

HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

Members

Ashley Jones, *Archaeologist*

Tanya Debose, *Historian*

Shantel Blakely, *Architectural Historian*

Rhonda Sepulveda, *Cultural History Organization Representative*

David Bucek, *Architect, Chair*

Elizabeth Wiedower Jackson, *Commercial Business Representative, Vice Chair*

John Cosgrove, *Real Estate Appraiser*

Stephen McNeil, *Remodeler/Builder*

Steven F. Curry, *Preservation Professional*

Dominic Yap, *Citizen Representative*

Charles Stava, *Citizen Representative*

Ben Koush, *Citizen Representative*

Ex-Officio Members

Marta Crinejo, *Mayor's Liaison to HAHC*

Ginger Berni, *Architectural Archivist, HHRC*

Executive Secretary

Vonn Tran, *Director, Planning & Development or*

Nicole Broussard, *Deputy Assistant Director, Acting Secretary*

Roman McAllen, *Historic Preservation Officer*

Agenda

Thursday, October 10, 2024, 2:30 p.m.

Submit comments 24 hours in advance
to historicpreservation@houstontx.gov

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call (832) 393-3000.

The public is encouraged to attend meetings and take an active interest in matters that come before the **Houston Archaeological and Historical Commission (HAHC.)** The Commission has adopted the following procedural rules on public participation:

1. All comments submitted in writing or by phone will be included in the agenda or put into the record by staff.
2. If a speaker wishes to discuss any subject not otherwise on the agenda, time is allowed under "public comments," after all other agenda items have been heard.
3. Applicants for a Certificate of Appropriateness and historic designations will be allowed to speak first and are allowed **three minutes** for an opening presentation. The applicant is also permitted a two-minute rebuttal after all speakers have been heard. If there are no speakers other than the applicant, there is no rebuttal period. All other speakers will be permitted to speak to the Commission members for **two minutes**.
4. No speaker is permitted to accumulate speaking time from another person. Time devoted to answering any questions from the Commission is not charged against allotted speaking time. The Commission may change the speaking time if warranted.
5. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive; or if speakers do not follow this established decorum.
6. Beginning May 6, 2024 and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

Commission or Group: Historic

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___ **Undecided**

Houston Archaeological and Historical Commission

AGENDA

Thursday, October 10, 2024 at 2:30 p.m.

City Hall Annex, 900 Bagby St., Public Level, Houston TX 77002

Download agenda staff reports from <http://www.houstontx.gov/planning/Commissions/HAHC.html>

CALL TO ORDER

Chair's Report, Director's Report, Mayor Liaison's Report
Consideration of September 12, 2024 HAHC meeting minutes

- A. Public Hearing and Consideration of and Possible Action on a **Landmark Designation** Application for **Battlestein's** at 806 Main St (formerly 812 Main St), Houston, TX 77002.
- B. Public Rehearing and Consideration of and Possible Action on the same application for **3708 Audubon PI**, Alteration – Windows, in Audubon Place Historic District.
- C. Public Rehearing and Consideration of and Possible Action on the same application for **3711 Audubon PI**, Alteration – Windows, in Audubon Place Historic District.

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

#	Address	Application Type	Historic District
1	3423 White Oak	Alteration	Heights South
2	1131 Allston St	Alteration – Addition	Houston Heights West
3	1131 Allston St	New Construction – Garage	Houston Heights West
4	806 Main St	Alteration – Addition	LM: Battlestein's
5	7615 Montglen St	Alteration – Windows	Glenbrook Valley
6	315 W 13 th St	New Construction – Garage	Houston Heights East
7	927 W Cottage St	Alteration – Front Façade and Porch	Norhill
8	627 Highland St	Alteration – Addition	Woodland Heights
9	1145 Harvard St	Alteration – Addition, Doors, Windows	Houston Heights East
10	1145 Harvard St	New Construction – Garage	Houston Heights East

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

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

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 12 SEPTEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002**

Call to Order at 2:32 PM by David Bucek, Chair

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present left at 6:01
Beth Wiedower Jackson, Vice Chair	Present during Item A at 2:37, left at 4:30
Shantel Blakely	Present
John Cosgrove, Acting Chair	Present
Steven Curry	<i>Absent</i>
Tanya Debose	Present during Item B.15 at 4:44, left at 5:38
Ashley Jones	Present
Ben Koush	Present
Stephen McNeil	<i>Absent</i>
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	Present, left at 6:20
Dominic Yap	Present
Nicole Broussard, Acting Secretary	Present

CHAIR’S REPORT – David Bucek

DIRECTOR’S REPORT – Nicole Broussard, Acting Secretary and Deputy Assistant Director of the Houston Planning and Development Department.

MAYOR LIAISON’S REPORT – None

CONSIDERATION OF AUGUST 15, 2024 HAHC MEETING MINUTES

Commission action: Approved.

Motion: Cosgrove

Vote: Unanimous

Second: Yap

Abstaining: None

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR JOHN S. STEWART HOUSE AT 109 STRATFORD ST, HOUSTON, TX 77006.

Staff recommendation: Approve and forward the application to City Council for Landmark Designation.

Commission action: Approved and forwarded the application to City Council.

Speaker(s): Lily Aguillard – applicant, available for questions

Motion: Cosgrove

Vote: Unanimous

Second: Stava

Abstaining: None

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

#	Address	Application Type	Historic District/PLM/LM	Staff Recommendation
1	525 Woodland St	Alteration – Addition	Woodland Heights	Approval w/ Cond
2	717 E 5 th ½ St	New Construction – Single Family Residential	Freeland	Approval
3	1711 Shearn St	Alteration – Addition	High First Ward	Approval w/Cond
4	1508 Rutland St	Alteration – Addition	Houston Heights West	Approval w/Cond
5	1508 Rutland St	New Construction – Garage	Houston Heights West	Approval
6	1131 Allston St	Alteration – Addition	Houston Heights West	Denial
7	1131 Allston St	New Construction – Garage	Houston Heights West	Denial
8	1987 W Gray St	Alteration – Sign	LM: River Oaks Theatre and Shopping Center	Approval
9	HRI HHA Freedmen Town Houses	Alteration – Siding	Freedmen’s Town	Deferral
10	1019 Columbia St	Alteration – Addition	Houston Heights South	Denial COR Changed to Approval
11	1019 Columbia St	New Construction – Garage	Houston Heights South	Approval
12	1011 W Cottage St	Alteration – Addition	Norhill	Approval
13	902 Commerce St	Alteration – Sign	Main Street Market Square	Approval w/Cond
14	908 Congress St	Alteration – Sign	Main Street Market Square	Approval
15	3423 White Oak	Alteration	Heights South	Defer
16	627 Highland St	Alteration – Addition	Woodland Heights	Deferral
17	927 W Cottage St	Alteration – Front Elevation	Norhill	Deferral
18	3711 Audubon Pl	Alteration – Windows	Audubon Place	Denial. COR.
19	3708 Audubon Pl	Alteration – Windows	Audubon Place	Denial. COR.
20	1221 Columbia St	New Construction – Garage	Houston Heights East	Approve
21	528 Harvard St	Alteration – Addition	Houston Heights South	Approve
22	1110 Jerome	New Construction	Norhill	Denial
23	643 Cortlandt	New Construction Garage	Heights South	Approval
24	914 Main St	Alteration	LM	Approval

Staff recommendation: Approve recommendations for **Items B. 2, 4, 5, 7, 8, 9, 10, 11, 13, 14, 17, 18, 19, 20, 23, and 24**, with the accepted change from to **Item 10**, from Denial to Approval.

Commission action: Accepted staff recommendations for all items listed above including changes, Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Speaker(s): None

Motion: Cosgrove
Second: Stava

Vote: Carried
Abstaining: Bucek

B1. 525 WOODLAND STREET

Staff recommendation: Approval with conditions; Historic windows to be relocated shall be installed in the contributing historic structure. The historic window at the proposed rear left elevation shall not be installed in the addition. Install a new inset and recessed window in this location.

Commission action: Approved as submitted.

Speaker(s): Sam Gianukos

Motion: Cosgrove

Vote: Unanimous

Second: Wiedower Jackson

Opposed: None

B3. 1711 SHEARN STREET

Staff recommendation: Approval with conditions; the applicant and agent work with staff to determine a solution for the bathroom window at the west elevation.

Commission action: Accepts staff recommendation.

Speaker(s): David Jefferis – applicant

Motion: Wiedower Jackson

Vote: Unanimous

Second: Cosgrove

Opposed: None

ITEMS B 6 AND 7 WERE TAKEN TOGETHER AT THIS TIME.

B6. 1131 ALLSTON STREET

Staff recommendation: Denial, does not satisfy criteria 10 and Houston Heights Design Guidelines.

B7. 1131 ALLSTON STREET

Staff recommendation: Denial, does not satisfy criteria 3 and doesn't meet Houston Heights Historic District Measurable Standards.

Commission action for both B.6 and B.7: Deferred.

Speaker(s): Jose Cordova – applicant, Denn Ath, T. Laoboonravg, Justin Patterson

Motion: Koush

Vote: Unanimous

Second: Yap

Abstaining: None

B12. 1011 W COTTAGE STREET

Staff recommendation: Approval.

Commission action: Accepts staff recommendation for approval.

Speaker(s): Amanda Reynolds, Virginia Kelsey, Emilo Consulate

Motion: Yap

Vote: Unanimous

Second: Cosgrove

Abstaining: None

B15. 3423 WHITE OAK

Staff recommendation: Defer.

Commission action: Deferred, applicant needs to work with staff for further recommendations.

Speaker(s): Greg Thompson, Shawn Guess – applicant, Matt Stewart, Rob Mister

Motion: Blakely Vote: Unanimous
Second: Cosgrove Abstaining: None

B16. 627 HIGHLAND STREET

Staff recommendation: Defer.

Commission action: Accepts staff recommendation.

Speaker(s): Michael Gonzales, Chad Hammon

Motion: Cosgrove Vote: Unanimous
Second: Yap Abstaining: None

B21. 528 HARVARD STREET

Staff recommendation: Approve.

Commission action: Accepts staff recommendation.

Speaker(s): Sam Gianukos – applicant

Motion: Cosgrove Vote: Unanimous
Second: Blakely Abstaining: None

B22. 1110 JEROME

Staff recommendation: Denial, does not satisfy criteria – 2,3,4. If approve, should be conditional upon replat.

Commission action: Approved as submitted subject to replat.

Speaker(s): JD Bartell – applicant, Amanda Reynolds, Virginia Kelsey

Motion: Koush Vote: Unanimous
Second: Cosgrove Abstaining: None

**C. CONSIDERATION AND POSSIBLE ACTION ON THE RECLASSIFICATION OF
3109 MORRISON ST IN WOODLAND HEIGHTS HISTORIC DISTRICT**

Staff recommendation: Recommend to City Council for reclassification to non-contributing.

Commission action: Denied.

Speaker(s): Nat Smith – applicant

Motion: Yap Vote: Carried
Second: Koush Opposed: Jones, Blakely

D. COMMENTS FROM THE PUBLIC –

Harp Singh: wanted to introduce himself to the commission and mentioned his applications he submitted.

Molly Hardling: she did not understand the process of HAHC and wanted to know the action on her property, Acting Chair directed staff to assist her on the next steps.

E. COMMENTS FROM THE HAHC – None

F. HISTORIC PRESERVATION OFFICER’S REPORT – OSW DESIGN GUIDELINES IN PROGRESS – None

ADJOURNMENT

There being no further business brought before the Commission, Acting Chair John Cosgrove adjourned the meeting at **6:21 PM**.

John Cosgrove, Acting Chair

Nicole Broussard, Acting Secretary