

**AGENDA - COUNCIL MEETING - TUESDAY - NOVEMBER 19, 2013 - 1:30 P. M.**  
**COUNCIL CHAMBER - SECOND FLOOR - CITY HALL**  
**901 BAGBY - HOUSTON, TEXAS**

**INVOCATION AND PLEDGE OF ALLEGIANCE** - Council Member Laster

**1:30 P. M. - ROLL CALL**

**ADOPT MINUTES OF PREVIOUS MEETING**

**2:00 P. M. - PUBLIC SPEAKERS** - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting of this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office

**NOTE: If a translator is required, please advise when reserving time to speak**

**5:00 P. M. - RECESS**

**RECONVENE**

**WEDNESDAY - NOVEMBER 20, 2013 - 9:00 A. M.**

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY THE  
CITY SECRETARY PRIOR TO COMMENCEMENT

**HEARINGS**

**MAYOR'S REPORT**

**CONSENT AGENDA NUMBERS 1 through 36**

**MISCELLANEOUS** - NUMBERS 1 and 2

1. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HARRIS COUNTY IMPROVEMENT DISTRICT NO 9 (HOBBY AREA MANAGEMENT DISTRICT) BOARD OF DIRECTORS:**
  - Position One - **DANNY R. PERKINS**, reappointment, for a term to expire 6/1/2017
  - Position Two - **HELEN PERRONE BONSALE**, reappointment, for a term to expire 6/1/2017
  - Position Three - **TODD SZILAGYI**, appointment, for a term to expire 6/1/2017
  - Position Four - **PERRY J. MILLER**, appointment, for a term to expire 6/1/2017
  - Position Five - **ANN COLLUM**, reappointment, for a term to expire 6/1/2017
  - Position Six - **SUE DE HAVEN**, reappointment, for a term to expire 6/1/2015
  - Position Seven - **MARJORIE ELLEN EVANS**, reappointment, for a term to expire 6/1/2015
  - Position Eight - **JO ANN LEMON**, reappointment, for a term to expire 6/1/2015
  - Position Nine - **DARRYL BAILEY**, reappointment, for a term to expire 6/1/2015

**MISCELLANEOUS** - continued

2. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **FIRE CODE BOARD OF APPEALS**:
  - Position One - **THOMAS C. BALLOU**, reappointment, for a term to expire on 12/31/2014; and to serve as Chair
  - Position Five - **REY DE LA REZA**, reappointment, for a term to expire on 12/31/2013
  - Position Seven - **FRED K. WHITTY**, reappointment, for a term to expire on 12/31/2014
  - Position Eight - **MARGIA M. BLANKENSHIP**, reappointment, for a term to expire on 12/31/2013
  - Position Nine - **RALPH GREEN**, reappointment, for a term to expire on 12/31/2014
  - Position Ten - **BRUCE J. MALCOLM**, reappointment, for a term to expire on 12/31/2013
  - Position Eleven - **LEONARDO CAMARGO**, reappointment, for a term to expire on 12/31/2013

**PURCHASING AND TABULATION OF BIDS** - NUMBERS 3 through 6A

3. ORDINANCE appropriating \$850,000.00 out of Equipment Acquisition Consolidated Fund for the Identity and Access Management Project
  - a. **DLT SOLUTIONS, LLC** for purchase of Professional Services, Equipment, Software and Licenses for the Identity and Access Management Project through the City's Master Agreement with the Texas Department of Information Resources
4. **TACTICAL ELECTRONICS & MILITARY SUPPLY LLC** for purchase of Specialized Training for the Houston Police Tactical Operations Division - \$118,141.95 - Grant Funds
5. **DIGITAL SANDBOX, INC** for purchase of Software Enhancements and Support Services from the General Services Administration Schedule 70 Contract through the Cooperative Purchasing Program for the Mayor's Office of Public Safety and Homeland Security - \$175,000.00 Grant Fund
6. ORDINANCE appropriating \$2,310,596.00 out of Reimbursement Equipment/Projects Fund for the purchase of Refuse and Recycling Trucks for the Solid Waste Management Department
  - a. **CHASTANG ENTERPRISES, INC d/b/a CHASTANG'S BAYOU CITY FORD** - \$1,292,728.00; **MCNEILUS FINANCIAL, INC d/b/a MCNEILUS TRUCK AND MANUFACTURING CO.** \$1,017,868.00 for purchase of Refuse and Recycling Trucks through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Government Purchasing Cooperative (BuyBoard) for the Solid Waste Management Department - \$2,310,596.00

**RESOLUTIONS AND ORDINANCES** - NUMBERS 7 through 36

7. RESOLUTION designating the **DONALD AND DOROTHY THORNBURY HOUSE** located at 1903 Olympia Drive within the City of Houston as a historic landmark - **DISTRICT G - PENNINGTON**
8. RESOLUTION designating the **JEFFERSON DAVIS HOSPITAL** located at 1101 Elder Street within the City of Houston as a landmark and protected landmark - **DISTRICT H - GONZALEZ**
9. RESOLUTION designating the **RAYMOND AND CONNIE GARRISON HOUSE** located at 3014 San Felipe Street within the City of Houston as a historic landmark - **DISTRICT G - PENNINGTON**

**RESOLUTIONS AND ORDINANCES** - continued

10. RESOLUTION designating the **ROY P. ETCHISON HOUSE** located at 2140 Pine Valley Drive within the City of Houston as a historic landmark - **DISTRICT G - PENNINGTON**
11. RESOLUTION designating the **WHITAKER-GRALIANO-BROWN HOUSE** located at 400 Cordell Street within the City of Houston as a landmark and protected landmark - **DISTRICT H - GONZALEZ**
12. ORDINANCE adopting design guidelines designating the **GERMANTOWN AREA** of the City of Houston as a Historic District - **DISTRICT H - GONZALEZ**
13. ORDINANCE authorizing the issuance of City of Houston, Texas Airport System Senior Lien Commercial Paper Notes, Series A and Series B Program; authorizing the amendment and restatement of such program and providing for the payment with respect thereto; authorizing certain designated city officials to approve certain terms including interest rate, price and terms relating to the sale and delivery of the notes; authorizing a credit agreement relating to the security of the notes; authorizing the execution and delivery of one or more dealer agreements, an issuing and paying agent agreement and other related agreements; approving the form of an offering memorandum; authorizing a co-bond counsel agreement; making certain findings and other declarations necessary and incidental to the issuance of notes; and declaring an emergency
14. ORDINANCE **AMENDING CHAPTERS 1 AND 15 OF THE CODE OF ORDINANCES OF HOUSTON, TEXAS**, relating to wage theft; declaring the policy of the City regarding wage theft; defining certain terms; providing for the creation of a wage theft database and procedures relating to its use; providing sanctions relating to wage theft; containing findings other provisions relating to the foregoing subject; providing for severability; providing an effective date
15. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a 10-foot-wide utility easement, a 10-foot-wide water line easement, a 200-square-foot water meter easement, two 150-square-foot fire hydrant easements and one 225-square-foot fire hydrant easement, all located in the Westcreek Apartments Section 2 Subdivision and the Savannah Club Apartments Subdivision, Harris County, Texas; vacating and abandoning the easements to OMB Houston, LP, owner, in consideration of its payment to the city of \$916,770.00 and other consideration - **DISTRICT G - PENNINGTON**
16. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of excess right-of-way adjacent to Mid Lane and Bettis Drive, William Harris Survey, Harris County, Texas; vacating and abandoning the right-of-way to GIIC Houston, LLC, abutting owner, in consideration of its payment to the City of Houston, Texas, of \$329,130.00 and other consideration - **DISTRICT G - PENNINGTON**
17. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a water line easement in Verde Studemont Subdivision, Harris County, Texas; vacating and abandoning the easement to Kroger Texas, L.P., owner, in consideration of owner's conveyance to the City of Houston, Texas, of a 60-foot-wide street right-of-way (Summer Street), from Givens Street to Diesel Street, payment to the City of \$300.00, and other consideration **DISTRICT H - GONZALEZ**
18. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a water line and access easement in the Victor Blanco Survey, Harris County, Texas; abandoning the easement to Waste Management of Texas, Inc., owner, in consideration of its conveyance to the City of Houston, Texas, of a water line and access easement, payment to the City of \$300.00, and other consideration

**RESOLUTIONS AND ORDINANCES** - continued

19. ORDINANCE establishing City of Houston Election Precincts and Designating Polling Places for the City of Houston Run-Off Election to be held on December 14, 2013
20. ORDINANCE approving and authorizing contract between the City of Houston and **HARRIS COUNTY** relating to the Run-Off Election to be held on December 14, 2013; providing a maximum contract amount
21. ORDINANCE approving and authorizing a Joint Election Agreement between the City of Houston and **HOUSTON COMMUNITY COLLEGE SYSTEM** for the Run-Off Election to be held on December 14, 2013
22. ORDINANCE approving and authorizing the submission of a continuation grant application to the Merck Company Foundation for the Expanded Linkage to Care Initiative; declaring the City's eligibility for such grant; authorizing the Director of the Houston Department of Health and Human Services or his designee to act as the City's representative in the application process, with the authority to approve, accept, reject or alter the grant and expend the grant funds, if awarded, and to apply for and accept all subsequent awards, if any, pertaining to the program
23. ORDINANCE authorizing and approving a purchase and sale agreement between Midtown Redevelopment Authority (seller) and the City of Houston (purchaser), for the purchase of 6,989 square feet of land located at 2806 Dowling Street, Houston, Harris County, Texas at a price, including due diligence and closing costs, of \$111,335.00; appropriating the sum of \$55,667.50 out of the Park Consolidated Construction Fund for the expansion of Emancipation Park \$55,667.50 - Grant Funds - **DISTRICT D - ADAMS**
24. ORDINANCE approving and authorizing a contract between the City and **GREAT-WEST LIFE AND ANNUITY INSURANCE COMPANY** for Third-Party Administration Services for the City's Section 457 Deferred Compensation Plan - 3 years with two one-year options
25. ORDINANCE amending Ordinance No. 2012-730 to increase the maximum contract amount and authorizing a second amendment to the agreement between the City of Houston and **THE LONE STAR COLLEGE SYSTEM** to provide Paramedic and Emergency Medical Technician practical continuing education training to the Houston Fire Department; extending the renewal terms to December 31, 2017 - \$1,600,000.00 - General Fund
26. ORDINANCE appropriating \$407,829.00 out of Equipment Acquisition Consolidated Fund for the Information and Cyber Security Program
27. ORDINANCE approving and authorizing contract between the City and **WEST, a Thomson Reuters Business**, through Council on Competitive Government Computer-Assisted Legal & Investigative Research Agreement, for a subscription of CLEAR Services for the Houston Police Department; providing a maximum contract amount - \$277,860.00 - 3 years - General Fund
28. ORDINANCE awarding, approving and authorizing contract between the City and **DRESSER, INC** for Blower Replacement Parts and Services for the Public Works and Engineering Department; providing a maximum contract amount - \$8,000,000.00 – 3 years with two one-year options Enterprise Fund
29. ORDINANCE approving and authorizing a Comprise and Settlement Agreement between the City of Houston **MARGARET SHUN CHEUNG**; to settle a lawsuit

**RESOLUTIONS AND ORDINANCES** - continued

30. ORDINANCE consenting to the addition of 40.186 acres of land to **CY-CHAMP PUBLIC UTILITY DISTRICT**, for inclusion in its district
31. ORDINANCE consenting to the addition of 23.2096 acres of land to **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 182**, for inclusion in its district
32. ORDINANCE consenting to the addition of 1.464 acres of land to **PORTER MUNICIPAL UTILITY DISTRICT**, for inclusion in its district
33. ORDINANCE consenting to the addition of 30.22 acres of land to **WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21**, for inclusion in its district
34. ORDINANCE appropriating \$250,000.00 out of Reimbursement of Equipment/Project Fund; awarding construction contract to **PRIME CONTRACTORS, INC** for Fifth Ward Deluxe Theater Renovation; setting a deadline for the proposer's execution of the contract and delivery of all bonds; insurance and other required contract documents to the City; holding the proposer in default if it fails to meet the deadlines; providing funding for engineering and testing and contingences relating to construction of facilities financed out of Reimbursement of Equipment/Project Fund - \$4,141,500.00 - Grant Fund - **DISTRICT B - DAVIS**
35. ORDINANCE appropriating \$1,631,089.00 out of Water & Sewer System Consolidated Construction Fund; awarding contract to **PM CONSTRUCTION & REHAB, LLC** for Wastewater Collection System Rehabilitation and Renewal; setting a deadline for the bidder's execution of the contract and delivery of all bonds; insurance and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering and testing, and contingences relating to construction of facilities financed by Water & Sewer System Consolidated Construction Fund - (WW 4235-71)
36. ORDINANCES Nos. 2013-1045 to 2013-1052, passed first reading November 13, 2013 for Ordinances granting to the following listed as A through H, the right, privilege and franchise to collect, haul and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions and making certain findings related thereto  
**SECOND READING**
  - A. **MIDSTATE ENVIRONMENTAL SERVICES**, a Texas Limited Partnership - **(2013-1045)**
  - B. **GLOBAL WASTE SERVICES, LLC**, a Texas Limited Liability Company - **(2013-1046)**
  - C. **TWISTER WASTE, INC**, a Texas Corporation - **(2013-1047)**
  - D. **NORTHSIDE GARBAGE SERVICE, INC**, a Texas Corporation - **(2013-1048)**
  - E. **REPIPE CONSTRUCTION DBA IPR SOUTH CENTRAL, LLC**, a Texas Limited Liability Company - **(2013-1049)**
  - F. **ASTRO WASTE, INC**, a Texas Corporation - **(2013-1050)**
  - G. **AZTEC PORTACANS AND CONTAINERS LTD**, a Texas Limited Partnership - **(2013-1051)**
  - H. **NATIONAL WORKS, INC**, a Texas Corporation - **(2013-1052)**

**END OF CONSENT AGENDA**

**CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA**

**NON CONSENT AGENDA** - NUMBER 37

**MISCELLANEOUS**

37. **MOTION TO SET A DATE** not less than seven days from November 20, 2013, to receive nominations for the City of Houston representative of the **HARRIS COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS**, for a two year term

**MATTERS HELD** - NUMBERS 38 and 39

38. ORDINANCE relating to the Fiscal Affairs of the **CITY PARK REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS (CITY PARK ZONE)**; approving the Fiscal Year 2014 Operating Budget for the Authority **DISTRICT C - COHEN - TAGGED BY COUNCIL MEMBER NORIEGA**  
This was Item 43 on Agenda of November 13, 2013
39. ORDINANCE relating to the Fiscal Affairs of **REINVESTMENT ZONE NUMBER TWENTY-THREE, CITY OF HOUSTON, TEXAS (HARRISBURG ZONE)**; approving the Fiscal Year 2014 Operating Budget for the Zone - **DISTRICTS B - DAVIS; H - GONZALEZ and I - RODRIGUEZ TAGGED BY COUNCIL MEMBER NORIEGA**  
This was Item 44 on Agenda of November 13, 2013

**MATTERS TO BE PRESENTED BY COUNCIL MEMBERS** - Council Member Hoang first

**ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER**

**NOTE** - WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSTED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE 4 (HOUSTON CITY CODE §2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING

**CITY COUNCIL CHAMBER – CITY HALL 2<sup>nd</sup> FLOOR – WEDNESDAY  
NOVEMBER 19, 2013 - 2:00 P.M.**

**AGENDA**

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3MIN

3MIN

3MIN

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**NON-AGENDA**

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3MIN

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MR. STEVEN VEEDELL – 1607 Vermont – 77006 – 713-532-9300 – Lead base paint in Houston

MS. BETTE BISHOP – 6647 Sylvan Rd. – 77023 – 713-921-5688 – Wortham Golf Course

MS. AMBER DUPRE – 3215 S. Briar Knoll – 77082 – 832-328-9018 – Deplorable street in Ashford Park

MS. GLENOLA HINES – 3814 Lyons Ave., No. 130 – 77020 – 281-865-3774 – Landlord put me in a dangerous situation

MS. NANNETTE DULCIE – 6600 Dunlap, No. C1045 – 77074 – 832-541-6680 – B.A.R.C.

MR. RANDALL KALLINEN – 511 Broadway St. – 77012 – 713-320-3785 – Police misconduct

MS. DIANA PADRON – 3002 Heritage Creek Terrance – 281-889-5787 – Police misconduct

MR. JOSE PADRON - 3002 Heritage Creek Terrance – 281-889-5787 – Police misconduct

MR. PETER BROWN – 10 Waverly Court – 77005 – 713-594-8771 – Transportation

**PREVIOUS**

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1MIN.

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1 MIN.

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PRESIDENT JOSEPH CHARLES - Post Office Box 524373 - 77052-4373 – C/Government w/Parker –  
McClelland, D Feldman w/RC Green m/Lynch Mobs – Assassinate US JC



ANNISE D. PARKER  
MAYOR

OFFICE OF THE MAYOR  
CITY OF HOUSTON  
TEXAS

NOV 20 2013

COPY TO EACH MEMBER OF COUNCIL:

CITY SECRETARY: 11-6-13  
date

COUNCIL MEMBER: \_\_\_\_\_

November 6, 2013

The Honorable City Council  
Houston, Texas

Dear Council Members:

Pursuant to Chapter 3859 of the Texas Special District Local Laws Code and upon the recommendation of the Board of Directors of Harris County Improvement District No. 9 (Hobby Area Management District), I nominate the following individuals for appointment or reappointment to the Board of Directors of Harris County Improvement District No. 9 subject to Council confirmation:

- Danny R. Perkins, reappointment to Position One, for a term to expire June 1, 2017;
- Helen Perrone Bonsall, reappointment to Position Two, for a term to expire June 1, 2017;
- Todd Szilagyi, appointment to Position Three, for a term to expire June 1, 2017;
- Perry J. Miller, appointment to Position Four, for a term to expire June 1, 2017;
- Ann Collum, reappointment to Position Five, for a term to expire June 1, 2017;
- Sue De Haven, reappointment to Position Six, for a term to expire June 1, 2015;
- Marjorie Ellen Evans, reappointment to Position Seven, for a term to expire June 1, 2015;
- Jo Ann Lemon, reappointment to Position Eight, for a term to expire June 1, 2015; and
- Darryl Bailey, reappointment to Position Nine, for a term to expire June 1, 2015.

The résumés of the nominees are attached for your review.

Sincerely,

Annise D. Parker  
Mayor

AP:JC;jsk

Attachments

cc: Mr. Clark Lord, Bracewell & Giuliani LLP, Attorney for Harris County  
Improvement District No. 9  
Mr. David Hawes, Executive Director, Harris County Improvement District No. 9

RECEIVED  
NOV - 6 2013  
CITY SECRETARY



ANNISE D. PARKER  
MAYOR

OFFICE OF THE MAYOR  
CITY OF HOUSTON  
TEXAS

21

NOV 20 2013

COPY TO EACH MEMBER OF COUNCIL:

CITY SECRETARY: 11-1-13  
date

COUNCIL MEMBER: \_\_\_\_\_

October 28, 2013

The Honorable City Council  
City of Houston

Dear Council Members:

Pursuant to Section 108.1 of the City of Houston Fire Code, I am appointing or reappointing the following individuals to the Fire Code Board of Appeals, subject to City Council confirmation:

Thomas C. Ballou, reappointment to Position One, for a term to expire on December 31, 2014; and to serve as Chair;

Rey de la Reza, reappointment to Position Five, for a term to expire on December 31, 2013,

Fred K. Whitty, reappointment to Position Seven, for a term to expire on December 31, 2014;

Margia M. Blankenship, reappointment to Position Eight, for a term to expire on December 31, 2013;

Ralph Green, reappointment to Position Nine, for a term to expire on December 31, 2014;

Bruce J. Malcolm, reappointment to Position Ten, for a term to expire on December 31, 2013; and

Leonardo Camargo, reappointment to Position Eleven, for a term to expire on December 31, 2013.

The résumés of the nominees are attached for your review.

Sincerely,

Annise D. Parker  
Mayor

AP:JC:jsk

Attachments

cc: Mr. George Meadows, Sr. Chief Inspector, Houston Fire Department

RECEIVED  
NOV - 1 2013  
CITY SECRETARY

2

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA# 9916**

**Subject:** Approve an Ordinance to Appropriate Funds from the FY14 Equipment Acquisition Consolidated Fund (1800) and Approve the Purchase of Professional Services, Equipment, Software and Licenses for the Identity and Access Management (IAM) Project through the Texas Department of Information Resources Master Agreement

Category #  
1

Page 1 of 1

Agenda Item

*B+3A*

**FROM (Department or other point of origin):**  
Charles T. Thompson  
Chief Information Officer  
Houston Information Technology Services

**Origination Date**  
November 12, 2013

**Agenda Date**  
**NOV 20 2013**

**DIRECTORS SIGNATURE**  
*Charles T. Thompson 11-15-2013*

**Council District(s) affected**  
All

**For additional information contact:**  
Tina Carkhuff Phone: (832) 393-0009

**Date and Identification of prior authorizing Council Action:** N/A

**RECOMMENDATION: (Summary)**

Approve an ordinance to appropriate \$850,000.00 from the FY14 Equipment Acquisition Consolidated Fund (1800) and authorize the purchase of professional services, equipment, software and licenses for the Identity and Access Management Project from DLT Solutions, LLC through City's Master Agreement with the Texas Department of Information Resources.

Award Amount : \$850,000.00

**Finance Budget**

**Funding:**

\$850,000.00 – FY14 Equipment Acquisition Consolidated Fund (1800)

**SPECIFICATION EXPLANATION:**

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$850,000.00 from the FY14 Equipment Acquisition Consolidated Fund (1800) and that authorization be given to issue purchase orders to DLT Solutions, LLC for the purchase of professional services, equipment, software and licenses supporting the Identity and Access Management (IAM) Project. All services and purchases being utilized to implement this solution will be made through the City's Master Agreement with the Texas Department of Information Resources (DIR) vendor, DLT Solutions, LLC. The most visible benefit this solution will provide is the ability for users to change their own passwords. Additionally, it will reduce the number of passwords needed for application sign-on by creating a single user id and password to all applications. Furthermore, IAM protects critical data by establishing user access profiles; it monitors and tracks user activities making the employee account creation and deletion process easier and quicker.

DLT Solutions, LLC will implement a modular and comprehensive Identity and Access Management solution for the City of Houston that includes: identity administration; access governance; privileged account management; the ability to monitor user activities; and provide access audit reports with ease. IAM is a foundational prerequisite for wireless device management and governance; allowing policies to be pushed to the wireless environment for identity and access control.

The system will require annual maintenance and support of approximately \$150,000. This cost will be included in the annual HITS operational budget.

**HIRE HOUSTON FIRST:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because an Interlocal/Cooperative Purchasing Agreement is being utilized for this purchase.

Attachment: M/WBE Zero-Percent Goal Document Approved by the Office of Business Opportunity

WBS # X-680001

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**Subject:** Purchase of specialized training for the Houston Police Department Tactical Operations Division (Bomb Squad)

Category #

Page 1 of 1

Agenda Item  
**4**

**FROM (Department or other point of origin):**

Charles A. McClelland, Jr.  
Chief of Police  
Houston Police Department

**Origination Date**

November 13, 2013

**Agenda Date**

**NOV 20 2013**

**DIRECTOR'S SIGNATURE**

**Council District(s) affected**

**For additional information contact:**

Joseph A. Fenninger *JAF* Phone: (713) 308-1708  
CFO & Deputy Director *11/13/13*

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve the purchase of specialized training from Tactical Electronics & Military Supply LLC for the Houston Police Department Tactical Operations Division (Bomb Squad) in the amount of \$118,141.95.

**Award Amount:** \$118,141.95

**Finance Budget**

\$118,141.95- Federal/State/Local UASI Grant Fund (Fund 5030)

**SPECIFIC EXPLANATION:**

The Chief of the Houston Police Department recommends that City Council approve the purchase of specialized training from Tactical Electronics & Military Supply LLC (Tactical Electronics) to educate the Houston Police Department Tactical Operations Division (Bomb Squad) in addressing the Homemade Explosives threat, and that authorization be given to issue purchase orders to Tactical Electronics.

The Houston Police Department Bomb Squad is tasked with the detection and rendering safe of any explosive threat to the city. Tactical Electronics provides technical and tactical expertise through the development and delivery of specialized Explosive Ordinance Disposal training to government, state and local law enforcement agencies.

Tactical Electronics has specifically developed a unique, exclusive and proprietary training regimen for the bomb technicians of the Houston Police Department to instruct and demonstrate what tools and procedures are effective against a device that contains Homemade Explosive (HME) material. The course is taught by highly trained chemists who are experts in safely manufacturing HME materials for Bomb Squad technicians to deploy various render-safe tools and tactics to resolve the threat. Included in the course is desensitization and sampling techniques for evidence collection in HME scenes.

This purchase is funded by a grant from the Mayor's Office of Homeland Security. The grant award of \$118,141.95 will purchase two 40-hour HME Courses, with a maximum of 12 participants per course, to be conducted in December 2013 at HPD's bomb range.

Purchase Requisition: 10175414

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA# 9903**

**Subject:** Approve the Purchase of Software Enhancements and Support Services from the General Services Administration Schedule 70 Contract through the Cooperative Purchasing Program for the Mayor's Office of Public Safety and Homeland Security/S17-H24818

Category #  
4

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Agenda Item

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**FROM (Department or other point of origin):**

Calvin D. Wells  
City Purchasing Agent  
Finance Department

**Origination Date**

November 12, 2013

**Agenda Date**

NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Calvin D. Wells*

**Council District(s) affected**  
All

**For additional information contact:**

Dennis Storemski Phone: (832) 393-0875  
Joyce Hays Phone: (832) 393-8723

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve the purchase of software enhancements and support services from the General Services Administration (GSA) Schedule 70 Contract through the Cooperative Purchasing Program in the total amount of \$175,000.00 for the Mayor's Office of Public Safety and Homeland Security

Award Amount - \$175,000.00

**Finance Budget**

\$175,000.00 - Texas Division of Emergency Management (pass-through from DHS) (Fund 5030) Grant

**SPECIFIC EXPLANATION:**

The Director of the Mayor's Office of Public Safety and Homeland Security and the City Purchasing Agent recommend that City Council approve the purchase of software enhancements and support services from the General Services Administration (GSA) Schedule 70 contract through the Cooperative Purchasing Program in the total amount of \$175,000.00 for the Mayor's Office of Public Safety and Homeland Security and that authorization be given to issue purchase orders, as necessary, to the GSA contractor, Digital Sandbox, Inc.

The Mayor's Office of Public Safety and Homeland Security seeks to enhance the Digital Sandbox system, a proprietary risk management software system that Houston administers for the 13 counties of the Houston-Galveston Area Council (H-GAC) region. These enhancements will expand capabilities for the police, fire and emergency management personnel. The risk management system will provide the City of Houston and H-GAC counties throughout the region with world-class critical infrastructure risk management capabilities. Risk-based resource allocation is required under the National Preparedness Guidelines. Furthermore, the National Infrastructure Protection Plan requires state and local governments to utilize risk management methodologies in their implementation of infrastructure protection efforts.

**Hire Houston First:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal or Cooperative Purchasing Agreement for this purchase.

Buyer: Murdock Smith III

Attachment: M/WBE Zero Percentage Goal Document approved by the Mayor's Office of Business Opportunity

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

*Calvin D. Wells*

Other Authorization:

MST

4



**CITY OF HOUSTON**  
 OFFICE  
 of  
**BUSINESS OPPORTUNITY**  
 RECEIVED

**Goal Modification  
 Request Form**

NOV 07 2013

To: Assistant Director  
 Office of Business Opportunity

**OBO**

Solicitation Number: \_\_\_\_\_

Estimated Dollar Amount: \$ 175,000.00

From: Kimberly D. House, Division Manager  
 Requestor's Name/Title  
Mayor's Office of Public Safety and Homeland Security  
 Department

Type of Solicitation: Bid  Proposal  Other

Name and Intent of this Solicitation: Purchase proprietary software package directly from the vendor at rate consistent with the federal GSA schedule 70. The software enhancements and support services will expand capabilities for the police, fire, and emergency management personnel for the COH and HGAC.

PREVIOUS CONTRACT (if any): Yes  No

Goal on Last Contract: \_\_\_\_\_ Was Goal Met: Yes  No

If goal was not met, what percentage did the vendor achieve? \_\_\_\_\_

Why wasn't goal achieved: \_\_\_\_\_

**PLEASE SELECT THE TYPE OF GOAL MODIFICATION REQUESTED FROM THE OPTIONS BELOW (Waiver, Reduced Goal, Goal Revision After Advertisement, OR Cooperative or Inter-Local Agreement)**

**WAIVER**

I am requesting a waiver of the MWBE Goal: Yes  No

Reason for waiver:

- A public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy;
- The service or goods requested are of such a specialized, technical or unique nature as to require the City department to be able to select its contractor without application of MWSBE provisions (such as contracts for expert witnesses, certain financial advisors or technical consultants);
- If application of MWSBE provisions would impose an unwarranted economic burden or risk on the City or unduly delay acquisition of the goods or services, or would otherwise not be in the best interest of the City; or



If the possible MWSBE participation level based on MWSBE availability would produce negligible MWSBE participation.

Other: GSA Schedule 70  
Digital Sandbox

Detailed Explanation of waiver reason: The software is designed and maintained by Digital Sandbox and there are no MWDBE vendors in the region capable of providing software enhancement or services.

**REDUCED GOAL (To be completed by the department prior to advertisement)**

I am requesting a MWBE contract-specific goal below the following citywide goals:

Construction (34%); Professional Services (24%); Purchasing (11%)

Yes  No  If yes, complete a Contract-Specific Goal Setting Worksheet and submit with this form.

**GOAL REVISION AFTER ADVERTISEMENT**

I am requesting a revision of the MWBE Goal: Yes  No

Original Goal: \_\_\_\_\_ New Proposed Goal: \_\_\_\_\_

Advertisement Date: \_\_\_\_\_ Number of Solicitations Received: \_\_\_\_\_ Estimated Dollar Amount: \$ \_\_\_\_\_

Detailed reason for request: \_\_\_\_\_

**COOPERATIVE OR INTER-LOCAL AGREEMENT**

Is this a Cooperative/Inter-Local Purchasing Agreement? Yes  No  Goal Requested: 0%

If yes, what type: \_\_\_\_\_ Yes  No

Did Department explore opportunities for using certified firms? Yes  No  N/A

If no, please explain why not: \_\_\_\_\_

Concurrence:

[Signature]  
Department Initiator 11/07/13  
Date

[Signature]  
Department Director or Designee 11/07/13  
Date

Approved by:

[Signature]  
OBO Assistant Director or Designee 11/13/13  
Date

OBO Tracking #: W-44

OBO Reason: SOLE SOURCE

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

RCA# 9901

**Subject:** Purchase of Refuse and Recycling Trucks through the Texas Local Government Purchasing Cooperative for the Solid Waste Management Department.  
S40-E24814-B

Category #  
1 & 4

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Agenda Item

*6+6A*

**FROM (Department or other point of origin):**

Calvin D. Wells  
City Purchasing Agent  
Finance Department

**Origination Date**

November 01, 2013

**Agenda Date**

NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Calvin D. Wells*  
For additional information contact:

Kenneth Hoglund Phone: (832) 393-6901  
Ray DuRousseau Phone: (832) 393-8726

**Council District(s) affected**

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve an ordinance authorizing the appropriation of \$2,310,596.00 out of the Reimbursement Equipment/Projects Fund (Fund 1850) and approve the purchase of refuse and recycling trucks through the Texas Local Government Purchasing Cooperative (BuyBoard) in the amount of \$2,310,596.00 for the Solid Waste Management Department.

Award Amount: \$2,310,596.00

**Finance Budget**

\$2,310,596.00 - Reimbursement Equipment/Projects Fund (Fund 1850)  
\$2,310,596.00 - Total Funding

**SPECIFIC EXPLANATION:**

The Director of Fleet Management and the City Purchasing Agent recommend that City Council approve an ordinance authorizing the appropriation of \$2,310,596.00 out of the Reimbursement Equipment/Projects Fund (Fund 1850). It is further recommended that City Council approve the purchase of refuse and recycling trucks through the Interlocal Agreement for Cooperative Purchasing with the Texas Local Government Purchasing Cooperative (BuyBoard) in the amount of \$2,310,596.00 for the Solid Waste Management Department and that authorization be given to issue purchase orders to the cooperative purchasing contractors as shown below. These refuse and recycling trucks will be used citywide by Department personnel to collect and transport recyclable material and expand the single stream recycling program by 60,000 homes.

It is expected that the Reimbursement of Equipment/Projects Fund (1850) will be reimbursed from the Recycling Revenue Fund (2305), in accordance with the established prepayment schedule.

**BuyBoard Contractors:**

**Chastang Enterprises, Inc. d/b/a Chastang's Bayou City Ford:** Approve the purchase of nine 62,000-lb. Gross Vehicle Weight Rating (GVWR) diesel powered cabs and chassis in the amount of \$1,292,728.00.

**McNeilus Financial, Inc. d/b/a McNeilus Truck and Manufacturing Co.:** Approve the purchase of nine 31 cu. yd. auto reach side loaders including their mounting on nine new 62,000-lb. GVWR diesel powered cabs and chassis that are being purchased from Chastang Enterprises, Inc. d/b/a Chastang's Bayou City Ford in the amount of \$1,017,868.00.

These new cabs and chassis will meet the EPA's current emission standards for vehicles with diesel engines. The cabs and chassis will come with warranties from one to five years/unlimited miles, two years/250,000 miles on the engines and four years/unlimited miles on the transmissions. The auto reach side loaders will come with a one-year warranty on the body structure and a five year warranty on the hydraulic cylinders. The life expectancy of the refuse and recycling trucks is seven years or 100,000 miles. These new refuse and recycling trucks will be additions to the Department's fleet.

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

*MD*

*S45A*

Date: 11/1/2013	Subject: Purchase of Refuse and Recycling Trucks through the Texas Local Government Purchasing Cooperative for the Solid Waste Management Department. S40-E24814-B	Originator's Initials JM	Page 2 of 2
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**Hire Houston First:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Agreement or Cooperative Purchasing Agreement for this purchase.

Buyer: Jeff Meekins

City Secretary **REQUEST FOR COUNCIL ACTION**

**SUBJECT:**

Approval of a resolution designating the Donald and Dorothy Thornbury House at 1903 Olympia Drive as a Landmark in accordance with Chapter 33, Code of Ordinances

**Category #**

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1 of 1

**Agenda Item #**  
7

**FROM (Department or other point of origin):**  
Planning and Development

**Origination Date**  
October 11, 2013

**Agenda Date**

**DIRECTOR'S SIGNATURE:**

*Carly*  
*Madeleine A. Hapner*

**Council District affected:**  
G

**For additional information contact:** Matthew Kriegl  
Phone: 713-837-7803

**Date and identification of prior authorizing Council action:**

**RECOMMENDATION: (Summary)**

Approval of a resolution designating Donald and Dorothy Thornbury House at 1903 Olympia Drive as a Landmark

**Amount and Source of Funding:** N/A

**Finance Budget:**

**SPECIFIC EXPLANATION:**

A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of Donald and Dorothy Thornbury House at 1903 Olympia Drive was initiated by the owner.

A public hearing was held on September 12, 2013 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

Attachments: Application and Staff Report

- xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs
- David M. Feldman, City Attorney
- Omar Izfar, Real Estate Section, Office of the City Attorney
- C.A. McClelland, Chief, Police Department
- Terry A. Garrison, Chief, Fire Department

**REQUIRED AUTHORIZATION**

**Finance Director:**

**Other Authorization:**

**Other Authorization:**

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Donald and Dorothy Thornbury House

**AGENDA ITEM:** II.b

**OWNER:** Charles and Miriam Prioleau

**HPO FILE NO:** 13L287

**APPLICANT:** Same as Owner

**DATE ACCEPTED:** 09/09/2013

**LOCATION:** 1903 Olympia Drive - River Oaks

**HAHC HEARING:** 09/12/2013

**SITE INFORMATION:** Lot 1, Block 74, River Oaks Sec. 9., City of Houston, Harris County, Texas. The site includes a historic two-story, brick single family residence.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Donald and Dorothy Thornbury House was designed by Harvin Moore and Hermon Lloyd in 1941. Donald H. Thornbury was a Vice President of the oil service company, Mid Continent Company. The house was later owned by Donald A. Lee, a partner in Lee Bros. Oil Company. Lee was a son of William E. Lee, a partner in the Yount Lee Oil Company.

The house was designed in the Colonial Revival style with elements of Georgian architecture. It is notable as one of the last projects that Moore and Lloyd designed together; their partnership dissolved around the end of 1941. The house was updated in 1988 by architect Frank Genzer, Jr., who seamlessly blended the original Moore & Lloyd house with the new addition.

The Donald and Dorothy Thornbury House at 1903 Olympia Drive meets criteria 1, 4, and 6 for Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *Donald Hobson Thornbury and Dorothy Grace Moore Thornbury*

Donald Hobson Thornbury was born September 17, 1897, in Kentucky, and by 1900, he was living with his family in Alabama. His father, Joseph A. Thornbury, worked for the railroad company. Donald graduated from the University of Alabama, Birmingham, where he was a member of Alpha Tau Omega. Dorothy Grace Moore Thornbury was born in Mexia, Texas, on September 20, 1904. She attended Southern Methodist University, where she was a member of Chi Omega. Donald and Dorothy met when Donald worked in Mexia for the National Supply Co. They married in 1925 in Dallas, and moved to Houston in 1926. At the time, Donald worked for the Rosendale and Reddaway Belting Company as a District Sales Manager for Texas, Oklahoma, and Louisiana.

By 1930, the Thornburys were living in Southhampton, where Donald worked as a salesman for Mid Continent Company, an oil well supplies business. By 1932, they moved to the Southmore neighborhood, and Donald was a Vice President at Mid Continent. The family moved to River Oaks in 1941.

The Thornbury family lived in the home until 1948, when Donald was transferred to Fort Worth to become an Executive Vice President for the company. They lived the remainder of their lives in Fort Worth.

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Planning and Development Department

## *Donald and Dorothy Lee*

Dwight D. Thomas, a Vice-President of Gulf Brewing Company, and his wife Dorothy lived in the home for just a year. The next owners, Donald and Dorothy Lee, purchased the home in 1949.

Donald A. Lee was born in Sour Lake, Texas, on August 17, 1914, the son of William E. Lee. William Lee was a founder of the Yount-Lee Company which struck the second largest oil find at Spindletop in 1925. By 1930, the family had moved to Montrose Boulevard in Houston. Donald was a graduate of San Jacinto High School, and attended the University of Texas. He served in the Navy during World War II. Donald and his three brothers, twin Ronald, Tommy, and W. Howard founded the Lee Brothers Oil Company. They were in operation by 1936.

Donald and his wife, Dorothy, settled in Braeswood in 1937 at 2329 Underwood Boulevard, in a home designed for them by notable Houston architect Eugene Werlin. Donald's sister, Faustine, had married Glenn McCarthy. McCarthy and his relatives owned numerous tracts in Braeswood. The Lees moved to 1903 Olympia in 1949. Donald Lee lived in the home on Olympia until the early 1980s, when it was purchased by L. M. Vaughan, Jr. Lee died on March 10, 1983; his wife Dorothy died in 1973. Mr. Lee's obituary states that he was a member of St. John the Divine, River Oaks Country Club, and the Houston Country Club. The current owners purchased the home from the Vaughan family in 2001.

## *Moore & Lloyd*

Harvin C. Moore and Hermon Lloyd designed 1903 Olympia Drive. Moore's architectural papers are kept in the Houston Public Library (HPL), where the original plans for the home remain. Harvin Moore was born in Carmona, Texas, in 1905. As a child, the family relocated to Houston and lived in a two story frame house at 1314 Fairview. He graduated from Central High School in 1923 and began college at Rice Institute. He graduated "with distinction" and intended to go to medical school. After a brief stint in medical school, Moore reentered Rice to study architecture and received his BS in Architecture in 1930. Upon graduation, construction was slow due to the depression and Moore teamed up with Hermon Lloyd (1909-1989), another undergraduate in the Rice architecture program, to design party decorations and sets. The two worked well together, and in 1934, they formed the firm of Moore & Lloyd. They were first located in the Citizen's State Bank Building downtown. Several years later, they designed a building at 2006 West Alabama which became the first architectural office in Houston with central air conditioning. According to Moore's son Barry, in his introduction to the book, "Moore and Lloyd were soon very popular and very busy. The reputation of the firm rested largely on their works in River Oaks."

Hermon Lloyd was born in Houston on October 9, 1909. His father, a notary public and a manager at an insurance firm, died in 1919, and his mother became a clerk. Hermon was brought up in a house with his mother, sister, and grandmother. He attended Rice University and graduated with a B.S. in Architecture in 1931.

The firm's work continually increased during the 1930s. The commercial work was often for the same clients as their residential designs. The residences were usually traditional in style and the commercial buildings were more "Moderne." Barry Moore attributes this dichotomy to the fact that clients wished to appear "progressive in business and traditional in family values."

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During their partnership, Moore and Lloyd designed many commercial, civic, and military buildings, including over 84 homes in River Oaks. By the end of the 1930s, Moore and Lloyd began to move in different directions and, by the entry of the U.S. into World War II, the firm had dissolved. The catalogue of Moore and Lloyd works put together by Michael Wilson for the Houston Public Library is extensive.

While many of the works of Moore & Lloyd are in the catalogue at the HPL, some are not. The Thornbury House is one such example of a project that is not included in the catalogue.

A selection of their River Oaks homes includes:

*1934:*

2228 Del Monte Drive (demolished)  
3310 Del Monte Drive

*1935:*

1927 Bellmeade Road (demolished)  
2125 Bellmeade Road  
2404 Brentwood Drive  
2940 Chevy Chase  
3257 Ella Lee (demolished)  
1558 Kirby Drive  
1839 Kirby Drive (demolished)  
2117 Looscan Lane (demolished)  
2148 Looscan Lane  
2133 Pine Valley Drive  
1112 Shepherd Drive

*1936:*

2404 Brentwood Drive (City Landmark)  
2022 Chilton Road (demolished)  
2036 Chilton Road (demolished)  
2137 Chilton Road (demolished)  
2216 Chilton Road (demolished)  
1537 Kirby Drive  
3239 Locke Lane  
2129 Looscan Lane  
2136 Pelham Drive  
2132 Troon Road (City Landmark)

*1937:*

5 Briarwood Court  
3215 Ella Lee  
3324 Ella Lee Lane (demolished)  
2440 Inwood Drive (City Landmark)  
3379 Inwood (City Landmark)  
1801 Sharp Place  
3068 Reba

*1938:*

7 Briarwood Court  
2327 Claremont Lane (demolished)  
3208 Chevy Chase Drive  
3417 Ella Lee Lane  
1910 Kirby Drive (demolished)  
3412 Piping Rock Lane

*1939:*

2057 Claremont Lane  
3689 Del Monte Drive (demolished)  
1909 Olympia Drive  
3413 Piping Rock Lane

*1940:*

3666 Chevy Chase Drive (demolished)  
2033 Claremont Lane  
3610 Meadow Lake Lane (demolished)  
3225 Reba Drive  
1665 Willowick (demolished)

*1941:*

1903 Olympia Drive

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*Frank Genzer, Jr.*

Frank Genzer, Jr. was raised in Houston, Texas. He graduated from the University of Texas with a Bachelor of Science and a Bachelor of Architecture. He received a Masters of Architecture from Notre Dame University. He has extensive experience in Community Planning, Design and Development. Genzer has spent a great deal of his career in Biloxi, Mississippi, and has been involved with numerous coastal planning projects. He served six years on the Biloxi Architectural Review Commission, and was Chairman of Biloxi's Tercentennial Image and Public Structures Committee. He also chaired the Coast 21's Gateway Committee. According to his resume, Genzer is "vitaly interested in the visual appearance of Biloxi and has worked to ensure that Biloxi's unique architecture is not lost to overdevelopment through the lack of long term master planning and management."

Genzer has worked on numerous projects in River Oaks, and is currently working on a new project there. Among the projects he has worked on, in partnership with interior designer Sharon Baker, are:

- 2227 Brentwood (City Landmark)
- 2404 Brentwood
- 2198 Troon
- 2141 Pine Valley
- 2504 Stanmore (City Landmark)

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

1903 Olympia is a 5,273 square foot house sited facing west on a 15,300 square foot lot on the corner of Olympia Drive and Chevy Chase Drive. The home is designed in the Colonial Revival style with elements of Georgian elements.

The house is clad with brick laid in American Common bond and features a cross gable roof. The house features a brick exterior end chimney on the south elevation and a brick belt course between the first and second floors.

The front façade of the house remains unchanged, except for the replacement of wood panels with glass on the front door. The front entrance is offset to the north on the front façade. The front entrance is recessed and features a carved fluted surround. The front façade features three 8-over-8 wood sash windows with decorative wood panels underneath on the first floor and the second floor features two 8-over-8 wood sash windows and a 6-over-9 wood sash window located directly above the front entrance. All of the 8-over-8 sash windows feature non-operable decorative shutters. The front façade features a two-story decorative brick relief that surrounds the entrance and the 6-over-9 sash window above.

The north façade, facing Chevy Chase Drive moving west to east features two 6-over-6 wood sash windows on the first floor and two 6-over-6 wood sash windows on the second floor located under the side gable section of the house. The windows have non-operable decorative shutters.

Moving east is an original front gable wing. The two-story wing features a 6-over-6 sash window, a tri part bay window with two 4-over-4 sash windows and a center 6-over-6 sash window, and a non-original divided lite and wood paneled entry door with side lites on the first floor. The bay window and entry door are covered by a shed roof supported by square brick columns. The second story features two original 6-over-6 sash windows and an original 8-over-8

# CITY OF HOUSTON

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sash window. The second story features a tri part bay window with two 4-over-4 sash windows and center 6-over-6 sash window. The second story bay window was constructed in 1988.

To the east of the two-story wing is a one-story kitchen wing, constructed in 1998. The site originally featured the original 1½-story attached garage. The façade of the kitchen wing features an exterior brick chimney. To the east of the chimney is a divided lite and wood paneled entry door. Inset from the kitchen is a one-story attached garage that features a 6-over-6 sash window and an overhead garage door.

The house is in excellent condition.

## BIBLIOGRAPHY

"Donald A. Lee," *Houston Chronicle*, March 11, 1983.

Houston City Directories, various publishers

"Services Saturday for Donald A. Lee, oil man, member of prominent family," *Houston Chronicle*, March 11, 1983.

Texas General Contractors' Association Bulletin

Various resources from Ancestry.com

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Erin Glennon, Planning and Development Department, City of Houston.*

## APPROVAL CRITERIA FOR LANDMARK DESIGNATION

### Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S                                   | NA                                  |  | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|--|---------------|----------------------|---------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;                    |               |                      |                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;   |               |                      |                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;                    |               |                      |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;  |               |                      |                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;   |               |                      |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation; |               |                      |                     |

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**Archaeological & Historical Commission**

**Planning and Development Department**

- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

**AND**

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

## **STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of the Donald and Dorothy Thornbury House at 1903 Olympia Drive.

## **HAHC ACTION**

Recommended to City Council the Landmark Designation of the Donald and Dorothy Thornbury House at 1903 Olympia Drive.

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT A

DONALD AND DOROTHY THORNBURY HOUSE  
1903 OLYMPIA DRIVE



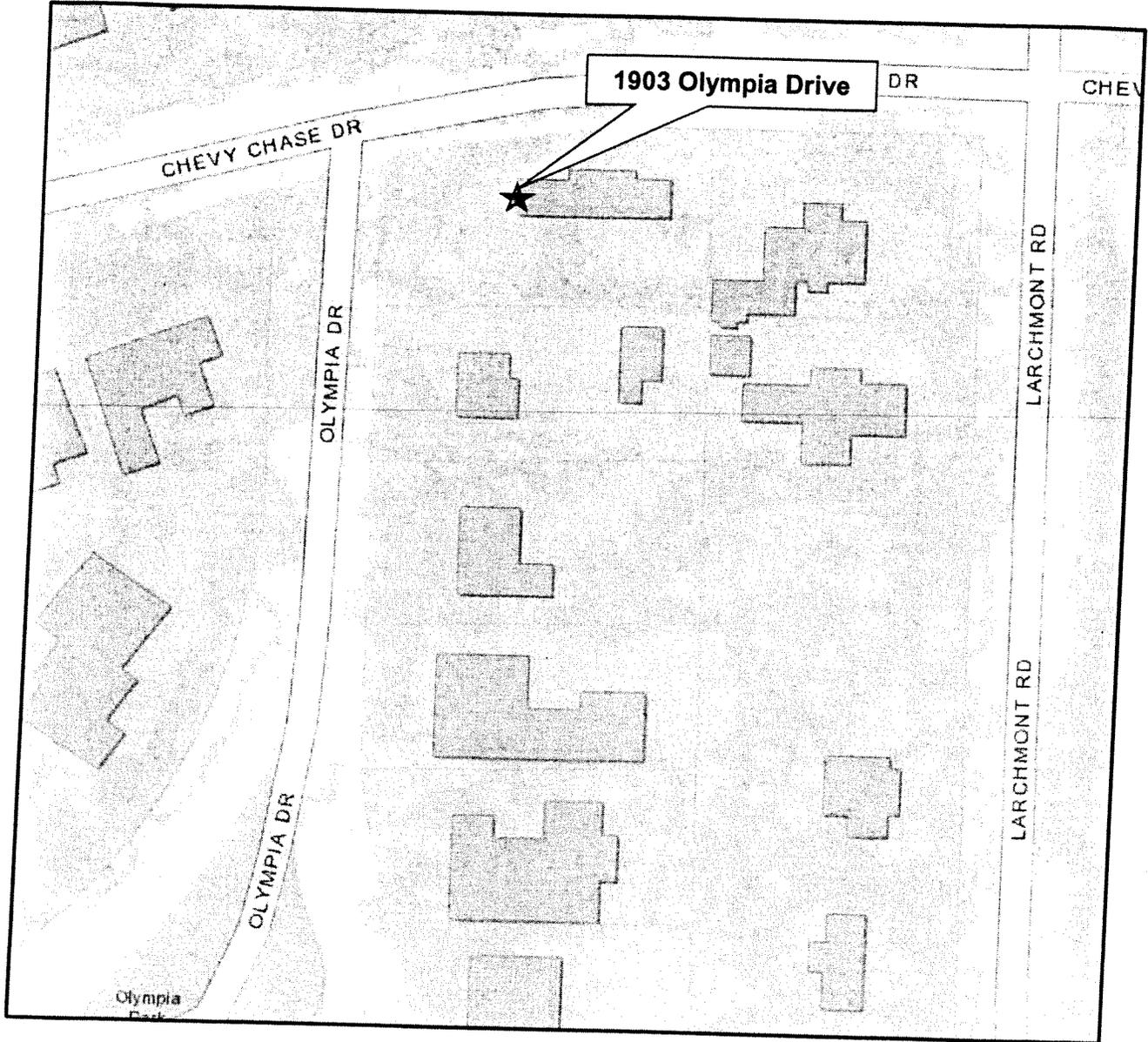
# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

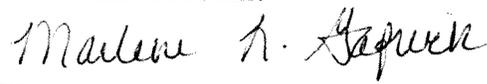
## EXHIBIT B SITE LOCATION MAP

DONALD AND DOROTHY THORNBURY HOUSE  
1903 OLYMPIA DRIVE



<b>SUBJECT:</b> Approval of a resolution designating the Jefferson Davis Hospital at 1101 Elder Street as a Protected Landmark in accordance with Chapter 33, Code of Ordinances	<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b> 8

<b>FROM (Department or other point of origin):</b> Planning and Development	<b>Origination Date</b> August 26, 2013	<b>Agenda Date</b> NOV 20 2013
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<b>DIRECTOR'S SIGNATURE:</b> 	<b>Council District affected:</b> H
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<b>For additional information contact:</b> Erin Glennon Phone: 713.837.7784	<b>Date and identification of prior authorizing Council action:</b> N/A
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**RECOMMENDATION: (Summary)**  
 Approval of a resolution designating the Jefferson Davis Hospital at 1101 Elder Street as a Landmark and Protected Landmark

<b>Amount and Source of Funding:</b> N/A	<b>Finance Budget:</b>
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**SPECIFIC EXPLANATION:**  
 A property owner may initiate an application for the designation of a Protected Landmark, for which a 90-day waiver certificate may not be issued by the planning official. This application for Landmark and Protected Landmark designation of the Jefferson Davis Hospital at 1101 Elder Street was initiated by the owner.

A public hearing was held on June 13, 2013 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.

Attachments: Application and Staff Report

- xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs  
 David M. Feldman, City Attorney  
 Omar Izfar, Real Estate Section, Office of the City Attorney  
 C.A. McClelland, Chief, Police Department  
 Terry A. Garrison, Chief, Fire Department

**REQUIRED AUTHORIZATION**

<b>Finance Director:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>
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# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Jefferson Davis Hospital  
**OWNER:** Artspace USA  
**APPLICANT:** Suzie Branch  
**LOCATION:** 1101 Elder Street

**AGENDA ITEM:** III  
**HPO FILE NO:** 13PL115  
**DATE ACCEPTED:** May 10, 2013  
**HAHC HEARING:** June 13, 2013

### SITE INFORMATION

Being a 1.6350 acre (71,220 square feet) tract of land out of a called 2.5853 acre (112,616 square feet) tract described by deed filed July 11, 1988 from Harris County Hospital District to Harris County and recorded under film code number 121-72-2563 of the Real Property Records of said County. Said 2.5853 acre tract being out of the Old City Cemetery tract as recorded in Volume F, Pages 373-374 of the Deed Records of Harris County in the John Austin Survey, Abstract 1. Bearings based on the East line of called 2.5853 acre tract as recited in aforementioned deed. Said 1.6350 acre tract is more particularly described by metes and bounds therein.

The building on the site is a 3-story, masonry brick institutional building on a high-raised basement.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation for Jefferson Davis Hospital and Power Plant Building

### HISTORY AND SIGNIFICANCE SUMMARY

The Jefferson Davis Hospital was the first city-owned, permanent hospital facility that accepted indigent patients. Completed in 1924 and operated jointly by the City of Houston and Harris County, the hospital was built atop the 1840 Houston City Cemetery, which was active until the 1880s. As there was no widespread removal of graves from the site, the building's basement was erected above ground. The hospital was named in honor of Jefferson Davis, President of the Confederacy, since a large number of Confederate soldiers had been buried on the site.

Architect for the building was City Architect, W.A. Dowdy and the contractor was Russell Brown Company of Houston. W.A. Dowdy presented his plans to the hospital board in 1923, with the main building designed to accommodate 150 patients. The physical plant also included a nurses' home, isolation unit, garage, and power house.

The hospital was designed and constructed in the Neoclassical style and remains today the only building of its prominence and stature in the First Ward neighborhood. The three-story structural concrete and clay tile building has a red brick and cast stone veneer. Notable elements include its central projecting portico with fluted columns and ionic capitals, cast stone detailing, pedimented entry doors and brick corner quoins.

The hospital served its intended purpose for only thirteen years, as a rapidly growing population required new facilities. In 1937 a new hospital on Buffalo Drive (now Allen Parkway) took the name "Jefferson Davis Hospital." This site, then called "Old Jefferson Davis Hospital," served multiple purposes including a psychiatric hospital, juvenile detention ward, food stamp distribution center, and records storage facility. After several years standing vacant, the historic building was rehabilitated into residential lofts in 2005.

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## Archaeological & Historical Commission

## Planning and Development Department

Jefferson Davis Hospital was designated as a City of Houston Landmark in 2002, listed in the National Register of Historic Places in 2005 and designated as a Recorded Texas Historic Landmark in 2008.

In addition to being listed individually in the National Register of Historic Places and recognized by the State of Texas as a Recorded State Historical Landmark, Jefferson Davis Hospital meets Criteria 1, 3, 4, 5, 6, and 8 for Protected Landmark designation.

### **HISTORY AND SIGNIFICANCE**

The Jefferson Davis Hospital was the first city-owned, permanent hospital facility that accepted indigent patients. The hospital was welcomed by Houstonians as a medical establishment that could exclusively attend to those who could not afford the luxury of a private hospital. People considered the 150-bed hospital "an honor to the city and a godsend to the afflicted." The building was constructed on one of the oldest sites in Houston, which served as the only cemetery in Houston from 1840 to 1847. The cemetery included burials of the earliest and most prominent and heroic citizens until 1879 when the cemetery was closed. Since there was no widespread removal of graves from the site of the proposed hospital, it was agreed that the hospital would be built with its basement above ground. After the hospital was built in 1924, it was named in honor of Jefferson Davis, President of the Confederacy, since a large number of Confederate soldiers had been buried on the site.

Jefferson Davis Hospital, opening in 1925, replaced scattered facilities for indigent care. One of those sites, the old Camp Logan Hospital, which had been given to the city in 1919, was only 60 beds and always overflowed to other leased sites. The physicians often depended on donated equipment, even linen supplies. It was the Camp Logan staff doctors and the Harris County Medical Association who generated enough public sentiment to endorse a \$500,000 bond issue for building a new, permanent structure. The site chosen was at Elder and Girard Streets. The building was dedicated on December 2, 1924. Architect for the building was City Architect, W. W. Dowdy and construction costs were \$400,000. The contractor was Russell Brown Company of Houston. The hospital had a capacity of 240 beds and was almost completely fireproof.

The Jefferson Davis Hospital is a good example of early 20<sup>th</sup> Century hospital design that took into account the changing public perception about the treatment of disease. Around this time, public perception of hospitals shifted from a place to go to die to a place to recover and leave alive.

Within five years the rapid growth in population made the hospital lacking in beds and medical space. Houston's population had increased 111.4 percent since 1920 to 292,352 in 1930, making Houston the largest city in Texas and the twenty-sixth most populous city in the nation. The city had also increased in land area to 72.2 square miles to accommodate its population growth. A new hospital building was completed in 1937 on Allen Parkway and also named the Jefferson Davis Hospital (demolished 1999). The old hospital site at Elder and Girard Streets continued to be used for related medical purposes including a psychiatric hospital, juvenile detention wards, food stamp distribution center, Cenikor and also served as a records storage facility for the Harris County Hospital District.

The site, however, has a history that dates back to the 1840s when City Council purchased and dedicated the land as a City Cemetery. The site served as the only cemetery in Houston from 1840 to 1847, and "everyone" who died during that time period was buried there, including many Republic of Texas Houstonians." The City of Houston maintained and used the cemetery from 1840 until it was closed in 1879 although burials by family members continued there for sometime thereafter. Burials in the Houston cemetery include: probable Battle of Texas Independence Veterans; most Civil War soldiers

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## Planning and Development Department

and veterans; some City Aldermen, many Masons, Odd Fellows, local church members, ministers, post-Civil War federal troops (including General Wilborn), Czech immigrants, entire families of middle class Anglo, African-American and Hispanic citizens, and hundreds of yellow fever and cholera victims, some of which were buried in mass graves.

An agreement was reached to use the site for the hospital. Since there was no widespread grave removal, it was agreed that the hospital would be constructed with its basement above ground. After more extensive research and investigation, the applicant plans to submit an application for the cemetery for its consideration as an archaeological site.

Jefferson Davis Hospital was designated as a City of Houston Landmark in 2002, listed in the National Register of Historic Places in 2005 and designated as a Recorded Texas Historic Landmark in 2008. The hospital grounds were designated as a State Archaeological Landmark in 1995.

### **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

Stylistically, the hospital is similar to hospitals in New England and draws from European sources for its floor plan, style, and ward placement. The hospital is similar in appearance to Bulfinch's 1821 Massachusetts General Hospital in Boston. The hospital was designed and constructed in the Neo-classical style and today remains the only building of its prominence and stature in the First Ward neighborhood.

The building consists of a high-raised basement and three stories. The building is 5 x 6 bays wide. The building has a three bay central section with wings. The center bay projects from the building plane and has a cast stone portico with monumental, fluted columns with Ionic capitals. The building is structural concrete frame with clay tile back up with a red brick veneer. The cast stone detailing, brick corner quoins and the entry portico are all elements of the Neoclassical style popular in the early 20th century. Other classical elements include the cast stone keystones over the basement windows and the pedimented entry doors both on the main façade. Above the second floor windows, a belt course surrounds the building just below the cast stone cornice. Above the central three bays, the third floor or attic rises. The space above the outer wings has a modest parapet. The roof is hip on hip and the roof overhang is ornamented with dentilation. The elevator equipment room located on the rear flat roof terrace also has a small, hipped roof. The roof framing of the main building is wood with composition shingle roof cladding. The building has a full, at grade basement.

The symmetrical front or main façade has a rhythm of A-B-C-B-A. The central bay projects from the building plane. The grand staircase rises above the basement level to a large entry portico. The portico is defined by fluted Ionic pilasters and paired fluted Ionic columns supporting a full entablature. The frieze has carved into it "Jefferson Davis Hospital." Above the entablature is a cast stone balustrade featuring classical balusters. Cast stone molding and a pediment surround the entry door. The portico porch is skirted with a cast stone, balustrade featuring classical balusters. The corners of this projecting bay have corner quoins as seen on the wings of the building.

The second and fourth bays (B) are four bays wide. On the basement level there is an arched door opening with a cast stone surround and pediment. Also on the basement level are window openings that are paired. Two of the openings are the same size as the paired windows on the first, second and third (attic) floors. Above the third floor the openings are more horizontal in shape. This horizontal-shaped window is repeated on the first floor. The second and third floors have regularly spaced paired window openings.

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The outer wings (A) are four bays wide defined by the window openings. At the basement level, each of the windows has a cast stone keystone. The first and second floor windows follow the same fenestration pattern established at the basement level. Above the cornice of the wings is a parapet with minimal detailing.

Originally the building had a symmetrical floor plan with a hipped roof center section with wings also called a three-part plan. Palladio popularized this type of floor plan through his 16th century pattern books and the estates he designed in the Italian countryside. The Neoclassical style borrowed from the Renaissance and reintroduced classical symmetry in residential and civic architecture.

The hospital power plant is similar stylistically to the hospital building. The power plant building is symmetrical with two large arched openings presumably used for trucks or other vehicles. The openings feature cast keystones in the 1 ½-story central bay flanked by smaller wings with window openings. Above the large arched openings are horizontal windows with metal multi-light sashes. A smokestack with concrete veneer rises from the rear of the building. Despite decades of abandonment and neglect, the hospital power plant building retains a high degree of architectural and historical integrity.

The building was in a state of disrepair and had been vacant for 20 years when Avenue Community Development Corporation negotiated the acquisition of the property from Harris County in 2002. Avenue CDC, a local non-profit organization that specializes in the relocation and rehabilitation of houses, partnered with ArtSpace Projects, Inc. of Minneapolis, to rehabilitate the building as affordable artist live/work spaces. The project was financed with Low Income Housing Tax Credits, Historic Tax Credits, the City of Houston and Harris County, and philanthropic sources. In 2005, Avenue CDC and ArtSpace Projects Inc. completed the rehabilitation of this historic structure, which is now known as Elder Street Artist Lofts.

### APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S      NA

S - satisfies      NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1)):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;

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- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

**AND**

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

**OR**

- The property was constructed before 1905 (Sec. 33-229(a)(2));

**OR**

- The property is listed individually in the National Register of Historic Places or designated as a "contributing structure" in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3));

**OR**

- The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4)).

## **STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Protected Landmark Designation of the Jefferson Davis Hospital and Power Plant Building at 1101 Elder Street.

## **HAHC ACTION**

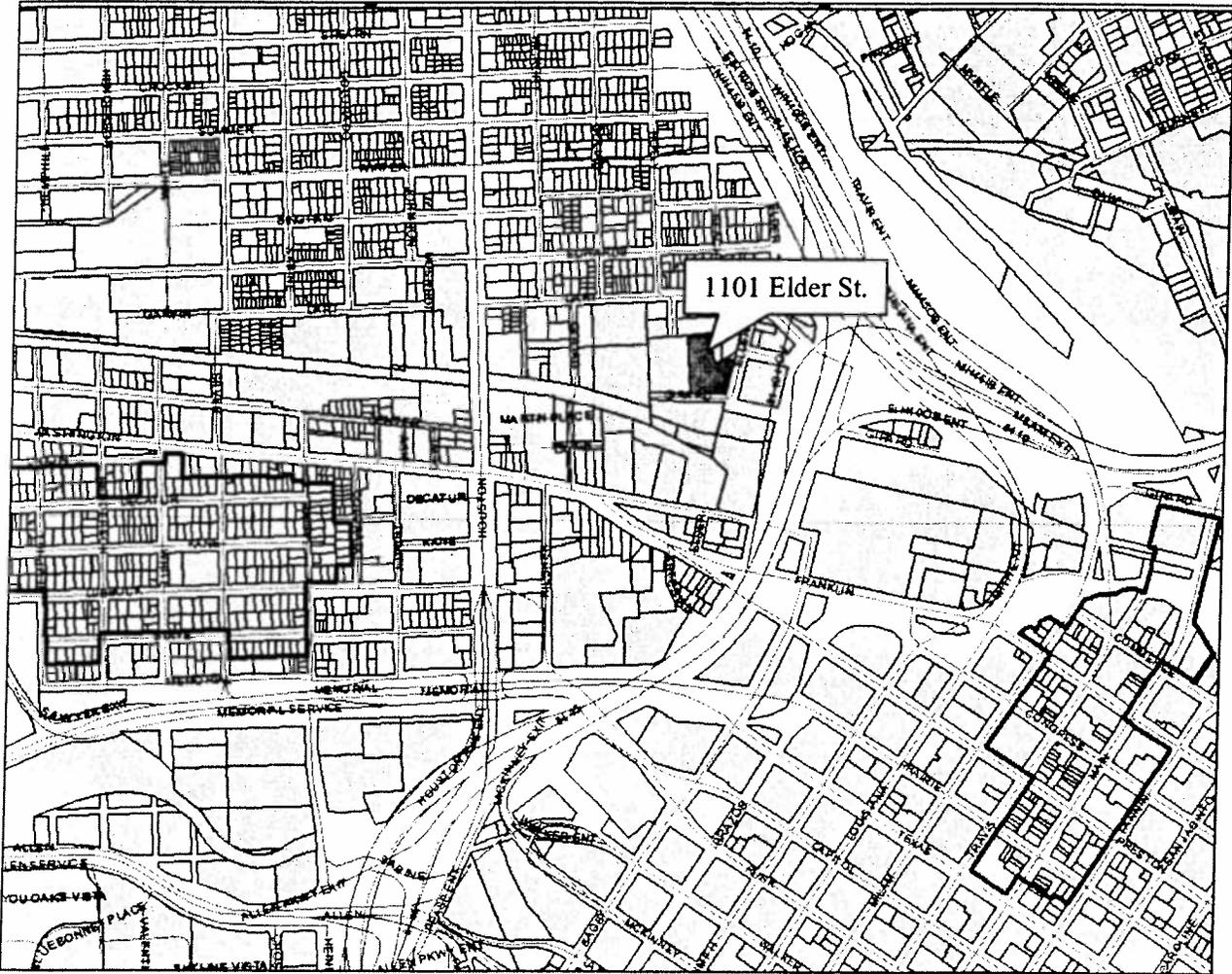
The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Jefferson Davis Hospital and Power Plant Building at 1101 Elder Street.

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SITE LOCATION MAP  
JEFFERSON DAVIS HOSPITAL  
1101 ELDER STREET  
NOT TO SCALE

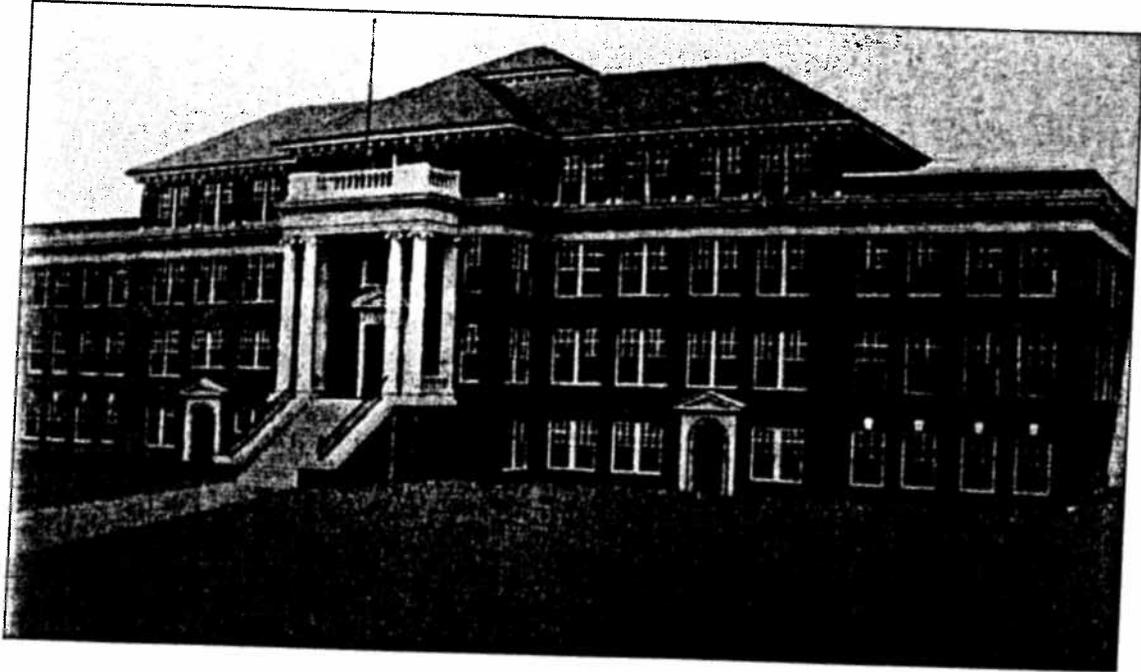


# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

HISTORIC IMAGE  
JEFFERSON DAVIS HOSPITAL  
CIRCA 1925



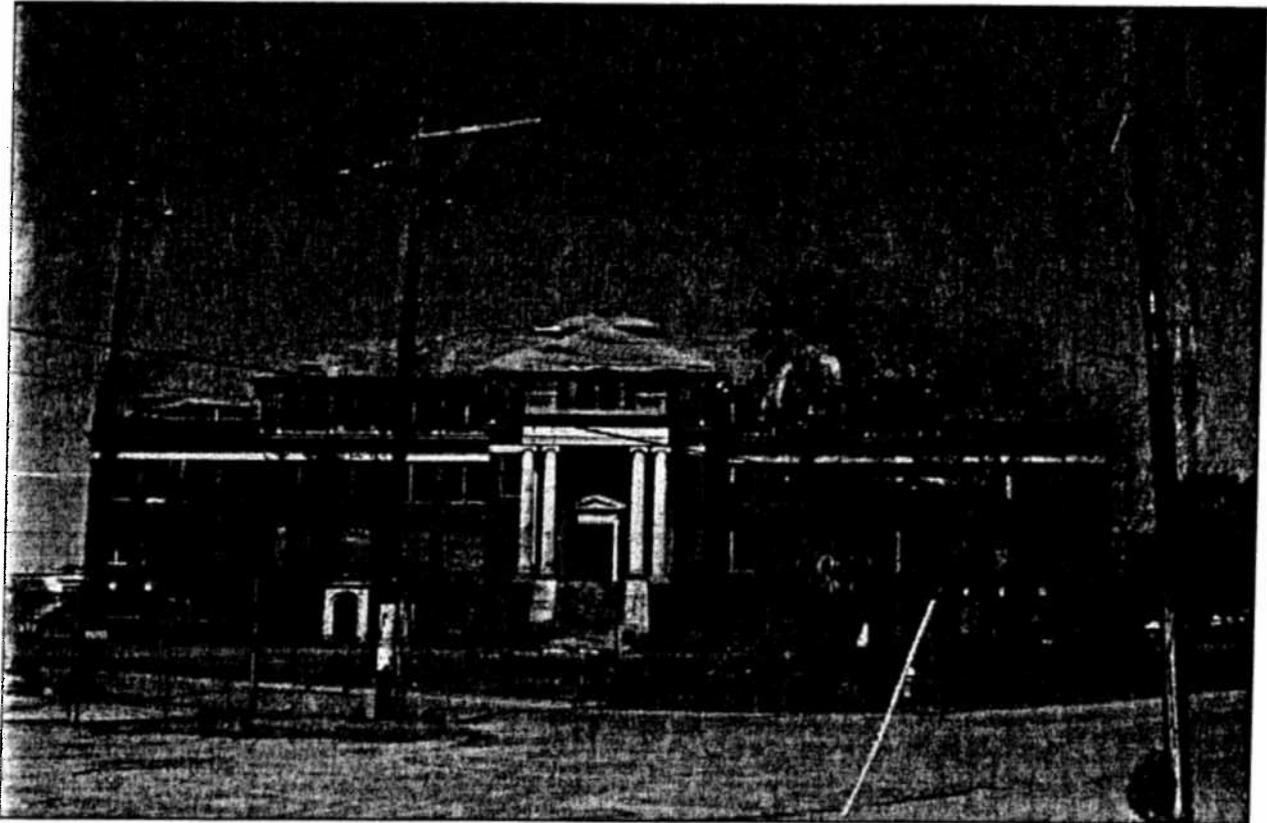
# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## JEFFERSON DAVIS HOSPITAL

### PRE-RESTORATION

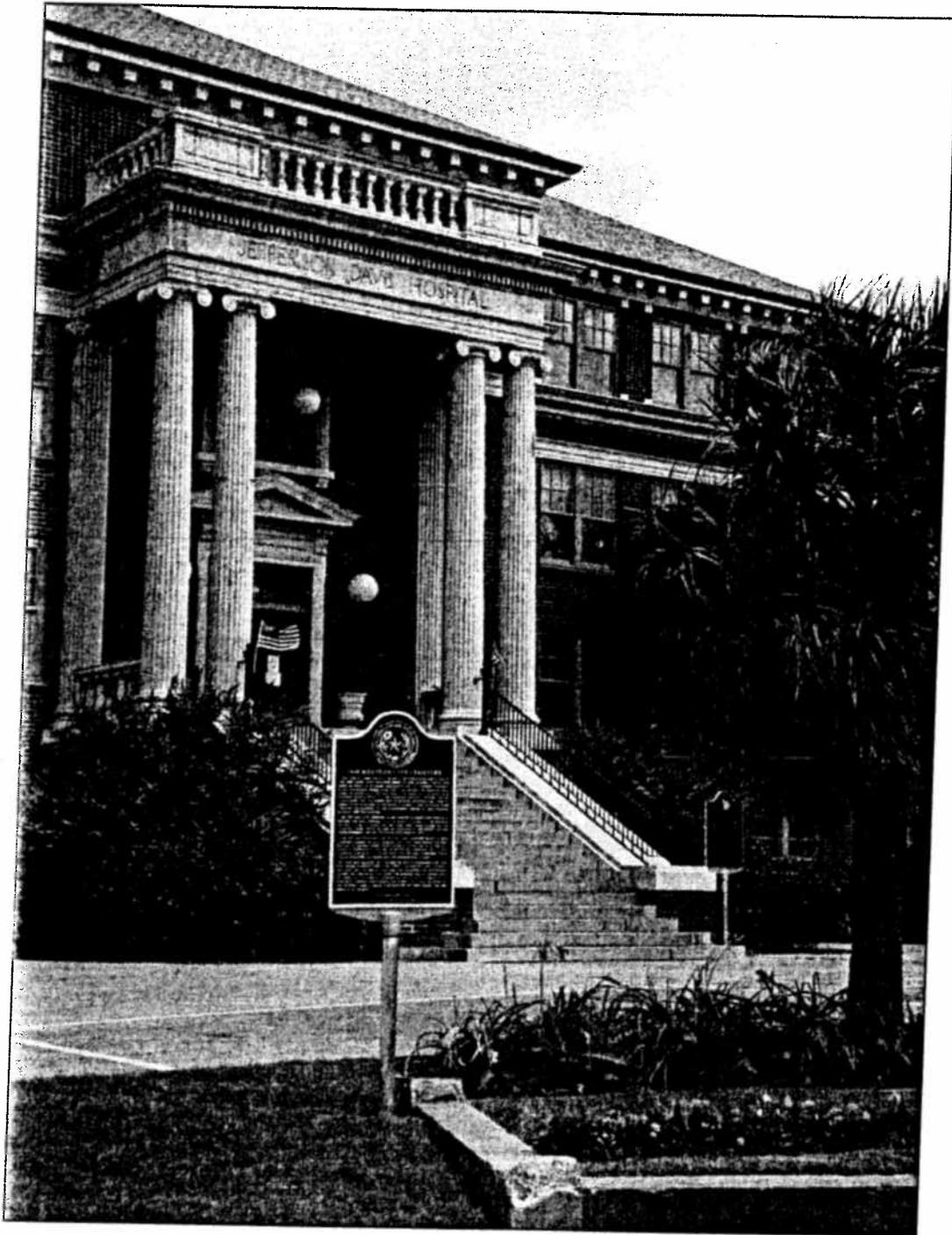


# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## POST-RESTORATION



# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## POST-RESTORATION



**TO: Mayor via City Secretary      REQUEST FOR COUNCIL ACTION**

<b>SUBJECT:</b> Approval of a resolution designating the Raymond and Connie Garrison House at 3014 San Felipe Street as a Landmark in accordance with Chapter 33, Code of Ordinances	<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b>  9
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<b>FROM (Department or other point of origin):</b> Planning and Development	<b>Origination Date</b> October 11, 2013	<b>Agenda Date</b> NOV 20 2013
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<b>DIRECTOR'S SIGNATURE:</b> <i>Erin Glennon</i>	<b>Council District affected:</b> G
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<b>For additional information contact:</b> Erin Glennon Phone: 713.837.7784	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION: (Summary)**  
Approval of a resolution designating the Raymond and Connie Garrison House at 3014 San Felipe Street as a Landmark

<b>Amount and Source of Funding:</b> N/A	<b>Finance Budget:</b>
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**SPECIFIC EXPLANATION:**  
A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Raymond and Connie Garrison House at 3014 San Felipe Street was initiated by the owner.

A public hearing was held on August 14, 2013 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

Attachments: Application and Staff Report

xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs  
David M. Feldman, City Attorney  
Omar Izfar, Real Estate Section, Office of the City Attorney  
C.A. McClelland, Chief, Police Department  
Terry A. Garrison, Chief, Fire Department

**REQUIRED AUTHORIZATION**

<b>Finance Director:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>
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# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Raymond and Connie Garrison House

**OWNER:** Jeffrey and Patricia Ryan

**APPLICANT:** Same as Owner

**LOCATION:** 3014 San Felipe Street - River Oaks

**AGENDA ITEM:** III.a

**HPO FILE NO:** 13L286

**DATE ACCEPTED:** 07/30/2013

**HAHC HEARING:** 08/14/2013

**SITE INFORMATION:** Lot 22, Block 29, River Oaks Sec. 5., City of Houston, Harris County, Texas. The site includes a historic two-story, brick single family residence.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Raymond and Connie Garrison House was built by the Russell Brown Company in 1937. W. Raymond Garrison was involved with banking in Houston. The Russell Brown Company was founded in Houston in 1906 and was a prolific builder and designer of upscale houses in Houston and other Texas cities through the early 1940s. The Garrison House is designed in the Colonial Revival style with the trademark attention to detail of a Russell Brown Company house.

The Raymond and Connie Garrison House at 3014 San Felipe Street meets criteria 1, 4, and 6 for Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *W. Raymond Garrison and Connie Fry Garrison*

Walter Raymond Garrison was born July 10, 1898 in Rancho, Texas, to Foster Vincent (F.V.) Garrison and Flora Gregory Garrison. F.V. Garrison was a school teacher. W. Raymond Garrison grew up in Sulphur Springs, Texas, and by the age of 20, he was working as a bookkeeper at a bank in there. Raymond married Connie Fry on May 2, 1923. By 1930, they were living in Houston, where Raymond worked as a bookkeeper at a bank. He would stay in the banking industry for this career. When the Garrisons built the home on San Felipe, he was a Vice President at the Second National Bank of Texas.

Connie Fry Garrison was born April 10, 1900 in Cumby, Texas, to Caleb Fry and Annie Hughes Fry. She died in Houston on March 1, 1964. Raymond Garrison died August 8, 1964. They had one daughter, Ann Gregory Garrison, who was born on December 26, 1935.

#### *Subsequent Owners*

The Garrisons lived in the house until their deaths. The house was sold to Robert and Alice Holland. Mr. Holland was a Vice President of the Mosle Dallas Union. Later owners were Stephen A. Wakefield, James Lynn, and Jane and Jake Schubert. The current owners purchased the home in 1992.

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**Planning and Development Department**

## *Russell Brown Company*

According to Stephen Fox, the Russell Brown Company was a Houston-based architectural design and construction company. It was chartered in 1906 by Russell Brown. Brown was born on December 12, 1875 in Taylor, Texas, and came to Houston in 1902. The company was a prolific builder and designer of new houses in Houston from 1902 until the early 1940s. Brown expanded his operations by opening branch offices in Dallas by 1916, San Antonio by 1922, and Los Angeles, California in 1923. The firm specialized in house design and construction. The Company designed several commercial buildings in Houston in the 1920s as well as the 6-story Guaranty State Bank and Simpson Office Building in Ardmore, Oklahoma (1917), and the Schlumberger Building in Houston (1936).

The Russell Brown Company constructed numerous houses in the Westmoreland, Montrose, Boulevard Oaks, and River Oaks neighborhoods and the Dallas subdivision of Munger Place. The company was the general contractor of such notable Houston houses as the William S. Farish house in Shadyside (1925) and the Cleveland Sewall House in River Oaks (1926, National Historic Landmark). The major houses it designed and built were the Herbert L. Kokernot House in the Monte Vista neighborhood in San Antonio (1928), the O.L. Seagraves House at the Mo-Ranch near Hunt (1929), the Talbott F. Rothwell House in Beaumont (1929), and the W.B. Morgan House in Olmos Park Estates in Olmos Park (1931). Among the architects who worked at various times for the Russell Brown Company in Houston were A.N. Dawson, Charles W. Oliver, Mike Mebane, and Gonzalo Ancira. In an indication of the quality of the Russell Brown architects, River Oaks Corporation hired one of their architects, Charles Oliver, as in-house architect in 1926.

Additional information on the Russell Brown Company comes from a company brochure published around 1936. It boasts of:

*“The restful harmony and careful designing, the elegance imparted by graceful simplicity marks the difference between Russell Brown Company homes and the regular run of places so often built.”*

Through this brochure, the *1980 Architectural Survey*, and River Oaks Scrapbooks, the following is a list of other Russell Brown Company homes. There are many Russell Brown Company homes, and this list provides a sampling with an emphasis on River Oaks:

- 1805 Kirby Drive, Residence of Mr. and Mrs. Roy G. Cullen
- Home of Mr. and Mrs. Jack R. Tenison (corner of Kirby and Brentwood)
- 3258 Avalon Drive
- 2131 Pelham Drive (demolished)
- 3235 Reba Drive (demolished)
- 3238 Ella Lee Lane (demolished)
- 1216 South Shepherd Drive
- Home of Captain A.S. Hansen, Port Arthur, Texas
- Home for Dr. and Mrs. John Foster at 1708 River Oaks Boulevard (demolished)

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- Home for Mr. and Mrs. A.J. Smith at 3217 Inwood Drive
- 2144 Brentwood Drive, 1929
- 2224 Brentwood Drive, 1929
- 2510 Inwood Drive, 1929
- 2125 Pine Valley Drive, 1930
- 2240 Looscan Lane, 1931 (demolished)
- 2940 Del Monte Drive, 1930
- 1517 Kirby Drive, 1931
- 3016 Chevy Chase, 1931
- 2514 Brentwood, 1931
- 2235 Brentwood, 1937
- 2247 Del Monte, 1937
- 2235 Brentwood, 1937
- 2419 Del Monte, 1937
- 2153 Pelham, 1938
- 3235 Reba, 1938 (demolished)

Russell Brown retired from the building business around the time of World War II. He lived in retirement at a ranch near Juliff, Texas, south of Houston, where he died in 1963.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:**

The house at 3014 San Felipe is a two-story 3,048 square foot house sited facing south on a 8,750 square foot lot. The house is designed in the Colonial Revival style with the trademark attention to detail of a Russell Brown Company house.

The residence is clad with painted brick and features a front façade with symmetrically balanced windows and center entrance. The house features a side gable roof with a wood entablature under the roof overhang.

The entrance to the home is centered on the first floor and features a 6 lite wood entry door with a triangular pediment with a decorative segmented arch detailing. The pediment features carved pilasters and dentil molding. The entrance is flanked by two 8-over-12 wood windows on the first floor and the second floor features three 8-over-8 sash windows. All of the windows feature brick sills and operable shutters.

The house is in excellent condition.

## **BIBLIOGRAPHY**

Houston City Directories, various publishers

Texas General Contractors' Association Bulletin

Various resources from Ancestry.com

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Erin Glennon, Planning and Development Department, City of Houston.*



# CITY OF HOUSTON

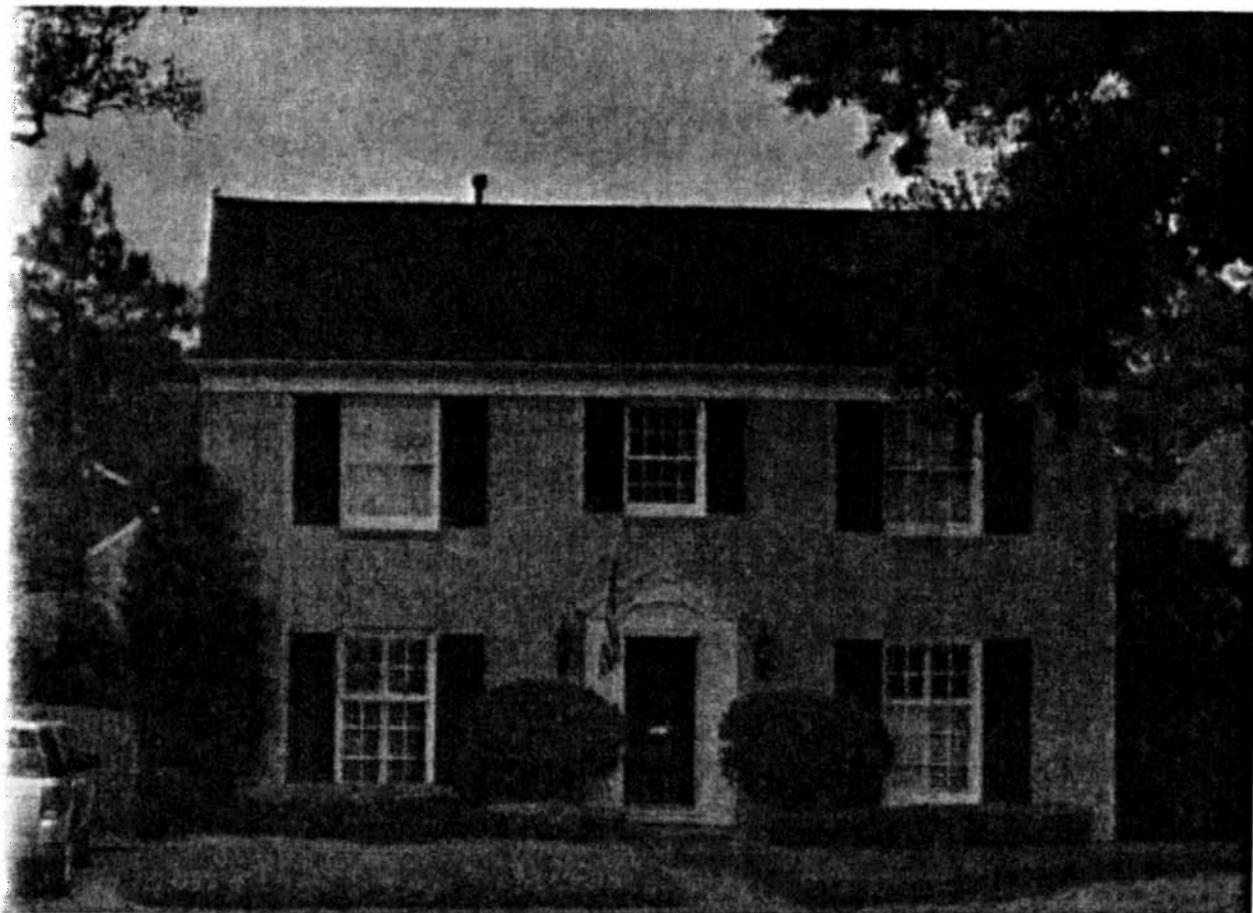
Archaeological & Historical Commission

Planning and Development Department

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## EXHIBIT A

RAYMOND AND CONNIE GARRISON HOUSE  
3014 SAN FELIPE STREET



# CITY OF HOUSTON

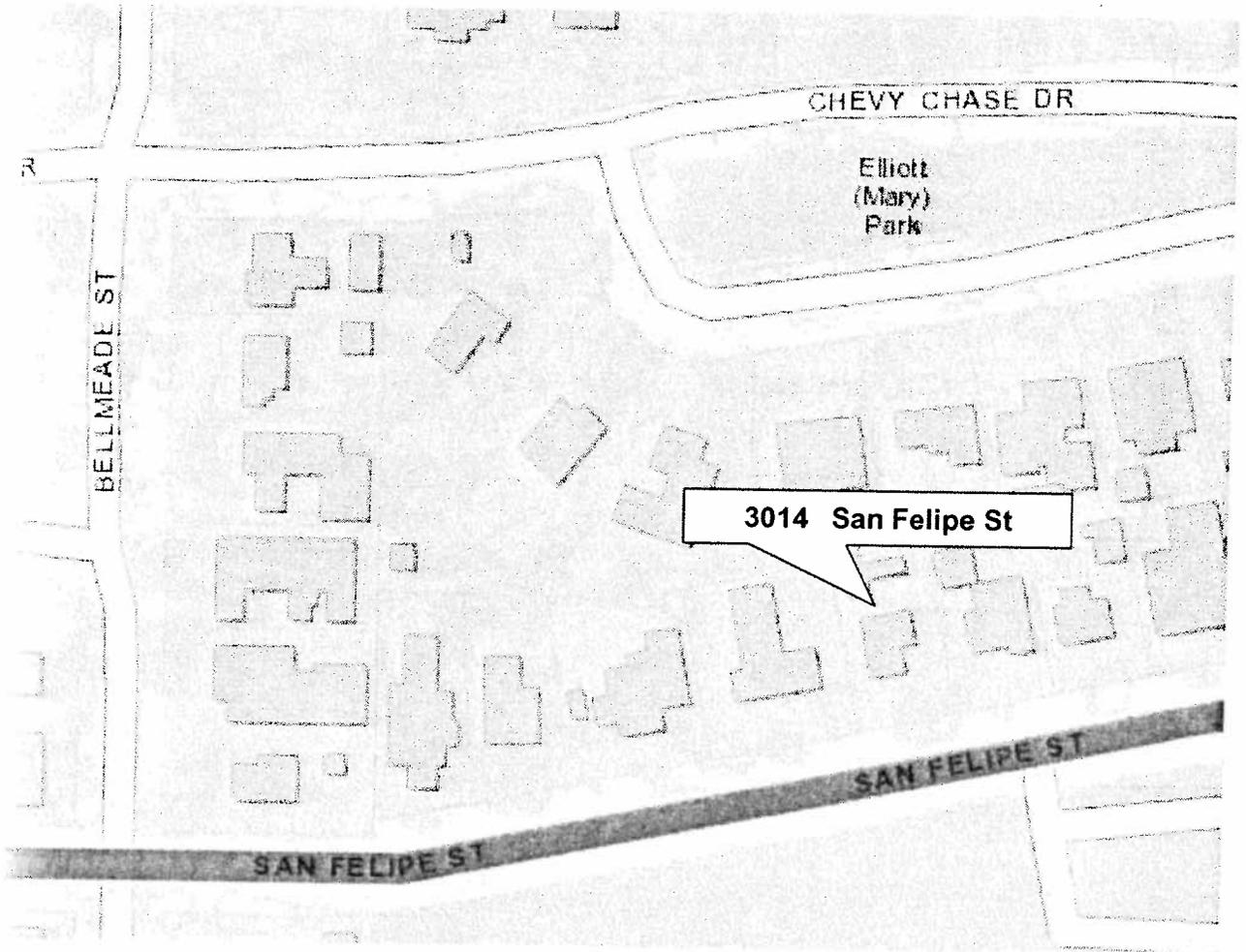
Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT B

### SITE LOCATION MAP

RAYMOND AND CONNIE GARRISON HOUSE  
3014 SAN FELIPE STREET



TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

<b>SUBJECT:</b> Approval of a resolution designating the Roy P. Etchison House at 2140 Pine Valley Drive as a Landmark in accordance with Chapter 33, Code of Ordinances	<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b>  10

<b>FROM (Department or other point of origin):</b> Planning and Development	<b>Origination Date</b> October 11, 2013	<b>Agenda Date</b> NOV 20 2013
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<b>DIRECTOR'S SIGNATURE:</b> <i>Erin Glennon</i> <i>Marlene A. Griffin</i>	<b>Council District affected:</b> G
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<b>For additional information contact:</b> Erin Glennon Phone: 713.837.7784	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION: (Summary)**  
Approval of a resolution designating the Roy P. Etchison House at 2140 Pine Valley Drive as a Landmark

<b>Amount and Source of Funding:</b> N/A	<b>Finance Budget:</b>
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**SPECIFIC EXPLANATION:**  
A property owner or the Houston Archaeological and Historical Commission may initiate an application for the designation of a Landmark. This application for Landmark designation of the Roy P. Etchison House at 2140 Pine Valley Drive was initiated by the owner.

A public hearing was held on August 14, 2013 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark designation.

Attachments: Application and Staff Report

- xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs  
David M. Feldman, City Attorney  
Omar Izfar, Real Estate Section, Office of the City Attorney  
C.A. McClelland, Chief, Police Department  
Terry A. Garrison, Chief, Fire Department

**REQUIRED AUTHORIZATION**

<b>Finance Director:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Roy P. Etchison House

**OWNER:** Vallette and Russell Windham

**APPLICANT:** Same as Owner

**LOCATION:** 2140 Pine Valley Drive - River Oaks

**AGENDA ITEM:** III.a

**HPO FILE NO:** 13L284

**DATE ACCEPTED:** 07/30/2013

**HAHC HEARING:** 08/14/2013

**SITE INFORMATION:** Lot 1, Block 49, River Oaks Sec. 3, City of Houston, Harris County, Texas. The site includes a historic two-story, brick single family residence.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Roy P. Etchison House was designed by architect Eugene Werlin and first occupied by the Etchison family in 1940. Mr. Etchison was an owner and operator of Brooks System Sandwich automated food shops, aka One's a Meal. The two-story Etchison house is designed in the Monterey style and is faced with multicolored brick in a "drunk brick" bond meant to look uneven and hand done.

Eugene Werlin received a degree in architecture from Rice Institute in 1927 and started his career as a draftsman for Houston architect Cameron Fairchild. Werlin designed numerous houses in Old Braeswood and River Oaks, and was also the architect for the Wilshire Village Apartments on West Alabama and Dunlavy, the Sakowitz Store at 5000 Westheimer Rd, the Craig's Department Store in Rice Village, and Miller Outdoor Theater at Hermann Park.

The Roy P. Etchison House at 2140 Pine Valley Drive meets criteria 1, 4, and 6 for Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *Roy P. Etchison*

Roy Pardo Etchison was born on August 4, 1900, in McLennan, Texas. His father was a successful truck farmer. He served in World War I and graduated from the Rice Institute in 1922, where he was a member of the business club and the Samurai Club. He remained active with Rice, serving on the Alumni Board in 1941. He started his career in Houston as a clerk at the Texas Company, and he married Kathryn Yeaton in the mid-1920s.

Kathryn was born in Texas on October 26, 1904. She started work at the age of 15 as a stenographer but also attended Kidd-Key College in Sherman, Texas, with her sister Ruth. Ruth and Kathryn worked as stenographers for the Peerless Laundry Company in the early 1920s.

In 1927, Etchison was the general manager of The Sandwich Shop Company in Houston, which had two locations. By 1928, Etchison was a purchasing agent for the new Brooks System Sandwich Company and by 1930, he is listed in the U.S. Census as a Vice President and General Manager. When he purchased the home on Pine Valley, he was listed in the paper as the owner of the company.

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Etchison was active in the restaurant business and in 1953, he was elected President of the Texas Restaurant Association.

The lot at 2140 Pine Valley Drive was originally purchased by Dr. Louis C. Schuster in 1937. Dr. Schuster developed the home but did not live there, according to Houston City Directories. He also developed a home at 2219 Pine Valley, which was also designed by architect Eugene Werlin.

Etchison purchased the 2140 Pine Valley home in 1940, according to this article in the *Houston Post* from May 12, 1940:

*Mr. and Mrs. Roy Etchison have purchased a two-story brick veneer residence at 2140 Pine Valley Drive, in River Oaks, from Dr. L.C. Schuster for \$24,000, it was reported Saturday.*

*The residence, designed by Eugene Werlin, architect, contains a living room, library, dining room, breakfast room, kitchen and powder room downstairs and three bedrooms and two baths upstairs.*

*Servants' quarters are above a two-car garage.*

*Mr. Etchison is vice president of the Brooks System Sandwich shops.*

A similar article in the *Houston Post* from June 30, 1940 also describes the home. The *Houston Chronicle* also published a photograph of the home. The captions read:

*Roy E. (sic) Etchison, vice president of the Brooks System Sandwich Shops, has purchased the above home at 2140 Pine Valley Drive in River Oaks from Dr. Louis Schuster for \$25,000. The site is 231 by 239 feet. The house includes three bedrooms, two baths, two dressing rooms, an entrance hall and wrought iron balcony, a paneled library and breakfast room, screened living porch and powder room. The sale was handled by E.M. Betty, sales manager from Frank P. Young, realtor.*

The Etchisons' arrival in River Oaks was announced in the *River Oaks Magazine*:

*Mr. and Mrs. Roy P. Etchison have built a most interesting and delightful Monterey type home at 2140 Pine Valley Drive. The residence sits on a corner site, nestling in huge oaks trees and is a departure from the conventional interpretation of Monterey in that it has a number of interesting elevations and various wings and ells. It is constructed of rough, beautiful brick, has white trim and shutters. Clapboards are used in the gallery overhanging a side entrance, and again in the construction of the servants' quarters and motor room which make a wing to the house proper. There is a white painted iron balcony, beautiful in design, and a curving walk of white stone slabs to add another touch of interest. Mr. and Mrs. Etchison have a five year old daughter, Barbara. At the present time Mr. Etchison's mother, Mrs. A.N. Etchison, and his niece, Francille Downs, from Waco, are visitors in the home. Mr. Etchison is owner of the Brooks System Sandwich Shops.*

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**Planning and Development Department**

The Etchisons lived in the home on Pine Valley until the late 1960s. Kathryn Etchison died in Arlington, Virginia, on May 15, 1992. Roy Etchison died in Dallas on November 23, 1993.

## *Brooks System Sandwich Shops, AKA One's A Meal*

The Brooks Sandwich System came to Houston in 1928. Roy Etchison was the purchasing agent at the time. He quickly became the general manager and a vice president by 1930. At that time, the company had two restaurants, both downtown. By 1947, when Etchison left the company, the company had six locations. Etchison went on to found Etchison's Quick Foods.

The Brooks System Sandwich Shop ultimately grew to eleven locations around Houston at its peak in the 1960s. Also known as One's A Meal, the name of the restaurant still is recognized today.

## *Subsequent Owners*

The subsequent owners of the property at 2140 Pine Valley include William E. Gipson, Joseph W. Robertson, Jr., and Tina and Robert Yrshus. The current owners purchased the property in 2000.

## *Eugene Werlin*

Eugene Werlin was born in Pennsylvania on March 20, 1905. He moved with his family to Houston, where his father worked as a bookkeeper. Werlin graduated from the Rice Institute in 1927 with a BA in Architecture. He started work as a draftsman for Cameron Fairchild.

Early in his career, Werlin designed several homes in the Braeswood neighborhood, including 2333 Underwood Blvd., 2330 Underwood Blvd, 2329 Underwood Blvd., and 3228 Underwood Blvd. Werlin designed several of Houston's most notable buildings, including the Wilshire Village Apartments at the corner of West Alabama and Dunlavy. That complex of garden apartments was recently demolished for a grocery store. He also designed the Sakowitz Store at 5000 Westheimer Road (now demolished) and Craig's Department Store at 2501 University in the Rice Village (altered). Werlin's firm also designed Miller Outdoor Theater in Hermann Park.

In River Oaks, Werlin designed:

- 3427 Del Monte
- 3827 Del Monte (demolished)
- 3102 Ella Lee (demolished)
- 3653 Inverness (demolished)
- 3663 Inverness (demolished)
- 3389 Inwood (demolished)
- 3702 Inwood (demolished)
- 3618 Locke
- 2219 Pine Valley (demolished)
- 3639 Piping Rock
- 3645 Piping Rock
- 3102 Reba (demolished)
- 3109 Reba (demolished)
- 3610 Willowick
- 3920 Willowick, Werlin's own home, (demolished)

Werlin's son, Eugene Jr., also became an architect. Werlin Sr. died January 22, 1989.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY**

2140 Pine Valley is sited facing southwest on a triangular lot on the corner of Pine Valley Drive and Looscan Lane. The home is designed in the Monterey style. The Monterey style developed in Monterey, California, and was popular from 1930-1950.

The residence features a cross gable roof and the front façade features a prominent front gable. The residence is faced with multicolored brick that features “drunk brick” bond which is meant to look uneven and hand done. The main entrance is off centered on the front façade. The entrance features a wood paneled three lite entry door with a decorative wood surround and a metal shed roof. On the first floor of the front façade to the left of the front entrance is an 8-over-8 sash window. The first floor also features a bay window centered on the front façade. The bay features a standing seam metal roof and two 4-over-4 sash windows and an 8-over-8 sash window. The second story features a decorative cantilevered iron balcony. The balcony features carved decorative wood beams. The beams are allayed in an AA-B-B-AA pattern. The second story features three 6-over-6 sash windows and two 8-over-8 sash windows. The south side of the front façade features a one-story brick projection with a shed roof.

The north façade facing Looscan Lane features a brick exterior end chimney. The first floor features a 6-over-6 sash window and an 8-over-8 sash window. The second story features four 6-over-6 sash windows and the side gable features a triangular attic vent.

A two story addition with an attached garage was constructed to the rear of the residence in 2011. The north elevation of the addition facing Looscan Lane features two 6-over-4-6 sash windows, a four lite fixed window, and two wood paneled and divided lite garage doors on the first floor and second story features six 6-over-6 sash windows. The west elevation of the addition features a 6-over-6 sash window and glass entry door with a standing seam metal roof on the first floor. The second floor features four 6-over-6 sash windows.

The addition is clad with brick on the first floor and horizontal wood lap siding on the second floor. The front gable two-story attached garage facing Looscan Lane is clad with brick.

The south façade facing Pine Valley Drive features a 6-over-6 sash window and two 8-over-8 sash windows on the first floor. The second floor features three 6-over-6 sash windows. The side gable features a triangular attic vent. The rear of the south elevation cannot be seen from the public right-of-way due to a high wall.

All of the windows in the residence feature inoperable wood slat shutters. The home is in excellent condition.

## **BIBLIOGRAPHY**

Houston City Directories, various publishers

Texas General Contractors’ Association Bulletin

River Oaks Scrapbooks, River Oaks Collection, Houston Public Library.

Various resources from Ancestry.com

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Erin Glennon, Planning and Development Department, City of Houston.*



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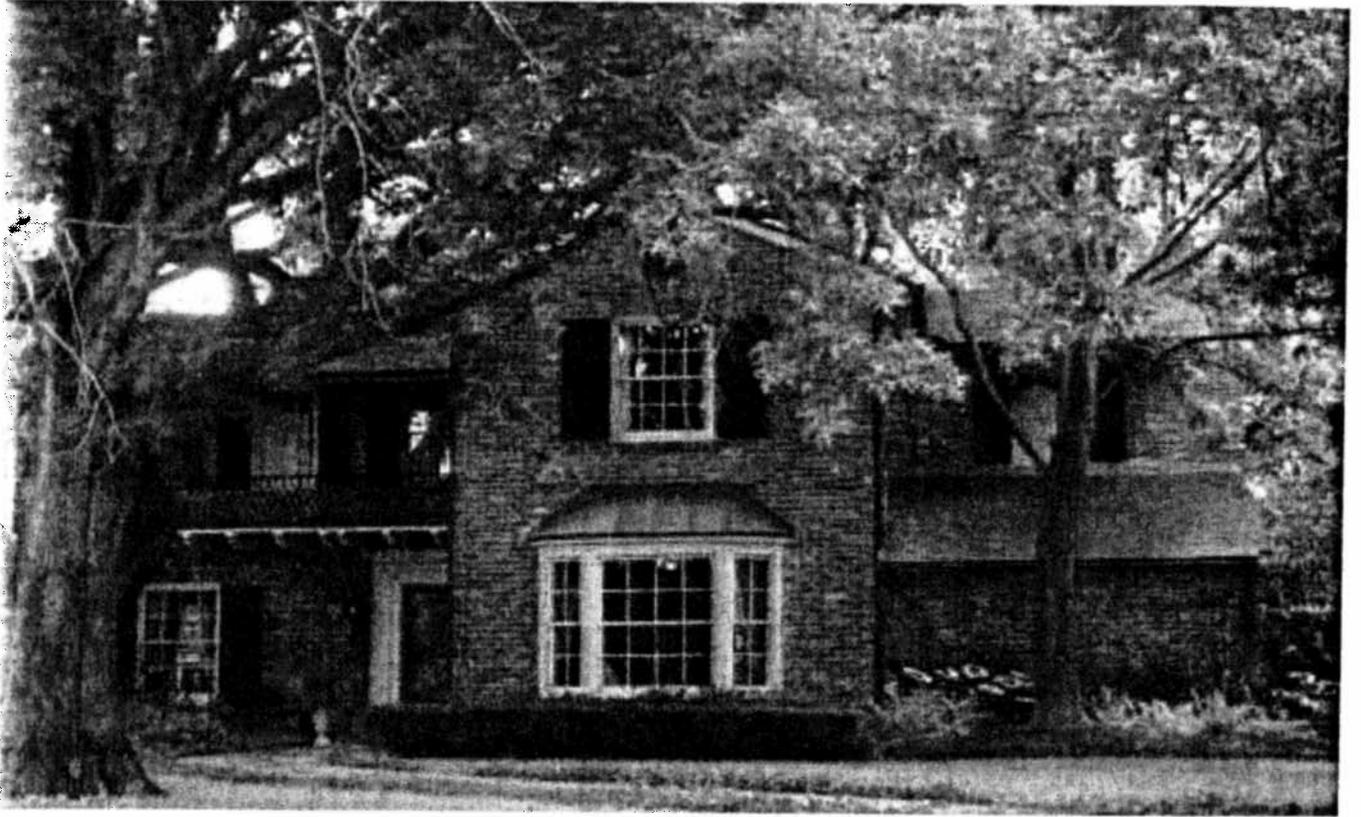
Archaeological & Historical Commission

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## EXHIBIT A

ROY P. ETCHISON HOUSE  
2140 PINE VALLEY DRIVE

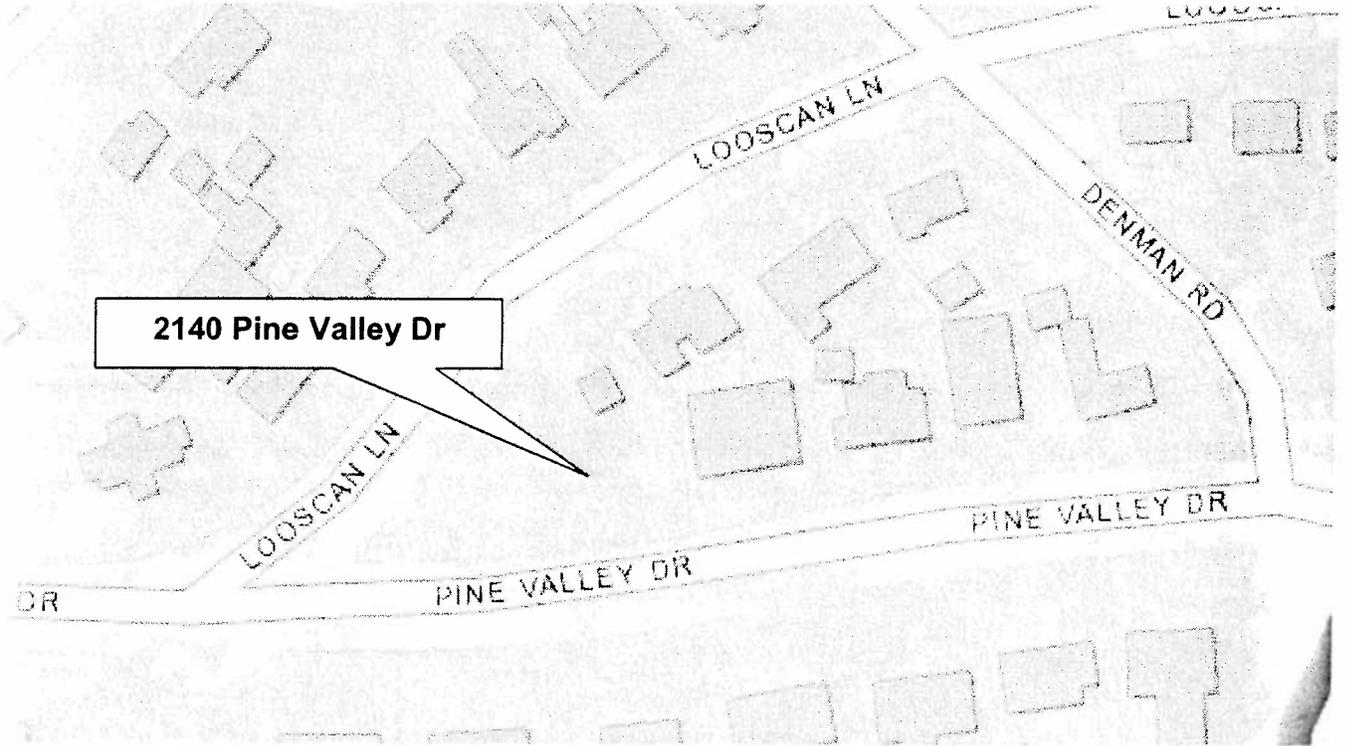


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**EXHIBIT B**  
**SITE LOCATION MAP**  
ROY P. ETCHISON HOUSE  
2140 PINE VALLEY DRIVE



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## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Whitaker-Graliano-Brown House  
**OWNER:** Estate of Michael K. Brown  
**APPLICANT:** Randy Pace  
**LOCATION:** 400 Cordell Street – Brooke Smith Addition

**AGENDA ITEM:** III  
**HPO FILE NO:** 13PL117  
**DATE ACCEPTED:** 09/05/2013  
**HAHC HEARING:** 09/12/2013

### SITE INFORMATION

Lot 6, Block 26, Brooke Smith Addition, City of Houston, Harris County, Texas. The site includes a historic one-story, wood frame, bungalow style, single family residence.

**TYPE OF APPROVAL REQUESTED:** Landmark and Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY

The Whitaker-Graliano-Brown House is located at 400 Cordell Street in the Brooke Smith Addition. It was built in 1918 in the bungalow style but features unusual neo-classical elements. It was built for Lee Roy Whitaker, who was part of the working class attracted to the affordable and desirable location of the newly developed neighborhood. The house was subsequently owned for three decades by the Graliano family who were Italian immigrants to the United States. Michael K. Brown, the collection curator for Bayou Bend, the former home of Miss Ima Hogg, also owned the home for over 30 years.

Brooke Smith Addition was platted in 1905 and expanded with a second phase that was platted in 1906 by Brooke Smith of Brownwood, Texas. Smith was a pioneer Brownwood merchant and banker, and mayor, whose investments included land, oil and mining throughout Texas. In 2004 a historical marker was erected by the Texas Historical Commission to honor Brooke Smith in Brownwood, Texas.

The Whitaker-Graliano-Brown House meets criteria 1, 3, 4, 5 and 6 for Landmark and Protected Landmark Designation.

### HISTORY AND SIGNIFICANCE

#### *First Owners of Unimproved Lots in Brooke Smith Addition*

Soon after platting Brooke Smith Addition in 1905, Brooke Smith of Brown County, Texas, sold Lots 5 and 6, Block 26 to Mrs. Nora Clark of Houston, Harris County, Texas on October 16, 1905 (Recorded Harris County October 19). The total amount of the note was \$390 at 5% per annum with payments of \$10 a month. After purchasing the lots in Brooke Smith Addition, the Clarks also purchased Lots 12, 13 and 14, Block 83, Houston Heights Subdivision, for their own home. They never developed the lots in Brooke Smith Addition. At the time of the sale of the lots to Marguerite Eaton on February 4, 1916 (Recorded February 9), Nora and her husband, William A. Clark were living at 526 W. 21st Street in Houston Heights. In the Houston city directories, Mrs. Nora Clark is listed as a midwife and nurse, and her husband, William, was listed as a clerk for The Texas Company. Before moving to Houston Heights, William A. Clark had lived in 1912 on the west side of Archer, between Heslep and Fenwick, Brooke Smith Addition. At the time of the sale by the

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Clarks, the lots in both Brooke Smith and Houston Heights were still mortgaged, and Marguerite Eaton assumed that note then still held by W. G. Love and R. J. Channell dated September 4, 1911 in the amount of \$2,000. Eaton purchased both Lots 5 and 6, Block 26, Brooke Smith Addition, as well as the Clark home at 526 W. 21st in Houston Heights. William Graston Love (1869-1926), who had been the first Mayor of Houston Heights (1896-1899), purchased the Clark property at 526 W. 21st Street from Marguerite Eaton on February 1, 1916 as an investment property. Brooke Smith had released the Vendor's Lien to Mrs. Nora Clark on September 6, 1911. By 1919, the Clarks were living at 210 Clifton in Houston's East End after they had moved from Houston Heights.

Marguerite Eaton, who had purchased the lots in Brooke Smith Addition as well as the ones in Houston Heights Subdivisions as investments, was listed in the deed records of Harris County as "spinster" of Chicago, Cook County, Illinois when she sold Lots 5 and 6, Block 26, Brooke Smith Addition. She sold the lots only a few days after purchasing them to T. H. Pace of Harris County on February 15, 1916 (Recorded March 7). Pace, who was a real estate investor, had purchased the lots also as an investment assuming the mortgage obligation to R. J. Channell.

Thomas Henry Pace had come to Houston about 1909 from Beaver Dam, Hanover County, Virginia. He was one of eleven children born to John W. Pace (1806-1894) and wife, Martha Bell, in Clarke County, Alabama, in 1851. His ancestry goes all the way back to the immigrant, Richard Pace, who came to Jamestown, Virginia from London, England about 1616. His claim to fame is that Pace warned the Jamestown settlers about the planned 1622 Massacre and thus, many lives were saved that would otherwise have been lost.

In 1885 Thomas Henry Pace was married in Virginia to Lelia W. Wood (born 1864 in Virginia), daughter of Edmund Pendleton Wood and wife, Mary Jane Carpenter. Two children were born to Thomas H. Pace and wife in Virginia: Henry H. Pace (born August 1888) and Hugh P. Pace (born April 23, 1894). After arriving in Houston, according to city directories, Pace was involved in real estate speculation as well as several different other occupations, including: state agent, Cary Safe Company, residing at 1112 Leeland (1910); traveling salesman, rooming at 1208 Bell Avenue (1911); and salesman for Western Land Corporation, residing on the south side of Wrightwood Avenue, 1 block east of Houston Avenue. His son, Henry H Pace was a salesman for F. J. Roney, and his other son, Hugh was a student in 1912. T. H. Pace was later the manager at Texas Land and Colony Company, residing at 8 McAshan Apartments at 1315-19 Main (1915).

T. H. Pace and wife, Lelia, sold Lots 5 and 6, Block 26, Brooke Smith Addition, Houston to L. R. Whitaker on March 6, 1916 (Recorded March 9). Whitaker paid \$815 in cash for the unimproved lots. At the time Whitaker purchased the lots, he was residing on the north side of Link Road, 10 blocks east of Air Line (Airline) Road or 1/4 mile east of Sunset Heights.

## *Lee Roy Whitaker*

L. R. Whitaker (Lee Roy Whitaker) purchased Lots 5 and 6, Block 26, Brooke Smith Addition, Houston, Texas from T. H. Pace (Thomas Henry Pace) and wife, Lelia Pace, of Harris County, Texas, on March 6, 1916 (Recorded March 9). Whitaker paid \$815 in cash for the unimproved lots at 400 Cordell Street at W. Melwood Street.

Lee Roy Whitaker was also known as Lee, LeRoy, L. Roy, and L. R. Whitaker. He was one of four children, born on June 21, 1874, in Mason County, Illinois, to Robert D. Whitaker (1842 -1919) and

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Matilda Marie Wagoner (1848-1924). They had married in Mason County on December 15, 1870. After their marriage, they relocated to Greene County, Illinois where Robert D. Whitaker farmed.

Lee Roy Whitaker left Illinois and relocated to Miller County, Missouri, where he was married on January 11, 1905 in Eldon, Missouri, to Zettie Temple Manley. She had been born on March 28, 1885 in Miller County to John Lewis Manley (1843-1906) and wife, Sarah Hannah Hovey (1844-1907). Lee Whitaker and his wife relocated to Houston about 1907. Their daughter, Thelma M. Whitaker was born in Houston on March 28, 1908, and their son, Robert Lee Whitaker, was born in Houston in 1910. The Whitaker family was living in Houston in Justice Precinct No. 1 in the 1910 Census. Another son, Clarence Marion Whitaker was born to Lee and Zettie Whitaker on December 21, 1912, also in Houston.

Lee Whitaker began investing in real estate in Harris County as early as 1911. On January 6, 1911 he purchased for cash seven acres in the O. P. Kelton Survey from Charles T. Bertrand. On November 7, 1912 he purchased acreage in the Sharman Tract from Sara A. Davis. On August 19, 1913 Lee Whitaker was issued a Release of Lien on part of 9 acres, Sharman Tract, by Emil Lipper.

The parents of Lee Roy Whitaker were still living in Greene County, Illinois in the 1910 Census. His parents, Robert D. Whitaker and wife, Matilda were living with their daughter, Beulah C. "Bessie" Whitaker Lang and her husband, John Simon Lang in Carrollton Ward No. 1. Also living with them were the following Lang children: Edward (born 1902); Evelyn (born 1903) and Ralph Lang (born 1908). Beulah Whitaker and John Simon had married in Greene County, Illinois on October 31, 1900.

Robert D. Whitaker and wife, Matilda moved to Houston about 1916 to be near their son, Lee Roy Whitaker.

In 1916, at the time Whitaker purchased the lots at 400 Cordell Street, he was residing on the north side of Link Road, 10 blocks east of Air Line (Airline) Road. The home of L. R. Whitaker at 400 Cordell Street does not appear in the Houston city directories until 1919. Therefore, it is likely that the historic home was built in 1918 for Whitaker. His occupation was listed as "huckster." A huckster was a person who sold small articles, either door-to-door or from a stall or small store, like a certain type of peddler, pedlar or hawker. Whitaker also paid cash for the construction of the home by a local builder as there are no mechanic's liens or mortgages for same filed in the Harris County records. While living in Houston, Matilda Marie Wagoner Whitaker's husband, Robert D. Whitaker, died there. She applied for widow's pension and was approved on February 24, 1919 for his Civil War service (1861-1865) in Company A, Twenty-eighth Regiment Illinois Volunteer Infantry. Matilda was living with her son, Lee Roy Whitaker in Houston in 1920 at 400 Cordell Street (1920 Census). According to the census information, Lee Whitaker owned his home at 400 Cordell mortgage free.

In Cause No. 93913 in Eleventh District Court, Harris County, Texas a judgment was entered granting a divorce to the defendant, Lee Roy Whitaker from his former spouse, Zettie Manley Whitaker. The court appointed W.W. Thomas, H.A. Arnold, Jr. and H.G. Lidstone as commissioners to make partition of the property which was approved on July 10, 1922. Zettie Manley Whitaker was awarded seven acres in the O.P. Kelton Survey, Harris County, as well as \$250 worth of Liberty Bonds in the divorce settlement. She was also awarded \$594.28 cash and one note payable to Whitaker in the amount of \$1,050 signed by Mr. McMicken, who had contracted to purchase two acres of land which Whitaker had purchased from S.A. Davis. Lee Whitaker was

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awarded Lots 5 and 6, Block 26, Brooke Smith Addition with improvements, being 400 Cordell Street, one cow and \$509.88 in cash. In the 1922 City Directory, Mrs. Zettie Whitaker was living alone at 400 Cordell Street. Her former husband, Lee Whitaker as well as his mother, Matilda Whitaker (widow of Robert D.) were rooming at 205 Cordell, the Brooke Smith home of Edward C. Reynolds. Reynolds and his wife, Lula, apparently rented part of their home for extra income as he was shown in the city directory as a janitor, at The Texas Company, located at 714-20 San Jacinto.

On August 19, 1922, Zettie Manley Whitaker married her second husband, Jeremiah Odell, in Houston, and she moved to his home at 2514 Fletcher Street. Odell operated Odell Cleaning and Pressing Shop at the same address. On May 18, 1923 Zettie Whitaker Odell deeded for \$1.00, as part of the divorce settlement, the property at 400 Cordell to her former husband, Lee Whitaker. Whitaker's occupation was shown as peddler in the 1923-24 Houston City Directory. By that time, Matilda Whitaker, his mother, had moved back to Illinois where another son, Harry C. Whitaker, lived. She died in Carrollton, Greene County, Illinois, on December 27, 1924 and was buried in Carrollton City Cemetery. Lee Whitaker and his daughter, Thelma, continued to live at 400 Cordell until 1926 when they moved to Pasadena, Texas.

The home at 400 Cordell was shown as vacant in the 1927 Houston City Directory. The Harris County Building Tax Assessment for January 19, 1928 for the 28 X 42 foot long, wood frame building with 1,176 square feet was valued at \$875 (rate of seventy-five cents per square foot). By 1928, Lee Whitaker had leased the home to Nancy and Christian Iden, who was a calculator, Gulf Production Company. Also living there was Mary B. and Dr. James M. Ringo, a physician, and their son, Thomas F. Ringo, a welder. In 1929, Roy Whitaker was living at 130 N. Everton. In 1930 Whitaker had begun leasing the home at 400 Cordell to Beatrice and William Haldine Traynham, who was assistant cashier at Union National Bank, 218-220 Main at the corner of Congress. According to the 1930-31 Houston City Directory, Lee Whitaker was still living in Pasadena and was a farmer. By the 1930 Census Whitaker's sister, Bessie Whitaker Lang, and her husband, John S. Lang, had also come to Pasadena from Greene County, Illinois and were living in the household of Lee Roy Whitaker. They are found also in the 1930-31 Houston City Directory in Pasadena, and John S. Lang is a barber working at 1729 N. 75th Street.

On February 20, 1930 the Harris County "county value" for the property at 400 Cordell was a total value of \$780, and the "owner's value" was \$590. By 1930 Whitaker was leasing 400 Cordell to the family of Loren Oldacre and his wife, M. Ione Oldacre. They had formerly been living at 305 Cordell which was just a block away. According to the 1932-33 Houston City Directory, Lee Whitaker was still living in Pasadena, Texas, but his occupation was huckster. His daughter, Thelma M. Whitaker was residing in South Houston, Texas, with the Marvin and Thelma Hutchinson family in the 1930 Census, and she was a teacher at Harrisburg Elementary School. The Harris County Building Assessment for 1935-1937 describes the residential improvements as 1400 square feet, 20 square feet for outbuildings for a total of 1,400 square feet but calculated and taxed at 854 square feet at two dollars and thirty-five cents per square foot for a total tax valuation of \$2000. By 1940 Lee Whitaker owned a home at 113 South Spooner (demolished) in Pasadena, Texas. He had married for a second time by 1936, and his wife, Mary L. Whitaker, who was born about 1893 in Texas, was living there too. His occupation was shown as truck farmer. Bessie Whitaker Lang and her husband, John S. Lang, were now living in Houston in the 1940 Census at 8213 Dahlia. Whitaker's daughter, Thelma M Whitaker, had married by 1939 as she and her husband, Henry H. Field (born 1897 TX) were living in Houston at 1309 West Gray in the 1940

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Census. She was still employed as a public school teacher. Whitaker's son, Clarence M. Whitaker had also married by 1934. He owned a home in Houston and was living with his wife, Florence Elizabeth Strait Whitaker (born October 2, 1919 TX) and their son, Robert Earl Whitaker, who was born August 30, 1935. The family was living in their home in the 800 Block of Witter in Pasadena, Texas.

Beginning in 1940, Whitaker rented the 400 Cordell to the family of Joseph E. Sanders. Sanders' wife, Opal R. Hull Sanders, and her brother, Woodrow Wilson Hull, lived with him. Joe Sanders was the manager of Allright Auto Park with offices at 802 McKinney. They owned parking lots at fifteen locations on Fannin, Louisiana, McKinney, Rusk, San Jacinto and Texas Avenues. Woodrow W. Hull was also employed there as an attendant. They moved from 400 Cordell as the Houston City Directory shows the home was "vacant" in 1942. The home was next rented beginning in 1943-44 to Lucille and Ernest F. Harlan, who was a crane operator. Lee Roy Whitaker sold his home at 400 Cordell on May 1, 1944 to Peter Graliano and wife, Anna Dorothy Graliano for \$3,200.

Lee Roy Whitaker died on May 19, 1949 in Pasadena, Texas. His will dated July 11, 1945 was filed in the Harris County Probate Court on May 26, 1949. The will left War Savings Bonds to his wife, Mary L. Whitaker and to his sister, Beulah "Bessie" Whitaker Lang. The balance of the estate was to be divided as follows: 1/6 to wife, Mary L. Whitaker; 1/6 to sister, Mrs. Bessie Lang; 1/3 to his son, Clarence M. Whitaker and 1/3 to his daughter, Mrs. Thelma M. Whitaker Field. He named his wife Mary and son, Clarence Whitaker as co-executors. According to the Whitaker Estate settlement and inventory, Graliano still owed Whitaker \$1,876.46 on the note for 400 Cordell, which Whitaker had personally financed when he sold the home to the Graliano family in 1944.

According to the obituary of Lee Roy Whitaker in the "Houston Post," he was 76 years old when he died, and he had died at 11:25 pm on Thursday, May 19, 1949 at his home at 311 South Spooner, Pasadena, Texas. He was survived by his widow, Mrs. Mary Whitaker and son, Clarence Whitaker of Pasadena. Other survivors included his sister, Mrs. Bessie Lang also of Pasadena; his daughter, Mrs. H. H. Field and four grandchildren. Services were to be held at 2pm on Saturday, May 21 at the First Baptist Church, at 1020 Lamar, Houston, Texas with the Rev. L. D. Morgan officiating. Boulevard Funeral Home was handling the burial at South Park Cemetery, 1310 N. Main Street, Pearland, Texas. He was buried in Memory Lawn, Section M, Lot 249, Space 11. The North half of Lot 249, Section M, Memory Lawn, had originally been purchased by John Simon Lang, 308 S. Randall, Pasadena, Texas. He was Whitaker's brother-in-law and was also the husband of Beulah "Bessie" Whitaker Lang. Markers have been placed on the burial plot for the following individuals: L. R. Whitaker "Father" June 21, 1874 - May 19, 1949; C. M. Whitaker "Son" Dec. 21, 1912 - Dec. 26, 1982; Bessie W. Lang "Mother" 1878 - 1965; and John Simon Lang "Husband" Feb. 28, 1869 - Dec. 9, 1944. Also buried there is Edward C. Lang, son of Bessie and John Lang, but there is no headstone for him.

Zettie Manley Whitaker Odell died on February 6, 1970 in Houston. Her second husband, Jeremiah "Jerry" Odell was born on October 20 1880 in Austin, Travis County, Texas. He also died in Houston on March 15, 1971. He had married as his first wife, Virgie May Taylor (1883 KY - 1920 TX) on February 20, 1901 in Texas, and they had the following children, born in Texas: Thelma May (1902-1938); Mildred (1905-1910); Leona A. (born 1908); Nettie (born 1910); Jeremiah J. (1911-1967); Dorothy (born 1914) and John Odell (born 1917). Zettie and Jerry Odell are buried in

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Hollywood Cemetery, located at 3506 N. Main Street, Houston, and there are headstones that have been erected to mark their graves.

## *Peter and Anna Graliano*

After owning the property for almost 28 years, Lee Roy Whitaker sold his income-producing home at 400 Cordell in Brooke Smith Addition on May 1, 1944 to Anna Roccaforte Graliano and husband, Peter Graliano.

Peter Bernard "Pete" Graliano was born Pietro Bernard Gragliano. He was born on April 10, 1890 in Chiusa, Sclafani, Province of Palermo, Sicily. His last name has been spelled several ways in the various records found, including Galiano, Galiana, Graliano, Gralino, Gragliano, Gagliano (second "G" is silent), etc. According to ship passenger lists, Bernardo (Bernard) Gragliano, father of Peter B. Graliano, first came to the United States on November 14, 1892. He was a son of Concetta Schifano and Nicholas Graliano. In 1892 Bernard Graliano arrived on a ship named Montebello which had departed from Genoa, Italy. He had also returned to Italy, and then came back to the United States again in 1894. Once again he returned to Italy again sailed to America from Palermo, Italy on September 22, 1898 on the S. S. Victoria, with J. G. Bridges, as master. Bernard Gragliano arrived at the Port of New York on October 22, 1898. His original place of origin was Chiusa, Sclafani, Sicily. He was 52 years of age (born 1846 in Italy), and he was married. He planned to travel next to New Orleans, but his final destination was to join his wife, Antonina Margiotta Gragliano in New Iberia, Iberia Parish, Louisiana. She had come to America originally in 1892 with Bernard, her husband and stayed. Accompanying him in 1898 was his son, Nicolo (Nicholas) Gragliano, who was 25 years old (born 1873 in Italy), who was single. He had not been to America before 1898. Also traveling with them was another son Guiseppa (Joseph) Gragliano, who had accompanied Bernard Gragliano previously to America in 1892 (age 17) and also in 1894. According to the ship passenger list in 1898, he was 23 years old (born 1875 in Italy) and was also single. All were farmers by trade. Bernard Gragliano returned once again to Italy to bring more family members back to America. He arrived in New Orleans on October 20, 1902 on the S. S. Algeria. The ship had embarked from Palermo. He arrived with his youngest son, Peter (age 12), and daughters, Concetta (Katie); Giuseppa (Josephine); Rosa; and Vincenza (Jennie). Their designation was New Iberia where his wife Antonina was already residing with his older sons. Peter's brother, Nicholas Graliano, according to his 1918 World War I Draft application, was born on June 12, 1873 in Italy. He was living in New Iberia, Louisiana at the time and was a self employed merchant and farmer at 501 W. Main, New Iberia. His wife was named Frances. Joseph Gralino, another brother who was born in 1875 in Palermo, Italy, married Lucy Celeste. They had two children: Bernard and Lena, who married Charles Dolce. Joseph Graliano died in New Iberia, Louisiana in 1915.

Peter B. Graliano (Gralino) married Anna Dorothy Roccaforte on October 24, 1917 in New Iberia, Iberia Parish, Louisiana. She had been born on April 20, 1897 in Menfi, Sicily. She was a daughter of Nicholas Joseph Roccaforte (1848-1939) and wife, Antoinette Russo (1857-1929). According to Peter's World War I Draft application dated June 5, 1917, on which he entered his name as Peter Galiana, he described himself as medium height and build with brown eyes and dark brown hair. He also stated in 1917 that he was living in Bayou Goula. He further stated that he was married, and his occupation was farm hand. According to his application also, Peter Graliano was employed by Charles Galiana, perhaps a relative. Peter Graliano later moved to Bayou Teche where his family

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operated a sugar cane plantation, but they lost it during the Depression. His first child, Antoinette (Lena) Marie Graliano, was born in Louisiana on August 19, 1918. A second daughter, Frances Anna Graliano was born in New Iberia, Louisiana on May 10, 1921. Peter Graliano and his family relocated to Jefferson County, Texas where his third daughter, Rita Katthea Graliano was born in 1923. Lucy, the widow of Joseph Gralino, who had died in 1915 in New Iberia, Louisiana, relocated to Beaumont, Texas and is found there in the 1921 City Directory. Peter Graliano was living in Port Arthur, Texas at 631 San Antonio Avenue according to the 1925 city directory. He was employed by The Texas Company. Also living at 632 San Antonio Avenue in 1925 was Bernard Gralino, who was the father of Peter Graliano. Lucy Gralino, widow of Joseph Gralino (1875-1915) was living at 948 16th Street with her son, Bernard. He was a waiter at the Port Arthur Cafe, and a nephew of Peter Graliano. The younger Bernard Gralino continued to live in Port Arthur as he is found there in the 1930 Census. He died in Jefferson County, Texas in 1971.

According to the World War I Draft application of Charles Gagliano, who had been the employer of Peter Graliano in 1917, he had been born on February 11, 1881 in Italy, was naturalized, and owned his own general merchandise business. His home address was 224 N. Carrollton Avenue in New Orleans. Charles Graliana (Gagliano) was living with his wife, Laura and children in Ward 4, New Orleans, Louisiana according to the 1920 Census. In the 1924 City Directory of New Orleans, Charles Galiano was living at 3121 Floridas Street. Charles Galiano died in New Orleans, Louisiana in June, 1968.

By 1929 Peter Graliano and other members of his family had relocated to Houston, Texas. His brother, Nicholas "Nick" Gralino also moved to Houston and in 1929 was living at 1718 Washington Avenue, operating a retail meat shop. In the 1930 City Directory Peter Graliano is found living at 3028 Liberty, Houston. His occupation is listed as grocer. Nick Graliano had relocated to 1718 Liberty Road and was a grocer too. According to the 1930 Census of Houston, Harris County, Peter's wife's name was shown as Roxana Gralino. However, the family relates that there was an error in the census and that she was always named Anna. Also living with them was his father, Bernard Gralino, age 84 (born 1846 in Italy). The census stated that Bernard had immigrated to the United States in 1894. According to Gralino (Gragliano) family history posted on the internet, Bernardo had been born actually in 1846 in Chiusa, Scalafani, Sicily. His wife was Antonina Margiotta (1850-1920). According to the 1932 City Directory Nicholas Graliano lived at 1810 Johnson in Houston, and his occupation was huckster. Samuel Graliano is living there too. Peter Gralino still lived at 3023 Liberty Road and was a grocer. According to the 1935 City Directory, Nick Graliano and a son, Nick, were living at 1618 Summer. Samuel Graliano also lived there too and was a bookkeeper for Bob Huff Letter Shop. Peter Graliano had moved to 4128 DeGeorge. According to Texas Death Records, Bernard Gragliano died in Houston, Texas on February 2, 1938. According to the 1940 Census Peter Graliano and family are still living on DeGeorge, and his occupation was listed as caretaker. Also living in Peter's household was his daughters Lena Graliano and Rita K. Graliano Leggio, who had been married since 1932. Also living in the household was Rita's husband, Roy A. Leggio, Sr. and their two-year old daughter, Jennie Ann Leggio.

While renting the home at 4128 DeGeorge, Peter Graliano and wife, Anna Dorothy Graliano purchased their first home at 400 Cordell Street, Brooke Smith Addition on May 1, 1944 (Recorded May 11). They purchased it from Lee Roy Whitaker who had built the home in 1918, and who had owned it for 28 years, and had used it also as rental income for the last 15 years. Whitaker sold the

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home to Peter Graliano and wife, Anna Dorothy Graliano for \$3,200. Graliano had made a down payment while Whitaker had personally financed the balance at 6% interest per annum. J.C. Thomas, Jr. was trustee for the note.

Lee Roy Whitaker died on May 19, 1949, in Pasadena. His will dated July 11, 1945 was filed in the Harris County Probate Court on May 26, 1949. According to the will of Lee Roy Whitaker, the estate was to be divided as follows: 1/6 to wife, Mary L. Whitaker; 1/6 to sister, Mrs. Bessie Lang; 1/3 to his son, Clarence M. Whitaker and 1/3 to his daughter, Thelma M. Whitaker Field. He named his wife Mary and son Clarence as co-executors. According to the Whitaker Estate settlement and inventory, Graliano, who had been making payments of \$35 per month since 1944, still owed Whitaker \$1,876.46 on the note for 400 Cordell in 1949. The note owed by Peter Graliano was then owned by the heirs of Lee Roy Whitaker, and Graliano continued to make payments to them after Whitaker's death.

At the time he purchased his home, Peter Graliano was a laborer and pipe fitter with the Houston City Water Department, 27 Artesia Street. They chose to buy a home in Brooke Smith Addition since Anna's brother, Baldassaro "Bud" Ned Roccaforte, Sr., had lived there at 401 Cordell since 1920 with his wife, Anna Mannina Roccaforte. Baldassaro Roccaforte was likely the one who informed his brother-in-law, Peter Graliano, about the availability of the home for sale in 1944 at 400 Cordell, which was located directly across the street from Roccaforte's own home. Roccaforte was a barber with K. D. Wright. Like his brother, Vincenzo Roccaforte (1881-1930), who was also a barber, Baldassero Roccaforte had resided with Vincenzo at 1415 Crockett since 1917, before moving to Brooke Smith Addition. According to the obituary of Vincenzo Roccaforte, who died in Houston on May 14, 1930, he was survived by his wife, Anna; one daughter, Miss Lena Roccaforte; two sons, Nicholas and Vincenzo Roccaforte, Jr.; a brother, B. N. Roccaforte; three sisters: Mrs. Frank Scanlin, Mrs. Tony Marchese and Mrs. Pete Graliano; and his father, Nicholas Roccaforte.

Today, neighbors on Cordell Street in Brooke Smith Heights still remember the two ladies, Anna Mannina Roccaforte and her sister-in-law, Anna Roccaforte Graliano, taking great pride in their yards and gardens. They also shared plants often with one another, including palms and other "exotic" trees which may have been brought directly from Italy and planted there. The Graliano descendants still own the little trowel with which Anna Graliano used to work the soil in her flower beds. According to the Graliano family, Peter also maintained a large vegetable garden on their vacant lot (Lot 5) next to their home (Lot 6). The garden was located behind the garage and along the rear alley. He especially liked to grow strawberries. He retired in 1956 and loved woodworking and upholstering and refinishing furniture. He also stripped the paint from the doors, woodwork, colonnade between the living room and dining room as well as the long window seat under the dining room windows in the interior of the home, and he refinished them and stained the wood which remains in beautiful condition even today.

According to the obituary which appeared in the Houston Post on Monday, February 27, 1967, Peter Graliano died on Sunday, February 26, age 76, at his home at 400 Cordell. It said he was a long-time resident of Houston and a member of Holy Name Society as well as the Knights of Columbus. He was survived by his wife, Anna Graliano and daughters Lena (Roy A.) Leggio; Rita Somano; and Frances Haldas, all of Houston. He was also survived by his sister, Rose deJohn of Port Arthur, Texas, as well as seven grandchildren and two great-grandchildren. It was announced that Earthman Funeral Homes handled the arrangements of his burial and a Knights of Columbus Rosary would be held at 7 pm on Monday, February 27 and funeral services would follow on

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Tuesday, February 28, 1967 at Christ the King Catholic Church, 4419 N. Main, Houston, Texas. He was to be buried at Garden of Gethsemane. Pallbearers for the funeral included: Johnny Palasota, Mike Leggio, Samuel Roccaforte, B. N. Roccaforte, Ben Giammaiva, and Joe Sazera.

Anna Dorothy Roccaforte Graliano left her home at 400 Cordell a few years before she died and was living with her daughter, Frances Anna Graliano Haldas. She lived with her daughter's family until she died on Friday, November 10, 1978. The family said she would not sell her home on Cordell even though she was living with her daughter. According to Anna's obituary which appeared in the Houston Post on Sunday, November 12, 1978, she was a member of Christ the King Catholic Church. She was survived by her daughters and sons-in-law: Antoinette (Lena) Marie and Roy A. Leggio, Sr; Frances Anna and Joseph E. Haldas; and Rita Katthea Somano (originally Somoano), widow of Alfred Somano, Jr. Anna Graliano was also survived by her sister, Mary Marchese and sister-in-law, Anna Roccaforte, all of Houston. She was also survived by seven grandchildren and four great-grandchildren. It was announced that a Rosary would be held on Sunday, November 12 at 7:30 pm at Earthman's Fannin Street Chapel at 2420 Fannin. Funeral services would be held on Monday, November 13 at 10 am at Christ the King Church, 4419 N. Main, Houston, Texas. Monsignor Bernard Roemer officiated. Pallbearers for the funeral included: Roy A. Leggio, Jr; John Palasota; James Dennis; Michael LaRacco; Alfred Somano III and Samuel Roccaforte.

Anna Roccaforte Graliano and her husband, Peter Graliano, were buried in the Garden of Gethsemane, a Catholic section of Forest Park Cemetery, located at 6900 Lawndale in Houston. They had purchased the plot on April 17, 1944 just a few days before they purchased their home at 400 Cordell. They had purchased the Northwest 1/2 and Southwest 13' 4" of Lot 45, Section 50, Garden of Gethsemane, with right to sepulture. Buried on their plot is Peter Graliano "Beloved Husband and Father" Apr. 10, 1891 (s/b 1890) - Feb. 26, 1967; Anna D. Graliano "Beloved Wife and Mother" Apr. 20, 1900 (s/b 1897) - Nov. 10, 1978; Alfred Somano "Beloved Husband and Father" Mar. 31, 1926 - Aug. 11, 1967; Rita G. Somano "Beloved Wife and Mother" Feb. 28, 1923 - Feb. 10, 1990; Roy A. Leggio, Sr. "Beloved Husband and Father" Sept. 27, 1913 - Nov. 5, 1993; Lena M. Leggio "Beloved Wife and Mother" Aug. 19, 1918 - Jun. 21, 2012; and Christina F. Leggio "Mother:" Nov. 8, 1900 - Feb. 6, 1984.

The ownership of the Graliano home was transferred to their heirs at the death of Mrs. Anna Graliano. The disposition of the property was handled by Kenneth E. Rolston, Chairman of the Board and President of Houston United Bank, located at 4600 Gulf Freeway (U S Interstate 45). The bank sold the property to real estate investors, Kathleen R. Crump Robbins and husband, Robert Paul Robbins, Jr. who immediately sold the property to the current owner, Michael K. Brown, on December 5, 1980 (Recorded 174-95-0960).

## *Michael K. Brown*

Michael K. Brown was the third owner of 400 Cordell Street, located in Brooke Smith Addition, Houston, Texas, since the historic home was built on the site in 1918. He owned, cared for and preserved the historic home for 33 years. He originally purchased the home for use as his own personal residence from real estate investors, Kathleen R. Crump Robbins and husband, Robert Paul Robbins, Jr. on December 5, 1980 (Recorded 174-95-0960). They had just recently acquired the property as an investment from Kenneth E. Rolston, Chairman of the Board and President of Houston United Bank, located at 4600 Gulf Freeway (U S Interstate 45). The bank had been

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successor to the title for the Estate of Mrs. Anna Graliano, widow of Peter Graliano, the second owners of 400 Cordell Street since its construction. They had owned, cared for and preserved the historic home for the previous 36 years.

Michael K. Brown, a native of New York, received his A. A. degree with honors from Lowville Academy and Central School, Lowville, New York in 1971. He began his long, distinguished career first as Guide and Cataloguer, Constable Hall Association, New York from 1970-1975. He was a Research Assistant and Cataloguer (volunteer), Lewis County Historical Society, Lowville, New York from 1970-1971. From 1971 to 1973 he was Education Department Assistant, Jefferson County Historical Society, Watertown, New York. He served as Gallery Assistant, Tyler Art Gallery, State University of New York College, Oswego, New York from 1973-1975. While attending school there, he received his B. A. cum laude, American Studies and History, in 1975. That same year, he was Intern at the George Walter Vincent Smith Art Museum, Springfield, Massachusetts. From 1975 to 1977 he served as an Intern and Guide, The Henry Francis Du Pont Winterthur Museum, Winterthur, Delaware. Under their Program, he obtained his M. A. in 1977 in Early American Culture from the University of Delaware, Newark, Delaware. He was hired as Curatorial Assistant, Department of American Decorative Arts and Sculpture, Museum of Fine Arts, Boston, Massachusetts in 1977 and left that post in 1980 to come to Bayou Bend, Houston, Texas.

Michael K. Brown was the curator of the Bayou Bend Collection and Gardens, The Museum of Fine Arts (MFAH), 1987-2013. He had served as Associate Curator since 1980. According to their website "Bayou Bend, the MFAH house museum for American decorative arts and paintings, features objects dating from 1620 through 1870. Not only are these works fine examples of American design and craftsmanship, but they also reflect the tastes, values, and aspirations of ordinary Americans. Today, the collection fulfills Miss Ima Hogg's dream that 'Bayou Bend may serve as a bridge to bring us closer to the heart of an American heritage which unites us.'" "Established in 1900, the MFAH is the largest cultural institution in the southwest region. The museum's main campus is located in the heart of Houston's Museum District, and comprises the Audrey Jones Beck Building, the Caroline Wiess Law Building, the Glassell School of Art, and the Lillie and Hugh Roy Cullen Sculpture Garden. Nearby, two remarkable house museums—Bayou Bend Collection and Gardens, and Rienzi—present collections of American and European decorative arts. Resources that can be found throughout the MFAH include a repertory cinema, two significant research libraries, public archives, and a state-of-the-art conservation and storage facility."

Since 1966 Bayou Bend has been affiliated with the MFAH as a house museum for American decorative arts. It was designed and built by popular Houston architect John Staub in 1927. "The house was commissioned as a family home by Ima Hogg and her two brothers, Will and Mike, among Houston's most influential residents at the time." Not only did the Hogg brothers plat the subdivision of River Oaks, but they also platted the North and East Norhill Subdivisions, which today have been designated as one of the largest historic districts in the City of Houston, Norhill Historic District. According to the Bayou Bend website "Miss Hogg and her brothers wanted its design to be representative of the history, culture, and climate of the Gulf Coast. They worked closely with Staub, whose design reflected 18th-century Georgian architecture combined with the Spanish Creole style of New Orleans. Miss Hogg later coined the term 'Latin Colonial' to describe the blend of styles. Eventually the sole occupant of Bayou Bend, Miss Hogg donated her house to

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the MFAH in 1957, but she continued to live there until 1965 while overseeing its transformation into a museum."

The website continues to say "Miss Hogg devoted her life to the pursuit of collecting American decorative arts as a means to convey American history to the citizens of Texas. Bayou Bend is now among the world's greatest collections of American paintings, furniture, and decorative arts. Programs and educational outreach—both passions of Miss Hogg—expanded over the decades. In 2010, a long-planned visitor center was completed and opened to the public, situated on a four-acre site adjacent to a bird sanctuary and the home's grounds. The modern, metal-clad structure houses visitor orientation spaces, meeting rooms, and a library. Designed by Houston architect Leslie K. Elkins, and granted a LEED-Silver rating for its environmental efficiencies, the Lora Jean Kilroy Visitor and Education Center is a contemporary gateway to the historic house museum." Bayou Bend is located in River Oaks Subdivision at 6300 Memorial Drive (One Westcott Drive), Houston, Texas, and the historic home was placed on the National Register of Historic Places on December 6, 1979.

Michael Brown contributed over twenty-five articles to numerous publications, including "American Decorative Arts in the Bayou Bend Collection;" "Marks of Achievement: Four Centuries of American Presentation Silver;" "A Decade of Collecting American Decorative Arts and Sculpture at the Museum of Fine Arts, Boston;" "Piecing Together the Past: Recent Research on the American China Manufactory, 1769-1772;" and "Paul Revere and the Late Reverend Mr. Prince's 'Church Cupp': The Study of a Commission." In 2007 Brown authored "America's Treasures at Bayou Bend: Celebrating Fifty Years" which was published by Bayou Bend.

Mr. Brown received a "Youthgrant," National Endowment for the Humanities, Jefferson County Historical Society, Watertown, New York in 1972. That same year, he received a Fellowship to Phi Theta Kappa, National Junior College Scholastic Society, Jefferson Community College, also located in Watertown. He also won a Fellowship to the Northeast Museums Conference, Buffalo, New York in 1974. Brown was named the Sir George Trevelyan Scholar at the Attingham Summer School, Attingham Park, Shropshire, England in 1979. That same year, he was the Recipient of the Virginia L. Radley Outstanding Senior Award, State University of New York College, Oswego, New York. In addition, he served as a Louise du Pont Crowninshield Fellow at the Winterthur Museum in 1987. He received a Research Grant, Scottish Society for Art History in 2009. Most recently, Mr. Brown, along with Peter M. Kenny, curator of American decorative arts and administrator of the American wing at the Metropolitan Museum of Art (MET), organized "Duncan Phyfe, Master Cabinetmaker in New York," which premiered at the MET in 2011, before traveling to Houston in 2012. Both Mr. Brown and Mr. Kenny authored the exhibition's catalogue, which won the prestigious Henry Allen Moe Prize for Catalogues of Distinction in the Arts, New York State Historical Association, Cooperstown, New York in 2012. Brown's Board memberships include: Trustee of the Regional Conference of Historical Agencies, Manilus, New York (1974-1975); Houston Archaeological and Historical Commission (1990-1994); Bering Community Service Foundation, Houston, Texas (1997-1999); Greater Houston Preservation Alliance (1996 - present); City Hall Preservation Committee, Houston, Texas (1999 - present); Editorial Board, Victorian Society in America, Philadelphia, Pennsylvania (2001 - present); and The Heritage Society, Houston, Texas (2006 - present). Michael Brown died in Houston on September 8, 2013.

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## *Brooke Smith Addition*

Brooke Smith Addition was platted in 1905 and expanded with a second phase that was platted in 1906 by Brooke Smith of Brownwood, Texas. Soon after platting the two Brooke Smith Additions, Smith sold Lots 5 and 6, Block 26, to Mrs. Nora Clark of Houston on October 16, 1905 (Recorded October 19). The site today is the location where 400 Cordell Street was built eventually by L. R. Whitaker on Lot 6 in 1918.

On November 14, 1887, Brooke Smith purchased several tracts of land in Harris County as investments, including a 320 acre tract (G. W. Patrick/H. W. Raglin patent), a 200 acre tract (part of J. L. Stanley survey), and a 110 acre tract out of the John Austin two leagues just northwest of Houston from F. W. Henderson of Mason County, Texas. The 110 acres was described as being 2/3 of a one hundred and seventy acre tract out of a five hundred acre tract sold by W. T. Austin to James Scott. It is further described as being located on the north prong of Little White Oak Bayou and said land being known as the "Milner Place located about 3 miles from the Harris County Courthouse in the City of Houston and in a northern or north easterly direction and adjoining the city limits being the same land purchased by J. F. White at sheriff's sale as the property of Milner, and being the same property recovered in District Court of Harris County by James W. Henderson in a suit entitled J. W. Henderson vs. J. C. C. Winch, Q. Hemp and J. S. Whitfield which judgment and decree of partition as well as the older deeds in chain of title are referred to." (Recorded December 8, 1887 and January 2, 1888 Harris County, Texas). Brooke Smith originally leased the same land in April 1889 to James Williams and wife, Louisa of Harris County. Smith as well as his agents, including J. B. McCutchen and Hutcheson and Buans, extended the lease in subsequent years up to July 25, 1898 (Recorded July 27). The land was further described in the lease as being: "land fenced by Brooke Smith in February 1891 out of the Northwest survey of 500 acres known as the Scott survey which is part of the Germantown Tract or NE 1/4 of 2 leagues, originally granted to John Austin and the land herein conveyed known as the Smith survey is situated on the west bank of the Little White Oak Bayou about 2 1/2 miles northwestwardly of the Court House in the City of Houston, Texas, described as follows: Beginning at a point in the middle of Little White Oak Bayou, the same being the NE corner of Hollywood Cemetery" and also located on the East side of 'graded' Montgomery Road" (North Main) and also bounded by lands of Burrell, Koertge, George Steer and John Latretes.

The same 110 acre tract was leased later to Silas Parks on September 20, 1898, by Brooke Smith's Houston agent, R. (Rufus) L. Archer. The lease was again extended to Parks by Brooke Smith of Brown County, Texas from August 27, 1900 to August 27, 1902, and again, on December 3, 1901 for three years with R. L. Archer acting as Smith's agent once again. The land was described as being 2 1/2 miles in a "northwesterly direction from the Court House in Houston and just north of Woodland Heights Addition, and lying east of the Half and Newbauen Addition and bounded on the east by Little White Oak Bayou," including "a small frame house in which tenant Parks resides." The Brooke Smith tract was "bounded on the west by West Montgomery (North Main) or Beauchamp Springs Road and is under fence and logs on both sides of road." In the lease Parks "shall use land but if Smith sells any part, Parks agrees to vacate before lease expires, but must keep fences up, not cut timber."

Brooke Smith did not renew any leases on his 110 acre tract further as he began platting the land for residential lots for sale. He filed the plat for Brooke Smith Addition in Harris County, Texas in Volume 1A, page 129. The plat was filed on September 8, 1905 (Recorded September 11) and

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included 35 Blocks with 421 residential lots. Also platted and filed was Brooke Smith Second Addition by Brooke Smith, President of Brooke Smith Realty Company, Houston, Texas on August 30, 1906 (Recorded September 11) in Volume 2, page 11 and included 115 Blocks with 892 residential lots. H. B. Hardeman of Brown County, Texas was the Civil Engineer on the plat. Brooke Smith filed a Domestic Charter as Brooke Smith Realty Company, Brownwood, Texas, with the Texas Secretary of State on October 16, 1906 with a capital stock of \$50,000.

It was critical to the sale of lots in Brooke Smith Addition that there was available public transportation to the working classes who would be purchasers of lots there. North Montgomery Road dissected Brooke Smith Addition diagonally from southeast to northwest in the west half of the addition. Enid Avenue, which ran north and south through the center of Brooke Smith Addition and continued north through Brooke Smith Second Addition, began at Montgomery Road and ran north. Enid was the street that was designated for the street car line. According to *The Railroad Gazette* on March 15, 1907, Brooke Smith was about to purchase a gasoline motor car for use on the branch of the Houston Electric Railway to Brooke Smith Addition. That same year, Houston Electric Company reported that they had acquired a motorcar line of the Brooke, Smith & Company and would extend it. Brooke Smith Second Addition was located directly west of Little White Oak Bayou and east of Brooke Smith Addition as well as extending north from Brooke Smith Addition. Today, the old streetcar route on Enid is now the modern route for Houston city busses - METRO Route No. 24 which runs from Downtown up N. Main, turns north on Enid and then west on Cavalcade to its northernmost route and returns to Downtown the same way.

"The Key to the City of Houston" in 1908 in describing the Brooke Smith Addition said "This pleasant suburb lies about two and one-half miles northeast of the city of Houston, and one-half mile due north of Woodland Heights. This addition owes its origin to Mr. Brooke Smith, a capitalist of Brownwood, and was opened for the inspection of the public about three years ago. Blocks and streets were laid out, and streets graded. Brick sidewalks were laid, leading in all directions. Tracks were laid over certain streets in the addition, and to a certain point connecting with the Houston street car system. On this track a motor car is operated, which is a great convenience to the residents. A great many pretty cottage homes have been built in Brooke Smith and are occupied by a thrifty class of Houston's working men. Mr. George V. Archer, who is one of Mr. Brooke Smith's local agents, has a beautiful two-story home on one of the prettiest streets. There are two churches accessible, Baptist and Presbyterian. Children attend school at Beauchamp Springs, and, in the near future, there is to be erected a fine and commodious building to accommodate the increasing numbers in this school district. Lots are sold on the easy payment plan, and are reasonable. This is slowly and surely growing, as are the many other residence additions to Houston."

Brooke Smith, who lived in Brownwood, had to hire a series of real estate agents to handle the business of selling the lots and handling the finances of the Brooke Smith Realty Company in Houston. His first agent, George V. Archer, handled the real estate business for Brooke Smith. George V. Archer was born in 1876 in Arkansas. His real estate and notary public office was located at 507 Kiam Building at Main and Preston in Houston. He resided on the southwest corner of Bethje at Pine in the Brunner Addition with his wife, Jessie W. Bell Archer. Archer had been involved in real estate and was the Assistant Postmaster of Brunner in 1903. His father, Rufus L. Archer, owned the Brunner Land Office, and he was also the Brunner, Texas postmaster. The elder Archer had been the real estate agent who had handled the leasing of the Smith lands before Smith platted the acreage into the Brooke Smith Addition. He lived at the northeast corner of Butt and

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Roy, in Brunner, Texas. He died on January 19, 1903. Archer Street in the new Brooke Smith Addition was named after him. Because of his close association with the elder Archer, Brooke Smith likely hired Rufus' son for the Brooke Smith Realty Company office. George V. Archer purchased Lots 7, 8, 9 and 10, Block 26 from Brooke Smith for \$800 on October 9, 1905 (Recorded October 31). Archer built the large, Colonial Revival style home with neo-classical detailing now located at 403 Archer in 1906 in the Brooke Smith Addition. Several relatives lived with him, his wife and three children, including his mother, Mattie G. Archer as well as Rosalie Archer, who was the widow of W. V. Archer. (The historic home is featured in "Houston Architectural Guide by Stephen Fox) George V. Archer partnered in his real estate office with Gardner Thomas (Archer & Thomas) in 1906, and they also managed Brooke Smith Realty Company. Their offices were then located at 212 Main. Archer and Thomas built two of the earliest homes in Brooke Smith Addition, and both are still standing today. Gardner Thomas was the son-in-law of Brooke Smith. Gardner Thomas had married Lola Doswell Smith in 1902. Gardner Thomas purchased Lots 11 and 12, Block 22, Brooke Smith Addition from Brooke Smith on February 13, 1906 (Recorded February 17). He built a home there on the southwest corner of Cordell at Melwood which today is known as 311 Cordell. It is located very near 403 Archer (described earlier as the northwest corner of Archer at Melwood), as well as 400 Cordell Street at Melwood. Melwood Street was originally spelled Mellwood. Gardner Street in the new Brooke Smith Addition was named after Gardner Thomas. Brooke Smith's other daughter, Norma Smith had married T. Glenn Heslep (1875-1919), and one of the streets in the new Brooke Smith Addition was named after him. Brooke Smith also built a home in Brownwood, Texas which was located on Melwood and Chandler, and he likely named W. Melwood in the new Brooke Smith Addition after that street. Temple Street in the new Brooke Smith Addition was named after Brooke Smith's daughter, Flora Temple Smith, who was born and died in the same year in 1881. She had been named after her uncle, Temple D. Smith, who was a brother of Brooke Smith.

However, Smith filed a lawsuit against George V. Archer who apparently had not been handling Smith's business interests in the manner that pleased Smith. The notice of the suit appeared in the Brownwood Texas Daily Bulletin on December 15, 1909. Archer was not employed at that time with Brooke Smith Realty Company and by 1910, he was the manager of Standard Land and Building Company, located at 1002 Scanlan Building. He was still living at 403 Archer. By 1911 he had moved from 403 Archer and was residing at 615 Olive in Brunner, Texas (Houston).

After George V. Archer left the Brooke Smith Realty Company, it came under the sole management of Gardner Thomas in 1909, and he had his offices at 309-310 Chronicle Building, located at Travis and Texas Avenue. He was also the Secretary of League City Orange Company. The Brooke Smith Addition first appeared in the criss-cross section (by street) in the City Directory in 1910 and was described as: "east of Houston Avenue, one mile north of San Jacinto Park (now Woodland Park), with streets running east and west being Cottage, Temple, Melwood (formerly spelled Mellwood), Florence (now E. Fugate) , Gardner, Heslep, Fenwick (now partly called Patton), Jewett, Janssen (now Coronado), Pittman, Mathis, Pettit, Rilling (now W Cavalcade) and Tarver Avenues; Streets running north and south being Moss, Norwood (now Northwood), Taber, Walton, Enid, Cordell, Archer, and Vincent" and the following streets located to the far east were lost to I-45 expansion, including: Henley, Dever, Curtis, Karnes and Trimble. A few owners and their homes in Brooke Smith Addition that have been identified, include: Lula A. Pace (widow of Jesse C) residing on the west side of Enid, first house south of Gardner (1911); William A. Clark (Clark & Talley), residing on the west side of Archer, between Heslep and Fenwick (1912); W. W. Faught - 216 Archer.

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Perhaps Gardner Thomas who was managing the Brooke Smith Realty Company office was not in good health as he ended his business association there in 1912 and died soon thereafter in 1918. In 1912 Brooke Smith had engaged George S. Durant and Hoyt Wood (Durant and Wood) to manage the affairs of the Brooke Smith Realty Company, and their offices were located also at 310 Chronicle Building. Durant lived at 836 Cortlandt, and Wood lived at 523 Harvard in Houston Heights. They too were no longer associated with Brooke Smith Realty Company as George S. Durant was a salesman for the Houston Heights Real estate office, and Hoyt Wood was a cashier for Goodyear Tire and Rubber Company in 1913.

Brooke Smith finally divested himself of all of his interests in the Brooke Smith Second Addition when he sold the remaining unsold lots and property to Charles W. Lindsay and David E. Smith (no relation) on August 20, 1914 (Recorded August 25). Brooke Smith financed the sale of the lots to Smith and Lindsay himself in the amount of \$133,700 at the rate of 5% per annum. There were 72 notes that would come due with the first group maturing on August 20, 1924. D. E. Smith and C. W. Lindsay owned the Smith-Lindsay Land Company, real estate and loans, and were located at 414 Scanlan Building. D. E. Smith resided on the west side of Archer, first road north of Cottage Avenue in Brooke Smith Addition. Charles W. Lindsay lived at 312 Pecore. Apparently Brooke Smith had borrowed funds previously from the City of Brownwood to finance another business venture. As President of Brooke Smith Realty Company, he was authorized by a Resolution of the Board of Directors and Brooke Smith & Company (Unincorporated) Bankers to assign a portion of the mortgage he held on Smith and Lindsay. Brooke Smith assigned a portion of that promissory note to the City of Brownwood to pay a debt to them which he owed in the amount of \$55,018. Brooke Smith & Company Bankers was a co-partnership composed of Brooke Smith, Sr., his son, Brooke Smith, Jr. and his daughter, Lola D. Smith Thomas Lester, who had married Elisha Lester after the death of her first husband, Gardner Thomas.

In 1914 David E. Smith was listed in the city directory as owner, Brooke Smith Addition whose offices were at 306-7 Settegast Building, located at 1016 Preston. He was also owner and manager of the Woodland Apartments, 3600 N. Main (or Houston Avenue) and resided there as well. His advertisement appeared in the city directory on page 829 as "D. E. Smith - Real City Lots - \$5.00 cash, \$5.00 monthly - select your lot - I will build on rental payments." In 1915 D. E. Smith produced a large fold-out mailer advertising his lots for sale as well as the amenities of Brooke Smith Second Addition. His offices were now located at 303-304-305 Settegast Building. Harry W. Thrower was his sales manager. He lived at 1546 Railroad (now Nicholson) in Houston Heights. The Brooke Smith Addition brochure promoted the "beautiful shade trees" with over 600 homesites (50' X 100') available with prices from \$350 to \$575 and with terms \$5.00 to \$7.50 per month or \$1.25 to \$2.00 per week. It also stated that "we have built over 60 new homes in the last six months." It also promoted Houston Avenue as brick paved to North Main within three blocks, and Houston Avenue and North Main graveled street through Brooke Smith to 20th Avenue, Houston Heights. According to the 1915-1917 city directories, there was a great deal of building activity in Brooke Smith Second Addition. A few owners and their homes in Brooke Smith Second Addition at this time period that have been identified, including: 219 Archer - Frank C. Fares; James Goodson - east side of Cordell; 6 homes north of Cottage Avenue; John Lang, east side of Moss; 407 Dever; 510 Vincent; 802 and 810 Enid; 902, 908 and 910 Walton; 1100 Taber; 1106 and 1108 N. Main; and 1208 Norwood. In 1917 listed in the Street Index were 46 houses on Cordell; 8 on Cottage; 15 on Dever; 2 on Fenwick; 6 on Florence; 2 on Gardner; 15 on Henley; 4 on Heslep; 4 on Janssen; 1 on Jewett; 1 on Mathis; 7 on Moss; 22 on Norwood; 1 on Pittman; 28 on Taber; 1 on Tarver; 3 on

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Temple; 21 on Vincent and 30 on Walton. In addition, 400 Cordell Street was built in 1918 by Lee Roy Whitaker.

In 1919 D. E. Smith had moved his Brooke Smith Addition real estate offices to 1004 Union National Bank Building at 220 Main. In the 1923 City Directory David E. Smith and wife, Blanche were living at 1 Woodland Apartments. In 1923 David E. Smith not only owned the Woodland Apartments but also the Ojede Apartments at 3611 N. Main, and he had moved to a residence at 606 Dell Court in Woodland Court Addition. In 1926 he had moved his real estate offices to larger offices at 3628 N. Main. Again in 1929 he had moved his real estate offices once again to 3710 N. Main. His son, David E. Smith, Jr. who was an attorney, had his office there too. By 1940 David E. Smith had sold all the lots in Brooke Smith Second Addition and was no longer in the real estate business. In that year he was operating Jordan's Food Shop, a grocery store, at 6817 Lyons Avenue, and he was living above the store. He retired in 1941 and relocated to Freeport, Texas where he lived at 223 North Front Street. He died on Wednesday, November 19, 1958 in Freeport and services were held at the Freeport Church of Christ, officiated by Pastor Leon Meek. Burial was conducted at Hollywood Cemetery, Houston, Texas.

Woodland Court Addition, where Dell Court (now known as Dell Street) was located and where David E. Smith lived in 1922-23, was platted and located adjacent to the southeast corner of Brooke Smith Addition. It is situated just south of Brooke Smith Second Addition, just east of Brooke Smith Addition, and just east of North Main. However, there are only a few historic homes remaining on the north side of the 500 Block of Dell Court today.

The most significant change to Brooke Smith Second Addition as well as Germantown came when Interstate 45 was built as the first freeway in Texas. It opened in stages beginning on October 1, 1948. Full completion to Galveston was finished in 1952, as part of U. S. Highway 75. At the north (Houston) end, it was connected to the North Freeway via the short Pierce Elevated through Downtown Houston, which was completed in 1967. Germantown was split in half by the construction of I-45. The western half of Germantown today, which is adjacent to and located just to the east of Woodland Heights, which has been designated as an Historic District of the City of Houston, has been designated also as Germantown Historic District of the City of Houston. All of the historic homes in the path of I-45 were demolished while few were moved. Approximately 269 lots with historic homes located on the far eastern edge of Brooke Smith Second Addition, being located east of Cordell southward to Pettit, east of Archer southward to Gardner and east of Henley (now North Freeway Feeder Road) southward to Cottage, were demolished for construction of I-45. However, a huge concentration of historic homes remains west of I-45, north of North Main, south of Tarver Street and east of Northwood. Northwood (formerly Norwood) fronts historic Montie Beach Park as well as historic Robert Browning Elementary School. Browning Elementary School is part of the Houston Independent School District (HISD) and was built in 1927 to serve the area. Montie Beach Park was named for Mrs. Montie (Rice) Beach (1880-1964). She was born in 1880 in Cleveland, Trinity County, Texas. She was the second wife of Ira Monta Beach (1861-1918) whom she married in 1897 just a year before they came to Houston from Dallas, Texas to open one of the most successful and famous Schools of Dance in Texas. Mrs. Montie Beach was an active member of the Houston Parks Board, and she was honored with the naming of Montie Beach Park. Today, the mission of the Montie Beach Civic Club, named after Montie Beach Park, which has members in Brooke Smith Addition, Oakdale Place and Lizzieton Terrace Subdivisions, is to build a better community through publishing a monthly newsletter, holding monthly meetings with speakers, an

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Annual Community Clean Up Day, Summer Family Fun Day in the Park, National Night Out events and neighborhood socials.

## *Brooke Smith*

Brooke Smith was born in Beaver Dam, Hanover County, Virginia, on March 13, 1853 in the old ancestral plantation known as "Westfield" about forty miles northwest of Richmond, Virginia. He was one of ten children born to Paulina Thilman (Doswell) Smith (1822-1883) and John Snelson Smith, Jr. (1817-1901). He was home schooled with his brothers and sisters. The Smith family moved to Marion County, Indiana in the fall of 1860 where the family farmed, near Howdy, Indiana. In Indianapolis, he joined the Sons of Liberty, which was a southern sympathizer group during the Civil War. He attended secret meetings in the attic of the home of his father, John Snelson Smith. The Smith family relocated to McLennan County, Texas. in December 1870 and purchased a farm near Waco. Brooke helped the family on the farm while attending night school at Burleson College. He took a commercial course at 25 cents per lesson from Professor Boggess. Brooke made trips to Waco to purchase items for the family and farm and became acquainted with the store owner, Mr. Lyons, who owned the large wholesale and retail house called Lyons, Cohn & Co. Lyons was in need of a bookkeeper and hired Brooke Smith, who was initially paid only for his board and keep. He was hired on a trial basis but finally hired for \$75 a month. He decided to move west to Brownwood, arriving there on February 8, 1876. The population of the town was 120 inhabitants. He found Brownwood promising and returned to Waco and suggested to Lyons that he should open a store in Brownwood. Partnering with Sol Lyons and Otto Steffens, he opened a general store in Brownwood, then a Texas frontier town. With no banks in the town, Smith and Steffens placed a large safe in their store where they kept their own funds, as well as financial deposits entrusted to them by area ranchers and farmers, keeping up to \$50,000 in currency in the safe at times. They cashed checks and sent drafts. They decided to open a private banking department within their general store. On July 1, 1876, Brooke Smith opened the bank in the back of their store. It was located on the southwest corner of the square. In 1877 the partnership with Lyons, Cohn & Co. was dissolved, and the store name was changed to "Smith and Steffens." The bank was called The Pecan Valley Bank. They moved to another building at 114 E. Baker Street in 1884, which is still standing. The bank closed in 1921. The year Brooke opened the bank, he was also one of the principle stockholders in the Brown County Milling Company.

Smith married Juliet Logan Sparks (1862-1938) on March 2, 1880 in Bourbon County, Kentucky. They returned to Brownwood to live and built a large, Victorian-era home on the corner of Melwood and Chandler Street (demolished). Brooke Smith continued in the banking business and in 1883, opened two stores - one in Belle Plain and another in Buffalo Gap, Texas. They opened the First National Bank of Brownwood, with a capital of \$75,000 as well as a First National Bank in Abilene with a paid capital of \$50,000. Both Smith and Steffens sold their Brownwood store to relatives in 1883. Brooke was elected Brownwood mayor in 1886. During his tenure, the city built its first water system of which Smith personally managed for the first years, doing all the collecting of water bills and managing the business of the department. In the 1880s Brooke also served as an Alderman and was a city School Trustee for many years.

On November 14, 1887, Brooke Smith of Brown County, Texas, had purchased several tracts of land in Harris County, Texas as investments, including a 320 acre tract (G. W. Patrick/H. W. Raglin patent), a 200 acre tract (part of J. L. Stanley survey), and a 110 acre tract out of the John Austin

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two leagues just northwest of Houston from F. W. Henderson of Mason County, Texas. He leased the 110 acres for several years. In 1898, Brooke Smith, John G. Lee and J. S. Shepard incorporated the Brownwood Ice and Light Company with a capital stock of \$90,000 to supply "lights, electric motive power and to manufacture ice." In 1889 the Presbyterians built Daniel Baker College and the Baptists built Howard Payne College. Brooke Smith contributed generously to both colleges and helped with fundraising too. Brooke was instrumental in establishing the Gulf, Colorado, Santa Fe and Frisco Railroads being built. In 1892 the Fort Worth and Rio Grande Railroad elected Brooke Smith as director, to which he served for forty years. On August 4, 1894, Smith had a survey completed for a huge dam and an irrigation system at the site of the Brownwood water plant to plan for future water needs of the city. The dam was to be 80 feet high and 1,800 feet long and would impound water to cover four thousand acres. However, it was not until 1924 that the dam was built and Lake Brownwood was created to serve their water needs.

Brooke Smith, who had operated a private bank early in his banking career, did not like the modern banking regulations, which required examinations, had paternalistic control as well as other restrictions and limitations. In 1894, he left First National Bank of Brownwood, borrowed the money, mortgaged his 100 acres in Harris County (the future Brooke Smith Addition), and paid off what he owed to First National Bank. Then he opened a private bank, which he named Brownwood Bank.

Brooke Smith undertook a huge land development on some of his investment land near Houston, which he platted and sold as residential lots. He filed the plat for Brooke Smith Addition in Harris County, Texas, in Volume 1A, page 129. The plat was filed on September 8, 1905 (Recorded September 11). He also platted and filed Brooke Smith Second Addition as Brooke Smith, President of Brooke Smith Realty Company, Houston, Texas on August 30, 1906 (Recorded September 11) in Volume 2, page 11. H. B. Hardeman of Brown County, Texas was the Civil Engineer on the plat. Brooke Smith filed a Domestic Charter as Brooke Smith Realty Company, Brownwood, Texas, with the Texas Secretary of State on October 16, 1906 with a capital stock of \$50,000. Brooke Smith also was investing in the drilling of oil wells. According to a Houston Daily Post advertisement in March 1907, Brooke Smith had just struck a very high grade of oil at Brownwood and was seeking contractors to drill wells.

Brooke Smith, who lived in Brownwood, Texas, had to hire a series of real estate agents to handle the business of selling the lots and handling the finances of the Brooke Smith Realty Company in Houston. His first agent, George V. Archer, handled the real estate business for Brooke Smith. His real estate and notary public office was located at 507 Kiam Building at Main and Preston, Houston. He resided on the southwest corner of Bethje at Pine in the Brunner Addition. Archer had been the Assistant Postmaster of Brunner in 1903, and his father, Rufus L. Archer, owned the Brunner Land Office and also had been postmaster. The elder Archer had been the real estate agent who had handled the leasing of the Smith lands before Smith platted the acreage into the Brooke Smith Addition. George V. Archer built the large, Colonial Revival style home at 403 Archer in 1906. Joining Archer in the Brooke Smith Realty Company office in 1906 was Gardner Thomas, who was the son-in-law of Brooke Smith. Thomas had married Lola Doswell Smith in 1902. Their offices were then located at 212 Main. Gardner resided in the Brooke Smith Addition as well, and lived on the southwest corner of Cordell at Melwood, which was very near 403 Archer. However, Smith filed a lawsuit against George V. Archer who apparently had not been handling Smith's business interests in the manner that pleased Smith. The notice of the suit appeared in the

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Brownwood Texas Daily Bulletin on December 15, 1909. The Brooke Smith Realty Company came under the sole management of Gardner Thomas whose offices were located at 309-310 Chronicle Building, located at Travis and Texas Avenue. Perhaps Gardner Thomas was not in good health as he ended his business association in the Brooke Smith Realty Company in 1912 and died soon thereafter in 1918. In 1912 Smith had engaged George S. Durant and Hoyt Wood (Durant and Wood) to manage the affairs of the Brooke Smith Realty Company, and their offices were located also at 310 Chronicle Building.

Brooke Smith finally divested himself of all of his interests in the Brooke Smith Second Addition when he sold the remaining unsold lots and property to C. W. Lindsay and David E. Smith (no relation) on August 20, 1914. Smith financed the sale to Smith and Lindsay of the lots himself at the rate of 5% per annum on a portion of the note which was to mature on August 20, 1924. Apparently Smith had borrowed funds previously from the City of Brownwood to finance another business venture. As President of Brooke Smith Realty Company, he was authorized by a Resolution of the Board of Directors and Brooke Smith & Company (Unincorporated) Bankers to assign a portion of the mortgage he held on Smith and Lindsay. Brooke Smith assigned a portion of that promissory note to the City of Brownwood to pay a debt to them which he owed in the amount of \$55,018. Brooke Smith & Company Bankers was a co-partnership composed of Brooke Smith, Sr., his son, Brooke Smith, Jr. and his daughter, Lola D. Smith Thomas Lester, who had married Elisha Lester after the death of her first husband, Gardner Thomas.

Brooke Smith not only had interests in real estate and oil well drilling, but he also had been the main promoter and president of the Brownwood North and South Railway Company which was "chartered on January 29, 1910, by the citizens of Brown County to build a road eighteen miles from Brownwood, the county seat, north to May. Smith and other Brownwood businessmen hoped to extend the line eventually to Cisco, to link the cotton-producing regions of northern Brown County and southern Eastland counties. The capital was \$30,000, and the business office was located in Brownwood. Members of the first board of directors included Smith, J. A. Walker, Y. C. Yantis, A. L. Self, G. N. Harrison, R. B. Rogers, Will H. Mays, Henry Ford and J. J. Timmins, all of Brownwood. The company made an agreement to use the tracks of the Fort Worth and Rio Grande Railway Company from a half mile east of Pecan Bayou into Brownwood. Work began on the construction of the road but was stopped when some of the subscribers to its stock failed to pay. At that time B. L. Winchell, then president of the St. Louis and San Francisco Railroad Company (Frisco), agreed to complete the line and was given all of the Brownwood North and South assets and liabilities. The eighteen miles to May was placed in operation in November 1911. The line went into receivership along with the other Frisco properties in 1913." The road never was a financial success and was abandoned by 1927.

Brooke Smith and Company served as the City Treasurer of Brownwood in 1918. He served on the Board of Trustees of both Howard Payne and Daniel Baker Colleges, and signed every diploma from the latter college's beginning until 1933. In 1933 Brooke Smith wrote "Memoirs of Brooke Smith" which was subsequently published in 2002. Smith was a charter member at St. John's Episcopal Church. When they built their first church building in 1891, they still owned \$4,000. They could not always afford a preacher so the Bishop asked Brooke Smith to conduct church services. He agreed to preach for one year without pay, so the congregation saved \$1,000 in salary to a minister. That amount was matched by a New York donor and was used to pay down their debt.

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Brooke Smith again preached free for one year receiving the same matching grant which eventually paid all debt owed by the church.

Brooke Smith, Jr., son of Brooke Smith, married Kathie "Katie" Clare Blackburn (1889-1977) in Brownwood, Texas on April 6, 1909. He became a cashier at the Brooke Smith Bank of Brownwood, Texas. Later he moved to Houston, and in 1930 was working to develop a subdivision in Brownwood with his father. Brooke Smith, Jr., while on a business trip to San Antonio, was struck by tragedy. According to the San Antonio Express on Tuesday, July 22, 1930, Smith was blown halfway through a window of his hotel and sustained severe burns as his clothes were completely burned from his body. Apparently a lighted match in the gas filled room at the Grande Courts Hotel, 755 East Mulberry Street, had caused a terrific explosion at 3:30 am on Monday, July 21, 1930. The exact cause of the explosion had not been determined that night. According to the hotel manager, Louis Piper, Smith had registered at the hotel at 9 p.m. Sunday, July 20, insisting on a second floor room. He was told that there was a room on the west side of the building but it would not be as cool as an available room on the first floor. Several guests of the hotel said they had smelled gas on the second floor at 11 p.m. A half hour later the explosion shook the entire building. A gas jet near the floor was still open when the room was broken into, according to San Antonio City Detectives, J. F. Leonard and C. W. Lee, who investigated the case. They also stated that the door to the room had been locked and all windows had been closed.

The hotel staff found Smith still conscious when picked up, but he lost consciousness shortly after reaching the Medical and Surgical Hospital. His wife upon being notified of the incident, rushed to San Antonio via a taxi from Houston as no trains were immediately available. Brooke Smith, Jr. died Monday morning, July 21, 1930, at the hospital. Fortunately the fire that had been started by the explosion at the hotel was extinguished by the fire department before spreading, and damage was estimated at only \$350. Smith's wife had taken her husband's body back to Houston, and according to the Houston Post-Dispatch on Tuesday, July 22, a funeral was to be held at 4 p.m. at the Smith residence at 2206 Quenby. Brooke Smith, Jr. and his wife are both buried in Forest Park Cemetery, 6900 Lawndale Street, Houston, Texas.

Brooke Smith, Sr. died in Brownwood, Texas on April 17, 1940. Flags in the City of Brownwood were flown at half-staff. He was buried in Greenleaf Cemetery in Brownwood. His headstone reads: "All that I gave, I have - All that I kept, I lost." His wife and three daughters are buried at Greenleaf Cemetery also. He and his wife had four children: Flora Temple Smith (1881-1881); Lola Doswell Smith Thomas Lester (1882-1932); Norma Brooke Smith Heslep (1885-1910) and Brooke Smith, Jr. (1887-1930).

Brookesmith, Texas, located "between Clear Creek and Spring Branch in southwestern Brown County, was named by David Smith in 1902, in honor of Brooke Smith. A post office was established at Brookesmith in 1903. The community's early settlers included David Smith and Brooke and Aaron Lee. The town had three cotton gins and several other businesses until cotton farming declined in the 1950s. In the 1980s Brookesmith had the post office, a store, a gas station, and a twelve-grade school. In 1980, 1990, and 2000 the community reported a population of sixty-one." According to James C. White, author of "The Promised Land," Brooke Smith arrived in Brownwood, Texas, on February 8, 1876, and "The intervening 64 years of his life was never paralleled by any Texan, and certainly by none who lived in this section of the state. So many 'firsts are associated with his life and work here.'" Travis C. Smith, Jr., in his book, "From the Memories of Men" stated: "I would like to mention the debt Brownwood and Brown County owes to the late

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Brooke Smith. He did everything humanly possible to help develop our part of the world and he should be remembered by our future generations." On August 7, 2003, Carnegie Avenue, a major Brownwood thoroughfare, was designated by the City of Brownwood as the "Brooke Smith Memorial Boulevard" to honor this pioneer leader. Furthermore, a historical subject marker was erected in 2004 in Brownwood to honor Brooke Smith. It was placed at The Brownwood Historic Depot Plaza, 600A E. Depot Street, Brownwood, Texas.

## *David Elijah Smith, Sr.*

David Elijah Smith was born on November 11, 1878 in Brazos County, Texas. He was a son of David Elijah Smith, Sr. and Mattie Pugh. When he was two years old, he was living with his uncle, James Powers and his family in Brazos County, Texas. David E. Smith married Blanche Hickman (1882-1964) on March 24, 1901 in Brazos County, Texas. She was a daughter of John Maston Hickman and Ada Bryon Hood. (David E. Smith and his wife relocated to Houston, Harris County, Texas about 1902 where David is found living in the 1903 City Directory. He opened a real estate firm called, Flintzer & Smith, which was located at 8 Perry Building, 1915 1/2 Congress. His partner was Anton D. Flintzer. Smith was boarding at the Mansion House hotel located at Congress and Milam.

In 1905, David E. Smith expanded his real estate acumen by working as a bookkeeper for Standard Mutual Fire Insurance Company, and he had moved to the west side of Houston Avenue, 3/4 mile north of Highland Park. While living in Houston, the following children were born to David and Blanche Smith: Pauline O'Dell Smith, born 1905; David E. Smith, Jr., born 1907; and Jewel B. Smith, born 1910. His father-in-law, John Maston Hickman (1860-1926) and his family also relocated to Houston from Brazos County and were living in Brooke Smith Addition in the 1910 Census. David E. Smith, his wife, and three children also lived with Hickman on the west side of Archer, first residence north of Cottage Avenue.

Smith was still involved in real estate and in 1911 opened the Smith-Lindsay Land Company, real estate and loans with partner, Charles W. Lindsay. His partner, Charles W. Lindsay lived at 312 Pecore. Smith was also operating a bowling alley at 3500 Houston Avenue. In the 1911 City Directory, Smith's brother-in-law, Albert J. Hickman, was listed as manager. In 1912 Smith had expanded his business to include a saloon and pool room and had relocated his businesses to 3700 Houston Avenue. He was residing at 3800 Houston Avenue at that time. Also living with him were his sisters-in-law, Miss Cecille and Elsie Hickman, who were students as well as Miss Marie Hickman. By 1913 Smith had moved his residence back to the west side of Archer, first residence north of Cottage Street in Brooke Smith Addition, where his father-in-law lived. At that time, Albert J. Hickman and wife, Alma were living at 1317 Crockett, and Hickman was a driver for Texas Bread Company. His father, James M. Hickman was a clerk at Joseph Rendl, and was living on the south side of Pecore at Norwood (Northwood).

While working in real estate and living in Brooke Smith Addition, David E. Smith (no relation to Brooke Smith) came into contact with the intentions of Brooke Smith to sell his development. Seeing the opportunity and having the expertise in the real estate business, he and his partner Charles W. Lindsay purchased the Brooke Smith Second Addition when Brooke Smith finally divested himself of all of his interests in the remaining unsold lots and property on August 20, 1914 (Recorded August 25). Brooke Smith financed the sale of the lots to Smith and Lindsay himself in the amount of \$133,700 at the rate of 5% per annum. There were 72 notes that would come due with

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According to the 1915-1917 Houston city directories, there was a great deal of building activity in Brooke Smith Second Addition. A few owners and their homes in Brooke Smith Second Addition at this time period that have been identified, including: 219 Archer - Frank C. Fares; James Goodson - east side of Cordell; 6 homes north of Cottage Avenue; John Lang, east side of Moss; 407 Dever; 510 Vincent; 802 and 810 Enid; 902, 908 and 910 Walton; 1100 Taber; 1106 and 1108 N. Main; and 1208 Norwood. In 1917 listed in the Street Index were 46 houses on Cordell; 8 on Cottage; 15 on Dever; 2 on Fenwick; 6 on Florence; 2 on Gardner; 15 on Henley; 4 on Heslep; 4 on Janssen; 1 on Jewett; 1 on Mathis; 7 on Moss; 22 on Norwood; 1 on Pittman; 28 on Taber; 1 on Tarver; 3 on Temple; 21 on Vincent and 30 on Walton. In addition, 400 Cordell Street was built in 1918 by Lee Roy Whitaker.

In 1919 D. E. Smith had moved his Brooke Smith Addition real estate offices to 1004 Union National Bank Building at 220 Main. In 1920 Smith and his family were living at 3 Woodland Apartments. In the 1923 City Directory David E. Smith and wife, Blanche were living at 1 Woodland Apartments. In 1923 David E. Smith not only owned the Woodland Apartments but also the Ojede Apartments at 3611 N. Main, and he had moved to a residence at 606 Dell Court in Woodland Court Addition. His father-in-law continued to live at 3716 N. Main until he died on June 26, 1926. He and his wife were buried in Hollywood Cemetery.

Woodland Court Addition, where Dell Court was located and where David E. Smith lived in 1922-23, was platted and located adjacent to the southeast corner of Brooke Smith Addition. It is situated just south of Brooke Smith Second Addition, just east of Brooke Smith Addition, and just east of North Main. However, today there are only a few historic homes remaining on the north side of the 500 Block of Dell Court (now known as Dell Street).

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In 1926 Smith had moved his real estate offices to larger offices at 3628 N. Main. Again in 1929 he had moved his real estate offices once again to 3710 N. Main. His son, David E. Smith, Jr. who was an attorney, had his office there too. In the 1940 census Smith was renting a home on Glen Brook Drive. By 1940 David E. Smith had sold all the lots in Brooke Smith Second Addition and was no longer in the real estate business. Later that year he was operating Jordan's Food Shop, a grocery store, at 6817 Lyons Avenue, and he was living above the store. He retired in 1941 and relocated to Freeport, Texas where he lived at 223 North Front Street.

His obituary appeared in the Houston Post on Wednesday, November 19, 1958. He died on Tuesday, at 2:40 am on November 18, 1958 in Freeport, Brazoria County, Texas. He was survived by his wife, Mrs. D. E. Smith (Blanche) of Freeport; daughters: Mrs. Ernest C. Coker (Pauline O'dell); Mrs. G. R. Bell, Jr (Jewel B.) of Houston; and one son, D. E. Smith, Jr. of Midland, Texas, who was the husband of Almeda Cotterell Smith. Services were to be held at 10 am on Thursday, November 20 at Freeport Church of Christ, officiated by Pastor Leon Meek. Graveside services were to be held at 2 pm at Hollywood Cemetery, located at 3506 N. Main Street, Houston. He was buried there in the Sunset Lawn Section, Lot 24, Grave 4. His wife is buried there as well. Perhaps his family chose to have his burial at Hollywood Cemetery since it was adjacent to and just on the other side of Little White Oak Bayou from Brooke Smith Second Addition, where he had worked for almost 30 years in selling lots and building homes, and where he first had lived when he came to Houston in 1902.

## ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The home at 400 Cordell Street features 1,130 square feet sited facing west on a 5,000 square foot lot. The home is designed in the Bungalow style with neo-classical elements. The home is faced with wood, clapboard horizontal siding and is one story tall. The home features wood-sash, double-hung windows with 1/1 lights. A gable roof with the ridge running east and west is covered with asphalt shingles. The home is built on a raised brick, pier and beam foundation. The home features decorative wood knee braces under the wide eave overhang.

On the west elevation the front porch is the same width as the home being 28 feet wide. It is located under the main gable roof. The porch is support by four classical, wood Doric columns. The two columns located at each of the outer edges of the porch are larger in circumference than the two columns on either side of the entry opening at the front steps. Just above the columns and at the bottom edge of the massive gable front is a decorative entablature that features a motif with a slight point. Wood knee braces are located at either end as well as located under the center gable under the wide eave overhang. The front steps are poured concrete which curve outwardly toward the sidewalk. A low cheek wall of poured concrete is located on either side of the steps and slopes gently and outwardly toward the sidewalk. The porch features a wood, stick balustrade, and wood tongue and grove floor decking. The front door is off-set from the centered, porch entry. It is a wood, cottage type door that features a large wood panel below an upper glass light. Below the glass light is an exaggerated, decorative wood trim element. There are two oversized, wood windows on either side of the door. The gable front of the home is clad with fish scale wood shingles. Centered in the gable front is an attic vent featuring wood louvers on either side of a small centered, vertical glass light.

# CITY OF HOUSTON

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Planning and Development Department

On the north elevation is a projecting box bay that features multiple, double-hung wood sash windows. This bay is the location of the dining room, and built into the bay on the interior is a wood window seat the length of the bay.

On the southeast elevation there is a sun room measuring 12 feet wide and 9 feet deep. It is clad with the same wood siding as the home below continuous rows of multi-light wood windows. This room was not original to the home. It was likely built in the ell of the southeast corner of the home about 1935 when the addition was placed under the main gable roof which was extended east at the same pitch and profile as the original roof over the sun room.

The home is in good condition. It has not been altered from its original construction since 1918 other than the addition of the sun room located at the southeast corner. On the interior the home features a decorative wood colonnade built between the living room and dining room. Bookshelves with glass light doors face the living room in the colonnade which features decorative wood, single tapered half columns above bookcases located on either side of the opening. The interior woodwork and doors are stained wood, and the floors are stained pine.

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# CITY OF HOUSTON

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<http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Field&GSfn=Thelma&GSbyrel=all&GSdy=2005&GSdyrel=in&GSob=n&GRid=11603613&df=all&> and <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=16029247> and <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=46357530> and <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=105893459>

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Archaeological & Historical Commission

Planning and Development Department

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# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

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*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Diana DuCroz and Matthew Kriegl, Planning and Development Department, City of Houston.*

## APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

**S    NA**

**S - satisfies    NA - not applicable**

Meets at least three of the following (Sec. 33-229(a)(1):

- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

**AND**

- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

**OR**

- The property was constructed before 1905 (Sec. 33-229(a)(2));

**OR**

# CITY OF HOUSTON

**Archaeological & Historical Commission**

**Planning and Development Department**

The property is listed individually in the National Register of Historic Places or designated as a "contributing structure" in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

**OR**

The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

## **STAFF RECOMMENDATION**

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark and Protected Landmark Designation of the Whitaker-Graliano-Brown House at 400 Cordell Street.

## **HAHC ACTION**

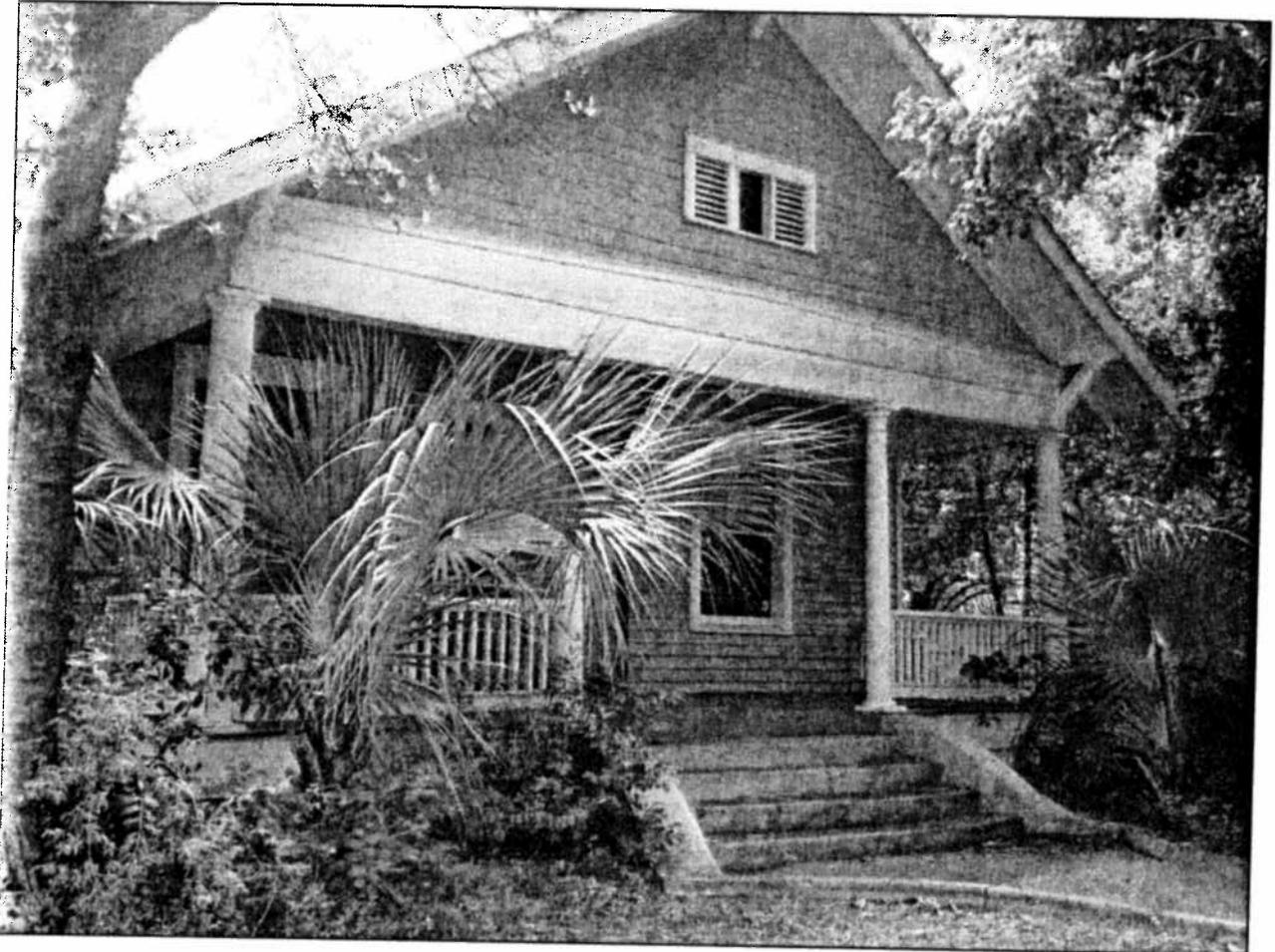
Recommended to City Council the Landmark and Protected Landmark Designation of the Whitaker-Graliano-Brown House at 400 Cordell Street.

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

**EXHIBIT A**  
**PHOTOGRAPH**  
WHITAKER-GRALIANO-BROWN HOUSE  
400 CORDELL STREET



# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## EXHIBIT B SITE LOCATION MAP WHITAKER-GRALIANO-BROWN HOUSE 400 CORDELL STREET



<b>SUBJECT:</b> Approval of a resolution designating the Whitaker-Graliano-Brown House at 400 Cordell Street as a Landmark and Protected Landmark in accordance with Chapter 33, Code of Ordinances		<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b> 11
<b>FROM (Department or other point of origin):</b> Planning and Development		<b>Origination Date</b> October 11, 2012		<b>Agenda Date</b> NOV 20 2013
<b>DIRECTOR'S SIGNATURE:</b> <i>Matthew A. Stapp</i>		<b>Council District affected:</b> H		
<b>For additional information contact:</b> Matthew Kriegl Phone: 713-837-7803		<b>Date and identification of prior authorizing Council action:</b> N/A		
<b>RECOMMENDATION: (Summary)</b> Approval of a resolution designating the Whitaker-Graliano-Brown House at 400 Cordell Street as a Landmark and Protected Landmark				
<b>Amount and Source of Funding:</b> N/A			<b>Finance Budget:</b>	
<b>SPECIFIC EXPLANATION:</b> A property owner may initiate an application for the designation of a Landmark and Protected Landmark, for which a 90-day waiver certificate may not be issued by the planning official. This application for Landmark and Protected Landmark designation of Whitaker-Graliano-Brown House at 400 Cordell Street was initiated by the owner.  A public hearing was held on September 12, 2012 by the Houston Archaeological and Historical Commission and there were no objections to the designation. The Houston Archaeological and Historical Commission determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation.				
Attachments: Application and Staff Report				
xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs David M. Feldman, City Attorney Omar Izfar, Real Estate Section, Office of the City Attorney C.A. McClelland, Chief, Police Department Terry A. Garrison, Chief, Fire Department				
<b>REQUIRED AUTHORIZATION</b>				
<b>Finance Director:</b>		<b>Other Authorization:</b>		<b>Other Authorization:</b>

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT:

Approval of an Ordinance adopting Design Guidelines of the Germantown Historic District in accordance with Chapter 33, Code of Ordinances

Category #

Page 1 of 1

Agenda Item #

12

FROM (Department or other point of origin):  
Planning and Development

Origination Date  
October 3, 2013

Agenda Date

NOV 20 2013

DIRECTOR'S SIGNATURE:

*Martina N. Hajduk*

Council District affected:  
H

For additional information contact: Margaret Wallace-Brown  
Phone: (713) 837-7826

Date and identification of prior authorizing  
Council action: December 5, 2012  
Resolution No. 2012-0043

RECOMMENDATION: (Summary)

Approval of an Ordinance adopting Design Guidelines of the Germantown Historic District

Amount and Source of Funding: N/A

Finance Budget:

SPECIFIC EXPLANATION:

In accordance with Section 33-268 of the Code of Ordinances, the Germantown Historic District was designated by City Council on December 5th, 2012. The designation was the culmination of a community effort that included an application, two community meetings and a survey period in which 67% of the property owners demonstrated their support for the creation of the District. Section 33-266 of the Code of Ordinances requires that, following the designation of a historic district, the Planning and Development Department prepare Design Guidelines for consideration by City Council for approval if the applicants do not submit proposed Design Guidelines.

The Germantown Historic District, located east of Woodland Heights and bounded by Houston Avenue to the west, I-45 to the north and east, and Woodland Park to the south, was designated by City Council on December 5th, 2012. Originally, the homestead of a local German family, the Grotas, Germantown Historic District contains a significant mix of bungalows and modest houses.

These guidelines were presented to the public in the following ways:

1. Two meetings, each held in the historic district, with written notice to each property owner within the district, on May 30<sup>th</sup> and June 5, 2013.
2. A public hearing at the Houston Archaeological Historic Commission held on June 13, 2013.
3. A meeting with the City Council Committee on Housing, Sustainability Growth & Development on July 16, 2013.
4. The draft has also been available to the public for review on the Planning & Development Department's website since June 1<sup>st</sup>.

The Housing, Sustainability Growth & Development Committee provided recommendations for consideration to include into the Design Guidelines. This document reflects their recommendations.

xc: Marta Crinejo, Agenda Director  
David M. Feldman, City Attorney  
Omar Izfar, Land Use Division, Legal Department  
Minnette Boesel, Mayor's Assistant for Cultural Affairs

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:

**REQUEST FOR COUNCIL ACTION**

**SUBJECT:** An Ordinance authorizing and ratifying the City of Houston, Texas Airport System Senior Lien Commercial Paper Notes, Series A & B Program; authorizing the execution and delivery of one or more dealer agreements; authorizing a Reimbursement Agreement and a credit provider; and approving the form of an offering memorandum.

**Category #**

**Page 1 of 1**

**Agenda Item#**

13

**FROM (Department or other point of origin):**  
Department of Finance and Office of the City Controller

**Origination Date:**  
11/13/2013

**Agenda Date**  
NOV 20 2013

**DIRECTOR'S SIGNATURE:**

*Kelly Dowe* Kelly Dowe, Director  
*Ronald C. Green* Ronald C. Green, Controller

**Council District Affected:**  
All

**For additional information contact:**

Jennifer Olenick Phone: 832-393-9112  
Charisse Mosely Phone: 832-393-3529

**Date and identification of prior authorizing Council action:**

**RECOMMENDATION: (Summary)**

An Ordinance authorizing and ratifying the City of Houston, Texas Airport System Senior Lien Commercial Paper Notes, Series A & B Program, in an amount not to exceed \$150 million; authorizing the execution and delivery of one or more dealer agreements; authorizing a Reimbursement Agreement and a credit provider; and approving the form of an offering memorandum.

**Amount and Source of Funding: Not Applicable**

**SPECIFIC EXPLANATION:**

Since 1993, City Council uses commercial paper programs to provide appropriation capacity and "on time" funding for various capital expenditures of the City. The issuance of commercial paper has provided an expedient, cost-effective method of accessing cash and providing interim financing. Commercial paper notes are used as a temporary source of financing until other funds become available and are later refinanced into long term, fixed rate bonds matching the useful life of the project or equipment being financed.

The current credit facility that supports the Houston Airport System Senior Lien Commercial Paper Notes, Series A & B expires on December 20<sup>th</sup> 2013. The Finance Working Group recommends replacement of the associated expiring credit facility with a credit facility issued by RBC Bank. The proposed agreement will have a term of 3 years with an up to amount of \$150 million.

Recommended Co-Bond Counsel is Bracewell & Giuliani LLP and Bratton & Associates.

This transaction was presented to the Budget & Fiscal Affairs Committee on November 12, 2013.

**Recommendation**

The Finance Working Group recommends approval of this item.

**REQUIRED AUTHORIZATION**

**Finance Director:**

**Other Authorization:**

**Other Authorization:**

**TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION**

R

<b>SUBJECT:</b> Ordinance amending Chapters 1 and 15 of the Code of Ordinances, relating to the policy of the City regarding wage theft.	<b>Page</b> 1 of 1	<b>Agenda Item #</b>  14
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<b>FROM (Department or other point of origin):</b> City Attorney	<b>Origination Date</b> November 19, 2013	<b>Agenda Date</b> NOV 20 2013
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<b>DIRECTOR'S SIGNATURE:</b> 	<b>Council District affected:</b>  All
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<b>For additional information contact: Don Cheatham</b> Phone: 832.393.6437	<b>Date and identification of prior authorizing Council action:</b> N/A
--	--

**RECOMMENDATION: (Summary)**  
That Council enact the proposed ordinance prohibiting wage theft by city contractors and establishing a publicly available database for any employer convicted or adjudicated of wage theft.

**Amount and Source of Funding:**  
N/A

**SPECIFIC EXPLANATION:**

Wage theft, or theft of services, is a pernicious problem that affects the most vulnerable workers. Victims of wage theft perform duties in good faith but are never paid and are often unaware of their remedies. After two council committee presentations, as well as numerous meetings with stakeholders—including advocates for employees and representatives of employer groups—the proposed ordinance has been tailored to address the problem of wage theft in a fair and thoughtful manner.

- The enforcement scheme in the proposed ordinance is complaint driven, and complaints must relate to work performed under a city contract. Such complaints must be filed with the Office of Inspector General and will be investigated by a person trained in employment law. If a complaint is found to be unmeritorious it will be dismissed and no record of it will be maintained. If found to be meritorious, the Inspector General will engage the employer and employee in an attempt to resolve the matter.
- If a complaint is received alleging wage theft by an employer that is not a city contractor, the complainant shall be referred to the Texas Workforce Commission.
- Separate from the complaint process, the City will maintain a wage theft database on its website that contains the names of any employer that is the subject of a final, non-appealable criminal conviction, civil judgment or administrative penalty for wage theft entered after the effective date of the ordinance, and shall remain on the list until five years has elapsed from the date of finality. Before being placed on the database, a party shall be given 30 days' notice and an opportunity to demonstrate that such placement is not justified.
- If an employer included in the database because of a final, non-applicable criminal conviction for wage theft holds or wishes to apply for or renew an occupational license or permit listed in the ordinance, such license or permit shall not be issued or shall be revoked.

**REQUIRED AUTHORIZATION**

<b>Other Authorization:</b>		
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**SUBJECT:** Ordinance authorizing the abandonment and sale of a 10-foot-wide prescriptive utility easement, located in the Westcreek Apartments Section 2 Subdivision; and a 10-foot-wide prescriptive water line easement, a 200-square-foot prescriptive water meter easement, two 150-square-foot prescriptive fire hydrant easements, and a 225-square-foot prescriptive fire hydrant easement, located in the Savannah Club Apartments Subdivision, all out of the Wm. White Survey, A-836. **Parcels SY12-107A through F**

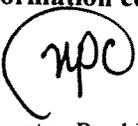
Page 1 of 2  
Agenda Item # 15

**FROM (Department or other point of origin):**  
  
Department of Public Works and Engineering

**Origination Date**  
11/14/13  
**Agenda Date**  
NOV 20 2013

**DIRECTOR'S SIGNATURE:**  
  
Daniel W. Krueger, P.E., Director

**Council District affected: G**  
  
**Key Map: 491V**

**For additional information contact:**  
  
Nancy P. Collins  
Senior Assistant Director-Real Estate  
Phone: (832) 395-3130

**Date and identification of prior authorizing Council Action: C.M. 2012-0691 (9/19/12)**

**RECOMMENDATION: (Summary)** It is recommended City Council approve an Ordinance authorizing the abandonment and sale of a 10-foot-wide prescriptive utility easement, located in the Westcreek Apartments Section 2 Subdivision; and a 10-foot-wide prescriptive water line easement, a 200-square-foot prescriptive water meter easement, two 150-square-foot prescriptive fire hydrant easements, and a 225-square-foot prescriptive fire hydrant easement, located in the Savannah Club Apartments Subdivision, all out of the Wm. White Survey, A-836. **Parcels SY12-107A through F**

**Amount and Source of Funding:** Not Applicable

**SPECIFIC EXPLANATION:**  
By Motion 2012-0691, City Council authorized the subject transaction. OMB Houston, L.P., [Oliver McMillan Baupost Company Gregory Wattson, Managing Director), General Partner], the property owner, plans to remove the existing improvements and construct a multiple-use development including multiple-family units, office space, retail space, and parking garages.

OMB Houston, L.P., has completed the transaction requirements, has accepted the City's offer, and has rendered payment in full. The City will abandon and sell to OMB Houston, L.P.:

<b>Parcel SY12-107A</b> 981 square feet of utility easement valued at \$30.00 per square foot	\$149,430.00
<b>Parcel SY12-107B (Sections 1 and 2)</b> 1,273 square feet of water line easement valued at \$30.00 per square foot	\$728,190.00

CS #7003 CUIC #20DOB069

**REQUIRED AUTHORIZATION**

<b>Finance Department:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning and Development Services Division
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**Date:**

**Subject:** Ordinance authorizing the abandonment and sale of a 10-foot-wide prescriptive utility easement, located in the Westcreek Apartments Section 2 Subdivision; and a 10-foot-wide prescriptive water line easement, a 200-square-foot prescriptive water meter easement, two 150-square-foot prescriptive fire hydrant easements, and a 225-square-foot prescriptive fire hydrant easement, located in the Savannah Club Apartments Subdivision, all out of the Wm. White Survey, A-836. **Parcels SY12-107A through F**

**Originator's  
Initials**

*DD*

**Page  
2 of 2**

**Parcel SY12-107C**

200 square feet of water meter easement \$10,800.00  
Valued at \$54.00 per square foot

**Parcel SY12-107D**

150 square feet of fire hydrant easement \$8,100.00  
Valued at \$54.00 per square foot

**Parcel SY12-107E**

150 square feet of fire hydrant easement \$8,100.00  
Valued at \$54.00 per square foot

**Parcel SY12-107F**

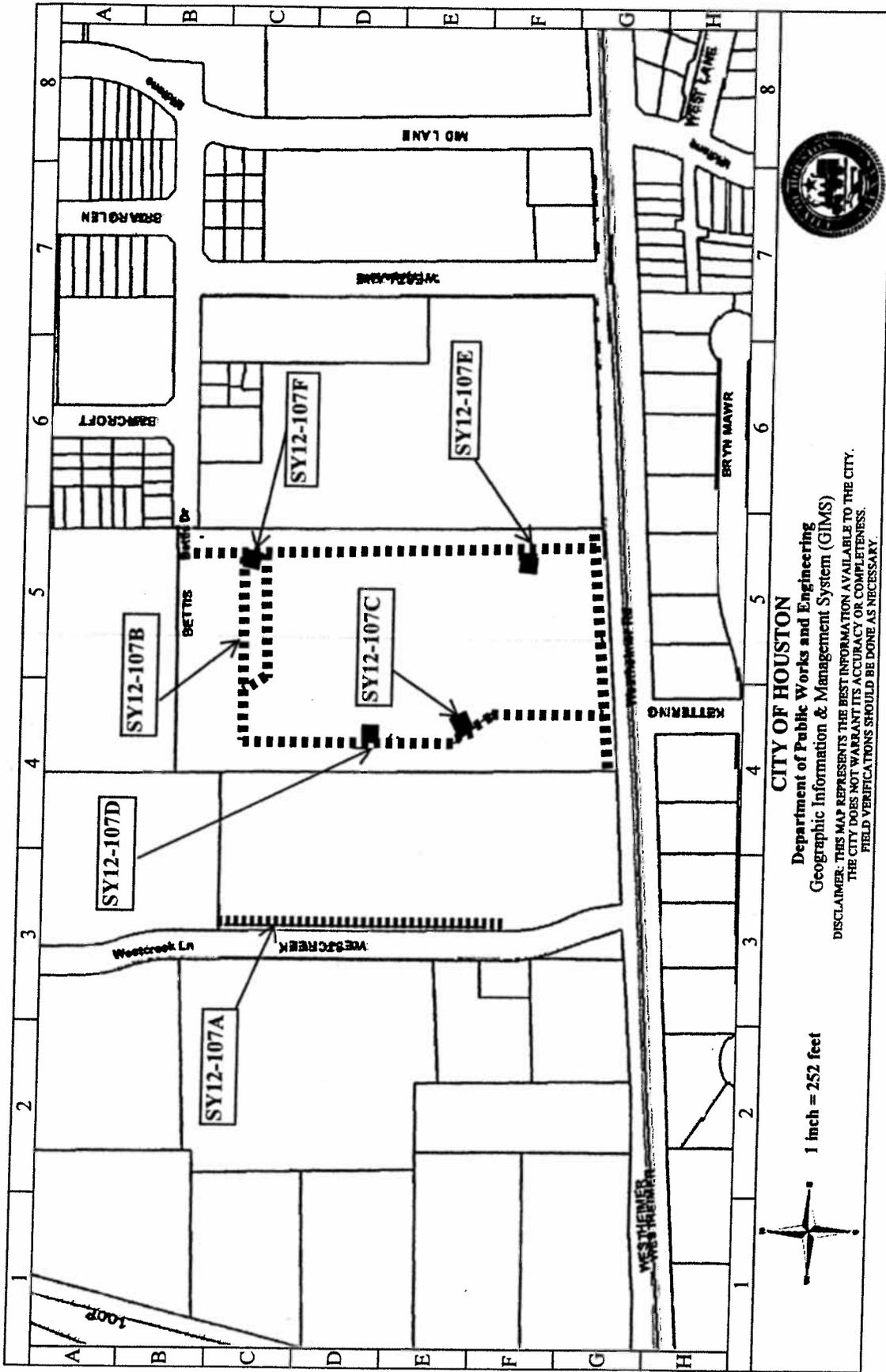
225 square feet of fire hydrant easement \$12,150.00  
Valued at \$54.00 per square foot

**TOTAL ABANDONMENT AND SALE \$916,770.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10-foot-wide prescriptive utility easement, located in the Westcreek Apartments Section 2 Subdivision; and a 10-foot-wide prescriptive water line easement, a 200-square-foot prescriptive water meter easement, two 150-square-foot prescriptive fire hydrant easements, and a 225-square-foot prescriptive fire hydrant easement, located in the Savannah Club Apartments Subdivision, all out of the Wm. White Survey, A-836.

DWK: NPC: dob

- c: Jun Chang, P.E., D.WRE
- Marta Crinejo
- Marlene Gafrick
- Daniel Menendez, P.E.



1 inch = 252 feet

**CITY OF HOUSTON**

Department of Public Works and Engineering  
 Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.  
 THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.  
 FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.



**Subject:** Abandonment and sale of a 10-foot-wide prescriptive utility easement, located in the Westcreek Apartments Section 2 Subdivision; and a 10-foot-wide prescriptive water line easement, a 200-square-foot prescriptive water meter easement, and a 10-foot-wide prescriptive water prescriptive fire hydrant easements, and a 225-square-foot prescriptive fire hydrant easement, located in the Savannah Club Apartments Subdivision, all out of the Wm. White Survey, A-836. **Parcels SY12-107A through F**

**SUBJECT:** Ordinance authorizing the abandonment and sale of 3,657 square feet of excess right-of-way adjacent to Mid Lane and Bettis Drive, located within the Briarglen Addition, out of the William Harris Survey. **Parcel SY13-035**

Page  
1 of 1

Agenda Item #

16

**FROM (Department or other point of origin):**

Origination Date

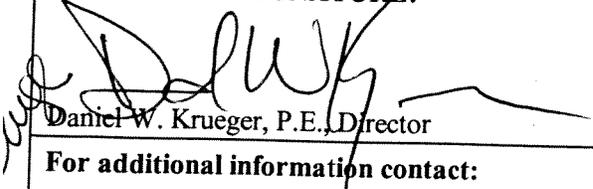
Agenda Date

Department of Public Works and Engineering

11/14/13

NOV 20 2013

**DIRECTOR'S SIGNATURE:**



Daniel W. Krueger, P.E., Director

**Council District affected:** G

JA for DOB

Key Map: 491V

**For additional information contact:**

**Date and identification of prior authorizing Council Action:** C.M. 2013-0146 (2/27/13)

Nancy P. Collins  Phone: (832) 395-3130  
Senior Assistant Director-Real Estate

**RECOMMENDATION: (Summary)** It is recommended City Council approve an Ordinance authorizing the abandonment and sale of 3,657 square feet of excess right-of-way adjacent to Mid Lane and Bettis Drive, located within the Briarglen Addition, out of the William Harris Survey. **Parcel SY13-035**

**Amount and Source of Funding:** Not Applicable

**SPECIFIC EXPLANATION:**

By Motion 2013-0146, City Council authorized the subject transaction. GIIC Houston, LLC, (Kenneth Aboussie, Jr., Manager), the abutting property owner, plans to incorporate the subject excess right-of-way into the adjacent tracts to facilitate the construction of a multiple-use development that will include multiple-family units, a hotel, office space, and parking.

GIIC Houston, LLC, has complied with the transaction requirements, has accepted the City's offer, and has rendered payment in full.

The City will abandon and sell to GIIC Houston, LLC:

**Parcel SY13-035**  
3,657 square feet of street right-of-way \$329,130.00  
Valued at \$90.00 per square foot

**TOTAL ABANDONMENT AND SALE** \$329,130.00

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of 3,657 square feet of excess right-of-way adjacent to Mid Lane and Bettis Drive, located within the Briarglen Addition, out of the William Harris Survey.

DWK: NPC: dob

- c: Jun Chang, P.E., D.WRE
- Marta Crinejo
- Marlene Gafrick
- Daniel Menendez, P.E.
- Jeffrey Weatherford, P.E., PTOE

LTS #5180

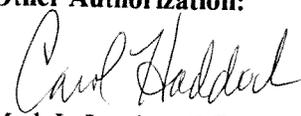
CUIC #20DOB067

**REQUIRED AUTHORIZATION**

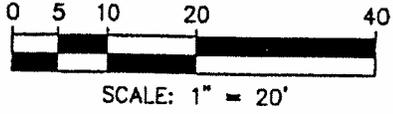
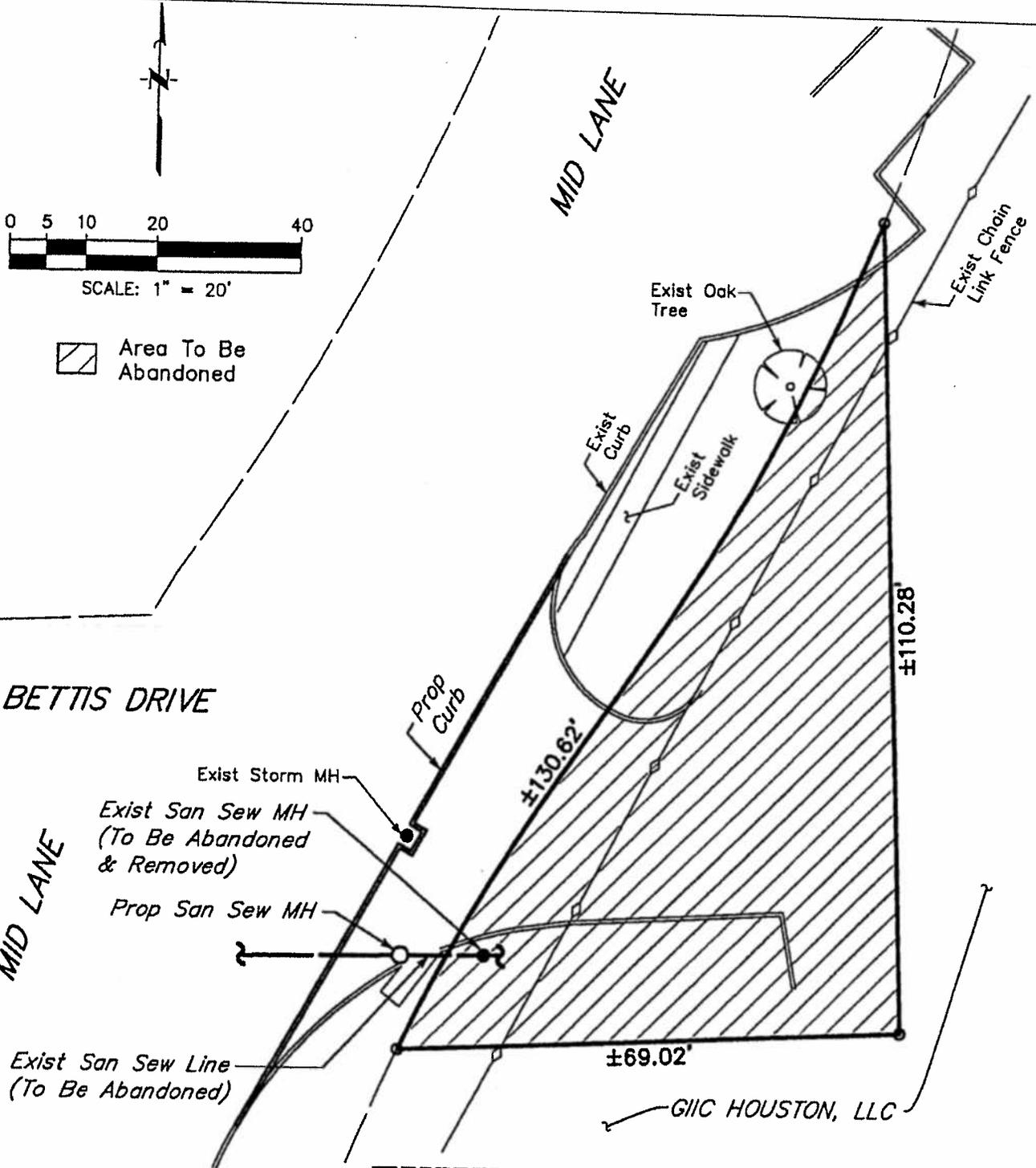
**Finance Department:**

**Other Authorization:**

**Other Authorization:**

  
for Mark L. Loethen, P.E., CFM, PTOE  
Deputy Director  
Planning and Development Services Division

**Subject:** Abandonment and sale of 3,657 square feet of excess right-of-way adjacent to Mid Lane and Bettis Drive, located within the Briarglen Addition, out of the William Harris Survey. **Parcel SY13-035**



 Area To Be Abandoned

**EXHIBIT OF  
0.0840-ACRE TRACT  
(3,657 SQ FT)**

OUT OF THE  
W.M. WHITE SURVEY, A-836  
HARRIS COUNTY, TEXAS

NOVEMBER 2012

ENGINEER:  
**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. 6-415  
6325 Gulson Dr., Suite 100 Houston, Texas 77061 (713) 777-6337

P:\PROJECTS\05461 Stensdale Capital Partners\053-00 - Mid Lane Tract, JIC Coordination\Survey\Orig Files\MID-LANE-TRACT-EXIST-001.dwg Rev 05.2012 - 2.23pm REV

**SUBJECT:** Ordinance authorizing the abandonment and sale of a 10-foot-wide water line easement, in exchange for conveyance to the City of a 60-foot-wide right-of-way, (Summer Street) from Givens Street to Diesel Street, Unrestricted Reserve A, Block 1, Verde Studemont Subdivision, all out of the John Austin Survey, A-1. **Parcels SY8-033A and AY11-047**

Page  
1 of 2

Agenda Item #

17

**FROM (Department or other point of origin):**

Origination Date

Agenda Date

Department of Public Works and Engineering

11/14/13

NOV 20 2013

**DIRECTOR'S SIGNATURE:**

Council District affected: H

*WJG*  
Daniel W. Krueger, P.E., Director

HP

Key Map: 493E

**For additional information contact:**

**Date and identification of prior authorizing Council Action:**

Nancy P. Collins *(NPC)* Phone: (832) 395-3130  
Senior Assistant Director-Real Estate

C.M. 2008-0667 (8/27/08)  
Ordinance 2011-0920 (10/26/11)

**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10-foot-wide water line easement, in exchange for the \$300.00 minimum parcel fee plus conveyance to the City of a 60-foot-wide right-of-way, (Summer Street) from Givens Street to Diesel Street, Unrestricted Reserve A, Block 1, Verde Studemont Subdivision, all out of the John Austin Survey, A-1. **Parcels SY8-033A and AY11-047**

**Amount and Source of Funding:** Not Applicable

**SPECIFIC EXPLANATION:**

By Motion 2008-0667, City Council authorized the abandonment and sale of a 10-foot-wide water line easement in exchange for the conveyance to the City of a 10-foot-wide water line easement, all out of the John Austin Survey, A-1. Thereafter, Verde Studemont Apartments L.P., the original abutting owner, sold the abutting property to Kroger Texas L.P., (KRGP, Inc., an Ohio Corporation [Patricia Ash, Vice President], General Partner). In addition, it was determined that a 60-foot-wide right-of-way, (Summer Street) from Givens Street to Diesel Street be conveyed to the City. The 10-foot-wide water line easement was dedicated to the City in a separate transaction. Kroger Texas L.P., the property owner, is using the subject property for a new grocery store, pharmacy, and gas station.

Kroger Texas L.P., has completed the transaction requirements, has accepted the City's offer, and has rendered payment in full.

The City will abandon and sell to Kroger Texas, L.P.:

**Parcel SY8-033A**

1,355-square-foot water line easement	\$32,520.00
Valued at \$24.00 per square foot	

<b>TOTAL ABANDONMENT</b>	<b>\$32,520.00</b>
--------------------------	--------------------

LTS No. 5990

CUIC #20TP037

**REQUIRED AUTHORIZATION**

**Finance Department:**

**Other Authorization:**

**Other Authorization:**

*Mark L. Loethen*

Mark L. Loethen, P.E., CFM, PTOE  
Deputy Director

Planning and Development Services Division

**Date:**

**Subject:** Ordinance authorizing the abandonment and sale of a 10-foot-wide water line easement, in exchange for the \$300.00 minimum parcel fee plus conveyance to the City of a 60-foot-wide right-of-way, (Summer Street) from Givens Street to Diesel Street, Unrestricted Reserve A, Block 1, Verde Studemont Subdivision, all out of the John Austin Survey, A-1.  
**Parcels SY8-033A and AY11-047**

**Originator's  
Initials**

*JP*

**Page**

2 of 2

In exchange, Kroger Texas L.P. will pay:

Cash \$300.00 (minimum fee)  
Plus convey to the City

**Parcel AY11-047**

16,400-square-foot right-of-way \$787,200.00  
Valued at \$48.00 per square foot

**TOTAL CASH AND CONVEYANCE \$787,500.00**

Inasmuch as the value of the \$300.00 minimum parcel fee plus the right-of-way being conveyed to the City is greater than the value of the easement being abandoned and sold, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 10-foot-wide water line easement, in exchange for the \$300.00 minimum parcel fee plus conveyance to the City of a 60-foot-wide right-of-way, (Summer Street) from Givens Street to Diesel Street, Unrestricted Reserve A, Block 1, Verde Studemont Subdivision, all out of the John Austin Survey, A-1.

DWK:NPC:tp

tp\sy8-033.rca2.doc

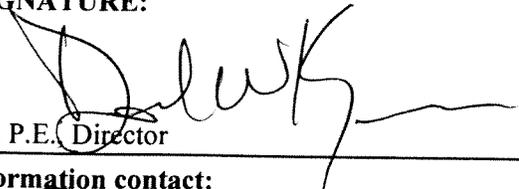
- c: Jun Chang, P.E., D.WRE
- Marta Crinejo
- Marlene Gafrick
- Daniel Menendez, P.E.
- Jeffrey Weatherford, P.E., PTOE

**SUBJECT:** Ordinance authorizing the abandonment and sale of a portion of a 35-foot-wide water line and access easement, in exchange for conveyance to the City of a 35-foot-wide water line and access easement, out of the Victor Blanco Survey, A-2. **Parcels SY13-036 and QY13-002**

**FROM (Department or other point of origin):**  
Department of Public Works and Engineering

**Origination Date**  
11/14/13

**Agenda Date**  
NOV 20 2013

**DIRECTOR'S SIGNATURE:**  
  
Daniel W. Krueger, P.E. Director

**Council District affected:** ETJ  
**Key Map:** 376J 

**For additional information contact:**  
  
Nancy P. Collins Phone: (832) 395-3130  
Senior Assistant Director-Real Estate

**Date and identification of prior authorizing Council Action:** C.M. 2013-0147 (2/27/13)

**RECOMMENDATION: (Summary)** It is recommended City Council approve an Ordinance authorizing the abandonment and sale of a portion of a 35-foot-wide water line and access easement, in exchange for a consideration of the \$300.00 minimum parcel fee plus conveyance to the City of a 35-foot-wide water line and access easement, out of the Victor Blanco Survey, A-2. **Parcels SY13-036 and QY13-002**

**Amount and Source of Funding:** Not Applicable

**SPECIFIC EXPLANATION:**  
By Motion 2013-0147, City Council authorized the subject transaction. Waste Management of Texas, Inc., (Charles A. Rivette, Director), the underlying fee owner, plans to relocate a portion of the subject 35-foot-wide water line and access easement to facilitate Harris County Flood Control District's plan to reconstruct a flood control ditch in the same location.  
Waste Management of Texas, Inc., has complied with the motion requirements, has accepted the City's offer, and has rendered payment in full.  
The City will abandon and sell to Waste Management of Texas, Inc.:

**Parcel SY13-036**  
6,843 square feet of water line and access easement \$773.00 (R)  
Valued at \$0.11295 per square foot

**TOTAL ABANDONMENTS** \$773.00

In exchange, Waste Management of Texas, Inc., will pay:  
Cash \$300.00  
Plus convey to the City

**Parcel QY13-002**  
6,787 square feet of water line and access easement \$767.00 (R)  
Valued at \$0.11295 per square foot

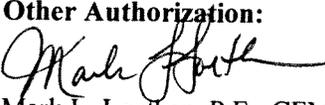
**TOTAL CASH AND CONVEYANCE** \$1,067.00

LTS #6823 CUIC #20DOB068

**REQUIRED AUTHORIZATION**

**Finance Department:**

**Other Authorization:**

**Other Authorization:**  
  
Mark L. Loethen, P.E., CFM, PTOE  
Deputy Director  
Planning and Development Services Division

**Date:**

**SUBJECT:** Ordinance authorizing the abandonment and sale of a portion of a 35-foot-wide water line and access easement, in exchange for conveyance to the City of a 35-foot-wide water line and access easement, out of the Victor Blanco Survey, A-2. **Parcels SY13-036 and QY13-002**

**Originator's  
Initials**

*DO*

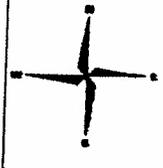
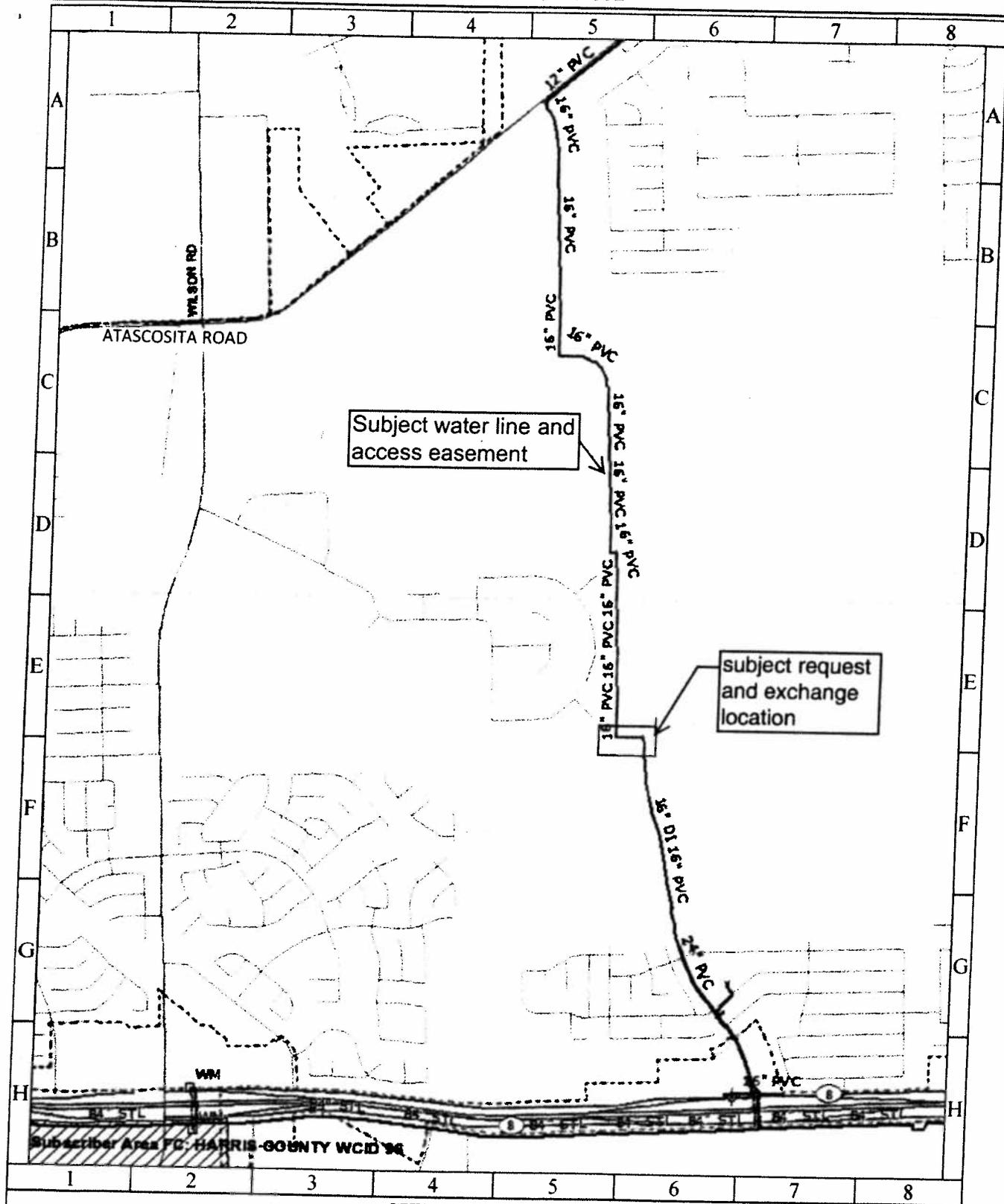
**Page**  
2 of 2

Inasmuch as the value of the \$300.00 minimum parcel fee required for the conveyance of a public land interest plus the easement being conveyed to the City is greater than the value of the easement being abandoned and sold, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a portion of a 35-foot-wide water line and access easement, in exchange for a consideration of \$300.00 minimum parcel fee plus conveyance to the City of a 35-foot-wide water line and access easement, out of the Victor Blanco Survey, A-2.

DWK:NPC:dob

c: Jun Chang, P.E., D.WRE  
Marta Crinejo  
Marlene Gafrick  
Daniel Menendez, P.E.

Subject: Abandonment and sale of a portion of a 35-foot-wide water line and access easement, in exchange for the conveyance to the City of a 35-foot-wide water line and access easement, out of the Victor Blanco Survey, A-2. **Parcels SY13-036 and QY13-002**

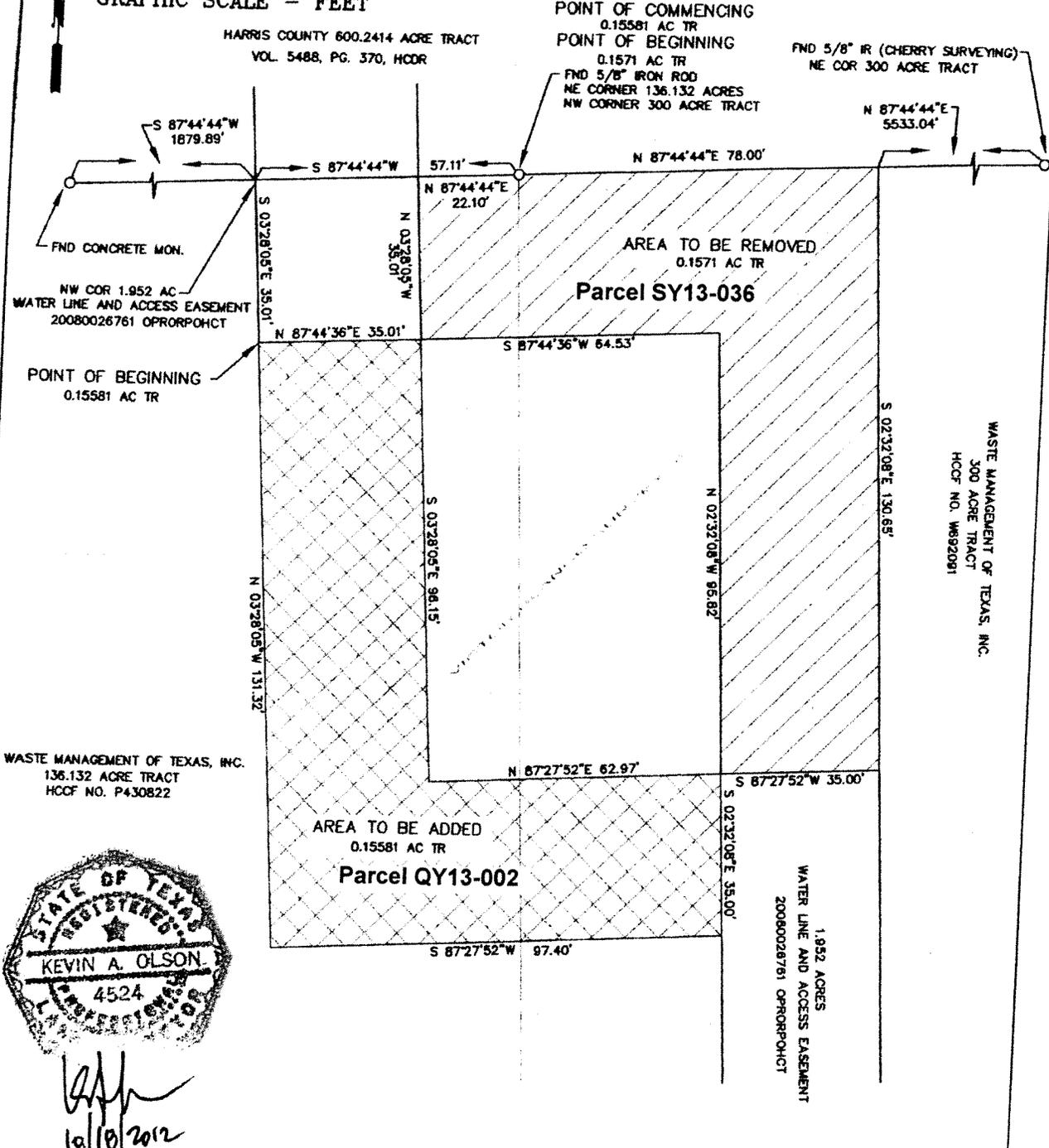
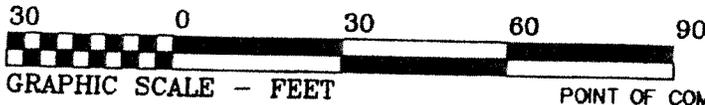


**CITY OF HOUSTON**  
 Department of Public Works and Engineering  
 1 inch = Geographic Information & Management System (GIMS)  
 1605 feet

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.  
 THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.  
 FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.



Subject: Abandonment and sale of a portion of a 35-foot-wide water line and access easement, in exchange for the conveyance to the City of a 35-foot-wide water line and access easement, out of the Victor Blanco Survey, A-2. **Parcels SY13-036 and QY13-002**



*Kevin A. Olson*  
10/10/2012



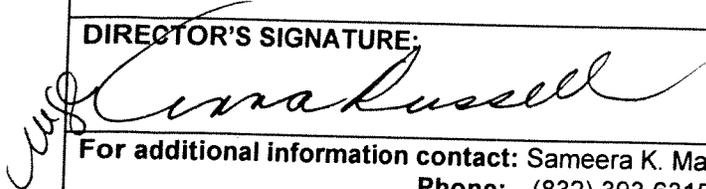
WATERLINE RELOCATION MAP  
ATASCOSITA RDF  
HARRIS COUNTY, TEXAS

**MARTIN SURVEY ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS, BOUNDARY  
CONSTRUCTION & TOPOGRAPHIC SURVEYS  
8810 BILL CLAYTON PARKWAY SUITE 7  
HUMBLE, TEXAS 77336  
(281) 446-8898  
MARTIN FILE: AT WL RELOCATION ESMT2012.DWG

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

<b>SUBJECT:</b> Ordinance Establishing City of Houston Election Precincts and Designating Polling Places for the City of Houston Runoff Election to be held on December 14, 2013.	<b>Page</b> 1 of 1	<b>Agenda Item</b> #  <b>19</b>
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<b>FROM (Department or other point of origin):</b> Anna Russell, City Secretary	<b>Origination Date</b>  11/14/13	<b>Agenda Date</b>  NOV 20 2013
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<b>DIRECTOR'S SIGNATURE:</b> 	<b>Council District affected:</b>
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<b>For additional information contact:</b> Sameera K. Mahendru Phone: (832) 393-6315	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION: (Summary)**  
Adopt an ordinance establishing the precincts and polling places for the Runoff Election to be held on December 14, 2013.

**Amount and Source of Funding:**  
N/A

**SPECIFIC EXPLANATION:**

The Texas Election Code requires that City Council establish precincts and designate polling places for the City of Houston Runoff Election to be held on December 14, 2013. Sections 2.026 and 4.003 of the Election Code require the City to post notice of the Runoff Election, with a list of precincts and polling places, not later than the 15<sup>th</sup> day before the Runoff Election (by Friday, November 30, 2013). Thus, to ensure timely posting of the election notice, this ordinance must be approved by City Council at its November 20, 2013 meeting.

**REQUIRED AUTHORIZATION**

<b>Other Authorization:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>
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<b>Date</b> November 13, 2013	<b>SUBJECT:</b>	<b>Originator's Initials</b>	<b>Page</b> ___ of ___
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**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**Subject:** Ordinance Authorizing an Agreement between Harris County and the City of Houston relating to a Runoff Election to be held on December 14, 2013.

Category #

Page 1 of 1

Agenda Item

20

**FROM (Department or other point of origin):**

City Secretary

**Origination Date:**

11-18-2013

**Agenda Date**

NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Anna Russell*

**Council District(s) affected:**

All

**For additional information contact: Anna Russell  
Phone: (832) 393-1100**

**Date and Identification of prior authorizing Council Action: N/A**

**RECOMMENDATION: (Summary)**

That City Council pass an ordinance approving and authorizing an election services agreement ("Agreement") with Harris County for the December 14, 2013 runoff election, and setting a maximum contract allocation.

**Amount of Funding: \$1,545,000.00**

**Finance Budget:**

**SOURCE OF FUNDING:**                     General Fund                     Grant Fund                     Enterprise Fund

Other (Specify) Fund 1000

**SPECIFIC EXPLANATION:**

The proposed ordinance approves the Agreement under which Harris County will conduct a runoff election for the City of Houston, to be held on Saturday, December 14, 2013. Under the Agreement, the City is obligated to pay the actual cost of the runoff election, including expenses for polling locations and election personnel. The \$1,545,000.00 sum allocated in the ordinance is slightly above the amount estimated by the Harris County Clerk's Office as the City's total election cost which the Clerk's Office has estimated at \$1,484,235.55. If the final cost of the election exceeds the estimated cost, and the amount allocated by the proposed ordinance is insufficient to pay the City's cost, Council approval will be sought for any additional amount needed to meet the City's obligation under the Agreement.

G:\LPN\RCA\_Harris County Joint Runoff Election\_12-14-2013

**REQUIRED AUTHORIZATION**

Finance Director:

Other Authorization:

Other Authorization:

**SUBJECT:**

Ordinance approving a joint election agreement between the City and Houston Community College System for the Runoff Election to be held on December 14, 2013

**Category #**

**Page 1 of 1**

**Agenda Item #**

21

**FROM (Department or other point of origin):**  
City Secretary

**Origination Date**  
November 14, 2013

**Agenda Date**  
NOV 20 2013

**DIRECTOR'S SIGNATURE:**

*[Handwritten Signature]*

**Council District affected:**  
ALL

**For additional information contact:** City Secretary  
Phone: 832-393-1100

**Date and identification of prior authorizing Council action:**

**RECOMMENDATION: (Summary)**

Approve an ordinance regarding the joint election agreement between the City and Houston Community College System for the Runoff Election to be held on December 14, 2013

**Amount and Source of Funding:**  
N/A

**Finance Budget:**

**SPECIFIC EXPLANATION:**

Following the results of the general election held on November 5, 2013, both the City and Houston Community College System ("HCC") will be holding runoff elections on December 14, 2013, in all or part of Harris County.

HCC will pay for their share of the cost of the runoff election.

Pursuant to section 271.002 of the Election Code, when two or more political subdivisions have ordered elections to be held on the same day in all or part of the same county, the political subdivisions may enter into an agreement to hold the elections jointly in the election precincts that can be served by common polling places.

The Election Code further requires that such an agreement must be stated in an order, resolution, or other official action adopted by the governing body of each participating political subdivision.

**REQUIRED AUTHORIZATION**

**Finance Director:**

**Other Authorization:**

**Other Authorization:**

16

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Authorization and approval of a grant between the City of Houston and the Merck Company Foundation for the Expanded Linkage to Care Initiative

Page 1 of 1

Agenda Date

22

FROM: (Department or other point of origin):

Stephen L. Williams, M.Ed., M.P.A.  
Director-Houston Department of Health and Human Services

Origination Date

11/05/2013

Agenda Item#

NOV 20 2013

DIRECTOR'S SIGNATURE:

leg

*Stephen L. Williams*

Council Districts affected:

All

For additional information contact:

Kathy Barton  
Telephone - 832-393-5045 ; 713-826-5801

Date and identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Authorization and approval of a grant between the City of Houston and the Merck Company Foundation for the Expanded Linkage to Care Initiative for year 2 of the project from 7/15/2013 through 7/14/2014.

Amount of Grant Funds: \$198,648.00 for year 2 of the project  
\$223,578.09 remaining from year 1 of the project  
Total Available: \$422,226.09

FIN Budget:

SOURCE OF FUNDING: Grant Fund - Fund 5040

SPECIFIC EXPLANATION:

The Department of Health and Human Services (HDHHS) requests City Council approval of a continuation grant between the City of Houston and the Merck Company Foundation, for the Expanded Linkage to Care Initiative. The amount under this grant for the period 7/15/2013 through 7/14/2014 is \$198,648.00 which is for the second year of the project. The first year of funding which was under \$400,000.00 and did not require Council approval, has a remaining balance of \$223,578.09. Therefore, the total amount available to be expended for the current period is \$422,226.09.

HDHHS also requests City Council to authorize the Director, or his designee, to act as the City's representative with the authority to accept and expend all subsequent supplemental awards, if any, and to sign and extend the term, not to exceed five years, of any subsequent awards, if extended, with approval of the City Attorney.

The overarching purpose of the Houston Area Expanded Linkage to Care Initiative (ELCI) is to reduce HIV related health disparities and optimize health outcome for individuals living with HIV who have fallen out of HIV care and treatment services in Houston/Harris County. The ELCI is a three-part strategy of provider- and system-based programs that builds on past success:

- Service Linkage Worker (SLW) Expansion for Out-of Care HIV Positive Persons
- Development and Support Assistance for Provider and System-based Efficiencies to Improve Access to HIV Care and Treatment
- Application of Data Matching Protocols (DMP) to Identify HIV Positive Persons who are Out-of-Care

The ELCI also includes steps to institutionalize these efforts into the Houston Area HIV prevention and care system, thereby ensuring sustainability of efforts long-term. The ELCI's potential for success is strengthened by including extensive collaboration with community partners that can contribute to the program, including the Ryan White HIV/AIDS Program, HIV services providers, researchers, community coalitions, and individuals living with HIV.

cc: Finance Department  
Legal Department  
Agenda Director

REQUIRED AUTHORIZATION

OTHER AUTHORIZATION:

OTHER AUTHORIZATION:

OTHER AUTHORIZATION:

**SUBJECT:** Approve Purchase and Sale Agreement between Midtown Redevelopment Authority (Seller) and the City of Houston (Purchaser) and Appropriate Funds for Emancipation Park for the Houston Parks and Recreation Department  
Emancipation Park - WBS No. F-000635-0005-2

Page  
1 of 1

Agenda Item

23

**FROM (Department or other point of origin):**  
General Services Department

**Origination Date**  
11/14/13

**Agenda Date**  
NOV 20 2013

**DIRECTOR'S SIGNATURE:**  
Scott Minnix *Scott Minnix* 10/17/13

**Council District affected:** D

**For additional information contact:**  
Jacquelyn L. Nisby Phone: 832-393-8023

**Date and identification of prior authorizing Council action:**

**RECOMMENDATION:** Approve and authorize a Purchase and Sale Agreement between Midtown Redevelopment Authority (Seller) and the City of Houston (Purchaser) for the purchase of 6,989 square feet of land located at 2806 Dowling Street, Houston, Harris County, Texas for the Houston Parks and Recreation Department and appropriate funds.

**Amount and Source Of Funding:**  
\$ 55,667.50 State-Grant Funded - Texas Parks and Wildlife Grant (5010)  
\$ 55,667.50 Parks Consolidated Construction Fund (4502)  
**\$111,335.00 Total**

**Finance Budget:**

**SPECIFIC EXPLANATION:** The historic Emancipation Park is the oldest park in Houston. It serves as a symbol of freedom for African Americans and is the place where many families gather to commemorate and celebrate Juneteenth. The Houston Parks and Recreation Department has secured a 50/50 matching grant for the expansion and renovation of Emancipation Park and desires to purchase land for parking, which will enhance and increase the park's usage.

Therefore, the General Services Department recommends approval of a Purchase and Sale Agreement between Midtown Redevelopment Authority (Seller) and the City of Houston (Purchaser) for the purchase of 6,989 square feet of land located at 2806 Dowling Street, for a purchase price of \$104,835.00 plus additional expenses of \$6,500.00.

The following is a breakdown of expected costs:

\$104,835.00 Purchase Price  
\$5,000.00 Environmental Phase I  
\$1,500.00 Estimated Closing Costs  
**\$111,335.00 Total**

The City has purchased five parcels and Council may be requested to approve future land purchases for the parking expansion as funds become available. Construction of the parking lot is anticipated to begin in January 2014.

SM:HB:JLN:Rb:npb

xc: Marta Crinejo, Jacquelyn L. Nisby, Anna Russell, Renissa Garza Montalvo, and Lisa Johnson, Mark Ross, Luci Correa

**REQUIRED AUTHORIZATION**

CUIC ID# 25 RB153

**General Services Department:**

*Humberto Bautista*  
Humberto Bautista, P.E.  
Assistant Director

**Houston Parks and Recreation Department:**

*Joe Turner*  
Joe Turner  
Director



2806 Dowling St, Houston, TX 77004, USA

Google earth

Imagery © 2013 Google  
Map data © 2013 Google  
28°44'13.50"N 95°21'48.68"W · elev. 43 ft · eye alt. 767 ft

1944

**REQUEST FOR COUNCIL ACTION**

RCA# 9662

**TO:** Mayor via City Secretary

**Subject:** Approve an Ordinance Awarding a Contract to the Sole Respondent for Third-Party Administration Services for the City of Houston's 457 Deferred Compensation Plan for the Finance Department/S37-T24571

Category #  
4

Page 1 of 2

Agenda Item

24

**FROM (Department or other point of origin):**  
Kelly Dowe, Director, Finance Department  
Calvin Wells, City Purchasing Agent

**Origination Date**  
October 28, 2013

**Agenda Date**  
NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Kelly Dowe*

**Council District(s) affected**  
All

**For additional information contact:**

Sherry Mose Phone: (832) 393-9061  
Joyce Hays Phone: (832) 393-8723

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve an ordinance awarding a contract to Great West Life and Annuity Insurance Company for third-party administration services for the City of Houston's 457 Deferred Compensation Plan for the Finance Department.

No Funding Required

**Finance Budget**

**SPECIFIC EXPLANATION:**

The Director of the Finance Department and the City Purchasing Agent recommend that City Council approve an ordinance awarding a three-year contract, with two one-year options, to the sole respondent, Great West Life and Annuity Insurance Company for third-party administration services for the City of Houston's Section 457 Deferred Compensation Administration Plan Services for the Finance Department. The City's Director of Finance may terminate this contract at any time upon 30-days written notice to the contractor.

This contract will provide plan and participant access via Great West's proprietary online system. Fund transfers, statements on demand, asset allocations and expense calculators as well as investment management, education, participant on-site services and retiree outreach services will be available to plan participants. Communication materials currently feature a personalized web address, enrollment kit, education and highlights are also in the Spanish language. Five staff members will man two local service centers in order to provide assistance to walk-in customers Monday through Friday and will offer individual and group education meetings on and off site.

This Request for Proposal (RFP) was advertised in accordance with the requirements of the State of Texas bid laws. As a result, 45 vendors were identified and notified of the RFP. Five prospective proposers attended the pre-proposal conference. However, only one proposal was received. Three potential proposers submitted "No Bid" letters advising the City that they had made a corporate decision not to participate in the proposal process.

The evaluation committee consisted of 1) a police officer who is the Chair of the 457 Advisory Committee, 2) a Houston firefighter and member of the 457 Advisory Committee, 3) a retired employee (plan participant) and a member of the 457 Advisory Committee, 4) an ARA Department employee, and 5) a Finance Department employee. The proposals were evaluated based upon the following administrative and investment criteria:

- Service Provider History and Deferred Compensation Plan Experience;
- Service Provider Operations and Commitment to Customer Service / Issue Resolution;
- City of Houston / Plan Sponsor Experience: Website, Compliance Support, Relationship Management and Deferred Compensation Thought Leadership;

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

*Calvin Wells*

Other Authorization:

Date: 10/28/2013	Subject: Approve an Ordinance Awarding a Contract to the Sole Respondent for Third-Party Administration Services for the City of Houston's 457 Deferred Compensation Plan for the Finance Department/S37-T24571	Originator's Initials JH	Page 2 of 2
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- Participant Experience: Custom Website / Microsite, Voice Response System and Participant Call Center;
- Participant Education: Custom Communication and Education Capabilities, Branding, Onsite Representatives and Guidance / Advice Tools;
- Investment Management Flexibility and Stable Value Fund Offering;
- Overall Cost Structure.

Great West received the highest overall score.

**M/WBE Subcontracting**

This RFP was issued as a goal-oriented contract with an 11% M/WBE participation level. Great West has designated the below-named companies as its certified M/WBE subcontractors:

<u>Subcontractor</u>	<u>Type of Work</u>
Bayside Printing	Printing Services
Tejas Office Supplies	Office Supplies

The Office of Business Opportunity will monitor this contract.

**Pay or Play Program**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**Hire Houston First**

The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, the proposed contractor does not meet the requirements as a Hire Houston First company because they are not classified as a City and/or Local Business; and no Hire Houston First firms were within five percent of the total RFP score.

Buyer: Joyce Hays

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA# 9912**

**Subject:** Approve an ordinance authorizing Second Amendment to Lone Star College System Corporate College Master Services Agreement and amending Ordinance No. 2012-730 to increase the Maximum Contract Amount to \$2,693,750.

Category #  
9

Page 1 of 1

Agenda Item

25

**FROM (Department or other point of origin):**

Terry Garrison  
Fire Chief  
Fire

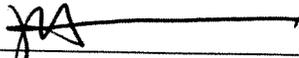
**Origination Date**

November 12, 2013

**Agenda Date**

**NOV 20 2013**

**DIRECTOR'S SIGNATURE**



**Council District(s) affected**  
All

**For additional information contact**

Beda Kent  
Neil Depascal

Phone: (832) 394-6748  
Phone: (832) 394-6755

**Date and Identification of prior authorizing Council Action:**

8/21/2012; Ord 2012-730 & 7/17/2013, Ord 2013-0662

**RECOMMENDATION: (Summary)**

Approve an ordinance authorizing Second Amendment to Lone Star College System (LSCS) Corporate College Master Services Agreement between the City of Houston and LSCS to provide practical continuing education training, extend the renewal terms to Dec. 31, 2017 and approving an amendment to Ordinance No. 2012-730 to increase the Maximum Contract Amount from \$1,093,750 to \$2,693,750

\$1,600,000 General Fund (Fund 1000)

**Finance Budget**

(New Maximum award amount \$2,693,750)

**SPECIFIC EXPLANATION:**

The Houston Fire Department requests City Council approve an ordinance authorizing Second Amendment to LSCS Corporate College Master Services Agreement between the City of Houston and LSCS to provide the Paramedic and Emergency Medical Technician (EMT) practical continuing education training, extending the renewal terms to Dec. 31, 2017 and approve an amendment to Ordinance No. 2012-730 to increase the current Maximum Contract Amount from \$1,093,750 to \$2,693,750.

City Council approved Ordinance 2013-0662 amending LSCS Corporate College Master Services Agreement to provide EMT training services to HFD. Houston City Council is now being asked to amend that existing contract to expand the scope of service to include practical continuing education training to certified paramedics and EMTs as well as increase the maximum contract amount. Contract expenditures are \$669,750 for FY13 and FY14 Paramedic and EMT training. An estimated expenditure of \$400,000 has been allocated for continuing education training in FY14.

The LSCS provides an educational program that is recognized by the Texas Department of State Health Services for the paramedic and EMT training. LSCS is accredited by the Commission on Accreditation of Allied Health Education Programs (CAAHEP) and known for its National Registry of Emergency Medical Technicians Texas pass percentage rate.

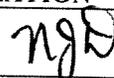
Hire Houston First: The proposed contract requires compliance with the City's "Hire Houston First" ordinance that promotes economic opportunity for Houston business and supports job creation. In this case, the proposed contractor meets the requirements of Hire Houston First.

Cc: Kenny Chin KC.

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:



Other Authorization:

**REQUEST FOR COUNCIL ACTION**

TO: Mayor via City Secretary

RCA# 9915

**Subject:** Approve an Ordinance to Appropriate Funds from the FY14 Equipment Acquisition Consolidated Fund (1800) for professional services, products and maintenance for the Information & Cyber Security Program

Category #  
1

Page 1 of 1

Agenda Item

26

**FROM (Department or other point of origin):**

Charles T. Thompson  
Chief Information Officer  
Houston Information Technology Services

**Origination Date**

October 21, 2013

**Agenda Date**

NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Charles Thompson* 11-15-2013

**Council District(s) affected**  
All

**For additional information contact:**

Andre' Allen Phone: (832) 393-0046

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve an ordinance to appropriate \$407,829.00 from the FY14 Equipment Acquisition Consolidated Fund (1800) for professional services, products, and maintenance for the Information & Cyber Security Program.

Award Amount : N/A

**Finance Budget**

**Funding:**

\$407,829.00 FY14 Equipment Acquisition Consolidated Fund (1800)

**SPECIFICATION EXPLANATION:**

The Chief Information Officer recommends that City Council approve an ordinance to appropriate \$407,829.00 from the Equipment Acquisition Consolidated Fund (1800) for various professional services and hardware supporting the development of Cyber Security policies and procedures and the implementation of IT Security Controls for the Information & Cyber Security Program.

Cyber Security Policies, Procedures and Practices – This purchase of professional services is to develop information security policies, procedures and practices citywide. As technology expands deeper into all areas of business, the need to protect critical data becomes more crucial. HITS will facilitate the creation of multiple policies, procedures and practices to be implemented to support EO 1-48; and create a new awareness around information security. The vendor for these services is still under review. HITS will come back to council to award this contract within this quarter. These services will be purchased for an estimated total amount of \$255,000.

Security Engineering Services – This software module will automate policy development by integrating with existing security planning software and managing the review and approval process for IT security policy changes. The vendor for this software is still under review. HITS will come back to council to award this contract within this quarter. These services will be purchased for an estimated total amount of \$55,000.

Voice System Data Fraud Prevention and Controls – This system is capable of enforcing policies based on the telephone number of the call. The system will also log numbers in a call database. In cases where telephone numbers are not available on the monitored circuit, the system can extract telephone number information from one or more data ports. This purchase will include installation and testing of all network and telecommunications cabling required integrate with current data and voice network. The vendor for these services and software is still under review. HITS will come back to council to award this contract within this quarter. These services will be purchased for an estimated total amount of \$152,000.

WBS # X-680005

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

RCA# 9899

**Subject:** Approve an Ordinance Awarding a Contract through the Council on Competitive Government Computer Assisted Legal & Investigative Research (CALIR) Contract for Subscription of CLEAR Services with West, a Thomson Reuters Business, for HPD

Category #  
4

Page 1 of 2

Agenda Item

27

**FROM (Department or other point of origin):**

Calvin D. Wells  
City Purchasing Agent  
Finance Department

**Origination Date**

November 07, 2013

**Agenda Date**

NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Calvin D. Wells*  
For additional information contact:  
Joseph A. Fenninger *JAF* Phone: (713) 308-1708  
Joyce Hays *JH* Phone: (832) 393-8723  
*u/7/13*

**Council District(s) affected**

All

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve an Ordinance awarding a contract for a total amount of \$ 277,860.00 through the Council on Competitive Government (CCG) Computer Assisted Legal & Investigative Research (CALIR) contract for subscription of CLEAR services with West, a Thomson Reuters business, for the Houston Police Department.

Maximum Contract Amount: \$277,860.00

**Finance Budget**

\$277,860.00: General Fund (1000)

**SPECIFIC EXPLANATION:**

The Chief of Police and the City Purchasing Agent recommend that City Council approve an ordinance awarding a three-year contract in the total amount of \$277,860.00 through the Council on Competitive Government (CCG) Computer Assisted Legal & Investigative Research (CALIR) contract for subscription of CLEAR services with West, a Thomson Reuters business, for the Houston Police Department. The Chief of Police may terminate this contract at any time upon 30-days written notice to the Contractor should termination become necessary. The City is entering into a separate contract with the contractor, West, a Thomson Reuters Business, in order to take advantage of locked-in pricing for a three year period.

The HPD Criminal Intelligence Division utilizes this service to obtain information and provide timely and comprehensive intelligence to enhance criminal investigations. Moreover, this service provides access to real time information from multiple data sources, including but not limited to:

- Multiple persons locators
- Multiple telephone sources
- Assets, including motor vehicles, watercraft and aircraft
- Professional licenses
- Death records
- Advanced Sex Offender Information

This service will be utilized by 150 users and will be accessed through a secured link with data encryption, password protection and data cloaking to hide the gathered information from the Contractor's operating system personnel.

Sections 271.081 through 271.083 of the Texas Local Government Code provide the legal authority for local governments to participate in the State of Texas Purchasing Program.

**Hire Houston First:**

This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing an Interlocal Agreement for this purchase

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

*Calvin D. Wells*  
*11/7/13*

*NOT*

Date: 11/7/2013	Subject: Approve an Ordinance Awarding a Contract through the Council on Competitive Government Computer Assisted Legal & Investigative Research (CALIR) Contract for Subscription of CLEAR Services with West, a Thomson Reuters Business, for HPD	Originator's Initials JH	Page 2 of 2
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**ESTIMATED SPENDING AUTHORITY**

Department	FY 2014	Out Years	Total
Houston Police Department	\$52,437.00	\$225,423.00	\$277,860.00

Buyer: Joyce Hays

Attachment: MWBE Zero Percentage Goal Document approved by the Mayor's Office of Business Opportunity.



**CITY OF HOUSTON**  
OFFICE  
*of*  
**BUSINESS OPPORTUNITY**

**Goal Modification  
Request Form**

RECEIVED

NOV 07 2013

To: Assistant Director  
Office of Business Opportunity

OBO

Solicitation Number: \_\_\_\_\_

Estimated Dollar Amount: \$ 278,000

From: Patricia Cheesman/IRM Manager

Requestor's Name/Title

HPD

Department

Type of Solicitation: Bid  Proposal  Other

Name and Intent of this Solicitation: \_\_\_\_\_

PREVIOUS CONTRACT (if any): Yes  No

Goal on Last Contract: \_\_\_\_\_ Was Goal Met: Yes  No

If goal was not met, what percentage did the vendor achieve? \_\_\_\_\_

Why wasn't goal achieved: \_\_\_\_\_

**PLEASE SELECT THE TYPE OF GOAL MODIFICATION REQUESTED FROM THE OPTIONS BELOW (Waiver, Reduced Goal, Goal Revision After Advertisement, OR Cooperative or Inter-Local Agreement)**

**WAIVER**

I am requesting a waiver of the MWBE Goal: Yes  No

**Reason for waiver:**

- A public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy;
- The service or goods requested are of such a specialized, technical or unique nature as to require the City department to be able to select its contractor without application of MWSBE provisions (such as contracts for expert witnesses, certain financial advisors or technical consultants);
- If application of MWSBE provisions would impose an unwarranted economic burden or risk on the City or unduly delay acquisition of the goods or services, or would otherwise not be in the best interest of the City; or



- If the possible MWSBE participation level based on MWSBE availability would produce negligible MWSBE participation.
- Other: \_\_\_\_\_

Detailed Explanation of waiver reason: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**REDUCED GOAL (To be completed by the department prior to advertisement)**

I am requesting a MWBE contract-specific goal below the following citywide goals:

Construction (34%); Professional Services (24%); Purchasing (11%)

Yes  No  If yes, complete a Contract-Specific Goal Setting Worksheet and submit with this form.

**GOAL REVISION AFTER ADVERTISEMENT**

I am requesting a revision of the MWBE Goal: Yes  No

Original Goal: \_\_\_\_\_ New Proposed Goal: \_\_\_\_\_

Advertisement Date: \_\_\_\_\_ Number of Solicitations Received: \_\_\_\_\_ Estimated Dollar Amount: \$ \_\_\_\_\_

Detailed reason for request: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**COOPERATIVE OR INTER-LOCAL AGREEMENT**

Is this a Cooperative/Inter-Local Purchasing Agreement? Yes  No  Goal Requested: 0

If yes, what type: CCG Contract Yes  No

Did Department explore opportunities for using certified firms? Yes  No  N/A

If no, please explain why not: Subscription web based services thru interlocal agreement - no divisible work available - Texas Council of Competitive Government

**Concurrence:**

Patricia Cheesman 11/6/13  
 Department Initiator Date

Patricia Cheesman  
 Digitally signed by Patricia Cheesman  
 DN: cn=Patricia Cheesman, o=HPD, ou=Technology Services, email=patricia.cheesman@houstonsp.org, c=US  
 Date: 2013.11.07 14:32:58 -0600  
 Department Director or Designee 11/6/13  
 Date

**Approved by:**

[Signature] 11/8/13  
 OBO Assistant Director or Designee Date

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA# 9666**

**Subject:** Approve an Ordinance Awarding a Contract for Blower Replacement Parts and Services for the Public Works and Engineering Department/S23-E24477

Category #  
4

Page 1 of 2

Agenda Item

28

**FROM (Department or other point of origin):**

Calvin D. Wells  
City Purchasing Agent  
Finance Department

**Origination Date**

October 07, 2013

**Agenda Date**

NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Calvin D. Wells*

**Council District(s) affected**  
All

**For additional information contact:**

David Guernsey  
Joyce Hays

Phone: (832) 395-3640  
Phone: (832) 393-8723

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve an ordinance awarding a contract to Dresser, Inc. - Roots Blowers & Compressors on its sole bid in an amount not to exceed \$8,000,000.00 for blower replacement parts and services for the Public Works and Engineering Department.

Maximum Contract Amount: \$8,000,000.00

**Finance Budget**

\$8,000,000.00 - Water & Sewer System Operating Fund (8300)

**SPECIFIC EXPLANATION:**

The Director of the Public Works and Engineering Department and the City Purchasing Agent recommend that City Council approve an ordinance awarding a three-year contract, with two one-year options, to Dresser, Inc. - Roots Blowers & Compressors (Dresser) on its sole bid in an amount not to exceed \$8,000,000.00 for blower replacement parts and services for the Public Works and Engineering Department (PWE). The City Purchasing Agent may terminate this contract at any time upon 30-days written notice to the contractor.

This project was issued in accordance with the requirements of the State of Texas bid laws. Five prospective bidders were issued the solicitation document and one bid was received. Subsequent to the receipt of the bid, prospective bidders were contacted to determine the reason for the limited response to this solicitation. Responses from potential bidders varied, stating that the required services were either not in their core business plans or they did not have the necessary resources to meet all of the scope of work requirements specified in the bid or they were not interested in submitting a bid.

In this solicitation, the Strategic Purchasing Division (SPD) itemized potential service scenarios (which may or may not occur) for blower parts and/or repair services needed to replace blower parts or repair the blowers that are currently in service at various wastewater plants throughout the City of Houston. This was done in order to establish fixed unit pricing for blower parts and repairs on blowers to be utilized on an as-needed basis over the next five years. Thus, the not-to-exceed amount reflects the total estimated expenditures based on historical usage. Moreover, the total amount of the award shows the estimated expenditure if the City elects to fully maximize their various blower parts and/or repair services scenarios. Personnel from PWE and SPD met with representatives from Dresser to discuss the scope of work, as well as the City's intent to award a contract based upon estimated expenditures forecasted rather than the total amount of their respective bid. The contractor confirmed, in writing, that they would accept the contract.

The scope of work requires the contractor to provide all labor, supervision, tools, materials, parts, equipment machinery and facilities necessary to provide precision repair services on various types of blowers, including centrifugal, positive displacement, and rotary lobe vacuum for PWE's Wastewater Operations Division.

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

NOT

Date: 10/7/2013	Subject: Approve an Ordinance Awarding a Contract for Blower Replacement Parts and Services for the Public Works and Engineering Department/S23-E24477	Originator's Initials RB	Page 2 of 2
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Services include, but are not limited to repairing/rebuilding the blowers using new parts, balancing the impellers and replacing gear keys, pins, gear cap screws and oil filters. Material and workmanship are warranted for one year after completion and acceptance of each repair/rebuild service. There are approximately 225 blowers located throughout the 40 wastewater treatment plants within the City. The price of a new blower, depending on the size, ranges from \$10,000.00 to \$250,000.00 and the normal useful life is 20 to 30 years.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (2) of the Texas Local Government Code for exempt procurements.

**M/WBE Subcontracting:**

This invitation to bid was issued as a goal-oriented contract with a 3% M/WBE participation level. Dresser has designated the below-named companies as its certified M/WBE subcontractor(s):

Name	Type of Work	Dollar Amount	Percentage
Sterling Electrical Services	Electrical Services	\$160,000.00	2%
Trinity Freight Services, LLC	Pick up & Delivery Services	\$ 80,000.00	1%

The Office of Business Opportunity will monitor this award. The Public Works and Engineering Department's Contract Technical Representative and Contracting Officer Representative will monitor utilization and administer the contract.

**Pay or Play Program:**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City Policy.

**Hire Houston First:**

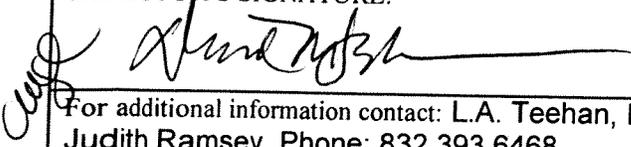
The proposed contract requires compliance with the City's 'Hire Houston First' ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, the proposed contractor does not meet the requirements of Hire Houston First; no Hire Houston First firms were within five percent.

Buyer: Roy Breaux

**Estimated Spending Authority**

Department	FY 2014	Out Years	Total
Public Works & Engineering	\$ 800,000.00	\$ 7,200,000.00	\$ 8,000,000.00

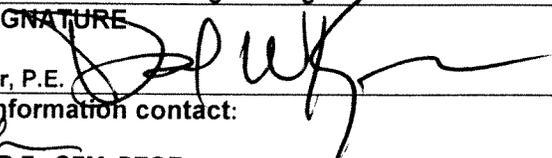
REQUEST FOR COUNCIL ACTION

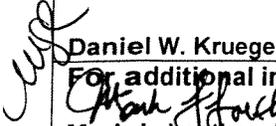
SUBJECT: Settlement of lawsuit styled:  <i>Margaret Shun Cheung v. City of Houston, Texas; Cause No. 2009-76865; in the 113th Judicial District Court of Harris County, Texas; LD# 062-0901213-001</i>		Page 1 of	Agenda Item #  <b>29</b>
FROM (Department or other point of origin):  Legal Department	Origination Date July 30, 2013	Agenda Date  NOV 20 2013	
DIRECTOR'S SIGNATURE:  	Council District affected:  ALL		
For additional information contact: L.A. Teehan, Phone: 832.393.6467; Judith Ramsey, Phone: 832.393.6468	Date and identification of prior authorizing Council action:		
RECOMMENDATION: (Summary)  That Council adopt an Ordinance approving and authorizing a Compromise and Settlement Agreement between the City of Houston and Margaret Shun Cheung.			
Amount and Source of Funding: \$142,500.00 <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input checked="" type="checkbox"/> Other (Specify) - Property & Casualty Fund - Fund 1004 (Claims & Judgments)			
SPECIFIC EXPLANATION: <b>FOR SETTLEMENT PURPOSES ONLY</b>  This request relates to the resolution of a personal injury lawsuit through settlement. On April 23, 2009, on-duty Houston Police Department Officer Debra Maura was involved in a collision with a vehicle driven by Margaret Shun Cheung. Officer Maura was following behind Ms. Cheung's vehicle, through an intersection that was manned, at the time, by Houston Police Department Mobility Officers. The vehicles were waived through and Ms. Cheung proceeded with caution. Officer Maura glanced at her MDT in her vehicle and did not notice Ms. Cheung's vehicle slow or stop, and struck the rear of Ms. Cheung's car. Ms. Cheung claimed neck injuries as a result of the accident and underwent a three-level discectomy and interbody fusion with hardware. Ms. Cheung claims that Officer Maura was negligent in the operation of her vehicle and that this was the proximate cause of the accident and her resulting damages.  As a result of this accident, Ms. Cheung brought suit against Houston in Cause No. 2009-76865; <i>Margaret Shun Cheung v. City of Houston, Texas</i> ; in the 113 <sup>th</sup> Judicial District Court of Harris County, Texas. Throughout the life of the litigation, Ms. Cheung's attorney has indicated she would only settle for the City's limit under the Texas Tort Claims Act, i.e., \$250,000.00. This demand was based on the very persuasive argument that Ms. Cheung did not have any physical difficulties prior to this accident, and following the accident, she underwent major surgery performed by a highly reputable orthopedic surgeon. After lengthy negotiations, Ms. Cheung has offered to settle the lawsuit for \$142,500.00. Should this matter be decided by a jury, it is altogether conceivable they would award Ms. Cheung an amount in excess of that sum.  After a thorough review, the Legal Department recommends that Council approve the Compromise and Settlement Agreement and issuance of warrants payable as follows: \$103,500.00 to Margaret Shun Cheung and her attorney Alexander Gurevich; Mr. Gurevich's tax ID # is 27-1618421; and \$39,000.00 to Margaret Shun Cheung and Health Care Service Corp., a Mutual Reserve Company d/b/a BlueCross BlueShield of Texas; the tax I.D. # is 36-1236610.			
REQUIRED AUTHORIZATION			
Other Authorization:	Other Authorization:	Other Authorization:	

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Petition for the City's consent to the addition of 40.186 acres of land to Cy-Champ Public Utility District (Key Map No. 370-Q)	Page 1 of 1	Agenda Item # <b>30</b>
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<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering	Origination Date	Agenda Date NOV 20 2013
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<b>DIRECTOR'S SIGNATURE</b> Daniel W. Krueger, P.E. 	Council District affected: "ETJ"
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For additional information contact:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director (832) 395-2705	Date and identification of prior authorizing Council action:
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**RECOMMENDATION: (Summary)**  
The petition for the addition of 40.186 acres of land to Cy-Champ Public Utility District be approved.

**Amount and Source of Funding:**  
NONE REQUIRED

**SPECIFIC EXPLANATION:**

Cy-Champ Public Utility District has petitioned the City of Houston for consent to add 40.186 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The district is located in the vicinity of North Sam Houston Parkway, Tomball Parkway (State Highway 249), FM 1960 and Cutten Road. The district desires to add 40.186 acres, thus yielding a total of 689.3500 acres. The district is served by the City of Houston's Willowbrook Wastewater Treatment Plant. The nearest major drainage facility for Cy-Champ Public Utility District is Greens Bayou which flows to the Houston Ship Channel.

Potable water is provided by the City of Houston's Willowbrook Water Plant. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

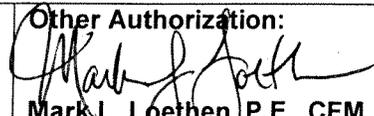
The Utility District Review Committee recommends that the subject petition be approved.

**Attachments**

cc: Marta Crinejo Marlene Gafrick Jun Chang  
Bill Zrioka Deborah McAbee

**REQUIRED AUTHORIZATION**

20UPA275

Finance Department	Other Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Div.	Other Authorization:
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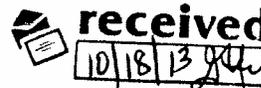




# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form



**Application Accepted as Complete** (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the  creation/  addition of 40.186 acres to \*\* under the provisions of 54.016 Texas Water Code.

\*\* Cy-Champ Public Utility District

*Mark Brooks*

Attorney for the District

**Attorney:** Mark Brooks

Address: 10000 Memorial Drive, Suite 260

Zip: 77024

Phone: 713-951-0800

**Engineer:** Sander Engineering Corporation

Address: 1250 W Sam Houston Parkway South, Ste. 400

Zip: 77042

Phone: 713-784-4830

**Owners:** See Attached

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

(If more than one owner, attach additional page. List all owners of property within the District)

### LOCATION

INSIDE CITY

OUTSIDE CITY

Survey W. H. York

NAME OF COUNTY (S) Harris

Abstract 943

Geographic Location: List only major streets, bayous or creeks:

North of: N. Sam Houston Parkway

East of: Tomball Pkwy (St. Hwy. 249)

South of: F.M. 1960

West of: Cutten Road

### WATER DISTRICT DATA

Total Acreage of District: 649.164

Existing Plus Proposed Land 689.350

**Development Breakdown (Percentage) for tract being considered for annexation:**

Single Family Residential N/A

Multi-Family Residential N/A

Commercial 50%

Industrial 50%

Institutional N/A

Sewage generated by the District will be served by a : District Plant

Regional Plant

Sewage Treatment Plant Name: SEE ATTACHMENT A

NPDES/TPDES Permit No: \_\_\_\_\_

TCEQ Permit No: \_\_\_\_\_



# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form

Existing Capacity (MGD): \_\_\_\_\_

Ultimate Capacity (MGD): \_\_\_\_\_

Size of treatment plant site: \_\_\_\_\_ square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: \_\_\_\_\_ MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: \_\_\_\_\_

MGD of (Regional Plant).

Name of District: \_\_\_\_\_

MGD Capacity Allocation \_\_\_\_\_

or property owner(s)

Name of District: \_\_\_\_\_

MGD Capacity Allocation \_\_\_\_\_

Water Treatment Plant Name: \_\_\_\_\_ **SEE ATTACHMENT A**

Water Treatment Plant Address: \_\_\_\_\_

Well Permit No: \_\_\_\_\_

**Existing Capacity:**

Well(s): \_\_\_\_\_ GPM

Booster Pump(s): \_\_\_\_\_ GPM

Tank(s): \_\_\_\_\_ MG

**Ultimate Capacity:**

Well(s): \_\_\_\_\_ GPM

Booster Pump(s): \_\_\_\_\_ GPM

Tank(s): \_\_\_\_\_ MG

Size of Treatment Plant Site: \_\_\_\_\_

square feet/acres.

Comments or Additional Information: \_\_\_\_\_

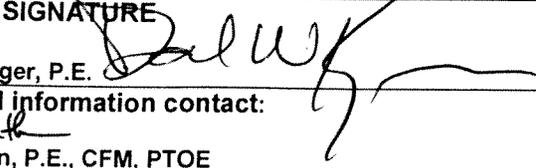
\_\_\_\_\_

\_\_\_\_\_

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 23.2096 acres of land to Harris County Municipal Utility District No. 182 (Key Map No. 374-W)	Page 1 of 1	Agenda Item #  31
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date	Agenda Date NOV 20 2013
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DIRECTOR'S SIGNATURE  Daniel W. Krueger, P.E.	Council District affected: "ETJ"
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For additional information contact:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director (832) 395-2705	Date and identification of prior authorizing Council action:
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**RECOMMENDATION: (Summary)**

The petition for the addition of 23.2096 acres of land to Harris County Municipal Utility District No. 182 be approved.

**Amount and Source of Funding:**

NONE REQUIRED

**SPECIFIC EXPLANATION:**

Harris County Municipal Utility District No. 182 has petitioned the City of Houston for consent to add 23.2096 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The district is located in the vicinity of Aldine-Bender Road (FM 525), Greens Bayou, North Sam Houston Parkway (Beltway 8), and Morales Road. The district desires to add 23.2096 acres, thus yielding a total of 114.6426 acres. The district is served by the City of Houston's Northbelt Wastewater Treatment Plant. The nearest major drainage facility for Harris County Municipal Utility District No. 182 is Greens Bayou which flows into the Houston Ship Channel.

Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

**Attachments**

cc: Marta Crinejo Marlene Gafrick Jun Chang  
Bill Zrioka Deborah McAbee

**REQUIRED AUTHORIZATION**

20UPA272

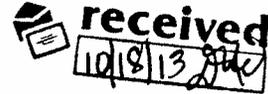
Finance Department	Other Authorization:  Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Div.	Other Authorization:
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# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form



**Application Accepted as Complete** (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the  creation/  addition of 23.2096 acres to Harris County MUD 182 under the provisions of Ch 49 and 54 Texas Water Code.

*[Signature]*  
Attorney for the District

**Attorney: Smith, Murdaugh, Little & Bonham, L.L.P.**

Address: 1100 Louisiana Street, Ste 400, Houston, TX Zip: 77002-5211 Phone: 713/652-6500

**Engineer: McDonough Engineering Corp**

Address: 5625 Schumacher, Houston, TX Zip: 77057 Phone: 713/975-9990

**Owners: Old Dominion Freight Line, Inc.**

Address: 500 Old Dominion Way, Thomasville, NC Zip: 27360 Phone: \_\_\_\_\_

(If more than one owner, attach additional page. List all owners of property within the District)

INSIDE CITY  OUTSIDE CITY

Survey Joseph McGinnis Survey

### LOCATION

NAME OF COUNTY (S) Harris  
Abstract 587

Geographic Location: List only major streets, bayous or creeks:

North of: Aldine-Bender Rd (FM 525)

East of: Greens Bayou

South of: N Sam Houston Pkwy

West of: Morales Rd

### WATER DISTRICT DATA

Total Acreage of District: 91.4330

Existing Plus Proposed Land 114.6426 v

**Development Breakdown (Percentage) for tract being considered for annexation:**

Single Family Residential \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_

Commercial \_\_\_\_\_ Industrial 100

Institutional \_\_\_\_\_

Sewage generated by the District will be served by a : District Plant  Regional Plant

Sewage Treatment Plant Name: Northbelt WWTP

NPDES/TPDES Permit No: \_\_\_\_\_

TCEQ Permit No: \_\_\_\_\_



# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form

Existing Capacity (MGD): 2.4 MGD

Ultimate Capacity (MGD): 5.0 MGD

Size of treatment plant site: 35 square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: \_\_\_\_\_ MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: 5.0 MGD

MGD of (Regional Plant).

Name of District: Harris Co MUD 182

MGD Capacity Allocation 23,150

or property owner(s)

Name of District: City of Houston

MGD Capacity Allocation remaining capacity

Water Treatment Plant Name: \_\_\_\_\_

Water Treatment Plant Address: \_\_\_\_\_

Well Permit No: \_\_\_\_\_

### Existing Capacity:

Well(s): \_\_\_\_\_

GPM

Booster Pump(s): \_\_\_\_\_

GPM

Tank(s): \_\_\_\_\_

MG

### Ultimate Capacity:

Well(s): \_\_\_\_\_

GPM

Booster Pump(s): \_\_\_\_\_

GPM

Tank(s): \_\_\_\_\_

MG

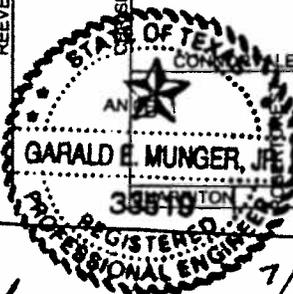
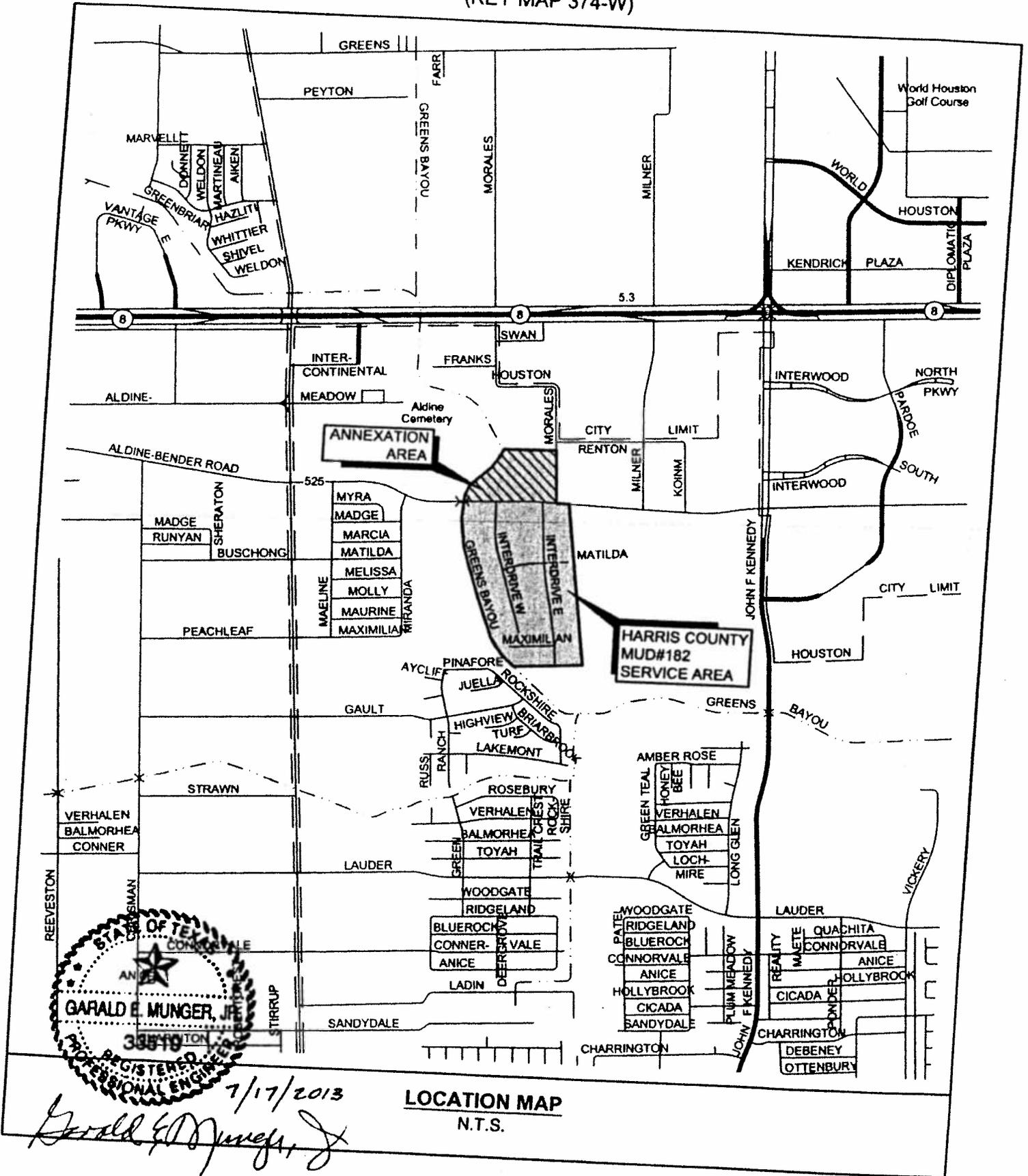
Size of Treatment Plant Site: \_\_\_\_\_

square feet/acres.

Comments or Additional Information: Water and Sanitary Sewer is provided by contract with

City of Houston connecting to lines in J.F. Kennedy Blvd.

# HARRIS COUNTY MUD# 182 (KEY MAP 374-W)



7/17/2013  
*Garold E. Munger, Jr.*

**LOCATION MAP**  
 N.T.S.

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

<b>SUBJECT:</b> Petition for the City's consent to the addition of 1.464 acres of land to Porter Municipal Utility District (Key Map No. 295-D, H)	<b>Page</b> 1 of 1	<b>Agenda Item #</b>  32
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<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering	<b>Origination Date</b>	<b>Agenda Date</b> NOV 20 2013
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<b>DIRECTOR'S SIGNATURE</b> <i>Daniel W. Krueger, P.E.</i>	<b>Council District affected:</b> "ETJ"
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<b>For additional information contact:</b> <i>Mark L. Loethen</i> Mark L. Loethen, P.E., CFM, PTOE Deputy Director (832) 395-2705	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION: (Summary)**

The petition for the addition of 1.464 acres of land to Porter Municipal Utility District be approved.

**Amount and Source of Funding:**

NONE REQUIRED

**SPECIFIC EXPLANATION:**

Porter Municipal Utility District has petitioned the City of Houston for consent to add 1.464 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The district is located in the vicinity of Canterbury Lane, Sorters Road, FM 1314 and Old Sorters Road. The district desires to add 1.464 acres, thus yielding a total of 3,945.0109 acres. The district is served by the Porter Municipal Utility District Sewage Treatment Plant. The nearest major drainage facility for Porter Municipal Utility District is the San Jacinto River which flows into Lake Houston.

Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

Attachments

cc: Marta Crinejo Marlene Gafrick Jun Chang  
Bill Zrioka Deborah McAbee

**REQUIRED AUTHORIZATION 20UPA274**

<b>Finance Department</b>	<b>Other Authorization:</b> <i>Mark L. Loethen</i> Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Div.	<b>Other Authorization:</b>
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**A&S ENGINEERS, INC.**  
 10377 STUBBS LANE - HOUSTON, TX 77032-5445  
 PHONE (713) 942-2700 - FAX (713) 942-2796

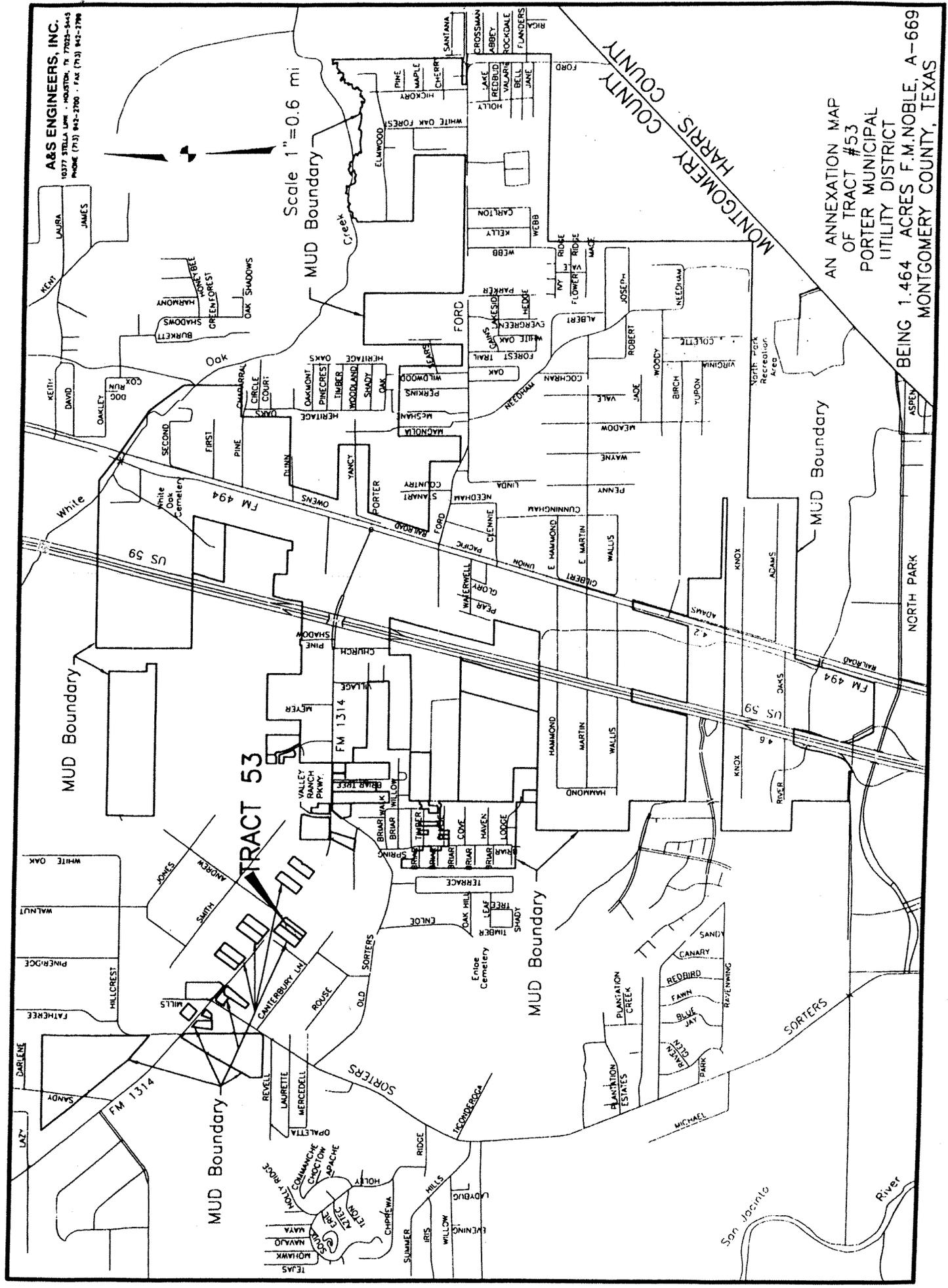


Scale 1" = 0.6 mi

MONTGOMERY COUNTY  
 HARRIS COUNTY

AN ANNEXATION MAP  
 OF TRACT #53  
 PORTER MUNICIPAL  
 UTILITY DISTRICT

BEING 1.464 ACRES F.M. NOBLE, A-669  
 MONTGOMERY COUNTY, TEXAS



**TRACT 53**

MUD Boundary

MUD Boundary

MUD Boundary

MUD Boundary

NORTH PARK

DARLENE

SANDY

FATHEREE

HILLCREST

PINEHOLCE

WALNUT

WHITE OAK

ANDREW

THURS

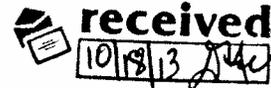
SPRINGS

VALLEY RANCH PKWY

FM 1314

BEAR TREE

BRIBAR WILLOW



**Application Accepted as Complete** (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the  creation/  addition of 1.464 acres to Porter M.U.D. under the provisions of Chapters 49 & 54 Texas Water Code.

*J. Ron Young*  
Attorney for the District

**Attorney: J. Ron Young, Young & Brooks**

Address: 10000 Memorial Drive Houston, Texas Zip: 77024 Phone: 713-951-0800

**Engineer: Gerald L. Gehman, P.E. - A & S Engineers, Inc.**

Address: 10377 Stella Link Rd., Houston, Texas Zip: 77025 Phone: 713-942-2700

**Owners: Jeff McKnight Investments, LLC, Jeff McKnight**

Address: 20804 Sullivan Road, New Caney Texas Zip: 77357 Phone: 281-689-5959

(If more than one owner, attach additional page. List all owners of property within the District)

**LOCATION**

INSIDE CITY  OUTSIDE CITY  NAME OF COUNTY (S) Montgomery  
Survey ; Ella B. Walker Abstract # 702

Geographic Location: List only major streets, bayous or creeks:

North of: Canterbury Lane East of: Sorters Road  
South of: F. M. 1314 West of: Old Sorters Road

**WATER DISTRICT DATA**

Total Acreage of District: 3943.5469 Existing Plus Proposed Land 3945.0109

**Development Breakdown (Percentage) for tract being considered for annexation:**

Single Family Residential \_\_\_\_\_ Multi-Family Residential \_\_\_\_\_

Commercial 100 Industrial \_\_\_\_\_ Institutional \_\_\_\_\_

Sewage generated by the District will be served by a : District Plant  Regional Plant

Sewage Treatment Plant Name: Porter MUD Sewage Treatment Plant

NPDES/TPDES Permit No: TX0084042 TCEQ Permit No: 12242-001

# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form

Existing Capacity (MGD): 1.60

Ultimate Capacity (MGD): 1.60

Size of treatment plant site: 13.18 square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: \_\_\_\_\_ MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: 1.60

MGD of (Regional Plant).

Name of District: Woodridge MUD

MGD Capacity Allocation .7245

or property owner(s)

Name of District: Porter MUD

MGD Capacity Allocation .8755

Water Treatment Plant Name: Porter Special Utility District

Water Treatment Plant Address: 22162 Water Well Road , Porter, Texas 77065

Well Permit No: 6 wells

### Existing Capacity:

Well(s): 5,895 GPM

Booster Pump(s): 7,200 GPM

Tank(s): 1.31 MG

### Ultimate Capacity:

Well(s): 6 GPM

Booster Pump(s): 26,604 GPM

Tank(s): 2.66 MG

Size of Treatment Plant Site: 5 sites, 12.5 acra

square feet/acres.

Comments or Additional Information: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

**SUBJECT:** Petition for the City's consent to the addition of 30.22 acres of land to West Harris County Municipal Utility District No. 21 (Key Map No. 370-W & X) **Page 1 of 1** **Agenda Item # 33**

**FROM (Department or other point of origin):** Department of Public Works and Engineering **Origination Date** **Agenda Date NOV 20 2013**

**DIRECTOR'S SIGNATURE** Daniel W. Krueger, P.E. **Council District affected: "ETJ"**

**For additional information contact:** Mark L. Loethen, P.E., CFM, PTOE Deputy Director (832) 395-2705 **Date and identification of prior authorizing Council action:**

**RECOMMENDATION: (Summary)**  
The petition for the addition of 30.22 acres of land to West Harris County Municipal Utility District No. 21 be approved.

**Amount and Source of Funding:**  
NONE REQUIRED

**SPECIFIC EXPLANATION:**  
West Harris County Municipal Utility District No. 21 has petitioned the City of Houston for consent to add 30.22 acres of land, located in the city's extraterritorial jurisdiction, to the district.  
The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.  
The district is located in the vicinity of West Little York Road, Sam Houston Tollway, Fallbrook Drive, and Fairbanks North Houston Road. The district desires to add 30.22 acres, thus yielding a total of 697.9400 acres. The district is served by the West Harris County Municipal Utility District No. 21 Wastewater Treatment Plant. The nearest major drainage facility for West Harris County Municipal Utility District No. 21 is Greens Bayou which flows into the Houston Ship Channel.  
Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.  
The Utility District Review Committee recommends that the subject petition be approved.

**Attachments**  
cc: Marta Crinejo Marlene Gafrick Jun Chang  
Bill Zrioka Deborah McAbee

**REQUIRED AUTHORIZATION** 20UPA268  
**Finance Department** **Other Authorization:** Mark L. Loethen, P.E., CFM, PTOE Deputy Director Planning & Development Services Div. **Other Authorization:**



# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form

received  
10/16/13  
[Signature]

**Application Accepted as Complete** (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the  creation/  addition of 30.22 acres to West Harris County Municipal Utility District No. 21 under the provisions of Chapter 54 Texas Water Code.

*[Signature]*  
Attorney for the District

**Attorney:** Ron Young

Address: 10000 Memorial Drive, Suite 260, Houston, TX

Zip: 77024

Phone: 713-951-0800

**Engineer:** A.Hasan Syed, P.E.

Address: 10555 Westoffice Drive, Houston, TX

Zip: 77042

Phone: 713-784-4500

**Owners:** LIBERTY PROPERTY LIMITED PARTNERSHIP

Address: 500 Chesterfield Parkway, Malvern, PA

Zip: 19355

Phone: 281-517-2512

(If more than one owner, attach additional page. List all owners of property within the District) (see attached sheet)

### LOCATION

INSIDE CITY

OUTSIDE CITY

NAME OF COUNTY (S) Harris

Survey: L.M. Prior

Abstract: 635

Geographic Location: List only major streets, bayous or creeks:

North of: West Little York Road

East of: Sam Houston Tollway

South of: Fallbrook Drive

West of: Fairbanks North Houston Road

### WATER DISTRICT DATA

Total Acreage of District: 667.72

Existing Plus Proposed Land 697.94

**Development Breakdown (Percentage) for tract being considered for annexation:**

Single Family Residential \_\_\_\_\_

Multi-Family Residential \_\_\_\_\_

Commercial 100%

Industrial \_\_\_\_\_

Institutional \_\_\_\_\_

Sewage generated by the District will be served by a : District Plant  Regional Plant

Sewage Treatment Plant Name: West Harris County M.U.D. No. 21 Wastewater Treatment Plant

NPDES/TPDES Permit No: 13623-001

TCEQ Permit No: N/A



# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form

Existing Capacity (MGD): 0.25

Ultimate Capacity (MGD): 0.50 MGD

Size of treatment plant site: 4.26 acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: 0.50 MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page): N/A

Total permitted capacity: \_\_\_\_\_

MGD of (Regional Plant) \_\_\_\_\_

Name of District: \_\_\_\_\_

MGD Capacity Allocation \_\_\_\_\_

or property owner(s)

Name of District: \_\_\_\_\_

MGD Capacity Allocation \_\_\_\_\_

Water Treatment Plant Name: West Harris County M.U.D. No. 21 Water Plant

Water Treatment Plant Address: 8350 Fallbrook Drive, Houston, TX 77064

Well Permit No: 153015

**Existing Capacity: N/A**

Well(s): 1,800

GPM

Booster Pump(s): 6,500

GPM

Tank(s): 420,000

MG

**Ultimate Capacity:**

Well(s): 1,800

GPM

Booster Pump(s): 6,500

GPM

Tank(s): 420,000

MG

Size of Treatment Plant Site: 1.56 Acres

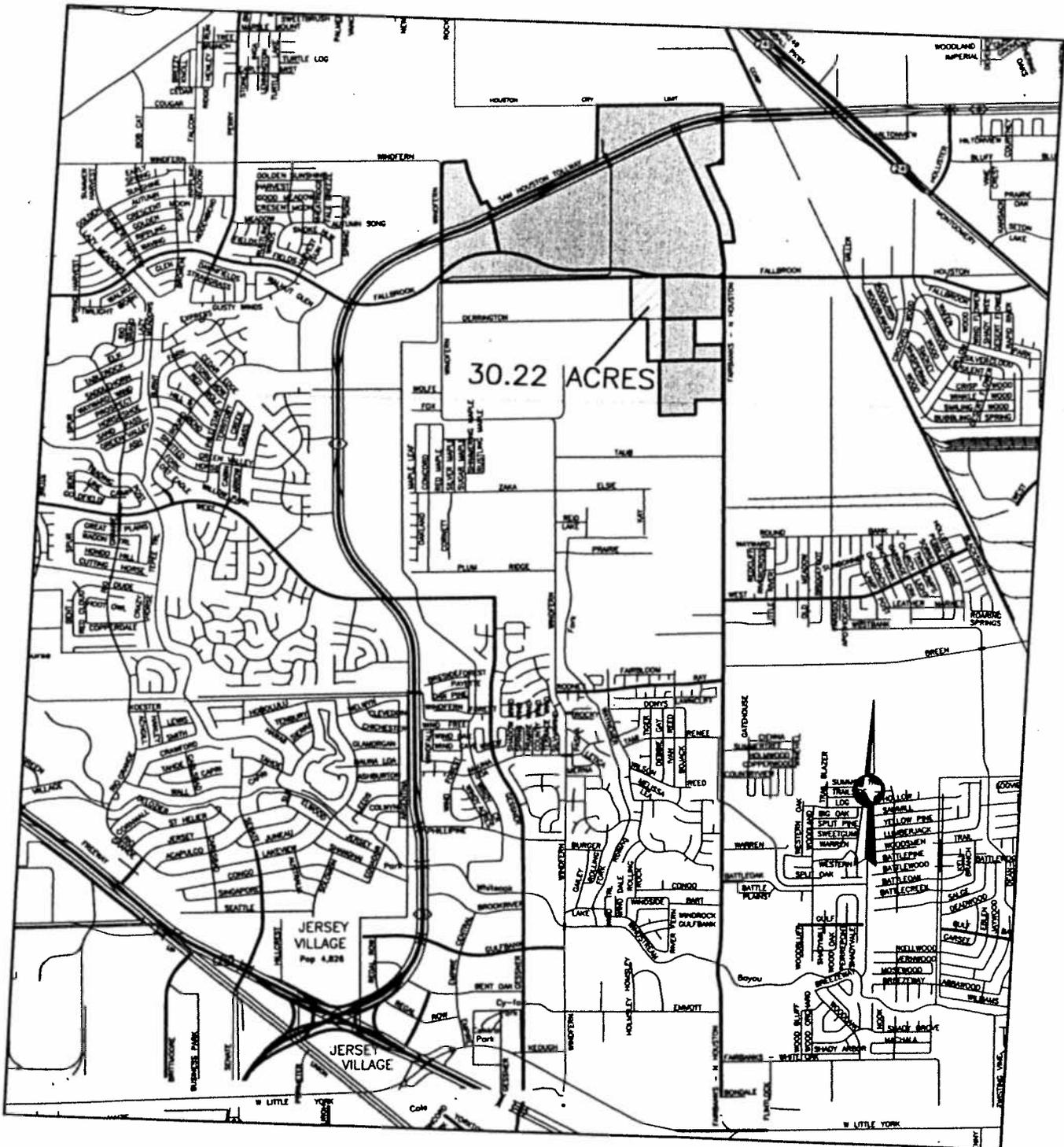
Comments or Additional Information: \_\_\_\_\_

square feet/acres.

# WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21

697.94 Acres of Land

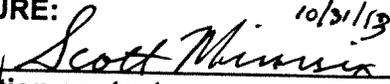
(Key Map Page No. 370 S, T, U, W, X & Y)



Vicinity Map  
N.T.S.

<b>SUBJECT:</b> Award Construction Contract Prime Contractors, Inc. Fifth Ward Deluxe Theater Renovation WBS No. P-000010-0001-4		Page 1 of 2	Agenda Item 34
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<b>FROM (Department or other point of origin):</b> General Services Department	<b>Origination Date</b> 11/14/13	<b>Agenda Date</b> NOV 20 2013
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<b>DIRECTOR'S SIGNATURE:</b> Scott Minnix <i>10/31/13</i> 	<b>Council District affected:</b> B
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<b>For additional information contact:</b> Jacquelyn L. Nisby Phone: 832-393-8023	<b>Date and identification of prior authorizing Council action:</b>
--	---

**RECOMMENDATION:** Award construction contract and appropriate funds for the project.

<b>Amount and Source of Funding:</b> \$ 4,141,500.00 Federal Government – Grant Funded (5000) CDBG \$ 250,000.00 Reimbursement of Equipment/Projects Fund (1850) \$ 4,391,500.00 Total Funding	<b>Finance Budget:</b>
---	------------------------

**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council award a construction contract to Prime Contractors, Inc. on the proposal amount of \$3,965,000.00 to provide construction services for the Fifth Ward Deluxe Theater Renovation for the Housing and Community Development Department. Pursuant to the Fiscal Year 2013-2017 CIP Budget for TIRZ No. 18 (Fifth Ward Zone) adopted by Council on September 19, 2012 by Ordinance 2012-0820, Fifth Ward Zone will reimburse the Reimbursement of Equipment/Projects Fund (1850).

**PROJECT LOCATION:** 3301, 3303, 3305 Lyons Avenue, Houston, Texas (Key Map 494-E)

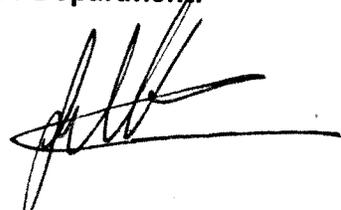
**PROJECT DESCRIPTION:** The project will renovate the abandoned theater and adjoining furniture store into a 125-seat theater for the performing arts for Texas Southern University and retail shell space for future tenant build out by the Fifth Ward Community Redevelopment Corporation. The building shell will be rebuilt structurally from within along with site improvements and a new 67-space asphalt parking lot. Major portions of the work include asphalt and concrete paving, new concrete slabs and foundation, new steel structural reinforcing, new roofing, new plaster veneer, new windows, and new aluminum canopies, and a new neon marquee to match the original marquee sign. Texas Southern University and the Fifth Ward Community Redevelopment Corporation will be responsible for all operating and maintenance costs associated with their respective leased spaces.

The programmed space will include an approximately 8,500 SF theater, including 2,000 SF of storage space; 2500 SF of retail shell space; and an approximately 500 SF covered plaza. Interior work includes new wood paneling, painted drywall, tile flooring, theater systems, HVAC, plumbing, security systems, and infrastructure for audio and video systems. The design will incorporate LEED™ (Leadership in Energy & Environmental Design) credits to achieve a Certified Level.

The contract duration for this project is 300 calendar days from the date of the Notice to Proceed. Smith & Company Architects is the design consultant for this project.

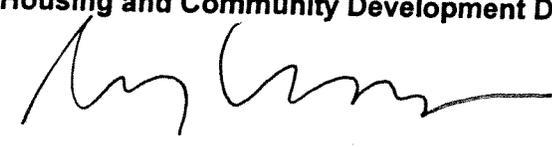
**REQUIRED AUTHORIZATION** CUIC ID # 25CONS234

**General Services Department:**



Richard A. Vella  
 Chief of Design & Construction Division

**Housing and Community Development Department:**



Neal Rackleff  
 Director

(FOR)

**PROPOSALS:** On May 3 and May 10, 2013, GSD advertised a Request for Competitive Sealed Proposals (CSP) for construction services for the Fifth Ward Deluxe Theater Renovation. The CSP contained selection criteria that ranked respondents on experience, references, schedule and contractor responsibility. The Statements of Qualifications were due on May 23, 2013, and seven firms responded. GSD evaluated the respondents and five of the seven firms received sufficient points and were requested to submit proposals. Two of the five firms submitted proposals. Prime Contractors, Inc. submitted the lowest proposal and offers the best value for the City based on the advertised criteria.

The two proposers are ranked as follows:

**PROPOSERS**

1. Prime Contractors, Inc.
2. Times Construction, Inc.

**AWARD:** It is recommended that City Council award the construction contract to Prime Contractors, Inc. and appropriate funds for the project, including an additional appropriation of \$30,000 for engineering and materials testing services under the existing contract with Raba Kistner Consultants, Inc.

**FUNDING SUMMARY:**

\$3,965,000.00	Construction Contract
<u>\$396,500.00</u>	10% Contingency
<b>\$4,361,500.00</b>	<b>Total Contract Services</b>
<u>\$30,000.00</u>	Engineering/Materials Testing
<b>\$4,391,500.00</b>	<b>Total Appropriation</b>

**CONSTRUCTION GOALS:** An MBE goal of 15% and SBE goal of 10% have been established for this contract. The contractor has submitted the following certified subcontractors to achieve the goals:

<u>FIRM (MBE)</u>	<u>SCOPE</u>	<u>AMOUNT</u>	<u>% OF CONTRACT</u>
McHenry Mechanical & Energy Management, Inc.	HVAC	\$ 402,500.00	10.15%
Eagle Fabricators, Inc.	Steel Fabrication	\$ 187,260.00	4.72%
Central Marble and Tile, Inc.	Tile	\$ 17,945.00	0.45%
<b>TOTAL MBE PARTICIPATION</b>		<b>\$ 607,705.00</b>	<b>15.32%</b>

<u>FIRM (SBE)</u>	<u>SCOPE</u>	<u>AMOUNT</u>	<u>% OF CONTRACT</u>
Belknap Plumbing Systems, Inc.	Plumbing	\$ 90,880.00	2.29%
P.R.C. Roofing Co., Inc.	Roofing	\$ 138,800.00	3.50%
TAG Communications, LP	IT Systems	\$ 165,500.00	4.17%
Fair Contractors, Inc.	Acoustical Ceiling	\$ 8,000.00	0.20%
<b>TOTAL SBE PARTICIPATION</b>		<b>\$ 403,180.00</b>	<b>10.16%</b>

**PLAY OR PAY PROGRAM:** The proposed contract requires compliance with the City's "Play or Pay" Ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**RE HOUSTON FIRST:** Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

l:RAV:JLN:ON:on

Marta Crinejo, Jacquelyn L. Nisby, Esq., Christopher Gonzales, Robert Bradford, Calvin Curtis, Esq., Ralph De Leon, File



**SUBJECT:** Contract Award for Wastewater Collection System Rehabilitation and Renewal  
WBS# R-000266-0205-4

Page  
1 of 2

Agenda Item #

35

**FROM (Department or other point of origin):**

Department of Public Works and Engineering

**Origination Date**

11/14/13

**Agenda Date**

NOV 20 2013

**DIRECTOR'S SIGNATURE**

*Handwritten initials*

*Handwritten signature of Daniel W. Krueger*

**Council District affected:**  
All

Daniel W. Krueger, P.E.

**For additional information contact:**

Jason Iken, P.E.  
Senior Assistant Director

*Handwritten signature of Jason Iken*

Phone: (832) 395-4989

**Date and identification of prior authorizing Council action:**

N/A

**RECOMMENDATION: (Summary)**

Accept low bid, award construction contract, and appropriate funds.

**Amount and Source of Funding:** \$1,631,089.00 from Water and Sewer System Consolidated Construction Fund No. 8500. This project is eligible for low interest funding through a State Revolving Fund (SRF) Equivalency loan.

*M.P. 10/22/2013*

**SPECIFIC EXPLANATION:** This project is part of the Neighborhood Sewer Rehabilitation Program and is required to renew/replace various deteriorated neighborhood collection systems throughout the City.

**DESCRIPTION/SCOPE:** This project consists of sanitary sewer rehabilitation by point repair method. The contract duration for this project is 730 calendar days.

**LOCATION:** The project area is generally bounded by the City Limits.

**BIDS:** Three (3) bids were received on August 01, 2013 for this project as follows:

Bidder

1. PM Construction & Rehab, LLC
2. T Construction, LLC
3. Reliance Construction Services, L.P. - (Reject)

Bid Amount

- \$1,524,846.80
- \$1,568,672.63
- \$2,182,873.27

LTS No. 6916

File/Project No. WW 4235-71

REQUIRED AUTHORIZATION

CUIC# 20JAI484

Finance Department

**Other Authorization:**

**Other Authorization:**

*Handwritten signature of Jun Chang*  
Jun Chang P.E., D/WRE, Deputy Director  
Public Utilities Division

*Handwritten initials NDT*

**AWARD:** It is recommended that this construction contract be awarded to PM Construction & Rehab, LLC, with a low bid of \$1,524,846.80.

**PROJECT COST:** The total cost of this project is \$1,631,089.00 to be appropriated as follows:

- Bid Amount \$1,524,846.80
- Contingencies \$76,242.20
- Engineering Testing Services \$30,000.00

Engineering Testing Services will be provided by Earth Engineering, Inc. under a previously approved contract.

**HIRE HOUSTON FIRST:** Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

**PAY OR PLAY PROGRAM:** The proposed contract requires compliance with the City's Pay or Play ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**M/WSBE PARTICIPATION:** The low bidder has submitted the following proposed program to satisfy the 12.94% MBE goal, and 8.72% WBE goal for this project.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Chief Solutions, Inc.	Clean & Televiser Sewer Lines	\$60,993.87	4.00%
5M Rope & Supply, LLC	Supplies	\$22,415.25	1.47%
J. A. Gamez Trucking Services	Dump Truck Services	\$15,248.47	1.00%
MMG Contractors	Point Repairs	\$98,657.59	6.47%
	<b>TOTAL</b>	<b>\$197,315.18</b>	<b>12.94%</b>

<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
DBL Industries, LLC	Asphalt/Concrete Paving	\$66,483.32	4.36%
Deanie Hayes, Inc.	Supplies	\$20,737.92	1.36%
Advantage Manhole & Concrete Services, Inc.	Manhole Rehabilitation	\$45,745.40	3.00%
	<b>TOTAL</b>	<b>\$132,966.64</b>	<b>8.72%</b>

All known rights-of-way and easements required for this project have been acquired.

DKLT  
WK:JC:JI:DR:lt

File No. WW 4235-71

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**SUBJECT:**

Ordinances granting Commercial Solid Waste Operator Franchises

RCA #

Category #

Page 1 of 1

Agenda Item#

36A-14

~~37A-14~~

**FROM: (Department or other point of origin):**

Tina Paez, Director  
Administration & Regulatory Affairs

Origination Date  
11/5/2013

Agenda Date  
~~NOV 13 2013~~

NOV 20 2013

NOV 20 2013

**DIRECTOR'S SIGNATURE:**

*[Handwritten Signature]*

Council Districts affected:

ALL

**For additional information contact:**

Juan Olguin JFO  
Naelah Yahya

Phone: (832) 393- 8528

Phone: (832) 393- 8530

Date and identification of prior authorizing Council Action:

**RECOMMENDATION: (Summary)**

Approve ordinances granting Commercial Solid Waste Operator Franchises

Amount of Funding:  
REVENUE

FIN Budget:

**SOURCE OF FUNDING:**

General Fund     Grant Fund     Enterprise Fund     Other (Specify)

**SPECIFIC EXPLANATION:**

It is recommended that City Council approve ordinances granting Commercial Solid Waste Operator Franchises to the following solid waste operators pursuant to Article VI, Chapter 39. The proposed Franchisees are:

1. MIDSTATE ENVIRONMENTAL SERVICES
2. GLOBAL WASTE SERVICES, LLC
3. TWISTER WASTE, INC.
4. NORTHSIDE GARBAGE SERVICE, INC.
5. REPIPE CONSTRUCTION DBA IPR SOUTH CENTRAL, LLC
6. ASTRO WASTE, INC.
7. AZTEC PORTACANS AND CONTAINERS LTD
8. NATIONAL WORKS, INC.

The proposed ordinances grant the Franchisees the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each Franchisee agrees to pay to the City an annual Franchise Fee equal to 4% of their annual gross revenue, payable quarterly. To verify Franchisee compliance with the franchise, the City has the right to inspect, and the company has the duty to maintain, required customer records during regular business hours. The franchise contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

The Pay or Play Program does not apply to the solid waste franchises.

**REQUIRED AUTHORIZATION**

Finance Director:



# CITY OF HOUSTON

Office of the Mayor

## Interoffice

Correspondence

To: Anna Russell  
City Secretary

From: Jenn Char *JC* 37  
Director of External Affairs  
NOV 20 2013

Date: November 13, 2013

Subject: Harris County Appraisal District  
Nomination

### NON-CONSENT AGENDA MISCELLANEOUS

Motion to set a date not less than seven (7) days from November 20, 2013, to receive nominations for the City of Houston representative of the Harris County Appraisal District Board of Directors. The member will serve a two-year term.

Mr. Ray Holtzapple is the current appointee with a two-year term ending December 31, 2013. He was nominated by Council Member Pennington.

JC:jsk

cc: Marta Crinejo, Agenda Director

RECEIVED  
NOV 14 2013

**REQUEST FOR COUNCIL ACTION**

**TO: Mayor via City Secretary**

**SUBJECT:** Ordinance approving the Fiscal Year 2014 Operating Budget for the City Park Redevelopment Authority

**Category #**

**Page**  
1 of 1

**RCA #**

**Agenda Item#**

**FROM: (Department or other point of origin):**

Andrew F. Icken  
Chief Development Officer

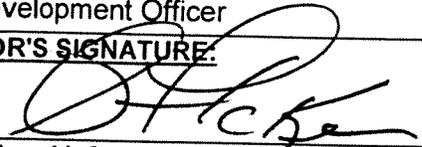
**Origination Date**

38

**Agenda Date**

~~NOV 06 2013~~

**DIRECTOR'S SIGNATURE:**



**Council Districts affected:**

C

~~NOV 13 2013~~  
NOV 20 2013

**For additional information contact:**

Ralph De Leon

**Phone:** (832) 393-0985

**Date and identification of prior authorizing Council Action:**

Ord. No. 2012-0816, 09/19/12

**RECOMMENDATION: (Summary)**

City Council adopt an ordinance approving the Fiscal Year 2014 Operating Budget for the City Park Redevelopment Authority.

*See BACK up #25 FOR 11-6-13*

**Amount of Funding:** No Funding Required

**SOURCE OF FUNDING:**

General Fund     Grant Fund     Enterprise Fund  
 Other (Specify)

**SPECIFIC EXPLANATION:**

The Administration has undertaken a comprehensive review of proposed FY14 TIRZ budgets and recommends approval of the FY14 Operating Budget for the City Park Redevelopment Authority (the Authority).

- Total Operating Budget for FY14 is \$805,521, which includes \$225,664 for required fund transfers and \$579,857 for project costs.
- The FY14 Operating Budget includes \$19,000 for administration and overhead. The Authority must advise the Chief Development Officer of any budget amendments. Adjustments to the Project Costs in the Operating Budget that exceed \$400,000 require City Council approval.

Attachment: FY14 Operating Budget

cc: Marta Crinejo, Agenda Director  
Anna Russell, City Secretary  
David Feldman, City Attorney  
Deborah McAbee, Senior Assistant City Attorney

**REQUIRED AUTHORIZATION**

**Other Authorization:**

**Other Authorization:**

**Other Authorization:**

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

SUBJECT: Ordinance approving the Fiscal Year 2014 Operating Budget Reinvestment Zone Number Twenty-Three (Harrisburg Zone).

Page 1 of 1

RCA #

Agenda Item#

44-29

FROM: (Department or other point of origin):

Andrew F. Icken  
Chief Development Officer

Origination Date

39

Agenda Date

NOV 06 2013

DIRECTOR'S SIGNATURE:

*[Handwritten Signature]*

Council Districts affected:

B, H, I

NOV 20 2013

For additional information contact:

Ralph De Leon

Phone: (832) 393-0985

Date and identification of prior authorizing Council Action:

See BACK up for ITEM 29. 11-6-13

RECOMMENDATION: (Summary)

City Council adopt an ordinance approving the Fiscal Year 2014 Operating Budget for Reinvestment Zone Number Twenty-Three (Harrisburg Zone).

Amount of Funding: No Funding Required

SOURCE OF FUNDING:

[ ] General Fund [ ] Grant Fund [ ] Enterprise Fund  
[ ] Other (Specify)

SPECIFIC EXPLANATION:

The Administration has undertaken a comprehensive review of proposed FY14 TIRZ budgets and recommends approval of the FY14 Operating Budget for Reinvestment Zone Number Twenty-Three (Zone).

- Total Operating Budget for FY14 is \$65,376, which includes \$10,520 for required fund transfers.
- The Zone must advise the Chief Development Authority of any budget amendments. Adjustments to the Project Costs in the Operating Budget that exceed \$400,000 require City Council approval.

Attachments: FY14 Operating Budget.

cc: Marta Crinejo, Agenda Director  
Anna Russell, City Secretary  
David Feldman, City Attorney  
Deborah McAbee, Senior Assistant City Attorney

REQUIRED AUTHORIZATION

Other Authorization:

Other Authorization:

Other Authorization: