

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 7/11/2022

ITEM: I

APPLICANT: Soo Eaker, owner; Juan Castillo, agent
PROPERTY ADDRESS: 603 Euclid St
LEGAL DESCRIPTION: Lot 16; Block 27 Woodland Heights
HISTORIC DISTRICT: Woodland Heights Historic District

Project Summary:

On April 25, 2022, the applicant requested a Certificate of Appropriateness (COA) to remodel existing duplex into a single-family residence by adding a rear addition to connect to existing one story detached garage and a small side addition.

The Houston Archaeological and Historical Commission (HAHC), at the May 19, 2022 meeting, reviewed the applicant's request for a Certificate of Appropriateness and approved the application with the condition that the existing front door location and entry window not be altered. The vote was 9 in favor and 1 opposed.

In accordance with Chapter 33 Section 33-253, the applicant is appealing the decision to the Historic Preservation Appeals Board (HPAB).

Charge to the Historic Preservation Appeals Board:

To be approved, an *alteration* must meet all 11 criteria for approval found in Chapter 33 Section 33-241.

The applicant has the burden of proof to demonstrate that the project meets all applicable criteria for approval. Unless the HPAB finds that the project meets all criteria, it must uphold the decision of the HAHC. If the HPAB upholds the HAHC decision, the applicant may return to HAHC with a new or revised application for a more appropriate design or may appeal further to City Council.

Project Description:

Contributing duplex residence, constructed circa 1920, located in the Woodland Heights Historic District.

- Total square footage to be added is 351 square feet
- Remove synthetic siding and restore original wood siding underneath
- Restore original wood windows
- Proposes to change the front door original location.

Basis for the Houston Archaeological and Historic Commission's decision:

- Within city historic districts, exterior changes visible from the right-of-way must be approved by HAHC.
- Alterations and additions to Contributing Structures are reviewed according to 11 criteria found in Chapter 33-241(a) of the Code of Ordinances. To issue a Certificate of Appropriateness the HAHC must find that all eleven criteria are met.
- In following the criteria, the HAHC is required by ordinance to use only the 11 criteria in evaluating proposed additions to contributing structures. In applying these criteria, the HAHC is to look at existing contributing buildings within the context area (blockface and opposing blockface) for compatibility, as the historic structures define the neighborhood character that is to be preserved. The HAHC is not to consider new construction as evidence of what is appropriate for additions to historic structures.

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- Additions should be compatible with the size, scale, material and character of the historic house and neighborhood. The impact of the addition on the original structure should be minimized both physically and visually as much as possible. Where visible from the right-of-way, the addition should be designed to be visually subordinate to the original structure. To achieve this, additions should be designed with simple massing, simple roof shapes, and a clean and minimal connection to the existing structure. A clear delineation should be made between new and old so that the form of the original structure is still obvious. The original exterior shape, materials and original physical presence from the public right-of-way should be retained as much as possible.
- A two-story addition to a one-story house may be appropriate but should be hidden from view as much as possible. Second story additions should be set back as far as possible from the front facade of the house and should not be taller than the typical height of structures within the historic district.
- Additions built on top of historic structures are generally inappropriate for several reasons. They have high visibility from the street and change the essential historic character of the house by adding another full or partial story. They also require reframing of the walls in order to support the extra load of the addition on top of the structure, a process that frequently results in a considerable loss of the original historic fabric, including whole sections of the exterior walls. When the addition starts over a row of existing windows, even more of the wall must be reframed than normal. Additions on top of historic houses are generally so structurally invasive that they are irreversible.
- Loss of original material on the front façade violates Sec.33-241. (9) The proposed design for any exterior alteration or addition must not destroy significant historical, architectural, archeological or cultural material, including but not limited to siding, windows, and porch elements.

Criteria of Approval:

Alterations: To *alter* a contributing structure, the project must meet 11 criteria found in Section 33-241. These criteria are:

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;

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7. The proposed replacement of missing 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.

The HAHC determined that the proposed alterations to the front entry area of the home would result in a loss of original material on the front façade and thereby violates Sec.33-241. (9) above, namely “The proposed design for any exterior alteration or addition must not destroy significant historical, architectural, archeological or cultural material, including but not limited to siding, windows, and porch elements.”

The HAHC approved a COA with the condition that the front door and front facing pair of windows remain.

Please see *Exhibit A – May 19, 2022, Action Report* for project details and analysis.

Applicant’s Grounds for Appeal:

Per the applicant:

“The original entry door in the corner is a function of the duplex configuration. In an effort to convert the duplex, relocating the front entry door will accommodate an updated and private living arrangement. We propose to reuse the existing opening and materials to accomplish this. We feel that the careful reconfiguration of the entry does not distract from the overall appropriateness of the restoration.”

Basis for the Applicant’s appeal:

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

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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.

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EXHIBIT A:

MAY 2022 HAHC ACTION REPORT
(INCLUDING PROJECT DETAILS AND STAFF ANALYSIS)

DRAFT

CERTIFICATE OF APPROPRIATENESS

Application Date: April 25th, 2022

Applicant: Juan Castillo, agent for Soo Kim, owner

Property: 603 Euclid Street, Lot 16, Block 27, Woodland Heights Subdivision. The property includes a historic 2,113 square foot two-story multi-family residence situated on a 5,000 square foot corner lot.

Significance: Contributing duplex residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration—Applicant proposes remodel existing duplex into a single-family residence by adding a rear addition to connect to existing one story detached garage and a small side addition.

- Total square footage to be added is 351 square feet
- Remove asbestos siding and restore original wood siding underneath
- Restore original wood windows
- Proposes to change the front door original location.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: keep front door location and front entry window locations, and keep the lower set of double windows on the west elevation.

HAHC Action: Approved with Conditions: Applicant to keep front door location and front entry window location

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 19, 2022



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.

District Map

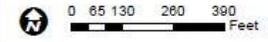
Woodland Heights Historic District

Historic District Boundary

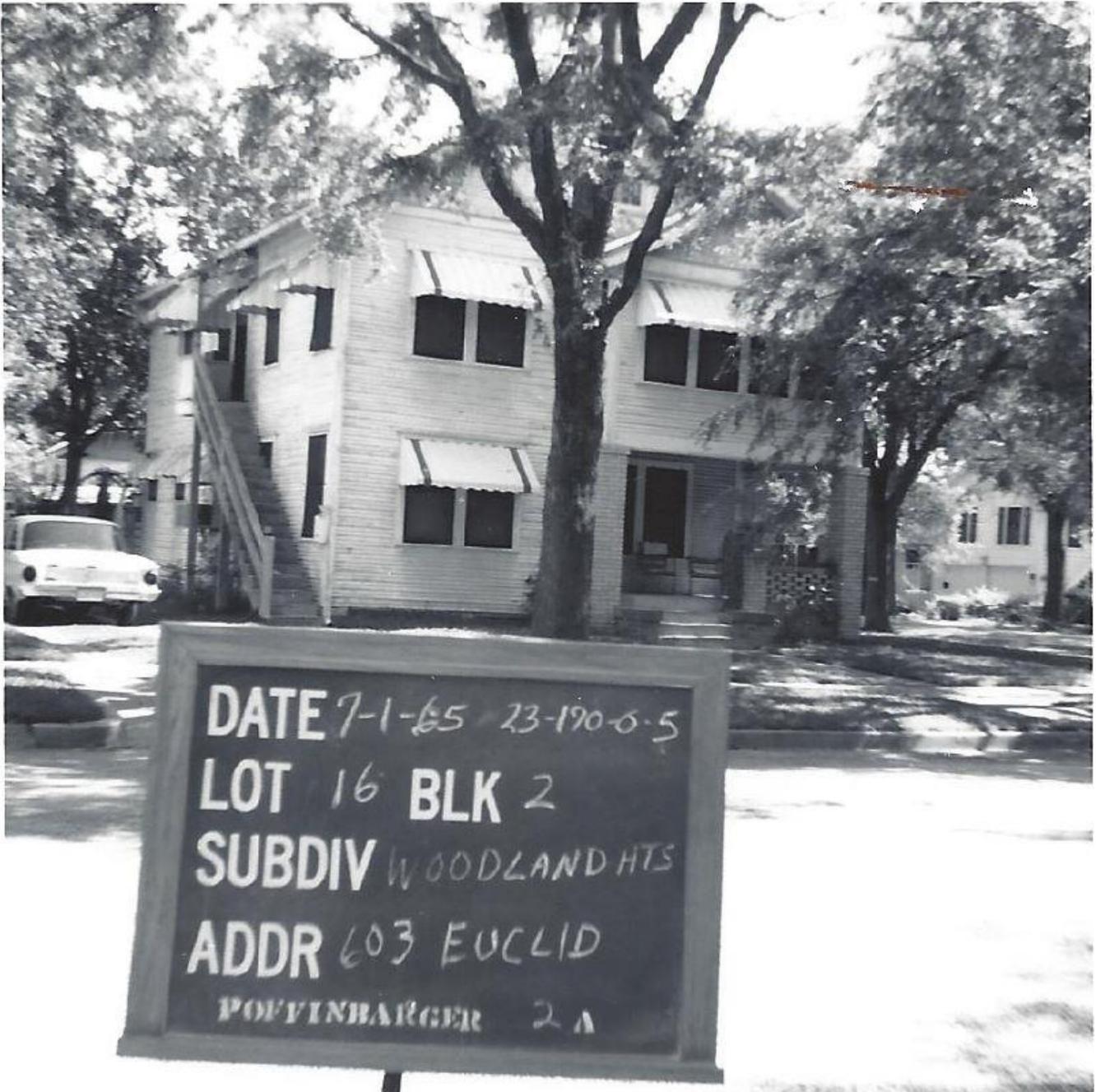
Building Classification

- Contributing
- Non-Contributing

Established: July 29, 2011
 Source: GIS Services Division
 Date: March 11, 2014
 Reference: pj17480



Historic Photograph - 1965



(Harris County Archives)

Inventory Photograph

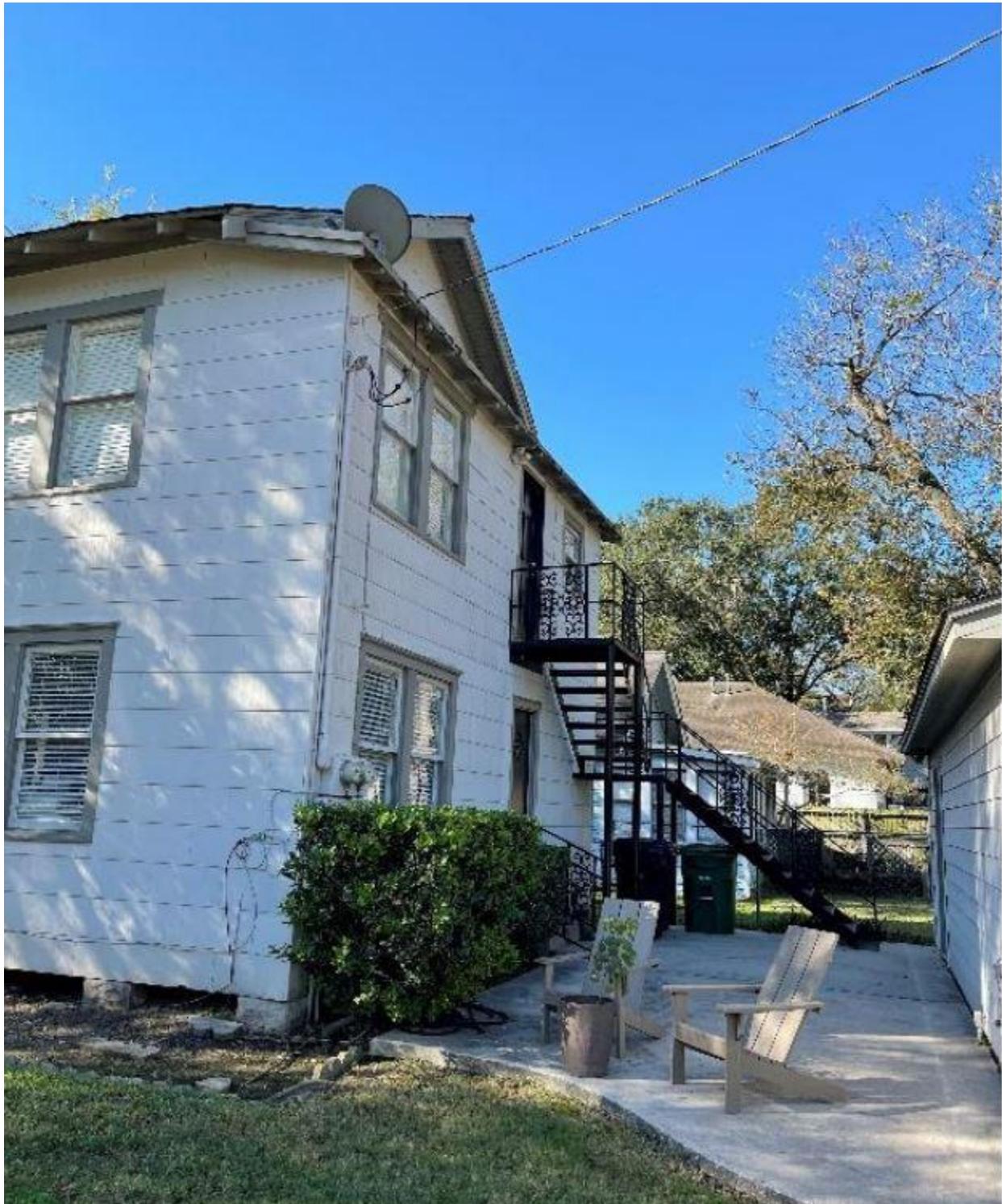


Current Photograph



(Provided by the applicant)

Current Photograph of Rear Elevation



Current Photograph of East Elevation



Current Photograph of Garage

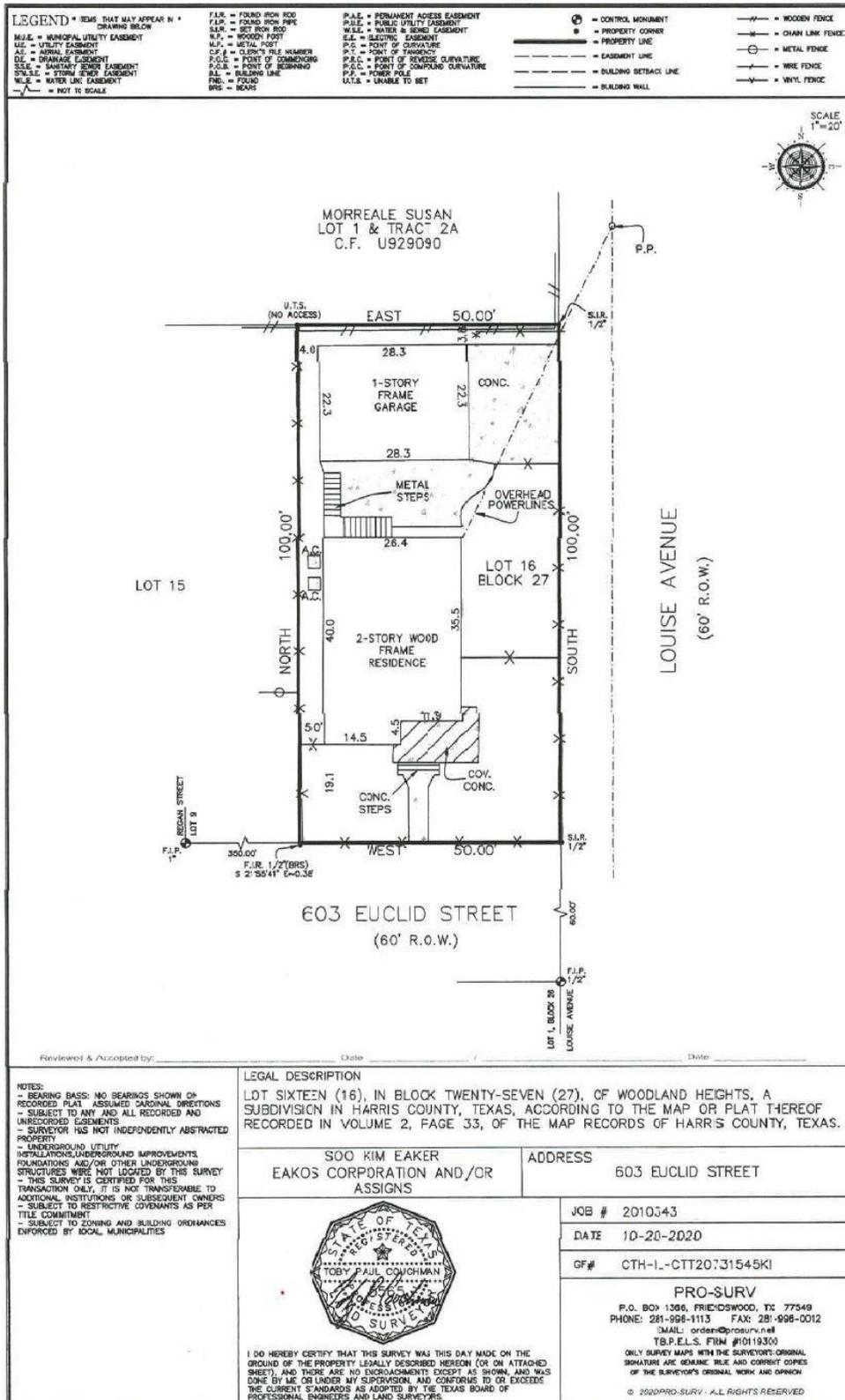


Current Photograph of Original Siding Condition

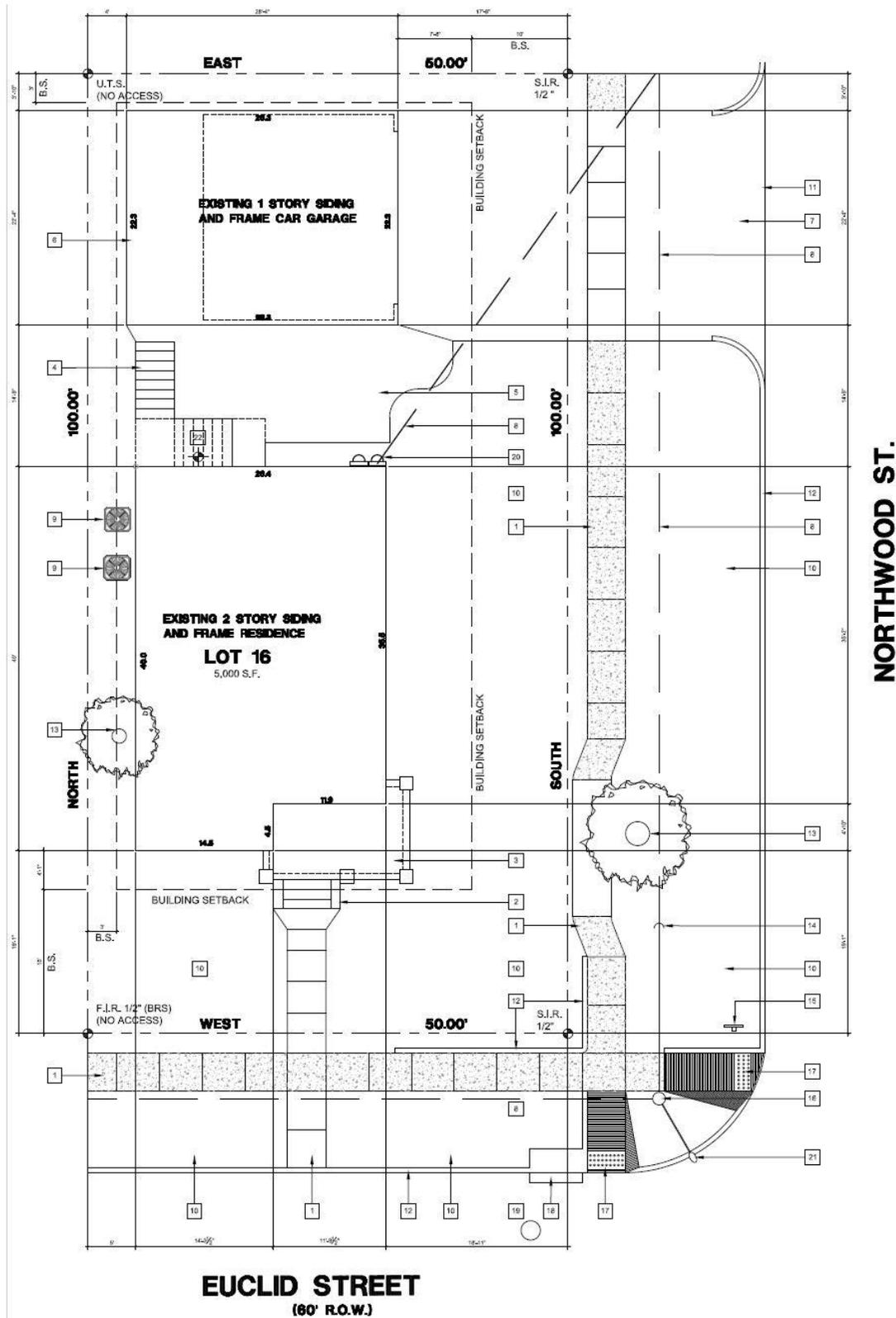


(Applicant proposes to restore original wood siding)

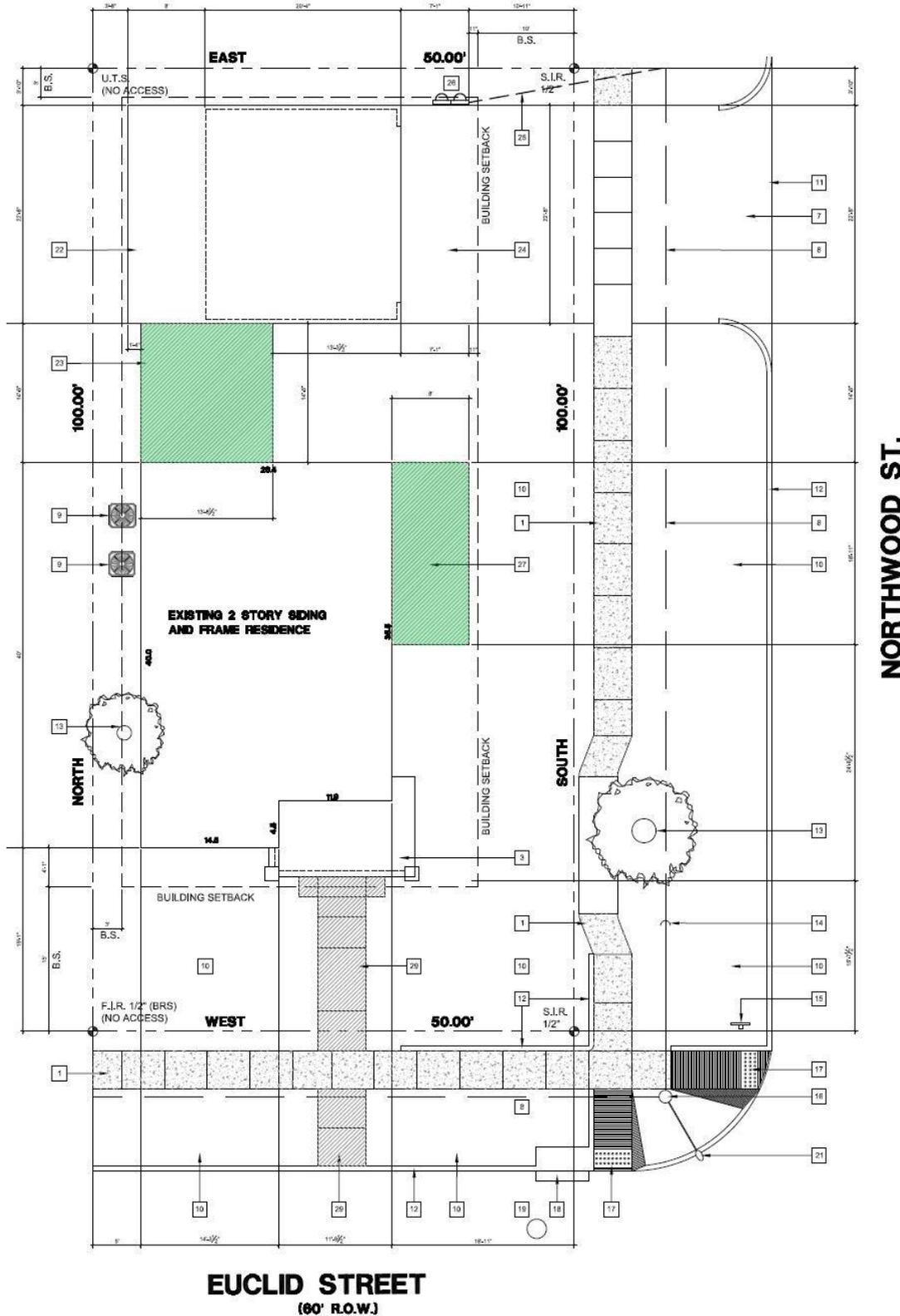
Survey



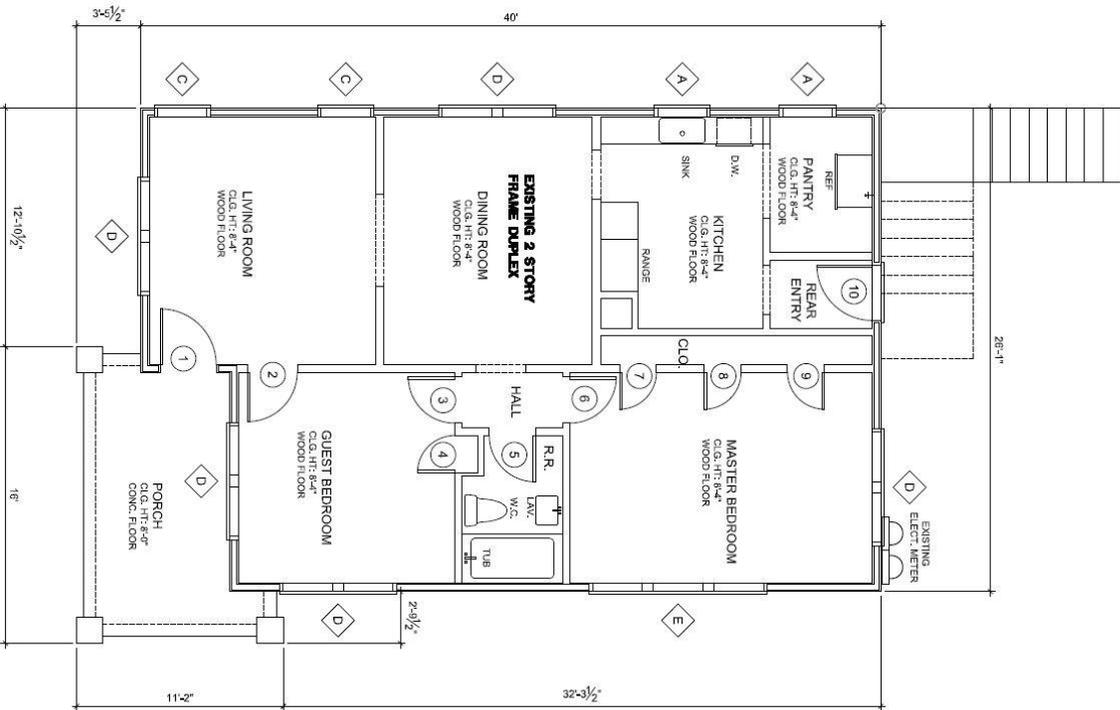
Existing Site Plan



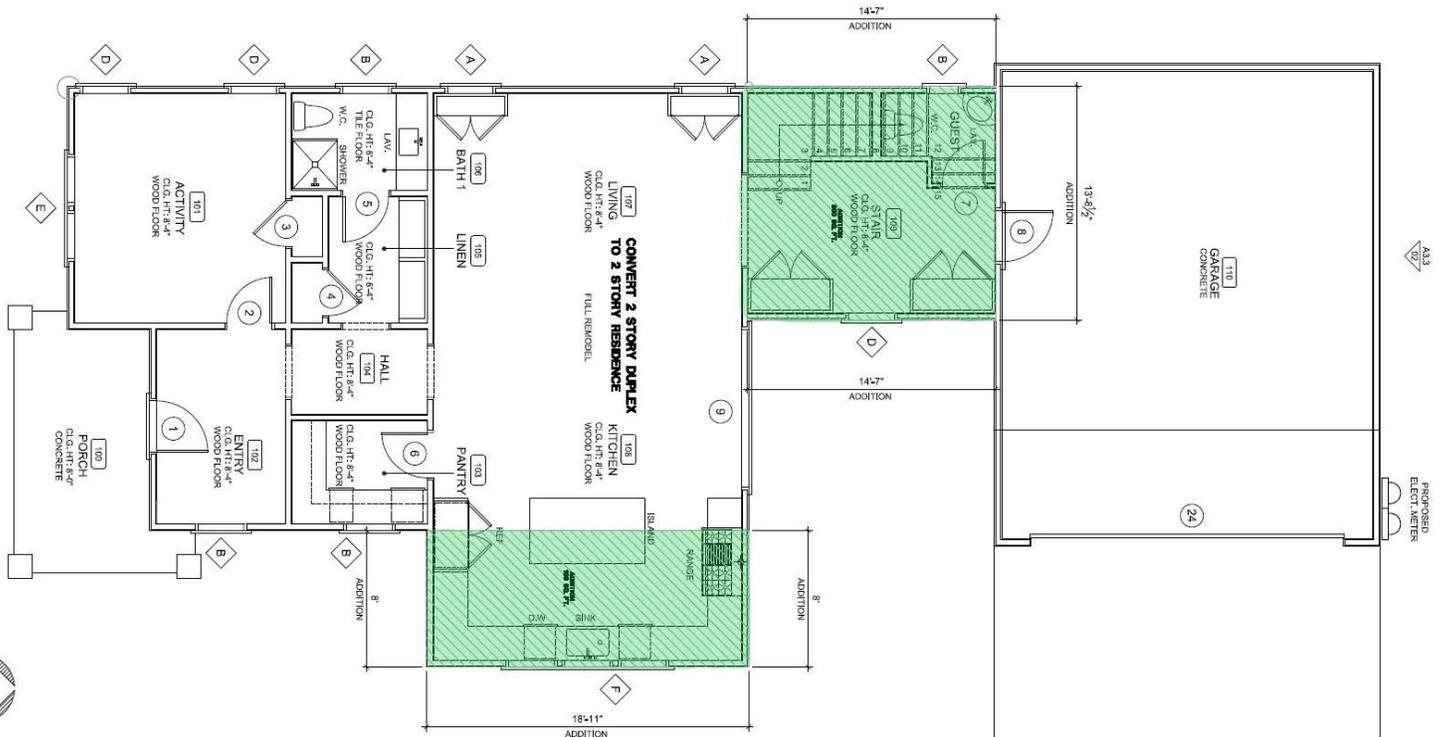
Proposed Site Plan



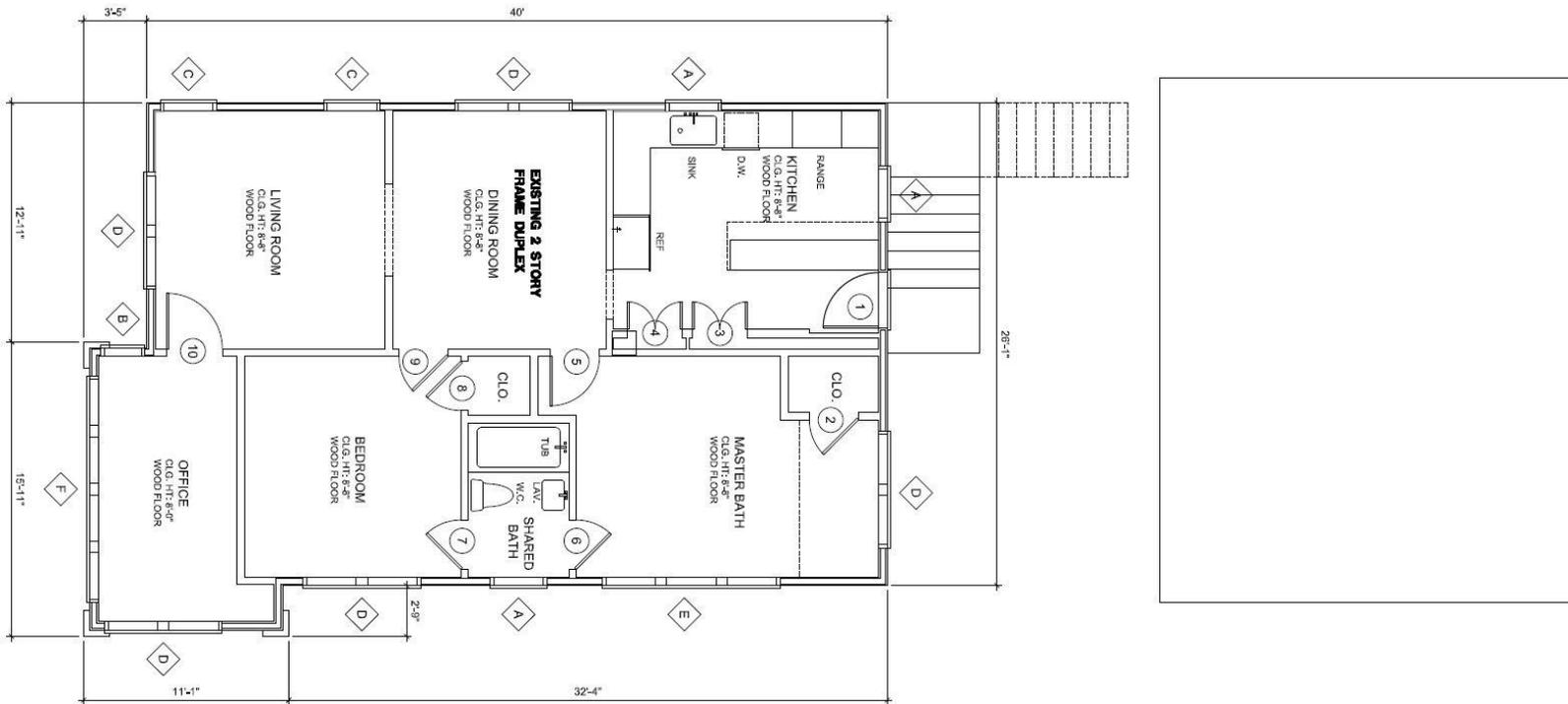
Existing First Floor Plan



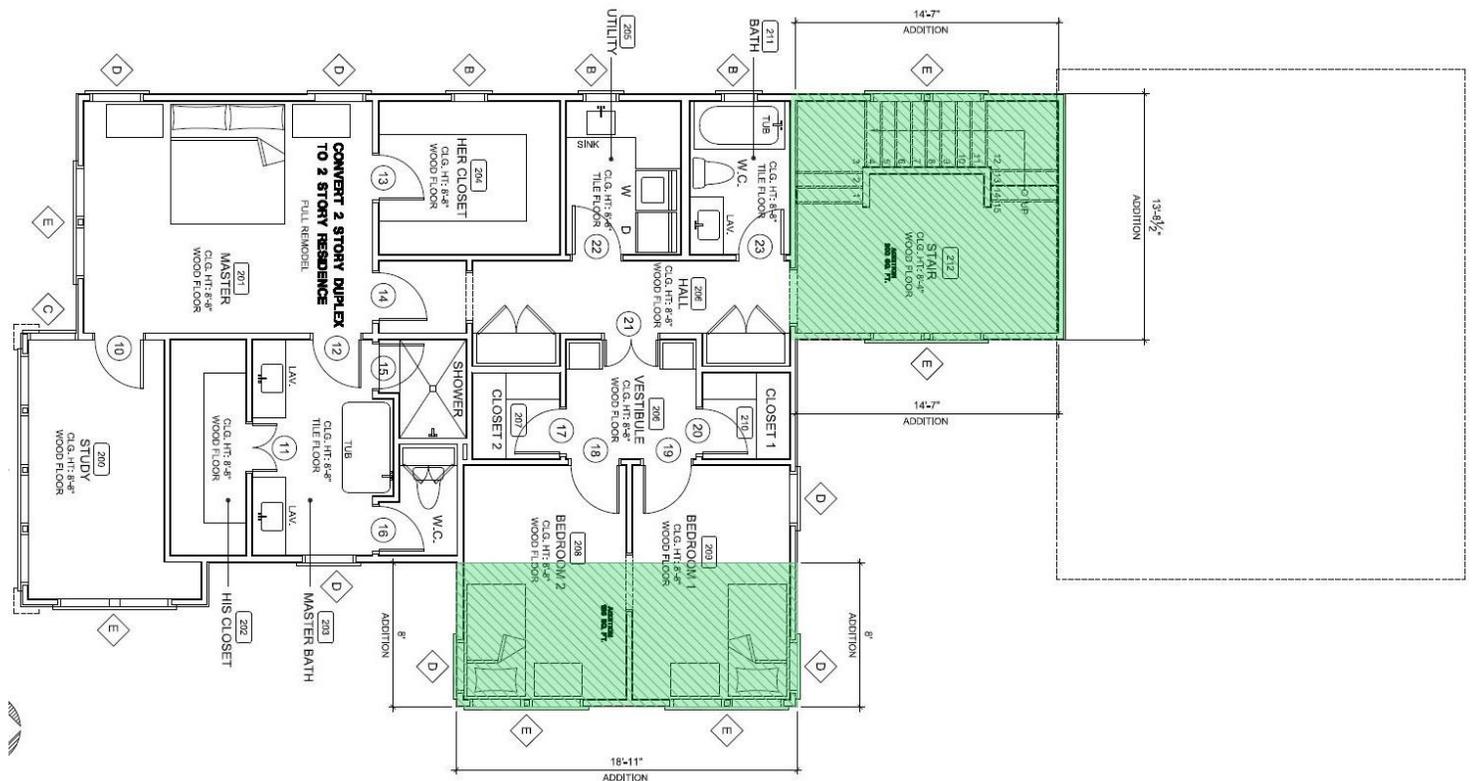
Proposed First Floor Plan



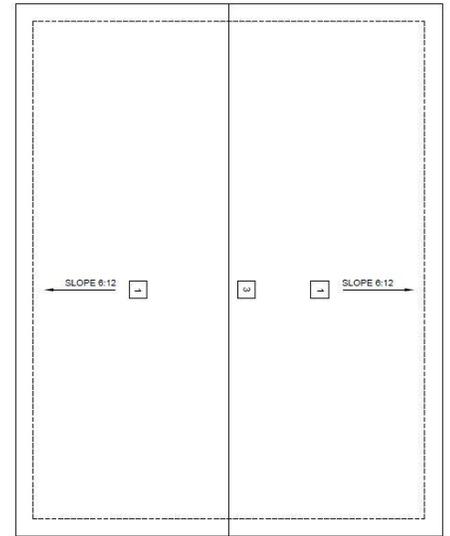
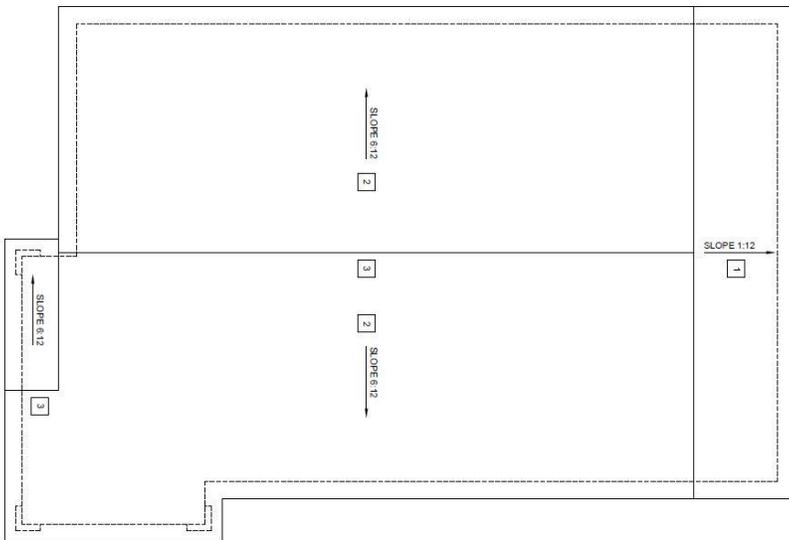
Existing Second Floor Plan



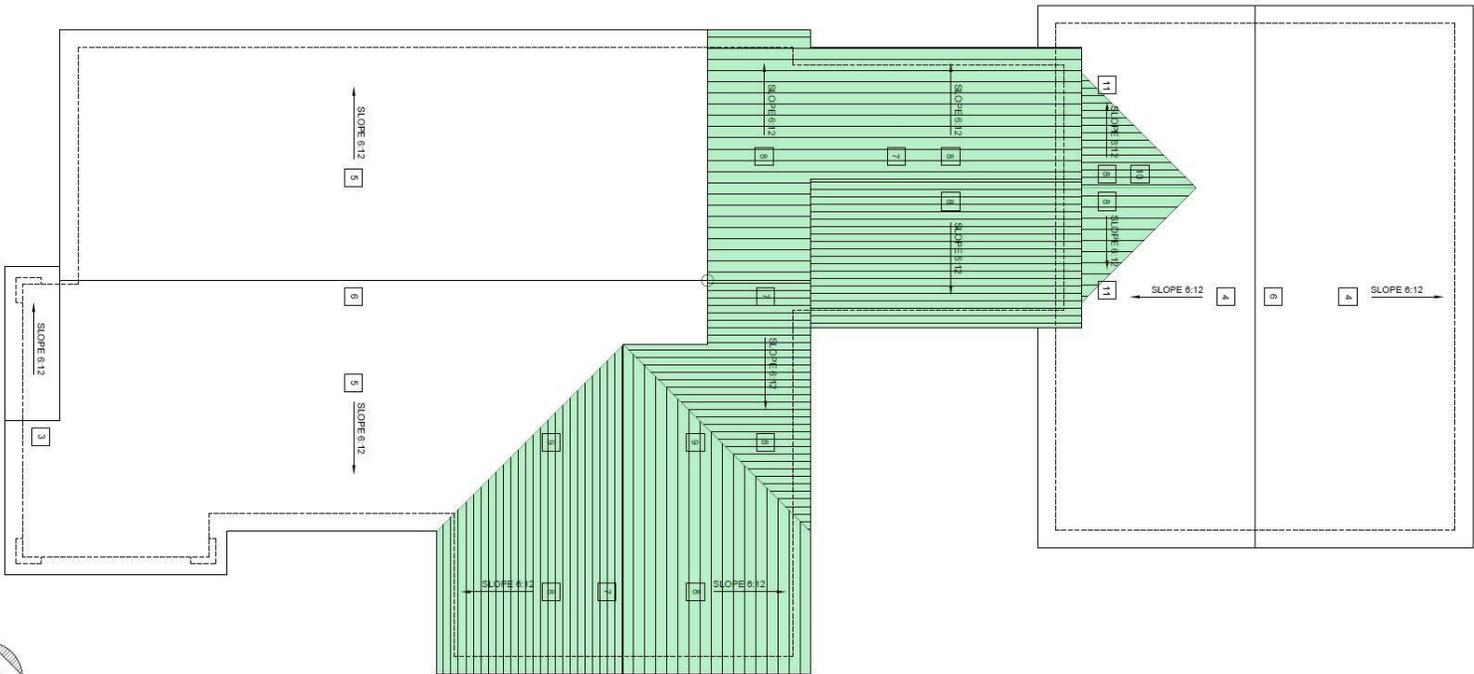
Proposed Second Floor Plan



Existing Roof Plan



Proposed Roof Plan



Existing South Elevation (front)



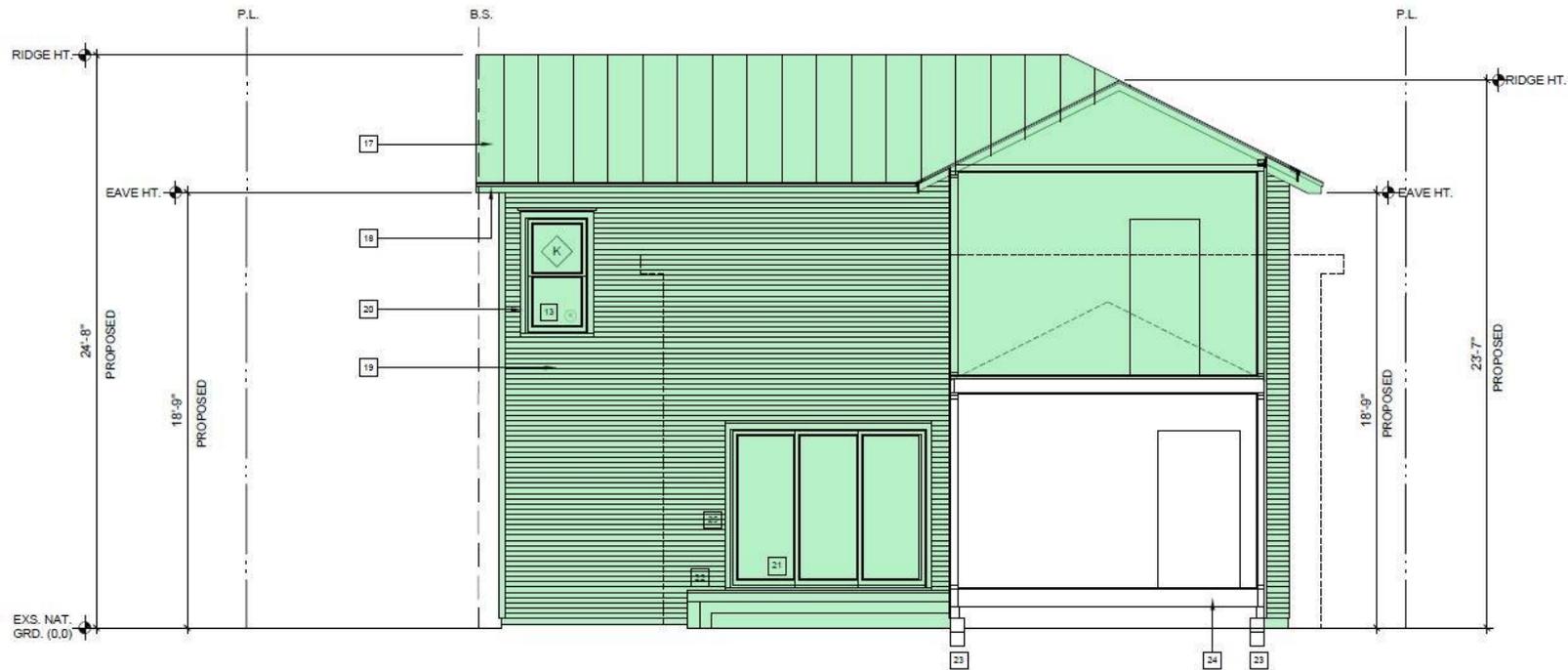
Proposed South Elevation (front)



Existing North Elevation (rear)



Proposed North Elevation (rear)



Existing East Elevation



Proposed East Elevation



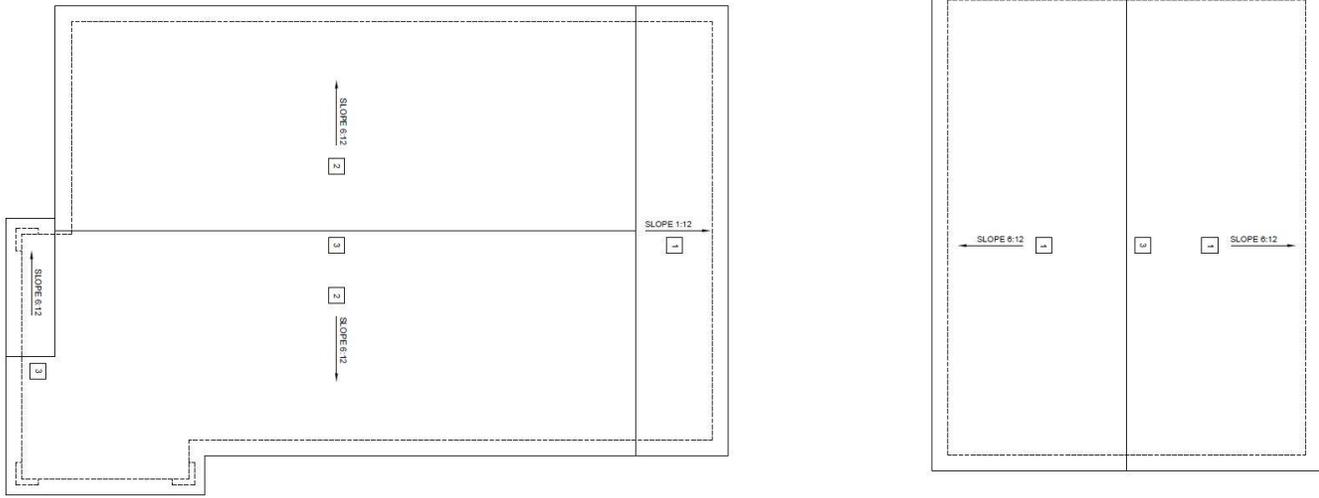
Existing West Elevation



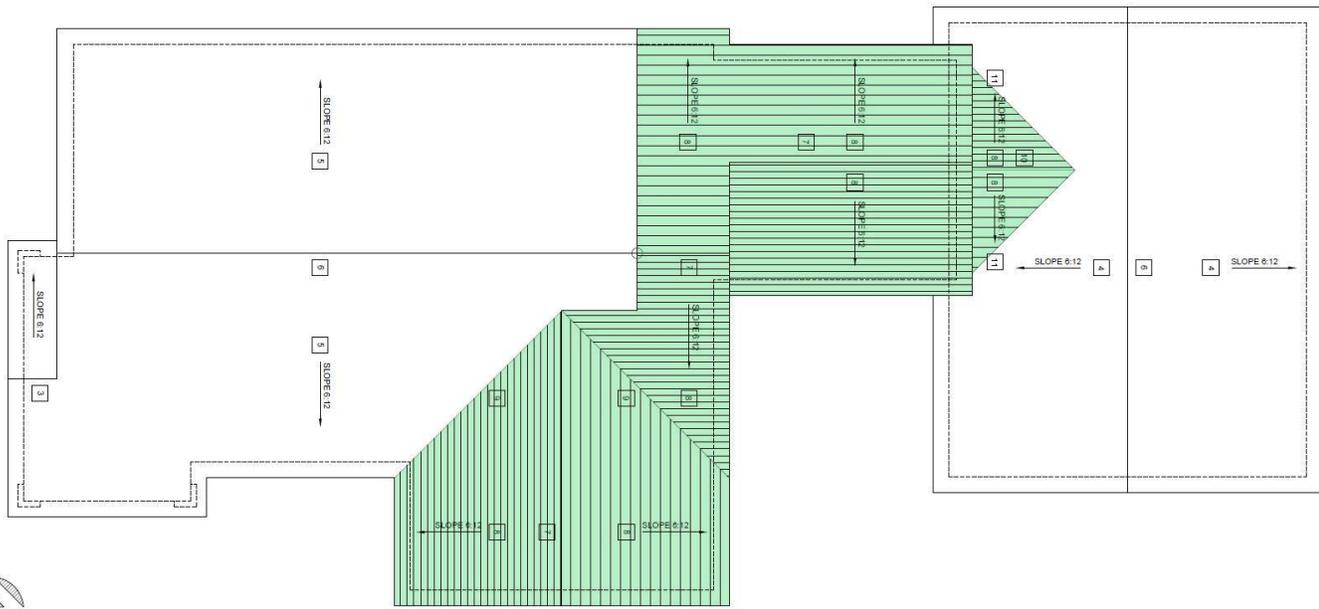
Proposed West Elevation



Existing Roof Plan



Proposed Roof Plan



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EXHIBIT B:

UNOFFICIAL TRANSCRIPT OF MAY 2022 HAHC DISCUSSION OF THIS ITEM

DRAFT

Unofficial transcript for HAHC, May 19, 2022, Item C11, 603 Euclid St. – prepared by staff

Item was brought up for consideration at the 56:00 mark of the archived meeting video located here: <https://houstontx.new.swagit.com/videos/174227>

Item presented by staff member Madeleine Mayhan per the staff report.

Chair Bucek: questions for staff:

Commissioner Yap: asked about west elevation windows to be kept as a pair?

Mayhan: answered that upper two windows on that side are not original per photo

Public Comment opened:

Rudolph Colby (Architect for project): 2 items we wished to address; one is the windows on the west elevation. Windows in question he understood to be 4 windows. We understood it that staff had only wanted the retention of the 4-west elevation, original, windows towards the front of the house, not the ones as just explained by staff

The 2nd item he wished to bring up is that the original house appeared to be a duplex and agent and property owner are planning a single-family residence. We are asking if we can move the front door from the inside corner to front center location facing the street where there is currently a pair of windows. Elaborating, we wish to remove the current front door and reinstall it in the window location and relocate a window to where the door is.

Commissioner Wiedower Jackson questioned: if synthetic siding is to be removed then would not the original window openings be revealed to resolve the west elevation window question

Architect Colby: he did believe windows are there in the location in question and that windows appear to be of the same time frame.

Commissioner Wiedower Jackson: then they should be retained

Commissioner Koush: it cannot be told from the photos what specific windows are there, but the question for staff is how far from the front of the house do original windows need to be retained?

Commissioner Yap: requested all to look at the 1965 photo and there was discussion

Commissioner Koush: for staff, where is the line for changing windows that are on a side elevation

Staff Mayhan: we and the commission have allowed windows on the rear half of a side elevation to be changed and this is supported by the Standards.

Commissioner Koush: the side addition proposed for the east elevation is further forward than the windows proposed for alteration on the west elevation, and he is inclined to approve the COA as requested by the applicant.

Colby: I respect the work of the HAHC and the challenge of balancing preservation with design. He approached the design very carefully. They are requesting a variance from the criteria to do good architecture.

Commissioner Koush: moved to accept the project without the 2 conditions.

Commissioner Wiedower Jackson: asked if the motion includes the condition of not altering the front door location

Commissioner Koush: I am okay with the change because there are already a pair of windows there

Commissioner McNiel: it is the removal of original material on the front of the house so how is this consistent

Commissioner Koush: we are letting them remove windows from the side of the house.

Commissioner Srinivasan: that is on the side of the house and towards the back yes we have probably approved that before but if it is closer to the front of the street.

Commissioner Wiedower Jackson: astute of Koush to draw the line across from the side elevation opposite, but for me it is façade is significantly different.

Commissioner Koush: changed motion to accepting staff's condition that the front door and windows remain in the same locations they are now.

Seconded by Wiedower Jackson

Motion approved 8 - 2

Minutes of the Houston Archaeological and Historical Commission

Thursday, May 19, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3FBkuIS>
2:30 p.m.

CALL TO ORDER

Chair David Bucek called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

David Bucek, Chair	Present
Ann Collum	Present virtually
John Cosgrove	Present and left at 4:22 p.m. after item C-14
Steven Curry	Present
Tanya Debose	Present
Ashley Elizabeth Jones	Present
Ben Koush	Present
Stephen McNiel	Present and left at 4:38 p.m. during comments
Rhonda Sepulveda	Present and arrived virtually at 3:24 p.m. during item C-9
Urmila Srinivasan	Present
Charles Stava	Present
Beth Wiedower Jackson	Present and left at 4:31 p.m. during item C-16
Dominic Yap	Present

Exofficio Members

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center
Marta Crinejo, Mayor's Liaison

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development or
Jennifer Ostlind, Deputy Director, Planning and Development - Present

CHAIR'S REPORT

Chair David Bucek made comments.

ELECT VICE CHAIR

Motion was made by Commissioner Curry to elect Commissioner Wiedower Jackson as Vice Chair. No second was required. Motion carried unanimously.

DIRECTOR'S REPORT

Jennifer Ostlind, Executive Secretary, gave a report.

MAYOR'S LIAISON REPORT

NONE

APPROVAL OF THE APRIL 21, 2022 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission Action: Approved the April 21, 2022 Houston Archeological and Historical Commission meeting minutes.

Motion: **Wiedower Jackson** Second: **Curry** Vote: **Carried** Abstaining: **Koush**

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE JOHN C. PENN HOUSE AT 428 HAWTHORNE ST, HOUSTON, TX, 77006

The Chair open and closed the public hearing.

Motion was made by Commissioner Cosgrove, seconded by Commissioner Stava, to approve the landmark designation for the John C. Penn House at 428 Hawthorne St, Houston, TX, 77006, and forward to City Council. Motion carried unanimously.

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE HOUSE AT 1134 E. 14TH ST., HOUSTON, TX, 77009

The Chair open and closed the public hearing.

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Debose, to approve the landmark designation for the House at 1134 E. 14th St., Houston, TX, 77006, and forward to City Council. Motion carried unanimously.

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

- C-2. 912 Cortlandt St – Alteration - Addition – Houston Heights South – Approve**
- C-3. 828 Heights Blvd – Alteration - Siding, Porch, Other – Houston Heights South – Certificate of Remediation (COR)**
- C-4. 1120 Ashland St – Alteration - Addition – Houston Heights West – Approve**
- C-5. 1303 Cortlandt St – New Construction – Garage/Garage Apt – Houston Heights East - Approve**
- C-6. 2911 Julian St – Alteration - Addition – PLM – Klunkert Farmhouse - Approve**
- C-8. 101 W 14th St – Alteration - Sign – Houston Heights East – Approve**
- C-10. 623 Bayland Ave – Alteration - Addition – Woodland Heights – Approve**
- C-13. 606 Highland St – Alteration - Addition, Ramp – Woodland Heights – Approve**
- C-15. 1051 Heights Blvd – Alteration - Sign – Houston Heights South – Approve**
- C-17. 1141 E 11th St – Alteration - Sign – Norhill – Approve**

Motion was made by Commissioner Curry, seconded by Commissioner Yap, to consider and to accept staff recommendations for items **C-2, C-3, C-4, C-5, C-6, C-8, C-10, C-13, C-15 and C-17** together. Motion carried with Commissioner Koush abstaining from C-6.

C-1. 404 Highland St – Alteration - Addition – Woodland Heights

Motion by Commissioner McNiel, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item C-1 per staff report. Motion carried with Commissioners Collum and Yap opposing.

C-7. 1973 W Gray St – Alteration - Doors, Windows, Storefront – LM – River Oaks Theatre and Shopping Center

Motion by Commissioner Yap, seconded by Commissioner Stava, to deny the Certificate of Appropriateness for C-7 per staff report. Motion carried unanimously.

C-9. 7603 Glenvista St – Alteration - Windows – Glenbrook Valley

Motion by Commissioner Cosgrove, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for C-9 per staff report, and with the additional condition to match lite pattern windows. Motion carried unanimously.

C-11. 603 Euclid St – Alteration - Addition – Woodland Heights

Motion by Commissioner Kousch, seconded by Commissioner Wiedower Jackson, to approve the Certificate of Appropriateness for C-11 per staff report, with the additional condition to keep front door and lower elevation. Motion carried with Commissioners Stava and Yap opposed.

Speaker: Rudolph Colby, applicant – position not stated.

C-12. 604 Euclid St – Alteration - Addition – Woodland Heights

Motion by Commissioner Wiedower Jackson, seconded by Commissioner Kousch, to approve the Certificate of Appropriateness for C-12 per staff report, except with the additional condition that west elevation dormer can remain as proposed to create third bedroom, but to mimic existing elevation; and with final design approval by staff. Motion carried with Stava opposed.

Speakers: Jose Cordova, applicant, Ben Fairchild – supportive.

C-14. 1029 Arlington St - Alteration – Addition - Houston Heights South

Motion by Commissioner Cosgrove, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for C-14 per staff report. Motion carried unanimously.

Speaker: Mark Schatz, applicant – supportive.

C-16. 4031 Norhill Blvd - Alteration – Addition – Norhill

Motion by Commissioner McNiel, seconded by Commissioner Debose, to approve the Certificate of Appropriateness for C-16 with conditions per staff report. Motion carried with Commissioners Stava and Yap opposed.

Speaker: Sati Yuksek – no position stated.

D. COMMENTS FROM THE PUBLIC

NONE

E. COMMENTS FROM THE HAHC

Commissioner Srinivasan commented about Historic Preservation Month and an American Institute of Architects (AIA) event. Commissioner Yap commented that the 2911 Julian Street addition was appropriately scaled, and asked about window education.

F. HISTORIC PRESERVATION OFFICER'S REPORT

Report was given by Roman McAllen. He said Madeleine Mayhan and Intern Samantha de Leon are leaving the Historic Office of Preservation.

ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 4:57 p.m.

David Bucek
Chair

Jennifer Ostlind
Executive Secretary