MINUTES OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION

Thursday, August 28, 2014
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 3:07 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	A
Debra Blacklock-Sloan	P
David Bucek	P
Romulo Tim Cisneros	A
Ann Collum	P
John Cosgrove	P
Douglas Elliott	P
Jorge Garcia-Herreros	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 reviewed the Speaker Rules for the audience and also announced he wrote a letter to Planning and Development Director, Patrick Walsh expressing the HAHC and the public's frustration with the lack of enforcement of the Historic Preservation ordinance. He will also be appointing a sub-committee from the Historic Commission to work with the Planning Commission and Planning Department to review the Historic Preservation ordinance and possibly recommend some changes to City Council in the future. He also mentioned the vocal opposition of the Wheatley/E.O. Smith school demolition and asked Omar Izfar with the Legal Department to give a report next month on what the Commission can and can't do to prevent the demolition. He also encouraged each Commissioner to participate in each vote and to make motions to help move the meeting along.

DIRECTOR'S REPORT

The Director's report was given by Director, Patrick Walsh. Mr. Walsh updated the Commission on the decision of the Historic Commission that went before the Planning Commission on appeal and then on to City Council. The application for 1815 Cortlandt Street to relocate the home outside one of the Heights Historic Districts, City Council granted the appeal and overturned the denial of the certificate of appropriateness to relocate the home. The motion to overturn was made by the District Council Member where the property was located.

MAYOR'S CULTURAL LIAISON REPORT

The Mayor's Cultural Liaison report was given by Ms. Minnette Boesel, the Mayor's Assistant for Cultural Affairs. Ms. Boesel mentioned an exhibit at the Houston Public Library's Julia Ideson Building "The Founding of the Houston Public Library: Women's Clubs & Civic Activism at the turn of the Twentieth Century." Also, the Houston Arts Alliance is celebrating the East End and the opening of

the new Light Rail and will also be coordinating an exhibit at the Julia Ideson, "Stories of a Workforce: Celebrating the Centennial of the Houston Ship Channel" opening September 2.

APPROVAL OF THE JULY 17, 2014 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION MEETING MINUTES

Motion was made by Commissioner Stava, seconded by Commissioner Collum, to approve the July 17, 2014 Houston Archaeological and Historical Commission meeting minutes. Motion carried unanimously.

A. MONTHLY PRESERVATION TOPIC:

No presentation given due to long agenda.

B. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATIONS:

Motion was made by Commissioner Cosgrove, seconded by Commissioner Blacklock-Sloan to consider agenda items B-1, B-4, B-5, B-7, B-8, B-9, B-10, B-12, B-13, B-16, B-18, B-21, B-22, B-23, B-24, B-25, B-28, B-29, B-30, B-31, B-32, B-33, B-35, B-40, B-42 and B-43 together at this time. Motion carried unanimously.

1. 1001 McKinney St. – LM: City National Bank Bldg. – Alteration–Awning/Storefront
4. 1646 South Blvd. – Boulevard Oaks Historic District – Alteration–Garage
5. 3500 Audubon Pl. – Audubon Place Historic District – Alteration–Siding/Windows/Doors
7. 1808 State St. – Old Sixth Ward Historic District – Alteration–Siding/Windows
8. 1810 State St. – Old Sixth Ward Historic District – Alteration–Accessory Bldg.
9. 2013 Lubbock St. – Old Sixth Ward Historic District – Alteration–Window/Doors/Roof (Noncont)
10. 1807 Kane St. – Old Sixth Ward Historic District – Alteration–Porch/Windows
12. 1925 Washington Ave. – Old Sixth Ward Historic District – Alteration–Sign
13. 1701 Shearn St. – High First Ward Historic District – Alteration–Windows
16. 525 Bayland Ave. – Woodland Heights Historic District – Alteration–Porch *Revision*
18. 620 Woodland St. – Woodland Height Historic District – Alteration–Siding/Windows
21. 3012 Morrison St. – Woodland Heights Historic District – Alteration–Rear Addition
22. 530 Omar St. – Woodland Heights Historic District – Alteration–Windows (Noncont)
23. 1114 Peddie St. – Norhill Historic District – New Construction–Accessory Bldg.
24. 1123 E. 11th St. – Norhill Historic District – Alteration–Sign
25. 1137 Key St. – Norhill Historic District – Alteration–Windows/Porch
28. 1127 LeGreen St. – Norhill Historic District – Demolition–Garage
29. 1127 LeGreen St. – Norhill Historic District – New Construction–Garage
30. 4624 Norhill Blvd. – Norhill Historic District – Alteration–Roof
31. 812 W. Temple St. – Norhill Historic District – New Construction–Accessory Bldg.
32. 1209 Oxford St. – Houston Heights Historic District East – Alteration–Addition
33. 1209 Oxford St. – Houston Heights Historic District East – New Construction–Garage
35. 1820 Heights Blvd. – Houston Heights Historic District East – New Construction–Garage
40. 536 Harvard St. – Houston Heights Historic District South – New Construction–Garage
42. 1116 Tulane St. – Houston Heights Historic District West – New Const.–Accessory Bldg.
43. 1335 Rutland St. – Houston Heights Historic District West – New Construction–Garage

Motion made by Commissioner Collum, seconded by Commissioner Hellyer, to grant Certificates of Appropriateness. Motion carried unanimously.

2. 2236 Stanmore Drive – LM / T.H. McMahon House (Alteration–Roof) Pending Landmark
Not eligible to receive Certificate of Appropriateness due to the denial of the Landmark designation. Speakers: George Masterson, owner, Kelley Trammell and Stephanie Jones – supportive.

Motion was made by Commissioner Cosgrove, seconded by Commissioner Stava to take agenda item C.5 out of order and present at this time. Motion carried unanimously.

C. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION FOR:

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

5. Thompson H. McMahon House at 2236 Stanmore Drive

Motion made by Commissioner Elliott, seconded by Commissioner Blacklock-Sloan to deny the Landmark Designation of the Thompson H. McMahon House at 2236 Stanmore Drive. Motion carried with Commissioner Bucek, Commissioner Cosgrove and Commissioner Hellyer opposing.

The Commission returned to Agenda Item B.3 at this time and proceeded with the remaining agenda items.

Commissioner Bucek and Commissioner Elliott recused and left the room.

3. 303 Hawthorne St. – Westmoreland Historic District (Alteration–Windows *Revision)*
Motion was made by Commissioner Cosgrove, seconded by Commissioner Stava to grant the Certificate of Appropriateness for item B-3. Motion carried unanimously.

Commissioner Bucek and Commissioner Elliott returned.

6. 2110 State St. – Old Sixth Ward Historic District (Alteration–Addition *Revision*)
Motion was made by Commissioner Stava, seconded by Commissioner Bucek to grant the Certificate of Appropriateness for item B-6 with the conditions that the windows on the west elevation of the addition should be traditionally mounted 2-over-1 or 2-over-2 windows with true divided lights or 1-over-1 windows. Motion carried with Commissioner Cosgrove, Commissioner Elliott and Commissioner Hellyer opposing.
Speakers: Delina Lyon, owner – supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement.

11. 715 Henderson St. – Old Sixth Ward Historic District (Alteration–Sign)
Motion was made by Commissioner Collum, seconded by Commissioner Bucek to deny the Certificate of Appropriateness for item B-11. Motion carried unanimously.

14. 1809 Summer St. – High First Ward Historic District (Alteration–Windows)
Motion was made by Commissioner Bucek, seconded by Commissioner Blacklock–Sloan to deny the Certificate of Appropriateness for item B-14. Motion carried with Commissioner Cosgrove, Commissioner Elliott and Commissioner Hellyer opposing.
Speaker: Evan Michaelides, owner –supportive.

15. 107 North St. – Germantown Historic District (Alteration–Foundation)
Motion was made by Commissioner Bucek, seconded by Commissioner Cosgrove to grant the Certificate of Appropriateness for item B-15. Motion carried with Commissioner Blacklock-Sloan opposing.

17. 623 Highland St. – Woodland Heights Historic District (Alteration–Windows *Resubmittal*)
Motion was made by Commissioner Collum, seconded by Commissioner Stava to deny the Certificate of Appropriateness for item B-17. Motion carried with Commissioner Cosgrove, Commissioner Elliott, and Commissioner Hellyer opposing.
Speakers: Lisa Sparkes, owner and Bob Birner, applicant –supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement.

19. 521 Euclid St. – Woodland Heights Historic District (Alteration–Addition *Deferral*)
Motion was made by Commissioner Elliott, seconded by Commissioner Bucek to deny the Certificate of Appropriateness for item B-19. Motion carried with Commissioner Blacklock-Sloan and Commissioner Hellyer opposing.
Speakers: Robert Garner, owner and Stephen Heiman, applicant – supportive.

20. 528 Highland St. – Woodland Heights Historic District (Alteration–Addition *Revision*)
Motion made by Commissioner Blacklock-Sloan, seconded by Commissioner Collum to deny the Certificate of Appropriateness for item B-20. Motion carried with Commissioner Bucek, Commissioner Cosgrove and Commissioner Hellyer opposing.
Speaker: Michael Czapski, owner – supportive.

26. 941 Key St. – Norhill Historic District (Alteration–Door/Siding)
Motion was made by Commissioner Collum, seconded by Commissioner Bucek, to partially grant the Certificate of Appropriateness for item B-26 as follows: approve the installation of the French doors but deny the installation of the cementitious siding. Motion carried with Commissioner Elliott and Commissioner Hellyer opposing.
Speakers: Mary Beaver, owner – supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement.

27. 4102 Watson St. – Norhill Historic District (Alteration–Addition)
Motion was made by Commissioner Bucek, seconded by Commissioner Blacklock-Sloan to deny the Certificate of Appropriateness for item B-27. Motion carried with Commissioner Cosgrove, Commissioner Elliott and Commissioner Hellyer opposing.
Speakers: Dale Schmidt and Christy Schmidt, owners – supportive.

34. 1226 Heights Blvd. – Houston Heights Historic District East (New Construction–Residence *Revision*)
Motion made by Commissioner Elliott, seconded by Commissioner Collum to deny the Certificate of Appropriateness for item B-34. Motion carried with Commissioner Hellyer opposing and Commissioner Stava abstaining.
Speakers: Ali Afshari, applicant and Sue Lovell – supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement; Margaret Wallace-Brown, Deputy Director, Planning & Development Department.

36. 110 – 112 W. 12th St. – Houston Heights Historic District East (Alteration–Addition)
Motion was made by Commissioner Hellyer, seconded by Commissioner Elliott, to grant the Certificate of Appropriateness for item B-36. Motion carried unanimously.
Speaker: Johnathan Smulian –supportive.

37. 128 W. 17th St. – Houston Heights Historic District East (New Construction–Mixed Use *Resubmittal*)
Motion was made by Commissioner Collum, seconded by Commissioner Elliott to deny the Certificate of Appropriateness for item B-37. Motion carried with Commissioner Blacklock-Sloan and Commissioner Hellyer opposing.
Speakers: Timothy Kirwin – supportive; Johnathan Smulian - opposed.

38. 638 Heights Blvd. – Houston Heights Historic District South (Alteration–Addition)
Motion made by Commissioner Blacklock-Sloan, seconded by Commissioner Bucek to deny the Certificate of Appropriateness for item B-38. Motion carried unanimously.
Speakers: Gabrial Salazar, owner and Ignacio Flores, applicant – supportive.

39. 536 Harvard St. – Houston Heights Historic District South (Alteration–Addition)
Motion was made by Commissioner Hellyer, seconded by Commissioner Cosgrove, to grant the Certificate of Appropriateness for item B-39 with the conditions that the applicant retains the center front door and both porch columns. Motion carried unanimously.

41. 311 W. 13th St. – Houston Heights Historic District West (Alteration–Addition)
Motion was made by Commissioner Bucek, seconded by Commissioner Stava to grant the Certificate of Appropriateness for item B-41 with the conditions that the applicant modify the addition front gable roof to a hip roof and retain the following existing conditions - 2' foundation height, round front porch columns, and front gable eave returns. Motion carried with Commissioner Cosgrove, Commissioner Elliott and Commissioner Blacklock-Sloan opposing.

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

Motion made by Commissioner Hellyer, seconded by Commissioner Cosgrove to take the remaining Landmark Designation Applications together at this time. Motion carried unanimously.

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

1. Howard Oil Company Seedhouse at 1200 National Street

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

2. Magnolia Cemetery at 816 Montrose Boulevard

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

3. Emile Cuenod House at 2505 Pelham Drive

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

4. Margaret Wiess and James A. Elkins Jr. House at 3405 Meadow Lake Lane

5. Thompson H. McMahon House at 2236 Stanmore Drive
Was taken and acted on earlier in the meeting.

Motion made by Commissioner Cosgrove, seconded by Commissioner Blacklock-Sloan that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Howard Oil Company Seedhouse at 1200 National Street; the Magnolia Cemetery at 816 Montrose Boulevard; the Emile Cuenod House at 2505 Pelham Drive; and the Margaret Wiess and James A. Elkins Jr. House at 3405 Meadow Lake Lane. Motion carried unanimously.

IV. COMMENTS FROM THE PUBLIC AND THE HAHC:

Ida A. Powell requested the HAHC initiate a Landmark designation for the historic stately structure located at 1700 Gregg Street which dates back to the 1920's and housed the schools known as Phillis Wheatley, E.O. Smith and H. P. Carter. Notable graduates include Congress members Barbara Jordan and Mickey Leland, US Olympian George Foreman and a host of other professionals.

Reverend John Fields stated the E.O. Smith institution has great significance to the First Shiloh Missionary Baptist Church congregation and also asked the HAHC to adopt and grant the Historical designation. When the church was under construction, the congregation met at the E.O. Smith institution.

Minnette Boesel stated that 2236 Stanmore Drive is a significant house and was surprised it was recommended for denial as a Landmark Designation and will encourage the applicant to resubmit the application for the HAHC's reconsideration.

Commissioner Elliott stated for Landmark designation the applicant should understand if they want to make a case under any of those criteria they should be able to. Also, asked if the Wheatley High School would be on the agenda next month.

Bob Birner stated they were never given the opportunity to speak with the inspector and the applicant didn't get a chance to rebut when there are unlimited amount of rebuttals given to staff and the Commission doesn't extend the same courtesy to the applicant. Also, his information was deliberately withheld and was asked to provide an additional document on the day of the deadline.

V. ADJOURNMENT:

There being no further business brought before the commission, a motion was made by Commissioner Cosgrove, seconded by Commissioner Hellyer to adjourn the meeting 6:50 p.m.

Maverick Welsh
Chair

Patrick Walsh
Executive Secretary