

# HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

## **Members**

Ashley Jones, *Archaeologist*

Tanya Debose, *Historian*

Urmila Srinivasan, *Architectural Historian*

Rhonda Sepulveda, *Cultural History Organization Representative*

David Bucek, *Architect*

Elizabeth Wiedower Jackson, *Commercial Business Representative*

John Cosgrove, *Real Estate Appraiser*

Stephen McNeil, *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, April 21, 2022, 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/3LW5maU>

Phone: 936-755-1521

Conference ID: 576 441 772 #

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, April 21, 2022, 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/3LW5maU> or
- Join via Phone: 936-755-1521 Conference ID: 576 441 772#

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

Call to Order  
Elect Chair  
Director's Report  
Mayor Liaison's Report  
Approval of March 2, 2022 and March 24<sup>th</sup>, 2022 HAHC Meeting Minutes

- Public Hearing and Consideration of and Possible Action on proposed **First Riverside Terrace Historic District**.
- Public Hearing and Consideration of and Possible Action on a **Landmark Designation** Application for The Reiler-Fraga House at 15 Altic St, Houston, TX, 77011.
- Public Hearing and Consideration of and Possible Action on a **Landmark Designation** Application for The Mr. & Mrs. Ronald Ellsworth Lee House at 2153 Pelham Dr, Houston, TX, 77019.
- Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:**

#	Address	Application Type	Historic District
1	802 Commerce St	New Construction – Commercial Bldg	Main Street Market Square
2	802 W Alabama St	Alteration – Addition	Audubon Place
3	6302 Lyons Ave	Alteration – Doors, Windows	PLM – Fire Station #27
4	2010 State St	New Construction – Single Family Residential	Old Sixth Ward
5	2010 State St	New Construction – Garage/Garage Apt	Old Sixth Ward
6	1410 Studewood St	Alteration – Windows	Norhill
7	1410 Studewood St	New Construction – Garage/Garage Apt	Norhill
8	415 W 15 <sup>th</sup> St	Alteration – Addition	Houston Heights West
9	4 W 11 <sup>th</sup> Place	Alteration – Addition	LM: Dr. J. Willis and Margaret Perkins Slaughter House in West Eleventh Place HD
10	413 W 13 <sup>th</sup> St	Alteration – Windows	Houston Heights West
11	917 Heights Blvd	Alteration – Windows	Houston Heights South
12	1810 Kane St	Alteration – Windows	Old Sixth Ward
13	1809 Columbia St	Alteration – Addition	Houston Heights East
14	7603 Glenvista St	Alteration – Windows	Glenbrook Valley
15	7815 Santa Elena St	Alteration – Windows	Glenbrook Valley
16	215 Hawthorne St	Alteration – Foundation, Other	Westmoreland
17	831 Harvard St	Alteration – Addition	Houston Heights South
18	1616 Cortlandt St	Alteration – Addition	Houston Heights East

- Change of Designation – 1429 Columbia St in Houston Heights East Historic District
- Comments from the Public
- Comments from the HAHC
- Historic Preservation Officer's Report
- Adjournment

## Minutes of the Houston Archaeological and Historical Commission

**Wednesday, March 2, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JzdPzM>  
2:30 p.m.

### CALL TO ORDER

Chair Minnette Boesel called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Minnette Bickel Boesel, Chair	Present
David Bucek, Vice Chair	Present
Ann Collum	Present
John Cosgrove	Present
Steven Curry	Present
Ashley Elizabeth Jones	Present
Ben Koush	Present
Stephen McNiel	Absent
Rhonda Sepulveda	Present virtually arrived at 3:01 p.m. during item B and left at 5:05 p.m. during item B13
Urmila Srinivasan	Present virtually
Charles Stava	Absent
Beth Wiedower Jackson	Present
Dominic Yap	Present

### Exofficio Members

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

### Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

### CHAIR'S REPORT

Chair Minnette Boesel spoke about the heritage Society and UNESCO designation of the International slave route project, and Friday's Good brick award. She expressed appreciation to all as she chairs her last HAHC meeting today.

### DIRECTOR'S REPORT

Margaret Wallace Brown, Director for the Planning and Development Department, recognized outgoing Chair Boesel for years of significant contributions to historic preservation.

### MAYOR'S LIAISON REPORT

None

### APPROVAL OF THE JANUARY 27, 2022 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission Action: Approved the January 27, 2022 Houston Archeological and Historical Commission meeting minutes.

Motion: **Cosgrove** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**A. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES FOR ST. MARK'S METHODIST CHURCH AT 600 PECORE ST, HOUSTON, TX 77009**

On behalf of the Houston Archaeological and Historical Commission, a letter will be sent to the Texas Historical Commission to approve the listing on the National Register of Historic Places for St. Mark's Methodist Church at 600 Pecore St, Houston, Tx 77009.

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

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Bucek, to consider items **B-2, B-5, B-8, B-11, B-12, B-15, B-17, B-18, B-19, B-20, B-21, B-23, B-24 and B-25** together. Motion carried unanimously.

- B-2. 2909 Beauchamp St – Alteration-Addition – Woodland Heights – Approve**
- B-5. 415 W 15th St – New Construction-Garage/Garage Apt – Houston Heights West – Approve**
- B-8. 1022 Peddie St – Alteration-Windows – Norhill – Denial**
- B-11. 2506 Rosedale St – Alteration-Addition – New District - Approve**
- B-12. 2506 Rosedale St – New Construction-Garage/Garage Apt – New District – Approve**
- B-15. 1515 Oxford St – New Construction-Garage/Garage Apt – Houston Heights East – Approve**
- B-17. 518 W 13th St – Alteration-Addition -- Houston Heights West – Approve**
- B-18. 8111 De Leon St – Alteration-Siding or Trim, Doors, Windows, Roof – Glenbrook Valley– Approve with conditions**
- B-19. 3007 Morrison St – Alteration-Addition – Woodland Heights – Approve**
- B-20. 1803 State St – Alteration-Addition – Old Sixth Ward – Deny COR**
- B-21. 924 Cortlandt St – Alteration-Addition – Houston Heights South – Approval**
- B-23. 501 Avondale St – New Construction-Garage – Avondale West – Approval**
- B-24. 1218 Wilson St – Alteration-Porch or Balcony – PLM-J. Vance Lewis House in Freedmen Town's Heritage District – Approval**
- B-25. 1702 North Blvd – Alteration-Addition – Boulevard Oaks – Approval**

Motion was made by Commissioner Cosgrove, seconded by Commissioner Curry, to accept staff recommendations for items **B-2, B-5, B-8, B-11, B-12, B-15, B-17, B-18, B-19, B-20, B-21, B-23, B-24 and B-25**. Motion carried unanimously.

**B-12. 2506 Rosedale St**  
Speaker: Asif Mahmood

**B-1. 7734 Glen Vista St – Alteration – Glenbrook Valley**

Motion by Commissioner Bucek, seconded by Commissioner Yap, to deny the certificate of appropriateness and issuance of a Certificate of Remediation for item B-1 with the condition of removal of paint from the brick per staff consultation. Motion carried unanimously.

Speaker: Asim Habib, agent – supportive.

**B-3. 807 Arlington St – Alteration-Addition – Houston Heights South**

Motion by Commissioner Srinivasan, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-3. Motion carried with Commissioners Collum, Koush and Yap opposing.

Speakers: Erin and Clint Koshnick, owners, Gail Schorre, applicant, – supportive; Deirdre McDowell – opposed.

**B-4. 415 W 15th St – Alteration-Addition – Houston Heights West**

Motion by Commissioner Yap, seconded by Commissioner Jones, to defer the application for item B-4. Motion carried unanimously.

Speaker: Toufic Halabi, applicant – supportive.

**B-6. 413 W 13th St – Alteration-Windows – Houston Heights West**

Motion by Commissioner Koush, seconded by Commissioner Wiedower Jackson to defer the application for item B-6. Motion carried unanimously.

Speakers: Baker Beers, owner/applicant – supportive; Pete Stockton, Houston Public Works.

**B-7. 515 Columbia St – Alteration-Addition – Houston Heights South**

Motion by Commissioner Curry, seconded by Commissioner Koush, to approve the Certificate of Appropriateness for item B-7 with condition that 1) the proposed first floor plate height meet 10'-0" measurable standard requirement and 2) proposed eave height on second floor meet the 20'-0' measurable standard requirement and 3) roof line be reconsidered with staff and a Commissioner to be more appropriate. Motion carried unanimously.

Speaker: Jose Ramirez, applicant – supportive.

**B-9. 7603 Glenvista St – Alteration-Windows – Glenbrook Valley**

Motion by Commissioner Cosgrove, seconded by Commissioner Wiedower Jackson, to defer the Certificate of Appropriateness for item B-9. Motion carried unanimously.

**B-10. 7815 Santa Elena St – Alteration-Windows – Glenbrook Valley**

Motion by Commissioner Cosgrove, seconded by Commissioner Bucek to defer the application for item B-10. Motion carried unanimously.

Speaker: Mike Morse – supportive.

**B-13. 1809 Columbia St – Alteration-Addition – Houston Heights East**

Motion by Commissioner Koush, seconded by Commissioner Yap to defer the application for item B-13. Motion carried with Commissioner Curry opposing.

Speaker: Mark Gatewood, owner/applicant – supportive.

**B-14. 1515 Oxford St – New Construction-Single Family Residential – Houston Heights East**

Motion by Commissioner Koush, seconded by Commissioner Bucek to approve the Certificate of Appropriateness for item B-14 with the condition to make the foundation of the front porch on the side and front elevation appear to be at the same height of the foundation of the main house; and to maintain the pierced brick pattern. Motion carried unanimously.

Speaker: Mark Van Doren, applicant – supportive.

**B-16. 432 Arlington St – Alteration-Addition, Porch – Houston Heights South**

Motion by Commissioner Koush, seconded by Commissioner Yap to deny the application for item B-16. Motion carried unanimously.

Speaker: Timothy lezzoni, owner – supportive.

**B-22. 501 Avondale St – Alteration-Addition – Avondale West**

Motion by Commissioner Koush, seconded by Commissioner Cosgrove to deny the certificate of appropriateness, and issue a Certificate of Remediation for item B-22. Motion carried unanimously.

Speaker: David Gorham, owner/applicant – supportive.

**B-26. 802 Commerce St – New Construction-Commercial Bldg – Main Street Market Square**

Motion by Commissioner Wiedower-Jackson, seconded by Commissioner Cosgrove to defer the application for item B-26. Motion carried unanimously.

Speaker: Thomas De Froy, applicant – supportive.

**C. COMMENTS FROM THE PUBLIC**

**NONE**

**D. COMMENTS FROM THE HAHC**

Chair Boesel and Commissioner Yap made closing remarks.

**E. HISTORIC PRESERVATION OFFICER'S REPORT**

Roman McAllen offered to present a fuller report next meeting.

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Minnette Boesel adjourned the meeting at 6:10 p.m.

---

**Minnette Boesel**  
Chair

---

**Margaret Wallace Brown**  
Executive Secretary

# Historic Office of Preservation Board and Commission Training

Houston Archaeological and Historical Commission and Historic Preservation Appeals Board  
Ethics Training

**Thursday, March 24, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3ulKylh>  
2:30 p.m.

## **CALL TO ORDER AND ROLL CALL BY CHAIRS**

Historic Preservation Appeals Board (HPAB) Acting Chair Doug Elliott called the meeting to order at 2:48 p.m. He and Houston Archaeological and Historical Commission (HAHC) Acting Chair David Bucek called role and a quorum was present.

### HPAB:

J.D. Bartell	Present virtually
Tanya Debose	Present virtually
Truman Edminster	Present
Douglas Elliott, Vice Chair	Present
Rob Hellyer	Present

### HAHC:

David Bucek, Vice Chair	Present
Ann Collum	Present virtually
John Cosgrove	Absent
Steven Curry	Present
Ashley Elizabeth Jones	Present
Ben Koush	Present virtually
Stephen McNiel	Present virtually
Rhonda Sepulveda	Absent
Urmila Srinivasan	Absent
Charles Stava	Present virtually
Beth Wiedower Jackson	Present
Dominic Yap	Present

## **A. Welcome - No Report**

## **B. Houston Office of Preservation Comments - Roman McAllen, HPO**

## **C. Approval of the January 13, 2020 and the February 28, 2022 HPAB Minutes**

Motion was made by Board Member Hellyer, and seconded by Board Member Edminster, to approve the January 13, 2020 and the February 28, 2022 HPAB Minutes. Motion passed unanimously by the HPAB.



**D. Legal Ethics, Procedural and Other Issues - Kim Mickelson, City Attorney's Office**

- 1. Overview of Role and Authority**
- 2. Conflicts of Interest and Ethics Requirements**
  - a. State law**
  - b. City of Houston ordinances**
- 3. Open Government Requirements**
  - a. Open Meetings**
  - b. Public Records**
- 4. Rules of Procedure and conduct of meetings**

**E. Comments from HAHC and HPAB Members**

Comments were made about not designing from dais, defining economic hardships, abstentions clarifications, reasons for denial, and other general items.

**F. Public Comment - None**

**G. Adjournment**

There being no further business brought before the Board or Commission, Acting Chair David Bucek adjourned the meeting at 4:36 p.m.

---

**Doug Elliott**  
**Acting Chair HPAB**

---

**David Bucek**  
**Acting Chair HAHC**

---

**Margaret Wallace Brown**  
**Executive Secretary**

The Houston Architectural and Historic Commission and the Historic Preservation Appeals Board each reserved 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.