

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

Thursday, June 13, 2013

**Meeting Held at the City Hall Annex, Council Chamber, Public Level
900 Bagby Street, Houston TX 77002
2:00 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 2:04 p.m. by Executive Secretary, Mrs. Marlene Gafrick, 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 arrived at 2:18 pm during item I
Debra Blacklock-Sloan	A
David Bucek	P
Romulo Tim Cisneros	P
Ann Collum	P left at 4:10 pm during item II.z
John Cosgrove	P
Douglas Elliott	P
Jorge Garcia-Herreros	P
Rob D. Hellyer	P
Paul Homeyer	P
Anna Mod	P
Charles Stava	P
Maverick Welsh	P

ELECT CHAIR AND VICE CHAIR

Motion was made by Mrs. Collum, seconded by Ms. Mod, to nominate Commissioner Maverick Welsh as Chair. Motion carries unanimously.

Motion was made by Mr. Welsh, seconded by Ms. Mod, to nominate Commissioner Rob Hellyer as Vice Chair. Motion carries unanimously.

CHAIRMAN'S REPORT

The Chair's report was given by Chair, Maverick Welch. Mr. Welsh thanked everyone for their nomination and thanked Commissioner Hellyer for serving as Vice Chair.

DIRECTOR'S REPORT

None

MAYOR'S CULTURAL LIAISON REPORT

The Mayor's Cultural Liaison report was given by Minnette Boesel, Mayor's Assistant for Cultural Affairs. Mrs. Boesel congratulated the Chair and Vice Chair on their nomination. Also, she reminded the Commissioners about the special presentation to honor Phoebe Tudor, the former Chair, as Preservationist of the Year by Mayor Parker on June 18 at 1:30 pm in the City Hall Council Chambers.

APPROVAL OF THE MAY 16, 2013 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION MEETING MINUTES

Motion was made by Mr. Homeyer, seconded by Mr. Cisneros, to approve the May 16, 2013 Houston Archaeological and Historical Commission meeting minutes. Motion carried unanimously.

I. PUBLIC HEARING AND CONSIDERATION OF GERMANTOWN HISTORIC DISTRICT DESIGN GUIDELINES:

Presentation of the Germantown Historic District Design Guidelines was given by Planning Department staff, Diana DuCroz, and Steph McDougal with McDoux Preservation.

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

Motion was made by Ms. Mod, seconded by Mr. Cisneros that the Houston Archaeological and Historical Commission recommend to City Council the Germantown Historic District Design Guidelines. Motion carried unanimously.

II. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATIONS:

Commissioner Cisneros abstained and left the room.

Motion was made by Mr. Cosgrove, seconded by Mr. Bucek to take agenda items II-c, II-j, II-o, II-p, II-q, II-s, II-u, II-v, II-y, II-bb, II-dd, II-ee, II-ff, II-gg, II-ii, II-jj, and II-mm together as consent agenda items and address them at this time. Motion carried unanimously.

- c. 309 Avondale Street – Avondale West Historic District (Alteration – Addition)
- j. 3320 White Oak Blvd. – Houston Heights Historic District South (Alteration – Door)
- o. 1123 E. 11th Street – Norhill Historic District (Alteration – Storefront)
- p. 2003 Union – Old Sixth Ward Historic District (Alteration – Windows/Door)
- q. 404 Sul Ross Street – First Montrose Commons Historic District (New Construction – Residence)
- s. 901 Taylor Street – Old Sixth Ward Historic District (Alteration – Siding/Windows *Deferral*)
- u. 907 W. Cottage – Norhill Historic District (Demolition – Garage)
- v. 921 Columbia Street – Houston Heights Historic District South (New Construction – Residence/Garage *Revision*)
- y. 1134 Jerome Street – Norhill Historic District (New Construction – Garage)
- bb. 3903 Bute Street – First Montrose Commons Historic District (New Construction – Residence)
- dd. 1209 Cortlandt Street – Houston Heights Historic District East (Alteration – Roof)
- ee. 1412 Arlington Street – Houston Heights Historic District East (Alteration – Windows/Doors)
- ff. 2001 W. Gray – LM/River Oaks Shopping Center (Alteration – Sign)
- gg. 2135 Looscan Lane – LM/Jacques P. Adoue House (Alteration – Porch)
- ii. 412 Main Street – Main Street Market Square (Alteration – Windows *Deferral*)
- jj. 620 W. Alabama Street – Audubon Place Historic District (Alteration – Addition)
- mm. 3516 Garrott Street – Westmoreland Historic District (New Construction – Garage)

Motion made by Ms. Mod, seconded by Mrs. Collum, to grant Certificates of Appropriateness to all consent items. Motion carried unanimously.

Commissioner Cisneros returned.

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

a. 6715 Conlon Street – Glenbrook Valley Historic District (Alteration–Siding/Trim)

Motion was made by Ms. Mod, seconded by Mr. Garcia-Herreros, to deny the Certificate of Appropriateness for item II-a. Motion carried unanimously.

b. 7514 Cayton Street – Glenbrook Valley Historic District (Alteration – Siding/Trim)

Motion was made by Ms. Mod, seconded by Mr. Stava to deny the Certificate of Appropriateness for item II-b. Motion carried with Mr. Hellyer abstaining.

d. 419 Euclid Street – Woodland Heights Historic District (Alteration – Addition)

Motion was made by Mr. Cisneros, seconded by Mr. Hellyer to grant the Certificate of Appropriateness for item II-d. Motion carried with Mr. Bucek, Ms. Mod, Mr. Garcia-Herreros and Mr. Stava opposing.

Speakers: Kyle Kubin, owner, and Bruce Roadcap, applicant – supportive.

e. 431 Arlington Street – Houston Heights Historic District South (Alteration – Addition)

Motion was made by Mr. Hellyer, seconded by Mr. Homeyer to grant the Certificate of Appropriateness for item II-e. Motion carried with Mr. Garcia-Herreros opposing and Mrs. Collum abstaining.

f. 630 W. Temple Street – Norhill Historic District (Alteration – Addition *Deferral*)

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

g. 836 Key Street – Norhill Historic District (Alteration – Siding/Windows *Revision*)

Motion was made by Mr. Hellyer, seconded by Mr. Homeyer, to grant the Certificate of Appropriateness for item II-g. Motion carried with Mr. Bucek, Mrs. Collum and Mr. Garcia-Herreros opposing.

h. 1307 Ashland Street – Houston Heights Historic District West (New Construction – Residence/Garage)

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

i. 1309 Ashland Street – Houston Heights Historic District West (New Construction – Residence/Garage)

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

Speaker: Mark Van Doren, applicant – supportive.

k. 518 Harvard Street – Houston Heights Historic District South (Alteration – Addition)

Motion was made by Mr. Cisneros, seconded by Mr. Stava to grant the Certificate of Appropriateness for item II-k. Motion carried with Mr. Bucek opposing.

l. 702 Woodland Street – Woodland Heights Historic District (New Construction – Residence *Deferral*)

Motion was made by Mr. Hellyer, seconded by Mr. Elliott to grant the Certificate of Appropriateness for item II-l. Motion failed with Mr. Bucek, Mrs. Collum, Mr. Garcia-Herreros, Ms. Mod and Mr. Stava opposing; and Mr. Cosgrove and Mr. Homeyer abstaining.

Speakers: Donny Shellenbarger and Sam Gianukos, applicants – supportive.

m. 917 Columbia Street – Houston Heights Historic District South (New Construction – Residence/Garage)

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

Speaker: Brian Niemczak, owner – supportive.

Commissioner Cisneros abstained and left the room.

n. 1101 Heights Blvd. – Houston Heights Historic District East (New Construction – Commercial Bldg.)

Motion was made by Ms. Mod, seconded by Mr. Garcia-Herreros to defer the Certificate of Appropriateness for item II-n. Motion carried unanimously.

Speaker: Brian Danna, applicant – supportive.

Commissioner Cisneros returned.

r. 525 Bayland Ave. – Woodland Heights Historic District (Alteration – Addition)

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

t. 907 W. Cottage – Norhill Historic District (Alteration – Addition *Deferral*)

Motion was made by Mr. Bucek, seconded by Mrs. Archer to grant the Certificate of Appropriateness for item II-t. Motion carried with Mr. Elliott abstaining.

w. 1014 Key Street – Norhill Historic District (Alteration – Windows *Revision*)

Motion was made by Ms. Mod, seconded by Mr. Stava to grant the Certificate of Appropriateness with the condition that the applicant retain the existing brick sill, and that existing brick from the rear of the residence be used to fill in the opening for item II-w. Motion carried unanimously.

x. 1127 Arlington Street – Houston Heights Historic District East (New Construction – Residence/Garage)

Motion was made by Mr. Cisneros, seconded by Mr. Stava to grant the Certificate of Appropriateness with the conditions that the porch be 32' feet in width as shown in the alternate design and the foundation be brick piers with wood lattice in between rather than full brick skirting for item II-x. Motion carried with Mr. Cosgrove abstaining.

Speakers: Greg Swedberg, applicant, Aaron Scheffler, owner – supportive; Joy Tober - opposed.

z. 1811 Harvard Street – Houston Heights Historic District East (Alteration – Addition)

Motion was made by Mr. Hellyer, seconded by Mr. Homeyer, to grant the Certificate of Appropriateness for item II-z. Motion failed with Mr. Bucek, Mr. Cisneros, Mr. Cosgrove, Mr. Elliott, Mr. Garcia-Herreros and Mr. Stava opposing.

Speaker: Tera Starr, owner – supportive.

aa. 2008 Lubbock Street – Old Sixth Ward Historic District (Alteration – Windows)

Motion was made by Mr. Cosgrove, seconded by Mrs. Archer to grant the Certificate of Appropriateness with the condition that the applicant use matching salvage windows for item II-aa. Motion carried with Mr. Stava abstaining.

Speakers: Joe Moreno, owner – supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement.

cc. 306 E. 5th Street – Houston Heights Historic District South (New Construction – Residence/Garage)

Motion was made by Mr. Cisneros, seconded by Ms. Mod to grant the Certificate of Appropriateness with the condition that the house will be set back from the front property line 15 feet for item II-cc. Motion carried with Mr. Garcia-Herreros abstaining.

Speaker: Bill Riley, owner – supportive.

hh. 2223 Inwood Drive – LM/Tuttle House (Alteration – Windows)

Motion was made by Mr. Garcia-Herreros, seconded by Ms. Mod to deny the Certificate of Appropriateness for item II-hh. Motion carried with Mr. Hellyer abstaining.

kk. 1651 Columbia Street – Houston Heights Historic District East (Alteration – Porch)

Motion was made by Mrs. Archer, seconded by Mr. Hellyer to grant the Certificate of Appropriateness with the condition that the square balustrade be restored to the original size, position and height for item II-kk. Motion carried with Mr. Garcia-Herreros, Ms. Mod and Mr. Stava opposing; Mr. Bucek abstaining.

Speaker: Richard Johnston, owner – supportive.

Commissioner Mod abstained and left the room.

II. 3516 Garrott Street – Westmoreland Historic District (Alteration – Porte Cochere)

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

Commissioner Mod returned.

Motion was made by Mr. Cosgrove, seconded by Mr. Garcia to re-open item II q for consideration in order to hear a speaker that had sign up after the item was considered on the consent agenda. Motion carried unanimously.

q. 404 Sul Ross Street – First Montrose Commons (New Construction – Residence)

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

Speaker: Melissa Gilhart – opposed.

**III. PUBLIC HEARING AND CONSIDERATION OF A PROTECTED LANDMARK DESIGNATION
APPLICATION FOR EXISTING LANDMARK FOR JEFFERSON DAVIS HOSPITAL – 1101 ELDER
STREET**

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

Motion made by Mr. Cosgrove, seconded by Mr. Garcia-Herreros that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Jefferson Davis Hospital at 1101 Elder Street. Motion carried unanimously.

IV COMMENTS FROM THE PUBLIC AND THE HAHC

Joy Tober asked the Commission to clarify the side setback issue from the previous agenda item.

Kent Marsh informed the Commission that he has set up a Committee that consists of Houston Heights District East homeowners and will communicate with the homeowners in the District and Historic Preservation staff. They have formed a process to obtain the applications each month, provide input back to staff so staff can give input to the HAHC. He hopes to expand the Committee to other districts. Also, he will be setting up a walking tour for the three Heights Districts and will be asking the Commission for dates in the near future.

Sue Lovell congratulated the Chair on his position. She told the Commission that the people moving into the neighborhoods like the Heights want more house and less yard. The projects coming before the commission are not what the builders want but what their customers are wanting. She asked the Commission to allow them to invest in these neighborhoods and asked the Commission to take that into consideration. She also mentioned she has people lined up to invest in the Design Guidelines and she also volunteered to Chair the Committee.

Commissioner Hellyer pointed out that there were 39 items on the agenda today and 33 were approved at about 87% and there was one deferral.

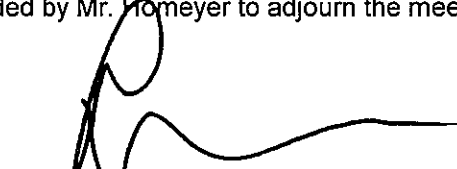
Minnette Boesel asked that the Commission give a presentation on some projects set by example that were approved on the consent agenda so the audience and people watching TV can learn what great projects go through the consent process.

Commissioner Bucek mentioned that the preservation training session is easier to follow when it is at the beginning of the meeting.


Commissioner Welsh suggested that the preservation training session should include great projects that have been granted Certificates of Appropriateness from the previous month.

V ADJOURNMENT

There being no further business brought before the commission, a motion was made by Mr. Cosgrove, seconded by Mr. Homeyer to adjourn the meeting at 5:23 p.m.



Maverick Welsh
Chair



Marlene Gafrick
Executive Secretary