

**MINUTES OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL
COMMISSION**

**Thursday, August 14, 2013
Meeting Held at the City Hall Annex, Council Chamber, Public Level
900 Bagby Street, Houston TX 77002
3:00 PM**

**A CD/DVD of the full proceedings is on file
in the Planning and Development Department**

CALL TO ORDER

The meeting was called to order at 3:05 p.m. by Chair, Mr. Maverick Welsh, with a quorum present. The following Commission members noted with "P" were present during all or portions of the meeting and the members noted with "A" were absent.

Edie Archer	P
Debra Blacklock-Sloan	A
David Bucek	P
Romulo Tim Cisneros	A
Ann Collum	P
John Cosgrove	P
Douglas Elliott	P
Jorge Garcia-Herrerros	A
Rob D. Hellyer	P
Paul Homeyer	A
Anna Mod	A
Charles Stava	P
Maverick Welsh	P

CHAIRMAN'S REPORT

The Chair's report was given by Chair, Maverick Welsh. Mr. Welsh announced he met with the Planning & Development Director, Marlene Gafrick, and wanted to update the Commission on a few things that will be coming up. In October, the Commission will be going on a walking and bus tour to some of the Historic Districts, there will also be Ethics training at one of the Commission meetings in the next few months. Mr. Welsh also gave and asked for a brief update on the Historic Demolition Sub-Committee, the Appeals Sub-Committee and the Education Sub-Committee. Also, Mr. Welsh reminded the public to look at the Historic Preservation manual on the Planning Department's website and view all the Design Guidelines that the City has developed.

DIRECTOR'S REPORT

None

MAYOR'S CULTURAL LIAISON REPORT

None

**APPROVAL OF THE JULY 17, 2013 HOUSTON ARCHAEOLOGICAL AND HISTORICAL
COMMISSION MEETING MINUTES**

Motion was made by Mrs. Archer, seconded by Mrs. Collum, to approve the July 17, 2013 Houston Archaeological and Historical Commission meeting minutes. Motion carried unanimously.

I. MONTHLY PRESERVATION TOPIC:

Presentation of Home Sales Trends in Historic Districts was given by Planning and Development Department Intern John Gardosik.

II. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATIONS:

Motion was made by Mr. Cosgrove, seconded by Mrs. Collum to take agenda items II-b, II-f, II-j, II-n, II-o, II-q, II-w, II-y, II-z, II-aa, II-dd, and II-ee together as consent agenda items and address them at this time. Motion carried unanimously.

- b. **413 Travis Street – Main Street Market Square Historic District (New Construction – Comm. Bldg. Revision)**
- f. **630 Columbia Street – Houston Heights Historic District South (New Construction – Garage)**
- j. **4020 Pineridge Street – Norhill Historic District (Alteration – Siding/Trim)**
- n. **709 Bayland Street – Woodland Heights Historic District (Alteration – Addition Noncontributing Revision)**
- o. **1445 Cortlandt Street – Houston Heights Historic District East (Alteration – Addition Noncontributing)**
- q. **625 Columbia Street – Houston Heights Historic District South (Alteration – Addition)**
- w. **801 Congress Avenue – Main Street Market Square Historic District (Alteration – Awning)**
- y. **1030 Heights Blvd. – Houston Heights Historic District South (Alteration – Windows/Door/Porch)**
- z. **1230 Heights Blvd. – Houston Heights Historic District East (Alteration – Addition)**
- aa. **1816 Cortlandt Street – Houston Heights Historic District East (Alteration – Windows)**
- dd. **1010 W Fugate Street – Norhill Historic District (Alteration – Addition)**
- ee. **4218 Washington Avenue – LM / Loggins–Hughes Bldg. (Alteration – Pergola)**

Motion made by Mr. Hellyer, seconded by Mr. Cosgrove, to grant Certificates of Appropriateness to all consent items. Motion carried unanimously.

The Commission returned to Agenda Item II-a at this time and proceeded with the remaining agenda items.

a. **900 Preston Street – Main Street Market Square Historic District (New Construction – Commercial/Residential Building)**

Motion was made by Mr. Bucek, seconded by Mr. Cosgrove, to defer the Certificate of Appropriateness for item II-a. Motion carried unanimously.

Speakers: Scott Ziegler, Chris O'Neal – supportive.

c. **121 Payne Street – Germantown Historic District (Alteration – Addition *Deferral*)**

Motion was made by Mr. Bucek, seconded by Mr. Stava to defer the Certificate of Appropriateness for item II-c. Motion carried with Mr. Hellyer abstaining.

Speakers: Jermayn Mack, applicant – supportive; Tom Shepard, Wendy Parker, Kay Donahue - opposed.

d. **502 Avondale Street – Avondale West Historic District (Alteration – Addition)**

Motion was made by Mrs. Archer, seconded by Mr. Elliott to grant the Certificate of Appropriateness for item II-d. Motion carried unanimously.

e. **630 Columbia Street – Houston Heights Historic District South (Alteration – Addition/Dormers/Porch)**

Motion was made by Mrs. Archer, seconded by Mr. Hellyer to approve the Certificate of Appropriateness for item II-e. Motion carried with Mr. Welsh breaking the tie vote for the approval; Mrs. Collum and Mr. Stava opposing; Mr. Bucek, Mr. Cosgrove and Mr. Elliott abstaining.

Speakers: Jeremy McFarland, applicant – supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement.

g. 1222 Columbia Street – Houston Heights Historic District East (Alteration – Addition)

Motion was made by Mrs. Archer, seconded by Mr. Hellyer to grant the Certificate of Appropriateness for item II-g. Motion carried with Mr. Bucek, Mr. Elliott and Mr. Stava opposing.

Speaker: Jeremy McFarland, applicant – supportive.

h. 1433 Allston Street – Houston Heights Historic District West (Alteration – Addition)

Motion was made by Mr. Hellyer, seconded by Mrs. Archer, to grant the Certificate of Appropriateness for item II-h. Motion carried unanimously.

Speaker: Jeremy McFarland, applicant – supportive.

i. 1610 Cortlandt Street – Houston Heights Historic District East (Alteration – Addition)

Motion was made by Mrs. Collum, seconded by Mr. Stava, to deny the Certificate of Appropriateness for item II-i. Motion carried unanimously.

Speakers: Jeremy McFarland, applicant – supportive; Kent Marsh – opposed.

k. 806 Main Street – LM / S.F. Carter-2nd Natl. Bank Bldg. (Alteration – Comm. Bldg. Revision)

Motion made by Mr. Cosgrove, seconded by Mr. Bucek to grant the Certificate of Appropriateness for item II-k. Motion carried unanimously.

Speakers: William Franks and Luke Scott – supportive.

l. 1650 Columbia Street – Houston Heights Historic District East (Alteration – Addition)

Motion was made by Mr. Hellyer, seconded by Mr. Bucek to grant the Certificate of Appropriateness for item II-l. Motion carried unanimously.

Speaker: Spencer Howard, applicant – supportive; Kent Marsh - supportive.

m. 208 E 8th Street – Houston Heights Historic District South (Alteration – Addition)

Motion was made by Mrs. Archer, seconded by Mr. Stava to grant the Certificate of Appropriateness for item II-m. Motion carried unanimously.

p. 302 E 5th Street – Houston Heights Historic District South (Alteration – Addition)

Motion was made by Mr. Elliott, seconded by Mrs. Collum to deny the Certificate of Appropriateness for item II-p. Motion carried unanimously.

Speaker: Jeremy McFarland, applicant – supportive.

**r. 1312 Cortlandt Street – Houston Heights Historic District East (Alteration – Addition
Noncontributing)**

Motion was made by Mr. Hellyer, seconded by Mrs. Archer to grant the Certificate of Appropriateness for item II-r. Motion carried unanimously.

Speaker: Kent Marsh – supportive.

s. 1322 Tulane Street – Houston Heights Historic District West (Alteration – Addition)

Motion was made by Mr. Elliott, seconded by Mr. Stava, to deny the Certificate of Appropriateness for item II-s. Motion carried unanimously.

Speaker: Drew Ondrey, applicant – opposed.

t. 3424 Wickersham Lane – LM/Walter Boyd House (Alteration – Addition/Front Entry/Siding)

Motion was made by Mr. Hellyer, seconded by Mr. Elliott to grant the Certificate of Appropriateness for item II-t. Motion carried with Mr. Bucek, Mrs. Collum and Mr. Stava opposing.

Speaker: Jim Dey, applicant – supportive.

u. 710 W Cottage Street – Norhill Historic District (Alteration – Addition)

Motion was made by Mr. Elliott, seconded by Mrs. Archer to grant the Certificate of Appropriateness with the condition that it be approved by the Norhill Historic District Architectural Review Board before the permit can be issued for item II-u. Motion carried unanimously.

Speaker: Antonio Mechler, applicant – supportive.

Commissioner Stava abstained and left the room.

v. 605 Silver Street – Old Sixth Ward Historic District (Alteration – Addition *Noncontributing*)
Motion was made by Mr. Elliott, seconded by Mrs. Collum to deny the Certificate of Appropriateness based on the application doesn't meet Sec 33-242 for New Construction in a Historic District. The amount of work being done and the change of use amounts to New Construction in the Historic District rather than an Alteration under the ordinance for item II-v. Motion carried with Mr. Welsh breaking the tie vote for the denial; Mrs. Archer and Mr. Hellyer opposing; Mr. Bucek and Mr. Cosgrove abstaining.
Speakers: Mike Blackburn, owner and Janice Jamail-Garvis – supportive; Ryan Boehner, Brantley Minor, James Schriver and Jane West - opposed

Commissioner Stava returned.

x. 809 Congress Avenue – Main Street Market Square (Alteration – Balcony/Siding)
Motion was made by Mr. Hellyer, seconded by Mr. Bucek, to grant the Certificate of Appropriateness for item II-x. Motion carried unanimously.

bb. 2204 Decatur Street – Old Sixth Ward Historic District (Alteration – Addition *Revision*)
Motion was made by Mr. Stava, seconded by Mr. Cosgrove, to grant the Certificate of Appropriateness for item II-bb. Motion carried unanimously.

cc. 15 N Chenevert Street – LM / Natl. Biscuit Co/Purse & Co Bldg. (Alteration – Balconies/Ramp)
Motion was made by Mrs. Collum, seconded by Mr. Stava, to grant the Certificate of Appropriateness for item II-cc. Motion carried unanimously.

Motion made by Mr. Cosgrove, seconded by Mrs. Archer, to take items III–a and III–b together at this time. Motion carried unanimously.

III. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS FOR:

- a. Roy P. Etchison House at 2140 Pine Valley Drive**
- b. Raymond and Connie Garrison House at 3014 San Felipe Street**

The Chair opened and closed the public hearing. There were no speakers.

Motion made by Mr. Cosgrove, seconded by Mrs. Archer that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Roy P. Etchison House at 2140 Pine Valley Drive and the Raymond and Connie Garrison House at 3014 San Felipe Street. Motion carried unanimously.

IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE LENA MEREDITH AND ADA CARLTON HOUSE AT 2144 BRENTWOOD DRIVE:

The Chair opened and closed the public hearing. There were no speakers.

Motion made by Mr. Cosgrove, seconded by Mrs. Archer that the Houston Archaeological and Historical Commission recommend to City Council the Landmark and Protected Landmark Designation for the Lena Meredith and Ada Carlton House at 2144 Brentwood Drive. Motion carried unanimously.

V. COMMENTS FROM THE PUBLIC AND THE HAHC

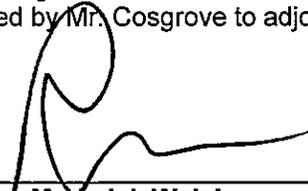
Brantley Minor thanked the Commission for all their work on the Commission and for their support on the 605 Silver Street application that the Association has been concerned about. He also showed the Commission photos of a few of their successes.

J D Bartell explained to the Commission that the guidelines and ordinance are not strong enough. They do not clearly define elements and are creating long meetings and confusion. He urged the Commission to explore a way to clearly define the basic elements of the Historic Districts so that everyone can understand what the heights are and what additions are acceptable. He also recommended they look at the deed restrictions for some neighborhoods like River Oaks or Tanglewood for examples where he designs homes. In those neighborhoods, the building heights, eave heights and building setbacks are clear and therefore it makes it easier to get projects approved and through the process.

Commissioner Welsh mentioned to the Commissioners that Commissioner Blacklock-Sloan lost her husband over the weekend and asked that they keep her in their prayers.

VI. ADJOURNMENT

There being no further business brought before the commission, a motion was made by Mrs. Collum, seconded by Mr. Cosgrove to adjourn the meeting at 6:52 p.m.



Maverick Welsh
Chair



Marlene Gafrick
Executive Secretary