

CERTIFICATE OF APPROPRIATENESS

Applicant: Joseph Edmonds and Tony Sanchez, owner and Sam Gianukos, agent

Property: 1802 North Blvd, Lot 6 &7, Block 6, Ormond Place Subdivision in Boulevard Oaks Historic District. Two-Story, 3,959 sq ft (18%) single family residence situated on a **21,000** square foot (150 'x 140') corner lot.

Significance: Contributing Colonial Revival Style built circa. 1927 in the Boulevard Oaks Historic District. Alterations, connected garage and additional living space added between c. 1950s-1970s. Addition at rear altered/constructed circa 1985.

Proposal: Alteration – Addition

- Demolish part of c.1980s addition (including-non-historic windows)
- Two historic windows will be infilled with brick at rear elevation visible from Woodhead
- Rebuild first floor addition with added square footage (+ 1,005 sq ft) and partial second story addition (+867sqft) **total of 1,872 sq ft added living space on rear addition.**
- Build new attached garage (896sqft), with second story (967sqft). *Attached garage/second story of garage total of: 1,863 sq ft side addition/garage*
- Proposed addition to living space of 1,872 sq ft for a total of 5,278 living space
- Total added square footage compared to existing: **2,839 sq ft**
- **Total end square footage with garage (excluding patio/porch): 7,141sqft**
(34%) on a 21,00sqft lot.-for comparison to other contributing buildings
- The original house has brick veneer and wood 1x6 lap siding which applicant proposes to repair and replace where necessary. Similar materials are used on the addition, including brick.
- Window replacements or new construction windows will be 1/1 inset and recessed wood windows.
- The current first floor ceiling height is 8'-10" and Second floor is 8'-5".
- Existing Eave height 17' 2-1/4" (historic and existing addition 2nd fl)
- Existing First floor addition eave height 7' 9 1/4"
- *Proposed Eave Height on connecting addition 18' 2 5/8"*
- *Proposed Eave Height on garage addition 20' – 7 1/8"*
- Existing Gable Ridge 27- 91/4" (historic) 16'-51/4" (non-historic addition)
- Proposed addition ridge Height: 25'11-1/2"
- *The pitch on the new roof is to be 6:12 on connection/end and 4:12 on rear addition and garage.*
- *Proposed North Setback (from rear property line maintained as existing)=5 3/8"*
- *Proposed West Setback (left side)= 5'-1/2"*
- *Existing South (facing north Blvd) 59' and East (facing Woodhead)= 50' 11-1/12"*
- *Existing width 48'-11-1/4", Proposed 93'-8-1/4"*
- *Existing depth remains the same*
- *Foundation type on the existing house is pier and beam foundation and Slab on grade. We proposed to use the same in the addition. The existing finish floor on a sloped site at the front of the home is 1'-3" above grade and 6" at the rear.*

Public Comment: See email from Jennifer and Omead Adib (adjacent neighbors- not in district)

Civic Association: Comment of "no objection" received from Ormond Place Civic Club Architectural Review

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

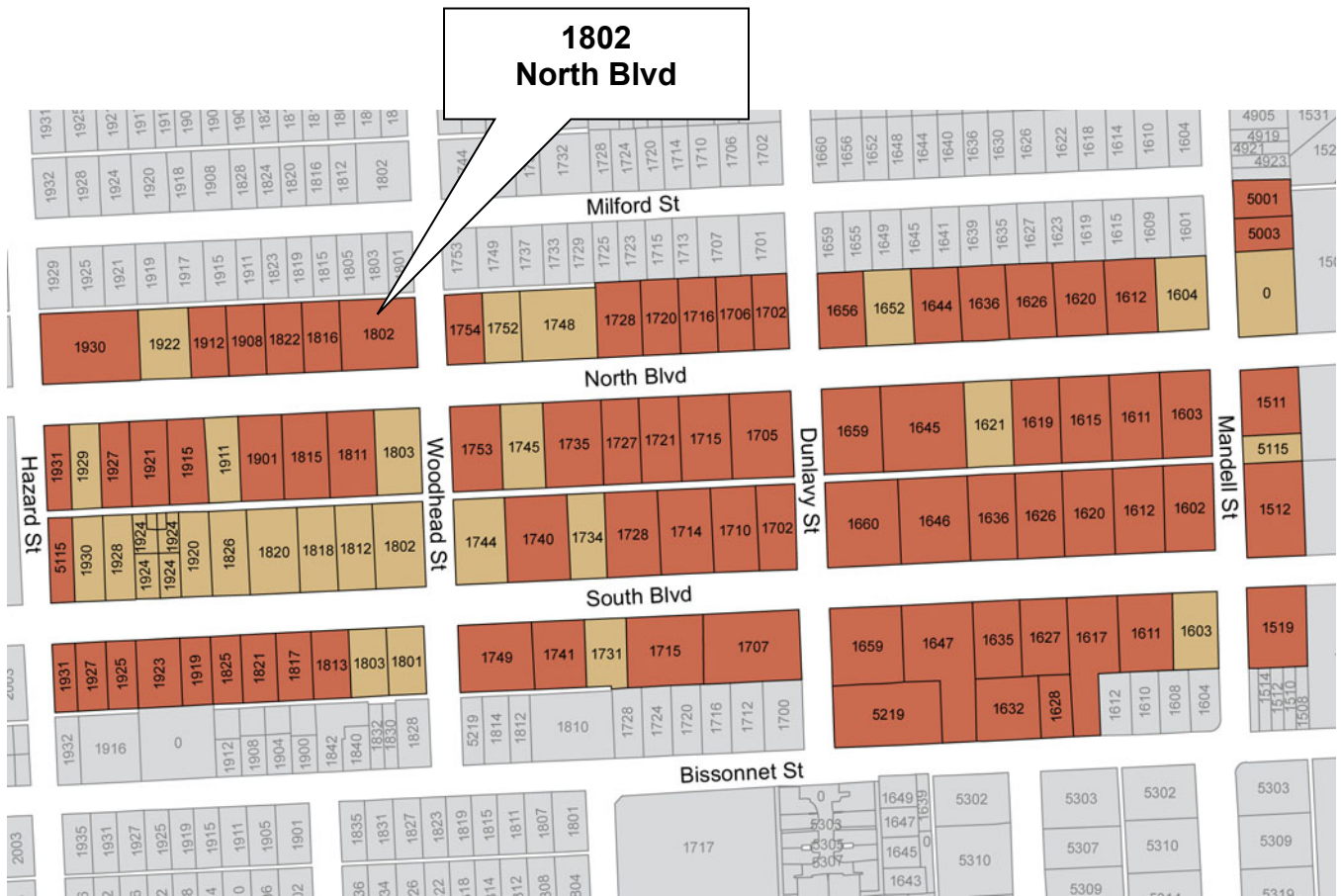
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>Addition and alteration retains and preserves the historical character of the historic building. It does not disturb significant historical fabric and compares to other contributing buildings in the district. (see references on the following pages)</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<i>Addition is differentiated from the historic portion of the home.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<i>Addition materials of brick and siding are compatible with the historic portion of the building.</i> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<i>Proposed addition does not impair the essential form an integrity of the historic building. The addition is set back at the very rear of the property and does not overwhelm the large lot/site in comparison to other contributing buildings in the district (see references on the following pages) .</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>Windows removed at rear are not considered as significant as those on the front or side elevations.</i> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
<i>Addition and alteration is compatible with the massing, size, scale, material and character of the property and context area - it does not disturb significant historic fabric and is comparable to context area. See contributing context; 1659 South Blvd, 1660 South Blvd (corner lots)</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.
<i>The new addition matches the existing rear setback of 5ft 3/8" and the Proposed West Setback (left side) has a 5'-1/2," which is comparable to other side setbacks of contributing structures on the block. See Sanborns and current aerial.</i> | |

PROPERTY LOCATION

Boulevard Oaks



INVENTORY PHOTO

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



HISTORIC PHOTOGRAPHS

C.1968



C.1975



MAR 24 1975

STREETSCAPE/CONTEXT



STREETSCAPE/CONTEXT



CURRENT PHOTO - EAST FACING WOODHEAD



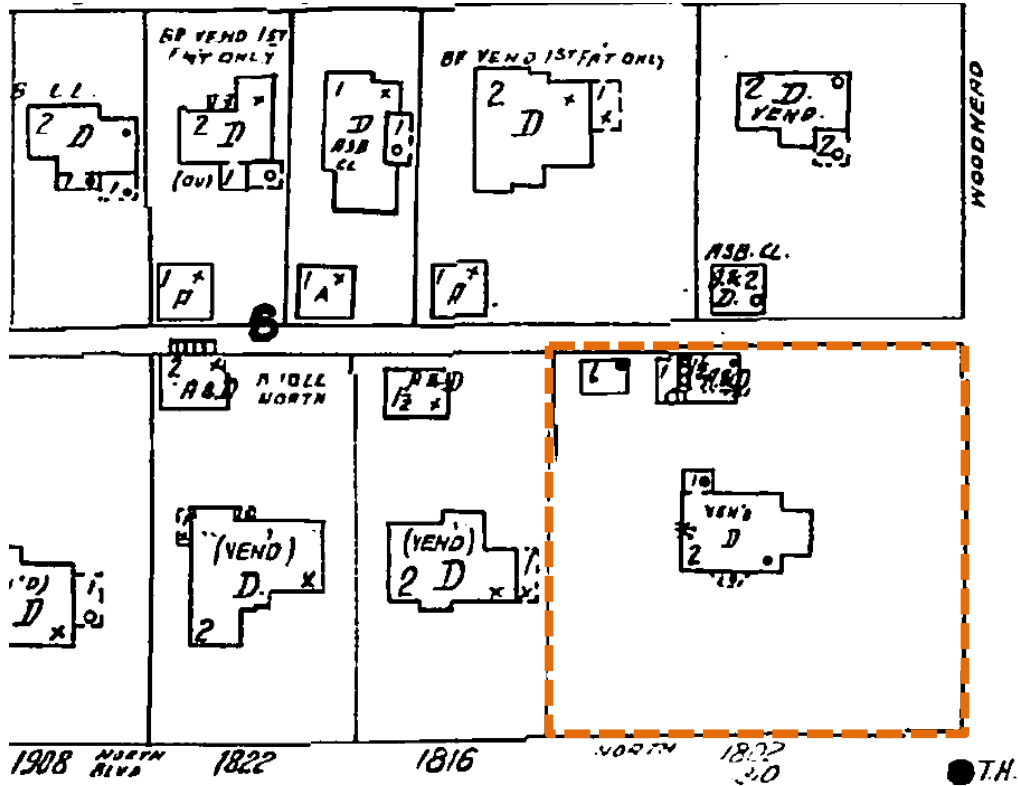
CURRENT PHOTO - EAST FACING WOODHEAD



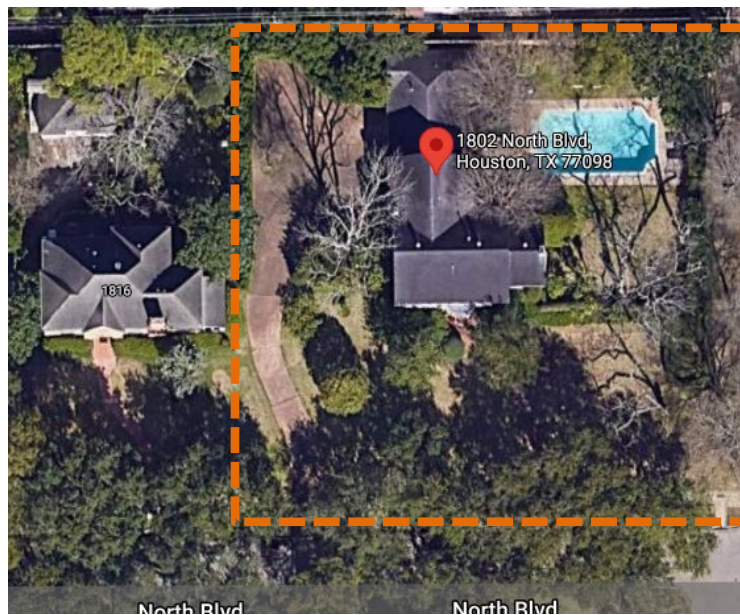
CURRENT PHOTO – WEST (INTERIOR)



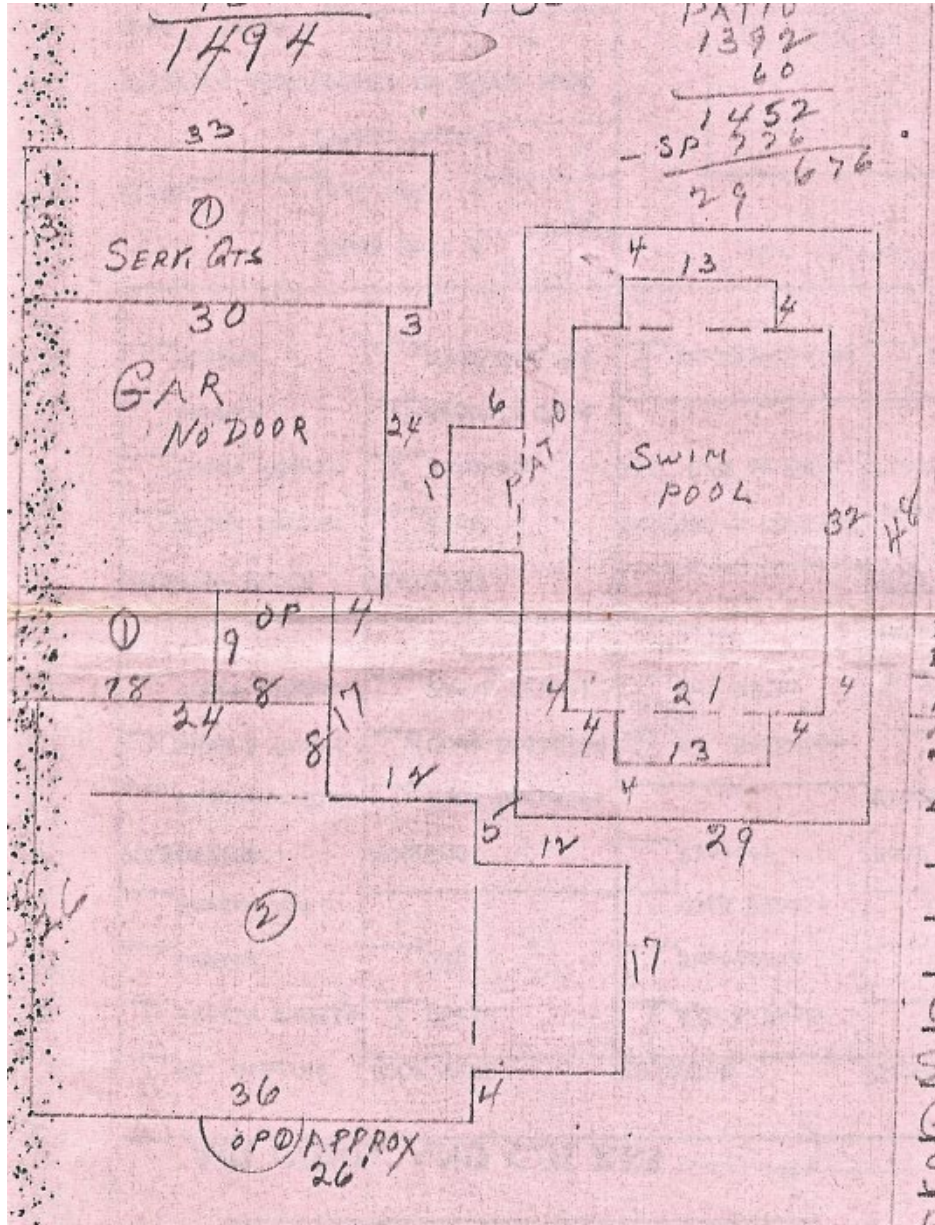
Sanborn c. 1951



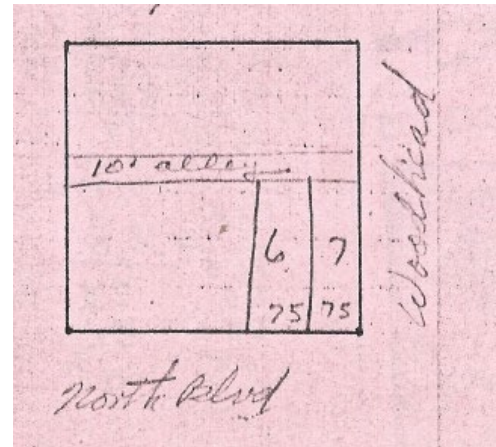
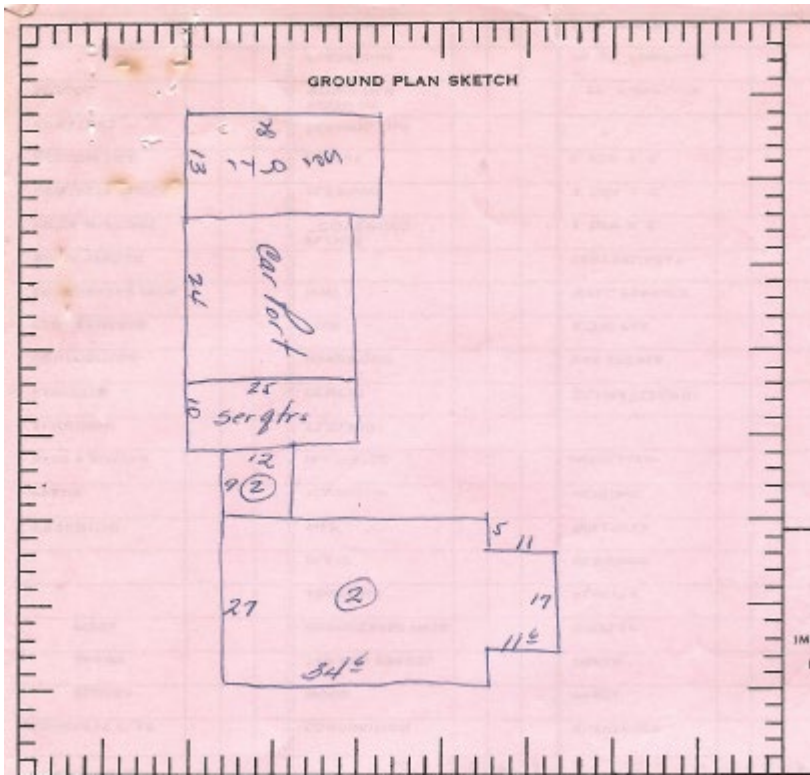
CURRENT AERIAL



Archives C.1968



Archives C.1974

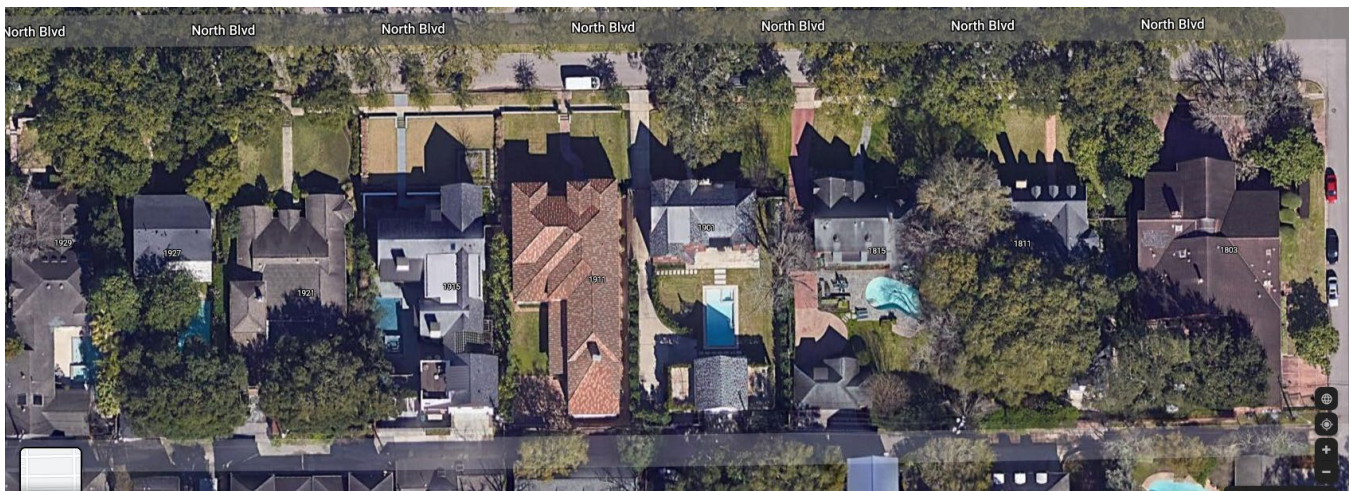
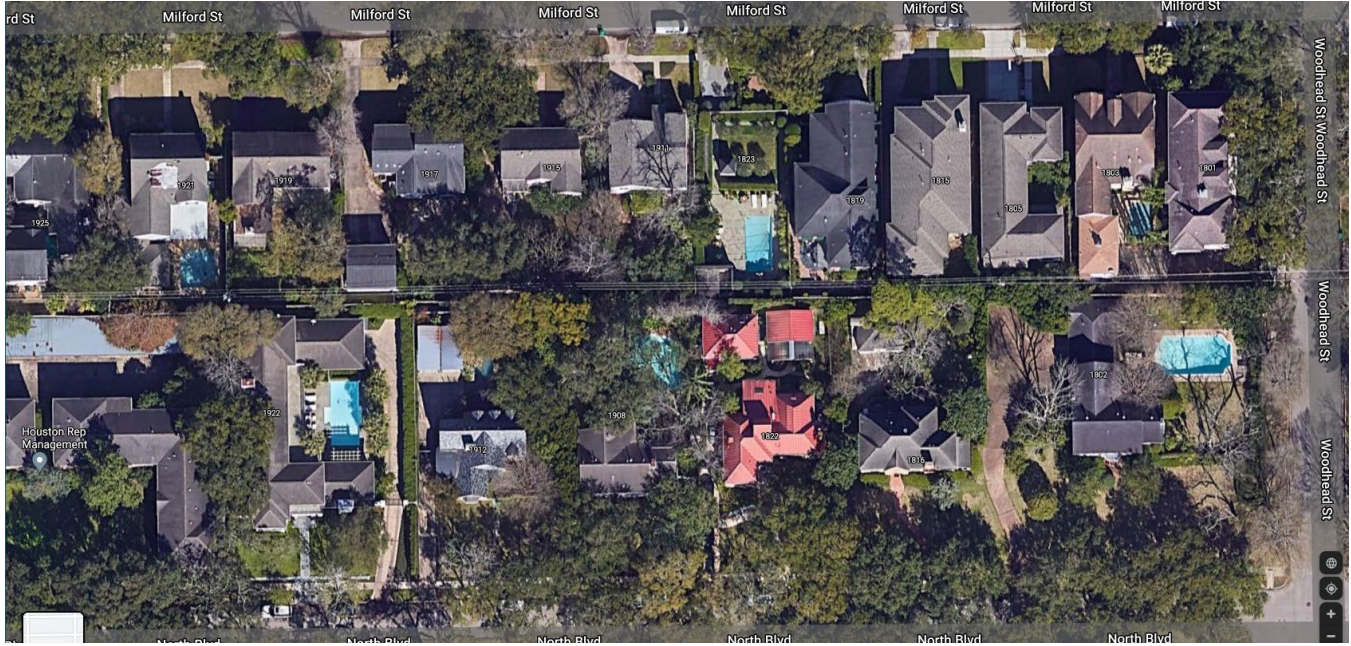


Handwritten calculations on a piece of paper:

1ST	1494 @	19.60 =	29,280
2ND	1332 @	1570 =	20910
F.P.	1 @	2000 =	2000
O.P.	98 @	300 =	290
S.S.	429 @	10.00 =	4290
GAR	720 @	650 =	4680
S.Pool	776 @	700 =	5430
PATIO	676 @	150 =	1010
			<u>67890</u>
15% Dep.	85%		57710
	100%		57710 = City

12-21-74
Lumer

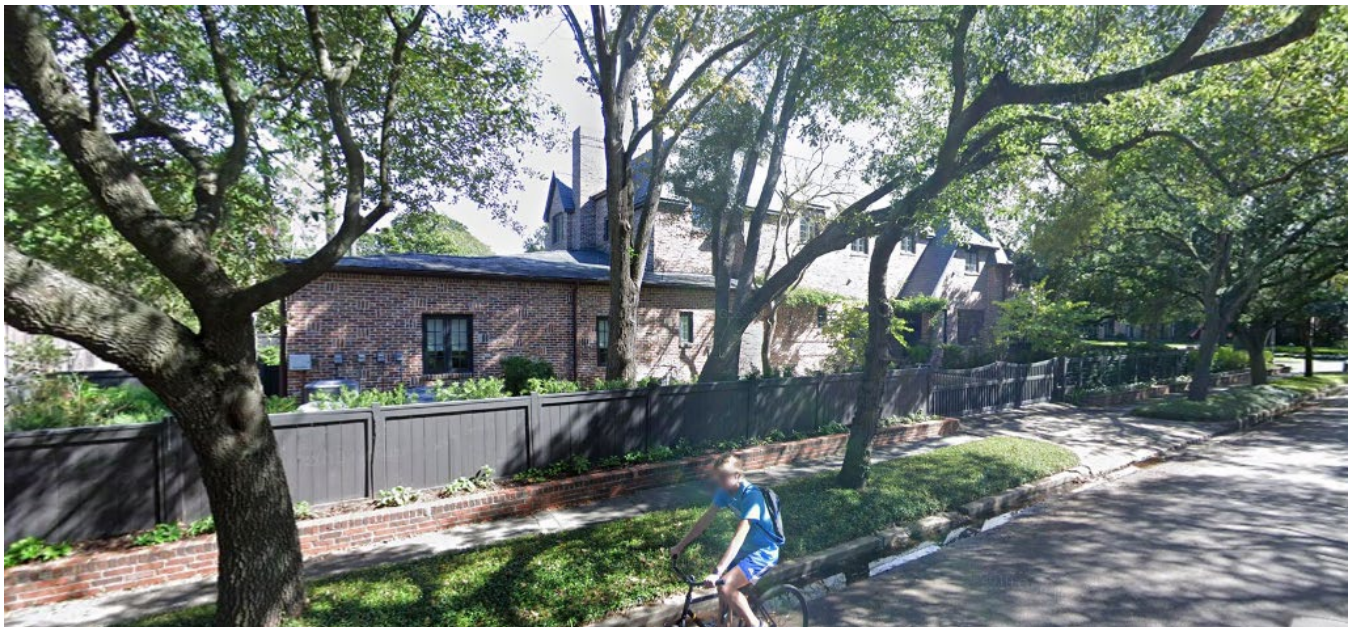
Context Block: setbacks on North Blvd



CONTRIBUTING CONTEXT: 1660 South Blvd (corner lot)

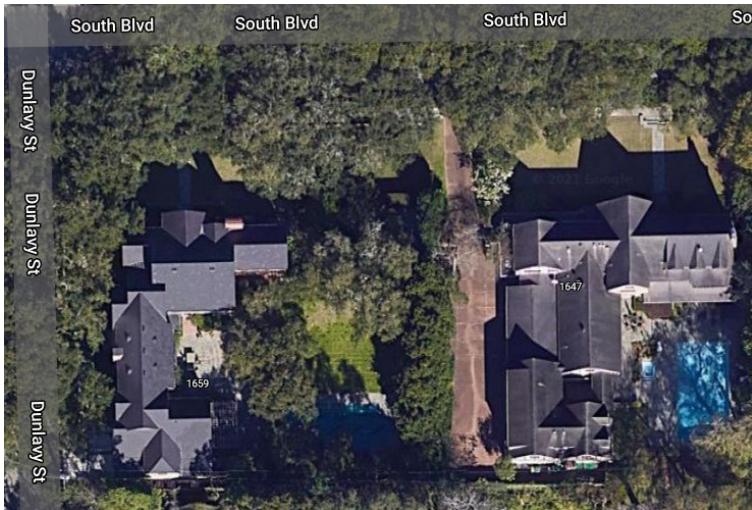
Lot size: 24,505 sqft – Living Space 6,137 sq ft (25%)

Addition approved by HAHC c. 2013



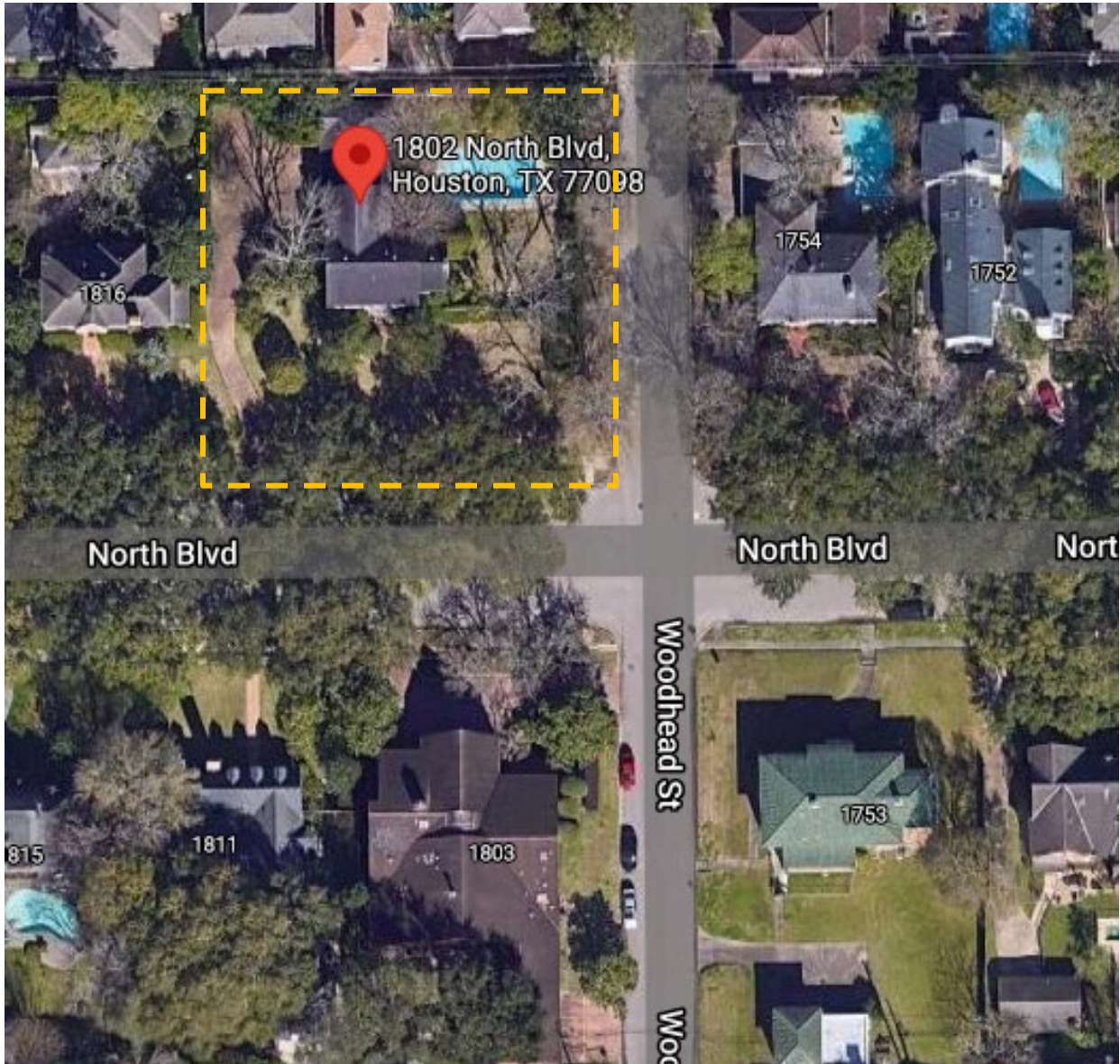
CONTRIBUTING CONTEXT: 1659 South Blvd (corner lot)

Lot size: 22,176 sq ft – Living Space 7,684 sq ft (34%)



*Other examples: 1647 South (contributing next door also, attached garage)
lot size: 30,797sqft – 8,395sqft (27%)*

CURRENT AERIAL(S)



CONTRIBUTING LOTS: THREE/FOUR CAR GARAGES on Alley



1702 South



**RENDERINGS/ELEVATION CHANGES
FRONT FACING NORTH BLVD**



EAST FACING WOODHEAD

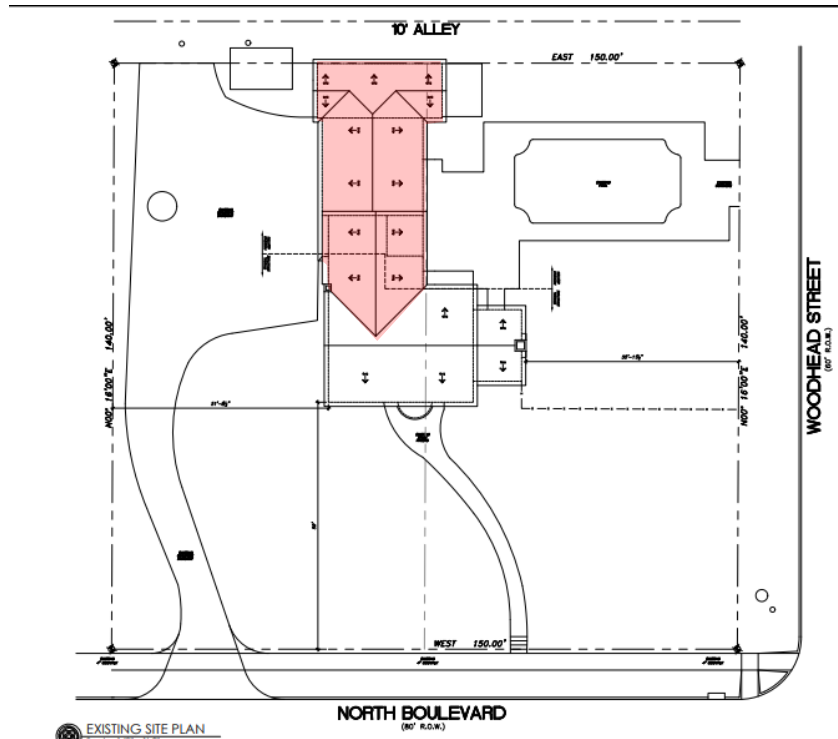


RENDERINGS/ELEVATION CHANGES
FRONT FACING NORTH BL



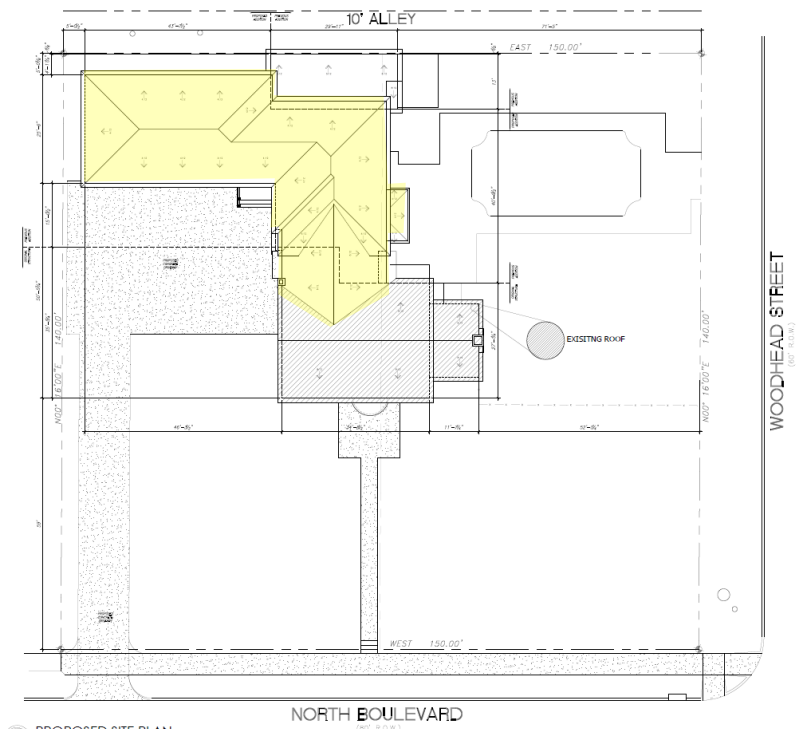


SITE PLAN EXISTING



EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

PROPOSED



PROPOSED SITE PLAN

SQUARE FOOTAGE

<i>SQUARE FOOTAGE</i>			
NAME	EXIST.	+/-	NEW.
1ST. FLOOR PLAN	1,863	+1,005	2,868
2ND. FLOOR PLAN	1,543	+867	2,410
TOTAL LIVING	3,406	+1,872	5,278
FRONT PORCH	28	--	28
GARAGE	560	+336	896
COVERED PATIO	83	-83	--
GARAGE 2ND FLOOR	--	+967	967
TOTAL UNHEATED	671	+1,220	1,891
TOTAL COVERED	4,077	+3,092	7,169

EXISTING LOT COVERAGE:

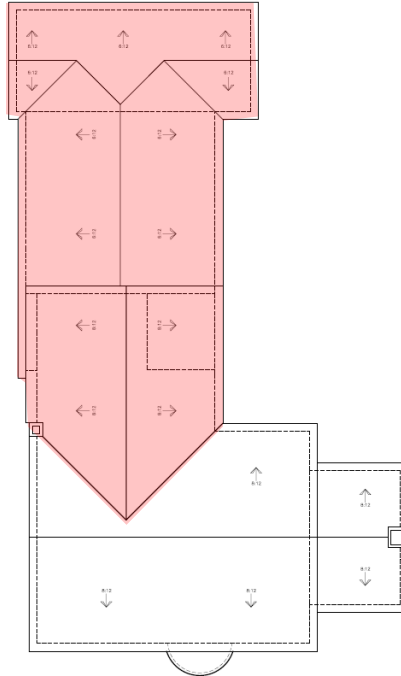
LOT CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE	2,824 SQ.FT.
SIDEWALK	349 SQ.FT.
DRIVEWAY	3,457 SQ.FT.
POOL	2,131 SQ.FT.
TOTAL IMPERVIOUS COVER	8,761 SQ.FT.
LOT AREA	21,000 SQ.FT.
PERCENTAGE IMPERVIOUS AREA	41.71%

PROPOSED LOT COVERAGE

LOT CALCULATION OF IMPERVIOUS PERCENTAGE	
HOUSE	3,692 SQ.FT.
SIDEWALK	383 SQ.FT.
DRIVEWAY	2,678 SQ.FT.
POOL	2,038 SQ.FT.
TOTAL IMPERVIOUS COVER	8,791 SQ.FT.
LOT AREA	21,000 SQ.FT.
PERCENTAGE IMPERVIOUS AREA	41.86%

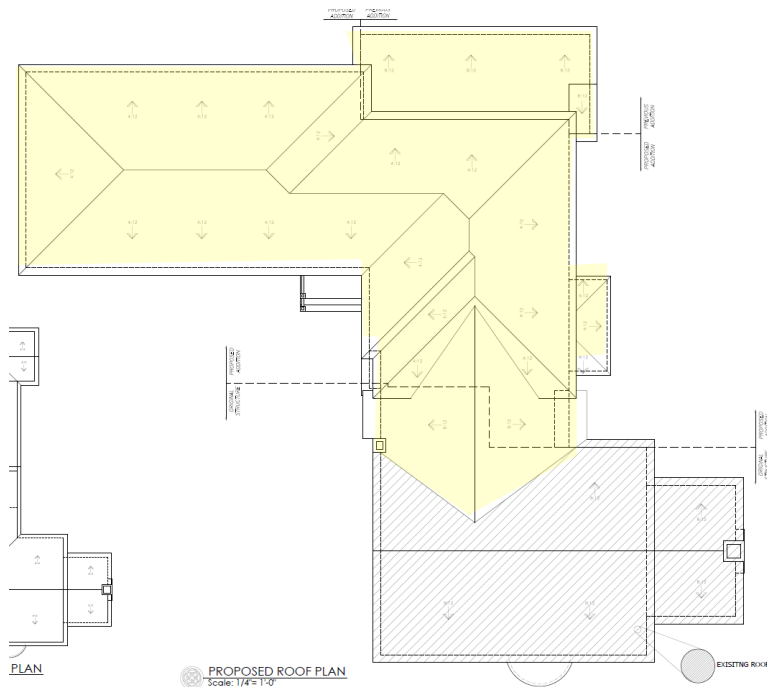
ROOF PLAN

EXISTING



EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"

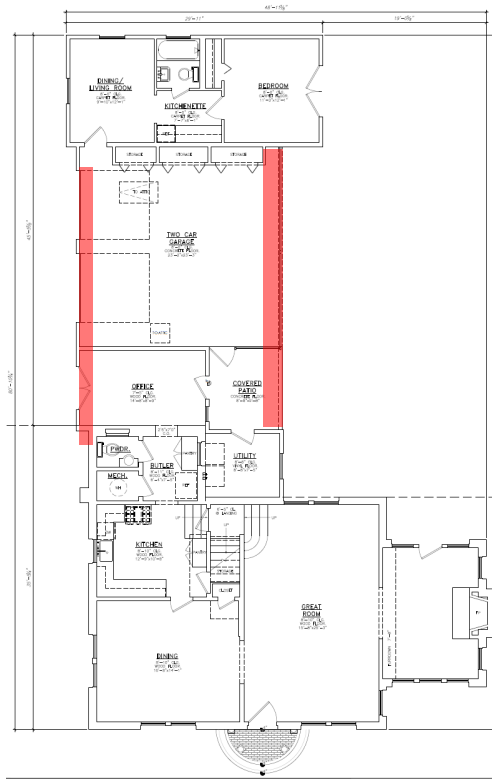
PROPOSED



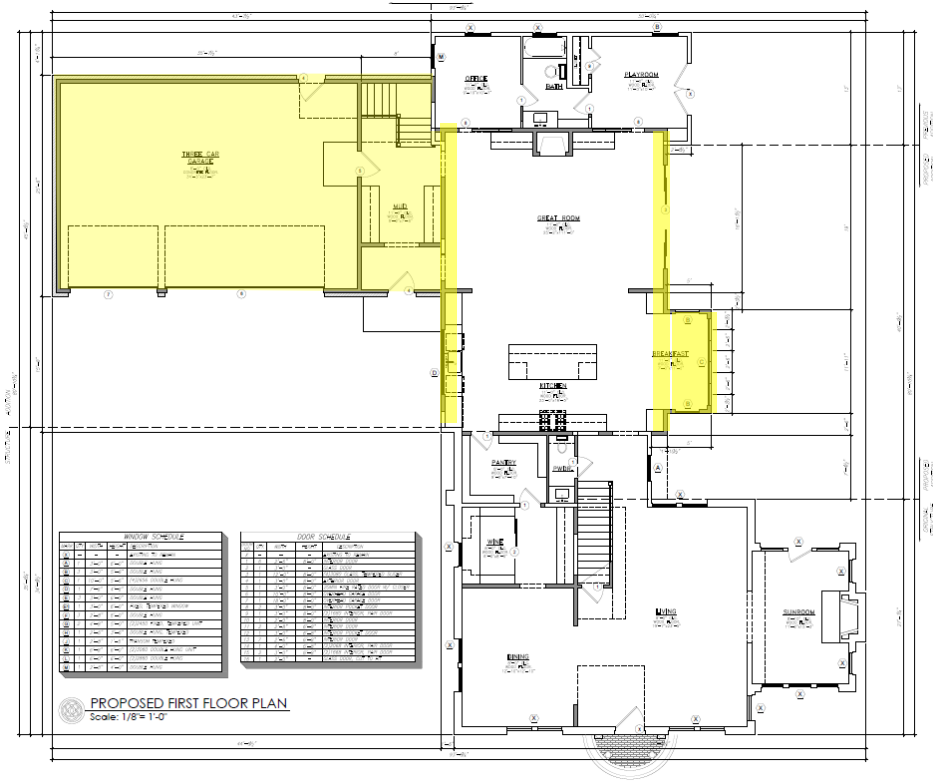
PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

FIRST FLOOR PLAN

EXISTING



PROPOSED



SOUTH ELEVATION – FRONT FACING STREET (North Blvd)

EXISTING



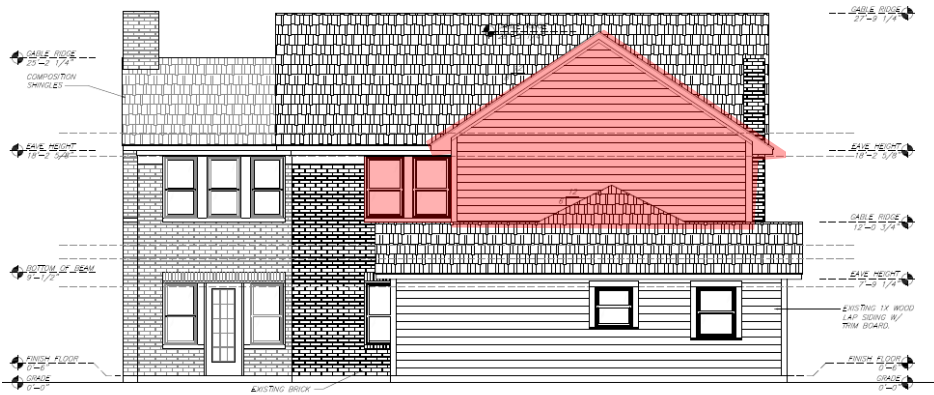
PROPOSED



NORTH ELEVATION – REAR



EXISTING



PROPOSED



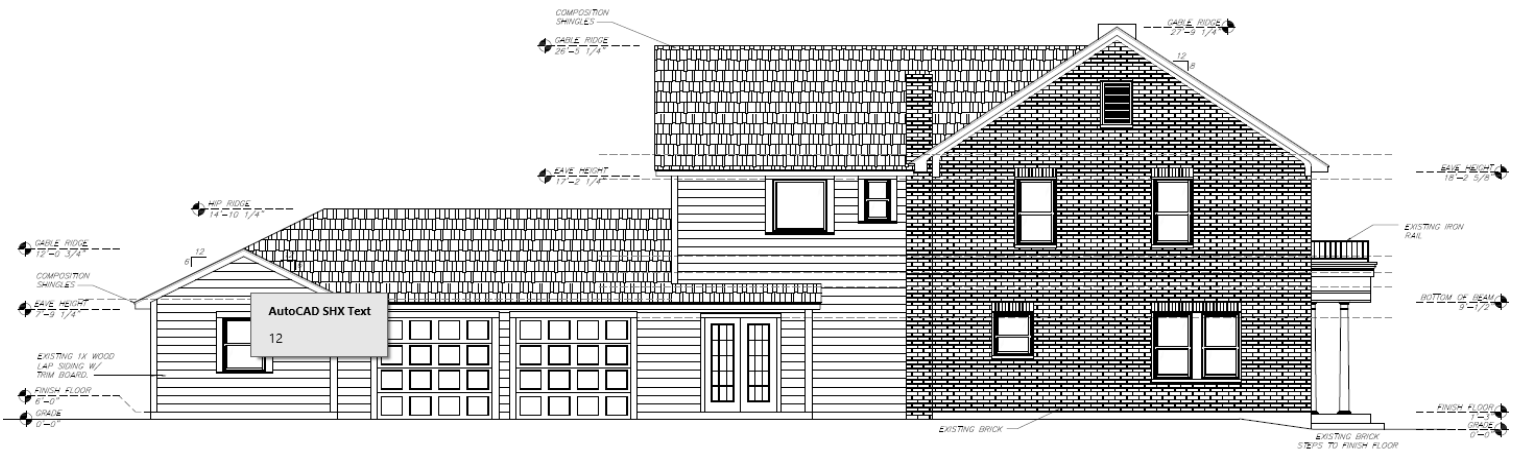
EAST ELEVATION – FACING STREET
EXISTING



PROPOSED



WEST ELEVATION – INTERIOR EXISTING



PROPOSED



WINDOW/DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
X	-	-	-	EXISTING TO REMAIN
1	6	2'-6"	8'-0"	INTERIOR DOOR
2	1	3'-0"	-	GLASS DOOR
3	1	12'-0"	8'-0"	(4)3080 GLASS, TEMPERED SLIDER
4	1	3'-0"	8'-0"	EXTERIOR DOOR
5	1	3'-0"	8'-0"	20MIN FIRE RATED DOOR W/ CLOSER
6	1	10'-0"	8'-0"	OVERHEAD GARAGE DOOR
7	1	18'-0"	8'-0"	OVERHEAD GARAGE DOOR
8	2	3'-0"	8'-0"	INTERIOR POCKET DOOR
9	1	3'-0"	8'-0"	(2)1680 INTERIOR, PAIR DOOR
10	1	2'-0"	8'-0"	INTERIOR DOOR
11	2	2'-8"	6'-8"	INTERIOR DOOR
12	1	3'-0"	6'-8"	INTERIOR POCKET DOOR
13	7	2'-6"	6'-8"	INTERIOR DOOR
14	1	4'-0"	6'-8"	(2)2068 INTERIOR, PAIR DOOR
15	2	3'-0"	6'-8"	(2)1668 INTERIOR, PAIR DOOR
16	1	2'-0"	-	GLASS DOOR, CUT TO FIT

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
			-	EXISTING TO REMAIN
AutoCAD SHX Text MARK			6'-0"	DOUBLE HUNG
B	3	3'-0"	5'-6"	DOUBLE HUNG
C	1	10'-0"	5'-6"	(4)2656 DOUBLE HUNG
D	1	7'-6"	4'-6"	DOUBLE HUNG
E	3	3'-0"	5'-6"	DOUBLE HUNG
E1	1	3'-0"	5'-6"	FIXED, TEMPERED WINDOW
F	4	2'-8"	5'-6"	DOUBLE HUNG
G	2	4'-8"	5'-0"	(2)2450 FIXED, TEMPERED UNIT
H	1	2'-6"	3'-6"	DOUBLE HUNG, TEMPERED
J	1	2'-8"	1'-6"	TRANSOM TEMPERED
K	1	6'-8"	5'-6"	(2)3060 DOUBLE HUNG UNIT
L	1	2'-8"	4'-8"	DOUBLE HUNG
M	1	2'-8"	4'-0"	DOUBLE HUNG

Certificate Of Appropriateness: Alteration/Addition 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: 1802 North Boulevard **Lot Size (Total Sq Ft):** 21,000

General Addition Info: **Lot Dimensions (W X L) :** 150'x140'

Existing stories*	2	Proposed addition stories*	2
Existing max ridge height*	27'-9 1/4"	Proposed max ridge height*	25'-11 1/2"
Existing max eave height*	18'-2 5/8"	Proposed max eave height*	20'-7 1/8"

Square Footage/Lot Coverage:	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*Please include sunrooms or enclosed porches w/ walls or window</small>	2824	868	3692
Detached Garage, Garage Apt or Accessory Building Square Footage			
<small>* Subtract detached garages more than 526 square feet by 526 square feet. If smaller than 526 sq ft, please subtract only the amount less than 526 sq ft.</small>			
	New Total Lot Coverage* =		3692

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	0'	5'-3/8"	n
South*	59'	59'	n
East*	50'-11 1/2"	50'-11 1/2"	n
West*	48'-8 5/8"	5'-1/2"	n

Max Width/Depth & Inset:

	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
widest building wall corner to corner			
Max Width*	48'-11 1/4"	43'-7 1/2"	93'-8 1/4"
Max Depth*	80'-10 1/4"	n/a	80'-10 1/4"

Are original corners maintained with an inset on the addition?*

YES or NO

Please advise inset dimensions for applicable corners:

Do you have flooding issues? YES NO

Foundation:

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	1'3"/ 6"	n/a
Type*	peer & beam/slab	Slab
Material*	Blocks/Concrete	Concrete

Roof:

	Existing	Proposed/New Addition
Pitch*	8/12 - 6/12	4/12, 6/12
Style*	Gable/Hip	Hip
Material *	Shingles	Shingles

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	Brick	Wood
Primary Siding Width Reveal		
Skirting Material	Brick	N/A
Soffit Material	Wood	Wood
Fascia Material	Wood	Wood

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

Porch Details:

	Existing	Proposed/New Addition
Eave Height		
Width		
Depth		
Decking Material		
Pier/Base Material		
Column Material		
Step Material		
Railing Height		
Railing Material		

Please remember to 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 3:29 PM

PUBLIC COMMENT: 6/1/21

From: [Omead Adib](#)
 To: [PD - Historic Preservation](#)
 Cc: [Boulevard Oaks Civic Assn](#); [Jennifer Lowric](#)
 Subject: Written Comments - 1802 North Blvd
 Date: Tuesday, June 1, 2021 12:04:09 PM

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

To The Houston Archaeological and Historical Committee:

I would like to submit the following written comments to the committee regarding 1802 North Blvd. I would also like the opportunity to speak during the June 17th 2pm meeting.

Thanks,
Omead

Written comments:

Our family lives in one of the houses backing up to the historic house at 1802 North Boulevard. We have concerns about the additions to the house since they will significantly change the face to the street and are not to scale nor of the era of the historical district. We were not able to attend the first meeting since we were out of the country and the signs giving notice hadn't been posted 10-days in advance. The Project Description on the historical tracker only mentions the 1872 square feet of "proposed living space" and fails to mention the oversized 3-car garage and unfinished room above it. It wasn't until after calling Roman that the floorplans were added that truly show the large scale of the addition. This 3-car garage addition width is unproportionate for the structure and will nearly double the face of the house to the street. While this area may not have the concrete rules like the Heights that limit the width of the side addition to half of the setback from the side wall, the width of the 3-car garage structure should still be in violation of the following committee rules:

- #1) Retain and preserve the historical character of the property
- #3) 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) Preserve the distinguishing qualities and character of the building
- #10) The proposed alteration or addition must be compatible with the massing, size, scale, material and character of the property and the context area
- #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

Needless to say, the real size of the addition (with the 3-car garage and room above it) is not to scale of the historical houses of this period or even the current historical houses in this district. Driving around the district, it is evident that most of the historic houses do not have a 3-car garage that is visible from the street. Even the 2-car

garages have a curving driveway that makes the garage mostly hidden behind the original house. The addition behind the original structure seems reasonable to add a second story since it is not visible from North Blvd as long as it does not build in the easement. However, the 3-car garage and the scale of the side addition is a travesty since it is too large compared to the original structure. This house is actually a charming house and the massive addition is not in the interest of the neighborhood. It is purely in the interest of the seller who wants to maximize their profit. As a result of the rules that are violated above, we suggest the committee rejects the addition since it is too large for the house and does not preserve the historical character of this district.

Thanks,
Jennifer and Omead Adib

Written Response from Owner 6/15/21:

From: Sam Gianukos
To: Coleman, Amanda - PD; McAllen, Roman - PD
Subject: 1802 North Boulevard
Date: Tuesday, June 15, 2021 10:36:12 AM

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

Good Morning,

Please see below the owners' and Creole's rebuttal to Mr. Adib's letter.

On Tue, Jun 15, 2021 at 8:51 AM Tony Sanchez <mannysanch@hotmail.com> wrote:

First, I would point out that Mr. Adib is not telling the truth to the HAHC regarding the proper signage as the below email shows.

Second, Mr. Adib has no standing to complain about or enforce the guidelines of the Historic District. Mr. Adib does not live in an Historic District, he did not vote (either for or against) the creation of the Historic District and he did not invest his hard-earned money in a property that has the many encumbrances that a property in the Historic District has. Instead, Mr. Adib gets to live in a new modern house built as close to the property line and as high as the deed restrictions allowed while simultaneously attempting to restrict his neighbors.

So, while Mr. Adib gets to live unencumbered, he seeks to encumber others and commandeer the HAHC process for his own selfish ends, namely that he does not want his neighbor to expand his house. Well, surprise surprise! I can't think of a single homeowner who wants to have their neighbor expand their house. However, most of them are not hypocritical enough or cynical enough to try and commandeer the HAHC into doing their bidding and to invoke regulations that do not apply to themselves.

I have no right to go into the Heights Historic District and dictate to them what they can or cannot do with their property even though I drive through there every day. Equally, Mr. Adib has no right to do so here.

Perhaps Mr. Adib would not notice the addition so much if his property had not stolen the alley belonging to the City that is supposed to separate our two properties. Another way of saying this is that what Mr. Adib now perceives as "his" property is about ten feet closer to my property than it legally has a right to be. If he moved his fence back to where it rightfully belongs, he would notice considerably less of the new addition.

Additionally, the proposed addition violates NONE of the rules that Mr. Adib claims they would:

#1) Retain and preserve the historical character of the property

#3) 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) Preserve the distinguishing qualities and character of the building

Our residential designer, Sam Gianukos, has probably worked on more Historic District houses than anyone in the City. It is his express goal to produce plans that achieve these objectives and he has done so.

#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

Nearly every garage in the Historic District opens onto the alley (or at least used to), which means that the garages are literally ON the property line between the homeowners and the City's alley. THAT is the historical precedent and the historical standard, so this argument is nonsensical.

#10) The proposed alteration or addition must be compatible with the massing, size, scale, material and character of the property and the context area

Mr. Adib seems to take umbrage at the size of the garage addition. First of all, the view of the garage will be covered up by the line of Japanese Yews that are already there.

As to the question of massing, the size of the current house is so far below the historical standard for the neighborhood that even with the addition it will *still* have the *least* mass per square foot of land on the block. There are nine other "historic" houses on the block. Their collective square footage of living space is 38,283 square feet. Their collective land is 102,260 square feet. So, the percentage for the block of house to land is 37.4%. The current percentage for 1802 North Blvd is 16% (3,361/21,000). So, if the **historic standard** for the block is 37.4%, any addition to 1802 North *only brings it closer to that standard*, not further.

(For context, the unencumbered Mr. Adib behind me enjoys a house to land percentage of 74%. Not a typo.)

Last, I would mention the consistent application of the HAHC guidelines and approvals. Within the past year, the HAHC has approved a free-standing garage plus apartment above at 1745 North Boulevard. That structure stands TALLER than the original house. That structure's overall mass *rivals* the original house. And that structure is built right onto the property line (i.e. the alley). There is also the case of 1901 North Boulevard, where a two-story garage was added right on the alley. Or 1748 North Boulevard, where a two-story garage was built clearly visible from the street. Or 1636 North, which built a two-story three-car garage mostly visible from the street. Or 1626 North, which added a two-story garage of 1,300 square feet mostly visible from the street. All of these people are friends of mine, but if I can name five just like that then there are quite a few others throughout the neighborhood that have received approval from the HAHC.

Finally, I take extreme offense at the comment by Mr. Adib that this project is "purely in the interest of the seller who wants to maximize their profit." I bought and lived in that house before the City and my neighbors deemed it historical and created the Boulevard Oaks Historic District. I was planning to build my dream house and stay there forever but the creation of the Historic District killed that dream and I had to move. I have tried to sell the house on two different occasions, once listing it AT lot value or, most recently, \$400,00 BELOW lot value. So, no, I am not trying to maximize my profit. And, if you could put a price on getting run out of your dream property I would certainly like to know it. I am merely trying to get out of the property vaguely what it is worth and this project is the only way to do it as I have already tried selling it. I am merely trying to make a house worthy of the size of the lot and its location. Were it not for the creation of the Historic District I would still be living there.

As it stands, I currently live three doors down from 1802 North, so, whatever I build, I will see it every day. I care deeply about the neighborhood, having lived there for 15 years and planning to stay

until my demise. This project will certainly enhance the quality of the house and, subsequently, the neighborhood.

Thanks, Tony