



**ITEM B4**  
HPO File #: HP2026-0128

May 21, 2026

1810 Cortlandt Street  
Houston Heights East

**Applicant:** Fabian Duran, agent for Timothy De Belloy, owner

**Property:** 1810 Cortlandt Street, Lot 16, Track 15, Block 106, Houston Heights Neighborhood Subdivision. The property includes a 1,782 SF, one-story wood single-family residence and a one-story detached garage situated on a 11,220 SF (85' x 132') interior lot.

**Significance:** Contributing National Folk Pyramidal Craftsman style residence, constructed circa 1915, located in the Houston Heights East Historic District.

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

- The applicant is proposing a 1,482 sq. ft. first-floor addition at the rear of the existing contributing house, along with a 1,138 sq. ft. second-floor addition constructed above the new first-floor footprint.
- The addition will have a ridge height of 29'-8 3/4" with a 5:12 roof pitch, designed to meet all Houston Heights measurable standards.
- The design retains all four original corners of the historic structure and includes a side covered patio at the rear right side of the property, paired with a one-story conditioned living space.
- A 462 sq. ft. two-story detached garage with a garage apartment is proposed on the right side of the lot.
- The new addition will be clad in 6-inch reveal smooth cementitious siding for compatibility with the existing structure.
- All new windows will be wood, inset and recessed to meet district requirements and maintain appropriate historic depth.

**Public Comment:** No comment received

**Civic Association:** No 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.



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HEIGHTS DESIGN GUIDELINES

[X] [ ] [ ] In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

[X] [ ] [ ] Maximum Lot Coverage (Addition and New Construction)

Table with 2 columns: LOT SIZE, MAXIMUM LOT COVERAGE. Rows include lot size ranges from <4000 to 8000+ with corresponding coverage percentages.

Existing Lot Size: 11,200

Max. Allowed: 4,262

Proposed Lot Coverage: 4,256

Remaining Amount: 8

[X] [ ] [ ] Maximum Floor Area Ratio (Addition and New Construction)

Table with 2 columns: LOT SIZE, MAXIMUM FAR. Rows include lot size ranges from <4000 to 8000+ with corresponding FAR values.

Existing Lot Size: 11,200

Max. FAR Allowed: 4,488



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Proposed FAR: 4,256

Remaining Amount: 232

**Side Wall Length and Insets (Addition and New Construction)**

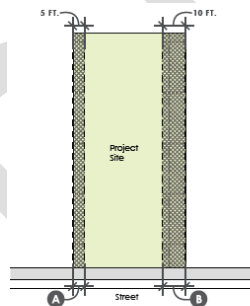
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Max Side Wall Length: 48'-3 1/2" (one story)

Inset Length: 10'-9 1/2"

Inset depth: 2'-1 1/4"

**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
B	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
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 5'-11"

Proposed side setback (2): 21'-9"

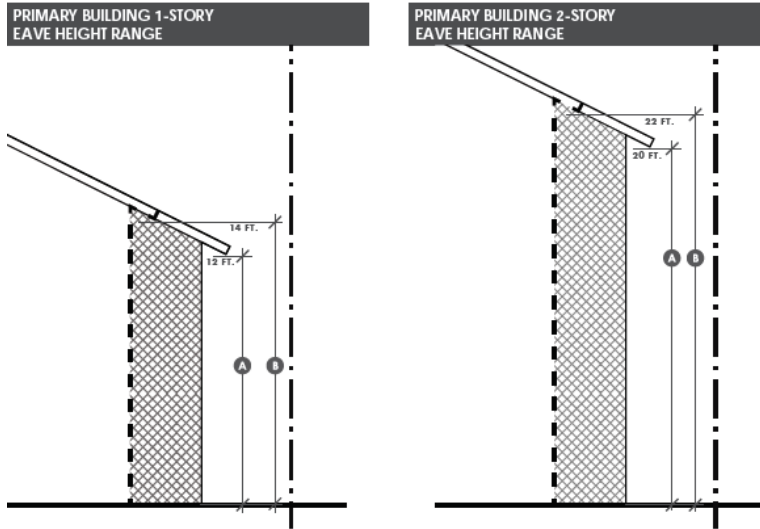


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Eave Height (Addition and New Construction)



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: 23'

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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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: 36"

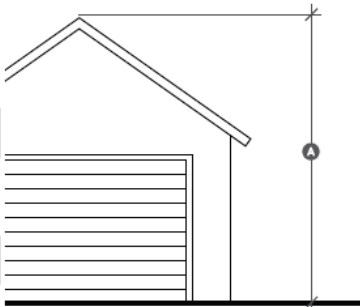
Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

- 

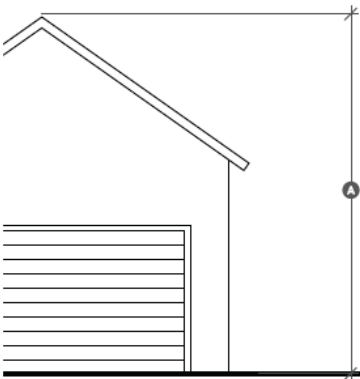
Detached Garage Ridge Height (New Construction)

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 ridge height: 25'-7 1/4"



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

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## PROPERTY LOCATION

### HOUSTON HEIGHTS HISTORIC DISTRICT EAST



**Building Classification**

- Contributing
- Non-Contributing
- Park



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## Inventory Photo



## BLA PHOTO

OCT • 67





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## **EXISTING PHOTOS PROVIDED BY APPLICANT**





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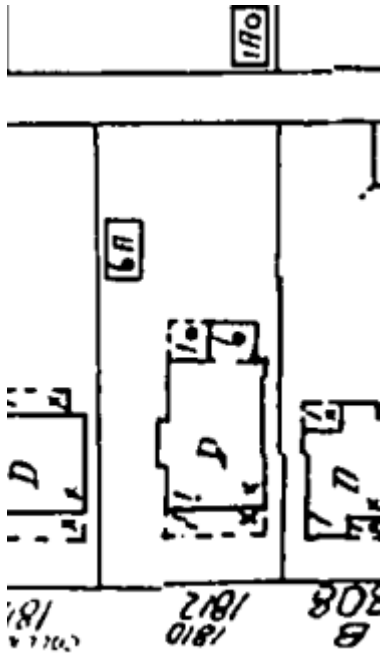
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## SANBORN MAP 1924-1952 & BLA 1967



1400  
DWAR

1400  
DWAR

360  
GAR 1P  
20

DWG 176  
1443  
112  
1731

15 22  
39  
37  
16 7 OP 147 7

EXISTING APPRAISALS, if any -  
100% Value - without depreciation- \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Dep.-Fb. 50% Fu. % Ec. \$ \$ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
NEW APPRAISALS

1731	OP	290	\$	6750	\$
OP	147	120		180	
GAR	360	170		610	
				7540	
DBPR	50%			3770	
				3770	

Appraiser's name & date  
GODFREY  
9/22/67

TOTAL VALUE \$ 3770

FOR 19 68 40% \$ 1510 = city  
53% 2000 = school

20/04 150 - 2000



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CONTEXT AREA



Figure 1- NEXT DOOR NEIGHBOR\_GOOGLE STREET VIEW



Figure 2- ACROSS THE STREET NEIGHBOR\_GOOGLE STREET VIEW



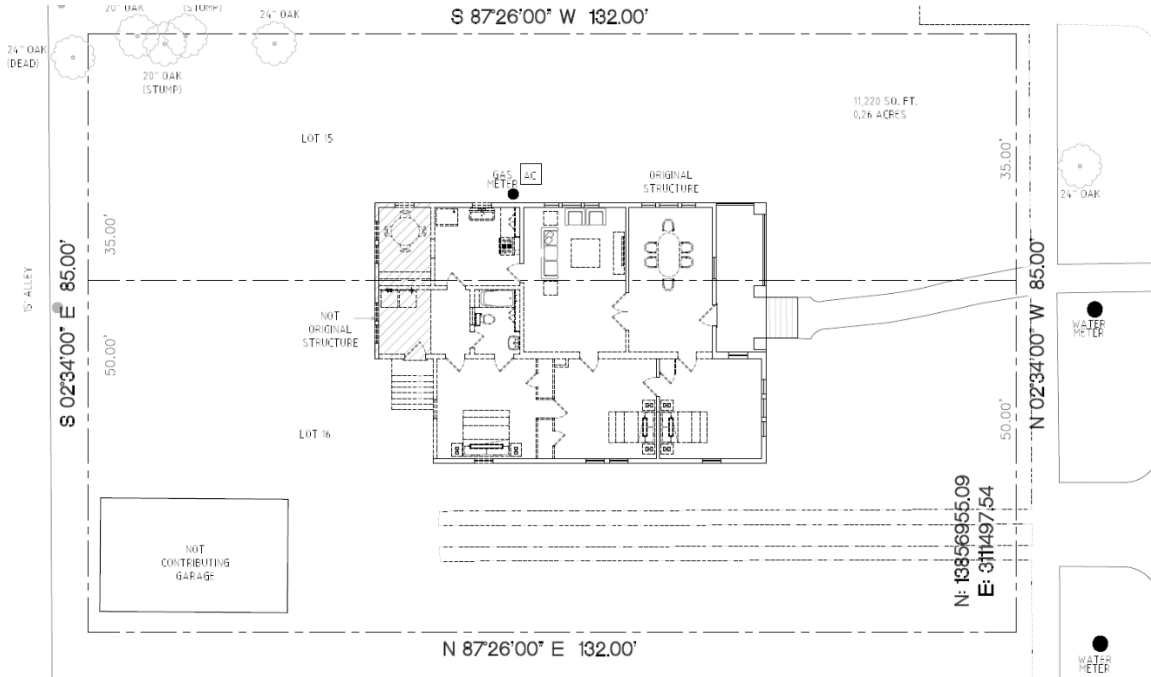
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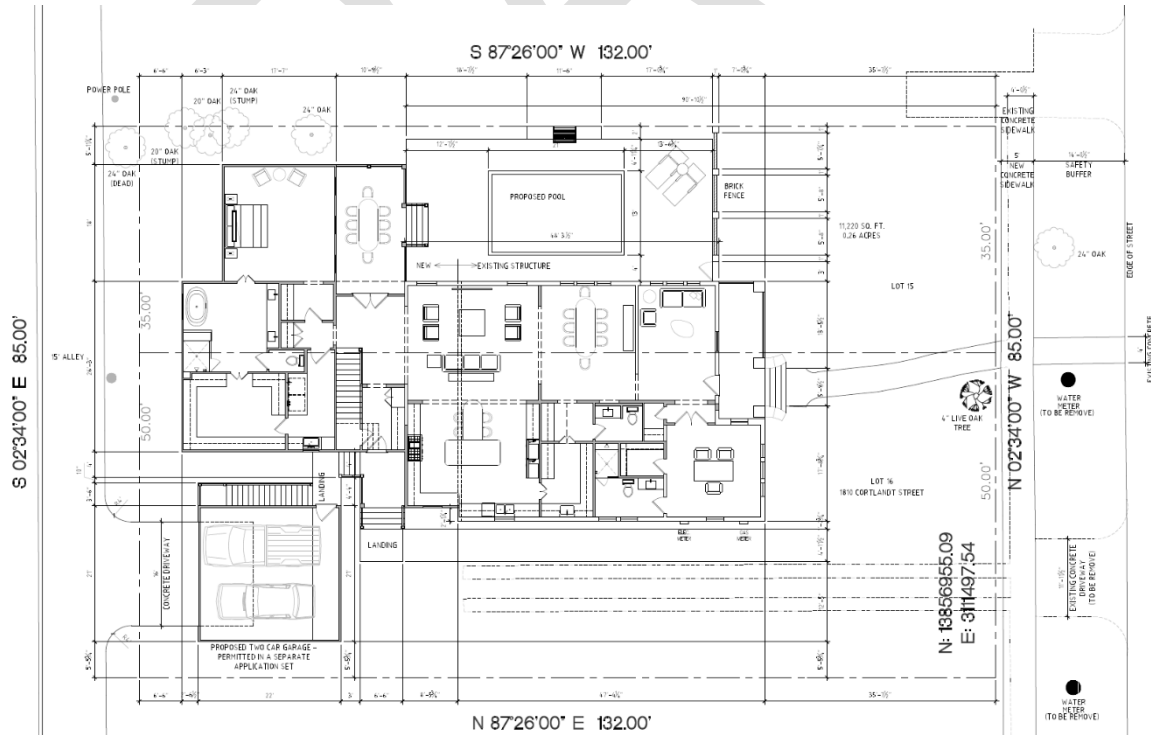
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SITE PLAN (Addition + Garage)  
EXISTING



PROPOSED





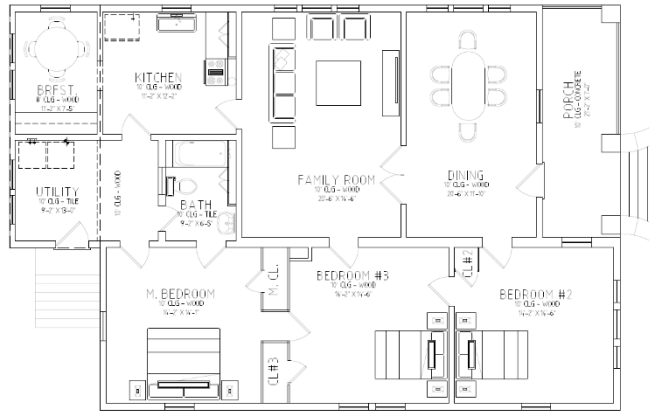
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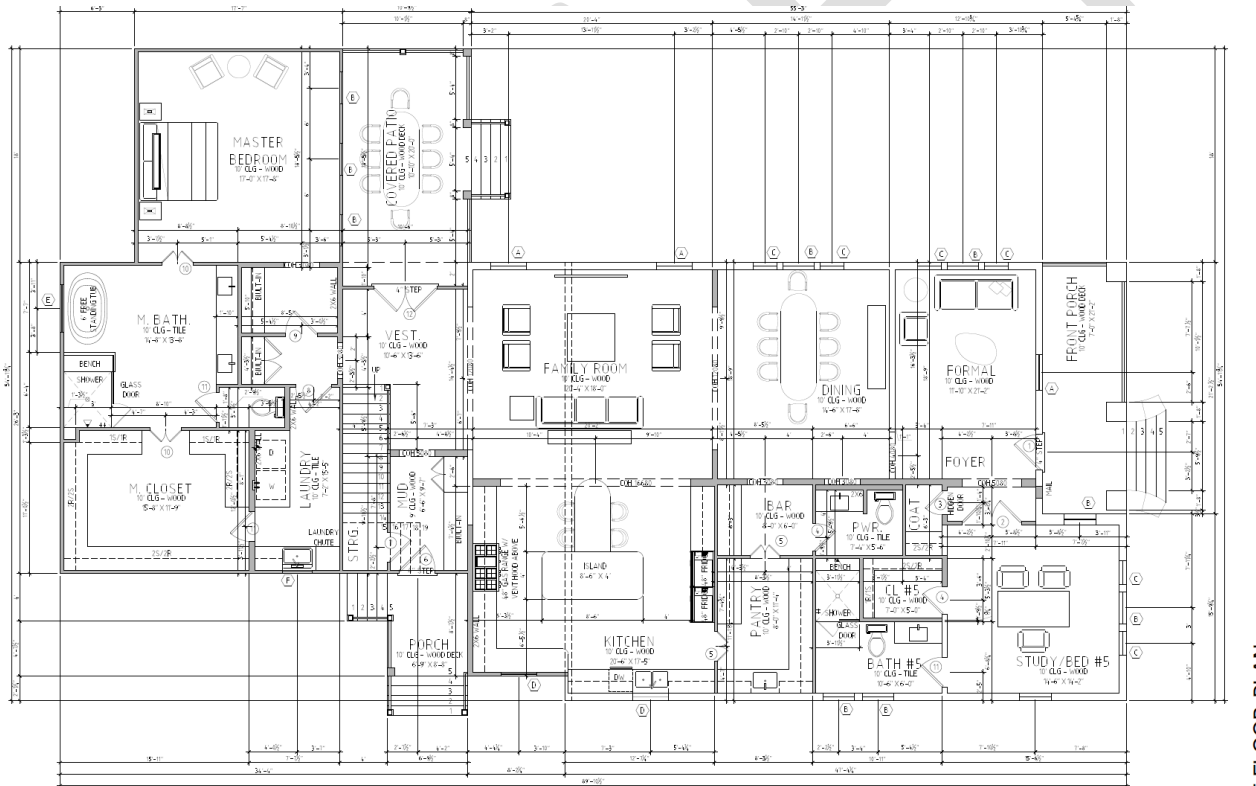
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FIRST FLOOR PLAN

EXISTING



PROPOSED





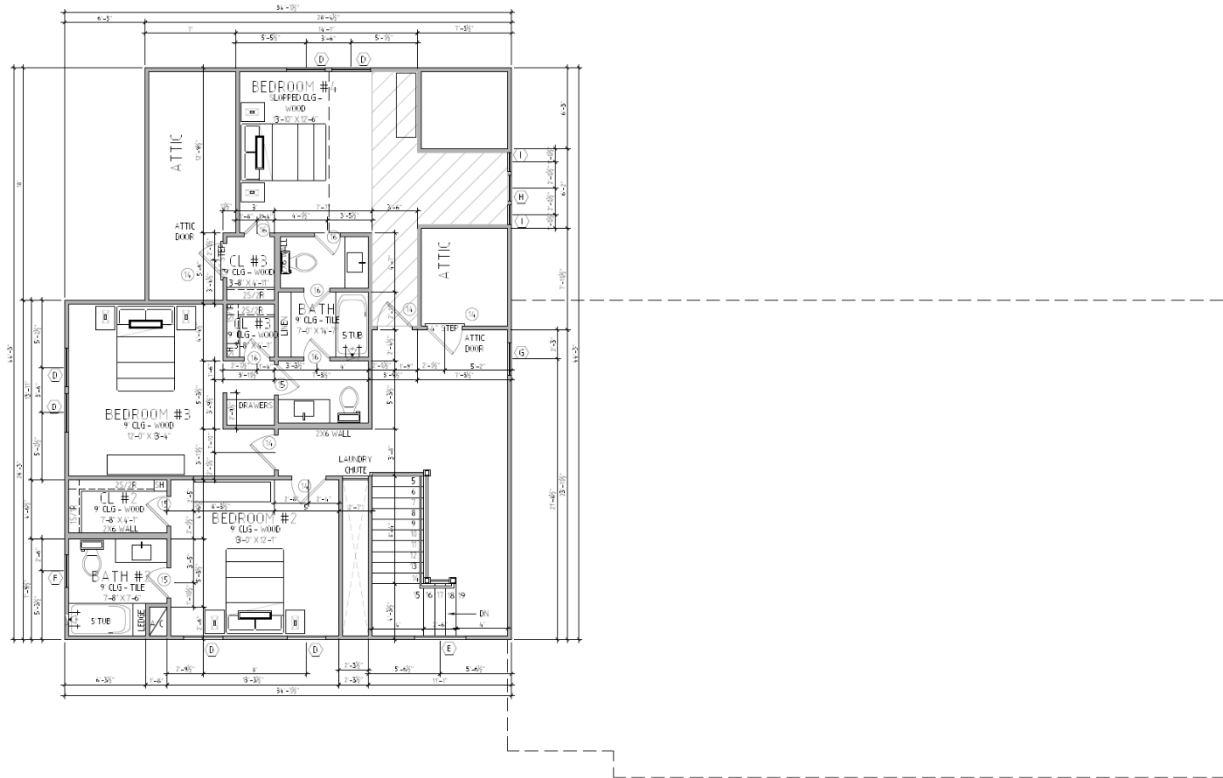
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SECOND FLOOR PLAN



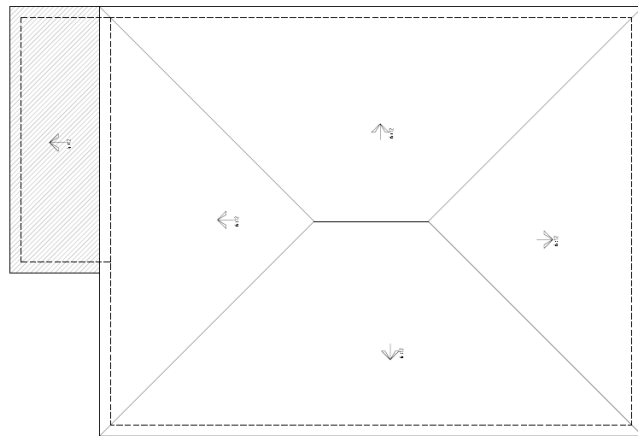


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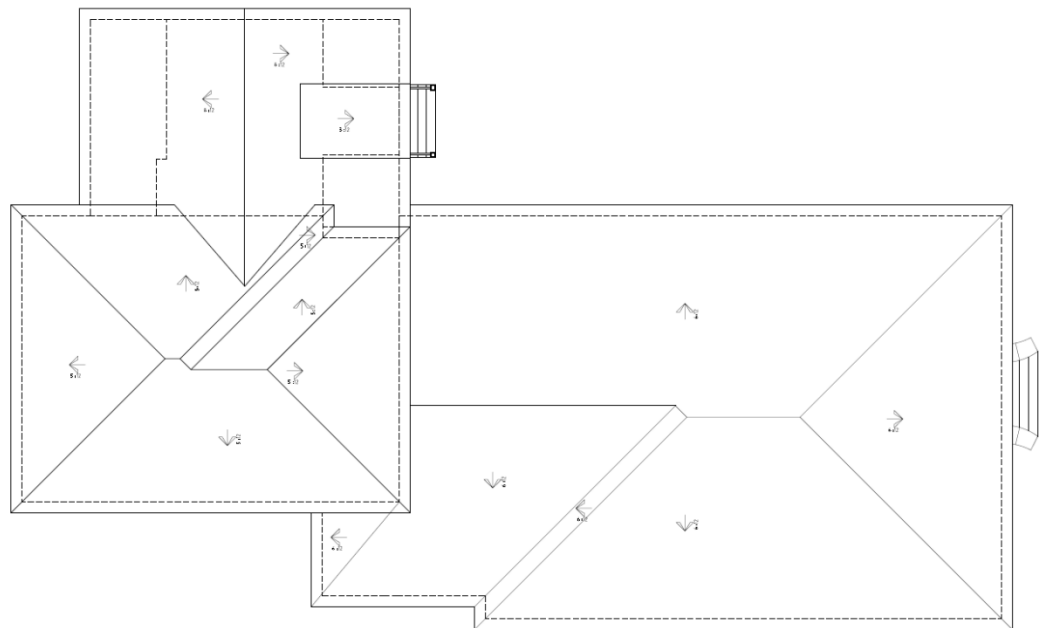
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## ROOF PLAN EXISTING



## PROPOSED





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FRONT WEST ELEVATION



PROPOSED WEST SIDE ELEVATION

Scale: 1/4" = 1'-0"



EXISTING WEST SIDE ELEVATION



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REAR EAST ELEVATION



PROPOSED EAST SIDE ELEVATION  
Scale: 1/4" = 1'-0"



EXISTING EAST SIDE ELEVATION

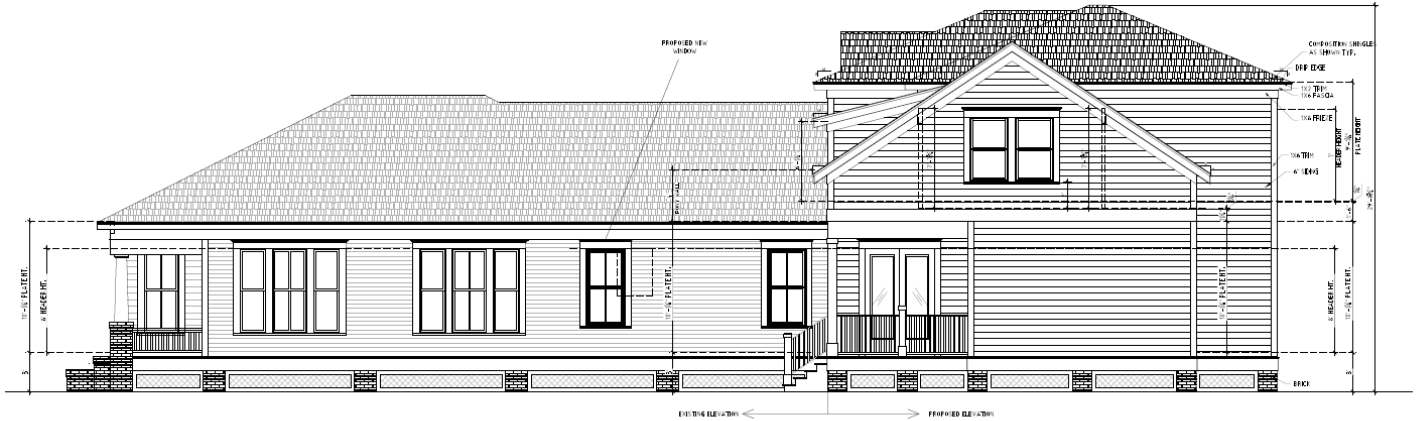


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SOUTH SIDE ELEVATION



PROPOSED SOUTH SIDE ELEVATION  
Scale: 1/4" = 1'-0"



EXISTING SOUTH SIDE ELEVATION





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NORTH SIDE ELEVATION



PROPOSED NORTH SIDE ELEVATION  
Scale: 1/4" = 1'-0"



EXISTING NORTH SIDE ELEVATION





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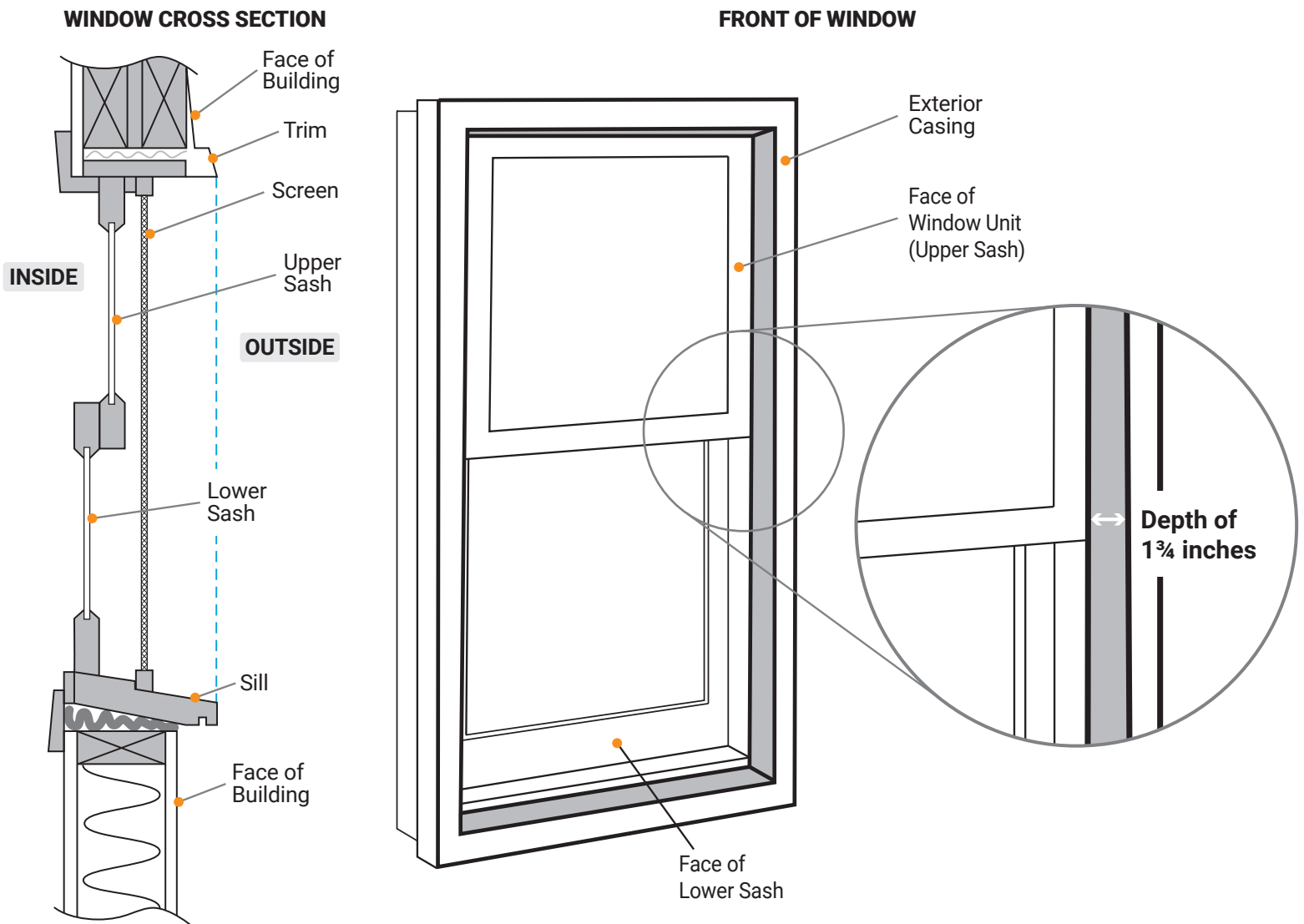
## WINODW & DOOR SCHEDULE

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	
①	1	3'-0"	6'-8"	EXTERIOR FRONT DOOR
②	1	2'-2'-6"	8'-0"	DOUBLE INTERIOR DOOR
③	1	2'-0"	8'-0"	INTERIOR HIDDEN DOOR
④	2	2'-4"	8'-0"	INTERIOR DOOR
⑤	2	2'-1'-3"	8'-0"	DOUBLE INTERIOR DOOR
⑥	1	3'-0"	8'-0"	EXTERIOR DOOR
⑦	1	2'-6"	CUT	INTERIOR DOOR
⑧	1	3'-0"	8'-0"	INTERIOR DOOR
⑨	1	2'-8"	8'-0"	INTERIOR DOOR
⑩	2	2'-1'-4"	8'-0"	DOUBLE INTERIOR DOOR
⑪	3	2'-6"	8'-0"	INTERIOR DOOR
⑫	1	2'-2'-8"	8'-0"	DOUBLE EXTERIOR DOOR
⑬	-	-	-	NOT USED
⑭	5	2'-8"	6'-8"	INTERIOR DOOR
⑮	3	2'-4"	6'-8"	INTERIOR DOOR
⑯	5	2'-0"	6'-8"	INTERIOR DOOR

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
⟨A⟩	3	3'-0"	6'-0"	SINGLE HUNG WINDOW
⟨B⟩	9	2'-8"	6'-0"	SINGLE HUNG WINDOW
⟨C⟩	6	2'-0"	6'-0"	SINGLE HUNG WINDOW
⟨D⟩	8	3'-0"	5'-0"	SINGLE HUNG WINDOW
⟨E⟩	2	4'-0"	4'-0"	TRANSOM FIXED TEMPERED WINDOW
⟨F⟩	2	2'-6"	4'-0"	SINGLE HUNG WINDOW
⟨G⟩	1	2'-6"	5'-0"	SINGLE HUNG WINDOW
⟨H⟩	1	2'-0"	3'-0"	TRANSOM FIXED WINDOW
⟨I⟩	2	1'-6"	3'-0"	TRANSOM FIXED WINDOW



# Historic Window Standard: New Construction & Replacement



## Minimum 1 3/4 inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1 3/4 inch minimum inset for Fixed Window

**For more information contact:** Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov