

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, 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, Feb. 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/3lpTILY>

Phone: 936-755-1521

Conference ID: 927 090 218 #

Submit written comments 24 hours in advance to:

historicpreservation@houstontx.gov

Comments by phone to: 832-393-6556

Contact: Roman McAllen, Historic Preservation Officer

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, 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, Feb. 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/3lpTILY> or
- Join via Phone: 936-755-1521 Conference ID: 927 090 218 #

[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
Approval of Jan. 26, 2023, HAHC Meeting Minutes

A. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

#	Address	Application Type	Historic District
1	1012 Cortlandt St	Alteration – Windows	Houston Heights South
2	1229 Oxford St	Alteration – Addition	Houston Heights East
3	1229 Oxford St	New Construction – Detached Garage/Apt	Houston Heights East
4	1051 Heights Blvd	Alteration – Sign	Houston Heights South
5	927 W Cottage St	Alteration – Addition	Norhill
6	1690 N Loop	Certificate of Non-Designation	No District
7	1818 Kane St	Alteration – Doors, Windows, Rear Porch	Old Sixth Ward
8	2117 Lubbock St	Alteration - Addition	Old Sixth Ward
9	815 Harold St	Alteration – Addition and Windows	Audubon Place

- B. Comments from the Public
C. Comments from the HAHC
D. Historic Preservation Officer's Report including addresses 540 Frasier (aka 3013 White Oak Dr) and 815 Hawthorne St
E. Adjournment

Minutes of the Houston Archaeological and Historical Commission

Thursday, January 26, 2023

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

<https://bit.ly/3jRpp1u> or 936-755-1521, conference ID 963 201 286 #

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
Ann Collum	Present
John Cosgrove	Absent
Steven Curry	Present
Tanya Debose	Present at 2:59 p.m. during item A1 and left at 4:14 p.m. during item E 8
Ashley Elizabeth Jones	Present
Ben Koush	Present
Stephen McNeil	Present
Rhonda Sepulveda	Present virtually and left at 4:52 p.m. during item E 12
Urmila Srinivasan	Present
Charles Stava	Present
Dominic Yap	Absent

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

NONE

DIRECTOR'S REPORT

Jennifer Ostlind, Deputy Director, gave a report.

MAYOR'S LIAISON REPORT

Marta Crinejo was present; no report.

APPROVAL OF THE DECEMBER 14, 2022 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission Action: Approved the December 14, 2022 Houston Archeological and Historical Commission (HAHC) meeting minutes.

Motion by Commissioner Wiedower Jackson, seconded by Jones. Motion carried unanimously.

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

Roman McAllen, Historic Preservation Officer, gave a report.

The Chair opened and closed the public hearing.

Staff recommendation: Consider the report and set another public hearing.

Commission action: Considered the report and discussed another public hearing. No vote.

Speakers: Rain Eatmon, Abner Lyons, Rev. Jerome C. Nickerson, Danny Asberry El, Debra Blacklock-Sloan, Amy Dinn – supportive; Mike Dishberger, Suzy Hartgrove, Troy Allen – position not stated

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR WILBANKS-HANNAH HOUSE AT 2506 ROSEDALE STREET, HOUSTON, TX 77004 - APPROVAL

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.

Motion by Commissioner Wiedower Jackson, seconded by Stava. Motion carried unanimously.

C. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR EARL AND BERTHEA CARPENTER HOUSE AT 5330 MANDELL STREET, HOUSTON, TX 77005 - APPROVAL

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.

Motion by Commissioner Debose, seconded by Srinivasan. Motion carried unanimously.

Speaker: Emily Ardoin, applicant – supportive

D. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR WINLOW WESTHEIMER CENTER AT 1901, 1911, AND 1915 WESTHEIMER STREET, HOUSTON, TX 77098 - APPROVAL

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.

Motion by Commissioner Debose, seconded by Sepulveda. Motion carried unanimously.

Speaker: Amanda Coleman, applicant - supportive

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

E-1 908 W Temple St - Alteration – Other; Convert Garage into Carport-Norhill - Approval

E-2 540 Harvard St - New Construction – Detached Garage/Apt - Houston Heights South - Approval

E-3 1819 Columbia St - Alteration – Addition - Houston Heights East - Approval

E-4 4018 Norhill Blvd - Alteration – Addition – Norhill - Approval

E-5 1318 North Blvd - Alteration – Addition - Broadacres – Approval

E-10 1531 Allston St - Alteration – Roof, Other - Houston Heights West – Approval with conditions

E-11 311 E 8th St - Alteration – Roof – Houston Heights South - Approval

Motion by Commissioner Curry, seconded by Wiedower Jackson, to consider and to accept staff recommendations for items **E-1, E-2, E-3, E-4, E-5, E-10 and E-11**. Motion carried unanimously.

E-6 1115 E 14th St - Alteration – Windows – Norhill - 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 Sepulveda. Motion carried with Commissioners Stava, Jones, and Wiedower Jackson opposed.

Speakers: Lisa Tucker, William Crenshaw, applicant – supportive

E-7 1408 Studewood St - Alteration – Other – Norhill - 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, and with the additional conditions to replace the front door, remove balustrade, and redesign garage; with details to be approved by staff.

Motion by Commissioner McNiel, seconded by Wiedower Jackson. Motion carried unanimously.

Speaker: Thomas Guerrero, applicant - supportive

E-8 8011 Glen Valley Drive – New Construction – Detached Garage/Apt – Glenbrook Valley – Defer

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

Commission action: Deferred the Certificate of Appropriateness and Certificate of Remediation.

Motion by Commissioner McNiel, seconded by Wiedower Jackson. Motion carried unanimously.

Speaker: Juan Cerda, applicant - no position stated

E-9 7502 Glenheath St - Alteration – Windows - Glenbrook Valley- Defer

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

Commission action: Deferred the Certificate of Appropriateness and Certificate of Remediation. Motion by Commissioner McNiel, seconded by Koush. Motion carried unanimously.

E-12 518 W 13th Street – Alteration – Addition - Houston Heights - 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 and with additional conditions: allowing for the 2 casement windows, facing west, over the carport to remain; the 4 windows in the addition facing west to remain, the 4 east facing windows in the addition to be changed to 1/1 windows, inset and recessed; allowing for removal of original windows on east elevation and allowing for the 3 smaller windows on the first level of the addition and the single pain window on the 2nd level of the addition on the inset portion facing east to remain.

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

Speakers: Cissy Earthman Lappin, Mark Lappin, applicants – supportive

E-13 518 W 13th Street – New Construction - Garage - Houston Heights – 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 and with additional conditions: allowing for the 4 casement windows to remain with additional trim to be added to provide the perception of some depth, per staff review and approval.

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

Speakers: Cissy Earthman Lappin, Mark Lappin, owners - supportive

F. COMMENTS FROM THE PUBLIC

NONE

G. COMMENTS FROM THE HAHC

NONE

H. HISTORIC PRESERVATION OFFICER’S REPORT

Roman McAllen reported that a special public hearing meeting on Conservation Districts is planned for two weeks from today. He mentioned that General Land Office (GLO) Harvey recovery homes may be eligible for more funding if they are historically contributing structures.

ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 5:33 p.m.

David Bucek
Chair

Jennifer Ostlind
Executive Secretary