

HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

Members

Ashley Jones, *Archaeologist*

Tanya Debose, *Historian*

Shantel Blakely, *Architectural Historian*

Rhonda Sepulveda, *Cultural History Organization Representative*

David Bucek, *Architect, Chair*

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

John Cosgrove, *Real Estate Appraiser*

Stephen McNeil, *Remodeler/Builder*

Steven F. Curry, *Preservation Professional*

Dominic Yap, *Citizen Representative*

Charles Stava, *Citizen Representative*

Ben Koush, *Citizen Representative*

Ex-Officio Members

Marta Crinejo, *Mayor's Liaison to HAHC*

Ginger Berni, *Architectural Archivist, HHRC*

Executive Secretary

Vonn Tran, *Director, Planning & Development or*

Nicole Broussard, *Deputy Assistant Director, Acting Secretary*

Roman McAllen, *Historic Preservation Officer*

Agenda

Thursday, February 27, 2025, 2:30 p.m.

Submit comments 24 hours in advance
to historicpreservation@houstontx.gov

SPEAKER GUIDELINES

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

The public is encouraged to attend meetings and take an active interest in matters that come before the **Houston Archaeological and Historical Commission (HAHC.)** The Commission has adopted the following procedural rules on public participation:

1. All comments submitted in writing or by phone will be included in the agenda or put into the record by staff.
2. If a speaker wishes to discuss any subject not otherwise on the agenda, time is allowed under "public comments," after all other agenda items have been heard.
3. Applicants for a Certificate of Appropriateness and historic designations will be allowed to speak first and are allowed **three minutes** for an opening presentation. The applicant is also permitted a two-minute rebuttal after all speakers have been heard. If there are no speakers other than the applicant, there is no rebuttal period. All other speakers will be permitted to speak to the Commission members for **two minutes**.
4. No speaker is permitted to accumulate speaking time from another person. Time devoted to answering any questions from the Commission is not charged against allotted speaking time. The Commission may change the speaking time if warranted.
5. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive; or if speakers do not follow this established decorum.
6. Beginning May 6, 2024 and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

Commission or Group: Historic

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___ **Undecided**

Houston Archaeological and Historical Commission

AGENDA

Thursday, February 27, 2025 at 2:30 p.m.

City Hall Annex, 900 Bagby St., Public Level, Houston TX 77002

Download agenda staff reports from <http://www.houstontx.gov/planning/Commissions/HAHC.html>

CALL TO ORDER

Chair's Report, Director's Report, Mayor Liaison's Report

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

A. Consideration of and Possible Action on Certificate of Appropriateness Applications for Consent Agenda:

#	Address	Application Type	Historic District
1	501 Sul Ross St	New Construction – Commercial Building	First Montrose Commons
2	503 Sul Ross St	Alteration – Addition	First Montrose Commons
3	507 W Main St	New Construction – Accessory Building	First Montrose Commons
4	507 W Main St	Alteration – Porch/Balcony	First Montrose Commons
5	707 Arlington St	Alteration – Addition	Houston Heights South
6	1317 Rutland St	Alteration – Other	Houston Heights West
7	1210 Cortlandt St	Alteration – Addition	Houston Heights East
8	1208 Cortlandt St	Alteration – Addition	Houston Heights East
9	1208 Cortlandt St	New Construction – Garage	Houston Heights East
10	1314 Allston St	Alteration – Addition	Houston Heights West
11	1314 Allston St	New Construction - Garage	Houston Heights West
12	707 E. 5 ½ St	Alteration – Addition	Freeland
13	7954 Glenvista St	Alteration – Doors, Windows, Roof	Glenbrook Valley
14	502 Main St	New Construction – Commercial Building	Main Street Market Square
15	5307 N Main St	Alteration – Addition	Norhill
16	832 Arlington St	Alteration – Addition	Houston Heights South
17	832 Arlington St	New Construction – Garage	Houston Heights South
18	1011 W Cottage St	Demolition – Garage	Norhill
19	1005 Heights Blvd	Alteration – Addition	Houston Heights South
20	721 Columbia St	Alteration – Addition	Houston Heights South
21	3417 White Oak Dr	Alteration – Doors, Windows	Houston Heights South
22	704 Marshall St	Alteration – Siding, Windows	Audubon Place
23	1040 W Cottage St	Alteration – Addition	Norhill
24	310 Euclid St	Alteration – Addition	Woodland Heights
25	301 Main St	Alteration – Addition	Main Street Market Square
26	2514 Brentwood Dr	Alteration – Addition	LM: Maurice and Virginia Brown Angly House
27	11 Montglen Ct	Demolition – Single Family Residential	Glenbrook Valley
28	11 Montglen Ct	New Construction – Single Family Residential	Glenbrook Valley
29	1912 Kane St	Alteration – Porch	Old Sixth Ward

B. End-Of-The-Year 2024 COA Report

C. Comments from the Public

D. Comments from the HAHC

E. Historic Preservation Officer's Report

F. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 12 December 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002**

Call to Order at 2:32 PM by David Bucek, Chair

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present, left at 5:08 during Item B
Shantel Blakely	<i>Absent</i>
John Cosgrove	Present
Steven Curry	Present
Tanya Debose	<i>Absent</i>
Ashley Jones	Present
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	<i>Absent</i>
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

Chair’s Report, David Bucek – announced process of this meeting.

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced City Council approvals for five new Historic Landmark Designations.

Mayor Liaison’s Report – None

APPROVAL OF MINUTES

Commission approved the November 7, 2024, HAHC meeting minutes.

Motion: Wiedower Jackson

Vote: Unanimous

Second: Jones

Abstaining: None

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

#	Address	Application Type	Historic District/PLM/LM	Staff Recommendation
1	1120 E 14th Street	Demolition – Single Family Residential	Norhill	Denial – does not satisfy criteria
2	1907 Decatur Street	Alteration – Siding	Old Sixth Ward	Denial – does not satisfy criteria and issuance of COR as applied for due to work starting without a COA
3	707 Arlington Street	Alteration – Addition, Siding, Front Porch	Houston Heights South	Defer
4	1026 Fugate Street	Alteration – Doors, Windows	Norhill	Approval
5	7954 Glenvista Street	Alteration – Doors, Windows, Roof	Glenbrook Valley	Denial of COA, Issuance of COR to reframe roof to original form and rebuild front elevation to match the original
6	1115 W Gardner Street	Alteration – Windows, Siding	Norhill	Approval
7	1819 Heights Blvd	Alteration – Siding or Trim, Doors	Houston Heights East	Approval
8	1314 Tulane Street	Alteration – Addition, Doors	Houston Heights West	Approval
9	1341 Allston Street	Alteration – Addition	Houston Heights West	Approval
10	1341 Allston Street	New Construction – Garage	Houston Heights West	Approval
11	610 Marshall Street	Alteration – Addition	Audubon Place	Defer
12	505 E 9th Street	Alteration – Addition	Houston Heights South	Approval with conditions that the second-floor roof of addition be hipped
13	1115 E 11th Street	Alteration – Doors, Windows, Awning or Canopy	Norhill	Approval with conditions: retain and repair wood frames of windows and transoms, finish with primer and paint. No windows transoms, or frames to be replaced without approval from the historic preservation staff
14	3115 Beauchamp Street	New Construction – Single Family Residential	Woodland Heights	Approval
15	2023 Arlington Street	New Construction – Garage	LM: Allbach House	Denial – does not satisfy criteria
16	609 Sabine aka 1802 State Street	Revision – SFR	Old Sixth Ward	Approval

Staff recommendation: Approve recommendations for Item(s) A. 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, and 16.

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

Speaker(s): None

Motion: Cosgrove

Vote: Unanimous

Second: Yap

Abstaining: None

A.5. 7954 GLENVISTA STREET

Staff recommendation: Denial of COA, Issuance of COR to reframe roof to original form and rebuild front elevation to match the original.

Commission action: Deferred.

Speaker(s): Ana Sofia Gamez – applicant, Jana Garza, owner

Motion: Koush

Vote: Carried

Second: Yap

Opposed: Cosgrove, Wiedower Jackson

A.1. 1120 E 14TH STREET

Staff recommendation: Denial – does not satisfy criteria.

Commission action: Deferred.

Speaker(s): Virginia Kelsey, Harp Singh, applicant

Motion: McNiel

Vote: Carried

Second: Wiedower Jackson

Abstaining: Yap

A.13. 1115 E 11th Street

Staff recommendation: Approval with conditions: retain and repair wood frames of windows and transoms, finish with primer and paint. No windows transoms, or frames to be replaced without approval from the historic preservation staff.

Commission action: Accepted staff’s recommendation with the exception that the awning be brought back to the commission for review once a final proposed design has been determined, and that the walls be built back to the original floor plan with the same square footage which will not increase.

Speaker(s): Virginia Kelsey

Motion: Cosgrove

Vote: Unanimous

Second: McNiel

Abstaining: None

A.15. 2023 ARLINGTON STREET

Staff recommendation: Denial – does not satisfy criteria.

Commission action: Accepts staff recommendation for denial, does not satisfy criteria.

Speaker(s): None

Motion: Cosgrove

Vote: Unanimous

Second: Yap

Abstaining: None

B. PRESENTATION AND DISCUSSION OF GLENBROOK VALLEY WINDOW DATA, 2018-2024

Staff member Samantha de Leon compiled and presented data from all COAs submitted in the Glenbrook Valley Historic District from 2018 to 2024. More than half of the COAs submitted were for windows and for contributing structures. Most window applications were denied and given Certificates of Remediation. Samantha would conduct site visits on several homes that were given CORs to see if they came to compliance and will report back to HAHC Commissioners on the status of the findings.

C. COMMENTS FROM THE PUBLIC

Concise summary of discussion:

Amanda Reynolds (Norhill Neighborhood Association) inquired about the ramifications of violating deed restrictions. Kim Mickelson (Legal Counsel) clarified that COAs do not override deed restrictions, and valid restrictions must be considered during permitting. If COA-required changes impact structure, they may return to HAHC.

Commissioner Curry noted the commission's limited familiarity with neighborhood deed restrictions but emphasized ongoing relationships. Virginia Kelsey (Norhill Neighborhood Association) requested that the Historic Planning Department notify the association of applications in their area. Legal Counsel added neighborhood services enforce some deed restrictions but not aesthetic standards.

Historic Division Manager, Roman McAllen stated, while legally, reviews take 45 days, completion depends on the Planning Director. Staff will notify neighborhood associations about new applications. Historic Staff Member Yasmin Arslan mentioned that staff monitor emails and encourage applicants to consult civic associations.

Commissioners Koush and Yap discussed using the Preservation Tracker for deed restriction searches and project approvals. Legal Counsel noted zoning does not enforce deed restrictions. Virginia Kelsey (Norhill Neighborhood Association) reiterated the request for official notifications from Historic Planning staff.

D. COMMENTS FROM THE HAHC –

Staff member Roman McAllen, believes staff can ask if HPT, Houston Preservation Tracker, can develop a tool to automatically notify neighbor associations of an application.

E. HISTORIC PRESERVATION OFFICER’S REPORT –

The next Norhill neighborhood design guideline is December 18, go to Let’s Talk Houston. In January there will be a public meeting for the Old 6th Ward guidelines. Preservation Houston is working on a real-estate course.

ADJOURNMENT

There being no further business brought before the Commission; Chair David Bucek adjourned the meeting at 5:47 PM.

David Bucek, Chair

Vonn Tran, Secretary

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 16 JANUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002**

Call to Order at 2:33 PM by David Bucek, Chair

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present
Shantel Blakely	<i>Absent</i>
John Cosgrove	Present
Steven Curry	Present
Tanya Debose	<i>Absent</i>
Ashley Jones	Present
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	Present
Dominic Yap	<i>Absent</i>
Vonn Tran, Secretary	Present

Legal Department Kim Mickelson

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

Chair’s Report, David Bucek announced meeting procedures. 28 February, Historic Preservation Event.

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, recognized commissioners and announced the 2025 commission meeting dates are posted.

Mayor Liaison’s Report – None

APPROVAL OF PAST MINUTES

Consideration of December 12, 2024, HAHC meeting minutes were removed from agenda and will be reposted on the next meeting. No vote taken at this time.

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

#	Address	Application Type	Historic District/PLM/LM	Staff Recommendation
1	508 Branard Street	New Construction – Mixed Building Use	First Montrose Commons	Approval
2	1516 Rutland Street	Alteration – Addition	Houston Heights West	Approval
3	707 E 5 th ½ St	Alteration – Addition	Freeland	Approval w/Cond.
4	1120 E 14 th Street	Demolition – Single Family Residential	Norhill	Denial
5	2007 Kane St	Alteration – Windows	Old Sixth Ward	Denial/COR
6	2407A W Gray St	Alteration – Siding or Trim, Awning or Canopy, Other	River Oaks Theatre & Shopping Center	Approval
7	1323 South Blvd	Alteration – Addition	Broadacres	Approval
8	1323 South Blvd	New Construction – Garage	Broadacres	Approval
9	526 Highland St	Alteration – Addition	Woodland Heights	Approval

Staff recommendation: Approve recommendations for Item(s) A. 1, 5, 6, 7, 8, and 9.

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

Speaker(s): None

Motion: Cosgrove

Second: Stava

Vote: Unanimous

Abstaining/Opposed: None

A. 2. 1516 RUTLAND STREET

Staff recommendation: Approval.

Commission action: Approved.

Speaker(s): Sam Gianukos, applicant representative

Motion: Koush

Second: McNiel

Vote: Unanimous

Opposed: None

A. 3. 707 E 5TH ½ STREET

Staff recommendation: Approval with Condition that the garage be narrowed by 2’ so that the east wall is at the 5’ from the property line, in line with the proposed addition to the house.

Commission action: Approved staffs’ recommendation.

Speaker(s): Connor Noud, applicant, Sam Gianukos

Motion: Wiedower Jackson

Second: Jones

Vote: Carried

Opposed: Cosgrove, Koush, McNiel

A. 4. 1120 E 14TH STREET

Staff recommendation: Denial, does not satisfy criteria.

Commission action: Denied.

Speaker(s): Virginia Kelsey, Harpeet Singh, applicant

Motion: Cosgrove

Second: Widower Jackson

Vote: Unanimous

Opposed: None

B. COMMENTS FROM THE PUBLIC

Virginia Kelsey, asked for Norhill guidelines be moved forward as quickly as possible.

C. COMMENTS FROM THE HAHC

Wiedower Jackson would like to meet with the HPAB for 2025 year.

D. HISTORIC PRESERVATION OFFICER'S REPORT

Staff member Roman McAllen plans to get the guidelines out in the next month.

E. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 3:45 PM.

David Bucek, Chair

Vonn Tran, Secretary