

## **Minutes of the Houston Archaeological and Historical Commission**

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

**February 27, 2020**

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 3:02 p.m. with a quorum present.

Minnette Bickel Boesel, Chair

David Bucek, Vice Chair

Jose Aranda, Jr.

Steven Curry

Ann Collum Absent

John Cosgrove Absent

Beth Wiedower Jackson

Ashley Elizabeth Jones

Ben Koush

Stephen McNiel Arrived at 3:06 p.m. during the Director's Report

Urmila Srinivasan Arrived at 3:06 p.m. during the Director's Report

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**

The Chair invited everyone to attend a social/educational tour of the Historic Houston Salvage Warehouse at 1200 National this Saturday afternoon. She commented that former President George W. Bush has an art exhibit opening tonight at the Julia Ideson Library. She reported that Preservation Houston Good Brick awards were received by David Bucek, for NASA and Christ Church Cathedral, and by the Planning and Development Department, for the Houston Heights Design Guidelines. She congratulated Commissioner Wiedower Jackson and Historic Preservation Officer Roman McAllen on the births of their daughters.

### **DIRECTOR'S REPORT**

Margaret Wallace Brown commented that more design guidelines are being discussed with Winter and Company, and that a 30 day comment period is opening for the proposed changes to Chapter 33. A copy of the 2019 proposed changes to Ch.33 were distributed.

### **MAYOR'S LIAISON REPORT**

**NONE**

**APPROVAL OF THE JANUARY 24, 2020 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES**

Commission action: Approved the January 24, 2020 Houston Archaeological and Historical Commission (HAHC) meeting minutes.

Motion: **Wiedower Jackson**      Second: **Curry**      Vote: **Carried**      Abstaining: **Aranda, Jones, McNeil**

**A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE HOUSE AT 406 HENRY STREET, HOUSTON, TEXAS 77009**

The Chair opened and closed the public hearing.

Motion was made by Commissioner Stava, seconded by Commissioner Bucek, that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation application for the house at 406 Henry Street, Houston, Texas 77009.

Motion carried unanimously.

Speaker: Kathleen Nuzzo – supportive.

**B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE JOSEPH M. CARY HOUSE AT 208 WESTMORELAND AVENUE, HOUSTON, TEXAS, 77006**

The Chair opened and closed the public hearing.

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Jones, that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation application for the Joseph M. Cary House at 208 Westmoreland Avenue, Houston, Texas, 77006. Motion carried unanimously.

Speaker: Kathleen Nuzzo – supportive.

**C. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

Motion made by Commissioner Wiedower Jackson, seconded by Commissioner Srinivasan, to consider items **C- 2, C-7, C-14, C-15, C-16 and C-20** together. Motion carried unanimously.

- C-2. 603 Bayland Street - Alteration - Foundation, Windows - Woodland Heights - Approval**
- C-7. 8331 Glencrest Street - Alteration -Windows - Glenbrook Valley – Denial**
- C-14. 1815 Columbia Street - Alteration – Windows - Houston Heights East – Approval**
- C-15. 1128 Arlington Street - Alteration - Addition, Foundation - Houston Heights East - Defer per Applicant Request**
- C-16. 1629 Oxford Street - Alteration – Addition - Houston Heights East - Approval**
- C-20. 1524 Ashland Street - New Construction - Garage/Residence - Houston Heights West - Approval**

Motion made by Commissioner Aranda, seconded by Commissioner Srinivasan, to accept staff recommendations for items **C- 2, C-7, C-14, C-15, C-16 and C-20**. Motion carried unanimously.

**C-1. 705 Woodland Street - Alteration – Addition - Woodland Heights**

Motion was made by Commissioner Jones, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item C-1. Motion carried unanimously.

**C-3. 129 East 31st 1/2 Street - Alteration -Residence - Starkweather**

Motion was made by Commissioner McNiel, seconded by Commissioner Wiedower Jackson, to conditionally approve the Certificate of Appropriateness for item C-3, with the condition that: i) Siding to be styled in a smooth finish; and ii) Applicant to work with staff on final window fenestration patterns based on contributing buildings in the Starkweather Historic District and using historical evidence from the framing of the home; and iii) Applicant to work with staff to find a way to relocate exterior plumbing inside walls, if possible. Motion carried unanimously.

**C-4. 2403 Milam Street - Alteration – Addition - PLM - Houston Fire Station No. 7/  
Houston Fire Museum**

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

Speaker: Hannah Curry, applicant – supportive.

**C-5. 1129 E 14th Street - Alteration - Foundation, Siding, Door – Norhill**

Motion was made by Commissioner Bucek, seconded by Commissioner Wiedower Jackson, to approve the Certificate of Appropriateness for item C-5, as submitted by applicant, with the conditions that 1) structural balloon framing/shiplap to remain, as coordinated with the City's Historic Inspector, 2) that chimney and front door are retained 3) trim details are maintained and siding not be extended to the ground to allow for ventilation, but lattice is allowed, and 4) windows and door to match the existing, and the original window and front door be retained. Motion carried with Commissioner Stava abstaining.

Speakers: Erin Sink, applicant, Joshua W. Lester - supportive.

**C-6. 2222 Gray Street - Alteration - Sign - LM - Saint John Missionary Baptist Church**

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Bucek, to conditionally approve the application per the Texas Historic Commission's drawing, with the condition that fasteners may only penetrating the mortar but not the brick, for item C-6. Motion carried with Commissioner Curry opposed and Commissioner McNiel abstaining.

Speakers: Tami Johnson, applicant, Darick Endecott – supportive.

**C-8. 7915 Glenscott Street - Alteration - Siding/Windows - Glenbrook Valley**

Motion was made by Commissioner McNiel, seconded by Commissioner Jones, to deny the Certificate of Appropriateness for item C-8. Motion carried unanimously. Motion was made by Commissioner McNiel, seconded by Commissioner Wiedower Jackson, that a Certificate of Remediation be issued to replace window. Motion carried unanimously.

**C-9. 3912 Bute Street - Alteration – Canopy - First Montrose Commons**

Motion was made by Commissioner McNiel, seconded by Commissioner Aranda, to deny the Certificate of Appropriateness for item C-9. Motion carried unanimously. Motion was made by Commissioner McNiel, seconded by Commissioner Aranda, that a Certificate of Remediation be issued for the work as completed with a permitting fee subject to the 2020 Building Code Enforcement Permit Fee Schedule, allowing for an investigative fee of \$294.43 or the doubling of the regular permit fee, whichever is greater. Motion carried unanimously.

Speakers: Lara Attayi, applicant – supportive, Stephen Longmire – undecided.

**C-10. 609 Colquitt Street - Alteration – Addition - First Montrose Commons**

Motion was made by Commissioner McNiel, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item C-10. Motion carried unanimously.

Speakers: Justin Boeker, applicant, Roberte Diaz - supportive.

**C-11. 2602 Whitney Street - Alteration - Siding - Avondale West - Deny/COR**

Motion was made by Commissioner McNiel, seconded by Commissioner Wiedower Jackson, to deny the Certificate of Appropriateness for item C-11. Motion carried unanimously. Motion was made by Commissioner McNiel, seconded by Commissioner Aranda, that a Certificate of Remediation be issued for the work to replace the historic siding in kind and the remove inappropriate infill on the front porch. Final detailing to be approved by preservation office staff. Motion carries unanimously.

**C-12. 2707 Stanford Street - Alteration – Windows - Avondale West**

Motion was made by Commissioner Koush, seconded by Commissioner McNiel, to deny the Certificate of Appropriateness for item C-12. Motion carried unanimously. Motion was made by Commissioner Koush, seconded by Commissioner Aranda, that a Certificate of Remediation be issued for the Motion carried unanimously. Replacement wood windows will be true divided light, 6/6, to match original windows. The original openings should be maintained. The window on the north elevation should not be converted into a door, one of the two exiting openings should be utilized. Final pattern openings and garage door style to be approved by preservation staff.

Speakers: Mitchell Tsai, owner, Vicante Jimenez – supportive.

**C-13. 1240 Allston Street - New Construction – Residence - Houston Heights West**

Motion was made by Commissioner McNiel, seconded by Commissioner Srinivasan, to approve the Certificate of Appropriateness for item C-13 as submitted by applicant. Motion carried with Commissioner Stava abstaining.

Speaker: Greg Swedberg, applicant, Angie Wiekert – supportive.

**C-17. 737 Columbia Street - Alteration – Siding - Houston Heights South**

Motion was made by Commissioner McNiel, seconded by Commissioner Wiedower Jackson, to deny the Certificate of Appropriateness for item C-17. Motion carried unanimously. Motion

was made by Commissioner McNiel, seconded by Commissioner Koush, that a Certificate of Remediation be issued for siding and trim to be replaced to match prior condition. Motion carried unanimously.

Speaker: Wensu Cai, applicant, Kessia Souza - supportive.

**C-18. 640 Columbia Street - Alteration - Addition - Houston Heights South**

Motion was made by Commissioner Koush, seconded by Commissioner Wiedower Jackson, to deny the Certificate of Appropriateness for item C-18. Motion carried unanimously. Motion was made by Commissioner Koush, seconded by Commissioner Wiedower Jackson, that a Certificate of Remediation be issued for the work as completed with a permitting fee subject to the 2020 Building Code Enforcement Permit Fee Schedule allowing for an investigative fee of \$294.43, or the doubling of the regular permit fee whichever is greater, as well as the following corrective actions: i) Reinstall roof knee brace on the northwest and southwest corners of the primary roof facing Columbia Street, as well as the front-facing gable vent; and ii) Redo bottom course of shingles and drip edge and remove front fascia board to expose open rafter tail detail; and Reinstall wood window trim, including crown detailing at top of window frame.

Speaker: Simon Sattler, applicant – supportive.

**C-19. 107 East 9<sup>th</sup> Street - Alteration - Garage/Residence - Houston Heights South**

Motion was made by Commissioner McNiel, seconded by Commissioner Wiedower Jackson, to approve the application as submitted, with the additional conditions that the building is moved to a 5' set back at the North elevation and a Maintenance Agreement is secured for the new second floor deck construction on the same elevation per the Heights Design Guidelines. The building is considered a Detached Living Suite by the city and does not need to adhere to the Design Guidelines for a two-story garage apartment in the Heights. Motion carried with Commissioner Jones opposed.

Speaker: Rob Hellyer, applicant – supportive.

**C-21. 1524 Ashland Street - Alteration - Addition, Foundation, Siding - Houston Heights West**

Motion was made by Commissioner Bucek, seconded by Commissioner Curry, to conditionally approve the Certificate of Appropriateness for item C-21, with the conditions that duplex front doors and paired side elevation windows are retained. Motion carried with Commissioner McNiel and Commissioner Stava opposed.

Speaker: Justin Patterson, applicant, Jason Dahlem - supportive.

**D. COMMENTS FROM THE PUBLIC**

**NONE**

**E. COMMENTS FROM THE HAHC**

Chair Boesel reminded everyone that a tour of the Historic Houston Salvage Warehouse is at 1200 National this Saturday afternoon.

Commissioner McNiel is concerned about ongoing Glenbrook Valley window issues.

Commissioner Koush asked if flood plain maps provided are proposed. Director Brown explained details, and that our office can invite Harris County Flood Control to speak.

Commissioner Wiedower Jackson commented that the National Trust may have grants available for workshops.

Commissioner Curry spoke about Chronicle article on two landmark designations. Kareem Heshmat suggested there may be about 470 landmarks, with more protected.

Commissioner McNiell complimented Chair Boesel on her public representation of Historic Preservation.

## ADJOURNMENT

There being no further business brought before the Commission, Chair Minnette Bickel Boesel adjourned the meeting at 6:14 p.m.

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*Minnette B Boesel*

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**Minnette Bickel Boesel**  
Chair

DocuSigned by:

*Margaret Wallace Brown*

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**Margaret Wallace Brown**  
Executive Secretary