

CERTIFICATE OF APPROPRIATENESS

Application Date: April 15, 2024

Applicant: Stephanie Lawrence, agent for Ruth A. Moorman, owner

Property: 14 Shadow Lawn Street, Lots 14 & 15, Shadowlawn Neighborhood Subdivision. The property includes a historic 2,650 square foot, three-story masonry single-family residence and detached garage situated on a 27,419 square foot semi-circular lot with three-view points on all sides of the property.

Significance: Contributing French Manorial style residence, constructed circa 1923 by architect J. W. Northrop, Jr., and non-contributing detached garage structure located in the Shadow Lawn Historic District.

Construction and Alteration History: 14 Shadow Lawn was constructed in 1923 by architect J.W. Northrop, Jr. (see architectural drawings on pg. 13-15). It was the first residence to be built in the Shadow Lawn neighborhood and was the focal point of the subdivision. In 1931, Northrop made an addition to the property for J.H. Crooker and his wife, residents of the property until 1937 (see pg. 16-18). By 1944, the building included a two-story side wing, rear addition, and detached garage. In 1989, the home was remodeled to its existing condition.

Proposal: Alteration – Addition

The applicant proposes to incorporate the original 1923 building footprint per the original construction documents (see pg. 12-20) with the two-story side wing 1931 addition to remain. The existing two-story rear addition (c.1931 – correction from previous HAHC) is to be removed and a 345 sqft new rear addition will be added to the southeast (rear right) corner; new addition is to be connected to the main house by an inset hyphen. The removal of the non-contributing detached garage will be replaced with a new attached two-story garage structure (732 total sqft). The proposed scope of work is to include the following:

- Rear addition
 - New two-story addition of a primary suite, family room, porch, and attached garage with a conditioned hyphen.
 - An inset hyphen is to differentiate the original house from the addition. The first-floor portion is part of the original house.
 - The roofline and roof details, including the cornice, will be maintained and match the existing copper hipped roof.
 - All windows to be inset and recessed to match the existing (pg. 39-47).
 - A rear-conditioned portion is to connect the main house to the rear two-story garage structure with a covered porch to the side (pg. 24, 36-38).
- Attached rear two-story masonry garage structure to match the existing house.
 - The garage will include a two-car garage space, a mud room, and guest quarters/office above.
 - The structure will be subordinate to and not exceed the ridge height of the primary structure to reduce the visual impact of neighboring structures.

Public Comment: See Attachment A (pg. 48-50)

****PLANS ARE SUBJECT TO CHANGE****

Recommendation: -
HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

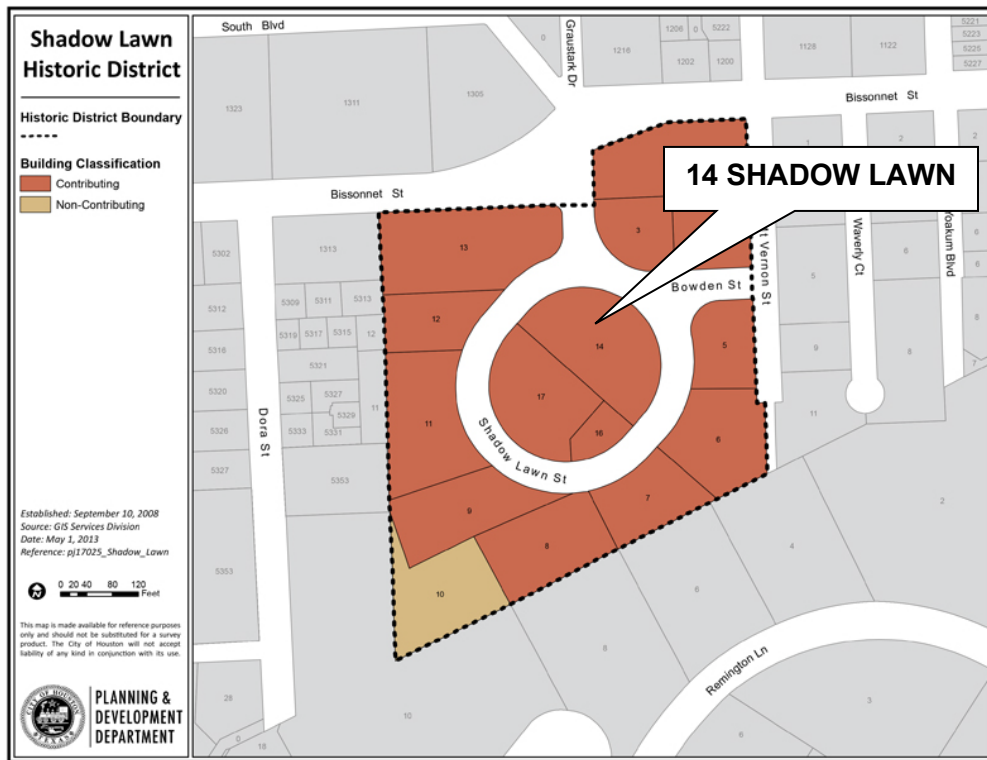
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building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

S D NA

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(7) The proposed replacement of 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;
(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;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

PROPERTY LOCATION ON DISTRICT MAP



INVENTORY PHOTO



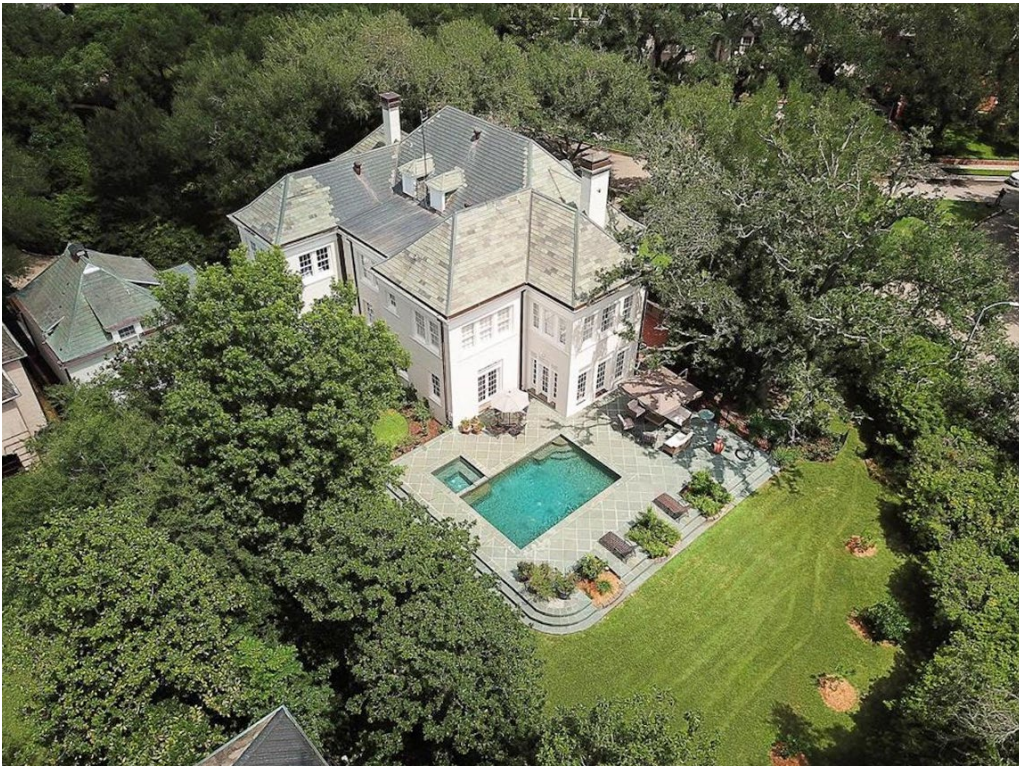
CURRENT PHOTOS
EAST (FRONT) ELEVATION



AERIAL VIEW OF SITE



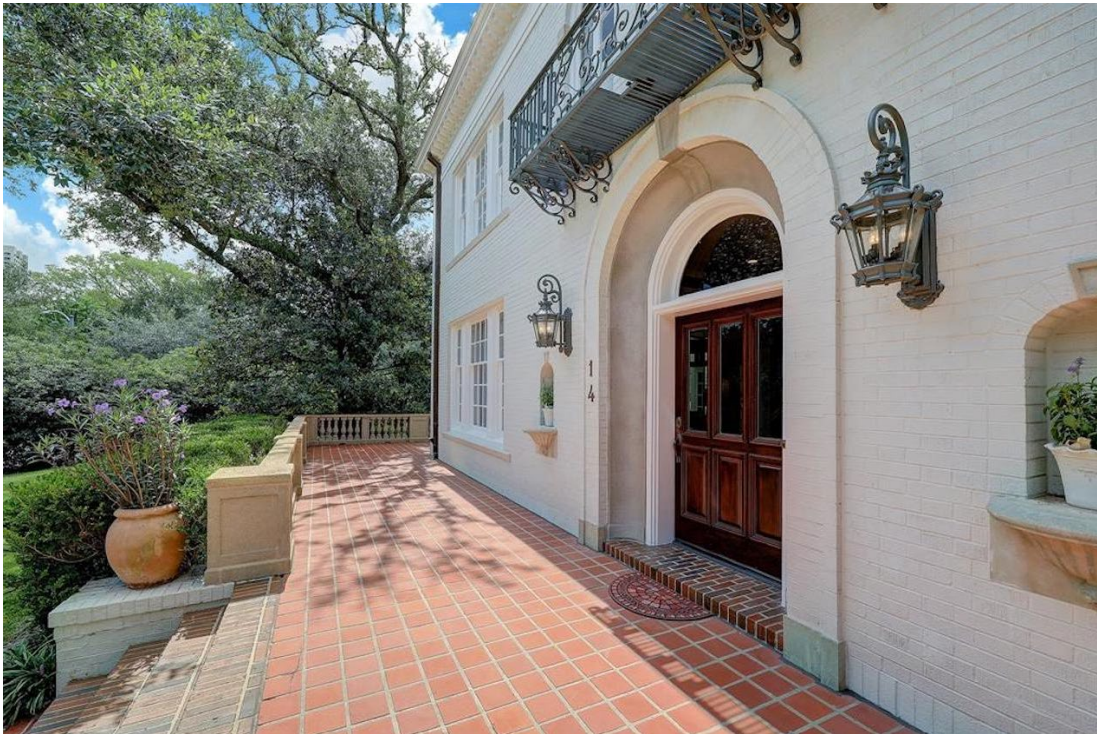
AERIAL VIEW OF REAR OF SITE



EAST ELEVATION (FRONT) PRIMARY ENTRANCE



EAST (FRONT) ELEVATION – OBLIQUE FRONT PATIO – LOOKING SOUTH



EAST (FRONT) ELEVATION – OBLIQUE FRONT PATIO – LOOKING NORTH



SOUTH (LEFT) ELEVATION



SOUTHWEST (LEFT/REAR) ELEVATION AND SIDE LAWN



STAFF SITE VISIT 6/13/2024

GARAGE - NORTH (FRONT) ELEVATION



NORTHEAST (RIGHT CORNER)



WEST (REAR) ELEVATION



WEST (REAR) ELEVATION



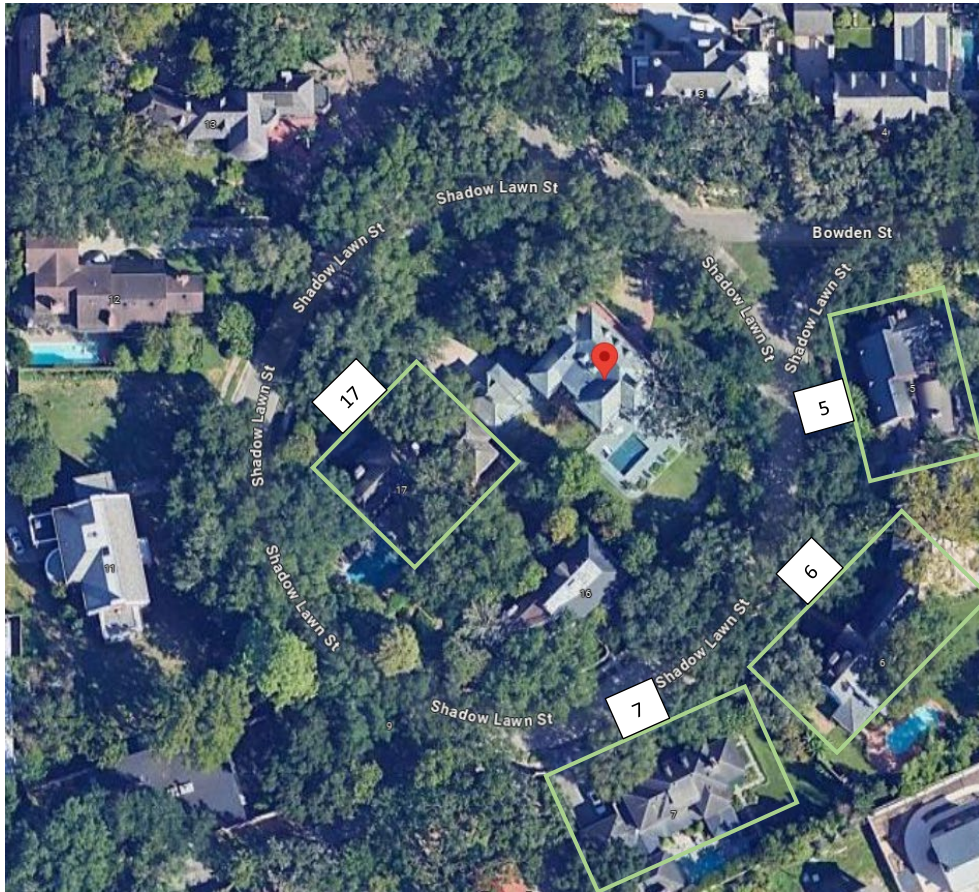
WEST (REAR) ELEVATION



WEST (REAR) ELEVATION

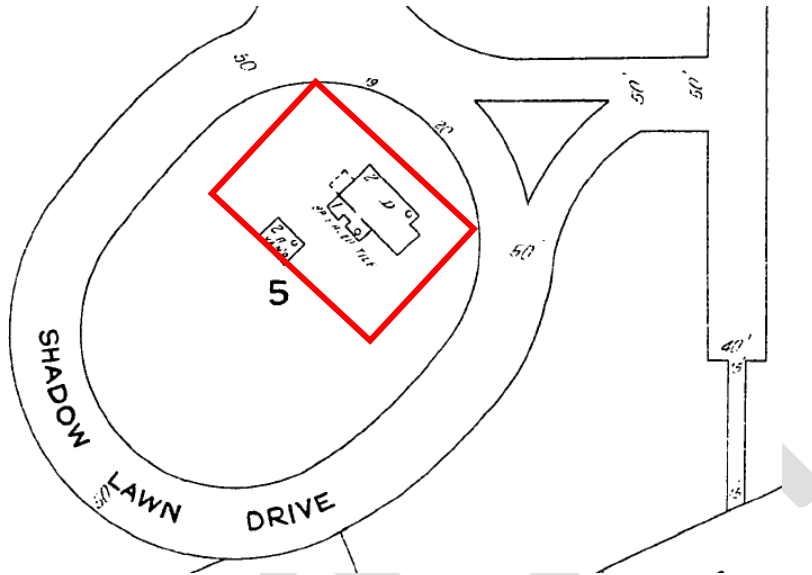


CONTEXT AREA

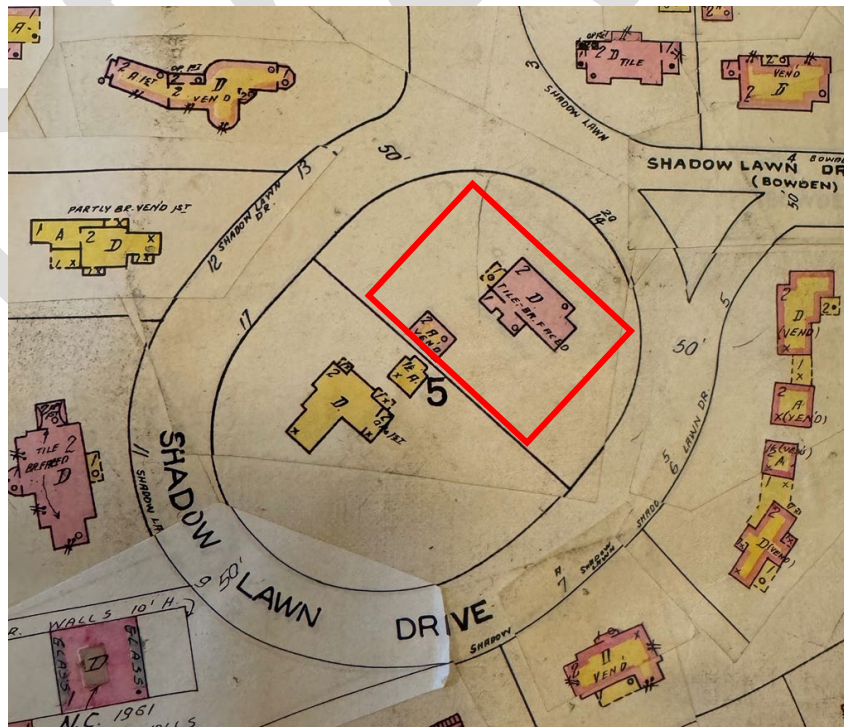


HISTORIC DOCUMENTATION

1924 SANBORN, VOL 5, SHEET 584

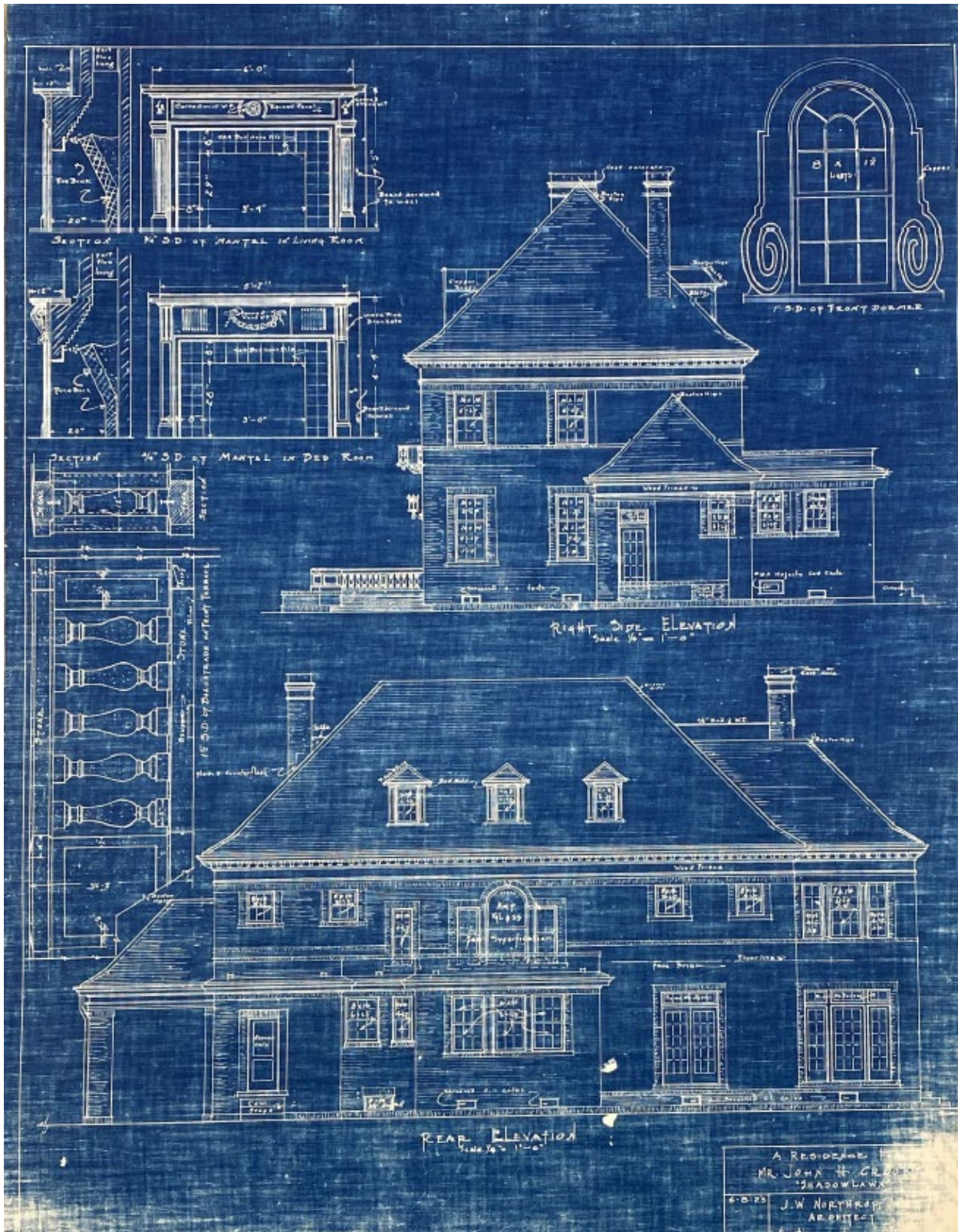


1945 SANBORN, VOL 5, SHEET 584

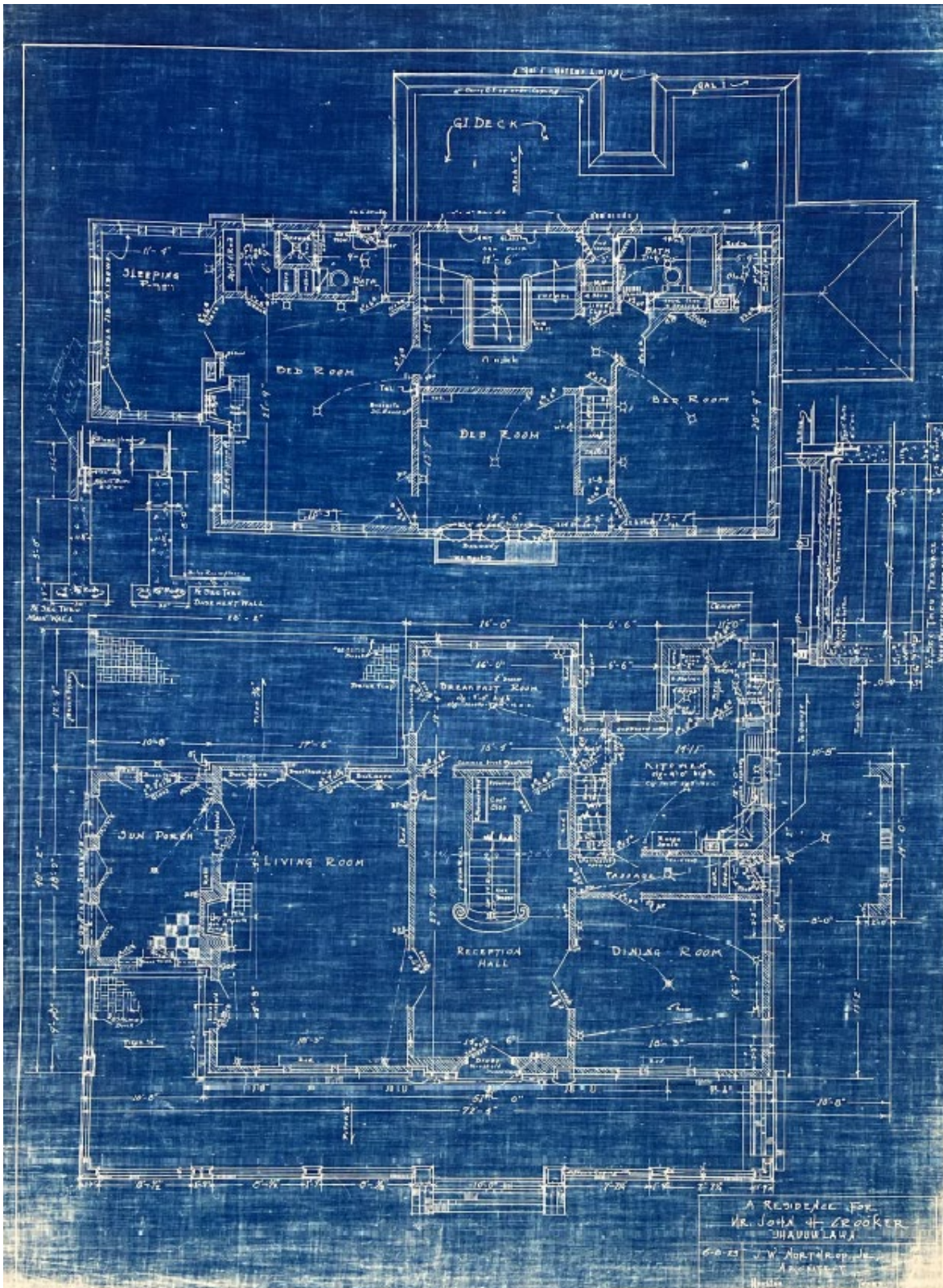


The property information recorded does not show the two-story side wing or rear addition completed. This is incorrect, per documents from 1931-1944.

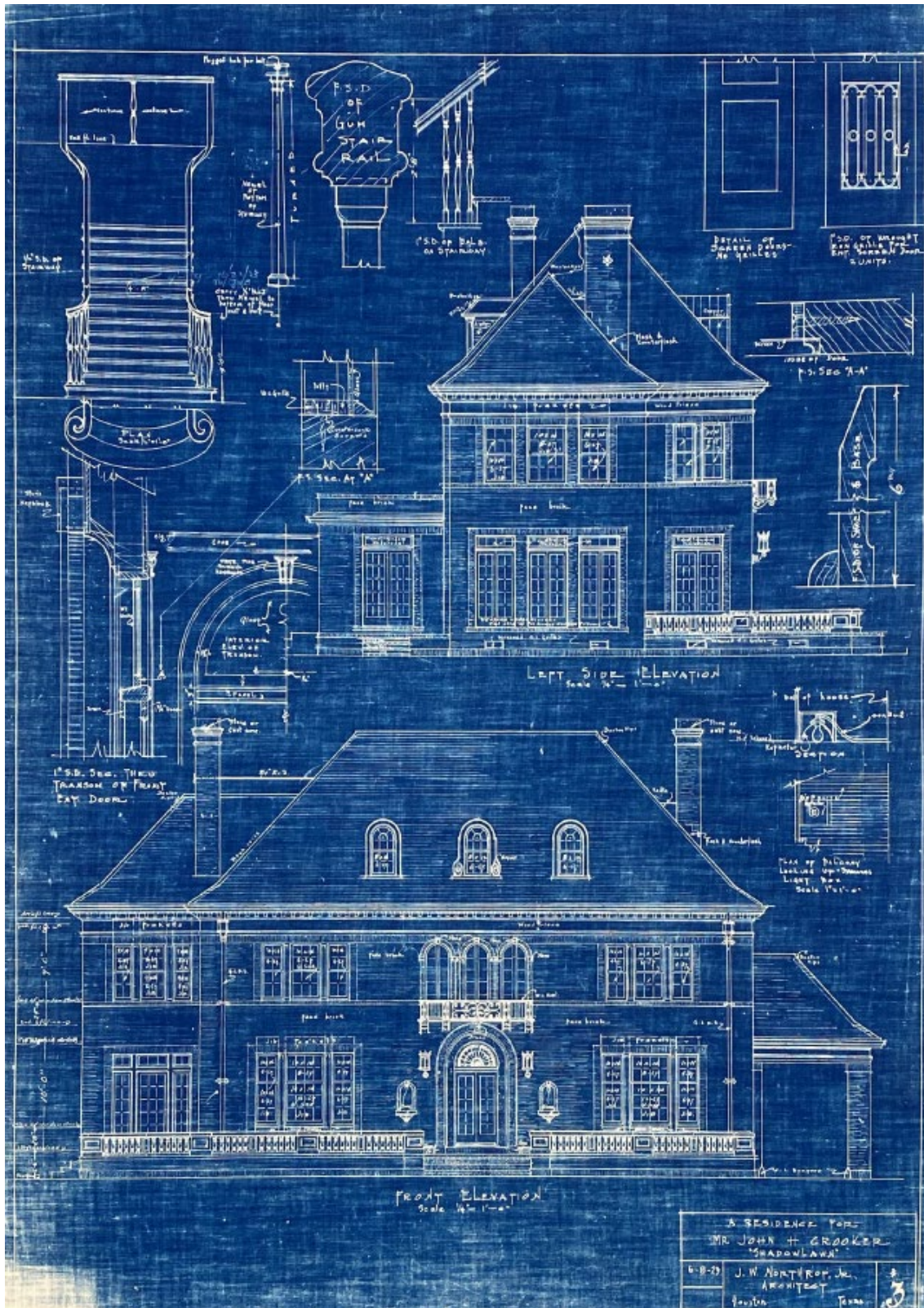
ORIGINAL BLUEPRINT – SHEET 1: 06/8/1923



ORIGINAL BLUEPRINT – SHEET 2: 06/8/1923



ORIGINAL BLUEPRINT – SHEET 3: 06/8/1923



“DAILY COURT REVIEW” – 02/20/1931

BUILDING PERMITS

August Kreinhop, 5 room frame house with bath and garage, 205 Frawley, White Oak addition, \$2000.

Mrs Gussie Jacobson Estate, frame garage, 1108 James, Allen addi. \$750.


J H Crooker, addition of three rooms and garage to brick veneer house, 14 Shadow Lawn street, Shadow Lawn addition, \$10,000. S W Conit Co, contractors.

Martin Wilder Co, addition to frame lumber shed on Banks street, Chevy Chase addition, \$350.

“THE HOUSTON POST” – 01/02/1944

NewsBank

Houston Post published as THE HOUSTON POST - January 2, 1944 - page 17
January 2, 1944 | Houston Post (published as THE HOUSTON POST) | Houston, Texas | Page 17



MR. AND MRS. S. M. CLEMENTS have purchased this lovely Georgian residence at No. 14 Shadow Lawn from M. M. Travis for \$30,000. Occupying a three-quarter acre site, the residence, built by John H. Crooker, contains entrance hall, living room with fireplace; glazed porch, library, dining room, kitchen, breakfast room, service porch and powder room downstairs; four bedrooms, three dressing rooms, three glazed porches and three baths on the second floor, and a recreation room on the third floor. The grounds are improved with a tennis court and a three-car garage with double servants' quarters above. Mr. Clements is an oil operator and also is interested in rice properties. The sale was handled by Frank P. Young, realtor.

"THE RICE ALLIANCE HOMES TOUR" – 10/21-23/1983

**14 Shadowlawn Circle, 1923-1924****J. W. Northrop, Jr., architect**

The first house to be built in Shadowlawn was constructed for Marguerite Malsch and John Henry Crooker. Joseph W. Northrop, Jr. designed the house, which was built by George D. Cook. Its grand scale and symmetrical composition enable this house to control its pivotal site at the entrance to Shadowlawn with authority. Northrop was best known for his American Georgian style houses, but neither of his houses in Shadowlawn display this tendency. Instead, with only a few suggestive details—the steep, hipped roof, the round-headed dormers, the arched entrance portal, and the cast stone balustrade surrounding the terrace—he essayed a French manorial style. In 1931 Northrop made a substantial addition to the back of the house for Mr. and Mrs. Crooker, who lived here until 1937. In 1957 it was acquired by Christ Church Cathedral as the Deanery, and from 1965 until 1980 it was the official residence of the Bishop of the Episcopal Diocese of Texas. The present owners, the seventh family to live here, have retained the architect Michael X. Flynn to remodel the house.

"THE RICE ALLIANCE HOMES TOUR" – 10/1983

Shadowlawn

Shadowlawn is one of a series of enclave neighborhoods that were developed in the South End of Houston between 1905 and 1930. Courtlandt Place, inspired by the private places of St. Louis, had been Houston's first such neighborhood. But it was J. S. Cullinan's Shadyside, developed along Main Boulevard between The Museum of Fine Arts and Rice University in 1916, that confirmed the local prestige of the private place. Cullinan abandoned the Courtlandt Place model of a single boulevard flanked by big houses. Instead his planner, the landscape architect George E. Kessler, substituted a curving lane that gave the neighborhood a more suburban aspect while permitting an efficient subdivision of the property.

After World War I, the open fields north of Shadyside became the center of fashionable new suburban development in Houston. Along West Eleventh Street (which shortly was renamed Bissonnet, although it was more familiarly known, on account of its destination, as Poor Farm Road) grew a series of enclave neighborhoods: West Eleventh Place, designed by the architect J. W. Northrop, Jr., in 1920; Broadacres, laid out in 1922 by the architect William Ward Watkin for James A. Baker, Jr.; Waverly Court, laid out in 1922; and Shadowlawn, developed by John H. Crooker and opened in 1923.

A former court judge and District Attorney of Harris County until 1917, John Henry Crooker and R. Clarence Fulbright started in 1919 the firm that became Fulbright, Crooker, Freeman, Bates and Jaworski. Judge Crooker also was involved in real estate development during the boom years of the 1920s. In 1922 he acquired three tracts between Poor Farm Road and Shadyside; these he developed as Shadowlawn.

As in Shadyside, curvilinear planning provided an efficient means of subdividing the oddly shaped site. Visu-

ally, it also allowed the neighborhood to appear more expansive, since it could never be perceived whole, but only sequentially as one moved through it. Or at least this became true after the trees grew up. For initially, Shadowlawn, like all the surrounding territory, was bare prairie. Standing in the central island in 1925, one could look from Main Street clear through to Mandell.

Between 1925 and 1929 seven houses were built by the families of successful Houston businessmen and professionals. Two more were built during the early 1930s and three have been built since 1950.

The earliest houses represent a cross-section of the stylistic genres popular during the 1920s and early 1930s, the heyday of refined eclecticism in American domestic architecture. Historical details drawn from a wide range of architectural precedents were applied with tact and discretion to the design of comfortable, convenient, and up-to-date houses for upper-middle income families. The architects employed in Shadowlawn were the best in Houston: Joseph W. Northrop, Jr. (1886-1968) and William Ward Watkin (1886-1952), both sent to Houston from Boston by Ralph Adams Cram to oversee construction of the Rice Institute; the incomparable John F. Staub (1892-1981), who came to Houston from New York to supervise the construction of three houses in Shadyside for H. T. Lindeberg; and Maurice J. Sullivan (1884-1961), who designed one of his rare houses in Shadowlawn. Three of the younger architects of the day also contributed houses: Cameron D. Fairchild (b. 1902), Vance D. Phenix (b. 1897), and Hiram A. Salisbury (1892-1970), as did the veteran Houston builder-architect, Lee W. Lindsay (1882-1931). The two most recent houses in Shadowlawn are works of outstanding architectural interest. They were designed by Anderson Todd (b. 1921), professor of architecture at Rice University, and Howard Barnstone (b. 1923), professor of architecture at the University of Houston.

Set in a lush landscape (the product of sixty years of assiduous cultivation), the houses of Shadowlawn exemplify the high quality of domestic architecture that prevailed in Houston during the 1920s and 1930s, a tradition of excellence sustained by its two most recent additions. Shadowlawn represents the best of Houston: tree-lined streets, houses of unobtrusive elegance and gracefulness, and a sense of place that has been created and conserved by residents who care about their collective domain.

SHADOW LAWN HISTORIC DISTRICT DESIGNATION REPORT - 2008

Marguerite Malsch and John Henry Crooker House (1923-1924), 14 Shadow Lawn

The house at 14 Shadow Lawn was the first house built in the new subdivision, and was constructed by contractor George D. Cook for John Crooker and his wife, Marguerite. The house was designed in the American Georgian style for which Northrop is best known, but this house displays only a few suggestive details – the steep, hipped roof, the round-headed dormers, the arched entrance portal, and the cast stone balustrade surrounding the terrace, which according to Stephen Fox, 'essays a French manorial style with its grand scale and symmetrical composition enabling it to control its pivotal site at the entrance to Shadow Lawn with authority.' Northrop made a substantial rear addition in 1931 for the Crookers, who lived here until 1937. The house was later acquired by Christ Church Cathedral as its Deanery, and from 1965-1980, it was the official residence of the Bishop of the Episcopal Diocese of Texas.

INVENTORY OF SHADOW LAWN PROPERTIES - 2008

Legend:

C - Contributing
 PC - Potentially Contributing
 NC – Noncontributing

*All lots within Shadowlawn Addition

PROPERTY ADDRESS	OWNER NAME	STATUS	CIRCA YR BLT	STYLE	LOT/TRACT*
1 Shadow Lawn	Devinder S Bhatia	C	1928-29	Georgian/Colonial Revival	Lt 1, Trs 1B, 1C, 1D, L2
3 Shadow Lawn	Jesse R & Pamela G Pierce	C	1925-26	French Manorial Influence	3
4 Shadow Lawn	Edward A & Theresa Mallett	C	1927-28	Georgian Influence	4
5 Shadow Lawn	Alicia D Bye	C	1933-34	English Manorial influence	5
6 Shadow Lawn	Randolph C & Daphne Coley	C	1932-33	English Manorial influence	6
7 Shadow Lawn	J Michael & Dorothy Ables	C	1928-29	Regency Style	7
8 Shadow Lawn	<i>See 8 Remington Lane</i>	C	1923	Spanish Revival Gateposts, Garage	8B
9 Shadow Lawn	Lucy Wray Todd	C	1961	Modern, Miesian	Trs 8A & 10
11 Shadow Lawn	Will L McLendon	C	1925-26	Neo-Georgian with Federal influence	Lt 11, Trs 10A, 12B
12 Shadow Lawn	Roy G Smith	C	1950	Traditional Suburban Style	Trs 12A
13 Shadow Lawn	William J Cato	C	1926-27	French Manorial	Trs 12A & 13A
14 Shadow Lawn	Charles & Nora Zabriskie	C	1923-24	French Manorial Influence	Trs 12 & 13
16 Shadow Lawn	Larry S Bell	C	1980-82	"Post-Modern"	Tr 16B
17 Shadow Lawn	George B Kelly	C	1926-27	French Breton Manorial	14
1205 Bissonnet				<i>(see 1 Shadow Lawn)</i>	
8 Remington Lane	Matthew & Sheryl Prucka			<i>(see 8 Shadow Lawn)</i>	8B
10 Remington Lane	Anthony & Cynthia Petrello			<i>(see 9 Shadow Lawn)</i>	9 & 10A

1963 BLA

HARRIS COUNTY BUILDING ASSESSMENT

OUT OF FILE

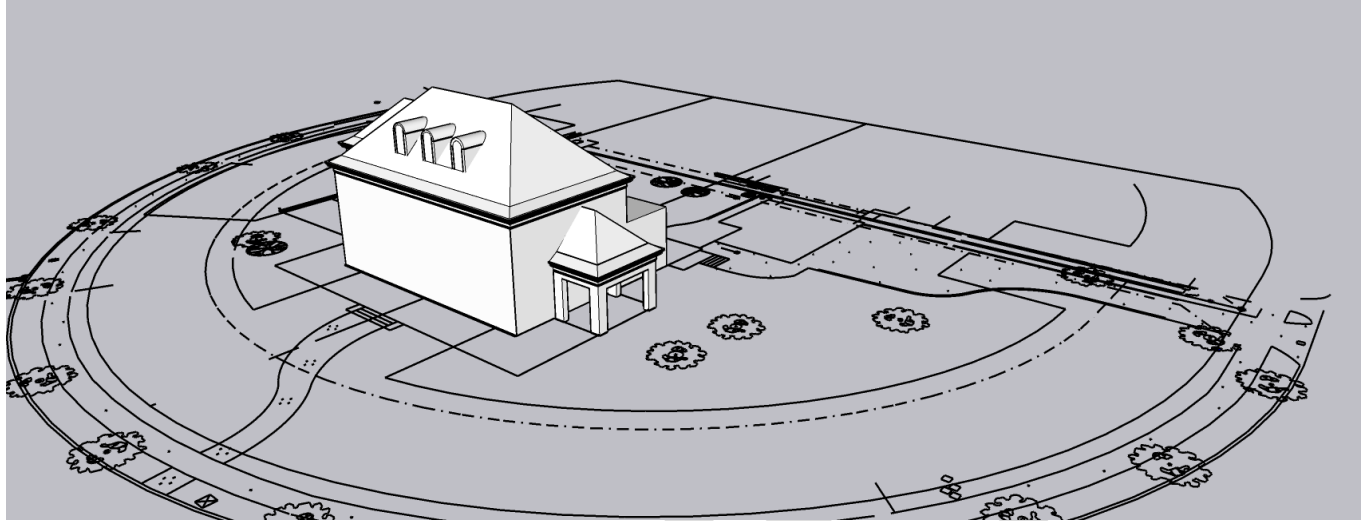
CITY ACCOUNT No.				COUNTY ACCOUNT No.				
VOL.	PC.	SUB.	ITEM	SEQUENCE NO.	VOL.	PC.	SUB.	ITEM
229	34	0	7	1344110	74	160	5	7
DATE: 5-17-1963				PERMIT NO. 8905				
OWNER: Waldron Home Inc.				PERMIT VALUE: 40,000.				
STREET ADDRESS: 14 Shadow Lane				YEAR BUILT:				
MAILING ADDRESS:				INSPECTOR:				
SURVEY OR ADDITION: Shadow Wood # 2				REMARKS:				
ABST. LOT OR TRACT: 7		BLOCK: 5		DATE: 12-26-63				
TYPE: RESIDENTIAL		COMMERCIAL		DATE ASSESSED: 1965				
INDUSTRIAL		PRE-FAB		ASSESSED VALUE: 9260.				
LAND IMPROVEMENTS								
STREETS: CONCRETE ASPHALT IRON ORE SHELL								
DIRT CURBS AND GUTTERS OPEN DITCHES								
UTILITIES: WATER LIGHTS GAS TELEPHONE								
STORM AND SANITARY SEWER								
NEW OWNER: Hurlock, C.H. Jr								

FOUNDATION:	No. 1	No. 2	No. 3	No. 4	No. 5	ROOF:	No. 1	No. 2	No. 3	No. 4	No. 5	WALLS:	No. 1	No. 2	No. 3	No. 4	No. 5	PLUMBING:	No. 1	No. 2	No. 3	No. 4	No. 5
CONCRETE SLAB	<input checked="" type="checkbox"/>					COMPOSITION						SHEETROCK	<input checked="" type="checkbox"/>					ONE TILE BATH					
BLOCKS						WOOD	<input checked="" type="checkbox"/>					PANEL	<input checked="" type="checkbox"/>					TWO TILE BATHS					
BEAMS						TAR AND GRAVEL						PAPER	<input checked="" type="checkbox"/>					THREE TILE BATHS					
PIERS						CORRUGATED IRON						SHIMLAP						TILE BATHS					
EXTERIOR:						ASBESTOS						PLASTER						ONE REST ROOM					
FRAME	<input checked="" type="checkbox"/>					SLATE						PLYWOOD						TWO REST ROOMS					
BATS & BOARDS						TILE						CELLOTEX						1/2 BATH					
ALUMINUM						ALUMINUM						PAINTED						SPRINKLER					
ASBESTOS						FLOORS:						CLIMATIZERS:						BLT. IN FEAT.:					
COMPOSITION						CEMENT						GAS STOVES						INTERCOM					
CEDAR SHAKE						HARDWOOD						ATTIC FAN						RANGE & OVEN					
CORRUGATED IRON						PINE						WALL FURNACE						CONDITION:					
BRICK VENEER	<input checked="" type="checkbox"/>					DIRT						CENTRAL HEAT	<input checked="" type="checkbox"/>					NEW					
BRICK MASONRY						FLOOR COVERING:						AIR CONDITIONING						GOOD					
CONCRETE BLOCK						PLYWOOD						DUAL TEMP. A.C.						FAIR					
HOLLOW TILE						CARPET	<input checked="" type="checkbox"/>					FIREPLACE	<input checked="" type="checkbox"/>					POOR					
CUT STONE						CERAMIC TILE												OBSCLETE					
STUCCO						VINYL OR OTHER TILE	<input checked="" type="checkbox"/>																
						FLAGSTONE																	
						TERRAZZO																	

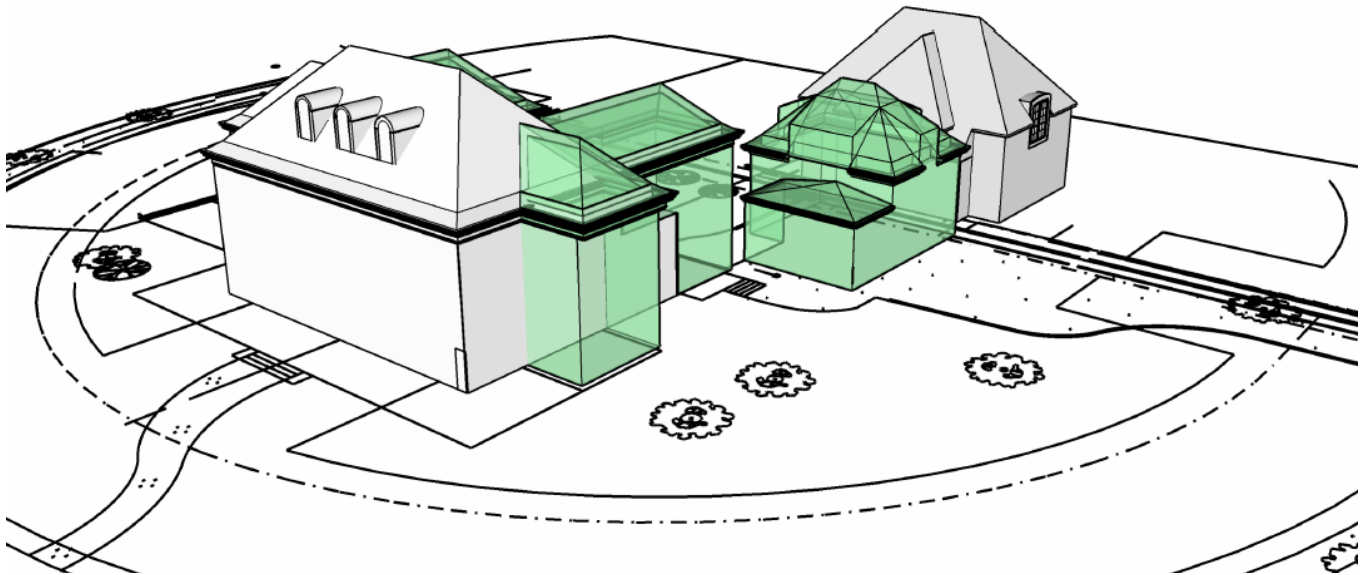
CLASS	TYPE	DIMENSIONS	SQUARE FEET	RATE	REPLACEMENT VALUE	YEAR BUILT	REMODEL	% GOOD	TOTAL VALUE
	Brick		4621	785					36270
	Scr. Conch		700	360					2520
	Conch		980	180					1760
	Batio		700	.50					350
	Slor.		836	1.95					1550
	Perom.		120	4.00					480
	Gar. Door	8' - 30 40 = 120							160
	2 1/2 x Bath								2000
	Fireplaces				20600				1200
REMARKS:									
Chas @ 7 Base 720 X-Brk 125 C Heat 125 Air Cond. 40									
TOTAL VALUE									46,290
20%									9260.

3D PERSPECTIVE MODELS

ORIGINAL HISTORIC FOOTPRINT – NORTH VIEW

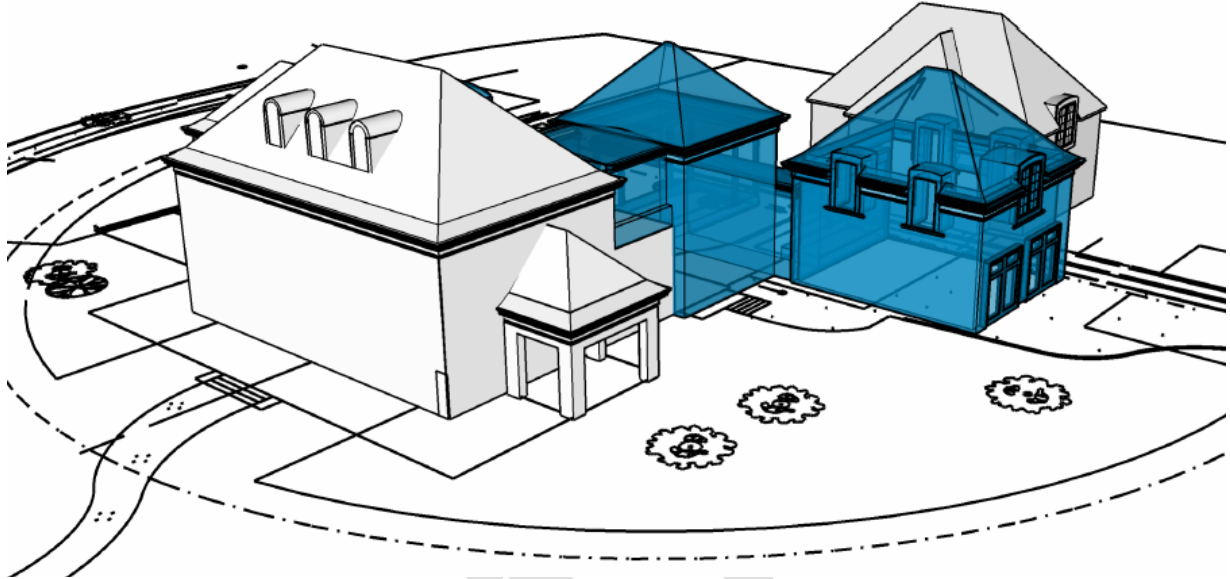


EXISTING – NORTH VIEW



3D PERSPECTIVE MODELS

6/20/2024 HAHC DEFERRED – NORTH VIEW

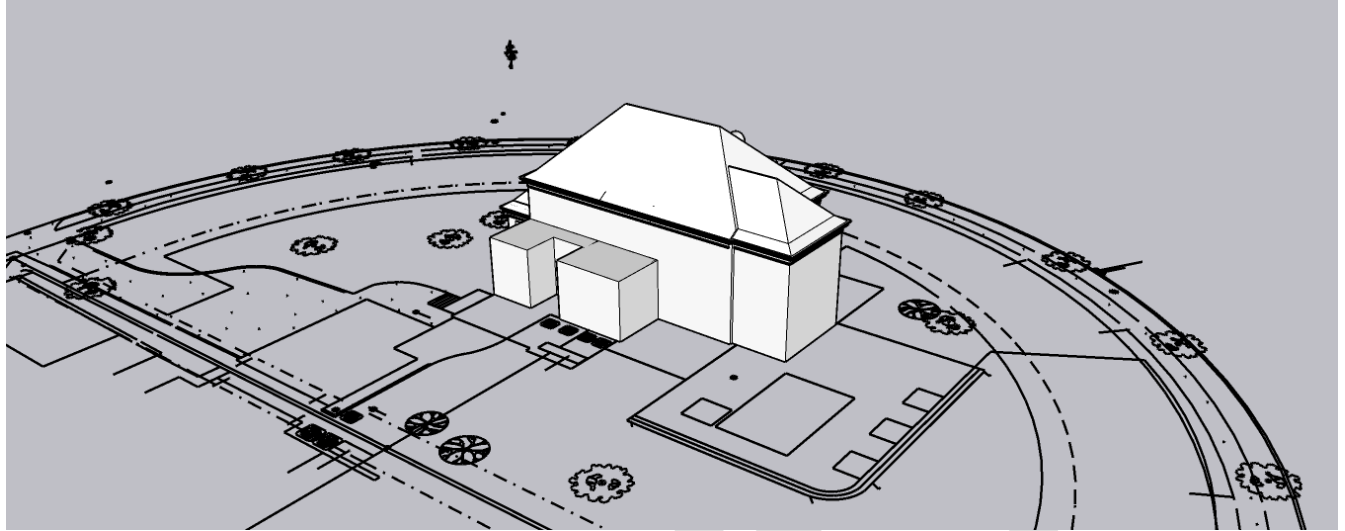


7/18/2024 HAHC - REVISED PROPOSED

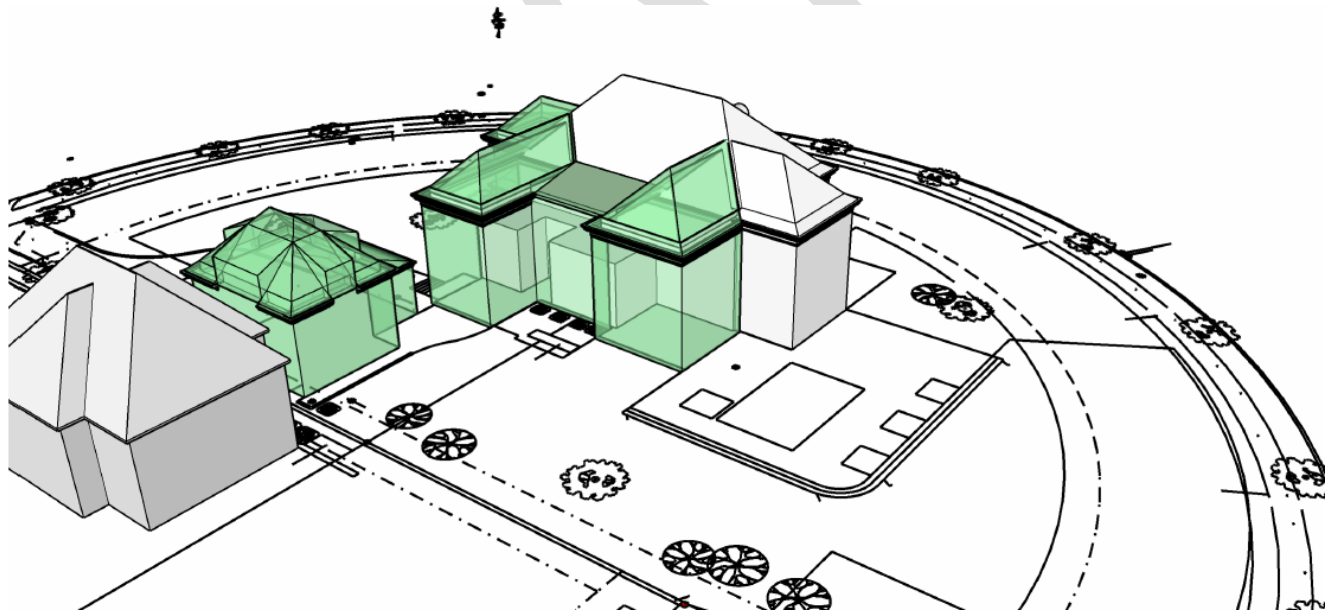


3D PERSPECTIVE MODELS

ORIGINAL HISTORIC FOOTPRINT – SOUTH VIEW

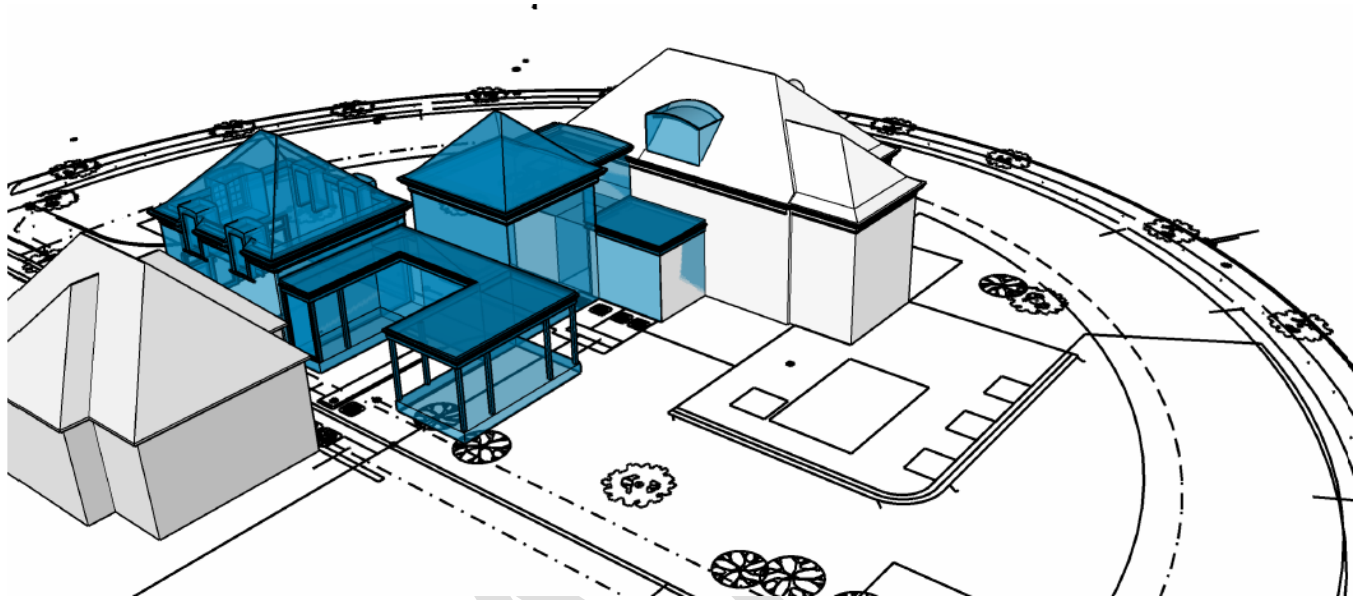


EXISTING – SOUTH VIEW



3D PERSPECTIVE MODELS

6/20/2024 HAHC DEFERRED – SOUTH VIEW

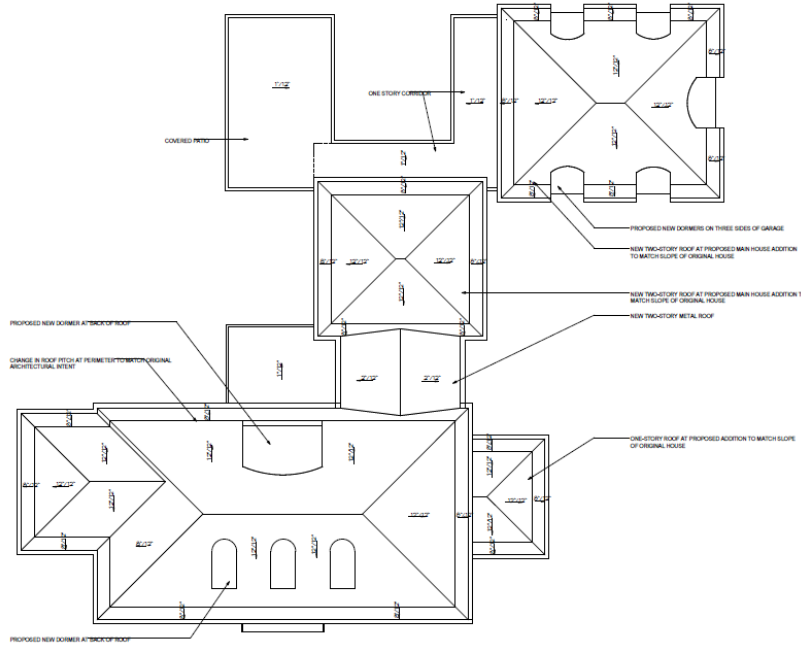


7/18/2024 HAHC - REVISED PROPOSED

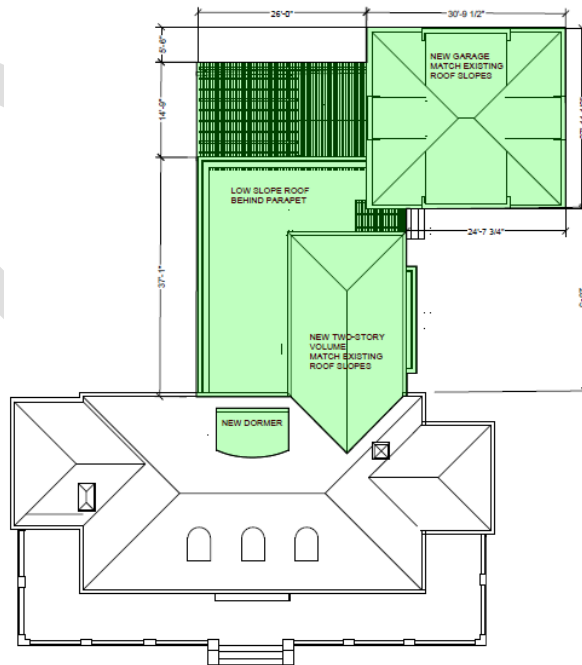


ROOFPLAN

6/20/2024 HAHC DEFERRED

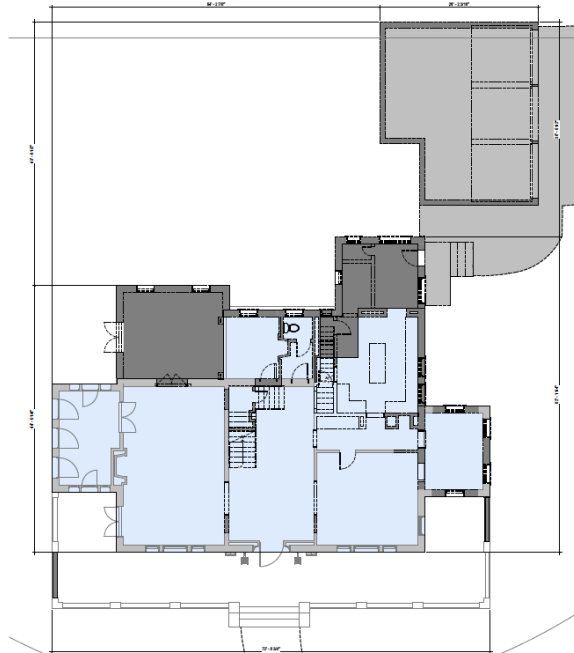


7/18/2024 HAHC - REVISED PROPOSED



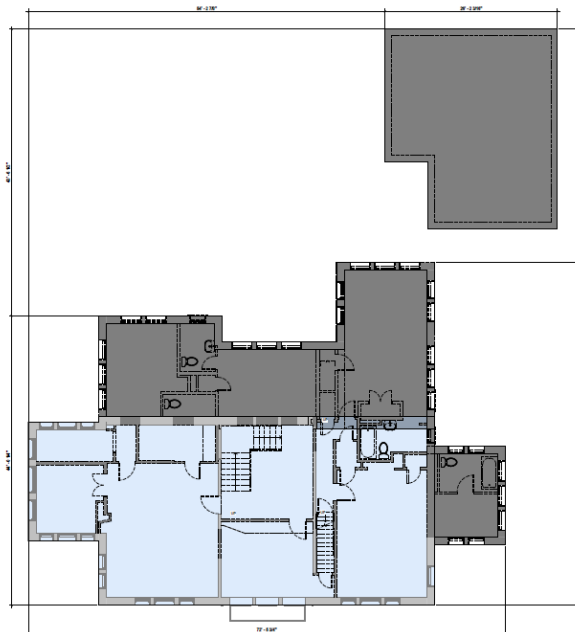
FIRST FLOORPLAN

EXISTING



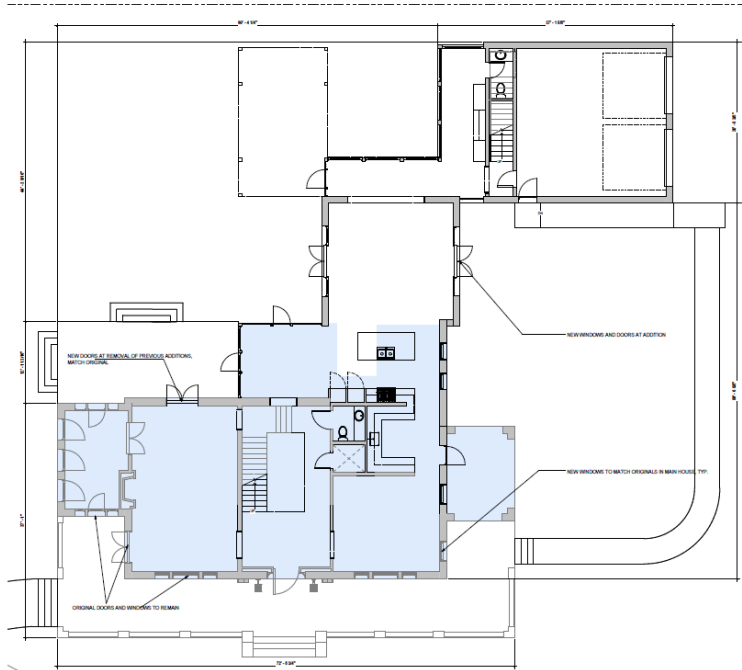
SECOND FLOORPLAN

EXISTING

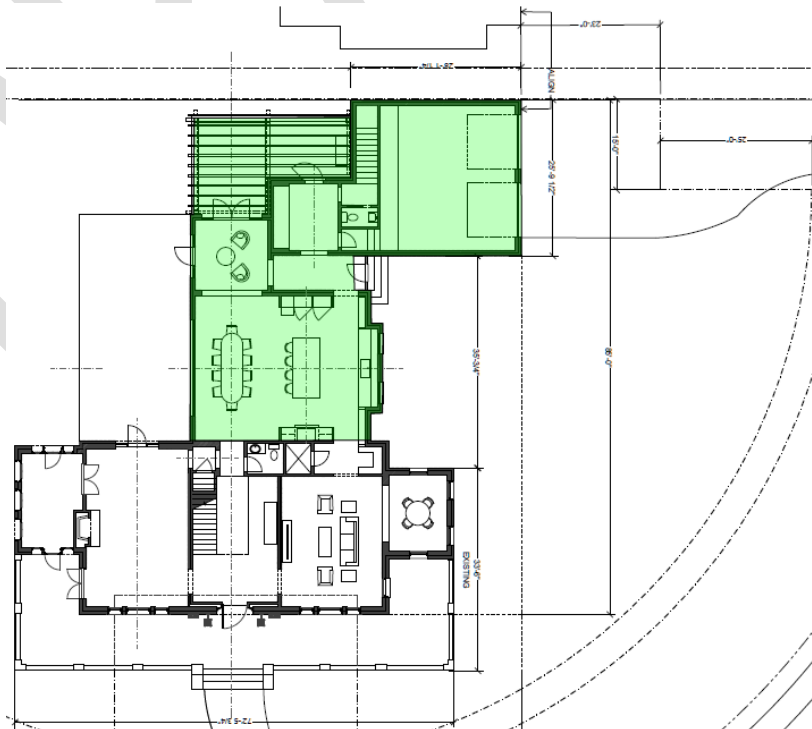


FIRST FLOORPLAN

6/20/2024 HAHC DEFERRED

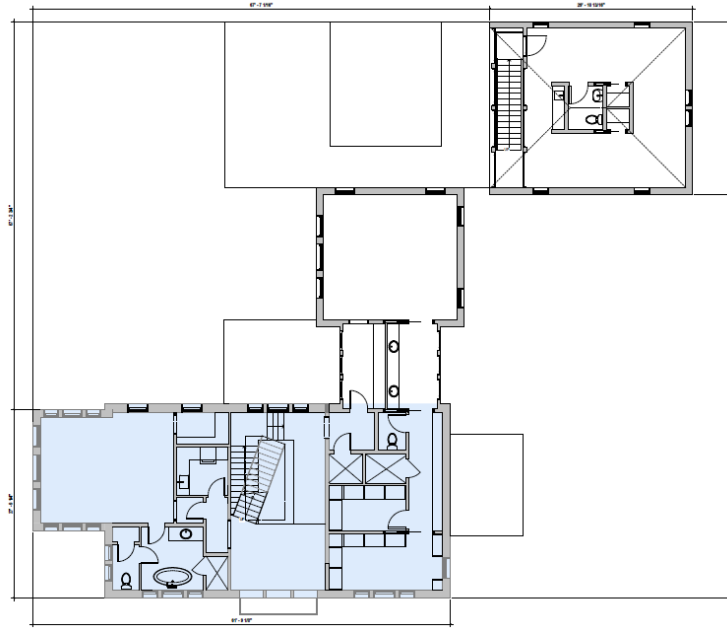


7/18/2024 HAHC - REVISED PROPOSED

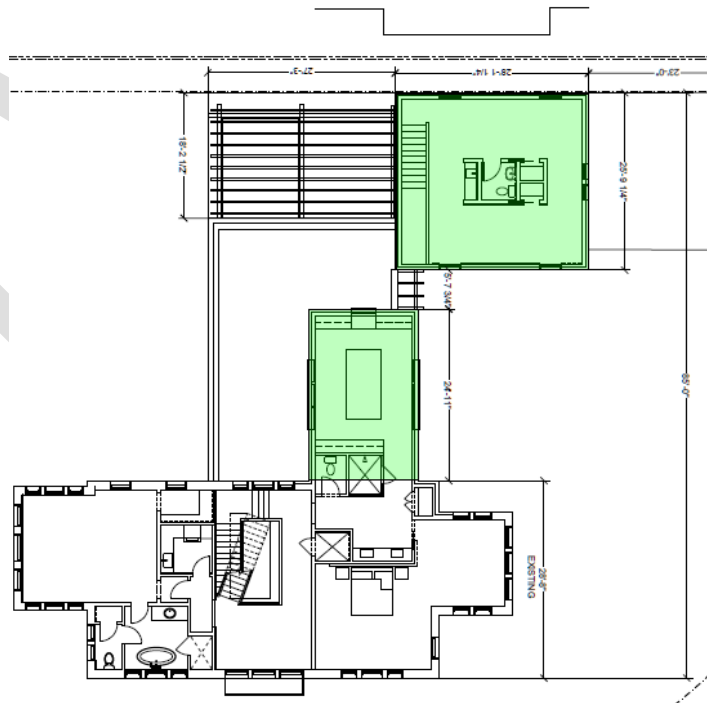


SECOND FLOORPLAN

6/20/2024 HAHC DEFERRED

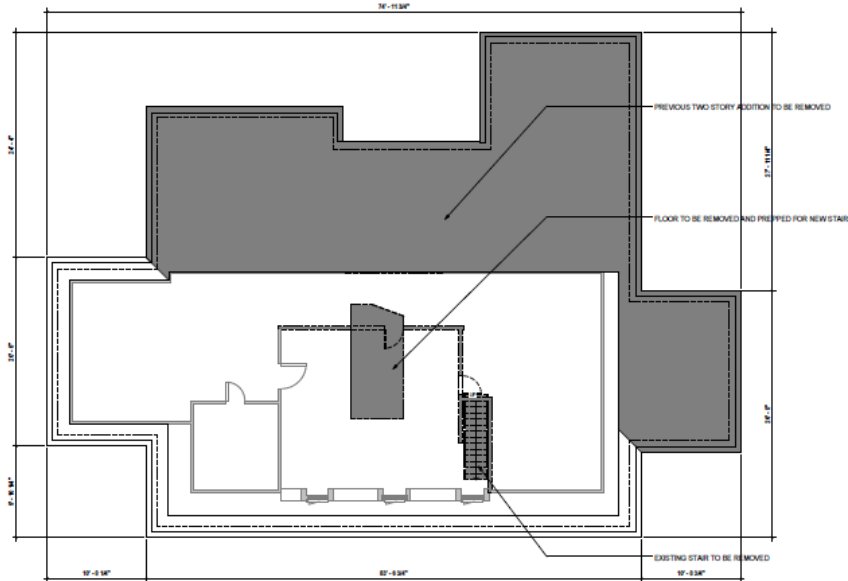


7/18/2024 HAHC - REVISED PROPOSED

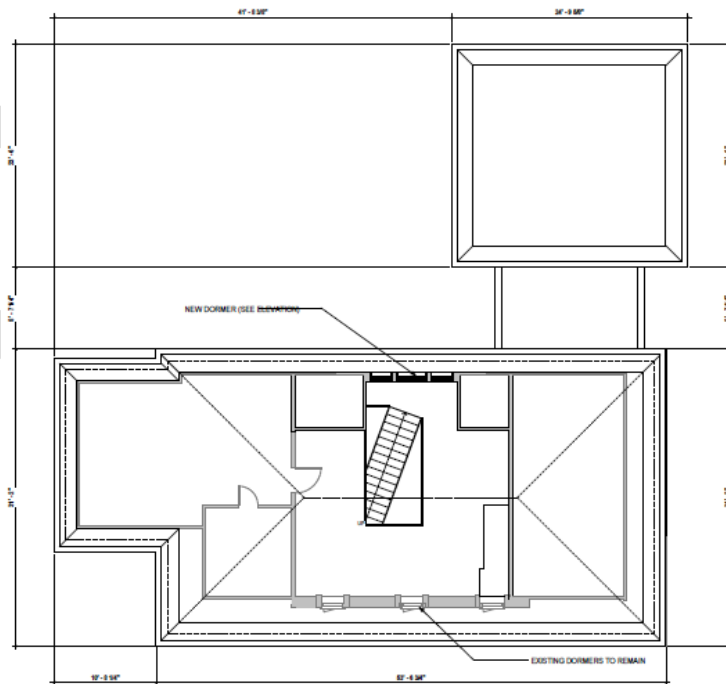


THIRD FLOORPLAN (ATTIC)

EXISTING



PROPOSED (UNCHANGED)



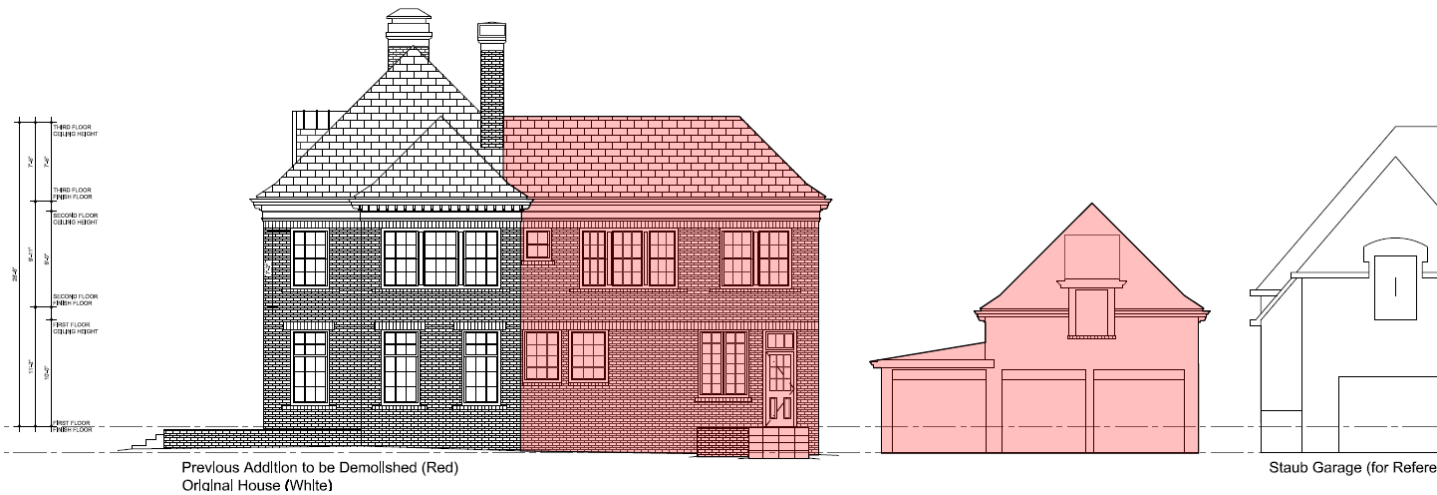
EAST (FRONT) ELEVATION

EXISTING



NORTH (RIGHT SIDE) ELEVATION

EXISTING



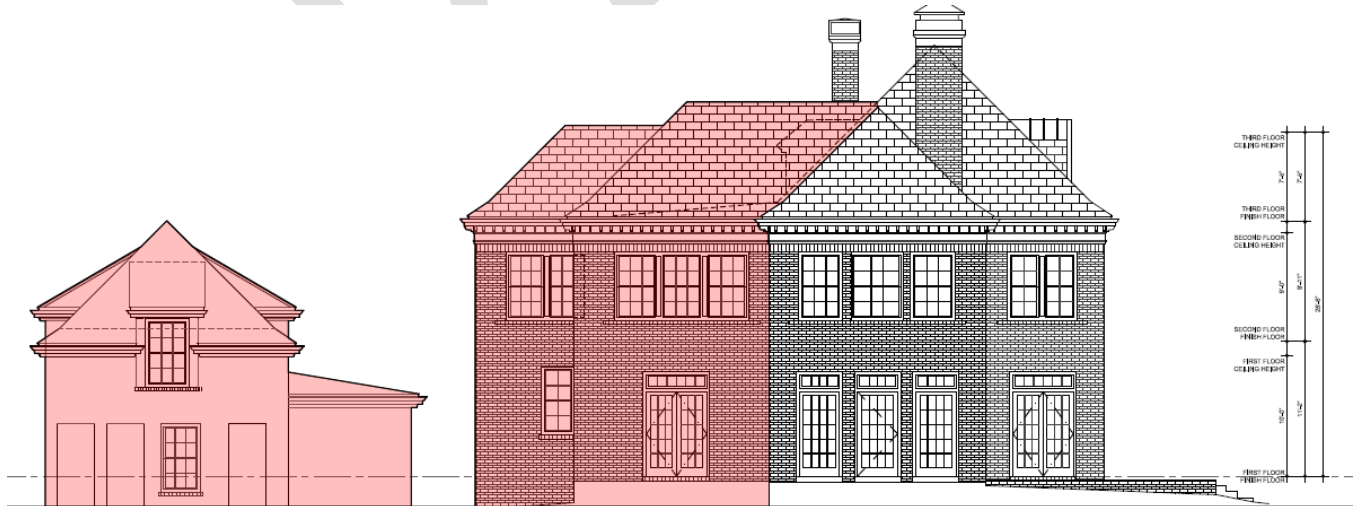
WEST (REAR) ELEVATION

EXISTING



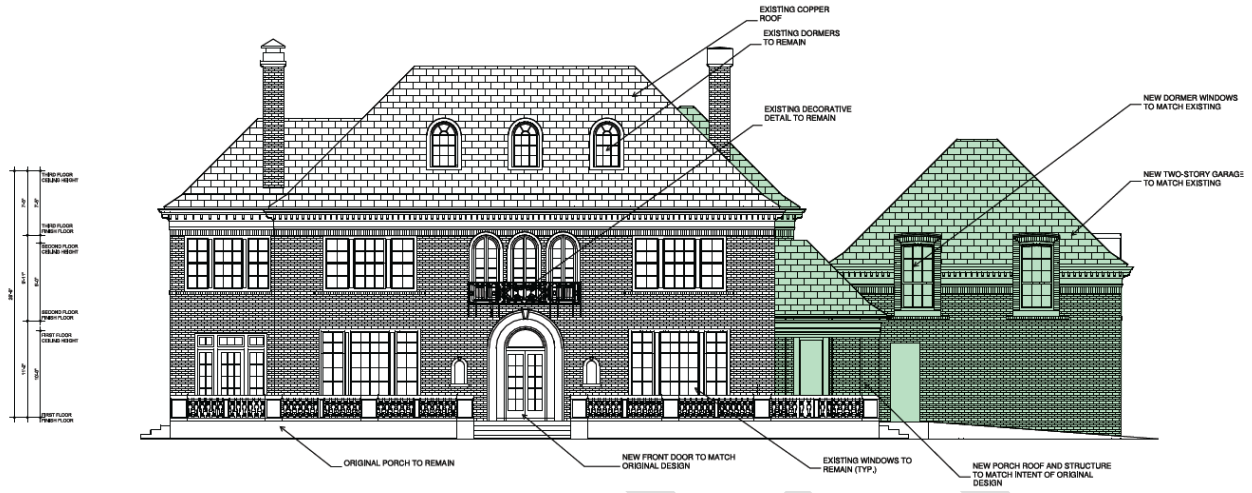
SOUTH (LEFT SIDE) ELEVATION

EXISTING



EAST (FRONT) ELEVATION

6/20/2024 HAHC DEFERRED

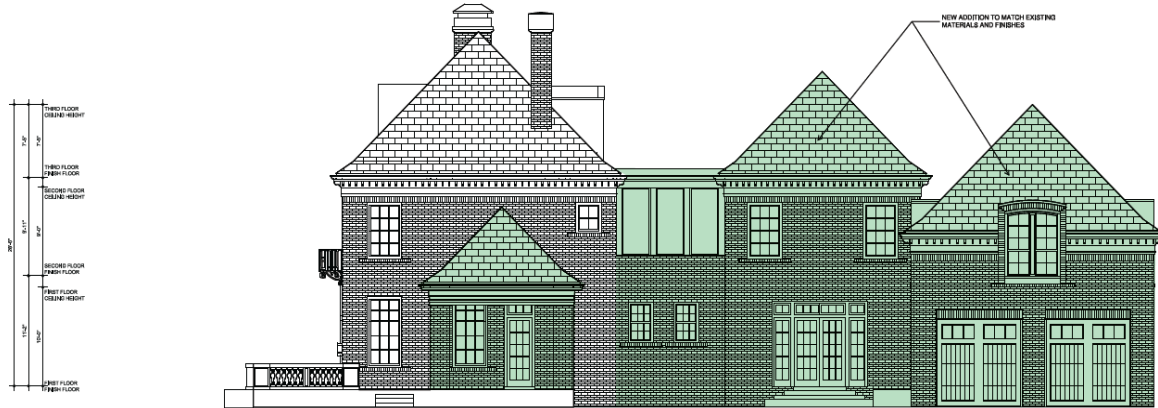


7/18/2024 HAHC - REVISED PROPOSED



NORTH (RIGHT SIDE) ELEVATION

6/20/2024 HAHC DEFERRED

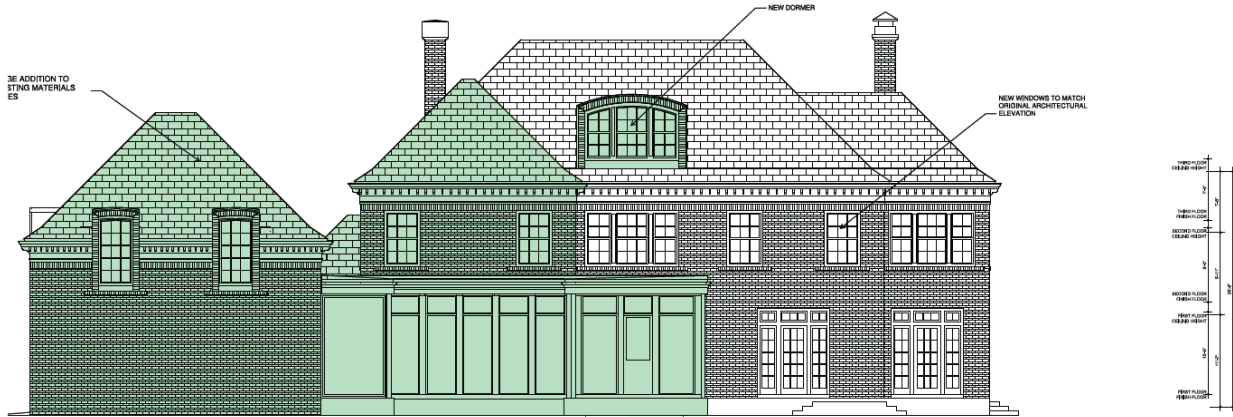


7/18/2024 HAHC - REVISED PROPOSED



WEST (REAR) ELEVATION

6/20/2024 HAHC DEFERRED



7/18/2024 HAHC - REVISED PROPOSED



SOUTH (LEFT SIDE) ELEVATION

6/20/2024 HAHC DEFERRED

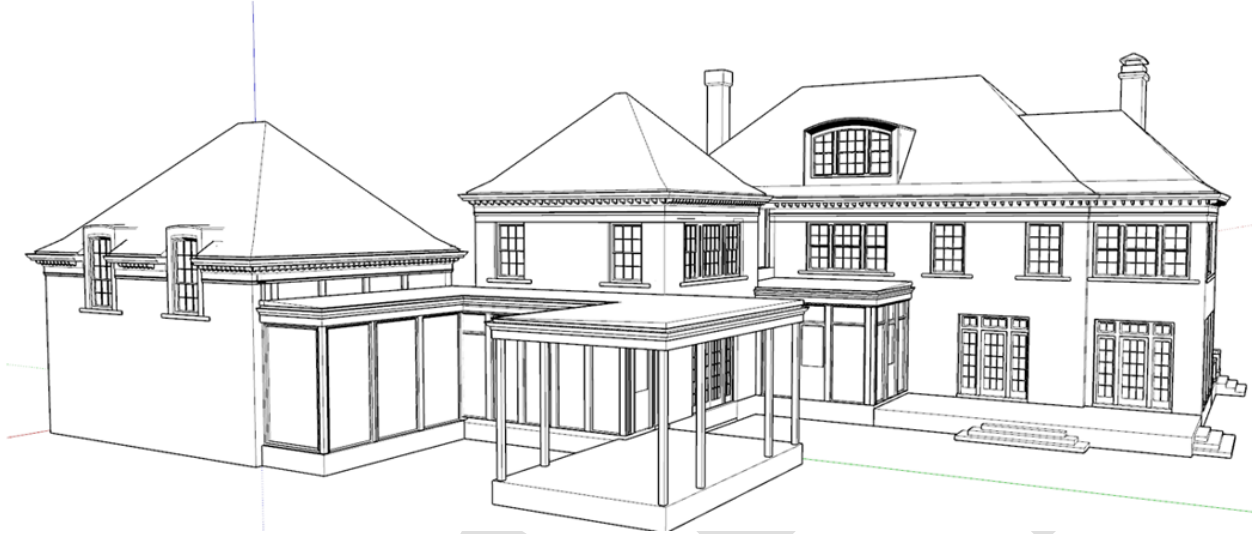


7/18/2024 HAHC - REVISED PROPOSED

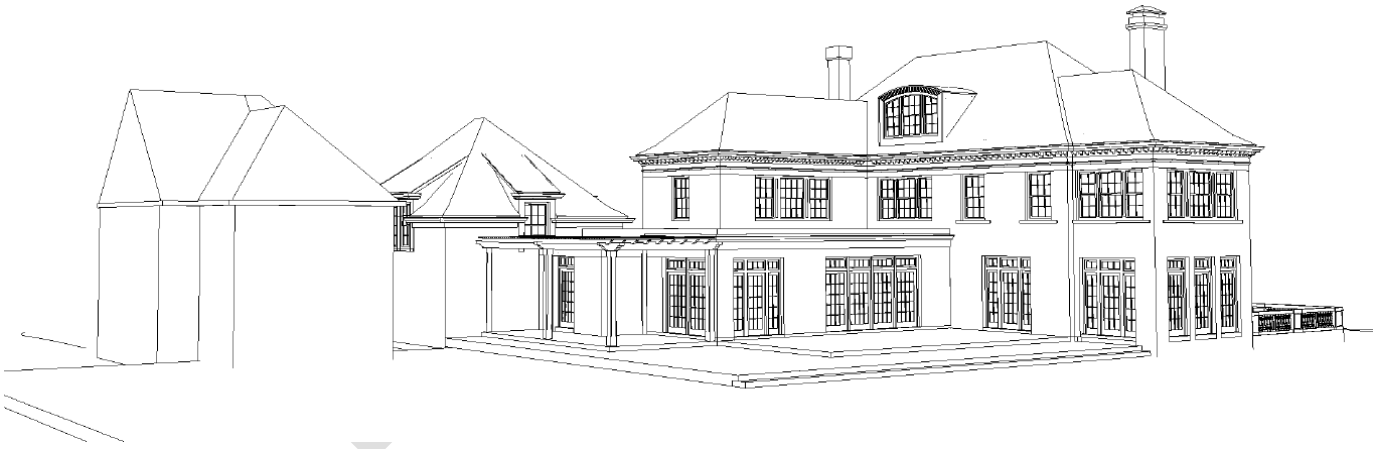


REAR PATIO – PERSPECTIVE DRAWING

6/20/2024 HAHC DEFERRED



7/18/2024 HAHC - REVISED PROPOSED



WINDOW AND DOOR SCHEDULE – EXISTING

EXISTING							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
FIRST FLOOR							
11A	wood	6, 9	double-hung	3'-2" x 6'-8"	inset	replacement	NO
11B	wood	6, 9	double-hung	3'-2" x 6'-8"	inset	replacement	NO
11C	wood	6, 9	double-hung	3'-2" x 6'-8"	inset	replacement	NO
11D	wood	6, 9	double-hung	3'-2" x 6'-8"	inset	replacement	NO
12A	wood	12	fixed	3'-2" x 4'-6"	inset	replacement	NO
12B	wood	12	fixed	3'-2" x 4'-6"	inset	replacement	NO
13A	wood	12, 12	fixed	4'-4" x 6'-2"	inset	replacement	NO
13B	wood	12, 12	fixed	5'-4" x 6'-2"	inset	replacement	NO
14	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	replacement	NO
15	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	replacement	NO
16	wood	4, 4	double-hung	1'-10" x 3'-10"	inset	replacement	NO
17	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	replacement	NO
18A	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	replacement	NO
18B	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	replacement	NO
18C	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	replacement	NO
102A	wood	4, 6	double-hung	2'-4" x 6'-8"	inset	original	YES
102B	wood	8, 12	double-hung	4'-0" x 6'-8"	inset	original	YES
102C	wood	4, 6	double-hung	2'-4" x 6'-8"	inset	original	YES
103A	wood	2, 10	fixed	1'-8" x 9'-0"	inset	original	YES
103B	wood	2, 10	fixed	1'-8" x 9'-0"	inset	original	YES
103C	wood	2, 10	fixed	1'-8" x 9'-0"	inset	original	YES
103D	wood	2, 10	fixed	1'-8" x 9'-0"	inset	original	YES
104A	wood	4, 6	double-hung	2'-4" x 6'-8"	inset	original	YES
104B	wood	8, 12	double-hung	4'-0" x 6'-8"	inset	original	YES
104C	wood	4, 6	double-hung	2'-4" x 6'-8"	inset	original	YES
104D	wood	6, 9	double-hung	3'-2" x 6'-8"	inset	original	YES
SECOND FLOOR							
21A	wood	6, 6	double-hung	2'-6" x 5'-2"	inset	replacement	NO
21B	wood	6, 6	double-hung	2'-6" x 5'-2"	inset	replacement	NO
21C	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
21D	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
21E	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
21F	wood	6, 6	double-hung	2'-6" x 5'-2"	inset	replacement	NO
21G	wood	6, 6	double-hung	2'-6" x 5'-2"	inset	replacement	NO
22	wood	2, 2	double-hung	2'-2" x 2'-10"	inset	replacement	NO
23A	wood	6, 6	double-hung	2'-6" x 5'-2"	inset	replacement	NO
23B	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	replacement	NO
23C	wood	6, 6	double-hung	2'-6" x 5'-2"	inset	replacement	NO
23D	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	replacement	NO
23E	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	replacement	NO
23F	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
23G	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
23H	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
23I	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	replacement	NO
23J	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	replacement	NO
24A	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
24B	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
24C	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
25	wood	6	fixed	2'-6" x 2'-10"	inset	replacement	NO
26A	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
26B	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
26C	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
26D	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
26E	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	replacement	NO
201A	wood	6, 6	fixed	2'-10" x 6'-8"	inset	original	YES
201B	wood	6, 6	fixed	2'-10" x 6'-8"	inset	original	YES
201C	wood	6, 6	fixed	2'-10" x 6'-8"	inset	original	YES
202A	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	original	YES
202B	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	original	YES
202C	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	original	YES
202D	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	original	YES
202E	wood	6, 6	double-hung	4'-0" x 5'-2"	inset	original	YES
202F	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	original	YES
202G	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	original	YES
202H	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	original	YES
202I	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	original	YES
202A	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	original	YES
202B	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	original	YES
202C	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	original	YES
202A	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	original	YES
218B	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	original	YES
218C	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	original	YES
218D	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	original	YES
THIRD FLOOR							
301A	wood	6	fixed	2'-6" x 4'-6"	inset	original	YES
301B	wood	6	fixed	2'-6" x 4'-6"	inset	original	YES
301C	wood	6	fixed	2'-6" x 4'-6"	inset	original	YES

WINDOW AND DOOR SCHEDULE – 6/20/2024 HAHC DEFERRED

PROPOSED							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
FIRST FLOOR							
102D	wood	2, 10	fixed	7'-0" x 1'-4"	inset	TBD.	match existing style
102E	wood	2, 10	fixed	7'-0" x 1'-4"	inset	TBD.	match existing style
104E	wood	6, 9	double-hung	3'-2" x 6'-8"	inset	TBD.	match existing style
111A	wood	0	fixed	3'-7" x 10'-0"	inset	TBD.	match existing style
111B	wood	0	fixed	6'-7" x 10'-0"	inset	TBD.	match existing style
111C	wood	0	fixed	3'-0" x 10'-0"	inset	TBD.	match existing style
111D	wood	0	fixed	3'-0" x 10'-0"	inset	TBD.	match existing style
112A	wood	6, 6	double-hung	2'-10" x 3'-1"	inset	TBD.	match existing style
112B	wood	6, 6	double-hung	2'-10" x 3'-1"	inset	TBD.	match existing style
113A	wood	3, 15	fixed	3'-0" x 9'-0"	inset	TBD.	match existing style
113B	wood	3, 15	fixed	3'-0" x 9'-0"	inset	TBD.	match existing style
113C	wood	3, 15	fixed	3'-0" x 9'-0"	inset	TBD.	match existing style
113D	wood	3, 15	fixed	3'-0" x 9'-0"	inset	TBD.	match existing style
114A	wood	0	fixed	4'-0" x 9'-0"	inset	TBD.	match existing style
114B	wood	0	fixed	1'-0" x 10'-0"	inset	TBD.	match existing style
114C	wood	0	fixed	1'-0" x 10'-0"	inset	TBD.	match existing style
114D	wood	0	fixed	3'-1" x 10'-0"	inset	TBD.	match existing style
114E	wood	0	fixed	3'-1" x 10'-0"	inset	TBD.	match existing style
114F	wood	0	fixed	3'-1" x 10'-0"	inset	TBD.	match existing style
114G	wood	0	fixed	3'-1" x 10'-0"	inset	TBD.	match existing style
114H	wood	0	fixed	3'-1" x 10'-0"	inset	TBD.	match existing style
115A	wood	0	fixed	5'-0" x 10'-0"	inset	TBD.	match existing style
115B	wood	0	fixed	5'-0" x 10'-0"	inset	TBD.	match existing style
115C	wood	0	fixed	5'-0" x 10'-0"	inset	TBD.	match existing style
115D	wood	0	fixed	6'-8" x 10'-0"	inset	TBD.	match existing style
SECOND FLOOR							
202A	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style
202B	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
202C	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style
203J	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	TBD.	match existing style
203K	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	TBD.	match existing style
211A	wood	6, 6	fixed	3'-2" x 7'-2"	inset	TBD.	match existing style
211B	wood	6, 6	fixed	3'-2" x 7'-2"	inset	TBD.	match existing style
211C	wood	6, 6	fixed	3'-2" x 7'-2"	inset	TBD.	match existing style
210A	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
210B	wood	6, 6	double-hung	4'-0" x 5'-2"	inset	TBD.	match existing style
210C	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
210D	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
210E	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
210F	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
210G	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
212A	wood	6, 6	fixed	3'-2" x 7'-2"	inset	TBD.	match existing style
212B	wood	6, 6	fixed	3'-2" x 7'-2"	inset	TBD.	match existing style
212C	wood	6, 6	fixed	3'-2" x 7'-2"	inset	TBD.	match existing style
212D	wood	2, 2	double-hung	2'-2" x 2'-2"	inset	TBD.	match existing style
220A	wood	9, 6	double-hung	3'-2" x 6'-4"	inset	TBD.	match existing style
220B	wood	9, 9	double-hung	3'-2" x 6'-4"	inset	TBD.	match existing style
220C	wood	6, 4	double-hung	2'-4" x 6'-4"	inset	TBD.	match existing style
220D	wood	6, 4	double-hung	2'-4" x 6'-4"	inset	TBD.	match existing style
220E	wood	9, 6	double-hung	3'-2" x 6'-4"	inset	TBD.	match existing style
220F	wood	9, 6	double-hung	3'-2" x 6'-4"	inset	TBD.	match existing style
220G	wood	0	fixed	1'-4" x 5'-0"	inset	TBD.	match existing style
220H	wood	0	fixed	1'-4" x 5'-0"	inset	TBD.	match existing style
220I	wood	0	fixed	1'-4" x 5'-0"	inset	TBD.	match existing style
220J	wood	0	fixed	1'-4" x 5'-0"	inset	TBD.	match existing style
THIRD FLOOR							
301D	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style
301E	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
301F	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style

WINDOW AND DOOR SCHEDULE - 7/18/2024 HAHC - REVISED PROPOSED

PROPOSED							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
FIRST FLOOR							
102D	wood	2, 10	fixed	7'-0" x 1'-4"	inset	TBD.	match existing style
102E	wood	2, 10	fixed	7'-0" x 1'-4"	inset	TBD.	match existing style
111A	wood	4, 20	fixed	3'-7" x 9'-0"	inset	TBD.	match existing style
111B	wood	4, 20	fixed	3'-7" x 9'-0"	inset	TBD.	match existing style
111C	wood	4, 20	fixed	3'-7" x 9'-0"	inset	TBD.	match existing style
111D	wood	4, 20	fixed	3'-7" x 9'-0"	inset	TBD.	match existing style
112	wood	4, 20	fixed	3'-10" x 9'-0"	inset	TBD.	match existing style
113A	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
113B	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
114A	wood	2, 10	fixed	1'-8" x 9'-0"	inset	TBD.	match existing style
114B	wood	2, 10	fixed	1'-8" x 9'-0"	inset	TBD.	match existing style
114C	wood	4, 20	fixed	3'-10" x 9'-0"	inset	TBD.	match existing style
114D	wood	4, 20	fixed	3'-10" x 9'-0"	inset	TBD.	match existing style
SECOND FLOOR							
202A	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style
202B	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
202C	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style
203J	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	TBD.	match existing style
203K	wood	6, 6	double-hung	3'-0" x 5'-2"	inset	TBD.	match existing style
211A	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
211B	wood	6, 6	double-hung	4'-0" x 5'-2"	inset	TBD.	match existing style
211C	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
211D	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	
211E	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	TBD.	match existing style
211F	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
211G	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	TBD.	match existing style
220A	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	TBD.	match existing style
220B	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
220C	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	TBD.	match existing style
220D	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
220E	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	TBD.	match existing style
220F	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
220G	wood	4, 4	double-hung	2'-4" x 5'-2"	inset	TBD.	match existing style
220H	wood	6, 6	double-hung	3'-2" x 5'-2"	inset	TBD.	match existing style
THIRD FLOOR							
301D	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style
301E	wood	6, 6	double-hung	2'-10" x 5'-2"	inset	TBD.	match existing style
301F	wood	4, 4	double-hung	2'-2" x 5'-2"	inset	TBD.	match existing style

WINDOW SCHEDULE - EAST (FRONT) ELEVATION

EXISTING



WINDOW SCHEDULE - NORTH (RIGHT SIDE) ELEVATION

EXISTING



WINDOW SCHEDULE - WEST (REAR) ELEVATION

EXISTING



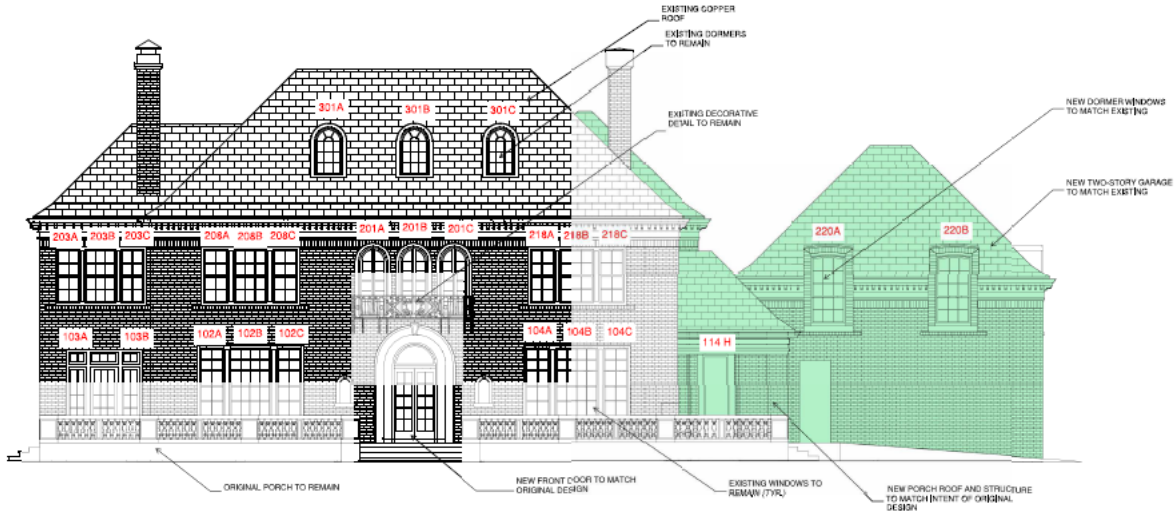
WINDOW SCHEDULE - SOUTH (LEFT SIDE) ELEVATION

EXISTING



WINDOW SCHEDULE - EAST (FRONT) ELEVATION

6/20/2024 HAHC DEFERRED



7/18/2024 HAHC - REVISED PROPOSED



WINDOW SCHEDULE - NORTH (RIGHT SIDE) ELEVATION

6/20/2024 HAHC DEFERRED



7/18/2024 HAHC - REVISED PROPOSED



WINDOW SCHEDULE - WEST (REAR) ELEVATION

6/20/2024 HAHC DEFERRED



7/18/2024 HAHC - REVISED PROPOSED



WINDOW SCHEDULE - SOUTH (LEFT SIDE) ELEVATION

6/20/2024 HAHC DEFERRED



7/18/2024 HAHC - REVISED PROPOSED



ATTACHMENT A – PUBLIC COMMENTS

DRAFT

RECEIVED 6/26/2024 FOLLOWING 6/20 HAHC MEETING –

PRIOR TO CURRENT NEW PROPOSED DESIGNS

Dillon & Cara,

Thanks for your willingness to listen, consider, and hopefully incorporate input from Shadow Lawn residents in your plans for possible changes to 14 Shadow Lawn. The current residents of Shadow Lawn are unanimous in our belief that Shadow Lawn is a unique street given its historic designation, the fact that 100% of the properties in the historic district are contributing structures, and the fact that there has never been a demolition of a built structure on the street even before the historic district was created. Shadow Lawn is also very unique in its circular design which creates visibility from the street of houses built on the interior portion of the circle, especially 14 Shadow Lawn given its location.

As residents of Shadow Lawn, we do not feel it is our role to design any proposed changes to 14 Shadow Lawn, but rather to provide feedback on the initial proposed changes specifically, and possible changes more generally based on our understanding of what the new owners of 14 Shadow Lawn would like to do. We welcome the opportunity to meet with any and all individuals associated with the proposed changes to 14 Shadow Lawn and look forward to doing so at the appropriate time.

Based on our understanding of the proposed changes to 14 Shadow Lawn, we have created a list of concerns and questions. This is not a comprehensive list, and some neighbors may view these items in different ways, but they are generally reflective of the vast majority, if not all, of the Shadow Lawn residents. An initial list of concerns was circulated to Shadow Lawn neighbors for input, and I have done my best to incorporate their feedback into this revised list. All of the Shadow Lawn residents are copied on this email, and I would encourage any or all of them to provide their individual feedback as needed.

Concerns related to changes to a contributing structure in a historic district

1. **The scale of the proposed new garage.** – It is quite large and tall and has 10' high garage door openings which seem excessive. It is not in keeping with the context area (Shadow Lawn Historic District) which has garages that are secondary to the main house, set back behind the main house, and are carriage house type structures that are much smaller.
2. **The placement of the proposed new garage.** – It projects out beyond Rod's John Staub house at 17 Shadow Lawn and should be placed behind the neighboring house as the original garage currently is.
3. **The demolition of the 1931 addition designed by J. W. Northrup, Jr. (the original architect) that added a 2-story wing on the west side in place of the original car port.** – This is historic and should remain.
4. **The demolition of the current 1931 garage which was designed by J.W. Northrup, Jr.**
5. **The demolition of the rear additions which are also possibly historic (possibly dating back to 1931).**
6. **The design of the Sun Room (flat roof) and other new additions to the rear of the house that are likely visible from the street given the circular street.**
7. **The scale and total square footage of the additions vs. whatever amount of the original house remains.** – The original application called for the existing house to be reduced to 2,650 sq. ft. with significantly more square footage of new construction/additions than the original house.

General concerns and questions related to the proposed project at 14 Shadow Lawn

1. The removal of the front walkway and the shifting of the entrance from the street to the front of the house to the left.
2. The possible addition of a circular driveway in front of the house. – There are no circular driveways in the context area (Shadow Lawn Historic District)
3. The possible removal of the tall shrubs that screen the rear of the house from the Shadow Lawn entrance off of Bissonnet.
4. What is the square footage of the following?
 - a. The remaining amount of the original contributing structure(s) after the proposed demolition
 - b. Any proposed additions to the original house
 - c. The proposed garage including any living quarters on the second floor
5. Are there any plans to remove any of the shrubs and/or hedges along Shadow Lawn St., and if so, which ones?
6. Are there any plans to add a circular driveway to the front of the house?
7. Do the property owners intend to store any large vehicles (RVs, boat, etc.) on the property that would require a large garage with 10' high doors?

We thank you in advance for your consideration of our input, and we look forward to continuing to work with you to find a wonderful solution for 14 Shadow Lawn that helps protect the historic nature and character of Shadow Lawn.

Respectfully,

Jay Hurt

Cara,

This latest site plan shows a garage aligning with the Staub house. With this change, it appears that this latest design, solves all of my issues.

Thank you and Dillon for all your hard work in these revisions.

Philip Ewald

Cara,

My apologies for my slow response. The hurricane, travel delays, and loss of power have messed with my timing.

I am directionally supportive of the new design although we really don't have much to look at. I feel strongly about the historic nature of the 2-story wing on the front right of the house and am very pleased to see it remain. I continue to be concerned about the garage being 5' 11" in front of the neighboring house and think that is inappropriate. I do recognize that the scale of the garage seems to be reduced but given what we have been sent so far it is hard to tell the scale before vs after. Given this new design, I am not concerned about whatever removal of additions in the rear they are proposing, however, it is unclear to me from what we have been sent what if anything is being removed.

From my perspective, this is a significant improvement and with more information would likely have my support.

Thanks for your continued efforts.

Jay

DRAFT