

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, January 16, 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, January 16, 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 HAHC meeting minutes

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

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

- B. Comments from the Public
- C. Comments from the HAHC
- D. Historic Preservation Officer's Report

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, 16 JANUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002**

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

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

Legal Department Kim Mickelson

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

Chair’s Report, David Bucek – None

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 will conduct a site visit on several homes and report back to HAHC Commissioners on the status of the findings.

C. COMMENTS FROM THE PUBLIC –

Speaker(s): Amanda Reynolds, Norhill President Neighborhood Association, question on Deed restrictions and wanted to know if there were any ramifications for direct violations.

Kim Mickelson, legal, COA’s do not override or alter Deed restrictions, if Deed restrictions are valid, they will need to get through with permitting with those deed restrictions. If the COA requires changes, it may comeback to HAHC, if structural changes need to be addressed.

Commissioner Curry, commissions are not familiar with all deed neighborhoods restrictions, there is a relationship with all parties.

Virginia Kelsey, Norhill Neighborhood Association, would like to request the Historic Planning department inform the Norhill neighborhood association on application that come up in their neighborhood.

Kim Mickelson, City Legal, stated that the neighborhood services section does enforce several elements of Deed restrictions, but not aesthetic standards.

Roman McAllen, there is no real hard line enforced, legally it's 45 days, however it is not complete until the Director of Planning deems it complete. Staff will reach out to neighborhood associations on new applications.

Yasmin Arslan, Staff checks emails from an inbox that would come from neighborhoods indicating what has been reviewed. Preservation Tracker has capability to search properties, staff encouraged applicants to check with their civic association to obtain approval from both.

Commissioner Koush questioned the search of Preservation Tracker.

Commissioner Yap, how can we circumvent projects. Staff member Yasmin design guidelines help with this, and when staff know of clear deed restrictions, they do share this with the applicant. Legal, Kim Mickelson, the interesting fact about deed restriction with Zoning, is, you can't enforce deed restriction.

Virginia Kelsey, Norhill Neighborhood Association, stressing on requesting notification on receiving a notification from the Historic Planning staff send notification.

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 Bucke adjourned the meeting at 5:47 PM.

David Bucke, Chair

Vonn Tran, Secretary