

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Brie Kelman for Benjamin Clinger, owner

Property: 1214 Harvard Street, Lot 16, Block 188, Houston Heights Subdivision. The property includes a historic 2,326 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing 2-story Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District East. An existing rear addition was constructed in 1999.

Proposal: Alteration – Two-story side and rear addition to two-story house.

- Addition: Construct a two-story 894 square foot addition, including 197 square feet on the south side and 697 square feet at the rear, to a two-story 2,326 square foot contributing residence. The addition will begin 15'-10" back from front wall on the south elevation and will feature a total width of 35'-10, 7'-8" wider than the existing residence.
- Windows: Relocate or resize numerous existing window openings on existing house. Replace existing non-original 1/1 windows with 3/1 windows.

See enclosed application materials and detailed project description on p. 7-18 for further details.

Public Comment: Fourteen in favor, three opposed, and one who have/has expressed no objection.
See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 7, 8 & 9

HAHC Action: Approved with Conditions: Windows feature 1/1 lite pattern and not 3/1 lite pattern.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 20, 2014



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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:

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;
The existing residence is characterized by its relative narrowness compared to its height (27 ft wide and 34 ft tall), and by its simple rectangular footprint and hipped roof shape. In 1999, a sympathetic two-story rear addition added 13' and a rear porch to the structure, while maintaining the historic character of the house.
The applicant proposes to add a 6'-6" wide two-story side addition beginning just 15'-10" from the front wall that will be topped by a new cross gable, a change that will significantly alter the character of the house as seen from the right of way. This proposed south side addition will add only 200 sq ft of new livable space (100 sf on each floor), a small gain in contrast to the large adverse visual impact it will have on the house's historic character. Furthermore, the rear addition features a second story overhang on the north elevation of the existing house, which is also out of character for the house.
The applicant also proposes to relocate or resize numerous existing window openings, and to replace 1/1 windows with 3/1 windows, which are neither typical to the Heights East historic district nor documented as the original lite pattern for this house.
- (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;
The existing residence is characterized by its relative narrowness compared to its height. By beginning a two-story addition wider than the existing residence just 15'-10" from the front wall this distinguishing quality is eliminated. The house is also characterized by its simple rectangular footprint and hipped roof, which will be compromised with the south side bump out, the north side bump out 32' from the front wall and new cross-gable.
- (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;
Though the existing 1/1 windows are not original, the applicant has provided no evidence that 3/1 windows were originally present on the residence. Windows with a 3/1 lite pattern are not typical to the Heights East Historic District and are not appropriate. Replacement windows should remain 1/1.

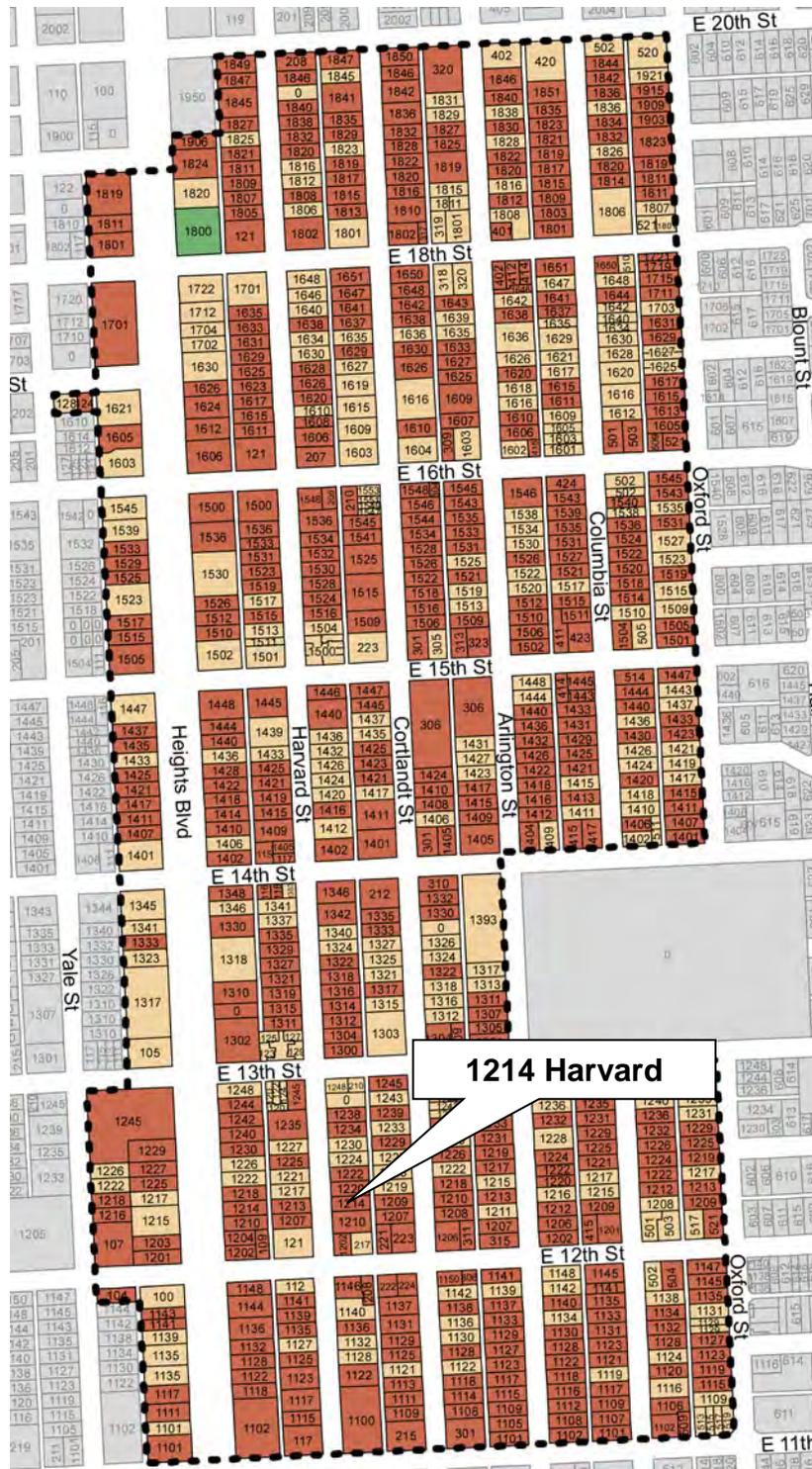
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
The proposed addition removes 28'-2" of the existing south wall, including 15'-10", or 57%, of the original 27' long south wall, and extends out on both sides, permanently removing a portion of the original exterior wall visible from the street as well as the distinctive narrowness and simple rectangular footprint of the structure. Although the existing siding and windows are not original, original window openings, wall structure, and the essential form of the south wall will be lost.
- (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;
The proposed addition removes 15'-10", or 57%, of the original south wall. Although the existing siding and windows are not original, the original window openings and historic wall structure are intact.
Additionally, four window openings on the north wall, including two original window openings, are proposed to be removed and four new inappropriately proportioned window openings created. Many of the new windows will be 3/1 lite, although no evidence has been provided that this house originally had 3/1 windows, nor are 3/1 windows typical of Heights East. Additionally, 3/1 windows are found on Craftsman structures rather than Queen Anne style houses such as this one.
Neither the proposed side addition nor the fenestration changes are compatible with the historic character of the house.
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



NEIGHBORING PROPERTIES



1210 Harvard Street – Contributing – 1900 (neighbor)



1220 Harvard Street – Contributing – 1900 (neighbor)



121 E 12th Street – Noncontributing – 1970 (across street)



1207 Harvard Street – Contributing – 1920 (across street)



1213 Harvard Street – Noncontributing – 1910 (across street)

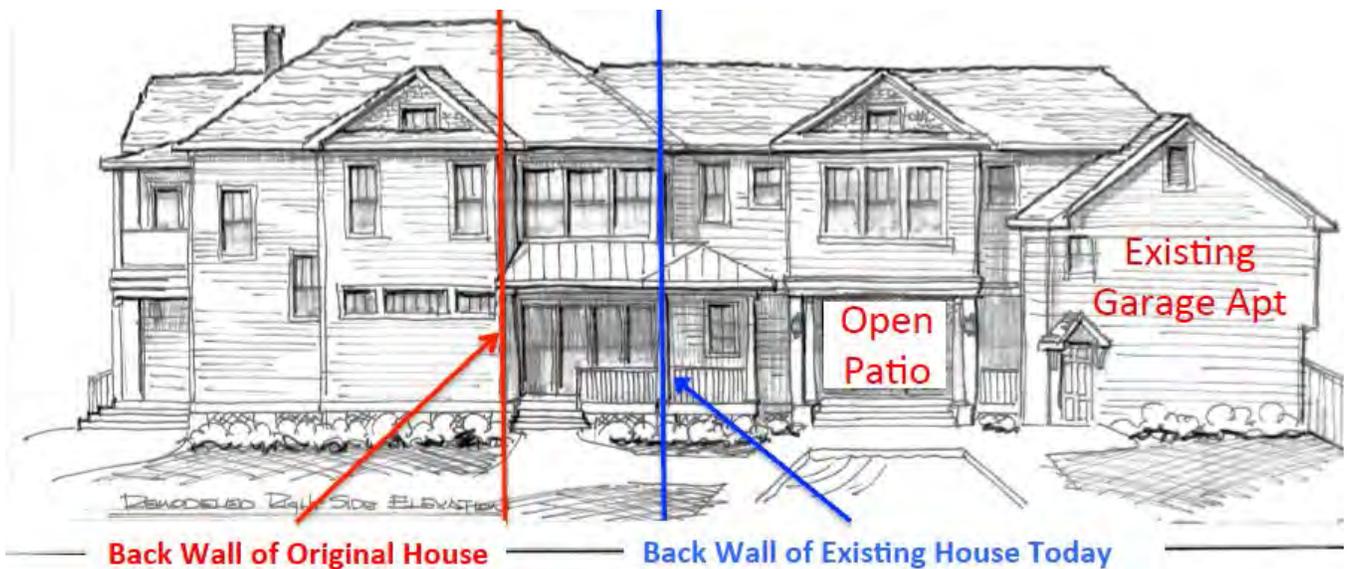


1217 Harvard Street – Noncontributing – 1914 (across street)

3D RENDERING
FRONT FACING HARVARD



SOUTH SIDE



WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



WINDOW OPENINGS TO BE REMOVED

START OF ADDITION

ORIGINAL REAR WALL

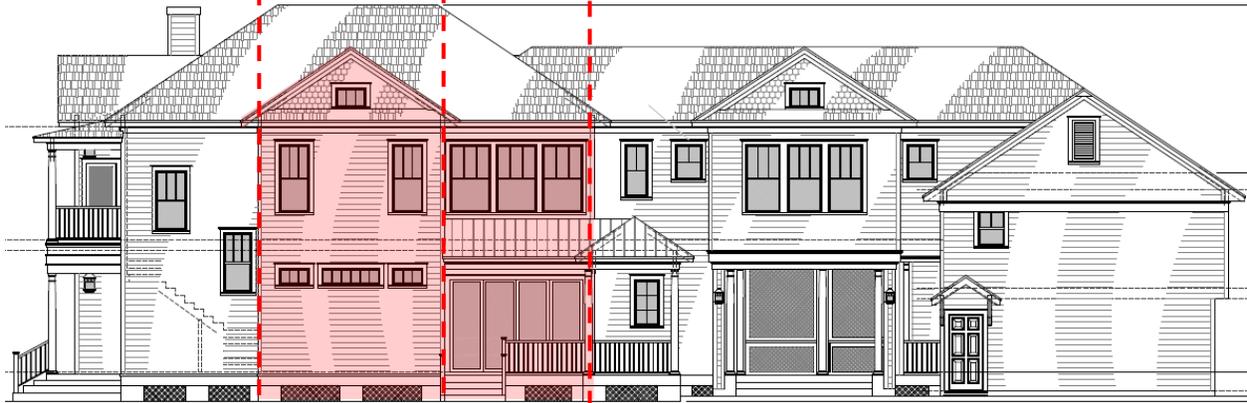
EXISTING REAR WALL

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



START OF
ADDITION

ORIGINAL REAR WALL

EXISTING REAR WALL

EAST (REAR) ELEVATION

EXISTING



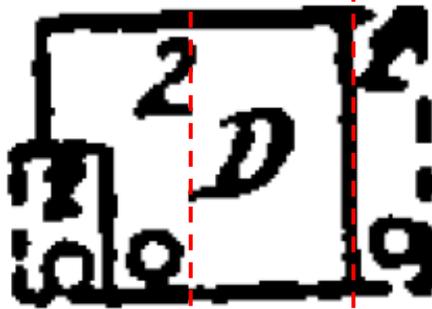
PROPOSED



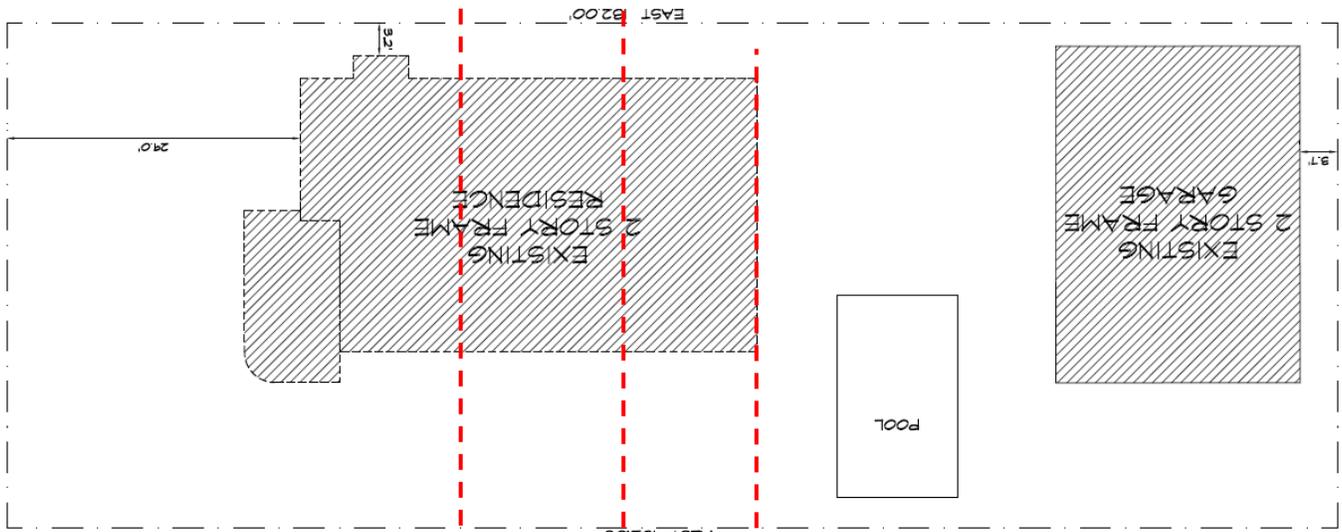


SITE PLAN

SANBORN 1924-1951

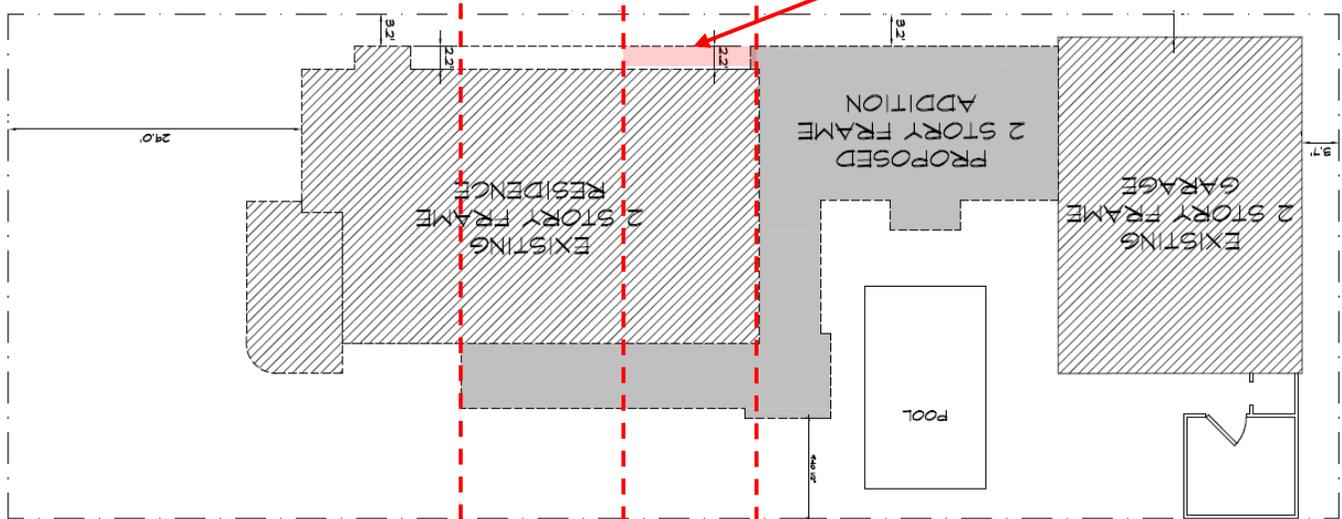


EXISTING



PROPOSED

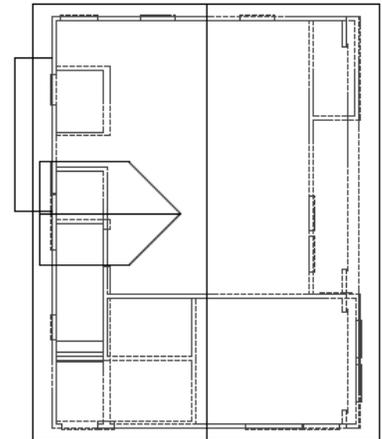
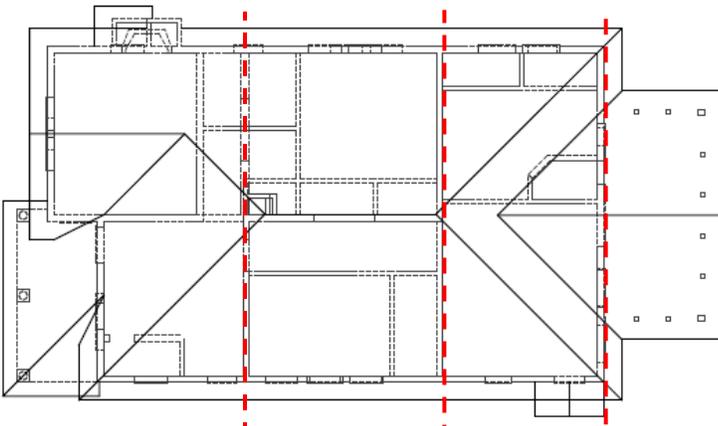
SECOND FLOOR OVERHANG



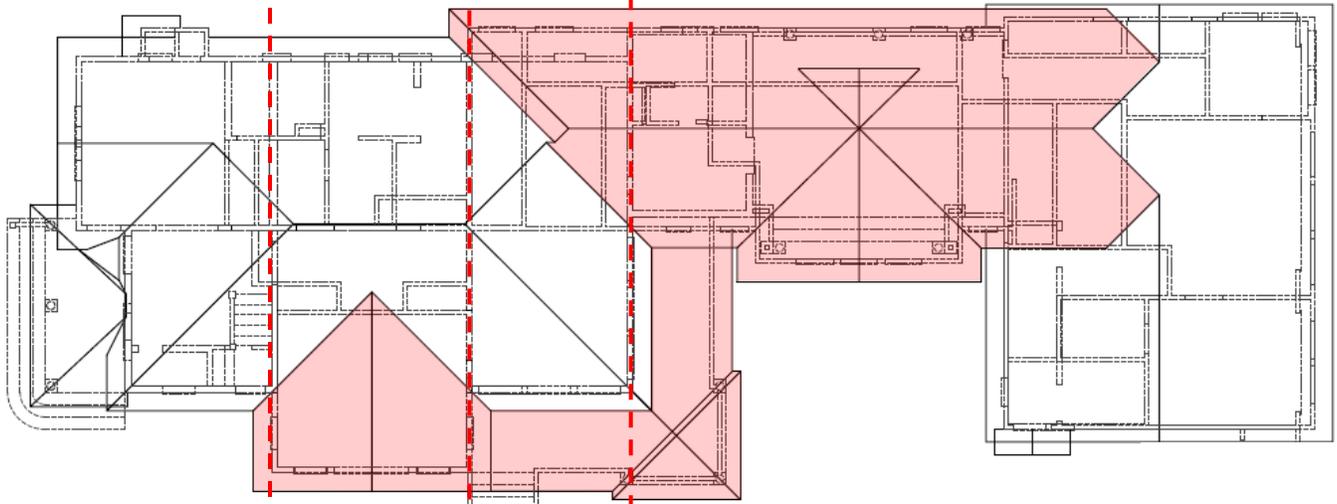
START OF ADDITION
ORIGINAL REAR WALL
EXISTING REAR WALL



ROOF PLAN
EXISTING



PROPOSED

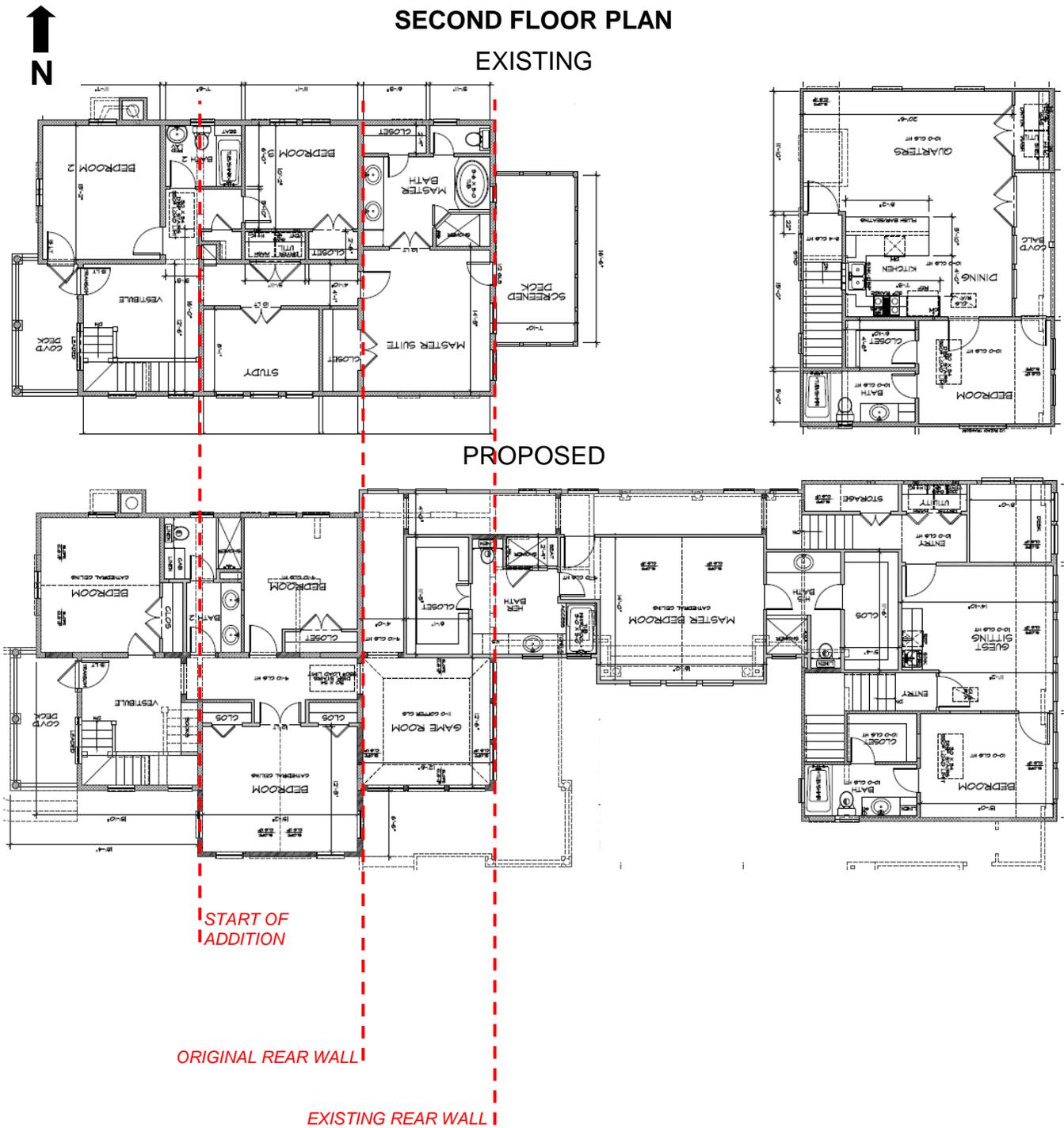


START OF
ADDITION

ORIGINAL REAR WALL

EXISTING REAR WALL

 EXTENT OF NEW ROOF STRUCTURE



PROJECT TIMELINE

- 09/23/2014:** Initial meeting with owner, applicant and designer. HPO staff recommended that addition begin at or behind original rear wall, existing window openings remain unchanged and that new windows not feature a 3/1 lite pattern.
- 10/01/2014:** COA application submitted with no changes to design shown at initial meeting.
- 10/21/2014:** COA application withdrawn from October HAHC agenda.
- 10/29/2014:** COA application submitted with minor revisions to addition and additional changes to existing window openings. Start of addition and replacement window lite pattern unchanged from initial meeting.

PROJECT DETAILS

Shape/Mass: The existing residence measures 27'-2" wide by 45' deep with a 34'-4" ridge height and an eave height of 23'-10". A half-width front double gallery porch extends 2'-6" to the west of the existing front wall. An existing non-original rear porch measures 16'-6" wide by 7'-10" deep and will be removed.

The original house was 32' deep. The rear 13' of the existing house and the rear porch are an addition constructed in 1999. An existing two story garage apartment, 30' behind the existing rear wall, measures 33' wide by 23'-2" deep with a 26'-8" ridge height and a 17'-6" eave height.

The proposed addition will feature a two story side bump-out, a wraparound rear porch on the south and east sides, and a first story rear addition below a second floor addition attaching the house to the second floor of the existing garage apartment. It will feature a ridge height of 30'-3" and an eave height of 23'-10".

The south side two story bump-out will begin 15'-10" back from the front wall and measure 6'-6" in width by 15'-2" in depth. It will be connected to the one story portion of the rear addition by a wraparound rear porch measuring 6'-6" deep on the south and 6'-2" deep on the east. The one story portion of the rear addition will measure 15'-3" wide by 9'-2" deep and be offset 2'-2" to the north in line with a non-original chimney. A covered patio will extend from the rear of the one story portion of the rear addition the existing garage apartment.

The second floor of the rear addition will begin at the original rear wall, 32' from the existing front wall, and be offset 2'-2" to the north of the north wall. It will measure 15'-3" wide and extend back and attach to the existing two story garage apartment.

Setbacks: The existing residence is set back 29' from the west (front), 3'-2" from the north and 17' from the south. The existing garage apartment is set back 2'-4" from the north and 3'-8" from the rear alley. The addition will only affect the south setback; it will decrease from 17' to 9'-10".

Foundation: The existing residence features a pier and beam foundation with a 2'-7" finished floor height to remain. The existing garage apartment features a slab on grade to remain. The addition will feature a pier and beam foundation.

Windows/Doors: The existing residence features two original wood decorative multi-lite windows to be retained, non-original vinyl single hung 1/1 windows in all other window openings, as well as two wood and glass doors with transoms to be retained.

All non-original vinyl windows will be replaced with double hung wood 3/1 windows. The addition will feature double hung wood 3/1 and 4/1 windows, three lite fixed wood windows in two new gables and four lite fixed wood windows and wood and glass doors.

The existing garage apartment features a semi-circular window to be removed, single hung vinyl 1/1 windows, three stamped metal doors of which two will be removed and overhead garage doors.

Exterior Materials: The existing structures feature horizontal lap cementitious siding and wood fish scale shingles to be retained. The addition will feature horizontal lap cementitious siding to match existing.

Roof: The existing residence features a hip with an 8/12 pitch clad in composition shingles. A gable extends over the front wall and a non-original rear gable extends over the rear porch. The existing garage apartment features a side gable with an 8/12 pitch clad in composition shingles and a small front gable to be removed. The proposed addition will join the two structures with a narrow hip on the north side with an 8/12 pitch clad with composition shingles and feature a gabled bump-out on the south and a gabled dormer on the north.

Front Elevation: The existing residence features a half-width south side inset double gallery front porch with simplified Doric columns to remain. The back wall of the porch features a door and transom on

(West) each story to remain. One fixed vinyl window on the first story and one decorative divided lite window on the second story will remain. The front wall of the residence features a pair of non-original vinyl windows on the first floor, one non-original vinyl window on the second floor, and one decorative divided lite window to remain and fish scale shingles to remain in the gable. The three vinyl windows will be removed and replaced with wood double-hung 3/1 windows in the same openings. A non-original chimney on the north side will remain. The proposed addition will extend 6'-6" to the south and feature one window each on the first and second floors. A gabled dormer on the north side of the addition will be visible in profile

Side Elevation: The existing residence features a non-original chimney to remain, 5 windows on the second floor, two pairs of windows on the first floor and a rear double gallery porch. Both pairs of windows on the first floor will be reduced to four single-window openings with new fixed windows. The first floor of the addition will begin at the existing rear wall and extend back to the existing garage apartment. It will feature one window and the last 20'-10" will be a screened porch. The second floor of the addition begin at the original rear wall, 13' forward of the existing rear wall, removing the east-most existing window, and feature 6 windows. The remaining four windows on the second floor of the existing house will be replaced with new wood 3/1 windows. The existing garage apartment begins 30' behind the existing rear wall and features a door on the first floor to be removed and two windows on the second floor to be removed. A pair of new windows will be installed on the second floor of the garage apartment.

Side Elevation: The existing residence features a double gallery front porch to remain with a door to remain on the second floor, a set of three windows on the second floor, three windows and a door on the first floor and two staircase windows between floors. The 1/1 staircase windows will be replaced with wood 3/1 windows. The proposed two-story addition will begin 15'-10" back from the front wall, removing all windows except the two staircase windows, and will extend 15'-2" east, terminating into an open one story porch 12'-6" before the existing rear wall. It will feature one attic window in the gable with wood fish scale shingles and two windows each at the first and second floors. The wall between this portion of the addition and the existing rear wall will feature three new windows each at the first and second floors. The proposed attached one story porch will extend 6'-2" past the existing rear wall. The first floor of the proposed rear portion of the addition will extend back 30' to the existing garage apartment and feature one window and a screen porch with steps for the final 20'-10". The second floor will feature three windows and a projecting gabled bump-out with three windows and one in the gable. The existing garage apartment features two doors on the first floor, one rectangular window and one semicircular window at the second floor and an attic vent. The rectangular second floor window will be enlarged and the semicircular window will be removed and patched with siding. A small gabled roof will be installed over the west door and the east door will be removed.

Rear Elevation: Elevation not visible from right of way. See elevation drawings for details.
(East)

ATTACHMENT A
PUBLIC COMMENT

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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,
Steve Folkes
Historic District Heights South
531 Harvard St.

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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,

Stacie Cokinos

Historic District Heights East

1609 Columbia

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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. I feel this is a very responsible addition that not only increases the value of the home but the surrounding neighborhood as well.

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

Thank you,

Jamie House
Historic District Norhill
1124 Key St.

Jamie House

Jamie House Design

713.806.8919

Hi John,
Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my SUPPORT of this project. The modest 894 SF addition 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,
Tricia Zucker
Historic District Heights East
1213 Harvard

Tricia

Sent from my iPhone

John,

I have reviewed the application and staff report for 1214 Harvard.

I am writing to show my support of this project. The addition seems to meet the criteria in the ordinance while preserving the historic character of the house and the district.

Please include my letter of support in your presentation to the HAHC.

Thank you,
Dave Seeburger
Heights South Historic District

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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 and integrity 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,

Amy Seeburger
Historic District Heights South
734 Arlington

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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,
Dave Ward
Historic District Heights South
935 Columbia St.

713.249.3111 Mobile

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Nov-14

Date of Report: 17-Nov-14

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B22	1301 Arlington	Aaron Mendias	Cusimano Arch	Copnstruct rear second story addition - Replace 8 non-orig single lite windows	Support No Object Object	4 2
B23	1548 Cortlandt	Sam Gianukos	Creole Design LLC	Rel;ocate existing house Change roof, raise foundation add 2 story and garage	Support No Object Object	2 4
B24	1431 Columbia (G)	Brett Zamore	Brett Zamore Design	New 1 1/2 story garage at rear of lot	Support No Object Object	5
B25	1214 Harvard	Brie Kellman (abstained from vote)		New 2-story addition to side of existing house 2 story addition to rear replace windows	Support No Object Object	2 1 2
B26	1535 Arlington (G)	Jos & C Wright		New 2 story garage at rear of lot	Support No Object Object	5 1
B27	1535 Arlington (A)	Jos & C Wright		Raise exist foundation add 2 story to rear of exist house	Support No Object Object	4 2
B28	1232 Arlington (A)	Kevin Walton	Rob Sanders Homes	Remove exist sec story add const new 2 story rear add add porch rail - remove exist chim/fire place	Support No Object Object	5 1
B29	1232 Arlington (G)	Kevin Walton	Rob Sanders Homes	Const new 1 story detached garage	Support No Object Object	5 1
B30	1226 Heights Blvd	Ali Afshari	Persepolis Homes	Const new front door stoop	Support No Object Object	2 2
B41	1815 Cortlandt	Alex Ridgeway	Brick Moon Design	Rev CofA for different window locations and sizes	Support No Object Object	2 2 2

See Attached Detailed Response

From: Mark R. Williamson [REDACTED]
Sent: Thursday, November 13, 2014 4:55 PM
To: Kent Marsh
Subject: Re: November HAHC Meeting

Kent,

That's a lot to wade through.

Several of these bring up problems that I have with the existing ordinance even if I cannot base an objection within that ordinance.

1232 Arlington St, Alteration-Addition -- no objection
1232 Arlington St, New Construction-Garage -- no objection
1301 Arlington St, Alteration-Addition -- no objection
1535 Arlington St, Alteration-Addition -- no objection
1535 Arlington St, New Construction-Garage -- support design, except confused about vehicle access paths
1431 Columbia St, New Construction-Garage -- support (adjacent neighbor)
1548 Cortlandt St, Alteration-Relocation/Addition -- object (hugely out of scale on 16th Street side)
1815 Cortlandt St, New Construction-Residence, *Revision* -- no objection
1214 Harvard St, Alteration-Addition -- no comment
1226 Heights Blvd, New Construction-Residence, *Revision* -- no information posted (pulled??); no opinion

Kent Marsh

From: Zucker, Jim
Sent: Monday, November 17, 2014 10:23 AM
To: Kent Marsh; Mark R. Williamson; Jonathan Smulian; Bart Truxillo; Brie Kelman
Subject: RE: Historic District - posting of Certificate of Appropriateness Applications

Here are my votes and comments on the applications:

1232 Arlington—Support

The Smiths have been trying to get through this process for more than a year now. They had staff approval for all but a dormer, including the removal of the pop-up, which was added after the period of significance. Then Anna Mod decided that the pop-up itself was significant because it reflected a WWII or post-war attempt at expanding a bungalow (imagine that—additions can themselves become historically significant even when they alter the original structure!!! So much for the argument that additions should start 100% back so there is a clear distinction between the original structure and the addition so some future generation could remove the addition, at which time they will be told it is historically significant in its own right and cannot be removed). As with all of their previous proposals, this one satisfies the ordinance and should be approved post haste.

1301 Arlington—Support

1535 Arlington—Support

I think this would look much better if there were windows on the street-facing side of the second-story addition. It looks closed and disconnected without those windows.

1548 Cortlandt—Support

This small size of the existing house means any addition will affect the existing structure. As I read the staff report, it would essentially not permit any addition, which I think is not in keeping with the ordinance. I think the planned house will fit with the neighborhood and is a good use of space.

1815 Cortlandt—Support

I still do not think the design of this house is in keeping with the character of the neighborhood, but the ordinance certainly allows you to do what you want with the windows.

1214 Harvard—Support.

This is the house directly across from my house at 1213 Harvard Street. I fully support this addition. My wife and I looked at this house when it was on the market and the second story presented incredible challenges. It had four rooms, but only two with closets. The side bump out is necessary to allow enough room for closets and is minimal. The second-story connector to the existing garage apartment makes a lot of sense as a way to add space without anyone being able to see it from the street. The overall space added is minimal, but necessary, and it satisfies the ordinance. This addition will fit with the street and should be approved. It should be noted that none of the exterior materials are original. The siding and windows were replaced in the 1990s.

1226 Heights—No objection.

This was a terrible design from the beginning, but Staff recommended approval. Blocking the full porch only makes a bad design worse. We are cutting off our noses to spite our faces.

From: Brie Kelmar
Sent: Sunday, November 16, 2014 7:32 PM
To: Kent Marsh
Subject: Re: FW: Historic District - posting of Certificate of Appropriateness Applications

22. 1301 Arlington St, Alteration-Addition



- Support

23. 1548 Cortlandt St, Alteration-Relocation/Addition



- Support

24. 1431 Columbia St, New Construction-Garage



- Support

25. 1214 Harvard St, Alteration-Addition/Windows



- Abstain as I am helping this neighbor.

26. 1535 Arlington St, New Construction-Garage



- Support

27. 1535 Arlington St, Alteration-Addition



- Support

28. 1232 Arlington St, Alteration-Addition



- Support

29. 1232 Arlington St, New Construction-Garage



- Support

30. 1226 Heights Blvd, New Construction-Residence, *Resubmittal*



- Support - would look a lot better with a 6' porch. I cannot believe they are being forced to do a stoop instead of a porch.

41. 1815 Cortlandt St, New Construction-Residence, *Revision*



- Support

From: Jonathan Smulian
Sent: Saturday, November 15, 2014 10:39 AM
To: Kent Marsh; 'Mark R. Williamson'; 'Bart Truxillo'; 'Brie Kelman'; 'Zucker, Jim'
Subject: RE: Historic District - posting of Certificate of Appropriateness Applications

General Comment :

I am deeply concerned about the current pattern of excessive site coverage resulting from the large rear additions so typical in recent applications for COAs in the Heights. This leads to diminished open and garden space, less permeable land causing increased run-off to the bayous and potential street flooding as well as the demolition of the mature tree cover so important to quality of life and character in the Heights. This trend of overdevelopment is already having and will eventually have a major negative impact on the special historic character of the neighborhood..

1232 Arlington –support -This proposal represents a great improvement over the existing two additions that were ill conceived and poorly constructed ,

1232 Arlington -new garage -. support

1535 Arlington –garage -no objection

1535 Arlington –addition –no objection

1431 Columbia -support

1548 Cortlandt –object- Over development of a 5000-square foot site .-see general comment above

1815 Cortlandt –no objection

1214 Harvard –object .- window openings and new fenestration proposed is atypical and incompatible with proportions and type of existing fenestration . Historic character of original house would be better preserved if new link between it and the existing garage block could be clearly demarcated by being set back and not seen from the right of way as a continuation of the north facade of the existing house . . .

1226 Heights Blvd,- no objection

1301 Arlington-no objection

From: Charlie [REDACTED]
Sent: Thursday, November 13, 2014 9:29 AM
To: Kent Marsh
Subject: Re: November HAHC Meeting

1232 Arlington - Approved
garage - Approved

1301 Arlington - Approved

1535 Arlington - Approved
garage - Approved

1431 Columbia Garage - Approved

1548 Cortlandt - Really, Really BIG - but Approved

1815 Cortlandt - NOT Approved

1214 Harvard - Approved

1226 Heights - No Application as of 11.13.14

Charlie

From: Charlie [REDACTED]
Sent: Monday, November 17, 2014 8:22 AM
To: Kent Marsh
Subject: Re: FW: Historic District - posting of Certificate of Appropriateness Applications

Kent,
I want to change a vote on my list after looking at it again.
1548 Cortlandt - NOT Approve
Charlie

November 2014 HAHC Meeting

Comments Regarding Certificate of Appropriateness Applications Submitted for the Houston Heights East Historic District

Agenda Item #22 - 1301 Arlington – I **support** this application. This property is not deed restricted. The proposed addition replaces the same footprint as the existing addition and while the proposed addition is now two stories rather than the original addition of one story, the location of the addition is at the rear of the structure. The proposed addition is no greater in height than the original structure as seen from the front of the property (Arlington).

Agenda Item #23 - 1548 Cortlandt – I **object** to the granting of this CofA. The existing contributing house should not be moved. Moving an existing historical house, even within the same original lot, changes the historical context of the site relationship. While it seems that many of the porches on the houses on the east side of the 1500 block of Cortlandt have been enclosed, the original front wall structure of almost all of the existing structures on the existing block face are located generally in line with the current location of the existing house at 1548 Cortlandt. Visual evidence indicates the rear extension of the existing structure to be a part of the original house and not a later addition. The north side siding and roof eave structure seem to be original. Removal of this rear extension should not be allowed as it is a part of the original historic structure. The proposed addition enlarges the scale of the structure to the point that it would no longer be compatible with the existing scale of the general area. Other recent new construction to the north of the subject tract included a one-story street side addition to gradually reduce the scale of the new two-story construction. This type of scale reduction should be considered for any addition on the subject property. The original 132 feet deep lot was reduced to 100 feet by the sale of the eastern portion of the original lot many years ago. The current owner purchased the reduced lot depth with full knowledge of its smaller-than-typical size. The building mass-to-site relationship will naturally be impacted as a result of the reduced lot depth. The amount of allowable new mass should keep this same context. Otherwise, the scale of the proposed addition will be too great for the location which is even more important for this corner lot condition. Additionally, the proposed replacement of existing eave returns would remove existing historical material and is not necessary.

Agenda Item # 24 - 1431 Columbia (Garage) – I **support** this application. This property is deed restricted. The proposed garage is to be located at the rear of the property in conformance with the deed restrictions and seems to be in a location that may have had a garage structure at one time in the past. The existing sheet metal shed does not seem to be contributing to the historic character of the district and can be demolished without a negative impact.

Agenda Item #25 - 1214 Harvard – I **object** to the granting of this CofA. This property is deed restricted. My objection is based on two major concerns. First, the existing historical structure will be negatively impacted by the cumulative changes proposed on the existing structure. Window changes, door relocations, porch additions, and 2-story extensions from the existing structure (that will require

removal of existing historical material – see/compare existing residence right elevation and proposed right elevation), all visible from the public street right-of-way, will significantly change the existing historic character of the existing structure. Second, the resulting mass form of the proposed in-fill connection between the existing residence and the existing garage with a 2-story structure and porch will be significantly greater than the existing mass form and will not be in context with typical mass relationships for contributing structures in the HHEHD. This proposal will significantly reduce the visual priority generally afforded the existing historical structure and relegate the existing structure to a blend of multiple elements both existing and proposed. This proposal does not satisfy criteria #1, #4, and #9. I respectfully recommend this application for a Certificate of Appropriateness be denied and certainly should not be considered a “Shall Approve” submission. The significant amount of original structural material and the original form of the structure should be retained, even if the siding and windows are no longer original and further degradation of the 1910 Queen Anne style home should not be allowed.

Agenda Item #26 - 1535 Arlington (Garage) – I **support** this application. This property does not have an existing garage and the proposed garage is to be located at the rear of the property in conformance with the deed restrictions. As this proposal has vehicular access from the front street, I do not object to the 3 foot placement from the rear property line and I have alerted the new owners that the garage door proposed on the alley side will not be usable for vehicular access. This is similar to conditions evident just to the north, in that the alley garage door is only used for shop ventilation.

Agenda Item #27 - 1535 Arlington (Addition) – I **support** this application. This property is deed restricted and within a Minimum Lot Size and Minimum Building Setback area. The frontal plane of the proposed addition is slightly larger than the frontal plane of the existing structure. However, the different width of the first and second floor addition provides a visual split and reduction of the impact of the greater frontal plane area and is, therefore, an acceptable design. The windowless wall of the new second story addition does not create a visual conflict with the visual higher-priority one story historical bungalow and creates an appropriate backdrop for the one-story existing bungalow in front of the new two-story addition. The addition of windows on the street side of the new addition would introduce visual competition with the existing historical structure and should not be supported. This house is located directly across the street from my home so I have taken a particularly keen interest on this proposal. I have talked to the new owners several times and I am comfortable they will do their best to preserve the existing historic bungalow while at the same providing an addition that is a reasonable amount of additional floor area when compared to the floor area of the existing house. I support the removal of the additional column on the front porch as the original column spacing with only 4 columns and 3 spaces is typical of this one-story bungalow building type in the HHEHD. I would recommend that consideration be given to the replacement of the non-original front door with one that is more in line with the original period of construction.

Agenda Item # 28 – 1232 Arlington (Addition) – I **support** this application. This property is deed restricted and seems to conform to the restrictions. The frontal plane surface area of the proposed addition is not greater than the frontal surface area of the existing structure (including the second story addition). The existing second floor structure remains with the addition of a slightly greater pitched

roof. The remainder of the addition occurs at the rear of the existing structure with the connection point having different siding materials to indicate the addition from the existing structure.

Agenda Item #29 - 1232 Arlington (Garage) – I **support** this application. This garage is proposed to be detached and at the rear of the property as is typical in the district. Note the proposed 20-foot clearance, noted on the site plan, at the rear of the property between the garage door and the far side of the 15-foot wide alley is not sufficient for vehicular ingress/egress with the garage.

Agenda Item #30 – 1226 Heights Blvd. (Residence – Resubmittal) – I **support** this application. The allowance of a front door stoop in the front of the incorrectly located structure is an acceptable solution that does not compromise the 25-foot front setback and does not provide an unusable front porch. It's unfortunate it has taken the builder such a long time to get to this point. Front door stoops are a typical condition found on contributing structures in the HHEHD.

Agenda Item #41 - 1815 Cortlandt – I **object** to the granting of this CofA revision. This property is not deed restricted. Typically in the HHEHD, windows nearest to the end of an outside wall have a remaining wall width at least the same width as the window. The most recent approved Cof A adheres to this desired relationship but the proposed revision does not. Also, adding a window type not typically found (square windows) in the HHEHD dilutes the historical fabric of the district. The design of exterior window locations should not be strictly governed by changes in interior conditions.

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

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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
Historic District Heights West
1441 Ashland St. Houston TX 77008

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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.

I welcome the addition as an improvement to the existing house and ask that the HAHC approve the addition as proposed.

Please respond to let me know that my letter of support will be included to the HAHC. Thank you for your time and attention to this matter! I wish you well.

Sincerely,

Stephanie Sullivan

Historic District Heights East
1221 Harvard St., Houston, Texas 77008

832-978-1113

From: Joy Tober
Sent: Tuesday, November 18, 2014 9:53 PM
To: DuCroz, Diana - PD; Kent Marsh
Subject: Thoughts/Comments November HAHC Meeting

Diana, here are my thoughts and comments regarding the COA agenda items for the Houston Heights East Historic District.

1301 Arlington – No objection

1548 Cortlandt – Object.

This largely out of scale proposed addition on a highly visible corner lot is not compatible with the historic character of the district. The proposed new relocation on the lot is not in keeping with the existing historic setbacks along that street which are currently intact. The proposed addition is out of scale and proportion to the district. Ironically, the applicant shows in the Line of Sight image the visual impact of the addition from Cortlandt Street, but that same image also accurately shows the overwhelming and inappropriate visual impact from 16th street. This proposed addition also encroaches on a significant portion of the original historic home therefore forever destroying historic character and materials.

1431 Columbia St – Support

1214 Harvard – Object.

The proposed changes to this contributing structure will drastically alter the original footprint and character of this home as well as destroy existing historic materials. Additions should be subordinate to the original structure and should strive to have as little impact on the original as possible. This proposed addition significantly changes the original scale of the home, effectively creating a new “type” that never existed and destroys a large portion of the south side of the original structure. Attaching a large addition to the garage creates a mass and scale that are not in keeping with the character of the district.

Fenestration is an important architectural characteristic and the proposed resizing and relocating of original window openings not only remove original material but seeks to create an appearance that never existed when the home was built. Also, there does not appear to be any historical evidence to show the home ever had 3/1 windows therefore they should not be allowed.

1535 Arlington (Garage) – Support

1535 Arlington (Addition) – No objection.

Although the location of the addition is in keeping with preservation standards, I feel some more consideration should be given to the impact of the size of the addition in relation to the original structure.

1232 Arlington – Support

1226 Heights – Support

This type of stoop is typical within the district and is a good solution to this unfortunate situation.

1815 Cortlandt – Object.

The proposed new window locations do not follow the same fenestration pattern as seen on contributing structures. The original approved plans were more in keeping with the character of the district.

Thank you

Joy Tober

Dear John,

I have reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The modest 894 SF addition 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,

Urvi Dani

Historic District Heights South

416 Cortlandt

Sent from my iPhone

John Gardosik,

I reviewed the application and staff report for 1214 Harvard listed on the HAHC Meeting Document website.

I am writing to show my **SUPPORT** of this project. The 894 SF addition will be a useful 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,
Melanie Ashmore
Historic District Heights East
1505 Oxford Street

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Melanie Raney Ashmore

713-443-3295