

## **Minutes of the Houston Archaeological and Historical Commission**

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

**May 31, 2018**

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:00 p.m.

### **CALL TO ORDER**

Chair Minnette Bickel Boesel called the meeting to order at 2:09 pm, with a quorum present.

Minnette Bickel Boesel, Chair

Emily Ardoin, Vice Chair

Eddie Archer

David Bucek

Arrived at 2:13 p.m. during Director's Report

Ann Collum

Absent

John Cosgrove

Jorge Garcia-Herreros

Absent

Ben Koush

Sue Lovell

Stephen McNiel

Urmila Srinivasan

Charles Stava

### **EXOFFICIO MEMBERS**

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center

Marta Crinejo, Mayor's Liaison

Margaret Wallace Brown, Deputy Director, Planning and Development

### **Executive Secretary**

Patrick Walsh, P.E., Director, Planning and Development

### **CHAIRMAN'S REPORT**

The Chair, Minnette Bickel Boesel, mentioned to the Commission that the Commission has already made some adjustments to the Houston Heights Design Guidelines document since the August 2017 draft. She also thanked everyone for all their efforts.

### **DIRECTOR'S REPORT**

The Director's Report was given by Deputy Director, Margaret Wallace Brown. She thanked everyone for attending the meeting and their dedication. She reported that 576 people have participated in the Design Guideline process, that there are 871 properties in the 3 Districts that answered the compatible design survey almost two years ago, and 87 people provided comments for the public hearing held on May 17. She explained the process for all the comments received for the Design Guidelines.

## **A. DISCUSSION AND CONSIDERATION OF THE PROPOSED HOUSTON HEIGHTS HISTORIC DISTRICTS DESIGN GUIDELINES DRAFT**

Presentation was given by staff member Matthew Kriegl.

### **2. Section 4, pages 13-18 - Windows**

Staff recommendation: Remove the formula for considering when windows can be replaced from the design guidelines.

Commission action: Motion made by Commissioner Bucek, seconded by Commissioner Archer to remove the formula for considering when windows can be replaced from the design guidelines and remove the language now regarding the percentages in the deterioration of windows. Motion carries unanimously.

### **1. Section 1, page 8 - Context area**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Ardoin, seconded by Commissioner Archer to accept staff's recommendation. Motion carried unanimously.

### **3. Section 5, pages 5, 6 and 16 - Camelbacks**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Ardoin, seconded by Commissioner McNeil to accept staff's recommendation. Motion carried unanimously.

### **4. Section 5, pages 5, 6, 15 and 16 - Ridge/eave heights**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Cosgrove, seconded by Commissioner Ardoin to accept staff's recommendation. Motion carried unanimously.

### **5. Sec. 5, pages 5, 6 and 16 - Increase Plate Height**

Staff recommendation: Maintain the 10' first-floor 9' second floor limitation. Add language in the Design Guidelines to encourage the use of coffered ceilings to obtain the higher second-floor ceiling while maintaining the 9' plate height.

Commission action: Motion made by Commissioner Ardoin, seconded by Commissioner Archer accept staff recommendations to maintain the 10' first-floor 9' second floor plate height limitations; and additionally, to remove sentence on sec 5 page 16 of the design guidelines draft reading: taller ceilings, if desired, can be achieved with a lower foundation, or if the ceiling is vaulted or otherwise tucked into the roof structure. Motion carries with Commissioner Bucek abstaining.

### **6. Sec 5, page 9 - Lot Coverage**

Staff recommendation: No change.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Ardoin to accept staff's recommendation. Motion carried with Commissioner Lovell opposing and Commissioner Srinivasan abstaining.

### **7. Sec 5, page 11 - Setbacks**

Staff recommendation: Allow lots that are under 35 feet wide to have minimum side setbacks of 3 feet.

Commission action: Motion made by Commissioner Lovell, seconded by Commissioner Archer to accept staff's recommendation. Motion carried unanimously.

### **8. Decrease Setbacks**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Ardoin, seconded by Commissioner Archer to accept staff's recommendation. Motion carried with Commissioner Lovell opposing and Commissioner Srinivasan abstaining

### **9. Garage Setbacks**

Staff recommendation: Add following language: 1-story garages with the front wall set no more than 33' from back of lot may have a 3' side setback. 2-story garages with the front wall set no more than 33' from back of lot may have a 5' side setback.

Commission recommendation: Motion made by Lovell, seconded by Commissioner McNeil to accept staff's recommendation. Motion carried with Commissioner Srinivasan abstaining.

### **11. Porches**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Ardoin, seconded by Commissioner McNeil to accept staff's recommendation. Motion carried unanimously.

### **12. FAR - previously allowed**

Staff recommendation: No change.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Bucek to accept staff's recommendation. Motion carried unanimously.

4:00 p.m. Commission took a five-minute break.

### **10. Sec. 5 pages 12-13 - FAR**

Staff recommendation: No change.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Lovell, to edit language to exempt dormers. New language is as follows: Excluded: All attic space, with or without dormers, with a provision that the roof pitch (within 1 degree up or down) is typical for the context area. Remove references to dormer inclusion (page 7-8.) Motion carried unanimously.

### **13. Garages**

Staff recommendation: Increase exemption of detached garages to 528 square feet, as well as up to 528 square feet of a second floor on that detached garage.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Archer to accept staff's recommendation. Motion carried unanimously.

### **14. Correct drawing page 5-16**

No vote required.

**15. Section 5 pages 14 and 18 - inset requirements**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Bucek, seconded by Commissioner Ardoin to accept staff's recommendation. Motion carried with Commissioner Lovell and Commissioner McNeil opposing.

**16. Section 5 page 16 - Increase Finished Floor Height**

Staff recommendation: Increase the maximum finish floor height to 36". Add language that the measurement is taken from the front of the house. Work with Houston Public Works to identify a consistent reference point from which the measurement should be taken.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Bucek to accept staff's recommendation. Increase the maximum finish floor height to 36". Add language that the measurement is taken from the front of the house using natural grade as a benchmark and strike the third paragraph altogether. Motion carried unanimously.

The following items were taken together:

**17. Sec. 6 page 12 - Remodels**

**18. Sec. 7 page 4 - Footprint**

**19. Expand the context area**

**20. Entire documents**

**21. Historic regulations**

Staff recommendation: No change.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Cosgrove to accept staff's recommendation. Motion carried with Commissioner Lovell abstaining.

**22. Support document as drafted and presented**

No vote required.

The following items were taken together:

**23. City Staff should be flexible in dealing with developers in these neighborhoods**

**24. Heights South has not approved by vote establishment of de facto zoning**

**25. Impose steep daily fines for homes not meeting neighborhood standards**

**26. Impose strict daily fines for times exceeded**

Staff recommendation: No change.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Ardoin to accept staff's recommendation. Motion carried unanimously

The following items were taken together:

**27. Impose time limits for new construction and remodels**

**28. Include standard appeals process for variance request**

**29. Historic regulations are too restrictive**

**30. Restrict pools/consider part of FAR**

**Ban all chain link fences**

**31. Change the location and time and public hearing held on May 17, 2018**

**32. Honor and enforce deed restrictions**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Cosgrove, seconded by Commissioner Archer to accept staff's recommendation. Motion carried with Commissioner Lovell abstaining.

The following items were taken together:

**33. Reinstate the 90-day tear -down rule**

**34. Work with HCAD to appraise historic properties differently**

Staff recommendation: No change.

Commission action: Motion made by Commissioner McNeil, seconded by Commissioner Archer that they acknowledge the items are outside of the scope of the Design Guidelines and accept staff's recommendation. Motion carried unanimously.

The following items were taken together:

**35. Allow the HAHC to use their judgement on projects that may meet the intention of the code of ordinances, but may not meet all the measurable standards**

**36. Correct miscellaneous errors**

Staff recommendation: No change.

Commission action: Motion made by Commissioner Koush, seconded by Commissioner Lovell to accept staff's recommendation. Motion carried unanimously.

**B. COMMENTS FROM THE PUBLIC**

Tracy Eslner with Council Member Cohen's office clarified the Design Guidelines' Quality of Life Committee meeting options in June.

The Chair, Minnette Bickel Boesel, thanked the audience for their patience during this process.

Mark Williamson asked when they might see the updates to the website, so the public can comment when it goes before the Quality of Life Committee.

**C. COMMENTS FROM THE HAHC**

Commissioner Lovell suggested staff use a redline format on the website showing the items and what was changed, so people can easily see what changes were made. She thanked the staff for all their hard work and expressed her sympathies for the loss of a colleague. She also thanked the Commissioners for such a great experience during this process.

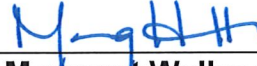
Margaret Wallace Brown informed the Commission of Will Schoggin's sudden passing while on vacation. He was with the Planning and Development Department as Project Manager and Webmaster. She said he was a special human being, and he will be truly missed.

**D. ADJOURNMENT**

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 5:30 p.m. Motion was made by Commissioner Lovell, and seconded by Commissioner Archer. Motion carried unanimously.



**Minnette Bickel Boesel**  
**Chair**



**Margaret Wallace Brown**  
**Executive Secretary**