

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** April 2, 2025

**Applicant:** Andy Madonna, agent for Charles D. Chapman, owner

**Property:** 10 Courtlandt Place, Tracts 6, 7A, and C4, Courtlandt Place Subdivision. Vacant 25,575 SF Lot. 177.5'x186' lot dimensions

**Significance:** Courtlandt Place was established in 1906 and was listed on the National Register of Historic Places in 1980. Noncontributing - lot located in the Courtlandt Place Historic District.

**Proposal:** New Construction

- SF 2-Story House  
5,407 1<sup>st</sup> Floor  
2,729 2<sup>nd</sup> Floor  
  
8,136 total SF
- Separate pool house 194 SF
- Detached garage 1,234 SF
- Covered porches and walkways

**Public Comment:** No public comment was received at this time.

**Civic Association:** The Courtlandt Place Homeowners Association has not submitted formal comment as of the time of this reports production

**Recommendation:** Approval

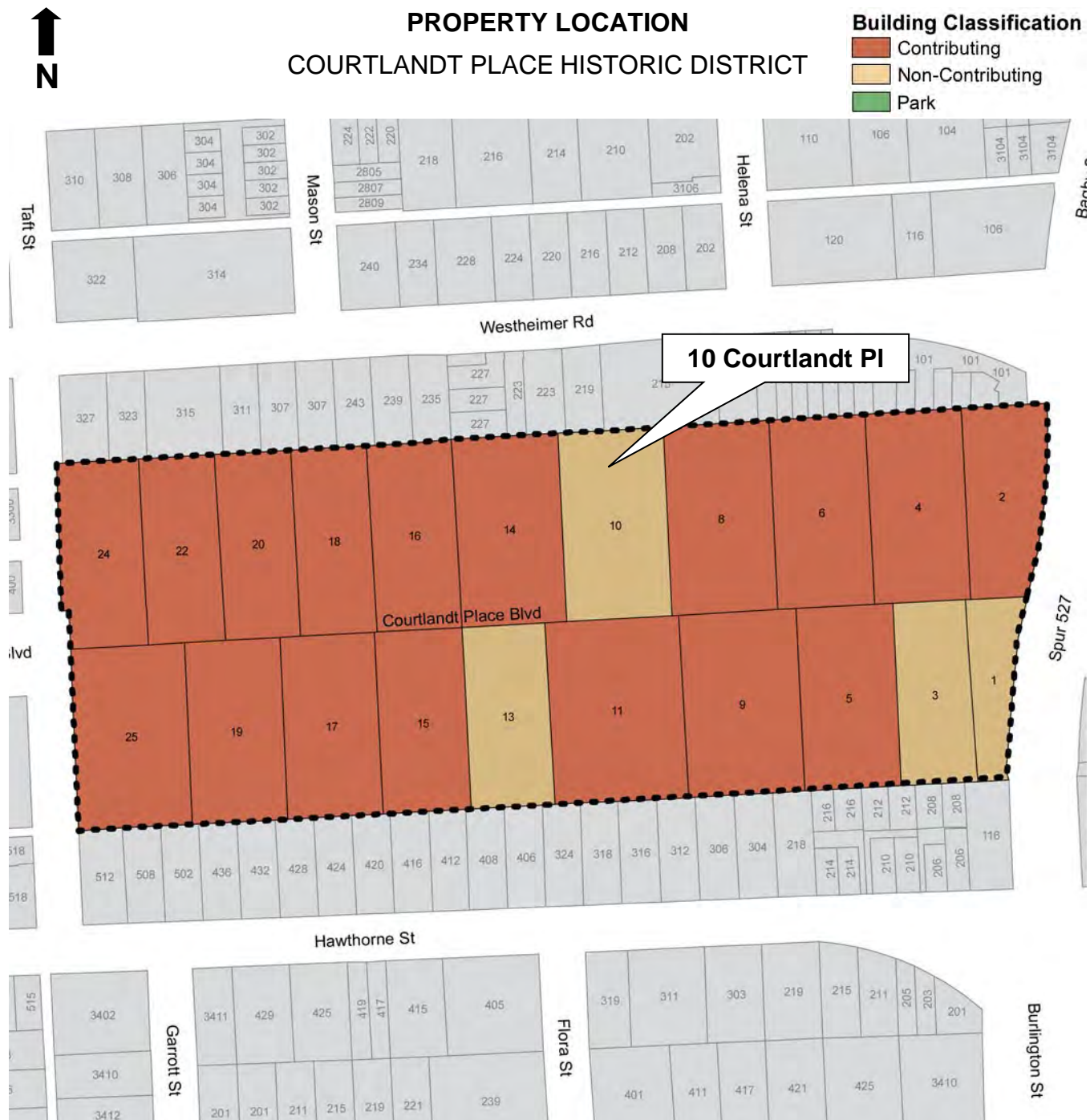
**HAHC Action:** -

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

- a) 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**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;</p>  |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> <p style="margin-left: 20px;">(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</p> <p style="margin-left: 20px;">(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.</p> |
- b) Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.



**INVENTORY PHOTO**

Noncontributing house has been razed



*Figure 1 - Snippet of NR Nomination for 10 Courtlandt*





*Figure 2 - Vacant Lot Subject of Application*



CONTEXT AREA







*Figure 3- 8 Courtlandt Place*



*Figure 4- 14 Courtlandt Place*





*Figure 5 - 9 Courtlandt*



*Figure 6 - 11 Courtlandt*





*Figure 7 - 13 Courtlandt*

























































# 10 Courtlandt Pl Site Analysis

Mean Distance  
Between All  
Structures: 49.7'

Distance Between Structures

— in Feet

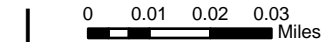
Historic District Boundary



Source: COHGIS

Date: May 29, 2025

Reference: pj27105



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**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



## SITE CONTEXT



*Figure 8 - Rendering Provided by Applicant of Proposed House in Site*





*Figure 9 - Close Up Proposed Site per Applicant*



**3D RENDERINGS**

**WEST FAÇADE CONTEXT VIEW**













**RENDERING – FRONT FACING COURTLANDT**  
**PROPOSED**





**SOUTH ELEVATION – FRONT FACING COURTLANDT**

PROPOSED





**EAST SIDE ELEVATION**

PROPOSED





WEST SIDE ELEVATION

PROPOSED





**NORTH (REAR) ELEVATION**

PROPOSED







**GARAGE – SOUTH (FRONT) ELEVATION**

PROPOSED



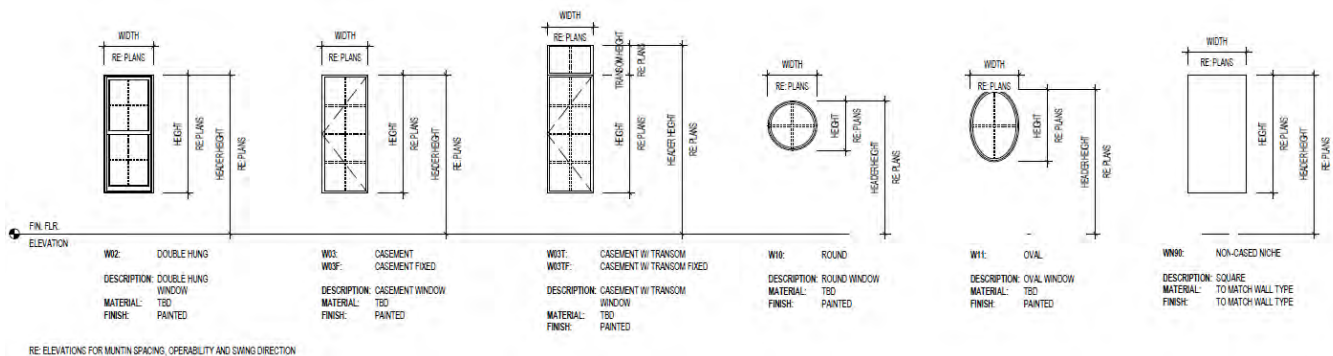
PROPOSED W/ DIMENSIONS

**WINDOW SCHEDULE**



WINDOW TAG	ELEVATION	COUNT	WIDTH	HEIGHT	TRANSOM HEIGHT	HEAD	JAMB	SILL	NOTES
W02	W02	3	2' - 6"	4' - 0"		10/A.020	09/A.020	08/A.020	DOUBLE HUNG DORMER WINDOWS
W02	W02	19	3' - 6"	6' - 0"		05/A.020	04/A.020	03/A.020	DOUBLE HUNG
W03	W03	2	1' - 6"	6' - 6"		10/A.020	09/A.020	08/A.020	CASEMENT ENTRY SIDELIGHTS
W03	W03	1	2' - 0"	4' - 0"		05/A.020	04/A.020	03/A.020	CASEMENT
W03	W03F	1	2' - 6"	6' - 0"		05/A.020	04/A.020	03/A.020	CASEMENT
W03	W03	2	3' - 0"	3' - 0"		10/A.020	09/A.020	08/A.020	CASEMENT AT CUPOLA
W03	W03	2	3' - 0"	4' - 0"		10/A.020	09/A.020	08/A.020	CASEMENT AT CUPOLA
W03	W03	6	3' - 6"	2' - 0"		05/A.020	04/A.020	08/A.020	TRANSOM WINDOWS ABOVE GARAGE
W03	W03	3	3' - 6"	5' - 6"		05/A.020	04/A.020		CASEMENT
W03	W03	3	3' - 6"	7' - 6"			04/A.020	03/A.020	CASEMENT
W03F	W03F	1	2' - 6"	5' - 0"		05/A.020	04/A.020	03/A.020	FIXED CASEMENT
W03T	W03T	6	2' - 6"	6' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	2	2' - 6"	7' - 6"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	2	3' - 0"	6' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	3	3' - 0"	7' - 6"	2' - 0"	19/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	1	3' - 6"	5' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	7	3' - 6"	6' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W10	W10	1	3' - 6"	4' - 0"		15/A.020	14/A.020	13/A.020	ROUND WINDOW
W11	W11	4	3' - 6"	4' - 0"		15/A.020	14/A.020	13/A.020	OVAL WINDOW

## WINDOW OPENINF ELEVATION SCHEDULE



10 COURTLANDT PLACE



5/28/2025 11:55:35 AM





10 COURTLANDT PLACE



5/28/2025 11:55:37 AM



10 COURTLANDT PLACE



5/28/2025 11:55:38 AM





10 COURTLANDT PLACE



5/28/2025 11:55:40 AM



10 COURTLANDT PLACE

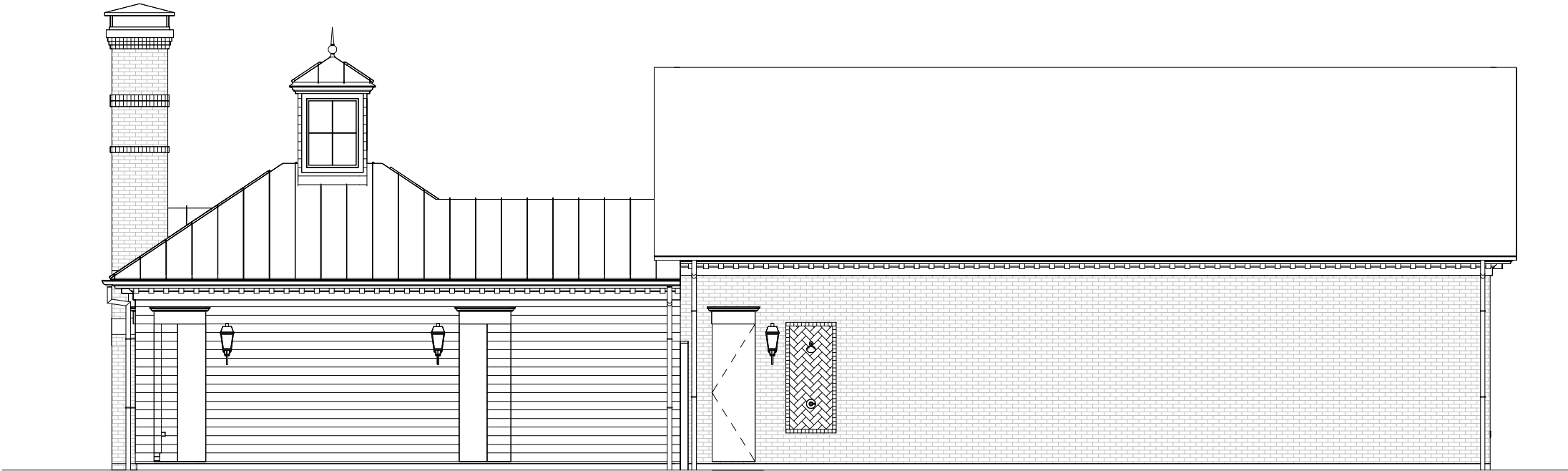


5/28/2025 11:55:41 AM

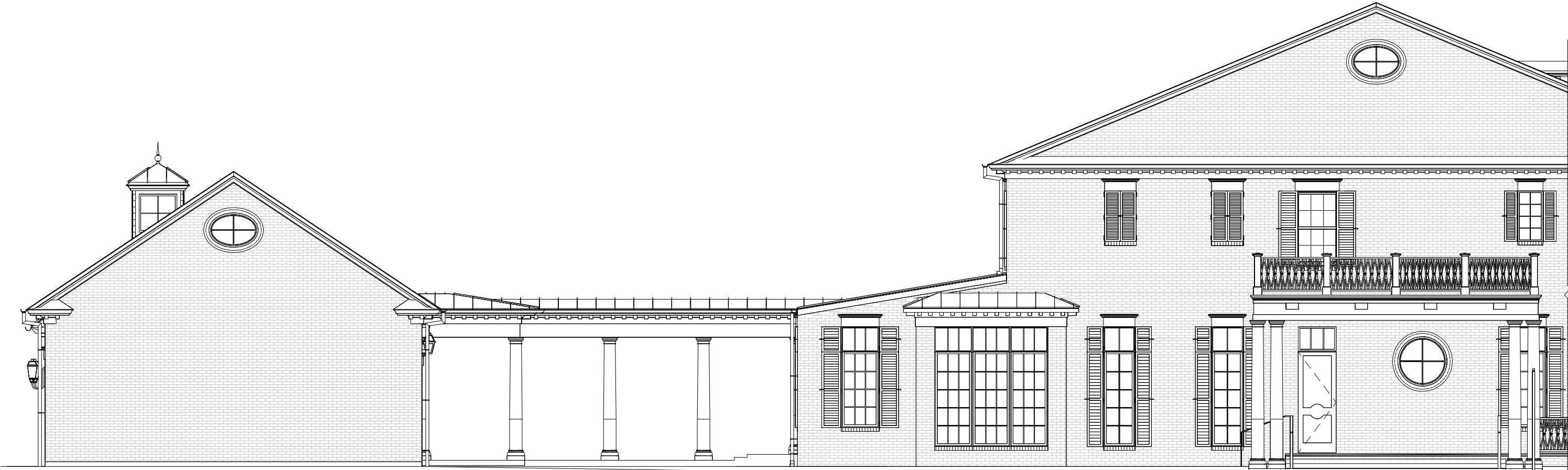




10 COURTLANDT PLACE



10 COURTLANDT PLACE

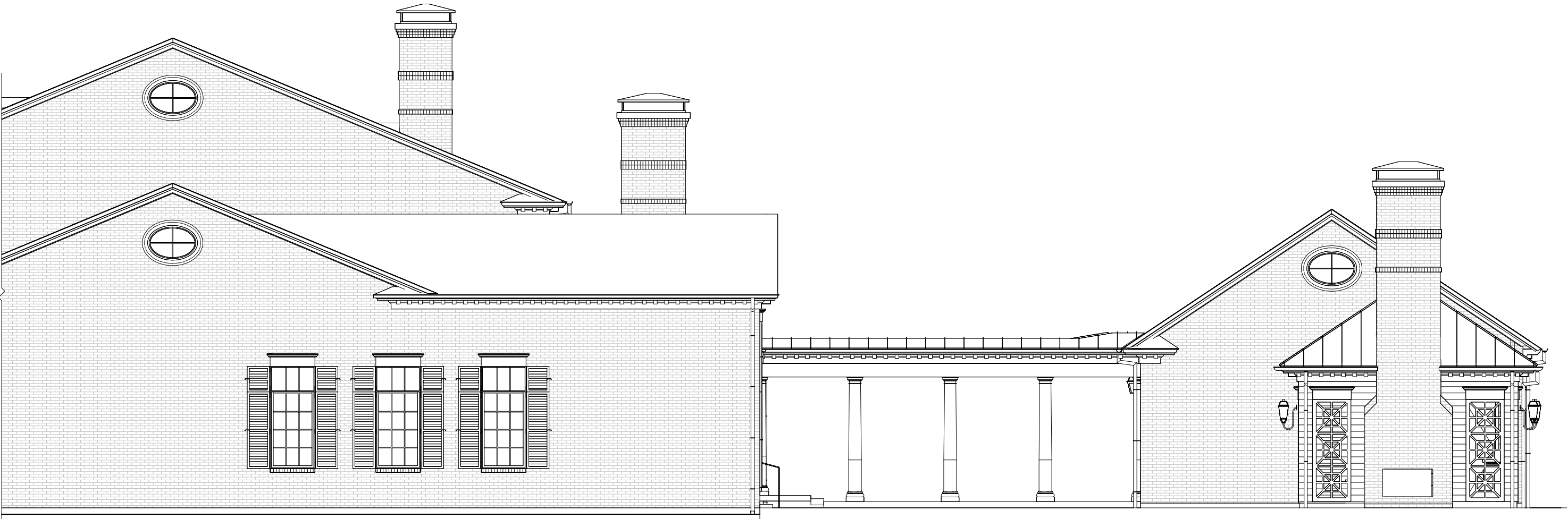


5/28/2025 11:55:43 AM





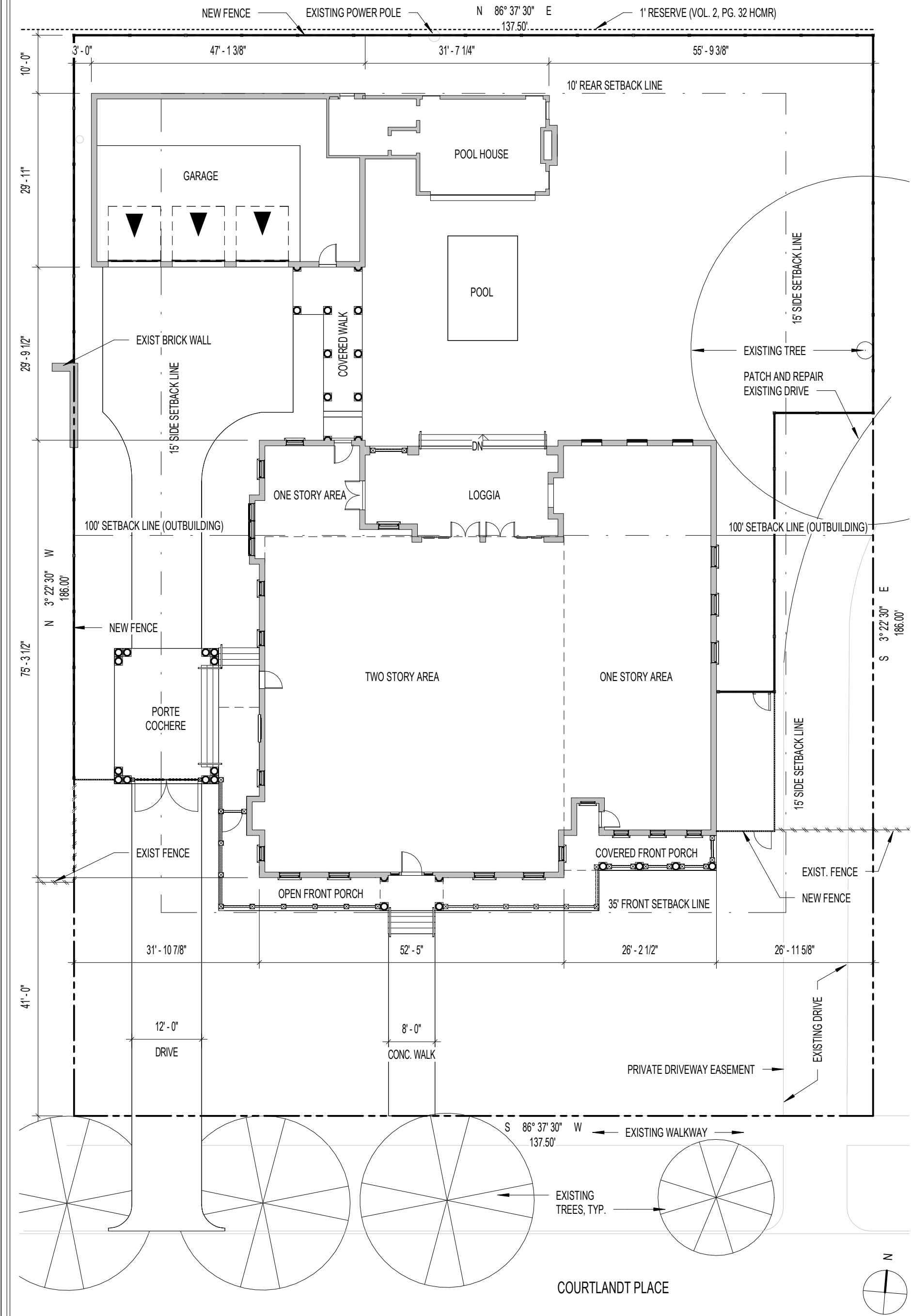
10 COURTLANDT PLACE



5/28/2025 11:55:44 AM



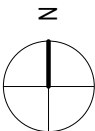
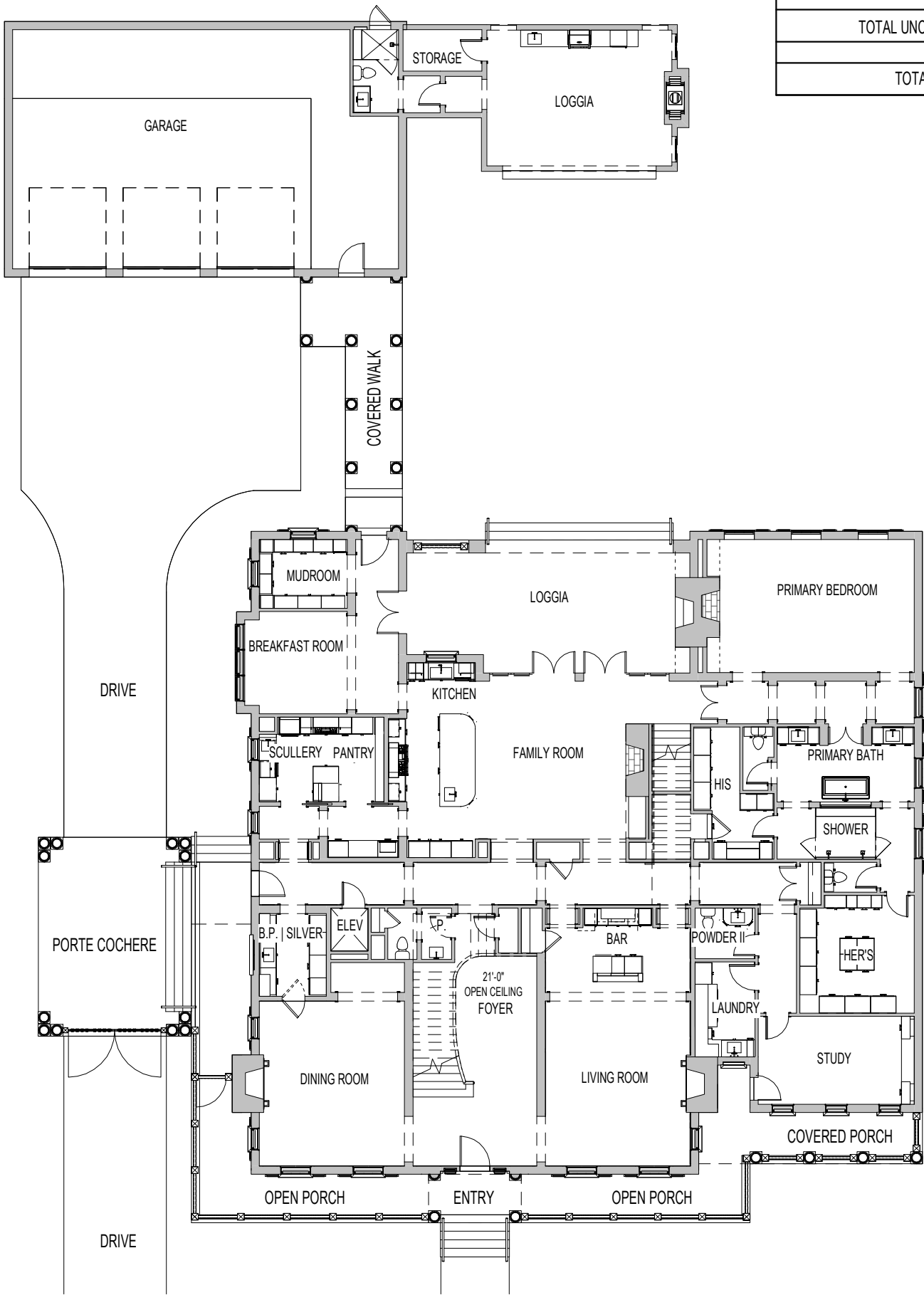
10 COURTLANDT PLACE





10 COURTLANDT PLACE

HOME AREA	
AREA NAME	AREA (SF)
CONDITIONED	
FIRST FLOOR	5,407 SF
POOL HOUSE (PORTION)	194 SF
SECOND FLOOR	2,729 SF
TOTAL CONDITIONED	8,330 SF
UNCONDITIONED	
GARAGE	1,234 SF
LOGGIA	499 SF
PORTE COCHERE	417 SF
FRONT PATIO	818 SF
BREEZEWAY	241 SF
POOL HOUSE	481 SF
TOTAL UNCONDITIONED	3,690 SF
TOTAL COMBINED	12,020 SF



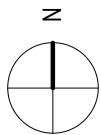
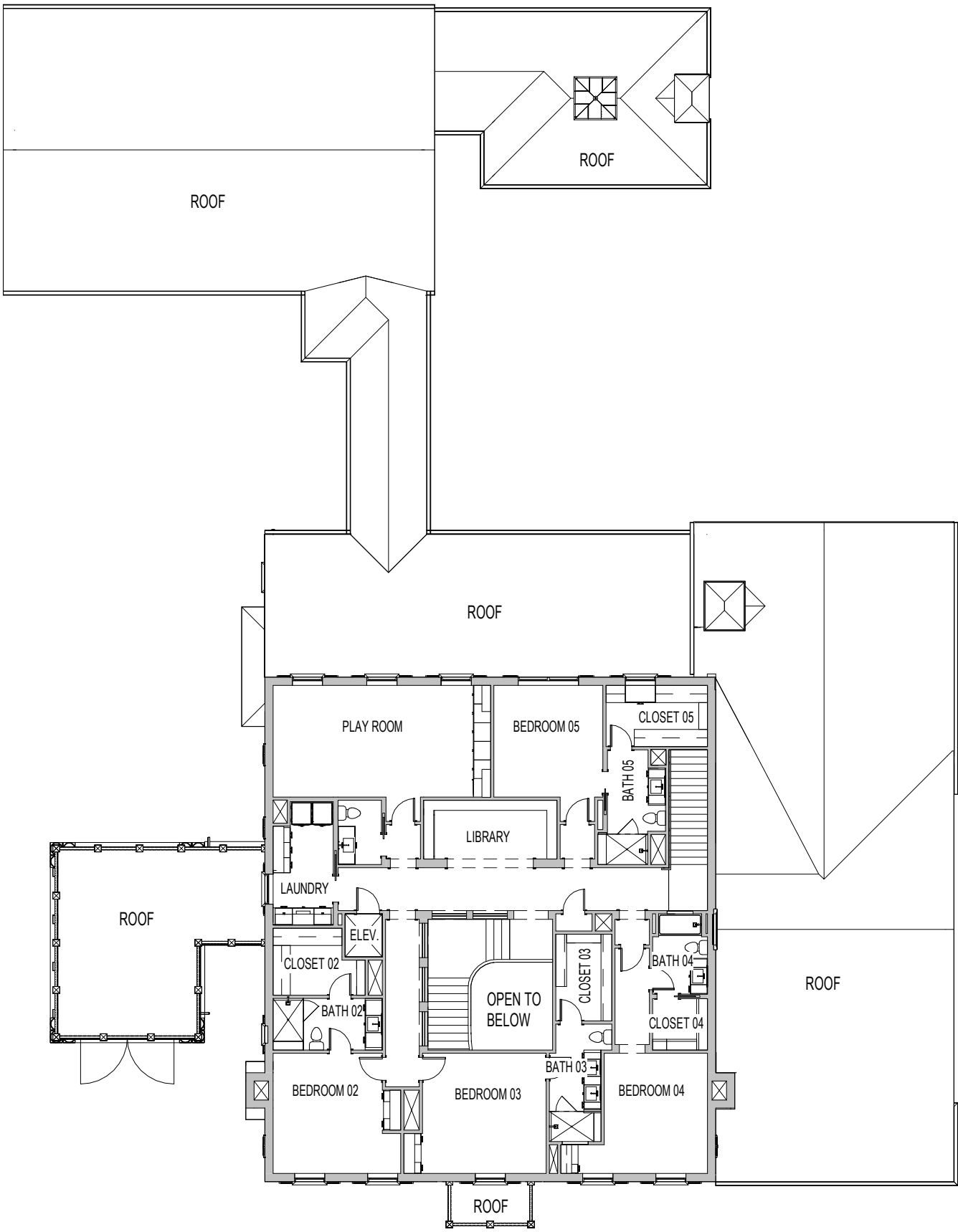
G-101

FIRST FLOOR GRAPHIC PLAN

1/16" = 1'-0"



10 COURTLANDT PLACE



G-102

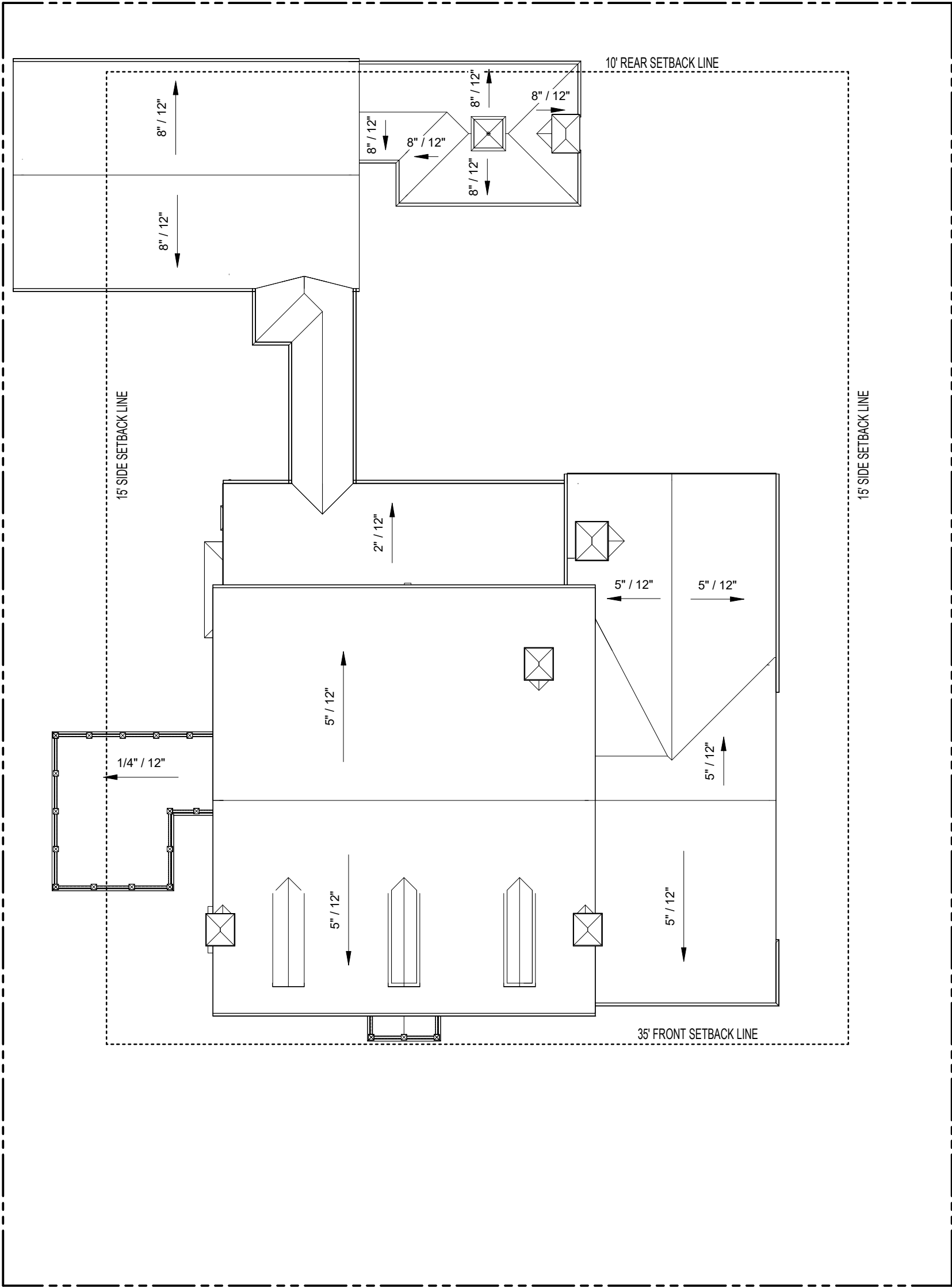
SECOND FLOOR GRAPHIC PLAN

1/16" = 1'-0"



10 COURTLANDT PLACE

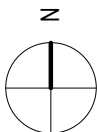
N 86° 37' 30" E  
137.50'



N 3° 22' 30" W  
186.00'

S 3° 22' 30" E  
186.00'

S 86° 37' 30" W  
137.50'



G-103  
ROOF PLAN

1/16" = 1'-0"





10 COURTLANDT PLACE



SITE CONTEXT