

HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

Members

Ashley Jones, *Archaeologist*

Vacant, *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 McNiel, *Remodeler/Builder*

Steven F. Curry, *Preservation Professional*

Vacant, *Citizen Representative*

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, May 8, 2025, 2:30 p.m.

Submit comments 24 hours in advance
to historicpreservation@houston.tx.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 detail. Staff are available to help you with 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 on 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, May 8, 2025, 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 April 10, 2025, HAHC meeting minutes

- A. Public Hearing and Consideration of and Possible Action on a Protected Landmark Designation Application for the **Valenti-Dissen House at 1505 Alamo Street**, Houston, TX 77007
- B. Public Hearing and Consideration of and Possible Action on a Protected Landmark Designation Application for the **Valenti-Dissen House at 1507 Alamo Street**, Houston, TX 77007
- C. Consideration of and Possible Action on the following Certificate of Appropriateness Applications:

#	Address	Application Type	Historic District
1	10 Courtlandt	New SFR	Courtlandt Place
2	3395 Del Monte St	Windows	Landmark
3	4620 Norhill Blvd	Addition	Norhill
4	4620 Norhill Blvd	Alt-Garage	Norhill
5	719 Highland	Addition	Woodland Heights
6	1120 W Temple	Garage-Demo	Norhill
7	1120 W Temple	New-Garage	Norhill
8	404 Avondale	Restoration w/Addition	Avondale West
9	1111 Fugate	Garage-Demo	Norhill
10	1111 Fugate	New-Garage	Norhill
11	911 Cortlandt St	Alteration	Heights South
12	609 Avondale St	New-Garage	Avondale West
13	731 Key St	Addition	Norhill
14	1101 W Melwood St.	Addition	Norhill

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

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 10 APRIL 2025
611 WALKER 6TH FLOOR, RAIA ROOM, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:33 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present
Shantel Blakely	Present
John Cosgrove	Present
Steven Curry	Present
Ashley Jones	Present at 2:38 during Item A
Ben Koush	<i>Absent</i>
Stephen McNiel	Present
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	Present
Dominic Yap	<i>Absent</i>
Vonn Tran, Secretary	Present

Legal Department • Kim Mickelson

Ex-Officio Members • Marta Crinejo, Mayor’s Liaison to HAHC
Ginger Berni, Architectural Archivist, HHRC

The Chair’s Report, David Bucek, Chair, announced speaker rules and meeting procedures.

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development department, announced Historic Team is moving forward on working on the Historic Tracker.

Mayor Liaison’s Report – None

APPROVAL OF MINUTES

Consideration of February 27, 2025 HAHC meeting minutes

Motion: Wiedower Jackson

Vote: Unanimous

Second: Cosgrove

Opposed: None

A. COMMENTS FROM MINNETTE BOESEL, PAST CHAIRPERSON OF HAHC, REGARDING 30TH ANNIVERSARY OF CITY OF HOUSTON HISTORIC PRESERVATION ORDINANCE.

Speaker(s): Anna Mod, Emily Ardoin, Carrie Wintz

B. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES OF THE SWIFT & COMPANY PACKING PLANT, AT 612 WAVERLY ST, HOUSTON, TX, 77007.

Commission action: Accepts staff's recommendation to nominate Swift & Company Packing Plant to the National Register of Historic Places.

Speaker(s): None

Motion: Wiedower Jackson

Vote: Unanimous

Second: Cosgrove

Opposed: None

C. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A LANDMARK DESIGNATION APPLICATION FOR THE PIZZITOLA BUILDING AT 1138 W GRAY STREET, HOUSTON, TX 77019.

Commission action: Accepts staff's recommendations to forward to City Council for the Landmark Designation of The Pizzitola Building located at 1138 W Gray Street, Houston, TX 77019.

Speaker(s): Anthony Pizzitola, applicant

Motion: Cosgrove

Vote: Unanimous

Second: Stava

Opposed: None

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

#	Address	Application Type	Historic District / PLM / LM	Staff Recommendation
1	320 E 18th St	New Construction – SFR	Houston Heights East	Approval
2	320 E 18th St	New Construction – Garage	Houston Heights East	Approval
3	1816 Cortlandt St	Alteration – Addition	Houston Heights East	Approval
4	1446 Rutland St	Alteration – Roof	Houston Heights West	Approval
5	212 Bayland Ave	Alteration – Addition	Woodland Hights	Approval
6	609 Harvard St	Alteration – Addition, Windows	Houston Heights East	Approval
7	825 Columbia St	Alteration – Addition	Houston Heights East	Partial Approval for the rear porch as submitted without conditioned space above it
8	435 Oxford St	Alteration – Addition & Door	Houston Heights East	Approval
9	719 W Main St	Alteration – Siding	First Montrose Commons	Denial of COA issuance of COR: Applicant must install new smooth cementitious siding at the front and side elevations. The textured siding on the rear (garage) can remain installed

10	1138 Fugate St	Alteration – Addition, Cladding	Norhill	Approval w/condition, the roof rafter tails of the contributing structure remain closed, and the windows must be repaired rather than replaced
11	502 Heights Blvd	Alteration – Addition	Houston Heights South	Approval
12	1050 Heights Blvd	Alteration – Windows, Doors	Houston Heights South	Denial of COA and issuance of COR with the condition that the columns remain
13	604 Bayland Ave	Alteration – Addition	Woodland Heights	Approval
14	2206 Lubbock St	Alteration – Addition, Front Porch	Old Sixth Ward	Denial of COA issuance of COR to replace textured siding with smooth, beveled siding with a 5” reveal on front, left, and right elevations; add a sill to window trim on all windows; inset & recess already installed windows; and approved as submitted for all other proposed work
15	3410 Garrott St	Alteration – Garage	Westmoreland	Approval

Staff recommendation: Approve recommendations for Item(s) D. 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, and 15.

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

Speaker(s): None

Motion: Curry

Vote: Unanimous

Second: Cosgrove

Opposed: None

D.7 825 COLUMBIA STREET

Staff recommendation: Partial approval for the rear porch as submitted without conditioned space above it.

Commission action: Accepts staff recommendation, to accept the partial approval of the rear porch as submitted without the condition space above.

Speaker(s): Matthew Fisher, applicant

Motion: Wiedower Jackson

Vote: Unanimous

Second: Stava

Opposed: None

D.10 1138 FUGATE STREET

Staff recommendation: Approval with conditions, the roof rafter tails of the contributing structure remain closed, and the windows must be repaired rather than replaced.

Commission action: Accepts the project as presented by the homeowner with the condition that all of the soffits remain open, the rafter tails are open, install fascia board, and a suitable scratch face brick be found and put on the original structure (not the addition), the windows shall be repaired, not replaced, per staff's recommendation.

Speaker(s): Tabitha Hensley, applicant, Virginia Kelsey

Motion: McNiel

Vote: Unanimous

Second: Wiedower Jackson

Opposed: None

14 2206 LUBBOCK STREET

Staff recommendation: Denial of COA issuance of COR to replace textured siding with smooth, beveled siding with a 5” reveal on front, left, and right elevations; add a sill to window trim on all windows; inset & recess already installed windows; and approved as submitted for all other proposed work.

Commission action: Denial of COA and Issuance of COR to replace textured siding with smooth, wood, beveled siding with a 5” reveal on front, left, and right elevations; add a sill to window trim on all windows; inset and recess already installed windows; two windows to be restored on front elevation are to be narrower in width and longer in height than windows on side elevations and to be wood windows, 4-over-4 lite pattern, inset & recessed with window trim matching historical context area, and approved for front porch columns and 1-story rear addition.

Speaker(s):

Motion: Stava
Second: Cosgrove

Vote: Unanimous
Opposed: None

E. COMMENTS FROM THE PUBLIC – None

F. COMMENTS FROM THE HAHC

Commissioner McNiel, project comments on a rear addition; regrets not having a drawing for an item voted on. Chair Bucek, celebrates the involvement of the efforts in restoring the HAHC

Commissioner Curry, echoed Chair Bucek comment and added he is in the amazement of preservation of the HAHC and the people who worked with parts of Houston’s Historic areas.

G. HISTORIC PRESERVATION OFFICER’S REPORT

Roman McAllen shared a story on the 30-year anniversary of when the Ordinance was created. He shared a Houston Post story of an Urban Planner who helped organize and direct several influential Houston Conservations groups. Ms. Zimmerman was the first Historic Preservation Officer for the City of Houston.

H. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 4:13 PM.

David Bucek, Chair

Vonn Tran, Secretary