

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 9/13/2021

ITEM: II

APPLICANT: Chad John Marks, owner

PROPERTY ADDRESS: 7806 Santa Elena St

LEGAL DESCRIPTION: Lot 5, Tract 4A, Block 23, Glenbrook Valley Subdivision

HISTORIC DISTRICT: Glenbrook Valley Historic District

Project Summary:

On July 29, 2021 HAHC meeting, the applicant requested a Certificate of Appropriateness (COA) for the replacement of their front door, the removal of two side lites, and a renovation of the front entryway.

The work was completed without a COA prior to applying to the HAHC.

At their July 2021 meeting, the Houston Archaeological and Historical Commission (HAHC) reviewed the applicant's request for a Certificate of Appropriateness, denied the application and issued a Certificate of Remediation (COR) to replace door for a appropriate style, reinstall the two side lites, and reinstall the entryway back to its original state.

Commissioner Wiedower Jackson motioned to accept Staff's recommendation and to include the reinstallation of the front entryway. HAHC voted unanimously to deny a certificate of appropriateness for the alterations and to go with Staff's recommendations.

In accordance with Chapter 33 Section 33-253, the applicant is appealing the decision. The applicant requests a reversal of the decision from the HAHC to the Historic Preservation Appeals Board (HPAB). Applicant seeks a modification of the COR in order to keep the work already completed due to financial hardship.

We have received public comments.

Charge to the Historic Preservation Appeals Board:

According to Section 33-253. (c):

"The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness."

Property Description:

Contributing traditional ranch style residence, constructed circa 1959, located in the Glenbrook Valley Historic District.

Exhibits:

- A. Action report from HAHC meeting of July 29, 2021
- B. Unofficial Transcript of HAHC meeting of July 29, 2021
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Criteria of Approval:

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|-------------------------------------|------|---|-----------------------------|----------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>Replacement Door does not match the materials or character of traditional ranch style home. Removal of original side lites does not match the architectural features.</i> | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<i>Replacement Door does not match the materials or character of traditional ranch style home. Removal of original side lites does not match the architectural features.</i> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>Replacement Door does not match the materials or character of traditional ranch style home. Removal of original side lites does not match the architectural features.</i> | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |

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- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

Applicant's Grounds for Appeal:

Economic hardship

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City of Houston Code of Ordinances, appeal of decisions of the HAHC:

Sec. 33-253. Appeal.

- (a) The Historic Preservation Appeals Board ("HPAB") is hereby created. The HPAB shall consist of 5 members and shall consist of two former members of the planning commission, two former members of the HAHC, and one citizen representative that has not served on either commission. Each member shall have extraordinary knowledge and experience in the archaeological, architectural, cultural, social, economic, ethnic or political history of the city, and must have a known and demonstrated interest, competence, or knowledge in historic preservation within the city. Members of the HPAB shall be appointed by the mayor, subject to confirmation by the city council. Each member shall serve for a term of two years and shall hold over until the member's successor is appointed. A member may be appointed to serve consecutive terms. The director, or in his absence or inability to act, a deputy director or assistant director of the department shall serve as a non-voting, ex officio member and as executive secretary to the HPAB. Three members of the HPAB shall constitute a quorum; however, in the event of vacancies on the HPAB, a majority of the members of the HPAB shall constitute a quorum. The HPAB shall elect its own chair and vice-chair. The mayor shall assign a staff member to serve as a liaison between the HPAB and the mayor's office. The HPAB shall adopt rules, procedures, and schedules for meetings as are necessary or convenient to accomplish the purposes of this article, and shall meet as needed when notified by the director of an appeal from a decision of the HAHC.
- (b) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the HPAB by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision, or in the case of an application for a certificate of appropriateness for demolition, the notice of appeal may be filed with the director not earlier than 90 days after the denial of a certificate of appropriateness by the HAHC as provided for in section 33-247(f) of this Code and not later than 120

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days after the denial by HAHC. The director shall notify the members of the HPAB of the receipt of a notice of appeal and shall schedule a meeting of the HPAB to consider the appeal.

- (c) The HPAB shall consider the appeal within 45 days after a notice of appeal is filed with the director. The HPAB shall consider the application, the findings of the HAHC, written comments from the public, and any evidence presented at the meeting at which the appeal is considered. The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness. If the HPAB does not make a decision on the appeal within 45 days after a notice of appeal is filed with the director, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.
- (d) The director shall provide the applicant with notice of the time and place of the meeting at which each appeal will be considered by mail no less than ten days before the date of the meeting.
- (e) An applicant aggrieved by a decision of the HPAB may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of section 2-2 of this Code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the HPAB. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

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Exhibit A:

July 29, 2021 Action Report
(Including Project Details and Staff Analysis)

Houston Archaeological & Historical Commission
July 29, 2021
HPO File No. 2021_0157

ITEM E17
7806 Santa Elena St
Glenbrook Valley

CERTIFICATE OF APPROPRIATENESS

Applicant: Chad John, owner

Property: 7806 Santa Elena St, Lot 5, Tract 4A, Block 23, Glenbrook Valley Subdivision. The property includes a historic 2,918 square foot one-story single-family residence situated on a 14,677 square foot interior lot.

Significance: Contributing traditional ranch style residence, constructed circa 1959, located in the Glenbrook Valley Historic District.

Proposal: Alteration - Installation and removal of front door and side ~~jites~~ without a COA due to rot and damage.

- Removed original single-door with double metal doors.
- Removed two original side ~~jites~~.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria; Issuance of a COR to replace door for a more appropriate style and to reinstall two side ~~jites~~.

HAHC Action: Denied - Issuance of a COR to replace door for a more appropriate style, to reinstall two side ~~jites~~, and to restore the entire entryway to its original entrance.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF REMEDIATION

Basis for Issuance: HAHC Approval
Effective: July 29, 2021



PLANNING &
DEVELOPMENT
DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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Houston Archaeological & Historical Commission
July 29, 2021
HPO File No. 2021_0157

ITEM E17
7806 Santa Elena St
Glenbrook Valley

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

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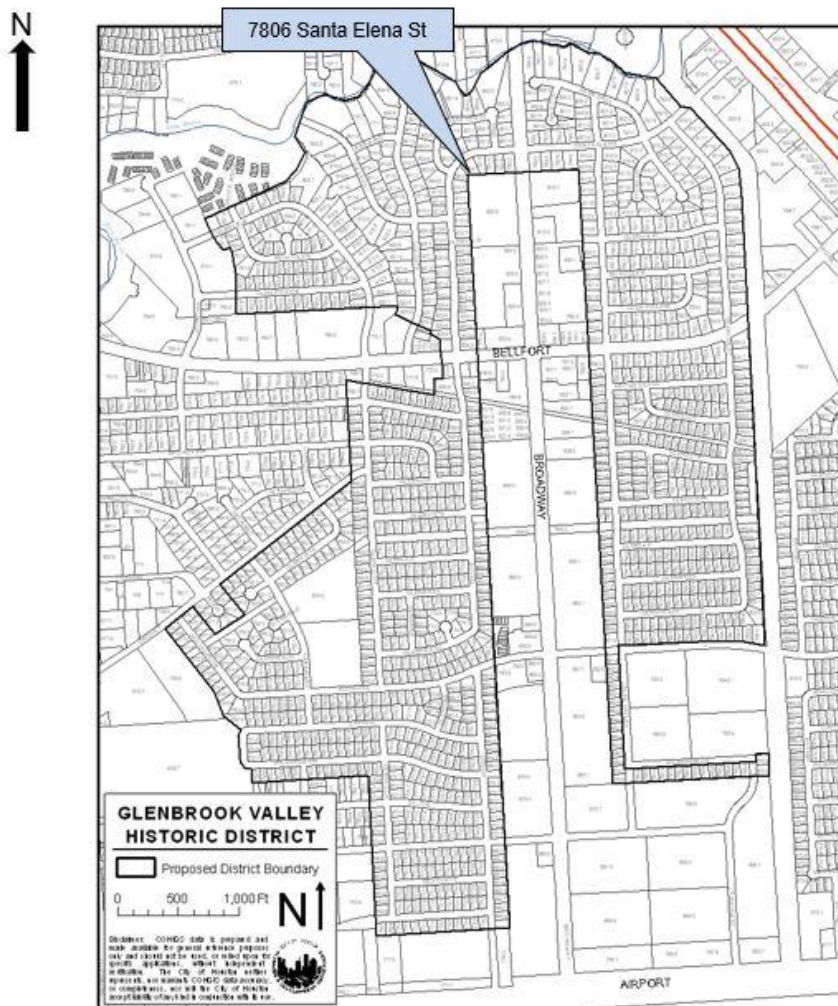
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Houston Archaeological & Historical Commission
July 29, 2021
HPO File No. 2021_0157

ITEM E17
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Glenbrook Valley

District Map



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ITEM E17
7806 Santa Elena St
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Inventory Photograph



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Inventory Photograph



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July 29, 2021

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ITEM E17

7806 Santa Elena St

Glenbrook Valley

Current Photograph



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July 29, 2021

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ITEM E17

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Glenbrook Valley

Current Photograph



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Door Before Replacement



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July 29, 2021

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ITEM E17

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Door After Replacement



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Exhibit B:

Unofficial Transcript of HAHC Meeting of July 29th 2021

July 29, 2021 HAHC Unofficial Transcript of Discussion of Item E.17

7806 Santa Elena – Glenbrook Valley Historic District (GBV)

Staff member Madeleine Mayhan: Item E.17 is 7806 Santa Elena Street and it is a contributing property in the Glenbrook Valley Historic District. Applicant has removed the front door and two side lites and installed double metal doors without a COA. Staff recommends denial for the COA and an issuance of a COR to replace the door with a more appropriate style and to reinstall the two side lites.

Chair Minnette Boesel: Are there any questions of staff? (No response) I believe we have a speaker present.

Commissioner Steven Curry: Is that door previous to the current one believed to be original to the house? Or do we know?

Staff member Mayhan: As far as we know, it is original to the house. We do have the owners of the house present so they may be able to speak to that.

Commissioner Curry: Thank you.

Commissioner Elizabeth Wiedower Jackson: To piggyback on Commissioner Curry's question for the owners, I also noticed that the millwork or the paneling surrounding the door on the roof and both sides appears to have been removed. Is that part of the recommendation for the COR?

Staff member Mayhan: Not as presented, no.

Commissioner Wiedower Jackson: Is there any reason why? Do we know if that was original and is there any thought process on why that wouldn't be included?

Commissioner Curry: It says "reinstall two side lights." Presumably that would incorporate that construction on either side.

Commissioner Wiedower Jackson: Actually Steve, if you'll look at Page 6 of 8, there's both side and above, not the doorframe itself but on either side of the entry and the roof, there appears to be some paneling...

Commissioner Curry: Yes.

Commissioner Wiedower Jackson: ...three panels on the top that aren't there anymore so that's what I'm inquiring about, if that would be...

Commissioner Curry: So you're adding on to the question about the door to wonder about all of that area.

Commissioner Wiedower Jackson: Right, if we know if that's original and if it's assumed to be so, if the staff and the commission want to discuss, I guess, replicating if the materials are still on site.

Chair Boesel: Ok, are there any other questions from us or should we hear from our speaker?

Owner: Hi, I'm the owner of the house. I'm sorry to cut you guys off. Am I allowed to speak when I want?

Chair Boesel: Yes, are you Mrs. Chad?

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Owner: Yes, Chad is my husband.

Chair Boesel: Thank you, if you could just identify your full name please.

Owner: First name is Pumpkin. Last name is Marks.

Chair Boesel: Thank you. Please go ahead. Thank you for being here.

Owner: Ok, first of all, my husband couldn't make it. He's busy right now. On behalf of me and him, we would like to give a public apology. We are young, we are sorry, we did not know that you have to go through the city to do all this work. This house was bought for us by my father-in-law as a wedding gift. We've been in this house now for, maybe, eight years. So as you guys could see, the first picture of the door and the frame, everything is original. It is the original door and the siding and the wood. But as you guys could see, as time went, the door kept warping. The wood was getting older. I have three children and there was a point in time where I couldn't lock the door. It was jamming, it didn't want to lock. So me and my husband decided for safety reasons for us and our children to put in a new door. We found the door that's in our house now for a very good price. We loved the door, it was beautiful. We thought we could remove the door. We did not know that you would have to go through the city. This is my first time doing something like this so I apologize. Me and my husband said we will never, ever do something like this without coming to the city first.

Chair Boesel: Do you have any of the original materials still there on site?

Owner: No ma'am, I don't. It's old and was not keepable at all. It was literally warping, it was falling apart in our hands. It was bad. You can zoom into the pictures and see that the wood was bad. The door wouldn't shut. It had a hole on the side of it where you would shut it. There were days where I would pass by my front door and see it open because the wind used to push it open. And there was no saving this door, no fixing it or patching it up.

Chair Boesel: Thank you. Commissioners, do you have any questions for our applicant, our speaker? (No response) Ok, no questions. Thank you very much for being here. Commissioners, do you have any comments or questions for staff?

Commissioner Ann Collum: The COR means that the metal door is going to go and that they're going to get a more appropriate door?

Staff member Mayhan: Yes, our recommendation is that they replace the door with a more appropriate style and reinstall the two side lites.

Commissioner Collum: Thank you.

Commissioner Curry: (1:59:22, unsure of wording or meaning here) Just to clarify for everyone, what's recommended, then, in the denial in the issuance of the COR applies to that plane the door is on and the adjacent side lites presumably be required to replicate the appearance of what's there now. As it's stated here, this does not address the surfaces adjacent to the plane of the door and the two side lites, neither the soffit above nor the two side plans that Commissioner Wiedower Jackson was asking about. That's a long question but that appears to be what is before us, yes?

Chair Boesel: Can staff answer that question?

Staff member Mayhan: We did not include that whole entryway in the issuance of the COR. We just included the door and the two side lites.

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CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 9/13/2021

ITEM: II

APPLICANT: Chad John Marks, owner

PROPERTY ADDRESS: 7806 Santa Elena St

LEGAL DESCRIPTION: Lot 5, Tract 4A, Block 23, Glenbrook Valley Subdivision

HISTORIC DISTRICT: Glenbrook Valley Historic District

Commissioner Curry: Thank you.

Chair Boesel: And whatever is selected, would that be subject to review by staff?

Staff member Mayhan: Yes.

Chair Boesel: Ok, do we need to add that, if it's voted on, to this staff recommendation? That staff would review what is to be installed?

Commissioner Collum: Please include that.

Chair Boesel: Ok. Is there a motion please?

Commissioner Wiedower Jackson: My motion is going to include the surrounding area because I think it's important. I make a motion to accept staff's recommendation with the addition of staff review of the final design to include the portions of the entryway on either side and above the front door and the two side lites.

Chair Boesel: Is there a second to the motion?

Commissioner Curry: Second, with thanks to Commissioner Wiedower Jackson for the amendment.

Chair Boesel: Commissioner Curry seconds. Any comments on the motion? (No response) All in favor of the motion?

All: Aye.

Chair Boesel: Anyone opposed? (No response) Any abstentions? (No response) Alright, motion carries. To the applicants, we thank you for being here and you'll be working with staff on the design of the new door.

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CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 9/13/2021

ITEM: II

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PROPERTY ADDRESS: 7806 Santa Elena St

LEGAL DESCRIPTION: Lot 5, Tract 4A, Block 23, Glenbrook Valley Subdivision

HISTORIC DISTRICT: Glenbrook Valley Historic District

Exhibit C:

Draft minutes of July 29th 2021 meeting of the HAHC

Minutes of the Houston Archaeological and Historical Commission

July 29, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/HAHC_july292021

2:00 p.m.

CALL TO ORDER

Chair Minnette Bickel Boesel called the meeting to order at 2:00 p.m. with a roll call vote and a quorum present.

Minnette Bickel Boesel, Chair

David Bucek, Vice Chair

Steven Curry

Ann Collum

John Cosgrove

Ashley Elizabeth Jones

Ben Koush

Stephen McNeil

Absent

Rhonda Sepulveda

Arrived at 3:39 p.m. during item E-9

Urmila Srinivasan

Arrived at 2:22 p.m. during item A

Charles Stava

Beth Wiedower Jackson

Dominic Yap

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

Minnette Boesel spoke about the designation of Juneteenth as a National Holiday. Also, congratulated the Freedman's Town Conservancy and Allwood Cemetery who were both awarded grants by the National Trust for Historic Preservation African American Heritage Action fund.

DIRECTOR'S REPORT

Margaret Wallace Brown commented about the anticipated September 16 in-person meeting, and Mike Kramer's retirement. She reported the HAHC decision on the Glenbrook Valley appeal at 8435 Glencrest Street was overturned by the Appeals Board in June, with the conditions that the current doors and windows remain, and that the applicant works with staff to reinstall a column. She also reported approving a total of 65 administrative Certificates of Appropriateness (COA's). She commented that there were 9 new pre-application design review requests to staff for a total of 33 this year.

MAYOR'S LIAISON REPORT

NONE

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HISTORIC PRESERVATION APPEALS BOARD
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HISTORIC DISTRICT: Glenbrook Valley Historic District

APPROVAL OF THE JUNE 17, 2021 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Approval of the minutes were deferred.

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON PROPOSED BRUNNER-HARMONIUM HISTORIC DISTRICT.

The Chair open and closed the public hearing.

Motion by Commissioner Curry, seconded by Commissioner Wiedower Jackson, to approve the Brunner-Harmonium Historic District with the amended map boundary, and forward it to City Council.

Motion carried with a roll call vote with the following Commissioners audible and in attendance: Commissioners Bucek, Curry, Collum, Cosgrove, Jones, Srinivasan and Wiedower Jackson voting in favor; Commissioners Koush, Stava and Yap voting against.

Chair verified that the following Commissioners were not audible or in attendance at this time: McNiel and Sepulveda.

Speakers: Huw Pierce, Marlene Beita and Mike Van Dusen – supportive.
Curry/Jackson

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE MARSHALL-CALLOWAY BUILDING AT 5303 LYONS AVENUE, HOUSTON, TEXAS 77020.

The Chair open and closed the public hearing.

Speakers NONE

Motion by Commissioner Wiedower Jackson, seconded by Commissioner Yap, to approve the protected landmark designation for the Marshall-Calloway Building at 5303 Lyons Avenue, Houston, Texas 77020 and forwarded to City Council. Motion carried unanimously.

C. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE MILLER HOUSE AT 501 ROUSE, HOUSTON, TEXAS 77020.

The Chair open and closed the public hearing.

Motion by Commissioner Yap, seconded by Commissioner Stava, to approve the protected landmark designation for the Miller House at 501 Rouse, Houston, Texas 77020 and forwarded to City Council. Motion carried unanimously.

Speaker: Sanea Sakhyani – supportive.

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CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
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ITEM: II

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HISTORIC DISTRICT: Glenbrook Valley Historic District

D. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES FOR ELDORADO BALLROOM AT 2310 ELGIN STREET, HOUSTON, TEXAS 77004

On behalf of the Houston Archaeological and Historical Commission, a letter will be sent to the Texas Historical Commission to approve the listing on the National Register of Historic Places for Eldorado Ballroom at 2310 Elgin Street, Houston, Texas 77004.

E. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS FOR CONSENT AGENDA

Motion was made by Commissioner Jones, seconded by Commissioner Wiedower Jackson, to consider items E-3, E-4, E-5, E-6, E-7, E-8, E-10, E-11, E-12, E-13, E-14, E-15, E-18, E-19, E-21, E-22, E-23 and E-25 together. Motion carried unanimously.

- E-3. 1324 North Blvd – Alteration - Addition, Foundation, Siding or Trim, Doors, Windows, Roof – Broadacres – Approval
- E-4. 845 Arlington St – Alteration - Addition – Houston Heights South – Approval
- E-5. 1329 Harvard St – New Construction - Garage or Carport – Houston Heights East – Approval
- E-6. 109 E. 12th St – New Construction - Garage or Carport – Houston Heights East – Approval
- E-7. 109 E. 12th St – Alteration - Addition – Houston Heights East – Approval
- E-8. 820 Cortlandt St – Alteration - Addition, Foundation, Siding or Trim, Doors, Windows, Roof, Porch or Balcony – Houston Heights West – Approval
- E-10. 1813 Kane St – Alteration - Windows, Porch or Balcony – Old Sixth Ward – Approval
- E-11. 711 Key St – Alteration - Other – Norhill – Approval
- E-12. 724 W Melwood St – Alteration - Foundation, Siding or Trim – Norhill – Approval
- E-13. 724 W Melwood St – Alteration - Addition – Norhill – Approval
- E-14. 1135 Key St – Alteration - Addition, Foundation, Siding or Trim, Doors, Windows, Roof, Porch or Balcony – Norhill – Approval
- E-15. 1516 Harvard St – Alteration - Addition, Foundation, Siding or Trim, Doors, Windows, Roof, Porch or Balcony – Houston Heights East – Approval with Conditions
- E-18. 526 Byrne St – Alteration - Addition – Woodland Heights – Approval
- E-19. 526 Byrne St – New Construction - Garage or Carport – Woodland Heights – Approval
- E-21. 2304 Decatur St – Alteration - Foundation, Siding or Trim, Doors, Windows, Roof, Porch or Balcony – Old Sixth Ward – Approval
- E-22. 1919 Lubbock St – Alteration - Siding or Trim – Old Sixth Ward – Approval
- E-23. 1512 South Blvd – Alteration - Addition – Boulevard Oaks – Approval
- E-25. 1447 Cortlandt St – Alteration - Windows, Porch or Balcony – Houston Heights East – Approval with Conditions

Motion was made by Commissioner Jones, seconded by Commissioner Wiedower Jackson, to accept staff recommendations for items E-3, E-4, E-5, E-6, E-7, E-8, E-10, E-11, E-12, E-13, E-14, E-15, E-18, E-19, E 21, E-22, E-23 and E-25. Motion carried unanimously.

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CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

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Item E-24 was taken out of order and voted on at this time.

E-24. 2310 Elgin St – Alteration - Addition - Doors, Windows, Sign, Storefront, Awning – Eldorado Ballroom Protected Landmark

Motion by Commissioner Yap, seconded by Commissioner Curry, to approve the Certificate of Appropriateness for item E-24 with the condition that City Council approves the Protected Landmarks status and amend code to allow for restoration/recreation of historic signage on roof and front face of entry awning. Applicant to permit Right of Way encroachment for awning entrance. Texas Historical Commission to approve final window selection of either option A or B for Federal Tax Credit project. Motion carried with Commissioner Bucek abstaining.

E-1. 806 Branard St – Alteration - Siding or Trim, Windows – First Montrose Commons

Motion by Commissioner Wiedower Jackson, seconded by Commissioner Stava, to deny the Certificate of Appropriateness for item E-1 and issue a Certificate of Remediation, to replace siding removed with dash stucco to match original texture and restore original wood windows. Motion carried unanimously.

Speaker: Stephen Longmire – supportive.

E-2. 610 Marshall St – Alteration - Other – Audubon Place

Motion by Commissioner Yap, seconded by Commissioner Stava, to deny the Certificate of Appropriateness for item E-2 and issue a Certificate of Remediation, to restore East Elevation light pattern to match original window pattern. Motion carried unanimously.

E-9. 7746 Wilmerdean St – Alteration - Siding or Trim – Glenbrook Valley

Motion by Commissioner Wiedower Jackson, seconded by Commissioner Jones, to deny the Certificate of Appropriateness for item E-9 and issue a Certificate of Remediation, to install ribbon windows typical of garage doors in the Glenbrook Valley historic district and the applicant to work with staff for the final design. Motion carried with Commissioner Sepulveda not audible.

Speaker: JerMaine Anugwom, agent – supportive.

E-16. 3810 Watson St – Alteration - Foundation, Siding or Trim, Doors, Porch or Balcony, Roof – Norhill

Motion by Commissioner Yap, seconded by Commissioner Jones, to approve the Certificate of Appropriateness for item E-16 with the condition that the applicant keeps all original siding on the second floor and that staff review final plans before construction permit is issued. Motion carried with Commissioner Sepulveda not audible.

E-17. 7806 Santa Elena St – Alteration - Door – Glenbrook Valley

Motion by Commissioner Wiedower Jackson, seconded by Commissioner Curry, to deny the Certificate of Appropriateness for item E-17 and issue a Certificate of Remediation, to replace door for a more appropriate style and to reinstall two side lites with the addition of staff's review of the final design to include the portions of the entryway on either side and above the front door and the two side lites. Motion carried unanimously.

Speaker: Pumpkin Marks, applicant/owner – supportive.

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HISTORIC DISTRICT: Glenbrook Valley Historic District

E-20. 215 Bayland St – Alteration - Equipment, Solar Panels – Woodland Heights

Motion by Commissioner Bucek, seconded by Commissioner Yap, to approve the Certificate of Appropriateness for item E-20 with the condition staff issue a Certificate of Remediation to remove the solar panels located on the front south location and the front east location. Motion carried with Commissioner Srinivasan opposing.
Speaker: Clayton Mealer, owner – supportive.

F. COMMENTS FROM THE PUBLIC

Stephen Longmire proposed the creation of two brochures for Certificate of Remediation and Certificate of Appropriateness that he believes would greatly educate the public on the process.

G. COMMENTS FROM THE HAHC

Commission Collum asked about the windows that was approved by staff for 8115 Glendale Court that were replaced with items that are not conducive to the neighborhood.

H. HISTORIC PRESERVATION OFFICER'S REPORT

Roman McAllen thanked Commission and staff for their hard work. Also, commented on Pleasantville neighborhood which has been in the news and discussed upcoming meetings with the public regarding potential Independence Heights Conservation District.

I. ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 4:28 p.m.

Minnette Bickel Boesel
Chair

Margaret Wallace Brown
Executive Secretary

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PLANNING & DEVELOPMENT DEPARTMENT

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HISTORIC DISTRICT: Glenbrook Valley Historic District

Exhibit B:

Unofficial Transcript of HAHC Meeting of July 29th 2021

Public Comment receive by phone at 1:10pm from person to remain anonymous at 7837 Santa Elena.

Is in support of the applicant at 7806 Santa Elena to appeal the HAHC decision to deny.
Anonymous states, "The door is very nice. It upgrades the area and should stay."

Jason Lilienthal y Trujillo

Historic Preservation Planner I
Houston Office of Preservation (HOP)
Planning & Development Department
611 Walker St, Houston TX 77002
Main: 832-393-6556 | Direct: 832-393-6650
www.HoustonTX.gov

Phone call received at 12:49pm from Victoria Cino at 7906 Bellfort.

Victoria Cino is in support of the applicant to have the HAHC decision overturned at the Appeals Board meeting.

Jason Lilienthal y Trujillo

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Public comment received by phone at 1:34pm from Rosa Marie Quroz at 8220 Dover St.

Rosa Marie Quroz is in support of the applicant at 7806 Santa Elena who is appealing the HAHC decision to deny replacement of door.

Rosa Marie Quroz states, "It looks so nice I the neighborhood. Completely wrong to focus on this door when there are so many other things wrong in the neighborhood."

Jason Lilienthal y Trujillo

Historic Preservation Planner I

Houston Office of Preservation (HOP)

Planning & Development Department

611 Walker St, Houston TX 77002

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www.HoustonTX.gov

Public Comment received 5:40PM on September 10th in Support for the applicant's appeal

"I am a concerned resident of Glenbrook Valley and I would like to remain anonymous. I am calling to voice my support for the applicant's appeal to keep the modifications to his door, I think it looks fine. I am concerned that the President of the Civic Club is also on the HAHC Commission and she is blocking the applicant's appeal. She should recluse herself from the situation."

Madeleine Mayhan

Planner I

Historic Preservation Office

City of Houston Planning & Development Department

611 Walker, 6th Floor, Houston, Texas 77002

Historic Hotline: (832) 393-6556

Direct: (832) 393-6562

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must be submitted through the [Historic Preservation Tracker](#) online.



PLANNING &
DEVELOPMENT
DEPARTMENT

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ITEM: II

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HISTORIC DISTRICT: Glenbrook Valley Historic District



GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164

"A DEED RESTRICTED NEIGHBORHOOD"

September 10, 2021

Historical Preservation Department
611 Walker St., 6th Floor
Houston, TX 77002

Re: Appeal of 7806 Santa Elena; 2021-0179

The Historic Glenbrook Civic Club strongly requests that the decision to deny the Certificate of Appropriateness issued by the HAHC be upheld. The replacement doors are not appropriate. The original door could have been restored.

The related family has been in the neighborhood many years and has no excuse for the claim they "didn't know" about the historic designation of the neighborhood. This is not the first time a property has been in violation of the preservation restrictions.

Please deny the appeal to allow the door.

Respectfully,

Ann Collum, President
Glenbrook Valley Civic Club

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GLENBROOK VALLEY CIVIC CLUB

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164
"A DEED RESTRICTED NEIGHBORHOOD"

September 9, 2021

By eMail

planningdepartment@houstontx.gov

historicpreservation@houstontx.gov

Houston Historic Preservation Appeals Board
C/O Planning & Development (P&D) Department
Historic Preservation Office
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Application HP 2021 0179; 7806 Santa Elena in the Glenbrook Valley Historic District

Greetings:

Please affirm the decision of the Houston Archeological and Historic Commission (HAHC) denying the issuance of a certificate of appropriateness for 7806 Santa Elena for the alteration, installation and removal of the front door and side lites and the issuance of a certificate of remediation requiring replacement of the door, two side lites and restoration of its original entrance.

The HAHC is correct in finding that the "Replacement Door does not match the material or character of traditional ranch style home. Removal of the original side lites does not match the architectural features." and therefore does not meet the criteria for the issuance of a certificate of appropriateness.

Further, appellant does not meet the criteria for financial hardship. The cost of the modifications and their remediation does not constitute a financial hardship when the initial work was done deliberately and with full knowledge of the City of Houston building codes and ordinances. The property owner has prior experience with the permitting and application for a certificate of application process for his property at 7706 Lakewind. The appeals board should take note that the property owner currently holds 3 properties in the Glenbrook Valley Historic District with an HCAD valuation of more than \$1.1 million dollars.

Respectfully,

A handwritten signature in black ink that reads "Mike Morse".

Mike Morse
For the Glenbrook Valley Civic Club

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HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

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ITEM: II

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PROPERTY ADDRESS: 7806 Santa Elena St

LEGAL DESCRIPTION: Lot 5, Tract 4A, Block 23, Glenbrook Valley Subdivision

HISTORIC DISTRICT: Glenbrook Valley Historic District

This message is to document a phone comment on 9/9/21 at 1:15pm for HPAB to be held on 9/13/21.

A resident of Glenbrook Valley would like to *support* the HAHC decision of the denial for the Certificate of Appropriateness at 7806 Santa Elena.

They would like to let board know of neighborhood support for HPAB to uphold the original decision because of the concern that this will potentially set a precedent and send a signal to the neighborhood that work without a permit or Certificate of Appropriateness is acceptable. To the resident, this particular house is important because it is on a prominent street off Broadway. The resident is concerned that too many important mid-century elements have been lost in the district over the past year. The resident also expressed that the change from the original Mid-Century style single door/entry way to a double door with metal detailing is too drastic and isn't in alignment with the district.

Houston Office of Preservation

City of Houston Planning & Development Department

611 Walker, 6th Floor, Houston, Texas 77002

Historic Hotline: (832) 393-6556

historicpreservation@houston.tx.gov

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PLANNING &
DEVELOPMENT
DEPARTMENT

This message is to document a phone comment on 9/9/21 at 2:50pm for HPAB to be held on 9/13/21.

Carpenter, a resident of Glenbrook Valley, would like to *support* the HAHC decision of the denial for the Certificate of Appropriateness at 7806 Santa Elena.

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HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

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ITEM: II

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LEGAL DESCRIPTION: Lot 5, Tract 4A, Block 23, Glenbrook Valley Subdivision

HISTORIC DISTRICT: Glenbrook Valley Historic District

Public Comment made by phone on 9/10/2021 at 10:17am

Resident and Board Member of the Civic Association would like to make a public comment stating they support the original HAHC decision.

Madeleine Mayhan

Planner I
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PLANNING &
DEVELOPMENT
DEPARTMENT

Public comment made by phone on 9/10/2021 at 11:23am

Resident by the name of Shannon McNair who is part of the Civic Club and also lives a block away on the same street called in support of the original HAHC decision.

Houston Office of Preservation

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611 Walker, 6th Floor, Houston, Texas 77002
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historicpreservation@houston.tx.gov
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must be submitted through the [Historic Preservation Tracker online](#).



PLANNING &
DEVELOPMENT
DEPARTMENT

This message is to document a phone comment on 9/9/21 at 1:00pm for HPAB to be held on 9/13/21.

John Barone of Glenbrook Valley would like to *support* the HAHC decision of the denial for the Certificate of Appropriateness at 7806 Santa Elena. While he can not attend the meeting, he wanted to let the board know of neighborhood support for HPAB to uphold the original decision.

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PLANNING &
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Exhibits:

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- D. Public Comments

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 9/13/2021

ITEM: II

APPLICANT: Chad John Marks, owner

PROPERTY ADDRESS: 7806 Santa Elena St

LEGAL DESCRIPTION: Lot 5, Tract 4A, Block 23, Glenbrook Valley Subdivision

HISTORIC DISTRICT: Glenbrook Valley Historic District

Public Comment made by phone on 9/10/2021 at 10:17am

Resident and Board Member of the Civic Association would like to make a public comment stating they support the original HAHC decision.

Madeleine Mayhan

Planner I
Historic Preservation Office
City of Houston Planning & Development Department
611 Walker, 6th Floor, Houston, Texas 77002
Historic Hotline: (832) 393-6556
Direct: (832) 393-6562

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Public Comment received by phone at 1:04pm from Chris Davis at 8711 Glenloch Dr.

Chris Davis supports the HAHC decision to deny the door replacement.

Jason Lilienthal y Trujillo

Historic Preservation Planner I
Houston Office of Preservation (HOP)
Planning & Development Department
611 Walker St, Houston TX 77002
Main: 832-393-6556 | Direct: 832-393-6650
www.HoustonTX.gov

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