



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D21
HPO File #: HP2025_0337

April 23, 2026

1118 Tulane
Houston Heights West

Applicant: Sean Garrison agent / Steven Robinson, owner

Property: 1118 Tulane, Lot 19, Block 286, Houston Heights Neighborhood Subdivision. The property includes a historic 1,028 square foot, one-story stone clad single-family residence and situated on a 6,600 square foot (50'x132') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1915, located in the Houston Heights South Historic District.

Proposal: Alteration – Addition

The applicant proposes to construct a two-story addition towards the rear of the home and an interior remodel of the existing home.

The applicant proposes to:

- Construct a 1,891 sq ft rear addition (first and second floors).
- The first floor will have a 813 sq ft addition & the second-floor addition will be 1,078 sq ft.
- Maintain all existing windows and doors.
- Partially demolish the rear wall to accommodate for the rear addition.
- Constructed with a max ridge height of 27'-5 1/2"
- Construct the second-floor eave height at 22'-0"
- Construct the roof with new composition shingles with a 6/12 roof pitch
- Construct the home with a 9' first-floor ceiling height and a 9' second-floor ceiling height.
- Install new windows to be wood or wood clad, inset and recessed.
- Smooth cementitious siding and trim at the addition.
- Repair existing siding as needed with in kind materials.
- All new windows need to be inset and recessed. See Attachment A for details.
- Repair existing fascia and soffits, with in kind material.

Public Comment: No public 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 MEASURABLE STANDARDS

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

checkboxes for S, D, NA

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: 6,600 sq ft

Max. Allowed: 2,640 sq ft

Proposed Lot Coverage: 2,009 sq ft

Remaining Amount: 631

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: 6,600 sq ft

Max. FAR Allowed: 2,904 sq ft

Proposed FAR: 2,775 sq ft + 129 sq ft (covered patio) = 2,904 sq ft

Remaining Amount: 0



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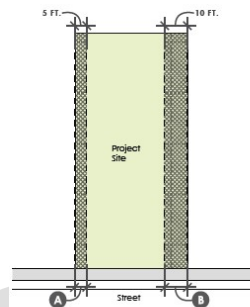
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Side Wall Length and Insets (Addition and New Construction)

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

Side Wall Length: 34'-0"
Inset on North side: 20'-10"
Inset on South side: 6'-0"

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
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	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
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (North): 5'-3"
Proposed side setback (South): 16'-7"
Cumulative side setback: 20'-10"



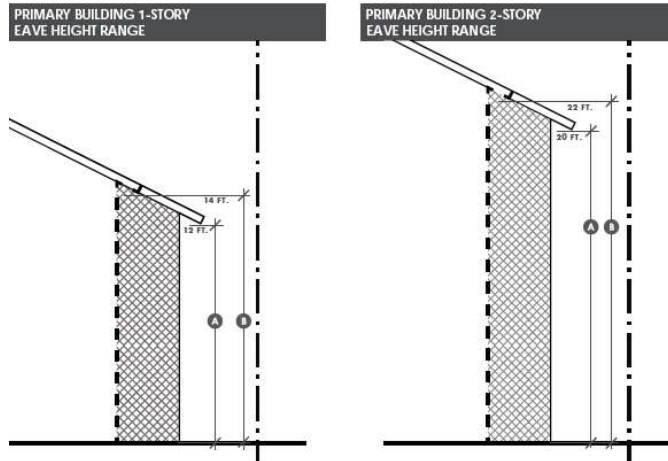
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Eave Height (Addition and New Construction)



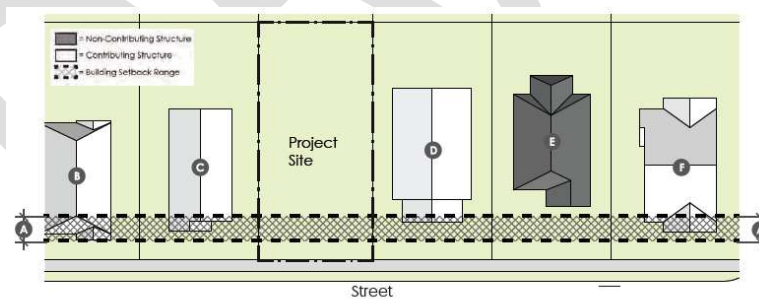
KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

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: 19' at minimum 5'-3" side setback

Front Setbacks (New Construction)

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



If applicable:	Front Setback of Contributing Neighbors (must be in same historic district)
#1	15' (402 E 18th)
#2	10'2" (401 E 18th)
#3	17' (412 E 18th)

KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: N/A



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Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: 9'-10"

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: 1'-3"

Proposed first floor plate height: 9'-10"

Proposed second floor plate height: 9'-0"



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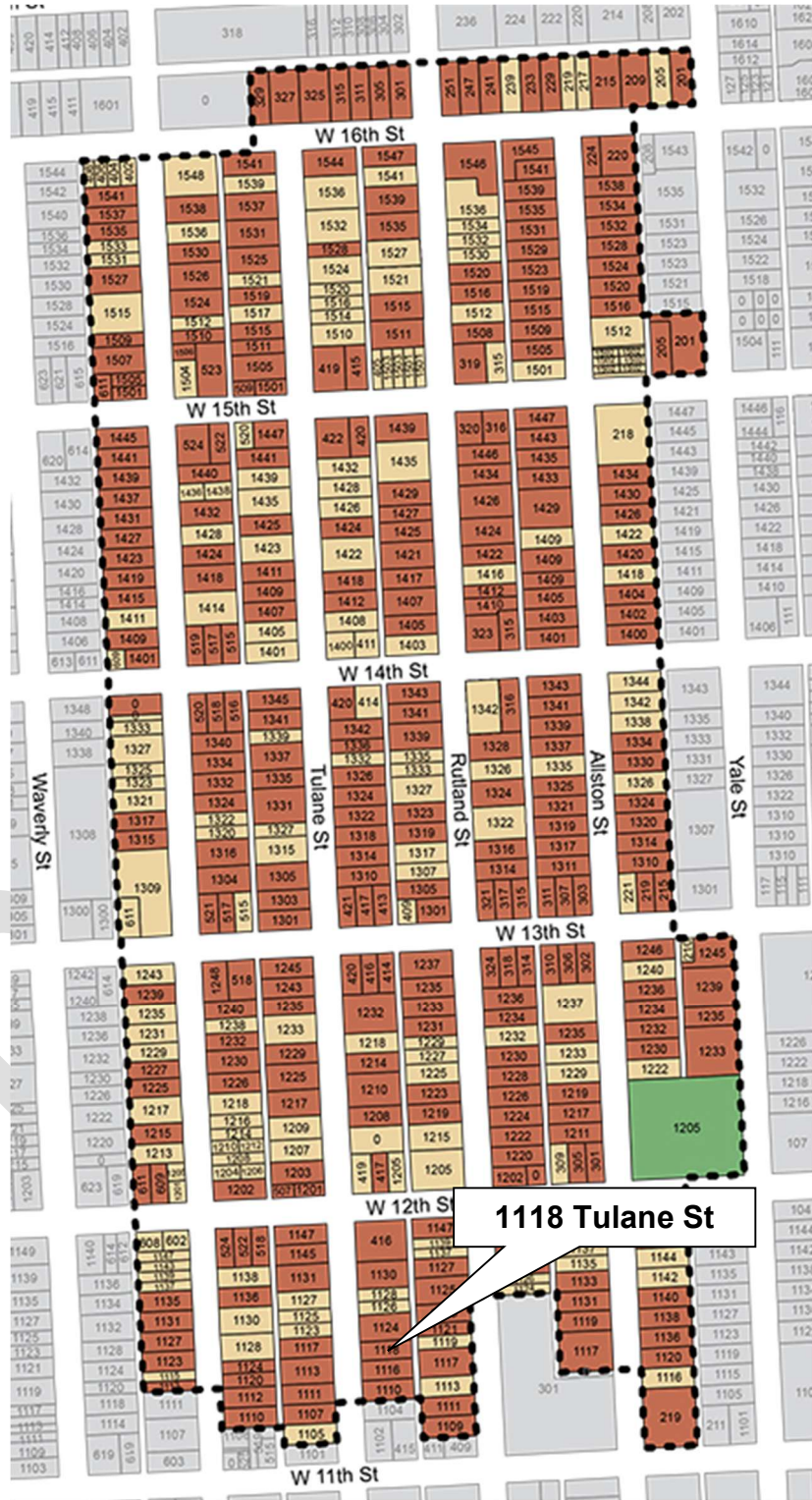
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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO

DRAFT



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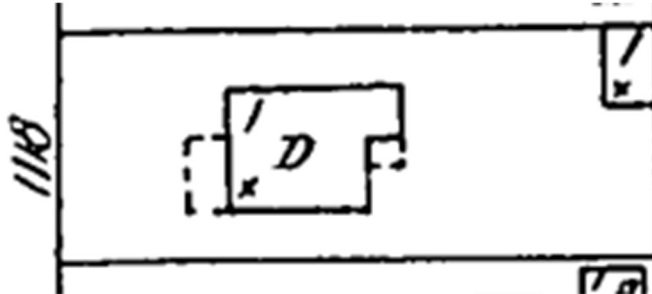
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SANBORN



DRAFT



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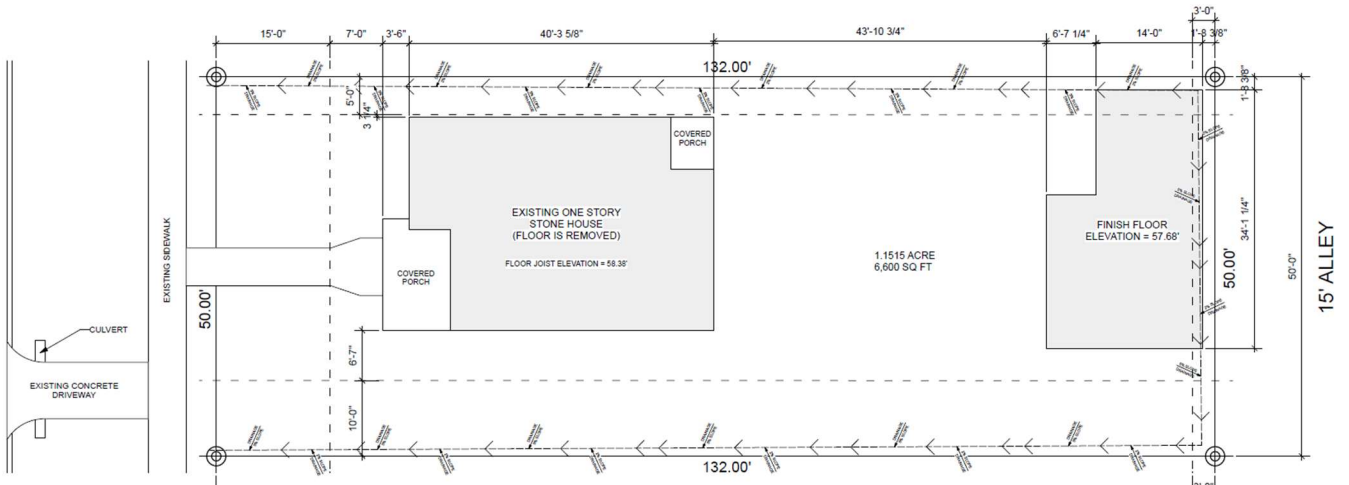
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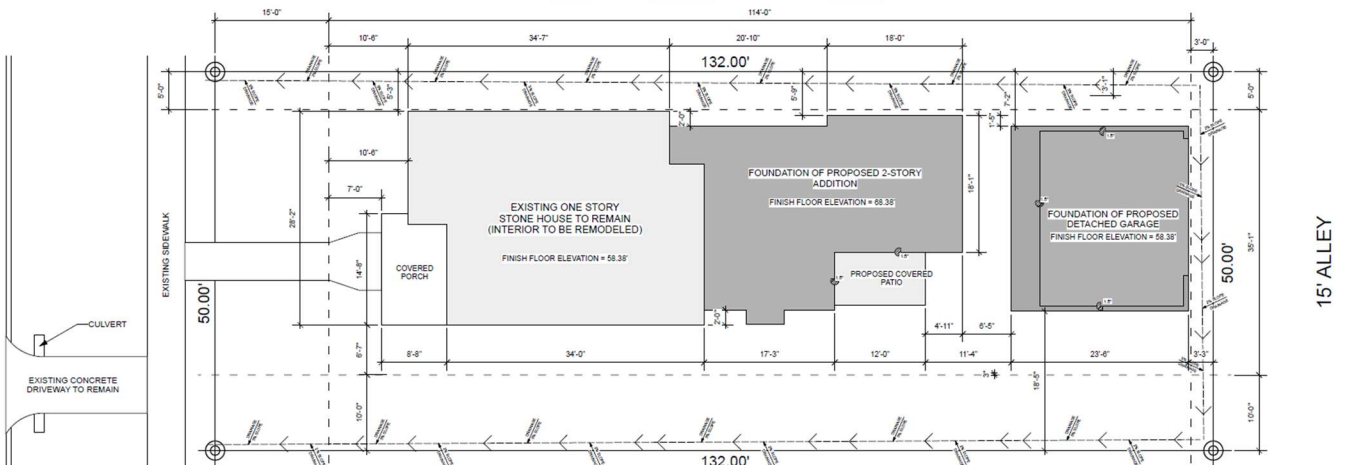
SITE PLAN

EXISTING



SITE PLAN

PROPOSED





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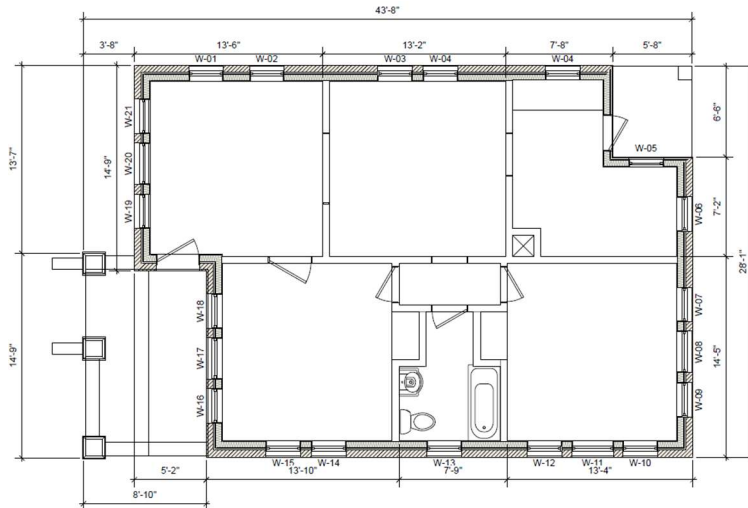
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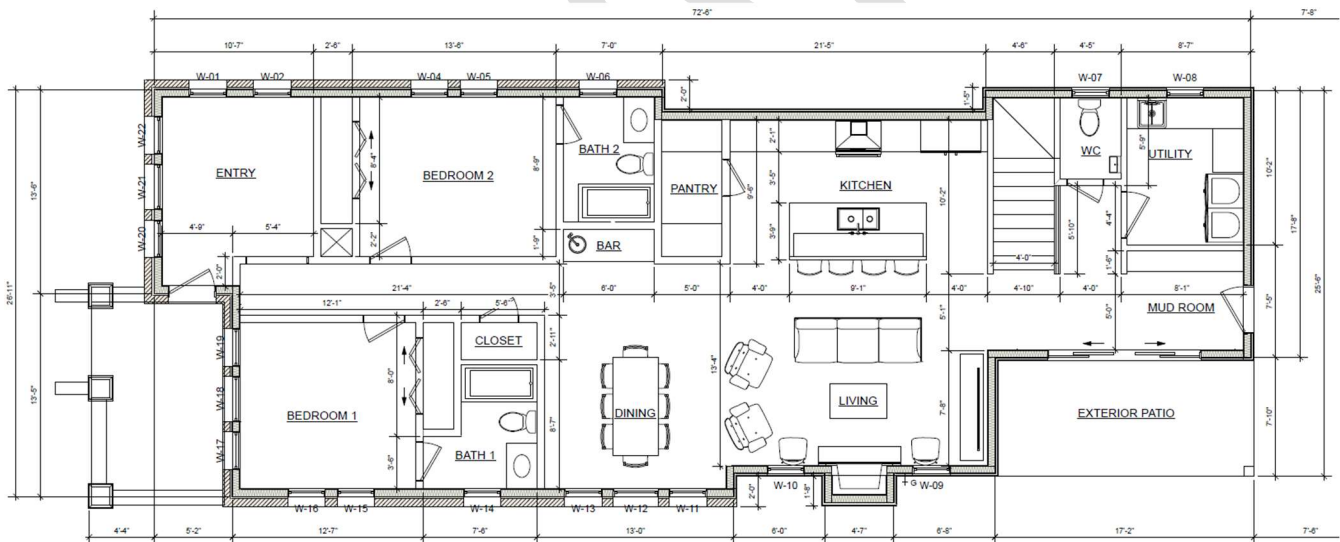
FIRST FLOOR PLAN

EXISTING



FIRST FLOOR PLAN

PROPOSED





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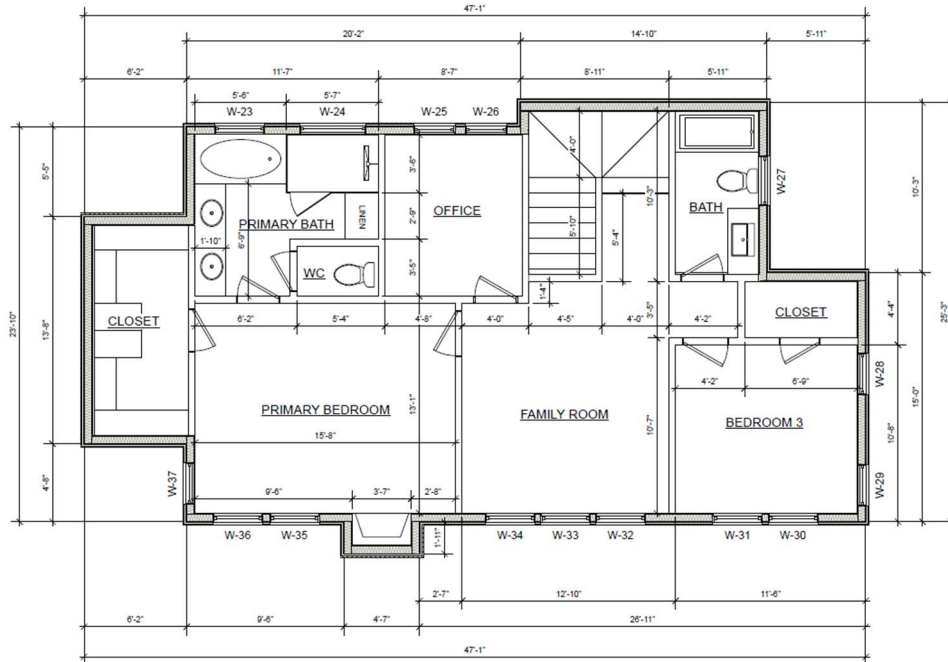
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SECOND FLOOR PLAN

PROPOSED





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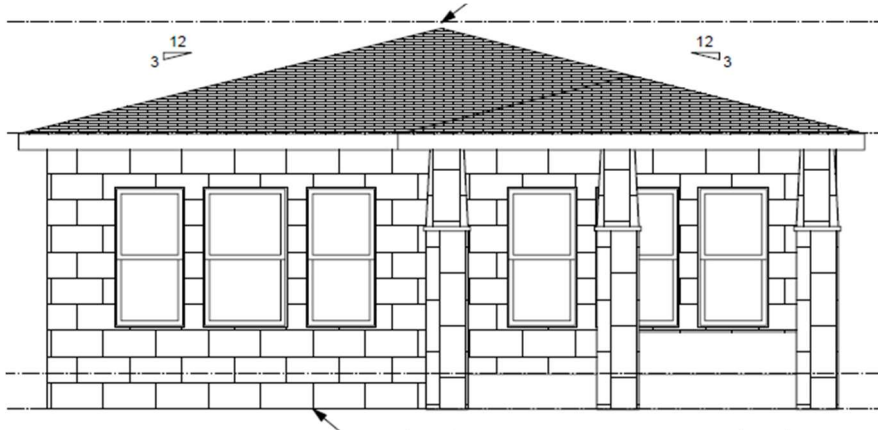
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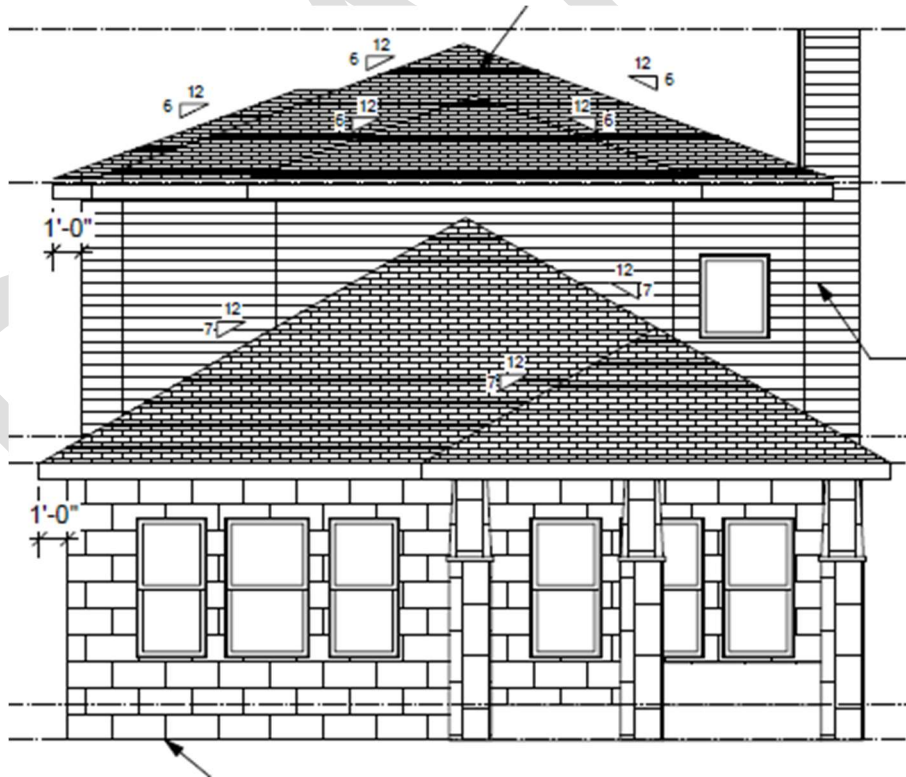
FRONT ELEVATION

EXISTING



FRONT ELEVATION

PROPOSED





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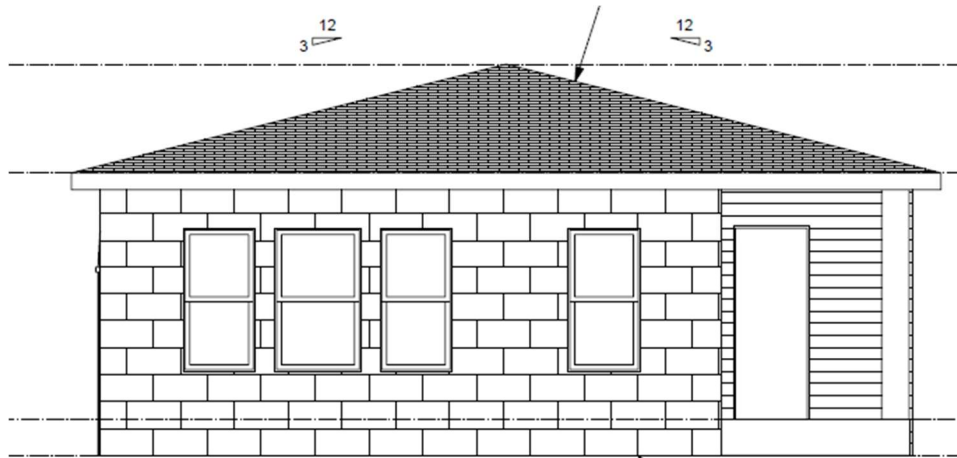
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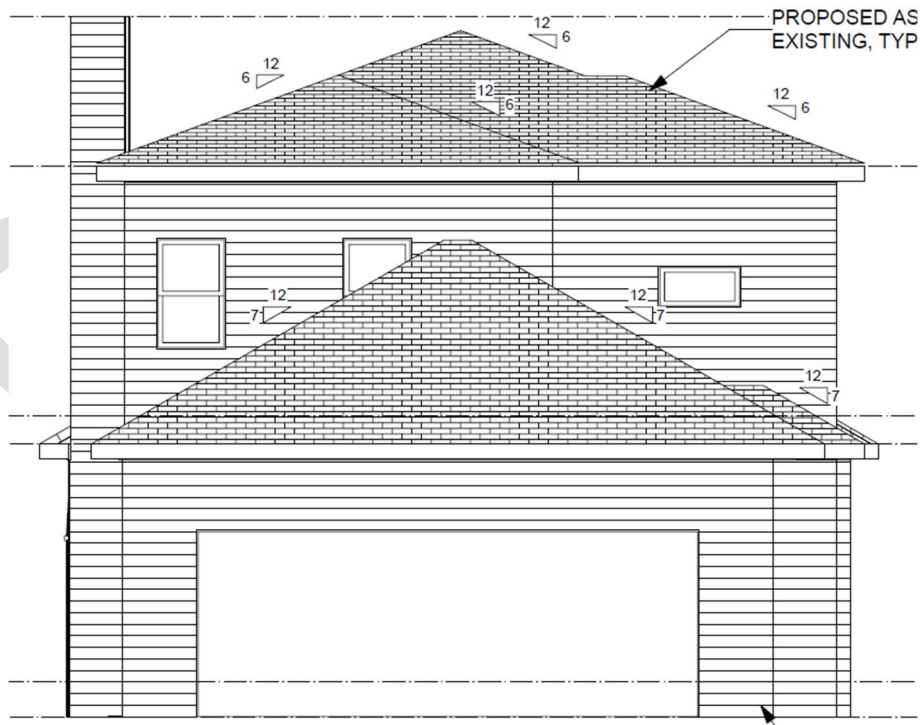
REAR ELEVATION

EXISTING



REAR ELEVATION

PROPOSED





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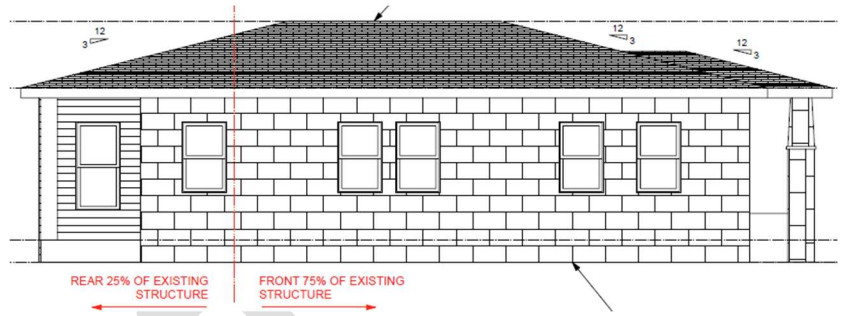
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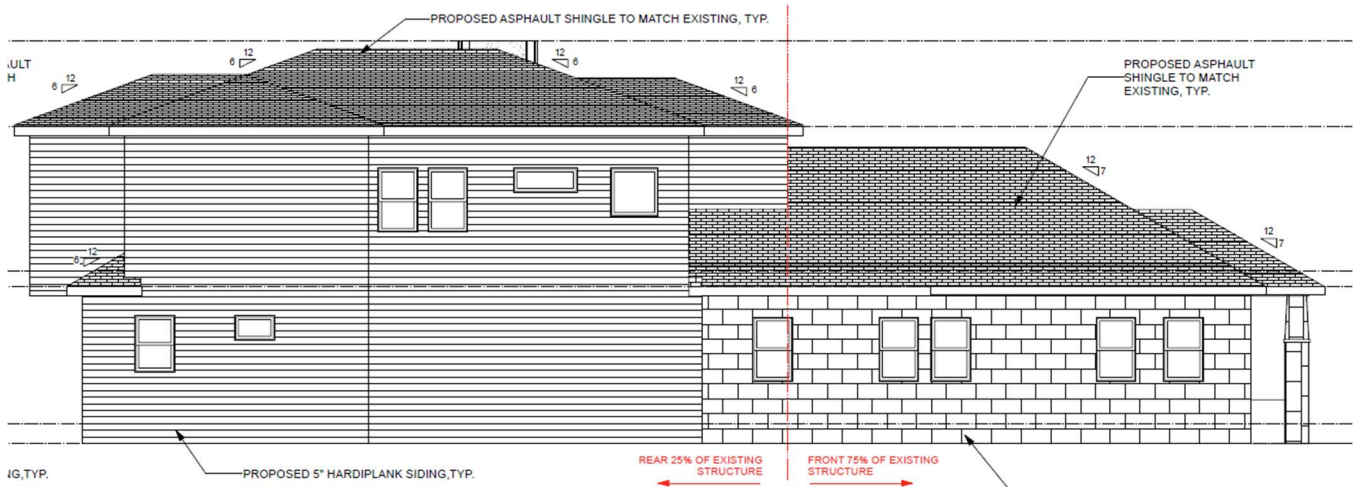
SIDE ELEVATION

EXISTING



SIDE ELEVATION

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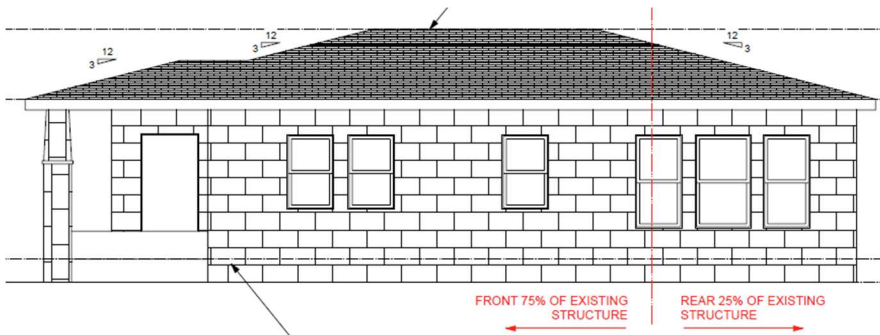
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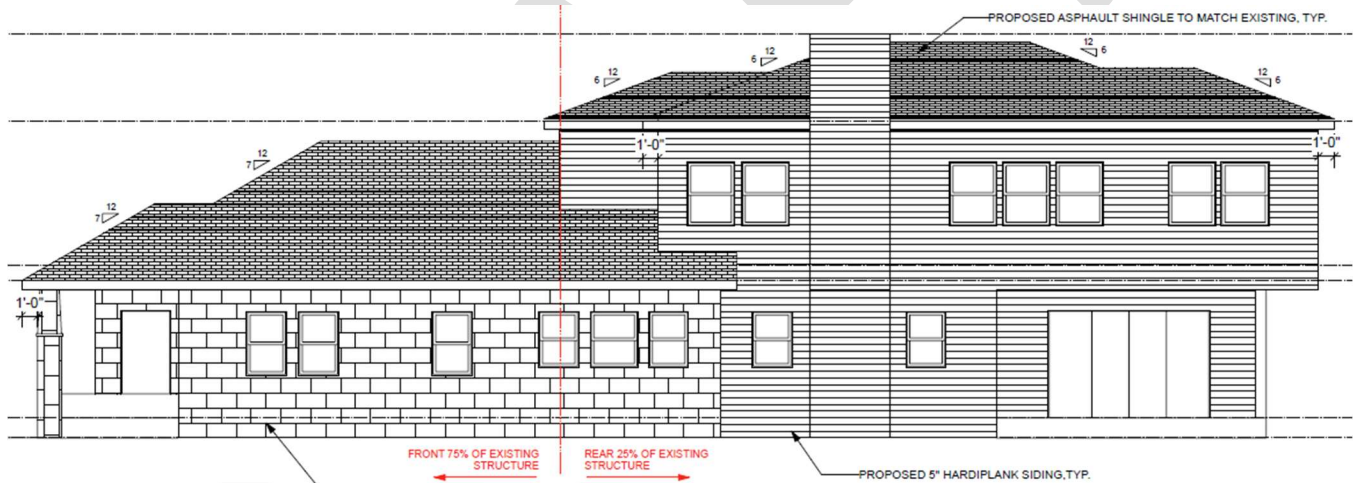
SIDE ELEVATION

EXISTING



SIDE ELEVATION

PROPOSED





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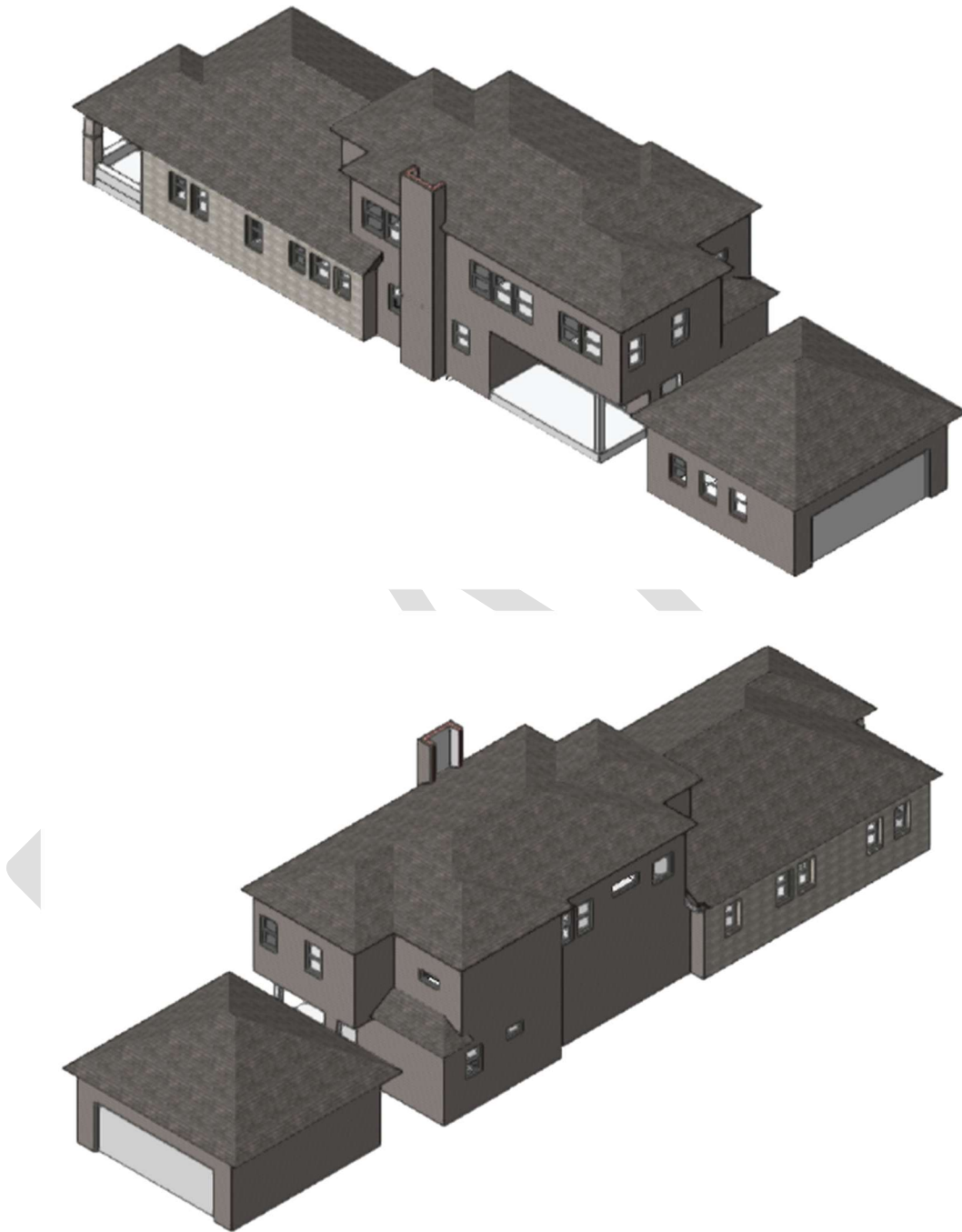
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RENDERINGS





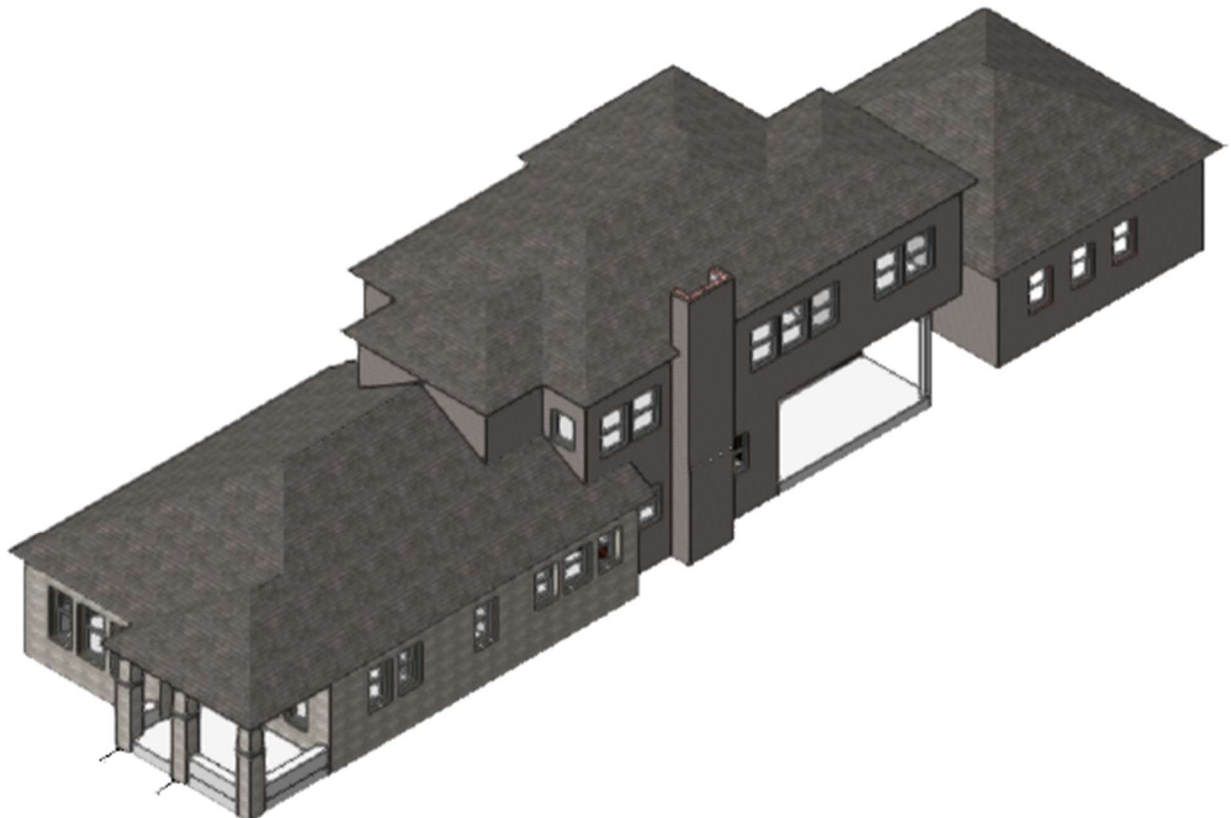
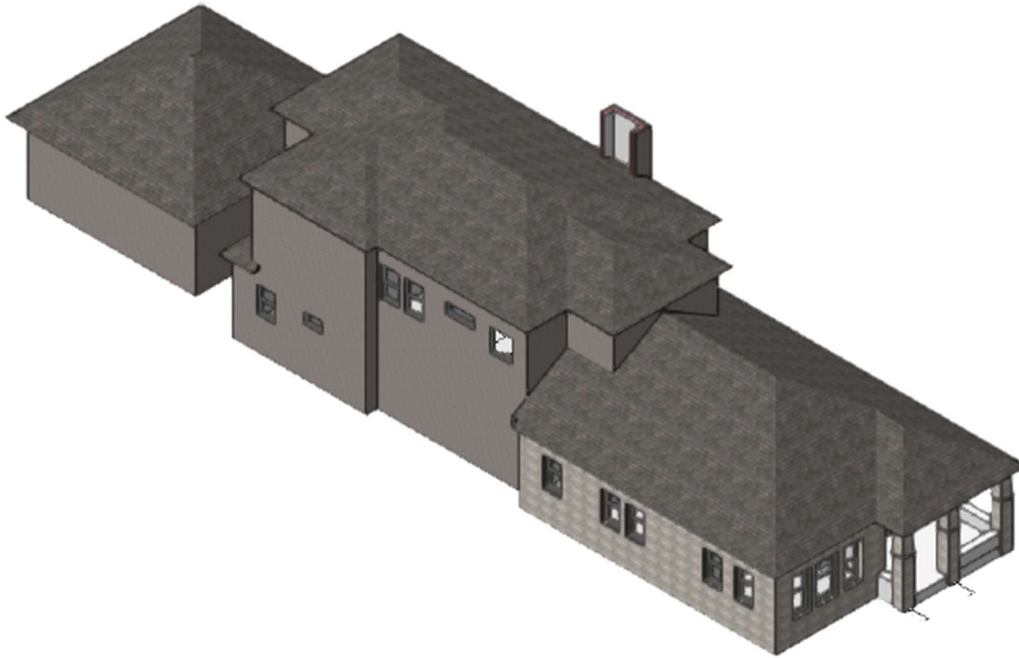
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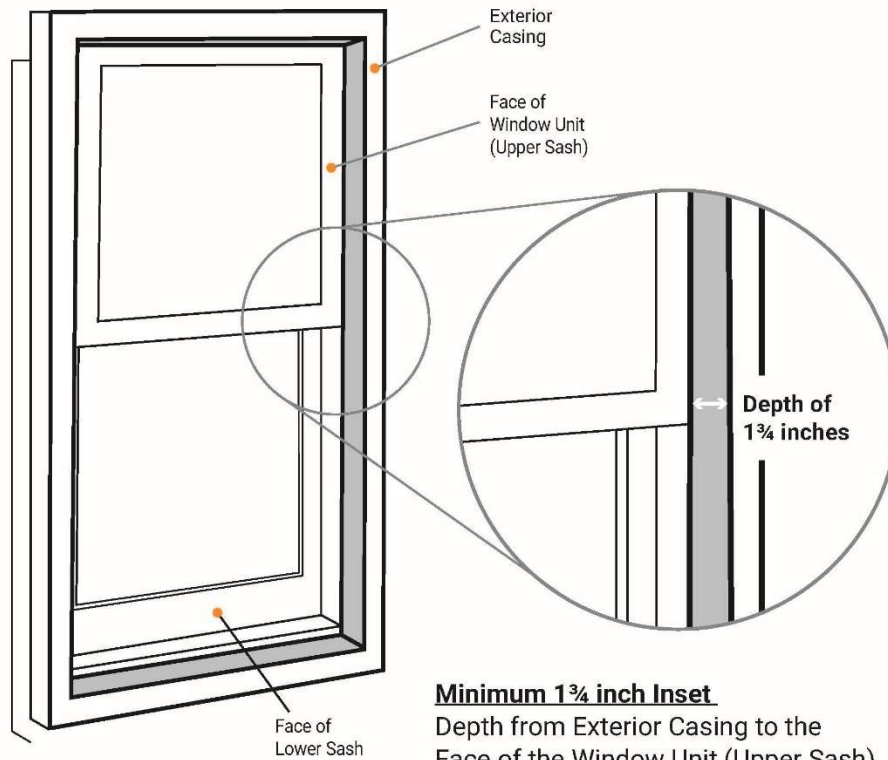
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ATTACHMENT A

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