

# HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

## **Members**

Ashley Jones, *Archaeologist*

Tanya Debose, *Historian*

Urmila Srinivasan, *Architectural Historian*

Rhonda Sepulveda, *Cultural History Organization Representative*

David Bucek, *Architect, Chair*

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

John Cosgrove, *Real Estate Appraiser*

Stephen McNiel, *Remodeler/Builder*

Steven F. Curry, *Preservation Professional*

Ann Collum, *Citizen Representative*

Dominic Yap, *Citizen Representative*

Charles Stava, *Citizen Representative*

Ben Koush, *Citizen Representative*

## **Ex-Officio Members**

Marta Crinejo, *Mayor's Liaison to HAHC*

Samantha Bruer, *Architectural Archivist, HMRC*

## **Executive Secretary**

Margaret Wallace Brown, *Director, Planning & Development*

# Agenda

Thursday, Jan. 26, 2023, 2:30 pm

In-person meeting location at: 900 Bagby Street, City Council Chamber, City Hall Annex

Microsoft Teams by installing App, or

Web: <https://bit.ly/3jRpp1u>

Phone: 936-755-1521

Conference ID: 963 201 286 #

Submit written comments 24 hours in advance to:

[historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)

Comments by phone to: 832-393-6556

Contact: Roman McAllen, Historic Preservation Officer

[Roman.Mcallen@houstontx.gov](mailto:Roman.Mcallen@houstontx.gov)

[Download staff reports here](#)

# SPEAKER GUIDELINES

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

The public is encouraged to attend meetings and take an active interest in matters that come before the **Houston Archaeological and Historical Commission**. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6556 or email [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov), 24 hours in advance preferred.
2. Please note what agenda item you wish to speak on, or if you wish to make a general public comment.
3. You may also sign up to speak in the chat feature of Microsoft Teams, and either ask to speak, or write your comments there, which will be read into the record by staff.
4. All comments submitted in writing or by phone will be included in the agenda or read into the record by staff.
5. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or \*6, or unmute your computer. State your name, spell your last name, and make your comments. When you are finished speaking, please mute yourself.
6. If a speaker wishes to discuss any subject not otherwise on the agenda, time is allowed under "public comments," after all other agenda items have been heard.
7. Applicants for a Certificate of Appropriateness and historic designations will be allowed to speak first and are allowed **three minutes** for an opening presentation. The applicant is also permitted a two-minute rebuttal after all speakers have been heard. If there are no speakers other than the applicant, there is no rebuttal period.
8. All other speakers will be permitted **two minutes** to address the Commission.
9. No speaker is permitted to accumulate speaking time from another person.
10. Time devoted to answering any questions from the Commission is not charged against allotted speaking time. The Commission may extend any speaker's speaking time if it is the Commission's judgment that additional time is needed to sufficiently discuss an item.
11. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.
12. The Commission reserves the right to stop speakers who do not follow this established decorum.

# Houston Archaeological and Historical Commission

## AGENDA

Thursday, Jan. 26, 2023, 2:30 pm

HAHC meetings are held in-person in the City Hall Annex Council Chamber, 900 Bagby Street, Public Level, Houston Texas, and virtually on Microsoft Teams. Meetings are also broadcasted on the HTV Houston municipal channel and streamed on the city's HTV website.

To join this Houston Archaeological and Historical Commission (HAHC) meeting, please use the following options:

- In-person meeting location at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the App; or
- Join via **Web Browser**: <https://bit.ly/3jRpp1u> or
- Join via Phone: 936-755-1521 Conference ID: 963 201 286 #

[Download staff reports here.](#) The agenda packet may be updated prior to the meeting.

- Call to Order
- Chair's Report
- Director's Report
- Mayor Liaison's Report
- Approval of Dec. 14, 2022, HAHC Meeting Minutes

- A. 1. Public hearing on proposed amendments to Chapter 33, Planning and Development, adding a new Article XI, Conservation Districts to allow for the creation and administration of such districts, setting forth standards and other related matters.
- 2. Discussion and possible action on the proposed amendments to Chapter 33, Planning and Development, adding a new Article XI, Conservation Districts to allow for the creation and administration of such districts, setting forth standards and other related matters.
- B. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for Wilbanks-Hannah House at 2506 Rosedale Street, Houston, TX 77004.
- C. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for Earl and Berthea Carpenter House at 5330 Mandell Street, Houston, TX 77005.
- D. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for Winlow Westheimer Center at 1901, 1911, and 1915 Street, Houston, TX 77098.
- E. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

| #  | Address                    | Application Type                                | Historic District     |
|----|----------------------------|---|-----------------------|
| 1  | 908 W Temple St            | Alteration – Other; Convert Garage into Carport | Norhill               |
| 2  | 540 Harvard St             | New Construction – Detached Garage/Apt          | Houston Heights South |
| 3  | 1819 Columbia St           | Alteration – Addition                           | Houston Heights East  |
| 4  | 4018 Norhill Blvd          | Alteration – Addition                           | Norhill               |
| 5  | 1318 North Blvd            | Alteration – Addition                           | Broadacres            |
| 6  | 1115 E 14 <sup>th</sup> St | Alteration – Windows                            | Norhill               |
| 7  | 1408 Studewood St          | Alteration – Other                              | Norhill               |
| 8  | 8011 Glen Valley Dr        | New Construction – Detached Garage/Apt          | Glenbrook Valley      |
| 9  | 7502 Glenheath St          | Alteration – Windows                            | Glenbrook Valley      |
| 10 | 1531 Allston St            | Alteration – Roof, Other                        | Houston Heights West  |
| 11 | 311 E 8 <sup>th</sup> St   | Alteration – Roof                               | Houston Heights South |
| 12 | 518 W 13 <sup>th</sup> St  | Alteration - Addition                           | Houston Heights West  |
| 13 | 518 W 13 <sup>th</sup> St  | New Construction                                | Houston Heights West  |

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

## Minutes of the Houston Archaeological and Historical Commission

**Wednesday, December 14, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams  
<https://bit.ly/3Fsriid> or 936-755-1521, conference ID 669 218 854 #

2:30 p.m.

### **CALL TO ORDER**

Chair David Bucek called the meeting to order at 2:32 p.m. with a roll call vote and a quorum present.

|                                   |  |
|-----------------------------------|--|
| David Bucek, Chair                | Present  |
| Beth Wiedower Jackson, Vice Chair | Present and left at 4:42 p.m. after item E   |
| Ann Collum                        | Present  |
| John Cosgrove                     | Present and left at 4:37 p.m. during item D  |
| Steven Curry                      | Present at 2:40 p.m. during item A   |
| Tanya Debose                      | Present at 2:34 p.m. during Director's Report;<br>left at 3:59 p.m. after item B-5 |
| Ashley Elizabeth Jones            | Present virtually  |
| Ben Koush                         | Present at 2:36 p.m. during Director's Report                                      |
| Stephen McNeil                    | Present  |
| Rhonda Sepulveda                  | Present  |
| Urmila Srinivasan                 | Present at 2:36 p.m. during Director's Report                                      |
| Charles Stava                     | Present virtually  |
| Dominic Yap                       | Absent   |

### **Exofficio Members**

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

### **Executive Secretary**

Jennifer Ostlind, Deputy Director, Planning and Development – Present

### **CHAIR'S REPORT**

**NONE**

### **DIRECTOR'S REPORT**

Jennifer Ostlind, Executive Secretary, gave a report.

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

**NONE**

### **APPROVAL OF THE NOVEMBER 17, 2022 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES**

Commission Action: Approved the November 17, 2022 Houston Archeological and Historical Commission (HAHC) meeting minutes.

Motion by Commissioner Wiedower Jackson, seconded by Debose. Motion carried with Cosgrove abstaining.

**A. CONSIDERATION OF AND POSSIBLE ACTION ON A CHANGE OF DESIGNATION APPLICATION FOR 7710 GLENHEATH STREET, HOUSTON, TX 77061**

Staff recommendation: Approve and recommend change of designation to City Council.

Commission action: Approved and recommended change of designation to City Council.

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

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

**B-2 1405 Harvard St - New Construction – Single Family Residential - Houston Heights East - Denial and Certificate of Remediation**

**B-3 1626 Cortlandt St - Alteration – Addition - Houston Heights East - Denial and Certificate of Remediation**

**B-6 1115 E 14th St - Alteration – Windows – Norhill – Defer**

**B-7 731 Arlington St - Alteration – Addition - Houston Heights South - Approve**

**B-8 3400 White Oak Dr - Alteration – Storefront, Doors, Windows - Houston Heights South - Approve**

**B-9 2187 Troon Rd - Alteration – Addition, Doors, Windows - LM: Tomlinson-Blundell House - Approve**

**B-10 2187 Troon Rd - New Construction – Detached Garage/Apt - LM: Tomlinson-Blundell House - Approve**

Motion by Commissioner Collum, seconded by Wiedower Jackson, to consider and to accept staff recommendations for items **B-2, B-3, B-6, B-7, B-8, B-9 and B-10**. Motion carried unanimously.

**B-1 3215 White Oak Dr - New Construction – Commercial Bldg - Houston Heights South - Approve**

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

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

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

**B-4 540 Heights Blvd - Alteration – Other - Houston Heights South - Deny**

Staff recommendation: Deny the Certificate of Appropriateness with conditions per staff report.

Commission action: Denied the Certificate of Appropriateness with conditions per staff report.

Motion by Commissioner Wiedower Jackson, seconded by Stava. Motion carried with Commissioners Collum, Cosgrove, Curry, Koush and McNiel opposed.

Speakers: Gordon Jones, Ann Thomas, applicants - supportive

**B-5 8322 Glenloch Dr - Alteration – Addition, Windows, Carport - Glenbrook Valley – Approve**

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

Commission action: Denied the Certificate of Appropriateness and approved a Certificate of Remediation with conditions requiring removal of carport, removal of four front windows, replacement of brickwork, reopening of gable and installing glass, and replacing the four original rafter tail ends on the front gable (beams); all as originally constructed; and all final detailing to be approved by staff.

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

Speaker: Ana Artala on behalf of Geraldo Romero, applicant - supportive

**B-11 1204 Studewood St - Alteration – Doors, Roof – Norhill - COR**

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

Commission action: Denied the Certificate of Appropriateness and approved a COR with conditions to allow floor plate to be raised as proposed, allowing a window in 2nd door opening that maintains the proportions of the existing door, and disallowing the connection of the front porches.

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

Speakers: Ghazi Sadiq, applicant - supportive; Brian Wilson - opposed

**C. COMMENTS FROM THE PUBLIC**

**NONE**

**D. COMMENTS FROM THE HAHC**

Commissioner McNiel commented about Americans with Disability (ADA) regarding item B-5.

**E. HISTORIC PRESERVATION OFFICER’S REPORT**

Roman McAllen reported that two new employees should be onboarding soon.

**ADJOURNMENT**

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 4:42 p.m.

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**David Bucek**  
**Chair**

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