

CERTIFICATE OF APPROPRIATENESS

Applicant: Garrett Stepanovich

Property: 711 E. 5th½ Street, Lots 4,5,6,7, Block 4, Freeland Subdivision. The property 6,250 square foot (50' x 125') interior lot.

Significance: Noncontributing interior vacant lot in the Freeland Historic District.

Proposal: New Construction – Two story primary residence with one story detached garage

- Proposed total square footage 3,838, total building lot coverage with garage is 2,457 sq ft/39%, total impermeable lot coverage is 47.8% (see details at end of report)
- Width is 35' and depth is 70'-7" (see new construction worksheet for other details)
- All setbacks are 7' or more
- Maximum ridge height is 29'5", maximum eave height is 21', primary pitch is 2:12 (garage is 4:12, front porch 3:12) Detached garage ridge height is 15'9"
- Roof will consist of Tesla solar roof tiles
- Raised concrete slab is 22" from grade
- Cladding is smooth cementitious (lap with 5" reveal)
- Porch soffits are pine tongue and groove with 6" reveal.
- Fascia: smooth cementitious
-

Public Comment: 8 comments in opposition of the proposal (see attachments).

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

Sec. 33-242(a): 2, 3, 4

HAHC Action: -

APPROVAL CRITERIA: NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
Exterior features of proposed design are not compatible with contributing structures in the context area (primary 1-story bungalows of under 2,000 sq ft). The asymmetrical roof pitch, profile, eaves, length, and overall massing are distinctly different to that of contributing context. Contributing context sharing the property line, for instance, is 6:12 and has a secondary pitch of 12:12, the recent addition for that property has a 6:12 pitch The proposed pitch on this project is 2:12. In addition, the window openings propose a similar problem of irregularity compared to the existing contributing context. The front door form is also atypical. All other contributing buildings in Freeland are one or one and a half story bungalows on the front elevation, while the proposed new construction is two story. (see criteria 4)

(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
The scale, proportions, roof shape/pitch and other dimensions are not compatible with the typical scale of existing contributing structure in the context area. This proposed new construction is on a typical interior lot. Average square footage in Freeland is under 2,000 sq ft, but proposed homes are over 3,800 sq ft.

(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
*Typical height in Freeland is that of a one or one-and- half story bungalow. The immediate contributing context at 709 has a **historic ridge height of 17'7."** In 2017, they received an HAHC approved COA for a two-story addition at the rear with a ridge height of 26'-10 1/2," **proposed ridge height for this project is 29'-5."***

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
Freeland does not have design guidelines.

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.
Freeland is comprised of one or one and half story bungalows (with front ridge heights +/-17'). Some of the contributing buildings have second story rear additions, but none of them have a two-story front façade. Freeland does not have design guidelines.

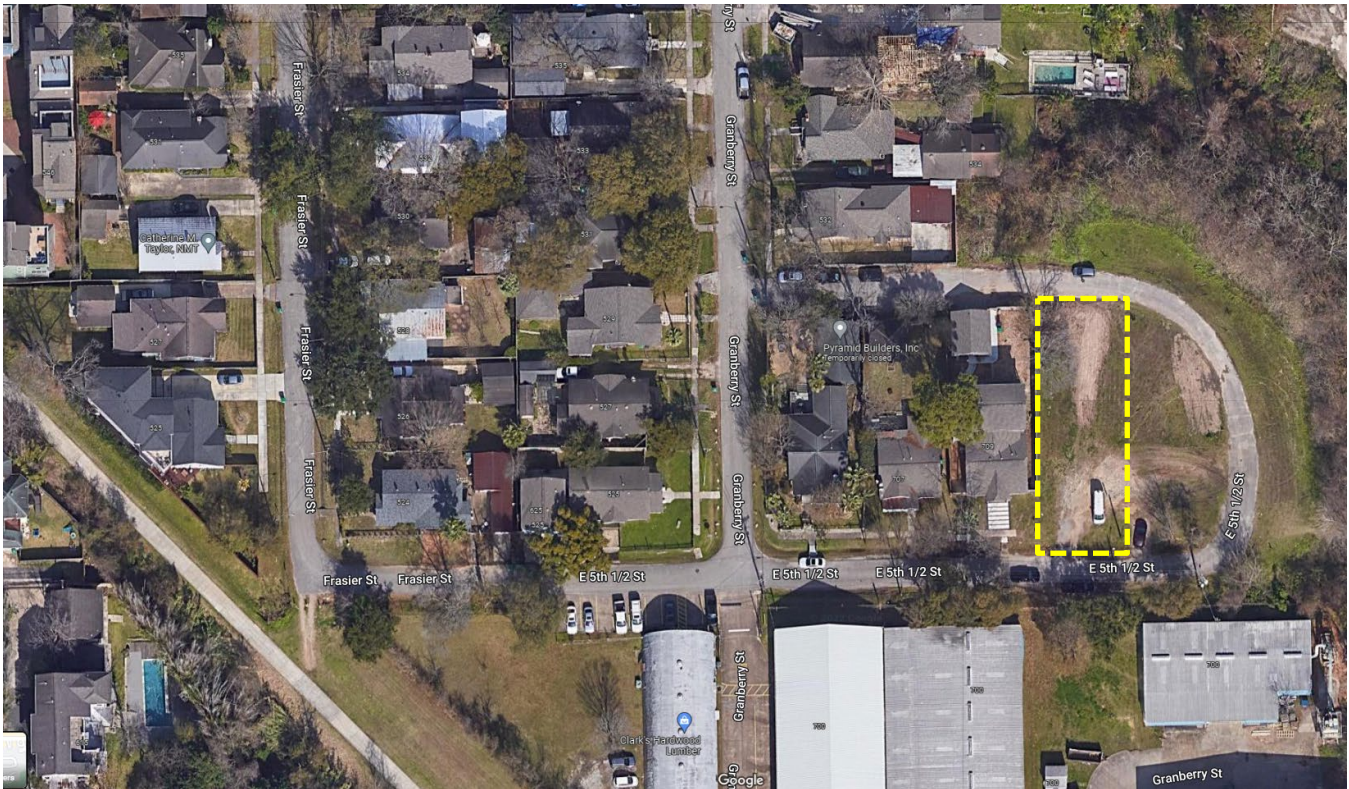


PROPERTY LOCATION
FREELAND HISTORIC DISTRICT



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

CURRENT AERIAL VIEW – VACANT LOTS



NO INVENTORY PHOTO- CURRENT SITE PHOTO OF VACANT LOT



INVENTORY PHOTOS OF BLOCK:



709 E 5th 1/2 – Contributing – 1935 (neighbor)



707 E 5th 1/2 – Contributing – 1935 (neighbor)



701 E 5th 1/2 – Contributing – 1935 (neighbor)

CONTEXT AREA – Granberry Street



532 Granberry– Contributing – 1925 (next street)



525 Granberry– Contributing – 1923 (next street)

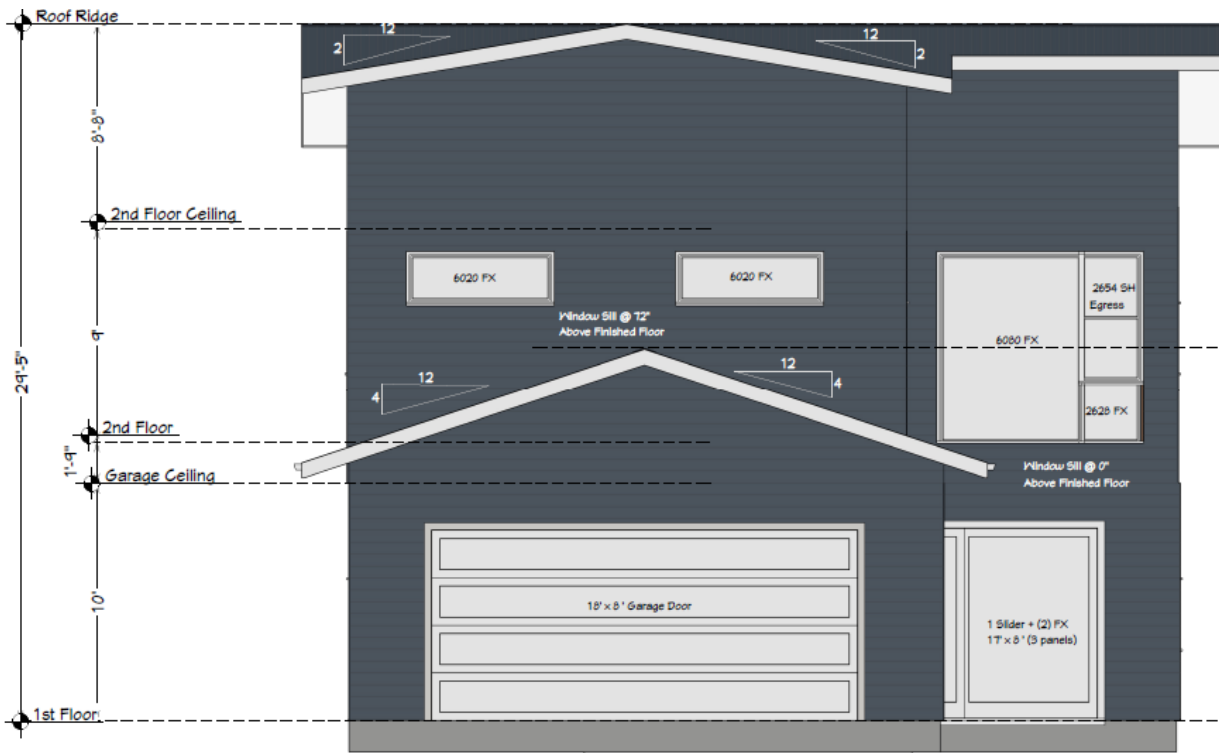


527 Granberry– Contributing – 1923 (next street)

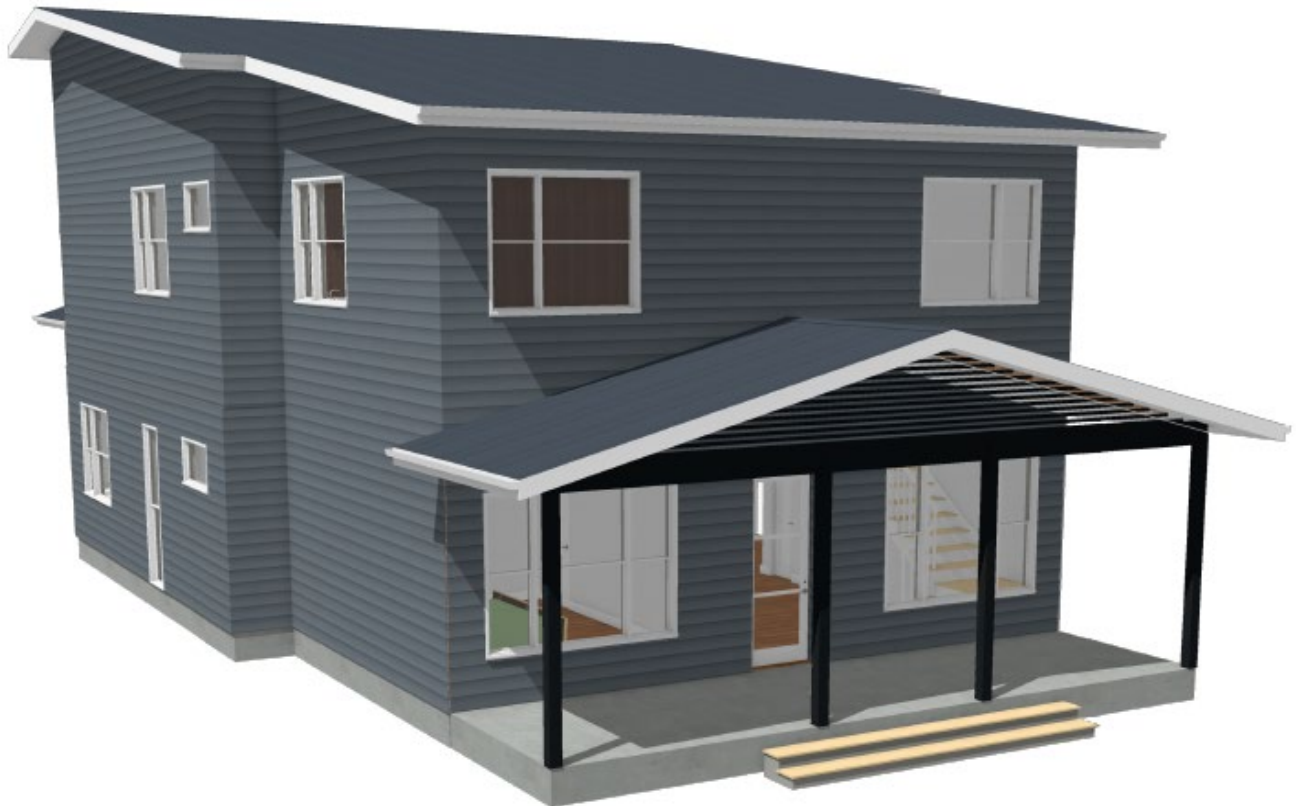
SOUTH ELEVATION – FRONT FACING E 5TH½ STREET - PROPOSED



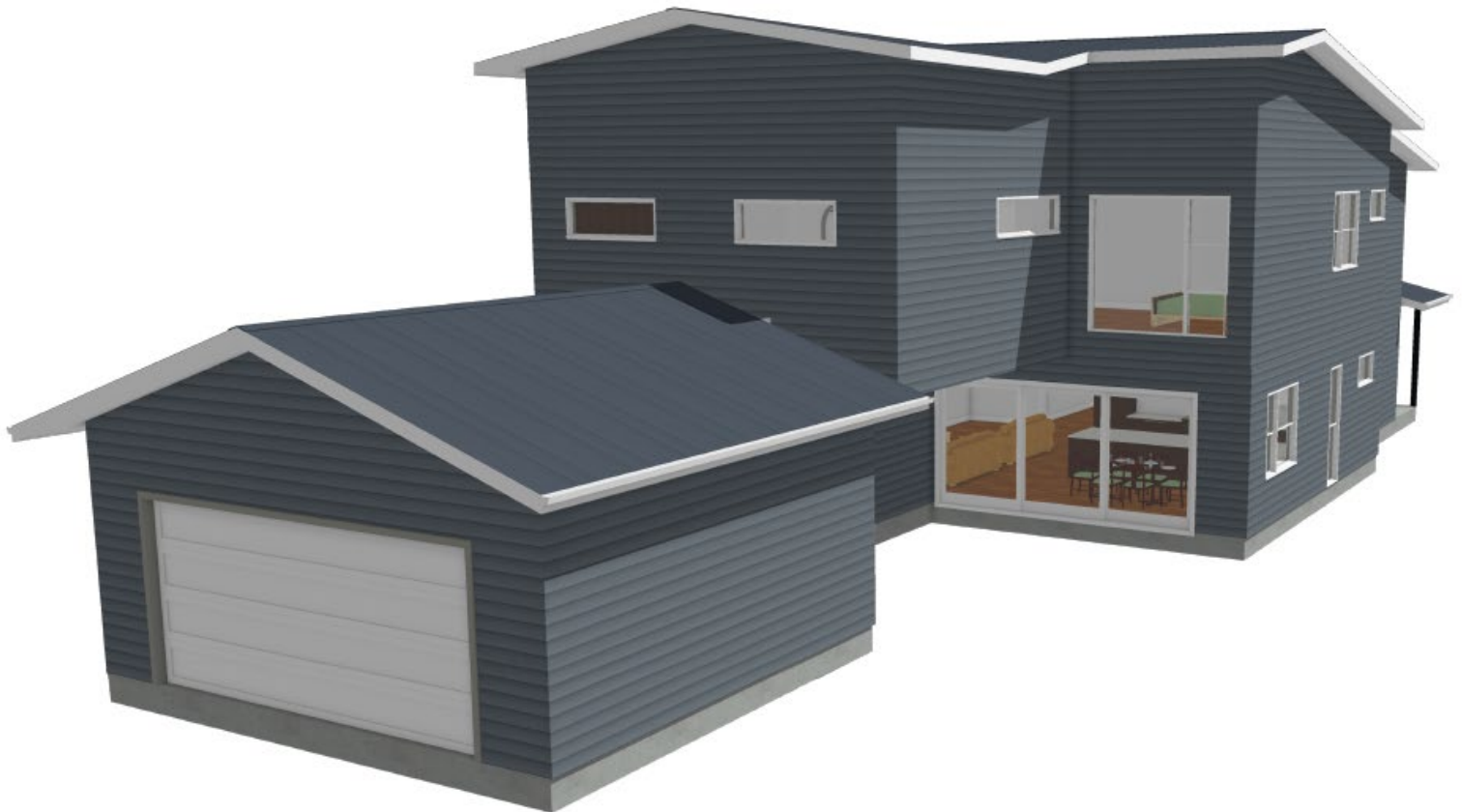
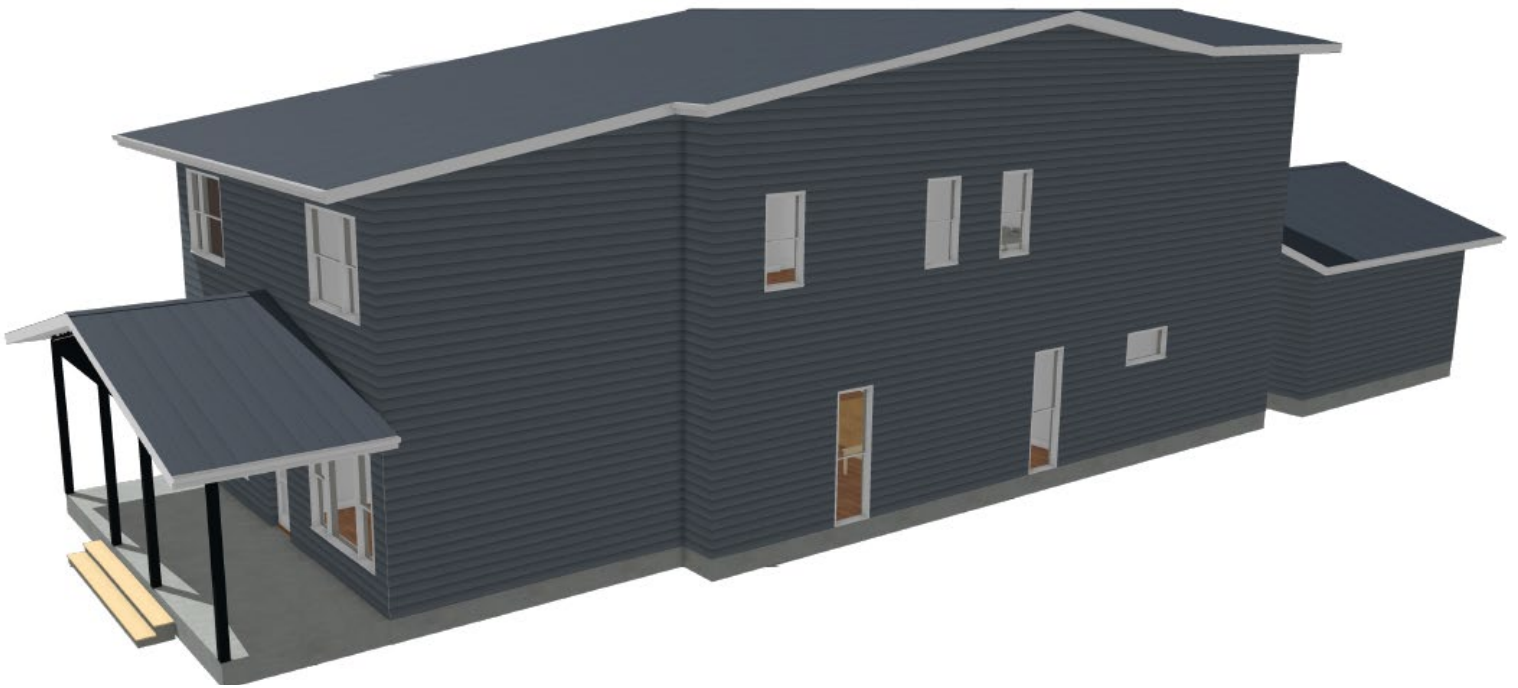
NORTH ELEVATION – RESERVE ST (ALLEY) - PROPOSED



3-D RENDERINGS

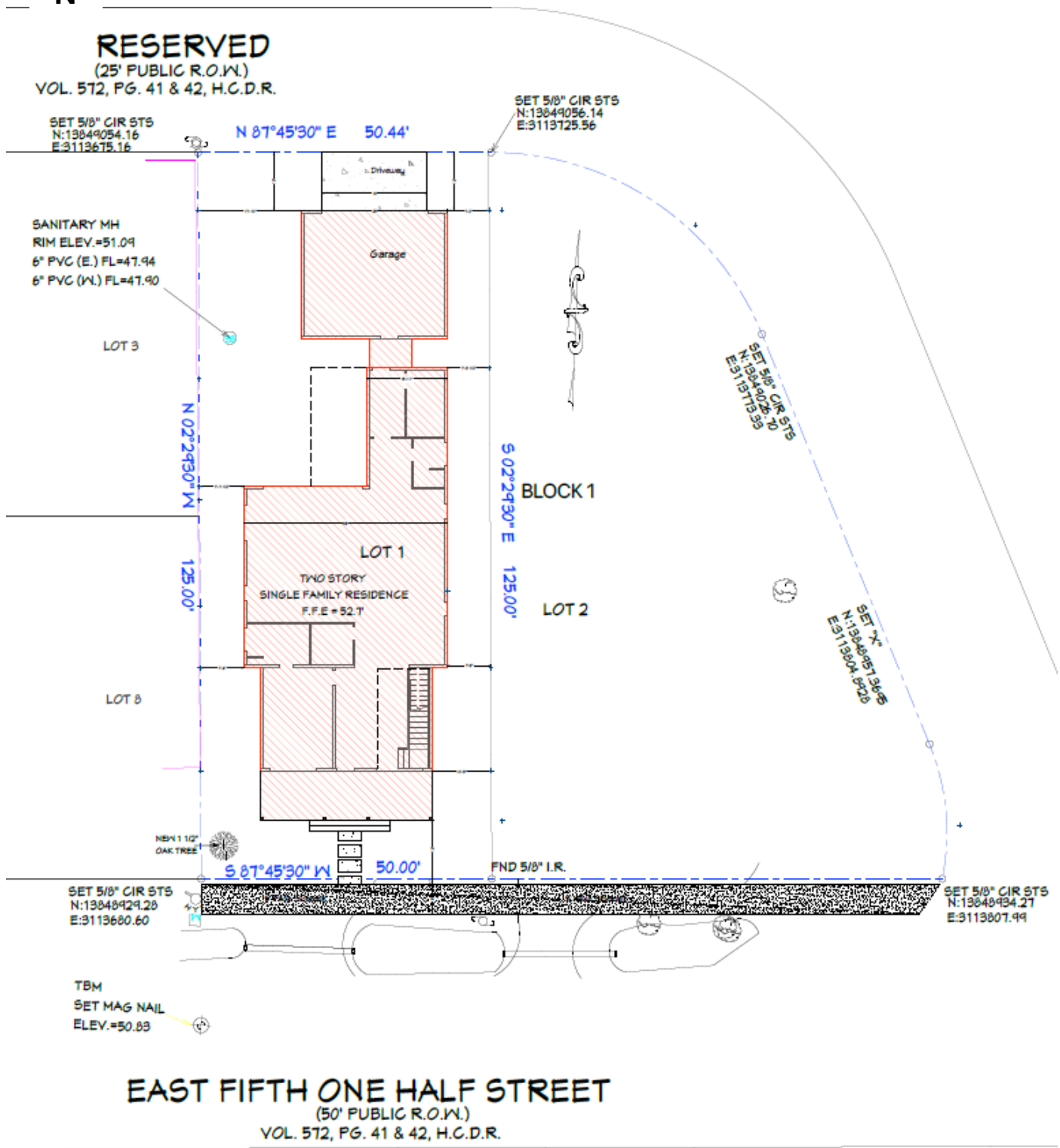


3-D RENDERINGS





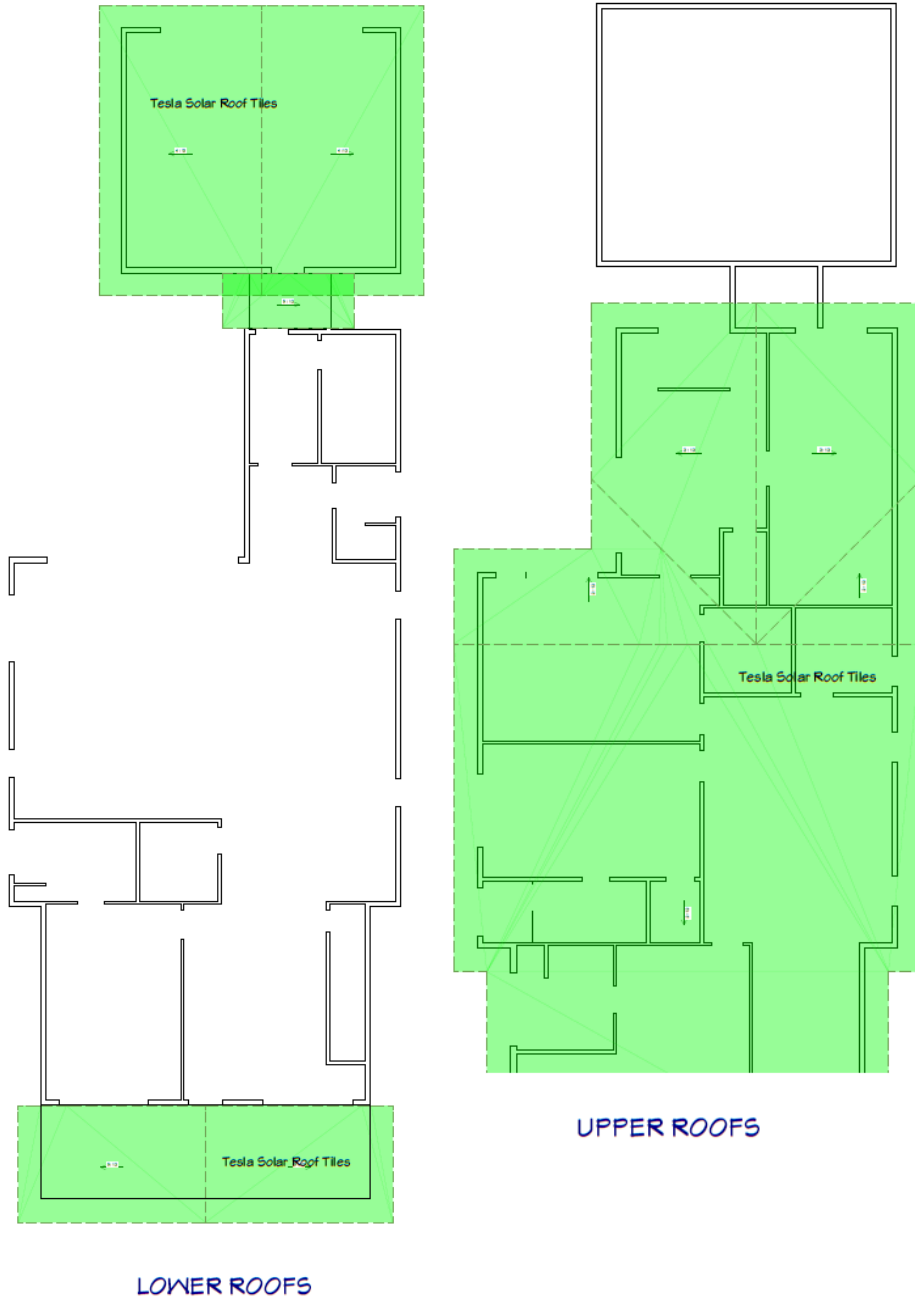
SITE PLAN - PROPOSED





ROOF PLAN

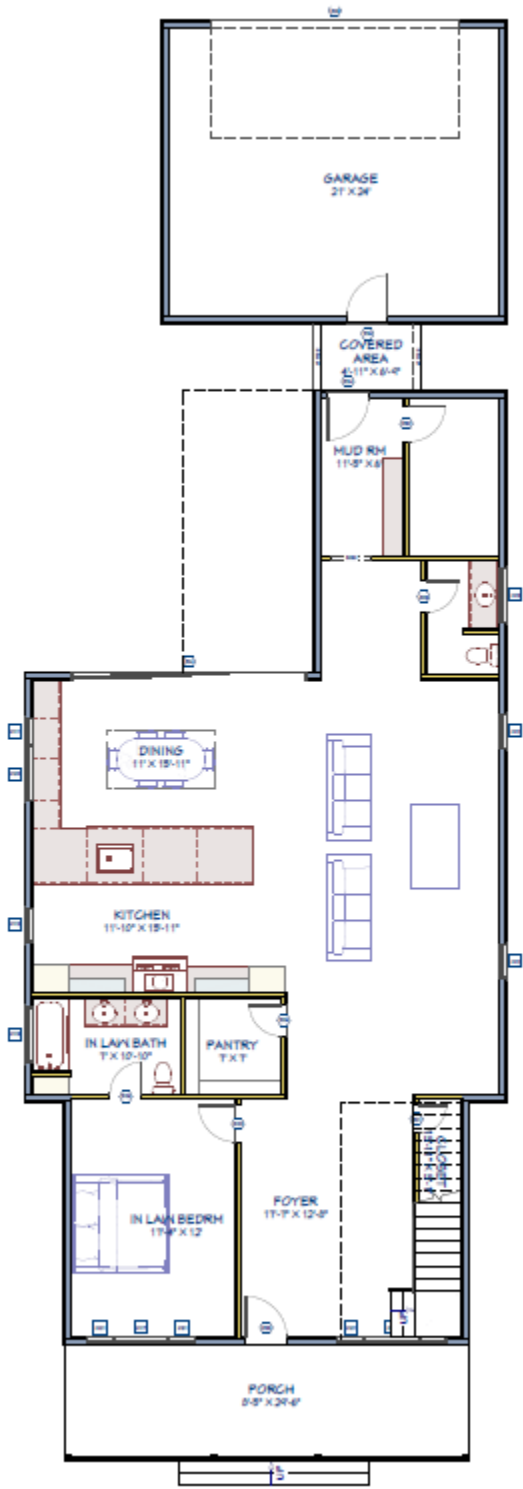
PROPOSED – SOLAR PANEL INSTALLATION



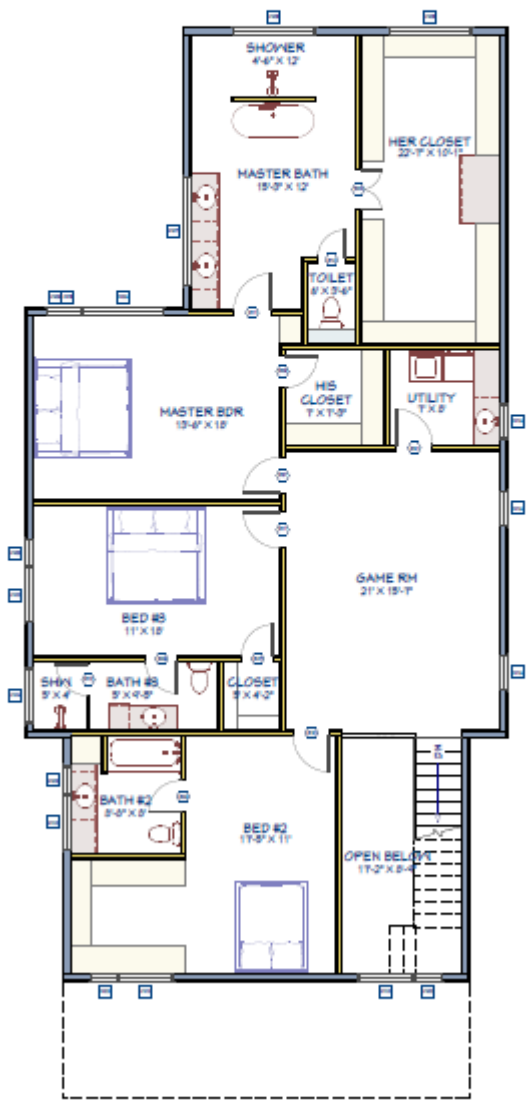


FIRST FLOOR PLAN

SECOND FLOOR PLAN



1st Floor



2nd Floor

SQUARE FOOTAGE CALCULATIONS

<u>4 Bedrooms & 4.5 bath</u>	
1st Floor:	1,903 Sqf
2nd Floor:	1,935 Sqf
Total Living:	3,838 Sqf
<hr/>	
Garage:	554 Sqf
Porch:	285 Sqf
Total Area:	4,677Sqf
<hr/>	
Footprint Area:	2,740 Sqf

LOT COVERAGE CALCULATIONS

LOT COVERAGE TABLE				
CHAPTER 42-184				
LOT #:	LOT SIZE:	HOUSE COVERAGE:	DRIVEWAY & SIDEWALKS	PERCENTAGE COVERAGE:
1	6250 SQ.FT.	2740 SQ.FT.	240 SQ.FT.	47.8% COVERAGE
<hr/>				
LOT AREA:	6250	SQ.FT.		
HOUSE COVERAGE:	2740	SQ.FT.		
DRIVEWAY & WALKWAY COVERAGE	240	SQ.FT.		
TOTAL:	2980	SQ.FT.		
<hr/>				
2980 DIVIDED BY 6250 =	47.8%			
TOTAL PERCENTAGE COVERAGE: 47.8%				

WINDOW/DOOR SCHEDULE

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2060SH	4	1	2060SH	24 "	72 "	SINGLE HUNG
W02	2050SH	4	2	2050SH	24 "	60 "	SINGLE HUNG
W03	4060FX	1	1	4060FX	48 "	72 "	FIXED GLASS
W05	6020FX	2	2	6020FX	72 "	24 "	FIXED GLASS
W06	6080FX	1	2	6080FX	72 "	96 "	FIXED GLASS
W07	8020FX	1	2	8020FX	96 "	24 "	FIXED GLASS
W08	2654SH	1	2	2654SH	30 "	64 "	SINGLE HUNG
W09	4050SH	1	1	4050SH	48 "	60 "	SINGLE HUNG
W10	4050SH	4	2	4050SH	48 "	60 "	SINGLE HUNG
W11	2050SH	1	1	2050SH	24 "	60 "	SINGLE HUNG
W12	2680SH	3	1	2680SH	30 "	96 "	SINGLE HUNG
W13	4020FX	2	1	4020FX	48 "	24 "	FIXED GLASS
W14	4020FX	1	2	4020FX	48 "	24 "	FIXED GLASS
W15	2628FX	1	2	2628FX	30 "	32 "	FIXED GLASS
W16	2650SH	3	2	2650SH	30 "	60 "	SINGLE HUNG
W17	4060SH	1	1	4060SH	48 "	72 "	SINGLE HUNG

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	2080	1	1	2080 L IN	24 "	96 "	HINGED-PANEL
D02	2880	1	1	2880 R IN	32 "	96 "	HINGED-PANEL
D03	2480	1	1	2480 L IN	28 "	96 "	HINGED-PANEL
D04	17080	1	1	17080 R EX	204 "	96 "	EXT. 3+0-PANEL SLIDER-GLASS PANEL
D05	18080	1	1	18080	216 "	96 "	GARAGE-PANEL
D06	2480	2	1	2480 R IN	28 "	96 "	HINGED-PANEL
D07	2480	1	2	2480 R IN	28 "	96 "	HINGED-PANEL
D08	2480	3	2	2480 L IN	28 "	96 "	HINGED-PANEL
D09	3080	1	2	3080 L/R IN	36 "	96 "	DOUBLE HINGED-PANEL
D10	2080	1	2	2080 R IN	24 "	96 "	HINGED-PANEL
D11	2880	2	2	2880 R IN	32 "	96 "	HINGED-PANEL
D12	2468	1	2	2468 R IN	28 "	80 "	HINGED-PANEL
D21	2880	3	2	2880 L IN	32 "	96 "	HINGED-PANEL
D23	3080	1	1	3080 L EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D24	3080	2	1	3080 R EX	36 "	96 "	EXT. HINGED-GLASS PANEL
D30	2880	1	1	2880 L IN	32 "	96 "	HINGED-PANEL

WINDOW INFO



PELLA IMPERVIA SINGLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Made from our proprietary fiberglass material, the strongest material for windows, engineered for lasting durability
- Can handle the most extreme heat and cold²
- Strong, zinc die-cast locking mechanism for enhanced durability and water resistance
- Single-hung windows available in sizes up to 47-1/2" x 79-1/2"
- Performance class and grade LC40-LC50

Frame

- Overall frame depth is 3".
- Frame corners are mitered, joined and bonded with corner lock and mechanically fastened with injected polyurethane adhesive.
- Sill is fitted with weep valve assemblies.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass sealed and bonded to sash.
- High altitude glazing available.

711 E 5th 1/2 St Proposed Window Schedule

Window	Quantity	Material	Lite Pattern	Style	Dimensions (WxH)	Recessed/Inset	Brand/Vendor	Frame Col
W01	4	Fiberglass		SINGLE HUNG	24" x 72"	Recessed	Pella	White
W02	4	Fiberglass		SINGLE HUNG	24" x 60"	Recessed	Pella	White
W03	1	Fiberglass		FIXED GLASS	48" x 72"	Recessed	Pella	White
W05	2	Fiberglass		FIXED GLASS	72" x 24"	Recessed	Pella	White
W06	1	Fiberglass		FIXED GLASS	72" x 96"	Recessed	Pella	White
W07	1	Fiberglass		FIXED GLASS	96" x 24"	Recessed	Pella	White
W08	1	Fiberglass		SINGLE HUNG	30" x 64"	Recessed	Pella	White
W09	1	Fiberglass		SINGLE HUNG	48" x 60"	Recessed	Pella	White
W10	4	Fiberglass		SINGLE HUNG	48" x 60"	Recessed	Pella	White
W11	1	Fiberglass		SINGLE HUNG	24" x 60"	Recessed	Pella	White
W12	3	Fiberglass		SINGLE HUNG	30" x 96"	Recessed	Pella	White
W13	2	Fiberglass		FIXED GLASS	48" x 24"	Recessed	Pella	White
W14	1	Fiberglass		FIXED GLASS	48" x 24"	Recessed	Pella	White
W15	1	Fiberglass		FIXED GLASS	30" x 32"	Recessed	Pella	White
W16	3	Fiberglass		SINGLE HUNG	30" x 60"	Recessed	Pella	White
W17	1	Fiberglass		SINGLE HUNG	48" x 72"	Recessed	Pella	White

Certificate Of Appropriateness: New Construction Worksheet

(For Buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address*: 711 E 5th 1/2 St

Lot Size (TOTAL SQ FT)*: 6,250

General New Construction Info:

Primary or Accessory Building*	Primary
Proposed Total Square footage*	3,838
Proposed stories*	2
Proposed max ridge height*	29'-5"
Proposed max eave height*	21'-0"

Lot Dimensions (W X L)* : 50' x 125'

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*	10'-0"	N
South*	10'-0"	N
East*	7'-2"	Y
West*	7'-6"	Y

Context Area:

Neighbor #1 stories*	2	Neighbor #2 stories*	2
Neighbor #1 ridge height	30'-0"	Neighbor #2 ridge height	29'-5"

Square Footage/Lot Coverage:

	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or windows</small>	1,903
Attached Garage or Storage Space Square Footage	
Detached Garage, Garage Apartment or Accessory Building Square Footage	554-528=26
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>	
Total Lot Coverage (base sq ft)* =	1,929
Total Lot Coverage (% based on lot size)* =	30.1%

Do you have flooding issues?

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	35'-0"
Max Depth*	79'-7"

Foundation:

YES or NO

	Proposed
Grade to Finished Floor Height (1st fl)*	22"
Type*	Slab on grade
Material *	Concrete

Roof:

	Proposed
Pitch*	2:12
Style*	Gable
Material*	Tesla solar roof tiles

Cladding:

	Proposed
Primary Siding Material*	6 1/2" Lap Siding Allura Fiber Cement Smooth
Primary Siding Width Reveal	5" Reveal
Skirting Material	Lap Siding to slab on grade
Soffit Material	All Porch Soffits Thermany Knotless Pine, Roof Overhang Soffits Allura Fiber Cement to match Fascia
Fascia Material	Allura Fiber Cement Smooth Soffit

Are all windows on the addition inset & recessed? YES NO

Porch Details:

	Proposed
Eave Height	13'-9"
Width	29'-9"
Depth	8'-6"
Decking Material	Concrete to match neighbor at 709 E 5th 1/2 St
Pier/Base Material	Concrete
Column Material	Pine
Step Material	Concrete
Railing Height	N/A
Railing Material	N/A

Please fill out the window worksheet and review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 4:48 PM

CONTEXT REFERENCES:

PROJECT DETAILS for 709 E 5th and a half st. , Approved by HAHC 2017

Shape/Mass: *The existing one-story residence has a width of 32'-6½" and a depth of 31'-5" with a ridge height of 17'-7". The existing house and front porch is to remain. A non-original rear addition will be removed.*

The proposed two-story addition will have a width of 39'-½" and a depth of 24'-4" with a ridge height of 26'-10½". The addition will be attach to the original house via a 3'-0" one-story connector that will be inset 3'-9½" on the east side and 1'-6" on the west side. On the east side, the addition will extend 3'-9½" out (to be flush with the original house); on the west side, the addition will extend out 8'-0". The two-story portion of the addition will be 39'-½" wide by 21'-4". A 6'-11" wide by 3'-3½" notch will be removed from the northwest corner of the addition. The second-story will be 39'-½" wide by 22'-10" deep. A 6'-0" deep covered porch will run along the rear of the addition. See drawings for more detail.

Setbacks: *The existing house has a front (south) setback of 18'-9"; an east side setback of 6'-7"; a west side setback of 10'-8"; and a rear (north) setback of 74'-½".*

The proposed addition will have a front (south) setback of 50'-2"; an east side setback of 7'-1"; a west side setback of 3'-3½"; and a rear (north) setback of 49'-9". See drawings for more detail.

Foundation: *The existing house has a pier and beam foundation with a finished floor height of 1 foot.*

The proposed addition will have a pier and beam foundation with a finished floor to match existing. As slab on grade foundation will be installed for the rear back porch and inset rear notch. See drawings for more detail.

Windows/Doors: *The existing residence features a mix of wood and non-original aluminum windows.*

The non-original aluminum windows will be replaced with wood 1-over-1 windows. The proposed addition will have recessed wood 1-over-1 double- and single-hung windows as well as a fixed window. A new Craftsman style wood front door will replace the non-original existing front door. See window schedule for more detail.

Exterior Materials: *The existing house is clad in brick veneer with board and batten in the gables. All existing material will be retained and repaired.*

The proposed addition will be clad in cementitious lap siding with a 10¼" reveal. See drawings for more detail.

Roof: *The existing residence features a clipped gable composition shingle roof with a main pitch of 6:12 and a secondary pitch of 12:12. The existing roof has a 1'-6" eave overhang and an eave height of 7'-8".*

The proposed addition will have a side gable composition shingle roof with a pitch of 6:12. The connector portion will have a 4:12 pitch. The proposed roof will have a 1'-6" eave overhang and an eave height of 19'-10½". The rear patio will be covered by a metal roof and have a height of 11'-9". See drawings for more detail.

<u>BUILDING AREA</u>		
	CONDITIONED	UNCONDITIONED
EXISTING	1022 SF	90 SF
PROPOSED ADDITION	1782 SF	257 SF
TOTAL PROPOSED	2804 SF	314 SF

PROJECT DETAILS for 709 E 5th and a half st. , Approved by HAHC 2017

3D RENDERING

PROPOSED



① PROPOSED EAST ELEVATION



① PROPOSED NORTH ELEVATION

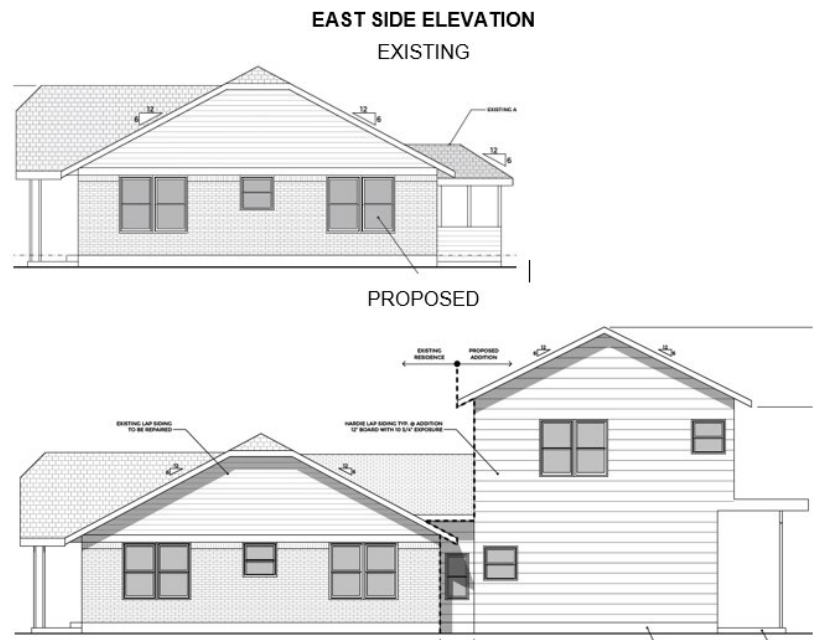
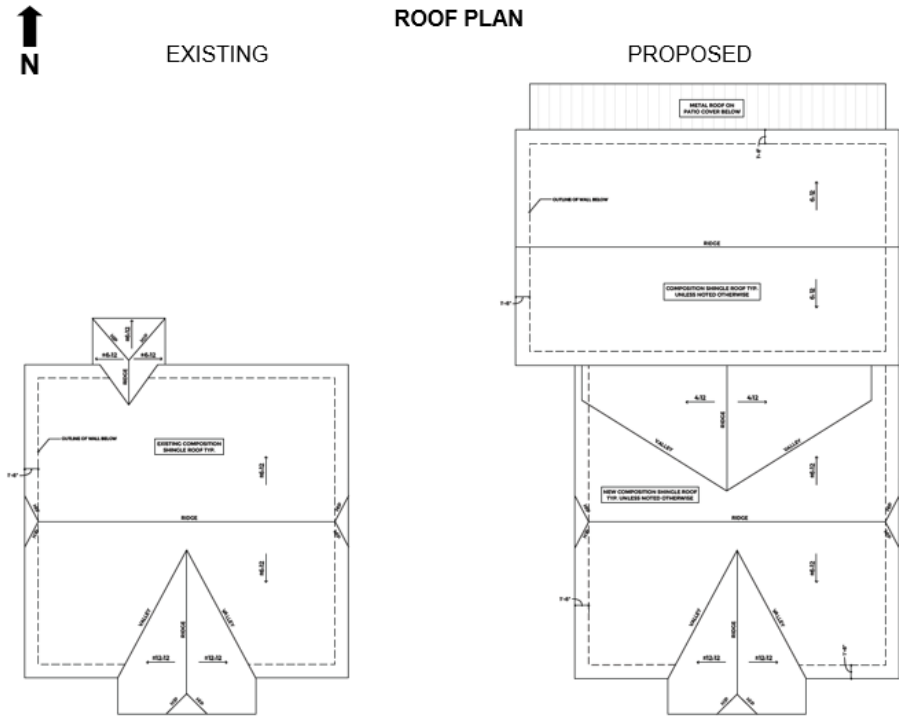


① PROPOSED WEST ELEVATION



① PROPOSED SOUTH ELEVATION

PROJECT DETAILS for 709 E 5th and a half st. , Approved by HAHC 2017



From: [Jean Taylor](#)
To: [PD - Historic Preservation](#)
Subject: RE: HP2022_0163 and HP2022_0164
Date: Sunday, July 24, 2022 4:46:19 PM

[Message Came from Outside the City of Houston Mail System]

RE: HP2022_0163 and HP2022_0164

FREELAND HISTORIC DISTRICT
711 E. 5-1/2 Street
713 E. 5-1/2 Street (NOT 769 E. 5-1/2 Street)

I am opposed to the house plans for both properties as submitted by Applicant.

All new builds should comply with the Houston Historic Ordinance. These Do Not.

All new builds in a Historic District need to fit the Criteria. These Do Not.

New builds should also retain the symmetry and character of the district. These Do Not.

These houses are of a Modern style. Freeland HD consists of only 1920's style houses.

The average home size in Freeland HD is 1,737.45 sq ft, **including** the homes that have added additional footage at the rear.

The two proposed houses are **both over twice the average size** of existing homes. (3,838 and 4,913 sq ft) That size and style is completely incompatible with anything else in Freeland Historic District.

Please Deny a COA for these projects and require owner to work with Staff to design appropriate buildings that meet ALL Criteria.

Do not be swayed by a Sustainability argument and make sure any new builds are in compliance with Houston's Historic Preservation Ordinance as all of the other houses in Freeland HD have been.

Best Regards,

Jean Taylor

Freeland Historic District
546 Granberry
Houston, TX 77007

713-862-4249 home (voice)
713-254-5775 cell

Jean546 @yahoo.com

From: [Denise Batchelor](#)
To: [PD - Historic Preservation](#)
Cc: [Robinjungnickel@att.net](#); [kendra_kennedy@comcast.net](#)
Subject: 711 and 769 E. 5 1/2 proposed renders for Freeland HD
Date: Sunday, July 24, 2022 7:58:36 PM

[Message Came from Outside the City of Houston Mail System]

Dear COH Historic Preservation Committee,
We are writing today to express concern and opposition for the proposed renders for 711 and 769 E. 5 1/2 St. in the Freeland HD. I urge the committee to deny the proposed plans submitted by Mr. Stepanovich and require him to resubmit plans that are appropriate and compatible for our historic neighborhood.

The application submitted does not offer exterior features that are compatible with other contributing structures, the scale and proportions are not compatible with the other contributing structures, the square footage is twice the size of other contributing structures, the roof height and shape is not compatible with other contributing structures. The applicant states the need for a larger size and scale in order to support solar panels, but in doing so they are denying and ignoring the historical character of the existing neighborhood.

It is possible for new homes to be built in historic neighborhoods that are compatible with existing contributing homes. This submission demonstrates an obvious disregard for the COA plan/process and must be denied. When the owner bought the land, it was known that it was in the Freeland Historic District and therefore more reasonable and compatible plans need to be submitted for future consideration.

Thank you for your service on the Historic Preservation Committee.

Sincerely,
Denise Batchelor and Kendra Kennedy
534 Frasier St.
Freeland Historic District.

From: [Eric Mandell](#)
To: [PD - Historic Preservation](#)
Cc: [Jean Taylor](#); [Connor Noud 2546](#)
Subject: 711 and 769 E. 5 1/2 Street
Date: Monday, July 25, 2022 10:07:45 PM

[Message Came from Outside the City of Houston Mail System]

To Whom it may concern,

I don't even know where to start and end looking at the above proposed homes. They don't fit our neighborhood in size, style, design, and even height. I don't know what the owner of GIGA Construction was thinking even submitting these plans. As a Preservation office that should know the Freeland Historic District I feel GIGA Construction needs more guidance during the designing stage.

When we designed our house, it took us 4 times going to the monthly meetings, and a total of 10 months. All we heard was: windows, windows, windows. There isn't one single "one over one" window in either house.

If these plans, or anything close to them, are passed the Freeland Historic district is no longer and the Preservation Office will have no jurisdiction over our neighborhood. It will be a build "whatever the heck you want" neighborhood.

Thank you for your time,

Eric Mandell

P.S. I was not allowed to come even close to the 5 foot rule on the lot line. The last thing my wife and I want is to feel like we live in a Townhome. Part of the charm of living in this neighborhood is the large lots and feeling like we have space between us and our neighbors.

From: [Jodi Ware](#)
To: [PD - Historic Preservation](#)
Subject: HAHC Review of 711 and 769 E. 5th 1/2 Street
Date: Sunday, July 24, 2022 9:32:17 PM

[Message Came from Outside the City of Houston Mail System]

Dear HAHC,

My husband and I have owned a home in the Freeland Historic District since 2016. During the past 6 years, I have seen changes to the neighborhood that I believe improve it (one example is removing the culverts and widening the streets), and I thank you for that. While I am not intimately familiar with the architectural guidelines of the District, I think it is safe to say that the newly proposed buildings at 711 and 769 E. 5th 1/2 Street are not consistent with a historic era. I, therefore, respectfully ask that you direct the applicants to go back to the drawing board with historic appearance and size in mind.

Thank you,
Jodi Ware
(713) 446-9554

From: poppiolso@yahoo.com
To: [PD - Historic Preservation](#)
Subject: HP2022_0163 and HP2022_0164 in Freeland Historic District
Date: Monday, July 25, 2022 11:27:47 AM

[Message Came from Outside the City of Houston Mail System]

To the Members of the HAHC Commission:

RE: HP2022_0163 and HP2022_0164 in Freeland Historic District

The residents of Freeland Historic District have been diligent in maintaining and protecting their **1920's style** neighborhood.

Please do not let the Applicant use Guidelines from other historic districts as justification for his incompatible plans for modern style buildings. Freeland Historic District has NO Guidelines.

Applicant was aware that the 700 block of E. 5-1/2 Street is in a historic district and should have bought elsewhere if he wished to build this type buildings.

Do not let the hard work done by Freeland's residents be in vain and allow incompatible buildings to be constructed in their historic district!

Please deny Applicant's request for a COA on each house. Require any new builds on these two lots be in the style and character of the other homes in Freeland HD.

Regards,

D. S. Olson

From: [Juan Lira](#)
To: [PD - Historic Preservation](#)
Subject: Please deny a COA for HP 2022_0163 and HP2022_0164
Date: Monday, July 25, 2022 8:07:10 PM

[Message Came from Outside the City of Houston Mail System]

Please deny a COA for HP 2022_0163 and HP2022_0164. Houses do not meet the HD criteria and incompatible with other homes in Freeland HD.

As a resident of Freeland Historic District, I am against the building of two, two-story homes on E. 5-1/2 St. They need to follow the Historic Preservation Ordinance and they do not.

Kind regards,

From: [Isabel Lira](#)
To: [PD - Historic Preservation](#)
Subject: Please deny a COA for HP 2022_0163 and HP2022_0164
Date: Monday, July 25, 2022 8:04:30 PM

[Message Came from Outside the City of Houston Mail System]

Please deny a COA for HP 2022_0163 and HP2022_0164. Houses do not meet the HD criteria and incompatible with other homes in Freeland

As a resident of Freeland Historic District, I am against the building of two, two-story homes on E. 5-1/2 St. They need to follow the Historic Preservation Ordinance and they do not.

Kind regards

From: [Maria Cervantes](#)
To: [PD - Historic Preservation](#)
Subject: Proposal for E 5-1/2 Street
Date: Saturday, July 23, 2022 10:54:42 AM

[Message Came from Outside the City of Houston Mail System]

Please deny a COA for HP2022_0163 and HP2022_0164 House do not meet the HD criteria and incompatible with other houses in Freeland HD.
Thank you

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone



Maria Cervantes

**Lending Manager | NMLS ID
1160482**

**Transtar Federal Credit
Union**

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