CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Ali Afshari, builder, for Hossein Taghizadeh, Persepolis Homes, LLC, owner

Property: 1226 Heights Boulevard, Lot 19, Block 187, Houston Heights Subdivision. The property is a 7,500 square foot (50' x 150') interior lot. The new two-story house approved by HAHC in July 2013 is partially completed.

Significance: At the time of the Houston Heights Historic District East inventory, the property was classified as a vacant lot.

Proposal: New Construction (Revision) – Revise COA granted in July 2013 for new two-story house to construct a 3'-8" deep covered front stoop instead of previously approved 6' deep full width front porch.

In December 2013, city staff became aware that the partially constructed house (framing and foundation only at that time – see p. 17) was built 2.2' forward of the approved location, which would put the front porch over the required 25' front building line when completed. A 25' front setback is required on Heights Blvd, which is a Major Thoroughfare. The error occurred because the construction crew measured the 25' front building line from a fence on the property instead of from the actual property line.

In July 2014, the owner applied for a front building line variance that was denied by Planning Commission. Additionally, two options for a revised front porch design were denied in August 2014 by the HAHC. These two options included: 1) Reduce porch depth from 6' to 3'-8" so as not to extend past the required 25' building setback line; or 2) Reduce front setback from 25' to 22.8'. Option 1 featured a porch depth that was not typical, while Option 2 featured a front setback that was not typical. On appeal to the Planning Commission, during the September 19, 2014, meeting, the HAHC denial was upheld.

The applicant is now requesting HAHC approval for a shallow covered stoop. The stoop:

- will be set behind the required 25' front building line.
- will be flanked by brick wing walls.
- will be 11'-1½" wide and 3'-7¼" deep.
- will have a shed roof which will extend 1'-8" over the 25' building line and will have an eave height of 12'-6".
- steps will extend 3' into the 25' building line

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: Three in favor and Two who have expressed no objection. See Attachment A.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

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.

Planning Official **Date**

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

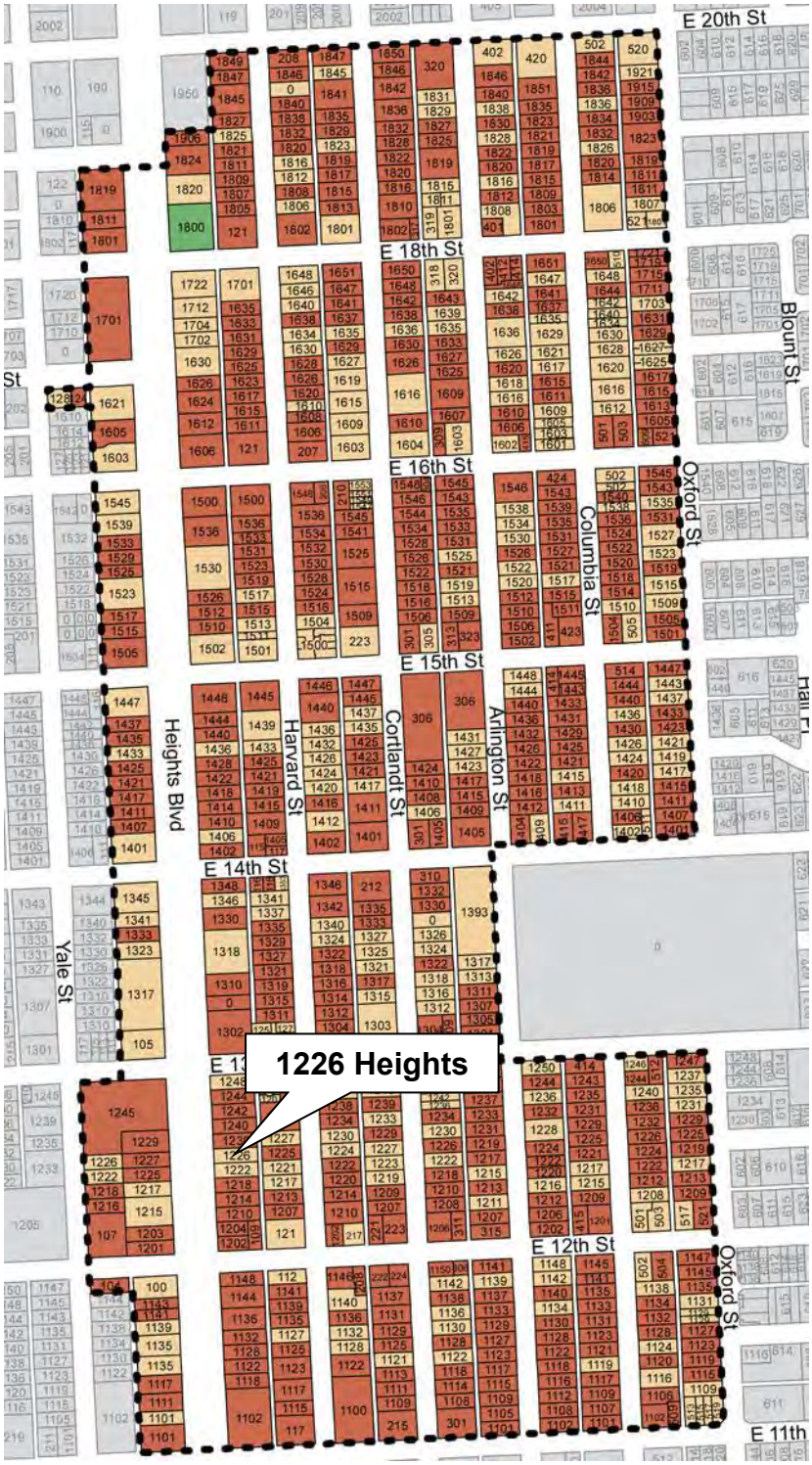
S	D	NA		
☒	☐	☐	(1)	The new construction must match the typical setbacks of existing contributing structures in the historic district
☒	☐	☐	(2)	The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
☒	☐	☐	(3)	The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
☒	☐	☐	(4)	The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(5)	The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

N

Building Classification
- Contributing
- Non-Contributing
- Park

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



INVENTORY PHOTO

CURRENT PHOTO

PROPERTIES ALONG EAST SIDE HEIGHTS BOULEVARD

1230 Heights – Contributing – 1920 (neighbor)

1222 Heights – Noncontributing – 1964 (neighbor)

1248 Heights – Noncontributing – 1955

1244 Heights – Contributing – 1920

1242 Heights – Contributing – 1925

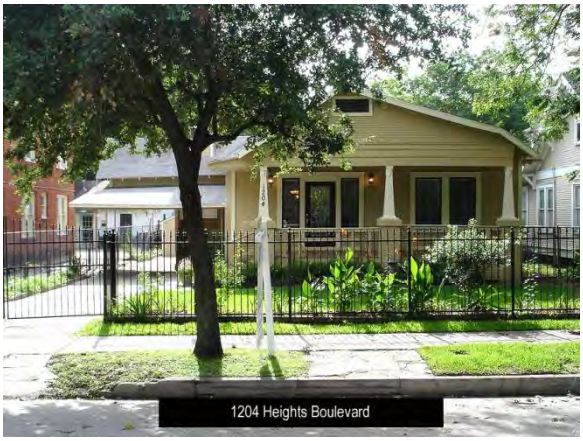
1240 Heights – Contributing – 1920

PROPERTIES ALONG EAST SIDE HEIGHTS BOULEVARD

1218 Heights – Contributing – 1920

1214 Heights – Contributing – 1905

1210 Heights – Contributing – 1930



1204 Heights – Contributing – 1920

1202 Heights – Contributing – 1920

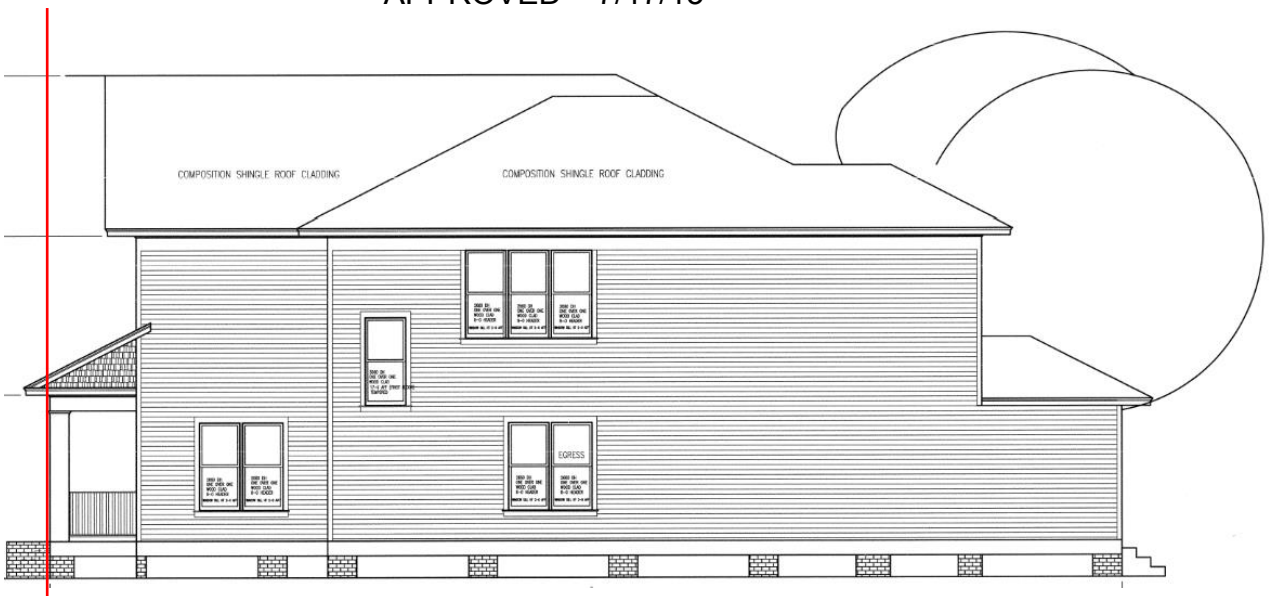
WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

APPROVED – 7/25/13

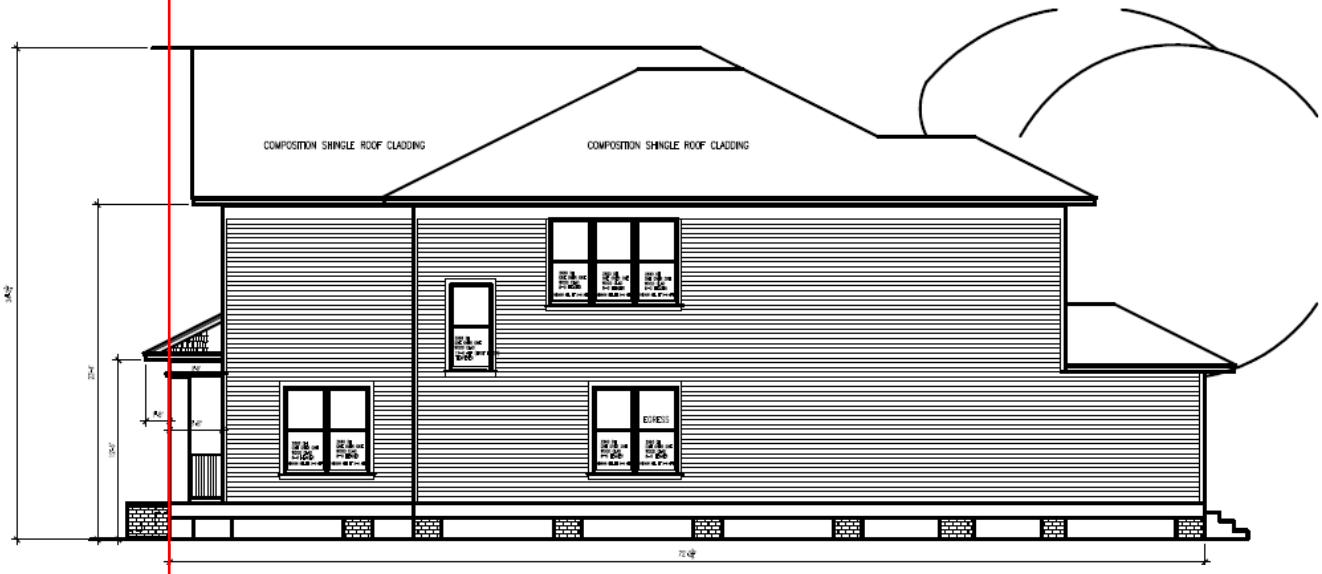
PROPOSED – Nov 2014

SOUTH SIDE ELEVATION

APPROVED – 7/17/13



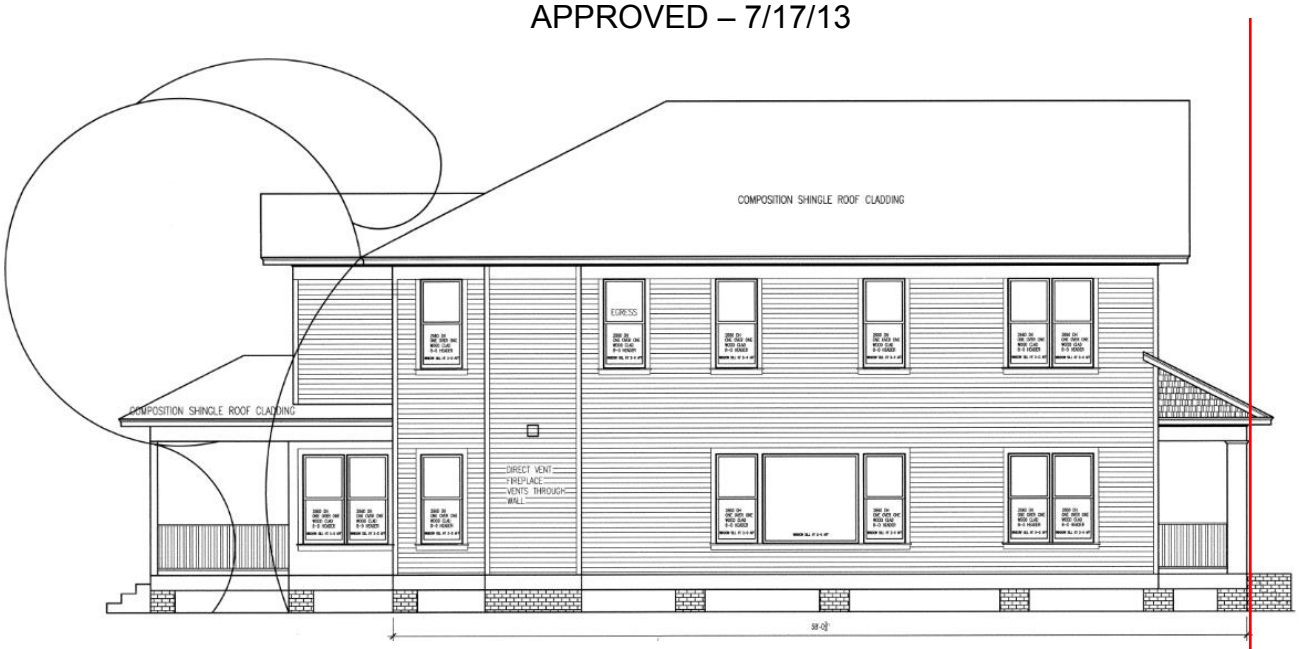
PROPOSED Nov 2014



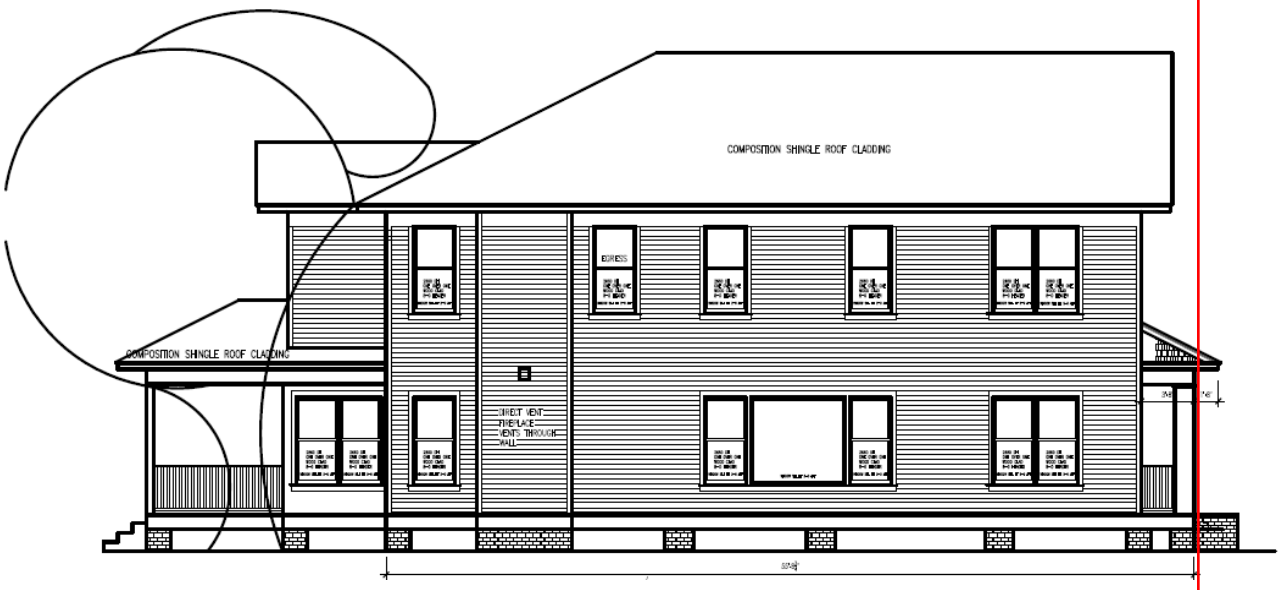
25' Building Line

NORTH SIDE ELEVATION

APPROVED – 7/17/13



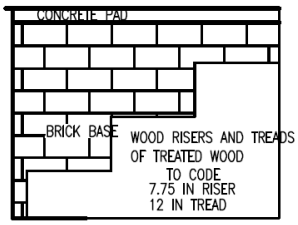
PROPOSED Nov 2014

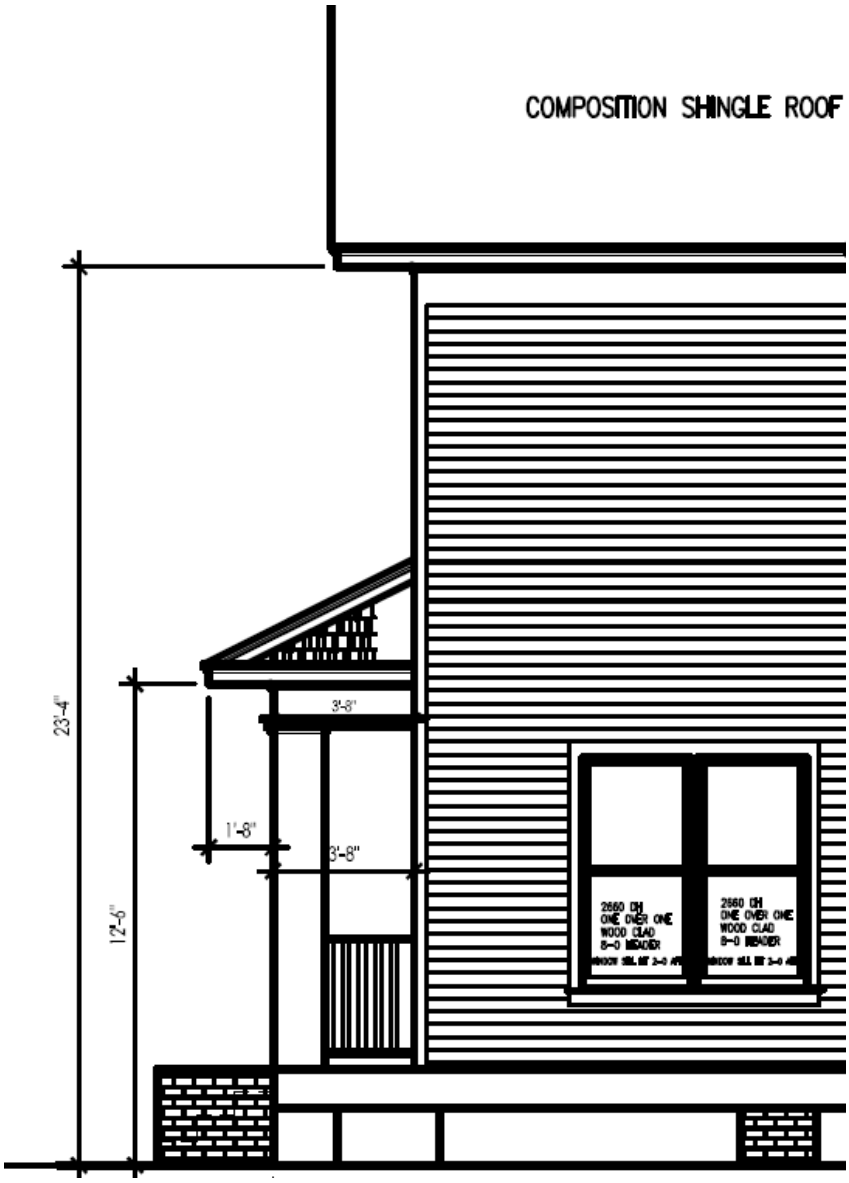


25' Building Line

STOOP DETAILS

(NOT TO SCALE)

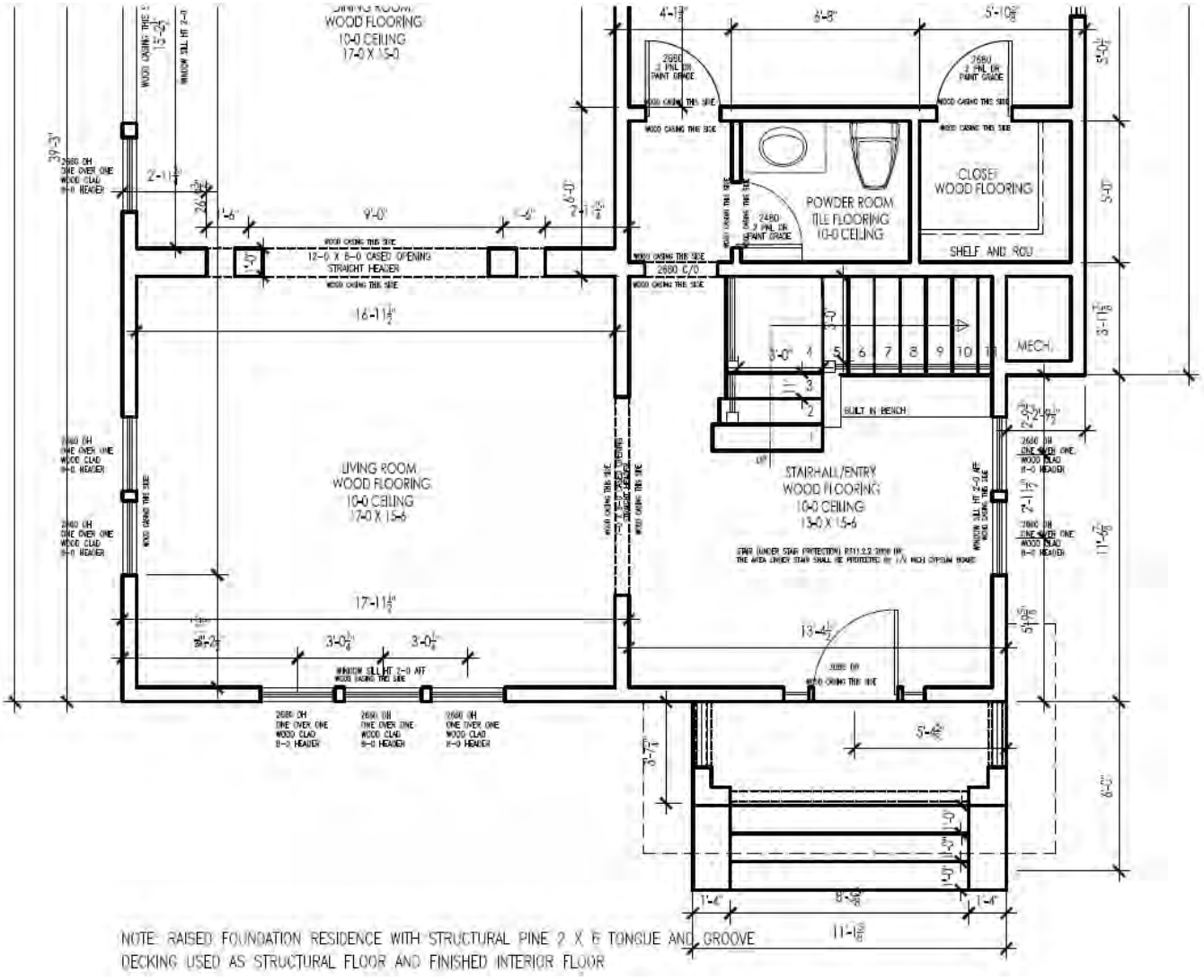




N

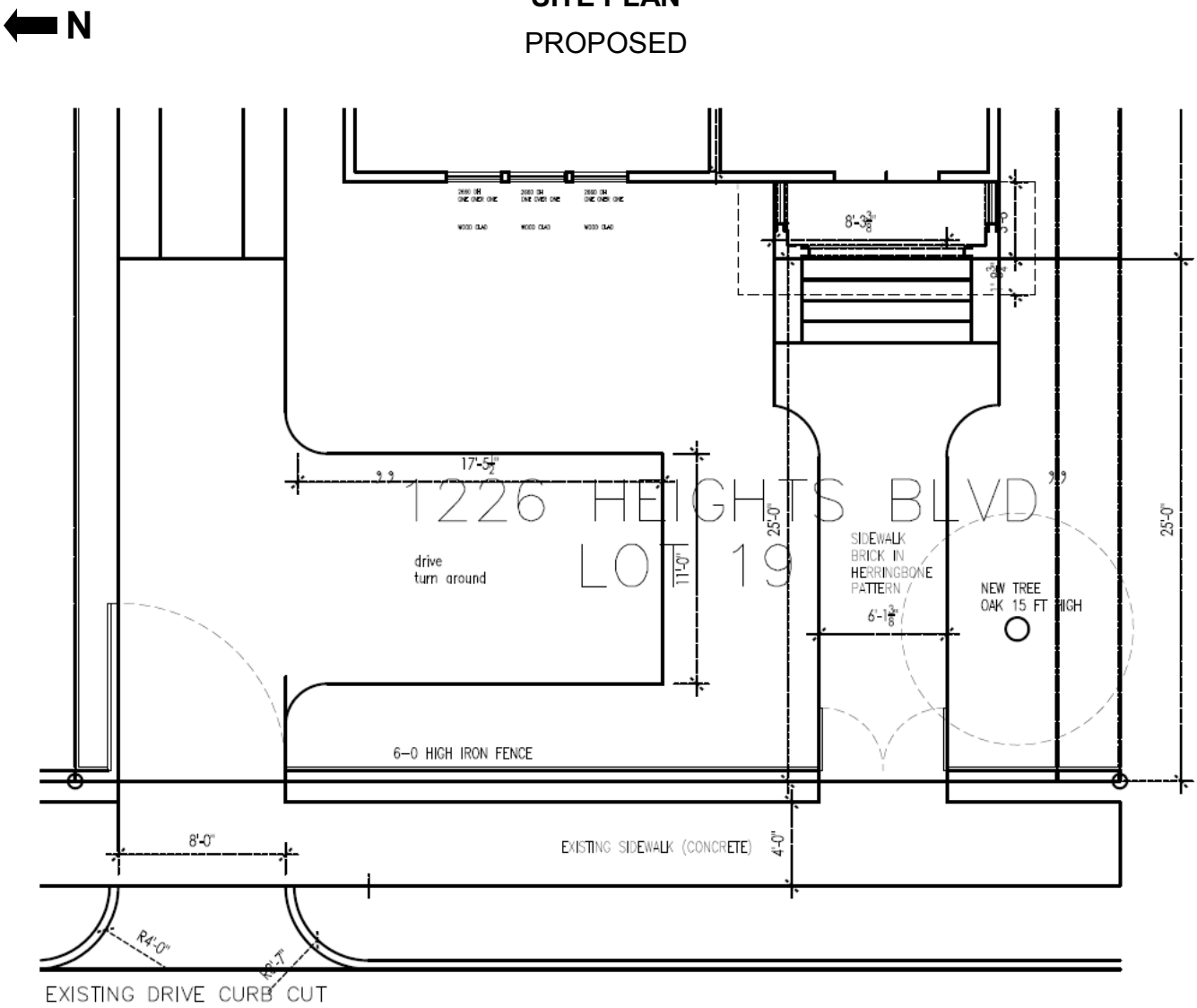
FLOOR PLAN

PROPOSED



SITE PLAN

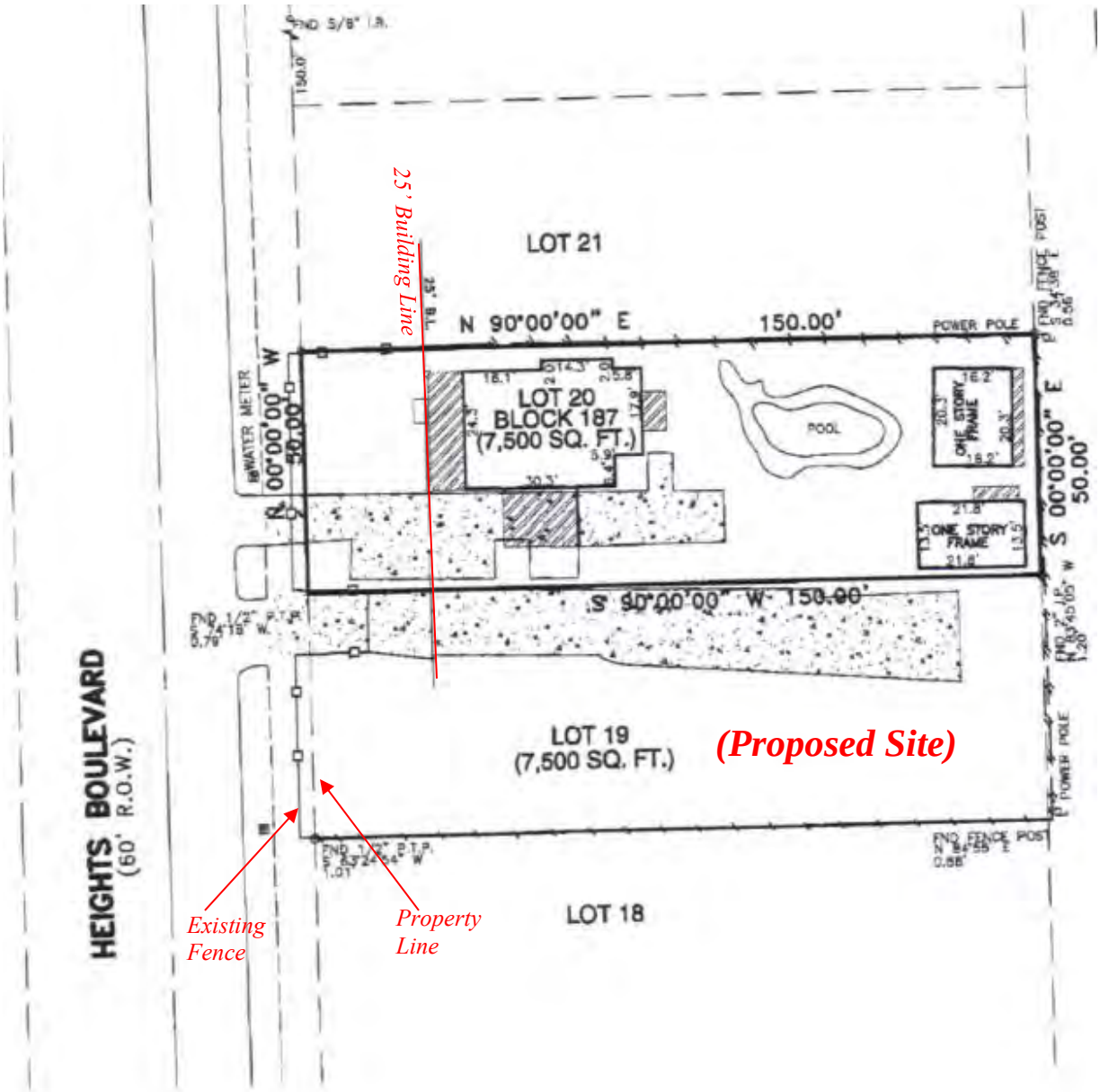
PROPOSED



N

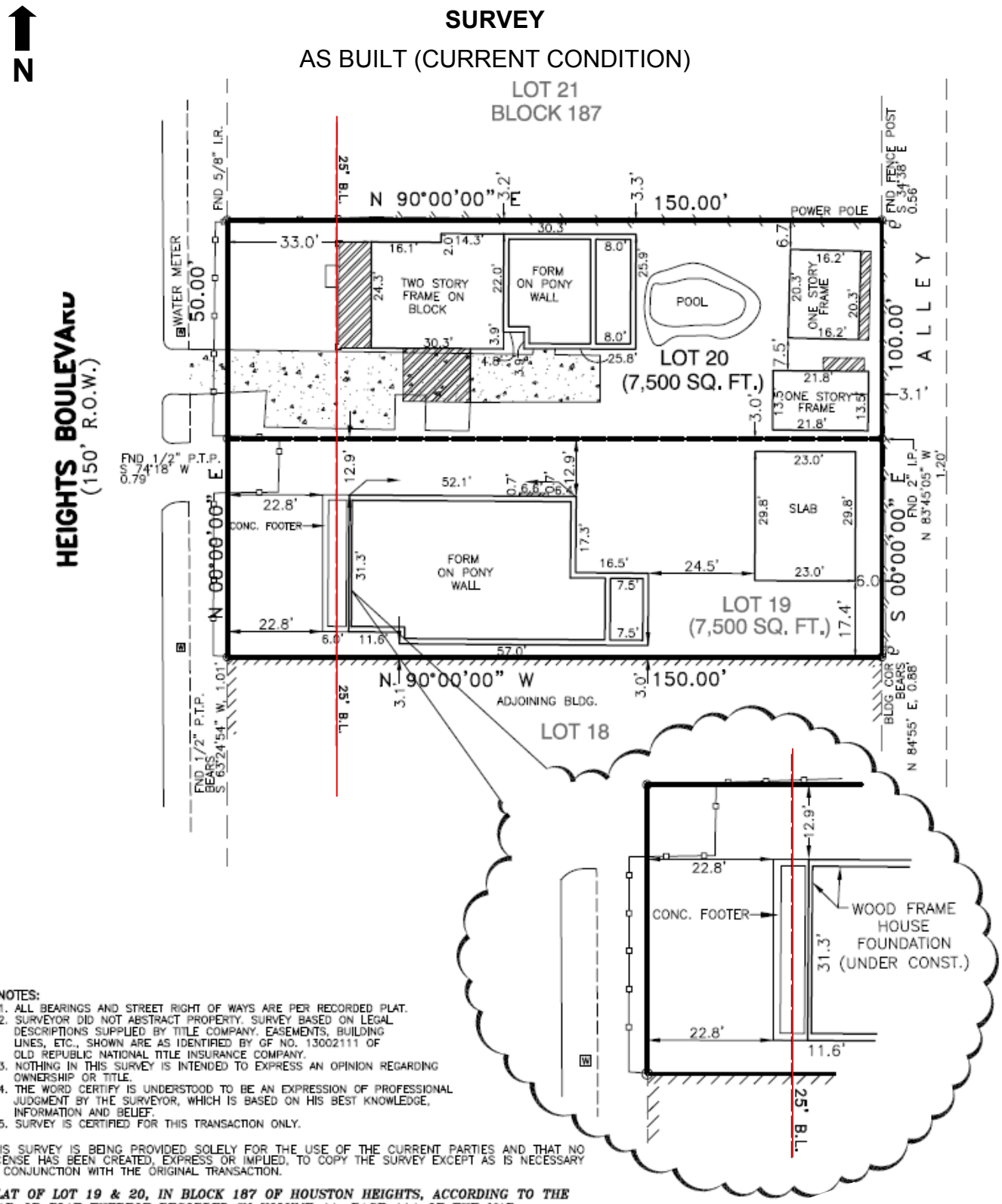
SURVEY

Original Submitted Survey (Showing 25' Building Line)
(07-05-2013)



SURVEY

AS BUILT (CURRENT CONDITION)



NOTES:
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 13002111 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

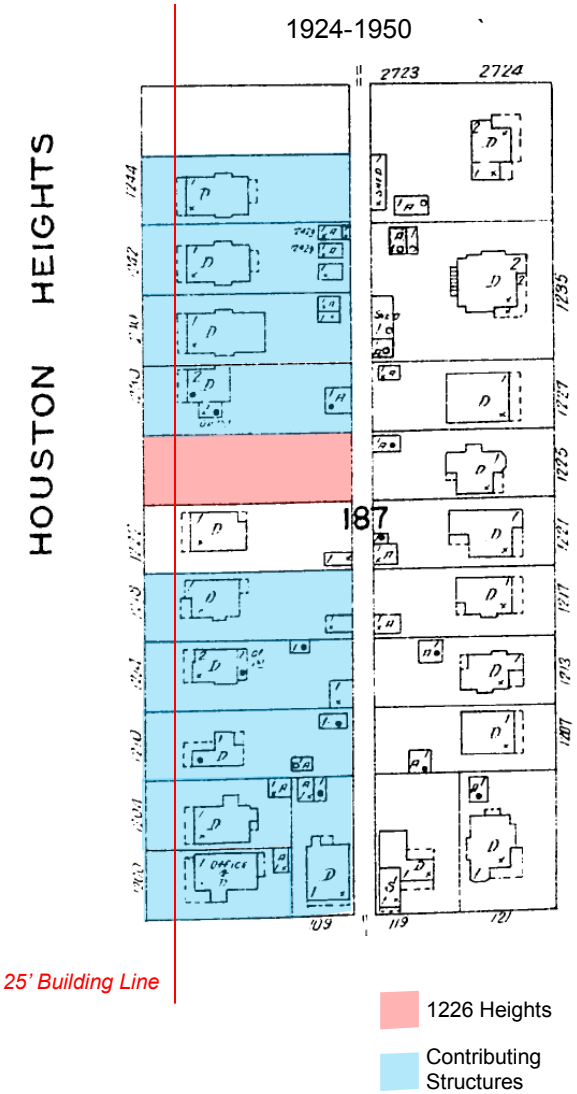
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PLAT OF LOT 19 & 20, IN BLOCK 187 OF HOUSTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1A, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

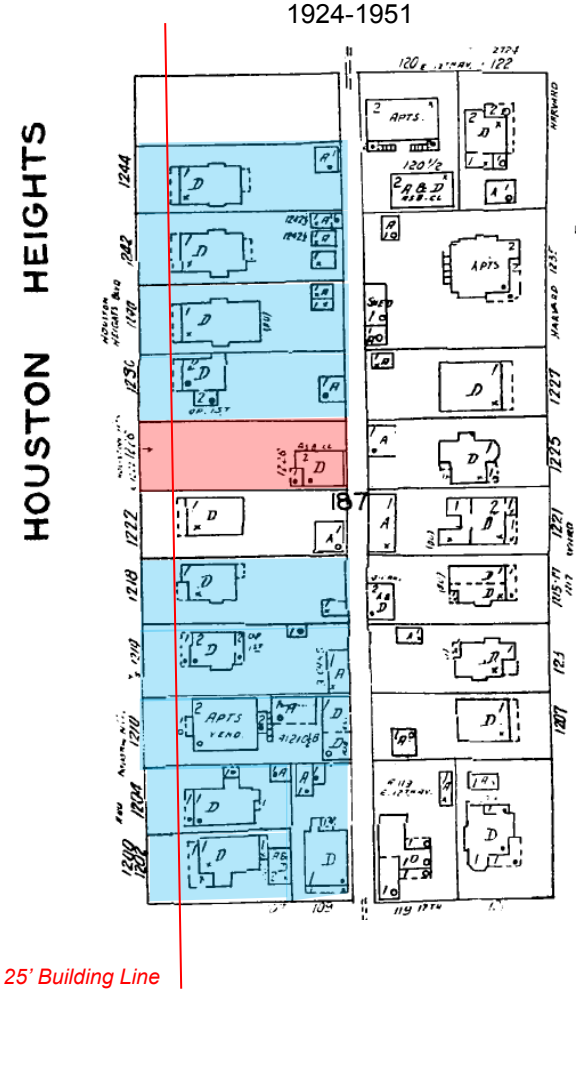
SANBORN MAPS

SHOWING CONSISTENT SETBACKS

1924-1950



1924-1951



1226 Heights

Contributing Structures

Staff Photos Taken 12/30/2013

1226 Heights being framed

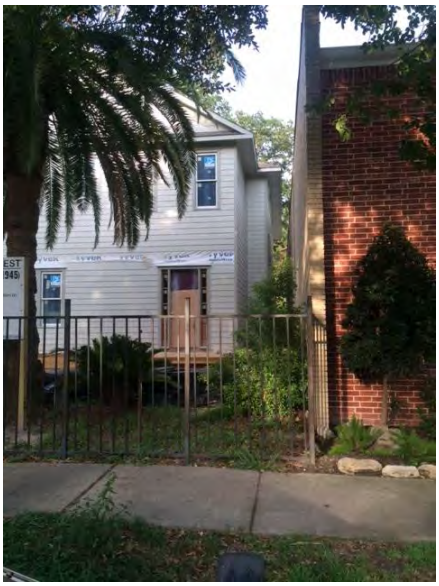
1226 Heights being framed

1226-1230 Heights porch comparison

1230 Heights – 1226 Heights (Framed)

Staff Photos Taken 07/08/2014

1226 Heights sided without porch

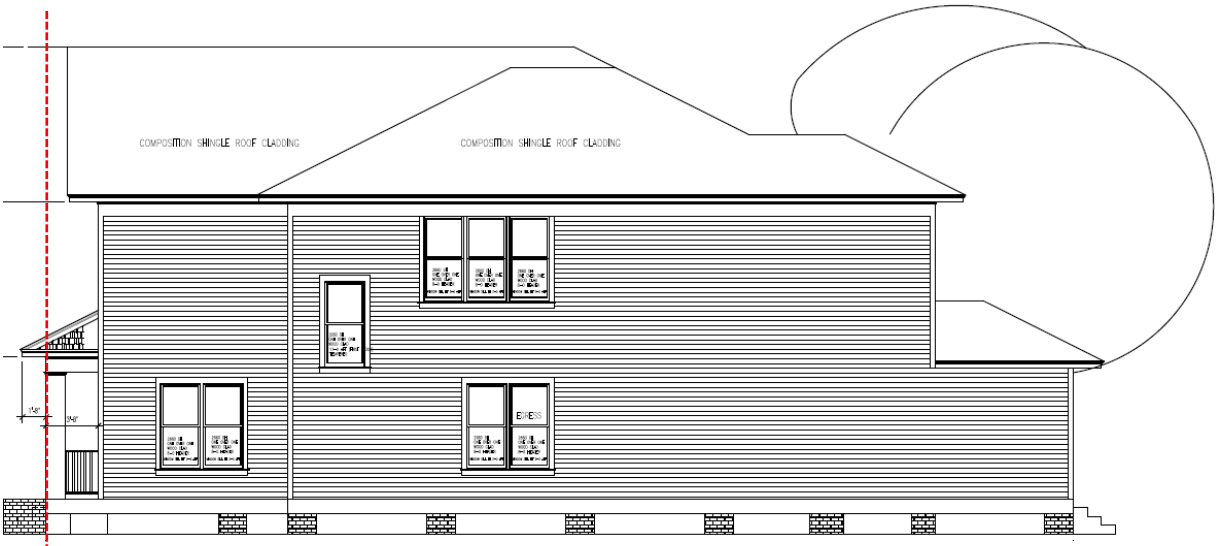


1226 Heights and neighboring noncontributing apartment building

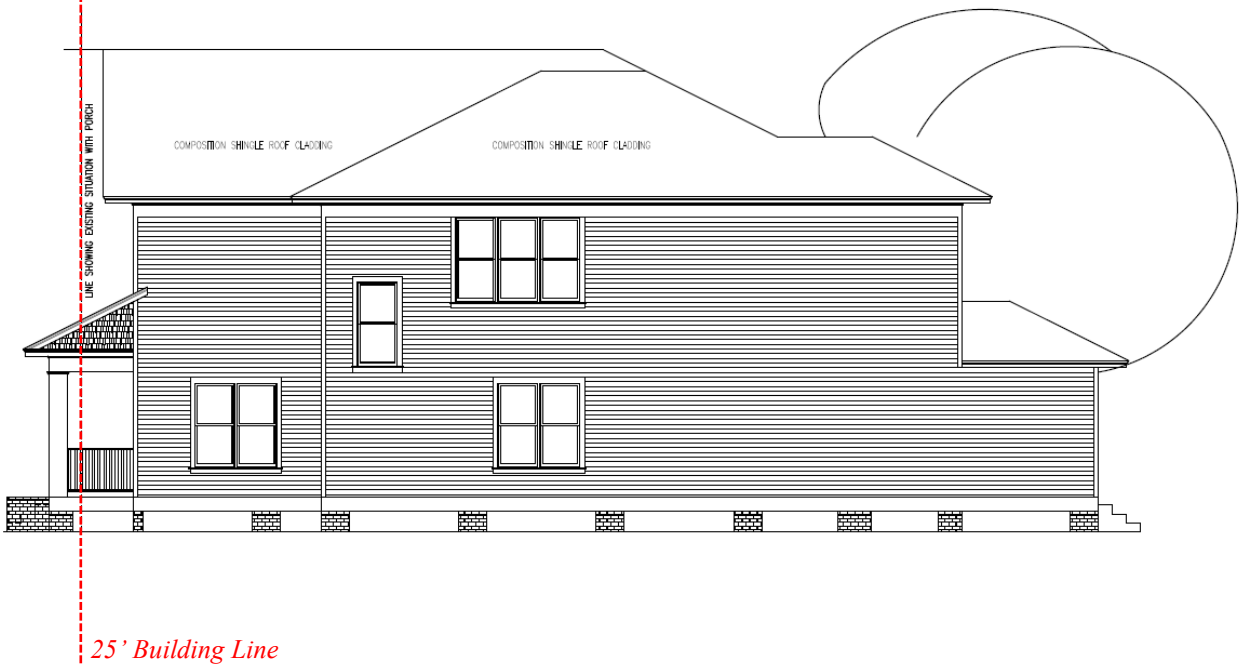
DENIED OPTIONS AUGUST 2014

ELEVATIONS

OPTION #1 (Reduced porch depth)



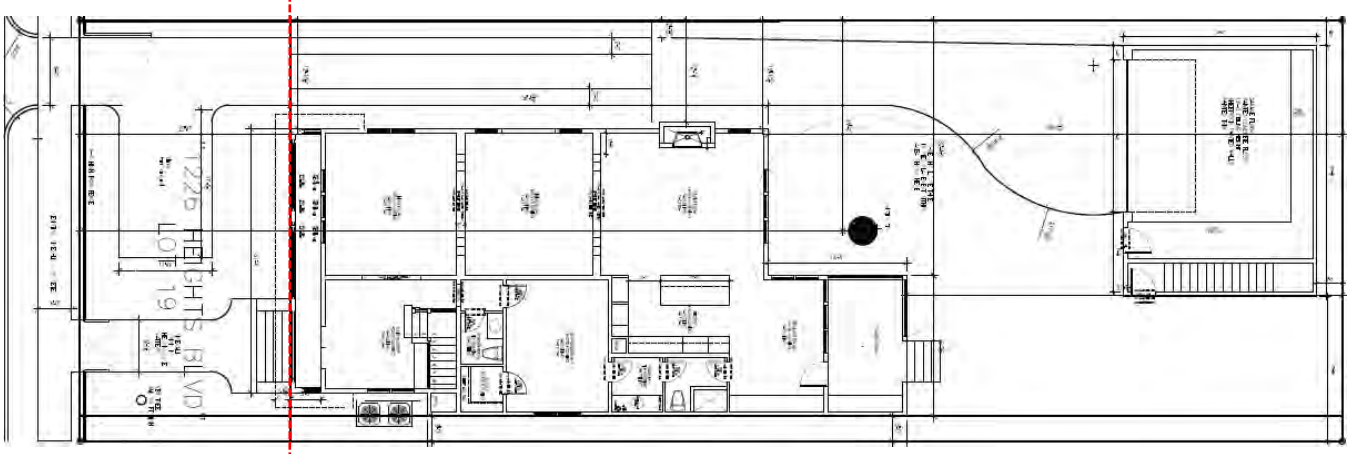
OPTION #2 (Reduced front setback)



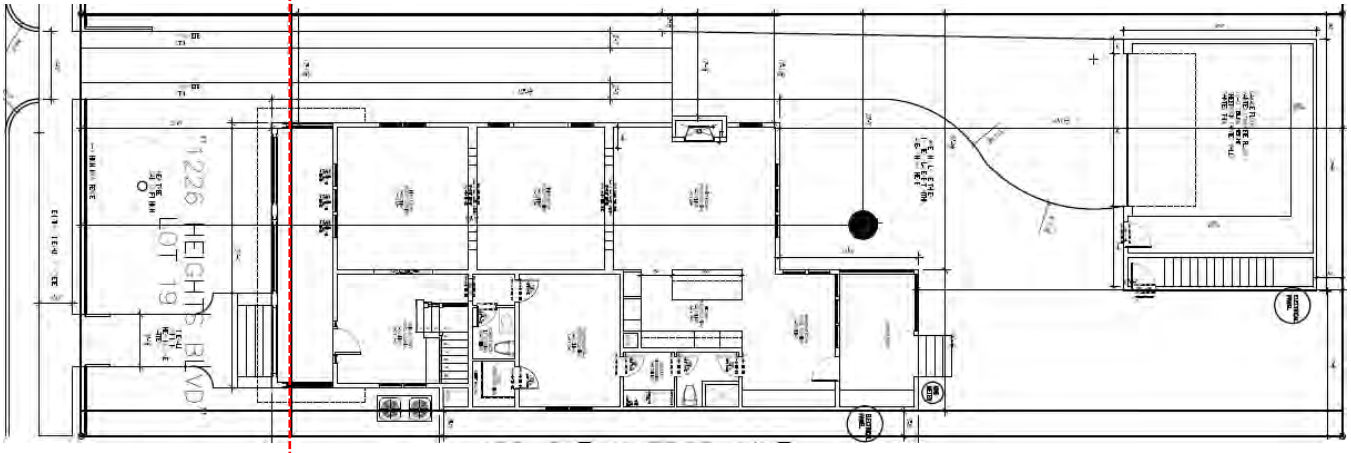
DENIED OPTIONS AUGUST 2014

SITE PLAN

OPTION #1 (Reduced porch depth)



OPTION #2 (Reduced front setback)



25' Building Line

PROJECT DETAILS

Shape/Mass: The proposed covered stoop will be 11'-1½" wide and 3'-7¼" deep. The stoop will be located on the southern portion of the front wall on the façade. Three wood steps will extend from the stoop and will be flanked with brick wing walls. Two 1'-4" square columns, located at each end of the stoop will support the roof. A 3'-6" tall wood railing will be installed. See drawings for more detail.

Setbacks: The proposed covered stoop will be set behind the 25' front building line. The steps (each 1'-0" deep) will extend 3'-0" forward the 25' building line. The proposed roof will extend 1'-8" forward the 25' building line. See drawings for more detail.

Exterior Materials: The stoop will feature a wood floor, railing, cornice, header, and steps. The columns will be clad in smooth cement board. The wing walls flanking the steps will be brick. See drawings for more detail.

Roof: The proposed stoop will be topped by a composition shingle shed roof. The proposed stoop roof will have an eave height of 12'-6". See drawings for more detail.

ATTACHMENT A
Public Comment

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 Addresss	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
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

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 Kelman
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 s 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
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

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

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