

MINUTES OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION

Thursday, July 17, 2013

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 3:04 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	P left at 6:15 pm during item III
Debra Blacklock-Sloan	A
David Bucek	P
Romulo Tim Cisneros	A
Ann Collum	P arrived at 3:05 pm during Chair's Report
John Cosgrove	P
Douglas Elliott	P
Jorge Garcia-Herreros	A
Rob D. Hellyer	P
Paul Homeyer	P
Anna Mod	P
Charles Stava	P
Maverick Welsh	P

CHAIRMAN'S REPORT

The Chair's report was given by Chair, Maverick Welch. Mr. Welsh announced HAHC has had several recent decisions appealed to Planning Commission and that Commissioners Bucek, Elliott, Hellyer and Mod will be working on a Sub-Committee to start a dialogue between the Houston Archaeological and Historical Commissioners and the Planning Commissioners on how the Historic Preservation Ordinance is being interpreted. Also thanked the Commissioners for volunteering to serve on the Sub-Committee.

DIRECTOR'S REPORT

The Director's report was given by Marlene Gafrick, Director, Planning and Development. Mrs. Gafrick announced that the department will be setting up an Ethics Training for the Commissioners during the August or September Commission meeting.

MAYOR'S CULTURAL LIAISON REPORT

None

APPROVAL OF THE JUNE 13, 2013 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION MEETING MINUTES

Motion was made by Mrs. Archer, seconded by Mrs. Collum, to approve the June 13, 2013 Houston Archaeological and Historical Commission meeting minutes. Motion carried unanimously.

I. MONTHLY PRESERVATION TOPIC:

Presentation of the renovations to Houston City Hall was given by Wendy Heger, Senior Associate at Page Southerland Page.

II. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATIONS:

Motion was made by Mr. Cosgrove, seconded by Ms. Mod to take agenda items II-a, II-b, II-c, II-d, II-j, II-k, II-n, II-q, II-r, II-s, II-v, II-x, II-y, II-aa, II-dd, II-ff, II-gg, II-hh, and II-ii together as consent agenda items and address them at this time. Motion carried unanimously.

- a. 438 Columbia Street – Houston Heights Historic District South (New Construction – Residence/Garage)
- b. 709 Bayland Street – Woodland Heights Historic District (Alteration – Addition)
- c. 1101 Heights Blvd. – Houston Heights Historic District East (New Construction – Comm Bldg. *Deferral*)
- d. 3007 Morrison Street – Woodland Heights Historic District (Alteration – Addition)
- j. 525 Frasier Street – Freeland Historic District (Alteration – Garage)
- k. 541 Columbia Street – Houston Heights Historic District South (Alteration – Porch *Revision*)
- n. 1210 Tulane Street – Houston Heights Historic District West (New Construction – Residence/Garage)
- q. 2911 Ella Lee Lane – LM / William Fairchild House (Alteration – Addition)
- r. 1001 Fugate Street – Norhill Historic District (Alteration – Addition)
- s. 623 Highland Street – Woodland Heights Historic District (Alteration – Garage)
- v. 4616 Pineridge Street – Norhill Historic District (Alteration – Addition/Porch)
- x. 501 Oxford Street – Houston Heights Historic District South (Alteration – Addition)
- y. 501 Oxford Street – Houston Heights Historic District South (New Construction – Garage)
- aa. 615 Euclid Street – Woodland Heights Historic District (New Construction – Garage)
- dd. 1330 Cortlandt Street – Houston Heights Historic District East (New Construction – Garage)
- ff. 423 Highland Street – Woodland Heights Historic District (Alteration – Windows)
- gg. 611 Harold Street – Audubon Place Historic District (Alteration – Windows)
- hh. 1505 Heights Blvd. – Houston Heights Historic District East (Alteration – Garage)
- ii. 1952 West Gray Street – LM / River Oaks Shopping Center (Alteration – Sign)

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

Speaker for item II-c: Mark Williamson – supportive.

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

e. 121 Payne – Germantown Historic District (Alteration – Addition)

Motion was made by Ms. Mod, seconded by Mr. Stava, to defer the Certificate of Appropriateness for item II-e. Motion carried with Mr. Cosgrove and Mr. Hellyer opposing.

Speakers: Melissa Sternfels, Tom Shepard, Mark Sternfels, Kay Donahue, and Lauren Lindsay – opposed; Marlena Jones, applicant – supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement.

f. 233 West 16th Street – Houston Heights Historic District West (Alteration – Windows/Porch/Move House) Withdrawn

g. 420 Bayland Street – Woodland Heights Historic District (Alteration – Addition)

Motion was made by Mr. Homeyer, seconded by Mr. Hellyer to grant the Certificate of Appropriateness for item II-g. Motion carried with Mr. Bucek abstaining.

h. 446 Arlington Street – Houston Heights Historic District South (Alteration – Addition/Porch)

Motion was made by Mr. Elliott, seconded by Ms. Mod to deny the Certificate of Appropriateness based on the application not meeting the approval criteria (1), (4) and (9) for item II-h. Motion carried with Mr. Hellyer opposing.

Speaker: Mark Van Doren, applicant – supportive.

i. 525 Frasier Street – Freeland Historic District (Alteration – Addition)

Motion was made by Mr. Elliott, seconded by Ms. Mod to defer the Certificate of Appropriateness for item II-i. Motion carried with Mr. Hellyer opposing.

Speakers: Jean Taylor – opposed; Jordan Fairchild, applicant, and Travis and Bridget Welch, owners – supportive.

Commissioner Hellyer abstained and left the room.

l. 915 Heights Blvd. – Houston Heights Historic District South (Alteration – Addition)

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

Commissioner Hellyer returned.

m. 1006 West Cottage Street – Norhill Historic District (Alteration – Addition)

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

o. 1512 Allston – Houston Heights Historic District West (New Construction – Residence)

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

Speakers: Tom DiBello, owner and Jeremy McFarland, applicant – supportive.

p. 1537 Ashland Street – Houston Heights Historic District West (Alteration – Addition)

Motion was made by Mr. Elliott, seconded by Ms. Mod to deny the Certificate of Appropriateness based on the application not meeting the approval criteria (1), (4) and (9) for item II-p. Motion carried with Mr. Hellyer opposing.

Speaker: Mark Van Doren, applicant – supportive.

t. 1305 Ashland Street – Houston Heights Historic District West (New Construction – Residence/Garage)

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

Speaker: Greg Swedberg, applicant – supportive.

Motion made by Mr. Hellyer, seconded by Mr. Cosgrove, to take item II-bb after item II-u. Motion carried unanimously.

Commissioner Stava abstained and left the room.

Motion made by Mr. Bucek, seconded by Mrs. Collum, requesting when the data points come in from the interns the Commission consider that information moving forward verses any formally approved projects in different Districts in terms of the plate heights. Motion carried with Mr. Hellyer abstaining.

u. 1416 Arlington 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-u. Motion carried with Mr. Elliott opposing.

bb. 1226 Heights Blvd. – Houston Heights Historic District East (New Construction – Residence)

Motion was made by Ms. Mod, seconded by Mrs. Archer to grant the Certificate of Appropriateness for item II-bb. Motion carried unanimously.

Commissioner Stava returned.

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

Commissioner Mod abstained and left the room.

w. 3404 Piping Rock – LM / Myers House (Alteration – Windows)

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

Commissioner Mod returned.

z. 615 Euclid Street – Woodland Heights Historic District (Alteration – Addition)

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

Item II-bb was taken earlier in the agenda.

cc. 1330 Cortlandt – Houston Heights Historic District East (Alteration – Addition/Move House)

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

ee. 8203 Colgate Street – Glenbrook Valley Historic District (Alteration – Windows/Doors)

Motion was made by Mrs. Collum, seconded by Mr. Elliott to deny the Certificate of Appropriateness for item II-ee. Motion carried with Mr. Hellyer opposing; Mrs. Archer and Mr. Homeyer abstaining. Speakers: Maria Pedraza, owner – supportive; Pete Stockton – Sr. Inspector, City of Houston Code Enforcement.

Commissioner Mod abstained and left the room.

jj. 2500 Summer Street – LM / Cook Paint and Varnish Co. (Alteration – Addition)

Motion was made by Mrs. Archer, seconded by Mr. Homeyer, to grant the Certificate of Appropriateness for item II-jj. Motion carried with Mr. Cosgrove abstaining. Speaker: Joshua Bibb, applicant – supportive.

Commissioner Mod returned.

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

a. Mr. and Mrs. William H. Skipwith House at 2155 Chilton Road

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

Motion made by Mr. Cosgrove, seconded by Ms. Mod that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Mr. and Mrs. William Skipwith House at 2155 Chilton Road. Motion carried unanimously.

b. Mr. and Mrs. Paul C. Pernelle House at 2417 Pelham Drive

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

Motion made by Mr. Cosgrove, seconded by Ms. Mod that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Mr. and Mrs. Paul C. Pernelle House at 2417 Pelham Drive. Motion carried unanimously.

Commissioner Mod abstained and left the room.

c. Dr. and Mrs. Leonard A. Myers House at 3404 Piping Rock Lane

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

Motion made by Mr. Cosgrove, seconded by Mr. Homeyer that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Dr. and Mrs. Leonard A. Myers House at 3404 Piping Rock Lane. Motion carried unanimously.

Commissioner Mod returned.

IV COMMENTS FROM THE PUBLIC AND THE HAHC

Vicky Bettis applauded the Commission for the work they are doing and encouraged them to continue. She asked the Commission not to believe the builders and citizens when they express to the Commission about not knowing they are in a Historic District. She believes that they do know and are just trying to get away with what they are building. She expressed that people are moving into the Historic Districts but are trying to change it however they what to.

Mark Williamson expressed a few observations from earlier in the meeting and asked Commissioner Mod to not read anything into the fact that the Houston Heights Association didn't address the issues she asked. The Houston Heights Association has a current policy of not commenting on issues of Historic nature. He asked that when the interns go out and count the homes they are not counting all the new houses that have been built in the past few years. Also mention that unfortunately in the guidelines it was not written to follow the original feeling of the neighborhood to have that pyramid of heights. In the Houston Heights, Heights Boulevard had the tall homes and Oxford and Nicholson had the short houses which created that pyramid of heights.

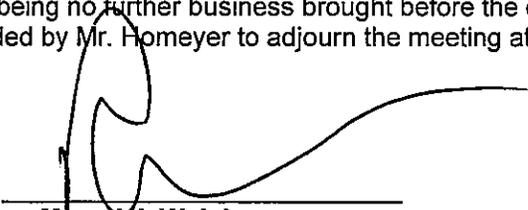
Commissioner Welsh commented that the Commission and City Planning staff really try to respect the applicant and try to work to get more consistent guidelines particularly with the plate height. Also commended staff for sending out interns to measure the plate heights and it shows the City is making an effort to respond to some of the issues that have come before the Commission.

Commissioner Mod stated that since the last meeting she drove around all three Heights Districts with Kent Marsh. She would like the Commission to set-up a tour for the Districts sometime before Christmas and expressed all the issues she saw while touring the Districts.

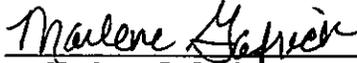
Commissioner Bucek mentioned the window issues in Glenbook Valley and asked if a letter could be written to Lowes and contractors that are doing the work illegally and notify them that window replacement requires a permit from the City of Houston and if you are in an Historic District there is a whole other set of rules and hopefully this will keep this issue from happening in the future.

V ADJOURNMENT

There being no further business brought before the commission, a motion was made by Mrs. Collum, seconded by Mr. Homeyer to adjourn the meeting at 6:29 p.m.



Maverick Welsh
Chair



Marlene Gafrick
Executive Secretary