



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 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: -

*****THE HPAB HAS REQUESTED THE REVIEW OF NEW INFORMATION TO THE HAHC*****



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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

S D NA

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

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | (1) The proposed activity must retain and preserve the historical character of the property; |
| ☒ | ☐ | ☐ | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| ☒ | ☐ | ☐ | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| ☒ | ☐ | ☐ | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| ☒ | ☐ | ☐ | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| ☐ | ☐ | ☒ | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| ☒ | ☐ | ☐ | (7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| ☒ | ☐ | ☐ | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| ☒ | ☐ | ☐ | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| ☒ | ☐ | ☐ | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| ☒ | ☐ | ☐ | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



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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"

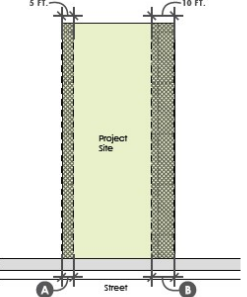
Inset on North side: 20'-10"

Inset on South side: 6'-0"

☒ ☐ ☐

Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
A	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



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

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

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

Cumulative side setback: 20'-10"



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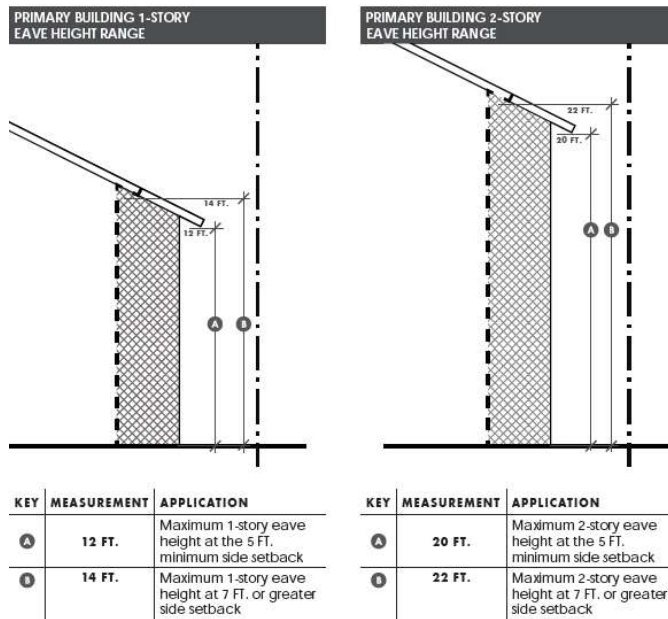
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Eave Height (Addition and New Construction)

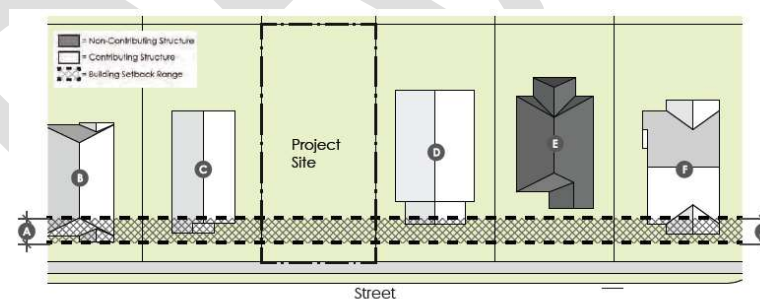


Proposed eave height: 19'-10" at minimum 5'-3" side setback



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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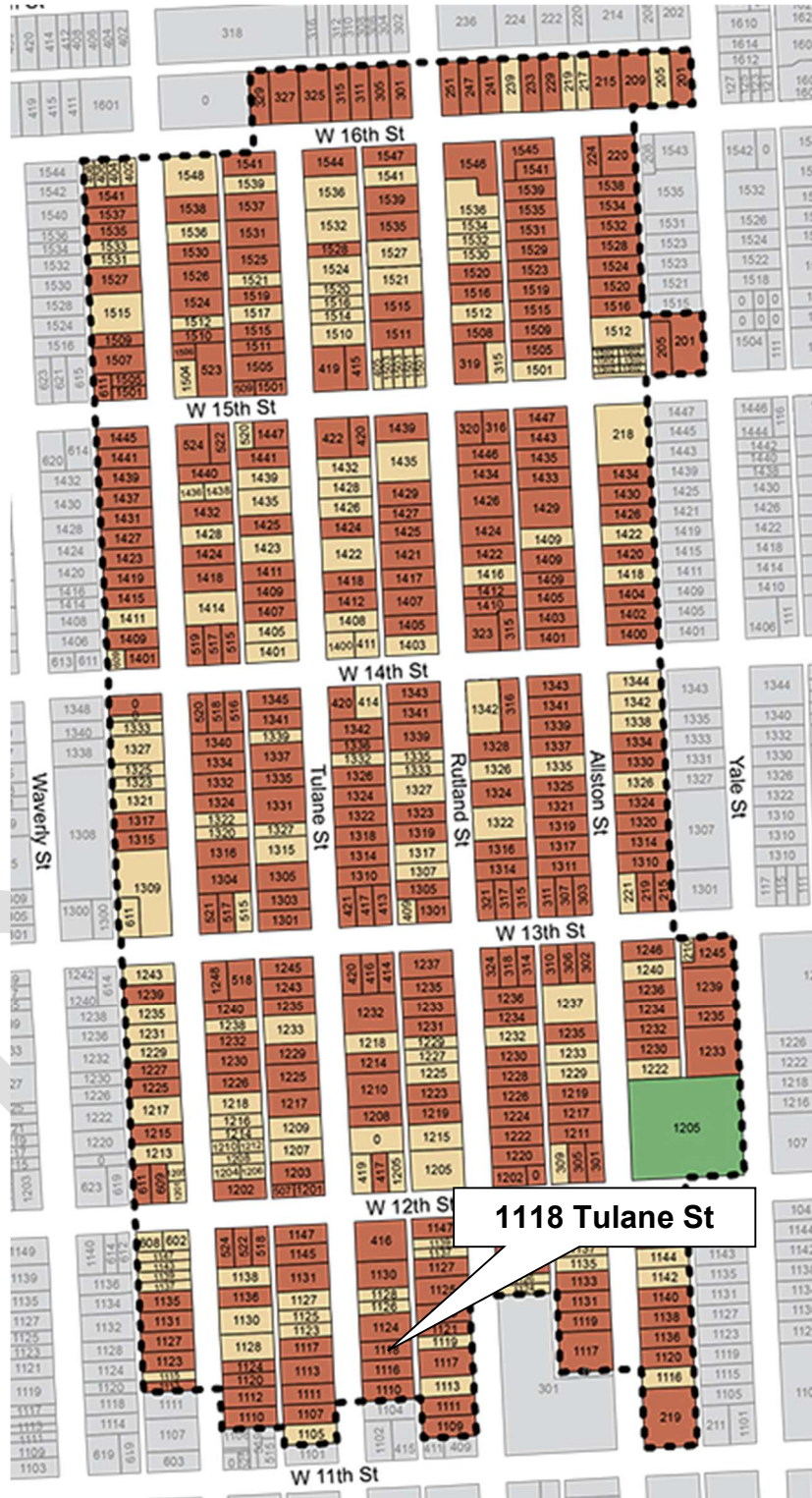
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DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO





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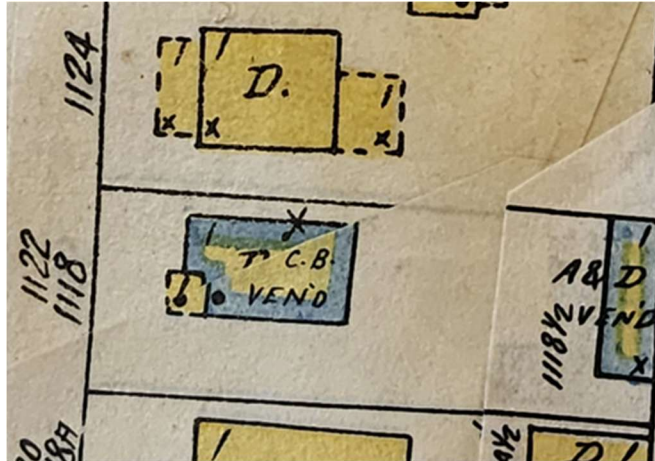
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SANBORN



CONTEXT AREA





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CORRECTION RECORD			
REV'N NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
17	2-41	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	2-16-51
26	5-51	E. STEPHENS	11-8-51
27	5-52	E. STEPHENS	1-17-52
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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CONTEXT AREA





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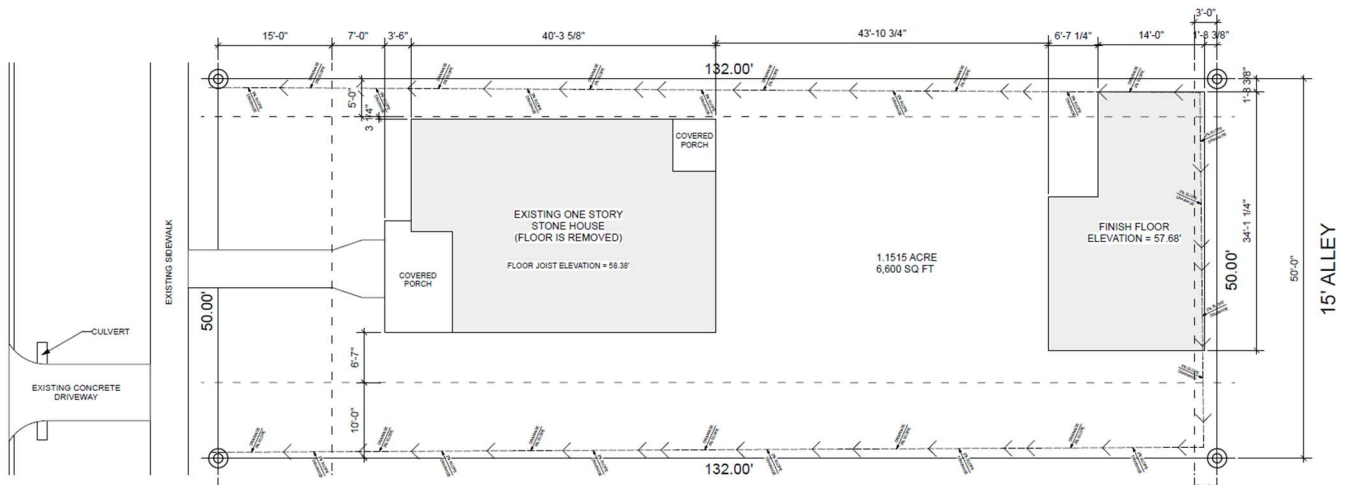
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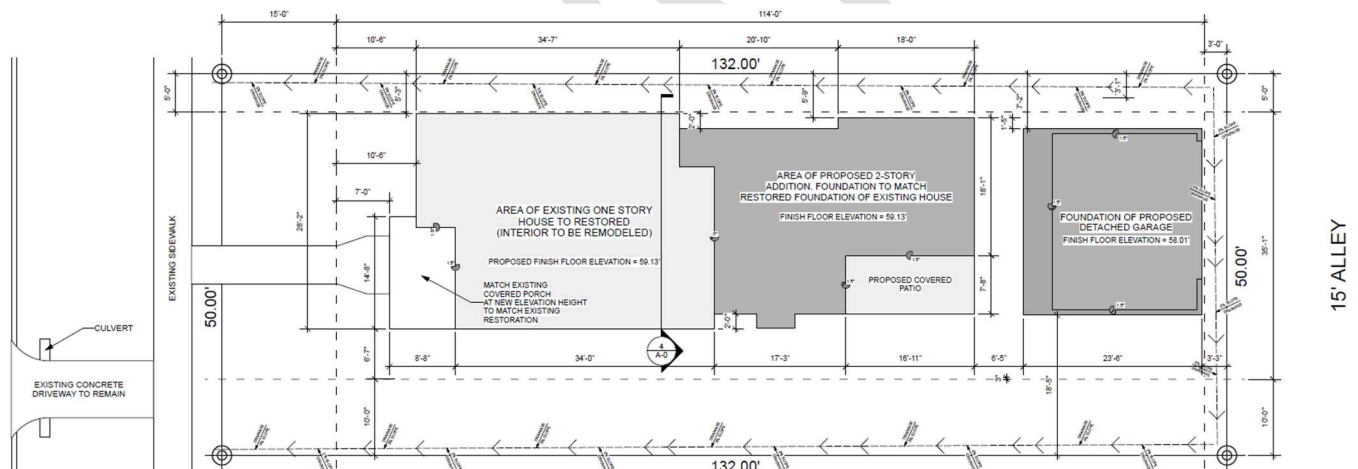
SITE PLAN

EXISTING



SITE PLAN

PROPOSED





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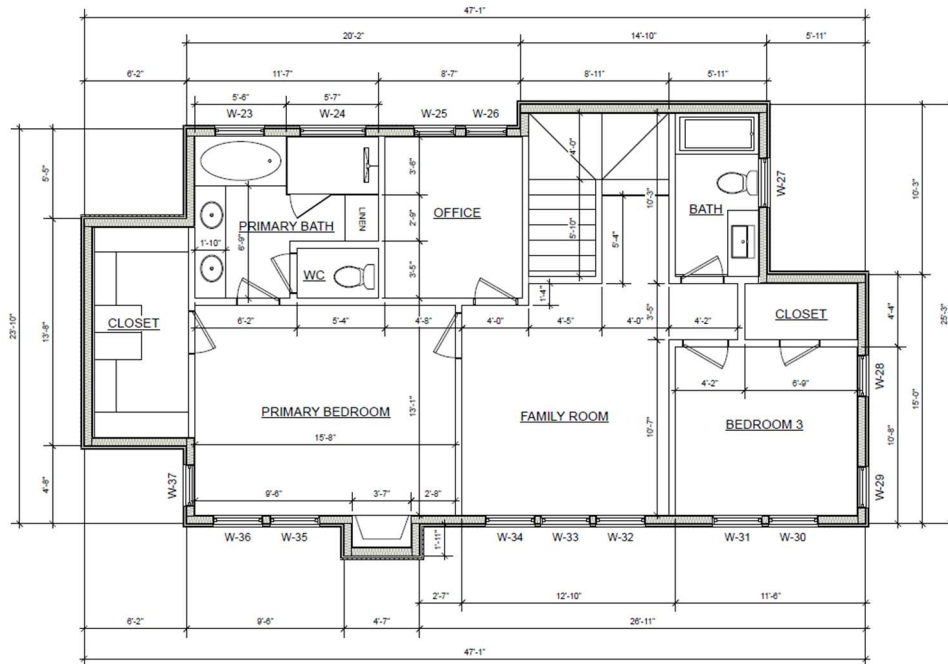
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SECOND FLOOR PLAN

PROPOSED





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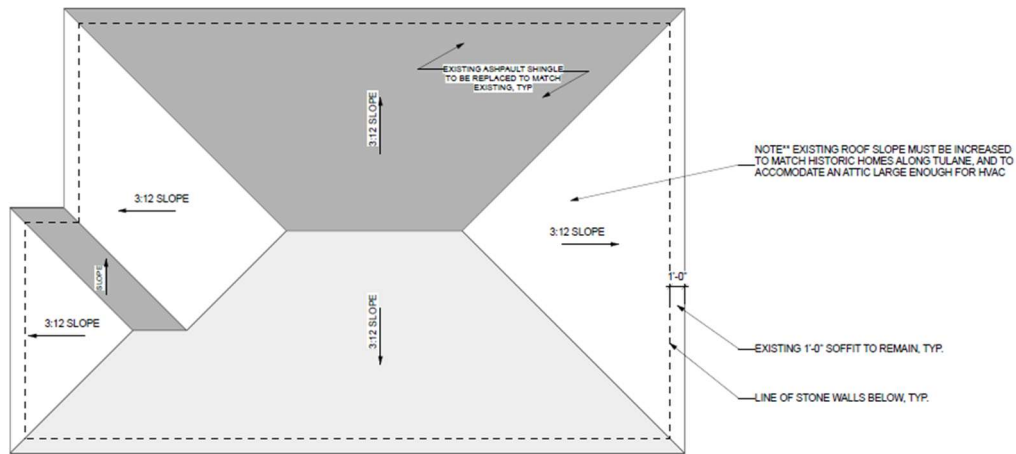
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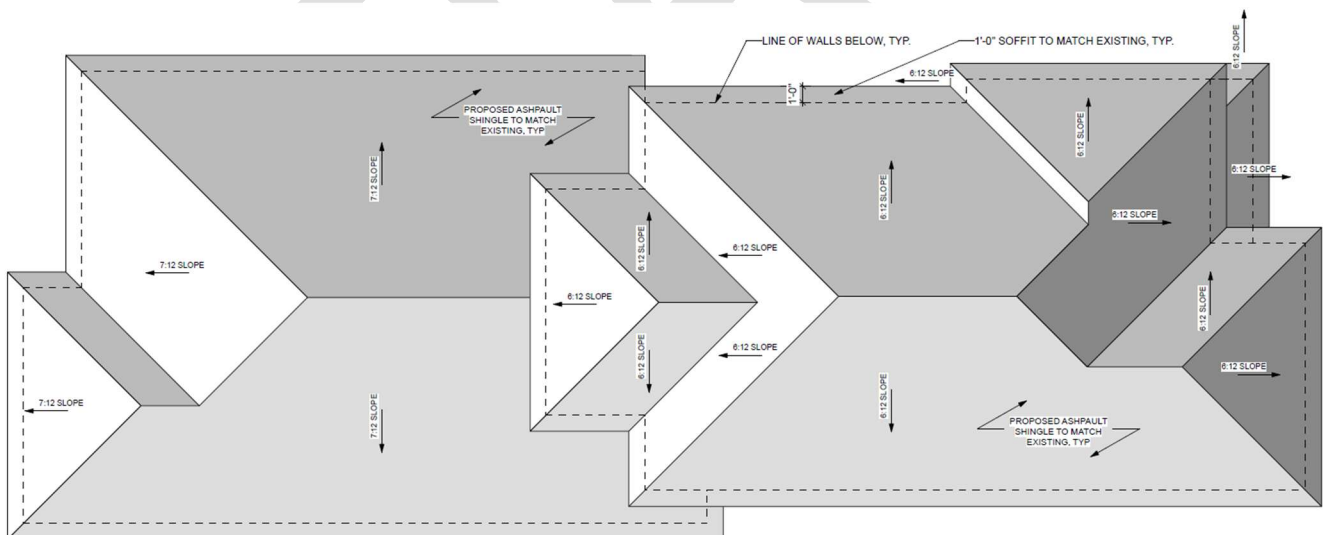
ROOF PLAN

EXISTING



ROOF PLAN

PROPOSED





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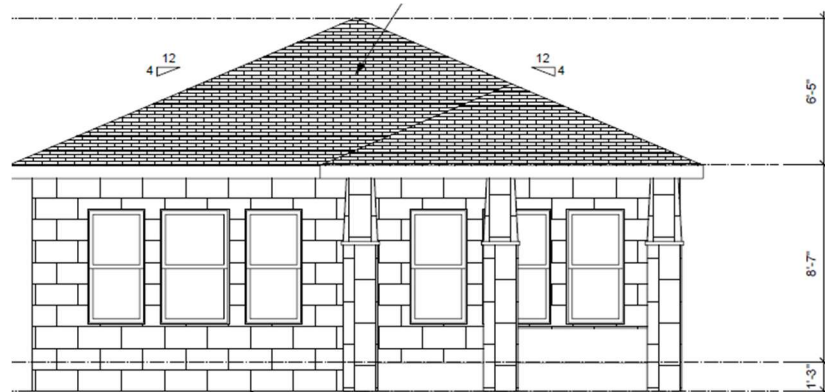
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FRONT ELEVATION

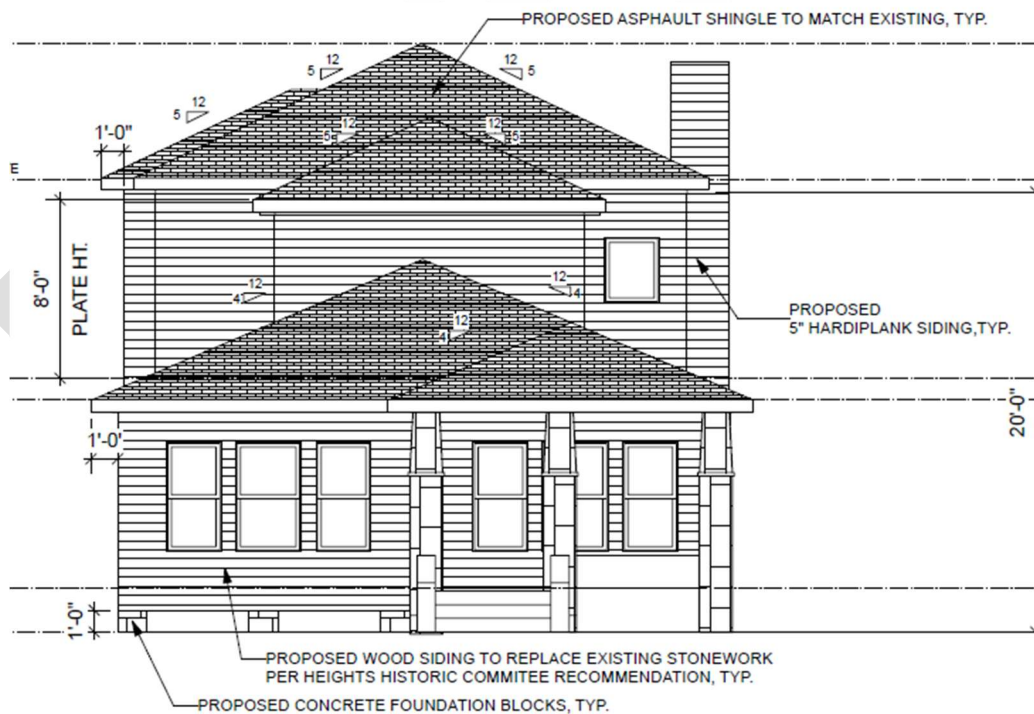
EXISTING



EXISTING STONEWORK TO BE REMOVED
AND REPLACED WITH WOOD SIDING PER
HEIGHTS HISTORIC COMMITTEE RECOMMENDATION

FRONT ELEVATION

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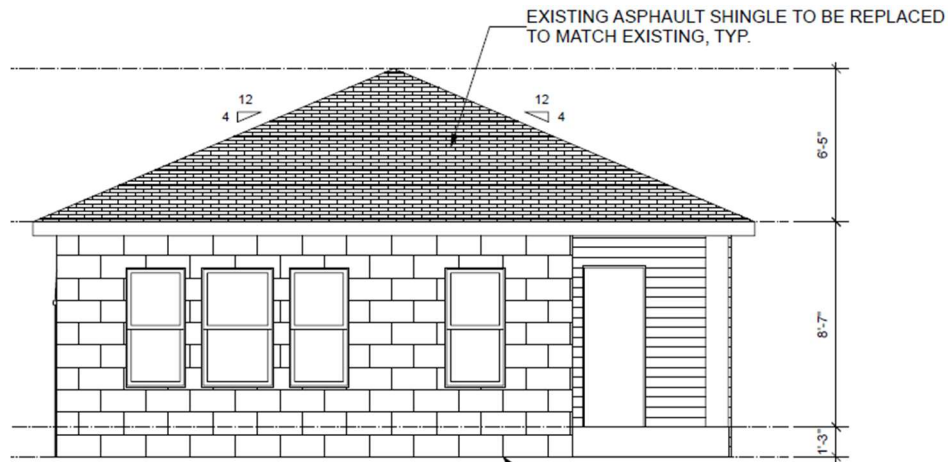
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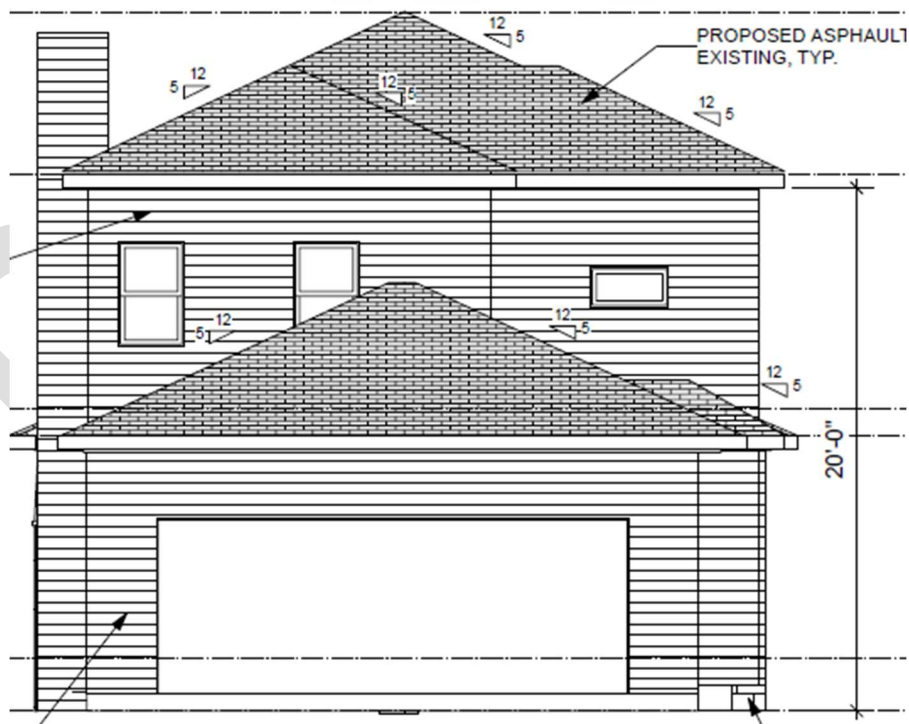
REAR ELEVATION

EXISTING



REAR ELEVATION

PROPOSED





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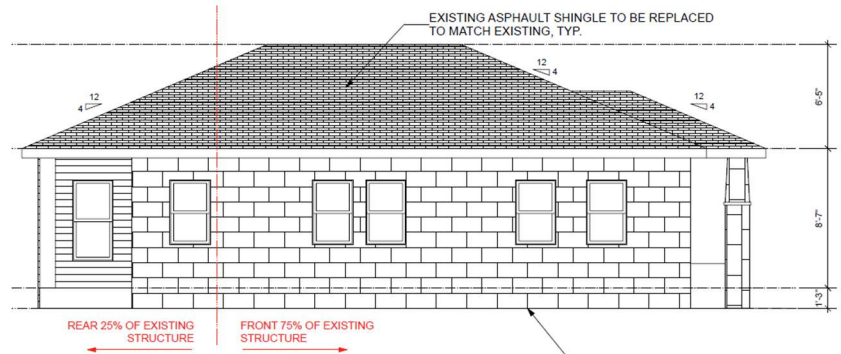
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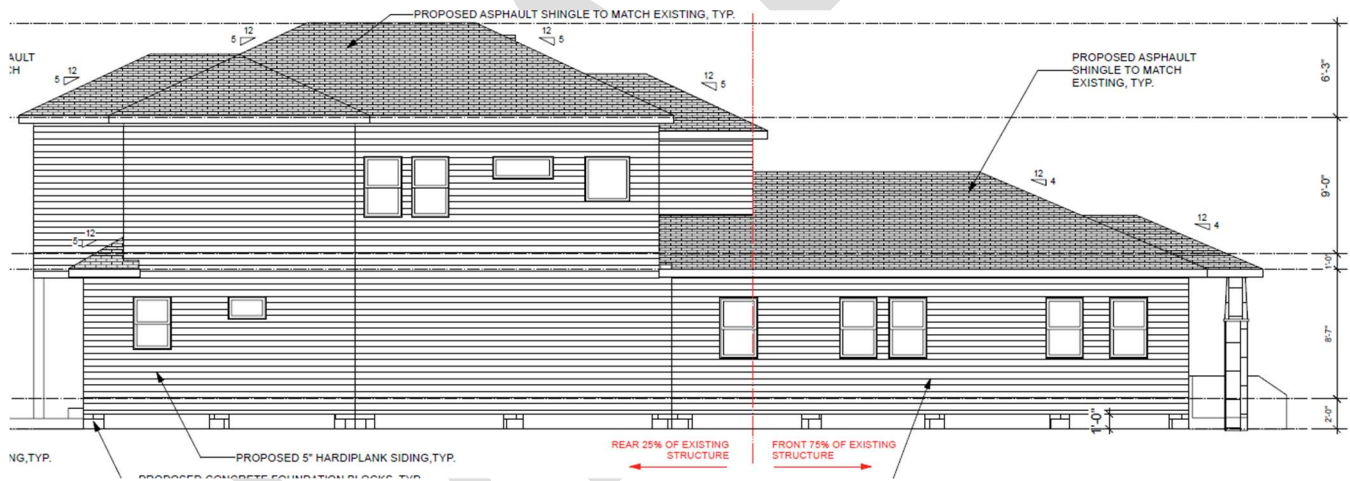
SIDE ELEVATION

EXISTING



SIDE ELEVATION

PROPOSED





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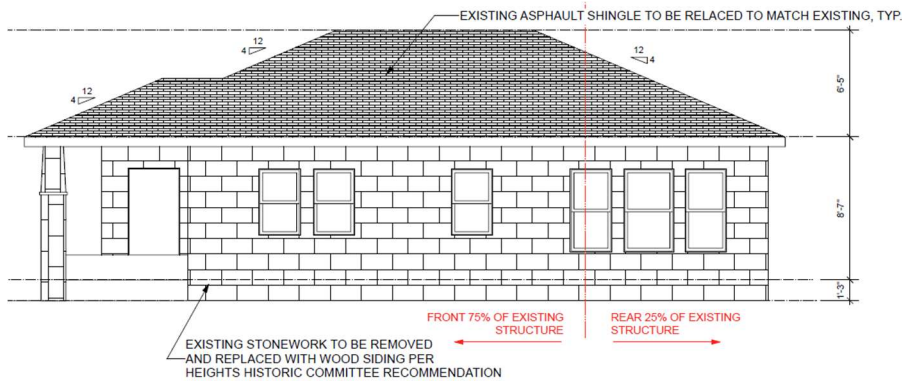
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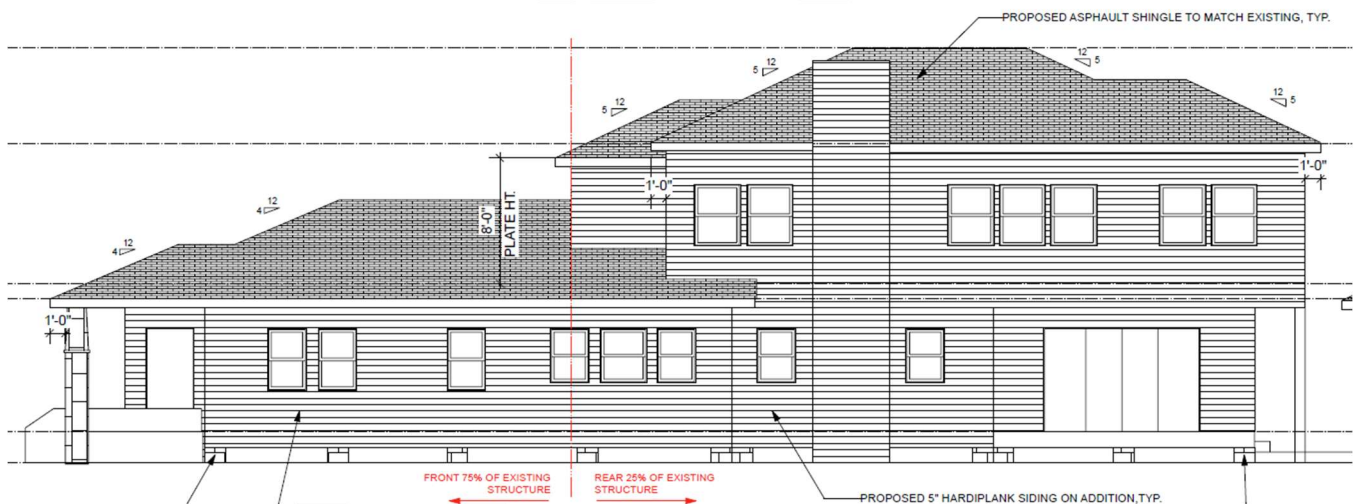
SIDE ELEVATION

EXISTING



SIDE ELEVATION

PROPOSED





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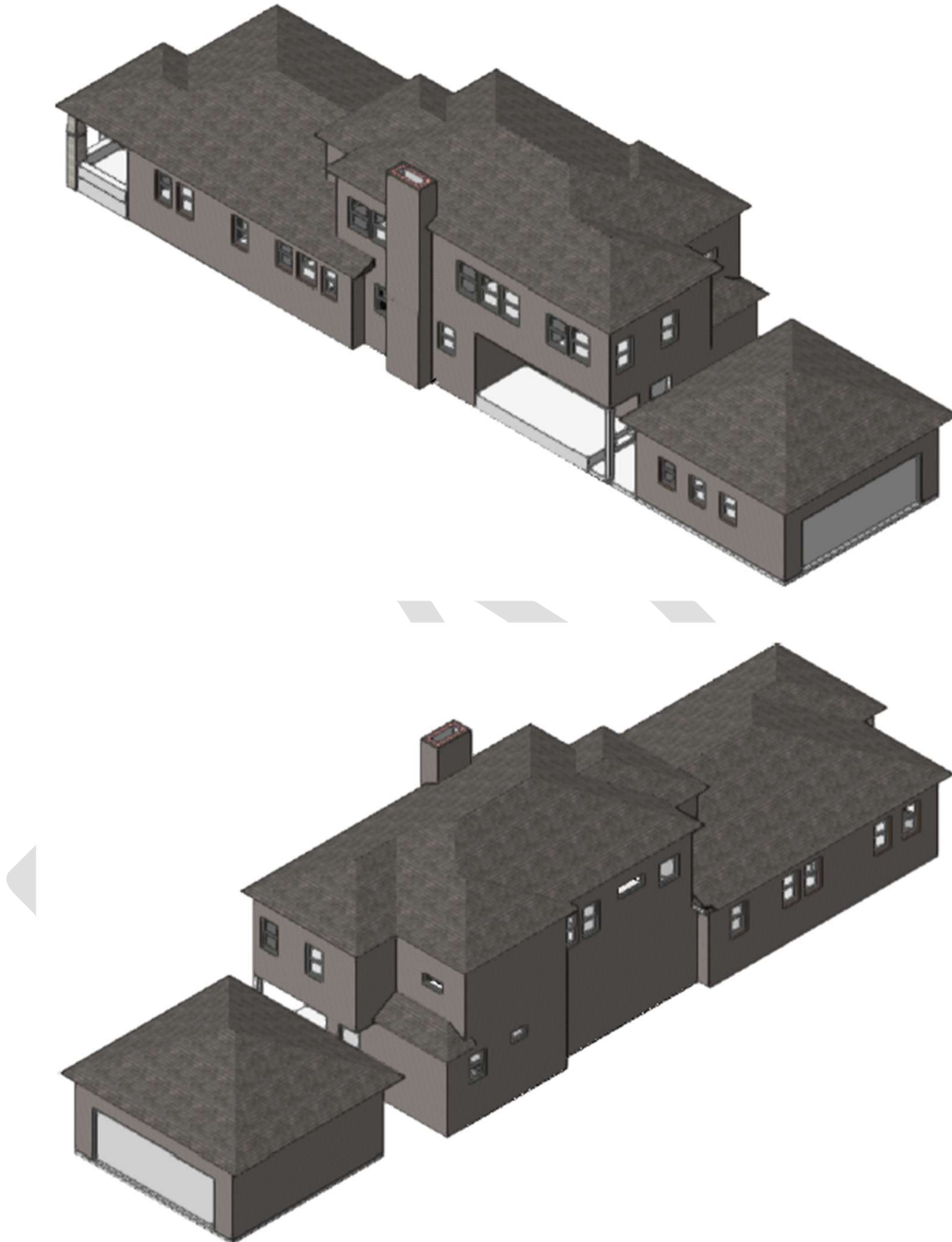
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RENDERINGS





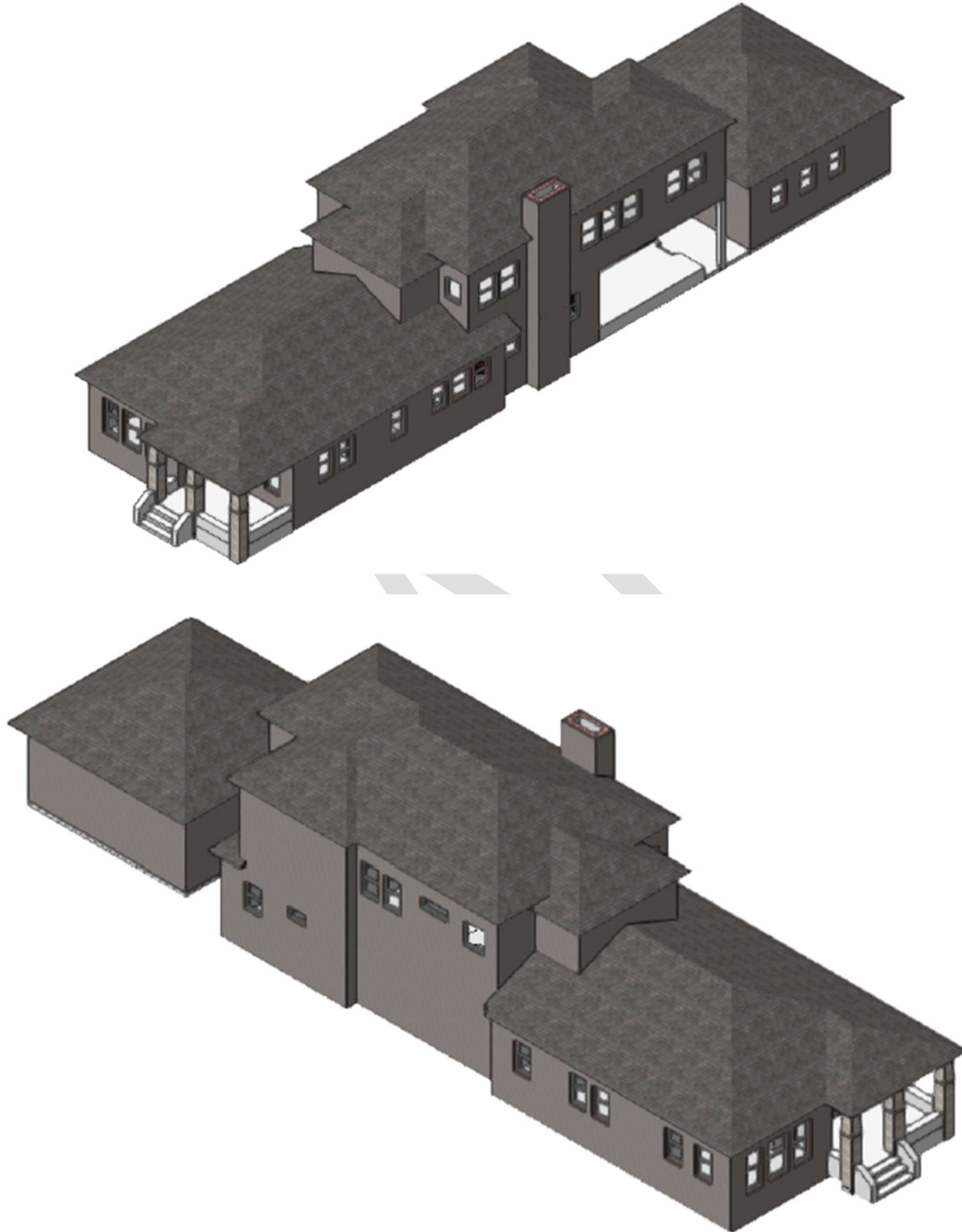
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PHOTOS OF EXISTING CONDITIONS:





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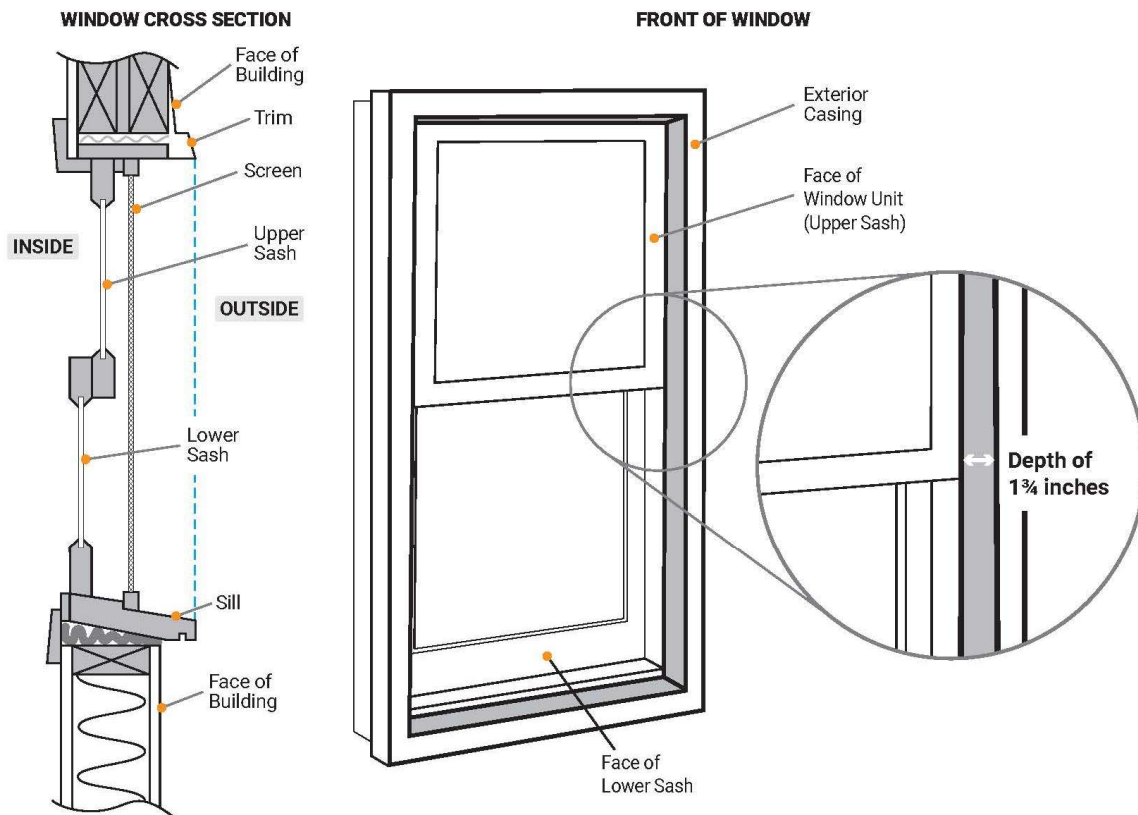
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ATTACHMENT A



Historic Window Standard: New Construction & Replacement



Minimum 1 ³/₄ inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- 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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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



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OWNER SUBMITTED INFORMATION



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CONTRACTOR COMPARISTON

DRAFT

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	\$100,118.18	\$104,225.47	\$80,150.00								
Deck Framing											
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										
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							

[illegible]

[illegible]







CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West

MASONRY REMOVAL COST ESTIMATE

DRAFT



MASONRY SOLUTIONS INC.
 PO Box 631605
 Houston, TX 77263
 +17137899000
 jorge@masonrysolutionsinc.com

Estimate

ADDRESS

Steve Robinson
 1118 Tulane St.
 Houston, TX 77008

ESTIMATE #	DATE	
19403	07/09/2026	

SALES REP

FT

DESCRIPTION	AMOUNT
Masonry Scope Options Option 1: DEMO, DISPOSAL, & SALVAGE - Demolish existing full size stone and cast stone veneer. - Salvage full size stone and cast stone without cleaning. - Palletize salvageable materials on site. - Dispose of non-salvageable materials and debris. COST \$12,000 Option 2: DEMO, CLEAN, & REINSTALL - Demolish existing full size stone and cast stone veneer. - Clean salvageable full size stone and cast stone for reuse. - Reinstall full size stone and cast stone. - Furnish closest matching replacement stone as required. - Dispose of non-salvageable materials and debris. COST \$62,100 Option 3: DEMO, CLEAN, & REINSTALL AS 3' WAINSCOT - Demolish existing full size stone and cast stone veneer. - Clean salvageable full size stone and cast stone for reuse. - Reinstall full size stone and cast stone with a 3' wainscot design. - 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 - Demolish existing full size stone and cast stone veneer. - Dispose of all demolition debris. - Leave substrate exposed. COST \$8,000 Notes & Conditions - Masonry Solutions, Inc. will require a 30% down payment, 30% progressive payments, and balance upon completion. - 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.	

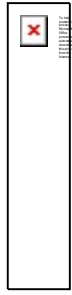
ALL WORK PERFORMED WILL CARRY A 1 YEAR WARRANTY.

DESCRIPTION	AMOUNT
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

Accepted By

Accepted Date



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.



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West

HCAD PROPERTY TAX APPRAISALS 2021 – 2026

DRAFT

0202000000026



**NOTICE OF APPRAISED VALUE
FOR PROPERTY TAX PURPOSES**

www.hcad.org/iFile

Please use this ACCOUNT NUMBER **Ú 020200000026**
when inquiring about your property.

PROPERTY DESCRIPTION: 03/31/2021
LT 27 & TR 26 BLK 204
HOUSTON HEIGHTS

GEEEEGHEFEHGFEGCHHHGFEFGHHFHFECHFFGEGHEGHFFEHHEFEFHGFHFEHEHGFHHFF

2021 0202000000026 03/31/2021 0000015512
ROBINSON SHERRIE H & STEVEN
2633 AZTEC CT
LEAGUE CITY TX 77573-7745

PROPERTY LOCATION:
1118 TULANE ST
HOUSTON, TX 77008

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris County Appraisal District

Below you'll find a breakdown of your property's market value as of January 1. We also show an **estimate** of the taxes you will pay if the taxing units do not change their tax rates. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of your property. *The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 020200000026		
Land Market Value	Buildings and Other Improvements	Total Market Value
442,200	17,434	459,634
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
456,365	459,634	

JURISDICTIONS AND EXEMPTION INFORMATION							
Taxing Jurisdiction	Last Year's Exemptions Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions	Last Year's Tax Rate	This Year's Estimated Taxes
001 HOUSTON ISD	0	456,365		0	459,634	1.133100	5,208.11
040 HARRIS COUNTY	0	456,365		0	459,634	0.391160	1,797.90
041 HARRIS CO FLOOD CNTRL	0	456,365		0	459,634	0.031420	144.42
042 PORT OF HOUSTON AUTHY	0	456,365		0	459,634	0.009910	45.55
043 HARRIS CO HOSP DIST	0	456,365		0	459,634	0.166710	766.26
044 HARRIS CO EDUC DEPT	0	456,365		0	459,634	0.004993	22.95
048 HOU COMMUNITY COLLEGE	0	456,365		0	459,634	0.100263	460.84
061 CITY OF HOUSTON	0	456,365		0	459,634	0.561840	2,582.41

The percentage difference between the 2016 appraised value of your property and the proposed 2021 appraised value is 0%.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The appraisal review board will begin hearing 2021 protests on May 10, 2021, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

If you applied for and have been granted general residence (RES), over-65 (OVR), or disabled (DIS) homestead exemptions, they should appear in the appropriate columns. If they do not, contact us immediately.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH= Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX= 100% Disabled Veteran



0202000000026



**NOTICE OF APPRAISED VALUE
FOR PROPERTY TAX PURPOSES**

www.hcad.org/iFile

Please use this ACCOUNT NUMBER **Ú 020200000026**
when inquiring about your property.

PROPERTY DESCRIPTION: 03/31/2022
LT 27 & TR 26 BLK 204
HOUSTON HEIGHTS

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2022 02020000000026 03/31/2022 0000018997
ROBINSON SHERRIE H & STEVEN
2633 AZTEC CT
LEAGUE CITY TX 77573-7745

PROPERTY LOCATION:
1118 TULANE ST
HOUSTON, TX 77008

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris County Appraisal District

Below you'll find a breakdown of your property's market value as of January 1. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of your property. *The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.* Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 0202000000026		
Land Market Value	Buildings and Other Improvements	Total Market Value
495,000	18,579	513,579
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
459,634	513,579	

JURISDICTIONS AND EXEMPTION INFORMATION					
Taxing Jurisdiction	Last Year's Exemptions Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions
001 HOUSTON ISD	0	459,634		0	513,579
040 HARRIS COUNTY	0	459,634		0	513,579
041 HARRIS CO FLOOD CNTRL	0	459,634		0	513,579
042 PORT OF HOUSTON AUTHY	0	459,634		0	513,579
043 HARRIS CO HOSP DIST	0	459,634		0	513,579
044 HARRIS CO EDUC DEPT	0	459,634		0	513,579
048 HOU COMMUNITY COLLEGE	0	459,634		0	513,579
061 CITY OF HOUSTON	0	459,634		0	513,579

The percentage difference between the 2017 appraised value of your property and the proposed 2022 appraised value is 19%.

If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The appraisal review board will begin hearing 2022 protests on May 9, 2022, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

If you applied for and have been granted general residence (RES), over-65 (OVR), or disabled (DIS) homestead exemptions, they should appear in the appropriate columns. If they do not, contact us immediately.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH= Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX= 100% Disabled Veteran



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Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004
0202000000026



HARRIS CENTRAL APPRAISAL DISTRICT

**NOTICE OF APPRAISED VALUE
FOR PROPERTY TAX PURPOSES**

This is **NOT** a tax bill. Do **NOT** pay from this notice.

Tax Year: **2024**

iFile Number: **44434939**

www.hcad.org/iFile

PROPERTY DESCRIPTION: 04/19/2024
**LT 27 & TR 26 BLK 204
HOUSTON HEIGHTS**

Please use this ACCOUNT NUMBER **0202000000026**
when inquiring about your property.

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2024 0202000000026 04/19/2024 0000024129
ROBINSON SHERRIE H & STEVEN
2633 AZTEC CT
LEAGUE CITY TX 77573-7745

PROPERTY LOCATION:
**1118 TULANE ST
HOUSTON, TX 77008**

Dear Property Owner:

This is your official notice of the 2024 property appraisal for the account listed above.

As of January 1, 2024, we appraised your property as shown below:

2024 Appraised Value:	\$613,472
2024 Market Value:	\$613,472

Harris Central Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1 in the open market. If you believe that the market value above is not accurate, you may file a protest with the Appraisal Review Board of Harris County.

A protest form is enclosed, but the easiest way to protest is to file online at:

www.hcad.org/iFile

Your iFile number: 44434939

Protest deadline: **May 20, 2024**, or 30 days after the date this letter was mailed, whichever is later.

You will need to create a user name and password if you have not previously done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. More information about iFile and iSettle™ is available on our website at www.hcad.org. You may also request an informal conference with the appraisal office before your hearing on a protest if you wish to discuss a possible resolution without the necessity of a formal hearing.

Sincerely,

Roland Altinger

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris Central Appraisal District



Below you'll find a breakdown of your property's market value as of January 1. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of your property. *The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.* Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 0202000000026		
Land Market Value	Buildings and Other Improvements	Total Market Value
594,000	19,472	613,472
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
613,472	613,472	

JURISDICTIONS AND EXEMPTION INFORMATION						
Taxing Jurisdiction		Last Year's Exemptions Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions
001	HOUSTON ISD	0	613,472		0	613,472
040	HARRIS COUNTY	0	613,472		0	613,472
041	HARRIS CO FLOOD CNTRL	0	613,472		0	613,472
042	PORT OF HOUSTON AUTHY	0	613,472		0	613,472
043	HARRIS CO HOSP DIST	0	613,472		0	613,472
044	HARRIS CO EDUC DEPT	0	613,472		0	613,472
048	HOU COMMUNITY COLLEGE	0	613,472		0	613,472
061	CITY OF HOUSTON	0	613,472		0	613,472

The percentage difference between the 2019 appraised value of your property and the proposed 2024 appraised value is 43%.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The appraisal review board will begin hearing 2024 protests on May 13, 2024, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

If you applied for and have been granted general residence (RES), over-65 (OVR), or disabled (DIS) homestead exemptions, they should appear in the appropriate columns. If they do not, contact us immediately.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Your property does not qualify for the circuit breaker limitation on appraised value provided by Texas Property Tax Code Section 23.231.

Tax Code Section 1.085(a-1) requires that a chief appraiser deliver communications to you or your designated representative electronically if requested. The election remains in effect until rescinded, in writing, by you or your designated representative. For instructions on how to request the chief appraiser to deliver communications to you or your designated representative electronically, **please go to [hcad.org/communications](https://www.hcad.org/communications).**

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH= Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX= 100% Disabled Veteran; CCF= Child Care Facility
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Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004
0202000000026



HARRIS CENTRAL APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is **NOT** a tax bill. Do **NOT** pay from this notice.

Tax Year: **2025**

iFile Number: **59625891**

www.hcad.org/iFile

Please use this ACCOUNT NUMBER **0202000000026**
when inquiring about your property.

PROPERTY DESCRIPTION: 04/21/2025
LT 27 & TR 26 BLK 204
HOUSTON HEIGHTS

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2025 0202000000026 04/21/2025 0000025323
ROBINSON SHERRIE H & STEVEN
2633 AZTEC CT
LEAGUE CITY TX 77573-7745

PROPERTY LOCATION:
1118 TULANE ST
HOUSTON, TX 77008

Dear Property Owner:

This is your official notice of the 2025 property appraisal for the account listed above.

As of January 1, 2025, we appraised your property as shown below:

2025 Appraised Value:	\$613,472
2025 Market Value:	\$613,472

Harris Central Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1 in the open market. If you believe that the market value above is not accurate, you may file a protest with the Appraisal Review Board of Harris County.

A protest form is enclosed, but the easiest way to protest is to file online at:

www.hcad.org/iFile

Your iFile number: 59625891

Protest deadline: **May 21, 2025**, or 30 days after the date this letter was mailed, whichever is later.

You will need to create a user name and password if you have not previously done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. More information about iFile and iSettle™ is available on our website at www.hcad.org. You may also request an informal conference with the appraisal office before your hearing on a protest if you wish to discuss a possible resolution without the necessity of a formal hearing.

Sincerely,

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris Central Appraisal District



Official Government Document
Produced by Harris Central Appraisal District

2025000007 0000025323

Below you'll find a breakdown of your property's market value as of January 1. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of your property. *The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.* Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 0202000000026		
Land Market Value	Buildings and Other Improvements	Total Market Value
594,000	19,472	613,472
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
613,472	613,472	

JURISDICTIONS AND EXEMPTION INFORMATION						
Taxing Jurisdiction		Last Year's Exemptions Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions
001	HOUSTON ISD	0	613,472		0	613,472
040	HARRIS COUNTY	0	613,472		0	613,472
041	HARRIS CO FLOOD CNTRL	0	613,472		0	613,472
042	PORT OF HOUSTON AUTHY	0	613,472		0	613,472
043	HARRIS CO HOSP DIST	0	613,472		0	613,472
044	HARRIS CO EDUC DEPT	0	613,472		0	613,472
048	HOU COMMUNITY COLLEGE	0	613,472		0	613,472
061	CITY OF HOUSTON	0	613,472		0	613,472

The percentage difference between the 2020 appraised value of your property and the proposed 2025 appraised value is 34%.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The appraisal review board will begin hearing 2025 protests on May 12, 2025, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

If you applied for and have been granted general residence (RES), over-65 (OVR), or disabled (DIS) homestead exemptions, they should appear in the appropriate columns. If they do not, contact us immediately.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Your property does not qualify for the circuit breaker limitation on appraised value provided by Texas Property Tax Code Section 23.231.

Tax Code Section 1.085(a-1) requires that a chief appraiser deliver communications to you or your designated representative electronically if requested. The election remains in effect until rescinded, in writing, by you or your designated representative. For instructions on how to request the chief appraiser to deliver communications to you or your designated representative electronically, **please go to [hcad.org/communications](https://www.hcad.org/communications).**

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH= Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX= 100% Disabled Veteran; CCF= Child Care Facility
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Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004
0202000000026



HARRIS CENTRAL APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is **NOT** a tax bill. Do **NOT** pay from this notice.

Tax Year: **2026**

iFile Number: **46183460**

www.hcad.org/iFile

Please use this ACCOUNT NUMBER **0202000000026**
when inquiring about your property.

PROPERTY DESCRIPTION: 04/17/2026
LT 27 & TR 26 BLK 204
HOUSTON HEIGHTS

PROPERTY LOCATION:
1118 TULANE ST
HOUSTON, TX 77008

2026 0202000000026 04/17/2026 0000039515 003337 003337
ROBINSON SHERRIE H & STEVEN
OWNWELL INC
401 TOM LANDRY HWY 660901
DALLAS TX 75266-

Dear Property Owner:

This is your official notice of the 2026 property appraisal for the account listed above.

As of January 1, 2026, we appraised your property as shown below:

2026 Appraised Value:	\$615,054
2026 Market Value:	\$615,054

Harris Central Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1 in the open market. If you believe that the market value above is not accurate, you may file a protest with the Appraisal Review Board of Harris County.

A protest form is enclosed, but the easiest way to protest is to file online at:

www.hcad.org/iFile

Your iFile number: 46183460

Protest deadline: **May 18, 2026**, or 30 days after the date this letter was mailed, whichever is later.

You will need to create a user name and password if you have not previously done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. More information about iFile and iSettle™ is available on our website at www.hcad.org. You may also request an informal conference with the appraisal office before your hearing on a protest if you wish to discuss a possible resolution without the necessity of a formal hearing.

Sincerely,

Adam Bogard RPA, CCA, CTA
Chief Appraiser
Harris Central Appraisal District



Below you'll find a breakdown of your property's market value as of January 1. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of your property. *The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.* Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 0202000000026		
Land Market Value	Buildings and Other Improvements	Total Market Value
594,000	21,054	615,054
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
613,472	615,054	

JURISDICTIONS AND EXEMPTION INFORMATION					
Taxing Jurisdiction	Last Year's Exemptions Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions
001 HOUSTON ISD	0	613,472		0	615,054
040 HARRIS COUNTY	0	613,472		0	615,054
041 HARRIS CO FLOOD CNTRL	0	613,472		0	615,054
042 PORT OF HOUSTON AUTHY	0	613,472		0	615,054
043 HARRIS CO HOSP DIST	0	613,472		0	615,054
044 HARRIS CO EDUC DEPT	0	613,472		0	615,054
048 HOUSTON CITY COLLEGE	0	613,472		0	615,054
061 CITY OF HOUSTON	0	613,472		0	615,054

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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**



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West

2014 AND 2026 STRUCTURAL REPORTS

DRAFT

INSIGHT Structures

October 20, 2014

Steve and Sherrie Robinson
2633 Aztec Court
League City, Texas 77573

Re: 1118 Tulane
1118 Tulane Street
Houston, Texas 77008
Job Number: 14-1020.165

To Whom It May Concern:

The undersigned visited the above referenced project at the request of Jorge Carranza of Newberry Campa Architects to observe and comment on the condition of the foundation system of an existing single story wood framed residence. Based on the Harris County Appraisal District records, the house was built in 1930 and is just over 1,000 square. At the time of the site visit, some interior flooring was removed so the interior face of the concrete grade beam could be observed. Standing water was present throughout the crawlspace. For the purposes of this letter, the front of the house faces west.

The existing structure consists of a pier and beam structure with a cast-in-place perimeter grade beam and interior piers with wood framed sills and joists. The front porch has a concrete slab finish. Based on visual observation, it appears that the foundation repair work has occurred in the past, but INSIGHT Structures does not have documentation of when this work was performed. The structure above the foundation consists of stick framing for the walls, ceiling and roof.

Based on visual observations, many structural deficiencies were evident in the structure. The exterior stone veneer is cracked in numerous places (visible in Photographs 4, 5, and 6) and the interior floors are perceptibly out of level. There has been significant differential movement in the structure. The greatest single concern is the condition of the perimeter grade beam. It is fractured in multiple places (visible in Photographs 1, 2, and 3). The exterior stone veneer is cracked and separated at these same locations. The crack visible in Photograph 4 coincides with the grade beam crack evident in Photograph 3. Even if the structure is underpinned with new drilled piers, these fractures will remain a structural liability and it is our opinion that the masonry veneer cracks will continue to crack at these foundation hinge points. In addition to the cracked grade beams, another issue structural issue is wood floor framing bearing at the perimeter grade beam. The joists are notched to bear on the perimeter grade beam. Over time, these joists have deteriorated at many of the bearing locations. This condition has been repaired with the installation of new pad and block footings just inside the perimeter as well as new sistered wood framing. The new wood framing can be seen in Photograph 3. It appears that the interior shallow pad and block footings are settling differentially than the perimeter grade beam. This is another condition that does not have an effective long term repair detail to minimize differential movement and perform in an acceptable manner.

Since the crawlspace elevation is lower than the exterior grade, the poor drainage and standing water are contributing to the structural issues. Ideally, the crawlspace elevation is higher than adjacent grade with a well-ventilated airspace so that moisture issues are not a concern. That is not feasible in the existing condition of this residence.

The exterior stone veneer is also a cause for concern on this project. Particularly at the east elevation, the stone veneer is loose and not plumb. Based on the condition of the stone, it is our opinion that the veneer is not positively anchored to the framing as required by code. In places, there are signs that post construction anchors were installed provide some anchorage into the framing. The stone is so far out plumb, that it is our opinion that post construction anchors are not sufficient to anchor the stone in an acceptable manner. At the time of the site visit, the original cause of this displacement was not visible but is likely related to the inadequacy of the existing concrete grade beam.

Based on the existing structural conditions, it is our opinion that the existing structure is deficient in its current condition. The existing foundation is not structurally sound and should not be used for any future work. Additionally, it is our opinion that the foundation cannot be repaired in a reasonable manner to perform satisfactorily moving forward. It is our opinion that this project should have a new foundation system installed if the residence is to be improved. We recommend a foundation system that consists of drilled and underreamed reinforced concrete piers with a perimeter concrete grade beam with interior piers to support a wood framed sub-floor. We anticipate that the piers would be 10' to 12' depending on the recommendations from a geotechnical engineer. The perimeter grade beam is generally 12" wide by 24" deep.

Thank you for working with INSIGHT Structures. Please contact us for any further assistance.

Sincerely,




Bradley R. Dougherty, PE

APPENDIX



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

INSIGHT Structures

5331 Inker Street, Suite B
Houston, TX 77007
T. 713.523.0775

Firm No. 12871
www.insightstructures.com

July 13, 2026

Steve and Sherrie Robinson
2633 Aztec Court
League City, Texas 77573

Re: 1118 Tulane Street
Houston, Texas 77008
Job Number: 26-0611.068

To Whom It May Concern:

The undersigned visited the above referenced project at your request to observe and comment on the condition of the foundation system of an existing single-story, wood-framed residence. Based on the Harris County Appraisal District records, the house was built in 1930 and is just over 1,000 square feet. At the time of the site visit, some interior flooring was removed so the interior face of the concrete grade beam could be observed. Standing water was present throughout the crawlspace. The undersigned visited the existing site in 2014 and again on July 9, 2026. For the purposes of this letter, the front of the house faces west.

The existing structure consists of a pier and beam structure with a cast-in-place perimeter grade beam and interior piers with wood framed sills and joists. The front porch has a concrete slab finish. Based on visual observation, it appears that the foundation repair work has occurred in the past, but INSIGHT Structures does not have documentation of when this work was performed. The structure above the foundation consists of stick framing for the walls, ceiling, and roof.

Based on visual observations, many structural deficiencies were evident in the structure. The exterior stone veneer is cracked in numerous places (visible in Photographs 4, 5, and 6) and the interior floors are perceptibly out of level. There has been significant differential movement in the structure. The greatest single concern is the condition of the perimeter grade beam. It is fractured in multiple places (visible in Photographs 1, 2, and 3). The exterior stone veneer is cracked and separated at these same locations. The crack visible in Photograph 4 coincides with the grade beam crack evident in Photograph 3. Even if the structure is underpinned with new drilled piers, these fractures will remain a structural liability and it is our opinion that the masonry veneer cracks will continue to crack at these foundation hinge points. In addition to the cracked grade beams, another structural issue is wood floor framing bearing at the perimeter grade beam. The joists are notched to bear on the perimeter grade beam. Over time, these joists have deteriorated at many of the bearing locations. This condition has been repaired with the installation of new pad and block footings just inside the perimeter as well as new sistered

wood framing. The new wood framing can be seen in Photograph 3. It appears that the interior shallow pad and block footings are settling differentially than the perimeter grade beam. This is another condition that does not have an effective long-term repair detail to minimize differential movement and perform in an acceptable manner.

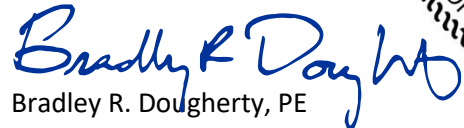
Since the crawlspace elevation is lower than the exterior grade, the poor drainage and standing water are contributing to the structural issues. Ideally, the crawlspace elevation is higher than adjacent grade with a well-ventilated airspace so that moisture issues are not a concern. That is not feasible in the existing condition of this residence. Since the initial site visit in 2014, the existing structure has continued to degrade and worsen.

The exterior stone veneer is also a cause for concern on this project. Particularly at the east elevation, the stone veneer is loose and not plumb. Based on the condition of the stone, it is our opinion that the veneer is not positively anchored to the framing, as required by code. In places, there are signs that post construction anchors were installed to provide some anchorage into the framing. The stone is so far out of plumb, that it is our opinion that post construction anchors are not sufficient to anchor the stone in an acceptable manner. At the time of the site visit, the original cause of this displacement was not visible but is likely related to the inadequacy of the existing concrete grade beam. The masonry ties on the east elevation were visibly deteriorated and not attached to the veneer.

Based on the existing structural conditions, it is our opinion that the existing structure is deficient in its current condition. The existing foundation is not structurally sound and should not be used for any future work. Additionally, it is our opinion that the foundation cannot be repaired in a reasonable manner to perform satisfactorily moving forward. It is our opinion that this project should have a new foundation system installed if the residence is to be improved. We recommend a foundation system that consists of drilled and underreamed reinforced concrete piers with a perimeter concrete grade beam with interior piers to support a wood-framed sub-floor. We anticipate that the piers would be 10' to 12' depending on the recommendations from a geotechnical engineer. The perimeter grade beam is generally 12" wide by 24" deep. Alternatively, should the finished floor elevation remain at a similar height above existing grade, then INSIGHT Structures recommends installing a concrete slab foundation instead of a crawlspace foundation with wood framing. This will negate the moisture and drainage conditions that are currently plaguing the existing foundation.

Thank you for working with INSIGHT Structures. Please contact us for any further assistance.

Sincerely,


Bradley R. Dougherty, PE



APPENDIX



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

APPENDIX



Photo 7 – Veneer cracks at SE corner



Photo 8 – Veneer cracks at east elevation



Photo 9 – Separating masonry at south elevation



Photo 10 – Veneer cracks at south elevation



Photo 11 – Cracked grade beam and rotting sill



Photo 12 – Cracked grade beam and rotting sill



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West

**2015 COST TO BANK APPRAISAL
VALUE DIFFERENCE**

DRAFT

Loan A

OWNER NAME
ADDRESS: 1

1 Floor Existing A/C:
1 Floor Existing Porch:

Irrigation System
Landscaping Package
Perimeter Fence
Rainwater Capture System

0.00 \$5,000 - 7 zone Irrigation system to be tied into rainwater capture system. Several zones for grass and flower beds.
0.00 \$25,000 - Allowance for landscaping package. Package to install new grass sod at front, sides and along driveway.
Includes 4 standard flower beds, 2 at front and 2 the side yard.
0.00 \$6,900.52 - New 8" fencing on south, east and along new addition areas of north edges of the lot. Fence comprised of
kick board, 7 pickets and cap.
0.00 \$3,000 - Above ground rainwater capture system, includes above ground tank, external pump, downspout filter and
connections to irrigation system.

\$0.00

\$756,858.09

+ \$338,000 lot/land loan balance

Totals

~~\$1,094,858~~ Cost

~~\$1,000,000~~

Appraised value

\$94,858

Cost vs value difference

We could not afford the home mortgage cash.



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West

NEWBERRY CAMP ARCHITECT FEES 2015 – 2017

DRAFT

AIA® Document B105™ – 2007

Standard Form of Agreement Between Owner and Architect for a Residential or Small Commercial Project

AGREEMENT made as of the 18th day of August in the year 2014

BETWEEN the Owner:

Sherrie Robinson
2633 Aztec Court
League City, TX. 77573

and the Architect:

Newberry Campa Architects L.L.C.
708 East 19th Street
Houston, TX. 77008

for the following Project:

(Paragraphs deleted)

Remodel of a home located at 1118 Tulane Street, Houston, TX. 77008 also known as LT 27 & TR 26, BLK 204, Houston Heights

ARTICLE I ARCHITECT'S RESPONSIBILITIES

The Architect shall provide architectural services for the Project as described in this Agreement in a manner consistent with locally accepted standards for professional skill and care. The Architect shall assist the Owner in determining consulting services required for the Project. The Architect's services shall consist of:

A. SCHEMATIC DESIGN PHASE

Project Program – The Architect will work with the Owner to create a written description of the project for the Owner's approval.

- Visit, measure, and document the existing home

Based on the approved Program, the Architect shall develop a design for the home and present drawings in pencil and/or AutoCAD to the Owner in the form of:

- Site and Roof Plan
- Floor Plan
- Exterior Elevations
 - Home (2)
 - Auxiliary Structure at Rear of Property (2)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

State or local law may impose requirements on contracts for home improvements. If this document will be used for Work on the Owner's residence, the Owner should consult local authorities or an attorney to verify requirements applicable to this Agreement.

\$18K
\$62,000 total fees from
2015 to 2017



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West

HAHC LETTER FROM CONTRACTOR

DRAFT



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



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West

OWNER SUBMITTED PHOTOS



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03

HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E03
HPO File #: HP2025_0337

August 13, 2026

1118 Tulane
Houston Heights West





CERTIFICATE OF APPROPRIATENESS

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MISCELLANEOUS INFORMATION



1118 Tulane - Robinson Initial Pricing

Total Price Notes

01 General Conditions
Contingencies
General Field Supplies
Permits - Building
Project Supervision
Survey - Fee
Temporary Toilets
Temporary Utilities

10,000.00 Allowance for any unforeseen costs due to existing conditions.
669.68 Signs, marking paint, construction locks and protective materials.
2,666.65 Allowance for City of Houston impact fees and permits.
51,435.10 Includes all on-site supervision, project management and office personnel for procurement.
1,302.31 Lot stake, foundation form and final surveys.
744.18
1,364.33 Temporary utilities accounts for construction and final testing.
\$68,182.25

02 Site Work
Clean - Exterior Pressure Wash
Clean - Sweepout

372.09
1,240.30 Construction cleaning and sweep out of jobsite and home throughout construction process. Minimize dust, dirt and trash accumulation.
435.93 Window cleans inside and out.
1,998.05 Several rough and final cleans to prep home for finish out and final make ready clean at completion.
1,550.37 Demo and haul off of existing foundation under house.
1,240.30 Demo and haul off of existing concrete at front porch.
10,542.55 Selective demo of existing roof shingles, interior walls of current home, rear of existing home to prep for addition.
2,632.62 Build pad for new slab on grade foundation at garage.
1,930.34 Grading of the crawlspace under the home.
1,372.22 Final grading to prep for landscaping.
2,558.41 Rough grading around the home, after foundation, to establish drainage.
9,314.65 6" half round aluminum gutters, 4" round downspout and 6" round black finish mesh leaf guard
806.19
1,116.27 Construction fence and screens.
6,597.62 40 yard containers to manage construction debris and trash for majority of construction.
806.19 Final trash cleans after exterior finishing through haul offs.
\$44,614.30

03 Concrete
Flatwork - Driveway

3,218.19 Concrete driveway from new garage to alley.

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.