

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 34,782 square foot (160' x 264') 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.

Proposal: Alteration – Addition

The applicant proposes to restore the historic home to the original footprint and northeast (front) elevation of the 1923 plan (see pg. 13-15) with the removal of the non-historic rear addition (completed in 1989) and removal of the non-contributing detached garage. 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. It is to be stained wood on the second floor to show it is not part of the original footprint.
 - Rear wooden structure to connect the main house to the rear two-story garage structure. Conditioned sunroom at the center (see pg. 17 & 27 for perspective drawing).
 - The roofline and roof details, including the cornice, will be maintained and match to existing (12/12 copper hipped).
 - All windows to be inset and recessed at least 1 3/4"
- 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 above.
- The existing pool is to be removed.

Public Comment: Public comments received on 6/12/2024. See attachment A (pg.32-34)

****DRAFT STAFF REPORT IS SUBJECT TO CHANGE (REDUCE GARAGE)****

Recommendation: -
HAHC Action: -

APPROVAL CRITERIA

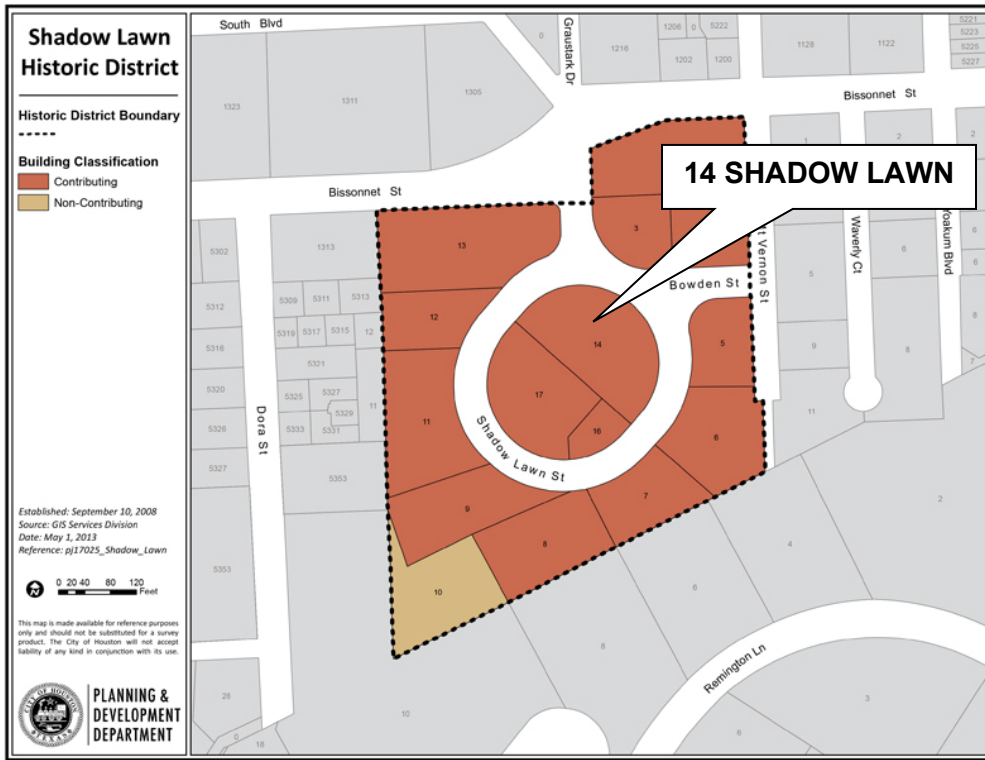
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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



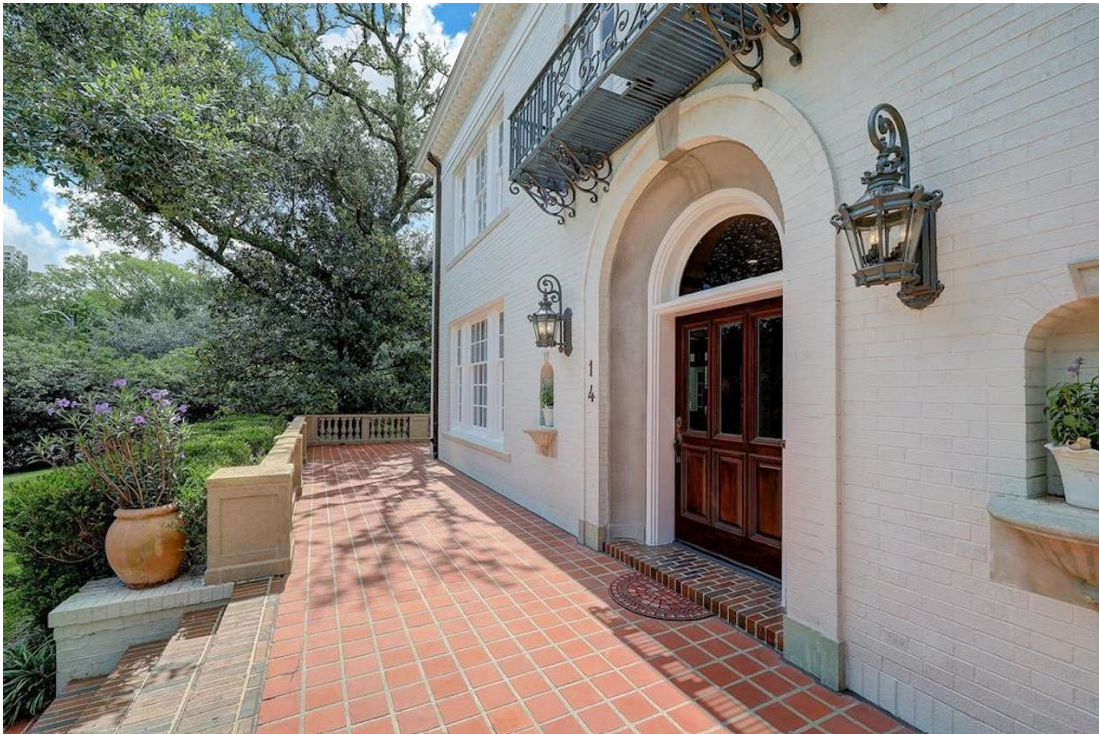
AERIAL VIEW OF REAR OF SITE



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



HISTORIC DOCUMENTATION

1963 BLA

HARRIS COUNTY BUILDING ASSESSMENT

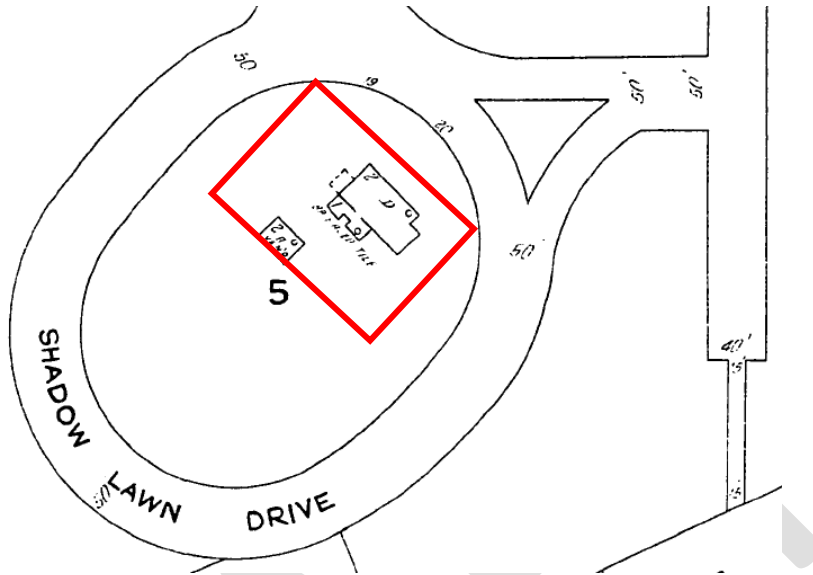
OUT OF FILE

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.			
VOL. 229	PG. 34	SUB. 0	ITEM 7	SEQUENCE NO. 1344110	VOL. 24	PG. 160	SUB. 57
DATE 5-12-63				PERMIT NO. 8905	POSTED		
OWNER <i>Halgreen Home Inc.</i>				PERMIT VALUE 40,000.	BLOCK BOOK		
STREET ADDRESS 14 Shadow Lane				YEAR BUILT	INVENTORY		
MAILING ADDRESS				INSPECTOR	REMARKS: <i>[Signature]</i>		
SURVEY OR ADDITION <i>Shadow Wood # 2</i>				DATE 12-26-63			
ABST. _____	LOT OR TRACT 7	BLOCK 5	DATE ASSESSED VALUE 9360.				
TYPE RESIDENTIAL		COMMERCIAL _____	NEW OWNER <i>Kerlock, C.H. Jr</i>				
INDUSTRIAL _____		PRE-FAB _____					
LAND IMPROVEMENTS							
STREETS: CONCRETE _____ ASPHALT _____ IRON ORE _____ SHELL _____							
DIRT _____ CURBS AND GUTTERS _____ OPEN DITCHES _____							
UTILITIES: WATER _____ LIGHTS _____ GAS _____ TELEPHONE _____							
STORM AND SANITARY SEWER _____							

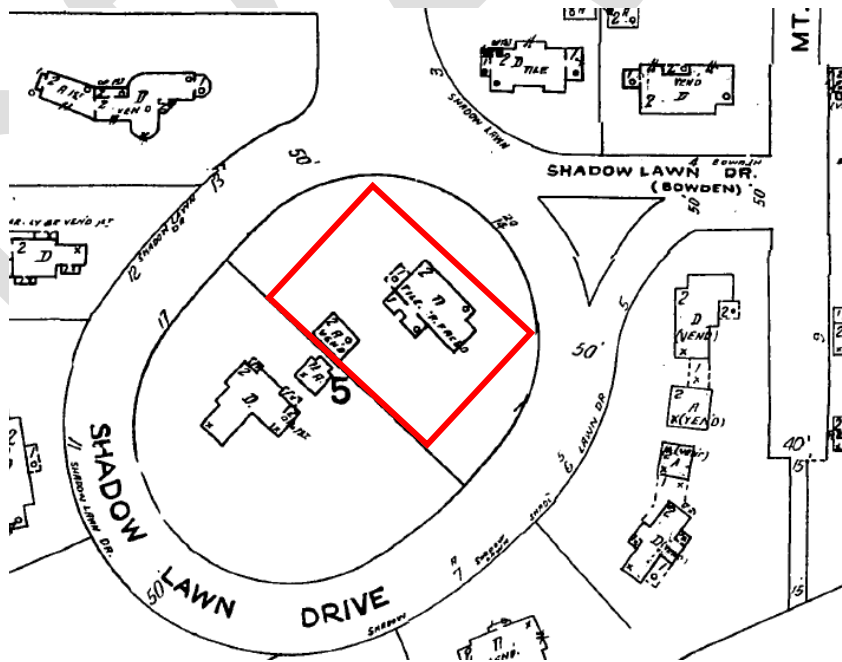
FOUNDATION:	No. 1	No. 2	No. 3	No. 4	No. 5	ROOF:	No. 1	No. 2	No. 3	No. 4	No. 5	WALLS:	No. 1	No. 2	No. 3	No. 4	No. 5	PLUMBING:	No. 1	No. 2	No. 3	No. 4	No. 5
CONCRETE SLAB	<input checked="" type="checkbox"/>					COMPOSITION						SHEETROCK	<input checked="" type="checkbox"/>					ONE TILE BATH					
BLOCKS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

CLASS	TYPE	DIMENSIONS	SQUARE FEET	RATE	REPLACEMENT VALUE	YEAR BUILT	REMODEL	% GOOD	TOTAL VALUE	
	<i>Brick</i>		4621	785					36270	
	<i>Scr. Conch</i>		700	360					2520	
	<i>Boards</i>		980	180					1760	
	<i>Bath</i>		700	.50					350	
	<i>Stor.</i>		836	195					1550	
	<i>Garage</i>		120	4.00					480	
	<i>Gar. Door</i>	8' - 30	40 = 120						160	
	<i>2 1/2 x Bath</i>								2000	
	<i>Fireplaces</i>				20600				1200	
REMARKS:										
Class @ 7 Base 720 2.50 C. Heat 25 Air Cond. 40								TOTAL VALUE	46,290	
									20%	9260.

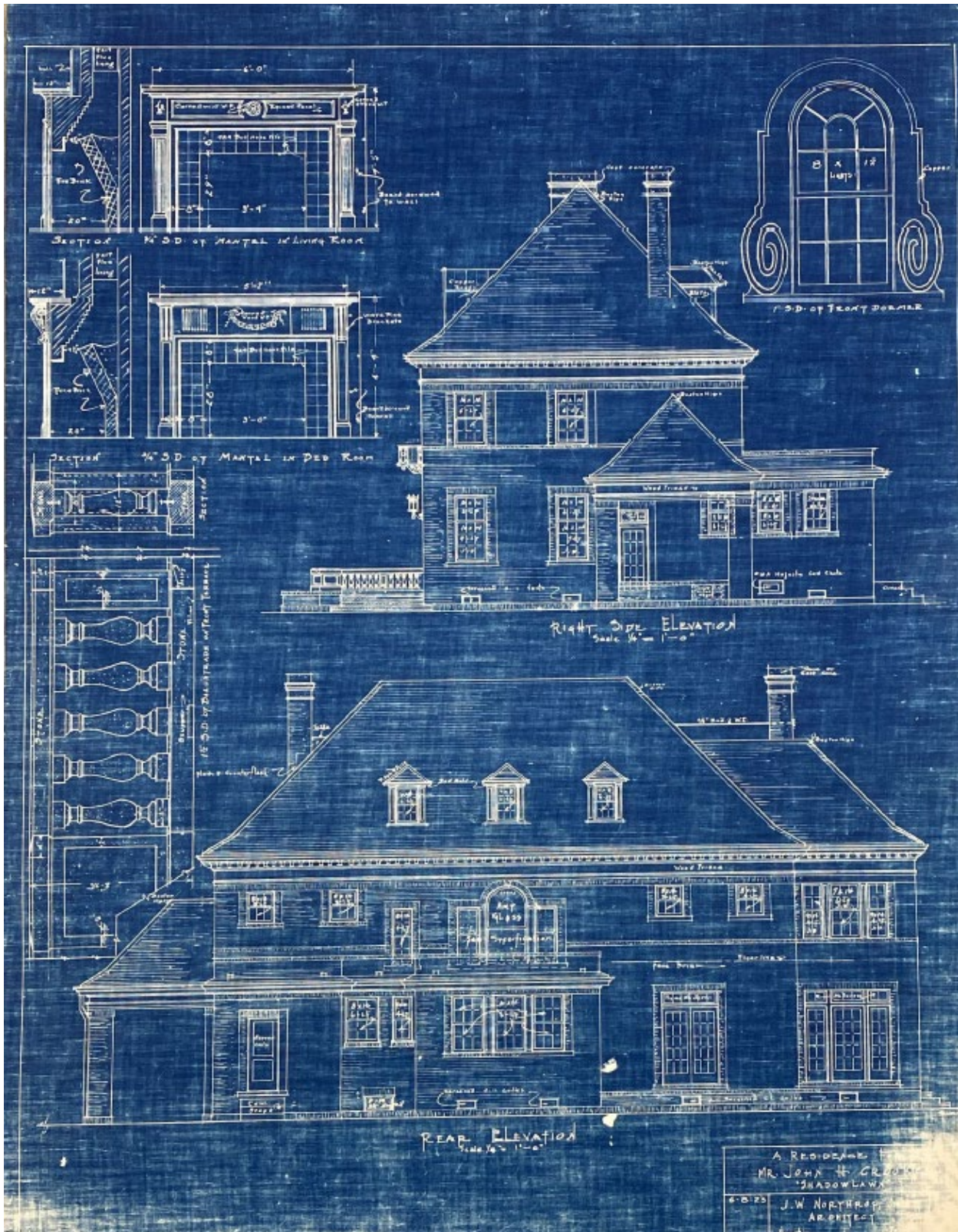
1924 SANBORN, VOL 5, SHEET 584



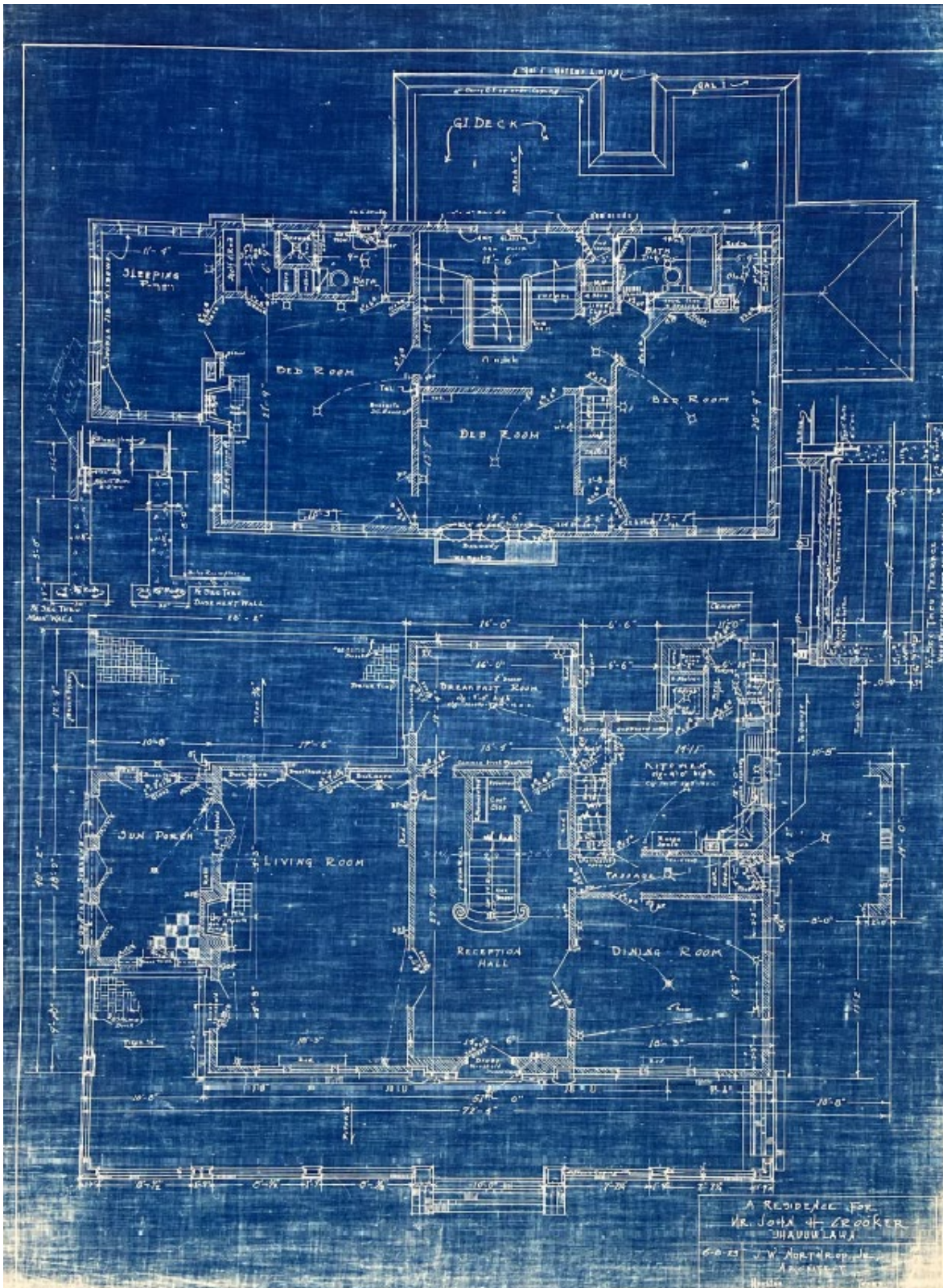
1925 SANBORN, VOL 5, SHEET 584



ORIGINAL BLUEPRINT – SHEET 1: 6/8/23

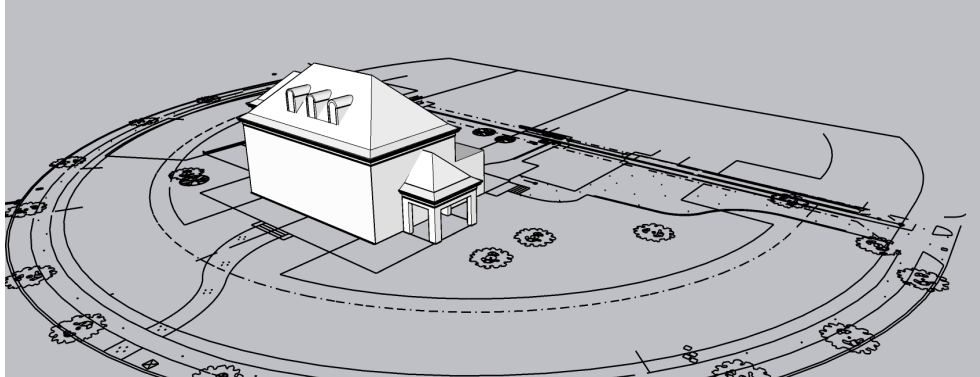


ORIGINAL BLUEPRINT – SHEET 2: 6/8/23

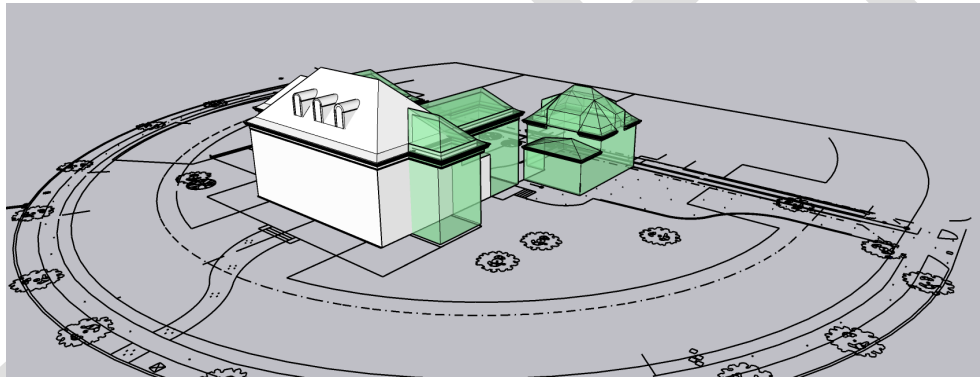


3D PERSPECTIVE MODELS

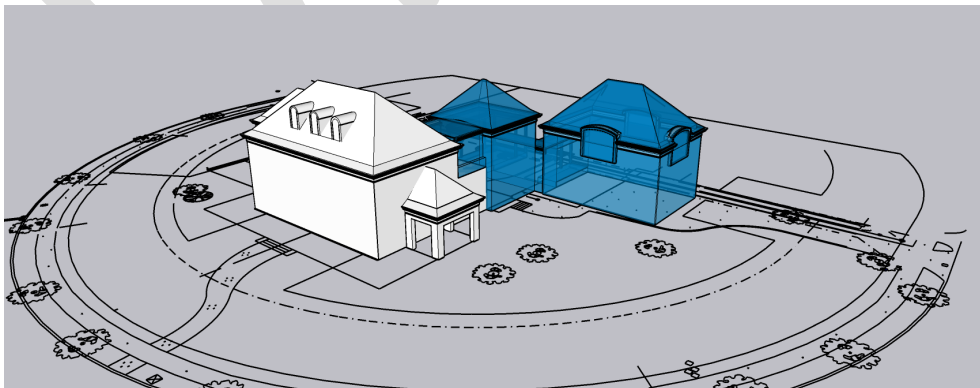
ORIGINAL HISTORIC FOOTPRINT – NORTH VIEW



EXISTING/NON-HISTORIC ADDITION – NORTH VIEW

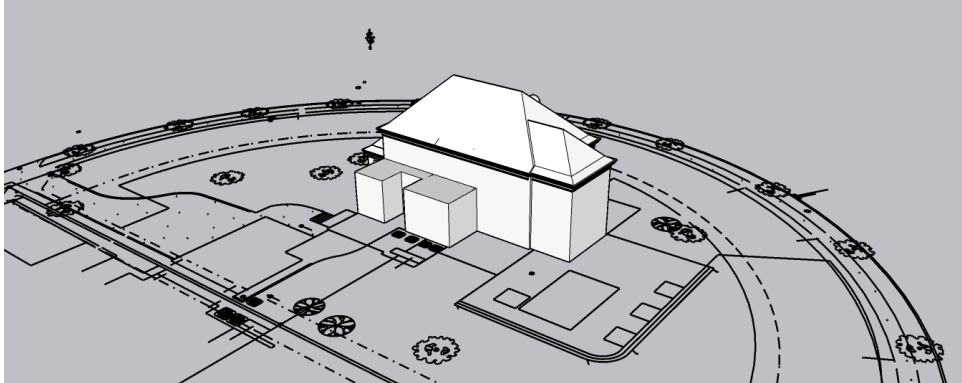


PROPOSED – NORTH VIEW (**SUBJECT TO CHANGE GARAGE)

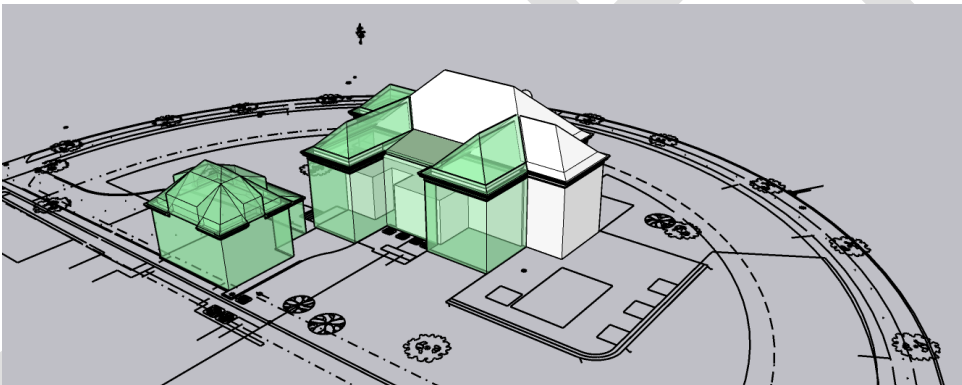


3D PERSPECTIVE MODELS

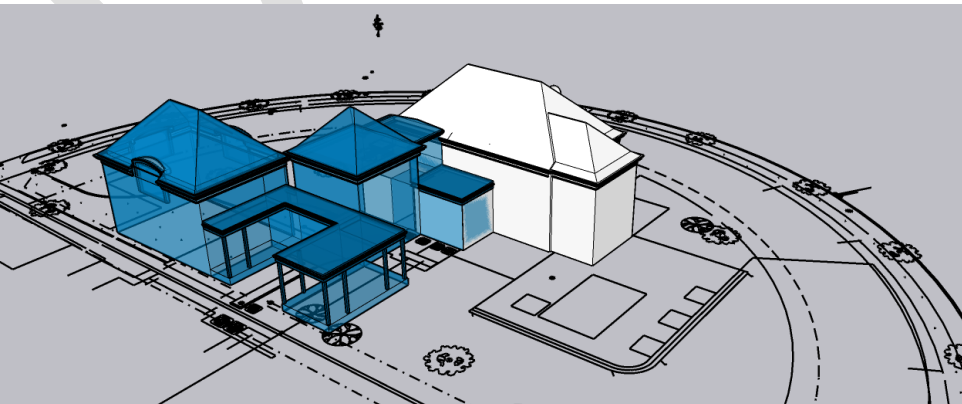
ORIGINAL HISTORIC FOOTPRINT – SOUTH VIEW



EXISTING/NON-HISTORIC ADDITION – SOUTH VIEW

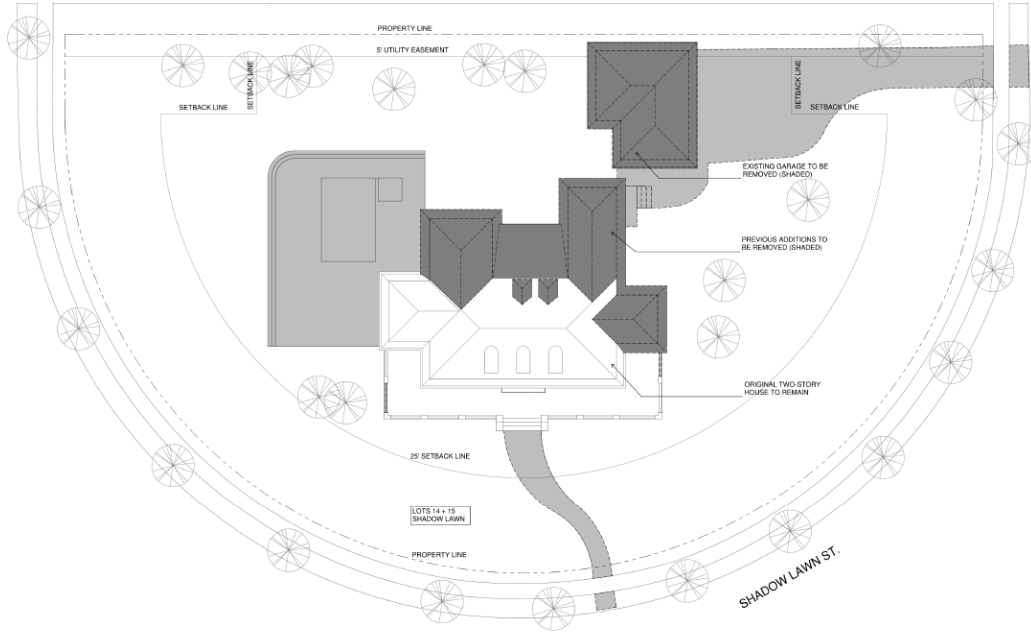


PROPOSED – SOUTH VIEW (**SUBJECT TO CHANGE GARAGE)

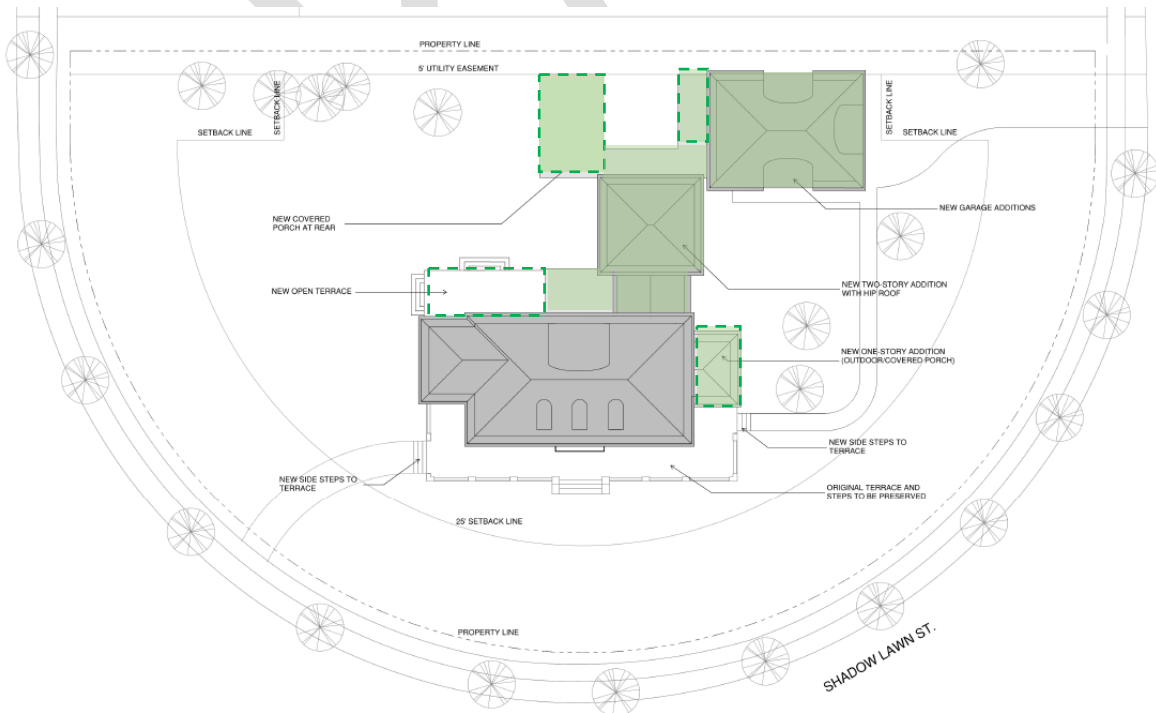


SITE PLAN

EXISTING

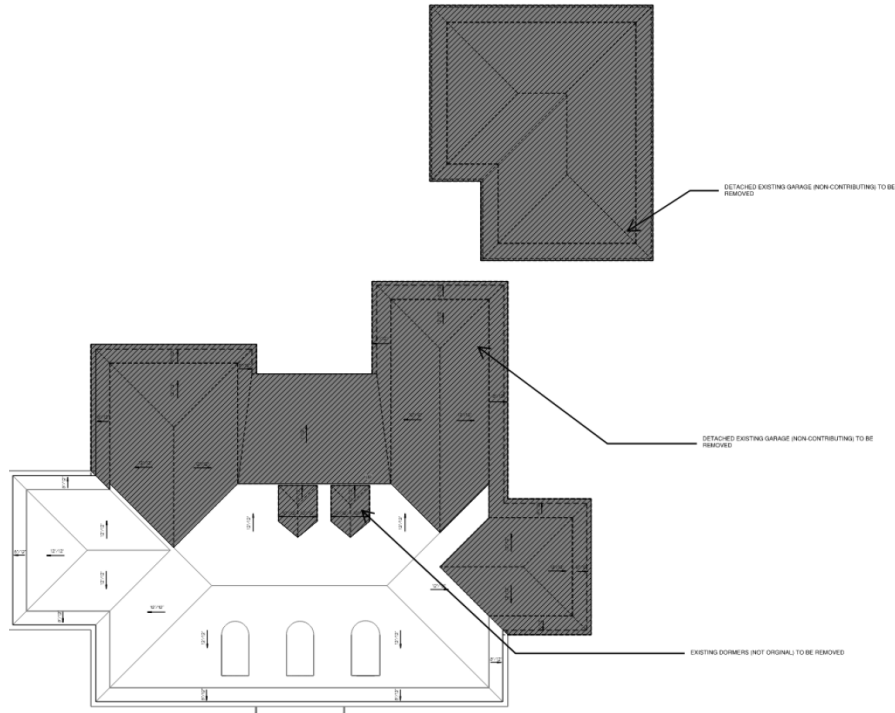


PROPOSED

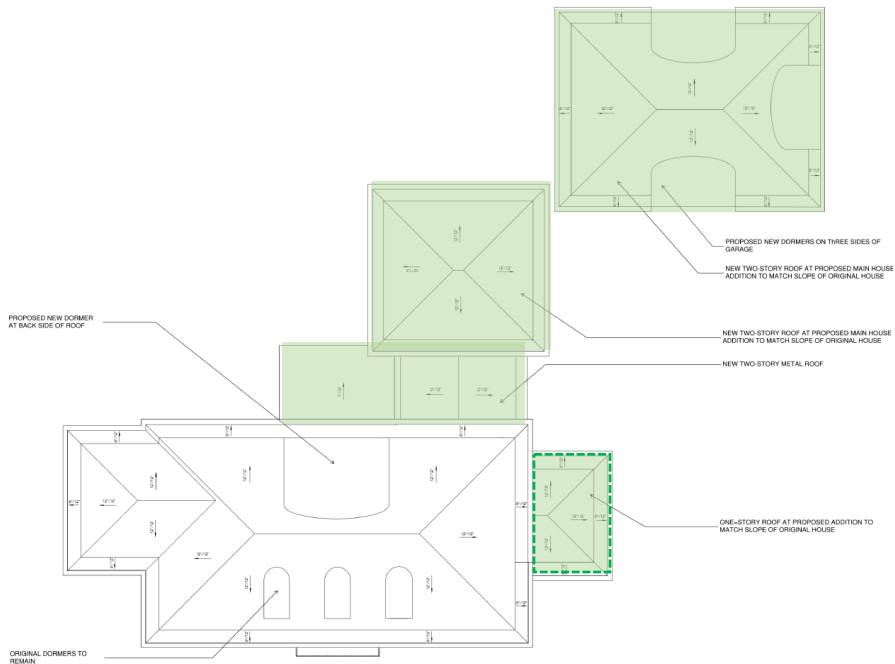


ROOFPLAN

EXISTING

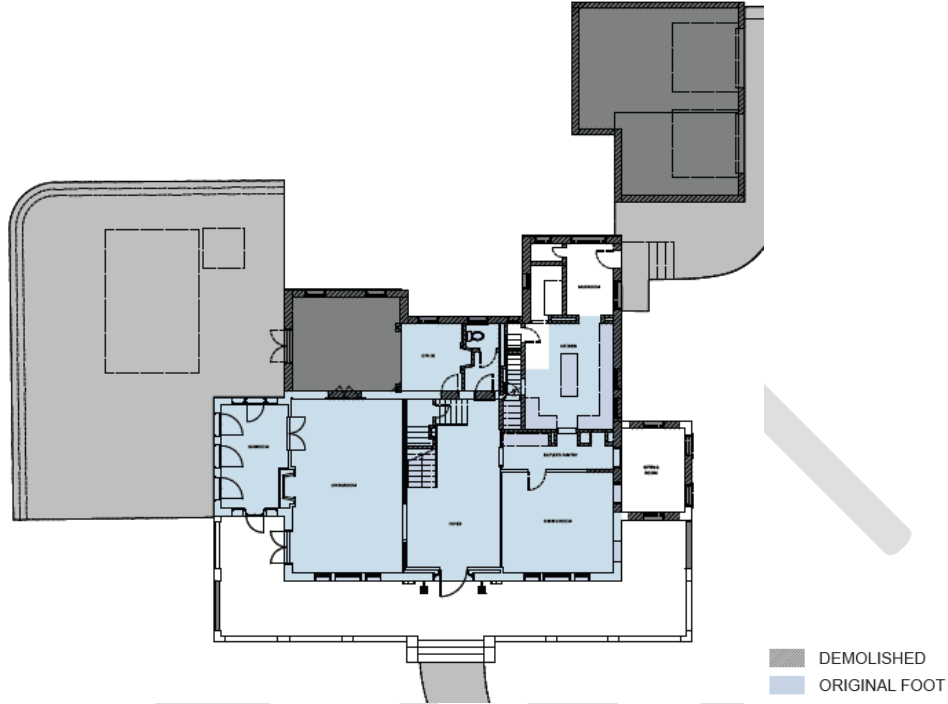


PROPOSED

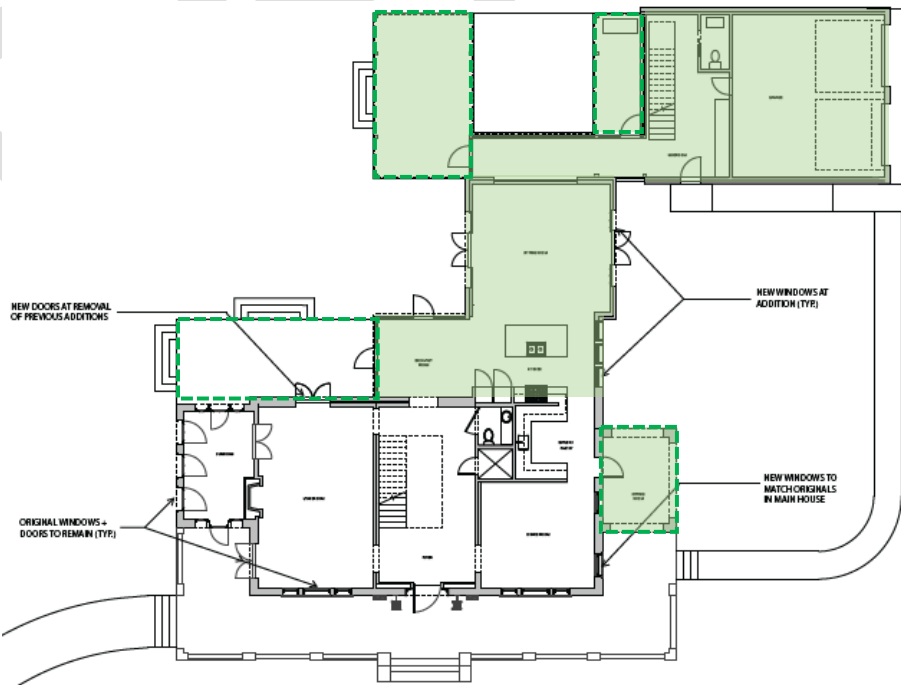


FIRST FLOORPLAN

EXISTING

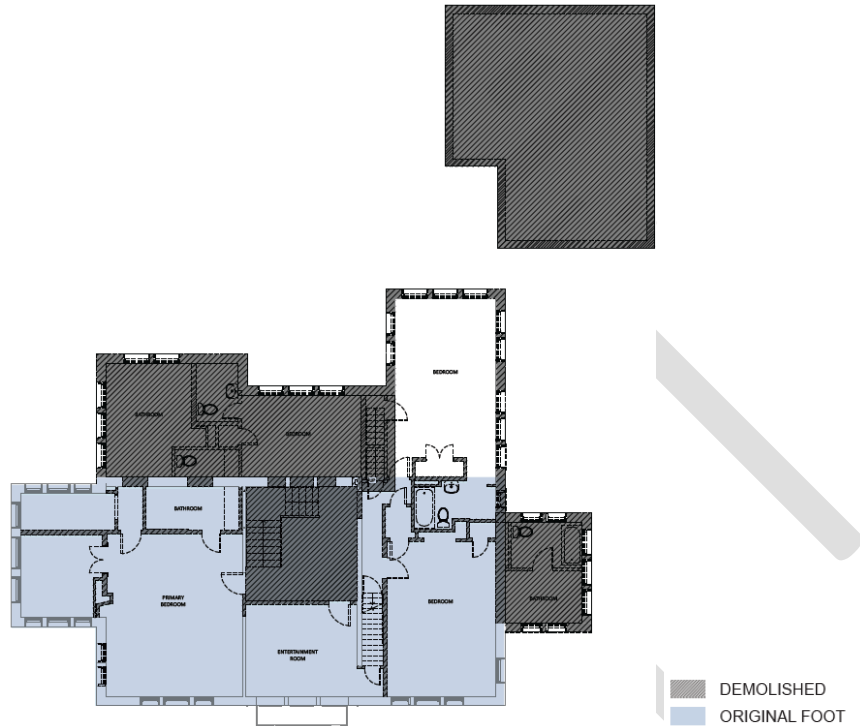


PROPOSED

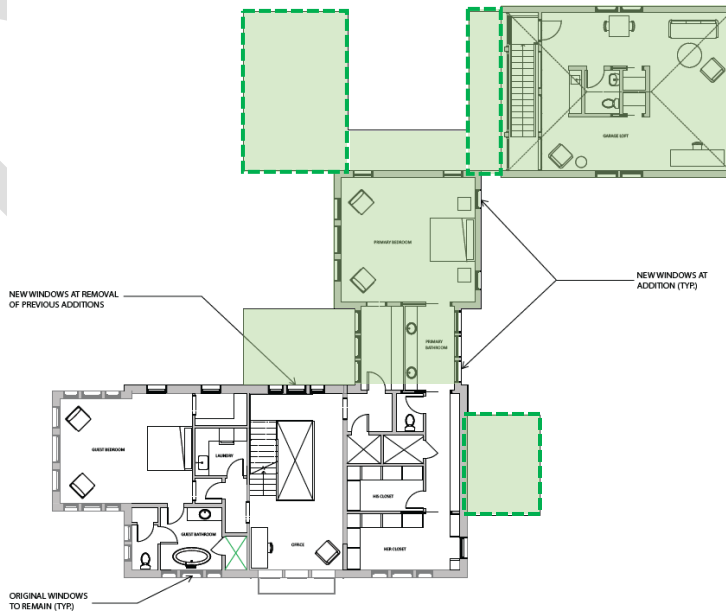


SECOND FLOORPLAN

EXISTING

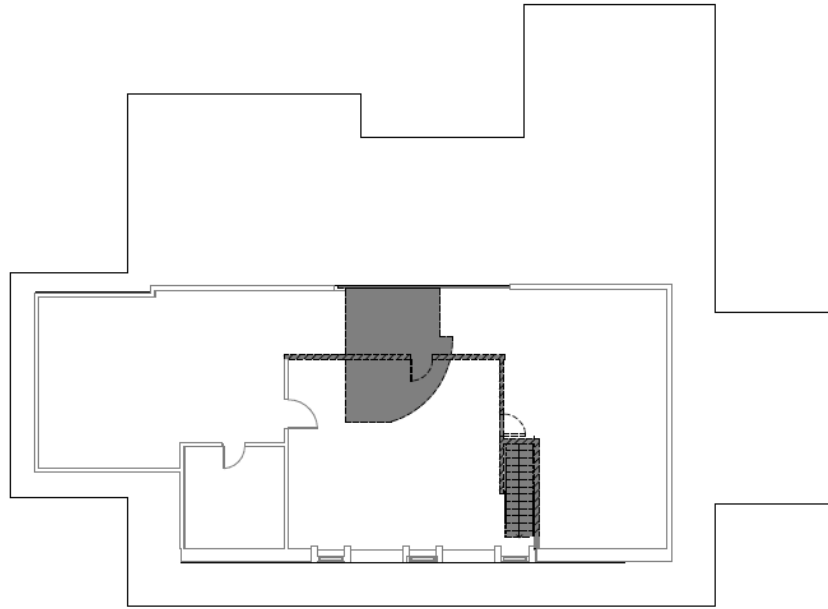


PROPOSED

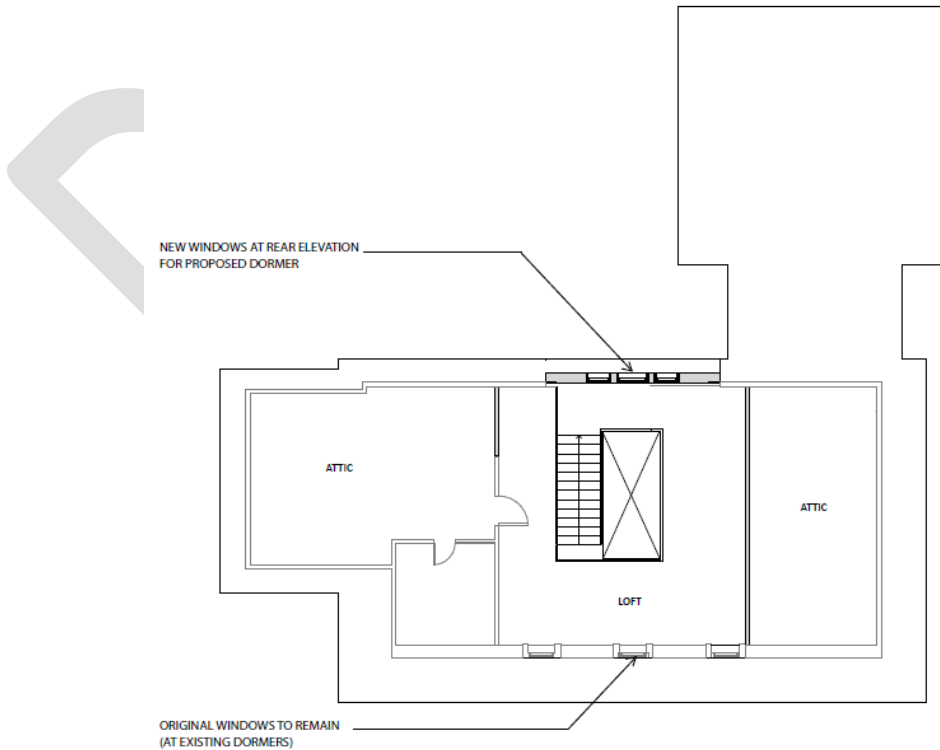


THIRD FLOORPLAN (ATTIC)

EXISTING



PROPOSED

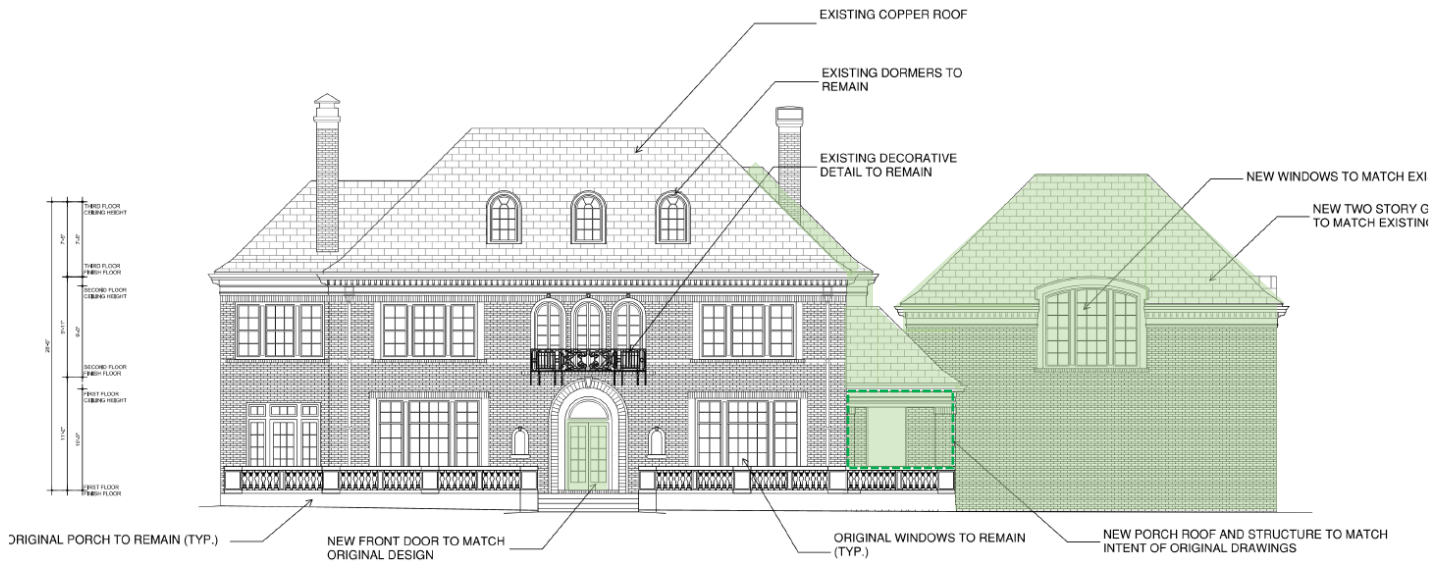


EAST (FRONT) ELEVATION

EXISTING



PROPOSED

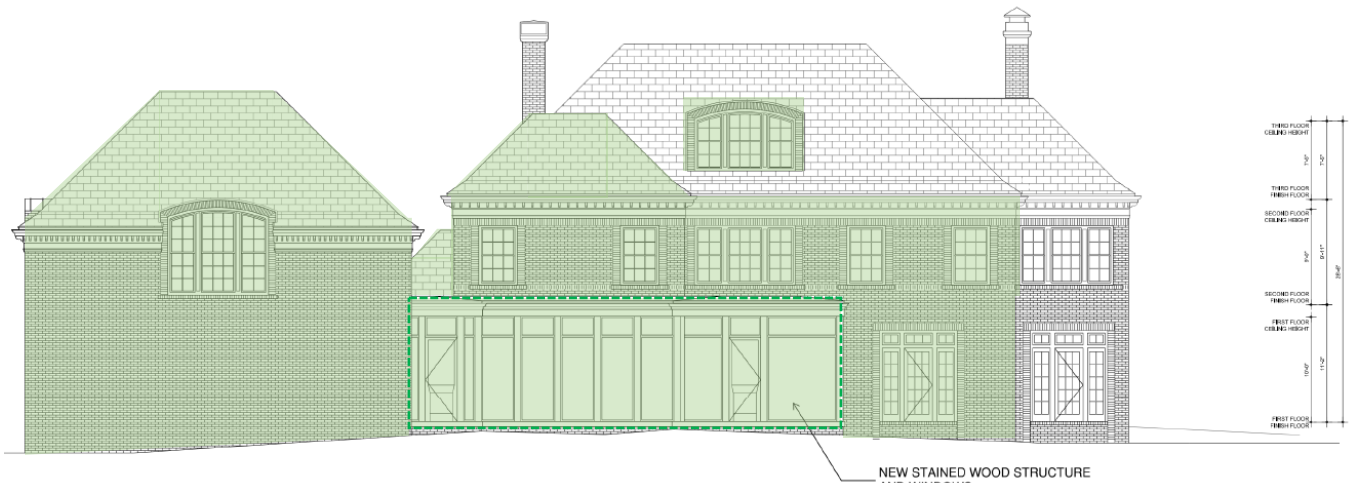


WEST (REAR) ELEVATION

EXISTING



PROPOSED



SOUTH (LEFT SIDE) ELEVATION

EXISTING



PROPOSED

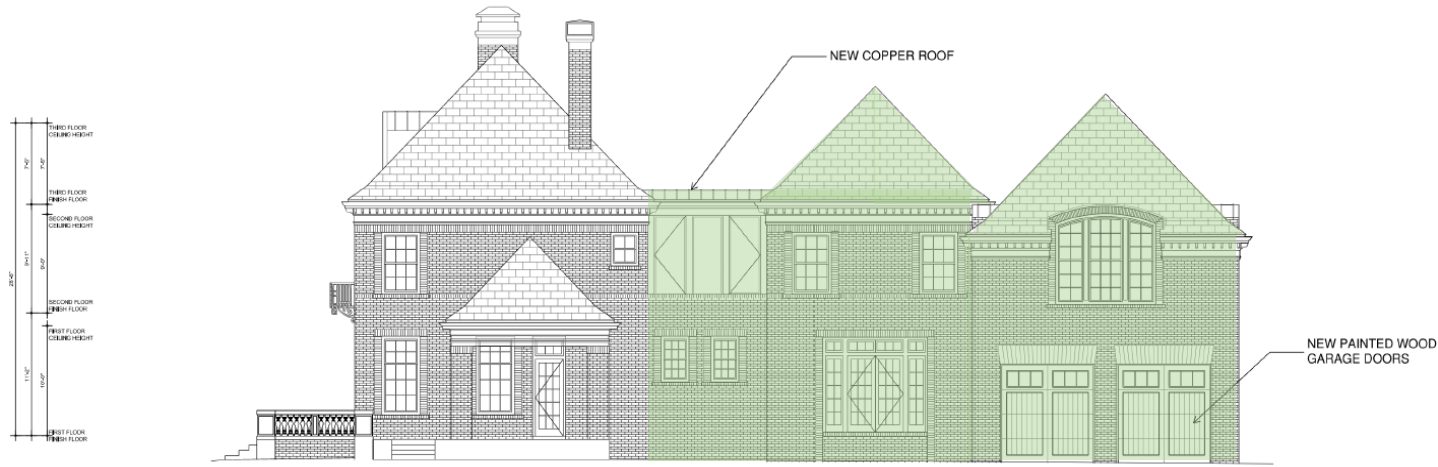


NORTH (RIGHT SIDE) ELEVATION

EXISTING

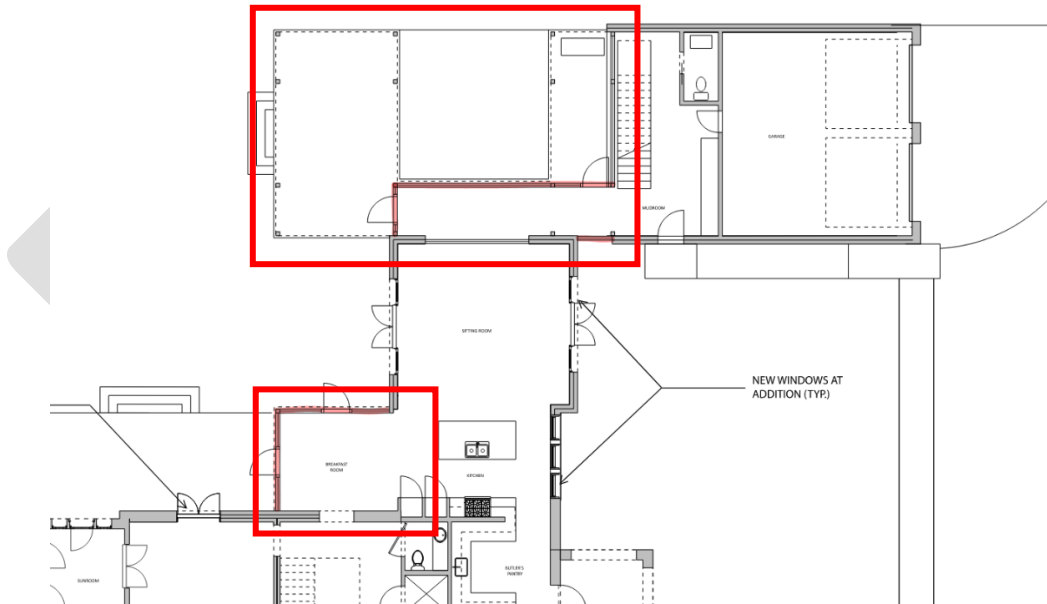


PROPOSED



REAR CONDITIONED SUNROOM – PERSPECTIVE DRAWING

PROPOSED



WINDOW AND DOOR SCHEDULE

EXISTING							
Window	Material	Lite Pattern	Style	Dimensions	Necessed/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
203A	wood	4, 4	double hung	2' 2" x 5' 2"	inset	original	YES
203B	wood	6, 6	double hung	2' 10" x 5' 2"	inset	original	YES
203C	wood	4, 4	double hung	2' 2" x 5' 2"	inset	original	YES
203D	wood	6, 6	double hung	3' 2" x 5' 2"	inset	original	YES
203E	wood	6, 6	double hung	4' 0" x 5' 2"	inset	original	YES
203F	wood	6, 6	double hung	3' 2" x 5' 2"	inset	original	YES
203G	wood	4, 4	double hung	2' 2" x 5' 2"	inset	original	YES
203H	wood	6, 6	double hung	2' 10" x 5' 2"	inset	original	YES
203I	wood	4, 4	double hung	2' 2" x 5' 2"	inset	original	YES
208A	wood	4, 4	double hung	2' 4" x 5' 2"	inset	original	YES
208B	wood	6, 6	double hung	3' 2" x 5' 2"	inset	original	YES
208C	wood	4, 4	double hung	2' 4" x 5' 2"	inset	original	YES
208A	wood	4, 4	double hung	2' 4" x 5' 2"	inset	original	YES
208B	wood	4, 4	double hung	2' 4" x 5' 2"	inset	original	YES
218A	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

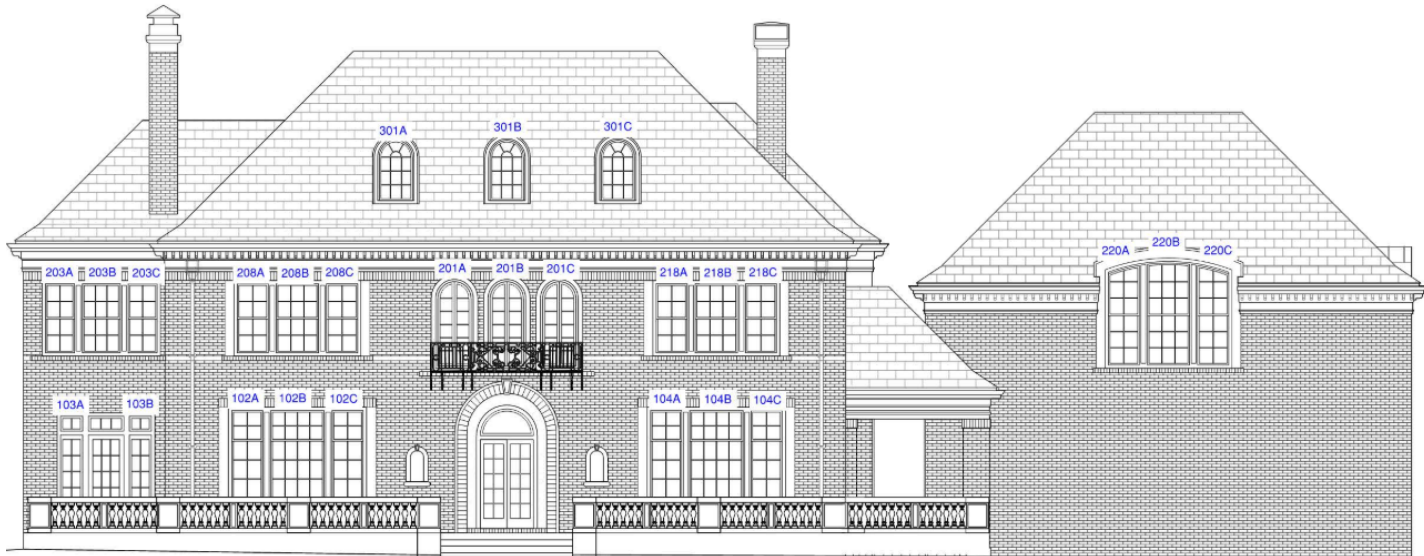
PROPOSED							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
FIRST FLOOR							
102D	wood	2, 10	fixed	7'-0" x 1'-4"	inset	TBD.	match existing style
102E	wood	2, 10	fixed	7'-0" x 1'-4"	inset	TBD.	match existing style
104E	wood	6, 9	double-hung	3'-2" x 6'-8"	inset	TBD.	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	3'-1" x 10'-0"	inset	TBD.	match existing style
114C	wood	0	fixed	3'-1" 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	1'-1" x 10'-0"	inset	TBD.	match existing style
114H	wood	0	fixed	1'-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
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	6, 6	double-hung	2'-0" x 7'-2"	inset	TBD.	match existing style
220B	wood	9, 9	double-hung	2'-11" x 7'-4"	inset	TBD.	match existing style
220C	wood	6, 6	double-hung	2'-0" x 7'-2"	inset	TBD.	match existing style
220D	wood	6, 6	double-hung	2'-0" x 7'-2"	inset	TBD.	match existing style
220E	wood	9, 9	double-hung	2'-11" x 7'-4"	inset	TBD.	match existing style
220F	wood	6, 6	double-hung	2'-0" x 7'-2"	inset	TBD.	match existing style
220G	wood	6, 6	double-hung	2'-0" x 7'-2"	inset	TBD.	match existing style
220H	wood	9, 9	double-hung	2'-11" x 7'-4"	inset	TBD.	match existing style
220I	wood	6, 6	double-hung	2'-0" x 7'-2"	inset	TBD.	match existing style
220J	wood	0	fixed	3'-10" x 5'-0"	inset	TBD.	match existing style
220K	wood	0	fixed	3'-10" x 5'-0"	inset	TBD.	match existing style
220L	wood	0	fixed	3'-10" x 5'-0"	inset	TBD.	match existing style
220M	wood	0	fixed	3'-10" 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 SCHEDULE – EAST (FRONT) ELEVATION

EXISTING



PROPOSED



WINDOW SCHEDULE – WEST (REAR) ELEVATION

EXISTING

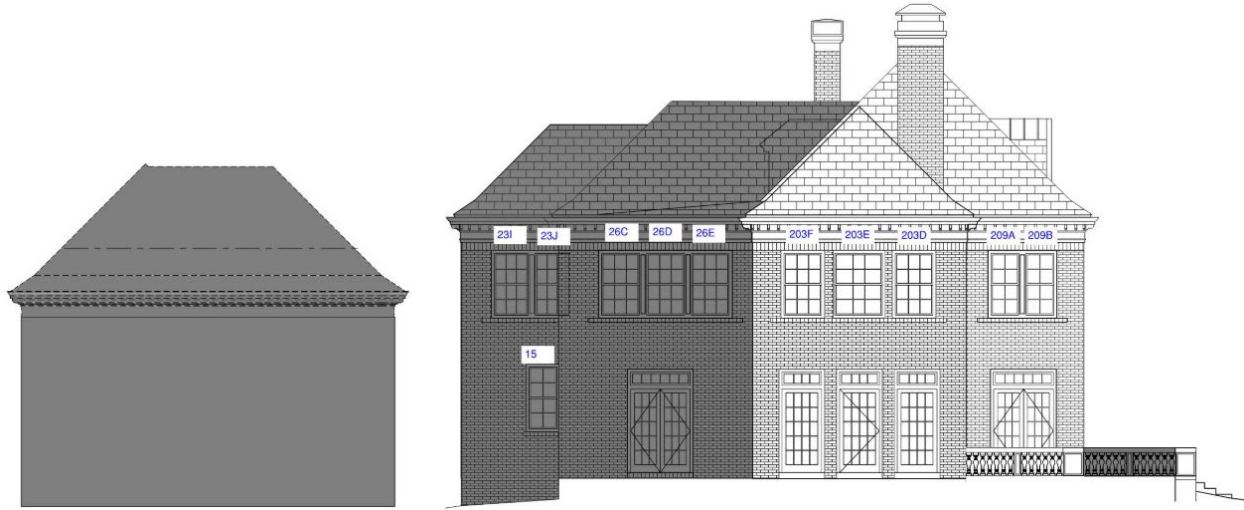


PROPOSED



WINDOW SCHEDULE – SOUTH (LEFT SIDE) ELEVATION

EXISTING

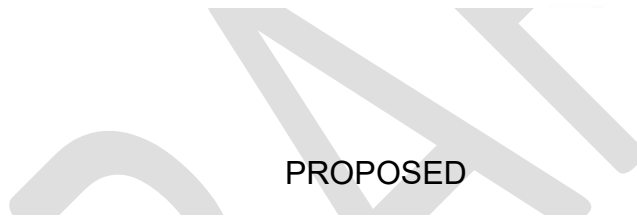


PROPOSED



WINDOW SCHEDULE – NORTH (RIGHT SIDE) ELEVATION

EXISTING



PROPOSED



ATTACHMENT A – PUBLIC COMMENTS

DRAFT

RECEIVED 6/12/2024

Subject: 14 Shadow Lawn Street

Cara,

I am concerned about the application of appropriateness for this home that is scheduled for a hearing shortly.

I visited with the planner of the day and that planner provided me with drawings and gave me your name.

It appears that some positive revisions have been made, since those drawings were created, as a neighbor provided more complete drawings from the Architect, however there are still some items that are troubling.

Personally, I am most concerned about the large scale of the new garage and its effect on the John Staub house next door since it will, it appears will be in front of that home. It also appears that the existing garage is shown much taller than it actually is. This garage change will be very significant to the current appearance of the home. This large tall garage to my eyes is out of scale to the original historic home.

This home is at the entrance to the subdivision, facing everyone that enters the circle. It is in my opinion, a very beautiful historic home, and one of the best traditional styled homes in the neighborhood. I would hate, if the new garage moved the focus of this historic home away from the beautiful home to this large tall garage.

Finally, the drawings call out for a new copper roof to replace the one that is there. Although called out as copper, the existing roof appears from a distance to be slate, but it is difficult to tell. The ridge corner flashings do appear to be copper. Slate roofs are on at least 5 of the homes in the district.

If you could give me a call or email me back I would appreciate it. I have left a phone message.

Thank you,

RECEIVED 6/12/2024

Subject: Re: 14 Shadow Lawn St

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Thank you Charles.

Cara has been in touch with my neighbor Philip Ewald today. Judging from the correspondence I have seen, he expressed a written concern about the scale of the garage. updated plans have been circulated by Dillon Kyle's office.



Subject: Re: 14 Shadow Lawn St

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

I wrote the architect directly to get answers to some of my questions. I have concerns about the future installation of the pool, the potential for an eventual driveway in front of the house, the scale of the new garage, future landscaping (and impact on trees), and decreased permeable ground. Most of that does not fall under your umbrella. I also am not thrilled about 12 to 24 months of demolition, followed by construction.