

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 13, 2017

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 3:01, with a quorum present.

Minnette Bickel Boesel, Chair

Emily Ardoin, Vice Chair

Edie Archer

David Bucek

Ann Collum

John Cosgrove

Jorge Garcia-Herreros

Ben Koush

Arrived at 3:43 p.m. during item A

Sue Lovell

Stephen McNeil

Urmila Srinivasan

Charles Stava

EXOFFICIO MEMBERS

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center

Marta Crinejo, Mayor's Liaison

Beth Wiedower, National Trust for Historic Preservation

Margaret Wallace Brown, Deputy Director, Planning and Development

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

CHAIRMAN'S REPORT

The Chair, Minnette Bickel Boesel requested a moment of silence in the memory of Peter Brown. Announced the Texas Historical Commission has nominated three historic places Maria Boswell Flake Home for Old Women, W-K-M. Company, Inc. Historic District and Schlumberger Well Surveying Corporation Building. Welcomed newly appointed Commissioner Urmila Srinivasan and reminded Commissioners about the upcoming Historic Heights Bus Tour, Friday, December 15. Went over the speaker rules.

DIRECTOR'S REPORT

The Director's Report was given by Deputy Director, Margaret Wallace Brown. She reported that the Historic planning staff received 21 total Historic applications last month; 11 were administratively reviewed, and 10 are on today's Agenda. The 2017 year-to-date numbers are as follows: 378 total applications; 158 administratively reviewed, and 220 heard by this Commission. The Historic Preservation Appeals Board upheld the HAHC's decision to deny demolition of 901 Heights Blvd. at a

hearing on November 20th. Planning and resource identification is ongoing for the Mayor's 5 pilot Complete Communities: Acres Home, Third Ward, Second Ward, Near Northside, and Gulfton.

APPROVAL OF THE NOVEMBER 14, 2017 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission action: Approved the November 14, 2017 Houston Archaeological and Historical Commission (HAHC) meeting minutes.

Motion: **McNiel**

Second: **Collum**

Vote: **Carries**

Abstaining: **Srinivasan**

A. CONSIDERATION FOR PROPOSED HOUSTON HEIGHTS HISTORIC DISTRICT DESIGN GUIDELINES

Presentation of the Houston Heights Historic District Design Guidelines was given by Planning Department staff, Steph McDougal.

Motion was made by Cosgrove, seconded by Bucek, to hear from speakers who didn't speak at the public hearing held over two prior HAHC meetings, in October and November.

Speakers: Jonathan Smulian, Kent Marsh - supportive.

Commission action: Approved addition of new guidelines for when historic windows and siding may be replaced instead of repaired; more than 50% damaged determined by component for windows and by elevation for siding; clarified what constitutes damages; and specified appropriate replacements for windows and siding.

50% damage standard for when historic windows and siding may be replaced instead of repaired.

Motion: **Lovell**

Second: **McNiel**

Vote: **Carries**

Abstaining: **Collum and Srinivasan**

Commission action: Approved addition of recommendation that new two-story construction on a predominantly one-story blockface be set back 1-3 feet from prevailing setback line.

Motion: **Bucek**

Second: **Lovell**

Vote: **Unanimous**

Abstaining: **None**

Commission action: Approved the proposed Houston Heights Historic District Design Guidelines as amended and forwarded to Quality of Life Committee.

Motion: **McNiel**

Second: **Collum**

Vote: **Carries**

Abstaining: **Srinivasan**

B. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Motion made by Commissioner Cosgrove, seconded by Commissioner Lovell, to consider agenda items B-1, B-2, B-5, B-6, and B-10 together. Motion carried unanimously.

1. **1500 North Blvd - New Construction – Garage - Broadacres**
2. **309 W 12th St - New Construction-Garage - Houston Heights West**
5. **2315 Union St - Alteration-Porch - Old Sixth Ward**
6. **1808 Decatur St - Alteration-Foundation Screening - Old Sixth Ward**
10. **607 Bayland Ave - Alteration-Addition - Woodland Heights**

Motion was made by Commissioner Cosgrove, seconded by Commissioner Stava, to grant Certificates of Appropriateness for items B-1, B-2, B-5, B-6, and B-10. Motion carried unanimously.

B-3. 1212 Tulane St - Alteration-Porch - Houston Heights West

Motion was made by Commissioner Lovell, seconded by Commissioner McNeil, to deny the Certificate of Appropriateness, and grant a Certificate of Remediation for item B-3, for the porch roof, eave returns, and trim. Motion carried with Commissioner Collum opposing.

Speakers: Steve Corcoran, applicant, Peggy Ghozali, designer and David Comerford, contractor – supportive.

B-4. 532 Frasier St - Alteration-Siding Revision - Freeland

Motion was made by Commissioner Lovell, seconded by Commissioner Bucek, to deny the Certificate of Appropriateness, and grant a Certificate of Remediation for item B-4, for salvaged wood windows and new 117 wood siding to replace the destroyed material on the north elevation. Motion carried with Commissioner Collum opposing.

Speaker: Marisa Janusz, applicant – supportive.

B-7 2 Waverly Ct - Alteration-Windows - PLM/ S.I. Morris House

Motion was made by Commissioner Lovell, seconded by Commissioner Ardoin, to defer the application for item B-7. Motion carried unanimously.

B-8 724 W Cottage St - Alteration-Addition - Norhill

Motion was made by Commissioner Collum, seconded by Commissioner Garcia-Herreros, to deny the Certificate of Appropriateness for item B-8. Motion carried unanimously.

B-9 420 Bayland Ave - Alteration-Addition - Woodland Heights

Motion was made by Commissioner Bucek, seconded by Commissioner Lovell, to approve the Certificate of Appropriateness for item B-9 with the conditions to lower the ridge height of the hipped roof portion of the addition to 29'-11" to match the ridge height of the gabled roof portion of the addition. Motion carried with Commissioner Collum, Garcia-Herreros and Stava opposing.

Speakers: Bob Robinowitz, applicant and William Maslin, owner – supportive.

C. COMMENTS FROM THE PUBLIC AND THE HAHC

William Maslin requested clarification on his COA.

Commissioner Lovell made remarks about Peter Brown

Commissioner Bucek made remarks about the passing of Venessa Gerondale.

Planning and Development Deputy Director, Margaret Wallace Brown announced Kathleen Taus' last day with the department.

D. ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 5:48 p.m. Motion was made by Commissioner Lovell, and seconded by Commissioner McNeil. Motion carried unanimously.



Minnette Bickel Boesel
Chair


Margaret Wallace Brown
Executive Secretary