

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION  
MINUTES  
THURSDAY, 27 FEBRUARY 2025  
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002**

Call to Order at 2:38 PM by David Bucek, Chair

<b>Commissioners</b>	<b>Quorum – Present / Absent</b>
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present at 3:09 during Item 22
Shantel Blakely	Present at 2:39 during Chairs Report
John Cosgrove	Present
Steven Curry	Present
Ashley Jones	Present
Ben Koush	Present
Stephen McNiel	<i>Absent</i>
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	Present
Dominic Yap	Present
Vonn Tran, Secretary	Present

**Legal Department • Kim Mickelson**

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

**The Chair’s Report**, David Bucek, Chair, announced the passing of Commissioner Tanya Debose and expressed his appreciation for her contributions to this commission and the City of Houston. The chair also explains the meeting procedures for this commission.

**Director’s Report**, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, echoed the sentiments of Chair Bucek for our gratitude towards Tanya Debose and for her advocacy and service to the City of Houston.

**Mayor Liaison’s Report** – None

**APPROVAL OF PAST MINUTES**

Consideration of December 12, 2024 and January 16, 2025 HAHC meeting minutes

Motion: Cosgrove

Vote: Unanimous

Second: Jones

Opposed: None

**A. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS APPLICATIONS:**

#	Address	Application Type	Historic District/PLM/LM	Staff Recommendation
1	501 Sul Ross St	New Construction – Commercial Building	First Montrose Commons	Approval
2	503 Sul Ross St	Alteration – Addition	First Montrose Commons	Approval
3	507 W Main St	New Construction – Accessory Building	First Montrose Commons	Approval
4	507 W Main St	Alteration – Porch/Balcony	First Montrose Commons	Approval
5	707 Arlington St	Alteration – Addition	Houston Heights South	Approval with condition that second level addition be reduced by 13 sq. ft. to meet FAR
6	1317 Rutland St	Alteration – Other	Houston Heights West	Approval
7	1210 Cortlandt St	Alteration – Addition	Houston Heights East	Approval
8	1208 Cortlandt St	Alteration – Addition	Houston Heights East	Approval
9	1208 Cortlandt St	New Construction – Garage	Houston Heights East	Approval with condition that side setback legal requirements be met
10	1314 Allston St	Alteration – Addition	Houston Heights West	Approval
11	1314 Allston St	New Construction - Garage	Houston Heights West	Approval
12	707 E. 5 ½ St	Alteration – Addition	Freeland	Approval
13	7954 Glenvista St	Alteration – Doors, Windows, Roof	Glenbrook Valley	Denial and issuance of COR for work proposed
14	502 Main St	New Construction – Commercial Building	Main Street Market Square	Approval
15	5307 N Main St	Alteration – Addition	Norhill	Approval
16	832 Arlington St	Alteration – Addition	Houston Heights South	Approval
17	832 Arlington St	New Construction – Garage	Houston Heights South	Approval
18	1011 W Cottage St	Demolition – Garage	Norhill	Approval
19	1005 Heights Blvd	Alteration – Addition	Houston Heights South	Approval
20	721 Columbia St	Alteration – Siding	Houston Heights South	Denial. Issuance of COR with conditions: Replace removed siding per original material specs with 117 wood siding that is back primed prior to installation. Siding should be installed on top of vertical furring strips of at least 1/8” to allow for air gaps to exist behind new siding
21	3417 White Oak Dr	Alteration – Doors, Windows	Houston Heights South	Approval
22	704 Marshall St	Alteration – Siding, Windows	Audubon Place	Denial and issuance of COR to complete stucco dash finish mock-up, to be approved by staff prior to installation on the structure. Denial of the replacement of 20 original windows with the exception of any windows on the rear and the one non-original window
23	1040 W Cottage St	Alteration – Addition	Norhill	Approval
24	310 Euclid St	Alteration – Addition	Woodland Heights	Approval
25	301 Main St	Alteration – Addition	Main Street Market Square	Approval

26	2514 Brentwood Dr	Alteration – Addition	LM: Maurice and Virginia Brown Angly House	Approval
27	11 Montglen Ct	Demolition – Single Family Residential	Glenbrook Valley	Approval
28	11 Montglen Ct	New Construction – Single Family Residential	Glenbrook Valley	Approval
29	1912 Kane St	Alteration – Porch	Old Sixth Ward	Approval

**CORRECTIONS ON ITEM(S) ABOVE WERE ANNOUNCED AT THIS TIME**

**A. 14. 502 MAIN STREET**

Application Type: Approval for alteration for a sign rather than a new construction for a commercial building.

**A. 15. 5307 N MAIN STREET**

Application Type: Alteration Sign

Staff recommendation: Approve recommendations for Item(s) A. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, and 29.

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

Speaker(s): None

Motion: Curry

Second: Stava

Vote: Carried

Abstaining: Cosgrove 7, 8, 9

**A.22. 704 MARSHALL STREET**

Staff recommendation: Denial and issuance of COR to complete stucco dash finish mock-up, to be approved by staff prior to installation on the structure. Denial of the replacement of 20 original windows with the exception of any windows on the rear and the one non-original window.

Commission action: Accept staff’s recommendations as proposed during the commission meeting, which was amended stating, staff will visit the site to inspect the windows. Staff will then recommend repair or replace.

Speaker(s): Bryant Fulk, Ellen Bock, applicant

Motion: Koush

Second: Cosgrove

Vote: Unanimous

**A.27. 11 MONTGLEN COURT**

Staff recommendation: Approval.

Commission action: Accepts staff recommendation.

Speaker(s): Lori Cochran, Raymond Richardson, Charlotte Washington

Motion: Cosgrove

Second: Blakely

Vote: Unanimous

**A.28. 11 MONTGLEN COURT**

Staff recommendation: Approval.

Commission action: Approved with the condition to work with staff on the final design elements.

Speaker(s): Laurie C., Ray Richardson, Charlotte

Motion: Cosgrove

Second: Jones

Vote: Unanimous

**B. END-OF-THE-YEAR 2024 COA REPORT; STAFF MEMBER TERRANCE JACKSON PRESENTED THE COA'S BY NUMBERS:**

331 Total COAs acted on in 2024 – 99 Approved AA's

158 COA's presented to HAHC – 63 Completed, Pre-Application, Design Reviews (PADRs)

116 COA's approved by HAHC – 5 Approved Protected Landmarks (PLMs)

21 COA's denied by HAHC – 4 Approved Landmarks (LMs)

24 COA's withdrawn – 2 Changes of Designations

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

**D. COMMENTS FROM THE HAHC – None**

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

Staff member, Roman McAllen discussed expanding historic area surveys in Houston's database and entering into a programmatic agreement. The "Problematic Agreement" was mentioned regarding improving these surveys.

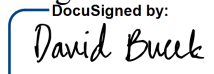
Commissioner Jones emphasized the need for stronger advocacy at the Federal level, as Section 106 and 4F are under threat. Chair Bucek noted this plan is more tailored than previous ones, and some programs may not align with Glenbrook Valley's construction guidelines.

Commissioner Jackson highlighted that Section 106 wouldn't have applied here. Commissioner Yap disagreed with the roof pitch, while Bucek described it as a traditional design.

Commissioner Curry inquired about the house design; Jason Lilienthal, was acknowledged as the contributing staff member who worked on the design.

**F. ADJOURNMENT**

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 4:21 PM.

DocuSigned by:  
  
David Bucek, Chair

Signed by:  
  
Vonn Tran, Secretary