

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 5/26/2016

ITEM: III

APPLICANT: William Riley, owner
PROPERTY ADDRESS: 509 Teetshorn Street
LEGAL DESCRIPTION: Lot 14, Block 24, Woodland Heights
HISTORIC DISTRICT: Woodland Heights Historic District

Project Summary:

On March 30, 2016, the applicant requested a Certificate of Appropriateness (COA) to construct a 2,300 square foot two-story addition with attached garage to the contributing 980 square foot one-story residence in Woodland Heights Historic District.

At their April 2016 meeting, the Houston Archaeological and Historical Commission (HAHC) reviewed the applicant's request for a Certificate of Appropriateness and found that the proposal constituted a significant alteration of the structure's historic character that **did not meet Criteria 1 or 10** for approval for **Alterations** found in Chapter 33 Section 33-241(a). HAHC voted 6-2 to deny the request.

In accordance with Chapter 33 Section 33-253, the applicant is appealing this decision to the Historic Preservation Appeals Board (HPAB).

Charge to the Historic Preservation Appeals Board:

To be approved, an *alteration* must meet 11 criteria for approval found in Chapter 33 Section 33-241. The HAHC denied the request because it found the project did not meet Criteria 1 or 10. The applicant has the burden of proof to demonstrate that the project meets all applicable criteria for approval. Unless the HPAB finds that the project meets all criteria, it must uphold the decision of the HAHC.

If the HPAB upholds the HAHC decision, the applicant may return to HAHC with a new or revised application for a more appropriate design or may appeal further to City Council.

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HISTORIC DISTRICT: Woodland Heights Historic District

Project Description:

At the time of the Woodland Heights Historic District designation by City Council, the Craftsman style residence at 509 Teetshorn Street, constructed circa 1920, was classified as 'contributing' to the historic district. The applicant proposes to construct a 2,346 square foot two-story addition at the rear of a 980 square foot house. The proposed addition will include an attached two-story front loading garage that extends to the east of the original structure. The proposed addition will have a ridge height of 28'-7" and an eave height of 22'-6".

Criteria of Approval:

Alterations: To *alter* a contributing structure, the project must meet the 11 criteria found in Section 33-241.

The HAHC determined that constructing a 2,300 square foot addition that is taller than the existing residence and is ultimately wider than the existing residence that the application **does not meet Criteria 1 or 10**. Criterion 1 states, the proposed activity must retain and preserve the historical character of the property; and Criterion 10 states, The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area.

Please see *Exhibit A – HAHC Staff Report*, pp. 2-4, for detailed analysis of the project and review criteria.

Applicant's Grounds for Appeal:

The applicant's appeal email is attached as Exhibit C.

Basis for the Applicant's appeal:

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Sec. 33-253. Appeal.

(a) The Historic Preservation Appeals Board ("HPAB") is hereby created. The HPAB shall consist of 5 members and shall consist of two former members of the planning commission, two former members of the HAHC, and one citizen representative that has not served on either commission. Each member shall have extraordinary knowledge and experience in the archaeological, architectural, cultural, social, economic, ethnic or political history of the city, and must have a known and demonstrated interest, competence, or knowledge in historic preservation within the city. Members of the HPAB shall be appointed by the mayor, subject to confirmation by the city council. Each member shall serve for a term of two years and shall hold over until the member's successor is appointed. A member may be appointed to serve consecutive terms. The director, or in his absence or inability to act, a deputy director or assistant director of the department shall serve as a non-voting, ex officio member and as executive secretary to the HPAB. Three members of the HPAB shall constitute a quorum; however, in the event of vacancies on the HPAB, a majority of the members of the HPAB shall constitute a quorum. The HPAB shall elect its own chair and vice-chair. The mayor shall assign a staff member to serve as a liaison between the HPAB and the mayor's office. The HPAB shall adopt rules, procedures, and schedules for meetings as are necessary or convenient to accomplish the purposes of this article, and shall meet as needed when notified by the director of an appeal from a decision of the HAHC.

(b) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the HPAB by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision, or in the case of an application for a certificate of appropriateness for demolition, the notice of appeal may be filed with the director not earlier than 90 days after the denial of a certificate of appropriateness by the HAHC as provided for in section 33-247(f) of this Code and not later than 120 days after the denial by HAHC. The director shall notify the members of the HPAB of the receipt of a notice of appeal and shall schedule a meeting of the HPAB to consider the appeal.

(c) The HPAB shall consider the appeal within 45 days after a notice of appeal is filed with the director. The HPAB shall consider the application, the findings of the HAHC, written comments from the public, and any evidence presented at the meeting at which the appeal is considered. The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness. If the HPAB does not make a decision on the appeal within 45 days after a notice of appeal is filed with the director, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.

(d) The director shall provide the applicant with notice of the time and place of the meeting at which each appeal will be considered by mail no less than ten days before the date of the meeting.

(e) An applicant aggrieved by a decision of the HPAB may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of section 2-2 of this Code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the HPAB. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

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EXHIBIT A:

APRIL 2016 HAHC ACTION REPORT

(INCLUDING PROJECT DETAILS AND STAFF ANALYSIS)

CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2016

Applicant: William Riley, Bicycle Bungalows LLC, owner

Property: 509 Teetshorn Street, Lot 14, Block 24, Woodland Heights Subdivision. The property includes a historic 980 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,350 square foot (50' x 127') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

Construct a two story addition and attached garage at the back of the existing structure.

- Construct a 2,346 square foot two story addition with attached garage at the back of the existing contributing 980 square foot structure.
- The proposed addition has an eave height of 22' – 6" and a ridge height of 28' – 7".
- The existing garage will be demolished.
- The addition will be clad in cementitious siding.
- Existing windows will be rebuilt as necessary.
- Replace a non-original front door with a custom Craftsman style wood door.
- Repair or replace damaged wood with in kind materials.

See enclosed application materials and detailed project description on p. 7-19 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Denied

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 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;
(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
WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



NEIGHBORING PROPERTIES



505 Teetshorn Street – Contributing – 1915 (neighbor)



513 Teetshorn Street – Contributing – 1915 (neighbor)



520 Teetshorn Street– Contributing – 1915 (across street)



524 Teetshorn Street– Contributing – 1924 (across street)



519 Teetshorn Street– Contributing – 1915 (neighbor)



523 Teetshorn– Contributing – 1916 (neighbor)



526 Teetshorn Street– Contributing – 1924 (neighbor)



525 Teetshorn Street– Contributing – 1920 (across street)



528 Teetshorn Street– Contributing – 1915 (neighbor)

SOUTH ELEVATION- FRONT FACING TEETSHORN
EXISTING



PROPOSED

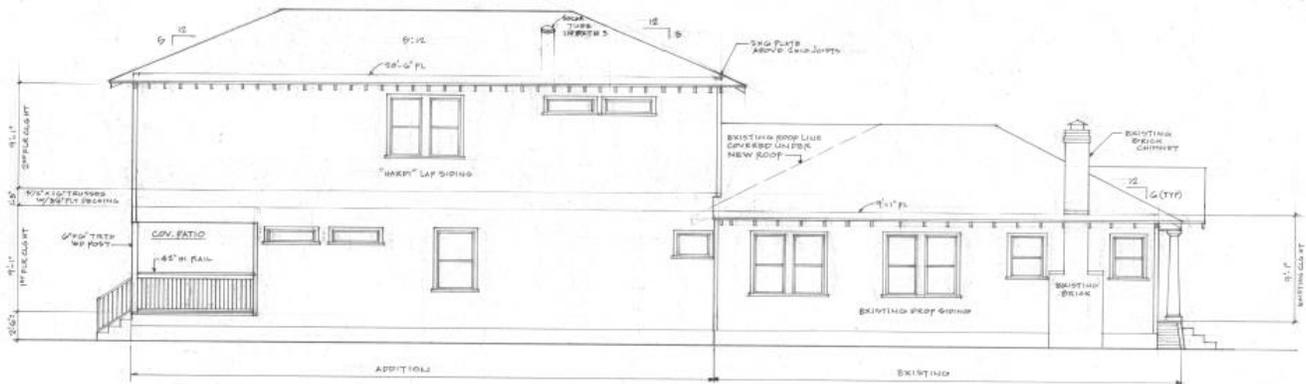


WEST SIDE ELEVATION

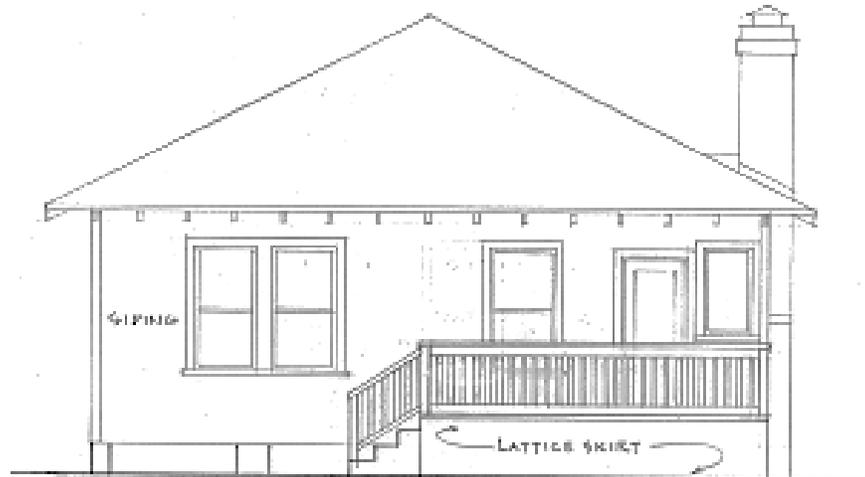
EXISTING



PROPOSED

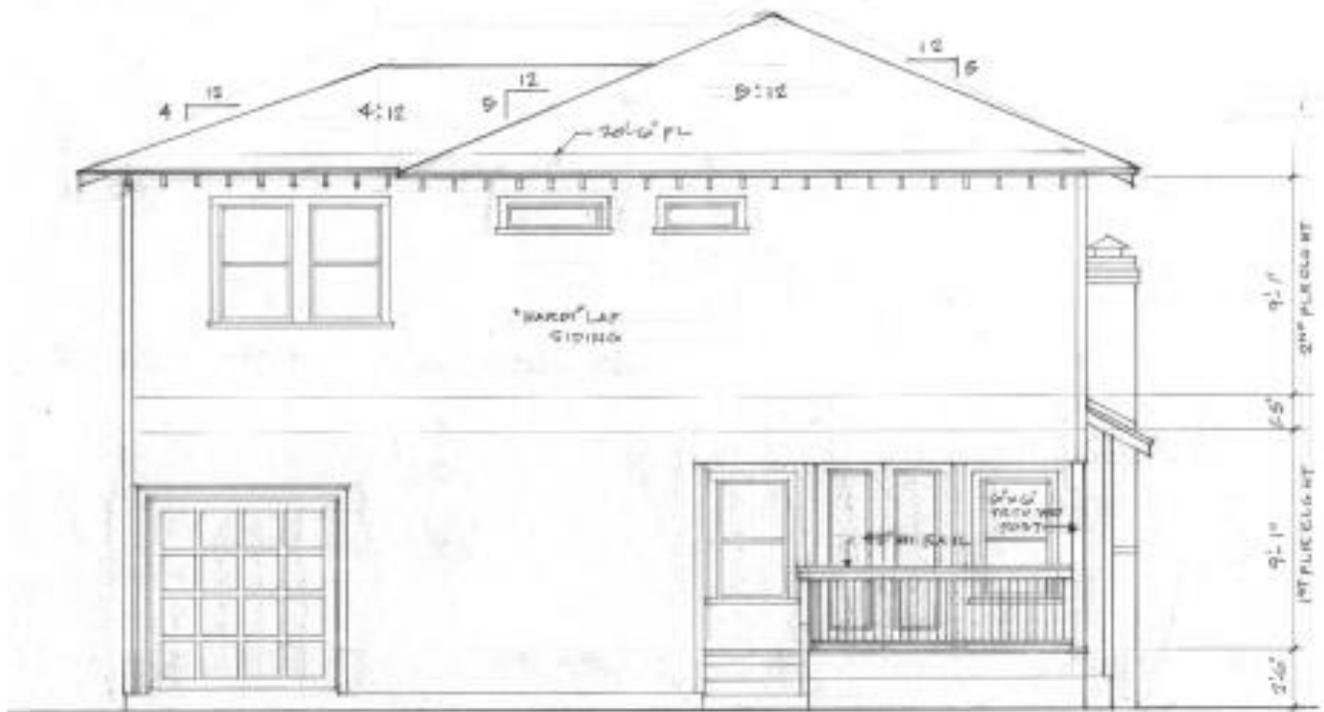


NORTH SIDE ELEVATION



EXISTING

PROPOSED

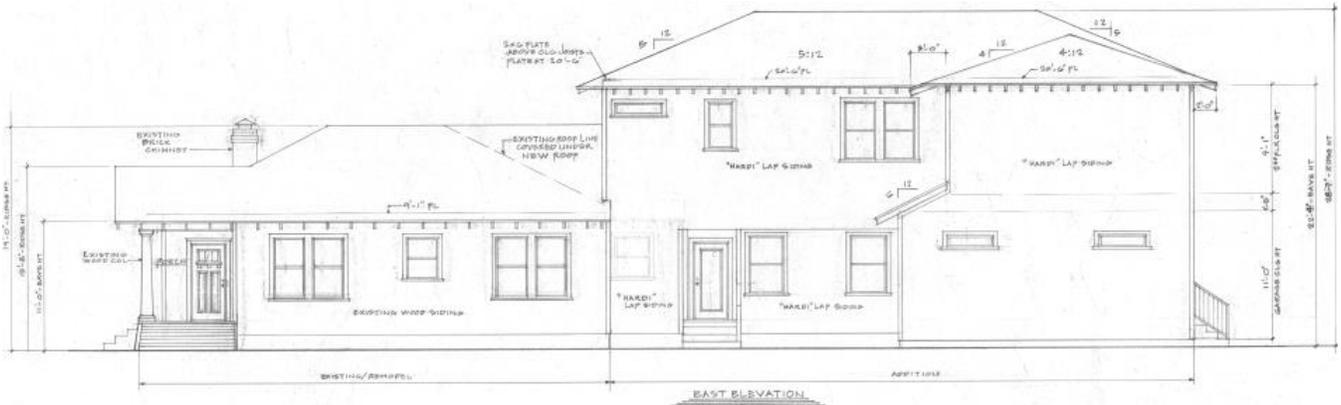


EAST (REAR) ELEVATION

EXISTING

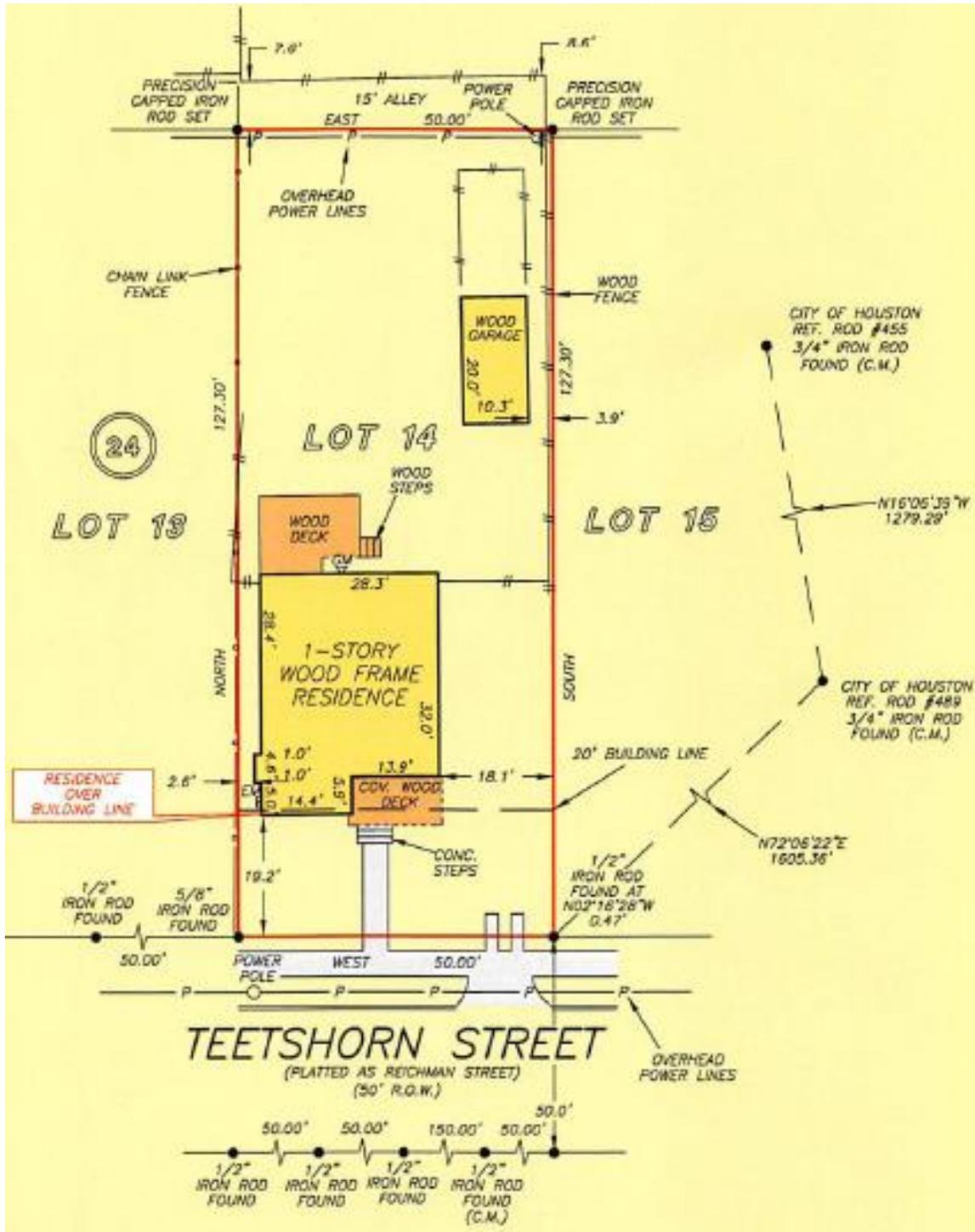


PROPOSED



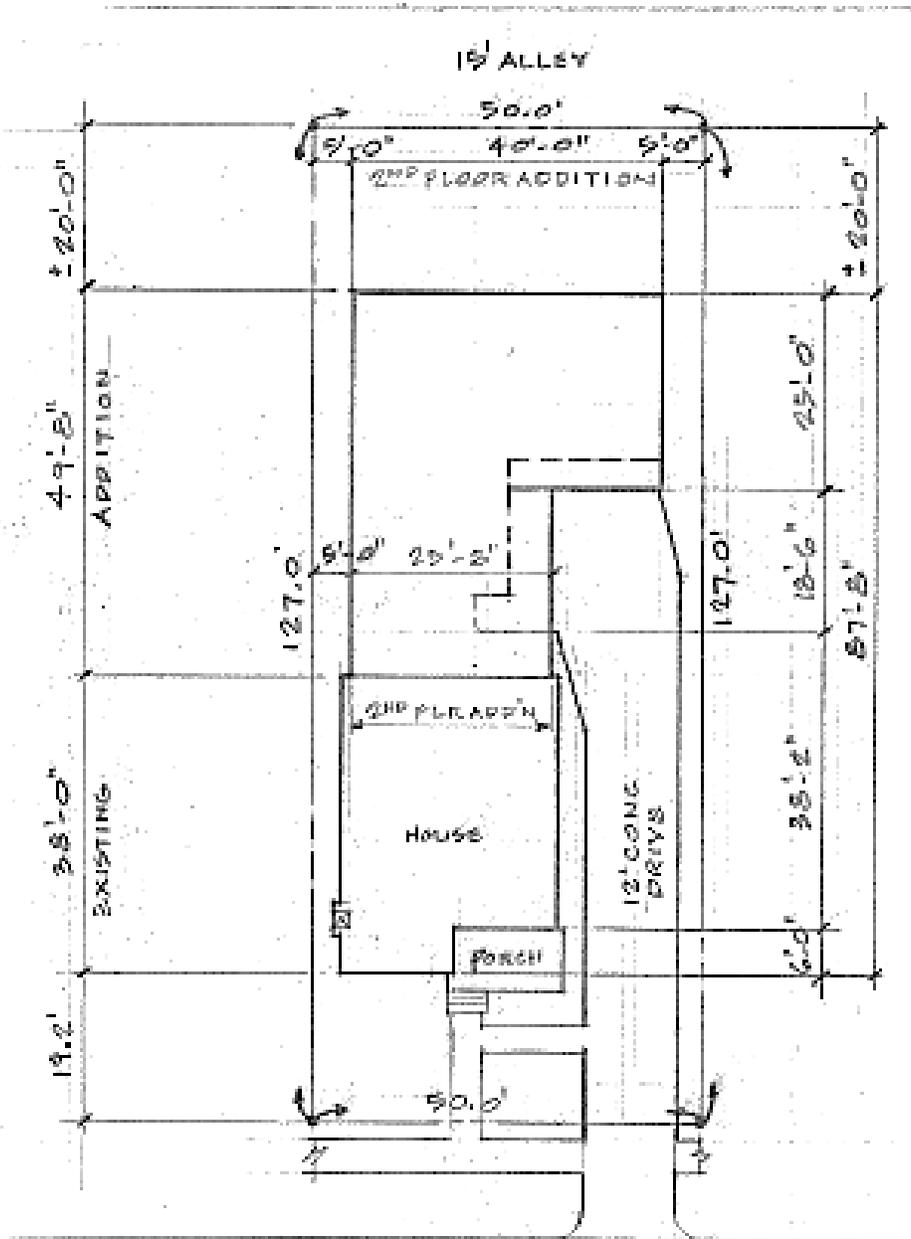


SITE PLAN
EXISTING



PROPOSED

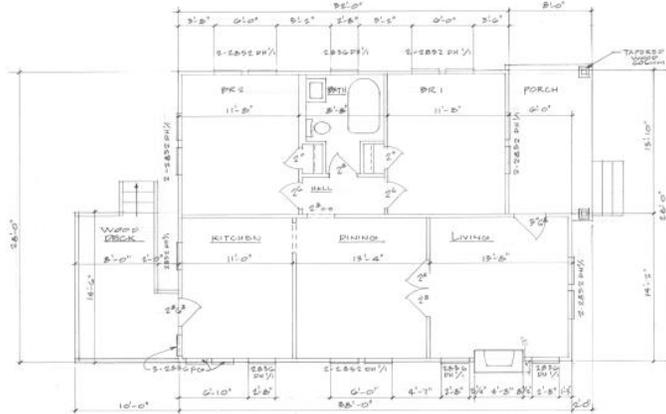
NORTH



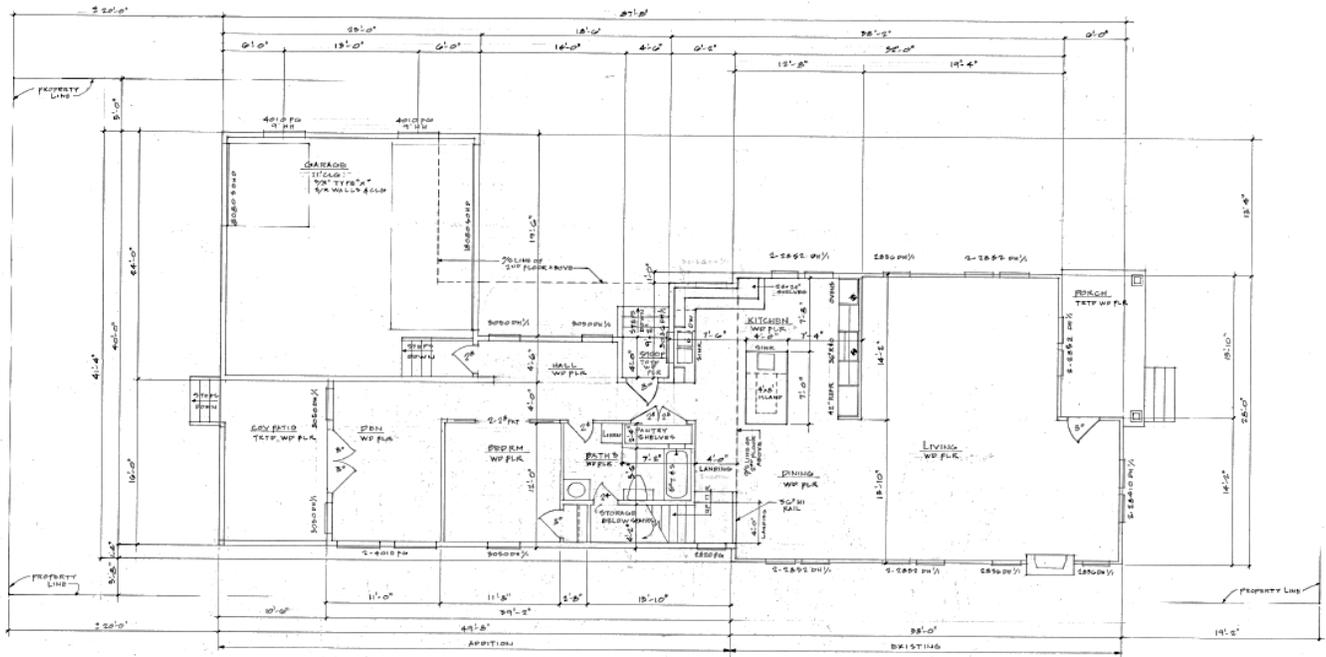


FIRST FLOOR PLAN

EXISTING



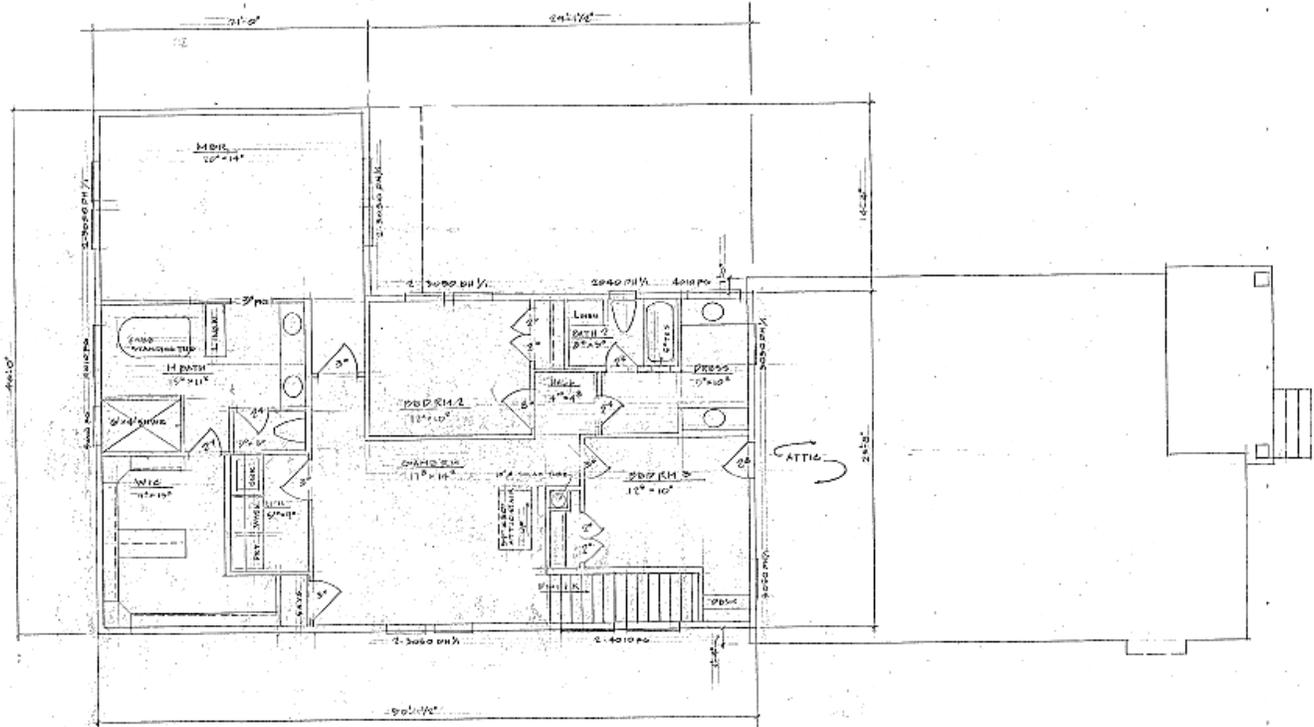
PROPOSED





SECOND FLOOR PLAN

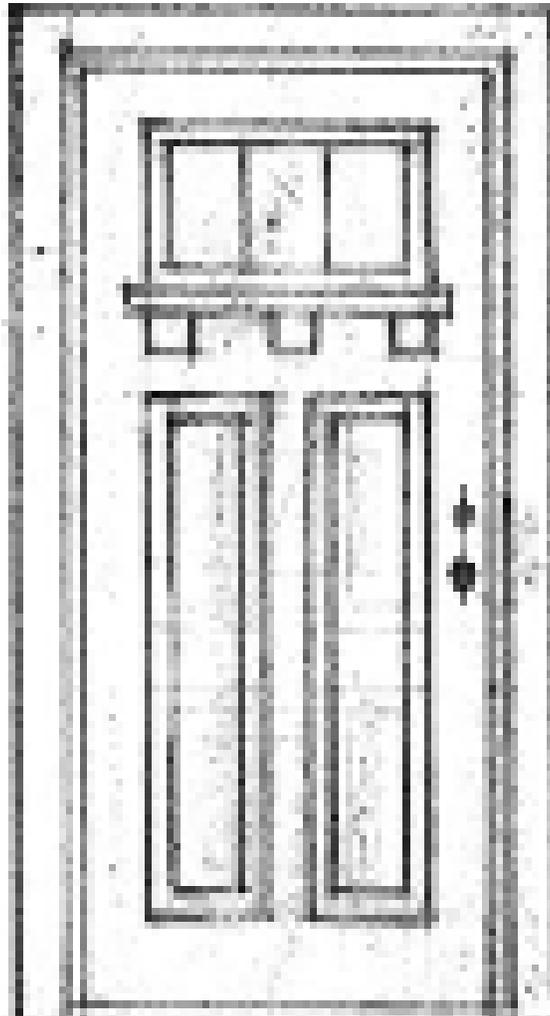
PROPOSED



WINDOW / DOOR SCHEDULE

Windows	Dimensions	Qty	Description
Living Area	2'8"x5'2" DH 1/1	6	EXISTING
	2'8"x3'6" DH 1/1	3	EXISTING
Dining	2'8"x5'2" DH 1/1	2	EXISTING
Kitchen	2'8"x5'2" DH 1/1	2	EXISTING
	3'0"x3'6" DH 1/1	1	Jeldwen Tradition Plus Wood
Mudroom	3'0"x5'0" DH 1/1	2	Jeldwen Tradition Plus Wood
Bedroom 1	3'0"x5'0" DH 1/1	1	Jeldwen Tradition Plus Wood
Den	3'0"x5'0" DH 1/1	2	Jeldwen Tradition Plus Wood
	4'0"x1'0" FG	2	Jeldwen Tradition Plus Wood
Garage	4'0"x1'0" FG	2	Jeldwen Tradition Plus Wood
Landing	2'8"x2'0" FG	1	Jeldwen Tradition Plus Wood
Bedroom 2	3'0"x5'0" DH 1/1	2	Jeldwen Tradition Plus Wood
Bedroom 3	3'0"x5'0" DH 1/1	1	Jeldwen Tradition Plus Wood
Game Room	3'0"x5'0" DH 1/1	2	Jeldwen Tradition Plus Wood
Master Bedroom	3'0"x5'0" DH 1/1	4	Jeldwen Tradition Plus Wood
Master Bathroom	4'0"x1'0" FG	1	Jeldwen Tradition Plus Wood
	3'0"x1'0" FG	1	Jeldwen Tradition Plus Wood
Bathroom 2	4'0"x1'0" FG	1	Jeldwen Tradition Plus Wood
	3'0"x5'0" DH 1/1	1	Jeldwen Tradition Plus Wood
	2'0"x4'0" DH 1/1	1	Jeldwen Tradition Plus Wood
Exterior Doors			
Front Door	3'0"x7'0"	1	Wood Custom Craftsman style
Side Driveway Door	3'0"x7'0"	1	Wood frame single lite
Rear porch Doors	6'0"x7'0" Double	1	Wood frame single lite
Garage Front	18'0"x8'0"	1	Metal overhead door
Garage Rear	8'0"x8'0"	1	Metal overhead door

PROPOSED DOOR



APPLICANT WRITTEN DESCRIPTION

I am requesting a COA to build an addition to the rear of the house at 509 Teetshorn. The existing house is a 980 square foot wood frame single family residence built circa 1920. The addition would consist of 2 stories attached to the back of the existing house and connected to a 2 car garage set back approximately 82 ft from the property line. The new total conditioned square footage would be 3327.

The addition would be set in from the existing house 1.3 ft on the left and 1.0 ft on the right. The existing house is clad in 117 siding. The addition to be clad with cementitious fiber board with a 4" reveal. The existing 1 over 1 wood windows will be rebuilt as necessary. The windows for the addition will be wood frame low e double pane windows to complement the existing. The existing front door is a non-original metal door. A custom built craftsman style door with 2 vertical lower wood panels and 3 top vertical lites to be installed. The existing house roof pitch is 6/12 and the addition would have the same pitch. The roof is covered with composition shingles. The house and addition will be roofed in high definition composition shingles.

The house is almost in original condition. It appears that a back porch area on the NW corner of the house was enclosed and added to the kitchen in the past. There are fixed glass windows on the side and rear that are not original in that area. Some of the exterior wood has been damaged by water or insects and needs to be replaced with similar materials. This includes some of the wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim. This is minor in scope.

New windows to be Jeld Wen wood clad windows.

There is a small garage in the back yard that would be removed.

PROJECT DETAILS

Shape/Mass: The existing 980 square foot residence has a maximum width of 28'-0", a maximum depth of 32'-0", and a ridge height of 19'-0". A non-classified one-car garage is located at the northeast rear corner of the property, which will be demolished. The proposed two-story addition will be attached at the back of the existing structure and is inset 1'-4" on the western wall and 1'-0" from the eastern wall. The proposed addition will have a maximum width of 41'-4" and a maximum depth of 81'-8". The ridge height of the addition will be 28'-7". See drawings for more detail

Setbacks: The existing residence has a (south) front setback of 19'-3"; a west side setback of 2'-7"; an east side setback of 18'-1"; and a (north) rear setback of 80'-3".

All existing setbacks for the original structure are to remain. The proposed addition will maintain the 19'-3" south (front) setback; have a west side setback of 5'-0"; an east side setback of 5'-0"; and a north (rear) setback of 5'-0". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor height 2'-6". The proposed addition will have a pier and beam foundation with a finished floor height of 2'-6" to match existing. See drawings for more detail.

Windows/Doors: The existing house has wood 1-over-1 windows. The proposed addition has 1-over-1 double-hung wood clad windows and fixed wood clad windows. The windows on the existing house will be rebuilt as necessary. A new, craftsman style door will be made to replace an incompatible existing front door.

Exterior Materials: The existing house is clad in wood 117 siding, which is to remain. All existing exterior materials will be retained, except where damage by water or insects warrants removal and replacement with an in-kind material. This includes wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim. The proposed addition will be clad in cementitious fiber board with a 4" reveal.

Roof: The existing residence features a hipped roof with a gable over the front porch clad in composition shingles. The roof has an eave height of 11'-0" and ridge heights of 15'-8" and 19'-0" with a pitch of 6:12. The proposed addition will have a 5:12 pitch and eave height of 22'-6" and a ridge height of 28'-7". The proposed garage portion will have a 4:12 garage roof pitch, an eave height of 22'-2" and 26'-9". Both the proposed addition and the existing structure will be clad in high definition composition shingles.

Front Elevation: The existing south elevation features a gabled offset partial front port to the east with a pair of windows. The front porch gable is supported by two columns at either end. To the west of the porch is an additional pair of windows. A brick chimney rises along the western elevation.

(South)

All existing features on the front elevation are to remain. The proposed addition will rise above the existing structure. The front of the proposed addition will feature two, 1-over-1 windows on the main portion along with a pair of windows situated over the paneled garage door. See drawings for more detail.

Side Elevation: The existing east elevation features two pairs of windows, one towards the front and the other towards the rear of the elevation. A single 1-over-1 window is located in the center of the elevation. The proposed addition will begin at the location of the original rear wall. The addition will be inset from the original structure. The first floor of the addition features a door and two 1-over-1 windows. The second story has a fixed window, a 1-over-1 single window and a pair of windows. Projecting from the addition is the attached, two-story garage. The garage features two fixed windows on the first floor.

(East)

Side Elevation: The existing west elevation features the side profile of the front porch. The existing home features two single 1-over-1 windows flanking the chimney and two pairs of windows towards the rear of

(West)

the structure. The proposed addition will begin at the location of the original rear wall. The addition will be inset from the original structure. The first floor of the addition features three fixed windows and a 1-over-1 window. A side profile of the back porch is present at the rear of the elevation. See drawings for more detail.

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for
(North) more detail.

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EXHIBIT B:

APRIL 2016 HAHC UNOFFICIAL MEETING TRANSCRIPT

(PREPARED BY STAFF FOR INFORMATIONAL PURPOSES)

HAHC Audio Transcript – 509 Teetshorn

April 21, 2016

(unofficial transcript prepared by staff for informational purposes)

Chairman Welsh: Moving on to Agenda Item A14, 509 Teetshorn.

Staff: Item A14, 509 Teetshorn Street. The applicant proposes to construct a 2,346 square foot two-story addition with attached garage at the rear of a 980 square foot contributing structure. The addition measures 50' deep by 41' wide by 29' tall and is inset from the original structure. The existing ridge is 19'-0". A non-original window and door on the original structure will be replaced with more appropriate wood replacements. All original material is to remain except where damaged beyond repair and will be replaced with in-kind materials. Staff recommends approval of the COA.

Chairman Welsh: Okay, we do have a speaker signed up for this one, Mr. Bill Riley? (mispronounces) Sorry, I guess that's an "L," go ahead. Forgive me.

Bill Riley: Good afternoon, my name is Bill Riley. I'm the owner of this property. We're trying to minimize the impact from the street with this. We've lowered the eaves, we've lowered the pitch on the addition of the roof, we've pushed the garage as far back as we could while trying to still maintain some sort of yard. It's a deeper lot than normal over there in Woodland Heights. Anyway, we've seen a lot of projects like this throughout the Heights that have been approved and we're hoping that you'd consider approving this for us. Thank you.

Chairman Welsh: Okay, do we have any questions for the applicant?

Commissioner Kelman: I'd like to make a comment that Mr. Riley was the winner of the Heights Community Improvement Award for Residential Renovation this year. I don't know if anyone remembers the boat house that had this huge hideous boat and a lot of electrical equipment for over 20 years right by Gelazzi off of White Oak. So, I just wanted to say thank you for your contribution to the neighborhood.

Riley: Thank you.

Chairman Welsh: Okay, any other questions for the applicant? Okay, oh, Commissioner Boesel.

Commissioner Boesel: I'm sorry, the scale. It's wonderful how this design has come forward, but the scale of the addition which is 2,346 square feet for a 980 square foot house is just pretty large. So, I'm just wondering if there are any comments in that regard from anyone.

Chairman Welsh: Staff, go ahead.

Staff: Staff had several conversations with the applicant and originally the ridge height was taller. We worked with the applicant to see if they could bring down the height. I realize this is still a large

structure, but the applicant said that in order to make his design feasible he needed the entire footprint that is presented in front of you today.

Chairman Welsh: Okay.

Commissioner Cosgrove: So, I don't find that the addition is subservient to the original dwelling, and I have a big problem with your recommendation for approval on this when the very next agenda item is an 800 square foot addition that looks fairly similar from the street and you've recommended denial for that as a staff. I just want to know the thinking between the two.

Staff: I [Kathleen Taus] did not personally work on the next one. I was in some conversations, but I think the staff that worked on that could provide you with a little more reasoning behind that. When we did look at this in determining what to recommend as a staff, we looked at the criteria for new construction and while it is still a large project it did still satisfy criteria.

Chairman Welsh: Okay, alright, any other questions or discussion?

Commissioner Mod: Well, I would just like to share Commissioner Cosgrove's comments. I think the design is good but the scale is not subservient to the original house. It's too large.

Chairman Welsh: Okay, any other discussion? Commissioner Kelman...(inaudible)

Staff: [Lorelei Willett] Commissioners if you will just allow me to address the next agenda item number. The reason that staff is recommending denial on that one is partly because it's built over the existing structure whereas this one starts at the back wall, it's set in a little bit at the back, and then there's even more of a delineation and then it pops back out which makes it look like that garage in the back is a separate structure. So that was staff's reasoning.

Chairman Welsh: Mhmm, okay, Commissioner Kelman.

Commissioner Kelman: Yea, I was going to say it would be a smaller house if it was allowed to be built on top of the original structure, but it sounds like the owner probably thought the path of least resistance was to not build on top of the original structure and was a way for him to get a recommendation of approval. At least that's my hypothesis.

Chairman Welsh: Mhmm, okay, any other questions or discussion? Okay, can staff restate their recommendation?

Staff: Staff recommends approval of the COA.

Chairman Welsh: Okay, staff is recommending approval. Commissioner Kelman would you like to make a motion? Okay, go ahead.

Commissioner Kelman: I so move.

Chairman Welsh: Okay, Kelman moved in favor of a motion to grant a Certificate of Appropriateness per staff recommendation. Do I have a second? Anybody?

Commissioner Hellyer: I second.

Chairman Welsh: Okay, Hellyer seconds. Alright, all those in favor please raise your hands. So that's one, two...okay, any opposed? So that's one, two, three, four...okay, so that Certificate, excuse me, motion is denied. Do I hear a motion to deny a Certificate of Appropriateness with maybe citing some criterion since staff recommended approval? Just so that the applicant will, will know...

Commissioner Kelman: With specific guidance onto what would bring it back into approval another time.

Chairman Welsh: Would anybody like to make that competing motion?

Commissioner Bucek: I make that motion.

Chairman Welsh: Okay, Commissioner Bucek do you have any criterion you'd like to cite, as well?

Commissioner Bucek: Give me a second, should I read it?

Chairman Welsh: You can just cite the number.

Commissioner Bucek: I think 10 is the huge one given the massing and scale of the proposed addition to the scale of the existing structure.

Chairman Welsh: Okay, alright. So there's a motion to deny per staff, excuse me, to deny a Certificate of Appropriateness, citing...

Commissioner Bucek: Wait...(inaudible)

Chairman Welsh: Oh yea, yea, yea do we need another one? Are there any other criterion you would like to cite? 10 I think is appropriate, right?

Commissioner Bucek: I would say just perhaps number 1 as well.

Chairman Welsh: Number 1, as well? Okay, so number 1 and 10 just make sure that in the minutes criterion number 1 and 10 were cited. And do I have a second on that motion from anyone?

Commissioner Mod: I second.

Chairman Welsh: Mod seconds. All those in favor please raise your hands. One, two, three, four, five six. Okay, any opposed? Two opposed. Okay so that item has been denied a Certificate of Appropriateness citing criterion 1 and 10.

Commissioner Kelman: Can we have discussion on guidance for the applicant? I'm guessing the applicant is probably curious for input about the impact and general scale.

Chairman Welsh: Yea, anybody have anything?

Commissioner Mod: I really think if they understood criterion 10 and approached the design that way it would be successful. The design is good, and the materials, the exposed rafter tails, the roof pitch; it's just the scale and massing.

Commissioner Kelman: So, if they changed the scale and massing does that mean that they bring it 6 feet in from the back wall, or what, what sort of, kind of...can you be more specific?

Commissioner Ardoin: It's difficult to be that specific with this issue. Criterion 10, the substantive wording is that the proposed alteration or addition must be compatible with the massing, size, scale, material and character. At least a significant portion of that wording comes directly from the Secretary of the Interior's Standards for Treatment of Historic Properties. The Secretary of the Interior's Standards looks at, provides some guidance online in the form of preservation briefs and other guidelines. I looked at some of them and I don't have the exact wording with me, but the thing that was mentioned in both types of guidance was that an addition should be subordinate to the historic structure or the historic building. One type of guidance said specifically that, you know, sometimes it's acceptable for an addition to be slightly larger than the historic building if it's still, I don't remember exactly what the recommendation was, but it's sort of case-by-case. It depends on the building. It's not, there's no catch-all, you know, size, scale, but the word that was used in both types of guidance was subordinate. So, I know that's not a number, but that is the guiding principle from what this criterion comes from.

Commissioner Kelman: Okay, so why has this commission approved several houses that are very similar to this?

Commissioner Ardoin: I don't know that.

Commissioner Kelman: The existing criteria, even before the ordinance changed, those existing criteria were the same. And I'm new, so I don't know if people who have been on here longer than me can answer that.

Chairman Welsh: I think it's probably, just my guess, because I've been on here for a while, I think it's probably for a couple of different issues. One of which is that years ago the preservation ordinance was much more lenient and had a 90 day waiver anyway. So a lot of people would just do whatever they wanted anyway.

Commissioner Kelman: Right, I'm not trying to talk about that time I'm trying to talk about since the ordinance was amended.

Chairman Welsh: Yea, I know, and moving through that with the commissions who were on the commission during that period of time because they didn't cycle off the commission immediately, but stayed on the commission for a while. So there's that with commissioners, and their interpretation of the ordinance changed over time and that's natural with any commission. My feeling is over time the interpretations have gotten more and more consistent with what the ordinance stipulates if that makes any sense. But again, you are definitely going to find situations like that where projects are open to discussion about whether they should have been approved or not.

Commissioner Kelman: Like the one he won the Heights Community Improvement Award for. The addition was very similar. It started at the back wall. Correct me if I'm wrong, but it was a very similar two-story addition. It was unanimous approval on that one. So I just think that...

Chairman Welsh: Okay, definitely open to interpretation, definitely. Commissioner Hellyer?

Commissioner Hellyer: Just a question for staff since you recommended approval and knowing Mr. Riley is frequently working with staff to gain approval, do you feel like you have enough information now to guide him through a revision to this to approve this next month or in the next two months?

Staff: Yes.

Chairman Welsh moves on to the next agenda item.

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 5/26/2016

ITEM: III

APPLICANT: William Riley, owner

PROPERTY ADDRESS: 509 Teetshorn Street

LEGAL DESCRIPTION: Lot 14, Block 24, Woodland Heights

HISTORIC DISTRICT: Woodland Heights Historic District

EXHIBIT C:

APPLICANT APPEAL MATERIALS

From: Bill Riley [REDACTED]
Date: April 28, 2016 at 2:09:21 PM CDT
To: "Walsh, Patrick - PD" [REDACTED]
Subject: HAHC Appeal

Dear Director Walsh,

My application for a Certificate of Appropriateness for an addition at 509 Teetshorn in the Woodland Heights Historic District was denied by the commissioners during the April 21, 2016 HAHC meeting. I would like to appeal the decision to the Historic Preservation Appeals Board as soon as possible.

I submitted preliminary plans to Historic Preservation staff in February. I was given guidance on changes to make which were made. I submitted final plans prior to the application deadline for the April 21 meeting. During the HAHC meeting, the Historic Preservation staff had recommended approval of a COA for my project.

My project was denied a COA for "massing". I have received COAs and completed 11 projects in the Heights Historic Districts and most of those had larger additions. On this specific project, I intentionally inset the rear addition on the sides from the original house, kept the roof pitch low, and kept the overall square footage lower than economically optimal.

Please let me know if you need any further information from me.

Best regards,
William (Bill) Riley

713-542-4352