

Minutes of the Houston Archaeological and Historical Commission

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

February 21, 2019

Meeting held in
Council Chambers, Public Level, City Hall Annex
3:00 p.m.

CALL TO ORDER

Chair Minnette Bickel Boesel called the meeting to order at 3:20 p.m. with a quorum present.

Minnette Bickel Boesel, Chair

Emily Ardoin, Vice Chair

Absent

Edie Archer

Left at 6:25 p.m. after item B-28

David Bucek

Absent

Ann Collum

John Cosgrove

Jorge Garcia-Herreros

Absent

Ben Koush

Sue Lovell

Left at 5:45 p.m. after item B-27

Stephen McNiel

Absent

Urmila Srinivasan

Charles Stava

Dominic Yap

EXOFFICIO MEMBERS

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center

Marta Crinejo, Mayor's Liaison

Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

CHAIRMAN'S REPORT

The Chair commented about upcoming AIA workshops, and recognized the loss of Margaret Wallace Brown's father, and Emily Ardoin's mother.

DIRECTOR'S REPORT

Margaret Wallace Brown announced that the Houston Heights Design Guidelines is receiving a Preservation Texas award. She commented about upcoming AIA workshops, including a windows workshop; and that Department program updates are always available via www.houstonplanning.com, or by phone via 832-393-6600.

MAYOR'S LIAISON REPORT

NONE

APPROVAL OF THE JANUARY 24, 2019 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission action: Approved the January 24, 2019 Houston Archaeological and Historical Commission (HAHC) meeting minutes.

Motion: **Lovell** Second: **Cosgrove** Vote: **Carries** Abstaining: **Archer, Srinivasen**

CORRECT THE JULY 26, 2017 MEETING MINUTES FOR THE RECONSIDERATION OF THE PROPOSED AMENDMENTS TO OLD SIXTH WARD PROTECTED HISTORIC DISTRICT DESIGN GUIDELINES

Commission action: Approved the correction to the July 26, 2017 meeting minutes for the reconsideration of the proposed amendments to Old Sixth Ward Protected Historic District Design Guidelines.

Motion: **Lovell** Second: **Collum** Vote: **Carries** Abstaining: **Srinivasen, Yap**

A. CONSIDERATION AND POSSIBLE ACTION ON A CERTIFICATE OF NON-DESIGNATION APPLICATION FOR 610 OXFORD STREET

Motion was made by Commissioner Lovell, seconded by Commissioner Srinivasen, that the Houston Archaeological and Historical Commission grant a Certificate of Non-designation for 610 Oxford Street. Motion carried unanimously.

B. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Motion made by Commissioner Lovell, seconded by Commissioner Archer, to consider approvals and deferrals for agenda items B-3, B-4, B-7, B-9, B-10, B-11, B-12, B-13, B-15, B-16, B-18, B-22, B-24, B-26, B-33, and B-36 together. Motion carried with Commissioner Stava recusing himself on item B-26.

Motion made by Commissioner Lovell, seconded by Commissioner Archer, to accept staff recommendations to grant or defer agenda items B-3, B-4, B-7, B-9, B-10, B-11, B-12, B-13, B-15, B-16, B-18, B-22, B-24, B-26, B-33, and B-36 together. Motion carried with Commissioner Stava recusing himself on item B-26.

B-3. 449 W 19th St - Alteration-Addition/Windows - Houston Heights Water Works/LM - Approve

B-4. 711 Fannin St - Alteration-Door -Texas Company Building/LM - Approve

B-7. 315 E 12th St - Alteration-Painting Brick - Houston Heights East - Defer

B-9. 412 E 18th St - Alteration-Windows - Houston Heights East - Approve

B-10. 1322 Cortlandt St - Alteration-Addition - Houston Heights East - Approve

B-11. 836 Columbia St - Alteration-Addition - Houston Heights South - Approve

B-12. 717 Harvard St - Alteration-Addition - Houston Heights South - Approve

B-13. 901 Harvard St - Alteration-Storefront/Dormers - Houston Heights South - Approve

B-15. 439 Oxford St - Alteration-Addition - Houston Heights South - Approve

B-16. 1120 Allston St - Alteration-Addition/Siding - Houston Heights West - Approve

B-18. 1002 W Temple St - Alteration-Windows/Doors – Norhill - Approve

B-22. 420 Bayland St - Alteration-Addition - Woodland Heights - Approve

B-24. 308 Woodland St - Alteration-Addition - Woodland Heights - Approve

B-26. 2111 State St - Alteration-Door - Old Sixth Ward - Approve

- B-33. 404 Stratford St - Alteration-Addition - Avondale West - Approval**
B-36. 111 Travis St - Alteration-Sign - Main Street Market Square - Defer

Motion made by Commissioner Lovell, seconded by Commissioner Cosgrove, to take agenda items B-1, B-2, and B-20 together, and deny the application(s) for agenda items B-1, B-2, and B-20. Motion carried unanimously.

- B-1. 1977 W Gray St - Alteration-Sign - River Oaks Shopping Center/LM**
B-2. 1977 W Gray St - Alteration-Sign - River Oaks Shopping Center/LM
B-20. 1218 Studewood St - Alteration-Windows – Norhill

- B-5. 1110 W Gray St - Alteration-Carports - Quality Laundry Building/LM**

Motion was made by Commissioner Lovell, seconded by Commissioner Archer, to approve the Certificate of Appropriateness for item B-5, as submitted by the applicant. Motion carried with Commissioners Collum, Srinivasen, Stava and Yap opposed.

Speaker(s): Jerry Tipps, applicant - supportive.

- B-6. 3015 Del Monte St - Alteration-Windows - James W and Lella D Cain House/LM**

Motion was made by Commissioner Lovell, seconded by Commissioner Yap, to partially approve the Certificate of Appropriateness for item B-6, with the condition to replace units 4-11 with wood windows matching original lite patterns, and denial for replacement of units 1-3.

Motion carried unanimously.

- B-8. 1526 Cortlandt St - Alteration-Siding/Windows/Doors - Houston Heights East**

Motion was made by Commissioner Lovell, seconded by Commissioner Cosgrove, to defer the application for legal review, and for staff to work with Houston Public Works to stabilize and secure the structure. Motion carried unanimously.

Speaker(s): Gina Morgan, applicant, Rick Mauro - supportive.

- B-14. 922 Columbia St - Relocation-Residence - Houston Heights South**

Motion was made by Commissioner Yap, seconded by Commissioner Collum, to deny the Certificate of Appropriateness for item B-14. Motion carried with Commissioner Koush, Lovell, and Srinivasen opposing.

Speaker(s): Sam Gianukos, applicant - supportive.

- B-17. 1136 Allston St -Alteration-Foundation/Windows - Houston Heights West**

Motion was made by Commissioner Koush, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-17, with the condition that staff works with the homeowner and inspector to verify that the house is raised to have a finished floor height no higher than 32". Motion carried unanimously.

Speaker(s): Brannon Albritton -supportive.

- B-19. 819 W Cottage St - Alteration-Door – Norhill**

Motion was made by Commissioner Lovell, seconded by Commissioner Yap, to defer the application. Motion carried with Commissioner Archer opposing.

- B-21. 4627 Norhill Blvd - Alteration-Porch – Norhill**

Motion was made by Commissioner Lovell, seconded by Commissioner Collum, to approve the Certificate of Appropriateness for item B-21, with the condition that the porch columns are simplified and do not feature tapered columns or brick bases. Motion carried unanimously.

B-23. 605 Omar St - Alteration-Porch - Woodland Heights

Motion was made by Commissioner Lovell, seconded by Commissioner Koush, to approve the Certificate of Appropriateness for item B-23, with the condition that the new porch steps be reduced in width, and both the handrails and guardrails be constructed to resemble more period-appropriate simple vertical components, as exhibited in the historic photo. Motion carried unanimously.

Speaker(s): Jason Guyre, applicant -supportive.

B-25. 1818 State St - Alteration-Addition/Foundation - Old Sixth Ward

Motion was made by Commissioner Lovell, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-25, for the addition and other alterations, on the condition that the finished floor height not exceed a height of 36" at the back of the addition.

Motion carried with Commissioners Collum, Stava, and Yap opposing.

Speaker(s): Joe Bailey, homeowner, Joe Meppelink - supportive.

B-27. 609 Sabine St - New Construction-Residence - Old Sixth Ward

Motion was made by Commissioner Yap, seconded by Commissioner Stava, to approve the Certificate of Appropriateness for item B-27, with the condition that the front setback be increased to 15'. Motion carried with Commissioners Archer, Koush, Lovell and Srinivasen opposing.

Speaker(s): Ava Kanning, applicant, Matt Akerland - supportive; Ryan Trainer, undecided.

Commissioner Stava recused himself.

B-28. 2211 Decatur St - Alteration-Addition - Old Sixth Ward

Motion was made by Commissioner Koush, seconded by Commissioner Srinivasen, to approve the Certificate of Appropriateness for item B-28 with the condition to lower the roof pitch, and change the windows to 1:1. Motion carried with Commissioners Collum and Yap opposing.

Speaker(s): Claude Anello, Shelly Anello, applicants, Onezieme Mouton, architect, Scott Beck, Paul Easterwood, Mary-Hollis Clarkson, Leigh Hollins, Brett Mize, Danni Sabota, Lisa Wilmore - supportive; Allison Maillet, Adrian Melendez, Jane West - opposed.

The Commission took a break at 6:25 p.m., and returned at 6:30 p.m.

Commissioner Stava returned.

B-29. 1806 Summer St - New Construction-Residence - High First Ward

Motion was made by Commissioner Yap, seconded by Commissioner Stava, to defer the application for item B-29. Motion carried unanimously.

Speaker(s): Javier Medina, applicant - supportive.

B-30. 7934 Belfort Ave - Alteration-Windows - Glenbrook Valley

Motion was made by Commissioner Yap, seconded by Commissioner Collum, to deny the Certificate of Appropriateness. Motion carried unanimously. Motion was made by Commissioner Yap, seconded by Commissioner Stava, to grant a Certificate of Remediation for item B-30, for removal of the currently installed window and installation of new window to match the original size and lite pattern; brick infill should match in color and pattern. Motion carried unanimously.

B-31. 8309 Dover St - Alteration-Windows - Glenbrook Valley

Motion was made by Commissioner Cosgrove, seconded by Commissioner Koush, to deny the Certificate of Appropriateness. Motion carried unanimously. Motion was made by Commissioner Cosgrove, seconded by Commissioner Yap, to grant a Certificate of Remediation for item B-31, for the replacement of the original windows. The front three panel 16-lite windows should be removed, and three new windows should be installed that match the original four-lite pattern using exterior muntins. The new front slider window should be removed and two new 1/1 windows should be installed to match the original. Motion carried unanimously.

B-32. 7919 Glenheath St - Alteration-Siding/Trim - Glenbrook Valley

Motion was made by Commissioner Cosgrove, seconded by Commissioner Yap, to deny the Certificate of Appropriateness. Motion carried unanimously. Motion was made by Commissioner Cosgrove, seconded by Commissioner Stava, to grant a Certificate of Remediation for item B-32, and require the stone veneer to be removed and the original siding restored. Motion carried unanimously.

B-34. 501 Branard St - Alteration-Siding/Windows - First Montrose Commons

Motion was made by Commissioner Koush, seconded by Commissioner Cosgrove, to partially approve the Certificate of Appropriateness for item B-34, for the replacement of all 42 windows and working with staff about replacing the guardrail, but denial of installing ceramic floral tiles over the brick façade.

Motion carried unanimously.

Speaker(s): Christopher West, applicant - supportive.

B-35. 3706 Garrott St - Alteration-Windows – Westmoreland

Motion was made by Commissioner Cosgrove, seconded by Commissioner Collum, to partially approve the Certificate of Appropriateness for item B-35, for the replacement of 7 historic windows (G, I, K, L, M, O, P) with 1/1 wood sash packs, to preserve the historic window frames, with the condition that existing wood sills are to be repaired with in-kind materials as needed; and denial of the replacement of windows A, C, and N. Motion carried unanimously.

C. COMMENTS FROM THE PUBLIC

Stuart Porter asked about the process for resubmission or appeal.

D. COMMENTS FROM THE HAHC

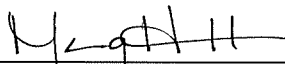
The Chair commended staff.

E. ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 7:13 p.m.



Minnette Bickel Boesel
Chair



Margaret Wallace Brown
Executive Secretary