

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Sam Gianukos, Creole Design for David and Amy Seeburger, owners

**Property:** 734 Arlington Street, Lot 21, Block 257, Houston Heights Subdivision. The property includes a historic 1,198 square foot residence situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights Historic District South

**Proposal:** Alteration – Move house on lot 4' closer to the south property line. Construct a 2,425 square foot two story addition and attached garage at the rear of the existing 1,198 square foot house.

- The addition will attach at the rear of the house with a one story portion inset 1' on the south side and 9' on the north side.
- The addition will feature a 27'-7" ridge height and a 20'-6" eave height.
- The house will be raised 8" to address existing contact with ground.

See enclosed application materials and detailed project description on p. 7-24 for further details.

**Attachments:** See attachment A for engineer's report.

Staff has received numerous written comments regarding the project. See attachment B.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

**HAHC Action:** Denied

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

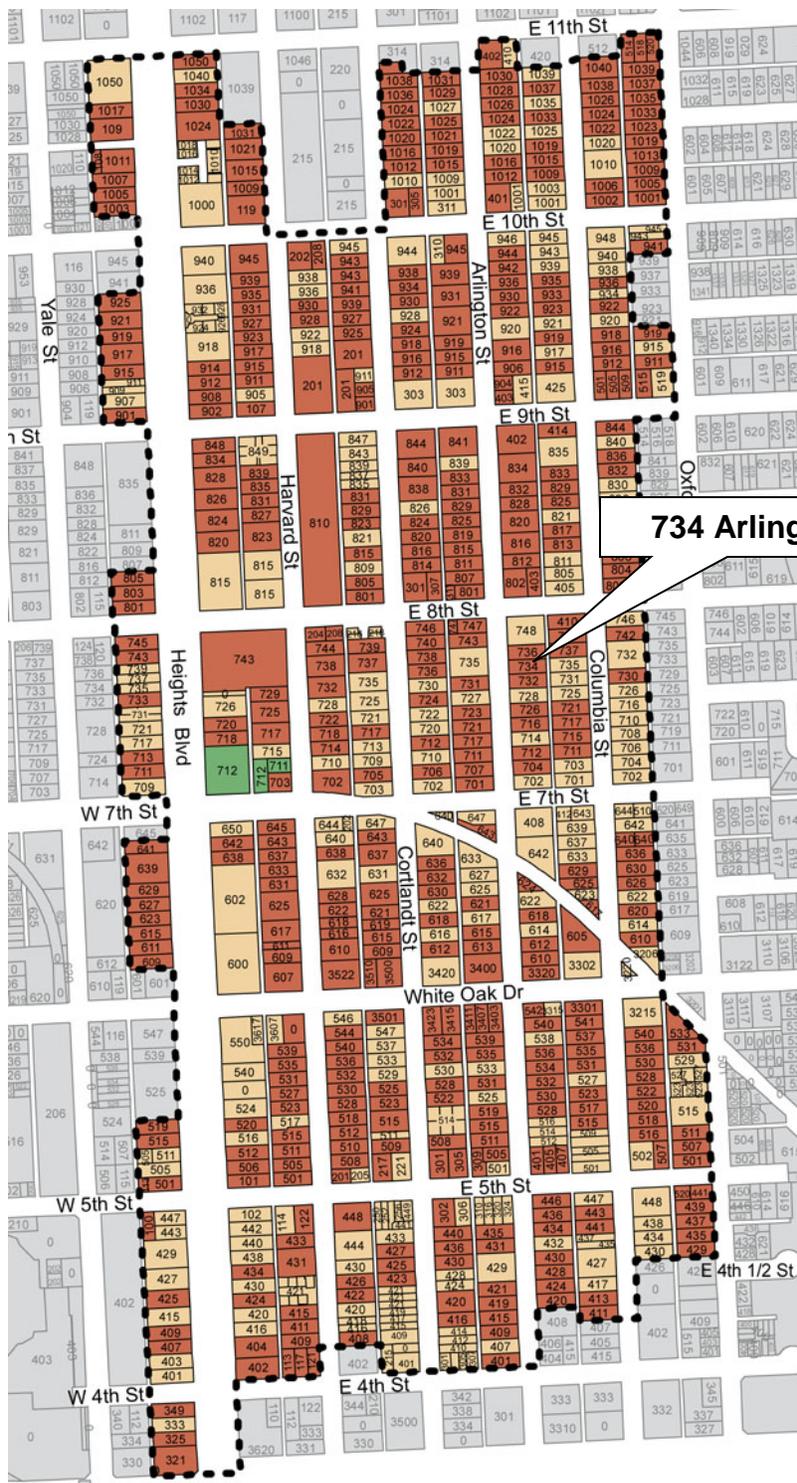
- | <b>S</b>  | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|---|-------------------------------------|-------------------------------------|----------------------|-----------------------------|----------------------------|
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The historical character of the property includes the placement of the residence on the site. Relocating the house closer to the side property line permanently alters this character.</i>   |                                     |                                     |                      |                             |                            |
| <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 type="checkbox"/>  | <input checked="" 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;<br><i>Moving the house on the lot changes the historical character of the original lot placement and relationship between houses on the blockface.</i>  |                                     |                                     |                      |                             |                            |
| <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 type="checkbox"/>  | <input checked="" 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;<br><i>Though the design of the addition creates a clear delineation between old and new, moving the house on the lot permanently alters the character of the site.</i> |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);<br><i>Moving the house to decrease the setback on one side permanently disrupts the rhythm of the blockface.</i>   |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |                             |                            |
| (11) The proposed activity will comply with any applicable deed restrictions.   |                                     |                                     |                      |                             |                            |





PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

- Building Classification**
- Contributing
  - Non-Contributing
  - Park



INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



748 Arlington – Non-Contributing – 2001 (neighbor)



732 Arlington – Contributing – 1910 (neighbor)



735 Arlington– Non-Contributing – 1984 (across street)



743 Arlington– Contributing – 1915 (across street)

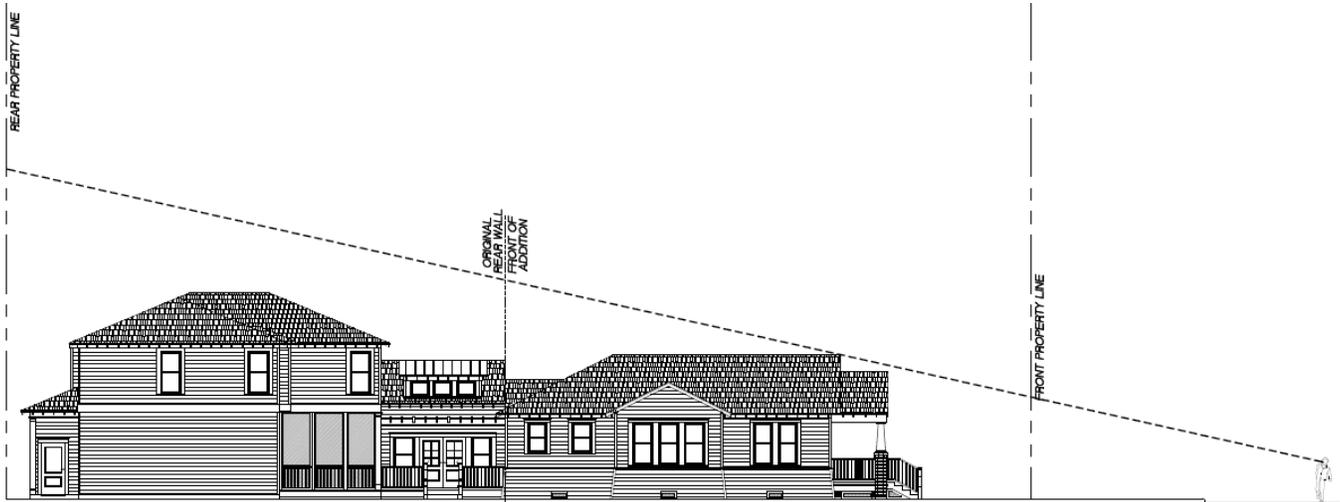


731 Arlington – Contributing – 1920 (across street)



727 Arlington– Non-contributing – 1995 (across street)

LINE OF SIGHT  
PROPOSED



**WEST ELEVATION – FRONT FACING ARLINGTON STREET**

EXISTING



PROPOSED

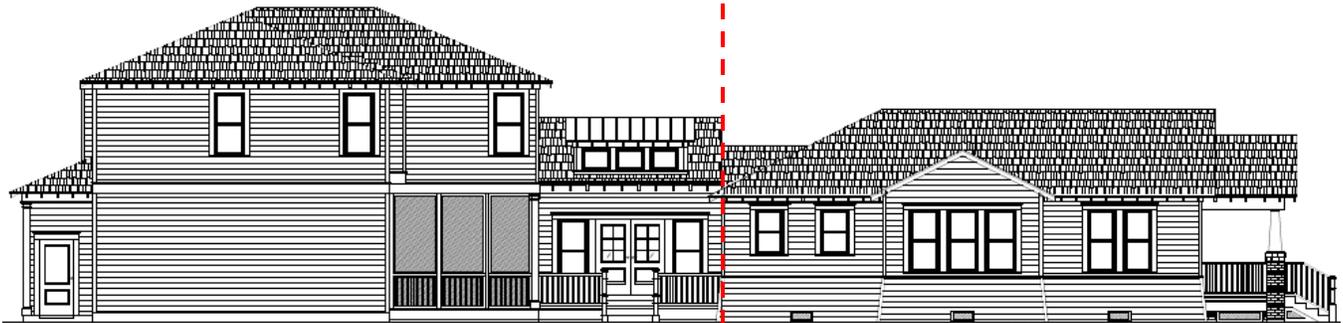


**NORTH SIDE ELEVATION**

EXISTING



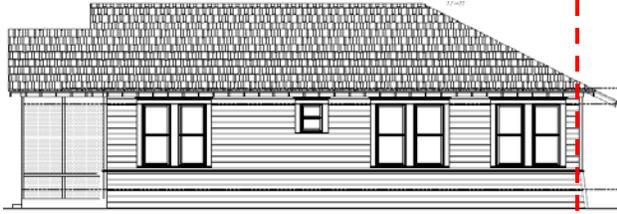
PROPOSED



ORIGINAL REAR WALL

**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED



*ORIGINAL REAR WALL*

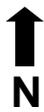
**EAST (REAR) ELEVATION**

EXISTING

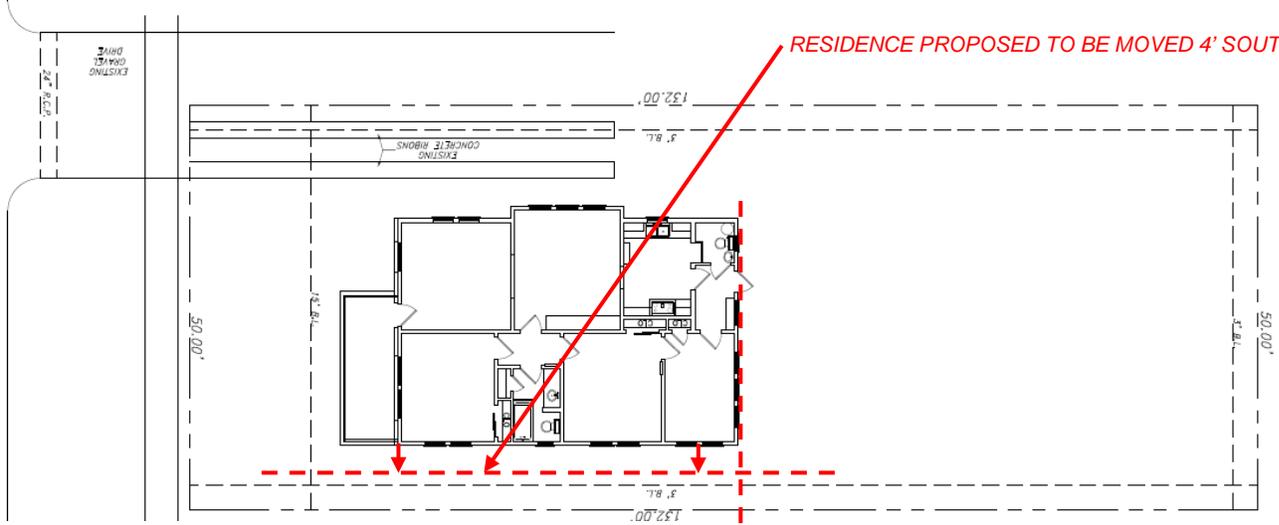


PROPOSED



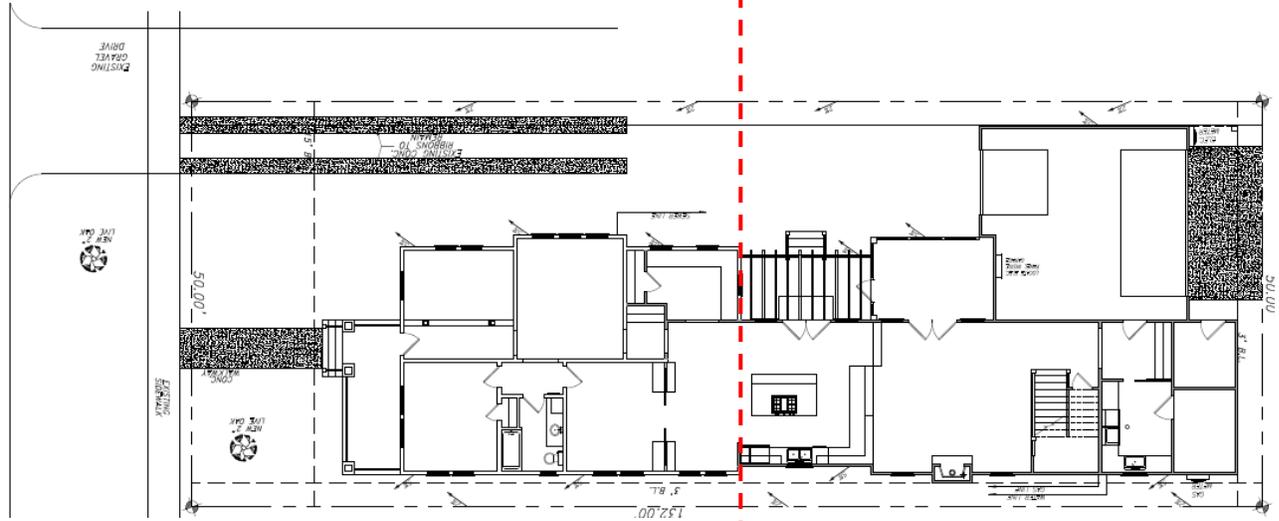


**SITE PLAN**  
**EXISTING**

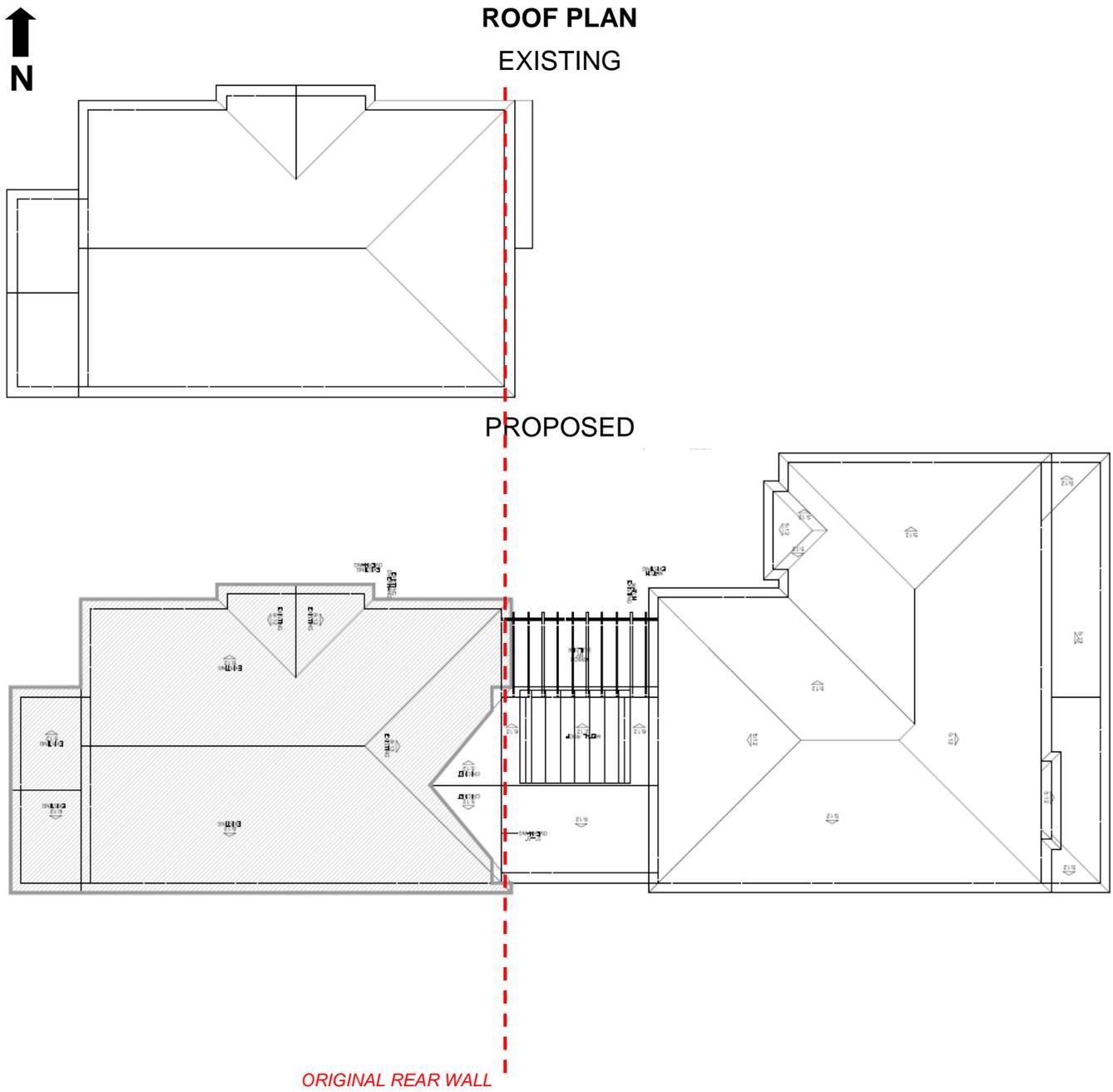


*RESIDENCE PROPOSED TO BE MOVED 4' SOUTH*

**PROPOSED**

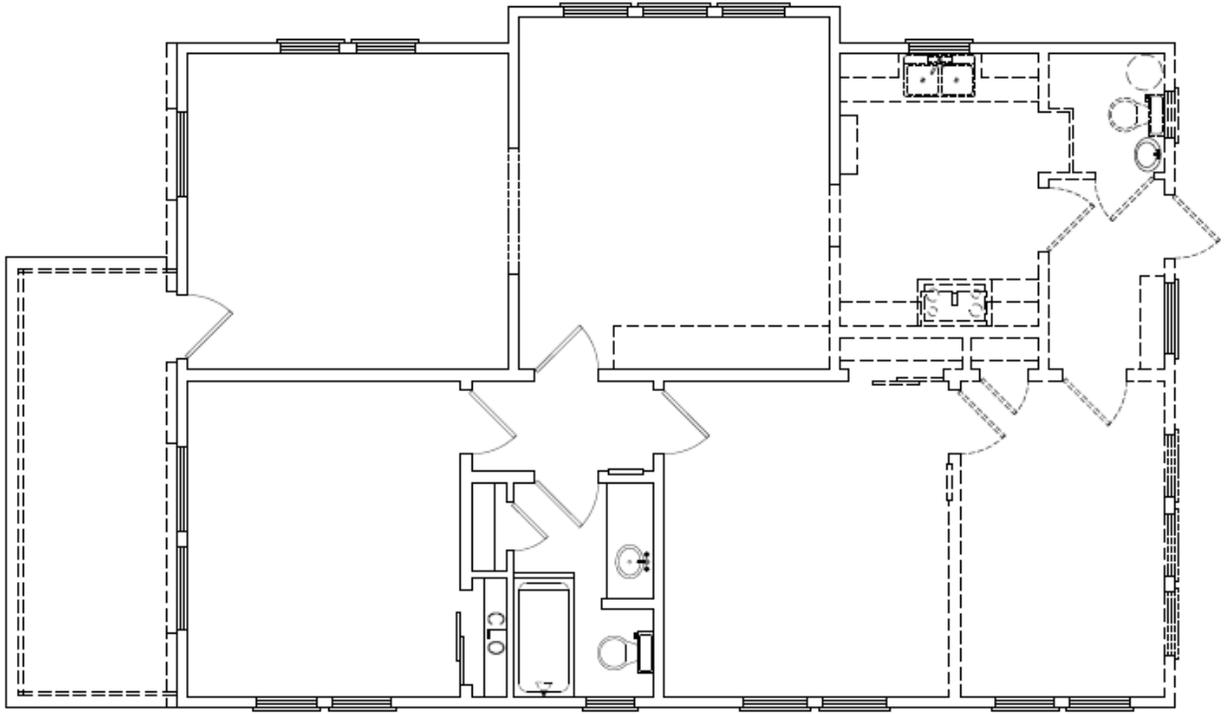


*ORIGINAL REAR WALL*





DEMOLITION PLAN



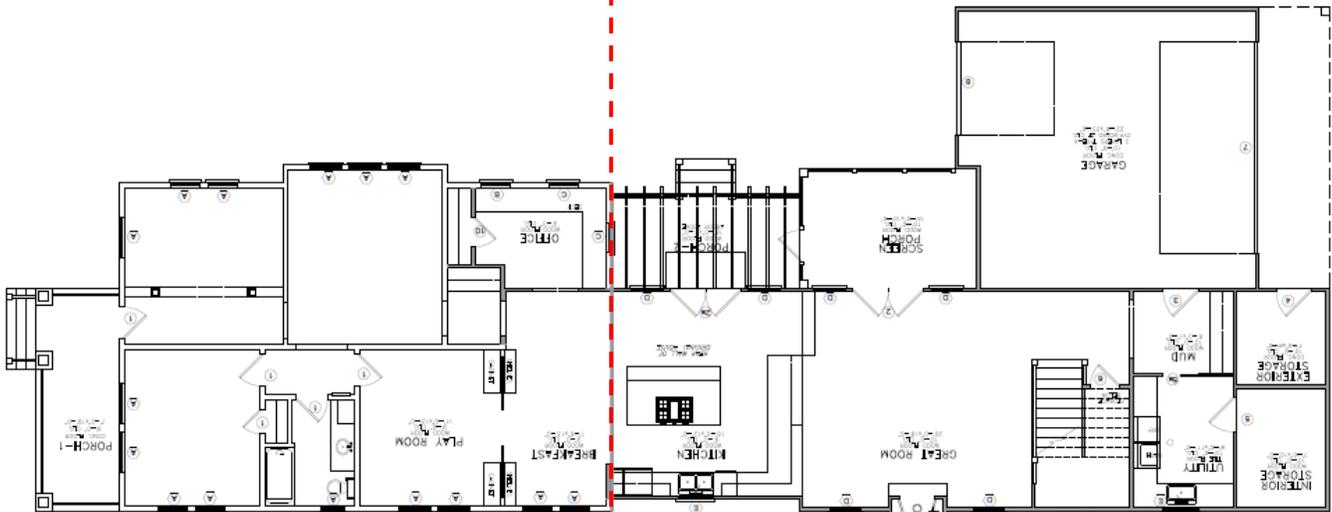


**FLOOR PLANS**

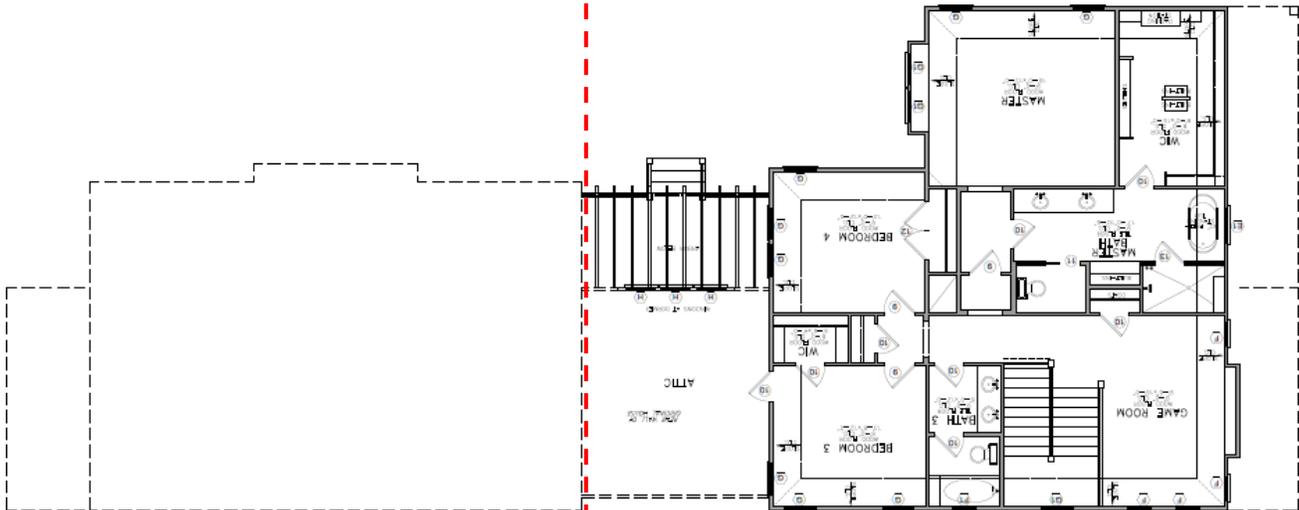
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

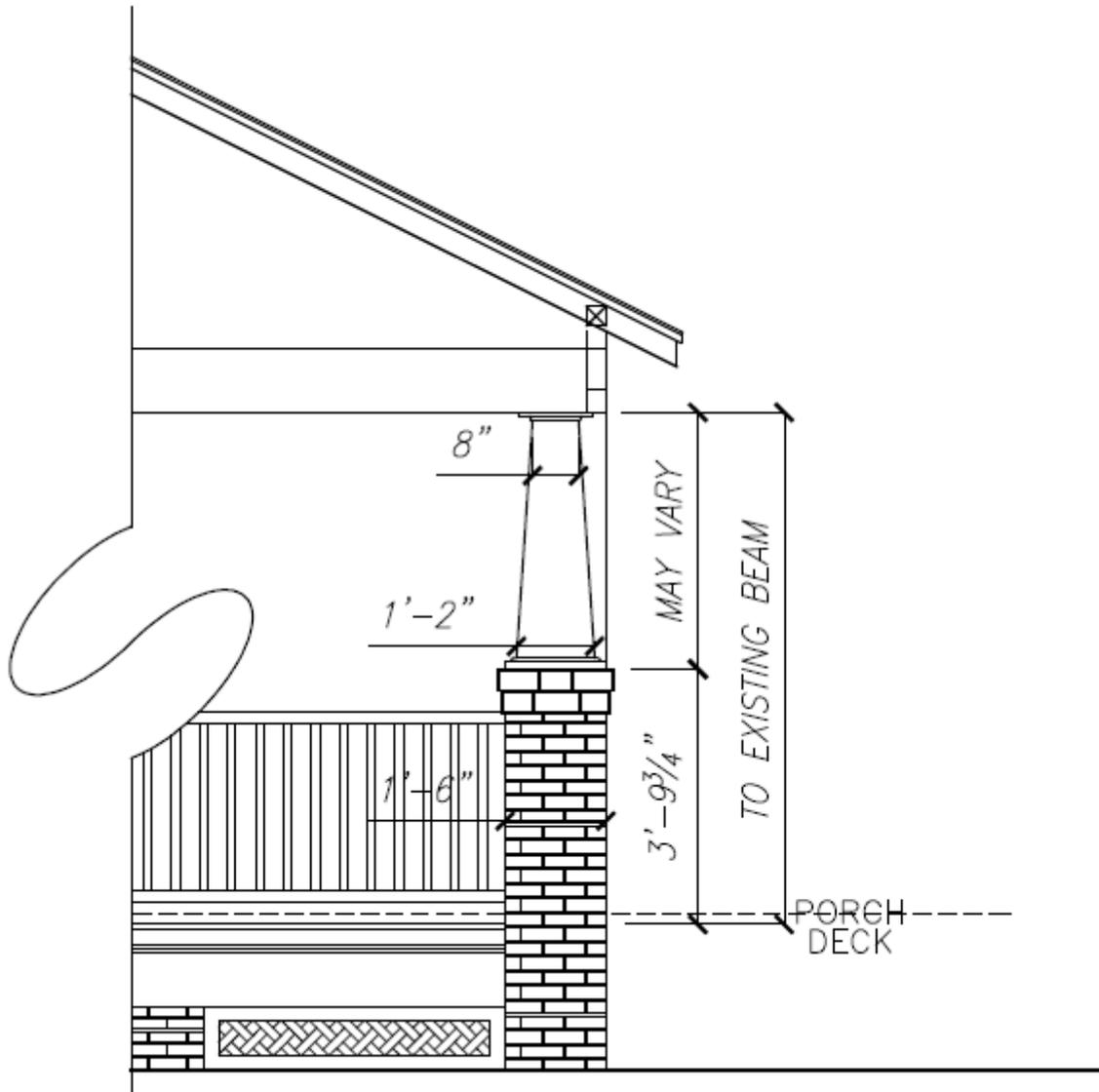


PROPOSED SECOND FLOOR PLAN



ORIGINAL REAR WALL

PORCH COLUMN DETAIL



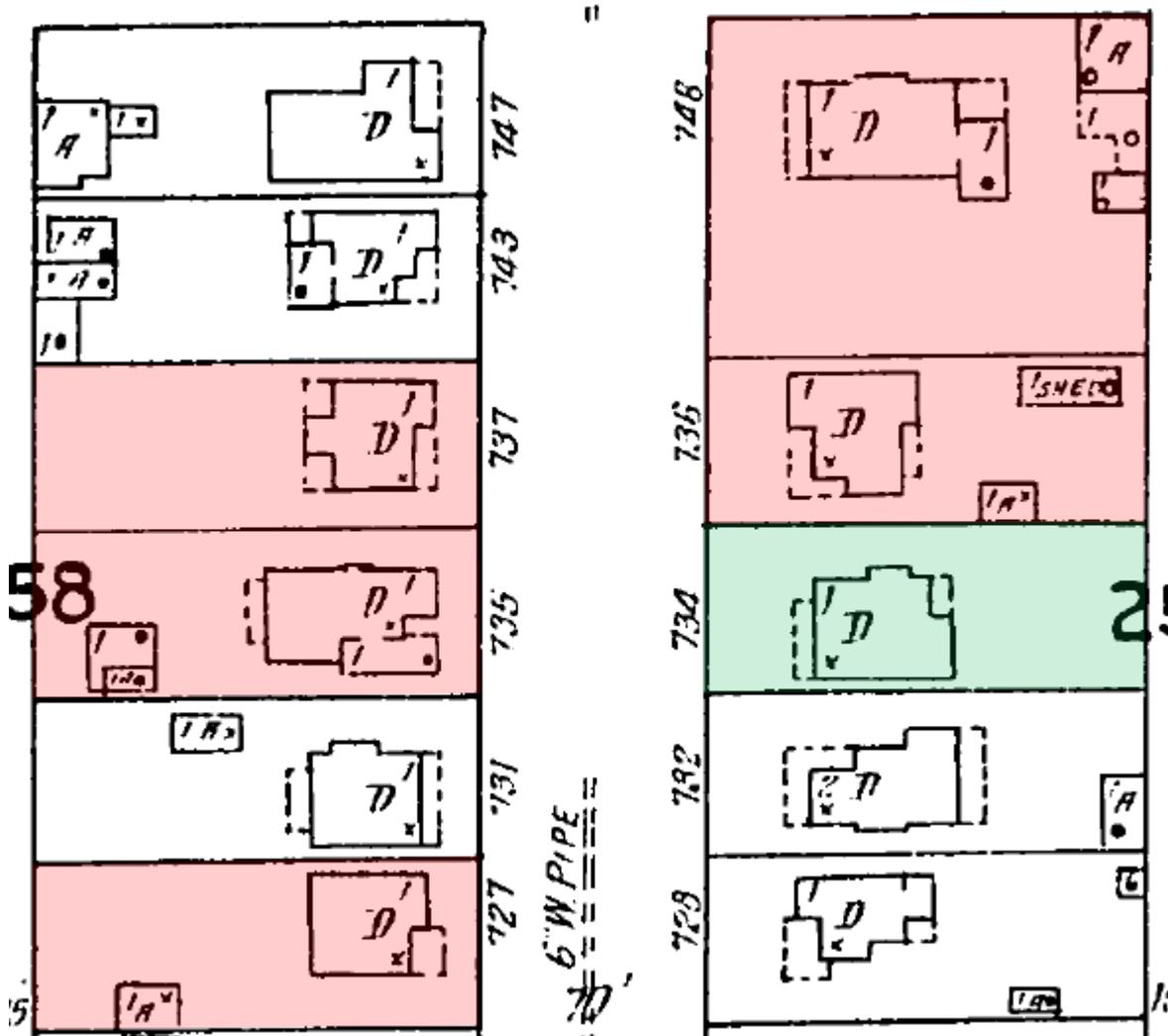
**WINDOW / DOOR SCHEDULE**

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<b>A</b>	16			EXISTING WINDOWS TO REMAIN
<b>B</b>	1	2'-6"	4'-0"	EXISTING WINDOW TO REMAIN (MATCH "C")
<b>C</b>	2	2'-6"	4'-0"	NEW WINDOW TO MATCH EXISTING "B"
<b>D</b>	8	2'-8"	6'-0"	SINGLE HUNG
<b>D1</b>	3	2'-8"	6'-0"	SINGLE HUNG TEMPERED
<b>E</b>	2	3'-0"	4'-6"	SINGLE HUNG
<b>E1</b>	1	3'-0"	4'-0"	SINGLE HUNG TEMPERED
<b>F</b>	4	2'-0"	2'-0"	FIXED GLASS
<b>F1</b>	1	2'-0"	2'-0"	FIXED GLASS TEMPERED
<b>G</b>	8	2'-8"	5'-6"	SINGLE HUNG
<b>G1</b>	3	2'-8"	5'-6"	SINGLE HUNG TEMPERED
<b>H</b>	3	2'-6"	2'-0"	FIXED GLASS

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	7			EXISTING DOORS TO REMAIN
2	1	2(3'-0")	8'-0"	EXTERIOR FRENCH DOORS (UNIT)
2a	1	2(3'-0")	6'-8"	EXTERIOR FRENCH DOORS (UNIT)
3	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
4	1	3'-0"	6'-8"	EXTERIOR DOOR
5	1	3'-0"	8'-0"	INTERIOR DOOR
5a	1	3'-0"	8'-0"	INTERIOR POCKET DOOR
6	1	2'-6"	8'-0"	INTERIOR DOOR
7	1	18'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
8	1	8'-0"	8'-0"	OVERHEAD DOOR @ GARAGE
9	3	2'-8"	6'-8"	INTERIOR DOOR
10	9	2'-6"	6'-8"	INTERIOR DOOR
11	1	2'-6"	6'-8"	INTERIOR POCKET DOOR
12	1	(2)2'-6"	6'-8"	INTERIOR FRENCH DOORS (UNIT)
13	1	2'-6"		GLASS DOOR @ SHOWER ENCLOSURE

SANBORN FIRE INSURANCE MAP

1924-1951



- SUBJECT PROPERTY
- NON-CONTRIBUTING

EXISTING PHOTOS



FOUNDATION CONDITION PHOTOS



FOUNDATION CONDITION PHOTOS



**FOUNDATION CONDITION PHOTOS**

**DETAIL**



WOOD TO SOIL CONTACT

**PROJECT DETAILS**

**Shape/Mass:** The existing house measures 29'-6" wide by 42' deep. It features an eave height of 9'-9" and a ridge height of 18'.

A one story portion of the addition will start at the original rear wall of the existing house and measure 16' deep and be inset 1' on the south and 9' on the north. The two story portion of the addition will start 16' back from the existing residence's original rear wall and measure 42'-11" by 45'-2" deep with an eave height of 20'-6" and a ridge height of 27'-7"

**Setbacks:** The existing house is set back 18'-8" from the front (west) property line, 8' from the south, and 14' from the north.

The applicant proposes to move the house 4' closer to the south side property line for a final south setback of 4' and north setback of 18'. The house will retain the existing front setback of 18'-8". The addition will feature a 3' south setback, a 3'-1" north setback and a 3'-1" rear setback. The alley loading garage door will be set back 9' from the property line.

**Foundation:** The existing house is situated on a pier and beam foundation with a 1'-8" finished floor height which will be raised to 2'-6". The addition will feature a pier and beam foundation with a matching finished floor and the attached garage will feature a slab on grade foundation.

**Windows/Doors:** The existing house features historic wood windows and a historic wood front door. The applicant proposes to retain all of the windows and the front door. The addition will feature a combination of 1 over 1 and fixed lite wood windows as well as an overhead garage door.

**Exterior Materials:** The existing house features historic horizontal lap wood siding. The applicant proposes to retain the existing siding and use matching wood siding on the addition.

The existing home features a 19' wide by 7'-2" deep that was previously enclosed. The porch will be re-opened and feature wood decking and steps, tapered columns on brick piers and wood hand railings.

**Roof:** The existing house features a front open gable roof with a 6:12 pitch. The proposed addition will feature a hipped roof with a 5:12 pitch. The one story portion will have a 6:12 pitch with a shed dormer facing north with a 2:12 pitch.

**Front Elevation:** All non-original porch elements will be removed. The projecting gable roof over the porch is original and will remain. Non-original brick skirting and a metal awning over the window directly to the north of the front porch will be removed. A non-original attached car port at the rear of the north side of the existing home will be removed. The house will also be raised 8" and moved 4' toward the south property line. Three existing windows and the existing front door will remain.

**(West)**

The front porch will be re-opened and feature wood decking and steps, tapered columns on brick piers, and wood hand railings. The columns will measure 3'-10" high with a maximum width of 1'-2" and a minimum width of 8". The brick piers will measure 1'-6" wide and extend 6' above grade.

The addition will feature an overhead garage door at the first floor and 5 windows at the second floor.

**Side Elevation:** A non-original attached carport will be removed. 6 existing windows will remain. One new window opening will be created and a new window will be installed. The one story portion of the addition will feature a wood porch with pergola, a pair of doors flanked by windows and a shed dormer with three fixed windows. The two story portion of the addition will feature a screened porch and a door at the first floor and three windows at the second floor.

**(North)**

**Side Elevation:** Seven existing windows will remain. The one story portion of the addition will feature one window.

**(South)**

The two story portion of the addition will feature three windows and a vented chimney bump-out at

the first floor and six windows at the second floor.

**Rear Elevation:** The addition will feature an attached rear alley loading garage. The rear elevation will not be visible from the right of way. See elevation drawings for details.  
**(East)**

**ATTACHMENT A**  
**ENGINEER'S REPORT**



P.O. Box 6156 - Kingwood, TX 77325

[james@jdsiengineer.com](mailto:james@jdsiengineer.com) ■ 281.852.3647 ■ 52.213.3622 (F) ■ [www.jdsiengineer.com](http://www.jdsiengineer.com)

P&G Homes  
1340 Yale Street  
Houston, TX 77008

December 11, 2014

**Attn: Mr. Dave Seeburger**  
**Re: Relocation of home – 734 Arlington - Houston, TX**

Mr. Seeburger,

It is the intent of this letter to provide information pertaining to the proposed relocation of the home located at the address listed above. This home has been proposed to be moved approximately three feet so that a new addition to the existing home can be made. JDSI has performed an inspection of this home and approves of the proposed move. It is the opinion of JDSI the move will have no adverse effect on the structural integrity of the home. Furthermore, JDSI proposes repairs be made to damaged or rotted framing in the crawlspace while the move takes place. This will result in an improvement over the existing status of the home.

Should you have any questions or comments, please contact me. Also, feel free to give this letter to the Building Official as required.

Regards,



James Deaver, PE  
F-11512

**ATTACHMENT B**  
**PUBLIC COMMENT**

**From:** Catherine & Roger Watkins [REDACTED]  
**Sent:** Tuesday, December 09, 2014 8:08 PM  
**To:** PD - Planning Public  
**Cc:** 'Bill Pellerin'; [REDACTED]  
**Subject:** RE: 734 Arlington

HAHC Members

We note that the application has been resubmitted and our initial comments are still valid. Also note the emphasis in the resubmittal on the foundation report that has been available since July. In our opinion this shouldn't influence the decision on location of the property as work would need to be carried out on the foundations in either location.

**Roger & Catherine Watkins**

**From:** Catherine & Roger Watkins [REDACTED]  
**Sent:** Saturday, November 15, 2014 9:55 AM  
**To:** 'planningdepartment@houstontx.gov'  
**Cc:** 'Bill Pellerin'; [REDACTED]  
**Subject:** 734 Arlington

HAHC Members

A COA application has been submitted for the above contributing property to construct a two-story addition to the rear and side of a one-story contributing residence. The scheme also requires the existing property to be relocated 4' towards the south side property line.

Even though the relocation distance has been reduced from 5' to 4' (reference previous application for relation which was withdrawn), we still maintain that relocating the property will provide minimal distance to the property line and result in an unnecessary intrusion on the residents at 732 Arlington. Also, the majority of contributing properties on the block are located centrally on the lot. As stated previously, the main purpose of this relocation would appear to be maximizing building square footage rather than maintaining the appearance of the neighborhood. We therefore oppose this application.

Regards

**Roger & Catherine Watkins**  
**816 Arlington Street**  
**Houston, TX 77007**

**Heights Historic District South**

**From:** Mike Hansen [REDACTED]  
**Sent:** Thursday, December 11, 2014 2:41 PM  
**To:** PD - Planning Public; PD - Historic Preservation; Butler, Geoff - PD  
**Subject:** Re: 734 Arlington COA

Hello - A COA application has been re-submitted for the contributing property at 734 Arlington to construct a two-story addition to the rear and relocate the existing residence to one side of the property. The addition would start at the back of the existing structure and run the length of the lot to the alley, having no space or gap between the home and the garage(attached garage). We oppose this application for the following reasons:

1. The below is an excerpt from the Historic Preservation Manual.

[http://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/historic\\_districts/heights\\_setting.html](http://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/historic_districts/heights_setting.html)

**"Garages or carports are detached, located behind the house at the rear half of the lot. "**

The proposed build would go against a core guideline listed in the Historic Preservation manual: Not having a detached garage. The builder is looking to have one massive structure running from the back of the existing house all the way to the alley, incorporating the garage into the main structure. While this may not be obvious from the street, it will definitely alter the surrounding properties and set a precedent for other builders to

2. The builder is proposing to relocate the existing structure to the south side of the lot. There is a very definite rhythm of historic houses on our block as well as surrounding blocks. This rhythm is defined by having the historic houses mostly centered on lots. Changing the site placement rhythm of a historic structure not only diminishes the historic character of the relocated structure, but also the surrounding historic properties. The reason the builder is looking to move the structure is to create a 'side yard' on the north side of the property since they will be using the entire backyard space to accommodate the massive addition. This is not a compelling reason to allow relocation. If the builder wants a yard, the size of the addition should be compromised, not the historic character of the site placement and its surroundings. Once a precedent is set for allowing relocation of historic properties to accommodate oversized additions, every builder in the Heights will line up to get one.

3. The residents on the same block as this build have expressed disapproval. I've attached a scanned image from others within the local neighborhood that oppose this application. Like most, my wife and I have day jobs so we have not been able to go door to door throughout the historic district, but we felt it was important to talk to some of our existing neighbors to get their take on this application. When we explained what the proposed build would do and look like to those available to discuss, they agreed with the perspectives outlined above. Others have emailed in their objections. From what was posted on the COA notification sign, there is not enough information for a passerby to understand what all is being proposed. There were a few examples of others in the neighborhood catching my wife and I in our front yard and asking what we thought of the neighbor's plans. Once we explained their plans were not simply to add a modest addition to accommodate a 'play room' as the flyer indicated, many scratched their name off the support petition as they understood this would not be good for our neighborhood.

4. Our existing, contributing property will be severely impacted by the proposed plans. My wife and I bought our home at 732 Arlington because of the charm of the historic structure as well as the neighborhood. We also found security in the fact that the historic district would protect our home from encroaching new construction that seeks to maximize building square footage instead of historic charm and neighborhood feel. Chopping down the trees currently in the backyard of 734 and having a 2-story, lot-length wall run 4' from our northern property line will negatively impact the home value of our historic home.

5. Why here? The historic district of the Heights makes up less than 1% of the city. If the builders desire a large house, there are plenty of areas to build a large house that aren't in historic districts and won't negatively impact their surroundings. Moving into a historic district is a choice. We believe you must be willing to sacrifice square footage for historic preservation and neighborhood appeal. There are plenty of people who would jump at the opportunity to restore the existing home with modest additions that would enhance the neighborhood. We can find no compelling reason why our community should support this house needing the size and placement of the additions proposed.

My wife and I have met with the builder to discuss their plans. He has expressed the current plans aren't what he would prefer, but he is trying to conform to what he considers the prevailing, current guidelines (which he claims are not clearly documented or adhered to in his and many other's views). His interpretation of these guidelines is that there can be no building above an existing structure. This forces all additions to the back of the property, thus eliminating backyard. In our view, there must be a better way forward that would allow a reasonably sized house that contributes to the historic district and doesn't impose on its neighbors.

Thank you,

Mike and Christine Hansen

Houston Archaeological & Historical Commission

December 17, 2014  
HPO File No. 141137

ITEM B.19

734 Arlington Street  
Houston Heights South

732 Arlington

Houston, TX 77007

Heights Historic District South

Summary of Petition: Oppose the certificate of appropriateness to move the house as well as the proposed addition at 734 Arlington St.

Printed Name Nick Gahr	Home Address 728 Arlington St.
Signature <i>Nick Gahr</i>	Email Address
Comments Do not like the reduction in the previous area for reabsorption	Date 10/18/14
Printed Name Mary Gahr	Home Address 728 Arlington St.
Signature <i>Mary Gahr</i>	Email Address [REDACTED]
Comments Don't like huge house	Date 10/19/14
Printed Name TRACEY ROBERTSON	Home Address 812 ARLINGTON
Signature <i>[Signature]</i>	Email Address
Comments As I understand the proposed alterations they will significantly alter the appearance of the home from the street which I feel is contrary to the goals of the historic preservation ordinance. Why do they live in a historic district?	Date 10/18/14
Printed Name DOUG DUNLAP	Home Address 1308 OMAHA ST
Signature <i>Doug Dunlap</i>	Email Address
Comments	Date
Printed Name Charles J Govo	Home Address 721 Arlington
Signature <i>Charles J Govo</i>	Email Address [REDACTED]
Comments	Date 10/22/14

Summary of Petition: Oppose the certificate of appropriateness to move the house as well as the proposed addition at 734 Arlington St.

Printed Name <i>Angie Noso</i>	Home Address <i>721 Arlington Houston, TX 77007</i>
Signature <i>Angie Noso</i>	Email Address [Redacted]
Comments <i>721 Arlington Angie Noso</i>	Date <i>10/22/14</i>
Printed Name <i>Christine Hansen</i>	Home Address <i>732 Arlington St</i>
Signature <i>Christine Hansen</i>	Email Address [Redacted]
Comments	Date <i>10/22/14</i>
Printed Name <i>Mike Hansen</i>	Home Address <i>732 Arlington</i>
Signature <i>Mike Hansen</i>	Email Address [Redacted]
Comments	Date <i>10/22/2014</i>
Printed Name	Home Address
Signature	Email Address
Comments	Date
Printed Name	Home Address
Signature	Email Address
Comments	Date

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Heights South Historic District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Alex Bonetti  
Heights South Historic District

Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Norhill Historic District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Andy Dyer

Norhill Historic District

Hello Geoff,

This is a note regarding the COA application of 734 Arlington. I have reviewed the addition/renovation and I support the approval of the revised COA application. As a neighbor in the Houston Heights, I know it will be a great addition to our neighborhood. Please include my letter of support with the application.

Sincerely,

Becky Wrona

Bradley Street

Hello Geoff- I hope this email finds you well. Our house at 525 Frasier st. is finally gaining some progress ( our addition is all framed up!). We are excited to see the transformation & are really looking forward to moving in hopefully next spring.

I'm emailing you today to tell you I support the approval for the COA at 734 Arlington street. You may not recall but Travis & I own a lovely little bungalow at 833 Arlington which is only one block away & in the same historic district as 734. We believe the current house at 734 is neglected & the proposed plans for 734 are an improvement to our neighborhood while keeping the historic character of the street.

On a side note I don't understand how the bungalow next to 734 to the north was demolished in recent years & replaced with a "pool house" for the large oversized neocraftsman at the corner of Arlington & 8th (neighbor to 734). Strange. Perhaps we weren't a historic district at the time.

I hope the HAHC approves the COA for this project & help better our street.

Take care & we'll be sure to contact you when Frasier st is completed so you can come by & see the results!

Bridget & Travis Welch  
833 Arlington street (Houston heights south historic district)  
525 Frasier street (freeland historic district)

Sent from my iPhone

Hi Geoff,

I have looked at the plans for 734 Arlington and just wanted you to know that I'm in support for approval of the revised COA application. I'm a Heights neighbor and think it will be a great, tasteful addition to our neighborhood. Please include this note of support with the application. Thank you!

Christina David

Lawrence St, 77008 in the Heights

Sent from my iPhone

Dear Geoff,

I am writing to let you know that I support the approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Historic Heights South District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Thank you,  
Dave Barron  
407 Arlington Street  
Historic Heights South District

**Dave Barron**  
9800 Northwest Freeway  
Suite 508  
Houston, TX 77092  
Cell #:713.504.0933  
Phone #:713.688.0274  
Fax #:713.688.0340



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Hi Geoff,

My name is David Stotz, and my wife and I have been residents of the Heights since 1981 (when it was NOT a trendy place to live). We are in the Heights South Historic District, approximately 2 blocks from 734 Arlington. I support approval of the revised COA application that Dave and Amy Seeburger have submitted. I have looked at their plans for this property,

and they are retaining the entirety of the historical building, which seems to meet all requirements of the historical ordinance. This is the type of construction that we welcome in the Heights.

Please include this letter of support with the application.

David Stotz  
710 Harvard Street  
Houston, TX 77007

Dear Geoff,

My husband and I have living in the Heights for over 33 years. I support approval of the revised COA application for 734 Arlington. As a resident of the Heights South Historic District, I think it will be a great addition to the neighborhood.

Please include this letter of support with the application.

Diane Stotz  
710 Harvard Street  
Houston, TX 77007  
Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor/homeowner that lives in the Norhill Historic District, I think it will be a great addition to our neighborhood. I've known the Seeburgers for years and know that they want nothing more than to remain in the Heights and actively participate in keeping the charm in it. I care deeply about keeping the quaintness of the neighborhood and wouldn't support them if I didn't believe that this house and their presence are an asset to our small community.

Please include this letter of support with the application.

Thank you for your consideration.

## Jamie House

Jamie House Design

713.806.8919

Hi Geoff,

I am supporting approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Heights neighborhood, I think it will be a great and welcomed addition to our neighborhood. Please include this letter of support with the application.

--

Jeff Geloneck

Heights Resident  
281-723-0302

Please do NOT grant Variance Request #141001 for 734 Arlington, 77008.

The restrictions of the Historic District should be respected and preserved.

They want to move the house south, to create a yard for their youngster, but this will infringe on the neighbors' view, privacy, light, etc.

They also want an attached garage, which is not allowed by the Historic District. They should, instead, build a detached garage, like all the original, historic homes had.

A detached garage will also give the neighbors a break from one huge massive wall of house.

A detached garage will also allow plenty of space for a backyard for their son, not squished into a little side yard like an afterthought.

People say they want to live in a Historic District, they claim to love the old homes, the charm of the neighborhood. Then they want to go and change things, just for themselves, so they can have a McMansion, and without concern for how it impacts the neighbors they claim to love.

They don't need a monster-sized house, and they don't need an attached garage, and they would benefit more from a yard in the back, not on the side.

Bottom line, it's entirely possible for them to enlarge their home and modernize it, while keeping it in its current location. And for them to have a useable garage, without attaching it to the house.

Thank you

Julie Young  
2117 Stanford  
77006

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. It seems a great compromise between the historic and the needs of a modern family. As a Heights neighbor I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Kate Hansen  
Waverly St

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a resident of the Heights South Historic District, I think it will be a great addition to the neighborhood. Please include this letter of support with the application.

Lauren Barnes  
Heights South Historic District

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Heights neighborhood, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Lily Cheung  
Heights Resident and Home Owner

**Lily Cheung, P.E.**

Netherland, Sewell and Associates, Inc.  
1301 McKinney Street Suite 3200  
Houston, TX 77010  
Ph: 713-654-4950  
Fax: 713-654-4951

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a resident of the Freeland Historic District, I think it will be a great addition to our Heights neighborhood. Our family is growing as well, and we will one day need to expand our historic home. I fully support this responsible plan. Please include this letter of support with the application.

Lina Fairchild  
Freeland Historic District

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Historic Heights South District, I think it will be a great addition to our neighborhood. In fact, I will live next door to the project, so it directly affects me.

Thank you for your consideration,

Linda Eyles  
736 Arlington  
Historic Heights South District

Sent from my iPad

Dear Geoff,

I support approval of the COA application for 734 Arlington. As a resident of the Heights South Historic District, I think it will be a great addition to the neighborhood. Please include this letter of support with the application.

Thank you,  
Lynn Greene

Sent from my iPad

Hi Geoff,

I am again supporting approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Heights neighborhood, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Megan Geloneck  
Heights Resident

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Historic Heights East District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Jim and Tricia Zucker  
Historic Heights East District

Sent from my iPhone

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Heights Historic District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application. Thanks for the consideration.

Regards,

Neeraj Dani  
Heights Historic District Resident  
416 Cortlandt St.

Mr. Butler,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Historic Heights East District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Pam Kalinec  
Historic Heights East District

Good Morning Geoff,

As neighbors, we are in full support of the revised COA application for 734 Arlington. We welcome this great addition to our wonderful neighborhood located in the Historic Heights South District. Along with the application, please submit this email as support for their project.

Paul & Anna Stenhouse  
Historic Heights East District

Hello Geoff,

I am writing to let you know that I support the approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Historic Heights South District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Sincerely,  
Rhonda Barron  
407 Arlington Street  
Historic Heights South District

Good Morning Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Heights (Norhill), I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Troy Johnson  
Heights (Norhill)

**TROY JOHNSON**  
Account Executive

---



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**From:** Tera Starr [REDACTED]  
**Sent:** Tuesday, December 16, 2014 9:19 PM  
**To:** Gardosik, John - PD; PD - Historic Preservation; [REDACTED]  
**Subject:** Support Letter for 734 Arlington

Hello All!

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored and is frankly a safety hazard as-is. The plans will be a very tasteful modification to the house and will not result in the loss of any historic material. It also preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,

Tera Starr  
Historic District Heights East  
1811 Harvard

**From:** Stephanie Sullivan [REDACTED]  
**Sent:** Tuesday, December 16, 2014 6:15 PM  
**To:** Gardosik, John - PD; PD - Historic Preservation; Dave Seeburger; Amy Poland  
**Subject:** Support Letter for 734 Arlington

Dear John,

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored and is frankly a safety hazard as-is. The plans will be a very tasteful modification to the house and will not result in the loss of any historic

material. It also preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be included to the HAHC. I know it is late in the day, but I appreciate your consideration!

Thank you,

Stephanie Sullivan  
Historic District Heights East  
1221 Harvard

Stephanie Sullivan  
[REDACTED]

Sent from my iPad

**From:** Tina Han [REDACTED]  
**Sent:** Tuesday, December 16, 2014 4:52 PM  
**To:** Gardosik, John - PD; PD - Historic Preservation; Dave Seeburger; Amy Poland  
**Subject:** Support Letter for 734 Arlington

Dear John,

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored and is frankly a safety hazard as-is. The plans will be a very tasteful modification to the house and will not result in the loss of any historic material. It also preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,  
Tina Han  
Historic District Heights South  
409 Harvard

Hi John,

I am a resident of the Historic Houston Heights - 1851 Columbia St. My friends Dave and Amy Seeburger have applied for a COA at 734 Arlington. I know that Dave and Amy fully support the preservation of Historical buildings that we have in the Heights, and after reviewing the design of their proposed addition, I want to email you to urge your approval of their plans.

Currently 734 Arlington sits as a dilapidated house that has had work done in poor taste at some point in the house's history (maybe the 50's or 60's?). The Seeburger's plans include restoring the facade to its original 1910's / 1920's look and making a beautiful home out of what is currently somewhat of an eyesore.

Their design has been carefully crafted trying to incorporate the HAHC's most recent guidance including starting the addition at the very back part of the house which keeps the original structure separate from new living space that any family of four would require in order to live comfortably in the neighborhood. In my opinion, their proposed addition is much less visible and more aesthetically pleasing than many others that I have seen constructed in our neighborhood. I know that the Seeburgers are rule-followers and totally on board with historic preservation and they only want to do the right thing in the eyes of the historic commission. Thank you for minimizing the cost and angst that comes with submitting a COA and doing what you can to approve this carefully thought-through design so that we can get on with the beautification of the neighborhood!

Thanks,

John Cliver

-----  
John R. Cliver, P.E.  
Netherland, Sewell & Associates, Inc.  
Houston, Texas | 713-654-4950  
[www.netherlandsewell.com](http://www.netherlandsewell.com)

**COMMENTS REGARDING CERTIFICATE OF APPROPRIATENESS APPLICATIONS FOR THE HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT FOR REVIEW AT THE DECEMBER 17, 2014 HAHC MEETING**

**AGENDA ITEM # 9 – 516 Columbia – Alteration Addition – OBJECT**

The replacement of windows and siding on the existing historic structure reduces the historical material and historical context of the contributing structure. I have no objection to the addition in that the frontal plane area of the proposed addition is not greater than the existing structure frontal plane area.

**AGENDA ITEM #12 – 802 Arlington – Alteration Addition Revised – SUPPORT**

The proposed replacement of the existing dormer, which may not be original to the structure, is acceptable in that the design elements of the proposed dormer are more in character with other design elements on contributing structures in the historic district.

**AGENDA ITEM #13 – 642 Columbia – New Const. Residential/Garage – OBJECT**

The proposed decorative windows and decorative elements proposed for the porch railing are not design elements that are evident on existing contributing structures in the district. A simpler looking solution would be supported.

AGENDA ITEM #14 – 525 Cortlandt – Alteration Addition Revised – **OBJECT**

Removal of existing wood windows in the existing contributing structure is not necessary. Replacement of portions of siding on the existing contributing structure is not necessary. Both items reduce the historical material and historical context of the existing structure.

AGENDA ITEM #19 – 734 Arlington – Alteration Relocation/Addition – **OBJECT**

Relocation of the existing contributing structure is not necessary and would disrupt the typical rhythm and pattern of spaces between houses currently found for contributing structures in the district. Relocation of the existing historical structure changes the historic context for both the blockface and the district in general. The reduced side setback that would result from the relocation will negatively impact the existing house to the south of the proposed alteration site.

J. Kent Marsh, AICP CUD  
1538 Arlington St., Houston Heights East Historic District

**From:** Jason Starr [REDACTED]  
**Sent:** Tuesday, December 16, 2014 3:18 PM  
**To:** Gardosik, John - PD; PD - Historic Preservation; [REDACTED] Amy Webster ([REDACTED])  
**Subject:** Support Letter for 734 Arlington

All -

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored and is frankly a safety hazard as-is. The plans will be a very tasteful modification to the house and will not result in the loss of any historic material. It also preserves the historic character of the house and the district (and I do not believe moving the house 4 feet damages the historic character).

Could you please respond to let me know that my letter of support will be included to the HAHC.

Thank you,

Jason Starr  
Historic District Heights East

1811 Harvard

John,

I wanted to write again to express my support for the issuance of a COA for 734 Arlington. I have reviewed the revised plans and the Staff's report and it appears that the only objection at this point is the relocation of the house. In my opinion, moving the house will not alter the character of the block. Unfortunately, the need to move the house is a result of the Staff's and Commission's requirement that two-story additions begin at the rear of the structure, which is found nowhere in the text of the ordinance and is, in fact, contradicted by the text of the ordinance. If the Staff and Commission would allow the addition to encroach on the back portion of the original structure, more yard could be preserved, eliminating the need to move the house to allow for a yard.

This severely neglected house needs to be restored, and the plans here are for a tasteful modification that will preserve the historic character of the house and block.

Please let me know that my letter will be provided to the HAHC.

Regards,

Jim Zucker

**From:** Brie Kelman [mailto:[briekelman@gmail.com](mailto:briekelman@gmail.com)]  
**Sent:** Tuesday, December 16, 2014 1:45 PM  
**To:** Butler, Geoff - PD; PD - Historic Preservation  
**Cc:** Amy Poland; Dave Seeburger  
**Subject:** Support for 734 Arlington

Dear Geoff,

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored and is frankly a safety hazard as-is. While I would personally prefer the addition to start on the back half of the house as stated in the Ordinance, the current plans will be a very tasteful modification to the house and will not result in the loss of any historic material. It also preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,  
Brie Kelman

Historic District Heights East  
1207 Harvard

**From:** James Wiseman [REDACTED]  
**Sent:** Tuesday, December 16, 2014 1:17 PM  
**To:** Gardosik, John - PD; PD - Historic Preservation  
**Cc:** Dave Seeburger; Amy Poland  
**Subject:** Support Letter for 734 Arlington

Support Letter for 734 Arlington

Dear John,

I am a homeowner in the Heights and have been since 2005.

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I support the renovation and addition of 734 Arlington.

I am pleased to see that this old bungalow will be restored and added to and that we can have another home in the Heights (and zoned to Harvard Elementary) that is suitable for a family. My son goes to public school in the Heights and the only way for our schools to get better is if we have families living in the heights and sending their kids to our public schools - and that's just not feasible in the original homes.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,

James Wiseman

**From:** Mark Ring [REDACTED]  
**Sent:** Tuesday, December 16, 2014 11:15 AM  
**To:** Gardosik, John - PD; PD - Historic Preservation; [REDACTED]  
**Subject:** Support Letter for 734 Arlington

Dear John,

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored and is frankly a safety hazard as-is. The plans will be a very tasteful modification to the house and will not result in the loss of any historic material. It also preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,  
Mark Ring  
1441 Ashland St.  
Historic District Heights West  
713-203-4373

**From:** Norma Fisk [REDACTED]  
**Sent:** Tuesday, December 16, 2014 11:14 AM  
**To:** Gardosik, John - PD; PD - Historic Preservation; Dave Seeburger; Amy Poland  
**Subject:** Support Letter for 734 Arlington

Dear John,  
I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored and is a safety hazard as-is. The plans will be a very tasteful modification to the house, will not result in the loss of any historic material and will further enhance the neighborhood. It also preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,  
Norma Fisk  
Historic District Heights South 919 Arlington

**From:** Clinger, Benjamin Paul [REDACTED]  
**Sent:** Monday, December 15, 2014 9:09 PM  
**To:** Gardosik, John - PD  
**Subject:** 734 Arlington

John - I am writing in support of the project at 734 Arlington, including moving the house four feet south. I reviewed the application and staff report for 734 Arlington and I believe the plans preserve the historical character and integrity of the house and will have a positive impact on the neighborhood. I've seen the house up close and it is in desperate need of this renovation.

Please confirm my letter of support will be included in the staff's submission to the HAHC. Many thx

Historic District Heights East

1214 Harvard

Benjamin P. Clinger, P.C. | Kirkland & Ellis LLP

[600 Travis Street, Houston, TX 77002](#)

[300 North LaSalle, Chicago, IL 60654](#)

Houston: [\(713\) 835-3634](#)

Chicago: [\(312\) 862-7034](#)

Cell: [\(312\) 560-8376](#)

**From:** [REDACTED] **On Behalf Of** Melanie Ashmore

**Sent:** Monday, December 15, 2014 10:07 PM

**To:** Gardosik, John - PD; PD - Historic Preservation; [REDACTED]

**Subject:** Support for 734 Arlington

John Gardosick,

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my SUPPORT of this project, including moving the house four feet south on the lot. This neglected house needs to be restored and is a safety hazard. I understand that the planned modification to the house will not result in the loss of any historic material and preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be forwarded to the HAHC.

Thank you,  
Melanie R. Ashmore

1505 Oxford St

Historic Heights East

Mr. Gardosik

Please know that we support approval of the COA application for 734 Arlington. As a neighbor that lives in the Historic Heights, I think it will be a great addition to our neighborhood. I believe that the proposed addition is very complementary to the existing house and the neighborhood. Please include this letter of support with the application.

Regards,  
Nick and Teri Miller

1401 Tulane

Dear John,

I have reviewed the application and staff report for 734 Arlington listed on the HAHC Meeting Document website.

I am writing to show my SUPPORT of this project, including moving the house 4 feet south on the lot. This severely neglected house desperately needs to be restored. The plans will be a very tasteful modification to the house and will not result in the loss of any historic material. It also preserves the historic character of the house and the district.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,  
Jim and Tricia Zucker  
Historic District Heights East  
1213 Harvard

Sent from my iPhone

John,

I have looked over the plans that Dave Seeburger has proposed for 734 Arlington and I think it will be a great improvement for the South Heights Historic District and for Arlington street. Its not a massive addition, the street view isnt imposing, and it still has the historic district charm that we all love in this area. I look forward to seeing the finished product and how it will enhance the neighborhood.

Regards,

Sam and Maria Craven  
1030 Arlington St  
77008

I support the proposed project at 734 Arlington. I live close by and I think it would be a great addition to the South district.

Thank you

Colin Shelton

From: Katie McFarland [REDACTED]  
Sent: Monday, December 15, 2014 2:49 PM

To: Butler, Geoff - PD  
Cc: Dave Seeburger  
Subject: 734 Arlington

Hi Geoff,

I support approval of the revised COA application for 734 Arlington. As a neighbor that lives in the Historic Heights South District, I think it will be a great addition to our neighborhood. Please include this letter of support with the application.

Katie Davis  
Historic Heights South District

John,

As a homeowner within the Houston Heights district who believes in maintaining the historic charm throughout the area, I would like to offer my support of the proposed changes to 734 Arlington.

I believe that the changes proposed would vastly improve the historical significance within the area. Based on structures surrounding this property, I do not believe a 4' setback would be noticeable nor would they detract from any historical relevance of the property. Especially when the structure located directly across the street at 731 Arlington has a carport and a portion of the house beyond it that are within a few feet of the property line. Not to mention several non-contributing structures that surround this property that hurt the historical landscape of the entire block.

Overall this project will help increase the historical significance of the entire block and should be approved without modification.

Thanks,  
Geoff Lancaster

John,

I previously voiced my support for the 734 Arlington COA application. It's been revised, I've reviewed the revised plans, and I'd like to re-urge my support for the application. I'm a resident of the Heights, and I think the home will be a great addition to our neighbourhood. For what it's worth, I own a 1920s bungalow that was redone to update the interior and add a master bath/closet.

Thanks,  
Tom

**Tom Appleman**  
Specialist, Petroleum Legal

**Houston Archaeological & Historical Commission**

December 17, 2014  
HPO File No. 141137

**ITEM B.19**

734 Arlington Street  
Houston Heights South

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