HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

Members

Ashley Jones, Archaeologist
Tanya Debose, Historian
Shantel Blakely, Architectural Historian
Rhonda Sepulveda, Cultural History Organization Representative
David Bucek, Architect, Chair
Elizabeth Wiedower Jackson, Commercial Business
Representative, Vice Chair
John Cosgrove, Real Estate Appraiser
Stephen McNiel, Remodeler/Builder
Steven F. Curry, Preservation Professional
Ann Collum, Citizen Representative
Dominic Yap, Citizen Representative
Charles Stava, Citizen Representative
Ben Koush, Citizen Representative

Ex-Officio Members

Marta Crinejo, *Mayor's Liaison to HAHC* Samantha Bruer, *Architectural Archivist, HMRC*

Executive Secretary

Margaret Wallace Brown, Director, Planning & Development

Agenda

Thursday, Nov. 9, 2023, 2:30 p.m.

In-person meeting location at: 900 Bagby Street, City Council Chamber, City Hall Annex

Microsoft Teams by installing App, or

Web: https://bit.ly/49n7yEP Phone: 936-755-1521

Conference ID: 842 389 744 #

Download staff reports here

Submit written comments 24 hours in advance to: historicpreservation@houstontx.gov

Comments by phone to: 832-393-6556

Contact: Roman McAllen, Historic Preservation Officer Roman.McAllen@houstontx.gov

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call (832) 393-3000.

The public is encouraged to attend meetings and take an active interest in matters that come before the **Houston Archaeological and Historical Commission.** Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

- 1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6556 or email historicpreservation@houstontx.gov, 24 hours in advance preferred.
- 2. Please note what agenda item you wish to speak on, or if you wish to make a general public comment.
- 3. You may also sign up to speak in the chat feature of Microsoft Teams, and either ask to speak, or write your comments there, which will be read into the record by staff.
- 4. All comments submitted in writing or by phone will be included in the agenda or read into the record by staff.
- 5. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are finished speaking, please mute yourself.
- 6. If a speaker wishes to discuss any subject not otherwise on the agenda, time is allowed under "public comments," after all other agenda items have been heard.
- 7. Applicants for a Certificate of Appropriateness and historic designations will be allowed to speak first and are allowed **three minutes** for an opening presentation. The applicant is also permitted a two-minute rebuttal after all speakers have been heard. If there are no speakers other than the applicant, there is no rebuttal period.
- 8. All other speakers will be permitted **two minutes** to address the Commission.
- 9. No speaker is permitted to accumulate speaking time from another person.
- 10. Time devoted to answering any questions from the Commission is not charged against allotted speaking time. The Commission may extend any speaker's speaking time if it is the Commission's judgment that additional time is needed to sufficiently discuss an item.
- 11. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.
- 12. The Commission reserves the right to stop speakers who do not follow this established decorum.

Houston Archaeological and Historical Commission

AGENDA

Thursday, Nov. 9, 2023, 2:30 pm

HAHC meetings are held in-person in the City Hall Annex Council Chamber, 900 Bagby Street, Public Level, Houston Texas, and virtually on Microsoft Teams. Meetings are also broadcasted on the HTV Houston municipal channel and streamed on the city's HTV website.

To join this Houston Archaeological and Historical Commission (HAHC) meeting, please use the following options:

- In-person meeting location at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the App; or
- Join via Web Browser: https://bit.ly/49n7yEP or
- Join via Phone: 936-755-1521 Conference ID: 842 389 744 #

<u>Download staff reports here</u>. The agenda packet may be updated prior to the meeting.

Call to Order
Chair's Report
Director's Report
Mayor Liaison's Report
Consideration of HAHC October 12, 2023 meeting minutes

A. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

| # | Address | Application Type | Historic District | |
|----|--|---|--------------------------|--|
| 1 | 3400 White Oak Dr | Alteration – Storefront | Houston Heights South | |
| 2 | 509 Columbia St | Alteration – Addition to Noncontributing Structure | Houston Heights South | |
| 3 | 528 Columbia St | Alteration – Addition | Houston Heights South | |
| 4 | 7950 Glenvista St | Alteration – Siding, Front Door, Awning | Glenbrook Valley | |
| 5 | 8523 Glencrest St | Alteration – Windows | Glenbrook Valley | |
| 6 | 122 E 31 st ½ St | New Construction – SFR | Starkweather | |
| 7 | 124 E 31 st ½ St | New Construction – SFR | Starkweather | |
| 8 | 305 E 5 th St | Alteration – Addition | Houston Heights South | |
| 9 | 3423 White Oak Dr/ 540 Cortlandt St | Change of Designation – Garage | Houston Heights South | |
| 10 | 617 Silver St | Alteration – Addition | Old Sixth Ward | |
| 11 | 828 Arlington St | Alteration – Addition | Houston Heights South | |
| 12 | 2623 Whitney St | Alteration – Doors, Windows | Avondale West | |
| 13 | 813 Bayland Ave | Alteration – Addition | Woodland Heights | |
| 14 | 1117 Peddie St | New Construction – SFR | Norhill | |

- B. Comments from the Public
- C. Comments from the HAHC
- D. Historic Preservation Officer's Report
- E. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MINUTES

THURSDAY, 12 OCTOBER 2023

CITY HALL ANNEX – COUNCIL CHAMBER – PUBLIC LEVEL MICROSOFT TEAMS: HTTPS://BIT.LY/3RWVAR5

PHONE: 936-755-1521 MEETING ID: 337 706 260 #

Call to Order at 2:34 PM by David Bucek, Chair

| Commissioners | Quorum – Present / Absent / Remote |
|------------------------------------|--|
| David Bucek, Chair | Present |
| Beth Wiedower Jackson, Vice Chair | Present |
| Shantel Blakely | Present |
| Ann Collum | Present |
| John Cosgrove | Present |
| Steven Curry | Present |
| Tanya Debose | Present, left at 3:45 during Item D.8. |
| Ashley Elizabeth Jones | Present |
| Ben Koush | Present |
| Stephen McNiel | Present |
| Rhonda Sepulveda | Absent |
| Charles Stava | Present Remotely |
| Dominic Yap | Present |
| Jennifer Ostlind, Acting Secretary | Present |

Chair's Report - None

Director's Report by Jennifer Ostlind, Deputy Director, Acting Secretary.

Announced new staff member Samantha de Leon, October Pedestrian Safety Month, Chapter 33 Amendments; City Council held a public hearing, and then subsequently added a new Section 33-269 to the Historic Preservation ordinance on September 20.

Mayor Liaison's Report - None

RECONSIDERATION OF HAHC AUGUST 3, 2023, MEETING MINUTES, CONSIDERATION OF SEPTEMBER 14 MEETING AND SEPTEMBER 19 SPECIAL MEETING MINUTES

Commission action: Minutes presented were approved.

Motion: Wiedower Jackson Vote: Carried Second: Yap Abstaining: Stava

A. Presentation and Consideration of the 2024 HAHC meeting dates

Commission action: Approved.

Motion: Wiedower Jackson Vote: Unanimous Second: Cosgrove Abstaining: None

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE ALEXANDER Z. AND JULIA C. HESTER HOUSE AT 1703 WEST STREET, HOUSTON, TX 77026

Staff recommendation: Approve the item per staff report and recommend it to the City Council.

Commission action: Approved per staff recommendation.

Speaker(s): Marlene Weekley- supportive

Motion: Debose Vote: Unanimous Second: Wiedower Jackson Abstaining: None

C. CONSIDERATION OF AND POSSIBLE ACTION ON THE NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES OF THE SILLS MILLS, 5804 CANAL STREET, HOUSTON, TX 77011

Staff recommendation: Approve the item per staff report and forward it to the National Register of Historic Places.

Commission action: Approved per staff recommendation.

Speaker(s): None

Motion: Koush Vote: Unanimous Second: Collum Abstaining: None

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

| #'s | Address | Application Type | Historic District | Staff Recommendation |
|-----|-----------------------|---|---|--------------------------|
| 1 | 3709 Montrose Blvd | New Construction – Commercial | Audubon Place | Approve |
| 2 | 509 Teetshorn St | Alteration - Addition | Woodland Heights | Approve |
| 3 | 1113 Tulane St | Alteration – Addition | Houston Heights West | Approval with Conditions |
| 4 | 1113 Tulane St | New Construction – Gar/GarApt | Houston Heights West | Approval |
| 5 | 2106 Decatur St | New Construction – Accessory Building | Old Sixth Ward | Approve |
| 6 | 1129 W Gardner | Alteration - Addition | Norhill | Approve |
| 7 | 211 E 31st ½ St | Alteration – Addition, Foundation, Siding or Trim, Doors, Windows, Porch or Balcony, Roof | Starkweather | Approve |
| 8 | 915 Key St | Alteration – Addition, Siding or Trim, Doors, Windows, Porch or Balcony, Roof | Norhill | Denial. COR |
| 9 | 702 W Cottage St | Alteration – Addition, Doors, Windows | Norhill | Approve |
| 10 | 2028 W Gray St | Alteration – Siding or Trim, Doors, Windows, Storefront | River Oaks Theater and Shopping Center | Approve |
| 11 | 7711 Wynlea St | Alteration – Windows, Other | Glenbrook Valley | Denial |
| 12 | 903 W Melwood St | Alteration- Addition | Norhill | Approval with Conditions |
| 13 | 1715 Bismark St | New Construction – Single Family Residential | Old Sixth Ward | Approve |
| 14 | 3400 White Oak Dr | Alteration – Storefront | Houston Heights South | Defer |

Commission action: Accepted recommendations for Items D. 1, 2, 3, 4, 5, 7, 9, 10, 13 and 14

Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Cosgrove Vote: Carried Second: Stava Abstaining: None

D.6 1129 W GARDNER, NORHILL – DEFER

Staff recommendation: Approval Commission action: Deferred

Speaker(s): Amanda Reynolds - supportive

Motion: Yap Vote: Carried Second: Cosgrove Opposed: McNiel

D.8 915 KEY ST., NORHILL – APPROVED WITH CONDITIONS

Staff recommendation: Denial of COA, Issuance of COR: work with staff on final design of front porch, expose the rafter tails, inset, and recess all windows, window trim to match contributing structures, install 117 smooth lap siding, work with staff on final approval of front door. Commission action: Approved application as presented with the additional conditions that the owner can install new one over one window recessed with new hardy plank siding and that the windows match the wood.

Speaker(s): Mike McKee, applicant - supportive, Amanda Reynolds – apposed, Allen Fisher –

position unknown

Motion: McNiel Vote: Carried

Second: Koush Opposed: Weider-Jackson, Yap

D.11 7711 WYNLEA ST., GLENBROOK VALLEY – DENIAL/COR

Staff recommendation: Denial of COA. Issuance of COR to install a new inset garage door similar to existing garage door with vertical column and matching dimension prior to alteration. Applicant to work with staff on final design.

Commission action: Accepted staff recommendations with the additional condition to install a new inset garage door similar to the existing garage door with vertical column while matching dimensions prior to alteration.

Speaker(s): Brenda Quinteros – supportive

Motion: Koush Vote: Unanimous Second: Wiedower Jackson Abstaining: None

D.12 903 W MELWOOD ST., NORHILL – APPROVAL WITH CONDITIONS

Staff recommendation: Approval with conditions that the existing rear hipped roof to remain partially exposed i.e., lower ridge of the addition.

Commission action: Accept the design, the plan, and the massing as presented by the applicant, with changes in the details, including the siding on the addition as Hardie siding and not 117, adding a vertical board between the new siding in the old siding on the west elevation, the columns on the back porch or plain posts, no brackets on the addition and the addition have boxed eaves. The window on the east elevation may remain.

Speaker(s): John Herring, applicant, Amanda Reynolds, Yazan Jarrah – supportive

Motion: Koush Vote: Unanimous Second: Weidower Jackson Abstaining: None

E. COMMENTS FROM THE PUBLIC – None

F. COMMENTS FROM THE HAHC -

Koush asked about levying fines for code enforcement in Historic Districts. Yap asked about the Class/Training Camp with Appeals Board. McNiel commented on the 50% Rule on Demolition Rules needs clarification for consistency. Jones announced October Archeology Month in Texas.

G. HISTORIC PRESERVATION OFFICER'S REPORT

Roman McAllen commented about grant money received from the State on camp training for HAHC along with a possible Federal Grant.

The Norhill draft design guidelines were asked to be present at a neighborhood association meeting the week of October 30th.

H. ADJOURNMENT

| There being no further business brought beful the meeting at 5:15 PM . | Fore the Commission, Chair David Bucek adjourned |
|---|--|
| | |
| David Bucek, Chair | Jennifer Ostlind, Acting Secretary |