

CERTIFICATE OF APPROPRIATENESS

Applicant: Fabian Duran, agent for Elie Stephan, owner

Property: 1203 Tulane Street, Lot 16 & 17, Block 182, Houston Heights Neighborhood Subdivision. The property includes a contributing 1,558 square foot one-story single-family residence situated on a 7,260 square foot (132'x55') interior lot.

Significance: Contributing Bungalow single-family residence, constructed in 1920, located in the Houston Heights West historic district.

Proposal: Alteration: The applicant is proposing a two-story addition to the rear of the existing house.

Original Structure:

- Demolish non-original addition to the back of the existing house.
- Replace non-original porch elements with appropriate brick piers and columns.
- Replace non-original front door with appropriate front door.
- Remove non-original aluminum siding and repair original siding underneath it.
- Repair existing siding.
- Repair all existing windows except for window C that is beyond repair.
- Raise the existing house to 30'-3/4"

Rear and partial second story addition:

- 2-story addition at the rear of the existing house.
 - First floor 1,104 sq. ft.
 - Second floor 1,058 sq. ft.
- Max ridge height at 29'-8" with a roof pitch of 6:12 and composition shingles that match the existing roof.
- Mix of fixed, single pane and double-hung, 1-over-1, inset & recessed, wood windows
 - **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 if single or double-hung and equally horizontally divided
 - 1 3/4 inch minimum inset for Fixed Window
- Cladding on the addition will be 6" smooth Cementous siding.

Public Comment: No public comment received.

Recommendation: Approval

HAHC Action: -

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(7)	The proposed replacement of missing 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;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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 MEASURABLE STANDARDSS 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: 7,260

Max. Allowed: 2,759

Proposed Lot Coverage: 2,488

 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: 7,260

Max. FAR Allowed: 3,049

Proposed FAR: 3,043

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

South Side Wall Length: 34'-3"

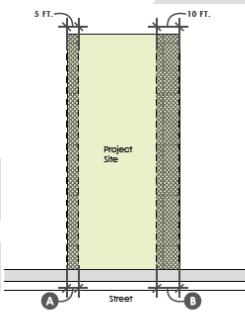
Inset depth on South side: 2'

Inset width on South side: 6'

North Side Wall Length: 34'-3"

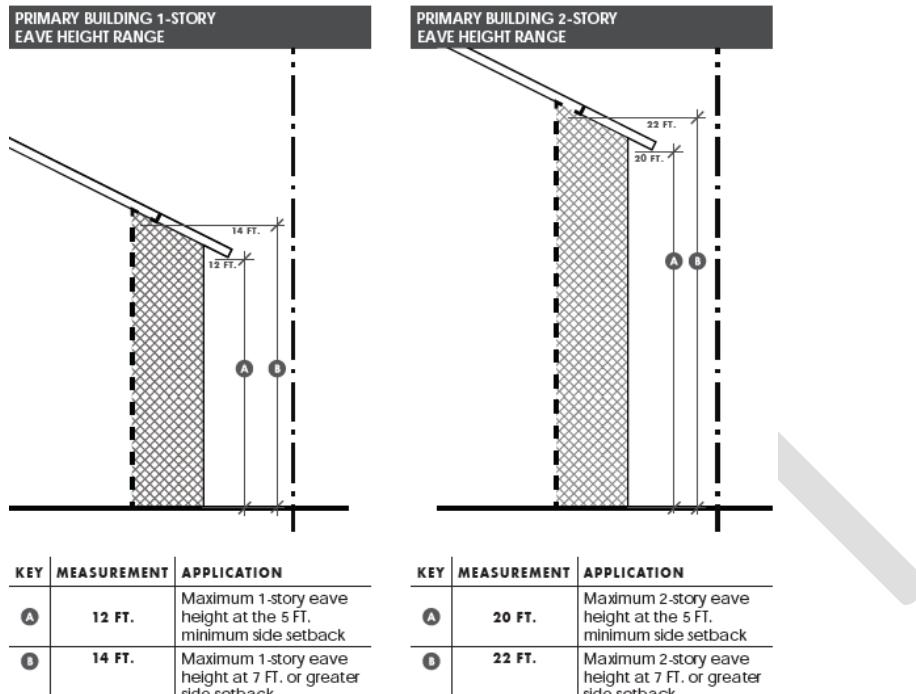
Inset depth on North side: 2'

Inset width on North side: 8'

 Side Setbacks (Addition and New Construction)

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
	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 South side setback (1): 5'-1/4"Proposed North side setback (2): 10'-21/4"Cumulative side setback: 15'- 2 1/2"

Eave Height (Addition and New Construction)

Proposed eave height: 19'-10"



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Houston Heights West Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: December 19, 2007

Source: GIS Services Division

Date: May 1, 2013

Reference: pj17025_Heights_West

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING &
DEVELOPMENT
DEPARTMENT

INVENTORY PHOTO



CURRENT PHOTO



February 12, 2026

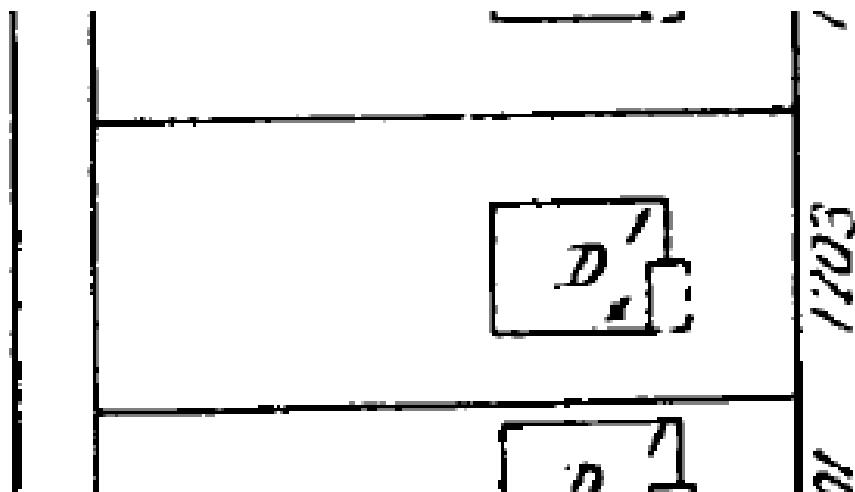
HP2026_0013

ITEM B6

1203 Tulane Street

Houston Heights West

SANBORN MAP & BLA 1967



Res	30	6
816	22	34
48	24	12
<u>894</u>	<u>OP 6</u>	<u>20</u>
	<u>12</u>	<u>12</u>

EXISTING APPRAISALS, if any -
100% Value - without depreciation - \$ _____
Dep.-Ph. 11 Ft. 6 In. 48 \$ _____
NEW APPRAISALS

Res <u>894</u>	SPS <u>4,60</u>	<u>4,110</u>
OP <u>22</u>	<u>120</u>	<u>90</u>
CP <u>240</u>	<u>.80</u>	<u>190</u>
Res <u>50%</u>	<u>2200</u>	<u>2170</u>

Appraiser's name & date J.C. Ring TOTAL VALUE \$ 2190
FOR 19 63 40% \$ 876 AM = city
1170 School
lo. 10% - 440



CONTEXT AREA

Street Views



Figure 1_street view with 1203 Tulane to the left

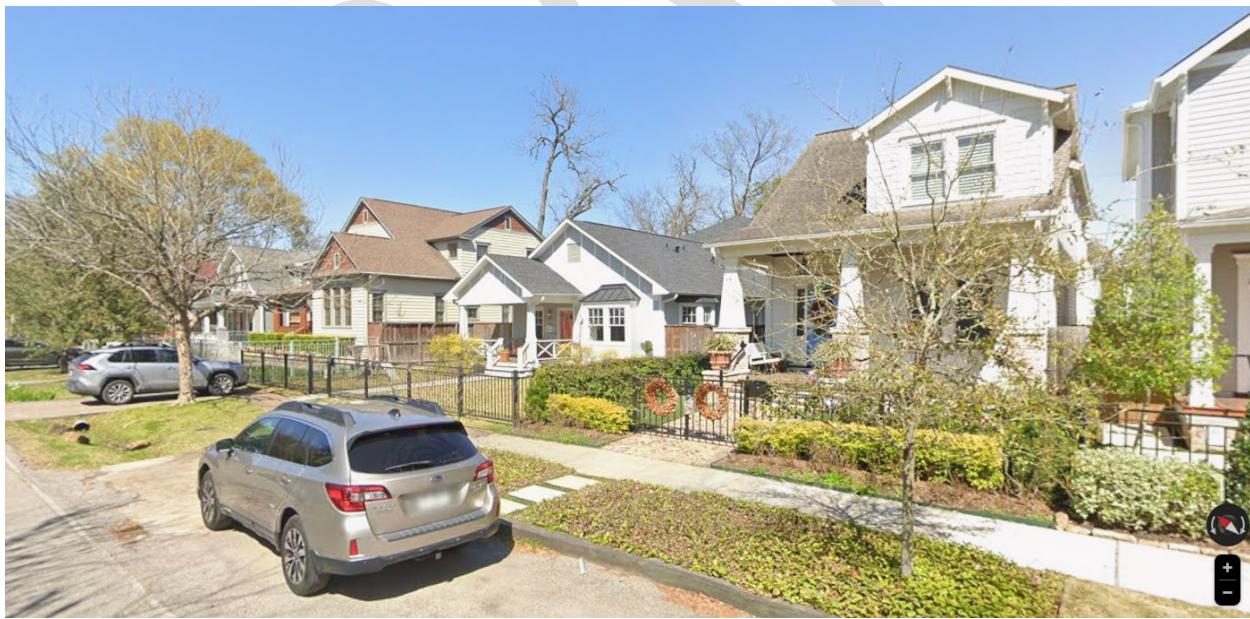


Figure 2_Street view across the street from 1203 Tulane

CONTEXT AREA



Figure 3-1201 Tulane (left) 1207 Tulane (right), next door neighbors

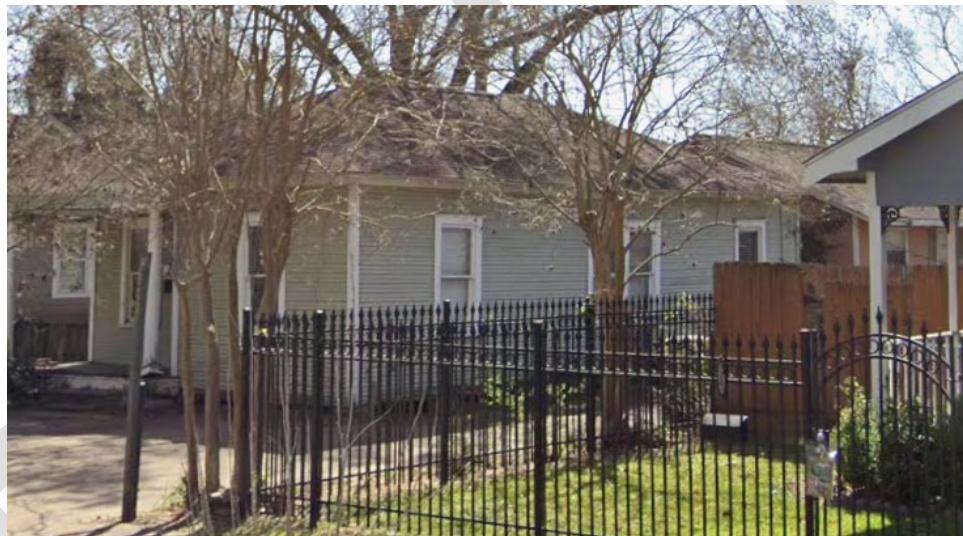


Figure 4_419 W 12th, non-contributing, across the street



Figure 5_1208 Tulane, Contributing, across the street

EXISTING PHOTOS



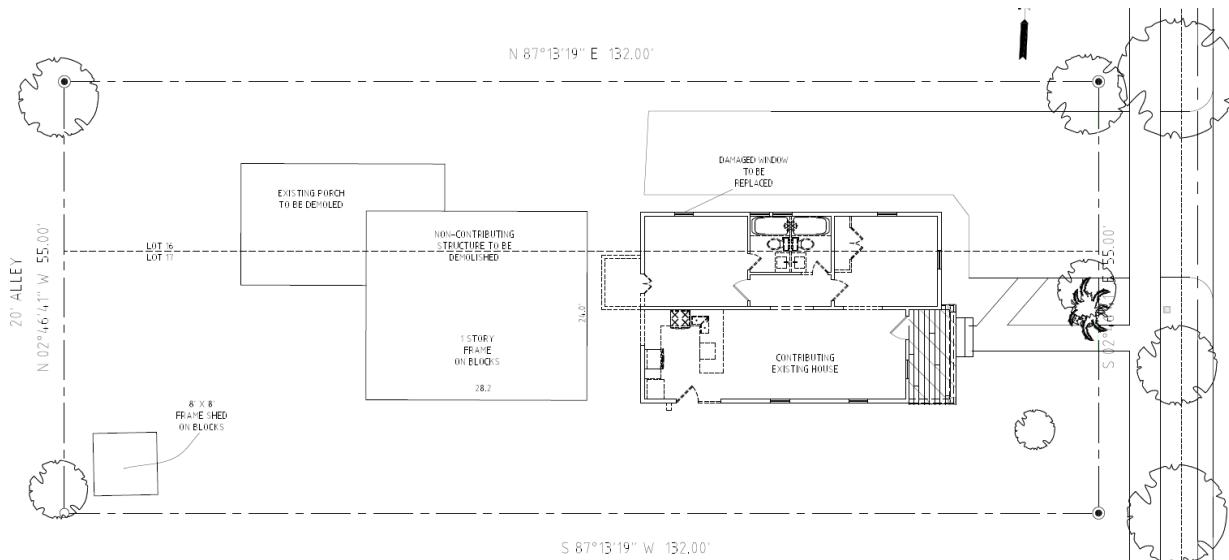
PROPOSED 3D



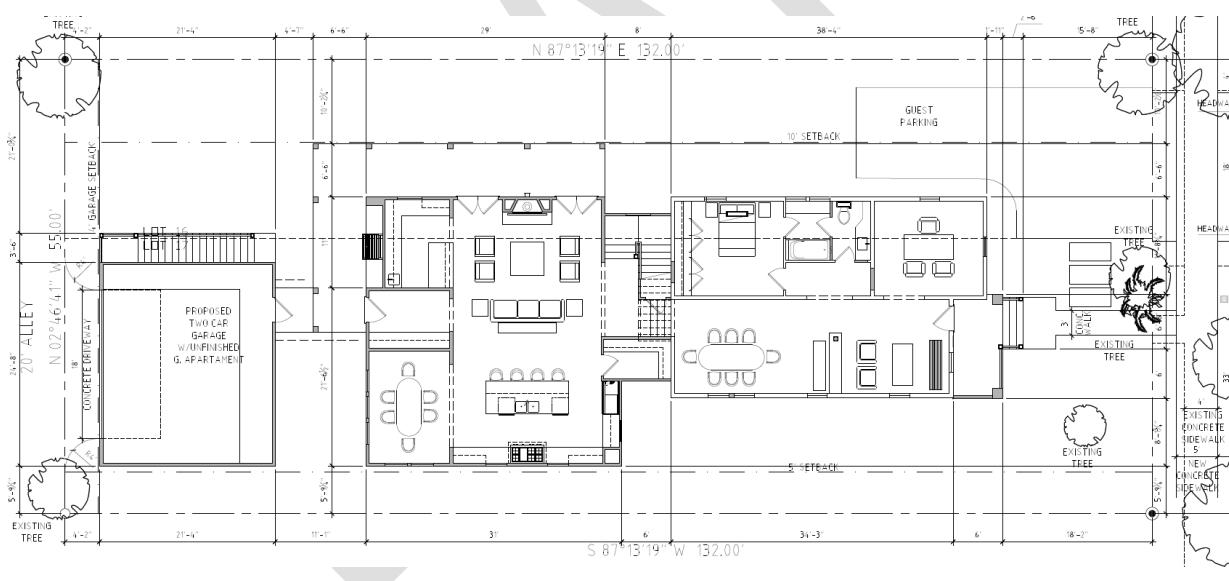


SITE PLAN

EXISTING



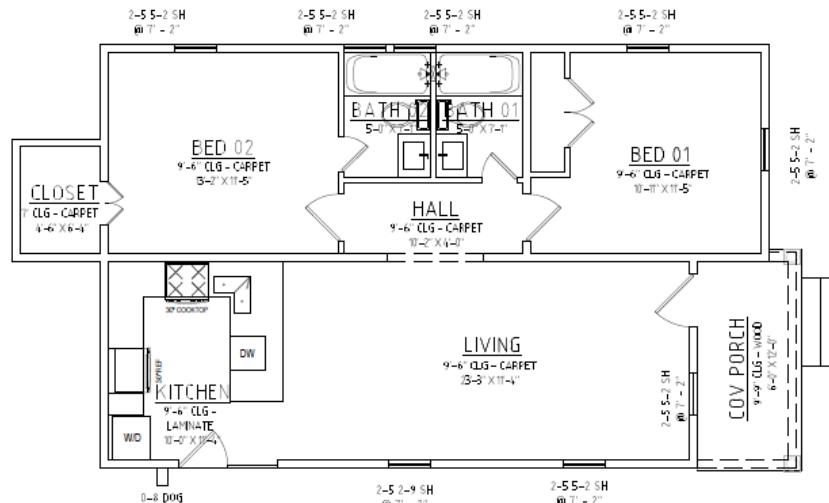
PROPOSED



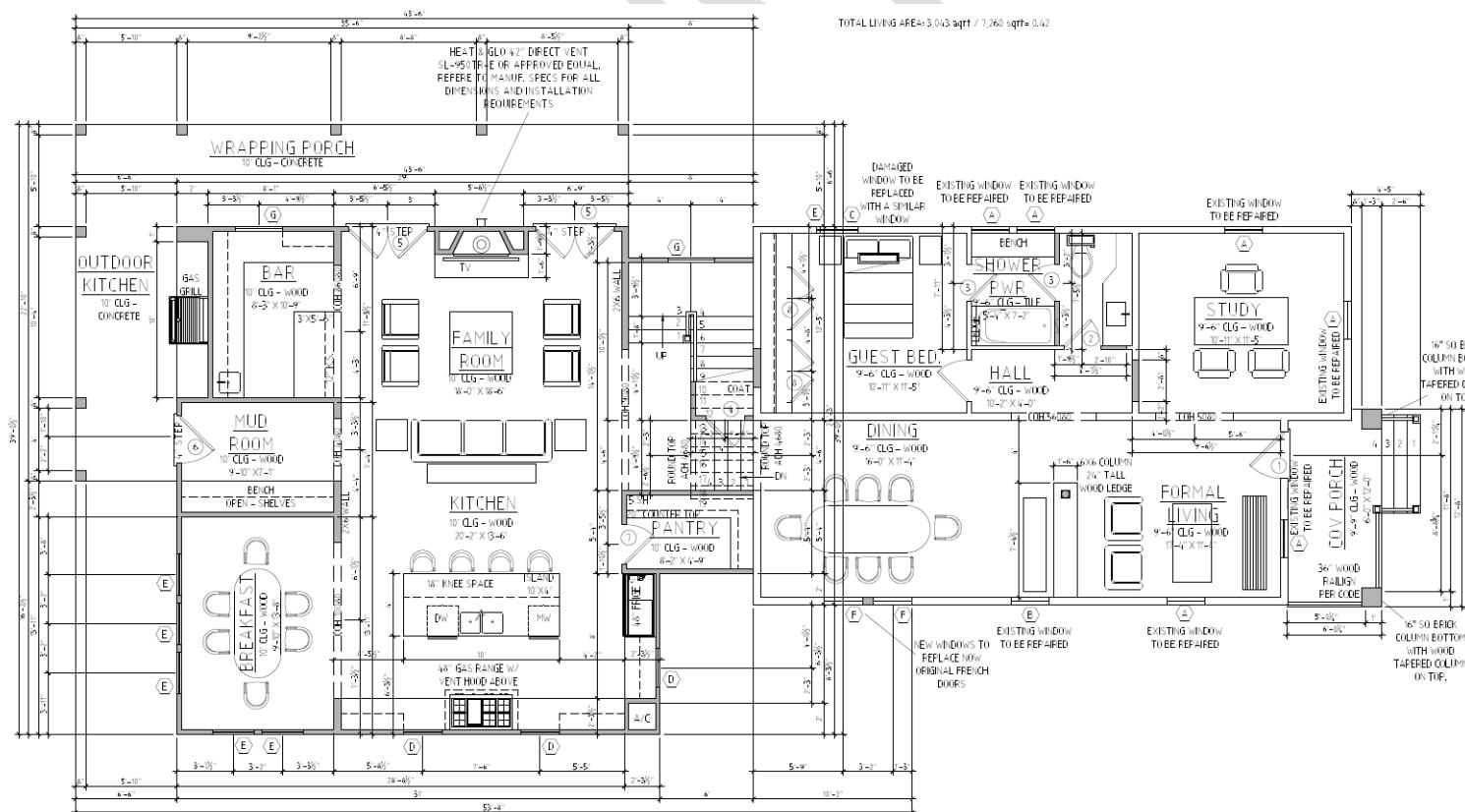


EXISTING

FIRST FLOOR PLAN



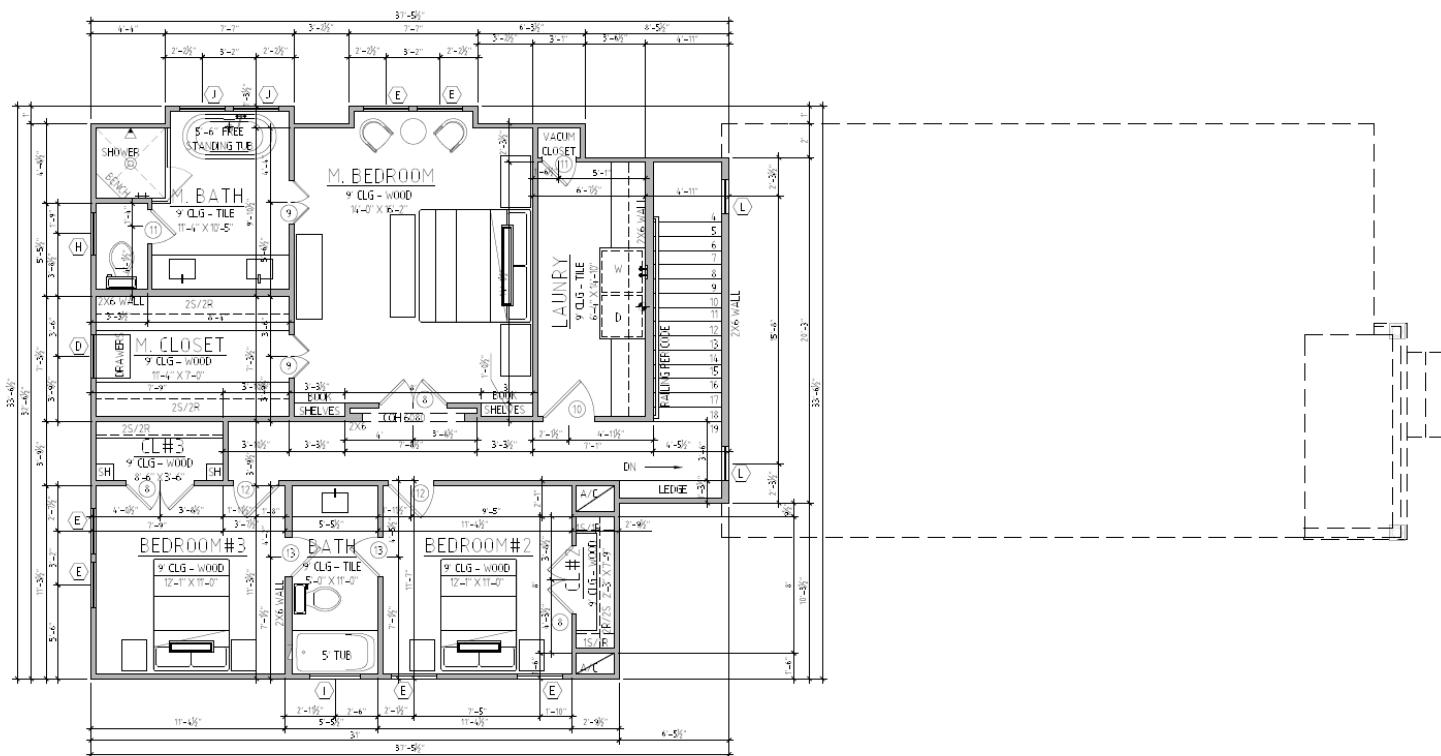
PROPOSED



SECOND FLOOR PLAN

N

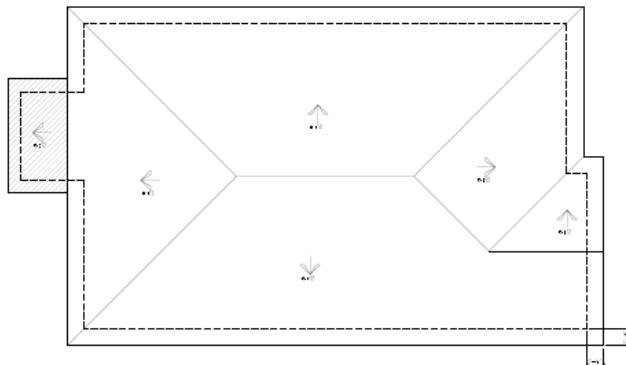
PROPOSED



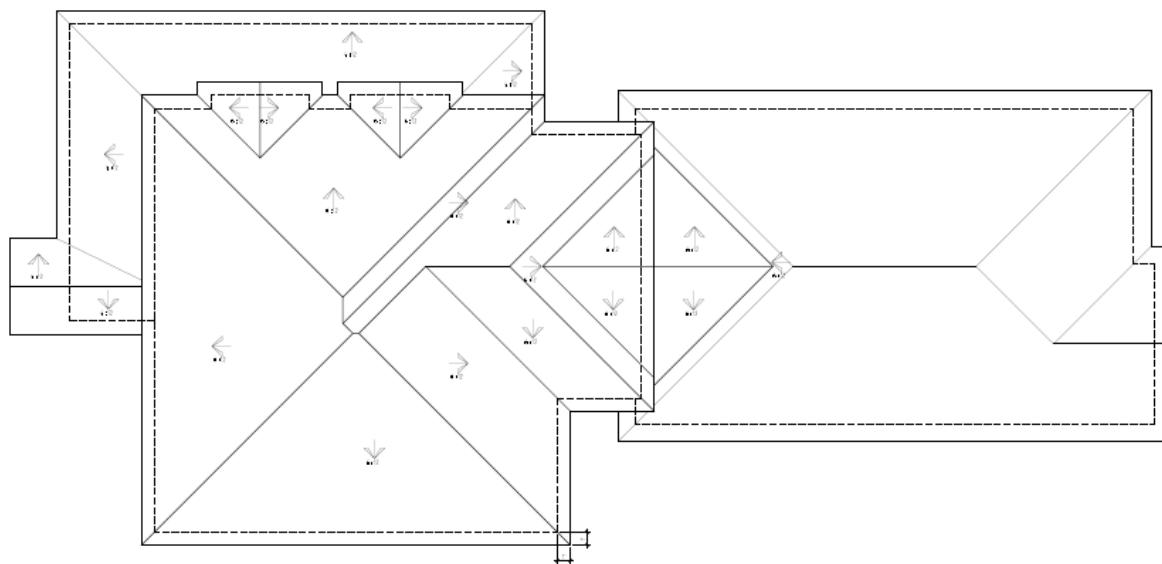


EXISTING

ROOF PLAN



PROPOSED

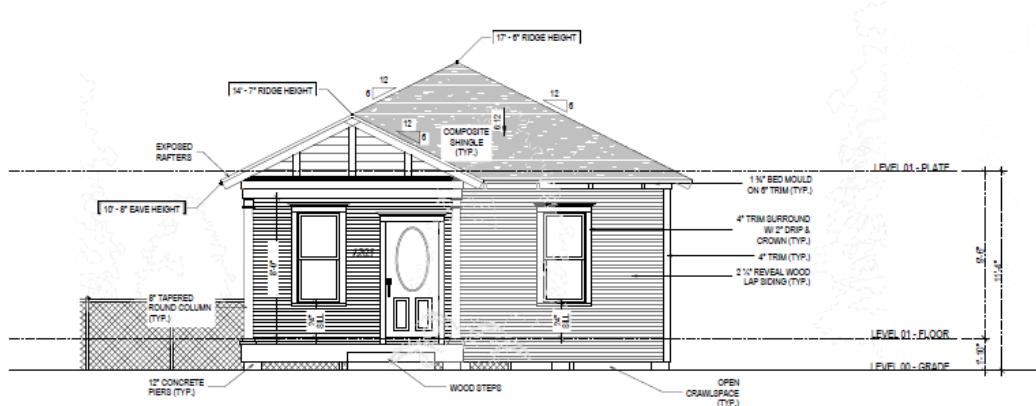


FRONT EAST ELEVATION



PROPOSED EAST SIDE ELEVATION

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



EXISTING EAST SIDE ELEVATION

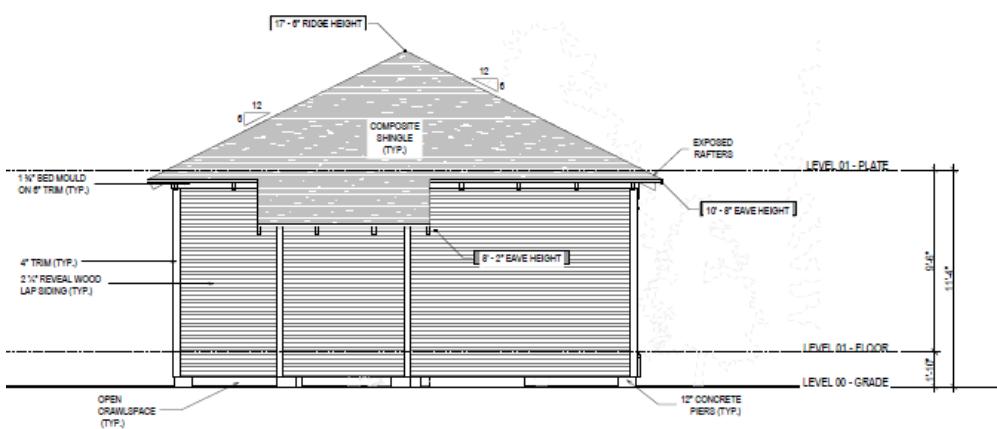
Scale: 1/4" = 1'-0"

REAR WEST ELEVATION



PROPOSED WEST SIDE ELEVATION

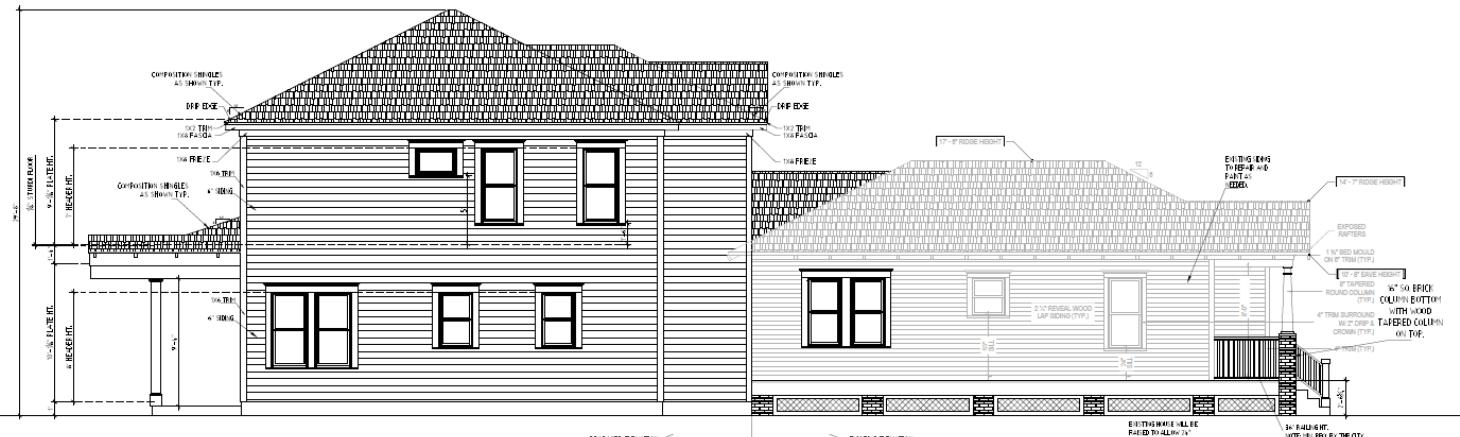
Scale: 1/4" = 1'-0"



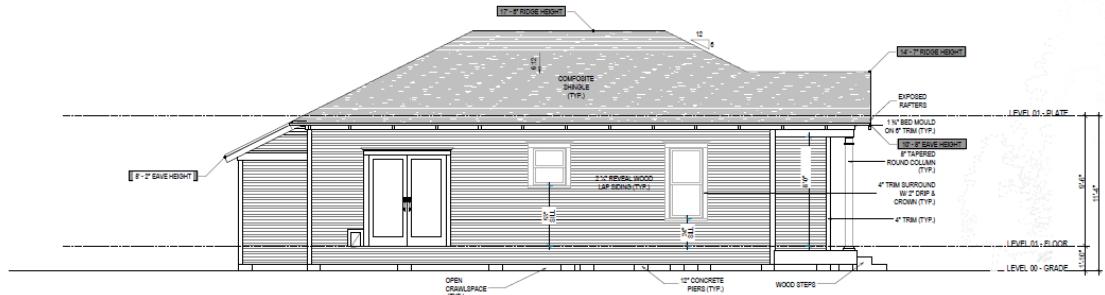
EXISTING WEST SIDE ELEVATION

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

SIDE SOUTH ELEVATION



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



EXISTING SOUTH SIDE ELEVATION

February 12, 2026

HP2026_0013

1203 Tulane Street

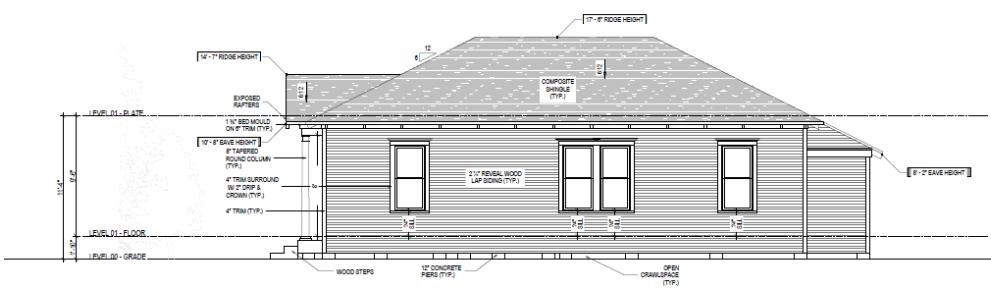
Houston Heights West

SIDE NORTH ELEVATION



PROPOSED NORTH SIDE ELEVATION

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



EXISTING NORTH SIDE ELEVATION

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

WINDOW & DOOR SCHEDULES

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	
1	1	3'-0"	6'-8"	EXTERIOR FRONT DOOR
2	1	2'-4"	6'-8"	INTERIOR DOOR
3	2	2'-4"	6'-8"	INTERIOR DOOR
4	1	2'-6"	CUT	INTERIOR DOOR
5	2	2-2'-6"	8'-0"	DOUBLE EXTERIOR FRENCH DOOR
6	1	3'-0"	8'-0"	EXTERIOR FRENCH DOOR
7	1	2'-6"	8'-0"	INTERIOR DOOR
8	5	2-2'-0"	6'-8"	DOUBLE INTERIOR DOOR
9	2	2-1'-3"	6'-8"	DOUBLE INTERIOR DOOR
10	1	3'-0"	6'-8"	INTERIOR DOOR
11	2	2'-0"	6'-8"	INTERIOR DOOR
12	2	2'-8"	6'-8"	INTERIOR DOOR
13	2	2'-4"	6'-8"	INTERIOR DOOR

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
	6	2'-5"	5'-2"	SINGLE HUNG WINDOW
	1	2'-5"	2'-9"	SINGLE HUNG WINDOW
	1	2'-5"	5'-2"	SINGLE HUNG WINDOW (REPLACEMENT)
	4	2'-6"	4'-0"	SINGLE HUNG WINDOW
	12	2'-8"	5'-6"	SINGLE HUNG WINDOW
	2	2'-6"	5'-0"	SINGLE HUNG WINDOW
	2	3'-0"	4'-0"	SINGLE HUNG WINDOW
	1	2'-6"	4'-0"	SINGLE HUNG TEMPERED WINDOW
	1	3'-0"	2'-0"	TRANSOM FIXED TEMPERED WINDOW
	2	2'-8"	5'-6"	SINGLE HUNG TEMPERED WINDOW
	1	1'-6"	1'-6"	TRANSOM FIXED TEMPERED WINDOW
	2	2'-0"	4'-0"	SINGLE HUNG TEMPERED WINDOW

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
C	It will be replaced with a longer one.

PROPOSED WINDOW SCHEDULE

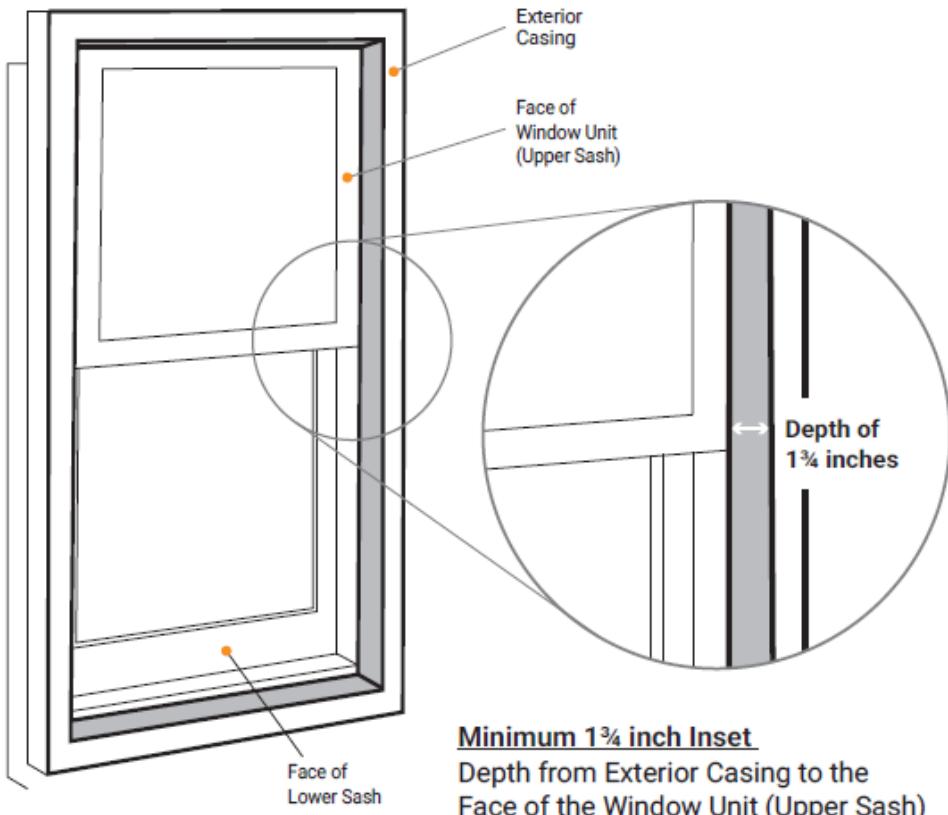
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
D	Wood	4	SH	2'-6" X 4'-0"	Recessed	Marvin Windows	
E	Wood	12	SH	2'-8" x 5'-6"	Recessed	Marvin Windows	
F	Wood	2	SH	2'-6" x 5'-0"	Recessed	Marvin Windows	
G	Wood	2	SH	3'-0" x 4'-0"	Recessed	Marvin Windows	
H	Wood	1	SH	2'-6" x 4'-0"	Recessed	Marvin Windows	Tempered
I	Wood	1	SH	3'-0" x 2'-0"	Recessed	Marvin Windows	Tempered
J	Wood	2	SH	2'-8" x 5'-6"	Recessed	Marvin Windows	Tempered
K	Wood	1	SH	1'-6" x 1'-6"	Recessed	Marvin Windows	Tempered
L	Wood	2	SH	2'-0" X 4'-0"	Recessed	Marvin Windows	Tempered

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacturer's specifications and details for all proposed windows

*** Use additional sheets as necessary



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

City of Houston | Planning and Development | Houston Office of Preservation

AREA CALCULATIONS

SQUARE FOOTAGE CALCULATION	
EXISTING BUILDINGS	1,669 S.F.
FIRST FLOOR:	916 S.F.
FRONT PORCH:	74 S.F.
STRUCTURE:	679 S.F.
BUILDINGS AFTER DEMOLITION	955 S.F.
FIRST FLOOR:	881 S.F.
FRONT PORCH:	74 S.F.
STRUCTURE:	0 S.F.
PROPOSED ADDITION	3,573 S.F.
FIRST FLOOR:	1,104 S.F.
SECOND FLOOR:	1,058 S.F.
SIDE PORCH:	359 S.F.
GARAGE:	526 S.F.
UNFINISHED GARAGE:	526 S.F.
PROPOSED BUILDINGS AFTER ADDITION	4,528 S.F.
FIRST FLOOR:	1,985 S.F.
SECOND FLOOR:	1,058 S.F.
SIDE PORCH:	359 S.F.
GARAGE:	526 S.F.
UNFINISHED GARAGE:	526 S.F.
FRONT PORCH:	74 S.F.

LEGAL DESCRIPTION	
LOT 16-17, BLOCK 182	
SPEC HOUSE	
HARRIS COUNTY, TEXAS	
LOT COVERAGE CALCULATIONS	
LOT AREA	7,260 SQ. FT.
MAX FOOT PRINT	4,356 SQ. FT.
BUILDING FOOT PRINT	2,959 SQ. FT.
DRIVEWAY & WALKWAY	726 SQ. FT.
TOTAL IMPERVIOUS AREA	3,685 SQ. FT.
IMPERVIOUS COVER %	51%