

HOUSTON ARCHAEOLOGICAL and HISTORICAL COMMISSION

Members

Ashley Jones, *Archaeologist*

Vacant, *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 McNiel, *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
Robert Williamson, *Acting Secretary*

Roman McAllen, *Historic Preservation Officer*

Agenda

Thursday, June 5, 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 who are present and wish to speak, shall 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, June 5, 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 May 8, 2025 HAHC meeting minutes

- A. Public Hearing and Consideration of and Possible Action on a **Protected Landmark Designation** Application for **West Edgemont's "Dream Home"** at 1707 Milford Street, Houston, TX 77098.
- B. Public Hearing and Consideration of and Possible Action on a **Landmark Designation** Application for **Alan M. and Hattie Green House** at 5319 Institute Lane, Houston, TX 77005.

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

#	Address	Application Type	Historic District
1	10 Courtlandt Pl	New Construction – SFR	Courtlandt Place
2	731 Key St	Alteration – Addition	Norhill
3	122 E 5 th St	Alteration – Other	Houston Heights South
4	1207 Tulane St	New Construction – SFR	Houston Heights West
5	1034 E 14 th St	Demolition – Detached Garage	Norhill
6	915 Harvard St	Alteration – Windows	Houston Heights South
7	1116 Tulane St	Alteration – Porch	Houston Heights West
8	508 Harvard St	Alteration – Porch	Houston Heights South
9	700 Euclid St	Alteration – Addition	Woodland Heights
10	247 W 16 th St	Alteration – Addition	Houston Heights West
11	530 Byrne St	Alteration – Addition	Woodland Heights
12	1138 W Fugate St	Demolition – Detached Garage	Norhill
13	609 Avondale St	New Construction – Garage/GarApt	Avondale West
14	2514 Brentwood Dr	Alteration – Addition and Attached Garage	LM: Maurice and Virginia Brown Angly House
15	1521 Columbia St	Alteration – Addition	Houston Heights East

- D. Comments from the Public
- E. Comments from the HAHC
- F. Historic Preservation Officer's Report
- G. 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 Attorney.

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 8 MAY 2025
611 WALKER 6TH FLOOR, RAIA ROOM, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:34 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	<i>Absent</i>
Shantel Blakely	Present
John Cosgrove	Present, left at 3:49 after Item C.11
Steven Curry	Present
Ashley Jones	<i>Absent</i>
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	Present
Dominic Yap	<i>Absent</i>
Vonn Tran, Secretary	Present, left at 4:28 during Item C.14
Robert Williamson, Acting Secretary	Present at 4:28 during Item C. 14

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 speaker rules and meeting procedures.

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development department, in honor of May being Preservation Month. Preservation Houston has selected a new Executive Director, Jennifer Kapral was chosen, and she is here today. We welcome Jennifer Kapral to the commission.

Jennifer Kapral, thanked the commission for the warm welcome.

Mayor Liaison’s Report – None

APPROVAL OF MINUTES

Consideration of April 10, 2025, HAHC meeting minutes

Motion: Cosgrove
Second: Stava

Vote: Unanimous
Opposed: None

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE VALENTI-DISSEN HOUSE AT 1505 ALAMO STREET, HOUSTON, TX 77007

B. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE VALENTI-DISSEN HOUSE AT 1507 ALAMO STREET, HOUSTON, TX 77007

Commission action: The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Valenti Dissen house at 1505 Alamo Street, Houston, Tx 77007.

Speaker(s): Emily Ardoin – support

Moton: Curry
Second: Stava

Vote: Unanimous
Opposed: None

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

#	Address	Application Type	Historic District	Staff Recommendation
1	10 Courtlandt	New SFR	Courtlandt Place	Approval
2	3395 Del Monte St	Windows	Landmark	Approval
3	4620 Norhill Blvd	Addition	Norhill	Approval
4	4620 Norhill Blvd	Alt-Garage	Norhill	Approval
5	719 Highland	Addition	Woodland Heights	Approval
6	1120 W Temple	Garage-Demo	Norhill	Approval
7	1120 W Temple	New-Garage	Norhill	Approval
8	404 Avondale	Restoration w/Addition	Avondale West	Approval
9	1111 Fugate	Garage-Demo	Norhill	Approval
10	1111 Fugate	New-Garage	Norhill	Approval
11	911 Cortlandt St	Alteration	Heights South	Denial/COR
12	609 Avondale St	New-Garage	Avondale West	Deferral
13	731 Key St	Addition	Norhill	Approval
14	1101 W Melwood St.	Addition	Norhill	Approval

Staff recommendation: Approve recommendations for Item(s) C., 2, 3, 4, 5, 6, 7, 9, 10, and 12.

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

Speaker(s): None

Motion: Cosgrove
Second: Blakely

Vote: Unanimous
Opposed: None

C.1. 10 COURTLANDT PLACE

Staff recommendation: Approve.

Commission action: Deferred, the application is deferred for further study and review.

Speaker(s): Charles Chapman, applicant, Karen Twitchell, Ginger Napier, Robert Park – opposed

Motion: McNiel

Second: Stava

Vote: Unanimous

C.8. 404 AVONDALE STREET

Staff recommendation: Approval

Commission action: Accepts staff recommendation, with the condition to position the original door of the house in its original position. The front door, which is on the enclosed porch is the original, and will be set as the original door to the house.

Speaker(s): Thu Nguyen, applicant

Motion: Stava

Second: McNiel

Vote: Unanimous

C.11. 911 CORTLANDT STREET

Staff recommendation: Denial of COA and issuance of a COR with conditions for work performed without a permit. Conditions: New windows are removed and replaced with an appropriate window (to the district), the front door is approved by staff prior to purchase or installation, staff approves the proposed Option 1 (with lap siding), and the proposed front portico be limited to 3' in depth (from the face of the front wall).

Commission action: Accept staff recommendation.

Speaker(s): Ricardo Ocampo, applicant – opposed

Motion: McNiel

Second: Blakley

Vote: Carried

Opposed: Cosgrove, Stava

C.13. 731 KEY STREET

Staff recommendation: Approve.

Commission action: Deferred.

Speaker(s): Laurance Febbo, Virginia Kelsey, Mary Schultz, Karen Stokes, Sam Gianukos – applicant

Motion: Koush

Second: Stava

Vote: Carried

Opposed: McNiel, Blackly

C.14. 1101 W MELWOOD STREET

Staff recommendation: Approve.

Commission action: Accepts staff's recommendation with the condition of the ridge height of the garage to be lowered by 2' minimum.

Speaker(s): Mary Allison Alexander, Sam Gianukos – applicant, Virginia Kelsey, Laurance Febbo, Mary Schultz, Karen Stokes – opposed

Motion: McNiel

Second: Blakely

Vote: Carried

Opposed: Stava

D. COMMENTS FROM THE PUBLIC –

Virginia Kelsey, Norhill, wants clarification of the “context area” and 2nd Norhill approved 1011 W Cottage windows, wants to know why items are being approved.

E. COMMENTS FROM THE HAHC –

Commissioner Koush, asking for the timeline of the design guidelines for Norhill. Commissioner Blakely would also like to know the status. Staff member Terrance Jackson, the survey is in due process and once the survey is completed, it will go to the City Council. (2nd survey is due to new administration).

Commissioner Curry asked about the 2nd survey (is it the same questions or will there be more content)

Commissioner Stava, what is the status with Old 6th Ward design guidelines. Staff member Terrance Jackson, guidelines are in draft mode, meetings were conducted with the board and residence, changes are being made and will be followed by a survey.

F. HISTORIC PRESERVATION OFFICER’S REPORT –

Staff member Roman McAllen announced an apology from our legal department for not being present and wanted to inform HAHC, Item 1, 10 Courtland, which will be discussed in the next meeting due to no date being discussed. This item will be reconsidered at the next HAHC Meeting. He also announced May is Historic preservation month, asked the public to reflect and observe Houston’s Historic places and share their thought with us at HoustonPreservation@HoustonTX.gov

G. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 5:01 PM.

David Bucek, Chair

Robert Williamson, Secretary