

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

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

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

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

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

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

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

Attachments: See attachment A for engineer’s report.

Staff has received numerous emails regarding the project. Please see attachment B for details.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

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

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

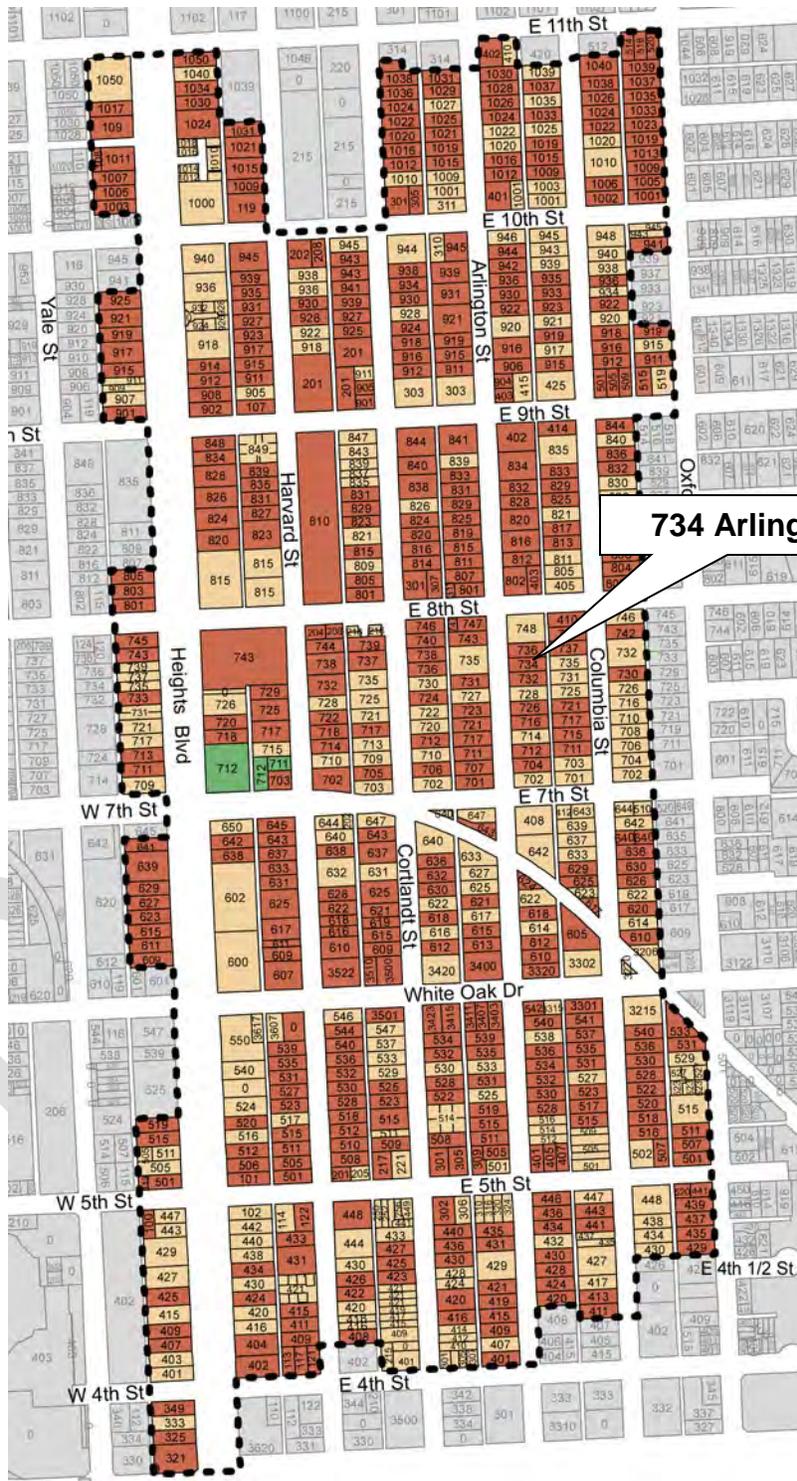
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|---|-------------------------------------|-------------------------------------|----------------------|-----------------------------|----------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| (1) The proposed activity must retain and preserve the historical character of the property;
<i>The historical character of the property includes the placement of the residence on the site. Relocating the house closer to the side property line permanently alters this character.</i> | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Moving the house on the lot changes the historical character of the original lot placement and relationship between houses on the blockface.</i> | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<i>Though the design of the addition creates a clear delineation between old and new, moving the house on the lot permanently alters the character of the site.</i> | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
<i>Moving the house to decrease the setback on one side permanently disrupts the rhythm of the blockface.</i> | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| (11) The proposed activity will comply with any applicable deed restrictions. | | | | | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



748 Arlington – Non-Contributing – 2001 (neighbor)



732 Arlington – Contributing – 1910 (neighbor)



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



743 Arlington– Contributing – 1915 (across street)

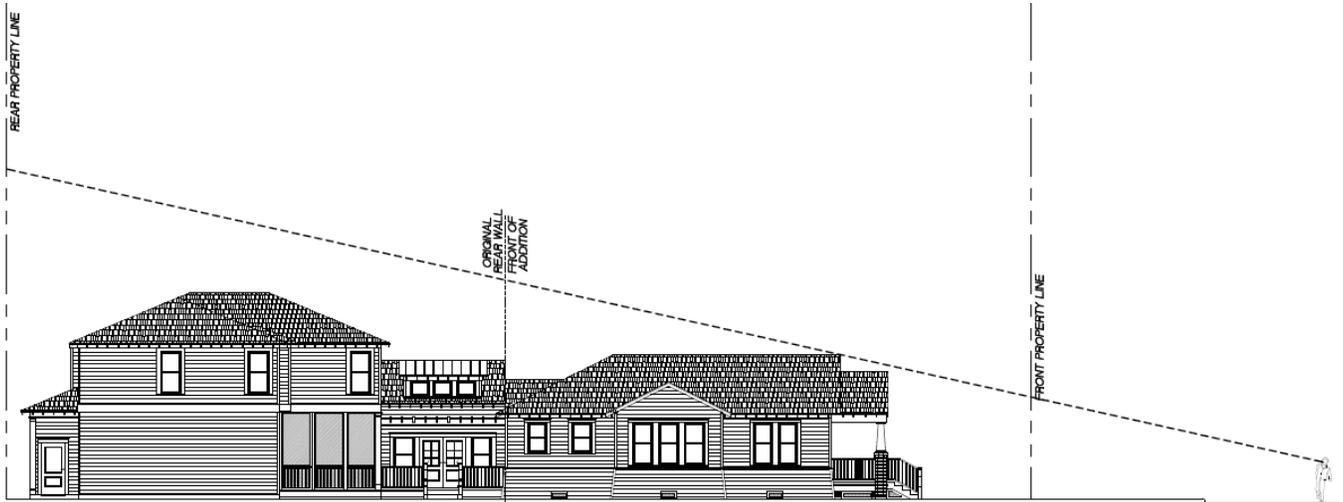


731 Arlington – Contributing – 1920 (across street)



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

LINE OF SIGHT
PROPOSED



WEST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



PROPOSED

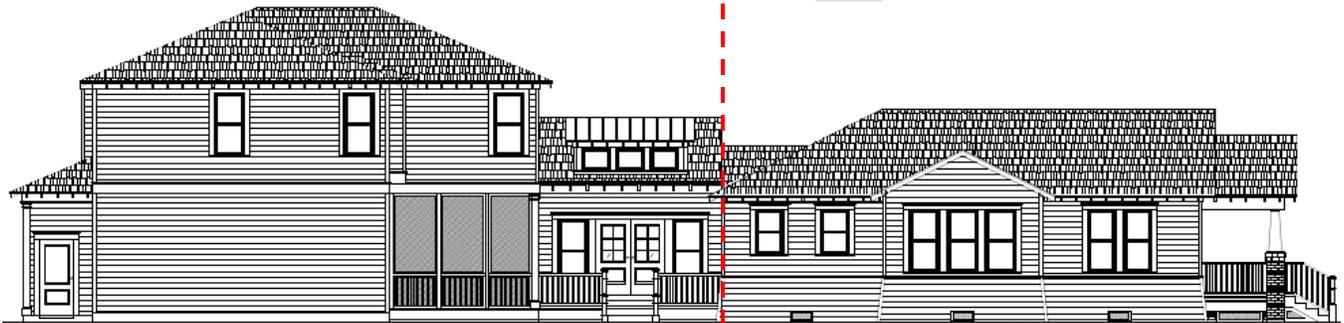


NORTH SIDE ELEVATION

EXISTING



PROPOSED

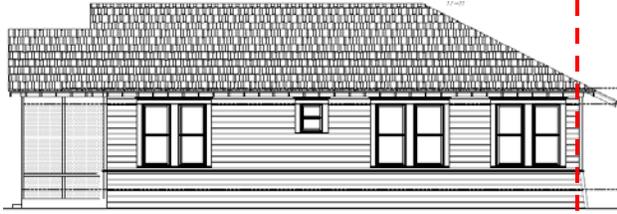


ORIGINAL REAR WALL

DRAFT

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



ORIGINAL REAR WALL

EAST (REAR) ELEVATION

EXISTING

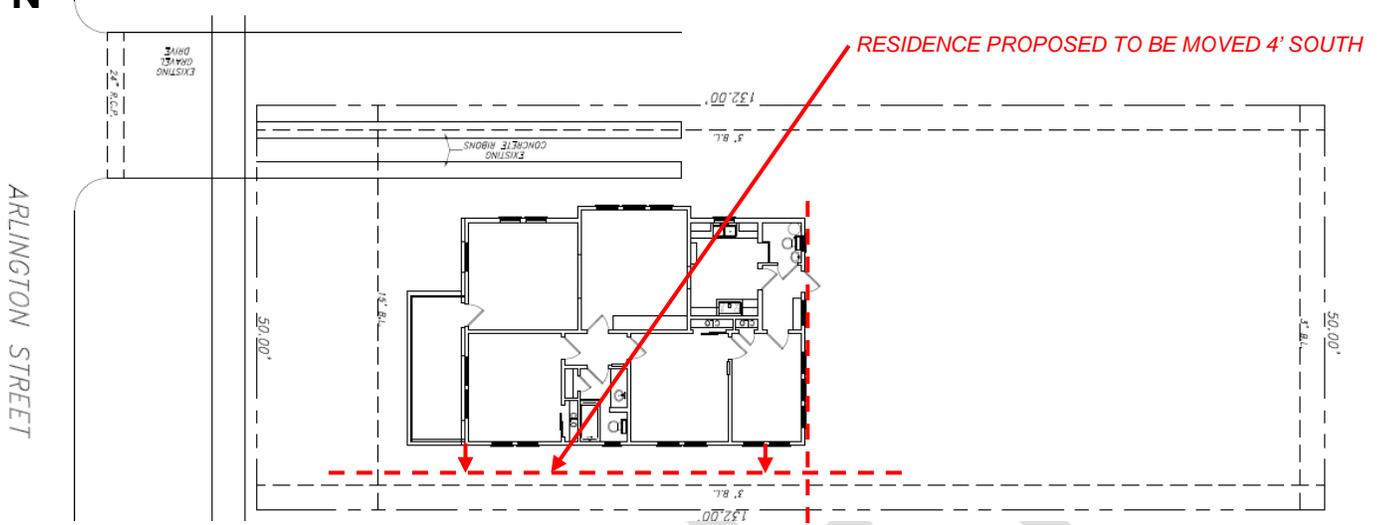


PROPOSED

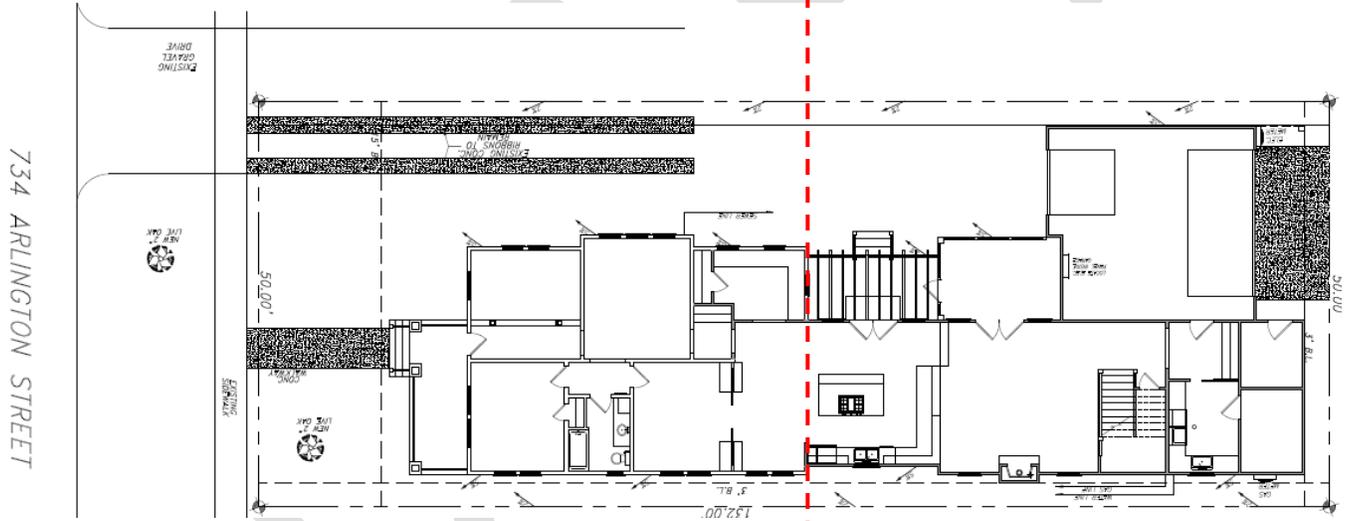




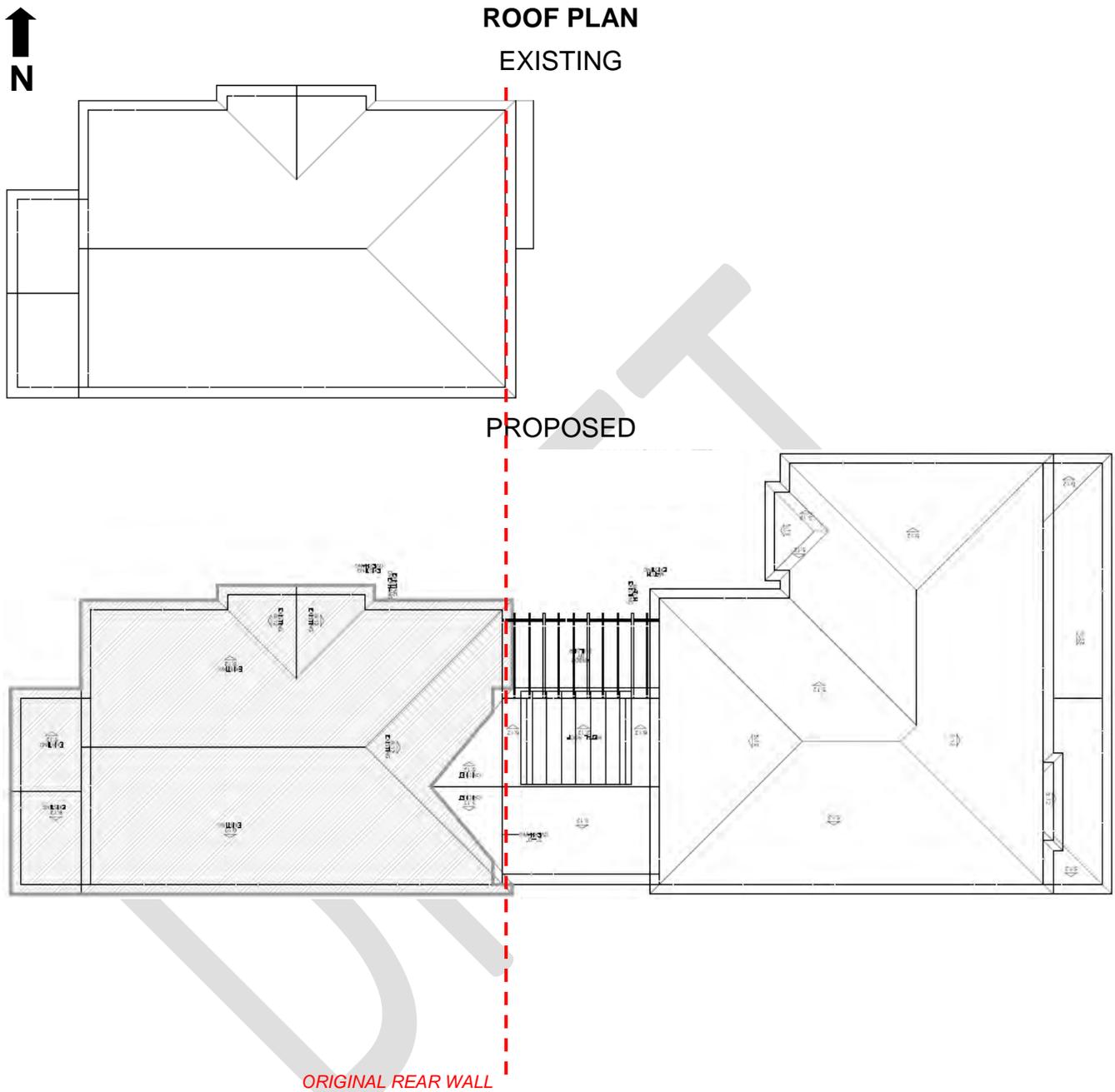
SITE PLAN
EXISTING



PROPOSED

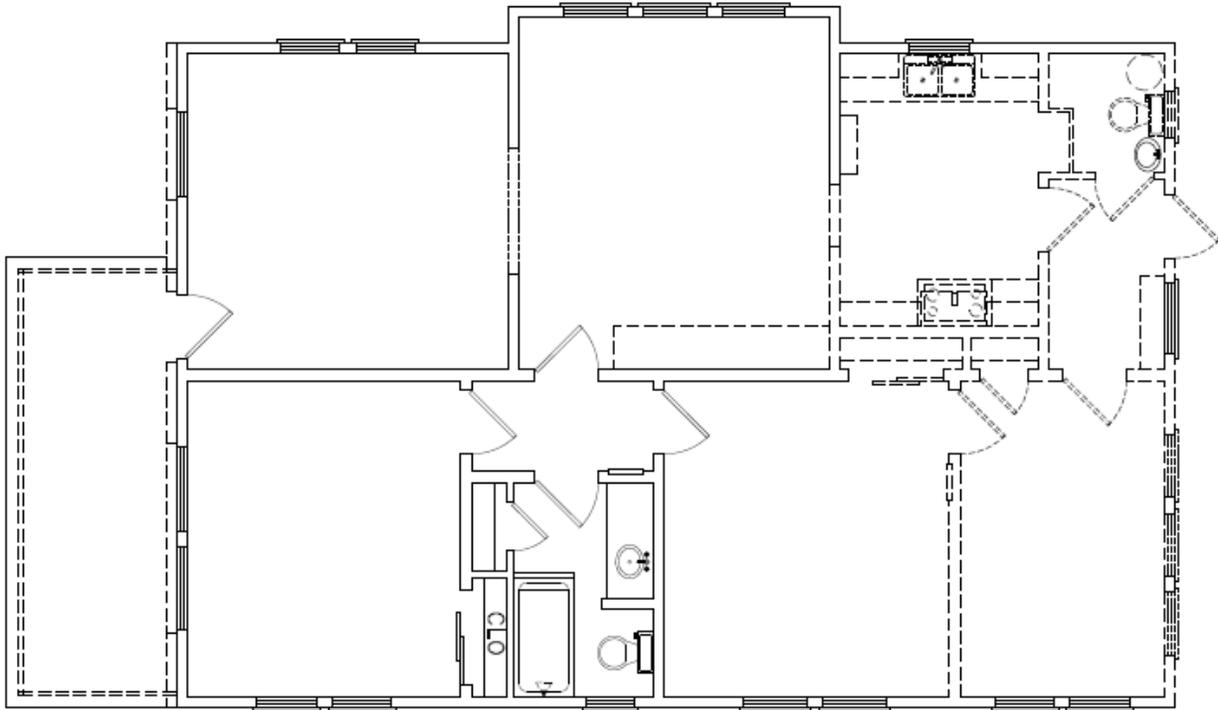


ORIGINAL REAR WALL





DEMOLITION PLAN

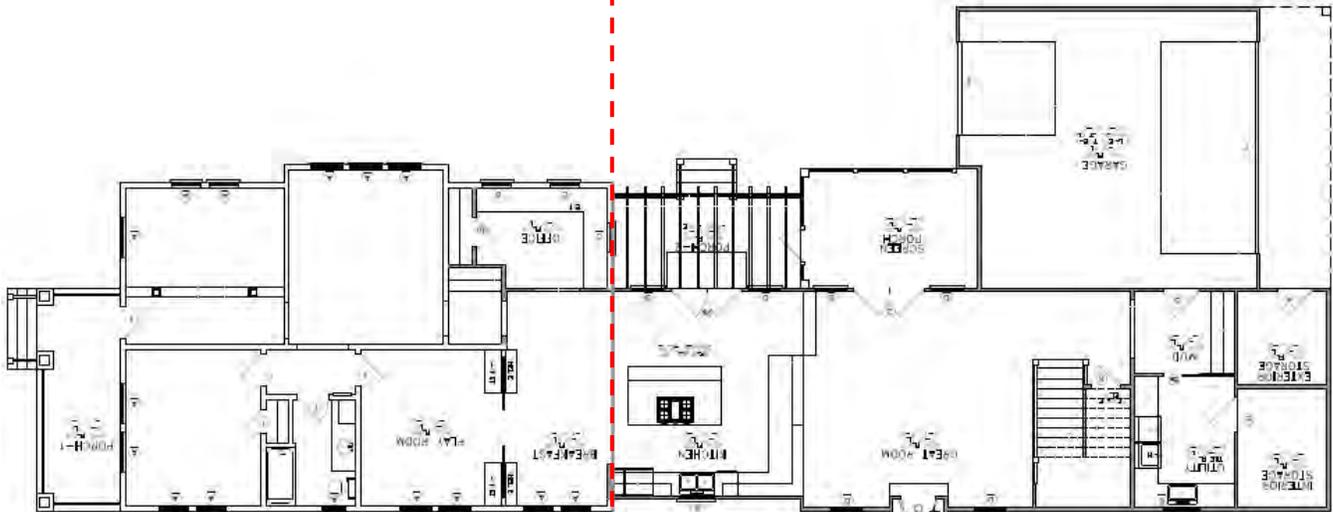




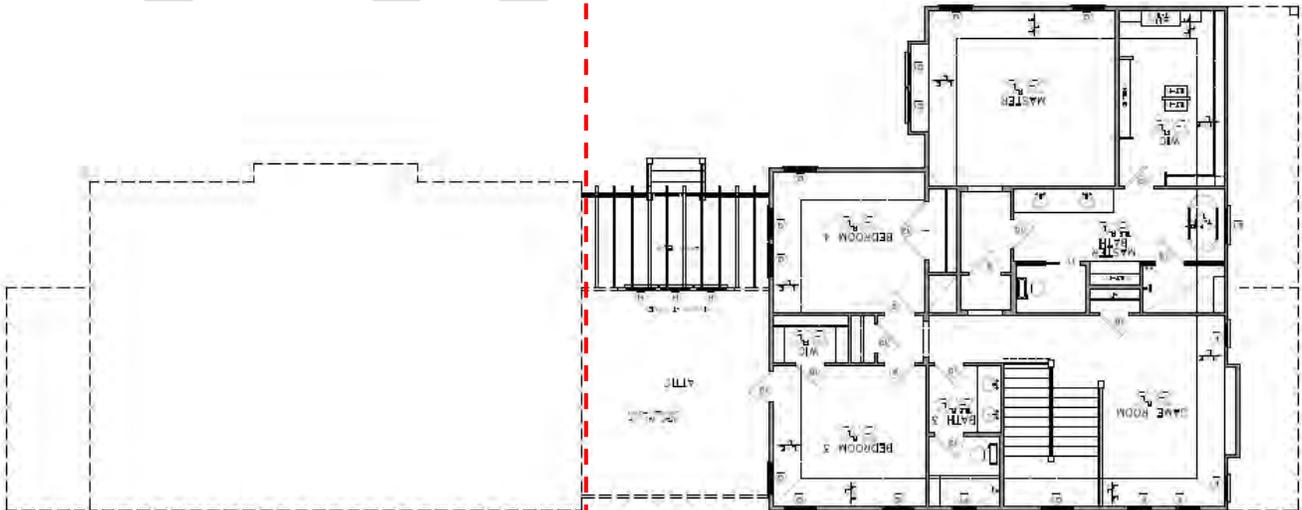
FLOOR PLANS
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

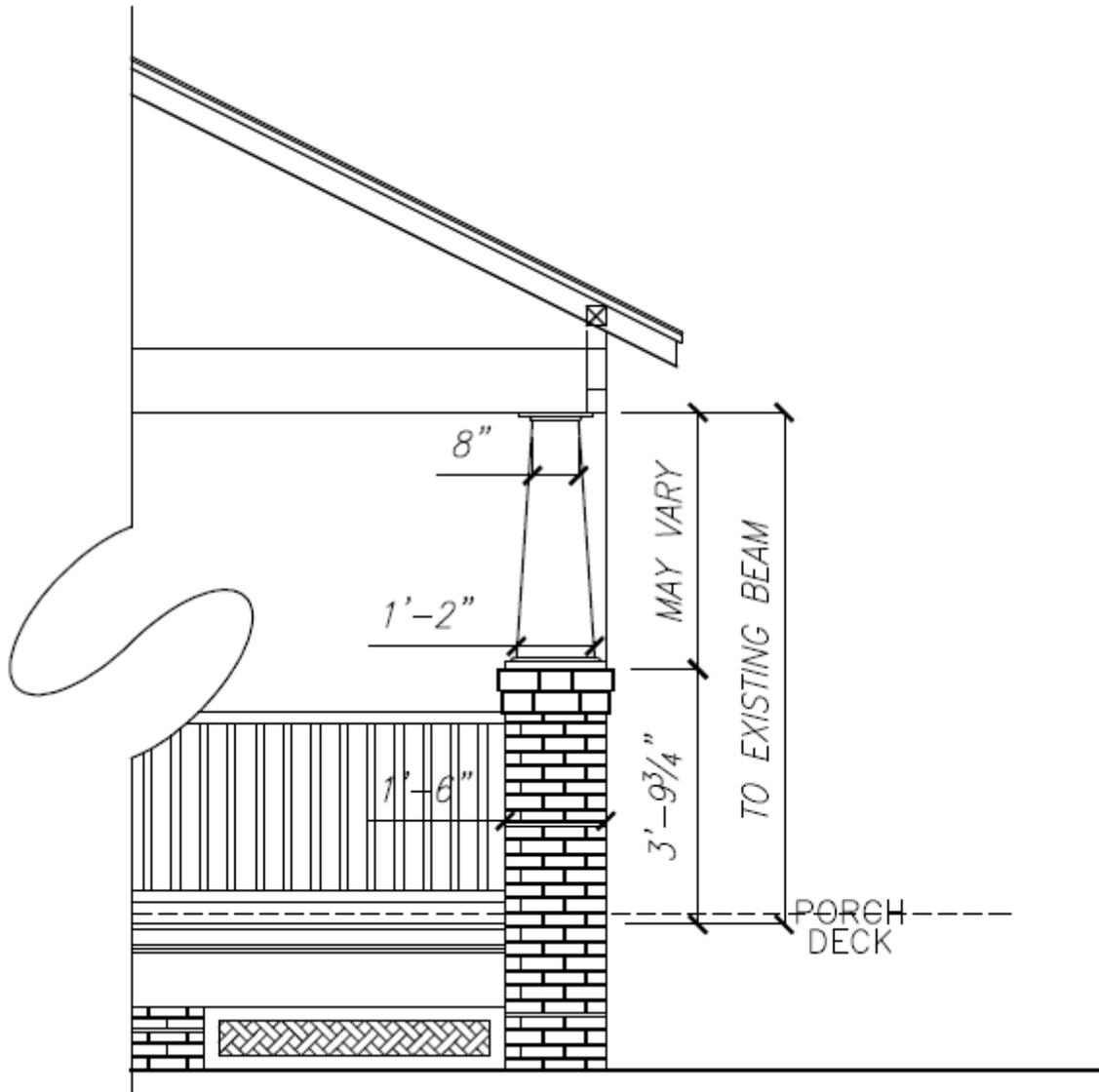


PROPOSED SECOND FLOOR PLAN



ORIGINAL REAR WALL

PORCH COLUMN DETAIL



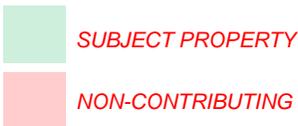
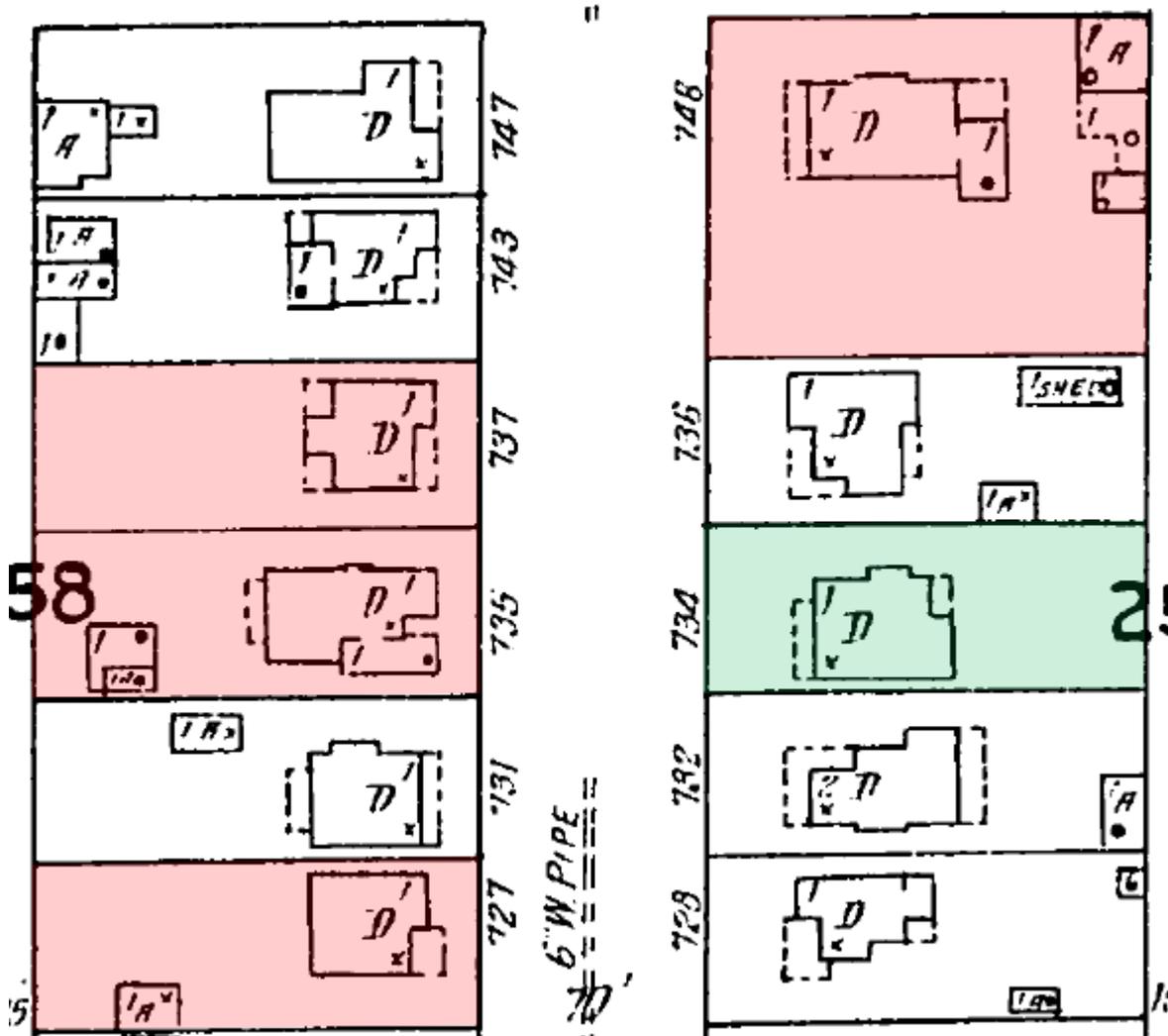
WINDOW / DOOR SCHEDULE

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

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

SANBORN FIRE INSURANCE MAP

1924-1951



EXISTING PHOTOS



FOUNDATION CONDITION PHOTOS



FOUNDATION CONDITION PHOTOS



FOUNDATION CONDITION PHOTOS

DETAIL



WOOD TO SOIL CONTACT

PROJECT DETAILS

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

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

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

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

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

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

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

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

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

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

(West)

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

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

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

(North)

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

(South)

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

the first floor and six windows at the second floor.

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

DRAFT

ATTACHMENT A
ENGINEER'S REPORT



P.O. Box 6156 - Kingwood, TX 77325

james@jdsiengineer.com ■ 281.852.3647 ■ 52.213.3622 (F) ■ www.jdsiengineer.com

P&G Homes
1340 Yale Street
Houston, TX 77008

December 11, 2014

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

Mr. Seeburger,

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

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

Regards,



James Deaver, PE
F-11512

ATTACHMENT B
PUBLIC COMMENT

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

HAHC Members

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

Roger & Catherine Watkins

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

HAHC Members

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

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

Regards

Roger & Catherine Watkins
816 Arlington Street
Houston, TX 77007

Heights Historic District South

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

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

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

http://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/historic_districts/heights_setting.html

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

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

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

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

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

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

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

Thank you,

Mike and Christine Hansen

732 Arlington

Houston, TX 77007

Heights Historic District South

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

Petitioner Name Nick Gaha	Home Address 728 ARlington St.
Signature <i>Nick Gaha</i>	Email Address
Comments Do not like the reduction in the previous area for reabsorption	Date 10/18/14
Petitioner Name Mary Gaha	Home Address 728 Arlington St
Signature <i>Mary Gaha</i>	Email Address [Redacted]
Comments Don't like huge house	Date 10/18/14
Petitioner Name TRACY ROBERTSON	Home Address 812 ARLINGTON
Signature 	Email Address
Comments As I understand the proposed alterations they will significantly alter the appearance of the home from the street which I feel is contrary to the goals of the historic preservation ordinance. Why do they in a historic district?	Date 10/18/14
Petitioner Name DOUG DUNLAP	Home Address 1308 OMAHA ST
Signature <i>Doug Dunlap</i>	Email Address
Comments	Date
Petitioner Name Charles J. Davis	Home Address 741 Arlington
Signature <i>Charles J. Davis</i>	Email Address [Redacted]
Comments	Date 10/20/14

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

Petitioner Name <i>Sonja Novak</i> Signature <i>Sonja Novak</i> Comments <i>734 arlington sonja Novak</i>	Home Address <i>721 Arlington Houston, TX 77007</i> Email Address [Redacted] Date <i>10/22/14</i>
Petitioner Name <i>Christine Hansen</i> Signature <i>Christine Hansen</i> Comments	Home Address <i>732 Arlington St</i> Email Address [Redacted] Date <i>10/22/14</i>
Petitioner Name <i>Mike Hansen</i> Signature <i>Mike Hansen</i> Comments	Home Address <i>752 Arlington</i> Email Address [Redacted] Date <i>10/22/2014</i>
Petitioner Name Signature Comments	Home Address Email Address Date
Petitioner Name Signature Comments	Home Address Email Address Date

Hi Geoff,

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

Alex Bonetti
Heights South Historic District
Geoff,

When things happen in my life that upset me I generally try to stop, take a step back, and ask myself if, "in the grand scheme of life, is this really important?" I'd say about 95% of the time the answer is "no" in which case I try to move on. As you have seen and I suspect can imagine, I believe when it comes to my families' home the answer is "yes." Renovating and building a house that I plan on raising a family in and being a "forever" home is a huge emotional and financial endeavor. I would like to think that if you were in my position, you would feel the same, particularly if kids were involved. I suspect you would do all you could to get the best for your family, especially if you knew you could achieve it while honoring the neighborhood and keeping

the integrity of the existing home. This is why I am asking you to help us get approval to move our house (734 Arlington) a few feet over. I'd like to think if you were in my shoes you would ask for help just as I am.

I know that perhaps we are in a unique situation in that Dave and P&G Homes have done other remodels/renovations. I realize that not every applicant has the "luxury" of being able to prove that they want nothing but the best for the neighborhoods. I beg of you to please check out P&G Homes on Facebook and on the website and look at what types of projects they are doing and have completed. Not once have they compromised the integrity of a house or a neighborhood, whether historic or not, in a rebuild or renovation. In fact, they have done the opposite, they have given up potentially getting a higher return on projects in order to keep the house in tact. They do this because they respect the different neighborhoods all around Houston.

I can assure you that moving our home over will not compromise its character or charm. It will be a beautiful, respectfully done historic home with great attention to historic detail. Why? Because we want to "bring it back to life" in a way that showcases its originality and historical attributes.

I am asking for your help. I am begging for it actually. I hope you can see what we are trying to achieve. I hope that you can help advocate for our proposal.

Please do NOT include this letter in our application as it is meant to be a personal message.

I am happy to answer any questions you may have.

Sincerely,

Amy Seeburger

Geoff,

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

Andy Dyer
Norhill Historic District

Hello Geoff,

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

Sincerely,

Becky Wrona

Bradley Street

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

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

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

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

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

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

Sent from my iPhone

Hi Geoff,

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

Christina David
Lawrence St, 77008 in the Heights

Sent from my iPhone

Dear Geoff,

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

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

Dave Barron
9800 Northwest Freeway

Suite 508
Houston, TX 77092
Cell #:713.504.0933
Phone #:713.688.0274
Fax #:713.688.0340



Featured on:



<http://www.houzz.com/pro/irongatebuild/iron-gate-build-and-design-inc>

Hi Geoff,

My name is David Stotz, and my wife and I have been residents of the Heights since 1981 (when it was NOT a trendy place to live). We are in the Heights South Historic District, approximately 2 blocks from 734 Arlington. I support approval of the revised COA application that Dave and Amy Seeburger have submitted. I have looked at their plans for this property, and they are retaining the entirety of the historical building, which seems to meet all requirements of the historical ordinance. This is the type of construction that we welcome in the Heights.

Please include this letter of support with the application.

David Stotz
710 Harvard Street
Houston, TX 77007

Dear Geoff,

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

Please include this letter of support with the application.

Diane Stotz
710 Harvard Street
Houston, TX 77007

Hi Geoff,

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

Please include this letter of support with the application.

Thank you for your consideration.

Jamie House

Jamie House Design

713.806.8919

Hi Geoff,

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

--

Jeff Geloneck
Heights Resident
281-723-0302

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

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

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

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

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

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

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

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

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

Thank you

Julie Young
2117 Stanford
77006

Hi Geoff,

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

Kate Hansen
Waverly St

Hi Geoff,

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

Lauren Barnes
Heights South Historic District

Hi Geoff,

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

Lily Cheung
Heights Resident and Home Owner

Lily Cheung, P.E.

Netherland, Sewell and Associates, Inc.
1301 McKinney Street Suite 3200
Houston, TX 77010

Ph: 713-654-4950
Fax: 713-654-4951

Hi Geoff,

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

Lina Fairchild
Freeland Historic District

Hi Geoff,

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

Thank you for your consideration,

Linda Eyles
736 Arlington
Historic Heights South District

Sent from my iPad

Dear Geoff,

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

Thank you,
Lynn Greene

Sent from my iPad

Hi Geoff,

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

Megan Geloneck
Heights Resident

Hi Geoff,

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

Jim and Tricia Zucker
Historic Heights East District

Sent from my iPhone

Hi Geoff,

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

Regards,

Neeraj Dani
Heights Historic District Resident
416 Cortlandt St.

Mr. Butler,

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

Pam Kalinec
Historic Heights East District

Good Morning Geoff,

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

Paul & Anna Stenhouse
Historic Heights East District

Hello Geoff,

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

Sincerely,
Rhonda Barron
407 Arlington Street
Historic Heights South District

Good Morning Geoff,

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

Troy Johnson
Heights (Norhill)

TROY JOHNSON
Account Executive



T +1 713 521 9797
F +1 713 583 9519

11011 Richmond Avenue
Suite 500
Houston, TX 77042
www.EnergyMarketExchange.com

E-mail Confidentiality Agreement

The information contained in this e-mail transmission is privileged and/or confidential intended solely for the person(s) named above. If you are not the intended recipient you are hereby notified that any retention, disclosure or other use is strictly prohibited. If you have received this notification in error, please immediately contact the sender and delete the material.