

### CERTIFICATE OF APPROPRIATENESS

**Application Date:** July 22, 2024

**Applicant:** Jeffrey Blocksidge, agent for Christina Stewart, owner

**Property:** 3423 White Oak Drive, Res A, Block 1, Cortlandt Green. The property includes a historic 1,101 SF, one-story wood single-family residence converted into commercial, as well as three more detached historic wood structures situated on a 13,200 (two 100' x 66' combined lots) SF corner lot in the Houston Heights South Historic District.

**Significance:** Contributing bungalow style residence, constructed circa 1920, located in the Houston Heights South Historic District. Approved COA in Oct. 2023 for construction of rear deck and covered walkway to connect all structures for contemporary commercial use. Approved COA in Nov. 2023 for change of designation for the garage apartment from contributing to non-contributing, which has not gone to City Council.

**Proposal:** Alteration – Siding or Trim, Doors, Windows, Awning or Canopy

Applicant is proposing new windows, doors, awnings, and siding to the property for new tenant, Tiny’s Milk & Cookies. The proposal includes:

- North (front) elevation, facing White Oak Drive:
  - Replace porch railing with custom, period-specific railing and of CMU pier with brick and removal of wood lattice
  - Installation of new standing seam metal roof (silver)
  - Plum Alley to replace non-original entry door with period correct door and repair existing double-hung windows (EX1 and EX2) and install new period-correct drip edge profile
- West (side) elevation, facing Cortlandt Street:
  - Removal of side railing for circulation
  - Restoration of original fixed casement windows (EX3 and EX4) and replacement of original triple window (W05, W06, W07) with new wood windows to fit the width of existing triple window and match historic sash profiles; replacement of existing non-original 1-over-1 with custom inswing casement (W08)
  - Installation of new fabric awning and restoring brick chimney to original finish
- South (rear) elevation:
  - Plum Alley to replace existing non-original vinyl window (W09) as well as install a new one (W10), with both new windows to match existing historic casement (EX3)
  - Removal of door and stairs and infill existing wall patch with siding TYP to match existing; infill exterior wall, chair, rail, and skirt to match existing
- East (side) elevation:
  - Two sets of non-original windows (EX11 and EX12) to be replaced with ADA metal entry door and new window to match existing historic casement (EX3)
  - Restoration of original double hung windows (EX1 EX14, EX15) by Plum Alley
  - Handicap ramp to be removed
- **All new windows should be wood, inset and recessed. See Attachment A.**

**Public Comment:** Thirteen letters of support received. See Attachment B.

**Civic Association:** No comment received.

**Recommendation: Approval with conditions:**

**HAHC Action: -**

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                |   |
|-------------------------------------|--------------------------|--------------------------|---|
|                                     |                          |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>In addition to preserving the width of the historic opening of the triple window, the applicant has agreed to remove the triple window safely and retain the original triple window on site.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of 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;<br><i>Replacement windows match existing sash profiles of historic windows and retain the width of the historic window opening.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;<br><i>the applicant has agreed to remove the triple window safely and retain the original triple window on site.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

PROPERTY LOCATION



INVENTORY PHOTO





CURRENT PHOTO



AERIAL VIEW OF PROPERTY

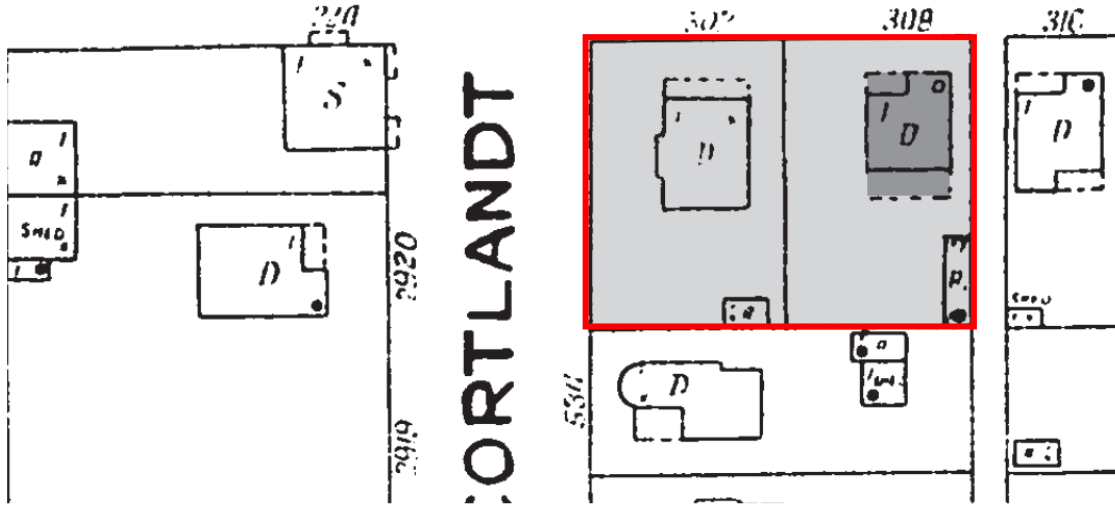
Lot is outlined in red,  
with 3423 White Oak's  
location on the lot is  
outlined in orange



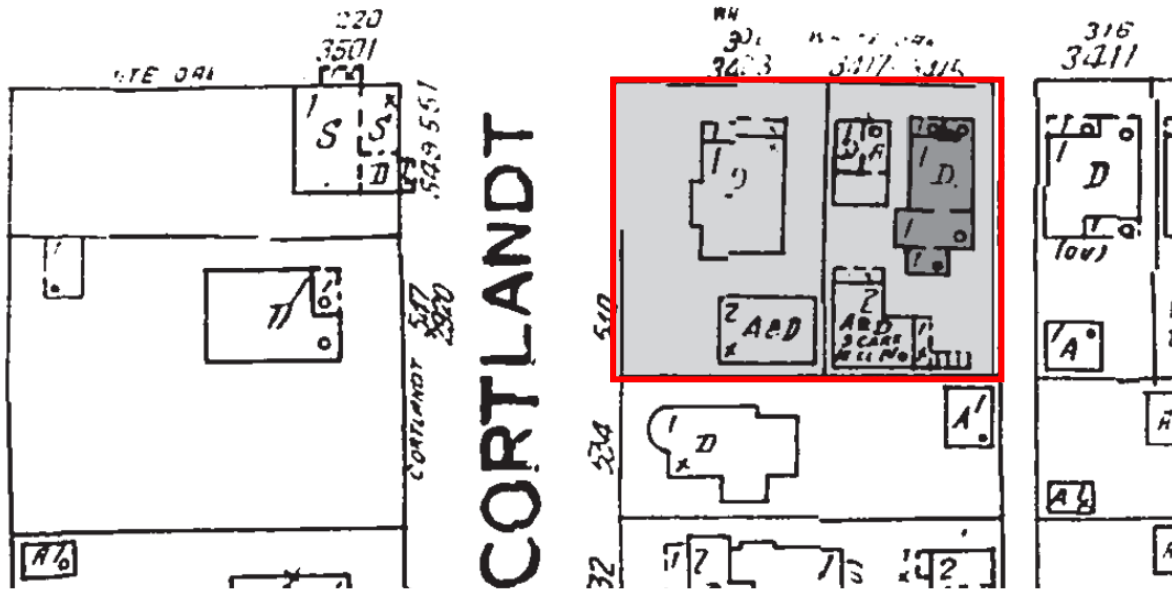
SANBORN

1925 - VOLUME 7, PG. 722

E. 6TH



1941 - VOLUME 7, PG. 722





BLA

Map No. _____ Addition <u>40-40-</u>		No. Sq. Ft. <u>1112</u>		Price Per Sq. Ft. <u>200</u>		\$ <u>2220</u>	
Block <u>288</u> Lot <u>W/2 23-24 (32)</u>		Percent Good <u>75</u>		Other Bldgs. <u>1</u>		<u>1660</u>	
OWNER <u>Lee Mildred B</u>		Interior Trim <u>380</u>		Total All Bldgs. <u>1710</u>			
ADDRESS <u>3423 White Oak Drive</u>		HEATING <u>29</u>		LAND VALUE			
TYPE OF PROPERTY <u>Res. OCCUPIED VACANT</u>		LIGHTING <u>13</u>		Front x Depth		Unit Value Factor Front Ft. Value - - \$	
BASEMENT, Whole Part _____		PLUMBING <u>10</u>		TOTAL			
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		ELEVATORS _____					
WALLS, Brick _____ Stone _____		CONDITION, <u>Good</u> , Fair, Bad, Obsolete _____					
Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____							
Weatherboards _____							
ROOF CONS., Concrete, Steel, Wood Truss _____							
ROOF, Hip, Gable, Mansard, Flat _____							
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____							
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____							
PERMIT DATE _____ NO. _____ AMT. _____							

UIC 6004, 1112

704°

1092°

39

28

224° 28

EXISTING APPRAISALS, if any - 100% Value - without depreciation - \$	
Dep.-Pr. 50% Du. 10% Ex. \$	
NEW APPRAISALS	
Res 1092	4200
UP 224	270
Gar 704	1200
APT 204	2320
100% Value	9090
Less 60% Dep	5450
New 100% Value	3640

Appraiser's name & date  
R. Shively 2-14-68

TOTAL VALUE \$ 3640

FOR 20% 69% 1460 City  
27% 1930

Do 20% = 730.



CONTEXT AREA



534 Cortlandt St – contributing – 1920

Located directly behind lot facing Cortlandt

3417 White Oak Dr – contributing – 1920

Located on same lot to the left of property

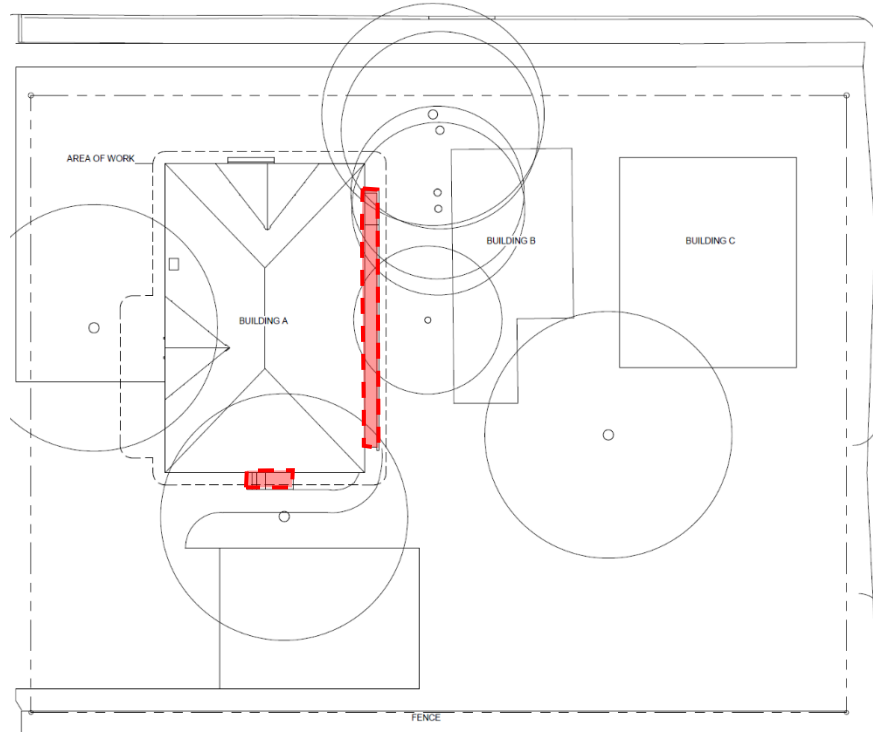


3501 White Oak Dr – contributing – 1920

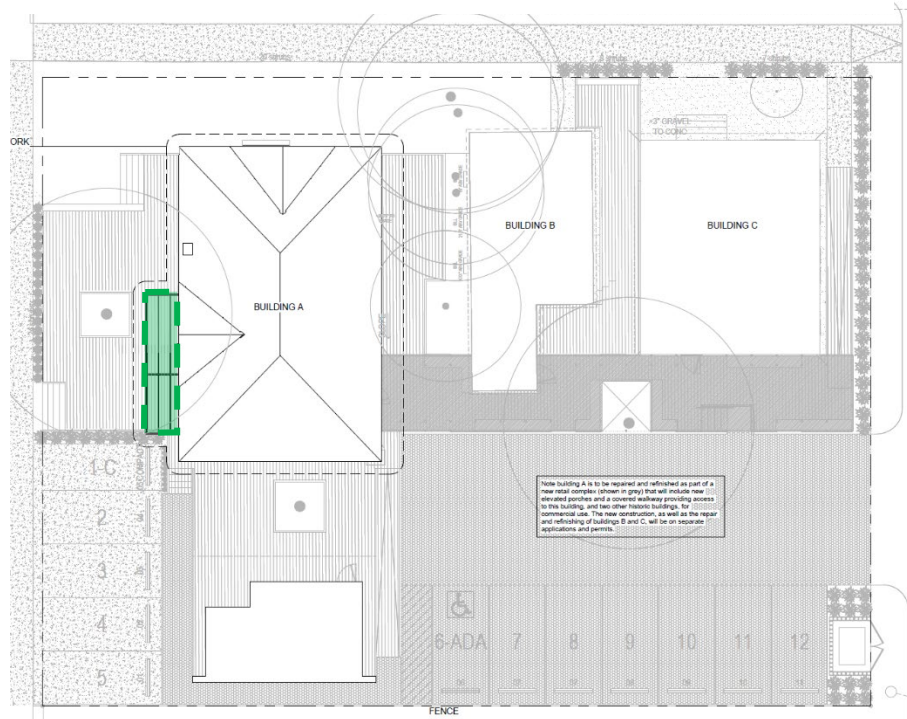
Located on White Oak across the street from Cortlandt



**SITE PLAN**

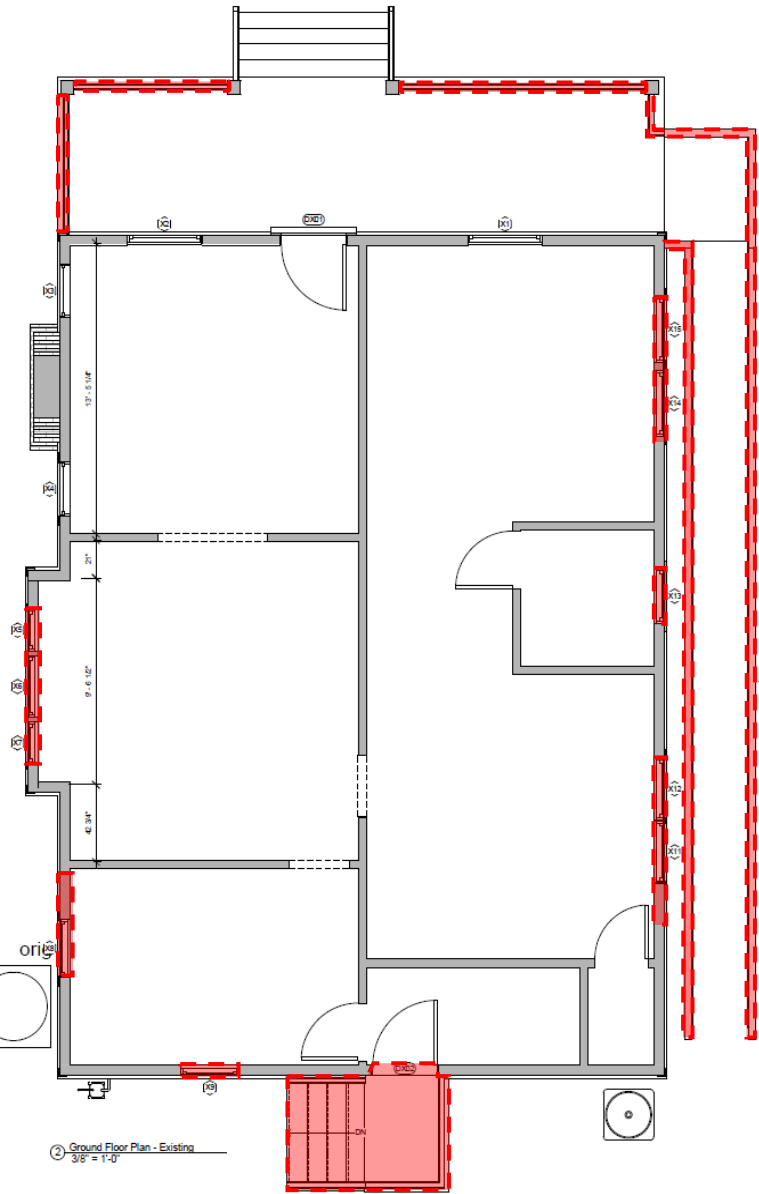


**EXISTING**

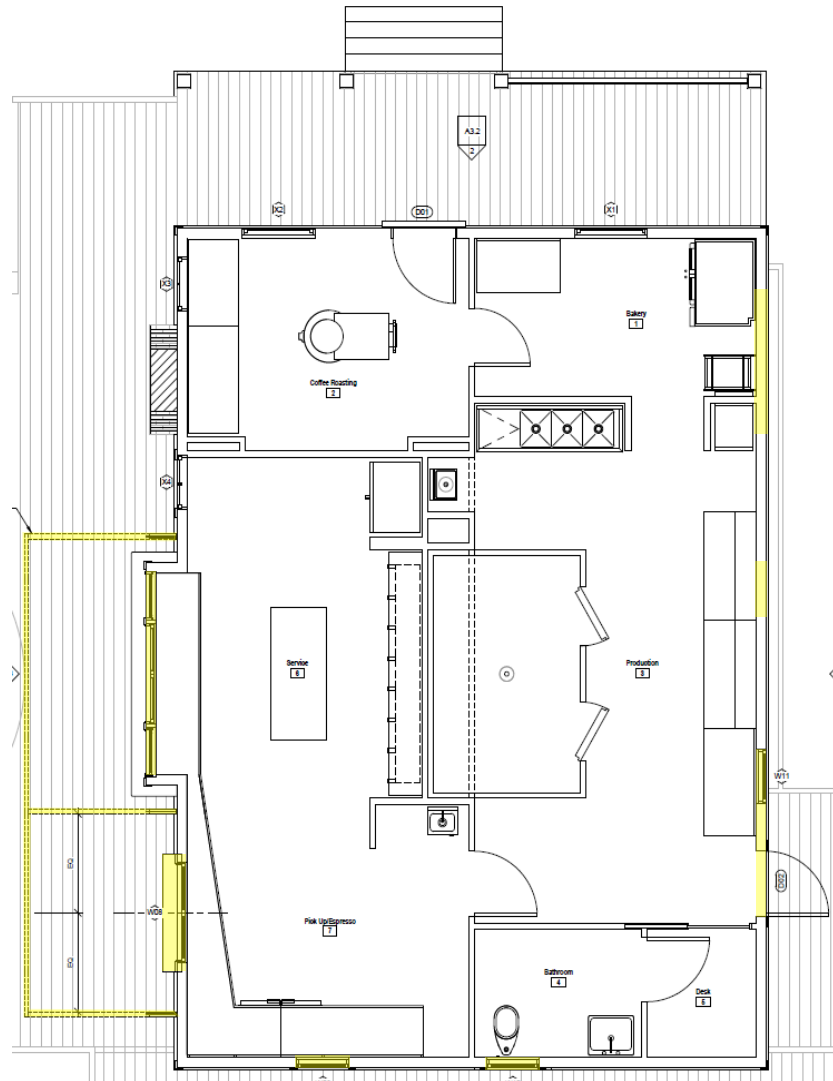


**PROPOSED**

FLOOR PLAN

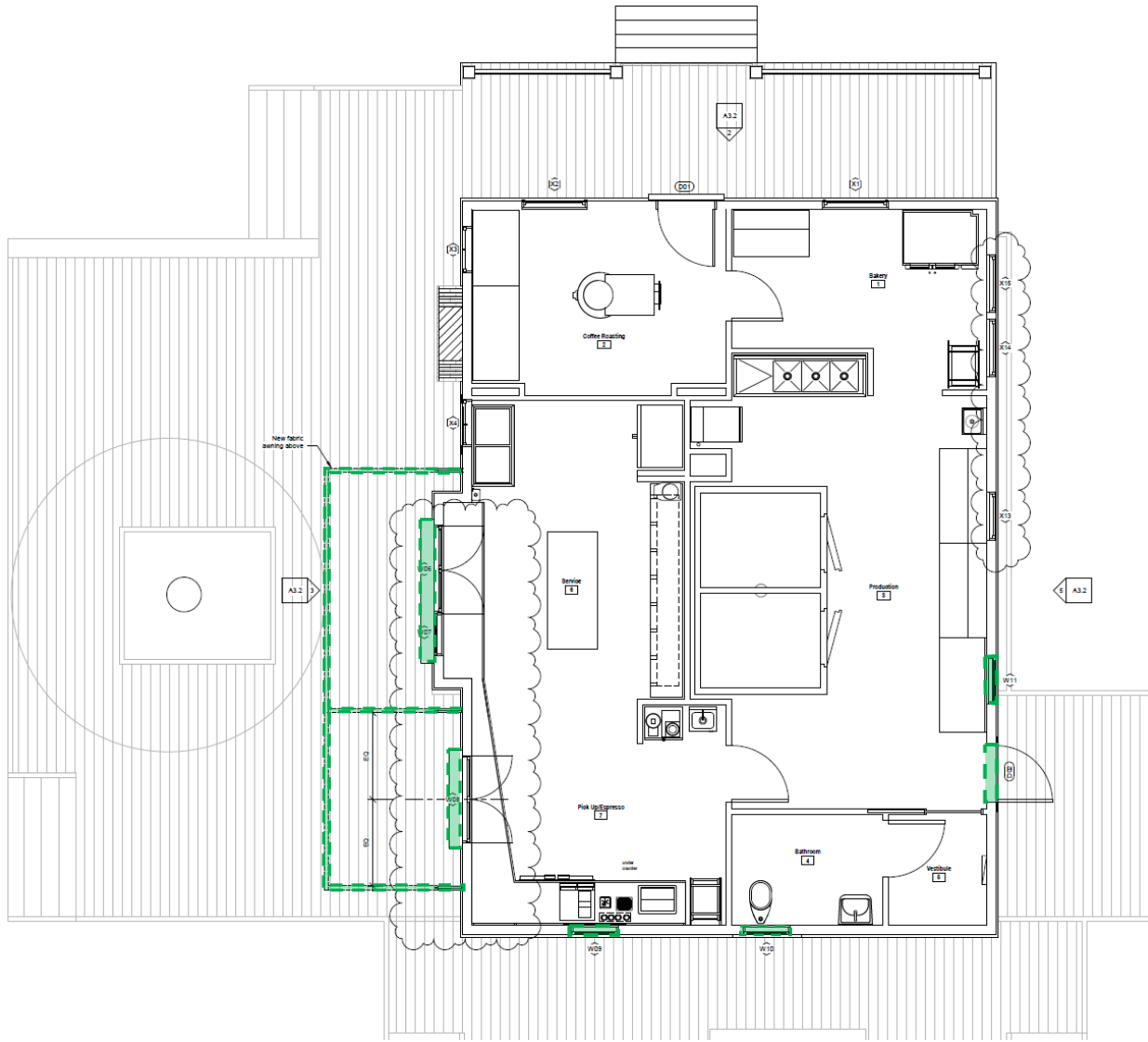


EXISTING



PROPOSED TO HAHC ON 9/12/2024

FLOOR PLAN – CONTINUED

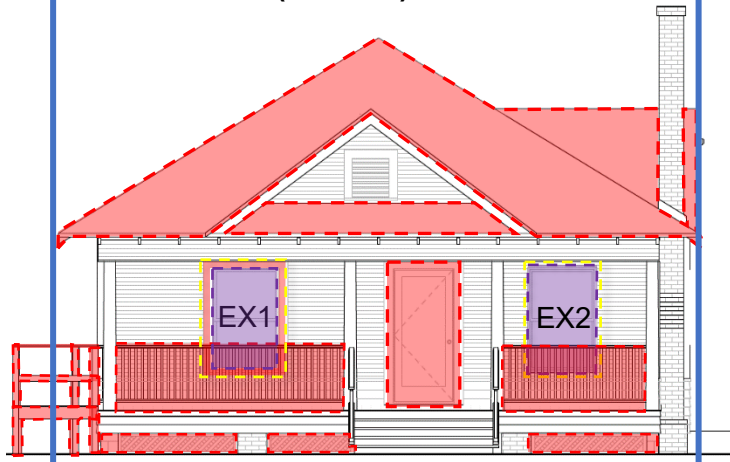


PROPOSED AS CURRENTLY SUBMITTED



FRONT (NORTH) ELEVATION

- RED** – to be removed
- PURPLE** – to be restored
- GREEN** – to be added
- YELLOW** – original window



EXISTING



PROPOSED TO HAHC ON 9/14/2024



PROPOSED AS CURRENTLY SUBMITTED

RED – to be removed

PURPLE – to be restored

GREEN – to be added

YELLOW – original window

RIGHT (WEST) ELEVATION



EXISTING



PROPOSED TO HAHC ON 9/14/2024



PROPOSED AS CURRENTLY SUBMITTED

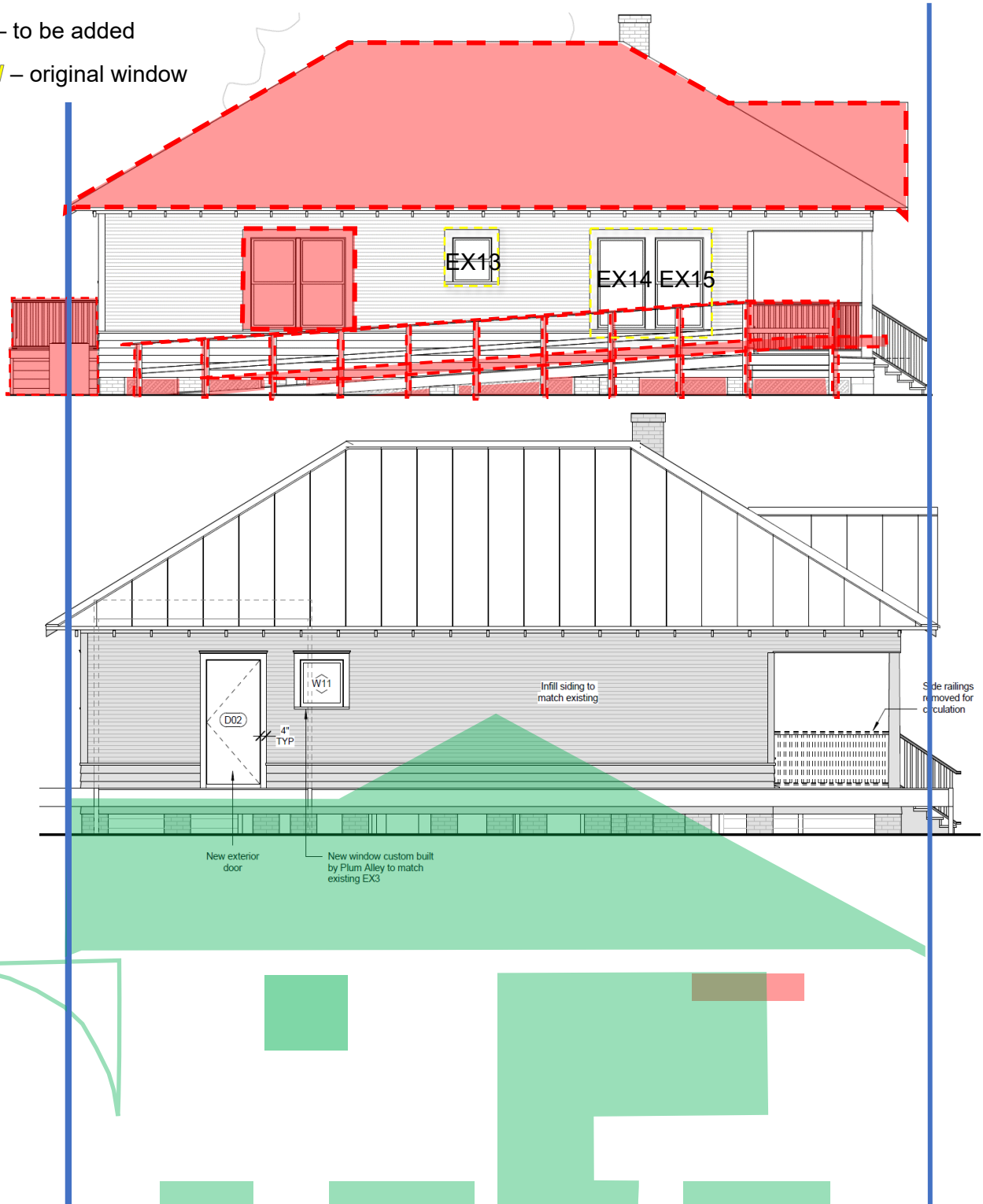
RED – to be removed

PURPLE – to be restored

GREEN – to be added

YELLOW – original window

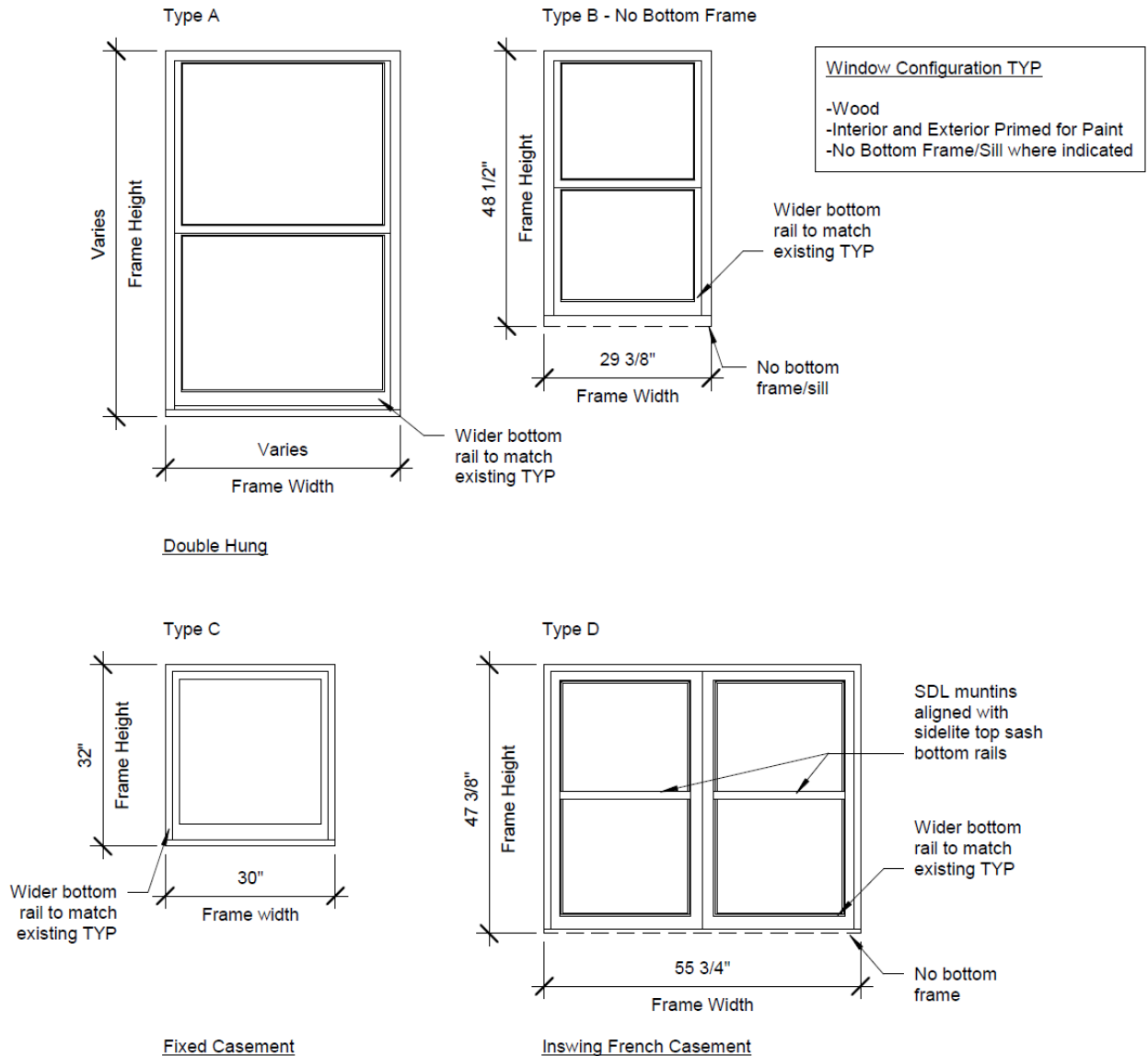
LEFT (EAST) ELEVATION







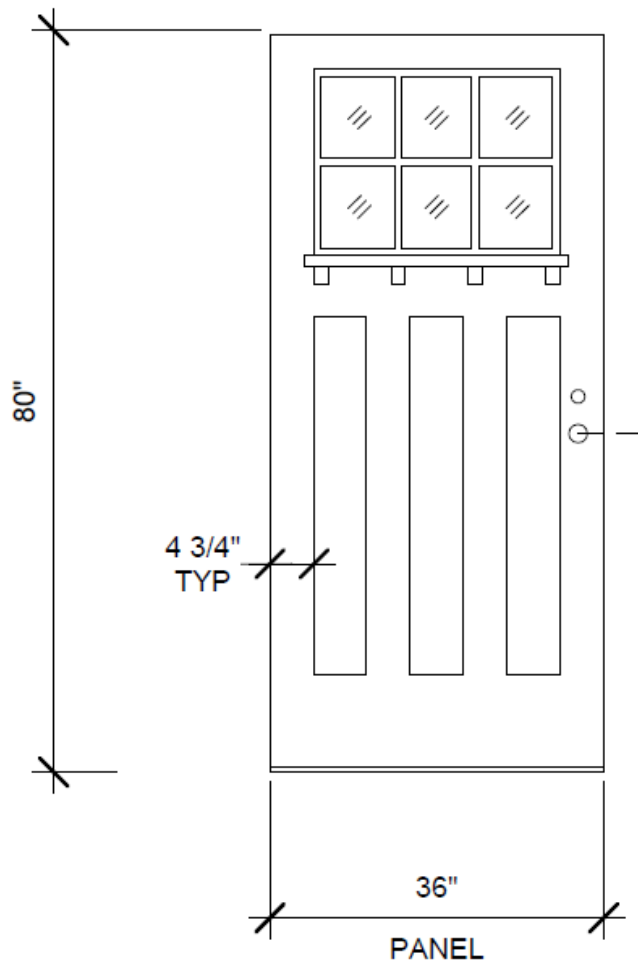
Window Schedule						
Mark	Mfr.	Material	Type	Frame Width	Frame Height	Comments
				0"	0"	
				0"	0"	
EX1	Plum Alley	Existing	A - Existing Double Hung to be restored	42"	64"	VIF
EX2	Plum Alley	Existing	A - Existing Double Hung to be restored	42"	64"	VIF
EX3	Plum Alley	Existing	C - Existing Fixed Casement to be restored	30"	32"	VIF
EX4	Plum Alley	Existing	C - Existing Fixed Casement to be restored	30"	32"	VIF
W05	Plum Alley	Wood-Primed	B - Double Hung No Bottom Frame	29 3/8"	48 1/2"	No Bottom Frame/Sill
W06	Plum Alley	Wood-Primed	D - Inswing French Casement No Bottom Frame	55 3/4"	47 3/8"	No Bottom Frame/Sill
W07	Plum Alley	Wood-Primed	B - Double Hung No Bottom Frame	29 3/8"	48 1/2"	No Bottom Frame/Sill
W08	Plum Alley	Wood-Primed	D - Inswing French Casement No Bottom Frame	55 3/4"	47 3/8"	No Bottom Frame/Sill
W09	Plum Alley	Wood-Primed	C- NEW Fixed Casement to match X3	30"	32"	VIF
W10	Plum Alley	Wood-Primed	C- NEW Fixed Casement to match X3	30"	32"	VIF
W11	Plum Alley	Wood-Primed	C- NEW Fixed Casement to match X3	30"	32"	VIF



**DOOR SCHEDULE**

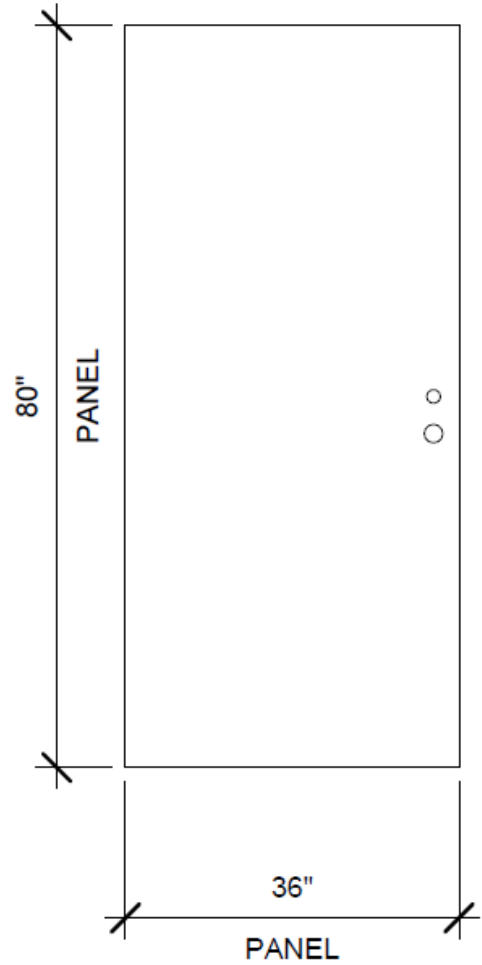
Door Schedule - Exterior					
Mark	Mfr.	Type	Width	Height	Comments
D01	Plum Alley	A - Inswing Wood Panel Door	36"	80"	Refer drawing
D02	TBD	B - Outswing Metal Entry Door with Panic Bar - Primed	36"	80"	

Door Type A



Wood Panel Entry Door

Door Type B



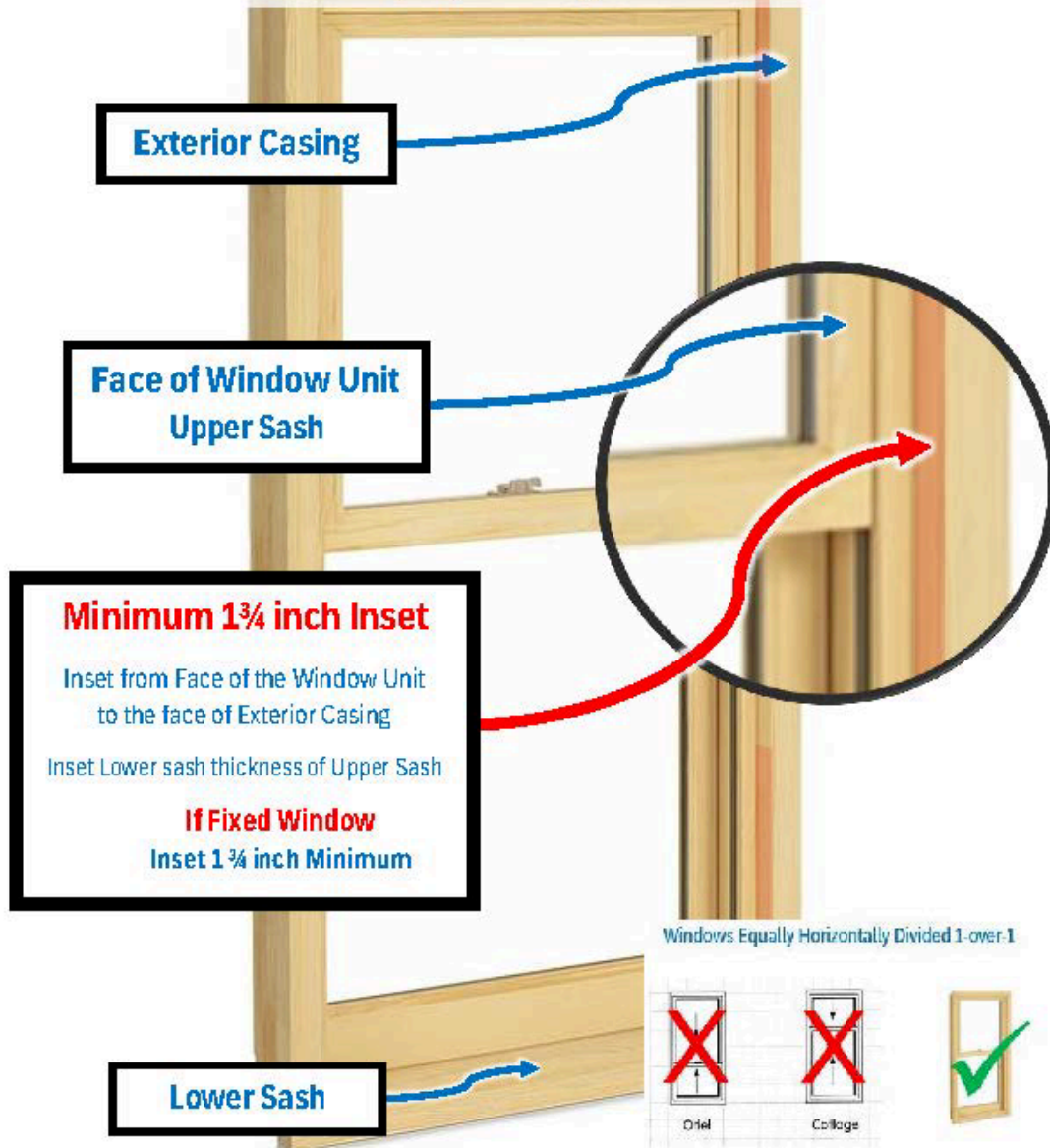
Metal Entry Door

ATTACHMENT A

Attachment 1

Window Standard for Historical Additions,  
New Construction & Replacements

From Face of Exterior Casing to Face of Window Unit Shall be 1 3/4 inch Minimum  
Windows Equally Horizontally Divided 1-over-1



**ATTACHMENT B**  
**PUBLIC COMMENTS**  
**LETTERS OF SUPPORT**

Dear Houston Office of Preservation-

Letter 1

I (or We), Josh & Rachel Hopsed support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

Rachel Hopsed  
Name(s)

Date 9/3/24

██████████ E. 5<sup>th</sup> St Houston TX 77007  
Address

Dear Houston Office of Preservation-

Letter 2

I (or We), Jon & Michele Jovanelly support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

Jon & Michele Jovanelly  
Name(s)

Date 8/29/24

██████████ E 5<sup>th</sup> St, Houston 77007  
Address



Letter 3

Dear Houston Office of Preservation-

I (or We), Dawn & Mitch Butz support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

Dawn and Mitch Butz

Name(s)

████████ Cortlandt 77007

Address

Date 8/30/2024

Letter 4

Dear Houston Office of Preservation-

I (or We), Mimi & Greg Wozniak support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

Mimi Wozniak

Name(s)

████████ Cortlandt St.

Address

Date 8/28/24

Letter 5

Dear Houston Office of Preservation-

I (or We), Chad & Christa Nichols, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

Christa & Chad Nichols  
Name(s)  
[Redacted] Cortland St - 77007  
Address

Date Sept 2, 2024

Dear Houston Office of Preservation-

Letter 6

I (or We), Clayd Sarah Watson, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

CSW  
Name(s)  
[Redacted] Cortland St  
Address

Date 9/3/24

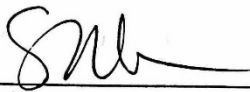
Dear Houston Office of Preservation-

Letter 7

I (or We), Clayd Sarah Watson, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

  
Name(s)

Date 9/3/24

██████████ Cortlandt St  
Address


Dear Houston Office of Preservation-

Letter 8

I (or We), Matt & Christy Stewart, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

  
Name(s)

Date 9.3.24

██████████ Cortlandt St  
Address



Dear Houston Office of Preservation-

Letter 9

I (or We), Rob & Steffi Meister, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

Rob & Steffi Meister  
Name(s)

Date 9/4/24

████████ Arlington Street  
Address

Dear Houston Office of Preservation-

Letter 10

I (or We), FRANCESCA BERNARD & BEJAN WOJENIAK, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

FRANCESCA BERNARD & BEJAN WOJENIAK  
Name(s)

Date 9-9-24

████████ COLLETT ST  
Address  
HOUSTON TEXAS 77007



Letter 11

Dear Houston Office of Preservation-

I (or We), Tyler + Christie Chase, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely,

Tyler + Christie Chase Date 09.07.2024  
Name(s)  
[Redacted] Cortlandt Street  
Address

Letter 12

Dear Houston Office of Preservation-

I (or We), Cornelia Daerschmid / Emily Mott, support the proposed renovations to the Historic residence located at 3423 White Oak Dr in Houston, TX under Certificate of Appropriateness application HP20240199.

As a resident of the neighborhood, we are excited for Tiny's Milk and Cookies to thoughtfully refurbish and renovate the existing structure into a thriving family friendly neighborhood gathering space. For years this structure has been neglected and suffers from deferred maintenance and a lack of proper stewardship. Furthermore, the residence previously housed businesses we do not consider positive contributing members to our neighborhood. We are confident Tiny's Milk and Cookies will promote a vibrant and safe environment for adults and children alike and will become a great asset to our growing community. Please consider the many positive aspects their presence will provide when reviewing their proposal.

Sincerely, [Signature]

Cornelia Daerschmid, Emily Mott Date 9/9/2024  
Name(s)  
[Redacted] White Oak Dr  
Address

Letter 13

Clemens Duerschmid & Emily Mott  
[redacted] White Oak Dr  
Houston, TX 77007  
[redacted]@gmail.com

To

Houston Office of Preservation  
Planning & Development (P&D) Dept.  
611 Walker Street, 6th Floor  
Houston, TX 77002

Re: 3423 White Oak Dr.

To whom it may concern,

I would like to take this opportunity to enthusiastically support the proposed development and alterations at 3423 White Oak Dr (HP20240199). We live right next door at [redacted] White Oak and have previously supported changing the neighboring 3415 White Oak property's designation to commercial use. This little corner of the heights has been neglected for long enough, allowing protected buildings to slowly decay.

We support the alterations, because:

- The proposed development is a family-friendly, daytime-only business, fitting well into the neighborhood. I recently was lucky to visit another Tiny's Milk & Cookies location to confirm these assumptions.
- While the business previously at this location was run by lovely people, businesses such as boutiques and stores have had generally a hard time on this stretch of White Oak. Also, the adult theming of the previous business was less than ideal for this very family-rich neighborhood.
- Historic preservation is hugely important for us, but I would rather have approved alterations made to buildings that enable the owners/renters to keep them maintained, rather than strictly adhering to a code, but rendering it impossible to house a business. In turn, the building would remain empty for longer, decay faster, and negatively impact the neighborhood. A business, especially one like Tiny's Milk & Cookies, will have the opposite effect – improve the overall appeal of the neighborhood, and allow continued investment into keeping the historic building well maintained.

Sincerely,



Clemens Duerschmid  
September 5, 2024

**ATTACHMENT C**  
PROJECT DETAILS AND MATERIALS