

# 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, August 3, 2023, 2:30 p.m.**

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

Microsoft Teams by installing App, or

Web: [bit.ly/3O66xHD](https://bit.ly/3O66xHD)

Phone: 936-755-1521

Conference ID: 879 800 568 #

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, August 3, 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**: [bit.ly/3O66xHD](https://bit.ly/3O66xHD) or
- Join via Phone: 936-755-1521 Conference ID: 879 800 568 #

[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 June 29, 2023 HAHC Meeting Minutes

- A. Consideration of and Possible Action on the nomination to the National Register of Historic Places of the **Ewart H. and Lillian Lightfoot House**, 3702 Audubon Place, Houston, TX 77006.
- B. Consideration of and Possible Action on the nomination to the National Register of Historic Places of the **Houston Light Guard Armory**, 3820 Caroline Street, Houston, TX 77004.
- C. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for **Humble-Exxon Building and Garage** at 800 Bell/1616 Milam Streets, Houston, TX 77002.
- D. Public Hearing and Consideration of and Possible Action on a **Significant Structure Designation** Application for **Humble-Exxon Building and Garage** at 800 Bell/1616 Milam Streets, Houston, TX 77002.
- E. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

#	Address	Application Type	Historic District
1	817 Colorado St	Alteration – Porch or Balcony, Roof	Old Sixth Ward
2	707 E 5 <sup>th</sup> ½ St	New Construction – Garage	Freeland
3	4005 Michaux St	Alteration - Addition	Norhill
4	4030 Pineridge St	Alteration – Windows	Norhill
5	2608 Stanford St	Alteration – Windows	Avondale West
6	412 Hawthorne St	Alteration - Addition	Westmoreland
7	1208 Cortlandt St	New Construction – Garage	Houston Heights East
8	6 W 11 <sup>th</sup> Place	Alteration – Doors, Windows, Balcony, Awning	West Eleventh Place
9	707 Arlington St	New Construction – Garage	Houston Heights South
10	1920 Kane St	Alteration – Roof	Old Sixth Ward & PLM: Openshaw-Hutton House
11	550 Heights Blvd	Alteration – Sign	Houston Heights South
12	1510 Ovid St	Alteration - Addition	LM: The House at 1510 Ovid Street
13	1418 Studewood St	Alteration – Windows, Door, Siding, Ramp, Garage Door	Norhill
14	1037 Columbia St	Alteration – Addition	Houston Heights South
15	1638 Arlington St	Alteration – Addition	Houston Heights East

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

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION**  
**MINUTES**  
**THURSDAY, 29 JUNE 2023**  
**CITY HALL ANNEX - COUNCIL CHAMBERS, PUBLIC LEVEL**  
**MICROSOFT TEAMS: <https://bit.ly/3X6nk1n>**  
**PHONE: 936-755-1521 ID: 573 503 151 #**

Called to order at **2:33 PM** by David Bucek, Chair

<b>Commissioners</b>	<b>Quorum – Present / Remote / Absent</b>
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present Remote at 2:44 during item A
Ann Collum	Present and left at 5:59 during item G
John Cosgrove	Present
Steven Curry	Present
Tanya Debose	Present Remote
Ashley Elizabeth Jones	Present at 2:40 during item A
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	Absent
Charles Stava	Present Remote
Dominic Yap	Present
Jennifer Ostlind, Executive Secretary	Present

**Legal Department** – Alice Adam – Present

**Chair’s Report** – NONE

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

**Mayor’s Liaison Report** – NONE

**APPROVAL OF MINUTES**

Consideration of May 18, 2023 HAHC Training and HAHC Meeting Minutes

Commission Action: Minutes presented were approved

Motion: McNiel

Vote: Unanimous

Second: Stava

Abstaining: None

**CHAIR DAVID BUCEK OPENED AND CLOSED THE PUBLIC HEARING FOR ITEMS A, B, C AND D.**

**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.** (ROMAN MCALLEN, PRESERVATION OFFICER)

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approved per staff recommendation.

Speaker(s): None

Motion: Wiedower Jackson

Vote: Unanimous

Second: McNiel

Abstaining: None

**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.** (TAYLOR VALLEY, STAFF)

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approved per staff recommendation.

Speaker(s): Paul Jennings, Jasmine Lee, Margo Williams – supportive

Motion: Yap

Vote: Unanimous

Second: Debose

Abstaining: None

**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.** (YASMIN ARSLAN, STAFF)

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approved per staff recommendation.

Speaker(s): Emily Ardoin with Preservation Houston, applicant – supportive

Motion: McNiel

Vote: Unanimous

Second: Cosgrove

Abstaining: None

**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 77006.** (CHARLES SADLER, STAFF)

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approved per staff recommendation.

Speaker(s): Hannah Curry with SWCA, applicant – supportive

Motion: Cosgroveh

Vote: Unanimous

Second: Debose

Abstaining: None

**E. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS  
APPLICATIONS FOR CONSENT AGENDA: (ROMAN MCALLEN)**

<b>#</b>	<b>Address</b>	<b>Application Type</b>	<b>Historic District</b>	<b>Staff Recommendation</b>
1	1113 Tulane St	Demolition	Houston Heights West	No recommendation
2	717 Arlington St	Alteration - Addition	Houston Heights South	Approval with Conditions
3	904 Arlington St	Alteration – Siding, Windows	Houston Heights South	Denial. Issuance of COR
4	4104 Greeley St	Alteration – Siding, Porch or Balcony, Roof	First Montrose Commons	Denial. Issuance of COR
5	1117 Peddie St	New Construction – Single Family Residential	Norhill	Withdrawn by Applicant
6	1131 E 11th St	Alteration – Siding	Norhill	Denial. Issuance of COR
7	1802 Harvard St	Alteration – Siding, Windows	Houston Heights East	Approval with Conditions
8	1208 Cortlandt St	New Construction – Garage	Houston Heights East	Defet
9	527 Frasier St	Alteration – Addition, Windows, Porch	Freeland	Denial. Issuance of COR
10	611 W 22nd St	Alteration – Doors, Windows	LM: Oriental Textile Mill	Approval
11	2012 W Gray St	Alteration – Sign	LM: River Oaks Theater and Shopping Center	Approval
12	725 W Cottage St	Alteration – Addition	Norhill	Approval
13	122 E 31 <sup>st</sup> ½ St	New Construction – SFR	Starkweather	Approval with Conditions
14	124 E 31 <sup>st</sup> ½ St	New Construction – SFR	Starkweather	Approval with Conditions

Commission Action: Accepted staff recommendations for Items **E. 3, 4, 8, 9, 10, 11, 13 and 14** Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Speaker(s): None

Motion: Cosgrove  
Second: Jones

Vote: Unanimous  
Abstaining: None

**ITEMS REMOVED FOR SEPARATE CONSIDERATION: E – 1, 2, 6, 7 AND 12.**

**E.1. 1113 TULANE ST., HOUSTON HEIGHTS WEST (YASMIN ARSLAN, STAFF)**

Staff recommendation: No recommendation.

Commission action: Approve partial demolition with the conditions that only the rear addition may be removed, ending at original house corner; keep salvageable historic material; and with new addition subject to staff approval.

Speaker(s): Pete Stockton, Sr. Inspector, Houston Public Works

Toufic and Angela Halabi, applicants – supportive; Jan Rynda Greer – undecided

Motion: Koush

Vote: Carried

Second: Stava

Opposed: McNiel

**E.2. 717 ARLINGTON ST., HOUSTON HEIGHTS SOUTH (YASMIN ARSLAN, STAFF)**

Staff recommendation: Approval with conditions.

Commission action: Approved per staff recommendation and report.

Speaker(s): None

Motion: Yap

Vote: Unanimous

Second: Stava

Abstaining: None

**E.6. 1131 E 11TH ST., NORHILL (TAYLOR VALLEY, STAFF)**

Staff recommendation: Denial, Issuance of COR with the condition of paint removal.

Commission action: Approved per staff recommendation and report.

Speaker(s): Ann Thomas, applicant – position not known

Motion: McNiel

Vote: Unanimous

Second: Koush

Abstaining: None

**E.7. 1802 HARVARD ST., HOUSTON HEIGHTS EAST (TAYLOR VALLEY, STAFF)**

Staff recommendation: Approval with conditions.

Commission action: Approved per applicant's request, with window allowed to be moved from side to front; and staff to approve final plans.

Speaker(s): Jan Rynda Greer, applicant - supportive

Motion: Cosgrove

Vote: Unanimous

Second: Collum

Abstaining: None

**E.12. 725 W COTTAGE ST., NORHILL (JASON LILENTHAL, STAFF)**

Staff recommendation: Approval.

Commission action: Approved per staff recommendation and report.

Speaker(s): Lawrence Febo, Virginia Kelsey - opposed

Mollie LeBlanc, Thomas LeBlanc, applicant – supportive

Motion: McNiel

Vote: Carried

Second: Curry

Opposed: Collum, Yap, Stava

## **F. COMMENTS FROM THE PUBLIC**

Speaker: Dominic Yap – Taxes and Appraisal District valuations (HCAD)

## **G. COMMENTS FROM THE HAHC**

Commissioners McNiel, Koush – How to address repeat offenders in historic neighborhoods.

## **H. HISTORIC PRESERVATION OFFICER’S REPORT**

Roman McAllen mentioned a possible CAMP training grant, and a design guideline draft pending for September.

## **I. ADJOURNMENT**

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at **6:04 PM**.

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David Bucek, Chair

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Jennifer Ostlind, Executive Secretary