

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** George and Rebecca Burdette for Shirley A. Brown, owner

**Property:** 939 Harvard Street, Lot 3, Block 230, Houston Heights Subdivision. The property includes a historic 704 square foot, two-story wood frame garage apartment situated on a 6,600 square foot (50' x 132') interior lot.

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

**Proposal:** Demolition – Demolish a contributing garage apartment structure

The applicant is requesting permission to demolish a garage apartment structure located at the rear of the lot on the basis of Unusual and Compelling Circumstance as described in the Houston Code of Ordinances, Historic Preservation, Section 33-247(d).

Staff agrees with the applicant that the garage was misclassified at the time of the historic district designation and that current information does not support the historic significance of this building as contributing to the integrity of an historic district

See enclosed application materials and detailed project description on p. 4-34 for further details.

**Public Comment:** 18 in favor. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** March 26, 2015



**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

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK, CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an (c) unreasonable economic hardship or the establishment of an (d) unusual and compelling circumstance.

(c) Determination of the existence of an unreasonable economic hardship shall be based upon the following criteria:

- S D NA S - satisfies D - does not satisfy NA - not applicable
(1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;
(2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and
(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

OR

(d) Determination of the existence of an unusual and compelling circumstance shall be based upon the following criteria:

- (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
Research indicates that the structure at 939 Harvard Street was misclassified when the inventory for the Houston Heights Historic District South was compiled. This structure is listed as a 'Potentially Contributing' Bungalow constructed c. 1920. All of the researched documentation indicates that this structure was actually constructed around 1941 and was always intended to be a secondary structure on this lot. This is made even clearer by the moving, and then subsequent removal, of a house onto the lot during the 1950s and 60s. Furthermore, staff's site inspection as well as the Structural, Mechanical, and Electrical Engineering Report provided by the applicant confirm that the building is in extremely poor condition.
The poor condition of the building may be due in part to the way it was originally constructed as well as its purpose as a secondary structure. It was most likely constructed with a dirt floor on the garage portion, which was then covered over at a later date with concrete. This improper foundation is unreinforced and cracking. Water infiltration is also occurring. According to the inspection reports, the siding currently holds the structure together (acting as lateral support). In order to repair the structure, at a minimum, the entire first-story will have to be reconstructed and a new foundation poured. Water damage in the walls and between the vinyl and original siding may be causing severe damage that is currently not observable. The structure is not properly plumbed and has issues with the electrical system, both which need to be updated. The house is also currently wracked and listing towards the rear about 5" caused by a combination of rot and structural deficiencies.

*Therefore, staff has determined that current information does not support the historic significance of this secondary structure or its importance to the Historic District.*

- (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

*The applicant plans to construct a 2,700 square foot single family home on the property.*

- (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

*Due to the severe deteriorated condition of the existing structure, as indicated in the Structural, Mechanical, and Electrical Engineering Report, staff has determined that the building is damaged beyond reasonable repair*

*New research indicating that the existing structure was misclassified and does not contribute to the historic significance of the historic District in combination of the severely degraded state of the existing structure has led staff to believe that there is an unusual and compelling circumstance for demolition of the garage apartment structure located at 939 Harvard Street.*



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



INVENTORY PHOTO



CURRENT PHOTOS

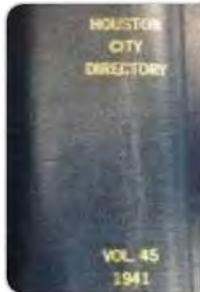


CITY DIRECTORY RESERACH

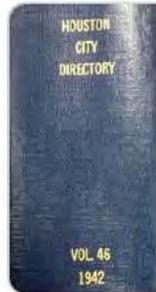
ARCHIVED HOUSTON CITY DIRECTORIES

Harris County Archives

Research provided by: Kelly Spagna



936ΔBaker Lockart  
945ΔCole Robt L ©  
E 10th av intersects  
1009ΔWillis Walter R Rev



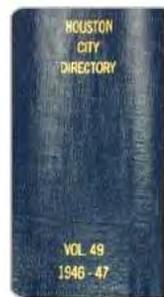
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936ΔBaker Lockart  
939 Brown Estelle Miss  
945ΔCole Robt L ©  
E 10th av intersects  
1009ΔWillis Walter R Rev



939ΔKelso Robt  
945ΔCole Robt L ©  
E 10th av intersects



939 Deison O'Reita Mrs  
945ΔCole Robt L ©  
E 10th av intersects



939ΔFenity Carl L Jr  
945ΔCole Robt L ©  
Olivier Beverly  
E 10th av Intersects



939ΔJohnson Crawford R  
945ΔCole Dean K Mrs ©  
rear Wands Chas  
E 10th av intersects



939ΔJohnson Crawford R  
945ΔCole Dean K Mrs ©  
E 10th av intersects



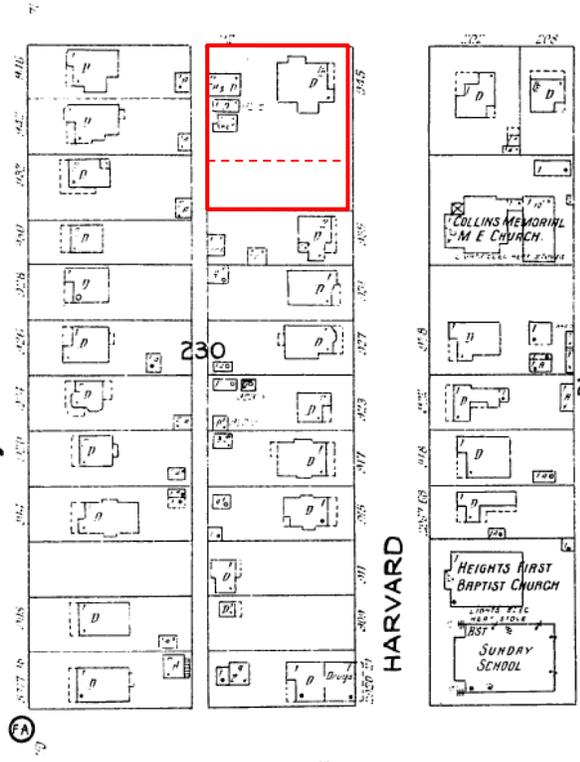
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939ΔJohnson Crawford R  
945ΔHall Preston L ©  
E 10th av intersects



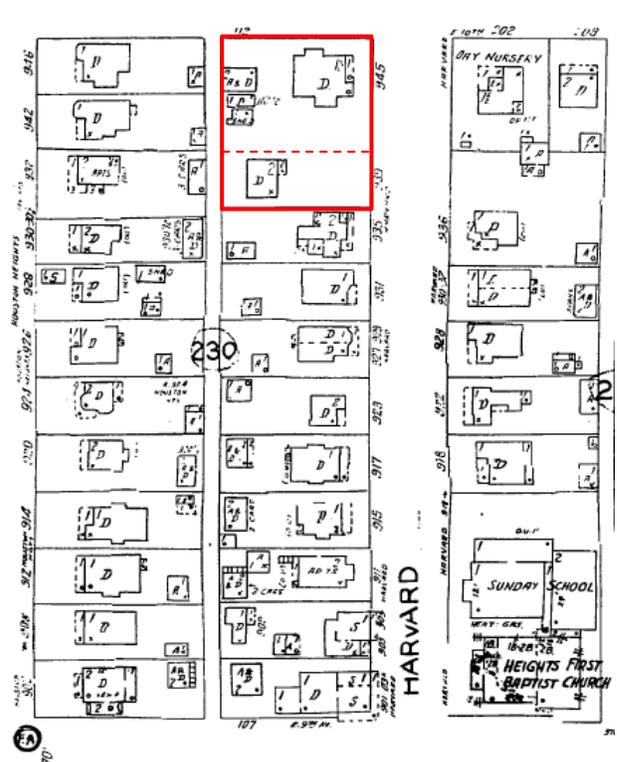
936 NEEDHAM TOM H ©  
939 JOHNSON CRAWFORD R ©  
945 HALL PRESTON L ©  
E 10TH AV INTERSECTS

Sanborn Maps

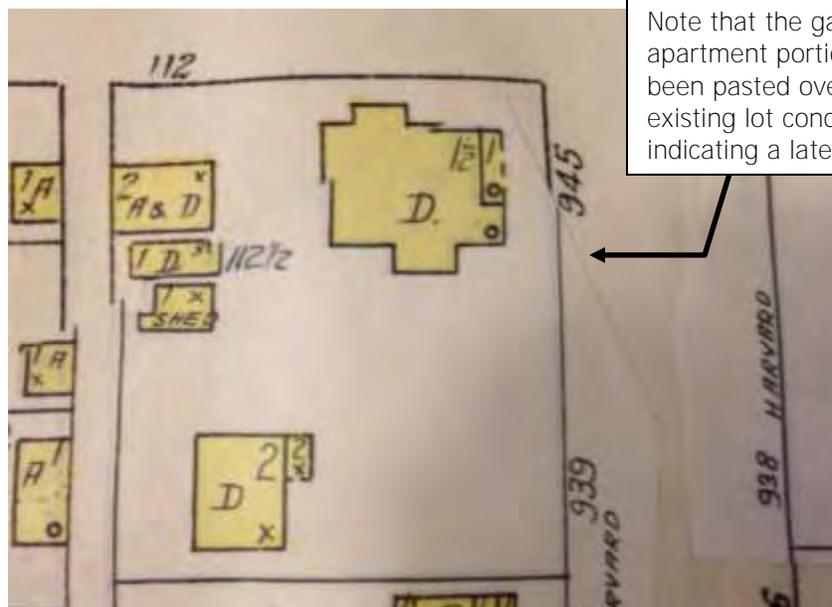
1924-1950



1924-1951



1924-1951



Note that the garage apartment portion has been pasted over the existing lot condition indicating a later change

HARRIS COUNTY TAX ASSESSOR FILE

945 Harvard (including Lots 1, 2, and 3)

Date Unknown

Map No. <u>          </u> Addition <u>Harvard St</u>		No. <u>1897</u> Price Per Sq. Ft. <u>237</u>		Total Value <u>\$ 4270</u>																													
Block <u>230</u> Lot <u>1-2-3</u>		Percent Good <u>75</u>		Other Bldgs. <u>3200</u>																													
OWNER <u>Cole, Robert L</u>		Total AB Bldgs. <u>3200</u>																															
ADDRESS <u>945 Harvard</u>																																	
TYPE OF PROPERTY <u>RES</u> OCCUPIED VACANT																																	
BASINMENT, Whole Part	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt																																
FOUNDATION, Concrete, Stone, Brick, Piers, Posts	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features																																
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard	HEATING, Furnace, Stoves, Fireplace, Chimney, Gas																																
ROOF CONS., Concrete, Steel, Wood Truss	LIGHTING, Electricity																																
ROOF, Hip, Gable, Mansard, Flat	PLUMBING, Sewer, Water, Bath																																
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asphalt	ELEVATORS																																
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite	CONDITION, Good, Fair, Bad, Obsolete																																
PERMIT DATE <u>          </u> NO. <u>          </u> AMT. <u>          </u>	<table border="1"> <thead> <tr> <th colspan="4">LAND VALUE</th> </tr> <tr> <th>Front x Depth</th> <th>Unit Value</th> <th>Factor</th> <th>Front Ft. Value - \$</th> </tr> </thead> <tbody> <tr> <td><u>150x132</u></td> <td><u>237</u></td> <td><u>12</u></td> <td><u>2030</u></td> </tr> <tr> <td><u>Garage</u></td> <td><u>400</u></td> <td><u>1</u></td> <td><u>280</u></td> </tr> <tr> <td colspan="3"></td> <td><u>2370</u></td> </tr> <tr> <td colspan="3"></td> <td><u>TOTAL</u></td> </tr> <tr> <td colspan="3"><u>1500 - 2030</u></td> <td><u>✓</u></td> </tr> </tbody> </table>					LAND VALUE				Front x Depth	Unit Value	Factor	Front Ft. Value - \$	<u>150x132</u>	<u>237</u>	<u>12</u>	<u>2030</u>	<u>Garage</u>	<u>400</u>	<u>1</u>	<u>280</u>				<u>2370</u>				<u>TOTAL</u>	<u>1500 - 2030</u>			<u>✓</u>
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<u>1500 - 2030</u>			<u>✓</u>																														



DATE: UNKNOWN  
 Owner: Robert L. Cole Address: 945 Harvard (BLK 230 LOT 1-2-3 measuring 150X132) an occupied residential property in the Houston Heights containing an 1897 sq. ft. structure. Current Garage Apartment not located on Property

HARRIS COUNTY TAX ASSESSOR FILE

1941-1942

Harris County  
**BUILDING ASSESSMENT**  
 Houston, Texas

Map No. \_\_\_\_\_ Permit No. 1506

Vol. 20 Page 276

\_\_\_\_\_ 4-17 1941

Owner: R.L. Cole

No. 939 Harvard Street or Avenue

Addition Houston Hts

Block 230 Lot 3

**Size of Building**

\_\_\_\_\_ wide \_\_\_\_\_ deep 2 stories

\_\_\_\_\_ wide \_\_\_\_\_ deep \_\_\_\_\_ stories

**Size of Garage**

\_\_\_\_\_ wide \_\_\_\_\_ deep \_\_\_\_\_ stories

Material: Frame, Brick, Veneer, Stucco.  
 Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine, Plaster.  
 Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.  
 Plumbing: With or Without Bath Room.

Permit Value, \$ 2500

No. Sq. Ft. 924 Per Sq. Ft. 150

No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_

No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_

1390  
278  
1112

6-26-41

Plan

B 1942 Assessed Value of Building \$ 1110

Rendered in name of \_\_\_\_\_

Cole, Robert L.

BURDETTE EXHIBIT 002

DATE: 4/17/1941  
 Owner: R.L. Cole of 939 Harvard Street (BLK 230 LOT 3) in the Houston Heights.  
 PERMIT NO. 1506 for (2) story frame building (924 sq. ft.) with a shingle roof.





HARRIS COUNTY TAX ASSESSOR FILE

1969

**HARRIS COUNTY BUILDING ASSESSMENT**

Map No. FROM Acct. No. 044-047-00-001

Permit No. 4783 Date APR 2 1969

Owner Enders Frank

Street No. 939 Harvard

Addition Houston Heights Section GODFREY

Lot No. 3 Block No. 230

TO 168-41 9a 048-039-00-006  
Blk 68 Houston Hg  
30/28 X 52 X 10/15/10

SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
0843291100	20	226	0	3

NO. STORIES	ROOF TYPE	INTERIOR	EXTRA FEATURES
Single Family	Gable	S/L & Paper	Finished Attic
Duplex	Hip	Sheetrock	Basement
Garage Apt.		Wood Panels	CARPORT
FOUNDATION	ROOFING	Plaster	Roof
Concrete Slab	Wood Shingles		Floor
Beam & Piers	Comp. Shingles	No. Bedrooms	
Concr. Blks.	Tar & Gravel	No. Baths	GARAGE
		Tile	Walls
EXTERIOR WALLS	FLOORING		Roof
Brick Veneer	Pine	HEATING & COOLING	
Stone Veneer	Hardwood	A/C, C/H or Dual	Floor
Lumber	Asphalt Tile		
Shakes	Wool Carpets	No. Fireplaces	Ceiled
			Doors

1970 DATE VALUE Cancel

NEW OWNER Fenity C.L.

Handwritten: VACANT 1090

Handwritten: F10th

Handwritten: HARVARD

Handwritten: 150100

Handwritten: 940

Handwritten: 1980

Rendered in name of Fenity Carl L.

DATED: Apr. 2, 1969  
 Owner: Enders Frank Address: 939  
 Harvard Addition: Houston Heights  
 LOT: 3 BLK: 230  
 PERMIT: 4783  
 New Owner: C.L. Fenity  
 "VACANT" Notation

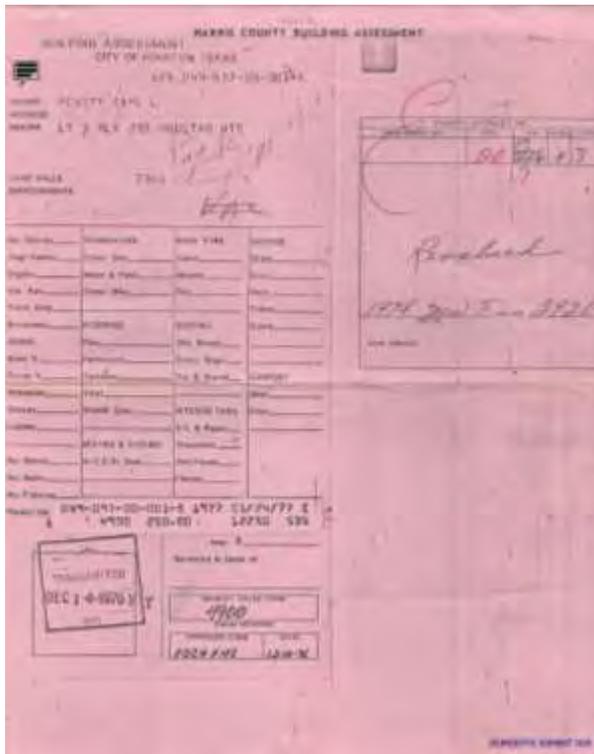
LOT 6 BLOCK 68 Houston Heights  
 According to HCAD (Harris County  
 Appraisal District) records, Account  
 Number: 020 064 000 0006 -- shows a  
 current address of 2033 COLUMBIA  
 STREET, assigned to a 6600 square foot  
 lot area, containing a structure that was  
 built in 1940 and remodeled in 2008.

HCAD: 04909700001 (939 Harvard)  
 Lot 3, Block 230  
 HCAD: 04803900006 (2033 Columbia)  
 Lot 6, Block 68

According to this document, a house was  
 moved from 939 Harvard to 2033  
 Columbia. This most likely refers to the  
 house drawn in the 1959 sketch above.

HARRIS COUNTY TAX ASSESSOR FILE

1976-1978



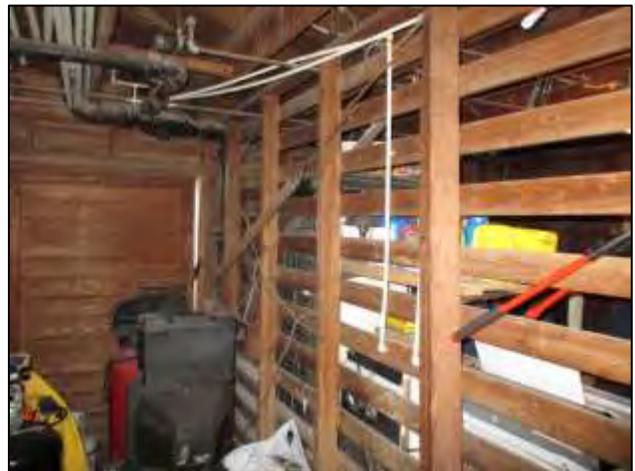
DATED: 12/14/1976  
 12/10/76  
 1/24/77  
 Owner: Fenity Carl L Address: 939  
 Harvard LOT 3 BLK 230 Houston Heights  
 Revalued 1978 new T, value: 3920

DATED: 12/10/76  
 Sketch attachment shows a 1024 sq. ft.  
 apt. with 384 sq. ft. 2-car gar. & porch  
 area 96 sq. ft. up and down

STAFF PHOTOS



STAFF PHOTOS



STAFF PHOTOS



APPRAISAL PHOTOS



Alternate Street



View of Property From Street



Side View



Side View



Rear View



Front Porch

APPRAISAL PHOTOS



Wood Rot & Missing Exterior Siding



Wood Rot & Missing Exterior Siding



Wood Rot



Wood Rot & Screen Out of Alignment



Torn Screens



First Floor Living Area

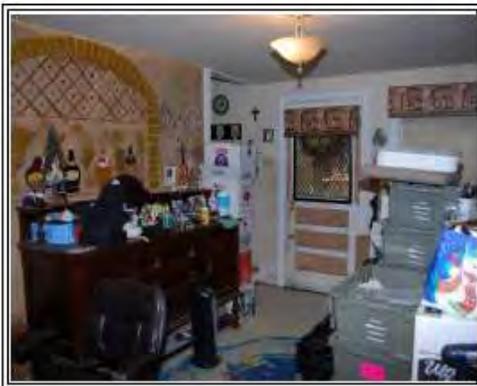
APPRAISAL PHOTOS



Flooring Over Concrete



Flooring Over Concrete



Living Room View Toward Front Door



Rear Storage Room Behind Living Room



Slab Crack



Second Floor Living Area View Toward Screen Enclosed Balcony

APPRAISAL PHOTOS



View of Breakfast Room From Second Floor Living Room



Only Remaining Working Gas Heater for Entire Residence



Screen Enclosed Balcony



Breakfast Room



Kitchen



Kitchen Sink

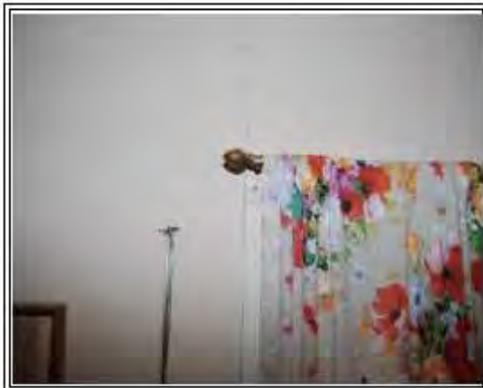
APPRAISAL PHOTOS



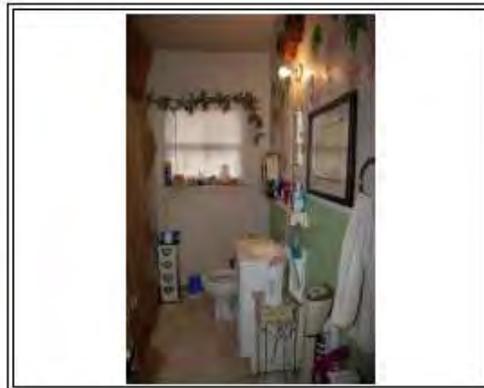
View of Apartments from Kitchen Window



Second Floor Bedroom



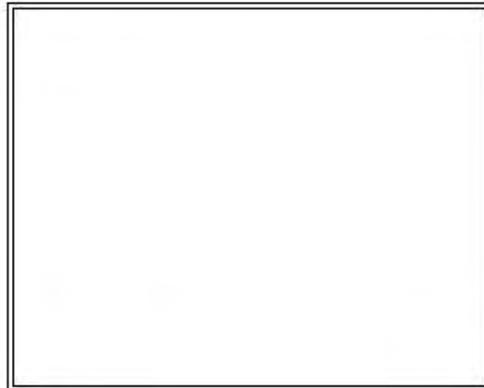
Drywall Cracks



Bath



Tub



**STRUCTURAL INSPECTION REPORT**



1. There was a large crack in the concrete foundation at the southwest corner of the garage that was separated and dislocated more than normal. This indicates the foundation concrete has little or no reinforcing steel to provide adequate reinforcement to prevent such damage due to differential movement in the foundation.

2. Tree limbs were observed to be near or touching the roof and should be trimmed to prevent wear, which can lead to premature failure. The limbs should be cut back at least four feet from the roof surface each year.



3. Holes could be observed through the composition shingles where an old antenna dish had been mounted through the roof and removed.

**STRUCTURAL INSPECTION REPORT**



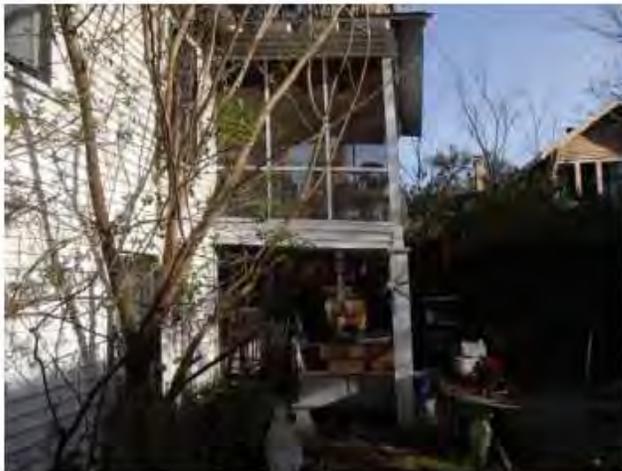
- 4. The roof rafters were observed to be made of 2x4 inch lumber, which is very common in older houses. Current day buildings have rafters made of 2x6 inch or wider materials, depending on the projected span of the rafters.

- 5. There was evidence of failure of the structure at the outside corners of the screen porch balcony over the front entry, indicated by compression and separation of the structure at the balcony floor structure where it is supported by the columns at the corners.



- 6. The columns at the screen porch balcony were rotted where they rest on the front porch area and were in need of replacement

### STRUCTURAL INSPECTION REPORT



- 7. There was an abnormal degree of slope at the screen porch balcony that exceeded 1/4 inch per foot. This is considered a hazard and appears to have occurred due to failure of the columns or crushing of the screen porch structure.

- 8. The floor at the downstairs quarters was fabricated as a wood platform over the concrete foundation at the garage. The condition of the foundation slab and the structure of the floor could not be determined as it was inaccessible. Due to evidences of long-term water penetration, it is possible that wood rot and wood-destroying insect infestation damage could exist.



- 9. Severe racking of the building structure was occurring at the first floor toward the west, with the most sever area of lean occurring toward the west at the garage area. The amount of lean was approximately 5 inches, as measured at the west 2X4 wall at the overhead door at the garage. This poses an immediate and severe hazard since it appears that the structure of the building is only supported by the original siding nailed to the studs.

**STRUCTURAL INSPECTION REPORT**



- 10. There was evidence of shiplap wall covering at some of the interior walls of the building. This can make accessing the structural framing more difficult.

- 11. Severe deterioration was occurring at the overhead doors at the garage. The north overhead door was not operated due to items stored in front of it and its severely deteriorated condition.



- 12. The frame and skin covering was rotting away at the overhead door at the south garage, indicating that it has a limited service life remaining. It may be hazardous to operate the door in this condition.

**STRUCTURAL INSPECTION REPORT**



13. Aluminum window facings installed at the exterior windows were loose at some locations around the building. This can allow them to become dislodged under high winds and can allow water entry into the trim, causing wood rot that may not be apparent based on this type of visual inspection.

14. There was evidence of water entry occurring to the floors at the interior of the garage and running under the platform structure of the downstairs quarters' area. This may be difficult to prevent since the soil height at the exterior of the building was very near or above the interior floor height and may frequently occur. This may affect sanitation at the interior of the building.



15. Deterioration of stored items at the first floor garage area could be observed due to water entry.



**STRUCTURAL INSPECTION REPORT**



16. There was no moisture barrier installed behind the exterior siding, as viewed in the garage. This would prevent insulating the building.

17. There was no insulation installed at the attic space and at the underside of the floor at the garage area, and it is unlikely that insulation exists in any of the exterior walls.



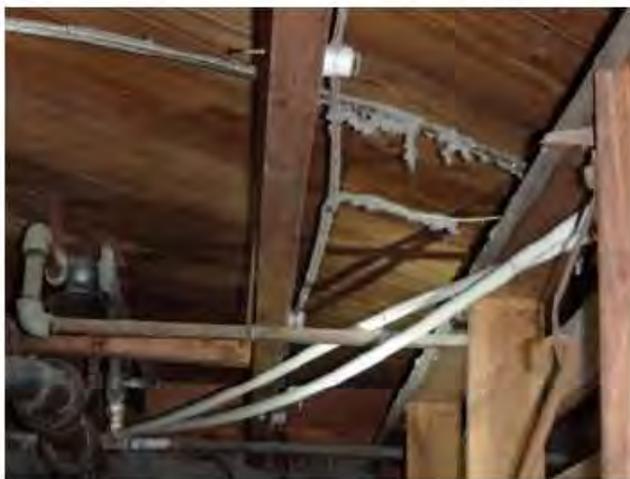
18. There was evidence that the building structure was constructed in 1941, as indicated by data printed on the underside of the cast iron sink at the kitchen, as well as the apparent method of construction and information provided by the client at the time of this inspection.

**MECHANICAL INSPECTION REPORT**



1. It was observed that lead pipe had been used for the plumbing drains below the lavatories and/or sinks and/or the bathtubs. In a building of this age, the lead plumbing pipe becomes brittle and is prone to crack. Continued surveillance should be maintained to ensure that floor damage and/or wood rot do not occur as a result of small leaks in the lead plumbing drains.

2. The utility area drain at the garage discharged to the soil adjacent to the foundation of the building. This is considered unsanitary and unacceptable, and a plumbing contractor should be consulted for a cost estimate of correction.



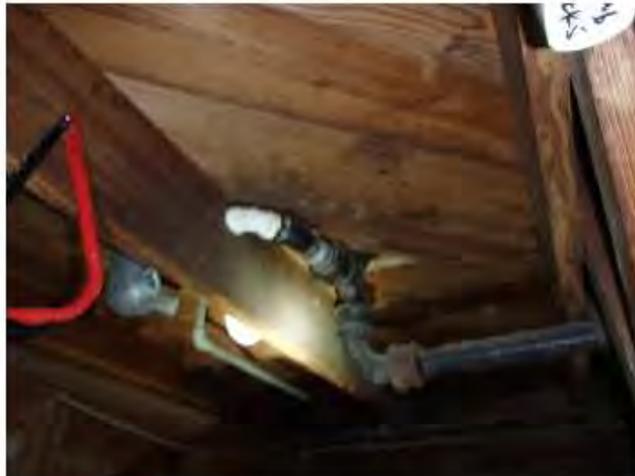
3. CPVC plumbing pipe was insufficiently supported at the garage area and could fail, requiring it to be repaired.

**MECHANICAL INSPECTION REPORT**



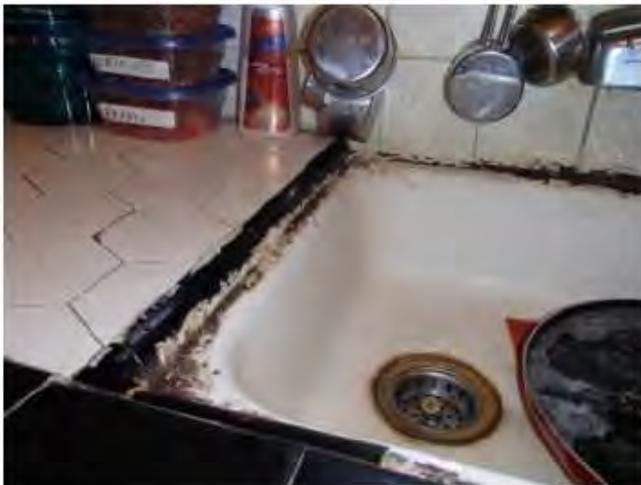
- 4. There was a saddle clamp installed to the cast iron drain at the garage that was broken. It appeared that the saddle clamp may have been intended to secure a new drain from a utility area.

- 5. There was evidence that plumbing had been replaced in the area of the upstairs hall bathroom, as viewed from the garage. This is an indication that this pipe is beginning to deteriorate and require frequent maintenance.



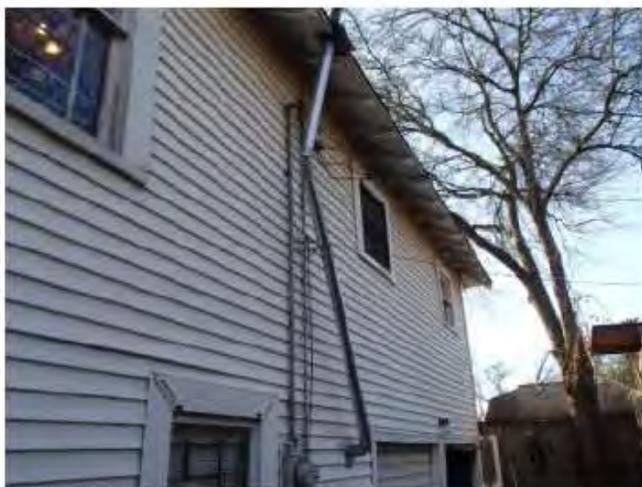
- 6. Lint had collected on wiring in the ceiling of the garage area, indicating the lack of an adequate dryer vent for the utility area in the garage.

**MECHANICAL INSPECTION REPORT**



- 7. The kitchen sink was in poor condition and was separating from the tile countertop at its perimeter due to severe corrosion.

- 8. There was no vent provided for the kitchen sink drain, resulting in a S trap at the sink drain. This can allow the drain to siphon empty and allow sewer gases into the kitchen area.



- 9. The water heater flue appeared to be insufficiently supported at the west exterior of the building and may be more easily damaged.

### ELECTRICAL INSPECTION REPORT



1. Knob and tube wiring had been run to the breaker panel box and was connected to 15-amp breakers. Knob-and-tube wiring is often considered a gauge rating of less than a #14 wire, which is the minimum wire size allowed with 15-amp breakers.

2. Knob and tube wiring was observed at the garage and attic. Because it could not be determined if the wiring was in use at all locations, further investigation by a qualified electrician is suggested since this type of wiring is outdated and very old, possibly making it unsafe.



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## PROJECT DETAILS

**Property History:** The applicants have compiled much information concerning history of the structure located at 939 Harvard Street. This information has been collaborated by staff upon additional investigation and visitation of the property.

The following analysis is based on Sanborn Fire Insurance Maps, Houston City Telephone Directories, and documents from the Harris County Archives as well as the Texas Room in the Julia Ideson Building at the Houston Public Library:

- Documents indicate that Mr. Robert Cole sectioned off Lot 3 from his property, located at 945 Harvard Street, and created a separate address of 939 Harvard Street sometime around 1941. It appears that a garage apartment (approximately 924 square feet and in the same footprint of what currently exists on the lot) was built at the new address around this time. *(This date also coincides with the structure that is presently at this location -- a date stamp was found on the underside of the kitchen sink)*
- Radiused lumber was observed by the City inspector, indicating a date of construction in the 1940s or later.
- Based on archived Houston City Telephone Directories, Mr. Robert Cole, owned the property until roughly 1947. The City Directories also seem to indicate that Mr. Cole, rented his property, as noted by a "R" next to several of the listings at 939 Harvard Street.
- The 1948 City Directories show Mrs. D. Cole, as the owner as does the Harris County Building Assessment paperwork dated 10/31/58 (this Assessment bears a notation, which demonstrates that another residence is being moved onto the property at 939 Harvard Street that will be assessed in 1959).
- The Harris County Building Assessment document, dated 1/26/59, lists Rosemary Fenity, as the possessor and the attached sketch illustrates another house that is approximately 1008 square feet at 939 Harvard Street, which appears to be moving to another location.
- The Harris County Building Assessment document shows Frank Enders, as the permitted owner, moving a structure from 939 Harvard Street to another location, which, according to records, is 2033 Columbia Street. Carl L. Fenity, becomes the new owner of record and the lot is reclassified as "vacant."
- On the Harris County Building Assessment document, dated 1/24/77, Carl Fenity, remains the owner and the attached sketch shows a garage apartment with a footprint similar to what exists today.

The above research indicates that the structure at 939 Harvard Street was misclassified when the inventory for the Houston Heights Historic District South was compiled. This structure is listed as a 'Potentially Contributing' Bungalow constructed c. 1920. All of the documentation indicates that this structure was actually constructed around 1941 and was always intended to be a secondary structure on this lot. This is made even clearer by the moving, and then subsequent removal, of a house onto the lot during the 1950s.

**Property** The existing garage apartment at 939 Harvard Street is in a highly degraded state. This building  
**Condition:** faces severe structural issues. The professional engineer who inspected the structure indicated:

Severe racking of the building structure was occurring on the first floor toward the west, with the most severe area of lean occurring toward the west at the garage area. The amount of lean was approximately 5 inches, as measured at the west 2X4 wall at the overhead door at the garage. This poses an immediate and severe hazard since it appears that the structure of the building is only supported by the original siding nailed to the studs. This could result in collapse of the building at any time if the siding becomes damaged, deteriorated, or is removed or if loads in the building exceed the siding's capability to support the racking structure.

The engineer continues, noting that it is typically impractical to repair this condition.

The existing structure exhibits an "abnormal degree of lean." This degree of lean is "excessive and sufficient to create the potential for catastrophic failure." The engineer notes that there is a need for immediate repair. This would most likely include removing the first story and rebuilding the walls, but due to the age and extent of the necessary repairs and condition of the building, "such repair may not be cost effective."

Other issues with the structure include deficiencies with the roof, siding, and foundation. The roof showed signs of wear and several holes were observed that have gone unrepaired for an extended period of time. Portions of the siding have severe rot, leading to the deterioration of the studs and other structural components which in turn have created bulging and racking of the building. Currently, vinyl siding is installed over the original siding, and the full extent of siding damage cannot be adequately evaluated. The existing original balcony is rotted, especially at the support columns, leading to severe leaning and creating a hazard. The foundation exhibits cracks, one of which is large and separated more than normal. This crack indicates the foundation has little or no reinforcing steel to prevent such damage as differential movement in the foundation. The structure also exhibits evidence of water infiltration, as evidence of water running under the platform structure of the downstairs area is visible. Along with the structural issues the existing garage apartment also has plumbing and electrical deficiencies.

Due to the severe structural disrepair of the existing garage apartment, as indicated in the Structural, Mechanical, and Electrical Engineering Report, staff believes that the building is damaged beyond reasonable repair.

**ATTACHMENT A**  
**PUBLIC COMMENT**

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,

Wendy Swantkowski

--

Wendy F. Swantkowski, DDS  
Houston Dentist

281-293-9140

"For healthy teeth, you should see your dentist every 6 months."

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for [939 Harvard Street](#), 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,

Marianne Ibrahim  
2929 buffalo speedway  
Houston, tx 77098  
713-439-8600

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,

Sarah Brent  
915 Harvard St.  
Houston, TX 77008

**ATTACHMENT A**  
**PUBLIC COMMENT**

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,  
Kelly Spagna



Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for [939 Harvard Street, 77008](#). I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,  
Jennifer Shenefelt  
809 Bayland Avenue, 77009

Sent from my iPhone

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for [939 Harvard Street, 77008](#). I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,  
Hilary Magner

**ATTACHMENT A**  
**PUBLIC COMMENT**

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Sincerely,  
Jonathan and Brittany Heflin

1511 Prince Street  
Houston, TX 77008

Sent from my iPhone

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for [939 Harvard Street, 77008](#). I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,

Richard Alan Romero  
627 E 8th 1/2 St  
Houston, TX 77007

Sent from my iPhone

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,  
Ann-Michael Sabattus  
4200 Scotland St.  
Houston, TX 77007

**ATTACHMENT A**  
**PUBLIC COMMENT**

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I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,  
Emily M. Dunckle

[Redacted]  
[Redacted]  
713-724-0927

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,  
Julianne

Home address  
1822 Willowmoss Court  
Houston, TX 77008

*Julianne L. Britt*

International Tax Manager

**VANTAGE**

777 Post Oak Blvd., Suite 800, Houston, TX 77056

[Redacted]  
Work: +1 281-404-4751 Cell: +1 254-717-8312  
[Redacted] Fax: +1 281-716-7504

**ATTACHMENT A**  
**PUBLIC COMMENT**

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,  
Liz and Kirk Carver  
408 Byrme Street  
Houston TX

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: 150301 for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Regards,

**Jerry W. Thompson** | Managing Director  
Energy Capital | Commodities and Financial Markets | Macquarie Bank Limited - Representative Office  
One Allen Center | 500 Dallas Street, Suite 3200 | Houston, TX 77002  
T 713 275 6209 | M 832 875 5700 | F 713 275 6222  
[www.macquarie.com](http://www.macquarie.com)



Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,

Kriste Sullivan

**ATTACHMENT A**  
**PUBLIC COMMENT**

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Sincerely,  
Jacquelyn Talbert  
511 E. 22nd St  
Houston, TX 77008

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

I am writing you in support of Certificate of Appropriateness Application Number: **150301** for 939 Harvard Street, 77008. I strongly support the demolition of the garage apartment structure currently on the property and am in full support of the Burdette family being able to construct a viable single family residence that will contribute to the Heights community.

Sincerely,

Peter E. Weidler  
1213 Ashland St  
Houston, TX 77008

**B-21 939 Harvard**

I **SUPPORT** this application for demolition of this existing structure. Substantial evidence suggests that the structure was mis-classified and is not within the timeframe considered historical for the HSHD. I appreciate the significant amount of effort placed by staff in verifying the lack of historical significance of this structure.

J. Kent Marsh, AICP CUD

**ATTACHMENT A**  
**PUBLIC COMMENT**

Dear City of Houston Preservation Department and Houston Archaeological Historic Commission,

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Sincerely,  
Adam Greer  
757 Waverly St.  
Houston, TX 77007

**Adam Greer | Manager, Professional Search**

SolomonEdwards | Two Riverway, Suite 1780, Houston, TX 77056

T: 713.332.2142 | C: 713.757.2882

E: [REDACTED]

[www.solomonedwards.com](http://www.solomonedwards.com)

