

CERTIFICATE OF APPROPRIATENESS

Applicant: Scott Fitzharris, owner; Sam Gianukos, agent

Property: 1208 Cortlandt Street, Lot 15, Block 189, Houston Heights East Subdivision. The property includes a two-story wood frame, 2,902 SF, single-family house on a 6,600 SF lot

Significance: Contributing Modified L-Plan Queen Anne, constructed circa 1915, located in the Houston Heights East Historic District.

Proposal: Alteration – the applicant proposes to:

- Remove the existing siding and install smooth cementitious siding.
- Approved COA (HP2025-0021) scope of work exceeded during construction.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Denial of COA issuance of COR for work performed outside of scope.
Install wood siding in place of cementitious siding on contributing structure.

HAHC Action:

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:

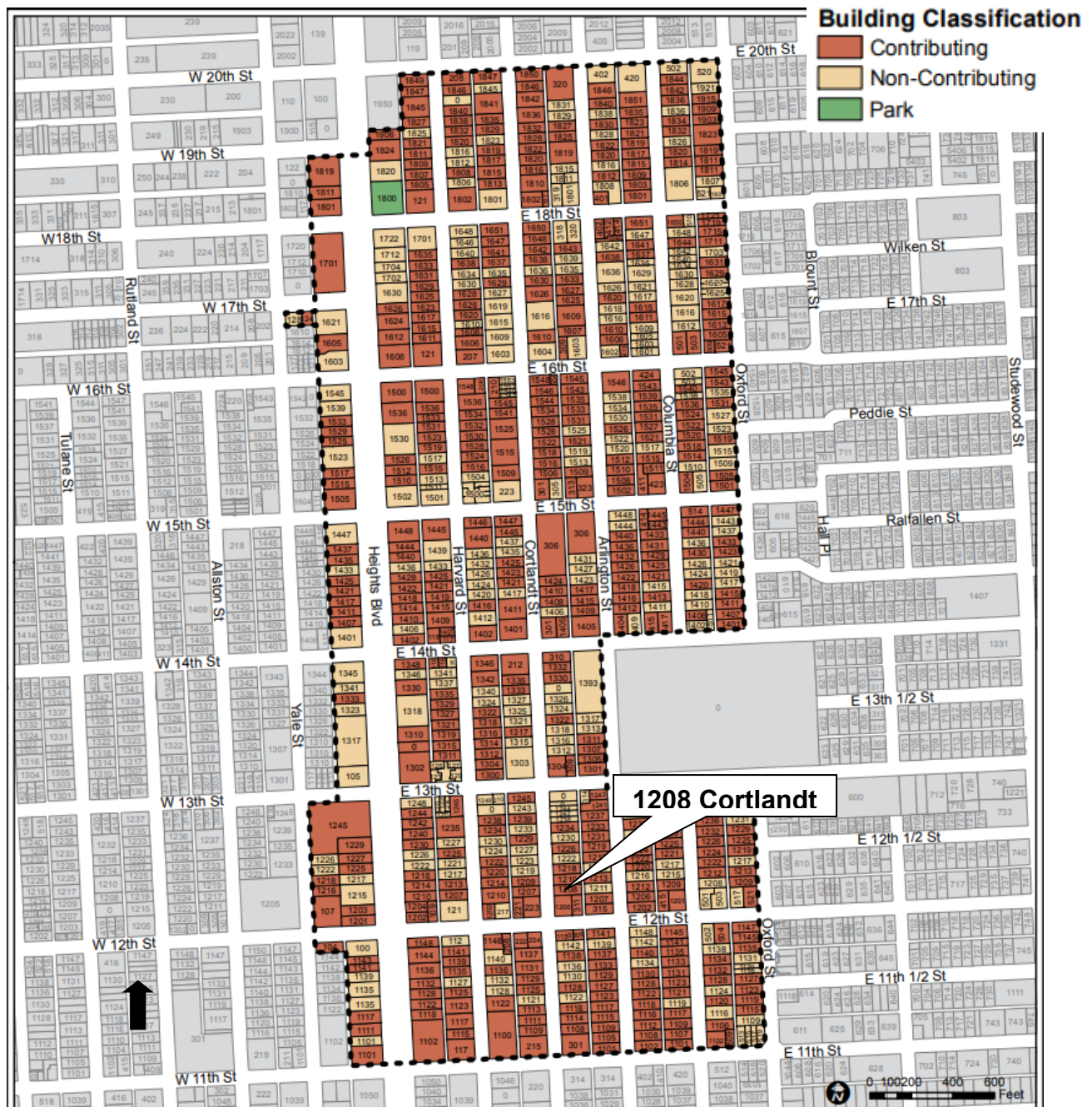
S D NA

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. |

PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



INVENTORY PHOTO



PHOTOS BEFORE CONSTRUCTION











Aerial View of Site



CURRENT PHOTOS





PHOTOS FROM 311 CALL



CONTEXT AREA

WITH ORIGINAL SIDING

1206 CORTLANDT (NEIGHBOR)



1304 CORTLANDT



1210 CORTLANDT (NEIGHBOR)



COA DRAWINGS PRESENTED TO HAHC:
PULLED FROM ORIGINAL "APPROVED" COA REPORT

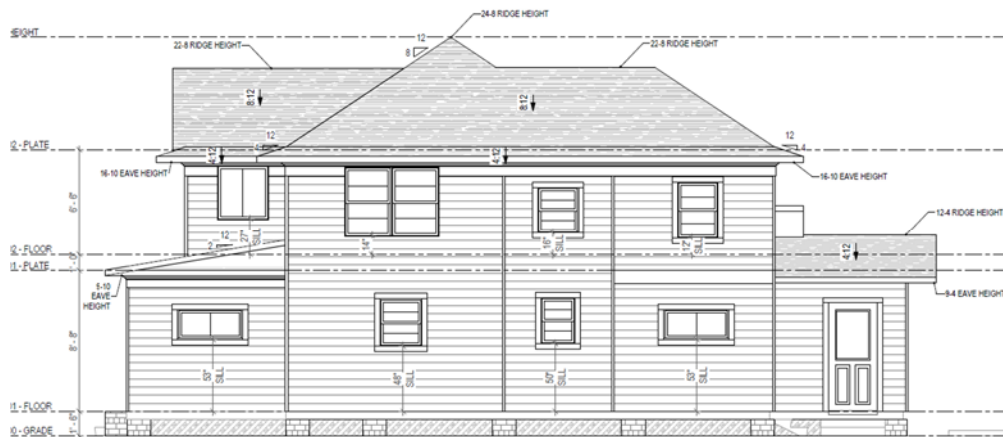
EXISTING



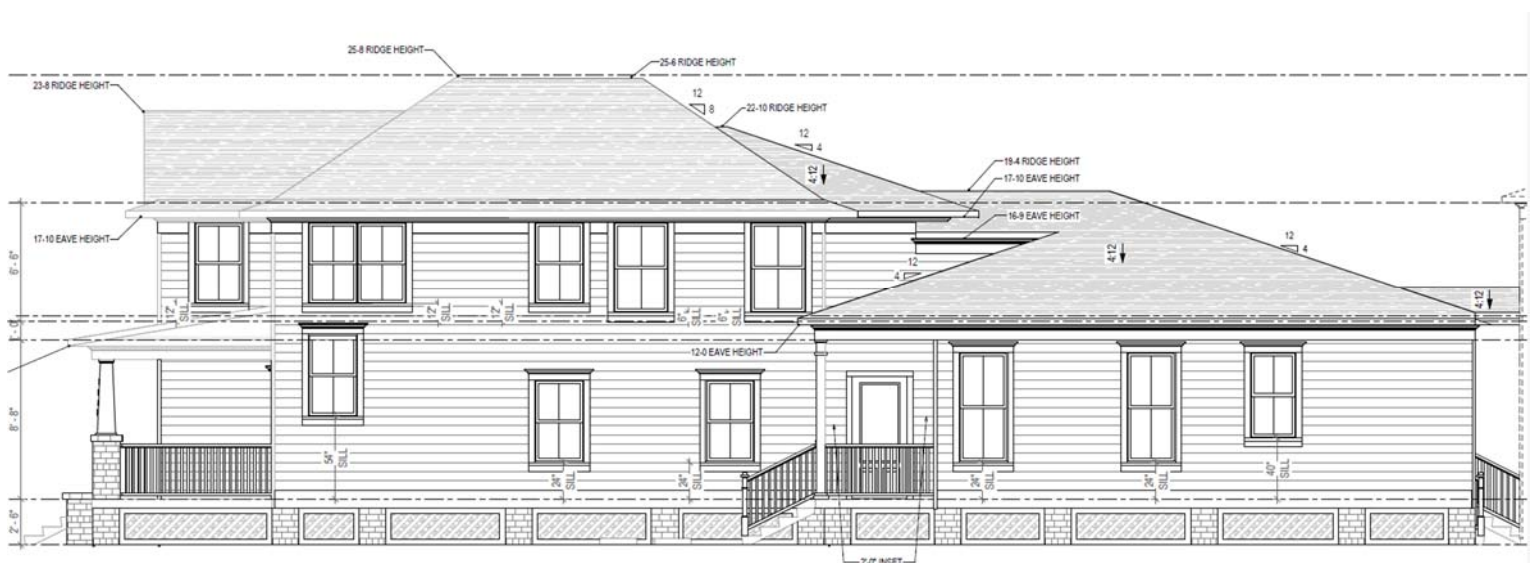
PROPOSED



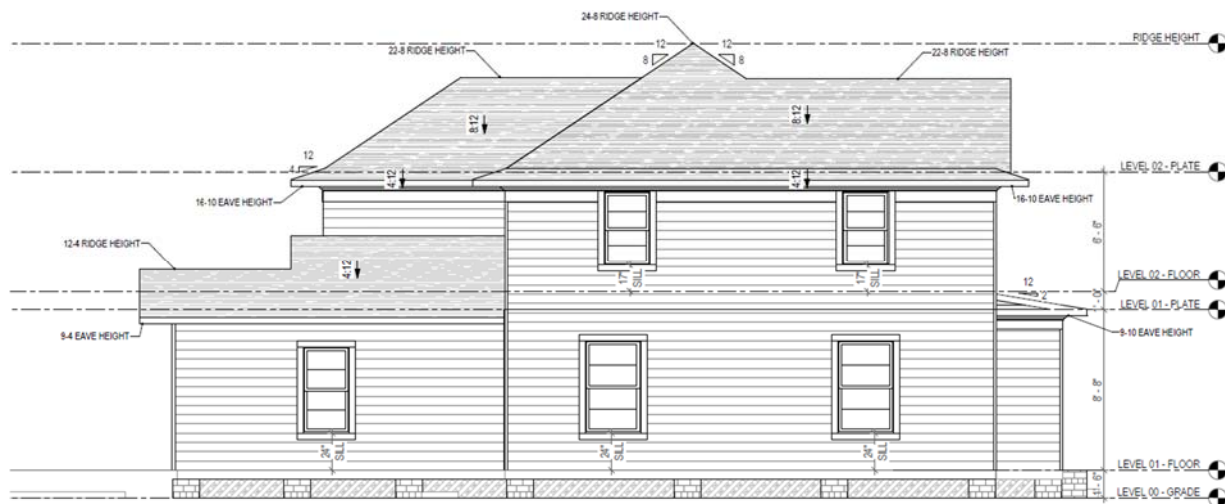
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PROPOSED

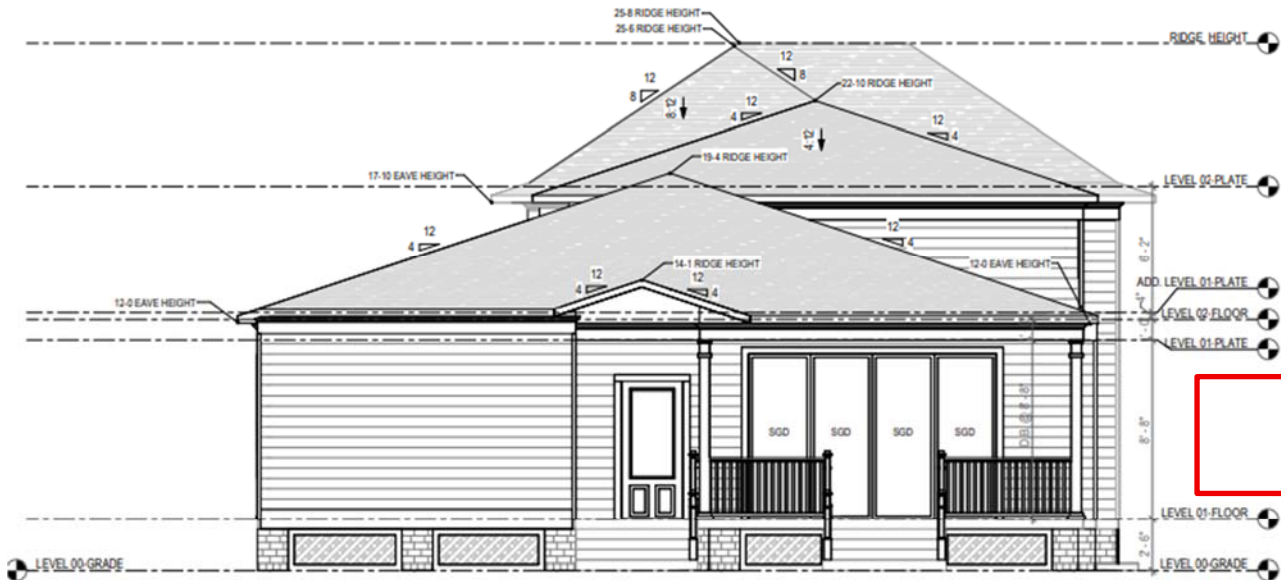


EXISTING



PROPOSED



COA DRAWINGS UPLOADED BY PLANNER 2/12/2025:**PULLED FROM PRESERVATION TRACKER 10/30/2025 @ 5:21 PM****PROPOSED SOUTH ELEVATION**

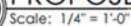
Scale: 1/4" = 1'-0"

NOTE:REMOVE ALL ORIGINAL SIDING
AND RE-USE AS NEEDED**PROPOSED NORTH ELEVATION**

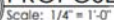
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NOTE:REMOVE ALL ORIGINAL SIDING
AND RE-USE AS NEEDED

PULLED FROM PRESERVATION TRACKER 10/30/2025 @ 5:31 PM

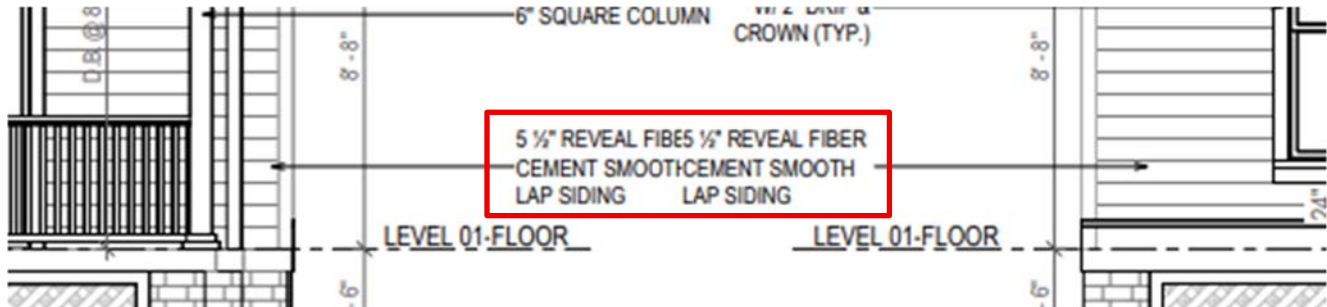


NOTE:
REMOVE ALL ORIGINAL SIDING
AND RE-USE AS NEEDED



NOTE:
REMOVE ALL ORIGINAL SIDING
AND RE-USE AS NEEDED

COA REVISION DRAWINGS UPLOADED BY AGENT 10/06/2025:
PULLED FROM PRESERVATION TRACKER 10/30/2025 @ 5:31 PM
NOTES NOT PROVIDED WITH THE ORIGINAL APPROVED COA UPLOADED 2/12/2025



NOTE:
REMOVE ALL ORIGINAL SIDING
AND RE-USE AS NEEDED

NOTE: SIDING

REMOVE ORIGINAL SIDING AND REUSE AS
APPLICABLE

ORIGINAL COA PROJECT DESCRIPTION PRESENTED TO HAHC:

PULLED FROM FINAL COA ISSUED TO AGENT ON 2/27/2025

Houston Archaeological & Historical Commission

February 10, 2025

HPO File No. 2025_0021

ITEM A8

1208 Cortlandt Street

Houston Heights East

CERTIFICATE OF APPROPRIATENESS

Applicant: Scott Fitzharris, owner; Sam Gianukos, agent

Property: 1208 Cortlandt Street, Lot 15, Block 189, Houston Heights East Subdivision. The property includes a two-story wood frame, 1,924 SF, single-family house on a 6,600 SF lot

Significance: Contributing Modified L-Plan Queen Anne, constructed circa 1915, located in the Houston Heights East Historic District.

Proposal: Alteration –

- Restoration of Front Elevation, including re-opening of original open front porch and installation of appropriate windows to replace aluminum windows
- Mainly a 1-story addition with de minimis 2-story addition
- New detached garage apartment to be considered separately

Public Comment: Neighbor to the Left; email in support

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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 torquing, 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

Basis for Issuance: HAHC Approval

Effective: 2/27/25



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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.

LANGUAGE INCLUDED WITH EVERY APPROVED COA:

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.