

## Minutes of the Houston Archaeological and Historical Commission

**Wednesday, March 2, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JzdPzM>  
2:30 p.m.

### CALL TO ORDER

Chair Minnette Boesel called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Minnette Bickel Boesel, Chair	Present
David Bucek, Vice Chair	Present
Ann Collum	Present
John Cosgrove	Present
Steven Curry	Present
Ashley Elizabeth Jones	Present
Ben Koush	Present
Stephen McNiel	Absent
Rhonda Sepulveda	Present virtually arrived at 3:01 p.m. during item B and left at 5:05 p.m. during item B13
Urmila Srinivasan	Present virtually
Charles Stava	Absent
Beth Wiedower Jackson	Present
Dominic Yap	Present

### Exofficio Members

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

### Executive Secretary

Margaret Wallace Brown, Director, Planning and Development - Present

### CHAIR'S REPORT

Chair Minnette Boesel spoke about the Heritage Society and UNESCO designation of the International Slave Route Project, and Friday's Good Brick Award. She expressed appreciation to all as she chairs her last HAHC meeting today.

### DIRECTOR'S REPORT

Margaret Wallace Brown, Director for the Planning and Development Department, recognized outgoing Chair Boesel for years of significant contributions to historic preservation.

### MAYOR'S LIAISON REPORT

None

### APPROVAL OF THE JANUARY 27, 2022 HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION (HAHC) MEETING MINUTES

Commission Action: Approved the January 27, 2022 Houston Archeological and Historical Commission meeting minutes.

Motion: **Cosgrove** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**A. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES FOR ST. MARK'S METHODIST CHURCH AT 600 PECORE ST, HOUSTON, TX 77009**

On behalf of the Houston Archaeological and Historical Commission, a letter will be sent to the Texas Historical Commission to approve the listing on the National Register of Historic Places for St. Mark's Methodist Church at 600 Pecore St, Houston, TX 77009.

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

Motion was made by Commissioner Wiedower Jackson, seconded by Commissioner Bucek, to consider items **B-2, B-5, B-8, B-11, B-12, B-15, B-17, B-18, B-19, B-20, B-21, B-23, B-24 and B-25** together. Motion carried unanimously.

- B-2. 2909 Beauchamp St – Alteration-Addition – Woodland Heights – Approve**
- B-5. 415 W 15th St – New Construction-Garage/Garage Apt – Houston Heights West – Approve**
- B-8. 1022 Peddie St – Alteration-Windows – Norhill – Denial**
- B-11. 2506 Rosedale St – Alteration-Addition – New District - Approve**
- B-12. 2506 Rosedale St – New Construction-Garage/Garage Apt – New District – Approve**
- B-15. 1515 Oxford St – New Construction-Garage/Garage Apt – Houston Heights East – Approve**
- B-17. 518 W 13th St – Alteration-Addition -- Houston Heights West – Approve**
- B-18. 8111 De Leon St – Alteration-Siding or Trim, Doors, Windows, Roof – Glenbrook Valley– Approve with conditions**
- B-19. 3007 Morrison St – Alteration-Addition – Woodland Heights – Approve**
- B-20. 1803 State St – Alteration-Addition – Old Sixth Ward – Deny COR**
- B-21. 924 Cortlandt St – Alteration-Addition – Houston Heights South – Approval**
- B-23. 501 Avondale St – New Construction-Garage – Avondale West – Approval**
- B-24. 1218 Wilson St – Alteration-Porch or Balcony – PLM-J. Vance Lewis House in Freedmen Town's Heritage District – Approval**
- B-25. 1702 North Blvd – Alteration-Addition – Boulevard Oaks – Approval**

Motion was made by Commissioner Cosgrove, seconded by Commissioner Curry, to accept staff recommendations for items **B-2, B-5, B-8, B-11, B-12, B-15, B-17, B-18, B-19, B-20, B-21, B-23, B-24 and B-25**. Motion carried unanimously.

**B-12. 2506 Rosedale St**  
Speaker: Asif Mahmood

**B-1. 7734 Glen Vista St – Alteration – Glenbrook Valley**

Motion by Commissioner Bucek, seconded by Commissioner Yap, to deny the Certificate of Appropriateness and issuance of a Certificate of Remediation for item B-1 with the condition of removal of paint from the brick, per staff consultation. Motion carried unanimously.

Speaker: Asim Habib, agent – supportive.

**B-3. 807 Arlington St – Alteration-Addition – Houston Heights South**

Motion by Commissioner Srinivasan, seconded by Commissioner Cosgrove, to approve the Certificate of Appropriateness for item B-3. Motion carried with Commissioners Collum, Koush and Yap opposing.

Speakers: Erin and Clint Koshnick, owners, Gail Schorre, applicant, – supportive; Deirdre McDowell – opposed.

**B-4. 415 W 15th St – Alteration-Addition – Houston Heights West**

Motion by Commissioner Yap, seconded by Commissioner Jones, to defer the application for item B-4. Motion carried unanimously.

Speaker: Toufic Halabi, applicant – supportive.

**B-6. 413 W 13th St – Alteration-Windows – Houston Heights West**

Motion by Commissioner Koush, seconded by Commissioner Wiedower Jackson to defer the application for item B-6. Motion carried unanimously.

Speakers: Baker Beers, owner/applicant – supportive; Pete Stockton, Houston Public Works.

**B-7. 515 Columbia St – Alteration-Addition – Houston Heights South**

Motion by Commissioner Curry, seconded by Commissioner Koush, to approve the Certificate of Appropriateness for item B-7 with condition that 1) the proposed first floor plate height meet 10'-0" measurable standard requirement and 2) proposed eave height on second floor meet the 20'-0' measurable standard requirement and 3) roof line be reconsidered with staff and a Commissioner, to be more appropriate. Motion carried unanimously.

Speaker: Jose Ramirez, applicant – supportive.

**B-9. 7603 Glenvista St – Alteration-Windows – Glenbrook Valley**

Motion by Commissioner Cosgrove, seconded by Commissioner Wiedower Jackson, to defer the Certificate of Appropriateness for item B-9. Motion carried unanimously.

**B-10. 7815 Santa Elena St – Alteration-Windows – Glenbrook Valley**

Motion by Commissioner Cosgrove, seconded by Commissioner Bucek, to defer the application for item B-10. Motion carried unanimously.

Speaker: Mike Morse – supportive.

**B-13. 1809 Columbia St – Alteration-Addition – Houston Heights East**

Motion by Commissioner Koush, seconded by Commissioner Yap, to defer the application for item B-13. Motion carried with Commissioner Curry opposing.

Speaker: Mark Gatewood, owner/applicant – supportive.

**B-14. 1515 Oxford St – New Construction-Single Family Residential – Houston Heights East**

Motion by Commissioner Koush, seconded by Commissioner Bucek, to approve the Certificate of Appropriateness for item B-14 with the condition to make the foundation of the front porch on the side and front elevation appear to be at the same height of the foundation of the main house, and to maintain the pierced brick pattern. Motion carried unanimously.

Speaker: Mark Van Doren, applicant – supportive.

**B-16. 432 Arlington St – Alteration-Addition, Porch – Houston Heights South**

Motion by Commissioner Koush, seconded by Commissioner Yap, to deny the application for item B-16. Motion carried unanimously.

Speaker: Timothy Lezzoni, owner – supportive.

**B-22. 501 Avondale St – Alteration-Addition – Avondale West**

Motion by Commissioner Koush, seconded by Commissioner Cosgrove, to deny the Certificate of Appropriateness and issue a Certificate of Remediation for item B-22. Motion carried unanimously.

Speaker: David Gorham, owner/applicant – supportive.

**B-26. 802 Commerce St – New Construction-Commercial Bldg – Main Street Market Square**

Motion by Commissioner Wiedower-Jackson, seconded by Commissioner Cosgrove, to defer the application for item B-26. Motion carried unanimously.

Speaker: Thomas De Froy, applicant – supportive.

**C. COMMENTS FROM THE PUBLIC**

**NONE**

**D. COMMENTS FROM THE HAHC**


Chair Boesel and Commissioner Yap made closing remarks.

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

Roman McAllen offered to present a fuller report next meeting.

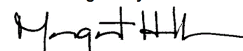
**ADJOURNMENT**

There being no further business brought before the Commission, outgoing Chair Minnette Boesel adjourned the meeting at 6:10 p.m.

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**David Bucek**  
Chair

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**Margaret Wallace Brown**  
Executive Secretary