

HISTORIC PRESERVATION APPEALS BOARD

Members

Truman Edminster, *Position One*

J.D. Bartell, Chair, *Position Two*

Douglas Elliot, *Position Three*

Vacant, *Position Four*

Tanya Debose, *Position Five*

Executive Secretary

Margaret Wallace Brown *Director, Planning & Development*

Agenda

Monday, May 10, 2021

9:00 a.m.

Join Microsoft Teams Meeting or via web at <https://bit.ly/3sKpKCz>

Or by phone [+1 936-755-1521](tel:+19367551521) or 281-925-7241

Conference ID: 647 912 3#

Download staff reports from [Meeting Documents at www.houstontx.gov/planning/Commissions/HPAB](http://www.houstontx.gov/planning/Commissions/HPAB)

Submit written comments 24 hours in advance to historicpreservation@houstontx.gov or call 832-393-6556

Contact: Roman McAllen, Historic Preservation Officer via Roman.Mcallen@houstontx.gov



SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Board members act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call 832-393-3000.

The public is encouraged to attend meetings and take an active interest in matters that come before the **Houston Preservations Appeals Board (HPAB.)** Anyone wishing to speak before the Board may do so. The Board has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Board should sign up to speak via phone 832-393-6556 or email historicpreservation@houstontx.gov, 24 hours in advance preferred.
2. Please note what agenda item you wish to speak on, or if you wish to make a general public comment.
3. You may also sign up to speak in the chat feature of Microsoft Teams, and either ask to speak, or write your comments there, which can be read into the record by staff.
4. All comments submitted in writing or by phone will be included in the agenda or read into the record by staff.
5. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are finished speaking, please mute yourself.
6. If a speaker wishes to discuss any subject not otherwise on the agenda, time is allowed under "public comments", after all other agenda items have been heard.
7. HPAB Appellants will be allowed to speak once and are allowed **five minutes** for an opening presentation.
8. All other speakers will be permitted **one minute** to address the Board.
9. No speaker is permitted to accumulate speaking time from another person.
10. Time devoted to answering any questions from the Board is not charged against allotted speaking time. The Board may extend any speaker's speaking time if it is the Board's judgment that additional time is needed to sufficiently discuss an item.
11. The Board reserves the right to limit speakers if it is the Board's judgement that an issue has been sufficiently discussed and additional speakers are repetitive.
12. The Board reserves the right to stop speakers who do not follow this established decorum.

Staff Use: Reference above and see a base at 020517 N:\PDDCET\CET_Boards\Support



Procedures for Appeals to the HPAB

The Historic Preservation Appeals Board (HPAB) may find in favor of the appellant only if it finds that the applicant has demonstrated it meets all appropriate criteria in accordance with Chapter 33 Section 33-253 of the City of Houston Code of Ordinances.

The HPAB has adopted the following procedural rules for hearing appeals from the HAHC:

1. Any supplemental materials that the appellant wishes the HPAB to consider must be submitted with the appeal request.
2. At the HPAB meeting, Planning Department staff will first summarize the project and provide the basis for the HAHC's decision.
3. The appellant will then have five minutes to present arguments for the granting of the appeal. The appellant may yield any amount of this time to other professionals retained by the appellant and directly associated with the project. Any other interested party may speak for one minute.
4. Comments should be limited to the ways in which the project meets the criteria.
5. The HPAB may ask questions at any time. Time devoted to answering any questions from the HPAB is not charged against allotted speaking time, nor is any time that may be used for translation, if needed. HPAB may vote to extend speaking time for any speaker.
6. The HPAB may amend the speaker rules at any time to ensure a timely and equitable appeal.

Historic Preservation Appeals Board

AGENDA
Monday, May 10, 2021
9:00 a.m.

Due to health and safety concerns related to the COVID-19 coronavirus, the HPAB will conduct meetings by videoconference for the duration of social distancing restrictions. The Board will be participating by videoconference using Microsoft Teams in accordance with the provisions of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for a two-way video/audio communication with the members of the HPAB. If social distancing is no longer required, the meeting will be held in the City Hall Annex Chambers, Public Level, 900 Bagby Street, Houston, Texas 77002.

To join this Houston Preservation Appeals Board (HPAB) meeting, please see the following options:

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Call to Order

Chair's Report

Director's Report

Approval of the March 15, 2021 Historic Preservation Appeals Board Minutes

- I. Consideration of and possible action on an appeal of the decision of the Houston Archaeological and Historical Commission on March 25, 2021 for a Certificate of Appropriateness for 603 Colquitt St in First Montrose Commons.
- II. Public Comment
- III. Adjournment

Minutes of the Houston Historic Preservation Appeals Board (HPAB)

(A recording of the full proceedings is on file with the Planning and Development Department)

March 15, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3siNYmQ>
9:00 a.m.

CALL TO ORDER

Chair J.D. Bartell called the meeting to order at 9:00 a.m. with a roll call vote and a quorum present.

J.D. Bartell, Chair

Tanya Debose Absent

Truman Edminster

Douglas Elliott

EXOFFICIO MEMBERS

Samantha Bruer, Archivist, Houston Metropolitan Research Center

Michael Kramer, Assistant Director, Planning and Development

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTORS REPORT

NONE

APPROVAL OF THE FEBRUARY 8, 2021 HISTORIC PRESERVATION APPEALS BOARD MEETING MINUTES

Motion was made by Board Member Edminster, seconded by Board Member Elliott, to approve the February 8, 2021 Historic Preservation Appeals Board Minutes. Motion carried unanimously.

I. CONSIDERATION OF AND POSSIBLE ACTION ON AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON DECEMBER 16, 2020 FOR A CERTIFICATE OF APPROPRIATENESS FOR 7934 WILMERDEAN – GLENBROOK VALLEY HISTORIC DISTRICT.

Staff recommendation: None. Presentation was given by Amanda Coleman.

Board action: Upheld the decision of the Houston Archeological and Historical Commission (HAHC) for 7934 Wilmerdean - Glenbrook Valley Historic District and requested that staff work with the applicant on a new application submittal.

Motion: **Elliott** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speaker: Yasania Salazar, applicant/owner – supportive.

II. PUBLIC COMMENT

Board Member Edminster asked staff when homeowners in Glenbrook Valley would be given guidelines to assist them to turn a garage into living space.

III. ADJOURNMENT

There being no further business brought before the Board, Chair J.D. Bartell adjourned the meeting at 9:28 a.m. Motion was made by Board Member Edminster and seconded by Board Member Elliott. Motion carried unanimously.

J.D. Bartell
Chair

Nicole Smothers
Acting Executive Secretary