

AGENDA - COUNCIL MEETING - WEDNESDAY - JULY 6, 2011 - 9:00 A. M.
COUNCIL CHAMBER - SECOND FLOOR - CITY HALL
901 BAGBY - HOUSTON, TEXAS

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY THE
CITY SECRETARY PRIOR TO COMMENCEMENT

PRAYER AND PLEDGE OF ALLEGIANCE - Council Member Lovell

9:00 A. M. - ROLL CALL

ADOPT MINUTES OF PREVIOUS MEETING

9:30 A. M. - PUBLIC SPEAKERS - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting of this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office

REPORT FROM CITY CONTROLLER AND THE CITY ADMINISTRATION REGARDING THE CURRENT FINANCIAL STATUS OF THE CITY including but not limited to, a revenue, expenditure and encumbrance report for the General Fund, all special revenue funds and all enterprise funds, and a report on the status of bond funds

MAYOR'S REPORT - Julia Ideson Renovation Update

CONSENT AGENDA NUMBERS 1 through 23

MISCELLANEOUS - NUMBERS 1 and 2

1. CONFIRMATION of the appointment of **MR. DOUGLAS ELLIOTT** to Position 11 of the **HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION BOARD OF DIRECTORS**, for a two-year term
2. RECOMMENDATION from Director Finance Department to approve the Fiscal Year 2012-2016 Capital Improvement Plan and establish a charge of \$75.00 plus postage for the adopted CIP documents (\$5.00 plus postage for CD version)

MISCELLANEOUS - continued

2-1 RECOMMENDATION from the Director Department of Public Works & Engineering for approval of the Municipal Drainage Utility System Appeal Process

ACCEPT WORK - NUMBER 3

3. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$2,812,129.96 and acceptance of work on contract with **R. J. CONSTRUCTION COMPANY, INC** for Drainage Improvements at Grade Separations, Package III - 7.80% under the original contract amount - **DISTRICTS B - JOHNSON; C - CLUTTERBUCK; D - ADAMS; H - GONZALEZ and I - RODRIGUEZ**

PURCHASING AND TABULATION OF BIDS - NUMBERS 4 through 8

4. **HOUSTON FREIGHTLINER, INC** - \$87,500.00 and **VAC-CON, INC** - \$245,151.98 for Sewer Cleaning Truck through the Interlocal Agreement for Cooperative Purchasing with Houston-Galveston Area Council for Houston Airport System - Enterprise Fund

5. **ALLSTATES COATINGS COMPANY (Option #2)** for Paint, Airfield Marking for the Houston Airport System - 5 Years - \$1,683,027.75 - Enterprise Fund

6. **EVERBRIDGE, INC** for Emergency Notification System, Implementation and Training from the General Services Administration Schedule 70 contract through the Cooperative Purchasing Program for the Houston Airport System - \$134,500.00 - Enterprise Fund

7. **STANBIO LABORATORY** for Hemoglobin Analyzers and Microvette Test Strips for the Houston Department of Health & Human Services - \$606,250.00 - Grant Fund

8. **PUMPS & EQUIPMENT OF TEXAS, INC** to Repair Two 48" Fairbanks Morse Pumps for Department of Public Works & Engineering - \$262,884.00 - Enterprise Fund

RESOLUTIONS AND ORDINANCES - NUMBERS 9 through 23

9. RESOLUTION designating certain properties within the City of Houston as landmarks and protected landmarks:

Edward Weil House	308 Avondale Street	<u>DISTRICT D - ADAMS</u>
Henry W. Stude House	14 Remington Lane	<u>DISTRICT C - CLUTTERBUCK</u>
Sterne Building	300 Main Street	<u>DISTRICT I - RODRIGUEZ</u>
Stuart Building	304 Main Street	<u>DISTRICT I - RODRIGUEZ</u>
Last Concert Café Complex	1403 Nance Street	<u>DISTRICT H - GONZALEZ</u>

10. RESOLUTION designating certain properties within the City of Houston as landmarks:

C. B. & Roberta Delhomme House	2232 Looscan Lane	<u>DISTRICT G - PENNINGTON</u>
Egbert & Fay Spencer House	2440 Inwood Drive	<u>DISTRICT G - PENNINGTON</u>
George D. Stevens House	2404 Brentwood Drive	<u>DISTRICT G - PENNINGTON</u>
Cook Paint & Varnish		
Company Building	2500 Summer Street	<u>DISTRICT H - GONZALEZ</u>
Raymond & Daisy Powell House	3640 Piping Rock	<u>DISTRICT G - PENNINGTON</u>

11. ORDINANCE approving and authorizing Lease Agreement between the City of Houston and **ENTERPRISE JET CENTER, INC** for certain premises at William P. Hobby Airport - **DISTRICT I - RODRIGUEZ**

RESOLUTIONS AND ORDINANCES - continued

12. ORDINANCE appropriating \$5,000,000.00 out of Airports Improvement Fund and approving and ratifying the issuance of an emergency purchase order to **COMFORT SYSTEMS USA, SOUTH CENTRAL, INC** for Emergency Construction of Bypass Chiller Water Lines at George Bush Intercontinental Airport/Houston (Project No. 622) - **DISTRICT B - JOHNSON**
13. ORDINANCE approving and authorizing first amended and restated agreement between the City of Houston and **HARRIS COUNTY HEALTHCARE ALLIANCE** for the provision of Telephone Healthcare Assessment and Triage for Non-Emergency 9-1-1 Callers; establishing a maximum contract amount - 5 Years - \$1,137,389.00 - Contractor Responsibility Fund
14. ORDINANCE approving and authorizing Grant Agreement between the City of Houston and **THE OFFICE OF NATIONAL DRUG CONTROL POLICY** for the FY2011 High Intensity Drug Trafficking Area Grant; declaring the City's eligibility for such grant; authorizing the Chief of the Houston Police Department to act as the City's representative in the application process, to accept such grant funds, and to apply for and accept all subsequent awards, if any, pertaining to the program - \$1,713,318.00 - Grant Fund
15. ORDINANCE relating to the Retail Gas Utility Rates of CenterPoint Energy Resources Corp. d/b/a CenterPoint Energy Entex and as CenterPoint Energy Texas Gas; approving an interim rate adjustment subject to refund and otherwise maintaining current rates in effect until changed
16. ORDINANCE approving amendment to the Economic Development Agreement between the City of Houston, Texas, and **INDEPENDENT ARTS COLLABORATIVE** approved by Ordinance No. 2011-546 - **DISTRICT D - ADAMS**
17. ORDINANCE appropriating \$15,082,898.36 out of Tax Increment Funds for Reinvestment Zone Number Two, City of Houston, Texas (Midtown Zone), Reinvestment Zone Number Ten, City of Houston, (Lake Houston Zone), Reinvestment Zone Number Eleven, City of Houston, Texas (Greater Greenspoint Zone), and Reinvestment Zone Number Fourteen, City of Houston, Texas (Fourth Ward Zone), for administrative expenses, payment of project costs, reimbursement for unexpended project costs, payment to **HUMBLE INDEPENDENT SCHOOL DISTRICT**, and payments to certain redevelopment authorities as provided herein
18. MUNICIPAL Setting Designation Ordinance prohibiting the use of designated groundwater beneath one tract of land containing 20.6397 acres commonly known as 9800 Clinton Drive, Houston, Harris County, Texas; and supporting issuance of a Municipal Setting Designation by the Texas Commission on Environmental Quality - **DISTRICT I - RODRIGUEZ**
19. ORDINANCE amending Ordinance No. 2010-0502 (Passed on June 23, 2010) to increase the maximum contract amount for contract between the City of Houston and **AT&T MOBILITY NATIONAL ACCOUNTS, LLC (Formerly NEW CINGULAR WIRELESS NATIONAL ACCOUNTS, LLC)** and **GTE MOBILNET OF SOUTH TEXAS LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS** by San Antonio MTA, L.P., its General Partner, by Verizon Wireless Texas, LLC, its General Partner and **SAN ANTONIO MTA, LP, d/b/a VERIZON WIRELESS**, by Verizon Wireless Texas, LLC, its General Partner, for Wireless Voice and Data Telecommunications Equipment and Services for Various Departments - \$1,000,000.00 - Central Service Revolving Fund
20. ORDINANCE appropriating \$27,306.00 out of Public Health Consolidated Construction Fund as an additional appropriation to the contract between the City of Houston and **JOHNSON CONTROLS, INC** (Approved by Ordinance No. 2008-122) for Heating Ventilation and Air Conditioning Repairs and Preventative Maintenance for the Department of Health & Human Services - **DISTRICT D - ADAMS**

RESOLUTIONS AND ORDINANCES - continued

21. ORDINANCE appropriating \$450,000.00 out of Public Health Consolidated Construction Fund as an additional appropriation to the New Health Department Laboratory under an existing Design/Build Contract with **GILBANE BUILDING COMPANY** (Approved by Ordinance No. 2010-479); providing funding for testing laboratory services and contingencies relating to construction of facilities financed by the Public Health Consolidated Construction Fund - **DISTRICT D - ADAMS**
22. ORDINANCE granting to **ROBERT E. JENKO, INC d/b/a RELIABLE PIPE CLEANING, A Texas Corporation**, the right, privilege and franchise to collect, haul and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions **FIRST READING**
23. ORDINANCE granting to **THE DUMPSTER GUYS, LLC A Texas Limited Liability Corporation**, the right, privilege and franchise to collect, haul and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions - **FIRST READING**

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON CONSENT AGENDA - NUMBER 24

MISCELLANEOUS

24. SELECT AND CONFIRM the appointment of **MR. R. MAVERICK WELSH, III** or **MS. KIMBERLY F. WEILL** to Position 13 of the **HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION BOARD OF DIRECTORS**, for a two-year term

MATTERS HELD - NUMBERS 25 through 35

25. ORDINANCE approving and authorizing contract between the City and the **GREATER HOUSTON CONVENTION & VISITORS BUREAU** for the promotion of tourism and the solicitation of Convention business - 3 Years - **TAGGED BY COUNCIL MEMBER JONES**
This was Item 8 on the Agenda of June 29, 2011
26. ORDINANCE appropriating \$400,000.00 from the TIRZ Affordable Housing Fund (2409); approving and authorizing Grant Agreement between the City of Houston and **JACKSON HINDS GARDENS, INC** ("Owner") to assist owner to restructure its senior loan and thus continue the development and operation of a 111-unit single room occupancy complex to house very-low income residents - **DISTRICT H - GONZALEZ** - **TAGGED BY COUNCIL MEMBER JONES**
This was Item 10 on Agenda of June 29, 2011
27. ORDINANCE awarding contract to **FCC ENVIRONMENTAL, LLC**, for Parts Immersion Cleaning Services for Various Departments; providing a maximum contract amount - 3 Years with 2 one year options - \$782,969.25 - General, Enterprise and Fleet Management Funds
TAGGED BY COUNCIL MEMBER JONES
This was Item 13 on Agenda of June 29, 2011

MATTERS HELD - continued

28. WRITTEN Motion by Council Member Costello to amend Item 28A below to amend Section 4 of the ordinance to reduce the maximum contract amount from \$20 million to \$13.5 million
- a. ORDINANCE awarding contract to **SPRINT SOLUTIONS, INC** for Next Generation Wireless Devices and Services for the Information Technology Department; providing a maximum contract amount - 3 Years with two one-year options - \$20,000,000.00 - Central Service Revolving Fund **TAGGED BY COUNCIL MEMBERS STARDIG; CLUTTERBUCK; ADAMS; SULLIVAN; HOANG; PENNINGTON; HOANG; RODRIGUEZ; COSTELLO, LOVELL, NORIEGA, BRADFORD and JONES**
This was Item 14 on Agenda of June 29, 2011
29. ORDINANCE consenting to the addition of 30.831 acres of land to **NORTHPOINTE WATER CONTROL AND IMPROVEMENT DISTRICT**, for inclusion in its district **TAGGED BY COUNCIL MEMBER SULLIVAN**
This was Item 27 on Agenda of June 29, 2011
30. ORDINANCE consenting to the addition of 7.9326 acres of land to **PORTER MUNICIPAL UTILITY**, for inclusion in its district - **TAGGED BY COUNCIL MEMBER SULLIVAN**
This was Item 28 on Agenda of June 29, 2011
31. ORDINANCE appropriating \$858,400.00 out of Drainage Improvement Commercial Paper Series F Fund and approving and authorizing Professional Engineering Services Contract between the City of Houston and **HALFF ASSOCIATES, INC** for Pleasantville and Glendale Area Drainage and Paving (Sub-Project I); providing funding for CIP Cost Recovery relating to construction of facilities financed by the Drainage Improvement Commercial Paper Series F Fund - **DISTRICT B - JOHNSON** - **TAGGED BY COUNCIL MEMBER JONES**
This was Item 31 on Agenda of June 29, 2011
32. ORDINANCE appropriating \$1,977,940.00 out of Water & Sewer System Consolidated Construction Fund and approving and authorizing Professional Engineering Services Contract between the City of Houston and **ARCADIS U.S., INC** for Rehabilitation of Grit Removal Systems at Southwest and Upper Braes Wastewater Treatment Plants and New Grit Removal System and Bar Screen Repair / Replacement at Almeda Sims Wastewater Treatment Plant; providing funding for CIP Cost Recovery relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICTS C - CLUTTERBUCK; D - ADAMS and G - PENNINGTON** - **TAGGED BY COUNCIL MEMBER JONES**
This was Item 36 on Agenda of June 29, 2011
33. ORDINANCE appropriating \$1,438,700.00 out of Street & Bridge Consolidated Construction Fund, awarding contract to **CAAN CONSTRUCTION SERVICES, INC** for a Safe Sidewalk Project; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering testing, CIP Cost Recovery, and contingencies relating to construction of facilities financed by the Street & Bridge Consolidated Construction Fund - **DISTRICTS C - CLUTTERBUCK; D - ADAMS; E - SULLIVAN; F - HOANG; G - PENNINGTON; H - GONZALEZ and I - RODRIGUEZ** **TAGGED BY COUNCIL MEMBER JONES**
This was Item 40 on Agenda of June 29, 2011

MATTERS HELD - continued

34. ORDINANCE approving and authorizing first amendment to contract between the City of Houston and **ABITIBI-CONSOLIDATED CORPORATION** (Approved by Ordinance No. 2005-0736) for the purchase of Comingled Recyclable Materials
POSTPONED BY MOTION #2011-534, 6/29/11
This was Item 52 on Agenda of June 29, 2011
35. ORDINANCE approving and authorizing second amendment to Lease Agreement between the City of Houston and **CHAMPION RECYCLING CORPORATION** (Approved by Ordinance Nos. 92-0391 and 98-0361) for the construction and operation of a Waste Paper Processing Plant
POSTPONED BY MOTION #2011-535, 6/29/11
This was Item 53 on Agenda of June 29, 2011

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Noriega first

ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER

NOTE - WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSTED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE 4 (HOUSTON CITY CODE §2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING

JUL 06 2011
MOTION NO. 2011 0533

MOTION by Council Member Rodriguez that nominations for Positions 11 and 13 of the Houston Archaeological and Historical Commission Board of Directors, for a two-year term, be closed.

Seconded by Council Member Bradford and carried.

Mayor Parker, Council Members Stardig, Clutterbuck, Adams, Sullivan, Hoang, Pennington, Gonzalez, Rodriguez, Costello, Lovell, Noriega, Bradford and Jones voting aye
Nays none

Council Member Johnson absent on personal business

PASSED AND ADOPTED this 29th day of June 2011.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is July 5, 2011.

City Secretary

Position 13 – Mr. R. Maverick Welsh III, reappointment, was nominated by Council Member Lovell.

Position 13 – Ms. Kimberly F. Weill, was nominated by Council Member Pennington.

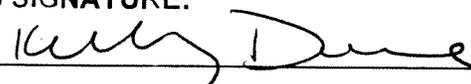
✓ Position 11 – Mr. Douglas Elliott, was nominated by Council Member Adams

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Approval of the Fiscal Year 2012-2016 Capital Improvement Plan		Page 1 of 1	Agenda Item 20
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FROM (Department or other point of origin): Finance Department	Origination Date July 1, 2011	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE: Kelly Dowe 	Council District(s) affected: All
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For additional information contact: Jennifer Olenick Phone: 713-837-9899	Date and identification of prior authorizing Council action:
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RECOMMENDATION: That City Council approve by Motion the Fiscal Year 2012-2016 Capital Improvement Plan (CIP) and establish a charge of \$75.00 plus postage for the purchase of the adopted CIP documents and a charge of \$5.00 plus postage for the purchase of a CD version of the CIP.

Amount and Source of Funding: N/A	Finance Budget:
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SPECIFIC EXPLANATION: The FY2012-2016 Capital Improvement Plan supports improved delivery of services and an improved quality of living for Houstonians, with an emphasis on drainage, transportation infrastructure, mobility, quality of life, affordable housing and public safety. The plan emphasizes the replacement and rehabilitation of existing facilities and the selective addition and expansion of facilities.

The FY2012-2016 CIP book contains vertical construction projects supported by the General Services Department for its clients (C&E, Fire, Health, Library, Parks, Police and Solid Waste) , projects supported by Public Works and Engineering (Street & Traffic, Storm Drainage, Water and Wastewater) and the Houston Airport System. This format is identical to last year's format providing greater ease in locating projects by program type.

The FY2012-2016 CIP calls for appropriations of over \$4.39 billion during the five-year period. Planned appropriations for the Public Improvement Programs total approximately \$1.55 billion and \$2.84 billion for the Enterprise Programs.

The Finance Department recommends that City Council approve the FY2012-2016 CIP and establish a charge of \$75.00 plus postage per book to cover printing costs and \$5.00 plus postage for a CD version, both of which can be purchased at the City Secretary's office. The adopted CIP will be available for public viewing at the Downtown Library and on the City's website located at <http://www.houstontx.gov/cip/index.html>.

REQUIRED AUTHORIZATION

Finance Authorization:	Other Authorization:	Other Authorization:
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Summary of Amendments to the City of Houston Capital Improvement Plan FY12-16

List of project changes (does not include street and drainage project changes)

Parks & Recreation

F- 000762	change scope of project and reduce funding to \$175,000
F- 000771	transferred remaining funding of \$2,000,025 from project F- 000762
F- 002007	reducing funding by \$300,000 due to the uncertainty of CDBG funding

Police

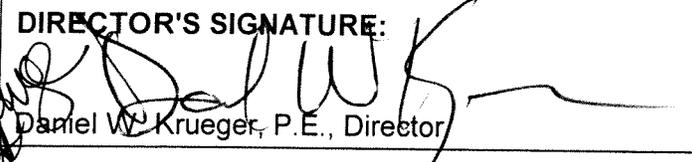
G – 000132	new project, “Tactical Operation Equipment for \$275,000” originally intended to appropriate in FY11
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Approve the Municipal Drainage Utility System Appeal Process following the adoption of Article XIV to Chapter 47 of the Code of Ordinances.	Category #	Page 1 of 1	Agenda Item # 2-1
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date:	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director	Council District Affected: All
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For additional information contact: Susan Bandy 832-395-2500	Date and identification of prior authorizing Council action: Ordinance 2011-254, April 6, 2011
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RECOMMENDATION: (Summary)
Adopt a Motion approving the Municipal Drainage Utility System Appeal Process.

Amount of Funding: Not Applicable	Finance Budget: NA
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Source of Funding: N/A [] General Fund [] Grant Fund [] Other (Specify) [] Enterprise Fund

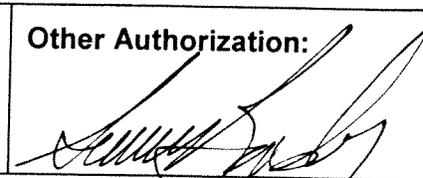
SPECIFIC EXPLANATION:

On November 2, 2010, Houston voters approved Proposition 1, which required an amendment to the City Charter creating the City of Houston Pay-As-You-Go Drainage and Street Fund. In order to implement the Charter Amendment, and pursuant to Subchapter C, Chapter 552 of the Texas Local Government Code, City Council on April 6, 2011 approved Ordinance No. 2011-254, adopting Article XIV to Chapter 47 of the Code of Ordinances which created the Municipal Drainage Utility System (MDUS). The MDUS is dedicated to the maintenance and improvement of the city's drainage infrastructure to meet the City's current and future needs.

Section 47-824 of this Ordinance required the Director of the Department of Public Works & Engineering (PWE) to establish a process for citizens to verify and correct the drainage utility charge as calculated by the City. Further per the Ordinance, citizens who disagree with the results of the City's verification and correction process may request an appeal of the results to a hearing examiner.

Ordinance 2011-254 requires the Director of PWE to establish an appeal process independent of the operation of the City's drainage system and requires that the appeal process be reviewed and approved by City Council. Therefore, in accordance with Ordinance 2011-254, the Director of PWE recommends that City Council adopt a Motion approving the implementation of the attached MDUS appeal process.

The appeal process was presented at the June 28, 2011 meeting of the Flooding and Drainage Committee. The Committee took no action due to a lack of a quorum.

REQUIRED AUTHORIZATION		CUIC: 20SB36
Other Authorization:	Other Authorization:	Other Authorization: 



MUNICIPAL DRAINAGE UTILITY SYSTEM APPEAL PROCESS



APPEAL PROCESS INITIATION Standard Communications to Citizens

2

- **Direct written information:**
 - Notification letter of Drainage Utility Charge conveys process for Verification & Correction.
 - A Request for Verification & Correction form has been attached to every Notification Letter.
 - Outcome Notification letter - at conclusion of Verification & Correction process provides written information on Appeal Process.
- **By phone:** 713-371-1111
- **By website:** Related information is posted on the City's website, including the drainage ordinance (www.rebuildhouston.org)

SCHEDULING AN APPEAL

3

- Request for and scheduling a date for an appeal can be done:
 - on line (www.rebuildhouston.org)
 - by phone (713-371-1111)
 - in writing
- City mails out or e-mails:
 - Confirmation of hearing's date and time, along with
 - An instruction sheet on hearing proceedings
- Appellant may reschedule:
 - A hearing date up to 3 times, with a 24-hour advance notice, including
 - A hearing date up to 1 time, within a 24-hour advance notice
- No show or late, hearing proceeds.
- Must notify City 5 calendar days prior to hearing if bringing a representative along. If more than one representative will attend, appellant is requested contact City and coordinate for additional space.

HEARING EXAMINERS

4

- Designated by the Director, independent of City drainage system [§47-824(e)]
- To be employed through City contracted employee services agencies.
- Responsibility: **"to consider appeals as to whether or not a drainage charge was correctly determined based on the amount of impervious surface on the property"** [§47-824(e)].
- **Key Qualifications:**
 - Ability to interpret ordinance(s), policies, engineering documents, aerial and other maps
 - Oral and written communications
 - Proficiency in mathematical computation
 - Minimum 4 years of related experience
 - Education considered
- Goal is 20% of examiners to be bilingual
- 16 Hours of orientation to be provided (on ordinance, fee determination, policies and hearing procedures) by UCS and other City Staff

HEARING SEQUENCE Agenda & Timeline

3	4
ONE-HOUR SESSION FOR RESIDENTIAL & SMALL COMMERCIAL 15 Min. Hearing Examiner's prep time Session with the Appellant - 30 Minutes 3 Min. Hearing Examiner: open meeting & explain timeline 8 Min. Drainage Utility Rep: City Presentation 10 Min. Appellant: Presentation 8 Min. Q&A 1 Min. Hearing Examiner: Hearing closing 15 Min. Hearing Examiner's conclusion	TWO-HOUR SESSION FOR LARGE COMMERCIAL (3 ACRES PLUS) 20 Min. Hearing Examiner's prep time Session with the Appellant - 90 Minutes 3 Min. Hearing Examiner: open meeting & explain timeline 20 Min. Drainage Utility Rep: City Presentation 25 Min. Appellant: Presentation 26 Min. Q&A 1 Min. Hearing Examiner: Hearing closing 25 Min. Hearing Examiner's conclusion

HEARINGS Other Pertinent information

- Hearing Examiner has discretion to reallocate hearing timeline as needed.
- Copies of additional supporting documents may be presented.
- All hearings to be recorded.
- Examiner to inform appellant that final decision will be provided in writing.
- Hearing examiner's decision to be mailed within 10 days following the hearing date.

PROCESS CONCLUSION

Standard Communication to the Appellant

7

- Appellant to be notified of appeal outcome in writing.
- Based on the outcome of the appeal:
 - Appellant's drainage charge will be adjusted (up or down) or remain unchanged
 - Credit or debit to be applied to the User's account, as appropriate.

ADMINISTRATIVE INFORMATION

FOR APPEAL HEARINGS

8

Where: Houston Permitting Center, 1002 Washington Ave.,
Houston, TX 77002

When: Monday-Friday, starting at 9:00 AM, last starting at 4:00
PM.

- Appeal hearing to start promptly at the scheduled time.
- Existing documents to be reviewed on monitor; new ones to be scanned and attached to appellant's electronic file.
- A valid photo ID is required to enter the building.
- Hearings may be held at alternate times and locations.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for Drainage Improvements at Grade Separations, Package III; WBS No. M-000241-0004-4.	Category #1, 7	Page 1 of 2	Agenda Item # <u>3</u>
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director	Council District affected: B, C, D, I & H <i>flw</i>
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For additional information contact:  J. Timothy Lincoln, P.E. Senior Assistant Director Phone: (832) 395-2355	Date and identification of prior authorizing Council action: Ord. # 2009-519 dated 06/10/2009
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RECOMMENDATION: (Summary) Pass a motion to approve the final Contract Amount of \$2,812,129.96 or 7.80% under the original Contract Amount, accept the Work and authorize final payment.

Amount and Source of Funding: No additional funding required. Total (original) appropriation of \$3,421,000.00 from the Drainage Improvements Commercial Paper Series F Fund No. 4030.

PROJECT NOTICE/JUSTIFICATION: This project was part of the FY 2009 Stormwater Capital Improvement Plan (CIP) and was required to alleviate flooding in the depressed areas and to enhance mobility and driver safety during heavy rain events.

DESCRIPTION/SCOPE: This project consisted of construction of drainage improvements at five grade separations within the City of Houston. Work included demolition of existing pump station, construction of new pump station, construction of 16 feet concrete access road, upgrade existing pump station, and installing Advance Flood Warning devices at two pump stations. Infrastructure Associates, Inc. designed the project with 365 calendar days allowed for construction. The project was awarded to R. J. Construction Company, Inc. with an original Contract Amount of \$3,050,000.00.

LOCATION: The five (5) stormwater pump stations are as follows:

Locations	Key Map	Council District
1. Jensen Drive No. 1 Pump Station: 1700 Jensen Drive, Houston, Texas	494E	B
2. Fannin Street Pump Station: 6800 Fannin, Houston, Texas 77030	532H	D
3. Main Street Pump Station: 6800 Main Street, Houston, Texas 77030	532H	C
4. Polk Street Underpass	494S	I
5. Houston Avenue Underpass	493G	H

CONTRACT COMPLETION AND COST: The Contractor, R.J. Construction Company, Inc., has completed the work under the subject Contract. The project was completed with an additional 5 days approved by Change Order No. 1. The final cost of the project, including overrun and underrun of estimated bid quantities and previously approved Change Orders No. 1, 2 and 3 is \$2,812,129.96, a decrease of \$237,870.04 or 7.80% under the original Contract Amount.

REQUIRED AUTHORIZATION 20HA121

Finance Department:	Other Authorization:	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division
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Date	SUBJECT: Accept Work for Drainage Improvements at Grade Separations, Package III; WBS No. M-000241-0004-4.	Originator's Initials	Page 2 of 2
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The decreased cost is a result of the difference between planned and measured quantities. This decrease is primarily the result of an underrun in Various Bid Items for location 1 - Jensen Drive No. 1 Pump Station, Location 2 - Fannin Street Pump Station Location 3 - Main Street Pump Station, Location 4 - Polk Street Underpass and Location 5 - Houston Avenue Underpass and Extra Unit Price Items, which were not necessary to complete the project.

M/WBE PARTICIPATION: The M/W/SBE goal established for this project was 22.00%. According to Affirmative Action and Contract Compliance Division, the participation was 16.10%. Contractor's M/W/SBE performance evaluation was rated Satisfactory.

This went to M/WBE Committee for review on June 27, 2011.

SKF JW
DWK:DRM:JTL:SKF:JW:ha

Z:\E&C Construction\Facilities\Projects\M-000241-0004-4 Drainage Improvements at Grade Separations Pkg. III\RCA\RCA - Closeout.doc

c: File No.:M-0241-04/21.0

R. J. Construction Company, Inc.

Contract Number	Prime	Description	CIP #	Total Paid	SMWDBE Goal	SMWDBE Goal Achieved	Date Cleared	Labor /EEO Rating	MSMWDBE Rating
460000997	R. J. Construction Company	WW #4765-07 - Portwest lift station repair and replacement. R-000267-00	R-000267-0072-4	\$249,000.00	0%	0%	5/20/08	N/A	No goal
12852	R. J. Construction Company, Inc.	P. O. #PC20-00020010969 - Emergency shower and eye wash for PWE D	PC20-0002010969	\$157,500.00	0%	0.00%	6/19/02	Satisfactory	No Goal
460000883	R. J. Construction Company, Inc.	Drainage Improvements at Grade Separations. M-000241-0003-4	M-000241-0003-4	\$4,105,951.14	22%	21.24%	3/30/10	Satisfactory	Satisfactory
4600004725	R. J. Construction Company, Inc.	Drainage Improvements at Grade Separations. M-0241-02-3	M-0241-02-3	\$2,034,808.80	17%	0.99%	12/17/07	Satisfactory	Unsatisfactory
50711	R. J. Construction Company, Inc.	WW #4134-05 - Wastewater Facilities Safety Improvements. R-0302-05-3	R-0302-05-3	\$417,250.00	0%	0.00%	9/29/99	Satisfactory	No goal
52885	R. J. Construction Company, Inc.	WW #4275-32 - Aldine Bender lift station rehabilitation. R-0267-43-3	R-0267-43-3	\$294,266.20	0%	0.00%	1/30/02	Satisfactory	No goal
4600009636	R. J. Construction Company, Inc.	WW #4276-26 - Goodyear and Scott #1 lift stations rehabilitation. R-0267	R-0267-66-3	\$1,338,749.63	17%	6.56%	4/15/03	Satisfactory	Unsatisfactory
51558	R. J. Construction Company, Inc.	WW #4276-32 - Portwest Lift Station Rehabilitation. R-000267-0072-4	R-000267-0072-4	\$359,868.80	0%	0%	5/19/10	Satisfactory	No Goal
4600004579	R. J. Construction Company, Inc.	WW #4459-04 - Expansion of West Bellfort #2 Lift Station. R-0267-80-3	R-0267-80-3	\$508,140.81	0%	0.00%	8/27/99	Satisfactory	Satisfactory
4600004766	R. J. Construction Company, Inc.	WW #4728-01 - Sharpview lift station rehabilitation. R-0267-A1-3	R-0267-A1-3	\$231,391.56	0%	0.00%	6/19/02	Satisfactory	No Goal
4600004913	R. J. Construction Company, Inc.	WW #4728-07 - Westhollow lift station replacement. R-0267-A7-3	R-0267-A7-3	\$668,000.00	0%	0.00%	1/21/04	Satisfactory	No goal
4600009670	R. J. Construction Company, Inc.	WW #4808-1R - West Bellfort #3 lift station replacement. R-002011-0027-4	R-002011-0027-4	\$1,224,984.22	17%	11.57%	12/22/06	Satisfactory	Satisfactory
	R. J. Construction Company, Inc.	WW #4861-06 - Synott #2 lift station rehabilitation. R-0000267-0085-4	R-0000267-0085-4	\$441,551.10	0%	0%	10/24/07	Satisfactory	No goal
	R. J. Construction Company, Inc.	Water #10435 - Improvements at various groundwater production plant	S-0530-02-3	\$755,604.93	17%	8.26%	8/27/99	Satisfactory	Satisfactory
	R. J. Construction Company, Inc.	Drainage improvements at grade separation Package 3	M-000241-0004-4	\$2,812,129.96	22%	16.10%	5/3/11	Unsatisfactory	Satisfactory



**City of Houston
Office of Business Opportunity
Post-Award Good Faith Efforts Assessment**

Date: June 23, 2011

Prime Contractor: R J Construction Company

Project No. /Description: Drainage Improvements at Grade Separation, Package III,
M-000241-0004 460009670

S/MWDBE Goal: 22% **S/MWDBE Goal Attained:** 16.10% **S/MWDBE Rating:** Satisfactory

Did the Contractor:	<u>Yes</u>	<u>No</u>
Designate an S/MWBE Liaison?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Report MWBE Utilization Timely?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Respond Timely to AAD Information Requests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submit Deviation Requests, when necessary?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notify AAD of S/MWDBE issues that affected the goal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Enter into subcontracting agreements with subs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Respond to efforts to resolve disputes with subs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submit S/MWDBE Utilization Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Agree to make up missed S/MWBE participation on another identified contract?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Provide S/MWBE's listed the maximum opportunity to participate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Provide documentation on Good Faith Efforts to meet the goal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contacted City to assist in finding additional S/MWBE participation when needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Participate in Mentor-Protégé Program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Rationale for Rating (including contractor history):

Work authorized to be performed by SMBE subs was removed from the contract. PWE validated that the work
Not needed after the project started. Of the \$256,000 worth of concrete and piping that was not performed or
deleted at the request of the Department \$183,000 was scheduled to be performed by SMBE subs to meet the
participation goal established for this contract.

REQUEST FOR COUNCIL ACTION

RCA# 9087

TO: Mayor via City Secretary

Subject: Purchase of a Sewer Cleaning Truck Through the Houston-Galveston Area Council for the Houston Airport System
S27-E23992-H

Category #
4

Page 1 of 1

Agenda Item

4

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

June 13, 2011

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
B

For additional information contact:

Richard Hrachovy Phone: (281) 230-8002
Ray DuRousseau Phone: (832) 393-8726

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve the purchase of a sewer cleaning truck through the Houston-Galveston Area Council (H-GAC) in the amount of \$332,651.98 for the Houston Airport System.

Award Amount: \$332,651.98

Finance Budget

[Signature]

\$332,651.98 - HAS-AIF Capital Outlay Fund (Fund 8012)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve the purchase of a sewer cleaning truck through the Interlocal Agreement for Cooperative Purchasing with H-GAC in the amount of \$332,651.98 for the Houston Airport System and that authorization be given to issue purchase orders to the H-GAC contractors as shown below. This new sewer cleaning truck will be used at the George Bush Intercontinental Airport by the Department's maintenance personnel to remove and dispose of sediment and other debris from the airport's storm sewers, catch basins, sanitary lift stations, and wastewater lines.

Houston Freightliner, Inc.: Approve the purchase of a 60,000-lb. Gross Vehicle Weight Rating (GVWR), diesel-powered truck cab & chassis in the amount of \$87,500.00.

Vac-Con, Inc.: Approve the purchase of a combination jet/vacuum sewer truck body with a 16-cubic yard debris tank, including mounting onto the new 60,000-lb. GVWR cab & chassis that is being purchased from Houston Freightliner, Inc., in the amount of \$245,151.98.

This new truck will meet the EPA's current emission standards for trucks equipped with diesel engines. The new unit will come with a full one-year/unlimited mileage warranty on the cab & chassis and the sewer cleaning body will come with a full one-year warranty. The life expectancy of this unit is seven to ten years or 100,000 miles.

This new truck will be an addition to the Department's fleet at the George Bush Intercontinental Airport. The Department does not have a comparable unit at the airport that will perform the tasks specified in paragraph one above. A third party contractor currently performs these tasks.

Buyer: Louis Reznicek
PR No. 10127201

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT

[Handwritten mark]

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9032

Subject: Formal Bids Received for Paint, Airfield Marking for the Houston Airport System
S06-S23903

Category #
4

Page 1 of 1

Agenda Item

5

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

May 31, 2011

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected

B, E, I,

For additional information contact:

Dallas Evans Phone: (281) 230-8001
Desiree Heath Phone: (832) 393-8742

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an award to Allstates Coatings Company on its low bid (Option #2) in an amount not to exceed \$1,683,027.75 for airfield marking paint for the Houston Airport System.

Estimated Spending Authority: \$1,683,027.75

Finance Budget

\$1,683,027.75 HAS-Revenue Fund (8001)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an award to Allstates Coatings Company on its low bid (Option #2) in an amount not to exceed \$1,683,027.75, for airfield marking paint for the Houston Airport System. It is further requested that authorization be given to make purchases, as needed, for a 60-month period. This award consists of gallons of white, yellow, black, red, and blue waterborne acrylic paint to be used by the department at the three City airports for marking runways and taxiways.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Twelve prospective bidders downloaded the solicitation document from SPD's e-bidding website, and two bids were received as outlined below:

<u>COMPANY</u>	<u>TOTAL AMOUNT</u>
1. Allstates Coatings Company	\$1,683,027.75 (Option #2)
2. Digna Corporation	\$3,269,502.02 (Option #2)

- Due to the disparity between the bids, the Strategic Purchasing Division spoke with both potential suppliers to discuss and review the scope of work for this procurement. During these discussions it was revealed that Allstates Coatings Company is the manufacturer of the paint it would be supplying to the City, while Digna Corporation is a distributor for another manufacturer. By being able to purchase directly from the manufacturer, the City is able to realize cost savings in the amount of \$1,586,474.27.

Buyer: Tywana L. Rhone

Attachment: M/WBE zero-percentage goal document approved by the Office of Business Opportunity.

ESTIMATED SPENDING AUTHORITY

DEPARTMENT	FY12	OUT YEARS	TOTAL
Houston Airport System	\$308,555.00	\$1,374,472.75	\$1,683,027.75

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT

4

Mi

CITY OF HOUSTON
INTEROFFICE CORRESPONDENCE

TO: Velma Laws
Director
Mayors Office Of Affirmative Action

FROM: J. Goodwille Pierre
Manager-Small Business
Development and Contract
Compliance
Houston Airport System

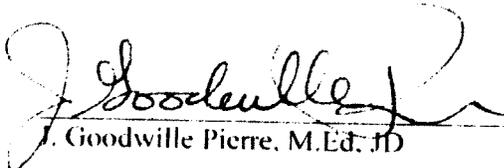
DATE: August 20, 2010

SUBJECT: Approval of 0% Goal for Airfield
Marking Paint for the Houston
Airport System.

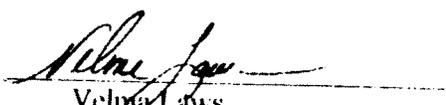
The Houston Airport System (HAS) requests approval from The Mayor's Office of Affirmative Action and Contract Compliance for a zero (0%) goal for the purchase of Airfield Marking Paint for the Houston Airport System (Bid# not yet assigned). This is Type II Paint which is intended for locations such as runways and taxi-ways where faster curing is desirable. The total value of this request is \$1,182,639.50 for this 60 month contract.

All of the 5 gallon pails and 50 gallon drums will be shipped directly from the manufacturer to the City of Houston. All related labor will be provided by Houston Airport System employees.

Because there are no MWBE manufacturers for this product, and little or no MWBE participation potential on this contract, the Houston Airport System is requesting from the Mayor's Office of Affirmative Action and Contract Compliance approval of a Zero (0%) goal for the above referenced bid.


J. Goodwille Pierre, M.Ed. JD

Read and Approved


Velma Laws

JGP:jvw

cc: Dallas Evans

RECEIVED
AACCDIRECTOR'S OFFICE
AUG 20 2010

Attachment (2)

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9096

Subject: Approve the Purchase of an Emergency Notification System, Implementation and Training from the General Services Administration Schedule 70 Contract through the Cooperative Purchasing Program for the Houston Airport System/S17- H23994

Category #
4 & 5

Page 1 of 2

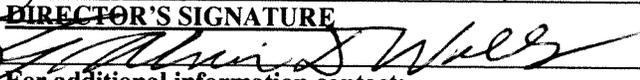
Agenda Item

6

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
June 21, 2011

Agenda Date
JUL 06 2011

DIRECTOR'S SIGNATURE


Council District(s) affected
B, E, I

For additional information contact:
Dallas Evans Phone: (281) 230-8001
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve the purchase of an emergency notification system, implementation and training from the General Services Administration (GSA) Schedule 70 contract through the Cooperative Purchasing Program in the total amount not to exceed \$134,500.00 for the Houston Airport System.

Award Amount: \$134,500.00

Finance Budget

\$134,500.00 - HAS-Revenue Fund (8001)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve the purchase of an emergency notification system (ENS), implementation and training from the General Services Administration (GSA) Schedule 70 contract through the Cooperative Purchasing Program in the total amount not to exceed \$134,500.00 for the Houston Airport System (HAS) and that authorization be given to issue purchase orders, as necessary, to the GSA contractor Everbridge, Inc.

Everbridge's (Matrix & Aware) ENS will replace the current Dell's (AlertFind) ENS. The new system will enable HAS to streamline its current notification process managed by both George Bush Intercontinental (IAH) and William P. Hobby (HOU) communication centers. Everbridge's professional services group will design the user interface to be tailored to address each individual airport's operating environment. Incidents are customized to reflect the individual airport's response plans. The ENS is configurable, customizable and will automate the current response plan for any incident type using customized built-in logic. The ENS will improve productivity of HAS's Control Center and Operations by enabling key personnel to focus on incident resolution rather than manual notification and reporting. Additionally, it will minimize human error in incident communications and reporting through end-to-end automation of pre-defined notification procedures.

Everbridge's Matrix & Aware ENS offers the following benefits:

- True Active-Active (No failover delays)
- No single points of failure
- System will integrate with HAS' internal employee database (MS Active Directory); improve user/group management
- Zero downtime for maintenance/upgrades (guaranteed in contractual SLA)
- "On-the-fly" conference bridge notifications call out to targeted groups
- Improved polling capabilities
- Flexibility of importing users for one-time incidents (e.g., all out notice to contractors onsite)

REQUIRED AUTHORIZATION

NDT

Finance Department:

Other Authorization:

Other Authorization:

Date: , 6/21/2011	Subject: Approve the Purchase of an Emergency Notification System, Implementation and Training from the General Services Administration Schedule 70 Contract through the Cooperative Purchasing Program for the Houston Airport System/S17- H23994	Originator's Initials MS	Page 2 of 2
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The on-site training will consist of a certified instructor with flexible course content customized to the ENS that HAS will be utilizing and separate courses with unlimited seating for administrators and end-users.

The Houston Airport System anticipates the go-live-date for the new ENS will be in place prior to Dell's current agreement expiring in December 2011.

Buyer: Murdock Smith III

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9081

Subject: Formal Bid Received for Hemoglobin Analyzers and Microcuvette Test Strips for the Houston Department of Health and Human Services
S21-S23933

Category #
4

Page 1 of 1

Agenda Item

7

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

June 13, 2011

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE

Calvin D. Wells
For additional information contact:
Kathy Barton Phone: (832) 393-5045
Desiree Heath Phone: (832) 393-8742

Council District(s) affected
All

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an award to Stanbio Laboratory on its sole bid in an amount not to exceed \$606,250.00 for hemoglobin analyzers and microvettte tests strips for the Houston Department of Health and Human Services.

Estimated Spending Authority: \$606,250.00

Finance Budget

\$606,250.00 Federal State Local - Pass Through Fund (5030) **Grant Funds**

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an award to Stanbio Laboratory on its sole bid in an amount not to exceed \$606,250.00 for hemoglobin analyzers and microcuvette test strips for the Houston Department of Health and Human Services and that authorization be given to make purchases, as needed, for a 36-month period with two one-year options to extend. This award consists of approximately 4,000 boxes (100 test strips per box) of microcuvette test strips and rapid antibody test controls (set of 6 bottles per box) that will be used in the HemoPoint® H2 Hemoglobin System. These test strips and rapid antibody test controls will be used by medical personnel to test the blood of patients participating in the Women, Infants, and Children (WIC) program for low iron levels (anemia) at City health clinics. The programs policies and procedures require this blood test for pregnant, breastfeeding, and postpartum women and at least once annually for children between one and five years of age.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Four prospective bidders downloaded the solicitation document from SPD's e-bidding website, and one bid was received. Subsequent to receipt of the bid, it was determined that Stanbio Laboratory is the sole manufacturer and holder of the patents/rights to this equipment.

Buyer: L. Marquez

Attachment: MWBE zero-percent goal document approved by the Office of Business Opportunity.

Estimated Spending Authority

DEPARTMENT	FY 2012	OUT YEARS	TOTAL
HEALTH	\$160,000.00	\$446,250.00	\$606,250.00

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT



CITY OF HOUSTON

Interoffice

Administration & Regulatory Affairs Department
Strategic Purchasing Division (SPD)

Correspondence

To: Calvin D. Wells, Deputy Director
City Purchasing Agent

From: Laura A. Marquez

Date: May 10, 2011

Subject: MWBE Participation Form

I am requesting a waiver of the MWBE Goal: Yes No Type of Solicitation: Bid Proposal

I am requesting a MWBE goal below 11% (To be completed by SPD, and prior to advertisement): Yes No 0% *RDG*

I am requesting a revision of the MWBE Goal: Yes No Original Goal: _____ New Goal: _____

If requesting a revision, how many solicitations were received: _____

Solicitation Number: S21-S23933 Estimated Dollar Amount: \$554,400.00 *RDG*

Anticipated Advertisement Date: 5/13/2011 Solicitation Due Date: 6/4/2011

Goal On Last Contract: 0% Was Goal met: Yes No

If goal was not met, what did the vendor achieve: _____

Name and Intent of this Solicitation:

Hemoglobin 201 Analyzers and Microcuvette Test Strips for the Department of Health and Human Services. The intent is to provide analyzers and test strips to test the blood of patients participating in the Women and Infant Children (WIC) Program at health clinics citywide.

Rationale for requesting a Waiver or Revision (Zero percent goal or revision after advertisement):
(To be completed by SPD)

This equipment will be shipped directly to the City of Houston from the medical supply company who holds the patents/rights on this type of commodity. Please see attachment for history on prior award.

Concurrence:

[Signature]
SPD Initiator

[Signature]
Division Manager

[Signature]
Robert Gallegos, Deputy Assistant Director
*Affirmative Action

* Signature is required, if the request is for zero percent MWBE participation, or to revise the MWBE goal.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9003

Subject: Formal Bids Received to Repair Two 48" Fairbanks Morse Pumps for the Public Works and Engineering Department S19-N23923

Category #
4

Page 1 of 2

Agenda Item

8

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

May 19, 2011

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
All

For additional information contact:

David Guernsey Phone: (832) 395-3640
Ray DuRousseau Phone: (832) 393-8726

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an award to Pumps & Equipment of Texas, Inc. on its low bid meeting specifications in the amount of \$262,884.00 to repair two 48" Fairbanks Morse pumps for the Public Works and Engineering Department.

Award Amount: \$262,884.00

Finance Budget

\$262,884.00 - PW&E Water and Sewer System Operating Fund (8300)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an award to Pumps & Equipment of Texas, Inc. on its low bid meeting specifications in the amount of \$262,884.00 to repair two 48" Fairbanks Morse pumps for the Public Works and Engineering Department, and that authorization be given to issue a purchase order. These repair services are needed to repair inoperative pumps at the 69th Street Wastewater Treatment Plant. The pumps are essential to the daily operations of the facility and are necessary to maintain compliance with the Texas Commission on Environmental Quality guidelines.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Twenty-seven prospective bidders downloaded the solicitation document from SPD's e-bidding website and five bids were received as itemized below:

<u>COMPANY</u>	<u>Total Amount</u>
1. Bayou City Pumps, Inc.	\$150,400.00 (Did Not Meet Specifications)
2. Pumps & Equipment of Texas, Inc.	\$262,884.00
3. RPM Services, Inc.	\$378,000.00
4. Coastal Pump Services, Inc.	\$385,328.00
5. Weisinger, Inc.	\$425,170.00

The scope of work requires the contractor to provide all labor, equipment, facilities, parts, tools, supervision and transportation necessary to repair two 48" Fairbanks Morse pumps in strict accordance with the manufacturer's recommended standards. The contractor shall be required to disassemble, clean and sandblast all components; ground and polish the shafts; replace impeller rings, case rings and sleeves; and repair frames/frame housings, upper/lower bearing housings and impeller skirts. (All components and parts installed shall be the original equipment manufacturer's parts and components). Subsequent to completing the repairs, the contractor shall be required to reassemble and paint the pumps; correctly set the bearing clearance; and prepare the rotating assemblies for delivery to the 69th Street Wastewater Treatment Plant. City personnel will reinstall the pumps in the plant facility. The repairs will come with a full one-year warranty on parts and labor and the repairs will extend the life expectancy of the pumps by 10 years.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT

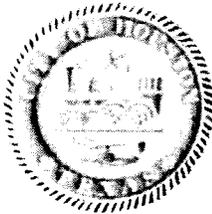
✓

7

Date: 5/19/2011	Subject: Formal Bids Received to Repair Two 48" Fairbanks Morse Pumps for the Public Works and Engineering Department S19-N23923	Originator's Initials RK	Page 2 of 2
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This RCA was reviewed by the Council Committee on Minority/Women Business Enterprise, Small Contractor Development and Contract Compliance on June 27, 2011.

Buyer: Roy Korthals
Purchase requisition 10123592



CITY OF HOUSTON

Public Works and Engineering
Department

Interoffice

Correspondence
RECEIVED
ACCOUNT DIRECTOR'S OFFICE

MAR 24 2011

To: Tony Henshaw
Small Business Development
Group

From: Division Manager
Materials Management Branch

Date: ²³ March 18, 2011

Subject: **MDBE GOAL WAIVER REQUEST
SINGLE SOURCE PUMP REPAIRS
FAIRBANKS MORSE**

The Public Works & Engineering Department, Material Management Branch is requesting a MDBE goal waiver for Fairbanks Morse pump repairs on PR 10123592 in the amount of \$213,522.00. This procurement is a single source and only available through the exclusive Texas distributor, Pumps & Equipment Texas. City of Houston maintenance personnel will remove and re-install the pump for the vendor's pick up and return. Therefore no minority participation opportunities exist for this procurement.

Jerry Roberts

Concur:

Tony Henshaw

3/24/11

Robert Gallegos

Cc: David Guernsey

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

Reso
9

SUBJECT: Approval of a resolution designating 5 Historic Landmarks and Protected Landmarks in accordance with Chapter 33, Code of Ordinances		Category #	Page 1 of 1	Agenda Item # 9
FROM (Department or other point of origin): Planning and Development Department		Origination Date May 25, 2011		Agenda Date JUL 06 2011
DIRECTOR'S SIGNATURE: <i>Maureen K. Spillane</i>		Council District affected: C, D, H, I		
For additional information contact: Courtney Spillane Phone: (713) 837-7894		Date and identification of prior authorizing Council action: N/A		

RECOMMENDATION: (Summary)
Approval of a resolution designating 5 Historic Landmarks and Protected Landmarks

Amount and Source of Funding: N/A **Finance Budget:**

SPECIFIC EXPLANATION:
A property owner may initiate an application for the designation of a Historic Landmark and Protected Landmark, for which a 90-day waiver certificate may not be issued by the planning official. These applications for Historic Landmark and Protected Landmark designation were initiated by the owners.

A public hearing was held by the Houston Archaeological and Historical Commission and there were no objections to the designations. The Houston Archaeological and Historical Commission determined that the applications satisfied applicable criteria of the ordinance and unanimously recommended approval of the Historic Landmark and Protected Landmark designations.

Photos of the proposed landmarks can be found by going to the following on the Planning Department's website: http://www.houstontx.gov/planning/historic_pres/pending.htm.

	HISTORIC LANDMARK AND PROTECTED LANDMARK NAME/ADDRESS:	INITIATED BY:	COUNCIL DISTRICT:	HAHC HEARING:
1	Edward Weil House 308 Avondale Street	Owner	D	5-19-2011
2	Henry Stude House 14 Remington Lane	Owner	C	5-19-2011
3	Sterne Building 300 Main Street	Owner	I	5-19-2011
4	Stuart Building 304 Main Street	Owner	I	5-19-2011
5	Last Concert Café Complex 1403 Nance Street	Owner	H	5-19-2011

MG: rp

Attachments: Applications and Staff Reports

xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs
David M. Feldman, City Attorney
Deborah McAbee, Land Use Division, Legal Department
C.A. McClelland, Chief, Police Department
Terry A. Garrison, Chief, Fire Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Edward Weil House

OWNERS: Reza Jou

APPLICANTS: Same as owner

LOCATION: 308 Avondale Street

AGENDA ITEM: IIIa

HPO FILE NO: 11PL100

DATE ACCEPTED: Apr-6-2011

HAHC HEARING: May-19-2011

SITE INFORMATION: Lot 4, Block 9, Avondale, City of Houston, Harris County, Texas. The site includes a historic two-story, tile and stucco, single-family residence.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The historic house at 308 Avondale was built in 1917 by the Russell Brown Company, who sold it to Edward Weil, a retired wholesale liquor dealer. Subsequent owner, Joseph Tennant, developed many oilfield tools and designed and built one of the first gas recycling facilities in the world. The Russell Brown Company was a leader in Texas home design and construction and built elegant homes in many affluent neighborhoods in Houston and throughout Texas.

The Edward Weil House was designed in the Prairie Style. It is unusual in that it was styled with a blend of Craftsman, Prairie and Mediterranean influences, a style departure from many of the homes on Avondale. In 1919, the Russell Brown Company published a catalog of some of its completed projects entitled Modern Homes. The Edward Weil House at 308 Avondale is featured in this catalog.

The Avondale neighborhood is an architecturally and historically significant example of an early 20th century affluent Houston community. Avondale was home to many of Houston's early business and social leaders more than a decade before the development of River Oaks and Broadacres, Houston's later exclusive neighborhoods. The Weil House sits just outside the Avondale West Historic District, which was designated by City Council in 2007.

The Edward Weil House meets Criteria 1, 4, 5, and 6 for Landmark and Protected Landmark designation.

HISTORY AND SIGNIFICANCE

The Prairie-style Edward Weil House was built in 1917 by the Russell Brown Company who sold it to Edward and Celeste Weil. Mr. Weil was a retired wholesale liquor dealer. Weil owned his own company, Edward Weil Company Inc., which dealt wholesale liquor and distributed Houston & Southeast Texas Cook's Bottled beer. The office was located at 418-420 Louisiana Street.

In 1919, consulting engineer Joseph Tennant and his wife Lucille purchased the house. Tennant developed many oilfield tools and designed and built one of the first gas recycling facilities in the world. The 1919 Houston City Directory lists Tennant's company, "Tennant Lovegrove Co.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Consulting & Constructing Engineers, High Grade Machinery, Manufacturing Agents for Boilers, Engines, Pumps, Air Compressor” with offices at 1016-1017 Union National Bank. The Tennants lived in the house until 1927, when they commissioned John Staub to build them a new house at 1505 North Boulevard in Broadacres.

In 1926, David and Laura Schwarz purchased 308 Avondale. Schwarz was Vice President of South Texas Cotton Oil Co. He died February 2, 1926, at the age of 49. In 1937, Laura Schwarz sold the house to her son and daughter-in-law, Andrew K. and Henrietta Schwarz. Andrew succeeded his father as Vice President of South Texas Cotton Oil Co.; he was also Vice President of Pancrust Plant Co. In 1964, Andrew K. Schwartz became President of Brine Service & Chemical Co.

Avondale

Avondale was platted in 1907 by the Greater Houston Land and Improvement Company. The company’s officers included Joseph Meyer, who owned the land on which the eastern half of the future neighborhood would be developed; W. T. Carter, a lumber magnate and builder; and Thomas Ball for whom the town of Tomball would eventually be named. The name 'Avondale' was chosen in a citywide naming contest and derived from the combination of two place names from William Shakespeare’s home in Stratford-upon-Avon in England. The neighborhood included three east-west thoroughfares, all with Shakespeare-related names: Hathaway (now Westheimer Road), Avondale, and Stratford.

Avondale attracted many of Houston’s most influential citizens of the time. The neighborhood was home to residents such as Ross Sterling, the founder of Humble Oil Company, who subsequently served as Governor of Texas from 1931-1932. Other notable residents included Albert L. Bath, manager of a cotton exporting firm, and his daughter Harriet, who was a founder and lifelong supporter of the Houston Ballet. Neal Pickett, mayor of Houston during World War II, lived in the two-story brick house at 217 Avondale. James House, who lived at 404 Avondale, was the son of prominent Houston banker T.W. House and the brother of Edward Mandell House, a confidant of President Woodrow Wilson. Abe and Esther Levy, who owned the Levy Dry Goods stores, resided at 309 Avondale. J. Robert Neal, Vice President of Cheek Neal Coffee Company, which later became Maxwell House Coffee, lived at 603 Avondale. George and Joe Meyer Jr., who worked for their father Joseph F. Meyer Sr., a partner in the Greater Houston Land and Improvement Company that developed Avondale, also lived in the neighborhood. George Meyer went on to develop the Meyerland subdivision in southwest Houston several decades later.

The new subdivision meant to set itself apart from other Houston developments in a number of ways. The neighborhood was developed with special attention paid to quality of life issues. Deed restrictions included setback requirements and established a minimum cost for homes. The two major streets, Avondale and Stratford, were both very wide and paved with oyster shell with cement curbs and gutters. To enhance the visual appeal of the neighborhood, utility poles were located at the rear of the properties. All deliveries and trash pick-up were to take place in the alleys behind the homes.

The new subdivision was one of several, including Audubon Place, Courtlandt Place and Westmoreland, which broke with the traditional pattern of upscale neighborhoods clustered around

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

the Main Street corridor south of downtown. Before the expansion of the Houston Electric Street Railway Company's streetcar service to outlying areas, much of Houston's development occurred close to downtown's business district. With the extension of the South End line, "suburban" neighborhoods like Avondale were made viable.

The historic homes of Avondale are representative of the architectural styles that were in vogue in Houston and across the country during the time period. Styles represented within the neighborhood include Prairie, American Four Square, Craftsman, and Tudor Revival. The eastern portion of Avondale, which includes all of the 100 blocks of Avondale and Stratford Streets and the eastern half of the 200 block of Stratford, were designated as a City of Houston Historic District in 1999. On November 9, 1999, the Houston City Council designated the eastern portion of Avondale, as the Avondale East Historic District. Avondale West Historic District was designated by City Council in 2007. The blocks between these two designated areas suffered a substantial loss of historic integrity over the years, and thus were not included in either district. The Weil House is located just outside of the Avondale West district.

Russell Brown Company

One of the most prolific builders in Avondale was the Russell Brown Company, which offered custom homes marketed to Houston's middle and upper class. The Russell Brown Company was responsible for more than a dozen of the homes designed and built during the time of Avondale's initial development (1908-1925), including the Edward Weil House at 308 Avondale. In addition to those in Avondale, the company was responsible for many of the fine homes in Courtlandt Place, Broadacres, Montrose, River Oaks, and Westmoreland, where Brown resided. Brown utilized the talents of architect Charles Oliver, who designed many homes in River Oaks while staff architect for the River Oaks Corporation.

Russell Brown (c. 1877-1963) organized the Russell Brown Company in 1908 and remained extremely active in residential construction until after World War II. In 1919, the Russell Brown Company published a catalog of some of its completed projects entitled Modern Homes. The Edward Weil House at 308 Avondale is featured in this catalog.

Russell Brown was born on December 12, 1875, in Taylor, Texas, and came to Houston in 1902. The company was a prolific builder and designer of new houses in Houston from 1902 until the early 1940s. Brown expanded his operations by opening branch offices in Dallas in 1916, San Antonio in 1922, and Los Angeles in 1923.

The Russell Brown Company provided architectural services (although Brown himself was not an architect) in addition to construction services. The firm specialized in house design and construction, and also designed several commercial buildings in Houston in the 1920s and 1930s, such as the first Jefferson Davis Hospital and the Schlumberger Building, as well as the six-story Guaranty State Bank and Simpson Office Building in Ardmore, Oklahoma in 1917.

The firm was very active in Houston from the 1910s until World War II. His houses were known to be of the first quality in design and materials. Three houses by his firm were constructed in Boulevard Oaks in 1924-25: 1611, 1612 and 1636 South Boulevard. In 1928 another went up at

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

1611 North, and in 1937, 1908 North was built by the Russell Brown Company. 1927 North Boulevard was constructed for his daughter, Virginia Brown Angly in 1938.

The Russell Brown Company constructed numerous houses in the Avondale, Westmoreland, Montrose, Boulevard Oaks, and River Oaks neighborhoods in Houston and in the Dallas subdivision of Munger Place. The company was the general contractor of such notable Houston houses as the William S. Farish House in Shadyside (1925) and the Cleveland Sewall House in River Oaks (1926, N.R. and COH Protected Landmark). Among the architects who worked at various times for the Russell Brown Company in Houston were A. N. Dawson, Charles W. Oliver, Mike Mebane, and Gonzalo Ancira. In an indication of the quality of the Russell Brown architects, the River Oaks Corporation hired one of Russell Brown's architects, Charles Oliver, as in-house architect in 1926.

Additional information on the Russell Brown Company comes from a company brochure published circa 1936 which notes the following: "The restful harmony and careful designing, the elegance imparted by graceful simplicity marks the difference between Russell Brown Company homes and the regular run of places so often built."

Russell Brown retired from the building business in the mid 1940s. He lived out his retirement at his ranch near Juliff, Texas, south of Houston, where he died in 1963.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The Edward Weil House was constructed in 1917 and designed in the Prairie Style. It is an unusual example in Avondale, as it was styled with a blend of Craftsman, Prairie and Mediterranean influences, a style departure from many of the homes on Avondale.

The most common features of the Prairie style include low-pitched roof, usually hipped, with widely overhanging eaves; two stories, with one-story wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines, often with massive, square porch supports. The Prairie style originated in Chicago within a group of architects that have come to be known as the Prairie School and were led by Frank Lloyd Wright. Landmark examples of the Prairie style are concentrated in Chicago's early 20th-century suburbs and in other large Midwestern cities. The Prairie style is one of the few indigenous American styles. Vernacular examples were spread widely by pattern books and popular magazines; they are common in early 20th-century suburbs throughout the country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I.

The Edward Weil House at 308 Avondale falls within the "Hipped Roof, Symmetrical, with Front Entry" subtype; this form is commonly referred to as the American Foursquare. This subtype was the earliest of the Prairie subtypes and developed into the most common vernacular version. It features a simple square plan, low-pitched roof, and symmetrical façade. A one-story wing attached to the east façade is clearly subordinate to the principal two-story elevation. The entrance is centered in the front elevation, features a portico, an arched gable dormer above the portico, and is a conspicuous focal point of the façade.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

In 2010, the current owner, Reza Jou, completed an extensive restoration of the house. The exterior work included repairing and painting exterior walls, refurbishing all original doors and original window hardware, repairing the roof and porch; and replacing damaged facia and suffix.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Courtney Spillane, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

OR

- The property was constructed before 1905 (Sec. 33-229(a)(2));

OR

- The property is listed individually in the National Register of Historic Places or designated as a "contributing structure" in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

STAFF RECOMMENDATION:

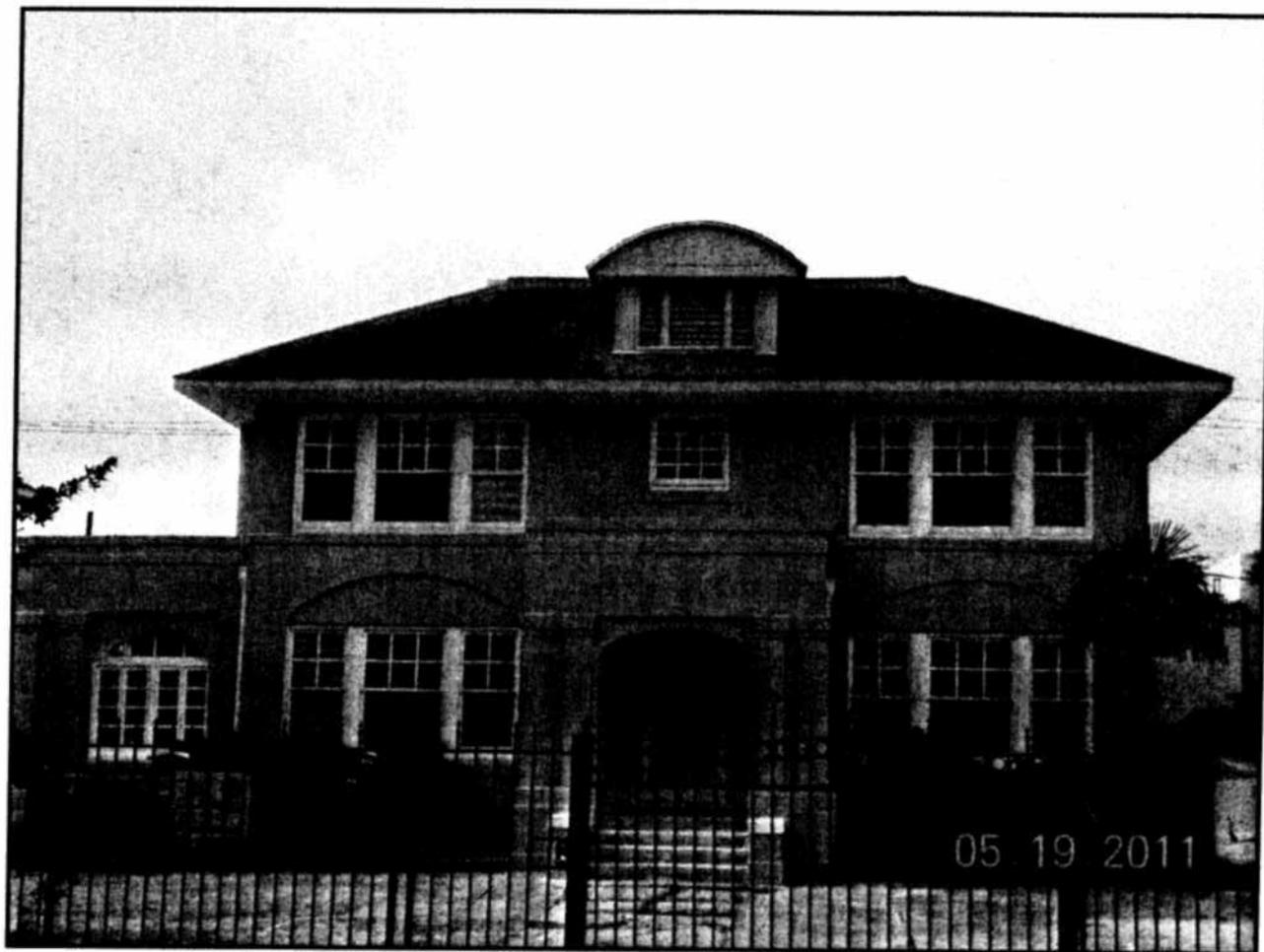
Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark and Protected Landmark Designation of the Edward Weil House at 308 Avondale Street.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT A
EDWARD WEIL HOUSE
308 AVONDALE STREET

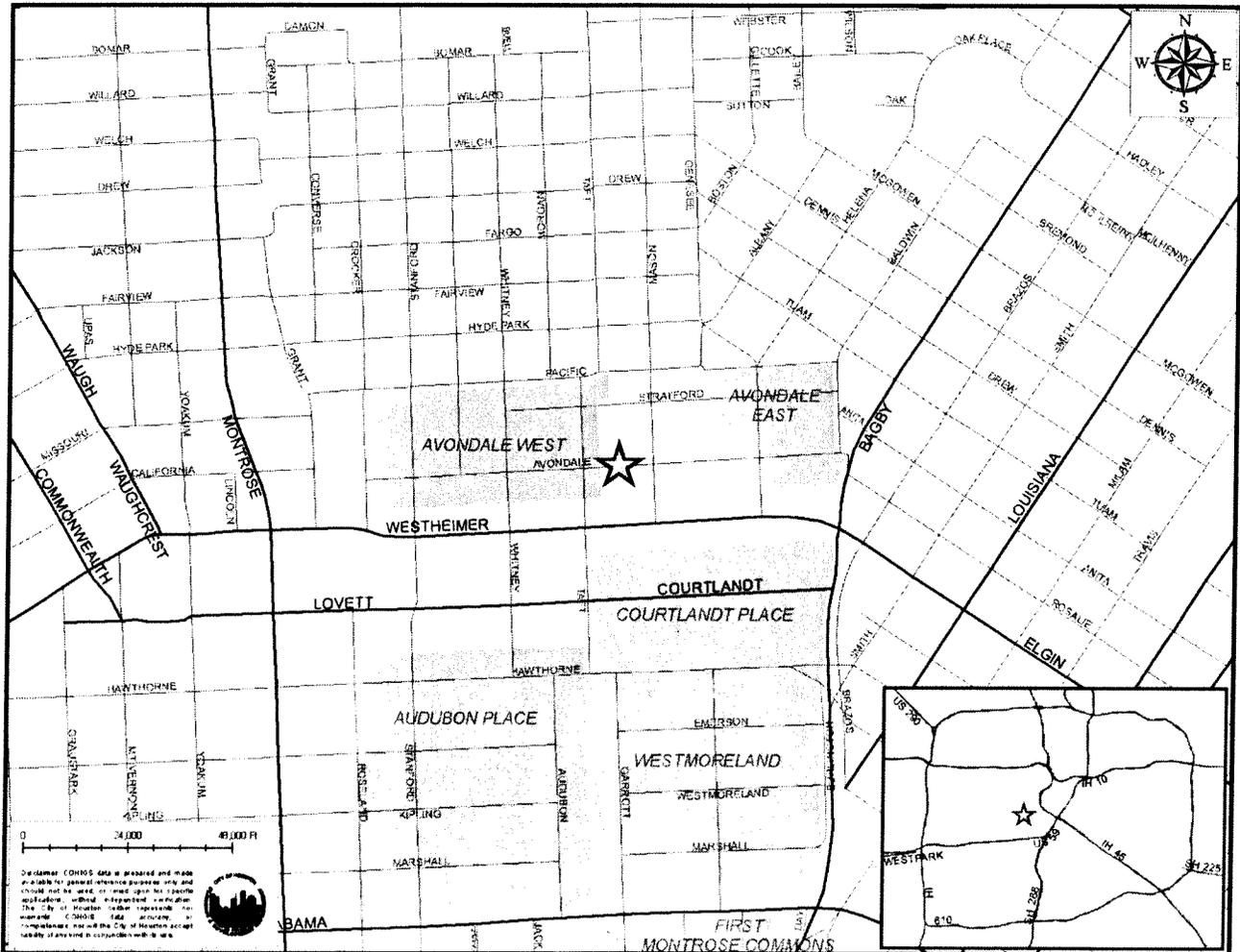


CITY OF HOUSTON

Archaeological & Historical Commission

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EXHIBIT B SITE LOCATION MAP EDWARD WEIL HOUSE 308 AVONDALE STREET NOT TO SCALE



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Henry W. Stude House
OWNERS: Carol S. and Dan Price
APPLICANTS: Same as Owners
LOCATION: 14 Remington Lane – Shadyside

AGENDA ITEM: IIIb
HPO FILE NO: 11PL101
DATE ACCEPTED: Jan-21-2011
HAHC HEARING: May-19-2011

SITE INFORMATION: Lot L, Shadyside, City of Houston, Harris County, Texas. The site includes a historic two-story, brick veneer residence.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Henry W. Stude Home was constructed in 1924 and designed by the prolific Houston architects, Birdsall P. Briscoe and Sam Dixon, Jr., in a French provincial style. The house is one of the best examples of a modestly-sized home in Shadyside. It is, indeed, the smallest home in Shadyside and its lot, Lot L, was originally the smallest lot in Shadyside.

Henry W. Stude was a prominent baker and owner of the Texas Baking Company. Stude's grandfather, Henry Stude, purchased much land in Houston in the late 19th century. In 1915, the Stude family donated 22.4 acres of land along White Oak Bayou to Houston that were added to twenty acres already owned by the City to form Stude Park. Stude worked in partnership with Will and Mike Hogg in the early 1920s to develop Norhill, now a City of Houston Historic District, which was platted on Stude family land. Henry W. Stude was also the President of the American Association of the Baking Industry (ABA) from 1926 to 1938, and during this time, he aggressively campaigned for the establishment of the American Institute and School of Baking (AIB).

The Stude family sold the house to the Muller family in 1938. Now, the fourth generation of the Muller family is growing up in the house. The Henry W. Stude House at 14 Remington Lane meets Criteria 1, 3, 4, 5, and 6 for Landmark and Protected Landmark designation.

HISTORY AND SIGNIFICANCE

The original owner of 14 Remington, Henry W. Stude (1880-1951), was the owner of the Texas Baking Company, a family company. He and his wife, Jane Talbot, purchased the lot in Shadyside from J.S. Cullinan in 1917. Jane Stude was a close friend of Cullinan's daughters. Henry Stude was one of the original trustees of Shadyside, along with W.W. Moore and H.A. Kipp.

Henry Stude benefitted from the legacy of his grandfather, Henry Stude, who purchased much land in Houston in the late 19th century. When he died in 1905, his holdings were left to Henry W. Stude's mother, Louise. Henry W. Stude and his siblings worked together as a family to develop and sell the land. In 1915, they gave 22.29 acres of land along White Oak Bayou to the City for parkland.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Stude worked in partnership with Will and Mike Hogg to develop Norhill, now a City of Houston Historic District, which was platted on Stude family land. Henry W. Stude was a Vice President of Varner Realty, which undertook the development of East and West Norhill in 1922-24. Furthermore, the Hogg Brothers and Henry Stude bought two tracts of Camp Logan in 1924 and, rather than develop it, sold the land to the City of Houston at cost. This land became Memorial Park. Both of these ventures were occurring while the Stude House was being constructed.

Stude also stayed busy with his baking interests. He was the President of the American Association of the Baking Industry (ABA) from 1926 to 1938, and during this time, he aggressively campaigned for the establishment of the American Institute and School of Baking (AIB). This school was eventually established in Chicago, and Stude unexpectedly became President of the AIB as well as the ABA in 1927. It is likely that these additional responsibilities, and the demands for reorganization due to the looming Great Depression, are what caused the Studes to move from Houston to Chicago in 1930. From 1938 until 1949, Stude was the Vice President of the Purity Baking Company of Chicago. Stude returned to Houston after his retirement, and built 56 Tiel Way in River Oaks, designed by Hugh Neuhaus, Jr. He died in 1951.

When the Studes moved to Chicago, they rented out the house to several families, including Richard W. and Laura Rice Neff, and Frederick B. and Grace Asche. Both families had two children, but when their families grew by one more child, each looked for a larger home. The Studes eventually sold the house to Mr. and Mrs. Anton C. Muller in 1938.

Anton Charles Muller and Josephine (Brummett) Muller relocated from an apartment at the nearby Warwick to 14 Remington Lane. Muller had emigrated from the Bohemia region of Czechoslovakia as a young man with an entrepreneurial bend toward cotton. Because of his business acumen and his ability to speak four languages fluently, his fortunes in the cotton export industry rose. A cotton merchant working with, among others, Anderson Clayton and Weatherford Crump, he brought Texas cotton to previously closed European markets after World War I. The Mullers raised their two children, Walter Muller and Josephine Muller Shanks, in the house.

A.C. Muller lived in the house until his death in 1978 and Mrs. Muller lived there until her death in 1997. The fourth generation of the Muller family – the Price children – is now growing up in the house.

Birdsall Parmenas Briscoe

Birdsall P. Briscoe, architect, was born on June 10, 1876, in Harrisburg, Texas, to Andrew Birdsall and Annie Frances (Paine) Briscoe. He was the grandson of Andrew Briscoe and the great-grandson of John R. Harris, founder of Harrisburg. During the Spanish-American War, Briscoe served in the United States Army Infantry as a sergeant; he subsequently served as a major in the army during World War I. He was educated at Texas A&M University and began his architectural career in Houston in 1904 with architects Lewis Wilson and Lewis Sterling Green. During this time, his firm designed the original Blessed Sacrament church (circa 1910), a former East End landmark demolished in 2005. After a brief partnership with Green (1909-11), Briscoe began independent practice in 1912. He designed the Clayton House (City of Houston Protected Landmark) on Caroline in 1916 in the Georgian Revival style and construction was completed in 1917. From 1922 until

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

1926, he was in partnership with Sam H. Dixon, Jr. From 1919 until his retirement in 1955, Briscoe shared an office with Maurice J. Sullivan. Although from time to time he collaborated with both Dixon and Sullivan on nonresidential commissions, Briscoe was best known for his elegantly composed and detailed houses

Briscoe established his reputation as an exceptional designer at the outset of his career. His aptitude for disciplined formal composition and correct, scholarly rendition of historic detail placed him at the forefront of the eclectic trend in Houston architecture during the second decade of the twentieth century. Briscoe's finest houses, designed between 1926 and 1940, exhibit the array of historical architectural styles characteristic of American eclectic architecture and are distinguished by the architect's gift for harmonious proportion and full-bodied ornamental detail.

Briscoe worked extensively in the Houston neighborhoods of Courtlandt Place, Shadyside, Broadacres, and River Oaks. Among his clients for houses were William Lockhart Clayton (1917), W. T. Carter (1920), R. Lee Blaffer (1920), Walter H. Walne (1925), Burdine Clayton Anderson (1928), Robert W. Wier (1928), Milton R. Underwood (1934), Wirt A. Paddock (1936), I. H. Kempner, Jr. (1936), and Dillon Anderson (1938). Outside Houston, Briscoe's best-known project was the remodeling of the Patton-Varner House near West Columbia for Ima and William Clifford Hogg in 1920.

Briscoe married Ruth Dillman in 1927. He joined the American Institute of Architects in 1921 and was elected a fellow of the institute in 1949. From 1934 until 1941 he served as district officer for South Texas of the Historic American Buildings Survey. He was the author of two western adventure novels, In the Face of the Sun (1934) and Spurs from San Isidro (1951). He was a parishioner of Christ Church. He died in Houston on September 18, 1971, and is buried at Oak Hill Cemetery in Goliad.

Hare and Hare

Hare and Hare prepared landscape plans for the Stude House in 1924. The only extant part of this plan is a stone pathway between the front walkway and the driveway. Hare and Hare also worked closely with Will Hogg on city plans for Houston, while Hogg was the Chairman of the Houston Planning Commission. Hare and Hare was hired by the Board of Park Commissioners in 1923 to consult on city parks and they undertook extensive planning efforts for Houston parks, including Memorial Park, Hermann Park, and Stude Park.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The house, completed by Briscoe and Dixon in 1924, is designed in a French provincial style. The house faces east on Remington and is sited in the middle of the lot. The tall, plastered Shadyside wall blocks the view of the house from Sunset Drive and adds privacy to the lot. From the 1980 City of Houston Architectural Survey:

“The house consists of three volumes: the east wing, a two story gabled volume containing the living room and master bedroom; a central volume containing the main entry portal and stair in a one and two story configuration, ending in an exposed gable on the west face; and

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

a third two story volume on the north end of the house, containing kitchen and servants' room, beneath an exposed gable.

Construction: Masonry bearing walls on reinforced concrete foundation; wood trim. Exterior walls are faced with skintled orange brick laid in Flemish bond."

When built, the house contained 43,000 cubic feet and cost 62 cents per foot. The original cost of the house was \$22,000. The first floor is almost level with the grade, which gives the house the appearance of being level with the street. The house has a pier and beam foundation and a small basement.

The entrance of the house is positioned under a gabled roof with an arched alcove, in a very picturesque style. The stairhall to the north of the entry way is defined by a projecting one and one-half story bay with large casement window with diagonally placed leaded glass lights.

The windows, which are double hung and wooden, have varying light patterns: 4-over-4 and 8-over-12 on the ground floor, and 4-over-4 and 8-over-8 on the second floor.

The main roof is hipped with the ridge pole running north-south. The roof over the kitchen wing is gabled. The slope of the main roof is carried over the entrance porch and produces an interesting contrast with the high stairhall gable beside it. Two massive chimneys on the West and East facades balance the home.

At the north end of the house, and visually connected by a masonry wall but bisected by the driveway is a large garage structure with an apartment above. Instead of being placed behind the house, the garage is setback the same distance as the house.

The current owners, Carol and Dan Price, have made sensitive changes to the house, which help return the house to the original style. In the rear of the house, a narrow, screen porch on a concrete slab (later addition), was removed. A larger, family room addition replaced the porch and is connected to the house's rear façade; it is not visible from the front façade. The family room is built in wood, so as to distinguish it from the original brick house. The addition was designed by architect Neal Lacey and built in 2001.

The garage has recently been enhanced by the addition of an additional bay to the west side of the original structure for parking below and apartment space above. This new addition mirrors the original garage portion and, because it is added to the west façade, is sited to the rear of the building and is minimally visible from the front of the house. In addition, a wooden portico has been added to the front of the garage structure. These changes, nearing completion, are the work of architect Stephanie Adolph Eugster and are designed to be most sensitive to the original Briscoe design. None of the original east facing façade was altered in this addition.

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CITY OF HOUSTON

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[www.umkc.edu/whmckc/hare/Hare history.htm](http://www.umkc.edu/whmckc/hare/Hare%20history.htm)

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Courtney Spillane, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1)):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

OR

- The property was constructed before 1905 (Sec. 33-229(a)(2));

OR

- The property is listed individually in the National Register of Historic Places or designated as a "contributing structure" in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

CITY OF HOUSTON

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STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark and Protected Landmark Designation of the Henry W. Stude House at 14 Remington Lane.

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EXHIBIT A
HENRY W. STUDE HOUSE
14 REMINGTON LANE

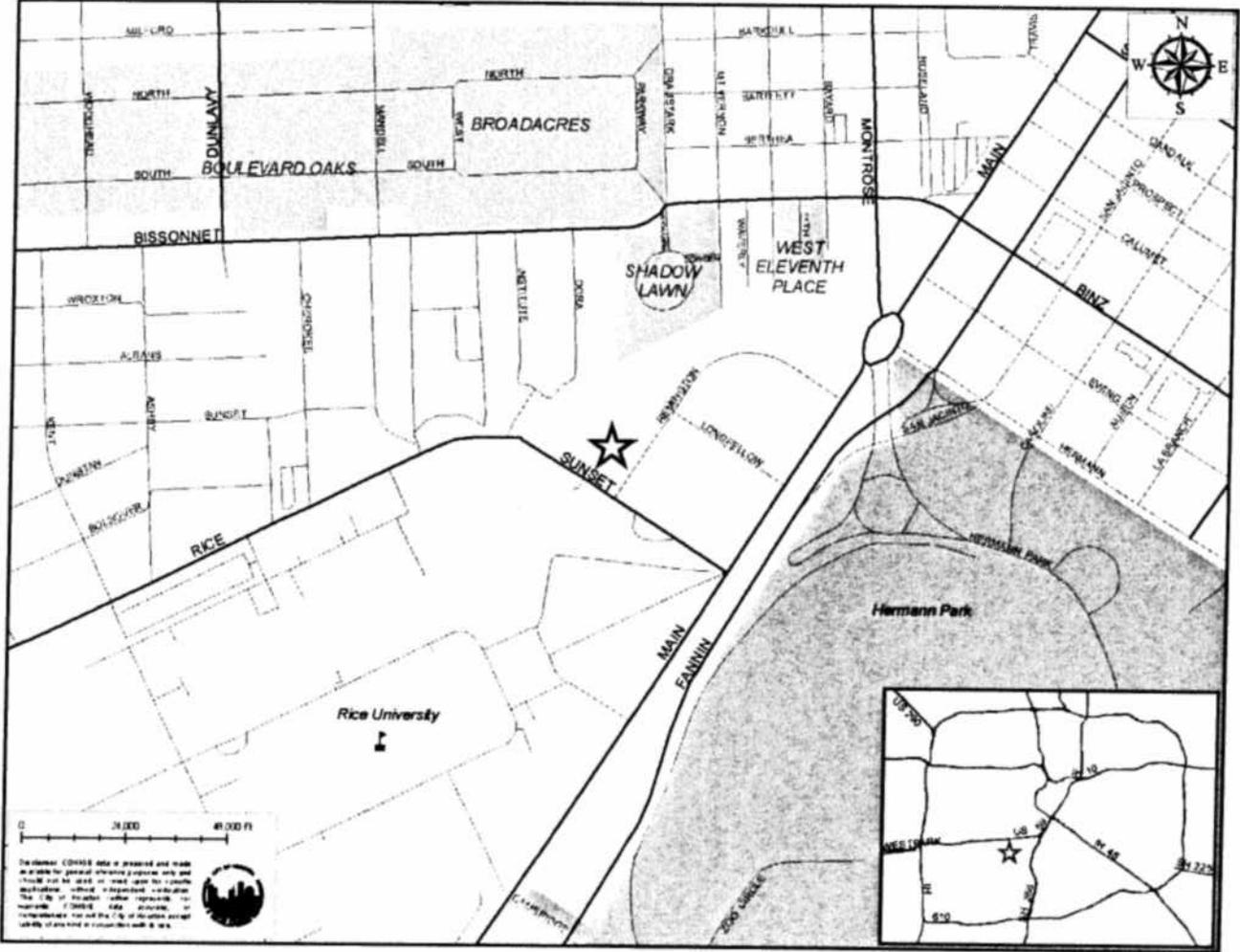


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EXHIBIT B
SITE LOCATION MAP
HENRY W. STUDE HOUSE
14 REMINGTON LANE
NOT TO SCALE



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PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Sterne Building

OWNERS: FKM Partnership

APPLICANTS: Same

LOCATION: 300 Main Street – Main Street Market Square

AGENDA ITEM: IIIc

HPO FILE NO: 11PL102

DATE ACCEPTED: Mar-21-2011

HAHC HEARING: May-19-2011

SITE INFORMATION: Lot 5, Tract 4A, Block 33, SSBB, City of Houston, Harris County, Texas. The site includes a three-story commercial brick building.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Sterne Building at 300 Main Street was designed by architects Joseph Finger and James Ruskin Bailey and built in 1916. Joseph Finger is one of Houston's most historically significant architects, designing scores of buildings in Houston, including Houston's 1939 City Hall. The Sterne Building was built by Pauline Sterne Wolff to replace an earlier building constructed on the site in 1884 by her father Sam Sterne that had been destroyed by fire. The first retail occupant of the new Sterne Building was Krupp & Tuffly, a clothing and shoe store, that soon relocated down Main Street. Cockrell's Drug Store moved in in 1917 and occupied the building for many years.

In 1999, the Sterne Building was purchased by the Meyer family. Joseph Meyer was founder of the Joseph F. Meyer Hardware Company; president of the Houston National Exchange Bank; served two terms as alderman of the Third Ward; served one year as county commissioner of Harris County and was chief of the Houston Volunteer Fire Department. In 1885, Meyer began acquiring land in the southwest part of Houston and by 1893 he owned more than 6,000 acres. In 1955, one of his sons, George Meyer, developed the Meyerland subdivision, located in southwest Houston, on a portion of this land. The Meyer family descendants today own numerous historic building in Main Street Market Square.

The three-story masonry Sterne Building is contributing to both the Main Street Market Square National Register and City of Houston Historic Districts, which encompass the area of Houston's earliest commercial development. The building anchors the north corner of the 300 block of Main Street, one of the most intact historic blocks in downtown Houston. The Sterne Building meets Criteria 1, 3, 4, 5 and 6 for Landmark and Protected Landmark designation.

HISTORY AND SIGNIFICANCE

In 1884, Sam Sterne commissioned George Dickey, Houston's first professional architect, to design a building for this site at Main and Congress Avenue. This small commercial building, also known as the Sterne Building, stood until it was destroyed by fire shortly before the extant structure was constructed to replace it. After the original building was destroyed, Pauline Sterne Wolff, daughter of Sam Sterne, commissioned architects Joseph Finger and James Ruskin Bailey to design a new building, (the one now standing) in honor of her father. The design commenced in 1914 and the

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

building's construction was completed in 1916. While the size and number of stories of the two buildings is exactly the same, the architects did not reference anything from the old structure.

The ground floor of the 1916 building was designed for Krupp & Tuffly, a clothing and shoe store. They moved out of the building in 1917 and Cockrell's Drug Store moved in and remained for many years. The second and third floors were occupied by the Thalian Club, a fraternal organization for prominent men of Houston. When the club moved, most of the upper floor space was leased out for an assortment of offices.

The Sterne Building anchors the north corner of the 300 block of Main Street, one of the most intact historic blocks in downtown Houston. The small-scale commercial building is significant for its contextual value, adding to the adjoining 1880 Stuart Building and the other buildings in the block including the Kiam Building on the corner of Main and Preston. All of the buildings in the 300 block of Main are late 19th or early 20th century design and construction, although some have been altered in more recent decades.

The Sterne Building is situated within the old commercial district of historic Houston. The property is a contributing building in the Main Street Market Square Historic District, listed on the National Register of Historic Places in 1983 and within the City of Houston Historic District designated by City Council on March 5, 1997. The Main Street Market Square Historic District constitutes Houston's largest, most intact concentration of physical resources representing the City's civic and commercial past. The surviving architecture documents the episodes of development that occurred between 1859 and the building and real estate boom of the 1920s, the half-century when Houston emerged from relative obscurity to become the largest city in the southern United States.

Early Houston

The town of Houston was platted in the fall of 1836 by surveyors Gail Borden (1801-1874), Thomas H. Borden (1804-1877), and Moses Lapham (1808-1838), for Augustus C. (1806 1864) and John K. Allen (1819-1838). The town consisted of sixty-two numbered blocks, most of them two-hundred fifty square feet, located near a shallow bend on the south bank of Buffalo Bayou opposite its confluence with White Oak Bayou. During the ensuing two decades, Houston would continue to expand as a market town and as the state's first railroad center. A wave of prosperity in the late 1850s encouraged the replacement of wooden commercial buildings in Houston with more substantial masonry ones.

After the Civil War ended in 1865, Houston's growth as a regional center of trade and finance resumed. Long overdue public improvements began: a brick courthouse for Harris County, begun in 1860, was completed; a permanent City Hall and Market House were built in Market Square in 1873; and during the late 1860s and early 1870s, the wooden buildings on the block fronts surrounding Market Square were replaced with two-story masonry buildings housing grocers, bakers, butchers, confectioners, liquor dealers, and other businesses benefitting from proximity to the public market.

After the turn of the 20th century, Houston experienced another episode of intensive growth and development, with expansion of the railroads, discovery of oil, and the completion of the Houston

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Ship Channel. Architecturally, this growth was reflected in a new surge of construction in the lower downtown area. Following World War I, the building boom of the 1920s eclipsed all previous episodes of growth and expansion in Houston. During that decade Houston moved from the position of third largest city in Texas to that of the largest city in the South as its population more than doubled in size.

Main Street/Market Square

The Main Street Market Square Historic District was listed in the National Register of Historic Places in July 1983 and designated as a City of Houston historic district in 1997. The Sterne Building is classified as "contributing" to both historic districts. The Main Street Market Square Historic District is located on the south bank of Buffalo Bayou between Milam and San Jacinto streets. The buildings within this district range from modest, mid-nineteenth-century brick commercial buildings to a number of small but ornately detailed High Victorian commercial buildings, and include a fine selection of multistory public, bank, and office buildings. Completing this architectural array are several modernistically-detailed commercial buildings of the early 1930s. Most of these buildings continue in use as either office or retail establishments.

Fifty-two buildings and one structure (Main Street Viaduct) contribute to the architectural and historical significance of this district. Allen's Landing and Market Square are two of the most historic sites in Houston. Twenty-four of the fifty-two buildings were constructed between 1858 and 1900. The remaining buildings date from 1901 to 1935. Thirty-two buildings were constructed to serve primarily as stores, eleven to serve primarily as office buildings, four to serve as warehouses or large wholesale stores, and two each to serve as banks and motion picture theaters. The Main Street Market Square Historic District constitutes Houston's largest, most intact concentration of commercial structures from the 19th and early 20th centuries.

Joseph Finger

Joseph Finger, an Austrian immigrant who began his Houston architectural practice in 1911, is best known for such large public buildings as Temple Beth Israel, the Houston Turn-Verein, and Houston's City Hall. He also designed a number of large houses in Riverside Terrace and River Oaks. In Boulevard Oaks, Finger designed the Echols and Minchen houses at 1753 North and 1740 South. The Minchen House is listed on the National Register of Historic Places and is a City Protected Landmark.

Joseph Finger was born on March 7, 1887, in Bielitz, Austria, where he received his primary, secondary, and technical education. Immigrating to the United States in 1905, Finger settled initially in New Orleans. He moved to Houston in 1908, where he worked in the branch office of the Dallas architect C. D. Hill and Company. In 1912 Finger became the junior partner of Houston architect Lewis Sterling Green. Between 1914 and 1919, he was in partnership with James Ruskin Bailey, and from 1920 to 1923, with Lamar Q. Cato. From 1923 to 1944, Finger practiced under his own name. From 1944 until his death, he was in partnership with George W. Rustay. From the beginning of his first partnership, Finger was identified with the design of office, hotel, retail, and industrial buildings. He was responsible for the American National Insurance Company Building in Galveston (1913, demolished); the Ricou-Brewster Building in Shreveport, Louisiana (1924, with Seymour

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Van Os); the De George (1913), Plaza (1925), Ben Milam (1925), Auditorium (1926), and Texas State hotels in Houston (1929); the Vaughn Hotel, Port Arthur (1929); the Charlton Hotel, Lake Charles, Louisiana (1929); and the McCartney Hotel, Texarkana (1930). Finger designed retail stores for Everitt-Buelow (1926, altered), Levy's (1930, altered), and Battelstein's (1923, 1936, 1950) in Houston, and numerous auto showrooms in Houston during the 1920s. He was architect of the Model Laundry, Galveston (ca. 1913); and the Cheek-Neal Coffee Company (1917), Texas Packing Company (1924), H. M. Tennison Manufacturing Company (1925), and Truscon Steel Company (1941) buildings in Houston.

As the city's foremost Jewish architect from the 1910s through the 1940s, Finger designed many Jewish institutional buildings, as well as buildings for individual Jewish clients. Among these were Congregation Beth Israel Temple (1925), Congregation Beth Israel Mausoleum (1935), and Congregation Beth Yeshurun Synagogue (1949), as well as the Concordia Club (1915, demolished) and the Wolff Memorial Home (1930, demolished). During the 1930s, Finger was responsible for such major public buildings as the Montgomery County Courthouse, Conroe (1935, altered); Jefferson Davis Hospital (1937, with Alfred C. Finn); Houston City Hall (1939); and the Houston Municipal Airport Terminal and Hangar (1940). At the time of his death, Finger and Rustay's Harris County Courthouse (1953) was under construction in Houston. Finger was best known for his exuberant modernistic designs. These included the Art Deco-style Houston Turn-Verein (1929, demolished), the A. C. Burton Company auto showroom (1929, demolished), and the Barker Brothers Studio (1930). Finger's office produced the Clarke and Courts printing plant (1936) and the Carnation Company creamery (1946-47, demolished) in the streamlined modernistic style. Finger's public buildings of the 1930s and 1940s were also designed in the modernistic style. Among the prominent clients for whom Finger designed multiple buildings, for both personal and business use, were the industrialist Henry M. Tennison, the confectioner W. H. Irvin, the merchant Philip Battelstein and his sons, the grocer Joseph Weingarten and his brothers, and the oil operator James M. West and his sons and business associates.

Finger married Gertrude Levy of Houston on June 18, 1913. They were the parents of one son, Joseph Seifter Finger, a landscape architect and golf course designer. Finger was a member of the American Institute of Architects. He was also a member of Congregation Beth Israel, the Independent Order of B'nai Brith, the Houston Turn-Verein, the Westwood Country Club, Chamber of Commerce, and the Benevolent and Protective Order of Elks. Joseph Finger died on February 6, 1953, in Houston. He is buried in Beth Israel Mausoleum in Beth Israel Cemetery, Houston.”

According to Stephen Fox, additional Joseph Finger works include:

- J. A. Platt House, 3311 Del Monte at River Oaks Boulevard.
- J. M. West, Jr., House, 1909 River Oaks Boulevard (demolished).
- Cohen Building, 2935-2925 Main Street (1925).
- Citizens State Bank Building (now Rockefellers), 3620 Washington Avenue (1925).
- Lancaster Hotel (then Auditorium Hotel), 701 Texas Avenue (1926).
- Joseph Finger duplex, 120 Portland (1926).
- W.H. Irvin Home, 431 Bay Ridge Road (1928).
- Texas State Hotel, 720 Fannin Street (1929).
- Jim West country home, 3303 NASA Road 1 (1929).

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- 2221 Rosedale Avenue (1929).
- Stephen F. Austin High School 1700 Dumble Street (1937) (with Briscoe, Sullivan and Sam Dixon, Jr.).
- 3612 Parkwood Drive (1938)
- Weingarten Home, 4000 South McGregor Way (1939).
- Parker Bros. & Co. Building, 5303 Navigation Boulevard (1939).
- Kelley Manufacturing Co. Building, Japhet Street (1939).
- 3615 Parkwood Drive (1940).
- Republic Steel Corporation Building, 501 North Greenwood Street (1941).

James Ruskin Bailey

Bailey, born in Philadelphia and educated at Carnegie Tech in Pittsburgh, came to the Houston area as a draftsman for the Texas Company in 1908. Although Bailey designed such buildings as the Parks Building (1929-1930), the Public National Bank (1924-1925) and a large house for John Henry Kirby (1926), it was Joseph Finger who went on to become an important architect identified with the Moderne Style.

Joseph F. Meyer, Sr.

Joseph F. Meyer, Sr., was prominent in business circles in Houston and Harris County and widely known as a successful financier. He began in the business world when he was sixteen years old, as the proprietor of an independent business. His earlier operations were on a small scale and expanded with the passage of time, so that within a few short years he became well-known among more established and powerful businessmen of the city.

Born in Germany in 1851, Joseph F. Meyer was the son of Frank and Josephine Meyer. Josephine died when Joseph was three years old, and Frank brought him to America in 1855, settling first in Memphis, Tennessee, and moving to Houston in 1867. At the age of 16 years he established the Joseph F. Meyer Hardware Company at 802 Franklin at Milam Street. The company sold heavy hardware, wagon makers' supplies, farm implements, railroad contractors' supplies, iron, and steel, and was one of the largest of its kind in the city or Harris County. From then on, Meyer became identified with the financial and commercial activities of Texas.

In 1885 Joseph F. Meyer began acquiring land in the southwest part of Houston between Buffalo and Brays Bayous. By 1893 he owned more than 6,000 acres which were leased to rice farmers and small cattle ranches. In 1892 he purchased 415 acres near what would become Houston Intercontinental Airport from a New York firm for \$780. In 1915 he donated a 69 acre tract of land to the Bayland Orphan Home.

Meyer was an Independent Democrat and was twice elected alderman in the city of Houston, representing the third ward in the City Council from 1888 to 1892. He also served one year as county commissioner of Harris County and enjoys the distinction of having been chief of the Houston Volunteer Fire Department as long ago as 1880. In 1892, Meyer was one of the organizers of the Houston National Exchange Bank, of which he was vice president until 1912, when he became president.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Rebecca and Joseph Meyer married in 1884 and had three children – George B., Joseph F. Jr., and Frank K. Joseph died in 1935; his land was divided among his three sons.

Meyerland

Three generations of the Meyer family were instrumental in the development of the Meyerland subdivision, located in southwest Houston west of Post Oak Road and south of the City of Bellaire. In 1953 Joseph Meyer's son, George, decided to develop the 1,200 acres that we call Meyerland. Tom Robinson, Jr., president of First Mortgage Company, was selected to plan the subdivision and head up the Meyerland Company. In the spring of 1955 the former rice fields became a subdivision for single-family dwellings. Vice President Richard Nixon cut the ribbon for the grand opening that featured a Parade of Homes in the 5100 block of Jackwood. Development of Meyerland was done in stages and each new section was given a number and set of deed restrictions. There were several years of Medallion Showcases of Homes in Meyerland. *Look* magazine devoted four pages to Meyerland in 1957. *House and Home* magazine covered the area as the "ideal plan" for a subdivision in 1958.

A key element of Meyerland was the Meyerland Plaza Shopping Center. It opened in October 1957 with a celebration of "Around the Shopping World in 80 Acres." There was a hot air balloon that took riders to the Shamrock Hotel. Leota Meyer Hess, daughter of George Meyer, managed the shopping center from the late 1950s to 1994. The third generation of the Meyer family sold the Meyerland Plaza Shopping Center on January 9, 1984. The center was sold again in 1993 and was remodeled by Ed Wulfe in 1994. It was sold to Ronus Properties in 1998.

Today there are 2,315 homes in Meyerland. The property continues to increase in value and the name Meyerland is one that brings to mind a beautiful residential neighborhood with strong deed restrictions. Today, new and younger families are moving in. Many are second and third generation Meyerlanders who are moving back. Many older homes are now being razed and new, larger homes are being built.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The Sterne Building is three bays wide on Main Street and seven bays on Congress Avenue. Ornamentation is minimal and the ground floor has been refaced covering any distinctive detail that might have been present around the entrances. Two entrances on Main Street are now architecturally unremarkable. One, the vestibule entry, gives access to the upper floors. The other is an entrance to the first floor space. The brick piers between each bay and at the corners rise slightly above the roof line. Stylized pendants designed as terminal devices on the piers in lieu of capitals or cornice still remain. Brickwork and plaster panels alternate in a double row pattern above the ground floor, demarcating what was formerly a zone of transoms. On the upper floors, each bay contains a pair of wood framed double sash windows with concrete sills.

In February 1999, HAHC granted the applicant a Certificate of Appropriateness for the following work:

- Remove the existing storefront (a later, inappropriate alteration) and replace it with a series of paired, wood storefront doors

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- Install a series of plateglass storefront windows to match the new doors;
- Repair and rebuild existing divided light transom windows above new windows and doors;
- Restore cantilevered canopy to the original condition featuring decorative metal and deco keystones;
- Repair and rebuild upper floor, original windows;
- Repoint mortar between brick.

BIBLIOGRAPHY

City of Houston City Directories.

Field, William Scott. Last of the Past: Houston Architecture 1847 to 1915, Great Houston Preservation Alliance, Houston, 1981.

Fox, Stephen. Houston Architectural Guide, Second Edition, American Institute of Architects/Houston Chapter and Herring Press, Houston, 1990.

Handbook of Texas Online.

Johnston, Marguerite, Houston: The Unknown City 1836-1946, Texas A&M University Press, College Station, 1991.

McAlester, Virginia and Lee, Field Guide to American Houses, Alfred A. Knopf, New York, 1984.

National Register of Historic Places.

Sanborn Fire Insurance map for Houston.

Texas Historical Commission Atlas Neighborhood Survey Report.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Courtney Spillane, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1)):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

OR

- The property was constructed before 1905 (Sec. 33-229(a)(2));

OR

- The property is listed individually in the National Register of Historic Places or designated as a "contributing structure" in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark and Protected Landmark Designation of the Sterne Building at 300 Main Street.

CITY OF HOUSTON

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EXHIBIT A
STERNE BUILDING
300 MAIN STREET

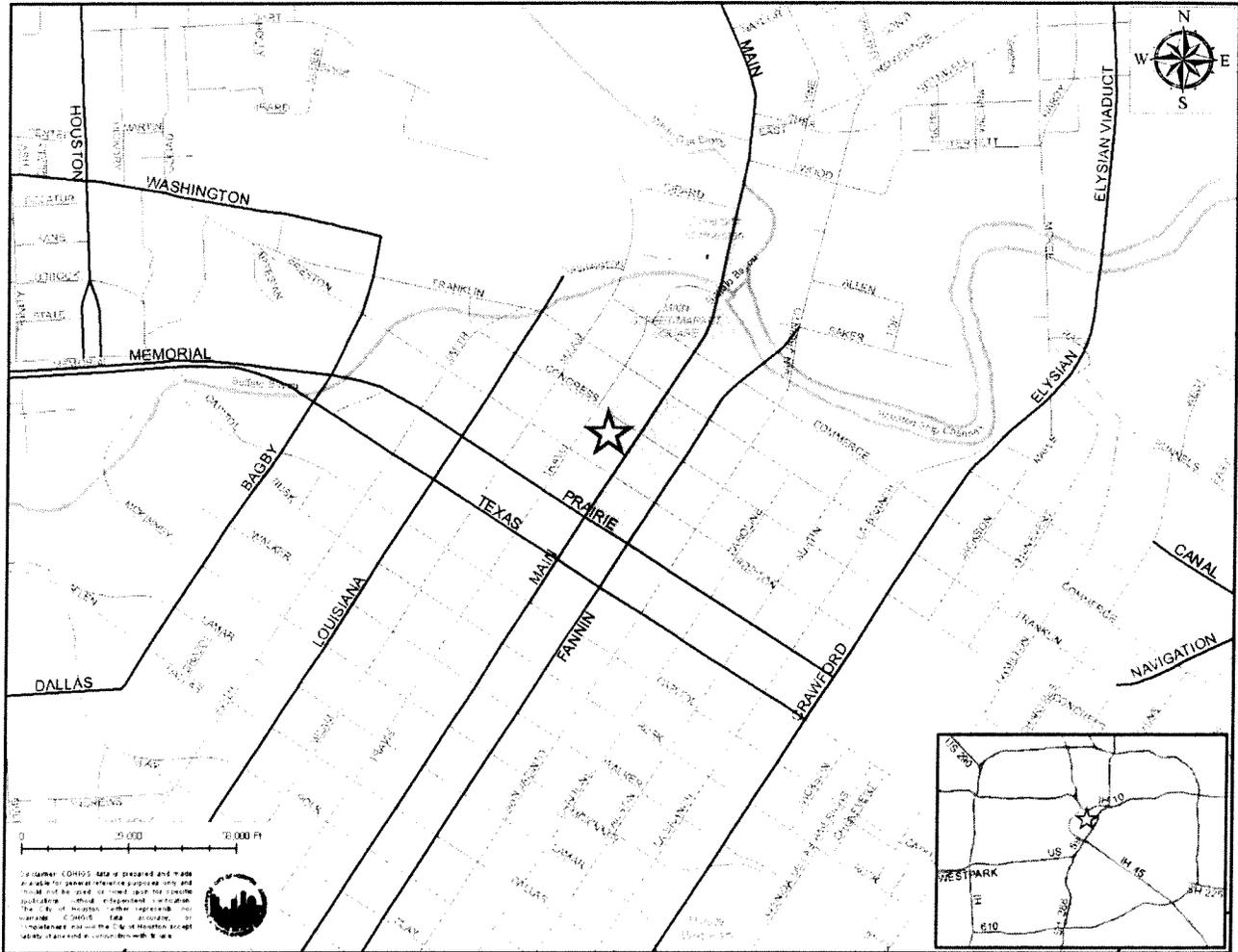


CITY OF HOUSTON

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EXHIBIT B SITE LOCATION MAP STERNE BUILDING 300 MAIN STREET NOT TO SCALE



CITY OF HOUSTON

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PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Stuart Building

OWNERS: FKM Partnership

APPLICANTS: Same

LOCATION: 304 Main Street – Main Street Market Square

AGENDA ITEM: IIIId

HPO FILE NO: 11PL103

DATE ACCEPTED: Mar-21-2011

HAHC HEARING: May-19-2011

SITE INFORMATION: Lot 5, Tract 4A, Block 33, SSBB, City of Houston, Harris County, Texas. The site includes a three-story commercial brick building which is clad with a stucco finish.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Stuart Building was built in 1880 following a disastrous fire in July 1879 that destroyed half of the 300 block of Main Street. Designed in the Italianate style, the Stuart Building is one of downtown Houston's last remaining Victorian buildings. The building was built at the same time as the two adjoining buildings to the south – 306 & 308 Main Street – and retains its original Italianate features, such as its heavy ornate sheet metal cornice, a sheet metal frieze containing the name 'Stuart,' ornate iron window hoods and iron sills, corner quoins, and a broken pediment. The wall surface of the upper floors is heavily plastered to appear as rusticated stone facing. The building is contained within the boundary of the Main Street Market Square National Register and City of Houston Historic Districts, which encompass the area of Houston's earliest commercial development.

In 1999, the Stuart Building was purchased and restored by the Meyer family. Joseph Meyer was founder of the Joseph F. Meyer Hardware Company; president of the Houston National Exchange Bank; served two terms as alderman of the Third Ward; served one year as county commissioner of Harris County and was chief of the Houston Volunteer Fire Department. In 1885, Meyer began acquiring land in the southwest part of Houston and by 1893 he owned more than 6,000 acres. In 1955, one of his sons, George Meyer, developed the Meyerland subdivision, located in southwest Houston, on a portion of this land. The Meyer family descendants today own numerous historic building in Main Street Market Square.

The Stuart Building at 304 Main Street meets Criteria 1, 3, 4, and 5, is a contributing structure to the Main Street Market Square National Register Historic District, and was built before 1905 - all considerations for Landmark and Protected Landmark designation.

HISTORY AND SIGNIFICANCE

The Stuart Building was constructed in 1879-1880, following a disastrous fire in July 1879 which destroyed half of the 300 block of Main Street. The continuous construction in the rear of the Stuart Building shows that the three buildings at 304-306-308 Main Street were all constructed at the same time by the same owner, although they appear as three separate buildings today and are under separate ownership. Original features remain on only two buildings, including the Stuart Building at

CITY OF HOUSTON

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Department**

Planning and Development

304 Main Street. This building retains the heavy ornate sheet metal cornice that was typical of the affluent Italianate style of the 1880s. This cornice is supported by two large brackets at either end with several smaller ones in between. The sheet metal frieze under the cornice contains the name "Stuart" centered between the two end brackets. The building also retains the original second and third floor façade treatments, ornate iron window hoods, corner quoins, and a broken pediment.

When constructed, the Stuart Building was numbered 44 Main Street. The Stuarts were a prominent Houston family of physicians. It is unknown whether the Stuarts or other investors built this commercial building. Offices for attorney and other professionals (dentists, agents) occupied the upper floor. Ground floor tenants included three important early Houston firms: Wilkins and Adex Booksellers & Stationers; James F. Dumble's China House, which sold china, glassware, and other housewares; and L.W. Kurten Jewelry. By the early 1980s, the building housed adult-oriented shops and entertainment; the top floors were vacant. The building was restored in 1999 by the current owners, FKM Partnership.

The Stuart Building is classified as a "contributing" building within the boundary of the Main Street Market Square Historic District, listed on the National Register of Historic Places in 1983 and designated within the City of Houston Historic District by City Council on March 5, 1997. The historic district of commercial buildings and sites constitutes Houston's largest, most nearly intact accumulation of physical resources representing the City's civic and commercial past. The surviving architecture documents the episodes of development that occurred between 1859 and the building and real estate boom of the 1920's, the half-century when Houston emerged from relative obscurity to become the largest city in the southern United States.

Early Houston

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After the Civil War ended in 1865, Houston's growth as a regional center of trade and finance resumed. Long overdue public improvements began: a brick courthouse for Harris County, begun in 1860, was completed; a permanent City Hall and Market House were built in Market Square in 1873; and during the late 1860s and early 1870s, the wooden buildings on the block fronts surrounding Market Square were replaced with two-story masonry buildings housing grocers, bakers, butchers, confectioners, liquor dealers, and other businesses benefitting from proximity to the public market.

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CITY OF HOUSTON

Archaeological & Historical Commission
Department

Planning and Development

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Main Street/Market Square

The Main Street Market Square Historic District was listed in the National Register of Historic Places in July 1983 and designated as a City of Houston historic district in 1997. The Sterne Building is classified as "contributing" to both historic districts. The Main Street Market Square Historic District is located on the south bank of Buffalo Bayou between Milam and San Jacinto streets. The buildings within this district range from modest, mid-nineteenth-century brick commercial buildings to a number of small but ornately detailed High Victorian commercial buildings, and include a fine selection of multistory public, bank, and office buildings. Completing this architectural array are several modernistically-detailed commercial buildings of the early 1930s. Most of these buildings continue in use as either office or retail establishments.

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Joseph F. Meyer, Sr.

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Born in Germany in 1851, Joseph F. Meyer was the son of Frank and Josephine Meyer. Josephine died when Joseph was three years old, and Frank brought him to America in 1855, settling first in Memphis, Tennessee, and moving to Houston in 1867. At the age of 16 years he established the Joseph F. Meyer Hardware Company at 802 Franklin at Milam Street. The company sold heavy hardware, wagon makers' supplies, farm implements, railroad contractors' supplies, iron, and steel, and was one of the largest of its kind in the city or Harris County. From then on, Meyer became identified with the financial and commercial activities of Texas.

In 1885 Joseph F. Meyer began acquiring land in the southwest part of Houston between Buffalo and Brays Bayous. By 1893 he owned more than 6,000 acres which were leased to rice farmers and small cattle ranches. In 1892 he purchased 415 acres near what would become Houston Intercontinental

CITY OF HOUSTON

Archaeological & Historical Commission Department

Planning and Development

Airport from a New York firm for \$780. In 1915 he donated a 69 acre tract of land to the Bayland Orphan Home.

Meyer was an Independent Democrat and was twice elected alderman in the city of Houston, representing the third ward in the City Council from 1888 to 1892. He also served one year as county commissioner of Harris County and enjoys the distinction of having been chief of the Houston Volunteer Fire Department as long ago as 1880. In 1892, Meyer was one of the organizers of the Houston National Exchange Bank, of which he was vice president until 1912, when he became president.

Rebecca and Joseph Meyer married in 1884 and had three children – George B., Joseph F. Jr., and Frank K. Joseph died in 1935; his land was divided among his three sons.

Meyerland

Three generations of the Meyer family were instrumental in the development of the Meyerland subdivision, located in southwest Houston west of Post Oak Road and south of the City of Bellaire. In 1953 Joseph Meyer's son, George, decided to develop the 1,200 acres that we call Meyerland. Tom Robinson, Jr., president of First Mortgage Company, was selected to plan the subdivision and head up the Meyerland Company. In the spring of 1955 the former rice fields became a subdivision for single-family dwellings. Vice President Richard Nixon cut the ribbon for the grand opening that featured a Parade of Homes in the 5100 block of Jackwood. Development of Meyerland was done in stages and each new section was given a number and set of deed restrictions. There were several years of Medallion Showcases of Homes in Meyerland. *Look* magazine devoted four pages to Meyerland in 1957. *House and Home* magazine covered the area as the "ideal plan" for a subdivision in 1958.

A key element of Meyerland was the Meyerland Plaza Shopping Center. It opened in October 1957 with a celebration of "Around the Shopping World in 80 Acres." There was a hot air balloon that took riders to the Shamrock Hotel. Leota Meyer Hess, daughter of George Meyer, managed the shopping center from the late 1950s to 1994. The third generation of the Meyer family sold the Meyerland Plaza Shopping Center on January 9, 1984. The center was sold again in 1993 and was remodeled by Ed Wulfe in 1994. It was sold to Ronus Properties in 1998.

Today there are 2,315 homes in Meyerland. The property continues to increase in value and the name Meyerland is one that brings to mind a beautiful residential neighborhood with strong deed restrictions. Today, new and younger families are moving in. Many are second and third generation Meyerlanders who are moving back. Many older homes are now being razed and new, larger homes are being built.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The Stuart Building is three bays wide. The wall surface of the upper floors is heavily plastered to appear as rusticated stone facing. The double hung sash windows on the upper floors are topped with decorative iron hood moldings and have simple iron sills. A vertical strip of four fixed panes with a transom is located on each floor directly above the common entrance to allow light into the stairwell.

CITY OF HOUSTON

**Archaeological & Historical Commission
Department**

Planning and Development

The original first floor façade and exterior elements were deteriorated or removed. They were probably replaced in the 1920s. The entrance to the first floor is centrally located and flanked by display windows. The entrance to the upper floors as well as the stairway is shared with the building to the south. The first floor is open the width and depth of the building. The floor is concrete and the ceiling is wood. The upper floors are shared with the building to the south (306 Main Street) and are open the width of both buildings.

At the roofline, a heavy metal cornice is supported by two large brackets at either end with several smaller ones in between. The sheet metal frieze contains the “Stuart” centered between the two brackets. A broken pediment, which once contained a gold eagle, remains in place.

In 1999, the current owners restored the storefront by installing new windows and door on first floor, repairing the decorative iron hood moldings and metal cornice and patching the stucco to match the original treatment.

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The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Courtney Spillane, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

CITY OF HOUSTON

Archaeological & Historical Commission
Department

Planning and Development

S **NA**

S - satisfies **NA - not applicable**

Meets at least three of the following (Sec. 33-229(a)(1):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b).

OR

- The property was constructed before 1905 (Sec. 33-229(a)(2);

OR

- The property is listed individually in the National Register of Historic Places or designated as a "contributing structure" in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

CITY OF HOUSTON

**Archaeological & Historical Commission
Department**

Planning and Development

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark and Protected Landmark Designation of the Stuart Building at 304 Main Street.

CITY OF HOUSTON

Archaeological & Historical Commission
Department

Planning and Development

EXHIBIT A
STUART BUILDING
304 MAIN STREET



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Last Concert Café Complex

OWNER: Dawn Fudge

APPLICANT: Dawn Fudge

LOCATION: 1403 Nance Street (includes 803 William Street building)

AGENDA ITEM: IIIe

HPO FILE NO: 11PL099

DATE ACCEPTED: Sep-9-2010

HAHC HEARING: May-19-2011

30-DAY HEARING NOTICE: N/A

SITE INFORMATION

Lots 1, 12 & Tract 11A, Block 4 Richey Addition, John Austin Survey A-1, Houston, Harris County, Texas. 77002. The complex consists of a café and two former residence buildings with connecting patio and adjoining outdoor area with performance stage.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation for the residence at 803 William Street and the Last Concert Café Complex at 1403 Nance Street.

HISTORY AND SIGNIFICANCE SUMMARY

The Last Concert Café Complex is located at 1403 Nance Street in Houston's 'Warehouse District' on the northeast side of downtown Houston. Established in 1949, the Last Concert Café, the first woman-owned café in post-World War II Houston, has become a legendary Houston restaurant and music venue. From 1949 through 1985, Elena 'Mama' Aldrete Lopez ran the Last Concert Café from her round table in the dining room of the café. Entrance was achieved by knocking at the red door and receiving access only after 'Mama' visually approved the guests from the small red curtained window set in the red door. Since opening, the café has hosted live music, providing both well-known and fledging entertainers space for discovery and a viable showcase for talent. The expansion to an outdoor stage for larger performances in 1986 is in keeping with this café tradition established by 'Mama' in 1949.

In addition to the tile-roofed stucco café building on site are two 19th century residences that have been incorporated into the café complex – a six-room house built between 1848-1852 and facing west to William Street, and a two-room residence built as servants' quarters in the 1870s. Local tradition holds that both were used as a brothel from the early 20th century through the 1970s. In addition to these structures is a noncontributing performance stage built in 1986 at the eastern end of the property. Architecturally, the Last Concert Café building is a good example of the Spanish style as applied to a commercial utilitarian building. The six-room and two-room residence buildings connected to the facility on the west represent good examples of an early Victorian style in a residential setting.

The Last Concert Café complex is unique among restaurants in Houston, as the café has functioned for sixty years serving the Houston community with popular music and Tex-Mex food in a Spanish-style setting. The Last Concert Café Complex has local significance for its role in the history of women and Hispanics in post-World War II Houston. In addition, the café complex is significant in the area of music for its tradition since 1949 of weekly live performances of both local and nationally known artists.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

The Last Concert Café Complex meets Criteria 1, 3, 4, and 8 for Landmark and Protected Landmark designation. In addition, the two contributing buildings on site were constructed prior to 1905.

HISTORY AND SIGNIFICANCE

From 1949 through 1985, Elena Aldrete “Mama” Lopez ran the Last Concert Café from her round table in the dining area of the Café. Entrance was achieved by knocking on the western red door and receiving access only after Mama visually approved the guests from the small red curtained window set in the red door. The Last Concert Café building is a good example of the Spanish style as applied to a commercial utilitarian building. The Café is important in Spanish Women’s History for its association with Elena Aldrete “Mama” Lopez, the proprietor of Houston’s first woman-owned Café post World-War II. The six-room and two-room residence buildings connected to the facility on the west represent good examples of an early Victorian style in a residential setting. The Café complex of buildings is also significant in the area of music for the historic association with local and nationally known music performers, beginning with Xavier Cugat in 1950 and representing a continuation of music trends. Specifically, the Last Concert Café reflects cultural significance derived from the weekly presentation of musical performers promoting and reflecting the spread of popular music in United States, a Café tradition that has continued since the Café opening in 1949. The architect and building designers are unknown. The residence structure had the influence of owners Charles Stewart and Napoleon Fant. Elena Lopez influenced the design and interior pattern of the 1949 Café structure along with the patio between the buildings.

The Last Concert Café complex is unique among restaurants in Houston, as the Café has functioned for sixty years serving the Houston community with popular music and Tex-Mex food in a Spanish setting. The Café building, as well as the adjacent two residential buildings retain the original architectural character and detailing, the Café from 1949 and the residence from the remodeling in 1897. The interior of the three buildings, particularly the Café, have had few alterations. The site is significant for its association with the fostering of musical talent in formative stages, as well as following with accomplished performers and bands. The expansion to an outdoor stage for larger performances is in keeping with the Café tradition established by Mama in 1949, has provided noted, as well as fledging entertainers, space for discovery and viable showcase for talent.

The Last Concert Café complex, located at 1403 Nance Street in Houston, Texas, is composed of three buildings including the main café which is a rectangular concrete block commercial café constructed in 1949 by Elena “Mama” (nee Alderete) Lopez. The two contributing buildings, one a six-room residence, the other a two-room residence, share a common rear patio with the café building. The café building is Spanish-style with stucco outside walls and red tile trim on the hip roof edge and sides. Two arched red doors are set in the front café wall, each with one small viewing window near the center top. The former garage opening has been permanently closed (before 1970) and painted white. Elena Lopez named the 1949 café structure The Last Concert as her last commercial venture. Entrance to the café is, as tradition demands, by knocking on the red door. Today the building remains as an excellent example of post World War II commercial Spanish-motif architecture.

The six-room residence building that faces west at 904 William Street was first constructed by Benjamin Richey between 1848 and 1852 as a three-room residence and enlarged to the present size

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

by Napoleon Fant in 1874-1875. The two-room building appears as an improvement on Lot 1 between 1873 and 1875 as a servant's residence and was remodeled in 1949. Local tradition and former owners relate that the six-room and two-room residence buildings were considered to have been a brothel from the early 20th century through the 1970s, operating as hourly room rentals. The unisex restroom, constructed at the north property line between the two-room outbuilding and former residence (now office), although constructed in 1950 of concrete block, is considered non-contributing. A performance stage located on the eastern half of the property with an outdoor dining area is also considered non-contributing, having been constructed in 1986. The stage has been remodeled and enlarged over the years to reflect the changing needs of the performance groups, including lighting, dressing rooms, storage and decoration.

The Last Concert Café complex is located north of downtown Houston and Buffalo Bayou in the Warehouse District, being about ¾ mile north of the Harris County Courthouse. One block to the south is the Dakota Lofts (former James Bute Paint Warehouse) which is on the National Register of Historic Places. The six-room former residence building is situated on the northeast corner of the intersection of Nance Street and William Street in an area known as the "warehouse" district of Houston. The café adjoins the residence building to the rear and east along Nance Street with the open stage area adjacent and east of the café, also fronting on Nance Street. The two-room former residence building fronts the north side of the café rear patio and cannot be viewed from the street. The central patio, constructed in 1949, provides access to all the buildings and stage area from the rear of the café and the rear of the six-room residence building.

The total property runs east along the north side of Nance Street for 200 feet and north to the exit ramp of IH-10 for 65 feet at the west end and 75 feet at the east end. The west hundred feet of the site is occupied by the three structures framing the central patio. The stage and open seating area occupies the eastern hundred feet of the property along Nance Street. A non-contributing concrete block unisex bathroom of ten feet by ten feet is nestled in the space between the six-room and two-room buildings. The café building faces south on the north side of Nance Street being set on the property line at the sidewalk.

The stage property to the east is fenced at the property line and sidewalk. The six-room building faces west and has an eight-foot wide dining patio along the south side of the building that is also on the property line of William Street and along the Nance Street sidewalk. The north side of the complex has about a twenty-foot average passage between IH-10 exit ramp (Nance Street) and the north sides of the six-room residence, the unisex bathroom, and two-room building.

The 1949 Last Concert Café building is a rectangle (46 feet x 20 feet), one-story, white stucco over concrete block with two arched red entrance doors and a former garage door to Nance Street. The front and side facades are built-up above the flat roof. The building has roof trim edge on three sides of Spanish red tile. The two doors have historically remained locked to the exterior, both having a six-sided framed viewing window. Two outside lights and a small "Last Concert" sign are the only identifying marks on the exterior which tradition was established by "Mama" in 1949. Two small arched windows flank the matching arched doors on opposite sides and two center six light windows are centered between the two red doors. The arched trim of all the windows is detailed in red brick. A brick ledge runs under and connects the two square central windows. The brick ledge is lined underneath with one row of glass blocks that form the upper backdrop for a flower box. The

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

line of glass blocks is continued as five blocks set in the stucco wall in line with the central window blocks but under each small window. Flower boxes are set in front of five glass blocks, flanking each of the red doors. Each of the four outside edges of the café building have a double course of exposed red bricks extending the full length of the building from bottom to roof edge interspersed with squares of white stucco concrete blocks. Each brick square exposes three courses of the red brick. The base of the brick corner trim ends showing six courses of brick on each of the building corners.

The 1949 café building is flanked on the east by the stage and open dining area; on the west by the rear of the six-room building and outdoor dining patio; and on the north by the 1949 Spanish-tradition patio.

The six-room building is lap and gap wood frame on brick piers with original red wood shutters covering the four-over-four light windows. The main building is 40 feet by 40 feet. The west entrance facade has a 12 foot by 20-foot central porch with gable roof flanking the entrance door and covering two of the four front windows. The hip roof is covered with brown asphalt shingles. The windows are two over two lights. An added rear, shed porch has wood steps and was re-surfaced with 1949 style siding.

The two-room former residence building is 12 feet by 24 feet with a red sheet-metal hip roof. Two doors (one to each former bedroom) are accessed with three brick steps at each door entrance. Former two over two light window openings are to the east of each entrance door. The styles and lights have been removed for dining purposes. The exterior front or south wall of the building was replaced with 1949 style siding. The remaining three sides, north, east and west are composed of the original board and batten sheathing.

The patio is about 18 feet between the café rear wall and entrance to the two-room frame building. There is about 36 feet between the rear porch of the six-room building and the entrance to the stage dining area. The floor of the patio harkens to the 1949 construction, being of concrete that is green and white painted squares bordered by a wide (2 feet to 4 feet) band of green concrete.

The Last Concert Café building is accessed by traditional knocking on the red door. Upon viewing the knocker, the proprietor allows admittance to the select few. Food and popular music, along with Spanish décor, Texas booths and tables greet the customer. The concrete floor reflects painted square tiles in red and green motif. The brown leather booths line the front (south) wall with a row of small tables opposite. Mama's historic round table takes the place where the piano once played by Xavier Cugat and his New Orleans friends in the 1950s. The original bar, faced in glass blocks supported by a painted brick wall forms the northwest corner of the room. The old kitchen, now a service area, is framed by interior walls of stucco. The walls are painted by James Bute paint colors developed by Bute himself for the painting of the McKee Street Bridge in 1985.¹

After Mama died in 1982 at the age of 90, Gary Anderson operated the café as a leasehold and went broke during the process. Anderson went to Bute in the summer of 1985 and had Bute replicate the McKee Bridge paint and colors that he used on the interior of the Last Concert Café and two-room

¹ Dedicated July 16, 1985

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

former residence building. The Bute colors were treated by a triple fungicide to prevent mildew and mold, being acrylic house paint that stuck to concrete very well. Colors picked from Bute deck were an aqua-marine named Atlantis, which was a strong mix of green and blue; the purple color named Prunella, suggested color of prunes, but to match the Mulberry fruit in the area; a light lavender named Thatch, which was used for a blending color; and a soft flat-tone light machinery grey known as Alaska Fog.²

The original bar with the glass block front is intact as are the original square tables and leather covered benches of the booths. The original picture of Franklin D. Roosevelt still hangs at the back of the bar with two photographs of Mama, one as a young girl, the other at her round table just prior to her death. The original painted concrete floor is intact and the service area for the kitchen remains the same, except for the two service openings to the dining area are now closed. The only change was in 1980 when the kitchen was enlarged and expanded into the old garage area.³

The six-room former residence building reflects the original colors from 1897 and remnants of the original wallpaper on the walls and ceilings. One rear former bedroom had been converted to a kitchen facility at an unknown date. The rear-enclosed porch has been converted in the past ten years to a dining hall with a ladies restroom at the north end. The former porch of the 1873 building on the northeast end of the original building has been converted into a small one-room office that is accessible only from the rear porch.

In 1949, the rear portions of the garage attached to the east side of the café, the exterior of the rear porch of the six-room residence and the outside walls of the two-room residence were re-sheathed with lap and gap large siding of the day. Brick flowerbeds fronting the porch and two-room residence building were constructed in 1949 of complimentary brick to the café.

The unisex bathroom is concrete block with two stalls hidden by a small wood fence. The access to the open-air dining and stage area to the east of the patio is across a built-up wood platform placed there at an unknown date. The stage is placed at the far eastern end of Tract 11 (Lot 12, part of Lot 11) boundary line at Charles Street west line and centered on the patio. The backdrop wall of the stage is painted at various times to reflect the band or seasons.

A History of the Development of Block 4 Richey Addition and Lots 1, 2, 11, and 12

Rosanna and Benjamin Richey constructed a large house on the south side of Liberty Road between 1846 and 1848 and a smaller residence with front and rear porches about 150 feet south of the main house between 1848 and 1852. In 1846, the Richey family had four children at home and listed one slave in the Harris County Tax Records.

Benjamin Richey purchased about 22 acres on the North Side of Buffalo Bayou (NSBB) from Noel Mixon and Edward Walker of Harris County on March 4, 1846. There were no improvements

² Personal Communication: Kirk Farris, May 2009

³ Interviews: 2009, Kirk Farris; Dawn N. Fudge.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

mentioned in the sale.⁴ Richey assembled additional acreage on the north side of Buffalo Bayou up to 33 acres that was appraised at \$400 in 1852.

Rosanna Richey died in 1854 and Benjamin began settlement of her estate with his four children who inherited a percentage of the property. The settlement took three years with Benjamin deeding the town lots, some farm acreage, and the eastern 12 acres to the four children, retaining the homestead property amounting to about ten acres in 1858. Benjamin Richey immediately subdivided the homestead acreage into lots and blocks known as the Richey Addition, North Side Buffalo Bayou.⁵ Richey noted in the probate papers that the original homestead tract of about 16 acres was not part of Rosanna's separate property and had been deeded to Benjamin Richey in 1846 by Noel Mixon and Edward Walker.⁶ The Richey homestead had been appraised in 1858 at \$3500 in the Rosanna Richey probate and Benjamin immediately claimed the homestead improvements were not part of his wife's estate and were his separate property.

Following Rosanna's death in 1854, the settlement of the estate in 1858, and the plat of the Richey Addition in 1858, Benjamin Richey began lot sales in May 1858 in the Richey Subdivision. Richey sold raw land lots of 50 feet x 100 feet on the platted Blocks for \$95 each.⁷

Benjamin Richey sold four lots out of the south part of Block 4 Richey's Addition numbered 1, 2, 11, and 12 to John D. Patterson of Chantangua County, New York, and issued a deed on March 22, 1859, for \$400 cash citing "improvements."⁸ Patterson was in Houston at the time of the purchase as the payment, signing of the deed and recording of the instrument all occurred on the same day, March 22, 1859. Patterson had purchased the property one year previous with a Bond for Title deed or Contract for Sale instrument, as Patterson rendered the taxes for one Houston lot in 1858-1859 at \$500. The improvements consisted of a two-room residence building with a full front shed porch and cutout rear porch. Also on March 22, 1859, Patterson purchased 176 acres of farmland on Cypress Creek.⁹ Patterson left Texas to live in Chantangua County, Westfield, New York, prior to the Civil War, but was unable to sell his Texas land until after the war in 1866 when Mrs. Rachel Stewart purchased the lots for \$600 also citing "improvements."¹⁰ The Patterson appears to have rented the home during the Civil War while living in New York.

Charles and Rachel Stewart had moved to Houston in 1866, purchasing the old Richey home that fronted one hundred feet on Liberty Road on Lots 3, 4 and 5 of Block 4 of the Richey Subdivision

⁴ HCDR: L/129 recorded November 4, 1846

⁵ Plat: Book 1 page 558 August 1858.

⁶ HCDR: L/129

⁷ Richey TO J W Maxwell HCDR: U/97 May 5, 1858 2 notes \$50 and \$34 each. Lot was in Block 3 opposite Lot 1 of Block 4.

⁸ HCDR V/97 March 22, 1859, attested to J B Dart Notary Public of Harris County by Benjamin Richey on March 22 and recorded March 22, 1859 in Harris County Clerk's Office.

⁹ HCDR: V/96 Patterson paid \$100 for land on the north side Cypress Creek in Sarah M Terrell Survey which joined land of Blackburn and House. Land had been sold by J. J Cain and Massie for Amizi A. Tucker through Sheldon E. Bell on November 13, 1856 HCDR: P/692.

¹⁰ HCDR: 5/39 signed in New York Chantangua County, Westfield, and witnessed by John Francis, Commission of Deeds for Texas appointed by the Governor for the State of New York, September 18, 1866; filed in Texas January 18, 1867, recorded February 26, 1867.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

and Lots 1, 2, 11, and 12 with improvements on Block 4. The existing improvements on Lots 1, 2, 11 and 12 were also mentioned in a mortgage signed January 1, 1868, and recorded March 27, 1968, by Charles Stewart noting a debt by Stewart of \$1200 gold from June 18, 1867, to Robert Calvert (now deceased) with balance of \$500 due. Stewart paid the \$500 balance and redeemed his property.¹¹ The Stewart residence buildings (on Lots 3, 4 and 5), as well as the one story residence located on Lots 1, 2, 11 and 12 are shown on the 1869 Wood map and the 1873 Birds-eye map of Houston.

Charles Stewart (1836-1895) was a well-known attorney who practiced in various East Texas counties, a legislator and congressional representative born in Memphis, Tennessee. In 1858, he was elected prosecuting attorney for the Thirteenth Judicial District where he lived in Marlin, Texas. He married Rachel Barry of Marlin in 1860; in 1861 he was one of the two youngest delegates to the Secession Convention; served with the Tenth Regiment of Texas Infantry thorough out the Civil War and later in George Baylor's cavalry; coming to Houston in 1866, he practiced law with D. U. Barziza, J. B. Likens and G. H. Breaker, gaining a reputation as both a civil and criminal attorney. Much of his work in Houston involved litigation against railroads. Charles Stewart served as Houston city attorney from 1874 to 1876; elected to the Texas Senate in 1878 where he advocated tax-supported public education; elected for five terms to the United States Congress (1883-1893) moving to Washington, D.C., where he worked for the Houston Port appropriations as a member of the Rivers and Harbors Committee; returned to Texas to practice law with his son John in Houston; died in San Antonio September 23, 1895; and was buried in Glenwood Cemetery, Houston, Texas.

Charles and Rachel Stewart lived in the large Richey home on Block 4 that was located on Lots 3, 4 and 5 that fronted on the south side of Liberty Road with their son John, sister Delia Stewart from Tennessee, and one black domestic servant from 1866 through 1873.¹² Three Stuart servants born in Hanover and family were living in the small house on Lots 1, 2, 11, and 12.¹³ The Stewart home was valued at \$1200 by the 1870 Tax Assessor with the residence (with two porches) on Lots 1, 2, 11 and 12 valued at \$400. Prior to selling their homestead property purchased as the Benjamin Richey homestead, the Stewarts got a Quit Claim Deed from the Heirs of Rosanna Richey stating the property "we are entitled by our inheritance from our deceased mother, Rosanna Ritchey, and from four deceased brothers." The Quit Claim was signed by J. E. and Rosanna O. McGee; David J and Eliza A. Wilson; and by their attorney Henry Cline.¹⁴ Charles Stewart being a shrewd attorney, in anticipation of selling the old Richey homestead improvements, secured the Quit Claim from Rosanna's heirs in order to clear any questions regarding his title to the land and improvements that he and his wife had purchased originally from Benjamin Richey.

Kate and Napoleon Fant

Charles and Rachel B. Stewart deeded half of Lots 1 and 2 Block 4 of the Richey subdivision to Napoleon Fant on May 24, 1873, for \$350 cash and \$500 in vendor's lien notes that adjoined Lot 3

¹¹ Mortgage Records: 2/423 January 16, 1868, recorded March 27, 1868.

¹² Part of Lots 5 and 6 of Block 4 of Richey Addition were impacted by Liberty Road crossing the Block from a southwest to northeast angle. Twelve lots of 50 feet x 100 feet made Block 4. All streets in the Richey Addition were oriented the compass points of due north and due east.

¹³ United States Eighth Census, 1870 Harris County: August 7 1870, page 525

¹⁴ HCDR: 10/805 December 20, 1872

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

to the north and fronted 100 feet on William Street with 50 feet on Nance (formerly Third and Eagle Streets). Fant paid part of the cash in gold of \$175. Less than two years later, the Stewarts sold the east half of Lots 1 and 2 for \$150 to Fant and vendor's lien notes for \$350, noting that the lot fronted 50 feet on Third Street (Nance) and was bounded on the west by Fant's Place.¹⁵

Napoleon Fant was born in Union County, South Carolina, in 1845 to Sanford and Caroline Fant, a farming family. Napoleon was the second child but first son of three Fant children. Napoleon was a Private in Company C, 7th South Carolina Cavalry, moving to Company D Cavalry Battalion, Holcombe Legion of the South Carolina Volunteers, having enlisted on March 8, 1863, at Unionville, South Carolina. Napoleon served for the duration of the Civil War and was paroled at the Appomattox Court House, Virginia, on April 9, 1865. Napoleon came to Houston, Texas, after the war with his brother, John J. Fant, who became Sheriff of Harris County, Texas.¹⁶ In August 1870, Napoleon was boarding in the First Ward and working as a printer with William Woodward, 28, a printer from Tennessee, and William Bruman, 22, a printer from Texas. After Napoleon's marriage to Kate Moffett (1853-1891), he moved his bride into the William Street house.

Napoleon and Katie Fant were living in the residence with their three small children and a domestic servant as noted on the 1880 census. On the same property lived Katie's parents, A. B. and Elita Brooks, probably on the west part of Lot 2 fronting William Street and next door at 806 William. Napoleon was a printer at the time; his father-in-law owned a lumber company. Napoleon went into the lumber business within the year and began building sawmills in east Texas counties.

Fant enclosed the rear (east) porch of the 1848-1852 house and expanded the original 3-4 room house to the present six-room residence with large central hallway and transoms above each door into the hall between 1874 and 1875 to accommodate the growing family. Thus, 1874-1875 appears to be the date of the expansion of the building into six rooms addressed as 904 William Street. Fant's tax on the house jumped to \$800 from \$500 in 1875.

Fant's tax appraisal increased to \$1000 in 1882 and stayed at that rate through 1889. John Napoleon Fant was the given name of Napoleon Fant. In about 1888, Napoleon Fant went to northern Polk County to build a sawmill and tram road at Easom.¹⁷ A post office was opened at the sawmill and named Fant, also making Napoleon Fant the Postmaster.¹⁸ Napoleon died in 1899 and was buried in the family plot in Glenwood Cemetery.

Mary Barefield

Napoleon and Kate Fant sold the house on Lot 2 that had been occupied by Kate's parents, the Brooks, to Charles C. and Mary Barefield for \$500 in promissory notes on March 20, 1890. The same day, the Fants sold the houses at 904 William to George W. Littlefield of Travis County,

¹⁵ HCDR: 12/66; 13/774; 48/521. Fant lost the release of the vendor's lien and had to get a second copy from Charles Stewart who was then living in Washington D. C. in March 1890

¹⁶ Napoleon and John's uncle Joseph Fant had been Sheriff of Unionville, South Carolina during the 1860s.

¹⁷ Houston Post: 1899 August 15, p. 6

¹⁸ The name stuck until 1892. In 1902, the mill was sold to new owners who changed the name of the community to Petersburg. The community became Potomac in 1903 and changed to Wakefield in 1925.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Texas, for \$1600.¹⁹ On June 20, 1890, Littlefield gifted the land and houses, citing “natural love and affection for my niece,” Mary Barefield, with the stipulation that she was “to be made to secure said property to her and her family for a homestead, not to be sold or disposed of by her and her husband or by her alone unless the same shall be exchanged for another homestead or unless the proceeds of a sale shall be invested in another homestead.”²⁰

The tax appraisal on the two houses had dropped to \$800 by 1893, probably due to the national recession that began in 1893 as a stock market crash. In 1897, the tax appraisal rate for the land and improvements on Lot 1 increased to \$1200. The 1907 Sanborn Fire Map shows the enlarged residence building with the northeast porch now enclosed and an additional shed porch on the east rear of the building. The front porch is now centered on both sides of the front door, partially extending across the front of the building as a shed porch. The building was labeled in 1907 as “Boarding.”

Mary Barefield and her husband separated some time before 1900. Mary moved to Gonzales Texas and rented the property to boarders. In June 1900, a Richard Knight, 39, from North Carolina and his wife, Olivia, 42 from Texas and Richard’s 16-year-old daughter, Georgia, lived in the house. The Knights had been married eight years. Olivia’s married son from a previous marriage and his wife Carrie were also living with the Knight family. Richard Knight listed his occupation as a carpenter, as did his son-in-law Paul Saulter.²¹

The Warehouse District north of downtown Houston had become Hispanic between 1900 and 1910 with many of the residents being employed by the numerous railroads bisecting the area. Due to the need for railroad employees in the district, now known as the Fifth Ward, rent houses began to fill up the vacant lots in the Fifth Ward neighborhoods and the larger older homes were converted into boarding houses.

In 1901, Mary Barefield sold Lot 1 with improvements for \$500 and notes and vendor’s lien to D. A. Middleton who remained an absentee landlord, renting the rooms out for boarders.²² In the sale instrument to Middleton, Mary Barefield of Gonzales noted that her act was “separate & apart from her husband whose whereabouts are to her unknown and against who proceeds for divorce are now pending.”²³

D. A. Middleton and his wife rented the improvements for about three years and then deeded the boarding house property to Levi Sam, a local investor, for \$960 on March 2, 1904. Levi rented the property as a boarding house to Miss Mary Roberts who occasionally worked as a saleslady at Ed Kiam’s Dry Goods Store in downtown Houston. Mary Roberts ran the boarding house from 1907 through 1916. Boarding house operators on William Street were listed as “Rental Agents.”²⁴ Levi Sam died and his estate sold the property to Mrs. Carrie Edel and her husband, Julius Edel, on May

¹⁹ HCDR: 48/512

²⁰ “HCDR: 52/8 June 23 1890 George

²¹ United States Federal Census: 1900 Harris County Precinct 1 ED 88, 5th Ward of Houston, Texas.

²² HCDR: 128/99 May 2, 1901

²³ HCDR: 128/99

²⁴ Morrison & Fourmey City Directory, 1912.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

8, 1917. Mrs. Carrie Estelle Edel and her husband, Julius Edel sold Lot 1 Block 4 with improvements to Frank and Louise Aldrete on October 29, 1919, and released the Vendors Lien and Deed of Trust on October 30, 1928.²⁵

Louise and Frank Alderete

Frank and Louise Alderete (sometimes seen as Aldrette) moved into the former six-room boarding house in 1919 and rented the rear house to Deck Ballard, an African American, and Jose Travino during 1920. By 1925, daughter Ruby Alderete is living in the rear building. The rear building rooms show vacancy in the city directories from 1929 forward except for one year of rental in 1940 to a Frank Motor.²⁶ However, the 1930 census shows Ray Aguilar, 21, and Sam Gonzalez, 18, as roomers with the Alderete family. Frank Sr. employed by the railroad as a night watchman on the swing rail bridge over Buffalo Bayou. Frank Alderete died before 1950 and his widow, Louisa, died on November 29, 1950, at age 91, being born in Mexico in 1859.

Elena “Mama” A. Lopez

City of Houston Permit No.1080 for approximately \$450 for Lot 1 Block 4 Richey Addition and on June 6, 1950, the Harris County Tax Assessor appraised the new improvements at 1403 Nance as \$480 plus. According to an interview with Edgar Arthur Wollam, Elena Alderete Lopez had “hocked all her jewelry from a previous marriage” to pay for the construction of the Last Concert Café building. Edgar related that a cousin of Louise Alderete living in New York and working as a chef on passenger liners, Sam Gonzales, visited Houston and the Alderete family, mentioning that Elena should open a restaurant where there was a large open space facing Nance Street, at the rear of the William Street residence.

Edgar Arthur Wollam, a former Merchant Marine sailor, came to live with the Alderete family during the times he was in Houston and when Mama was operating the Last Concert Café beginning in 1951. In an interview with Edgar Wollam, he stated that Elena Lopez adopted him into her family as her son. At one time, Mama leased the management of the Last Concert Café to Edgar who leased the café at various times until Dawn N. Fudge arrived in 1986. From the time of the café opening in 1949 to Mama’s death in 1982, some thirty-three years, Mama operated the Last Concert Café from the round table in the café corner, adjacent to the bar, always parting the red curtain to verify who she would admit to the café. A re-closed curtain meant no admittance to the person knocking. The first visit to the Last Concert Café was always with trepidation and high anticipation to determine if one would be accepted as a customer by Mama. Great relief and joy would accompany the opening of the red door and entrance to the mysterious interior of the Last Concert Café.

The menu was small, encompassing what dish Mama had chosen for the evening. The tortillas were hand made in the open kitchen that could be viewed from the booths lining the front café wall. The bar lower wall was made of illuminated glass blocks which also served to light up the piano area where the performers played during the colder evenings of winter. Summers were always on the patio with the performers playing from a slight built-up deck on the east side of the patio. Tables

²⁵ HCDR: 774/157

²⁶ Morrison & Fourmey City Directories: Houston.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

were always available on the patio all seasons. However, special customers were afforded the private tables situated on the enclosed (heated and air-conditioned) rear porch of the residence that fronted on the west side of the patio. The porch tables have been used throughout the years for café business, but are no longer as selective among customers. The tables are still sought after by knowing customers at lunchtime during the business week. Customers accepted the changing menu and have found the Last Concert a place to relax, unwind, and enjoy special music and musicians after a pressing business day in Houston. An atmosphere designed and promoted by Mama from the inception of the idea of the Last Concert as a café and popular music scene.

The Last Concert building at 1403 Nance Street constructed as Mama's last commercial venture in 1949 exhibits the work of a unique designer of the times. The red and white detailing of the residence building at 904 William occupied by the Alderete family and Mama Lopez is reflected in the exterior décor of the Last Concert building, down to the red curtain over the glass of the two red entrance doors to the café.

Popular Music in the 1950s

Possibly due to brother John Alderete's connection as a music salesman and Elena Lopez's interest in promoting the Last Concert, the name and place immediately became the Latin popular music focus in Houston. The first performer playing at the Last Concert was Xavier Cugat (1900-1990) in the 1950s, who was a Spanish-Catalan-Cuban-American bandleader, but also a trained violinist and a special person in the advancement of Latin music in the United States as popular music. Born *Francesc d'Asis Xavier Cugat Mingall de Bru I Deulofeu*, Xavier Cugat came to the Last Concert when he played New Orleans, Louisiana.²⁷ Mama installed an upright piano against the interior wall of the kitchen for performers to use who would bring their own instruments to the Last Concert.²⁸

The Last Concert became a place that provided a venue for new and aspiring musicians in Latin and popular music during the evenings. The outside patio became a practice location for these local performers during the early evenings and an after-hours venue for accomplished musicians who were playing in Houston at other clubs such as the Shamrock, the Cork Club, the White Horse, or the Houston Music Hall. The after-hours performers in town attracted the late-time newspaper reporters from the Houston Press, Chronicle and Post. Their presence insured Mama of a kind article in a following newspaper, made interesting by the presence of personalities such as Jose Greco in 1952-53 and the occasional drop-in by Xavier Cugat and his group. Mariachi groups in town would come by the Last Concert after the evening performance for a meal and jam session.²⁹

The sixties brought small groups from the Ballet Folklórico. Because of the early evening jam time for aspiring musicians and the late, after-hours attended by the professional musicians in town, the Last Concert began a tradition established from opening in the 1950s that continues into 2009 of dual group performances during the evenings. Sunday afternoons became the time for locals to jam after 3 p.m. Also due to the amateur hours beginning at 7pm, the Last Concert assisted many new musicians and groups to have exposure and a place to develop their musical skills.

²⁷ Interview with Edgar Arthur Wollam, adopted son of Elena "Mama" Lopez.

²⁸ Interview with Edgar Arthur Wollam, 2009.

²⁹ Interview with Edgar Arthur Wollam, 2009.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

A small juke box was available that Edgar Wollam stuffed with Latin music, South American tunes, Spanish records and popular music that he purchased during his time as a merchant marine sailor when visiting various countries. Popular music performers who got their start at the Last Concert included John Cowan, David Nelson, Peter Rowan, Tim O'Brian, and Steve Earle, along with small groups such as Railroad Earth, New Monsoon, and a string band known as Yonder Mountain.³⁰ Edgar Wollam recalls Lightnin' Hopkins, Pete Mays, Lavelle White, James Bolden, Rex Bell of Galveston Old Quarter, Billy Gibbons, Mickey Phoenix, Flying Tigers (1957), Le Mafia (nine Grammys), Sebastian Pot Roast, Butterfly High, the Sheet Rockers and Little Johnnie Singleton and Reid Fennel playing at the Last Concert in the early days. Carolyn Wonderland played many years at the Last Concert as a regular and has been able to perfect her guitar blues playing and singing to be more like a modern-day Janice Joplin.³¹ The High Tailers, who have played at the Last Concert for the past twenty years every Thursday night, are the longest running band to play there.

Women in Texas in the Mid 20th Century

Although the women's suffrage movement had achieved the vote for women in 1919 and property rights for her separate property five years previous (1913), Texas women concentrated on achievements in the arts, journalism, creative writing, and education.³² Women in the professional field were few, unable to achieve degrees due to financial hardships and ingrained attitudes.³³ Women of wealth and position usually spent their time in the political world or ran for office where possible.³⁴ Some women supported the preservation of historic sites, buildings, churches, and, in San Antonio, Texas, the Alamo mission.³⁵ Whatever the field, women many times remained in seclusion and out of the public eye in order to more fully achieve their goals in life.³⁶

Following World War II and women's role running machinery and becoming factory workers, there were more acceptances for women in the workplace. This was the setting in which Elena "Mama" A. Lopez began development of the business to be known as the Last Concert Café and featured popular music beginning in the 1950s with Latin musicians. The tradition of promoting and supporting up-and-coming popular music performers as well as providing a venue for musicians who have achieved success has continued with the present owner, Dawn N. Fudge.

Dawn Fudge came to work at the Last Concert in the evenings, following her day job, to learn the restaurant business in 1986 after taking a Leisure Learning Course entitled, "So You want to Own a Restaurant."³⁷ In April 1999, Dawn N. Fudge acquired Lot 12 and part of Lot 11 (Tract 11) on the east side of the Last Concert Café to expand the evening music performances to an outdoor dining

³⁰ Interview 2009: David

³¹ Interview with Dawn N. Fudge, 2008, 2009.

³² Ann Fears Crawford and Crystal Sasse Ragsdale, *Women in Texas, their Lives, their Experiences, their Accomplishments* (Burnet, Texas: Eakin Press, 1982), 183-187, 233-235; and *Texas Women, Frontier to Future* (Austin, Texas: State History Press, 1998), 116-118; *Houston Post*, November 2, 1918; also "Women in Texas History" in Mike Kingston, editor, *Texas Almanac 1886-1987* (Dallas: Dallas Morning News, 1985), 229-234.

³³ Crawford and Ragsdale, *Women in Texas*, xi – xiii.

³⁴ Crawford and Ragsdale, *Texas Women*, xiv-xv.

³⁵ "Women in Texas History," 229-234.

³⁶ Crawford and Ragsdale, *Texas Women*, 88-90.

³⁷ Since Mama's death in 1982, three other management groups had operated the Last Concert Café and music venue before Dawn N. Fudge arrived in 1986: Lorenzo _____, Gary Anderson, Debra Harper & Michael Mann.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

area and stage on the edge of Chapman Street on Lot 12. Edgar Wollam and Joe Lopez, the adopted son and natural son of Elena “Mama” Lopez, sold all of Lot 1 that included the Last Concert Café at 1403 Nance and the house fronting at 904 William Street to Dawn N. Fudge on August 31, 2007.³⁸

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Description of Café building exterior

The Last Concert building exhibits integrity in the distinctive brickwork combination with stucco over concrete block, a practical but delicately balanced design of the time, particularly for a commercial structure.

Description of residence architecture of 1890s and two-room building with hip roof.

The early residence structure on Lot 1 built between 1846 and 1852 was encapsulated into a Victorian-style structure that doubled the size of the building. The exterior sheathing was replaced with improved siding of the day and the addition expanded south to add a 12 foot wide central hall from front to back with transom doors from the old residence into the hallway. On the south side of the hall, three rooms were added with each having a transom door to the long hall. Two over two light windows with two windows per southern exposure room, all with red shutters, accent the white exterior sheathing. The building was raised several inches from the original level and a rear porch added partially across the east (rear) of the building. The rear porch covered the old cistern at the rear of the original building. The cistern is intact under the rear porch in 2010.

The café building, as well as the adjacent two residential buildings, retain the original architectural character and detailing, the café from 1949 and the residence from the remodeling in 1897. The interior of the three buildings, particularly the café, have had few alterations.

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³⁸ Harris County Appraisal District Records No. 0300940000014 & No. 9300940000012, Year: 2009.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

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<http://www.lastconcert.com/>

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Courtney Spillane, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1)):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

OR

- The property was constructed before 1905 (Sec. 33-229(a)(2));

OR

- The property is listed individually in the National Register of Historic Places or designated as a "contributing structure" in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

OR

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

STAFF RECOMMENDATION

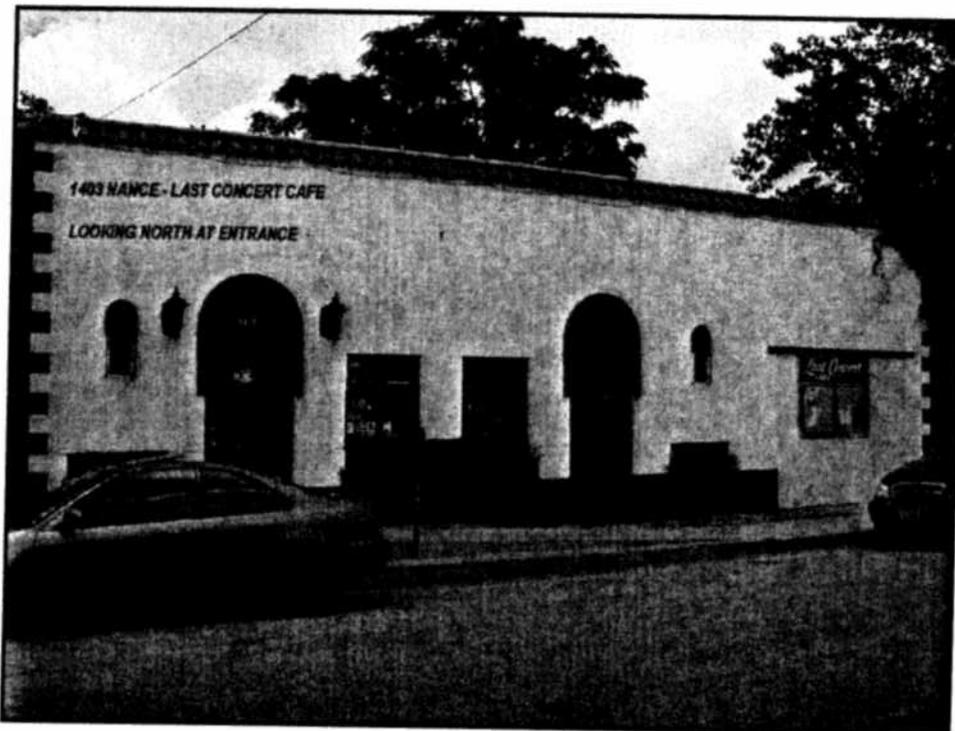
Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark and Protected Landmark Designation of Last Concert Cafe Complex at 1403 Nance Street.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT A LAST CONCERT CAFE COMPLEX 1403 NANCE STREET

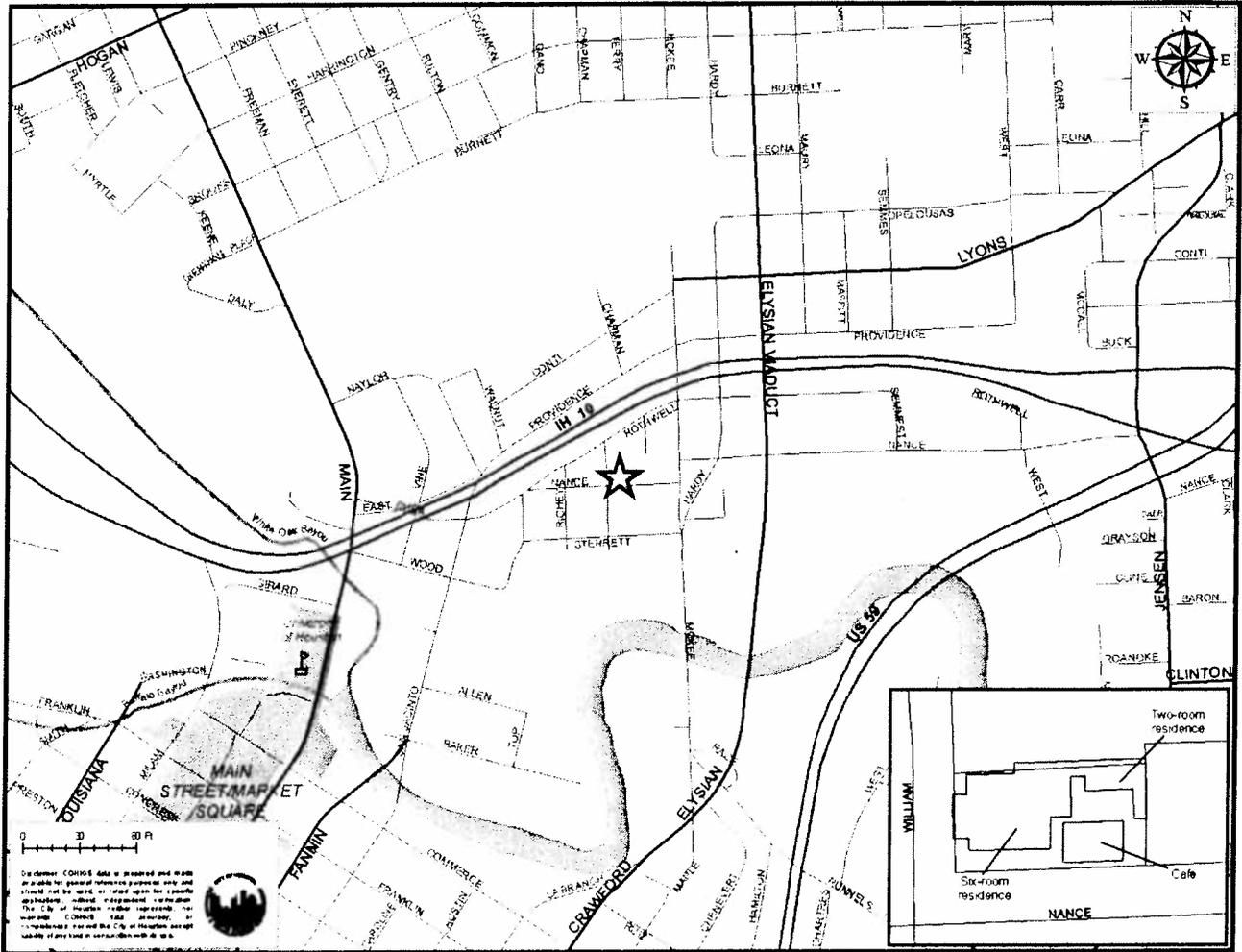


CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT B SITE LOCATION MAP LAST CONCERT CAFE COMPLEX 1403 NANCE STREET NOT TO SCALE



FO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

Russo
Agenda Item # **10**

SUBJECT:
Approval of a resolution designating 5 Historic Landmarks in accordance with Chapter 33, Code of Ordinances

Category #
#

Page
1 of 1

FROM (Department or other point of origin):
Planning and Development Department

Origination Date
May 25, 2011

Agenda Date
JUL 06 2011

MSJ

DIRECTOR'S SIGNATURE:
Marilyn K. Spillane RP

Council District affected:
G, H

For additional information contact: Courtney Spillane
Phone: (713) 837-7894

Date and identification of prior authorizing Council action: N/A

RECOMMENDATION: (Summary)
Approval of a resolution designating 5 Historic Landmarks

Amount and Source of Funding: N/A

Finance Budget:

SPECIFIC EXPLANATION:

A property owner may initiate an application for the designation of a Historic Landmark. These applications for Historic Landmark designation were initiated by the owners.

A public hearing was held by the Houston Archaeological and Historical Commission and there were no objections to the designations. The Houston Archaeological and Historical Commission determined that the applications satisfied applicable criteria of the ordinance and unanimously recommended approval of the Historic Landmark designations.

Photos of the proposed landmarks can be found by going to the following on the Planning Department's website: http://www.houstontx.gov/planning/historic_pres/pending.htm.

	HISTORIC LANDMARK NAME/ADDRESS:	INITIATED BY:	COUNCIL DISTRICT:	HAHC HEARING:
1	C. B. and Roberta Delhomme House 2232 Looscan Lane	Owner	G	5-19-2011
2	Egbert and Fay Spencer House 2440 Inwood Drive	Owner	G	5-19-2011
3	George D. Stevens House 2404 Brentwood Drive	Owner	G	5-19-2011
4	Cook Paint and Varnish Company Building 2500 Summer Street	Owner	H	5-19-2011
5	Raymond and Daisy Powell House 3640 Piping Rock Lane	Owner	G	5-19-2011

MG: rp

Attachments: Applications and Staff Reports

xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs
David M. Feldman, City Attorney
Deborah McAbee, Land Use Division, Legal Department
C.A. McClelland, Chief, Police Department
Terry A. Garrison, Chief, Fire Department

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK NAME: C.B. and Roberta Delhomme House
OWNERS: Jim L. and Nancy F. Troxel
APPLICANTS: Same
LOCATION: 2232 Looscan Lane - River Oaks

AGENDA ITEM: Ila
HPO FILE NO: LM235
DATE ACCEPTED: Jan-21-2011
HAHC HEARING: May-19-2011

SITE INFORMATION: Lot 14, Block 48, River Oaks Sec 3, City of Houston, Harris County, Texas. The site includes a historic two-story, brick veneer residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The C.B. and Roberta Delhomme House was designed in an eclectic Tudor Revival style and constructed in 1938 by builder W. L. Gordon. Born in Scott, Louisiana, in 1921, C. B. Delhomme operated a large boat distributor that sold the brands Dixie, Richardson, Matthews, Garwood, Robinson and Chris Craft across Texas, Oklahoma and Louisiana. At the height of the business, C. B. Delhomme had the South's largest boat distributor. Delhomme was one of the founders of the Houston Boat Show.

The architecture of 2232 Looscan signifies a transition from a rigid adherence to a revival style, in this case Tudor Revival, to the incorporation of modernistic elements. The Delhomme house departs from the strict copying of a Tudor style in its lack of stone, half-timbering or differentiated brick decorative detailing, as well as having casement windows without multipane Tudor detailing.

The C.B. and Roberta Delhomme House meets Criteria 1, 3, and 6 for Landmark designation.

HISTORY AND SIGNIFICANCE

C. B. and Roberta Delhomme

Born in Scott, Louisiana, in 1921, C. B. Delhomme operated a large boat distributor that sold the brands Dixie, Richardson, Matthews, Garwood, Robinson and Chris Craft across Texas, Oklahoma and Louisiana. At the height of the business, C. B. Delhomme had the South's largest boat distributor. Delhomme was one of the founders of the Houston Boat Show. He was also Chairman of the Board of Methodist Hospital; founder and 26 year member of the Good Samaritan Foundation; first Fleet Captain of the Lakewood Yacht Club; and Board member of Houston National Bank and Baylor College of Medicine.

Delhomme was active in Methodist causes, in particular Methodist Hospital and the Good Samaritan Foundation. He served as Chairman of the Board of Methodist Hospital and on the Board of Baylor College of Medicine. He was a founder of, and active for 26 years with, the Good Samaritan Foundation, which was active in finding nurses to staff the newly founded Texas Medical Center and the Methodist Hospital. The Good Samaritan Foundation was founded in 1951 by Rev.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Clyde Verheyden and six prominent Houstonians, including Delhomme. He was also the first Fleet Captain of the Lakewood Yacht Club, founded in 1955, and was also on the Board of the Houston National Bank. Roberta Delhomme was also active in Methodist causes, including the Blue Bird Circle.

C. B. Delhomme involved his family in his business pursuits. His son-in-law, Robert Hervey, became President of C. B. Delhomme in the 1950s. Delhomme sold his business in 1969 to his nephew, Louis Delhomme, who called the business Louis Delhomme Marine and was later a founding member of MarineMax, Inc. After selling the boat distributor, C. B. started C. B. Delhomme Sporting Goods. He died suddenly in Houston at the age of 77 on January 25, 1977.

The Delhomme family occupied the Looscan home until 1951, when they moved to 3690 Del Monte Drive. (The Del Monte house was also built by C. B. Delhomme and designed by Marshall S. McDougall). After that time, the house at 2232 Looscan Lane had several owners. Among these were lawyer Richard Criss and his wife Dorothy (1951-1955); Willard and Marietta Walbridge (mid-1950s); Maurice Mosson (1959-mid 1960s). From 1967 until 1988, Bert Clardy, President of Trans World Advertising, and his wife Winona, owned the home. After the Clardys, the home passed through two more owners – John and Lynnda Paukune and William and Andrea Reed, before being purchased by its present owners, Jim and Nancy Troxel, in 2003.

2232 Looscan Lane

The C. B. and Roberta Delhomme House was built in 1938 by W.L. Gordon for the Delhomme family. On January 30, 1938 the first mention of the home appears in the Houston Post in an article announcing the construction contract:

“\$14,000 Home Job Let – W.L. Gordon has been awarded the contract for construction of a two story residence for CB Delhomme according to the Builders Exchange. The contract price is \$14,000. The two story home will be erected at 2232 Looscan Lane in River Oaks, and will consist of ten rooms with a brick veneer exterior and wood shingle roof.”

In July 1938, the River Oaks Corporation magazine, “Homes for All Times,” announced that the Delhomme family had settled into the house at 2232 Looscan Lane:

“Mr. and Mrs. C. B. Delhomme, and their daughter, Doris, are now in their attractive new residence at 2232 Looscan Lane. Their home is a modified English in type. It is built of tan brick and has pale green trim at the openings, a black grilled railing around an upper deck, and a grilled entrance feature. The color scheme is exceptionally good. Mr. Delhomme is owner of the C. B. Delhomme Company, marine distributors.”

On July 24, 1938, the Houston Post published an article, complete with a photograph of the newly constructed home. The article stated:

“Mr. and Mrs. C.B. Delhomme have just moved into their new residence at 2232 Looscan Lane in River Oaks. The home, situated on a site 75x100 feet in size, has three bedrooms, two baths,

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

and was erected at a cost of approximately \$15,000 for the house and lot. Mr. Delhomme is a distributor for Elco and Evinrude motors."

River Oaks

When Will C. Hogg, Mike Hogg, and Hugh Potter began the development of River Oaks in 1923, it was with the intention of making it into a demonstration of the highest standards of modern community planning, a role model for the rest of Houston to follow. Will Hogg's ambitiousness and Hugh Potter's skillful management of River Oaks during its first thirty years made the community known nation-wide as a symbol of Houston. Since its creation, River Oaks has been published in national news, real estate, and design media, and has been the focus of scholarly analysis, in recognition of its significant contributions to the history of Houston and twentieth-century American elite suburban community development.

The creation of this type of subdivision was unique for Houston in many respects. The subdivision was laid out at what was then the far western edge of Houston. Prior to 1923, the majority of Houston's residential developments had occurred in a tight girdle around the downtown business district, such as Westmoreland (1902), Avondale (1907), Montrose (1911), Audubon Place (1906), Cherryhurst (1908), Binz, Southmore (1914), and Courtland Place (1906). River Oaks, however, was situated at the western city limits far away from other developments.

In addition, the developers broke with convention by laying out an organic pattern of roadways which lent a sense of spaciousness to the neighborhood, which was very different from the traditional Houston neighborhoods that followed a more rigid approach to development. These traditional neighborhoods used street grids which carved the land up into predictable square or rectangular blocks.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The C. B. and Roberta Delhomme House is Tudor revival influenced, a style that became fashionable in the 1920s and early 1930s. The style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These homes are usually characterized by steeply-pitched, side-gabled roof; dominate cross gables on façade; and tall, narrow windows.

The architecture of 2232 Looscan signifies a transition from a strict adherence to a revival style, in this case Tudor Revival, to the incorporation of modernistic elements. This departure from the strict copying of a Tudor style in the Delhomme house is seen in the lack of any stone, half-timbering or differentiated brick decorative detailing. It is also seen in the use of casement windows, a typical Tudor feature, but on 2232 Looscan the lights in the casement windows are more modern, lacking multi-pane Tudor detailing. Its construction in the late 1930s allowed for a less rigid adherence to a Tudor Revival style; the Delhomme house is a diluted version of Tudor Revival with some eclectic elements thrown in. The home's mottled brick exterior, undulating facade and multiple front gables recollect the Tudor Revival styling but the iron work entry portico as well as the lack of stone, half-timbering or differentiated brick decorative detailing give the house a more modern feel.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Two front gabled portions of the house extend from the front façade to include the living room and the entryway. The remainder of the front façade is incorporated under a hipped roof. A small side room, just one story, is to the north of the main bay. The entry porch is constructed with decorative iron posts. The current owners are restoring the home's exterior to its original appearance.

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McAlester, Virginia and Lee, Field Guide to American Houses, Alfred A. Knopf, New York, 1984.

Sanborn Fire Insurance map for Houston.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Courtney Spillane, Planning and Development Department, City of Houston.

CITY OF HOUSTON

Archaeological & Historical Commission

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APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation of a Landmark.

(a) The HAHC and the commission, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|--|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride. | | |

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the C. B. and Roberta Delhomme House at 2232 Looscan Lane.

CITY OF HOUSTON

Archaeological & Historical Commission

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EXHIBIT A
C. B. AND ROBERTA DELHOMME HOUSE
2232 LOOSCAN LANE

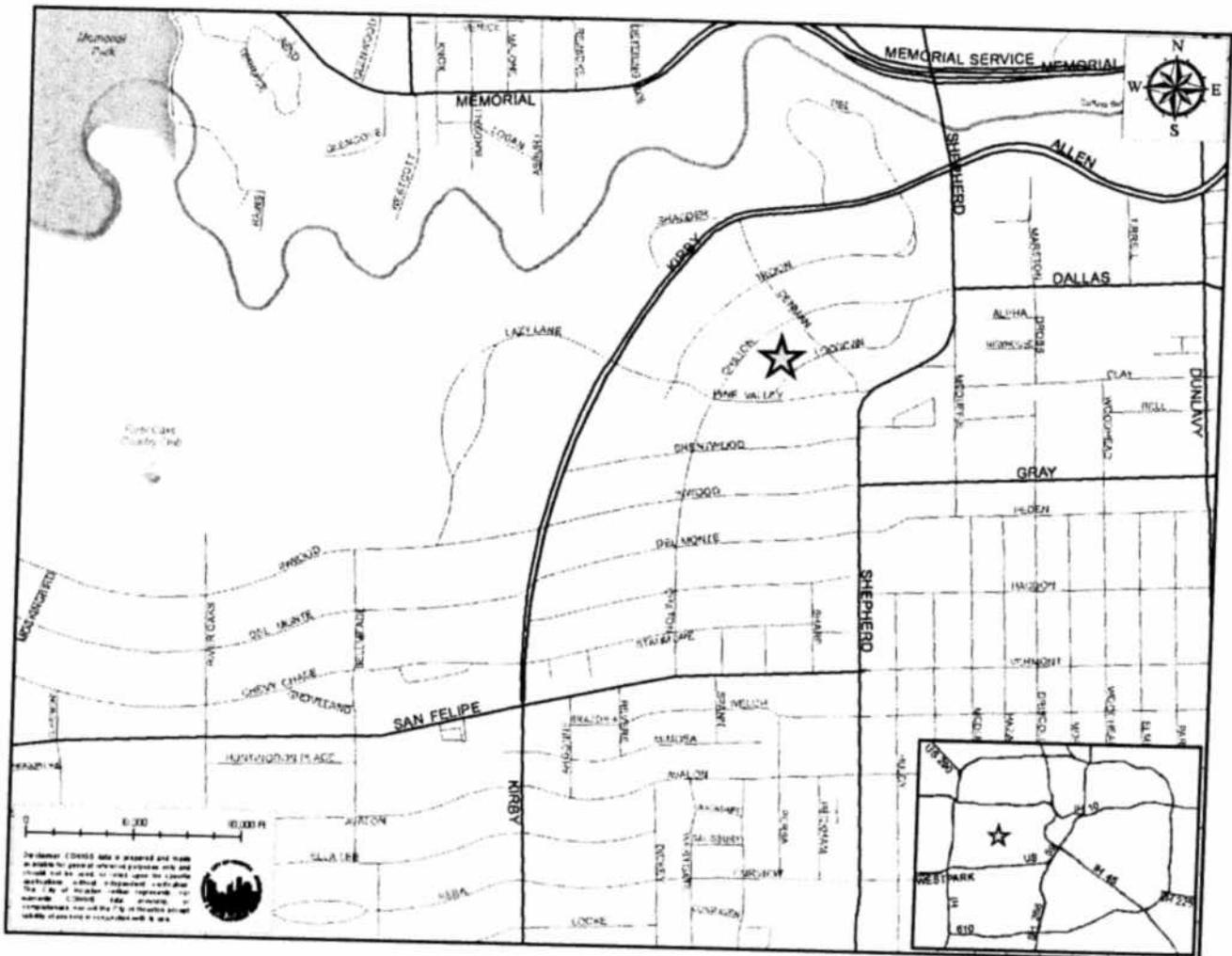


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EXHIBIT B SITE LOCATION MAP C. B. AND ROBERTA DELHOMME HOUSE 2232 LOOSCAN LANE NOT TO SCALE



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Egbert and Fay Spencer House
OWNERS: Glenn and Susan Ballard
APPLICANTS: Same as Owner
LOCATION: 2440 Inwood Drive, River Oaks

AGENDA ITEM: IIb
HPO FILE NO: LM235
DATE ACCEPTED: Jan-21-2011
HAHC HEARING: May-19-2011

SITE INFORMATION: Lot 17, Block 37, River Oaks Section 1, City of Houston, Harris County, Texas. The site includes a historic two-story, brick veneered residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Egbert and Fay Spencer House was constructed in 1937 and designed in the Neo-Classical style by Houston architects, Harvin C. Moore and Hermon Lloyd. The body of work created by Moore and Lloyd is substantial and includes over 84 houses in River Oaks, as well as public and commercial buildings such as the Memorial Center and Chapel at Rice University. Moore and Lloyd also designed a building at 2006 West Alabama that became the first architectural office in Houston with central air conditioning. After the partnership ended, Moore became architect for the U.S. Navy and designed naval bases in Houston and federal buildings in Houston and elsewhere in Texas.

Harvin C. Moore is credited with being one of Houston's earliest preservationists. In 1954, he began a foray into historic preservation by saving the Kellum-Noble house (City of Houston Protected Landmark), which stands on its original site in City Park (now Sam Houston Park). Moore was one of three who founded the Harris County Heritage Society with the mission to save the Kellum-Noble house from demolition.

Egbert and Fay Spencer, the first owners of the house, owned a company called Consolidated Tile that supplied tiles for many Moore & Lloyd homes over the years. The Spencers later owned and operated a frozen food company called Consolidated Frozen Food Lockers for many years.

The Egbert and Fay Spencer House meets Criteria 1, 4 and 6 for Landmark designation.

HISTORY AND SIGNIFICANCE

Egbert and Fay Spencer

Notable Houston architects, Harvin C. Moore and Hermon Lloyd, designed the house at 2440 Inwood Drive in 1937 for Egbert Gerald and Fay (Morrow Harris) Spencer. According to Harvin Moore: Houston Architect, Mr. Spencer owned a company called Consolidated Tile that supplied tiles for many Moore & Lloyd homes over the years.

Information on Egbert and Fay Spencer is limited; however, City Directories and census data provide some background. Census data indicates that Egbert Gerald and Fay Morrow Harris Spencer

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

were both born in Illinois. Before their move to Houston in the early 1930s, they resided in Dallas. They first appear in the 1932-1933 City Directory with their business listed as "tile" and offices at 412 M&M Building. They moved to the house on 2440 Inwood after living at 2410 Kingston Drive. By 1943, their company was called Consolidated Tile with offices at 4601 Montrose. At this time, it appears that they also opened a frozen food company, later called Consolidated Frozen Food Lockers. Through the 1950s and 1960s, Egbert Spencer lists his occupation as President of Consolidated Frozen Food Lockers. In 1972, Egbert is shown as Chairman of the Board of Consolidated Food Lockers with the couple's residence in LaGrange. In many of the City Directory listings, both Fay and Egbert Spencer are shown working at the companies.

The Spencers remained in the home for approximately five years. They sold around 1943 to Ralph W. and Clara Peters. Ralph Peters, the resident partner of Haskin & Sells, would remain in the home until the mid-1960s. Around 1966, he sold to I. C. Kerridge, Jr., whose profession is listed as Senior Staff Economist for Hughes Tool. The Ballard family purchased the home in 2009 from Isaac Kerridge.

Harvin C. Moore and Hermon Lloyd

Harvin C. Moore, a well-known Houston architect, designed the home at 2440 Inwood Drive in 1937 in partnership with Hermon Lloyd. All of the papers of Moore are kept in the Houston Public Library, where the original plans for the home remain.

According to the introduction of Harvin Moore: Houston Architect, written by Moore's son Barry, Harvin Moore (1905-1994) was born in Carmona, Texas. As a child, the family relocated to Houston and lived in a two-story frame house at 1314 Fairview. He graduated from Central High School in 1923 and began college at Rice Institute. He graduated "with distinction" with plans to attend medical school. After a brief time in medical school, Moore re-entered Rice Institute to study architecture; he received his B.S. in Architecture in 1930. Upon graduation, construction was slow due to the Depression and Moore collaborated with Hermon Lloyd (1909-1989), a fellow undergraduate in the Rice architecture program, to design party decorations and sets. The two worked well together, and in 1934, they formed the architecture firm of Moore & Lloyd. Their office was first located in the Citizen's State Bank Building downtown. Several years later, they designed a building at 2006 West Alabama that became the first architectural office in Houston with central air conditioning.

According to Barry Moore, "Moore and Lloyd were soon very popular and very busy. The reputation of the firm rested largely on their works in River Oaks." The firm's work continually increased during the 1930s. The commercial work was often for the same clients as their residential designs. Their residences were usually traditional in style and the commercial buildings were more "Moderne." Barry Moore attributes this to the fact that clients wished to appear "progressive in business and traditional in family values."

During their partnership, Moore and Lloyd designed many commercial, civic and military buildings, including over 84 homes in River Oaks. The catalogue of Moore and Lloyd works put together by Michael Wilson for the Houston Public Library is extensive.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

A selection of Moore and Lloyd's River Oaks homes includes:

- 3379 Inwood (Hamman House, City Landmark)
- 2132 Troon (Kendall-Levine House, City Landmark)
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- 2036 Chilton Road (1936) (demolished)
- 3324 Ella Lee Lane (1937) (demolished)
- 3068 Reba (1937)
- 5 Briarwood Court (1937)
- 2440 Inwood Drive (1937)
- 3417 Ella Lee Lane (1938)
- 3412 Piping Rock Lane (1938)
- 7 Briarwood Court (1938)
- 3208 Chevy Chase Drive (1938)
- 1910 Kirby Drive (1938) (demolished)
- 2327 Claremont Lane (1938) (demolished)
- 2057 Claremont Lane (1939)
- 3689 Del Monte Drive (1939) (demolished)
- 3413 Piping Rock Lane (1939)
- 2033 Claremont Lane (1940)
- 1909 Olympia Drive (1939)
- 3610 Meadow Lake Lane (1940) (demolished)
- 3225 Reba Drive (1940)
- 1665 Willowick (1940) (demolished)
- 3666 Chevy Chase Drive (1940) (demolished)

By the end of the 1930s, Moore and Lloyd began to move in different directions and, by the entry of the U.S. into World War II, the firm had dissolved. After Pearl Harbor, Moore applied to Congressman Albert Thomas to gain entrance to the Naval Officers Candidate School. The Congressman convinced Moore that he would better serve the government in his capacity as an experienced architect. Thus started a twenty-year relationship where Moore received military commissions for naval bases in Texas, and later, for federal projects in Houston and elsewhere in Texas. During this phase of his career, he also received commissions for churches, small buildings and industrial buildings.

In 1954, Moore became one of Houston's earliest preservationists by saving the Kellum-Noble house (City of Houston Protected Landmark), which stands on its original site in City Park (now

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Sam Houston Park) and which had fallen into disrepair after many years of use as a City of Houston Parks Department facility. Moore was one of three who started the Harris County Heritage Society with the mission to save the Kellum-Noble house from demolition. According to Barry Moore, "Moore was one of the few practicing architects of the time who did not see a concern with historic preservation as incompatible with an interest in modern architecture. With the Heritage Society, he worked to locate worthy historic structures, raise funds for their restoration, and move them to Sam Houston Park. Moore restored the Nichols-Rice-Cherry House (c.1850) and the San Felipe Cottage, among others, during his years with the Society."

According to Barry Moore, Harvin Moore considered the preservation works among his favorite projects. The other buildings that he particularly liked were: 1537 Kirby (Hamaker House), 3239 Locke Lane (Childress House), Rice Memorial Chapel and Student Center, and the Houston Casket Company (1717 Live Oak).

River Oaks

When Will C. Hogg, Mike Hogg, and Hugh Potter began the development of River Oaks in 1923, it was with the intention of making it into a demonstration of the highest standards of modern community planning, a role model for the rest of Houston to follow. Will Hogg's ambitiousness and Hugh Potter's skillful management of River Oaks during its first thirty years made the community known nation-wide as a symbol of Houston. Since its creation, River Oaks has been published in national news, real estate, and design media, and has been the focus of scholarly analysis, in recognition of its significant contributions to the history of Houston and twentieth-century American elite suburban community development.

The creation of this type of subdivision was unique for Houston in many respects. The subdivision was laid out at what was then the far western edge of Houston. Prior to 1923, the majority of Houston's residential developments had occurred in a tight girdle around the downtown business district, such as Westmoreland (1902), Avondale (1907), Montrose (1911), Audubon Place (1906), Cherryhurst (1908), Binz, Southmore (1914), and Courtland Place (1906). River Oaks, however, was situated at the western city limits far away from other developments.

In addition, the developers broke with convention by laying out an organic pattern of roadways which lent a sense of spaciousness to the neighborhood, which was very different from the traditional Houston neighborhoods that followed a more rigid approach to development. These traditional neighborhoods used street grids which carved the land up into predictable square or rectangular blocks.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The house at 2440 Inwood is designed in a Neo-Classical style. The 3,100 square foot house faces south and is sited in the middle of an 11,460 square foot lot. The house is brick veneer that has been painted white. The home features a three part façade. The entry is sited in the center of the house and features a full-height portico supported by four columns featuring Egyptian capitals. Atop the columns and entablature is a triangular pediment. The entry door is wood-paneled with side and transom lights with decorative multi-pane detailing. Above the entry door is an arched Palladian

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

window on the second floor. To both the right and left of the central bay are pairs of wood-sash windows with a 9-over-12 pattern on the first floor and wood-sash 6-over-6 light windows on the second floor. Working shutters flank each window. An entablature continues around the house above the second story windows. There is a side gabled roof with a large chimney on the east façade of the house.

The home was recently renovated by the current owners and is in very good condition. The renovations included:

- Updating the kitchen
- Installation of mahogany hardwood floors on first floor
- Remodeling of master bath and second bath upstairs
- Expansion of closets
- Addition of a laundry room on second floor

None of these changes impacted the façade.

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Interview with Barry Moore by Kelley Trammell, September, 2006

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Handbook of Texas Online.

Johnston, Marguerite, Houston: The Unknown City 1836-1946, Texas A&M University Press, College Station, 1991.

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Sanborn Fire Insurance map for Houston, 1924-February 1951, Volume 11, Sheet 1105.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Courtney Spillane, Planning and Development Department, City of Houston.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|--|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride. | | |

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Egbert and Fay Spencer House at 2440 Inwood Drive.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT A
EGBERT AND FAY SPENCER HOUSE
2440 INWOOD DRIVE

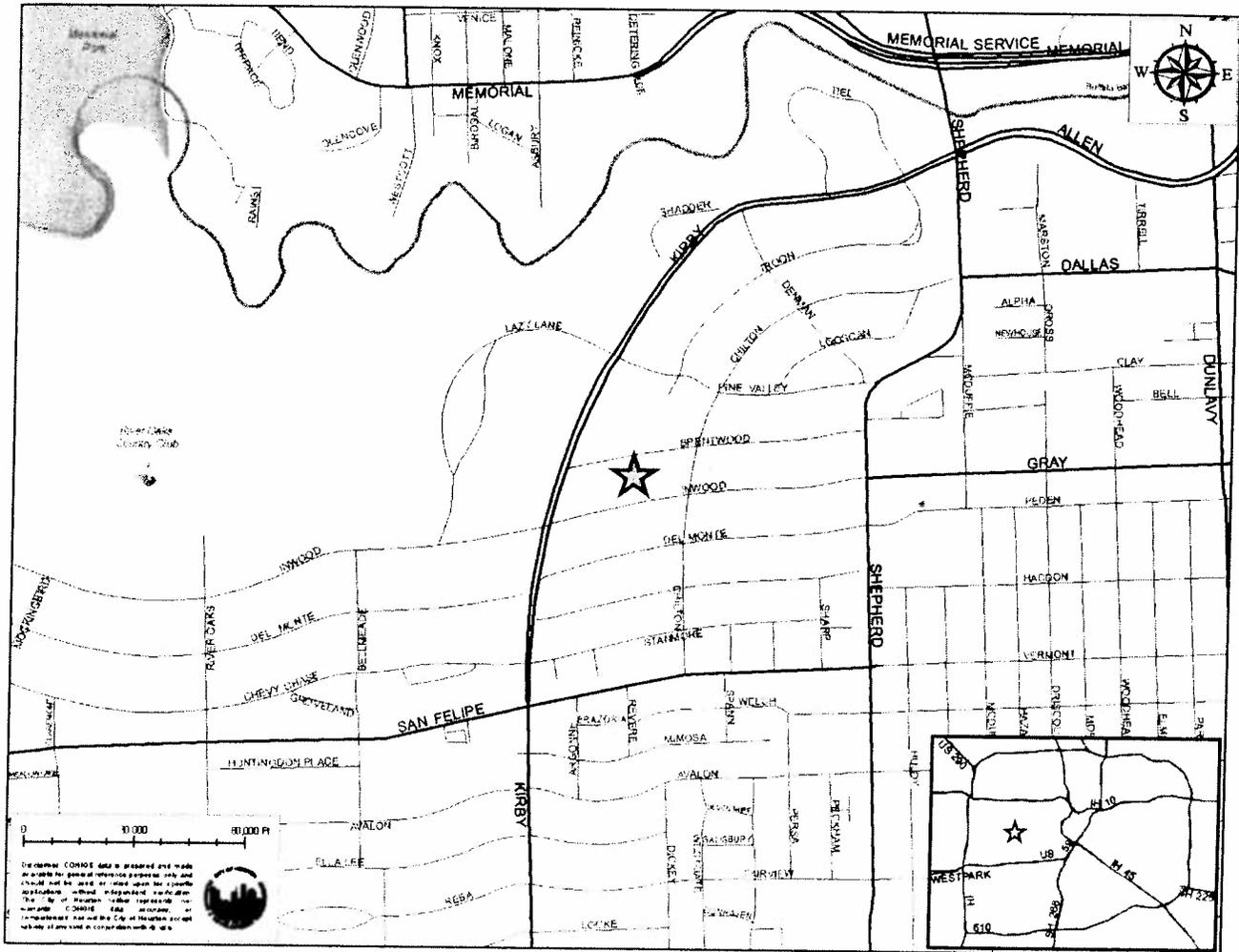


CITY OF HOUSTON

Archaeological & Historical Commission

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EXHIBIT B SITE LOCATION MAP EGBERT AND FAY SPENCER HOUSE 2440 INWOOD DRIVE NOT TO SCALE



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK NAME: George D. Stevens House

OWNERS: Anna and Harold E. Holliday, Jr.

APPLICANTS: Same as Owner

LOCATION: 2404 Brentwood Drive – River Oaks

AGENDA ITEM: IIC

HPO FILE NO: LM237

DATE ACCEPTED: Apr-1-2011

HAHC HEARING: May-19-2011

SITE INFORMATION: Lot 13, Block 36, River Oaks Section 1, City of Houston, Harris County, Texas. The site includes a historic two-story, brick veneered residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The George D. Stevens House, located at 2404 Brentwood Drive, was constructed in 1935 and designed by Houston architects, Harvin C. Moore and Hermon Lloyd. Moore and Lloyd created a substantial body of work, which includes over 84 houses in River Oaks, as well as public and commercial buildings such as the Memorial Center and Chapel at Rice University. Moore and Lloyd also designed a building at 2006 West Alabama that became the first architectural office in Houston with central air conditioning. After the partnership ended, Moore became architect for the U.S. Navy and designed naval bases in Houston and federal buildings in Houston and elsewhere in Texas.

Harvin C. Moore is also credited with being one of Houston's earliest preservationists. In 1954, Moore was one of three who founded the Heritage Society in order to save the 1847 Kellum-Noble House from demolition.

George Stevens, the first owner of the house, was a geologist. The two-story house is an excellent example of the Colonial Revival style and features a full-length portico on the front façade. The George D. Stevens House at 2404 Brentwood Drive meets Criteria 1, 4, and 6 for Landmark designation.

HISTORY AND SIGNIFICANCE

Houston architects, Harvin C. Moore and Hermon Lloyd, designed the house at 2404 Brentwood Drive in 1935 for George D. and Peggy Stevens. According to Harvin Moore: Houston Architect, Garden's special home building issue of February 1936. Also, on February 16, 1936, a sketch of the house was featured in the Houston Post with the caption, "George D. Stevens Home on Brentwood."

Moore and Lloyd's client, George D. Stevens, was a geologist with Goldsten and Stevens. He and his wife, Peggy, kept the house until 1938 when they sold to Paul G. Benedum. The sale made the Houston Post (with photo) on November 6, 1938.

"Typical Southern Colonial Home Purchased – This picture, which have been lifted from a leaf of 'Gone with the Wind,' is a typical Southern colonial at Brentwood and Chilton Road in River Oaks, purchased by Paul G. Benedum of Benedum and Trees, oil operators for \$25,000. It was bought from G.D. Stevens."

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

In December 1940, the house was featured in River Oaks Magazine with a four-page photographic spread. The piece entitled “Colonial: The Traditional Home of Hospitality – Residence of Mr. and Mrs. Paul Benedum, 2440 Brentwood Drive... Harvin Moore and Hermon Lloyd, Architects; Interiors by Don Cave Company” is excerpted below:

“An atmosphere of graciousness and welcome is a built-in feature of this home. Hospitality is expressed in the broad veranda and in the warmth of the entrance hall...”

“In the living room, the architect again has given the perfect backdrop for graciousness – proportion, simple beauty of millwork, a fireplace exquisitely designed, its opening faced in marble.

“In the dining room, floor-length windows and good proportion are the beginnings of a room which combines simplicity and dignity.”

The Benedums remained in the house for seven years. They sold around 1945 to Edward James, who was associated with Consolidated Venetian Blinds. In the following years, the house passed through a series of owners and renters including: Thomas P. Hull, Jr., lawyer (1952); John H. Lollar, Jr., Vice President/Treasurer Triangle Refineries (1959), J. Barry York (possible renter), President Masory Paint Company (1968); Larry P. and Janice Schumann (1996); Karl and Jennifer Knapp (1998); and now, Harold and Anna Holliday who purchased in 2002.

Harvin C. Moore and Hermon Lloyd

Harvin C. Moore, a well-known Houston architect, designed the home at 2440 Inwood Drive in 1937 in partnership with Hermon Lloyd. All of the papers of Moore are kept in the Houston Public Library, where the original plans for the home remain.

According to the introduction of Harvin Moore: Houston Architect, written by Moore’s son Barry, Harvin Moore (1905-1994) was born in Carmona, Texas. As a child, the family relocated to Houston and lived in a two-story frame house at 1314 Fairview. He graduated from Central High School in 1923 and began college at Rice Institute. He graduated “with distinction” with plans to attend medical school. After a brief time in medical school, Moore re-entered Rice Institute to study architecture; he received his B.S. in Architecture in 1930. Upon graduation, construction was slow due to the Depression and Moore collaborated with Hermon Lloyd (1909-1989), a fellow undergraduate in the Rice architecture program, to design party decorations and sets. The two worked well together, and in 1934, they formed the architecture firm of Moore & Lloyd. Their office was first located in the Citizen’s State Bank Building downtown. Several years later, they designed a building at 2006 West Alabama that became the first architectural office in Houston with central air conditioning.

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CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

During their partnership, Moore and Lloyd designed many commercial, civic and military buildings, including over 84 homes in River Oaks. The catalogue of Moore and Lloyd works put together by Michael Wilson for the Houston Public Library is extensive.

A selection of Moore and Lloyd's River Oaks homes includes:

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- 3208 Chevy Chase Drive (1938)
- 1910 Kirby Drive (1938) (demolished)
- 2327 Claremont Lane (1938) (demolished)
- 2057 Claremont Lane (1939)
- 3689 Del Monte Drive (1939) (demolished)
- 3413 Piping Rock Lane (1939)
- 2033 Claremont Lane (1940)
- 1909 Olympia Drive (1939)
- 3610 Meadow Lake Lane (1940) (demolished)
- 3225 Reba Drive (1940)
- 1665 Willowick (1940) (demolished)
- 3666 Chevy Chase Drive (1940) (demolished)

By the end of the 1930s, Moore and Lloyd began to move in different directions and, by the entry of the U.S. into World War II, the firm had dissolved. After Pearl Harbor, Moore applied to Congressman Albert Thomas to gain entrance to the Naval Officers Candidate School. The Congressman convinced Moore that he would better serve the government in his capacity as an experienced architect. Thus started a twenty-year relationship where Moore received military commissions for naval bases in Texas, and later, for federal projects in Houston and elsewhere in Texas. During this phase of his career, he also received commissions for churches, small buildings and industrial buildings.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

In 1954, Moore became one of Houston's earliest preservationists by saving the Kellum-Noble house (City of Houston Protected Landmark), which stands on its original site in City Park (now Sam Houston Park) and which had fallen into disrepair after many years of use as a City of Houston Parks Department facility. Moore was one of three who started the Harris County Heritage Society with the mission to save the Kellum-Noble house from demolition. According to Barry Moore, "Moore was one of the few practicing architects of the time who did not see a concern with historic preservation as incompatible with an interest in modern architecture. With the Heritage Society, he worked to locate worthy historic structures, raise funds for their restoration, and move them to Sam Houston Park. Moore restored the Nichols-Rice-Cherry House (c.1850) and the San Felipe Cottage, among others, during his years with the Society."

According to Barry Moore, Harvin Moore considered the preservation works among his favorite projects. The other buildings that he particularly liked were: 1537 Kirby (Hamaker House), 3239 Locke Lane (Childress House), Rice Memorial Chapel and Student Center, and the Houston Casket Company (1717 Live Oak).

River Oaks

When Will C. Hogg, Mike Hogg, and Hugh Potter began the development of River Oaks in 1923, it was with the intention of making it into a demonstration of the highest standards of modern community planning, a role model for the rest of Houston to follow. Will Hogg's ambitiousness and Hugh Potter's skillful management of River Oaks during its first thirty years made the community known nation-wide as a symbol of Houston. Since its creation, River Oaks has been published in national news, real estate, and design media, and has been the focus of scholarly analysis, in recognition of its significant contributions to the history of Houston and twentieth-century American elite suburban community development.

The creation of this type of subdivision was unique for Houston in many respects. The subdivision was laid out at what was then the far western edge of Houston. Prior to 1923, the majority of Houston's residential developments had occurred in a tight girdle around the downtown business district, such as Westmoreland (1902), Avondale (1907), Montrose (1911), Audubon Place (1906), Cherryhurst (1908), Binz, Southmore (1914), and Courtland Place (1906). River Oaks, however, was situated at the western city limits far away from other developments.

In addition, the developers broke with convention by laying out an organic pattern of roadways which lent a sense of spaciousness to the neighborhood, which was very different from the traditional Houston neighborhoods that followed a more rigid approach to development. These traditional neighborhoods used street grids which carved the land up into predictable square or rectangular blocks.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The George D. Stevens House at 2404 Brentwood Drive is an excellent example of the Colonial Revival style, a style popular in the United States between 1890 and 1935. The Colonial Revival style resulted from a rejection of the Queen Anne Revival style, and a desire to return to a more "traditional" American building type. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920s. This style draws from the simple building forms typical of

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles. Colonial Revival residential structures are typically one or two stories, with hipped or gabled roofs and symmetrical facades. The entryway or porch is the primary focus, often highlighted with a decorative crown or pediment. Other areas of elaboration are the cornice and windows.

The George D. Stevens House comprises 5,111 square feet on a 16,233 square foot corner lot and faces south on Brentwood; Chilton is the cross street. The house is sited in the middle of the lot, and is constructed of brick veneer that has been painted. It has a three part façade that is dominated by a full-height, full-length portico supported by six thin columns.

The entry is in the center of the house and consists of a large, paneled wood door with four upper lights. The door is topped with a transom window and fanlight above, and by wood paneling to either side. Above the entry on the second floor is a single wood-sash windows with working shutters. To the left and right of the entry bay are pairs of 9-over-12 wood-sash windows on the first floor and pairs of 6-over-6 wood-sash windows on the second floor. All windows have working shutters.

The house caught fire in October 2010. The owners, Anna and Harold Holliday, are working to restore the house from the damage sustained during the fire. Their restoration will not include changes to the original façade.

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CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the George D. Stevens House at 2404 Brentwood Drive

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT A
GEORGE D. STEVENS HOUSE
2404 BRENTWOOD DRIVE

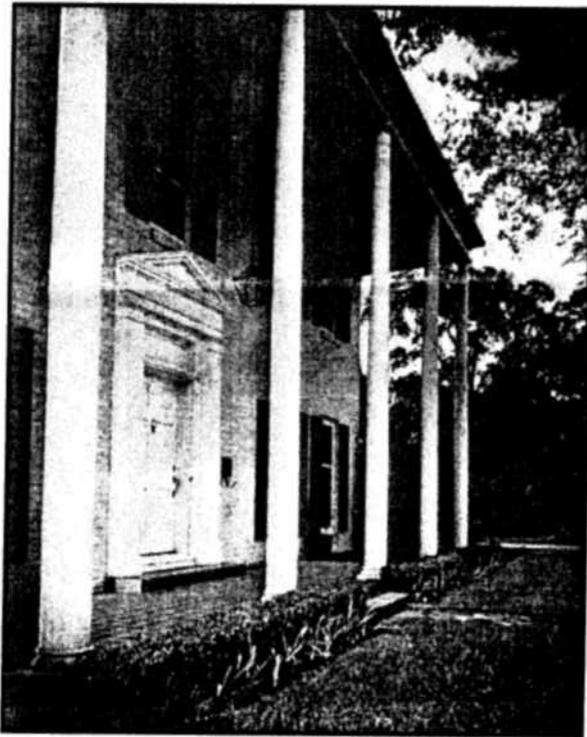


Figure 1. River Oaks Magazine, December 1940



Figure 2. May 2011, during restoration from fire damage



CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Cook Paint and Varnish Company Building

AGENDA ITEM: IId

OWNERS: David Adickes

HPO FILE NO: LM238

APPLICANTS: Lawrence Chapman, Next Generation Advisors

DATE ACCEPTED: Feb-18-2011

LOCATION: 2500 Summer Street

HAHC HEARING: May-16-2011

SITE INFORMATION: Tracts 7 & 9, (001*Tracts 28 - 1B & 1C), Abstract 1 John Austin Survey, City of Houston, Harris County, Texas. The site includes a two-story, cast concrete, commercial building.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Cook Paint and Varnish Company Building was constructed in 1948. The 78,000 square-foot complex is representative of the southwest expansion of the Cook Paint and Varnish Company in Texas. The company was the primary paint suppliers to the American automotive industry; Cook received the "E" Award for Excellence during World War II for its service to both the U.S. Navy and the U.S. At its peak, Cook had captured more than one-third of the entire paint market. The Houston facility at 2500 Summer Street became the only Cook plant to serve all of Texas. The plant was said to be the finest and most modern facility in the Southwest. In 1991, Cook was sold and split up amongst Sherwin-Williams, Valspar and Davis Paints. Some paints are still sold under the Cook brand by Davis Paints in Kansas City. Cook Composites and Polymers (CCP), established in 1990, is a world leader in the industry. It is currently the number one producer of gel coats in the world, and has the largest composites network in North America.

In 1995, the property was acquired by Houston-based artist David Adickes. Adickes is most famous in Texas for his larger-than-life works: a sixty-seven-foot tall statue of Sam Houston which stands on Interstate Highway 45 near Huntsville. Dedicated on October 22, 1994, it is the world's tallest statue of an American hero. Adickes has also sculpted the busts of 43 American presidents, and the four-story tall Beatles sculpture.

The Cook Paint and Varnish Company Building meets Criteria 1, 4, and 6 for Landmark designation.

HISTORY AND SIGNIFICANCE

The Cook Paint and Varnish Company Building stands a half mile from a historically significant street in Houston's history, Washington Avenue, in an area that has long offered immigrants, and others, places to make their homes and build their businesses. According to Anne Sloan in her essay, "Washington Avenue: The Soul of Houston, Texas," this thoroughfare has long been an important connector of the city to its surrounding hinterland and beyond. Possibly it was so named because legislators supposedly moved the Texas capital from Washington-on-the-Brazos to Houston along this road in 1836. Farmers carried their produce to Market Square along the road. Eventually,

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Houston's original rail terminal, the Grand Central Station, was located on Washington Avenue, where the street met the sprawling town. Architectural historian Stephen Fox states that, by the end of the 1830s, Washington Avenue was one of eight historic roads that fanned out from Houston to neighboring towns, creating for the growing city a hub for commerce and other travels. Washington Avenue appears on Houston maps as early as 1839.

As Houston's population increased, rural farmland was subdivided for residential and other uses. As elsewhere, this process of suburbanization occurred along Washington Avenue. Neighborhoods such as Houston Heights (1892) and Brunner (1888), both separate communities from Houston until 1913 and 1918, respectively, developed in this fashion. The Cook Paint and Varnish Company Building is situated within the John Austin Survey, A-1, which is, according to Neal Parker in his history of the West End (on the Rice Military website), "the first, largest, and best known of the Harris County land grants." John Austin was one of the original 300 settlers that came to Texas with Stephen F. Austin (no relation) in the 1820s. Two leagues of land were granted to John Austin by the Mexican government in 1824. The southern league was purchased in 1836 by John K. and Augustus C. Allen, which along with other land grants they acquired at the same time, became the location of a new town they named Houston.

Today the ever popular Washington Avenue retains much of its urban fabric, and the railroad industry still connects to many warehouses and plants to the south, east and west, but commercial development has started to push out the historic aspects of the neighborhood. To the north, a retail area anchored by Target and Staples has been built in the last 5 years, across Crockett Street from the Cook building. The area has become an arts district, and the Cook building offers studio space to a number of artists and photographers.

Cook Paint and Varnish Company

Cook Paint and Varnish Company (Cook) was founded in 1913 in Kansas City, Missouri, by native Missourian Charles R. Cook (1884-1949), a 1907 engineering graduate of Cornell University. Having purchased a failing paint company, sales increased 110% in 1914 under Mr. Cook's leadership.

According to the chapter titled "The Story of Cook's" from the 1950 Book, *The Kansas City Centennial*, in 1919 Cook opened in Fort Worth, Texas, its first factory and sales branch outside of its Kansas City headquarters. Cook opened its second Texas factory, in Houston, in 1927, occupying an existing three-story brick building that had housed American Cottonseed Oil since the early 1900s. Cook's occupancy was confirmed in the 1927 Harris County Tax Building Assessment form. In about 1930, Cook expanded its Houston plant, with part of the expansion being a two-story brick building contiguous with the older three-story building. In time, the Houston facility became the only Cook plant to serve all of Texas; the Fort Worth factory became a warehouse.

By 1930, Cook had established factories in Kansas City, St. Louis, Ft. Worth, Houston, Cincinnati and Detroit, according to a 1930 Advertisement. By 1930, Cook researchers had developed durable automotive finishes, necessitating the opening of the Detroit factory. This resulted in Cook being one of the primary paint suppliers to the American automotive industry when it was in its prime.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

To meet the United States military's need for paint during World War I, Cook developed an industrial department which enabled the creation of "made to order" paints. This made it possible for the company to provide the military with much needed specialty paints during both World Wars. Cook received the "E" Award for Excellence during World War II for its service to both the U.S. Navy and the U.S. Army, according to an article from the October 1947 edition of "Swing Magazine."

In 1948, the Houston facility added a multi level, 48,000 square foot state-of-the art warehouse with offices. This building is Contributing and the main reason for our request for eligibility. According to the Sanborn Map (1925-1951) the building was constructed of cast concrete walls on a heavy-duty concrete slab designed to handle extra heavy equipment. The plant was said to be the finest and most modern facility in the Southwest, according to the same 1950 book, The Kansas City Centennial. According to the same book, a 1947 survey conducted by one of the largest newspapers in the Midwest, Cook had captured more than one-third of the entire paint market.

In an unusual move by a paint and varnish company, Cook purchased WHB Radio in Kansas City in 1930; WHB also operated as television station KMBC. Cook and Midland Broadcasting Co. in 1954 bought KMBZ TV, a Kansas City VHS Station. The next year Cook sold its radio station, and in 1961 Cook sold the TV station. These transactions were confirmed in the same 1950 book.

In 1991, Cook was sold and split up amongst Sherwin-Williams, Valspar and Davis Paints. Some paints are still sold under the Cook brand by Davis Paints in Kansas City. Cook Composites and Polymers (CCP), established in 1990, is a world leader in the industry. It is currently the number one producer of gel coats in the world, and has the largest composites network in North America.

In 1995, acclaimed Texas artist David Adickes moved his SculptrWorx Studio into the subject building, occupying it under a lease/purchase agreement until he closed on the property in 2001. Mr. Adickes' art is featured in numerous museums and many corporate and private collections. He is most famous in Texas for his larger-than-life works: a sixty-seven-foot tall statue of Sam Houston which stands on Interstate Highway 45 near Huntsville. Mr. Adickes continues to occupy a part of the building.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The 1907 Map shows a three-story brick building occupied by American Cottonseed Oil on the site of the Cook Paint and Varnish Company Building. Today, only one wall of this building still stands. The largest existing Cook structures were constructed in 1948 and 1965. They each make a statement about Cook's needs at that time; their types and styles are distinctly different. The architects and contractors for the described buildings are unfortunately unknown, even after viewing many sources, including the Texas General Contractors Bulletin.

The property was strategically located on a spur of the Southern Union rail line that ran within 10 feet of the west side of the structure. The area was known as the Sixth Ward. It was shaped by the railroad and the people that supported it. Today, the main rail line still runs along the southernmost boundary of what is now described as a 2.92 acre site, but the spur has long since been discontinued.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

According to Harris County Archives, dated 1937, it was known as 2.88 acres out of the 2 League John Austin Survey, A-1.

The 1948 addition, according to the April 1948 Houston (Chamber of Commerce) magazine, cost \$313,000 and comprised approximately 48,000 square feet of factory and office space. According to the Sanborn Map, the building contained air conditioning and fire sprinkler systems throughout. This was a true state-of-the-art factory, perhaps designed to put their workers in the safest, most efficient environment.

This two-story structure faces Crockett Street to the north, and contains 5,000 square feet. The brick load bearing walls sit on concrete floors. The roof is constructed of wood beams covered by temporary corrugated plastic roofing material. The north wall originally contained sixteen arched windows, of which four were filled in with bricks many years ago. The east and west walls contain concrete fascia with operable steel industrial sash windows, thought to be installed in 1948, to match the larger existing structure's Institutional style.

As mentioned above, only one wall of the original three-story brick building remains from the first few years of Cook's existence in Houston. The original structure was razed circa 1990, following the factory closing in the late 1970s. Only the wall remains as a façade to the circa 1930 building. This building is contiguous with the north wall of the 1948 building.

The first floor of this addition has a footprint of approximately 20,000 square feet. Stacked to the far west are the other two floors, each containing about 14,000 square feet. The concrete structure has a veneer made of cast concrete sections with floor and ceilings made of concrete, as well. A tar and gravel roof is supported by champagne-glass shaped columns spaced about twenty feet from each other on all three floors. According to Harris County Tax Building Assessment reports, the flooring was made of extra strong concrete designed to support heavy equipment used in paint making. Completing the 20,000-square foot first floor is a 6,000 square-foot-steel-bar-joist constructed office space. Both the north and south exposures have the same cast concrete wall systems and steel windows. The east and west walls are made of clay blocks, indicative of the time period. The tar and gravel roof was no doubt designed to carry an extra heavy load with the close spacing of the bar joists.

The evolution of buildings making up the Cook Paint and Varnish campus was a direct result of the expansion and success of Cook and its various interests. Cook had become progressive and somewhat flamboyant for a paint company, and its Houston facility reflected this somewhat.

In 1995, when David Adickes moved in he found the structures gutted for the most part, and in very bad shape. According to Mr. Adickes he replaced over 1,000 panes of glass in the industrial window systems, throughout the late 1990s. In many areas the entire steel framing was removed and new framing was fabricated. In addition to exterior and interior painting, Adickes removed the inoperable sprinkler system. The main capital improvement has been the addition of partition walls with corridors.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

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- Sanborn Fire Insurance map for Houston.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Courtney Spillane, Planning and Development Department, City of Houston.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | NA | <u>S - satisfies D - does not satisfy NA - not applicable</u> | |
|-------------------------------------|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) | Whether the building, structure, object, site or area is the location of a significant local, state or national event; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) | Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) | Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city; |

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Cook Paint and Varnish Company Building at 2500 Summer Street.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT A
COOK PAINT AND VARNISH COMPANY BUILDING
2500 SUMMER STREET

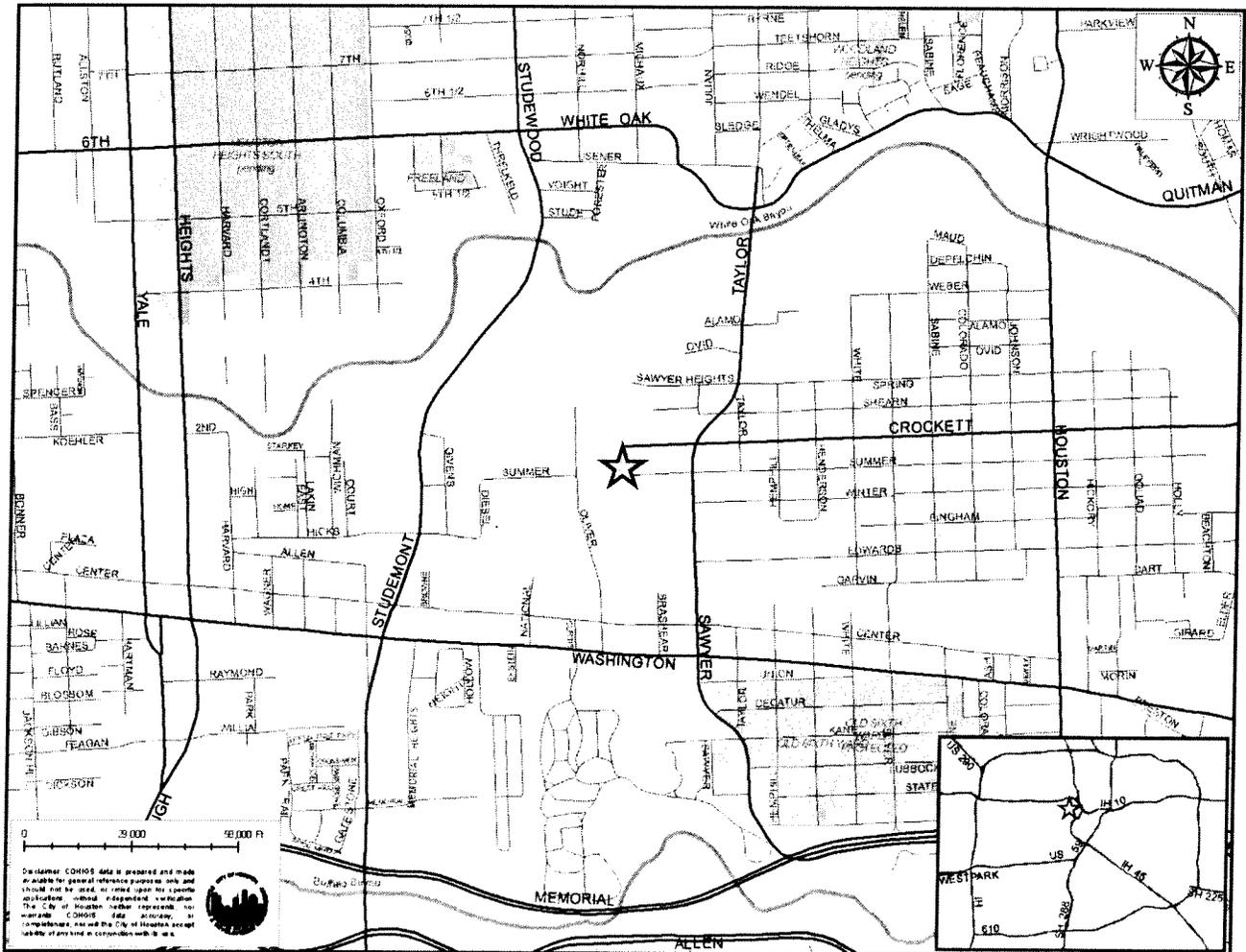


CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT B
SITE LOCATION MAP
COOK PAINT AND VARNISH COMPANY BUILDING
2500 SUMMER STREET
NOT TO SCALE



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CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Raymond and Daisy Powell House

OWNERS: Kelley and Donald Young

APPLICANTS: Same

LOCATION: 3640 Piping Rock, River Oaks

AGENDA ITEM: Ile

HPO FILE NO: LM239

DATE ACCEPTED: Jan-10-2011

HAHC HEARING: May-19-2011

SITE INFORMATION: Tracts 20 & 21a Block 68, River Oaks Section 8, City of Houston, Harris County, Texas. The site includes a two-story, brick veneered, single-family residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Raymond and Daisy Powell House at 3640 Piping Rock was built in 1940-41 by W. E. White, an active River Oaks builder, as a speculative home. Since its completion, the home has been owned by only three families – the Powells, the Knolle/Andrews, and the Youngs. The original owner, Raymond E. Powell, was a retired superintendent of the Baytown Refinery of the Humble Oil and Refining Company.

The William. E. White homes in River Oaks were typically traditional in style, generally three bedroom and two bath in size, and affordable to a mid-level buyer. Among W. E. White's buildings outside of River Oaks are the North Boulevard Manor Apartments at North Boulevard and Hazard, which are contributing structures to the Boulevard Oaks Historic District, and three houses in the Boulevard Oaks Historic District, two of which still stand and are contributing to the district.

The two-story brick house is built in the Neoclassical style. Its most prominent feature is a front gabled, full-height portico containing four square columns with Doric capitals.

The Raymond and Daisy Powell House meets Criteria 1, 4, and 6 for Landmark designation.

HISTORY AND SIGNIFICANCE

The house at 3640 Piping Rock was built as a speculative home in 1940-41 by W. E. White, a local builder. Raymond E. Powell and his wife, Daisy purchased the house in July 1941. On July 13, 1941, the following along with a photograph appeared in the Houston Chronicle:

"Mr. and Mrs. Powell's new residence – Mr. and Mrs. R. E. Powell have purchased this River Oaks home at 3640 Piping Rock from W. E. White, builder, for \$18,000 cash. The house has a third floor paneled in pecky cypress, with four bedrooms and two baths on the second floor and the usual service rooms downstairs, including a screed porch and powder room. The kitchen has metal cabinets and there is a built in bar on the 3rd floor...Mr. Powell formerly was superintendent of the Baytown Refinery of the Humble Oil and Refining Company."

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Raymond E. Powell, the first owner of 3640 Piping Rock, was born on May 10, 1886, in Burlington, New Jersey, to Alfred and Lillie Havens Powell. The 1900 and 1910 Censuses show him residing in Mercer, New Jersey. By 1920, he was married to Daisy and living in Hudson, New Jersey. From the "History of Humble Oil & Refining Company," we know that Powell came to Houston in 1921 to work with John Levi Finley who had been appointed as assistant to H. C. Weiss, the Vice President of Refining. Finley and Powell had worked together in Jersey Standard's asphalt plant in Charleston, South Carolina. The book mentions that Powell had been working since 1907 in "various Jersey Standard and Imperial Oil refineries."

On November 1, 1921, Powell was appointed assistant superintendent of the Baytown refinery. He was then appointed as superintendent two months later, a position he would hold for the next 14 years. There are some interesting passages in "History of Humble" relating to Powell's management style:

"Superintendent Powell was of the old school of managers who were familiar only with one-way communication with employees—the communication of orders and management decisions." (1921)

"Powell, who for 13 years had been its chairman ex officio (of the Baytown Joint Conference), was an excellent superintendent of the old school, who ruled with an iron but impartial hand, administered discipline severely but impersonally, and despite his hardness, was on the whole popular with employees."

The book also describes Powell as an innovator in employee training, which had usually been accomplished on the job.

"In 1927, Superintendant Powell initiated talks on refining and refinery management; and the next year he gave a course on foremanship, which was open to foremen, members of the Joint Conference, and apparently to other interested employees. These lectures in the 1920s were given on the initiative of refinery men and antedated Humble's formal program for employee training."

The book refers to the years 1926 through 1929 as a "golden age in Humble's refining." As superintendent, Powell was pivotal in the growth at Baytown.

"The years 1926-1929 constitute a particularly significant period in Humble's refining history, especially at Baytown. These years were marked by an increase in capacity, by improved economy of operation and quality of products, and by a generally high level of profits."

It appears that Powell stepped down as superintendant of Baytown in January 1935 due to reasons of "ill health." It was after his retirement that he and Daisy moved from Baytown to the home on Piping Rock. The Powells would remain in the home for approximately 30 years; for many of these years Daisy lived in the home alone as a widow. By 1971, the home was purchased by Dr. Guy Knolle and his wife, Marilyn. Following a divorce, Marilyn Knolle (later Andrews) would remain in the home. In 2009, Marilyn Andrews sold to the current owners, Donald and Kelley Young.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

William E. White

William E. White was a builder active in River Oaks in the 1930s and 1940s. He first appears in the 1935 directory listed with his wife, Kathryn, at 1627 Colquitt. By 1936, the White Construction Company is listed at his residence at 5327 Cherokee, where he would remain for the next 44 years. The company continues to appear through the 1940s, 1950s and 1960s. In 1973, his profession is listed as "Investments and Real Estate" and, by 1977, he is listed as retired and still married to Kathryn. A Houston Post ad placed on January 24, 1938 touted apartments that he had recently constructed, the North Boulevard Manor, at North Boulevard and Hazard. These apartments are contributing structures in the Boulevard Oaks Historic District. The ad describes him as the builder/owner of White Construction Company. The houses at 1652 North Boulevard (1934; demolished), 1646 South Boulevard (1934-35; contributing) and 1626 South Boulevard (1935; contributing) in the Boulevard Oaks Historic District are also attributed to White; doubtless he was completing homes in several of Houston's best neighborhoods during this period.

The William E. White homes in River Oaks were traditional in style, generally three bedroom and two bath in size, and affordable to a mid-level buyer. The River Oaks Property Owners Card Files identify the following homes, all of which are still standing. The building dates are taken from Harris County Assessor's District and are estimates.

- 3232 Avalon Place, 1932
- 3702 Del Monte, 1945
- 2154 Inwood, 1935
- 2241 Inwood, 1934
- 2433 Inwood, 1945
- 3662 Olympia, 1940
- 3838 Olympia, 1941
- 2404 Pelham, 1931
- 2521 Pelham, 1936
- 3444 Wickersham, 1938

River Oaks

When Will C. Hogg, Mike Hogg, and Hugh Potter began the development of River Oaks in 1923, it was with the intention of making it into a demonstration of the highest standards of modern community planning, a role model for the rest of Houston to follow. Will Hogg's ambitiousness and Hugh Potter's skillful management of River Oaks during its first thirty years made the community known nation-wide as a symbol of Houston. Since its creation, River Oaks has been published in national news, real estate, and design media, and has been the focus of scholarly analysis, in recognition of its significant contributions to the history of Houston and twentieth-century American elite suburban community development.

The creation of this type of subdivision was unique for Houston in many respects. The subdivision was laid out at what was then the far western edge of Houston. Prior to 1923, the majority of

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Houston's residential developments had occurred in a tight girdle around the downtown business district, such as Westmoreland (1902), Avondale (1907), Montrose (1911), Audubon Place (1906), Cherryhurst (1908), Binz, Southmore (1914), and Courtland Place (1906). River Oaks, however, was situated at the western city limits far away from other developments.

In addition, the developers broke with convention by laying out an organic pattern of roadways which lent a sense of spaciousness to the neighborhood, which was very different from the traditional Houston neighborhoods that followed a more rigid approach to development. These traditional neighborhoods used street grids which carved the land up into predictable square or rectangular blocks.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

3640 Piping Rock is built in the Neoclassical style. The painted brick, two-story house has three main bays and two lesser bays. The central three bays make up the bulk of the house, while the smaller side bays are setback on both ends of the house.

The home's main feature is a front gabled, full-height portico extending from the central bay. The portico contains four square columns with Doric capitals and is topped by an entablature with dentil molding. The entablature runs around the perimeter of the house. The centered entry way contains a six-panel wooden door with sidelights and a transom punctuated by arched window openings. A wooden entablature and pilasters surround the door and lights. Above the doorway on the second floor is a small six-over-six sash window with an iron grill attached over the bottom half of the window.

The west and east main bays of the house each contain an eight-over-eight window on the first floor and a four-over-four window above it on the second floor. All windows on the front façade's three main bays contain wooden shutters painted black.

There is brick quoining on the ends of the home. A side gabled roof covers the house. The roof is clad in asphalt shingles. Two original projecting dormer windows punctuate the façade. The windows in these dormers are three-over-three wooden sash windows. The surround for the windows contain pilasters and an arched entablature.

The far bays on either side of the house are minimally seen from the street. The east bay has been altered, as the window in the front facade is a fixed wooden window. The window above it on the second floor is an eight-over-eight wooden sash window, like the others on the second floor. On the west bay, there is a four-over-four wooden sash window on the first floor and an 8-over-8 wooden sash window on the second floor.

The current owners have just completed a renovation of 3640 Piping Rock. There was no change to the existing façade. The Youngs made the following updates:

- updating of all bathrooms
- updating the kitchen
- adding on a new master bath and closet space above the existing den

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- adding an en suite bathroom to the back bedroom

BIBLIOGRAPHY

History of Humble Oil and Refining Company, Henrietta M. Lawson and Kenneth Wiggins Porter, 1953 and reprinted in 1993, Ayer Company Publishers.

Houston Chronicle, "Mr. and Mrs. Powell's New Residence," June 13, 1941.

Houston Post ad placed on January 24, 1938.

River Oaks Property Owners, card file.

City Directories for William E. White, 1932 through 1978.

Johnston, Marguerite, Houston: The Unknown City 1836-1946, Texas A&M University Press, College Station, 1991.

McAlester, Virginia and Lee, Field Guide to American Houses, Alfred A. Knopf, New York, 1984.

Sanborn Fire Insurance map for Houston, 1924-February 1951, volume 11, sheet 1127.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Courtney Spillane, Planning and Development Department, City of Houston.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------|----------------------------|
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AND

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

STAFF RECOMMENDATION

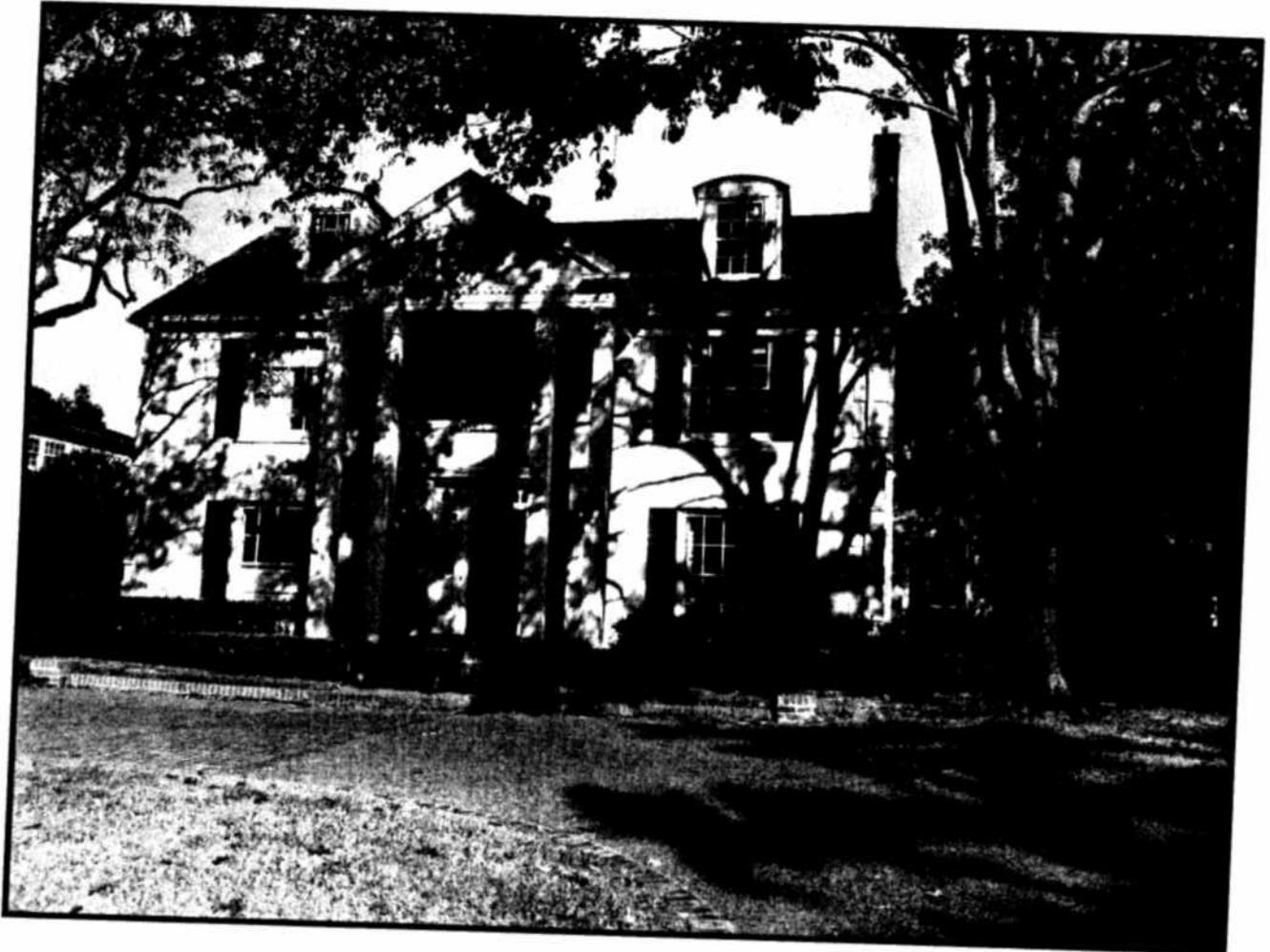
Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Raymond and Daisy Powell House at 3640 Piping Rock.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT A
RAYMOND AND DAISY POWELL HOUSE
3640 PIPING ROCK

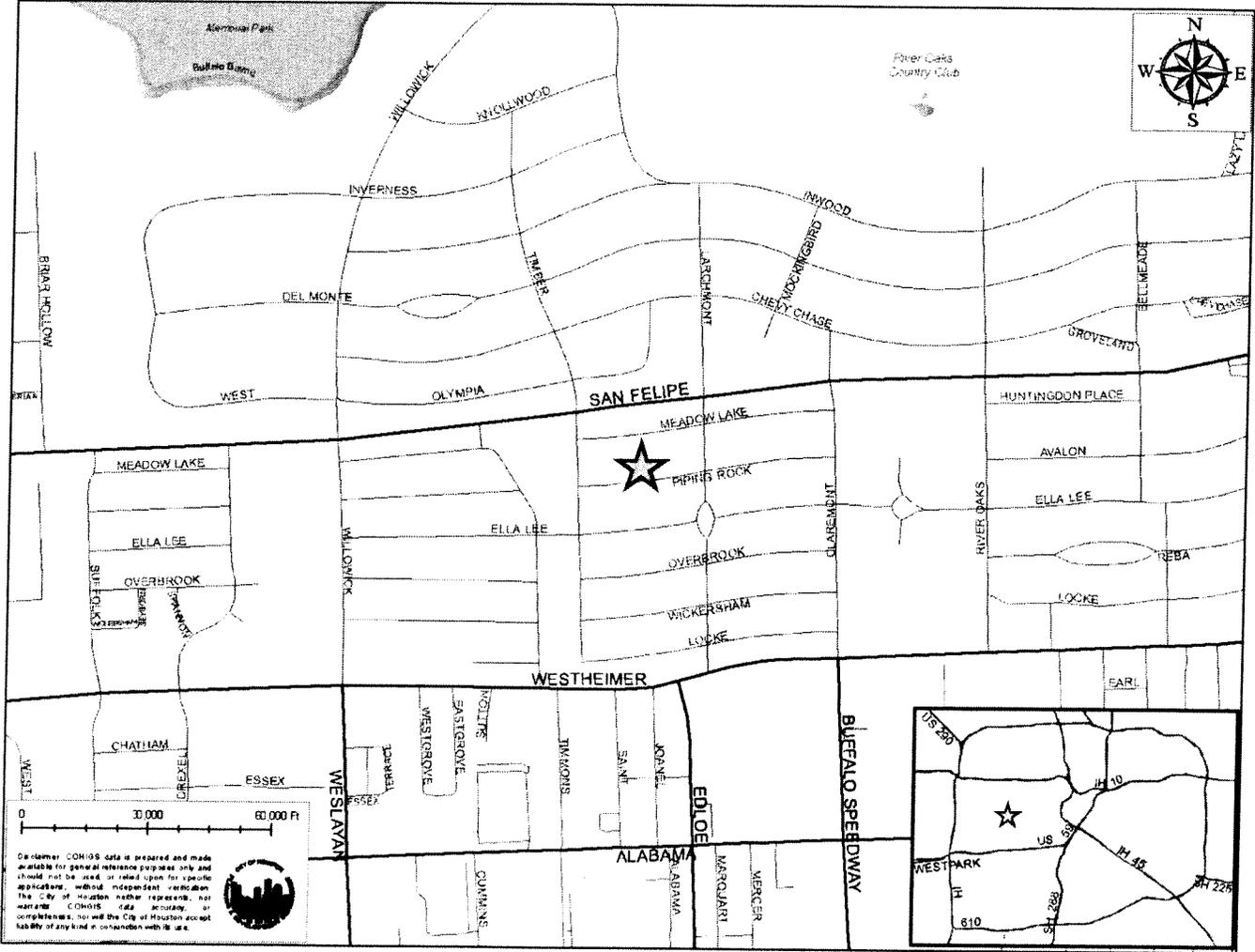


CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

EXHIBIT B
SITE LOCATION MAP
RAYMOND AND DAISY POWELL HOUSE
3640 PIPING ROCK
NOT TO SCALE



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Lease between the City of Houston and Enterprise Jet Center, Inc. – William P. Hobby Airport (HOU).	Category #	Page 1 of 2	Agenda Item # 11
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FROM (Department or other point of origin): Houston Airport System	Origination Date June 14, 2011	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE: <i>M. Kae</i>	Council District affected: I
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MS
Janet Schafer
INW

For additional information contact: Janet Schafer Phone: 281/233-1796	Date and identification of prior authorizing Council action: N/A
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AMOUNT & SOURCE OF FUNDING: REVENUE: \$220,871.59 per year (\$18,405.96* monthly) <i>PR</i>	Prior appropriations: N/A
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RECOMMENDATION: (Summary)
Enact an ordinance approving and authorizing the execution of Lease between the City of Houston and Enterprise Jet Center, Inc. at William P. Hobby Airport (HOU).

SPECIFIC EXPLANATION:
On February 7, 1978, the City approved lease agreement 37573 with Enterprise Products Company (EPC) for premises located at 8550 West Monroe, William P. Hobby Airport (HOU). On June 13, 1978, the City approved a lease assignment from EPC to Dan L. Duncan and Joe D. Havens (Duncan & Havens), the principal and controlling shareholders of EPC. On March 18, 1980, the City approved Amendment No. 1 to include additional land for use as taxiway access and to permit the premises to be used for fixed base operator (FBO) activities. On September 5, 1984, the City approved a lease assignment from Duncan & Havens to Enterprise Aviation Company (Enterprise). On July 25, 1990, the City granted permission to Enterprise to execute a deed of trust on its leasehold to secure the purchase of two airplanes. On April 19, 1997, the City approved a lease assignment from Enterprise to FBO Acquisition Company, Inc. On November 15, 2000, the City approved Amendment No. 2 to set the rent for years 21 to 30 of the primary term. On June 26, 2002, FBO Acquisition Company, Inc. changed its name to Enterprise Jet Center, Inc. The term of the lease ended on March 31, 2009. On October 29, 2009, Enterprise Jet Center, Inc. requested and the Director of Aviation granted a temporary license agreement for the use of the hangar pending approval of a new lease. In accordance with departmental leasing practices, Enterprise Jet Center, Inc. (Lessee) and the department are requesting to enter into a new lease at HOU.

The pertinent terms and condition of the lease agreement are as follows:

1. Leased Premises: Approximately 279,564 square feet (approximately 6.4179 acres) of improved land, including approximately 38,725 square feet of hangar area.

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
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Date June 14, 2011	Subject: Lease between the City of Houston and Enterprise Jet Center, Inc. – William P. Hobby Airport (HOU).	Originator's Initials	Page 2 of 2
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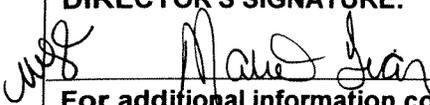
- 2. **Term:** The term is for three (3) years from the date of countersignature, unless sooner terminated in accordance with the terms of the Lease. The Lessee or the Director shall have the right to terminate the Lease upon 60 days' prior written notice.
- 3. **Use:** To be used in support of Lessee's FBO activities located at 8620 West Monroe (City Lease No. 55725). Services to be provided by Lessee are aircraft maintenance and overflow ramp and hangar storage.
- 4. **Rent:** Based on appraisal, rent will be \$220,871.59 annually (\$18,405.96* monthly, which shall be adjusted at year end to reconcile with the annual rate).
- 5. **Maintenance and Utilities:** Lessee shall assume the entire responsibility, cost and expense for all repair and maintenance of the leased premises and shall be responsible for all utilities furnished to the leased premises.
- 6. **Indemnification and Insurance:** Lessee shall indemnify and hold the City harmless and shall provide the required insurance in the limits as stated in the Lease.
- 7. **Environmental Matters and Airport Rules:** Lessee shall comply with all federal, state and local environmental laws and all airport policies and procedures.
- 8. **Other:** Lessee agrees to comply with all rules and regulations adopted by the airport and/or TSA and/or the FAA, and to comply with all federal, state and local statutes, ordinances, regulations and policies.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

Subject: Approve Ordinance appropriating the sum of \$5,000,000 and approving and ratifying the issuance of and Emergency Purchase Order to Comfort Systems USA, South Central, Inc. for emergency construction of bypass chilled water lines at IAH (Project No. 622)(WBS# A-00091-0009-4-01)	Category #	Page 1 of 2	Agenda Item # 12
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FROM (Department or other point of origin): Houston Airport System	Origination Date June 29, 2011	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE: 	Council District affected: B
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For additional information contact: Lance Lyttle Phone: 281-233-1889 Robert Bielek Phone: 281-233-1941	Date and identification of prior authorizing Council action: N/A
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AMOUNT & SOURCE OF FUNDING: EPO No. SPD-SRD-040511.001 \$ 5,000,000.00 CIP No. A-0091.33 HAS Arpt Improvement (8011)	Prior appropriations: N/A
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RECOMMENDATION: (Summary) Approve Ordinance appropriating the sum of \$5,000,000 out of the Airports Improvement Fund and approving and ratifying the issuance of and Emergency Purchase Order to Comfort Systems USA, South Central, Inc. for emergency construction of bypass chilled water lines at George Bush Intercontinental Airport/Houston (IAH)

PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)

BACKGROUND AND EMERGENCY CONDITIONS: A set of direct buried chilled water lines that deliver cooling water to the terminals at IAH has developed a serious leak. These two 30" diameter lines are losing approximately 4,500 to 9,000 gallons of chilled water daily. Efforts are continuing to locate the exact location of the leak. Present efforts have placed the leak in the general vicinity of John F. Kennedy Blvd. (JFK) and the most southern taxiway bridge (Taxiway RA). The water leaking from the system is likely eroding soil beneath JFK Boulevard and the abutments for the Taxiway RA bridge, which carries approximately 60 to 70% of the surface aircraft traffic at IAH. This could cause a sinkhole, or rupture that would affect either JFK Boulevard or the abutments and their foundations. Further risk is that a sinkhole, or rupture that would require stopping the flow, would essentially leave Terminals C, D and E without any air conditioning affecting all international operations as well as all full size aircraft operations of the major tenants at the airport. This would require installing temporary chillers at more than \$100,000 per week. The Houston Airport System (HAS) has been working with an on-call testing company to set up continuous monitoring of the bridge foundations to identify any potential movement as well as begin underground investigations to identify any developing voids and beginning to identify repair strategies that can be implemented when the lines have been abandoned, grouted and the subsurface soils have had a chance to dry out. The Legal Department has indicated that the facts support the health and safety and unforeseen damage to property exceptions to the requirements for competitive bidding found in the Local Government Code.

Design and preparation of the contract documents were provided by USA Shelco, Inc. under the existing on-call planning contract with CH2M Hill. An Emergency Purchase Order in the amount of \$5,000,000 has been issued for Comfort Systems USA, South Central, Inc. to work with the design team and begin mobilizing their workforce & procure long-lead materials for construction of a new chilled water supply and return lines. The contractor will have expended the amount of the initial

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
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Date June 29, 2011	Subject: Approve Ordinance appropriating the sum of \$5,000,000 and approving and ratifying the issuance of and Emergency Purchase Order to Comfort Systems USA, South Central, Inc. for emergency construction of bypass chilled water lines at IAH (Project No. 622)(WBS# A-00091-0009-4-01)	Originator's Initials WB	Page 2 of 2
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\$5,000,000 EPO in the next few weeks. HAS is currently reviewing documents and proposal which will increase the \$5 million by an additional \$12 to \$15 million. It is expected that HAS will return to Council in approximately 1 week with the final Guaranteed Maximum Price.

PROJECT SUMMARY: The Director of the Houston Airport System recommends that City Council enact an ordinance approving the issuance of Emergency Purchase Order and appropriation of \$5,000,000 for the beginning stages of construction of bypass chilled water lines at IAH. HAS is in the process of reviewing the documents for construction of the entire project and anticipates that in approximately a week will be requesting Council approval of final documents and the additional funds for completion of this project.

The new chilled water supply and return lines will be designed and installed under emergency conditions from the Central Plant to the above ground connection point near the western side of Terminal C. This project includes the following:

- Install a new set of chilled water lines that would run above ground on approximately the same route that these lines run now (approximately 6,000 ft. of replacement line will be 36" diameter in order to provide future cooling capacity for future terminal development projects). When the new above ground lines are tied into the piping system they will immediately be placed into service via new valves in the system.
- Install screening around the piping in visible areas. The screening used will match that used on the existing pipe runs and used in the garages to provide a consistent appearance.

Design and preparation of the contract documents were provided by USA Shelco, Inc. under the existing on-call planning contract with CH2M Hill. It is anticipated that the construction will take approximately 200 days. Burns & McDonnell, a firm specializing in airport utility work, is supplementing HAS staff and providing technical oversight for this project under a Purchase Order in the amount of \$50,000. HAS anticipates that in the next few weeks it will be requesting Council approval of an EPO to further fund Burns and McDonnell for their services throughout the end of this project.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9094

Subject: Ordinance approving a First Amended and Restated Agreement between Harris County Healthcare Alliance and the City of Houston for the provision of telephone healthcare assessment and triage for non-emergent 9-1-1 callers.

Category #
9

Page 1 of 1

Agenda Item

13

FROM (Department or other point of origin):

Terry Garrison
Fire Chief
Fire

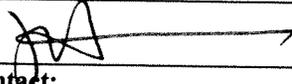
Origination Date

June 23, 2011

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE



Council District(s) affected

All

For additional information contact:

Beda Kent *BK* Phone: (832) 394-6748
Kenny Chin Phone: (832) 394-6760

Date and Identification of prior authorizing Council Action:

Ord No. 2009-0936

RECOMMENDATION: (Summary)

Approve Ordinance authorizing a First Amended and Restated Agreement between Harris County Healthcare Alliance and the City of Houston for the provision of telephone healthcare assessment and triage for non-emergent 9-1-1 callers.

\$1,137,389.00

Finance Budget

Contractor Responsibility Fund (2424), \$1,137,389.00

SPECIFIC EXPLANATION:

The Houston Fire Department requests City Council to approve an Ordinance authorizing a First Amended and Restated Agreement between the Harris County Healthcare Alliance and the City of Houston for a term of 5 years with spending authority using Contractor Responsibility Funds in an amount not to exceed \$1,342,389, which amount includes approximately \$205,000 of available Contractor Responsibility Funds remaining in the current agreement with Harris County Healthcare Alliance. The City desires to use the unused Contractor Responsibility Funds to continue to fund patient clinic visits that shall not exceed \$150 per visit and alternative transportation to a local health care facility/service that shall not exceed \$50 per trip over the lifetime of this contract.

The existing Agreement with Harris County Healthcare Alliance ("HCHA") provides for HCHA to contract with Telehealth Nurses to conduct a detailed telephone health care assessment and triage as well as provide health education/information for low acuity 9-1-1 callers, with non-emergent conditions. In addition the current contract allows the Telehealth Nurses to arrange for Initial Patient Visits and alternative transportation to either a Safety Net Clinic or other medical services providers.

During the recent pilot program that added Initial Patient Visits and alternative transportation services, the Fire Department found that directly arranging Initial Patient Visits and alternative transportation services to the Safety-Net Clinics were of greater benefit to the caller/patients and a substantial cost savings to the Houston Fire Department. Based on the pilot program the Department believes that the First Amended and Restated Agreement between the Harris County Healthcare Alliance and the City of Houston to implement a revised Program will decrease the number of inappropriate ambulance trips and connect callers with medical homes as needed thereby ensuring that these callers are provided quality and timely care in the most appropriate setting. In addition the revised program will result in approximately 80% reduction in costs from the Pilot program furthermore the funding is from the Contractor Responsibility Fund with no general fund impact.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

njo

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Approval of an ordinance allowing the Houston Police Department to accept the Office of National Drug Control Policy funding for the FY 2011 High Intensity Drug Trafficking Area Grant.	Category #	Page 1 of 1	Agenda Item # 14
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FROM: (Department or other point of origin): Houston Police Department	Origination Date	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE: <i>Charles A. McClelland, Jr.</i> Charles A. McClelland, Jr., Chief of Police	Council Districts affected: All
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For additional information contact: Joseph A. Fenninger, <i>JAF 6/15/11</i> CFO and Deputy Director 713-308-1770	Date and identification of prior authorizing Council Action: Ordinance #2011-0401
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RECOMMENDATION: (Summary)
Approve the grant award for the FY 2011 High Intensity Drug Trafficking Area Grant

Amount of Funding:	Finance Budget:
<u>Total Funding</u> \$1,713,318	

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

FY 2011 High Intensity Drug Trafficking Area Grant

The Houston Police Department (HPD) recommends that City Council approve the ordinance to accept the grant award of \$1,713,318 from the Office of National Drug Control Policy for the FY 2011 High Intensity Drug Trafficking Area (HIDTA) Grant. This will represent the 21st year of funding for the department.

The HIDTA initiatives consist of the Gang and Non-Traditional Gang Squad, Houston Intelligence Support Center, Houston Money Laundering Initiative, Major Drug Squads, Methamphetamine Initiative Group, Narcotics Operation Control Center, Targeted Narcotics Enforcement Team, and the Truck, Air, Rail, and Port. This funding will be used for salaries, overtime, purchase of evidence and information, investigative expenses, investigative travel, training, and lease vehicles.

The \$1,713,318 award is the remaining portion of the original grant request of \$2,953,996. City Council approved the first allocation of \$1,240,678 on June 1, 2011.

This grant does not require a cash or in-kind match.

REQUIRED AUTHORIZATION

Finance Budget:	Other Authorization: <i>JAF 6/15/11</i>	Other Authorization:
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REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: AN ORDINANCE RELATING TO THE RETAIL GAS UTILITY RATES OF CENTERPOINT ENERGY ENTEX; APPROVING AN INTERIM RATE ADJUSTMENT SUBJECT TO REFUND

Category #

Page 1 of 1

Agenda Item#

15

FROM: (Department or other point of origin):

Alfred J. Moran, Jr., Director
Administration & Regulatory Affairs Department

Origination Date

July 1, 2011

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE:

Council Districts affected:

All

For additional information contact:

Tina Paez JFO PFP Phone: 713-837-9630
Alisa Talley Phone: 713-837-0849

Date and identification of prior authorizing Council Action: Ordinance No. 2011-0323, passed May 4, 2011

RECOMMENDATION: (Summary)

Adopt an ordinance relating to the retail gas utility rates of CenterPoint Energy Entex; approving an interim rate adjustment subject to refund and otherwise maintaining current rates in effect until changed.

Amount of Funding: N/A

ARA Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)
N/A

SPECIFIC EXPLANATION:

The Administration & Regulatory Affairs Department (ARA) recommends that Council adopt an ordinance relating to the retail gas utility rates of CenterPoint Energy Resources Corp. D/B/A CenterPoint Energy Entex, and CenterPoint Energy Texas Gas (CenterPoint or Company); approving an interim rate adjustment subject to refund and otherwise maintaining current rates in effect until changed. CenterPoint is a domestic delivery company that provides natural gas distribution services in the Houston metropolitan area. CenterPoint serves approximately 395,000 Houston customers — 369,000 residential, 24,000 small general service, and 2,000 large volume customers. The City of Houston exercises original jurisdiction over the rates, operations and services of CenterPoint under the provisions of the Utilities Code for customers inside city limits.

On March 31, 2011, CenterPoint filed a Gas Reliability Infrastructure Program Interim Rate Adjustment (GRIP Interim Adjustment) with the cities in the Company's Houston Division, including the City of Houston. The current GRIP Interim Adjustment is the first such adjustment filed with the City. GRIP was established during the 78th Legislative Session to allow gas utilities to file an interim rate adjustment to recover return on capital expenditures made during the interim period between rate cases. The City's role is to review the application to ensure compliance with GRIP statutory requirements. GRIP Interim Adjustments are reviewed and approved subject to a final determination of reasonableness and prudence in the next full CenterPoint Houston Division base rate case. The utility is required to file a full rate case no later than five and one-half years after implementation of a GRIP Adjustment.

CenterPoint initially requested a \$2.5 million GRIP Interim Adjustment with an effective date of May 30, 2011. On May 4, 2011, City Council approved an ordinance suspending the effective date for 45 days to July 14, 2011. The suspension period allowed the City to review the GRIP Interim Adjustment and data requested from the Company, and to prepare the final recommendation to City Council.

As a result of the review, the City's consultants determined that the initial filing contained amounts that did not conform to the GRIP statutory requirements. The City determined that the non-conforming amounts cannot be considered in the GRIP Interim Adjustment. The exclusion of these amounts reduces the request from \$2.5 million to \$1.9 million. The reductions to the Company's revenue requirement reduce the overall impact to the rate payers. If the Company's GRIP Adjustment excluding the non-conforming amounts is approved, customer's will experience a slight increase in the monthly base customer charge as follows:

Customer Class	Current Charge	Proposed Charge	Proposed Increase
Residential	\$13.54	\$13.69	\$0.15
Small General Service	\$14.59	\$14.81	\$0.22
Large General Service	\$191.00	\$195.15	\$4.15

Based on expert review of the Company's GRIP Interim Adjustment, ARA determined that the GRIP Adjustment, excluding the non-conforming amounts, complies with the Statutory GRIP requirements. Therefore, ARA recommends that Council adopt the ordinance approving the GRIP Interim Adjustment subject to refund and otherwise maintaining current rates in effect until changed.

REQUIRED AUTHORIZATION

ARA Director:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Ordinance amending the Economic Development Agreement authorized by Ordinance No. 2011-0546 between Independent Arts Collaborative ("IAC") and the City of Houston.

Category #

Page 1 of 1

Agenda Item#

16

FROM: (Department or other point of origin):

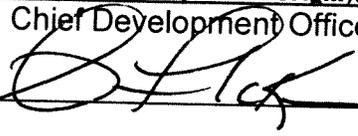
Andy Icken, Chief Development Officer – Mayor's Office

Origination Date

Agenda Date

JUL 06 2011

SIGNATURE:



Council Districts affected:

Council Member Adams, District D

For additional information contact:

Tim Douglass

Phone: 713-837-9857

Date and identification of prior authorizing Council Action:

Ordinance No. 99-674 dated 6/30/99

RECOMMENDATION: (Summary) Adopt an Ordinance amending the Economic Development Agreement authorized by Ordinance No. 2011-0546 between Independent Arts Collaborative ("IAC") and the City of Houston.

Amount of Funding:

Finance Budget:

SOURCE OF FUNDING:

General Fund Grant Fund Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

On June 22, 2011, City Council adopted Ordinance No. 2011-0546 approving and authorizing an Economic Development Agreement between the City of Houston, Texas, and **INDEPENDENT ARTS COLLABORATIVE** for the development, construction, and operation of a Multi-Tenant Performing Arts Facility in the City.

Subsequently, it was discovered that a clerical error in Exhibit "C", which depicts the Economic Impact Area, to the IAC 380 Agreement, occurred. The original map attached as Exhibit "C" showed an incomplete Economic Impact Area. The true and accurate Economic Impact Area depicting Exhibit "C" of the approved Agreement is attached.

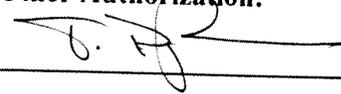
The Administration recommends that Council adopt an Ordinance amending the Economic Development Agreement to insert the correct map of the Economic Impact Area as Exhibit "C".

Marta Crinejo, Agenda Director
 Anna Russell, City Secretary
 David Feldman, City Attorney
 Deborah McAbee, Senior Assistant City Attorney

Finance Director:

Other Authorization:

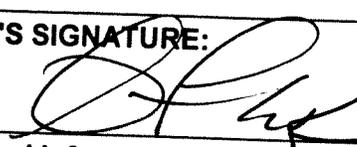
Other Authorization:



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance appropriating \$15,082,898.36 in tax increment revenue payments made by Spring Independent School District ("SISD") and Humble Independent School District ("HISD") and Houston Community College System ("HCCS") and Lone Star College System ("LSCS") and the City of Houston authorizing the transfer of tax increment revenues to various Tax Increment Reinvestment Zone ("TIRZ") Funds pursuant to the City's Interlocal Agreements with SISD, HISD, HCCS, LSCS and the TIRZs.	Category # 1	Page 1 of 1	Agenda Item #
	FROM: (Department or other point of origin): Andrew F. Icken Chief Development Officer	Origination Date	Agenda Date JUL 06 2011

DIRECTOR'S SIGNATURE: 	Council Districts affected:
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For additional information contact: Ralph De Leon Jennifer Curley	Phone: (713) 837-9573 (713) 837-7314	Date and identification of prior authorizing Council Action:
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RECOMMENDATION: (Summary)
 That City Council approve an ordinance appropriating \$15,082,898.36 in tax increment revenue payments made by SISD, HISD, HCCS, LSCS, and the City of Houston and authorizing the transfer of tax increment revenues to the various TIRZ Funds pursuant to the City's Interlocal Agreements with SISD, HISD, HCCS, LSCS and the TIRZs.

Amount of Funding: \$15,082,898.36	Finance Budget
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Source of Funding:) [] General Fund [] Grant Fund [] Enterprise Fund [X] Other (Specify)
 \$15,082,898.36 to various TIRZ Funds (see attached spreadsheet).

Specific Explanation:
 The appropriation of \$15,082,898.36 results from tax increment payments received in the City's Fiscal Year 2010 from SISD, HISD, HCCS, LSCS, Harris County and the City of Houston for transfer to the various TIRZs in which SISD, HISD, HCCS, LSCS, and the City of Houston participate, as well as a refund to the Fourth Ward Redevelopment Authority for unexpended project costs related to the redevelopment of San Felipe Park.

As set forth in the attached spreadsheets, \$72,653.35 will be transferred to the General Fund for TIRZ administrative costs; \$12,810,807.65 will be paid to Humble ISD for educational facilities project costs. The remaining \$1,556,664.42 will be paid to various TIRZ redevelopment authorities on behalf of the TIRZs for approved project costs. In addition, \$642,772.94 will be paid to the Fourth Ward Redevelopment Authority, on behalf of Reinvestment Zone Number Fourteen, to refund the unused balance of \$1,000,000.00 received from TIRZ 14 for San Felipe Park. (\$357,227.06 was used for design costs, but all other phases of the project were cancelled, leaving a balance of \$642,772.94 to be returned to the Fourth Ward Redevelopment Authority.)

Cc: Marta Crinejo, Agenda Director
 Kelly Dowe, Director of Finance
 Anna Russell, City Secretary
 David Feldman, City Attorney
 Deborah McAbee, Senior Assistant City Attorney

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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TIRZ TY10 School District and Community College Increment:
 Humble ISD, Spring ISD, Houston Community College, Lonestar College

#	TIRZ	Jur Code	Fund #	ISD and CCD Payments Received (1)	Affordable Housing Transfer to Fund 2409	ISD & CCD Admin. Transfer to General Fund	Payment Amount to ISDs for Educational Facilities (3)	ISD and CCD Increment due to the Redevelopment Authorities	Payee
2	Midtown		7550	\$ 885,942.77	N/A	\$ 25,000.00 (2)	\$ -	\$ 860,942.77	Midtown RA
	HCC Original	300		\$ 468,420.97		\$ 25,000.00	\$ -	\$ 443,420.97	
	HCC Annexed, 1995	302		\$ 285,046.83		\$ -	\$ -	\$ 285,046.83	
	HCC Annexed, 1999	304		\$ 132,474.97		\$ -	\$ -	\$ 132,474.97	
10	Lake Houston		7568	\$ 12,810,807.65	N/A	\$ -	\$ 12,810,807.65	\$ -	
	Original (Humble ISD)	962		\$ 5,975,894.05		\$ -	\$ 5,975,894.05	\$ -	Humble ISD
	Annexed	962		\$ 819,789.60		\$ -	\$ 819,789.60	\$ -	Special Pay Instructions #1
	Pass Through (Special)	962/952		\$ 6,015,124.00		\$ -	\$ 6,015,124.00	\$ -	
11	Greenspoint		7559	\$ 743,375.00	N/A	\$ 47,653.35	\$ -	\$ 695,721.65	Greenspoint RA
	Aldine ISD			\$ -		\$ -	\$ -	\$ -	
	Spring ISD	297		\$ 290,308.00		\$ 25,000.00 (2)	\$ -	\$ 265,308.00	
	NHMCDD	590		\$ 453,067.00		\$ 22,653.35	\$ -	\$ 430,413.65	
	Total			\$ 14,440,125.42		\$ 72,653.35	\$ 12,810,807.65	\$ 1,556,664.42	

Special Pay Instructions #1

Per interlocal agreement, 100% of increment goes toward Educational Facilities Project Costs.
 Payment will be returned to Humble ISD

Notes:

- 1) ISD = Independent School District and CCD = Community College District
- 2) Per the Houston, Aldine and Spring ISD Interlocal Agreements, there is a \$25,000 maximum for administrative fees.
- 3) Educational Facilities revenues are set-aside per the Houston ISD and Humble ISD Interlocal Agreements in which the increment is paid to the ISDs for construction of educational facilities inside or outside the zones.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance to adopt a Municipal Setting Designation prohibiting the use of designated groundwater for Union Pacific Railroad for the site located at 9800 Clinton Drive, Houston, TX 77029. (MSD # 2010-031-FEL)

Page
1 of 1

Agenda Item
18

FROM (Department or other point of origin):

Origination Date

Agenda Date

Department of Public Works and Engineering

JUL 06 2011

DIRECTOR'S SIGNATURE:

Daniel W. Krueger, P.E., Director

Council District affected:

I
C04

For additional information contact:

Carol Ellinger Haddock, P.E. Senior Assistant Director (832) 395-2686
Jedediah Greenfield Staff Analyst (832) 395-2695

Date and identification of prior authorizing Council action:

RECOMMENDATION: (Summary)

It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the Union Pacific Railroad site located at 9800 Clinton Drive, Houston, TX 77029, and support issuance of an MSD by the Texas Commission on Environmental Quality (TCEQ). (MSD # 2010-031-FEL)

Amount and Source of Funding: N/A

BACKGROUND: In 2003, the Texas Legislature authorized the creation of Municipal Setting Designations (MSD), which designates an area in which the use of contaminated groundwater is prohibited for use as potable water. The law is administered by the Texas Commission on Environmental Quality (TCEQ) and requires local City support to designate an MSD. The intent of the legislation is to encourage redevelopment of vacant or abandoned properties while protecting public health. On August 22, 2007, City Council approved an ordinance amending Chapter 47 of the Code of Ordinances by adding Article XIII relating to groundwater, which provides a process to support or not support an MSD application to the State (ordinance amended 7/14/2010).

UNION PACIFIC RAILROAD COMPANY APPLICATION: Union Pacific Railroad Company is seeking a Municipal Setting Designation (MSD) for just over 20-acres of land located at 9800 Clinton Drive, Houston, TX 77029. The contamination consists of 1,2-dichloroethane, 1,2-dichloropropane, 2,4-dimethylphenol, 2-methylnaphthalene, 2-methylphenol, 3,4-methylphenol, arsenic, benzene, benzo(a)anthracene, benzo(a)pyrene, bis(2-Chloroethyl)ether, dibenz(a,h)anthracene, dibenzofuran, methylene chloride, naphthalene, phenol, pyridine, trichloroethene, and vinyl chloride. During the 1950s and early 1960s, the site was used as a pipe storage yard, and a tank car cleaning and repair facility. From 1963 through 1988, the site was used for pipe coating operations. Response actions conducted in 1998 included the excavation of approximately 6,500 cubic yards of impacted soils from the site. Fifty-five monitoring wells have been installed to fully study the impacts of the area of contamination. Analysis concludes that the area of contamination is stable and in most cases decreasing.

Union Pacific Railroad is seeking an MSD for this property to restrict access to groundwater to protect the public against exposure to the contaminants. There is a public drinking water supply system that meets state requirements that supplies or is capable of supplying drinking water to the MSD property and all properties within one-half mile of the MSD site. A public meeting was held on March 9, 2011 at the Clinton Community Center and on May 25, 2011 at the Sweet Home Missionary Baptist Church, and a public hearing was held on June 16, 2011 during the Council Committee on Development and Regulatory Affairs. Both meetings and the hearing were necessary steps prior to City Council's consideration of support.

RECOMMENDATIONS: It is recommended that City Council adopt a Municipal Setting Designation (MSD) ordinance prohibiting the use of designated groundwater at the Union Pacific Railroad site located at 9800 Clinton Drive, Houston, TX 77029, and support issuance of an MSD by the Texas Commission on Environmental Quality.

DWK:MLL:CEH

P:\PLANNING BRANCH\MSD\DATABASE\GENERIC RCA - ORDINANCE SUPPORT.DOC

C: Marta Crinejo, Ceil Price

REQUIRED AUTHORIZATION

CUIC ID# 20CAE119

Other Authorization:

Authorization:

Mark L. Loethen, P.E., CFM, PTOE
Deputy Director
Planning & Development Services Division

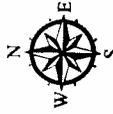
Other Authorization:

Municipal Settings Designation Application

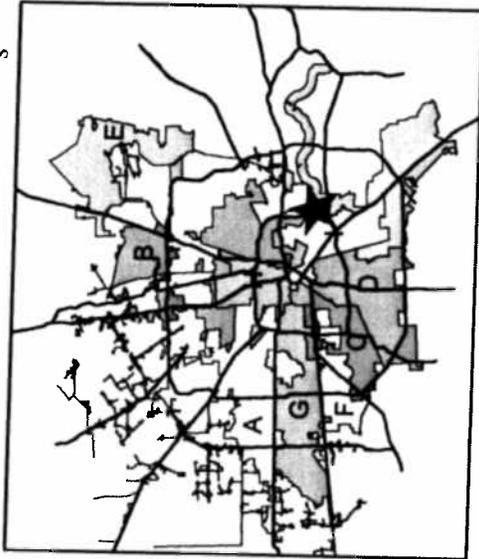
2010-031-FEL
Vicinity Map

Legend

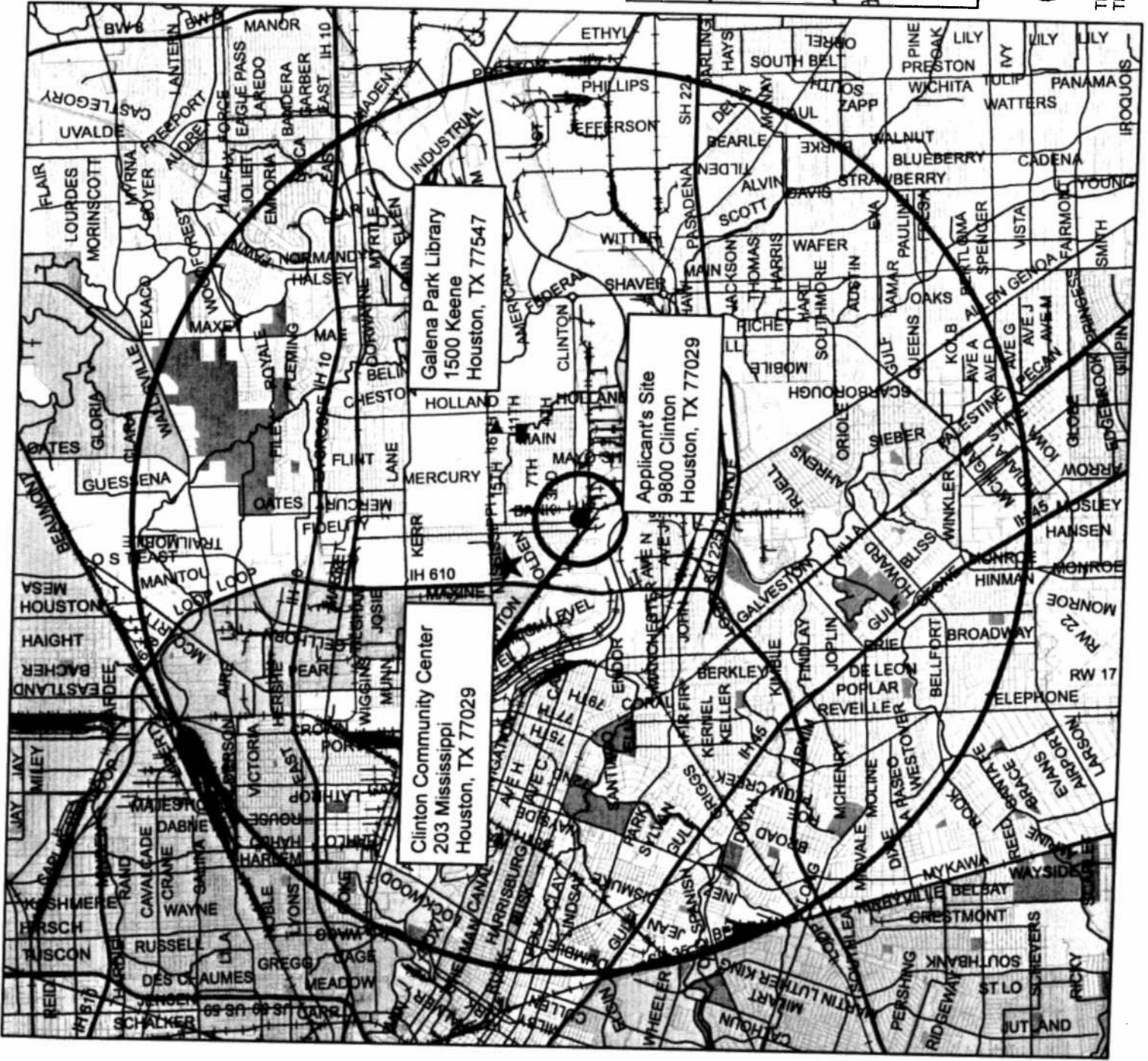
-  Library
-  MSD Application
-  Community Center
-  5 Mile Notification Area
-  1/2 Mile Notification Area



0 0.35 0.7 1.4 Miles



This map represents the best information available to the City. The City does not warrant its accuracy or completeness. Field verification should be performed as necessary.



REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9071

Subject: Approve an Amending Ordinance to Increase the Maximum Contract Amount for Contract No. C57129 and Contract No. C57130 for Wireless Communications Equipment and Svcs. for Various Depts./TC-20422-A3

Category #
4

Page 1 of 1

Agenda Item

19

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

May 25, 2011

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
All

For additional information contact:

Gary Morris Phone: (832) 393-0065
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

Ord. 2005-822, 2008-991 and 2010-0502

RECOMMENDATION: (Summary)

Approve an amending ordinance to increase the maximum contract amounts from \$13,259,743.00 to \$14,259,743.00 to the contracts between the City of Houston and AT&T Mobility National Accounts, LLC (formerly New Cingular Wireless National Accounts, LLC) and GTE Mobilenet of South Texas Limited Partnership d/b/a Verizon Wireless by San Antonio MTA, L.P., its General Partner, by Verizon Wireless Texas, LLC, its General Partner and San Antonio MTA, L.P. d/b/a Verizon Wireless by Verizon Wireless Texas, LLC, its General Partner for wireless voice and data telecommunications equipment and services for various departments.

Maximum Contract Amount Increase: \$1,000,000.00

Finance Budget

\$1,000,000.00 - Central Service Revolving Fund (1002)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an amending ordinance to increase the maximum contract amount from \$13,259,743.00 to \$14,259,743.00 to the contracts between the City of Houston and AT&T Mobility National Accounts, LLC (formerly New Cingular Wireless National Accounts, LLC) and GTE Mobilenet of South Texas Limited Partnership d/b/a Verizon Wireless by San Antonio MTA, L.P., its General Partner, by Verizon Wireless Texas, LLC, its General Partner and San Antonio MTA, L.P. d/b/a Verizon Wireless by Verizon Wireless Texas, LLC, its General Partner for wireless voice and data telecommunications equipment and services for various departments.

This funding increase to the current contracts will allow the City adequate time to complete its transition into the new next generation wireless devices and services contract.

The scope of work requires the contractor to provide all hardware, billing and monthly airtime for the wireless voice and data communications services for various departments. The services provided in the contracts are essential communication and information tools, which are necessary components to the City's overall operations.

The contracts were awarded with a 12% M/WBE participation goal; AT&T is currently achieving 4.77% of its goal and Verizon is currently achieving 4.82% of its goal. The Mayor's Office of Business Opportunity will continue to monitor these contracts to ensure maximum M/WBE participation.

Buyer: Conley Jackson

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT

SUBJECT: Appropriate Funds Johnson Controls, Inc Heating, Ventilation, and Air Conditioning (HVAC) Repairs and Preventative Maintenance for the Department of Health and Human Services WBS No. H-000063 HVAC Improvement Project	Page 1 of 1	Agenda Item 20
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FROM (Department or other point of origin): General Services Department	Origination Date	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE: Scott Minnix <i>Scott Minnix 6/7/11</i>	Council District(s) affected: D
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For additional information contact: Jacquelyn L. Nisby <i>JLN</i> Phone: 832.393.8023	Date and identification of prior authorizing Council action: Ordinance No: 2008-0122; dated 02/13/08
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RECOMMENDATION: Appropriate funds for the project.

Amount and Source of Funding: \$27,306.00 – Public Health Consolidated Construction Fund (4508)	Finance Budget:
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SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate \$27,306.00 to the existing contract with Johnson Controls, Inc. to provide HVAC services at the Hiram Clarke MSC/Vinson Library for the Department of Health and Human Services

PROJECT LOCATION: 3810 West Fuqua (572 S)

PROJECT DESCRIPTION: The project is necessary to repair a surge damaged chiller at the Hiram Clarke MSC/Vinson Library that is not covered by warranty. The scope of work consists of the installation of a surge protector to prevent future damage as well as test and recalibrate the chiller water balance to ensure that maximum efficiency is achieved.

PREVIOUS HISTORY AND PROJECT SCOPE: On February 13, 2008, Ordinance 2008-0122, City Council awarded a five-year contract, with two one-year options, to Johnson Controls, Inc., in an amount not to exceed \$8,336,069.00, for energy management and maintenance services at all Houston Public Library facilities managed by the General Services Department and at other City facilities as needed. To date, \$4,357,844.52 has been expended on the contract.

M/WBE INFORMATION: The contract contains a 15% M/WBE goal. Currently, Johnson Controls, Inc. has achieved 18.12% M/WBE participation.

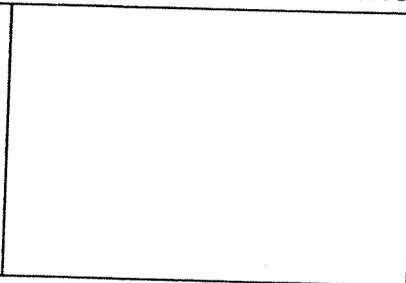
JLN
 SM:JLN:RAV:MCP:AWP:awp
 c: Marta Crinejo, Jacquelyn L. Nisby, Steve Girardi, Calvin Curtis, Claudette Manning, Christopher Gonzales, Martha Leyva

REQUIRED AUTHORIZATION

CUIC ID# 25CONS177

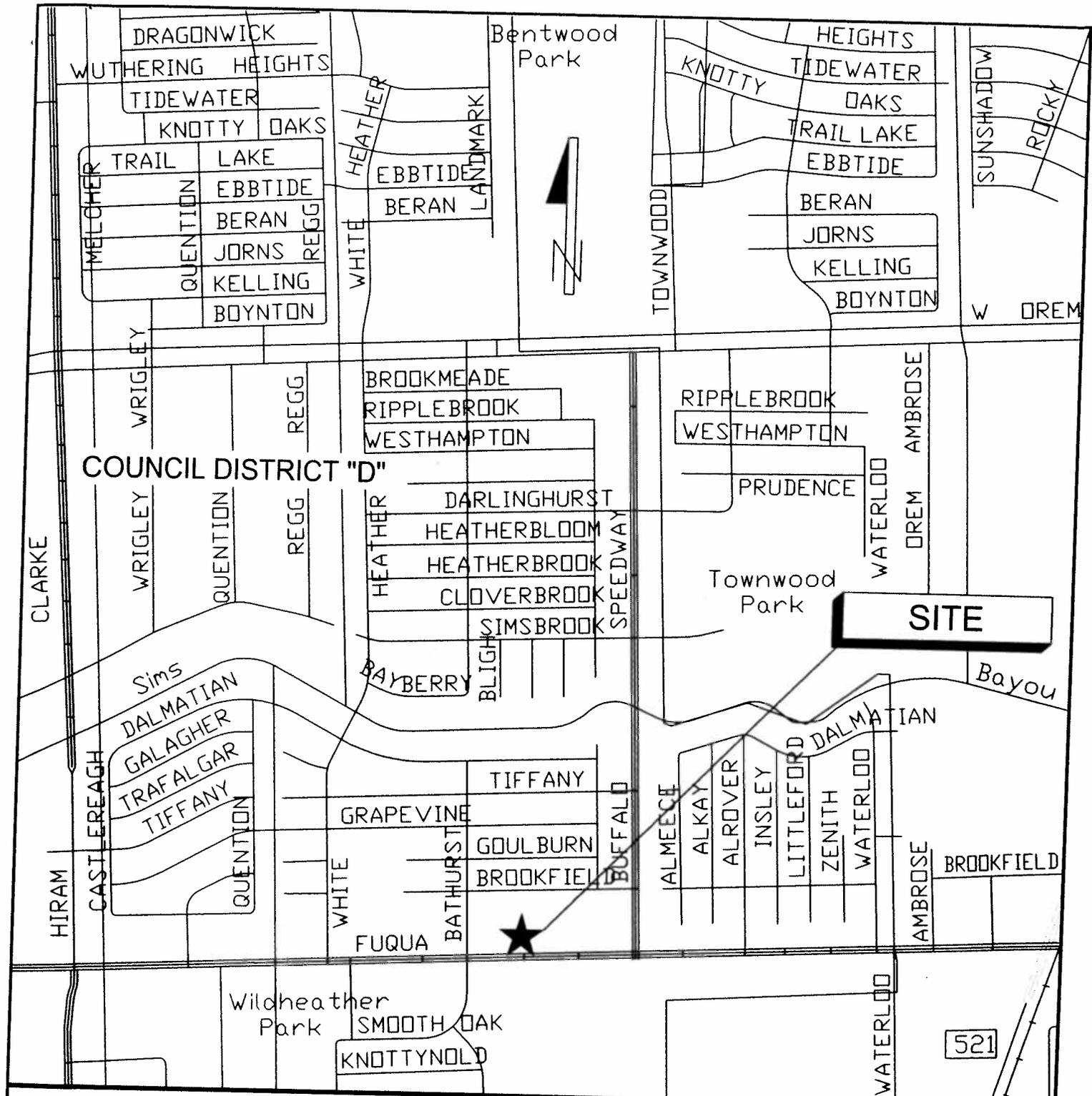
General Services Department

[Signature]
 Richard A. Vella
 Chief of Design and Construction



Department of Health and Human Services:

[Signature]
 Stephen L. Williams, M.E.D., MPA,
 Director



Johnson Controls HVAC Repairs and Preventative Maintenance:
The Department of Health and Human Services

3810 W. Fuqua St
 Houston, TX 77045

COUNCIL DISTRICT "D"

KEY MAP NO. 572S

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Appropriate Additional Funds Design/Build Contract Gilbane Building Company New Health Department Laboratory WBS No. H-000071-0003-4	Page 1 of 2	Agenda Item <div style="text-align: right; font-size: 2em; font-family: cursive;">21</div>
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FROM (Department or other point of origin): General Services Department	Origination Date 6-29-11	Agenda Date JUL 06 2011
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DIRECTOR'S SIGNATURE: Scott Minnix	Council District affected: D
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For additional information contact: Jacquelyn L. Nisby Phone: 832-393-8023	Date and identification of prior authorizing Council action: Ordinance No. 2010-479, Dated June 16, 2010
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RECOMMENDATION: Appropriate additional funds for the project.

Amount and Source Of Funding: \$450,000.00 Public Health Consolidated Construction Fund (4508)	Finance Budget:
Previous Funding: \$10,046,947.00 Miscellaneous Capital Projects/Acquisitions CP Series E Fund (4039)	

SPECIFIC EXPLANATION: On June 16, 2010, City Council awarded a design/build contract to Gilbane Building Company (Gilbane) for the renovation of two buildings located at 2250 and 2252 Holcombe Boulevard for the new Health Department Laboratory, and appropriated \$10,046,947.00. The General Services Department (GSD) and Gilbane have agreed to a Guaranteed Maximum Price (GMP) for construction that is higher than the contractor's estimate of costs due to the following increase in the scope of work:

- Replace the soil and floor slab beneath the 2252 Holcombe building to mitigate slab movement. During the design phase, Gilbane observed distress to the structure.
- Prepare a threat and vulnerability assessment report for certification of a Bio-Safety Level 3 Laboratory as required by the Centers for Disease Control and Prevention.
- Purchase furniture which was not included in the initial scope and budget.

Therefore, GSD recommends that City Council appropriate an additional \$450,000.00 to fund the increases in construction costs, additional pre-construction services, contingency, and \$5,000.00 for material testing services under the existing contract with Raba-Kistner Consultants, Inc.

PROJECT LOCATION: 2250 & 2252 Holcombe Boulevard (533E)

REQUIRED AUTHORIZATION CUIC ID # 25DSGN76

General Services Department:

FOR —
 Richard A. Vella
 Chief of Design & Construction Division

Health and Human Services Department:

for
 Stephen L. Williams, M.ED, MPA
 Director

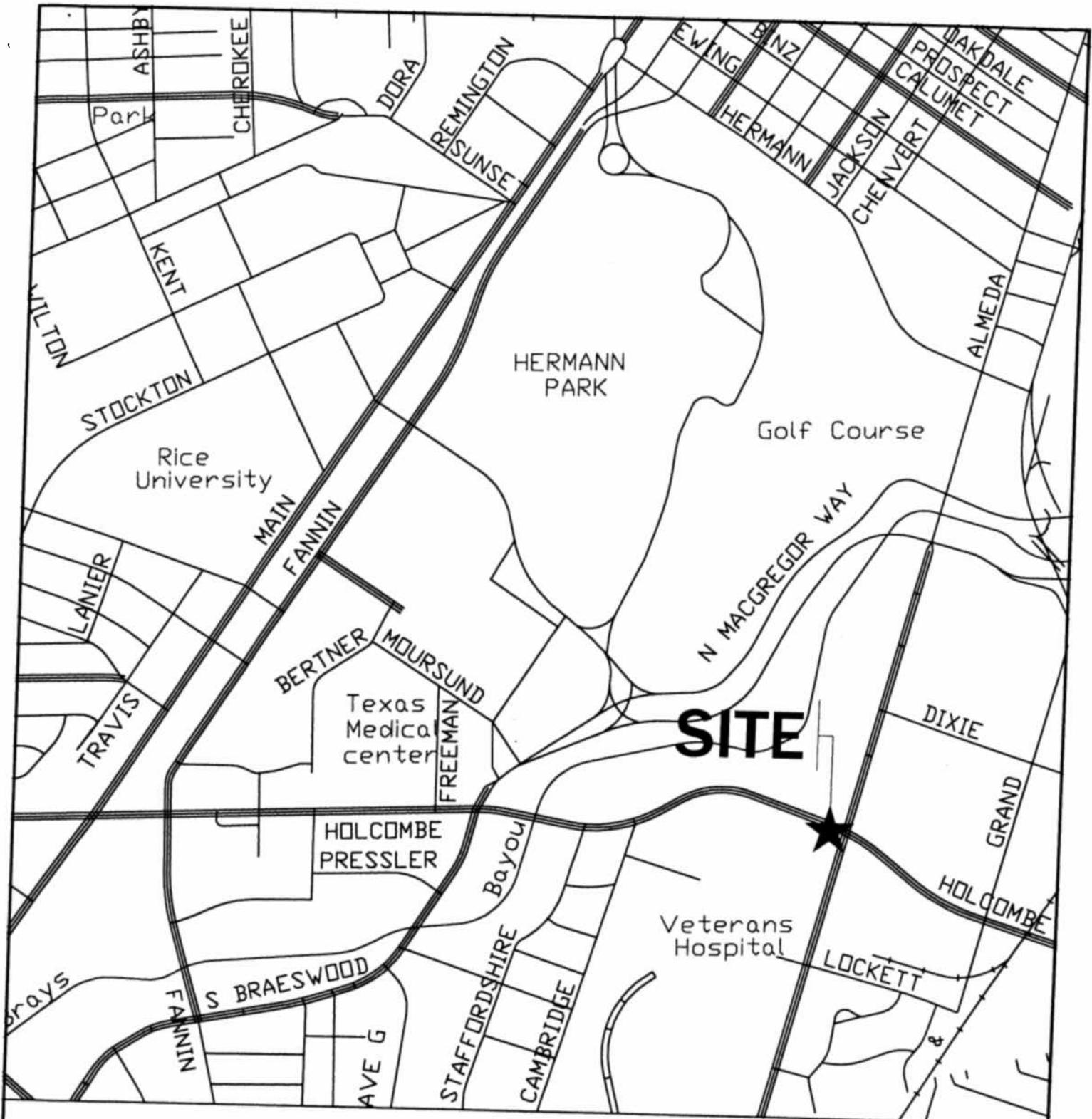
Date	SUBJECT: Appropriate Additional Funds Design/Build Contract Gilbane Building Company New Health Department Laboratory WBS No. H-000071-0003-4	Originator's Initials VTN	Page 2 of 2
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FUNDING SUMMARY: The table below provides a break-down of the requested appropriation. The original appropriation for the contingency amount was re-allocated to additional pre-construction and construction phase services to fund the approved GMP.

	Original Appropriation (Estimate)	Approved GMP	Additional Appropriation
Pre-Construction Phase Services	\$ 770,819.00	\$ 770,819.00	\$ 0.00
Construction Phase Services	\$ 8,405,000.00	\$ 8,670,780.00	\$ 0.00
Additional Pre-Construction Services	\$ 70,787.00	\$ 223,911.00	\$ 20,000.00
Contingency	\$ 627,013.00	\$ 208,109.00	\$ 425,000.00
Total Contract Services	\$ 9,873,619.00	\$ 9,873,619.00	\$ 445,000.00
Environmental Consulting Services	\$ 11,512.00	\$ 11,512.00	\$ 0.00
Civic Art (1.75%)	\$ 161,816.00	\$ 161,816.00	\$ 0.00
Testing Laboratory Services	\$ 0.00	\$ 0.00	\$ 5,000.00
Total Appropriation	\$10,046,947.00	\$10,046,947.00	\$ 450,000.00

M/WBE/SBE PARTICIPATION: A combined design and construction M/WBE/SBE goal of 24% has been established for this contract. Through March 1, 2011, Gilbane has billed \$725,845.50 and has paid \$118,446.93 or 16.31% to certified firms. Gilbane is on track to achieve the goal by the completion of the contract.

SM:JLN :RAV:VTN:vtn
c: Marta Crinejo, Jacquelyn L. Nisby, Mary M. Villarreal, Claudette Manning, Gabriel Mussio, Martha Leyva



Award Design/Build Contract for :

New Health Department Laboratory

2250 & 2252 Holcombe Blvd.

Houston, TX 77030

COUNCIL DISTRICT "D"

KEY MAP NO. 533E

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT:
Ordinance granting a Commercial Solid Waste Operator Franchise

Category #

Page 1 of 1

Agenda Item#

22

FROM: (Department or other point of origin):

Alfred J. Moran, Director
Administration & Regulatory Affairs

Origination Date
06/15/11

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE:

Handwritten signature of Alfred J. Moran

Council Districts affected:

ALL

For additional information contact:

Juan Olguin *JFO* Phone: (713) 837- 9623
Nikki Cooper Phone: (713) 837- 9889

Date and identification of prior authorizing Council Action: Ord. # 2002-526 – June 19, 2002;
Ord. # 2002-1166-December 18, 2002.

RECOMMENDATION: (Summary)

Approve an ordinance granting a Commercial Solid Waste Operator Franchise

Amount of Funding:
REVENUE

FIN Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

It is recommended that City Council approve an ordinance granting a Commercial Solid Waste Operator Franchise to the following solid waste operator pursuant to Article VI, Chapter 39. The proposed Franchisee is:

1. ROBERT E. JENKO, INC. D/B/A RELIABLE PIPE CLEANING

The proposed ordinance grants the Franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, the Franchisee agrees to pay to the City an annual Franchise Fee equal to 4% of their annual gross revenue, payable quarterly. To verify Franchisee compliance with the franchise, the City has the right to inspect, and the company has the duty to maintain, required customer records during regular business hours. The franchise contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise terms expire on December 31, 2013.

The Pay or Play Program does not apply to the Commercial Solid Waste Operator Franchise.

REQUIRED AUTHORIZATION

Finance Director:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT:
Ordinance granting a Commercial Solid Waste Operator Franchise

RCA #

Category #

Page 1 of 1

Agenda Item#

23

FROM: (Department or other point of origin):

Alfred J. Moran, Director
Administration & Regulatory Affairs

Origination Date
06/15/11

Agenda Date

JUL 06 2011

DIRECTOR'S SIGNATURE:



Council Districts affected:

ALL

For additional information contact:

Juan Olguin *JFO* Phone: (713) 837-9623
Nikki Cooper Phone: (713) 837-9889

Date and identification of prior authorizing Council Action: Ord. # 2002-526 – June 19, 2002;
Ord. # 2002-1166-December 18, 2002.

RECOMMENDATION: (Summary)

Approve an ordinance granting a Commercial Solid Waste Operator Franchise

Amount of Funding:
REVENUE

FIN Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

It is recommended that City Council approve an ordinance granting a Commercial Solid Waste Operator Franchise to the following solid waste operator pursuant to Article VI, Chapter 39. The proposed Franchisee is:

1. The Dumpster Guys, LLC

The proposed ordinance grants the Franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, the Franchisee agrees to pay to the City an annual Franchise Fee equal to 4% of their annual gross revenue, payable quarterly. To verify Franchisee compliance with the franchise, the City has the right to inspect, and the company has the duty to maintain, required customer records during regular business hours. The franchise contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise terms expire on December 31, 2013.

The Pay or Play Program does not apply to the Commercial Solid Waste Operator Franchise.

REQUIRED AUTHORIZATION

Finance Director:

24

JUL 06 2011
MOTION NO. 2011 0533

MOTION by Council Member Rodriguez that nominations for Positions 11 and 13 of the Houston Archaeological and Historical Commission Board of Directors, for a two-year term, be closed.

Seconded by Council Member Bradford and carried.

Mayor Parker, Council Members Stardig, Clutterbuck, Adams, Sullivan, Hoang, Pennington, Gonzalez, Rodriguez, Costello, Lovell, Noriega, Bradford and Jones voting aye
Nays none

Council Member Johnson absent on personal business

PASSED AND ADOPTED this 29th day of June 2011.

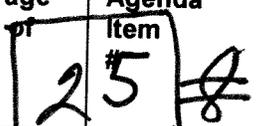
Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is July 5, 2011.

City Secretary

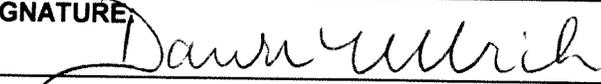
Position 13 – Mr. R. Maverick Welsh III, reappointment, was nominated by Council Member Lovell.

Position 13 – Ms. Kimberly F. Weill, was nominated by Council Member Pennington.

Position 11 – Mr. Douglas Elliott, was nominated by Council Member Adams

SUBJECT: Ordinance approving and authorizing an agreement between the City of Houston ("City") and the Greater Houston Convention and Visitors Bureau ("GHCVB").	Category #	Page 1 of 1	Agenda Item 25
			

FROM (Department or other point of origin): Convention & Entertainment Facilities Department	Origination Date June 16, 2011	Agenda Date JUN 29 2011
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DIRECTOR'S SIGNATURE: Dawn Ullrich 	Council District affected: JUL 06 2011 All
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For additional information contact: Stephen Lewis (713) 853-8888	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)
 Approve a three-year contract between the City of Houston and the Greater Houston Convention and Visitors Bureau.

Amount of Funding: \$13,159,713 (estimate)	Finance Budget:
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Enterprise Fund

Civic Center Facility Revenue Fund (8601) \$13,159,713 (estimate)

SPECIFIC EXPLANATION:

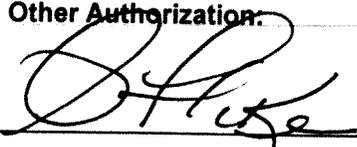
The City proposes to enter into a three-year contract with the GHCVB to solicit convention business and promote tourism. The City has previously made quarterly payments to the GHCVB in an amount equal to 23% of the City's gross HOT receipts. For FY12 and for the two years thereafter, protocol activities will be handled by the City rather than the GHCVB, thus the annual payments to the GHCVB will be reduced to eliminate protocol payments. Based on estimated HOT revenues, it is projected that the GHCVB will receive \$13,159,713 in FY12. This funding allows the GHCVB to serve meeting planners and Houston's extensive hospitality industry. The contract includes a strong emphasis on convention sales. As a part of the contract, the GHCVB provides funds for promoting the George R. Brown Convention Center, the hotels, and major attractions. The GHCVB also funds the work of the Houston Film Commission.

The Convention & Entertainment Facilities Department recommends Council approval of a contract with the Greater Houston Convention and Visitors Bureau for the period July 1, 2011 through June 30, 2014. GHCVB will present a new annual budget and business plan for approval prior to each of FY13 and FY14. The contract will be assigned to Houston First Corporation effective July 1, 2011 and will be administered by the Corporation.

The proposed GHCVB agreement requires compliance with the City's "Pay or Play" ordinance regarding health benefits for employees of City contractors. In this case, the GHCVB provides health benefits to eligible employees in compliance with City policy.

The MWBE goal for this contract is 17% of all funds paid to the GHCVB under the agreement, except funds used for advertising placement and promotions, general operations, marketing activities conducted overseas, City promotional fund expenditures and employee costs.

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization: 	Other Authorization:
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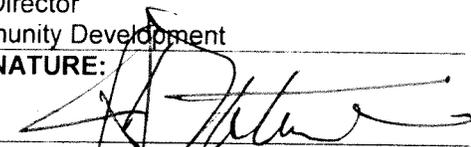
TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION JH TIRZ

SUBJECT: An Ordinance appropriating \$400,000 out of TIRZ Fund 2409 and approving and authorizing a contract between the City of Houston, TX and Jackson Hinds Gardens, Inc. in connection with the partial repayment of a loan owed by borrower to Houston Housing Finance Corporation for the acquisition and renovation of a 111-unit Single Resident Occupancy (SRO) at 607 Thornton Street, Houston, Texas.

Category #	Page 1 of 2	Agenda Item #
		26

FROM (Department or other point of origin):
James Noteware, Director
Housing and Community Development

Origination Date: 6/2/11
Agenda Date: ~~JUN 29 2011~~

DIRECTOR'S SIGNATURE:


Council District affected: District H
JUL 06 2011

For additional information contact: Eta Paransky
Phone: 713-868-8449

Date and identification of prior authorizing Council action: 2005-0779 – 6/22/05; 2009-1256 – 12/21/09; 2010-0850 – 11/3/10

RECOMMENDATION: (Summary)
HCDD recommends approval of an Ordinance to appropriate \$400,000 out of TIRZ Affordable Housing Fund 2409 and approving and authorizing a contract between the City of Houston, TX and Jackson Hinds Gardens, Inc. in connection with the partial repayment of a loan owed by borrower to Houston Housing Finance Corporation for the acquisition and renovation of a 111-unit SRO at 607 Thornton Street, Houston, Texas.

Amount of Funding: \$400,000

Finance Budget:

SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Other (Specify) Tax Increment Reinvestment Zone ("TIRZ") Affordable Housing Fund (Fund 2409)

SPECIFIC EXPLANATION:
Jackson Hinds Gardens, Inc. is an affiliate of The Non-Profit Housing Corporation of Greater Houston, a nonprofit company formed in 1968 for the purpose of contracting for and overseeing the rehabilitation of housing, administering rental assistance, and the provision of supportive services in the City of Houston. The Jackson Hinds Gardens project is a 111-unit Single Room Occupancy ("SRO") project for very-low income tenants that is located at 607 Thornton Road, Houston, Texas 77018.

In 2005, the City of Houston made a \$500,000 CDBG Grant to Jackson Hinds Gardens, Inc. together with a \$300,000 CDBG Grant from Harris County, private foundation grants totaling \$750,000, and a \$1,200,000 loan from Houston Housing Finance Corporation (HHFC) for the rehabilitation of this SRO facility. The plan at the time was that the HHFC loan would be taken out in the future by City of Houston.

Jackson Hinds Gardens, Inc. serves tenants whose annual income does not exceed 50% of the area median income. Of the 111 total units at the property, 90 were restricted by the City of Houston/HCDD for a period of ten (10) years as the City's LURA runs from September 25, 2007 to September 25, 2017. The occupancy has remained close to 100%. The contact person is Tom Lord of the Housing Corporation of Greater Houston.

In 2009, Jackson Hinds Gardens, Inc. requested a CDBG funded Performance Based Loan (PBL) of \$1,200,000 from HCDD to pay off HHFC, its sole lien-holder. This grant was approved by City Council in December 2009. However, it was deemed an unallowable use of CDBG funds and the CDBG funds were de-obligated in November 2010. HHFC has informed HCDD that if the loan could be reduced by \$400,000, HHFC would restructure the loan so that the property could carry the debt service. In exchange for the \$400,000, Jackson Hinds has agreed to restrict an additional 10 units to very low income tenants whose annual income does not exceed 50% of the area median income.

Below please find a summary of the current funding sources, and the proposed funding sources:

Current Financing:		
City of Houston Loan:	\$500,000	18%
Harris County CDBG Grant:	300,000	11%
Private Foundation Grants:	750,000	27%
HHFC Loan:	1,200,000	44%
TOTAL:	\$2,750,000	100%

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

Date: 6/2/11*	Subject: An Ordinance appropriating \$400,000 out of TIRZ Fund 2409 and approving and authorizing a contract between the City of Houston, TX and Jackson Hinds Gardens, Inc. in connection with the partial repayment of a loan owed by borrower to Houston Housing Finance Corporation for the acquisition and renovation of a 111-unit Single Resident Occupancy (SRO) at 607 Thornton Street, Houston, Texas.	Originator's Initial 	Page 2 of 2
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Proposed Financing:

City of Houston Loan:	\$500,000	18%
Harris County CDBG Grant:	300,000	11%
Private Foundation Grants:	750,000	27%
HHFC Loan:	800,000	29%
TIRZ funds*:	400,000	15%
TOTAL:	\$2,750,000	100%

* The TIRZ funds will be used to reduce the balance of the HHFC loan

The Housing and Community Development Committee reviewed this item on March 24, 2011, and no action was taken due to lack of quorum.

Jackson Hinds has no outstanding HQS (Housing Quality Standards) or CSR (Compliance Services Review) findings or concerns for this property. The project is consistent with the City's Consolidated Plan. Therefore, the Department recommends approval.

cc: CSC, FIN, LGL, MYR

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9025

Subject: Approve an Ordinance Awarding a Contract for Parts Immersion Cleaning Services for Various Departments S30-L23708

Category #
4

Page 1 of 2 Agenda Item

27

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

May 06, 2011

Agenda Date

JUL 06 2011
~~JUN 29 2011~~

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected

All

For additional information contact:

David Guernsey Phone: (832) 395-3640
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance awarding a contract to FCC Environmental, LLC on its sole bid in an amount not to exceed \$782,969.25 for parts immersion cleaning services for various departments.

Maximum Contract Amount: \$782,969.25

Finance Budget

\$361,789.80 - Fleet Management Fund (1005)
\$ 97,137.60 - Water & Sewer System Operating Fund (8300)
\$324,041.85 - General Fund (1000)

\$782,969.25 - TOTAL

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an ordinance awarding a three-year contract, with two one-year options to FCC Environmental, LCC on its sole bid in an amount not to exceed \$782,969.25 for parts immersion cleaning services for various departments. The City Purchasing Agent may terminate this contract at any time upon 30-days written notice to the contractor.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Eight prospective bidders downloaded the solicitation document from SPD's e-bidding website and one bid was received. The Strategic Purchasing Division conducted a thorough search for additional vendors who could possibly perform these services. As a result, twenty vendors were identified and notified of the Invitation to Bid (ITB). Subsequent to receipt of the bid, vendors were contacted to determine the reason for the limited response to the ITB; potential respondents advised that this service was not in their core business plans or they did not have the necessary resources to meet the scope of work requirements specified in the ITB or they were not interested in submitting a bid.

This contract will be used to provide parts immersion cleaning equipment, scheduled inspection, maintenance, cleaning of tanks, and scheduled disposal of spent waste material for various fleet repair shops within the City. The scope of work requires the contractor to provide all equipment, labor, materials, supervision, tools and transportation necessary to provide parts immersion cleaning equipment, including chemical solvent, rental of parts cleaner tanks and paint spray gun cleaners. Additional services will include inspection, maintenance and cleaning of tanks, and scheduled disposal of spent waste materials used to degrease automotive and bicycle parts at fleet repair shops citywide. The Texas Commission on Environmental Quality classifies these chemical solvents as hazardous waste and requires its disposal in accordance with Environmental Protection Agency regulations. The Houston Police Department has 17 parts cleaners at 11 locations citywide, including substations, Special Weapons and Tactics, and the bicycle shop. The Public Works and Engineering Department has 37 containers at 14 locations, the Fire Department has 6 parts cleaners at 3 locations, and the Solid Waste Management Department has 9 parts cleaners at 6 locations.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

MD

Date: 5/6/2011	Subject: Approve an Ordinance Awarding a Contract for Parts Immersion Cleaning Services for Various Departments S30-L23708	Originator's Initials RM	Page 2 of 2
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M/WBE Subcontracting:

This invitation to bid was issued as a goal-oriented contract with an 11% M/WBE participation level. FCC Environmental, LLC has designated the below-named company as its certified M/WBE subcontractor:

NAME	TYPE OF WORK	DOLLAR AMOUNT	PERCENTAGE
Coyote Transportation Services	Trucking	\$86,126.61	11%
TOTAL		\$86,126.61	11%

The Affirmative Action Division will monitor this contract.

Pay or Play Program:

The proposed contract requires compliance with the City's "Pay or Play" ordinance regarding health benefits for employees of City Contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

Buyer: Richard Morris

ESTIMATED SPENDING AUTHORITY

DEPARTMENT	FY 2011	OUT YEARS	TOTAL
Public Works & Engineering	\$ 1,405.00	\$457,522.40	\$458,927.40
Solid Waste Management	\$ 1,561.20	\$ 99,916.80	\$101,478.00
Parks & Recreation	\$ 195.00	\$ 30,000.00	\$ 30,195.00
Houston Police	\$ 6,445.00	\$ 92,850.00	\$ 99,295.00
Fire	\$ 971.33	\$ 92,102.52	\$ 93,073.85
TOTAL	\$10,577.53	\$772,391.72	\$782,969.25



CITY OF HOUSTON

Stephen C. Costello

Interoffice

Correspondence

28
JUL 06 2011

To: Mayor Parker
Council Members

From: Stephen C. Costello
Houston City Council Member
At-Large Position 1

SCC

Date: June 29, 2011

Subject: Amendment to Agenda Item #14

I move to amend Section 4 of the ordinance to reduce the maximum contract amount from \$20 million to \$13.5 million.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 9105

Subject: Approve an Ordinance Awarding a Contract to the Best Respondent for Next Generation Wireless Devices and Services

Category #
5

Page 1 of 2 | Agenda Item

28A #

FROM (Department or other point of origin):

Gary Morris
Deputy Director
Information Technology

Origination Date

June 24, 2011

Agenda Date

JUL 06 2011
~~JUN 29 2011~~

DIRECTOR'S SIGNATURE

Council District(s) affected

All

For additional information contact:

Gary Morris Phone: (832) 393-0065
Frank Rodriguez Phone: (832) 393-0205

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance awarding a contract to Sprint Solutions, Inc. in an amount not to exceed \$20,000,000.00 for next generation wireless devices and services.

Maximum Contract Amount: \$20,000,000.00

Finance Budget

\$20,000,000.00 - Central Services Revolving Fund (1002)

SPECIFIC EXPLANATION:

The Information Technology Department (ITD) recommends that City Council approve an ordinance awarding a three-year contract, with two one-year options, to Sprint Solutions, Inc., in an amount not to exceed \$20,000,000.00 for next generation wireless devices and services.

In June 2010 the City issued a Request for Proposal (RFP) to solicit responses for next generation wireless devices and services. Four vendors responded to this solicitation: AT&T Mobility, Sprint Solutions, Inc., T-Mobile, and Verizon Communications. An evaluation committee was formed to review responses and was composed of subject matter experts from the Houston Airport System (HAS), Houston Fire Department (HPD), Houston Police Department (HPD), Public Works & Engineering Department (PWE), Health & Human Services Department (HHS) and the Information Technology Department. Upon review of 1) written responses, 2) vendor oral presentations and 3) equipment testing the evaluation committee scored each vendor and Sprint Solutions, Inc. received the highest overall score and AT&T received the second overall score. ITD then entered into Best and Final Negotiations (BAFO) with the top two rated proposers and Sprint Solutions, Inc. provided a very aggressive pricing strategy.

In December 2010 ITD recommended Sprint Solutions, Inc. and the City entered into contract negotiations. Upon contract completion, ITD presented the negotiated contract to the Technology Initiatives and Human Services Committee on May 31, 2011.

The City Attorney was then asked to perform an additional BAFO with the top two rated proposers AT&T Mobility and Sprint Solutions, Inc. On June 21, 2011 both vendors presented their offers in person and further negotiated with the City Attorney. Upon completion of the negotiations, Sprint Solutions, Inc. is the recommended vendor. The additional negotiations with Sprint achieved the following benefits to the City:

- Credit in fiscal year FY12 in the amount of \$1.2 million
- Price reduction of 4G smart phones service by \$5 per unit
- \$30k/month discount in existing PWE Push-to-Talk services upon contract award

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

Date:
6/24/2011

Subject: Approve an Ordinance Awarding a Contract to the Best
Respondent for Next Generation Wireless Devices and Services

Originator's
Initials
FR

Page 2 of 2

M/WBE Subcontracting:

This RFP was issued as a goal-oriented contract with an 5% M/WBE participation level. Sprint Solutions, Inc. has designated the below-named company as its certified M/WBE subcontractor.

<u>Subcontractor</u>	<u>Type of Work</u>	<u>Percentage</u>	<u>Amount</u>
Premier Paging, Inc.	Wireless Deployment, Delivery and Training	5%	\$1,000,000.00

The Mayor's Office of Business Opportunity will monitor this contract.

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

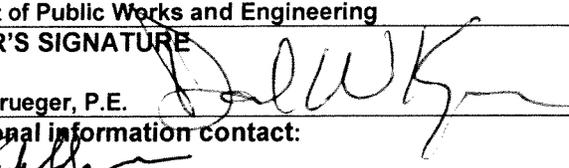
Estimated Spending Authority

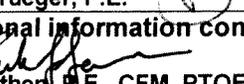
Department	FY12	Out Years	Total Amount
Information Technology Department	\$3,000,000.00	\$17,000,000.00	\$20,000,000.00

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 30.831 acres of land to NorthPointe Water Control Improvement District (Key Map No. 328-B, C, D, F, G, H, K, L, P & Q; 288-Y & Z)	Page 1 of 1	Agenda Item # 29 27
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date	Agenda Date JUN 29 2011
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DIRECTOR'S SIGNATURE  Daniel W. Krueger, P.E.	Council District affected: "ETJ"	Agenda Date JUL 06 2011
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For additional information contact:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director (832) 395-2705	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)

The petition for the addition of 30.831 acres of land to NorthPointe Water Control Improvement District be approved.

Amount and Source of Funding:

NONE REQUIRED

SPECIFIC EXPLANATION:

NorthPointe Water Control Improvement District has petitioned the City of Houston for consent to add 30.831 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

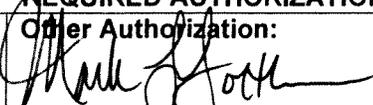
The district is located in the vicinity of Spring-Cypress Road, Shaw Road, Boudreaux Road and SH 249. The district desires to add 30.831 acres, thus yielding a total of 1,725.057 acres. The district overlaps Harris County Municipal Utility District No. 282, which will provide water and sewer service to this tract. The District will provide storm water drainage only. The nearest major drainage facility for NorthPointe Water Control Improvement District is Faulkey Gully which flows to Cypress Creek which flows into Spring Creek then to the San Jacinto River and finally into Lake Houston.

By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

Attachments

cc: Marta Crinejo Marlene Gafrick Jun Chang
Bill Zrioka Deborah McAbee Carl Smitha

Finance Department	REQUIRED AUTHORIZATION	20UPA110
	Other Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Div.	Other Authorization:



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

received
5/19/11 [Signature]

Application Accepted as Complete (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the creation/ addition of 30.831 acres to NorthPointe WC & ID under the provisions of Chapters 49 & 51 of the Texas Water Code.

Martha Bersch
Attorney for the District

Attorney: Schwartz, Page & Harding, LLP

Address: 1300 Post Oak Boulevard, Suite 1400, Houston, Texas

Zip: 77056

Phone: 713-623-4531

Engineer: Benchmark Engineering, Inc.

Address: 2401 Fountainview, Suite 500, Houston, Texas

Zip: 77057

Phone: 713-266-99

Owners: Tomball Independent School District

Address: 221 West Main Street, Tomball, Texas

Zip: 77375

Phone: 281-357-3100

(If more than one owner, attach additional page. List all owners of property within the District)

LOCATION

INSIDE CITY

OUTSIDE CITY

NAME OF COUNTY (S) Harris
Abstract 566

Survey Charles Marriott

Geographic Location: List only major streets, bayous or creeks:

North of: Spring-Cypress Road

East of: Shaw Road

South of: Boudreaux Road

West of: State Highway 249

WATER DISTRICT DATA

Total Acreage of District: 1,694.226

Existing Plus Proposed Land 1,725.057

Development Breakdown (Percentage) for tract being considered for annexation:

Single Family Residential 0

Multi-Family Residential 0

Commercial 0

Industrial 0

Institutional 100%

Sewage generated by the District will be served by a : District Plant

Regional Plant

Sewage Treatment Plant Name: N/A

NPDES/TPDES Permit No: N/A

TCEQ Permit No: N/A



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): N/A

Ultimate Capacity (MGD): N/A

Size of treatment plant site: N/A square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: N/A MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: N/A

MGD of (Regional Plant).

Name of District: N/A

MGD Capacity Allocation N/A

or property owner(s)

Name of District: N/A

MGD Capacity Allocation N/A

Water Treatment Plant Name: N/A

Water Treatment Plant Address: N/A

Well Permit No: N/A

Existing Capacity:

Well(s): N/A

GPM

Booster Pump(s): N/A

GPM

Tank(s): N/A

MG

Ultimate Capacity:

Well(s): N/A

GPM

Booster Pump(s): N/A

GPM

Tank(s): N/A

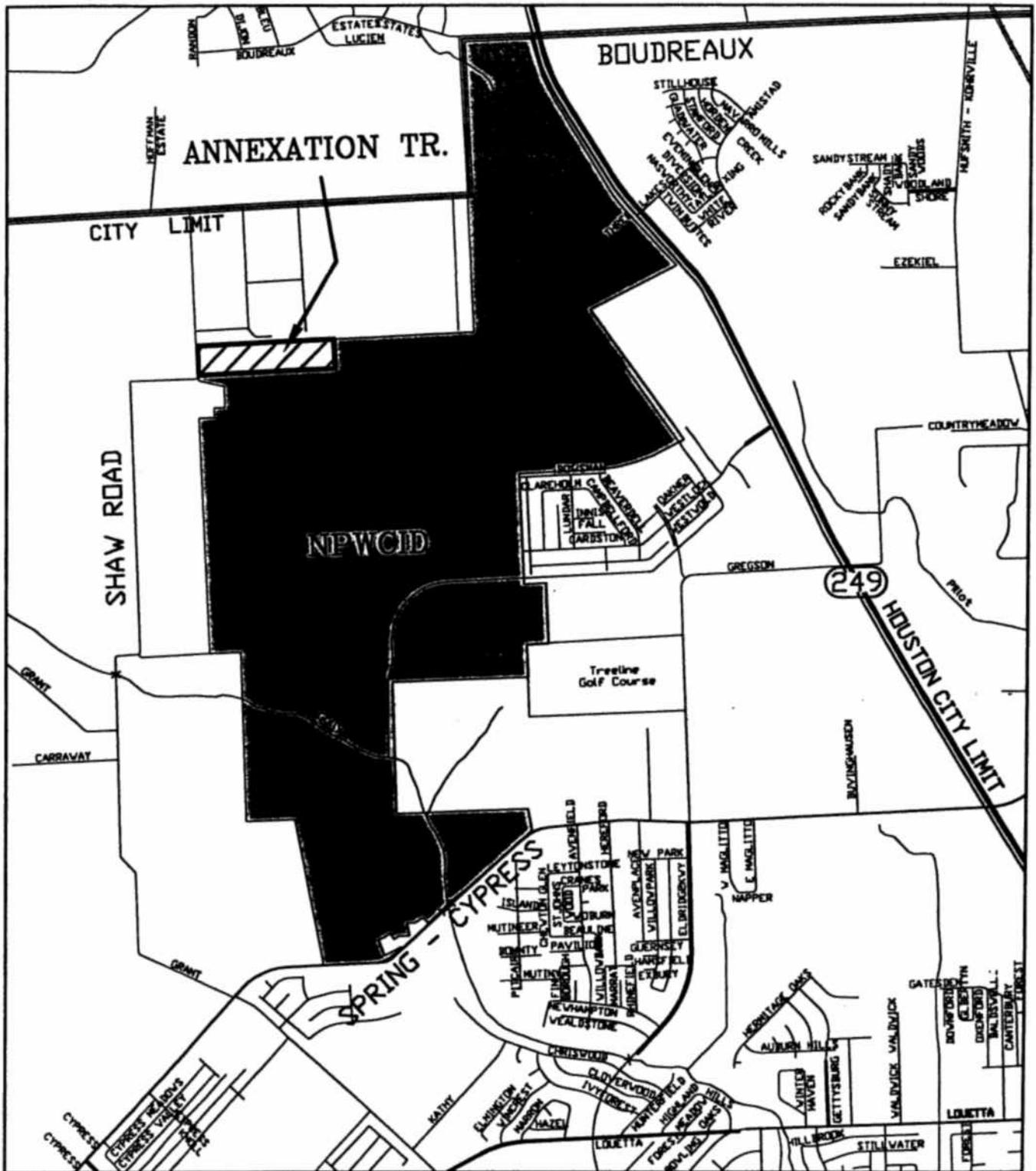
MG

Size of Treatment Plant Site: N/A

square feet/acres.

Comments or Additional Information: NorthPointe Water Control and Improvement District is an overlapping District that is responsible for storm water drainage only. Water supply

and wastewater collection are not provided the District.



VICINITY MAP

KEY MAP: PG. 328 B,C,D,F,G,H,K,L,P & Q
 PG. 288 Y & Z



Benchmark Engineering Corporation
 Consulting Engineers - Planners - Surveyors

2401 Fountainview Suite 500
 Houston, Texas 77057 U.S.A. (713)266-9930
 Job No. 02054 Date: March, 2011

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 7.9326 acres of land to Porter Municipal Utility District (Key Map No. 296-A)

Page 1 of 1

Agenda Item #

30

FROM (Department or other point of origin):

Origination Date

Agenda Date

Department of Public Works and Engineering

~~JUN 29 2011~~

DIRECTOR'S SIGNATURE

Council District affected: "ETJ"

JUL 06 2011

Daniel W. Krueger, P.E.

For additional information contact:

Date and identification of prior authorizing Council action:

Mark L. Loethen, P.E., CFM, PTOE
Deputy Director (832) 395-2705

RECOMMENDATION: (Summary)

The petition for the addition of 7.9326 acres of land to Porter Municipal Utility District be approved.

Amount and Source of Funding:

NONE REQUIRED

SPECIFIC EXPLANATION:

Porter Municipal Utility District has petitioned the City of Houston for consent to add 7.9326 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The district is located in the vicinity of FM 1314 State Highway, Andrew Lane, White Oak Creek, and Valley Ranch Crossing Drive. The district desires to add 7.9326 acres, thus yielding a total of 3,893.0779 acres. The district is served by the Porter Municipal Utility District Sewage Treatment Plant. The other district served by this plant is Woodridge Municipal Utility District. The nearest major drainage facility for Porter Municipal Utility District is the San Jacinto River which flows into Lake Houston.

Potable water is provided by Porter Special Utility District. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

Attachments

cc: Marta Crinejo Marlene Gafrick Jun Chang
Bill Zrioka Deborah McAbee Carl Smitha

REQUIRED AUTHORIZATION

20UPA111

Finance Department

Other Authorization:

Other Authorization:


Mark L. Loethen, P.E., CFM, PTOE
Deputy Director
Planning & Development Services Div.



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

received
5/25/11 *[Signature]*

Application Accepted as Complete (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the creation/ addition of 7.9326 acres to Porter M.U.D. under the provisions of Chapters 49 & 54 Texas Water Code.

[Signature]
Attorney for the District

Attorney: J. Ron Young, Young & Brooks

Address: 1415 Louisiana, Fifth Floor, Houston, Texas Zip: 77002 Phone: 713-951-0800

Engineer: Gerald L. Gehman, P.E. - A & S Engineers, Inc.

Address: 10377 Stella Link Rd., Houston, Texas Zip: 77025 Phone: 713-942-2700

Owners: See attached page

Address: _____ Zip: _____ Phone: _____

(If more than one owner, attach additional page. List all owners of property within the District)

LOCATION

INSIDE CITY

OUTSIDE CITY

NAME OF COUNTY (S) Montgomery

Survey F. M. Noble

Abstract # 669

Geographic Location: List only major streets, bayous or creeks:

North of: FM 1314 State Highway

East of: Andrew Lane

South of: White Oak Creek

West of: Valley Ranch Crossing Drive

WATER DISTRICT DATA

Total Acreage of District: 3885.1453

Existing Plus Proposed Land 3893.0779

Development Breakdown (Percentage) for tract being considered for annexation:

Single Family Residential 0

Multi-Family Residential _____

Commercial 100%

Industrial _____

Institutional _____

Sewage generated by the District will be served by a : District Plant Regional Plant

Sewage Treatment Plant Name: Porter MUD Sewage Treatment Plant

NPDES/TPDES Permit No: TX0084042

TCEQ Permit No: 12242-001



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 1.60

Ultimate Capacity (MGD): 1.60

Size of treatment plant site: 13.18 square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: _____ MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: 1.60

MGD of (Regional Plant).

Name of District: Woodridge MUD

MGD Capacity Allocation 0.7245

or property owner(s)

Name of District: Porter MUD

MGD Capacity Allocation 0.8755

Water Treatment Plant Name: Porter Special Utility District

Water Treatment Plant Address: 22162 Water Well Road, Porter, Texas 77065

Well Permit No: 5 wells:

Existing Capacity:

Well(s): 6,045 (5 wells)

GPM

Booster Pump(s): 4,300

GPM

Tank(s): 1.310

MG

Ultimate Capacity:

Well(s): 11,250

GPM

Booster Pump(s): 12,000

GPM

Tank(s): 3.35

MG

Size of Treatment Plant Site: 5 sites; 12.5 acres

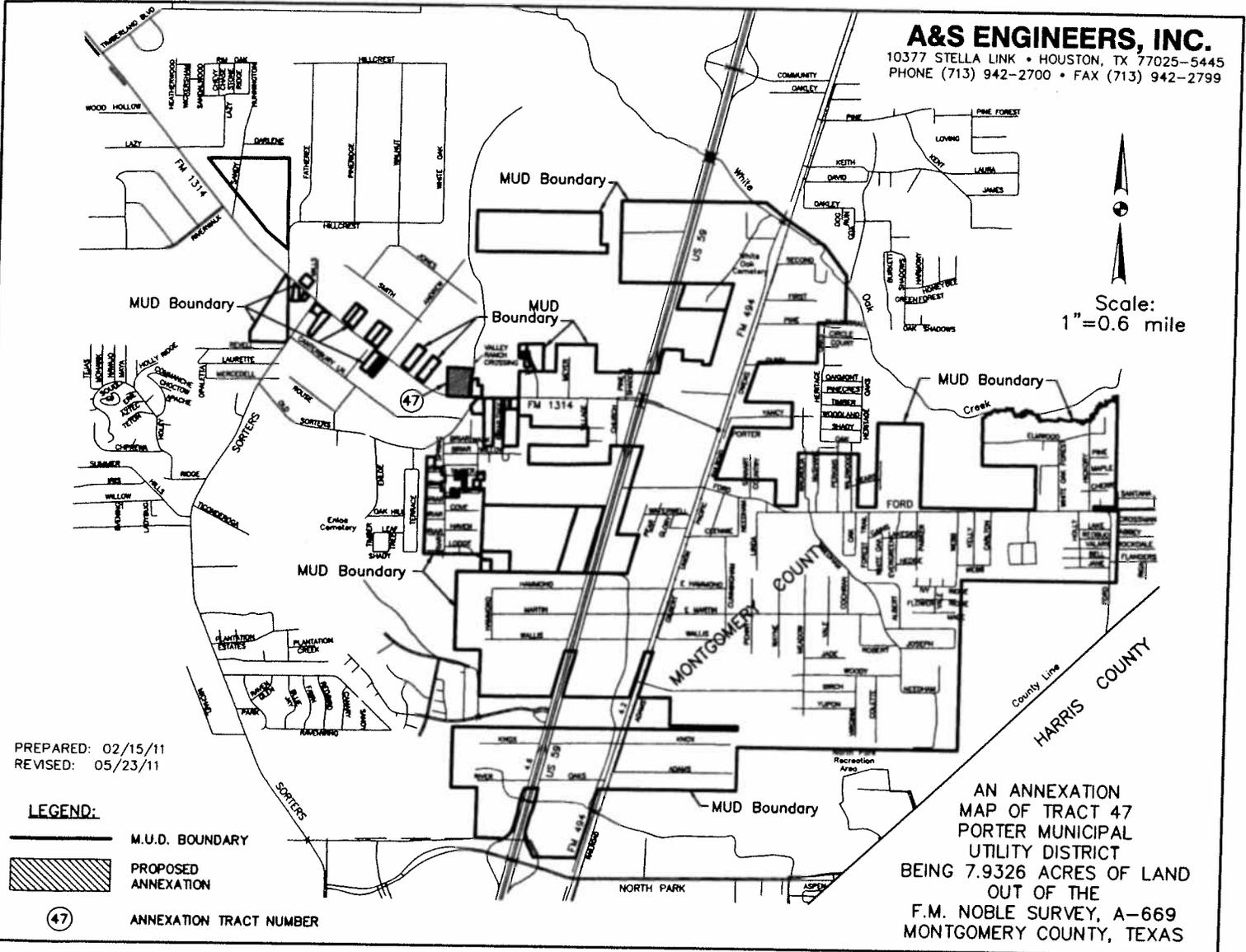
square feet/acres.

Comments or Additional Information: _____

A&S ENGINEERS, INC.

10377 STELLA LINK • HOUSTON, TX 77025-5445
 PHONE (713) 942-2700 • FAX (713) 942-2799

Scale:
 1" = 0.6 mile



PREPARED: 02/15/11
 REVISED: 05/23/11

LEGEND:

-  M.U.D. BOUNDARY
-  PROPOSED ANNEXATION
-  ANNEXATION TRACT NUMBER

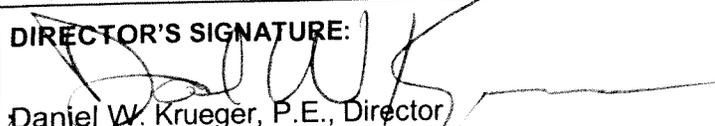
AN ANNEXATION
 MAP OF TRACT 47
 PORTER MUNICIPAL
 UTILITY DISTRICT
 BEING 7.9326 ACRES OF LAND
 OUT OF THE
 F.M. NOBLE SURVEY, A-669
 MONTGOMERY COUNTY, TEXAS

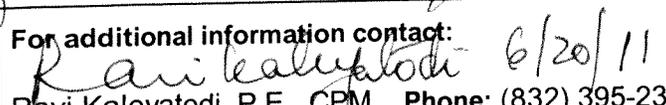
TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Professional Engineering Services Contract between the City and Halff Associates, Inc. for Pleasantville and Glendale Area Drainage and Paving (Sub-Project I) WBS No. M-000286-0001-3	Page 1 of 2	Agenda Item #
		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 31 </div>

FROM: (Department or other point of origin): Department of Public Works and Engineering	Origination Date:	Agenda Date: JUN 29 2011
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DIRECTOR'S SIGNATURE:  Daniel W. Krueger, P.E., Director	Council District affected: KRD B	JUL 06 2011
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For additional information contact:  Ravi Kaleyatodi, P.E., CPM Phone: (832) 395-2326 Senior Assistant Director	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)
Approve a Professional Engineering Services Contract with Halff Associates, Inc. and appropriate funds.

Amount and Source of Funding:
\$858,400.00 from Drainage Improvement Commercial Paper Series F Fund No. 4030 *6/20/2011*

PROJECT NOTICE/JUSTIFICATION: This project is part of the Storm Drainage Capital Improvement Plan (CIP) and is required to address and reduce the risk of structural flooding. Improvements include modification of street conveyance and sheet flow, and provide detention as needed for mitigation.

DESCRIPTION/SCOPE: This project provides for the design and construction of storm drainage improvements, necessary concrete paving, curbs, sidewalks, driveways and underground utilities. Project will serve the Pleasantville and Glendale areas; Comprehensive Drainage Plan Outfall H0072 and adjacent drainage areas.

LOCATION: Project is generally bound by Market Street on the north, Northton Street on the south, IH 610 (East) on the east and Demaree Lane on the west. The project is located in Key Map Grids 495F, K, L and P.

SCOPE OF CONTRACT AND FEE: Under the scope of the contract, the Consultant will perform Phase I – Preliminary Design, Phase II – Final Design, Phase III – Construction Phase Services and Additional Services. Basic Services Fee for Phase I is based on the cost of time and materials with a not-to-exceed agreed upon amount. The Basic Services fees for Phase II and Phase III will be negotiated on a lump sum amount or reimbursable basis after the completion of Phase I. The total Basic Services appropriation is \$501,993.00.

The contract also includes certain Additional Services to be paid either as lump sum or on a reimbursable basis. The Additional Services include but are not limited to surveying, geotechnical investigation, environmental services, traffic control, storm water pollution prevention, and tree protection plans. The total Additional Services appropriation is \$244,395.00.

REQUIRED AUTHORIZATION **CUIC ID# 20KRD02**

Finance Department	Other Authorization:	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division
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Date	Subject: Professional Engineering Services Contract between the City and Halff Associates, Inc. for Pleasantville and Glendale Area Drainage and Paving (Sub-project I) WBS No. M-000286-0001-3	Originator's Initials KRD	Page 2 of 2
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The total cost of this project is \$858,400.00 to be appropriated as follows: \$746,388.00 for Contract services and \$112,012.00 for CIP Cost Recovery.

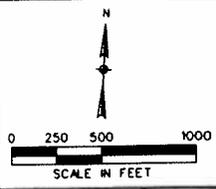
PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

M/WBE INFORMATION: The M/WBE goal for the project is set at 24%. The Consultant has proposed the following firms to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Geotest Engineering, Inc.	Testing Laboratories	\$ 49,614.00	6.65%
2. Amani Engineering, Inc.	Land Surveying Services	\$ 107,136.00	14.35%
3. KIT Professionals, Inc.	Engineering Services	\$ <u>68,224.00</u>	<u>9.14%</u>
TOTAL		\$ 224,974.00	30.14%

KRD
 DWK:DRM:RK:DPS:KRD:klw
 z:\design\la-sw-div\wpdata\design fy11\pleasantville + glendale m-0286\1.0 design contract\1.2 rca\revised rca 06-15-2011\004_rca pleasantville_06_16_2011_(rev3).docx

c: File No. M-000286-0001-3



DEMAREE LANE

MARKET STREET

NORTHTON

I-610

Gibson Park Area
TR-Community

Vicinity Map

Pleasantville/Glendale



HALFF

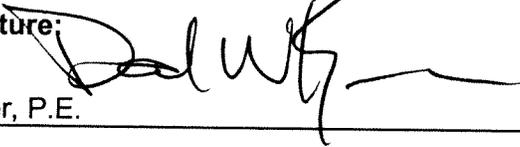
3701 KIRBY DRIVE, SUITE 800
HOUSTON, TEXAS 77096-3926
TEL (713) 523-7161
FAX (713) 523-4373

SUBJECT: Professional Engineering Services Contract between the City and Arcadis U.S., Inc. for Rehabilitation of Grit Removal Systems at Southwest and Upper Braes Wastewater Treatment Plants (WBS No. R-000265-0078-3)
 New Grit Removal System and Bar Screen Repair/Replacement at Almeda Sims Wastewater Treatment Plant (WBS No. R-000298-0007-3).

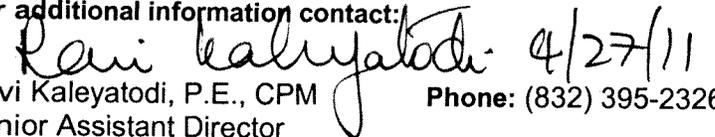
Page 1 of 2	Agenda Item #
32	26

FROM (Department or other point of origin):
 Department of Public Works and Engineering

Origination Date:
Agenda Date:
 JUN 29 2011

Director's Signature:

 Daniel W. Krueger, P.E.

Council District affected: A, D, G
Agenda Date: JUL 06 2011

For additional information contact:

 Ravi Kaleyatodi, P.E., CPM
 Senior Assistant Director
Phone: (832) 395-2326

Date and identification of prior authorizing Council action:

RECOMMENDATION: (Summary)
 An ordinance approving a Professional Engineering Services Contract with Arcadis U.S., Inc. and appropriate funds.

Amount and Source of Funding: \$1,977,940.00 Water and Sewer System Consolidated Construction Fund No.8500.
M.P. 5/19/2011

PROJECT NOTICE/JUSTIFICATION: The projects are part of the City's program to renew/replace inefficient components of the existing wastewater treatment plant (WWTP) facilities.

DESCRIPTION/SCOPE: The projects consist of the design of grit removal systems at Southwest, Upper Braes, Almeda Sims and bar screen at Almeda Sims Wastewater Treatment Plants.

LOCATION: Wastewater treatment plant facilities are located at:

Facility	Address	Key Map	Council District
Southwest Wastewater Treatment Plant	4211 Beechnut	531R	C
Almeda Sims Wastewater Treatment Plant	12319½ Almeda Rd.	572Q	D
Upper Braes Wastewater Treatment Plant	13525 Old Westheimer	529A	G

SCOPE OF CONTRACT AND FEE: Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II - Final Design, Phase III -Construction Phase Services and Additional Services. Basic Services Fee for Phase I is based on cost of time and materials with not-to-exceed agreed upon amount. The Basic Services fees for Phase II and Phase III will be negotiated on a lump sum amount after the completion of Phase I. The negotiated maximum for Phase I Basic Services is \$355,000.00. The total Basic Services appropriation is \$1,355,000.00.

The Contract also includes certain Additional Services to be paid either as lump sum or on a reimbursable basis. The Additional Services include surveying, geotechnical, reproduction, etc. The total Additional Services appropriation is \$364,940.00.

REQUIRED AUTHORIZATION CUIC ID #20BZ90 NOT

Finance Department:

Other Authorization:

 Jun Chang, P.E., D. WRE, Deputy Director
 Public Utilities Division

Other Authorization:

 Daniel R. Menendez, P.E., Deputy Director
 Engineering and Construction Division

Date	SUBJECT: Professional Engineering Services Contract between the City and Arcadis U.S., Inc. for Rehabilitation of Grit Removal Systems at Southwest and Upper Braes Wastewater Treatment Plants (WBS No. R-000265-0078-3) New Grit Removal System and Bar Screen Repair/Replacement at Alameda Sims Wastewater Treatment Plant (WBS No.R-000298-0007-3).	Originator's Initials A.C.	Page 2 of 2
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The total cost of this project is \$1,977,940.00 to be appropriated as follows: \$1,719,940.00 for Contract services and \$258,000.00 for CIP Cost Recovery.

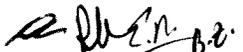
	<u>Contract Services</u>	<u>CIP Cost Recovery</u>	<u>Cost of Project</u>
Rehabilitation of Grit Removal Systems at Southwest and Upper Braes Wastewater Treatment Plants	\$ 903,880.00	\$135,590.00	\$1,039,470.00
New Grit Removal System and Bar Screen Repair/Replacement at Alameda Sims Wastewater Treatment Plant	\$ 816,060.00	\$122,410.00	\$ 938,470.00
TOTAL	\$1,719,940.00	+ \$258,000.00	\$1,977,940.00

PAY OR PLAY PROGRAM:

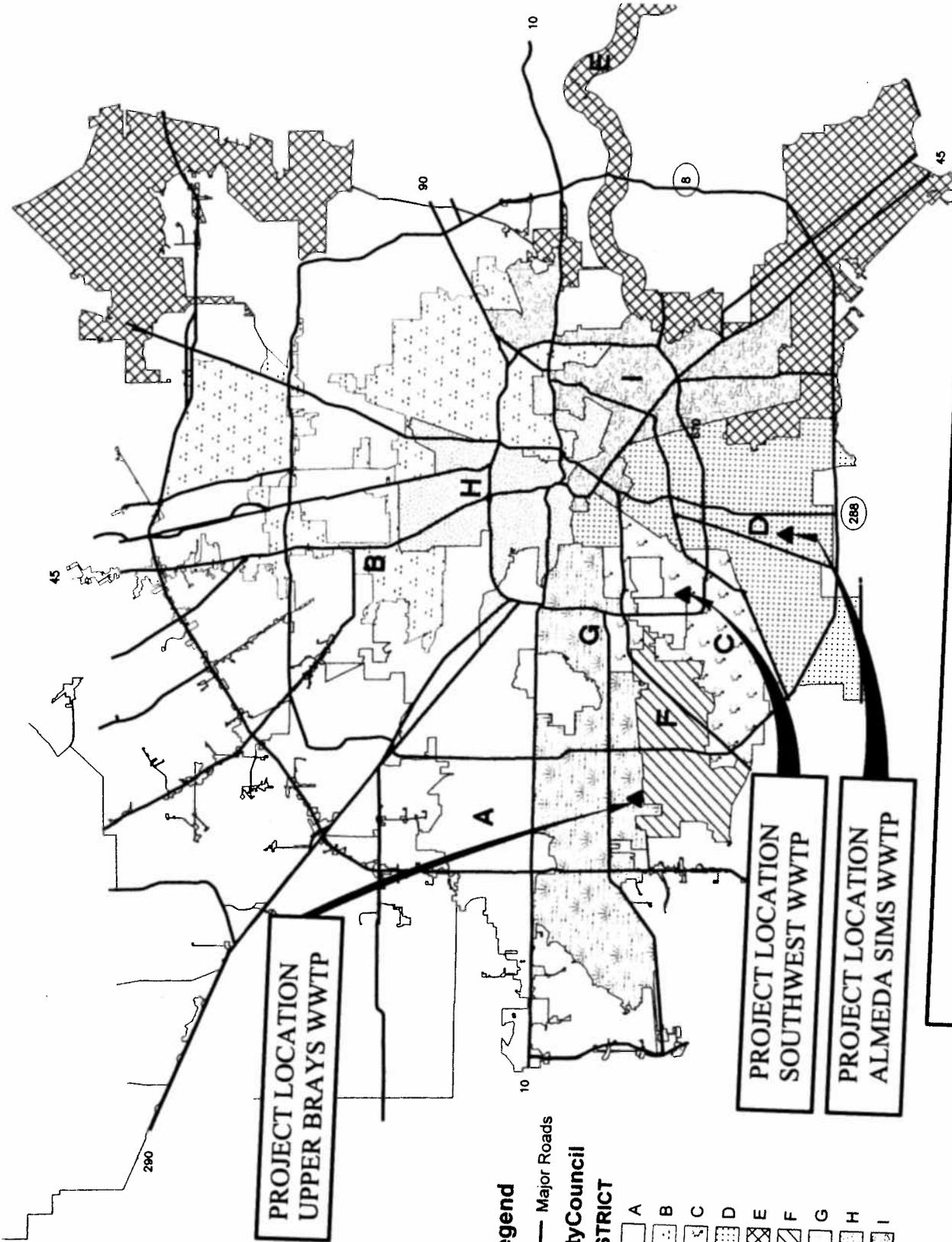
The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the Consultant provides health benefits to eligible employees in compliance with City policy.

M/WBE INFORMATION: The M/WBE goal for the project is set at 24%. The Consultant has proposed the following firms to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. KIT Professionals, Inc.	Engineering Services	\$ 93,653.00	5.45%
2. Ratnala & Bahl, Inc.	Engineering Services	\$230,874.00	13.42%
3. Amani Engineering, Inc.	Surveying Services	\$ 45,000.00	2.62%
4. B & E Reprographics, Inc.	Reproduction Services	\$ 20,000.00	1.16%
5. HVJ Associates, Inc.	Geotechnical Services	\$ 20,000.00	1.16%
6. Montrol Automation, Inc.	Instrumentation Services	\$110,566.00	6.43%
	TOTAL	\$520,093.00	30.24%


DWK:DRM:RK:EN:BZ:pa

c: File No. R-000265-0078-3 (1.2)
R-000298-0007-3 (1.2)



Legend

— Major Roads

City Council

DISTRICT

- A [White box]
- B [Dotted pattern]
- C [Diagonal lines /]
- D [Dotted pattern]
- E [Cross-hatch pattern]
- F [Diagonal lines \]
- G [Stippled pattern]
- H [White box]
- I [Dotted pattern]

CITY OF HOUSTON

WBS No. R-000265-0078-3

REHABILITATION OF GRIT REMOVAL SYSTEMS AT SOUTHWEST AND UPPER BRAES WASTEWATER TREATMENT PLANTS,

KEY MAP: 529-A & 531-R

WBS No. R-000298-0007-3

NEW GRIT REMOVAL SYSTEM AND BAR SCREEN REPAIR/REPLACEMENT AT ALMEDA SIMS WASTEWATER TREATMENT PLANT

&

KEY MAP: 572-C

ARCADIS
The Water Division of ARCADIS

MALCOLM PIRNIE

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Contract Award for Safe Sidewalk Project, W B S. No. N-00610A-0110-4.

Page 1 of 2

Agenda Item #

33

FROM: (Department or other point of origin):

Department of Public Works and Engineering

Origination Date:

Agenda Date:

~~JUN 29 2011~~

DIRECTOR'S SIGNATURE:

Daniel W. Krueger, P.E., Director

Council District affected:

C, D, E, F, G, H, I

JUL 06 2011

For additional information contact:

Ravi Kaleyatodi, P.E., CPM Phone: (832) 395-2326 Senior Assistant Director

Date and identification of prior authorizing Council action:

RECOMMENDATION: (Summary)

Accept low bid, award construction Contract and appropriate funds.

Amount and Source of Funding: Total of \$1,438,700.00 to be appropriated from the Street and Bridge Consolidated Construction Fund No. 4506.

M.P. 6/15/2011

PROJECT NOTICE/JUSTIFICATION: This project is part of the continuing effort by the City to construct sidewalks throughout the City of Houston to meet the needs of its residents.

DESCRIPTION/SCOPE: This project provides for the construction of sidewalk improvements at numerous locations. The Contract duration for this project is 245 calendar days. This project was designed by Edminster, Hinshaw, Russ and Associates, Inc.

LOCATION: This project is located in various Key Map Grids.

BIDS: Bids were received on May 19, 2011. The six (6) bids are as follows:

Bidder

Bid Amount

- | | |
|--|----------------|
| 1. CAAN Construction Services, Inc. | \$1,208,642.33 |
| 2. Metro City Construction, L.P. | \$1,303,956.00 |
| 3. Resicom, Inc. | \$1,377,163.75 |
| 4. Millis Development & Construction, Inc. | \$1,644,548.20 |
| 5. Total Contracting Limited | \$1,678,772.00 |
| 6. Tikon Group, Inc. | \$1,692,758.33 |

CUIC#20SIK41

NDT

Other Authorization:

Other Authorization:

Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division

Date	Subject: Contract Award for Safe Sidewalk Project, W B S No. N-00610A-0110-4.	Originator's Initials <i>Jr</i>	Page 2 of 2
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AWARD: It is recommended that this construction Contract be awarded to CAAN Construction Services, Inc. with a low bid of \$1,208,642.33.

PROJECT COST: The total cost of this project \$1,438,700.00 to be appropriated as follows:

- Bid Amount \$1,208,642.33
- Contingencies \$ 60,432.12
- Engineering and Testing Services \$ 85,000.00
- CIP Cost Recovery \$ 84,625.55

Engineering and Testing Services will be provided by Gorrondona & Associates, Inc. under a previously approved contract.

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor has elected to pay into the Contractor Responsibility Fund in compliance with City policy.

MBE/SBE PARTICIPATION: The low bidder has submitted the following proposed program to satisfy the 4% MBE goal and 9% SBE goal for this project.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Warrior Electric, Inc.	Concrete Contractor	\$ 48,345.69	4.00%
<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Professional Traffic Control	Sign Making, Striping Service	\$108,777.81	9.00%

All known right-of-way, easements and/or right-of-entry required for the project have been acquired.

DRM
DWK:DRM:RK:MS:SK:as

Z:\design\A-NP-DIV\Sidewalks\N-00610A-0110-311 0 Design Contract\1.2 RCA\Construction RCA.doc
ec: File No. N-00610A-0110-4 (1.2 RCA)

Project Location ID	Council District	Location Name	Limits	Length	Sidewalk (New/ Replace)	Key Map No.
1	C	Lansdowne Drive	Surrounding Hagar Park and Anderson Elementary School	1,996	Replace	571-A, E
2	C	Bradford Street	3400 Bradford Street to Sewanee Street	760	Replace & New	532-F
3	C	W. Greenridge Drive	Windswept Lane to Skyline Drive	1,440	Replace & New	491-W
4	C	Willowbend Boulevard	5618 Willowbend Boulevard to 5626 Willowbend Boulevard	232	Replace	531-W
5	C	W. Greenridge Drive	Skyline Drive to Beverly Hill Lane	1,644	Replace & New	491-W
6	D	Hiram Clarke Road	Ridgecreek Drive to Clarke Springs Drive	1,668	New	611-D
7	D	Airport Boulevard	3600 Block of Airport Boulevard to Scott Street	534	Replace	573-G
8	D	Belfort Avenue	Cullen Boulevard to Jutland Road	1,434	Replace	533-Z
9	D	Cooper Ridge Lane	Raven Ridge Drive to Ridge Creek Drive	170	Replace	611-C
10	D	Court Road (North Side)	Hiram Clarke Road to Lazy Ridge Road	580	Replace & New	611-D
11	D	Court Road (South Side)	Hiram Clarke Road to Lazy Ridge Road	900	Replace & New	611-D
12	D	Chimney Rock Road (East Side)	F.M. 2234 to Quail Village Lane	390	New	611-B
13	D	Chimney Rock Road (West Side)	F.M. 2234 to Marinwood Drive	3,050	New	611-A,B
14	D	Cullen Boulevard	Cullen Boulevard at Reed Road	85	Replace	573-D
15	D	Scott Street	Airport Boulevard to Carnegie High School	270	Replace	573-C
16	D	Segrest Drive	11903 Hickock Lane to Orem Drive	1,030	Replace	573-L
17	E	Woodforest Boulevard	Beltway 8 to Carpenter Bayou	600	Replace & New	497-D
18	F	S. Kirkwood Drive	Tanger Drive to Beechnut Street	290	Replace & New	529-N
19	F	Del Glen Lane	Del Glen Lane at Villawood Lane	84	Replace	528-L
20	F	Synott Road	6600 Block of Synott Road	920	Replace	528-G
21	G	Enclave Parkway	Briar Forest Drive To Westella Drive	4,650	New	488-Q
22	G	Sugar Hill Drive	Chimney Rock Drive to Bering Drive	1,370	New	491-K
23	G	Westella Drive	Whittington Drive to Village School of Dine Arts	430	New	488-Q, R
24	G	South Post Oak Lane	South Post Oak Lane at Cedar Creek Drive	30	Replace	492-M
25	G	Dickson Street	Dickson Street at Patterson Street	30	New	491-Q
26	I	Holman Street	Sauer Street to Briley Street	290	Replace	492-M
27	I	Cleburne Street	3100 Block of Cleburne Street	450	Replace	491-Q
28	I	Ennis Street (West Side)	4100 Block of Ennis Street	230	Replace	493-Y, Z

34

JUL 06 2011

MOTION NO. 2010 0534

MOTION by Council Member Gonzalez that the following item be postponed for one week:

Item 52 - Ordinance approving and authorizing first amendment to contract between the City of Houston and Abitibi-Consolidated Corporation (Approved by Ordinance No. 2005-0736) for the purchase of Comingled Recyclable Materials

Seconded by Council Member Jones and carried.

Mayor Parker, Council Members Stardig, Clutterbuck, Adams, Sullivan, Hoang, Pennington, Gonzalez, Rodriguez, Costello, Lovell, Noriega, Bradford and Jones voting aye
Nays none
Council Members Clutterbuck and Sullivan

Council Member Johnson absent on personal business

PASSED AND ADOPTED this 29th day of June 2011.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is July 5, 2011.

City Secretary

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: An Ordinance approving and authorizing an amendment to a contract between the City of Houston and Abitibi-Consolidated Corporation for the purchase of commingled recyclable material.

Category	Page	Agenda-Item
	34	15277

FROM (Department or other point of origin):

Origination Date

Agenda Date

Solid Waste Management Department

JUN 22 2011

DIRECTOR'S SIGNATURE:

Harry G. Hayes 6/26/11

Council District affected: ALL JUL 06 2011

For additional information contact:
 Harry Hayes: 713-837-9103
 Gary Readore: 713-837-9137

Date and identification of prior authorizing Council action
 Ordinance # 2005-736 (6/8/2005)

RECOMMENDATION: (Summary) That Council adopts an Ordinance authorizing an amendment to a contract between the City of Houston and Abitibi-Consolidated Corporation for the purchase of commingled recyclable material.

Amount of Funding:

F&A Budget:

SOURCE OF FUNDING:

General Fund Grant Fund Enterprise Fund

SPECIFIC EXPLANATION:

The Solid Waste Management Department recommends approval of an amendment to a contract between the City of Houston and Abitibi-Consolidated Corporation (Abitibi). This amendment is the first amendment to an agreement for the purchase of commingled recyclable material. The purpose of the amendment is to:

- Seek approval and consent of the assignment of the agreement from Abitibi to WM Recycle America L.L.C., (WMRA)
- Substitute WMRA as "Contractor" under the agreement
- Seek the approval and consent of the assignment by the Director of the City's Solid Waste Management Department
- Redefine the "Scope of Services" section to include the purchase of Single Stream Recyclables as defined in Exhibit I
- Redefine the "Payments by Contractor" section to include the purchase of Single Stream Recyclables as defined in Exhibit I
- Define the purchase of Dual Stream Recyclables at such time as the Recycling Concession Contract dated as of April 15, 1992 is terminated or expires
- Delete and replace "Contract Term" section such that contract term will be extended from April 15, 2012 to April 15, 2032
- Add Article VII titled "Carts" whereby during calendar year 2011, WMRA shall provide the City with fifteen thousand (15,000) 96 gallon carts to be used for the collection of Single Stream Recyclables (dollar value of approximately \$825,000). Also, during each calendar year from 2012 through 2032, WMRA will provide the City with fifteen hundred (1,500) 96 gallon carts to be used for the collection of Single Stream Recyclables (dollar value of approximately \$82,500 annually).
- Cumulative cart value for contract term is \$2,557,500. Estimated cumulative cash value from typical lease agreement for contract term would be \$489,447. This equates to more than a 522% increase in monetary value to the City of Houston. Also, by locking in a designated number of recycling carts per year protects the City from future price increases resulting from higher cart material costs.

REQUIRED AUTHORIZATION

Finance Director

Other Authorization:

Other Authorization:

35

JUL 06 2011

MOTION NO. 2011 0535

MOTION by Council Member Gonzalez that the following item be postponed for one week:

Item 53 - Ordinance approving and authorizing second amendment to Lease Agreement between the City of Houston and Champion Recycling Corporation (Approved by Ordinance Nos. 92-0391 and 98-0361) for the construction and operation of a Waste Paper Processing Plant

Seconded by Council Member Bradford and carried.

Mayor Parker, Council Members Stardig, Adams, Pennington, Hoang, Gonzalez, Rodriguez, Costello, Lovell, Noriega, Bradford and Jones voting aye
Nays none
Council Members Clutterbuck and Sullivan absent

Council Member Johnson absent on personal business

PASSED AND ADOPTED this 29th day of June, 2011.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is July 5, 2011.

City Secretary

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving and authorizing a second amendment to a lease agreement between the City of Houston and Champion Recycling Corporation for the construction and operation of a waste paper processing plant	Category	Page	Agenda Item
		1 of 1	#
	35	53	178

FROM (Department or other point of origin):	Origination Date	Agenda Date
Solid Waste Management Department		JUN 22 2011

DIRECTOR'S SIGNATURE: <i>Harry G. Hayes</i> 6/6/11	Council District affected: ALL JUN 22 2011 JUL 06 2011
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For additional information contact: Harry Hayes: 713-837-9103 Gary Readore: 713-837-9137	Date and identification of prior authorizing Council action: Ordinance # 92-391 (4/8/1992) Ordinance # 98-361 (5/13/1998)
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RECOMMENDATION: (Summary) That Council adopts an Ordinance authorizing an amendment to a lease agreement between the City of Houston and Champion Recycling Corporation for the construction and operation of a waste paper processing plant.

Amount of Funding: N/A	F&A Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund
 Other (Specify) Fund

SPECIFIC EXPLANATION:

The Solid Waste Management Department recommends approval of a second amendment to a lease agreement between the City of Houston and Champion Recycling Corporation (Champion) for the construction and operation of a waste paper processing plant. The lease was amended by the First Amendment which among other things assigned the lease to Abitibi-Consolidated Corporation (Abitibi) and substituted Abitibi as "Lessee" under the lease. The purpose of the second amendment is to:

- Seek approval and consent of the assignment of the lease from Abitibi to WM Recycle America, L.L.C., (WMRA)
- Substitute WMRA as "Lessee" under the lease
- Seek the approval and consent of the assignment by the City as required in Article 7.2 of the lease
- Delete and replace "Article 1. Term, Section 1.1" of the lease such that the term of the lease will begin on April 10, 1992 and continue until April 30, 2032. Current lease term is thirty (30) years from April 10, 1992.
- Amend "Article 2. Rent" of the lease by specifying that in lieu of rent payments for the term of the lease, City and WMRA have entered into an agreement to the Commingled Agreement pursuant to which WMRA shall (a) during calendar year 2011, WMRA shall provide the City with fifteen thousand (15,000) 96 gallon carts to be used for the collection of certain recyclables (dollar value of approximately \$825,000), and (b) during each calendar year from 2012 through 2032, WMRA will provide the City with fifteen hundred (1,500) 96 gallon carts to be used for the collection of certain recyclables (dollar value of approximately \$82,500 annually).
- Cumulative cart value for contract term is \$2,557,500. Estimated cumulative cash value from typical lease agreement for contract term would be \$489,447. This equates to more than a 522% increase in monetary value to the City of Houston. Also, by locking in a designated number of recycling carts per year protects the City from future price increases resulting from higher cart material costs.
- Amend the term Demised Premises to include an additional parcel of property as shown and known as Parcel D
- In addition, WMRA shall perform work on the Demised Premises such as removal of a concrete loading ramp, relocate and reconnect existing stationary compactor, install asphalt paving, remove and install chain link fencing.

REQUIRED AUTHORIZATION

Finance Director	Other Authorization:	Other Authorization:
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