

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 10/10/2022

ITEM: II

APPLICANT: Ms. Esperanza Rico, owner
PROPERTY ADDRESS: 8823 Dover Street
LEGAL DESCRIPTION: LT 6 BLK 55 - GLENBROOK VALLEY SEC 9
HISTORIC DISTRICT: Glenbrook Valley Historic District

Project Summary:

On March 29, 2022, the now applicant received a red tag at their residence for work completed without a permit (see exhibit C). May 23, 2022, the applicant submitted and application for a COA to replace 11 original windows with vinyl replacement windows.

The item was heard and deferred at the July 28, 2022, meeting of the HAHC and heard again at the September 8, 2022, meeting of the HAHC. The HAHC's decision at the September 8th meeting was to partially accept staff's recommendation with the condition that the 4-front facing window be replaced with mill finish aluminum windows.

In accordance with Chapter 33 Section 33-253, the applicant is appealing the decision to the Historic Preservation Appeals Board (HPAB) and requesting that she be allowed to keep all the vinyl windows in place as installed.

Project Description:

Contributing circa 1958, American Ranch Style house, located in Glenbrook Valley Historic District. Replace 11 original aluminum windows 11 white vinyl windows.

Basis for the Houston Archaeological and Historic Commission's decision:

- Members expressed that they did not believe they should consider the applicant's financial condition.
- Sec.33-241. (9) The proposed design for any exterior alteration or addition must not destroy significant historical, architectural, archeological, or cultural material, including but not limited to siding, windows, and porch elements.

Applicant's Grounds for Appeal:

Per the applicant:

"Financial hardship. Property tax are so close including insurance, I have put enough effort and money to make the property look nice and safe. I'm willing to paint the trim of the front windows aluminum color, so they will look original, but I do not have the funds to replace them."

EXHIBIT A:

SEPTEMBER 2022 HAHC STAFF REPORT

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

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HISTORIC DISTRICT: Glenbrook Valley Historic District

EXHIBIT B:

UNOFFICIAL TRANSCRIPT OF JULY 2022 HAHC DISCUSSION OF THIS ITEM

EXHIBIT C:

UNOFFICIAL TRANSCRIPT OF SEPTEMBER 2022 HAHC DISCUSSION OF THIS ITEM

EXHIBIT D:

311 INVESTIGATOR'S VISIT INFORMATION

EXHIBIT E:

UNOFFICIAL MINUTES SEPTEMBER 2022 HAHC

EXHIBIT F:

UNOFFICIAL MINUTES JULY 2022 HAHC

CERTIFICATE OF APPROPRIATENESS

Application Date: May 23, 2022

Applicant: Esperanza Rico, owner & applicant

Property: 8823 Dover St. - LT 6 BLK 55 - GLENBROOK VALLEY SEC 9.

Significance: Contributing American Ranch, circa 1958

Proposal: Alteration

- Remove and replace 11 original windows with vinyl replacement windows
- Work was completed without a permit or COA

This item was deferred from the July 2022 HAHC meeting.

Public Comment: No comment received

Civic Association: No comment received.

Association:

Recommendation: Denial of COA and issuance of a COR for the work completed.

HAHC Action:

APPROVAL CRITERIA

Sec. 33-240. - Criteria for issuance of certificates of appropriateness—General.

S D NA S - satisfies D - does not satisfy NA - not applicable

(a) The HAHC shall be the body responsible for approving certificates of appropriateness unless otherwise provided in this article. The HAHC shall review and approve or disapprove a certificate of appropriateness pursuant to:

- (1) The applicable specific criteria in this division; and
- (2) Design guidelines approved pursuant to [section 33-268](#) of this Code or division 6 of this article for the Old Sixth Ward Protected Historic District, to the extent applicable.
- (3) In the event of a conflict between the criteria in this division and the design guidelines, more restrictive criteria shall control.

(b) The applicant for a certificate of appropriateness shall have the burden of demonstrating that the application satisfies the criteria applicable to the issuance of the certificate of appropriateness. To approve or disapprove an application for a certificate of appropriateness, the HAHC shall consider and make findings with respect to the relationship between the proposed activity and the applicable criteria. **The HAHC shall take into consideration the current needs of the applicant and shall be sensitive to the property owner's financial condition in determining whether to issue a certificate of appropriateness.**

It has been determined by staff that the owner's financial condition warrants issuance of a COR.

(c) In reviewing applications for certificates of appropriateness under this article, the HAHC or the director, respectively as appropriate, shall also consider any elements of the proposed activity that may be necessary to enable the property to comply with any other applicable city ordinances or state or federal law so as to facilitate compliance with this ordinance and other applicable laws.

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**

- (1) The proposed activity must retain and preserve the historical character of the property.
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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.
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment.

Mill finish aluminum windows are the typical style of window found on speculative homes constructed in subdivisions of the mid-1950s. Removal, in this case, and replacement with white vinyl windows does not preserve the windows. Vinyl windows have been installed in the original window openings.
- (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.
- (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.

White vinyl one over one versus mill finished aluminum two over two are not visually compatible.
- (7) The proposed replacement of missing 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;
- (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;
- (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.

- (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

- (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.

PROPERTY LOCATION

Glenbrook Valley Historic District

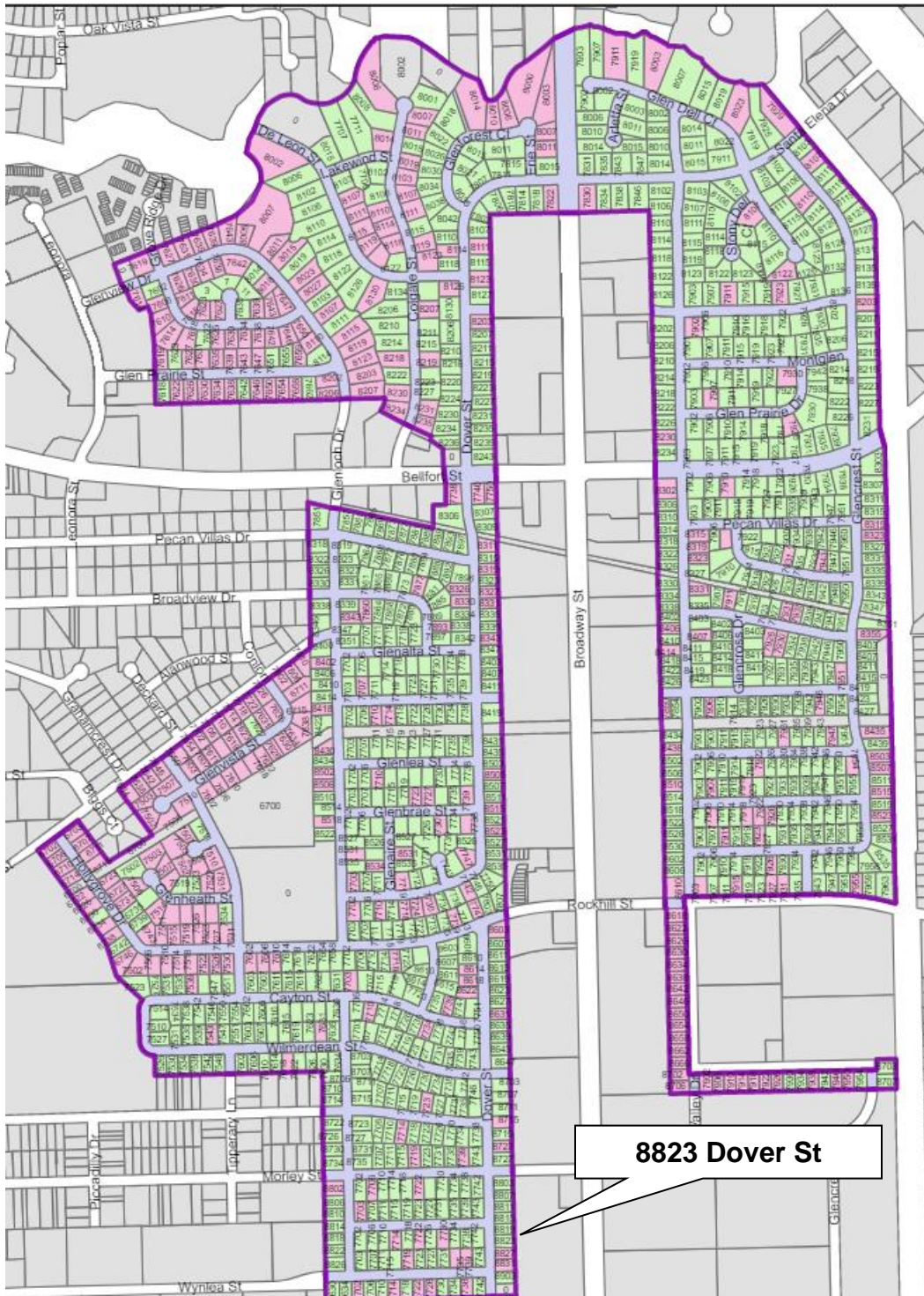




Figure 1 – Inventory Photo - 2010



Figure 2 - COH Investigator photo

For additional images see attached investigator images.

1 Draft Unofficial Summary of
2 HAHC Meeting July 28, 2022

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4

5 **The full HAHC meeting for this date may be seen and heard here:**
6 <https://houstontx.new.swagit.com/videos/177993>

7 **Item A8, 8823 Dover, begins at the 1:12:25**

8 Attendance at the July Meeting was as follows:

9 Present: Wiedower-Jackson, Collum, Cosgrove, Curry, Debose, Jones, Koush, McNiel, Srinivasan, Yap

10 Absent: Bucek, Sepulveda, Stava

11

12 McAllen presented the item and staff's recommendation to: deny and issue COR for the work as
13 completed.

14

15 A summary of HAHC discussion follows.

16 Collum: asked if a COR means they must put it back. How are you allowing her to keep those windows?
17 Keeping the windows is not remediating.

18 Srinivasan: If a COR if issued they cannot pull a permit for any other work, correct?

19 McAllen: in this case we asking to use the tool of the COR to keep the building as it is. They would have
20 to apply for a building permit, and we would release the hold.

21 Srinivasan: is the COR the same as COA?

22 McAllen: under the ordinance, yes, it is, but one cannot receive a discount on their building permit. I
23 realize a lot of items have been brought to commission in the past and the criterion in Section 33-240
24 that precede the 11 criterions have not often been discussed at HAHC that the HAHC is supposed to
25 consider them.

26 McNiel: which ones precedes?

27 McAllen: Section 33-240

28 Vice Chair Wiedower-Jackson: reiterated staff's recommendation

29 McNiel: McNiel, we were never given the opportunity to speak on this item and the work has already
30 been done.

31 McNiel: we are being forced to accept the project now.

32 Srinivasan: I understand there is a provision for financial hardship; what proof was given?

33 Koush: there is financial hardship, but they had the money to put the windows in what is the financial
34 hardship?

35 McNiel: the financial hardship is the cost of putting in new windows, but she had enough money to
36 replace them, and if she had come before us then she could have put in the appropriate window.

37 Yap: question for staff. Every month we have issues from GBV; this is not the first case. Historically,
38 how have we treated all of those that have put in windows that are not appropriate? I want to be sure
39 we are not singling out this person.

40 McAllen: this commission has I believe seen items like this before, and this commission has denied items
41 like this. I believe that the HPAB has overturned some of these decisions. A recent case that came
42 before this commission dealt with an applicant that had replaced windows in GBV with in appropriate
43 windows that were not the right size. The original openings were partially filled in. The applicant
44 complied and replaced those windows. The applicant for that one had bought the property to sell for
45 profit.

46 Collum: before your time (McAllen), we did approve vinyl windows with multiple excuses. We have
47 flippers come in and do the work on purpose. Is there a fine for working without permits?

48 McAllen: the city doubles the permit fee for work done without a permit.

49 Debose: I would like to hear from the applicant to hear the reason for taking out the windows and as to
50 why they cannot put right ones back in. Is there any way we can hear from the applicant?

51 Ms. Rico: I was not aware I needed a permit for something that was existing. I recently lost my husband,
52 and I was recently working on the house so that I could move in. I am trying to fix the house and I was
53 not aware I needed a permit. I did not know that I had to go through all this. This is my first time doing
54 this.

55 Debose: Were the windows in bad shape from a disaster or something?

56 Ms. Rico: there were 7 broken windows that needed glass. My eldest son getting the money together to
57 replace the windows.

58 Debose: you have lost your husband and now to replace the windows would be a hardship on you?

59 Ms. Rico: yes.

60 Srinivasan: how long have you owned the house?

61 Ms. Rico: we bought it about 14 years ago, but we moved to another house and friends of ours were
62 living there and it gone worn out really bad those years.

63 **Debose: I move that we take staff's recommendations.**

64 **Yap: seconded**

65 Vice Chair Wiedower-Jackson: reiterated the motion and staff's recommendation

66 McNeil: can we not issue a COR

67 McAllen: without a COR staff cannot release the permit

68 McNeil: so it becomes a perpetual item?

69 McAllen: for the individual, the investigators will come and red tag the house regularly.

70 Koush: how would the investigators know to go there?

71 McAllen: the 311 system prompts an investigation. In this case, there have already been 3 or 4 visits for
72 this property. They go by until they see compliance; in the case of Ms. Rico, they will continue to do so
73 until they see a permit in that window.

74 Vice Chair Wiedower-Jackson: do we know if there are funding sources right now to assist homeowners?

75 McAllen: there may be in community development. We are working on the Historic Preservation
76 Financial Incentive Plan for Freeman's Town, and we intend for that to be for the whole city.

77 Koush: would the applicant consider working on the windows on the front of the house?

78 Debose: I personally do not think that makes a difference to the hardship situation; that would still be a
79 hardship. I have seen these situations in the past. My question has always been about education. Are
80 people being told of the district regulations. It is burdensome, especially to seniors, we have seen this in
81 other neighborhoods to continue to be red tagged, red tagged.

82 Discussion about how people should have heard about the district's creation.

83 Yap: I personally feel that we have come across GBV every month at least one or two items. Usually, it is
84 windows. I would like to see a consistent approach. I would like to see the approach be consistent. I
85 am not an expert on aluminum windows.

86 Discussion about what the HAHC has done in the past.

87 Yap: I would like to see the statistics back 3 years. What has been consistently applied.

88 Chair: we have a motion on the floor.

89 Staff member Coleman: we don't have the statistics now but can get them to commission next week.

90 Debose: I don't want to belabor the applicant. The information requested has already been shared.

91 **Yap: called for vote.**

92 **Vote:**

93 **Yes: Yap and Debose = 2**

94 **No: Collum, Cosgrove, Curry, Jones, Koush, McNeil, Srinivasan = 7**

95

96 **Yap: moved to defer**

97 **Seconded (in audible)**

Motion passed.

1 Draft Unofficial Summary of
2 HAHC Meeting September 8, 2022

3

4 Present: Bucek, Wiedower-Jackson, Cosgrove, Curry, Collum, Yap, Stava, Jones, Srinivasan, Koush

5 **Absent: Sepulveda, McNiel, Debose**

6

7 Item A6, 8823 Dover St. Houston

8 A recording of the meeting may be watched here: <https://houstontx.new.swagit.com/videos/180215>

9 Item A6 begins at the 19:00 Minute mark.

10

11 McAllen presented the item which was deferred from the previous HAHC meeting.

12 Additionally, McAllen presented data regarding how the HAHC voted on windows in the Glenbrook
13 Valley Historic District in the past approximately 2.5 years. This was followed by presenting U.S. census
14 data regarding Houston's historic districts indicating that Glenbrook Valley has a significantly lower
15 average income than all other historic districts. Finally, that Greg Smith, of the Texas Historical
16 Commission has stated that replacement windows, vinyl or otherwise, have no impact on the eligibility
17 of listing on the National Register of Historic Places.

18 A summary of HAHC discussion follows.

19 Chair Bucek: Provided a summary of recent thinking on the HAHC, including recent window committee
20 work on what products are available.

21 Commissioner Collum: stated item did not go before the review board of the GBV civic club and that the
22 census data may not take into consideration that the nearby apartments make the average for GBV
23 historic district.

24 McAllen: explained that strictly applying the preservation ordinance lends credence to the prophecies of
25 those who opposed historic districts; it makes it hard to accomplish more preservation.

26 Koush: Consider having them replace the 3 front facing windows.

27 Chair asked that members of public be recognized.

28 Ms. Rico: it will be expensive to take them out and I have to save some money and I don't know how
29 long it will take to replace those three and it will cost to have them removed and those windows would
30 be replaced. They are new windows, and they are better than what the house had. They had them a
31 good price and payments.

32 Ms. Rico: 7 of 11 windows were broken. They would not open. She did not know she needed a permit.
33 Asked that her ignorance be excused. She was doing what she believed was needed to make the house
34 look nice and doing what she could to keep up with it.

35 Wiedower-Jackson: Asked about how long how was owned and it was previously used as a rental
36 property.

37 Ms. Rico: We lived in it for 5 years while kids growing up. When kids got older, they bought a little
38 bigger house and rented it to friends of theirs. Then I lost my husband and he used to do maintenance.

39 Cosgrove: Struggles with use of economic hardship as grounds for the decision. The hardship was caused
40 by the applicant. It does not seem appropriate to use that as an argument now. He would like to see
41 that removed as part of the criteria.

42 Koush: Suggested painting the vinyl windows.

43 There was discussion her about economic hardship as criterion for approval.

44 Collum: there are a lot houses used as rental properties south of Belfort with deferred maintenance and
45 they have been getting sold to flippers.

46 Wiedower-Jackson: advocating for more proactive and educating property owners in GBV. City needs
47 to be more pro-active.

48 Bucek: there is a monthly newsletter every month that goes out and has been going out since the
49 historic district was created.

50 Yap: Previous actions of HAHC have been overturned by HPAB. Windows is a much larger conversation
51 than this item. Perhaps we need a session to discuss how we treat windows in GBV versus other historic
52 districts with wood windows.

53 Curry: Appropriate windows are available.

54 Koush: make a compromise now because the applicant may appeal it. If the homeowners agree to paint
55 the windows, we should support that.

56 Wiedower-Jackson: supporting Koush's suggestion earlier of replacing front facing windows.

57 Urmila: Asked owner if the owner is willing to paint the windows.

58 Bucek: there have been education sessions in the past with the planning commission when they were
59 hearing appeals. It may be due to do that again. That does not affect this item.

60 **Yap: moved to accept staff's recommendation. The motion to deny the COA and to issue a COR to**
61 **accept the work as completed.**

62 **Stava: Seconded the motion.**

63 **Vote:**

64 **For: Yap, Stava = 2**

65 **Against: Curry, Koush, Wiedower-Jackson, Collum, Srinivasan, Cosgrove, Jones = 7**

66

67 **Wiedower-Jackson: moved to issue COR with condition that application replace front windows with**
68 **aluminum with mill finish more in keeping with windows that were removed**

69 **Curry: Seconded the motion**

70 **Vote:**

71 **For: Wiedower-Jackson, Curry, Collum, Srinivasan, Stava, Cosgrove = 6**

72 **Opposes: Koush, Jones, Yap = 3**

73 **Motion passed to issue a COR with the condition that the front facing windows be replaced with mill**
74 **finished aluminum windows.**

8823 DOVER ST 1ST NOTICE

Investigation
Inspector I56
Date:3/29/22



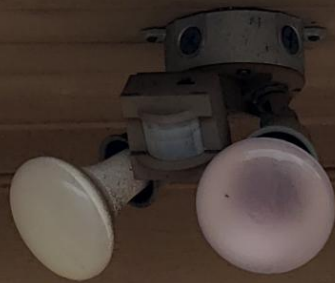


JAN. 2022



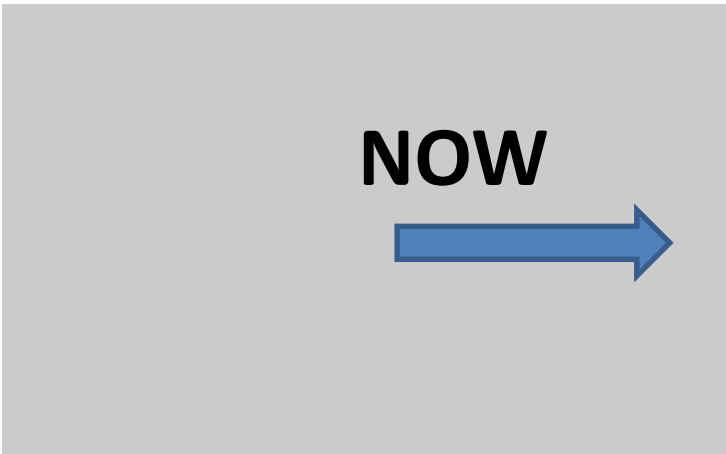
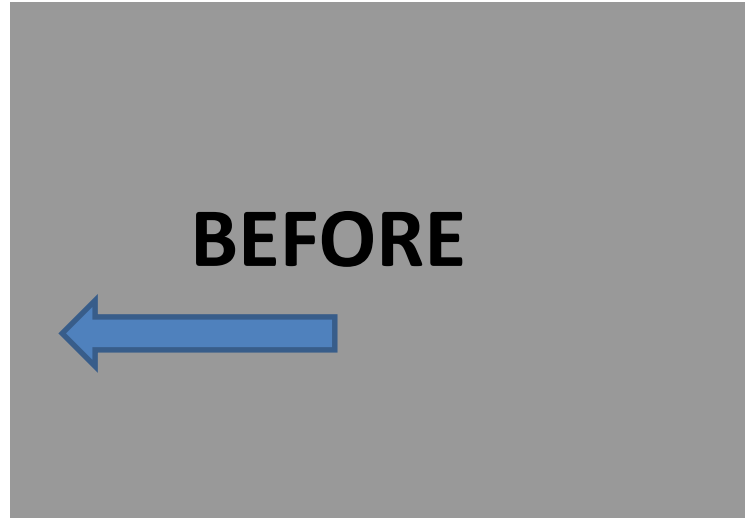
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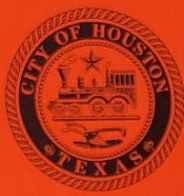


8823









CITY OF HOUSTON CODE ENFORCEMENT

Planning and Development Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 8823 Dover st
Project # 22031464

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:

Must obtain Required
Permit for Unpermitted
Work
(New Windows)

187 NOTICE TO OBTAIN BUILDING PERMITS AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF \$500.00 TO \$2,000.00 PER INCIDENT.

De acuerdo con la sección 114.1 del código de edificación de la Ciudad de Houston: Será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente.

STABILITY INVESTIGATIONS: 832-394-8841



Minutes of the Houston Archaeological and Historical Commission

Thursday, September 8, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams

<https://bit.ly/3AUft8B> or 936-755-1521, conference ID: 669 218 854 #

2:30 p.m.

CALL TO ORDER

Chair David Bucek called the meeting to order at 2:34 p.m. with a roll call vote and a quorum present.

David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present
Ann Collum	Present and left at 5:36 p.m. during item B
John Cosgrove	Present
Steven Curry	Present
Tanya Debose	Absent
Ashley Elizabeth Jones	Present virtually
Ben Koush	Present
Stephen McNiel	Absent
Rhonda Sepulveda	Absent
Urmila Srinivasan	Present virtually and left at 4:53 p.m. during item A 12
Charles Stava	Present virtually and left at 5:50 p.m. during item B
Dominic Yap	Present

Exofficio Members

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center

Marta Crinejo, Mayor's Liaison

Executive Secretary

Jennifer Ostlind, Deputy Director, Planning and Development - Present

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

Jennifer Ostlind, Executive Secretary, gave a report.

MAYOR'S LIAISON REPORT

NONE

APPROVAL OF THE JULY 28, 2022 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission Action: Approved the July 28, 2022 Houston Archeological and Historical Commission (HAHC) meeting minutes.

Motion by Commissioner Wiedower Jackson, seconded by Collum. Motion carried with Bucek abstaining.

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

- A-1. 915 Harvard St - Alteration – Door, Windows - Houston Heights South - Approve**
- A-2. 1806 Decatur St - Alteration – Windows, Door - Old Sixth Ward – Approve**
- A-4. 5307 N Main St - Alteration – Sign – Norhill – Approve**
- A-5. 1323 Rutland St - Alteration – Addition, Porch, Windows, Doors - Houston Heights West - Approve**
- A-8. 1711 Shearn St - Alteration – Addition - High First Ward – Approve**
- A-13. 518 W 13th St - Alteration – Roof - Houston Heights West - Approve**
- A-14. 640 Cortland St - Alteration – Addition - Houston Heights South - Approve**

Motion by Commissioner Wiedower Jackson, seconded by Stava, to consider and to accept staff recommendations for items **A-1, 2, 4, 5, 8, 13, and A-14** together. Motion carried unanimously.

A-3. 8339 Glencrest St - Alteration – Porch, Roof - Glenbrook Valley - Approve with Conditions

Staff recommendation: Approve the Certificate of Appropriateness with conditions per staff report.
Commission action: Approved the Certificate of Appropriateness per applicant’s submission, with additional conditions: that Applicant must obtain Glenbrook Valley Architectural Review Committee approval, and update staff. Any substantive adjustments will require new application to the HAHC.
Motion by Commissioner Koush, seconded by Yap. Motion carried unanimously.

A-6. 8823 Dover St - Alteration – Windows - Glenbrook Valley – Deny/COR

Staff recommendation: Deny the Certificate of Appropriateness and issue a Certificate of Remediation (COR) per staff report.
Commission action: Denied the Certificate of Appropriateness and issued a Certificate of Remediation (COR) with the condition that the front three windows be replaced.
Motion by Commissioner Wiedower Jackson, seconded by Curry. Motion carried with Koush, Jones and Yap opposed.
Speaker: Rico Esperanza, owner – supportive.

A-7. 1204 Studewood St - Alteration – Addition - Norhill - Deny/COR

Staff recommendation: Deny the Certificate of Appropriateness and issue a Certificate of Remediation (COR) per staff report.
Commission action: Denied the Certificate of Appropriateness and issued a Certificate of Remediation (COR) with the condition that front door and plate be restored per staff report.
Motion by Commissioner Cosgrove, seconded by Yap. Motion carried with Koush opposed.
Speaker: Sadiq Ghazanfar, applicant – supportive

A-9. 1429 Columbia St - New Construction – Single Family Residential - Houston Heights East - Approve with Conditions

Staff recommendation: Approve the Certificate of Appropriateness with conditions per staff report.
Commission action: Deferred the Certificate of Appropriateness.
Motion by Commissioner Cosgrove, seconded by Yap. Motion carried unanimously.
Speakers: Bob Alban, Mark Williamson – undecided; Kathy Larsen – position not stated; Sam Gianukos, applicant - supportive

A-10. 1429 Columbia St - New Construction – Garage - Houston Heights East – Approve

Staff recommendation: Approve the Certificate of Appropriateness per staff report.

Commission action: Approved the Certificate of Appropriateness per staff report.

Motion by Commissioner Cosgrove, seconded by Yap. Motion carried unanimously.

A-11. 207 Stratford St - Alteration – Addition, Windows - Avondale East – Approve

Staff recommendation: Approve the Certificate of Appropriateness per staff report.

Commission action: Approved the Certificate of Appropriateness per staff report.

Motion by Commissioner Wiedower Jackson, seconded by Cosgrove. Motion carried unanimously.

Speaker: Cristhian Diaz, applicant – supportive

A-12. 210 Marshall St - Alteration – Doors, Windows, Siding – Westmoreland - Partial Approve

Staff recommendation: Partially approve the Certificate of Appropriateness with the condition that only asbestos doors and windows be removed per staff report.

Commission action: Partially approved the Certificate of Appropriateness with the condition that only asbestos doors and windows be removed per staff report.

Motion by Commissioner Wiedower Jackson, seconded by Curry. Motion carried with Stava opposed.

Speaker: Jason Griffin – opposed

B. 615 HEIGHTS BLVD – DEMOLITION – HOUSTON HEIGHTS SOUTH – Deny/COR

Staff recommendation: Deny the Certificate of Appropriateness for demolition and issue a Certificate of Remediation (COR) to stabilize the structure per staff report.

Commission action: Denied the Certificate of Appropriateness for demolition and issued a Certificate of Remediation (COR) to stabilize the structure per staff report.

Motion by Commissioner Cosgrove, seconded by Jones. Motion carried unanimously

Speaker: Apostolos (Paul) Lamnatos, applicant – supportive.

C. COMMENTS FROM THE PUBLIC

Mark Williamson spoke about deed restrictions in the Heights.

D. COMMENTS FROM THE HAHC

Chair Bucek commented about the appeals board. Commissioner Yap commented about punitive actions. Commissioner Jones mentioned that October is Texas Archeology month.

E. HISTORIC PRESERVATION OFFICER’S REPORT

NONE

ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 6:13 p.m.

David Bucek
Chair

Jennifer Ostlind
Executive Secretary

Minutes of the Houston Archaeological and Historical Commission

Thursday, July 28, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams
<https://bit.ly/3aMhGOd> or 936-755-1521, conference ID: 576 441 772 #

2:30 p.m.

CALL TO ORDER

Vice Chair Beth Wiedower Jackson called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

David Bucek, Chair	Absent
Beth Wiedower Jackson, Vice Chair	Present
Ann Collum	Present virtually
John Cosgrove	Present virtually and left at 4:29 p.m. after item A9
Steven Curry	Present
Tanya Debose	Present virtually
Ashley Elizabeth Jones	Present
Ben Koush	Present
Stephen McNiel	Present and left at 4:29 p.m. after item A9
Rhonda Sepulveda	Absent
Urmila Srinivasan	Present
Charles Stava	Absent
Dominic Yap	Present

Exofficio Members

Samantha Bruer, Architectural Archivist, Houston Metropolitan Research Center
Marta Crinejo, Mayor's Liaison

Executive Secretary

Nicole Smothers, Deputy Assistant Director, Planning and Development - Present

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

Nicole Smothers, Acting Executive Secretary, gave a report.

MAYOR'S LIAISON REPORT

NONE

APPROVAL OF THE JUNE 30, 2022 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission Action: Approved the June 30, 2022 Houston Archeological and Historical Commission (HAHC) meeting minutes.

Motion by Commissioner Yap, seconded by Debose. Motion carried unanimously.

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

- A-3. 508 Cortlandt St - Alteration – Roof - Houston Heights South - Approve**
- A-4. 3302 White Oak Dr - Alteration – Sign - Houston Heights South – Approve**
- A-5. 309 E. 16th St. - Alteration – Sign - Houston Heights South - Approve**
- A-7. 2003 Union St - Alteration – Doors, Windows - Old Sixth Ward - Approve w/Conditions**
- A-10. 802 W Temple St - Demolition – Garage – Norhill – Approve**
- A-11. 1335 Tulane St - Alteration – Addition - Houston Heights West – Approve**

Motion by Commissioner Curry, seconded by Yap, to consider and to accept staff recommendations for items **A-3, A-4, A-5, A-7, A-10 and A-11** together. Motion carried unanimously.

A-1. 1405 Allston St - Alteration – Addition - Houston Heights West - COR

Staff recommendation: Deny the Certificate of Appropriateness and issue a Certificate of Remediation (COR) per staff report.

Commission action: Denied the Certificate of Appropriateness and issued a Certificate of Remediation (COR) per staff report.

Motion by Commissioner McNiel, seconded by Yap. Motion carried unanimously.

Speakers: Justin Patterson and Jimmy Chen, applicants; Ellie Self, owner – supportive.

A-2. 825 Bayland St - Alteration – Addition - Woodland Heights – Approve

Staff recommendation: Approve the Certificate of Appropriateness per staff report.

Commission action: Approved the Certificate of Appropriateness per applicant's request.

Motion by Commissioner McNiel, seconded by Srinivasan. Motion carried with Commissioner Koush opposed.

Speakers: Bruce McDonald, owner, Paul Brow, applicant – supportive.

A-6. 4101 Lyons Ave - Alteration – Addition - PLM – Louis White Grocery – Approve

Staff recommendation: Approve the Certificate of Appropriateness per staff report.

Commission action: Approved the Certificate of Appropriateness per staff report.

Motion by Commissioner Koush, seconded by Srinivasan. Motion carried unanimously.

Speaker: Ashley Ruiz, owner – supportive.

A-8. 8823 Dover St - Alteration – Windows - Glenbrook Valley – COR (Roman)

Staff recommendation: Deny the Certificate of Appropriateness and issue a Certificate of Remediation (COR) per staff report.

Commission action: Deferred the application.

Motion by Commissioner DeBose, seconded by Yap. Motion carried unanimously.

Speaker: Esperanza Rico, owner - supportive.

A-9. 802 W Temple St - Alteration – Addition - Norhill – Approve

Staff recommendation: Approve the Certificate of Appropriateness per staff report.

Commission action: Approved the Certificate of Appropriateness per staff report, and with the additional condition that the ridge height be reduced.

Motion by Commissioner Cosgrove, seconded by McNiel. Motion carried with Commissioner Yap opposed.

Speaker: Austin Hahn, architect, Sam Gianukos, applicant – supportive.

A-12. 1714 South Blvd - Alteration – Addition - Boulevard Oaks - Approval w/ Conditions

Staff recommendation: Approve the Certificate of Appropriateness per staff report.
Commission action: Approved the Certificate of Appropriateness per staff report.
Motion by Commissioner Koush, seconded by Curry. Motion carried unanimously.
Speakers: Roger Cooner, applicant, Adrienne Stokes, owner- supportive.

A-13. 711 E 5th ½ St - New Construction – SFR - Freeland – Denial

Staff recommendation: Deny the Certificate of Appropriateness.
Commission action: Denied the Certificate of Appropriateness.
Motion by Commissioner Koush, seconded by Srinivasan. Motion carried unanimously.
Speaker: Charles Ottenweller - opposed.

A-14. 769 E 5th ½ St - New Construction – SFR - Freeland - Denial

Staff recommendation: Deny the Certificate of Appropriateness.
Commission action: Denied the Certificate of Appropriateness.
Motion by Commissioner Debose, seconded by Yap. Motion carried unanimously.
Speaker: Charles Ottenweller - opposed.

B. COMMENTS FROM THE PUBLIC

NONE

C. COMMENTS FROM THE HAHC

NONE

D. HISTORIC PRESERVATION OFFICER’S REPORT

Report was given by Roman McAllen about a potential new employee, and that he and Yasmin Arslan will be away for paternity/maternity leave.

ADJOURNMENT

There being no further business brought before the Commission, Vice Chair Beth Wiedower Jackson adjourned the meeting at 4:58 p.m.

Beth Wiedower Jackson
Vice Chair

Nicole Smothers
Acting Executive Secretary