



ITEM B4
HPO File #: HP2026-0129

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: **New Construction- Garage**, the applicant is proposing the following:

- The applicant is proposing demolition of the existing non-contributing one-car garage that faces the street.
- A new two-car garage will be constructed in its place, reoriented to face the alley.
- A 462 sq. ft. two-story detached garage with an unfinished garage apartment on the upper level is proposed on the right side of the lot.
- 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: -



CERTIFICATE OF APPROPRIATENESS

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APPROVAL CRITERIA
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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;
(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.

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)

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: 11,200

Max. Allowed: 4,262

Proposed Lot Coverage: 4,256

Remaining Amount: 8

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: 11,200

Max. FAR Allowed: 4,488

Proposed FAR: 4,256

Remaining Amount: 232



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Side Wall Length and Insets (Addition and New Construction)

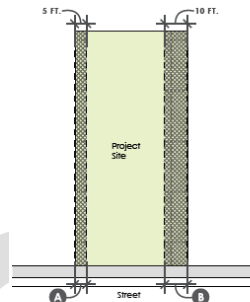
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

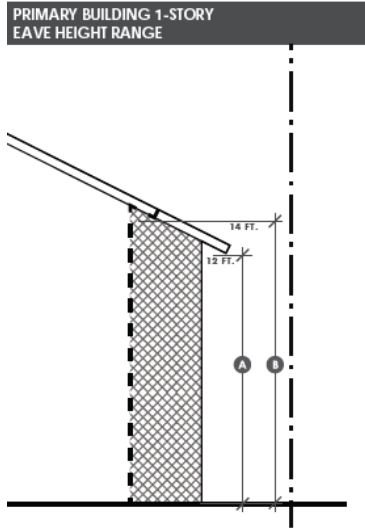
Eave Height (Addition and New Construction)



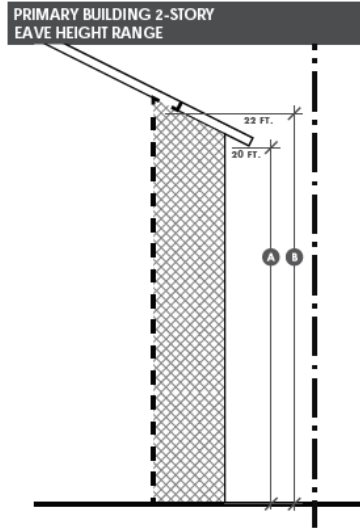
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KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



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"

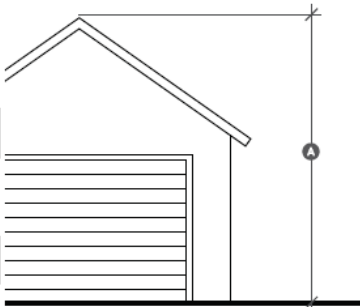
Proposed first floor plate height: 10'

Proposed second floor plate height: 9'

-

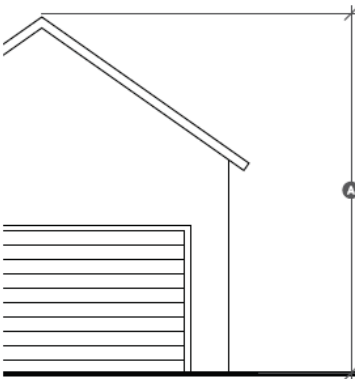
Detached Garage Ridge Height (New Construction)

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"



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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

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EXISTING PHOTOS
PROVIDED BY APPLICANT





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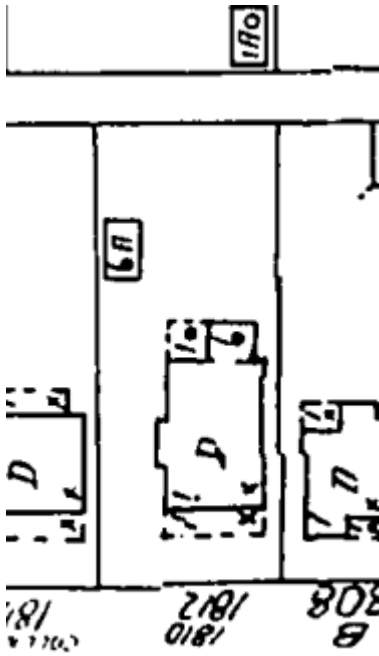
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SANBORN MAP 1924-1952 & BLA 1967



1400
KERN
CORP.

1400
KERN
CORP.

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

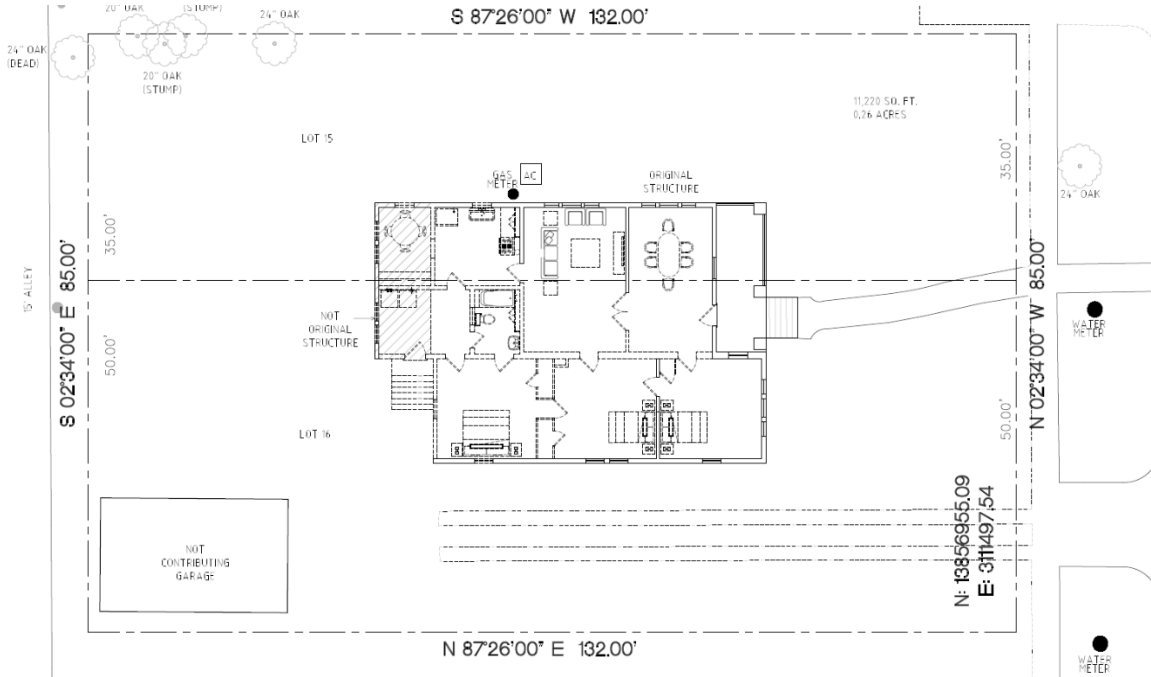


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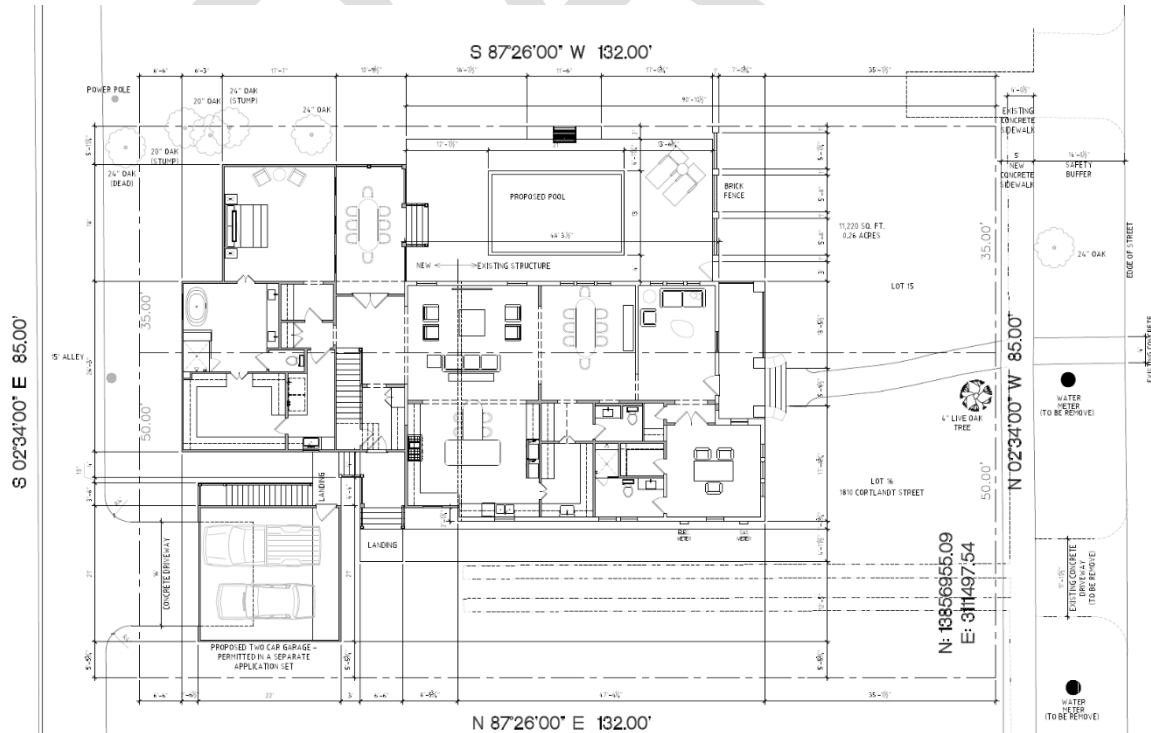
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SITE PLAN (Addition + Garage)
EXISTING



PROPOSED



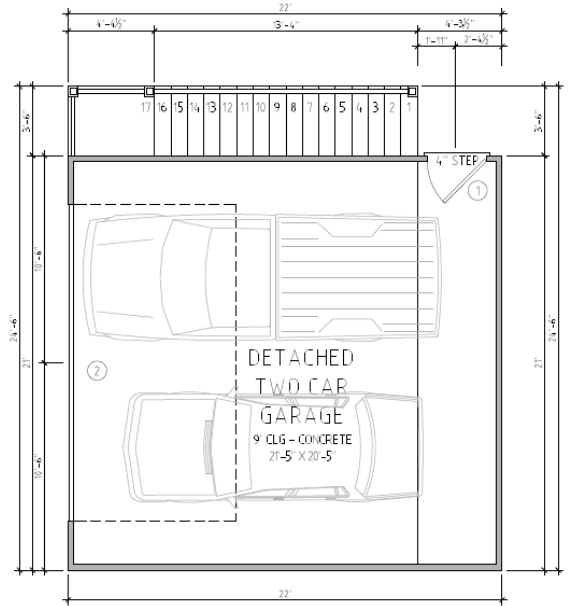
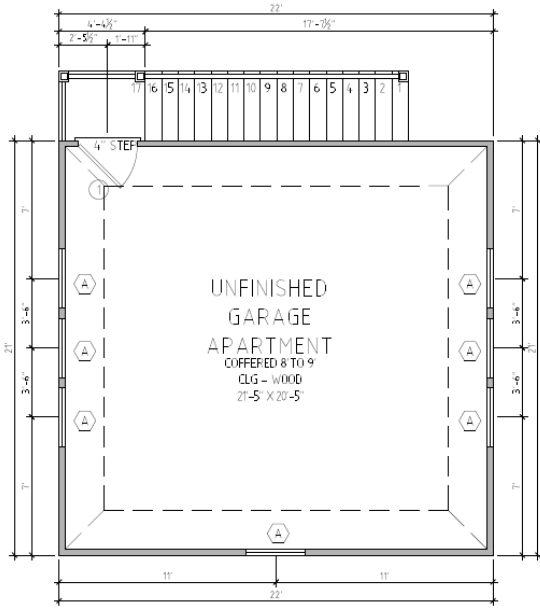


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FIRST FLOOR PLAN



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE				
	EXISTING	NEW	TOTAL	FAR
FIRST FLOOR:	1,601 S.F.	1,482 S.F.	3,083 S.F.	3,083 S.F.
SECOND FLOOR:	-	1,173 S.F.	1,173 S.F.	1,173 S.F.
TOTAL LIVING:	1,601 S.F.	2,655 S.F.	4,256 S.F.	4,256 S.F.
FRONT PORCH:	150 S.F.		150 S.F.	
PORCH:		59 S.F.	59 S.F.	
COVERED PATIO:		237 S.F.	237 S.F.	
DETACHED GARAGE:		462 S.F.	462 S.F.	EXCLUDED
DETACHED UNFINISHED GARAGE APARTMENT:		462 S.F.	462 S.F.	EXCLUDED
TOTAL COVERED AREA:	1,751 S.F.	3,875 S.F.	5,626 S.F.	4,256 S.F.

MAX FLOOR AREA RATIO: 11,200 LOT X .40 = 4,488 SQFT



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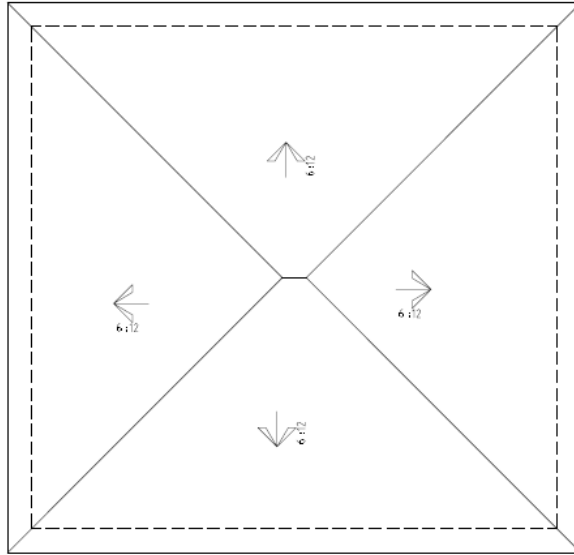
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ROOF PLAN



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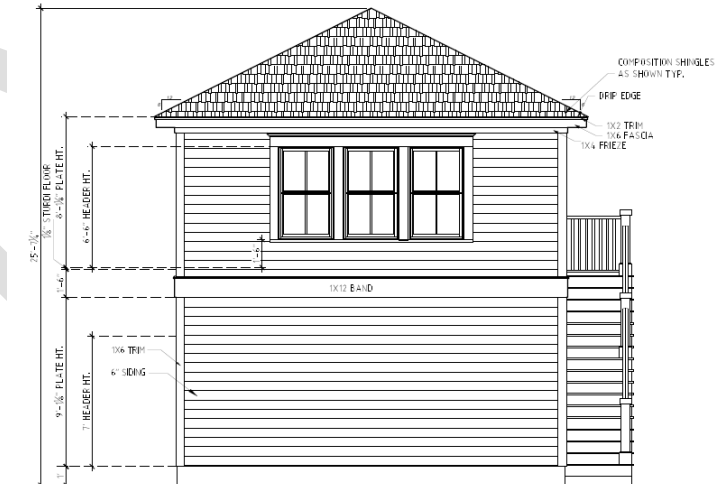
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WEST ELEVATION
(Garage+ House with Addition)



Garage



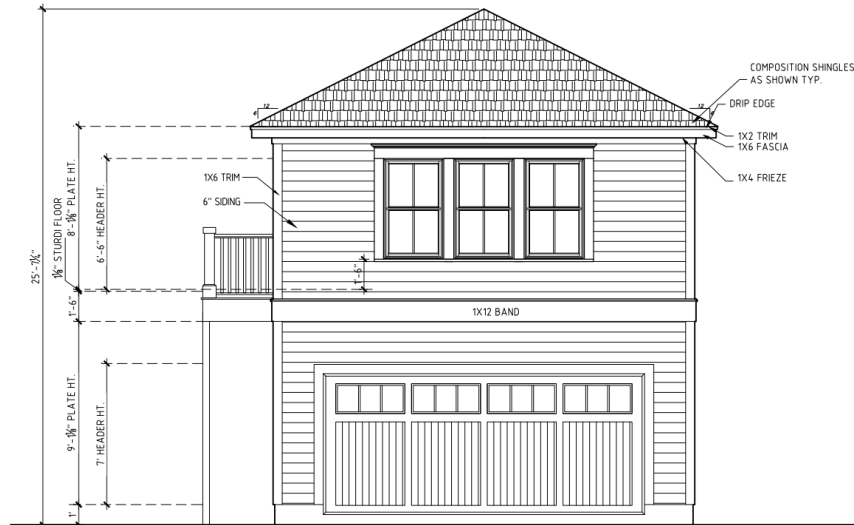


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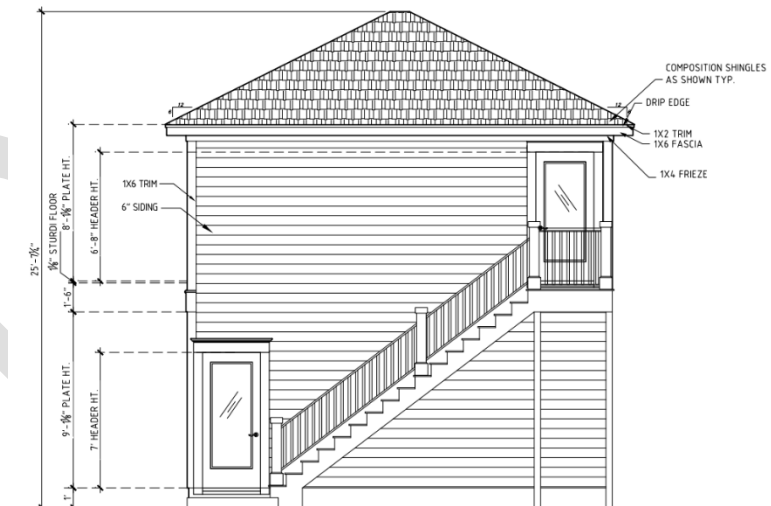
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EAST ELEVATION



SOUTH ELEVATION





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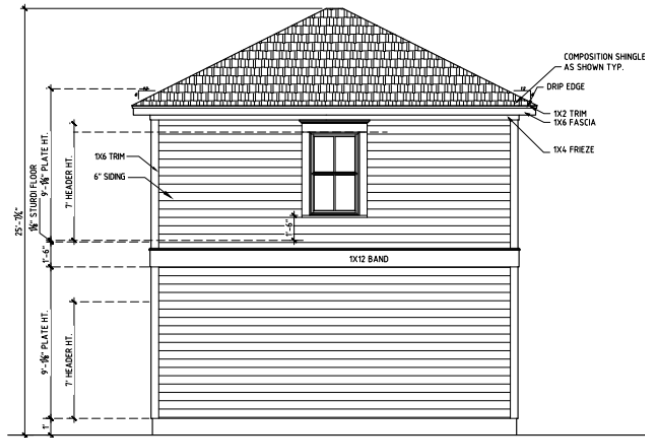
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NORTH SIDE ELEVATION
(Garage+ House with Addition)



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

GARAGE





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WINODW & DOOR SCHEDULE

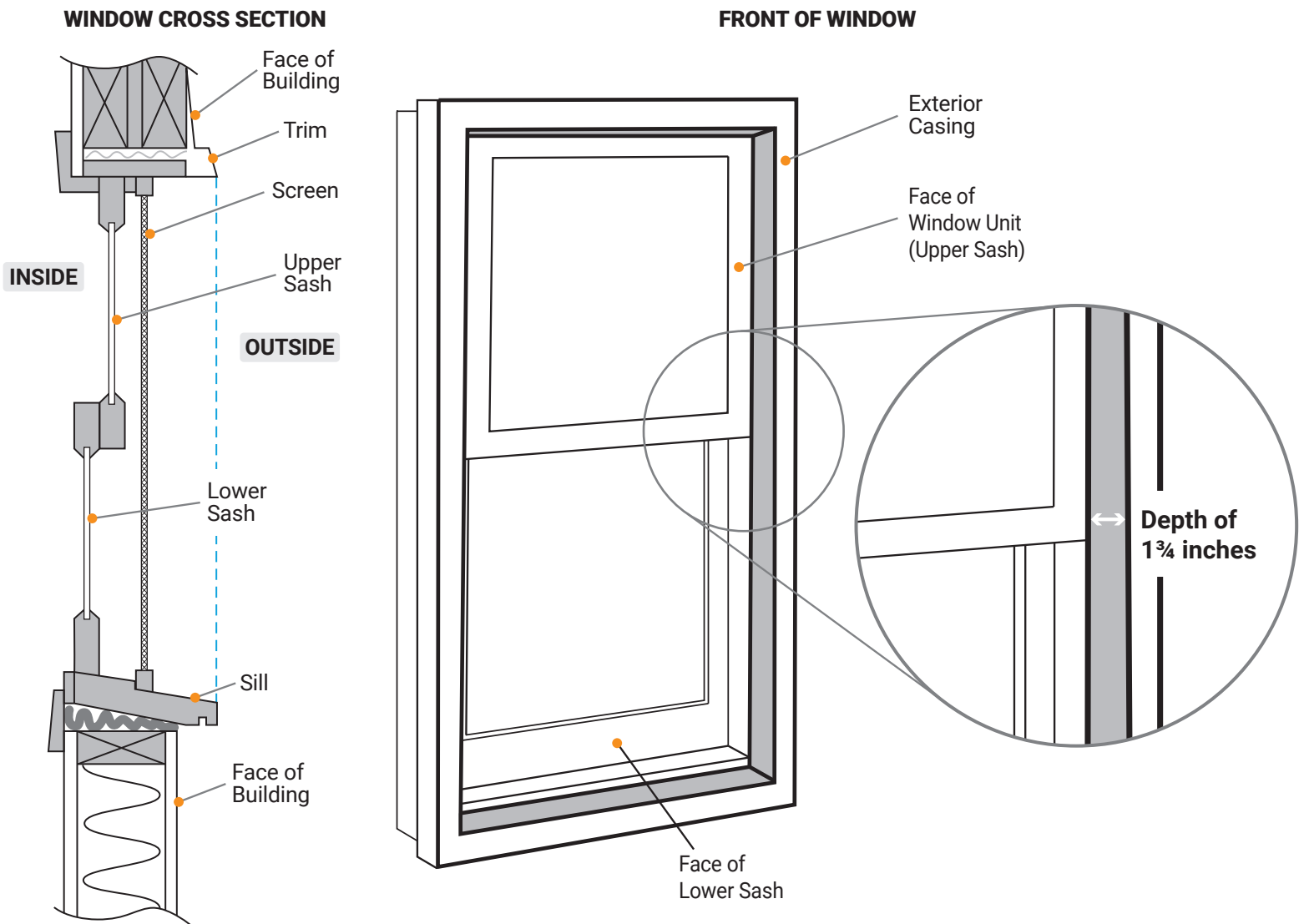
DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	
(1)	2	3'-0"	6'-8"	EXTERIOR DOOR
(2)	1	16'-0"	7'-0"	OVERHEAD GARAGE DOOR

WINDOW SCHEDULE				
MARK	QTY.	WIDTH	HEIGHT	DESCRIPTION
(A)	7	3'-0"	5'-0"	SINGLE HUNG WINDOW





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