

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 10 SEPTEMBER 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:33 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
John Cosgrove, Vice Chair	Present
Shantel Blakely	Present
Robert Browning	Present
Josh Broadbeck	Present
Becky Davis	Present
Zion Escobar	Present
Craig Garcia	Present
David Craig Hille	<i>Absent</i>
Ashley Jones	Present
Sam Seidel	Present, left at 5:25 during Item B
Carl Smith	<i>Absent</i>
Vonn Tran, Director for Planning and Development	Present

Legal Department • Heather Cook
Ex-Officio Members • Marta Crinejo, Mayor's Liaison to HAHC
Ginger Berni, Architectural Archivist, HHRC

Chair's Report, David Bucek, Chair, announced speaker rules and meeting procedures.

Director's Report, Vonn Tran, Secretary and Director for the Planning and Development Department, A scrivener's error was identified in the August 13 meeting minutes. The minutes have been corrected to replace the term "abstain" with "recuse."
Commissioner Mark Smith concluded his service on the Houston Archaeological and Historical Commission effective September 9, 2026, following the completion of his one-year term. We thank Commissioner Smith for his commitment and contributions to the Commission and wish him the very best in his future endeavors.
Concluded by directing the public to the Houston Office of Preservation hotline and website for questions, 832-393-6556, HOUSTONPLANNING.COM

Mayor Liaison's Report – None

APPROVAL OF MINUTES

Consideration of August 13, 2026, HAHC meeting minutes

Commission action: Approved, with scrivener's error changing abstaining to recusal on carried votes and spelling error on last name of commissioner Garcia.

Motion: Browning

Second: Blakely

Vote: Unanimous

A. CONSIDERATION AND POSSIBLE ACTION ON THE FOLLOWING APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS; ONE OR MORE ITEMS MAY BE TAKEN IN ONE MOTION AS CONSENT ITEMS:

#	ADDRESS	APPLICATION TYPE	HISTORIC DISTRICT OR LANDMARK	STAFF RECOMMENDATION (SUBJECT TO COMMISSION ACTION)
1	1505 Tulane St.	Alteration – Addition	Houston Heights West	Approval
2	1505 Tulane St.	New Construction – Garage	Houston Heights West	Approval
3	611 W 12th St.	New Construction – Single Family Residential	Houston Heights West	Approval
4	611 W 12th St.	New Construction – Garage & Garage Apartment	Houston Heights West	Approval
5	3023 Del Monte Dr.	Alteration – Addition, Windows	PLM: Mr. & Mrs. John P. Bullington House	Approval w/ Conditions: only the rear windows may be replaced. All original windows visible from the public right-of-way on the front and side elevations must be retained.
6	3963 Del Monte Dr.	Alteration – Addition	LM: Baldwin-Riddell House	Approval w/ Conditions: that the existing ridge height remains at the existing height.
7	3963 Del Monte Dr.	New Construction – Pool House	LM: Baldwin-Riddell House	Approval
8	1102 Winston St.	Alteration – Foundation	Norhill	Approval
9	1040 W Cottage St.	Alteration – Addition	Norhill	Denial of COA, Issuance of COR for work performed without a COA and permit.
10	941 Oxford St.	Alteration – Doors, Windows	Houston Heights South	Approval
11	316 E 18th St.	Demolition – Garage	Houston Heights East	Approval
12	1650 Cortlandt St.	New Construction – Garage/Garage Apt.	Houston Heights East	Approval
13	816 W Melwood Dr.	Alteration – Addition	Norhill	Approval
14	932 W Temple St.	Alteration – Addition	Norhill	Approval
15	1139 W Melwood Dr.	Alteration – Windows	Norhill	Deferred by Staff
16	303 Hawthorne St.	Alteration – Addition, Garage Apartment	Westmoreland	Approval
17	515 Arlington St.	Alteration – Windows	Houston Heights South	Partial Approval: Denial of window replacement, allowance of front porch and railing reinforcement.
18	1925 Washington Ave.	Alteration – Signage	Old Sixth Ward	Approval

Staff recommendation: Approval of all Item(s) A. No.'s, 7, 8, 10, 13, 15, 16, and 17.

Commission action: Accepted staff recommendations for Item(s) A. 7, 8, 10, 13, 15, 16, and 17 Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Broadbeck

Second: Garcia

Vote: Unanimous

Opposed: None

ITEM(S) A. 1, 2, 3, 4, 5, 6, 9, 11, 12, 14, AND 18 WERE REMOVED FOR SEPARATE CONSIDERATION

ITEM(S) A. 1 AND 2 WERE PRESENTED TOGETHER WITH TWO SEPARATE VOTES

A.1 1505 TULANE STREET

Staff recommendation: Approval.

Commission action: Defer, the application and have the applicant to pursue a scheme in which there is a more visual separation between the garage and house, impression of a detached garage.

Motion: Blakely Second: Browning Vote: Carried Opposed: Seidel

A.2 1505 TULANE STREET

Staff recommendation: Approval.

Commission action: Deferred.

Speaker(s): Jean Patterson – supportive, Anthony Leantt – opposed

Motion: Broadbeck Second: Cosgrove Vote: Carried Opposed: Seidel

RESEND VOTE

ITEM A.5. 3963 DEL MONTE DRIVE

Commission action: Item removed a.5, 3963 Del Montes Drive was removed from collective consideration vote above.

Motion: Broadbeck Vote: Unanimous
Second: Seidel Opposed: None

ITEM(S) A. 3 AND 4 WERE HEARD TOGETHER AT THIS TIME WITH TWO SEPARATE VOTES

A.3 611 W 12TH STREET

Staff recommendation: Approval.

Commission action: Approved, per staff recommendation.

Speaker(s): Dillon Kyle, Garrett Callen – applicant

Motion: Davis Second: Garcia Vote: Carried Opposed: Jones Cosgrove,
Seidel, Broadbeck

A.4 611 W 12TH STREET

Staff recommendation: Approval.

Commission action: Approved, per staff recommendation.

Speaker(s): None

Motion: Cosgrove Second: Jones Vote: Unanimous

A.5 3023 DEL MONTE DRIVE

Staff recommendation: Approval with conditions: only the rear windows may be replaced. All original windows visible from the public right-of-way on the front and side elevation must be retained.

Commission action: Accepts staff's recommendations with conditions listed.

Speaker(s): Nadia Palaaios Lauterbach, applicant

Motion: Broadbeck Second: Cosgrove Vote: Carried Opposed: Blakely

A.6 3963 DEL MONTE DRIVE

Staff recommendation: Approval with conditions: that the existing ridge height remains at the existing height

Commission action: Approved, accepts staff recommendation and the applicants' acceptance to do so.

Speaker(s): Martha Bufe, applicant – available for questions

Motion: Seidel Second: Blakely Vote: Unanimous

A.9 1040 W COTTAGE STREET

Staff recommendation: Denial of COA, Issuance of COR

Commission action: Approves staff recommendation as written.

Speaker(s): Virginia Kelsey – opposed

Motion: Seidel

Second: Browning

Vote: Carried

Abstained: Brodbeck (Commissioner asserted abstention out of order while remaining in chamber for discussion.)

AGENDA WAS TAKEN OUT OF ORDER, ITEM A. 18 WAS HEARD AT THIS TIME

Steff requested to move Item a.18 in front of Item a.11

Motion: Cosgrove

Second: Seidel

Vote: Unanimous

A.18 1925 WASHINGTON AVENUE

Staff recommendation: Approval.

Commission action: Approved, per staff recommendation.

Speaker(s): applicant – available for questions

Motion: Brodbeck

Vote: Carried

Recused: Garcia

Second: Seidel

Opposed: Blakely

ITEM(S) A. 11 AND 12 WERE PRESENTED TOGETHER WITH TWO SEPARATE VOTES

A.11 316 E 18TH STREET

Staff recommendation: Approval.

Commission action: Approved, per staff recommendation.

Speaker(s): Sam Gianuicos, applicant

Motion: Cosgrove

Second: Seidel

Vote: Unanimous

A.12 1650 CORTLANDT STREET

Staff recommendation: Approval.

Commission action: Approved, per staff recommendation.

Speaker(s): Sam Gianuicos – applicant

Motion: Cosgrove

Second: Garcia

Vote: Unanimous

A.14 932 W TEMPLE STREET

Staff recommendation: Approval.

Commission action: Approved, per staff recommendation.

Speaker(s): Sam Gianuicos – applicant, Virginia Kelsey

Motion: Garcia

Second: Seidel

Vote: Carried

Recused: Brodbeck (commissioner left the chamber and returned after discussion and vote and did not sign COI)

B. UPDATE ON THE NORHILL DESIGN GUIDELINES

June: Conditional approval granted

July: Staff presentation of revisions addressing conditions to HAHC

August: HAHC rescinded approval and Subcommittee formed

Subcommittee Scope of Work

- Clean up language on floor-to-area ratio (FAR) and other measurable standards
- Confirm applicability
- Ensure consistency

- Copyediting

Next Steps

- October 8th HAHC meeting: Possible presentation of Design Guidelines redline & public comments
- TBD: HAHC final consideration of guidelines
- TBD: City Council Quality of Life Committee presentation
- TBD: City Council consideration

Speaker(s): Broadbeck, Secretary Tran, Chair Bucek, City Attorney Heather Cook, Marta Crinejo, Mayor's Liaison to HAHC

C. PUBLIC COMMENTS

Speaker(s): Dwayne Bradley, Virginia Kelsey, John Albright

D. CONSIDERATION OF THE REVISED RULES OF PROCEDURES OF HAHC

Commission action: Approved.

Motion: Browning

Second: Davis

Vote: Carried

Opposed: Brodbeck

E. COMMENTS FROM THE HAHC

Commissioner Cosgrove explains that the committee has been meeting extensively to clean up inconsistencies in the Norhill FAR document. He emphasizes that there is no hidden agenda and nothing improper happening—just careful, detailed work to make the language consistent and the guidelines easier for applicants to understand and follow. Some modeling is being done to fix mathematical issues that currently prevent certain projects from fitting the rules. The goal is a clearer, more streamlined document so applicants can get predictable results on their first submission. The process is taking longer than expected, but the committee hopes to present a cleaner, shorter version next month. Cosgrove reassures the public that meetings happen at various times simply based on availability and that everything is transparent.

Staff member Geoff Buttler commented on the sharing documents, processes and procedures.

Blakely thanked the staff for clearer drawings as requested in the last meeting.

Ginger Berni, Architectural Archivist, HHRC announced, she will be hosting a “How to Read Sandborn Maps” on 1 October 2026

Brodbeck, expressed the concern from the Norhill neighborhood feeling left out and is asking for the Sub-Committee to be more transparent with their meetings.

F. HISTORIC PRESERVATION OFFICER'S REPORT

Secretary Tran acknowledged and appreciated Blakely noticed the change staff made, at her request.

Addressed number of applications the HAHC has reviewed. Update to Harper School, sections were saved in parts of the school.

G. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 6:43PM.

David Bucek, Chair

Vonn Tran, Secretary