

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 06/17/2024

ITEM: II

APPLICANT: Valere and Nadia Costello, owners
PROPERTY ADDRESS: 443 Columbia St
LEGAL DESCRIPTION: LT 2 BLK 304 – Houston Heights
HISTORIC DISTRICT: Houston Heights South Historic District

Project Summary:

January 24, 2020: Applicant received a COA for a rear addition. Application received approval on consent agenda. Applicant did not pull permits. COA expired.

February 1, 2024: Applicant applied for COA for rear addition as submitted to 2020 HAHC.

March 12, 2024: Applicant revised drawings per staff recommendations pertaining to proposed rear addition (from front-facing to hipped, from fixed/casement windows to double-hung, and increasing inset length on south elevation to meet measurable standard, section 5-14.)

March 14, 2024: HAHC deferred application awaiting changes to proposed rear addition.

May 09, 2024: No changes made to proposed rear addition's massing above a porch underneath. HAHC denied COA application.

May 17, 2024: Applicant submitted a request to appeal the decision of the HAHC.

In accordance with Chapter 33 Section 33-253, the applicant is appealing the decision to the Historic Preservation Appeals Board (HPAB).

Project Description:

Contributing Cottage style structure circa 1940 located in Houston Heights South Historic District. Proposed Rear Addition.

Basis for the Houston Archaeological and Historic Commission's decisions:

- The HAHC denied the COA application per Sec. 33-241(10) and Houston Heights Design Guidelines.

Applicant's Grounds for Appeal:

Per the applicant:

1. **Previous Approval:** This Project was approved by HAHC in 2020 (HP2019_0406), and there have been no material changes to the plans (other than those requested by HAHC Staff). HAHC's Approval Criteria, and the Houston Heights Historic Districts Design Guidelines, also have remained unchanged since the previous approval. Logic, precedence, and an even-handed judicial evaluation of this case should dictate reapproval;

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2. **HAHC Decision Lacked Unanimity:** 3 HAHC members dissented, and the Historic Preservation Officer offered project-supporting facts;
3. **Incorrect and Prejudicial Staff Presentation:** The Staff presentation to HAHC was prejudicial and included omissions and incorrect exhibits;
4. **No Public Opposition:** There were no public objections/comments to the project despite 3 HAHC meeting appearances; and
5. **Context Area:** The context area of the project is almost entirely 'non-contributing,' which was a fact not properly considered by HAHC.

EXHIBIT IIA: JANUARY 2020 HAHC STAFF REPORT

EXHIBIT IIB: MARCH 2024 HAHC STAFF REPORT

EXHIBIT IIC: MAY 2024 HAHC STAFF REPORT

EXHIBIT IID: PROJECTS SINCE 2022 WITH CONDITIONED SPACE ABOVE
OPEN PORCH

EXHIBIT IIE: HOUSTON HEIGHTS DESIGN GUIDELINES, SECTION 6:
QUALITATIVE GUIDELINES FOR ADDITIONS

EXHIBIT IIF: UNOFFICIAL TRANSCRIPT OF MARCH 14, 2024 HAHC

EXHIBIT IIG: UNOFFICIAL TRANSCRIPT OF MAY 09, 2024 HAHC

EXHIBIT IIH: OFFICIAL MINUTES JANUARY 24, 2020 HAHC

EXHIBIT III: OFFICIAL MINUTES MARCH 14, 2024 HAHC

EXHIBIT IIJ: UNOFFICIAL MINUTES MAY 09, 2024 HAHC

CERTIFICATE OF APPROPRIATENESS

Application Date: January 2, 2020

Applicant: Karen Brasier, Agent for Valere Costello, Owner

Property: 443 Columbia Street, Lot 2, Block 304, Houston Heights Subdivision. The property includes a historic 1,664 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Cottage style residence, constructed circa 1940, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition

The applicant proposes a second-story addition on top of an existing, non-historic addition extending towards the rear of the lot with the following specifications:

The existing home is a total length of 60'-11". The roof top addition begins at 30'-2". Ridge height of 29'-7", with a gable roof terminating in an eave on the side (north) elevation of 20' per Heights Design Guidelines (p. 5-15) and hipped roof terminating in an eave on the side (south) elevation of 21'-7".

Staff recently (January 2020) conducted a site visit and inspected the roof framing. The existing, non-historic addition appears to have been constructed relatively recently. The addition appears to have been as recent as the next-door neighbor suggests, circa 2000.

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 24, 2020



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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: 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.

HEIGHTS DESIGN GUIDELINES




- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



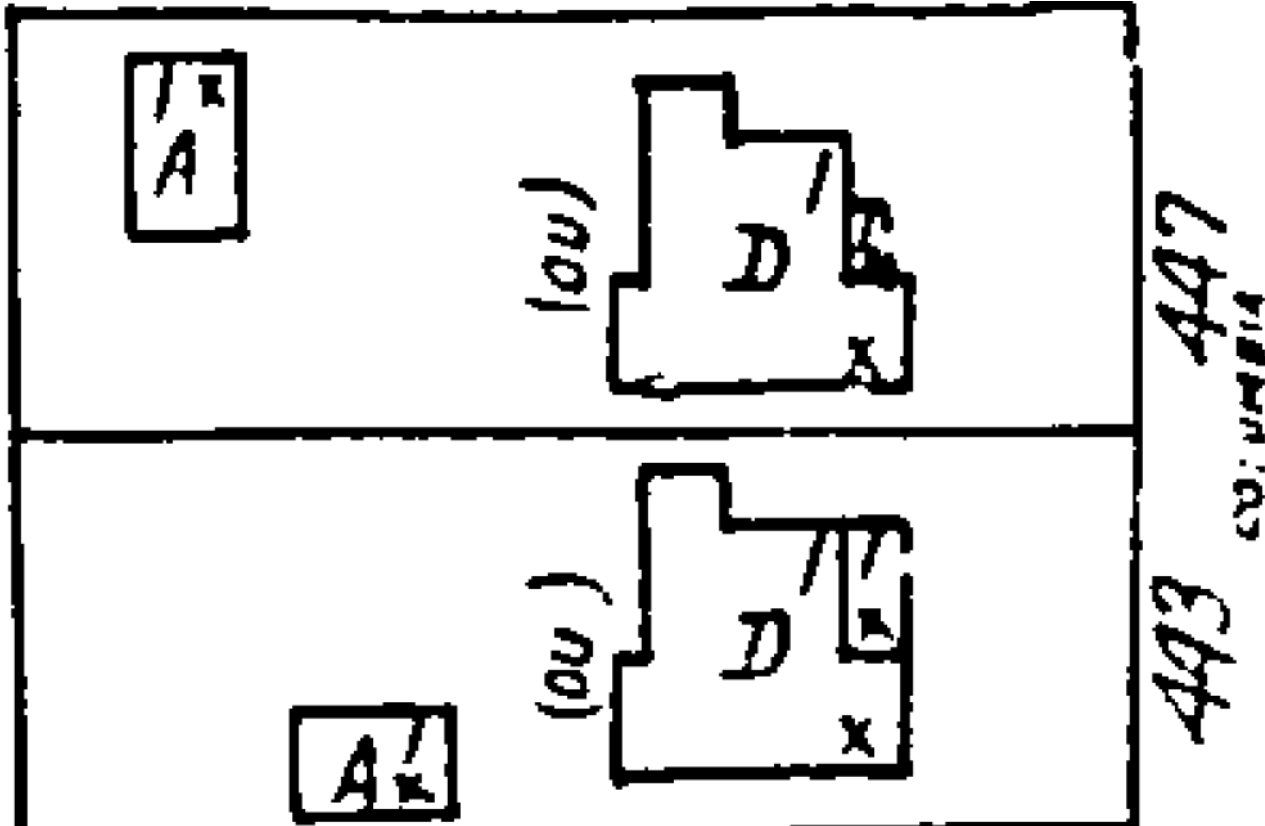
443 Columbia

Building Classification
 Contributing
 Non-Contributing
 Park

INVENTORY PHOTO



SANBORN FIRE INSURANCE MAP - 1951



EAST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING

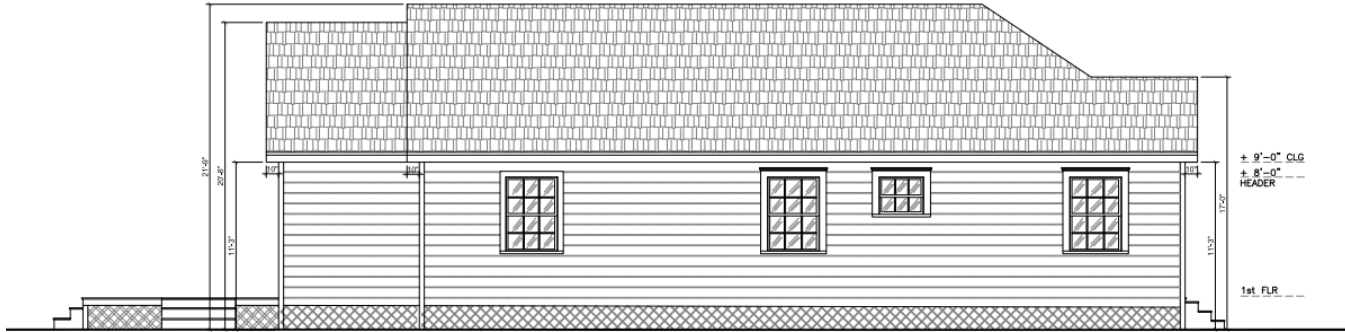


PROPOSED

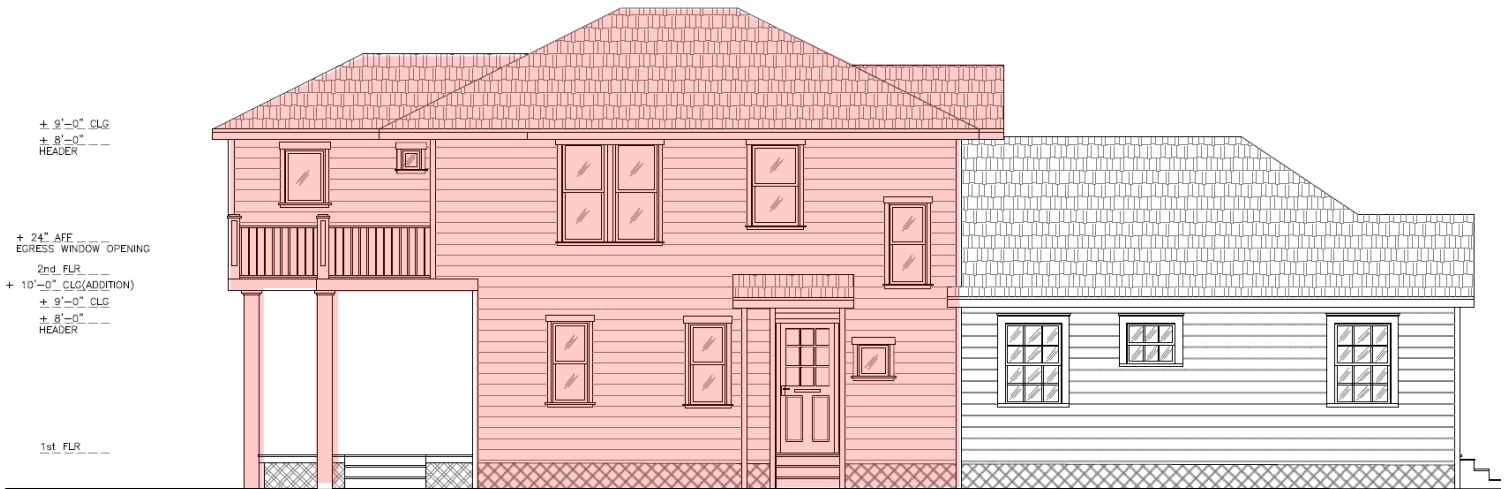


SOUTH SIDE ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING

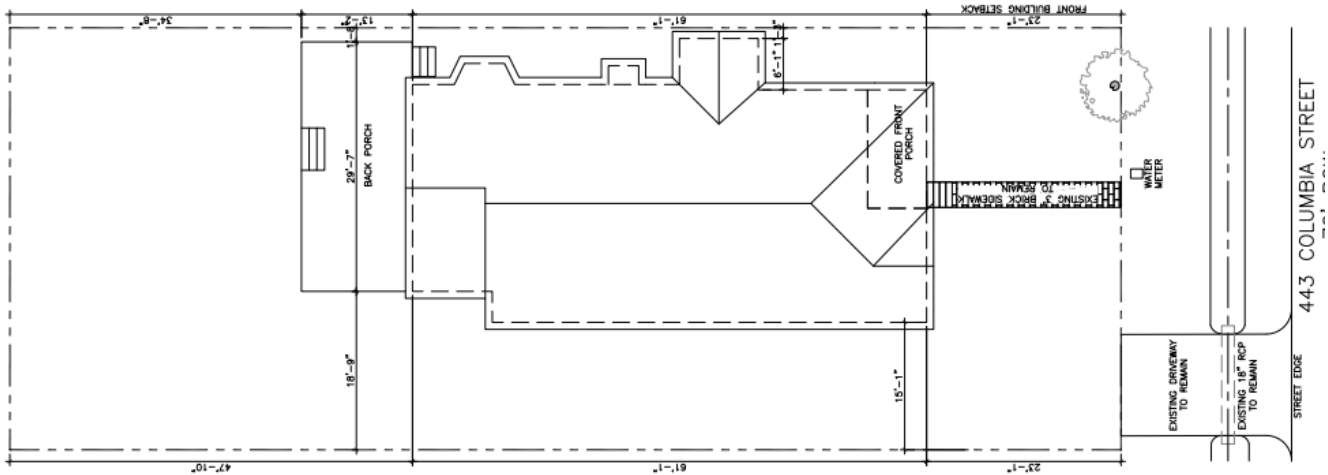


PROPOSED

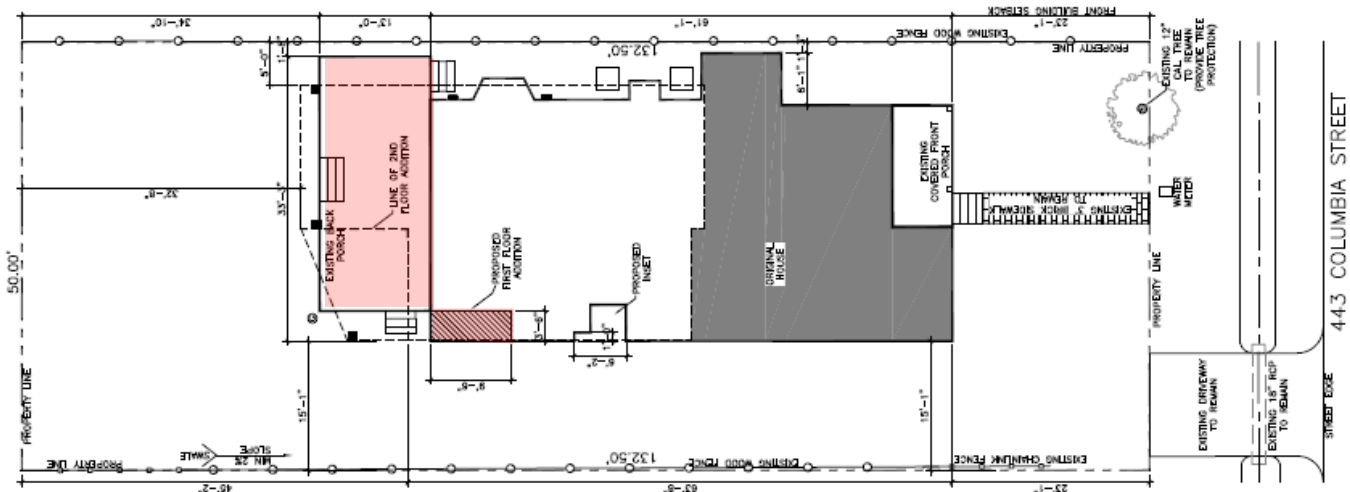




SITE PLAN
EXISTING

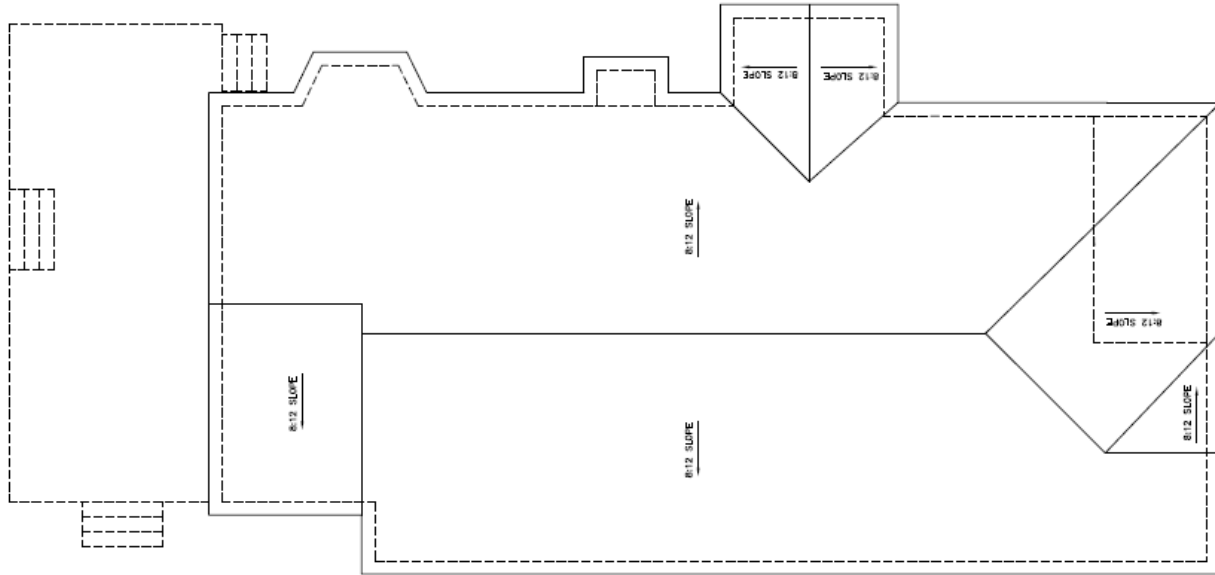


PROPOSED

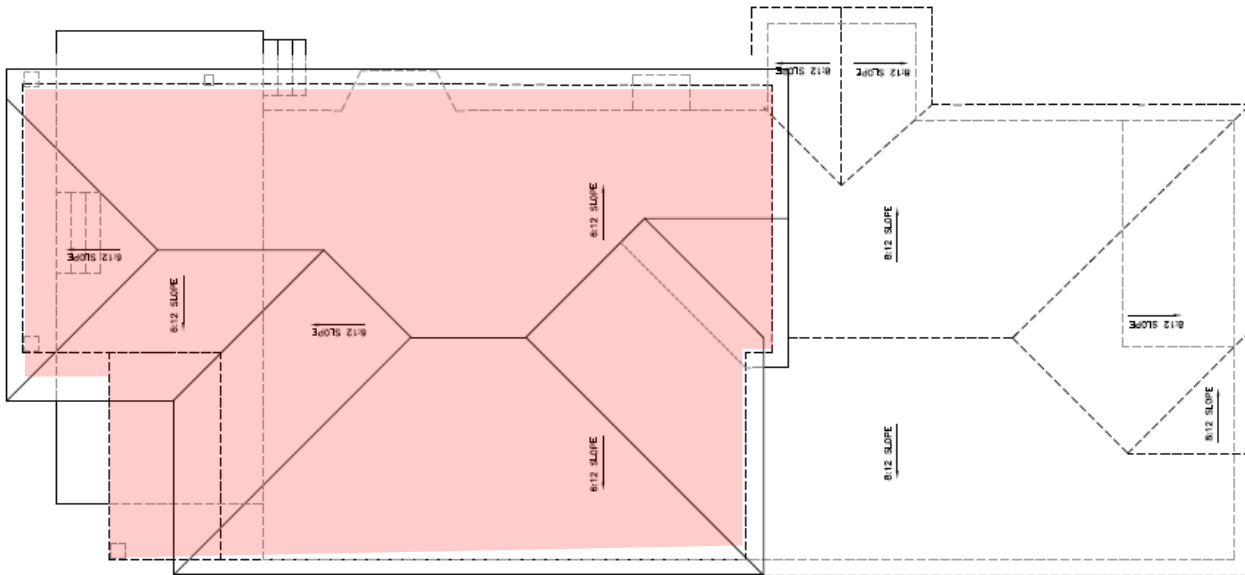




ROOF PLAN
EXISTING



PROPOSED

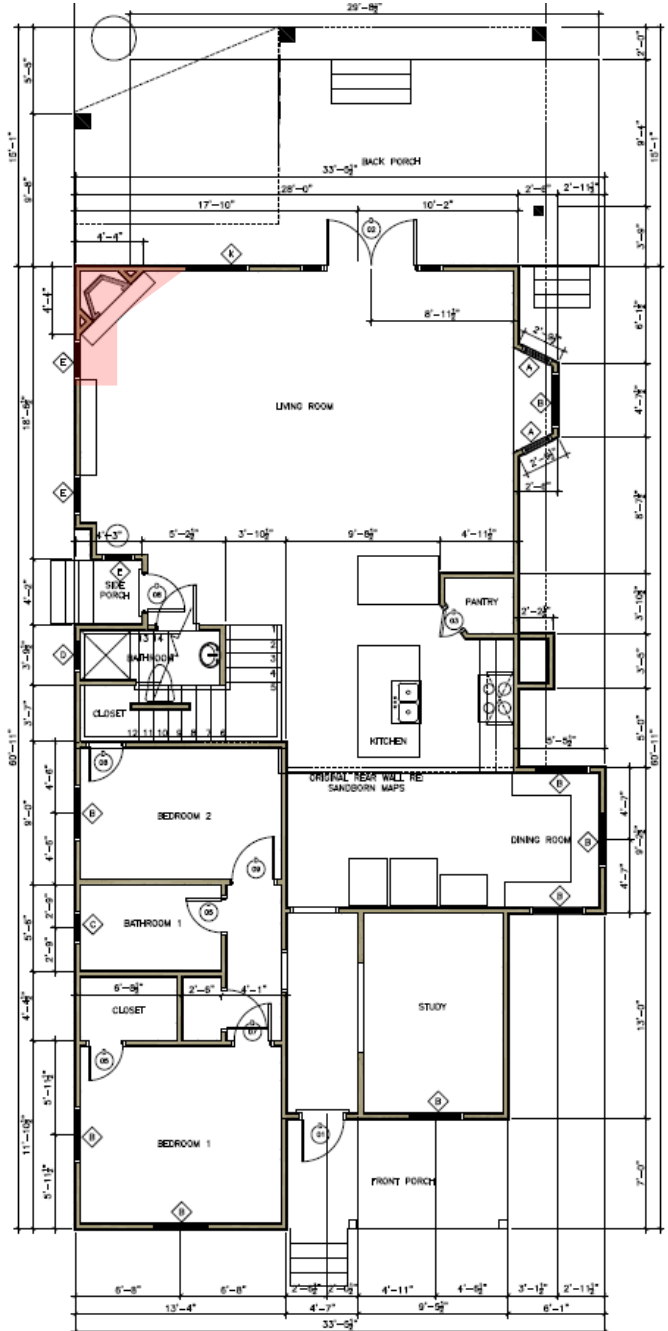
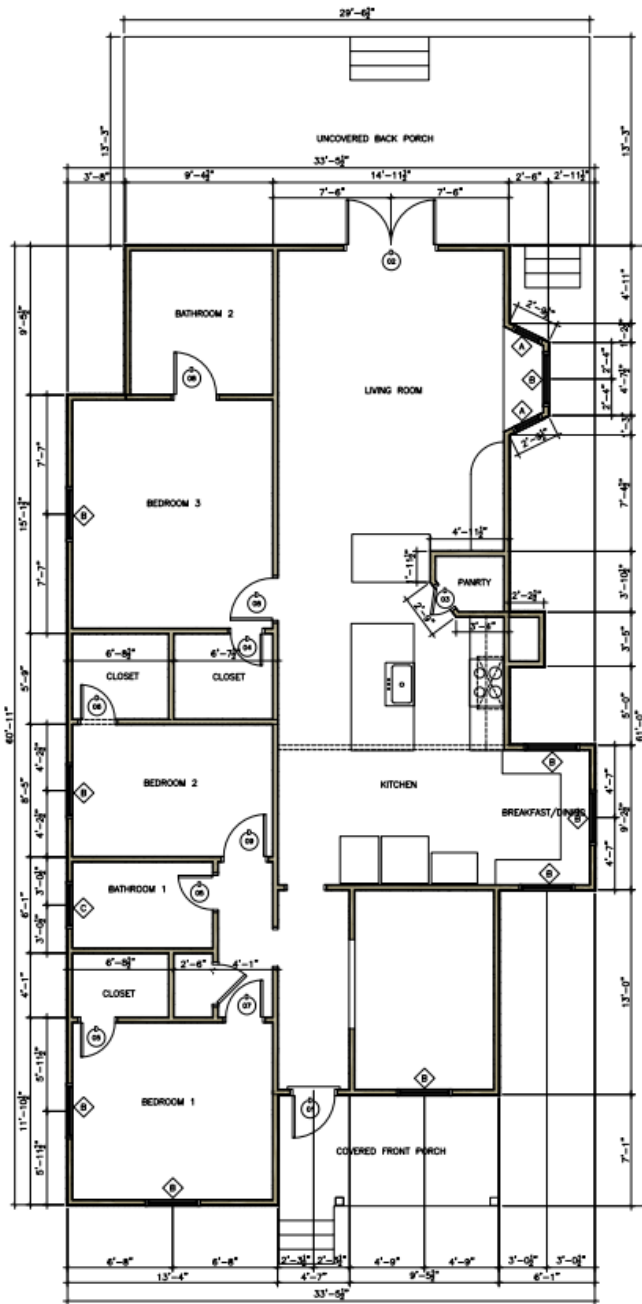




FIRST FLOOR PLAN

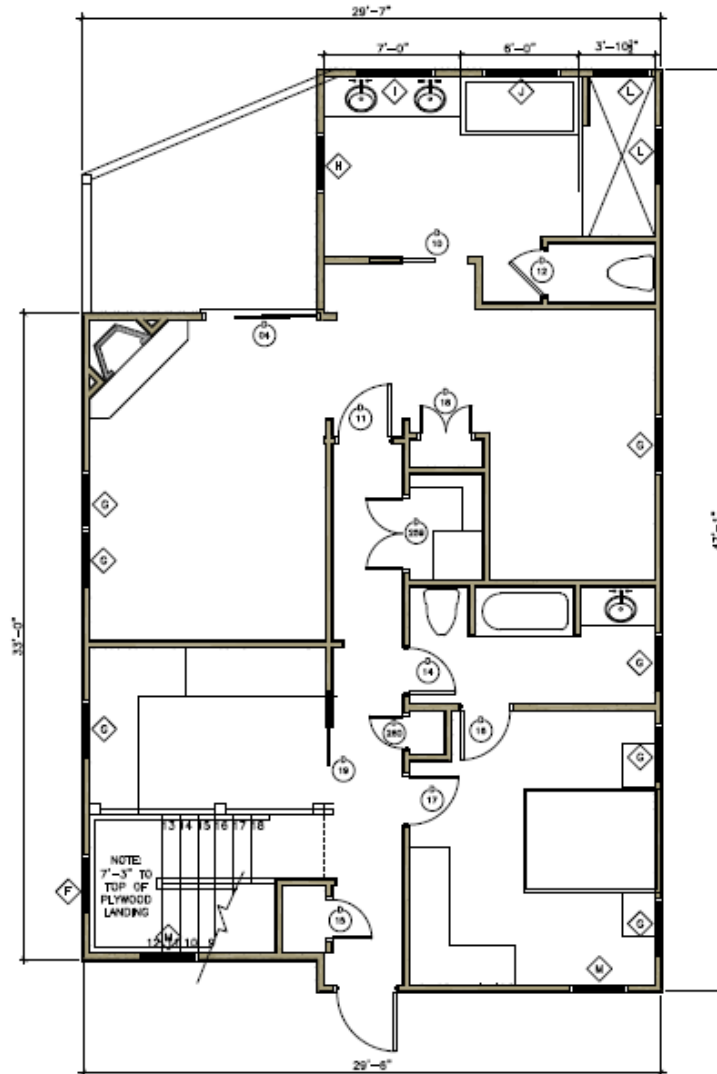
EXISTING

PROPOSED





SECOND FLOOR PLAN
PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
01	1	3'-0"	8'-0"	HINGED - SINGLE - EXTERIOR	RIGHT	FRONT DOOR
02	1	6'-0"	7'-0"	HINGED - DOUBLE - FULL LITE	NA	BACK PORCH
03	1	2'-0"	8'-0"	HINGED - SINGLE	RIGHT	---
04	1	2'-4"	8'-0"	HINGED - SINGLE	LEFT	---
05	2	2'-6"	8'-0"	HINGED - SINGLE	RIGHT	---
06	1	2'-6"	8'-0"	HINGED - SINGLE	LEFT	---
07	1	2'-8"	8'-0"	HINGED - SINGLE	RIGHT	---
08	2	3'-0"	8'-0"	HINGED - SINGLE	LEFT	---
09	1	3'-0"	8'-0"	HINGED - SINGLE	RIGHT	---

WINDOW SCHEDULE					
WINDOW TAG	Quantity	SIZE		Style	NOTES
		Width	HEIGHT		
A	2	2'-0"	5'-0"	Double Hung	--
B	9	3'-6"	5'-0"	Double Hung	---
C	1	3'-0"	2'-0"	Double Hung	---

PROJECT DETAILS

Shape/Mass:

See drawings for more detail.

Setbacks:

See drawings for more detail.

Foundation:

See drawings for more detail.

Windows/Doors:

All proposed windows to be inset and recessed. See window/door schedule for more detail.

Exterior Materials:

See drawings for more detail.

Roof:

See drawings for more detail.

CERTIFICATE OF APPROPRIATENESS

Application Date: Feb. 1, 2024

Applicant: Valere Costello, owner

Property: 443 Columbia Street, Lot 2, Block 304, Houston Heights Neighborhood Subdivision. The property includes a historic 780 square foot, one-story wood single-family residence situated on a 6,600 square foot (50' x 132') interior lot. An addition of 851 sq. ft. was constructed in 1998 increasing the total square footage to 1,631 sq. ft.

Significance: Contributing Cottage style residence, constructed circa 1940, located in the Houston Heights South Historic District. Applicant received approved COA Jan. 24, 2020. COA has expired.

Proposal: Alteration: Second-Story Addition

- Second-story addition above a non-original rear addition (1998) and extending past existing rear wall totaling 1,221 sq. ft.
- Max ridge height 29' 7" with composition shingles with a 6:12 roof pitch and a 10:12 roof pitch on the front facing roof pane of second-story addition
- Smooth, cementitious siding
- Mix of fixed, casement, and DH, 1-over-1 lite pattern, inset & recessed, wood windows
- All windows on original structure to remain unchanged except for one window at the rear on the left (South) elevation that will be removed and sided over.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria Design Guidelines	Does not satisfy criteria 10 and Houston Heights
HAHC Action: Deferred	

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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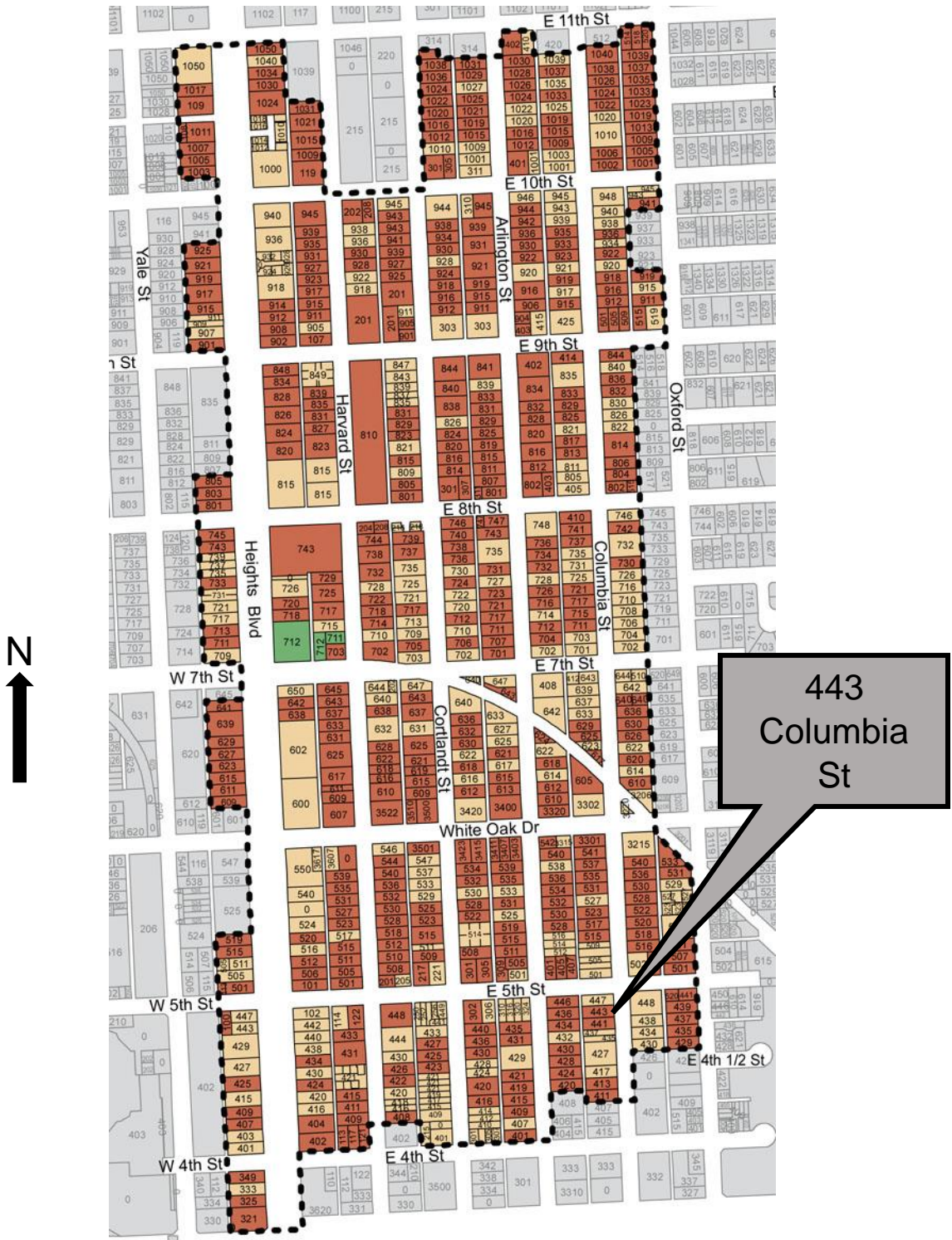
S D NA S - satisfies D - does not satisfy NA - not applicable

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(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;
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(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
The proposed addition's massing is incompatible being 1.5 times larger than the original structure prior to the 1998 addition. It is incompatible to the size, scale, and character of the property and the contributing structures in the context area.
(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.

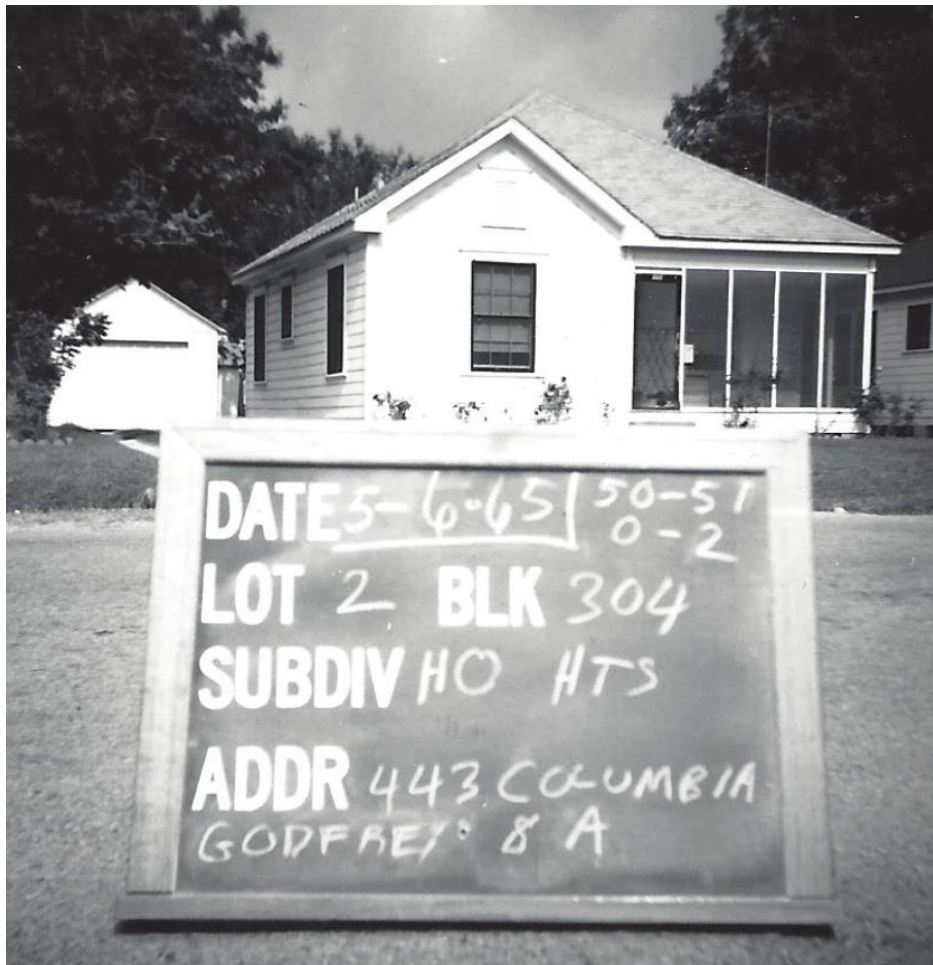
HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. Second-story conditioned space above porch space that is not a typical porch dimension and is incompatible with the qualitative standards set forth in the design guidelines.

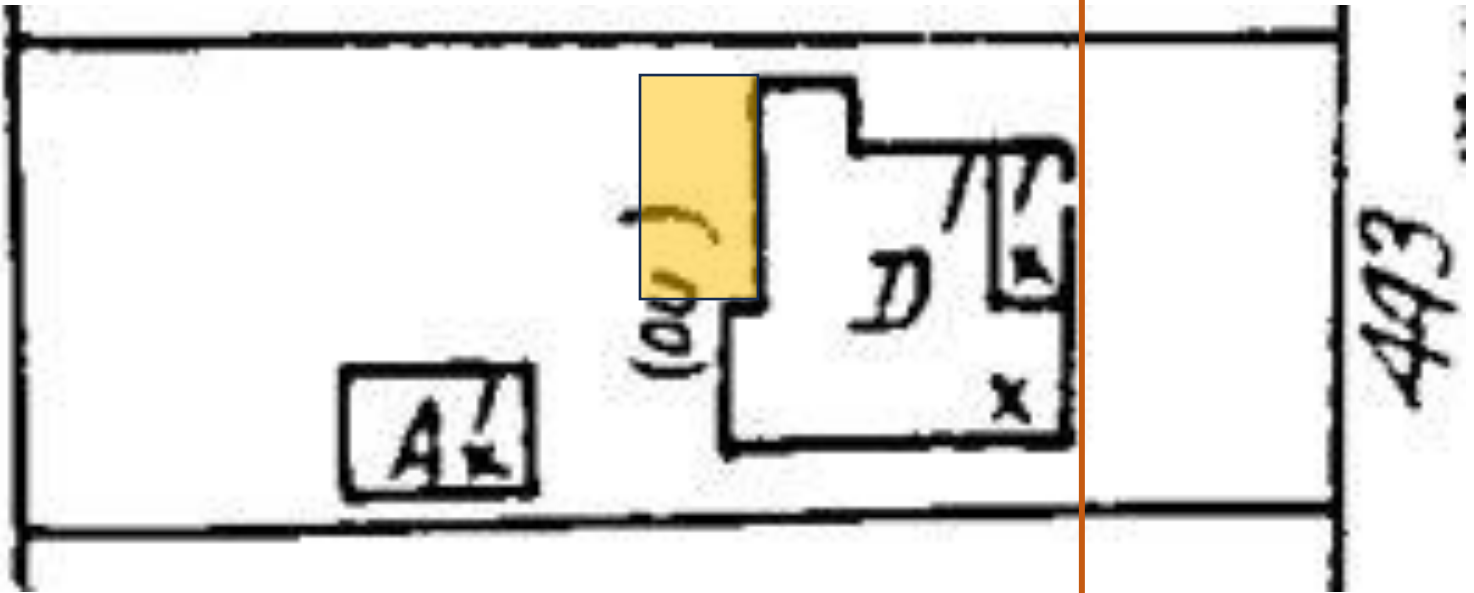
District Map



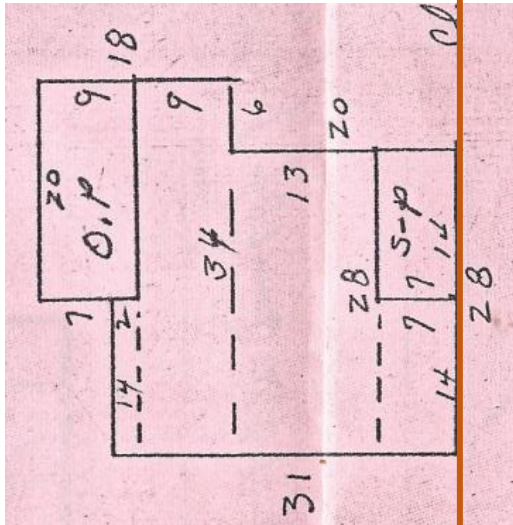
Inventory Photo



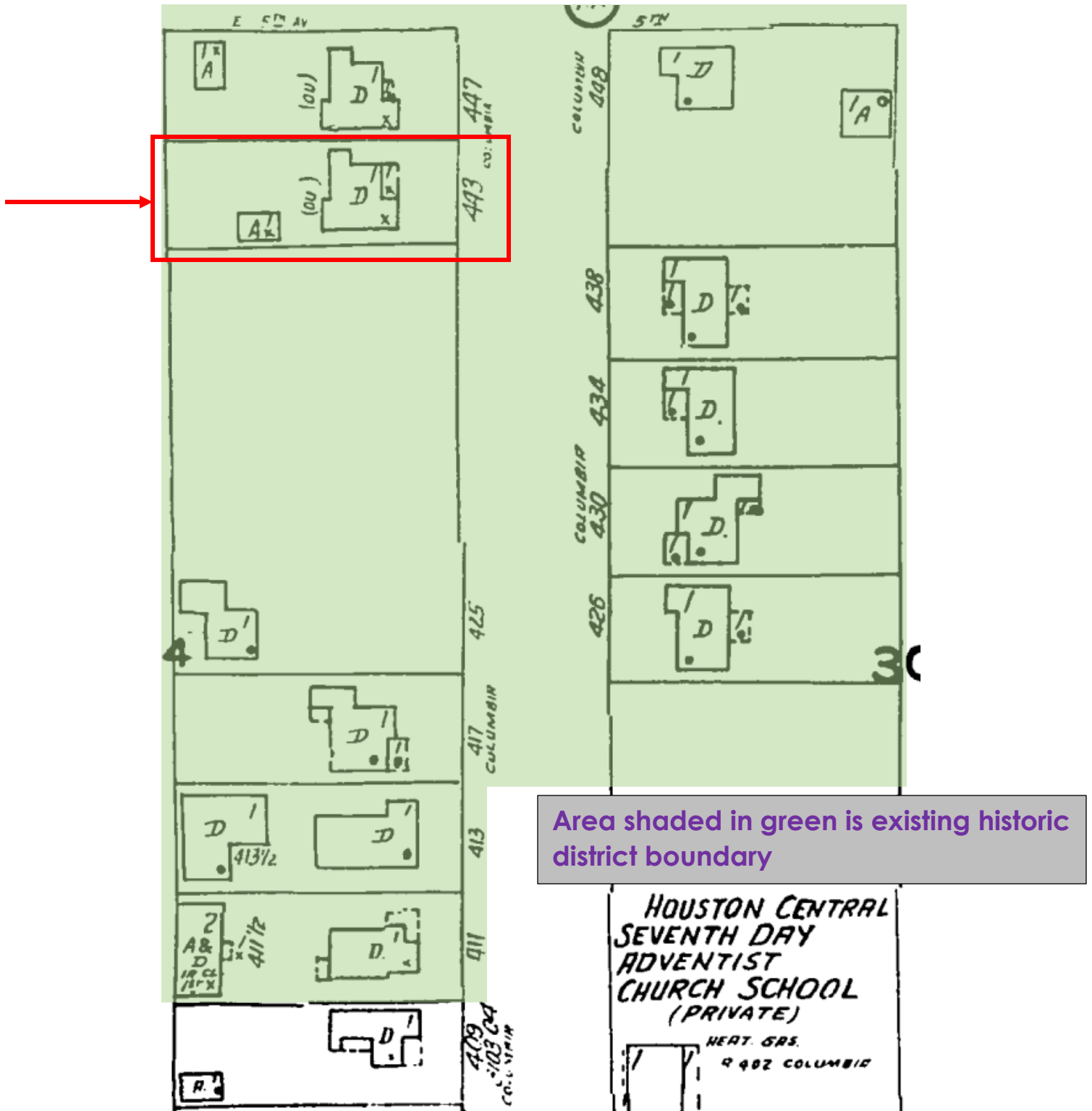
Sanborn 1951



Harris County Building Land Assessment Survey: 11-21-1966



Context Area in Period of Significance



Context Area As of March 2024 – Google Aerial View



Context Area – Contributing Structures



411 Columbia St

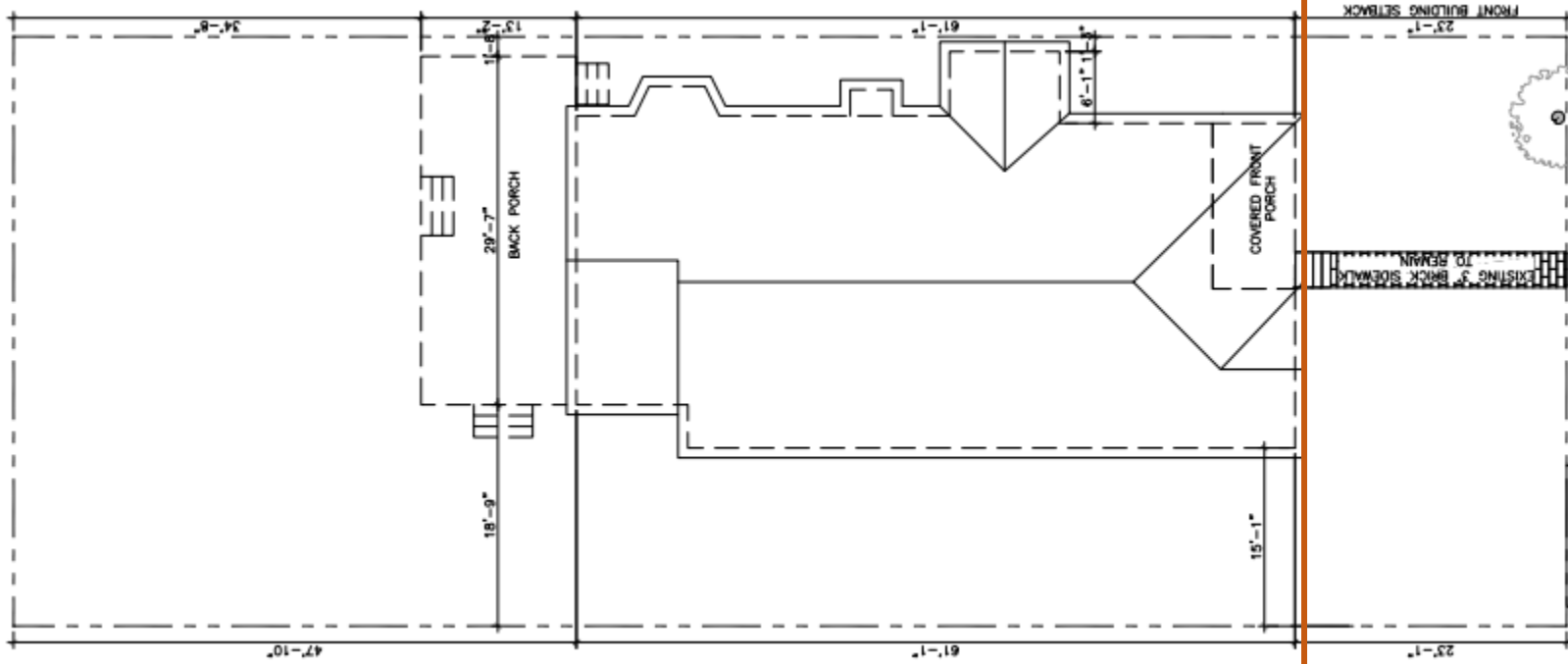


441 Columbia St

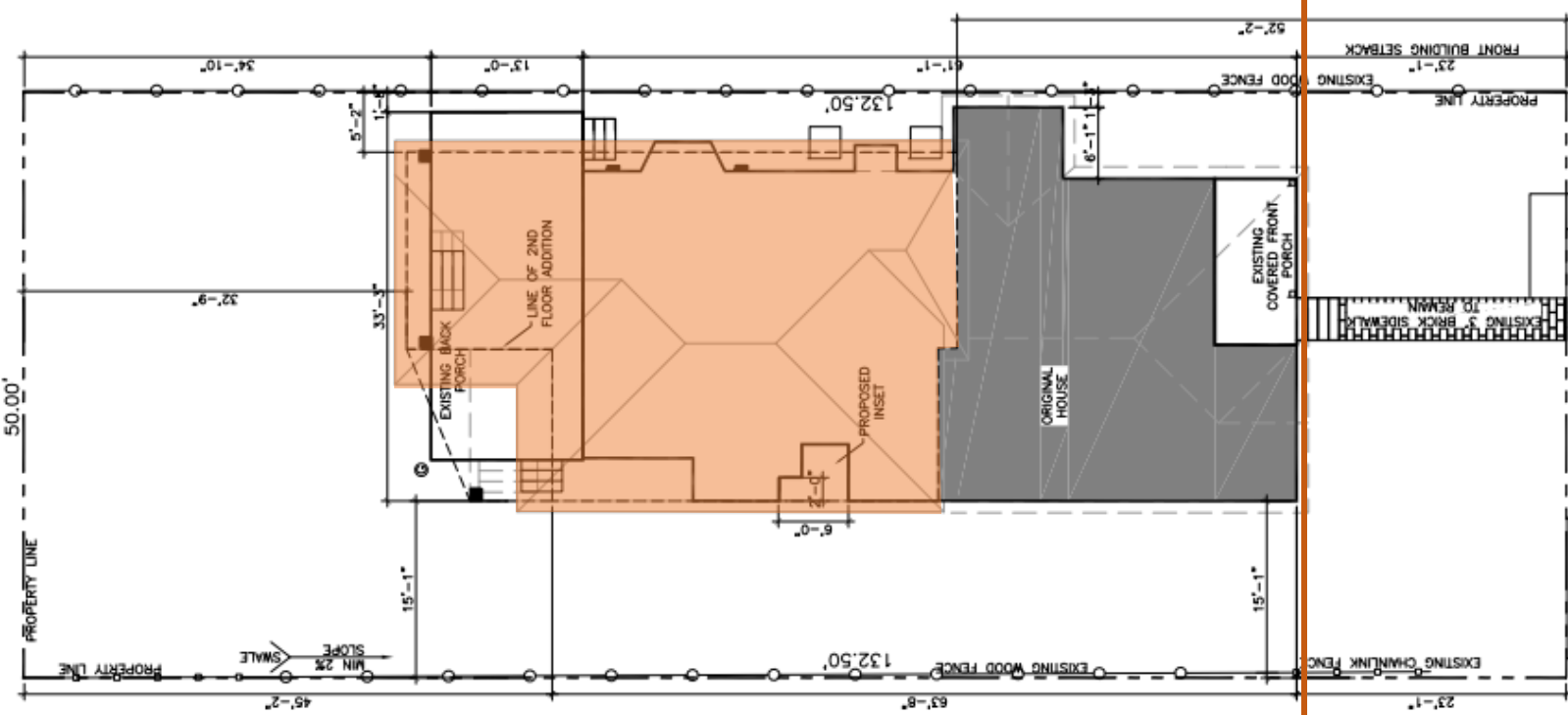


413 Columbia St

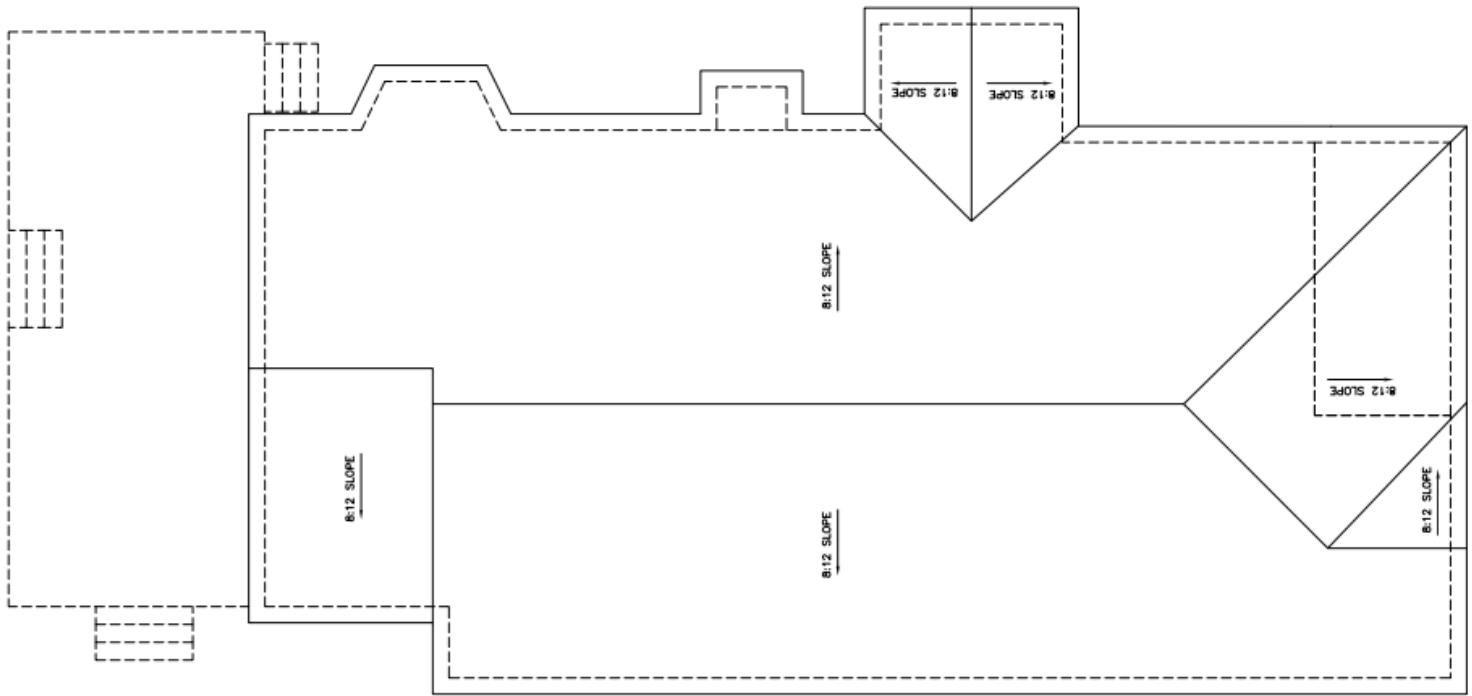
Existing Site Plan



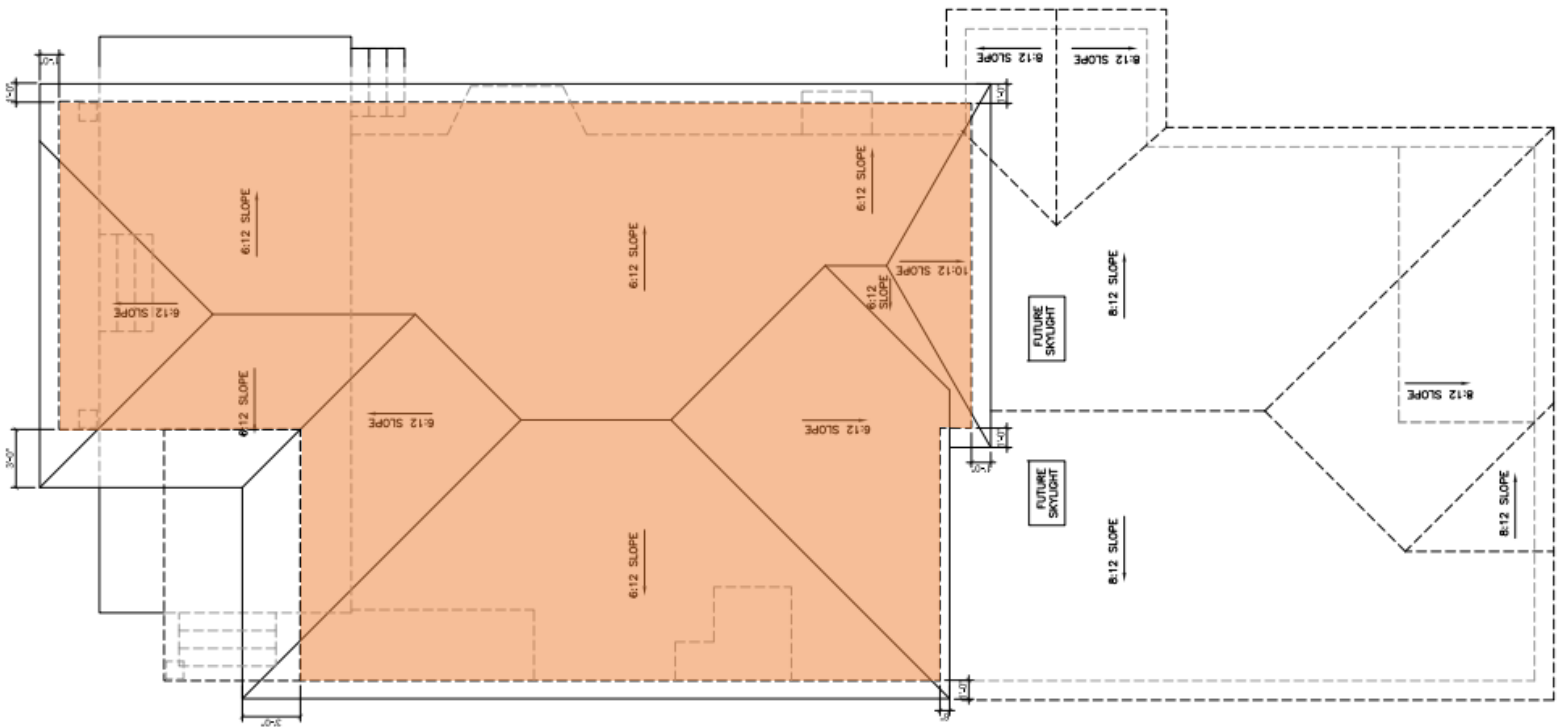
Proposed Site Plan



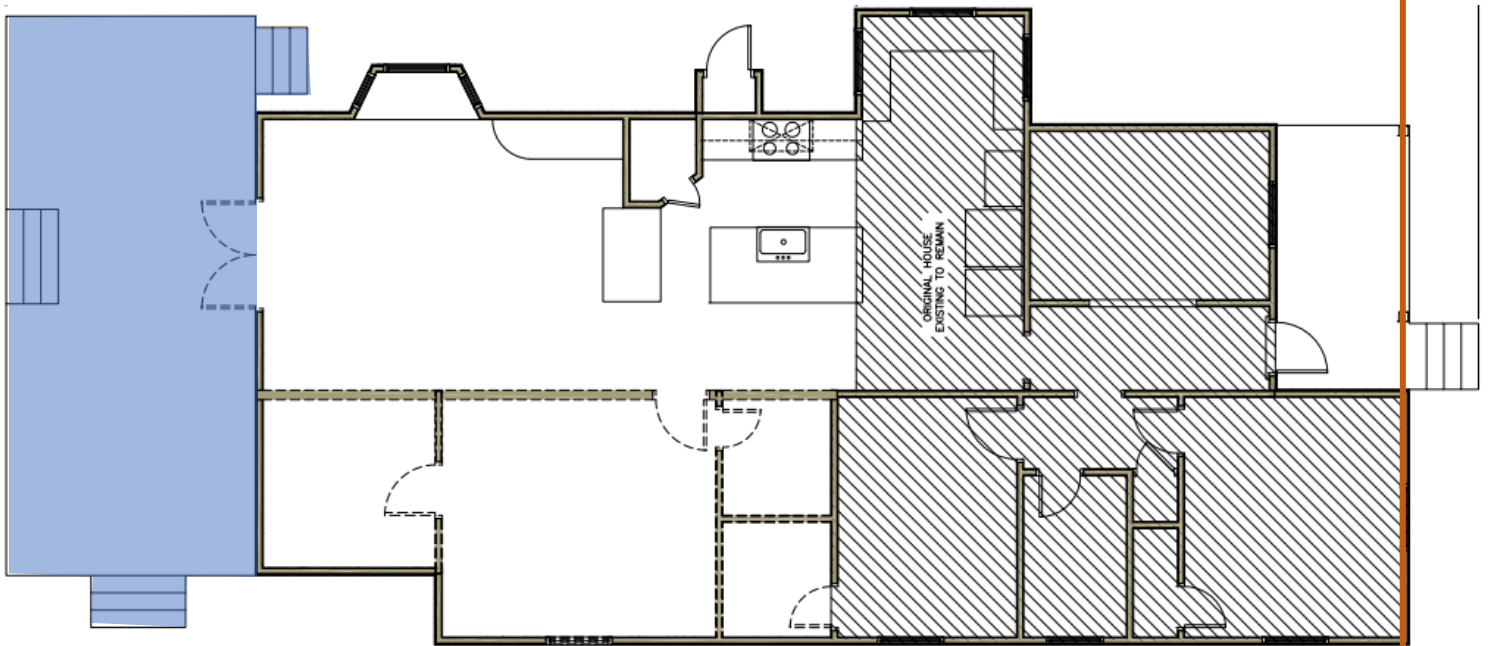
Existing Roof Plan



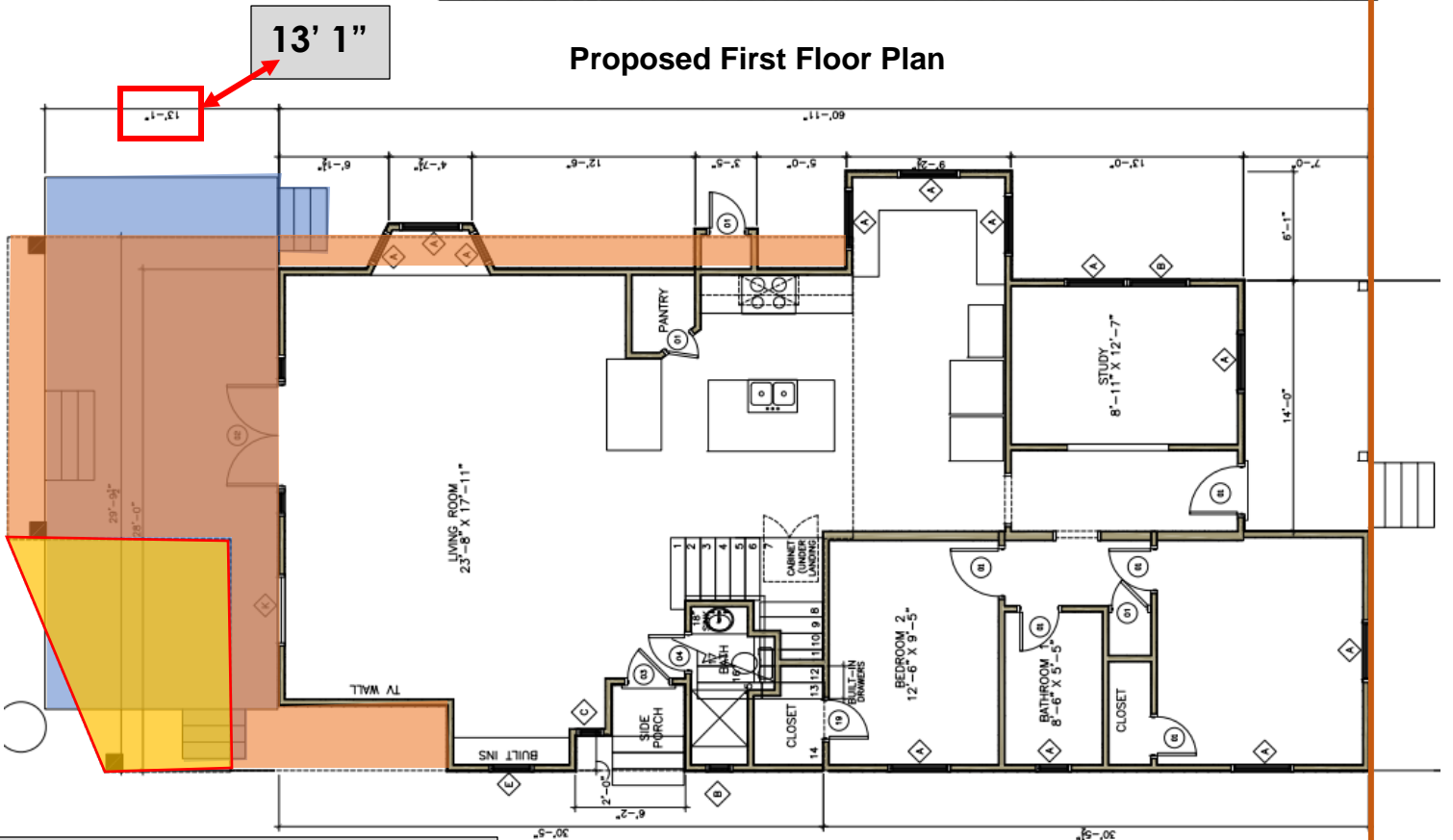
Proposed Roof Plan



Existing First Floor Plan

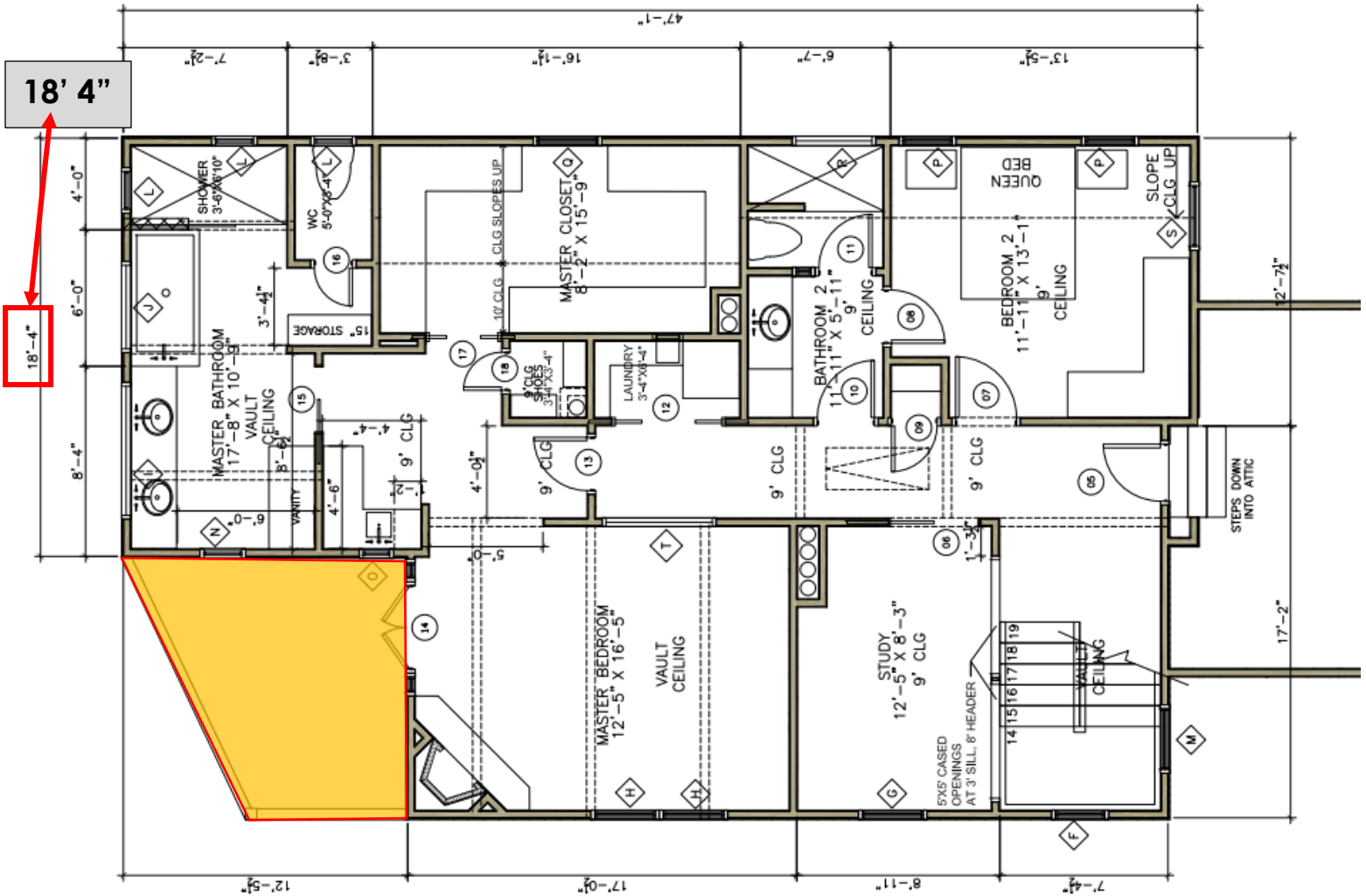


Proposed First Floor Plan



Area shaded in yellow is the second floor open balcony

Proposed Second Floor Plan

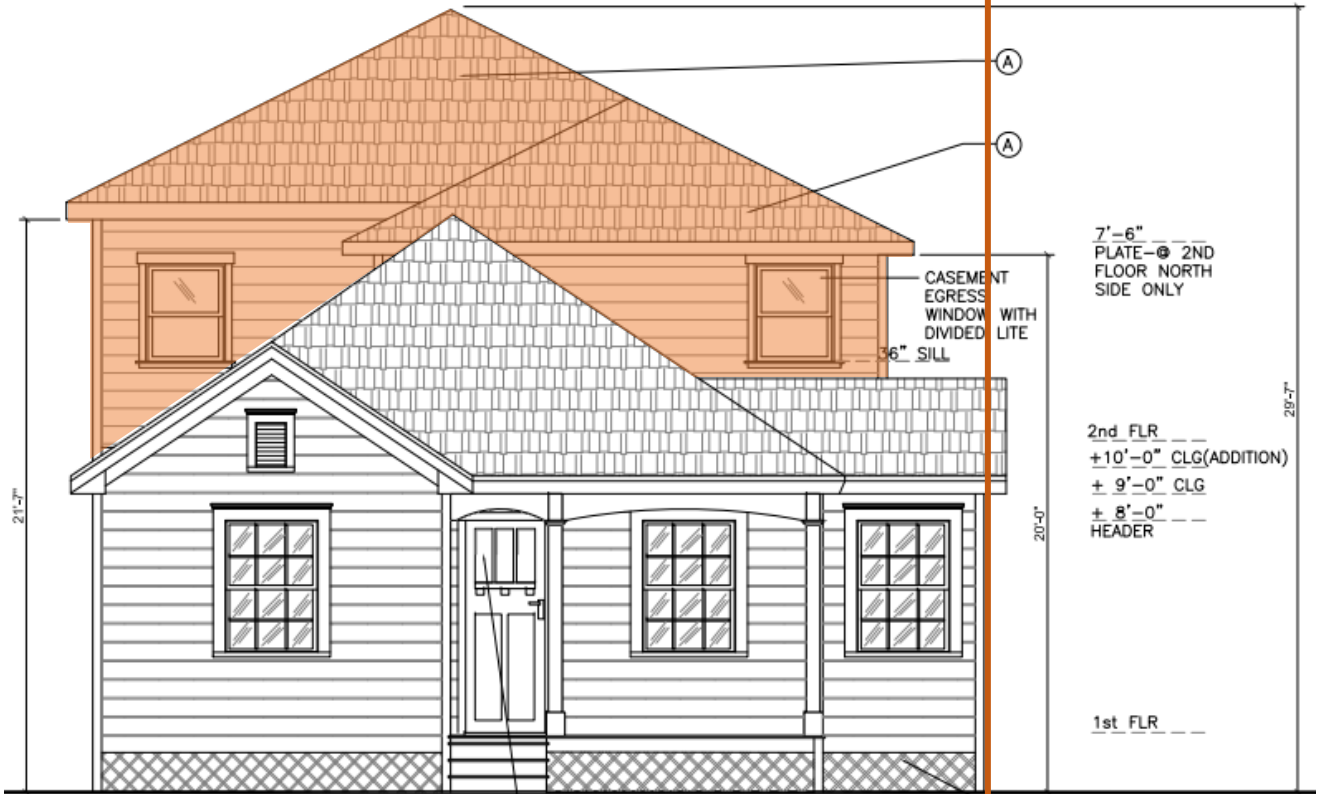


Area shaded in yellow is the second floor open balcony

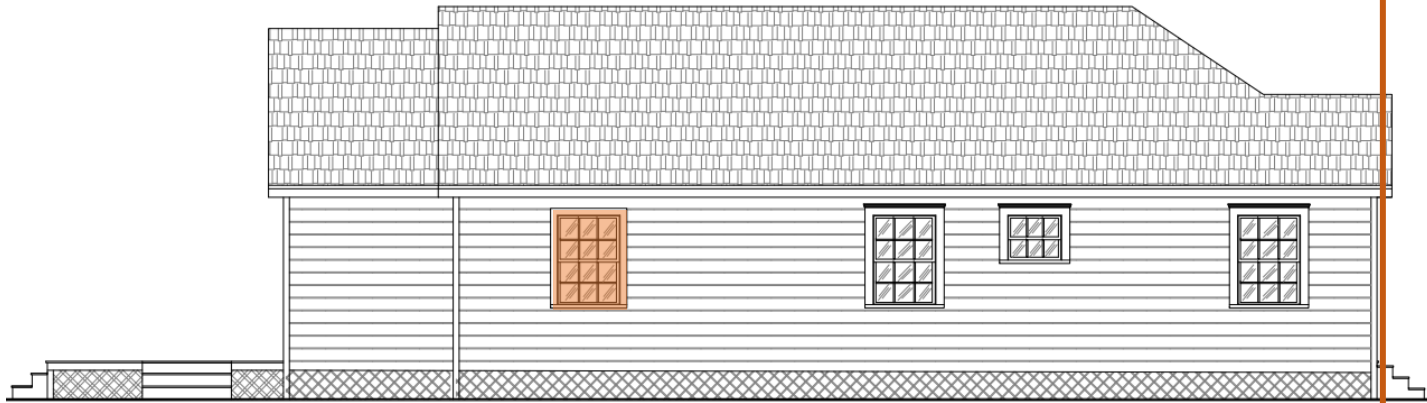
Existing Front (East) Elevation



Proposed Front (East) Elevation



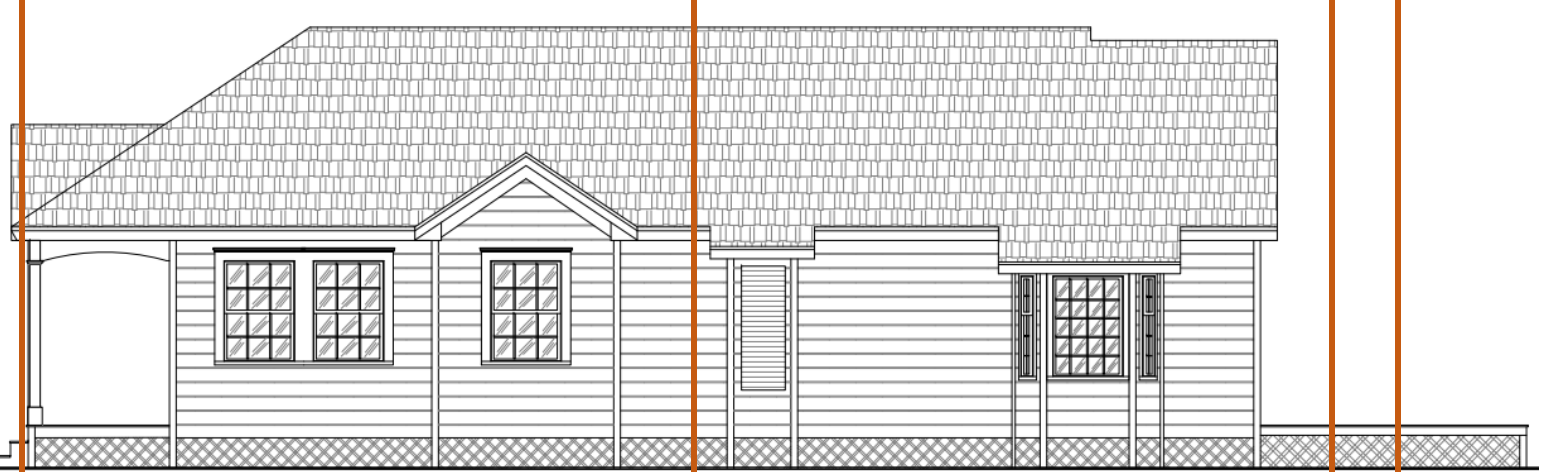
Existing Left (South) Elevation



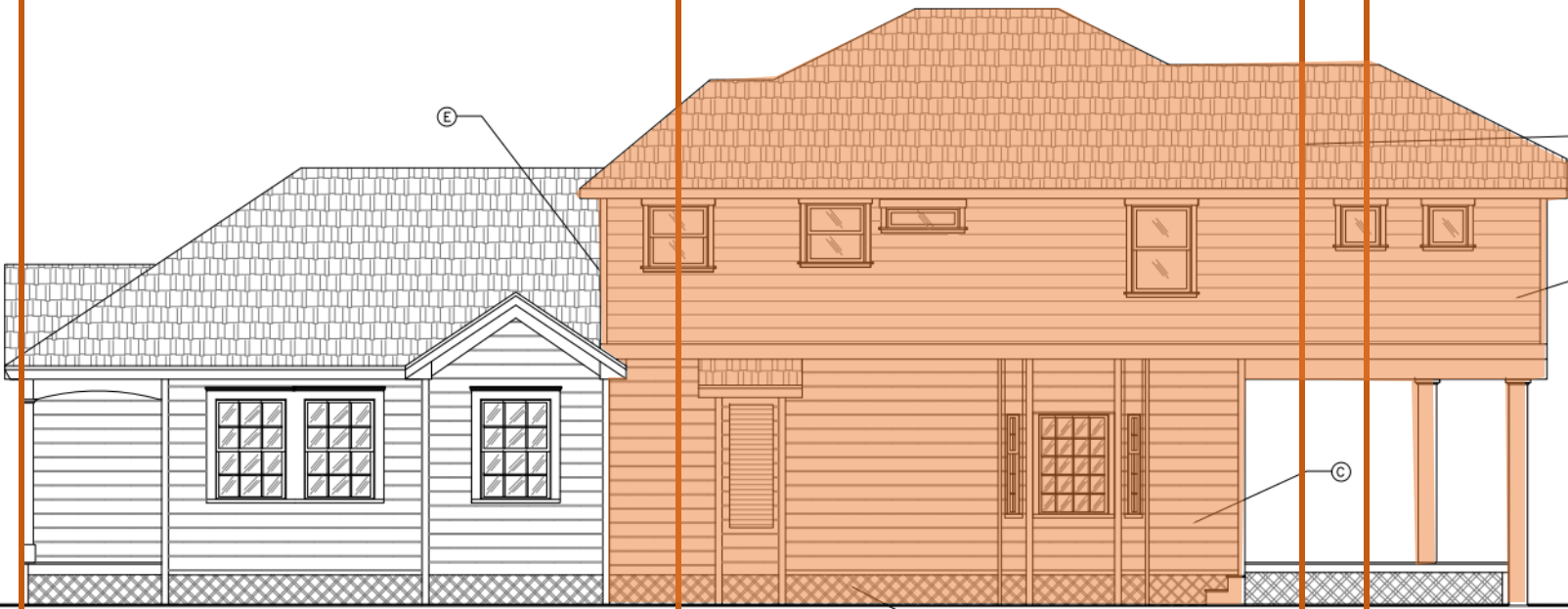
Proposed Left (South) Elevation



Existing Right (North) Elevation



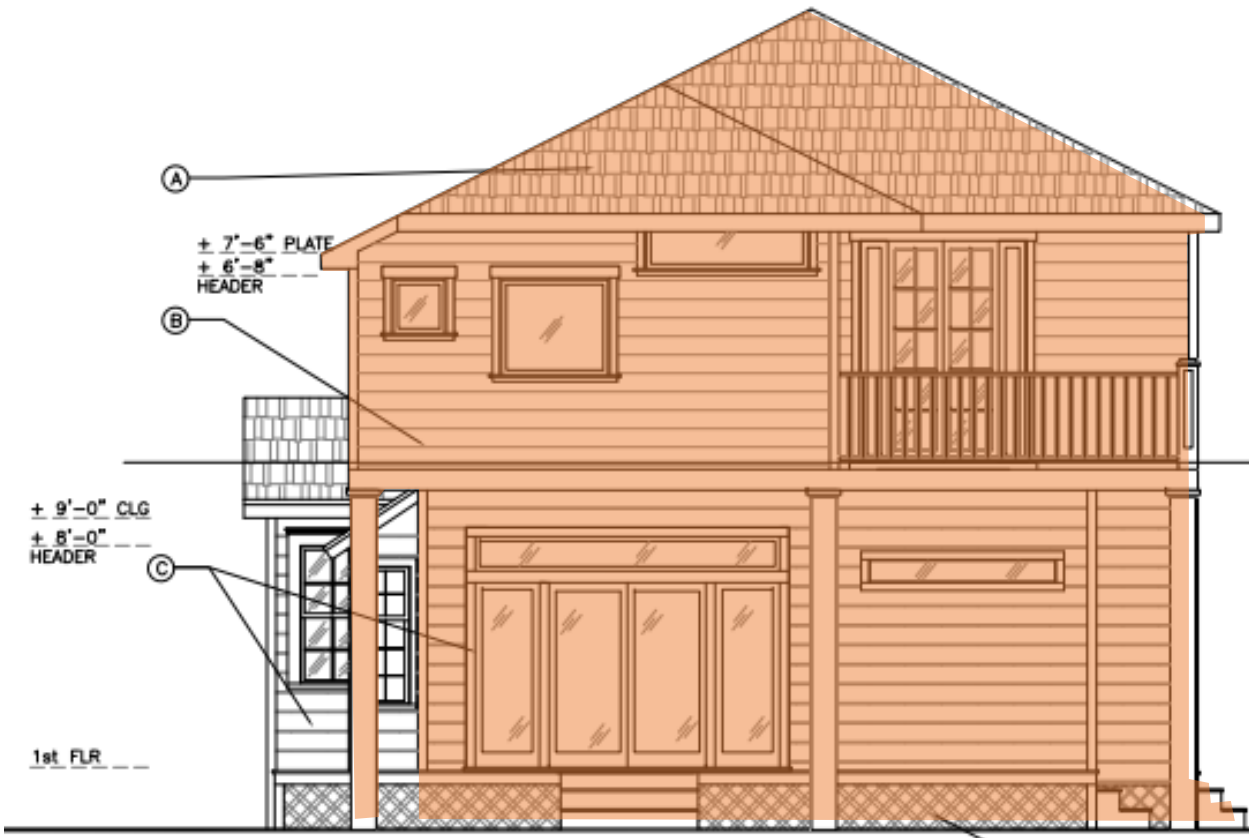
Proposed Right (North) Elevation



Existing Rear (West) Elevation



Proposed Rear (West) Elevation



HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

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

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,613 ****without** sq. ft. below conditioned space**

Remaining Amount: 1,027 ****without** sq. ft. below conditioned space**

Proposed Lot Coverage: 1,813 ****with** sq. ft. below conditioned space**

Remaining Amount: 827 ****with** sq. ft. below conditioned space**

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,834 ****without** sq. ft. below conditioned space**

Remaining Amount: 70 ****without** sq. ft. below conditioned space**

Proposed FAR: 3,034 ****with** sq. ft. below conditioned space**

Remaining Amount: -130 ****with** sq. ft. below conditioned space**

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

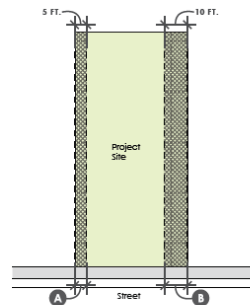
Side Wall Length: 39' 1-1/2"

Inset Length: 6' 2"

Inset on North side: N/A

Inset on South side: 2'

Side Setbacks (Addition and New Construction)



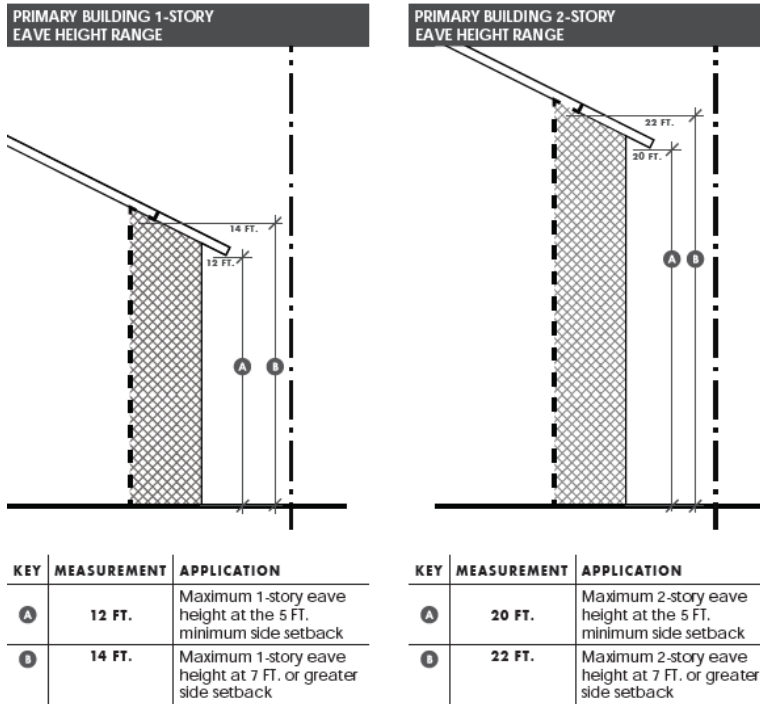
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed North side setback (1): 5' 0"

Proposed South side setback (2): 15' 1"

Cumulative side setback: 20' 1"

Eave Height (Addition and New Construction)



Proposed eave height on North elevation with a 5' side setback: 20'

Proposed eave height on South elevation with a 15' 1" side setback: 21' 7"

Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 34' 10"

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 11' 0"

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2'

Proposed second floor plate height on North elevation: 7' 6"

Proposed second floor plate height on South elevation: 9'

CERTIFICATE OF APPROPRIATENESS

Application Date: Feb. 1, 2024

Applicant: Valere Costello, owner

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Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria Design Guidelines	Does not satisfy criteria 10 and Houston Heights
HAHC Action: Denied	Does not satisfy criteria 10 and Houston Heights Design Guidelines

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:

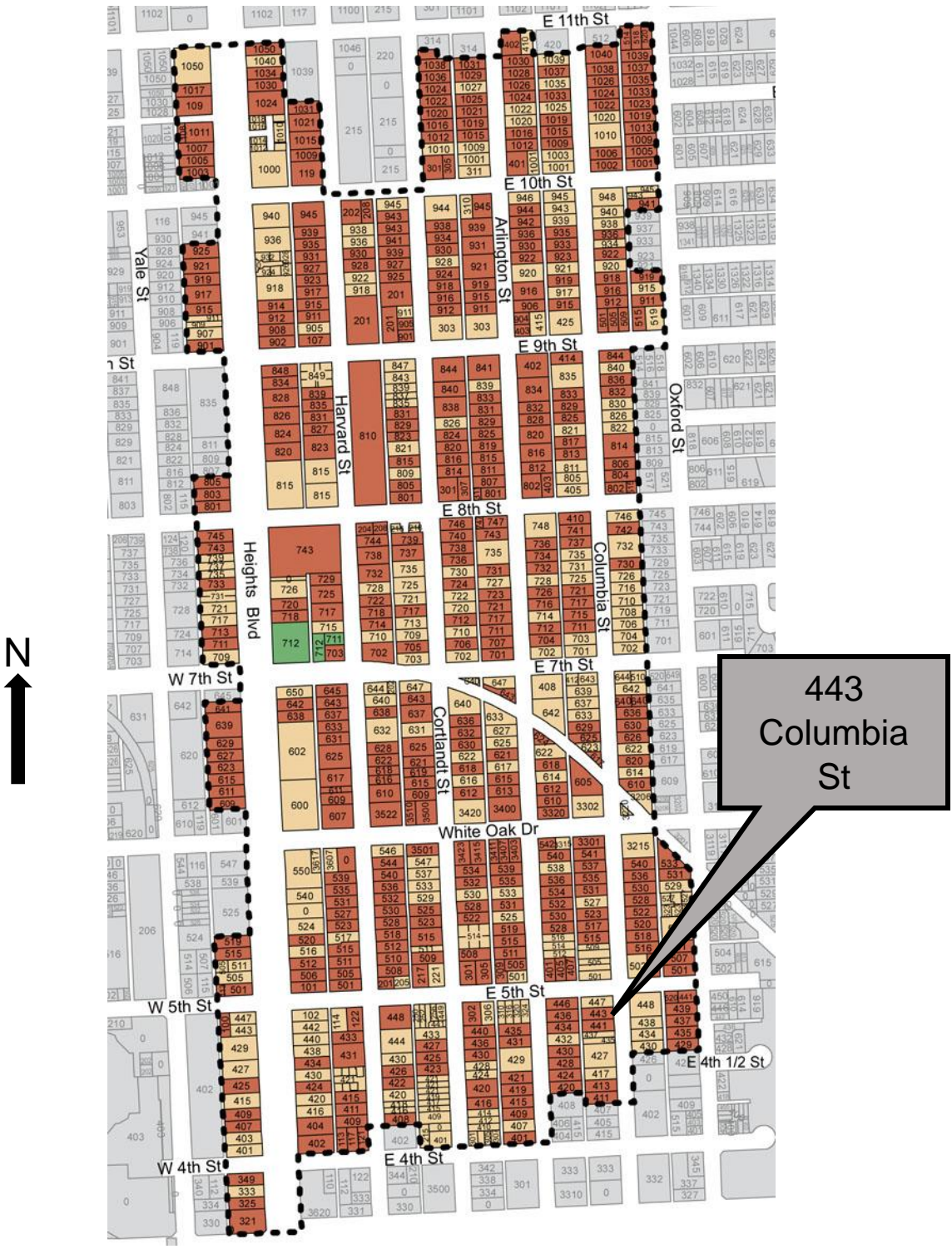
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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
The proposed addition's massing is incompatible being 1.5 times larger than the original structure prior to the 1998 addition. It is incompatible to the size, scale, and character of the property and the contributing structures in the context area.
(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.

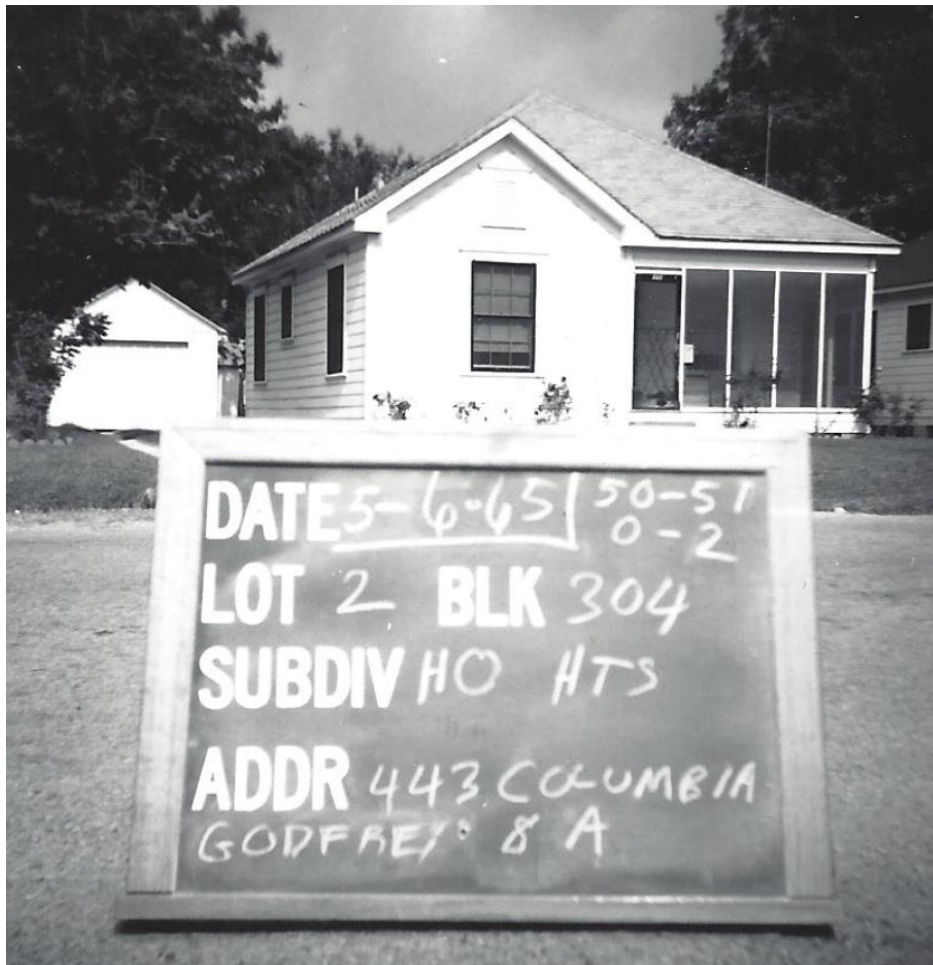
HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. Second-story conditioned space above porch space that is not a typical porch dimension and is incompatible with the qualitative standards set forth in the design guidelines.

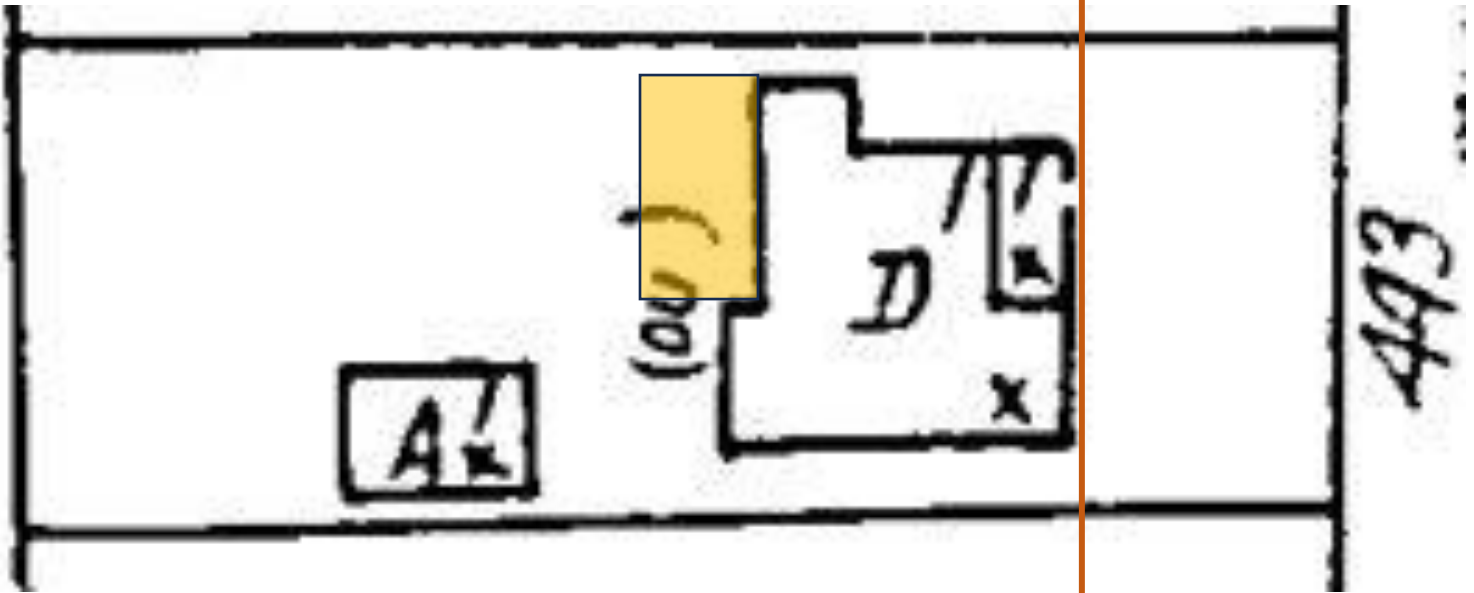
District Map



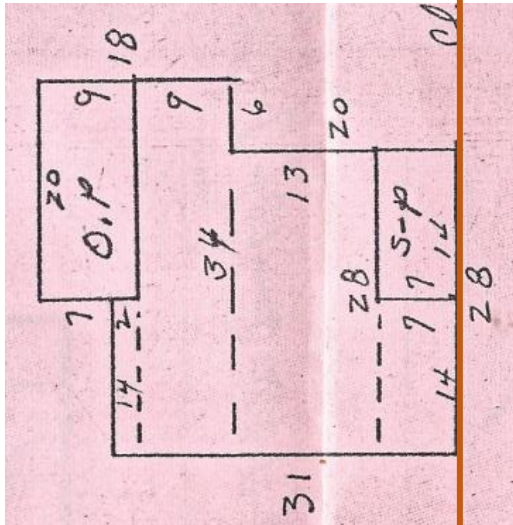
Inventory Photo



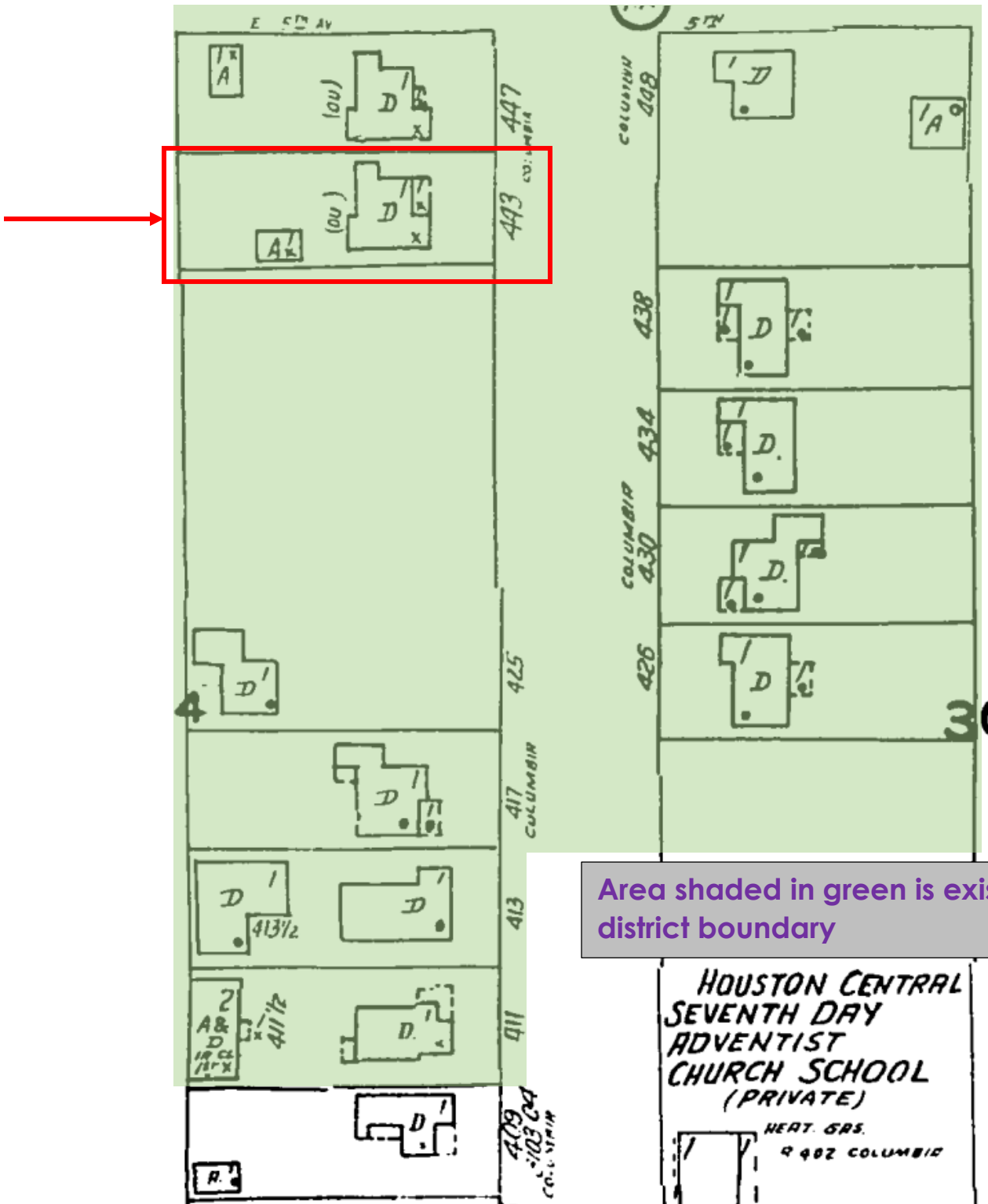
Sanborn 1951



Harris County Building Land Assessment Survey: 11-21-1966



Context Area in Period of Significance



Area shaded in green is existing historic district boundary

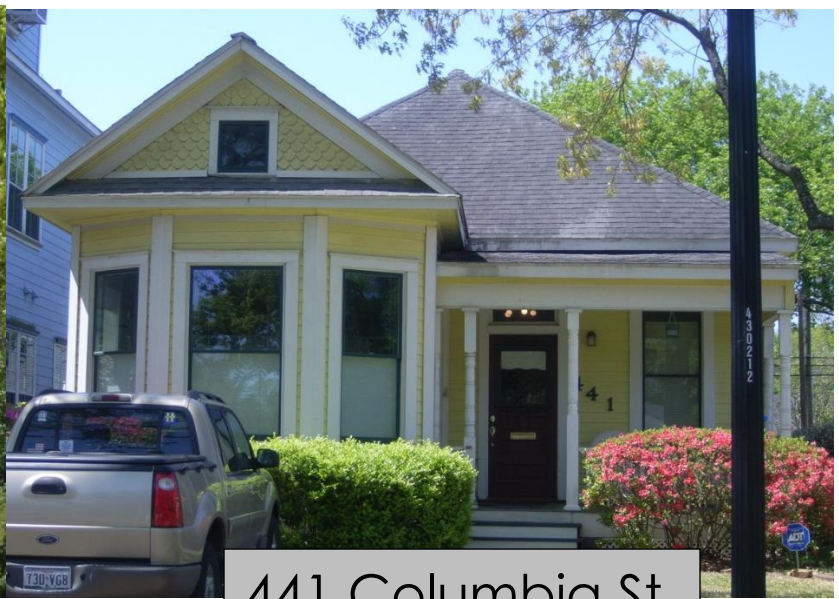
Context Area As of March 2024 – Google Aerial View



Context Area – Contributing Structures



411 Columbia St

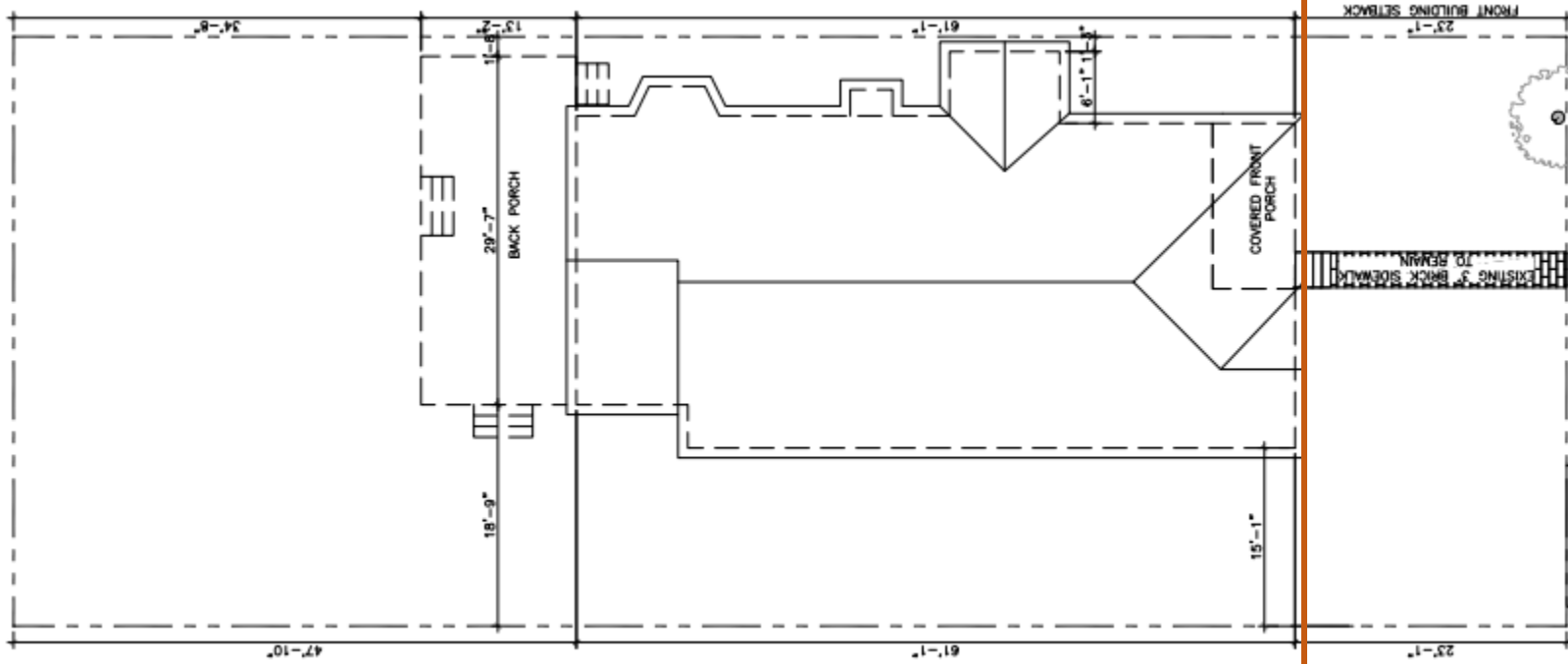


441 Columbia St

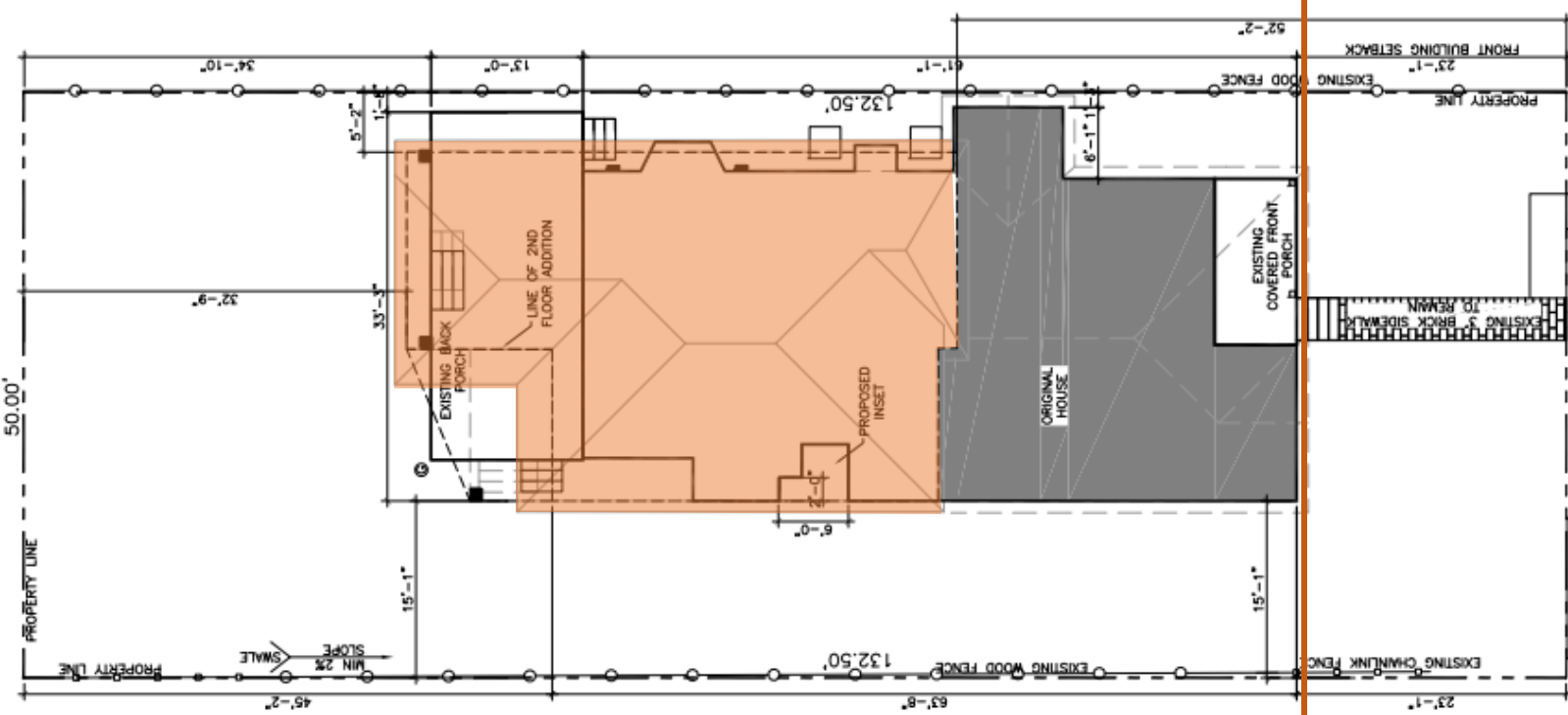


413 Columbia St

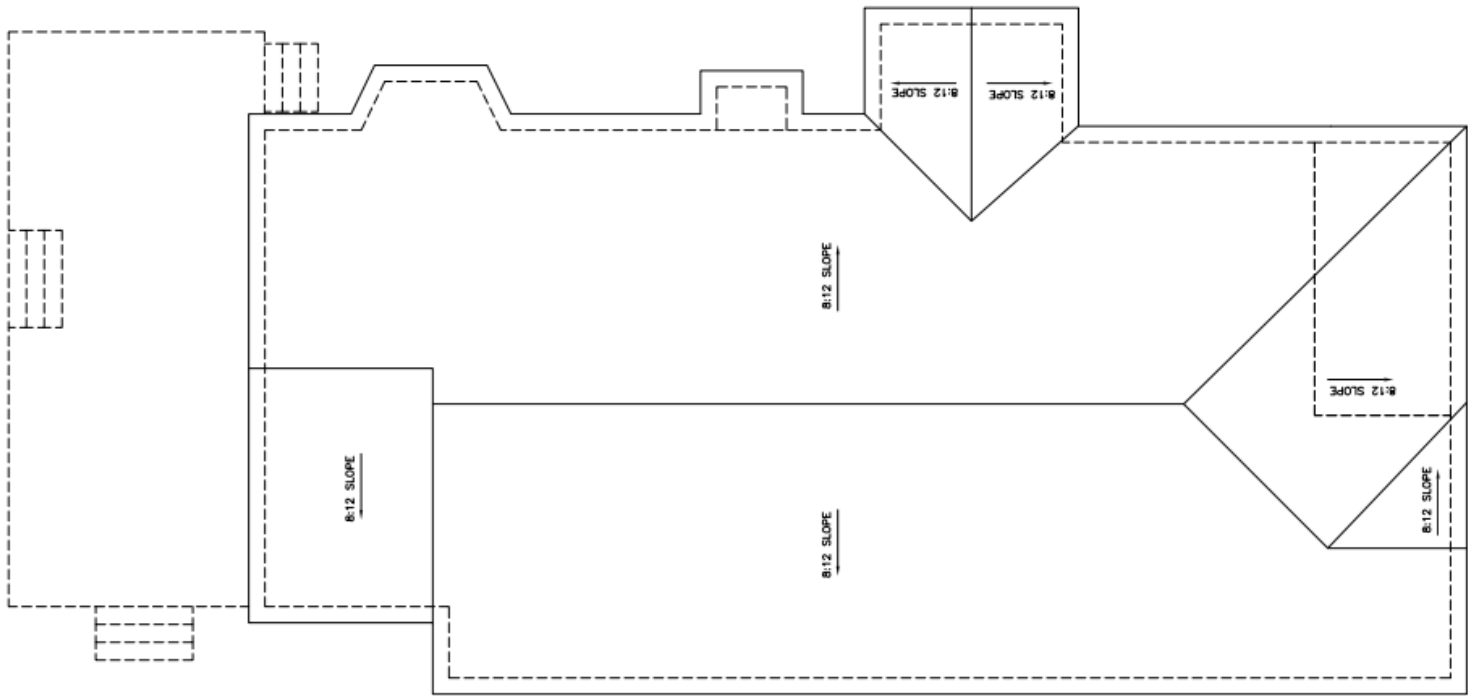
Existing Site Plan



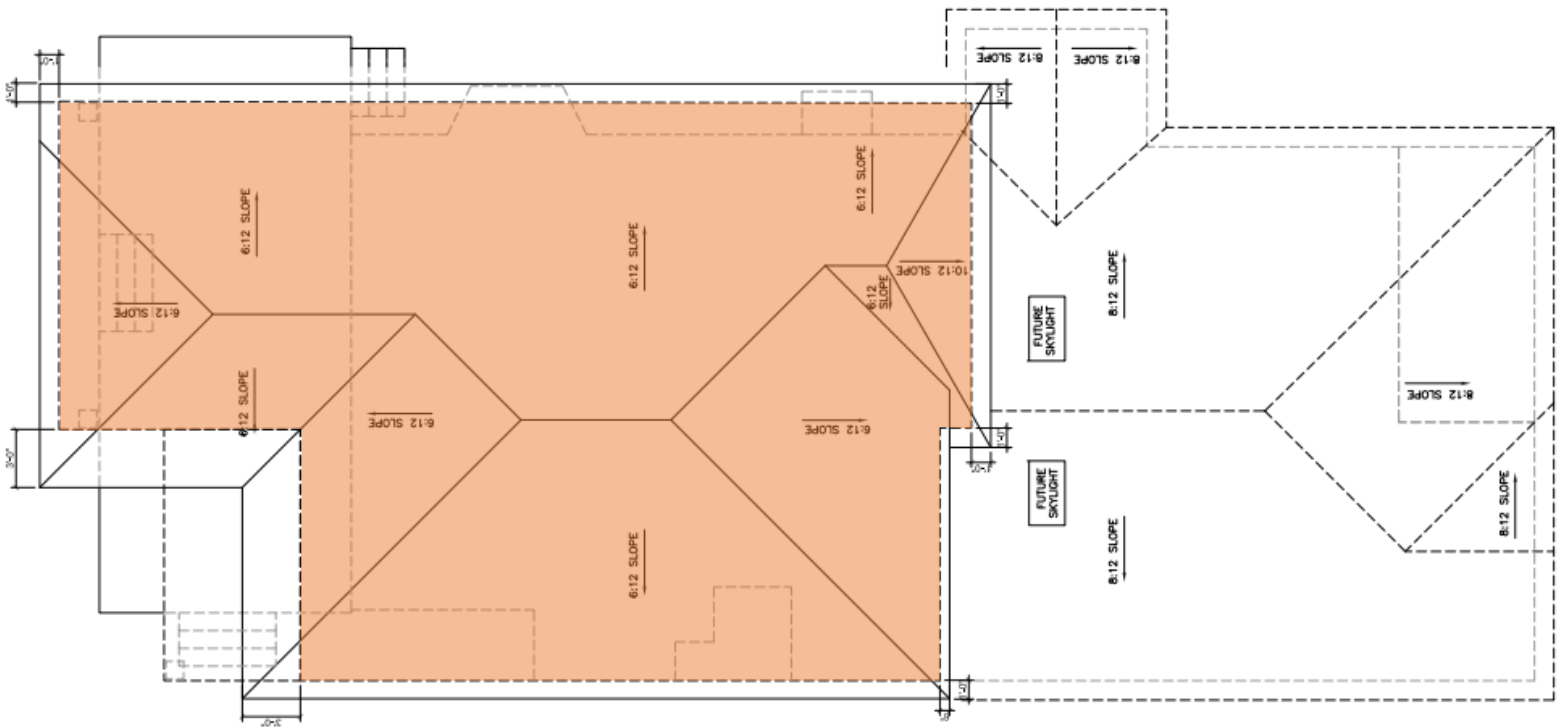
Proposed Site Plan



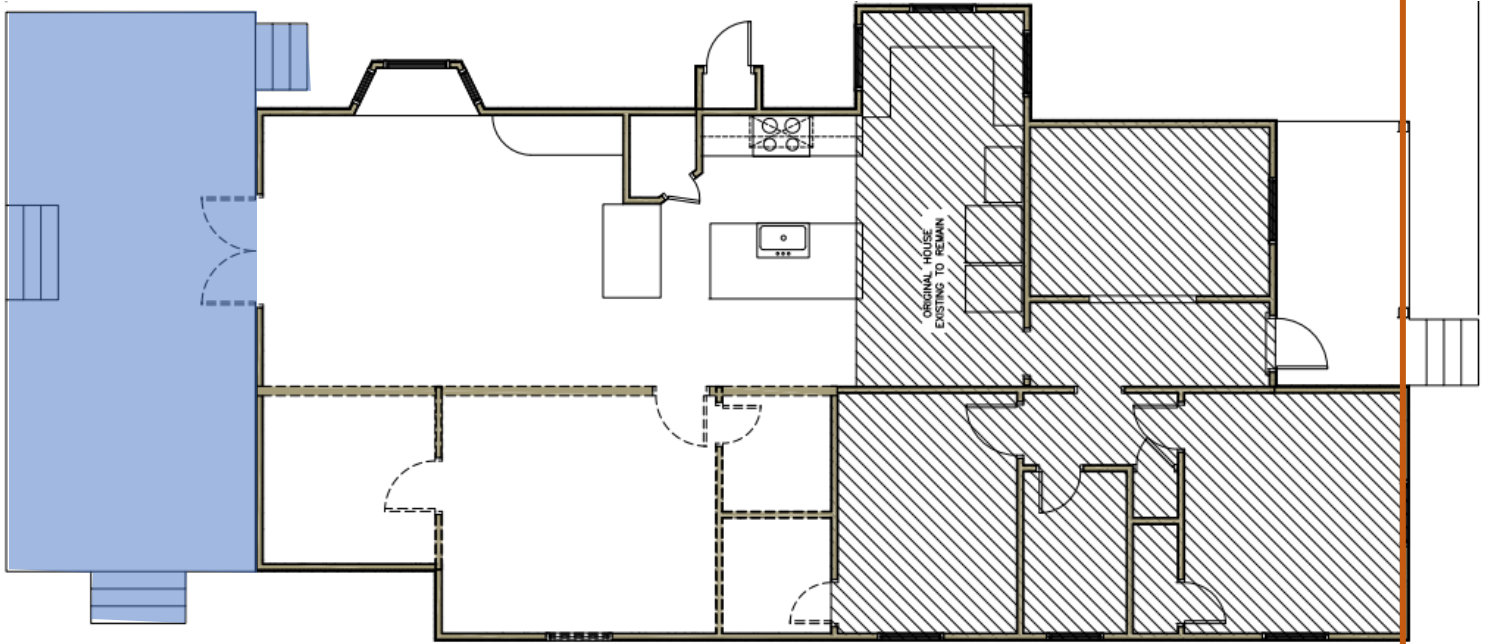
Existing Roof Plan



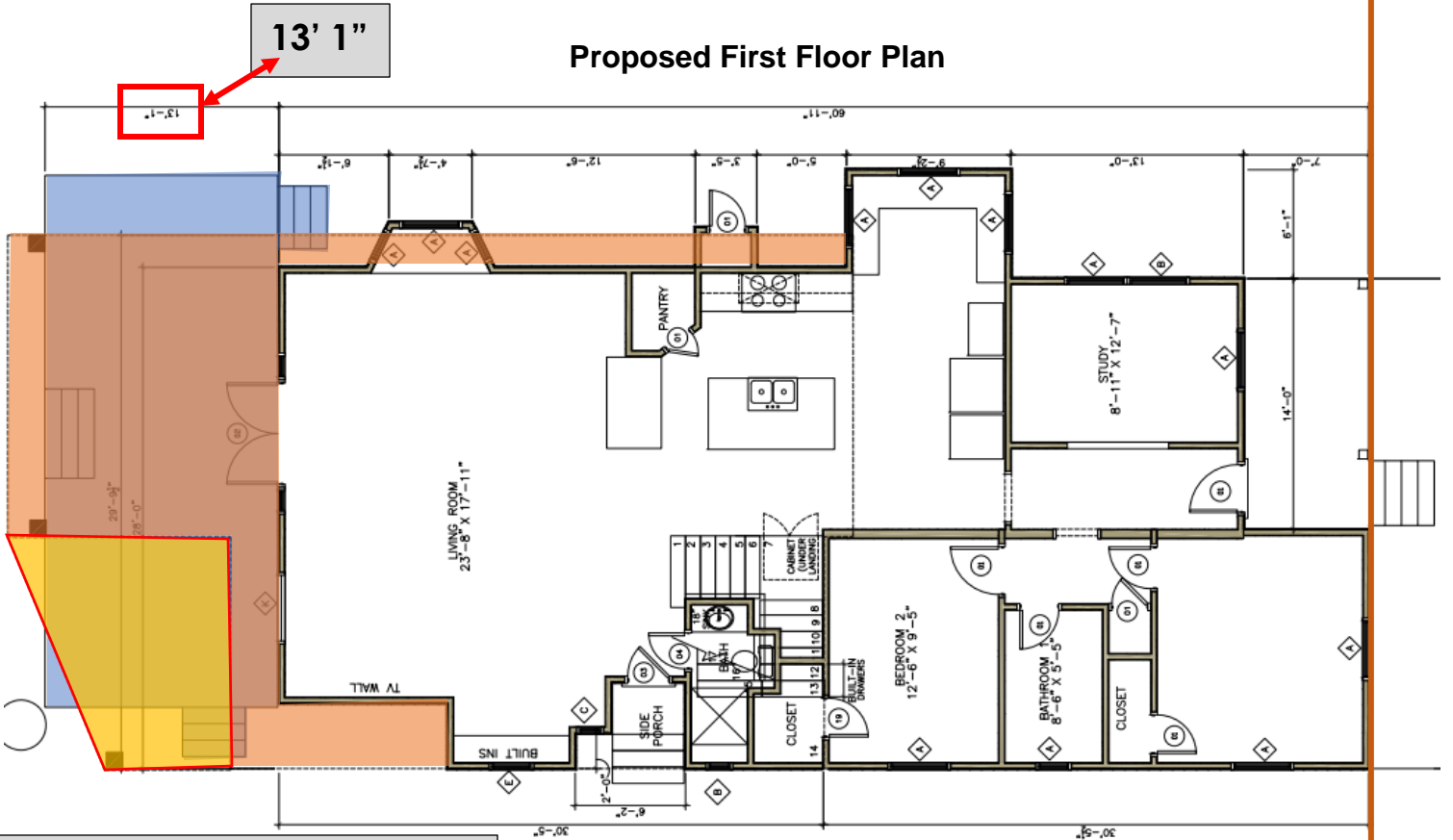
Proposed Roof Plan



Existing First Floor Plan



Proposed First Floor Plan

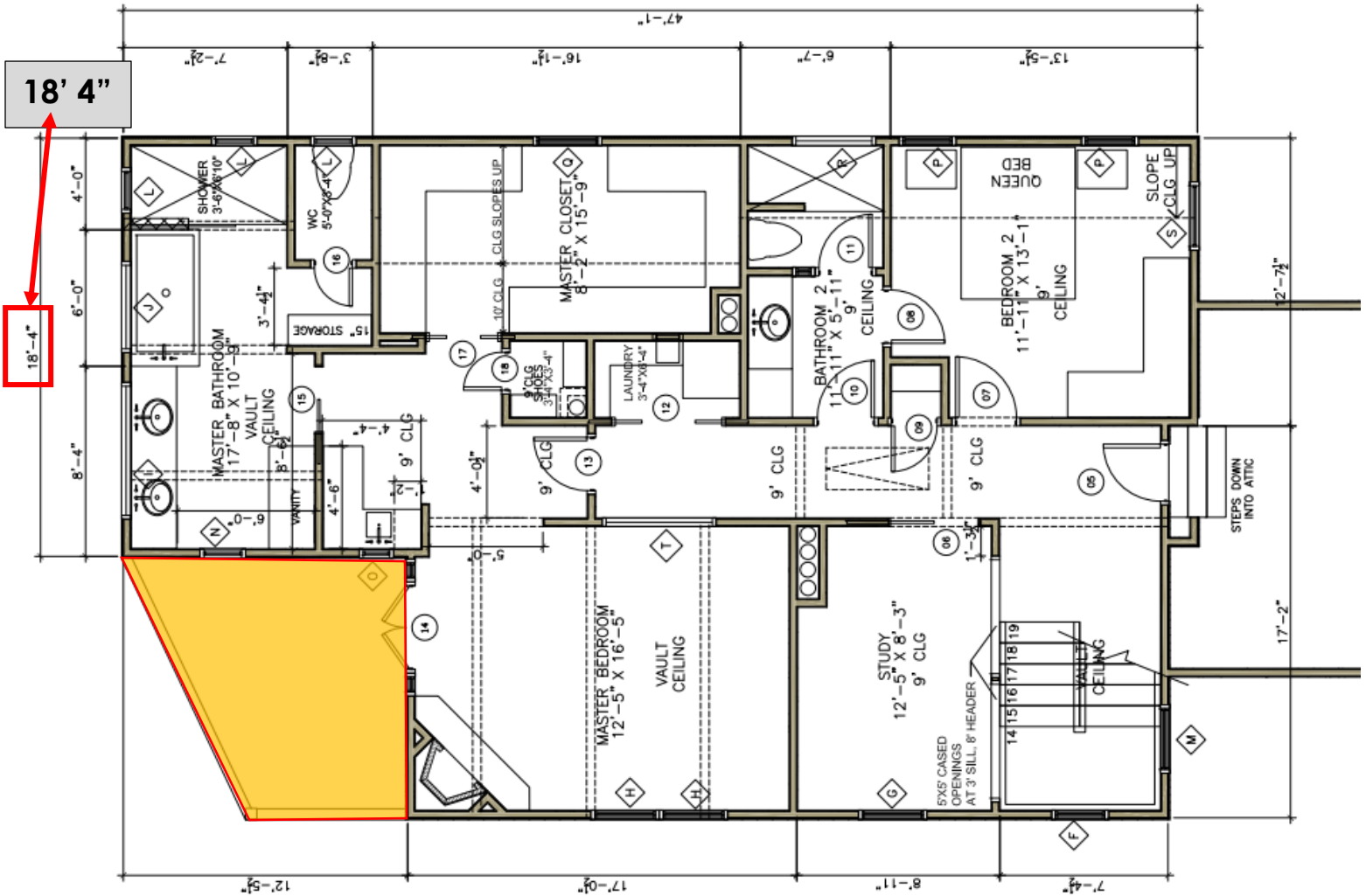


13' 1"

13'-1"

Area shaded in yellow is the second floor open balcony

Proposed Second Floor Plan

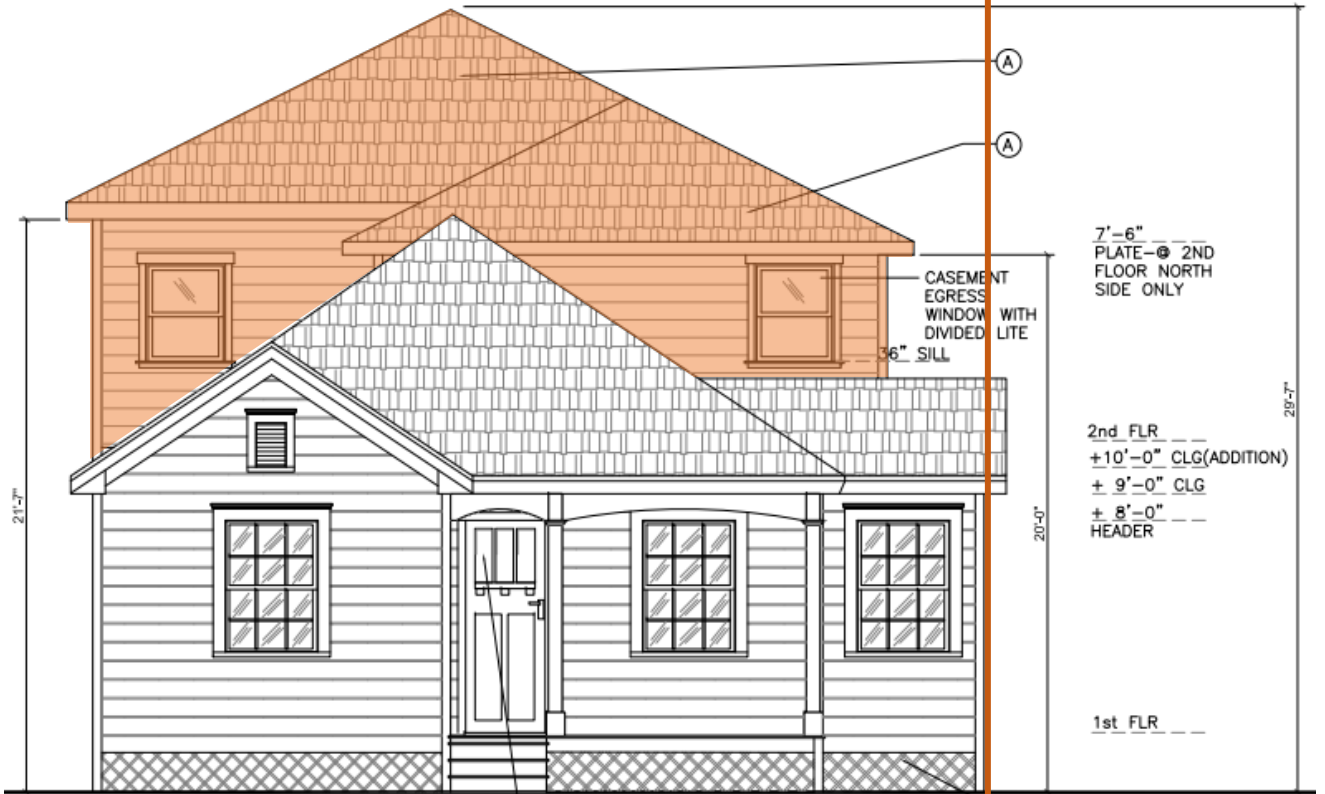


Area shaded in yellow is the second floor open balcony

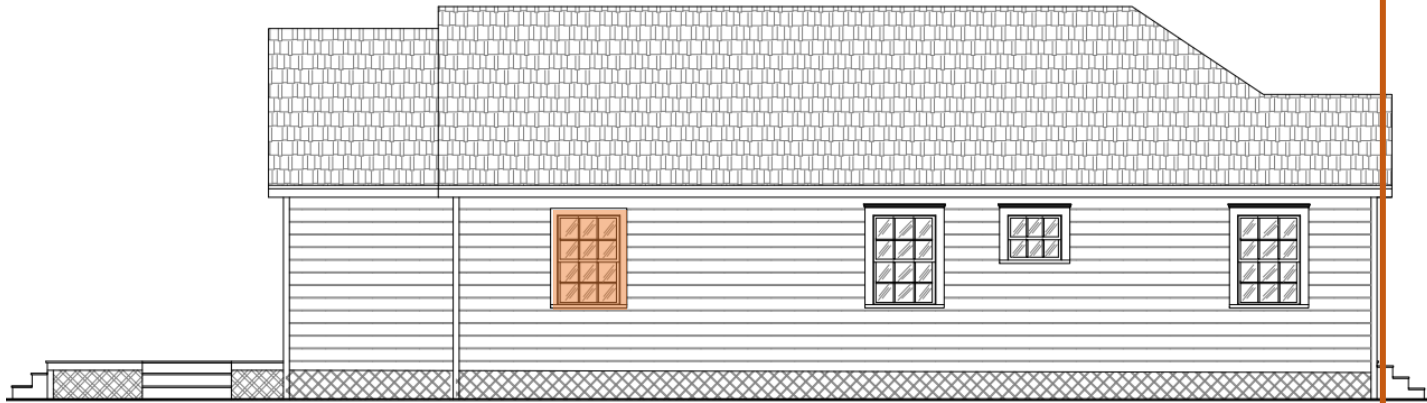
Existing Front (East) Elevation



Proposed Front (East) Elevation



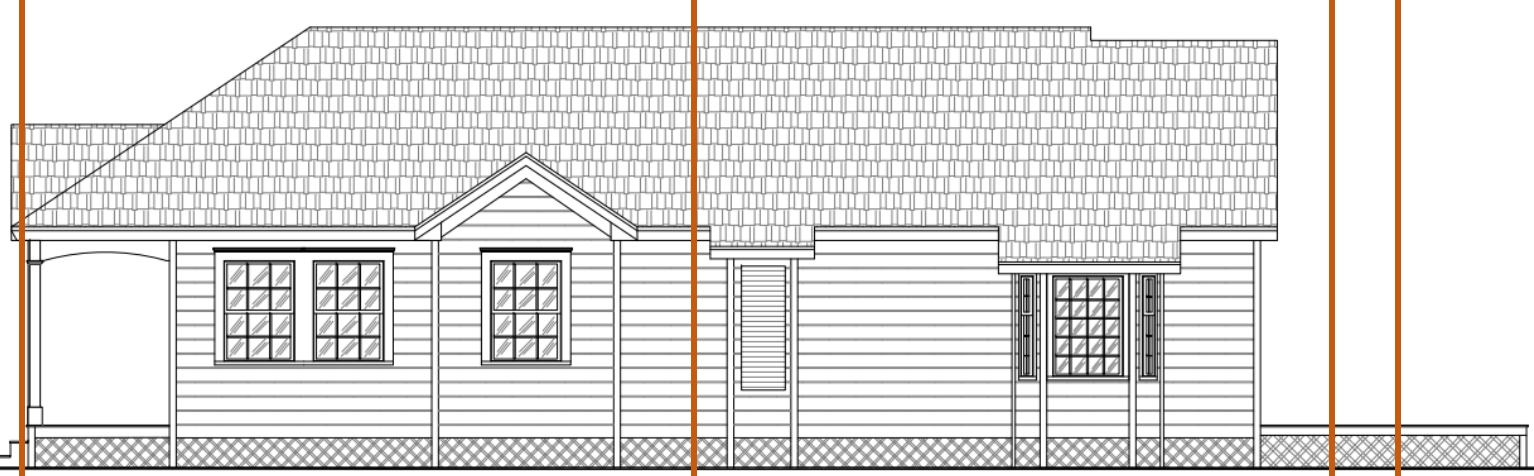
Existing Left (South) Elevation



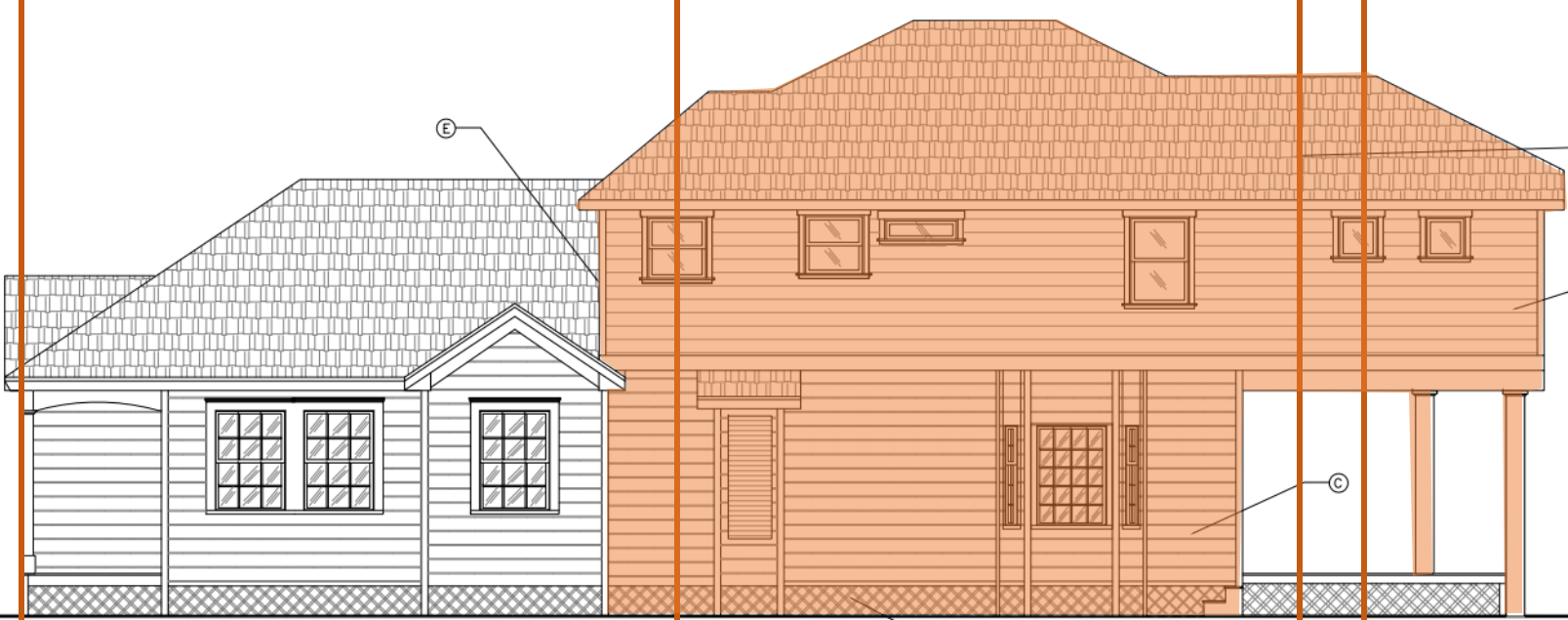
Proposed Left (South) Elevation



Existing Right (North) Elevation



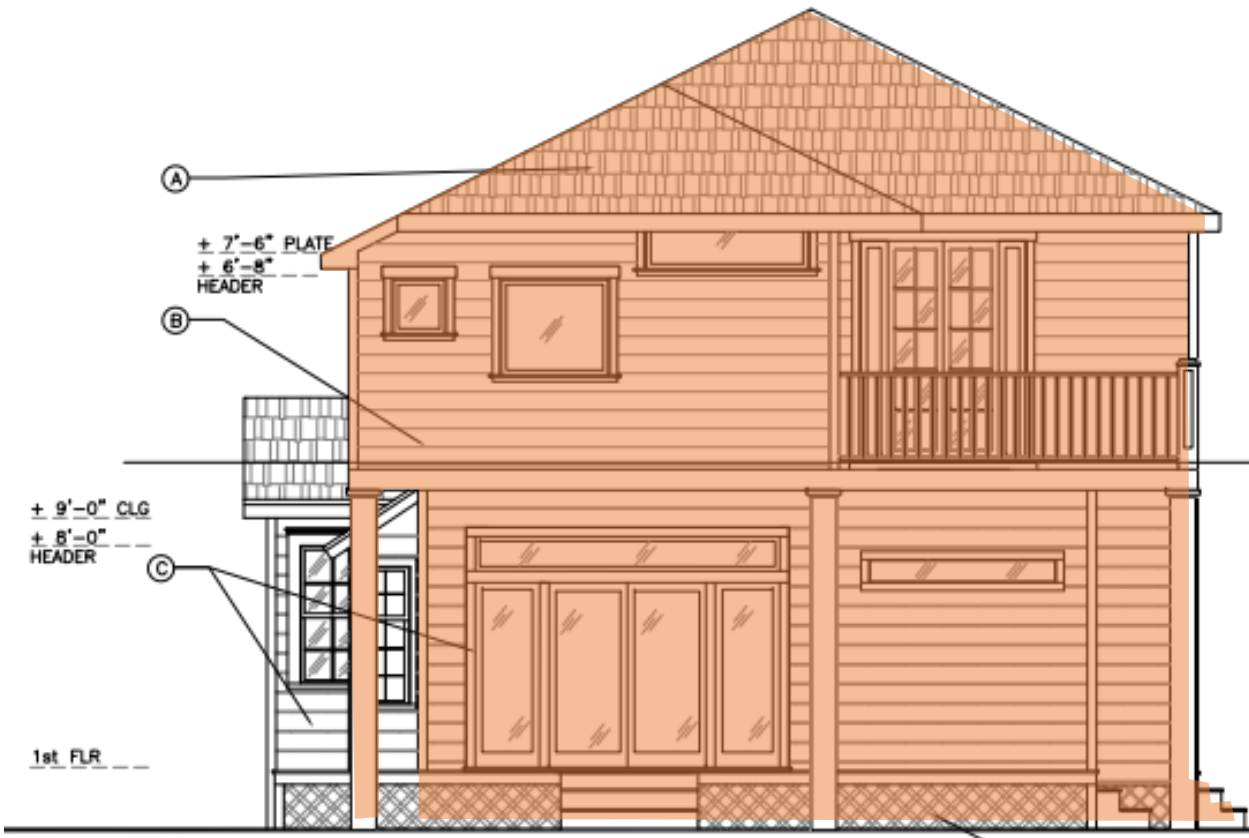
Proposed Right (North) Elevation



Existing Rear (West) Elevation



Proposed Rear (West) Elevation



HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

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

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,613 ****without** sq. ft. below conditioned space**

Remaining Amount: 1,027 ****without** sq. ft. below conditioned space**

Proposed Lot Coverage: 1,813 ****with** sq. ft. below conditioned space**

Remaining Amount: 827 ****with** sq. ft. below conditioned space**

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,834 ****without** sq. ft. below conditioned space**

Remaining Amount: 70 ****without** sq. ft. below conditioned space**

Proposed FAR: 3,034 ****with** sq. ft. below conditioned space**

Remaining Amount: -130 ****with** sq. ft. below conditioned space**

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

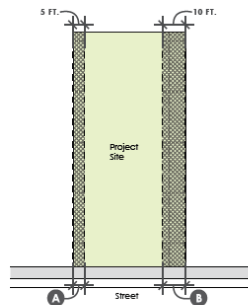
Side Wall Length: 39' 1-1/2"

Inset Length: 6' 2"

Inset on North side: N/A

Inset on South side: 2'

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

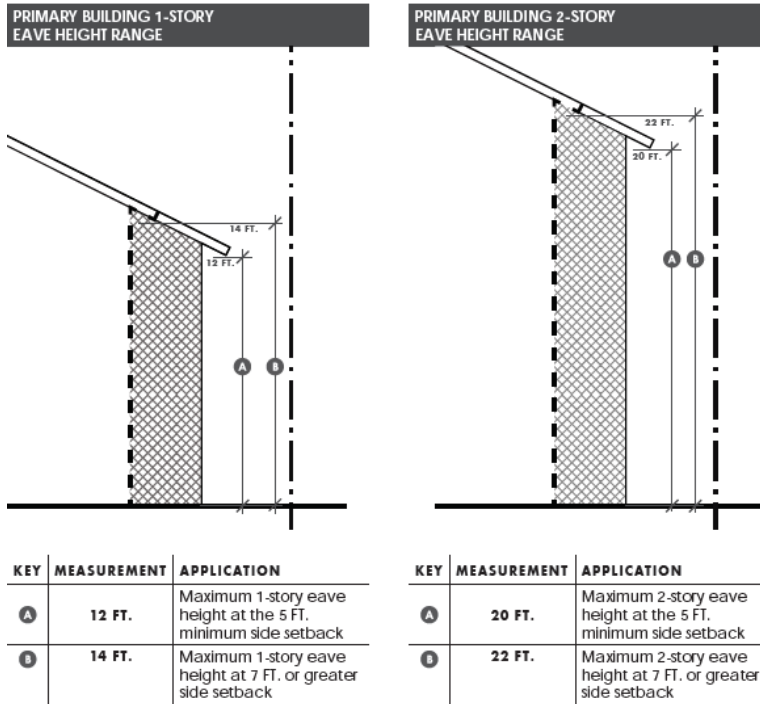
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed North side setback (1): 5' 0"

Proposed South side setback (2): 15' 1"

Cumulative side setback: 20' 1"

Eave Height (Addition and New Construction)



Proposed eave height on North elevation with a 5' side setback: 20'

Proposed eave height on South elevation with a 15' 1" side setback: 21' 7"

Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 34' 10"

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 11' 0"

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

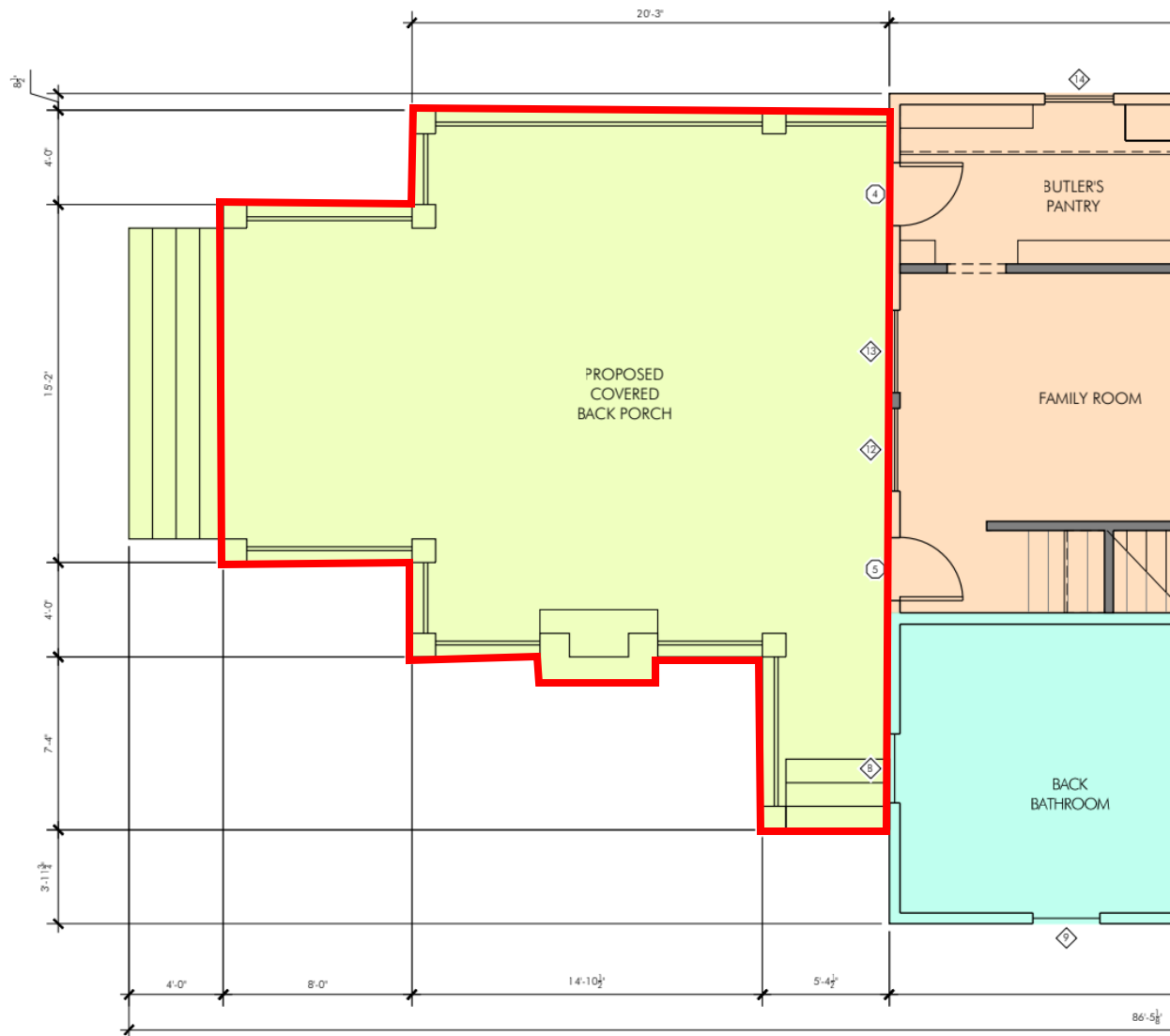
Proposed finished floor: 2'

Proposed second floor plate height on North elevation: 7' 6"

Proposed second floor plate height on South elevation: 9'

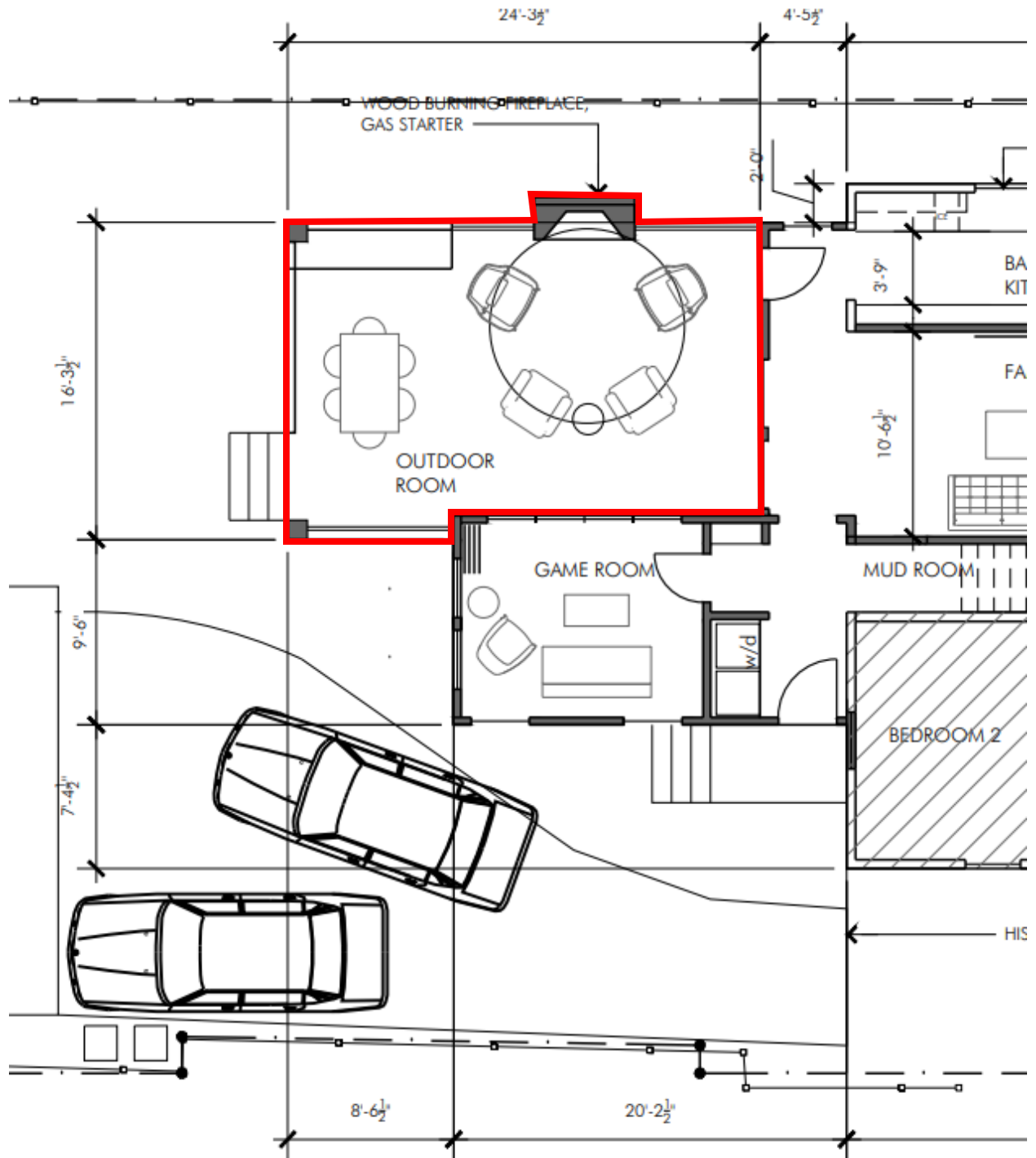
Projects with Conditioned Space Above An Open Porch Since 2022

807 Arlington St – HHS (HAHC 1-27-2022) **Deferred**



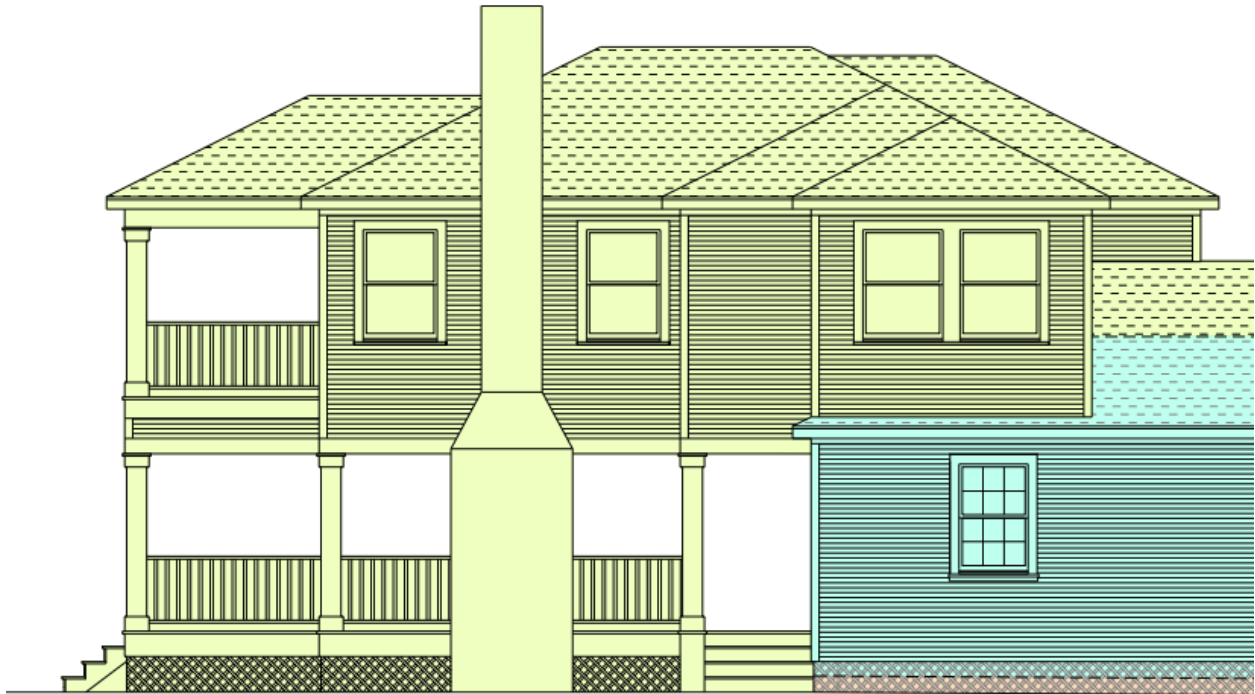
Projects with Conditioned Space Above An Open Porch

807 Arlington St – HHS (HAHC 3-2-2022) **Approved**



Projects with Conditioned Space Above An Open Porch

807 Arlington St – HHS (HAHC 1-27-2022) **Deferred**

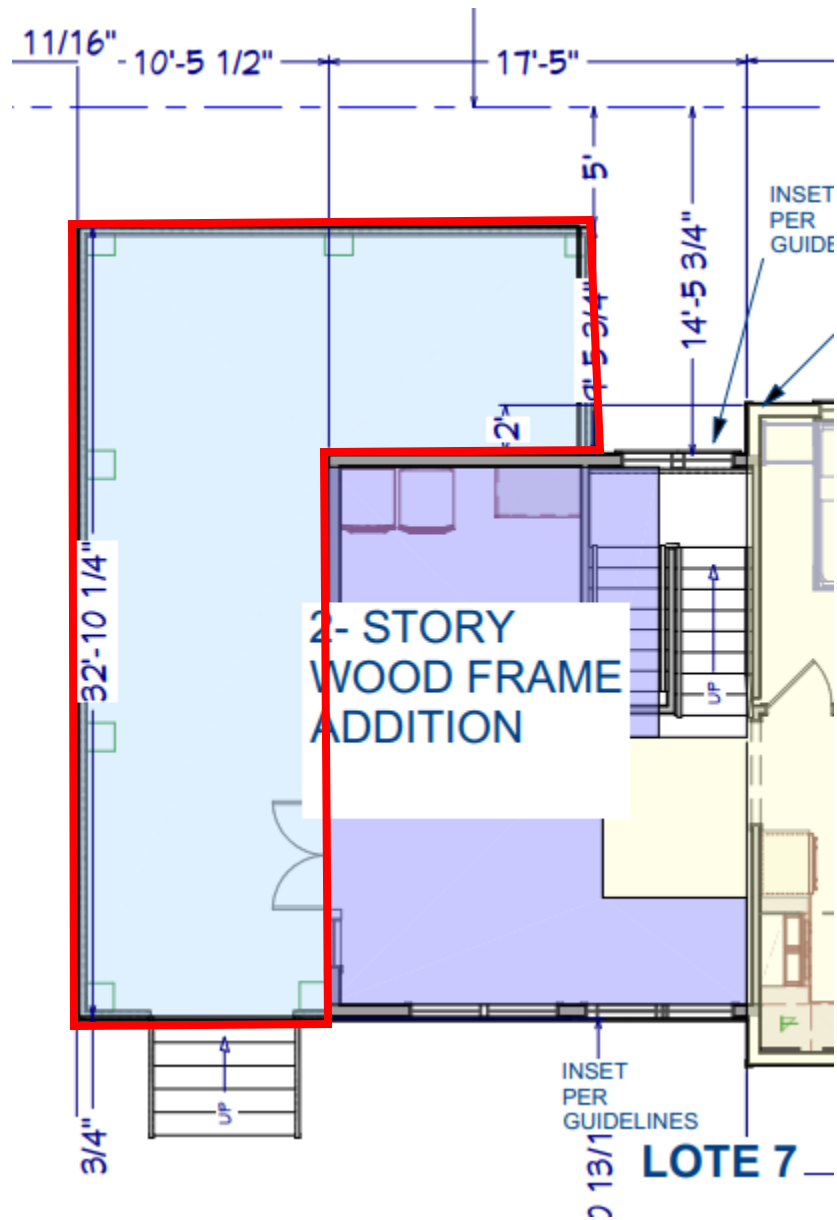


807 Arlington St – HHS (HAHC 3-2-2022) **Approved**

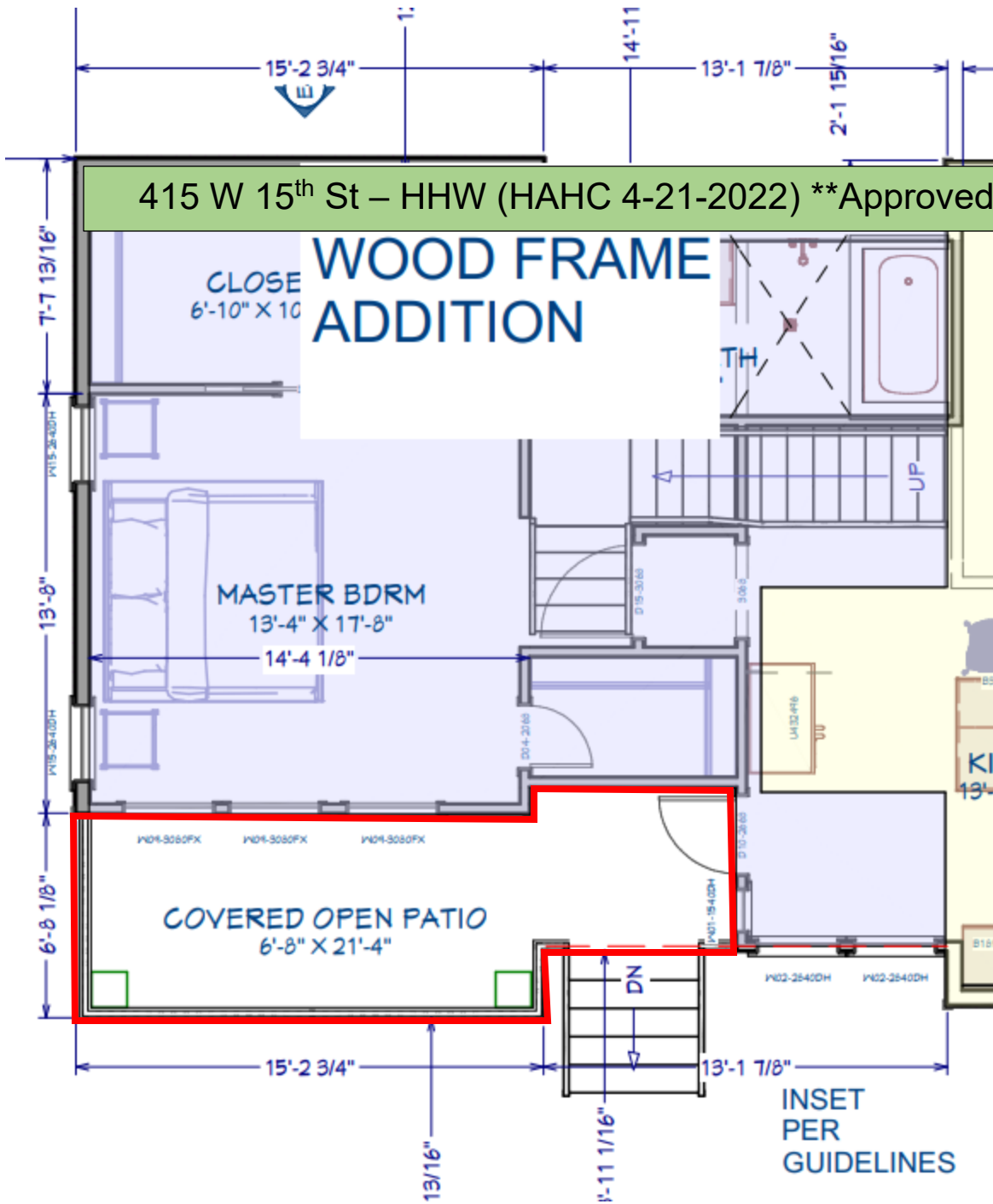


Projects with Conditioned Space Above An Open Porch Since 2022

415 W 15th St – HHW (HAHC 3-2-2022) **Deferred**



Projects with Conditioned Space Above An Open Porch Since 2022



Projects with Conditioned Space Above An Open Porch

Since 2022

415 W 15th St – HHW (HAHC 3-2-2022) **Deferred**

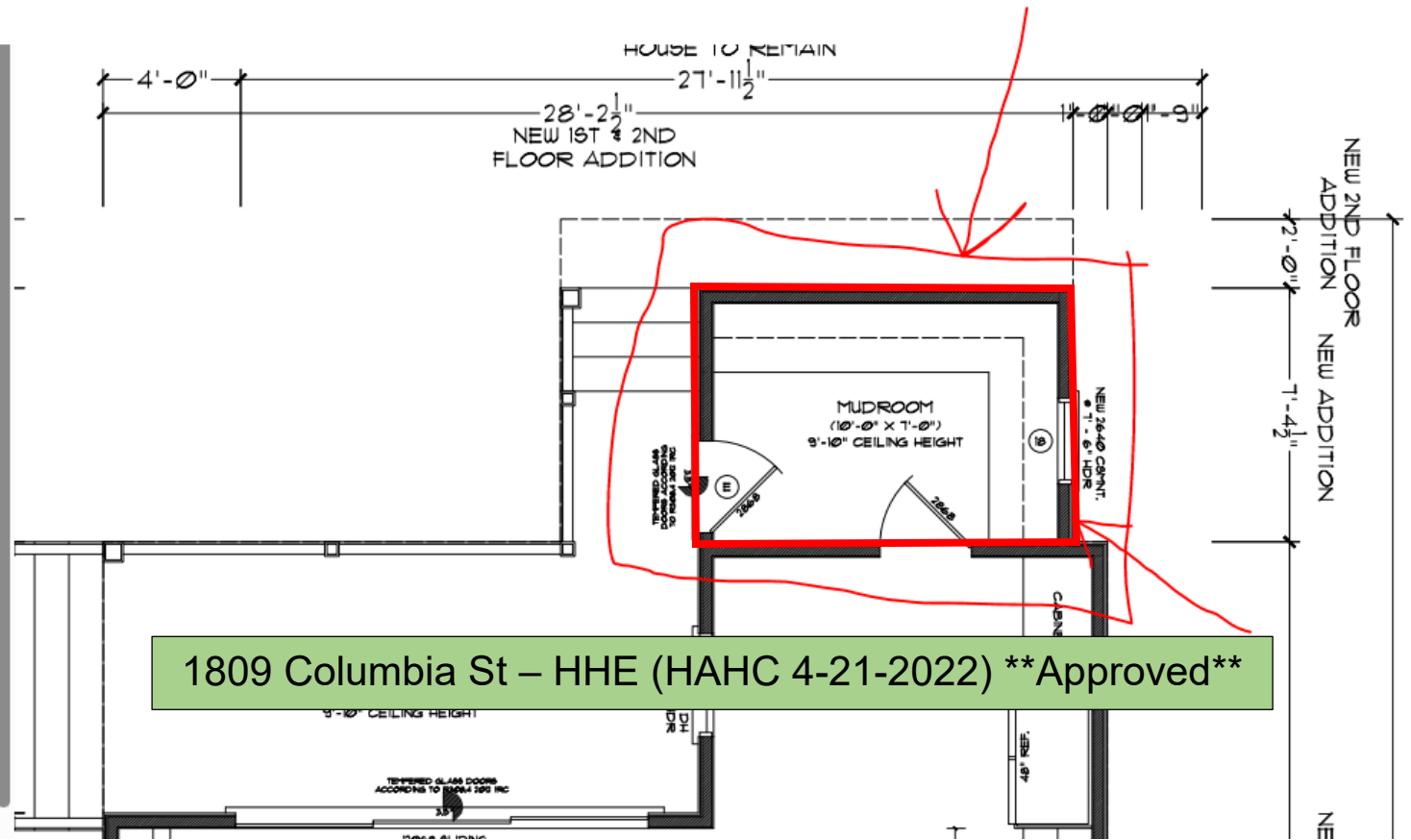
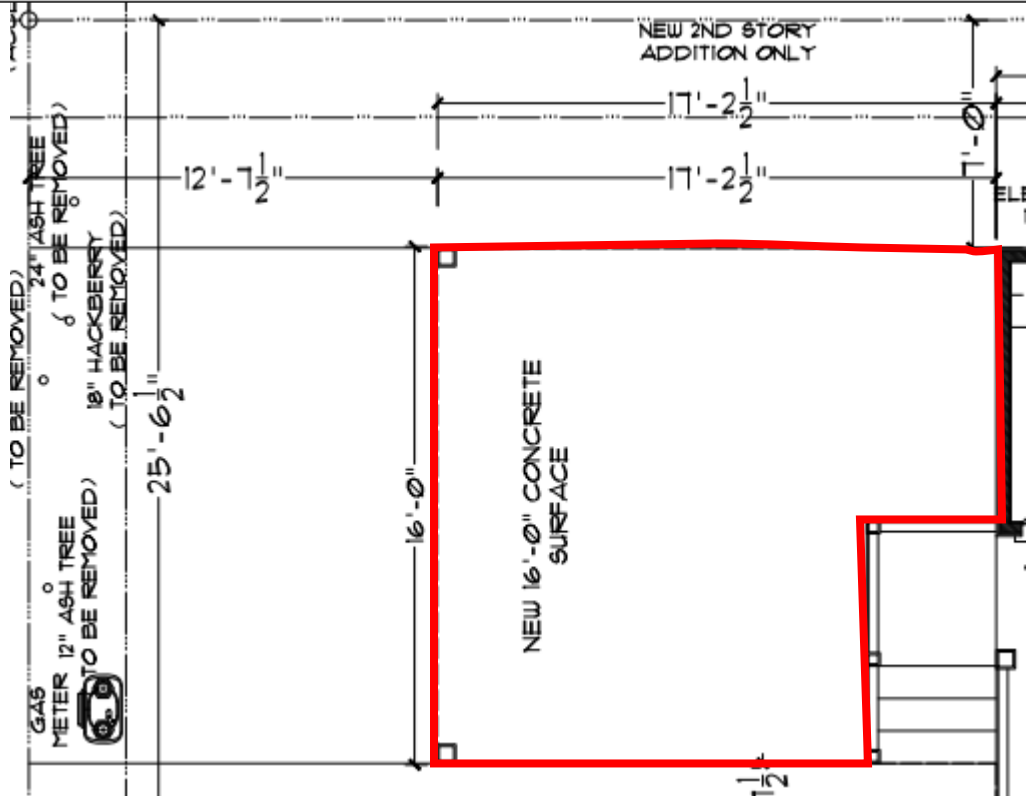


415 W 15th St – HHW (HAHC 4-21-2022) **Approved**



Projects with Conditioned Space Above An Open Porch

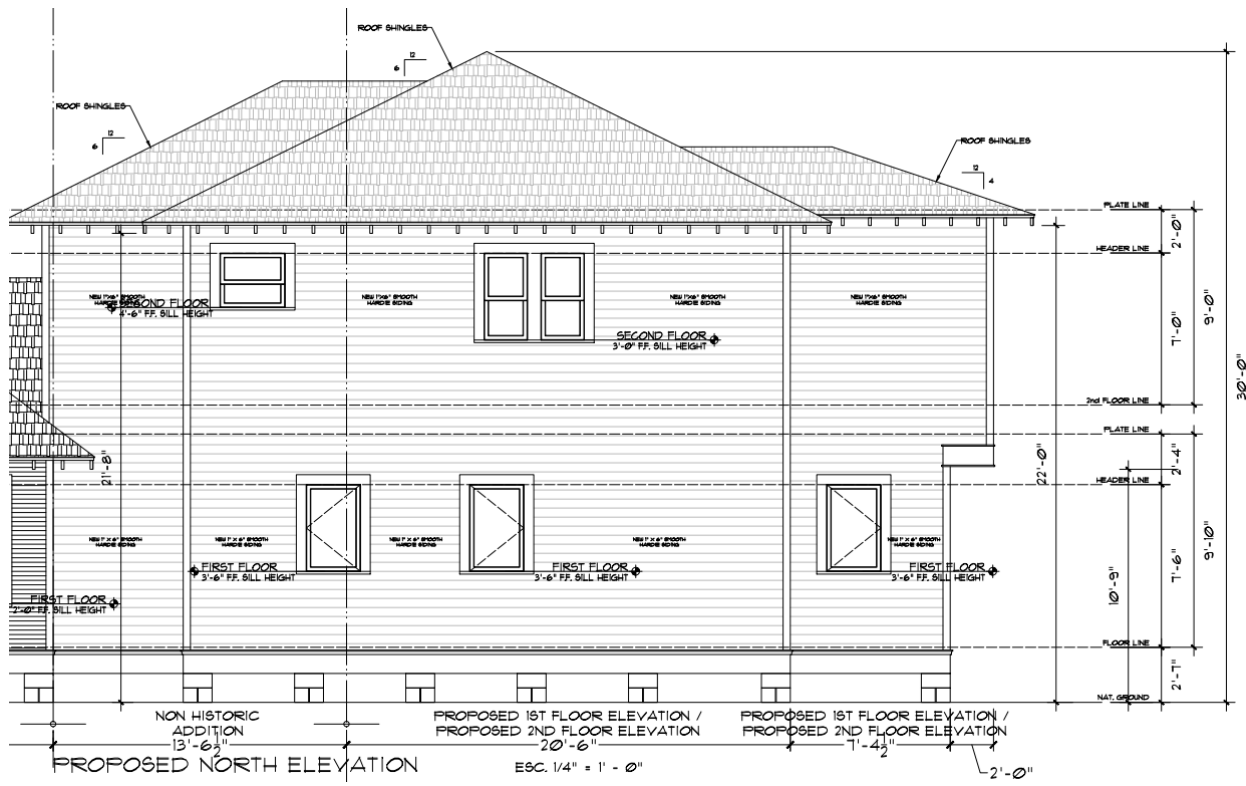
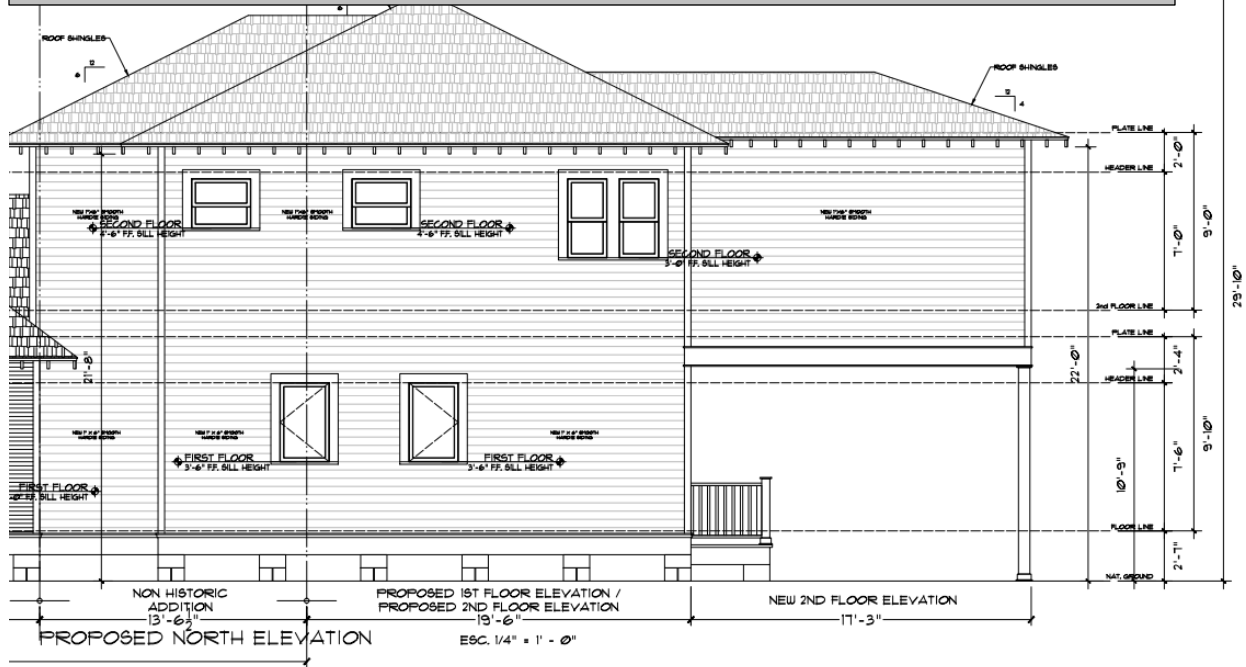
1809 Columbia St – HHE (HAHC 2-24-2022) **Deferred**



1809 Columbia St – HHE (HAHC 4-21-2022) **Approved**

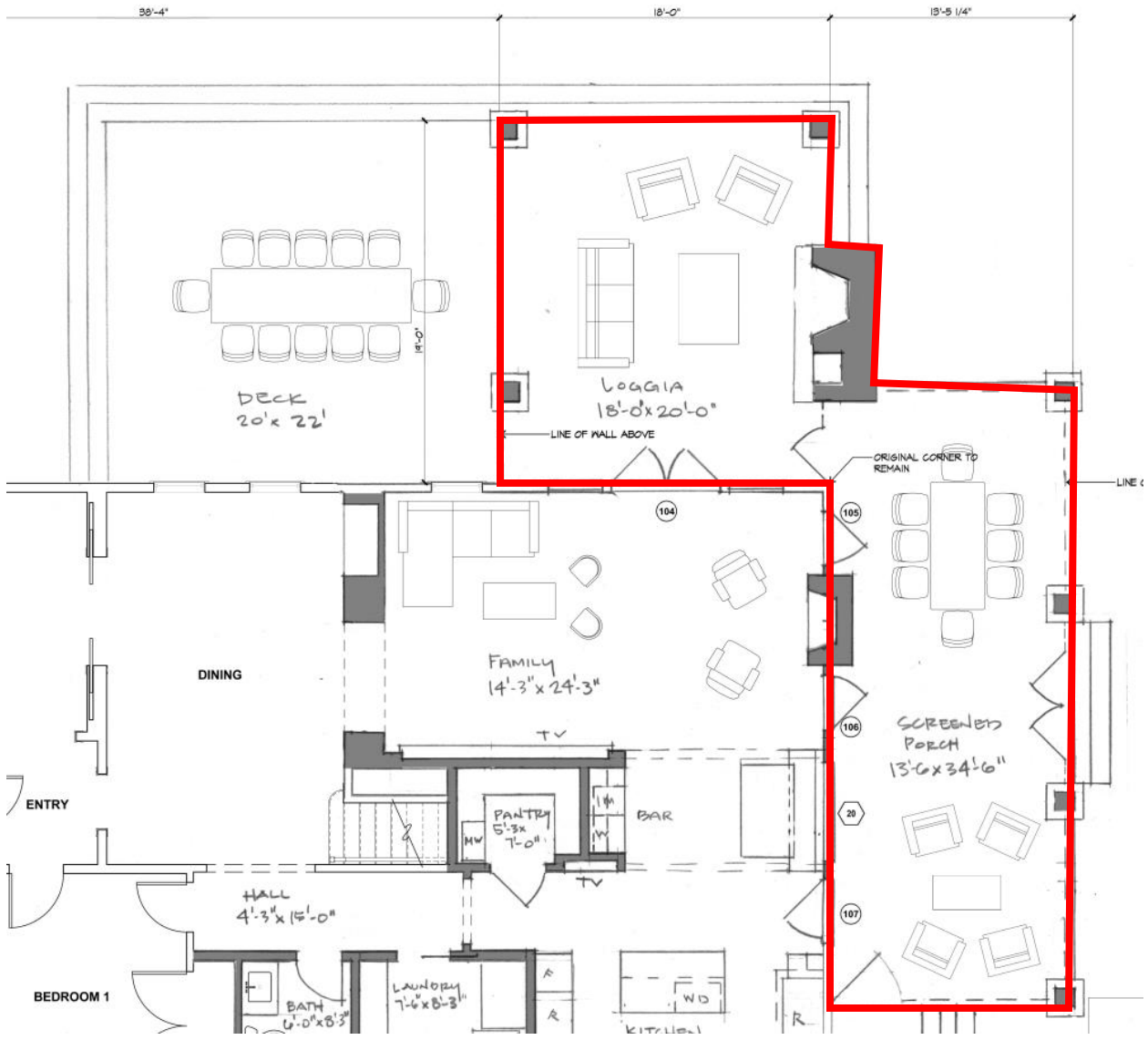
Projects with Conditioned Space Above An Open Porch Since 2022

1809 Columbia St – HHE (HAHC 2-24-2022) **Deferred**

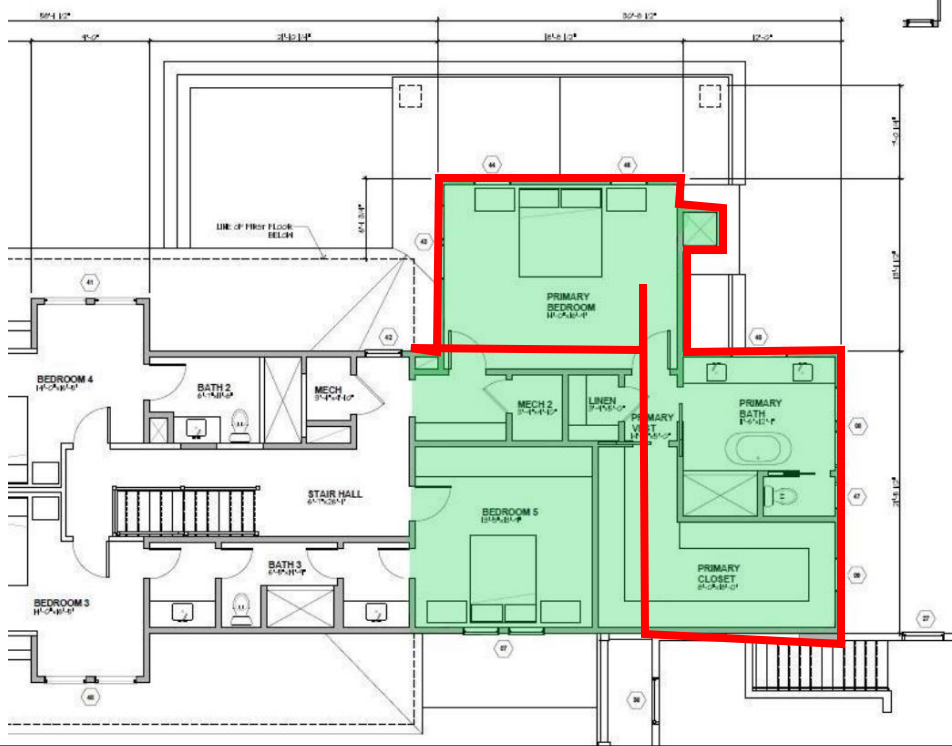
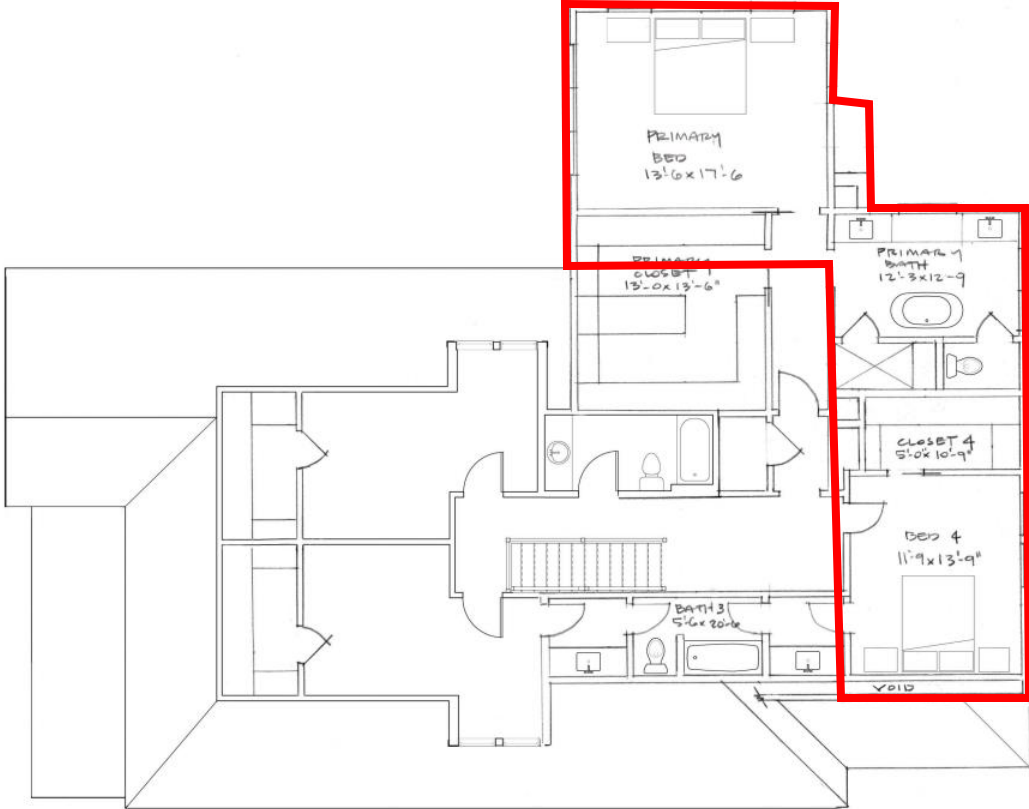


1809 Columbia St – HHE (HAHC 4-21-2022) **Approved**

1616 Cortlandt St – HHE (Proposed First Floor Plan Reviewed By Staff)

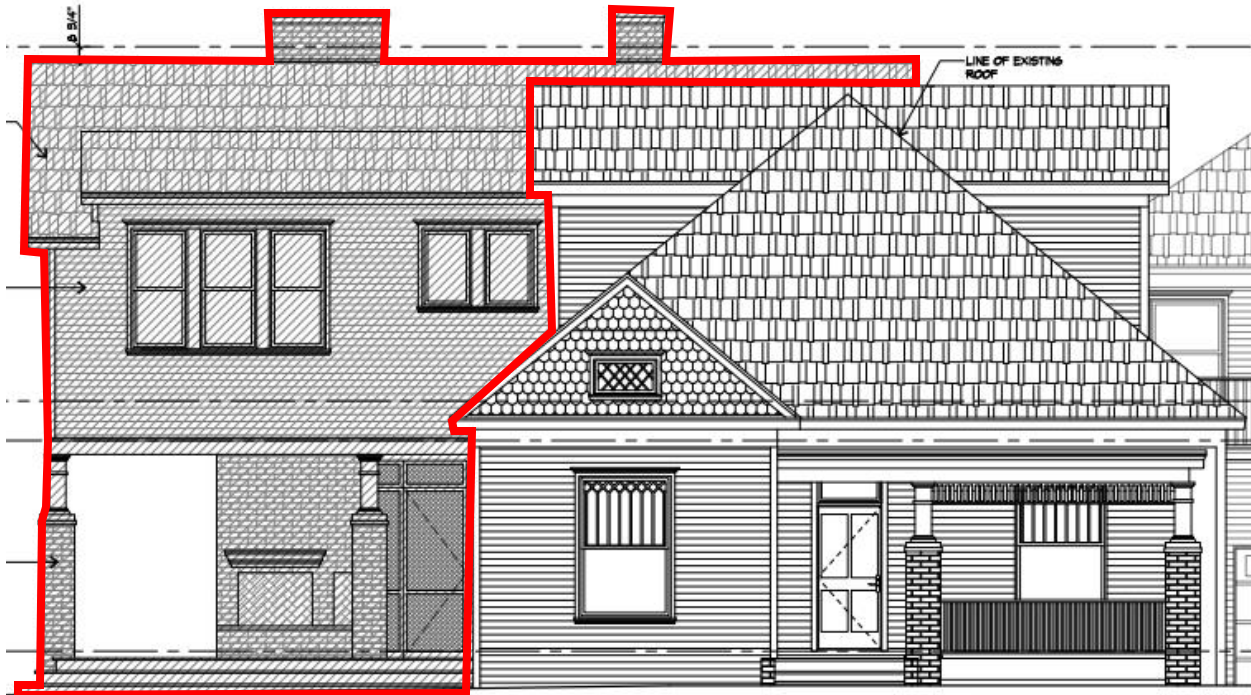


1616 Cortlandt St – HHE (First Proposed Second Floor Plan Reviewed By Staff)



1616 Cortlandt St – HHE (Revised Proposed Second Floor Plan Approved By HAHC 4-21-2022)

1616 Cortlandt St – HHE (First Proposed Front (West) Elevation Reviewed By Staff)



1616 Cortlandt St – HHE (Revised Proposed Front Elevation Approved By HAHC 4-21-2022)

1616 Cortlandt St – HHE (First Proposed Right (South)
Elevation Reviewed By Staff)

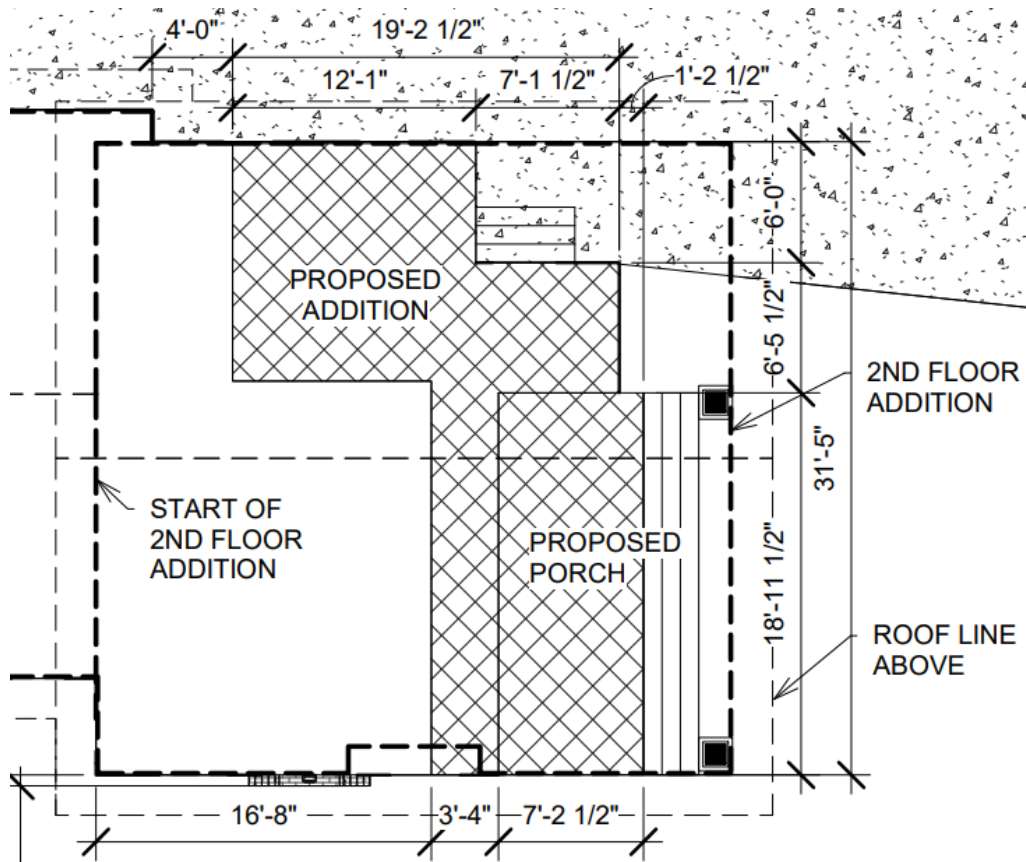
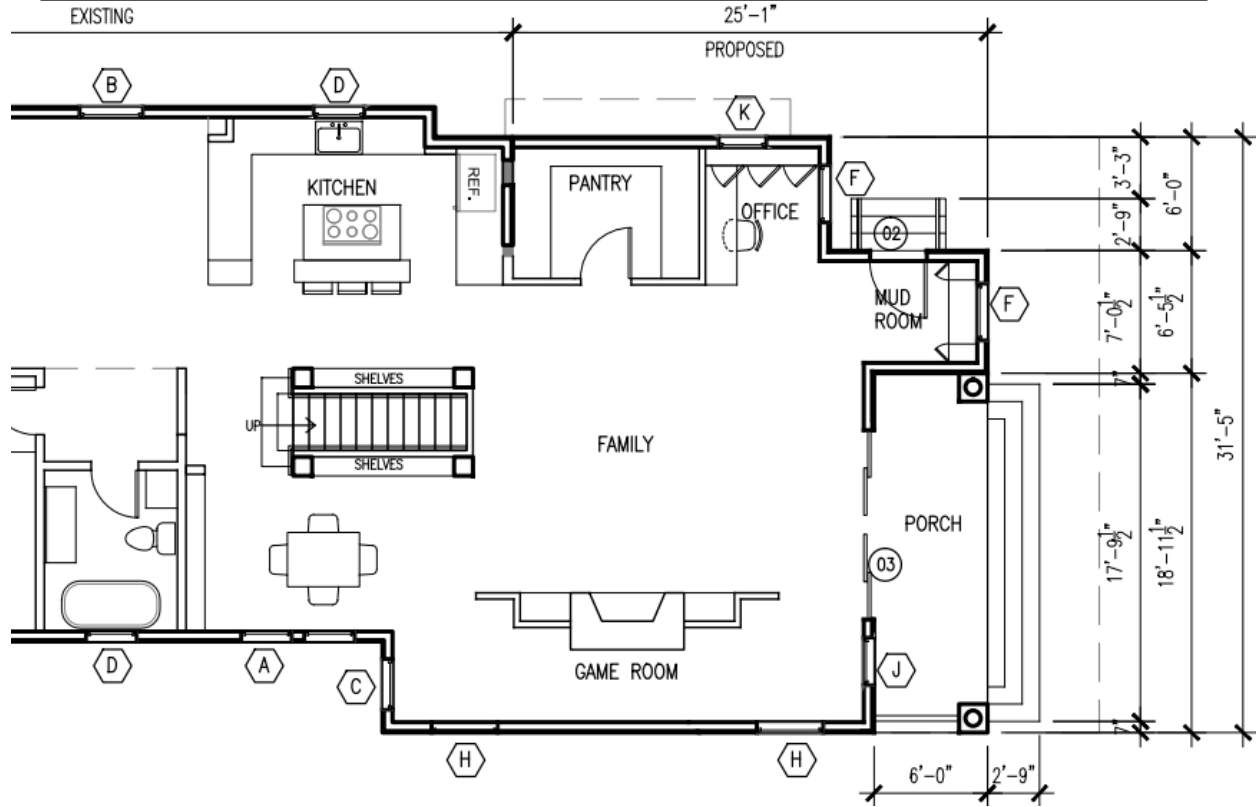


1616 Cortlandt St – HHE (First Proposed Rear (East) Elevation Reviewed By Staff)



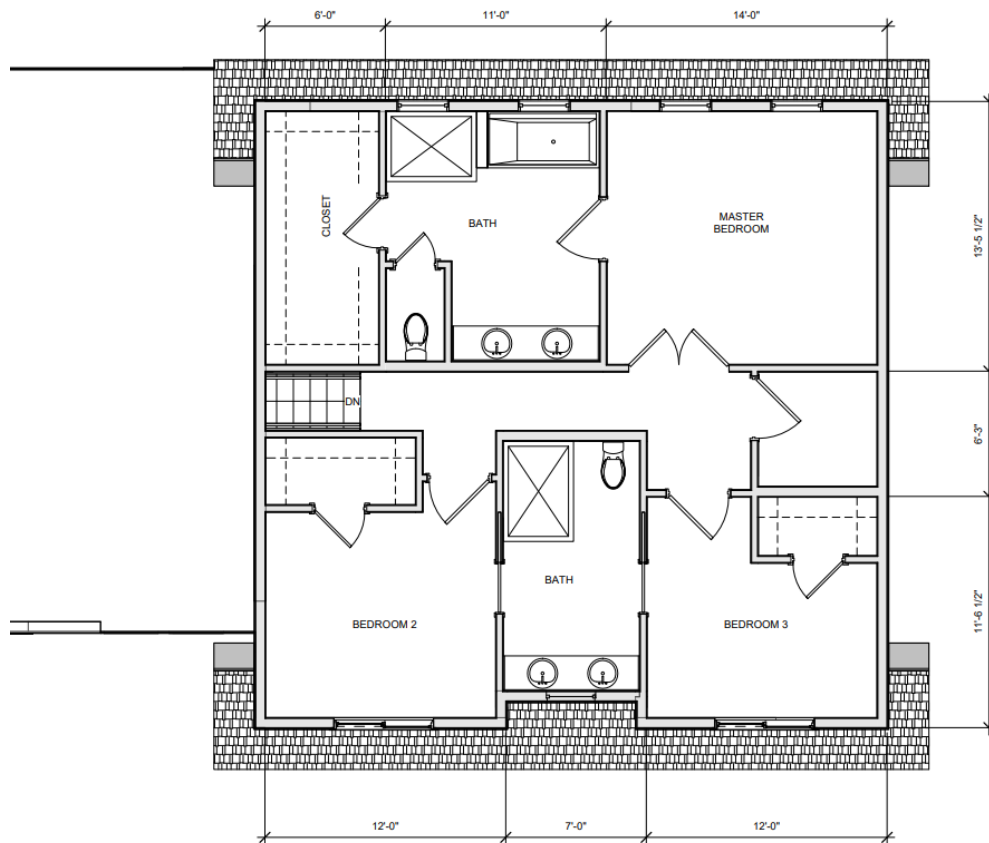
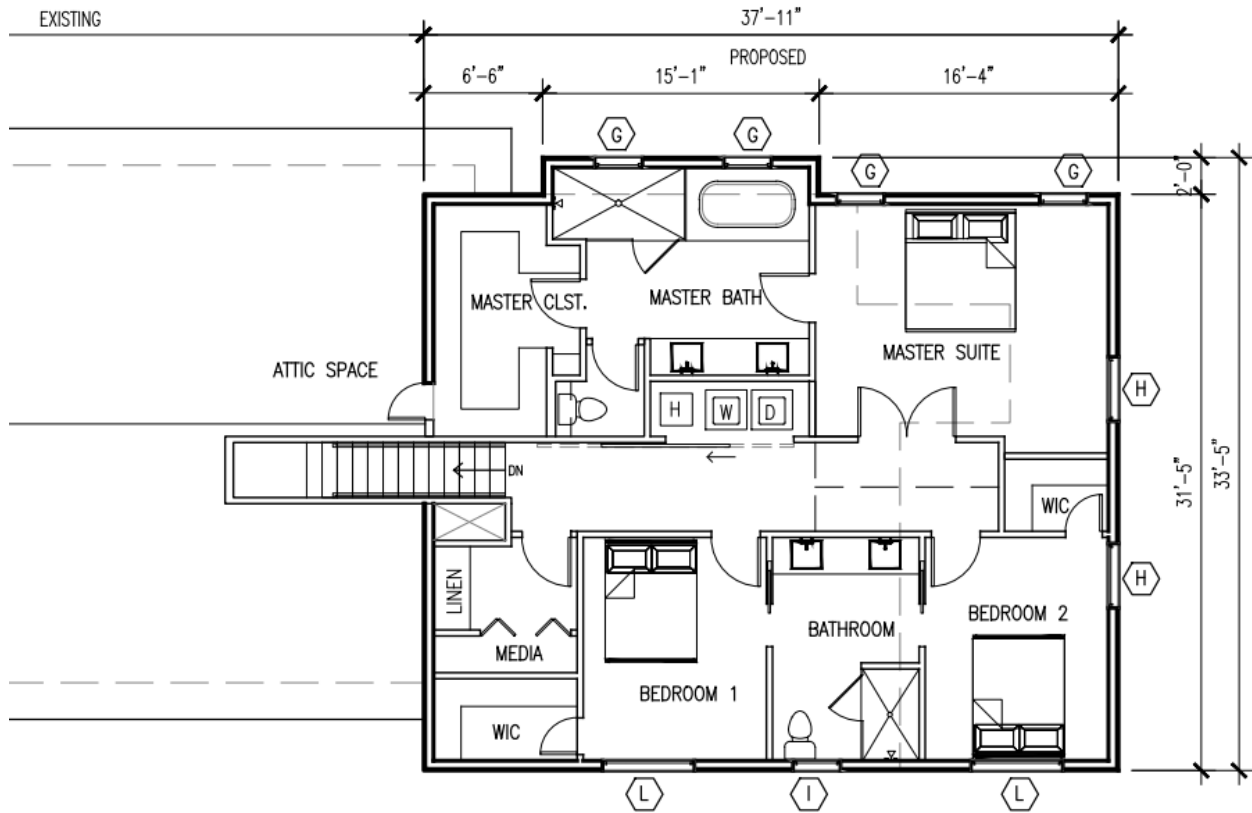
1616 Cortlandt St – HHE (Revised Proposed Rear Elevation Approved By HAHC 4-21-2022)

1112 Ashland St – HHW (Proposed First Floor Plan Reviewed By Staff)



1112 Ashland St – HHE (Revised Proposed First Floor Plan Approved By HAHC 6-30-2022)

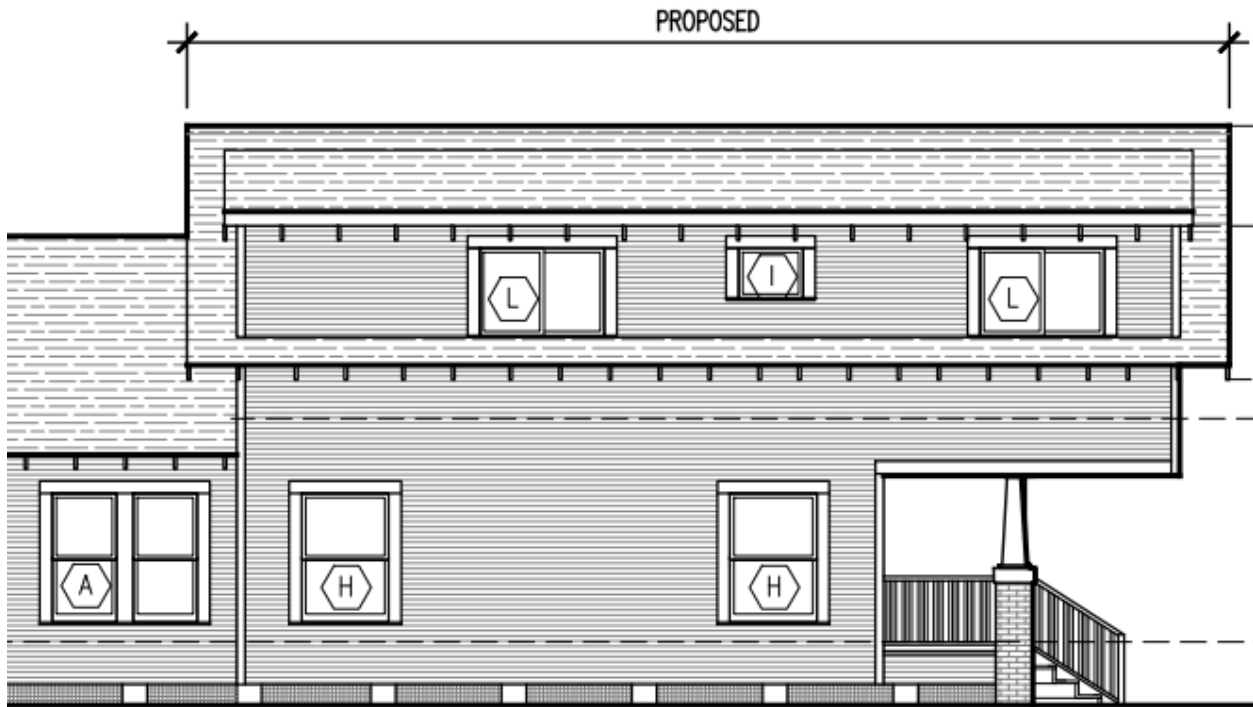
1112 Ashland St – HHW (Proposed Second Floor Plan Reviewed By Staff)



1112 Ashland St – HHE (Revised Proposed Second Floor Plan Approved By HAHC 6-30-2022)

Projects with Conditioned Space Above An Open Porch Since 2022

1112 Ashland St – HHW (Proposed Right (South) Elevation
Reviewed By Staff)



1112 Ashland St – HHE (Revised Proposed Right (South)
Elevation Approved By HAHC 6-30-2022)

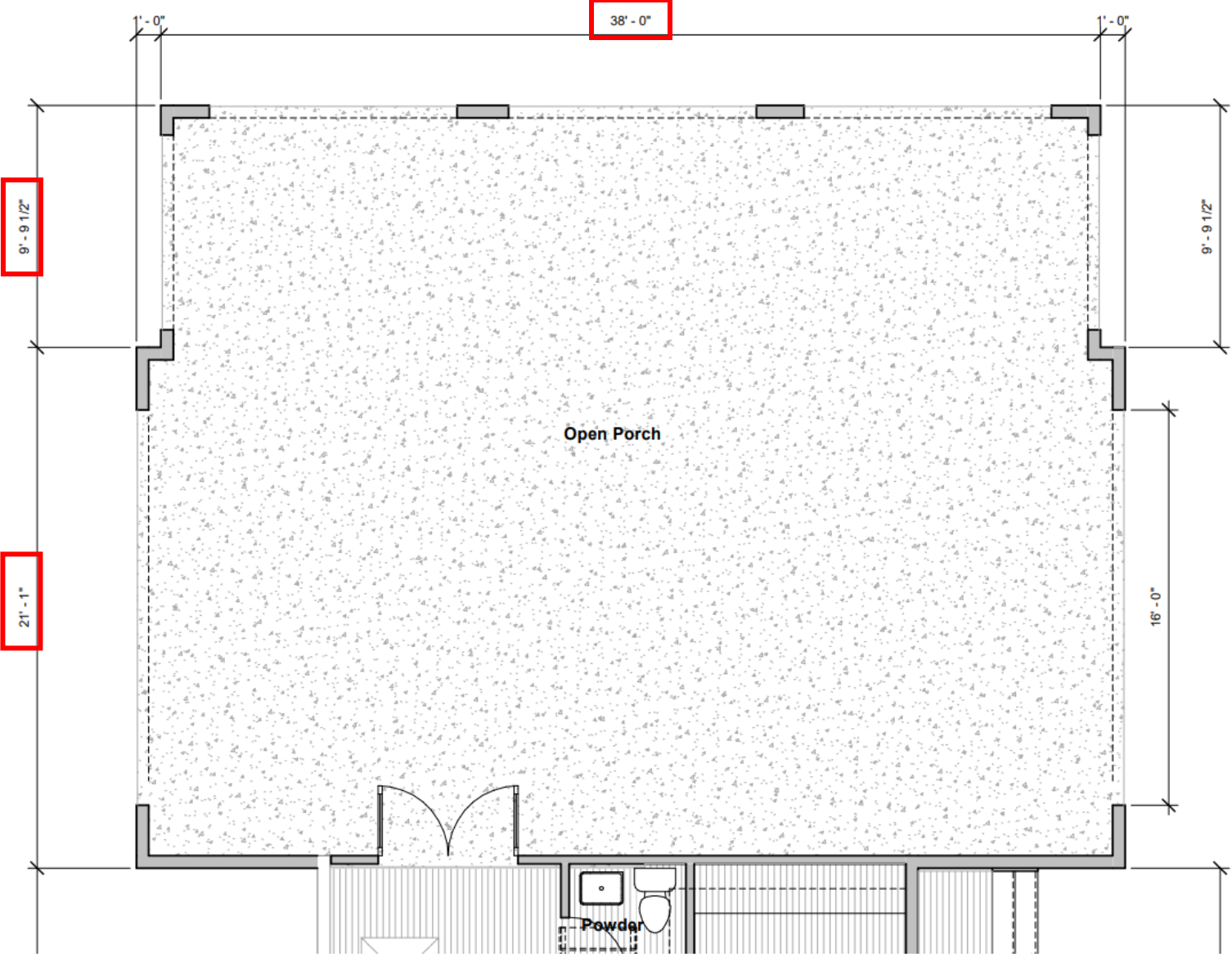
Projects with Conditioned Space Above An Open Porch Since 2022

1112 Ashland St – HHW (Proposed Rear (East) Elevation
Reviewed By Staff)

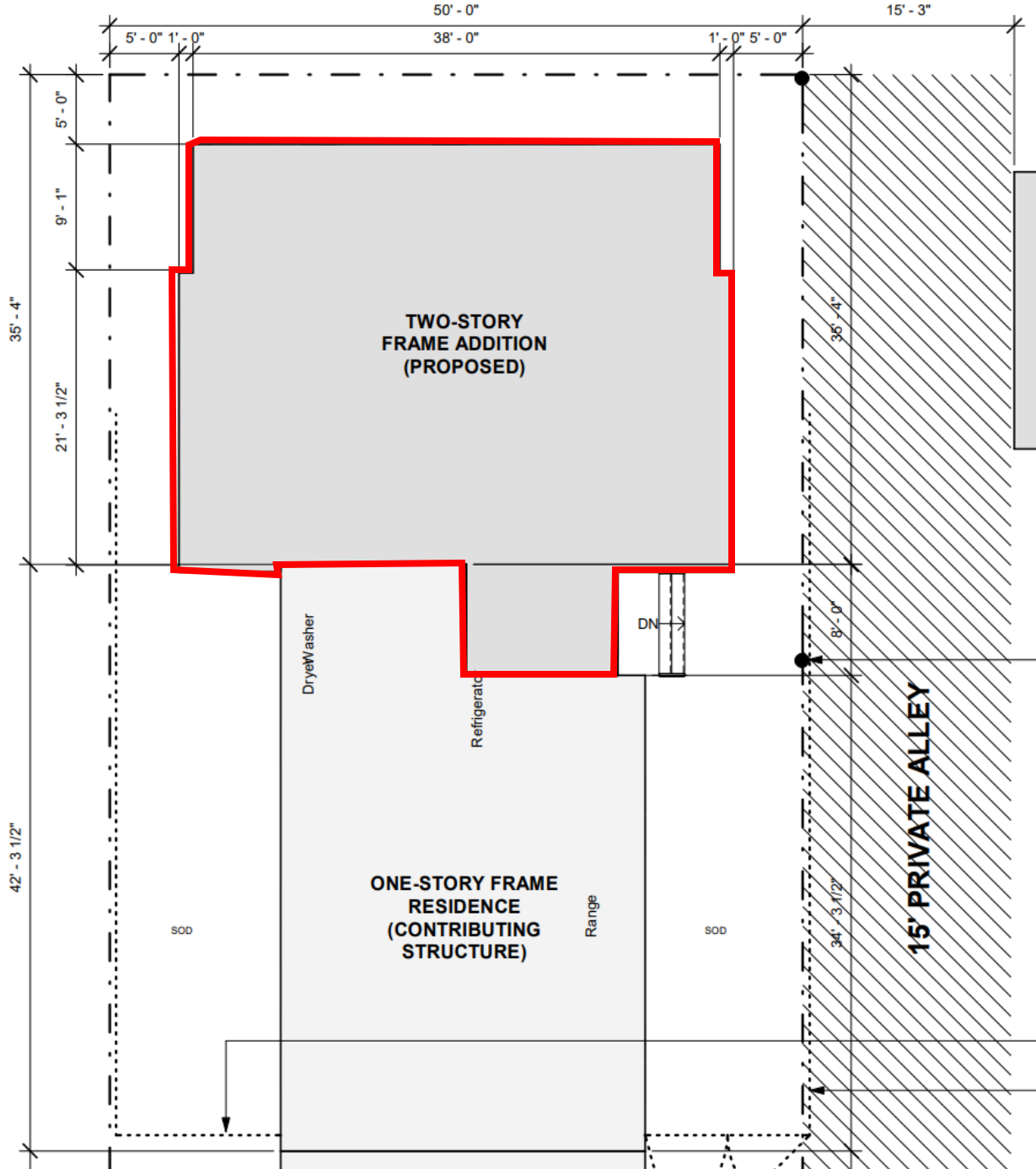


1112 Ashland St – HHE (Revised Proposed Rear (East)
Elevation Approved By HAHC 6-30-2022)

507 E 5th St – HHS (Proposed First Floor Plan Reviewed By Staff)

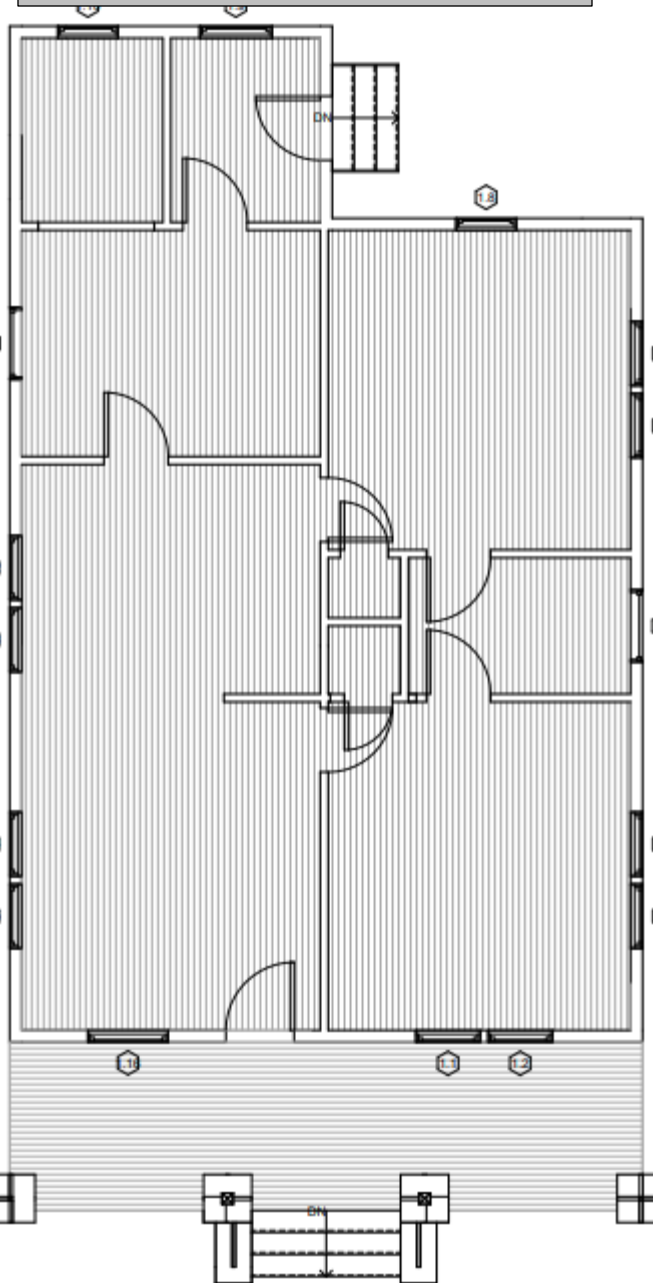


507 E 5th St – HHS (Proposed Site Plan Reviewed By Staff)

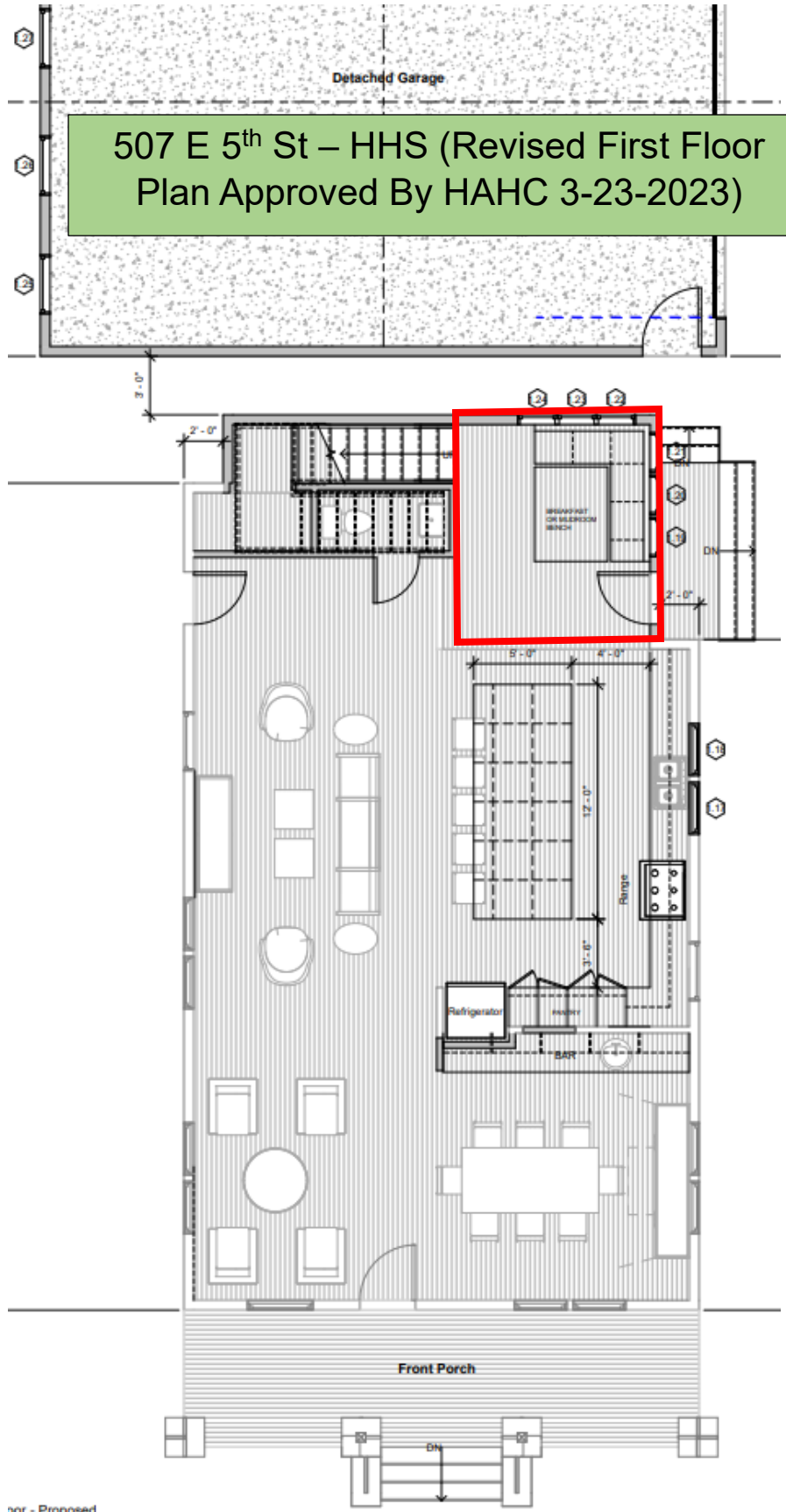


Projects with Conditioned Space Above An Open Porch Since 2022

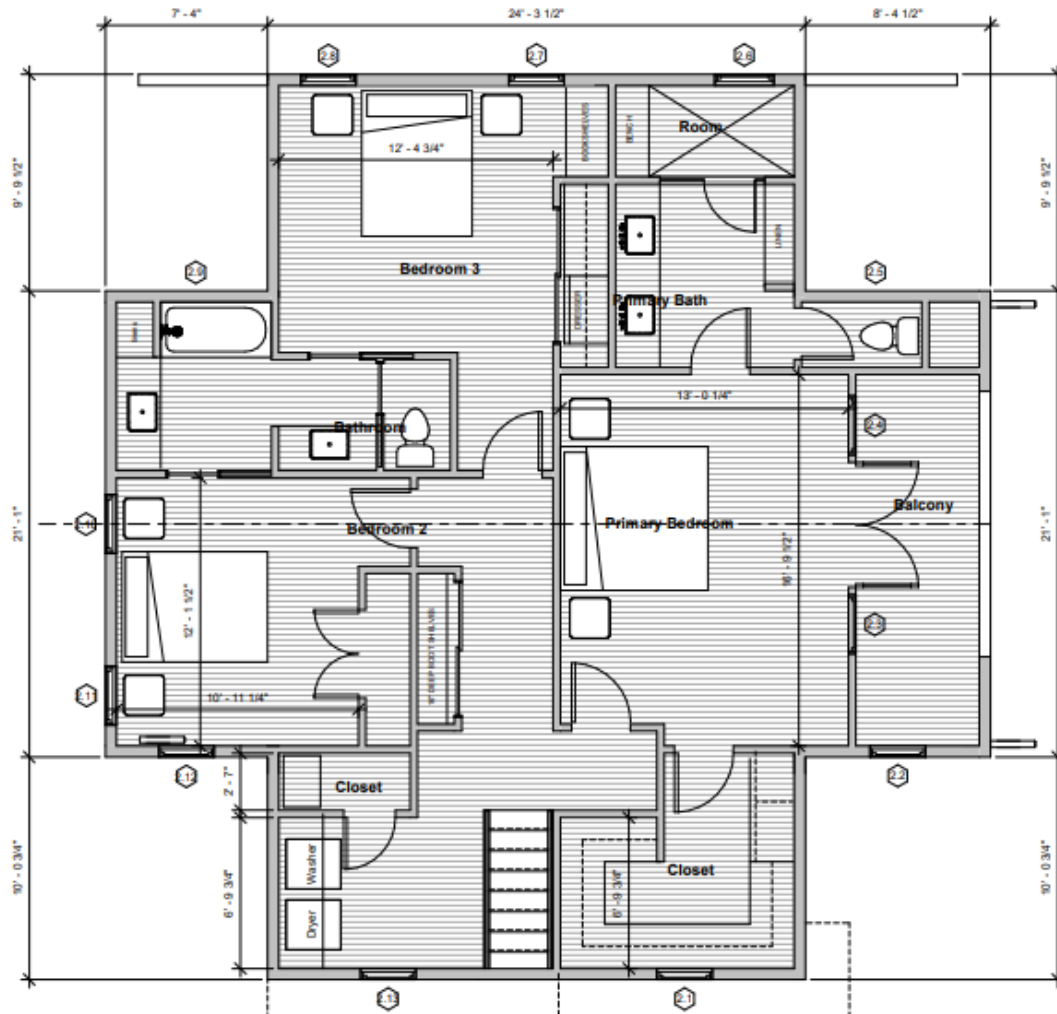
507 E 5th St – HHS
(Existing First Floor Plan)



507 E 5th St – HHS (Revised First Floor Plan Approved By HAHC 3-23-2023)

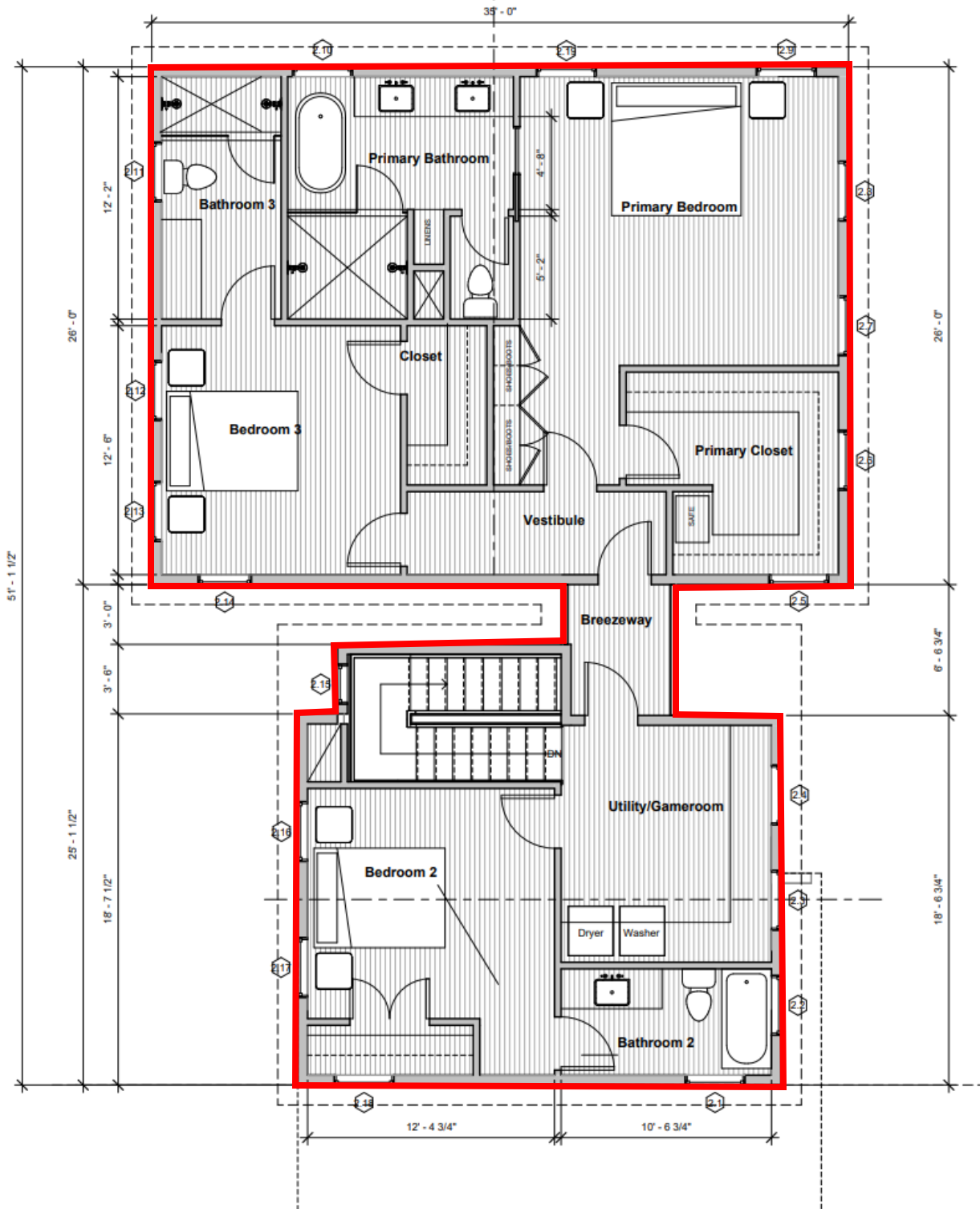


Projects with Conditioned Space Above An Open Porch Since 2022

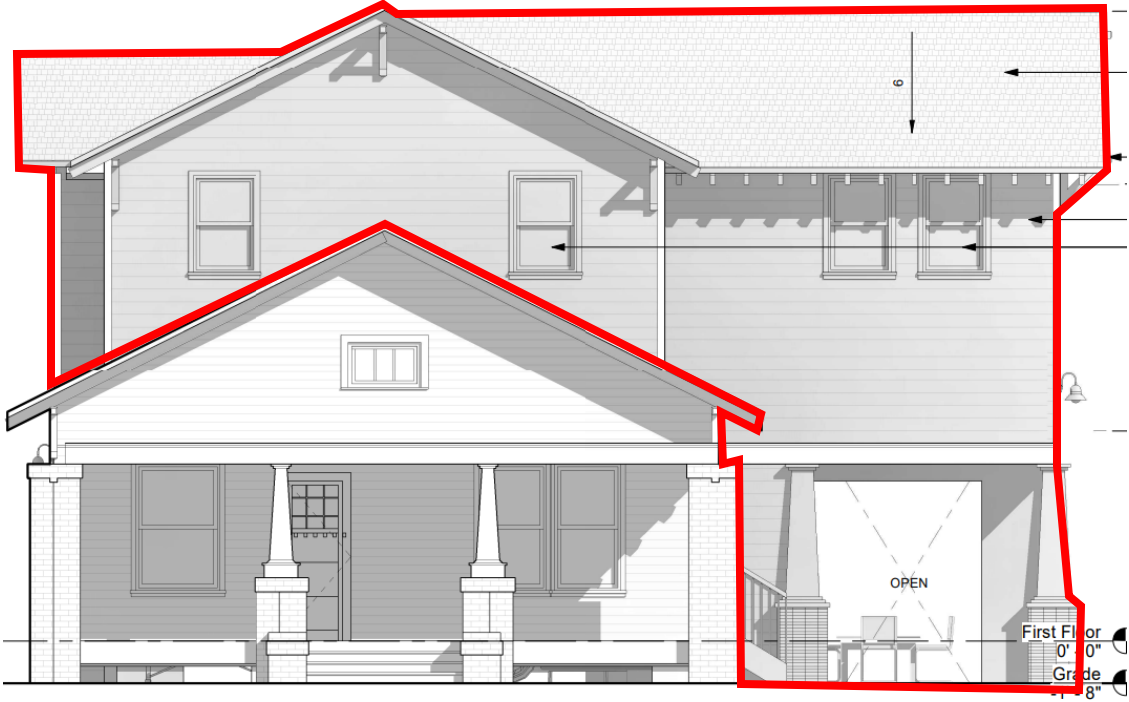


507 E 5th St – HHS (Proposed Second Floor Plan Reviewed By Staff)

Project 507 E 5th St – HHS (Revised Second Floor Plan Approved By HAHC 3-23-2023)

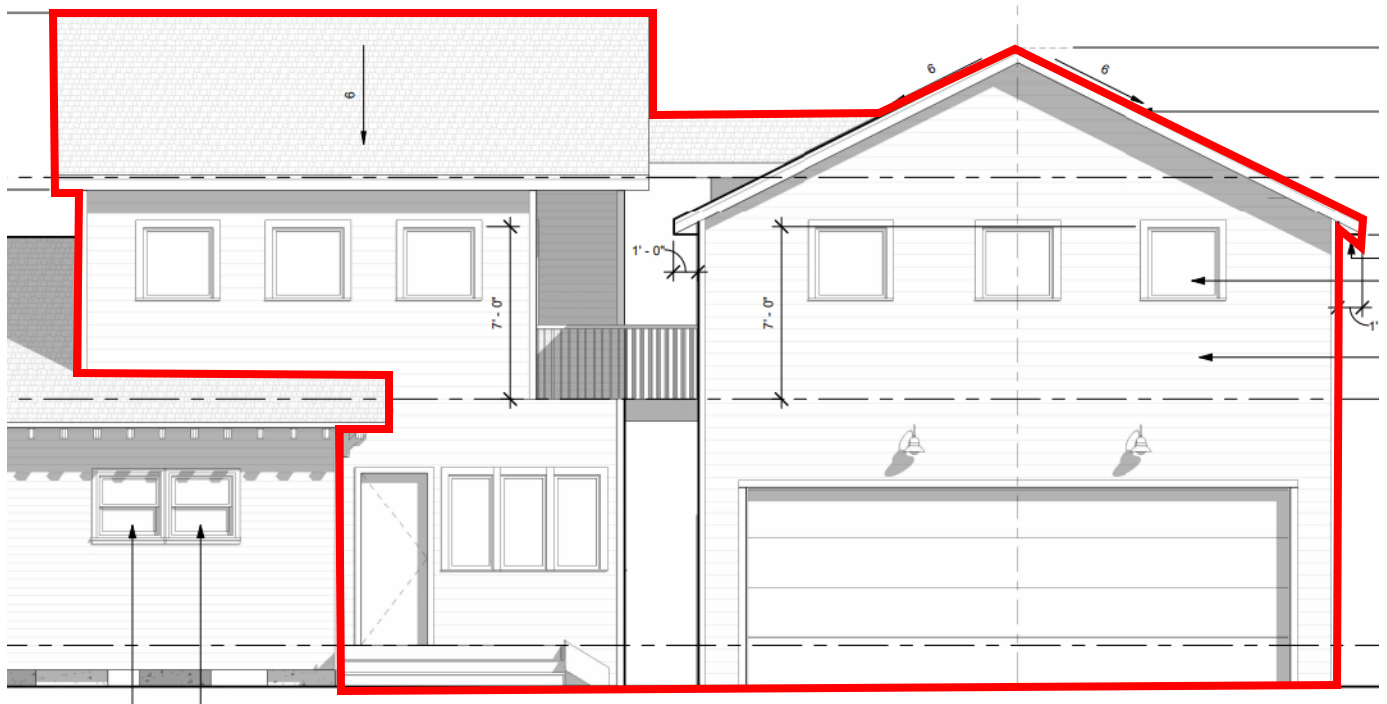
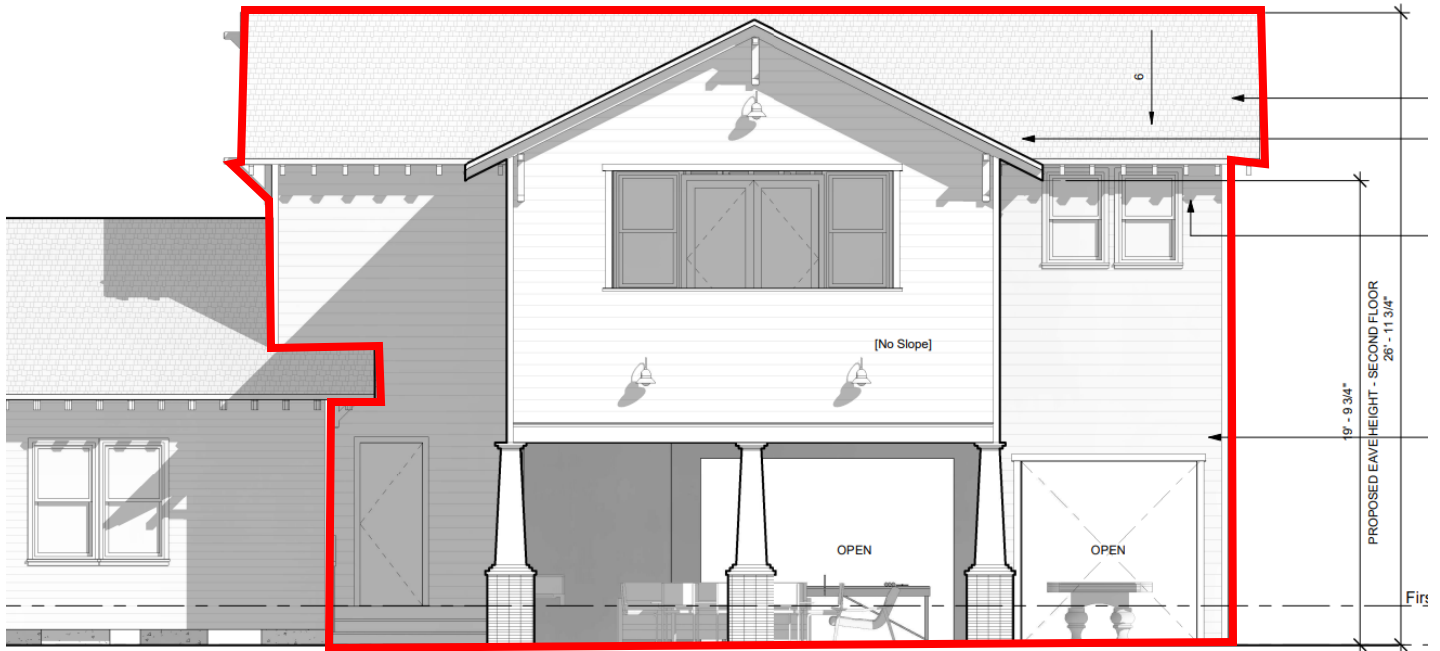


507 E 5th St – HHS (Proposed Front (South) Elevation Reviewed By Staff)



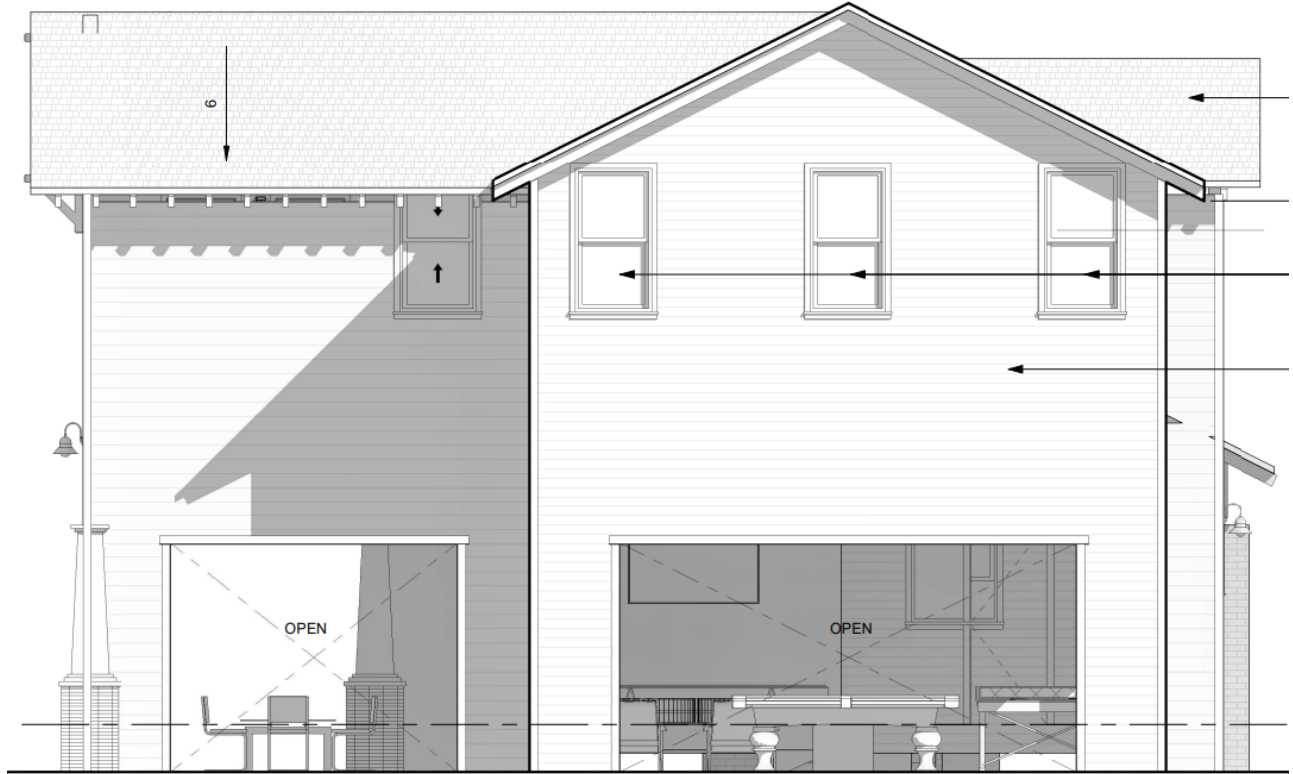
507 E 5th St – HHS (Revised Front (South) Elevation Approved By HAHC 3-23-2023)

F 507 E 5th St – HHS (Proposed Right Elevation Reviewed By Staff)

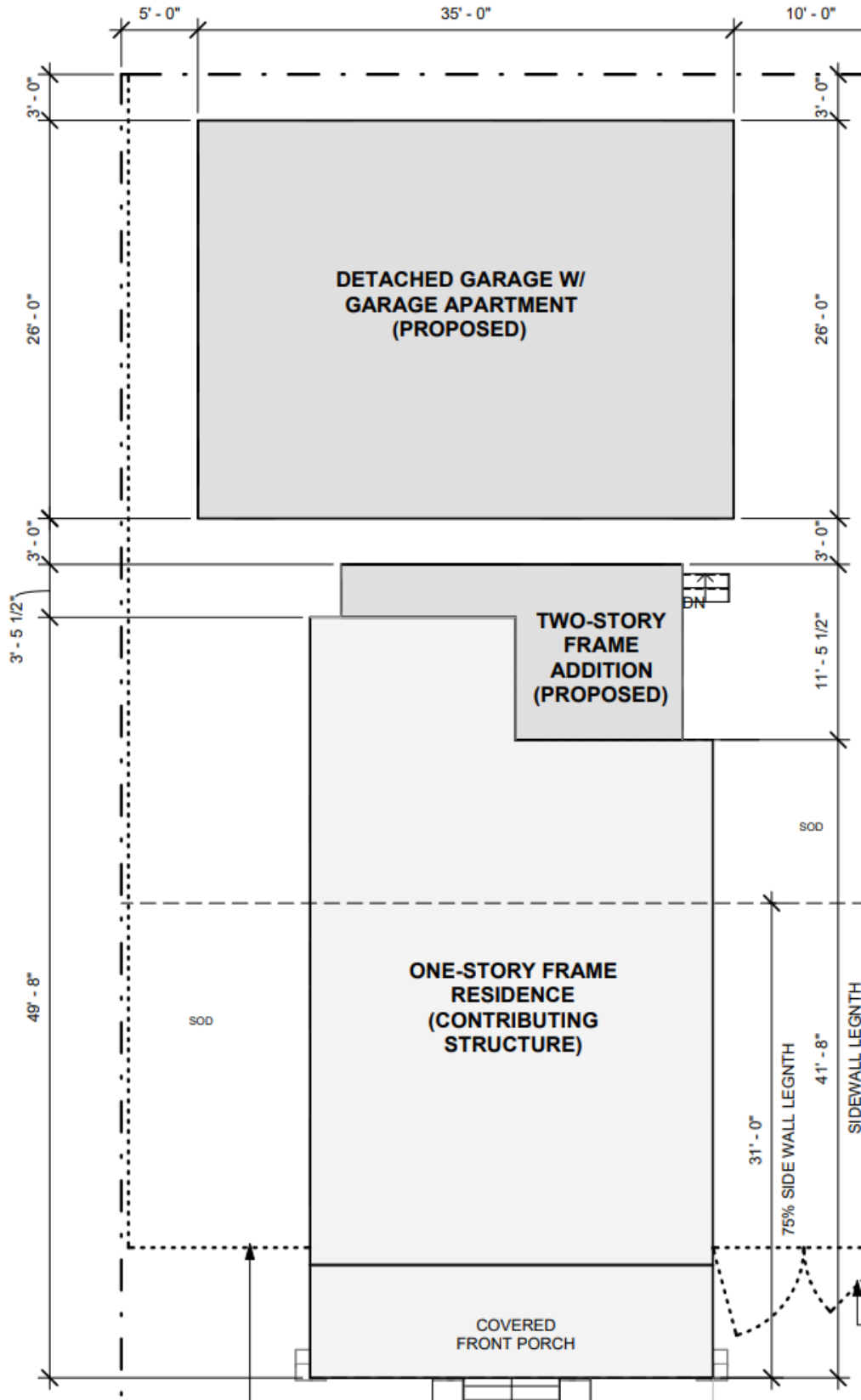


507 E 5th St – HHS (Revised Right Elevation Approved By HAHC 3-23-2023)

507 E 5th St – HHS (Proposed Rear Elevation Reviewed By Staff)



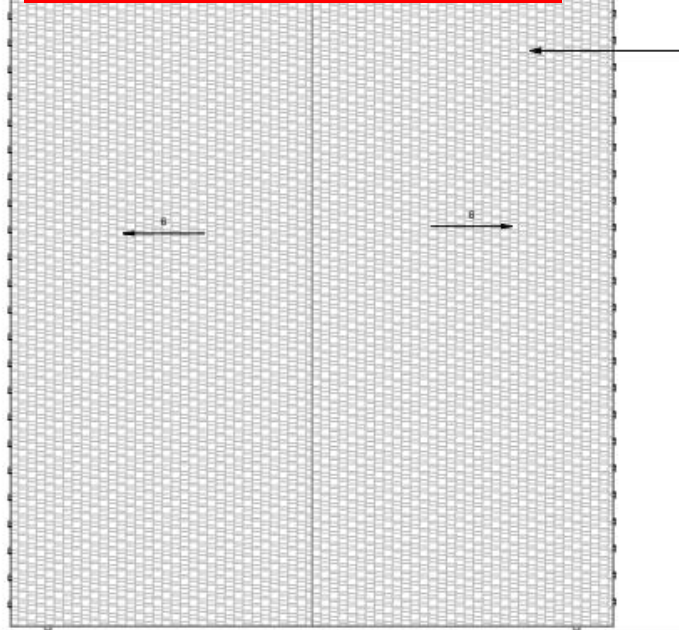
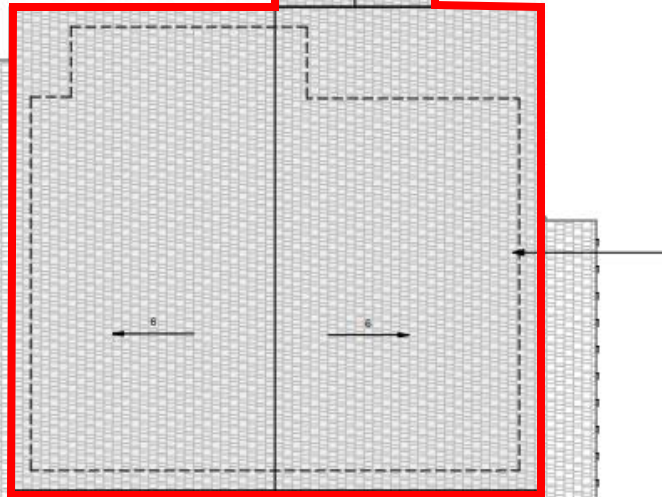
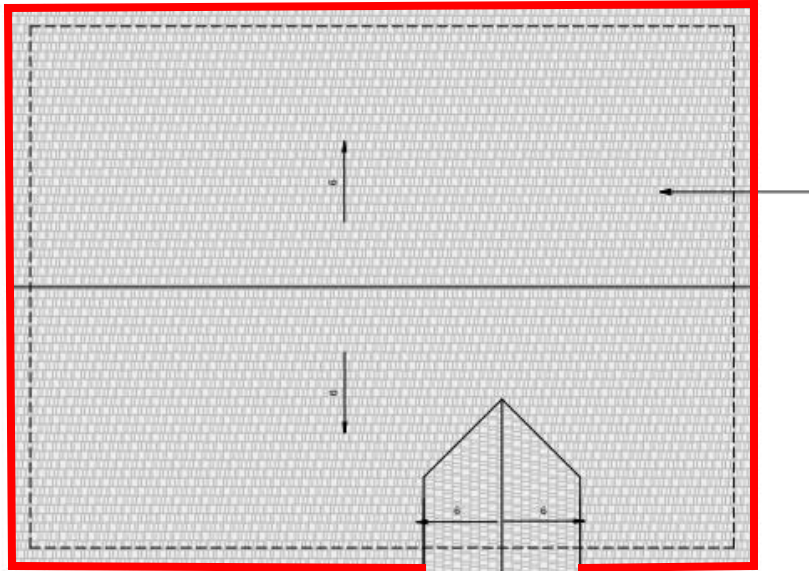
507 E 5th St – HHS (Revised Site Plan
Approved By HAHC 3-23-2023)



Project

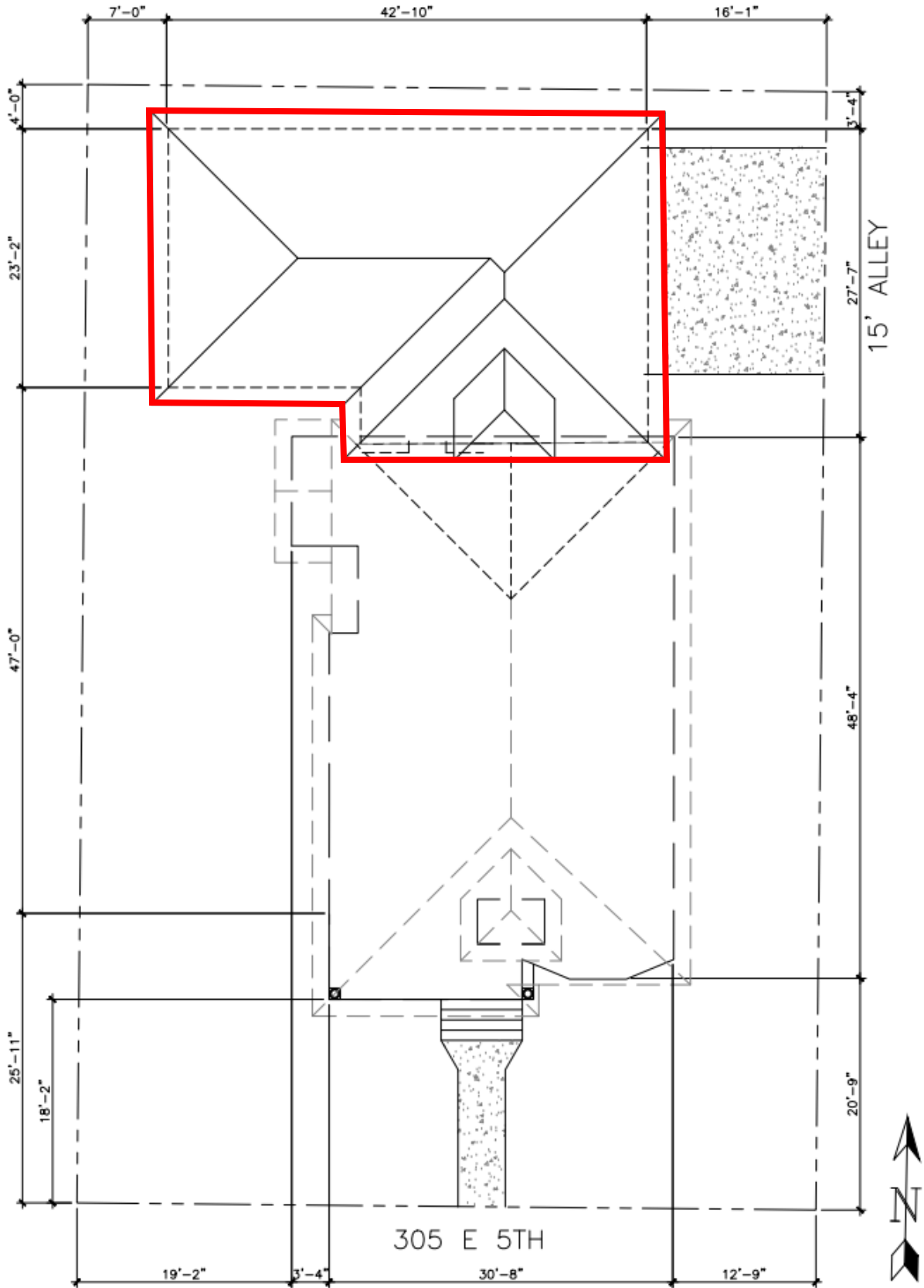
507 E 5th St – HHS (Revised Roof Plan
Approved By HAHC 3-23-2023)

Porch



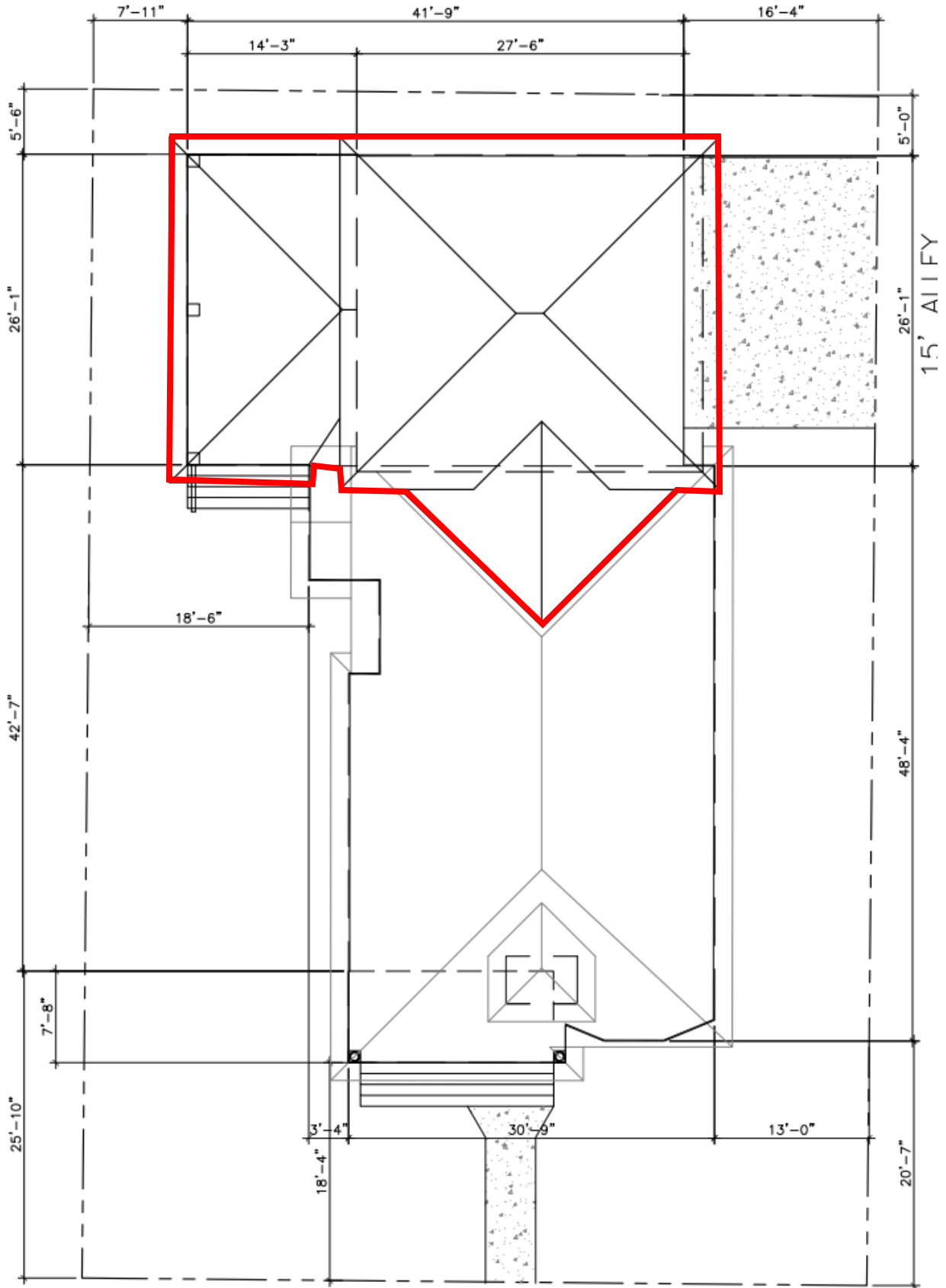
Projects with Conditioned Space Above An Open Porch

305 E 5th St – HHS (First Proposed Site Plan Reviewed By Staff) 1-23-2023



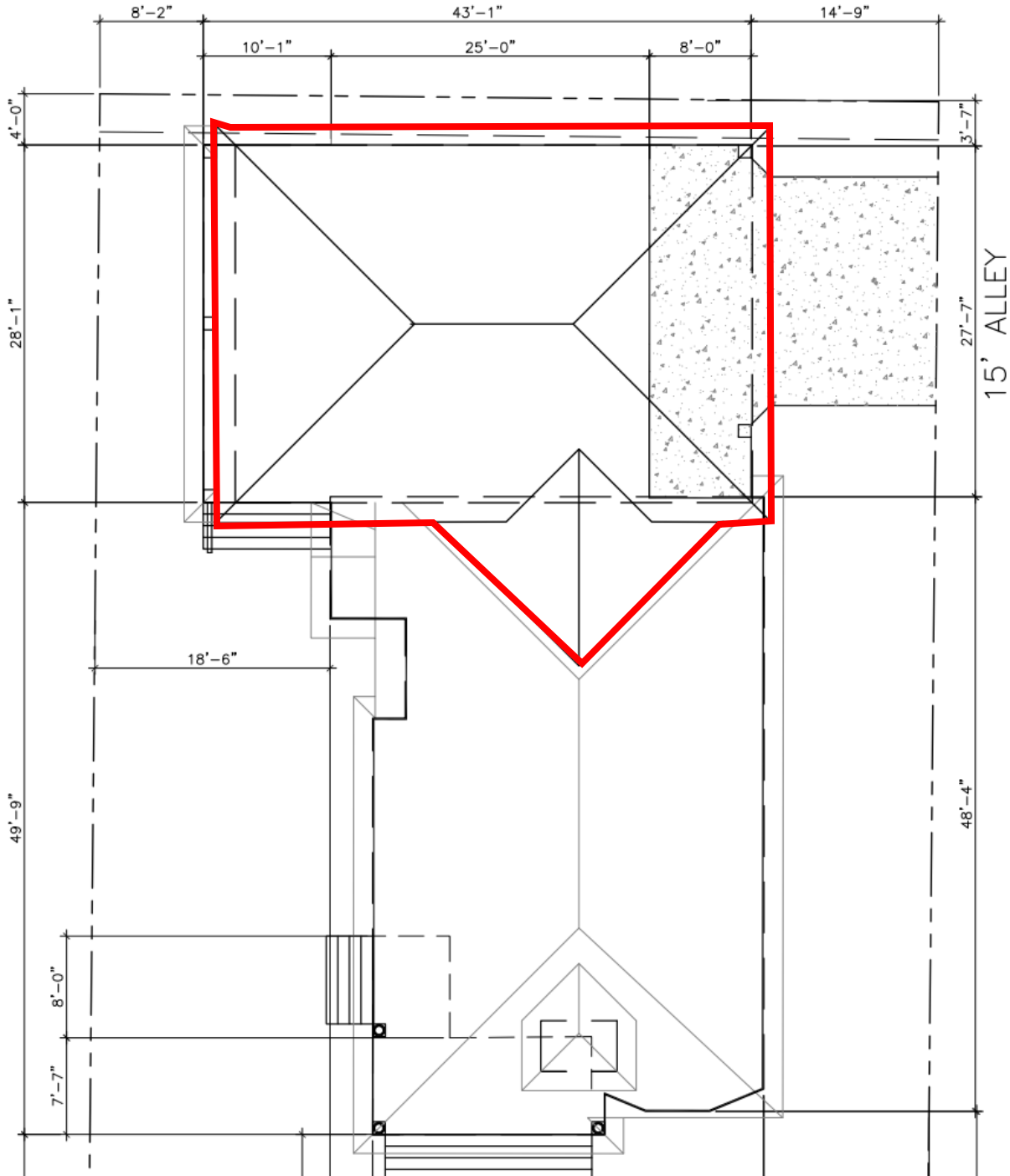
Projects with Conditioned Space Above An Open Porch

305 E 5th St – HHS (Second Proposed Site Plan Reviewed By Staff) 7-17-2023

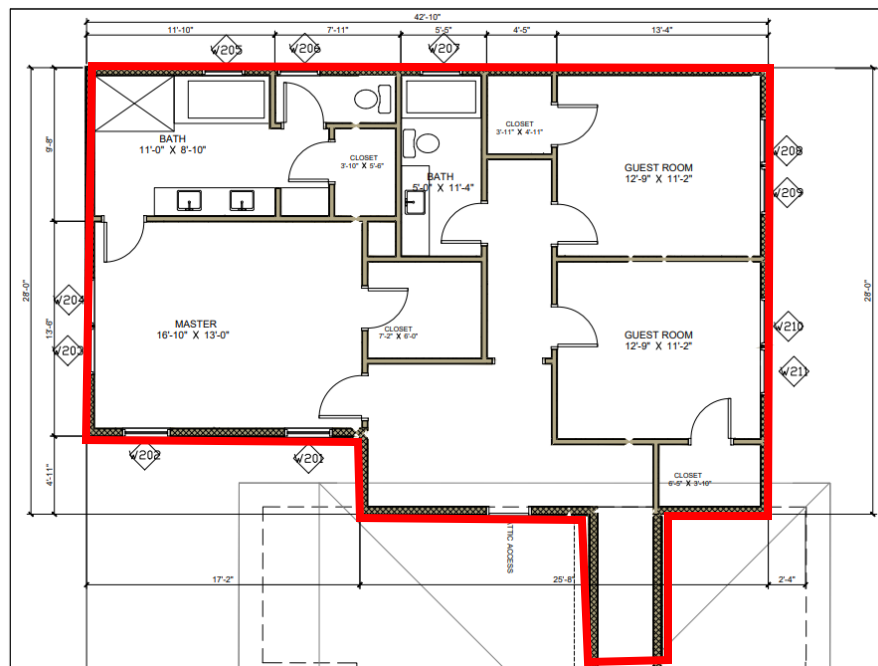
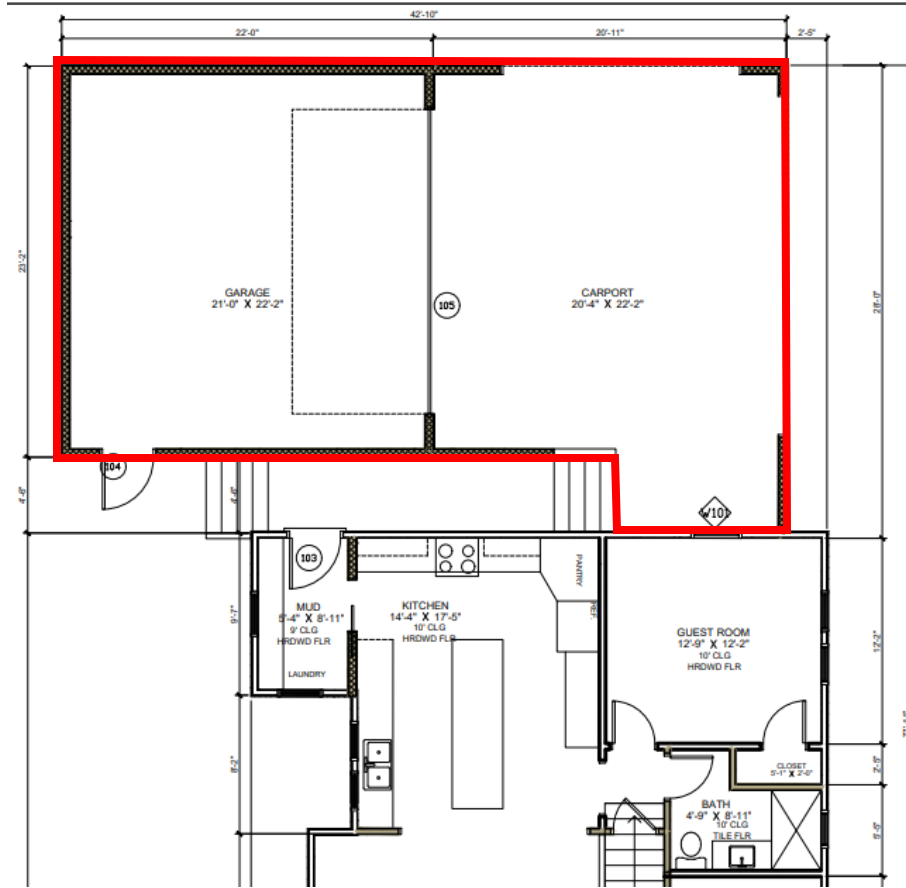


Projects with Conditioned Space Above An Open Porch

305 E 5th St – HHS (Third Proposed Site Plan Approved By HAHC 11-9-2023)



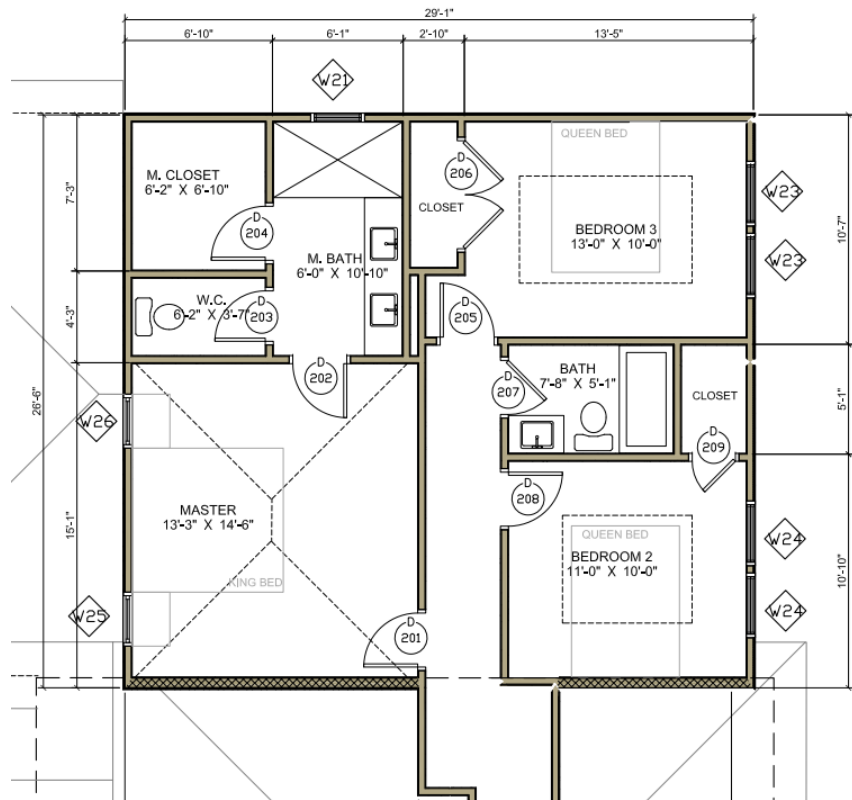
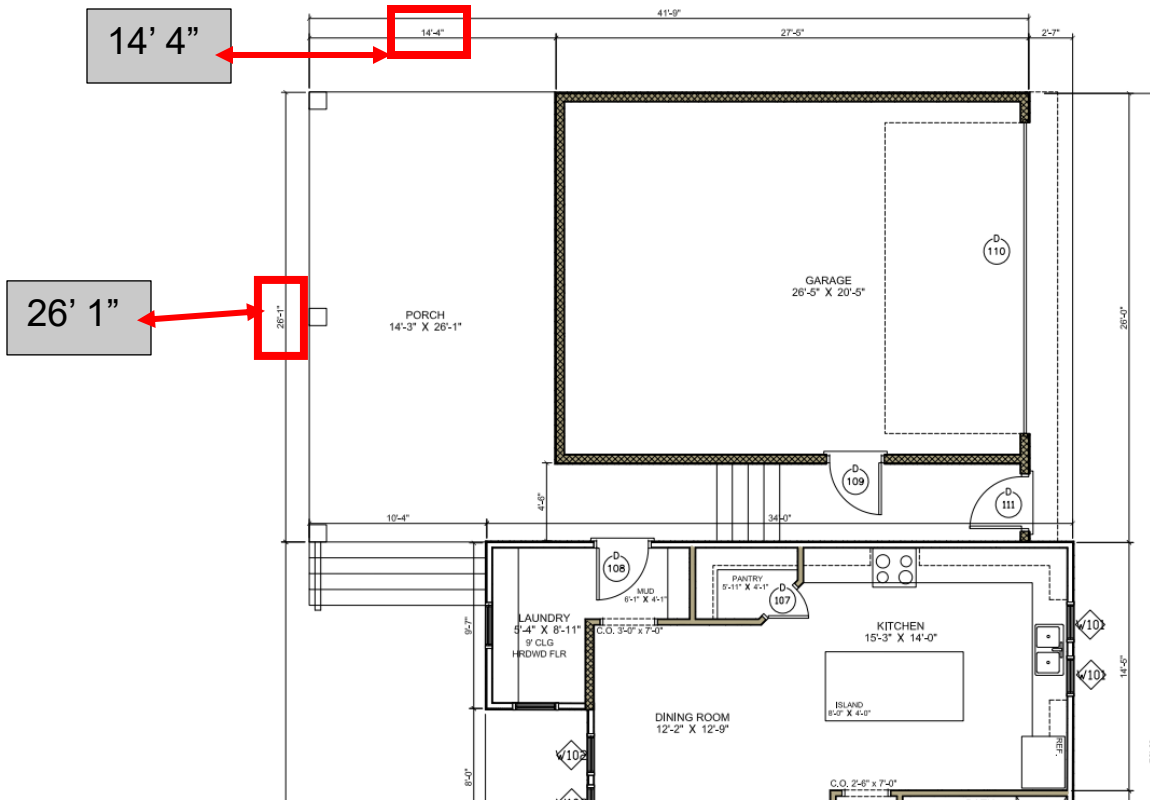
305 E 5th St – HHS (Proposed **First** Floor Plan Reviewed By Staff) 1-23-2023



305 E 5th St – HHS (Proposed **Second** Floor Plan Reviewed By Staff) 1-23-2023

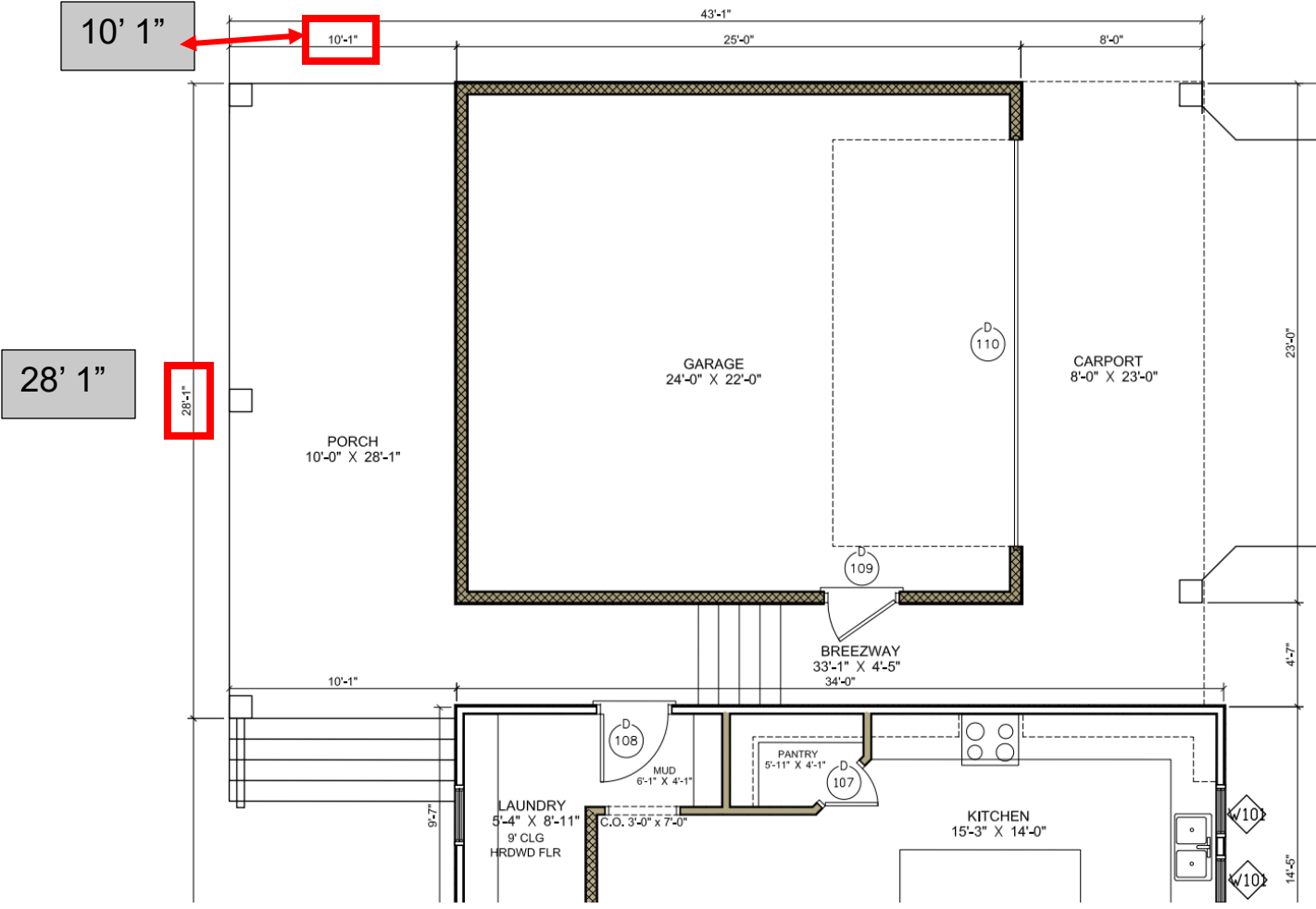
Projects with Conditioned Space Above An Open Porch

305 E 5th St – HHS (Proposed **First Floor** Plan Reviewed By Staff) 7-17-2023



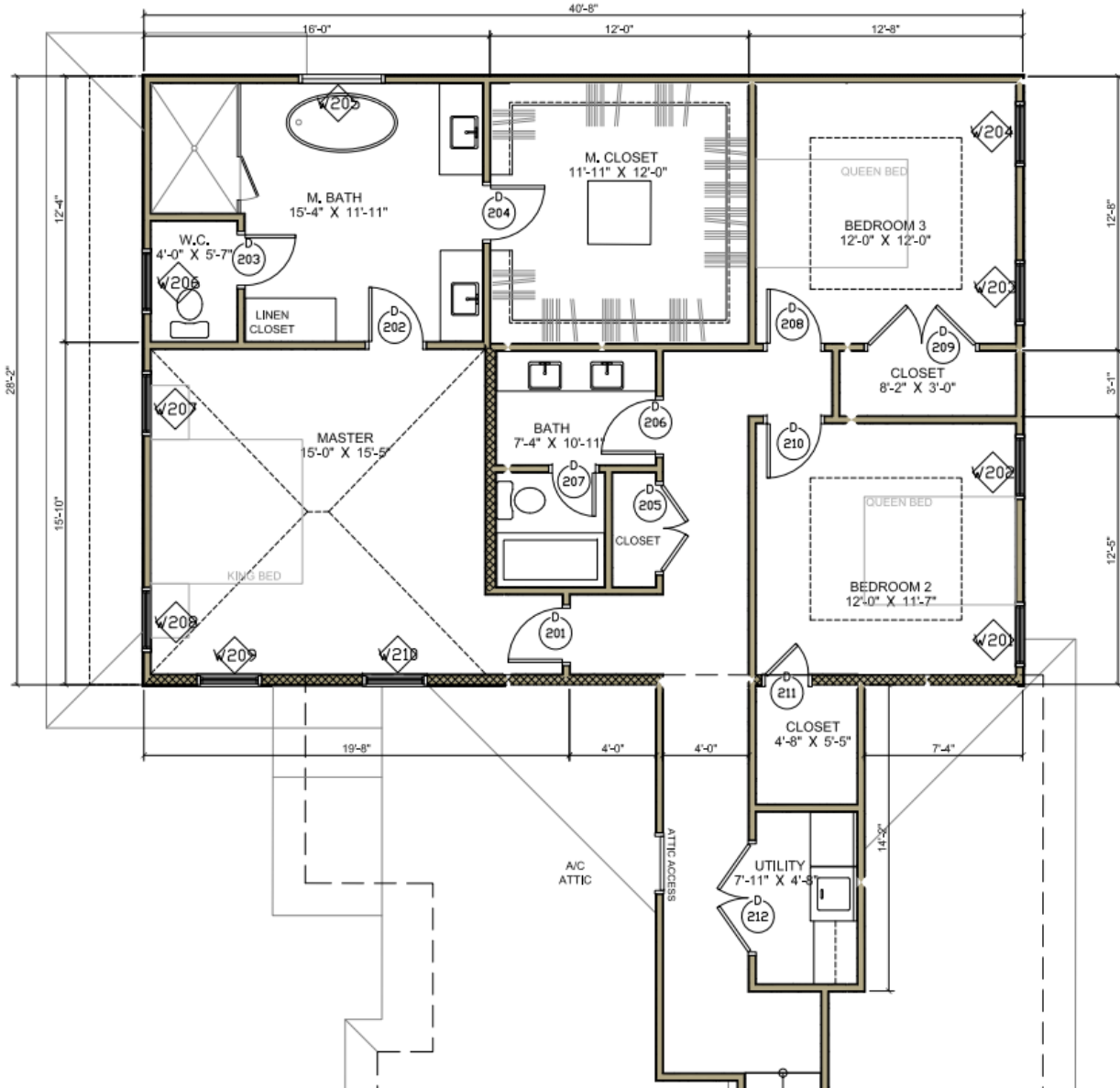
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305 E 5th St – HHS (Proposed **First** Floor Plan Approved By HAHC 11-9-2023



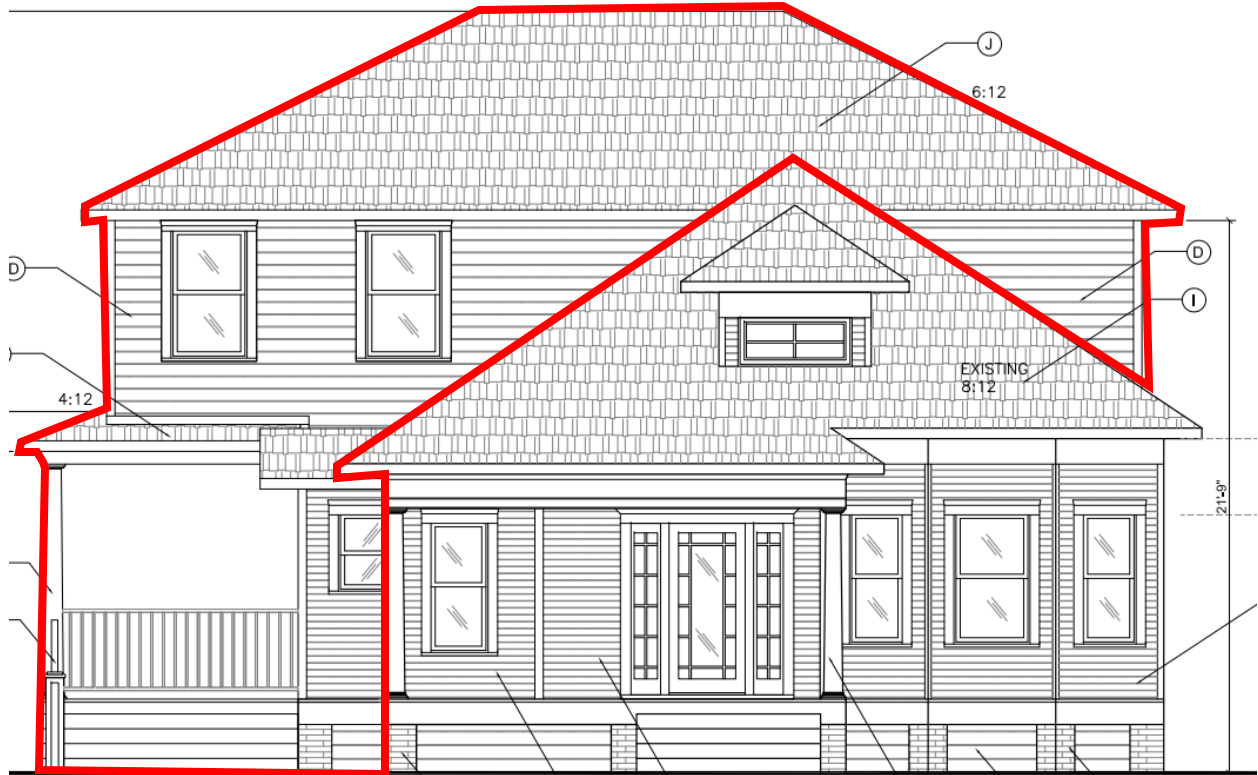
Projects with Conditioned Space Above An Open Porch

305 E 5th St – HHS (Proposed **Second** Floor Plan Approved By HAHC 11-9-2023



Projects with Conditioned Space Above An Open Porch

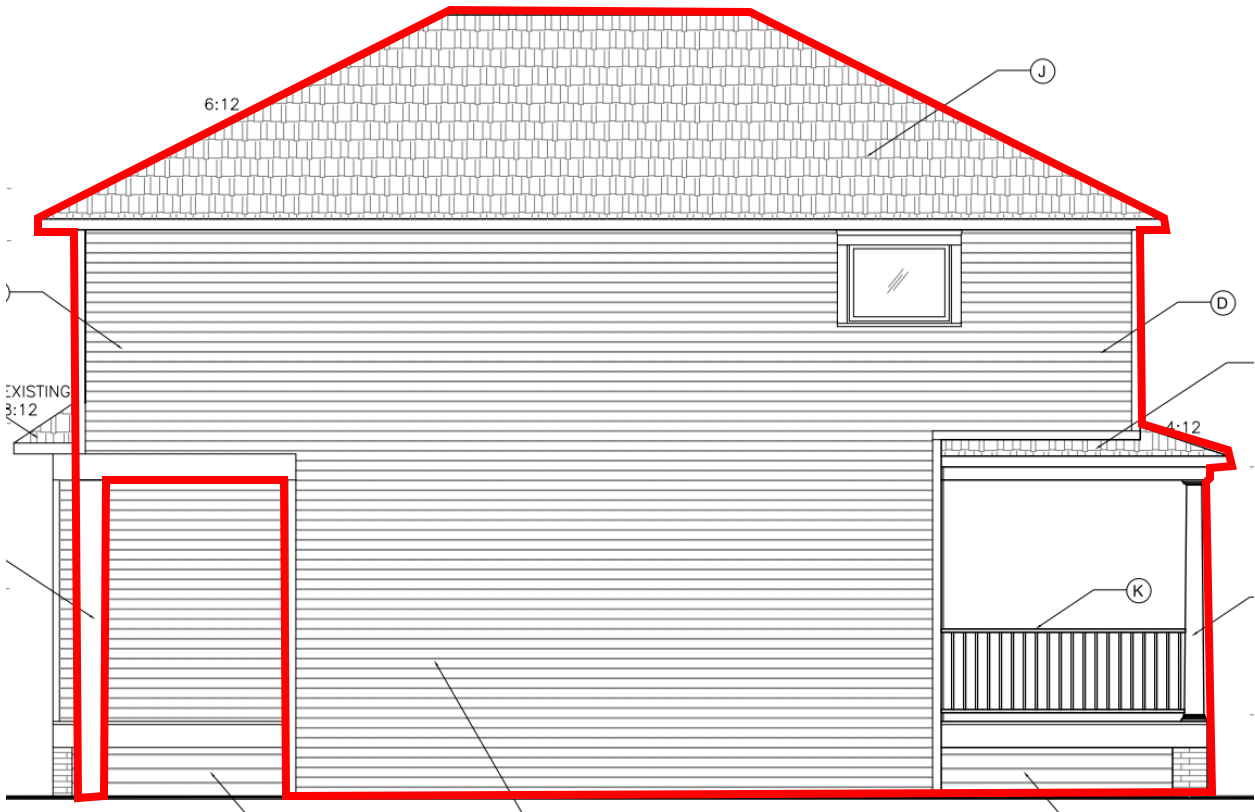
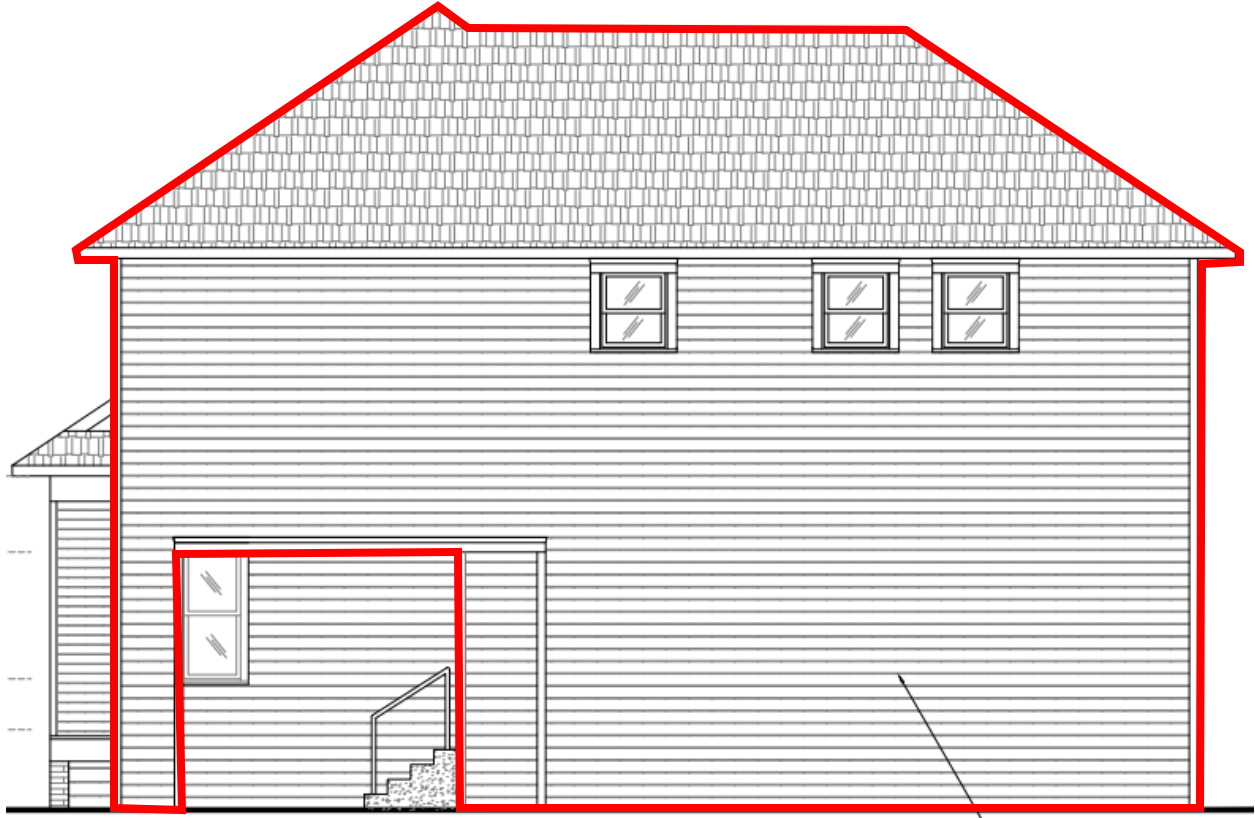
305 E 5th St – HHS (Proposed Front Elevation Reviewed By Staff) 1-23-2023



305 E 5th St – HHS (Proposed **Front Elevation** Approved By HAHC 11-9-2023)

Projects with Conditioned Space Above An Open Porch

305 E 5th St – HHS (Proposed Rear Elevation Reviewed By Staff) 1-23-2023



305 E 5th St – HHS (Proposed **Rear Elevation** Approved By HAHC 11-9-2023)

HOUSTON HEIGHTS HISTORIC DISTRICTS DESIGN GUIDELINES



City of Houston, Texas
Council Adopted: July 2018

SECTION 6: QUALITATIVE GUIDELINES FOR ADDITIONS TO CONTRIBUTING AND NONCONTRIBUTING BUILDINGS

Historic buildings change over time, sometimes with the addition of an extra room or rooms to add space or functionality. An addition to a contributing structure must be compatible with that structure and with other contributing buildings in the context area. It also must preserve the integrity of the existing structure. An earlier addition may be considered historic and, therefore, worthy of preservation, if it retains its historical and architectural integrity.

This section includes qualitative design guidelines for new *additions* to contributing and noncontributing structures. For measurable standards, see Section 5; for alterations to previous additions, see Section 4.

Some additions that meet very specific criteria can be approved by the Planning Director; those are sometimes referred to as Mandatory Approvals (or “shall approve”) and are included in Section 1.

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INTRODUCTION

The qualitative design guidelines that follow require interpretation and good judgment, to ensure that the proposed project is compatible with the contributing structures in the context area. Each project is considered on its own merits; even if the same addition were proposed for similar properties within the historic district, differences in the existing contributing structures and the context areas for those various locations could result in different decisions regarding compatibility.

Because contributing structures are the most important buildings in the historic district, they must remain prominent. That means that **an addition should be visually subordinate**, or secondary, to the original contributing building. This can be achieved by limiting the addition's size and the complexity of its design.

Additions to noncontributing structures are also required to be compatible with the scale and proportion of the contributing buildings in the context area. This applies to the building overall, as well as to individual building elements.



The walls of this appropriate two-story addition are inset from the historic building, so that the original rear corners remain visible. The side wall addition is small and preserves the original eave line.

WHEN HISTORIC MATERIALS ARE PRESENT

To determine whether an addition has achieved historic significance, first identify when it was built. Note that construction dates on tax appraisal records are often inaccurate before 1960.

6.1 Preserve an addition that has achieved historic significance.

Buildings evolve over time, and an addition that was made during the period of significance (such as a side porch or a bedroom wing) may be worthy of preservation.

If the addition was built within the period of significance, determine whether it is compatible with the original building and whether the addition retains integrity. If all of these conditions are true, the addition may be considered to have achieved significance in its own right. (See Section 2 for more information about these concepts.)

More recent additions, particularly if not sensitively designed, may detract from the building's historic character and can be removed with an approved COA.

6.2 Minimize the cumulative effects of multiple additions.

A series of multiple changes to a building can have a negative impact on integrity and, as a result, contributing status. Therefore, all proposed changes must be considered as part of a whole. A project that might be found appropriate, if the building has not already been altered, could be considered inappropriate as the latest in a series of changes, each of which chip away at character-defining features and the overall integrity of a building.



A side porch or a bedroom wing addition may have taken on historic significance and, thus, merit preservation.



This rear addition is compatible. It is set behind the primary contributing buildings, is separated by an inset, and is subordinate in height, mass and scale. It is also a successful contemporary addition.

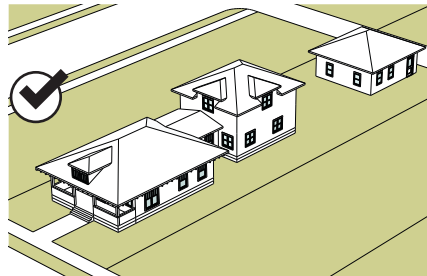


This is a compatible rear addition even though it is slightly taller than the historic building. It is compatible because it is offset, separated by a hyphen and uses compatible materials.

6.3 Minimize the removal of historic building material.

The construction of an addition necessarily requires removing some existing building material, such as part of a side or rear wall, or part of a roof. However, the historic preservation ordinance requires the project to preserve as much of the historic building material and character-defining features as possible.

- Avoid substantial alterations that would remove or destroy large amounts of historic material.
- A building's integrity is based on both exterior features and its underlying structure, which must remain stable during and after the construction activity; this includes interior and exterior shiplap that has a structural function. Do not remove shiplap without first consulting with the Historic Preservation Office staff.
- Consider connecting an addition to the original building with an appropriately sized hyphen. Historically, additions were connected to existing buildings with a hyphen, or connecting section. Hyphens have been used in the United States since the 1700s, when Georgian mansions were expanded by building a Federal house behind them, with a relatively small connector. The walls of a hyphen are set in from the walls of the original house and the addition, and the hyphen's roof may be lower than the roofs of the buildings it connects. This approach is preferred, because it minimizes the loss of historic building material and also enables the future removal of the addition, without significantly impacting the original building.



The rear addition is clearly differentiated with a connecting element (hyphen) to achieve an acceptable level of compatibility with the historic building.

6.4 Do not destroy historic material that could make a building contributing if inappropriate alterations were reversed.

Some buildings are classified as noncontributing because of inappropriate alterations that have substantially compromised their integrity. If those changes can be reversed, it is possible for a noncontributing building to be reclassified. Although **no one is required to restore a building**, please be aware of the reason for a noncontributing classification before undertaking additional projects that could make it impossible to reverse previous alterations.

6.5 Do not remove or cover key character-defining features, including the basic form of the existing building.

This can be accomplished by preserving the roof line and the corners of the building, as well as by keeping the addition away from the front of the building, where the most important character-defining features are likely to be located.

- Locate the addition at the rear of the existing building.
- Preserve the corners of the existing building by inseting the side walls of the addition or using a hyphen to connect the building and the addition.
- Do not extend the existing side walls straight back into the addition, which would destroy the corners. A visible seam or trim board is not usually sufficient to differentiate the addition from the existing building.
- One-story rear additions that are appropriately scaled and proportioned may be offset so that the addition is inset from one side wall and extends past the other side wall.

6.6 Design a rooftop addition to maintain the ridge and eave lines of the historic structure.

A small rooftop addition may be permitted on a one-story building in order to create additional living space in the attic. In some cases, this can be combined with a small addition to the rear or side of the existing building, if the mass of the addition remains visually subordinate to the historic structure. See examples of appropriate and inappropriate additions starting on page 6-16.

- Locate a rooftop addition at the rear of the building.
- Inset the corners of a rooftop addition at least two feet, as measured from the outside of the existing walls, so that a substantial amount of the roof form and structure remains intact.
- Preserve a substantial portion of the historic ridge line of the roof, especially toward the front of the building.



This one-story addition to the side of a historic building is subordinate in scale, but the offset wall obscures the original rear corner in a highly visible location.

DESIGN CONSIDERATIONS

The following pages provide guidance for the design of appropriate additions to contributing and noncontributing buildings. In some cases, guidelines apply to both types of buildings. **Where a design guideline is specific to either contributing or noncontributing resources, that is clearly stated.**

Differentiation

Additions must be differentiated from the existing building; in other words, a person looking at the property must be able to tell where the historic building starts and the addition begins.

6.7 Differentiate an addition from the contributing building.

Some options for achieving appropriate differentiation are provided below; this is not an exhaustive list. Which of these might be appropriate, as well as how many might be required to be used, will depend on the scope of the specific project. These apply to both residential and commercial/institutional properties.

- The size, profile, type, color, or orientation of materials may be different. For example, a building which is clad in wood siding may have an addition clad in cementitious fiber siding.
- An addition may be inset from the corners of the existing building or connected with a hyphen.
- Roof shape may be different; for example, consider a hipped roof on the addition to a house with a gabled roof.
- Roof height or pitch may be lower than the existing building.
- Eave height of the addition may be slightly higher or lower than the existing building.
- The first floor plate height of the addition may be lower than the existing building.
- Eave style may be different; for example, consider using boxed eaves on an addition to a house with open rafter tails; the eave depth (overhang) may be different.
- Windows in an addition may have a simpler lite pattern than the windows in the existing building.
- If the existing building design is fairly simple, the addition should similarly be modest. If the existing building is more highly ornamented or exuberant in design, the addition can reflect that higher level of complexity.
- A trim board may be used to cover the seam between an addition and the existing buildings only on modest, one-story additions.

6.8 For additions to noncontributing buildings, choose materials that are compatible with the existing building and other contributing buildings in the context area.

The materials used in an addition may match or be compatible with the existing noncontributing building; matching is not required. The goal should be to avoid making a noncontributing building even more out of character with the historic district than it already is.

If the existing noncontributing structure is in a style incompatible with the district, and the owner wants to change the entire structure to a more compatible style, that is acceptable.

If the materials for the addition to a noncontributing building are different:

- Alternative materials, such as smooth (not textured) cementitious fiber siding, may be used when they appear compatible with traditional materials (such as wood siding) used on the existing building and contributing buildings in the context area. Choose a material that is similar in size, texture, and finish, particularly if the addition is taller or wider than the existing building.
- Avoid over-scaled materials, such as extra-large bricks.
- Avoid materials that only approximate the look of traditional building elements, such as window sills that do not project from the wall, or imitation keystones above windows or doors.

6.9 The roof of the addition may be slightly different from the roof of the existing building.

- When the addition will be attached directly to the existing building (with no hyphen), a slight change in roof height may be appropriate, to distinguish old from new.
- When an addition will be separated with a connector of sufficient length, a small difference in eave height (12–18 inches) may be appropriate.
- The ridge of a two-story addition should appear subordinate to the historic building and should not exceed 30 feet.
- The pitch of the roof on the addition should be less than or equal to that of the historic building.
- Whether the existing house has a gabled roof or a hipped roof, a hipped roof can help to minimize the perceived size of a rear addition.
- Use roofing materials that match the original building when the addition will be differentiated in other ways. A subtle change in style or color is also appropriate.

6.10 Architectural details can be contemporary on an addition.

An addition should look as if it were built in its own time, rather than like a historic replica. When using contemporary architectural details, ensure that they are appropriately sized (similar to the existing building). New interpretations of traditional detailing are encouraged.

Location of the Addition

Additions to contributing and noncontributing buildings should be limited to locations where they will not overwhelm the existing building. While there is more flexibility with noncontributing buildings, an addition should not make the existing building even more noncontributing, which could adversely affect the context area as well as the historic district as a whole. For more information, see “Prioritizing Character-Defining Features by Location,” on page 2-7.

6.11 Select a less visible location for parts of the addition where more flexibility in design is desired.

Consider locating special design elements on rear walls, side walls toward the rear of the addition, and portions of the addition which are obscured from view by the existing building. Keep in mind, however, that although an addition should be compatible, overall, with the existing building and other contributing buildings in the context area.

6.12 Locate rooftop additions at the rear of the house.

- A combination rooftop-rear addition must be set back at least 75% of the distance of the existing side wall. In other words, it may only encroach on 25% of the existing roof.
- A “pop-up” rooftop addition must be set back at least 60% of the distance of the existing side wall.

6.13 Small additions may be added to side or rear walls.

When a bit of extra space is needed to accommodate a slightly larger bathroom, laundry room, staircase, bay window, etc., a small addition can be added to a side or rear wall.

- A small side addition may be located at or behind the midpoint of the side wall to which it is attached.
- Locate the small addition away from the corner of the building, in order to preserve the original building form.
- Only one small addition of this type may be added per wall.
- Use the same or similar material for wall cladding as the side wall to which the small addition is attached, and trim the joints appropriately.
- Cover the small addition with a pent, gabled, or hipped roof covered with the same or similar material as the main roof of the house.
- The eaves of this addition may be the same as or lower than the existing eaves.

PLEASE NOTE:

The entire planned project should be presented in the Certificate of Appropriateness application(s). Applicants who hold back “future phases” of a project in order to gain approval for initial work may find that subsequent proposals will not be approved, if the cumulative effect of all of the changes is too great and, collectively, diminishes the integrity of the building.



Historic precedent exists for small additions that are located on the side of a building.



This carport is inappropriate because it is attached to the house and is too close to the front of the lot.

6.14 Design a garage addition or carport to minimize its visual impact, as seen from the street.

Historically, garages were usually detached and located at the rear of the property; attached garages only became popular after the end of the Houston Heights historic districts' period of significance.

- Locate an addition with a front-facing garage in the rear third of the lot.
- An addition on a corner lot may have a garage which faces the side street.
- Use a hyphen to visually separate the garage from the existing building, or otherwise design an attached garage so that it appears to be detached, as seen from the street.
- An addition to an existing house which is not located on a corner lot can incorporate a side-facing garage door.
- *Although a carport is not considered an addition, this information is provided here for easy reference.* A carport must be located at the rear 50% of the lot and cannot be attached to a house or attached garage; it may be attached to a detached garage.

Wall Cladding

The structural wall system of a modern building or addition is covered with some form of cladding for both functional and decorative purposes. Wall cladding protects the interior of a building from weather and gives a building much of its character. Typical wall materials used today include siding, brick veneer, and stucco.

Siding

Siding is often identified by its *profile*, or the shape of the cut end of a board. Some particularly distinctive shapes are clapboard, beveled, rabbeted bevel (aka Dolly Varden), Dutch lap, drop, and shiplap siding. The 117 and 105 profiles are particularly common designs in many of Houston's historic districts. The size of the *reveal* (the portion of the siding board that is visible) and the finish of the siding, whether smooth or textured, also contribute to the overall visual impact of siding.

6.15 If siding is desired, select a product with a traditional profile and no imitation woodgrain texture.

- An addition to a sided, brick, or stucco building may be clad in siding.
- Decorative shingles may be installed in limited areas, such as within gables.
- The following siding materials are appropriate:
 - Wood siding, such as douglas fir or cypress
 - Cementitious fiber (fiber cement) siding
 - Vinyl siding (allowed but not preferred)

Masonry

Because very few houses in the Houston Heights Historic Districts were constructed in brick or stucco, these are not appropriate primary cladding material for most residential additions.

- An addition to an existing brick residential or commercial building may be clad with brick of the same or a different color or size, and the brick may be laid in a different bond pattern. A brick addition is not appropriate for a building clad in siding.
- An addition to an existing stucco building may be plastered with Portland cement-based stucco. Exterior insulation and finish system (EIFS, also known as "synthetic stucco") is not allowed.
- Stone is not allowed as a wall material.
- Brick cladding may be used for minor building elements, such as chimneys, porch columns, and foundation piers, regardless of wall cladding materials.
- Rusticated concrete masonry units (CMU) are only appropriate for porch columns and foundation piers.

PLEASE NOTE:

Stone veneer and paneled siding (such as T-111, cementitious paneling, or imitation stone or brick paneling) are not appropriate for additions in the Houston Heights Historic Districts.

Windows and Doors

Since windows and doors are key character-defining features of a historic building, it is important to choose window and door designs for an addition that will be complementary and compatible. Compatibility can be achieved through similar scale and proportions, design of individual units, and placement of windows in relation to one another. Greater flexibility in design and arrangement can be used in less visible locations, such as toward the rear of the addition.

6.16 Select windows and doors that are compatible with those in the existing building and other contributing buildings in the context area.

- Maintain a similar proportion (solid-to-void ratio) between window/door openings and solid wall surfaces on a new wall that will be visible from the street.
- Select windows and doors that are similar in scale and proportion to those on the existing building.
- Arrange windows and doors to be similar to the existing building. For example, if a historic house has paired windows, consider pairing windows on the addition as well.
- Windows on the addition may match the general lite pattern of windows on the existing house, or may be more simple, but may not be more complex. For example, if the existing windows are two-over-two, the addition windows could be two-over-two, two-over-one, or one-over-one.
- Historically, decorative windows were used primarily in front-facing locations. The presence of decorative windows on a historic building does not justify the use of decorative windows on the addition.
- Doors on the addition may match the design of doors on the existing building or may be more simple in design, but may not be more complex. For example, if the existing front entrance includes a door with transom and sidelights; an addition to that building might include a door with a similar design, but no sidelights or transom.
- Windows must be recessed and inset, with a traditional profile. Flush, fin-mounted windows are not allowed.
- Window and door openings must be finished with trim that is similar in size and finish to the trim found on the existing building. New trim may have a different profile.

Porches

A new porch may be added in a location where it will not affect the integrity of the historic building, such as at the rear of the building or toward the rear on a side wall. A new porch by itself is not considered an addition unless it is enclosed with windows and walls, like a sunroom.

A new porch can also be included as part of a larger addition, particularly when the porch helps to reduce the perceived mass and scale of the addition.

6.17 Design a new porch to be compatible with the existing building.

- Keep the scale, proportion, and character of the new porch compatible with the historic structure. New interpretations of traditional designs are appropriate; for example, a new porch on a Craftsman bungalow might incorporate full-height square-tapered porch columns instead of partial-height columns set on masonry bases.
- Match the finished floor height of the new porch to the existing building.
- The eave height of a new porch can match the eave height of an existing front porch or be lower.
- Use materials that are similar in scale, proportion, texture, and finish to an existing front porch.

Foundations

An addition may be built on a pier-and-beam, concrete perimeter wall, or slab-on-grade foundation, as long as it is detailed to look like pier-and-beam. However, please be aware that slab-on-grade construction may be prohibited on deed-restricted lots. Please check with the Houston Heights Association for any applicable deed restrictions.

- The finished-floor height of the addition should match that of the existing house.
- Piers may be poured concrete or concrete masonry units (CMU).
- Piers may be clad in brick for a traditional appearance.
- Use traditional or contemporary designs for skirting or screening an addition's foundation, but install the screening within a frame located between piers (see page 4-28).

Roofs

Although -- for simplicity's sake -- all of the examples of additions shown on the following pages have gabled roofs, the following types of roofs are allowed for additions:

- Gabled (front-gabled, side-gabled, cross-gabled)
- Hipped
- Hip-on-gable
- Gable-on-hip
- Shed (minimum of 3-over-12 pitch)

6.18 Design the roof of an addition to be compatible with the existing building.

- Roof pitch should be the same or less than that of the existing building.
- Asphalt or composition shingles are allowed in either three-tab or architectural (dimensional) styles.
- Metal roofs are allowed for additions to **residential buildings**.
 - Material should be a typical metal color (silver, bronze, etc.) with a matte, nonreflective finish.
 - Material should be appropriately sized for a residential building. For example, standing seam metal on a residential building typically measures 18–24 inches between interlocking seams. If ribs are present between the interlocking seams, measure between the seams, not between the seam and the rib.
- Metal roofs for additions to **commercial buildings** should be appropriately sized and may be finished in a neutral color.
- Flat roofs are only permitted on commercial buildings. Roofs that appear to be flat (less than 3-over-12 pitch) are not allowed on residential buildings.

Dormers

Dormers may be used in any residential addition as a way to create livable space in an attic.

- Dormers may be added to a one-story addition. See appropriate configurations on pages 4-37 and 4-38.
- Second-story dormers are only allowed on rear-facing roofs.

Shutters and Awnings

Awnings and operable shutters can provide protection from the sun and help to limit heat gain to a building's interior. Shutters and awnings may be used in a residential addition. For more information about requirements for shutters and awnings, please see pages 4-29 and 4-30.

Chimneys

Chimneys may be used in a residential addition under the following conditions:

- The chimney must be built of or clad in brick.
- Bare metal chimney pipes and chimneys clad in siding are not allowed.
- Chimneys may be located on a side or rear wall or interior of the building. Chimneys are not allowed on front walls.

For more information about chimneys, please see page 4-39 in Section 4.

Other Items

The following may be used on a residential or commercial addition as part of its construction. They must be included in the COA for the addition. If any of these are to be installed later, that project will require a separate COA.

- Solar panels
- Satellite dishes or antennae
- Low-profile skylights
- Burglar bars on windows and doors, and other security devices
- Accessibility ramps or lifts
- Signs

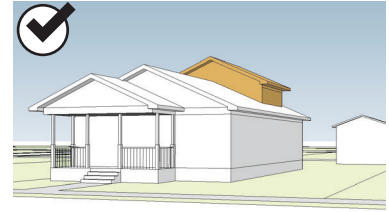
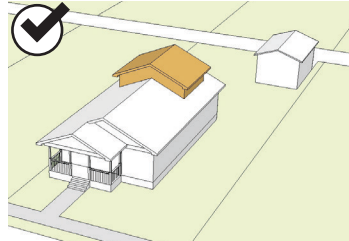
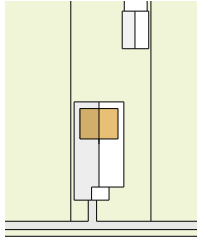
For more information about these items, please see Section 4.

APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rooftop addition would apply to a series of alternatives.

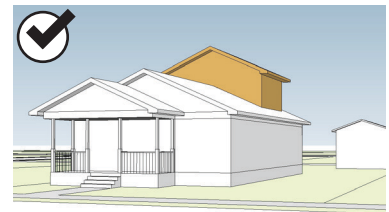
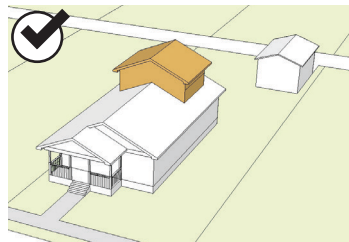
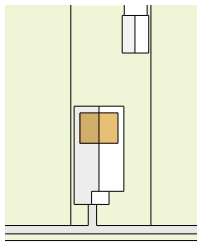
1. Addition Set Back 60% with Low Walls Inset from Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained



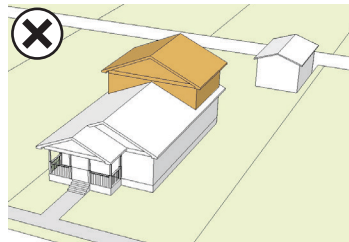
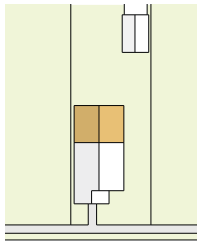
2. Addition Set Back 60% with Tall Walls Inset from Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained



3. Addition Set Back 60% with Tall Walls Aligned with Historic Walls

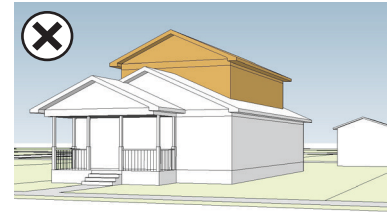
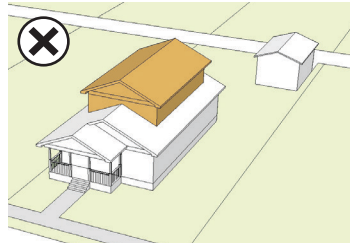
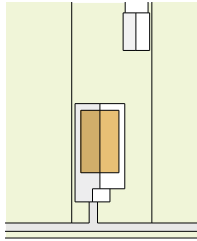
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APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

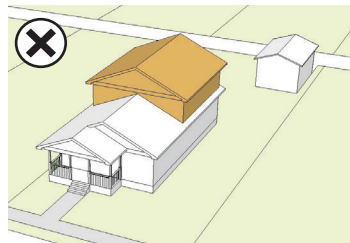
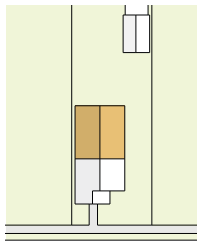
4. Addition Set Back 20% with Low Walls and Inset from Historic Walls

- Addition is set back 20% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained
- Addition is not subordinate to historic building



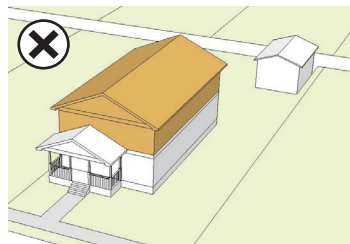
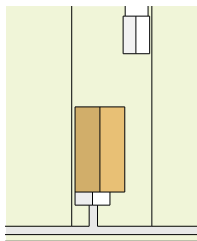
5. Addition Set Back 40% with Tall Walls Aligned with Historic Walls

- Addition is set back 40% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained
- Addition is not subordinate to historic building



6. Addition Set Back 0% with Tall Walls Aligned with Historic Walls

- Addition is set back 0% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is not maintained
- Addition is not subordinate to historic building



APPROPRIATE AND INAPPROPRIATE ADDITION COMBINATIONS

These images illustrate how the design guidelines for adding a combination of rear/rooftop addition would apply to a series of alternatives.

For one-story houses:

- One-story rear additions must be inset a minimum of one foot.
- Two-story rear additions require a minimum inset of two feet.
- In order to extend the addition past one side wall, the addition must be inset the same distance from the other side wall of the existing building.

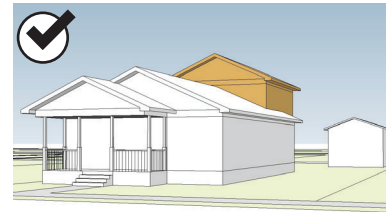
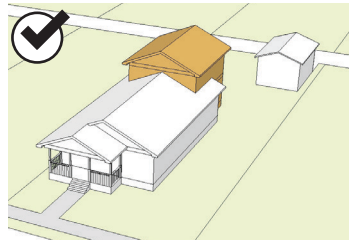
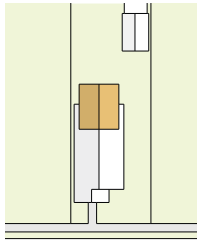
1. Combination of Rooftop Addition and Moderate Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 25% of historic side wall



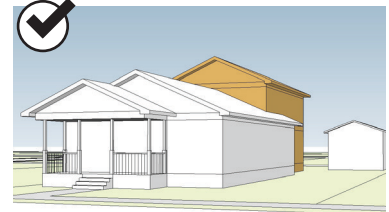
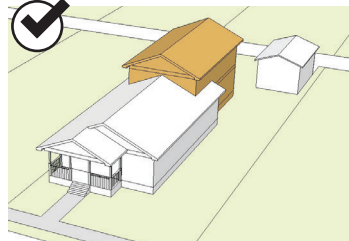
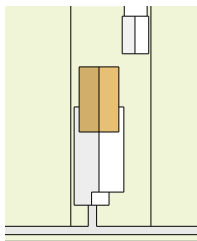
2. Combination of Rooftop Addition and Long Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall



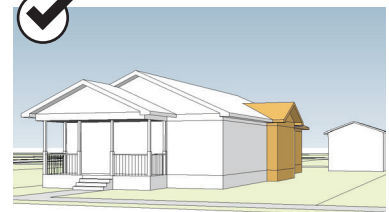
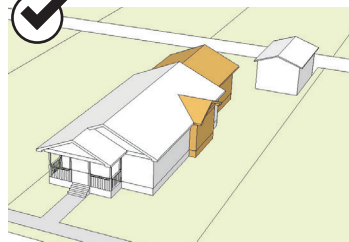
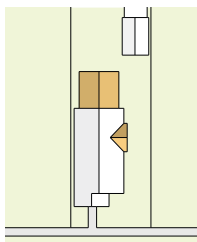
3. Combination of One-Story Side Addition and Moderate One-Story Rear Addition

Side Addition:

- Set back from front wall plane 60%
- Projects 2 ft.
- Length: 25% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall



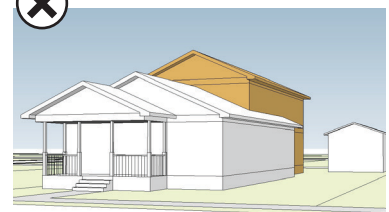
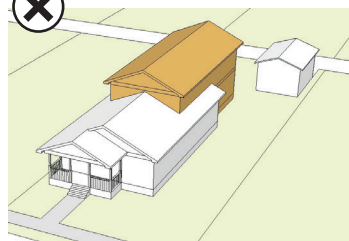
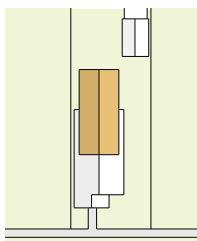
4. Combination of Large Rooftop Addition and Large Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 50% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall

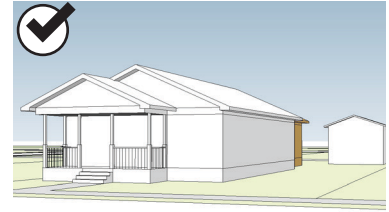
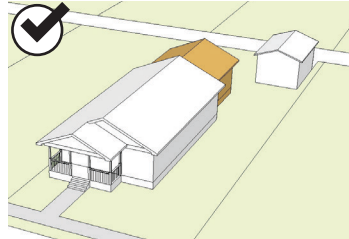
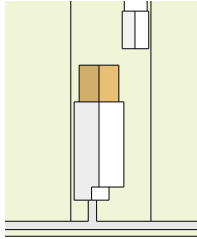


APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rear addition would apply to a series of alternatives.

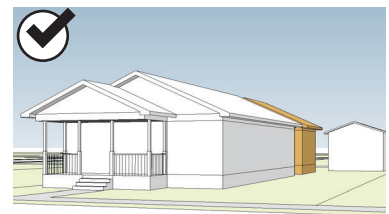
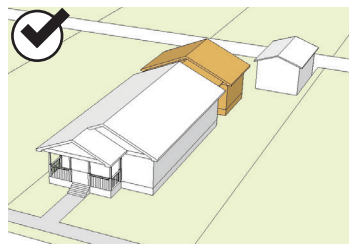
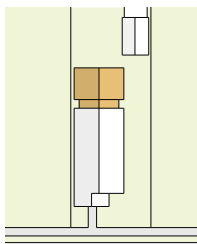
1. One-Story Addition Inset from Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



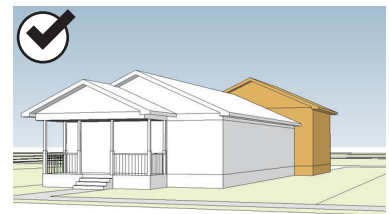
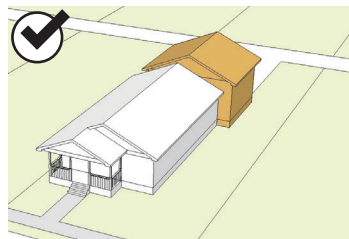
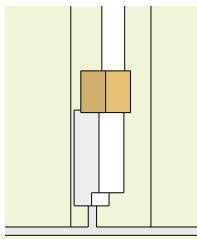
2. One-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



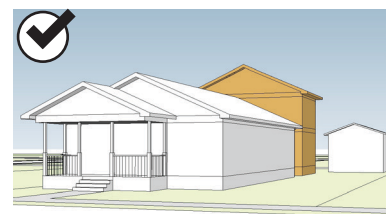
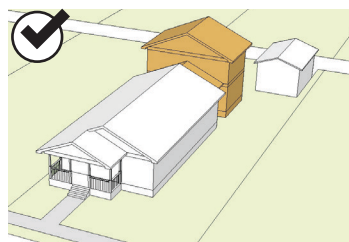
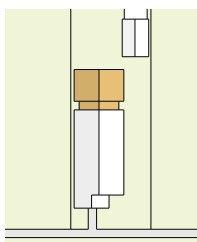
3. One-Story Addition Inset from One Historic Wall and Offset from One Historic Wall

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains 3 corners of historic structure



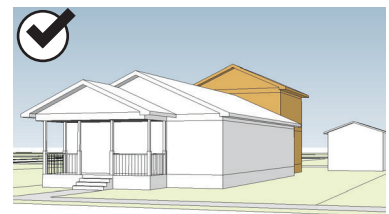
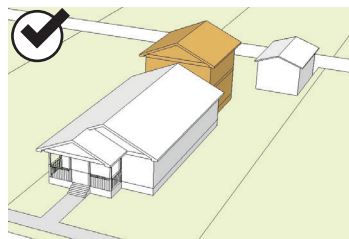
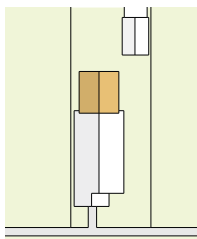
4. Two-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



5. Two-Story Addition Inset from Historic Walls

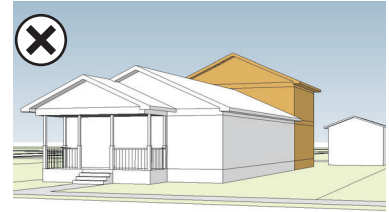
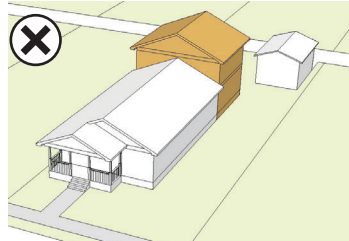
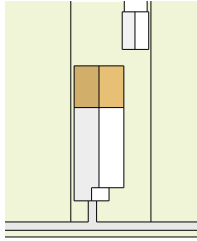
- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

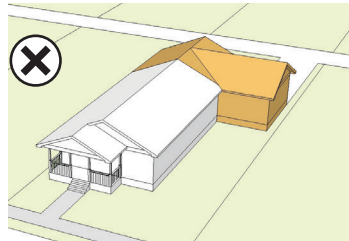
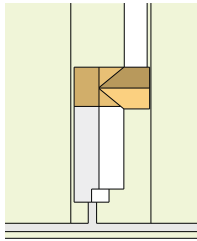
6. Two-Story Addition with Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height overwhelms historic building
- Does not maintain corners of historic structure



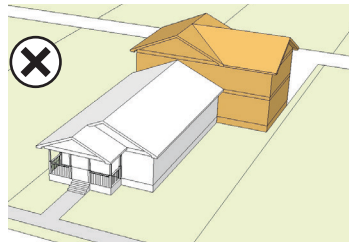
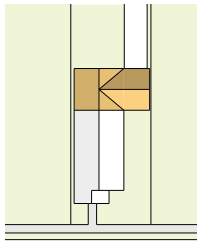
7. One-Story Addition with Offset from Historic Walls in "L-Form"

- Eave line maintained
- Width of historic building is not maintained
- Form is out of character
- Does not maintain corners of historic structure



8. Two-Story Addition Offset from Historic Walls in "L-Form"

- Eave line maintained
- Height overwhelms historic building
- Does not maintain corners of historic structure
- Addition is not inset the same distance that it extends past side wall

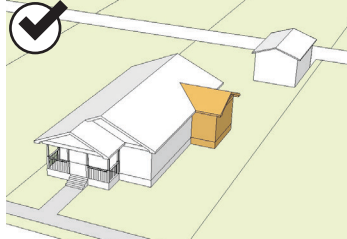
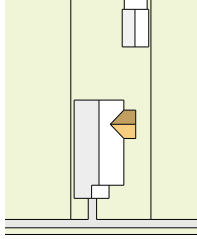


APPROPRIATE AND INAPPROPRIATE SIDE ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a side addition would apply to a series of alternatives.

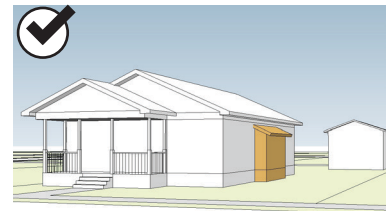
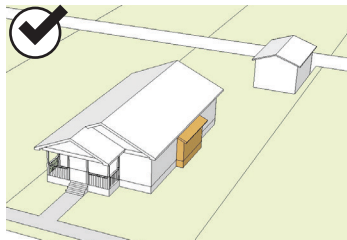
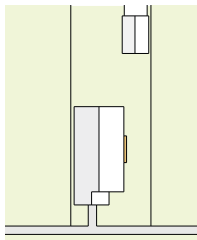
1. One-Story, Moderate Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained



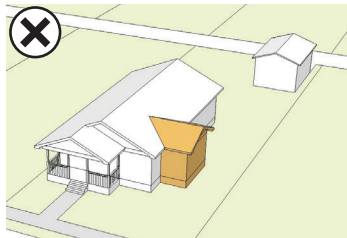
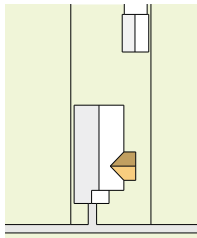
2. One-Story, Small Size Addition at Mid-Point of Side Wall

- Addition is centered at the mid-point of side wall
- Addition is 30% as long as historic side wall
- Addition is 7% as wide as historic front wall plane length
- Eave line is maintained



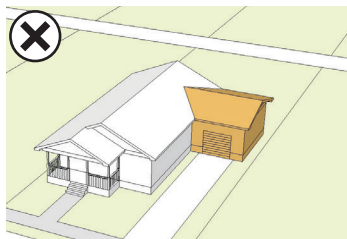
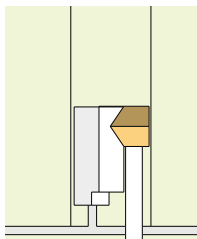
3. One-Story, Moderate Size Addition at Front of Side Wall

- Addition is set back 25% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained



4. One-Story, Large Size Garage Addition at Rear of Side Wall

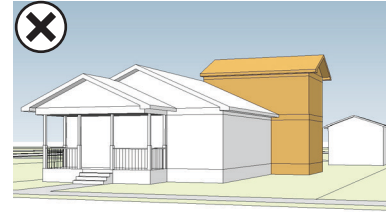
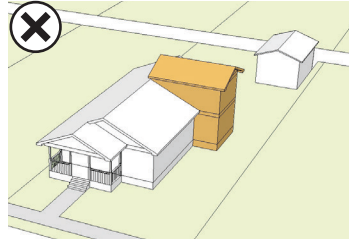
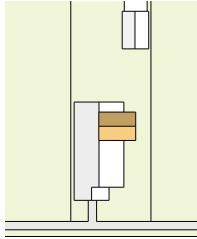
- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained



APPROPRIATE AND INAPPROPRIATE SIDE ADDITION ALTERNATIVES

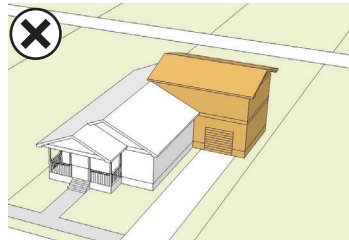
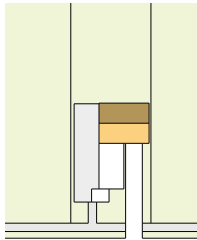
5. Two-Story, Moderate Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 25% as long as historic side wall
- Addition is 30% as wide as historic front wall plane length
- Eave line not maintained



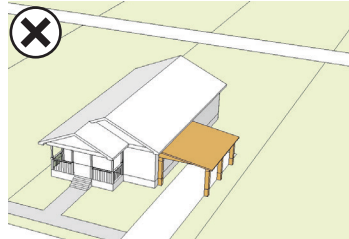
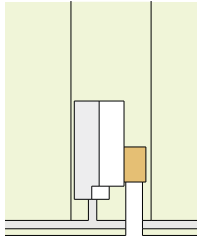
6. Two-Story, Large Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained



7. Attached Carport Addition at Front of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall
- Addition is 25% as wide as historic front wall plane length
- Eave line is maintained



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HAHC

Unofficial Transcript for 443 Columbia Street – March 14, 2024 HAHC

Acting Chair John Cosgrove: Item C10, 443 Columbia St.

Staff Jason Lilienthal: Good afternoon, chairperson and members of the Commission.
This is staff person Jason Lilienthal.
Today I present to you for consideration Item C10, 443 Columbia St in the Houston Heights South Historic District. This was originally a 780 square foot, one story single family residence. In about 1998 an addition of 851 square feet was constructed, increasing the total square footage to 1631 square feet. Today the applicant is bringing back plans that he submitted back in January 2020, which was approved back then. These are the same plans he's bringing forward as a second story addition. There's going to be starting on the rear of the non-historic rear addition. There will be a small demolition to make way for inset on the left elevation. This will be bringing the mass, the total square footage will be 1221 square feet. There will be a Max Ridge height of 29 feet 7 inches composition shingles with a 6 / 12 roof pitch. It will have smooth cementitious siding, mix of fixed, casement, double hung 1 / 1 inset & recessed wood windows. All the windows on the original structure will remain except for the one exception on the left rear elevation that will be removed and sided over.

Staff recommends denial does not satisfy criteria 10 and the Houston Heights Design Guidelines.

The homeowner, Val Costello, has signed up to speak on this matter.

This concludes my presentation.

Staff is available for any questions.

Acting Chair John Cosgrove: Thank you.

Teresa Geisheker: Chair, may I announce for Commissioner Debose that she left at 3:47.

Acting Chair John Cosgrove: Thank you.

Acting Chair John Cosgrove: Commissioner McNeill,

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HAHC

Commissioner Stephen McNeil: I have a question for Mr. Lillenthal.
Could you help me understand how this was approved in 2020?
But then no, that the exact same submission no longer is approved by guideline #10?

Staff Jason Lillenthal: Sure thing, if I direct the Commission members to page 2 where we look at the approval criteria #10, the proposed alteration must be compatible with the massing size, scale, material, and character of the property and context area. The proposed addition's massing is incompatible, being about 1.5 times larger than the original structure prior to the 1998 edition, so it's not meeting that. The massing, the scale, the proportion of this not meeting that also too since we've been dealing with a lot of condition space above an atypical porch dimension since 2022. Calculating the FAR and maximum lot coverage calculations, it's not meeting FAR which I've placed near the end of the staff report.

Commissioner Stephen McNeil: The FAR is different between 2020 and 2024 and so it what it met the guideline in 2020 but doesn't meet it in 2024?

Staff Jason Lillenthal: No.
I would say that this was not factored in in 2020, but since 2022, since we've been having more proposals dealing with second story condition space above an atypical porch that has now become that we factor this into the maximum lot coverage and far calculations. And as I put on page 17, I have tried to delineate where it says without, without, with, with to kind of highlight where the square footages fall within.

Commissioner Stephen McNeil: So I'm looking for something very specific. And so in, in item 10, what you're telling me is that the massing and scale are no longer compatible with the neighborhood, but four years ago it was compatible with the neighborhood. So there's nothing specific for me there. And I'm trying to understand, is it just the far calculation that we're hanging our hat on that this thing no longer conforms?

Staff Jason Lillenthal: Well, I would.
I wasn't here January 24th, 2020.
I came in in August of that year. But I could say there's a

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different mindset with the Commission and it was a different case back then. So you know the game has changed since 2022.

Commissioner Stephen McNiel: So the game's changed, but there's no specific rule or letter that we're pointing to say that this application no longer fits or is no longer approved.

Acting Chair John Cosgrove: I believe it's in an interpretive change of the design guidelines is what the difference between the prior submittal and today's submittal.

Commissioner David Bucek: Commissioner McNeill.

Commissioner Stephen McNiel: The interpretation is within the staff's mindset because you're the one telling us that it's that you're denying it and

Acting Chair John Cosgrove: and I would say consistent with the rulings of this Commission over the last previously 8, I don't 12 months, 18 months that we have, we have asked people to scale back.

Legal Counsel Kim Mickelson: The design guidelines are silent on that term. So that leaves it up for staff interpretation as well as based on the comments from Commission and I believe Commissioner Cosgrove is correct, I would say the last couple of years have seen that discussion happen.

Commissioner Stephen McNiel: There was no far in 2020, right? No, there was far as the design guidelines were passed in 2017.

Commissioner Dominic Yap: I would like to add to this point made by Commissioner McNeil. It's not the staff that's made the change in the in the interpretive mindset. I think it's the collectively this in this Commission also has made that change interpretation-wise because since that time we have looked upon living quarters over a side porch or a back porch has been, I would say our mindset has been, has been changed in that regard as well. So it's not just fair to say that it's from the staff, it's also us on this side of the Commission as well.

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Commissioner Stephen McNiel: Thank you that. But we passed it in 2020 and as it's being proposed to us, it's being proposed to us as a denial. So we haven't even had a chance as a new Commission to project our mindset on it in 2024.

Commissioner Ben Koush: Well, that's why we're talking about now.

Commissioner Stephen McNiel: I understand.
I'm still trying to figure out why it's an approval in 2020 and why it's a denial in 2024.

Commissioner Ben Koush: Cause we kept getting all these big overhang porch things and they were, they were alarming to us, and we decided that we wanted to try to not have those happen because they were covering the whole backyard.

Commissioner Stephen McNiel: I've been told by Legal that I am supposed to take each submission within itself and that a previous vote on something should not reflect on what I'm looking at here and now. So I'm still looking for a visionary, quantifiable difference between 2020 and 2024.

Acting Chair John Cosgrove: Let me let Commissioner Bucek speak.

Commissioner David Bucek: Yeah, Commissioner McNeil. I'd like to make a statement or to say that nothing's changed. When the FAR was created. It was created by using massing models presented to the public and the FAR is loosely based on the majority of what the public decided was appropriate. Added to as a concession was to at the end of the process of making sausage was adding an outside kitchen that would be tacked on to the side of the massing model. The porches were never part of the F.A.R. massing that the public approved and This is why it's really not a change it's just that people have been trying to make this change and double dip is does that is that clear at least from that vantage point.

Commissioner Stephen McNiel: It's helpful.
Thank you Sir.

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Commissioner David Bucek: It was just never in the calculation of that the F.A.R. that set the F.A.R. but it was allowed to be tacked on and therefore the outside porches of the rear like these outdoor kitchens that people really want. Then the requirement was well then they still have to you know conform to the impervious cover minimum standards because they were determined to be an issue of impervious cover and they were not within the FAR. And so that's why I think you know I think that we should work toward getting better language but the F.A.R. was never created with this massing model in mind. That's all.

Commissioner Stephen McNiel: And so if it so happens that today this Commission says we make a motion to approve along staff recommendations which is denial and they go in front of the appeals Commission. I'm just looking for like what are we actually saying is different between 2020 and 2024. So it doesn't just go to appeals and kicked back out. And so I'm really just asking questions like, so help me understand what is the quantifiable difference between 2020 and 2024 that we're denying this project on.

Commissioner Ben Koush: I think it's a qualitative rule. It's not necessarily a strict number, but we didn't, it didn't occur to us they'd be doing this.

Commissioner Stephen McNiel: Yeah, I know.

Commissioner Ben Koush: And so they've been, like David said, trying to double dip and get everything that's more than what it seems like appropriate for those.

Commissioner Stephen McNiel: We've been consistently denying the second story above the porches.

Commissioner Shantel Blakely: One way to look at it, Commissioner Blakely, I'd like to just suggest that one way to look at it might be to say that what's changed is the context of other applications that are trying to do something analogous, and that on Mass in the intervening time, they've emerged as a kind of alarming trend.

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Commissioner Stephen McNiel: Very fair.
Thank you.

Acting Chair John Cosgrove: Let me go ahead and open the public hearing on this so we can hear from the applicant who's signed up to speak of Val Costello.

Applicant Valere Costello: Hi, good afternoon.

Acting Chair John Cosgrove: Can you please state your name for the record.

Applicant Valere Costello: Valere Costello.

Acting Chair John Cosgrove: Thank you.

Applicant Valere Costello: Good afternoon, Mr. Chairperson, members of the Commission. I've lived in this house for 10 years. Love the heights. Love the whole historic architectural character of the Heights. We've been very careful as a family to adhere to that every, every intention of doing so. And a lot of time, energy and money was spent in putting together the 2020 application plans. And you know, we're very pleased to get the approval previously. The only reason we didn't proceed is because COVID. So COVID kind of put things on the side burner for us while we tried to figure out what was going to happen to the world. And now four years later, we are prepared to proceed. So when I was in a position to reapply, I was shocked as a maybe a strong word, but I was disappointed to find out that maybe this wouldn't work. And so I inquired and worked with staff to at least make some of the small changes that I understand we had, for example, in the original plan gabled roof. And so we made that hipped towards the front because I understand that's something the Commission would like.

Fine. We did that. There was a little change on the side and inset that was only one foot needed to be two feet.

Fine, we did that.

But when it came to this issue of the overhang and back, that's problematic for me to address because that would mean reducing the square footage. And we're a family of four. When I applied and we bought the house. When I bought the house, there were infants and when I applied, they were barely toddlers in 2020. Now they're adolescents

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and now we have a house at 1700 square feet. We need more space. So what was proposed was not an egregious demand at all, was very reasonable, just a 1200 foot addition. The reason that it was proposed, the way it was on top of the addition that was made in 2000, which we weren't even aware of there was made in 2000 when we bought the house. But in any event is we had to be behind the original house. And I didn't want to touch the bottom floor because the bottom floor by and large works fine. We're just going to remove a wall and what's now a bedroom will become part of the living area and a bathroom will be removed and then so that's we're losing a bedroom and the idea on the 2nd floor was to gain 2 bedrooms and the only way to do that was to extend. There was no I heard while I was waiting here I heard reference to double dipping and everything. There's no intention to gain the system at all. There was no there. There is an existing deck back there. There's no intention to create, you know, additional living area that we would later enclose or create some sort of outdoor kitchen. It's just the deck and I mean the deck could have been removed for that matter if I knew it was that important. So the idea was just to get a reasonable 2900 square feet back. You know, eight years ago we could have gotten maybe 3500 square feet. But of course things change with the guidelines.

OK.

So be it. So we you know worked closely with staff at the time in 2020 to get it approved and there you go. So I think I can pretty much rest my case on that. I just would like to see reapproval what was previously approved.

Acting Chair John Cosgrove: Thank you.
Did anybody have a question for the applicant?

Applicant Valere Costello: Do I sit down?

Acting Chair John Cosgrove: Yeah, have a seat
Yeah, if, if we have, if someone has a question, we'll.

Applicant Valere Costello: OK.

Acting Chair John Cosgrove: Thank you.

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Commissioner Dominic Yap: I have a question for staff actually.

Staff Roman McAllen: Yes, go ahead.

Commissioner Dominic Yap: Looking at looking at the elevation if let's say on page 14 of 20.

Jason, are you there?

Staff Jason Lilienthal: Yes, I'm ready.

Commissioner Dominic Yap: OK.
Hypothetically if that second floor was brought all the way down and to the first floor and then close, would it be past the maximum allowable FAR?

Staff Jason Lilienthal: That would be correct.
And I will elaborate on that because based on that porch dimension is about 18.33 feet wide with a 10.92 feet depth to it.
That comes to a total of 200 square feet and that pushes it over the FAR.

Commissioner Dominic Yap: So if it was enclosed, it would have been past the FAR.

Staff Jason Lilienthal: It would have surpassed it putting in the negative.
Yeah, not meeting that measurable standard.

Commissioner Dominic Yap: OK, thank you.

Staff Roman McAllen: Would that be it Jason?

Staff Jason Lilienthal: I had said it would be 200.16 square feet.

Staff Roman McAllen: Because I think the staff report has a different number there. I just want to make sure.

Staff Jason Lilienthal: Just the calculations is 200 factored into the overall comes out to that one, that number you see there. But I was just doing the porch dimension and then add it into the calculation. That's the total result.

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Commissioner Stephen McNeil: For my own clarity, dovetailing off of Commissioner Yap. If we were to reduce the upstairs by 130 square feet and still leave the downstairs open, he would then meet the FAR standards. Even if you added if you enclosed downstairs,

Staff Jason Lilienthal: That would be correct. And if I could turn your attention to page 17 where I do the maximum floor area ratio, it says remaining amount to 70 without the square footage below the condition space and then you add in the 200, it's a - 130.

There is also too if we could go to the right elevation please. There are a number of lines on the screen.

The first line that's in the middle of the staff report kind of shows where the rear wall of the non-historic addition begins and they push back to where that second line is from the end.

You know that could be where it could begin with maybe an inset to start taking out some square footage and then but again we can't design from the table.

But that is something that where you can kind of see where it brings it in and the porch dimension becomes smaller.

Commissioner Dominic Yap: Yes.
But a good thing is you have answered my question but basically the issue is the massing here, right.

Staff Jason Lilienthal: And the massing and the scale, yes.

Staff Roman McAllen: This would be 130 square feet over if the space was enclosed. Just want to point out for conversation purposes here this applicant. I've been on this back porch. Several staff members have been to the applicant's residence a few times a couple of times at least. And that back porch, it, it really feels like a back porch when you're on it. We talked about the fact that some of the proposed additions that we've seen the rear porch seems out of scale to what a typical rear porch is. And it just from experience and being in the space and being in the property, I would say that this is not one of those rear porches. And so one and then two, it exists already. So we did it just to be fair and balanced, if you will, in the case here, this is not an application of a whole new addition, but an alteration to an existing building which was approved in the past before you. But we do have the measurable standards today and our recommendation is sort of based on that and it is important to that. In the front of the design guidelines we

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do have this statement that every application should be considered on its own and what's appropriate for one property may not necessarily be appropriate for the other.

Commissioner David Bucek: Roman, this is Commissioner Bucek if like under that counts. The idea of this discussion point about the deck though, If the 2nd floor though began slightly back where the red line is shown middle of the first window and the rear stays where it is, the porch stays as it is, Then the massing also changes as a massing point. And also there's a slight reduction in square footage. So I mean I think there are different ways to look at this and you know I think there there's still discretion amongst the Commission in terms of these porches and in these numbers. I mean there I think it's, I think it's a combination of massing and where we are in relationship to that far.

Commissioner Stephen McNiel: I get confused easily by this massing and scale conversation because from the front nothing will change by reducing the size of the back. So there's nothing objective about massing and scale. For me, every time we hear the term for me it's completely subjective and so I hear that by reducing the size of the back. If he reduces that overhang and aligns it with the deck and he would knock him back 130 square feet that we reduce the massing. But from the street nobody sees it. Nobody's going to stand in the gentleman's backyard and look at the back of his house. I get that that's might what needs to happen in order to satisfy this Commission, but it's just a confusing term to me because we're not changing anything about how this house is seen from the street.

Commissioner Ben Koush: But that logic, you could say you could have the house go all the way to the back property line and if you can't see it from the street, then doesn't matter.

Commissioner Stephen McNiel: And then that it wouldn't meet the FAR.

Commissioner Ben Koush: Yeah.

Commissioner Stephen McNiel: So the house couldn't go all the way to the back property line because it would be so far over the FAR that it would never get to an approval. I understand that if he closes in the downstairs then he is over the FAR and that is the trend of this Commission. Is the legitimate reason to what I

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would say is defer the application and ask the gentleman to come back at 130 square feet less. Still doesn't dissuade my mass and scale confusion.

Acting Chair John Cosgrove:

The applicant would like to state something the applicant.

Commissioner Stephen McNiel:

I would love to ask the applicant a question.
Is it possible for you to reduce the size of your addition by 130 square feet.

Applicant Valere Costello:

That's what maybe the 600 thousand \$700,000 question. So I mean that's what the order of magnitude of these, of the cost of these kind of additions is these days. That's really the kind of the crux of the issue. I guess I'm looking for the staff or commission's indulgence and latitude on this. Is that to the extent that I don't meet today's vision of what the FAR should be or how far should go out relative to four years ago, We're talking about a very marginal amount, right? It's maybe order magnitude 130 square feet and technically I could reduce the 2nd floor and stick out back on the 1st floor a little bit and get my 2900 square feet and meet the FAR. But I don't want to touch the first floor because if I touch the first floor that means demoing wall, moving a wall, The cost is going to get astronomical. I don't want to do anything in the first floor. So removing anything, if you looked at the plans in detail, there was a lot. I mean I designed everything on the 2nd floor it accomplished what I wanted to do, which is 2 bedrooms, 2 baths and a closet that'll make my wife happy, which is, you know, is a big deal. So reducing even a few square feet is going to involve a lot of moving things around, getting architects involved and spending a lot of money. And if that's the only solution at the end of the day, I guess I might be forced into that.

Either that or sell the house and move and go somewhere else. I would prefer that there could be some understanding of latitude here and say, listen, we approved this before maybe we cut the guy a break because it's really not that egregious of a demand. But anyway, thank you.

I guess I'm done.

Thank you.

Commissioner Stephen McNiel:

I would vote for the guy that move forward as the plan is drawn but I don't think I'm on the losing end of this discussion.

Acting Chair John Cosgrove:

Do you want to put that into a motion?

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Commissioner Dominic Yap: I would like to make another comment as well. I mean I'm not sure we can go back and look at how I voted for this but I may not. I may have voted no in the beginning, but my one of my concerns is that if I look at any of the of the elevation sections on page 14 or page 13. I'm getting heartburn by seeing how much the new is going over the original house. This is if you look at the original house this, this new second story edition is almost halfway into the front of the first floor. And that means we have all had this debate about removal of historic material and so on and so forth in the past few commissions. This is going almost to 50%.

Acting Chair John Cosgrove: I believe that was done prior to non-original addition on the back of the house. So this is this is already been done they're not proposing to encroach any more on the original house than has been encroached.

Commissioner Dominic Yap: So I mean but the color I'm getting caught up in the color then there should be one color, then says what was done previously and what was none. Now to add as opposed to putting it all in one color and I'm thinking this is the new.

Commissioner Ben Koush: Yeah, do we have like a Sanborn map or something to show?

Commissioner Stephen McNiel: Page five.

Commissioner Ben Koush: OK, so do we know where the original house ends on these drawings? Have we have we Is that one of these lines on here right on this one? Like on page 13 is there a line that shows where the original bungalow ended?

Commissioner Ashley Jones: It's on page 14 and it's the center red line.

Commissioner Ben Koush: So that's the back of the old bungalow, the center, the line in the middle of the house.

Staff Jason Lilienthal: I may point of clarification, that's more of the rear of the non-historic addition that was built in 1998.

Commissioner Ben Koush: Where does the bungalow end like like the original bungalow from 19- whatever.

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Staff Jason Lilienthal: Go up to the Sanborn, that's more about page three or four or five.

Commissioner Ben Koush: I know, but is it drawn on these drawings?

Staff Jason Lilienthal: No it's not drawn on the drawing.

Commissioner Ben Koush: So we don't know how far the 2nd floor encroaches over the original part of the house.

Staff Jason Lilienthal: Little bump out does show on the Sanborn and the BLA and I have them lined up.

Commissioner Ben Koush: And then which bump out.

Commissioner Dominic Yap: So page 5 of 20, there's a bump out.

Commissioner David Bucek: There are two rear walls, Commissioner Koush.

Commissioner Ben Koush: Oh yeah.

Commissioner David Bucek: And the addition is starting at the back of the rear wall that is closer to the front street of the two rear walls.

Commissioner Ben Koush: So what percent of the original house is covered by this addition on the 2nd floor like how far that is the back like so just 4 feet of it or something.

Commissioner David Bucek: Like 14 feet out bump out is the back wall.

Commissioner Ben Koush: Well he said there's two back walls

Commissioner Stephen McNiel: Was on the other side.

Commissioner David Bucek: This was a very small house to begin with. So this is a typical house. Also you're talking about .

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Commissioner Ben Koush: Just that little notch or whatever that thing is just covering up.

Legal Counsel Kim Mickelson: Who is speaking?

Commissioner Stephen McNiel: Commissioner Bucek was speaking.

Commissioner Shantel Blakely: OK, this is Commissioner Blakely with respect to the size of the addition that I was a little bit concerned about that as well. But after looking at that block, the neighboring houses are actually quite a bit taller than the current house. So I don't feel that the height is such an issue. For what it's worth, I think the height won't be such a disaster given the context.

Commissioner Ben Koush: But those houses don't meet the current rules that wouldn't be allowed to be built. So we wouldn't really use those as a guideline for evaluating what's going on with this house, would we?

Commissioner Stephen McNiel: The height isn't an issue. It's the overhang.

Acting Chair John Cosgrove: The height meets the guideline.

Commissioner Stephen McNiel: It's the possibility of filling in below the overhang that then increases the FAR beyond

Acting Chair John Cosgrove: That that is the issue at hand.

Commissioner Ben Koush: Well and and so yes, he is not going to like this. I'd like to make a motion that we defer this and have him try to reduce the size by the 130 feet or whatever we've been talking about And then reshoot it to us.

Commissioner Shantel Blakely: Could someone summarize staff's recommendation again, I'm sorry what I was just wondering I've lost track of what staff's recommendation was.

Acting Chair John Cosgrove: Can we read staff's recommendation and then I believe Roman has a comment.

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Staff Roman McAllen: There's staff recommendations on the screen that it was a denial altogether of the proposed project. And my comment was as you've seen on if you've been able to watch the screen, we have shown the front elevation a few times and I just want to point out that rather large structure to the right, if we could pull that up now that street view, you think you've got it handy there, we're going to pull it over again frankly if the proposal, let's say this house already had a two-story addition addition on it, OK. And then we were looking at an application to add some square footage at the rear on the 2nd floor, even in that back right corner, as you look at the house today, the current code says you exempt from the C of A process alterations that are not visible from the street. And I really would I just pause looking at this street elevation have been to the house as to whether such an alteration would even be subject to the code.

Commissioner Ben Koush: And are you saying you disagree with the staff's recommendation?

Staff Roman McAllen: I think it's plausible I'm putting it out there for discussion that there isn't that that could be something.

Commissioner Ben Koush: So as the preservation officer you're saying you don't agree with your own staff?

Staff Roman McAllen: Well not necessarily I'm just putting it out there the reports were prepared and you know we've been out to this house we looked at it a few times and there it is. It's we are looking at it again.

Commissioner Dominic Yap: So let me understand it my way. So if you are saying that the home owner now wants to build out something that can be slightly narrower but goes out all the way to 5 feet behind the backyard, you're saying we don't have purview over that.

Staff Roman McAllen: I'm just saying the code of ordinance says that alterations that are not visible from the street are not subject to the preservation ordinance to the C of A process actually.

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Commissioner Dominic Yap: But it breaks the FAR rule. It breaks the minimum lot coverage rule.

Staff Roman McAllen: That rule doesn't get kick in until you're dealing with C of A application. So if you don't ever get to the need of C of A application, you don't get to the design guidelines.

Commissioner Stephen McNiel: It would get rejected at permitting because of the impervious lot coverage. Yes, yes, yes. So that's I was only pointed the current proposal is to add the 2nd floor altogether. So that's why we're here today. However, I'm pointing out that the difference in how things happen there towards the rear. That's all. Thank you.

Acting Chair John Cosgrove: All right. OK. We have a motion on the table to defer this item to allow the applicant time to readdress the drawings. Is there a second?

Commissioner Dominic Yap: Can I ask the question before you're you have a suggestion of a deferral? But correct me if I'm wrong. I heard the owner wants a decision, right?

Commissioner Stephen McNiel: He wants to move forward.

Commissioner Dominic Yap: He doesn't, he's asking us not to stop him doing what he's doing. So to me, do we, should we respond to the applicant or do we come up with our own deferral process?

Acting Chair John Cosgrove: I believe we have a motion on the table.

Commissioner Stephen McNiel: Will vote and if it doesn't get a second, we won't vote negative. If you don't want to defer and then we will.

Commissioner Ben Koush: So what? So what are you what are you suggesting? Like that we say just take it off and then don't come back to us.

Commissioner Dominic Yap: Well, because the staff already has... what do you call has a

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recommendation, right? So you're just like said completely. You're just proposing your own right now.

Commissioner Ben Koush: I'm proposing something. I think that's more of a compromise, 'cause we can kick it back and then he'd have to start all over again. Staff's recommendation and a motion for deferral.

Commissioner Ann Collum: Point of order. There's a motion, but is there a second?

Commissioner Ben Koush: Because then he has to reapply. If they get started, let's...

Acting Chair John Cosgrove: Yes. Is there a second for a motion to defer there, there one to second?

Commissioner Ann Collum: There's no motion for a second, so there cannot be a discussion until there's a second or the motion dies.

Legal Counsel Kim Mickelson: There is a motion or a second?

Acting Chair John Cosgrove: There is a second from Commissioner Stava. So we will vote all in favor.

Commissioner Stephen McNiel: Is there any discussion?

Commissioner Ann Collum: What are we voting on?

Legal Counsel Kim Mickelson: The motion is to defer.

Commissioner Ann Collum: Ok

Acting Chair John Cosgrove: All in favor.

Commissioner Ben Koush: Aye

Commissioner Steve Curry: Aye

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Commissioner Dominic Yap: Aye.

Commissioner Ann Collum: Aye.

Commissioner Chuck Stava: Aye

Commissioner David Bucek: Aye

Commissioner Shantel Blakely: Aye

Acting Chair John Cosgrove: All opposed.

Commissioner Ashley Jones: Jones is opposed.

Commissioner Stephen McNiel: Opposed.

Acting Chair John Cosgrove: The two opposed. Any abstain abstentions so the motion passes.

Commissioner Stephen McNiel: I don't I didn't hear the vote.

Legal Counsel Kim Mickelson: For those who are attending the meeting virtually for you commissioners, would you please unmute your microphones and indicate how you voted. We're trying to clarify the vote here. Thank you.

Commissioner Ann Collum: Collum was in favor of deferring.

Commissioner Shantel Blakely: Blakely was in favor of deferring.

Commissioner David Bucek: Bucek was in favor of deferring.

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Legal Counsel Kim Mickelson: Thanks.

Acting Chair John Cosgrove: So 2 in opposition and the rest in favor.
So the motion carries to defer the item.
All right.
That concludes section C-section D comments from the public.

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Chair David Bucek: We're going to move on to item B03 443 Columbia St.

Staff Jason Lilienthal: Good afternoon, Chairperson, members of the Commission. This is staff person Jason Lilienthal. Today I submit for your consideration item B03 443 Columbia St. in the Houston Heights South Historic District. This came before you in the March 14th HAC meeting. At that meeting the staff recommendation was denial and Commission had decided to defer it hoping to see that there would be any changes to the massing that was in discussion. All that has come back is that there was a change in the fenestration patterns on the left and rear elevations. However, the massing remains the same. We have a second story condition space above a rear porch that is larger than at a typical porch dimension. So the other proposed changes remain the same regarding roof, pitch, composition, shingles, windows and siding. With that being said, staff recommends denial not satisfying criteria 10 in the Houston Heights Design Guidelines. I would say that this does put the far over by 130 feet, but it's not only about the numbers.

It's not quantitative.
This is qualitative.

The whole reason the Houston Heights district wanted design guidelines was because of huge massing being built in the area. And so when they voted on this in 2017, Section 6, Qualitative Standards for Additions, the residents voted on what would be appropriate and inappropriate additions. These were models. They never saw any such models as this. So that's why I had included that it is not satisfying the Houston heights Design Guidelines. When they voted on this, they never saw such a thing. Chairperson Commission members, the owner Val Costello has signed up to speak. This concludes my presentation. I am available for any questions.

Chair David Bucek: Thank you, Jason.
Commission members, are there any questions for Jason? Commissioner Curry.

Commissioner Steve Curry: Jason this not the consent agenda because we've seen it before you wanted us to see it again.

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Staff Jason Lilienthal: That is correct. And the owner does oppose the staff recommendation. I do want to add, I have had a conversation with the owner in April. He does want Commission to make a decision, does not want the deferral again.

Commissioner Steve Curry: Thank you. I think there's another question for you,

Chair David Bucek: Commissioner McNeill.

Commissioner Stephen McNeil: Correct me if I'm wrong. When we saw this in March, I don't recall that the FAR that he was over the FAR in the calculation. Am I misremembering?

Staff Jason Lilienthal: I'm going through my staff report. I have the measurable standards towards the end of the staff report after the elevation drawings and it would be on page 17. So it is still meeting maximum lot coverage but not the FAR. And I have included several numbers where I do stipulate that it says without the square foot below the conditioned space. But I do note that if you add that in it's a -130 if you add in that conditioned space.

Commissioner Stephen McNeil: So you're adding in an exterior porch which is not conditioned space to get to a FAR number that's over the allowable standard. Is that accurate?

Staff Jason Lilienthal: Correct.

Commissioner Stephen McNeil: So as drawn it actually meets the FAR.

Chair David Bucek: I would say as drawn it doesn't meet the FAR. As the FAR was developed the FAR wasn't developed with negative space pumped up into the volume. The volume was a volume looked like that. The floor area ratio was based on a volume space that was looked at from massing models and voted on by the public. Some voted for very large things. Some would vote, very small things and about 80% voted for the medium and there was an additional concession added in these design guidelines to allow for outdoor kitchens that could be covered that would not count against the far with them being tacked on to the structure itself but they weren't inside the massing that the public looked at. That's been the discussion here at this Commission when we see large porches proposed within the main mass.

Commissioner Stephen McNeil: So has the FAR changed from 2019 to 2024?

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Staff Jason Lilienthal: No.

Chair David Bucek: No.

Staff Jason Lilienthal: But you can say that change over time. There has been further policy development and as things start to change and we encounter such proposed projects.

Commissioner Stephen McNeil: I hear you. But the FAR hasn't changed since 2019 when we when we approved this project and the design guidelines haven't changed since 2019 when we approved this project.
That's my only point.

Commissioner Ben Koush: But we still have qualitative guidelines, criteria that we can apply. And what Commissioner or the chair was saying was that we were assuming it would be a two-story building with the first floor and a second floor all part of the house rather than something carved out of it. Because the shape becomes very strange and not in any way similar to any of the other historic buildings in the district.

Commissioner Stephen McNeil: I hear you and the Commission approved this design in 2019. This is not a new submittal. This came before us in 2019, never got built, brought it back in 2024. And so now we're denying something we previously approved when there's been no change to the design guidelines and there's been no change to the FAR.

Commissioner Beth Jackson: But there's been a change in how contractors and designers are manipulating the system manipulating the guidelines to try and to gerrymander. I don't shape I mean I think we have to take that into consider.

Commissioner Stephen McNeil: I don't have any data of areas that have been approved by the Commission and then built and then somewhere between one to 10 years they've come back and filled in the bottom section thereby going over the FAR. I guess I would need to know city Houston data of red tags where people are actually legally filling in these sections. I'm just struggling to understand why we're going to deny something that we approved when there's been no changes to the drawings and there's no change to the design guidelines. And I understand that I'll probably be on the..

Commissioner Ben Koush: But I think this was one of the first examples of the porch over the back like that, the house that hangs over the back of itself. And we hadn't seen very many of them. And so we said, OK, meets the FAR like what you're saying, very literally. But then we started

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to see a whole bunch of them and some that were like very egregious. And I think now since this has come up after we've seen all those other ones coming forward that we would be inclined to not agree with it anymore because the guidelines were approved in 2018. So this is one of the very early projects under the guidelines.

Commissioner Stephen McNeil: Understood.
Thank you.

Commissioner Shantel Blakely: I want to say that I think context is important, that even if the guidelines haven't changed, if the world around the house has changed, I think that can matter. On the other hand, I think the most straightforward way to address the change in the context would be to change the design guidelines. That would be much more transparent than to for this Commission to rule with context in mind, because that'll be completely, you know, intangible.

Commissioner Ben Koush: Remember we talked about making a memorandum of a white paper. I don't know what it would be to address this very situation since it started to come up with alarming frequency and then I don't know what happened after that because it seemed like we stopped talking about it. But I thought for a while we were going to have official....

Chair David Bucek: Right, I understand that. But there's also one other leg to this three-legged stool which was at least what is a porch. I mean you know within the context area porches have a generic proportion depth and width and we started seeing some really large, you know structures proposed which were atypical of any porches ever in the context area. So that in addition to this question there's also the question of what is a porch and what you know, what looks like a porch and you know in terms of matching the, the predominant porches and sizing and configuration within the context area, you know within the period of significance. So as we began to see the, you know, big extreme outliers come our way, it wasn't just this issue, but also that, you know at the back of the structure. I mean one would have to look at this to see whether it looks like a Bay house versus a porch it's in that was built in the period of significance. And that's, that's the other aspect I think the Commission will have to look at on this project and others like it.

Commissioner Stephen McNeil: I look forward to the conversation that we unfortunately couldn't have. But whenever we have camp, this is a great topic for that conversation and some sort of memorandum because by the letter of

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the law, this thing fits. And so now we're voting, now we're voting it, we're voting against it because the spirit of the Commission has changed over five years.

Commissioner Ben Koush: But the qualitative guidelines are explicitly written into the design guidelines just as the quantitative ones are. So we're not contradicting ourselves because we're using a different part of the guidelines.

Commissioner Stephen McNeil: I'll make a motion the next recommendation move forward.

Commissioner Dominic Yap: Before that, Mr. Chair, I have a question for Jason, if you will, Commissioner.

Chair David Bucek: Commissioner Yap, please.

Commissioner Dominic Yap: I refer to your picture on page 14 of 20. OK, Just simply looking at it from a 2 dimensional perspective. Jason, if I were to drop off, pull off the two columns at the back and drop the 2nd floor down to the first floor, this house would have been approved, correct?

Staff Jason Lilienthal: Right. If you shifted that conditioned space from the 2nd floor down to the first floor.

Commissioner Dominic Yap: Yeah.

Staff Jason Lilienthal: And it still met the FAR.

Commissioner Dominic Yap: OK.

Staff Jason Lilienthal: Then, yes.

Commissioner Dominic Yap: All right, good. Now I want you to imagine if now somebody come, somebody else come, as opposed to just putting two of this post. And now the guy decide he wants to live on the second floor and build 6 poles and enlarge the 2nd floor living into four bedrooms, right. And have a huge back porch underneath covered. Would this still have met the FAR?

Staff Jason Lilienthal: Based on what we've been doing discussions and it's all conditioned space and that porch enlarges and so does the second conditioned space? No, because that has been the topic of this conversation with the Commission ever since we started seeing projects like this start coming in January 2022.

Commissioner Dominic Yap: OK, so to me there is the FAR still comes into play. Even if the you, the guy builds on 3/4 rooms on the 2nd floor, there is still a FAR that comes into play.

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Staff Jason Lilienthal: That is correct.

Commissioner Dominic Yap: OK, so I was under the impression that everything else that's built on the 2nd floor under a vacuum first floor does not count as FAR. Am I, Are you getting my point?

Staff Jason Lilienthal: You restate that, please.

Commissioner Dominic Yap: So my impression is that when we say this house does not meet the spirit of the thing is because you are building living structure on an empty back vacuum first floor. All right. So to me it's not fair to count as FAR because the guy is maybe not being fair, you know, not in this right spirit of the historic district because the FAR was counted as though was living space. But there's no living space on 1st floor, right?

Staff Jason Lilienthal: OK.

Commissioner Dominic Yap: And but if the guy was, there was another guy so this is like a maybe an outlier and if that's the case I don't think the FAR contributed to the second floor, right. Because now you're saying this is this does not meet the spirit. Why does it not meet the spirit? Because you are just living on 2nd floor and 1st floor is empty space but you can push the boundary even further. Somebody can come in and say I want to have six poles, a giant backyard, back porch and then have 4 rooms double the size of this. What is that restriction? Is it still not massing or is it FAR?

Staff Jason Lilienthal: Now it is going to be both as again qualitative and Section 6. Now those massive models were never brought forward to the residents when they voted on this. Also too, I remember when this became up two years ago, if there's no such thing when you have a rear porch, there's no such thing as doing conditioned space above it. A rear porch, a historic rear porch, has nothing above it. So now people are doing that, but it's now a larger porch dimension. This is now 13 feet, 4 inches, 18' 4". That's not a typical back porch. But now you're doing it to where you have this coming up and also to this kind of when you talk about the spirit, this is the spirit that you see more on the Gulf shore. We have Bay homes raised up where you can park your car underneath, but this is not the Spirit in the Houston Heights District.

Commissioner Dominic Yap: In a roundabout way I was trying to get to the bottom of this is actually this is not a discussion about FAR. There is a discussion about a back porch that has a living space on top. So even if I have only one

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column and the back is just sticking out a little bit, so on the 2nd floor, if the size is half, I still don't see the spirit being met regardless of FAR. Am I right in my assessment?

Staff Jason Lilienthal: Right. I follow your train of thought.

Commissioner Dominic Yap: OK, that's the way the rejection comes in, not because of FAR, but because of the spirit that the house was built in.

Commissioner Ben Koush: Do we have a speaker?

Chair David Bucek: We do have a speaker and commissioner Chuck Stava has question for staff as well.

Commissioner Chuck Stava: Now we've had this discussion before and it apparently it's a bit, it's a bait switch because when you have something on top of it later you're it's going to have a porch like a covered porch at a later date without possibly without a permit or something that could happen. It's possible. So following that's why you got to follow the FAR. So for me it's a bait switch, a bait in switch. Does that make sense?

Staff Jason Lilienthal: Yes. Yes it does Commissioner Stava.

Chair David Bucek: OK, thank you. Now, we do have a speaker signed up at least one, so I'm going to open up the public hearing at this time. And as mentioned, Mr. Val Costello, who is the owner, if you could restate your name and address the Commission. Thank you.

Applicant Valere Costello: Good afternoon, chair members of the Commission. I'm Val Costello, owner of 443 Columbia St. This project was brought forward into this Commission in 2020, and I can assure you there was zero thought about gerrymandering or bait and switching. The only reason that it extends out that far at the time for far little letters, the only reason it extends out that way is because that lower orange part is an addition that exists. OK, so that's not construction, that's an addition that exists. What is the construction is above that is the 2nd floor. So in order to keep within the 29 O 4 which is 44 * 666 hundred, that's the only way that I could do that without extending behind the addition, which right now is communal area is the great room living room and currently on the other half of the wall is a master bedroom that would be eliminated. That's all I need. That's all we need for common area living areas. So to extend that by 5 or 10 feet so that I'm not overhanging wouldn't have added any value to us. What adds value is being able to add a full master suite on the 2nd floor. So

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again that colored area is not representative actuality in terms of the first floor and back that exists. That's an addition that was built in before I bought the house in 2020. So you know the way I view it is this was presented to Commission in 2020, it was approved and nothing has changed as Commissioner McNeil, Commissioner McNeil said and so I my view is it should have been approved today. I'm disappointed that staff recommended denial and sort of the reverse of Commissioner Koush's point is that if it was approved before, why would you change now The prior agenda item is if you had denied before, why would you approve? This is a reversal of that. Again, it was just in addition to which this block, this 400 block Columbia Street is has only four applicable, what do you recall contributing, sorry, only four contributing houses in the block. So it's one of the least contributing in the entire Heights area. So I'm looking at commercial at the end of the block I'm looking at nothing but huge 3500 to over 4000 square foot houses. Opposite me there's two doors down for me. There's a house that has a third floor that looks down upon me. This is not a typical massing I would suggest in this block and and I know of many other historic homes that have been massed that way and then filled in underneath. But again I have no intention of filling in underneath. I don't want to fill in underneath. Yes, there's a deck back there, but that deck is behind. In addition here more time. Is there a second I'm done. I'm just saying that deck is behind. In addition, that's not an original deck because that's not the original house behind there. So if there's any questions, if not I'll sit down.

Chair David Bucek: Let's hold for questions. Let's see if there are questions. Any questions for the applicant? OK, thank you. At this time, are there any other members of the public that would like to speak on this item? I don't have anyone else signed up for this item. OK, I'm going to close the public hearing for at this time, is there for the discussion or is there a motion to test?

Commissioner Tanya Debose: Commissioner McNeil had a motion on the floor.

Commissioner Stephen McNeil: I make a motion to accept staff's recommendation.

Chair David Bucek: OK.

Commissioner Tanya Debose: Debose seconds.

Chair David Bucek: Any other discussion all in favor of that motion.

Commissioner Beth Jackson: Aye

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Commissioner Shantel Blakely: Aye

Commissioner Steve Curry: Aye

Commissioner Tanya Debose: Aye

Commissioner Ben Koush: Aye

Commissioner Rhonda Sepulveda: Aye

Commissioner Dominic Yap: Aye

Chair David Bucek: Any opposed?

Commissioner Stephen McNeil: McNeil opposed.

Commissioner Chuck Stava: Opposed.

Chair David Bucek: I'm sorry, just Stava and McNeil.

Commissioner Shantel Blakely: I'd like to change to opposed.

Chair David Bucek: So Blakely, Stava, McNeil are opposed. Are there any?

Staff Roman McAllen: Wait, sorry, Chair, I misunderstood. There's a commissioner McNeil's opposed and he make the motion to deny that.

Legal Counsel Kim Mickelson: It's just a motion. He can, he can deny his own motion.

Staff Roman McAllen: That's that's not. That was only a question of parliamentary procedure and I thought.

Legal Counsel Kim Mickelson: It's odd, but you know, yeah, we've got many things on the agenda, OK.

Chair David Bucek: This is the first time. And then any abstentions? OK, well, that's the first time in my time on this Commission that's ever happened. But I'll just say....

Legal Counsel Kim Mickelson: Someone's always stirring stuff up.

Chair Steve Curry: It's historic then.

Chair David Bucek: It's historic. Yeah. Jason, moving on.

Minutes of the Houston Archaeological and Historical Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

January 24, 2020

Meeting held in
Council Chambers, Public Level, City Hall Annex
2:00 p.m.

CALL TO ORDER

Chair Minnette Bickel Boesel called the meeting to order at 2:02 p.m. with a quorum present.

Minnette Bickel Boesel, Chair

David Bucek, Vice Chair Absent

Jose Aranda, Jr. Absent

Steven Curry

Ann Collum Absent

John Cosgrove

Beth Wiedower Jackson Left at 4:32 p.m. during item 15

Ashley Elizabeth Jones Absent

Ben Koush

Stephen McNeil Absent

Urmila Srinivasan

Charles Stava

Dominic Yap

EXOFFICIO MEMBERS

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center

Marta Crinejo, Mayor's Liaison

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

Nicole Smothers, Deputy Assistant Director, announced good news about several pregnancies. She introduced new Historic Planner Amanda Coleman. The Historic Preservation Appeals Board met January 13 on two items. They voted to reverse the decision of the HAHC and allow for the demolition of the structure at 605 Columbia, and they upheld the decision of the HAHC and denied the application for removing of all the siding at 717 Harvard. The Department is reviewing bid proposals for an inventory around Independence Heights. Preservation Texas is holding a Cultural Landscapes Symposium in Waco in February.

MAYOR'S LIAISON REPORT

NONE

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
THURSDAY, 14 MARCH 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [HTTPS://BIT.LY/3UVO LG3](https://bit.ly/3uV0LG3)
PHONE: 936-755-1521, MEETING ID: 861 790 5 #

Called to Order at **2:32 PM** by John Cosgrove, Acting Chair

Commissioners	Quorum – Present / Absent / Remote
David Bucek, Chair	Present Remote
Beth Wiedower Jackson, Vice Chair	Absent
Shantel Blakely	Present Remote
Ann Collum	Present Remote
John Cosgrove, Acting Chair	Present
Steven Curry	Present
Tanya Debose	Present Remote and left at 3:47 during Item C-6
Ashley Elizabeth Jones	Present
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	Absent
Charles Stava	Present
Dominic Yap	Present
Jennifer Ostlind, Secretary	Present

Legal Department – Kim Mickelson

Chair’s Report – Acting Chair John Cosgrove did not give a report.

Director’s Report – Interim Director Jennifer Ostlind gave a report.

Mayor Liaison’s Report – Marta Crinejo was not present and did not give a report.

CONSIDERATION OF HAHC FEBRUARY 15, 2024 MEETING MINUTES

Commission action: Minutes presented were approved.

Motion: Curry

Vote: Unanimous

Second: Stava

Abstaining: None

*THE ACTING CHAIR OPENED AND CLOSED THE PUBLIC HEARING FOR ITEMS A AND B.***A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A LANDMARK DESIGNATION APPLICATION FOR MENIL HOUSE AT 3363 SAN FELIPE ST, HOUSTON, TX 77019**

Staff Recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approved per staff recommendation

Speaker(s): Delaney Harris-Finch – applicant

Motion: Koush

Vote: Carried

Second: Yap

Abstaining: Bucek

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR CONCORD MISSIONARY BAPTIST CHURCH AT 7506 NORTH MAIN ST, HOUSTON, TX 77022

Staff Recommendation: Approve the item per staff report and forward to the City Council.

Commission action: Approved per staff recommendation.

Speaker(s): Gary Drabek – supportive

Motion: Yap

Vote: Unanimous

Second: Stava

Abstaining: None

C. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS FOR CONSENT AGENDA:

#	Address	Application Type	Historic District	Staff Recommendation
1	1319 Rutland St	Alteration – Addition	Houston Heights West	Approval
2	1110 W Gray St	Alteration – Sign	LM: The Quality Laundry Bldg.	Approval
3	212 Bayland Ave	Alteration – Windows, Doors	Woodland Heights	Approval
4	1031 E 14th St	Alteration – Addition	Norhill	Approval
5	7715 Wilmerdean St	Alteration – Windows	Glenbrook Valley	Denial
6	8530 Glen Valley Dr	Alteration – Windows	Glenbrook Valley	Denial/COR
7	1628 Harvard St	Alteration – Addition	Houston Heights East	Approval
8	1628 Harvard St	New Construction – Garage	Houston Heights East	Approval
9	1115 Le Green St	Alteration – Addition	Norhill	Approval
10	443 Columbia St	Alteration – Addition	Houston Heights South	Denial

Staff Recommendation: Accept staff recommendations.

Commission action: Accepted recommendations for **Items C – 1, 2, 3, 4, 7, 8, and 9** Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Yap

Vote: Unanimous

Second: Debose

Abstaining: None

C.5. 7715 WILMERDEAN ST. – DENIAL

Staff recommendation: Denial – does not satisfy criteria 1, 3, 4, 5, 6, 7, and 10.

Commission action: Denied per staff recommendation.

Speaker(s): Dolores Thacker, Amilia Silva - opposed

Motion: Koush

Vote: Carried

Second: Stava

Abstaining: Collum

C.6. 8530 GLEN VALLEY DR. – DENIAL WITH COR

Staff recommendation: Denial – does not satisfy criteria 1 and issuance of COR for work completed on the windows and garage doors. Applicant to work with staff on proper removal of paint.

Commission action: Denied per staff recommendation and issued COR.

Speaker(s): Flor Alvarenga – opposed

Motion: Koush

Vote: Carried

Second: Curry

Opposed: McNiel, Yap, and Blakely

Abstaining: Collum

C.10. 443 COLUMBIA ST. – DEFERRED

Staff recommendation: Denial – does not satisfy criteria 10 and Houston Heights Design guidelines.

Commission action: Deferred.

Speaker(s): Val Costello, applicant - opposed

Motion: Koush

Vote: Carried

Second: Stava

Opposed: Jones and McNiel

D. COMMENTS FROM THE PUBLIC – NONE

E. COMMENTS FROM THE HAHC

Commissioner Collum and Jennifer Ostlind briefly discussed contributing properties. Commissioner Yap asked about dates for training. Staff member Taylor Valley discussed dates. Commissioner Curry commented about contributing properties. Commissioner McNiel commented on design guidelines for neighborhoods.

F. HISTORIC PRESERVATION OFFICER’S REPORT

Roman McAllen announced travel grants received from the National Alliance of Preservation Commissions, and members to contact staff if interested.

G. ADJOURNMENT

There being no further business brought before the Commission, Acting Chair John Cosgrove adjourned the meeting at **4:37 PM**.

DocuSigned by:

879FBFAB128B46B...
John Cosgrove, Acting Chair

DocuSigned by:

51C3A0FD6F6743D...
Jennifer Ostlind, Secretary

APPROVAL OF THE DECEMBER 18, 2019 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission action: Approved the December 18, 2019 Houston Archaeological and Historical Commission (HAHC) meeting minutes.

Motion: **Wiedower Jackson** Second: **Cosgrove** Vote: **Carried** Abstaining: **Yap**

A. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Motion made by Commissioner Curry, seconded by Commissioner Wiedower Jackson, to consider items **A-4, A-5, A-8, A-12 and A-13** together. Motion carried unanimously.

A-4. 1111 W Melwood Street - New Construction - Garage - Norhill - Approval

A-5. 1111 W Melwood Street - Demolition - Garage - Norhill - Approval

A-8. 1112 Ashland Street - Alteration - Addition - Houston Heights West - Approval

A-12. 922 Columbia Street - Alteration - Addition - Houston Heights South - Approval

A 13. 443 Columbia Street - Alteration - Addition - Houston Heights South - Approval

Motion made by Commissioner Yap, seconded by Commissioner Srinivasan, to accept staff recommendations for items **A-4, A-5, A-8, A-12 and A-13** together. Motion carried unanimously.

A-1. 610 Marshall Street - Alteration - Addition - Audubon Place

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Curry, to deny the Certificate of Appropriateness for item A-1, Motion carried unanimously. Motion was made by Commissioner Cosgrove, seconded by Commissioner Srinivasan, that a Certificate of Remediation be issued to (1) replace the single fixed window on the east (side) elevation immediately prior to the addition bump out with a 1/1 window of the same fenestration, height and size as the three windows to its left (2) replace the four fixed contemporary windows on the east (side) of the addition with a bank of three windows of a similar trim pattern to the three windows to its left, and be placed in their original location as they were prior to the addition, subject to staff's approval and (3) pay an investigative fee of \$294.43 or the doubling of the regular permit fee, whichever is greater. Motion carried with Commissioner Koush opposing. Speaker: Catherine Santos, applicant – supportive.

A-2. 1716 Lubbock Street - Restoration - Residence - Old Sixth Ward

Motion was made by Commissioner Koush, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item A-2 with the condition that the detailing everywhere to be diminished (on porch, box bay window, addition, trim and hipped roof) on the addition, and with staff's approval of the final design. Motion carried with Commissioner Cosgrove and Stava opposing and Commissioner Yap abstaining.

Speakers: Andoni Vossos, owner/applicant, Ben Nguyen, Karen Brasier, Anthony Harnden, Peter Vossos, Suede Delcastlio and Lee Roderes– supportive; Adrian Melendez and Dominic Yap - opposed.

A-3. 1127 Fugate Street - Alteration - Addition - Norhill

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item A-3. Motion carried unanimously.

Speaker: Laura Carrera, applicant – supportive.

A-6. 2232 Looscan Lane - Demolition - Residence - LM - C.B. & Roberta Delhomme House

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Cosgrove, to deny the Certificate of Appropriateness for item A-6. Motion carried unanimously.

Speakers: Sanea Sakhyani – opposed; Bradley Smith, representing the owner – supportive.

A-7. 1800 Texas Street - Relocation - Residence - PLM - Arthur B. Cohn House

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item A-7. Motion carried unanimously.

A-9. 702 Cortlandt Street - Alteration - Addition - Houston Heights South

Motion was made by Commissioner Cosgrove, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item A-9. Motion carried unanimously.

A-10. 107 East 9th Street - Renewal - Garage/Residence - Houston Heights South

Motion was made by Commissioner Cosgrove, seconded by Commissioner Stava, to defer the Certificate of Appropriateness for item A-10 to allow staff more time to review the proposal under the updated Heights Design Guidelines. Motion carried unanimously.

A-11. 922 Columbia Street - Alteration - Addition - Houston Heights South

Motion was made by Commissioner Srinivasan, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item A-11. Motion carried unanimously.

Speakers: Jennifer Ray, owner, Russell Scoles and Sam Gianukos, applicant – supportive.

A-14. 7735 Morley Street - Alteration - Windows - Glenbrook Valley

Motion was made by Commissioner Cosgrove, seconded by Commissioner Wiedower Jackson, to deny the Certificate of Appropriateness for item A-14. Motion carried unanimously.

Motion was made by Commissioner Curry, seconded by Commissioner Yap, that a Certificate of Remediation be issued for the work as completed with a permitting fee subject to the 2020 Building Code Enforcement Permit Fee Schedule allowing for an investigative fee of \$294.43 or the doubling of the regular permit fee, whichever is greater. Motion carried unanimously.

Speaker: Guadalupe Mendoza, owner – supportive.

A-15. 7880 Pecan Villas Drive - Alteration - Windows - Glenbrook Valley

Motion was made by Commissioner Koush, seconded by Commissioner Cosgrove, to deny the Certificate of Appropriateness for item A-15. Motion carried with Commissioner Yap opposing.

Speakers: Johnny Foster, owner/applicant and Kevin McBryde – supportive.

A-16. 3912 Bute Street - Alteration - Canopy - First Montrose Commons

Motion was made by Commissioner Cosgrove, seconded by Commissioner Yap, to deny the Certificate of Appropriateness for item A-16. Motion carried unanimously.

Speakers: Lara Attayi, owner/applicant – supportive; Stephen Longmire – opposed.

A-17. 717 Harvard Street - Alteration - Siding - Houston Heights South

Motion was made by Commissioner Cosgrove, seconded by Commissioner Curry, to approve the Certificate of Appropriateness for item A-17. Motion carried with Commissioner Stava and Commissioner Yap opposing.

Speakers: Mehul Patel, owner and Tom Hickman, applicant – supportive.

B. COMMENTS FROM THE PUBLIC

Stephen Longmire commented about the First Montrose Commons redlines, and the fees and signs for Historic Districts.

C. COMMENTS FROM THE HAHC

Commissioner Koush spoke about the interpretation of the ordinance and updated flood maps. Commissioner Yap made comments about restorations and getting a list of landmark properties with tax benefits for those properties being demolished.

Commissioner Cosgrove asked about going on another field trip through the Historic Districts and asked about new restrictions regarding alley ways in the Heights.

ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 5:51 p.m.



Minnette Bickel Boesel
Chair



Nicole Smothers
Executive Secretary

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 9 MAY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALLED TO ORDER at 2:40 PM by David Bucek, Chair

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present at 2:43 during directors’ report
Shantel Blakely	Present
Ann Collum	Absent
John Cosgrove	Absent
Steven Curry	Present
Tanya Debose	Present at 3:14 during Item B2, left at 5:15
Ashley Elizabeth Jones	Absent
Ben Koush	Present
Stephen Mc Niel	Present
Rhonda Sepulveda	Present, left at 5:05
Charles Stava	Present
Dominic Yap	Present
Jennifer Ostlind, Secretary	Present

Legal Department – Kim Mickelson

DIRECTOR’S REPORT – May is Historic Preservation Month, Thanked Ann Collum’s for her years of service on the commission. Announced snapshot of HAHC meeting.

CHAIR’S REPORT – None

MAYOR LIAISON’S REPORT – Martha Crinejo – None

CONSIDERATION OF MARCH 14, 2024 HAHC MEETING MINUTES

Commission action: Minutes presented were approved.

Motion: Yap Vote: Unanimous
 Second: Stava Abstaining: None

ADOPTION OF SPEAKER’S GUIDELINES AND PROCEDURES.

Commission action: Speaker’s guidelines and procedures presented were approved.

Motion: Wiedower Jackson Vote: Unanimous
 Second: Yap Abstaining: None

THE CHAIR OPENED AND CLOSED PUBLIC HEARING FOR ITEM A.

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A LANDMARK DESIGNATION APPLICATION FOR FRANK A. WATTS HOUSE AT 2529 STANMORE DR, HOUSTON, TX 77019

Staff Recommendation: Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Frank A. Watts House at 2529 Stanmore Drive, Houston, Texas, 77019.

Commission action: Accepted staff recommendation ...

Speaker(s): Bruce Fehn

Motion: Wiedower Jackson

Vote: Unanimous

Second: Blakely

Abstaining: None

B. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS FOR CONSENT AGENDA:

No.	Address	Application Type	Historic District	Staff Recommendation
1	201 E 9 th St	Alteration – Addition	Houston Heights South	Approval
2	807 Woodland St	Alteration – Addition	Woodland Heights	Approval
3	443 Columbia St	Alteration – Addition	Houston Heights South	Denial
4	3400 White Oak Dr	Alteration – Storefront	Houston Heights South	Deferred by applicant
5	1115 Le Green St	Alteration – Addition	Norhill	Approval with Conditions
6	528 Columbia St	Alteration – Porch	Houston Heights South	Denial. COR
7	7715 Glenvista St	Alteration – Windows	Glenbrook Valley	Approval with Conditions
8	516 Highland St	Alteration – Addition	Woodland Heights	Approval
9	1111 E 11st St	Alteration – Sign, Doors	Norhill	Approval with Conditions
10	306 Hawthorne St	Alteration – Windows	Westmoreland	Denial. COR
11	634 W Cottage St	Alteration – Siding, Doors, Windows	Norhill	Approval
12	1987 W Gray St	Alteration – Storefront	LM: River Oaks Theater and Shopping Center	Approval
13	505 Columbia St	Alteration – Addition	Houston Heights South	Approval
14	721 Columbia St	Alteration – Addition	Houston Heights South	Denial. COR.
15	2009 W Gray St	Alteration – Sign	LM: River Oaks Theater and Shopping Center	Approval

16	1824 Heights Blvd	Alteration – Ramp	Houston Heights East	Approval with Conditions
17	1824 Heights Blvd	New Construction – Garage	Houston Heights East	Approval
18	1342 Harvard St	Alteration – Addition	Houston Heights East	Approval
19	307 Bayland Ave	Alteration – Addition	Woodland Heights	Approval
20	1806 Decatur St	Alteration – Addition	Old Sixth Ward	Deferred by applicant

Staff Recommendation: Accept staff recommendations.

Commission action: Accepted recommendations for **Items B – 1, 4, 6, 8, 10, 11, 13, 14, 17, 18, 19, and 20** Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Sepulveda

Vote: Unanimous

Second: McNiel

Abstaining: None

B2. 807 WOODLAND STREET

Staff Recommendation: Denial of COA and Issuance of COR for work completed with the condition that the ridge height be lowered by 1’ and the front facing portion of the roof be reframed with a hip.

Commission action: Denied COA and denial COR based on Criteria 3a.

3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and the proposed project does not change distances from the property lines to the front and side walls.

Speaker(s): Jake Boeham, Linda Ebaugh, Thadius Harrick (statement read on his behalf)

Motion: McNiel

Vote: Carried

Second: Blakely

Opposed: Stava, Debose

B3. 443 COLUMBIA STREET

Staff Recommendation: Denial does not satisfy criteria 10 and Houston Heights Design Guidelines.

Commission action: Denied, per staff recommendation.

Speaker(s): Val Castello

Motion: McNiel

Vote: Carried

Second: Debose

Opposed: Stava, Blakley, McNiel

B5. 1115 LE GREEN STREET

Staff Recommendation: Approval with conditions; removal of vent, brackets, and fascia board from proposed front gable on second-story rear addition.

Commission action: Approval with conditions, Commission accepts applicants proposed drawing in the case of also accepting the ‘wants’ of the neighborhood. Conditions are the vent will have a 1x4 trim without a seal, as drawn, the freeze board is a flat 1x12 no trim and simplified brackets which do not extend past the roof line.

Speaker(s): Elspeth Hixon, James Hixon, Virginia Kelsey

Motion: Blakely

Vote: Carried

Second: McNiel

Opposed: Yap, Koush, Stava, Sepulveda

B7. 7715 GLENVISTA STREET

Staff Recommendation: Approval with the condition that the property owner safely remove the two aluminum windows being replaced and keep them on the property for the duration of the ownership.

Commission action: Defer, have applicant explore the window inserts/interior inserts that are specific for noise cancelling, lease expensive options if financial hardship is a concern.

Speaker(s): Andrea Aguirre statement read by staff on her behalf.

Motion: Wiedower Jackson	Vote: Unanimous
Second: Yap	Abstaining: None

B9. 1111 E 11ST STREET

Staff Recommendation: Approval with conditions that all signage be painted on the surface and may be front lit per staff approval and that the planter design be more in keeping with the district per staff approval.

Commission action: Accepts staff recommendation with the amendment, the signage is not limited to painted on surface but as negotiated between parties.

Speaker(s): Virginia Kelsey, Zachary Wolf, Ann Thomas

Motion: Curry	Vote: Unanimous
Second: McNiel	Abstaining: None

B12. 1987 W GRAY STREET

Staff Recommendation: Approval.

Commission action: Deny based on No. 4., The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment.

Speaker(s): None

Motion: Koush	Vote: Carried
Second: Blakely	Opposed: McNiel

B15. 2009 W GRAY STREET

Staff Recommendation: Approved.

Commission action: Approved, per staff recommendation.

Speaker(s): None

Motion: Curry	Vote: Unanimous
Second: McNiel	Abstaining: None

B16. 1824 HEIGHTS BOULEVARD

Staff Recommendation: Approved.

Commission action: Approved, per staff recommendation.

Speaker(s): Joel James

Motion: Yap	Vote: Unanimous
Second: Wiedower Jackson	Abstaining: None

C. COMMENTS FROM THE PUBLIC – None

D. COMMENTS FROM THE HAHC –

McNiel, proposed date for camp, Friday 19 July preferable between 9-3p.

Stava, asked about preservation ordinance and how to uphold it. Staff stress lack of enforcement.

Yap, wanted to know the proposed ethos's training.

Bucek, COR, process mentioned to keep the COR Process within the spirit of HAHC Ordinance.

Ongoing window problem, no enforcement, asking for answer from Jennifer Ostlind.

E. HISTORIC PRESERVATION OFFICER'S REPORT – None

ADJOURNMENT

There being no further business brought before the Commission, David Bucek, Chair adjourned the meeting at **6:03 PM**.

David Bucek, Chair

Jennifer Ostlind, Secretary