

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 14, 2014

**Applicant:** Rit Johnson Ridgewater Homes for Palmetto Promise Ventures, owner

**Property:** 1610 Cortlandt Street, tract 15A and 16A, block 115, Houston Heights Subdivision. The property includes an original one-story bungalow with partially completed two-story rear and side addition on an 8,246 square foot (62' x 133') interior lot.

**Significance:** Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights Historic District East. The bungalow was 1,916 square feet prior to start of the current project. A two story rear and side addition approved by Planning Commission in Sept 2013 is nearing completion.

**Proposal:** Alteration – Revisions to a COA for a two-story rear and side addition.

The applicant was denied a COA by HAHC in August 2013, which was overturned on appeal to Planning Commission on September 5, 2013. During construction, the applicant made the following deviations from the approved scope of work:

- Replaced existing 1 over 1 windows with new wood 4 over 1 windows. The new windows are surrounded by larger cementitious trim with wood headers. The original COA indicated that these were original wood windows that were to be retained. Photos since provided by the applicant and the City’s Structural Inspector indicate that the previously existing windows were non-original metal replacement windows.
- Removed the original house’s structural shiplap wall material without prior approval or staff inspection.
- Removed all of the historic 117 wood siding and resided the house with new 117 siding and salvaged portions of the previous siding.

See enclosed application materials and detailed project description on p. 3-18 for further details.

**Public Comment:** One in favor and one offering no objection. Please see Attachment A for details.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

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

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** -  
**Effective:** -



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

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

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <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 checked="" type="checkbox"/> | <input 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;   |                            |
| <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 checked="" type="checkbox"/> | <input 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;  |                            |
| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |

### 1610 CORTLANDT TIMELINE

**7/23/13**

Application submitted for a COA to construct a 2 story addition to a 1 story house.

**8/14/13**

COA denied by HAHC.

**9/5/13**

COA approved via Planning Commission Appeal.

**5/6/14**

Inspector visited the site and photographed the interior during construction. The Inspector's photos showed that the house's siding, structural shiplap, and three existing windows had been removed by this time. Photos also show that 3 of the 6 windows replaced were metal, non-original windows.

**6/13/14**

During an inspection, the Inspector noted that all of the 1 over 1 wood windows labeled "existing to remain" on plan drawings had been replaced with new 4 over 1 wood windows. Pictures taken of the windows indicated that siding had also been removed (this was confirmed by the Inspector on 6/17 and a staff site visit on 7/21).

**6/16/14**

Builder and applicant (Rit Johnson) told staff that the previously existing windows were labeled as historic material in the COA in error and that they were actually non original metal windows. Staff advised the applicant to apply for a COA for the changes.

**7/21/14 – Site Visit**

Staff found the addition as constructed exceeded the approved scope as follows:

- Windows labeled "existing to remain" were removed and replaced.
- Siding had been largely removed and replaced with new material. The builder did salvage a portion of the historic siding and re-installed it alongside the new siding.
- Staff did not discover the removed shiplap at this time because drywall had been installed.

Staff advised the applicant to submit a COA application for the exceeded scope of work.

**8/14/14 – Applicant submits COA application materials.**

**8/18/14 – Meeting between applicant, the Structural Inspector, and HPO staff to discuss bringing the project into compliance.** Applicant said they removed the windows and portions of the siding because they were believed to not be original. The applicant said what was left of the original siding became damaged as they installed the windows and framing. They had to dispose of most of it. Staff requested evidence (for example: old photos) in order to verify that the windows were not original and that the siding was too damaged to be retained.

Staff informed Mr. Johnson that the application submitted on 8/14/14 was not complete, and that the following was still needed:

- Written description of the exceeded scope
- A window schedule

**8/19/14** – Applicant submitted a written description and general window specifications. In reviewing the Inspector photos from 5/6/14, staff discovers that the house’s historic structural shiplap was also removed without approval.

**9/9/14** – Staff again advised applicant the application was incomplete, and the following was still needed for a complete application:

- Detailed window schedule
- Revised written description to include shiplap removal

**9/10/14** – Sent reminder email and phone call regarding the need for a complete application.

**9/11/14** – Applicant emailed all necessary application materials.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

- Building Classification**
- Contributing
  - Non-Contributing
  - Park



**PHOTO OF THE RESIDENCE BEFORE WORK BEGAN**



**PHOTO OF THE RESIDENCE DURING CONSTRUCTION**



**NORTH SIDE ELEVATION**

APPROVED BY PLANNING COMMISSION ON APPEAL – 9/5/13



NEW SIDING AND 4 OVER 1 WINDOWS INSTALLED



4 over 1 windows used instead of 1 over 1

Salvaged historic 117 siding (painted grey) installed alongside new siding. . Applicant asserts that the siding towards the front of the house was from an earlier alteration to enclose the front porch.

**SOUTH SIDE ELEVATION**

APPROVED BY PLANNING COMMISSION ON APPEAL – 9/5/13



NEW SIDING AND 4 OVER 1 WINDOWS INSTALLED



4 over 1 window used instead of 1 over 1

Salvaged historic 117 siding (painted grey) installed alongside new siding. Applicant asserts that the siding towards the front of the house was from an earlier alteration to enclose the front porch.

**APPLICANT SUBMITTED PHOTO OF THE NORTH ELEVATION PRIOR TO CONSTRUCTION**



**STAFF SITE VISIT PHOTO 7/21/14**

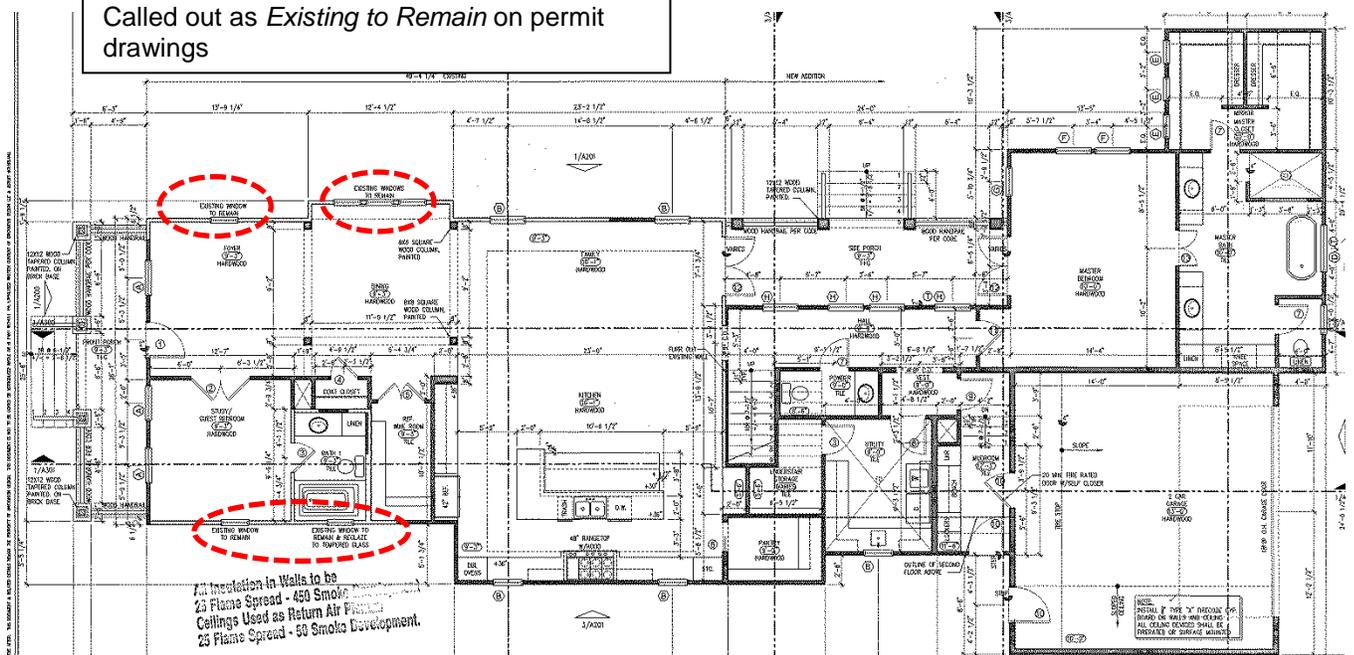




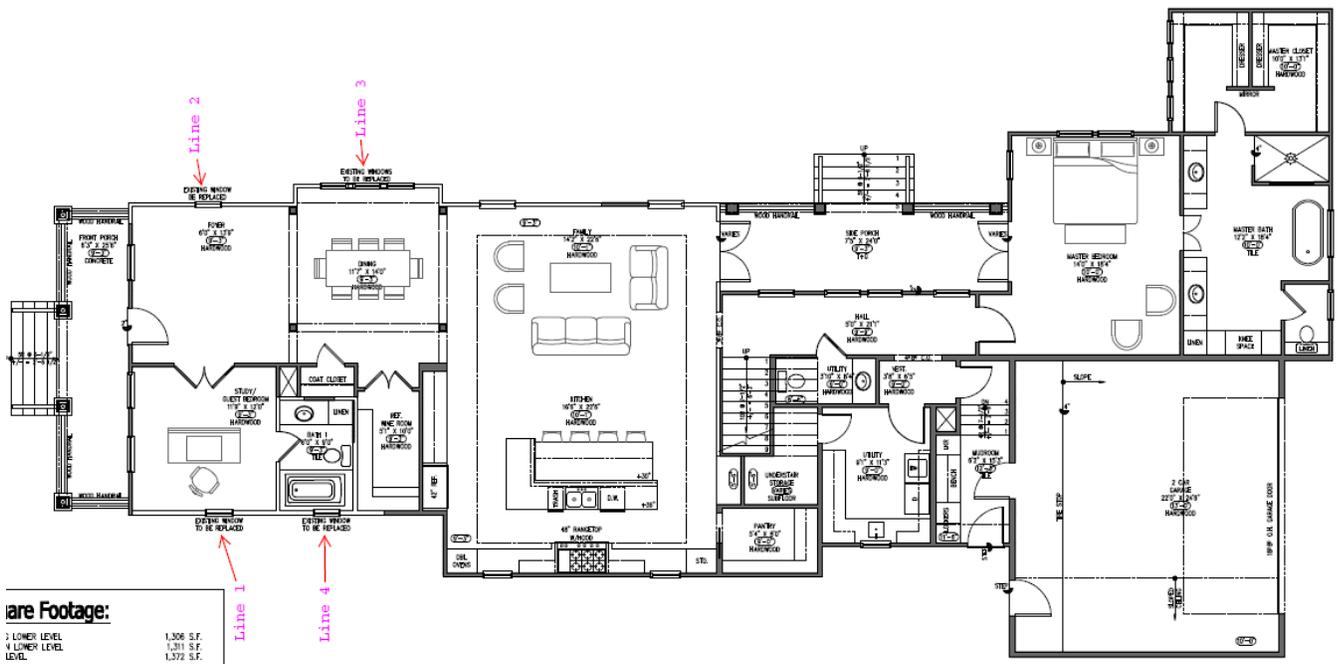
FIRST FLOOR PLAN

APPROVED BY PLANNING COMMISSION ON APPEAL - 9/5/13

Called out as *Existing to Remain* on permit drawings



NEW 4 OVER 1 WINDOWS INSTALLED



are Footage:

3 LOWER LEVEL	1,308 S.F.
4 LOWER LEVEL	1,381 S.F.
LEVEL	1,372 S.F.

WINDOW SCHEDULE

WINDOW 1 – FACING SOUTH SIDE PROPERTY LINE

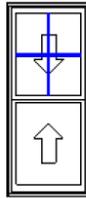
Line-1

Study / guest - right elevation

EWD2968

Rough Opening: 30 1/8 X 68 3/4

Frame Size : 29 3/8 X 68



Viewed from Exterior. Scale: 1/4" = 1'

Siteline EX Wood Double Hung, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 No Exterior Trim, No Sill Nosing,  
 4 9/16 Jamb,  
 Standard Double Hung, White Jambliner,  
 White Hardware,  
 No Screen,  
 US National-WDMA PG 35,  
 Insulated Low-E Tempered Glass, Argon Filled, CA Urban Fire Code  
 Label,  
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 2 Wide 2  
 High Top  
 GlassThick=0.756, \*\*Screens on Wood Double Hung/Slide-By Units  
 Without Trim Have No Method for Attachment. Clear  
 Opening:25.825w, 30.332h, 5.439 sf  
 U-Factor: 0.31, SHGC: 0.28, VLT: 0.53, Energy Rating: 17.00, CPD:  
 JEL-N-712-02956-00001  
 PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW  
 COMMENTS: Glass is tempered due to location in shower  
 Quoted frame size 29 3/8 x 68, existing frame size is 30 x 68 3/4

WINDOW 2 – FACING NORTH SIDE PROPERTY LINE

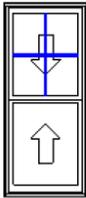
Line-2

Foyer- left elevation

EWD2968

Rough Opening: 30 1/8 X 68 3/4

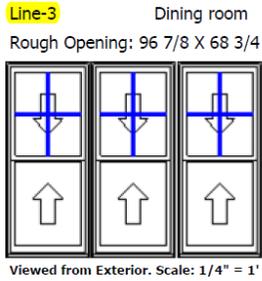
Frame Size : 29 3/8 X 68



Viewed from Exterior. Scale: 1/4" = 1'

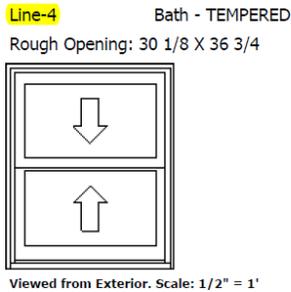
Siteline EX Wood Double Hung, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 No Exterior Trim, No Sill Nosing,  
 4 9/16 Jamb,  
 Standard Double Hung, White Jambliner,  
 White Hardware,  
 No Screen,  
 US National-WDMA PG 35,  
 Insulated Low-E Tempered Glass, Argon Filled, CA Urban Fire Code  
 Label,  
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 2 Wide 2  
 High Top  
 GlassThick=0.756, \*\*Screens on Wood Double Hung/Slide-By Units  
 Without Trim Have No Method for Attachment. Clear  
 Opening:25.825w, 30.332h, 5.439 sf  
 U-Factor: 0.31, SHGC: 0.28, VLT: 0.53, Energy Rating: 17.00, CPD:  
 JEL-N-712-02956-00001  
 PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW  
 COMMENTS: Glass is tempered due to location in shower  
 Quoted frame size 29 3/8 x 68, existing frame size is 30 x 68 3/4

WINDOW 3 – FACING NORTH SIDE PROPERTY LINE



Main Line Item  
 Frame Size : 96 1/8 X 68  
 Sitaline EX Wood Mull Auralast Pine, Double Hung Product,  
 Primed Exterior,  
 Natural Interior,  
 No Exterior Trim, No Sill Nosing,  
 3 Wide  
 1 High,  
 Solid Spread Mull,  
 4 9/16 Jamb,  
 US National-WDMA DP 35,  
 Insulated Low-E Annealed Glass, Argon Filled,  
 This mull configuration complies with AAMA 450 standards and is professional engineer-approved. \*\*Any Screens For Wood Double Hung/Slide-By Units Within a Mull Without Trim Have No Method for Attachment.  
 Vertical Spread Mull 2 Vertical Spreads, 4" Wide,  
 PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW  
 COMMENTS: Quoted frame size is 96 1/8 x 68, existing frame size is 97 1/2 x 68 3/4.  
 The existing triple mull unit has 5" spread mulls between each unit. I have quoted this unit with standard 4" spread mulls

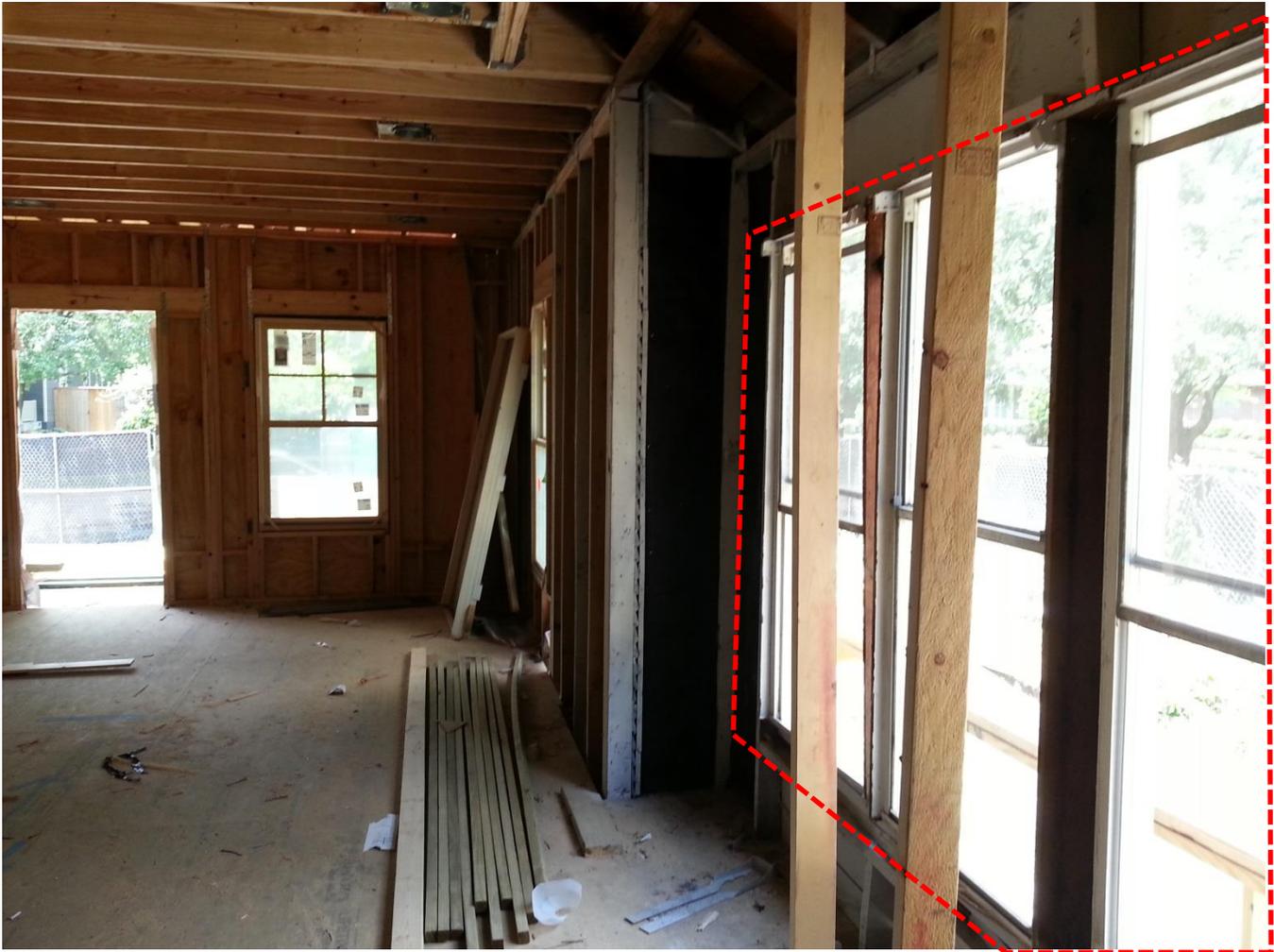
Window 4 – FACING SOUTH SIDE PROPERTY LINE



EWD2936  
 Frame Size : 29 3/8 X 36  
 Sitaline EX Wood Double Hung, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 No Exterior Trim, No Sill Nosing,  
 4 9/16 Jamb,  
 Standard Double Hung, White Jambliner,  
 White Hardware,  
 No Screen,  
 US National-WDMA PG 35,  
 Insulated Low-E Tempered Glass, Argon Filled, CA Urban Fire Code Label,  
 GlassThick=0.756, \*\*Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear  
 Opening:25.825w, 14.332h, 2.57 sf  
 U-Factor: 0.31, SHGC: 0.27, VLT: 0.50, Energy Rating: 17.00, CPD: JEL-N-712-02228-00001  
 PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW  
 COMMENTS: Glass is tempered due to location in shower  
 Quoted frame size 29 3/8 x 36, existing frame size is 30 x 36.

**PHOTO OF EXISTING WINDOWS DURING CONSTRUCTION TAKEN 5/6/14**

THESE APPEAR TO BE NON-ORIGINAL METAL WINDOWS



**INSPECTOR PHOTOS OF MISSING SHIPLAP TAKEN 5/6/14**



**APPLICANT SUBMITTED PHOTOS OF THE PREVIOUS WINDOWS**



**DETAIL PHOTOS OF PREVIOUS WINDOWS**



## REVISION DETAILS

**Windows/Doors:** The applicant was approved to retain six existing 1 over 1 windows on the historic portion of the existing house. The applicant has since replaced these windows with five new 4 over 1 wood windows and one 1 over 1 wood window. Photos provided by the Structural Inspector and the applicant indicate that these windows were non-original metal sash windows.

**Exterior Materials:** The applicant was approved to retain the historic 117 siding while constructing a two story side and rear addition. The applicant removed all of the house's existing siding and replaced it with new siding. Small portions of the previous siding were salvaged and installed alongside the new siding.

The applicant asserts that a portion of the siding was not original, and was part of an earlier alteration that enclosed the front porch. The applicant also states that a substantial portion of the previous siding had to be removed in order to repair and replace deteriorated wall and floor framing. Most of this siding was damaged while being removed. The siding that could be salvaged was installed on the house alongside new matching siding.

Photos from a site inspection performed on May 6, 2014 show that the applicant removed the house's structural shiplap. The applicant asserts that the structural wall material was heavily deteriorated and needed to be replaced. The applicant replaced the shiplap with plywood.

### SCOPE OF WORK APPROVED IN SEPTEMBER 5, 2013 BY PLANNING COMMISSION APPEAL

#### ***TYPE OF APPROVAL REQUESTED: Alteration – Addition and porch alteration on a contributing house***

*The applicant proposes to construct a two story addition at the rear and both sides of a one story house. This will necessitate the loss of approximately the rear ¾ of the existing home and approximately the rear 1/3 of the original home. The applicant also seeks to replace the house's open front porch, which was converted into an enclosed sunroom sometime after 1951.*

#### ***Project Details:***

- *Shape / Mass: The existing house measures 26' by 80' deep and features a roof ridge height of 21'. Of the existing house's depth, approximately the front 56' appears to be the original house (see attached Sanborn images). The applicant proposes to construct a two story rear addition to the rear and south side of the existing home. This will necessitate removing the house's rear addition and approximately the rear 1/3 of the original house's south wall. This addition will feature a varying width, with much of the mass located toward the rear of the property. At its widest point, it will measure 54' wide and at its tallest point it will measure 29' tall. After factoring in the space on the existing house to be removed, the finished house will have an overall depth of 107' and 3,989 square feet of living space.*

*The house's front porch was enclosed at some point after 1951. The applicant proposes to restore the open front porch by removing the enclosure and installing a new recessed exterior wall. Sanborn map records show that the house used to feature a full width covered front porch.*

- *Setbacks: The existing house features a front setback of 20', a south side setback of 12' and a north side setback of 21'. The addition will encroach to within 2' on the south and 6' on the north. The applicant has been advised that the south setback violates the city's ordinance regarding side setbacks. The proposed addition will not impact the front setback.*
- *Roof: The existing home features a pitched front open gable roof with an 8:12 pitch. The addition will feature multiple hipped roofs with a 6:12 pitch. The existing home features closed soffits pitched at a slope matching the roof. The addition will feature flat closed soffits.*
- *Exterior Materials: The existing home's 117 wood siding will remain intact, with the exception of the areas that need to be removed to incorporate the addition. The proposed addition will feature horizontal lap cementitious siding with a 4" reveal.*

- *Window / Doors: The portion of the existing home proposed to remain intact will retain its one over one wood windows. A non-original metal and glass bay window on the enclosed front porch will be removed as part of the proposed restoration of the open porch. The new front wall behind the proposed front porch will feature 3 four over one double hung wood windows and a three lite wood door. The addition will feature a combination of wood double hung one over one windows and wood casement windows. See window schedule for window specifications.*
- *Foundation: The existing house is situated on a 3' tall pier and beam foundation. The addition will feature a matching foundation with the exception of the garage, which will be built over a concrete slab.*

**Elevation Details:**

- *West Elevation (front facing Cortlandt Street): The existing home's enclosed front porch will be removed and replaced with an open front porch under the house's existing front open gable. The porch will be supported by new tapered columns atop brick piers. The porch will be accessed by a set of wood steps flanked by a pair of brick piers. The new recessed wall behind the porch will feature 3 four over one wood double hung windows and a three lite craftsman style door. The rear addition will be visible from over the top of the existing house and to each side.*
- *North Elevation (facing side property line): The proposed remaining portion of the existing home's siding and windows will remain intact on the north elevation. The addition will begin approximately behind a side bump out, necessitating removal of the existing house from that point to the rear property line. The first floor will feature a side porch with columns and railings similar to those on the proposed new front porch. The first floor will also feature 6 double hung windows and two casement windows. The second floor will feature 4 double hung windows and two sliding windows.*
- *South Elevation (facing side property line): The removal of the house's enclosed porch will include the removal of a double hung window facing the south. The other two windows on what is proposed to remain of the existing house will stay intact. The addition will begin approximately the location of the house's existing first bedroom (see "Bedroom 1" on existing floor plan drawing) and continue towards the rear property line. The first floor of the addition will feature 3 double hung windows and a side door. The garage will be located just to the right of this door and will be accessed by way of a rear alleyway. The second floor of the house will feature 5 double hung windows, and four casement windows, all of varying size.*

**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:	Sep-14	Date of Report:	23-Sep-14			
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B15	1610 Cortlandt	Rit Johnson Ridgewater	Palmetto	Alteration/Revision Exceeding scope orig CofA Contributing structure	Support No Object Object	1 1 1
B16	1640 Columbia	Luis Talamantes	Kenneth Allen	Replace windows on non-contributing residence	Support No Object Object	1 1 1
B17	1235 Columbia	At Javid	Michael Clement	Add front detached carport Contributing structure	Support No Object Object	1 1 1
B18	1641 Columbia	Sam Gianukos	Troy Baker	Relocate contributing res. New 2-story addition	Support No Object Object	1 1 1

**From:** Brie Kelman  
**Sent:** Tuesday, September 23, 2014 10:52 AM  
**To:** Kent Marsh  
**Subject:** Re: September HAHC Postings

Hi Kent,

Sorry for the last-minute response! Here is my vote:

**Houston Heights East**

15. 1610 Cortlandt St, Alteration-Siding/Windows REVISION - Support

16. 1640 Columbia St, Alteration-Windows (Noncont) - Support

17. 1235 Columbia St, New Construction-Carport - Support - building the carport in the proposed location will enable the owners to have a backyard. It will also result in less paved driveway - a benefit drainage-wise as well as saving a tree. I looked at this house when it was for sale in 2009 - so cute! I am interested to see the data behind the staff's report saying there is a "typical" setback for garage/carports locations. Also the ordinance says "contributing structures" in the historic district. The garages in Heights East HD are not classified, so I believe this line of the Ordinance has been mis-interpreted:

"must match the typical setbacks of existing contributing structures in the historic district"

18. 1641 Columbia St, Alteration-Relocation/Addition - Support

Dear HAHC Members:

As a member of the HHEHD DRC, I have the following comments regarding the 4 Certificate of Appropriate applications on your agenda for the September 25 meeting.

Agenda Item B15 (1610 Cortlandt): NO OBJECTION – While I don't agree with the addition of 4/1 windows to the existing historic structure because these 4/1 windows were not part of the original design, I do understand that 4/1 replacement windows were inadvertently approved for the street side of the structure. I am glad processes are now in place that would prevent the replacement of the original 1/1 windows with 4/1 windows.

Agenda Item B16 (1640 Columbia): NO OBJECTION – The proposed window replacement in the non-contributing structure is an acceptable alternative.

Agenda Item B17 (1235 Columbia): OBJECT – Detached carports are not a typical element found in the HHEHD. The existing residence is a contributing structure. This property has viable alley access for a rear loaded garage that could replace the current accessory structure at the rear of the site and not reduce the yard area. This property is deed restricted which would require a garage to be placed no closer to the front of the property than ½ the depth of the lot (132/2=66 feet). There are no other contributing structures on this block that have detached carports on the front of the property. There is no guarantee that the carport would not "become" enclosed as a garage after completion of the initial construction which would then violate the existing deed restrictions.

Agenda Item B18 (1641 Columbia): OBJECT – The movement of this existing contributing structure should not be allowed. The 1600 block of Columbia has very little remaining historic character as most of the residences were rebuilt before the District was created. The Houston Heights subdivision plat has no front building setback and the default setback has been 10 feet. If we allow existing contributing structures to be moved on the property, we could end up with only a 10 foot setback throughout our District, which is not supported by the historical setbacks of a deeper distance from the street. Allowance of the movement of this structure, even though it is still 20 feet back will open the door for every applicant to request a 10 foot setback on any lot in our District and not within a Prevailing Building Setback protected block which would be highly detrimental to the historical look of the HHEHD.

Sincerely,

J. Kent Marsh, AICP CUD

1538 Arlington St.

Houston, Texas 77008