

**HISTORIC PRESERVATION APPEALS BOARD
MINUTES
MONDAY, 22 DECEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Called to Order at **9:06 AM** by J.D. Bartell, Chair

Board Members	Quorum – Present/Absent
J.D. Bartell, Chair	Present
Douglas Elliott, Vice Chair	Present
Brie Kelman	Present
Truman Edminster	Present
Stephen McNiel	Present
Robert Williamson, Executive Secretary	Present

CHAIR’S REPORT – Quick overview of the format and guidelines of this meeting.

DIRECTOR’S REPORT – Welcomed the two new members, Stephen McNiel and Brie Kelman to the Appeals Board.

APPROVAL OF MINUTES

I. CONSIDERATION OF AND POSSIBLE ACTION ON THE MINUTES FOR THE HPAB MEETING OF AUGUST 25, 2025.

Action: Approved.

Motion: Edminster
Second: Elliott

Vote: Carried
Abstaining: Kelman

II. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON THE PROPOSED 2026 HPAB MEETING SCHEDULE.

Action: Approved.

Motion: Kelman
Second: Elliott

Vote: Unanimous
Opposed: None

III. CONSIDERATION OF AND POSSIBLE ACTION ON AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) ON NOVEMBER 6, 2025, DENYING A CERTIFICATE OF APPROPRIATENESS (COA) FOR A NEW CONSTRUCTION OF A GARAGE AT 2903 HOUSTON AVENUE IN THE GERMANTOWN HISTORIC DISTRICT.

Commission action: Motion to approve the applicant's request as submitted. Qualifying, the applicant has made reasonable concessions since the initiation of the process in August and has demonstrated substantial neighborhood support. The proposal is consistent with the character and intent of the Germantown Historic District and surrounding areas, including Woodland Heights and the Heights, where porches and balconies are commonly encouraged design elements. The proposed balcony is located on the garage portion of the structure, which is minimally visible from the public right-of-way on this corner lot. Additionally, the adjacent property includes a two-story garage apartment with a second-floor balcony, further supporting the compatibility of the request.

Motion: Kelman

Vote: Carried

Second: McNiel

Opposed: Bartell, Elliott

IV. PUBLIC COMMENTS – None

V. HPAB MEMBER COMMENTS –

Appeals Board welcomed the two new members.

ADJOURNMENT

There being no further business brought before the Board; Chair J.D. Bartell adjourned the meeting at 9:49 AM.

J.D. Bartell, Chair

Robert Williamson, Secretary