

Minutes of the Houston Archaeological and Historical Commission

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

December 18, 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 3:08 p.m. with a quorum present.

Minnette Bickel Boesel, Chair

David Bucek, Vice Chair

Jose Aranda, Jr.

Steven Curry

Arrived at 3:10 p.m. during Director's Report

Ann Collum

Absent

John Cosgrove

Beth Wiedower Jackson

Ashley Elizabeth Jones

Ben Koush

Stephen McNeil

Urmila Srinivasan

Charles Stava

Dominic Yap

Absent

EXOFFICIO MEMBERS

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center

Marta Crinejo, Mayor's Liaison

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

Margaret Wallace Brown thanked staff; announced that Commissioner Wiedower Jackson's baby is due January 31, and that the Appeals Board meets January 13, regarding 605 Columbia. She stated that a bid for a resource inventory in Independence Heights is being sought and commented about 2020 HAHC meeting dates, including the Friday, January 24 proposed meeting at 2 pm. She announced that there are upcoming Preservation conferences, including the Preservation Texas Cultural Landscape Symposium on February 23 - 26.

MAYOR'S LIAISON REPORT

NONE

APPROVAL OF THE NOVEMBER 21, 2019 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission action: Approved the November 21, 2019 Houston Archaeological and Historical Commission (HAHC) meeting minutes.

Motion: **Wiedower Jackson** Second: **Jones** Vote: **Carried** Abstaining: **Aranda, Srinivasan, Stava**

CONSIDERATION OF AND ACTION ON 2020 HAHC MEETING DATES

Commission action: Approved the 2020 Houston Archaeological and Historical Commission (HAHC) meeting dates, as amended.

Motion: **Cosgrove** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A LANDMARK DESIGNATION APPLICATION FOR THE EDWARD H. ARTZ HOUSE AT 1610 HICKORY STREET, HOUSTON, TEXAS, 77007

The Chair opened and closed the public hearing.

Motion was made by Commissioner Bucek, seconded by Commissioner Curry, that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation application for the Edward H. Artz House at 1610 Hickory Street. Motion carried unanimously.

Speaker: Sanea Sakhyani, applicant and Todd Crocker, owner – supportive.

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

Motion made by Commissioner Cosgrove, seconded by Commissioner Wiedower Jackson, to consider items **B-1, B-3, B-8, B-9, B-10, B-11, B-16, B-17, B-19, and B-20** together. Motion carried unanimously.

Motion made by Commissioner Srinivasan, seconded by Commissioner Koush, to accept staff recommendations for items **B-1, B-3, B-8, B-9, B-10, B-11, B-16, B-17, B-19, and B-20** together. Motion carried unanimously.

- B-1. 904 Marshall Street - Alteration - Addition/Windows/Siding - Audubon Place - Approval**
- B-3. 609 Colquitt Street - New Construction - Residence/Garage - First Montrose Commons - Approval**
- B-8. 922 Columbia Street - Alteration - Addition - Houston Heights South - Defer per Applicant's Request**
- B-9. 443 Columbia Street - Alteration - Addition - Houston Heights South - Defer per Applicant's Request**
- B-10. 615 Arlington Street - Alteration - Residence/Garage - Houston Heights South - Approval**
- B-11. 305 W 16th Street - Alteration - Windows/Siding/Roof - Houston Heights West - Approval**
- B-16. 2039 W Gray Street - Alteration - Sign - LM - River Oaks Shopping Center - Approval**
- B-17. 2222 Gray Street - Alteration - Sign - LM - St. John Missionary Baptist - Defer per Applicant's Request**
- B-19. 1012 Al Gregg Street - New Construction - Garage - Norhill - Approval**
- B-20. 1038 E 16th Street - Alteration - Addition - Norhill - Approval**

B-2. 609 Colquitt Street - Alteration - Addition/Windows/Siding - First Montrose Commons

Motion was made by Commissioner McNeil, seconded by Commissioner Wiedower Jackson, to deny the Certificate of Appropriateness for item B-2. Motion carried unanimously. Motion was made by Commissioner McNeil, seconded by Commissioner Aranda, that a Certificate of Remediation be issued for (1) rebuild the front porch to a similar to the original portico removed, with staff's approval of final design (2) replace interior shiplap and provide a written statement from a structural engineer licensed by the State of Texas that the proposed repair or reconstruction can be accomplished without harm to the exterior features of the building or structure visible from the right-of-way. Motion carried unanimously.

Speakers: Stephen Longmire - opposed; Victor Perez, representing owner – supportive.

B-4. 3806 Garrott Street - Alteration - Roof - First Montrose Commons

Motion was made by Commissioner Bucek, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-4. Motion carried unanimously.

B-5. 1629 Oxford Street - Alteration – Addition - Houston Heights East – Denial

Motion was made by Commissioner McNeil, seconded by Commissioner Srinivasan, to deny the Certificate of Appropriateness for item B-5. Motion carried unanimously.

B-6. 735 Columbia Street - New Construction – Residence/Garage - Houston Heights South

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Jones, to approve the Certificate of Appropriateness for item B-6, with the condition that the ridge height not exceed 30', subject to staff approval of revisions. Motion carried with Commissioner McNeil opposing.

Speaker: Alex Ridgway, applicant –supportive.

B-7. 717 Harvard Street - Alteration - Siding/Trim - Houston Heights South

Motion was made by Commissioner Koush, seconded by Commissioner Srinivasan, to deny the Certificate of Appropriateness for item B-7. Motion carried unanimously. Motion was made by Commissioner Srinivasan, seconded by Commissioner Bucek, to issue a Certificate of remediation with the conditions that the applicant put back and reconstruct porch and exterior siding, interior shiplap to be replaced and reestablish balloon framing, and obtain a certified letter regarding structural integrity from a structural engineer that is familiar with shiplap structures. Motion carried unanimously.

Speakers: Mehul Patel, representing applicant, Sheikh Halim and Tom Hickman – supportive. Pete Stockton, Senior Inspector, Houston Public Works.

B-12. 1301 Tulane Street - Alteration - Porch/Windows - Houston Heights West

Motion was made by Commissioner Koush, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-12, with the condition that the windows be painted to match the existing windows on the home and the windows be recessed and inset with a traditional profile. Motion carried unanimously.

Speaker: Luis Rodriguez, project manager- supportive.

B-13. 1416 Rutland Street - Alteration - Addition/Porch/Roof - Houston Heights West

Administrative Approval

B-14. 1343 Allston Street - Alteration – Addition - Houston Heights West

Motion was made by Commissioner Koush, seconded by Commissioner Wiedower Jackson, to approve the Certificate of Appropriateness for item B-14, with the condition that (1) new covered side porch (south side) needs to conform to the 5' side setback as required by the Heights Design Guidelines (2) removal of original siding from the original historic house and replaced in kind, for siding beyond repair, will require site inspection by Staff. Motion carried unanimously.

Speaker: Alex Ridgway, applicant – supportive.

B-15. 3247 Inwood Drive - Demolition – Residence - LM - Lucien Carroll House

Motion was made by Commissioner Bucek, seconded by Commissioner Cosgrove, to deny the Certificate of Appropriateness for item B-15, with the amendment that Commissioner Jones draft a letter for the Chair to send on behalf of the Commission to the owner, expressing the Commission's concerns of the demolition of a landmark. Motion carried unanimously.

B-18. 1012 Al Gregg Street - Alteration – Addition – Norhill

Motion was made by Commissioner McNeil, seconded by Commissioner Aranda, to approve the Certificate of Appropriateness for item B-18. Motion carried unanimously.

B-21. 4202 Watson Street - Alteration - Siding/Trim - Norhill

Motion was made by Commissioner Koush, seconded by Commissioner Cosgrove, to deny the Certificate of Appropriateness for item B-21. Motion carried unanimously.

B-22. 1135 W Gardner Street - Alteration – Porch - Norhill

Motion was made by Commissioner Bucek, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-22 with the condition that lattice be installed between piers, leaving the face of piers exposed and no water table. Motion carried unanimously.

B-23. 449 W 19th Street - Alteration – Windows - PLM - Heights Water Works

Motion was made by Commissioner Cosgrove, seconded by Commissioner Jones, to deny the certificate of Appropriateness for removal of the original historic windows and replacement with manufactured vinyl windows. Motion carried unanimously. A motion was made by Commissioner Cosgrove, seconded by Commissioner McNeil to issue a Certificate of Remediation, to replace the vinyl windows with option 3 (custom Steel) proposed by the

applicant. Motion carried unanimously. Motion was made by Commissioner McNeil, seconded by Commissioner Aranda, to approve the Certificate of Appropriateness to swap the two existing original steel doors on the south (side) and east (front) elevations with the condition that if the doors are not the same size or inoperable when flipped, the doors should remain where they are. The applicant may have to change the glass on one of the doors to meet egress and code. Motion carried unanimously.

Speakers: Chris Fannin, applicant – supportive, Pete Stockton, Senior Inspector, Houston Public Works.

B-24. 717 Franklin Avenue - Alteration - Windows - PLM - Magnolia Brewery Café Taproom Building (Magnolia Ballroom)

Administrative Approval

B-25. 3107 Beauchamp Street - Alteration - Addition/Foundation - Woodland Heights

Motion was made by Commissioner Bucek, seconded by Commissioner Koush, to approve the Certificate of Appropriateness for item B-25. Motion carried unanimously.

B-26. 720 Bayland Avenue - Alteration – Addition - Woodland Heights

Motion was made by Commissioner Bucek, seconded by Commissioner McNiel, to approve the Certificate of Appropriateness for item B-26, Motion carried with Commissioner Stava abstaining.

Speaker: Alex Ridgway, applicant – supportive.

B-27. 511 Highland Street - Alteration – Addition - Woodland Heights

Motion was made by Commissioner Koush, seconded by Commissioner McNiel, to approve the Certificate of Appropriateness for item B-27, with conditions (a) roof of new addition to be hipped with a pitch of no more than 5:12 (b) new addition 2nd floor ceiling height to be no more than 10' (to curb overall height of the new addition (c) new addition fenestration size to match the rough opening of windows of the original historic house (d) new addition fenestration (facing street) pattern to be of 1/1 and accept the revised drawings submitted by the applicant. Motion carried unanimously.

Speaker: Sam Gianukos, applicant – supportive.

B-28. 3016 Morrison Street - Alteration – Addition - Woodland Heights

Motion was made by Commissioner Bucek, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-28, with the conditions (a) roof pitch of the new addition either match or be lower than original structure (b) existing diamond-shaped ornamentation of front porch to remain. Motion carried unanimously.

Speaker: Greg Swedberg, applicant – supportive.

C. COMMENTS FROM THE PUBLIC

Stephen Longmire spoke about renovations at 603 Sul Ross.

D. COMMENTS FROM THE HAHC

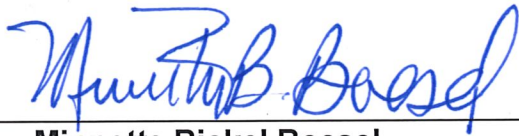
Commissioner Boesel thanked everyone for their service and hard work and wished everyone a Happy Holiday season.

Commissioner Bucek asked about the plaster work repair done on the Mecom Fountain.

Commissioner McNeil asked about obtaining flood plain maps.

E. ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 5:50 p.m.



Minnette Bickel Boesel
Chair



Margaret Wallace Brown
Executive Secretary