

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 06/17/2024

ITEM: I

APPLICANT: Jake Boehm, owner

PROPERTY ADDRESS: 807 Woodland St., Houston, Texas 77009

LEGAL DESCRIPTION: Lot 12 & Track 13A, Block 40, Woodland Heights

HISTORIC DISTRICT: Woodland Heights Historic District

Project Summary:

- Proposed Addition is 228 SF, built above the existing single-story garage.
- Hip roof facing street with composition shingles. * this is a proposed change
- Ridge Height of 20' 7" (the 2-story portion of the house is 23') *this is a change proposed lowering by 1'.
- Pair of single hung windows facing north, not visible.
- Cement lap siding
- No Exterior door to be added at 2nd level. *this is a change
- Side setback of existing garage is 3'3".

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

HAHC determined the project does not meet criteria 3.a. & b.

- (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
- (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

Applicant's Grounds for Appeal:

From the applicant's email to the Director dated may 14, 2024::

Good Afternoon, Jennifer -

I would like to appeal the decision by the HAHC board of denial for a COR for the project at 807 Woodland St, Houston, TX 77009. Attached is the Appeal Form provided to me by Roman McAllen.

The following items are why I and the Houston Office of Preservation support the addition at 807 Woodland St, Houston, TX 77009.

- 1) The attached Staff report provides a Recommendation of Remediation which is backed by the Houston Office of Preservation.
- 2) In 2023 the Appeals Board was in support of the project as long as the following items were resolved:
 1. Remove 2nd story door or build a 1-hour fire rated wall screening door from property line

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2. Eaves if they protrude must be 1-hour fire rated, eaves can be setback from property line minimum of 2 feet, per fire code
3. No open rafter tails, require soffits that are boxed and 1-hour fire rated
4. Chair (Bartell) suggests applicant learn if any building changes are needed to be code compliant to satisfy building code before re-applying for COA.

All Four of these items have been resolved and are depicted on the current application.

3) We have agreed to shorten the addition and update the roof pitch per the recommendation of the Houston Office of Preservation.

4) On July 5th, 2023, we received a letter from HAHC that our project was approved. It was later rescinded when the group noticed that the project was completed without a permit. I deeply regret that the project was completed without a permit and received very poor advice from my builder. I'm currently, and rightfully so, being fined by the city several thousands of dollars. I believe rescinding the previous approval is a further punishment on top of what the building department is already doing.

5) I currently have support from all five neighbors around my property other than one. This includes 802 Woodland, 808 Woodland, 803 Woodland, 814 Woodland and 808 Bayland. The two other properties that surround my home are vacant therefore I'm unable to get their support.

6) I have made positive changes to my home by trying to reduce my carbon footprint. We've added solar panels that offset our energy consumption by roughly 50%. We have added a battery backup system instead of relying on a gas generator. We have trading in our internal combustion car with an electric car that is charged solely using our solar panels. We compost and have replaced the majority of our lawn with native plantings to reduce our water consumption.

7) Removing the (already approved) garage addition is extremely expensive. The removal of the addition would also create over two full dumpsters of material that will just go to a landfill.

8) I also want to comment that the new 235 sf addition matches all finishes on the existing house and is placed on the back half of my property per the Historic Departments recommendation. Our exterior deck is in the back corner of our property which is our only usable exterior space. I don't agree with adding a concrete driveway in lieu of vegetation and deck space. We would also be losing several mature trees in the process.

I appreciate your consideration in this appeal and will be happy to answer any questions that you might have.

Thank you,
Jake Boehm

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Documents:

[Exhibit 1 – HAHC Unofficial Transcript of May 9th, 2024, discussion of item](#)

[Exhibit 2 – COA Staff Action Report from May 9th, 2023, HAHC Meeting](#)

The City of Houston Appeals Process Per Ordinance:

Sec. 33-253. - Appeal.

(a) The Historic Preservation Appeals Board ("HPAB") is hereby created. The HPAB shall consist of 5 members and shall consist of two former members of the planning commission, two former members of the HAHC, and one citizen representative that has not served on either commission. Each member shall have extraordinary knowledge and experience in the archaeological, architectural, cultural, social, economic, ethnic, or political history of the city, and must have a known and demonstrated interest, competence, or knowledge in historic preservation within the city. Members of the HPAB shall be appointed by the mayor, subject to confirmation by the city council. Each member shall serve for a term of two years and shall hold over until the member's successor is appointed. A member may be appointed to serve consecutive terms. The director, or in his absence or inability to act, a deputy director or assistant director of the department shall serve as a non-voting, ex officio member and as executive secretary to the HPAB. Three members of the HPAB shall constitute a quorum; however, in the event of vacancies on the HPAB, a majority of the members of the HPAB shall constitute a quorum. The HPAB shall elect its own chair and vice-chair. The mayor shall assign a staff member to serve as a liaison between the HPAB and the mayor's office. The HPAB shall adopt rules, procedures, and schedules for meetings as are necessary or convenient to accomplish the purposes of this article, and shall meet as needed when notified by the director of an appeal from a decision of the HAHC.

(b) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the HPAB by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision, or in the case of an application for a certificate of appropriateness for demolition, the notice of appeal may be filed with the director not earlier than 90 days after the denial of a certificate of appropriateness by the HAHC as provided for in [section 33-247](#)(f) of this Code and not later than 120 days after the denial by HAHC. The director shall notify the members of the HPAB of the receipt of a notice of appeal and shall schedule a meeting of the HPAB to consider the appeal.

(c) The HPAB shall consider the appeal within 45 days after a notice of appeal is filed with the director. The HPAB shall consider the application, the findings of the HAHC, written comments from the public, and any evidence presented at the meeting at which the appeal is considered. **The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness.** If the HPAB does not make

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a decision on the appeal within 45 days after a notice of appeal is filed with the director, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.

(d) The director shall provide the applicant with notice of the time and place of the meeting at which each appeal will be considered by mail no less than ten days before the date of the meeting.

(e) An applicant aggrieved by a decision of the HPAB may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of [section 2-2](#) of this Code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the HPAB. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

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Exhibit 1 – HAHC Unofficial Transcript

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May 9, 2024, HAHC Unofficial Transcript
Item B.2. 807 Woodland Heights
Begins at 18:40/3:23:22 mark of the HAHC meeting.
Video may be seen at this link:
<https://houstontx.new.swagit.com/videos/304866>

Absent: Ann Collum, John Cosgrove, and Ashley Jones

Chair Bucek: We will now continue with submissions for individual discussion. Starting with Item 2, 807 Woodland St.

HPO McAllen: We have a request to add a 2nd story to a non-contributing garage that was approved in 2018. The project was completed without a permit or COA and the project would be revised if this COA is approved. Proposal has been revised since denied by HAHC and reviewed by HPAB. Applicant reviewed the project with permitting to assure project meets building code and has re-applied per HPAB recommendation. McAllen summarized the project: 228 SF 2nd floor added to a 228 SF single car garage. The applicant has agreed to the conditions of the recommendation of approval with conditions by staff to receive the HAHC approval. Those conditions are changing the front facing portion of the roof to a hip and lowering the ridge height by 1'. They also proposed to remove the 2nd floor door that faces west.

Presents images of property from designation to today. Mentions the carport that was built prior to this owner. Presented extensive images of the context area. Explained page 15 of staff report aerial view. The image shows all the garages in the context area and what buildings are contributing and non-contributing. Presented historic county image showing that there was a different garage immediately next to the neighbor's garage apartment, at the rear of the house. Over time the placement of buildings and garages has changed. The decision in 2018 of course approved the 1 story garage. Presented an image that shows how the proposed garage was located at halfway back from the front of the historic house. As proposed the garage is at least 2' below the ridge of the original house.

We are recommending denial of the COA and issuance of a COR for the work completed with the conditions (that the applicant is willing to accept) that the ridge be lowered by 1' and the front portion of the roof be reframed with a hip. On page 2, alterations to non-contributing structure, number 1-changes must recognize the building as a product of its own time and not seek to create an earlier or later appearance, that is 1A. 1B is you must match the features of the existing building and that is clearly met. 2 does not apply. 3 does. Staff may have missed something the last time this was presented. 3a says that the addition must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; this is satisfied because the proposed project does not change the distances to the property lines to the front or the side walls. B the non-contributing structure with the addition is compatible with the typical proportions and scale of existing contributing structures in the context area. The non-contributing garage with the 2nd floor addition is diminutive and set back more than 50% from the front porch gable of the primary historic structure. The garage with proposed addition has no adverse impact on the historic district or the resource.

Since this was recommended for denial before to the HAHC, I felt that additional explanation was needed. This is a local historic district, but our criteria that we deal with

every day is based on the federal Standards and the Standards may be looked to in this case. From the Secretary of Interior Standards website, we note that the Standards were based on the Venice Charter. The Charter was an effort to treat historic resources not as unchangeable works of art, but as important parts of our built environment. In this case, if we are looking at the whole historic district as the (protected or historic) object, the question then is, is the 2nd floor above a single car garage having an adverse impact. Under the Standards, Standards 9 and 10 seem to relate, Standard 9 says new additions, exterior alterations, or related new construction should not destroy historic materials, features, and here is the key thing spatial relationships that characterize the property. So, if we are looking at the district as the object, are those spatial relationships destroyed, and I find that to be a very strong word. They should be massed to protect the integrity of the environment. Under alterations, they say that such alterations should not radically change, radically change, obscure, or destroy character defining spaces. Again, it is about the district as a whole, there is a relationship between the house and the garage, and you can look at just the house as the resource and therefore ask is the relationship between the house and garage a problem or you can look at is the garage relationship to the whole district a problem.

Finally, new construction should not significantly alter the historic relationship of the existing building or buildings to their immediate surroundings, destroy historic features, or obscure primary views of the historic property. This is almost right on the point, if it is new construction in an area or a district, the proposed project is not obscuring the primary views of the property at all, and I do not think we are significantly altering the relationship of the buildings. I am almost done, apologies for this one. Bringing it to you with all that we know. From The Guide to Federal Historic Tax Incentive Program, large scale construction in close proximity to a historic building might be appropriate in a dense urban context but may not be appropriate in a rural or designed setting. The question is, does the little structure deserve some deference based on that because we are in the city and there are a lot of reasons that someone might want to add a 2nd floor to their garage.

Reiterated recommendation and asked questions.

Chair Bucek: Thank you, Roman. Notes commissioner Debose presence. And asks for questions.

Commissioner McNiel: Do we have anything in writing from permitting that the project will receive a permit if it gets a COA?

HPO McAllen: Applicant can answer more clearly but I am pretty sure that we do.

Commissioner Yap: On page 15 of 24 would like to clarify. The boxes with numbers 1 and 2 are the number of stories. And if so that means that right now the applicant is trying to build a 2nd story right next to a 2nd story?

HPO McAllen: Yes, that is true. Also, while in that part of the report, I want to note that what is on page 16 is relevant to the recommendation. That is that the applicant has provided this list that shows 5 neighbors support the project as built and are not asking to change it. The 5 neighbors represent 3 of the 4 sides of the project. This is important because of course who better knows whether a project is having an adverse impact on the district?

Commissioner Curry: Remind us please of the work that has been completed today?

HPO McAllen: Reviewed the project.

Commissioner Curry: asked if the project has been done already?

HPO McAllen: Explained again that the work was completed, and the proposal is to revise what is built to have a hip roof facing forward, lower ridge height and remove door facing west.

Commissioner Yap: Asked if a permit has been issued and that if not, then if a COA is issued now, how will we know it will be approved?

HPO McAllen: If applicant receives a COR like this one, then he will apply for a permit and the project will proceed. It will then be inspected as a project normally is.

Commissioner Koush: Asked if the applicant built the 2018 1 story garage and then added the 2nd level.

HPO McAllen: Clarified and stated that the applicant did not build the 2018 approved garage. That was done prior to the applicant's ownership. The applicant built the 2nd level.

Commissioner Yap and Koush: discussed how the work will be approved by permitting and inspections.

Chair Bucek: Clarified that if a COR is issued, then applicant applies for permit, staff will review the applied for work and then the project will proceed.

Commissioner Blakely: Was there an issue with the water draining off and that was reason for hip?

HPO McAllen: No that was not the reason for changing the gable facing roof to a hip.

Chair Bucek: Recognized the owner to speak.

Applicant Boehm: Good afternoon, owner of 807 Woodland. We are in for permitting. They have approved the drawings structurally as well as it is a 2-hour wall. There is no sheetrock. Everything is open. I have had an inspector come and inspect it and he has okayed everything. Also, I have had a city attorney look at it and she is okay with construction. Right now, the permit is ready to go if impact fees are paid, and a COR issued. With those 2 things they will approve the permit.

Attorney Michelson: Asked who in legal the applicant had been working with.

Applicant Boehm: Tahereh who took him to court and works for the city.

HPO McAllen: Stepped in to clarify that Tahereh is not in the legal department.

Commissioner Curry: Is the work an addition to a 1 story garage and did the applicant purchase with the 1 story garage?

Applicant Boehm: Yes. It was done by the previous owner.

Applicant Boehm: Notes that only 2 owners on the map showing supporters did not sign, the other 2 homes are vacant.

Neighbor Herrick: Good afternoon, I am the neighbor directly adjacent and to the west with the 2-story garage and property. I have lived in our house at 815 Woodland since 2000. I saw the construction of the single-story garage, and the carport that stops pecans from falling on the cars. Now I have seen the new addition that takes it to 2 stories. My husband, Thaddius Herrick, submitted comments on April 14th objecting to the COA COR and was unable to attend do to a work conflict. His objections are not reflected in the staff report.

Having just seen the staff report that I did not have time to digest. We are not considering what the criteria for a 2nd story. If you look at the map that was shown of 1 and 2 story garages, every one of the 2 story garages are pulled to the back of the lot. This garage starts from the corner of our garage balcony and goes forward. If you walk out, you basically see a huge flat wall with the exception of the door. So, we have had some history with the project and garage.

There is no other example of this in the whole neighborhood where the garage is essentially halfway up in the driveway. And goes to a single 2-story very narrow structure with no detail whatsoever. It does not account for the lack of any context for any of the neighborhood. I encourage you to go back to the map. We are impacted the most out of any of the property owners.

Applicant Boehm: asked to rebut the comment just made. Chair recognized. And he stated that before he started the project, he told her his plans and asked his neighbor (who just spoke) for her support. He did get her support then. I am all about being a good neighbor and I would not have started without her support. Their garage encroaches within 3' of the property line. It is about 2' away and with the air conditioner is almost hanging over. I did ask for support and got it before I started the project.

Commissioner Curry: what about the building's placement?

Applicant Boehm: It is on the rear of the property.

Commissioner Yap: The point is that the garage was already there, and you did not put it there.

Applicant Boehm: and there are 2 mature trees and a deck behind that garage.

HPO McAllen: Asked chair for permission to read the written comments of one Thaddius Herrick into the record (those comments will be supplied in the staff report for the HPAB meeting of June

Chair Bucek: Closed public hearing and asked Commissioner Koush to proceed with question or comment.

Commissioner Koush: When this came up before we said they must knock down the 2nd story. What has changed when it was not acceptable before?

Commissioner McNeil: Nothing has changed. We approved a COA in 2018 for a 1-story garage and the addition to the house. I think the one story was approved in that location a little forward from the rear of the lot. Some things went into that decision like the location of trees in the approval of a 1-story garage. Then without permits a 2nd story was added. I don't see what is all that different.

Commissioner Yap: Was there a recent meeting whereby we denied the 2nd story?

Chair Bucek: Yes, it went to the appeals board. The appeals board asked the applicant to get with the permitting department about construction and kicked it back to this commission.

HPO McAllen: regarding the decision before, staff recommended denial without a COR. This commission denied it (per staff recommendation). One difference is that our recommendation before was denial, and our recommendation is approval now. The key comes down to if we do not look at the Secretary of Interior Standards, which even a conservative application of those standards now, would recommend approval. If we do not, but if we just look at our own local ordinance, it appears it meets the criteria. If I had been acting in the role of historic preservation officer, and we had seen an alteration to a non-contributing structure, we would have looked at the criteria on page 2 and approved it. The difference is that especially after looking at the whole area and considering the project in total plus the HPAB was clear that they did not have a problem with the project, but they wanted to make sure it is legal. So, they said make sure it is legal and re-apply to the HAHC.

Commissioner Koush: I would make a motion to deny the COA and say the same thing (as last time). Because we talked about it a long time in the previous meeting.

Commissioner Blakely: I understand the staff recommendation is to deny the COA. (and issue a COR) I have a question. The accessory structure is so far forward. It is true in the areal view shown, the other garages are all distinctly pulled back to the back of the lot. Someone mentioned that there was a tree that was apart of that decision. If it was pulled back, there would be no way to use the space at the rear. Was there discussion in 2018 that showed they considered the location or were conditions put on that approval?

HPO McAllen: There was no discussion. The item passed on consent. It was not as if a lot of items were passed on consent that day. Many items were pulled.

Chair Bucek: I can't remember when this came up before (the idea of a conditional approval for future actions). This commission looks at what we are presented with. We just look at what we are presented with. We don't put conditions going forward. We just look at what we have. We either accept a new proposal or we don't. I think that difference now is that we have more photographic evidence. We have that photograph that shows there was garage at the rear. The concessions from the current application are to reduce the pitch of the roof to a lower height and make it a hip to make it less noticeable. It is my understanding that it is to be used as a work shop.

Commissioner Blakely: it seems we are being asked to validate this 2nd story to this thing.

Chair Bucek: If I may, we are being asked if it is appropriate. If commissioners think it is appropriate, then vote for staff recommendation or if not, then not. We often must review projects and decide if they meet criteria, or they don't. That is our vote today.

Vice-Chair Wiedower-Jackson: Staff is saying that spatially it fits and the one neighbor is saying it does not.

Chair Bucek: and also, that proportions are thin and tall. That is the other aspect.

Commissioner Yap: hypothetically, if a new project came up with for a new house would you have approved it? The exact same box. Would you recommend approval? Right 50' from the property line, assuming that there is still more space in the back?

HPO McAllen: If it was new construction in a historic district below 600 SF, if it meets criteria, of new construction in a historic district, it would be different criteria. New construction in a historic district which is different. A reasonable look at the initial approval is that a 2nd floor might be added one day under that different criterion. No one has said how it does not meet the approval under Criteria 1, 2, and 3 in Section 241.1.

Commissioner Yap: My issue is 50' behind the property line and not having a yacht back there.

Commissioner Blakely: I want to acknowledge what the neighbor said about matching the spatial proportions of other structures in that block. We can see that it is narrower and taller. There is room for debate about compatibility. The fact that it is closer to the front property line so I would say 3.a. and b. It may not satisfy that criterion.

Commissioner McNeil: Would you have approved a garage 50' from the front. I move to deny the COA and deny the COR.

Commissioner Blakely: Seconds

HPO McAllen: asks for criteria not met.

Commissioner McNeil: 3.a. and quotes those criteria. All the garages in the context are all set back. (Audio not clear)

Chair Bucek: Also, the slenderness and current height.

Motion passed: Debose and Stava opposed

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Exhibit 2 – COA Staff Action Report

DRAFT

CERTIFICATE OF APPROPRIATENESS

Applicant: Panagiota Papadopulos agent; Jake Boehm owner

Property: Lot 12 & Tr 13A Blk 40, Woodland Heights. Includes a 3,628 SF, 2-story wood framed single-family residence and detached garage situated on a 6,200 square foot (62' x 100') interior lot.

Significance: Contributing Bungalow style residence with two front doors, constructed circa 1912, located in the Woodland Heights Historic District.

The 2-story rear addition and single car detached garage was approved on consent at a meeting of the HAHC in February 2018.

Proposal: Alteration – 2nd-Story addition to the non-contributing garage that was approved in 2018. Project completed without a COA or permit. Project would be revised if this COA application approved.

The proposal has been revised since the project was denied at the HAHC and reviewed by HPAB. The HPAB asked the applicant to re-apply after getting word from permitting that the project would be approved if a COA issued. The applicant has received a confirmation from permitting that the proposed project would be approved subject to having a COA/COR.

- Proposed Addition is 228 SF, built above the existing single-story garage.
- Hip roof facing street with composition shingles. *proposed change
- Ridge Height of 20' 7" (the 2-story portion of the house is 23') *proposed lowering by 1'.
- Pair of single hung windows facing north, not visible.
- Cement lap siding
- No Exterior door to be added at 2nd level.
- Side setback of existing garage is 3'3".

Public Comment: 5 neighbor, on 3 sides, expressed support for the project as it is currently built, see page 16 of this report.

Civic Association: None

Recommendation: Denial of COA and issuance of a 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.

HAHC Action: Denied and no COR issued.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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

[X] [] [] (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

[X] [] [] (a) 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.

[X] [] [] (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

[] [] [X] (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

[X] [] [] (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.

[X] [] [] (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

The non-contributing garage with the 2nd floor addition is diminutive and set back more than 50% from the front porch gable of the primary historic structure. The garage with proposed addition has no adverse impact on the historic district.

The noncontributing 1-story, single width, 228 SF garage with the proposed addition (with the conditions recommended) would still have a 228 SF footprint and a ridge height of 20'7", which is 2' below the original historic home's ridge height. The 3-2-story garages in the context area have footprints that are at least 2X the footprint of the proposed structure with the proposed addition.

This is a locally designated historic district with approval criteria based on the Standards for nationally designated properties. The Standards for the Treatment of Historic Properties may be looked to for insight. Some NPS points are noted below, and key phrases are underlined.

The Secretary of the Interior's Standards for the Treatment of Historic Properties were inspired by the International Restoration Charter, adopted at the Second International Congress of Architects and Specialists of Historic Buildings held in Venice, Italy in 1964. This resolution, also known as the Venice Charter, provided basic principles for the conservation of historic resources around the world. The development of the Venice Charter was an effort to treat historic resources not as unchangeable works of art but as important parts of our entire built environment. The National Park Service (NPS), on behalf of the Secretary of the Interior, developed Standards for the Treatment of Historic Properties in an effort to establish concepts and guide decisions regarding maintaining, repairing, and altering historic properties in the U.S.

Standards for Rehabilitation

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Alterations

Some exterior and interior alterations to a historic building (in our case here we are talking about a district) are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

https://www.nps.gov/crps/tps/incentives/avoiding_14.htm

Adjacent New Construction on a Site

New construction proposed as part of a rehabilitation project on a site should be compatible with the size, scale, and character of the historic property in order to meet the Standards for Rehabilitation. Most important, the new construction should not significantly alter the historic relationship of the existing building or buildings to their immediate surroundings, destroy historic features, or obscure primary views of the historic property.

From *The Guide the Federal Historic Tax Incentive Tax Incentive Program*:

Important to consider prior to construction:

The historic setting of the property. The location of the proposed new construction. The size, scale, and design of the new construction in relationship to the historic building or buildings on the site.

When considering the setting of the historic property, it is necessary to evaluate how important the surroundings are in conveying the character of the property. Is the historic property within an urban, rural, or designed landscape setting? Large-scale construction in close proximity to a historic building may be appropriate in a dense urban context but may not be appropriate in a rural or designed setting. Important views of the property are also crucial in determining the impact of new construction.

In this case the alterations to the non-historic, single width, non-contributing garage, do not have an adverse effect on the contributing resources; those being the original house and the district. The federal standards for nationally registered historic properties would allow for new construction that does not “obscure primary views of the historic property” and “does not radically change, obscure or destroy the character-defining spaces”, or “spatial relationships that characterize” the district.

PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



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

INVENTORY PHOTO



Figure 1 - 2018 After Synthetic Siding Removed



Figure 2 - Current Image



Figure 3 - Current Image



Figure 4 - Before 2nd Story Added



Figure 5 - Property to the Left of Site

Context Area Images



Figure 6 and 7 - Context Area Garages



Figure 7 - View From Slightly to West



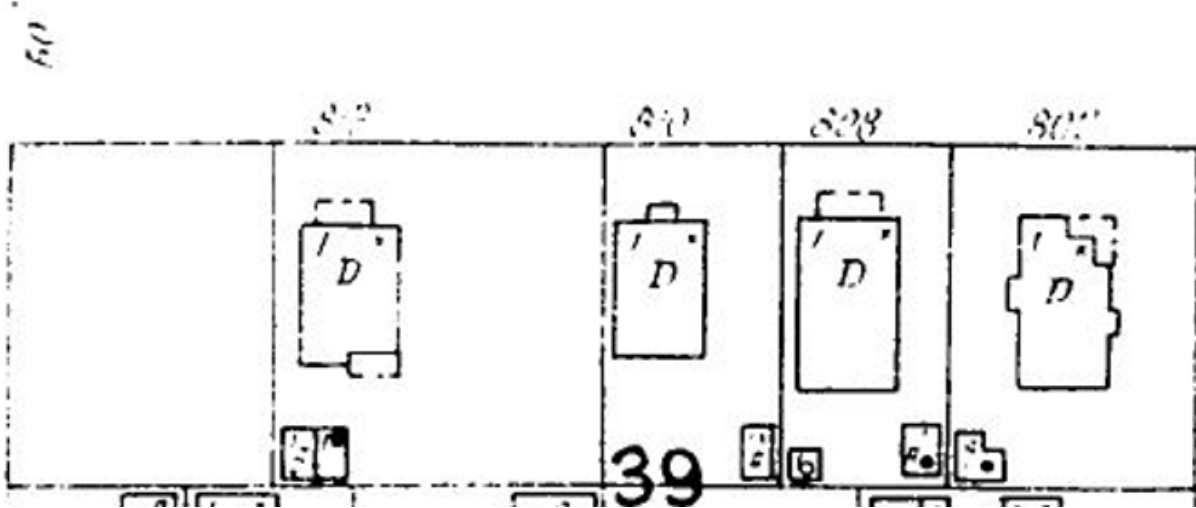
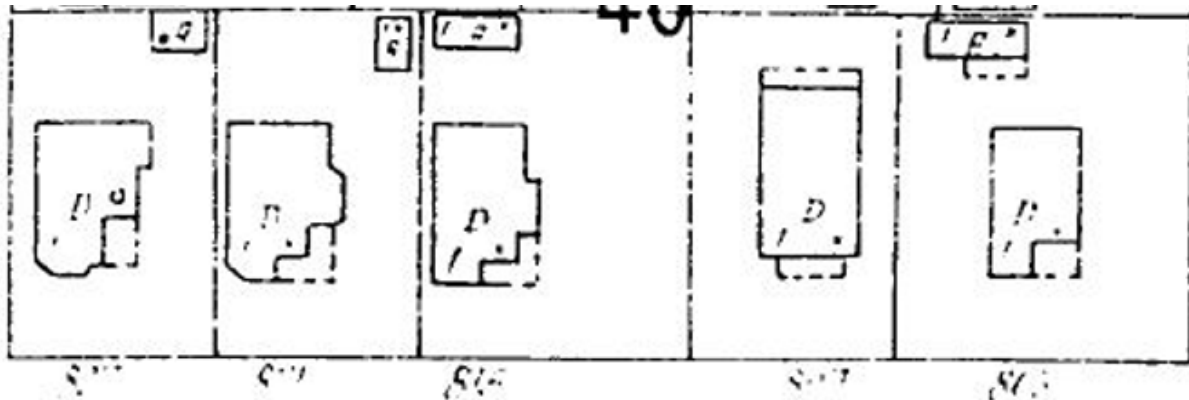
Figure 8 - View Looking Towards Rear at Property Line



Figure 9 - View Looking Between House and Garage Toward Front

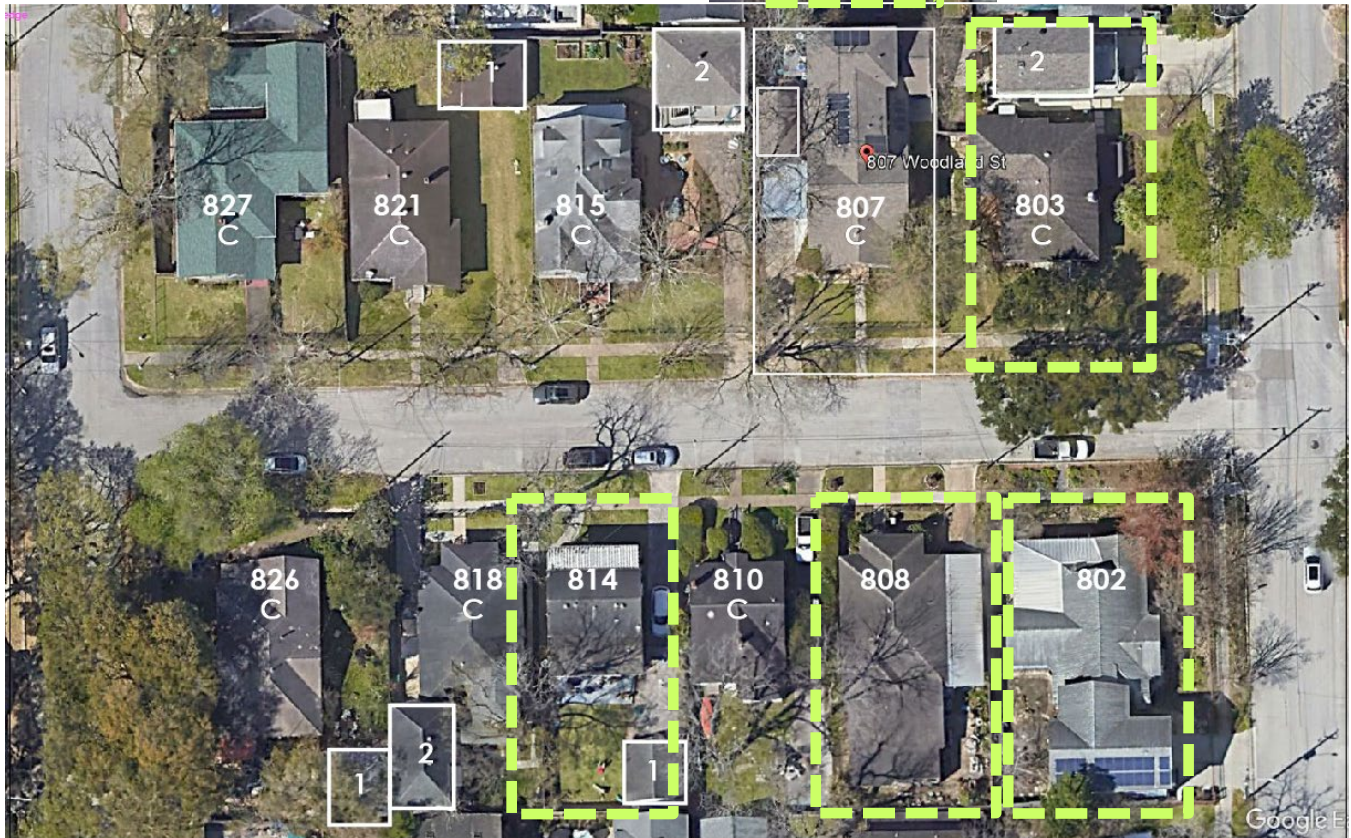


Figure 10 - Back Yard of Applicant Looking at Neighbor's Garage Apt





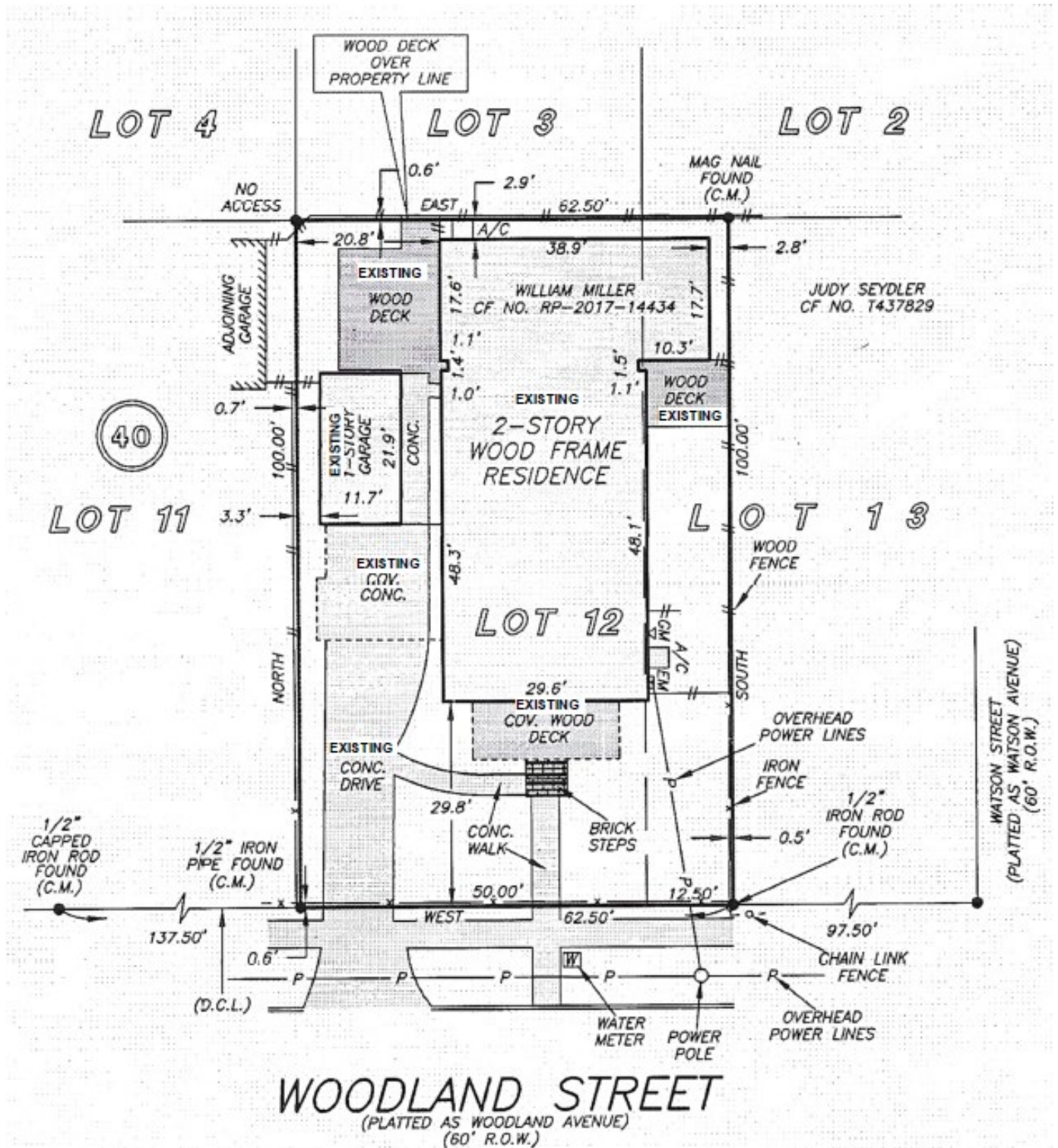
The neighbors in pale yellow all support the project as it is currently built even without changes.

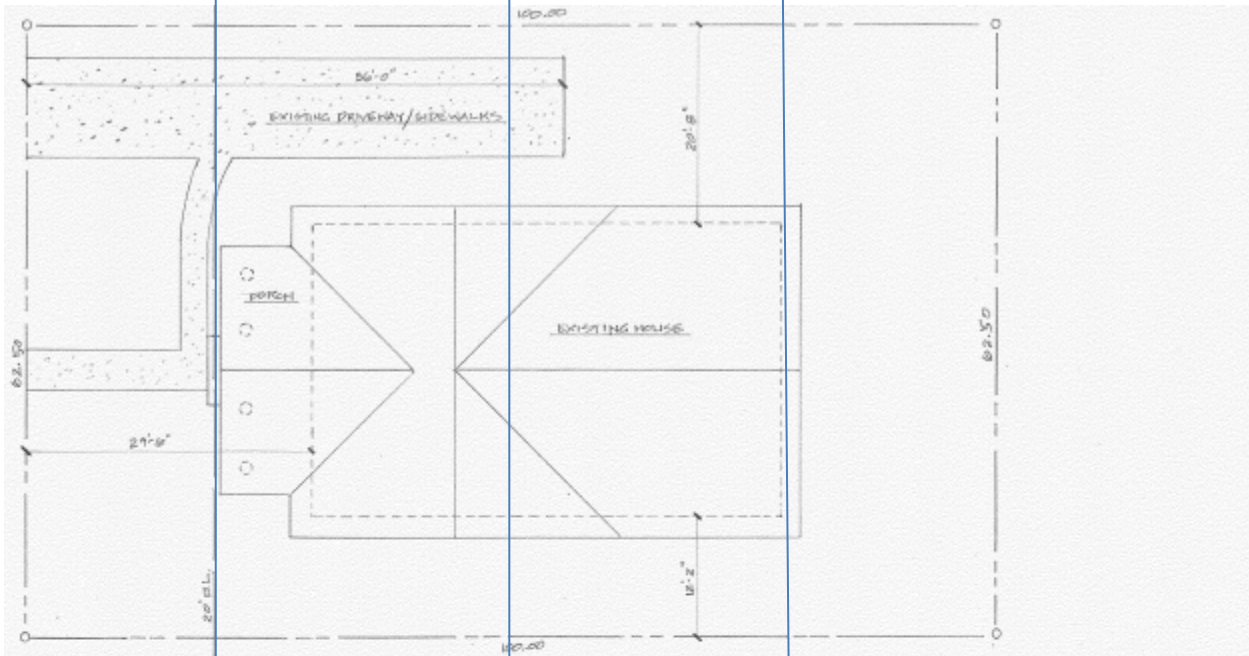


If you are in support of the garage addition at 807 Woodland St, please sign the list below. This will be reviewed by the HAHC (Houston Archaeological and Historical Commission) - Thank you.

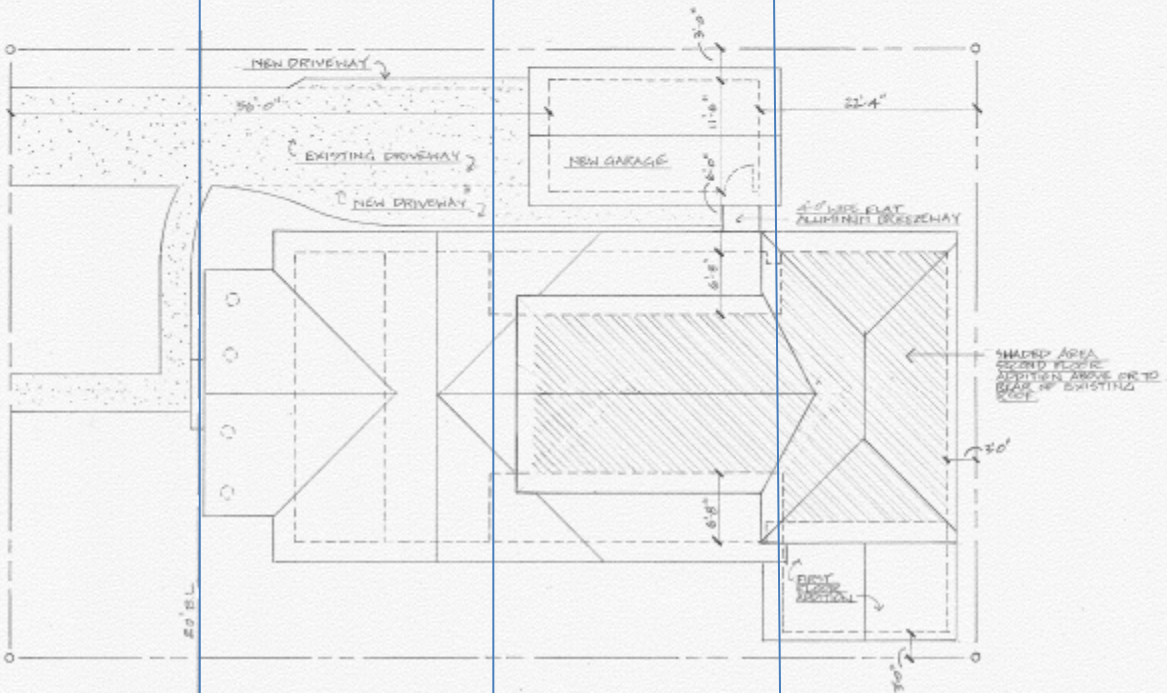
NO	Name	Address	Signature
01	Anthony Adamson	708 Bayland Ave	<i>[Signature]</i>
02	Henri Tallichet	802 Woodland	<i>[Signature]</i>
03	AMY MORRISSEY	814 WOODLAND ST	<i>[Signature]</i>
04	Judy Meitzen	803 Woodland St.	<i>[Signature]</i>
05	Guillermo Gonzalez	808 Woodland St	<i>[Signature]</i>
06			



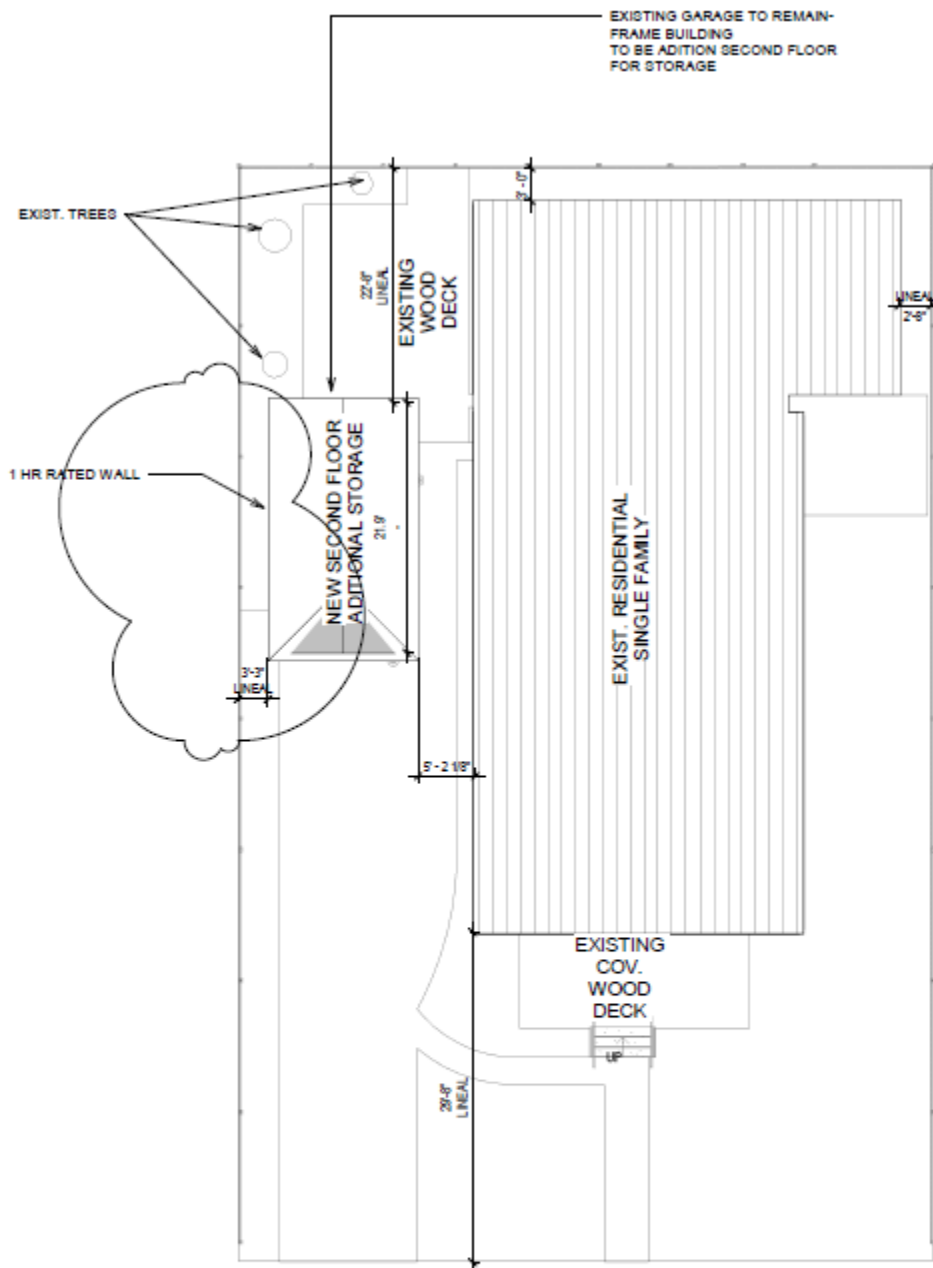




EXISTING SITE/ROOF PLAN 3/32"



PROPOSED SITE/ROOF PLAN 3/32"



TOTAL AREAS	
EXISTING ONE STORY RESIDENCE	1,360 SF
EXIST. STORAGE CONVERSION TO GUEST HOUSE	4130F
TOTAL AREA	1,773 SF

NEW SECOND FLOOR STORAGE WILL BE PART OF EXISTING RESIDENCE AND WILL NOT HAVE A SEPARATE ADDRESS

WE ARE NOT ADDING TO SCOPE - IT IS REMODEL SO NO TREES WILL BE AFFECT OR ADDED

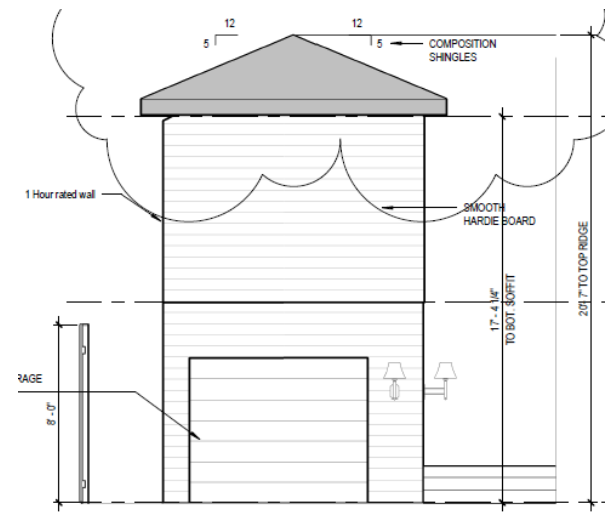
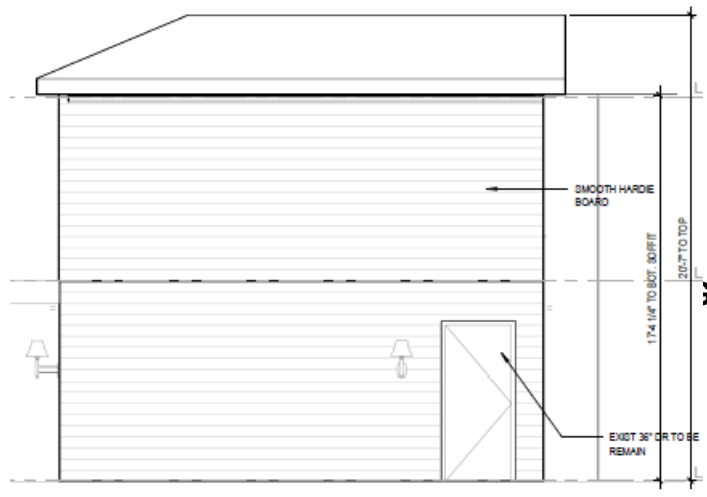
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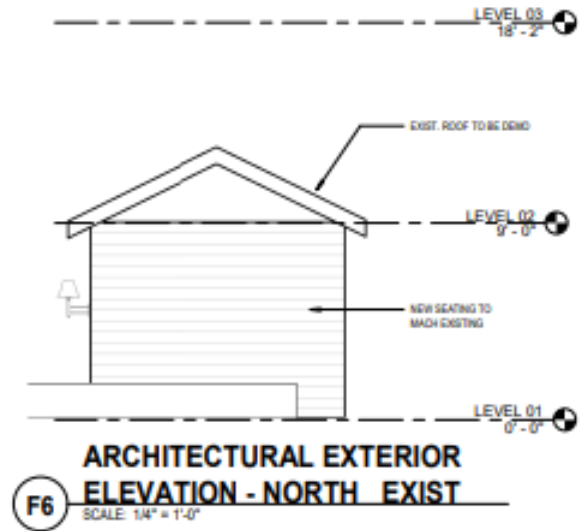
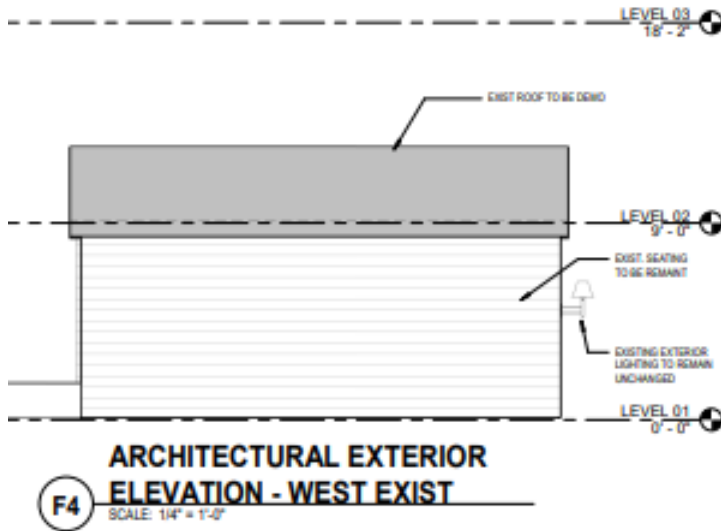


H4 ARCHITECTURAL EXTERIOR ELEVATION - EAST EXIST
SCALE: 1/4" = 1'-0"

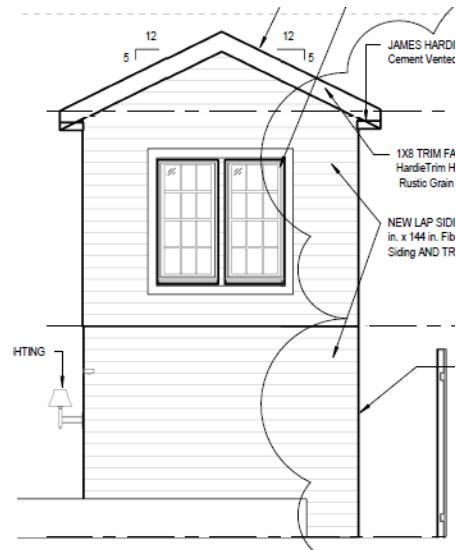
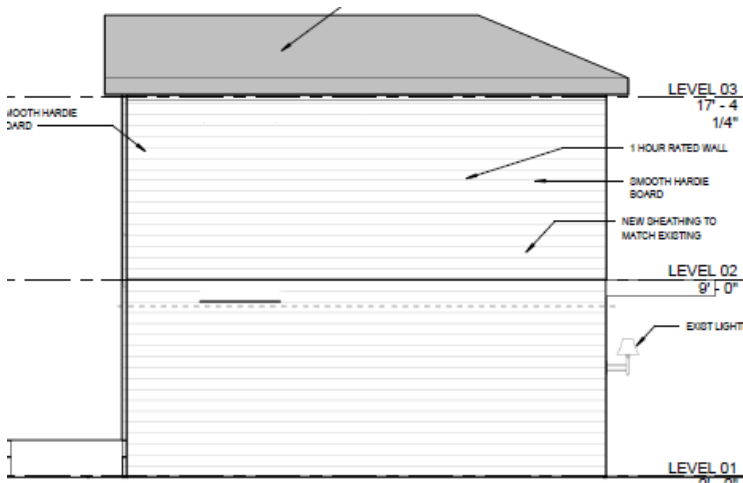


H6 ARCHITECTURAL EXTERIOR ELEVATION - SOUTH EXIST
SCALE: 1/4" = 1'-0"

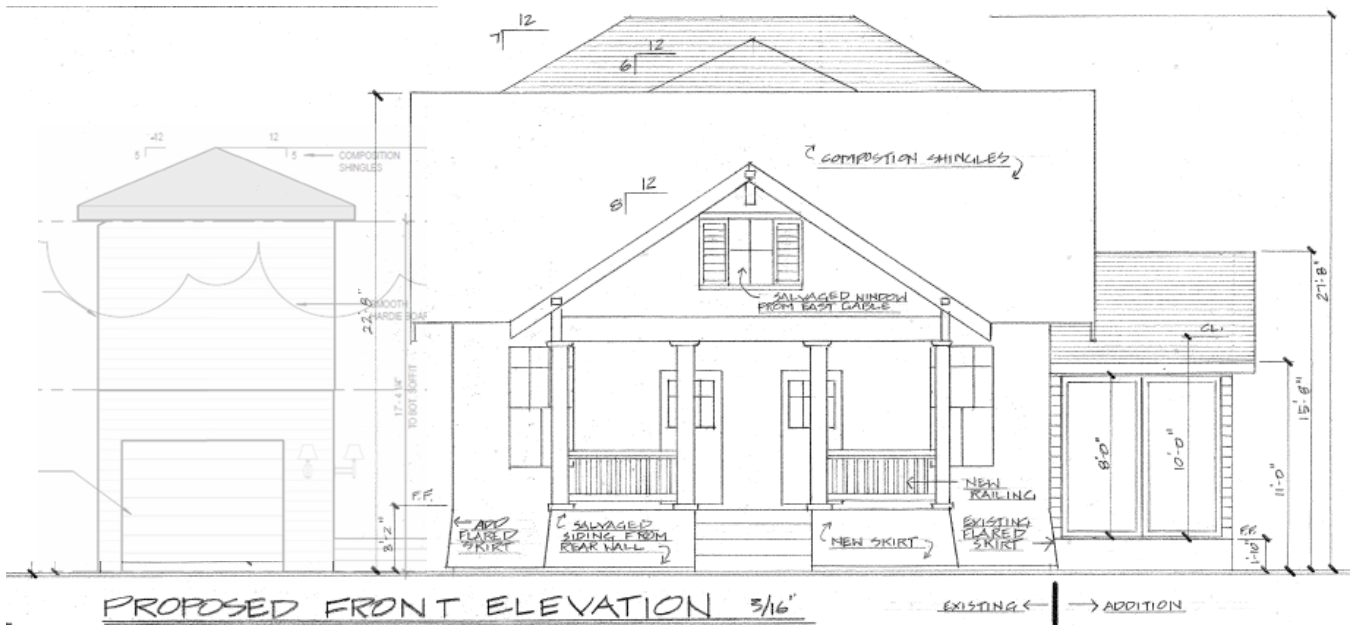




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Existing Front Elevation



CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 06/17/2024

ITEM: I

APPLICANT: Jake Boehm, owner

PROPERTY ADDRESS: 807 Woodland St., Houston, Texas 77009

LEGAL DESCRIPTION: Lot 12 & Track 13A, Block 40, Woodland Heights

HISTORIC DISTRICT: Woodland Heights Historic District

Exhibit 3 – Map of Signatures in Support of Project as Built

DRAFT



808 Bayland St
Signed

821 Woodland St
Vacant Home

805 Woodland St
Signed

Woodland St

814 Woodland St
Signed

810 Woodland St
Vacant Home

808 Woodland St
Signed

802 Woodland St
Signed

Woodland St

Google

Imagery ©2024 Airbus, M

choice.

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

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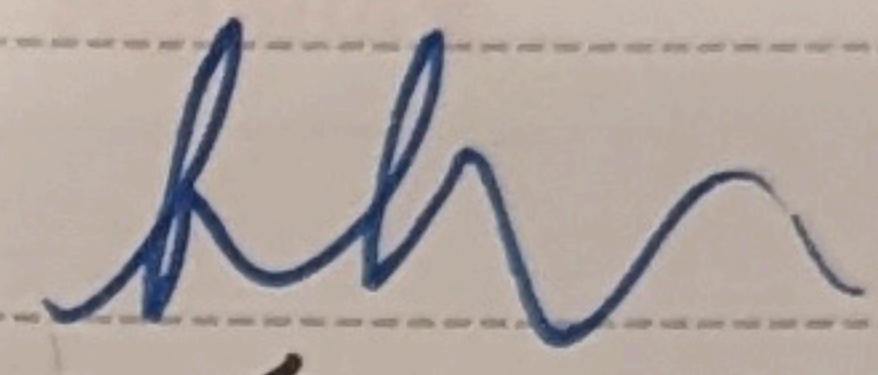
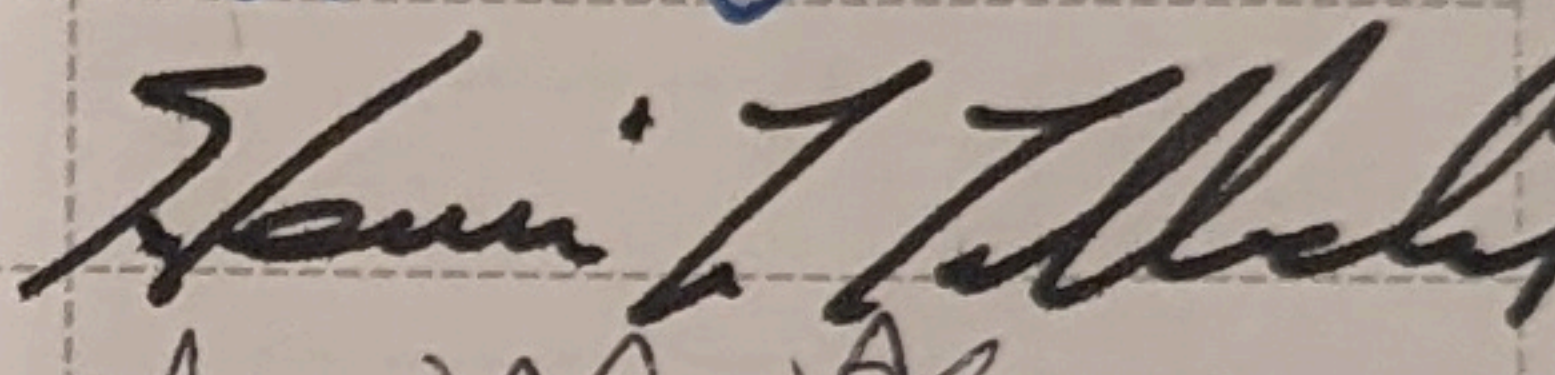
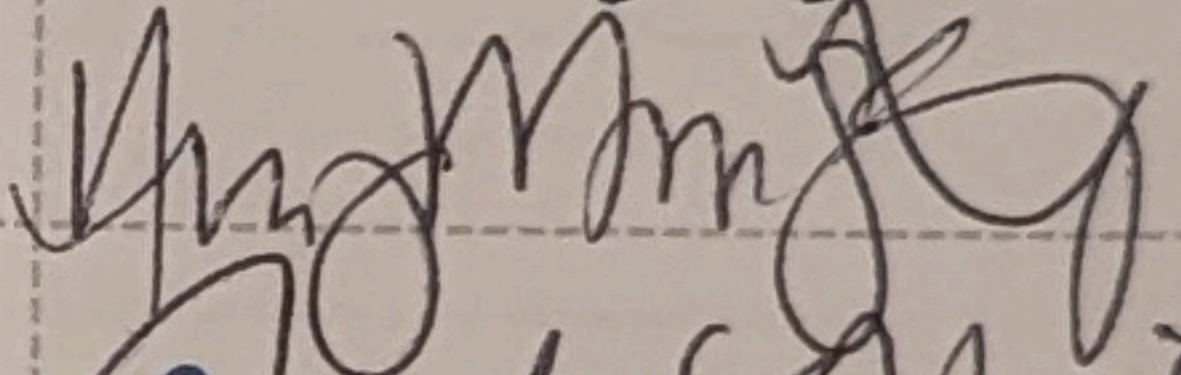
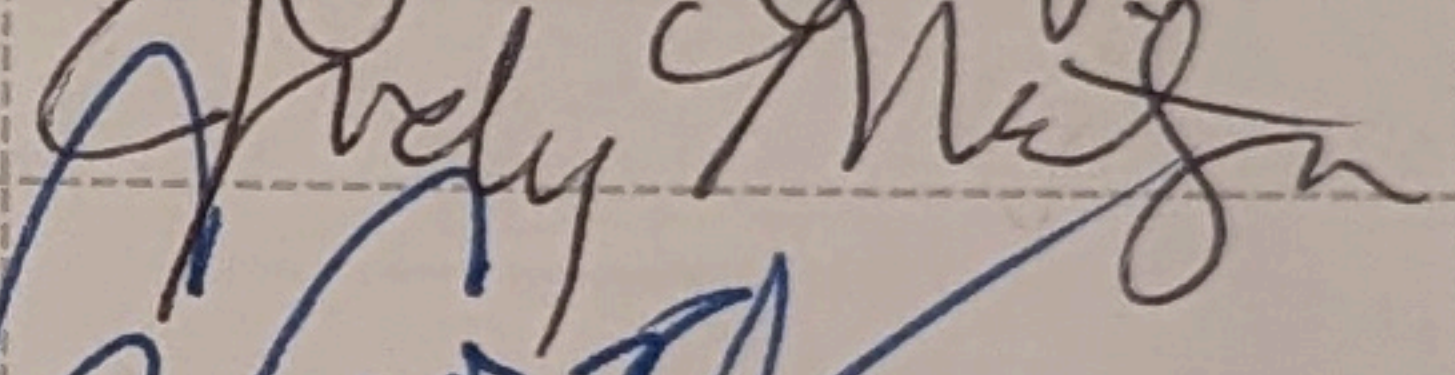
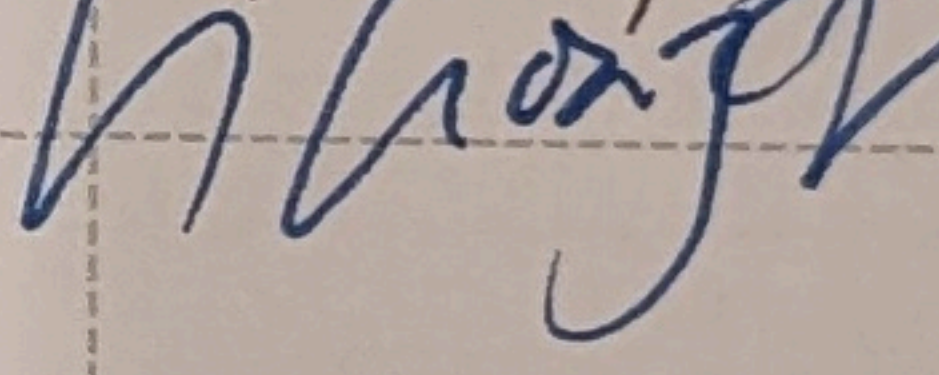
HISTORIC DISTRICT: Woodland Heights Historic District

Exhibit 4 – Signatures in Support

DRAFT

807 Woodland St - Garage Addition

If you are in support of the garage addition at 807 Woodland St, please sign the list below. This will be reviewed by the HAHC (Houston Archaeological and Historical Commission) - Thank you.

NO.	Name	Address	Signature
01	Anthony Adamsen	808 Bayland Ave	
02	HENRI Tallichet	802 Woodland	
03	AMY MORRISSEY	814 WOODLAND ST	
04	Judy Meitzen	803 Woodland St.	
05	William Frutkus	808 Woodland St	
06			
07			
08			
09			
10			
11			
12			

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 06/17/2024

ITEM: I

APPLICANT: Jake Boehm, owner

PROPERTY ADDRESS: 807 Woodland St., Houston, Texas 77009

LEGAL DESCRIPTION: Lot 12 & Track 13A, Block 40, Woodland Heights

HISTORIC DISTRICT: Woodland Heights Historic District

Exhibit 5 – Letter in Opposition

DRAFT

November 22, 2023

To the Office of Preservation, City of Houston:

As residents of the Woodland Heights since 2000, and occupants of a 100-year-old house, we have been strong supporters of both historic preservation and lot-size protection. So it was with surprise and disappointment earlier this year when we saw, over the course of a weekend, a second story built atop a garage that sits midway down the driveway at 807 Woodland. The building looms over our yard at 815 Woodland like shipping containers stacked atop each other, a white wall that has fundamentally changed the look and feel of our yard, gardens and outdoor dining space. What's more, the building rises within uncomfortably close proximity to the deck of our garage apartment, which heretofore had a private, treehouse feel.

I would be remiss to make this a NIMBY letter. We see two important issues at play in the construction at 807 Woodland. First, the addition was built hastily, without proper permits, even while the owner of the home assured us it was properly permitted. (I might add that initially the structure was built with stairs up the side facing our yard, coming within three inches of our property line. Again, the homeowner told us this was within guidelines.) I don't need to tell this group that preservation is a challenge in Houston, but it is discouraging to see such a flagrant violation of preservation rules in what is otherwise a model for historic neighborhoods.

Secondly, the building at 807, because of where it is positioned in the driveway, alters not only the character of what is a lovingly restored duplex, but more importantly the character of the 800 block of Woodland Street. It creates a crowded, chaotic element to the cadence of the existing properties, likening the block more to the neighborhood's streets that are without historic designation. Frankly, I have never seen anything quite so egregious within the confines of Woodland Heights' historically designated area. As a homeowner who has raised a family here, and invested in a historic property for more than two decades, I would strongly urge this group to uphold the removal of this addition.

Sincerely,

Thaddeus Herrick and Family

815 Woodland Street

Tel. 713 261 8338