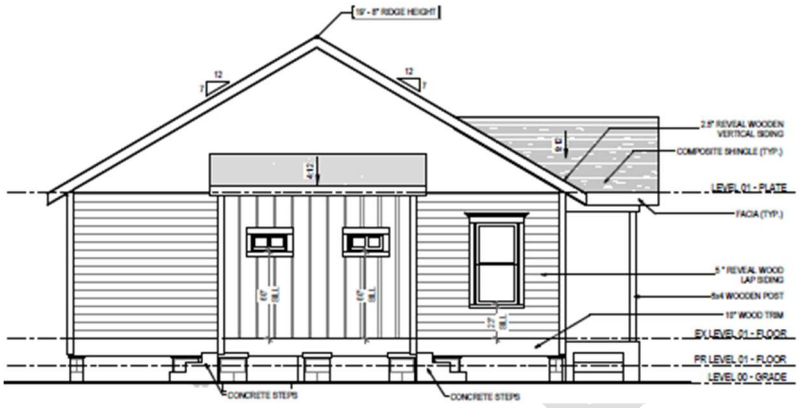
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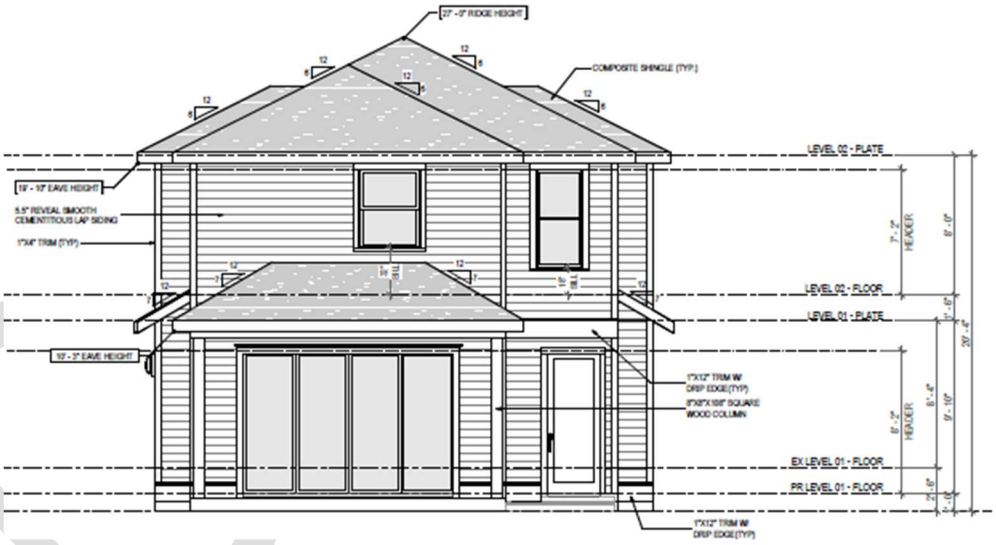
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REAR (NORTH) ELEVATION

EXISTING



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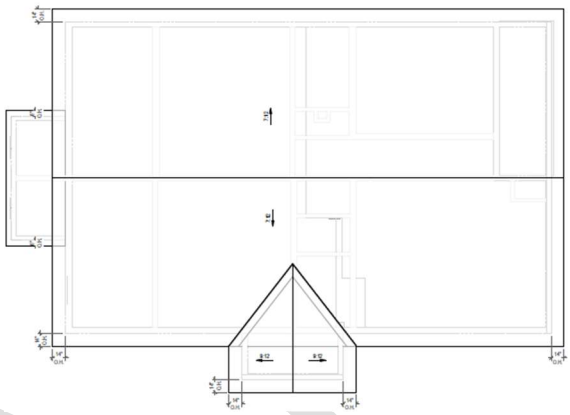
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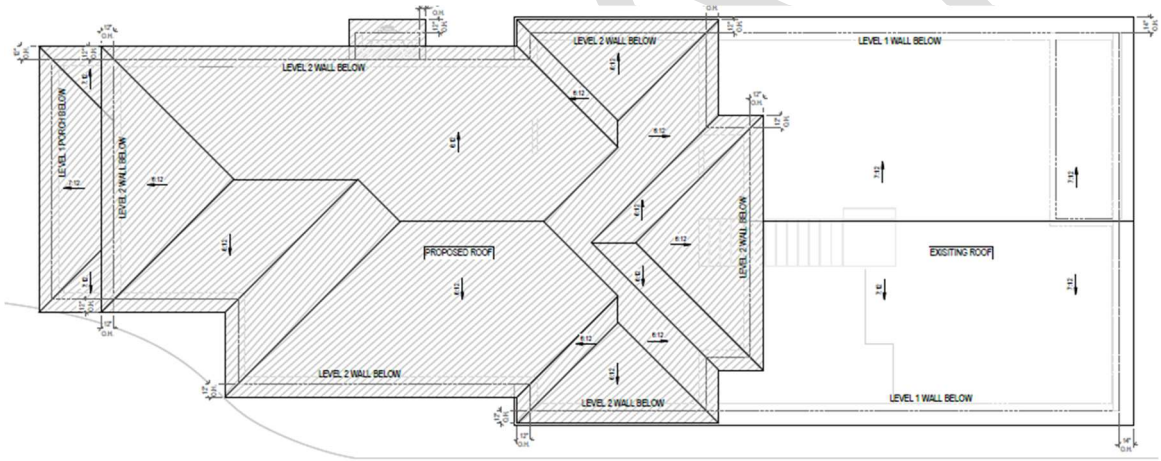
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ROOF PLAN

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Non-Original Side Porch



Existing Rear Addition



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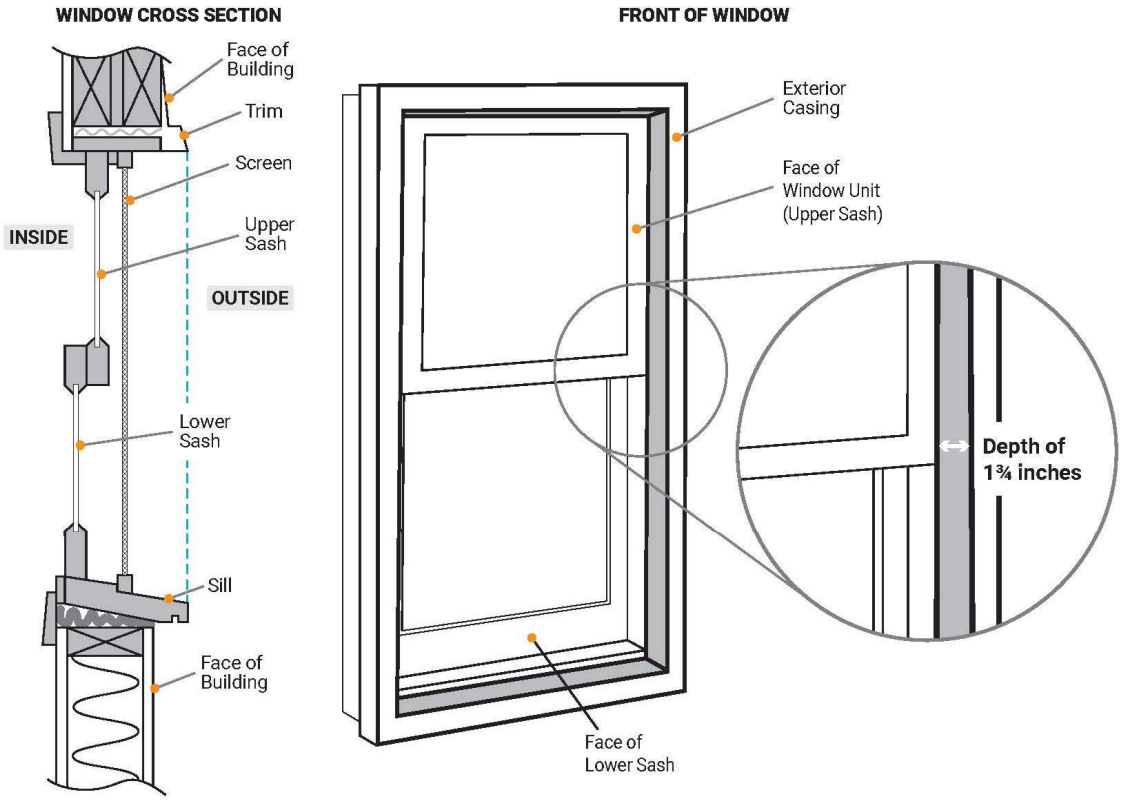
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ATTACHMENT A

Historic Window Standard: New Construction & Replacement



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

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