

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Steve Folkes, Corbella Inc., for John Nash, owner

Property: 128 W 17th Street, Lots 13 & 14, Block 133, Houston Heights Subdivision. The property is a vacant 5,330 square foot (65' x 82') corner lot.

Significance: The site is currently vacant.

Proposal: New Construction – Three-story 4,532 square foot brick veneer mixed-use building

At the June 2014 HAHC meeting, the applicant was denied a COA to construct a three-story 4,532 square foot mixed-use building with commercial space on the ground floor and residential space on floors two and three. On July 10, 2014, the Planning Commission upheld this decision on appeal.

The applicant has resubmitted an application for a COA. The revised proposal is identical to the previously denied proposal with the exception of an overall height decrease of 1', from approximately 38' (37'-10") to 37' (36'-10"), driven by a 1' decrease in the first floor plate height (from 10' to 9').

Other project details, unchanged from the original submittal, are as follows:

- The structure will be approximately 51' wide, 33' deep, and 38' tall, with the front façade facing Yale Street, with an attached one-story garage at the rear measuring 22' wide by 23' deep by 13'-6" tall and taking access from W 17th St.
- The three-story portion of the structure will be set back 10' from Yale Street, 10' from W. 17th Street, 3'-6" from the south side property line and 39' from the east property line shared with the neighboring historic residence. The attached garage will be set back 38'-6" from W 17th St and 17' from the east property line.
- Three parking spaces will be required for the commercial space and two for the residential space, all of which will be provided on site. Two spaces will be provided in the attached garage and the other three spaces will be surface parking in front of the garage.

See enclosed application materials and detailed project description on p. 7-20 for further details.

Public Comment: Two in favor, Three opposed. The applicant also provided an online petition with 136 signatures in support including 21 written comments. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: Denied

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 D NA

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

- ☒ ☐ ☐ (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- The typical front setback of contributing two-story commercial and mixed-use structures is 0', while contributing one-story single-use commercial structures feature a wider range of setbacks. Chapter 42 requires a 25' setback on Yale Street, a major thoroughfare, but staff believes a 10' setback is more appropriate for a mixed use structure in a historic district. The reduced setback on the west side would also help provide additional separation between this building and the contributing residence next door.*
- The 10' setback will require a variance from Planning Commission, but the approval of a COA will require Planning Commission to approve the variance request.*
- ☒ ☐ ☐ (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- The exterior features of the proposed building include exterior brick, arched windows, a pronounced cornice and a two-story arched entryway. Criterion #2 does not reference use, so comparable buildings include all contributing structures in the district, rather than just commercial structures. Similar features are found on buildings within Heights East, including Lambert Hall across W 17th Street, and the proposed structure references, simplifies and abstracts them appropriately.*
- ☒ ☐ ☐ (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
- This criterion does not reference use, so structures such as the Educational Building at Grace United Methodist Church, Lambert Hall and other religious and institutional buildings may be used for comparison. The proposal's proportions are compatible with these structures.*
- ☐ ☐ ☒ (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
- Typical eave height for contributing two story residential uses in Heights East is between 19' and 22'. There are no three story contributing residential uses. If the proposed structure were reviewed as a residential building, the maximum appropriate eave height would be 22'.*
- Because the proposed building will contain ground floor commercial, staff is reviewing the project under Criterion #5. See Staff Note below for rationale.*
- ☐ ☒ ☐ (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.
- The proposed building contains a ground floor of commercial (office) with two stories of residential above. Staff believes that, although the building is 1/3 commercial and 2/3*

residential, reviewing it for height under Criterion 5 is more appropriate, as the proposed use configuration is typical of historic commercial buildings that might or might not have one or more stories of residential above. See more information in the Staff Note below.

There are ten contributing commercial structures in the Heights East District, of which six are one-story single-use commercial structures. Of the four two-story commercial structures, at least two are mixed-use – commercial on the ground floor and residential above. The four contributing two-story commercial buildings feature heights ranging from 24'-10" to 29'-6", with the two mixed-use buildings featuring heights of 27'-9" and 29'-6". There are no three-story commercial buildings in Houston Heights East.

At three stories and 36'-10" tall, the proposed structure is 7'-4" and a full story taller than the tallest contributing commercial structure in Heights East.

Staff Note on Criteria 4 and 5:

In applying the criteria, staff had to make two determinations:

- 1) Whether the building is "intended for use" for "residential purposes," for "commercial purposes," and
- 2) Which existing contributing buildings would be used for comparison for the purpose of applying Criteria 4 or 5.

1) Whether the building is "intended for use" for "residential purposes" or for "commercial purposes."

In order to correctly apply the Criteria in Sec 33-242, Planning must identify a proposed use. Sec. 33-242 provides height criteria for 'residential' and 'commercial' uses only; uses that do not fall within either category (churches, schools, or masonic lodges) are not required to meet Criteria 4 or 5. Their appropriateness as new construction is determined by applying only Criteria 1-3.

The proposed three-story building will have ground floor commercial and 2 additional floors of residential. According to information from Code Enforcement, the ground floor will be permitted under the International Building Code, whereas the two residential floors will be permitted under the International Residential Code (see further explanation of building codes below). Staff believes that even though the majority use is residential, that classification as 'commercial' is more appropriate, as the proposed use configuration is typical of historic commercial buildings with second and/or third story residential. A similar mixed-use configuration exists in contributing buildings classified as "commercial" in the Houston Heights Historic District East inventory, including 110 W 12th Street and 112 W 12th Street.

If considered as a residential use, the proposed structure would be restricted to a 22' eave height. Reviewing this building as commercial allows a building height of up to 30'.

Staff concluded that the proposed project should be considered as "intended for use for commercial purposes."

2) Which existing contributing buildings would be used for comparison for the purpose of applying Criterion 5.

Staff looked first to the Houston Heights Historic District East inventory to see how buildings were described. Most structures in Heights East are single-family residential, although there are 10 contributing buildings described as 'commercial'. It is those 10 buildings against which this project was compared.

On appeal, the applicant asserted that churches and fraternal halls should be considered as 'commercial' use for the sake of height comparison under Criterion 5, as their facilities are often rented for events and money changes hands. Staff's position is that 'commerce' is highly secondary to the purposes of religious institutions as well as to non-profit fraternal halls, and that these buildings should not be considered as 'used for commercial purposes' under Criterion 5.

Standard land use planning practice treats religious, fraternal and education institutions as distinct land uses from commercial/business uses. The American Planning Association considers “Activity” and “Function” with regard to land use. Activity refers to the “actual use of land based on its observable characteristics,” and separates commercial activities from institutional and mass gathering activities (including religious activities). Function refers to the “economic function or type of establishment using the land.” Nine function classes are described, and, again, a clear distinction between commercial and institutional use is made. In this classification religious use is included with other institutional uses. Using national planning standards, a clear delineation must be made between properties intended for commercial use and properties intended for institutional use.

Examples of apparently non-religious use at church buildings in Heights East include the Claire School of Dance and Upstage Theatre. Upstage Theatre is all volunteer staffed and is, according to its website, “a proud member of Texas Nonprofit Theatres, LLC.” Claire School of Dance has its mailing address in the Education Building at Grace United Methodist Church, and it also offers courses in the Education Wing of Heights Christian Church, Cathedral House Montessori, and the Kinkaid School. Though Claire School of Dance collects tuition from its students and their parents, it is an educational entity that partners with multiple religious and non-sectarian educational facilities. Though not necessarily a religious use, education is an institutional use rather than a commercial one.

The applicant has also asserted that the City of Houston applies the same “commercial” building code to churches as to commercial buildings, rather than the “residential” code applied to single family homes, and that therefore churches are “commercial” uses. Though often referred to colloquially as “commercial,” the relevant code is the International Building Code (IBC), which is not intended solely for commercial properties and can in fact apply to many uses including single-family residential uses over a certain height. The IBC applies to all construction with exception only for “detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures,” which are instead reviewed under the International Residential Code (IRC). IBC is not truly a “commercial” code; rather it is an all-encompassing building code that is used whenever the IRC does not apply. In this case, two floors of the proposed structure will be reviewed using the IRC, and the ground floor will be reviewed using the IBC.

Institutional properties are not explicitly referenced within the five criteria for new construction, but they are referenced in the Houston Heights Historic District East designation report and there are national standards referencing commercial and institutional as separate uses.

Staff maintains that comparing the proposed project against church and other institutional uses for height purposes under Criterion 5 is not appropriate. Only the 10 contributing commercial structures in Heights East are used for comparison.

PROJECT REVIEW TIMELINE

- 2/20/08: Houston Heights Historic District East was designated by City Council.
- 5/10/09: Houston Heights Historic District East recorded in Harris County property records.
- 2/22/13: The property was purchased by the current owner, per HCAD records.
- 1/31/14: Project plans for a 4+ story residence were submitted to Houston Permitting Center (HPC); plans were resubmitted on Feb 26, 2014, and April 4, 2014 following plan rejection by HPC.
- 3/6/14: The City began to receive complaints from the neighborhood that work was being done without permits on the vacant lot.
- 3/17/14: The property was red-tagged by Code Enforcement for doing work (setting forms) without permits.
- 4/18/14: Mr. Folkes contacted Planning Department to discuss the historic district regulations. Staff met with the applicants on 4/28/14 and 5/6/14.
- 5/7/14: A COA application was submitted to Planning for a three-story brick building, containing one story of office space with two stories of residential above.
- 5/8/14: Staff sent the applicant an email strongly suggesting he contact Heights East organizations and that he decrease the height of the structure to 35', and informed him that all non-residential structures were being compared, but that this approach was still "the subject of discussion."
- 5/19/14: At staff's request, Mr. Folkes informed staff that the ground floor would be permitted under the IBC (commercial code), and the upper two floors would be permitted under the IRC (residential code).
- 5/22/14 HAHC meeting: The item was deferred by HAHC following staff's recommendation to have time to clarify whether criterion 4 or 5 was appropriate to review the proposal with and to survey typical heights, setbacks and proportions of non-residential historic structures in the district.
- 6/3/14: Staff notified applicant that Planning would review the building as a commercial use under Criterion 5, and would compare the building to existing contributing commercial (including mixed commercial/residential) structures found within the district. Based on a field survey, no existing contributing commercial buildings in the district are taller than two stories in height, and the height range for these structures is 24'-10" to 31'-6". Staff informed the applicant that the recommendation would be denial of the project as proposed, but that a two-story building with a maximum height of approximately 30' would be acceptable.
- 6/4/14: Mr. Folkes informed staff that he wished to proceed to HAHC with no changes to the plans.
- 6/19/14: HAHC denied the application based on the project's failure to comply with Criterion 5 regulating the maximum height of commercial structures in the historic district.
- 6/23/14: Applicant appealed the decision of the HAHC to Planning Commission.
- 7/10/14: Planning Commission upheld the decision of HAHC.



PROPERTY LOCATION
HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO

WORK BEGUN WITHOUT REQUIRED PERMITS

RED TAG ISSUED MAR 17 2014 TO STOP WORK



NEIGHBORING PROPERTIES

124 W 17TH STREET – CONTRIBUTING – 1909 (NEIGHBOR)



1701 HEIGHTS BOULEVARD – CONTRIBUTING – 1927 (ACROSS STREET)



3D RENDERINGS – DENIED 6/19/14

SIDE FACING WEST 17TH STREET



SIDE FACING YALE STREET



WEST ELEVATION – FRONT FACING YALE STREET

DENIED – 6/19/14



PROPOSED

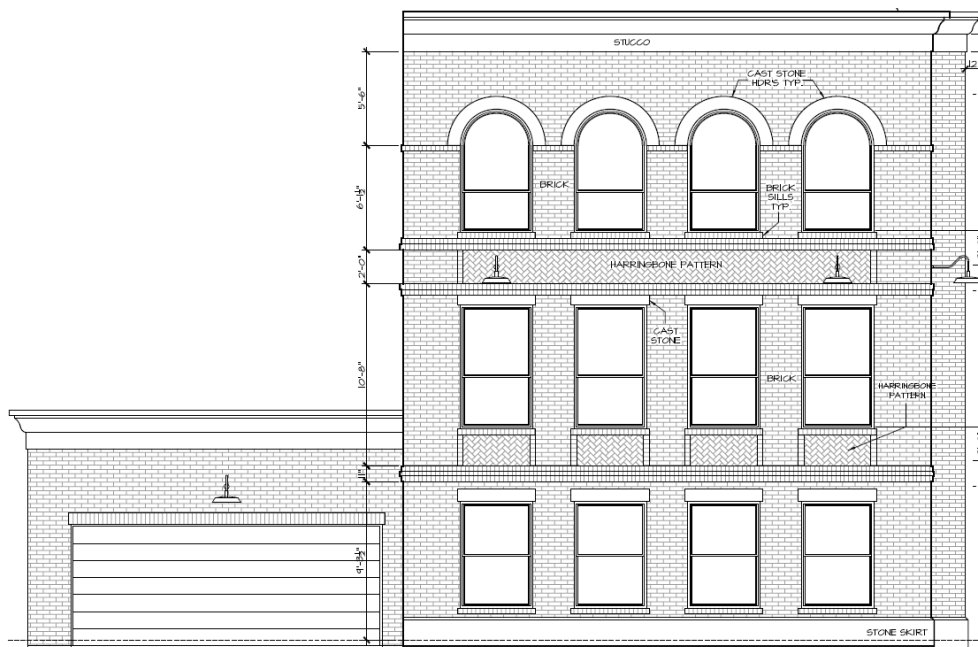


NORTH SIDE ELEVATION – FACING WEST 17TH STREET

DENIED – 6/19/14

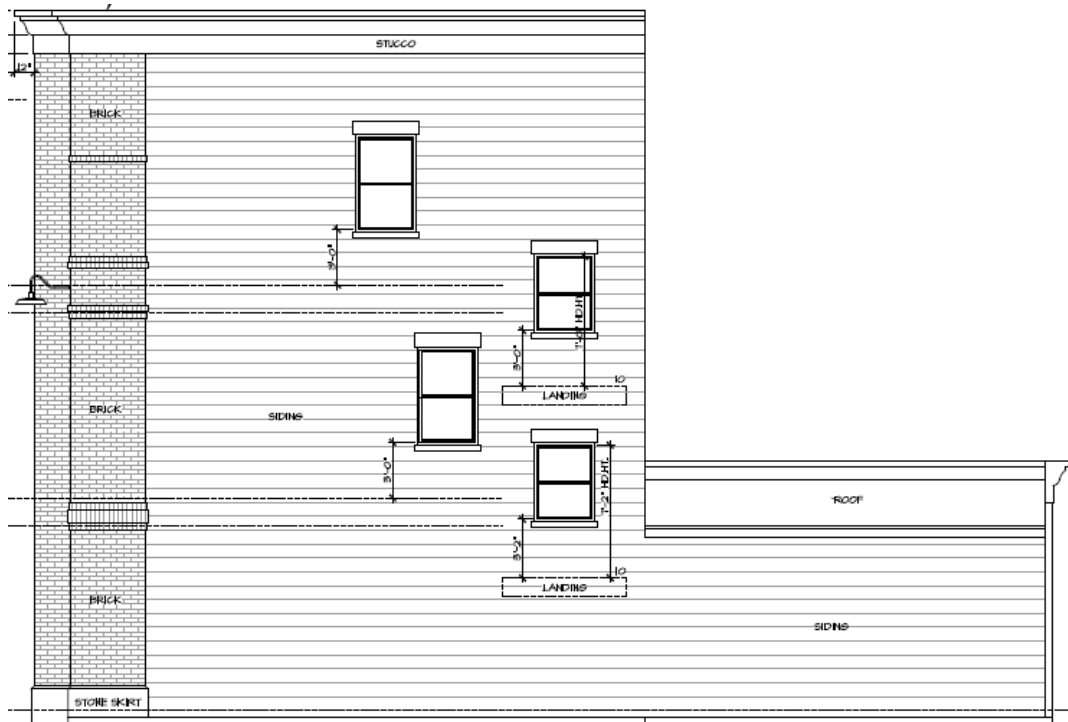


PROPOSED

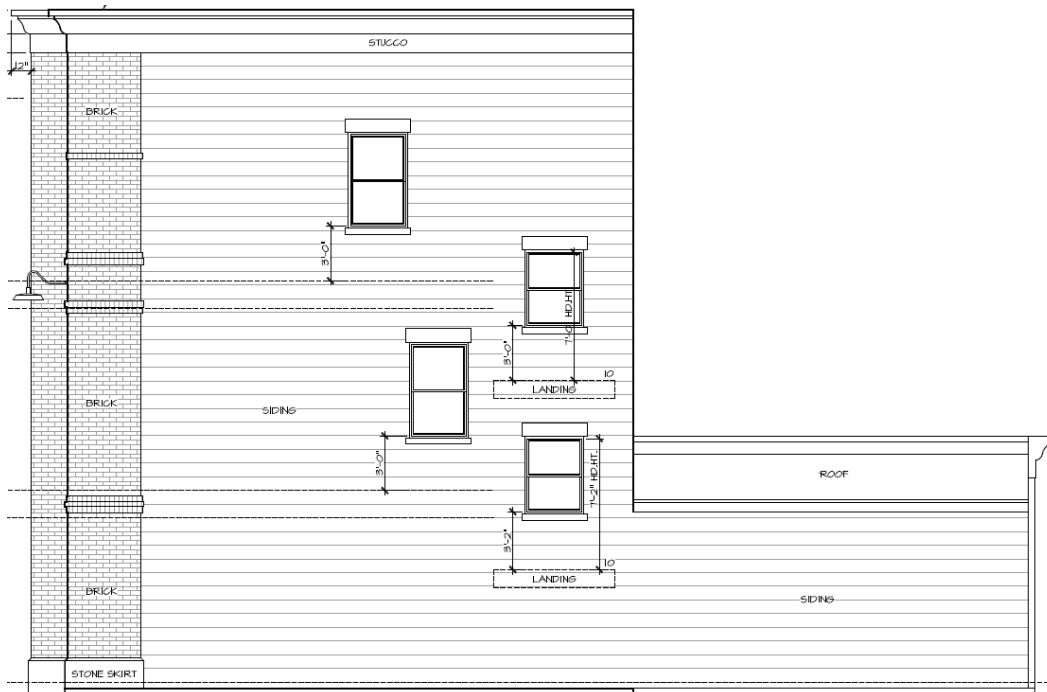


SOUTH SIDE ELEVATION

DENIED – 6/19/14

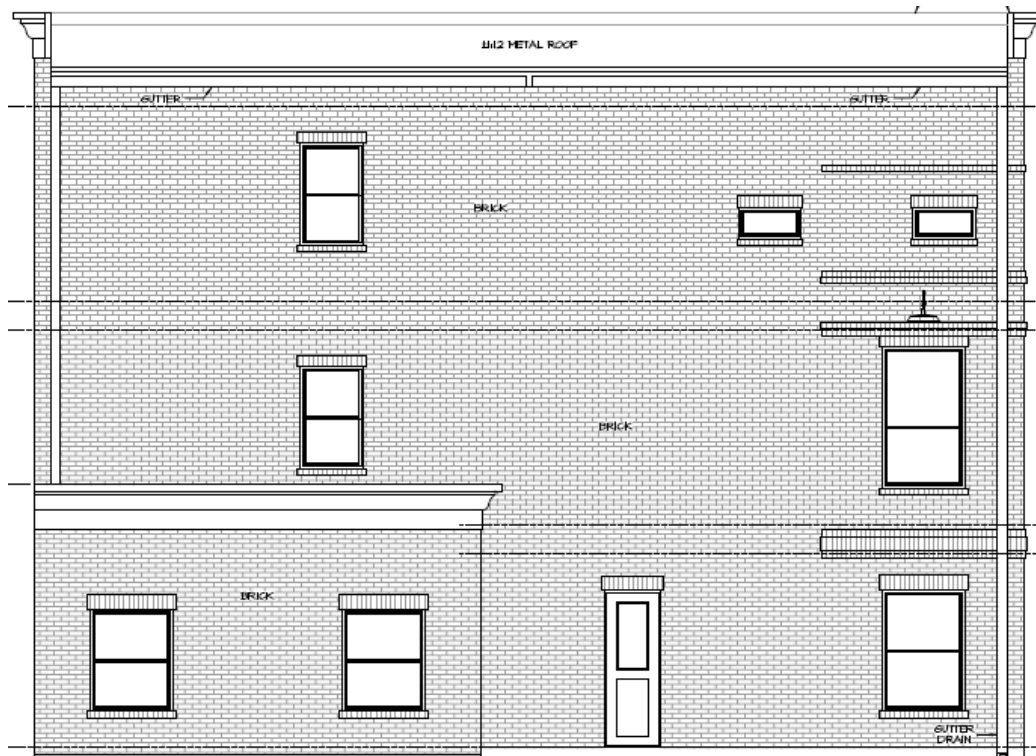


PROPOSED

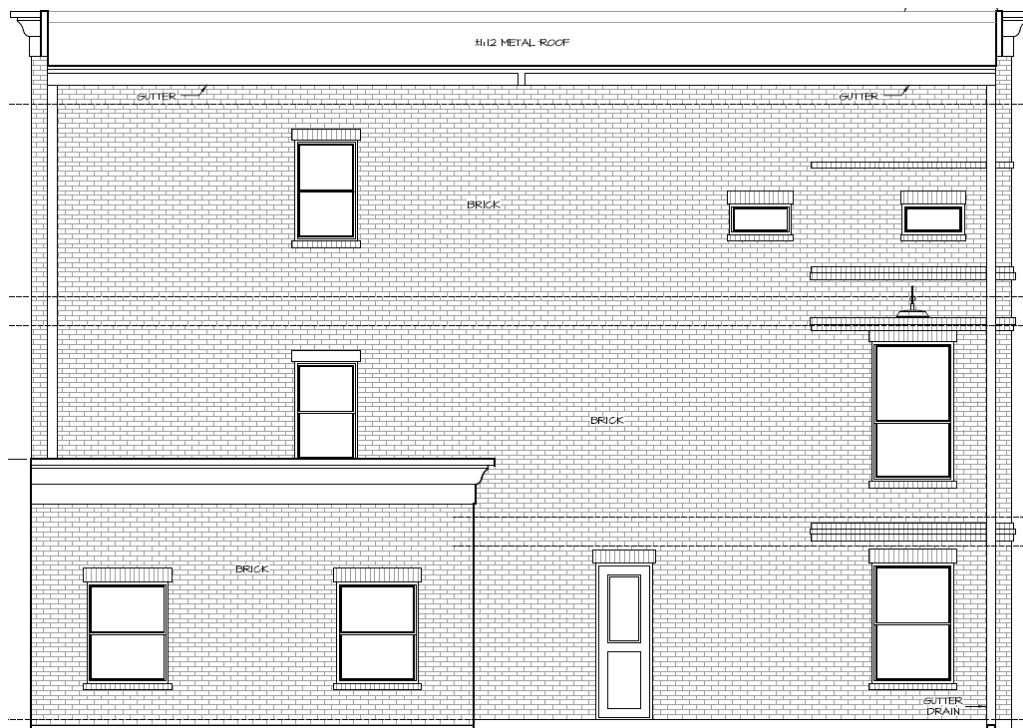


EAST (REAR) ELEVATION

DENIED – 6/19/14



PROPOSED

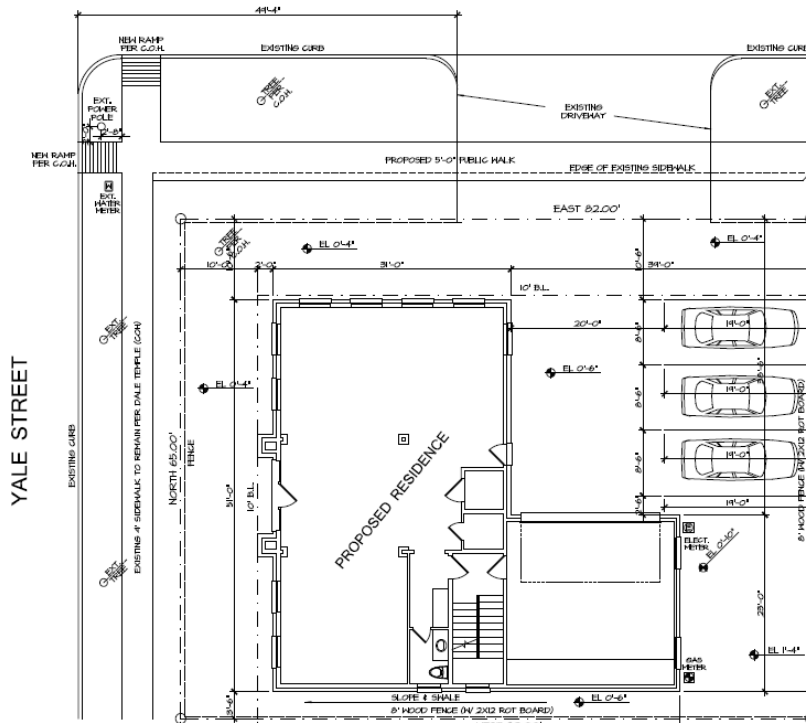




SITE PLAN

DENIED – 6/19/14

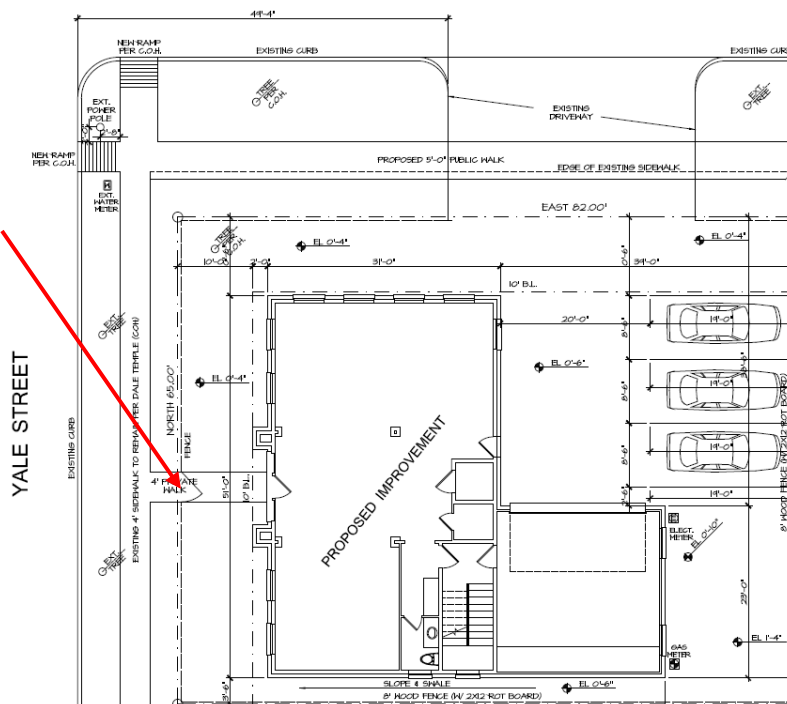
WEST 17TH STREET



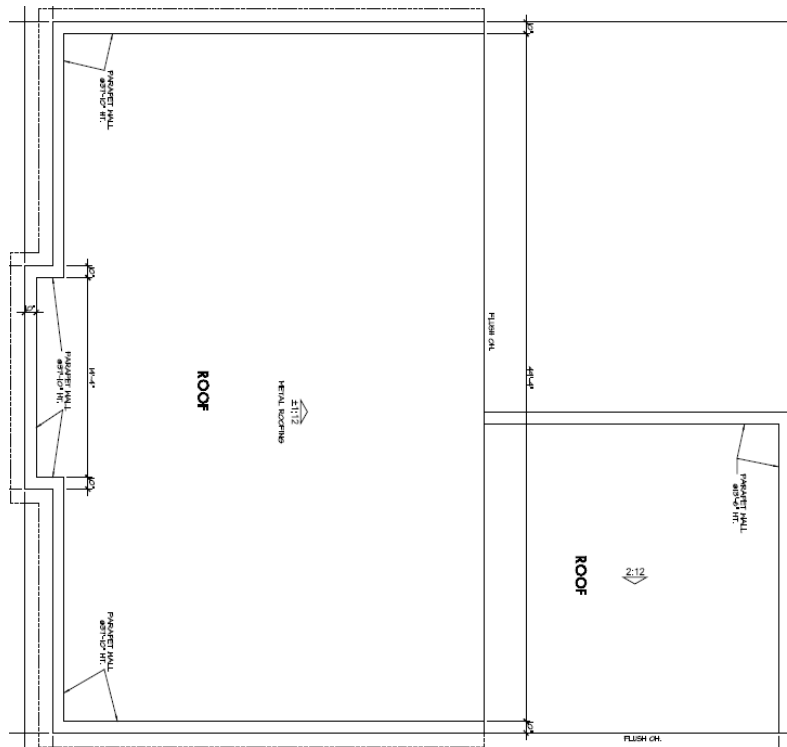
PROPOSED

WEST 17TH STREET

ADDITION OF SIDEWALK
ACCESS ONLY
PROPOSED CHANGE



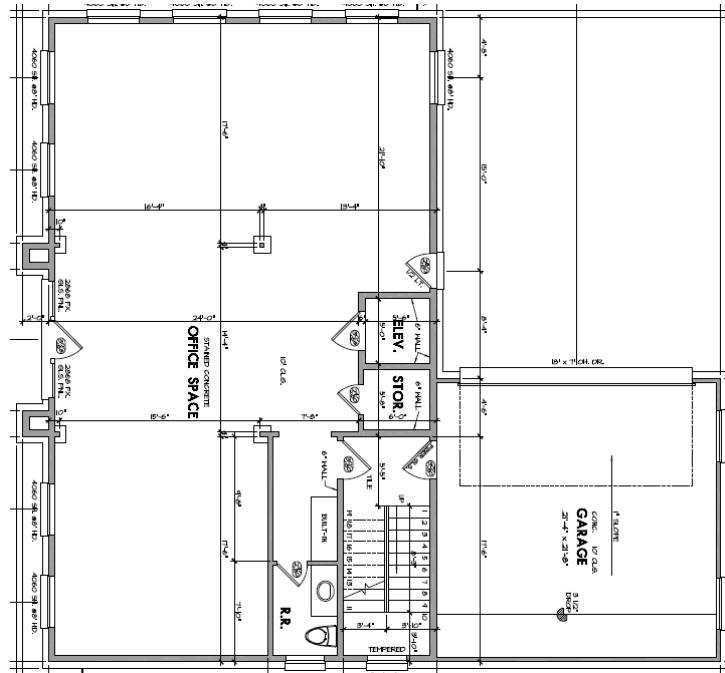
DENIED – 8/19/14 (NO CHANGES PROPOSED)





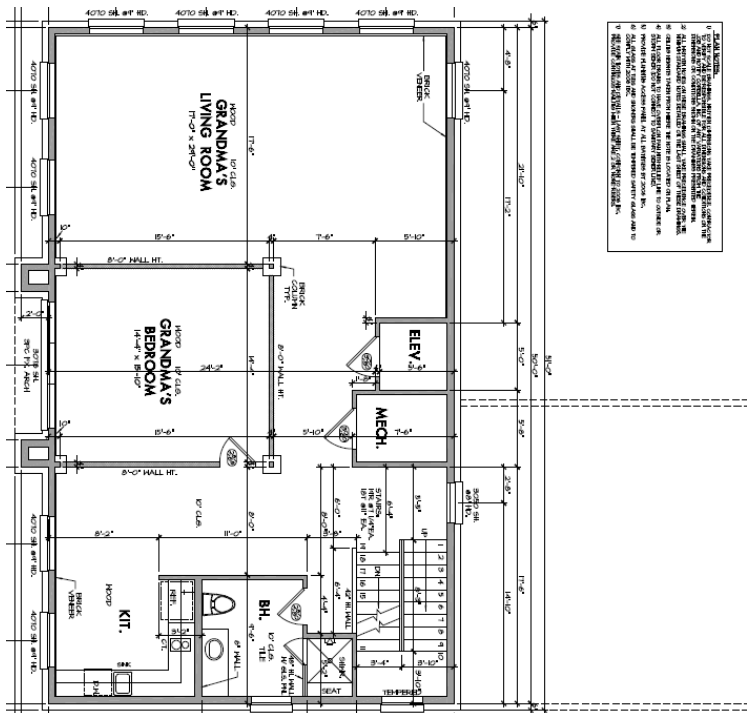
FIRST FLOOR PLAN

DENIED – 6/19/14 (NO CHANGES PROPOSED)



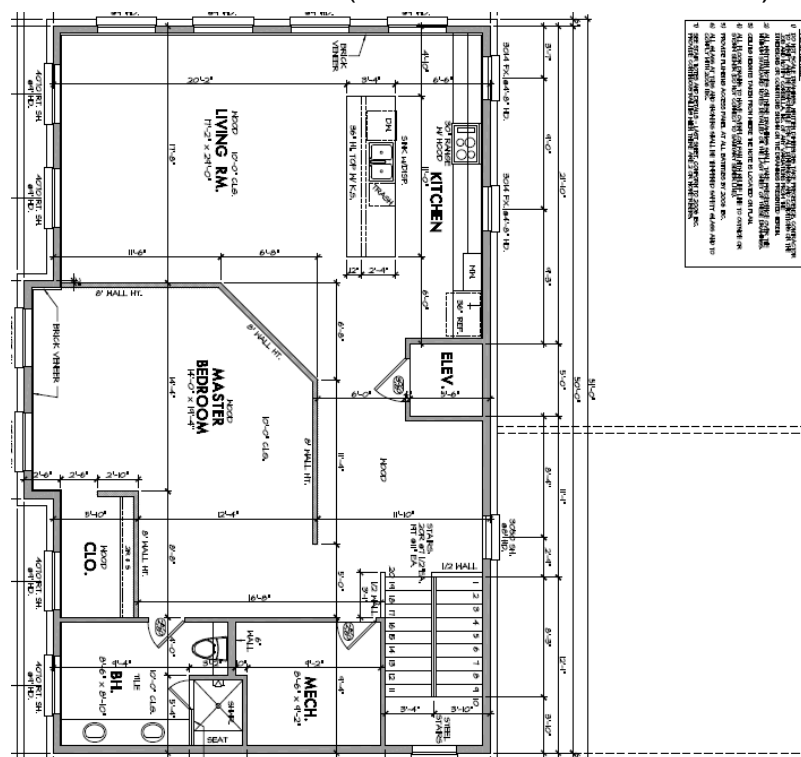
SECOND FLOOR PLAN

DENIED – 6/19/14 (NO CHANGES PROPOSED)



**THIRD FLOOR PLAN**

DENIED – 6/19/14 (NO CHANGES PROPOSED)

**WINDOW / DOOR SCHEDULE** (no changes proposed)

WINDOWS	
MANUFACTURER: JELDWEN	
1ST FLOOR	LOW-E 272 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
2ND FLOOR	LOW-E 272 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
3RD FLOOR	LOW-E 272 VINYL WITH CHESTNUT BRONZE EXTERIOR - 1/1
DOORS	
MANUFACTURER: JELDWEN	
FRONT DR.	ALUMINUM WITH CHESTNUT BRONZE EXTERIOR - 1 LT.
BACK DR.	PAINTED FIBERGLASS WITH WINDOW INSERT - 1/2 LT.
INTERIOR	SOLID CORE MASONITE 1 PANEL RECESSED
GARAGE	16+ GAUGE MULTI-PANEL OVERHEAD

CONTRIBUTING ONE-STORY COMMERCIAL STRUCTURES



208 E 20th Street – Contributing – 1945



521 E 16th Street – Contributing – 1930



117 E 11th Street – Contributing – 1925



215 E 11th Street – Contributing – 1930



301 E 11th Street – Contributing – 1934



1216 Yale Street – Contributing – 1920

CONTRIBUTING TWO-STORY COMMERCIAL STRUCTURES

COMPARISON OF TYPICAL DETAILS

	Address	Stories	Max Width	Height
Commercial only	320 E 20th	2	27'-6"	24'-10"
Commercial only	104 W 12th	2	29'-4"	29'-6"
Mixed use	112 W 12th	2	53'-6"	27'-9"
Mixed use	114 W 12th	2	45'-10"	29'-6"
Proposed structure	128 W 17th	3	51'	36'-10"

CURRENT PHOTOS



110 W 12th Street – Contributing – 1916

112 W 12th Street – Contributing – 1922

320 E 20th Street – Contributing – 1930

104 W 12th Street – Contributing – 1900

PROJECT DETAILS

Shape/Mass: Proposed structure will measure 36'-10" above finished grade by 51' wide by 33' deep with a rear one-story attached garage extending an additional 22' from the rear that is 23' wide and 13'-6" tall above finished grade.

Setbacks: Proposed structure's front set back is 10' from Yale Street (west), 10' from West 17th Street (north), 3'-6" from the south, and 17' from the east. The three-story portion of the structure will be set back 39' from the east property line.

Foundation: The foundation will be slab on grade.

Windows/Doors: Proposed structure will feature vinyl single-hung 1-over-1 windows, one single-lite aluminum door, one painted fiberglass door with single-lite insert and one overhead garage door.

Exterior Materials: The east, west and north elevations will be clad in brick and the south elevation will be clad in horizontal lap cementitious siding.

Roof: Proposed structure will have a flat metal roof (nominal 1-over-12 pitch) with a 2'-4" parapet with stucco cornice detailing.

Front Elevation: Proposed structure will be clad with brick on the west, north and east elevations and feature a projecting central bay that contains a two-story arched entryway with a centrally located door flanked by side lites, separated from an arched upper window by a brick band. Additional brick banding will separate each floor. First and second floor will each feature four 1-over-1 vinyl windows. Third floor will feature six 1-over-1 arched vinyl windows. The parapet will feature decorative star details and a decorative stucco cornice.

(West)

Side Elevation: Proposed structure will feature four 1-over-1 vinyl windows on the first floor, four 1-over-1 vinyl windows on the second floor, four arched 1-over-1 vinyl windows on the third floor and a decorative stucco cornice. An attached one-story garage on the east side will feature one overhead garage door and a decorative stucco cornice.

(North)

Side Elevation: Proposed structure will feature horizontal lap cementitious siding, four 1-over-1 vinyl windows and a decorative stucco cornice.

(South)

Rear Elevation: Proposed structure will feature an entry door and one 1-over-1 vinyl window on the first floor, two 1-over-1 vinyl windows on the second floor, and one 1-over-1 vinyl window and two fixed vinyl windows on the third floor. A projecting one-story attached garage on the south side will feature two 1-over-1 vinyl windows and a decorative stucco cornice.

(East)

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:	Aug-14			Date of Report:	26-Aug-14	
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1209 Oxford St	Aldo Rojas, Owner		Alteration: 1-story addition	Support	5
					No Object	0
					Object	0
	1209 Oxford St	Aldo Rojas, Owner		NC: 1-story detached garage	Support	5
					No Object	0
					Object	0
	1226 Heights Blvd			Revision - front porch	Support - Either Proposa	2
					Support - 6" Porch	2
					No Object	0
					Object	0
	1820 Heights Blvd	Tommy Watts, Owner	Kevin Watson, Robert Sanders Homes	NC: 1-story detached garage	Support	5
					No Object	0
					Object	0
	110-112 W 12th St	Gerald W. Bodzy, Owner	Gary Chandler	Alteration: New windows and other misc changes	Support	4
					No Object	0
					Object	0
	128 W 17th St			NC - 3 story office/house	Support	2
					No Object	0
					Object	3
*NC = New Construction						

From: Jonathan Smulian

Sent: Saturday, August 23, 2014 11:16 AM

To: 'Brie Kelman'; 'Kent Marsh'; DuCroz, Diana - PD

Cc: 'Mitch McFarland'; 'Mark R. Williamson'; 'Joy Tober'; 'Zucker, Jim'; ; 'Charlie Thorp'

Subject: RE: FW: HAHC

1209 Oxford –support

1209 Oxford –garage –support

1226 Heights Blvd. –support

1820 Heights Blvd –support

110-1012 W. 12th –support

128 W 17th –object Building form and materials not compatible with adjacent buildings on south side block face of 17th street between Heights Boulevard and Yale. This property was included in the historic district specifically to complement and complete the form and character of this block face .

From: Charlie Thorp [REDACTED]
Sent: Saturday, August 23, 2014 12:28 PM
To: Brie Kelman; Jonathan Smulian; Kent Marsh; DuCroz, Diana - PD
Cc: Mitch McFarland; Mark R. Williamson; Joy Tober; Zucker Jim; [REDACTED]; Charlie Thorp
Subject: Re: FW: HAHC

1209 Oxford –support
1209 Oxford –garage –support
1226 Heights Blvd.–support
1820 Heights Blvd –support
110-112 W. 12th –support-Fabulous- Finally
128 W 17th –object - Will continue to object
Charlie Thorp

From: Zucker, Jim [REDACTED]
Sent: Monday, August 25, 2014 10:25 PM
To: DuCroz, Diana - PD; Brie Kelman; Jonathan Smulian; Kent Marsh
Cc: Mitch McFarland; Mark R. Williamson; Joy Tober; [REDACTED]; Charlie Thorp
Subject: RE: FW: HAHC

1209 Oxford: Support. Glad to see the Staff is allowing them to have not one, but two gables instead of requiring them to hip the roof and expose pedestrians to more shingles.

1209 Oxford Garage: Support.

1226 Heights: Permit a reduce front building line. This is such a boring design, it needs a substantial porch and with the apartment building next to it, the shorter set back won't be as noticeable. This was a bad design from the beginning.

1820 Heights: Support

110-112 W. 12th St.: Support

128 W. 17th: Support; the proposal fits with the scale, volume, and massing found on Yale St.

From: Brie Kelman [REDACTED]
Sent: Tuesday, August 26, 2014 10:50 AM
To: DuCroz, Diana - PD
Cc: Jonathan Smulian; Kent Marsh; Mitch McFarland; Mark R. Williamson; Joy Tober; Zucker, Jim; [REDACTED] Charlie Thorp
Subject: Re: FW: HAHC

Thank you for the clarification, Diana. If I don't receive a specific response for option 1 or 2, I will assume that folks support both when I compile the results.

For the record, here are my responses.

1209 Oxford: Support.

1209 Oxford Garage: Support.

1226 Heights: Support Option 2 to allow a reduced front building line. A 3.5 ft porch would not provide a contemporary use, nor be compatible with the porches in the neighborhood (my original porch is 8" deep). Also, no one would ever notice this for 2 reasons: 1) most would assume the sidewalk is the property line (I'm still confused why the property line is 2 ft behind the sidewalk). 2) there is a huge apartment building next to it that is basically built directly on the property line - significantly further forward than this front porch.

1820 Heights: Support

110-112 W. 12th St.: Support

128 W. 17th: Support; the proposal fits with the scale, volume, and massing found on Yale St., as well as the early 1900's property next door (the proposed building is only 1 ft taller than the historic house next door). This will be a beautiful building that will dramatically improve this corner - an old ugly car wash, another vacant lot and a vet clinic.

From: Joy Tober [REDACTED]
Sent: Monday, August 25, 2014 9:36 PM
To: DuCroz, Diana - PD
Cc: Brie Kelman; Jonathan Smulian; Kent Marsh; Mitch McFarland; Mark R. Williamson; Zucker, Jim; [REDACTED] Charlie Thorp
Subject: Re: FW: HAHC

Below please find my recommendations for the East Houston Heights August HAHC proposed COA applications.

1209 Oxford (Item B.32) - Support

1209 Oxford (Item B.33) - Support

1820 Heights (Item B.35) - Support

110-112 W 12th (Item B.36) - I am a little confused about the south (rear) wall. According to the plans, it looks as if the entire wall will be demolished, a portion will be extended 4" and a new fenestration added to the new wall. However, the written description states "new windows will be installed in existing window openings" which lead me to believe that the wall will not be demolished. If that is the case, then why is the entire fenestration changing?

128 W 17th (Item B. 37) - Objection - the proposed new construction remains out of scale and out of proportion and is not compatible with the existing historic district.

1226 Heights (Item B.34) - No report available at this time

Thank you,
Joy Tober

change.org

Recipient: Houston Archaeological & Historical Commission

Letter: Greetings,
Grant a Certificate of Appropriateness

Signatures

Name	Location	Date
Steve Folkes	Houston, TX, United States	2014-06-10
John Nash	United States	2014-06-10
Cris Williams	Houston, TX, United States	2014-06-10
Jane Bryant	Houston, TX, United States	2014-06-10
Joe Williams	United States	2014-06-10
Robert Seale	Houston, TX, United States	2014-06-10
Bennie See	Houston, TX, United States	2014-06-10
T HOOVESTOL	houston, TX, United States	2014-06-10
Jennifer Bakay	houston, TX, United States	2014-06-10
Kate Nash	Houston, TX, United States	2014-06-10
Kimberly Scott	Houston, TX, United States	2014-06-10
Matthew Palmer	Houston, TX, United States	2014-06-10
Jacob Grossman	Houston, TX, United States	2014-06-10
Laura Neff	Houston, TX, United States	2014-06-10
Carol Perry	Spring Branch, TX, United States	2014-06-10
Mark Gasaway	Houston, TX, United States	2014-06-10
Niki Palmer	Houston, TX, United States	2014-06-11
Concerned Citizen	New City, NY, United States	2014-06-11
Connie Blanton	Houston, TX, United States	2014-06-11
Shannon Bridges	Baton Rouge, LA, United States	2014-06-11
Beverly Lee	Houston, TX, United States	2014-06-11
Matt Moore	Houston, TX, United States	2014-06-11
Theresa Lee	Houston, TX, United States	2014-06-11
rene daigre	Houston, TX, United States	2014-06-11
Mike White	Houston, TX, United States	2014-06-11
Amy Absher	Houston, TX, United States	2014-06-11
Julie Parsley	Spring, TX, United States	2014-06-11
Mark Santa Maria	Houston, TX, United States	2014-06-11
Gaelyn Godwin	Houston, TX, United States	2014-06-11
Tim Schorre	Houston, TX, United States	2014-06-11

Houston Archaeological & Historical Commission

August 28, 2014

HPO File No. 140804

ITEM B.37128 W. 17th Street

Houston Heights East

Name	Location	Date
John Hamilton	Pearland, TX, United States	2014-06-11
Michelle Folkes	Houston, TX, United States	2014-06-12
Sally Schwarze	Houston, TX, United States	2014-06-12
Laura McAdams	Houston, TX, United States	2014-06-12
Katherine Deegan	Houston, TX, United States	2014-06-12
M.E. Barham	Houston, TX, United States	2014-06-13
Kristi Barham	Houston, TX, United States	2014-06-13
Brie Kelman	Houston, TX, United States	2014-06-13
Scott Kelman	Houston, TX, United States	2014-06-13
Teresa Patrone	Houston, TX, United States	2014-06-13
Sam Gianukos	Houston, TX, United States	2014-06-13
Colin Shelton	Houston, TX, United States	2014-06-13
Dee Todd-Simmons	Houston, TX, United States	2014-06-13
David Hatcher	Houston, TX, United States	2014-06-13
paul kopecky	houston, TX, United States	2014-06-13
Rich Martin	Houston, TX, United States	2014-06-13
Deborah Etheridge	Houston, TX, United States	2014-06-13
Chris Tritico	Houston, TX, United States	2014-06-13
Andrew See	Houston, TX, United States	2014-06-13
Shannon McAdams	Houston, TX, United States	2014-06-13
Dennis Abrams	Houston, TX, United States	2014-06-14
Anthony Marre	Houston, TX, United States	2014-06-14
David Kimmey	houston, TX, United States	2014-06-14
Scott Blankenship	Houston, TX, United States	2014-06-14
Tera starr	houston, TX, United States	2014-06-14
Dean Johnson	Houston, TX, United States	2014-06-14
Jens Bogsrud	Houston, TX, United States	2014-06-14
Gisele Oriot	Houston, TX, United States	2014-06-16
chris Lesikar	Houston, TX, United States	2014-06-16
Sasi Romney	Houston, TX, United States	2014-06-16
Heather Lawson	Houston, TX, United States	2014-06-17
Stephanie Sullivan	Houston, TX, United States	2014-06-17

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Houston Heights East

Name	Location	Date
Lindsay Avocato	Houston, TX, United States	2014-06-17
Morgan Buck	Houston, TX, United States	2014-06-17
Emma Morrell	Houston, TX, United States	2014-06-17
amy seeburger	Houston, TX, United States	2014-06-17
Jodie Eisenhardt	Houston, TX, United States	2014-06-17
jan kelman	Geraldine Flat, New Zealand	2014-06-17
Rodney Wilder	Houston, TX, United States	2014-06-17
Kristen Kifer	Houston, TX, United States	2014-06-17
Jodi Nash	Houston, TX, United States	2014-06-17
Janet Neberman	Houston, TX, United States	2014-06-17
Dave Seeburger	Houston, TX, United States	2014-06-18
Daniel Fontes	Lafayette, IN, United States	2014-06-18
Jacy McFall	New Windsor, NY, United States	2014-06-19
Susie Gaskins	Edinburgh, IN, United States	2014-06-19
David Hicks	oriskany falls, NY, United States	2014-06-19
Rich Wyzykoski	Mesa, AZ, United States	2014-06-19
Drake Bujel	Redford, MI, United States	2014-06-19
Stanford Garrett	Cleveland, OH, United States	2014-06-19
Matthew Peterson	Fresno, CA, United States	2014-06-19
john vickory	chicago, IL, United States	2014-06-19
mark Bordieri	foxboro, MA, United States	2014-06-19
SK Wilson	Grand Canyon, AZ, United States	2014-06-19
Ashlee Davis	Denver, CO, United States	2014-06-19
Rachel Woodburn	Columbia Heights, MN, United States	2014-06-19
Michelle Rogers	Burnet, TX, United States	2014-06-19
Tangia Benoit	Nashville, TN, United States	2014-06-19
Tina Sabey	Walnut Creek, CA, United States	2014-06-19
Freya Kerr	Poughkeepsie, NY, United States	2014-06-19
David Bastien	Revere, MA, United States	2014-06-19
claudy assalit	Monterey, CA, United States	2014-06-19
Robbie White	Silver Spring, MD, United States	2014-06-19
Ann Kinney	Richfield, MN, United States	2014-06-19

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Houston Heights East

Name	Location	Date
Barbara Solari	Fallon, NV, United States	2014-06-19
Brian Campbell	Fort Worth, TX, United States	2014-06-19
Peter Kahigian	Haverhill, MA, United States	2014-06-19
Shelley Hinkle	Corbin, KY, United States	2014-06-19
paul robinson	fontana, CA, United States	2014-06-19
Rita Harris	New York, NY, United States	2014-06-19
Carl Alexander	Glendale, AZ, United States	2014-06-19
Sally Fantasia	South Windsor, CT, United States	2014-06-19
Rick Hammons	Hamilton, OH, United States	2014-06-19
Kathleen Warburton	East Norriton, PA, United States	2014-06-19
Humanitarianism First	Ridley Park, PA, United States	2014-06-19
Diana Snow	Oregon City, OR, United States	2014-06-19
michael maggied	mesa, AZ, United States	2014-06-19
Esther Garvett	Miami, FL, United States	2014-06-19
Nancy Siegel	West Bloomfield, MI, United States	2014-06-19
Xavier Alvarado	Milwaukee, WI, United States	2014-06-19
STEPHEN Connolly	Houston, TX, United States	2014-06-19
Sandy Kline	Houston, TX, United States	2014-06-19
Sherry Kline	Houston, TX, United States	2014-06-19
Charles E. Blaton II	Houston, TX, United States	2014-06-20
dave minsch	platte city, MO, United States	2014-06-20
Anne Sus	Chicago, IL, United States	2014-06-20
Marilyn Gross	Reno, NV, United States	2014-06-20
Martha Hauer	Peyton, CO, United States	2014-06-20
Ragnol Wilson	bronx, NY, United States	2014-06-20
WILLIAM PROCTOR	CHICAGO, IL, United States	2014-06-20
CATHERINE DASH	SOUTH BEND, IN, United States	2014-06-20
Bria Monroe	Hopewell Junction, NY, United States	2014-06-20
Richard Lloyd	Garland, TX, United States	2014-06-20
Ryan McQue	Roanoke, VA, United States	2014-06-20
James Creely	Costa Mesa, CA, United States	2014-06-20
Kyle Krause	Miami, FL, United States	2014-06-20

Name	Location	Date
Debby Raley	Ben Lomond, CA, United States	2014-06-20
Diane Blackburn	Garland, TX, United States	2014-06-20
Debra Kuhn	Wheeling, WV, United States	2014-06-20
Martin Dale	Spring, TX, United States	2014-06-22
Liz Perkins	Houston, TX, United States	2014-07-14
Sven Kuhnle	Houston, TX, United States	2014-07-14
Jessica Burke	Houston, TX, United States	2014-07-14
Barbara Veit	Katy, TX, United States	2014-07-15
Robert Downs	Houston, TX, United States	2014-07-15
Barbara Alban	Houston, TX, United States	2014-07-28

Comments

Name	Location	Date	Comment
Joe Williams	Houston, TX	2014-06-10	There is no reason, other than political, this new home and business shouldn't be allowed to be built on this lot.
Bennie See	Houston, TX	2014-06-10	I feel that the owner of this property is acting in good faith and I think this building would fit into the neighborhood nicely. Also I find it irritating that a small group of people have so much power over the lives of individual citizens.
T Hoovestol	Houston, TX	2014-06-10	This is a beautiful addition to the historic area. this definitely would add value and beauty to the area..i fully support this project!
Matthew Palmer	Houston, TX	2014-06-10	I support local small businesses, and believe that the architectural design of this structure is very much in keeping with the character of the Heights.
Niki Palmer	Houston, TX	2014-06-11	I support small business and I think this building matches the aesthetics of the Heights.
mark Santa maria	Houston, TX	2014-06-11	Mixed use development along a commercial thoroughfare on an empty lot with close proximity to the amenities (restaurants and shopping) on Yale and 19th streets and an aesthetic patterned on established buildings in the vicinity (Lambert Hall, home of Opera in the Heights) seems appropriate for the location.
Laura McAdams	Houston, TX	2014-06-12	I live on this street. This building would be a beautiful, welcome addition. The brick facade is similar to Down House's one block north, the former bank building now housing Beck's, as well as the Opera in the Heights brick building just across the street from where this will go. What a great addition to the neighborhood!
Brie Kelman	Houston, TX	2014-06-13	This structure meets the 4 criteria for new construction. The only complaint that I've heard is that it is too tall. However, it is shorter than most of the other Commercial buildings in the district, which makes it compatible as outlined in the Ordinance. I also think it's a beautiful building and will make a seedy-looking area of Yale look MUCH MUCH better!

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128 W. 17th Street

Houston Heights East

Scott Kelman	Houston, TX	2014-06-13	I live in the Heights HD East and I think this will be a great addition to our neighborhood. It complies with the Ordinance.
Sam Gianukos	Houston, TX	2014-06-13	I support this project. I believe it is the perfect development for Yale street. The live/Work concept is encouraged throughout the country in areas like the Yale corridor and many new Traditional designed neighborhood. Sam
Rich Martin	Houston, TX	2014-06-13	I'm a Realtor in the Heights. I sell homes in historic districts and am interested in the neighborhood retaining it's character. I also own a 1909 home in Woodland Heights. Let's allow designs that are obviously keeping with the neighborhood character. We should help people come up with good designs.
Chris Tritico	Houston, TX	2014-06-13	There needs to be a fundamental change in the Heights Historical Commission. They are far to restrictive and their decisions hurt development of the Heights.
Scott Blankenship	Houston, TX	2014-06-14	I support this project and feel that it would be an attractive addition to the neighborhood. Unfortantly the historical commission has exceeded its usefulness, the district is not being served well and it's time for change.
Tera starr	houston, TX	2014-06-14	This looks great and can really add to the not do goof look of this current corner! Please grant them a Certificate of Appropriateness. Thanks!

Name	Location	Date	Comment
Jens Bogsrud	Houston, TX	2014-06-14	I support this prospect as the Heights area needs to welcome people whom will create something for the neighborhood, and this building would fit nicely into the neighborhood and be an attractive addition to the area. Suspect that people, who will not approve this and similar prospects, have their own hidden agenda. Let's support the community and the people within and grant them a Certificate of Appropriateness.
chris Lesikar	Houston, TX	2014-06-16	because it looks completly historical
Jodie Eisenhardt	Houston, TX	2014-06-17	I believe this building should be allowed. I think it looks much better than a vacant lot. Shouldn't common sense prevail sometimes?!
Dave Seeburger	houston, TX	2014-06-18	As a resident of Yale St just a few blocks from this site, this building would be a benefit to the street and neighborhood. The attention to detail on the exterior of the structure is appreciated. A great development for Yale St!
STEPHEN Connolly	Houston, TX	2014-06-19	It is our rights to build on what we own, otherwise do not collect taxes as long as it complies with all of the proper building codes
Sandy Kline	Houston, TX	2014-06-19	This is a beautiful building and definitely fits right into the historic neighbor. The heights has grown, changed and so should the politics to support those who are willing to invest to increase property values and bring in more revenue to the heights. The owner of this property is well respected, does things 1st class and would be a welcome addition to the heights.
Charles E. Blaton II	Houston, TX	2014-06-20	This is a great building, designed to fit in with the historic architecture of the heights and will add to the legacy of the neighborhood. This would be an example of the direction that new construction in the Houston Heights should follow in lieu of the sticks and stucco thrown up houses which have no visual appeal or long term value. Please grant this structure the approval for construction.