PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E6 June 18, 2026 405 Highland Street
HPO File #: HP2026_0077 Woodland Heights

Applicant: Arielle Prangner, owner, Sam Gianukos, agent

Property: 405 Highland St, Houston, TX, 77009; Lot 15, Block 16, Woodland Heights Subdivision. The property includes a historic 2,261 (per HCAD) square foot house on a 5,000 SF interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District. A detached two & half garage has been approved in 5/2020

Proposal:

Alteration – Addition:

The applicant has submitted a revised second-floor addition following the Houston Archaeological and Historical Commission's deferral on April 23, 2026. The updated submittal maintains the intent of adding a full second story to the existing contributing structure but includes several adjustments to better respond to concerns related to scale, massing, and roof form.

Deferred Design (Original Submittal)

- The ridge height is 27'-6" and eave height to 21'-2".
- Introduced new siding with a wider reveal than the historic 2½-inch siding.
- Increased total living area from 2,323 square feet to 3,054 square feet.

Revised Design (Current Submittal)

- Replaces the hipped roof approach with a gable roof consistent with the existing 6:12 gable form, incorporating a hip-gable combination to moderate roof bulk.
- The ridge height is 29'-9" and eave height to 21'-7".
- Maintains original first-floor siding and proposes a narrower 4-inch reveal on new siding for improved compatibility.
- Increased total living area from 2,323 square feet to 2,993 square feet

All new windows be inset and recessed.

Public Comment: 35 letters of support received

Civic Association: Woodland Heights Civic Association letter of support received

Recommendation: **Approval**

HAHC Action: -

DRAFT

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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..

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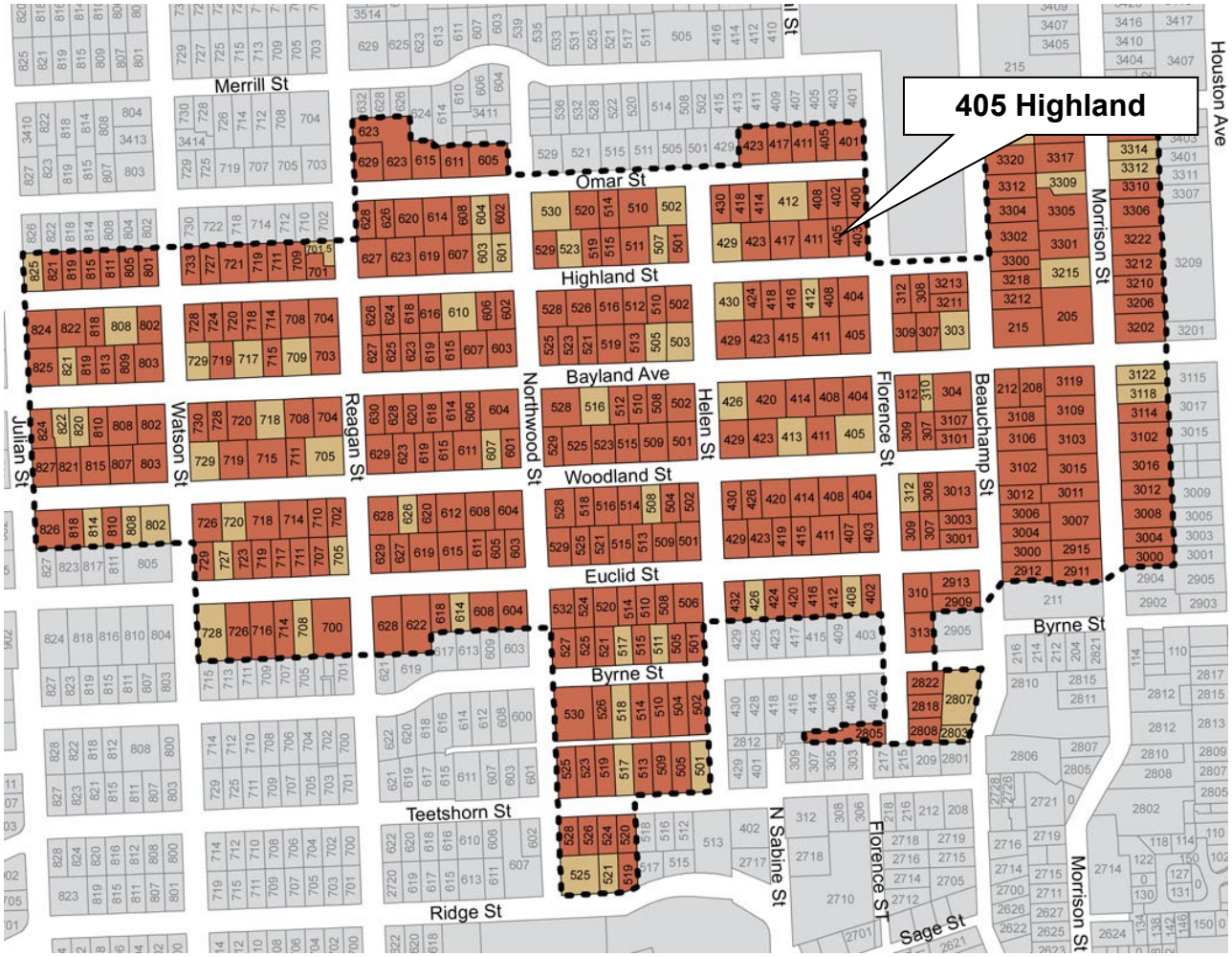
June 18, 2026

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Woodland Heights

PROPERTY LOCATION

Woodland Heights

N



Building Classification

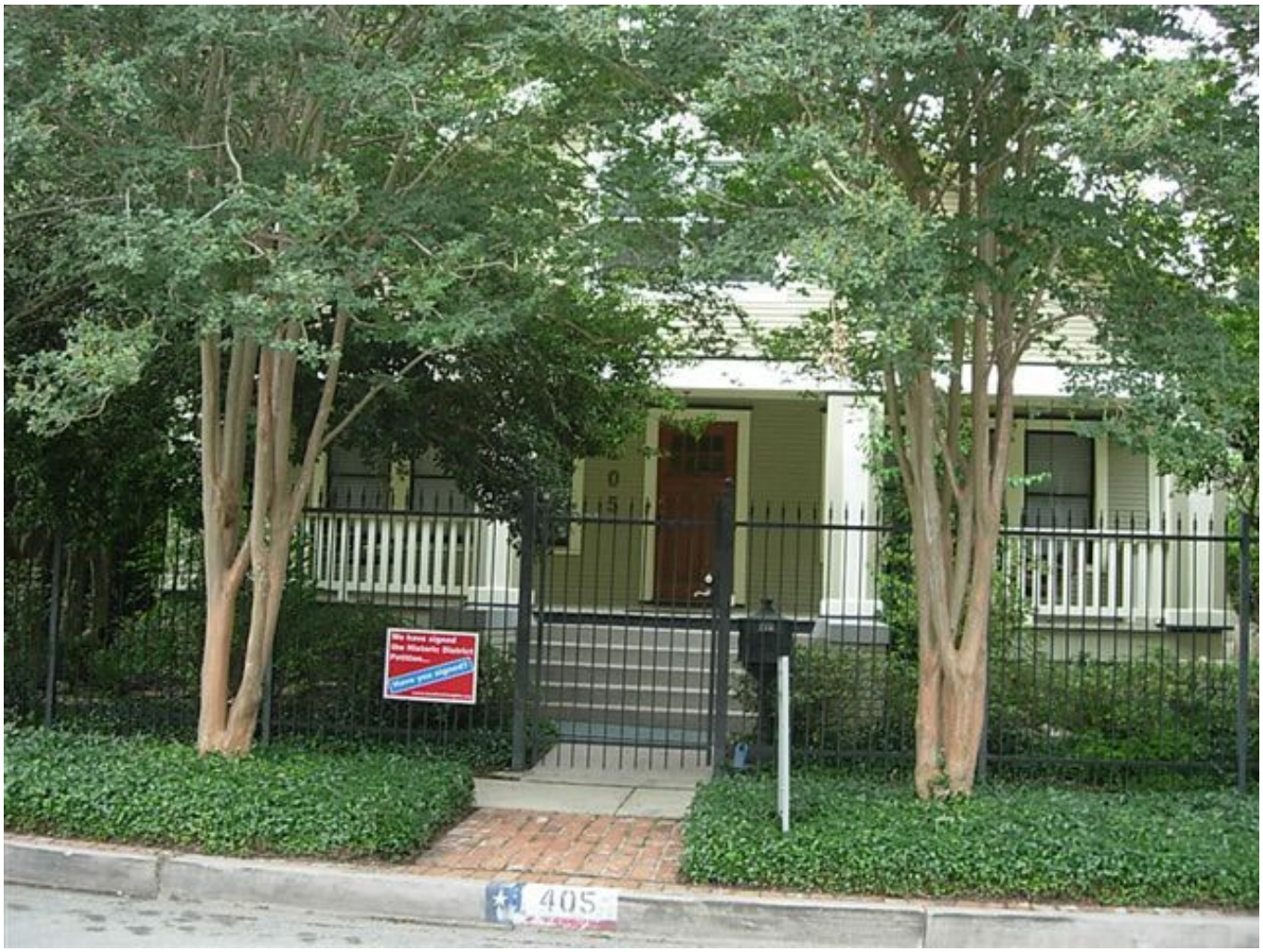
- Contributing
- Non-Contributing
- Park

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INVENTORY PHOTO



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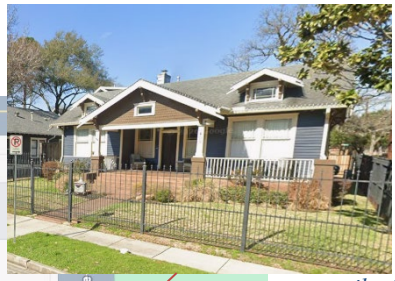
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CONTEXT AREA

Figure 1- Subject property





contributing left, contributing to right

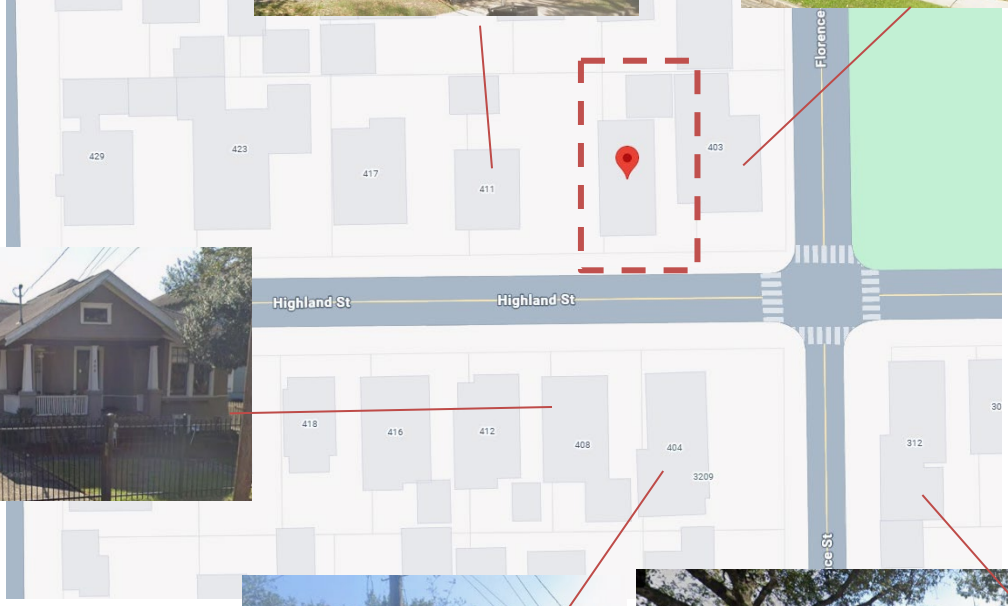
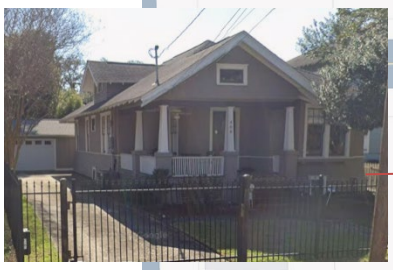
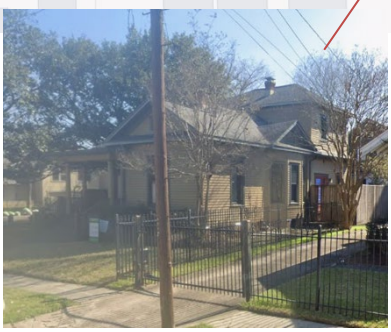
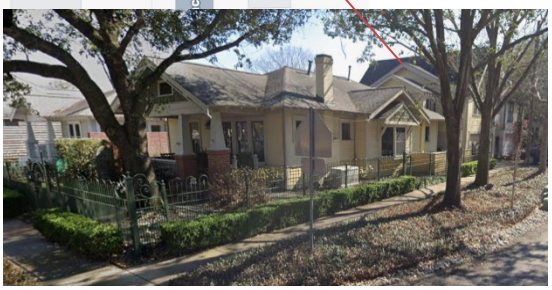


Figure 2- property



Contributing properties across street





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GOOGLE STREET VIEW







EXAMPLES OF EXISTING ADDITIONS IN THE HISTORIC DISTRICT
Provided by applicant



Figure 3-310 Euclid Street



Figure 4- 400 Omar Street



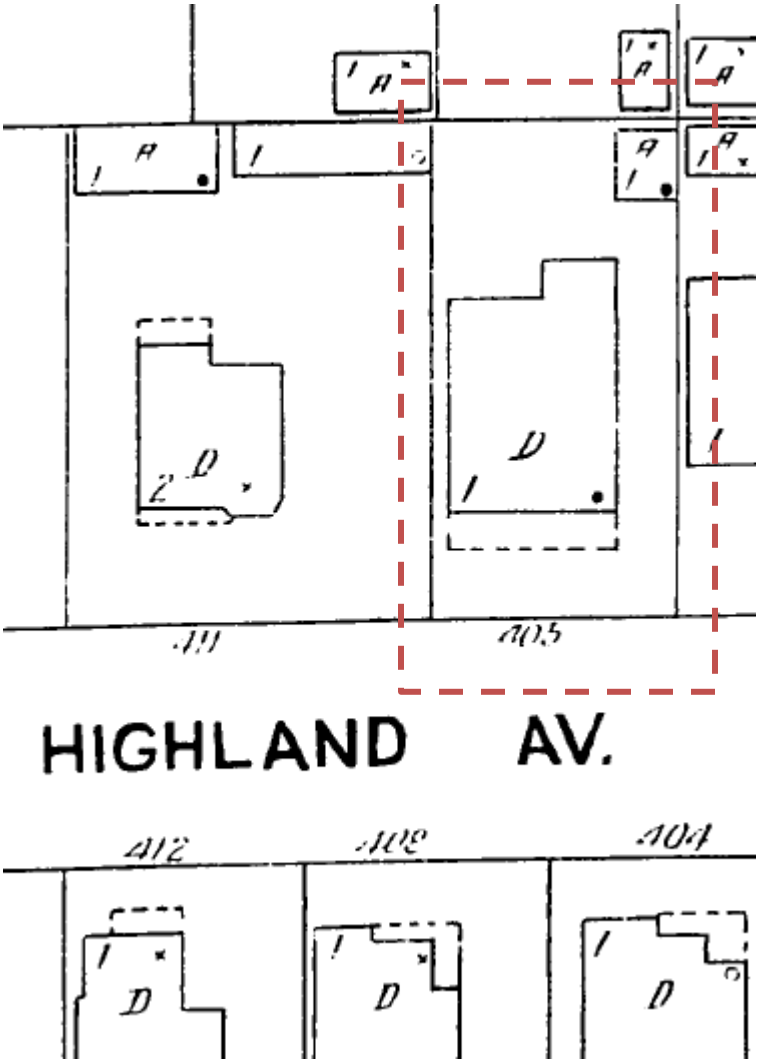
Figure 5-504 Byrne Street

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SANBORN MAP
1924-1950

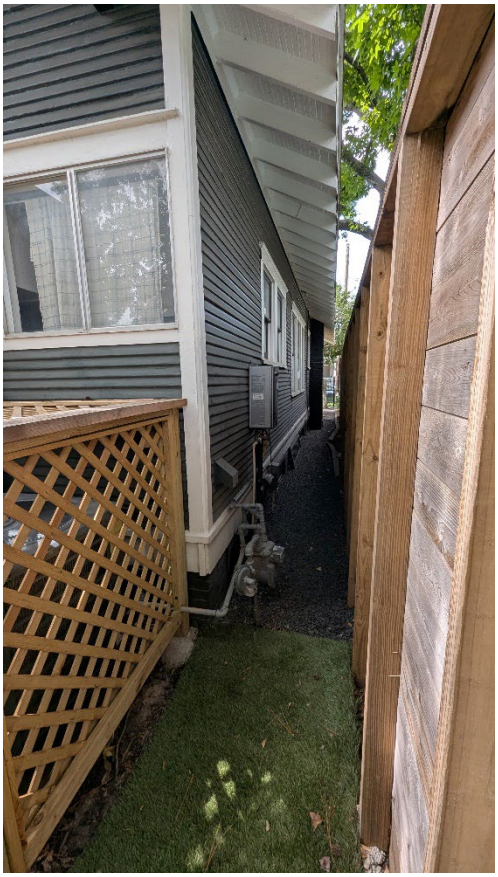


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EXISTING PHOTOS







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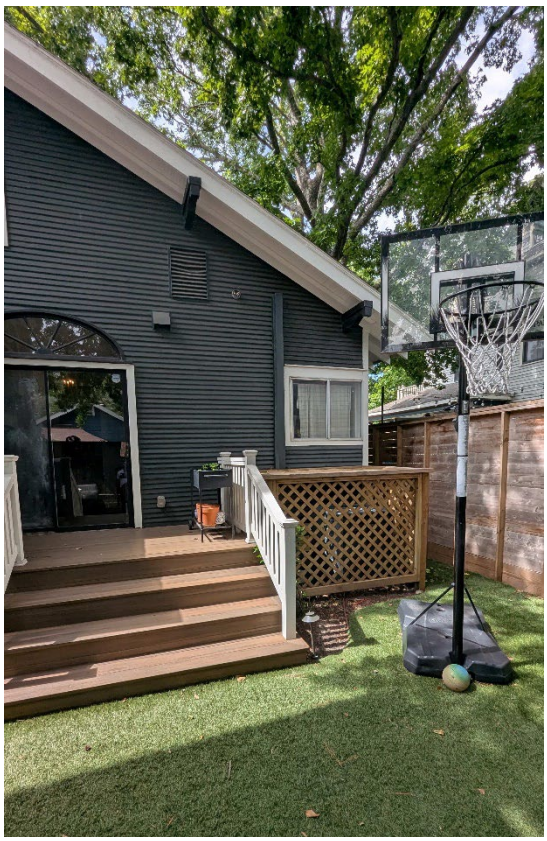
Reviewed by the Houston Archaeological and Historical Commission

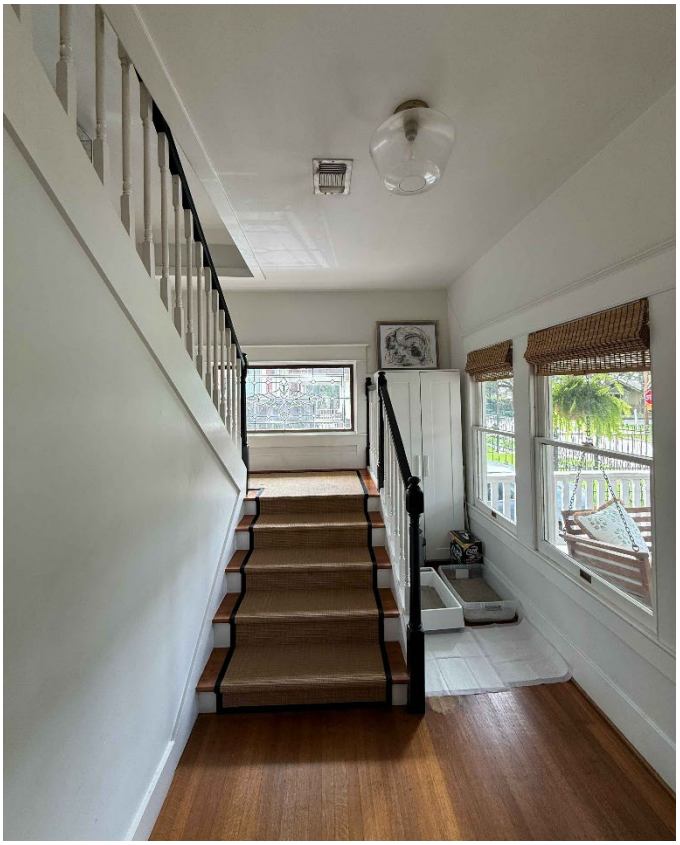
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3D RENDERING
PROVIDED BY APPLICANT

DEFERRED ON 04/23/2026



PROPOSED

This image is a proposed 3d rendering by the applicant and not a real photo



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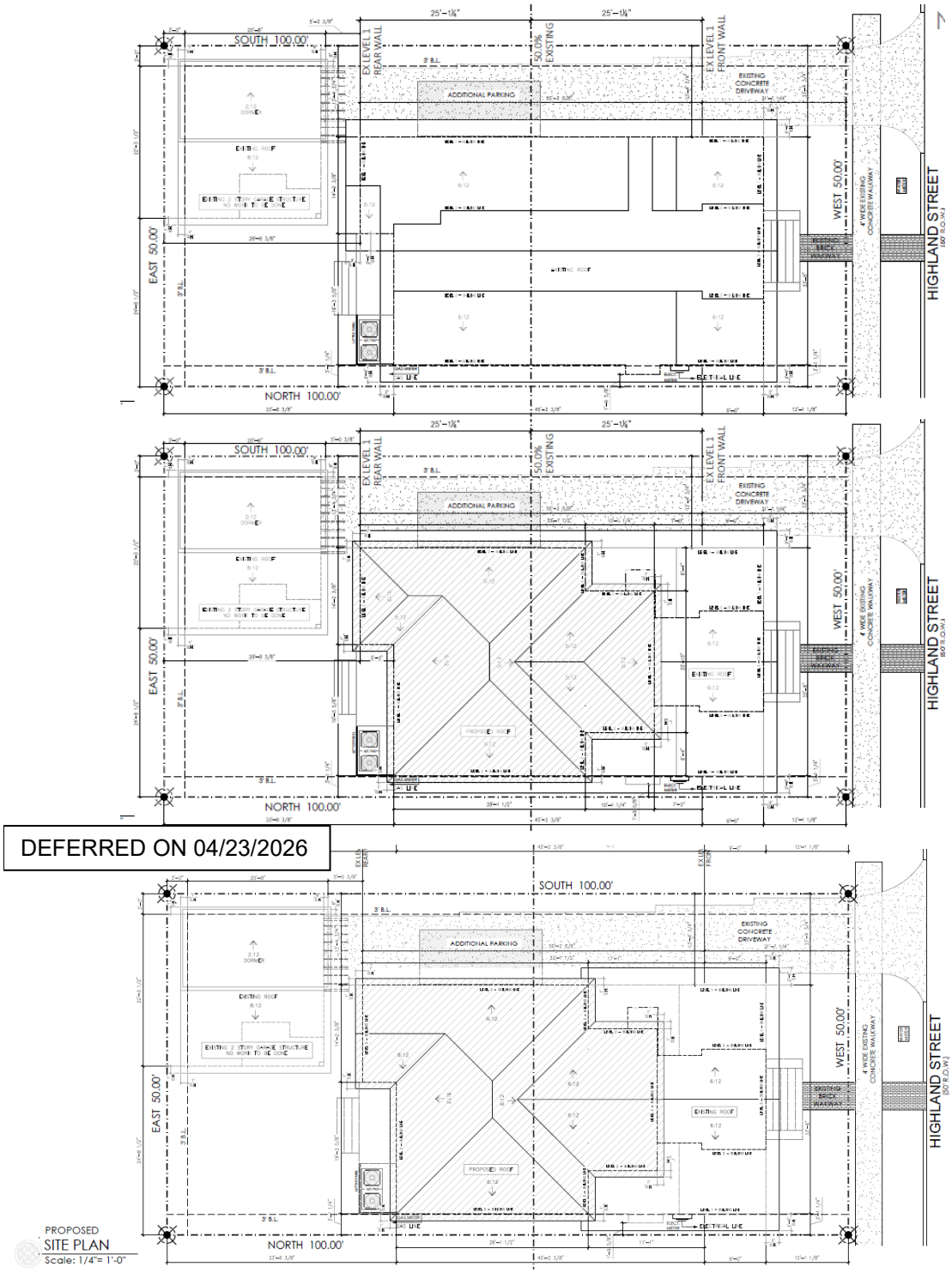


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SITE PLAN



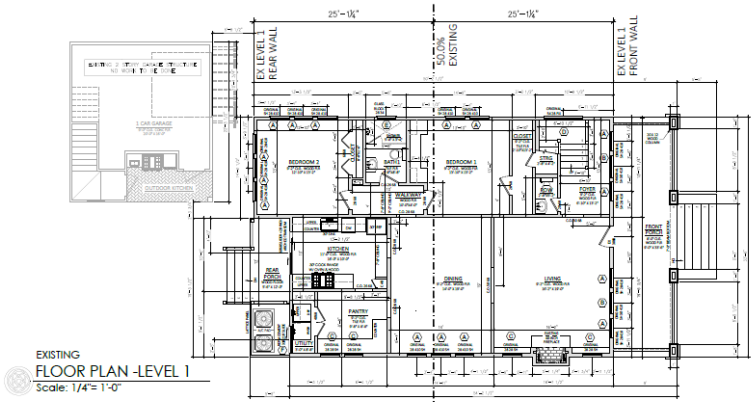
DEFERRED ON 04/23/2026

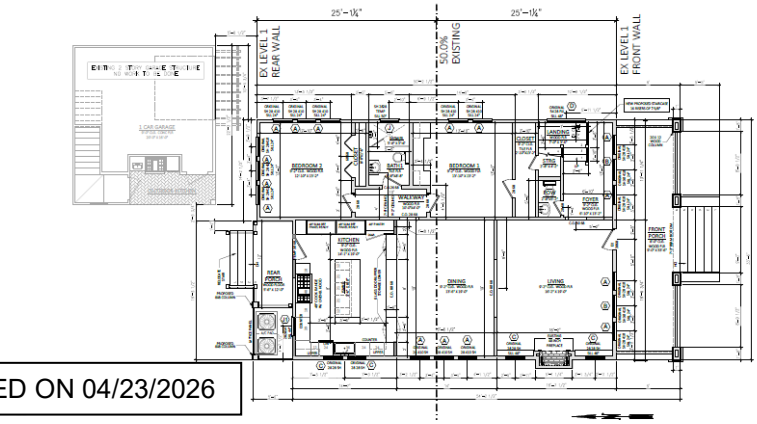
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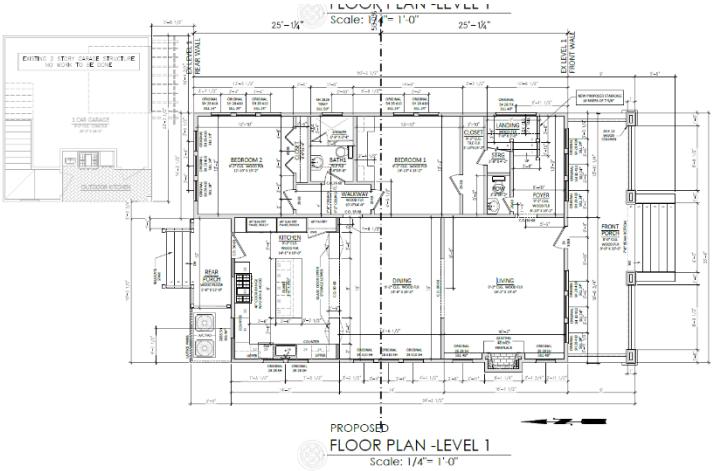
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FIRST FLOOR PLAN



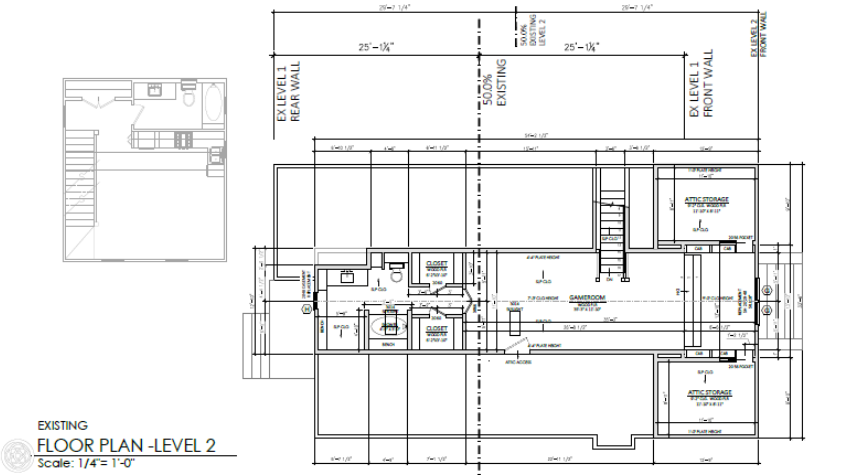


DEFERRED ON 04/23/2026

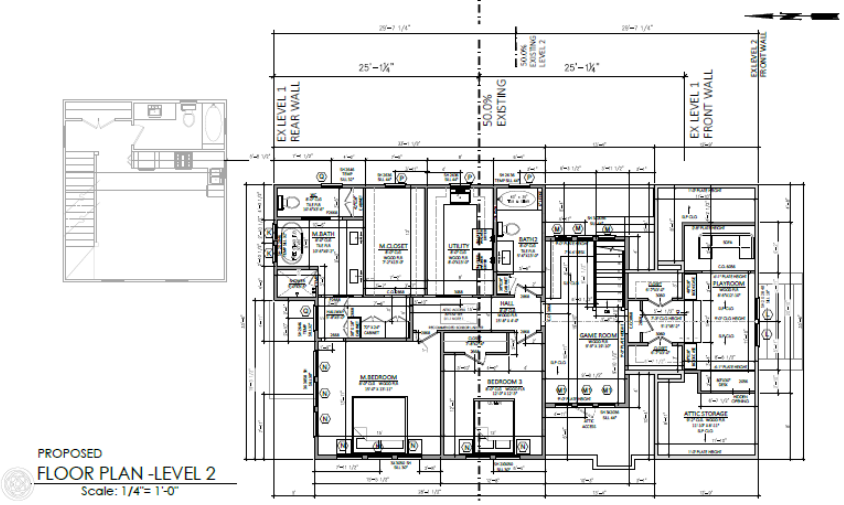


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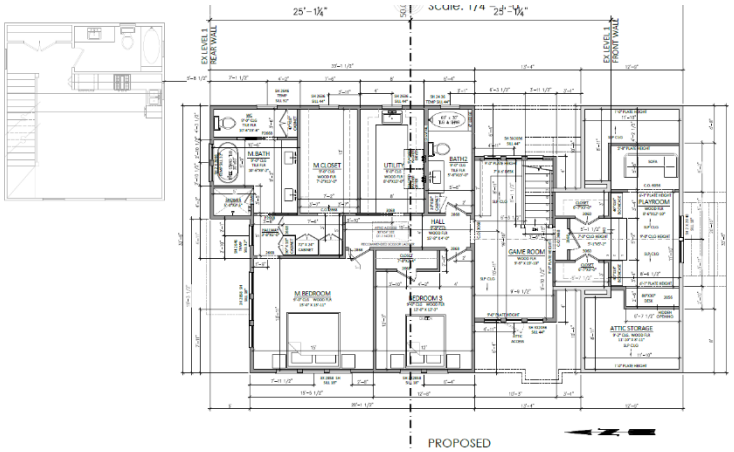
SECOND FLOOR PLAN



EXISTING
FLOOR PLAN -LEVEL 2
Scale: 1/4"= 1'-0"



PROPOSED
FLOOR PLAN -LEVEL 2
Scale: 1/4"= 1'-0"



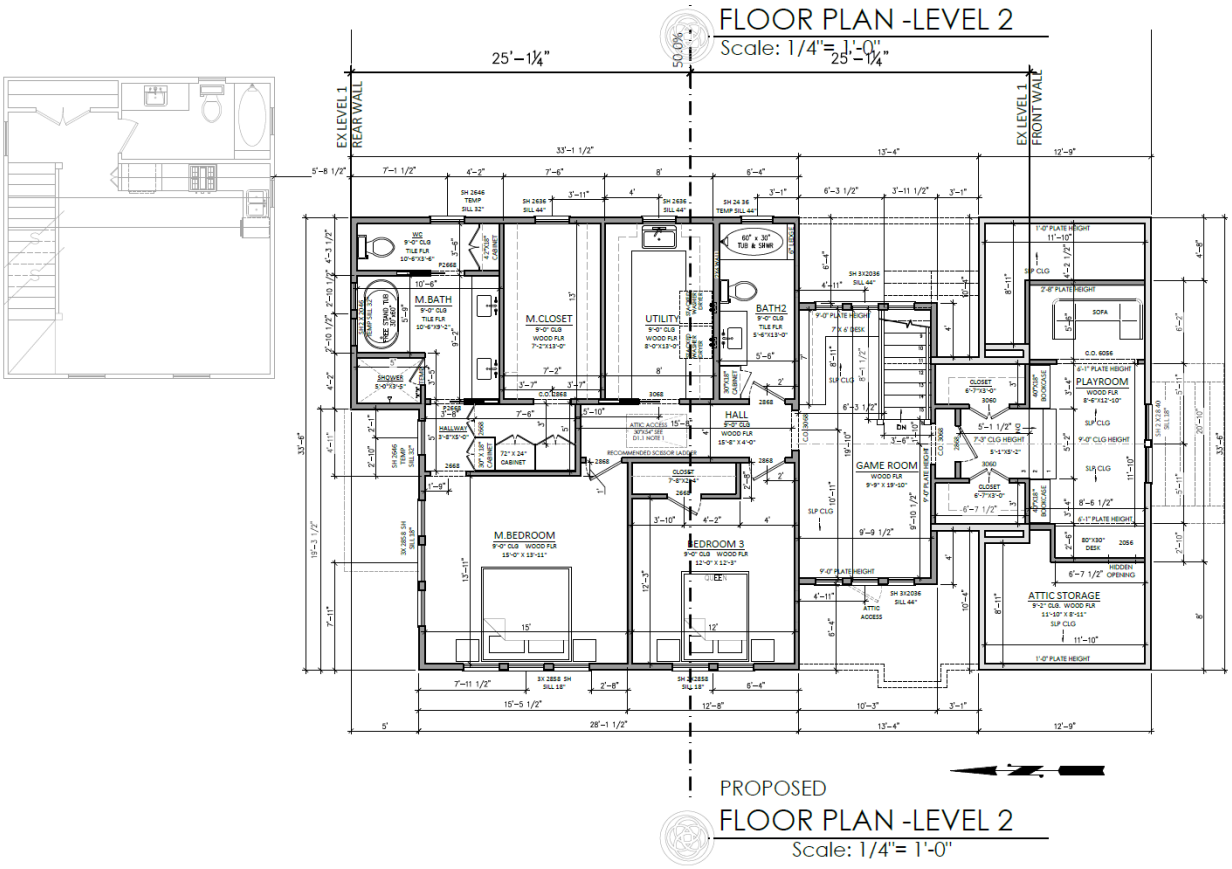
PROPOSED
FLOOR PLAN -LEVEL 2
Scale: 1/4"= 1'-0"

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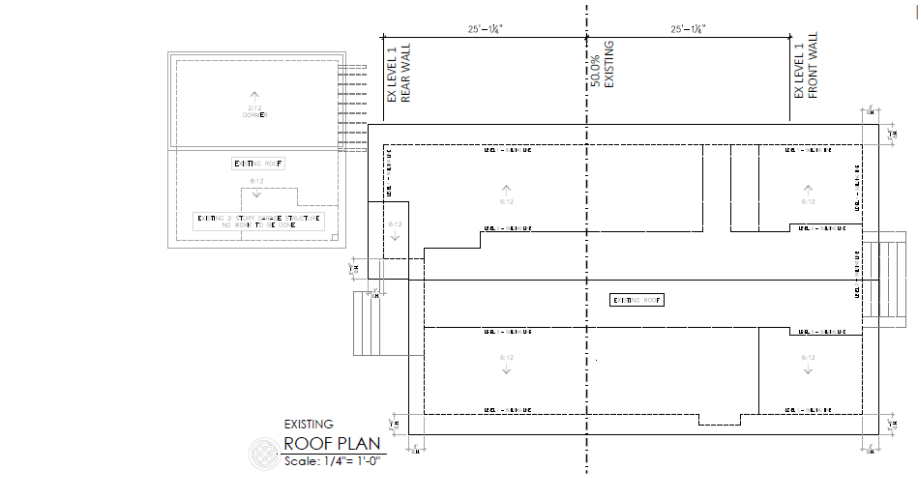
June 18, 2026

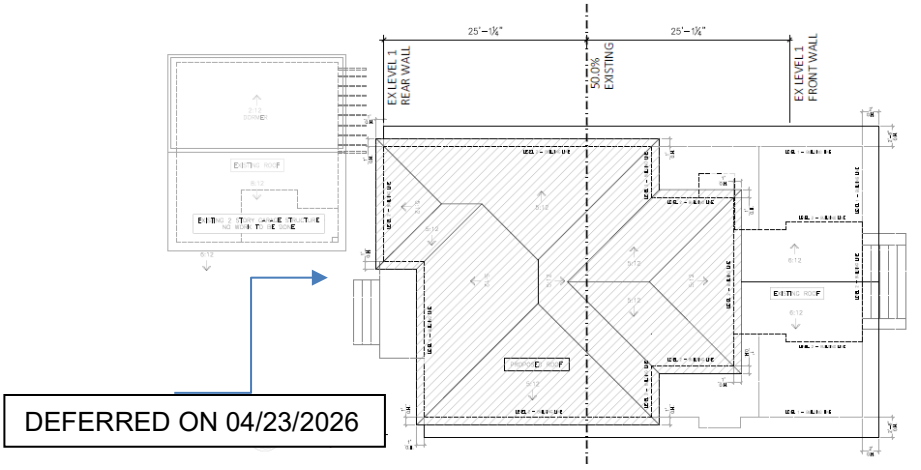
405 Highland.
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SECOND FLOOR PLAN
PROPOSED

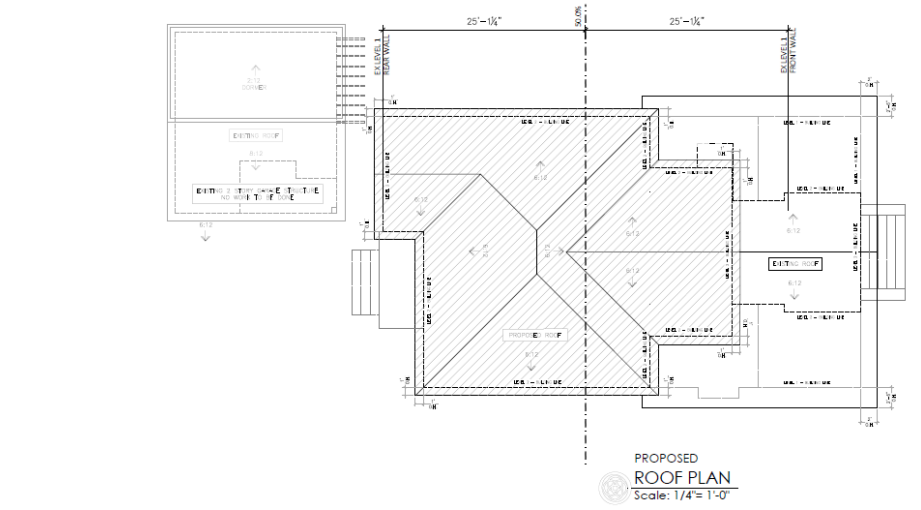


ROOF PLAN





DEFERRED ON 04/23/2026



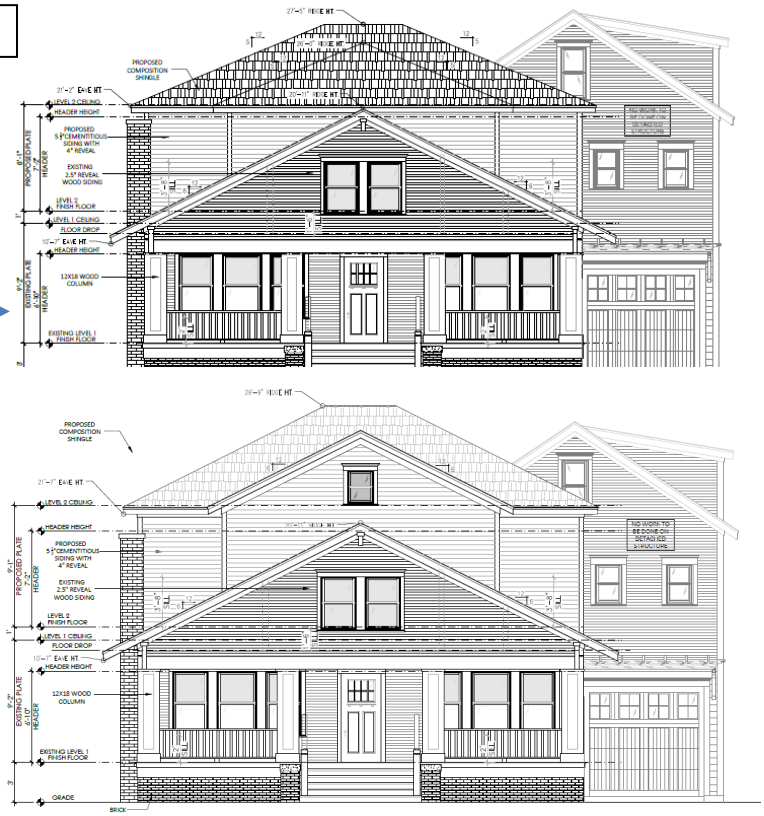
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SOUTH ELEVATION – Facing Highland



EXISTING
SOUTH ELEVATION
Scale: 1/4"= 1'-0"

DEFERRED ON 04/23/2026



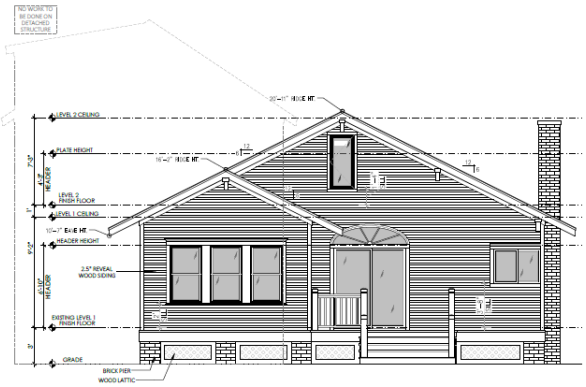
PROPOSED
SOUTH ELEVATION
Scale: 1/4"= 1'-0"

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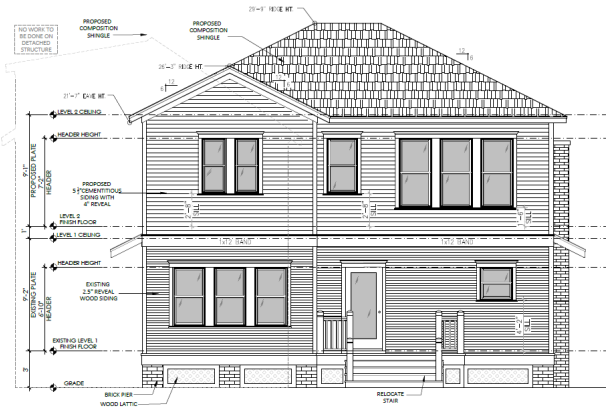
NORTH SIDE ELEVATION



EXISTING
NORTH ELEVATION
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DEFERRED ON 04/23/2026





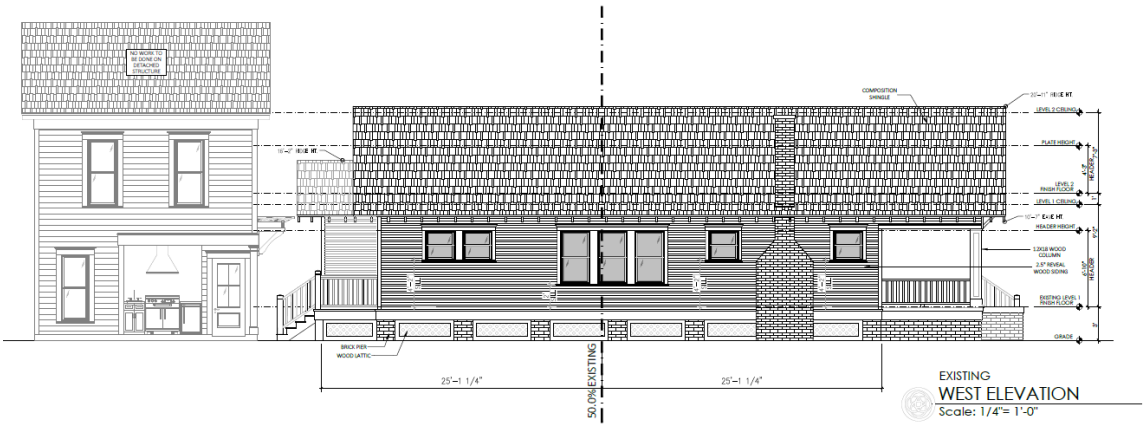
PROPOSED
NORTH ELEVATION
Scale: 1/4"= 1'-0"

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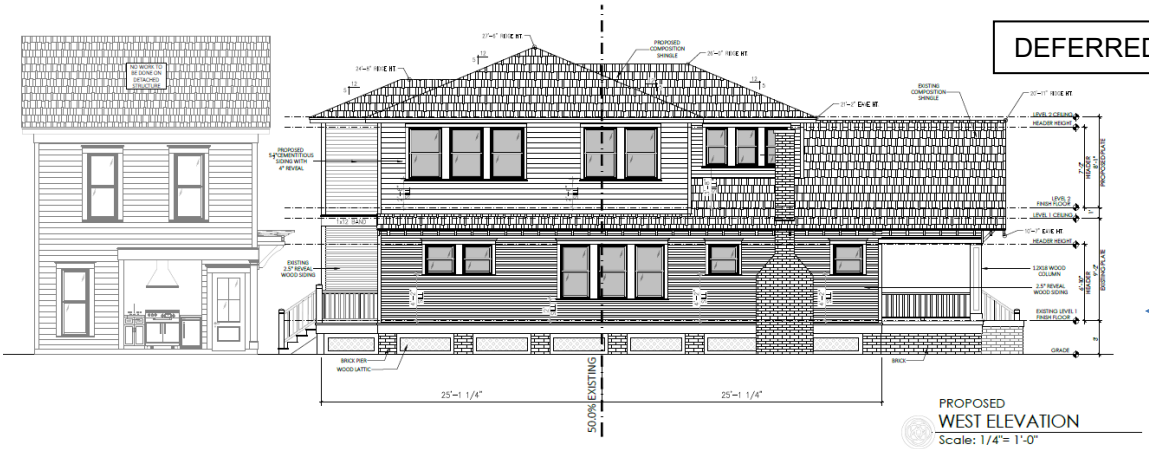
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WEST ELEVATION



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EAST ELEVATION

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AREA STATEMENT

DEFERRED

AREA STATEMENT			
SPACE	EXISTING	+/-	PROPOSED
HOUSE - FIRST FLOOR:	1,592 SF	0 SF	1,592 SF
HOUSE - SECOND FLOOR:	731 SF	+731 SF	1,462 SF
HOUSE - TOTAL HEATED:	2,323 SF	+731 SF	3,054 SF
GARAGE - LEVEL 1:	66 SF	0 SF	66 SF
GARAGE - LEVEL 2:	446 SF	0 SF	446 SF
GARAGE - TOTAL HEATED:	512 SF	0 SF	512 SF
TOTAL HEATED:	2,835 SF	+731 SF	3,566 SF
HOUSE - FRONT PORCH:	301 SF	0 SF	301 SF
HOUSE - REAR PORCH:	68 SF	0 SF	68 SF
HOUSE - ATTIC STORAGE:	240 SF	-22 SF	218 SF
GARAGE OUTDOOR KITCHEN:	66 SF	0 SF	66 SF
GARAGE:	312 SF	0 SF	312 SF
TOTAL UNHEATED:	987 SF	-22 SF	965 SF
TOTAL COVERED:	3,822 SF	+709 SF	4,531 SF

PROPOSED

AREA STATEMENT			
SPACE	EXISTING	+/-	PROPOSED
HOUSE - FIRST FLOOR:	1,592 SF	0 SF	1,592 SF
HOUSE - SECOND FLOOR:	731 SF	+670 SF	1,401 SF
HOUSE - TOTAL HEATED:	2,323 SF	+670 SF	2,993 SF
GARAGE - LEVEL 1:	66 SF	0 SF	66 SF
GARAGE - LEVEL 2:	446 SF	0 SF	446 SF
GARAGE - TOTAL HEATED:	512 SF	0 SF	512 SF
TOTAL HEATED:	2,835 SF	+670 SF	3,505 SF
HOUSE - FRONT PORCH:	301 SF	0 SF	301 SF
HOUSE - REAR PORCH:	68 SF	0 SF	68 SF
HOUSE - ATTIC STORAGE:	240 SF	-22 SF	218 SF
GARAGE OUTDOOR KITCHEN:	66 SF	0 SF	66 SF
GARAGE:	312 SF	0 SF	312 SF
TOTAL UNHEATED:	987 SF	-22 SF	965 SF
TOTAL COVERED:	3,822 SF	+648 SF	4,470 SF

WINDOW SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION		
A	15	2'-8"	4'-10"	SINGLE HUNG	ORIGINAL	EXISTING
B	2	3'-0"	4'-10"	SINGLE HUNG		
C	4	2'-8"	2'-8"	SINGLE HUNG		
D	1	5'-4"	2'-8"	FIX - STAINED GLASS		
E	1	2'-8"	3'-4"	GLASS BLOCK	REPLACEMENT	DEMO
F	1	3'-10"	2'-10"	SLIDER		
G	2	2'-9"	4'-0"	SINGLE HUNG		
H	1	2'-0"	4'-8"	CASEMENT		
J	1	2'-8"	2'-8"	SINGLE HUNG - TEMP		NEW
J1	1	2'-8"	2'-8"	SINGLE HUNG		
K	2	2'-0"	4'-6"	SINGLE HUNG - TEMP		
L	2	2'-8"	4'-10"	SINGLE HUNG		
M	3	2'-0"	3'-6"	SINGLE HUNG - TEMP		
M1	3	2'-0"	3'-6"	SINGLE HUNG		
N	8	3'-0"	5'-0"	SINGLE HUNG		
P	3	2'-6"	3'-6"	SINGLE HUNG		
Q	2	2'-6"	4'-6"	SINGLE HUNG - TEMP		

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APPLICANT'S SUPPORTING DOCUMENTS

405 Highland

1. My client is requesting an up or down vote – no deferral
2.
   - ❖ I discussed many options with the Client.
   - ❖ Relocating the existing staircase would destroy historic material on the 1st floor of the home (photo attached)
   - ❖ The home currently has conditioned space in the attic area from the front of the house to the rear. We are only adding 670 sq.ft. to the existing home
   - ❖ This house is on an interior lot, sits up high and is close to the street. The proposed addition is barely visible from the street (see the 3D rendering)
3. This project has received over 50 letters in support and 0 letters against it
   The Woodland Heights Deed Restrictions are also supporting this project.
4. We are attaching the following documents:
   - ❖ Most recent plans
   - ❖ 3D rendering of existing and proposed
   - ❖ Client's letter to the Commission – which includes photos of neighboring houses
   - ❖ Elevation suggested after staff design meeting
   - ❖ A map showing support from neighbors
   - ❖ A Copy of the letter from Woodland Heights Deed Restrictions
   - ❖ Previously approved projects within 4 blocks (COAs and photos)

- 309 Bayland – corner lot
- 504 Byrne
- 400 Omar – corner lot
- 310 Euclid – corner lot

NOT FOR PERMIT

05/08/2026



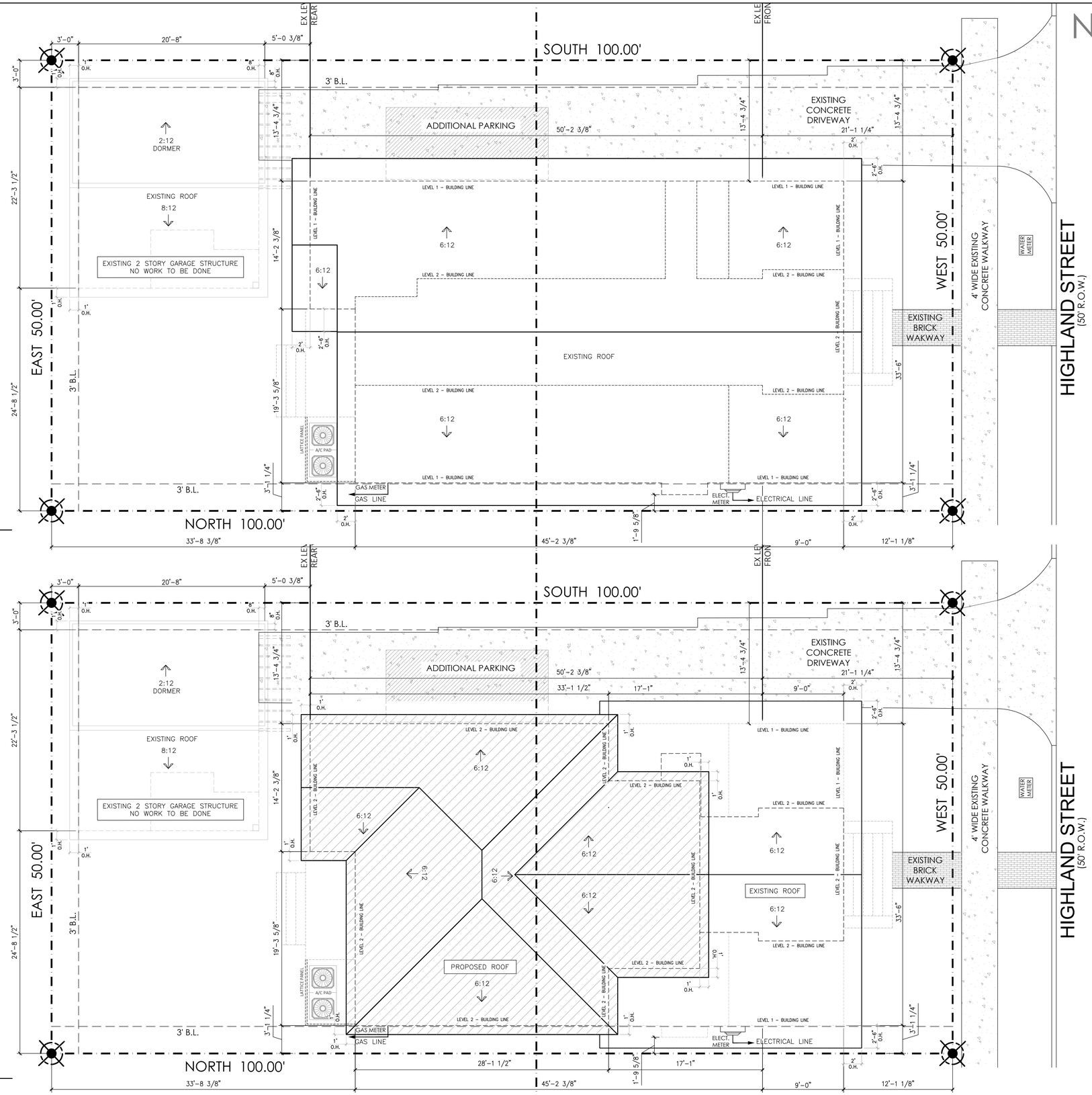
PRANGNER RESIDENCE

405 HIGHLAND STREET
HOUSTON, TEXAS 77009

©REOLE DESIGN L.L.C

505 MERRILL
HOUSTON, TX 77009
(713)880-3158

NOT FOR PERMIT



EXISTING
SITE PLAN
Scale: 1/4"= 1'-0"

PROPOSED
SITE PLAN
Scale: 1/4"= 1'-0"

NOTE
FIRST FLOOR FINISHED HEIGHT TO BE NOT LESS THAN 12" ABOVE NEAREST MANHOLE RIM.

LEGAL DESCRIPTION
LOT 5
BLOCK: 55
STUDES SECOND ADDITIONTS
HOUSTON, TEXAS

EXISTING / PROPOSED CALCULATION OF IMPERVIOUS PERCENTAGE

HOUSE / GARAGE	2,470 SQ. FT.
DRIVEWAY / SIDEWALK	726 SQ. FT.
TOTAL OF IMPERVIOUS COVER	3,196 SQ. FT.
LOT AREA	5,000 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	63.92 %

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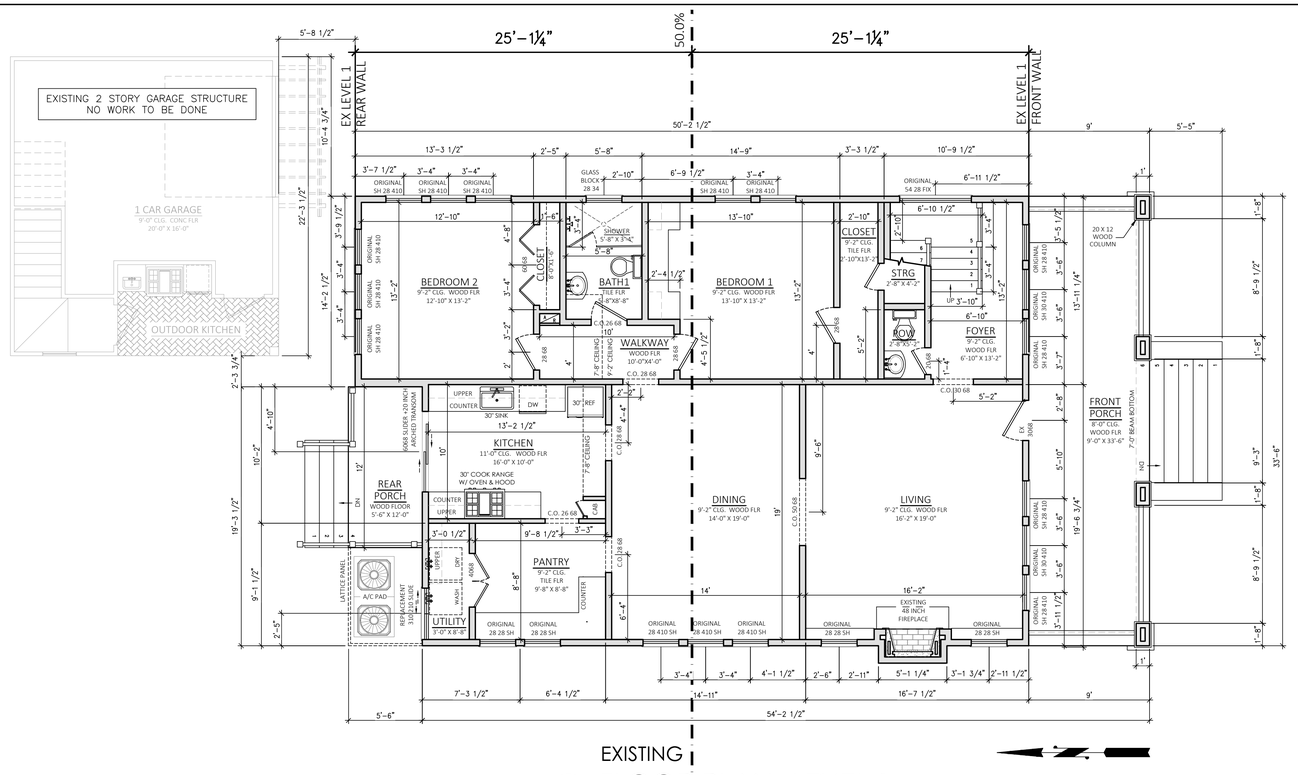
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PRANGNER RESIDENCE
405 HIGHLAND STREET
HOUSTON, TEXAS 77009

SHEET TITLE
SITE PLANS

SHEET NO.
H0.1

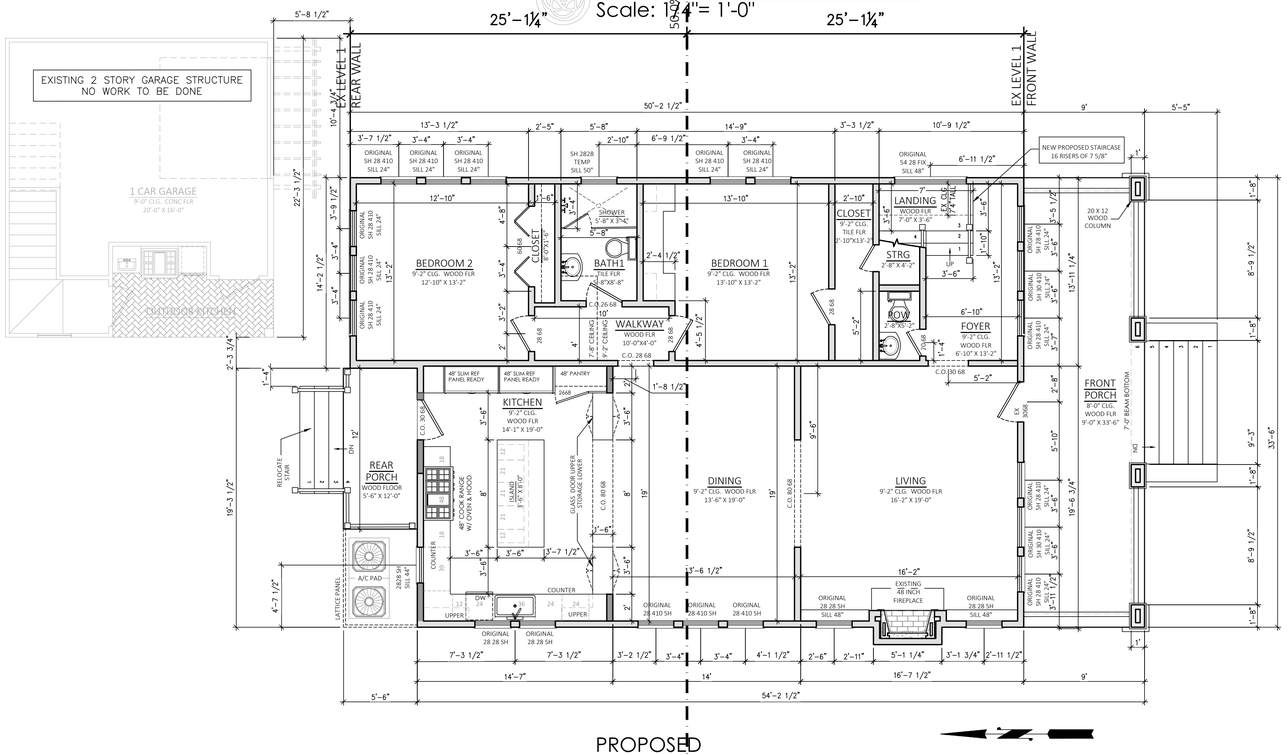
NOT FOR PERMIT



EXISTING

FLOOR PLAN -LEVEL 1

Scale: 1/4"= 1'-0"



PROPOSED

FLOOR PLAN -LEVEL 1

Scale: 1/4"= 1'-0"

WALL LEGEND

- EXISTING WALLS
- NEW WALLS

AREA STATEMENT			
SPACE	EXISTING	+/-	PROPOSED
HOUSE - FIRST FLOOR:	1,592 SF	0 SF	1,592 SF
HOUSE - SECOND FLOOR:	731 SF	+670 SF	1,401 SF
HOUSE - TOTAL HEATED:	2,323 SF	+670 SF	2,993 SF
GARAGE - LEVEL 1:	66 SF	0 SF	66 SF
GARAGE - LEVEL 2:	446 SF	0 SF	446 SF
GARAGE - TOTAL HEATED:	512 SF	0 SF	512 SF
TOTAL HEATED:	2,835 SF	+670 SF	3,505 SF
HOUSE - FRONT PORCH:	301 SF	0 SF	301 SF
HOUSE - REAR PORCH:	68 SF	0 SF	68 SF
HOUSE - ATTIC STORAGE:	240 SF	-22 SF	218 SF
GARAGE OUTDOOR KITCHEN:	66 SF	0 SF	66 SF
GARAGE:	312 SF	0 SF	312 SF
TOTAL UNHEATED:	987 SF	-22 SF	965 SF
TOTAL COVERED:	3,822 SF	+648 SF	4,470 SF

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5	11/10/2025	ISSUED FOR CLIENT
6	11/12/2025	ISSUED FOR CLIENT
7	11/20/2025	ISSUED FOR CLIENT

PRANGNER RESIDENCE
405 HIGHLAND STREET
HOUSTON, TEXAS 77009

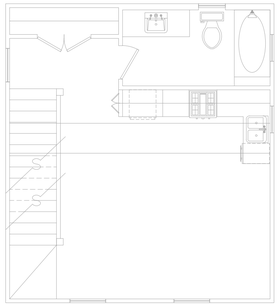
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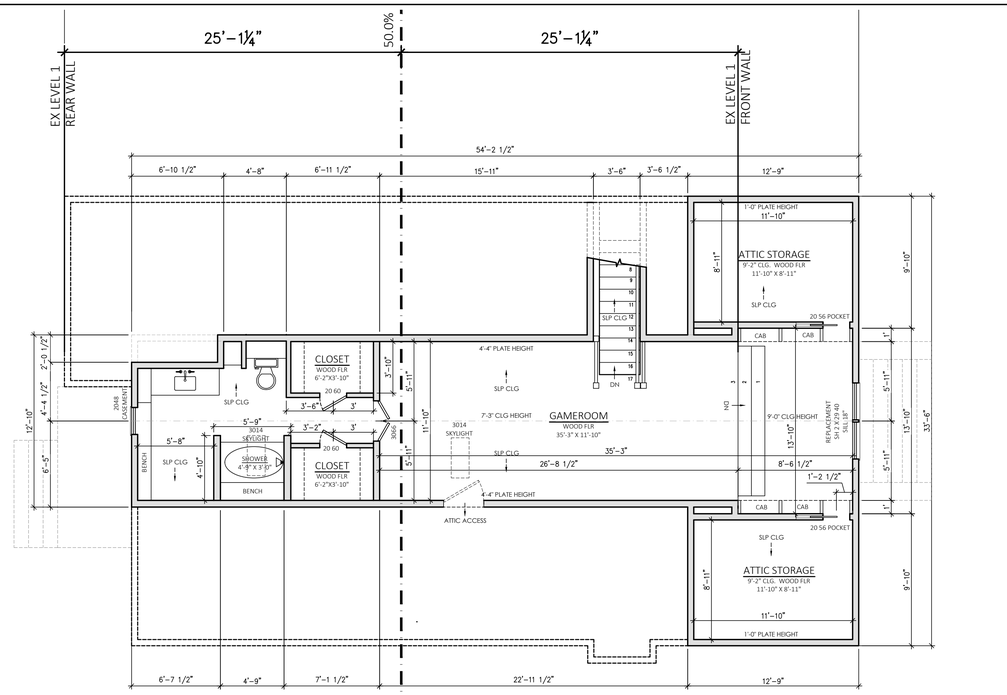
LEVEL 1
FLOOR
PLANS

SHEET NO.

H0.2

NOT FOR PERMIT

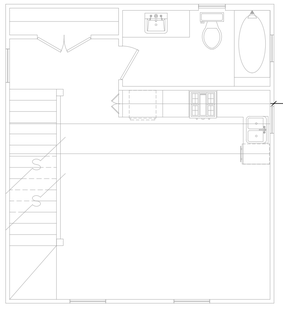


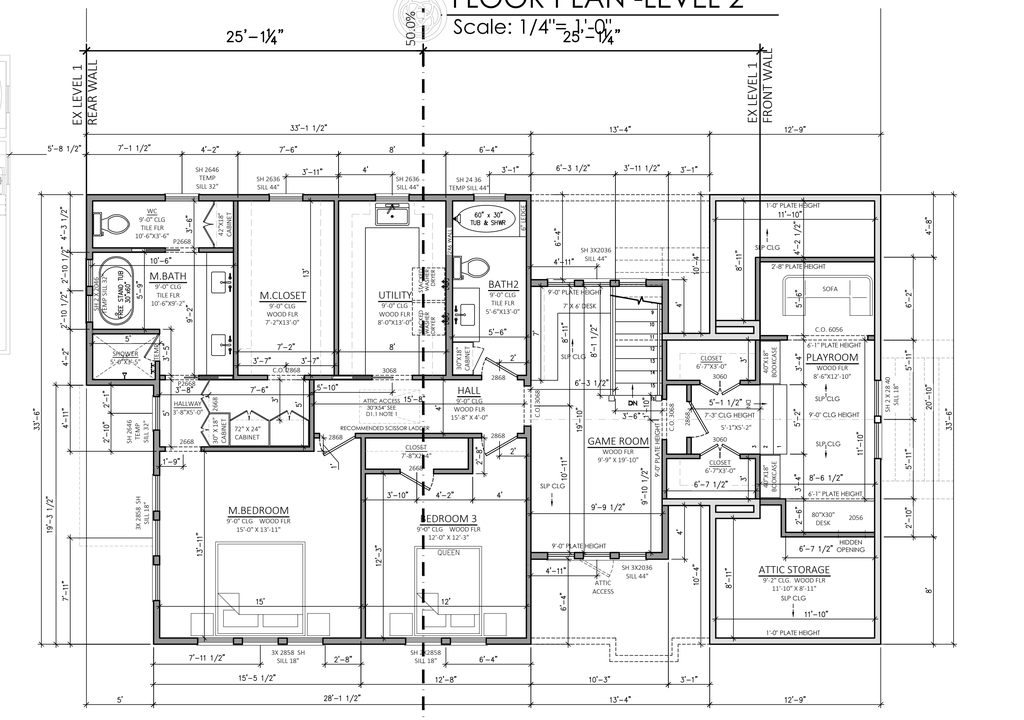


EXISTING

FLOOR PLAN -LEVEL 2

Scale: 1/4"= 1'-0"





PROPOSED

FLOOR PLAN -LEVEL 2

Scale: 1/4"= 1'-0"

WALL LEGEND

- EXISTING WALLS
- NEW WALLS

AREA STATEMENT			
SPACE	EXISTING	+/-	PROPOSED
HOUSE - FIRST FLOOR:	1,592 SF	0 SF	1,592 SF
HOUSE - SECOND FLOOR:	731 SF	+670 SF	1,401 SF
HOUSE - TOTAL HEATED:	2,323 SF	+670 SF	2,993 SF
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GARAGE - LEVEL 2:	446 SF	0 SF	446 SF
GARAGE - TOTAL HEATED:	512 SF	0 SF	512 SF
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TOTAL UNHEATED:	987 SF	-22 SF	965 SF
TOTAL COVERED:	3,822 SF	+648 SF	4,470 SF

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PRANGNER RESIDENCE
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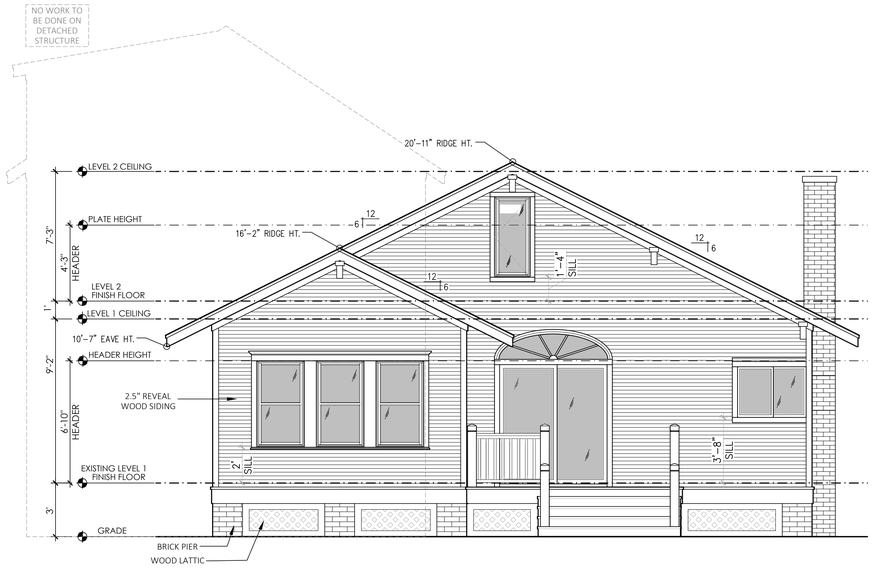
SHEET TITLE

LEVEL 2 FLOOR PLANS

SHEET NO.

H0.3

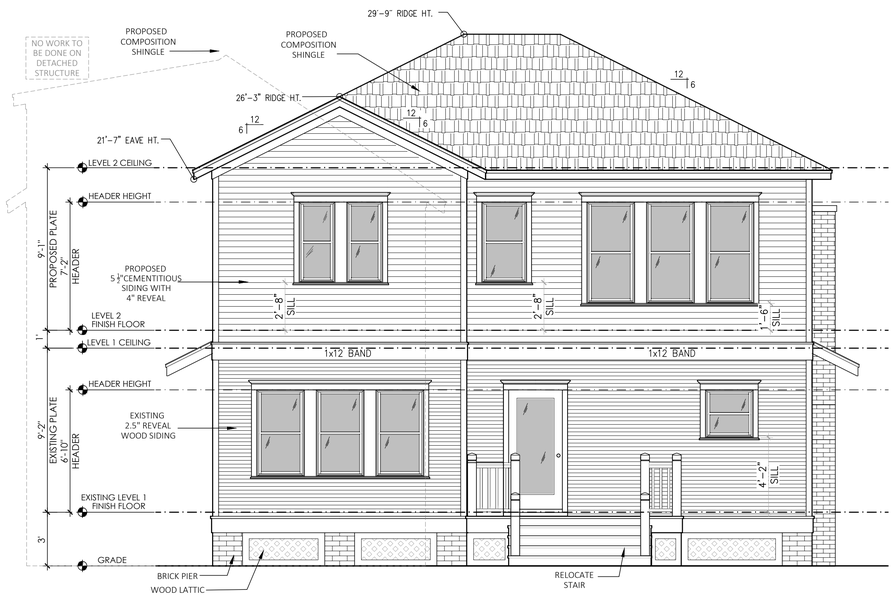
NOT FOR PERMIT



EXISTING
NORTH ELEVATION
Scale: 1/4"= 1'-0"



EXISTING
SOUTH ELEVATION
Scale: 1/4"= 1'-0"



PROPOSED
NORTH ELEVATION
Scale: 1/4"= 1'-0"



PROPOSED
SOUTH ELEVATION
Scale: 1/4"= 1'-0"

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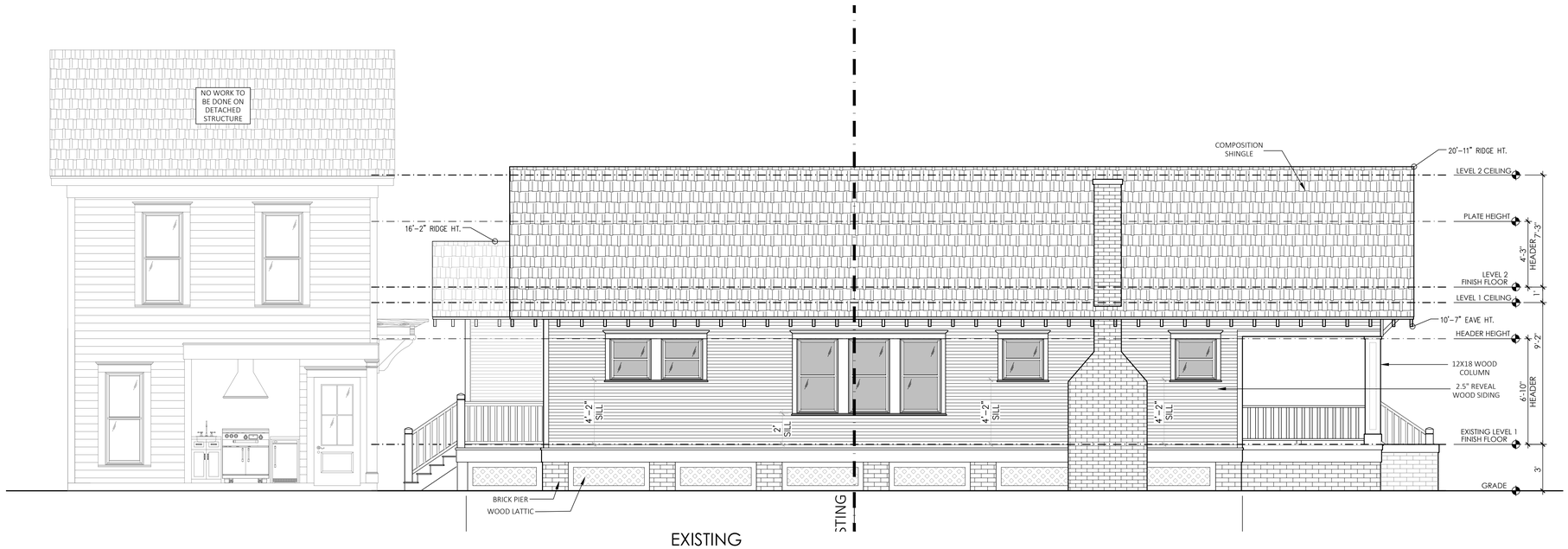
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PRANGNER RESIDENCE
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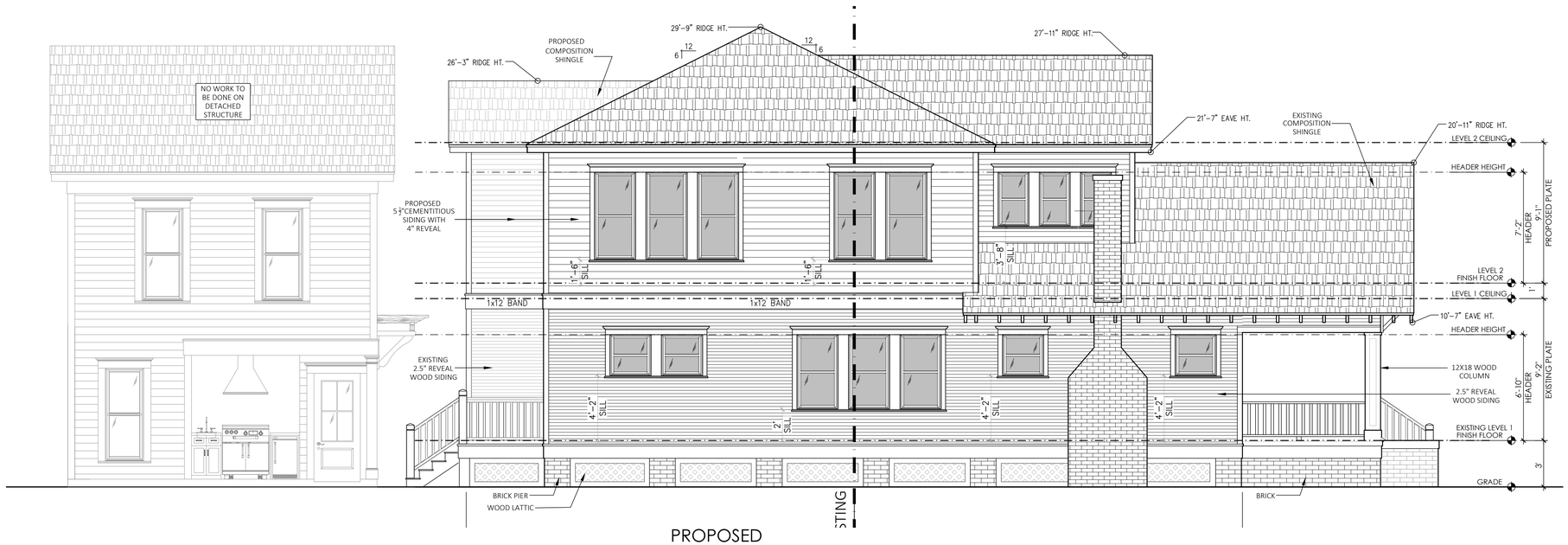
SHEET TITLE
ELEVATIONS

SHEET NO.
H2.1

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EXISTING
WEST ELEVATION
Scale: 1/4"= 1'-0"



PROPOSED
WEST ELEVATION
Scale: 1/4"= 1'-0"

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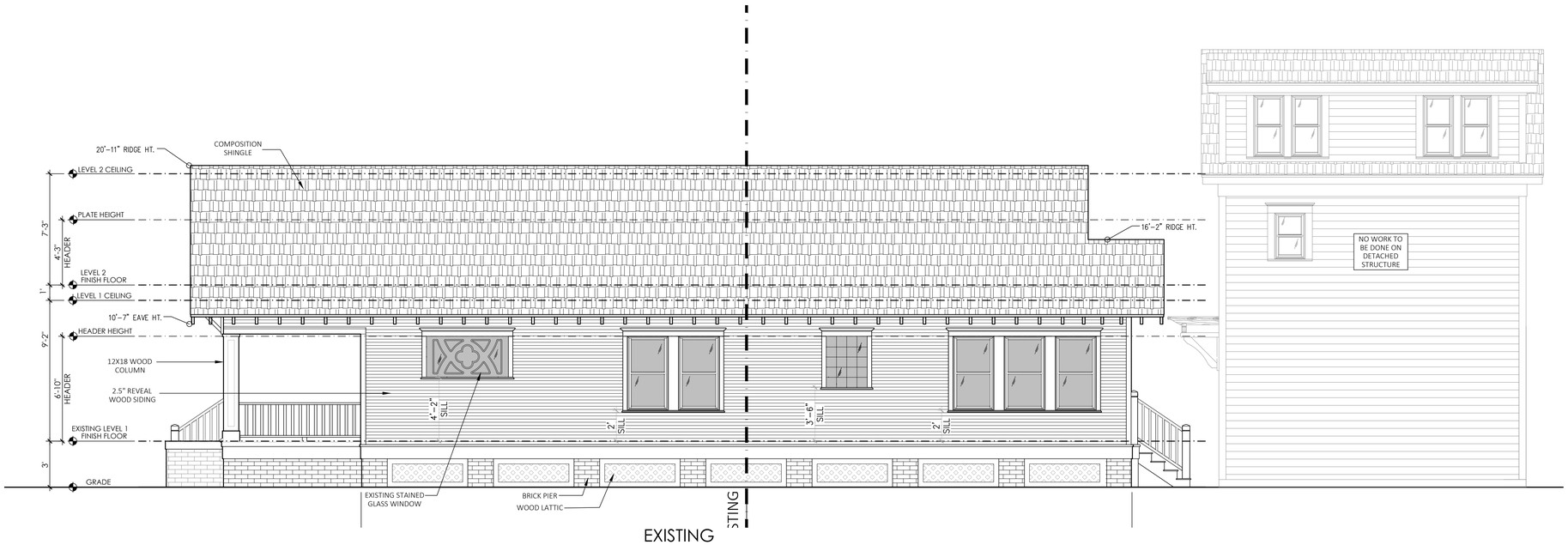
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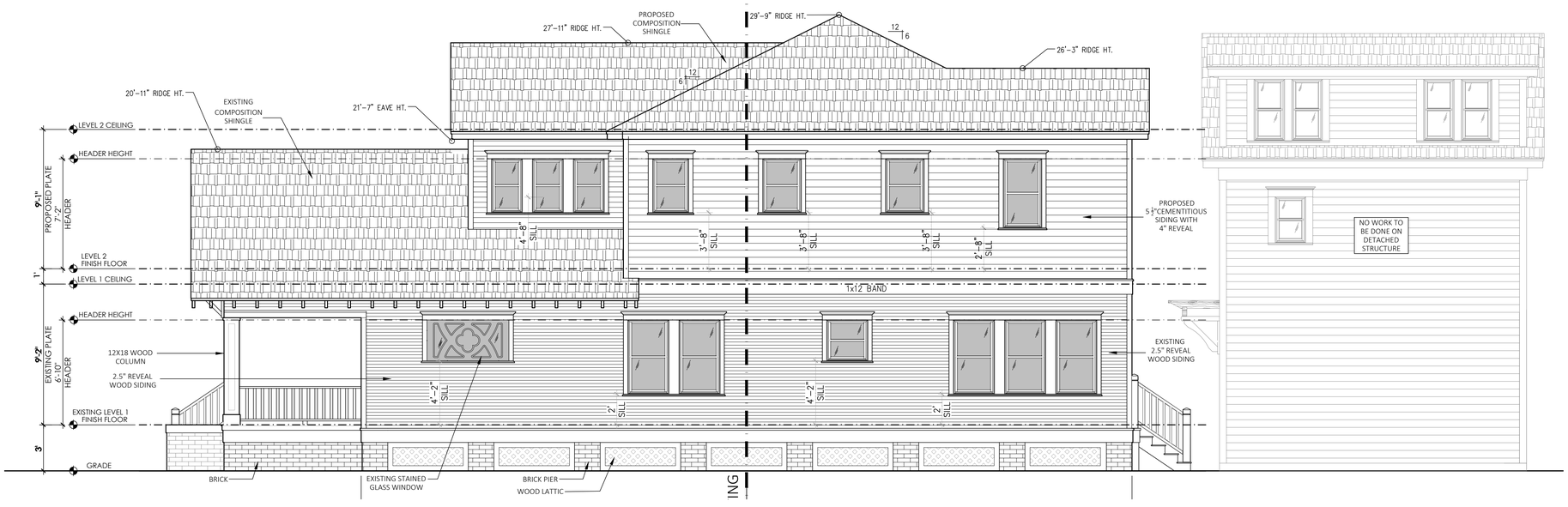
SHEET TITLE
ELEVATIONS

SHEET NO.
H2.1

NOT FOR PERMIT



EXISTING
EAST ELEVATION
Scale: 1/4"= 1'-0"



PROPOSED
EAST ELEVATION
Scale: 1/4"= 1'-0"

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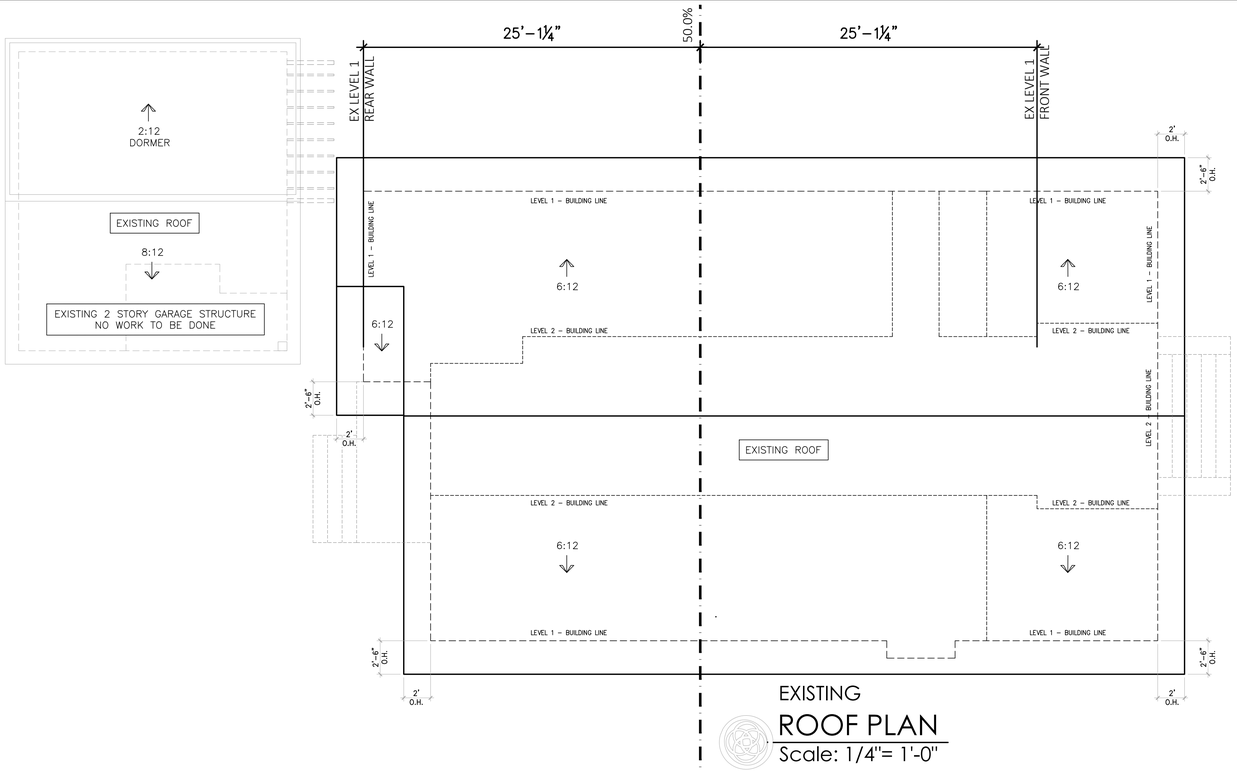
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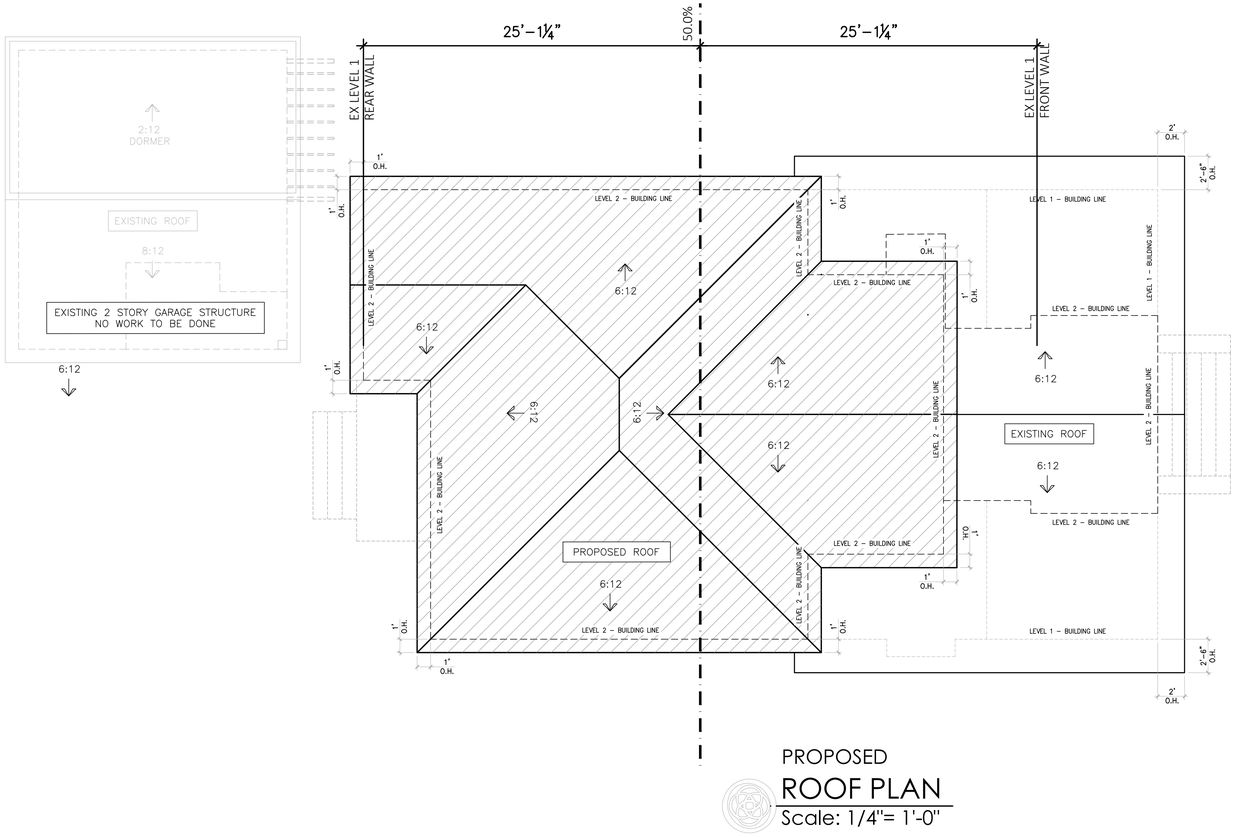
SHEET TITLE
ELEVATIONS

SHEET NO.
H2.1

NOT FOR PERMIT



EXISTING
ROOF PLAN
Scale: 1/4"= 1'-0"



PROPOSED
ROOF PLAN
Scale: 1/4"= 1'-0"

ROOF LEGEND
- EXISTING ROOF
- NEW ROOF

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PRANGNER RESIDENCE
405 HIGHLAND STREET
HOUSTON, TEXAS 77009

SHEET TITLE
ROOF PLANS

SHEET NO.
H3.1

CERTIFICATE OF APPROPRIATENESS

Application Date: July 11, 2025

Applicant: Michael Zertuche, owner

Property: 309 Bayland, Tracts 7 & 8, Block 6, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,602 square foot, one-story single-family residence and detached two-story 528 square foot garage situated on a 6,200 (100' x 62.4') square foot corner lot.

Significance: Contributing Craftsman Bungalow style residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The applicant proposes a rear two-story addition to the existing one-story single-family residence. The addition will include connecting the main house to the existing detached two-story garage. The non-original features and materials of the house will be replaced with new materials that are compatible with the historic nature of the building and the surrounding context area. Project details are as follows:

- Main House Addition:
  - First Floor: 1,602 sqft (existing) + 741 sqft = 2,343 sqft
  - Second Floor: 1,679 sqft
  - Total Conditioned Space: 4,022 sqft
- Garage/Garage Apartment:
  - The second-floor addition of the main house will connect to the existing second floor detached garage apartment.
  - The existing garage will be expanded on the south (right) elevation of the existing structure and will include an additional garage door.
  - A small balcony will project out to Florence Street on the second level of the garage apartment.
- Windows:
  - The existing windows are non-historic, vinyl, multi-lite windows.
  - They are to be replaced with new wood, inset and recessed windows in the existing openings.
  - All windows on the addition are to be wood, inset and recessed.
- Siding:
  - New siding is to match the existing wood siding with the same reveal and profile.
- Porch:
  - Stucco columns and chimneys will be brough back to the exposed brick. See photo in current photo portion of the report.

Recommendation: **Approval**

HAHC Action: **Approved with Conditions:**

The proposed cedar shake siding in the gables must be replaced with lap siding to be simplified; Remove the proposed skirting on the addition; and the windows in the addition must be simplified to one-over-one inset and recessed wood or wood clad windows.

CERTIFICATE OF APPROPRIATENESS

PLANNING & DEVELOPMENT DEPARTMENT

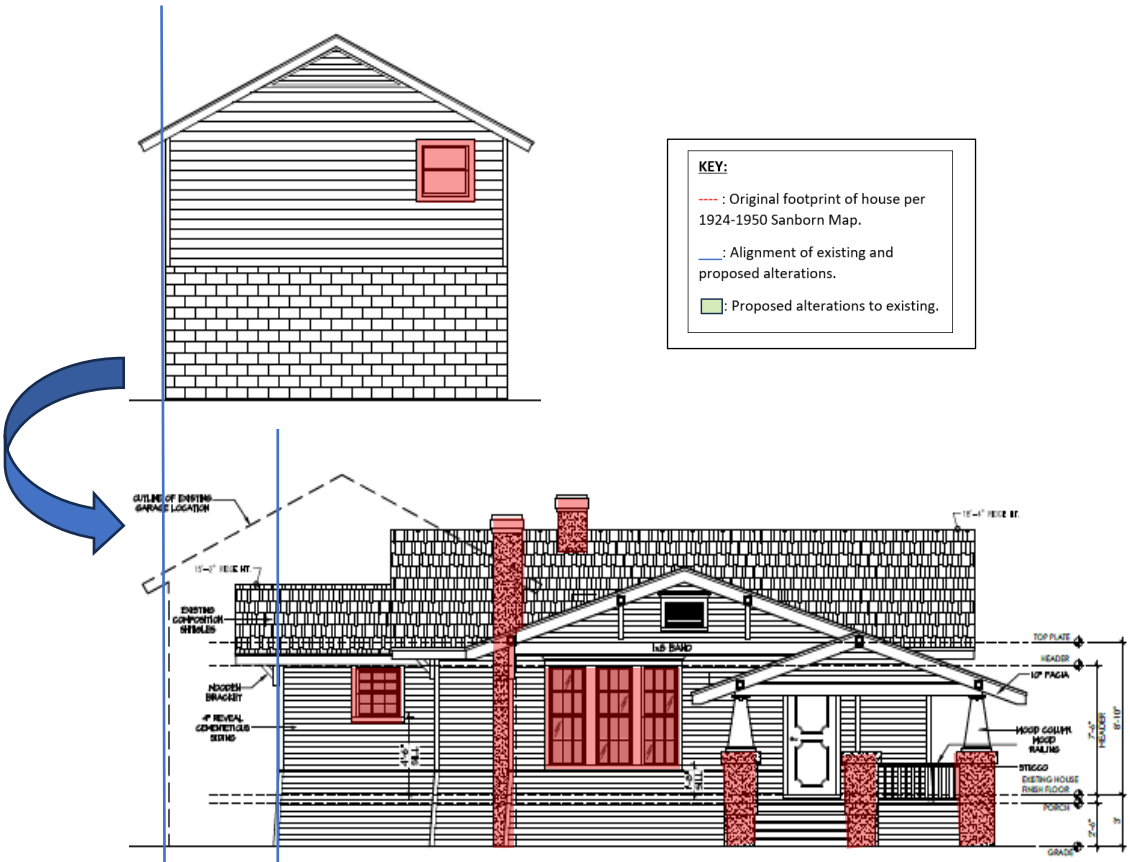
Basis for Issuance: Approval

Effective: August 14, 2025

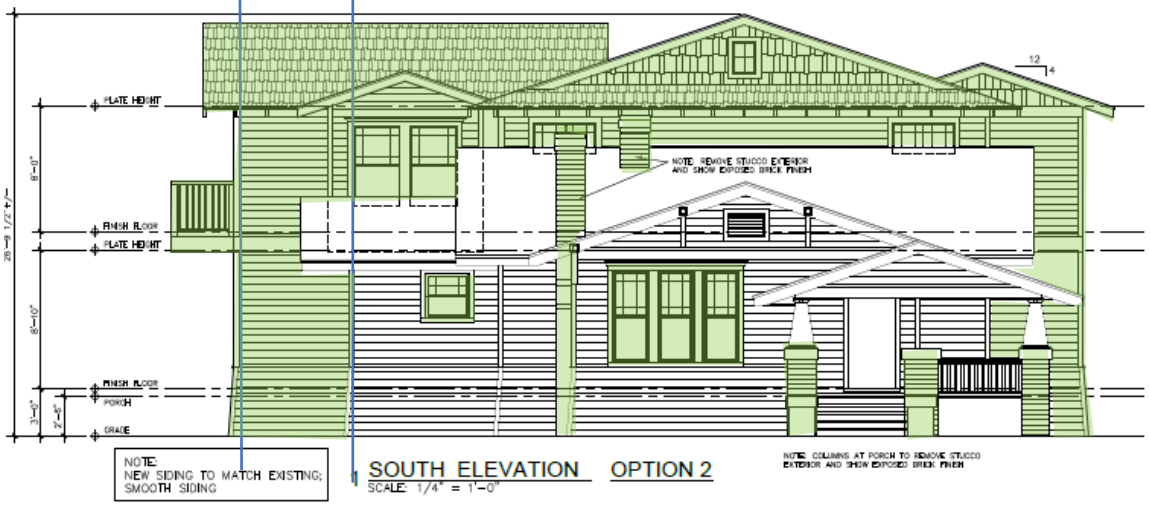
COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

SOUTH (FRONT) ELEVATION

EXISTING

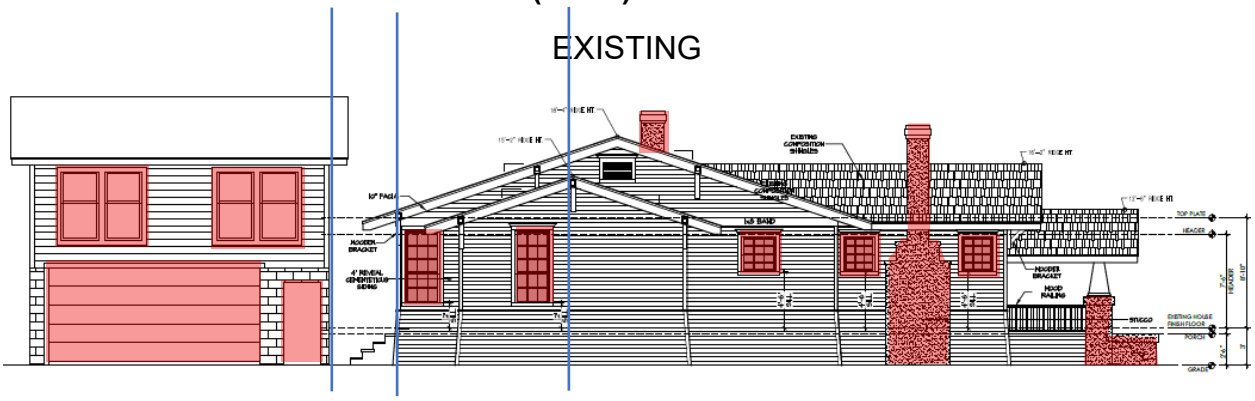


PROPOSED

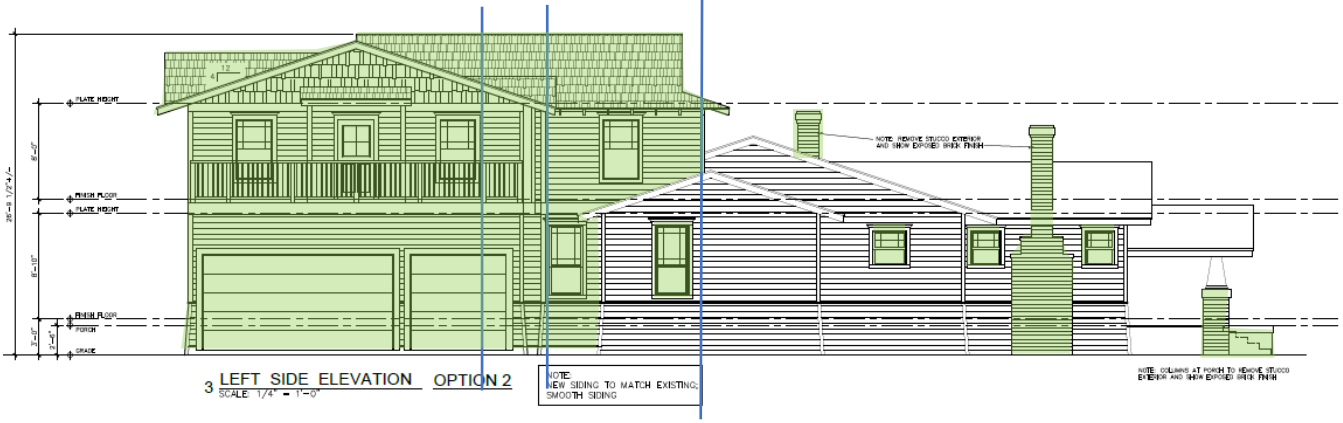


WEST (LEFT) ELEVATION

EXISTING



PROPOSED



KEY:

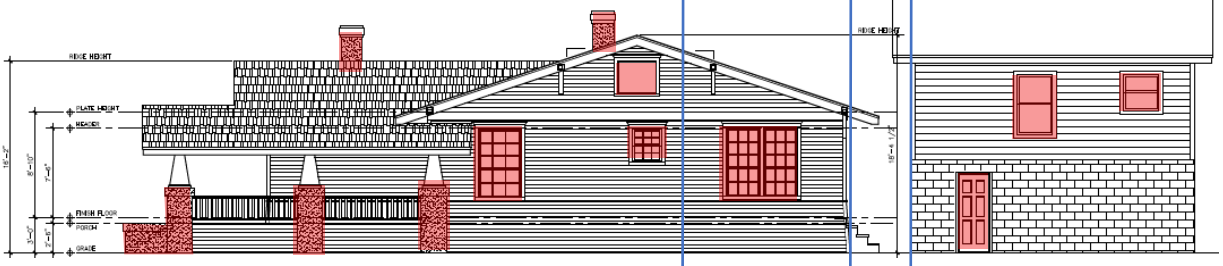
---- : Original footprint of house per 1924-1950 Sanborn Map.

___: Alignment of existing and proposed alterations.

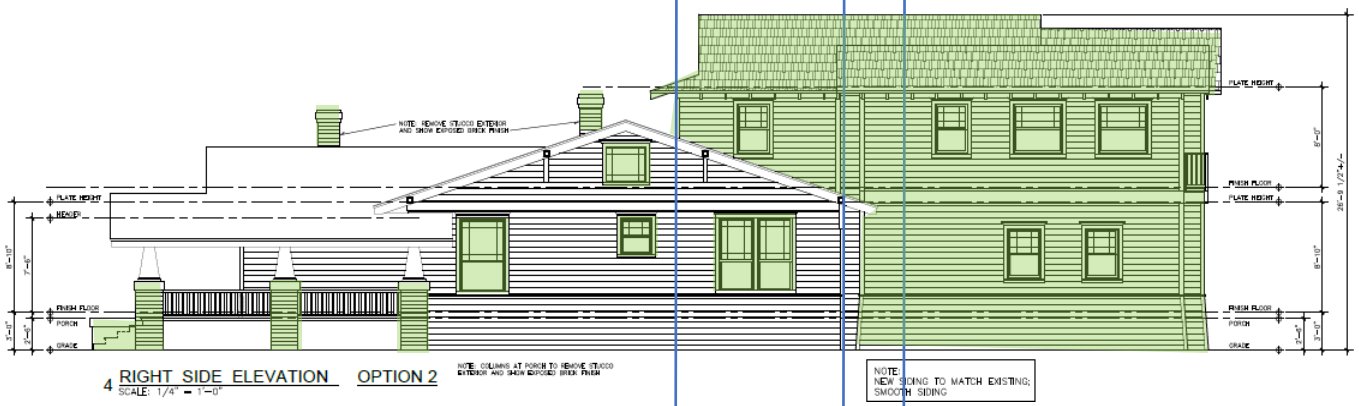
: Proposed alterations to existing.

EAST (RIGHT) ELEVATION

EXISTING



PROPOSED



4 RIGHT SIDE ELEVATION OPTION 2
SCALE: 1/4" = 1'-0"

NOTE: COLUMNS AT PORCH TO REMOVE STUCCO EXTERIOR AND SHOW EXPOSED BRICK FINISH

KEY:

---- : Original footprint of house per 1924-1950 Sanborn Map.

___: Alignment of existing and proposed alterations.

: Proposed alterations to existing.

CERTIFICATE OF APPROPRIATENESS

Application Date: January 15, 2025

Applicant: Sarah Hannah, agent for Rahul Suresh, owner

Property: 310 Euclid, Tracts 5 & 6, Block 9, Woodland Heights Subdivision. The property includes a historic 2,318 square foot, two-story, wood frame single-family residence and a detached two-story garage apartment situated on a 7,500 square foot (75' x 100') corner lot.

Significance: Contributing Craftsman two-story single-family residence, constructed circa 1940, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a 1,180-square-foot, two-story addition which will attach the historic residence to a new 576 square foot attached garage. The total square footage of the home will be 3,497 square feet.
The applicant has worked with Staff to resolve concerns with the previous proposal.
The proposed addition will have the following specifications:

- The addition will have 4 ½" reveal wood siding.
- New one-over-one windows to be inset and recessed.
- Two of the historic windows (at the east elevation) shall be reused at the west elevation.
- Proposal to install a new craftsman style door, which must be submitted to the preservation staff for approval prior to installation.
- Demolish the existing side porch and deck at the second floor.
- Demolish the existing non-contributing garage.
- Construct the roof with new composition roof shingles to match existing.
- The highest proposed ridge will be 27'-11" with at hipped roof.
- The new roof shall have a 5 over 12 roof pitch, while the existing is 7 over 12.
- The proposed second floor eave height will be 20'-8".
- The proposed second floor ceiling height shall be 8'-10".

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**

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CERTIFICATE OF APPROPRIATENESS

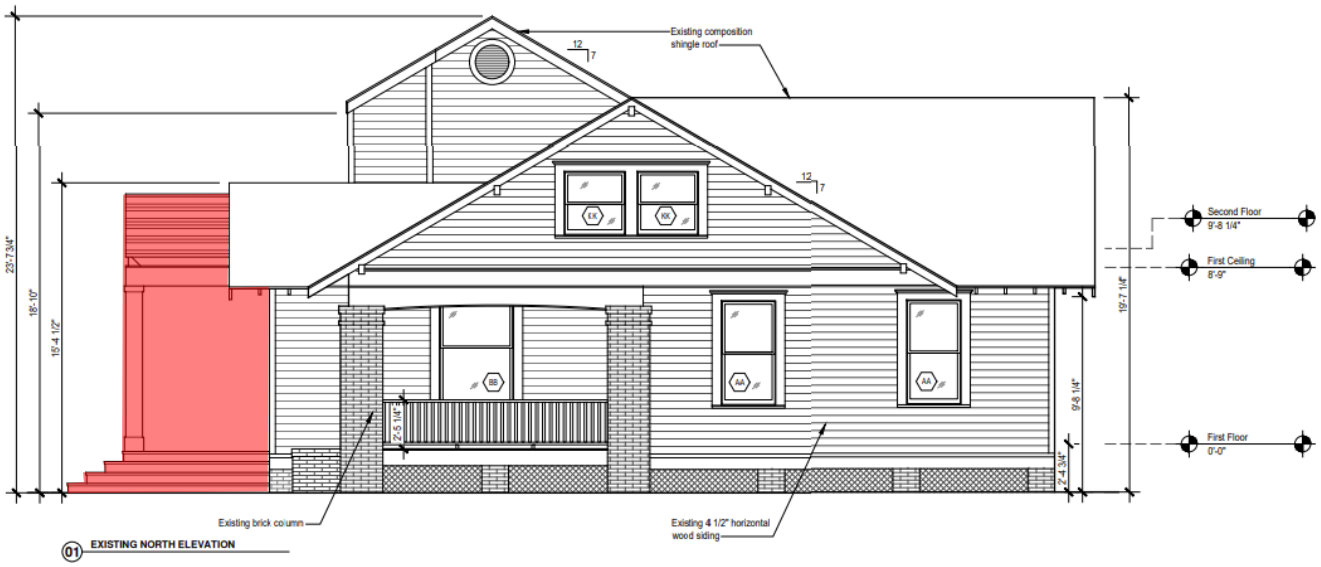
Basis for Issuance: HAHC Approval
Effective: February 27, 2025

PLANNING & DEVELOPMENT DEPARTMENT

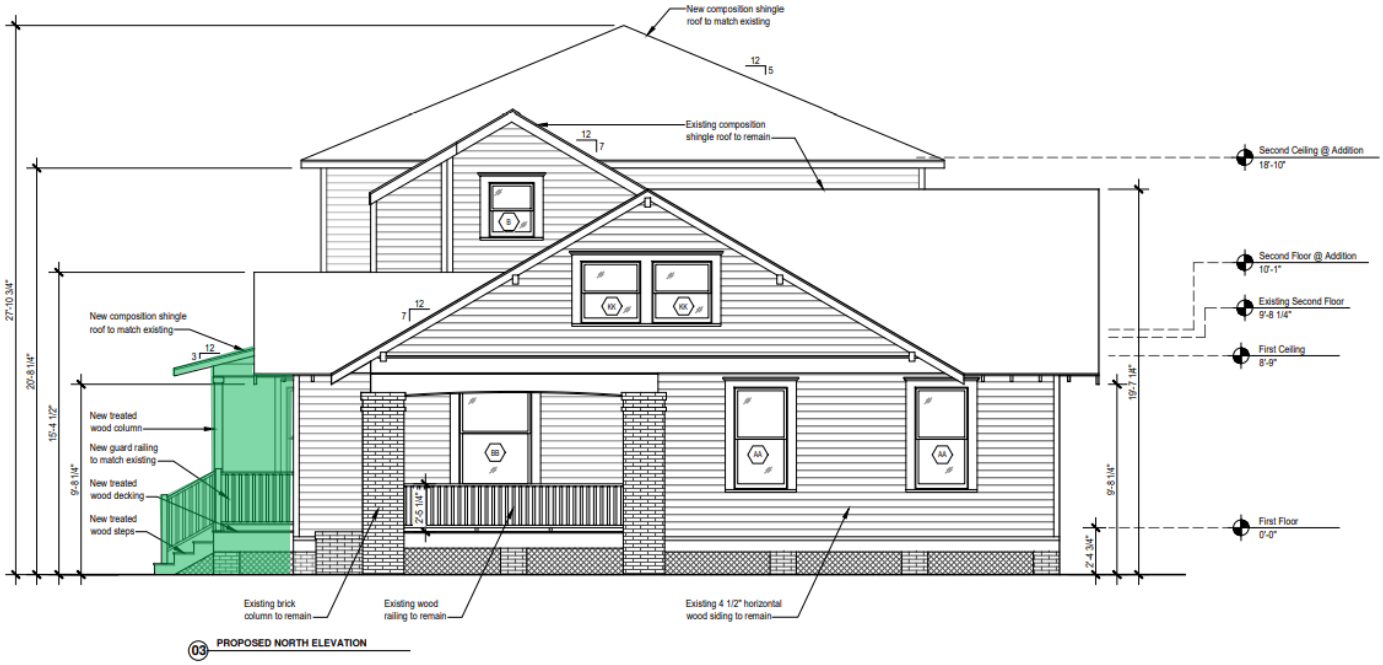
COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

NORTH ELEVATION

EXISTING (HOUSE ONLY)



PROPOSED

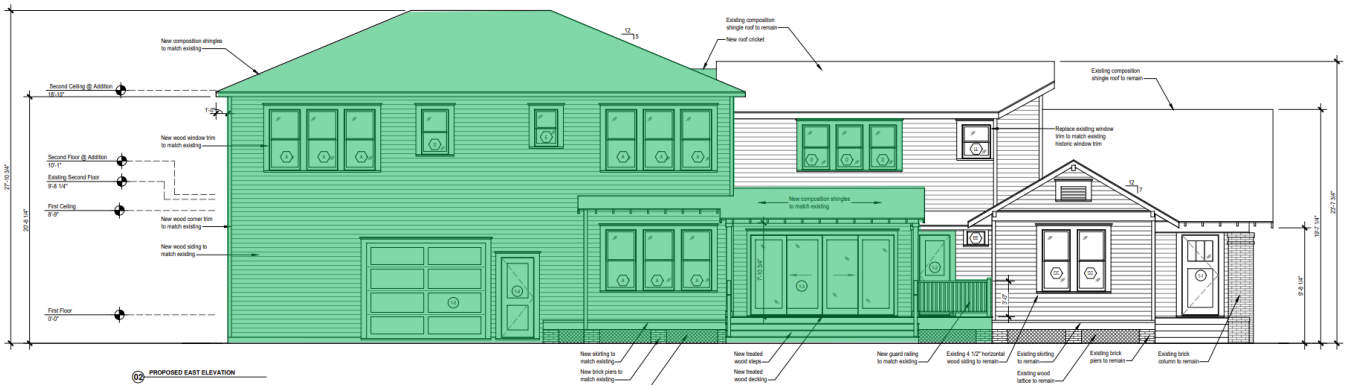


EAST SIDE ELEVATION

EXISTING

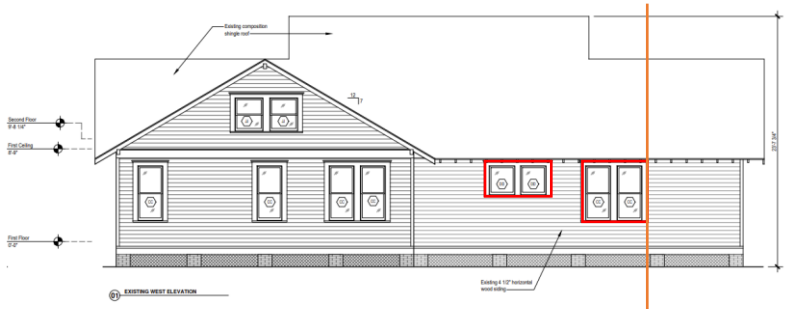


PROPOSED

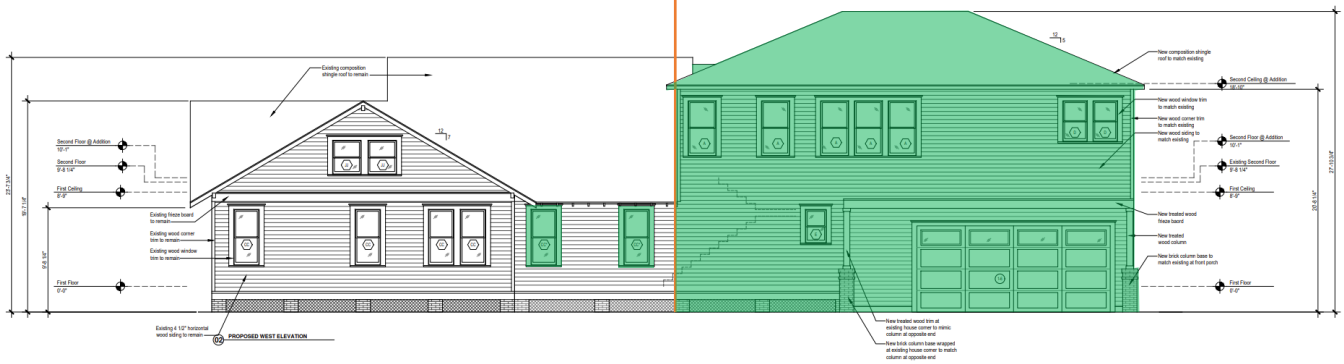


WEST SIDE ELEVATION

EXISTING



PROPOSED



CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2020

Applicant: Laura Carrera, Urbano Architects, for Andres Utting, owner

Property: 400 Omar, lot 1, Block 16, Woodland Heights Subdivision. The property includes a historic 1,108 square-foot, one-story wood-frame single-family residence, situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Craftsman Style residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition **(Deferred 09/02/2020)**
The applicant proposed to construct a 1650 square-foot, two- story rear addition and a 457 sqft attached garage located at the rear of the property.

- The applicant proposes the removal of the side exterior front door located on the side of the front porch and carefully infill the opening with wood siding that matches the adjacent wood siding.
- The applicant proposes to salvage most windows and re-install them. Windows that are beyond repair will be wood and will match the character of the existing windows.
- 3’ ft rear setback; 3’ west setback; north and east setbacks to be maintained
- The addition will be separated from the original home with simple, recessed, small-scale horizontal and vertical hyphens.

The applicant is proposing the following changes after the application was deferred by HAHC in September.

- The outer east wall of the second-floor addition that overlaps the existing first floor has been pushed in 5’-0”.
- The roof lines of the existing home extend on both east and west facades back to the original corners
- The proposed addition has a hip roof
- The previously proposed “Mudroom” behind the garage has been relocated in order to push back the garage slab from the existing live oak tree

See application materials for further details.

Public Comment: No public comment received.

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CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: September 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.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

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NORTH ELEVATION – FRONT FACING OMAR

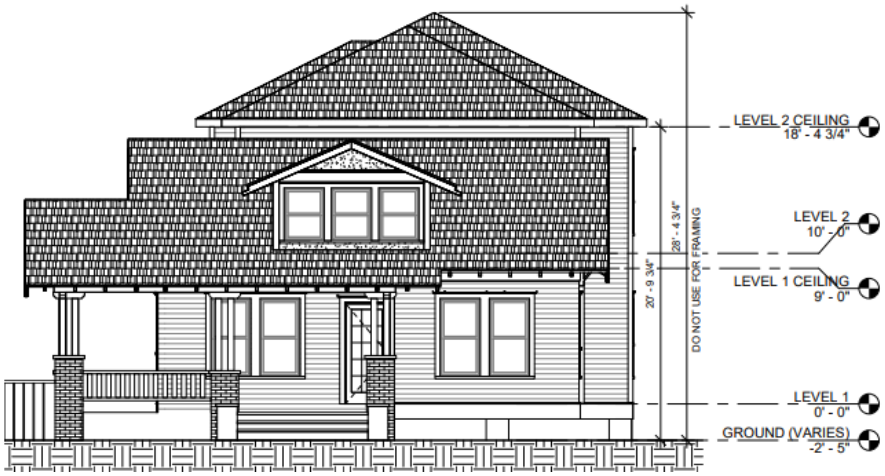
EXISTING



DEFERRED- 09/02/2020



PROPOSED

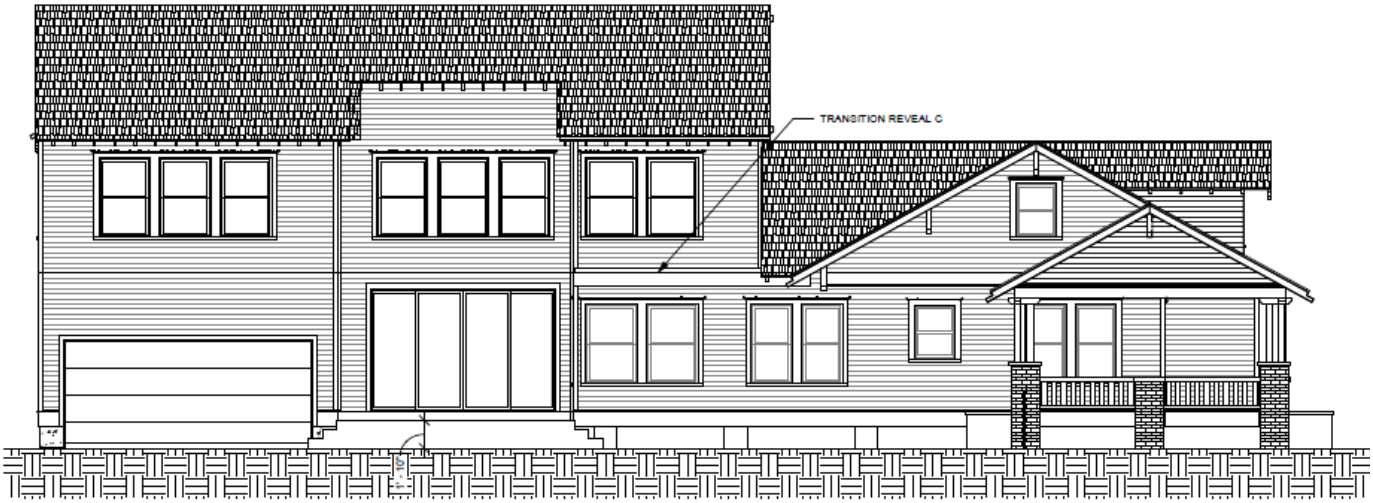


EAST SIDE ELEVATION

EXISTING



DEFERRED-09/02/2020



PROPOSED



CERTIFICATE OF APPROPRIATENESS

Applicant: Gail R. Schorre, agent for David Proctor, owner.

Property: 504 Byrne Street Lot 2, Block 24, Woodland Heights Subdivision. The property includes a historic 1013 square foot, one-story wood frame single-family residence situated on a 7,000 square foot (50' x 140') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1924, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition. The proposed project is an addition to an existing 1013 s.f. stucco, bungalow-style home which has a 643 s.f. one-story previous addition at the back.
The applicant proposes the following:

- The proposed first-floor addition of 292 s.f. will extend both east to the side of the previous addition and south to the rear of the house.
- The second-floor addition of 1549 s.f. will be located at the back of the house, over the previous addition, the new first floor additions, as well as a covered porch at the back. It also extends 9'-2" forward over the historic portion of the house which is less than 25% of the original home.
- There will be a cantilevered carport extending about 9' over the driveway on the west side of the house.
- The proposal includes the replacement of an existing, non-historic glass block window in the first-floor bathroom with a smaller traditional style double-hung window.
- It also includes the rebuilding of the front porch steps with brick clad steps. The current steps are concrete.
- New construction will be clad in Hardie siding to match the siding on the previous addition. The height of the existing one-story house is 19'-7" and the ridge height of the new construction will be 30'-1". The pitch of the existing roof is 7 over 12 while the second-floor addition roof will be 6 ½ over 12 with the lower slope designed to further reduce the perceived volume of the addition.

Public Comment: No comment received.

Civic Association: No comment received.

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CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 26, 2021

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.

Houston Archaeological & Historical Commission **ITEM A.4**
August 26, 2021 504 Byrne Street
HPO File No. HP2020_0105 Woodland Heights

Recommendation: **Approval**

HAHC Action: **Approved**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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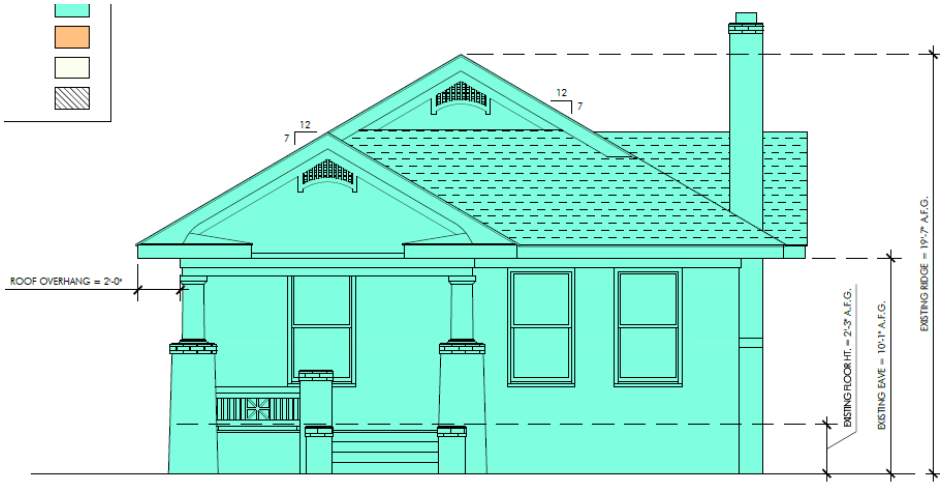
Basis for Issuance: HAHC Approval
Effective: August 26, 2021

PLANNING & DEVELOPMENT DEPARTMENT

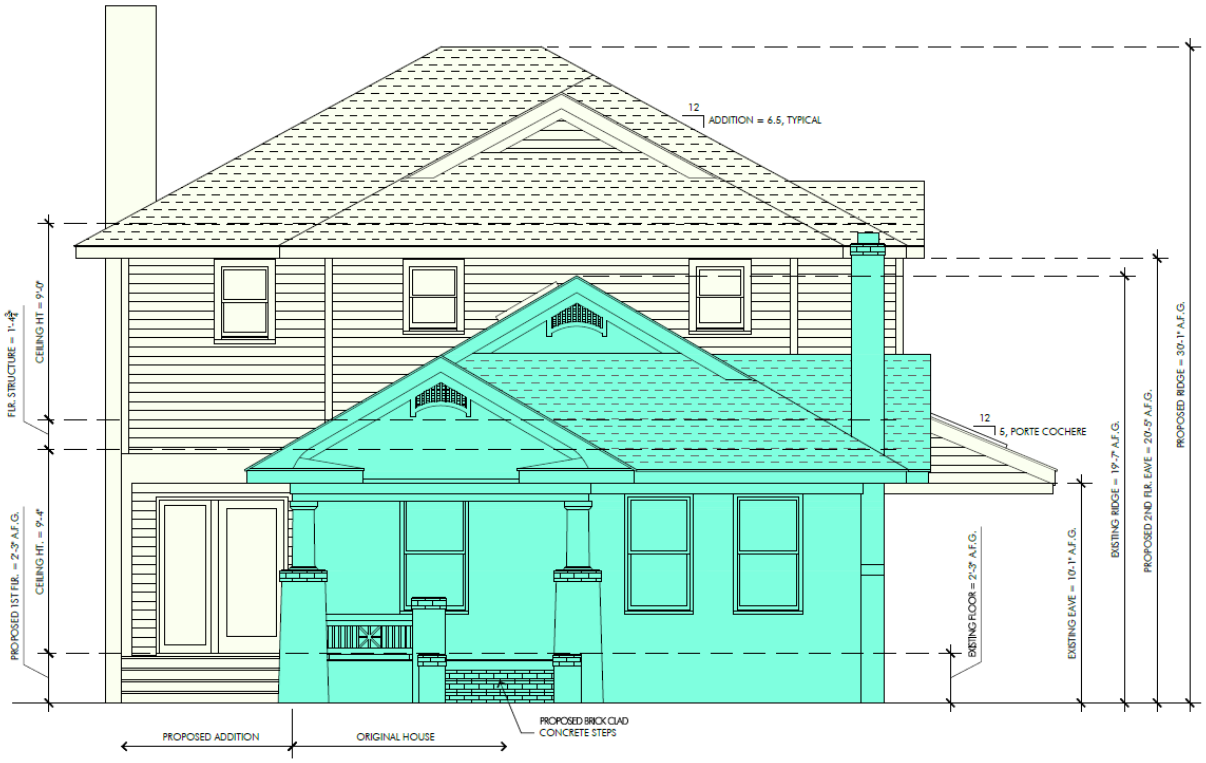
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NORTH ELEVATION – FRONT FACING BYRNE

EXISTING

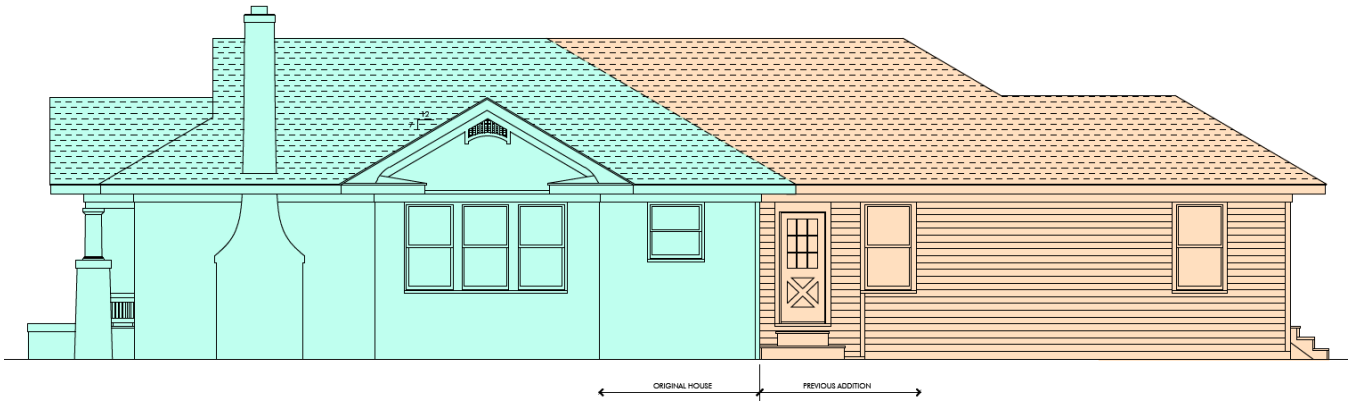


PROPOSED



WEST ELEVATION

EXISTING



PROPOSED



ARIELLE M. PRANGNER
405 Highland St., Houston, TX 77009 | 713-474-7098 | ariellecopeland@gmail.com

Houston Archaeological and Historic Commission
c/o Houston Office of Preservation
611 Walker, 6th Floor
Houston, TX 77002

RE: 405 Highland St., Houston, Texas 77009;
COA App No. HP2026_0077

June 2, 2026

Dear Chair Bucek and Members of the Houston Archaeological and Historic Commission (the "Commission"):

My name is Arielle Prangner, and I am the homeowner of 405 Highland Street. I am writing in advance of the Commission's reconsideration of our application for a Certificate of Appropriateness ("COA") for an alteration and addition to our home.

First, I would like to thank the Commission for its service and for the time devoted to reviewing applications affecting Houston's historic districts. My family and I care deeply about preserving the historic character of Woodland Heights, and we appreciate the important role the Commission plays in that effort.

I previously submitted correspondence to the Planning Department regarding our experience during the initial review of our application. Because our project is now returning to the Commission, I wanted to provide this letter directly to the Commissioners so that the factual circumstances surrounding our project, our family's needs, and our reasons for believing the application satisfies the applicable criteria are clearly before you as you reconsider the matter.

About Us

We moved into our historic bungalow in 2010 (before the neighborhood was designated as a historic district) and have adored it for the past 16 years. We love living in a historic home with all of its character.

Over the past two decades, our family's needs have changed. We now have two children, ages 9 and 7. My adult sister, who has severe intellectual and physical disabilities, lives with us, and my mother-in-law resides in our garage apartment. We have reached the point where we desperately need more space. My son and daughter currently share a bedroom, and my daughter wants her own space so badly that she has built a room out of a cardboard box in our family room and is living there.[1]

Our neighborhood community is very tight knit. There are 20 young children on the 400 block of Highland, and we have been fortunate to cultivate a very 1990s existence where the kids run from house to house and my sister can wander around the neighborhood knowing someone will always

[1] See **Exhibit A** with a few photos of our family.

help bring her home if she becomes disoriented. I also have a neurodivergent child, and we have built an incredible support system around him at our neighborhood school. I never want to leave.

However, if we cannot make our home work for our family, we likely will have no choice. We have been carefully watching every house that comes up for sale in the neighborhood, but very few can accommodate our multi-generational family, and those that can are completely out of our budget. Allowing us to add onto our home is the only realistic way for us to remain in the neighborhood we love.

When planning our proposed addition, we were not seeking maximum square footage. We were intentional about keeping the proposed addition within the home's existing footprint and consistent with both the character of the original home and the surrounding historic neighborhood.

We are working with Sam Gianukos of Creole Design on our design plan. As you know, Mr. Gianukos works extensively in Houston's historic districts and is very familiar with the COA process. Early on, he thoughtfully suggested that we pre-submit our plans to the Houston Office of Preservation (the "Preservation Office") in an effort to solicit staff feedback and establish a collaborative relationship. We first submitted our proposed plans to the Preservation Office in January and have been working to move things forward since that time.

COA Staff Report/Testimony Considered at April 23, 2026 Meeting

As you will recall, our COA application was first heard during the Commission meeting on April 23, 2026. The Commissioners considered the COA staff report dated April 23, 2026 (the "Original Staff Report") during that meeting and posed questions to the staff of the Preservation Office inquiring as to why they had recommended denial of our application. I respectfully disagree with certain conclusions contained in the Original Staff Report and would like to provide additional context regarding several issues that were discussed during the April 23rd meeting.

The Original Staff Report stated that our proposed addition does not satisfy two of the eleven criteria set out in Section 33-241 of the Code. The eleven criteria are the **only existing restrictions** applicable to additions to homes in the Woodland Heights Historic District since design guidelines have not been issued for our neighborhood.

<u>Property Line Distance Reduction</u>

The Original Staff Report contends that our plans fail to satisfy subsection eleven (11) of Section 33-241 of the Code, which requires that the distance from the property line to the front and side walls, porches, and exterior features of any proposed addition must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. Respectfully, I believe there may be a misunderstanding regarding how this criterion applies to our proposal. We are proposing to stay **entirely within the existing footprint of the original home**. We are not reducing the distance from the property line by one single inch in any direction.

Keeping the addition as sympathetic to the original structure as possible and within its existing footprint is the best way to accomplish the objective of criterion eleven (11).

Massing

Subsection ten (10) of Section 33-241 of the Code requires that the proposed addition be compatible with the massing, size, scale, material and character of the property and the context area. Despite what the Original Staff Report suggested, our proposed plans meet these criteria as well. Our very modest proposed addition would absolutely be comparable in terms of the size and scale of the houses on our block, both from a visual exterior aesthetic and square footage comparison.

In our context area, the 400 block of Highland, there are thirteen homes. **Eight** of those homes have a second story. Right next door to us is a beautiful, massive three-story Queen Anne. During the hearing on April 23rd, the Commissioners questioned Ms. Yasmin Arslan on this point. She stated that within the context area there are two story homes, but that none had a second story that extended that close to the front of the home. The homes within the context area clearly demonstrate otherwise. Again, the vast majority of the homes on our block have second stories, and several of those second stories begin close to or at the front of the home.[2]

Our existing house is approximately 2,300 square feet. We are requesting the addition of a mere 670 additional square feet. Expressed in terms of the existing square footage, that is only a **33%** increase. In comparison, the additions in our neighborhood that have been approved by the Commission in 2025 and 2026 all included increases in square footage that range from **51% to 213%** of the original square footage of those homes.[3] Again, our request is for a modest **33%**.

Putting aside the empirical evidence borne out by the numbers, the 3D renderings that were submitted with our application clearly illustrate that when viewed from the street in front of our house, the proposed addition would barely be visible because of the height of the original structure and how far forward it sits on our lot.[4]

Misinterpreted “50%” Restriction

When asked by a Commissioner to clarify the staff’s concerns around the “massing” criterion, Ms. Arslan stated that typically the staff does not approve second story additions that extend forward beyond the back 50% of the existing home. However, there is absolutely ***no restriction*** on the Commission’s approval of additions that extend beyond that 50% line.

The only reference to that measurement in the Code can be found in Section 33-241.1, which addresses types of additions that **must** be approved **administratively** versus at a hearing before the Commission. If an addition does not meet the limited criteria that mandate administrative approval, the Commission is still given the authority to approve the project. However, there seems to be confusion about this perceived “50%” restriction as it relates to the difference between the standards governing administrative approval and those governing Commission review. The fact that our plans may not qualify for automatic administrative approval should not dictate denial by

[2] See **Exhibit B** for examples of such homes in our context area.
[3] See **Exhibit C** for a list of the approved projects and these calculations.
[4] See **Exhibit D** for 3D renderings.

the Commission, which serves a different function – to independently evaluate projects that do not fall within the narrow band requiring administrative approval. In this case, our facts and circumstances are consistent with approval under the applicable criteria.

Additional Circumstances

Our plans have been drawn to include a dormer closer to the front of the house to accommodate an existing stairwell so that we can avoid reconfiguring the first floor. Such a reconfiguration would destroy the existing and historically preserved first floor layout.

During the April 23rd hearing on our application, one Commissioner commented that the Commission could not consider interior elements as part of their decision making. However, Section 33-240(b) of the Code mandates that the Commission take into consideration the current needs of the applicant and **requires that the Commission be sensitive to the property owner's financial condition in determining whether to approve the application**.

These considerations are particularly relevant in our case because, as we made clear during the April 23rd meeting, if we had to move the stairwell and reconfigure the first floor, the additional changes would be cost-prohibitive. Accordingly, we ask that the Commission consider these facts in making its determination on our application.

Neighborhood Support

Our COA application should be approved because it satisfies the criteria set out in the Code. In addition, however, the strong neighborhood support our project has received indicates that our proposed project is exactly the kind that our neighbors want to see.[5]

We thoughtfully sought input from our neighbors about the proposed addition. Our application included letters from over 50 of our neighbors requesting that our project be approved as proposed. The Woodland Heights Historic District is comprised of 386 homes. Requests from **45** of those households have been made to approve our plans – that is more than **12%** of the entire historic neighborhood.[6] Every single family on our block is supporting our proposed plans. The Woodland Heights Civic Association has also submitted a letter asking that our plans be approved as submitted. It is my understanding that not one person has objected to our COA application.

We respectfully ask the Commission to consider this unusually strong level of neighborhood support.

Conclusion and Request

We respectfully submit that our proposed addition satisfies the applicable criteria set forth in the Code. The project remains within the existing footprint of our home, is modest in scale compared to numerous additions previously approved within Woodland Heights, and has received overwhelming support from our immediate neighbors and the broader community.

[5] See **Exhibit E** containing excerpts from selected neighbor letters submitted with our application.
[6] See map attached as **Exhibit F** illustrating the Woodland Heights Historic District with stars denoting neighbors who have requested approval of our application as proposed.

Most importantly, the proposal allows our family to remain in the historic neighborhood we love while preserving the character and integrity of our home. We have approached this process thoughtfully and in good faith, incorporating feedback where appropriate while remaining committed to a design that is both historically respectful and functional for our family's needs.

Accordingly, we respectfully request that the Commission approve our application as submitted. This project is deeply personal to our family, and whether we can move forward has enormous consequences for us. Accordingly, if the Commission determines that approval is not appropriate, we respectfully request a final determination on the application so that we may pursue any available next steps.

We appreciate your consideration and would be pleased to answer any questions or provide any additional information that may assist the Commission in its review.

Sincerely,



Arielle Prangner

Attachment

cc: Mr. Sam Gianukos

Exhibit A

About Us/405 Highland

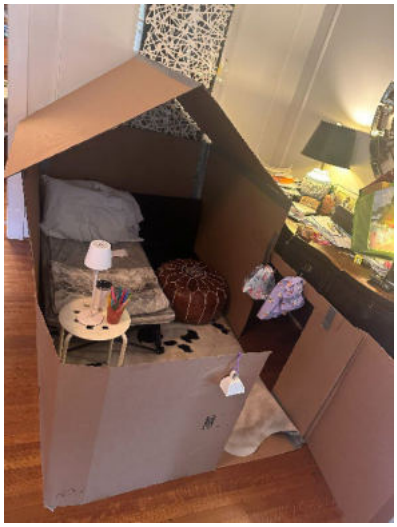
Our Family







The Cardboard Box Room



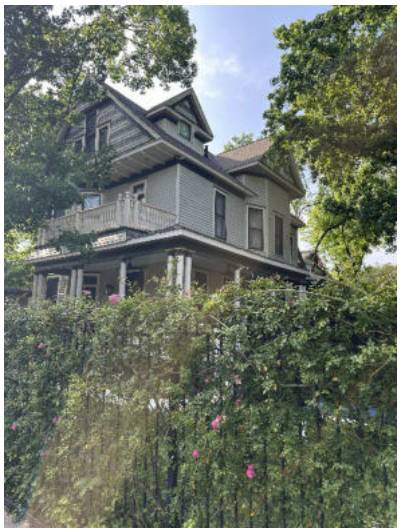
Gingerbread House at Christmas



Exhibit B

Context Area – 400 Block of Highland

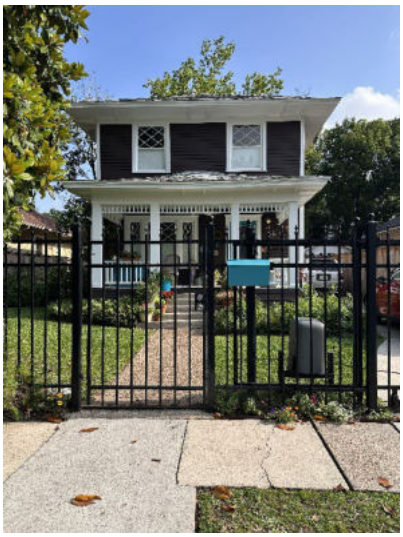




411 Highland



412 Highland



418 Highland

Exhibit C

2025-2026 Approvals by HAHC of Additions in Woodland Heights

Address	Item under consideration	COA determination	Date of HAHC Meeting	Existing Sq. Ft.	Additional Sq. Ft.	Percent of Addition Compared to Existing	Total Sq. Ft. After Addition
528 Woodland St	Alteration - Addition	Approval	Apr-26	1,685	2280	135%	3,965
519 Bayland	Alteration - Addition	Approval	Jan-26	1,879	2120	113%	3,999
417 Highland	Alternation - Addition	Approval	Jan-26	1,300	2687	207%	3,987
3312 Beauchamp St	Alteration – Addition	Approval with Conditions	Aug-25	1,311	2792	213%	4,103
309 Bayland Ave	Alteration – Addition	Approval with Conditions	Aug-25	1,602	2420	151%	4,022
719 Highland	Alteration – Addition	Approval	May-25	1,189	688	58%	1,877
310 Euclid St	Alteration – Addition	Approval	Feb-25	2,318	1,180	51%	3,498
526 Highland St	Alteration – Addition	Approval	Jan-25	1,532	2,158	141%	3,690
405 Highland St	Alternation - Addition	Deferred	Apr-26	2,323	762	33%	3,085

Exhibit D

3D Renderings of Proposed Addition






405 Highland St.
existing elevation


405 Highland St.
proposed elevation

Exhibit E

Excerpts from Selected Letters Submitted by Neighbors

"As neighbors who live directly across the street from the Prangner Family, we have reviewed the proposed renovation and are writing to express our full support. In our view the proposed work is aesthetically pleasing and remains in line with other thoughtful renovations in the Woodland Heights Neighborhood. We do not have concerns about the appearance of the renovation. To the contrary, we believe the proposal is compatible with the character of the neighborhood and reflects the kind of careful investment that helps Woodland Heights remain both beautiful and vibrant."

-Chris & Becca Wilkinson, 404 Highland

"Supporting updates like this helps preserve the historic structures."

-Heloise Ellzey, 430 Omar

"The Prangners have put so much thought and effort into designing an addition that preserves the character and scale of the home and aligns with our block!"

-Peter and Claire Tipps, 430 Highland

"We love the proposed addition! We believe the plans preserve the historic character of the home."

-Jamie and Alex Danielides, 942 Highland

"I love the design for 405 Highland St. Sam Gianukos has done so many homes in Woodland Heights. He also lives in the Woodland Heights and understands our neighborhood. You have my yes! vote on the Prangner Family's Dream Home."

-Karen Stowers, 529 Highland

"Thank you to the Commission for taking into consideration neighbors feeling and sense of "the hood" – Finding the build drawings just fine w/ us."

-M. Freemantel, 516 Bayland

"These changes would elevate the character of the community and we fully support these changes by the owners."

-William Appleton, 510 Highland

"We have lived at 507 Highland for close to 20 years and have seen many renovations and complete tear downs. We have no issues with the Prangner's proposed design. Let the project proceed."

-William and Anne Baumgardner, 507 Highland

"The addition as proposed seems very appropriate and in keeping with the character of the neighborhood. As a neighbor, we fully support this design as currently proposed."

-Christopher George and Sarah Comeaux, 429 Woodland

“I am in favor of the proposed addition of the Prangner home at 405. It is a lovely expansion that clearly preserves the original integrity of the home.”

-Deborah Markay, 418 Highland

“The Prangners are a well-respected and integral part of our community, and we support their vision for an addition that honors the historic character and guidelines of Woodland Heights. They care deeply about preserving the neighborhood’s charm, and we trust their plans will reflect that commitment.”

-Erika and Matt Priest, 703 Omar

“I applaud the Prangners for their thoughtful designs to expand their home while keeping it visually in step with the original houses in our historic neighborhood. It’s hard to imagine a better result than the one they have planned. It’s important not to drive families out of the Woodland Heights by making it impossible for a larger family to find/build a home with sufficient space.”

-Catherine Day, 624 Highland& 618 Highland

“I live directly across the street from the Prangner’s house so will be looking at it more than most. I have no concerns about their prosed design and believe it would be a complement to the historical character of our block. We cannot suffer the loss of this wonderful family having to depart our block because of arbitrary and subjective interpretations of design standards.”

-Danielle Darby, 408 Highland

Exhibit F

Woodland Heights Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Letters of Support
- 405 — 405 Highland St.

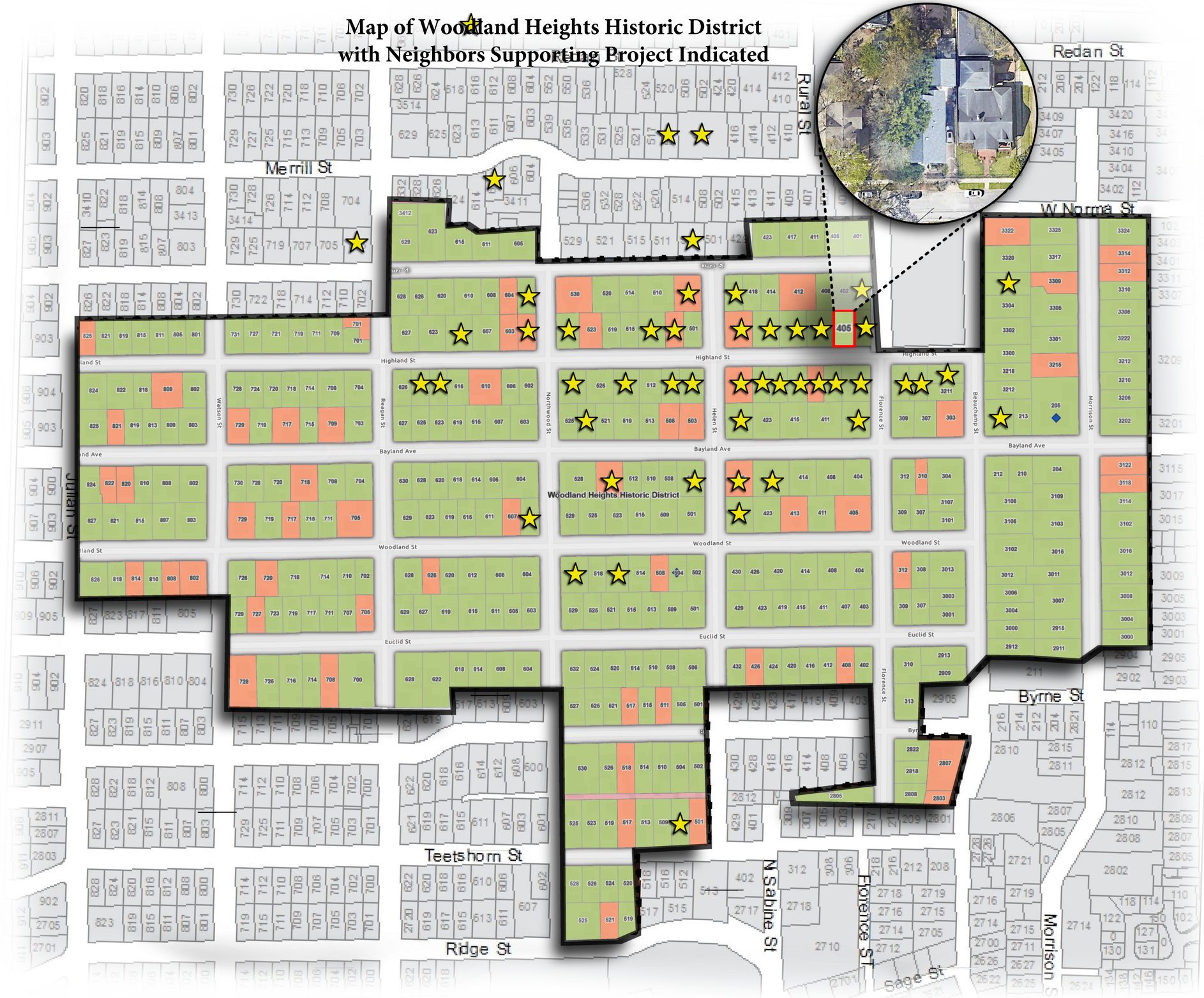
Established: July 29, 2011
Source: GIS Services Division
Date: March 11, 2014
Reference: pj17480

0 65 130 260 390 Feet

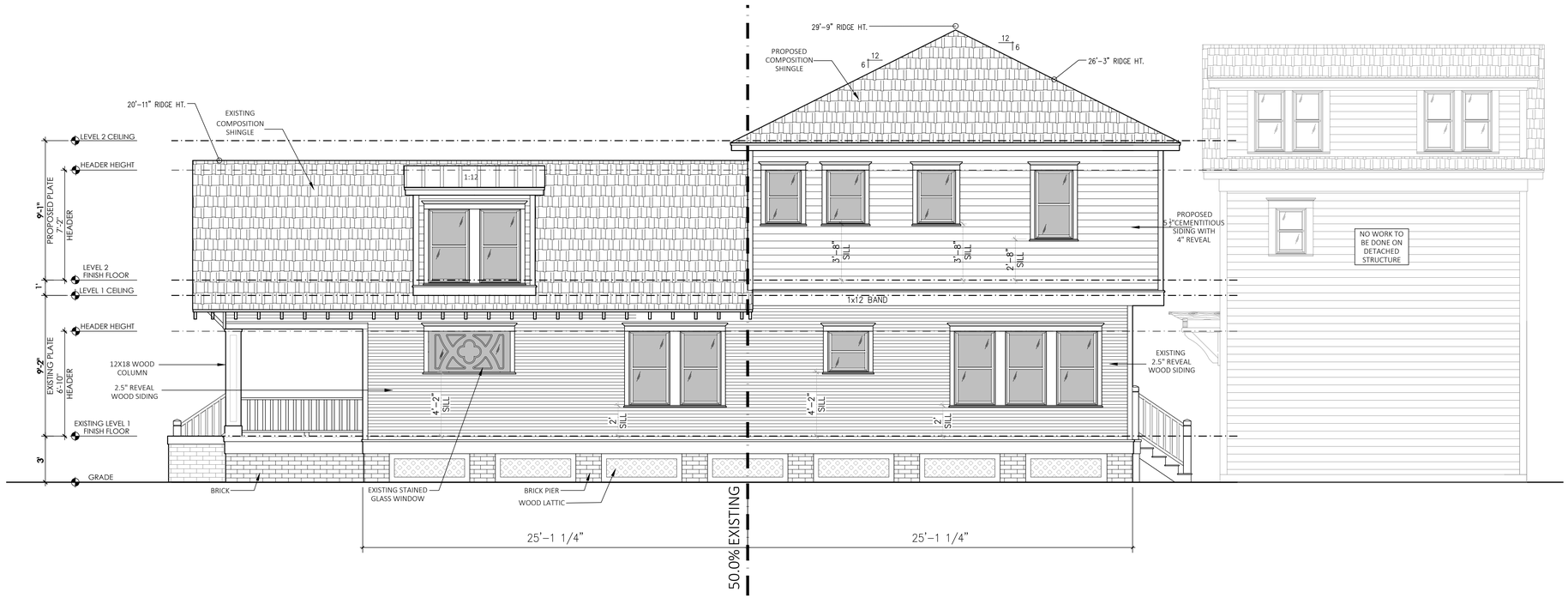
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

PLANNING & DEVELOPMENT DEPARTMENT

Map of Woodland Heights Historic District with Neighbors Supporting Project Indicated



NOT FOR PERMIT



PROPOSED
EAST ELEVATION
Scale: 1/4"= 1'-0"



PROPOSED
SOUTH ELEVATION
Scale: 1/4"= 1'-0"

SUGGESTED AFTER STAFF DESIGN MEETING

CREOLE DESIGN L.L.C
CREOLEDESIGN.COM
505 MERRILL
HOUSTON, TX
77009
(713)880-3158

MEMBER:
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION

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MARK	DATE	DESCRIPTION
8	01/20/2026	ISSUED FOR CLIENT
9	02/11/2026	ISSUED FOR CLIENT
10	05/08/2026	ISSUED FOR CLIENT

CAD DWG FILE: TEXT

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DRAWN BY: SP

MARK	DATE	DESCRIPTION
1	07/15/2025	AS BUILD DRAWINGS
2	08/26/2025	ISSUED FOR CLIENT
3	10/08/2025	ISSUED FOR CLIENT
4	10/31/2025	ISSUED FOR CLIENT
5	11/10/2025	ISSUED FOR CLIENT
6	11/12/2025	ISSUED FOR CLIENT
7	11/20/2025	ISSUED FOR CLIENT

PRANGNER RESIDENCE
405 HIGHLAND STREET
HOUSTON, TEXAS 77009

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NO.
X2.3

ITEM E6
HPO File #: HP2026_0077

June 18, 2026

405 Highland.
Woodland Heights

LETTERS OF SUPPORT

From: **Woodland Heights Deed Restrictions** <whcadeedrestrictions@gmail.com>
Date: Wed, Mar 18, 2026 at 2:49 PM
Subject: Support for 405 Highland - Woodland Heights Civic Association
To: <historicpreservation@houstontx.gov>

Members of the Commission,

I am writing in my capacity as the Director of Deed Restrictions for the Woodland Heights Civic Association (WHCA), which includes the Woodland Heights Historic District. My role is to not only enforce deed restrictions across the neighborhood, but to help preserve the historic character of the district through both the City's ordinances and their thoughtful application across our community.

The proposed addition at 405 Highland presents a unique condition that warrants careful consideration. In its current form, the design achieves what the Historic Preservation Department and the WHCA most fundamentally seek to preserve: a clearly dominant historic structure at the front of the property, with a subordinate, second-story addition largely obscured from the public right-of-way.

From the street, the home continues to read as a historic bungalow, with the front porch, primary roofline, and gable remaining the defining visual elements. The second-story mass is recessed and secondary, aligning with the intent of the ordinance to minimize the visual impact of second-story additions on the historic streetscape.

We understand the inclination to recommend simplified or more uniform additions in an effort to emphasize the original structure. However, in this case, such revisions risk producing the opposite result. A more uniform or full-width second-story design with less character would introduce a continuous upper-level wall plane, increasing the visibility and perceived mass of the addition. We fear this could cause the home to read more clearly as a two-story structure from the street.

The WHCA strongly supports proposals that maintain and preserve the character of the Historic District we value and protect, and we hope the HAHC takes this into consideration as they review this and other submitted agenda items.

Sincerely,

Julie Moore
Director of Deed Restrictions
Woodland Heights Civic Association

LETTERS OF SUPPORT

Support for 405 Highland - Woodland Heights Civic Association

Woodland Heights Deed Restrictions <whcadeedrestrictions@gmail.com>
To PD - Historic Preservation

Reply | Reply All | Forward

Wed 3/18/2026 2:50 PM

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

Members of the Commission,

I am writing in my capacity as the Director of Deed Restrictions for the Woodland Heights Civic Association (WHCA), which includes the Woodland Heights Historic District. My role is to not only enforce deed restrictions across the neighborhood, but to help preserve the historic character of the district through both the City's ordinances and their thoughtful application across our community.

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We understand the inclination to recommend simplified or more uniform additions in an effort to emphasize the original structure. However, in this case, such revisions risk producing the opposite result. A more uniform or full-width second-story design with less character would introduce a continuous upper-level wall plane, increasing the visibility and perceived mass of the addition. We fear this could cause the home to read more clearly as a two-story structure from the street.

The WHCA strongly supports proposals that maintain and preserve the character of the Historic District we value and protect, and we hope the HAHC takes this into consideration as they review this and other submitted agenda items.

Sincerely,

Julie Moore
Director of Deed Restrictions
Woodland Heights Civic Association

Woodland Heights Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Letters of Support
- 405 — 405 Highland St.

Established: July 29, 2011
Source: GIS Services Division
Date: March 11, 2014
Reference: pj17480

0 65 130 260 390 Feet

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

PLANNING & DEVELOPMENT DEPARTMENT



To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Thad & Marsha Kudela

Property Address: 312 Highland St 77009

Signature: Marsha Kudela

Date: 2/22/2026

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Matthew and Brandon Jankovsky

Property Address: 400 Omar Street (behind the Prangers)

Signature: [signature]

Date: 2/21/26

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Kathy TALAMANTEZ

Property Address: 403 HIGHLAND ST., HOU, TX 77009

Signature: [signature]

Date: FEB. 25, 2026

Additional Comments (optional):

Thank you for your time and consideration.

March 14, 2026

Houston Archaeological and Historical Commission
c/o City of Houston Planning & Development Department
Historic Preservation Office
Houston, Texas

Re: Support for the Prangner Family Proposed Renovation – 405 Highland St.

Dear Board Members:

As neighbors who live directly across the street from the Prangner family, we have reviewed the proposed renovation and are writing to express our full support. In our view, the proposed work is aesthetically pleasing and remains in line with other thoughtful renovations in the Woodland Heights neighborhood. We are familiar with the restrictions, scope, and purpose of this process, having gone through our own renovation process beginning in 2022.

We do not have concerns about the appearance of the renovation. To the contrary, we believe the proposal is compatible with the character of the neighborhood and reflects the kind of careful investment that helps Woodland Heights remain both beautiful and vibrant.

The Prangners are a wonderful family who bring a great deal of life, warmth, and joy to our block and to the broader community, and they have been a gift to our family since moving into the neighborhood. They are valued neighbors, but also very involved members of the local elementary school and beyond. It would be a significant loss to the neighborhood if they were forced to move to expand the footprint of their home to accommodate their family's needs.

As neighbors who would be directly affected by construction activity that could last for some time, we nonetheless remain in full support of the Prangner family and their proposed renovations. We respectfully ask that you view this letter as a strong statement of neighborhood support for their project.

Thank you for your time and consideration.

Sincerely,

Chris & Becca Wilkinson
404 Highland St.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed.**

Name: Julia & Rob Wellner

Property Address: 405 Bayland Ave.

Signature: Julia S Wellner

Date: 03/02/2026

Additional Comments (optional):

Good luck with the project and we hope you will stay in the neighborhood.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Danielle Darby

Property Address: 408 Highland

Signature: Danielle Darby

Date: February 11e, 2026

Additional Comments (optional):

I live directly across the street from the Prangers house so will be looking at it more than most. I have no concerns about their proposed design and believe it would be a complement to the historical character of our block. We cannot suffer the loss of this wonderful family having to depart our block because of arbitrary and subjective interpretations of design standards

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: GEORGE & KELLI FEREDAY

Property Address: 412 HIGHLAND ST, HOUSTON, TX 77009

Signature: George T Feriday / Kelli Feriday

Date: 2/25/2026

Additional Comments (optional):

WE FIND THAT THE PROPOSED ARCHITECTURAL DESIGN TO BE A VERY SYMPATHETIC MODIFICATION TO THE EXISTING STRUCTURE. ACCORINGLY, WE FULLY SUPPORT THE PROPOSAL AND APPRECIATE THE PRANGER'S MORE THAN REASONABLE EFFORTS TO ENGAGE THEIR NEIGHBORS IN SEEKING COMMENTS AND SUPPORT.

Thank you for your time and consideration.

Furthermore, we reject the "academic" premise that additions need to be distinct from the historical lines of the original home. This has resulted in a beautiful Craftsman-like neighborhood being transformed

to a jarring selection of bungalows with boxes on the back. We believe that additions should be as sympathetic and seamless to the original architecture in order to maintain the historical character of the Woodland Heights a a whole, as we did when adding on to 412 Highland.

The Pragner's house a proposed by the family represents the latter philosophy. The modifications requested by HAHC are very much out-of-style and feel for the craftsman bungalows as built in this area — especially dormers and cantilevered additions.

Please reconsider and accept the original proposal for 405 Highland St and also seek to revise the design guidance for additions.

Thank you,

The Fendays

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Taylor Sonne & Francesca Sonne

Property Address: 416 Highland St, Houston, Tx 77009

Signature: Francesca Sonne

Date: 3/1/2026

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Deborah Markay

Property Address: 418 Highland

Signature: Deborah Markay

Date: 2-28-2026

Additional Comments (optional):

I am in favor of the proposed addition of the Prangner home at 405. Its a lovely expansion that clearly preserves the original integrity of the Home.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Anish Hariharan + Jessica Bresler

Property Address: 426 Bayland Ave.

Signature: [signature]

Date: 2/28/26

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project ***as currently proposed.***

Name: Kirsten & Travis Varner

Property Address: 429 Bayland Ave

Signature: [signature]

Date: Feb. 23, 2026

Additional Comments (optional):

losing this family would be a loss to our community. ♥

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed.**

Name: Christopher George & Sarah Comeaux

Property Address: 429 Woodland St.

Signature: Sarah Comeaux Chris George

Date: 2/21/26

Additional Comments (optional):

The addition as proposed seems very appropriate and in keeping with the character of the neighborhood. As a neighbor, we fully support this design as currently proposed.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Claire + Peter Tipps

Property Address: 430 Highland St

Signature: WCtipps

Date: 3/02/26

Additional Comments (optional):

The Praangners have put so much thought and effort into designing an addition that preserves the character and scale of the home and aligns with our block!

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Helaise Ellzey-Smith

Property Address: 430 Omar Street

Signature: Helaise Ellzey

Date: 3/5/26

Additional Comments (optional):

I support their plans for the addition as they appear reasonable. Supporting updates like this helps preserve the historic structures. They are also very lovely neighbors.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
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- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Jane Reyes

Property Address: 502 Highland

Signature: Jane Reyes

Date: 3-1-24

Additional Comments (optional):

The changes & Proposed in the plans the Prangner have shown me appear to be in line with many of the homes that have had addition + I see no reason to deny them the approval of such additions

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I, the undersigned, residing at the addresses listed next to my name below, live in the immediate neighborhood the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
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- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the historical integrity of the property.

I *support the* approval of the project **as currently proposed**.

Name	Property Address	Signature	Date
LAURA AND DAVID NEAL	505 OMar Street	Laura Neal	3/4/2026

To the Members of the Houston Archaeological and Historical Commission:

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- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: WILLIAM & ANNE BAUMGARDNER

Property Address: 507 HIGHLAND ST. 77009

Signature: [signature]

Date: FEB. 28/26

Additional Comments (optional):

We have lived at 507 Highland for close to 20 years and have seen many renovations and complete tear-downs. We have no issues with the Prangner's proposed design. Let the project proceed.

ANNE: 713/834.5402

WILLIAM: 713/834.5394

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: William Appleton

Property Address: 510 Highland

Signature:

Date: 2/28/2026

Additional Comments (optional):

These ~~propose~~ Changes would elevate the character of the community and we fully support these Changes by the owners.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Tamarah and Doug Edwards

Property Address: 511 Highland St., Houston 77009

Signature: Tam Edwards

Date: 1 March 2026

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: M. Freemantle

Property Address: 516 Bayland Ave.

Signature: M. Freemantle

Date: 3/1/26

Additional Comments (optional):

Thank you to the HAHC for taking into consideration neighbors feelings and sense of "the hood" - Finding the build drawings just fine w/ us. No need to change.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I, the undersigned, residing at the addresses listed next to my name below, live in the immediate neighborhood the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the historical integrity of the property.

I support the approval of the project **as currently proposed**.

Name	Property Address	Signature	Date
Franklin Buchanan	516 Pecore St Houston, TX 77009		3/04/26

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Douglas & Shannyth Sharp

Property Address: 528 Highland Street

Signature: [signature]

Date: 3/2/26

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Sam + Martina Stephens

Property Address: 528 Woodland St

Signature: Martina Stephens

Date: 2/14/26

Additional Comments (optional):

The Prangners are a treasure in the neighborhood and contribute to all Woodland Heights and Trans events.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Karen Stowers

Property Address: 529 Highland St.

Signature: [signature]

Date: 3.1.2026

Additional Comments (optional):

In the 18+ years I have lived on Highland the homes have changed. It has been fun to watch. I love the design for

Thank you for your time and consideration.

405 Highland St. Sam Gianukos has done so many amazing homes in Woodland Heights. He also lives in the Woodland Heights and understands our neighborhood. You have my yes! Vote on the Prangner family's Dream Home

Karen,
832.293.2827

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

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- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Amanda + Adam Dinitz

Property Address: 601 Highland St

Signature: Amanda + Dinitz

Date: 3/2/2026

Additional Comments (optional):

Thank you for your time and consideration.

February 25, 2026

To the Members of the Houston Archaeological and Historical Commission:

I reside at 601 Woodland St. and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Thank you for your time and consideration.

Sincerely,

Stacie Cokinos

Stacie Cokinos

601 Woodland

Houston, TX 77009

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Kristin Levine

Property Address: 1610 Merrill St., Houston TX 77009

Signature: Kristin Levine

Date: 3-2-26

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Claire Campbell and Adam Halpert

Property Address: 617 Cedar St, Houston, TX 77009

Signature: [signature]

Date: 2/22/26

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Kasey and Robert Todd

Property Address: 619 Highland st. 77009

Signature: Kasey Todd

Date: 3/1/26

Additional Comments (optional):

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Catherine Day

Property Address: 624 Highland St. and 618 Highland St.

Signature: C Day

Date: 02/27/2026

Additional Comments (optional):

I applaud the Prangners for their thoughtful designs to expand their home while keeping it visually in step with the original houses in our historic neighborhood. It's hard to imagine a better result than the one they have planned. It's important not to drive families out of the Woodland Heights by making it impossible for a larger family to find/build a home with sufficient space. The Prangners are exactly the sort of residents we need to embrace - they have kids at our neighborhood school and are active participants in their block and our community as a whole

Thank you for your time and consideration.

C Day

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Erika & Matt Priest

Property Address: 703 omar st. Houston, TX 77009

Signature: Erika & Priest Matt

Date: 2/23/26

Additional Comments (optional):

The Prangners are a well-respected and integral part of our community, and we support their vision for an addition that honors the historic character and guidelines of Woodland Heights. They care deeply about preserving the neighborhood's charm, and we trust their plans will reflect that commitment.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I reside at the address listed below and live in the immediate neighborhood of the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; *and*
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the integrity of the property.

I support the approval of the project **as currently proposed**.

Name: Jamie and Alex Danielides

Property Address: 942 Highland St.

Signature: JDanielides

Date: 03/02/2026

Additional Comments (optional):
we love the proposed addition! We believe the plans preserves the historic character of the home.

Thank you for your time and consideration.

To the Members of the Houston Archaeological and Historical Commission:

I, the undersigned, residing at the addresses listed next to my name below, live in the immediate neighborhood the Prangner family at 405 Highland St., Houston, Texas 77009.

I have been informed of the proposed addition to their home as currently designed and informally submitted to the HAHC. Based on my understanding of the plans, I believe the proposed addition:

- Is respectful of the historic character of the home and the surrounding neighborhood;
- Maintains the scale and character of houses on the block; and
- Represents a thoughtful and appropriate way to allow this family to remain in their home while preserving the historical integrity of the property.

I support the approval of the project **as currently proposed.**

Name	Property Address	Signature	Date
Leah Patrick	429 Highland St		3/2/26
Hilary Fairbrother	523 Bayland Ave.		3/2/26
Chichester	3523 Michaux St 417 Highland St		3/3/26
Ashley Day	932 Rutland 77009 realtor + walk neighborhood		3/3/26
Ashley Taylor	430 Highland Ave		3/3/26

Name	Property Address	Signature	Date
Daddy Jack	1031 E 23rd St		3/6/26
SONA KHANOVA	602 OMAR ST		3/7/26