

# 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*

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**

Jennifer Ostlind, *Interim Director, Planning & Development*

Nicole Broussard, *Deputy Assistant Director, Acting Secretary*

Roman McAllen, *Historic Preservation Officer*

# Agenda

Thursday, June 20, 2024, 2:30 p.m.

**NO VIRTUAL OPTION. IN PERSON ONLY.**

Submit comments 24 hours in advance  
to [historicpreservation@houstontx.gov](mailto: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. Anyone wishing to speak before the Commission is asked to sign up via phone 832-393-6556 or email [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov), 24 hours in advance preferred; or sign up in person.
2. All comments submitted in writing or by phone will be included in the agenda or put into the record by staff.
3. 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.
4. 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**.
5. 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.
6. 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.
7. 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, June 20, 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>

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### CALL TO ORDER

Chair's Report

Director's Report

Mayor Liaison's Report

Consideration of May 09, 2024 HAHC meeting minutes

- A. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for **Delco House** at 807 North Loop, Houston, TX 77022.
- B. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

#	Address	Application Type	Historic District
1	3400 White Oak Dr	Alteration – Storefront	Houston Heights South
2	131 North St aka 3107 Eunice St	Alteration – Addition, Openings	Germantown
3	425 Columbia St	New Construction – Single Family Residential	Houston Heights South
4	915 Columbia St	Alteration – Addition	Houston Heights South
5	1031 E 16 <sup>th</sup> St	Demolition – Garage	Norhill
6	1031 E 16 <sup>th</sup> St	New Construction – Garage	Norhill
7	1031 E 16 <sup>th</sup> St	Alteration – Addition	Norhill
8	502 Hawthorne St	Alteration – Siding	Westmoreland
9	8331 Glencrest St	Alteration – Windows	Glenbrook Valley
10	8327 Glenloch St	Alteration – Windows	Glenbrook Valley
11	1136 Key St	Alteration – Addition	Norhill
12	815 Hawthorne	Alteration – Rear Porch Canopy/Awning	Audubon Place
13	14 Shadow Lawn St	Alteration – Addition	Shadow Lawn
14	428 Arlington St	Alteration – Addition	Houston Heights South
15	1806 Decatur St	Alteration – Addition	Old Sixth Ward
16	612 Woodland St	Alteration – Addition	Woodland Heights
17	202 Stratford St	New Construction – Garage	Avondale East

C. Comments from the Public

D. Comments from the HAHC

E. Historic Preservation Officer's Report

**Adjournment**

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION**  
**MINUTES**  
**THURSDAY, 9 MAY 2024**  
**CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

**CALLED TO ORDER at 2:40 PM** by David Bucek, Chair

<b>Commissioners</b>	<b>Quorum – Present / Absent</b>
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present at 2:43 during directors’ report
Shantel Blakely	Present
Ann Collum	<b>Absent</b>
John Cosgrove	<b>Absent</b>
Steven Curry	Present
Tanya Debose	Present at 3:14 during Item B2, left at 5:15
Ashley Elizabeth Jones	<b>Absent</b>
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	Present, left at 5:05
Charles Stava	Present
Dominic Yap	Present
Jennifer Ostlind, Secretary	Present

Legal Department – Kim Mickelson

**DIRECTOR’S REPORT** – May is Historic Preservation Month, Thanked Ann Collum’s for her years of service on the commission. Announced snapshot of HAHC meeting.

**CHAIR’S REPORT** – None

**MAYOR LIAISON’S REPORT** – Martha Crinejo – None

**CONSIDERATION OF MARCH 14, 2024 HAHC MEETING MINUTES**

Commission action: Minutes presented were approved.

Motion: Yap

Vote: Unanimous

Second: Stava

Abstaining: None

**ADOPTION OF SPEAKER’S GUIDELINES AND PROCEDURES.**

Commission action: Speaker’s guidelines and procedures presented were approved.

Motion: Wiedower Jackson

Vote: Unanimous

Second: Yap

Abstaining: None

THE CHAIR OPENED AND CLOSED PUBLIC HEARING FOR ITEM A.

**A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A LANDMARK DESIGNATION APPLICATION FOR FRANK A. WATTS HOUSE AT 2529 STANMORE DR, HOUSTON, TX 77019**

Staff Recommendation: Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Frank A. Watts House at 2529 Stanmore Drive, Houston, Texas, 77019.

Commission action: Accepted staff recommendation ...

Speaker(s): Bruce Fehn

Motion: Wiedower Jackson

Vote: Unanimous

Second: Blakely

Abstaining: None

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

No.	Address	Application Type	Historic District	Staff Recommendation
1	201 E 9 <sup>th</sup> St	Alteration – Addition	Houston Heights South	Approval
2	807 Woodland St	Alteration – Addition	Woodland Heights	Approval
3	443 Columbia St	Alteration – Addition	Houston Heights South	Denial
4	3400 White Oak Dr	Alteration – Storefront	Houston Heights South	Deferred by applicant
5	1115 Le Green St	Alteration – Addition	Norhill	Approval with Conditions
6	528 Columbia St	Alteration – Porch	Houston Heights South	Denial. COR
7	7715 Glenvista St	Alteration – Windows	Glenbrook Valley	Approval with Conditions
8	516 Highland St	Alteration – Addition	Woodland Heights	Approval
9	1111 E 11st St	Alteration – Sign, Doors	Norhill	Approval with Conditions
10	306 Hawthorne St	Alteration – Windows	Westmoreland	Denial. COR
11	634 W Cottage St	Alteration – Siding, Doors, Windows	Norhill	Approval
12	1987 W Gray St	Alteration – Storefront	LM: River Oaks Theater and Shopping Center	Approval
13	505 Columbia St	Alteration – Addition	Houston Heights South	Approval
14	721 Columbia St	Alteration – Addition	Houston Heights South	Denial. COR.
15	2009 W Gray St	Alteration – Sign	LM: River Oaks Theater and Shopping Center	Approval

16	1824 Heights Blvd	Alteration – Ramp	Houston Heights East	Approval with Conditions
17	1824 Heights Blvd	New Construction – Garage	Houston Heights East	Approval
18	1342 Harvard St	Alteration – Addition	Houston Heights East	Approval
19	307 Bayland Ave	Alteration – Addition	Woodland Heights	Approval
20	1806 Decatur St	Alteration – Addition	Old Sixth Ward	Deferred by applicant

Staff Recommendation: Accept staff recommendations.

Commission action: Accepted recommendations for **Items B – 1, 4, 6, 8, 10, 11, 13, 14, 17, 18, 19, and 20** Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Sepulveda

Vote: Unanimous

Second: McNiel

Abstaining: None

### **B2. 807 WOODLAND STREET**

Staff Recommendation: Denial of COA and Issuance of COR for work completed with the condition that the ridge height be lowered by 1’ and the front facing portion of the roof be reframed with a hip.

Commission action: Denied COA and denial COR based on Criteria 3a.

3) For an addition to a noncontributing structure:

(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and the proposed project does not change distances from the property lines to the front and side walls.

Speaker(s): Jake Boeham, Linda Ebaugh, Thadius Harrick (statement read on his behalf)

Motion: McNiel

Vote: Carried

Second: Blakely

Opposed: Stava, Debose

### **B3. 443 COLUMBIA STREET**

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

Commission action: Denied, per staff recommendation.

Speaker(s): Val Castello

Motion: McNiel

Vote: Carried

Second: Debose

Opposed: Stava, Blakley, McNiel

### **B5. 1115 LE GREEN STREET**

Staff Recommendation: Approval with conditions; removal of vent, brackets, and fascia board from proposed front gable on second-story rear addition.

Commission action: Approval with conditions, Commission accepts applicants proposed drawing in the case of also accepting the ‘wants’ of the neighborhood. Conditions are the vent will have a 1x4 trim without a seal, as drawn, the freeze board is a flat 1x12 no trim and simplified brackets which do not extend past the roof line.

Speaker(s): Elspeth Hixon, James Hixon, Virginia Kelsey

Motion: Blakely

Vote: Carried

Second: McNiel

Opposed: Yap, Koush, Stava, Sepulveda

**B7. 7715 GLENVISTA STREET**

Staff Recommendation: Approval with the condition that the property owner safely remove the two aluminum windows being replaced and keep them on the property for the duration of the ownership.

Commission action: Defer, have applicant explore the window inserts/interior inserts that are specific for noise cancelling, lease expensive options if financial hardship is a concern.

Speaker(s): Andrea Aguirre statement read by staff on her behalf.

Motion: Wiedower Jackson	Vote: Unanimous
Second: Yap	Abstaining: None

**B9. 1111 E 11ST STREET**

Staff Recommendation: Approval with conditions that all signage be painted on the surface and may be front lit per staff approval and that the planter design be more in keeping with the district per staff approval.

Commission action: Accepts staff recommendation with the amendment, the signage is not limited to painted on surface but as negotiated between parties.

Speaker(s): Virginia Kelsey, Zachary Wolf, Ann Thomas

Motion: Curry	Vote: Unanimous
Second: McNiel	Abstaining: None

**B12. 1987 W GRAY STREET**

Staff Recommendation: Approval.

Commission action: Deny based on No. 4., The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment.

Speaker(s): None

Motion: Koush	Vote: Carried
Second: Blakely	Opposed: McNiel

**B15. 2009 W GRAY STREET**

Staff Recommendation: Approved.

Commission action: Approved, per staff recommendation.

Speaker(s): None

Motion: Curry	Vote: Unanimous
Second: McNiel	Abstaining: None

**B16. 1824 HEIGHTS BOULEVARD**

Staff Recommendation: Approved.

Commission action: Approved, per staff recommendation.

Speaker(s): Joel James

Motion: Yap	Vote: Unanimous
Second: Wiedower Jackson	Abstaining: None

**C. COMMENTS FROM THE PUBLIC – None**

**D. COMMENTS FROM THE HAHC –**

McNiel, proposed date for camp, Friday 19 July preferable between 9-3p.

Stava, asked about preservation ordinance and how to uphold it. Staff stress lack of enforcement.

Yap, wanted to know the proposed ethos's training.

Bucek, COR, process mentioned to keep the COR Process within the spirit of HAHC Ordinance.

Ongoing window problem, no enforcement, asking for answer from Jennifer Ostlind.

**E. HISTORIC PRESERVATION OFFICER'S REPORT – None**

**ADJOURNMENT**

There being no further business brought before the Commission, David Bucek, Chair adjourned the meeting at **6:03 PM**.

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David Bucek, Chair

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Jennifer Ostlind, Secretary