

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 6/21/2021

ITEM: I

APPLICANT: Nereyda Villanueva, owner

PROPERTY ADDRESS: 8435 Glencrest Street

LEGAL DESCRIPTION: Lot 22, Block 12, Section 6, Glenbrook Valley Subdivision

HISTORIC DISTRICT: Glenbrook Valley Historic District

Project Summary:

On May 20, 2021 HAHC meeting, the applicant requested a Certificate of Appropriateness (COA) for:

Alteration – windows, door, column, siding, shutters – work without a COA

- Removal of original aluminum windows at front elevation, front door, ornamental metal column, shutters, and siding.
- Replacement windows do not match lite patterns or material of original; replacement front door also does not align with the traditional ranch style of the home.

The work was completed without a COA prior to applying to the HAHC.

At their January 2021 meeting, the Houston Archaeological and Historical Commission (HAHC) reviewed the applicant's request for a Certificate of Appropriateness, denied the application and issued a Certificate of Remediation (COR) to replace door for a appropriate style, replace windows with appropriate aluminum material with same lit patten as historic (see inventory photo), reinstall ornamental metal column at front entrance. Applicant to work with staff on appropriate replacements.

In the report to the HAHC, staff recommended denial due to not satisfying criteria 1.b of section 33-241 for alterations to non-contributing structures and HAHC accepted staff's recommendation.

HAHC voted to deny the Certificate of Appropriateness and issued a COR to replace the openings and column more appropriate replacements. The vote passed with two abstentions from Commissioners Collum and Sepulveda.

In accordance with Chapter 33 Section 33-253, the applicant is appealing the decision. The applicant requests a reversal of the decision from the HAHC to the Historic Preservation Appeals Board (HPAB). Applicant seeks a modification of the COR in order to keep the work already completed due to safety concerns and financial hardship.

Charge to the Historic Preservation Appeals Board:

According to Section 33-253. (c):

"The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness."

Property Description:

Non-Contributing Traditional Ranch Style built circa. 1959 in the Glenbrook Valley Historic District

Exhibits:

1. Action report from HAHC meeting of May 20, 2021
2. Unofficial Transcript of HAHC meeting of May 20, 2021
3. Draft minutes of May 20, 2021 meeting of the HAHC

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Criteria of Approval:

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

Replacement windows do not match lite pattern or material of original windows that correspond with the style of the traditional ranch home. Replacement Door does not match the materials or character of traditional ranch style home. Removal of the column does not match the architectural features. Horizontal siding does not match the features or character of this home.

- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.]

In the report to the HAHC, staff recommended denial due to not satisfying criteria 1.b of section 33-241 for alterations to non-contributing structures and HAHC accepted staff's recommendation.

Applicant's Grounds for Appeal:

Safety concerns and economic hardship

Exhibits:

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HISTORIC DISTRICT: Glenbrook Valley Historic District

City of Houston Code of Ordinances, appeal of decisions of the HAHC:

Sec. 33-253. Appeal.

- (a) The Historic Preservation Appeals Board ("HPAB") is hereby created. The HPAB shall consist of 5 members and shall consist of two former members of the planning commission, two former members of the HAHC, and one citizen representative that has not served on either commission. Each member shall have extraordinary knowledge and experience in the archaeological, architectural, cultural, social, economic, ethnic or political history of the city, and must have a known and demonstrated interest, competence, or knowledge in historic preservation within the city. Members of the HPAB shall be appointed by the mayor, subject to confirmation by the city council. Each member shall serve for a term of two years and shall hold over until the member's successor is appointed. A member may be appointed to serve consecutive terms. The director, or in his absence or inability to act, a deputy director or assistant director of the department shall serve as a non-voting, ex officio member and as executive secretary to the HPAB. Three members of the HPAB shall constitute a quorum; however, in the event of vacancies on the HPAB, a majority of the members of the HPAB shall constitute a quorum. The HPAB shall elect its own chair and vice-chair. The mayor shall assign a staff member to serve as a liaison between the HPAB and the mayor's office. The HPAB shall adopt rules, procedures, and schedules for meetings as are necessary or convenient to accomplish the purposes of this article, and shall meet as needed when notified by the director of an appeal from a decision of the HAHC.
- (b) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the HPAB by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision, or in the case of an application for a certificate of appropriateness for demolition, the notice of appeal may be filed with the director not earlier than 90 days after the denial of a certificate of appropriateness by the HAHC as provided for in section 33-247(f) of this Code and not later than 120 days after the denial by HAHC. The director shall notify the members of the HPAB of the receipt of a notice of appeal and shall schedule a meeting of the HPAB to consider the appeal.
- (c) The HPAB shall consider the appeal within 45 days after a notice of appeal is filed with the director. The HPAB shall consider the application, the findings of the HAHC, written comments from the public, and any evidence presented at the meeting at which the appeal is considered. The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness. If the HPAB does not make a decision on the appeal within 45 days after a notice of appeal is filed with the director, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.
- (d) The director shall provide the applicant with notice of the time and place of the meeting at which each appeal will be considered by mail no less than ten days before the date of the meeting.
- (e) An applicant aggrieved by a decision of the HPAB may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of section 2-2 of this Code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the HPAB. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

Exhibits:

1. Action report from HAHC meeting of May 20, 2021
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3. Draft minutes of May 20, 2021 meeting of the HAHC

CERTIFICATE OF APPROPRIATENESS

Applicant: Nereyda Villanueva, owner

Property: 8435 Glencrest Street Lot 22, Block 12, Section 6, Glenbrook Valley Subdivision and Historic District. 2,542 sq ft home situated on a 10,602 square foot interior lot.

Significance: Non-Contributing Traditional Ranch Style built circa. 1959 in the Glenbrook Valley Historic District.

Proposal: Alteration – windows, door, column, siding, shutters – work without a COA

- Removal of original aluminum windows at front elevation, front door, ornamental metal column, shutters, and siding.
- Replacement windows do not match lite patterns or material of original; replacement front door also does not align with the traditional ranch style of the home.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria , Issuance of a COR to replace door for a more appropriate style, replace windows with appropriate aluminum material with same lite pattern as historic (see inventory photo), reinstall ornamental metal column at front entrance. Applicant to work with staff on appropriate replacements.

HAHC Action: Denied

Does not satisfy criteria , Issuance of a COR to replace door for a more appropriate style, replace windows with appropriate aluminum material with same lite pattern as historic (see inventory photo), reinstall ornamental metal column at front entrance. Applicant to work with staff on appropriate replacements.

CERTIFICATE OF REMEDIATION

Basis for Issuance: HAHC Approval

Effective: May 20, 2021



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

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

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Replacement windows do not match lite pattern or material of original windows that correspond with the style of the traditional ranch home. Replacement Door does not match the materials or character of traditional ranch style home. Removal of the column does not match the architectural features. Horizontal siding does not match the features or character of this home.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

PROPERTY LOCATION

Glenbrook Valley



**8435
Glencrest
Street**

INVENTORY PHOTO



CURRENT PHOTO



**GOOGLE STREET VIEW C. 2017 –
SHOWING BURGLAR BARS AROUND ENTRANCE FOR SAFETY**



CURRENT PHOTO



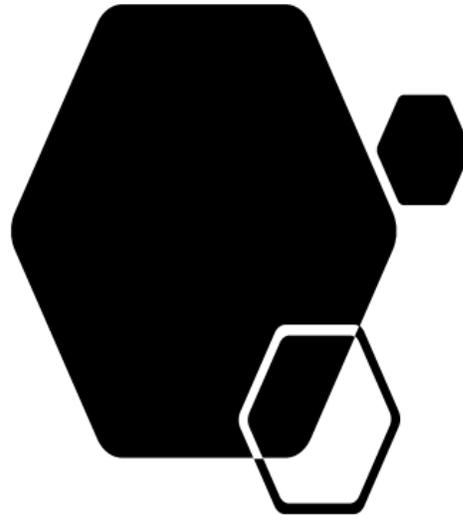


INSPECTION REPORTS:

8435
Glencrest
St

Inspector: H51

Date: 03-24-21







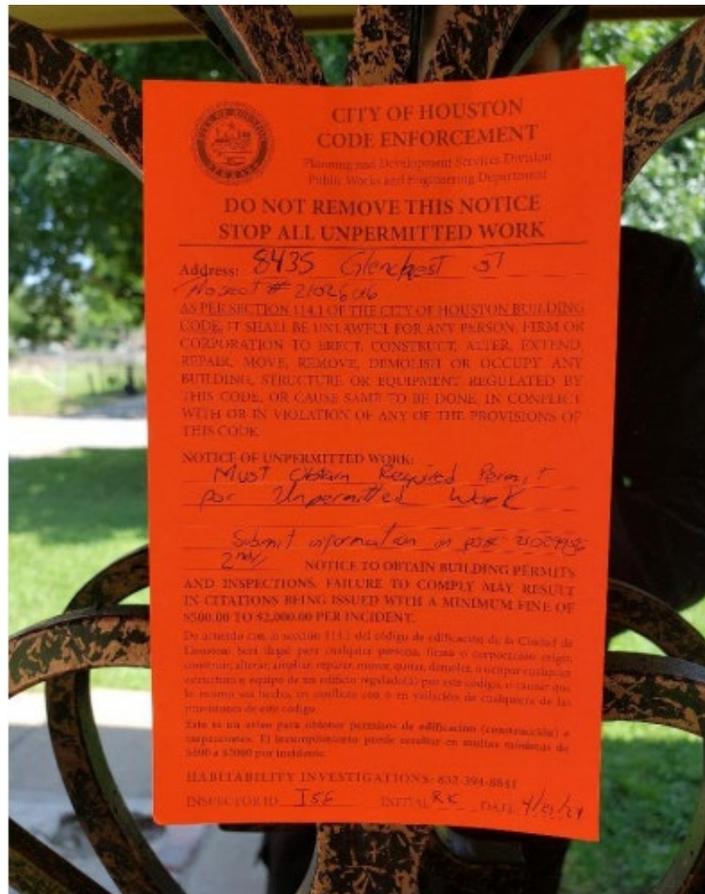
8435

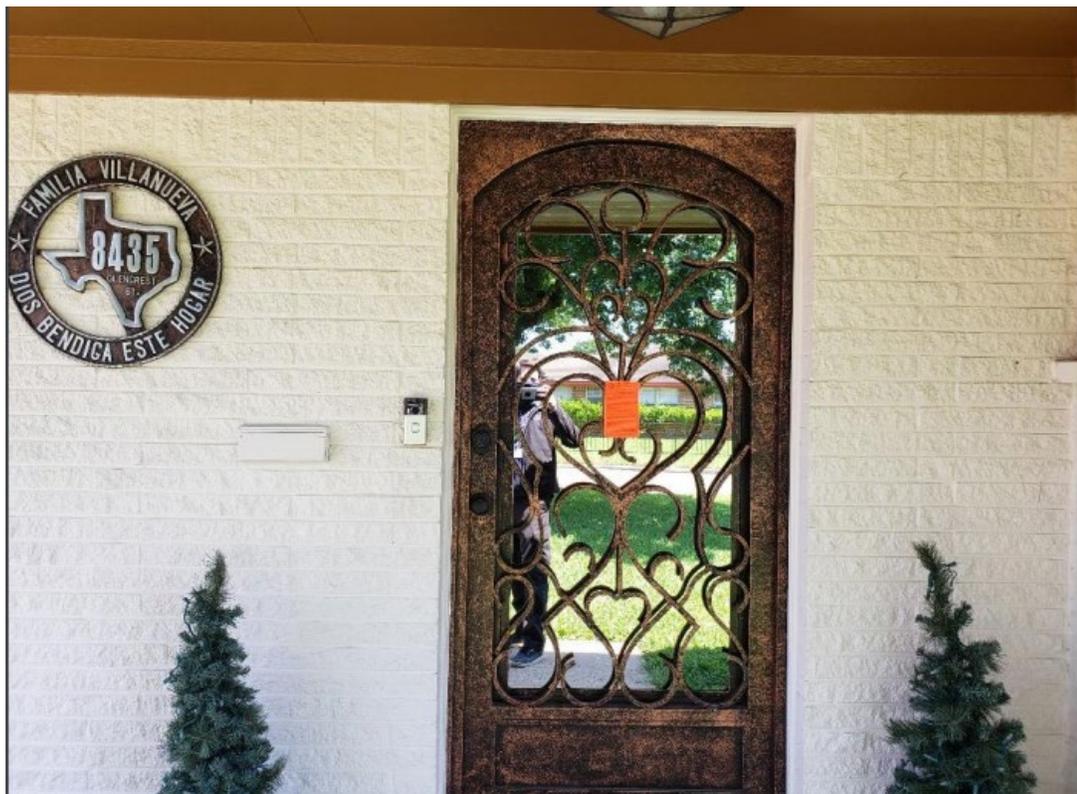
GLENCREST

2ND NOTICE

Investigation
Inspector I56
Date: 4/21/21







May 20, 2021 HAHC Unofficial Transcript of Discussion of Item D.10

8435 Glencrest Street – Glenbrook Valley Historic District (GBV)

Staff member Amanda Coleman: I present for your consideration Item D.10 – 8435 Glencrest in Glenbrook Valley. It is a non-contributing traditional ranch style built circa 1959. The applicant is applying for an alteration. They proceeded with work without a COA [Certificate of Appropriateness]. The owner has removed three original aluminum windows at the front elevation, the front door, an ornamental metal column which had existed to the left of the front door, shutters and siding which was originally vertical to a horizontal. The replacement windows do not match the lite patterns of the original. As you can see in this photo, this is the inventory photo and this is the current photo. Within the time the district was established and today, there was a burglar bar arrangement here in the front entrance which has been removed along with that original column. Here you can see the two inspections: one on March 24th, the first one, and another on April 21st. Staff recommends denial and an issuance of a COR [Certificate of Remediation] to restore the three windows at the front, the front door, and the ornamental column to something more appropriate. They may retain the siding they've replaced and not have to restore the shutters. This concludes staff's presentation. The owner, Ms. Villanueva, should be on the line. It may show up as Gustavo on the screen name, but she should be on the line if there are any questions.

Chair Minnette Boesel: Thank you. Commissioners, are there any questions of staff? (no response) Alright, we do have Ms. Villanueva. Are you present?

Homeowner Villanueva: Hi, yes I am.

Chair Boesel: Thank you for being here. If you wouldn't mind, could you spell your name please? First and last name for the record.

Homeowner Villanueva: Yes, it Nereyda. N-E-R-E-Y-D-A. Last name Villanueva. V-I-L-L-A-N-U-E-V-A

Chair Boesel: Hey, I was close. Thank you. Go ahead, please.

Homeowner Villanueva: I'm the homeowner of the home that you're seeing. I've lived there for about 10 years with my husband and my three boys. We love our home. Regarding the recent changes made to the home, they were made to maintain it and for security reasons. I do say security reasons because we have had two break-ins. The door was kicked down and it broke the frame of the door as well. After the second break-in, that's when we decided to install the burglar bars. They were not there when we first purchased the home. The new door that we did put up is made out of the same material as the burglar bars. It just gives us peace of mind. My husband does work out of town throughout the year and I do stay home with my three boys. Regarding the window, the glass was very thinned out when we purchased it. We never replaced it. It did break once and we did repair it with plexiglass. The second time it just randomly shattered in the middle of the night. That's when we decided to go ahead and replace the window. The window was kept in the same dimensions. We kept the same three panel that it had previously. The windows previously would not open and they do not open now. No brick was taken down to make any of the changes. I hope that you take all of this into consideration when making your decision. Our repairs were done to protect our home and to maintain it. We were unaware of the

entire process that it was for us to make these changes. That's why we did them before we knew of any of this and this is why I'm here trying to correct all of that. I hope that you do see that we are trying to do things correctly and I thank you for your time.

Chair Boesel: Thank you very much for your time and coming before us. Are there any questions for our speaker? (no response) Alright, any other comments or questions for staff?

Commissioner Steven Curry: Madam Chair?

Chair Boesel: Commissioner Curry.

Commissioner Curry: Could we zoom out on the current slide to see the current photo? It doesn't show on my screen. Thank you. One question I have related to this...First of all, a question for Roman McAllen perhaps. Burglar bars are beyond our purview, yes?

Historic Preservation Officer Roman McAllen: Yes.

Commissioner Curry: But now I'm curious, are there burglar bars currently on the house or not?

Officer McAllen: If that's for me, Commissioner Curry, I see that they do still have some bars on the interior on the right elevation on the lower part of what you're seeing.

Commissioner Curry: Right, but apparently not at the porch, which is an issue related to the door perhaps.

Officer McAllen: I believe, Commissioner Curry, they put forth a steel door with a decorative, ornamental bar.

Commissioner Curry: I see, thank you.

Commissioner Rhonda Sepulveda: Madam Chair, this is Commissioner Sepulveda. I'd like to make a comment.

Chair Boesel: Go ahead:

Commissioner Sepulveda: Mrs. Villanueva, I appreciate your candor on the risks that happened at your home. I'm familiar with this area and there is a high crime risk, but it seems like there are adequate safeguards for the family. But I am familiar with the crime rate in that area.

Commissioner Ann Collum: If I may, the crime rate is on Broadway, not so much in the neighborhood.

Homeowner Villanueva: Can I speak on that? I'm the owner.

Chair Boesel: Yes, please go ahead.

Homeowner Villanueva: We are in the surrounding area. My house is very close to Rockhill, which is where a park is. It's connected to Broadway and that's where there is a lot of activity so just because I am not directly on the Broadway or the Belfort area does not mean that activity does not happen. There are police reports that I personally made with what had happened with our home. It is very unsettling to know that someone walked through your home while you were not there. I'm glad I was not there with my children but it is a very unsettling feeling when you get home and you see footprints. I say footprints because the last time they broke in, it had been raining so you could see their footprints going all around

the house. They entered one door and exited out the other. I know that we're just speaking about a door and a window but that is the reason why we decided to make the change specifically on the door. It is for security for us, like I mentioned. I know that we are not directly off Broadway but we are very close and that does not mean that there isn't activity in our neighborhood.

Commissioner Dominic Yap: Madam Chair, Commissioner Yap with a question for the presenter, Ms. Coleman. Amanda?

Staff member Coleman: Yes, this is staff member Coleman.

Commissioner Yap: Amanda, can you please put back the summary page on what was the issue and what was recommendation?

Staff member Coleman: Sure. The recommendation was denial because they worked without a COA and it does not satisfy the criteria. There's a request for an issuance of a COR to replace the door for a more appropriate style, replace windows with a more appropriate aluminum material and matching lite pattern as historic, and reinstall ornamental metal column at the front entrance. Applicant will work with staff on appropriate replacements.

Commissioner Yap: OK. Based on what I see here, the issue and the recommendation have to do with materials of a door or the material of a window as well as the lite patterns of the window. I do not see anything here related to safety and security. These items were replaced with inappropriate materials. Am I making a wrong assumption here? Can you please clarify? Thank you.

Staff member Coleman: Hi Commissioner Yap. I'm not totally sure what you're asking. When we look at the criteria, I'm looking purely at the language there so architectural features, materials, and character. And so that's where my recommendation comes from.

Commissioner Yap: Right so my point is we're talking about how these replacements were inappropriate because of materials, right?

Staff member Coleman: Mhmm.

Commissioner Yap: But why were we going on about the safety and security aspect of the house?

Staff member Coleman: Because that is the homeowner's reasoning for wanting to change them. Unfortunately, she wasn't aware of our full process and worked without a COA. That's just her reasoning. We didn't add that as part of the report, but that's her personal expression to you as commissioners.

Commissioner Yap: Thank you for clarifying that for me.

Commissioner David Bucek: One thing I'm having trouble with in all of this, having been on this commission for many years, is the number of homes in Glenbrook Valley that appear to be not aware that they're in a historic district and that there's a process to change these items like windows and doors. Again, I am very aware that the bulletins that go out in the district make it very clear in both Spanish and English that this is the case. I understand the reasons why the applicant wanted to make a change but I'm having trouble, given my personal knowledge of how often this information is communicated to folks living in this neighborhood and once again we're hearing another story of

coming back to the commission after the fact, which makes it more difficult frankly. I'm sure Commissioner Collum can elaborate.

Commissioner Collum: Correct. The newsletter goes out monthly to all residents in Spanish and in English. From checking the records, she moved in in March 2011, which we are coming up on our 10-year anniversary in June, so she's been for all of these 10 years getting newsletters with this information.

Chair Boesel: And as we know this is part of the windows task force that several commissioners are serving on to address this entire issue.

Commissioner Curry: Madam Chair?

Chair Boesel: Commissioner Curry.

Commissioner Curry: Yes, and maybe some of that preliminary work can be used to apply to a better circumstance here in terms of options for window replacement which will provide security as well as appropriateness in terms of appearance. I would just point out that the same is true of the door. Certainly, a door that provides as much or more security as the one that's on the house now could be installed to be appropriate in style and still be steel and still be visually appropriate.

Chair Boesel: Are there any other questions or comments? Or a motion?

Commissioner Yap: I move to accept staff's recommendation.

Chair Boesel: Thank you. A motion to accept staff's recommendation for denial with the issuance of a COR.

Commissioner Charles Stava: Second.

Chair Boesel: Commissioner Stava seconds the motion. Any other comments or questions on the motion? It will include a COR. (no response) All in favor of the motion?

Commissioners: Aye.

Chair Boesel: Any opposed?

Collum: Abstains.

Chair Boesel: Alright, one abstention.

Sepulveda: Abstains.

Chair Boesel: Alright, two abstentions. Thank you. The motion does carry. Again, this house is listed as non-contributing but could certainly be, given the age on it, a contributing structure now. That concluded the COA agenda.

Minutes of the Houston Archaeological and Historical Commission

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

May 20, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3nHKUjb>

2:00 p.m.

CALL TO ORDER

Chair Minnette Bickel Boesel called the meeting to order at 2:00 p.m. with a roll call vote and a quorum present.

Minnette Bickel Boesel, Chair

David Bucek, Vice Chair

Steven Curry

Arrived at 2:10 p.m. before approval of the minutes

Ann Collum

John Cosgrove

Left at 2:51 p.m. after item C

Ashley Elizabeth Jones

Ben Koush

Stephen McNiel

Absent

Rhonda Sepulveda

Arrived at 2:26 p.m. during item A

Urmila Srinivasan

Absent

Charles Stava

Beth Wiedower Jackson

Dominic Yap

EXOFFICIO MEMBERS

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center

Marta Crinejo, Mayor's Liaison

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

Minnette Boesel announced the Heritage Society's closing commemoration of the centennial of Women's Rights to Vote event.

DIRECTOR'S REPORT

Margaret Wallace Brown welcomed Councilmember David Robinson to address the Commission. He thanked the Commission. She then commented about the Conservation District Task Force activities with the Livable Places Committee. She reported approving 7 administrative Certificates of Appropriateness (COA's), which are in addition to the items being considered today. She also reported that there were 8 pre-application design review applications to staff, and that a May 10 appeal regarding windows at 603 Colquitt was upheld by the Appeals Board with conditions. City Council passed a protected landmark for the house at 1918 Crockett Street.

MAYOR'S LIAISON REPORT

NONE

APPROVAL OF THE APRIL 22, 2021 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission action: Approved the April 22, 2021 Houston Archaeological and Historical Commission (HAHC) meeting minutes.

Motion: **Stava** Second: **Cosgrove** Vote: **Carried** Abstaining: **Yap**

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON PROPOSED BRUNNER-HARMONIUM HISTORIC DISTRICT

Motion by Commissioner Yap, seconded by Commissioner Stava, to approve the Brunner-Harmonium Historic District, and forward it to City Council. Motion carried unanimously. Speakers: Sanea Sakhyani, applicant, Catherine Anspen and Marlene Beita – supportive; Hilary Tyson – opposed. Karen Hallett, Mary Trevino – position not stated.

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE BRENT HOUSE AT 7977 TATE STREET, HOUSTON, TEXAS 77028

Motion by Commissioner Yap, seconded by Commissioner Wiedower-Jackson, to approve the protected landmark designation application for the Brent House at 7977 Tate Street, Houston, Texas 77028, and forward it to City Council. Motion carried unanimously. Speakers: Sanea Sakhyani, applicant and Dr. Rosalyn Francis – supportive.

C. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE MR. AND MRS. ALFRED E. REIDL HOUSE AT 3428 PIPING ROCK LANE, HOUSTON, TEXAS 77027.

Motion by Commissioner Bucek, seconded by Commissioner Cosgrove, to approve the protected landmark designation application for the Mr. and Mrs. Alfred E. Reidl House at 3428 Piping Rock Lane, Houston, Texas 77027, and forward it to City Council. Motion carried unanimously.

D. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS FOR CONSENT AGENDA

D-1. 1110 W Gray St – Alteration - Sign – Quality Landry Building – Approve

D-2. 1828 Cortlandt St – New Construction - Garage or Carport – Houston Heights East – Approve

D-7. 803 Bayland St – Alteration - Addition, Siding or Trim, Doors, Windows, Porch or Balcony – Woodland Heights – Approve

D-8. 707 Marshall St – Alteration - Addition – Audubon Place – Approve

D-9. 711 Kipling St – Alteration - Addition – Audubon Place – Approve

D-11. 917 Heights Blvd – Alteration - Siding or Trim, Doors, Windows, Porch or Balcony – Houston Heights South – Approve

D-12. 1311 Tulane St – Alteration - Addition, Other – Houston Heights West – Approve

Motion was made by Commissioner Curry, seconded by Commissioner Bucek, to consider items **D-1, D-2, D-7, D-8, D-9, D-11 and D-12** together. Motion carried unanimously.

Motion was made by Commissioner Weidower-Jackson, seconded by Commissioner Yap, to accept staff recommendations for items **D-1, D-2, D-7, D-8, D-9, D-11 and D-12**. Motion carried unanimously.

D-3. 1828 Cortlandt St – Alteration - Addition, Foundation, Other – Garage or Carport – Houston Heights East

Motion by Commissioner Collum, seconded by Commissioner Koush, to approve the Certificate of Appropriateness for item D-3. Motion carried unanimously.

D-4. 720 W Cottage St – Alteration - Addition, Foundation, Siding or Trim, Doors, Windows, Porch or Balcony, Roof – Norhill

Motion by Commissioner Sepulveda, seconded by Commissioner Curry, to approve the Certificate of Appropriateness for item D-4, with the condition that the applicant install a vertical trim piece at the west elevation separating the original historic home from the addition. Motion carried with Commissioner Yap opposing and Commissioner Stava abstaining. Speaker – Laura Michaelides, – supportive. Annie Richardson – position not stated.

D-5. 8007 Colgate St – Change of Designation – Glenbrook Valley – Deny

Motion by Commissioner Curry, seconded by Commissioner Jones, to deny the Change in Designation for item D-5. Motion carried unanimously.

Speaker – Stephen Stovall, owner – supportive.

D-6. 1027 Peddie St – Alteration - Addition – Norhill – Approve

Motion by Commissioner Yap, seconded by Commissioner Jones, to approve the Certificate of Appropriateness for item D-6, with the condition that the two second floor windows on the front façade be 1/1 double hung. Motion carried with unanimously.

Speaker – Daniel Huitrado, owner – supportive.

D-10. 8435 Glencrest St – Alteration - Windows, Doors – Glenbrook Valley – Deny

Motion by Commissioner Yap, seconded by Commissioner Stava, to deny the Certificate of Appropriateness for item D-10 and issue a Certificate of Remediation. Motion carried with Commissioner Collum and Sepulveda abstaining.

Speaker – Nereyda Villanueva, owner – supportive.

E. COMMENTS FROM THE HAHC

Commissioner Curry thanked staff for their help. Commissioner Curry and Boesel asked for any updates regarding the historic case before the Texas Supreme Court.

Commissioner Yap asked Roman McAllen why the number of COAs have dropped from the agenda, asked the Director about the status of the Cohn house being moved.

F. HISTORIC PRESERVATION OFFICER'S REPORT

Roman McAllen mentioned upcoming meetings for 3 sets of design guidelines, and about Freedman Town activity. He thanked the windows subcommittee for working with staff and participating on a tour.

G. ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 4:13 p.m.

Minnette Bickel Boesel
Chair

Margaret Wallace Brown
Executive Secretary