

# 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, March 23, 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/3ld9TOJ>

Phone: 936-755-1521

Conference ID: 799 852 659 #

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, March 23, 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/3ld9TOJ> or
- Join via Phone: 936-755-1521 Conference ID: 799 852 659 #

[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 Feb. 9 and Feb. 23, 2023 HAHC Meeting Minutes

- A. Consideration of and possible action on the nomination to the National Register of Historic Places of the **Moncrief-Lenoir Manufacturing Facility**, 2103 Lyons Ave, Houston, TX 77020.
- B. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for **Spencer and Lela Robinson House** at 3019 Gray Street, Houston, TX 77004.
- C. Public Hearing and Consideration of and Possible Action on a **Landmark Designation** Application for **Thompson-Brown House** at 215 East 30<sup>th</sup> Street, Houston, TX 77018.
- D. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

#	Address	Application Type	Historic District
1	2805 Florence St	New Construction – Single Family Residential	Woodland Heights
2	7502 Glenheath St	Alteration – Windows	Glenbrook Valley
3	2217 Union St	Alteration – Roof	OSW – The Hermann Look House
4	820 Arlington St	Alteration – Roof	Houston Heights South
5	1110 W Gray St	Alteration - Sign	LM: The Quality Laundry Bldg
6	3522 White Oak Dr	Alteration - Sign	Houston Heights South
7	1971 W. Gray St	Alteration - Sign	LM: River Oaks Theater & Shopping Center
8	815 Harold St	Alteration - Addition	Audubon Place
9	507 E 5 <sup>th</sup> St	Alteration - Addition	Houston Heights South

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

## Minutes of the Houston Archaeological and Historical Commission

**Thursday, February 9, 2023**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams

<https://bit.ly/3HVK8uE> or 936-755-1521, conference ID 800 604 571#

2:30 p.m.

### **CALL TO ORDER**

Chair David Bucek called the meeting to order at 2:38 p.m. with a roll call vote and a quorum present.

David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present virtually
Ann Collum	Present virtually
John Cosgrove	Absent
Steven Curry	Present virtually
Tanya Debose	Present
Ashley Elizabeth Jones	Present virtually
Ben Koush	Present
Stephen McNeil	Present
Rhonda Sepulveda	Present virtually at 3:09 p.m. during item A
Urmila Srinivasan	Present at 2:42 p.m. after Chair's Report
Charles Stava	Present
Dominic Yap	Present

### **Exofficio Members**

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

### **Executive Secretary**

Jennifer Ostlind, Deputy Director, Planning and Development – Present

### **CHAIR'S REPORT**

Chair David Bucek reported that Commissioner Srinivasan's last meeting is today, and thanked her.

### **DIRECTOR'S REPORT**

Jennifer Ostlind, Deputy Director, gave a report.

### **MAYOR'S LIAISON REPORT**

Marta Crinejo reported that some City fees were recently lowered.

The Houston Archeological and Historic Commission reserved the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

## **CONSERVATION DISTRICT ORDINANCE**

**A1. PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTER 33, PLANNING AND DEVELOPMENT, ADDING A NEW ARTICLE XI, CONSERVATION DISTRICTS TO ALLOW FOR THE CREATION AND ADMINISTRATION OF SUCH DISTRICTS, SETTING FORTH STANDARDS AND OTHER RELATED MATTERS**

**A2. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED AMENDMENTS TO CHAPTER 33, PLANNING AND DEVELOPMENT, ADDING A NEW ARTICLE XI, CONSERVATION DISTRICTS TO ALLOW FOR THE CREATION AND ADMINISTRATION OF SUCH DISTRICTS, SETTING FORTH STANDARDS AND OTHER RELATED MATTERS**

Report was given by Roman McAllen, Historic Preservation Officer.

The Chair opened and closed the public hearing.

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

Commission action: Approved the item per staff report and forwarded to City Council, with additional conditions by HAHC to clarify the 51% criteria, and consider some implementation details and comments in the draft.

Motion by Commissioner Debose, seconded by Wiedower Jackson. Motion carried with 8 in support (Wiedower-Jackson, Collum, Curry, Debose, Jones, Sepulveda, Srinivasan, Stava) and 3 opposed (Koush, McNiel, Yap.)

Speakers: David Bush, Mary Ballard, Mary Fontenot, Stephen Longmire, Rev. Jerome C. Nickerson, Danny Asberry El, Pastor Jenkins, Laurie Flores, Rev. Jerome C. Nickerson, Mardie Paige - supportive, Suzy Hartgrove, Matthew Festa, Tomaro Bell, John Rentz, Melanie Miles, Donna Thomas, Charlene Jones, Mark Williamson, Thomas Brents, Veronica Pena – opposed; Matthew Camp, Lucas Frances – undecided; Abner Lyons, Damon Lucky - position not known.

### **ADJOURNMENT**

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 5:14 p.m.

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**David Bucek**  
Chair

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**Jennifer Ostlind**  
Executive Secretary

## Minutes of the Houston Archaeological and Historical Commission

**Thursday, February 23, 2023**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams

<https://bit.ly/3lpTILY> or 936-755-1521, conference ID 927 090 218 #

2:30 p.m.

### **CALL TO ORDER**

Vice Chair Beth Wiedower Jackson called the meeting to order at 2:35 p.m. with a roll call vote and quorum present.

David Bucek, Chair	Absent
Beth Wiedower Jackson, Vice Chair	Present
Ann Collum	Absent
John Cosgrove	Present
Steven Curry	Present at 2:38 p.m. during Director's Report
Tanya Debose	Present virtually at 3:19 p.m. during item A-7
Ashley Elizabeth Jones	Absent
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	Present virtually
Charles Stava	Present virtually
Dominic Yap	Present

### **Exofficio Members**

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

### **Executive Secretary**

Jennifer Ostlind, Deputy Director, Planning and Development – Present

### **CHAIR'S REPORT**

Acting Chair and Vice Chair Beth Wiedower Jackson did not give a report.

### **DIRECTOR'S REPORT**

Jennifer Ostlind, Deputy Director, gave a report.

### **MAYOR'S LIAISON REPORT**

**NONE**

### **CONSIDERATION OF THE JANUARY 26, 2023 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES**

Commission Action: Approved the January 26, 2023 Houston Archeological and Historical Commission (HAHC) meeting minutes.

Motion by Commissioner McNiel, seconded by Curry. Motion carried with Yap and Cosgrove abstaining.

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

- A-1 1012 Cortlandt St - Alteration – Windows - Houston Heights South – Approve**
- A-2 1229 Oxford St - Alteration – Addition - Houston Heights East – Approve with conditions**
- A-3 1229 Oxford St - New Construction – Detached Garage/Apt - Houston Heights East – Approve**
- A-4 1051 Heights Blvd - Alteration – Sign - Houston Heights South - Approval**
- A-5 927 W Cottage St - Alteration – Addition – Norhill - Approval**

Motion by Commissioner Yap, seconded by McNiel, to consider and to accept staff recommendations for items **A-1, A-2, A-3, A-4, and A-5**. Motion carried unanimously.

**A-6 1690 N Loop - Certificate of Non-Designation - No District – Approval**

Staff recommendation: Approve the Certificate of Appropriateness per staff report.

Commission action: Approved the Certificate of Appropriateness per staff report.

Motion by Commissioner Curry, seconded by Cosgrove. Motion carried unanimously.

**A-7 1818 Kane St - Alteration – Doors, Windows, Rear Porch - Old Sixth Ward – Denial/COR**

Staff recommendation: Deny the Certificate of Appropriateness and approve the Certificate of Remediation per staff report.

Commission action: Denied the Certificate of Appropriateness and approved the Certificate of Remediation per staff report.

Motion by Commissioner Cosgrove, seconded by Debose. Motion carried with Collum and Yap opposed.

Speaker: Melissa Denney, applicant - supportive

**A-8 2117 Lubbock St - Alteration – Addition - Old Sixth Ward – Approval**

Staff recommendation: Approve the Certificate of Appropriateness per staff report.

Commission action: Approved the Certificate of Appropriateness per staff report.

Motion by Commissioner McNiel, seconded by Curry. Motion carried with Collum opposed.

Speaker: K.C. Gifford, applicant – supportive

**A-9 815 Harold St - Alteration – Addition and Windows - Audubon Place – Defer**

Staff recommendation: Deny the Certificate of Appropriateness and approve the Certificate of Remediation per staff report.

Commission action: Deferred the application.

Motion by Commissioner Yap, seconded by McNiel. Motion carried unanimously.

Speaker: Ifran Bhaidanii, supportive

**B. COMMENTS FROM THE PUBLIC**

**NONE**

### **C. COMMENTS FROM THE HAHC**

Commissioner McNiel asked about fines. Kim Mickelson of the Legal Department stated that this Board cannot impose fines, and she can report back with more detail. Commissioner Yap asked for more information about the next steps of the proposed Conservation District. Commissioner Debose asked about contacts for 106 Historic reviews.

### **D. HISTORIC PRESERVATION OFFICER'S REPORT**

Roman McAllen reported on 540 Frasier (aka 3013 White Oak Dr) and discussed Harvey Homes and General Land Office (GLO.)

### **ADJOURNMENT**

There being no further business brought before the Commission, Acting Chair Beth Wiedower Jackson adjourned the meeting at 4:51 p.m.

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**Beth Wiedower Jackson**  
**Vice Chair**

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**Jennifer Ostlind**  
**Executive Secretary**