

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

**Thursday, October 22, 2015
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 3:06p.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
David Bucek	P
Romulo Tim Cisneros	A
Ann Collum	P
John Cosgrove	A
Douglas Elliott	A
Jorge Garcia-Herreros	A
Rob D. Hellyer	P
Kerry L. Goelzer	P
Anna Mod	P
Charles Stava	P
Maverick Welsh	P

CHAIRMAN'S REPORT

The Chair's report was given by Chair, Maverick Welsh. Mr. Welsh went over the operating procedures and Speakers Rules for the audience. Also, mentioned applications are due 22 days in advance of the monthly HAHC meeting. The HAHC will not accept new material including handouts or revised plans at today's meeting. Submitting new documents at the meeting may cause your application to be deferred another month. The meeting was airing live on HTV and asked everyone to speak into the microphone so they could be heard. He encouraged each Commissioner to participate in each vote and to make motions to help move the meeting along. Also announced the passing of the amended Historic Preservation Ordinance and thanked everyone involved in the process.

DIRECTOR'S REPORT

The Director's report was given by Director, Patrick Walsh. Mr. Walsh also commented on the updated Historic Preservation Ordinance that City Council passed on October 7. The final adopted ordinance included a table amendment proposed by Council Member Gallegos. The amendment modified the appeals process that will use a separate historic appeals board which will include 5 individuals, 2 alums of the Historic Commission, 2 alums of the Planning Commission and 1 member of the general public. He thanked Commissioner Hellyer, Commissioner Elliott and Commissioner Mod for serving on the committee and for being extremely dedicated. Also thanked Planning Department staff Margaret Wallace Brown, Diana DuCroz and Lorelei Willett who spent countless hours to make sure the process was a success. In addition he announced City Council approved the Landmark designation for the Howard Oil Company Seedhouse and the Weingarten House and one appeal will be going before City Council within the next couple of months.

MAYOR'S CULTURAL LIAISON REPORT

The Mayor's Cultural Liaison report was given by Minnette Boesel, the Mayor's Assistant for Cultural Affairs. Ms. Boesel announced City Council has adopted a new Arts and Cultural Plan that will have 27 strategies for undertaking in the future. Completion of two bronze statues of the Allen Brothers will debut on Monday, October 26 at the Clayton Genealogical Library. Houston Arts and Media (HAM) is having their annual historic book sale at the Julia Ideson Library on November 14. The Cultural Affairs Office in collaboration with the Library is going to have an exhibition on the National Women's Conference that was held in Houston in 1977. Per the Mayor's request, a plaque will be placed on the Hobby Center since the event took place at the old Music Hall and on November 12. The plaque will be unveiled at the Julia Ideson Library.

APPROVAL OF THE SEPTEMBER 24, 2015 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION MEETING MINUTES

Motion was made by Commissioner Collum, seconded by Commissioner Goelzer, to approve the September 24, 2015 Houston Archaeological and Historical Commission meeting minutes. Motion carried unanimously.

Motion made by Commissioner Collum and seconded by Commissioner Bucek to limit speaker's time for non-applicants to one minute. Motion carried unanimously.

A. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATIONS:

Motion was made by Commissioner Hellyer, seconded by Commissioner Mod to consider agenda items A-1, A-2, A-3, A-4, A-6, A-8, A-11, A-12, A-13, A-15, A-17, A-18, A-19, A-20, A-22, A-24, A-27, A-29 and A-31 together at this time.

- 1. 3408 Ella Lee Ln. - Alteration-Addition - LM / Dr. Everett Seale House**
- 2. 1965 W Gray St. - Alteration-Sign - LM / River Oaks Shopping Center**
- 3. 213 Milam St (801 Congress) - Alteration-Storefront/Awning - Main Street Market Square Historic District**
- 4. 711 Kipling St. - Alteration-Addition - Audubon Place Historic District**
- 6. 1808 Kane St. - Alteration-Windows *Revision* - Old Sixth Ward Historic District**
- 8. 836 W Melwood St. - Alteration-Garage *Noncontributing* - Norhill Historic District**
- 11. 603 Colquitt St. - Alteration-Door - First Montrose Commons Historic District**
- 12. 401 Sul Ross St. - Alteration-Porch - First Montrose Commons Historic District**
- 13. 401 Sul Ross (3900 Bute St.) - New Construction-Secondary Structure - First Montrose Commons Historic District**
- 15. 426 Arlington St. - Alteration-Addition *Revision* - Houston Heights South Historic District**
- 17. 716 Arlington St. - Alteration-Addition *Revision* - Houston Heights South Historic District**
- 18. 415 E 9th St. - Alteration-Addition *Noncontributing* - Houston Heights South Historic District**
- 19. 612 Arlington St. - Alteration-Porch - Houston Heights South Historic District**
- 20. 1020 Arlington St. - Alteration-Addition *Noncontributing* - Houston Heights South Historic District**
- 22. 420 E 20th St. - Alteration-Storefront *Noncontributing* - Houston Heights East Historic District**
- 24. 1616 Cortlandt St. - New Construction-Garage *Revision* - Houston Heights East Historic District**
- 27. 1407 Tulane St. - Alteration-Porch/Windows - Houston Heights West Historic District**
- 29. 1409 Ashland St. - Alteration-Addition *Revision* - Houston Heights West Historic District**
- 31. 501 Highland St. - Alteration-Porch *Revision* - Woodland Heights Historic District**

Motion made by Commissioner Mod, seconded by Commissioner Goelzer, to grant Certificates of Appropriateness. Motion carried unanimously.

Commissioner Hellyer recused himself and left the room

10. 4003 Norhill Blvd. - Alteration-Addition - Norhill Historic District

Motion was made by Commissioner Mod, seconded by Commissioner Goelzer to approve the Certificate of Appropriateness for item A-10. Motion carried unanimously.

Commissioner Hellyer returned.

Commissioner Hellyer and Commissioner Stava recused themselves and left the room.

5. 2006 Decatur St. - Demolition-Residence - Old Sixth Ward Historic District

Motion was made by Commissioner Archer, seconded by Commissioner Mod to deny the Certificate of Appropriateness for item A-5. Motion carried unanimously.

Speakers: Chune Zhang, owner – supportive; Joe Meppelink, Jacob Garber, Neal Parker, Iris Rodriguez, Lee Krause, Bart Truxillo, Jerry Harper, Kathy Vossler, Adrian Melendez, Lee Roeder, Ryan Boehner, Jane West - opposed.

Commissioner Hellyer and Commissioner Stava returned.

7. 1031 Le Green St. - Alteration-Windows Resubmittal – Norhill Historic District

Motion was made by Commissioner Archer, seconded by Commissioner Hellyer to grant the Certificate of Appropriateness for item A-7. Motion carried with Commissioner Collum and Commissioner Stava opposing

Speaker: Lucas Fidler, owner – supportive.

9. 1139 Peddie St. - Alteration-Addition/Windows – Norhill Historic District

Motion was made by Commissioner Archer, seconded by Commissioner Mod to grant the Certificate of Appropriateness for item A-9. Motion carried with Commissioner Stava abstaining.

Speakers: Beth Miller, owner and Sam Gianukos, applicant – supportive.

14. 7707 Lakewind St. - Alteration-Windows - Glenbrook Valley Historic District

Motion was made by Commissioner Collum, seconded by Commissioner Mod to grant the Certificate of Appropriateness for item A-14 with the conditions that the applicant work with staff to agree on a suitable window replacement. Motion carried unanimously.

Speakers: Mark Heater, owner – supportive.

16. 511 Arlington St. - Alteration- Windows Revision - Houston Heights South Historic District

Motion was made by Commissioner Bucek, seconded by Commissioner Mod to grant the Certificate of Appropriateness for item A-16 with conditions the upper sashes for 2, 4, 5, 13, 15 and 16 be repaired and retained. The deteriorated jambs, sills, and lower sashes can be repaired or replaced with salvaged sashes. Motion carried with Commissioner Archer and Hellyer opposing.

Speakers: Karen Braiser, applicant and Chad Castille, owner - supportive.

21. 301 E 10th St. - Alteration-Addition - Houston Heights South Historic District

Motion was made by Commissioner Bucek, seconded by Commissioner Goelzer to grant the Certificate of Appropriateness for item A-21 with the conditions that the proposed connecting roof is offset on the west to match what is currently proposed on the east side (in order to maintain the existing roofline). Motion carried unanimously.

Speaker: Nick Eronko, applicant - supportive.

**23. 1515 Oxford St. - New Construction-Residence - Houston Heights East Historic District
Withdrawn**

Commissioner Hellyer recused himself and left the room.

25. 1245 Cortlandt St. - Alteration-Addition - Houston Heights East Historic District

Motion was made by Commissioner Bucek, seconded by Commissioner Goelzer to grant the Certificate of Appropriateness for item A-25 with the conditions (1) that the north and south walls of the second floor addition be inset 1' inside the wall below, (2) the two gable roof forms above these revised walls be hip roofs. Motion carried with Commissioner Stava opposing.

Speaker: Michael Harvey, owner - supportive.

Commissioner Hellyer returned.

**26. 1141 Harvard St. - Alteration-Addition/Garage - Houston Heights East Historic District
Withdrawn**

28. 1205 Rutland St. - New Construction-Residence *Resubmittal* - Houston Heights West Historic District

Motion was made by Commissioner Bucek, seconded by Commissioner Mod to deny the Certificate of Appropriateness for item A-28 per criteria #3. Motion carried with Commissioner Archer and Commissioner Hellyer opposing.

Speaker: Jeremy McFarland, applicant - supportive.

30. 1418 Ashland St. - Alteration-Addition - Houston Heights West Historic District

Motion was made by Commissioner Mod, seconded by Commissioner Collum to deny the Certificate of Appropriateness for item A-30. Motion carried with Commissioner Hellyer opposing.

Speakers: Jeremy McFarland, applicant and Jerry Sinitiere, owner - supportive.

B. COMMENTS FROM THE PUBLIC AND THE HAHC:

Jeremy McFarland expressed his thoughts to the commission about not being able to build a large house.

Jerry Sinitiere asked for feedback from the Commission for his house that was denied.

Mary Sinitiere asked the Commission if the ordinance defines big.

Commissioner Hellyer voiced his frustration when the commission goes against staff's recommendation and does not give a definitive reason why. Also his understanding of the check list and if it can be clarified what you have to submit or not submit would be helpful.

Commissioner Bucek mentioned that he looks at the projects that come before the Commission to see if they are the right fit or appropriate and when he makes a comment he will get a call from staff to clarify his position or offer any suggestions. He is happy to talk to staff and give advice and encourages homeowners to come back and work it out.

Commissioner Mod mentioned that the projects they spend time on are the ones that are not addressing proportion and scale and how do we add on to a small house successfully. The same applicants continue to bring these same problem projects before the Commission and the issue is not being addressed.

Director, Patrick Walsh mentioned that if the Design Guidelines are right it would approve the certainty and consistency of the decision making of the Commission.


Diana Ducroz announced that Erin Glennon is leaving the Planning Department and this will be her last Commission meeting. She is moving back home to New York.

C. ADJOURNMENT:

There being no further business brought before the commission, Chair, Mr. Maverick Welsh, adjourned the meeting at 5:50 p.m. Motion was made by Commissioner Collum and seconded by Commissioner Hellyer. Motion carried unanimously.



Maverick Welsh
Chair



Patrick Walsh
Executive Secretary