

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 8/25/2025

ITEM: II

APPLICANT: John Mai

PROPERTY ADDRESS: 1108 E. 16th Street

LEGAL DESCRIPTION: LT 2 BLK 108 – NORHILL SUBDIVISION

HISTORIC DISTRICT: Norhill Historic District

Project Summary:

- June 2025 - Applicant applied for COA for proposed window replacement.
- July 17, 2025 – HAHC issued a Denial for the proposed window replacement.
- July 28, 2025 – Applicant appealed the HAHC decision in accordance with Chapter 33, Section 33-253.

Project Description:

Remove original windows and replace twelve existing windows with new wood windows that resemble the original windows.

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

- Sec.33-241.1 (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
 - (a) 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; and
 - (b) the proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

Applicant's Grounds for Appeal:

Per the applicant:

"Good afternoon. My reason for appeal is two fold. The current windows are not energy efficient and allow outside dust into our home. Our heating and cooling bills are higher. Our system, both heating and cooling are constantly cycling.

Our proposal for the winter replacement has been approved by the Norhill district has been approved. Thank you."

Documents:

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EXHIBIT A:

UNOFFICIAL TRANSCRIPT OF JULY 17, 2025 HAHC DISCUSSION OF THIS ITEM

EXHIBIT B:

UNOFFICIAL MINUTES FROM JULY 17, 2025 HAHC MEETING

EXHIBIT C:

COA STAFF ACTION REPORT FROM JULY 17, 2025 HAHC MEETING

The City of Houston Appeals Process per Ordinance:

Sec. 33-253. – Appeal.

(a) The Historic Preservation Appeals Board ("HPAB") is hereby created. The HPAB shall consist of 5 members and shall consist of two former members of the planning commission, two former members of the HAHC, and one citizen representative that has not served on either commission. Each member shall have extraordinary knowledge and experience in the archaeological, architectural, cultural, social, economic, ethnic or political history of the city, and must have a known and demonstrated interest, competence, or knowledge in historic preservation within the city. Members of the HPAB shall be appointed by the mayor, subject to confirmation by the city council. Each member shall serve for a term of two years and shall hold over until the member's successor is appointed. A member may be appointed to serve consecutive terms. The director, or in his absence or inability to act, a deputy director or assistant director of the department shall serve as a non-voting, ex officio member and as executive secretary to the HPAB. Three members of the HPAB shall constitute a quorum; however, in the event of vacancies on the HPAB, a majority of the members of the HPAB shall constitute a quorum. The HPAB shall elect its own chair and vice-chair. The mayor shall assign a staff member to serve as a liaison between the HPAB and the mayor's office. The HPAB shall adopt rules, procedures, and schedules for meetings as are necessary or convenient to accomplish the purposes of this article, and shall meet as needed when notified by the director of an appeal from a decision of the HAHC.

(b) An applicant aggrieved by a decision of the HAHC with respect to any certificate of appropriateness may appeal to the HPAB by filing a written notice of appeal, stating the grounds for the appeal, with the director within ten days following the date the HAHC renders its decision, or in the case of an application for a certificate of appropriateness for demolition, the notice of appeal may be filed with the director not earlier than 90 days after the denial of a certificate of appropriateness by the HAHC as provided for in [section 33-247\(f\)](#) of this Code and not later than 120 days after the denial by HAHC. The director shall notify the members of the HPAB of the receipt of a notice of appeal and shall schedule a meeting of the HPAB to consider the appeal.

(c) The HPAB shall consider the appeal within 45 days after a notice of appeal is filed with the director. The HPAB shall consider the application, the findings of the HAHC, written comments from the public, and any evidence

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presented at the meeting at which the appeal is considered. **The HPAB shall reverse or affirm the decision of the HAHC based upon the criteria applicable to the certificate of appropriateness.** If the HPAB does not make a decision on the appeal within 45 days after a notice of appeal is filed with the director, the decision of the HAHC with respect to the application for the certificate of appropriateness shall be deemed affirmed.

(d) The director shall provide the applicant with notice of the time and place of the meeting at which each appeal will be considered by mail no less than ten days before the date of the meeting.

(e) An applicant aggrieved by a decision of the HPAB may appeal to the city council. The city council shall consider the appeal at its first regularly scheduled meeting for which the required notice can be given. The city council shall consider the appeal under the provisions of Rule 12 of [section 2-2](#) of this Code. At the conclusion of the city council's review of the matter, the city council shall reverse or affirm the decision of the HPAB. The decision of the city council shall be final and exhaust the applicant's administrative remedies.

(Ord. No. 95-228, § 2, 3-1-95; Ord. No. 2010-814, §§ 5, 27.5, 28, 10-13-2010; Ord. No. 2015-967, § 37, 10-7-2015)

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UNOFFICIAL TRANSCRIPT OF JULY 17, 2025 HAHC DISCUSSION OF THIS ITEM

DRAFT

Unofficial Transcript for 1108 E 16th Street – July 17, 2025 HAHC

Staffperson Roman McAllen: We'll go to item 6 then. 1108 E. 16th Yeah, I apologize for that clarification. It's just—the next item, Fugate. I know we might need to have legal attention on that one. This is 1108 E. 16th Street in North Norhill, is a contributing 1920 bungalow. It's an alteration. The applicant would like to remove the original windows and replace them with new wood windows. The proposed new wood windows would be double hung and primed Pinewood by the Sierra Pacific Company. The Norhill Neighborhood Association supports this application and someone is here to speak to that. However, staff is recommending denial. If we move forward—and this by the way, this application is being produced by the new Historic Preservation Tracker. So it looks a little different, but the criteria that that staff is limited by is the criteria on page two there, Section 33-241. (1), that the removal of the original wood windows are—that are repairable does not preserve the distinguishing character of the house. And also (1), that the proposed activity shall retain and preserve the historical character of the property. Original historic wood windows are a character defining feature of homes in the historic district. As you can see in the photographs of the windows on the following page, these windows are in in pretty good condition. I would—I would actually put them on the upper end of conditions that we see. I did visit with the applicants who could not be here today, but do I do have a comment later in this document from them. And so we go through those images. You can see all the windows, they have sash weights and ropes. They—I think may be painted shut. On the last page as an example of the Sierra Pacific product that is supported by the Norhill Neighborhood Association for a replacement window. Now, from the owner, there's a comment here I'd like to read into the record and that is that he says that:

“Being a machinist and a machine shop owner. I've had to work on many projects with the employees and on my own. I am a perfectionist that machined parts that are still on the moon. In my quest to make our home dust free, more comfortable with energy efficient insulated windows. I have chosen the double hung windows per the provided information. In addition the company that I've chosen has an impeccable reputation. For those that haven't seen our home, my wife and I would like to welcome all. Thank you and let me know if I can be of further assistance.”

And that's from John and Harriet Mai, and I'll take any questions. We're recommending denial of the replacement of these windows because it—we're in an unusual territory before us here, but I'll answer any questions.

Chair David Bucek: OK, I think before—

Commissioner Stephen McNiel: I have a question. Oh.

Chair Bucek: I do have someone signed up to speak on the item nonetheless, but why don't you ask Roman your question first? Commissioner McNiel?

Commissioner McNiel: So, in the past, this Commission has approved replacing windows on historic homes. And I understand the Norhill Association has approved of this. And I'm also, I guess confused, because I've heard that the state historical commission approves of replacing windows so long as all the holes stay the same. And so, I guess I don't know the difference between the state historical association's rule that says you can replace windows and maybe that the Houston design guidelines say you can't replace windows. And so I'll just need clarification.

Staffperson McAllen: Yes. And—

Chair Bucek: —Roman, we, we could put up, we could put the ordinance up. I mean, there's language in the ordinance about windows.

Staffperson McAllen: ...Actually, there's another category.

Chair Bucek: Yeah. So I'll just restate that your microphone was off, Commissioner Wiedower Jackson. But if the window is not repairable or within reasonable repair, we've allowed replacement. This application is for replacement of all windows. And sometimes we see projects that have some windows that are that are need to be repaired and replaced perhaps, and some that are very good condition. This is a case where the windows are actually in very good condition and obviously one could also add into a storm windows and have a dust-free, airtight environment without changing the windows. I do have one speaker sign up for this item and I don't know what that will inform the conversation, but it is—we have an ordinance passed by City Council that says if a window is easily repairable, it needs to be retained. And so, you know—and obviously we've not looked at that on the rear of structures. If we can't see from the right of way, we, you know, we don't regulate that. But that's kind of what the difference is. We can put that language up because it's still—it's just basic text.

Staffperson McAllen: The criteria?

Chair Bucek: The criteria.

Staffperson McAllen: It's not on this draft out of our new solution. If you have time to get to the code on another, it would be. I think it's #10 or in there about Windows.

Vice Chair Elizabeth Wiedower Jackson: So Roman—

Commissioner McNiel: —I don't need to see it. I'm happy to hear from the speaker.

Chair Bucek: Okay.

Staffperson McAllen: But I do want to point out and also add to what the Chair's comments are. For example, on Item 5 right above is 701 Key Street, Norhill, and that applicant had originally asked to replace all of their windows. But we went out to the site and our—you know, where I asked the team to be is if 50% or more of the windows are going to be all new wood—and I know this is not exactly where everyone lands. We had to figure out what do we consider repairable and what we don't. When I see meeting rails that are all decayed and you're going to end up with maybe two pieces of the two sashes left, then we're going to say "it's OK to replace them" and so on. On 701 Key, for example, the condition is that they retain the front windows, they're under the porch and they're in real good condition. But everything down that side was as bad as they get. And so we recommended that they would be allowed to replace those as an example of when we support the replacement.

Chair Bucek: Okay, I'll open the public hearing. I do have one speaker sign up for this item, which is Virginia Kelsey.

Virginia Kelsey: Hello, I'm Virginia Kelsey. I'm the Vice President of Norhill Deed Restrictions. Although I personally feel it is important to retain as much historic material as possible, I mean I really do, Norhill has been overwhelmed with requests from owners wishing to upgrade their windows. This is coming from those that want to retain the original scale of the house and not just people that want big houses. These are people that are 100% devoted to their little bitty 1,000 square foot house. They would like to have new windows. Their windows are 100 years old and, in some cases, they haven't been maintained. They may appear to be, but they leak. Some of them don't all open and it really is something that we are being inundated with and the city has been inconsistent as

often they can be with approvals, and in some cases they come in with vinyl windows that have been approved by the city. So, Norhill, in our trying to get ahead of all of this, we adopted guidelines in May and we allowed the replacement if they are the existing size and the same placement in the wall and they are wood or metal, aluminum clad, but no vinyl and no vinyl clad. I think an appropriate compromise would be to have only all wood windows replaced. And I do believe, although I love the idea of retaining the historic character, it would really help the neighborhood to survive going forward because this is so important to so many people. And we have told each applicant that the city has a different opinion—

Commissioner McNiel: Motion to grant the speaker one more minute at this time.

Chair Bucek: Is there a second?

Commissioner Ashley Jones: Jones seconds.

Chair Bucek: All in favor?

HAHC: Aye.

Virginia Kelsey: But in the last month, I bet we have had five or six requests just in the last month. And I do think it's—if we would do it and get ahead of it and control it, so that it, like the window that they suggest there, that is wood. It's not discernible from the street from what is existing. It should be allowed. Thank you.

Chair Bucek: Thank you. You have a question for the speaker? Okay. For Roman. Sorry. Thank you.

Commissioner Dominic Yap: I have a question actually for Ms. Kelsey.

Chair Bucek: Okay.

Commissioner Yap: I actually applaud you for your proactive nature in this thing because windows are the worst for all historic homes to maintain. But I would like to delve further into why did you think that you want to move past repair and go straight to change new? Because there are experts in town that could repair old sashes. Typically, we're talking about sashes having the problems and the rails, yeah? But those are very mobile. You can actually take it out and repair the rails and the sashes itself. So why did Norhill did not want to go this route first before replacement?

Virginia Kelsey: I'll answer that for you. When someone asks me for a window, the first thing I do is tell them, "Why don't you repair the windows? There are these

companies.” We give them the names of the companies. The problem is that if everybody—I mean the backlog of those companies are months and months and months, and if everybody that wants a new window used them, there’d be years because there’s just a limited number of people that can do it successfully. There are other people out there that just slap things together that don’t do it in a good way and then they’re left with a major expense and a window that isn’t as good. So, we feel—and I would love to have you say it could only be wood windows for wood windows and allow that, that at least these windows look pretty much exactly like the windows there except for the glass.

Commissioner Yap: Okay, thank you.

Chair Bucek: Thank you. Any other questions for the speaker? Roman, there’s a question.

Staffperson McAllen: Sure.

Chair Bucek: Vice Chair.

Vice Chair Wiedower Jackson: Yes. Roman on since you since you brought it up. I—this is our first time seeing these, this new layout. There’s no inventory photo here. So all we’re seeing are the pictures of the windows.

Staffperson McAllen: Wow.

Vice Chair Wiedower Jackson: Is that correct? I mean, that that’s all we’ve got in the packet. So I can’t see if there is—if there are windows under the front porch. But I think your solution at 701 Key is viable here, could be viable here if I could see the inventory photo—

Staffperson McAllen: We’re gonna bring up on Google—

Vice Chair Wiedower Jackson: —that on the front facade, we maintain the original materials and windows and perhaps recommend for a dust or noise or conditioning that window inserts be added to the front windows and then allow the replacement of the other three elevations of the home. But I can’t see it.

Staffperson McAllen: We’re going to bring you up a Google. They have—there’s a good current Google Street View that will pull up so you can get sense. And there are windows on the porch. I actually spent a few minutes on the front porch with the applicants and the property owners. And I want to comment on the window. You know, one thing because I’ve personally restored about 100 of these windows and I’ve been in a lot of different neighborhoods. And one thing a little unique

about the windows—because this is going to come up for us in the design guideline discussion that's right around the corner—one thing unique about the Norhill windows, that later period the—a lot of times I actually see flat glass in the windows, even original flat glass. A lot of times I see wood quality of the double hung wood windows that is a lower grade wood than you find in the Heights and in the other older neighborhoods. And then even finally, sometimes the way the sash system works is different. It is—because we were just moving at this point, of course to a different type of window. Just pointing that out. But the applicants—I did point, I did ask them and I thought, I thought of you Commissioner, because I, I talked about the product that—

Vice Chair Wiedower Jackson: You know I love my endos.

Staffperson McAllen: —the endow window product there on the front porch. But these applicants, if he were here, he would tell you, “I'm 81 years old. I don't have a lot of time to wait. I want my windows in there.” So he—we did have a good discussion. We did talk about preserving the front porch specifically, which faces north in their case. And they were—then when our cold fronts come, that was something that they were thinking about.

Vice Chair Wiedower Jackson: But you're recommending no for any replacement.

Staffperson McAllen: We are. Again, and I'll say honestly there was some trepidation kind of overall with us, but our ordinance is pretty clear on that. So we had—they're repairables, we had to stand where we stand right now. Maybe something's going to change when the guidelines are adopted.

Vice Chair Wiedower Jackson: But I guess I'm trying to, for the sake of and we consider each property individually, but you mentioned 701 Key Street. Is there a difference between these two properties and how you are interpreting the ordinance?

Staffperson McAllen: Absolutely.

Chair Bucek: There's a big difference because the windows that were not on the front porch on that property were really in bad shape. The, I mean, the sashes had to be replaced entirely because they were no longer—the rails weren't meeting and we could bring up those pictures if that's still allowable. But I guess, you know, this is, I think, another case where, I don't know where the consensus is in this body, but you know, we had a camp discussion many, many, like a

year ago now and—I think year ago this month, and we've not had a follow up meeting to have conversations amongst ourselves about windows generally. So what we have is what the ordinance is and what City Council approved. It's mentioned that there are some design guidelines that have been passed locally within the neighborhood, but those have not come. You know, the guidelines that are working through that we're going to be looking at and making comments on and also going to City Council, they haven't—that hasn't occurred yet. So those got—those guidelines don't, aren't part of our purview at this time. We're still subject to the ordinance that we have. But—so this is the condition of the windows that were on the property on the side of the house, which were allowed to be replaced with new windows. And you can see they're not even connected to each other. So the difference is simply the quality of the condition and how our current ordinance is written. And if we are to change our position, we need to have discussions, public discussions, public input and ultimately, as our camp presenters all agreed, we have to change our ordinance if we want to make changes or nuance aspects. So I think this is why this is different. This application is different than the other application that was discussed. But as Roman has said, we have tried to at least protect the windows on the front porch. If there was a case where the window looked like it could be repaired on the side, but it was also distressed. So we sort of had these three different positions floating around: either repair, they're good, they're good shape, or they're terrible like this and you can replace them. And the other aspect is, our ordinance is written that if your window can't really be repaired and therefore you can replace it, it doesn't have to be a wood window as long as it looks like a wood window. And that's in the ordinance. So until that language changes, that's still, that's what we have to interpret and try to find consensus around. But on any given project, this Commission can still find a consensus, whatever that consensus is, that's still that that's within your purview to find.

Commissioner Yap: Well, Mr. Chair, based on your council, I would just—can I make a recommendation to accept staff's recommendation?

Chair Bucek: Certainly.

Commissioner Yap: A motion, sorry, a motion.

Chair Bucek: We can test any motion.

Commissioner Yap: A motion to accept staff's recommendation. Because to me, the rule of the law right now still stands. If it is repairable, it should be repaired. That's my understanding.

Commissioner Charles Stava: Commissioner Stava seconds.

Commissioner Yap: We don't want to play geography on where we repair and where we throw away and where we keep. It complicates things.

Chair Bucek: I've got a second. All in favor of that motion?

HAHC: Aye, aye aye.

Chair Bucek: Any opposed to that motion? ... Any abstentions to the motion? ... OK, the motion carries.

Vice Chair Wiedower Jackson: Can I have a point of order, Roman, that we always have an inventory and current photo. Thank you.

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EXHIBIT B:

UNOFFICIAL MINUTES FROM JULY 17, 2025 HAHC MEETING

DRAFT

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION MINUTES
THURSDAY, 17 JULY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:31 PM

| Commissioners | Quorum – Present / Absent |
|-----------------------------------|--|
| David Bucek, Chair | Present |
| Beth Wiedower Jackson, Vice Chair | Present |
| Shantel Blakely | Present at 2:48 during Item 1 |
| John Cosgrove | Present |
| Steven Curry | Present |
| Ashley Jones | Present |
| Ben Koush | Present, left at 6:53 during Item D |
| Stephen McNiel | Present, left at 6:53 during Item D |
| Rhonda Sepulveda | Present at 3:49 during Item 1, left at 6:12 during Item 15 |
| Charles Stava | Present, left at 6:49 during Item D |
| Dominic Yap | Present |
| Robert Williamson, Secretary | Present |

Legal Department • Kim Mickelson
Ex-Officio Members • Marta Crinejo, Mayor's Liaison to HAHC
Ginger Berni, Architectural Archivist, HHRC

Chair's Report, David Bucek, Chair, announced speaker rules and meeting procedures.

Director's Report, Robert Williamson, Secretary and Deputy Director for the Planning and Development Department, Completions are under way with the Norhill Design Guideline, more details coming soon.

The Office of Preservation was awarded a matching grant to have a National Register of Historic District created of Lyons Avenue in the Fifth Ward. Part of this grant was to bring in a consulting firm (Stantec) to conduct fieldwork, survey the area, conduct research, etc. Part of this initial phase is having a public meeting to kick start community involvement. The public meeting is scheduled to take place on Thursday, July 31, 6:30pm-8:00pm at the Fifth Ward Multi-Service Center, 4014 Market Street, Houston, TX 77020. Office of Preservation is co-hosting the process for listing a 4-block portion of Lyons Avenue on the National Register of Historic Places. This stems from the Certified Local Government grant the office was awarded to prepare the listing.

Welcomed Benjamin Valdez, summer inter.

Mayor Liaison's Report – None

APPROVAL OF MINUTES

Consideration of June 5, 2025, HAHC meeting minutes

Motion: Wiedower Jackson

Second: Cosgrove

Vote: Unanimous

Opposed: None

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

| # | Address | Application Type | Historic District PLM/LM | Staff Recommendation |
|----|----------------------|---|---|----------------------------|
| 1 | 10 Courtlandt Pl | New Construction – SFR | Courtlandt Place | Approval |
| 2 | 3376 Inwood Dr | Alteration – Addition | PLM: William L. Clayton Summer House | Approval |
| 3 | 3376 Inwood Dr | New Construction – Garage | PLM: William L. Clayton Summer House | Approval |
| 4 | 908 Key St | Alteration – Other | Norhill | Partial Approval |
| 5 | 701 Key St | Alteration – Other | Norhill | Approval w/Conditions |
| 6 | 1108 E. 16th St | Alteration – Windows | Norhill | Denial |
| 7 | 1138 Fugate St | Demolition – Single Family Residence | Norhill | Denial, Issuance of COR |
| 8 | 2009 W Gray St | Alteration – Sign | LM: River Oaks Theatre & Shopping Center | Approval |
| 9 | 7618 Cayton Ave | Alteration – Addition | Glenbrook Valley | Defer, per Applicant |
| 10 | 1215 Ashland St | Alteration – Addition | Houston Heights West | Approval |
| 11 | 2111 Union St | Alteration – Addition & Roof | Old Sixth Ward | Approval |
| 12 | 417 Highland St | New Construction – Garage/GarApt | Woodland Heights | Approval |
| 13 | 7735 Meadville St | Alteration – Windows, Siding | Glenbrook Valley | Withdrawn |
| 14 | 1534 Allston St | Alteration – Addition | Houston Heights West | Approval w/Conditions |
| 15 | 625 Cortlandt St | Alteration – Addition | Houston Heights South | Denial |
| 16 | 7907 Glen Prairie St | Alteration – Windows, Siding | Glenbrook Valley | Denial, Issuance of COR |
| 17 | 817 Columbia St | Alteration – Addition | Houston Heights South | Approval w/Conditions |

Staff recommendation: Approve Item(s) A. 2, 3, 4, 5, 8, 9, 13, 14, 16 and 17.

Commission action: Accepted staff recommendations for Item(s) A. 2, 3, 4, 5, 8, 9, 13, 14, 16 and 17, Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Speaker(s): None

Motion: Cosgrove

Second: Koush

Vote: Unanimous

Opposed: None

A.1. 10 COURTLANDT PLACE

Staff recommendation: Approval.

Commission action: Accepts staff recommendation for approval, with the condition, the roof on the right-side addition be flat or low pitch and all the balustrades in the front of the house are the same height and the entire house be set back in line with the front of No. 8 (believed to be somewhere between 5-10 feet). Adding the two windows between the pilers east side elevation, would have 2 windows installed on the east elevation, the windows to be installed on the east elevation that match the 3 windows or fixed doors on the front elevation, and finally staff it to review the final submission before issuing the COA.

Speaker(s): Todd Blitzer, Anna Peikert – applicant, Glenn Rennels, Natalie Roff, Ginger Napier, Robert Parke, August Lander

Motion: McNiel

Second: Cosgrove

Vote: Carried

Opposed: Blakely, Stava, Wiedower Jackson

Abstained: Sepulveda

A.6. 1108 E. 16TH STREET

Staff recommendation: Denial.

Commission action: Denied.

Speaker(s): Virginia Kelsey

Motion: Yap

Vote: Unanimous

Second: Stava

Opposed: None

ITEMS WERE TAKEN OUT OF ORDER; ITEM 10 WAS TAKEN AT THIS TIME.

Motion: Cosgrove

Vote: Unanimous

Second: Wiedower Jackson

Opposed: None

A.10. 1215 ASHLAND STREET

Staff recommendation: Approval.

Commission action: Accepts staff's recommendation with the condition to lower the first-floor plate height, in the addition, be reduced from 10 to 9 feet and the second-floor plate height be reduced from 9 to 8 feet, adding to remove the two brackets from the addition façade.

Speaker(s): Toufic Halabi – applicant

Motion: Wiedower Jackson

Vote: Carried

Second: Cosgrove

Opposed: Curry, Yap

A.7. 1138 FUGATE STREET

Staff recommendation: Denial of COA, and Issuance of COR for demolition.

Commission action: Accepts staff recommendation, issuance of COR for the illegal demolition of the property, the revocation of the previously approved COA, any new construction will be brought back to this commission to meet all applicable codes.

Speaker(s): Virginia Kelsey, Pete Stockton

Motion: Koush

Vote: Unanimous

Second: McNiel

Opposed: None

A.11. 2111 UNION STREET

Staff recommendation: Approval with conditions: that the skirt board & cap be retained on new walls as well as the horizontal wide trim board at the top of the walls and the vertical trim board be retained as drawn differentiating original house from non-original addition.

Commission action: Approved, to accept staff's recommendation with the condition of an off set of 4" on both sides.

Speaker(s): None

Motion: Stava

Second: McNiel

Vote: Carried

Opposed: Wiedower Jackson

A.12. 417 HIGHLAND STREET

Staff recommendation: Approval with condition that the addition be pushed back to the original opening to the screen porch at the rear of the left elevation.

Commission action: Defer, to have applicant come back with a better plan that will not include moving the historic home.

Speaker(s): Nick Eronko, applicant

Motion: Koush

Second: McNiel

Vote: Unanimous

Opposed: None

A.15. 625 CORTLANDT STREET

Staff recommendation: Denial does not satisfy criteria.

Commission action: Approve, with the condition to move back 2 feet and lower it by 1 foot.

Speaker(s): Mark Schartz

Motion: Koush

Second: Curry

Vote: Carried

Opposed: Yap

B. COMMENTS FROM THE PUBLIC – Virginia Kelsey, asked where the new guidelines will be posted, invited commission to join their neighborhood meetings.

C. COMMENTS FROM THE HAHC –

Cosgrove, asked status on a property, staff member Cara Quigly, address property on 721

Columbia Street, is on hold. Looking for better ways to preserve this property

Dominic Yap expressed his due diligence on the process of the commission meetings.

Wiedower Jackson wanted to clarify who is in charge, it is to move forward with meetings for discussion with the two commissions, HAHC & HPAB. Discussion around the horseshoe was the consensus of what will be discussed.

D. HISTORIC PRESERVATION OFFICER’S REPORT – Roman McAllen, addressed comments of the HAHC on Item C.

E. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 6:56 PM.

David Bucek, Chair

Robert Williamson, Secretary

CITY OF HOUSTON

HISTORIC PRESERVATION APPEALS BOARD
PLANNING & DEVELOPMENT DEPARTMENT

Meeting Date: 8/25/2025

ITEM: II

APPLICANT: John Mai

PROPERTY ADDRESS: 1108 E. 16th Street

LEGAL DESCRIPTION: LT 2 BLK 108 – NORHILL SUBDIVISION

HISTORIC DISTRICT: Norhill Historic District

EXHIBIT C:

COA STAFF ACTION REPORT FROM JULY 17, 2025 HAHC MEETING

DRAFT



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 6/3/2025

HPO File # HP2025_0157

ITEM# A6

Applicant: John Mai, owner

Property: 1108 E 16th Street, Lt 2, Block 108, North Norhill

Significance: Contributing, 1920 Bungalow, Norhill Historic District

Proposal: Alteration:

Remove original windows and replace them with new wood windows

- Proposed new windows are wood, double hung, primed pine by Sierra Pacific

Public Comments

| Name | Comments |
|------|----------|
|------|----------|

Civic Association

| Name | Comments |
|----------------------------------|--|
| Norhill Neighborhood Association | The NNA supports the replacement of the windows with the proposed windows. |

Recommendation: Denial

HAHC Action: Denied



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission





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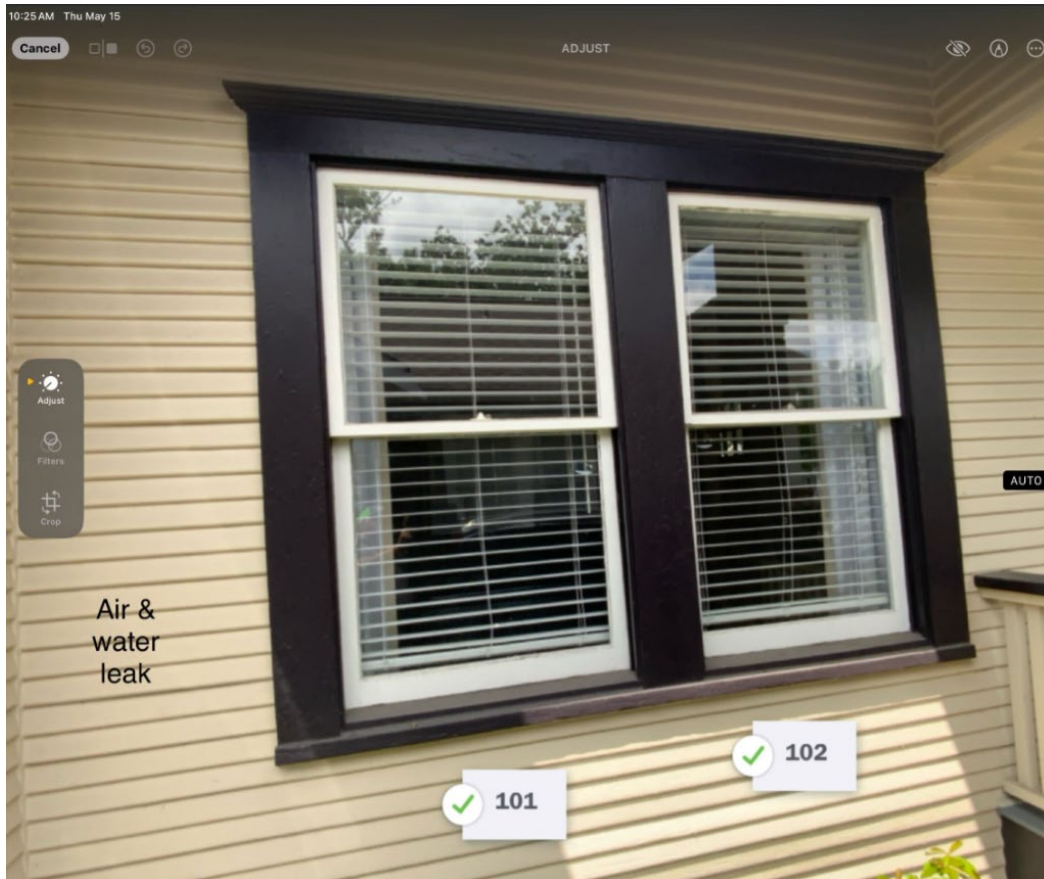
APPROVAL CRITERIA

| Approval Criteria Status | Approval Criteria Description |
|--------------------------|--|
| Does not Satisfy | Section 33-241. (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; Staff Comments: Removal of original wood windows that are repairable does not preserve the distinguishing character of the house. |
| Does not Satisfy | Section 33-241. (1) The proposed activity must retain and preserve the historical character of the property; Staff Comments: Original historic wood windows are a character defining feature of homes in this historic district. |



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From the Owner:

Being a machinist and a machine shop owner, I've had to work on many projects with the employees and on my own. I am a perfectionist that machined parts that are still on the moon. In my quest to make our home dust free, more comfortable with energy efficient insulated windows, I have chosen the double hung windows per the provided information. In addition the company that I have chosen has a impeccable reputation.

For those that haven't seen our home, my wife and I would welcome all.
Thank you and let me know if I can be of further assistance.

Respectfully,

John & Harriet Mai