

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 7/20/2026

ITEM: II

APPLICANT: Steven Robinson, owner / Sean Garrison, agent

PROPERTY ADDRESS: 1118 Tulane St

LEGAL DESCRIPTION: Lot 19, Block 862 – Houston Heights

HISTORIC DISTRICT: Heights West

Project Description:

Alteration – The applicant is proposing to:

The applicant proposes to construct a two-story addition towards the rear of the home and an interior remodel of the existing home. The existing stone has caused the home to deteriorate at the foundation and framing, thus the applicant would like to remove the stone piece by piece, repair the foundation, and wall framing, then install siding in place of the stone.

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

The HAHC acted on the COA per staff recommendation and issued an approval with the condition, the original veneer is retained, repaired, and reinstalled in place, with no substitution of siding for the original material.

Project Overview:

At the June 18th HAHC meeting the applicant's proposed scope of work to:

- Construct a 1,770 sq ft rear addition (first and second floors).
- The first floor will have a 732 sq ft addition & the second-floor addition will be 1,038 sq ft.
- Maintain all existing windows and doors.
- Partially demolish the rear wall to accommodate for the rear addition.
- Constructed with a max ridge height of 26'-10"
- Construct the second-floor eave height at 20'-7" (to top of eave).
- Construct the roof with new composition shingles with a 5/12 roof pitch.
- Existing 4/12 roof pitch to remain
- Construct the home with a 9' first-floor ceiling height and a 9' second-floor ceiling height.
- Install new windows to be wood or wood clad, inset and recessed.
- Smooth cementitious siding and trim at the addition.
- Existing finished floor height is 1'-3" and will be raised to 2'-0" for the alteration.
- Repair existing fascia and soffits, with in kind material.

Grounds for Appeal:

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

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EXHIBIT IA: UNOFFICIAL TRANSCRIPT OF JUNE 18, 2026, HAHC

EXHIBIT IB: UNOFFICIAL MINUTES, JUNE 18, 2026, HAHC

EXHIBIT IC: STAFF REPORT, JUNE 18, 2026, HAHC

EXHIBIT ID: OWNER SUBMITTED INFORMATION

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EXHIBIT IA: UNOFFICIAL TRANSCRIPT OF JUNE 18, 2026

Chair David Bucek: We'll move on to Item 1.

Staff Person Terrance Jackson: Good afternoon, Chair, members of the HAHC. This is Staff Person Terrance Jackson and today I submit to you item E1 at 1118 Tulane Street. The property includes the historic 943 square foot, one story, Craftsman style wood single family residence situated on a 6,600 square foot interior lot located in the Heights Historic District constructed at circa 1915. The applicant proposes to construct a two-story addition towards the rear of their home and an interior remodel of the existing home.

The existing stone has caused the foundation and framing of the home to deteriorate. Thus, the applicant would like to remove the stone piece by piece, repair the foundation, and while framing, then install siding in place of the stone. Previous staff instructed the applicant to remove the stone, have it placed on the pallet and no. 2, to be put back in place as closely as possible. Staff believes... this would place a huge financial strain on the project and the applicant has requested the HAHC to consider the stone be replaced with siding. Staff and Senior Structural Inspector [Pete Stockton] revisited the home on June 5th [2026]. Please see the additional photos in the staff report.

The applicant proposes to construct a 1,770 square foot rear addition [on the] first and second floors. The first floor will have a 732 square foot addition and the second-floor addition will be 1,038 square feet. They plan to maintain the existing windows and doors [and] partially demolish the rear wall to accommodate for the rear addition. It will be constructed with the max ridge height of 26'-10". They will construct the second-floor eave height at 20'-7", at the top of the eave. They will construct the roof with new composition shingles with a 5 / 12 roof pitch. The existing 4 / 12 roof pitch is to remain. They will construct the home with a 9 foot first-floor

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ceiling height and 9 foot second-floor ceiling height. They will install new—they will install new windows to be wood clad, inset, and recessed for the addition.... with smooth cementitious siding and trim at the addition as well. The existing finished floor height is 1'-3", and will be raised to two feet for the alteration. Then [they] will repair the existing facial soffits with in-kind material.

Staff recommends approval.

Staff Person Jackson: I also would like to make sure that I do this because I know there's going to be discussion about it, but we are here...

Marbet Alonzo: Document camera.

Staff Person Jackson: This is the very first staff report for this project that was presented this year, [back] in April [2026]. In this staff report, the applicant was proposing the addition and keeping the stone, but after discussion about the drawings, staff made the request that the owner had about the siding, and this Commission asked that we bring [the application] back [to HAHC] with the drawing showing the siding.

So, I want to make it clear that if it comes down to it, the owner is prepared to keep the stone if that is what is necessary by this Commission (or if that is what is determined by this Commission).

Chair, members of the HAHC, I'm available for any questions. And this concludes my presentation.

Chair Bucek: Thank you, Terrance. At this time, I don't have anyone assigned to speak on this, but I am going to open a public hearing just in case there is anyone here... Not hearing anyone, [so] I'll close the public hearing.

And Commissioner Davis, I know you—I have a written document that [was] submitted by you and I know you pulled this project, but would you'd like to speak about this matter?

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Commissioner Becky Davis: Certainly, certainly. This was presented last month and I really wanna be really—and I want to be really—

Chair Bucek: —Is your microphone on? Sorry.

Commissioner Davis: I want to be direct about the Sanborn reasoning that we were using last month, because I shared it at the time. The theory was that there—there's was a example in the COA of a black and white Sanborn clip—

Staff Person Jackson: —Can you go to the Sanborn?

Commissioner Davis: —that said 1118. And then we had a [sic] another swatch which was from probably the 1963 version, (the color version which is at the library), which showed the concrete block construction. But I did some research and some homework and discovered that—and it's not in your—the swatch that was in [the presented COA] last month and was in there last Friday when it was put into the [draft COA]... when we [the HAHC commissioners] received all of our things [the posted draft COAs], it's not there anymore. It was taken out sometime between [then]. But if you want to, if the person on the camera wants to put up Exhibit 2 from my...

Marbet Alonzo: Document camera.

Commissioner Davis: ...I'm sorry, Exhibit 1.... Exhibit 1, looks like this. It's the exhibit, it's not Page 1, [it's] the Exhibit 1...then somebody has gotten those out of order. There's a one...that's it, that's it.

OK, so on the left [of the screen, labelled Exhibit 1.A], you see the [Sanborn] clipping that was included in our COA packet last month and this month, and it's just labeled 1118. Doing a little research, I determined that that [Sanborn snippet] is not 1118 Tulane, that is actually 1118 Rutland, which is one street over. And I have, in the next little section [labelled as Exhibit 1.B], a [snippet] cut out

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from the 1925 Sanborn map, which shows, again, the...which shows the...So in other words, that was from the COA packet. Then I pulled it. This [Exhibit 1.B] is what was in this in the Sanborn map. And you can see that it's the same building [as Exhibit 1.A].

Then [referring to Exhibit 1.C], we have in [the] 1925 [Sanborn]...1122 [Tulane] is vacant and I also pulled the 1919 and that—the 1919 map Sanborn is Exhibit 3, which also shows that the that the lot [at 1118 Tulane] was empty at that time. So not thinking that—so, I thought “that was pretty conclusive that this house has always been stone.” It was never.. a wood siding [house] and I have—so there was no earlier house [on the lot, based off of the correct Sanborns] and I verified [that] through the list... through the [City of Houston] directories. I looked at the directories for 1918, 1924, 1925—not there. 1926 was the first time [1118 Tulane] shows up in the directory, and then it shows up in the directory in '27.

Now back then, [the lot] was 1122 [Tulane] and the address ... changed to 1118 [Tulane]. And then you can see that [change in street numbers] on the 1950 and the 1963 Sanborns, you see both [street] numbers, with the closest number to the [snippet] is the—is the [correct] number.

So, I think with this date corrected—obviously it's not a 1915 house, it's a 1924-25 [house], 'cause there's lags in these things getting into the documents, and seeing as it therefore has always been a stone house.

Commissioner Davis:

And I don't see how this application, as submitted, satisfies Section 33-241, Criterion 7, which requires replacement to be an accurate duplication substantiated by evidence. There is no evidence that this house ever bore wood siding. The record shows the opposite. So, the siding is conjectural.

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Criterion 9 prohibits destroying significant historical material. Removing the original veneer destroys it. Criterion 5 ask us to maintain or replicate the distinctive craftsmanship. So, [the] stripping of the veneer eliminates it and replacing it and...any replacement should then be of like-material, not HardiPlank siding.

As to the question of conditions, I had an opportunity—and I am not an engineer—but I have been in a lot of these houses, and I actually had a similar house come before this Commission in in 2019. And we went through—it was a very long process trying to figure out how we could save this house. And we were required to get engineering studies and the engineering studies—and they were not cheap—came back that we couldn't do that.

I think at a minimum, we don't have anything in the record that shows that this house... that that's the only option that we have available to us.

And so... I think that there are photos, there are things that need to be repaired, absolutely. But the owner also has an affirmative duty to address those under Section 33-254.

And so, what I'd like to move [to do] is to approve this application on the condition that the original veneer be retained, repaired, and reinstalled in place with no substitution of siding for the original material. The two-story rear addition can be judged on its own merits, but removing the original veneer is not supportable on this record.

Chair Bucek: Thank you. In a moment, I have a question for [Ex-Officio Member and Architectural Archivist] Ginger [Berni]. Just—we looked at this last time, but I see the Commissioner Hille has a question. So Mr. Hille, I'll let you advance the discourse.

Commissioner David C. Hille: I just want to support what Becky said about the address [at 1118 Tulane] changing. I've done lots of historic research and addresses have changed in

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the Heights and other parts of town over the years. And I'm also, I'm looking at the pictures on page—what page is this?—26...25, and the way this house is constructed with the shiplap on the outside tells me that it was—it's highly unlikely it was built with wood siding originally. Sure, houses get remodeled, sometimes only a few years after they're built, but this this seems pretty original to me, having restored a bunch of houses of this era.

Chair Bucek: Sure. Well, I have a question for Ginger, because I know—just to determine, can you see that the... I see what's on the next screen right now, with Tulane marked, and the address of 1122 and 1118. But can you, can you corroborate what has been presented of this—this new information basically?

Ex-Officio Member Ginger Berni: Definitely. I would say Commissioner Davis did an excellent job in her research and the difference between what we're talking about today versus the last [meeting] is the incorrect representation of Rutland versus Tulane. So, this image is, you know, still the same one. This comes from the Sanborn maps that are physically at the library, which are updated. As you can see, there's the correction record, which is I think 2 pages past this, that tells you the last time it was updated. So that's really what this represents up to 1961. I think it is. And Commissioner Davis is correct: it is blank, that lot in the earlier Sanborn. So everything—you know, with her look up in the city directories, she did a great job.

Chair Bucek: Thank you. OK, Commissioner Brodbeck, you have a question.

Commissioner Josh Brodbeck: Yes. Do we know how it is the incorrect building [Sanborn] made it into the application, where that [snippet] came from?

Staff person Jackson: Staff.

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Commissioner Brodbeck: And what's the process that goes into pulling those [Sanborn] pictures and putting [them] in the application?

Staff person Jackson: So, typically what happens—so again, I'll go back. I mean, the process is, if—how this happened, I mean the process is we go to the library or we pull up the Sanborn that we have [in our files] and we and we grab it from there. On this particular application, just going to be honest with you, we have... [looking for owner in audience] he's not here. We have about 8, 9, 10 COAs for this particular project. When I started this report, I just grabbed the first [COA], or the first one that I found. And I mean, that [incorrect] Sanborn was already in there. So, along with, you know, the pictures on the front, things like that. So, yeah, I mean...I'm not going to talk about the Rutland thing. I mean, it was a mistake by staff, and the correct Sanborn is in there—was in there last month. So yes, Rutland was in there, but that Sanborn map was in there as well.

Chair Bucek: I understand. So, OK. And so, Commissioner Davis, you have another question or you have a motion.

Commissioner Davis: I'd like to say, it is very easy on these Sanborn maps, and this—it's very small and you have to make them big—and the street doesn't show on every block and it's easy to get out of alignment. So I think it's an honest error and I'm just glad that we caught it. And I have to shout out Ginger. Ginger and I spent some time on Monday and she taught me everything I know. So I encourage you to go visit with—with Ginger.

Chair Bucek: Yes. And I can tell you also, Commissioner Hille, researching downtown Houston, the address has changed by 100. So if you are looking at any block in the old part of town, they increased by 100 at some point. And so you have to also be—know that. But... Commissioner Blakely.

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Commissioner Shantel Blakely: Question for Commissioner Davis, was there other evidence that you didn't mention just now that you found? Was it the stone appearing in insurance records or something in the 1920s? I just want to make sure we have that on the record since I think that's part of your case that you've made.

Commissioner Davis: Yes, we do have a—from the BLA, which I don't know what's BLA stands for, but we do have a tax—and it's in, in the package—it's Exhibit 6, which is dated in 1927 and it shows stone veneer.

Commissioner Blakely: Thank you.

Chair Bucek: So is there a motion?

Commissioner Brodbeck: I will second Commissioner Davis's motion, and I'd like to say good job. I'm glad you're here.

Chair Bucek: But could you restate the motion, Commissioner Davis?

Commissioner Davis: So I'd like to move to approve—to approve the COA on the condition that the original veneer be retained, repaired, and reinstalled in place with no substitution of siding for the original material.

Chair Bucek: OK, is there a—

Commissioner Brodbeck: Second.

Chair Bucek: All in favor?

HAHC: Aye.

Chair Bucek: Any opposed?...The motion passes.

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EXHIBIT IB: UNOFFICIAL MINUTES

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 18 JUNE 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:36 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
John Cosgrove, Vice Chair	Present
Shantel Blakely	Present
Robert Browning	<i>Absent</i>
Josh Broadbeck	Present
Becky Davis	Present
Zion Escobar	Present, left at 6:35 during Item E.3
Craig Garcia	Present
David Craig Hille	Present
Ashley Jones	Present
Sam Seidel	<i>Absent</i>
Carl Smith	Present
Mark Smith	Present
Robert Williamson, Acting Secretary	Present

Legal Department • Matthew Smith
Ex-Officio Members • Marta Crinejo, Mayor's Liaison to HAHC
Ginger Berni, Architectural Archivist, HHRC

Chair's Report, David Bucek, Chair, announced speaker rules and meeting procedures.

Director's Report, Robert Williamson, Secretary and Deputy Director for the Planning and Development Department, introduced and welcomed two new summer interns joining the Historic Preservation team: Esha Bhavsar, a UT Austin sophomore, and Emily Ryan, a recent Rice University graduate. HAHC Workshop Update: The Historic and Archeological Commission (HAHC) workshop that was proposed to discuss potential changes to commission policies and procedures was not scheduled due to summer scheduling conflicts and the inability to obtain quorum. As a result, the four topics originally planned for the workshop have been added to the current meeting agenda for discussion. Concluded with directing the public to the Houston Office of Preservation hotline and website for questions, 8 3 2 – 3 9 3 – 6 5 5 6, HOUSTONPLANNING.COM

Mayor Liaison's Report – None

MEETING WAS TAKEN OUT OF ORDER, ITEM A. WAS HEARD AT THIS TIME

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON THE FOLLOWING HAHC POLICY AND PROCEDURES:

1. RULES ON ABSTENTION VOTES
2. RECORDATION OF VOTES
3. DRAFT STAFF REPORTS
4. SPEAKER TIME

APPROVAL OF MINUTES

Consideration for the April 23, 2026 and May 21, 2026 HAHC meeting minutes

Commission action: Approved both the 23 April and 21 May 2026 meeting minutes.

Motion: Garcia

Second: Davis

Vote: Carried

Opposed: Brodbeck

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE IRENE AND GEORGE ROBINSON HOUSE, 2322 DUNSTAN ROAD, HOUSTON, TX 77005.

Staff recommendation: Nominates and recommend forwarding to City Council for the Protected Landmark Designation.

Commission action: Approves and recommends the Irene and George Robinson House be forwarded to City Council to be considered for the Protected Landmark Designation.

Speaker(s): None

Motion: Broadbeck

Second: Jones

Vote: Unanimous

Opposed: None

C. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE MYRLE AND VERNON WILLIAMS HOUSE, 2107 TANGLEY STREET, HOUSTON, TX 77002.

Staff recommendation: Nominates and recommend forwarding to City Council for the Protected Landmark Designation.

Commission action: Approves and recommends the Myrle and Vernon Williamson House be forwarded to City Council to be considered for the Protected Landmark Designation.

Speaker(s): None

Motion: Jones

Second: Broadbeck

Vote: Unanimous

Opposed: None

D. HOUSTON OFFICE OF PRESERVATION PRESENTATION OF THE NORHILL DESIGN GUIDELINES PUBLIC HEARING.

Commission action: Approve and accept the proposed guidelines generally as presented, incorporating minor typographical corrections previously identified by Commissioner Davis. Amend the Floor Area Ratio (FAR) provisions to remove conditioned attics and conditioned garages from being included in FAR calculations. Recalibrate the FAR chart to provide a consistent and logical progression between lot size and allowable home size. This recalibration should consider adjustments to lot-size increments and the assignment of corresponding FAR values. In recalibrating the chart, include consideration of the typical house sizes of contributing buildings within the district, which are generally smaller. A revised draft will be posted for public review by 25 June 2026.

Speaker(s): Emily Ardoin w/Preservation Houston, Adam Till, Virginia Kelsey, Ty Kekoa on behalf Council Member on Mario Castillo, District H, Mark S. Mary Schultz, Kimberly Sturrock, John Santarelli, Rebecca Hackworth, Laurance Febo, Duane Bradley, Karen Stokes

Motion: Garcia

Second: Broadbeck

Vote: Unanimous

Opposed: None

E. CONSIDERATION AND POSSIBLE ACTION ON THE FOLLOWING APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS; ONE OR MORE ITEMS MAY BE TAKEN IN ONE MOTION AS CONSENT ITEMS:

#	Address	Application Type	Historic District or Landmark	Staff Recommendation
1	1118 Tulane St	Alteration – Addition	Houston Heights West	Approval
2	4601 Oak Ridge St	Alteration – Addition, Foundation, Siding or Trim, Doors, Windows, Porch or Balcony, Chimney, Roof, Other	Norhill	Approval w/conditions
3	509 Euclid St	Alteration – Addition	Woodland Heights	Denial
4	1215 Ashland St	Alteration – Addition	Houston Heights West	Denial of COA, issuance of COR
5	121 E 18th St	Alteration – Addition	Houston Heights East	Approval
6	405 Highland St	Alteration – Windows	Woodland Heights	Approval
7	7718 Morley St	Alteration – Roof, Other	Glenbrook Valley	Denial
8	310 W 13th St	Alteration – Addition	Houston Heights West	Approval w/conditions
9	2132 Troon St	Alteration – Addition	LM: Kendall-Levine House	Approval
10	2132 Troon St	New Construction – Garage or Carport	LM: Kendall-Levine House	Approval
11	1993 W Gray St	Alteration – Sign	LM: River Oaks Shopping Center	Approval
12	811 W Melwood St	Demolition – Garage or Carport	Norhill	Approval
13	811 W Melwood St	New Construction – Garage or Carport	Norhill	Approval
14	1923 Washington Ave	Alteration – Sign	Old Sixth Ward	Approval

Staff recommendation: Approval of all Item(s) E. No.'s, 4, 5, 6, 8, 9, 10, 11, 12, 13, and 14.

Commission action: Accepted staff recommendations for Item E., No's 4, 5, 6, 8, 9, 10, 11, 12, 13, and 14.

Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Cosgrove

Vote: Unanimous

Second: Jones

Opposed: None

ITEM(S) E. 1, 2, 3 AND 7 WERE REMOVED FOR SEPARATE CONSIDERATION.

E.1. 1118 TULANE STREET

Staff recommendation: Approval.

Commission action: Approved staff's recommendation with the condition, the original veneer is retained, repaired, and reinstalled in place, with no substitution of siding for the original material.

Speaker(s): None

Motion: Davis

Second: Brodbeck

Vote: Unanimous

E.2. 4601 OAK RIDGE STREET

Staff recommendation: Approval, with conditions that the existing front porch remains. The proposed porch to be removed from the scope.

Commission Action: Approved as submitted. The porch must be constructed in a manner that allows it to be removed in the future and the house restored to its current condition if desired.

Speaker(s): Jordan Prentile, applicant

Motion: Blakely

Second: Escobar

Vote: Carried

Opposed: Davis, Brodbeck

E.3. 509 EUCLID STREET

Staff recommendation: Denial does not satisfy criteria.

Commission action: Deferred.

Speaker(s): Edis Hobson, applicant, Paul Whitehouse, Charlotte Scales, Jane Buchanan – opposed

Motion: Brodbeck

Second: Hille

Vote: Unanimous

E.7. 7718 MORLEY STREET

Staff recommendation: Denial; does not satisfy criteria 1, 3, and 4, and issuance of COR requiring removal of paint from brick.

Commission action: Accepts staff's recommendation.

Speaker(s): Cipriano Bentancourt, applicant

Motion: Cosgrove

Second: Blakely

Vote: Unanimous

F. PUBLIC COMMENT – None

Edis Hobson, applicant of 509 Euclid Street, speaker stated they never intended to remove or demolish the tree at 509 Euclid. Their goal was to preserve it, but some limbs extend onto their property and would need to be trimmed to allow construction of the proposed structure. They clarified that they were not opposed to maintaining the existing wood siding and windows on the front of the house, and that the new addition would also use wood windows. Their intention was to remain consistent with historic preservation expectations and to retain the integrity of the home. The speaker noted understanding massing requirements can be challenging when nearby homes in the Woodland Heights area have larger footprints, though they recognize differences between Woodland Heights, Norhill, and Historic Heights. They reiterated that they were not trying to alter the home's overall integrity or remove the tree, only to address specific limbs that required trimming. Commissioner Broadbeck asked for clarification on Public Comment. Chair Bucek, clarified during public comment, the commission listens but does not engage in dialogue with the applicant.

G. COMMENTS FROM THE HAHC – None

H. HISTORIC PRESERVATION OFFICER'S REPORT – None

I. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 6:57 PM.

David Bucek, Chair

Robert Williamson, Secretary

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EXHIBIT IC: STAFF REPORT



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E01
HPO File #: HP2025_0337

June 18, 2026

1118 Tulane
Houston Heights West

Applicant: Sean Garrison agent / Steven Robinson, owner

Property: 1118 Tulane, Lot 19, Block 286, Houston Heights Neighborhood Subdivision. The property includes a historic 943 square foot, one-story stone clad single-family residence and situated on a 6,600 square foot (50'x132') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1915, located in the Houston Heights South Historic District.

Proposal: Alteration – Addition

The applicant proposes to construct a two-story addition towards the rear of the home and an interior remodel of the existing home. The existing stone has caused the home to deteriorate at the foundation and framing, thus the applicant would like to remove the stone piece by piece, repair the foundation, and wall framing, then install siding in place of the stone.

The applicant proposes to:

- Construct a 1,770 sq ft rear addition (first and second floors).
- The first floor will have a 732 sq ft addition & the second-floor addition will be 1,038 sq ft.
- Maintain all existing windows and doors.
- Partially demolish the rear wall to accommodate for the rear addition.
- Constructed with a max ridge height of 26'-10"
- Construct the second-floor eave height at 20'-7" (to top of eave).
- Construct the roof with new composition shingles with a 5/12 roof pitch.
- Existing 4/12 roof pitch to remain
- Construct the home with a 9' first-floor ceiling height and a 9' second-floor ceiling height.
- Install new windows to be wood or wood clad, inset and recessed.
- Smooth cementitious siding and trim at the addition.
- Existing finished floor height is 1'-3" and will be raised to 2'-0" for the alteration.
- Repair existing fascia and soffits, with in kind material.

Public Comment: Structural Inspector Comments attached

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved with Conditions:

The condition that the original veneer is retained, repaired, and reinstalled in place, with no substitution of siding for the original material.



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E01
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June 18, 2026

1118 Tulane
Houston Heights West

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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Houston Heights West

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

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

☒ ☐ ☐

Maximum Lot Coverage (Addition and New Construction)

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

Existing Lot Size: 6,600 sq ft

Max. Allowed: 2,640 sq ft

Proposed Lot Coverage: 2,009 sq ft

Remaining Amount: 631

Maximum Floor Area Ratio (Addition and New Construction)

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

Existing Lot Size: 6,600 sq ft

Max. FAR Allowed: 2,904 sq ft

Proposed FAR: 2,775 sq ft + 129 sq ft (covered patio) = 2,904 sq ft

Remaining Amount: 0



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Side Wall Length and Insets (Addition and New Construction)

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

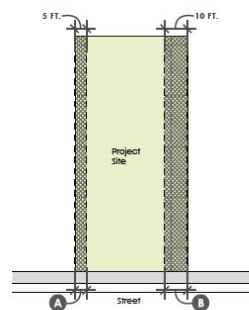
Side Wall Length: 34'-0"

Inset on North side: 20'-10"

Inset on South side: 6'-0"



Side Setbacks (Addition and New Construction)



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

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

Proposed side setback (North): 5'-3"

Proposed side setback (South): 16'-7"

Cumulative side setback: 20'-10"



CERTIFICATE OF APPROPRIATENESS

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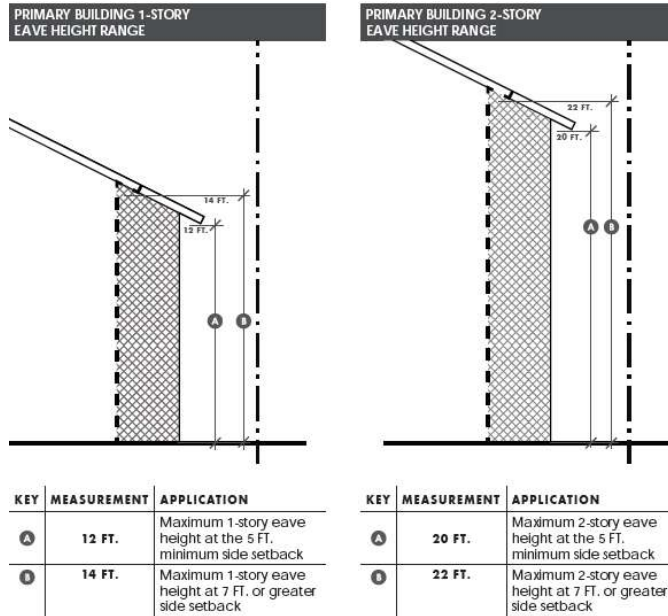
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Eave Height (Addition and New Construction)

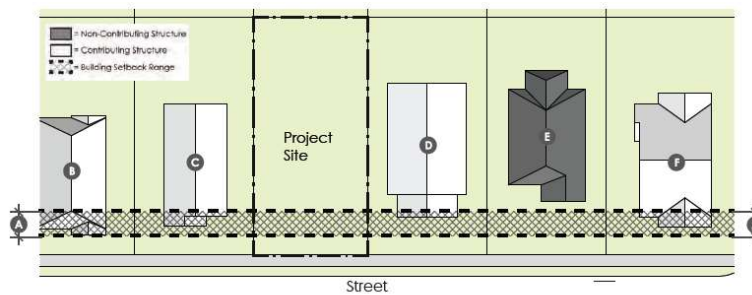


Proposed eave height: 19'-10" at minimum 5'-3" side setback



Front Setbacks (New Construction)

The setback is the distance from the property line to the front wall, porch, or exterior feature.



If applicable:	Front Setback of Contributing Neighbors (must be in same historic district)
#1	15' (402 E 18th)
#2	10'2" (401 E 18th)
#3	17' (412 E 18th)

KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: N/A



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☒ ☐ ☐

Porch Eave Height (Addition and New Construction)

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

Proposed porch eave height: 9'-10"

☒ ☐ ☐

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

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

Proposed finished floor: 1'-3"

Proposed first floor plate height: 9'-10"

Proposed second floor plate height: 9'-0"



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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO





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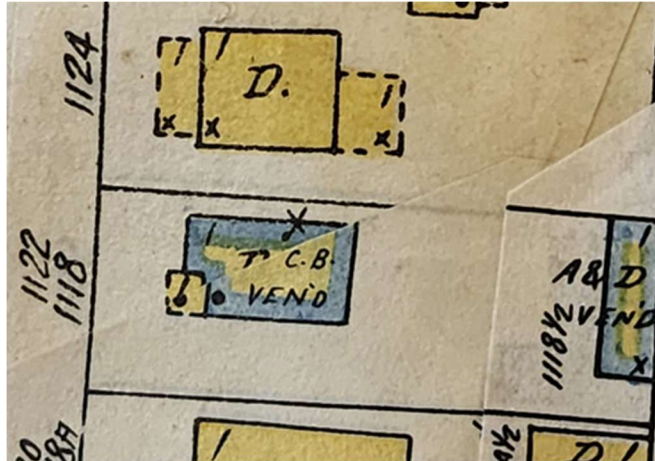
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SANBORN



CONTEXT AREA





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CORRECTION RECORD			
REV'N NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
17	2-24	K. K.	5-4-42
18	10-42	K. K.	4-26-43
19	9-43	K. K.	2-19-44
20	10-44	K. K.	6-18-45
21	11-45	D. H.	8-2-46
22	2-47	LOU YANDLE	4-14-49
23	3-48	ELIZ. FLAHERTY	1-25-49
24	6-50	LOU YANDLE	1-18-50
25	5-50	E. STEPHENS	2-16-52
26	5-51	E. STEPHENS	11-8-52
27	5-52	E. STEPHENS	1-17-53
28	3-53	L. B. RILEY	4-13-54
29	2-54	L. PITHS	7-54
30	3-55	Bowen	9-55
31	4-56	Bowen	10-56
32	5-57	Bowen	3-58
33	5-58	Bowen	1-59
34	5-59	Bowen	11-59
35	7-60	Bowen	1-61
36	6-61	Bowen	12-61



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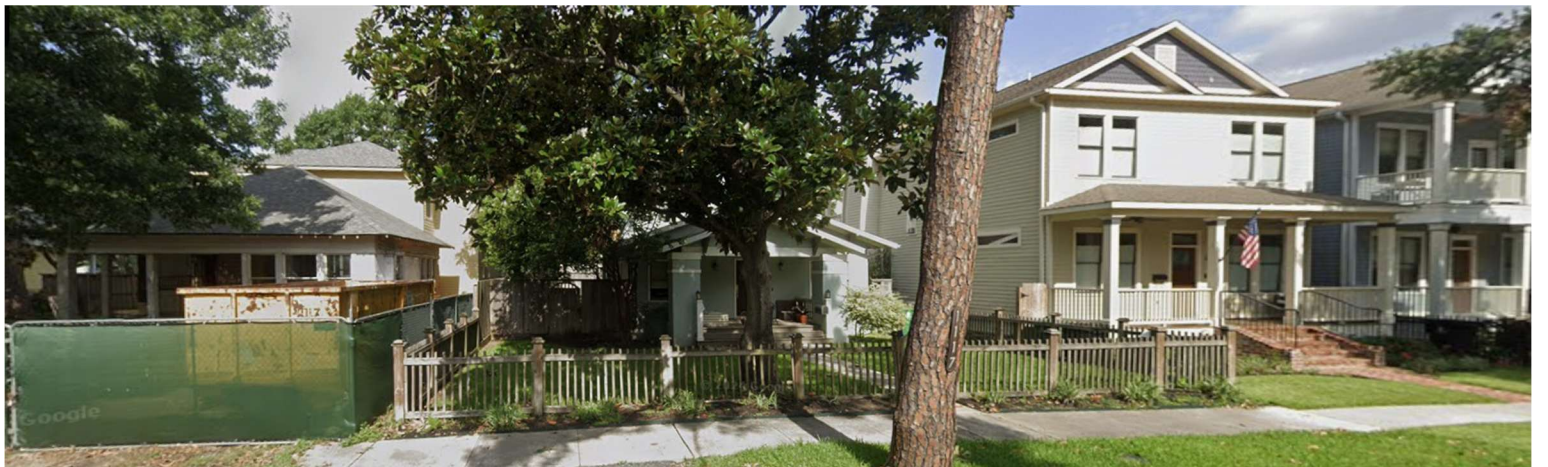
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CONTEXT AREA





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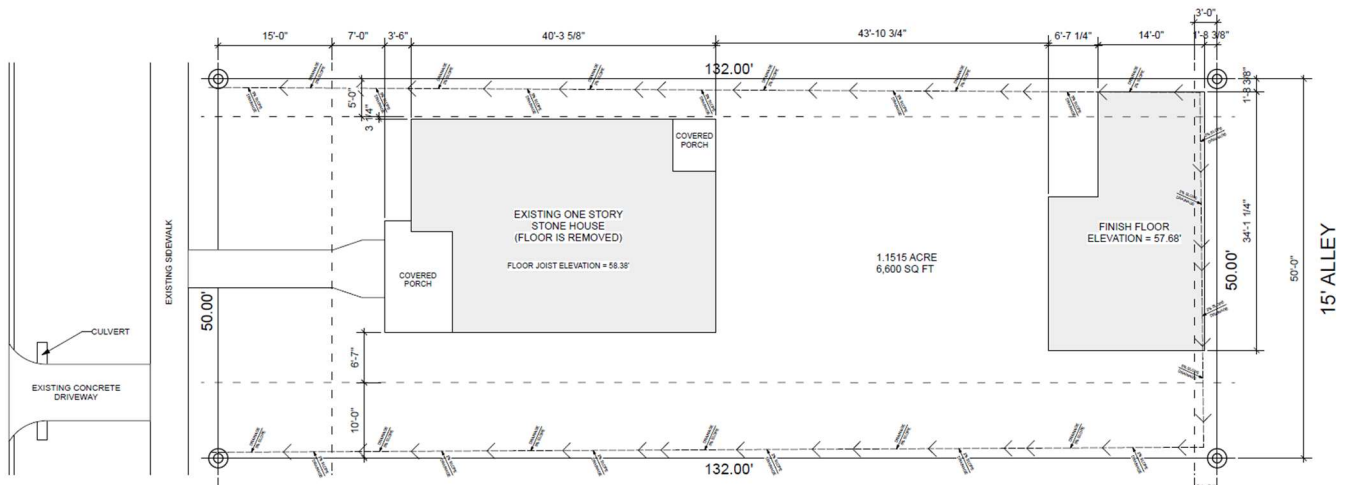
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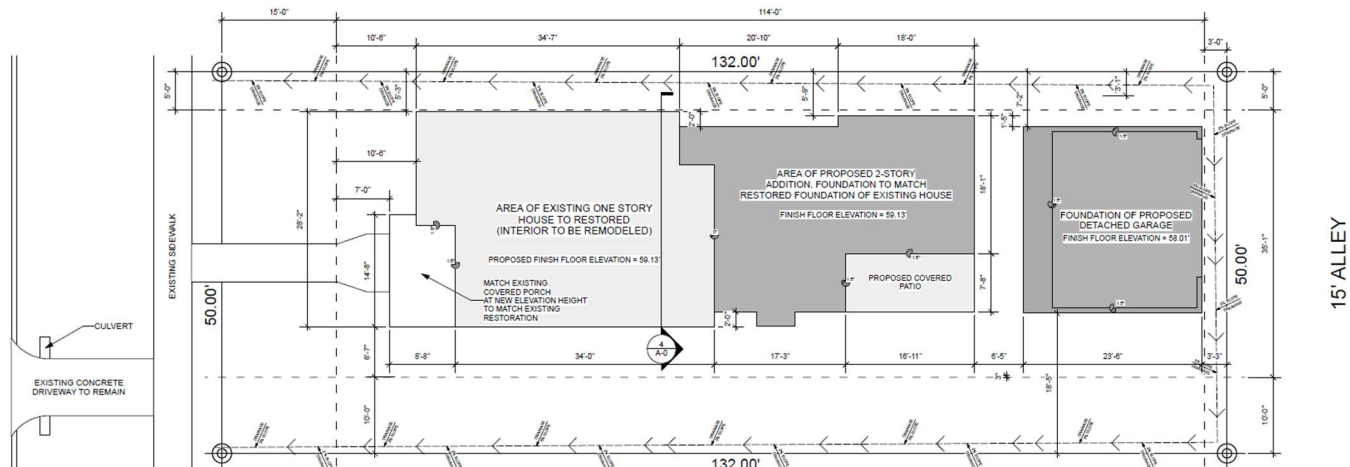
SITE PLAN

EXISTING



SITE PLAN

PROPOSED





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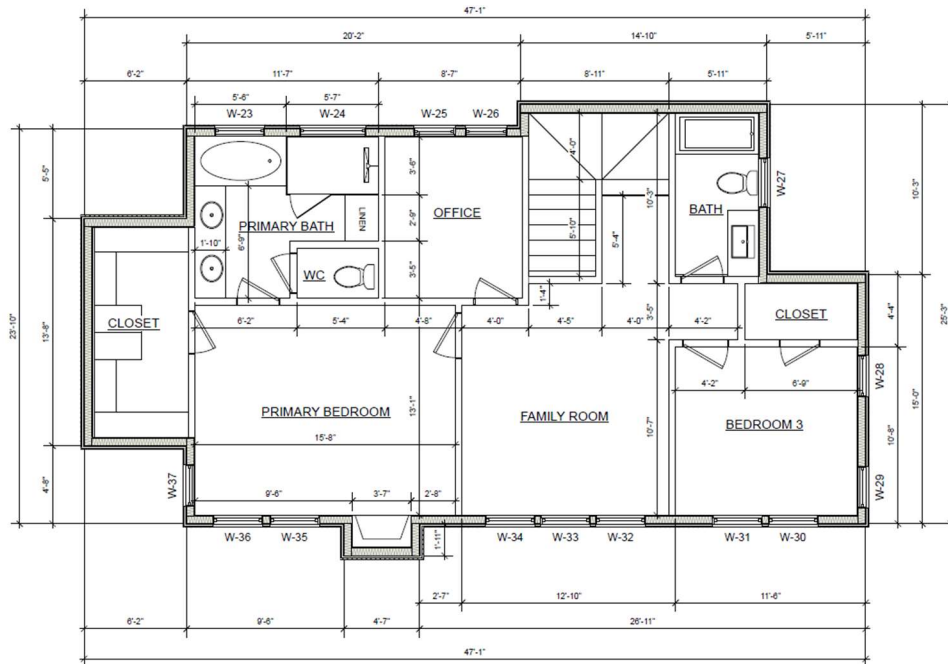
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SECOND FLOOR PLAN

PROPOSED





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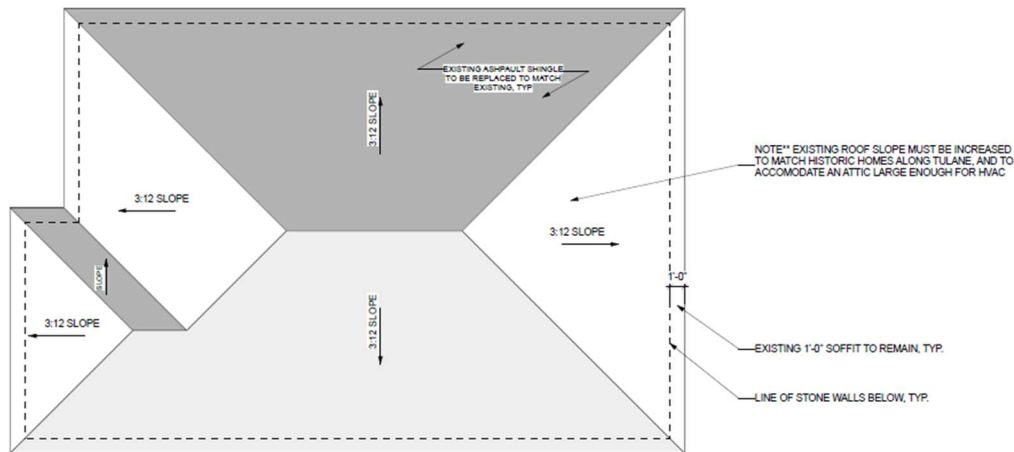
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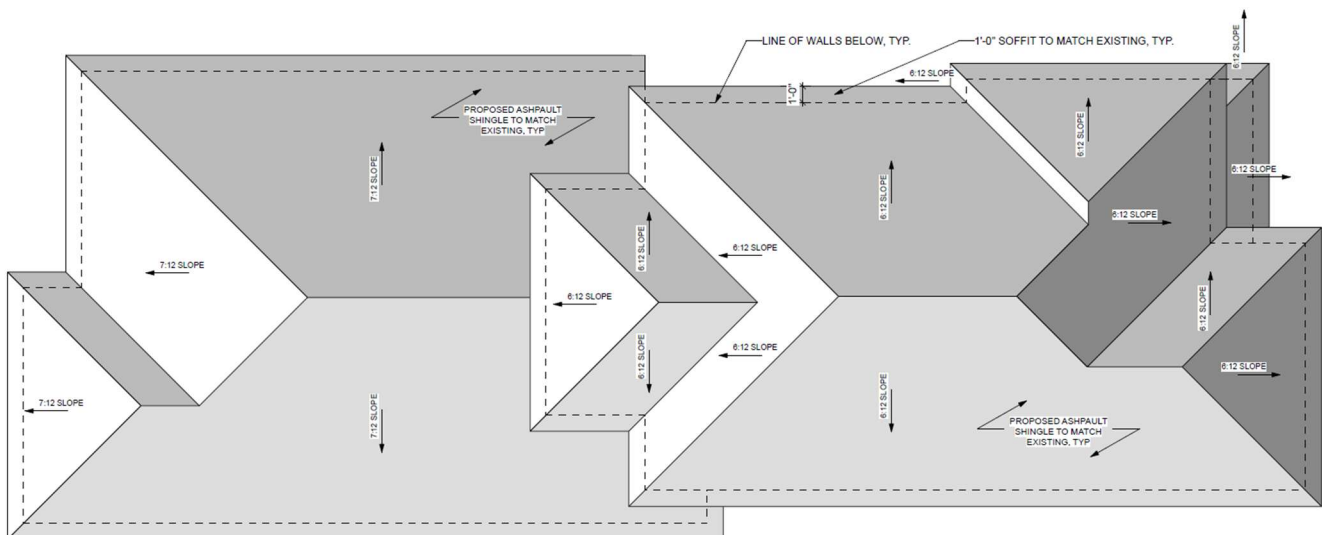
ROOF PLAN

EXISTING



ROOF PLAN

PROPOSED





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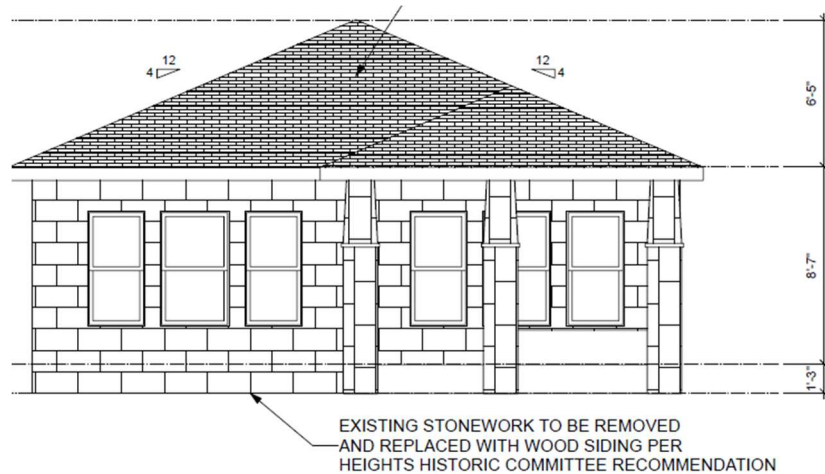
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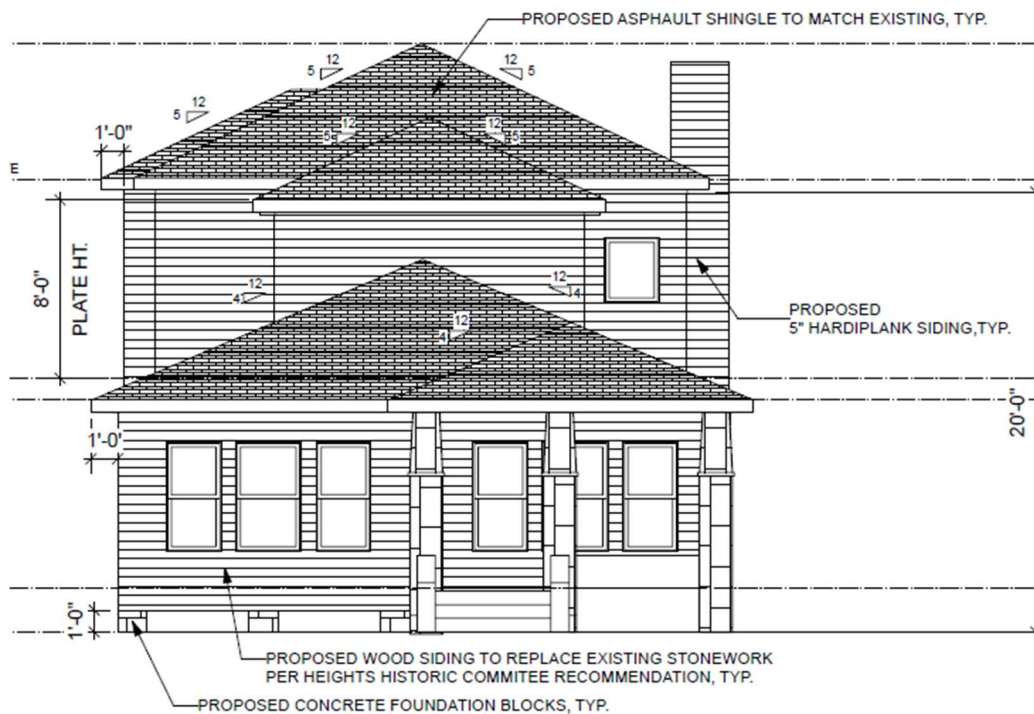
FRONT ELEVATION

EXISTING



FRONT ELEVATION

PROPOSED





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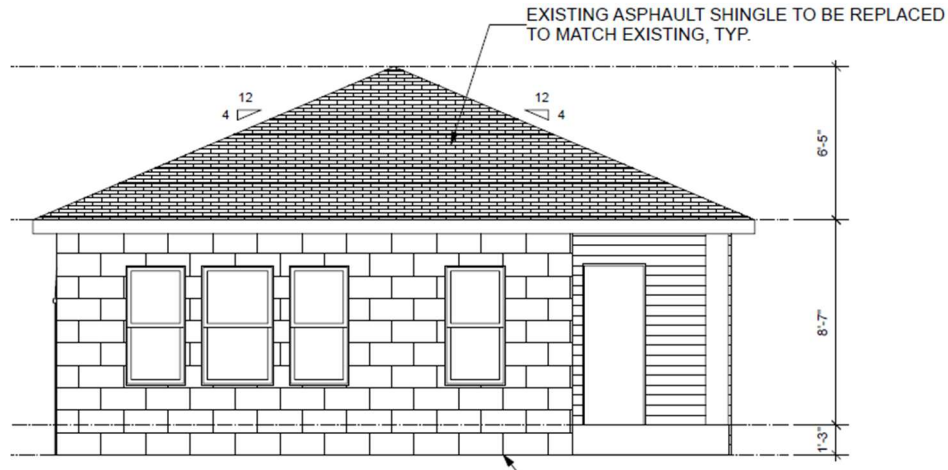
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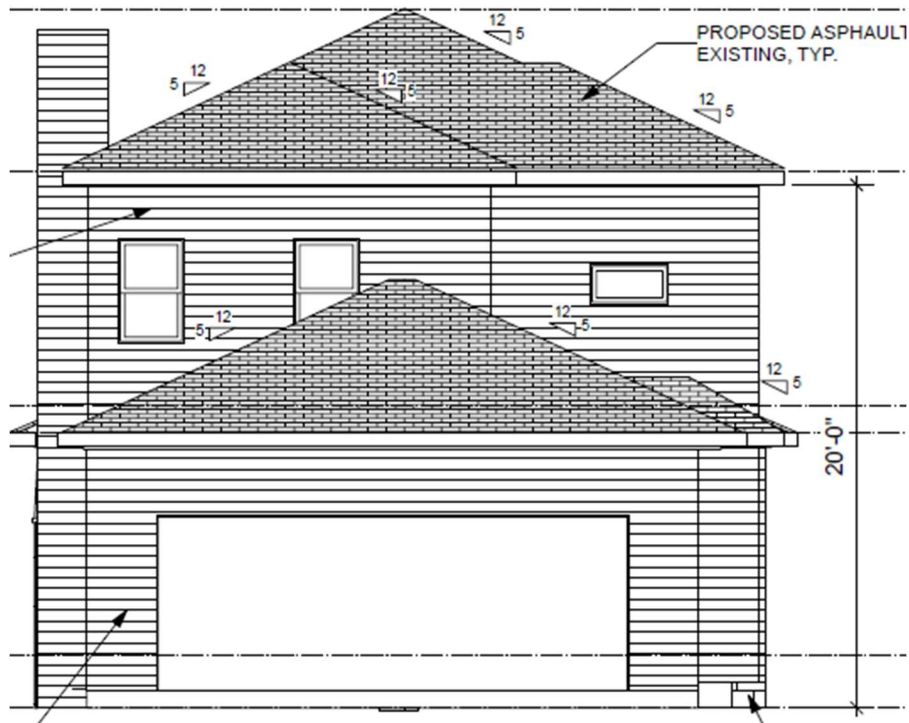
REAR ELEVATION

EXISTING



REAR ELEVATION

PROPOSED





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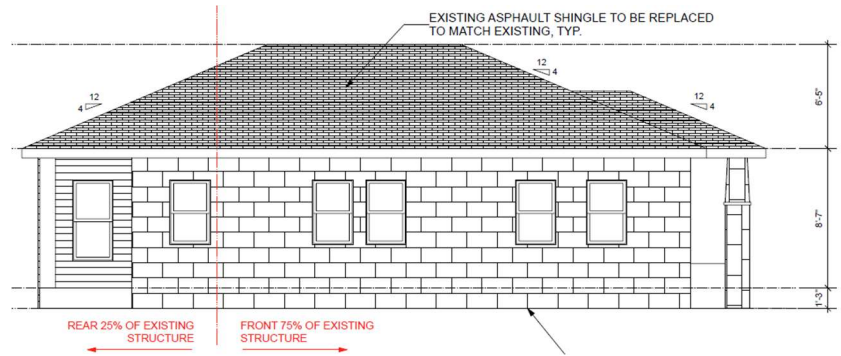
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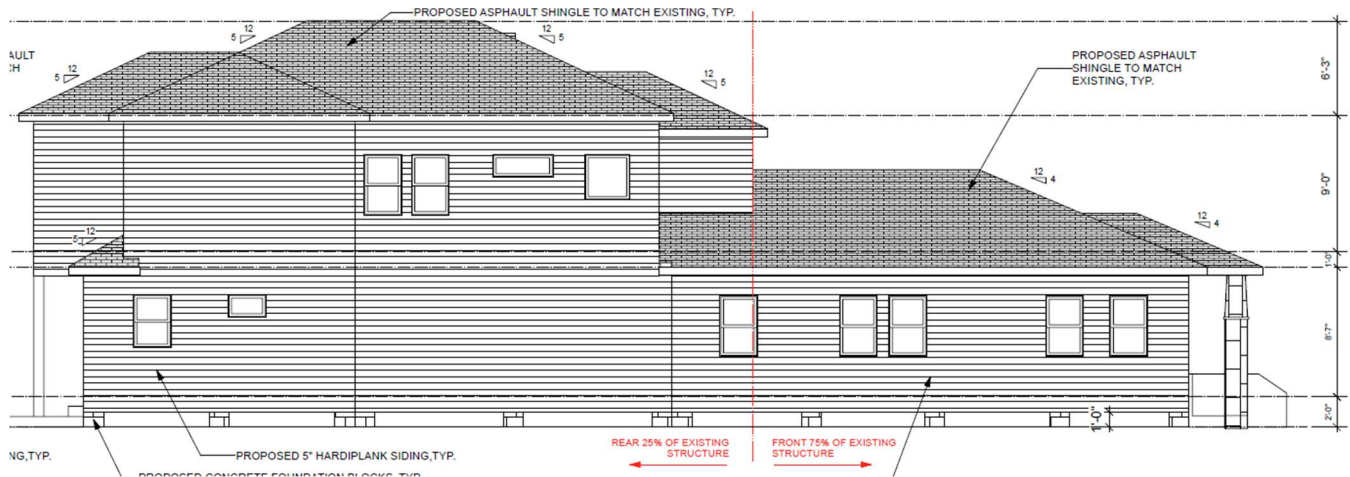
SIDE ELEVATION

EXISTING



SIDE ELEVATION

PROPOSED





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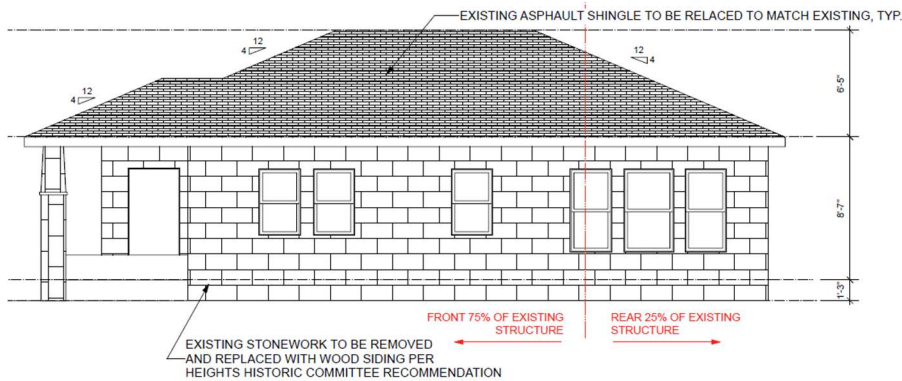
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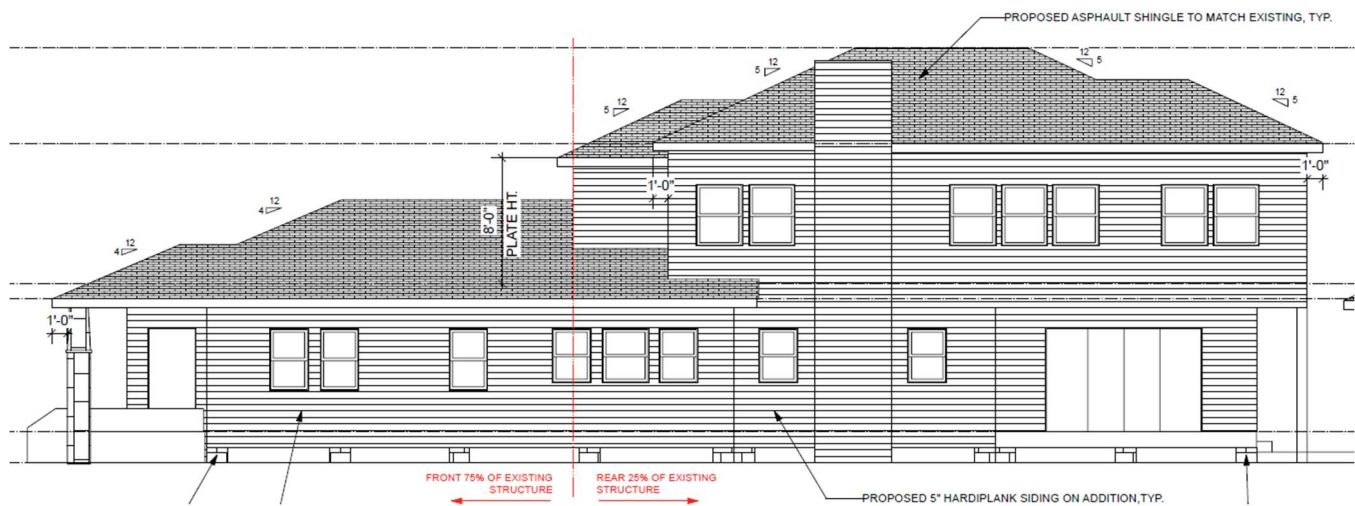
SIDE ELEVATION

EXISTING



SIDE ELEVATION

PROPOSED





CERTIFICATE OF APPROPRIATENESS

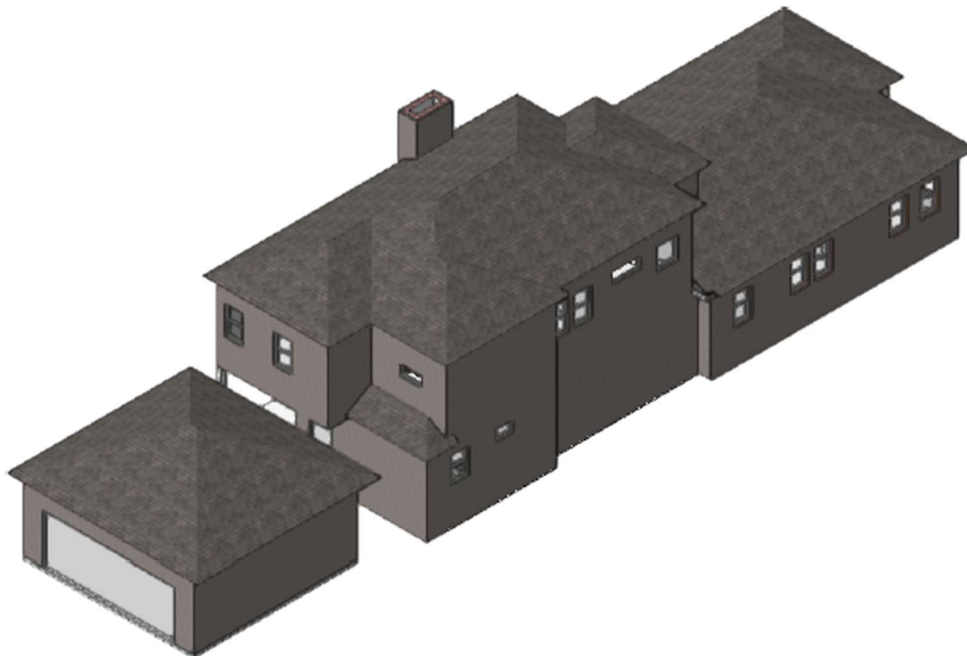
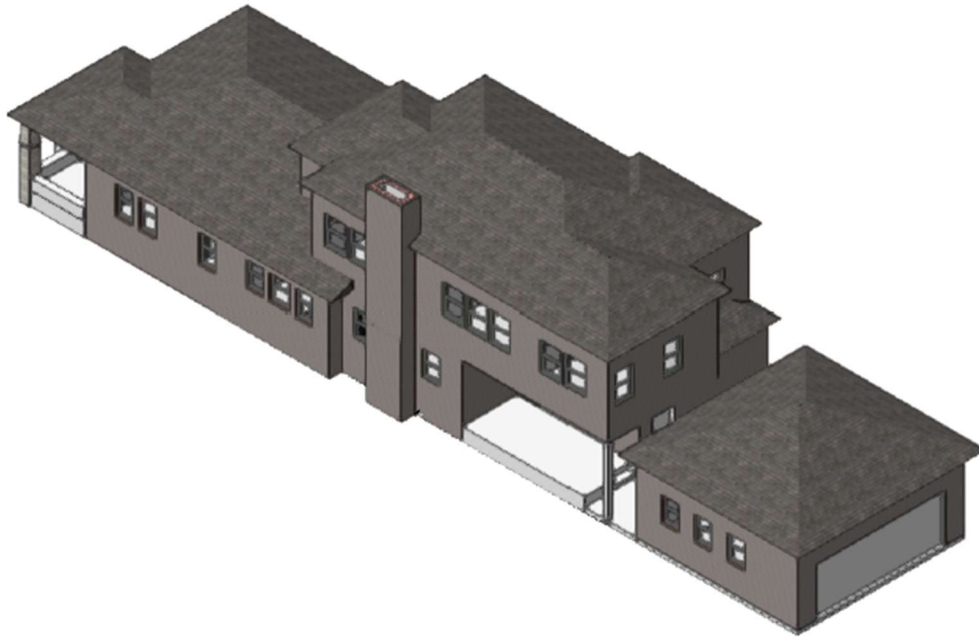
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RENDERINGS





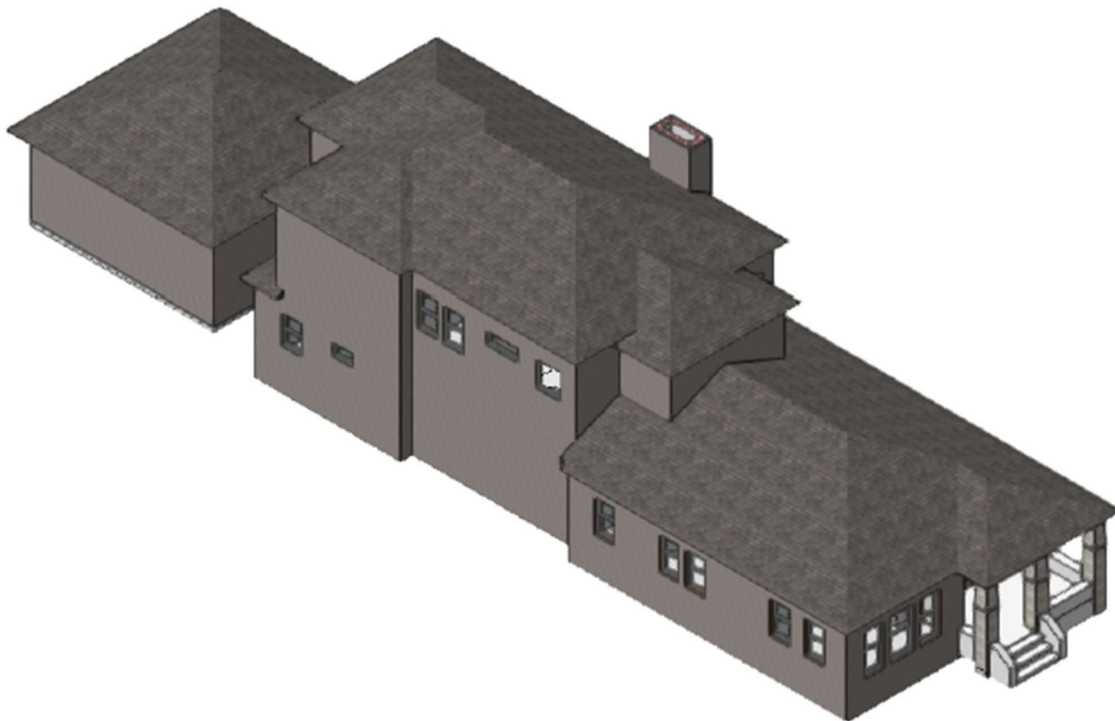
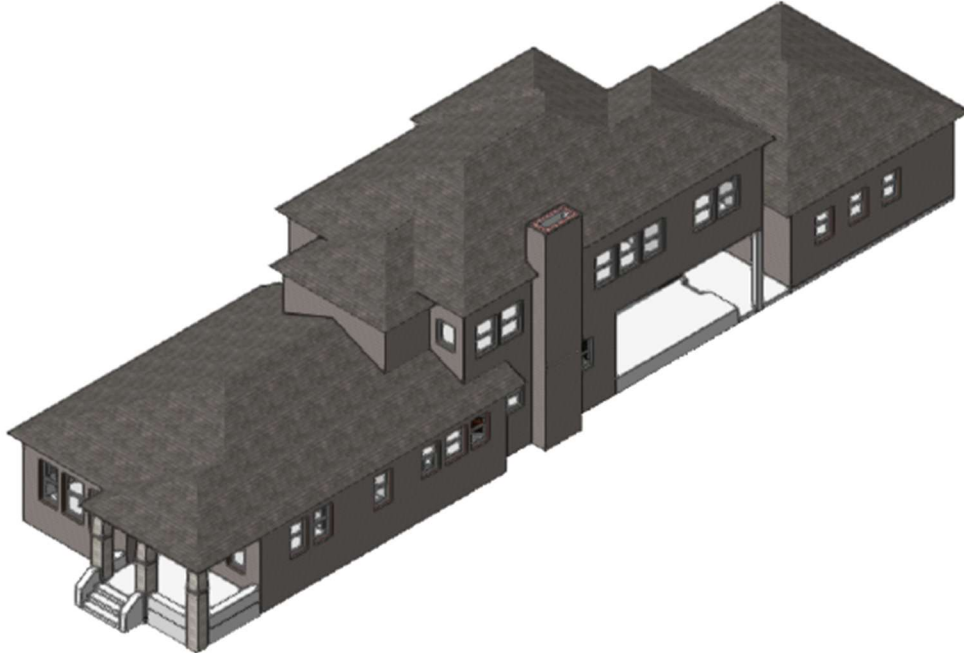
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PHOTOS OF EXISTING CONDITIONS:





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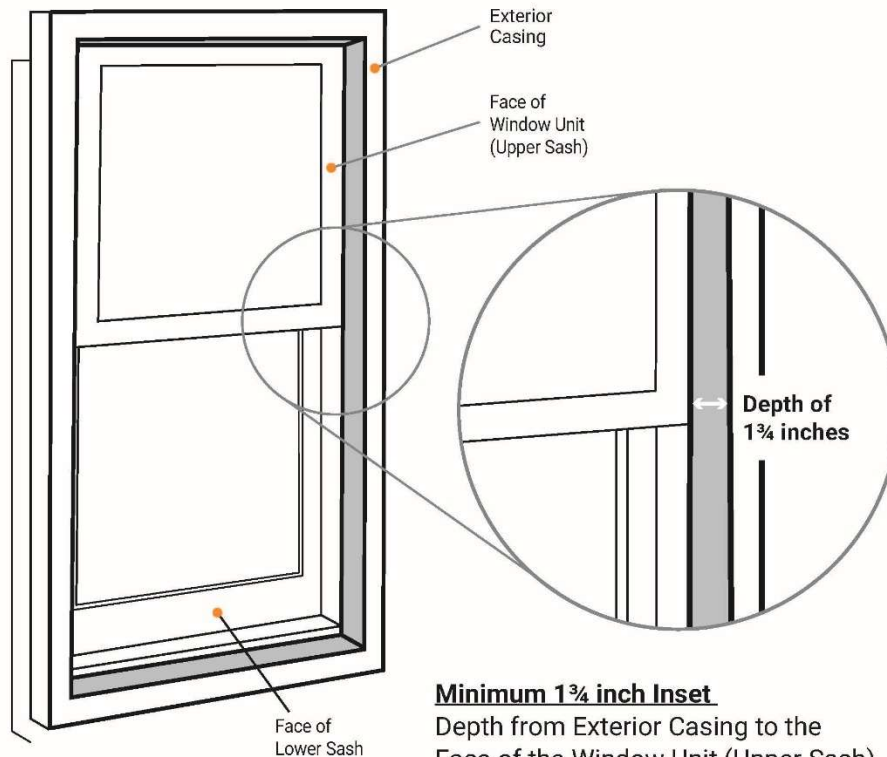
June 18, 2026

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Houston Heights West

ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:
Houston Office of Preservation
832-393-6556
historicpreservation@houstontx.gov



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Houston Heights West

SENIOR STRUCTURAL

INSPECTOR COMMENTS:

My first site visit to 1118 Tulane was in August 2015. The crawlspace is about 12 to 18 inches below grade and has been holding water and causing foundation problems (soil expansion and contraction as well as conditions conducive to decay). Wet conditions have destabilized piers and spread footings. Sill plates are at or below grade and remain wet. They have significantly deteriorated and do not provide solid bearing for studs. Many studs are soft or rotten as well. Many, if not all, joists have been replaced by removing the subfloor and working from above. Spread footings are crumbled in multiple locations. Evidence of differential settlement is visible in multiple diagonal cracks in the stone veneer. The veneer is visibly pulling away from the structure in some places, indicating brick tie failure. The windows are damaged beyond repair. The veneer is not tight to window frames in many places thus allowing water to enter the structure.

Pete Stockton

Senior Structural Inspector

(832) 394-9301

1002 Washington

Houston, TX 77002

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 7/20/2026

ITEM: II

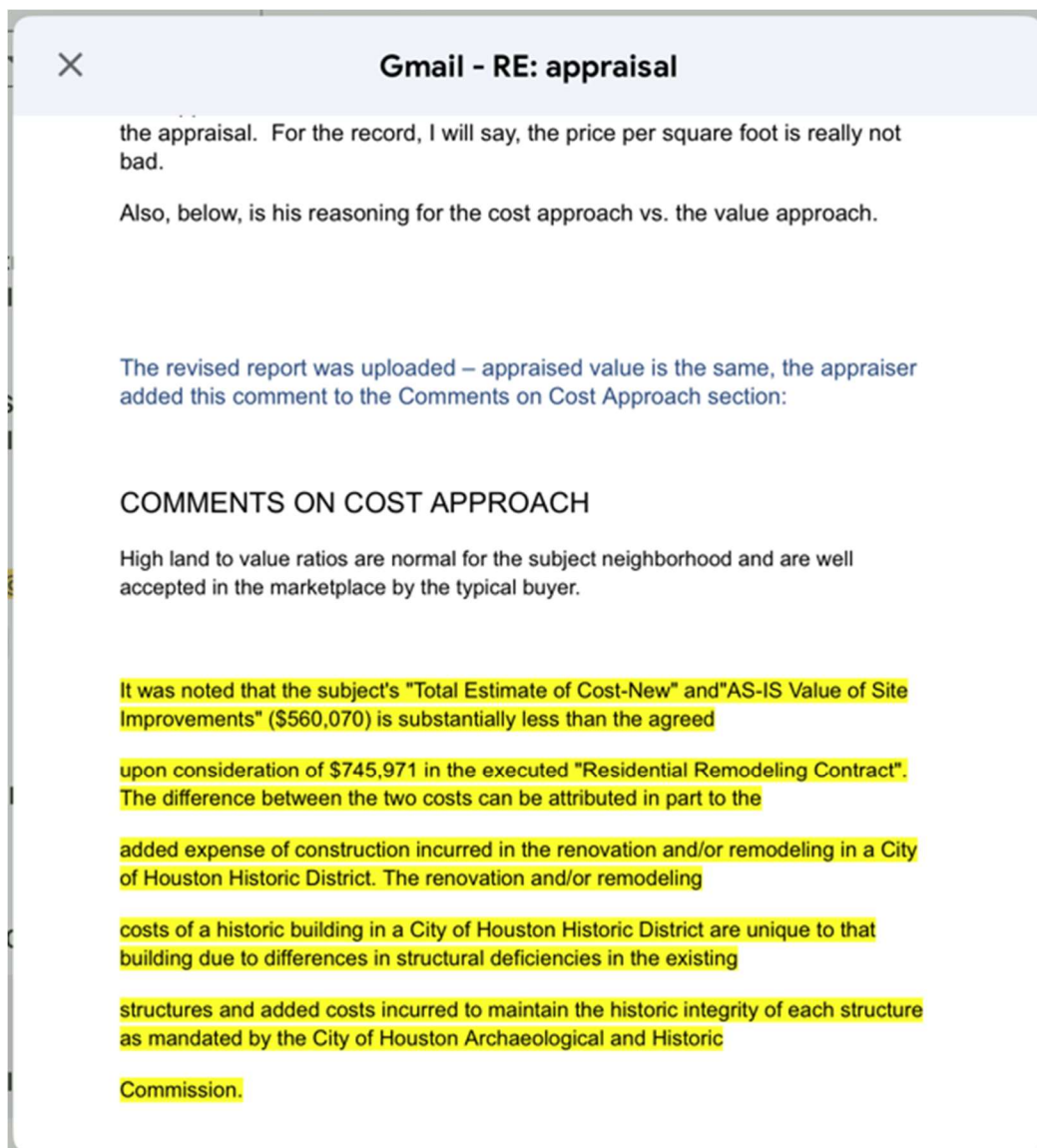
APPLICANT: Steven Robinson, owner / Sean Garrison, agent

PROPERTY ADDRESS: 1118 Tulane St

LEGAL DESCRIPTION: Lot 19, Block 862 – Houston Heights

HISTORIC DISTRICT: Heights West

EXHIBIT ID: OWNER SUBMITTED INFORMATION



Harris Central Appraisal District	ARB Panel Recommendation		Status SETTLED
			Tax Year 2026
Name and Mailing Address of Property Owner ROBINSON SHERRIE H & STEVEN 2633 AZTEC CT		HCAD Account Number 020-200-000-0026	
City, State, ZIP + 4 LEAGUE CITY, TX 77573-7745	Agent Information OWNWELL INC	Code 3337	
		Reg#	
Daytime Phone# of Property Owner (include Area Code)		Legal Description of Property LT 27 & TR 26 BLK 204 HOUSTON HEIGHTS	

Appraisal Review Board Members' Affidavit

I do solemnly swear or affirm that I have not communicated with another person about the evidence, arguments, facts, merits or any other matters related to this property owner's protest, nor have I communicated with another person about the property that is the subject of this protest, excluding cases where the property was used as part of a sample or compared with other properties in another proceeding before the board, and excluding instances in which I was expressly permitted under the Tax Code, Chapter 41, to communicate with the board or another person about the property owner's protest or the property under protest.

ARB Member Signature

1004

ARB Member #

ARB Member Signature

1004

ARB Member #

ARB Member Signature

1004

ARB Member #

Subscribed and Sworn to Before Me on **Wednesday, July 1, 2026 08:43 AM**

Owner Comments

Decision Code: **FC**

Decision/Determination: **FORMAL VALUE CHANGED**

☐ Check for NO CHANGE

Property Type	Initial Market	Final	Initial Appraised	Final Appraised
Real Land:	\$594,000	\$594,000	N/A	N/A
Improvement:	\$21,054	\$19,000	N/A	N/A
Total:	\$615,054	\$613,000	\$615,054	\$613,000
Agricultural/Restricted Value:	N/A	N/A	\$0	\$0
Personal:				

Exemptions	Freeport	Special	Homestead	Vet(1)	Vet(2)
Initial:			N/A	N/A	N/A
Final:					

ARB Members: **EILEEN RYAN** # **1004** , : **EILEEN RYAN** # **1004** , : **EILEEN RYAN** # **1004**

Panel Chair Signature:

Date: **Wednesday, July 1, 2026 08:51**

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 7/20/2026

ITEM: II

APPLICANT: Steven Robinson, owner / Sean Garrison, agent

PROPERTY ADDRESS: 1118 Tulane St

LEGAL DESCRIPTION: Lot 19, Block 862 – Houston Heights

HISTORIC DISTRICT: Heights West

APPEAL EVIDENCE SUMMARY

APPEAL EVIDENCE SUMMARY

1118 Tulane Street, Houston Heights West Historic District

Historic Preservation Appeals Board — Hearing July 20, 2026 | HAHC Item D.21 (deferred Apr. 23, 2026)

Summary of position. 1118 Tulane is a 1927 residence clad in cast stone — a material that does not appear on any other known residence in the Houston Heights historic districts. Its original structural system has failed and must be fully replaced, which forces removal of the cast stone. Because the material is singular, there is no salvage source and no residential precedent for its reset, making faithful preservation a burden unique to this property. The owner seeks approval to replace the failed foundation and reconstruct the home as a faithful fiber-cement siding replica that preserves the architectural character of the streetscape.

Exhibit A — Structural Necessity (forced removal)

Source: Stamped letter from the project structural engineer.

- The existing foundation is a cracked rectangular grade beam; the cast stone walls are currently held in place by multiple supplemental bolts — a patched, non-viable load path, not a sound structural system.
- Engineers recommend full foundation replacement (slab-on-grade / drilled piers). Houston's expansive clay soil drove the original failure and must be engineered against.
- **Key point:** Removal of the cast stone is not a design choice — it is compelled by the structural work. The cladding cannot remain in place during foundation replacement.

Exhibit B — Material Uniqueness (unique hardship)

Source: City of Houston / THC historic resource survey records; confirmation requested from HOP staff and Preservation Houston.

- The Houston Heights West survey of 485 resources documents a residential fabric overwhelmingly composed of wood-frame bungalows and cottages (1910–1930). No other cast-stone residence appears in the record.
- Cast stone appears in the district only as decorative detailing on a few institutional landmarks (e.g., the Heights Library entrance bay; trim on the former City Hall/Fire Station) — not as residential wall cladding.
- **Key point:** Survey forms record wall/foundation materials per property, so staff can affirmatively confirm 1118 Tulane is the sole cast-stone residence. With no comparable units in existence, any unit that fractures on removal must be custom-fabricated — an unbounded cost no other owner in the district could face.

Exhibit C — Quantified Cost of Preservation (financial burden)

Source: Itemized bid(s) from historic masonry specialist(s), entered into the record — each line broken out separately so the Board sees the discrete burden of in-kind preservation:

Cast stone scope (per masonry bid)	Itemized cost
Survey, numbering & photo-documentation of each unit	\$ _____
Careful detachment of cast stone from structure	\$ _____
Mortar chipping / cleaning per unit	\$ _____
Palletizing, crating & protected storage	\$ _____
Reset of salvaged units (option)	\$ _____
Custom replication of fractured units (open-ended)	\$ _____

Key point: *The reset-vs-replication delta and the unbounded replication line quantify a hardship that scales with the material's irreplaceability.*

The Argument in One Line

Because the original structural system is already being replaced (**A**), the question is no longer original-vs-replica but replica-vs-high-risk reset of brittle, irreplaceable material (**B**) at an unbounded, property-specific cost (**C**). A faithful fiber-cement replica preserves the home's character and streetscape contribution while eliminating a hardship no other property in the district bears.

Outstanding Items Before July 20

(1) Engineer's stamped letter confirming failed system and forced removal (Exhibit A). **(2) Itemized masonry bid(s)** — minimum two, from historic-qualified masons; internal target July 18 (Exhibit C). **(3) Written uniqueness confirmation** from HOP staff and/or Preservation Houston re: sole cast-stone residence (Exhibit B). **(4) Deferral reason** from architect or HOP — administrative or substantive? **(5) Filing mechanics:** written notice of appeal with all supporting material attached — the Board will not consider material first introduced at the hearing.

Working draft for counsel/architect. Fill dollar figures and uniqueness confirmation from professional sources; phrase uniqueness as "sole known" until confirmed in writing.

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 7/20/2026

ITEM: II

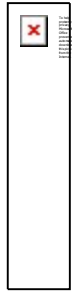
APPLICANT: Steven Robinson, owner / Sean Garrison, agent

PROPERTY ADDRESS: 1118 Tulane St

LEGAL DESCRIPTION: Lot 19, Block 862 – Houston Heights

HISTORIC DISTRICT: Heights West

ESTIMATE – MASONRY SOLUTIONS



MASONRY SOLUTIONS INC.

Review and approve

Powered by QuickBooks

Dear Steve Robinson,

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!
Masonry Solutions, Inc.

Address

Steve Robinson
[1118 Tulane St.](#)
[Houston, TX 77008](#)

Sales rep

FT

Masonry Scope Options

Option 1: DEMO, DISPOSAL, & SALVAGE

1. Demolish existing full size stone and cast stone veneer.
2. Salvage full size stone and cast stone without cleaning.
3. Palletize salvageable materials on site.
4. Dispose of non-salvageable materials and debris.

COST \$12,000

Option 2: DEMO, CLEAN, & REINSTALL

1. Demolish existing full size stone and cast stone veneer.
2. Clean salvageable full size stone and cast stone for reuse.
3. Reinstall full size stone and cast stone.
4. Furnish closest matching replacement stone as required.
5. Dispose of non-salvageable materials and debris.

COST \$62,100

Option 3: DEMO, CLEAN, & REINSTALL AS 3' WAINSCOT

1. Demolish existing full size stone and cast stone veneer.
2. Clean salvageable full size stone and cast stone for reuse.
3. Reinstall full size stone and cast stone with a 3' wainscot design.
5. Dispose of non-salvageable materials and debris.

COST \$52,000

Additional \$4,000 to dispose or \$6,000 to clean and palletize any left over stone

Option 4: DEMO & DISPOSAL

1. Demolish existing full size stone and cast stone veneer.
2. Dispose of all demolition debris.
3. Leave substrate exposed.

COST \$8,000

Notes & Conditions

1. Masonry Solutions, Inc. will require a 30% down payment, 30% progressive payments, and balance upon completion.
2. Consequent payments following down payment will be made on a progressive basis, with invoices issued as portions of the work are completed. This estimate is based solely

on a visual inspection of the existing conditions and our experience with similar projects.

3. Pricing is subject to verification after demolition exposes the existing wall assembly.

4. The following items are specifically excluded unless otherwise noted:

- Structural engineering or engineering design.
- City permits.
- Evaluation or repair of structural framing.
- Foundation repairs or modifications.
- Sheathing, wall framing, weather barrier, flashing, or backing repairs.
- Waterproofing not directly associated with stone installation.
- Building code upgrades.
- Permits, testing, inspections, or engineering reports.
- Painting, stucco, drywall, landscaping, or any other repairs not associated with masonry scope.

5. Prior to stone reinstallation, the structure must be structurally sound, properly framed, and compliant with all applicable building codes. Any deficiencies discovered after demolition that require repair must be corrected before stone installation can proceed.

6. Due to the age and historical nature of the home, concealed conditions may exist that cannot be identified prior to demolition. Any unforeseen conditions requiring additional labor or materials will be communicated to the owner before additional work is performed.

7. This estimate is preliminary and intended for budgeting purposes. Final pricing may be adjusted after material quantity/cost verification and confirmation of existing conditions.

8. We estimate breakage to be approximately 40%.

9. No salvage value has been assigned to the stone, as it has no salvage value to us.

10. Estimate does not include marking the stone for reinstallation.

Total

ALL WORK PERFORMED WILL CARRY A 1 YEAR WARRANTY.

Review and approve

MASONRY SOLUTIONS INC.

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CONTRACTOR COMPARISON - 2015

Robinson Residence
Contractor Comparison - 10/08/2015

Item				
Site Work				
Site Clean	\$1,178.28	\$6,240.00	\$800.00	
Interior Clean	\$3,674.28	\$2,196.75		
Demo	\$13,333.22	\$7,300.00	\$7,800.00	
Grading	\$7,121.57	\$700.00	Not Included	
Grading Final	\$1,372.22	\$1,350.00	\$600.00	
Gutters	\$9,314.65 (Half Round aluminum)	\$5,510 (Box Gutters)	\$1,440 (Box Gutters)	Only for porch area; half round aluminum
Construction Fence	\$1,116.27	\$1,131.76	\$1,000.00	
Trash Dumpster	\$6,697.62	\$5,260.00	\$2,000.00	
Trash Removal	\$806.19	Included in Site Cleans	\$1,200.00	
Concrete				
Foundations	\$74,903.49	\$47,750.82	\$78,000.00	can SG and Lucas bid 1 pour as an alternate?
Masonry				
Masonry - Stone	\$54,800.00	\$66,150.00	\$54,800.00	Ask Rudy about details for Storing and Stacking stone
Framing				
Floor - Framing				
Deck Framing	\$100,118.18	\$104,225.47	\$80,150.00	
House Frame				
Insulation	\$6,945.68 (Batt)	\$10,225 (Foam)	\$4,300 (Batt)	bid foam for under the floor
Roofing	\$13,849.54	\$14,300.00	\$12,600.00	
Plumbing	\$27,447.31	\$26,080.00	\$25,635.00	
Fixture allowance	\$20,000.00	\$18,000.00	\$15,000.00	
Water Meter	Not Included	\$1,100.00	\$1,500.00	
HVAC	\$14,086.08 (14 SEER - 2 Unit)	\$19,750 (16 SEER)	\$19,300 (14 SEER)	SG and Lucas to bid 16 Seer
Electrical				
Generator	\$14,965.33	Not Included	\$10,000.00	Price generator provisions
Rough and Trim	\$16,534.08	\$24,762.00	\$11,700.00	Price difference?
Fixture Allowance	\$12,000.00	\$20,267.00	\$10,000.00	Price difference?
Wiring and Alarm	\$5,891.43	\$8,000.00	Not Included	
Paint				
Interior/Exterior	\$44,405.23 (High Quality Grade)	\$50,000 (High Quality Grade)	\$24,000 (Mid-Grade)	Lucas to rebid high quality grade
Floors/Walls				

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CONTRACTOR COMPARISON – 2015 (CONTINUED)

Wood Floors	\$20,661.98	\$29,451.13	\$23,600.00	
Tile	\$19,555.62	\$19,920.77	\$14,760.00	
Drywall	\$15,813.83	\$22,770.00	\$15,500.00	Price difference?
Millwork	\$68,827.55	\$76,368.00	\$63,000.00	Price difference?
Counterops	\$16,388.65	\$15,412.98	\$15,650.00	
Appliances				
Install	\$930.23	Included	\$600.00	
Allowance	\$25,000.00	\$21,000.00	\$20,000.00	
Doors	\$15,003.49	\$11,918.72	\$8,900.00	Plan on resuing 6 interior doors
Windows	\$8,662.96 (JW Plus)	\$18,999.79 (Marvin)	\$11,450 (JW Custom)	Steve needs to call and discuss windows with William and Jorge
Hardware				
Hardware	\$8,498.83	\$7,000.00	\$4,200.00	
Glass	\$1,748.73	\$1,877.95	\$1,600.00	
Mirror	\$1,152.41	\$600.00	Not Included	
Siding	\$30,586.35	Included in Framing	\$27,550.00	Need to verify - SG and Gabiral's framing bid are comparable Would like SG and Lucas to provide alternate bid on Artisan siding
Drainage	Included in Grading	\$5,400.00	\$5,000.00	Clarify what is drainage including
Fencing	\$6,900 (Not Included in bid)	\$6,343.81	\$9,540.00	Update numbers based on horizontal
Landscaping/Irrigation	\$30,000 (Not Included in bid)	\$22,800.00	\$10,000.00	Irrigation and Design, Bed Prep and Install by others
Temporary Services	\$2,778.19	\$3,126.00	\$3,000.00	Gabriel does not include temp power, water, or gas
Permits	\$2,666.65	\$6,550.00	\$3,350.00	
Contingency	\$10,000.00	\$0.00	\$0.00	
Supervision/Builder Fee	\$51,435.10	\$159,129.16	\$180,398.75	
	Profit factored in costs			
Others	Surveying Included	Surveying not included	Survey Included	
	Engineering Not Included	Engineering Not Included	Engineering Included (Allowance)	
	Tub refinish Included	Tub refinish Not Included	Tub refinish Not Included	

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CONTRACTOR LETTER TO HAHC – 2018



Loreli Willett
HAHC
Planning and Development Department
City of Houston

RE: Robinson Residence - 1118 Tulane

To Whom It May Concern:

This letter is intended to provide information concerning the excessive costs associated with the reconstruction and addition at the above mentioned residence located in the Houston Heights West Historic District. As approved, the project presents unique construction challenges that result in costs that far exceed any reasonable appraisal, limiting the homeowner's ability to construct a home that fits their needs on a property they currently own. Additionally, the existing conditions of the structure prevent the ability to inhabit the home as-is, greatly reducing the resale value. These conditions are listed below:

1. Crawl space grade under the home is more than 1.5 feet below the existing grade of the lot. It should be noted that the existing lot grade is consistent with surrounding lots.
2. Because of the condition, above there is standing water under the home at all times.
3. Ferns and other vegetation are growing under the home and on many of the existing floor joists.
4. The perpetual water and moisture under the home along with the vegetation has greatly compromised the support structure of the home. Visible damage to the crawl space structure and exterior walls is clearly visible.
5. Severe bowing of the exterior walls and large gaps between the stone façade and window frames is clearly visible and represents the degradation of the structural integrity of the home.

The approved Certificate of Appropriateness currently contains two approaches that, while preserving as much of the existing historic material as possible, drive the costs of the project to a level that is unaffordable and in certain cases impractical.

1. Removal of the existing stone façade, cataloging each individual piece, and re-installation of each piece in the exact location from which it was removed.
2. Raising the existing wood structure (after removal of stone), completely rebuilding the crawl space foundation and adding structural piers for support.

Item 1:

The cost for the removal, cataloging, and re-installation is \$54,800. Several options have been explored by our firm and the costs savings are outlined on the following page:



1. Remove existing stone/discard. Purchase new stone (similar to existing) and install in similar cut and pattern to the existing stone - \$25,210.30. This option represents a savings of \$29,589.70.
2. Remove existing stone and discard. Install new sheathing, house wrap and cementitious siding to match the approved addition siding - \$16,461.55. This option represents a savings of \$38,338.45.

Item 2:

Raising the existing wood frame structure and completely re-building the crawl space foundation and adding pier supports adds significant costs, and due to the compromised structural components, the overall scope may prove to be unsuccessful and unsafe. Excessive pressure applied to weak or damaged wood components of the structure has the potential to cause the structural supports to give way, resulting in the collapse of the entire structure, and potentially causing severe injury to crew members.

The cost to perform the scope of work for frame on the existing structure alone as currently approved is: \$21,165.

Complete demolition of the existing wood frame structure and re-framing according to the structural plans - \$14,160. This option represents a savings of \$7,005.

In order to move forward with this unusually high cost historic home reconstruction, we believe it is in the best interest of the owner, builder, and Heights community to go forward with a lower cost construction plan.

Respectfully,

Sam Seidel, Southern Green Builders