

# HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

## **Members**

Ashley Jones, *Archaeologist*

Tanya Debose, *Historian*

Vacant, *Architectural Historian*

Rhonda Sepulveda, *Cultural History Organization Representative*

David Bucek, *Architect, Chair*

Elizabeth Wiedower Jackson, *Commercial Business Representative, Vice Chair*

John Cosgrove, *Real Estate Appraiser*

Stephen McNiel, *Remodeler/Builder*

Steven F. Curry, *Preservation Professional*

Ann Collum, *Citizen Representative*

Dominic Yap, *Citizen Representative*

Charles Stava, *Citizen Representative*

Ben Koush, *Citizen Representative*

## **Ex-Officio Members**

Marta Crinejo, *Mayor's Liaison to HAHC*

Samantha Bruer, *Architectural Archivist, HMRC*

## **Executive Secretary**

Margaret Wallace Brown, *Director, Planning & Development*

# Agenda

Thursday, June 29, 2023, 2:30 pm

In-person meeting location at: 900 Bagby Street, City Council Chamber, City Hall Annex

Microsoft Teams by installing App, or

Web: <https://bit.ly/3X6nk1n>

Phone: 936-755-1521

Conference ID: 573 503 151 #

Submit written comments 24 hours in advance to:

[historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)

Comments by phone to: 832-393-6556

Contact: Roman McAllen, Historic Preservation Officer

[Roman.Mcallen@houstontx.gov](mailto:Roman.Mcallen@houstontx.gov)

[Download staff reports here](#)

# SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call (832) 393-3000.

The public is encouraged to attend meetings and take an active interest in matters that come before the **Houston Archaeological and Historical Commission**. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6556 or email [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov), 24 hours in advance preferred.
2. Please note what agenda item you wish to speak on, or if you wish to make a general public comment.
3. You may also sign up to speak in the chat feature of Microsoft Teams, and either ask to speak, or write your comments there, which will be read into the record by staff.
4. All comments submitted in writing or by phone will be included in the agenda or read into the record by staff.
5. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or \*6, or unmute your computer. State your name, spell your last name, and make your comments. When you are finished speaking, please mute yourself.
6. If a speaker wishes to discuss any subject not otherwise on the agenda, time is allowed under "public comments," after all other agenda items have been heard.
7. Applicants for a Certificate of Appropriateness and historic designations will be allowed to speak first and are allowed **three minutes** for an opening presentation. The applicant is also permitted a two-minute rebuttal after all speakers have been heard. If there are no speakers other than the applicant, there is no rebuttal period.
8. All other speakers will be permitted **two minutes** to address the Commission.
9. No speaker is permitted to accumulate speaking time from another person.
10. Time devoted to answering any questions from the Commission is not charged against allotted speaking time. The Commission may extend any speaker's speaking time if it is the Commission's judgment that additional time is needed to sufficiently discuss an item.
11. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.
12. The Commission reserves the right to stop speakers who do not follow this established decorum.

# Houston Archaeological and Historical Commission

## AGENDA

Thursday, June 29, 2023, 2:30 pm

HAHC meetings are held in-person in the City Hall Annex Council Chamber, 900 Bagby Street, Public Level, Houston Texas, and virtually on Microsoft Teams. Meetings are also broadcasted on the HTV Houston municipal channel and streamed on the city's HTV website.

To join this Houston Archaeological and Historical Commission (HAHC) meeting, please use the following options:

- In-person meeting location at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the App; or
- Join via **Web Browser**: <https://bit.ly/3X6nk1n> or
- Join via Phone: 936-755-1521 Conference ID: 573 503 151 #

[Download staff reports here](#). The agenda packet may be updated prior to the meeting.

- Call to Order
- Chair's Report
- Director's Report
- Mayor Liaison's Report
- Consideration of May 18, 2023 Training and HAHC Meeting Minutes

- A. Public Hearing and Consideration of and Possible Action an amendment to Chapter 33, Article VII, Division 5 of the Code of Ordinances, adding a new Section 33-269 to provide an exemption to the City of Houston Sign Code to allow rooftop signs on protected landmark buildings and establishing standards.
- B. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for **Olivewood Cemetery** at 1300 Court Street, Houston, TX 77007.
- C. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for **Three Oaks, Mr. & Mrs. H. Arch. Spradley House** at 2201 Albans Road, Houston, TX 77005.
- D. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for **The Goodman House** at 426 Westmoreland St, Houston, TX 77040.
- E. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

#	Address	Application Type	Historic District
1	1113 Tulane St	Demolition	Houston Heights West
2	717 Arlington St	Alteration - Addition	Houston Heights South
3	904 Arlington St	Alteration – Siding, Windows	Houston Heights South
4	4104 Greeley St	Alteration – Siding, Porch or Balcony, Roof	First Montrose Commons
5	1117 Peddie St	New Construction – Single Family Residential	Norhill
6	1131 E 11 <sup>th</sup> St	Alteration – Siding	Norhill
7	1802 Harvard St	Alteration – Siding, Windows	Houston Heights East
8	1208 Cortlandt St	New Construction – Garage	Houston Heights East
9	527 Frasier St	Alteration – Addition, Windows, Porch	Freeland
10	611 W 22 <sup>nd</sup> St	Alteration – Doors, Windows	LM: Oriental Textile Mill
11	2012 W Gray St	Alteration – Sign	LM: River Oaks Theater and Shopping Center
12	725 W Cottage St	Alteration – Addition	Norhill
13	122 E 31 <sup>st</sup> ½ St	New Construction – SFR	Starkweather
14	124 E 31 <sup>st</sup> ½ St	New Construction – SFR	Starkweather

- F. Comments from the Public
- G. Comments from the HAHC
- H. Historic Preservation Officer's Report
- I. Adjournment

**HISTORIC OFFICE OF PRESERVATION  
BOARD AND COMMISSION TRAINING MINUTES  
THURSDAY, MAY 18, 2023, BEGINNING AT 11:30 A.M.  
611 WALKER, 6TH FLOOR, RAIA ROOM**

CALL TO ORDER at 11:31 AM by Nicole Smothers, Deputy Assistant Director  
Chair J.D. Bartell, Historic Preservation Appeals Board (HPAB)  
Chair David Bucek, Houston Archaeological and Historical Commission (HAHC)

HPAB Board Members:	Quorum – Present / Absent / Remote
<b>Chair J.D. Bartell</b> , Position Two, former PC member	Present
<b>Vice Chair Douglas Elliott</b> , Position Three, former HAHC	Present
<b>Truman Edminster</b> , Position One, former PC member	Present
<b>Rob Hellyer</b> , Position Four, HAHC former HAHC member	Present
<b>Libby Viera-Bland</b> , Position Five, Citizen rep	Present
HAHC Commissioners:	
<b>Chair David Bucek</b> , Architect	Present
<b>Vice Chair Beth Wiedower Jackson</b> , Commercial Rep	Present
<b>Ann Collum</b> , Citizen Rep	<b>Absent</b>
<b>John Cosgrove</b> , Real Estate Appraiser	Present
<b>Steven Curry</b> , Preservation Professional	Present
<b>Tanya Debose</b> , Citizen Rep	Present @ 12:48 during Item C
<b>Ashley Jones</b> , Archeologist	Present
<b>Ben Koush</b> , Citizen Rep	Present
<b>Stephen McNeil</b> , Remodeler/Builder	Present
<b>Rhonda Sepulveda</b> , Cultural History Organization Rep	<b>Absent</b>
<b>Charles Stava</b> Citizen Rep	<b>Absent</b>
<b>Dominic Yap</b> , Citizen Rep	Present
<b>Secretary Margaret Wallace Brown</b> , Director	Present

**Non-Quorum Attendees included staff and:**

Jennifer Ostlind, Alternate Secretary, Deputy Director - Present  
Marta Crinejo, Mayor's Liaison - Present

**A. WELCOME - DIRECTOR MARGARET WALLACE BROWN**

**B. HOUSTON OFFICE OF PRESERVATION COMMENTS - ROMAN MCALLEN, HPO AND TEAM**

**C. TRAINING FOR BOARD MEMBERS AND COMMISSIONERS: ETHICS, PROCEDURAL, GOVERNANCE, AND OPERATIONAL MATTERS KIM MICKELSON, CITY ATTORNEY'S OFFICE – No Action Taken**

- Ethics and conflicts of interest
- Open government requirements
- Changes to the historic program and procedures
- Rules of procedure for Commission and Board
- Scope of Commission and Board authority and relationship

**D. COMMENTS FROM HAHC AND HPAB MEMBERS** – None

**E. PUBLIC COMMENT** - None

**F. ADJOURNMENT**

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 1:55 PM.

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Chair David Bucek

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Secretary Margaret Wallace Brown

The Houston Architectural and Historic Commission and the Historic Preservation Appeals Board each reserve the right to convene in Executive Session as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception thereto, including but not limited to Sec. 551.071, Consultation with Attorney.

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION  
MINUTES  
MAY 18, 2023  
CITY HALL ANNEX - COUNCIL CHAMBERS, PUBLIC LEVEL  
MICROSOFT TEAMS [HTTPS://BIT.LY/3AA3UHK](https://bit.ly/3AA3UHK)  
PH. 936-755-1521, MEETING ID 400 494 291 #**

**CALLED TO ORDER AT 2:33 PM, BY CHAIR DAVID BUCEK**

<b>Commissioners</b>	<b>Quorum – Present / Absent / Remote</b>
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present
Ann Collum	<b>Absent</b>
John Cosgrove	Present
Steven Curry	Present
Tanya Debose	Present
Ashley Elizabeth Jones	Present
Ben Koush	Present
Stephen McNiel	Present, left during Item B.12 at 4:45
Rhonda Sepulveda	<b>Absent</b>
Charles Stava	Present, left during Item E at 5:13
Dominic Yap	Present
Jennifer Ostlind, Secretary	Present

**Legal Department** – Kim Mickelson – Present

**Chair’s Report** – NONE

**Director’s Report** by  
Jennifer Ostlind, Deputy Director, Planning and Development Department

**Mayor’s Liaison Report** – NONE, Ex Officio Member Marta Crinejo – Present during Item A at 2:41.

**APPROVAL OF MINUTES**

Consideration of the March 23, 2023, Houston Archaeological and Historical Commission (HAHC) Meeting Minutes.

Commission Action: Minutes presented were approved.

Motion: Jackson

Vote: Unanimous

Second: Yap

**A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR CHRISTIAN HOME MISSIONARY BAPTIST CHURCH AT 3432 ROSALIE STREET, HOUSTON, TX 77004.**

Staff recommendation: Approve item with conditions, per staff report and forward to City Council.

Commission Action: Approved per staff recommendation.

Speaker(s): Emily Ardoin, Reshauna Irving – support

Chair Bucek opened and closed the public hearing.

Motion: Cosgrove

Vote: Unanimous

Second: Debose

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

#	Address	Application Type	Historic District	Staff Recommendation
1	2602 Whitney St.	Windows, Roof	Avondale West	Approval with Conditions
2	716 Silver St.	Alteration - Addition	Old Sixth Ward	Approval
3	540 Heights St.	Alteration - Sign	Houston Heights South	Approval
4	542 Granberry St.	Alteration - Addition	Freeland	Approval
5	705 W Main St.	Alteration – Porch or Balcony	First Montrose Commons	Denial Issuance of COR
6	507 E 5th St.	Alteration - Addition	Houston Heights South	Approval
7	618 Bayland Ave.	Alteration – Siding	Woodland Heights	Approval
8	7523 Rockhill St.	Alteration – Windows	Glenbrook Valley	Denial. Issuance of COR
9	2029 W Gray St.	Alteration – Sign, Doors, Façade	LM: River Oaks Theatre and Shopping Center	Approval
10	204 Stratford St.	Alteration – Porch	Avondale East	Approval
11	702 Sul Ross St.	Alteration – Roof First	Montrose Commons	Approval
12	527 Frasier St.	Alteration – Addition	Freeland	Denial. Issuance of COR
13	615 Texas Avenue	Alteration – Sign	PLM: Alley Theatre	Denial. Issuance of COR

Commission Action: Consider and accept staff recommendations for items **B – 1, 3, 4, 6, 7, 9, 11, and 13** for Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Speaker(s): ~~Victor Velasquez, Gordon Jones~~ (standby speakers/did not speak)

Motion: Wiedower Jackson

Vote: Carried

Second: Cosgrove

Abstaining: Stava – B.1

**ITEMS REMOVED FOR SEPARATE CONSIDERATION: B – 2, 5, 8, 10, and 12.**

**B.2 716 SILVER, OLD SIXTH WARD – DENY/COR**

Staff recommendation: Denial of COA and issuance of COR for work completed with the condition that the awning be reinstalled and the final design to be approved by staff.

Commission Action: Deny COA and issuance of COR per staff report.

Speaker(s): Neil Parker

Motion: Koush

Vote: Unanimous

Second: Cosgrove

**B.5 705 W MAIN ST., FIRST MONTROSE COMMONS – DENY/COR**

Staff recommendation: Denial, issuance of COR to remove the installed deck floor and replace the porch floor with 1”x4” tongue and groove porch flooring wood perpendicular to the street and with the slight slope towards street, as the original would have been.

Commission Action: Accepted staff’s recommendation per staff report.

Speaker(s): Steve Longmire, opposed; ~~David Stephan, Bernardo Rios~~ (signed up/did not speak)

Motion: Wiedower Jackson

Vote: Carried

Second: McNeil

Opposed: Yap

**B.8 7523 ROCKHILL ST. GLENBROOK VALLEY – DENY/COR**

Staff recommendation: Denial of COA. Issuance of COR for work completed with the condition that the 4 front elevation windows be replaced with aluminum windows with a mill finish and a 2-over-2 lite pattern.

Commission Action: Accept staff recommendation per staff report.

Speaker(s): None

Motion: Curry

Vote: Unanimous

Second: Wiedower Jackson

**B.10 204 STRATFORD ST. AVONDALE EAST – APPROVE**

Staff recommendation: Approve

Commission Action: Approved the COA per staff report.

Speaker(s): Cristhian Diaz, architect, Diane Chase, owner - support

Motion: Wiedower Jackson

Vote: Carried

Second: Cosgrove

Nay: Yap, Stava, Koush

Yea: Curry, Cosgrove, Collum, Jones, Wiedower Jackson

**B.12 527 FRASIER ST. FREELAND – DEFER**

Staff recommendation: Denial, Issuance of COR for work completed and as submitted with the condition that the new window on the right elevation be relocated to the location shown on the right-side elevation drawing.

Commission Action: Defer for accurate plans with measurements and photos.

Speaker(s): Jared Wormsley, Tracy Boulware – oppose, Charles Ottenweller - support

Motion: Koush

Vote: Unanimous

Second: Curry

**C. PRESENTATION FROM SHEIKH HALIM AND THOMAS HICKMAN OF ARCHIVE CONSTRUCTION – NONE**

**D. COMMENTS FROM THE PUBLIC**

Speaker(s): Steve Longmire – Preserving Montrose Historic District

**E. COMMENTS FROM THE HAHC**

Commissioners commented about ongoing window issues and possible solutions.



**F. HISTORIC PRESERVATION OFFICER’S REPORT**

Roman McAllen asked committee members to continue to address window issues in the Glenbrook Valley neighborhood.

**G. ADJOURNMENT**

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 5:15 p.m.

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David Bucek, Chair

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Jennifer Ostlind, Executive Secretary