

Minutes of the Houston Archaeological and Historical Commission

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

August 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 3:12 p.m. with a quorum present.

Minnette Bickel Boesel, Chair
David Bucek, Vice Chair
Jose Aranda, Jr.
Steven Curry
Ann Collum
John Cosgrove
Beth Wiedower Jackson
Ashley Elizabeth Jones
Ben Koush
Stephen McNiel
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 thanked staff for new Commissioner orientation binders. She recognized Commissioner Curry's publication in a historic preservation magazine. Houston's 183rd birthday is on August 31, and it is being commemorated by an event at Heritage Society. Houston Public Library is offering research assistance for historic properties.

DIRECTOR'S REPORT

Margaret Wallace Brown thanked staff and reported that the numbers of COA's being processed are at an all-time high. A Principal Planner is starting in October.

MAYOR'S LIAISON REPORT

Marta Crinejo welcomed new Commissioners.

APPROVAL OF THE JULY 18, 2019 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission action: Approved the July 18, 2019 Houston Archaeological and Historical Commission (HAHC) meeting minutes, as corrected.

Motion: **Collum** Second: **Yap** Vote: **Carries** Abstaining: **Bucek, Cosgrove**

A. CHAPTER 33 AMENDMENT UPDATES

A presentation was made by Margaret Wallace Brown. Proposed updates are similar to last year's version. The proposal adds enforcement power, calculates public lands as being in support, and eliminates the appeal process. A 30-day public comment period is opening.

B. CONSIDERATION OF THE PENDING NOMINATIONS TO THE NATIONAL REGISTER OF HISTORIC PLACES

Items B-1, B-2, and B-3 were considered together at this time.

B-1. Battelstein's at 812 Main Street

B-2. Cameron Iron Works at 711 Milby

B-3. Hermann Park Municipal Golf Clubhouse at 6201 Hermann Park Drive

The Chair opened and closed the public hearings. No action was required or taken. The Chair commented that the Commission endorses these nominations.

C. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A LANDMARK DESIGNATION APPLICATION FOR THE DUNBAR CHAMBERS MEMORIAL CHAPEL AT HOLLY HALL RETIREMENT COMMUNITY AT 2000 HOLLY HALL ROAD # 191, HOUSTON, TEXAS, 77054

The Chair opened and closed the public hearing.

Motion was made by Commissioner Collum, seconded by Commissioner Cosgrove, that the Houston Archaeological and Historical Commission recommend to City Council the landmark designation application for the Dunbar Chambers Memorial Chapel at Holly Hall Retirement Community at 2000 Holly Hall Road # 191, Houston, Texas, 77054. Motion carried unanimously.

Speakers: Diann Lewter, Amy Ward, applicants – supportive.

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

Motion made by Commissioner Wiedower Jackson, seconded by Commissioner Cosgrove, to consider items **D-2, D-4, D-5, D-6, D-8, D-11, D-12, D-14, D-22, D-24, D-27, D-28, D-29, and D-39** together. Motion passed unanimously.

D-2. 1314 Texas Street - Alteration-Sign - Petroleum Building/LM – APPROVE

D-4. 724 Highland Street – Alteration-Addition - Woodland Heights – APPROVE

D-5. 624 Highland Street – Alteration-Siding/Windows - Woodland Heights – APPROVE

D-6. 127 E 31st ½ Street - New Construction-Residence – Starkweather - APPROVE

D-8. 617 Silver Street - Alteration-Roof - Old Sixth Ward - APPROVE

D-11. 1002 Algregg Street - New Construction-Garage -Norhill - APPROVE

D-12. 1109 Key Street - Alteration-Addition, Door – Norhill - APPROVE

D-14. 412 Main Street - Alteration-Storefront - Main Street Market Square - APPROVE

- D-22. 723 Arlington Street - New Construction-Garage/Residence - Houston Heights South - APPROVE**
- D-24. 3510 White Oak Drive - Alteration-Windows/Doors - Houston Heights South - APPROVE**
- D-27. 1140 Harvard Street - New Construction-Residence - Houston Heights East - APPROVE**
- D-28. 503 E 16th Street - Alteration-Addition - Houston Heights East - APPROVE**
- D-29. 102 W 11th Street (1101 Heights Blvd) - Alteration-Sign - Houston Heights East APPROVE**
- D-39. 711 Marshall Street - Alteration-Windows - Audubon Place - APPROVE**

Motion made by Commissioner Yap, seconded by Commissioner Cosgrove, to approve items **D-2, D-4, D-5, D-6, D-8, D-11, D-12, D-14, D-22, D-24, D-27, D-28, D-29, and D-39**. Motion passed unanimously.

Item 32 was taken at this time.

Commissioner Yap recused himself for item D-32.

D-32. 2003 Shearn Street - Alteration-Addition/Roof - High First Ward

Motion was made by Commissioner Cosgrove, seconded by Commissioner Srinivasa, to approve the Certificate of Appropriateness for item D-32. Motion carried unanimously.

Commissioner Yap returned.

No action was taken on items D-19 and D-20.

- D-19. 1217 Rutland Street - Alteration-Addition - Houston Heights West - NO ACTION**
- D-20. 1219 Rutland Street - Alteration-Addition - Houston Heights West - NO ACTION**

Motion made by Commissioner Cosgrove, seconded by Commissioner Bucek, to take items **D-3, D-9, D-16, D-21, and D-34** together, and to defer the items. Motion passed unanimously.

- D-3. 449 W 19th Street – Alteration – Windows/Doors/Awnings - Heights Water Works- PLM – DEFER PER APPLICANT REQUEST**
- D-9. 1815 State Street - Alteration-Addition/Foundation - Old Sixth Ward - DEFER PER APPLICANT REQUEST**
- D-16. 1112 Ashland Street - Alteration-Addition - Houston Heights West - DEFER PER APPLICANT REQUEST**
- D-21. 1416 Rutland Street - Alteration-Addition - Houston Heights West - DEFER**
- D-34. 8011 Glen Valley Drive - Alteration-Door - Glenbrook Valley - DEFER PER APPLICANT REQUEST**

D-1. 1955 W Gray Street - Alteration-Storefront - River Oaks Shopping Center/LM

Motion was made by Commissioner Collum, seconded by Commissioner Curry, to deny the Certificate of Appropriateness for item D-1. Motion carried unanimously.

Speaker: Alison Spencer, applicant – supportive.

D-7. 2007 Lubbock Street - Alteration-Windows – Resubmittal - Old Sixth Ward

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Yap, to deny the Certificate of Appropriateness for item D-7, and issue a Certificate of Remediation per staff recommendation, with the condition that weights and pulleys are not referenced. Motion carried unanimously.

Speaker: Eric Baumgart, applicant – supportive.

D-10. 1810 Decatur Street - Alteration-Door Deferral - Old Sixth Ward

Motion was made by Commissioner McNiel, seconded by Commissioner Koush, to deny the Certificate of Appropriateness for item D-10, and to issue a Certificate of Remediation for the removal of existing transom; replacement with 35½” wide salvaged transom, widen trim to match; replace current door with historically-appropriate door. Motion carried unanimously.

Speakers: Fox Curl, applicant, Mandy McGowen - supportive.

Michael Kramer stepped in for Margaret Wallace Brown.

D-13. 1120 Jerome Street - Alteration-Addition – Norhill

Motion was made by Commissioner McNiel, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item D-13. Motion carried unanimously.

Speakers: Frank Wood, applicant – supportive; Tom Flanagan, opposed.

D-15. 510 Main Street - Alteration-Storefront/Balcony - Main Street Market Square

Motion was made by Commissioner Koush, seconded by Commissioner McNiel, to partially approve the Certificate of Appropriateness for item D-15 as proposed by applicant, with the condition that the new windows be single-pane lites to replicate the existing window pattern; on the second floor, only enlarge opening for set of doors; satisfying the criteria in the ordinance. Motion carried with Commissioners Collum, Jones, Stava, Yap, and Wiedower Jackson opposed.

Speakers: Kenny Meyer, applicant; Mindy Red – supportive.

D-17. 1432 Ashland Street - Alteration-Windows - Houston Heights West

Motion was made by Commissioner Yap, seconded by Commissioner Wiedower Jackson, to deny the Certificate of Appropriateness for item D-17. Motion carried unanimously. A motion was made by Commissioner McNiel, seconded by Commissioner Wiedower Jackson, to issue a Certificate of Remediation per staff recommendation, with the condition that 12:1 wood windows are installed, trimmed with traditional wood and sill. Motion carried unanimously.

D-18. 1136 Allston Street - Alteration-Windows/Siding - Houston Heights West

Motion was made by Commissioner Koush, seconded by Commissioner McNiel, to approve the Certificate of Appropriateness for item D-18, per applicant's proposal. Motion carried with Commissioner Yap abstaining.

Speaker: Brannon Albritton - supportive.

Motion was made by Commissioner Cosgrove, seconded by Commissioner Yap, to reopen item D-17. Motion carried unanimously. There was no further action.

D-23. 723 Arlington Street - Alteration-Addition - Houston Heights South

Motion was made by Commissioner Koush, seconded by Commissioner McNiel, to approve the Certificate of Appropriateness for item D-23 with the conditions that windows with transoms not be allowed, and that applicant work with staff to remove window box(es). Motion carried with Commissioners Collum, Yap, Cosgrove, Curry, Jones, and Stava opposed in a split vote. Chair voted in favor of the motion.

Speaker: Gibby Dunleavy, applicant – supportive.

The Commission took a 5-minute break.

D-25. 615 Arlington Street - Alteration-Addition - Houston Heights South

Motion was made by Commissioner Srinivasan, seconded by Commissioner Koush, to approve the Certificate of Appropriateness for item D-25, with the condition that applicant work with staff regarding a 2' setback. Motion carried unanimously.

D-26. 515 Arlington Street - Alteration-Windows - Houston Heights South

Motion was made by Commissioner Koush, seconded by Commissioner Collum, to deny the Certificate of Appropriateness for item D-26. Motion carried unanimously.

Speaker: Kass McNinch, applicant – supportive.

D-28. 503 E 16th Street - Alteration-Addition - Houston Heights East - APPROVE

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item D-28. Motion carried unanimously.

D-30. 1515 Harvard Street - Alteration-Addition - Houston Heights East

Motion was made by Commissioner Collum, seconded by Commissioner Cosgrove, to defer the Certificate of Appropriateness for item D-30 at applicant's request. Motion carried unanimously.

Speaker: Alex Ridgway, applicant – supportive.

D-31. 1515 Harvard Street - New Construction-Carport/Residence - Houston Heights East

Motion was made by Commissioner Cosgrove, seconded by Commissioner Widower Jackson, to defer the Certificate of Appropriateness for item D-31, at applicant's request. Motion carried unanimously.

D-33. 8107 Dover Street - Alteration-Porch/Windows/Door - Glenbrook Valley

Motion was made by Commissioner McNeil, seconded by Commissioner Cosgrove, to partially approve the Certificate of Appropriateness for item D-33 per staff recommendation. Motion carried unanimously. A motion was made by Commissioner Srinivasan, seconded by Commissioner Cosgrove, to issue a Certificate of Remediation per staff recommendation. Motion carried unanimously.

D-35. 8502 Glen Valley Drive - Alteration-Siding/Porch - Glenbrook Valley

Motion was made by Commissioner Cosgrove, seconded by Commissioner Jones, to approve the Certificate of Appropriateness for item D-35. Motion carried unanimously.

D-36. 7935 Rockhill Street - Alteration-Windows - Glenbrook Valley

Motion was made by Commissioner McNeil, seconded by Commissioner Koush, to deny the Certificate of Appropriateness for item D-36. Motion carried with Commissioner Collum abstaining. A motion was made by Commissioner McNeil, seconded by Commissioner Cosgrove, to issue a Certificate of Remediation per staff recommendation, with the condition that installed windows be replaced per staff report.

Motion carried with Commissioner Collum abstaining.

Speaker: Noey Chandra, applicant - supportive.

D-37. 2902 Houston Street - Alteration-Addition – Germantown - APPROVE

Motion was made by Commissioner Widower Jackson, seconded by Commissioner Curry, to partially approve the Certificate of Appropriateness for item D-37, per staff recommendation. Motion carried unanimously.

D-38. 1749 South Boulevard - Alteration-Windows/Doors/Roof - Boulevard Oaks

Motion was made by Commissioner Koush, seconded by Commissioner Collum, to partially approve the Certificate of Appropriateness for item D-38, per staff report. Motion carried unanimously.

Speaker: Jessica Childs, applicant – supportive.

E. COMMENTS FROM THE PUBLIC

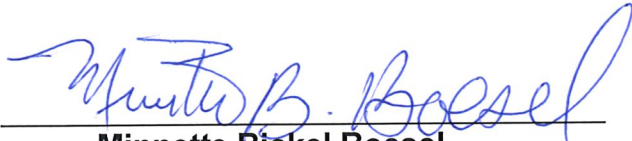
Spencer Wheat commented about concerns regarding his property at 2114 Decatur in Old Sixth Ward. Stephen Longmire commented in opposition to a COA issued administratively at 506 Branard in First Montrose Commons.

F. COMMENTS FROM THE HAHC

Chair asked Commissioner Cosgrove to chair the next meeting, as she and other Commissioners will be at a conference. Cari Foster commented that she has accepted a new position out of state, and the Commission expressed appreciation for her work.

G. ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 7:25 p.m.



Minnette Bickel Boesel
Chair



Margaret Wallace Brown
Executive Secretary